



NORTHWEST ASSOCIATED CONSULTANTS, INC.

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MEMORANDUM

TO: Sunfish Lake Mayor and City Council

FROM: Michelle Barness/Alan Brixius

DATE: September 27, 2012

RE: Sunfish Lake – MABM, LLC Site and Building Plan Review, and
Conditional Use Permits; 2400 Delaware Avenue

FILE: 211.01-12.03

10/2/12 CC Mtg.
**Agenda
Item
6a**

Application Accepted:	July 16, 2012
Planning Commission Date:	August 15, 2012
Tentative City Council Review:	September 4, 2012
60-day Review:	September 14, 2012
60-day Extended Review:	November 13, 2012

BACKGROUND

MABM, LLC has requested City approval of major site and building plans, a conditional use permit for the construction of one additional accessory structure, and a conditional use permit for the construction of an entry gateway. The application has been reviewed by City staff and the Planning Commission, and a planning report and Planning Commission findings were provided which detail conditions to be met for final approval of the project. The applicant provided revised plans in response to said conditions, which underwent review by City Staff. The City Council reviewed the application and revised plans on September 4, 2012, and continued the application to the October 2, 2012 City Council meeting with the request that the applicant address the following:

1. The variance request for a solid fence was withdrawn by the applicant on September 4, 2012;

Comment: The applicant provided a second set of revised plans and a memorandum, dated September 13, 2012, which withdraws the request for a solid wood fence variance and provide an alternative fence design which meets Zoning Ordinance requirements. Specifically, the second set of revised plans illustrate a new cedar louvered fence which meets and exceeds the 50% solid matter requirement. See Sheet A5, attached as Exhibit B, for the architect's calculation for determining the 50% solid matter fence.

2. A Conditional Use Permit for the Security Gate that meets ordinance standards;

3. A Conditional Use Permit for up to two (2) accessory buildings that will be shown on the revised major site and building plan as prepared by the applicant for the October meeting;

Comment: The second set of revised plans dated September 13, 2012 shows that the number of accessory buildings has been reduced to one detached accessory building. The proposed cabana structure will be the only additional accessory building, and all accessory buildings adjacent to/attached to the fence have been removed. Changing room and toilet facilities previously contained within the removed accessory buildings have been relocated to the interior of the attached garage. This is an interior building modification that does not expand the building footprint, however it will require a building permit. See Sheet A1 of the revised plans, attached as Exhibit B, for the location of the changing room and toilet facilities within the garage.

4. Revised Major Site and Building Plan approval includes all conditions as outlined by the Planning Commission and Engineer;
5. A Major Site and Building Plan referencing the revised plans to be prepared by the applicant and to be reviewed and approved by the Planner and Engineer.

Comment: Planning staff has reviewed the second set of revised plans and memorandum dated September 13, 2012, and based on the applicants responses to conditions requested by the Planning Commission and the City Council, recommend approval of the Major Site and Building Plan. The revised plans have been forwarded to the City Engineer for final review and approval.

RECOMMENDATION

Planning staff recommends approval of the site and building plans, the conditional use permit for an additional accessory building, and the conditional use permit for an entry gate for 2400 Delaware Avenue (see Exhibit D – Resolution).

Attachments:

Exhibit A: Applicant Memorandum, dated September 13, 2012

Exhibit B: Revised Plans, dated September 13, 2012

Exhibit C: Topographic Survey with legal property description, dated July 13, 2012

Exhibit D: Resolution

Exhibit E: City Engineer Comments, dated September 25, 2012

c: Cathy Iago, City Clerk
David Neameyer, City Building Official
Don Sterna, City Engineer
Ron Wasmund, City Septic System Inspector
Jim Naves, City Forester
Tim Kuntz, City Attorney
MABM LLC, Applicant
Dan Green, Miller Dunwiddie Architects

Date: ~~August 24, 2012~~ September 13, 2012

Project: 2400 Delaware Avenue, Sunfish Lake Minnesota – Major Site Plan and C.U.P.

RE: **Revisions Summary**

The following memorandum addresses revisions necessary for the project to receive a recommendation for approval made by the Planning Commission of Sunfish lake per conditions in the Planning Report dated August 9, 2012, and the Engineers Report dated August 7 and attached as Exhibit O to the Planning Report . Revisions for City Council Conditions per 15.99 letter dated September 10 are noted in red within Planning Conditions response and at the end of this document. Revisions related to Engineers Comments dated 8/31/12 are also noted.

Planning Report Conditions and Response

1. *The applicants provide documentation or explanation of how the proposed rain-gardens will treat pool runoff or discharge, and how careful steps are being taken to prevent pool discharge from negatively impacting the adjacent wetland.*
 - a. **Response:** Storm-water and seasonal pool discharge (approximately 11,000 gallons or 18" of depth) will be piped to a rain-garden located west of the existing parking area. This location is approximately midway between the wetland to the east of the property and the wetland on the west side of the property. Plantings will do primary treatment of sediments and chemicals. Overflow water from the rain-garden will then run over 200' of lawn to a secondary rain-garden and then would have another 200' before getting to the wetland to the west.
2. *The applications have a septic system tank analysis by a licensed plumber, and apply any septic system inspector and plumber recommendations for the septic system. Also, they must have the septic system inspected and approved by the City septic system inspector.*
 - a. **Response:** see attached revisions to septic field expansion and alternative septic drain field location; the existing drain field will be expanded to increase capacity. Additional information regarding tanks and plumbing will be submitted as part of plumbing system building permit.
3. *The applications provide the new location and size of both the alternative septic drain-field and the east rain-garden, and meet the location and size requirements of the rain-garden described by the City Engineer in Exhibit O.*
 - a. **Response:** See attached for revised alternative drain-field design and location. East rain-garden has been eliminated from design.
4. *The applications provide information that the pool utilities screening fence has been raised to the required six feet in height.*
 - a. **Response:** ~~See attached plans and elevations for pool utilities screening fence information. Fence height is six feet above grade.~~ Per requirements of Ordinance

section 1218.03, a combination of a 4'-0" solid fence and 6'-0" green belt planting is provided. See L2 plan and Sheet A3.

5. *The applicants provide information that the cedar wood fence along the west boundary of the Pool Terrace has been reduced down to a maximum of six feet in height.*
 - a. **Response:** See attached plans and elevations for west fence. Fence height has been reduced to maximum of six feet. Pool fence is now 50% open per ordinance. See Sheet A5 for calculation.
6. *The applicants provide a final planting/landscape plan indicating all tree, shrub and ground cover plantings along the north/northeast/northwest edge of the Pool Terrace and Driveway Pavement areas, in addition to any other additional plantings not yet illustrated in the existing landscape plan.*
 - a. **Response:** See Sheets L1, L2 and L3 for planting information.
7. *Meet all recommendations of the City Engineer, as described in Exhibit O.*
 - a. See next section.

City Engineer Comments and Response

1. *The proposed trench drain outlet pipe invert elevations to the east Rain Garden should be shown on the plans. The elevations of the system should be verified for constructability.*
 - a. **Response:** See L2 and L3.
2. *The waterline services to the outdoor shower and facilities should be shown on the plans.*
 - a. **Response:** See A1
3. *The sanitary sewer system serving the outdoor toilet should meet the City building codes. The sanitary sewer line style on the plan should be solid to indicate that this system is not existing.*
 - a. **Response:** See L2 for line type legend. All plumbing will meet all applicable codes.
4. *The sanitary sewer connection to the shower was not shown on the plans.*
 - a. **Response:** See L2 for connection to sanitary sewer system and A6 for curb design.
5. *The proposed septic system line style should be solid to indicate this system will be constructed with the project and is not existing. If the sanitary sewer line connection to the existing system will be removed as part of the new construction is (sic) should be noted on the plans. Any septic system line that will be abandoned should [be] indicated on the plans. The sanitary sewer system and septic system elevations should be shown on the plans. The proposed septic system should be inspected and approved by the City septic system inspector.*
 - a. **Response:** See L2. See attached revised septic system expansion design dated 7/31/12 for system location, elevations and alternate drain field area. Inspection of system tanks will be completed following excavation to expose tanks nearest residence. Modifications to system tanks will be made if required to meet all applicable codes.
6. *The deck elevations should be shown on the plans. The proposed footings for the deck should be shown on the plans and the footings should be clear of the proposed sanitary sewer to the septic system.*
 - a. **Response:** See A1, L2.
7. *The rain garden located above the drain field shown should be moved to avoid saturating the drain field area. Also, size of the rain garden should be adequate to contain the winter draw down of the pool to provide a filtration opportunity.*

- a. **Response:** Rain Garden for pool drawdown has been relocated to west of parking area, west of pool. See L1.
- 8. *The plans show an area behind the pool where trees and shrubs are being removed. This area needs to be stabilized with new vegetation and/or turf.*
 - a. **Response:** See L2 for landscape planting plan.

City Council Conditions and Response

- 1. The applicant withdraw the application for variance for a solid wall fence and the City Planner draft a resolution that acknowledges this withdrawal of the variance application.
 - a. **Response:** Variance request for solid fence (exceeding 50% open) is withdrawn. See A5 for fence revision and open area calculation.
- 2. The applicant provide plans that show the requested accessory building be combined to reduce the number of accessory buildings to not more than two accessory buildings.
 - a. **Response:** All accessory buildings adjacent to/attached to the fence have been removed. A single accessory building (the CABANA) is shown on the plan. Uses previously contained within other accessory buildings have been relocated to the interior of the primary structure/and its attached accessory building (the toilet and changing room will be located inside the garage).

Additional City Engineer Comments dated August 31, 2012

- 1. Illustrate western rain garden on enlarged plans
 - a. **Response:** Will be addressed on permit documents.
- 2. Provide retention volume calculation for proposed rain-garden to address seasonal pool discharge volumes.
 - a. **Response:** Pool runoff will be piped to the first rain-garden which will hold about 450 cf or 3,366 gallons of water. Any overflow will then travel- over 200' of lawn- to the lower existing ponding area which, at an average depth of 18" can hold 1,500 cf or 11,220 gallons of water. Any remaining water can then travel through the culvert under the driveway and then over 100' to the edge of the wet land. These numbers do not factor in infiltration to the soil (which is the goal of the rain-gardens) or evaporation of the rainwater- both of which will increase the capacity of the system. Additionally, herbaceous plantings in the rain-gardens will absorb some of the water and to some extent, clean the water as it flows through the plants and soil.
- 3. Note gas line and storm water pipe interface at driveway to ensure caution during construction.
 - a. **Response:** Will be addressed on permit documents.
- 4. Illustrate storm water pipe crossing driveway on enlarged L series plan sheet
 - a. **Response:** Will be addressed on permit documents.
- 5. Note waterline to toilet and restroom on A1 sheet and L2 sheet.
 - a. **Response:** N/A for toilet. Hot and cold water supply to shower and sink are noted on A1 plan.
- 6. Sheet L2 storm drainage line from west septic tank should be evaluated and removed from plans as necessary.
 - a. **Response:** Will be addressed on permit documents.
- 7. Provide silt fence and erosion control related to storm drainage crossing driveway
 - a. **Response:** Will be addressed on permit documents.
- 8. Relocated bur Oak from storm drainage pipe serving pool.
 - a. **Response:** Will be addressed on permit documents.

Additional Design Revisions not required by Conditions of approval:

1. Lighting Types x, y, z have been revised for style and to add dimmable fixtures. All terrace lighting will be dimmable except underwater pool lighting.
- ~~2. Deck area and gates—deck gates adjacent to spa have been widened to improve circulation and access around spa. This increased deck area by approximately 55 square feet of deck area.~~
- ~~3.2.~~ Framing plans for cabana, pergola ~~and deck~~ have been added to the documents.
- ~~4.3.~~ Structural Engineering for foundations and retaining walls are noted in the documents.
4. Drive Entry gate location has moved east approximately 15 feet to improve delivery vehicle turning access yet maintain visibility of gates following discussion with neighbors residing at 2410 Delaware.
5. Spa and wood deck have been omitted. Portions of wood deck area have been converted to paved pool terrace. See L2 and A1.

Team Contact Information:

Architect / Owners Representative

Miller Dunwiddie Architecture
Chuck Liddy, FAIA and Daniel Green, AIA
123 N 3rd Street, Ste 104
Minneapolis, MN 55401
Ph. 612-337-0000
cliddy@millerdunwiddie.com
dgreen@millerdunwiddie.com

Landscape Architect

Savanna Designs
Jim Hagstrom, FASLA
3637 Trading Post Trail North
Afton, Minnesota 55001
Ph. 651.436.6049
j.hagstrom@savannadesigns.com

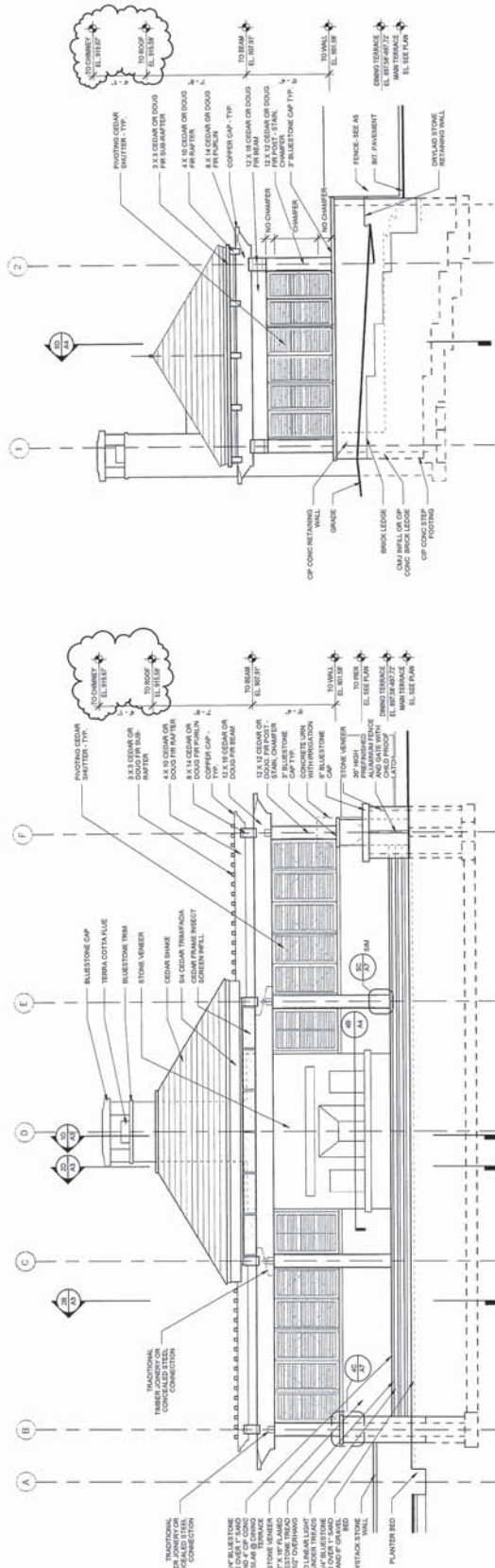
Survey

Loucks Associates
Paul McGinley, PLS | Vice President/Principal Surveyor
7200 Hemlock Lane, Suite 300 | Minneapolis, MN 55369
Direct 763.496.6759 | Main 763.424.5505 | Fax 763.424.5822
pmcginley@loucksassociates.com

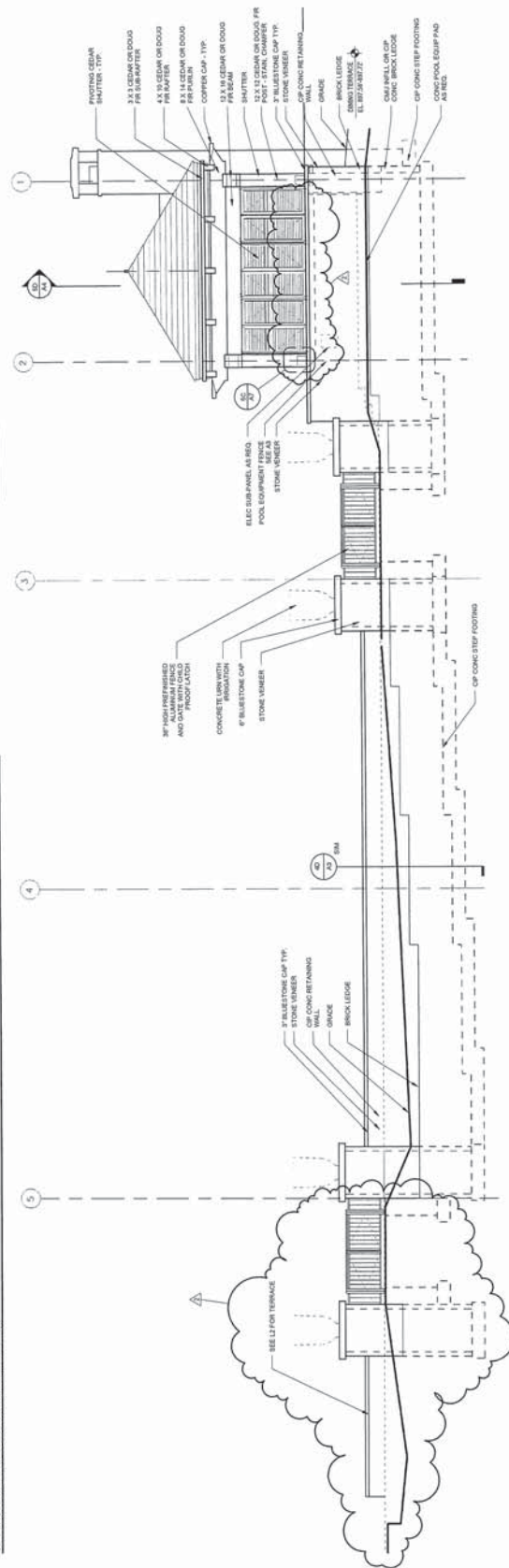
Structural Engineer

James Krech, PE
Krech, O'Brien, Mueller & Associates
6115 Cahill Ave.
Inver Grove Heights, MN
(651) 451-4605
jkrech@komainc.com

Encl: Sheets A0-A76, L1-L3
End



59. PERGOLA / CABANA SOUTH ELEVATION 1/4" = 1'-0"



50. SEAT WALL - PERGOLA / CABANA EAST ELEVATION 1/4" = 1'-0"

PROJECT:
2400 Delaware
Avenue Pool &
Terrace

MARMA LLC
ST. PAUL, MN

Project Address

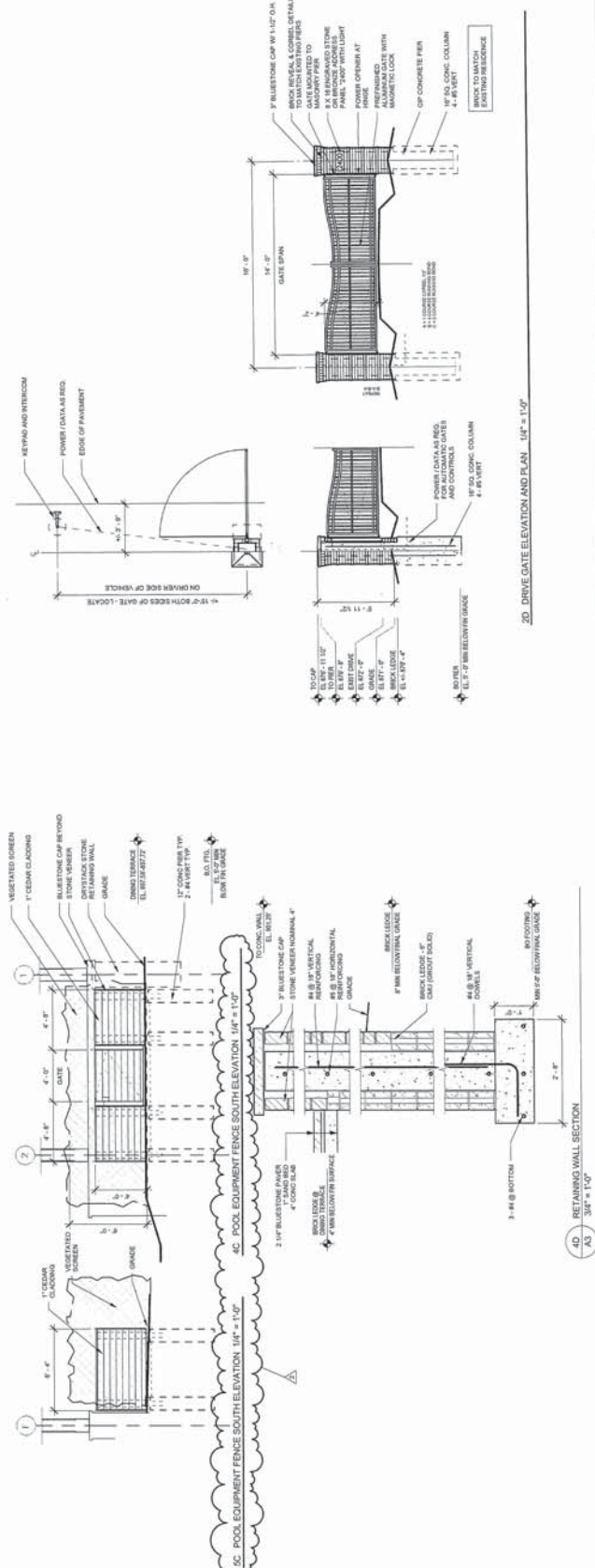
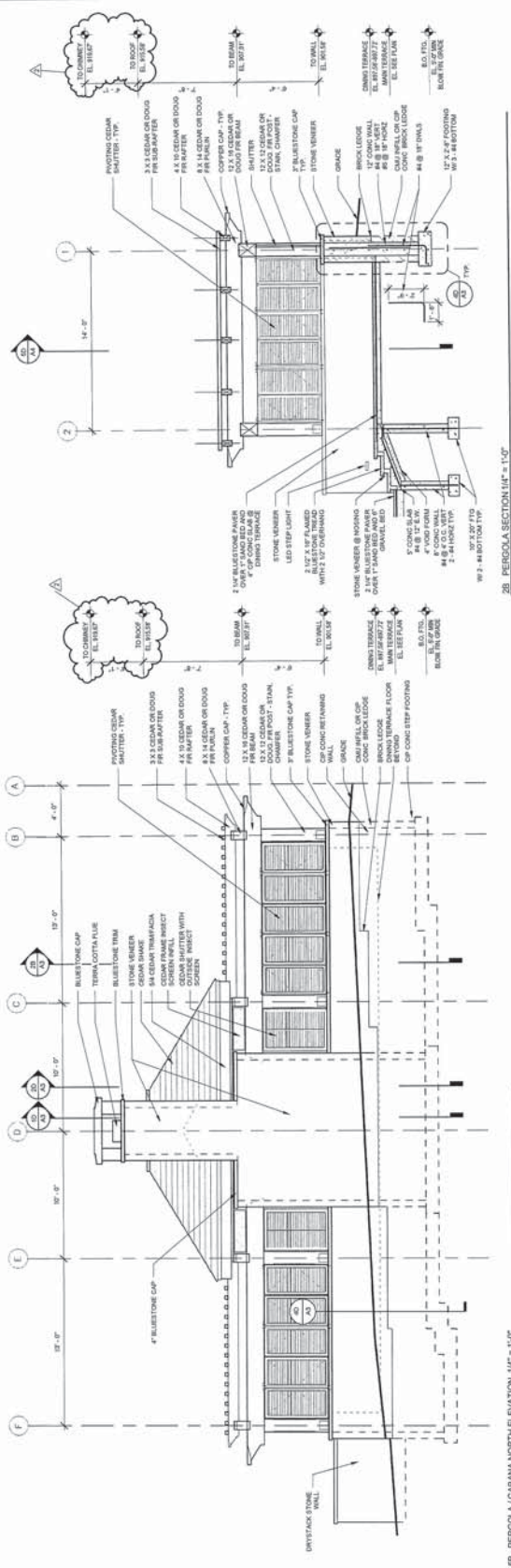
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2	20100913	CITY COUNCIL	

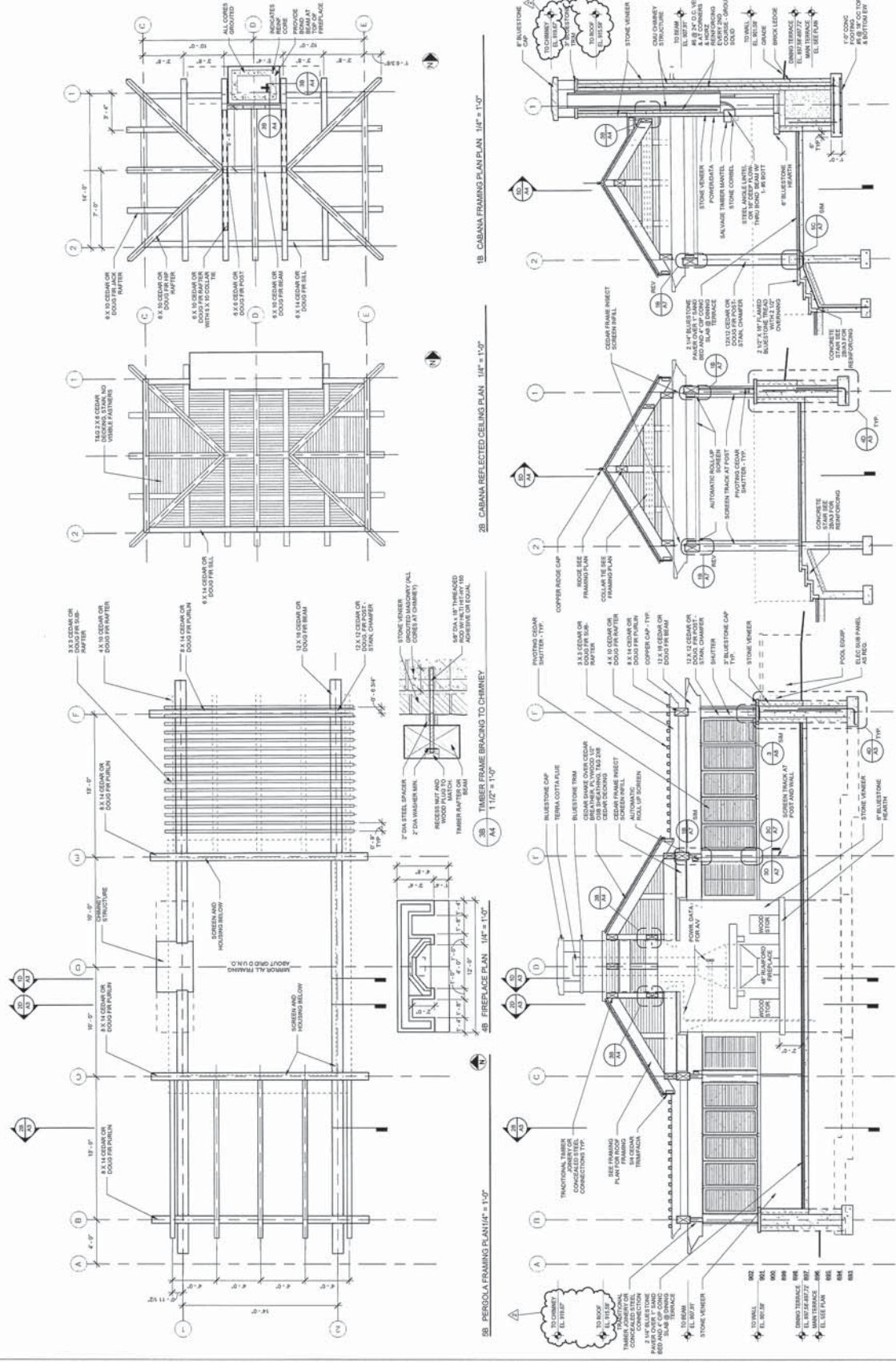
CHECKED BY:	BSB/DOT
DATE:	06/24/12
DESIGNED BY:	DJS, AAC
PROJECT NO.:	CDL

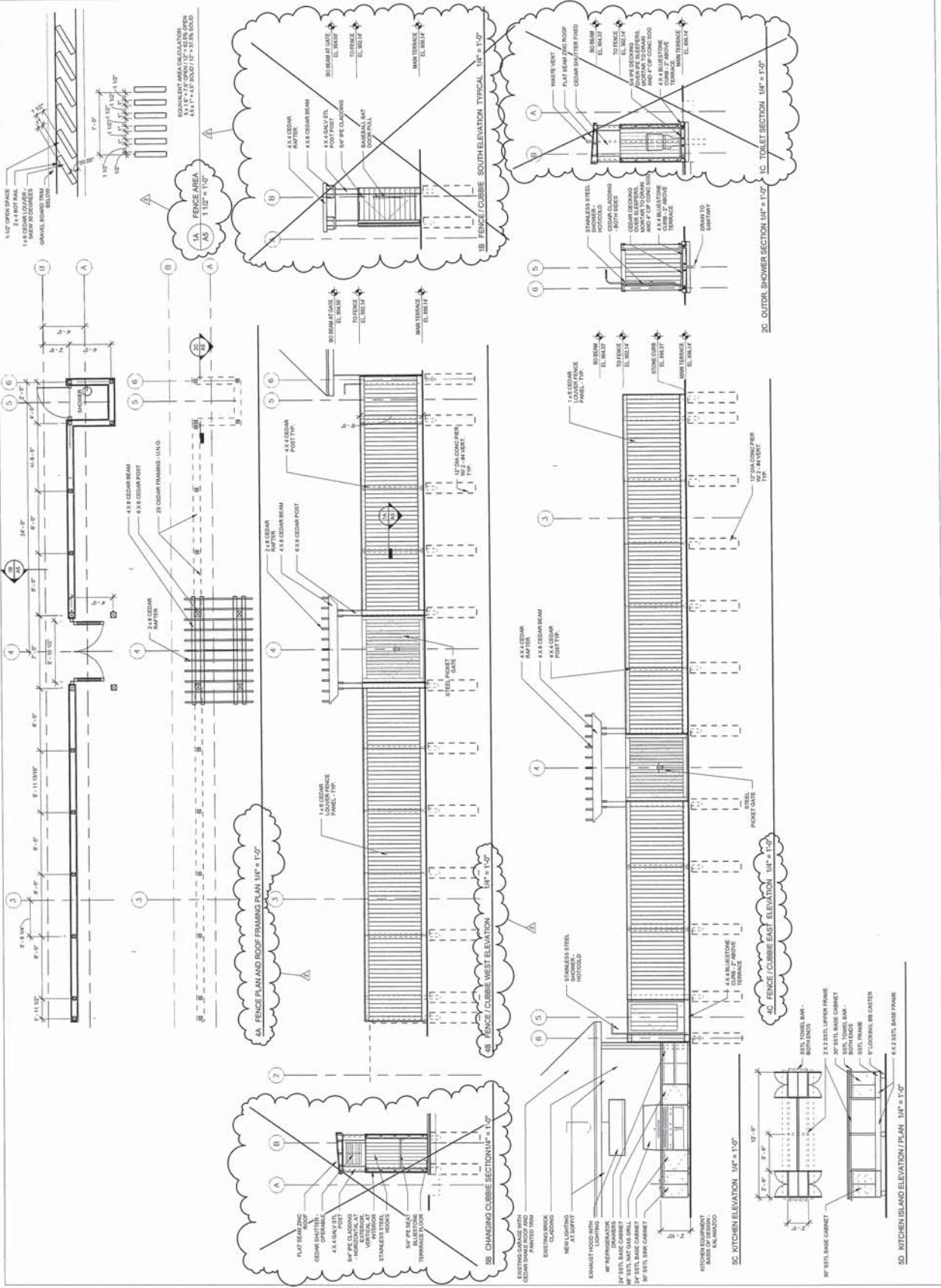
DRAWING TITLE:
CABANA &
GATE
ELEVATIONS
AND
SECTIONS
DRAWING NUMBER

A3

EXHIBIT B







miller dunwiddie
ARCHITECTURE

120 North Third Street Suite 104
Metairie, LA 70001-1007
www.millerdunwiddie.com
P 504.885.0000 F 504.885.0001

**REICH, O'BRIEN, MUELLER
& ASSOCIATES, INC.**
STRUCTURAL ENGINEERING

**SARINNA
DESIGNS**
LANDSCAPE ARCHITECTURE

PROJECT:
2400 Delaware
Avenue Pool &
Terrace

CLIENT:
MAMA LLC
ST. PAUL, MN

DESIGNED BY:
1. 2012/05/04 CITY COUNCIL
2. 2012/09/13 CITY COUNCIL

REVISIONS:
1. 2012/05/04 CITY COUNCIL
2. 2012/09/13 CITY COUNCIL

PROJECT ADDRESS:
2400 Delaware Avenue
St. Paul, MN 55105

DATE:
2012/09/13

DRAWING TITLE:
DECK
ELEVATIONS
AND FRAMING
PLAN

DRAWING NUMBER:
A6

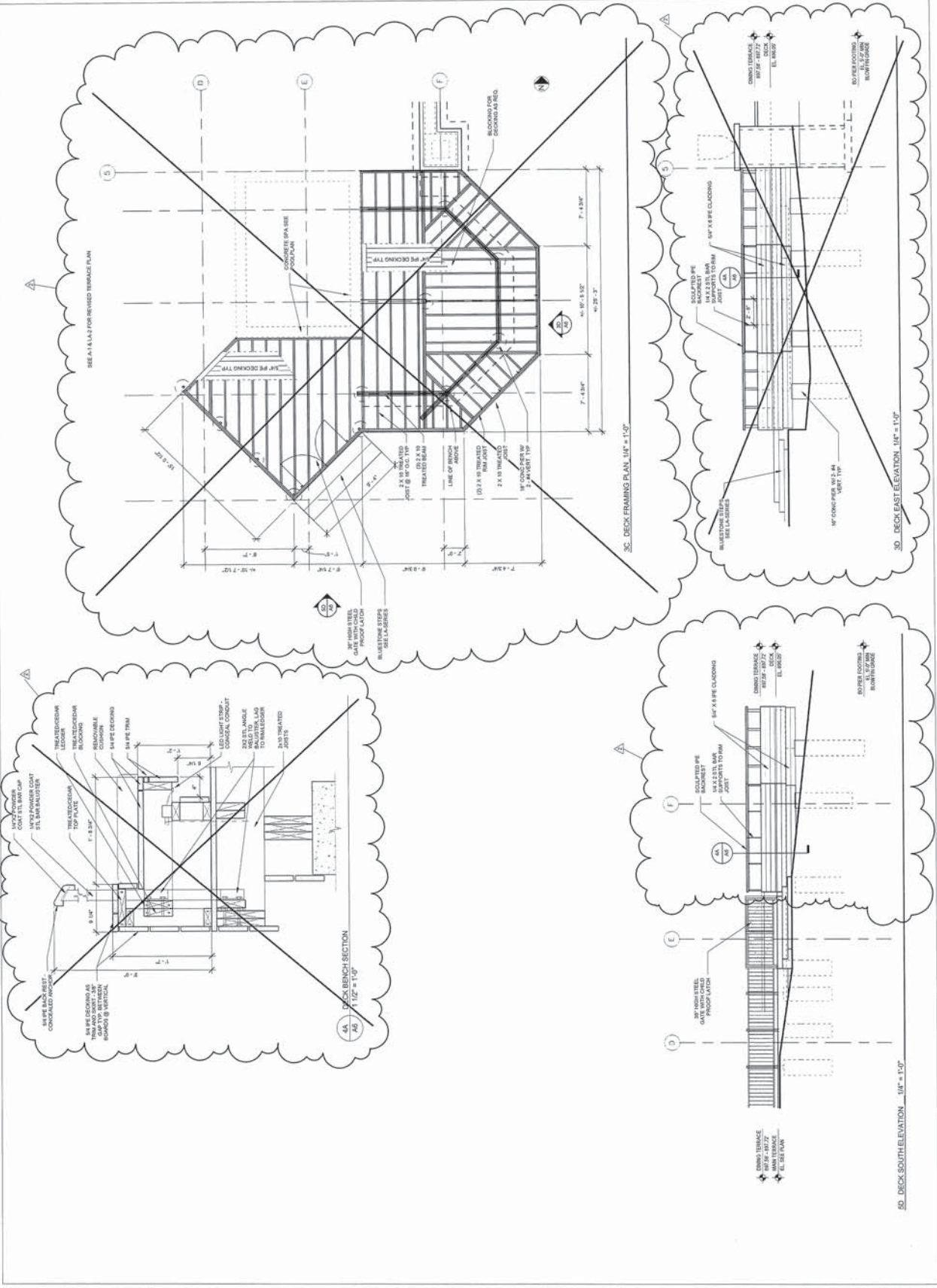


EXHIBIT B

SAVANNA DESIGNS

ENVIRONMENTALITY
ARCHITECTURE
LANDSCAPE DESIGN

2507 Jackson Ave. Suite 200
St. Paul, MN 55105
612-555-5500 savannadesigns.com

PROJECT

RESIDENCE
2400 Delaware Ave.
Sunfish Lake, MN 55118

SHEET TITLE

Site Plan

REVISION

NO.	DATE	DESCRIPTION
1	01/15/18	Initial Design
2	02/15/18	Revised Design
3	03/15/18	Final Design
4	04/15/18	Construction Documents
5	05/15/18	As-Built

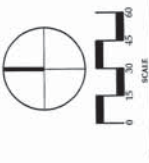
CERTIFICATION

I hereby certify that this design was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect in the State of Minnesota.

DESIGNER: [Signature]

DATE: 05/15/18

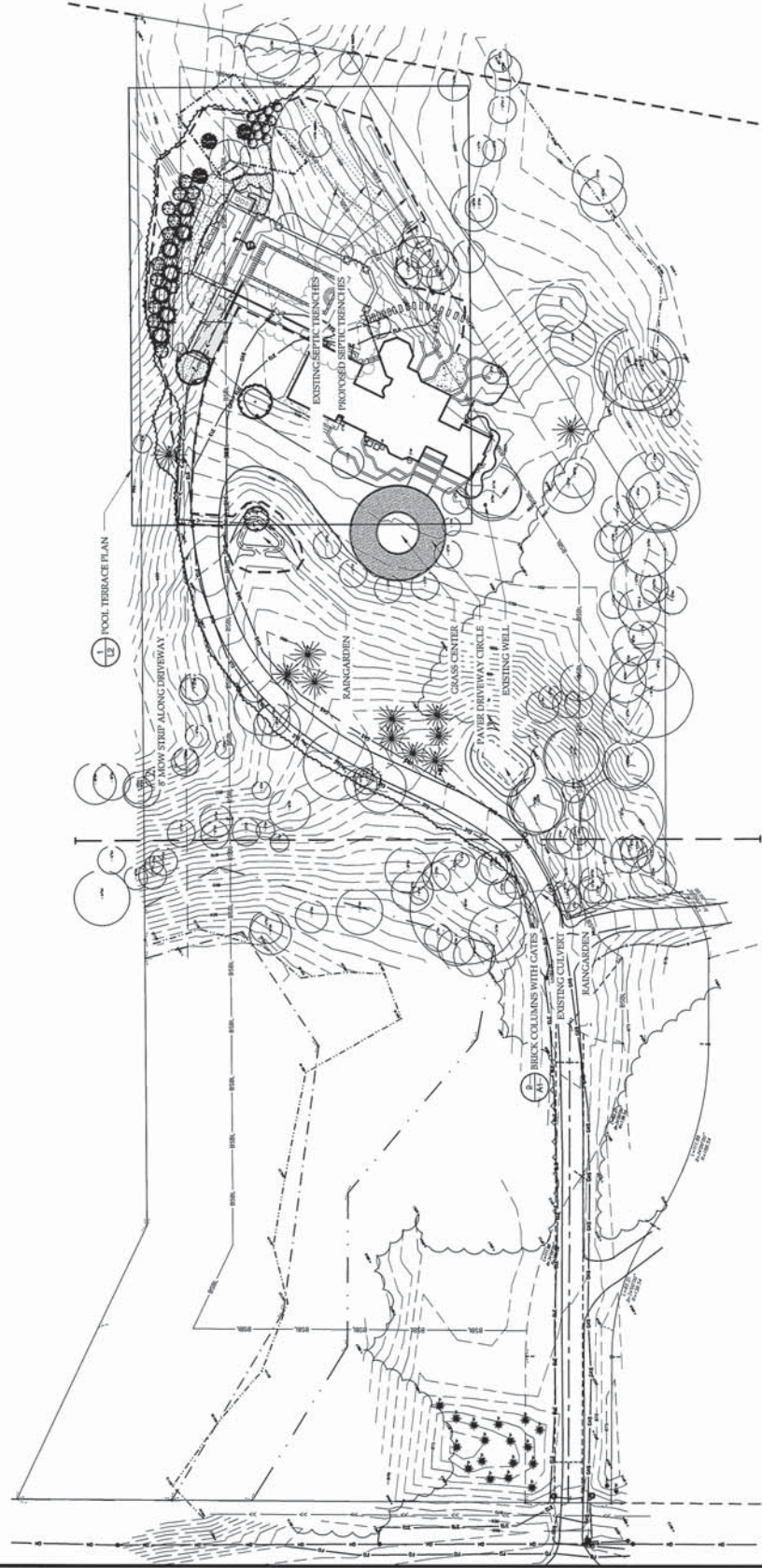
SCALE



SHEET NUMBER

L1 OF 3

EXHIBIT B



LEGEND

Proposed Index Contour	Building Setback Line
Proposed Contour	Accessory Structure Setback Line
Secondary Service Line	Existing Gas Line
Storm Drainage Line	Existing Electrical Line
Limit of Work Line	Existing Contour
Silt Fence	Existing Index Contour
New Plant Installings	Tree Line

SAVANNA DESIGNS

ENVIRONMENTAL
ARCHITECTURE
LANDSCAPE DESIGN

2007 Trading Post Road South
Hudson, OH 44130
info@savannadesigns.com

PROJECT

RESIDENCE
2400 Delaware Ave.
Sunfish Lake, MN 55118

SHEET TITLE

Pool Terrace Plan

REVISION

NO.	DESCRIPTION	DATE
1	POOL TERRACE PLAN	10/10/10
2	POOL TERRACE PLAN	10/10/10
3	POOL TERRACE PLAN	10/10/10
4	POOL TERRACE PLAN	10/10/10
5	POOL TERRACE PLAN	10/10/10
6	POOL TERRACE PLAN	10/10/10
7	POOL TERRACE PLAN	10/10/10
8	POOL TERRACE PLAN	10/10/10
9	POOL TERRACE PLAN	10/10/10
10	POOL TERRACE PLAN	10/10/10

CERTIFICATION

I HEREBY CERTIFY THAT THE DESIGN AND CONSTRUCTION OF THIS PROJECT HAS BEEN REVIEWED AND APPROVED BY ME OR A DESIGNER EMPLOYED BY ME, AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT IN THE STATE OF MINNESOTA.

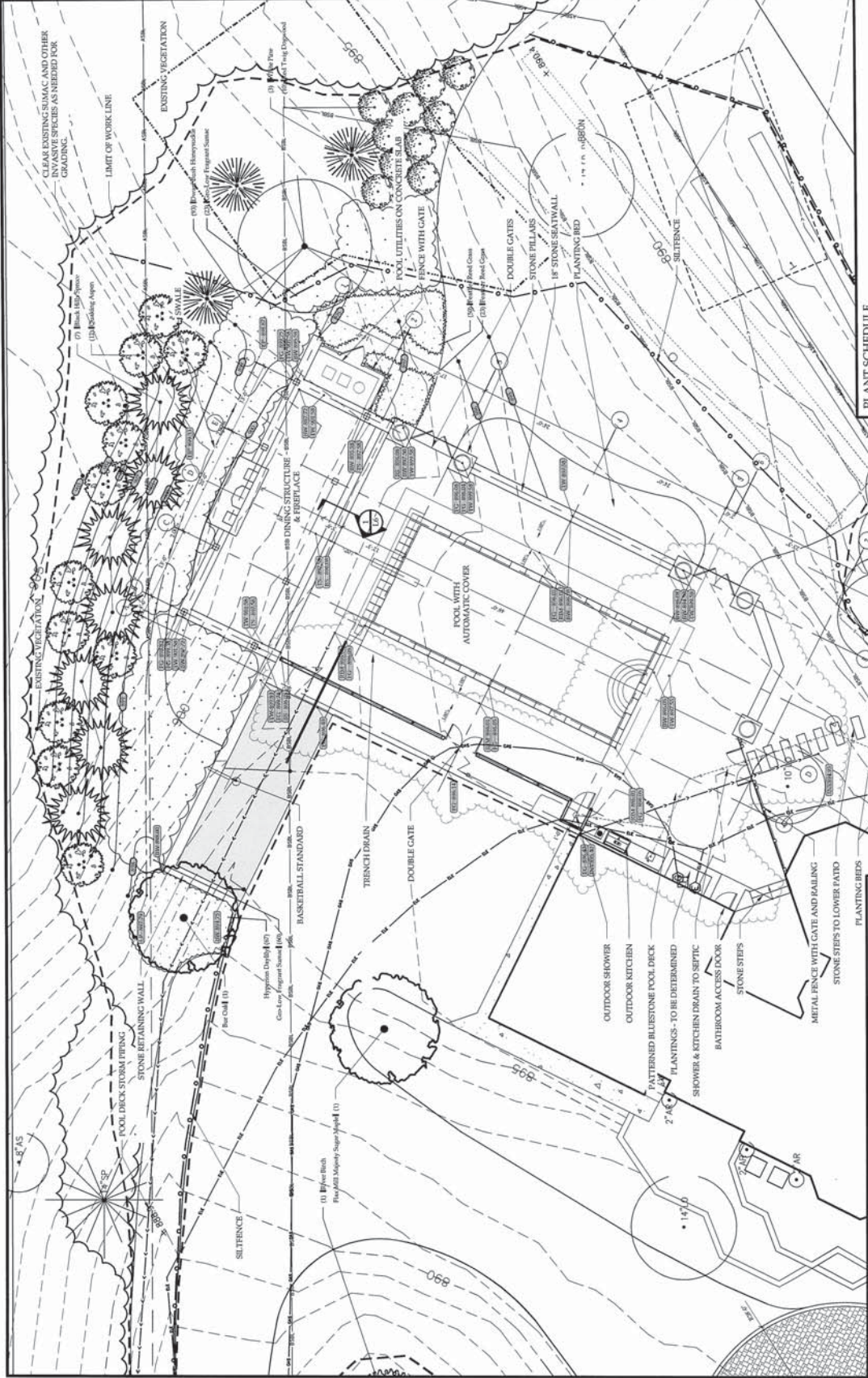
DESIGNER: [Signature]
DATE: 10/10/10



SHEET NUMBER

L2 OF 3

EXHIBIT B



COMMON NAME	MIN. SIZE	ROOT TYPE	SPACING
Blueberry	4' Cal.	Ball	4' x 4'
Blackberry	4' Cal.	Ball	4' x 4'
Quaking Aspen	12' Twp.	48"	4' x 4'

COMMON NAME	MIN. SIZE	ROOT TYPE	SPACING
Black Halls Aspen	4' Twp.	48"	4' x 4'
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LEGEND

Building Setback Line	Proposed Index Contour
Accessory Structure Setback Line	Proposed Contour
Existing Gas Line	Sanitary Service Line
Existing Electrical Line	Storm Drainage Line
Existing Contour	Limit of Work Line
Existing Index Contour	Slit Fence
Tree Line	New Plant Markings

SAVANNA DESIGNS

ENVIRONMENTAL
ARCHITECTURE
LANDSCAPE DESIGN

2007 Trading Post Road South
Suite 100-1001
Burlington, VT 05405
TEL: 802-540-1001 FAX: 802-540-1002
WWW.SAVANNADESIGNS.COM

PROJECT

RESIDENCE
2400 Delaware Ave.
Sunfish Lake, MN 55118

SHEET TITLE

Driveway Plan

REVISION

NO.	DATE	DESCRIPTION
1	10/10/10	ISSUED FOR PERMIT
2	10/10/10	ISSUED FOR PERMIT
3	10/10/10	ISSUED FOR PERMIT
4	10/10/10	ISSUED FOR PERMIT
5	10/10/10	ISSUED FOR PERMIT
6	10/10/10	ISSUED FOR PERMIT
7	10/10/10	ISSUED FOR PERMIT
8	10/10/10	ISSUED FOR PERMIT
9	10/10/10	ISSUED FOR PERMIT
10	10/10/10	ISSUED FOR PERMIT

CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS DRAWING WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT IN THE STATE OF MINNESOTA. I HAVE REVIEWED THE DRAWING FOR ACCURACY AND COMPLETION OF THE DESIGN AND I HAVE SIGNED AND DATED THIS CERTIFICATION.

PRINT NAME (M.C. LEAGHER)

MONITOR

DATE

2010

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**CITY OF SUNFISH LAKE
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. _____

**RESOLUTION APPROVING A MAJOR SITE AND BUILDING REVIEW
FOR A POOL TERRACE AND PARKING AREA, A CONDITIONAL USE PERMIT
FOR AN ADDITIONAL ACCESSORY BUILDING, AND A CONDITIONAL USE
PERMIT FOR AN ENTRY GATE, FOR THE MABM, LLC. HOME AT 2400
DELAWARE AVENUE, LEGALLY DESCRIBED AS LOT 1, BLOCK 1, AND
OUTLOT A, BELFIELD HILLS 2ND ADDITION.**

WHEREAS, MABM, LLC. submitted an application for a major site and building review for a pool terrace and additional parking area, a request for a conditional use permit to allow additional accessory buildings in association with said pool terrace, a request for a conditional use permit for an entry gate, and a variance request for a solid wood fence in association with said pool terrace, on the property located at 2400 Delaware Avenue, legally described as:

Lot 1, Block 1, and Outlot A, Belfield Hills Second Addition, Dakota County, MN

WHEREAS, City staff reviewed the application and judged it to be complete and outlined their review comments in a planning report dated August 9, 2012, prepared by Northwest Associated Consultants, and an engineer's report dated August 7, 2012; and

WHEREAS, the Sunfish Lake Planning Commission held a public hearing at their August 15, 2012 meeting and reviewed the major site and building review application, the requested conditional use permits, and the variance request, along with the planning report dated August 9, 2012; and

WHEREAS, upon hearing the staff presentations, applicant testimony, and public testimony, the Planning Commission closed the public hearing and recommend to the City Council approval of the major site and building plan review, approval of the conditional use permits for additional accessory buildings and an entry gate, and approval of the fence variance, as described in the Planning Commission findings dated August 15, 2012; and

WHEREAS, the Sunfish Lake City Council considered the application and revised plans for major site and building plan review, a conditional use permit for additional accessory buildings, a conditional use permit for an entry gate, and a fence variance at their meeting on September 4, 2012 and decided to continue consideration of the application through to the October City Council meeting based on the provision of the following information:

1. The variance request for a solid fence is to be withdrawn by the applicant;
2. Require the Conditional Use Permit for the Security Gate to meet ordinance standards as outlined in the planning report dated August 9, 2012;
3. The Conditional Use Permit request for additional accessory buildings is to be revised to reduce the number of detached buildings to not more than two buildings, which will be shown on the revised Major Site and Building Plan as prepared by the applicant for the October meeting;
4. Revised Major Site and Building Plan address all conditions as outlined by the Planning Commission and City Engineer;
5. Require a revised Major Site and Building Plan to be prepared by the applicant and to be reviewed and approved by the City Planner and City Engineer.

WHEREAS, the applicants submitted revised plans and a memorandum dated September 1, 2012, which detailed their response to Planning Commission and City Council conditions, including withdrawing their request for a solid fence variance, demonstrating the provision of only one additional accessory building, and addressing the concerns of the City Planner and City Engineer; and

WHEREAS, planning staff has reviewed the applicants response to Planning Commission and City Council conditions as detailed in the revised plans dated September 1, 2012, and find the response and revisions to be complete;

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Sunfish Lake hereby accepts the applicant's withdrawal of their request for a solid fence variance, and approves the applicant's request for a major site and building plan, a conditional use permit for up to two (2) accessory buildings, and a conditional use permit for an entry gate, based on the revised plans and memorandum dated 9/1/12, for property legally described as Lot 1, Block 1, and Outlot A, Belfield Hills Second Addition; with the following conditions:

Major Site and Building Plan and Conditional Use Permit for Additional Accessory Structures:

1. A building permit is required for any interior alterations within the garage.
2. The applicants have a septic system tank analysis by a licensed plumber, and apply any septic system inspector and plumber recommendations for the septic system.
3. The applicants meet all additional recommendations of the City Engineer, as follows:
 - a. The proper disposal of excess material from the site shall be the responsibility of the contractor. No disposal of excess material will be allowed off-site in the City

of Sunfish Lake without an approved grading permit. All excess material not required to construct the project must be removed from the site.

- b. The sanitary sewer system serving the toilet shall meet the City building codes.
- c. The applicant will need to submit a grading plan details for the most western rain garden prior to commencing construction. The contour elevations, grading limits, erosion control plan, and construction limits were not shown on plan sheet L1. It is requested that a plan sheet be included to illustrate all of these items for the proposed rain gardens on site. The driveway culvert draining to the wetland should include inlet protection and silt fence should be installed as necessary to control sediment from the area being disturbed.
- d. The applicant needs to show a caution note on the plans in the area where the proposed storm water pipe crossing the gas lines on the south side of the driveway on the construction plan.
- e. The storm water pipe crossing of the driveway is not shown on either sheet L2 or L3 The plan sheet L2 limits shown on sheet L1 do not illustrate the pipe crossing the driveway. It is requested that one of the sheets illustrate the driveway crossing.
- f. The installation of the storm drainage pipe on the north side of the driveway will require additional silt fence and erosion control items to restore the site. The plan should be updated to include this area. The driveway will also need to be restored after the pipe crossing has been installed.
- g. It is recommended that the proposed Bur Oak be moved away from the storm drainage pipe serving the pool. Sheet L2The tree roots could affect the pipe and may impact maintenance or replacement.

This resolution is adopted by the City Council of the City of Sunfish Lake this 1st day of October 2012.

Richard A. Williams Jr., Mayor

Attest:

Catherine Lago, City Clerk

Memorandum

To: Alan Brixius, City Planner
Northwest Associated Consultants

From: Don Sterna, PE, City Engineer
WSB & Associates, Inc. 

Date: September 25, 2012

Re: Revised 2400 Delaware Avenue
Development Plan Review
City of Sunfish Lake, MN
WSB Project No. 1629-98

We have completed final review of the revised site plans resubmitted on September 13, 2012 and offer the following comments that we would like to have attached as conditions for approval. The items are not significant and should not be an issue to have these conditions attached to final City Council approval.

1. The applicant will need to submit a grading plan details for the most western rain garden prior to commencing construction. The contour elevations, grading limits, erosion control plan, and construction limits were not shown on plan sheet L1. It is requested that a plan sheet be included to illustrate all of these items for the proposed rain gardens on site. The driveway culvert draining to the wetland should include inlet protection and silt fence should be installed as necessary to control sediment from the area being disturbed.
2. The applicant needs to show a caution note on the plans in the area where the proposed storm water pipe crossing the gas line on the south side of the driveway on the construction plan.
3. The storm water pipe crossing of the driveway is not shown on either sheet L2 or L3. The plan sheet L2 limits shown on sheet L1 do not illustrate the pipe crossing the driveway. It is requested that one of the sheets illustrate the driveway crossing.
4. The installation of the storm drainage pipe on the north side of the driveway will require additional silt fence and erosion control items to restore the site. The plan should be updated to include this area. The driveway will also need to be restored after the pipe crossing has been installed.

5. It is recommended that the proposed Bur Oak be moved away from the storm drainage pipe serving the pool. (Sheet L2) The tree roots could affect the pipe and may impact maintenance or replacement.

This completes my final review comments on the revised plans for the 2400 Delaware Avenue plans. If you have any questions, feel free to contact me.

Recommendation

Engineering has reviewed the proposed site plan and recommends approval of the building plan subject to addressing the conditions indicated above and providing the necessary revised plans prior to construction.

If you have any questions or comments regarding the review, please contact me direct at 763- 287-7189.