



Le Sueur County, MN

Thursday, September 14, 2017

Regular session

Item 1

J. Brown

Staff Contact: Kathy Brockway or Michelle Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: JEROME AND CARRIE BROWN

911 ADDRESS: 49206 RIVERSIDE LANE, WATERVILLE MN 56096

PROJECT DESCRIPTION: Grading, excavating and filling of approximately 169 cubic yards of material for the construction of retaining walls and beach area within the shore impact zone in a Recreational Residential "RR" District, on a Recreational Development "RD" lake, Lake Tetonka.

Variances granted on August 17, 2017 in order to deviate from impervious surface requirements.

ZONING 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.

ZONING ORDINANCE SECTIONS: Sections 13.2 and 18

GOALS AND POLICIES: *The current Land Use Plan as adopted in 2007 does make reference to water quality.*

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.

Objective 1: The County will undertake actions to help protect groundwater as well as surface water features.

Action 1: The County will adopt and implement the goals, objectives, and actions of the County's Local Water Management Plan.

Action 6: In addition to traditional stormwater designs, the use of new technologies in dealing with on-site stormwater should be reviewed and considered for use such as:

- a. Use of individual on-site rain gardens.
- b. Permeable pavers for use in traditionally large impermeable surface areas.
- c. Other new technologies as identified.

SITE INFORMATION

LOCATION: Lot 6, Rearrangement Raedeke Subdivision, Section 20, Waterville Township.

ZONING: Recreational Residential "RR" District.

GENERAL SITE DESCRIPTION: Platted Subdivision

ACCESS: Existing

EXISTING LAND USE WITHIN ¼ MILE:

North:	AG	South:	LAKE TETONKA
East:	RESIDENTIAL/AG	West:	RESIDENTIAL/AG

TOWNSHIP BOARD NOTIFICATION

The applicant contacted Fritz Cummins, Waterville Township Board Member on April 29, 2017.

NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is located within the Shoreland District.

