

Planning Memorandum

To: Mayor O'Leary and the Sunfish Lake City Council

From: Lori Johnson, City Planner

Date: June 6, 2023

Re: 205 Salem Church Road – Major Site Plan Review
WSB Project No. 021665-000

GENERAL INFORMATION

Applicant: Mark and Katherine Sullivan

Property Owner: Same as Applicant

Project Location: 205 Salem Church Road – PID 384590001030

Acreage: 4.9 acres

Existing Land Use: Single-Family Residential

Zoning: R-1 Single Family

Surrounding Land Use / Zoning: Surrounded by Single Family Homes/R-1 Zoning

Comprehensive Plan: The City of Sunfish Lake (2040) Comprehensive Plan guides this property for Rural Residential land use.

Deadline for Agency Action:

Application Date:	03-17-2023
60 Days:	05-16-2023
Extension Letter Mailed:	05-02-2023
120 Days:	07-01-2023

Attachments:

- Location Map
- Aerial
- Disturbed Area Estimate
- Forester Report on Tree Removal
- Site Construction Plans

CONSIDERATIONS RELATED TO THE REQUEST

1. Overview.

In October/November of 2022, City staff was made aware of unauthorized tree removal and grading activities at 205 Salem Church Road. After investigating the circumstances at this property, staff determined that the work being done on the property required NPDES permits and

Major Site Plan Review approval. The applicants/property owners were unaware that the work that was being done required approval from the City. Once the applicants/property owners were made aware of the required items, work was halted and an application for Major Site Plan Review was submitted to the City. Staff has worked with the property owners since that time to provide a set of plans that meet ordinance requirements for the City. The plans are now ready to be presented to the Planning Commission, and ultimately, the City Council for review.

It should be noted that the property owners were fined \$250 for doing work without the necessary permits. On top of this fee, the property owners are responsible for paying for all consulting staff time in investigating the site work and review of all plans. As per usual, the property owners also submitted a fee and escrow with the Major Site Plan Review application.

Extent of Work

The plans provided in the Planning Commission packet detail the work that was performed and that has yet to be done on this property associated with the landscaping project that was started late last year. The project involved/involves the following:

- The existing pond on the north side of the existing house removed and regraded.
- The landscaping and water feature associated with the pond removed.
- Several trees removed on the property.
- Faux concrete climbing blocks removed.
- A paver area by the pool removed.
- An existing landscape bed on the south side of the home and site removed.

The City Forester visited the site on October 20, 2022 to determine the extent of tree removal on site. The Forester's written report on that visit is included in your packet for further review. The City Forester estimated at that time that 60-105 significant trees were removed without City approval. The types of trees removed included quaking aspen, boxelder, elm, maple, ash, oak, cottonwood and crabapple. He also noted that the area of removal contained a significant amount of buckthorn, honeysuckle and sumac, and these are species that are recommended for removal, and no permit is required for this type of removal.

Since that visit the Forester has determined that about 30 of the trees that were removed were in the location of the septic drainfield for the site, and the zoning ordinance allows for the removal of trees in septic drainfields. Therefore, the Forester is now recommending that 30 replacement trees be planted rather 60 replacement trees, as was originally recommended.

The proposed plan set, also indicates 5 other trees will be removed as part of this project. These trees are located relatively close to the house and pool area and are denoted on the tree preservation plan.

A total of 88 trees will be installed as part of this project, which is more than what is required for replacement. A condition has been added to the findings of fact to this effect, along with the requirement to provide installation sizes for the landscaping to be installed, and to provide the seed mixes to be used on lawn areas.

Included in your packet is a map showing the estimated disturbed area on this property. You can see that a large amount of the tree removal, whether it was significant trees, or understory trees, were removed from the northwest corner of the site, which provided screening between the house at 205 Salem Church Road and the adjacent property to the north. The proposed landscape plan does not include replacement in that general area due to the fact that the applicants would like to have a sledding hill in this area. If the City had the opportunity to review

the tree removal plan before the trees were removed, it is likely that the City would have required the significant trees in this area to be saved to preserve the screening that they provided. Therefore, a condition of approval has been added to the findings of fact that require the applicants to provide 10 spruce trees to be planted adjacent to the north property line in the area of removal to replace the screening effects of the trees that were illegally removed. These trees should be a minimum of 6 feet in height and planted with a spacing of 12-15 feet between trees. The tree variety should be Black Hills spruce, Norway spruce or white pine. A new landscape plan will be required to be submitted to staff to ensure this condition is being met before any work is restarted.

It has been determined that the original grading activities occurred over the property line on the north end of the site. Because this work involves private property, rather than public property, any disputes related to this error will need to be handled privately between the property owners.

The proper NPDES permit was submitted for the work that has been done and that will be done. The US Army Corps of Engineers questioned the presence of a wetland on the north side of the site. The property owners authorized a wetland delineation and on May 4, 2023 a Notice of Decision was issued for the wetland on site and it was determined that no wetland impacts occurred with the previous grading activities and there are no impacts proposed with the new set of proposed plans.

Details of the items to be installed with the proposed plan are as follows:

- Rain garden on the north side of the site
- Landscaping including trees and lawn areas
- New surfacing around the pool
- Bituminous driveway
- A sports pad on the north side of the house

A general note about the proposed sports pad is that the pad will be located where there are currently existing pavers with the same square footage. The pavers will be replaced with sport pad material.

Planning Commission Update: The Planning Commission reviewed this application on May 18, 2023, and an onsite meeting was held prior to the meeting. There were no residents present at the on-site meeting or at the public hearing. There were no comments from the public at the Planning Commission meeting. The Planning Commission voted (4-0) to approve the major site plan review.

Site Plan Review Criteria

The Planning Commission, as its basis of recommendation, and the City Council, as its basis for decision on major projects, shall evaluate the effects of the proposed site plans according to the criteria below:

- A. Whether the proposed improvements are compatible and in harmony with the existing structures in the surrounding community.
- B. Whether the proposed improvements preserve the character and nature of the surrounding community, including the natural landscape and woodland characteristics of the community.

- C. Whether the proposed improvements are not constructed of unsightly, improper or unsuitable materials.
- D. Whether the proposed improvements will not materially adversely affect any natural resources in the community, except when there is no feasible and prudent alternative to the proposed location of the improvements. For purposes of this clause, "natural resources" shall include, but not be limited to, all mineral, animal, botanical, air, water, land, timber, soil, quietude, recreational, historical, scenic and aesthetic resources.
- E. Whether the proposed site and improvements shall have an appearance that will not have an adverse effect upon adjacent residential properties.
- F. Whether the proposed site improvement complies with drainage requirements, as provided in Section 1216.04 of this Ordinance.
- G. Whether the proposed site and improvements are consistent with the purposes of the Zoning Ordinance.

The information provided in this staff report and on the proposed plans indicate that all above criteria have been met for major site plan approval.

No public comments have been received as of the date of the staff report publication.

Because this site does not lie within the Shoreland Overlay District, the DNR is not required to be notified of this work.

RECOMMENDATION

While it is certainly disappointing that much of the work proposed was done without the property city approval, the applicants have now submitted a plan that meets all city requirements. Based on the foregoing considerations and applicable ordinances, staff recommends approval of the major site plan review for landscaping improvements to the site subject to the following findings of fact and conditions of approval:

Findings of Fact:

1. The location of the subject property is as follows:

205 Salem Church Road
SUNFISH LAKE, MN 55077
2. The planning reports dated May 18, 2023 and June 6, 2023, prepared by WSB are incorporated herein by reference.
3. The Applicants have submitted an application for major site plan review.
4. Requests for major site plan review require Planning Commission review and City Council approval.

5. The Sunfish Lake Planning Commission reviewed the applicant's request for major site plan approval at the May 18, 2023 Planning Commission meeting.
6. Upon review of the planning report and application information, the Planning Commission found that the proposed site plans meet Ordinance requirements. The following findings support the Planning Commission's recommendation for approval:

Major Site and Building Plans:

- a. The proposed improvements meet R-1 District requirements and standards.
- b. The proposed development addresses Ordinance requirements pertaining to grading, drainage and stormwater management, landscaping, and screening.
- c. The development meets other applicable Zoning Ordinance criteria.

Conditions of Approval:

1. Construction all improvements shall occur in substantial conformance with the plans recommended for approval at the May 18, 2023 Planning Commission meeting and the June 6, 2023 City Council meeting.
2. The applicant must obtain all other permits as may be required.
3. The applicant shall comply with all applicable federal, state, and local laws, rules and ordinances.
4. The applicant must adhere to and remain in compliance with the requirements of this Resolution, applicable performance standards, and such other requirements as may apply.
5. All conditions of the site plan review must be complied with, shall run with the land, and shall not in any way be affected by the subsequent sale, lease or other change from current ownership of the Property.
6. This Resolution is subject to the condition that all representations, written and oral, made by the Applicant and its agents and representatives to the City contained in and concerning the Applicant's application for the site plan review must have been true, complete and accurate at the time they were made, and that they remain true and accurate for the duration of the development.
7. By undertaking the activities approved by the requests, the Applicant agrees to all conditions.
8. The improvements to be staked out in the field by the surveyor and reviewed and approved by city staff prior to the start of any construction.
9. All erosion controls identified on the approved plan must be properly installed and inspected by City staff prior to the start of any construction.
10. Thirty replacement trees are to be provided on site.
11. The applicants to plant 10 spruce trees adjacent to the north property line in the area of removal to replace the screening effects of the trees that were illegally removed. These trees should be a minimum of 6 feet in height and planted with a spacing of 12-15 feet between trees. The tree variety should be Black Hills spruce, Norway spruce or white pine. A new landscape plan will be required to be submitted to staff to ensure this condition is being met before any work is restarted.
12. The new landscape plan to be provided must include the size and diameter of trees to be planted, and notes regarding the seeding mix to be used on lawn areas should be provided in detail.

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

RESOLUTION NO. 23-XX

**RESOLUTION APPROVING A MAJOR SITE PLAN REVIEW FOR THE PROPERTY
AT 205 SALEM CHURCH ROAD, SUNFISH LAKE, DAKOTA COUNTY,
MINNESOTA.**

WHEREAS, Mark and Katherine Sullivan submitted an application for the approval of a major site plan review for the property at 205 Salem Church Road, Sunfish Lake, Dakota County, Minnesota, legally described as:

LOT 3 BLOCK 1 MAKENS ADDITION AND LOT 4 BLOCK 1 MAKENS
ADDITION

WHEREAS, a request for major site plan review requires Planning Commission review and City Council approval; and

WHEREAS, City staff reviewed the application and outlined their review comments in planning reports dated May 18, 2023 and June 6, 2023, prepared by WSB; and

WHEREAS, the Sunfish Lake Planning Commission held a public hearing at their May 18, 2023 meeting and reviewed the major site and building plan review application, along with the referenced staff report; 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 plan review on a vote of 4-0 vote; and

WHEREAS, the following findings support the Planning Commission recommendation for approval:

1. The location of the subject property is as follows:

205 Salem Church Road
SUNFISH LAKE, MN 55077
2. The planning reports dated May 18, 2023 and June 6, 2023, prepared by WSB are incorporated herein by reference.
3. The Applicants have submitted an application for major site plan review.
4. Requests for major site plan review require Planning Commission review and City Council approval.

5. The Sunfish Lake Planning Commission reviewed the applicant's request for major site plan approval at the May 18, 2023 Planning Commission meeting.
6. Upon review of the planning report and application information, the Planning Commission found that the proposed site plans meet Ordinance requirements. The following findings support the Planning Commission's recommendation for approval:

Major Site and Building Plans:

- a. The proposed improvements meet R-1 and Shoreland Overlay District requirements and standards.
- b. The proposed development addresses Ordinance requirements pertaining to grading, drainage and stormwater management, landscaping, and screening.
- c. The development meets other applicable Zoning Ordinance criteria.

Shoreland Overlay District:

- a. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.
- b. The visibility of structures and other facilities as viewed from public waters is limited.
- c. The site is adequate for water supply and on-site sewage treatment.
- d. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercrafts.

WHEREAS, the Sunfish Lake City Council considered the application for major site plan approval at their meeting on June 6, 2023 and agrees with the findings of the Planning Commission.

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Sunfish Lake hereby approves the major site plan and building review for 205 Salem Church Road with the following conditions:

1. Construction all improvements shall occur in substantial conformance with the plans recommended for approval at the May 18, 2023 Planning Commission meeting and the June 6, 2023 City Council meeting.
2. The applicant must obtain all other permits as may be required.

3. The applicant shall comply with all applicable federal, state, and local laws, rules and ordinances.
4. The applicant must adhere to and remain in compliance with the requirements of this Resolution, applicable performance standards, and such other requirements as may apply.
5. All conditions of the site plan review must be complied with, shall run with the land, and shall not in any way be affected by the subsequent sale, lease or other change from current ownership of the Property.
6. This Resolution is subject to the condition that all representations, written and oral, made by the Applicant and its agents and representatives to the City contained in and concerning the Applicant's application for the site plan review must have been true, complete and accurate at the time they were made, and that they remain true and accurate for the duration of the development.
7. By undertaking the activities approved by the requests, the Applicant agrees to all conditions.
8. The improvements to be staked out in the field by the surveyor and reviewed and approved by city staff prior to the start of any construction.
9. All erosion controls identified on the approved plan must be properly installed and inspected by City staff prior to the start of any construction.
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12. The new landscape plan to be provided must include the size and diameter of trees to be planted, and notes regarding the seeding mix to be used on lawn areas should be provided in detail.

