

City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



13888 Daggett Bay Rd
Crosslake, Minnesota 56442
www.cityofcrosslake.org

**CITY OF CROSSLAKE
PLANNING COMMISSION/BOARD OF ADJUSTMENT**

July 22, 2022

9:00 A.M.

Crosslake City Hall
13888 Daggett Bay Rd, Crosslake MN 56442
(218) 692-2689

PUBLIC HEARING NOTICE

Applicant: Jeremiah P & Karen Park Gallivan

Authorized Agent: Rosemary McMonigal of McMonigal Architects

Site Location: 11746 Manhattan Point Blvd, Crosslake, MN 56442 on Big Trout Lake-GD

Variance for:

- Bluff setback of 0 feet where 30 feet is required to proposed structure
- Bluff setback of 0 feet where 30 feet is required to proposed patios
- Dirt moving of 158.7 cubic yards (cy) in the bluff impact zone where 0 cy are allowed
- Road right-of-way setback of 10.3 feet where 35 feet is required to structure
- Side yard setback for proposed lake access path/stairs within the 10 foot setback

To construct:

- 3451 square foot structure that consists of a house, garage and porch
- 317 square foot deck and a 75 square foot deck
- 317 square foot patio
- 108 square foot patio
- An access path/stairs to the lake
- Septic tank

Notification: Pursuant to Minnesota Statutes Chapter 462, and the City of Crosslake Zoning Ordinance, you are hereby notified of a public hearing before the City of Crosslake Planning Commission/Board of Adjustment. Property owners have been notified according to MN State Statute 462 & published in the local newspaper. Please share this notice with any of your neighbors who may not have been notified by mail.

Information: Copies of the application and all maps, diagrams or documents are available at Crosslake City Hall or by contacting the Crosslake Planning & Zoning staff at 218-692-2689. Please submit your comments in writing including your name and mailing address to Crosslake City Hall or (crosslakepz@crosslake.net).



STAFF REPORT

Property Owner/Applicant: Jeremiah P & Karen Park Gallivan

Parcel Number(s): 14010592, 14010593

Application Submitted: June 16, 2022

Action Deadline: August 14, 2022

City 60 Day Extension Letter sent / Deadline: N/A / N/A

Applicant Extension Received / Request: N/A / N/A

City Council Date: N/A

Authorized Agent: Rosemary McMonigal of McMonigal Architects

Variance for:

- Bluff setback of 0 feet where 30 feet is required to proposed structure
- Bluff setback of 0 feet where 30 feet is required to proposed patios
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Current Zoning: Shoreland District

Existing Impervious Coverage:

16.0%

Proposed Impervious Coverage:

23.8%

- A stormwater management plan was submitted with the variance application
- Septic design was submitted with the variance application

Parcel History:

- Manhattan Beach Second Addition established in 1927
- March 1977 – Add to house
- September 1978 – Lean too
- July 1980 – Septic system
- June-July 1994 – Update septic
- July 1994 – Addition for a garage
- July 2002 – Bituminous driveway
- May 2009 – Approved variance for covered porch (no screen), decks and septic closer

than 10 feet

- June 2009 – Variance approved for home and deck in bluff setback
- August 2009 – Covered porch (no screen), 3 decks, new deep well, abandon existing well, per approved variance 2009-007
- June 2012 – Bituminous driveway
- May 2013 – New lift
- September 2013 – Patio & walkway
- April 2018 – Variance approved for Water-oriented accessory structure in bluff
- September 2018 – Water-oriented accessory structure per variance 1810013V

Agencies Notified and Responses Received:

County Highway Dept: N/A

DNR: No comment received before packet cutoff date

City Engineer: N/A

Lake Association: No comment received before packet cutoff date

Crosslake Public Works: No comment received before packet cutoff date

Crosslake Park, Recreation & Library: N/A

Concerned Parties: No comment received before packet cutoff date

POSSIBLE MOTION:

To approve/table/deny the variance to allow:

- Bluff setback of 0 feet where 30 feet is required to proposed structure
- Bluff setback of 0 feet where 30 feet is required to proposed patios
- Dirt moving of 158.7 cubic yards (cy) in the bluff impact zone where 0 cy are allowed
- Road right-of-way setback of 10.3 feet where 35 feet is required to structure
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To construct:

- 3451 square foot structure that consists of a house, garage and porch
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- 317 square foot patio
- 108 square foot patio
- An access path/stairs to the lake
- Septic tank

As shown on the certificate of survey dated 6-30-2022



PROJECT TEAM

ARCHITECT MCMONIGAL ARCHITECTS 1227 TYLER STREET NE SUITE 100 MINNEAPOLIS, MN 55413	GENERAL CONTRACTOR QUALITY CARPENTRY SERVICES 18722 IRONQUOIS LANE LAKEVILLE, MN 55044
ROSEMARY MCMONIGAL, FAIA 612.331.1244 ROSEMARY@MCMONIGAL.COM	JAY NEMITZ 612.490.5704 QUALITYCARPENTRY_JN@GMAIL.COM
SURVEYOR STONEMARK LAND SURVEYING 30206 RASMUSSEN ROAD, SUITE 1 PO BOX 874 PEQUOT LAKES, MN 56472	LANDSCAPE ARCHITECT AUNE FERNANDEZ 755 PRIOR AVENUE NORTH SUITE 103 ST. PAUL, MN 55114
CYNTHIA HIDDE, PLS, DTM, PE 218.568.4940 CINDY@STONEMARKSURVEY.COM	CJ FERNANDEZ, PLA 651.341.3611 CJ@AFLANDARC.COM
	CIVIL ENGINEER PIERCE PINI & ASSOCIATES 9298 CENTRAL AVENUE NE SUITE 312 BLAINE, MN 55434
	RHONDA PIERCE, PE 763.537.1311 RHONDA@PIERCEPINI.COM

SHEET INDEX - 12 SHEETS

T	TITLE SHEET
	SURVEY EXISTING SURVEY EXISTING AND PROPOSED
Z1	EXISTING SITE PLAN, AREAS OVER BLUFF SETBACK
Z2	PROPOSED SITE PLAN, AREAS OVER BLUFF SETBACK
Z3	PROPOSED SITE PLAN, IMPERVIOUS AREAS
Z4	EXISTING AND PROPOSED SITE PLAN OVERLAY
Z5	SITE SECTION AT EXISTING WALKOUT
Z6	LANDSCAPE ENLARGED SITE CONCEPT PLAN
Z7	STORMWATER PLAN
Z8	EXTERIOR ELEVATIONS, BUILDING HEIGHT DIAGRAM, DISTURBED GRADE
Z9	FLOOR PLANS



McMonigal
Architects

McMonigal Architects, LLC
1227 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
Rosemary McMonigal, FAIA
612 331-1244

Project
BEACON RIDGE LAKE HOME 11734 MANHATTAN PT BLVD CROSSLAKE, MN 56442
Owner
Karen and Jerry Gallivan 4201 Sunset Drive, #416 Spring Park, MN 55384

Architect's Project #2042
June 13, 2022

Revisions	
Number	Description Date

TITLE SHEET

T

CERTIFICATE OF SURVEY

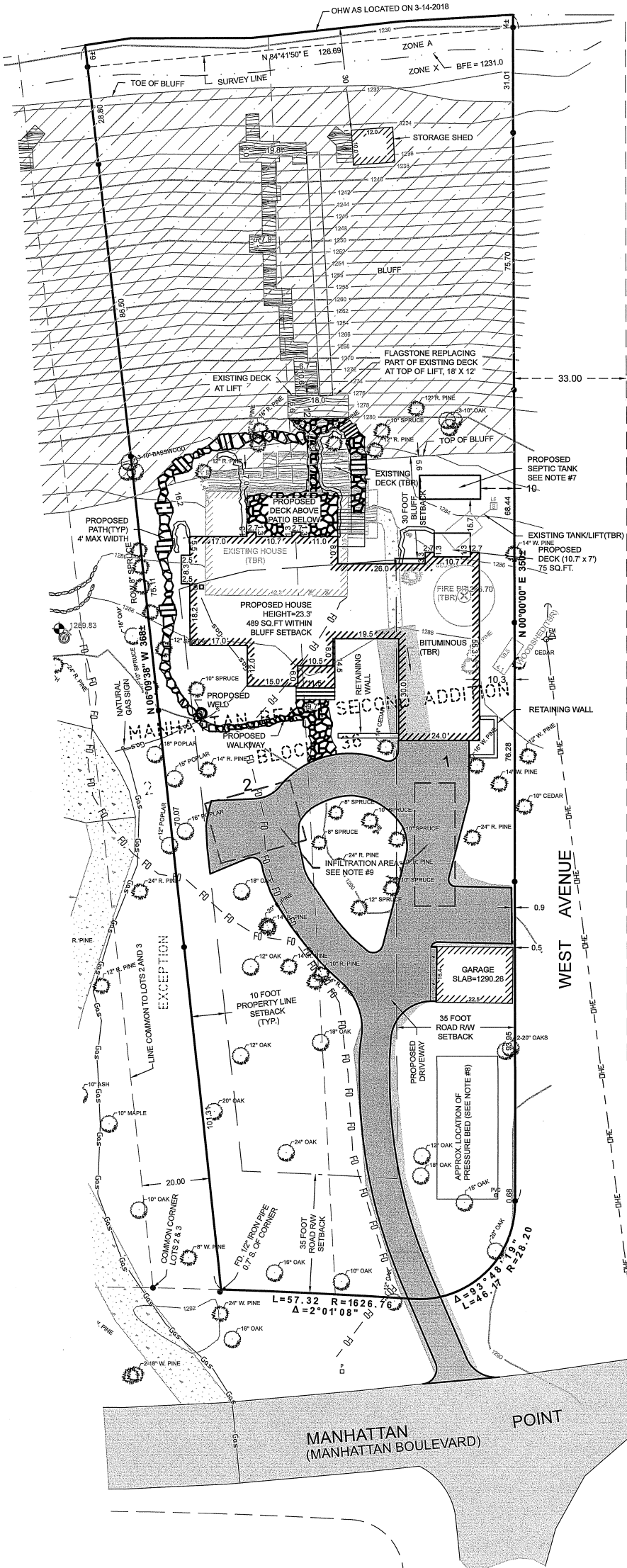
LOT 1 AND PART OF LOT 2, BLOCK THIRTY-SIX,
MANHATTAN BEACH SECOND ADDITION,
SECTION 1, TOWNSHIP 137 NORTH, RANGE 28 WEST,
CROW WING COUNTY, MINNESOTA
TOTAL AREA = 39,749 SQ.FT.± / 0.9 ACRES±
BUILDABLE AREA = 9,876 SQ.FT.

BIG TROUT LAKE

GENERAL DEVELOPMENT CLASSIFICATION
NORMAL RESERVOIR POOL ELEVATION = 1229.57

100 YEAR FLOOD ELEVATION = 1231.00
HIGHEST KNOWN ELEVATION = 1234.56

INFORMATION OBTAINED FROM CORPS OF
ENGINEERS LAKE ELEVATION = 1228.08 ON 3-14-2018

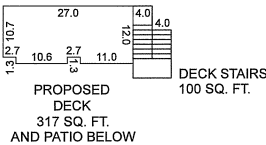


LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES BLUFF AREA
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES EXISTING CONIFEROUS TREE, TYPE & SIZE
- DENOTES EXISTING DECIDUOUS TREE, TYPE, & SIZE
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES EXISTING WELL
- DENOTES EXISTING HOSE BIB
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING SEPTIC LIFT STATION
- DENOTES EXISTING OVERHEAD ELECTRIC CABLE
- DENOTES EXISTING GAS MAIN
- DENOTES EXISTING TELEPHONE
- DENOTES EXISTING BURIED FIBER OPTIC CABLE
- DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE EAST LINE OF LOT 1 TO HAVE AN
ASSUMED BEARING OF N 00°00'00\"

(TBR) TO BE REMOVED



IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
House & Overhang	1,412	39,749	3.6%
Garage	370	39,749	0.9%
Existing WOS (Storage Shed) & Woodshed	219	39,749	0.6%
Concrete	170	39,749	0.4%
Bituminous	4,176	39,749	10.5%
Total	6,347	39,749	16.0%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
Proposed House, Garage	3,376	39,749	8.5%
Proposed Covered Porch	75	39,749	0.2%
Existing Garage	370	39,749	0.9%
Existing WOS (Storage Shed)	120	39,749	0.3%
Proposed Patio and Walkways	1,432	39,749	3.6%
Proposed Driveway	4,074	39,749	10.2%
Total	9,447	39,749	23.8%

NOTES:

- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 3-14-2018.
- Zoning for subject tract = "Shoreland District".
- No wetlands were found on May 27th, 2022 at the site per Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.
- Property is in "Zone X" and "Zone A" as per the FRM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.
- Legacy Parcel ID of subject parcel: 141490360010009 & 14149036002A009.
- The property address of subject parcel: 11746 Manhattan Point Blvd.
- Approximate location of existing septic system and well per sketch prepared by Martin Joyce, Martin Joyce Septic Service, LLC. Proposed septic and well as shown per plan dated 6/11/2022 by Martin Joyce.
- Property owner will conform to Article 19 City of Crosslake Code of Ordinance (No-Maintenance Shore Line Buffer).
- Stormwater plan was completed by Pierce Pini & Associates, see sheet Z7 for plan details.
- For existing condition information see Certificate of Survey drawing signed by Cynthia M Hidde on October 21st, 2020 - Stonemark file #18026.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.

LEGAL DESCRIPTION PER DOCUMENT NUMBER T243940

Lot One (1) and part of Lot Two (2) of Block Thirty-six (36) in MANHATTAN BEACH SECOND ADDITION, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for said county and state EXCEPT THAT PARCEL DESCRIBED AS FOLLOWS:

Commencing at the intersection of the line common between said Lots 2 and 3 with the Northerly right of way line of Manhattan Boulevard, the point of beginning of the premises to be described; running thence northerly along said common line between said Lots 2 and 3 to the shoreline of Trout Lake at low water mark; running thence Easterly along said shoreline a distance of 20 feet to a point; running thence Southerly parallel to said common line between said Lots 2 and 3 to said northerly right of way line of Manhattan Boulevard; running thence Westerly along said northerly right of way line of Manhattan Boulevard to the point of beginning, Crow Wing County, Minnesota.

Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: Subject to covenants, conditions, restrictions, reservations, and easements of record, if any.

CERTIFICATE OF SURVEY

Karen Gallivan
4926 Interlachen Ct.
Edina, MN 55436

PROJECT MANAGER:

CMH

CHECKED BY:

PAT

DRAWN BY:

CMH

PROJECT NO.:

18026-2

FILE NAME:

C18026-2.dwg

FIELD BOOK:

BOOK 445 PG. 42

DATE:

6-13-2022

SCALE:

HORZ. 1"=20'

VERT.:

NONE

REVISIONS

DATE	DESCRIPTION	BY
6-16-2022	Revised per city comments	CMH
6-30-2022	Revised per city comments	RJF

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

Cynthia M. Hidde
CYNTHIA M. HIDDE PLS#44881
DATE 6/30/22 LIC. NO. 44881



30206 Rasmussen Road
Suite 1
P. O. Box 874
Pequot Lakes, MN 56472
218-568-4940
www.stonemarksurvey.com

CERTIFICATE OF SURVEY

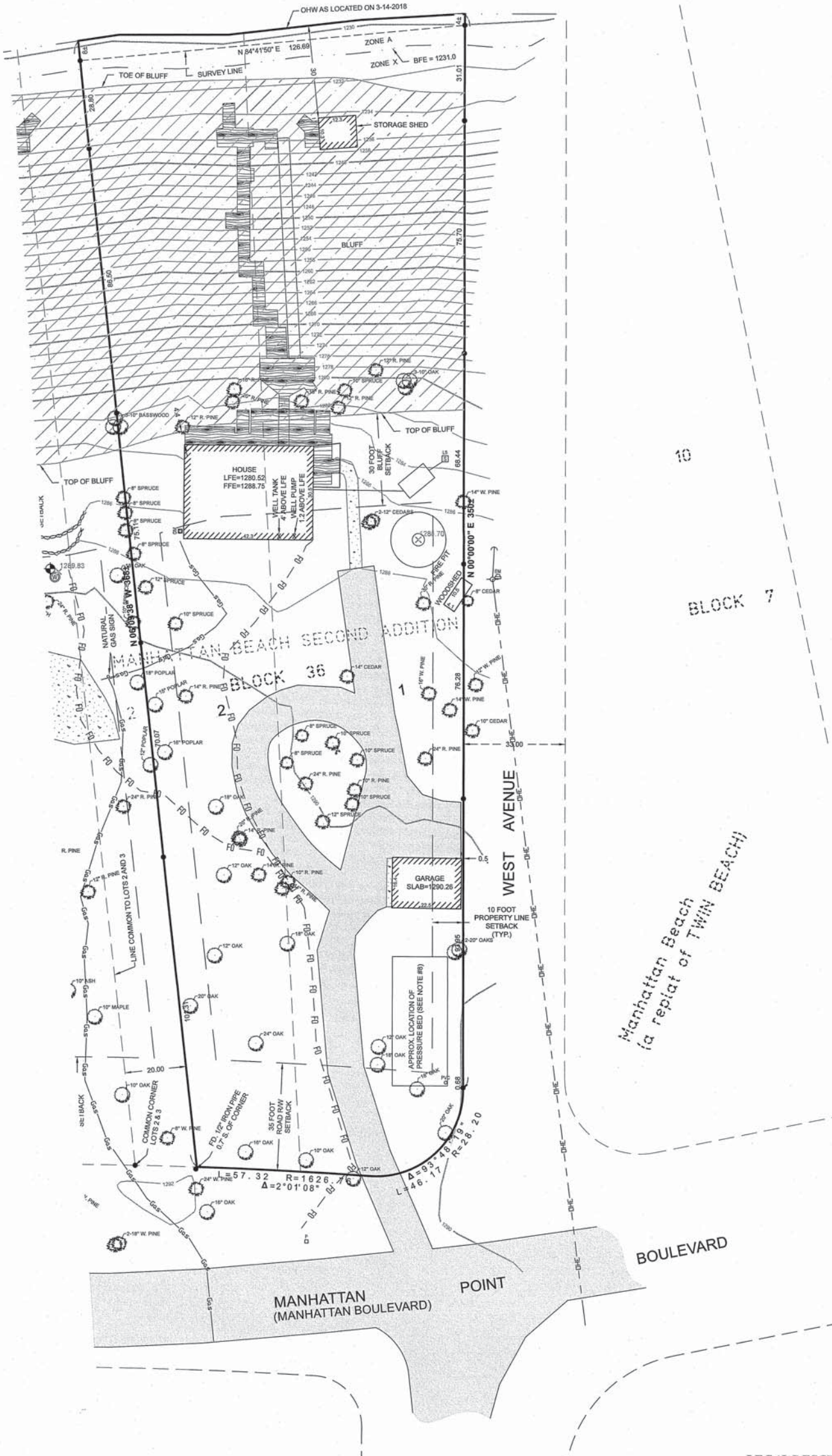
LOT 1 AND PART OF LOT 2, BLOCK THIRTY-SIX,
MANHATTAN BEACH SECOND ADDITION,
SECTION 1, TOWNSHIP 137 NORTH, RANGE 28 WEST,
CROW WING COUNTY, MINNESOTA
TOTAL AREA = 39,749 SQ.FT.± / 0.9 ACRES±
BUILDABLE AREA = 14,468 SQ.FT.

BIG TROUT LAKE

GENERAL DEVELOPMENT CLASSIFICATION
NORMAL RESERVOIR POOL ELEVATION = 1229.57

100 YEAR FLOOD ELEVATION = 1231.00
HIGHEST KNOWN ELEVATION = 1234.56

INFORMATION OBTAINED FROM CORPS OF
ENGINEERS LAKE ELEVATION = 1228.08 ON 3-14-2018



LEGEND

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- DENOTES EXISTING GAS MAIN
- DENOTES EXISTING TELEPHONE
- DENOTES EXISTING BURIED FIBER OPTIC CABLE
- DENOTES BENCHMARK: HIGH POINT OF WELL ELEV. = 1291.19
- DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF LOT 1 TO HAVE AN ASSUMED BEARING OF N 00°00'00" E.

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House & Overhang	1,412	39,749	3.6%
Garage	370	39,749	0.9%
Woodshed	43	39,749	0.1%
Concrete	170	39,749	0.4%
Bituminous	4,176	39,749	10.5%
Storage Shed	127	39,749	0.3%
Total	6,298	39,749	15.8%

RUN OFF CALCULATIONS

Total Impervious Surface Area	6,298 sq. ft.	X	0.0833 ft.	=	525 cu. ft.
(from table above)					

NOTES:

- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 3-14-2018.
- Zoning for subject tract = "Shoreland District".
- There are no wet lands within surveyed property.
- Property is in "Zone X" and "Zone A" as per the FIRM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.
- Legacy Parcel ID of subject parcel: 141490360010009 & 14149036002A009.
- The property address of subject parcel: 11746 Manhattan Point Blvd.
- Approximate location of septic system and well per sketch prepared by Martin Joyce, Martin Joyce Septic Service, LLC.
- Property owner will conform to Article 19 City of Crosslake Code of Ordinance (No-Maintenance Shore Line Buffer)
- Run off area locations need to be determined once design is completed.

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Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: Subject to covenants, conditions, restrictions, reservations, and easements of record, if any.

1 OF 1	CERTIFICATE OF SURVEY	PROJECT MANAGER: CMH	PROJECT No.: 18026-1	DATE: 10-21-2020	REVISIONS	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. CYNTHIA M. HILDE CYNTHIA M. HILDE PLS#44881 DATE 10-21-2020 LIC. NO. 44881	STONEMARK LAND SURVEYING, INC.	30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
	Karen Gallivan 4926 Interlachen Ct. Edina, MN 55436	CHECKED BY: CMH	FILE NAME: C18026-1.dwg	SCALE: HORIZ 1"=20'	DESCRIPTION			
		DRAWN BY: RJF	FIELD BOOK: BOOK 445 PG. 42	VERT. NONE				



McMonigal Architects

McMonigal Architects, LLC
1227 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
Rosemary McMonigal, FAIA
612 331-1244

Project
BEACON RIDGE
LAKE HOME
11734 MANHATTAN PT BLVD
CROSSLAKE, MN 56442

Owner
Karen and Jerry Gallivan
4201 Sunset Drive, #416
Spring Park, MN 55384

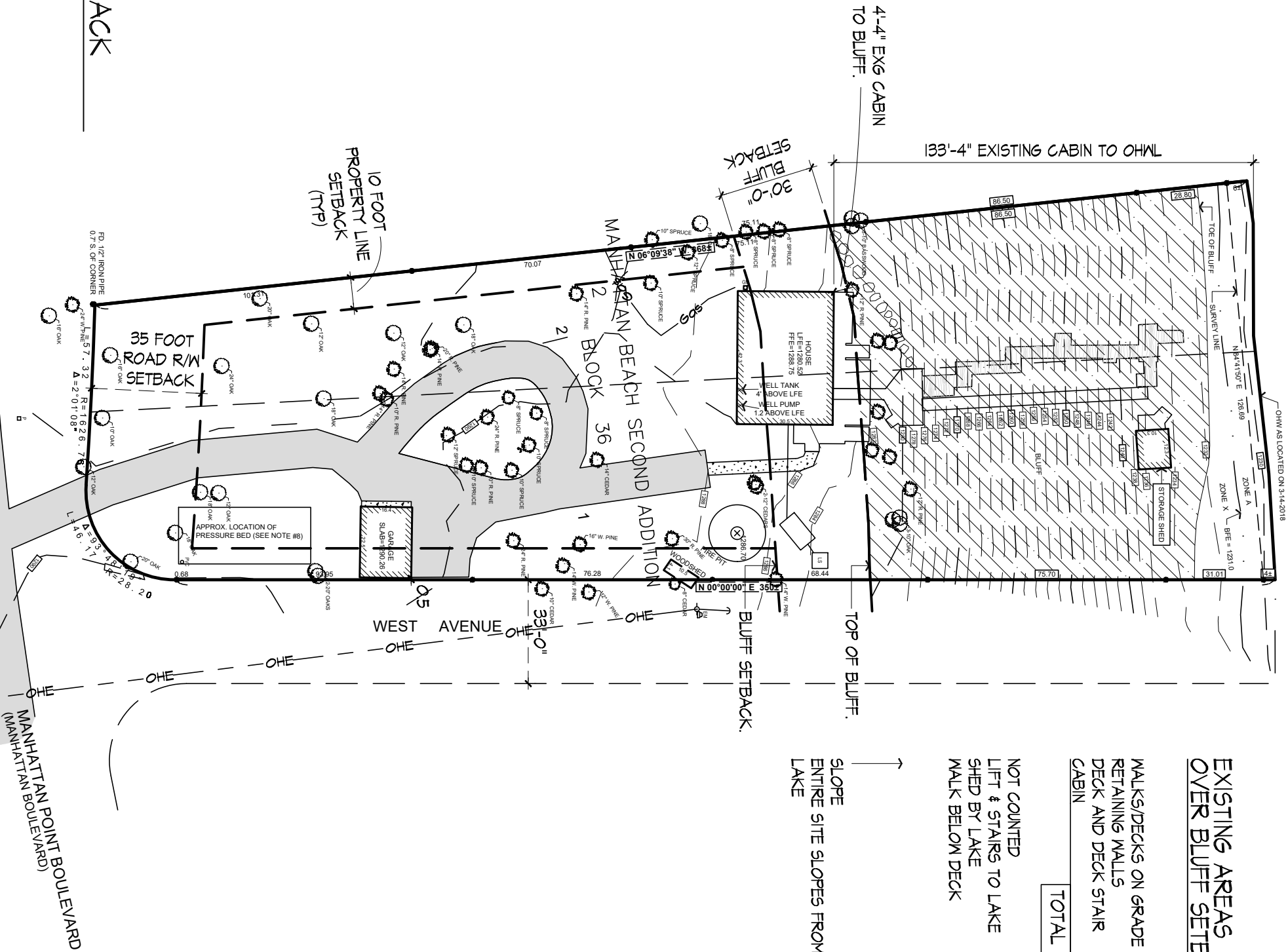
Architect's Project #2042		
June 13, 2022		
Revisions		
Number	Description	Date
EXISTING SITE PLAN AREAS OVER BLUFF SETBACK		

EXISTING AREAS OVER BLUFF SETBACK

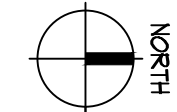
WALKS/DECKS ON GRADE	477 SF
RETAINING WALLS	54 SF
DECK AND DECK STAIR	541 SF
CABIN	971 SF
TOTAL 2,043 SF	

NOT COUNTED
LIFT & STAIRS TO LAKE
SHED BY LAKE
WALK BELOW DECK

↑
SLOPE
ENTIRE SITE SLOPES FROM ROAD TO
LAKE



EXISTING SITE PLAN AREAS OVER BLUFF SETBACK





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Project
BEACON RIDGE LAKE HOME
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CROSSLAKE, MN 56442

