



---

# **Le Sueur County, MN**

**Thursday, March 16, 2017**

**Regular Session**

## **Item 3**

### **Volkenant/Novak Packet**

Staff Contact: Kathy Brockway or Michelle Mettler

# VARIANCE STAFF REPORT

## GENERAL INFORMATION

APPLICANT/OWNER: Mark Volkenant & Debra Novak

911 ADDRESS: 46487 Evergreen Ln, Cleveland, MN

VARIANCE REQUEST: To allow the expansion of a nonconforming structure, construct an addition within the bluff impact zone, 0 feet to the bluff and 66 feet to the Ordinary High Water Level (OHWL); Create impervious surface within the shore impact zone.

VARIANCE NUMBER: 17009

PARCEL NUMBER: 01.751.0040

## SITE INFORMATION

LOCATION: Lot 4, Block 3, Tomahawk Point Second Addition, Section 3, Cleveland Township

ZONING & PURPOSE: Recreational Residential

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

GOALS AND POLICIES: 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.

### GENERAL SITE

DESCRIPTION: Shoreland, residential

ACCESS: Existing access off Evergreen Lane

LAKE: Lake Jefferson, Recreational Development Lake

**Recreational Development Lake** - Lakes that usually have between sixty (60) and two hundred twenty five (225) acres of water per mile of shoreline, between three (3) and twenty five (25) dwellings per mile of shoreline, and are more than fifteen (15) feet deep.

RFPE: Regulatory Flood Protection Elevation: 1022.86 Lowest floor must be at or above RFPE.

### 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.

#### ATTACHMENTS

Application, Written Detail of Request, Survey, Surveyor Certification, Aerial photo, Findings of Fact, Joshua Mankowski letter

#### STAFF FINDINGS

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

<u>1. Variance:</u>	<u>Request:</u>	<u>Required:</u>	<u>Ordinance:</u>	<u>Page:</u>
a. <b>Structure to bluff:</b>	<b>0 feet</b>	<b>30 feet</b>	<b>Section 13; Subdiv.5.F.1.c.</b>	<b>13-46</b>
b. <b>Structure to BIZ:</b>	<b>Within</b>	<b>Outside</b>	<b>Section 18; Subdiv. 2. A. 2.</b>	<b>18-2</b>
c. <b>Structure to OHWL:</b>	<b>66 feet</b>	<b>75 feet</b>	<b>Section 13; Subdiv. 5. E. 1.</b>	<b>13-45</b>
d. <b>Impervious surface in SIZ:</b>	<b>create</b>	<b>limited</b>	<b>Section 13; Subdiv. 5. 10. d.</b>	<b>13-16</b>
<b>2. Refer to DNR Guidance Letters:</b>				
a. The Role of the Variances in Shoreland Management Ordinances				pg. 9
b. Bluffs and Steep Slopes				pg. 11
c. Limiting Impervious Surface				pg. 15
d. Non-conforming Lots of Record in Shoreland Areas				pg. 19
e. Structure Setback Requirements				pg. 21
<b>3. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.</b>				
<b>4. A Variance may be granted <u>only</u> where the strict enforcement of the official controls will result in a <b>practical difficulty</b>.</b>				
<b>5. It is the responsibility of the <u>applicant</u> and/or landowner to prove evidence that a practical difficulty exists.</b>				
<b>6. A determination that a <u>practical difficulty exists</u> upon the consideration of the <b>findings of fact</b>.</b>				

#### CONSIDERATIONS

1. The following shall be considered at the hearing:
  - a. There are special circumstances or conditions affecting the land, structures or use referred to in the Variance.
  - b. The granting of the application will not be a detriment to the public health, safety, and general welfare or injurious to property or improvements in the area adjacent to the property of the applicant/landowner.



- c. Consider sewage treatment and water supply capabilities or constraints of the lot and shall deny the variance if adequate facilities cannot be provided.

2. **Additional Considerations:**

- a. Property is located within the German Jefferson Sewer District.
- b. Installation deadline for non-compliant septic systems within the district is December 31, 2017.
- c. DNR recommendation to utilize pervious pavers (permeable pavers) only when existing impervious surface is already over 25%.
- d. **Section 13; Subdivision 5. 10. D:** Impervious surface shall not be allowed in the shore impact zone, except for stairways, lifts, landings, paths and water-oriented accessory structures.

