



Le Sueur County, MN

Thursday, June 8, 2017

Regular session

Item 2

Mike Finley Packet

Staff Contact: Kathy Brockway or Michelle Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: MIKE FINLEY

911 ADDRESS: 22072 WARNER LANE, ELYSIAN MN 56028

PROJECT DESCRIPTION: Replace three retaining walls within the bluff, bluff impact zone, and shore impact zone; grading, excavating and filling of approximately **103 cubic yards of material** within the shore impact zone to replace stairs and construct a pervious patio in a Recreational Residential "RR" District and a Flood Plain Flood Fringe "FF" Overlay District on a Recreational Development Lake, Lake Frances .

ZONING ORDINANCE SECTIONS: 13.2, 18

DISTRICT PURPOSE:

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: The current Land Use Plan as adopted in 2007 references shoreland development.

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.

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).

Bluff, Toe - The toe of the bluff shall be determined to be the lower end of the lowest ten (10) foot segment that exceeds eighteen (18) percent slope.

Bluff, Top - The top of the bluff shall be determined to the upper end of the highest ten (10) foot segment that exceeds eighteen (18) percent.

Bluff Impact Zone (BIZ) - Land located within 30 feet from the top or toe of a bluff.

Shore Impact Zone (SIZ) - Land located between the ordinary high water level of public waters and a line parallel to it at a setback of fifty (50) percent of the structure setback.

Impervious Surface - A constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than prior to development. 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. Surface area of a lot physically separated by a public or private road right-of-way or access shall not be included for the purposes of the impervious surface calculation.

SITE INFORMATION

LOCATION: Property is located in the SW 1/4, Section 34, Elysian Township.

ZONING: Recreational Residential "RR"

GENERAL SITE DESCRIPTION: Shoreland Recreational, Existing building site

ACCESS: Existing

EXISTING LAND USE WITHIN ¼ MILE:

North: Lake Francis South: Residential/Cluster Septic System
East: Residential West: Residential/Ag

TOWNSHIP BOARD NOTIFICATION

The applicant notified Kathy Rients, Elysian Township Board Member on April 19, 2017.

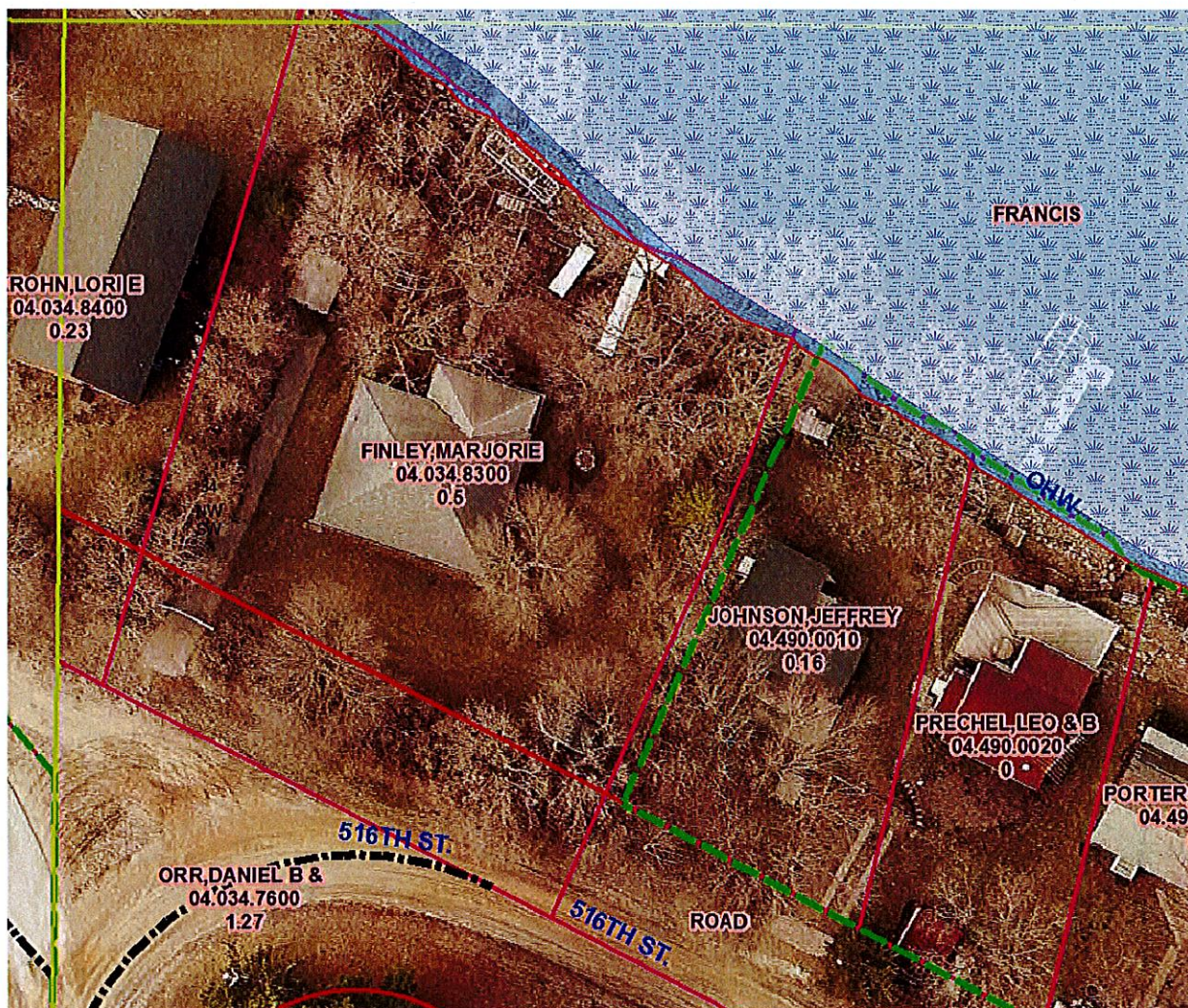
NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is located within the Shoreland District.

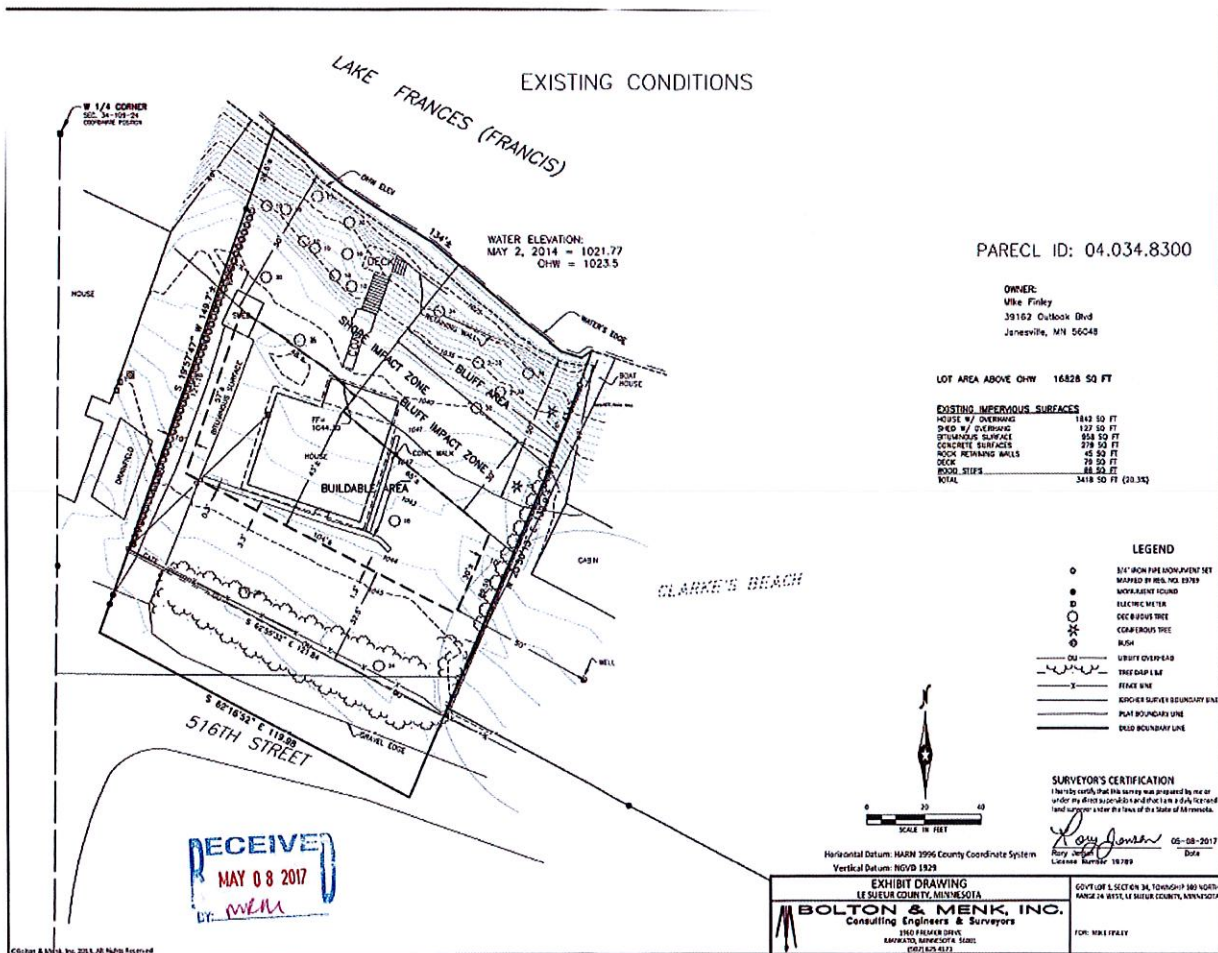
WETLANDS: According to the National Wetlands Inventory, Type 1 wetlands located in the quarter-quarter section where the project is proposed.

ATTACHMENTS

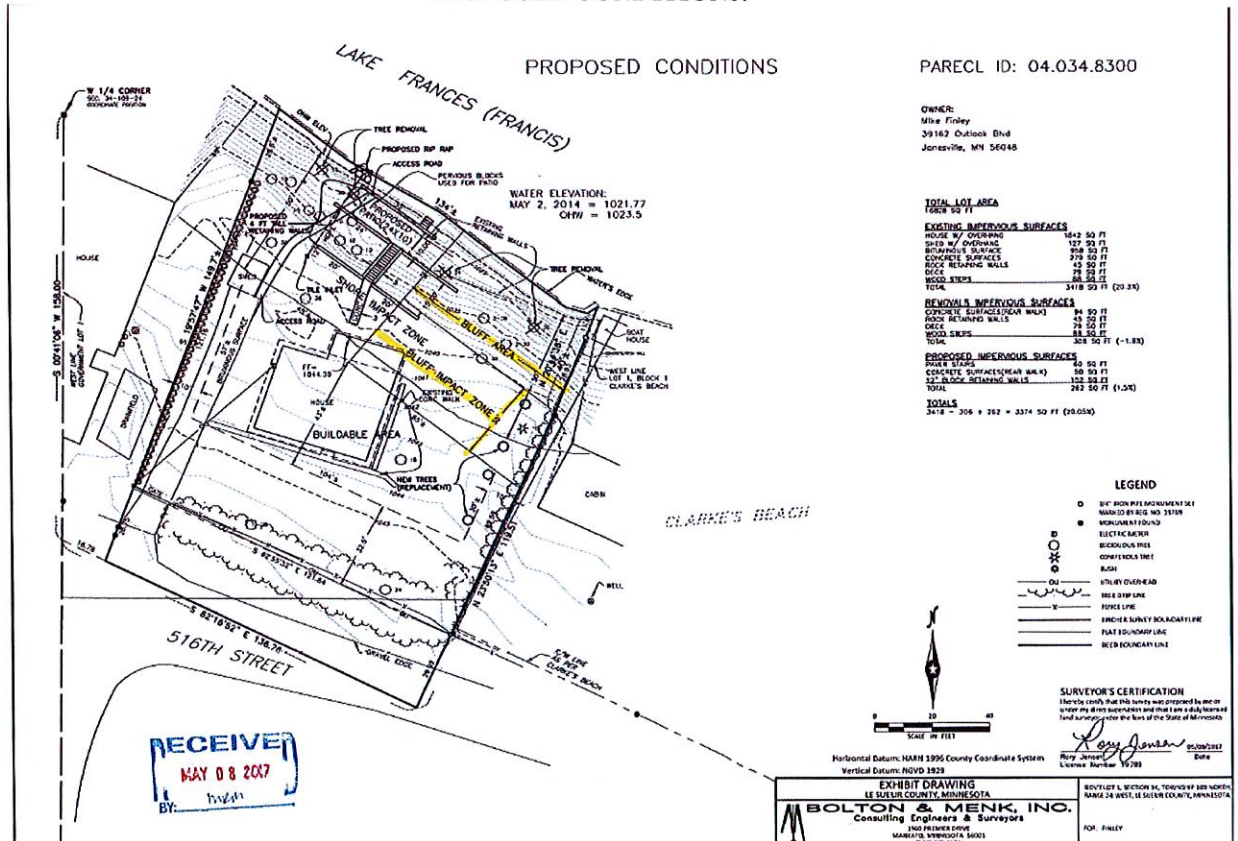
Application, Criteria Form, Narrative, Survey, Erosion Control Plan, Letter Joshua Mankowski, LSC Resource Specialist

AERIAL PHOTO/SITE PLANS-EXT.PROPOSED

EXISTING CONDITONS:



PROPOSED CONDITIONS:



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 CONDITIONS

The Planning Commission shall recommend such conditions relating to the granting of said Conditional Use Permit, as they deem necessary to carry out the intent and purpose of this Ordinance or recommend that the request be denied. Such recommendation shall be in writing. The conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size, or location of the structures.
3. Controlling the location, size, and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking space.
6. Limiting the number, size, location, or lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.

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

Phone (507) 357-8540 (direct line)

Fax (507) 357-8541

Date: 05/25/2017

To: Le Sueur County Planning and Zoning Commission

From: Joshua Mankowski, Environmental Resources Specialist

Applicant:

Mike Finley

Property owner:

Mike Finley

Property:

04.034.8300

Description:

This is a request for a Condition Use Permit to allow the applicant to replace three retaining walls within the Bluff, Bluff Impact Zone (BIZ) and Shore Impact Zone (SIZ). Excavating and Filling of 103 cubic yards within the SIZ and replace stairs and construction of a pervious patio.

Recommendation:

It would be my recommendation to approve the retaining wall work as depicted in the plans with the Condition(s) listed below. The retaining walls on the site are old and have failed. The walls should help add stability to the site.

I do have an issue with the pervious patio, both with its size and its placement. If constructed properly, the patio will add water directly behind one of the retaining wall, increasing the chances of hydraulic loading during a rain event, thus increasing the chances of failure. If drain tile is added behind the wall to address this issue, the benefits of a pervious patio would be circumvented and it would be a similar impact as if the patio was impervious. The size of the patio is also very large at 24'x10'. Being a pervious paver, there will also need to be a large amount of material movement in order to establish the required base for the pavers.

Condition(s):

1. Work with the Environmental Resources Specialist to plant Minnesota native vegetation to provide screening for the retaining walls. Native vegetation will add stability to the slope and shoreline and provide a more natural look from the lake.

Alternative(s):

1. A detached deck would be preferable over a pervious patio. This option would be allowed with an increased setback from the OHWL.
2. If the pervious patio is to be allowed in the SIZ the size should be reduced by half. A 24 foot long patio right along the shoreline would, even though it is pervious, create a sizable impact. This impact would be reduced by decreasing the size of the patio.

Sincerely,



Joshua Mankowski
Le Sueur County
Environmental Resources Specialist

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 17117

Applicant: MIKE FINLEY

Land Owner: MIKE FINLEY

Conditional Use Permit Request: TO ALLOW THE APPLICANT TO REPLACE 3 RETAINING WALLS WITHIN THE BLUFF, BIZ, AND SIZ; GRADING, EXCAVATING & FILLING OF 103 CUBIC YARDS WITHIN THE SHORE IMPACT ZONE TO REPLACE STAIRS & CONSTRUCTION OF A PERVIOUS PATIO.

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.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

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.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

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

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

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

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

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.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

6. The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

7. The conditional use is consistent with the Comprehensive Land Use Plan.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	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 meet the goals of safety, health and the general welfare of the public.

Date: _____ APPROVED _____ DENIED _____ PZ Chairperson _____

COUNTY BOARD MEETING DATE _____

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 Mike Finley
Mailing Address 39162 Outlook Blvd.
City Janesville State MN Zip 56048
Phone # 507-234-6659 Phone # _____

II. Landowner:

Name Mike Finley
Mailing Address 39162 Outlook Blvd.
City Janesville State MN Zip 56048

Property Address 22072 Warner Lane
City Elysian State MN Zip 56028
Phone # 507-234-6659 Phone # _____

III. Parcel Information:

Parcel Number 04.034.8300 Parcel Acreage .5
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township Elysian (109) Section 34
Subdivision _____ Lot _____ Block _____

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

Elysian Township notified on 4/19/17
(Township Name) (Date)
Board Member Kathy Riets 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.**



1

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 checked="" type="checkbox"/> Shoreland- Outside Shore Impact Zone	Cubic yards of material movement: <u>0 yds</u>
<input checked="" type="checkbox"/> Within Shore Impact Zone	Cubic yards of material movement: <u>103 yds</u>
<input checked="" type="checkbox"/> Within Bluff Impact Zone	Cubic yards of material movement: <u>3 yds</u>
<input checked="" type="checkbox"/> Within Bluff	Cubic yards of material movement: <u>3 yds</u>
TOTAL cubic yards of material movement: <u>103 yds</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: It will improve the stabilization of the bank see attached:
2. ADVERSE IMPACT ON SURROUNDING AREAS: see attached
3. STORMWATER RUNOFF: see attached
4. DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL: NO
5. WETLAND IMPACT: NO
6. SLOPE STABILITY: see Attached explanation
7. CERTIFICATE OF INSURANCE: yes
8. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:
(For example additional licensing and/or permitting) see attached

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 Districts)*
 - 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.

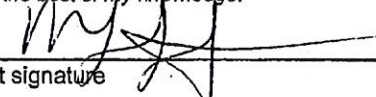
Action by the County Board shall be a majority vote of its members.

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 

5-1-17
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 

5-1-17
Date



OFFICE USE ONLY

Request: GRADING, EXCAVATING & FILLING

☐ **Non-Shoreland**

- ☐ Within Bluff Impact Zone
☐ Within Bluff

Cubic yards of material movement: _____
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____

TOTAL cubic yards of material movement: _____

☐ **Shoreland - Outside Shore Impact Zone**

- ☐ Within Shore Impact Zone
☐ Within Bluff Impact Zone
☐ Within Bluff

Cubic yards of material movement: 8
 Cubic yards of material movement: 103
 Cubic yards of material movement: 48
 Cubic yards of material movement: 55

TOTAL cubic yards of material movement: 103

Pre-App Date 5-5+5-9-17
 Meeting Date 6-5-17
 60 Day 7-2-17
 Zoning District RR/FF

Lake Classification RD
 Lake Franklin
 FEMA Panel # 27079C0 423
 Flood Zone X-outside + A

Feedlot 500' 1000' N
 Wetland Type 1-2 3-8 N
 Water courses Y N
 Bluff Y N

☒ Request Description

☐ Access Approval

☒ Septic **Comp Insp / Design**

☒ Site Plan

☒ Erosion Control Plan

☒ Meeting **Reg / ATF / Spec**

☒ Full Legal

☐

☒ Fee \$ 790

☒ Ordinance

☐ Other _____

☐ Penalty \$ _____

COC
New
Franklin
Cluster

☐ Application Complete

Michael R Mittler
 Planning & Zoning Department Signature

5-9-17
 Date

17107
 Permit #



CUP – continued: Mike Finley

This property has an existing stairway, retaining wall and deck on the hillside. The erosion from the high water on the shoreline is eroding the bank, the trees, the existing retaining wall and the deck. The stairway is very unsafe, therefore the family is concerned about the continued use of it. With this erosion the hillside is sliding off. Therefore what is there is not repairable; it is in danger of all falling into the lake.

James Bros. Construction proposes to install more rip rap on the shoreline below the OHW. We also propose to replace the old retaining wall that is falling, with block retaining walls. The old deck will be replaced with pervious pavers. We will also add 12" tile to catch the runoff water. The new rip rap will catch the water runoff. The pervious paver patio is needed to accommodate the handicapped family member. This will give the family member the ability to sit with her family at the lake.

The repairs to the hillside will be done with track machines to go up and down the hill. The walls will be retaining wall blocks with pea rock and tile behind them. Geo grid will be used to tie the retaining wall blocks into the hillside to support the walls. The 2 walls down below will support the hillside from sluffing off. We will dig the paver block stairway into the hillside down to the pervious paver patio. On the top side of the hill there will be fill dirt hauled in to divert water to the in-take the water through the 12" tile to the rip rap at the bottom of the hill. The retaining wall on the top along with the added dirt fill will divert the water to the 12" tile inlet. The trees to be removed will be left with the root system intact. They will be cut at the base of the tree.

8-1: This will improve the environment by stopping the erosion into the lake with rip rap on the lake shore and a retaining wall that will stabilize the hill side. By having a retaining wall, we will be able to divert water through a 12" pipe to the rip rap at the lake shore. The pipe will be dumping into the rip rap to keep big streams of water washing from washing out into the lake.

8-2: There will be no adverse impact on the surrounding area. We will install the retaining wall for bank stabilization. The rip rap and pipe will be installed to catch the water to prevent the hillside from washing away.

8-3: Water runoff will be controlled with the 12" storm water pipe that will run to the bottom of the hill into the rip rap.

8-6: Slope stability – we will be installing silt fencing and wood chips. The access road down the slope will also have wood chips on it to prevent erosion of the work area.

8-8: Yes – we have DNR Permit for rip rap on the lake shore below the OHW.

Restoration Plan:



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: Mike Finley PID: 04,034,8300
Mailing Address: 39162 Outlook Blvd, Janesville MN 56048
Property Address: 22072 Warner Lane, Elysian MN 56028
Phone: (507) 234-6659 Mobile/Cell: ()

Responsible party for Implementation/Inspection: James Bras, Construction, Inc
Address: PO Box 59 Elysian
Phone: (507) 267-4789 Mobile/Cell: (507) 380-6323 (Wayne)

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)

5-5-17
(Date)

5-5-17
(Date)

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



PROPOSED CONDITIONS

PARECL ID: 04.034.8300

OWNER:
Mike Finley
39162 Outlook Blvd
Janesville, MN 56048

TOTAL LOT AREA
16828 SQ FT

EXISTING IMPERVIOUS SURFACES

HOUSE W/ OVERHANG	1842 SQ FT
SHED W/ OVERHANG	127 SQ FT
BITUMINOUS SURFACE	958 SQ FT
CONCRETE SURFACES	279 SQ FT
ROCK RETAINING WALLS	45 SQ FT
DECK	79 SQ FT
WOOD STEPS	88 SQ FT
TOTAL	3418 SQ FT (20.3%)

REMOVALS IMPERVIOUS SURFACES

CONCRETE SURFACES(REAL WALK)	94 SQ FT
ROCK RETAINING WALLS	45 SQ FT
DECK	79 SQ FT
WOOD STEPS	88 SQ FT
TOTAL	306 SQ FT (-1.8%)

PROPOSED IMPERVIOUS SURFACES

PAVER STAIRS	60 SQ FT
CONCRETE SURFACES(REAL WALK)	50 SQ FT
12" BLOCK RETAINING WALLS	152 SQ FT
TOTAL	262 SQ FT (1.5%)

TOTALS

3418 - 306 + 262 = 3374 SQ FT (20.05%)

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY REG. NO. 19789
- MONUMENT FOUND
- ELECTRIC METER
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- UTILITY OVERHEAD
- TREE DRIP LINE
- FENCE LINE
- KIRCHER SURVEY BOUNDARY LINE
- PLAT BOUNDARY LINE
- DEED BOUNDARY LINE

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 05/08/2017
Rory Jensen Date
License Number 19789

Horizontal Datum: HARN 1996 County Coordinate System
Vertical Datum: NGVD 1929

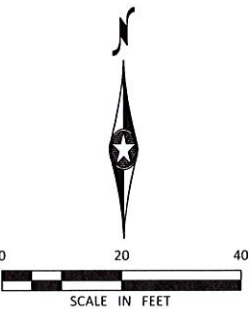


EXHIBIT DRAWING
LE SUEUR COUNTY, MINNESOTA

BOLTON & MENK, INC.
Consulting Engineers & Surveyors

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MANKATO, MINNESOTA 56001
(507) 625-4171

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RANGE 24 WEST, LE SUEUR COUNTY, MINNESOTA

FOR: FINLEY