Owner
Karen and Jerry Gallivan
4201 Sunset Drive, #416
Spring Park, MN 55384

Architect's Project #2042
June 15, 2022

Revisions	Description	Date
Number		6/28/22

PROPOSED SITE PLAN
AREAS OVER BLUFF
SETBACK

PROPOSED AREAS OVER BLUFF SETBACK

SEE BREAKDOWN ON LEFT SIDE

PATIO, WALKS/DECKS ON GRADE	618 SF
RETAINING WALLS	129 SF
DECKS, STAIR	489 SF
CABIN	488 SF

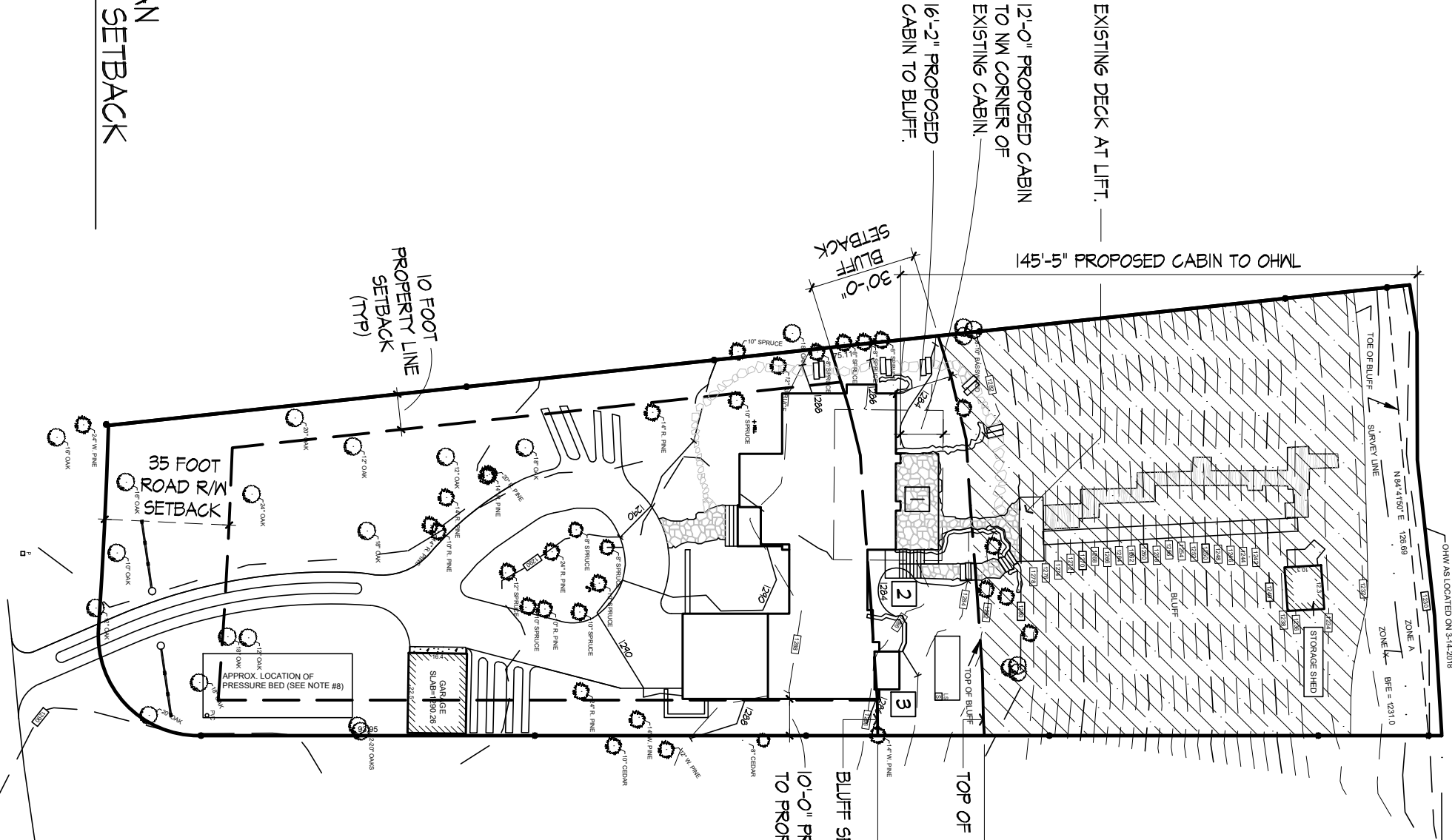
TOTAL 1,724 SF
319 SF (15%) LESS THAN EXISTING

NOT COUNTED
LIFT & STAIRS TO LAKE
SHED BY LAKE
PATIO BELOW DECK

PLAN NOTES-REFERENCED

AREAS OVER BLUFF SETBACK

- 1 MAIN DECK OVER PATIO
12'-0" x 27'-0" = 324 SF
LESS PIERS (7 SF) = 317 SF
- 2 MAIN DECK STAIR
4'-0" x 15'-0" & 4'-0" x 10'-0"
100 SF
- 3 BEDROOM DECK
10'-8" x 7'-0" = 75 SF
LESS TRIANGLE NOT OVER SETBACK = 72 SF

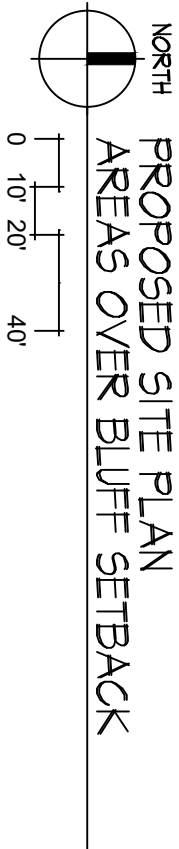


AREAS OVER BLUFF SETBACK

PATIO WALKS/DECK ON GRADE	618 SF
WALK AT WEST	244 SF
WALK FROM PATIO TO LIFT	130 SF
WALK FROM DECK STAIR TO LIFT	122 SF
EXISTING DECK AT LIFT	122 SF

RETAINING WALLS	129 SF
NW CORNER OF CABIN	14 SF
WEST SIDE OF PATIO	41 SF
EAST SIDE OF PATIO	42 SF
EAST SIDE STAIR TO LIFT	12 SF
AT BASEMENT EXERCISE WINDOM	20 SF

DECKS + DECK STAIR	489 SF
MAIN DECK (LESS PIERS)	317 SF
MAIN DECK STAIR	100 SF
BEDROOM DECK	72 SF





McMonigal Architects

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1227 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
Rosemary McMonigal, FAIA
612 331-1244

Project
**BEACON RIDGE
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11734 MANHATTAN PT BLVD
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PROPOSED SITE PLAN
IMPERVIOUS AREAS

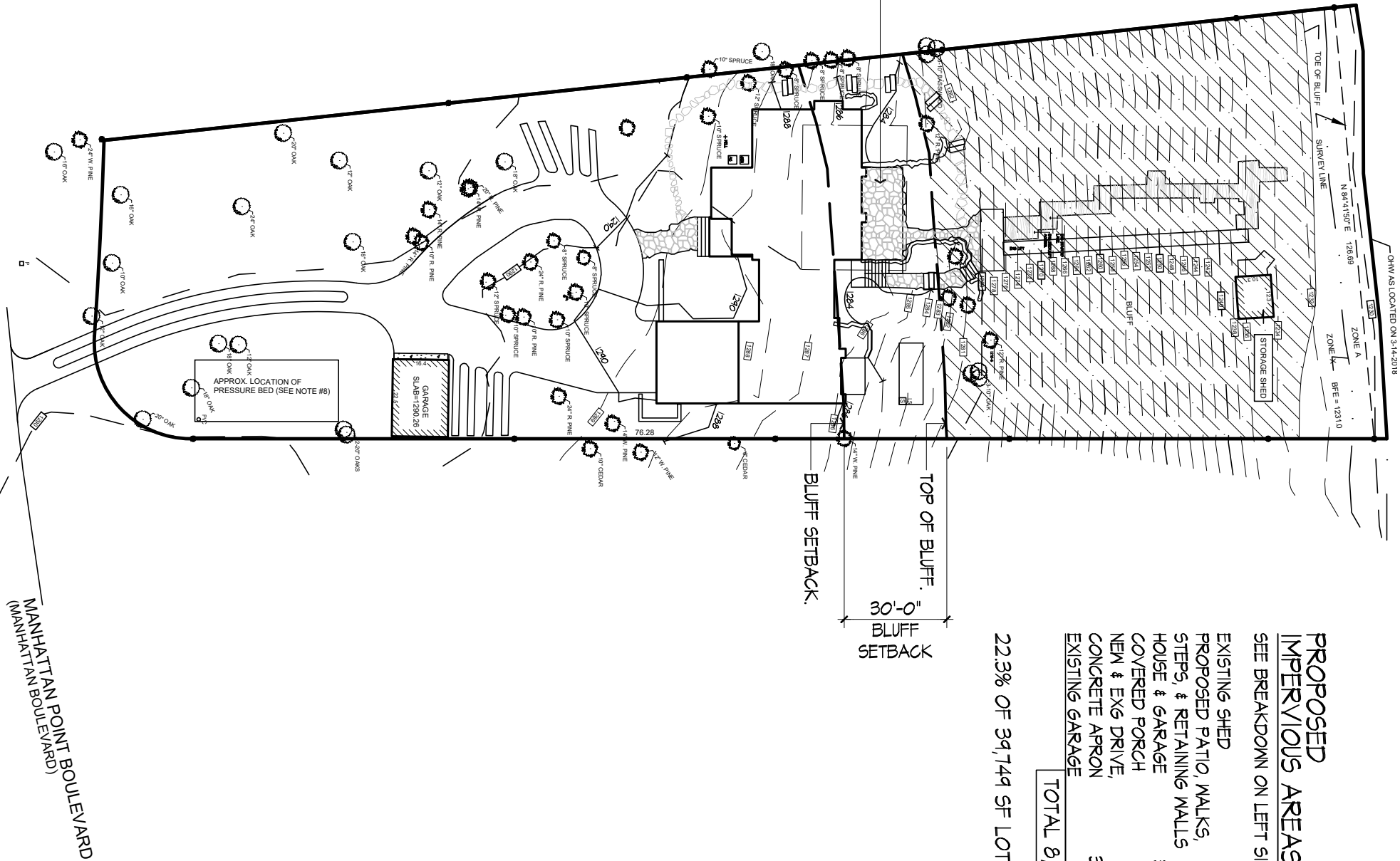
Z3

PROPOSED IMPERVIOUS AREAS

SEE BREAKDOWN ON LEFT SIDE

EXISTING SHED	120 SF
PROPOSED PATIO, WALKS, STEPS, & RETAINING WALLS	1,432 SF
HOUSE & GARAGE	3,376 SF
COVERED PORCH	75 SF
NEW & EXG DRIVE, CONCRETE APRON	3,500 SF
EXISTING GARAGE	370 SF
TOTAL 8,873 SF	

22.3% OF 39,744 SF LOT AREA

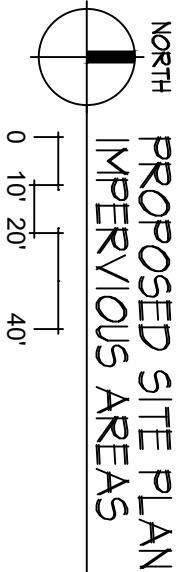


PROPOSED PATIO 317 SF

RETAINING WALLS	
WEST SIDE OF ATTACHED GARAGE	176 SF
EAST SIDE OF ATTACHED GARAGE	24 SF
WN CORNER OF CABIN	23 SF
WEST SIDE OF PATIO	14 SF
EAST SIDE OF PATIO	41 SF
EAST SIDE STAIR TO LIFT	42 SF
AT BASEMENT EXERCISE WINDOW	12 SF
	20 SF

WALKS + STEPS	
FRONT PORCH STEPS	434 SF
WALK TO DRIVE FROM FRONT PORCH	40 SF
WALK AT WEST SIDE OF CABIN	137 SF
WALK FROM DECK TO LIFT	388 SF
EXISTING DECK AT LIFT	122 SF
WALK FROM PATIO TO LIFT	122 SF
	130 SF