<b>CONDITIONS</b>
-------------------

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



# Variance Application

## I. Applicant:

Name Mark Volkenant and Debbie Novak  
Mailing Address 46192 Jefferson Shores Drive  
City Cleveland State MN Zip 56017  
Phone # 507-317-0447 Phone # Same

## II. Landowner:

Name Mark Volkenant and Debbie Novak  
Property Address 46487 Evergreen Lane  
City Cleveland State MN Zip 56017  
Phone # 507-317-0447 Phone # Same

## III. Parcel Information:

Parcel Number 01.751.0034 0040 Parcel Acreage .9  
Township Cleveland Section 3  
Subdivision Tomahawk Point 2nd Addition Lot 4 Block 3

Full Legal Description must be attached.

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

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

House addition partially being construction within the 30' bluff impact and within the 100' shoreline setback.

Expansion of non-conforming structure. Create imp. surface  
within shore impact zone,

## V. Description of Request:

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

## VI. Township Notification:

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

Cleveland Township notified on 12/26/2016  
(Township Name) (Date)

Board Member Pat McCabe regarding the proposed request.  
(Name)

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

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

### • 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.

IX. Attachments shall include but not limited to:

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

*The Department may request additional information regarding the application.*

X. Quantities and Submittal Formats:

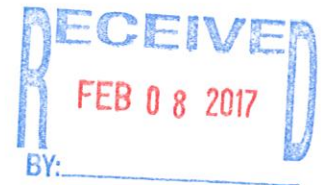
- One (1) reproducible copy of the request and all other supporting documents.
- Ten (10)** copies must be submitted for documents larger than 11 x 17, documents in color, aerials or photographs.
- Electronic version of any supporting documents if available.
- Additional copies may be requested as deemed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

XI. Fees:

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

**Additional Fees:**

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



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

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

- Pre-application meeting is recommended prior to making application to ensure submittal completion. **Appointment is necessary.**
- 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.**
- All required information must be correct and submitted **at the time of application,** or the application will not be accepted.
- Fees **will not** be accepted by mail and must be paid at the time of application.
- Notification will be sent to all landowners within 500 feet of the affected property, (minimum of 10 landowners) as well as the affected Town Board, any municipality within 2 miles, and other applicable agencies.
- Notice will be published in the newspaper of general circulation in the area concerned and the official newspaper of the County.



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

### XIII. Signatures:

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

Deborah Novak 2/4/2017  
Applicant signature Date

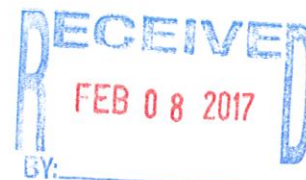
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Deborah Novak 2/4/2017  
Landowner signature Date

#### OFFICE USE ONLY

Date received <u>2/8/17</u>	Present Zoning Classification <u>RR</u>	Feedlot within 500' 1000' <u>N</u>
Meeting date <u>3/16/17</u>	Lake Classification <u>RD</u>	Erosion Control Plan <u>Y</u> N
60 Day _____	Lake <u>Jefferson</u>	Water courses <u>Y</u> N
RFPE _____	FEMA Panel # _____	Bluff <u>Y</u> N
<input checked="" type="checkbox"/> Site Plan -survey	Flood Zone _____	Other _____
<input checked="" type="checkbox"/> Surveyor Certificate	<input checked="" type="checkbox"/> Full legal description	<input checked="" type="checkbox"/> Septic <u>X</u> COC NONC/Waiver Design
<input type="checkbox"/> Floor plans/blue prints	<input checked="" type="checkbox"/> Access approval <u>Ext</u>	<input checked="" type="checkbox"/> Fee \$ <u>646.00</u> ATF / SPEC MTG
<input checked="" type="checkbox"/> Description of Request	<input type="checkbox"/> Blue Prints	<u>2/8/17</u> 17009
<input checked="" type="checkbox"/> Application complete	<u>K Brockway</u> Planning & Zoning Department Signature	Date Permit #

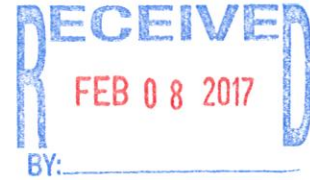
01-15-16





February 1, 2017

To: Le Sueur County  
Environmental & Zoning Services



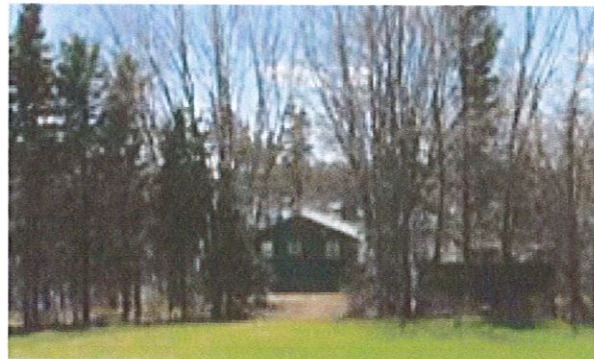
RE: Request for Variance at 46487 Evergreen Lane, Cleveland

