



Le Sueur County, MN

Thursday, July 21, 2016

Regular Session

Item 3

Kaplan

Staff Contact: Kathy Brockway or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: **Tamera Kaplan**

911 ADDRESS: **583 Bluebay Lane, Elysian MN 56028**

VARIANCE REQUEST: **To allow the applicant a total of 27% impervious surface; create impervious surface within the shore impact zone; and construct a deck 46 feet from the Ordinary High Water Level (OHWL) in a Recreational Residential "RR" District on a Recreational Development "RD" lake, Lake Frances.**

VARIANCE NUMBER: **16177**

PARCEL NUMBER: **04.500.0050**

SITE INFORMATION

LOCATION: **Lot 6, Dick's Southside Subdivision, Section 34, Elysian Township.**

ZONING & PURPOSE: **Recreational Residential**

The intent of the **Recreational Residential (RR) District** is to preserve areas, which have natural characteristics suitable for both passive and active recreational usage. Also, it is the intent of this district to manage areas suitable for residential development of varying types, including permanent and seasonal housing. Some non-residential uses with minimal impacts on residential uses are allowed if properly managed under conditional use procedures.

GOALS AND POLICIES:

Goal 2: Le Sueur County should adopt and enforce land use goals and policies that conserve and restore its natural resources, bring protections to the ecological systems of the natural environment, and prevent the premature development of natural resource areas.

Policy: Utilize shorelands on Recreational Development Lakes (RD) for housing, but with a focus on development design that protects the resource.

Goal 3: Improve water quality in Le Sueur County.

Policy: The County will undertake actions to help protect groundwater as well as surface water features.

GENERAL SITE

DESCRIPTION: **Shoreland, Residential**

ACCESS: **Existing access off Bluebay Lane**

LAKE: **Recreational Development "RD" lake, Lake Francis**

RFPE: **Regulatory Flood Protection Elevation: 1025.7 Lowest floor must meet RFPE.**

ATTACHMENTS

Application, Survey, Surveyor Certification, Aerial photo, Letter from LSC Resource Specialist, Findings of Fact,

STAFF FINDINGS

Staff findings per Le Sueur County Ordinance, the following findings have been developed for this request:

- | <u>1. Variance:</u> | <u>Request:</u> | <u>Required:</u> | <u>Ordinance:</u> |
|-----------------------------------|-----------------|------------------|-------------------|
| 2. Refer to DNR Guidance Letters: | | | |

- a. The Role of the Variances in Shoreland Management Ordinances pg. 9
 - b. Bluffs and Steep Slopes pg. 11
 - c. Limiting Impervious Surface pg. 15
 - d. Non-conforming Lots of Record in Shoreland Areas pg. 19
 - e. Structure Setback Requirements pg. 21
- 3. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.
 - 4. A Variance may be granted **only** where the strict enforcement of the official controls will result in a **practical difficulty**.
 - 5. It is the responsibility of the **applicant** and/or landowner to prove evidence that a practical difficulty exists.
 - 6. A determination that a **practical difficulty exists** upon the consideration of the **findings of fact**.

CONSIDERATIONS

- 1. The following shall be considered at the hearing:
 - a. There are special circumstances or conditions affecting the land, structures or use referred to in the Variance.
 - b. The granting of the application will not be a detriment to the public health, safety, and general welfare or injurious to property or improvements in the area adjacent to the property of the applicant/landowner.
 - c. Consider sewage treatment and water supply capabilities or constraints of the lot and shall deny the variance if adequate facilities cannot be provided.

CONDITIONS

- 1. In granting any Variance, the Board of Adjustment may designate such conditions in connection that will secure substantially the objectives of the Ordinance, regulation or provision to which the application is granted.
- 2. Conditions must be directly related to and bear a rough proportionally to the impact created by the Variance.
- 3. *If approved*, construction must be completed **prior to the Variance expiration**, Section 22; Subdivision 7.
- 4. *If approved*, a **zoning permit** must be purchased prior to starting construction, Section 26.
- 5. **Extension** must be requested 30 days prior to Variance expiration, Section 22; Subdivision 7.

VARIANCE FINDINGS OF FACT

Name of Applicant: TAMERA KAPLAN

Variance # 16177

Variance Request: TO ALLOW THE APPLICANT A TOTAL OF 28.8% IMPERVIOUS SURFACE; CREATE IMPERVIOUS SURFACE WITHIN THE SHORE IMPACT ZONE; CONSTRUCT A DECK 46 FEET FROM THE OHWL.

- A. No Variance may be granted that would allow any use that is prohibited in the Zoning District in which the subject property is located.
- B. Facts supporting the answer to each question must be documented below, and are hereby certified to be the Findings of Fact of the Board of Adjustment.
- C. A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.
- D. It is the responsibility of the applicant / landowner to prove evidence that a practical difficulty exists.
- E. A determination that a practical difficulty exists upon the consideration of the following criteria.

Y N 1. Does the property owner propose to use the property in reasonable manner?

Explain _____ JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

Y N 2. Is the alleged practical difficulty unique to the property?

Explain _____ JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

Y N 3. Were the circumstances causing the practical difficulty created by someone other than the applicant / landowner?

Explain _____ JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

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

Explain _____ JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

Y N 5. Does the alleged practical difficulty involve more than economic considerations?

Explain _____ JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

F. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls.

Y N 6. Is the Variance consistent with and supported by the statement of purposes, policies, goal and objectives in the Ordinance?

Explain _____ JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

Y N 7. Is the Variance consistent with the Comprehensive Plan?

Explain _____ JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

G. IF ALL THE ANSWERS ARE "YES", THE CRITERIA FOR GRANTING THE VARIANCE HAVE BEEN MET.

() APPROVED () DENIED

CONDITIONS: _____

Applicant response to conditions: Agree () Disagree ()

Reasons: _____

Board of Adjustment Chairman

Date

Variance Application

I. Applicant:

Name TAMEZA KAPLAN
 Mailing Address 8220 133RD ST WEST
 City SARGE State MN Zip 55378
 Phone # 612 232 6212 Phone # _____

II. Landowner:

Name TAMEZA KAPLAN
 Property Address 583 BLUE BAY LANE
 City ELYSIAN State MN Zip 56028
 Phone # 612 232 6212 Phone # _____

III. Parcel Information:

Parcel Number 04.500.0050 Parcel Acreage _____
 Township ELYSIAN Section 34
 Subdivision DICKS SOUTHSIDE Lot 6 Block _____

Full Legal Description must be attached.

(Full legal description can be found on deed, not abbreviated legal description from tax statement).

IV. Variance Request: List requested alternative to development standard(s)

Impervious Surface of... 27% (mem)
Creating impervious in the shore impact zone
Building deck 46" to OH WL

V. Description of Request:

a. A full written description of the proposed variance request with detailed information must be attached.

VI. Township Notification:

Township must be notified prior to application. (County Commissioners are not the Township Board.)

ELYSIAN Township notified on JUNE 20, 2016
 (Township Name) (Date)

Board Member KATHY ZEINTS regarding the proposed request.
 (Name)

LINDS HEBEL

VII. Site Plan - Shall be a Certificate of Survey to include, but not limited to:

- North point
- Lakes
- Well
- Access
- Setbacks
- Rivers
- Septic System
- Easements
- Property lines
- Wetlands
- Proposed Structures
- Road Right-Of-Way
- Streams
- Existing structures - *Within and adjacent to project area.*
- Lot Dimensions
- Ponds
- Location of trees to be removed - *Shoreland Districts.*

• Impervious Surface

- Required for *Shoreland, Business, & Industrial Districts.*
- Itemized current & proposed impervious surfaces to include total percentages.
- Examples include but are not limited to: *rooftops, sidewalks, patios, decks, driveways, parking lots, storage areas and concrete, asphalt, or gravel roads, or tightly compacted soils.*

*Site shall be physically staked, *then* surveyed.

*Stakes shall be in place at the time of onsite visit/meeting, or the application will be tabled.

*Stakes must remain in place until construction commences.

VIII. Practical Difficulty:

- a. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.
- b. A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.
- c. It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.
- d. A determination that a practical difficulty exists upon the consideration of the following criteria:

1. Describe how the Variance request is reasonable compared to the ordinance requirements being varied from.

THE MODIFICATIONS/IMPROVEMENTS BEING PROPOSED
WILL NOT RESULT IN ANY ADDITIONAL IMPERVIOUS
SURFACE

2. What are the unique circumstances of this property that prevent compliance with the Zoning Ordinance that will result in a practical difficulty?

EXISTING CONDITION - THE APPLICANT/OWNER
IS MAKING AN EFFORT TO IMPROVE THE LOOK
AND FUNCTIONALITY OF THE PROPERTY

3. Describe how the unique circumstances causing the practical difficulty were created by someone other than the applicant/landowner.

HOME WAS PURCHASED THIS WAY.

4. How will the request maintain the essential character of the locality?

PRETTY MINIMAL - THE INTENT/EXPECTATION OF
THIS PROJECT IS TO IMPROVE THE APPEARANCE
OF THE PROPERTY

5. Does the alleged practical difficulty involve more than economic considerations?

YES, MY END RESULT WILL BE LESS IMPERVIOUS SURFACE AREA

6. Is the request consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?

YES, WE WILL FOLLOW ALL POLICIES AND
GOALS. OUR OBJECTIVE IS TO DECREASE IMPERVIOUS SURFACE.

7. Describe how the request is consistent with the Comprehensive Land Use Plan.

WE WILL BE BOTH ADDING SURFACE AND TAKING AWAY SURFACE FOR A
TOTAL DECREASE IN IMPERVIOUS SURFACE

8. Describe the properties current, and any proposed, onsite sewage treatment and water capabilities.

EXISTING: WELL & SEPTIC. SEPTIC SYSTEM WILL BE ABANDONED
IN ACCORDANCE/UNDER THE CURRENT PERMIT.
THE SEPTIC SYSTEM WILL BE RESTORED UNDER SEPARATE
PERMIT - FUTURE.

9. Explain why this request is the minimum variance amount to afford relief.

NO NET CHANGE TO IMPERVIOUS SURFACE AS A RESULT
OF THIS PROJECT.
AND THE POTENTIAL FOR EROSION WILL BE REDUCED.

IX. Attachments shall include but not limited to:

- | | |
|---|--|
| <input checked="" type="checkbox"/> a. Site Plan- survey | <input type="checkbox"/> e. Floor plans and/or blue prints (<i>For structures</i>) |
| <input checked="" type="checkbox"/> b. Surveyor Certification | <input checked="" type="checkbox"/> f. Septic System Compliance Inspection |
| <input type="checkbox"/> c. Access approval | <input type="checkbox"/> g. Erosion control plan |
| <input checked="" type="checkbox"/> d. Full legal description | <input checked="" type="checkbox"/> h. Description of request |

The Department may request additional information regarding the application.

X. Quantities and Submittal Formats:

- a. One (1) reproducible copy of the request and all other supporting documents.
- b. **Ten (10)** copies must be submitted for documents larger than 11 x 17, documents in color, aerials or photographs.
- c. Electronic version of any supporting documents if available.
- d. Additional copies may be requested as deemed necessary by the Department.

XI. Fees:

Variance: \$ 600
Filing Fee: \$ 46

Variance for Clusters: \$ 600 + \$200 per household
Filing Fee: \$ 46

Additional Fees:

Special Meeting: \$1,200
After-The-Fact meeting fee: Doubled + After-The-Fact Penalty.
After-The-Fact Penalty: \$1,500 OR 10% of the improvement, whichever is greater.

Fees must be paid at the time of application, cannot be accepted by mail, and are non-refundable. Cash or check. Credit cards will not be accepted.

XII. Procedure: *See Section 22 of the Zoning Ordinance for full details.*

- a. Pre-application meeting is recommended prior to making application to ensure submittal completion. **Appointment is necessary.**
- b. Application must be made in person by the applicant and/or landowner prior to 12 P.M. on the date of application deadline. **Appointment is necessary.**
- c. All required information must be correct and submitted **at the time of application.** or the application will not be accepted.
- d. Fees **will not** be accepted by mail and must be paid at the time of application.
- e. Notification will be sent to all landowners within 500 feet of the affected property, (minimum of 10 landowners) as well as the affected Town Board, any municipality within 2 miles, and other applicable agencies.
- f. Notice will be published in the newspaper of general circulation in the area concerned and the official newspaper of the County.