TOTAL PATIO, WALKS, STEPS, & RETAINING WALLS 1,432 SF





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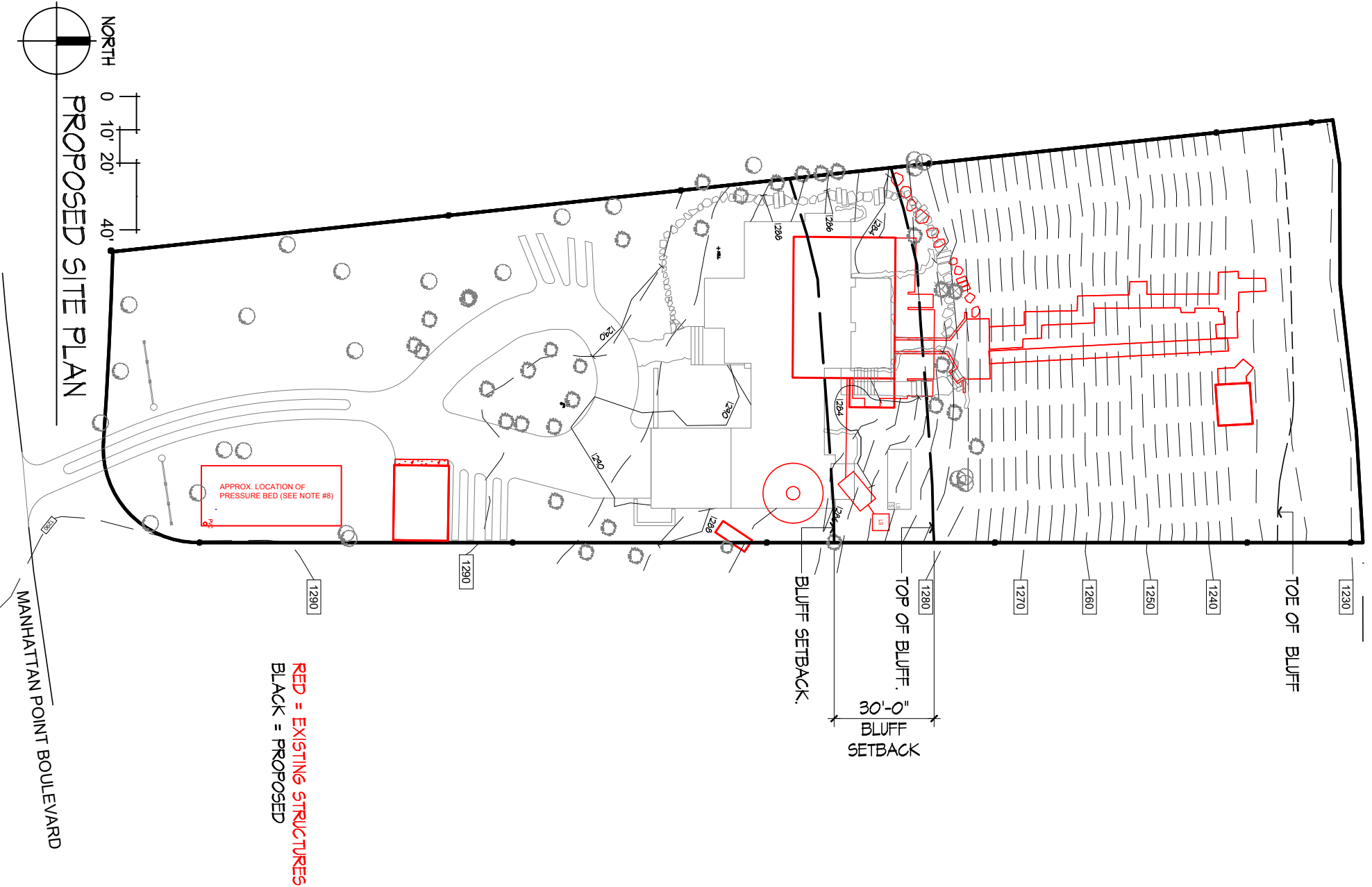
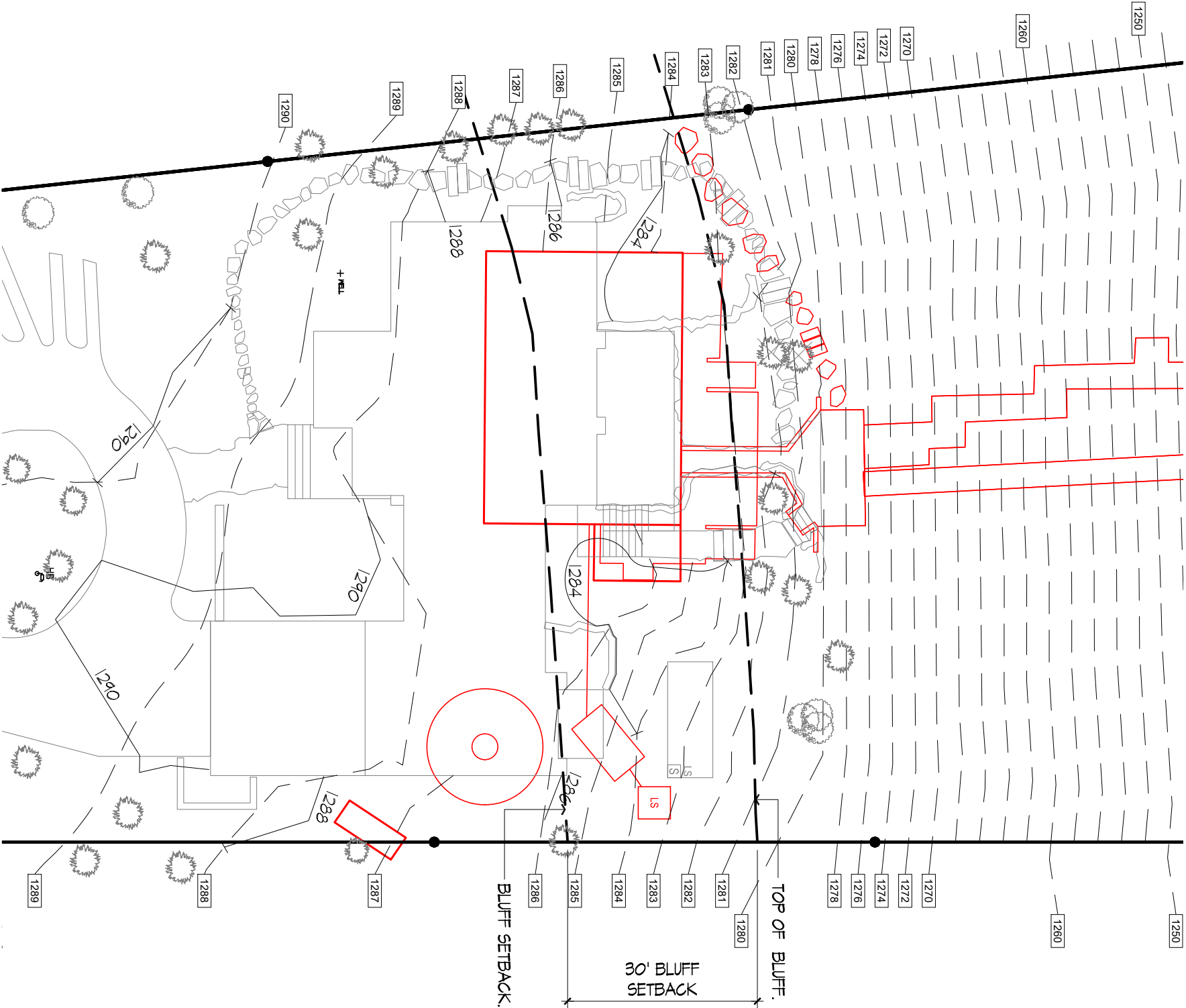
Project
BEACON RIDGE
LAKE HOME
11734 MANHATTAN PT BLVD
CROSSLAKE, MN 56442

Owner
Karen and Jerry Gallivan
4201 Sunset Drive, #416
Spring Park, MN 55384

Architect's Project #2042
June 13, 2022

Revisions		
Number	Description	Date

EXISTING & PROPOSED
SITE PLAN OVERLAY





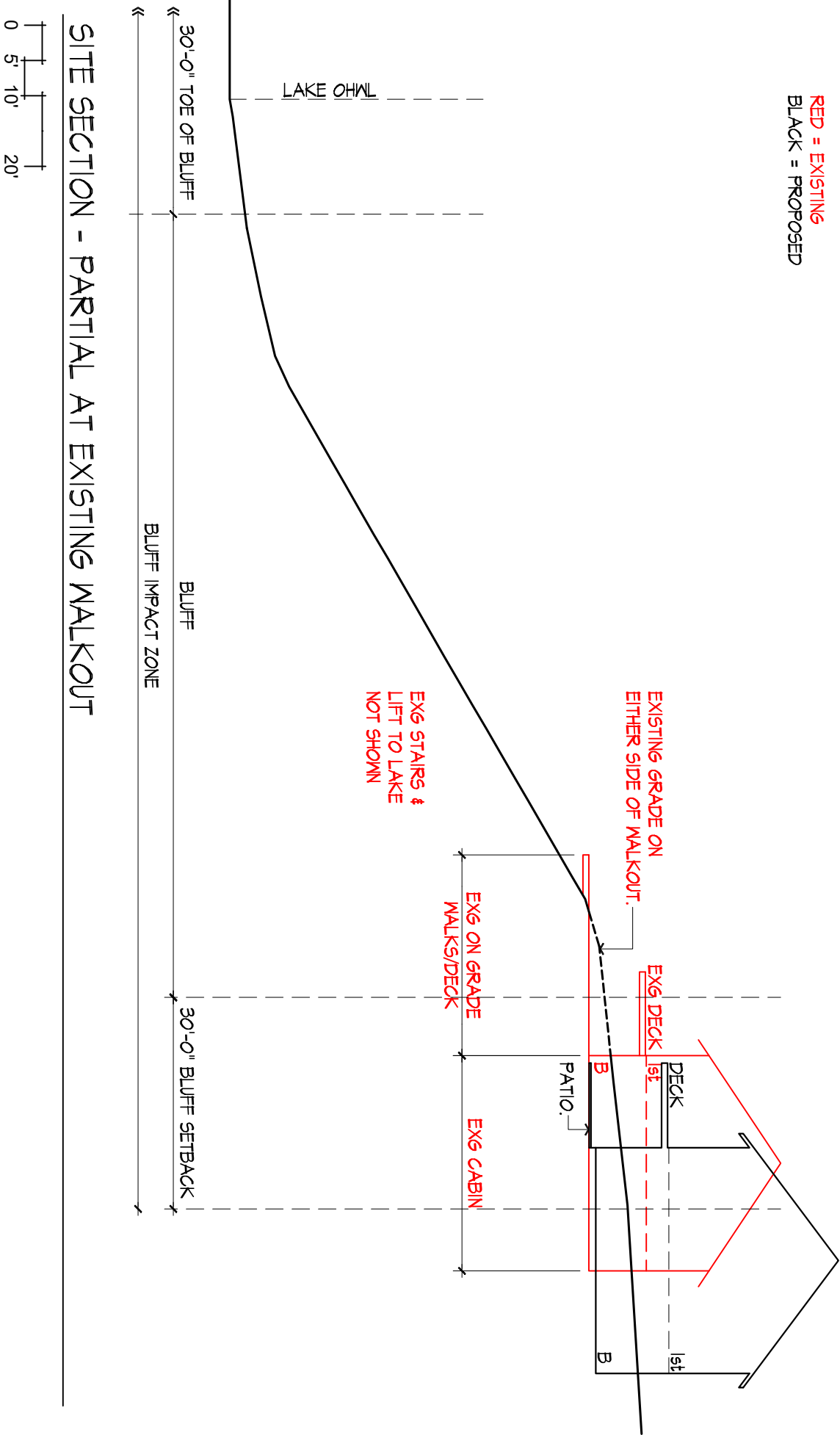
McMonigal
Architects

McMonigal Architects, LLC
1227 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
Rosemary McMonigal, FAIA
612 331-1244

Project
BEACON RIDGE
LAKE HOME
11734 MANHATTAN PT BLVD
CROSSLAKE, MN 56442

Owner
Karen and Jerry Gallivan
4201 Sunset Drive, #416
Spring Park, MN 55384

Architect's Project #2042		
June 13, 2022		
Revisions		
Number	Description	Date
SITE SECTION - PARTIAL AT EXISTING WALKOUT		



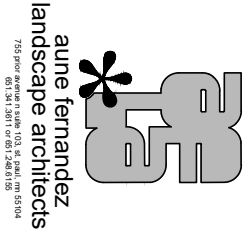


McMonigal Architects

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Minneapolis, Minnesota 55413
Rosemary McMonigal, FAIA
612 331-1244

Project
**BEACON RIDGE
LAKE HOME**
11734 MANHATTAN PT BLVD
CROSSLAKE, MN 56442

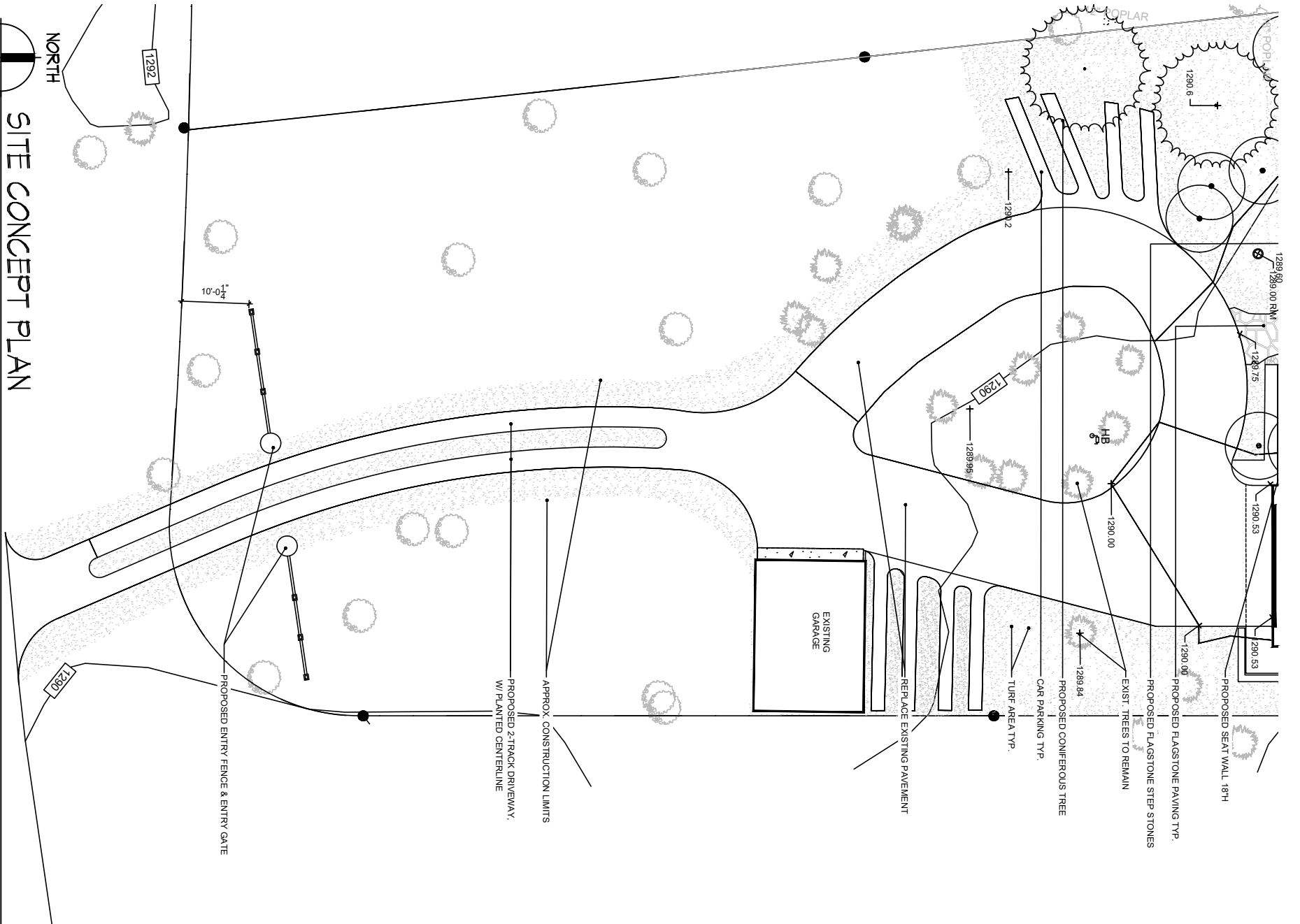
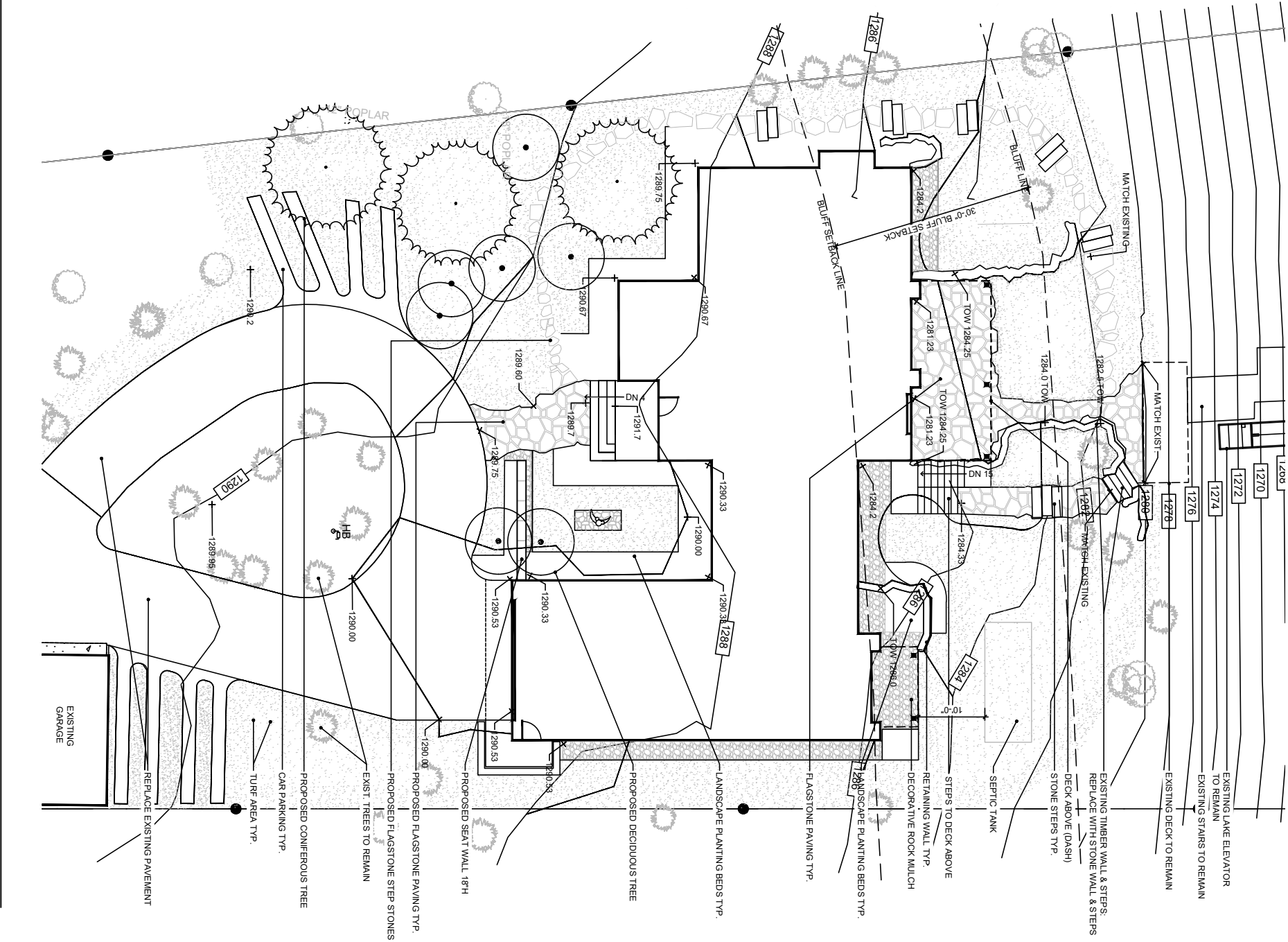
Owner
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Spring Park, MN 55384