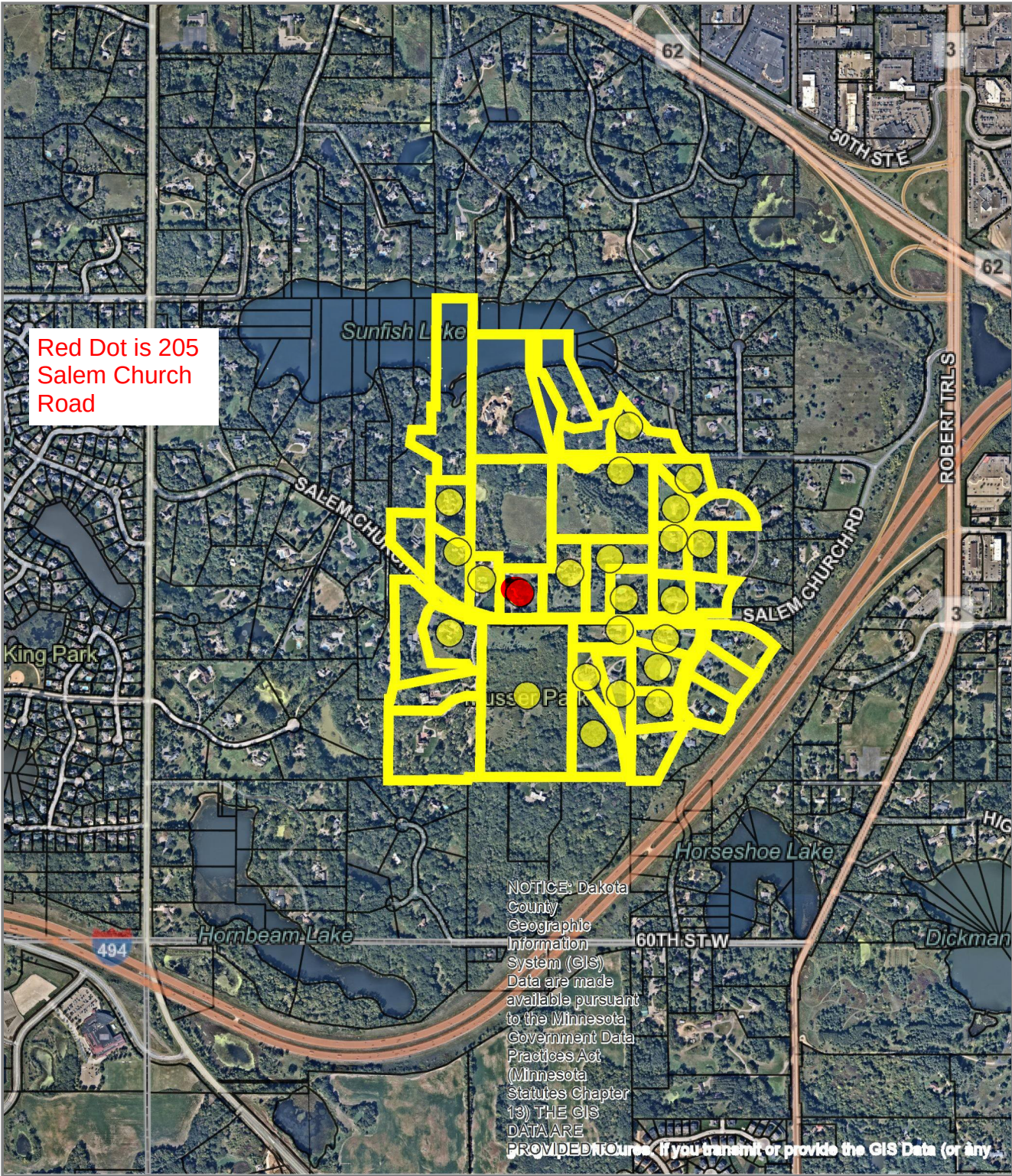
This resolution is adopted by the City Council of the City of Sunfish Lake this 6th day of June, 2023.

Dan O'Leary, Mayor

Attest:

Christy Wilcox, City Clerk

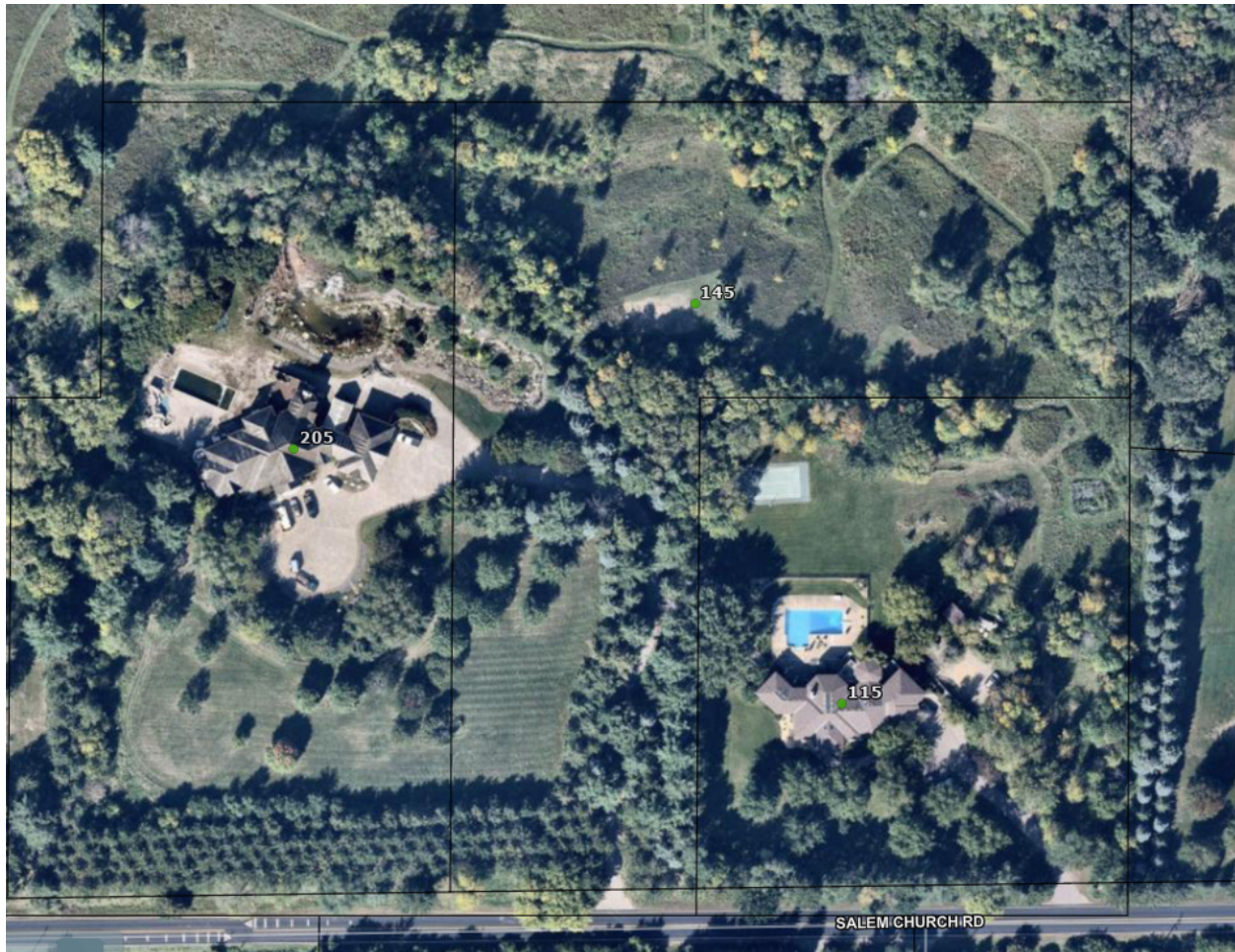
Dakota County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed.
This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 1200 feet
4/19/2023

Aerial for 205 Salem Church Road



CURRENT DISTURBED AREA
95,000 SQ. FT. ±

ADDITIONAL PROPOSED
DISTURBED AREA
21,000 SQ. FT. ±

NOTICE: Dakota County Geographic
Information System (GIS) Data are made
available pursuant to the Minnesota
Government Data Practices Act
(Minnesota Statutes Chapter 13) THE
GIS DATA ARE PROVIDED TO YOU AS CHIRDS
IS AND WITHOUT ANY WARRANTY AS
TO THEIR PERFORMANCE,
MERCHANTABILITY, OR FITNESS FOR
ANY PARTICULAR PURPOSE. The GIS

Tree and Brush Removal

205 Salem Church Road, Sunfish Lake, MN

On October 20, 2022 I made a site visit to the north boundary of an area cleared of trees, brush, and other vegetation at 205 Salem Church Road in Sunfish Lake, MN. The area involved was roughly 120-130' from the top of the slope to the toe of the slope and roughly 140-150' across the slope. A silt fence had been installed at the bottom of the cleared area. This area is not visible from any public street.

Trees that existed in the cleared area include: quaking aspen, boxelder, elm, maple, ash, oak, cottonwood, crabapple. I base this on trees that currently exist on the slope immediately to the east of the cleared section along with on-site knowledge from being on this exact location for many hours within the last two years. This area's tree understory was populated by significant populations of buckthorn, honeysuckle and sumac. The City encourages removal of invasive tree/shrub species such as buckthorn and honeysuckle and no permit is required as long as the area involved is less than 0.25 acres.

My original estimate is that 60-105 significant trees were removed.

Since there are no tree stumps left on the slope, my estimate of number of significant trees is extrapolated from several sections of the still existing wooded slope immediately east of the cleared area. For example, I would take a 10' wide vertical section of the wooded slope and count the number of significant trees in that 10' section. Then multiply that number by 15 to get the estimated number of missing significant trees (if there were 4 significant trees on existing slope then $4 \times 15 = 60$; if 7 significant trees on existing slope then $7 \times 15 = 105$).

If this were a new construction or remodeling project requiring that 60 significant trees be removed for the project then 60 new trees would normally be required to be planted as part of the project. One tree replacement for each significant tree removed. (Replacement evergreen trees would need to be a minimum 6' tall and deciduous trees would need to be minimum 2" diameter). The new trees locations need not be in the same locations as the removals unless there are visual screening issues that must be addressed.

To facilitate discussion the **Sunfish Lake City Tree and Vegetation Removal Guide** is attached.

Jim Naves
City Forester for City of Sunfish Lake
612-803-9033
Jim@LStrees.com

City of Sunfish Lake Tree and Vegetation Removal Guide

What's considered a significant tree?

Any tree that measures 6 inches in diameter or more at a point 5 feet above the ground and is not dead, dying, or diseased.

Removals within 200 feet of a lake, pond, or marsh?

Tree and invasive species removal within 200 feet of a lake, pond, or marsh requires at least a consultation with the Forester and potentially requires a permit detailing plans for both removals and revegetation.

Vegetation removal within 200 feet of the shoreline?

Intensive vegetation clearing within shoreland, bluff impact zones and steep slopes (>12%) is not allowed. Preservation of the majority of natural lakefront vegetation is required.

What is intensive vegetation clearing?

Intensive vegetation clearing is removal or cutting vegetation in an area greater than 100' X 100', approximately 0.25 acre.

What is a shoreland impact zone?

Land within 1000 feet of a waterbody is within a shoreland impact zone.

What is a bluff impact zone?

A bluff impact zone is an area with an 18% or greater slope over 50 feet horizontal distance.

When don't I need a permit?

If a tree is dead, dying, or diseased it can be removed without City approval.

What about invasive species?

No approval is needed to remove invasive species such as buckthorn, **except when they are near a water body**. Please contact the Forester for a free consultation and recommendation.

When do I need just Forester approval?

For the removal of even one live tree 6" in diameter or for up to 5 trees within 2 consecutive years within the perimeter setback area.

What is a perimeter setback area?

A perimeter setback area is the perimeter area of your property; 25' wide each on sides and back and 50' wide on the front.

When do I need a permit?

In Sunfish Lake, a permit is required when removing 6 or more trees in the perimeter setback area within 2 consecutive years; or 10 or more trees outside the perimeter setback area within 2 or more consecutive years.

How do I apply for a permit?

Permits are usually processed as a “minor review” by City Staff. Please call the City Planner for an application and fee information.

When can't I remove trees?

If the trees were part of required screening related to new construction or remodeling they cannot be removed. Check with the City Planner to see if trees are part of required screening.

Mowed lawns within 100 feet of a lake?

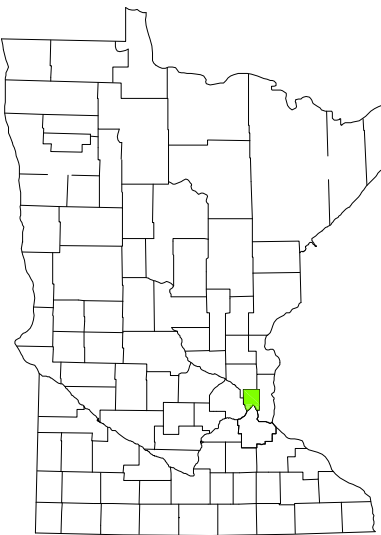
Mowed lawns within 100 feet of the shoreline may only encompass up to 20% of that area. Lawns adjacent to the shoreline may not have existing turf areas increased beyond 20% of that area.

Further questions?

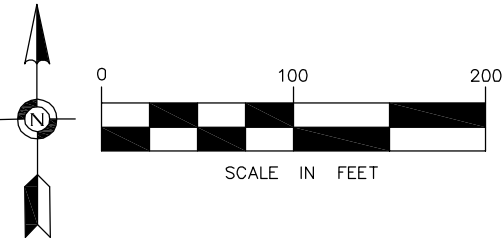
Contact information for the City Forester and City Planner is available on the City website.

SULLIVAN RESIDENCE

205 SALEM CHURCH ROAD – SUNFISH LAKE, MINNESOTA
CONSTRUCTION PLAN FOR:
GRADING, DRAINAGE, TREE PRESERVATION AND LANDSCAPING



Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



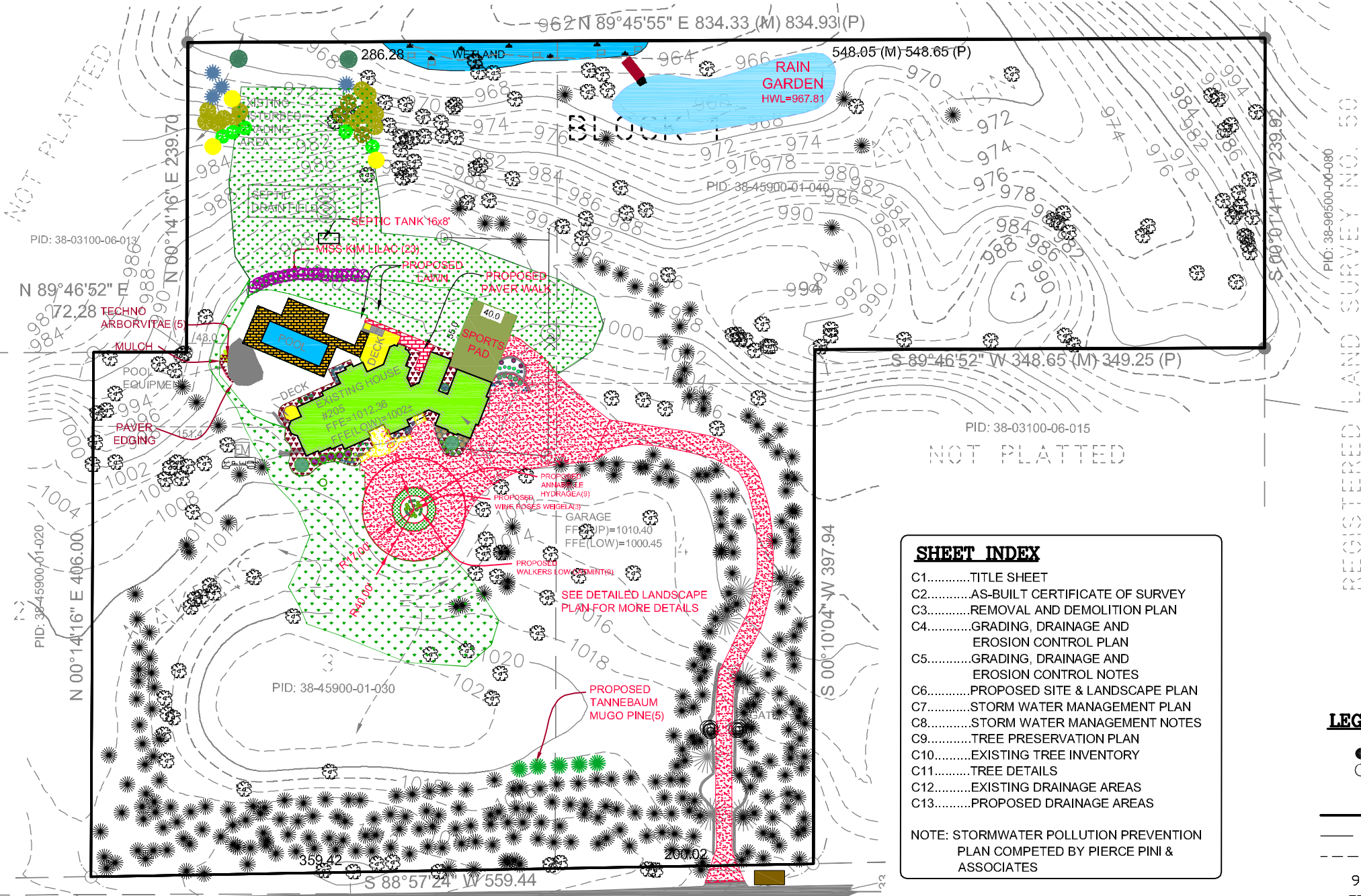
PROJECT LOCATION
COUNTY: DAKOTA
CITY: SUNFISH LAKE

VICINITY MAP



SECTION 31, TOWNSHIP 28, RANGE 22

NOT TO SCALE



SHEET INDEX

- C1.....TITLE SHEET
- C2.....AS-BUILT CERTIFICATE OF SURVEY
- C3.....REMOVAL AND DEMOLITION PLAN
- C4.....GRADING, DRAINAGE AND EROSION CONTROL PLAN
- C5.....GRADING, DRAINAGE AND EROSION CONTROL NOTES
- C6.....PROPOSED SITE & LANDSCAPE PLAN
- C7.....STORM WATER MANAGEMENT PLAN
- C8.....STORM WATER MANAGEMENT NOTES
- C9.....TREE PRESERVATION PLAN
- C10.....EXISTING TREE INVENTORY
- C11.....TREE DETAILS
- C12.....EXISTING DRAINAGE AREAS
- C13.....PROPOSED DRAINAGE AREAS

NOTE: STORMWATER POLLUTION PREVENTION PLAN COMPLETED BY PIERCE PINI & ASSOCIATES

PROPOSED LEGEND

- Denotes proposed bituminous surface
- Denotes proposed lawn surface
- Denotes proposed mulch surface

LEGEND

- Denotes found property iron
- Denotes set 1/2" x 18" rebar with plastic cap "PLS 25105"
- Denotes boundary line
- Denotes lot line
- Denotes setback line
- Denotes existing contour line
- Denotes finish floor elevation
- Denotes bituminous surface
- Denotes brick paver surface
- Denotes coniferous tree
- Denotes electric power pole
- Denotes retaining wall
- Denotes measured distance
- Denotes platted distance
- Denotes septic manhole
- Denotes drainage flow
- Denotes storm sewer catch basin
- Denotes gate post
- Denotes gas meter
- Denotes electric meter
- Denotes telephone pedestal

REFERENCE BENCHMARK

ELEVATION = 1012.42 (NAVD 88) MNDOT DISK "1985 G", 24 FEET EAST OF DRIVEWAY NO. 233 SALEM CHURCH RD.

LEGAL DESCRIPTION

Lot 3 and Lot 4, Block 1, MAKENS ADDITION, Dakota County, Minnesota, according to the recorded plat thereof.



ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vlad Sivirer
VLADIMIR SIVIRER L.S. NO. 25105

DATED: 03/06/23

JOB NAME: MARK SULLIVAN

LOCATION: 205 SALEM CHURCH RD
SUNFISH LAKE, MN 55118

FIELD WORK DATE: 11/5/22

FIELD BOOK NO.: EDS-13

DRAWN BY: IS

CHECKED BY: VS

PROJECT NO.: 22-211

SHEET NO. C1



AS-BUILT CERTIFICATE OF SURVEY

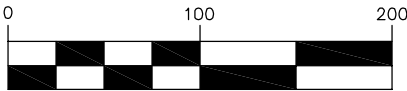
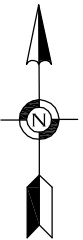
for MARK SULLIVAN

Call 48 Hours before digging

GOPHER STATE ONE CALL

Twin Cities Area 651-454-0002

MN. Toll Free 1-800-252-1166



SCALE IN FEET

LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- - - DENOTES SETBACK LINE
- 999 DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES BITUMINOUS SURFACE
- DENOTES BRICK PAVER SURFACE
- ☼ DENOTES CONIFEROUS TREE
- ⚡ DENOTES ELECTRIC POWER POLE
- DENOTES RETAINING WALL
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- Ⓢ DENOTES SEPTIC MANHOLE
- ← DENOTES DRAINAGE FLOW
- Ⓢ DENOTES STORM SEWER CATCH BASIN
- Ⓢ DENOTES GATE POST
- Ⓢ DENOTES GAS METER
- Ⓢ DENOTES ELECTRIC METER
- Ⓢ DENOTES TELEPHONE PEDESTAL
- x999.99 DENOTES EXISTING SPOT ELEVATION

AS-BUILT HARDCOVER

AS-BUILT HOUSE	6,956± SQ. FT.
AS-BUILT FRONT PORCH	528± SQ. FT.
AS-BUILT DECK AREA	791± SQ. FT.
AS-BUILT SWIMMING POOL	882± SQ. FT.
AS-BUILT SWIM. POOL BRICK DECK	1,975 ± SQ. FT.
AS-BUILT BRICK DRIVEWAY AREA	18,123± SQ. FT.
AS-BUILT RETAINING WALL	711± SQ. FT.
AS-BUILT IMPERVIOUS AREA	29,966± SQ. FT.
TOTAL LOT AREA	424,909± SQ. FT. (9.75± AC.)
AS-BUILT HARDCOVER	7.0%

LANDSCAPE AND WATER FEATURE AREA (HAS BEEN REMOVED)
14,306± SQ. FT.
PAVER AREA THAT HAS BEEN REMOVED (OUTSIDE OF EXISTING
PAVER AREA) = 7,300± SQ. FT.
DISTURBED AREA (DOESN'T INCLUDE EXISTING IMPROVED AREA)
= 56,349± SQ. FT.

BUILDING SETBACKS

ZONING: R1A = SINGLE-FAMILY DISTRICT
HOUSE: FRONT = 100 FT
SIDE = 50 FT
REAR = 50 FT
ACCESSORY: FRONT = 100 FT
SIDE = 25 FT
REAR = 25 FT

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS PER THE PLAT OF MAKENS ADDITION.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

NO.	DATE	DESCRIPTION	BY

REFERENCE BENCHMARK

ELEVATION = 1012.42 (NAVD 88) MNDOT DISK
"1985 G", 24 FEET EAST OF DRIVEWAY NO.
233 SALEM CHURCH RD.

LEGAL DESCRIPTION

Lot 3 and Lot 4, Block 1, MAKENS ADDITION, Dakota
County, Minnesota, according to the recorded plat
thereof.



ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION,
AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vlad Sivirer
VLADIMIR SIVIRER L.S. NO. 25105

DATED: 01/17/23

JOB NAME: MARK SULLIVAN

LOCATION: 205 SALEM CHURCH RD
SUNFISH LAKE, MN 55118

FIELD WORK DATE: 11/5/22

FIELD BOOK NO.: EDS-13

DRAWN BY: CG

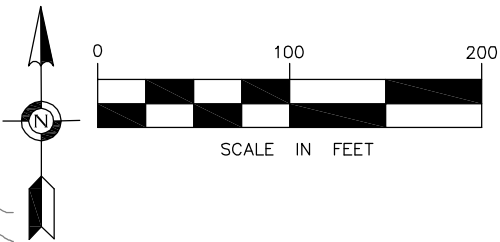
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PROJECT NO.: 22-211

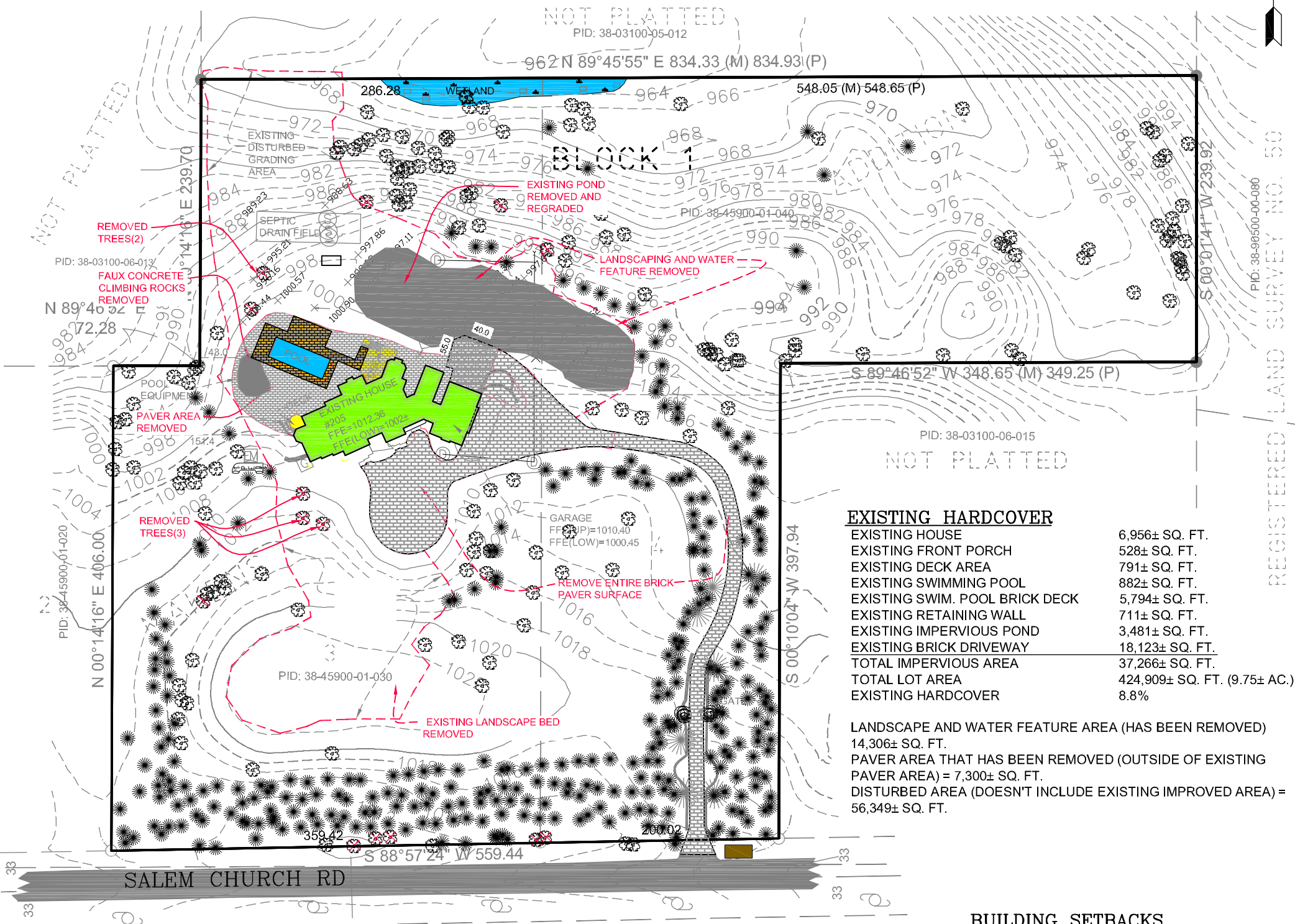
SHEET NO. C2



REMOVAL AND DEMOLITION PLAN



Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



REMOVAL LEGEND

- [Red dashed line] DENOTES DESTURBED GRADING AREA
- [Red brick pattern] DENOTES BRICK PAVER AREA REMOVED
- [Red solid area] DENOTES POND REMOVED
- [Red tree with X] DENOTES DECIDUOUS TREE REMOVED

LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- - - DENOTES SETBACK LINE
- 999 - DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- [Grey fill] DENOTES BITUMINOUS SURFACE
- [Brick pattern] DENOTES BRICK PAVER SURFACE
- [Star symbol] DENOTES CONIFEROUS TREE
- [Tree symbol] DENOTES DECIDUOUS TREE
- [T pole symbol] DENOTES ELECTRIC POWER POLE
- [Wall symbol] DENOTES RETAINING WALL
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- (S) DENOTES SEPTIC MANHOLE
- [Arrow symbol] DENOTES DRAINAGE FLOW
- [Basin symbol] DENOTES STORM SEWER CATCH BASIN
- [Post symbol] DENOTES GATE POST
- [Meter symbol] DENOTES GAS METER
- [Meter symbol] DENOTES ELECTRIC METER
- [Pedestal symbol] DENOTES TELEPHONE PEDESTAL

EXISTING HARDCOVER

EXISTING HOUSE	6,956± SQ. FT.
EXISTING FRONT PORCH	528± SQ. FT.
EXISTING DECK AREA	791± SQ. FT.
EXISTING SWIMMING POOL	882± SQ. FT.
EXISTING SWIM. POOL BRICK DECK	5,794± SQ. FT.
EXISTING RETAINING WALL	711± SQ. FT.
EXISTING IMPERVIOUS POND	3,481± SQ. FT.
EXISTING BRICK DRIVEWAY	18,123± SQ. FT.
TOTAL IMPERVIOUS AREA	37,266± SQ. FT.
TOTAL LOT AREA	424,909± SQ. FT. (9.75± AC.)
EXISTING HARDCOVER	8.8%

LANDSCAPE AND WATER FEATURE AREA (HAS BEEN REMOVED)
14,306± SQ. FT.
PAVER AREA THAT HAS BEEN REMOVED (OUTSIDE OF EXISTING PAVER AREA) = 7,300± SQ. FT.
DISTURBED AREA (DOESN'T INCLUDE EXISTING IMPROVED AREA) = 56,349± SQ. FT.

BUILDING SETBACKS

ZONING: R1A = SINGLE-FAMILY DISTRICT
HOUSE: FRONT = 100 FT
SIDE = 50 FT
REAR = 50 FT
ACCESSORY: FRONT = 100 FT
SIDE = 25 FT
REAR = 25 FT

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS PER THE PLAT OF MAKENS ADDITION.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

REFERENCE BENCHMARK

ELEVATION = 1012.42 (NAVD 88) MNDOT DISK
"1985 G", 24 FEET EAST OF DRIVEWAY NO.
233 SALEM CHURCH RD.

