

Planning Memorandum

To: Sunfish Lake Planning Commission

From: Ryan Krzos, AICP, City Planner

Date: October 14, 2020
City Planning Commission Meeting October 21, 2020

Re: 245 Salem Church Road – Major Site and Building Plan Review (MSP-05-2020)
WSB Project No. 16763-000

GENERAL INFORMATION

Applicant: Chris Van Klei, Detail Homes

Property Owner: Tim and Kate Becker

Project Location: 245 Salem Church Road, PID# 38-45900-01-010

Existing Land Use / Undeveloped; Zoned Single-Family Residential District, R-1

Surrounding Land Use Zoning

North:	Residential and Sunfish Lake; Zoned Single-Family Residential District, R-1 with Shoreland Overlay
East:	Residential; Zoned Single-Family Residential District, R-1
South:	Residential; Zoned Single-Family Residential District, R-1
West:	Residential; Zoned Single-Family Residential District, R-1

Comprehensive Plan: The City of Sunfish Lake (2020) Comprehensive Plan guides this property for Rural Residential land use.

Deadline for Agency Action:

Application Date:	09-14-2020
Additional Information Received:	10-09-2020
60 Days:	11-13-2020
Extension Letter Mailed:	N/A
120 Days:	01-21-2021

CONSIDERATIONS RELATED TO THE REQUEST

1. Overview.

Chris Van Klei, Detail Homes (the applicant), has applied on behalf of the property owner, for a major site and building plan review to facilitate the development of a single-family residence on the property located at 245 Salem Church Road.

New structures require the review and approval of a major site and building plan. Site and building plan review requests require a public hearing, and review and recommendation by the Planning Commission, followed by review and consideration by the City Council.

2. General Zoning Review

The residential structure is proposed in the central portion of the subject site. The grade changes slightly from Salem Church Road to the north toward the rear of the property. Grading of the site is proposed to accommodate the residence, which includes a lower level walkout design oriented towards the lake. Vehicular access to the site is provided via a driveway from Salem Church Road to a proposed attached garage. Stormwater management facilities are proposed to the north of the building and adjoining swimming pool. The City engineer has reviewed the stormwater management, erosion control, and site grading plan and found that said plans conform to ordinance requirements.

Below is a summary table of the dimensional requirements for lots and structures in the R-1 District. The project and site comply with all other applicable requirements.

	R-1 Minimum Requirement	Proposed
Net Buildable Lot Area	2.5 acres	2.6 ac (existing)
Lot Width at Building Setback	200 feet	246 feet (existing)
Minimum Building Setback: Front (South)	100 feet	118.25 feet
Minimum Building Setback: Side	50 feet	East: 93.66 ft. West: 50.5 ft.
Minimum Building Setback: Rear (North)	50 feet	234.33 feet
Maximum Building Height	30 feet or 2.5 Stories	29 ft. - 3.5 in. 2 Stories
Maximum Building Area	10% of lot area	3.79%

The proposed structure is designed in a modern farmhouse residential style with a pitched gambrel roof. Exterior materials consist of light-colored engineered wood lap siding and cedar shake siding with light trim and cedar shake roof shingles. These materials are consistent with the surrounding residential context and are allowed by the Zoning Ordinance.

The applicant has provided an existing tree inventory as well as a landscaping plan. Development plans include the removal of 13 trees in the area of the proposed building, driveway and septic area. Almost all of these trees are aggressive (box elder) or not in good condition (silver maple, white pines). Existing trees along Salem Church Road are to remain. The landscaping depicts 50 new trees within the site to include Maple, White Pine, and Quaking Aspen. Grouping of said new trees are arranged to provide screening of the site from adjoining residences to the east and west. Several plantings of shrubs and perennials are proposed around the perimeter of the structure and pool area. The area north of the structure and pool will be seeded with native prairie mixes. The City Forester has reviewed the proposed plans and tree inventory.

Proposed exterior lighting plans include building lights, garden lights, and landscape up lighting. Exterior lighting is allowed where necessary for safety purposes or where fully screened from view of abutting properties. All exterior lighting must not exceed one (1) foot candle (meter reading) as measured at the property line.

Primary and secondary septic locations are identified on the development plans in the area to the south of the proposed residence. Staff anticipates that the site can accommodate on-site

sewage treatment system. Issuance of septic permits prior to obtaining building permits is a recommended condition of approval.

3. Ordinance Authority

SECTION 1208.03.B. MAJOR SITE PLAN APPROVAL PROCEDURES provides the process for review of a major site and building plan which requires public notice and notification, a public hearing, and review and recommendation by the Planning Commission, followed by review and consideration by the City Council.

4. 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 and building plans. This review shall include, but is not limited to the following, with staff's comments provided in *italics*:

A. Whether the proposed improvements are compatible and in harmony with the existing structures in the surrounding community.

The project proposes the construction of a detached single-family structure. The architectural design and placement of the structure is compatible with surrounding residences. The improvements comply with the applicable setback, yard, building height and lot coverage requirements.

B. Whether the proposed improvements preserve the character and nature of the surrounding community, including the natural landscape and woodland characteristics of the community.

The structure is proposed in the central portion of the site. This location is predominantly a mowed lawn area, and formerly contained a barn structure. A tree inventory of this site was submitted. Trees proposed for removal during development of the site are mostly aggressive in nature (box elder) or in deteriorating health (silver maple, white pine). The landscaping plan proposes 50 new trees for the site, shrub and perennial plantings, and prairie seeding.

C. Whether the proposed improvements are not constructed of unsightly, improper or unsuitable materials.

The proposed building will be finished with white engineered wood lap siding and cedar shake siding with light trim and will have a cedar shake roof. These materials are allowable by section 1219.03 of the Zoning Ordinance.

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.

The project is not expected to adversely impact any of the above noted natural resources.

E. Whether the proposed site and improvements shall have an appearance that will not have an adverse effect upon adjacent residential properties.

The proposed residence is a traditional residential style with regard to architecture. The building complies with the applicable building height, exterior material, and setback requirements. Accordingly, the appearance is not likely to have an adverse effect on adjacent properties.

F. Whether the proposed site improvement complies with drainage requirements, as provided in Section 1216.04 of this Ordinance.

Drainage plans were reviewed by the City Engineer. The proposed improvements would comply with requirements regarding engineering, stormwater management and site grading.

G. Whether the proposed site and improvements are consistent with the purposes of this Ordinance and the Property Owner Reference & Development Guide Manual, as established by City Council resolution.

The proposed improvements comply with the general provisions of the R-1 District, and other applicable design and performance standards.

RECOMMENDATION

Based on the foregoing considerations and applicable ordinances, staff recommends conditional approval of the site and building plan subject to the following findings of fact and conditions of approval:

Findings of Fact:

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

245 SALEM CHURCH ROAD, SUNFISH LAKE, MN 55118
2. The planning report dated October 14, 2020 prepared by WSB and City Engineer's report dated October 9, 2020 prepared by WSB are incorporated herein by reference.
3. Requests for major site and building plan review requires Planning Commission review and City Council approval.
4. The Sunfish Lake Planning Commission reviewed the applicant's request for major site and building plan approval at the October 21, 2020 Planning Commission meeting.
5. Upon review of the planning report and application information, the Planning Commission found that the proposed site and building plan request meets Ordinance requirements. The following findings support the Planning Commission's recommendation for approval:
 - a. The proposed improvements are compatible and in harmony with the existing structures in the surrounding community.
 - b. The proposed improvements preserve the character and nature of the surrounding community, including the natural landscape and woodland characteristics of the community.
 - c. The proposed improvements are not constructed of unsightly, improper or unsuitable materials.
 - d. 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.
 - e. The proposed site and improvements have an appearance that will not have an adverse effect upon adjacent residential properties.
 - f. The proposed site improvement complies with drainage requirements, as provided in Section 1216.04 of this Ordinance.

- g. The proposed site and improvements are consistent with the purposes of the Zoning Ordinance and the Property Owner Reference & Development Guide Manual, as established by City Council resolution.
- h. The proposed improvements meet R-1 District requirements and standards.
- i. The proposed development is consistent with the Comprehensive Plan

Conditions of Approval:

- 1. Construction shall occur in conformance with the plans presented at the October 21, 2020 Planning Commission meeting which are kept on permanent file with the City.
- 2. Compliance with the City Engineer's report dated October 09, 2020.
- 3. Exterior lighting shall not exceed one (1) foot candle (meter reading) as measured at the property line.
- 4. The applicant must obtain a septic permit prior to issuance of building permits.
- 5. The applicant must obtain all other permits as may be required.
- 6. The applicant shall comply with all applicable federal, state, and local laws, rules and ordinances.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. By undertaking the activities approved by the request, the applicant agrees to all conditions.

Subject Site



CITY OF *Sunfish Lake* MINNESOTA

**Planning Commission
Findings of Fact &
Recommendation
(Approval)**

Applicant's Name: Chris Van Klei, Detail Homes, on behalf of owner, Tim and Kate Becker

Request: The applicants request City approval of a major site and building plan for a new residence at 245 Salem Church Road (MSP-05-2020).

Planning Commission Meeting Date: October 21, 2020

Findings of Fact: Based on review of the application and evidence received, the Sunfish Lake Planning Commission now makes the following findings of fact and recommendation:

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

245 SALEM CHURCH ROAD, SUNFISH LAKE, MN 55118
2. The planning report dated October 14, 2020 prepared by WSB and City Engineer's report dated October 9, 2020 prepared by WSB are incorporated herein by reference.
3. Requests for major site and building plan review requires Planning Commission review and City Council approval.
4. The Sunfish Lake Planning Commission reviewed the applicant's request for major site and building plan approval at the October 21, 2020 Planning Commission meeting.
5. Upon review of the planning report and application information, the Planning Commission found that the proposed site and building plan request meets Ordinance requirements. The following findings support the Planning Commission's recommendation for approval:
 - a. The proposed improvements are compatible and in harmony with the existing structures in the surrounding community.
 - b. The proposed improvements preserve the character and nature of the surrounding community, including the natural landscape and woodland characteristics of the community.
 - c. The proposed improvements are not constructed of unsightly, improper or unsuitable materials.

- d. 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.
- e. The proposed site and improvements have an appearance that will not have an adverse effect upon adjacent residential properties.
- f. The proposed site improvement complies with drainage requirements, as provided in Section 1216.04 of this Ordinance.
- g. The proposed site and improvements are consistent with the purposes of the Zoning Ordinance and the Property Owner Reference & Development Guide Manual, as established by City Council resolution.
- h. The proposed improvements meet R-1 District requirements and standards.
- i. The proposed development is consistent with the Comprehensive Plan

Recommendation:

Based on the foregoing considerations and applicable ordinances, the Planning Commission recommends approval of the requested major site and building plan subject to the following conditions:

1. Construction shall occur in conformance with the plans presented at the October 21, 2020 Planning Commission meeting which are kept on permanent file with the City.
2. Compliance with the City Engineer's report dated October 09, 2020.
3. Exterior lighting shall not exceed one (1) foot candle (meter reading) as measured at the property line.
4. The applicant must obtain a septic permit prior to issuance of building permits.
5. The applicant must obtain all other permits as may be required.
6. The applicant shall comply with all applicable federal, state, and local laws, rules and ordinances.
7. 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.
8. 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.
9. 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.
10. By undertaking the activities approved by the request, the applicant agrees to all conditions.

Adopted by the Sunfish Lake Planning Commission this 21st day of October 2020.

City of Sunfish Lake

By: _____
Tom Hendrickson
Planning Commission Chair

ATTEST

Catherine Iago, City Clerk

Memorandum

To: Ryan Krzos, AICP – City Planner

From: Jeff Sandberg, PE – City Engineer
Kendra Fallon, EIT – Graduate Engineer

Date: October 9, 2020

Re: Major Site and Building Plan Review
245 Salem Church Road
City of Sunfish Lake, MN
WSB Project No. 016763-000

Project Background

The Applicant is proposing to construct a new house along with the necessary grading and stormwater improvements on a currently undeveloped parcel of land. The following review is only for the engineering, stormwater management, and site grading issues. The building compliance will be handled by the City planners and building inspectors.

The following requirements and comments need to be addressed as the project moves forward:

Stormwater Management

1. All previous stormwater management comments have been addressed.
2. Additional information on the proposed vegetation for the filtration basin and turf reestablishment should be provided. Applicant noted this would be provided by the landscape architect, so this comment is left to serve as a reminder that an updated landscape plan has not been received.
3. An as-built of the critical pond elevations and dimensions will be required upon project completion. This requirement was acknowledged by the applicant.

Site Grading, Erosion Control and Restoration

1. The existing wetland must be protected and have heavy duty (wire backed) silt fence installed prior to any construction activities. All temporary erosion controls must be in place and inspected by the city prior to construction start. **Comment Addressed.**
2. Retaining walls need to show top and bottom of walls at all locations where wall heights change. All walls over 3' require submittal of design by engineer. All walls must be reviewed and approved by the city building official.

Site Access

1. The applicant has been advised that they are responsible for any damage caused to the public streets as a result of the proposed construction. The applicant acknowledged this requirement.

Other

1. Any proposed garage floor drains must direct flows to an approved separation/filtration device. Applicant states no floor drains are proposed.

Conclusion and Recommendations

Based upon our review of the engineering, stormwater management and site grading for 245 Salem Church Rd, we have determined that the proposed site and grading plans dated October 9, 2020 meet city requirements. Therefore, we support this application moving forward through the Planning Commission and City Council.



BECKER RESIDENCE

245 SALEM CHURCH ROAD
SUNFISH LAKE, MINNESOTA

Application for Major Site Plan Review





September 8, 2020

City of Sunfish Lake Planning Commission
c/o Ryan Krozos, AICP
WSB
701 Xenia Ave. S.
Suite 300
Minneapolis, MN 55416

RE: 245 Salem Church Road

Dear City of Sunfish Lake Planning Commission:

Thank you for the opportunity to submit an application for a major site plan review on behalf of Tim and Kate Becker for their future home located at 245 Salem Church Road. Their family is very excited to become a part of Sunfish Lake and greatly value your community's commitment to maintaining a rural atmosphere and preserving the natural surroundings. It is with those goals in mind that the Beckers and their architects, Strand Design, have thoughtfully designed a timeless classic home that is intended to blend in seamlessly with the natural surroundings.

The enclosed application and supporting materials evidence the design teams' commitment to preserving the site's existing beauty, as well as enhancing the area with the addition of numerous trees and plantings that exceed the amount currently on the site. Likewise, the proposed design was created with the Beckers' dual goals of creating a family home that fits in aesthetically with the neighboring homes to the east and west, as well as preserving the privacy of the neighbors by adding additional plantings to provide extra screening.

Thank you for your time and consideration of this major site plan review. If you have any questions or would like additional information, please do not hesitate to contact myself or any member of the design team.

Very truly yours,

Chris Van Klei

Chris Van Klei
Principal, Detail Homes



**245 SALEM CHURCH (BECKER)
PROJECT TEAM**

Owners: Tim and Katherine Becker
245 Salem Church Road
Sunfish Lake, MN 55118
651-357-7899
beckerkate10@gmail.com

Architect: Strand Design
David Strand, LEED AP
1320 NE 2nd Street
Minneapolis, MN 55413
715-497-3268
david@stranddesign.com

Surveyor: Cornerstone Land Surveying
Connie Villari, L.S.
6750 Stillwater Blvd. N., Ste. 1
Stillwater, MN 55082
651-275-8969
connie@cssurvey.net

Landscape Architect: Outdoor Escapes
Drew Torrence
2345 Daniels Street
Long Lake, MN 55356
952-926-6899
dtorrence@outdoorexscapes.com

Interior Designers: The Sitting Room
Kate Regan
206 Water Street
Excelsior, MN 55331
952-473-4440
kate@thesittingroomstudio.com

Civil Engineering: Pierce Pini & Associates, Inc.
Kevin Gardner
9298 Central Avenue NE, St.312
Blaine, MN 55434
763-537-1311
kevin@piercepini.com

Builder: Detail Homes
Chris Van Klei
719 Syndicate Street South
St. Paul, MN 55116
651-336-8089
chris@detailhomes.com

LEGAL DESCRIPTION:

DESCRIPTION PER DCA TITLE AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 13488014 (REV. 11)
Lot One (1), Block One (1), MAKENS ADDITION, according to the recorded plat thereof, Dakota County,
Minnesota. Towns property, being registered as evidenced by Certificate of Title No. 175386.

TITLE NOTES:

1. EASEMENTS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF MAKENS ADDITION (SHOWN GRAPHICALLY).
2. 5' OR MORE WATER POND, IRING AND APPURTENANCES MAINTENANCE AGREEMENT PER DOC. NO. 431312.
3. PROPERTY EASEMENT AGREEMENT PER DOC. NO. 254703, 7. DEVELOPERS AGREEMENT PER DOC. NO. 431312.
*THOSE MAY BE EXISTING EASEMENTS OF WHICH WE ARE UNAWARE.

AREA:

PARCEL AREA = 117,035 SQ. FT. / 2.69 ACRES

ZONING:

ZONING: SINGLE FAMILY RESIDENTIAL
SETBACKS:
STREET: 100 FT.
SIDEYARD: 50 FT.
REAR: 50 FT.

EXISTING IMPROVEMENT AREAS:

THIS LOT IS VACANT.
CONCRETE PAD: 26 SF
GRAVEL DRIVE: 274 SF
TOTAL IMPROVEMENTS: 284 SF
NO IMPROVEMENT

TREE INVENTORY:

TAG NO.	SIZE	SPECIES	TAG NO.	SIZE	SPECIES
851	30	SILVER MAPLE	870	7	BOX ELDER
852	28	SILVER MAPLE	871	8	BOX ELDER
853	14	RED PINE	872	9	BOX ELDER
854	30	WHITE PINE	873	9	BOX ELDER
855	14	RED PINE	874	10	BOX ELDER
856	16	BLACK SPRUCE	875	25	BOX ELDER
857	14	RED PINE	876	7	BOX ELDER
858	28	WHITE PINE	877	18	BOX ELDER
859	18	HORNWAY SPRUCE	878	19	BOX ELDER
860	16	JACK PINE	879	9	BOX ELDER
861	26	WHITE PINE	880	28	BOX ELDER
862	20	RED PINE	881	16	PAPER BIRCH
863	16	BUR OAK	882	16	RED PINE
864	15	BUR OAK	883	19	WHITE PINE
865	9	BUR OAK	884	12	RED PINE
866	20	BUR OAK	885	24	BOX ELDER
867	23	BUR OAK	886	16	SCOTS PINE
868	24	WHITE OAK	887	19	BLACK SPRUCE
869	44	SILVER MAPLE	888	12	BLACK SPRUCE

245 SALEM CHURCH ROAD
SUNFISH LAKE, MINNESOTA

CONTACT:
CHRIS VAN ALLEN
DETAIL HOMES
719 SYNDICATE STREET SOUTH
SAINT PAUL, MN 55116
CHRIS@DETAILHOMES.COM
651-433-8099
COUNTY: CITY:

DAKOTA COUNTY
CITY OF
SUNFISH LAKE

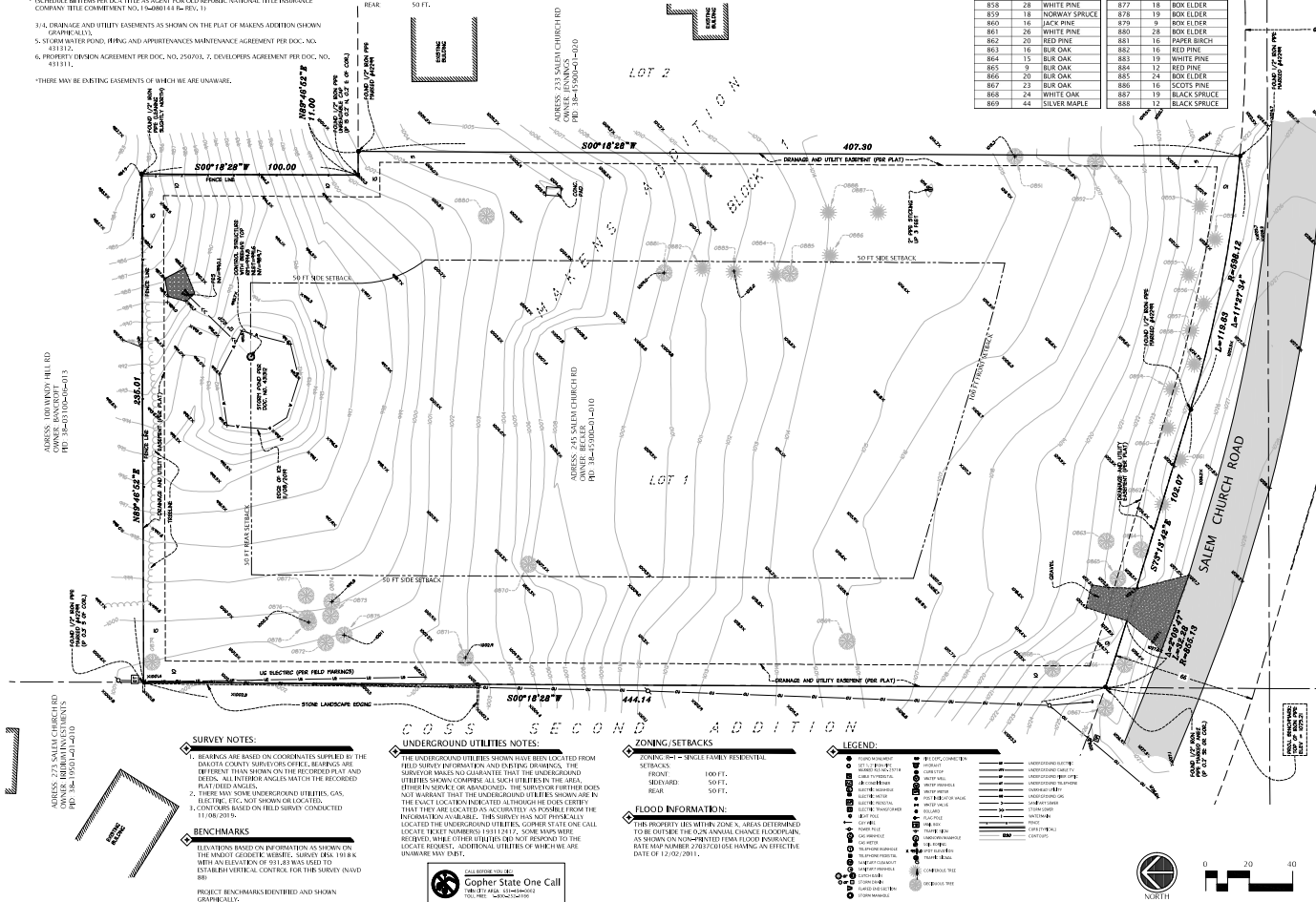
REVISIONS:
DATE REVISION
11/14/2019 INITIAL ISSUE

CERTIFICATION:
I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly licensed and licensed under the laws of the State of Minnesota.
Date: 11/14/2019

PROJECT LOCATION:
245
SALEM CHURCH ROAD
PID#38-45900-01-010

CORNERSTONE
LAND SURVEYING, INC.

DATE: 11/14/2019
PROJECT NO.: 388-01761
BOUNDARY/TOPOGRAPHIC
SURVEY



LEGAL DESCRIPTION:

(DESCRIPTION PER DCA TITLE AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 19-080144 R- REV. 1)

Lot One (1), Block One (1), MAKENS ADDITION, according to the recorded plat thereof, Dakota County, Minnesota. Torrens property. Being registered as evidenced by Certificate of Title No. 175580.

TITLE NOTES:

(SCHEDULE BII ITEMS PER DCA TITLE AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 19-080144 R- REV. 1)

- 3/4. DRAINAGE AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF MAKENS ADDITION (SHOWN GRAPHICALLY).
5. STORM WATER POND, PIPING AND APPURTENANCES MAINTENANCE AGREEMENT PER DOC. NO. 431312.
6. PROPERTY DIVISION AGREEMENT PER DOC. NO. 250703. 7. DEVELOPERS AGREEMENT PER DOC. NO. 431311.
- *THERE MAY BE EXISTING EASEMENTS OF WHICH WE ARE UNAWARE.

EXISTING IMPROVEMENT AREAS:

THIS LOT IS VACANT.

CONCRETE PAD 26 SF
GRAVEL DRIVE 258 SF
TOTAL IMPROVEMENTS 284 SF
% IMPROVEMENT 0.24%

PROPOSED BUILDING ELEVATIONS

FIRST FLOOR = 1014.00
TOP FOUND. = 1013.21
LOWEST FLOOR = 1001.9
GARAGE FLOOR = 1012.8

*BUILDING ELEVATIONS PER DAVID STRAND DESIGN
09/10/2020 AND ENGINEERING PLANS BY PIERCE PINE
DATED 09/11/2020.

PROPOSED IMPROVEMENT AREAS:

HOUSE = 3,704 SQ. FT.
DRIVE = 4,676 SQ. FT.
ENTRY = 224 SQ. FT.
FRONT STEPPERS = 56 SQ. FT.
GARAGE STOOP = 29 SQ. FT.
PORCH = 731 SQ. FT.
REAR STEPPERS = 32 SQ. FT.
REAR STEPS = 98 SQ. FT.
POOL = 985 SQ. FT.
POOL DECK = 1,451 SQ. FT.
FIRE/STEP AREA = 210 SQ. FT.
WALLS = 289 SQ. FT.
TOTAL = 12,485 SQ.FT.
% IMPROVED = 10.7%

PROPOSED IMPROVEMENT AREAS:

BUILDING DIMENTIONS/ELEVATIONS PER ARCHITECTURE
PLANS BY DAVID STRAND DESIGN ON 09/09/2020.

SITE GRADING PER ENGINEERING PLANS BY PIERCE PINE
DATED 09/11/2020.

**CONTRACTOR TO VERIFY ALL ELEVATIONS AND
DIMENSIONS PRIOR TO CONSTRUCTION. PLEASE CONTACT
CORNERSTONE LAND SURVEYING WITH ANY DISCREPANCIES.

TREE INVENTORY:

TAG NO.	SIZE	SPECIES	TAG NO.	SIZE	SPECIES
851	30	SILVER MAPLE	870	7	BOX ELDER
852	28	SILVER MAPLE	871	8	BOX ELDER
853	14	RED PINE	872	9	BOX ELDER
854	30	WHITE PINE	873	9	BOX ELDER
855	14	RED PINE	874	10	BOX ELDER
856	16	BLACK SPRUCE	875	25	BOX ELDER
857	14	RED PINE	876	7	BOX ELDER
858	28	WHITE PINE	877	18	BOX ELDER
859	18	NORWAY SPRUCE	878	19	BOX ELDER
860	16	JACK PINE	879	9	BOX ELDER
861	26	WHITE PINE	880	28	BOX ELDER
862	20	RED PINE	881	16	PAPER BIRCH
863	16	BUR OAK	882	16	RED PINE
864	15	BUR OAK	883	19	WHITE PINE
865	9	BUR OAK	884	12	RED PINE
866	20	BUR OAK	885	24	BOX ELDER
867	23	BUR OAK	886	16	SCOTS PINE
868	24	WHITE OAK	887	19	BLACK SPRUCE
869	44	SILVER MAPLE	888	12	BLACK SPRUCE

245 SALEM CHURCH ROAD

SUNFISH LAKE, MINNESOTA

CONTACT:

BEN RICHTER
DETAIL HOMES
719 Syndicate Street S.
St. Paul, MN 55116
Tel: 651-271-7327
Email:ben@detailhomes.com

COUNTY/CITY:

DAKOTA
COUNTY

CITY OF
SUNFISH LAKE

REVISIONS:

DATE	REVISION
11/14/2019	INITIAL ISSUE
09/11/2020	PROPOSED IMPROVE
09/14/2020	ADD REMOVAL INFO

CERTIFICATION:

I hereby certify that this plan 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.

Daniel L. Thurnes
Daniel L. Thurnes Registration Number: 25718
Date: 11/14/2019

PROJECT LOCATION:

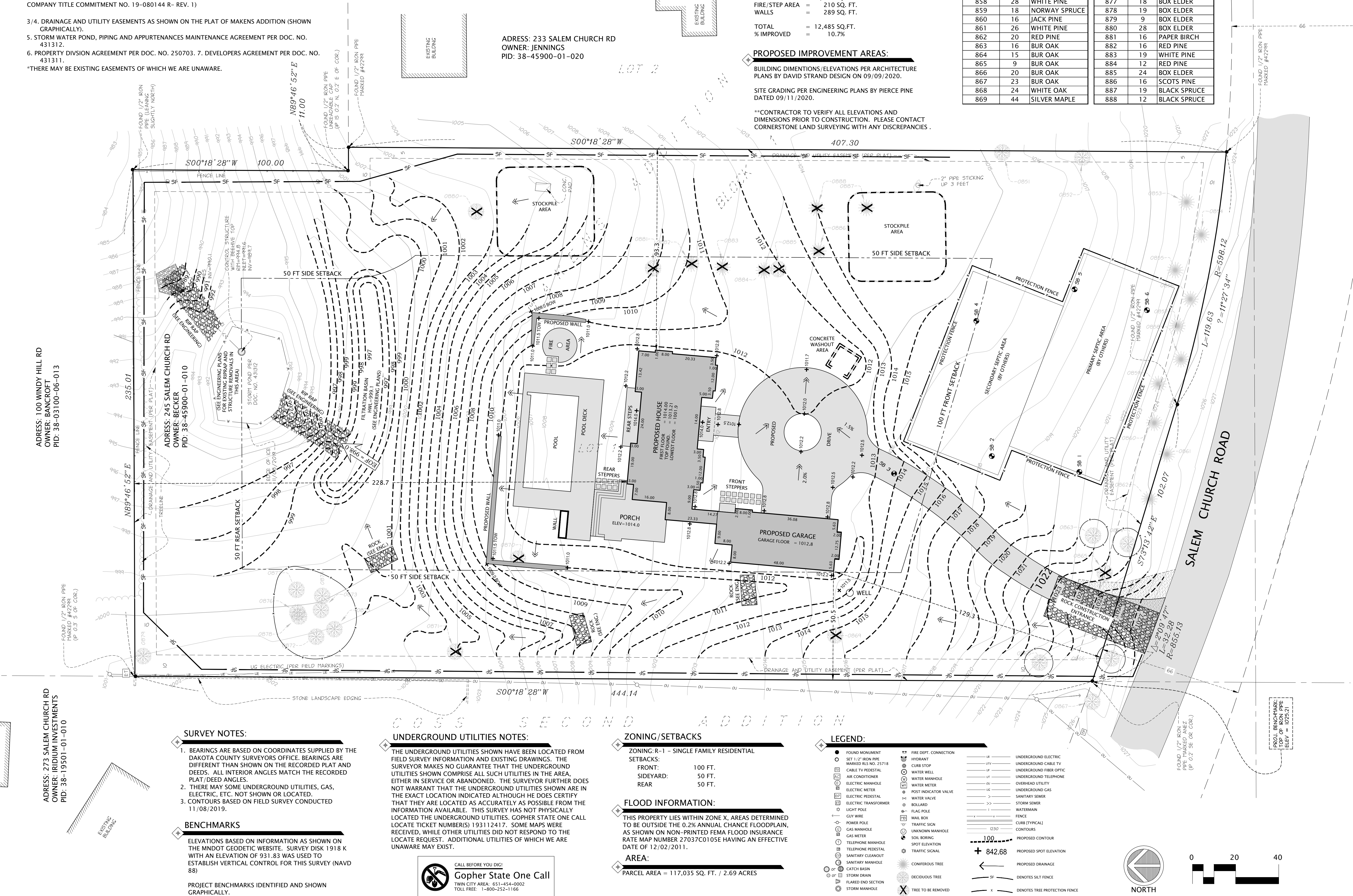
245
SALEM CHURCH ROAD
PID#38-45900-01-010

Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

CORNERSTONE
LAND SURVEYING, INC.

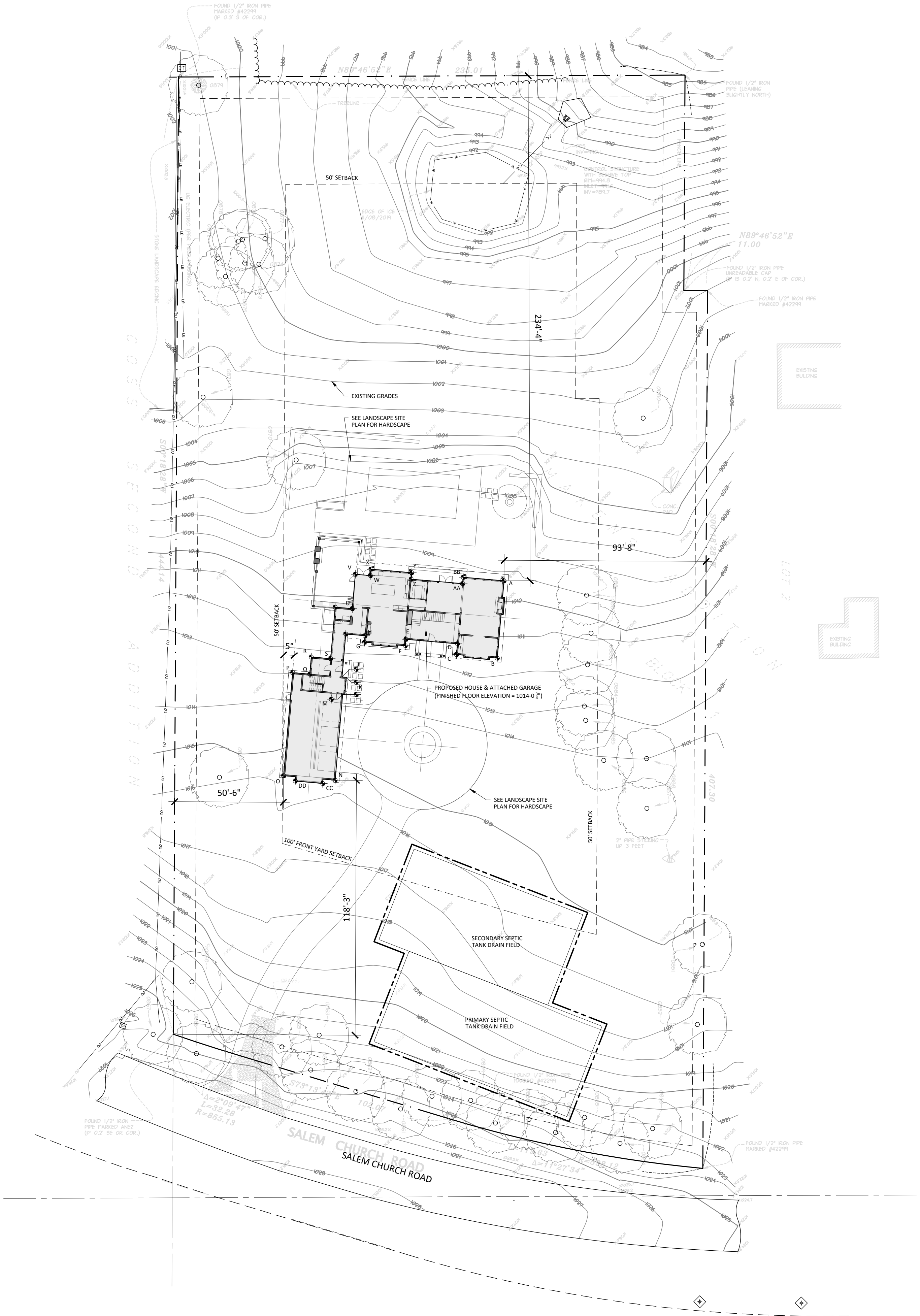
FILE NAME SURVSTR70
PROJECT NO. STR19070

PROPOSED IMPROVEMENT
SURVEY

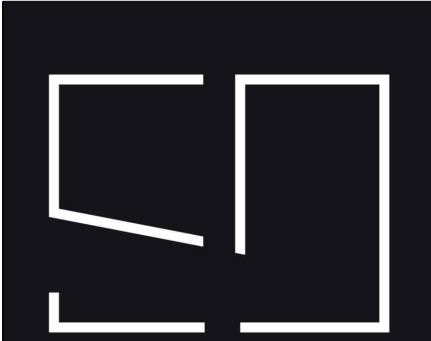


SQUARE FOOTAGE CALC	
LOWER LEVEL	2,294 SF
MAIN LEVEL	2,682 SF
UPPER LEVEL	1,865 SF
TOTAL SQ. FT. OF MAIN HOUSE (MEASURED TO EXT OF WALL 6" ALLOWANCE AT TRUSS LOCATIONS)	6,841 SF
GARAGE MAIN LEVEL	1,021 SF
GARAGE UPPER LEVEL	980 SF
SCREEN PORCH	592 SF
BUILDING FOUNDATION FOOTPRINT (INCLUDES ENCLOSED AREA AND SCREEN PORCH)	4,263 SF

MAX HEIGHT CALCULATION		
	POINT	EXISTING GRADE ELEVATION
	A	1009'-4"
	B	1011'-7"
	C	1011'-6"
	D	1011'-2"
	E	1011'-6"
	F	1011'-9"
	G	1011'-8"
	H	1011'-5"
	I	1011'-5"
	J	1013'-0"
	K	1013'-0"
	L	1013'-8"
	M	1013'-8"
	N	1015'-8"
	O	1015'-10"
	P	1013'-0"
	Q	1013'-0"
	R	1012'-4"
	S	1012'-4"
	T	1010'-6"
	U	1010'-6"
	V	1009'-7"
	W	1009'-7"
	X	1009'-6"
	Y	1009'-6"
	Z	1009'-7"
	AA	1009'-7"
	BB	1009'-5"
	CC	1015'-8"
	DD	1015'-9"
AVERAGE ELEVATION		1011'-10"
HEIGHT LIMITATION (30'+AVERAGE)		1041'-10"
PROPOSED HEIGHT AT GABLE, (FFE OF 1014'-0 3/4")		1041'-1 1/2"



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"



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715.497.3268

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SITE PLAN REVIEW	09.03.2020

BECKER RESIDENCE
245 SALEM CHURCH ROAD
SUNFISH LAKE, MN

ARCHITECTURAL SITE PLAN

A1.0



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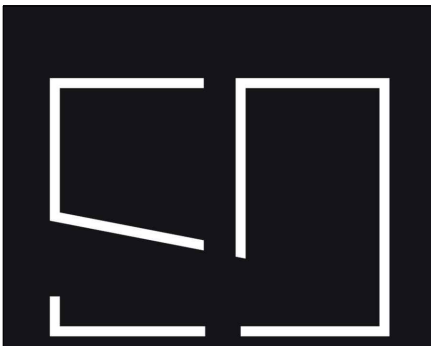
SET	ISSUE DATE
SITE PLAN REVIEW	09.03.2020

BECKER RESIDENCE
245 SALEM CHURCH ROAD
SUNFISH LAKE, MN

LOWER LEVEL FLOOR PLAN

A1.1





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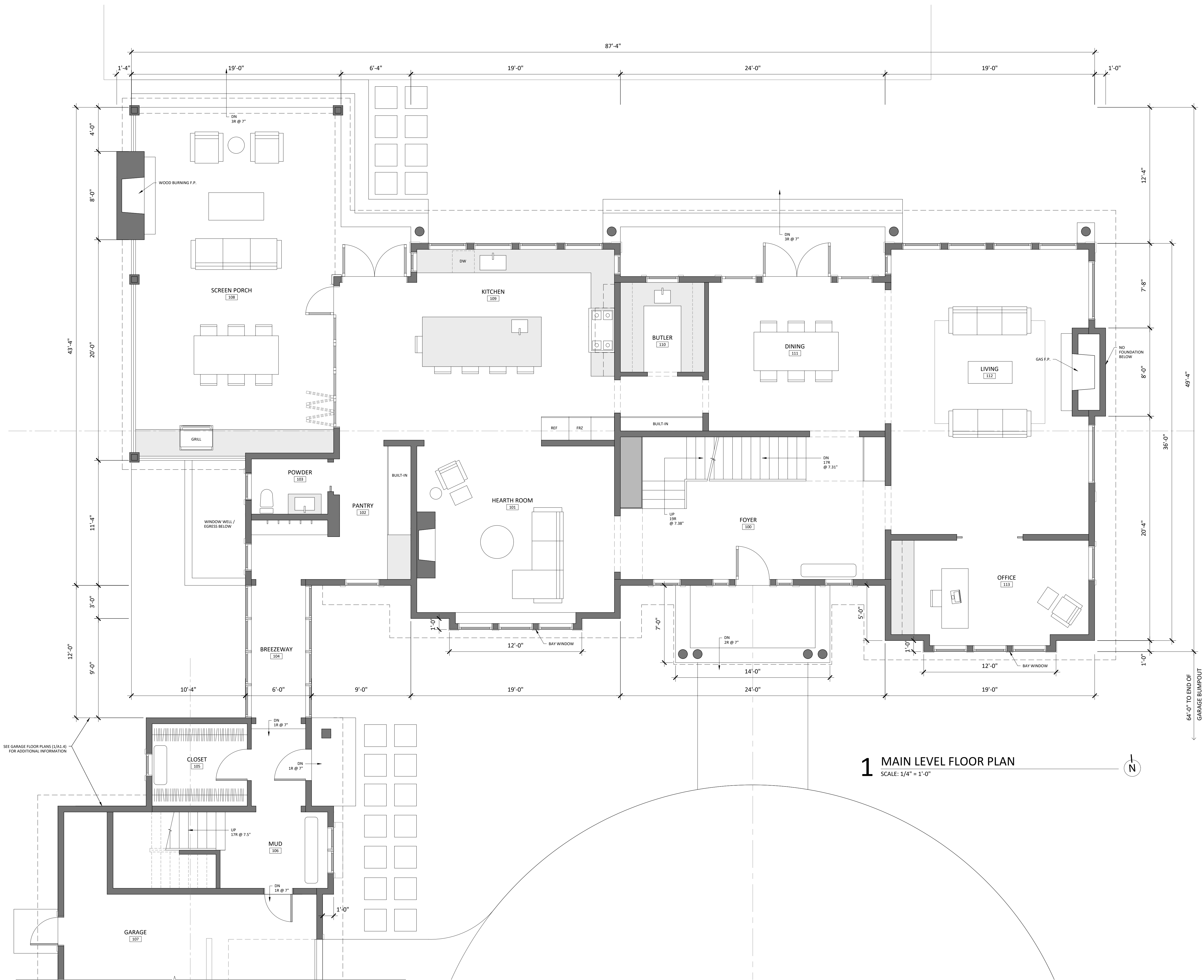
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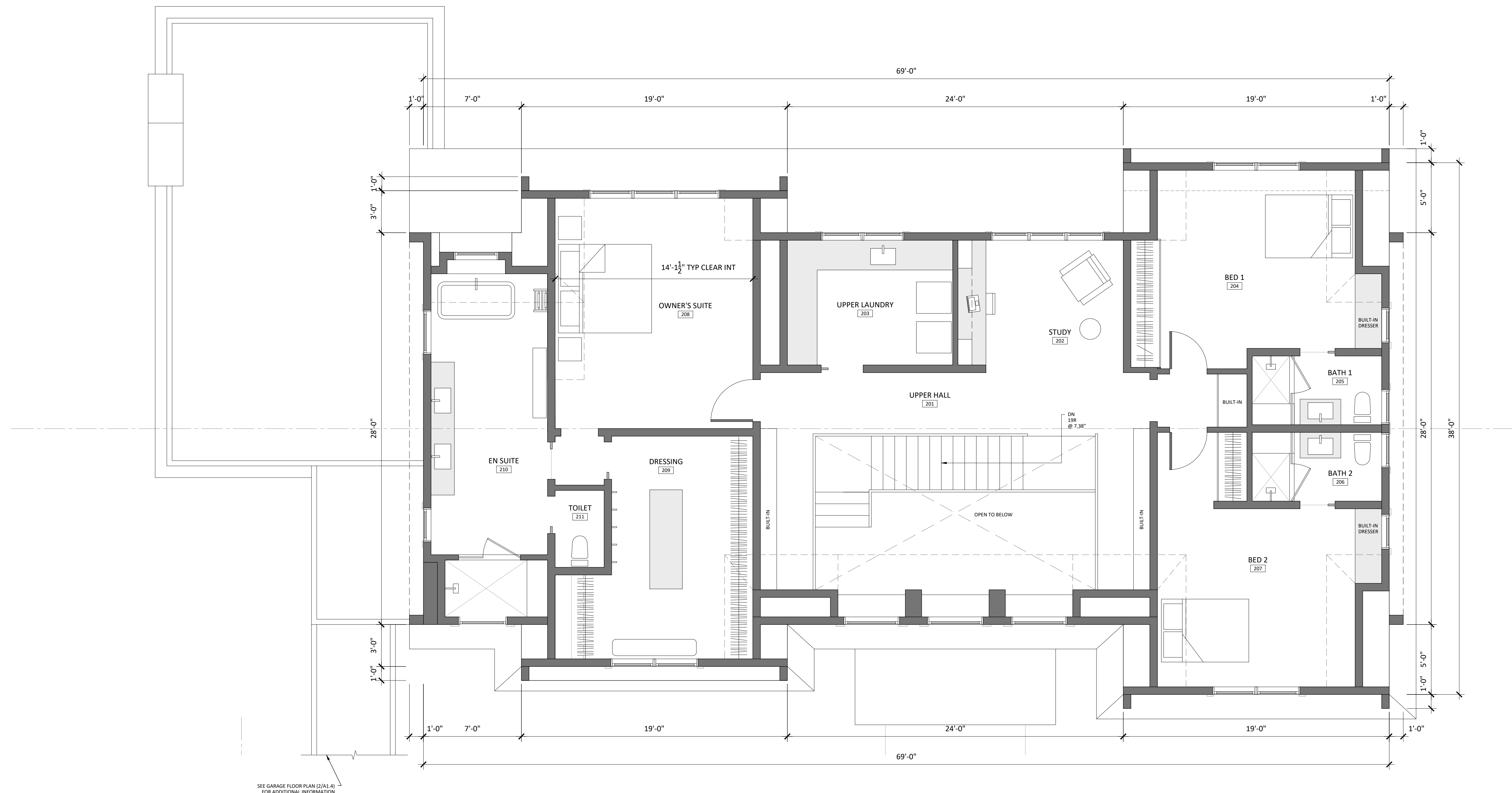
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SITE PLAN REVIEW	09.03.2020

BECKER RESIDENCE
245 SALEM CHURCH ROAD
SUNFISH LAKE, MN

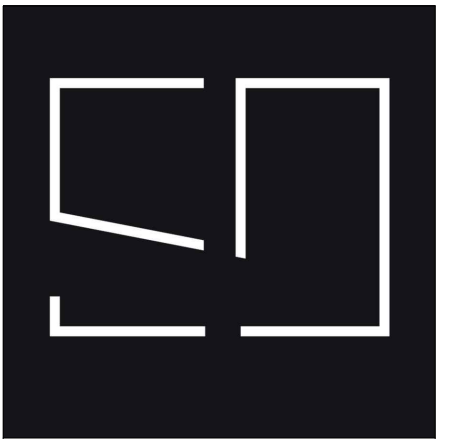
MAIN LEVEL FLOOR PLAN

A1.2





1 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



STRANDDESIGN

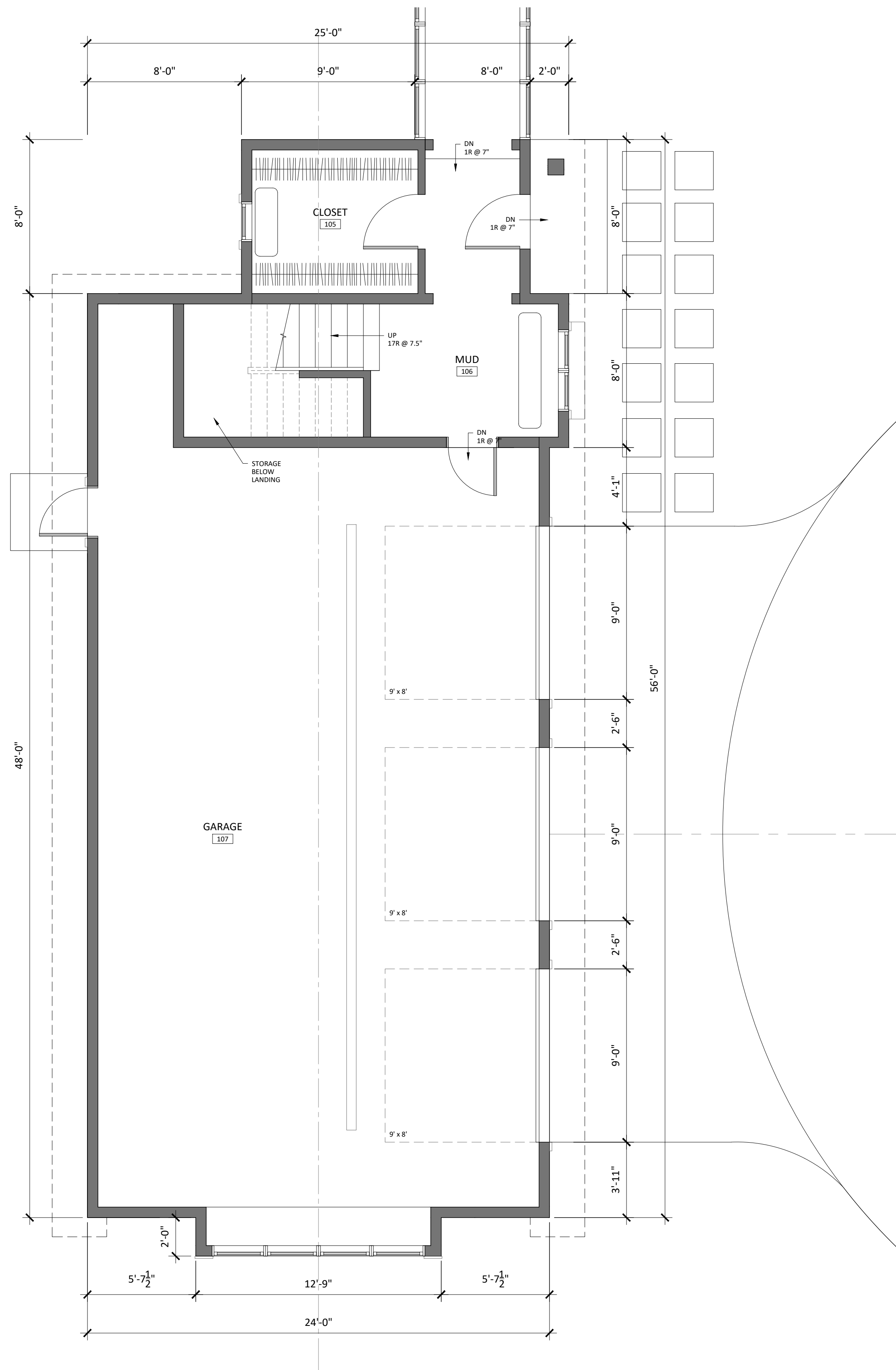
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BECKER RESIDENCE
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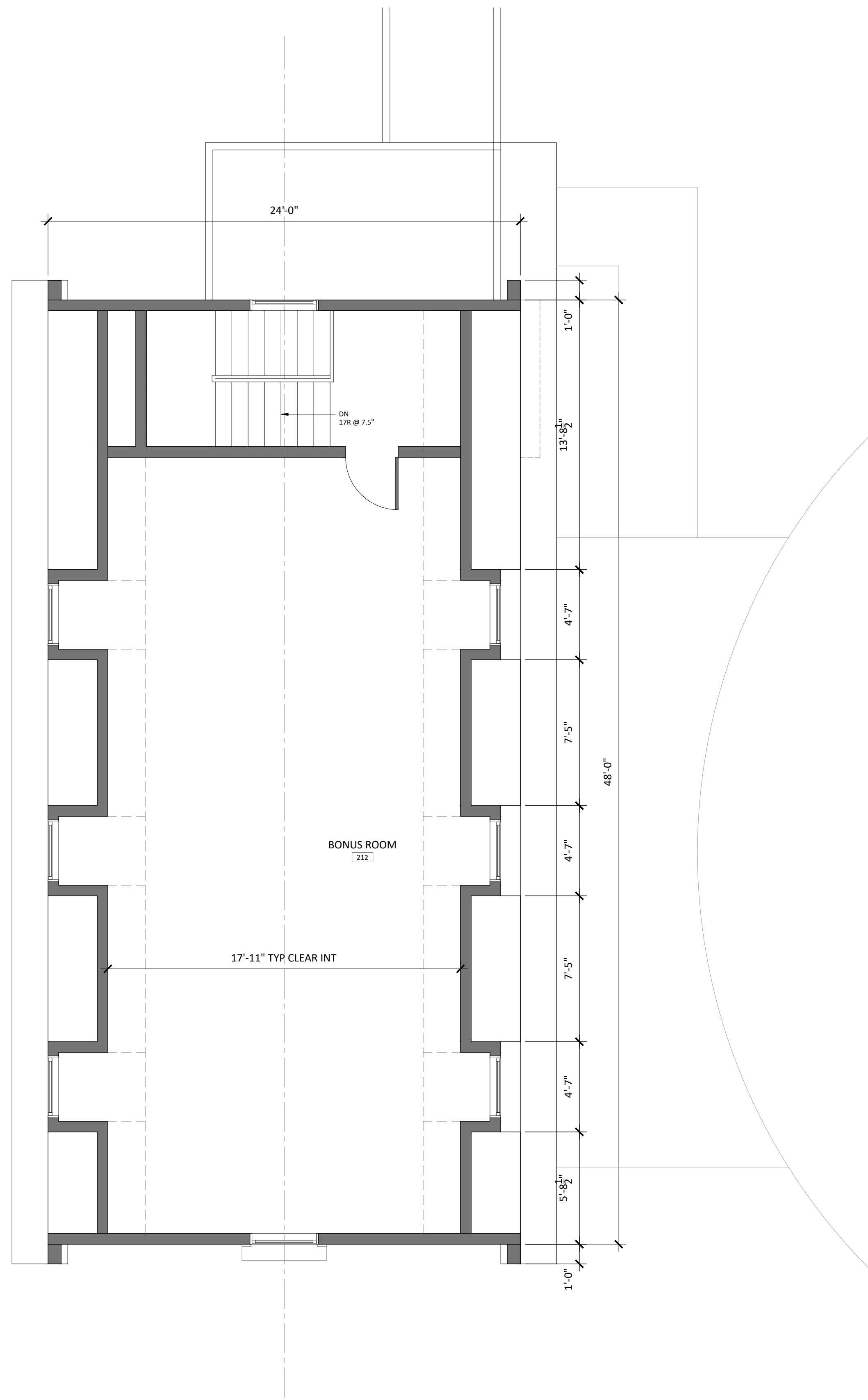
UPPER LEVEL FLOOR PLAN

A1.3



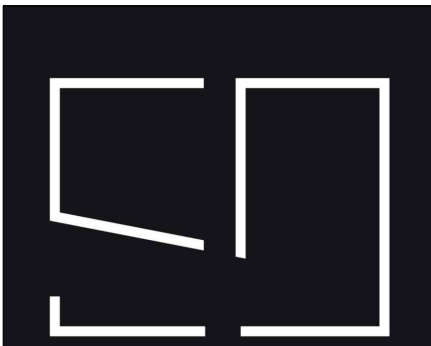
1 GARAGE MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 GARAGE UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



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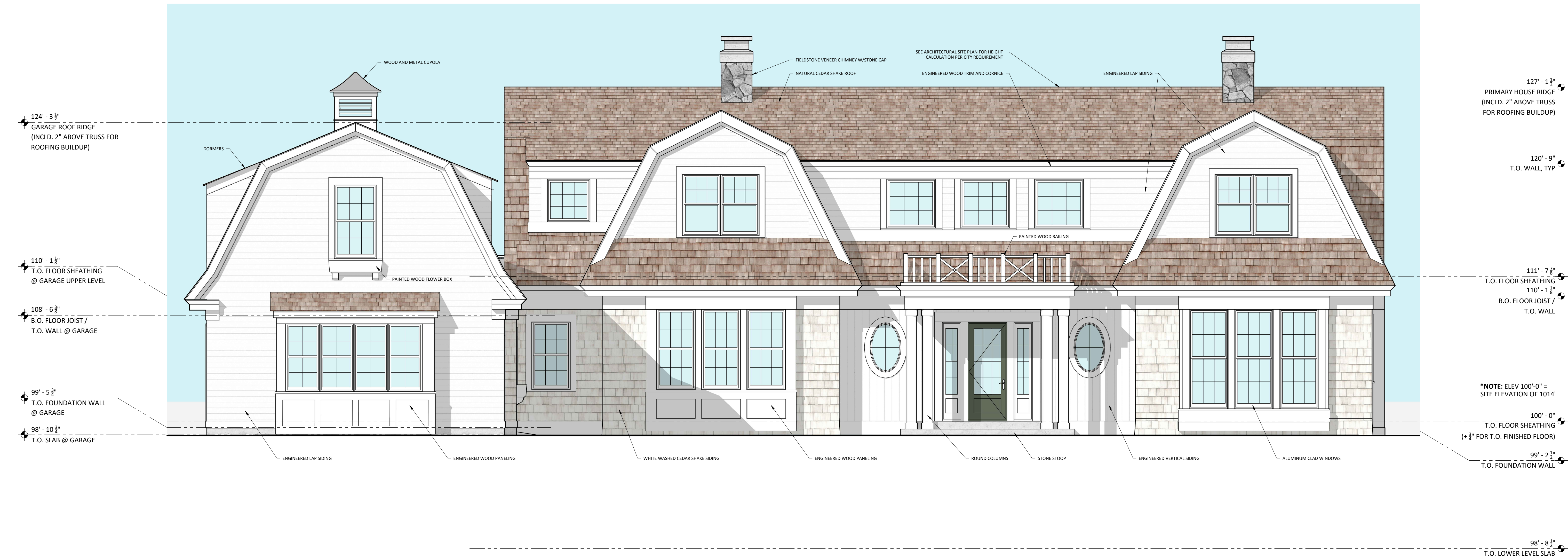
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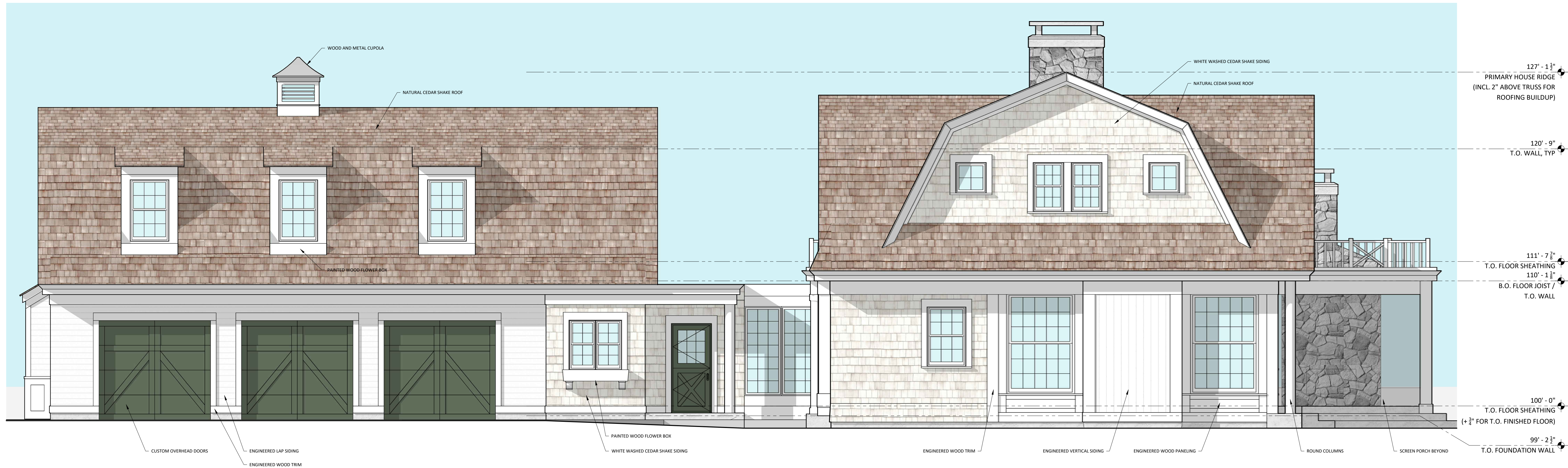
BECKER RESIDENCE
245 SALEM CHURCH ROAD
SUNFISH LAKE, MN

GARAGE MAIN LEVEL & UPPER
LEVEL FLOOR PLANS

A1.4



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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SUNFISH LAKE, MN

EXTERIOR ELEVATIONS

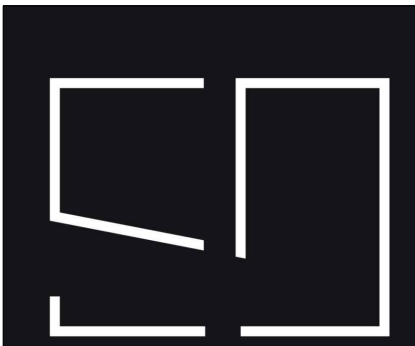
A2.0



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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SUNFISH LAKE, MN

EXTERIOR ELEVATIONS

A2.1

BECKER RESIDENCE
245 SALEM CHURCH ROAD
SUNFISH LAKE, MINNESOTA

I hereby certify that this plan or drawing was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Company: PIERCE PINI & ASSOCIATES

Signed:

Name: Kevin Gardner

Date: 10/09/2020 Reg. No: 45815

Issued for Date
Permit Set 10/09/2020

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Drawn JH

Checked KG

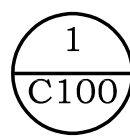
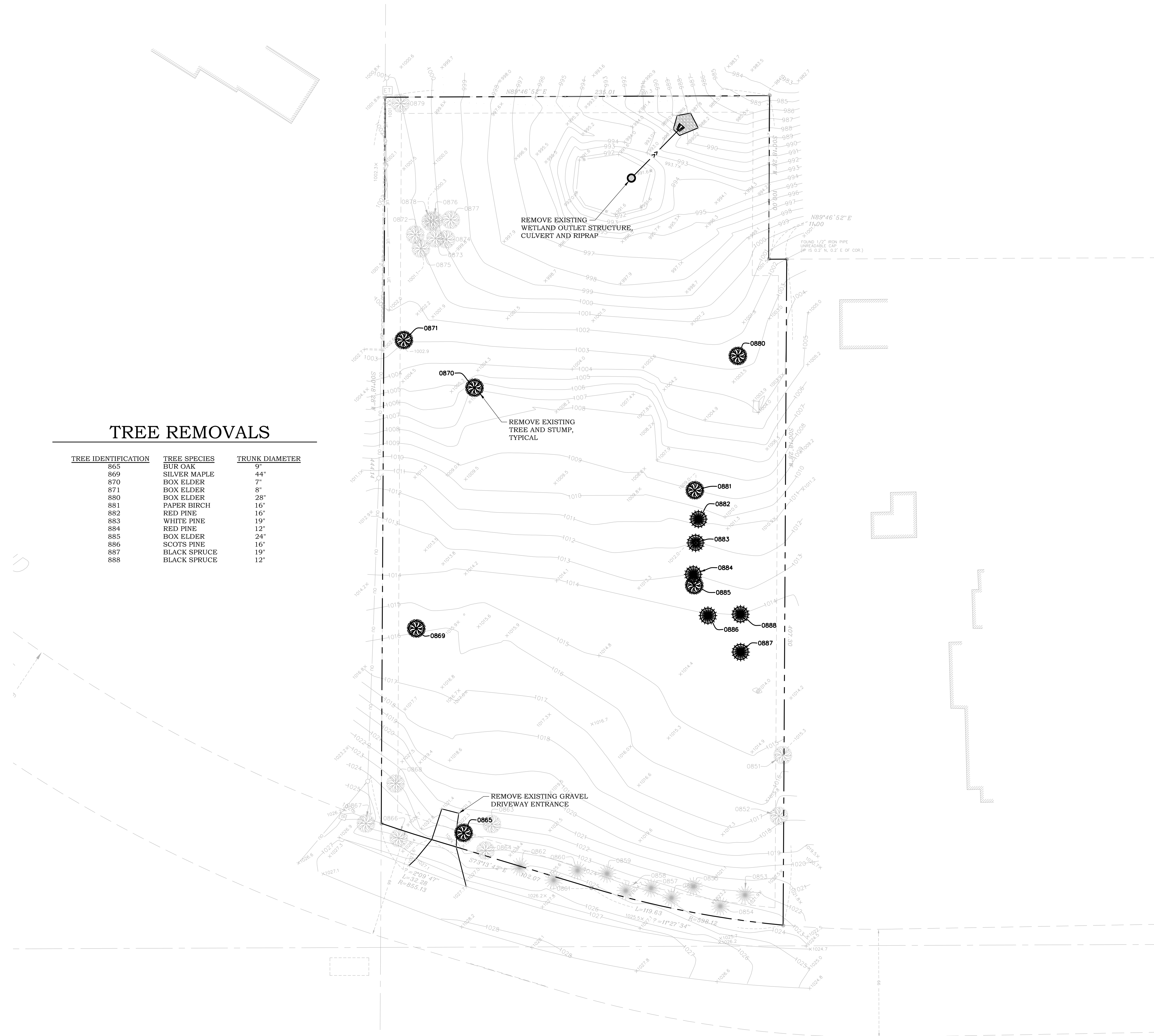
Date 10/09/2020

Permit Set

Drawing Title

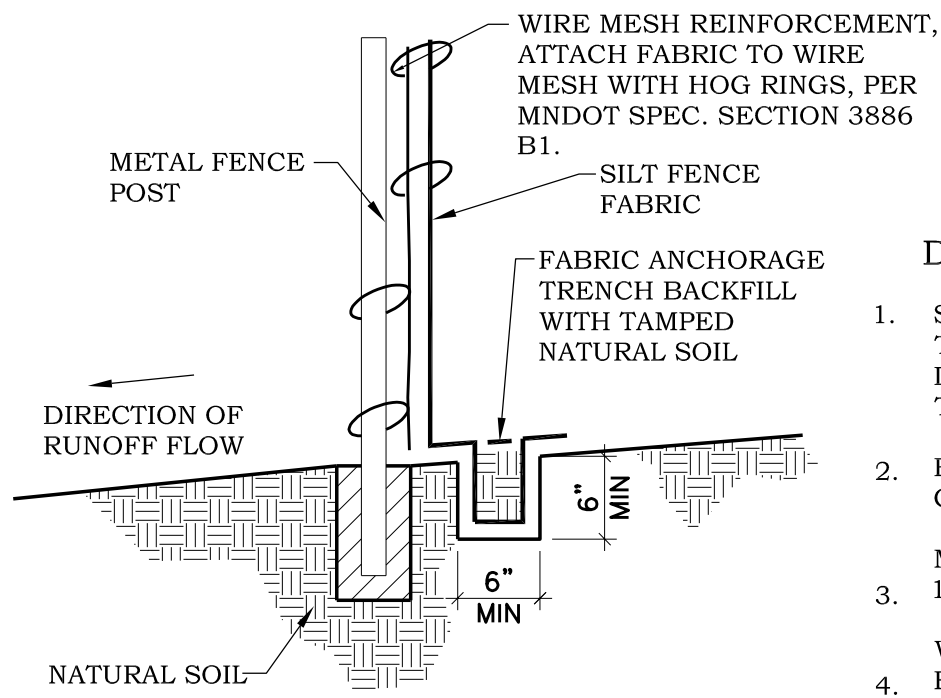
SITE REMOVALS PLAN

C100



1 SITE REMOVALS PLAN

1"=30'



NOTE: SILT FENCE SHALL FOLLOW MNDOT SPEC. SECTION 3886.

FIGURE 1 TYPICAL INSTALLATION FOR SILT FENCE

TABLE 1 MAXIMUM SLOPE LENGTH AND SLOPE FOR WHICH SILT FENCE IS APPLICABLE

		BY CALCULATION	BY CALCULATION	BY ACCEPTED DESIGN PRACTICES
SLOPE H:V	PERCENT	SILT FENCE STORAGE EQUALS 2 FT FOR A 100-YEAR EVENT	SILT FENCE STORAGE EQUALS 2 FT FOR A 2-YEAR EVENT OR 3 FT FOR A 100-YEAR EVENT	MAXIMUM SLOPE LENGTH
100:1	1%	400 FT	900 FT	100 FT
50:1	2%	200 FT	450 FT	75 FT
25:1	4%	100 FT	225 FT	75 FT
20:1	5%	80 FT	180 FT	75-50 FT
17:1	6%	67 FT	150 FT	50 FT
12.5:1	8%	50 FT	112 FT	50 FT
10:1	10%	40 FT	90 FT	50-25 FT
5:1	20%	20 FT	45 FT	25-15 FT
4:1	25%	16 FT	36 FT	15 FT
3:1	33%	12 FT	27 FT	15 FT
2:1	50%	8 FT	18 FT	15 FT

1 HEAVY DUTY SILT FENCE

C300 NO SCALE

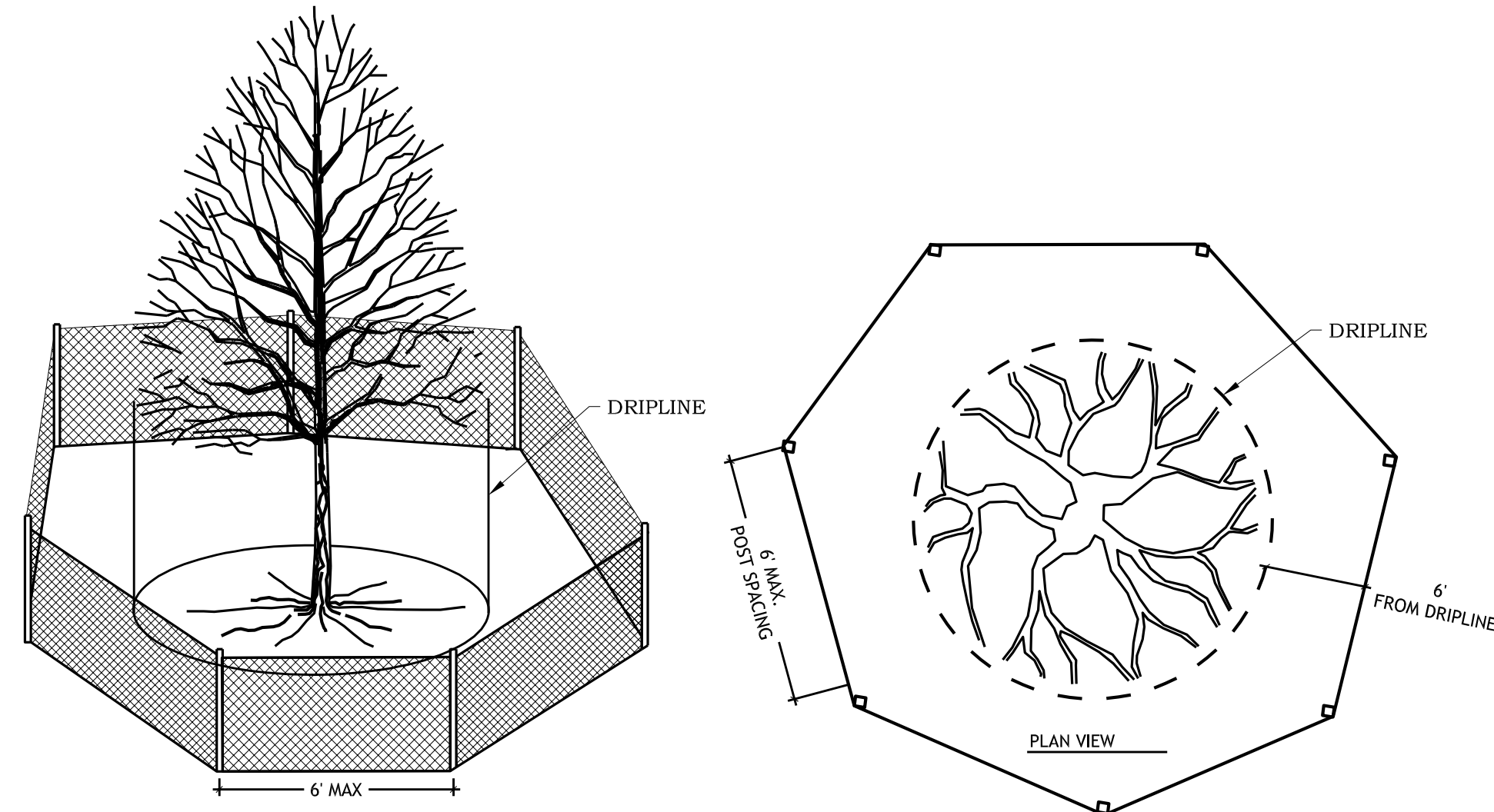
NOTES:

1) ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION. AFTER DEMOLITION OR AS NECESSARY, TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.

2) CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTION ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION.

3) THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY THE LANDSCAPE ARCHITECT.

4) THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.

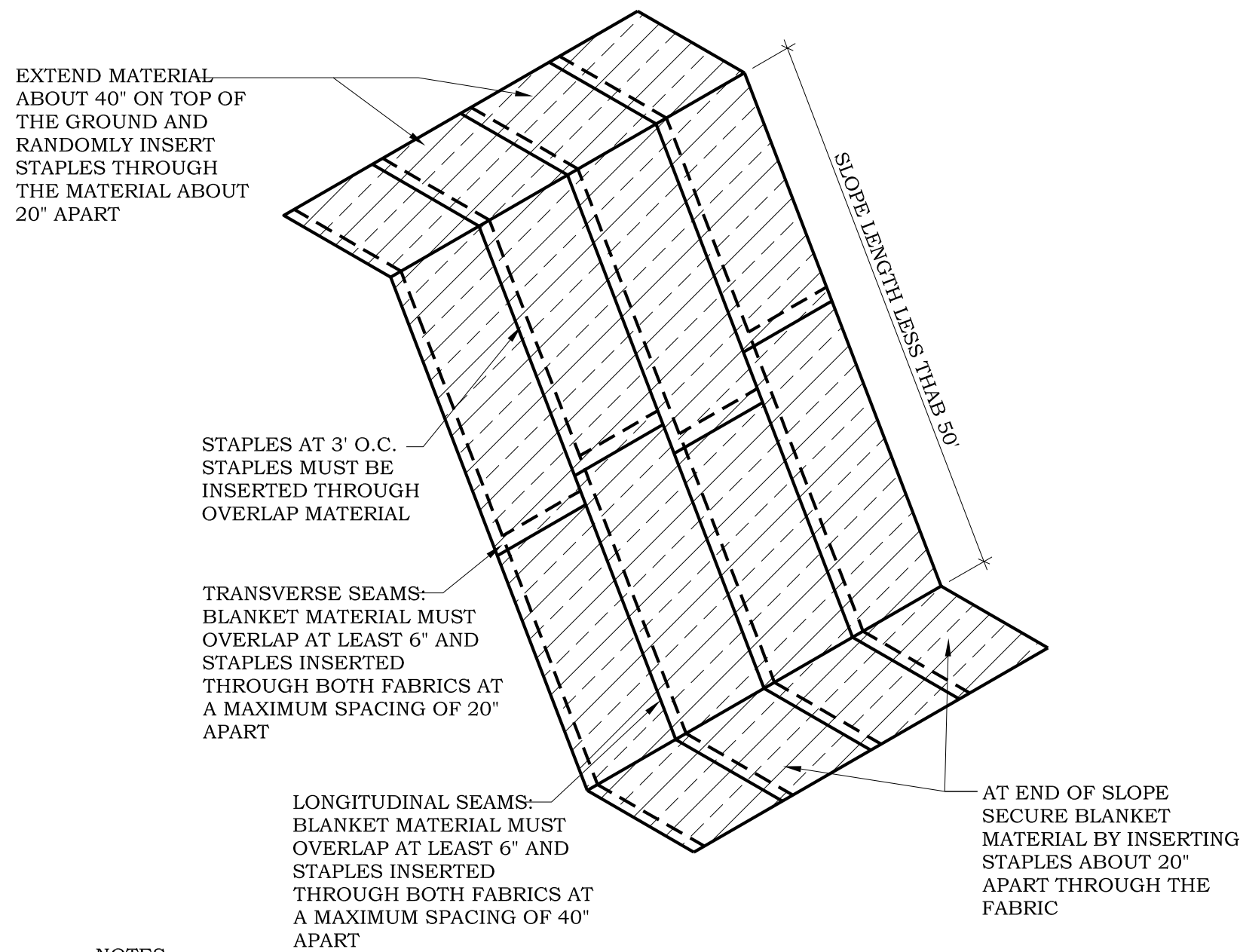


5 TREE PROTECTION FENCING

C300 NO SCALE

DESIGN RECOMMENDATIONS

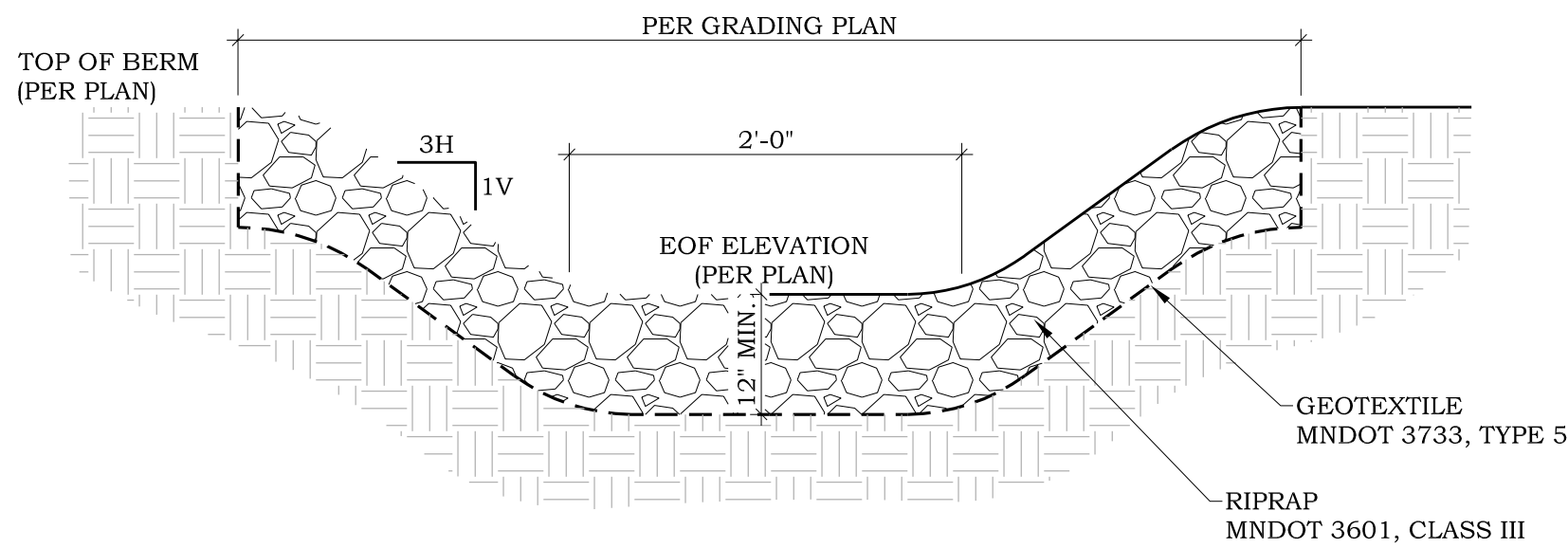
- SILT FENCES SHOULD BE INSTALLED ON THE CONTOUR (AS OPPOSED TO UP AND DOWN A HILL) AND CONSTRUCTED SO THAT FLOW CANNOT BYPASS THE ENDS.
- ENSURE THAT THE DRAINAGE AREA IS NO GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
- MAKE THE FENCE STABLE FOR THE 10-YEAR PEAK STORM RUNOFF.
- WHERE ALL RUNOFF IS TO BE STORED BEHIND THE SILT FENCE, ENSURE THAT THE MAXIMUM SLOPE LENGTH BEHIND THE FENCE DOES NOT EXCEED THE SPECIFICATIONS SHOWN IN TABLE 1.



- NOTES:
- EROSION CONTROL BLANKET TO BE CATEGORY 4-COCONUT 2S FOR SLOPES GREATER THAN 5:1 AND SIDES AND BOTTOM OF ALL DRAINAGE SWALES AND PONDING AREAS AND CATEGORY 2-STRAW 2S FOR ALL SLOPES LESS THAN 5:1 PER MNDOT SPEC. SECTION 3885.
 - INSTALL PER MNDOT SPEC. SECTION 2575

2 EROSION CONTROL BLANKET

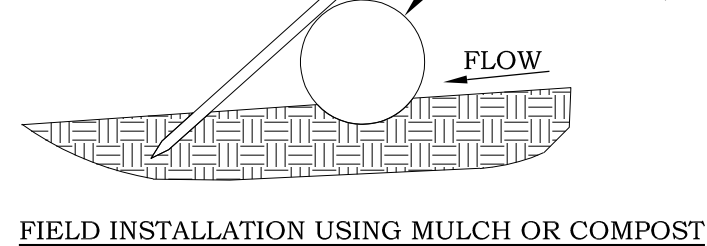
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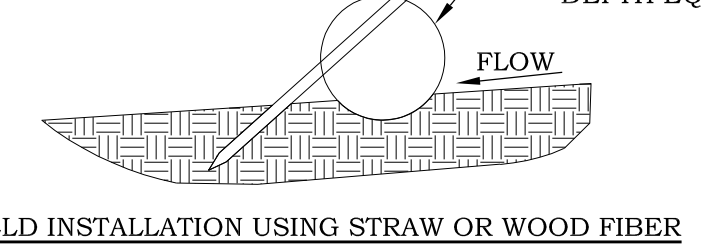
6 RIPRAP SPILLWAY

C300 NO SCALE

1\"/>

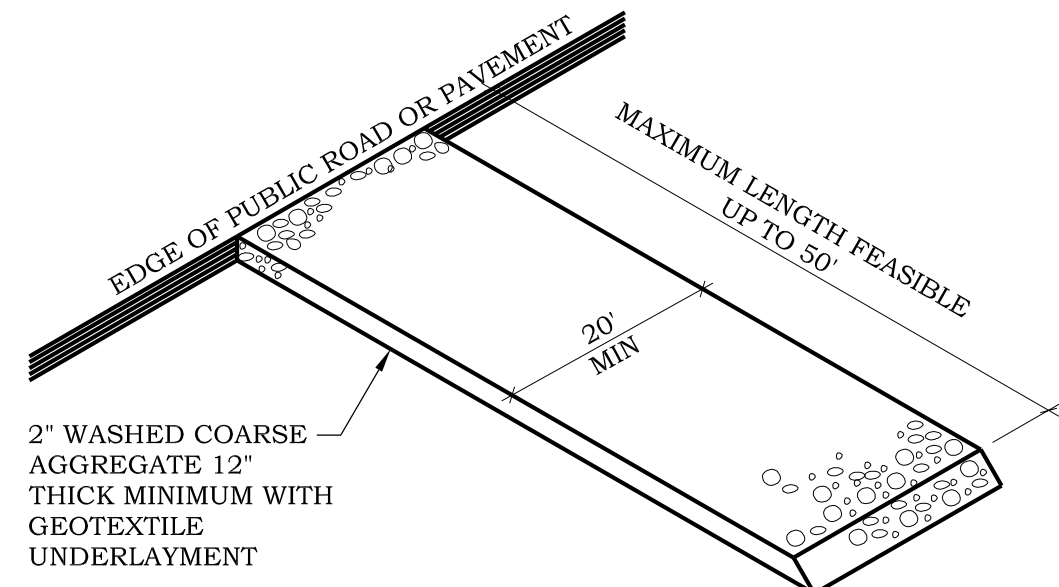


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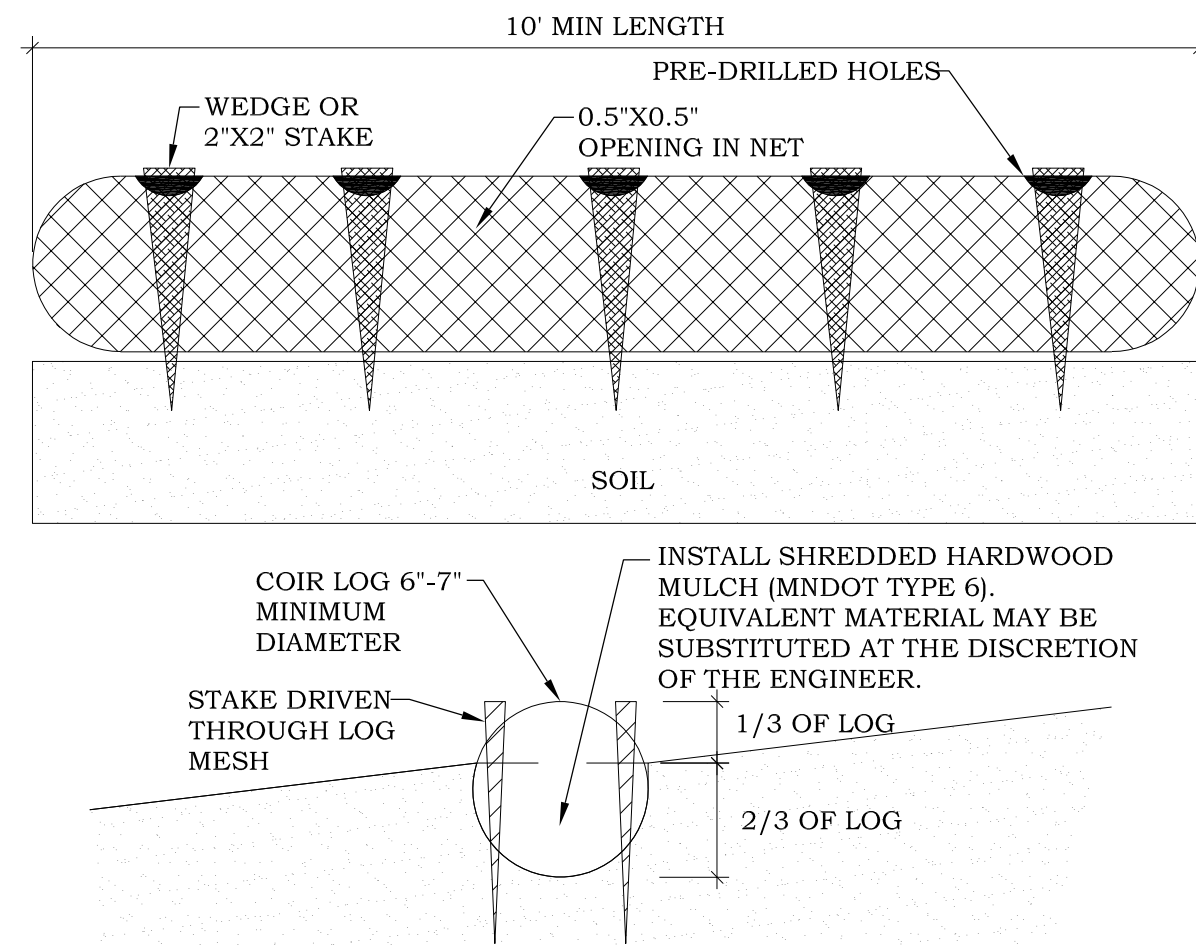
7 FILTER LOG DITCH CHECK

C300 NO SCALE



3 GRAVEL CONSTRUCTION ENTRANCE

C300 NO SCALE

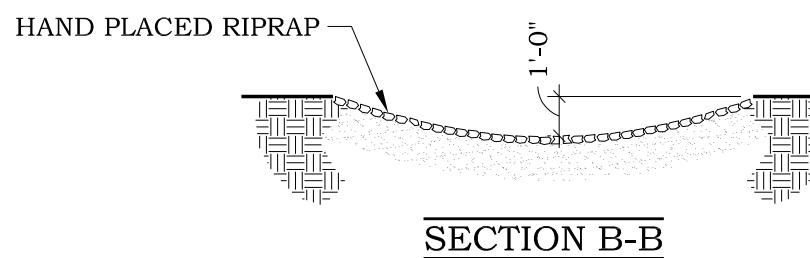
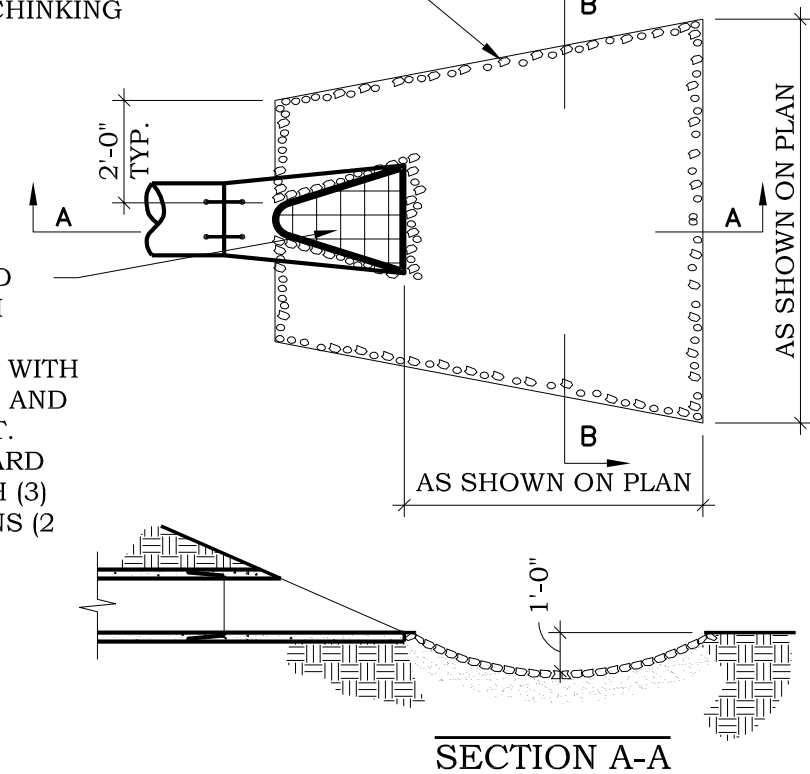


4 COIR LOG

C300 NO SCALE

HAND PLACED RIPRAP, INDIVIDUAL STONES SHALL NOT WEIGH LESS THAN 50 LBS. EXCEPT THOSE USED FOR CHINKING

PROVIDE FLARED END SECTION WITH TRASH GUARDS WHERE INDICATED ON PLANS WITH 5/8\"/>



8 FLARED END SECTION WITH RIPRAP

C300 NO SCALE

PIERCE PINI &
ASSOCIATES, INC.
Consulting Civil Engineers

9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

BECKER RESIDENCE

245 SALEM CHURCH ROAD
SUNFISH LAKE, MINNESOTA

I hereby certify that this plan or drawing was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Company: PIERCE PINI & ASSOCIATES

Signed:

Name: Kevin Gardner

Date: 10/09/2020

Reg. No: 45815

Issued for

Date

Permit Set

10/09/2020

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Comm. No.

20-010

Drawn

JH

Checked

KG

Date

10/09/2020

Permit Set

Drawing Title

STORMWATER
POLLUTION
PREVENTION DETAILS

C300

3. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 12 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEOTEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
4. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY CITY INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
5. CATCH BASIN INSERTS OR OTHER APPROVED PRODUCTS ARE REQUIRED IN UNDISTURBED AREAS THAT MAY RECEIVE RUNOFF FROM THE PROJECT AREA. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
6. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
7. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
8. DISTURBED SOIL STABILIZATION SHALL USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. SEED WITH ANNUAL RYE SEED AT 60 LBS PER ACRE AND WOOD MULCH FIBER AT 45 LBS PER 1,000 SF. AN EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED IS RECOMMENDED TO MINIMIZE EROSION POTENTIAL.

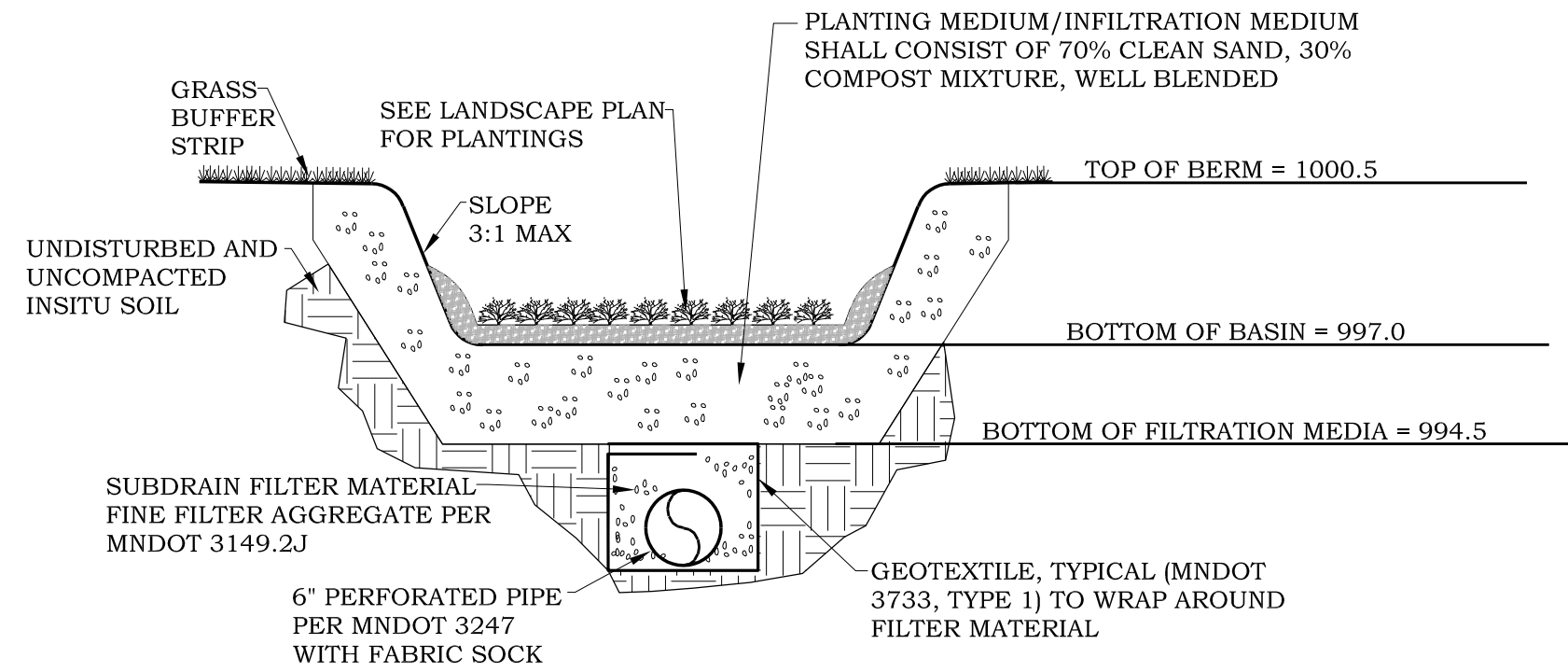
7. READY MIXED CONCRETE AND CONCRETE BATCH PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS.
8. CHANGES TO EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
9. ALL EROSION CONTROL ELEMENTS ARE TEMPORARY. CONTRACTOR TO INSTALL EROSION CONTROL ELEMENTS PRIOR TO ANY STORMWATER HANDLING AND DISTURBING ACTIVITIES, MAINTAIN IN GOOD CONDITION DURING CONSTRUCTION AND REMOVE FROM THE SITE UPON COMPLETION OF FINAL PAVING AND TURF ESTABLISHMENT.

	EXISTING PROPERTY LINE
	PROPOSED HEAVY-DUTY SILT FENCE
	PROPOSED TREE FENCING
	PROPOSED SEDIMENT LOG DITCH CHECK
	PROPOSED CONSTRUCTION ENTRANCE/RIPRAP
	PROPOSED DRAIN TILE
	PROPOSED PVC STORM SEWER

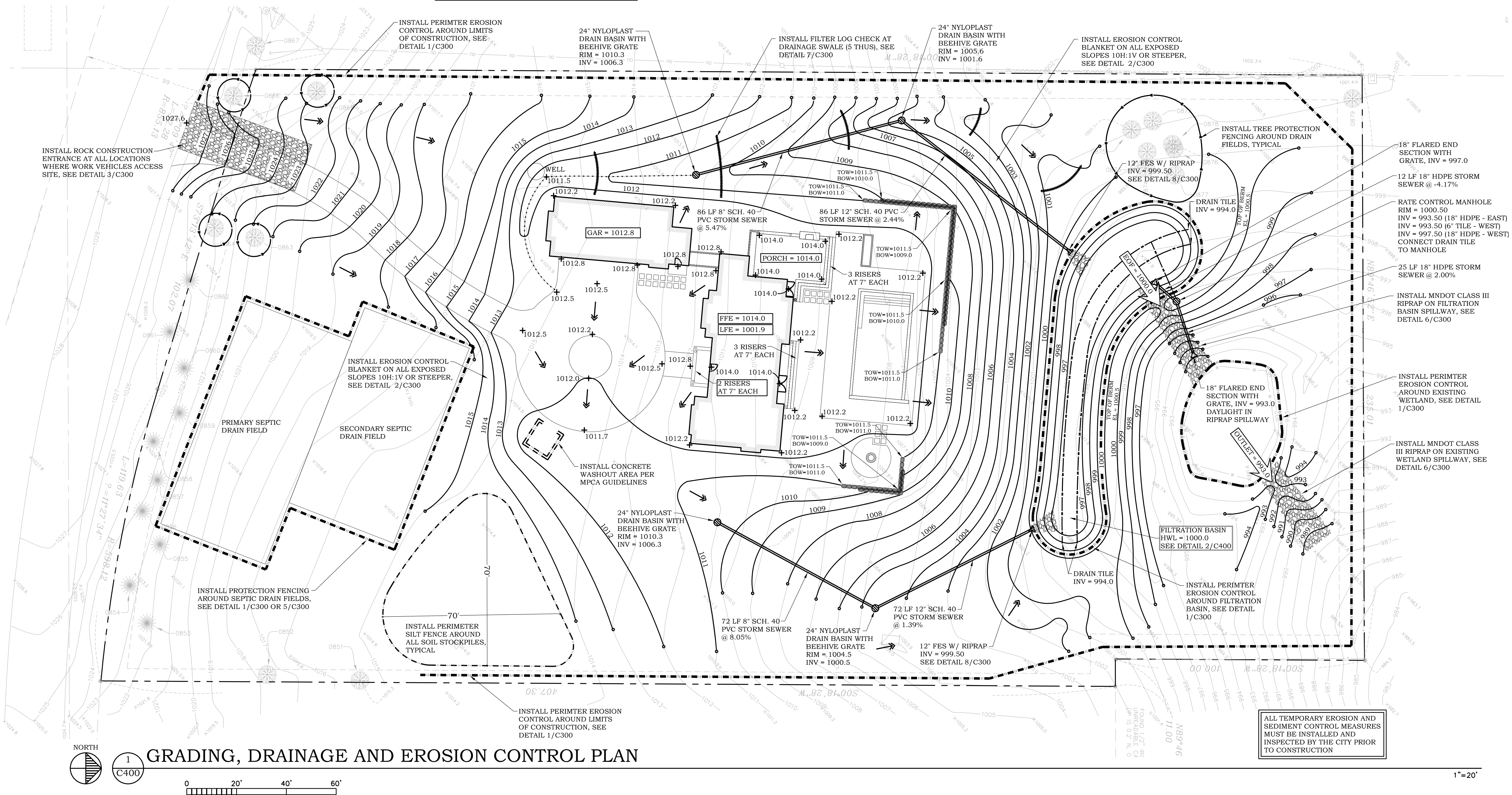
ACREAGE SUMMARY	
TOTAL LOT AREA	2.69 ACRES
EXISTING IMPERVIOUS AREA	0.06 ACRES
PROPOSED IMPERVIOUS AREA	0.29 ACRES
TOTAL DISTURBED AREA	1.73 ACRES

HEAVY-DUTY SILT FENCE	2,250 LF
ROCK CONSTRUCTION ENTRANCE	1 EACH
CONCRETE WASHOUT AREA	1 EACH
TREE PROTECTION FENCING	400 LF
EROSION CONTROL BLANKET	4,700 SY
RIPRAP	45 CY

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL NOT RELY ON THESE QUANTITIES FOR THEIR BID AND CIVIL ENGINEER IS NOT RESPONSIBLE FOR COST ESTIMATES OR ACTUAL CONSTRUCTION COSTS.