Architect's Project #2042		
June 13, 2022		
Revisions	Description	Date
Number		
ENLARGED PROPOSED SITE CONCEPT PLAN		

Z6

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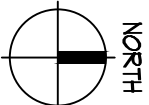
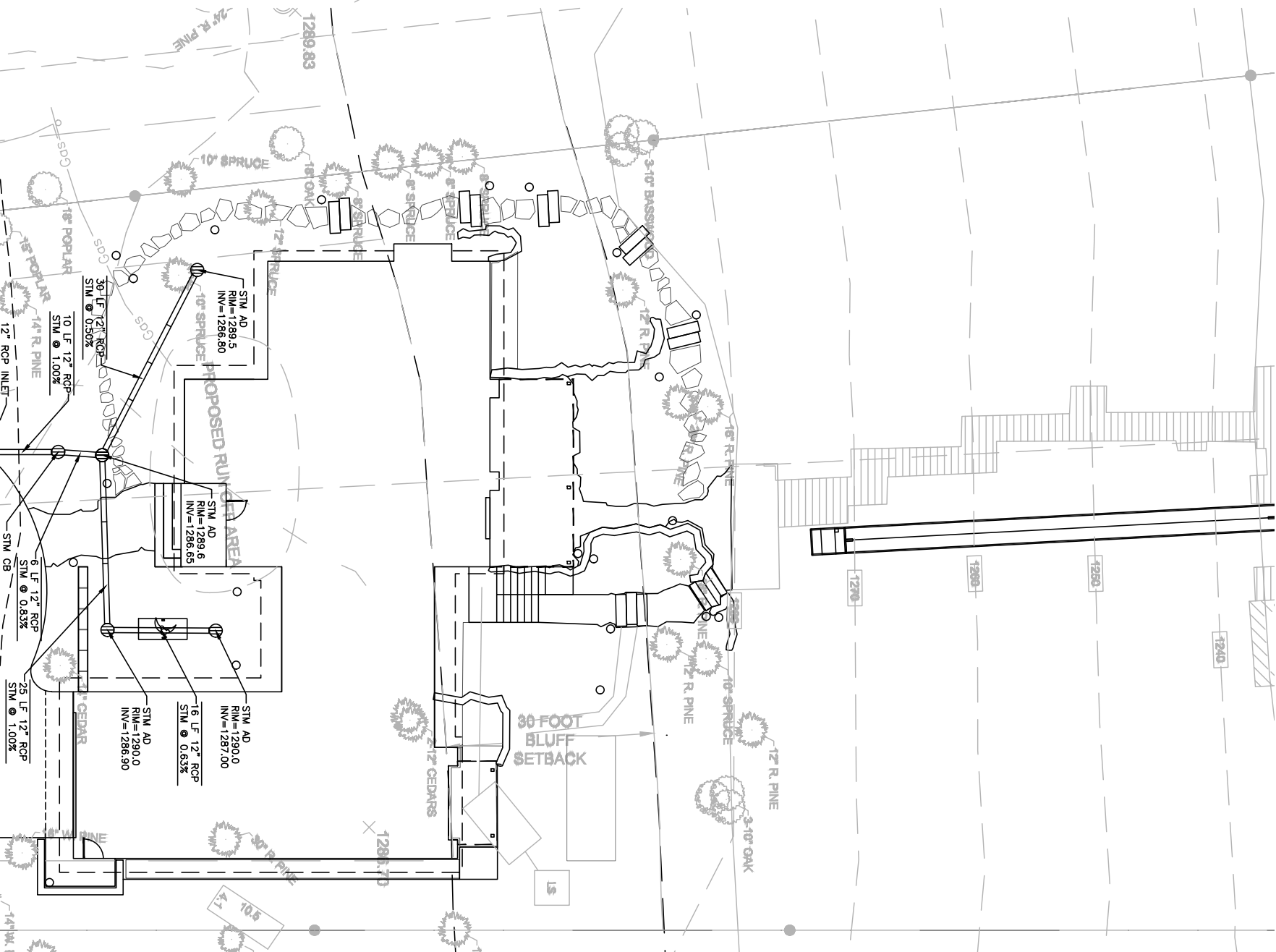
**PIERCE PINI &
ASSOCIATES**
9298 CENTRAL AVE NE SUITE 3121
BLANE, MN 55434
TEL 763.537.1311
rhond@piercepini.com

9298 CENTRAL AVE NE SUITE 312
BLAINE, MN 55434
TEL 763.537.1311
rhonda@piercepini.com

Architect's Project #2042
June 13, 2022

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STORMWATER PLAN



STORMWATER PLAN

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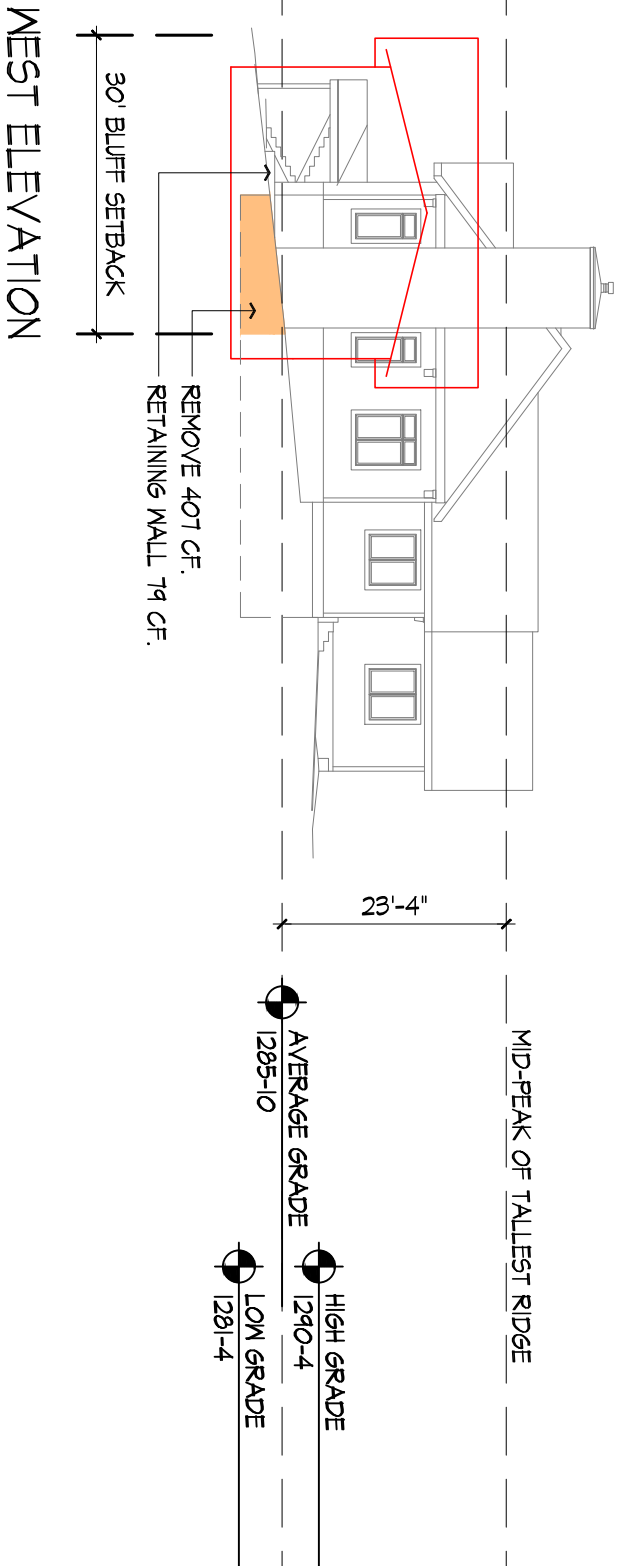


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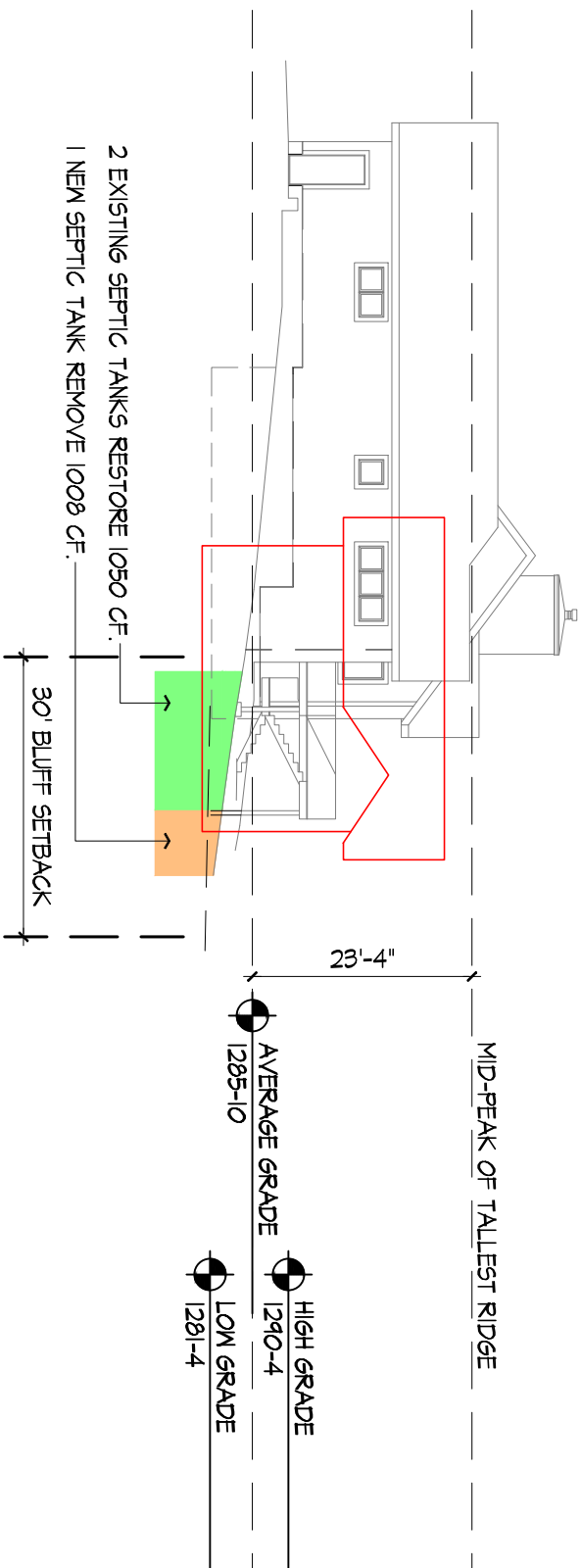
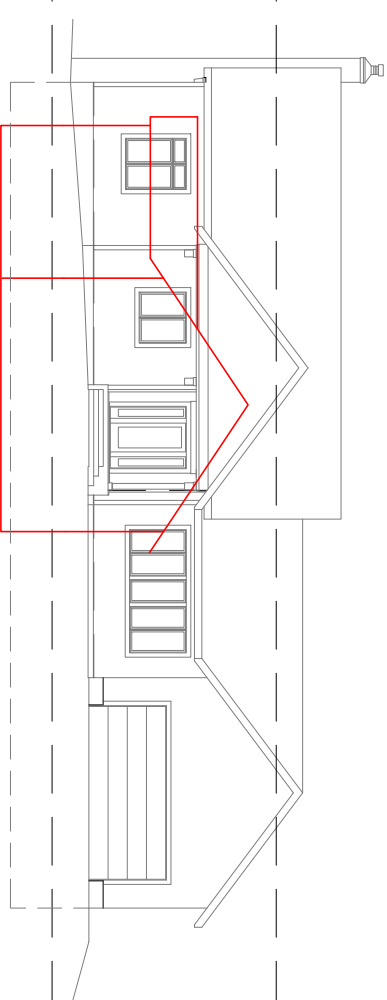
McMonigal Architects, LLC
1227 Tyler Street NE, Suite 100
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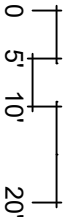
Owner
Karen and Jerry Gallivan
4201 Sunset Drive, #416
Spring Park, MN 55384