This letter is to request an Environmental and Zoning Variance at 46487 Evergreen Lane, Cleveland MN, which is located in Section 751 of Cleveland Township, on the north side of West Lake Jefferson. This variance request will address:

- 1) Approval to build an addition onto an already existing 3 season cabin that is currently located in the bluff zone on the property.
- 2) Approval of landscaping plans that include boulder walls, stairs, paver patio, rain garden and dry creek bed.
- 3) Erosion Control
- 4) Septic System

We will discuss items in detail to help explain why we purchased this property, what environmental impact has already occurred and what we want to do to correct and prevent future damage.

As you can see in the picture, when the property was purchased in August 2016, it is a beautiful wooded property. This is why we fell in love with it. It gives us privacy and provides us with the country feeling that we both grew up in. We couldn't wait to make this "ours" and create the country feeling for our kids, family and friends to experience.



#### **Request for Variance – Addition**

Variances being requested are:

- 1) To build 80 sq. feet into northeast and 120 sq. feet into southwest bluff zone.

From the time when we purchased this property, our plan was to upgrade the 3 season cabin into a year round home. We began reaching out the Le Sueur County Environment Services, Prairie Land Surveying, and St. Peter Well so that we could become informed of regulations, the actual layout of the land and even though we knew the septic system was not compliant, we wanted to understand where it was and the condition of it. Since the time of the original survey, we have also contracted with Bolton & Menk out of Mankato, MN to help update and make requested versions of the survey.

As you can see in figure 1, the current location of the 3 season cabin is in the bluff zone. Based on this, there really are no options for additions that would not require us to request a variance except perhaps if we built up, which still may require a variance due to height restrictions.

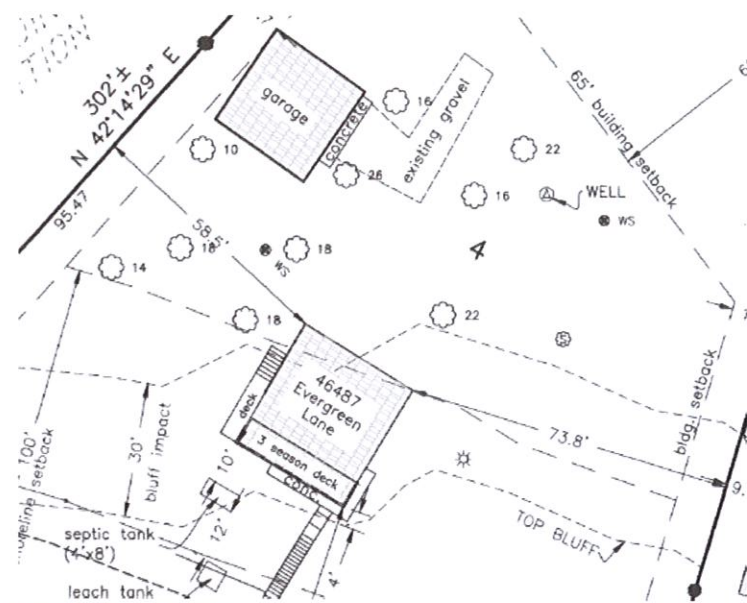


Figure 1 Existing Survey

Once we were able to determine this, our next approach was to see which side of the cabin the addition should be placed. We wanted to make sure that the addition would have the least amount of impact to the bluff zone and other setbacks. After working with Bolton and Menk and other companies, we determined that building onto the north and west sides were the best options. By adding on in these directions, we only infringe in the bluff zone approximately 200 square feet (80 sq. feet in northwest corner and 120 sq. feet in the southwest corner).

We also noticed while reviewing the survey the existing garage on the property is also slightly infringing on the west property line setback. To help correct this, you will see in the proposed drawing that we are opting to move the garage in an effort to correct it.

In an effort to provide you with comparisons between building an addition to the existing structure or completely removing it and building 100% out of the bluff zone, we have put together the table below. We think after seeing the details you will hopefully agree that building an addition has a much less impact to the environment.

	Build Addition	Relocate Cabin
Excavation (Cu. Yards)	< 30	>500
Tree Removal	10	25
Meets Zoning and Setbacks	No	No (Relocating would infringe on 65' setback from road)
Meets Lakefront House Conformity	Yes (Matches up with neighbors houses to East and West)	No (Distance to lake would be out of place with adjacent properties)
Bluff Impact	Approx. 26 cu. yds.	Approx. 180 cu. yds. of additional dirt needed to fill in space where cabin was located.
Financial Impact	\$\$\$	\$\$\$\$\$

As you can see there are significant differences environmentally, cosmetically, and financially between the two options. In addition, the well would need to have an extension placed on it due to needing to bring it up about 8 feet to meet the needed elevation. This will also create a much steeper bluff which will increase erosion and cause lake access issues. Lastly, financially it could potentially push us outside of our capabilities by increasing our costs of the project by more than \$20,000 for tearing down and removing the existing structure, replacing the foundation and bringing in new dirt. This doesn't include the loss of a perfectly good cabin and foundation that has a value of \$80,000 alone.

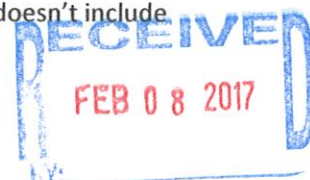




Figure 2 is a picture of the proposed addition that we would like to build. The addition will include bedrooms (3), bathrooms (2.5) and an attached garage. The current existing structure will be for the kitchen and living space. It will be modest in size, comparable to other homes in the area, and most importantly has minimal impact to bluff zones.

The proposed addition will also require us to remove the roof and the north and west walls of the existing cabin. The entire foundation and south and east walls will remain in place.

Lastly, we want to address the relocation of the existing garage. As you could see in Figure 1, the front left corner of the garage was placed within the 10' setback. To correct this we plan to move it and keep the required 5-foot distance from the attached garage. We hope that you will find this acceptable due to the other additions you will see that we are adding in our landscape design to help preserve and minimize erosion and runoff.

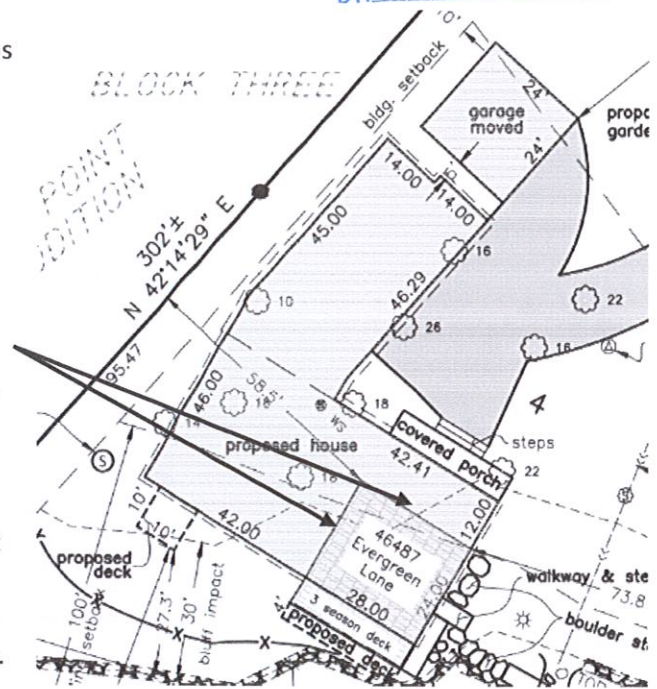


Figure 2 Proposed Addition

### Request for Variance – Landscaping

#### Variance being requested for:

- 1) Boulder walls built within bluff zone
- 2) Approval of Conditional Use to:
  - a. Forest management within the bluff impact zone
  - b. Large capacity rain garden (Approx. size of 18' x 10'.)
  - c. Grading, excavating and filling activities both within and outside the bluff impact zone

As we stated in the beginning of this request, one of the things we loved most about this property was the amount of natural vegetation and mature trees that it had. However, as the leaves and ground cover died off in the fall, many concerns became visible. One that is very concerning is the amount of erosion that has taken place over the years, resulting in roots of mature trees that have become exposed over time, creating both a safety hazard and environmental concern of losing these trees. Once we were able to start seeing the true extent of damage to the hillside that has occurred over time, we reached





out to Smith Lawn and Landscaping for their help. After Luke Buelow and Jordon Smith took their



Figure 3 Current stairs for lake access

assessment of where the erosion was taking place and why. They brought to our attention that due to the location of the lot, and the quick decline in elevation from the properties located to the west, all water from this area was flowing right down into our property. Over time this has created significant wash out and water damage.

Their first suggestion to us was to move the driveway east and place a rain garden to the west of it. This will slow the water down that is flowing from other properties up the hill. They would then create a drainage system for the overflow water to be directed

to a dry creek bed that would be placed on the east side of the home, down the hillside, to the lake. This also will slow the water down allowing for silt and sediment to be filtered out, prevent additional erosion to the bluff and trees, and help protect the lake from additional contamination from the runoff. In addition, they would place larger boulders at the end of it to prevent any washout to the shoreline.

The next suggestion Luke from Smith Lawn and Landscaping has is to build a retaining wall out of boulders within the upper level of the bluff. This retaining wall will be approximately 2.5 feet wide x 3 feet high. This wall will 1) help reduce the slope of the hillside, ultimately stopping erosion that is taking place on the south side of the trees; 2) Repair some of the erosion by covering the roots of tree's in that area that have been exposed and in danger of falling over and down the bluff; 3) help save the southeast corner of the existing cabin foundation that is currently washing away. The dirt that will be used to bring up the elevation and replace what has been washed away over the years will be taken from the existing property. Smith Landscaping believes that the dirt removed for the rain garden and excavation of the addition will work perfectly for this area. They also ensured us that they would be using a mini excavator to minimize the grounds impact.

Regarding the boulder retaining wall along the top of the bluff: Installing a continuous boulder wall along the top of the bluff will allow us to properly direct the flow of water in a controlled manner by creating a consistent grade. The wall will serve to protect the root structures of the trees along the top of the bluff as well. If we were to split the wall into smaller segments this would make water control much more difficult, basically the water would then go wherever we did not put the wall. The hillside and the gaps in the boulder wall will be planted with native plants to help conceal and create the most natural look possible.

To create an access to the lake, we would like to remove the stairs that are currently on the on property and build a safer, more gradual pathway to the lake with a modest paver deck located at the bottom. As you can see in Figure 3, the stairs are currently quite steep. They have not been maintained over the years as well, resulting in the wood becoming rotten and unsafe.

Lastly, since they are placed at the steepest point of the bluff, many of the footings have also started washing away and becoming exposed.



The new stairs would be staggered, to make the decline more gradual, to the east of the dry creek bed. They will be built out of a combination of boulders and low maintenance materials and will lead to a pervious patio at the bottom of the bluff (approx. location is 28' from the Ordinary High Water Line). Regarding the patio in the flat area: The patio placement has been designed to significantly reduce the amount of soil movement in the bluff and shore impact zone. With the patio being located right at the toe of the bluff and just above the grade of the lower flat area we are able to avoid excavating down approximately 2 feet for proper patio base materials. Although we would have to do a small amount of excavating on the top side of the patio, the majority of the patio work would be bringing in aggregates to create the porous base. If we were to move the patio all the way to the flat area, we would need to do considerably more excavating for the base. The boulders surrounding the patio will serve to create a barrier for the new drainage bed under the patio.

Next, to address the watershed issue over the entire bluff, we will be installing low erosion control ground cover. This ground cover would consist of startup plants, in the form of plugs, that will be placed throughout the entire bluff area.

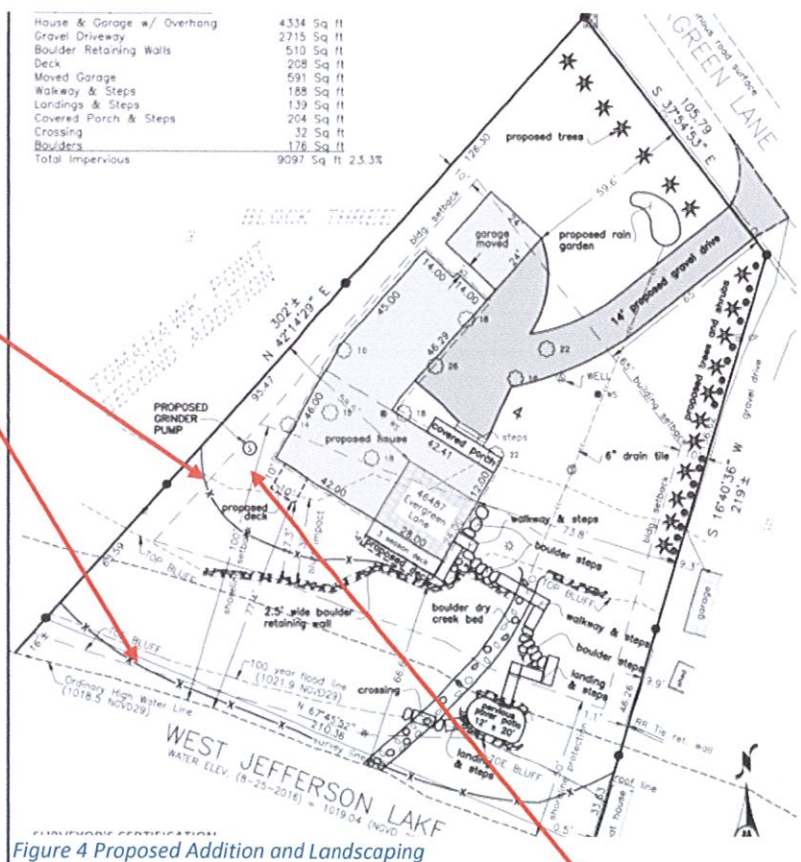
Lastly, based on the current proposed plan, we will unfortunately have to remove about 10 mature trees in order build the addition and new driveway. In return, we plan on replacing all 10 trees and planting an additional 10-20 trees throughout the entire property.

#### Erosion Control Plan

Figure 4, is a snapshot of what the current survey looks like with the proposed addition and landscaping dropped into it. It also identifies the placement of the erosion control. It will consist of silt fencing and mulch mounds. One will be placed across the entire shoreline, extending from the east side of the property across to the west property line. The second layer will be placed on the upper west side of the bluff to provide erosion control where the addition is being built.

#### Septic System

We were aware at the time we purchased the cabin that the current septic system, which consists of a septic and leach tank, that is located on the south side of the cabin was non-complaint. This location can be found on the survey of the existing condition of the property. Since the purchase we have joined the West Jefferson Lake Sanitary Sewer Collection System. Based on information today, this project is supposed to begin by July 2017. We are working closely with Bolton & Menk on this project as well, and have had our initial meeting with Derek Olinger so that he could view



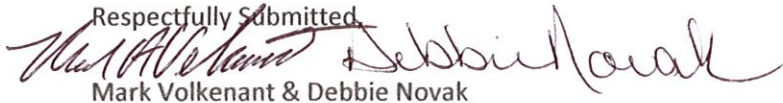
the property and current system. During this survey, he determined that based on the proposed location of the addition, he would bring the new sewer pipe down the west property line and connect it to the Grinder Pump Station as indicated in Figure 4.

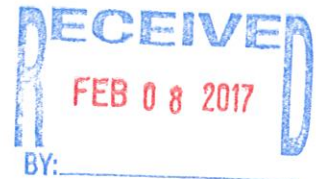
If the addition would be finished before the new sewer line is in place, our plan would be to continue using the current septic system, since it is functional, until the line is in place. At that time Derek from Bolton & Menk is suggesting that the original tanks be left where they are, filled and permanently sealed.

#### Conclusion

In closing, we want to reiterate that the proposed structures and landscaping that we are requesting the variances on do not encroach or infringe on any neighboring residential properties, nor will it impose hardship on any neighbors, or serve to create a situation where any neighbor's quality of life, property value, or peaceful co-existence would be negatively affected. In fact, after talking with adjacent neighbors, they are pleased that the property will be once again be occupied and cared for. It has been neglected for many years, and has proven to be an eye sore. We believe that our addition, if allowed to be carried out as proposed, will help property values and be a welcomed improvement to the neighborhood.

Respectfully Submitted,

  
Mark Volkenant & Debbie Novak





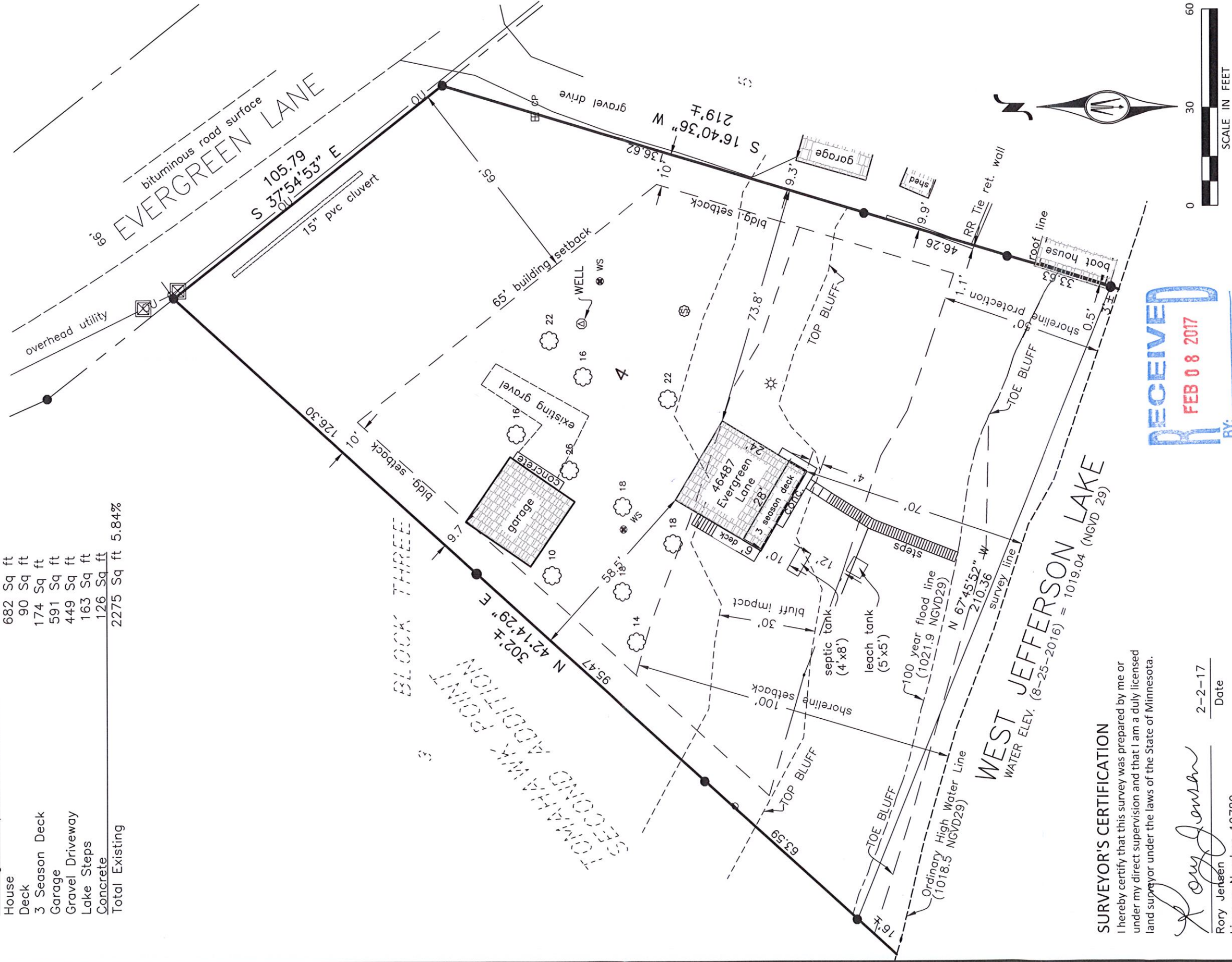
IMPERVIOUS SURFACES

Existing Parcel = 38946 Sq ft  
Allowed Impervious Surface  
(38946 x 25% = 9737 Sq ft)

Existing mImpervious Surfaces

House	682 Sq ft
Deck	90 Sq ft
3 Season Deck	174 Sq ft
Garage	591 Sq ft
Gravel Driveway	449 Sq ft
Lake Steps	163 Sq ft
Concrete	126 Sq ft
Total Existing	2275 Sq ft 5.84%

EXISTING CONDITIONS



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  
2-2-17  
Date

CERTIFICATE OF SURVEY  
LE SUEUR COUNTY, MINNESOTA



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


LOT 4, BLOCK 3, TOMAHAWK POINT SECOND  
ADDITION, SECTION 3, TOWNSHIP 109 NORTH,  
RANGE 25 WEST, CLEVELAND TOWNSHIP, LE  
SUEUR COUNTY, MINNESOTA