NO SCALE



9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

BECKER RESIDENCE

245 SALEM CHURCH ROAD
SUNFISH LAKE, MINNESOTA

I hereby certify that this plan or drawing was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Company: PIERCE PINI & ASSOCIATES

Signed:

Name: Kevin Gardner

eg. No: 45815

Issued for

10/09/2020

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Comm. No. 20-010

Group	IL
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Checked	RE

Date 10/09/2020

Drawing Title

GRADING, DRAINAGE AND EROSION CONTROL PLAN

C400



NOTES:

- EXISTING TREES MARKED WITH 'EX' AND COLORED IN RED
- PROPOSED TREES ARE MARKED WITH ASSOCIATED CODE AND COLORED IN GREEN

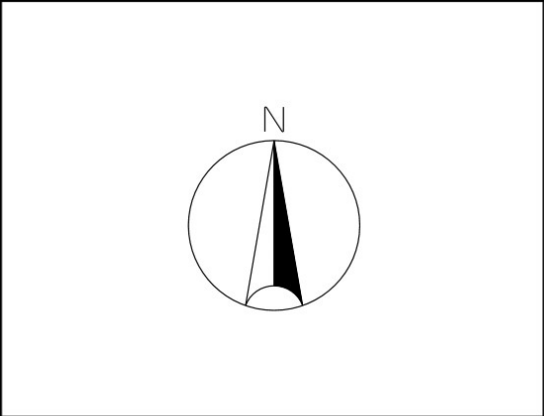
PLANTING SCHEDULE			
CODE	SPECIES	DESCRIPTION	QTY.
H-LL	HYDRANGEA 'LITTLE LIME'	SHRUB #10 CONT.	19
C-P	COTONEASTER 'PEKING'	SHRUB #10 CONT.	5
B-CG	BOXWOOD 'CHICAGOLAND GREEN'	SHRUB #7 CONT.	23
N-WL	NEPETA WALKERS LOW	PERENNIAL #1 CONT.	10
S-MN	SALVIA 'MAY NIGHT'	PERENNIAL #1 CONT.	10
QA	QUAKING ASPEN	TREE MIXED SIZES	33
WP	WHITE PINE	TREE SPADED	5
MP-AB	MAPLE 'AUTUMN BLAZE'	TREE SPADED	8
MP-FF	SUGAR MAPLE 'FALL FESTA'	TREE SPADED	4

LANDSCAPE LIGHTING SCHEDULE			
CODE	DESCRIPTION	SYMBOL	QTY.
K-AL	KICHLER 15384AZT ACCENT LIGHT 2700K LED 4W 40 DEG. - 285 LUMENS		16
AO-DL	AO PASHOO-RC DOWN LIGHT 2700K LED 23W - 270 LUMENS		14



SCALE:	
DATE:	10.1.20
DESIGNER:	DT

LANDSCAPE DESIGN



BECKER RESIDENCE
254 SALEM CHURCH ROAD
SUNFISH LAKE, MN 55118



LANDSCAPE PLANTS

TREES:



Autumn Blaze Maple



Quaking Aspen



Fall Fiesta Sugar Maple

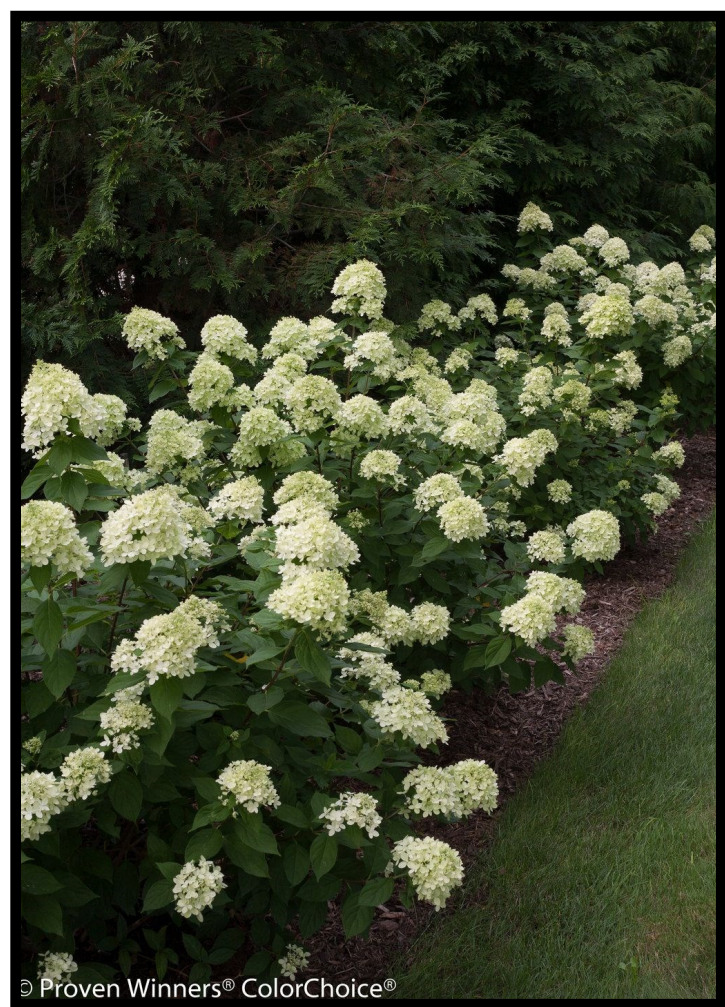


White Pine

SHRUBS:



Chicagoland Green Boxwood



Little Lime Hydrangea



Hedge Cotoneaster

PERENNIALS AND ORNAMENTAL GRASSES:

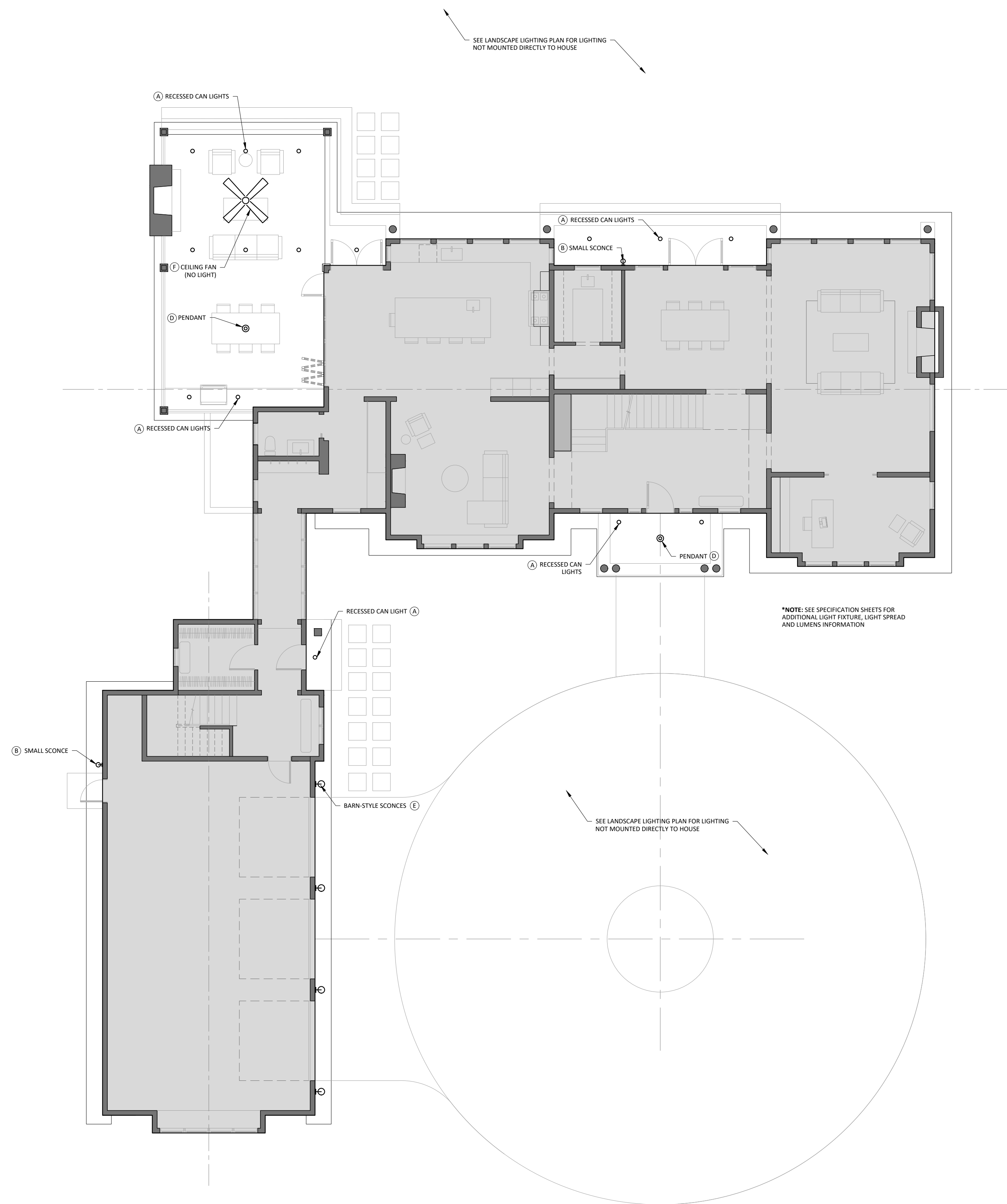


May Night Salvia

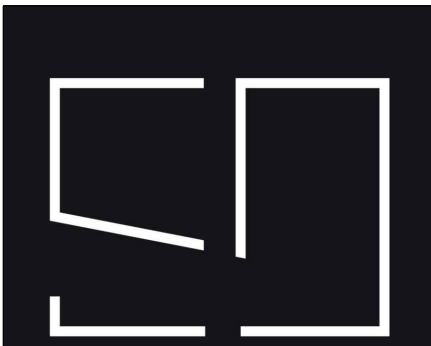


Walker's Low Nepeta





1 ARCHITECTURAL EXTERIOR LIGHTING PLAN DIAGRAM
SCALE: 1/8" = 1'-0"



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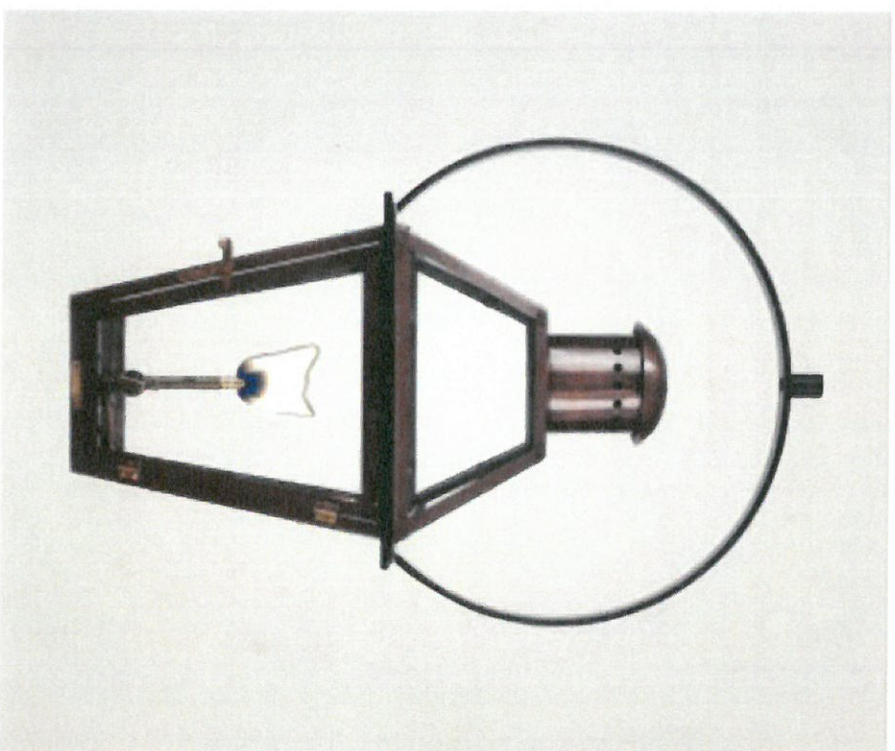
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SITE PLAN REVIEW	09.03.2020

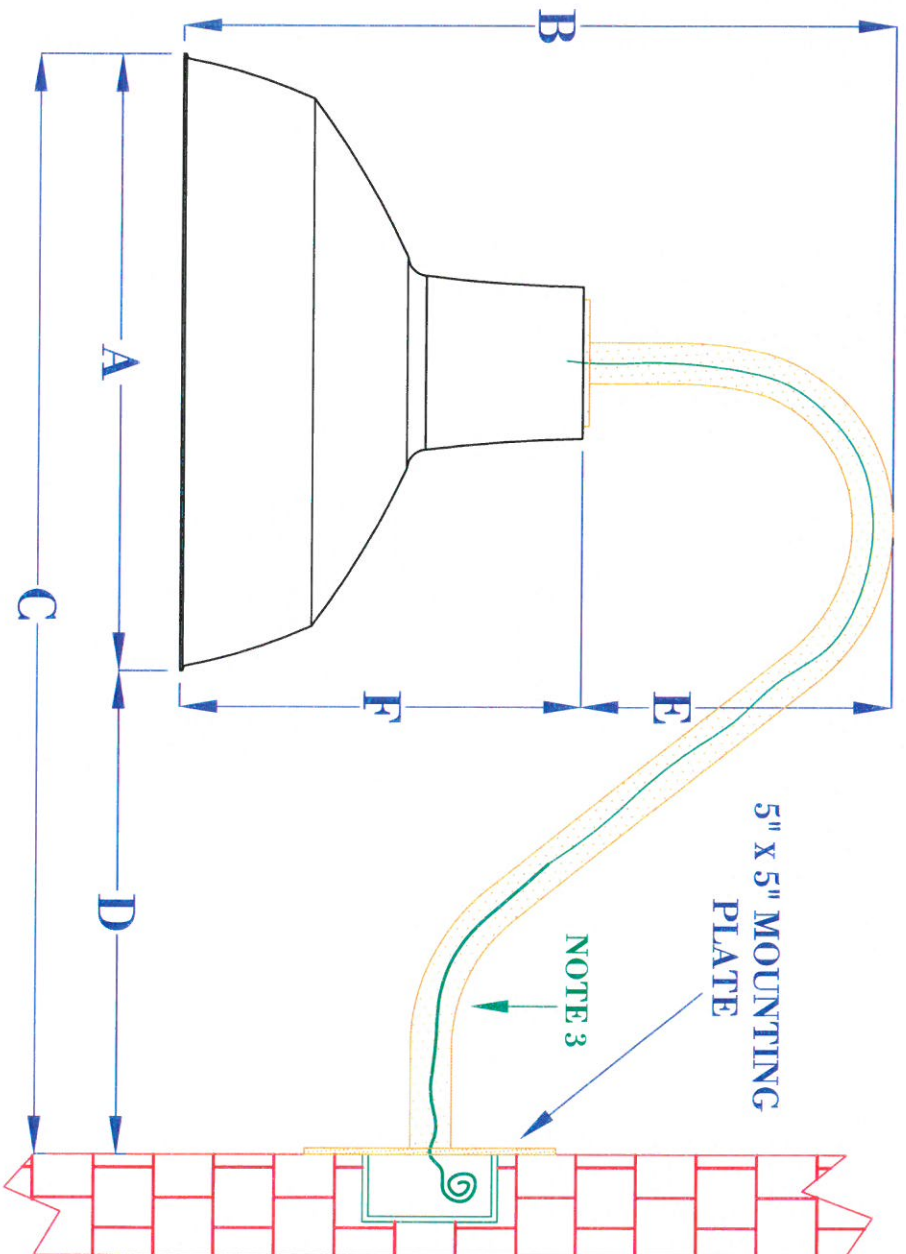
BECKER RESIDENCE
245 SALEM CHURCH ROAD
SUNFISH LAKE, MN

ARCHITECTURAL
EXTERIOR LIGHTING PLAN

A5.0

EXTERIOR LIGHTING





NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND

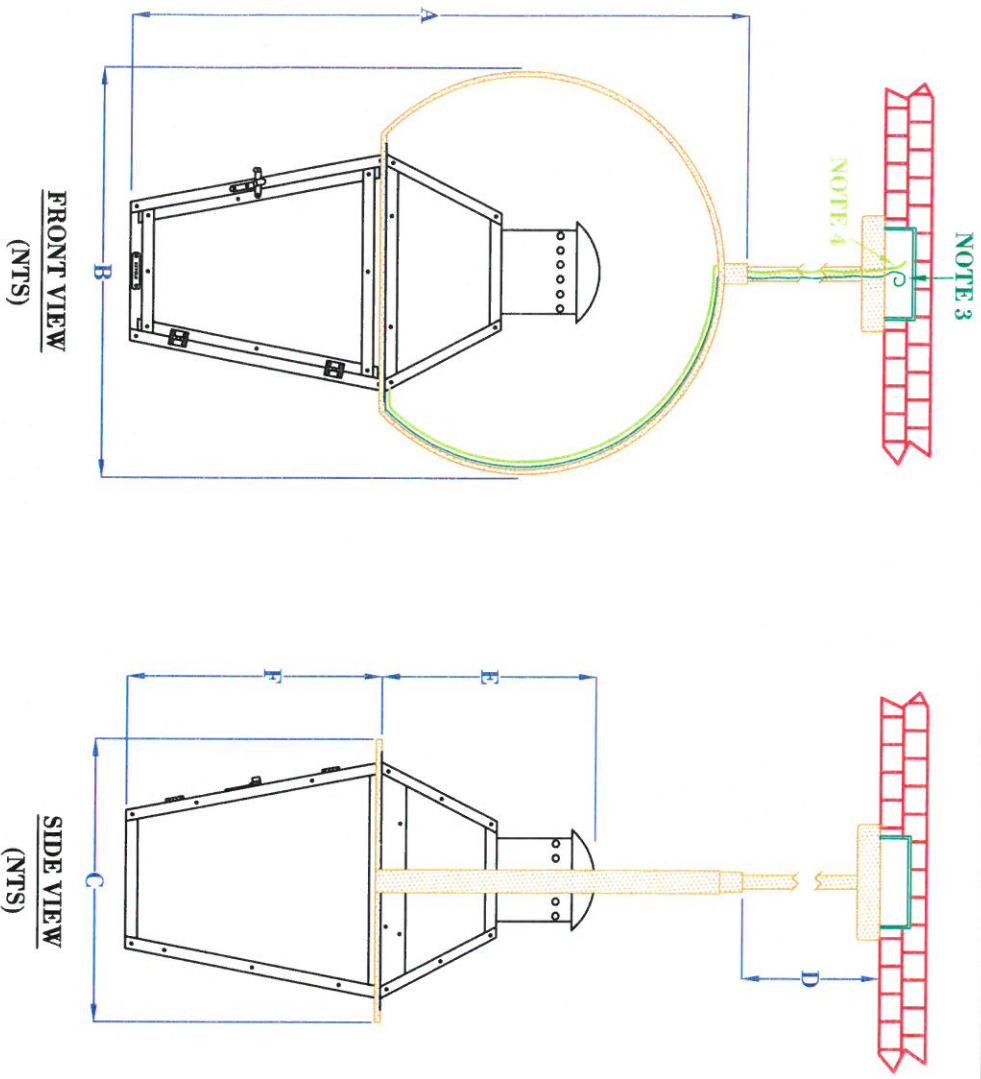
SIDE VIEW
(NTS)

BEVOILO GAS & ELECTRIC LIGHTS

LIGHT:	FARMHOUSE	DATE:	APP. BY:	MAJ
BRACKET:	GOOSENECK	6-13-13	REVISION:	1

SIZE:	14"
A:	12 $\frac{1}{2}$ "
B:	14 $\frac{1}{4}$ "
C:	21 $\frac{3}{4}$ "
D:	9 $\frac{1}{2}$ "
E:	6 $\frac{1}{4}$ "
F:	8"

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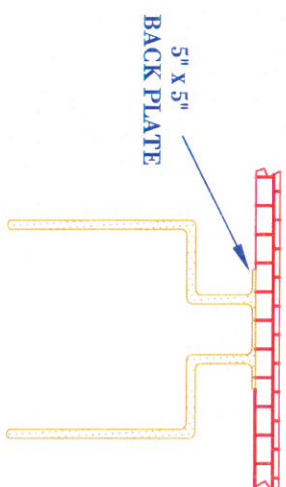
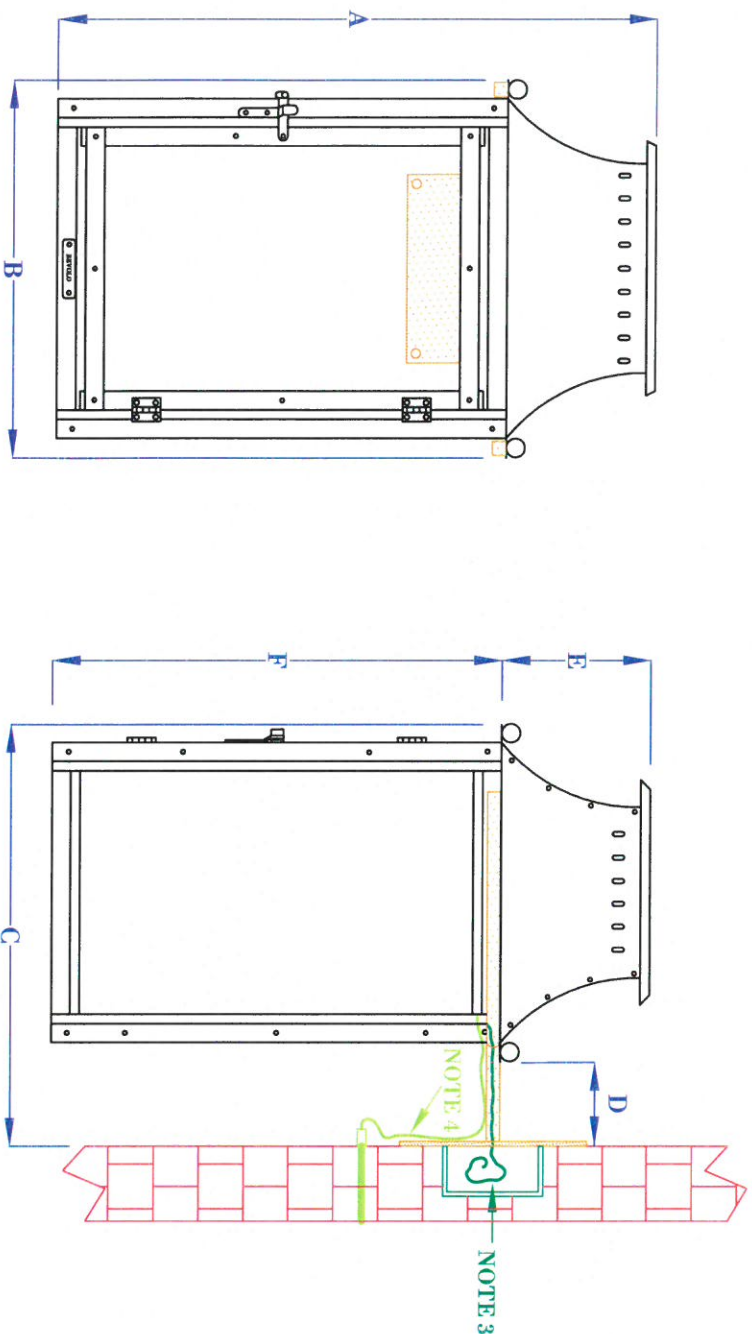
- NOTES:
1. MOUNTING HARDWARE SUPPLIED BY OTHERS
 2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
 3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
 4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$ " COPPER GAS LINE AND $\frac{3}{16}$ " x $\frac{1}{4}$ " GAS LINE ADAPTOR

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:		FRENCH QUARTER	
BRACKET:		YOKE	
DATE:	APP. BY:	JJG	
4-17-18	REVISION:	11	

SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	20"	24"	26"	30"	33 $\frac{3}{4}$ "	38 $\frac{3}{4}$ "	46 $\frac{3}{4}$ "
B:	14 $\frac{1}{4}$ "	15 $\frac{7}{8}$ "	17 $\frac{1}{4}$ "	20 $\frac{1}{2}$ "	21 $\frac{7}{8}$ "	25 $\frac{3}{4}$ "	31"
C:	9 $\frac{7}{8}$ "	11 $\frac{1}{4}$ "	12 $\frac{1}{8}$ "	14 $\frac{3}{8}$ "	15 $\frac{1}{4}$ "	18 $\frac{1}{4}$ "	22 $\frac{1}{4}$ "
D:	VARIES	VARIES	VARIES	VARIES	VARIES	VARIES	VARIES
E:	6 $\frac{1}{4}$ "	7 $\frac{5}{8}$ "	9 $\frac{3}{8}$ "	12 $\frac{3}{8}$ "	11 $\frac{7}{8}$ "	14 $\frac{1}{2}$ "	17 $\frac{3}{8}$ "
F:	8"	10 $\frac{1}{8}$ "	11 $\frac{1}{8}$ "	12 $\frac{7}{8}$ "	14 $\frac{3}{8}$ "	16 $\frac{1}{8}$ "	19 $\frac{5}{8}$ "

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TOP VIEW
(NTS- BRACKET ONLY)

FRONT VIEW
(NTS)

SIDE VIEW
(NTS)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$ " COPPER GAS LINE AND $\frac{3}{16}$ " x $\frac{1}{4}$ " GAS LINE ADAPTOR

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT: WILLIAMSBURG 14", 16", 22"

BRACKET: BRACKET MOUNT

SIZE:	14"	16"	22"
A:	14 $\frac{1}{8}$ "	16 $\frac{1}{8}$ "	22 $\frac{1}{8}$ "
B:	10 $\frac{1}{8}$ "	10 $\frac{1}{8}$ "	10 $\frac{1}{8}$ "
C:	11 $\frac{5}{8}$ "	11 $\frac{5}{8}$ "	11 $\frac{5}{8}$ "
D:	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "
E:	4"	4"	4"
F:	10 $\frac{1}{8}$ "	12 $\frac{1}{8}$ "	18 $\frac{1}{8}$ "

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DRW BY: JJG

DATE: APP. BY: MAJ

10-30-2009 REVISION: 1



UPC: 019813510699



Color: White

Weight: 0.4 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.07A
208V	N/A
240V	N/A
277V	N/A
Input Watts	7.60W

LED Info

Watts	8W
Color Temp	3000K (Warm)
Color Accuracy	80 CRI
L70 Lifespan	50,000
Lumens	849
Efficacy	111.7 lm/W

Technical Specifications**Listings****UL Classified:**

Suitable for wet locations

ENERGY STAR V2.2:

This product is ENERGY STAR® Version 2.2 Certified.

Energy Star Model Number:

DLR0037

Energy Star ID:

2350042

NEC Compliant:

Suitable for use in closets. Compliant with NEC Sec. 410.16 (A)(1) and 410.16 (C)(3).

Electrical**Dimming Driver:**TRIAC compatible dimmer with dimming as low as 5%. [See dimmer compatibility guide here.](#)**THDi:**

Produces less than 20% THD

PF:

≥0.9

Input Voltage:

120V

Operating Frequency (Hz):

60Hz

Performance**Lifespan:**

50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction**Shape:**

Round

Trim Style:

Smooth Trim

Housing:

Constructed from durable steel sheet metal

Technical Specifications (continued)

Construction

Cold Weather Starting:

The minimum starting temperature is -30°C (-22°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Frosted polycarbonate diffusion lens. Regressed lens. Constructed from durable sheet metal construction.

Green Technology:

Mercury and UV free. RoHS-compliant components.

Mounting:

Easy installation with friction clips (4") and torsion springs (5"/6")

Socket Adapter:

Edison 26 Medium Base Socket adapter included in box

Compatible:

Compatible with most common 4" recessed housings

Finish:

Matte White

Optical

Beam Angle:

95°±10°

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Wattage Equivalency:

65W Incandescent

Flicker:

Silent and flicker free operations of less than 30%

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

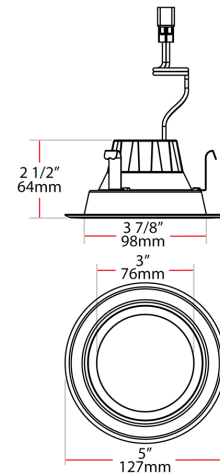
Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

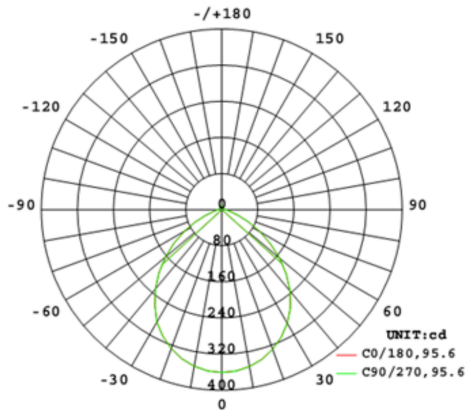
Case and Pallet Dimensions

	QTY	LENGTH (in)	WIDTH (in)	HEIGHT (in)
CASE	4	11.02	6.5	5.91
PALLET	1568	5.31	3.03	86.22

Dimension



Light Distribution



Features

- High Performance LEDS up to 106 lm/w
- Use to replace up to 100W traditional light sources
- Durable construction: dent and scratch resistant
- UL wet location rated
- Compatible with most standard recessed housings
- Dimmable down to 5% on compatible dimmers
- Available in 3 color temperatures: 3000K, 3500K, 4000K
- Smooth diffusing regressed lens
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Size	Shape	Wattage	CRI/Color Temp	Voltage	Dimming	Finish	Trim
R	4	R	8	830	120		W	S
	4 = 4"	R = Round	7 = 600lm-700lm	940 = 90 CRI, 4000K (Neutral)	120 = 120V	Blank = TRIAC Dimming	W = White	B = Baffle
	6 = 6"	S = Square	8 = 700lm-850lm	935 = 90 CRI, 3500K (Warm Neutral)	UNV = 120-277V	T = TRIAC Dimming		S = Smooth
			10 = 850lm-1000lm	930 = 90 CRI, 3000K (Warm)				
			11 = 900lm-1050lm	927 = 90 CRI, 2700K (Residential Warm)				
			14 = 1200lm-1400lm	840 = 80 CRI, 4000K (Neutral)				
				835 = 80 CRI, 3500K (Warm Neutral)				
				830 = 80 CRI, 3000K (Warm)				
				827 = 80 CRI, 2700K (Residential Warm)				

2700K LED MR16 4W 40 Degree
18130 (Clear)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Certifications/Qualifications

Location Rating CSA UL Listed Wet
www.kichler.com/warranty

Dimensions

Height 2.00"
Length 2.00"
Width 2.00"

Electrical

Operating Voltage Range 9-15 VAC
Voltage 12V

Photometrics

Beam Angle Options 40.00
Color Rendering Index 80
Delivered Efficacy (Lumens/Watt) 71
Delivered Lumens 285
Kelvin Temperature 2700K

Primary Lamping

Expected Life Span 30000
Lamp Included Not Included
Lamp Type MR16
Max or Nominal Watt 4.00

Product/Ordering Information

SKU 18130.00
Finish Other

Specifications

Material ALUMINUM

Additional Finishes



Clear

Kichler
7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER®



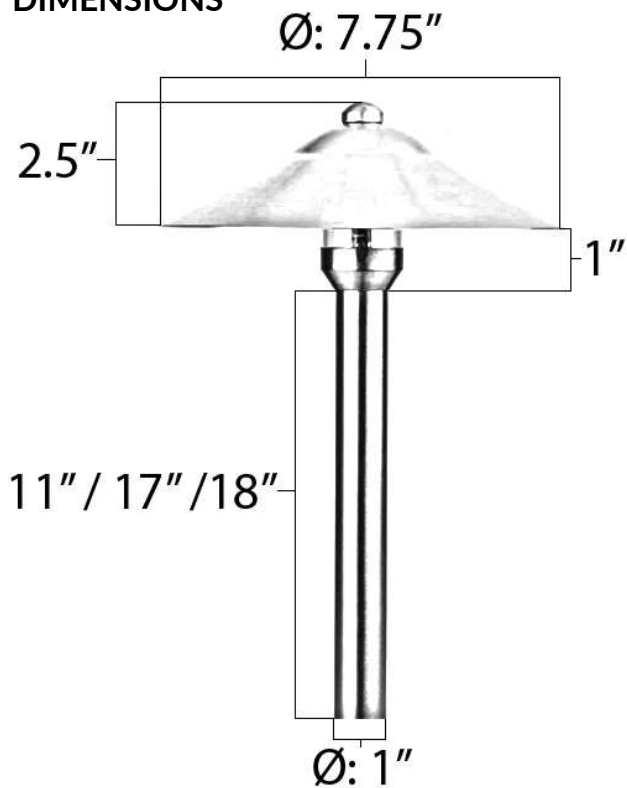
12V / 120V LED Raw Copper Dome Shade Pathway Light

DESCRIPTION

Material: Cast Brass / Raw Copper
Voltage: 12V / 120V
Socket Type: UL Certified G4 JC Bi-Pin
(E230758)
Bulb Type: JC Bi-Pin Cluster
Wiring: 36" Lead w/ Ground
Power Rating: 35w Max
Mounting: Surface
Fixture Weight: 1.65 lbs



DIMENSIONS



ORDERING INFORMATION

LED-PASH-L-100-RC	VOLTAGE	Stem Height		LED BULB	
	12V	11	11"	CW12V	12V 2.3W 270 Lumens Cool White 5000K LED
	120V	17	17"	WW12V	12V 2.3W 270 Lumens Warm White 2700K LED
		18	18"	CW120V	120V 2.3W 270 Lumens Cool White 5000K LED
				WW120V	120V 2.3W 270 Lumens Warm White 2700K LED

LED-PASH-L-100-RC - ____ - ____ - ____

Fixture Type: _____

Job Name: _____

Notes: _____



12V 1 Light Mini Accent Light Textured Architectural Bronze

15384AZT (Textured Architectural Bronze)



Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Certifications/Qualifications

Location Rating	CUL_12V
	www.kichler.com/warranty

Dimensions

Height	6.00"
Length	6.00"
Width	2.50"

Electrical

Operating Voltage Range	12 VAC
Voltage	12V

Mounting/Installation

Lead Wire Length	35
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Primary Lamping

Lamp Included	Not Included
Lamp Type	MR16
Max or Nominal Watt	7,20

Product/Ordering Information

SKU	15384AZT
Finish	Bronze
UPC	783927042864

Optional Lamping

2700K LED MR16 4W 15 Degree	18126
3000K LED MR16 4W 15 Degree	18127
2700K LED MR16 4W 25 Degree	18128
3000K LED MR16 4W 25 Degree	18129
2700K LED MR16 4W 40 Degree	18130
3000K LED MR16 4W 40 Degree	18131
2700K LED MR16 4W 60 Degree	18132
3000K LED MR16 4W 60 Degree	18133
2700K LED MR16 5W 15 Degree	18134
3000K LED MR16 5W 15 Degree	18135
2700K LED MR16 5W 25 Degree	18136
3000K LED MR16 5W 25 Degree	18137
2700K LED MR16 5W 40 Degree	18138
3000K LED MR16 5W 40 Degree	18139
2700K LED MR16 5W 60 Degree	18140
3000K LED MR16 5W 60 Degree	18141
2700K LED MR16 7W 15 Degree	18142
3000K LED MR16 7W 15 Degree	18143
2700K LED MR16 7W 25 Degree	18144
3000K LED MR16 7W 25 Degree	18145
2700K LED MR16 7W 40 Degree	18146
3000K LED MR16 7W 40 Degree	18147
2700K LED MR16 7W 60 Degree	18148
3000K LED MR16 7W 60 Degree	18149

Specifications

Material	ALUMINUM
----------	----------

Additional Finishes

	Centennial Brass
--	------------------



Copper



Textured Architectural Bronze



Textured Architectural Bronze



Textured Black



Textured Black

Kichler

7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:

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