SOUTH ELEVATION



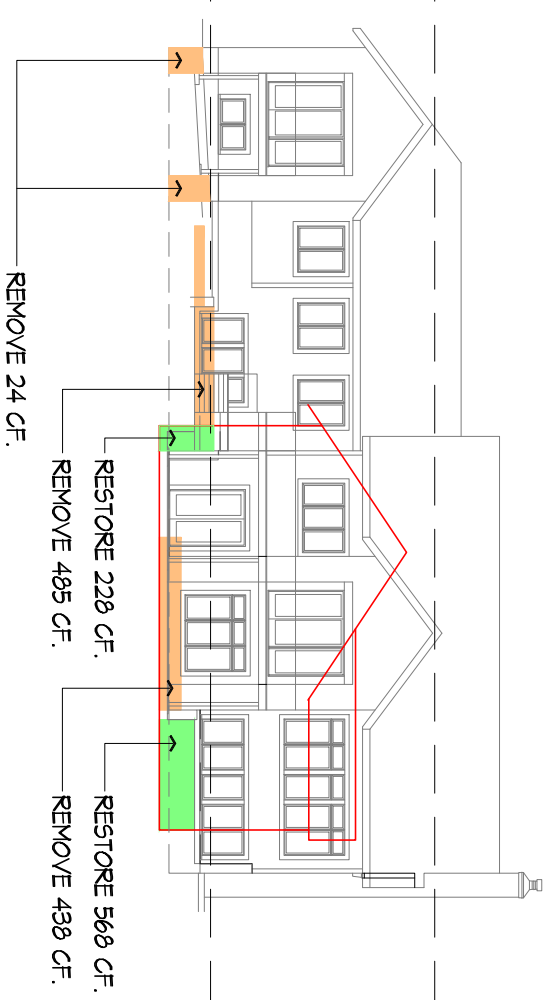
EAST ELEVATION



GRADE BEING DISTURBED IN BLUFF
SETBACK ZONE

79 CF
407 CF
1050 CF
1008 CF
24 CF
228 CF
485 CF
438 CF
568 CF
TOTAL 4287 CF = 158.7 CY

NORTH ELEVATION



Architect's Project #2042
June 13, 2022

Revisions		
Number	Description	Date

BUILDING HEIGHT DIAGRAM



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Rosemary McMonigal, FAIA
612 331-1244

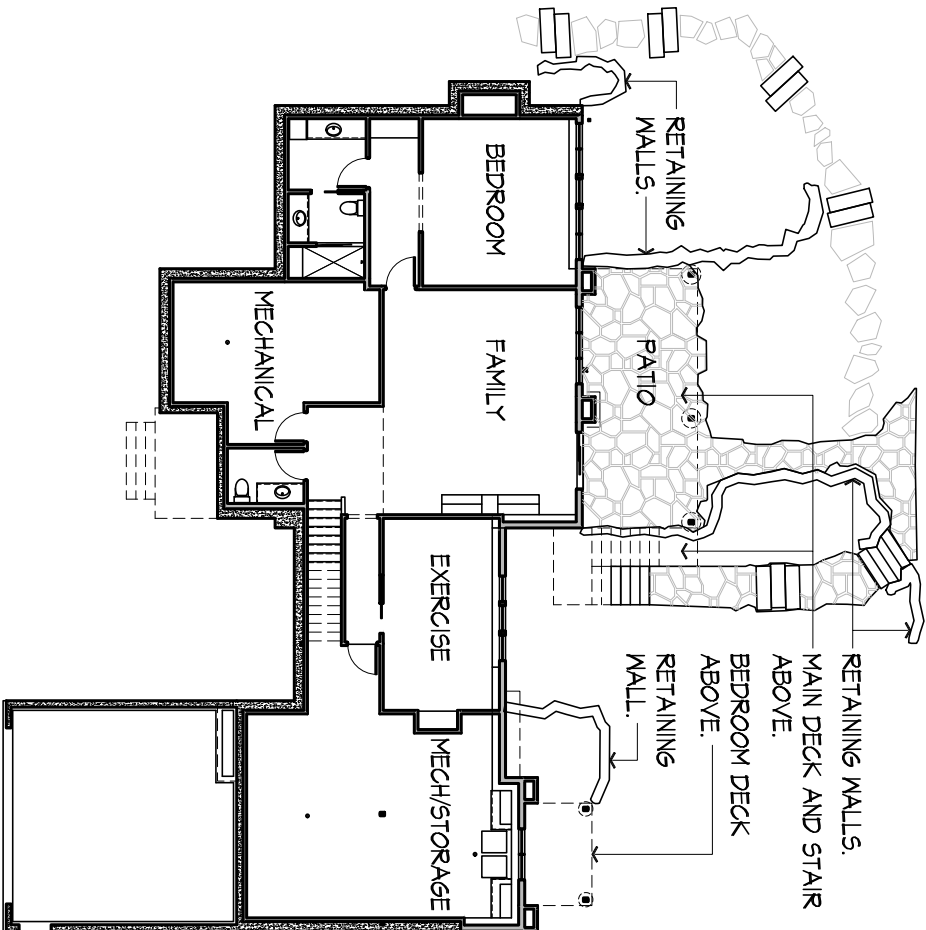
Project
**BEACON RIDGE
LAKE HOME**
11734 MANHATTAN PT BLVD
CROSSLAKE, MN 56442

Owner
Karen and Jerry Gallivan
4201 Sunset Drive, #416
Spring Park, MN 55384

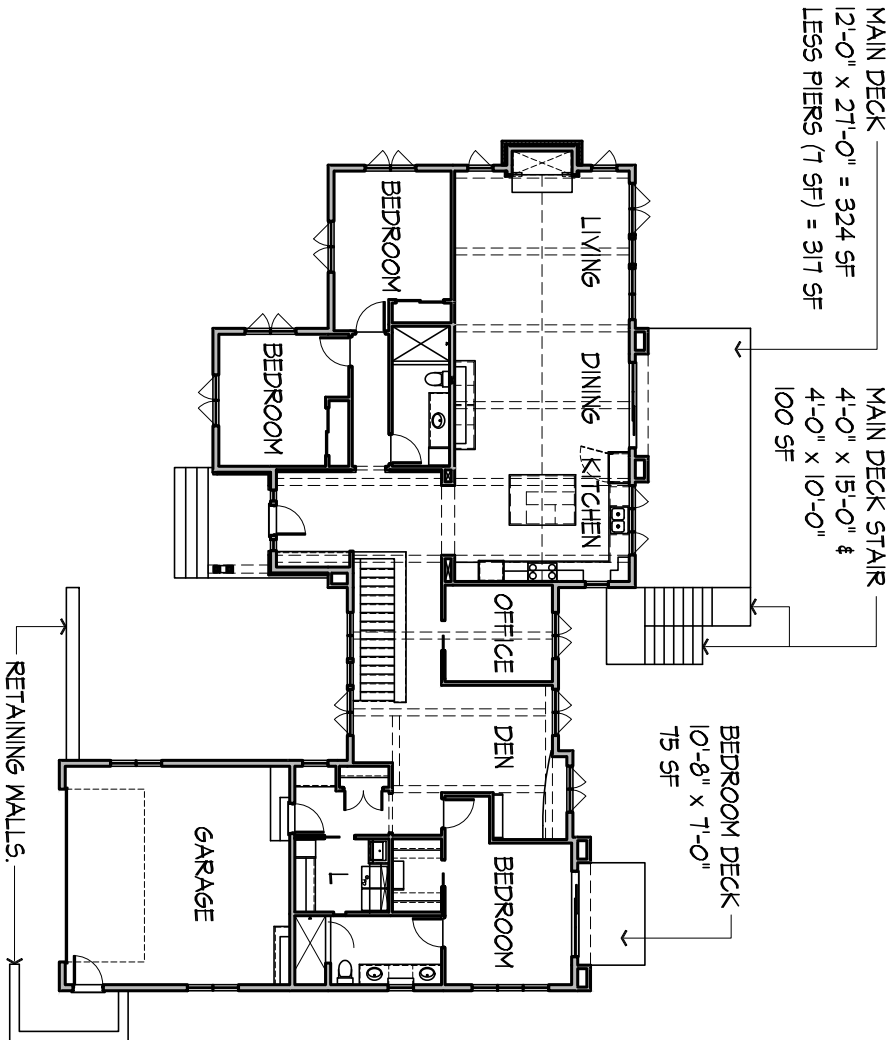
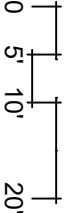
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June 15, 2022

Revisions		
Number	Description	Date

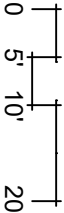
FLOOR PLANS



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



Crow Wing County Trench/Pressure Bed Design

Property Owner: Jeremiah & Karen Gallivan

Date: 6/8/2022

Mailing Address: 4926 Interlachen Ct

City: Edina

State: MN

Zip: 55436

Home Phone Number:

Cell:

Site Address: 11746 Manhattan Point Blvd

City: Crosslake

State: MN

Zip: 56442

Driving directions if no address issued:

Legal Description: Lot 1 Block 36

Sec: 1

Twp: 137

Range: 28

Twp Name: City of Crosslak

Parcel Number: 14010593

Lake/ River: Big Trout

Lake/River Classification: GD

Flow Data

Number of Bedrooms: 4

Dwelling Classification: I

System Type: III - Time Dose

GPD: 600

Pres. Bed is 6 sq. ft.

Wells

too small,

Deep Well: Proposed Deep

Shallow Well: None

Wells to be sealed (if applicable)? Existing - Don't know type.

Estimated Flow in Gallons per Day (GPD)			
Bedrooms	Class I	Class II	Class III
2	300	225	180
3	450	300	218
4	600	375	256
5	750	450	294
6	900	525	332
7	1050	600	370
8	1200	675	408

Setbacks

Tank(s) to: Well +50

Drainfield to: Well +50

Sewer Line to well: +50

House 10

House +20

Air Test: No

Property Line 10

Property Line +10

Additional System Notes and Information: NEW CONSTRUCTION

Tank upgrade for new house. Need variance for tank in the Bluff Setback.

Designer Name: Martin Joyce

License Number: 2129

Address:

City:

State:

Zip:

Home Phone Number:

Cell: 218-820-2621

E-Mail Address: joycem@brainerd.net

I hereby certify that I have completed this work in accordance with all applicable requirements.

Designer Signature: 

Date: 6/8/2022

Crow Wing County Trench/Pressure Bed Design

Property Owner: Jeremiah & Karen Gallivan

Date: 6/8/2022

Designer's Initials:

Tank Sizing

Use a 2250 Trombo Septic / Lift.

A. Septic Tank Capacity: 1500 Gallons

Tank Type: 2 Compartments

Filter: No

Garbage Disposal/Basement Lift Station: No Disposal or Lift

B. Pump Tank Capacity: 750 Gallons (7080.2100)

a. Alarm Type: Electric

Septic Tank Capacity		
Bedrooms	Minimum	GD/BL
5 or less	1,500	2,250
6 or 7	2,000	3,000
8 or 9	2,500	3,750

Soils

C. Depth to Restricting Layer: 6ft.

D. Native SSF: 1.27

(Perc. Rate [Optional] MPI)

****Enter GPD next to the type of system****

Rock Trenches

- E. 6 in. Trench Depth $GPD \times D = 0.0sq. ft.$ Cubic Yards of Rock: 0 yds³
- F. 12 in. Trench Depth $GPD \times D \times .8 = 0.0sq. ft.$ Cubic Yards of Rock: 0 yds³
- G. 18 in. Trench Depth $GPD \times D \times .66 = 0.0sq. ft.$ Cubic Yards of Rock: 0 yds³
- H. 24 in. Trench Depth $GPD \times D \times .6 = 0.0sq. ft.$ Cubic Yards of Rock: 0 yds³
- I. Divide (E-H) by Trench Width for lineal feet: $0.0 \div 3 = 0.0$

Chamber Trenches

- J. Brand: Dimensions of one chamber (L x W): ft. x ft.
- K. 6-11 in. Chamber Depth $GPD \times D = 0.0sq. ft.$
- L. 12 in. Chamber Depth $GPD \times D \times .8 = 0.0sq. ft.$
- M. Select from (K-L) if installing Chamber Trenches: 0.0
- N. Divide (M) by Trench Width for lineal feet: $0.0 \div 0 =$ Lineal Feet
- O. Total Chambers Needed (**Round Up**): Chambers

Seepage/Pressure Beds

- P. Seepage Bed $GPD \times D \times 1.5 = 0.0sq. ft.$
- a. Bed Dimensions ft. x ft.
- b. Cubic Yards of Rock Bed Length x Bed Width x Rock Depth ft. $\div 27 = 0 yds^3$
- Q. Pressure Bed $600 GPD \times D = 762sq. ft.$
- a. Bed Dimensions 18ft. x 42ft. - *Existing 756 sq. ft.*
- b. Cubic Yards of Rock Bed Length x Bed Width x Rock Depth ft. $\div 27 = 0 yds^3$

Additional System Notes and Information:

The required rock bed size is 762 sq. ft. There is 756 sq. ft. Existing. Installed 2009. Using the existing rock bed that is 6 sq. ft. too small. Using Time Dosing in the lift station to make sure less than 600 GPD gets dosed into the drainfield.

