



Le Sueur County, MN

Thursday, April 14, 2016

Regular session

Item 2

Chuck Fox

Staff Contact: Kathy Brockway or Michelle Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT/ OWNER: CHUCK FOX

911 ADDRESS: 24561 Irish Lane, Elysian, MN 56028

PROJECT DESCRIPTION: To allow grading, excavating and filling of 2 cubic yards of material in the bluff for the construction of stairways.

ZONING DISTRICT PURPOSE: A District, adjacent to Recreational Development (RD) and Natural Environment (NE) lakes, 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 may be allowed.

DEFINITIONS:

BLUFF - A topographic feature such as a hill, cliff, or embankment in which the slope rises at least fifteen (15) feet from the toe of the bluff to the top of the bluff and the grade of the slope from the toe of the bluff to the top of the bluff averages 18 percent or greater. The percent of the slope is defined as the change in elevation (rise) over a distance (run).

SHORELAND - The land located within the following distances from public waters:

1. One thousand (1,000) feet from the ordinary high water level of a lake, pond, or flowage.

ZONING ORDINANCE SECTIONS: Section 13.2 (pages 13-13-14), Section 18

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: The County should continue its preservation of significant bluff areas and river valleys through its use of a Conservancy Zone.

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

SITE INFORMATION

LOCATION: Lot 3, Irish Subdivision, Section 6, Elysian Township.

ZONING: Recreational Residential "RR" District on a Recreational Development "RD" lake, Lake Jefferson

GENERAL SITE DESCRIPTION: Platted Subdivision

ACCESS: Existing

EXISTING LAND USE WITHIN ¼ MILE:

North: Residential	South: Lake Jefferson
East: Residential	West: Residential

TOWNSHIP BOARD NOTIFICATION

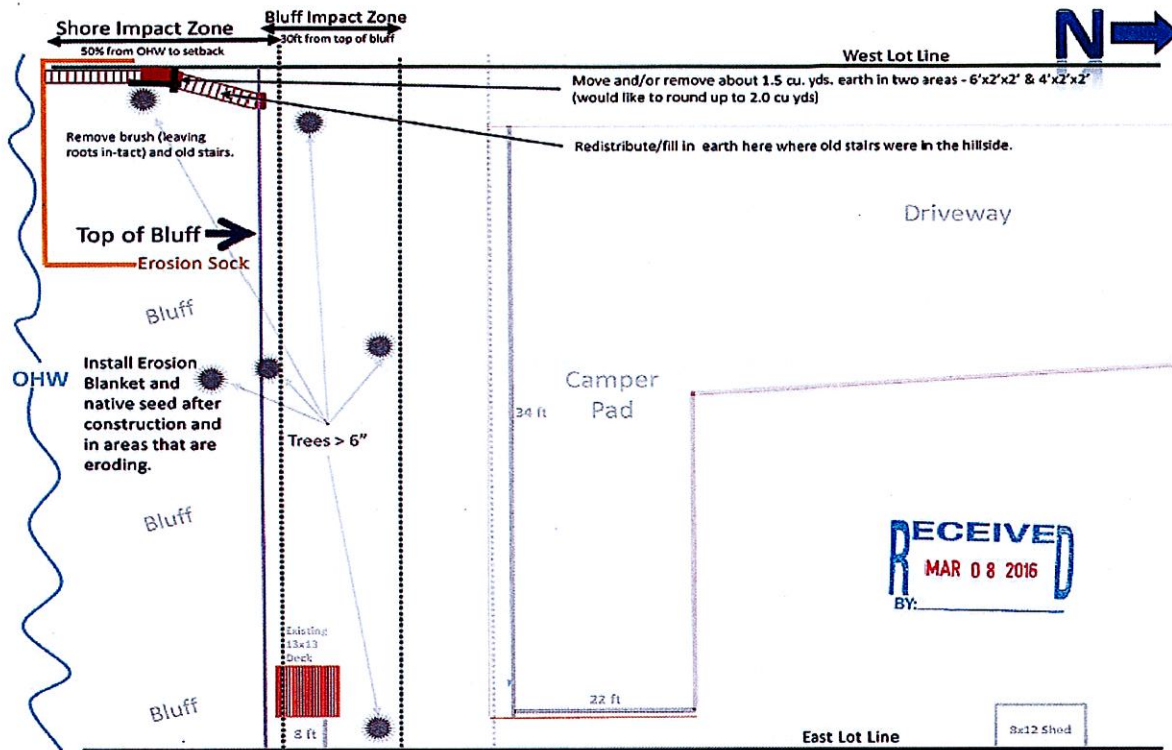
The applicant notified Lynn (Linus) Hebl, Elysian Township Board member on February 9, 2016.

NATURAL RESOURCES INFORMATION

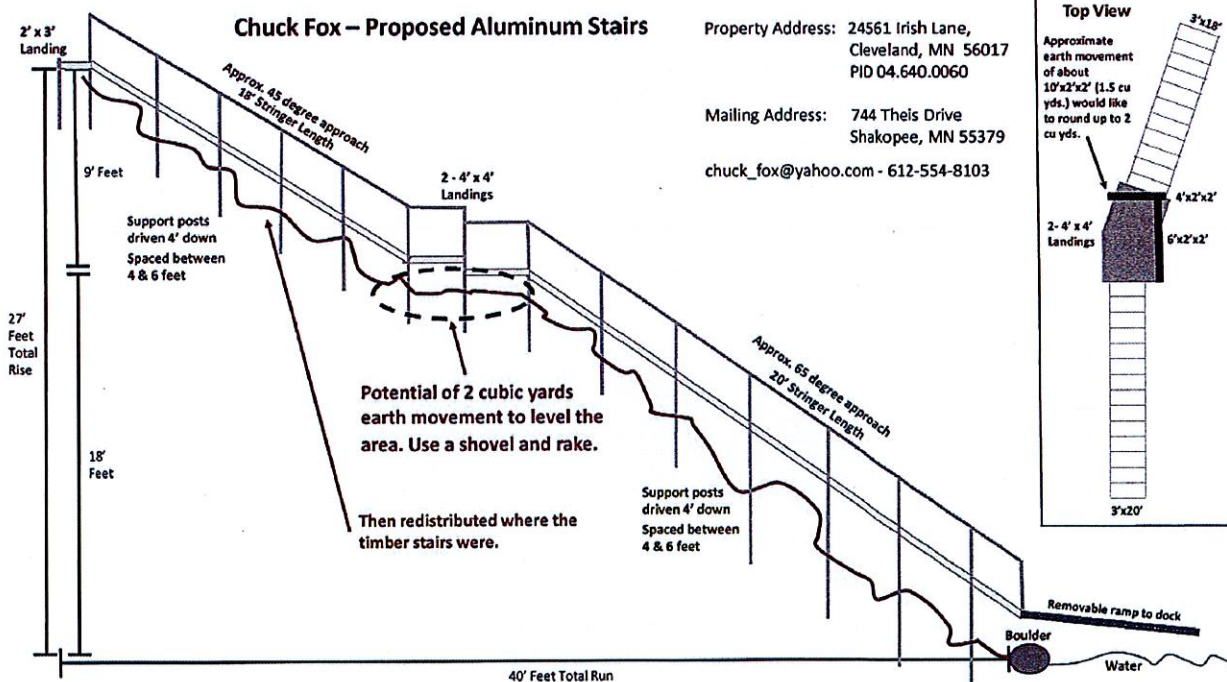
SHORELAND: The proposal is located within the Shoreland District.