LEGAL DESCRIPTION

Lot 3 and Lot 4, Block 1, MAKENS ADDITION, Dakota
County, Minnesota, according to the recorded plat
thereof.



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AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Vlad Sivirer
VLADIMIR SIVIRER L.S. NO. 25105 DATED: 03/06/23

JOB NAME: **MARK SULLIVAN**
LOCATION: 205 SALEM CHURCH RD
SUNFISH LAKE, MN 55118

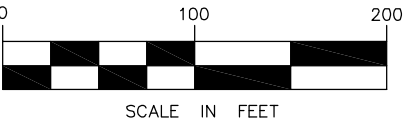
FIELD WORK DATE: 11/5/22
FIELD BOOK NO.: EDS-13

DRAWN BY: IS
CHECKED BY: VS

PROJECT NO.: 22-211
SHEET NO. C3

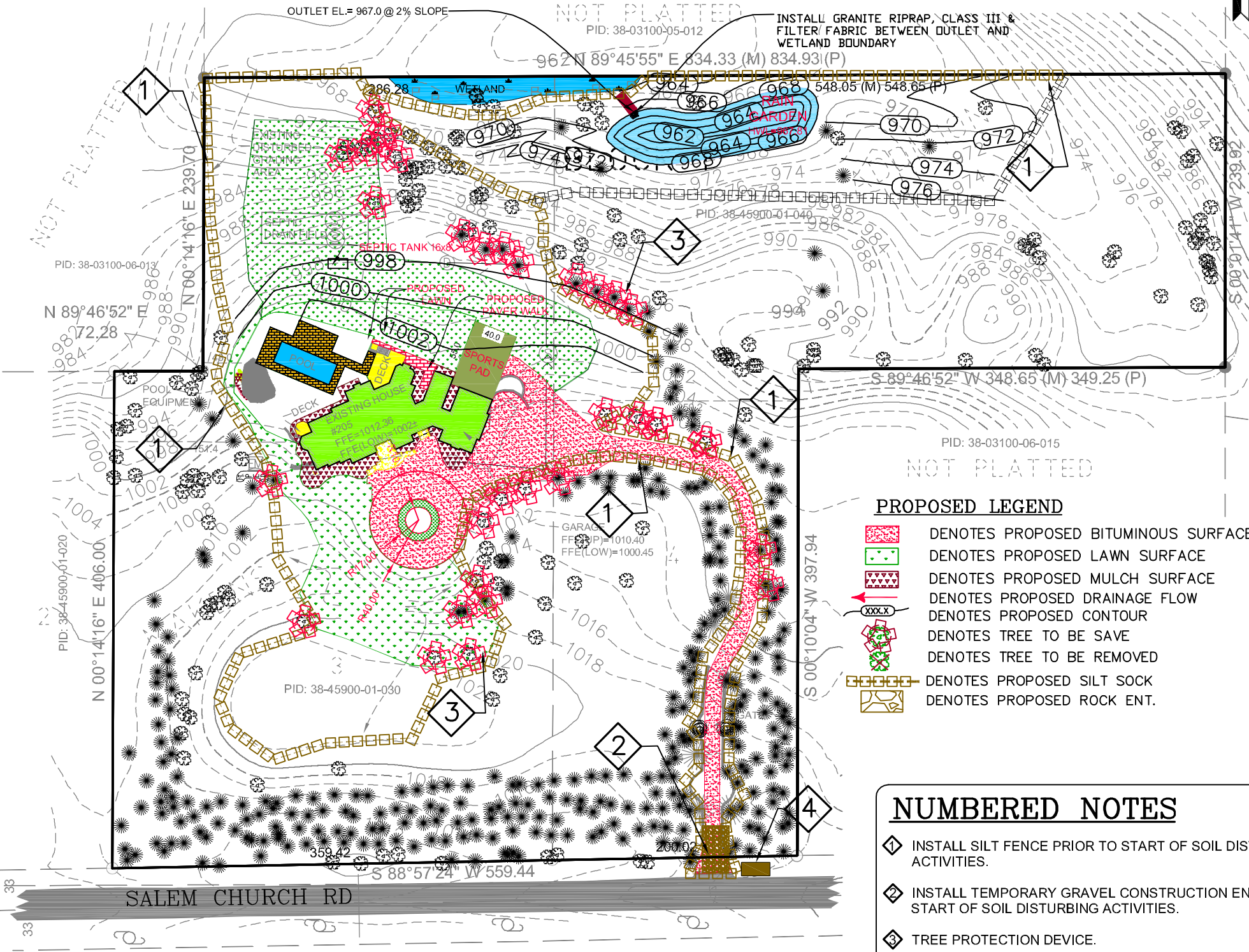
GRADING, DRAINAGE AND EROSION CONTROL PLAN PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- DENOTES EXISTING CONTOUR LINE
- DENOTES FINISH FLOOR ELEVATION
- DENOTES BITUMINOUS SURFACE
- DENOTES BRICK PAVER SURFACE
- DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE
- DENOTES ELECTRIC POWER POLE
- DENOTES RETAINING WALL
- DENOTES MEASURED DISTANCE (M)
- DENOTES PLATTED DISTANCE (P)
- DENOTES SEPTIC MANHOLE
- DENOTES DRAINAGE FLOW
- DENOTES STORM SEWER CATCH BASIN
- DENOTES GATE POST
- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES TELEPHONE PEDESTAL



PROPOSED LEGEND

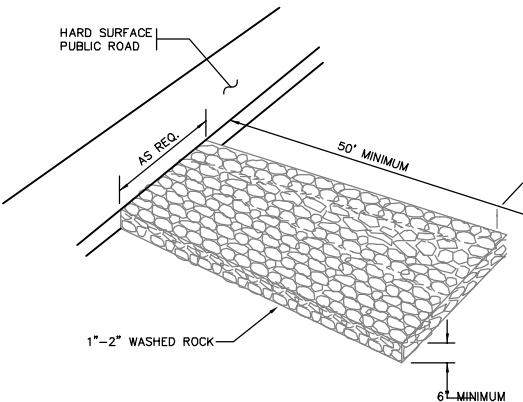
- DENOTES PROPOSED BITUMINOUS SURFACE
- DENOTES PROPOSED LAWN SURFACE
- DENOTES PROPOSED MULCH SURFACE
- DENOTES PROPOSED DRAINAGE FLOW
- DENOTES PROPOSED CONTOUR
- DENOTES TREE TO BE SAVE
- DENOTES TREE TO BE REMOVED
- DENOTES PROPOSED SILT SOCK
- DENOTES PROPOSED ROCK ENT.

NUMBERED NOTES

- 1 INSTALL SILT FENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- 2 INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- 3 TREE PROTECTION DEVICE.
- 4 INSTALL TEMPORARY CONCRETE WASHOUT PAD (OPTIONAL).



TYPICAL EROSION LOGS
NOT TO SCALE



TYPICAL ROCK SURFACE
NOT TO SCALE

PROPOSED HARDCOVER

EXISTING HOUSE	6,956± SQ. FT.
EXISTING FRONT PORCH	528± SQ. FT.
EXISTING DECK AREA	791± SQ. FT.
EXISTING SWIMMING POOL	882± SQ. FT.
EXISTING RETAINING WALL	711± SQ. FT.
PROPOSED POOL BRICK DECK	1,975 ± SQ. FT.
PROPOSED BRICK SIDEWALK	406 ± SQ. FT.
PROPOSED BITUMINOUS DRIVEWAY	18,801 ± SQ. FT.
PROPOSED SPORT PAD	2,200 ± SQ. FT.
PROPOSED IMPERVIOUS AREA	33,250± SQ. FT.
TOTAL LOT AREA	424,909± SQ. FT. (9.75± AC.)
PROPOSED HARDCOVER	7.8%

REFERENCE BENCHMARK
ELEVATION = 1012.42 (NAVD 88) MNDOT DISK
"1985 G", 24 FEET EAST OF DRIVEWAY NO.
233 SALEM CHURCH RD.

LEGAL DESCRIPTION
Lot 3 and Lot 4, Block 1, MAKENS ADDITION, Dakota
County, Minnesota, according to the recorded plat
thereof.

GRADING, DRAINAGE AND EROSION CONTROL NOTES

GRADING NOTES

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
2. SUITABLE GRADING MATERIAL SHALL CONSIST OF ALL SOIL ENCOUNTERED ON THE SITE WITH EXCEPTION OF TOPSOIL DEBRIS. ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL. STOCKPILE TOPSOIL AND GRANULAR FILL AT LOCATIONS DIRECTED BY CONTRACTOR.
3. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF THE EXISTING PAVEMENT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. GRADES SHOWN ARE FINISHED GRADES, CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION.
6. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF THE CONSTRUCTION SITE.
8. COMPLETION OF SITE GRADING OPERATIONS SHALL RESULT IN ALL AREAS BEING GRADED TO 'PLAN SUBGRADE ELEVATION'. THE PARKING LOT AND DRIVEWAY AREAS SHALL BE DETERMINED BY REFERRING TO THE SITE PLAN AND PAVEMENT SECTION DETAILS FOR LOCATION AND LIMITS OF BITUMINOUS PAVEMENT SECTIONS.
9. THE MINIMUM GRADED SLOPE FROM EDGE OF BUILDING SHALL BE 6 INCHES IN 10 FEET.
10. FINISHED GROUND AND SOD ELEVATION ADJACENT TO BUILDING SHALL BE 6" BELOW FLOOR ELEVATION. SLOPE GROUND AWAY FROM BUILDING A MINIMUM OF 6" IN 10 FEET BEYOND 10 FEET REFER TO PLAN GRADES.
11. CONTRACTOR IS RESPONSIBLE FOR GRADING AND SLOPING THE FINISHED GROUND SURFACE TO PROVIDE SMOOTH & UNIFORM SLOPES. WHICH PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND PREVENT PONDING IN LOWER AREAS. CONTACT ENGINEER IF FIELD ADJUSTMENTS TO GRADING PLANS ARE REQUIRED.
12. CONTRACTOR SHALL REMOVE ONLY THOSE TREES MARKED IN THE FIELD VERIFY WITH ENGINEER PRIOR TO REMOVAL.
13. ALL GRADING SHALL BE ACCORDING TO MnDOT 2105.
14. EXISTING CURB CUTS SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CITY STANDARD DETAILS (AND SPECIFICATIONS) .

GRADING, TURF ESTABLISHMENT & EROSION CONTROL SPECIFICATIONS

TURF ESTABLISHMENT
ALL TURF ESTABLISHMENT SHALL BE ACCORDING TO MnDOT 2575 AND SHALL TAKE PLACE WITHIN 10 DAYS OF THE COMPLETED GRADING OPERATION.

TOPSOIL
CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM 4 INCH DEPTH (COMPACTED) TO ALL DISTURBED AREAS, TO BE SODDED OR SEEDED.

SOD
SOD SHALL BE ACCORDING TO MnDOT 3878.

SEEDING
SEED MIX SHALL BE MnDOT 50B AT 100# PER ACRE. DORMANT SEEDING AFTER NOVEMBER 1, AT TWICE THE NORMAL RATE.

MULCHING
MULCH SHALL BE MnDOT TYPE 1. STRAW SHOULD BE SPREAD UNIFORMLY AT A RATE OF 2 TONS PER ACRE AND ANCHORED WITH EITHER NETTING OR A STRAIGHT DISC.

FERTILIZER
TYPE 20-0-10 AT 400# PER ACRE.

GRADING
ALL GRADING SHALL BE ACCORDING TO MnDOT 2105.

SEDIMENT & EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE CLEANLINESS OF THE SITE AND THE MAINTENANCE OF THE EROSION AND SEDIMENT CONTROLS.
2. THE STREET WILL BE SWEEPED CLEAN BEFORE THE END OF EACH DAY OF ACTIVE CONSTRUCTION, WHEN SEDIMENT IS TRACKED INTO THE STREET.
3. AREAS WITH SLOPES GREATER THAN 3 TO 1 AND AREAS NEXT TO WETLANDS/WATERBODIES GRADED OR EXPOSED DURING CONSTRUCTION SHALL BE PROTECTED WITH TEMPORARY VEGETATION, MULCHING, OR OTHER MEANS AS SOON AS PRACTICAL.
4. ALL EXPOSED SOIL AREAS WILL BE STABILIZED AS SOON AS PRACTICAL. UNWORKED SOILS THAT REMAIN EXPOSED AND NOT IN USE FOR LONGER THAN 14 DAYS WILL BE COVERED WITH TEMPORARY SEED (GRASS, OATS, OR WHEAT).
5. NO CONCRETE WASHOUT SHALL OCCUR ON SITE UNLESS IT IS DONE WITH AN APPROVED MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DEVICE OR STANDARD.
6. STOCKPILES SHALL BE SURROUNDED WITH ADEQUATE PERIMETER CONTROL TO PREVENT SEDIMENTATION AND EROSION.
7. INLET PROTECTION FOR ALL STORM SEWER INLETS DOWNSTREAM OF THE SITE WITHIN ONE BLOCK OR AS DIRECTED BY THE CITY.
8. SITE SHALL BE KEPT CLEAN AT ALL TIMES AND REFUSE PROPERLY CONTROLLED.
9. TEMPORARY PUMPING SHALL NOT BE PERMITTED WITHOUT THE USE OF AN APPROVED MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DEVICE OR STANDARD.
10. SOIL COMPACTION SHALL BE MINIMIZED; AREAS OF COMPACTED SOIL WILL BE REMOVED OR LOOSENED VIA TILLING TO A DEPTH OF NO LESS THAN 6-INCHES.
11. THE CONTRACTOR SHALL INSPECT ON A WEEKLY BASIS AND AFTER ANY RAINFALL GREATER THAN 1" ALL EROSION CONTROL DEVICES AND MAKE ANY REPAIRS IMMEDIATELY. AN INSPECTION LOG SHALL BE KEPT ON SITE DETAILING THESE INSPECTIONS AND REPAIRS PERFORMED.

GENERAL NOTES

1. SEE NPDES NOTES AND PLANS FOR FURTHER NPDES REQUIREMENTS, IN CASE OF CONFLICT BETWEEN THIS PLAN AND SWMP NOTES, THE SWMP NOTES SHALL OVERRULE.
2. ALL EROSION CONTROL MEASURES MUST BE INSTALLED AT THE INITIAL STAGES OF CONSTRUCTION AND MAINTAINED UNTIL ALL AREAS ALTERED HAVE BEEN RESTORED.
3. ALL REAR YARD AREAS OF LOTS AT SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF GRADING BY GRADING CONTRACTOR. ALL AREAS BETWEEN THE CURB AND SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF PRIVATE UTILITY INSTALLATION BY THE UTILITY CONTRACTOR.
4. STREET SWEEPING MUST BE UNDERTAKEN ON AN AS-NEEDED BASIS.
5. PERFORM SEEDING FOR FINAL STABILIZATION OF DISTURBED AREA AS FOLLOWS:
 - a. REPLACE TOPSOIL TO PROVIDE A UNIFORM THICKNESS. LOOSEN TOPSOIL TO MINIMUM DEPTH OF 3".
 - b. APPLY COMMERCIAL GRADE SLOW RELEASE FERTILIZER PER 1,000 SQUARE FEET.
 - c. INCORPORATE FERTILIZER INTO SOIL BY USE OF HARROW OR OTHER MEANS TO PLACE FERTILIZER BELOW GROUND LEVEL.



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Vlad Siviriev DATED: 03/06/23

JOB NAME: MARK SULLIVAN

LOCATION: 205 SALEM CHURCH RD
SUNFISH LAKE, MN 55118

FIELD WORK DATE: 11/5/22

FIELD BOOK NO.: EDS-13

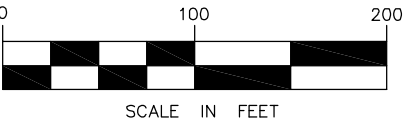
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CHECKED BY: VS

PROJECT NO.: 22-211

SHEET NO. C5

PROPOSED SITE LANDSCAPE PLAN



Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- - - DENOTES SETBACK LINE
- 999 DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- [Pattern] DENOTES BITUMINOUS SURFACE
- [Pattern] DENOTES BRICK PAVER SURFACE
- [Symbol] DENOTES CONIFEROUS TREE
- [Symbol] DENOTES DECIDUOUS TREE
- [Symbol] DENOTES ELECTRIC POWER POLE
- [Symbol] DENOTES RETAINING WALL
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- (S) DENOTES SEPTIC MANHOLE
- [Symbol] DENOTES DRAINAGE FLOW
- [Symbol] DENOTES STORM SEWER CATCH BASIN
- [Symbol] DENOTES GATE POST
- [Symbol] DENOTES GAS METER
- [Symbol] DENOTES ELECTRIC METER
- [Symbol] DENOTES TELEPHONE PEDESTAL

PROPOSED LEGEND

- [Pattern] DENOTES PROPOSED BITUMINOUS SURFACE
- [Pattern] DENOTES PROPOSED LAWN SURFACE
- [Pattern] DENOTES PROPOSED MULCH SURFACE

LANDSCAPE NOTES

- ALL PERVIOUS SURFACE TO BE SODDED AND/OR MULCHED AFTER GRADING IS COMPLETED.
- TRUNKS OF DECIDUOUS TREES SHALL BE AT LEAST 1.5" IN DIAMETER BREAST HEIGHT.
- ALL PLANT MATERIALS SHALL MEET MINIMUM STANDARDS AS STATED IN THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION NO. ANSI Z60.1-1980 "AMERICAN STANDARD FOR NURSERY STOCK".
- ALL LANDSCAPED AREAS MUST BE IRRIGATED.
- SCREENING 6 FEET HIGH AND AT LEAST 95 % OPAQUE SHALL BE PROVIDED ON THE INSIDE OR OUTSIDE OF THE LANDSCAPED YARDS, IN COMPLIANCE WITH THE SPECIFICATIONS OF SECTION 530.160(B).

PROPOSED HARDCOVER

EXISTING HOUSE	6,956± SQ. FT.
EXISTING FRONT PORCH	528± SQ. FT.
EXISTING DECK AREA	791± SQ. FT.
EXISTING SWIMMING POOL	882± SQ. FT.
EXISTING RETAINING WALL	711± SQ. FT.
PROPOSED POOL BRICK DECK	1,975 ± SQ. FT.
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PROPOSED SPORT PAD	2,200 ± SQ. FT.
PROPOSED IMPERVIOUS AREA	33,250± SQ. FT.
TOTAL LOT AREA	424,909± SQ. FT. (9.75± AC.)
PROPOSED HARDCOVER	7.8%

PROPOSED PLANTS SCHEDULE

- [Symbol] DENOTES PROPOSED WINE ROSE WEIGELA
- [Symbol] DENOTES PROPOSED ANNABELLE HYDRAGEA
- [Symbol] DENOTES PROPOSED WALKERS LOW CATMINT
- NOTE: SEE LANSCAPE PLAN

PROPOSED TREE SCHEDULE

	SIZE	QUANTITY
[Symbol] DENOTES FALL FESTA PROPOSED SUGAR MAPLE	12'-15' TALL	5
[Symbol] DENOTES PROPOSED MISS KIM LILAC	3' - 4' TALL	23
[Symbol] DENOTES PROPOSED TANNENBOUM MUGO PINE	4'-5' TALL.	5
[Symbol] DENOTES PROPOSED SWAMP WHITE OAK	10'-12' TALL	2
[Symbol] DENOTES PROPOSED QUAKING ASPEN	12'-15' TALL	13
[Symbol] DENOTES PROPOSED NORWAY PINE	8' TALL	4
[Symbol] DENOTES PROPOSED BLACK HILLS SPRUCE	8' TALL	5
[Symbol] DENOTES PROPOSED FALL FIESTA SUGAR MAPLE	12'-15' TALL	3
[Symbol] DENOTES PROPOSED AUTUM BLAZE MAPLE	12'-15' TALL	3
[Symbol] DENOTES PROPOSED TECHNY ARBORVITAE	4'-5' TALL	5
TOTAL TREE SCHEDULE: 88		
TOTAL SHRUB SCHEDULE: 5		

REFERENCE BENCHMARK

ELEVATION = 1012.42 (NAVD 88) MNDOT DISK "1985 G", 24 FEET EAST OF DRIVEWAY NO. 233 SALEM CHURCH RD.

LEGAL DESCRIPTION

Lot 3 and Lot 4, Block 1, MAKENS ADDITION, Dakota County, Minnesota, according to the recorded plat thereof.



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Vlad Sivirer
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JOB NAME: MARK SULLIVAN

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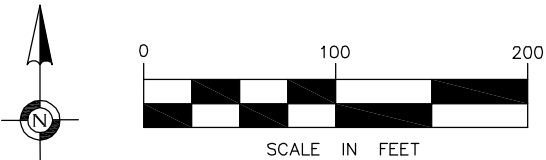
CHECKED BY: VS

PROJECT NO.: 22-211

SHEET NO. C6

STORMWATER MANAGEMENT PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

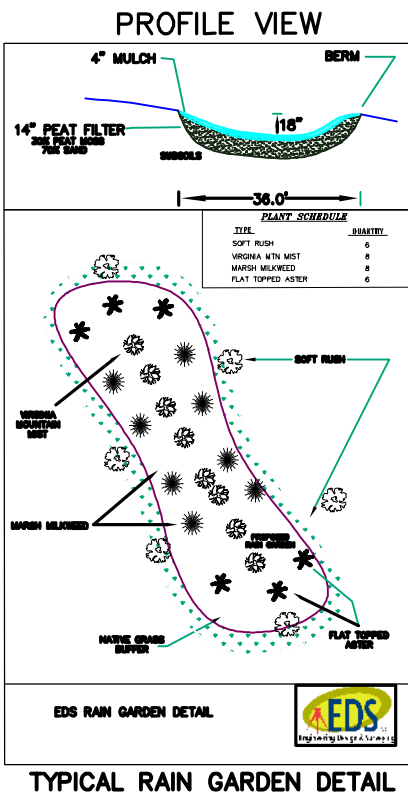


LEGEND

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- DENOTES STORM SEWER CATCH BASIN
- DENOTES GATE POST
- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES TELEPHONE PEDESTAL

GENERAL NOTES

- SEE SWMP NOTES ON SHEET C8 FOR FURTHER SWMP REQUIREMENTS, IN CASE OF CONFLICT BETWEEN THIS PLAN AND SWMP NOTES, THE SWMP NOTES SHALL OVERRULE.
- ALL EROSION CONTROL MEASURES MUST BE INSTALLED AT THE INITIAL STAGES OF CONSTRUCTION AND MAINTAINED UNTIL ALL AREAS ALTERED HAVE BEEN RESTORED.
- ALL REAR YARD AREAS OF LOTS AT SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF GRADING BY GRADING CONTRACTOR. ALL AREAS BETWEEN THE CURB AND SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF PRIVATE UTILITY INSTALLATION BY THE UTILITY CONTRACTOR.
- STREET SWEEPING MUST BE UNDERTAKEN ON AN AS-NEEDED BASIS.
- PERFORM SEEDING FOR FINAL STABILIZATION OF DISTURBED AREA AS FOLLOWS:
 - REPLACE TOPSOIL TO PROVIDE A UNIFORM THICKNESS. LOOSEN TOPSOIL TO MINIMUM DEPTH OF 3".
 - APPLY COMMERCIAL GRADE SLOW RELEASE FERTILIZER PER 1,000 SQUARE FEET.
 - INCORPORATE FERTILIZER INTO SOIL BY USE OF HARROW OR OTHER MEANS TO PLACE FERTILIZER BELOW GROUND LEVEL.
 - APPLY Mn/DOT SEED MIXTURE 190 AT RATE OF 100 POUNDS PER ACRE WITH BRILLION TYPE SEEDER OR OTHER MEANS TO COVER SEED WITH 1/3" TO 3/4" OF SOIL.
 - APPLY UNIFORM COVERING OF Mn/DOT TYPE 1 MULCH AT A RATE OF 2 TONS PER ACRE.
 - ANCHOR MULCH TO DEPTH OF 2" TO 3" WITH DISC ANCHOR OR OTHER MEANS IMMEDIATELY AFTER SEEDING.

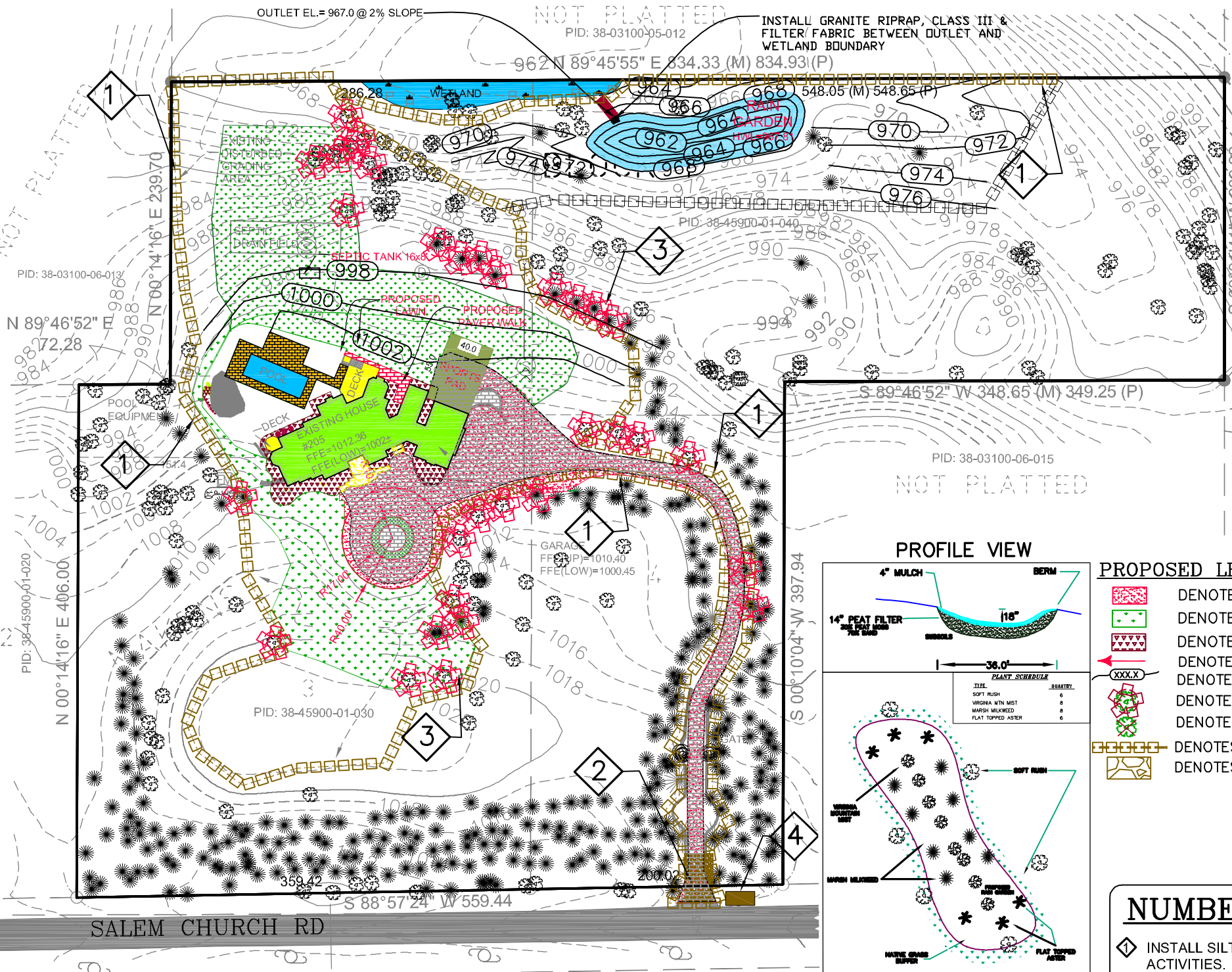


PROPOSED LEGEND

- DENOTES PROPOSED BITUMINOUS SURFACE
- DENOTES PROPOSED LAWN SURFACE
- DENOTES PROPOSED MULCH SURFACE
- DENOTES PROPOSED DRAINAGE FLOW
- DENOTES PROPOSED CONTOUR
- DENOTES TREE TO BE SAVE
- DENOTES TREE TO BE REMOVED
- DENOTES PROPOSED SILT SOCK
- DENOTES PROPOSED ROCK ENT.

NUMBERED NOTES

- 1. INSTALL SILT FENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- 2. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- 3. TREE PROTECTION DEVICE.
- 4. INSTALL TEMPORARY CONCRETE WASHOUT PAD (OPTIONAL).



REFERENCE BENCHMARK
ELEVATION = 1012.42 (NAVD 88) MNDOT DISK
"1985 G", 24 FEET EAST OF DRIVEWAY NO.
233 SALEM CHURCH RD.

LEGAL DESCRIPTION
Lot 3 and Lot 4, Block 1, MAKENS ADDITION, Dakota
County, Minnesota, according to the recorded plat
thereof.

STORMWATER MANAGEMENT NOTES

Storm Water Management Plan
The work described to implement the following Storm Water Management Plan (SWMP) shall be considered part of the Contract Documents and shall be performed by the Contractor. The work to install and maintain the Best Management Practices (BMP's) to prevent erosion and provide sediment control shall be in accordance with Permit No. MN R10000f and shall include, but are not necessarily be limited to, the requirements contained herein.

1. Construction Activity Information

Project Name: SULLIVAN RESIDENCE
Project Address/Location: Section-Township-Range = 31-028-22
City/Township: City of SUNFISH LAKE State: MN Zip Code: 55118
County Parcel ID Number(s): 38-45900-01-030 AND 38-45900-01-040
All cities where construction will occur: City of SUNFISH LAKE

All townships where construction will occur: Not Applicable
All counties where construction will occur: DAKOTA COUNTY
Project Size (number of acres to be disturbed): 2.50
Project Type: ☒ Residential ☐ Commercial/Industrial
☐ Road Construction ☐ Other (describe)

Cumulative Impervious Surface:
Existing area of impervious surface to nearest quarter acre: 1.00
Post construction area of impervious surface to nearest quarter acre: 0.75
Receiving Waters:

Name of Water Body	Type	Appendix A Special Water?
-		No

Dates of Construction

Estimated Construction Start Date: JANUARY, 2023
Estimated Completion Date: MARCH, 2022

Contact Information
Owner of Project Site: MARK R. SULLIVAN & KATHERINE SULLIVAN
Business/Firm Name: N/A
Federal Tax ID Number: available as needed
State -Tax ID Number: available as needed
Contact Person: MARK R. SULLIVAN

Title: OWNER
Name: MARK R. SULLIVAN & KATHERINE SULLIVAN
Phone: 651-263-1771
Mailing Address: 205 SALEM CHURCH RD
City: SUNFISH LAKE
State: MN Zip Code: 55118

Contractor (Party who will oversee implementation of the SWMP. May be same party as Owner above): OLOV A. STROLE
Business/Firm Name: STROLE & COMPANY LLC.
Federal Tax ID Number- available as needed
State Tax ID Number- available as needed
Contact Person: OLOV A. STROLE

Title: PRESIDENT
Name: OLOV A. STROLE
Phone: 612-636-7056
Mailing Address: 160 PROSPECT BLVD .
City: ST. PAUL
State: MN Zip Code: 55107

General Construction Project Information

Description of the construction activity (what will be built, general time/lns., etc.).

LANDSCAPE CONSTRUCTION. The construction activities will include grading operations for the construction of surface drainage and utilities. Roof drain sewer construction, exposed soil stabilization, and bituminous paving will follow grading operations.

2. General Site Information

Description of the location and type of all temporary and permanent erosion prevention and sediment control BMP's to be used, including the timing for installation and procedures used to establish additional temporary BMP 's as necessary.

Contractor shall install and maintain the temporary and permanent erosion prevention and sediment control BMP's as shown on the accompanying drawing and as described herein. The timing shall be in accordance with the Construction Activity Sequence below and in accordance with sound and proactive construction scheduling and practices.

Accompanying this SWMP Is a site plan that Includes the following features:

* Existing and proposed grades, including dividing lines and direction of flow for all pre- and post-construction stormwater runoff drainage areas located within the project limits.
* Locations of impervious surfaces and soil types.
* Locations of areas not to be disturbed.
* Method(s) to be used for final stabilization of al exposed soil areas.

Description of stormwater mitigation measures required as the result of an environmental, archaeological, or other required local, state, or federal review of the project:

Not applicable to this project.

Description of the type and locations of BMP's appropriate for this site and sufficient to comply with all applicable requirements of the TMDL implementation plan and identification of the receiving water and of the areas of project site discharging to an Impaired water that has an approved TMDL Implementation plan that contains requirements for construction Stormwater discharges:

Not applicable to this project.

Selection of Permanent Stormwater Management System

Will the project create a new cumulative impervious surface greater than or equal to one acre? ☐ Yes ☒ No ☐ X

If yes, a water quality volume of 1/2 inch of runoff from this area must be treated before leaving the site or entering surface waters (1 inch of runoff from this area if discharging to special waters).

Method(s) to be used to treat runoff from the new impervious surfaces created by the project:
☐ Wet sedimentation basin ☒ Infiltration/Filtration basin/POND EXISTING
☐ Regional ponds ☐ Combination of practices

Description of treatment method(s) to be used, including design information for each method:

Existing pond will be used to collect water from the roof.

Description of why it is not feasible to meet the treatment requirement for water quality volume. This can include proximity to bedrock or road projects where the lack of right-of-way precludes the installation of any permanent stormwater management practices. Description of what other treatment, such as grassed swales, smaller ponds, or grit chambers, will be implemented to treat runoff prior to discharge to surface waters:

Not Applicable

Description of how a proposed alternative method to treat runoff from new impervious surfaces will achieve approximately 80% removal of total suspended solids on an annual average basis:

Not Applicable

3. Erosion Prevention Practices

Description of construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices to be used to minimize erosion:

Stage the soil disturbing activities to minimize the amount of disturbed soil prior to stabilization. Disturbed areas will be considered stabilized when covered with materials such as anchored mulch, staked sod, riprap, wood fiber blanket, or other materials that prevent erosion from occurring. Grass seeding alone will not be considered stabilization.

Disturb only those areas where proposed contours and elevations are shown to differ from the existing and where removals and other operations are noted. Special areas of the project site that are not to be disturbed by construction activity are noted on the plan.

Description of temporary erosion protection or permanent cover to be used for exposed positive slopes within 200 lineal feet of a surface water (stream, lake, pond, marsh, wetland, reservoir spring, river, storm water basin, storm water drainage system, waterways, water courses, and Irrigation systems whether surface water Is natural or artificial, public or private with maximum time an exposed soil area can remain exposed when the area is not actively being worked:

Provide year round stabilization to the above mentioned areas in accordance with the following table:

Steepness of slope (H:V)	Maximum Exposure Duration When Area Is Not Actively Worked
Greater than 3:1	7 Days
3:1 through 10:1	14 Days
Less than 10:1	21 Days

Description of practices to be used to stabilize the normal wetted perimeter of drainage or diversion ditches within 200 lineal feet of the property edge or point of discharge to a surface water within 24 hours of connecting the ditch to the surface water:

Install seed, fertilizer, and disc-anchored mulch or temporary wood fiber blanket in ditches and swales within 24 hours of connecting the ditch or swale to the surface water where shown on the plan in accordance with the details.

Description of other erosion prevention practices to be used:

Install the specified energy dissipation method, such as riprap and geotextile fabric, at pipe outlets within 24 hours of installation. Permanently seed disturbed areas prior to end of seeding dates specified by MnDOT.

4. Sediment Control Practices

Description of sediment control practices to be used to minimize sediments from entering surface waters, including curb and gutter systems and storm drain inlets:

Permanent sediment control practices to be used on this project consist of sedimentation basins. Temporary sediment control practices to be used are silt fence, culvert inlet protection, storm sewer inlet protection, stone pad exits, ditch checks, and, if necessary, street sweeping.

5. Dewatering and Basin Draining

If the project includes dewatering or basin draining, describe the BMP's to be used to prevent the discharge from adversely affecting the receiving waters and downstream landowners.

N/A

6. Additional BMP's for Special Waters and Discharges to Wetlands

This project does not discharge stormwater directly to a Special Water. This project does not discharge stormwater directly to wetlands, except roof drain 6" PVC.

7. Construction Activity Sequence

In addition to performing and sequencing the tasks associated with implementing this SWMP as described herein and shown on the plan, the Contractor shall perform construction activities in accordance with the following sequence:

- (1) Install silt fence along property line of project site where shown on plan and when property line is down gradient and within 100 feet of areas to have disturbed soil and where property line is within 20 feet of soil disturbing and other construction activities.
- (2) Install silt fence along edge of wetlands and at other locations shown on the plan.
- (3) Install stone exit pads where shown on plan and at other locations where vehicles and equipment will leave the site onto paved and gravel surfaces.
- (4) Construct storm water ponds and related piping and control structures as shown on the project plans. Install and maintain temporary erosion prevention measures as shown on the plan.
- (5) Install silt fence along bottom of storm water pond inslopes and where shown on the plan.
- (6) Install trunk sanitary sewer.
- (7) Complete earthwork activities. Install and maintain sediment control measures such as ditch checks and stormwater inlet protection.
- (8) Complete utility construction. Install and maintain sediment control measures such as inlet protection as work proceeds.
- (9) Remove silt deposits from site, remove silt deposits from stormwater basins.
- (10) Provide soil stabilization to disturbed areas by preparing topsoil, seeding, fertilizing, mulching, anchoring mulch in accordance with plans and specifications.
- (11) Remove perimeter silt fence, other silt fence, check dams, and other sediment control measures upon achieving final stabilization and Owner submits the Notice of Termination.

8. Inspections and Maintenance

Description of procedures to be taken to routinely inspect the construction site:

Contractor shall inspect erosion prevention and sediment control BMP's to ensure integrity and effectiveness. Repair, replace, or supplement non-functional BMP's to provide continually functional BMP's. Contractor shall inspect the entire construction site a minimum of once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. Inspections shall include stabilized areas, erosion prevention and sediment control BMP's, and infiltration areas. Specific tasks associated with the inspection and maintenance of the BMP's include the following:

* Maintain and retain at the construction site written records of the inspections and maintenance performed. Records of each inspection and maintenance activity shall include: Date and time of inspection/maintenance activity; Name of person(s) Performing the activity; Finding of inspection; Recommended corrective actions; Corrective actions taken; and Date and amount of rainfall events greater than 0.5 inches in 24 hours.
* Repair, replace, or supplement silt fences that become nonfunctional or accumulate sediment to the level of 1/3 the silt fence height or more within 24 hours of discovery or as soon as conditions allow access.
* Drain temporary and permanent sediment basins and remove sediment when the volume of sediment collected reaches 1/2 the permanent storage volume within 72 hours of discovery or as soon as conditions allow access.
* Inspect surface waters, drainage ditches, and stormwater conveyance systems for evidence of sediment deposited by erosion. Remove deltas and deposited sediment and restabilize areas where sediment removal results in exposed soil within seven (7) days of discovery unless precluded by legal, regulatory, or physical constraints. Removal and stabilization shall be completed within seven (7) days of obtaining access. The NPDES/SDS permit holder is responsible for contacting the local, regional, state, and federal authorities and receiving the applicable permits prior to performing this work.
* Inspect construction site vehicle exit locations for evidence of sediment being tracked off-site onto paved surfaces. Remove tracked sediment from off-site paved surfaces within 24 hours of discovery.
* Inspect perimeter of construction site. Remove off-site accumulations of sediment in a manner and at a frequency to minimize off-site impacts.

Call 48 Hours before digging
GOPHER STATE ONE CALL

Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

9. Pollution Prevention Management Measures

Contractor shall implement the following pollution prevention management measures on the site:

* Solid Waste: Collect and properly dispose of sediment, asphalt and concrete millings, floating debris, paper, plastic, fabrics, construction and demolition debris, and other wastes in accordance with MPCA disposal requirements.
* Hazardous Materials: Properly store, provide required secondary containment, and dispose of oil products, fuels, point products, and other hazardous substances to prevent spills, leaks, and other discharges in accordance with MPCA regulations. Provide restricted access storage areas to prevent unauthorized access and vandalism.
* Equipment Washing: Restrict external washing of trucks and other construction equipment to a defined area of site. Contain runoff and properly dispose of waste. Engine degreasing is prohibited on the property.
* Spill prevention: Park construction equipment and store potentially hazardous materials in a designated area located as far as practicable from potential environmentally sensitive areas. Construct impoundment dike and take other measures required to contain spilled material. Remove and dispose of contaminated soil, vegetation, and other materials and perform other mitigation measures as required in accordance with MPCA regulations.
* Sanitary and Septic Waste: Provide and maintain temporary facilities in accordance with MPCA and Minnesota Department of Health regulations.

10. Final Stabilization

Contractor shall achieve final stabilization of the construction site by achieving the following:

* Soil disturbing activities have been completed and soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area or other equivalent means to prevent soil failure under erosive conditions.
* Temporary synthetic and structural erosion prevention and sediment control BMP's are removed.
* Sediment is removed from permanent sedimentation basins to return basins to the design capacity, removed from stormwater conveyance systems, and is stabilized or removed from the site.

11. Notice of Termination

Contractor shall notify Owner immediately upon achieving Final Stabilization. Owner must submit the Notice of Termination within 30 days after Final Stabilization or within 30 days of another owner assuming control according to Part II.B.5. over all areas of the site that have not undergone Final Stabilization.



ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vlad Sivirer
VLADIMIR SIVRIVER L.S. NO. 25105 DATED: 03/06/23

JOB NAME: **MARK SULLIVAN**

LOCATION: 205 SALEM CHURCH RD
SUNFISH LAKE, MN 55118

FIELD WORK DATE: 11/5/22

FIELD BOOK NO.: EDS-13

DRAWN BY: IS

CHECKED BY: VS

PROJECT NO.: 22-211

SHEET NO. C8

TREE PRESERVATION PLAN



Call 48 Hours before digging
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Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- - - DENOTES SETBACK LINE
- - - 999 DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES BITUMINOUS SURFACE
- ▤ DENOTES BRICK PAVER SURFACE
- ☼ DENOTES CONIFEROUS TREE
- ☼ DENOTES DECIDUOUS TREE
- ⚡ DENOTES ELECTRIC POWER POLE
- DENOTES RETAINING WALL
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- (S) DENOTES SEPTIC MANHOLE
- DENOTES DRAINAGE FLOW
- ⊙ DENOTES STORM SEWER CATCH BASIN
- ⊙ DENOTES GATE POST
- ⊙ DENOTES GAS METER
- ⊙ DENOTES ELECTRIC METER
- ⊙ DENOTES TELEPHONE PEDESTAL

TREE SURVEY NOTES

- 1481 TREES WERE LOCATED WITHIN THE PARCEL
- ALL TREES 6 INCHES OR LARGER IN DIAMETER WERE LOCATED AT THE CHEST LEVEL APPROXIMATELY 4.5 FEET FROM THE GROUND LEVEL
- ALL DIAMETERS WERE MEASURED IN INCHES
- DECIDUOUS TREES WERE LABELED ON THE PLAN AS TRE
- CONIFEROUS TREES WERE LABELED ON THE PLAN AS EVG
- A 2X IN THE NOTES DENOTES A 2-STEM TREE WITH RESPECTIVE DIAMETERS, ETC. ALL COORDINATES ARE IN DAKOTA COUNTY US SURVEY FEET
- DEAD TREES WERE LABELED AS DEAD AT THE END OF THE DESCRIPTOR TO THE BEST OF OUR ABILITY. (EXAMPLE: EVG 14 DEAD)

NOTES

- THE BASIS OF THE BEARING SYSTEM IS PER THE PLAT OF MAKENS ADDITION.
- NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
- CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
- NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
- EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

NO.	DATE	DESCRIPTION	BY

TREE LEGEND

- DENOTES DECIDUOUS TREE REMOVED
- DENOTES ALL TREE DEAD TO BE REMOVED
- 157 DENOTES TREE LABELED

BUILDING SETBACKS

ZONING: R1A = SINGLE-FAMILY DISTRICT
HOUSE: FRONT = 100 FT
SIDE = 50 FT
REAR = 50 FT
ACCESSORY: FRONT = 100 FT
SIDE = 25 FT
REAR = 25 FT

LEGAL DESCRIPTION

Lot 3 and Lot 4, Block 1, MAKENS ADDITION, Dakota County, Minnesota, according to the recorded plat thereof.

REFERENCE BENCHMARK

ELEVATION = 1012.42 (NAVD 88) MNDOT DISK "1985 G", 24 FEET EAST OF DRIVEWAY NO. 233 SALEM CHURCH RD.



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I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Vlad Sivirer
VLADIMIR SIVIRER L.S. NO. 25105 DATED: 03/06/23

JOB NAME: **MARK SULLIVAN**
LOCATION: 205 SALEM CHURCH RD
SUNFISH LAKE, MN 55118

FIELD WORK DATE: 11/5/22
FIELD BOOK NO.: EDS-13

DRAWN BY: IS
CHECKED BY: VS

PROJECT NO.: 22-211
SHEET NO. C9

EXISTING TREE INVENTORY

1000 -1101

1101 -1200

1201 -1300

1301 -1400

Call 48 Hours before digging
GOPHER STATE ONE CALL

Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

1400 -1481

POINT I	Species	DBH	CONDITION	Notes	
1000	Ash, green	9	Good		
1001	Aspen, quacking	6	Good		
1002	Aspen, quacking	6	Good		
1003	Aspen, quacking	6	Good		
1004	Aspen, quacking	6	Good		
1005	Aspen, quacking	6	Good		
1006	Boxelder	7	Good		
1007	Aspen, quacking	6	Good		
1008	Aspen, quacking	8	Good		
1009	Ash, green	11	Good		
1010	Aspen, quacking	8	Good		
1011	Aspen, quacking	7	Good		
1012	Aspen, quacking	7	Good		
1013	Ash, green	6	Good		
1014	Ash, green	7	Good		
1015	Ash, green	7	Good		
1016	Ash, green	7	Average		
1017	Ash, green	6	Good		
1018	Cottonwood, eastern	21	Good		
1019	Boxelder	7	Good		
1020	Cottonwood, eastern	24	Average	2x 15 9	
1021	Maple, amur	12	Average	2x 6 6	
1022	Birch, river	7	Good		
1023	Aspen, quacking	10	Good		
1024	Ash, green	8	Average		
1025	Maple, amur	16	Average	2x 8 8	
1026	Maple, amur	14	Average		
1027	Maple, amur	18	Average		
1028	Birch, river	7	Good		
1029	Birch, river	7	Average		
1030	Aspen, quacking	7	Good		
1031	Aspen, quacking	7	Good		
1032	Pine, scotch	8	Average		
1033	Ash, green	8	Average		
1034	Spruce, white	12	Good		
1035	Spruce, white	11	Good		
1036	Spruce, white	10	Good		
1037	Gingko	12	Good		
1038	Gingko	6	Average		
1039	Spruce, white	10	Good		
1040	Spruce, white	9	Good		
1041	Spruce, white	10	Good		
1042	Crabapple	10	Good		
1043	Crabapple	10	Good		
1044	Crabapple	8	Good		
1045	Birch, river	26	Average	3x 10 10 6	
1046	Birch, river	43	Average	5x 12 10 8 7 6	
1047	Birch, river	34	Average	5x 8 7 7 6 6	
1048	Spruce, white	12	Average		
1049	Spruce, white	9	Average		
1050	Spruce, white	8	Average		
1051	Spruce, white	11	Average		
1052	Spruce, white	9	Average		
1053	Maple, sugar	11	Good		
1054	Maple, red	10	Good		
1055	Maple, red	8	Good		
1056	Maple, red	11	Good		
1057	Buckeye, ohio	12	Good		
1058	Ash, green	10	Good		
1059	Ash, green	14	Good		
1060	Maple, amur	12	Average	x	
1061	Boxelder	6	Average		
1062	Boxelder	7	Average		
1063	Spruce, white	14	Average		
1064	Boxelder	14	Average		
1065	Boxelder	8	Average		
1066	Boxelder	23	Average	2x 12 11	
1067	Boxelder	10	Average		
1068	Boxelder	7	Average		
1069	Boxelder	11	Average		
1070	Boxelder	12	Average		
1071	Boxelder	19	Average		
1072	Boxelder	14	Average		
1073	Boxelder	15	Average		
1074	Boxelder	14	Average		
1075	Boxelder	16	Average		
1076	Boxelder	28	Average		
1077	Cherry, black	15	Average		
1078	Elm, american	16	Average		
1079	Boxelder	11	Average		
1080	Boxelder	12	Average		
1081	Pine, red	10	Good		
1082	Spruce, white	11	Average		
1083	Maple, amur	11	Average		
1084	Pine, white	21	Good		
1085	Pine, white	19	Good		
1086	Pine, white	21	Good		
1087	Boxelder	26	Average		
1088	Pine, white	19	Good		
1089	Pine, white	20	Good		
1090	Pine, white	27	Good		
1091	Ash, green	6	Average		
1092	Cottonwood, eastern	14	Good		
1093	Cottonwood, eastern	13	Average		
1094	Cottonwood, eastern	9	Average		
1095	Oak, red	10	Good		
1096	Oak, red	10	Good		
1097	Cottonwood, eastern	12	Good		
1098	Boxelder	8	Average		
1099	Boxelder	6	Average		
1100	Boxelder	6	Average		

POINT NO.	Species	DBH	CONDITION	Notes	
1101	Boxelder	10	Average		
1102	Boxelder	9	Average		
1103	Boxelder	7	Average		
1104	Elm, siberian	6	Average		
1105	Pine, red	9	Average		
1106	Pine, red	12	Average		
1107	Pine, red	17	Good	2x 9 8	
1108	Pine, red	10	Good		
1109	Pine, red	10	Good		
1110	Pine, red	12	Good		
1111	Pine, red	12	Good		
1112	Pine, red	11	Good		
1113	Pine, red	11	Good		
1114	Pine, red	12	Good		
1115	Pine, red	12	Good		
1116	Pine, red	12	Good		
1117	Pine, red	10	Good		
1118	Pine, red	11	Good		
1119	Pine, red	8	Good		
1120	Pine, red	14	Good		
1121	Pine, white	38	Average		
1122	Pine, red	10	Good		
1123	Pine, red	10	Good		
1124	Pine, red	10	Good		
1125	Pine, red	9	Good		
1126	Pine, red	7	Good		
1127	Pine, red	9	Good		
1128	Pine, red	10	Good		
1129	Pine, red	7	Good		
1130	Pine, red	10	Good		
1131	Pine, red	15	Good		
1132	Pine, white	16	Good		
1133	Pine, red	9	Good		
1134	Pine, red	11	Good		
1135	Pine, red	9	Good		
1136	Pine, red	9	Good		
1137	Pine, red	10	Good		
1138	Pine, red	10	Good		
1139	Pine, red	8	Good		
1140	Pine, red	10	Good		
1141	Pine, red	12	Good		
1142	Pine, red	11	Good		
1143	Pine, red	10	Good		
1144	Pine, red	8	Good		
1145	Pine, red	9	Good		
1146	Pine, red	10	Good		
1147	Pine, red	13	Good		
1148	Pine, red	12	Good		
1149	Pine, red	8	Good		
1150	Pine, red	12	Good		
1151	Pine, red	12	Good		
1152	Pine, red	9	Good		
1153	Pine, red	11	Good		
1154	Pine, red	10	Good		
1155	Pine, red	10	Good		
1156	Pine, red	10	Good		
1157	Pine, red	11	Good		
1158	Pine, red	11	Good		
1159	Spruce, white	17	Good		
1160	Pine, red	11	Good		
1161	Pine, red	10	Good		
1162	Pine, red	10	Good		
1163	Pine, red	10	Good		
1164	Pine, red	11	Good		
1165	Pine, red	10	Good		
1166	Pine, red	10	Good		
1167	Pine, red	11	Good		
1168	Pine, red	12	Good		
1169	Pine, red	9	Good		
1170	Pine, red	8	Good		
1171	Pine, red	10	Good		
1172	Pine, red	11	Good		
1173	Pine, red	11	Good		
1174	Pine, red	9	Good		
1175	Pine, red	11	Good		
1176	Pine, red	9	Good		
1177	Pine, red	9	Good		
1178	Pine, red	10	Good		
1179	Pine, red	12	Good		
1180	Pine, red	11	Good		
1181	Pine, red	9	Good		
1182	Pine, red	10	Good		
1183	Pine, red	11	Good		
1184	Pine, red	11	Good		
1185	Pine, red	10	Good		
1186	Pine, red	10	Good		
1187	Pine, red	8	Good		
1188	Pine, red	9	Good		
1189	Pine, red	10	Good		
1190	Pine, red	10	Good		
1191	Pine, red	10	Good		
1192	Pine, red	10	Good		
1193	Pine, red	10	Good		
1194	Pine, red	10	Good		
1195	Pine, white	10	Good		
1196	Pine, red	10	Good		
1197	Pine, red	9	Good		
1198	Pine, red	10	Good		
1199	Elm, siberian	15	Average		
1200	Cedar, red	8	Good		

Tag	Species	DBH	CONDITION	Notes
1201	Pine, red	9	Good	
1202	Pine, red	9	Good	
1203	Pine, red	10	Good	
1204	Pine, red	10	Good	
1205	Pine, red	11	Good	
1206	Pine, red	10	Good	
1207	Spruce, white	15	Good	
1208	Pine, red	11	Good	
1209	Pine, red	7	Good	
1210	Pine, red	10	Good	
1211	Pine, red	12	Good	
1212	Pine, red	11	Good	
1213	Pine, red	11	Good	
1214	Pine, red	11	Good	
1215	Pine, red	11	Good	
1216	Pine, red	10	Good	
1217	Spruce, norway	17	Good	
1218	Spruce, norway	11	Good	
1219	Spruce, norway	18	Good	
1220	Spruce, norway	15	Good	
1221	Pine, red	11	Good	
1222	Pine, red	12	Good	
1223	Pine, red	11	Good	
1224	Pine, red	11	Good	
1225	Pine, red	11	Good	
1226	Pine, red	10	Good	
1227	Pine, red	10	Good	
1228	Pine, red	11	Good	
1229	Pine, red	11	Good	
1230	Pine, red	9	Good	
1231	Pine, red	8	Good	
1232	Pine, red	10	Good	
1233	Pine, red	11	Good	
1234	Pine, red	11	Good	
1235	Pine, red	12	Good	
1236	Pine, red	15	Good	
1237	Pine, red	10	Good	
1238	Pine, red	10	Good	
1239	Pine, red	9	Good	
1240	Pine, red	13	Good	
1241	Pine, red	13	Good	
1242	Pine, red	10	Good	
1243	Pine, red	12	Good	
1244	Pine, red	9	Good	
1245	Pine, red	9	Good	
1246	Pine, red	12	Good	
1247	Pine, red	11	Good	
1248	Pine, red	10	Good	
1249	Boxelder	34	Good	3x 14 13 7
1250	Boxelder	45	Good	4x 14 13 12 6
1251	Spruce, white	12	Good	
1252	Pine, red	11	Good	
1253	Pine, red	9	Good	
1254	Pine, red	9	Good	
1255	Pine, red	11	Good	
1256	Pine, red	7	Good	
1257	Pine, red	9	Good	
1258	Pine, red	9	Good	
1259	Pine, red	10	Good	
1260	Pine, red	11	Average	
1261	Pine, red	11	Good	
1262	Pine, red	9	Good	
1263	Pine, red	10	Good	
1264	Pine, red	10	Good	
1265	Pine, red	10	Good	
1266	Pine, red	8	Good	
1267	Spruce, white	11	Good	
1268	Spruce, white	11	Good	
1269	Spruce, white	9	Good	
1270	Pine, red	9	Good	
1271	Pine, white	19	Good	
1272	Pine, red	9	Good	
1273	Spruce, norway	11	Good	
1274	Spruce, white	23	Good	2x 15 7
1275	Pine, red	9	Good	
1276	Pine, red	10	Good	
1277	Spruce, white	10	Good	
1278	Spruce, white	13	Good	
1279	Spruce, white	11	Good	
1280	Pine, white	14	Good	
1281	Spruce, white	10	Good	
1282	Spruce, white	13	Good	
1283	Pine, white	18	Good	
1284	Spruce, white	7	Good	
1285	Pine, white	19	Good	
1286	Spruce, white	11	Good	
1287	Spruce, white	12	Good	
1288	Pine, white	18	Good	
1289	Spruce, white	6	Good	
1290	Spruce, white	13	Good	
1291	Spruce, white	10	Good	
1292	Spruce, white	9	Good	
1293	Spruce, white	13	Good	
1294	Spruce, white	11	Good	
1295	Pine, white	16	Average	
1296	Spruce, white	10	Good	
1297	Spruce, white	10	Good	
1298	Pine, white	16	Good	
1299	Spruce, white	7	Good	
1300	Spruce, white	9	Good	

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

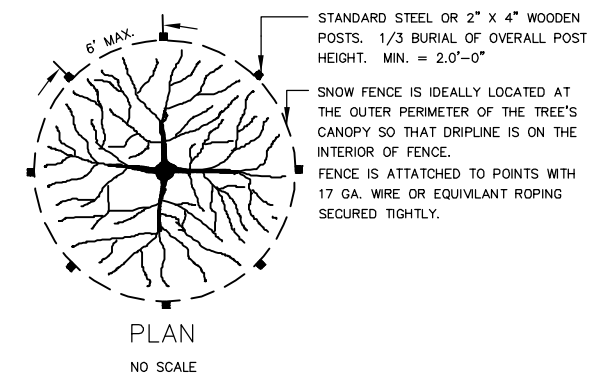


NOTES: **NOT TO SCALE**

CONIFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. NO MULCH TO BE IN CONTACT WITH TRUNK.