Crow Wing County Trench/Pressure Bed Design

Property Owner: Jeremiah & Karen Gallivan

Date: 6/8/2022

Determine Pump Capacity

1) Gravity Distribution Pump Capacity Range: 10 - 45 GPM

*Skip to Pump Head Requirements if pumping to gravity

2) Pressure Distribution:

a) Number of laterals: 4

b) Lateral Size: 1.5in.

c) Perforation spacing: 3ft.

d) Check Table 4 to see the maximum number of perforations per lateral.

3) Lateral Length (choose):

a) End manifold: rock bed length: 42 - 2 ft. = 40ft.

b) Center manifold: rock bed length / 2: 27 - 1 ft. = 26ft.

c) Choose 3a or 3b: 40ft.

4) Total Perforation Determination:

a) (3c): 40ft. ÷ (2c): 3ft. + 1 = 14.33 Perforations / Lateral

b) (4a): 14.66 × (2a): 4 = 58.64 Total Number of Perforations

c) Select perforation discharge from Table 1 = 74 GPM/Perf.

d) (4b): 58.64 × (4c): 74 GPM/Perf. = 4339. GPM

PUMP HEAD REQUIREMENTS

5) Elevation difference:

a) Elevation difference between pump and point of discharge 15ft.

b) If pumping to a pressure distribution system, (5a) + 5 = 20ft.

c) Choose 5a if pumping to gravity or 5b for pressure: 20ft.

6) Friction loss:

a) Select a value from Table 2: 3.28ft. / 100 ft. of pipe

b) Pipe length to drainfield: 170ft. × 1.25 = 212.5ft.

c) (6a): 3.28 × (6b): 212.5 ÷ 100 = 6.97 Total Friction Loss

7) Drainback:

a) Actual Pipe length 170ft. × .17 gal/ft. (Table 3) = 28.9 gal

8) (5c): 20ft. + (6c): 6.97ft. = 26.97 Total Head Required

9) Minimum Pump Size 4339 GPM (4d) & 26ft. of dynamic head (8)

New Pump

Designer's Initials:

Table 1		
Perforation Discharge (GPM/perf.)		
Ft. of Head	7/32" Perf	1/4" Perf
1.0	0.56	0.74
2.0	0.80	1.04

Use 1.0 for single homes, 2.0 for everything else

Table 2			
Friction Loss in Plastic Pipe			
Flow (GPM)	1.5"	2"	3"
20	2.47	0.73	0.11
25	3.73	1.11	0.16
30	5.23	1.55	0.23
35	6.96	2.06	0.30
40	8.91	2.64	0.39
45	11.07	3.28	0.48
50	13.46	3.99	0.58
55		4.76	0.70
60		5.60	0.82
65		6.48	0.95
70		7.44	1.09

Table 3	
Volume of Liquid in Pipe	
Pipe Diameter	Gal/Ft.
1.25 in.	0.078
1.5 in.	0.11
2.0 in.	0.17

Table 4			
Max Perforations/Lateral			
Perf. Spacing	1.25" Pipe	1.5" Pipe	2" Pipe
2.5 ft.	14	18	28
3 ft.	13	17	26
3.3 ft.	12	16	25
4 ft.	11	15	23
5 ft.	10	14	22

Compliance inspection report form

Existing Subsurface Sewage Treatment Systems (SSTS)

Doc Type: Compliance and Enforcement

Instructions: Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance. Instructions for filling out this form are located on the Minnesota Pollution Control Agency (MPCA) website at <https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf>.

Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance.

For local tracking purposes:				
City of Crosslake				
Sec	1	Twp	137	Rg 28

Property Information

Parcel ID # or Sec/Twp/Range:	14010593	Local tracking number:	
Local regulatory authority info:	City of Crosslake	Reason for inspection:	permit
Property address:	11746 Manhattan Piont Blvd, Crosslake, MN 56442		
Owner/representative:	Jeremiah & Karen Gallivaon	Owner's phone:	
Brief system description:			

THIS INSPECTION IS FOR THE DRAINFIELD ONLY. TO BE USED FOR THE NEW HOUSE. 18' x 42' PRESSURE BED. NEW SEPTIC/LIFT TANK TO BE INSTALLED.

System Status

System Status on date (mm/dd/yyyy): 6/8/2022

- ☒ **Compliant - Certificate of compliance***
- ☐ **Noncompliant - Notice of noncompliance**

(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)

***Note: Compliance indicates conformance with Minn. R. 7080.1500 as of system status date above and does not guarantee future performance.**

Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.

An imminent threat to public health and safety (ITPHS) must be upgraded, replaced or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.

Reason(s) for noncompliance (check all applicable)

- ☐ Impact on Public Health (Compliance Component #1) - Imminent threat to public health and safety
- ☐ Tank Integrity (Compliance Component #2) - Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance Component #3) - Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance Component #3) - Failing to protect groundwater
- ☐ System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) - Failing to protect groundwater
- ☐ Soil Separation (Compliance Component #5) - Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance Component #4) - Noncompliant - local ordinance applies

Comments or recommendations:

Permit # B2009-159

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

By typing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Business name: Martin Joyce Septic Service, Inc.

Certification number: 5453

Inspector signature: Martin Joyce

License number: 2129

(This document has been electronically signed)

Phone number: 218-820-2621

Necessary or locally required supporting documentation (must be attached)

- ☒ Soil boring logs
 ☐ System/As-Built
 ☒ Locally required forms
 ☐ Tank Integrity Assessment
 ☐ Operating Permit
- ☐ Other information (list):

Property address: 11746 Manhattan Point Blvd, Crosslake, MN 56442

Business Name: Martin Joyce Septic Service, Inc.

Date: 6/12/2022

1. Impact on Public Health - Compliance component #1 of 5

Compliance criteria:

System discharges sewage to the ground surface.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No

Any "yes" answer above indicates the system is an Imminent Threat to Public Health and Safety.

Attached supporting documentation:

- ☐ Other: _____
- ☐ Not Applicable

Describe verification methods and results:

2. Tank Integrity - Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, or leaching pit, or other pit?	<input type="checkbox"/> Yes* <input type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth.	<input type="checkbox"/> Yes* <input type="checkbox"/> No
If yes, which sewage tank(s) leaks:	

Any "yes" answer above indicates the system is failing to protect groundwater.

Attached supporting documentation:

- ☐ Empty tank(s) viewed by inspector
- Name of maintenance business: _____
- License number of maintenance business: _____
- Date of maintenance: _____
- ☐ Existing tank integrity assessment (Attach)
- Date of maintenance (mm/dd/yyyy): _____ (must be within three years)
- (See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))
- ☐ Tank is Noncompliant (pumping not necessary - explain below)
- ☒ Other: Existing tanks to be removed.

Describe verification methods and results:

Property address: 11746 Manhattan Piont Blvd, Crosslake, MN 56442

Business Name: Martin Joyce Septic Service, Inc.

Date: 6/12/2022

3. Other Compliance Conditions - Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured.

☐ Yes* ☒ No ☐ hknown

3b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety.

☐ Yes* ☒ No ☐ hknown

***Yes to 3a or 3b - System is an imminent threat to public health and safety.**

3c. System is non-protective of ground water for other conditions as determined by inspector.

☐ Yes* ☒ No

3d. System not abandoned in accordance with Minn. R. 7080.2500.

***Yes to 3c or 3d - System is failing to protect groundwater.**

Describe verification methods and results:

Attached supporting documentation: ☐ Not applicable ☐

4. Operating Permit and Nitrogen BMP * - Compliance #4 of 5

☒ Not Applicable

Is the system operated under an Operating Permit?

☐ Yes

☐ No

If "yes", A below is required

Is the system required to employ a Nitrogen BMP specified in the system design?

☐ Yes

☐ No

If "yes", B below is required

BMP=Best Management Practice(s) specified in the system design

If the answer to both questions is "no", this section does not need to be completed.

Compliance criteria:

a. Have the Operating Permit requirements been met?

☐ Yes

☐ No

b. Is the required nitrogen BMP in place and properly functioning?

☐ Yes

☐ No

Any "no" answer indicates Noncompliance.

Describe verification methods and results:

Attached supporting documentation: ☐ Operating permit (Attach) ☐

Property address: 11746 Manhattan Piont Blvd, Crosslake, MN 56442

Business Name: Martin Joyce Septic Service, Inc.

Date: 6/12/2022

5. Soil Separation - Compliance component #5 of 5

Date of installation: 8/24/2009 ☐ Unknown
(mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging? ☒ Yes ☐ No

Compliance criteria (select one):

5a. For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment:

☐ Yes ☐ No*

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

5b. Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment:

☒ Yes ☐ No*

Drainfield has a three-foot vertical separation distance from periodically saturated soil bedrock. *

5c. "Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080.2350 or 7080.2400 (Advanced Inspector License required)

☐ Yes ☐ No*

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

Attached supporting documentation:

- ☐ Soil observation logs completed for report (Attach)
☐ Two previous verifications of required vertical separation (Attach)
☐ Not applicable (No soil treatment area)
☒ Separation verified at the time of install by the city.

Indicate depths of elevations

A. Bottom of distribution media

B. Periodically saturated soil/bedrock

C. System separation

D. Required compliance separation*

*May be reduced up to 15 percent if allowed by Local Ordinance.

*Any "no" answer above indicates the system is failing to protect groundwater.

Describe verification methods and results:

Upgrade requirements: (Minn. Stat. 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

**CITY OF CROSSLAKE
COUNTY OF CROW WING
CERTIFICATE OF INSTALLATION**

Issued in accordance with the provisions of the Zoning Ordinance for Crosslake, Minnesota to:
Jeff Nevin

11746 Manhattan Point Blvd., Crosslake, MN 56442

1350-gallon Concrete Septic Tank (Existing)
500-gal. Lift Tank (New)
Four (4), 39-foot lines – 0.25" holes on 3 foot spacing
16-foot manifold
18-foot by 42-foot pressure bed size

Zoning Permit # B2009-159
Soil Absorption 1.27
Holding Tanks N/A
Gould PE-51 pump, 0.5 HP

For the installation of a Conforming Sewage System on the property legally described as follows:

141490360010009

– Lot 1, Block 36, Manhattan Beach Second Addition, Section 1, Township 137 North,
Range 28 West

This installation meets or exceeds all minimum Minnesota Pollution Control Agency Chapter 7080 Individual Sewage Treatment Standards and Crosslake Section 8.50 Subd. 9 Ordinance Requirements for a type I, 3 bedroom residential dwelling generating up to 450 gallons of wastewater per day in soils percolating at 6 to 15 minutes per inch.


The above described sewage system is consistent with at least the minimum requirements of the Zoning Ordinance and the Minnesota State Shorelands Regulations.

This system has not been inspected since the date of installation. Changes in State Regulations regarding onsite sewage treatment rules, number of bedrooms, or water use appliances may invalidate this certificate.

THIS SYSTEM IS NOT DESIGNED TO ACCOMMODATE A GARBAGE DISPOSAL

Installer: Dan Rudlang, Wannebo Excavating, ISTS License #925

Date: August 24, 2009


Zoning Administrator

City of Crosslake Sewage Installation Information

Property Owner: JEFF NEVIN Permit # B2009159 Date 8/24/09

Real Estate Code: 141490360010009

DWELLING: Number of Bedrooms: 3 Type: I Soil Perc: 6 to 15 (1.27 SSF)

Line from dwelling to septic or lift tank: Length EXISTING Size _____ Type _____

SEPTIC TANK: Size and Make EXISTING 1350 LIFT TANK: Size and Make 500 gal. SATCHER

LINE from septic tank to lift tank: Size 4 inch Make SCHWAB Length 5 ft.

GRAVITY/TRENCH/CHAMBER SYSTEMS:

LINE from septic/lift tank to drop box: Length N/A Size N/A Type N/A

DROP BOX: Make N/A Type N/A Number N/A

TRENCHES: Number N/A Width N/A Total length of all trenches N/A

ROCK under drain pipes: N/A inches CHAMBER side wall height: N/A

PRESSURIZED SYSTEMS:

BED SIZE: 18' x 42' Berm Grade: _____

MANIFOLD: Size 2" Length 16 ft LINES: Number 4 Size 1 1/2"

TOTAL length of lines: 156 HOLES: Size 1/4 Spacing 3 ft.

PUMP: Make PESI Gould Capacity: _____ GPM at _____ ft. Head

GRAVELLESS SYSTEMS

Diameter of tubing _____ NUMBER of Lines _____ TOTAL length of all lines _____

WELL: Shallow _____ Deep X Distance to WELL _____ Neighbor's WELL 100+

Well tag #: NO INSTALLED AS OF 8/24/09

Have all other provisions of the State and County Sewage Code and setbacks from dwelling, lot lines, lakes, rivers, and wells in the area been met or exceeded? YES

Have old Sewage Systems, including Outhouses, been terminated and filled in? YES

If not: Will they be? _____ When? _____

Licensed/Certified Installer's Signature: Dan Rudling License/Cert. # 925

Inspector's Signature: [Signature] Date: 8/24/09

Other Notes or Comments:

AS-BUILT FORM

OWNER: JEFF NEVIN Parcel Number: 141490360010009

STREET/CITY/ZIP CODE: 11746 MANHATTAN POINT BLVD. / CROSSLAKE / 56442

INSTALLATION DATE: 8/24/09 INSTALLER: WANNESB Exc. LICENSE NUMBER: _____

Number of Bedrooms/Flow Rate: 3 / 450 #/gpd Septic Tanks, No. & Size: * EXISTING 1350 SATH-52

Pump Tank Size: 500 SATZER Pump Size: _____ hp _____ gpm _____ ft. of TDH

Limiting Layer Elevation: 6 ft.