WETLANDS: According to the National Wetlands Inventory, No wetlands located in the quarter-quarter section where the project is proposed.

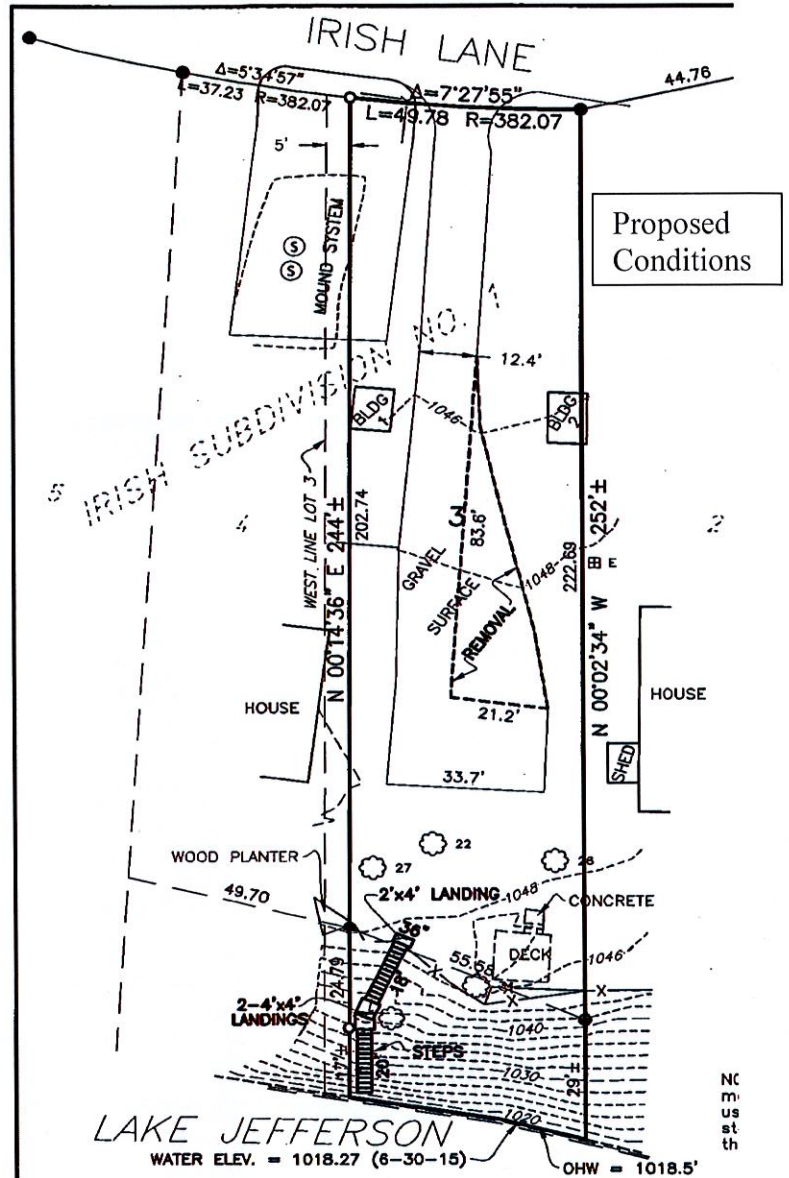
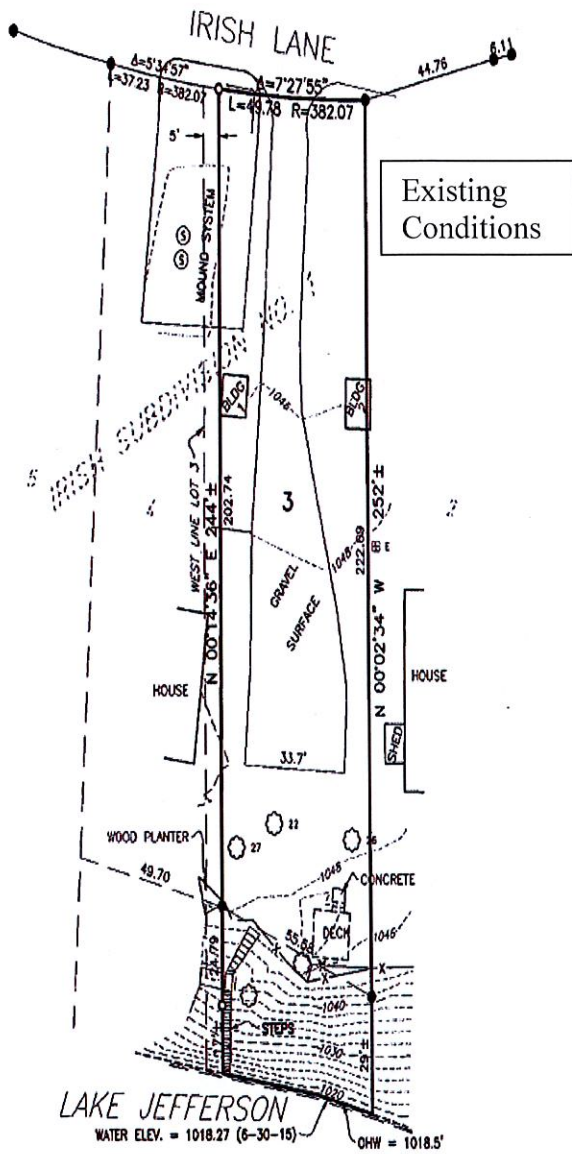
SITE PLAN