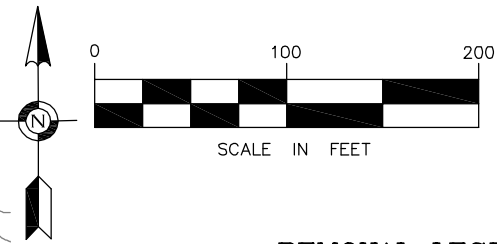
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

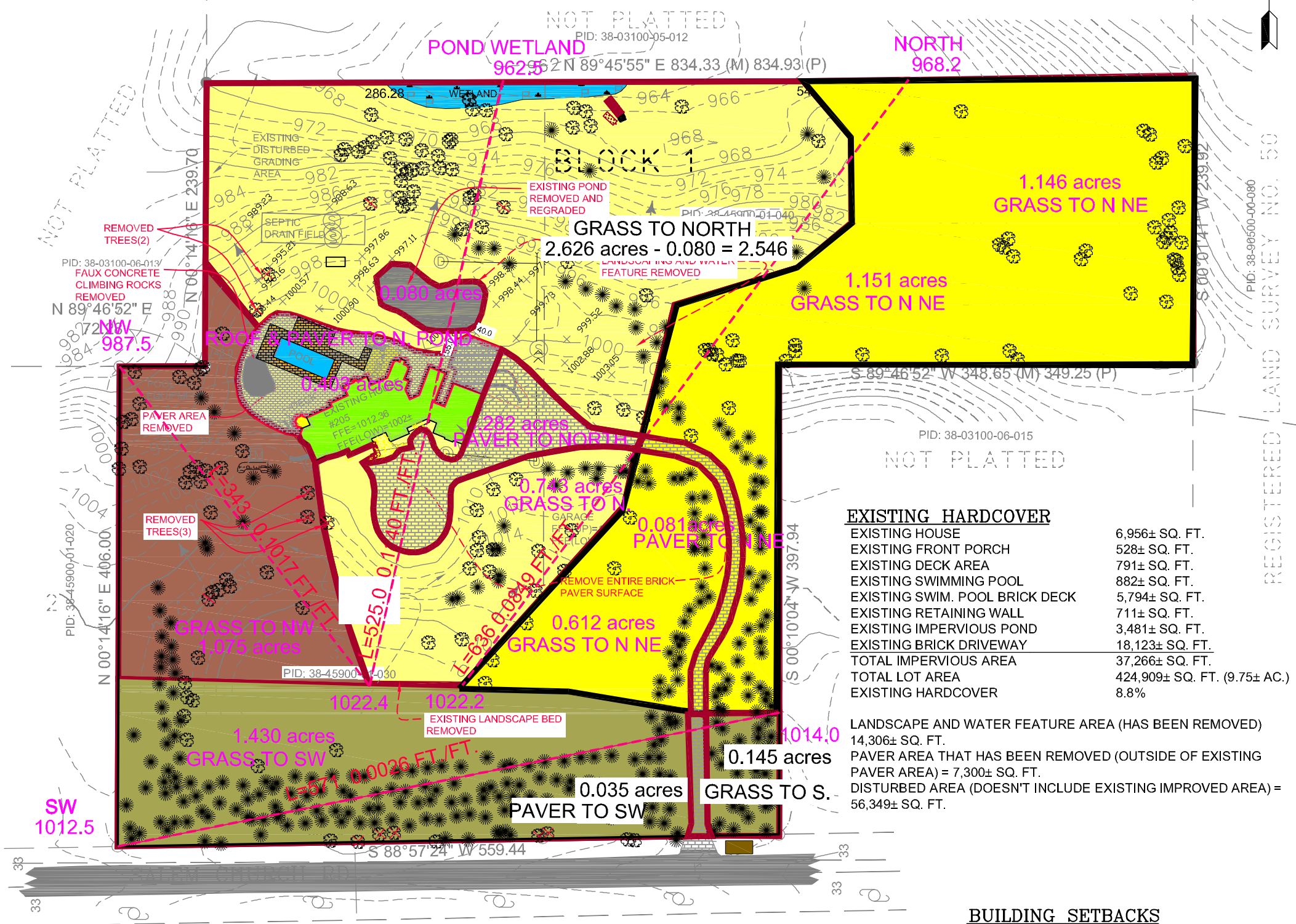


NO.	DATE	DESCRIPTION	BY

EXISTING DRAINAGE AREAS



Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



REMOVAL LEGEND

- DENOTES DESTURBED GRADING AREA
- DENOTES BRICK PAVER AREA REMOVED
- DENOTES POND REMOVED
- DENOTES DECIDUOUS TREE REMOVED

LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- DENOTES EXISTING CONTOUR LINE
- DENOTES FINISH FLOOR ELEVATION
- DENOTES BITUMINOUS SURFACE
- DENOTES BRICK PAVER SURFACE
- DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE
- DENOTES ELECTRIC POWER POLE
- DENOTES RETAINING WALL
- DENOTES MEASURED DISTANCE
- DENOTES PLATTED DISTANCE
- DENOTES SEPTIC MANHOLE
- DENOTES DRAINAGE FLOW
- DENOTES STORM SEWER CATCH BASIN
- DENOTES GATE POST
- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES TELEPHONE PEDESTAL

EXISTING HARDCOVER

EXISTING HOUSE	6,956± SQ. FT.
EXISTING FRONT PORCH	528± SQ. FT.
EXISTING DECK AREA	791± SQ. FT.
EXISTING SWIMMING POOL	882± SQ. FT.
EXISTING SWIM. POOL BRICK DECK	5,794± SQ. FT.
EXISTING RETAINING WALL	711± SQ. FT.
EXISTING IMPERVIOUS POND	3,481± SQ. FT.
EXISTING BRICK DRIVEWAY	18,123± SQ. FT.
TOTAL IMPERVIOUS AREA	37,266± SQ. FT.
TOTAL LOT AREA	424,909± SQ. FT. (9.75± AC.)
EXISTING HARDCOVER	8.8%

LANDSCAPE AND WATER FEATURE AREA (HAS BEEN REMOVED)
14,306± SQ. FT.
PAVER AREA THAT HAS BEEN REMOVED (OUTSIDE OF EXISTING PAVER AREA) = 7,300± SQ. FT.
DISTURBED AREA (DOESN'T INCLUDE EXISTING IMPROVED AREA) = 56,349± SQ. FT.

BUILDING SETBACKS

ZONING: R1A = SINGLE-FAMILY DISTRICT
HOUSE: FRONT = 100 FT
SIDE = 50 FT
REAR = 50 FT
ACCESSORY: FRONT = 100 FT
SIDE = 25 FT
REAR = 25 FT

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS PER THE PLAT OF MAKENS ADDITION.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

REFERENCE BENCHMARK

ELEVATION = 1012.42 (NAVD 88) MNDOT DISK
"1985 G", 24 FEET EAST OF DRIVEWAY NO.
233 SALEM CHURCH RD.

LEGAL DESCRIPTION

Lot 3 and Lot 4, Block 1, MAKENS ADDITION, Dakota
County, Minnesota, according to the recorded plat
thereof.



ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION,
AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Vlad Sivirer
VLADIMIR SIVIRER L.S. NO. 25105 DATED: 03/06/23

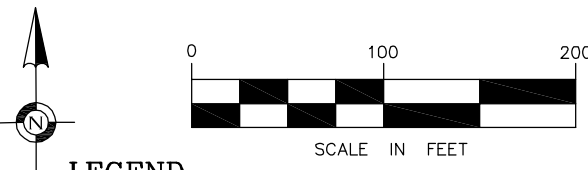
JOB NAME: **MARK SULLIVAN**
LOCATION: 205 SALEM CHURCH RD
SUNFISH LAKE, MN 55118

FIELD WORK DATE: 11/5/22
FIELD BOOK NO.: EDS-13

DRAWN BY: IS
CHECKED BY: VS

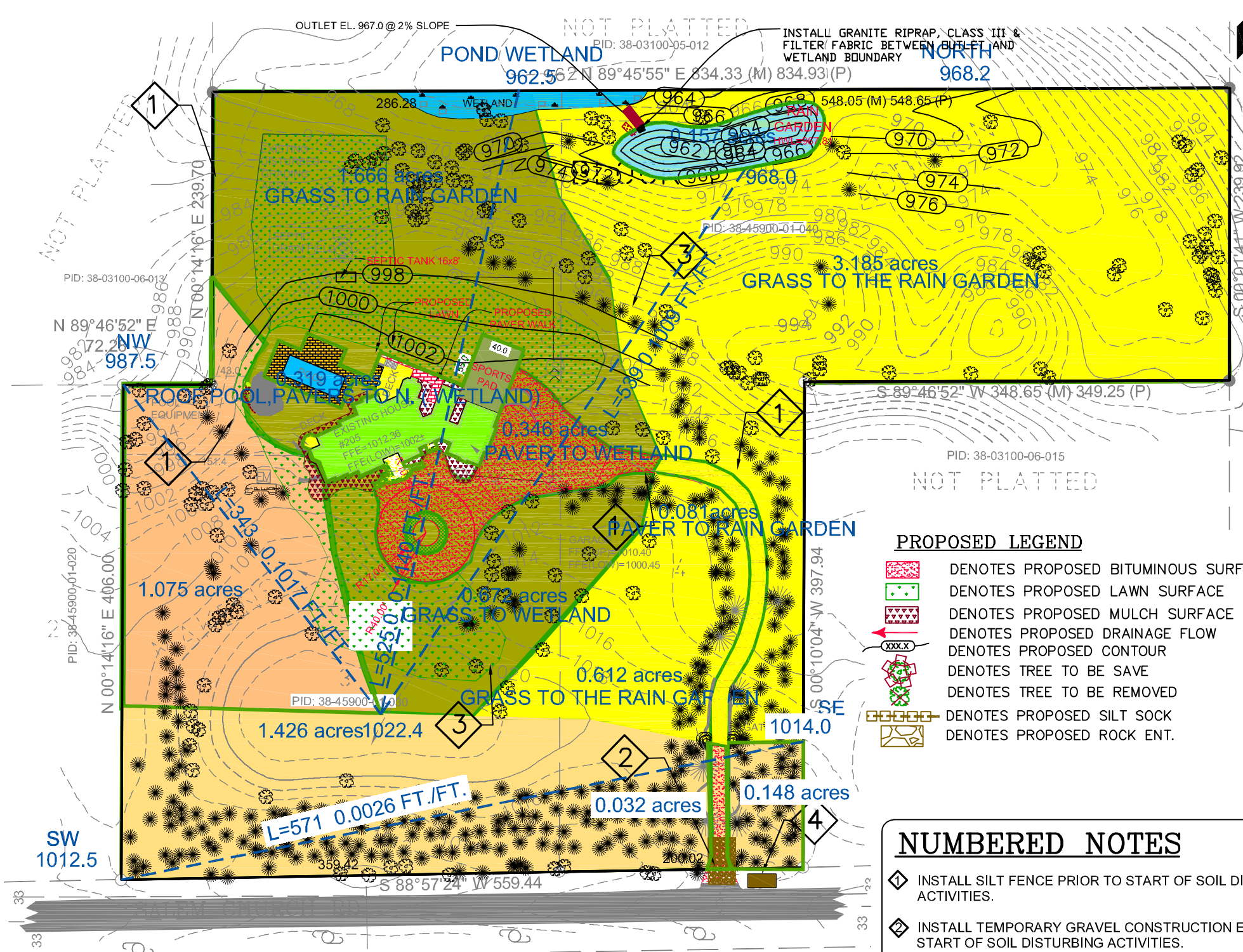
PROJECT NO.: 22-211
SHEET NO. C12

PROPOSED DRAINAGE AREAS



Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

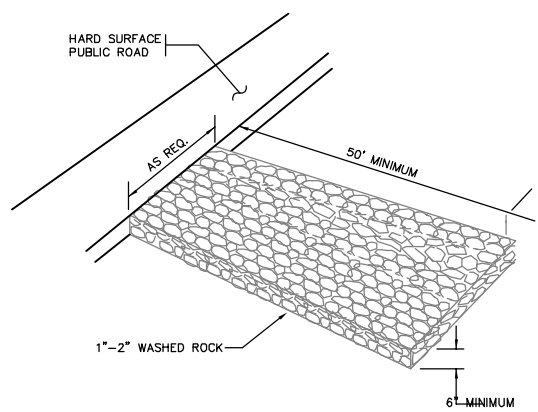
- LEGEND**
- DENOTES FOUND PROPERTY IRON
 - DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
 - DENOTES BOUNDARY LINE
 - DENOTES LOT LINE
 - - - DENOTES SETBACK LINE
 - - - 999 DENOTES EXISTING CONTOUR LINE
 - FFE DENOTES FINISH FLOOR ELEVATION
 - [Pattern] DENOTES BITUMINOUS SURFACE
 - [Pattern] DENOTES BRICK PAVER SURFACE
 - [Tree Symbol] DENOTES CONIFEROUS TREE
 - [Tree Symbol] DENOTES DECIDUOUS TREE
 - [Pole Symbol] DENOTES ELECTRIC POWER POLE
 - DENOTES RETAINING WALL
 - (M) DENOTES MEASURED DISTANCE
 - (P) DENOTES PLATTED DISTANCE
 - (S) DENOTES SEPTIC MANHOLE
 - DENOTES DRAINAGE FLOW
 - DENOTES STORM SEWER CATCH BASIN
 - DENOTES GATE POST
 - DENOTES GAS METER
 - DENOTES ELECTRIC METER
 - DENOTES TELEPHONE PEDESTAL



- PROPOSED LEGEND**
- [Pattern] DENOTES PROPOSED BITUMINOUS SURFACE
 - [Pattern] DENOTES PROPOSED LAWN SURFACE
 - [Pattern] DENOTES PROPOSED MULCH SURFACE
 - [Pattern] DENOTES PROPOSED DRAINAGE FLOW
 - [Pattern] DENOTES PROPOSED CONTOUR
 - [Tree Symbol] DENOTES TREE TO BE SAVE
 - [Tree Symbol] DENOTES TREE TO BE REMOVED
 - [Pattern] DENOTES PROPOSED SILT SOCK
 - [Pattern] DENOTES PROPOSED ROCK ENT.



TYPICAL EROSION LOGS
NOT TO SCALE



TYPICAL ROCK SURFACE
NOT TO SCALE

NUMBERED NOTES

- 1 INSTALL SILT FENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- 2 INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- 3 TREE PROTECTION DEVICE.
- 4 INSTALL TEMPORARY CONCRETE WASHOUT PAD (OPTIONAL).

REFERENCE BENCHMARK
ELEVATION = 1012.42 (NAVD 88) MNDOT DISK
"1985 G", 24 FEET EAST OF DRIVEWAY NO.
233 SALEM CHURCH RD.

LEGAL DESCRIPTION
Lot 3 and Lot 4, Block 1, MAKENS ADDITION, Dakota
County, Minnesota, according to the recorded plat
thereof.

PROPOSED HARDCOVER	
EXISTING HOUSE	6,956± SQ. FT.
EXISTING FRONT PORCH	528± SQ. FT.
EXISTING DECK AREA	791± SQ. FT.
EXISTING SWIMMING POOL	882± SQ. FT.
EXISTING RETAINING WALL	711± SQ. FT.
PROPOSED POOL BRICK DECK	1,975 ± SQ. FT.
PROPOSED BRICK SIDEWALK	406 ± SQ. FT.
PROPOSED BITUMINOUS DRIVEWAY	18,801 ± SQ. FT.
PROPOSED SPORT PAD	2,200 ± SQ. FT.
PROPOSED IMPERVIOUS AREA	33,250± SQ. FT.
TOTAL LOT AREA	424,909± SQ. FT. (9.75± AC.)
PROPOSED HARDCOVER	7.8%