- g. The Board of Adjustment may conduct an onsite visit to the affected property prior to the scheduled meeting. Any conversation with the Board of Adjustment during the onsite visit is prohibited.
- h. The Board of Adjustment shall hold a public hearing on the proposed Variance at a scheduled Board of Adjustment meeting.
- i. The applicant or representative must appear before the Board of Adjustment in order to answer questions concerning the request, or the application will be tabled.
- j. The Board of Adjustment has the authority to request additional information or designate conditions.
- k. The Board of Adjustment has the authority to determine Variance approval or denial. No Variance may be granted that allow any use that is prohibited in the Zoning District in which the property is located.
- l. The Department shall notify the applicant and/or landowner in writing of the Board of Adjustment decision.
- m. The Department will file a certified copy of any order or decision issued by the Board of Adjustment with the County Recorder.
- n. A zoning permit is required prior to starting construction however zoning permits will not be available the day of the Board of Adjustment meeting. Zoning permit application must be approved prior to obtaining a zoning permit.

XIII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Tamera E. Kaplan
Applicant signature

6/21/2016
Date

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Tamera E. Kaplan
Landowner signature

6/21/2016
Date

OFFICE USE ONLY

Date received <u>6/21/16</u>	Present Zoning Classification <u>PR</u>	Feedlot within 500' 1000' <u>N</u>
Meeting date <u>7/21/16</u>	Lake Classification <u>LD</u>	Erosion Control Plan <u>Y</u> <u>N</u>
60 Day <u>8-20-16</u>	Lake <u>France</u>	Water courses Y <u>N</u>
RFPE <u>1025.7</u>	FEMA Panel # <u>27079C425D</u>	Bluff Y <u>N</u>
<input checked="" type="checkbox"/> Site Plan -survey	Flood Zone <u>A</u>	Other _____
<input checked="" type="checkbox"/> Surveyor Certificate	<input checked="" type="checkbox"/> Full legal description	<input checked="" type="checkbox"/> Septic _____
<input checked="" type="checkbox"/> Floor plans/blue prints	<input checked="" type="checkbox"/> Access approval -NA	<input checked="" type="checkbox"/> Fee \$ <u>446</u>
<input checked="" type="checkbox"/> Description of Request	<input checked="" type="checkbox"/> Blue Prints	<input checked="" type="checkbox"/> ATF / SPEC MTG
<input checked="" type="checkbox"/> Application complete	<u>Michelle R. Mittler</u> Planning & Zoning Department Signature	<u>6-21-16</u> Date
		<u>116177</u> Permit #

COC
NONC/Waiver
Design

**LE SUEUR COUNTY ENVIRONMENTAL SERVICES
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057-1600**

Phone (507) 357-8540 (direct line)

Fax (507) 357-8541

Date: 07/07/2016

To: Le Sueur County Planning and Zoning Board of Adjustment

From: Joshua Mankowski, Environmental Resources Specialist

Applicant: Tamara Kaplan

Property owner: Tamara Kaplan

Property: 04.500.0050

Description:

Request for a Variance to allow the applicant a total of 27% impervious surface within the Shore Impact Zone, create impervious surface within the SIZ and construct a deck 46 feet from the OHWL.

Recommendation:

It is my recommendation to approve the request for a Variance for this property. In doing this project, the total of impervious will be reduced thus increasing the area for infiltration. The proposed work is all within the footprint of the old structure.

Sincerely,



Joshua Mankowski
Le Sueur County
Environmental Resources Specialist

Mettler, Michelle

From: Tammy Kaplan [quiltlvr53@gmail.com]
Sent: Friday, June 24, 2016 1:04 PM
To: Mettler, Michelle
Subject: Request and Proposal Recap

Michelle,

The following is a narrative of what I am working to accomplish with this request of variances and my proposal.

I am requesting the following variances in order to build a new home. I am proposing the following in order to be a good steward of the environment and to improve on the existing conditions of the property.

I am proposing to keep the same footprint as the current home and I will be creating new surface area and replacing my deck.

In making these changes, I will be adding permeable pavers for all the sidewalk areas in order to maximize clean water flow into the ground. I am planning on using Borgert Products, Inc. they have a "Green Products" permeable paver called Holland Priora that is environmentally responsible.

Most importantly, the total impervious calculation will be less than what we started at. We will be going from 28.8% down to 27%. The lot will be more environmentally sound by making these changes.

Thank you Michelle for all your guidance as it has been a great learning experience for me as well,
Tammy Kaplan



LE SUEUR COUNTY ENVIRONMENTAL SERVICES
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057-1620
(507) 357-2251
FAX (507) 357-8541

Erosion and Sediment Control Plan

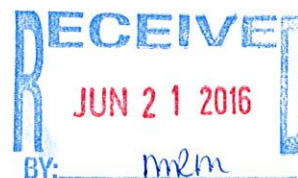
Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: Tamera E. Kaplan PID: _____
Mailing Address: 8220 W. 133RD ST. Savage, MN. 55378
Property Address: 583 Blue Bay Lane Elysian, MN. 56028
Phone: (____) _____ Mobile/Cell: (612) 232-6212

Responsible party for Implementation/Inspection: _____
Address: _____
Phone: (____) _____ Mobile/Cell: (____) _____

Erosion & Sediment Control Measures

1. Maintain existing vegetation whenever possible and minimize the area of disturbance. Retain and protect trees to enhance future landscaping efforts and to reduce raindrop impact. (Vegetation is the best and most cost-effective erosion control practice).
2. Install all erosion and sediment control practices prior to any soil disturbing activities, when applicable.
3. Phase construction activities to minimize the areas disturbed at one time. This will also allow completed areas to be stabilized and re-vegetated before disturbing adjacent sites.
4. Maintain and protect all natural waterways. Retain at least a 20-foot wide strip of natural vegetation along all waterways to filter out sediment and other pollutants.
5. Minimize the use of impermeable surfaces such as roofs, driveways, parking lots and roads. The Environmental Resources staff must approve all storm water runoff plans.
6. Use rock rip-rap at both the outlet and inlet ends of culverts to prevent scour erosion.
7. Limit construction equipment to designated areas to control soil compaction.
8. Install silt fence on the down-slope perimeter of all disturbed areas according to the attached installation instructions. Sensitive areas such as wetlands, drainage swales and shoreland areas should also be protected with silt fence.
9. Install straw bale checks or rock check dams in areas of concentrated flow .
10. Cover any stockpiled topsoil with plastic or other impervious covering. Use stockpiled topsoil as earthen berms to serve as temporary sediment basins.



11. Mulch all disturbed areas at the rate of one 50-pound bale of straw per 500 square feet. On slopes 4:1 or steeper use the following erosion control blankets that have been pinned to the slope according to the manufacturer's instructions:

2:1 slopes or steeper	Straw/Coconut Blanket or High Velocity Wood Blanket
3:1 slopes or steeper	Wood or Straw Blanket with net on both sides
4:1 slopes or steeper	Wood or Straw Mulch blanket with net on one side
Flat areas	Straw Mulch w/disc anchoring

12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1st. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the attached instruction sheet for recommended mixtures and rates. The use of native plant materials, including trees and shrubs, is encouraged. Native species will provide good vegetative cover that is adapted to our soils and climate.
13. Apply fertilizer according to soil test recommendations.
14. Install water bars on access roads to prevent concentrated water from flowing down the road and eroding gravel.
15. Attach a site map showing the location of all erosion control practices, property lines, roads, lakes, watercourses, wetlands, on-site systems and building locations.

Note: To reduce mud transported onto paved roads, a rock construction entrance may be required. This will require a six-inch layer of 1-2 inch diameter washed rock a minimum of 50 feet in length.

Inspection and Maintenance

16. Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).
17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.
18. Clean out sediment basins on a regular basis to maintain capacity.

I agree to install, inspect and maintain the above practices to accomplish the goal of preventing erosion.

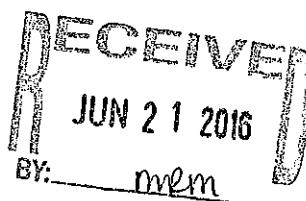
Tamera E. Kaplan
(Property Owner)

6/21/2014
(Date)

(Person Responsible for Implementation)

(Date)

If you have any questions, please contact Environmental Services, at 507-357-8538.



Surveyor Certification

I. Applicant:
Name TAMERA KAPLAN

II. Landowner:
Name TAMERA KAPLAN
Property Address 583 BLUEBAY LANE
City ELYSIAN State MN Zip 56028

III. Parcel Information:
Parcel Number 04.500.0050

IV. Site Plan - Shall be a Certificate of Survey to include, but not limited to:

- North point
- Lakes
- Well
- Access
- Setbacks
- Rivers
- Septic System
- Easements
- Property lines
- Wetlands
- Proposed Structures
- Road Right-Of-Way
- Streams
- Existing structures - *Within and adjacent to project area.*
- Lot Dimensions
- Ponds
- Location of trees to be removed - *Shoreland Districts*
- Impervious Surface
 - Required for *Shoreland, Business, & Industrial Districts.*
 - Itemized current & proposed impervious surfaces to include total percentages.
 - Examples include but are not limited to: *rooftops, sidewalks, patios, decks, driveways, parking lots, storage areas and concrete, asphalt, or gravel roads, or tightly compacted soils.*

*Site shall be physically staked, *then* surveyed.

*Stakes shall be in place at the time of onsite visit/meeting, or the application will be tabled.

*Stakes must remain in place until construction commences.

V. Quantities and Submittal Formats:

- a. One (1) reproducible copy of the request and all other supporting documents.
- b. Ten (10) copies must be submitted for documents larger than 11 x 17, documents in color, aerials or photographs.
- c. Electronic version of any supporting documents if available.
- d. Pre-application meeting is recommended prior to making application to ensure submittal completion. Appointment is necessary.
- e. Application must be made in person by the applicant and/or landowner prior to 12 P.M. on the date of application deadline. Appointment is necessary.
- f. All required information must be correct and submitted at the time of application, or the application will not be accepted.

VI. Signatures:

The proposed improvements have been physically staked onsite then surveyed on 6/20/2016, to reflect an accurate account of current and proposed conditions of the property identified above.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Roy Jerna 6/20/2016 19789
Surveyor Signature Date Lic #

OFFICE USE ONLY

10-21-16 *MRM*
Date Received Planning & Zoning Department Signature

EXISTING CONDITIONS

PID 04.500.0050

TOTAL LOT AREA
19201 SQ FT

EXISTING IMPERVIOUS SURFACES

HOUSE W/ OVERHANG	1816 SQ FT
BITUMINOUS SURFACE	1863 SQ FT
GARAGE W/ OVERHANG	983 SQ FT
CONCRETE SURFACE 1	456 SQ FT
DECK	376 SQ FT
CONCRETE SURFACE 2 (PATIO)	72 SQ FT
TOTAL	5566 SQ FT (28.9%)

DECK SIZE 10' X 40'
PATIO SIZE 7' X 57'

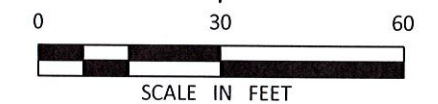
OWNER
TAMERA E. KAPLAN
8220 133RD STREET WEST
SAVAGE, MN 55378

SITE ADDRESS
583 BLUEBAY LANE
ELYSIAN, MN 56028

RFPE = 1025.7 MINIMUM FLOOR ELEVATION

LEGEND

- IRON PIPE MONUMENT SET
- ⊕ BENCH MARK
- MONUMENT FOUND
- ⊙ POST
- ⊙ BUSH
- ⊙ SANITARY MANHOLE
- ⊙ DECIDUOUS TREE
- ⊙ WELL
- ⊙ CONIFEROUS TREE
- ⊙ WS WATER SPIGOT



SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Rory Jensen
Rory Jensen
License Number 19789

6-24-16
Date

Horizontal Datum: 2011 Le Sueur County Coordinate System
Vertical Datum: NGVD 1929

CERTIFICATE OF SURVEY
ELYSIAN TOWNSHIP, LE SUEUR COUNTY, MINNESOTA



BOLTON & MENK, INC.
Consulting Engineers & Surveyors

1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507) 625-4171

LOT 6, DICK'S SOUTHSIDE SUBDIVISION, ELYSIAN TOWNSHIP, LE SUEUR COUNTY, MINNESOTA

FOR: TAMERA KAPLAN

©Bolton & Menk, Inc. 2016, All Rights Reserved

H:\KAPLANTA_PR\M33112091\CAD\C3D\112091BD1 EC.DWG 06-24-2016 9:40a.m.