CONSTRUCTION PLAN



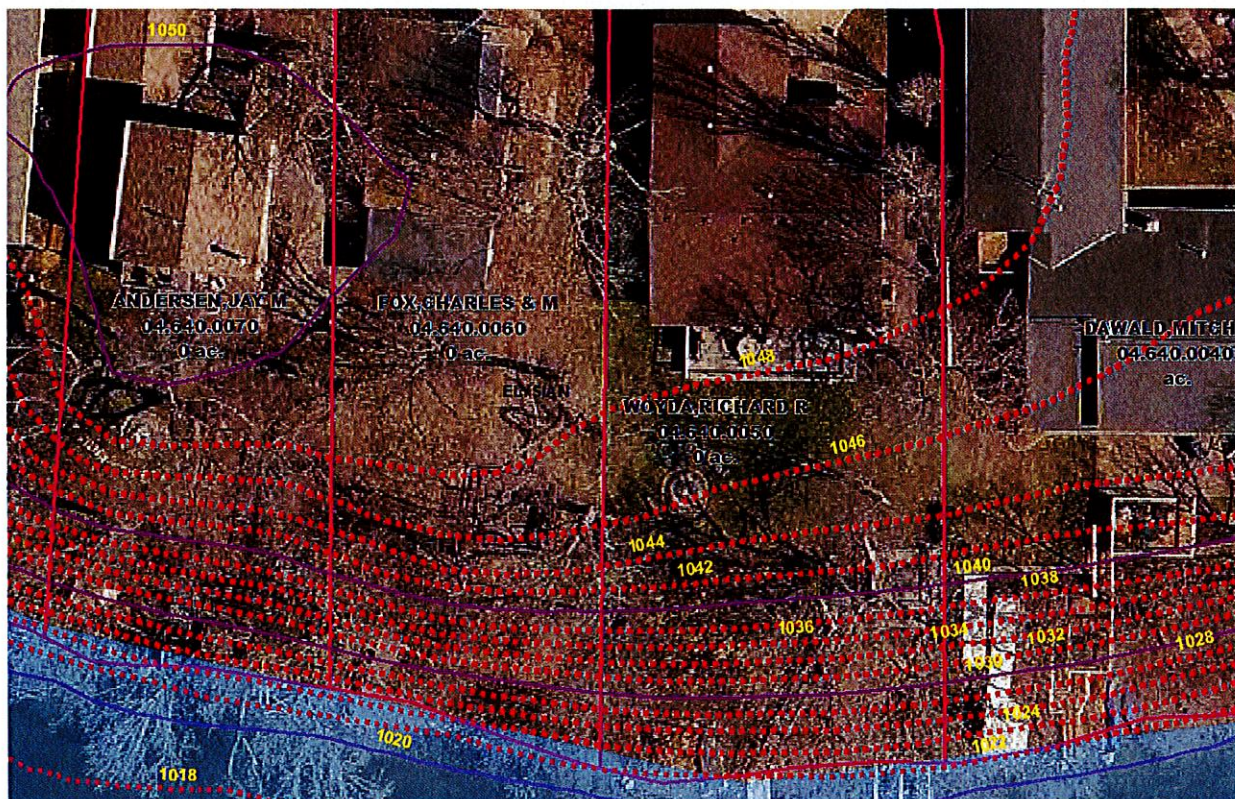
SURVEY



AERIAL PHOTO



AERIAL PHOTO WITH 2' CONTOURS



LE SUEUR COUNTY ZONING ORDINANCE REQUIREMENTS

- Stairways must not exceed four (4) feet in width;
- Landings for stairways shall not exceed thirty two (32) square feet in area;
- Stairways constructed above ground on posts or pilings or placed in the ground shall be designed and built in a manner that ensures control of soil erosion;
- Stairways must be located in the most visually inconspicuous portions of the lot as viewed from the surface of the public waters, assuming summer, leaf-on conditions whenever possible.

ATTACHMENTS

Application, Narrative, Survey, Plans, Letter from LSC Resource Specialist

PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. Relationship to County plans.
2. The geographical area involved.
3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
4. The character of the surrounding area.
5. The demonstrated need for such use.
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
9. Abatement of Environmental Hazards as regulated in this Ordinance
10. Other factors impacting the public health, safety and welfare.

PLANNING AND ZONING COMMISSION FINDINGS

Based on the information submitted by the applicant, contained in this report, and as required by the Le Sueur County Zoning Ordinance, the following findings have been developed for this request:

(Please circle one for each item: Agree, Disagree, Not Applicable.)

- 1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
- 2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
- 3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
- 4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
- 5. Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
- 6. Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?*
- 7. Is the Conditional Use Permit consistent with the Comprehensive Land Use Plan?*

Recommend (circle one) approval / denial / table / of Conditional Use Permit.

Le Sueur County

Conditional Use Application-Grading, Excavating & Filling

Activities that involve topographic alterations in all districts shall conform to the standards in Section 18 of the Le Sueur County Zoning Ordinance. Activities within a shoreland district shall conform to the standards in Section 13 of the Le Sueur County Zoning Ordinance.

In addition any activities in any type wetland shall be evaluated in accordance with the Wetland Conservation Act (WCA) regulations, as administered by the Le Sueur County Soil & Water Conservation District (SWCD).

I. Applicant:

Name Charles Fox
Mailing Address 744 Theis Drive
City Shakopee State MN Zip 55379
Phone # 612-554-8103 Phone # _____

II. Landowner:

Name Charles Fox
Mailing Address 744 Theis Drive
City Shakopee State MN Zip 5539

Property Address 24561 Irish Lane
City Cleveland State MN Zip 56017
Phone # 612-554-8103 Phone # _____

III. Parcel Information:

Parcel Number 04.640.0060 Parcel Acreage 1/4
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township Elysian Section _____
Subdivision Irish #1 Lot 3 Block 1

IV. Township Notification: Township must be notified of proposed use prior to application.

Elysian Township notified on 2/9/2016
(Township Name) (Date)

Board Member Lynn (Linus) Hebl - 507-340-9560 regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty Three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents *if available*.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.**
- Applications will not be accepted by mail.**

VI. Fees: Must be paid at the time of application.

Conditional Use Permit \$ 750 After-The-Fact fee is **doubled.**
Filing Fee \$ 46

Additional Fees:

Special Meeting \$ 2,000
After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater

VII. Type of Request: Grading, Excavating or Filling.

<input type="checkbox"/> Non-Shoreland	Cubic yards of material movement: _____
<input type="checkbox"/> Within Bluff Impact Zone	Cubic yards of material movement: _____
<input type="checkbox"/> Within Bluff	Cubic yards of material movement: _____
TOTAL cubic yards of material movement: _____	
<input type="checkbox"/> Shoreland- Outside Shore Impact Zone	Cubic yards of material movement: _____
<input type="checkbox"/> Within Shore Impact Zone	Cubic yards of material movement: _____
<input type="checkbox"/> Within Bluff Impact Zone	Cubic yards of material movement: _____
<input checked="" type="checkbox"/> Within Bluff	Cubic yards of material movement: <u>2</u>
TOTAL cubic yards of material movement: <u>2</u>	

☐ Assurance security shall be required for projects that are >1500 cubic yards.

VIII. Description of Request:

- a. A full description of request with detailed information including what operations are to occur and what general types of equipment may be used in the operation must be attached.
- b. Complete the following in relationship to the proposed Conditional Use Permit.
1. **ENVIRONMENTAL IMPACT:** Minimal - Will be reseeded and use erosion blanket to reduce current erosion
 2. **ADVERSE IMPACT ON SURROUNDING AREAS:** None
 3. **STORMWATER RUNOFF:** Same as current
 4. **DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL:** No
 5. **WETLAND IMPACT:** None
 6. **SLOPE STABILITY:** Using the least invasive method to preserve the current state of the slope
 7. **CERTIFICATE OF INSURANCE:** _____
 8. **MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:**
(For example additional licensing and/or permitting) _____

IX. Site Plan: Shall include but not limited to the following:

- **Parcels < 5 AC =** 2-foot contours depicting existing and proposed topography.
 - **Parcels 5-20 AC =** 5-foot contours depicting existing and proposed topography.
 - **Parcels >20 AC =** 10-foot contours depicting existing and proposed topography.
 - Location of grading, excavating, and/or filling sites.
 - Location of areas for obtaining fill or disposing of excavated materials.
 - Tree inventory of all trees, indicating trees to be cut or removed.
(Caliper of 6 inches or greater measured 4.5 feet from ground level).
- | | | | |
|--------------------------------------|-----------|-----------------------|----------------------------|
| • North point | • Lake | • Existing Structures | • Septic system |
| • Setbacks | • River | • Proposed Structures | • Well |
| • Property Lines | • Wetland | • Lot Dimensions | • Access (size & location) |
| • Road Right-Of-Way | • Stream | • Ponds | • Easements |
| • Landscape, screening and buffering | | | • Drainage |
- **Site plan & As-Built must be completed by a surveyor or professional engineer.**

X. Restoration Plan: Shall include but not limited to the following:

- Areas of restoration shall include the application of a minimum of 4 inches of topsoil or similar material that will support plant growth. *(Must be included in cubic yards calculation of material.)*
- Reseeded areas indicated with type of vegetation. *(Shall meet minimum standards by the SWCD)*
- Tree replacement plan. *(Areas located within the Bluff Impact Zone, Bluff, Shoreland & Conservancy Distircts)*
 - Root zone of existing trees shall be preserved and protected during development.
 - Replace one tree for every tree that is removed.
 - Replacement trees shall have a minimum caliper of 2 inches at 4.5 feet from ground level.

XI. Attachments: Shall include but not limited to:

- ☒ a. **Description of Request**-See Part VIII for full details and requirements.
- ☒ b. **Site Plan**-See Part IX for full details and requirements.
- ☒ c. **Full Legal Description**-Not abbreviated description from tax statement.
- ☐ d. **Access approval**-Attach approval in writing from proper road authority.
- ☒ e. **Township Notification**-See Part IV for details and requirements.
- ☒ f. **Septic System Compliance Inspection**
- ☒ g. **Erosion Control Plan**-Attach completed and signed plan including map.
- ☒ h. **Restoration Plan**-See Part X for full details and requirements.
- ☐ i. **Approved Stormwater Pollution Prevention Plan**
-Must meet NPDES requirements and prepared by a licensed professional engineer.

XII. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the findings and recommendations of the Planning Commission to the County Board for final decision.

Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

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.

Applicant signature

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.

Property Owner signature

Date

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Permit # 16019

Name of Applicant: CHUCK & MELISSA FOX

Condition Use Permit #: 16019

Name of Property Owner: CHUCK & MELISSA FOX

Condition Use Permit Request: TO ALLOW THE APPLICANT TO CONSTRUCT STAIRS IN THE BLUFF & GRADING, EXCAVATING AND FILLING OF APPROXIMATELY 2 CY OF MATERIAL.

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.

CR AG PT DR BB JD SO SK DK DRY TOTAL

1.											
----	--	--	--	--	--	--	--	--	--	--	--

Explain _____

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

CR AG PT DR BB JD SO SK DK DRY TOTAL

2.										
----	--	--	--	--	--	--	--	--	--	--

Explain _____

3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.

CR AG PT DR BB JD SO SK DK DRY TOTAL

3.										
----	--	--	--	--	--	--	--	--	--	--

Explain _____

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.