☐ TRENCH ☒ BED

☐ TRENCH ☒ BED ☐ MOUND ☐ AT GRADE☐ TRENCH ☒ BED ☐ MOUND ☐ AT GRADE ALTERNATIVE, OTHER & PERFORMANCE

Depth: 12'

Depth: 12" Rockbed Size: _____

Depth: 12" Rockbed Size: Describe:

Rock or Slat depth: _____

Rock or Slat depth: _____ Adsorption width: _____

Diameter of Gravelless: _____

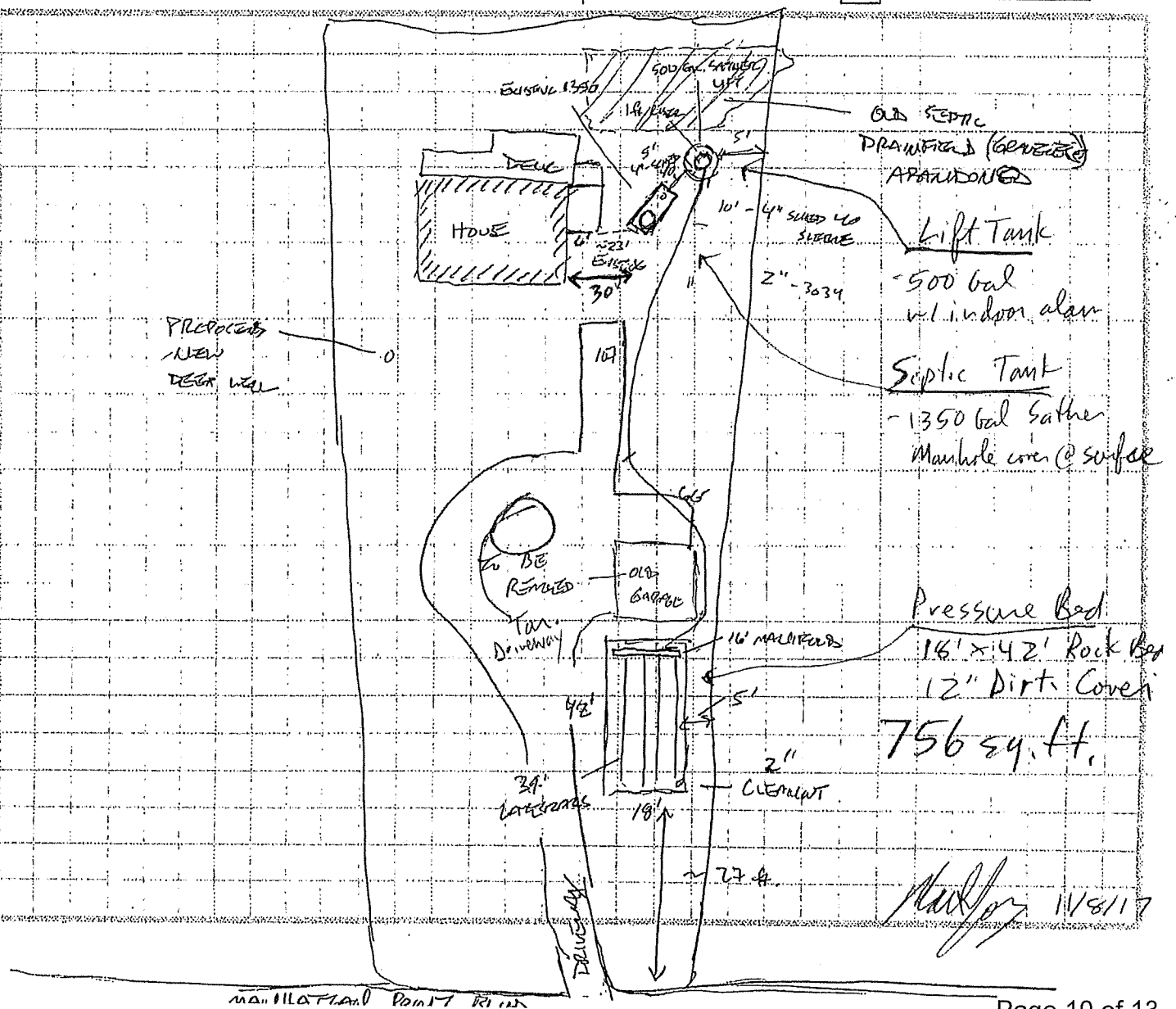
Diameter of Gravelless: _____ Sand depth: _____

DESIGN VARIANCES:

SITE DRAWING

SITE DRAWING North

SITE DRAWING North ↑ Scale = FT



Martin Joyce Septic Service, LLC

27604 County Road 3, Merrifield, MN 56465

Septic System Management Plan

Property Owner: Jeremiah & Karen Gallivan

Phone: _____

Date: 6/8/2022

Mailing Address: 4926 Interlachen Ct, Edina, MN 55436

Site Address: 11746 Manhattan Point Blvd, Crosslake, MN 56442

This management plan will identify the operation and maintenance activities necessary to ensure long-term performance of your septic system. Some of these activities must be performed by you, the homeowner. Other tasks must be performed by a licensed septic service provider.

System Designer: check every _____ months
Local Government: check every _____ months
State Requirement: check every 36 months

My system needs to be checked
every 36 months

Homeowner Management Tasks (performed monthly unless otherwise stated)

Leaks - Check (look,listen) for leaks in toilets and dripping faucets. Repair leaks promptly

Surfacing sewage - Regularly check for wet or spongy soil around your soil treatment area.

Effluent filter - Inspect and clean twice a year or more

Alarms - Alarm signal when there is a problem: contact Service Provider any time an alarm signals

Event counter or water meter - Monitor your average daily water use (if it applies)

Professional Management Tasks

Check and clean the in-tank effluent filter

Check the sludge/scum layer levels in all septic tanks

Recommend if tank should be pumped

Pump all compartments of septic tank at least every 36 months

Check inlet and outlet baffles

Clean drainfield laterals (if it applies)

Check the drain field effluent levels in the rock layer

Check the pump and alarm system functions (if it applies)

Check wiring for corrosion and function (if it applies)

Check dissolved oxygen and effluent temperature in tank

Provide home owner with list of results and any action to be taken

Replacement system for this residence, a secondary site has not been identified.

" I understand it is my responsibility to properly operate and maintain the sewage treatment system on this property, utilizing the Management Plan. If requirements in this Management Plan are not met, I will promptly notify the permitting authority and take necessary corrective actions. If I have a new system, I agree to adequately protect the reserve area for future use as a soil treatment system."

Property Owner Signature: _____

Date: _____

Designer Signature: _____

Date: _____

Permitting Authority Signature: _____

Date: _____

Martin Joyce Septic Service, Inc.
Septic Design and Inspection
27604 Cty. Rd. 3 ~ Merrifield, MN 56465
Cell (218) 820-2621

Gallivan Time Dose Drainfield Construction Notes

PIN 14010593
11746 Manhattan Point Blvd
Crosslake, MN 56442

SSTS UPGRADE – Propose a 4 bedroom Class I house (600 GPD total). Owners are going for a variance for the bluff setback. Propose installing a new septic/lift tank and using the existing drainfield.

The proposed tank will be in the same location as the existing septic/lift tank. The existing tanks will be pumped and removed. The new tank is a 2250 gallon trombo septic/lift. It will need a variance due to it being in the bluff setback

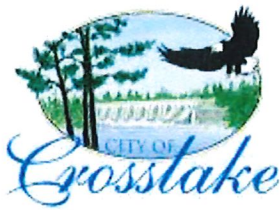
The existing drainfield is 756 sq. ft. A 762 sq. ft. drainfield is required. Propose to install a time dose panel and reduce the water flow to the drainfield. This will also help to protect the drainfield from higher flow situations or leaky fixtures. Propose to reduce the dosing to approximately 70% or roughly 420 GPD. Time dosing makes this system a Type 3.

The 750 gal lift tank will have a little reserve capacity when actual water flows from the house are over 420 GPD. The drainfield will need to be protected from vehicle traffic prior to and after construction.

Time dosing the drainfield will control the flow and can extend the life of the system.

- Dosing the drainfield at 135 gal. per cycle (less approx. 30 gallons of runback), 4 times per day equals 420 GPD.
- The pump will need a rundown test performed on it to calibrate how long the pump needs to run to pump out approximately 135 gallons. Please contact Martin Joyce if you have questions on this.
- An alarm will be installed on the lift tank to notify the owners their water use is getting close to meeting peak flow levels. The alarm will be set up so that if it sounds, there will be enough capacity to keep using the system. Just limit the water use until some time passes and water is dosed to the drainfield. Or get the tanks pumped by a maintainer.
- The compartmented septic tank will keep the water going into the lift and into drainfield clean. This will help extend the life of the drainfield.
- Regular pumping maintenance will be needed. The owner will need to be aware of conserving water especially on high flow weekends. Tanks may need to be pumped prior to a big event at the house. An event counter and elapsed time meter will be installed in the control panel for the lift pump. This information needs to be recorded monthly and sent to the city annually.
- Install control panel (SJE Rhombus Simplex Time Dose with counter panel - TD1W114H3A6A8AC10E) a minimum of 3' to 4' above final grade on a solid post(s). The electrical conduit into the lift tank should be 2". Install a plug in under the control panel or near the lift tank for the pump. Do not cut the plug in off the pump. Install float switches on a separate piece of pipe (float tree).

Please feel free to contact me with any questions.



Variance Application

Planning and Zoning Department
13888 Daggett Bay Road, Crosslake, MN 56442
218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

Receipt Number: 781614

Permit Number: 220096V

Property Owner(s): Karen and Jerry Gallivan

Jeremiah Pt Karen Park Gallivan

Mailing Address: 4201 Sunset Drive, #416, Spring Park, MN 55384

Site Address: 11746 Manhattan Point Boulevard, Crosslake, MN 56442

Phone Number: 612-670-0240 Karen cell

E-Mail Address: karengallivan@comcast.net

Parcel Number(s): 14010592 and 14010593

Lot 1 and part of Lot 2, Block 36, Manhattan Beach Second

Legal Description: Addition

Sec 1 Twp 137 Rge 26 ☐ 27 ☐ 28 ☒

Lake/River Name: Big Trout Lake

Do you own land adjacent to this parcel(s)? ☒ Yes ☐ No

If yes list Parcel Number(s) 14010590 and 14010591

Authorized Agent: Rosemary McMonigal, McMonigal Architects

Agent Address: 1227 Tyler St NE, Suite 100, Minneapolis, MN 55413

Agent Phone Number: 612-331-1244 work (call first), 612-801-3049 cell

Variances

(Check applicable requests)

- ☐ Lake/River Setback
- ☒ Road Right-of-Way Setback
- ☒ Bluff Setback *Structure/Decks Patios Septic tank Dirt moving*
- ☐ Side Yard Setback
- ☐ Wetland Setback
- ☒ Septic Tank Setback *BIZ*
- ☐ Septic Drainfield Setback
- ☐ Impervious Coverage
- ☐ Accessory Structure
- ☐ Building Height
- ☒ Patio Size *BIZ*
- ☒ Other items that Peter Gansen may identify after reviewing
- ☐

Signature of Property Owner(s)

Karen Gallivan Jerry Gallivan

Date 6/10/2022

Signature of Authorized Agent(s)

Rosemary McMonigal

Date 6/10/2022

- All applications must be accompanied by a signed Certificate of Survey
- Fee \$500 for Residential and Commercial Payable to "City of Crosslake"
- No decisions were made on an applicant's request at the DRT meeting. Submittal of an application after DRT does not constitute approval. Approval or denial of applications is determined by the Planning Commission/Board of Adjustment at a public meeting as per Minnesota Statute 462 and the City of Crosslake Land Use Ordinance.

For Office Use:

Application accepted by CS Date 6-16-2022 Land Use District SD

Lake Class G0 Septic: Compliance - SSTS Design 6.8.22 Installation -



Practical Difficulty Statement

Pursuant to City of Crosslake Ordinance Article 8 – Variances may be granted when it is found that strict enforcement of the Land Use Ordinance will result in a “practical difficulty”.

Please answer the following questions regarding the “practical difficulty” for your variance request.

1. Is the Variance request in harmony with the purposed and intent of the Ordinance?

Yes ☐ No ☐

Why:

Defer to the Planning Commission/Board of Adjustment

2. Is the Variance consistent with the Comprehensive Plan?

Yes ☐ No ☐

Why:

Defer to the Planning Commission/Board of Adjustment

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes ☒ No ☐

Why: The owner proposes to replace their existing cabin with a new cabin with attached garage. The existing cabin is 4'-4" from the bluff (closest point), and existing deck is over the bluff. The proposed cabin is setback 12 feet farther from the existing cabin - about 16'-2" from the bluff - and as far back as possible without losing the mature forest on the road side. The 2 existing septic tanks in the bluff setback are being replaced with 1 tank to meet code.

4. Will the issuance of a Variance maintain the essential character of the locality?

Yes ☒ No ☐

Why: The existing and proposed cabins are ramblers, compatible with the neighbors. Setting the new cabin farther from the lake and bluff will mean less impact to the bluff, restoration in bluff setback, and less seen from the lake. The existing drive is being kept but paving reduced. Almost all of the existing trees will remain. A clump of two leaning pine trees that are banded together in part will be removed. Where the existing cabin is removed, part of that basement hole is proposed for a patio.

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes ☒ No ☐

Why: The property is wedge shaped - widest at the lake and narrowest at the road. Saving mature trees is important. The proposed cabin location is in the one open area, and is pulled back as far as possible from the bluff without causing roadside trees to be cut down. The entire site slopes from the road to the lake and there is currently no stormwater management.

6. Does the need for a Variance involve more than economic considerations?

Yes ☒ No ☐

Why: A stormwater management plan is proposed to manage water and drainage where none exists now. An underground pipe infiltration system will collect water from the drive and majority of the roof (gutter and downspouts). A lesser amount of roof water on the lake side will flow from gutters and be dissipated with rocks at downspouts. The proposed built area is significantly reduced in the bluff area - over 15%. The proposed cabin is pulled 12 feet farther back than the existing cabin, and lake side will be repaired and restored to reduce run-off versus the existing grade.



City of Crosslake Planning Commission/Board of Adjustment

FINDINGS OF FACT

SUPPORTING / DENYING A VARIANCE REQUEST

A Variance may be granted by the Planning Commission/Board of Adjustment when it is found that strict enforcement of the Land Use Ordinance will result in a “practical difficulty” according to Minnesota Statute Chapter 462. The Planning Commission/Board of Adjustment should weigh each of the following questions to determine if the applicant has established that there are “practical difficulties” in complying with regulations and standards set forth in the Land Use Ordinance.

1. Is the Variance request in harmony with the purposes and intent of the Ordinance?

Yes No

Why:

2. Is the Variance consistent with the Comprehensive Plan?

Yes No

Why:

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes No

Why:

4. Will the issuance of a Variance maintain the essential character of the locality?

Yes No

Why:

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes No

Why?

6. Does the need for a Variance involve more than economic considerations?

Yes No

Why: