



NORTHWEST ASSOCIATED CONSULTANTS, INC.

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MEMORANDUM

TO: Sunfish Lake Mayor and City Council

FROM: Michelle Barness

DATE: July 29, 2015

RE: Sunfish Lake – 240 Salem Church Road – Grading and Fill Revisions to Major Site and Building Plans

FILE: 211.01 – 14.17

8/4/15 CC Mtg.
**Agenda
Item
6a**

BACKGROUND

Dan and Brenda Vansteenbure would like to revise approved major site and building plans in order to provide an area for fill on their property. They are proposing to add approximately 2,300 cubic yards of fill resulting from the excavation of their home to an area on the northeast portion of their site, south of the approach driveway (see fill plan, Exhibit A). Location of the potential fill site was arrived at in discussion with the City Engineer, and the fill proposal is undergoing review by City engineering, forestry and planning staff. Although the plan adjustment did not warrant a full major site and plan review by the City, city staff have provided the revised grading and fill plans to adjacent neighbors, and are providing the revisions to the City Council for review and recommendation at the August 4, 2015 meeting.

ANALYSIS

The proposed fill project will impact site vegetation, and will change grading, drainage, and stormwater management in the area. The City Forester and City Engineer were asked to review the fill proposal against applicable standards.

The fill activity will require the removal of a number of trees and will impact an extensive area of site vegetation. As many as 32 significant sized trees have been identified within the fill area, and will likely need to be removed as a result (see tree list, Exhibit D). The Sunfish Lake Zoning Ordinance Section 1218.03.B.6. (Existing Trees) provides that "In those instances where trees of over six (6) inches in caliper will be lost due to construction, the City Council may require the planting of new trees in an amount equal to or greater than the total caliper inches which will be removed." The City Forester has visited the site and is recommending several tree protection, and vegetation restoration and replacement measures. He suggests that the City consider requiring the applicants provide tree protection measures around desirable trees around the upper perimeter of the fill area, with particular attention to oak trees.

Further, he recommends that slopes be seeded with shade tolerant grasses, a natural understory of native trees and shrubs be re-established, and 20 native hardwood trees be installed to replace removed specimen. The forester's specific recommendation for shrub and hardwood species is provided in the attached email memorandum (see forester email memo, Exhibit B).

Requiring tree replacement and revegetation of the fill area will protect impacted slopes from erosion and degradation, and will help to preserve the quality of the natural plant community on the site. In addition, requiring replacement trees will help to maintain screening between structures on the subject property and structures on adjacent properties.

The City Engineer has also had the opportunity to review and discuss the fill proposal with the applicants, and is recommending approval of the fill plan from an engineering standpoint, contingent on certain conditions (see Engineer email memo, Exhibit C). He has asked that all erosion control measures (silt fence, etc.) be in place prior to work beginning and that restoration of the site be completed immediately following completion of fill work. He is also requesting to be notified prior to the fill work beginning in order to be able to inspect the site.

RECOMMENDATION

Planning staff recommends approval of the fill revision to the 240 Salem Church Road major site and building plans, finding that the fill proposal meets grading, drainage, and stormwater management requirements. Staff recommends approval of the fill activity is contingent on the following:

- 1) The applicant implement the most recent version of the fill plan reviewed by City staff, dated July 9, 2015.
- 2) The applicant provides a tree protection, re-vegetation, and tree replacement plan that meets the City Forester's final review recommendations (Exhibit B).
- 3) The applicant adheres to the City Engineer's final recommendations for grading, drainage, stormwater management, erosion control and site inspection, as detailed in the City Engineer email memo dated July 27, 2015 (Exhibit C).

cc: Catherine Iago, City Clerk
Tim Kuntz, City Attorney
Don Sterna and Eric Eckman, City Engineers
Mike Andrejka, Building Official
Jim Naves, City Forester
Ron Wasmund, Septic System Inspector

2240 Salem Church Road
SUN FISH LAKE, MINNESOTA

By Kevin Gardner
Name KEVIN GARDNER

Issued for	Date
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1	CITY REVIEW COMMENTS	6/17/2014
2	REVISED DRIVEWAY	10/13/2014

	CITY SITE PLAN REVIEW	11/21/2014
5	CITY REVIEW COMMENTS	12/12/2014

201 CITY REVIEW COMMENTS	01/01/2012
9 SWALE GRADING	07/09/2015

Dream	AA
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Date 5/14/2014

Drawing Title

EROSION CONTROL PLAN

○ ○ ○ ○

100

1 GRADING, DRAINAGE AND EROSION CONTROL PLAN

1"=30'

0 30' 60' 90'

NORTH

1
2000

1"=30'

EXHIBIT A

[illegible]

1 GRADING, DRAINAGE AND EROSION CONTROL PLAN

1"=30'

0 30' 60' 90'

NORTH

1
C200

1"=30'

EXHIBIT A

Michelle Barness

From: lstreecare@gmail.com on behalf of Jim Naves [jim@lstreecare.com]
Sent: Thursday, July 23, 2015 8:38 AM
To: Michelle Barness
Subject: 240 Salem Church Road

Hi Michelle,

On Wednesday, July 22, I viewed the area at 240 Salem Church Road being considered for filling with excess soil from the construction of the home. The most valuable trees are well up on both sides of the steep ravine and the vegetation lower down is almost entirely the invasive species, buckthorn and honeysuckle. With respect to the significant desirable trees (oaks) the ravine could be filled as long as the oaks on the upper slopes are protected and fill is not dumped over their root systems within their drip-line zones.

If the engineer agrees with placing fill here, then I recommend seeding the new slope with shady tolerant grasses, 20 hardwood trees including disease resistant American elm, hackberry, basswood, red oak, bur oak, and pin oak, plus the start of a new understory (shrubs and small trees) that could include hazelnut, chokecherry, and arrow wood viburnum.

Most likely filling this ravine will be a significant savings to the project so an investment in new trees, shrubs and seeding toward restoring this part of the property and reducing erosion is a reasonable request.

Jim

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Jim Naves
jim@lstreecare.com
612-803-9033

Living Sculpture, Tree and Shrub Care, Inc
www.lstreecare.com

Michelle Barness

From: Tom Voll [TVoll@wsbeng.com]
Sent: Monday, July 27, 2015 8:06 AM
To: ADAM BURRINGTON; Michelle Barness
Cc: Don Sterna; Jim Naves
Subject: RE: Sunfish Lake - 240 Salem Church Rd. - Fill revisions

Hi Adam,

Please provide us information on the structure 3' adjustment. The supplier should be able to provide this information. Please also let us know when you'll be doing the work so we can inspect it. The structure must follow MnDOT and City Engineer's Association of Minnesota (CEAM) specifications for materials and adjustment. These can be found on the agency websites. This includes any motor gasketed connection around the adjusting section, mastic under the top slab and mortar around the casting adjusting rings. Restoration of the site must be done immediately and all erosion control measures (silt fence, etc.) must be in place prior to work. Otherwise what you propose on you last plan set is acceptable from an engineering standpoint. Please notify us prior to starting any work. Please also following and approvals necessary from the city forester and planner before proceeding.

Thanks,

Tom Voll, PE
Senior Project Manager
d: 763-287-7175 | c: 612-360-1302
WSB & Associates, Inc. | 701 Xenia Avenue South, Suite
300 | Minneapolis, MN 55416



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From: ADAM BURRINGTON [mailto:adam.burrington@nor-son.com]
Sent: Thursday, July 23, 2015 4:34 PM
To: Tom Voll; Michelle Barness
Cc: Don Sterna; Jim Naves
Subject: RE: Sunfish Lake - 240 Salem Church Rd. - Fill revisions

Hi Tom,

Sorry for the delay in getting this over to you. Please see the attached images of the existing storm sewer. As you can see it is a concrete structure with a 3' diameter access ring and manhole cover. Our proposal consists of installing additional 3' diameter rings to the proposed elevation and reusing the existing metal manhole cover. The rings will be grouted together, and the cover will be reinstalled with bolts as needed.

If you have any other questions or need any additional info please let us know.

**TREE ID NUMBER (FROM SUBMITTED SITE
PLAN) / TREE SPECIES / TREE SIZE:**

- 1) 8736 – twin oak 24” and 12”
- 2) 8779 – oak 24”
- 3) 8735 – elm 8”
- 4) 8733 – elm 6”
- 5) 8759 – elm 10”
- 6) 8731 – ash 10”
- 7) 8773 – boxelder 8”
- 8) 8760 – boxelder 10”
- 9) 8730 – boxelder 6”
- 10) 8761 – elm 12”
- 11) 8726 – elm 6”
- 12) 8727 – elm 8”
- 13) 8762 – cottonwood 12”
- 14) 8763 – oak 16”
- 15) 8764 – hackberry 12”
- 16) 8724 – elm 8”
- 17) 8723 – oak 10”
- 18) 8725 – cottonwood 16”
- 19) 8719 – cherry 16”
- 20) 8718 – elm 8”
- 21) 8562 – boxelder 18”
- 22) 8561 – boxelder 12”
- 23) 8524 – oak 16”
- 24) 8523 – boxelder 12”
- 25) 8522 – boxelder 8”
- 26) 8564 – boxelder 10”
- 27) 8563 – twin oak 10”
- 28) 8565 – twin oak 22”
- 29) 8515 – ash 12”
- 30) 8514 – cottonwood 34”
- 31) 8513 – cherry 12”
- 32) 8511 – elm 8”

**Estimated Minimum # of Trees Impacted by
Fill: 32**

**Estimated # of Significant Trees Impacted by
Fill: 32**