CR AG PT DR BB JD SO SK DK DRY TOTAL

4.										
----	--	--	--	--	--	--	--	--	--	--

Explain _____

5. Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

CR AG PT DR BB JD SO SK DK DRY TOTAL

5.										
----	--	--	--	--	--	--	--	--	--	--

Explain _____

6. Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goal and objectives in the Ordinance?

CR AG PT DR BB JD SO SK DK DRY TOTAL

6.										
----	--	--	--	--	--	--	--	--	--	--

Explain _____

7. Is the Conditional use permit consistent with the Comprehensive Plan?

CR AG PT DR BB JD SO SK DK DRY TOTAL

--	--	--	--	--	--	--	--	--	--	--

Explain _____

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will main the goals of safety, health and the general welfare of the public.

Date: _____ APPROVED _____ DENIED _____ PZ Chairperson _____

COUNTY BOARD MEETING DATE _____

**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: 04/04/2016

To: Le Sueur County Planning and Zoning Commission

From: Joshua Mankowski, Environmental Resources Specialist

Applicant: Chuck & Melissa Fox

Property owner: Chuck & Melissa Fox

Property: 04.640.0060

Description:

To allow the applicant to construct stairs in the bluff & grading, excavating and filling of approximately 2 cubic yards of material.

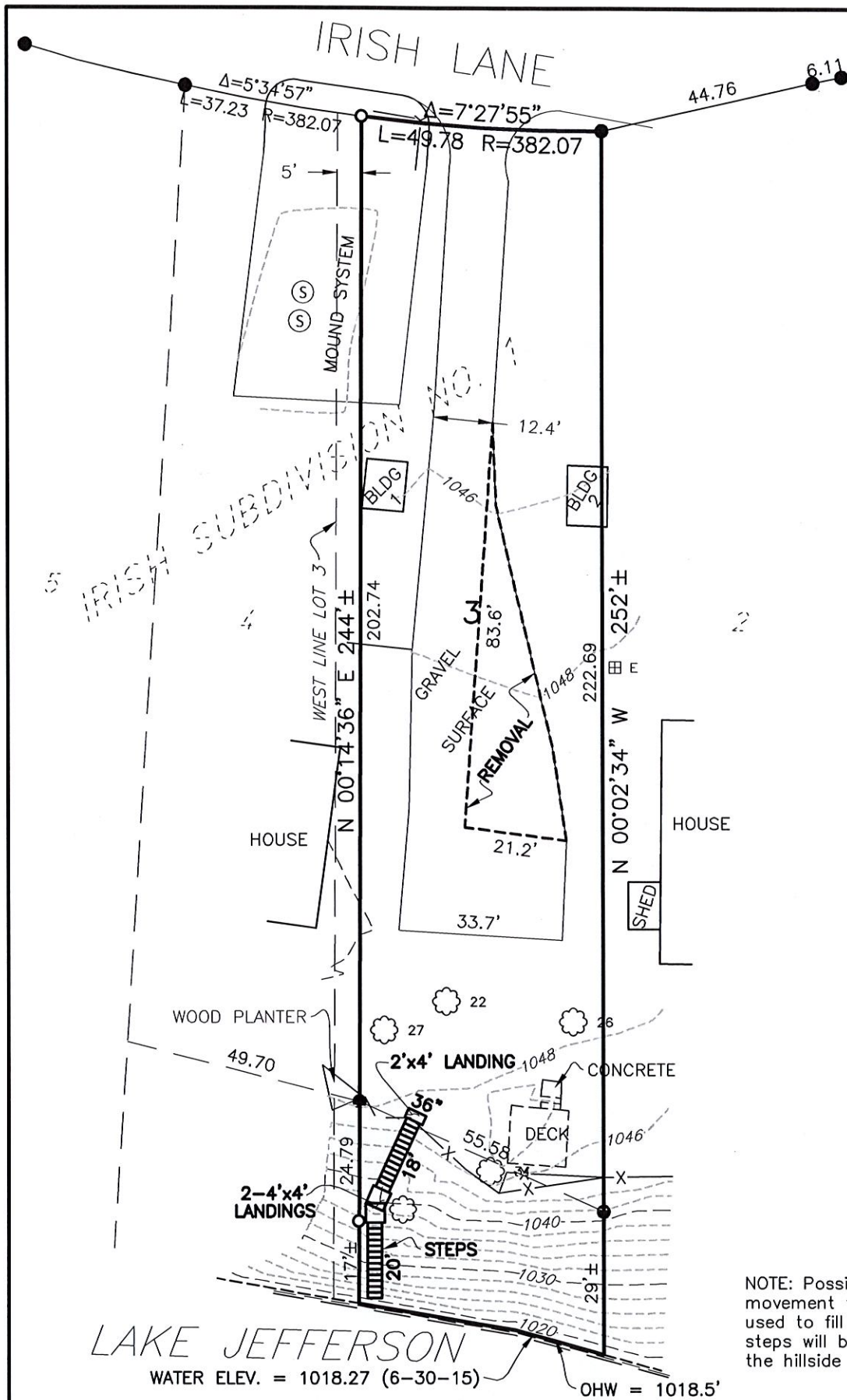
Recommendation:

I recommend approval of a Conditional Use Permit for the grading, excavating and filling of approximately 2 cubic yards of material within the bluff to construct stairs to access Lake Jefferson. The proposed project calls for minimal material movement by only moving material if it would directly interfere with placement of the prefabricated stairs and decking. The plans also reduce impacts to the bluff caused by the stairs and decking by driving steel posts down into the soil instead of digging out areas to install traditional footings. There is also work planned to help stabilize the bluff with erosion control blanket and native perennial seed. The completion of this project would provide a benefit to bluff stability and would provide for safe access to the lake for the property owners.

Sincerely,



Joshua Mankowski
Le Sueur County
Environmental Resources Specialist



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SDB110218H

JOB NUMBER: M33.110218

FIELD BOOK: 90J PG 9

DRAWN BY: JLA

4.0 S6-T109N-R24W

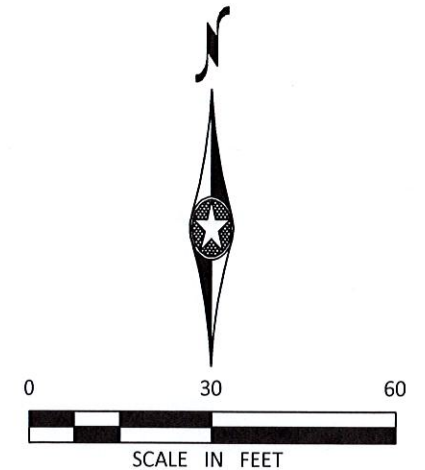
PROPOSED CONDITIONS

PID 04.640.0060

OWNER
CHARLES & MELISSA FOX
744 THEIS DRIVE
SHAKOPEE, MN 55379

SITE ADDRESS
24561 IRISH LANE
CLEVELAND, MN 56017

RECEIVED
MAR 31 2016
BY: _____



TOTAL LOT AREA
12460 SQ FT

EXISTING IMPERVIOUS SURFACES

BUILDING 1	88 SQ FT
BUILDING 2	90 SQ FT
DECK W/ STEPS	152 SQ FT
CONCRETE AT DECK	14 SQ FT
WOOD LANDING BETWEEN STEPS TO LAKE	16 SQ FT
GRAVEL SURFACE	3357 SQ FT
STEPS TO LAKE	89 SQ FT
TOTAL	3806 SQ FT (30.5%)

REMOVAL OF IMPERVIOUS SURFACE

GRAVEL SURFACE	822 SQ FT
STEPS TO LAKE	89 SQ FT
WOOD LANDING BETWEEN STEPS TO LAKE	16 SQ FT
TOTAL	927 SQ FT (7.4%)

PROPOSED IMPERVIOUS SURFACE

STEPS	114 SQ FT
LANDINGS	36 SQ FT
TOTAL	150 SQ FT (1.2%)

$$\frac{\text{SQ FT} \times \text{DEPTH}}{27} = \text{TOTAL}$$
$$\frac{822 \times 0.33(4'')}{27} = 10.0 \text{ CUBIC YARDS REMOVED}$$

$$\text{EXISTING} - \text{REMOVAL} + \text{PROPOSED} = \text{TOTAL}$$
$$3806 - 927 + 150 = 3029 \text{ (24.3\% IMPERVIOUS SURFACES)}$$

NOTE: Possible 2 cubic yards of material movement from the landing area may be used to fill the area where the steps will be removed in the top half of the hillside

LEGEND

○	IRON PIPE MONUMENT SET
●	MONUMENT FOUND
⊗	DECIDUOUS TREE
⊞	ELECTRIC PEDESTAL
Ⓢ	SANITARY MANHOLE
---	EXISTING INTERMEDIATE CONTOURS
---	EXISTING INDEX CONTOURS

SURVEYOR'S CERTIFICATION

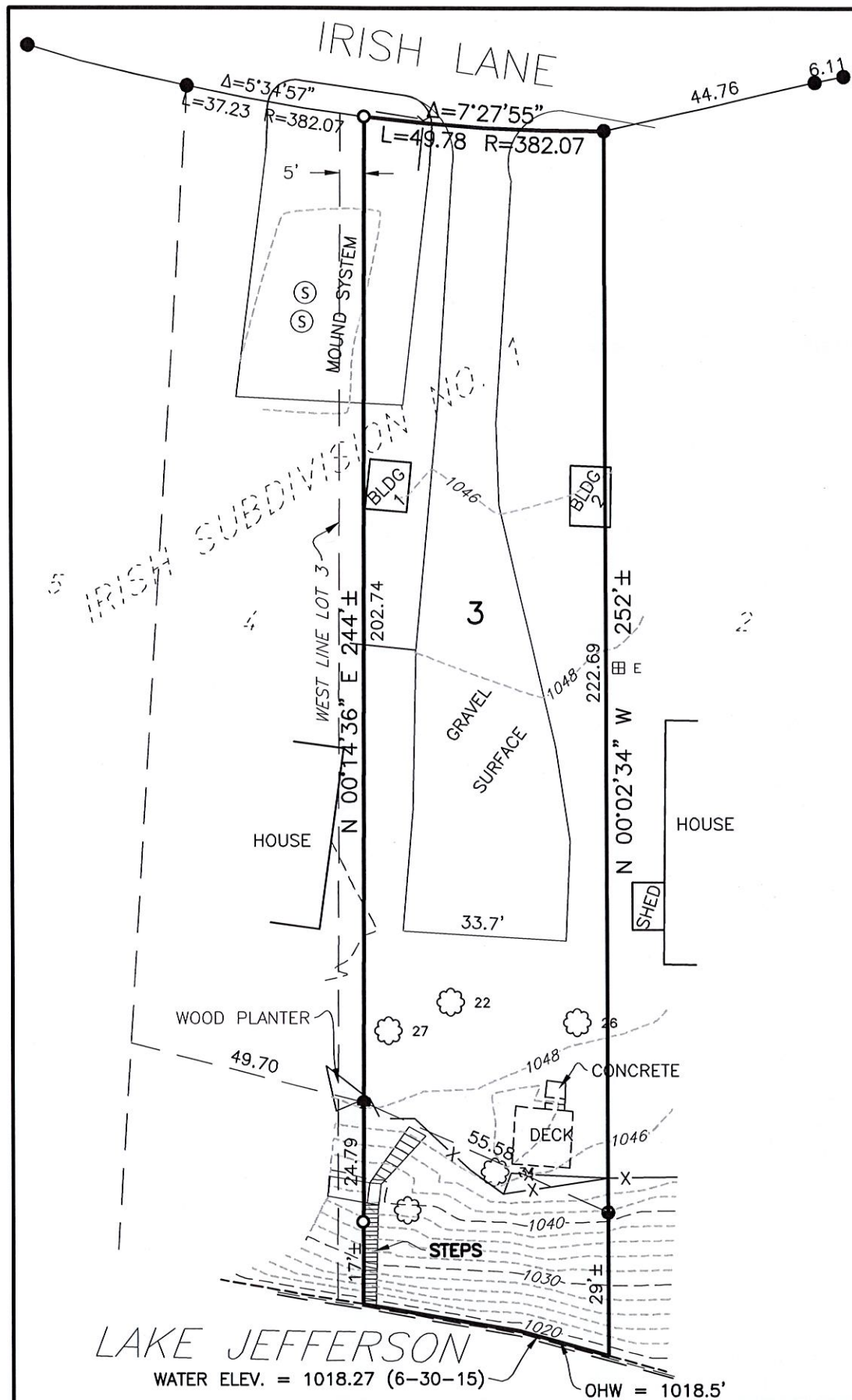
I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Rory Jensen
Rory Jensen
License Number 19789

3-11-16
Date

Horizontal Datum: 1996 Le Sueur County Coordinate System

CERTIFICATE OF SURVEY LE SUEUR COUNTY, MINNESOTA	
BOLTON & MENK, INC. Consulting Engineers & Surveyors 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	
FOR: CHARLES FOX	
LOT 3 EXCEPT THE WEST 5 FEET, IRISH SUBD. NO 1, ELYSIAN TOWNSHIP, LE SUEUR COUNTY, MINNESOTA	



EXISTING CONDITIONS

PID 04.640.0060

OWNER
CHARLES & MELISSA FOX
744 THEIS DRIVE
SHAKOPEE, MN 55379

SITE ADDRESS
24561 IRISH LANE
CLEVELAND, MN 56017

TOTAL LOT AREA
12460 SQ FT

EXISTING IMPERVIOUS SURFACES	
BUILDING 1	88 SQ FT
BUILDING 2	90 SQ FT
DECK W/ STEPS	152 SQ FT
CONCRETE AT DECK	14 SQ FT
WOOD LANDING BETWEEN STEPS TO LAKE	16 SQ FT
GRAVEL SURFACE	3357 SQ FT
STEPS TO LAKE	89 SQ FT
TOTAL	3806 SQ FT (30.5%)

LEGEND

- IRON PIPE MONUMENT SET
- MONUMENT FOUND
- ☼ DECIDUOUS TREE
- ⊞E ELECTRIC PEDESTAL
- Ⓢ SANITARY MANHOLE
- EXISTING INTERMEDIATE CONTOURS
- EXISTING INDEX CONTOURS

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

3-11-16
Date

Horizontal Datum: 1996 Le Sueur County Coordinate System

CERTIFICATE OF SURVEY
LE SUEUR COUNTY, MINNESOTA



BOLTON & MENK, INC.
Consulting Engineers & Surveyors

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

LOT 3 EXCEPT THE WEST 5 FEET, IRISH SUBD. NO 1,
ELYSIAN TOWNSHIP, LE SUEUR COUNTY,
MINNESOTA

FOR: CHARLES FOX

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H:\PRIV_SURVEY\M33110218\CAD\C3D\110218BD1 EXISTING.DWG 03-11-2016 8:36a.m. SDB110218H JOB NUMBER: M33.110218 FIELD BOOK: 90J PG 9 DRAWN BY: JLA 4.0 S6-T109N-R24W

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: Charles Fox PID: 04.640.0060
Mailing Address: 744 Theis Drive, Shakopee, MN 55379
Property Address: 24561 Irish Lane, Cleveland, MN 56017
Phone: () Mobile/Cell: (612) 554-8103

Responsible party for Implementation/Inspection: Charles Fox
Address: 24561 Irish Lane, Cleveland, MN 56017
Phone: () Mobile/Cell: (612) 554-8103

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

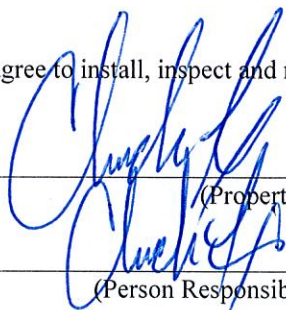
12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1st. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the 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.

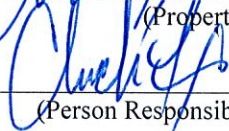
Inspection and Maintenance

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.



(Property Owner)

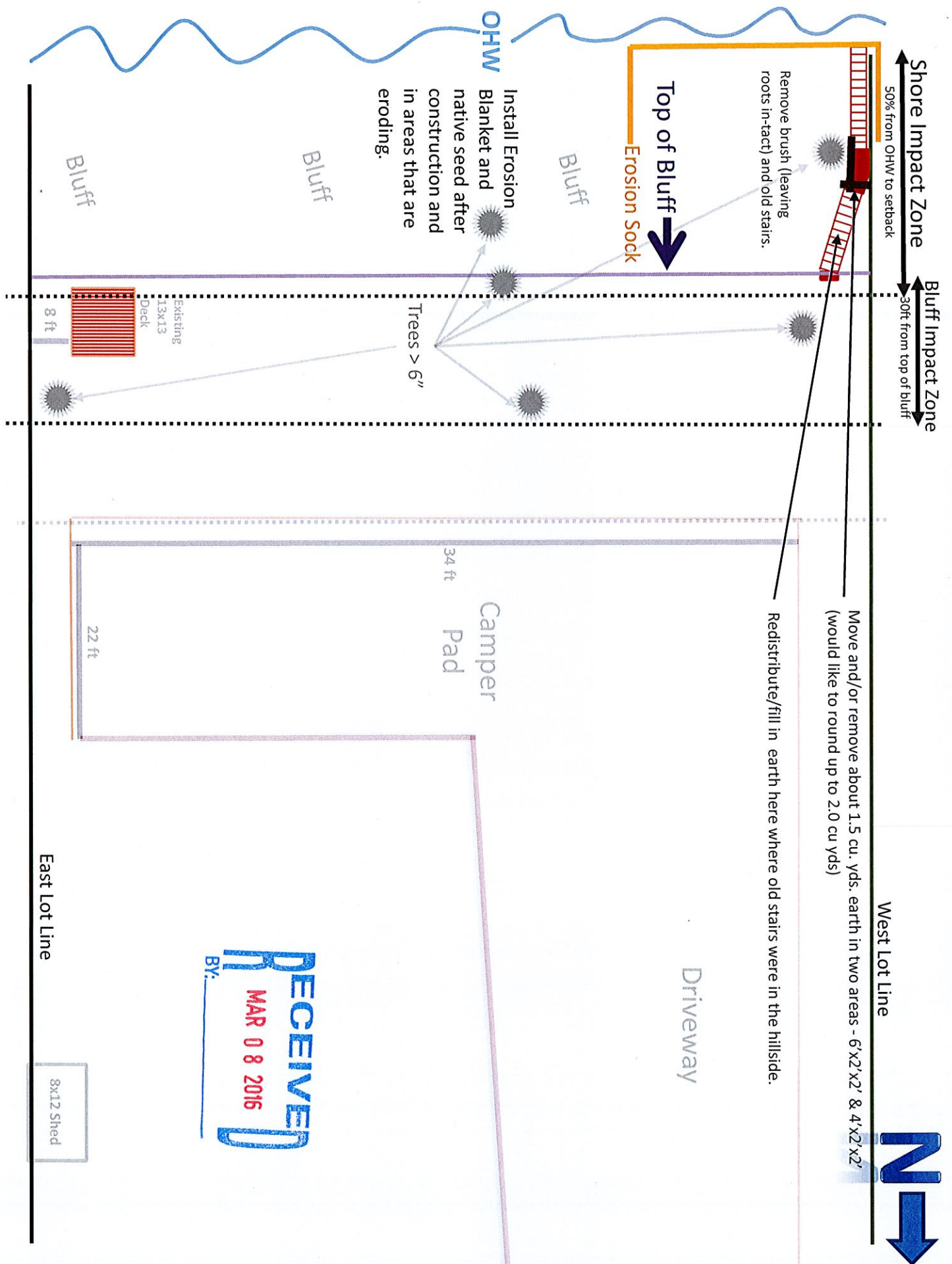


(Person Responsible for Implementation)

3-3-16
(Date)

3-3-16
(Date)

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



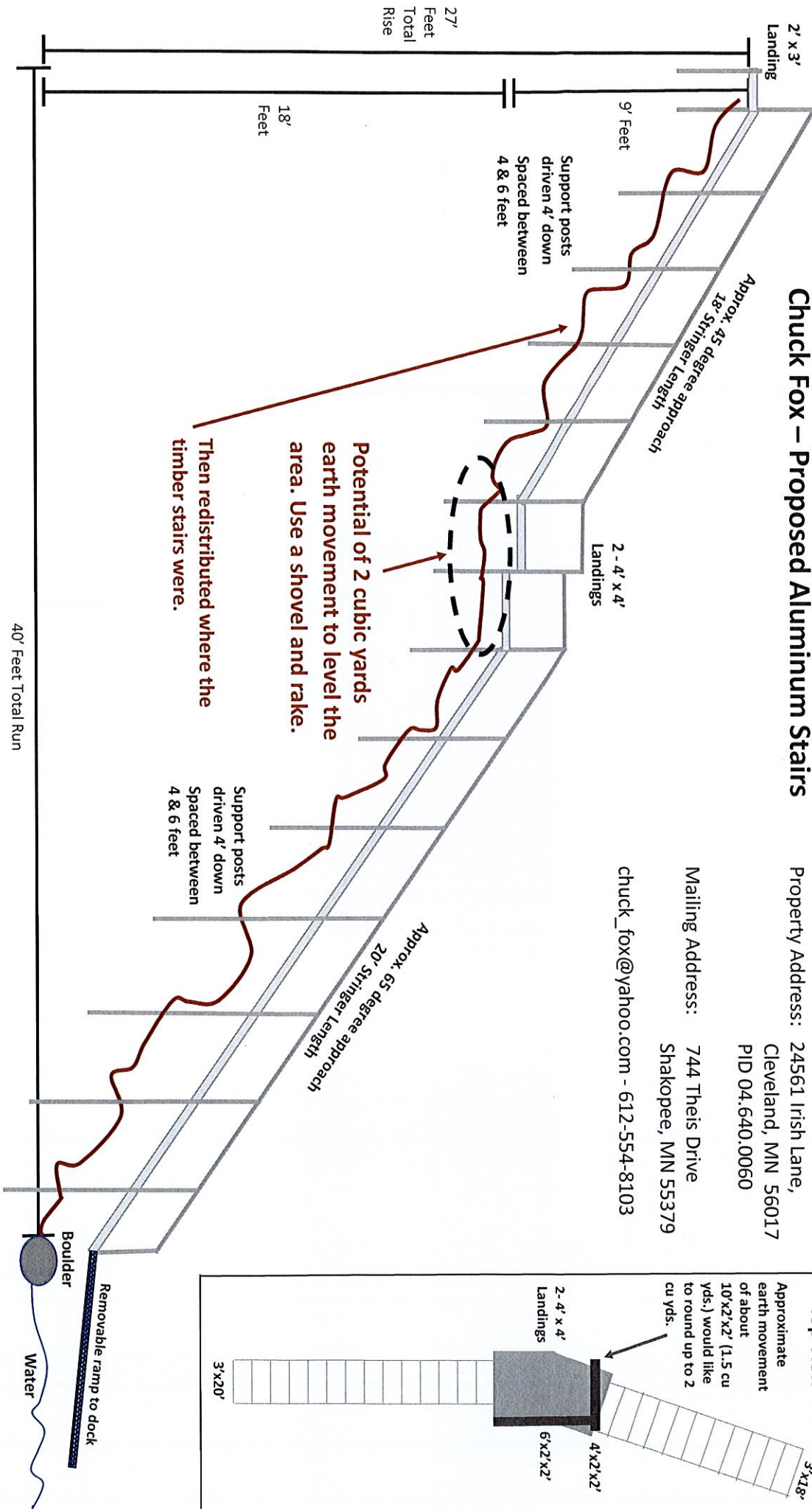
Chuck Fox – Proposed Aluminum Stairs

Property Address: 24561 Irish Lane,
Cleveland, MN 56017

PID 04.640.0060

Mailing Address: 744 Theis Drive
Shakopee, MN 55379

chuck_fox@yahoo.com - 612-554-8103



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BY: _____