SDB110782E

JOB NUMBER: M33.112091

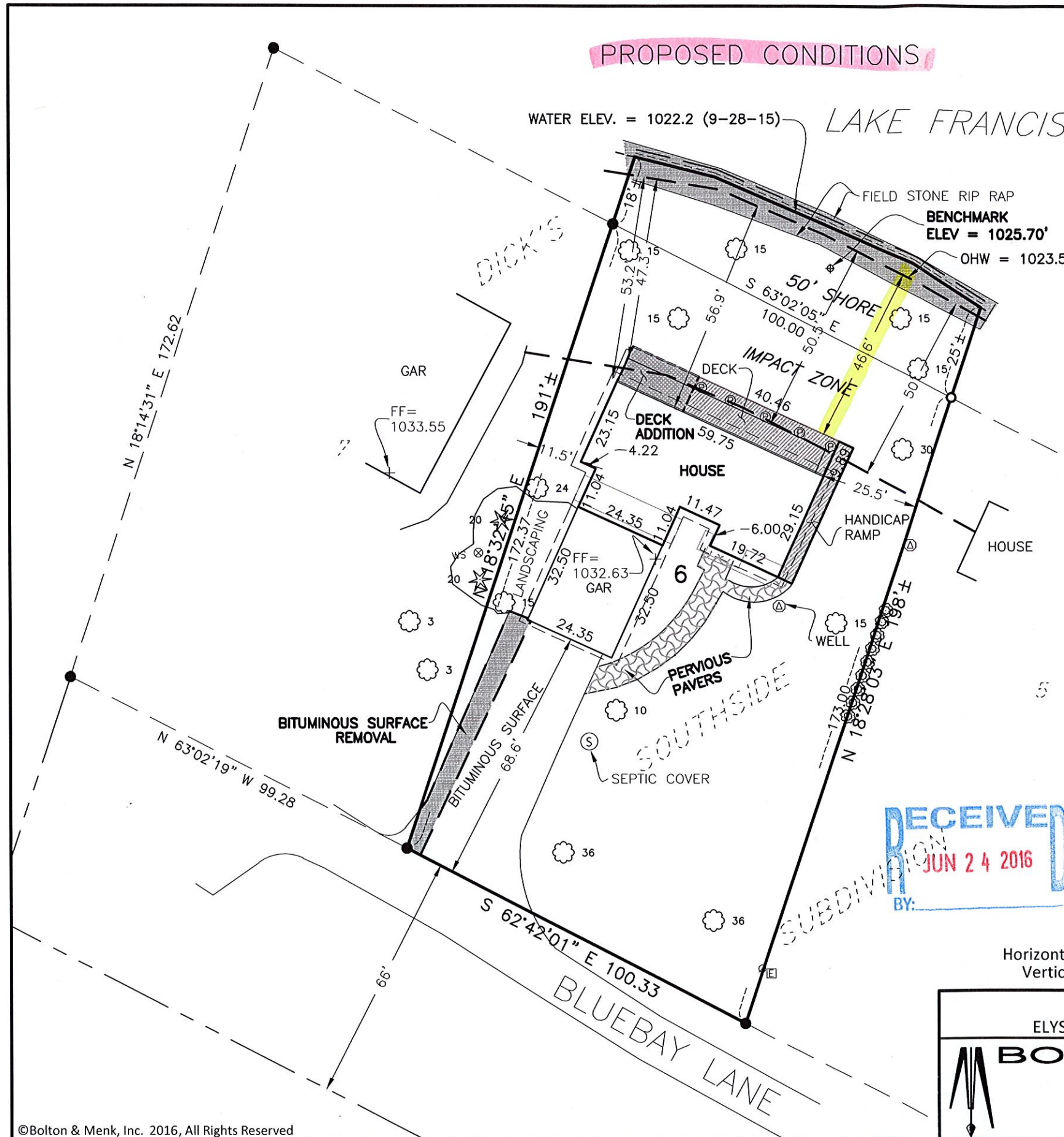
FIELD BOOK: ELYSIAN 1 PG 21

DRAWN BY: JLA

4.0 S34-T109N-R24W

PROPOSED CONDITIONS

PID 04.500.0050



TOTAL LOT AREA
19201 SQ FT

PROPOSED IMPERVIOUS SURFACES

HOUSE W/ OVERHANG	2127 SQ FT
DECK	36 SQ FT
HANDICAP RAMP	94 SQ FT
TOTAL	2257 SQ FT (11.7%)

REMOVAL IMPERVIOUS SURFACES

EXISTING HOUSE W/ OVERHANG	1816 SQ FT
BITUMINOUS SURFACE	356 SQ FT
CONCRETE SURFACE 1	456 SQ FT
TOTAL	2628 SQ FT (13.7%)

PROPOSED TOTAL IMPERVIOUS SURFACES

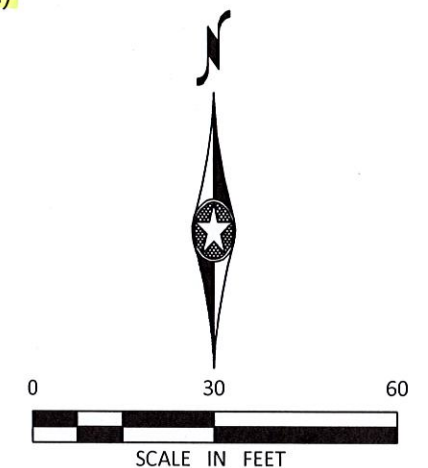
EXISTING + PROPOSED	-	REMOVALS	=	TOTAL
5566	+	2257	-	2628
				=
				5195 (27.0%)

DECK SIZE 10' X 40'
PATIO SIZE 7' X 57'

RFPE = 1025.7 MINIMUM FLOOR ELEVATION

LEGEND

- IRON PIPE MONUMENT SET
- ⊕ BENCH MARK
- MONUMENT FOUND
- ⊙ POST
- ⊙ BUSH
- ⊙ SANITARY MANHOLE
- ⊙ DECIDUOUS TREE
- ⊙ WELL
- ⊙ CONIFEROUS TREE
- ⊙ WS WATER SPIGOT



SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Rory Jensen
Rory Jensen
License Number 19789

6-24-16
Date

Horizontal Datum: 2011 Le Sueur County Coordinate System
Vertical Datum: NGVD 1929

CERTIFICATE OF SURVEY
ELYSIAN TOWNSHIP, LE SUEUR COUNTY, MINNESOTA



BOLTON & MENK, INC.
Consulting Engineers & Surveyors

1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507) 625-4171

LOT 6, DICK'S SOUTHSIDE SUBDIVISION, ELYSIAN TOWNSHIP, LE SUEUR COUNTY, MINNESOTA

FOR: TAMERA KAPLAN

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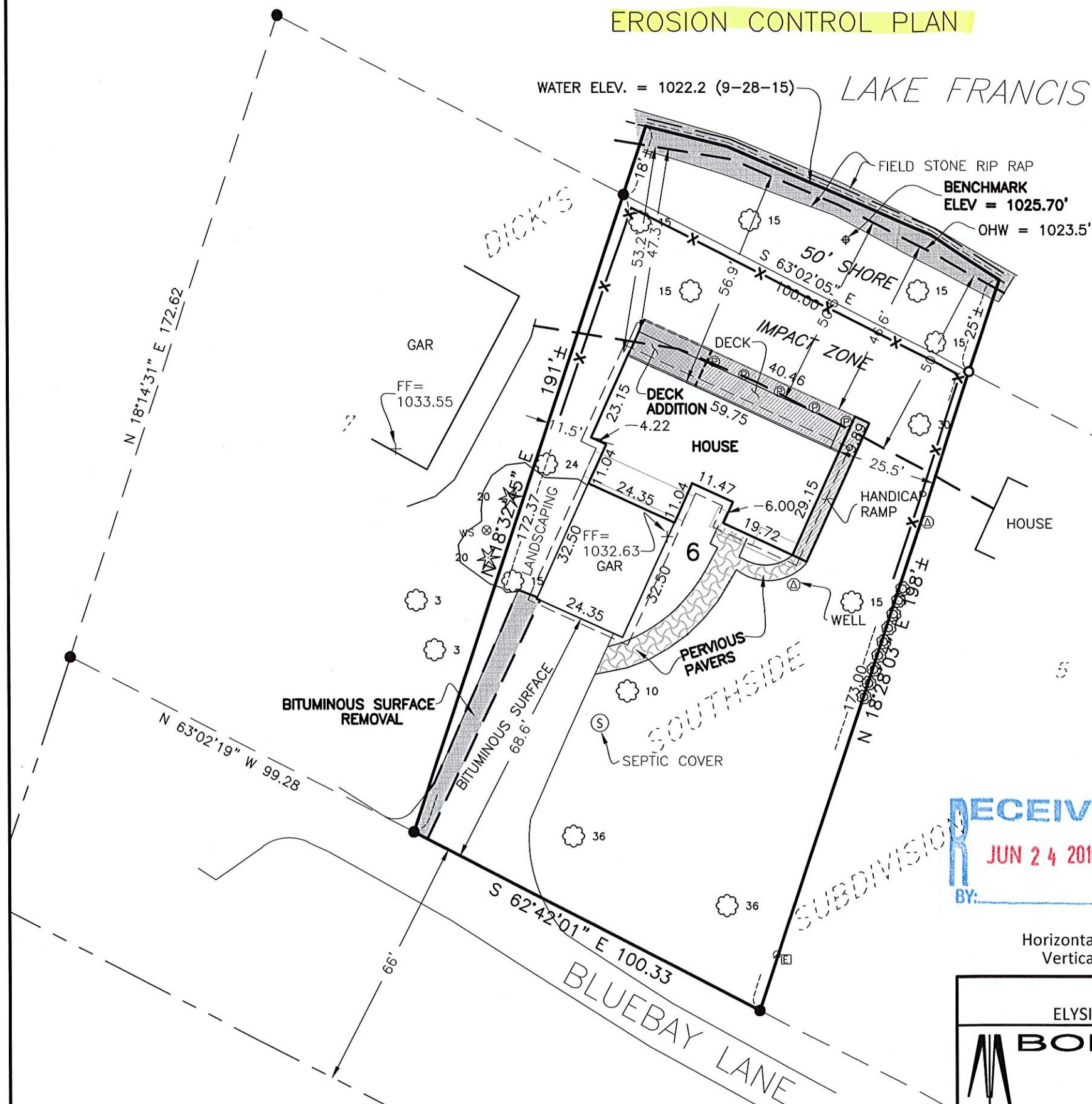
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FIELD BOOK: ELYSIAN 1 PG 21

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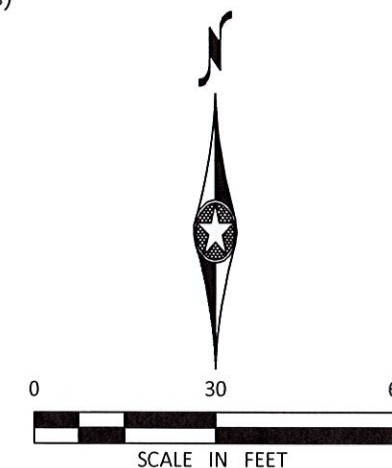
PID 04.500.0050



RFPE = 1025.7 MINIMUM FLOOR ELEVATION

SITE ADDRESS
583 BLUEBAY LANE
ELYSIAN, MN 56028

	IRON PIPE MONUMENT SET
	BENCH MARK
	MONUMENT FOUND
	POST
	BUSH
	SANITARY MANHOLE
	DECIDUOUS TREE
	WELL
	CONIFEROUS TREE
 WS	WATER SPIGOT



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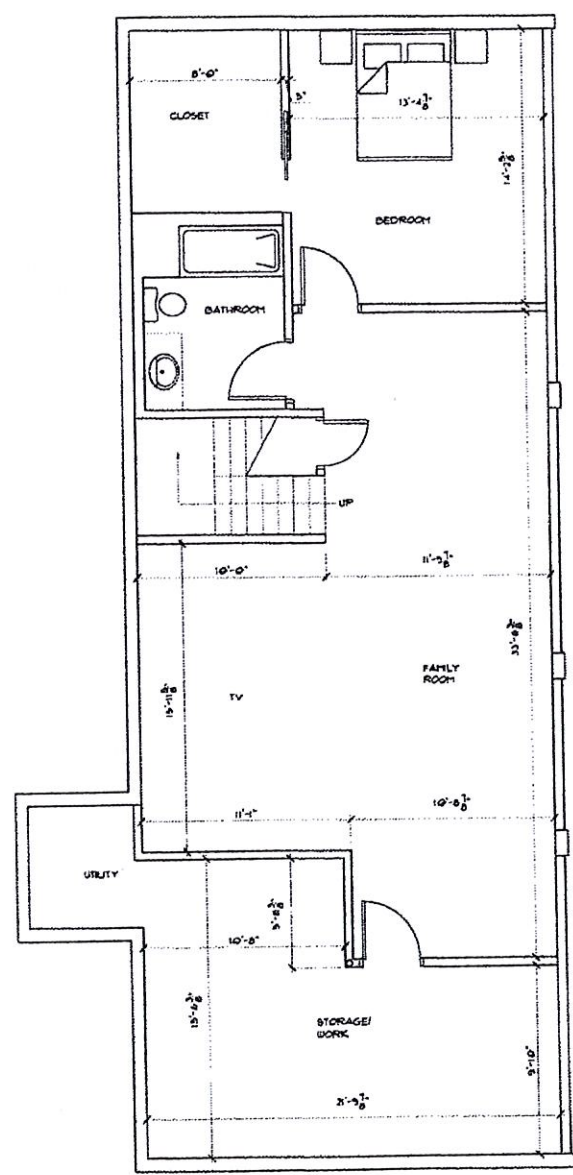
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FIELD BOOK: ELYSIAN 1 PG 21

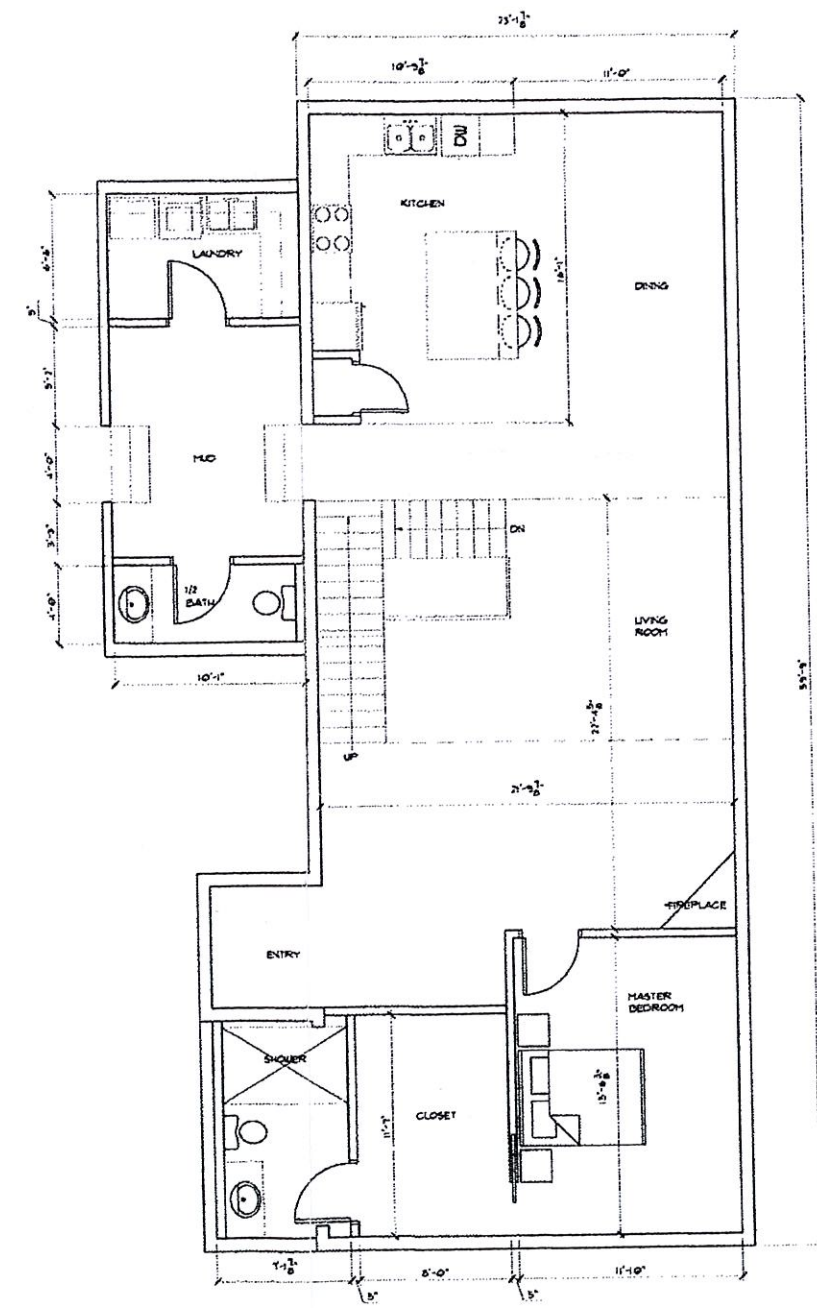
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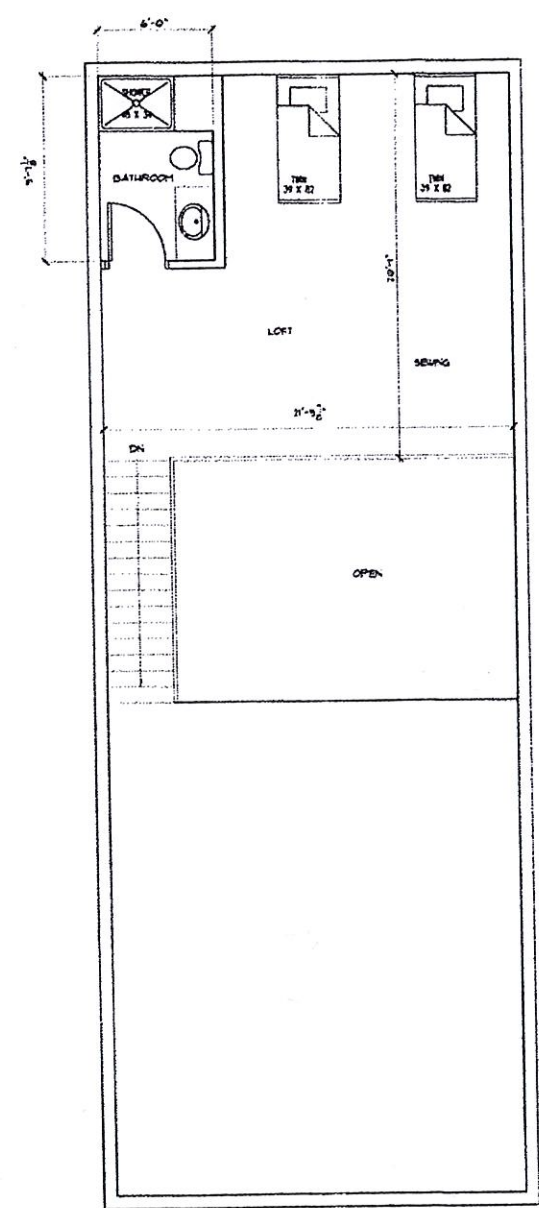
407.720.1398
PROJECT
HATLESTAD RESIDENCE



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



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



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

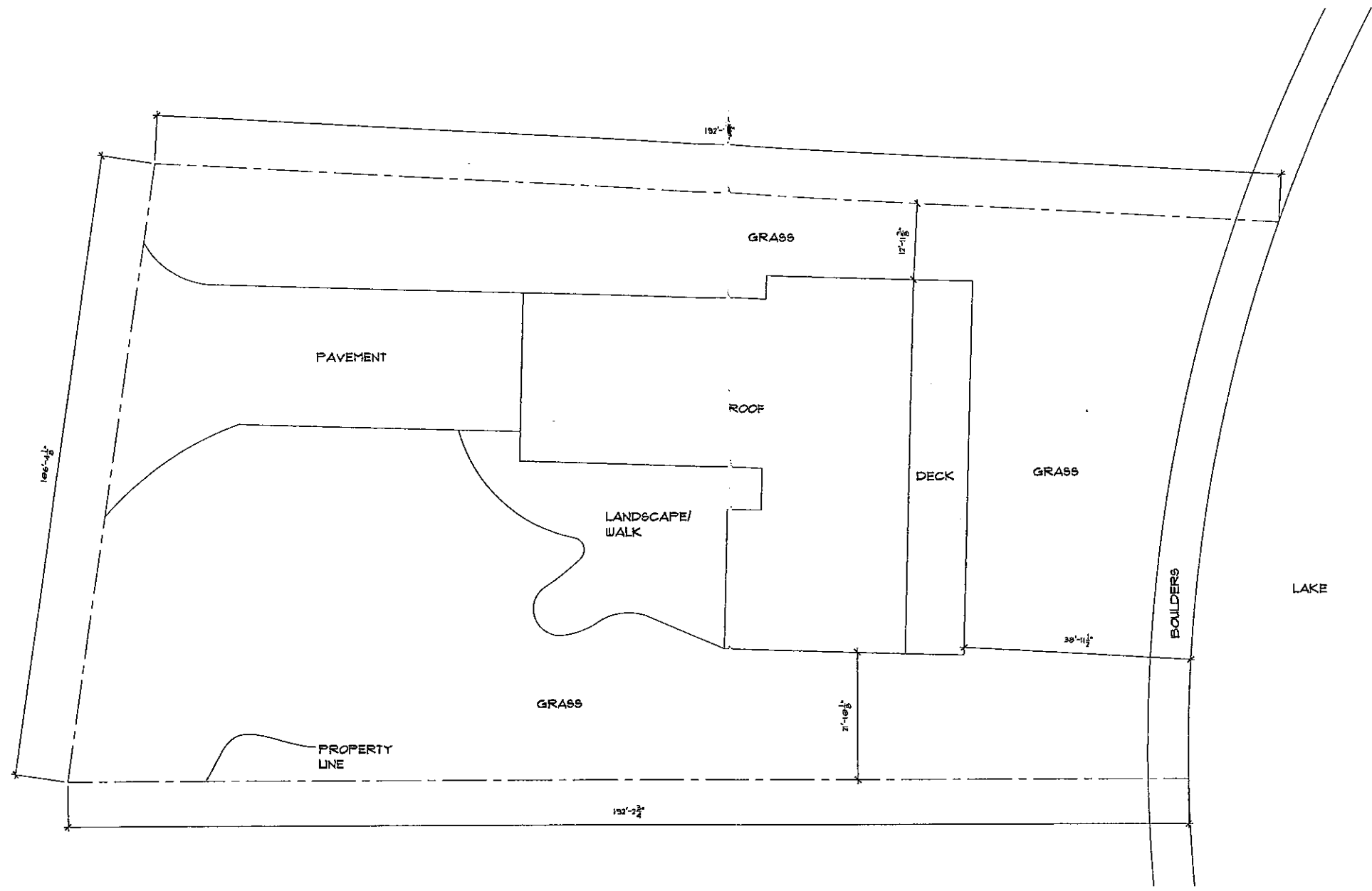
FLOOR PLAN LAYOUTS
COMM NO: 16.15.3
DATE: 6-7-16
DRAWN BY: MUB

A1

RECEIVED
JUN 21 2016
BY: mmm



507.720.1398
PROJECT
HATLESTAD RESIDENCE



1 CONCEPT SITE PLAN
0 5' 10'
SCALE: 1"=10'-0"

CONCEPT SITE LAYOUT
COMM. NO.: 16.153
DATE: 6-7-16
DRAWN BY: MJB

C1