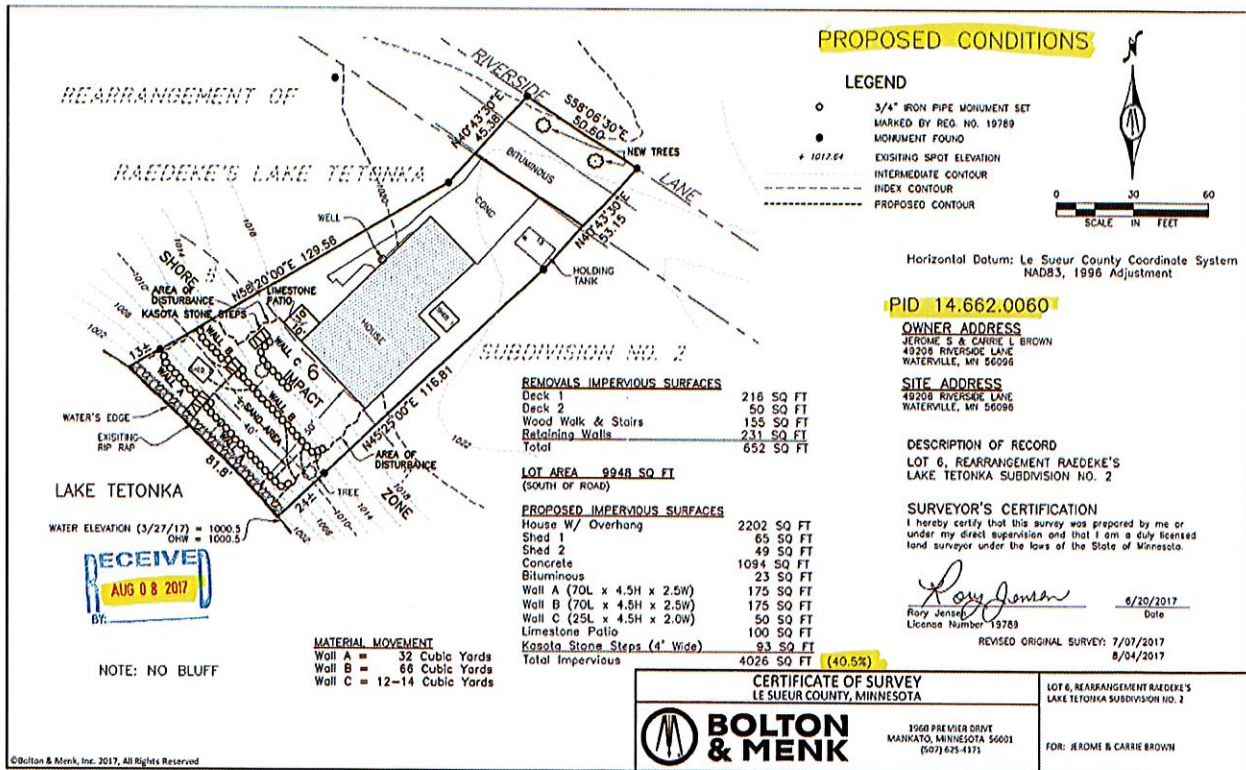
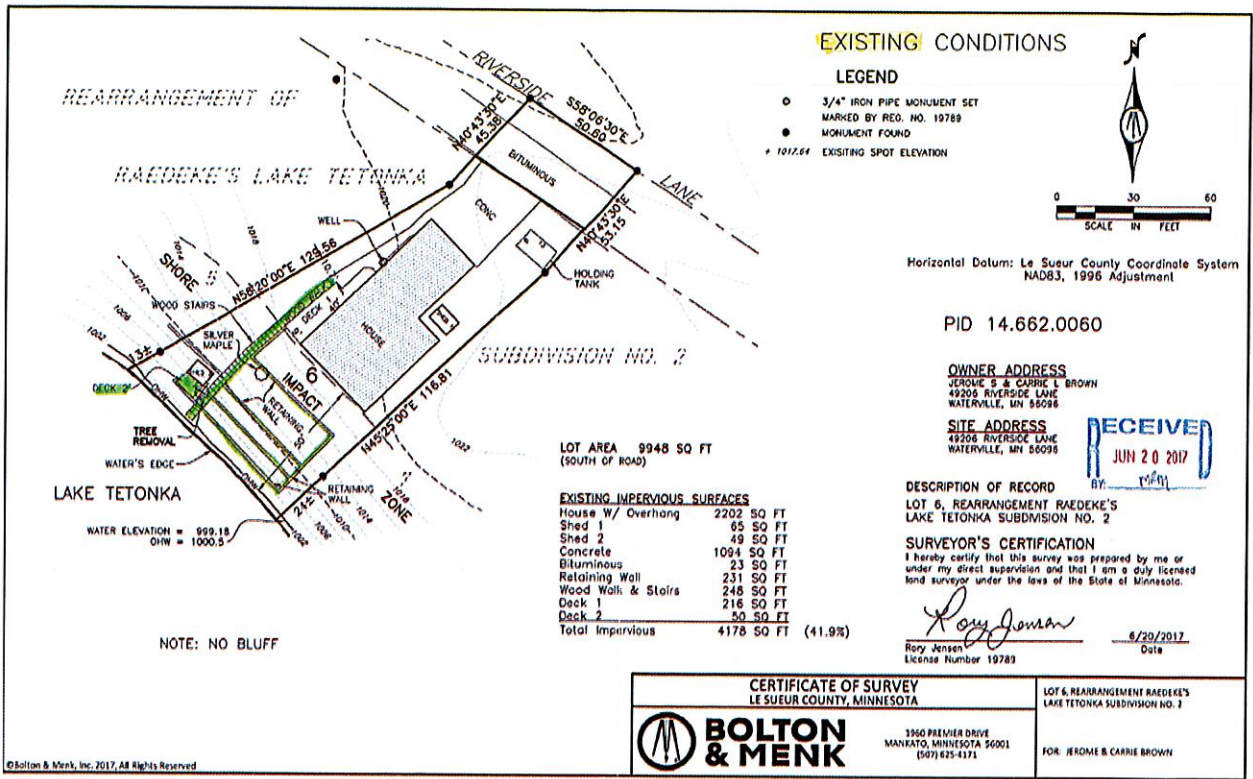
WETLANDS: According to the National Wetlands Inventory, No wetlands located in the quarter-quarter section where the project is proposed.

ATTACHMENTS

Application, Criteria Form, Erosion Control Plan, Narrative, Letter from Joshua Mankowski, LSC Resource Specialist, Survey-Existing AND proposed.

AERIAL PHOTO EXISTING AND PROPOSED SITE PLANS





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:

Shoreland District. The following additional evaluation criteria and conditions apply within the Shoreland Districts of the County.

1. **Evaluation criteria.** A thorough evaluation of the water body and the topographic, vegetation, and soils conditions on the site must be made to ensure:
 - a. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.
 - b. The visibility of structures and other facilities as viewed from public waters is limited.
 - c. The site is adequate for water supply and on-site sewage treatment.
 - d. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate this watercraft.
2. **Conditions attached to Conditional Use Permits in Shoreland Districts.** The Board of County Commissioners, upon consideration of the criteria listed above and the purposes of this Ordinance, shall attach such conditions to the issuance of the conditional use permits, as it deems necessary to fulfill the purposes of this Ordinance. Such conditions may include, but are not limited to, the following:
 - a. Increased setbacks from the ordinary high water level.
 - b. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted.
 - c. Special provisions for the location, design, and use of structures, sewage treatment system, watercraft, launching and docking areas, and vehicle parking areas.

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: 08/22/17

To: Le Sueur County Planning and Zoning Commission

From: Joshua Mankowski, Environmental Resources Specialist

Applicant:

Jerome Brown

Property owner:

Jerome Brown

Property:

14.662.0060

Description:

An application for a Conditional Use Permit to allow Grading, Excavating and Filling of approximately 169 cubic yards of material for the construction of retaining walls and beach area within the Shore Impact Zone.

Recommendation:

I recommend approval of the proposed project with the condition(s) listed below. The proposed boulder walls will provide for a more natural look for the shoreline than the current treated timber walls, as well as remove any chemical leaching that may be occurring from the treated timbers.

Condition(s):

1. Plant Minnesota native vegetation to provide the required screening along the retaining walls.
2. Two trees be planted somewhere on the parcel to replace the two trees that are being removed as part of this project.

Sincerely,



Joshua Mankowski
Le Sueur County
Environmental Resources Specialist

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 17236

Applicant: JEROME BROWN

Land Owner: JEROME BROWN

Conditional Use Permit Request: To allow grading, excavating and filling of approximately 169 cubic yards of material for the construction of retaining walls and beach area within the shore impact zone.

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 Jerome Brown
Mailing Address 49206 Riverside Lane
City Waterville State MN Zip 56096
Phone # 507-351-5969 Phone # 6

II. Landowner:

Name Jerome Brown
Mailing Address 49206 Riverside Lane
City Waterville State MN Zip 56096
Property Address 49206 Riverside Lane
City Waterville State MN Zip 56096
Phone # 507-351-5969 Phone #

III. Parcel Information:

Parcel Number 14.662.0060 Parcel Acreage Square Feet 12,800
Attach Full Legal Description (NOT abbreviated description from tax statement)
Township Waterville Section
Subdivision Raedeke #2 Lot 6 Block

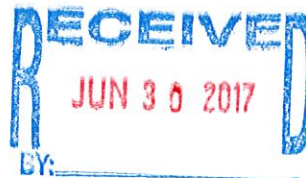
IV. Township Notification: Township must be notified of proposed use prior to application.

Waterville Township notified on April 29, 2017
(Township Name) (Date)

Board Member Francis Cummins regarding the proposed use.
(Name)

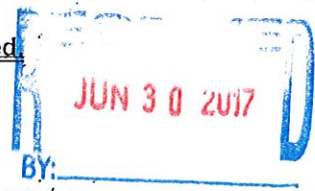
V. Quantities and Submittal Formats:

- 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: <u>NA 32</u>	<u>132</u>
<input type="checkbox"/> Within Bluff Impact Zone	Cubic yards of material movement: <u>66</u>	<u>66</u>
<input type="checkbox"/> Within Bluff	Cubic yards of material movement: <u>72=14</u>	<u>14</u>
	TOTAL cubic yards of material movement:	<u>102</u>
<input checked="" type="checkbox"/> Shoreland- Outside Shore Impact Zone	Cubic yards of material movement: <u>N/A</u>	
<input checked="" type="checkbox"/> Within Shore Impact Zone	Cubic yards of material movement: <u>102 169</u>	
<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:	<u>102 169</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: removing harmful materials, restoring to natural environment
2. ADVERSE IMPACT ON SURROUNDING AREAS: none
3. STORMWATER RUNOFF: is currently effective, and will remain the same
4. DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL: no
5. WETLAND IMPACT: NA
6. SLOPE STABILITY: will follow ordinance +3:1 requirements
7. CERTIFICATE OF INSURANCE: licensed contractor
8. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:
 (For example additional licensing and/or permitting) yes, obtaining variance and CU permits, etc.

IX. Site Plan: Shall include but not limited to the following: and CU permits, etc.

- **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 Distirct)*
 - 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 **BY:**
- 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.

RECEIVED
JUN 30 2017

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.

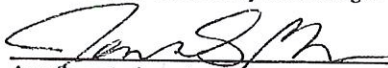
Action by the County Board shall be a majority vote of its members.

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

05-20-2017
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

05-20-2017
Date

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

TOTAL cubic yards of material movement: _____

Pre-App Date _____ Lake Classification _____ Feedlot 500' 1000' N
 Meeting Date _____ Lake _____ Wetland Type 1-2 3-8 N
 60 Day _____ FEMA Panel # 27079C0 _____ D Water courses Y N
 Zoning District _____ Flood Zone _____ Bluff Y N

- | | | | |
|---|--|---|----------------------------|
| <input checked="" type="checkbox"/> Request Description | <input type="checkbox"/> Access Approval <u>EVF.</u> | <input type="checkbox"/> Septic | Comp Insp / Design |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Erosion Control Plan | <input checked="" type="checkbox"/> Meeting | <u>Reg</u> / ATF / Spec |
| <input checked="" type="checkbox"/> Full Legal | <input type="checkbox"/> | <input type="checkbox"/> Fee | \$ <u>796⁰⁰</u> |
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Penalty | \$ _____ |

Application Complete K. Bruckman
 Planning & Zoning Department Signature

8/8/17 KB 17236
 Date Permit #
6/30/17 mn



Environmental Friendly Landscape Project Conditional Use

Overview:

Remove unsafe toxic material that is contaminating Lake Tetonka water and replace with natural environmental friendly materials to ensure the safety of the public and our physically disabled children

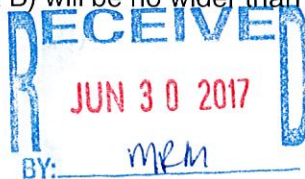
Goals:

Use natural environmentally friendly building materials.
Stop erosion and prevent sediments from entering Lake Tetonka
Protect our home from structural damage
Ensure the safety of our children by providing structurally sound retaining walls and safe walkways.

Specifications:

The 6x6 green treated timber retaining wall located in the impact zone will be removed and properly disposed of. The timbers will be replaced with natural 2 foot boulders and the walls will not be more than 4 feet above grade. The current water oriented accessory structure will not be altered, and remain in the same location. Two trees that are currently contributing to the failure of the retaining walls will be removed and 2 new trees will be planted on the north end of the lot to meet the 1:1 requirement. Three failing kasota stone retaining walls will be removed. To secure the land and prevent erosion, the kasota stone walls will be replaced with natural two foot boulders. The lower boulder wall closet to shore (wall A) will be 70 feet in length and no higher than 4 feet above grade, and 32 cubic yards will be removed. The upper retaining wall (wall B) will be 70 feet in length, and will be no more than 4 feet above grade, and 66 cubic yards will be removed. The retaining wall behind the silver maple tree (wall C) will be 25 feet in length, and no more than 4 feet above grade. 12-14 cubic yards will be excavated from the behind the silver maple tree and moved east of the silver maple tree to accommodate a 3 to 1 graded slope. All natural boulder walls in our plan will meet current standards with drain tile, drainage backfill, and 3 to 1 slope requirements. The unlevel and incorrect rise over run green treated stairs and boardwalk will be removed because it is unsafe and contaminating Lake Tetonka with chemicals. Kasota stone stairs in the middle of the 2 retaining walls closet to the lake (wall A & B) will be no wider than 4 feet.

Addn. 43 cyds of
material for backfilling
total cyds 119 cyds.



Between the two lower boulders walls (wall A & B) we will be installing sand. The east side of the house, the decomposing green treated wood and other unsafe materials will be properly disposed of and replaced with environmentally friendly materials. The erosion control plan consists of installation of 3 rows of silt fences with the width of new construction area to the property line.

Contractors:

Mr. Landscaper, LLC
Doug Mosley
7385 Granite Path
Farmington, MN 55024

Dennis Jenkins
Boulder Express, LLC
14078 Natalie Road NE
Prior Lake, MN 55372
612-791-4777
www.boulderexpressllc.com

Closing Statement:

After two bids from contractors, we selected the only contractor that offered boulders and a landscape design that appreciates a natural appearance as opposed to an industrial design. Mr. Landscaper has over 30 years of experience completing landscaping projects on lakes, most of his projects being on Lake Minnetonka and Prior Lake. Most importantly, Mr. Landscaper is familiar with the codes and standards in multiple counties and has good rapport with county officials for doing outstanding work. Overall, we are individuals that love the outdoors. For this reason we have decided to purchase a home on Lake Tetonka four years ago, with the vision to improve our home to be environmentally friendly. We value teaching our children to respect and protect the ecosystem we live in. Thank you for considering the approval of this project to allow us the opportunity to not only invest in the environment, but the safety of our children.

RECEIVED
JUN 30 2017
BY: men

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: Jerome Brown PID: _____
Mailing Address: 49206 Riverside Lane, Waterville MN 56096
Property Address: 49206 Riverside Lane, Waterville MN 56096
Phone: (____) _____ Mobile/Cell: (507) 351-5966

Responsible party for Implementation/Inspection: Boulder Express, LLC
Address: 14078 Natalie Rd NE Prior Lake mn 55372
Phone: (612) 791-4777 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.

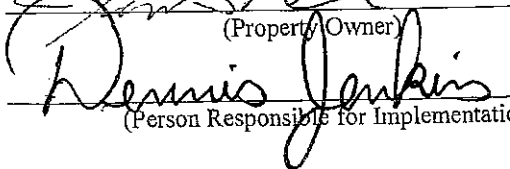
Inspection and Maintenance

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.



(Property Owner)



(Person Responsible for Implementation)

05-20-2017
(Date)

6-19-17
(Date)

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

Surveyor Certification

I. Applicant:
 Name JEROME BROWN

II. Landowner:
 Name JEROME BROWN
 Property Address 49206 RIVERSIDE LANE
 City WATERVILLE State MN Zip 56096

III. Parcel Information:
 Parcel Number 14.662.0060

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 JUNE 29, 2017, 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.


 Surveyor Signature _____ Date 6/16/17 Lic # 19789

8/8/17
 Date Received _____

 Planning & Zoning Department Signature _____

REARRANGEMENT OF

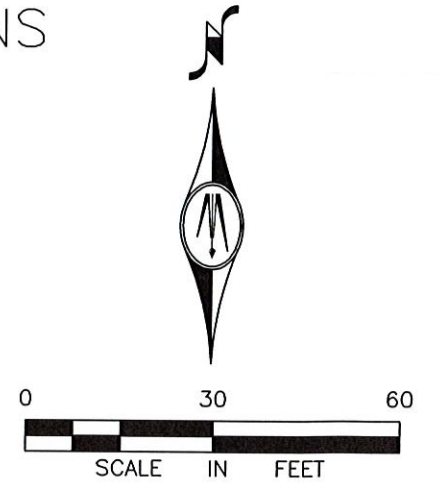
RAEDEKE'S LAKE TETONKA

LAKE TETONKA

EXISTING CONDITIONS

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY REG. NO. 19789
- MONUMENT FOUND
- + 1017.64 EXISTING SPOT ELEVATION



Horizontal Datum: Le Sueur County Coordinate System
NAD83, 1996 Adjustment

PID 14.662.0060

OWNER ADDRESS
JEROME S & CARRIE L BROWN
49206 RIVERSIDE LANE
WATERVILLE, MN 56096

SITE ADDRESS
49206 RIVERSIDE LANE
WATERVILLE, MN 56096



DESCRIPTION OF RECORD
LOT 6, REARRANGEMENT RAEDEKE'S
LAKE TETONKA SUBDIVISION NO. 2

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

6/20/2017
Date

LOT AREA 9948 SQ FT
(SOUTH OF ROAD)

EXISTING IMPERVIOUS SURFACES	
House W/ Overhang	2202 SQ FT
Shed 1	65 SQ FT
Shed 2	49 SQ FT
Concrete	1094 SQ FT
Bituminous	23 SQ FT
Retaining Wall	231 SQ FT
Wood Walk & Stairs	248 SQ FT
Deck 1	216 SQ FT
Deck 2	50 SQ FT
Total Impervious	4178 SQ FT (41.9%)

NOTE: NO BLUFF

CERTIFICATE OF SURVEY
LE SUEUR COUNTY, MINNESOTA



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

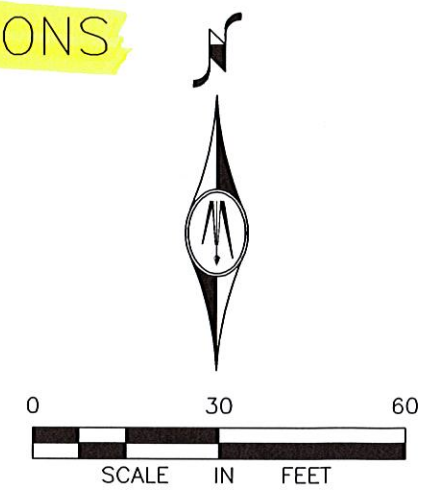
LOT 6, REARRANGEMENT RAEDEKE'S
LAKE TETONKA SUBDIVISION NO. 2

FOR: JEROME & CARRIE BROWN

PROPOSED CONDITIONS

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY REG. NO. 19789
- MONUMENT FOUND
- + 1017.64 EXISTING SPOT ELEVATION
- - - - - INTERMEDIATE CONTOUR
- - - - - INDEX CONTOUR
- - - - - PROPOSED CONTOUR



Horizontal Datum: Le Sueur County Coordinate System NAD83, 1996 Adjustment

PID 14.662.0060

OWNER ADDRESS
 JEROME S & CARRIE L BROWN
 49206 RIVERSIDE LANE
 WATERVILLE, MN 56096

SITE ADDRESS
 49206 RIVERSIDE LANE
 WATERVILLE, MN 56096

DESCRIPTION OF RECORD
 LOT 6, REARRANGEMENT RAEDEKE'S LAKE TETONKA SUBDIVISION NO. 2

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.

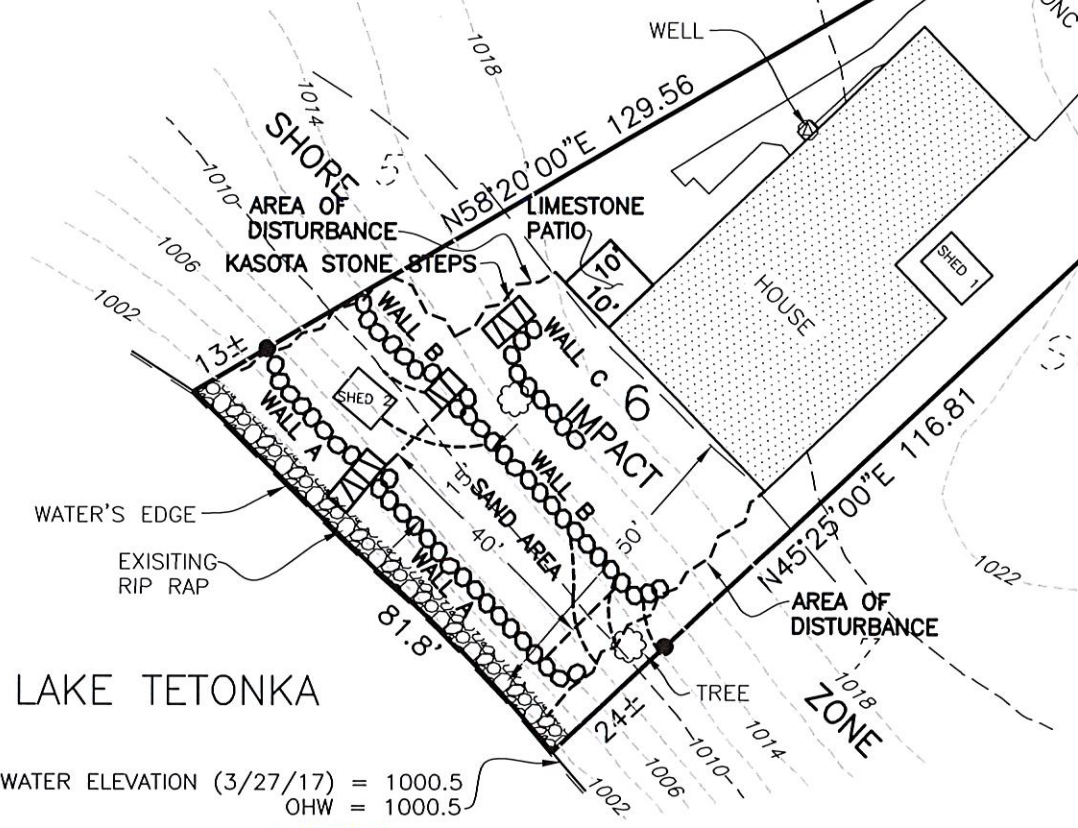
Rory Jensen
 Rory Jensen
 License Number 19789
 6/20/2017
 Date

REVISED ORIGINAL SURVEY: 7/07/2017
 8/04/2017

REARRANGEMENT OF

RAEDEKE'S LAKE TETONKA

SUBDIVISION NO. 2



REMOVALS IMPERVIOUS SURFACES

Deck 1	216 SQ FT
Deck 2	50 SQ FT
Wood Walk & Stairs	155 SQ FT
Retaining Walls	231 SQ FT
Total	652 SQ FT

LOT AREA 9948 SQ FT
 (SOUTH OF ROAD)

PROPOSED IMPERVIOUS SURFACES

House W/ Overhang	2202 SQ FT
Shed 1	65 SQ FT
Shed 2	49 SQ FT
Concrete	1094 SQ FT
Bituminous	23 SQ FT
Wall A (70L x 4.5H x 2.5W)	175 SQ FT
Wall B (70L x 4.5H x 2.5W)	175 SQ FT
Wall C (25L x 4.5H x 2.0W)	50 SQ FT
Limestone Patio	100 SQ FT
Kasota Stone Steps (4' Wide)	93 SQ FT
Total Impervious	4026 SQ FT (40.5%)

MATERIAL MOVEMENT

Wall A =	32 Cubic Yards
Wall B =	66 Cubic Yards
Wall C =	12-14 Cubic Yards

WATER ELEVATION (3/27/17) = 1000.5
 OHW = 1000.5



NOTE: NO BLUFF

CERTIFICATE OF SURVEY
 LE SUEUR COUNTY, MINNESOTA



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

LOT 6, REARRANGEMENT RAEDEKE'S LAKE TETONKA SUBDIVISION NO. 2

FOR: JEROME & CARRIE BROWN

©Bolton & Menk, Inc. 2017, All Rights Reserved