FOR: MARK VOLKENANT  
DEBBIE NOVAK


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





LEGEND


-  IRON PIPE MONUMENT SET



 MONUMENT FOUND


 CONIFEROUS TREE


 DECIDUOUS TREE


 STUMP


 ELECTRIC TRANSFORMER


 UTILITY POLE
-  BUSH


 WELL


 WATER SPIGOT


 LIGHT POLE

 UTILITY OVERHEAD

 TILE LINE

 BUILDING SETBACK

 SILT FENCE EROSION CONTROL

 BOULDER RETAINING WALLS

IMPERVIOUS SURFACES

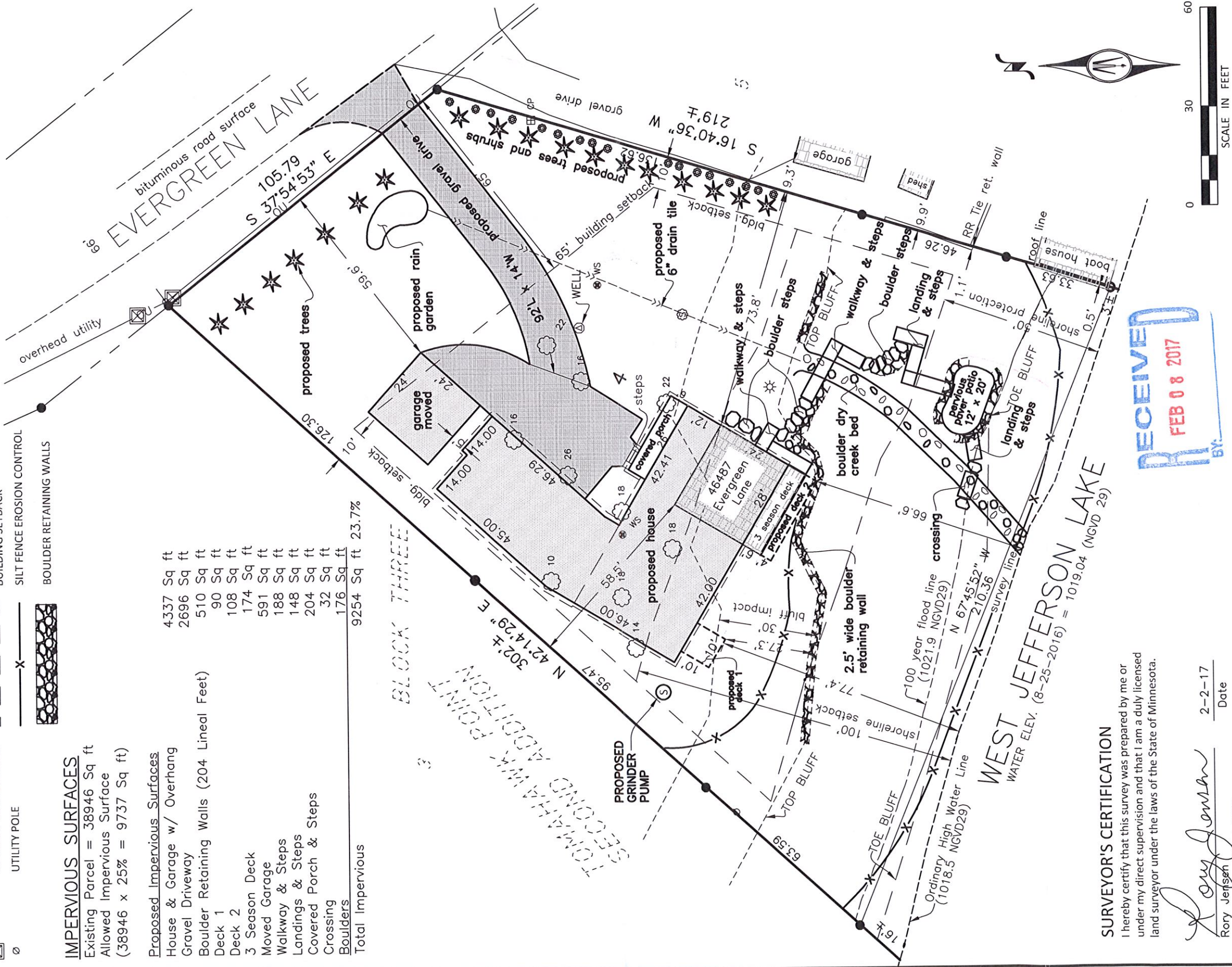
Existing Parcel = 38946 Sq ft  
Allowed Impervious Surface  
(38946 x 25% = 9737 Sq ft)

Proposed Impervious Surfaces

- House & Garage w/ Overhang
- Gravel Driveway
- Boulder Retaining Walls (204 Lineal Feet)
- Deck 1
- Deck 2
- 3 Season Deck
- Moved Garage
- Walkway & Steps
- Landings & Steps
- Covered Porch & Steps
- Crossing
- Boulders
- Total Impervious

- 4337 Sq ft
- 2696 Sq ft
- 510 Sq ft
- 90 Sq ft
- 108 Sq ft
- 174 Sq ft
- 591 Sq ft
- 188 Sq ft
- 148 Sq ft
- 204 Sq ft
- 32 Sq ft
- 176 Sq ft
- 9254 Sq ft 23.7%

PROPOSED CONDITIONS



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  
2-2-17  
Date

CERTIFICATE OF SURVEY  
LE SUEUR COUNTY, MINNESOTA



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

LOT 4, BLOCK 3, TOMAHAWK POINT SECOND  
ADDITION, SECTION 3, TOWNSHIP 109 NORTH,  
RANGE 25 WEST, CLEVELAND TOWNSHIP, LE  
SUEUR COUNTY, MINNESOTA

FOR: MARK VOLKENANT  
DEBBIE NOVAK

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

FIELD BOOK: SEE FILE

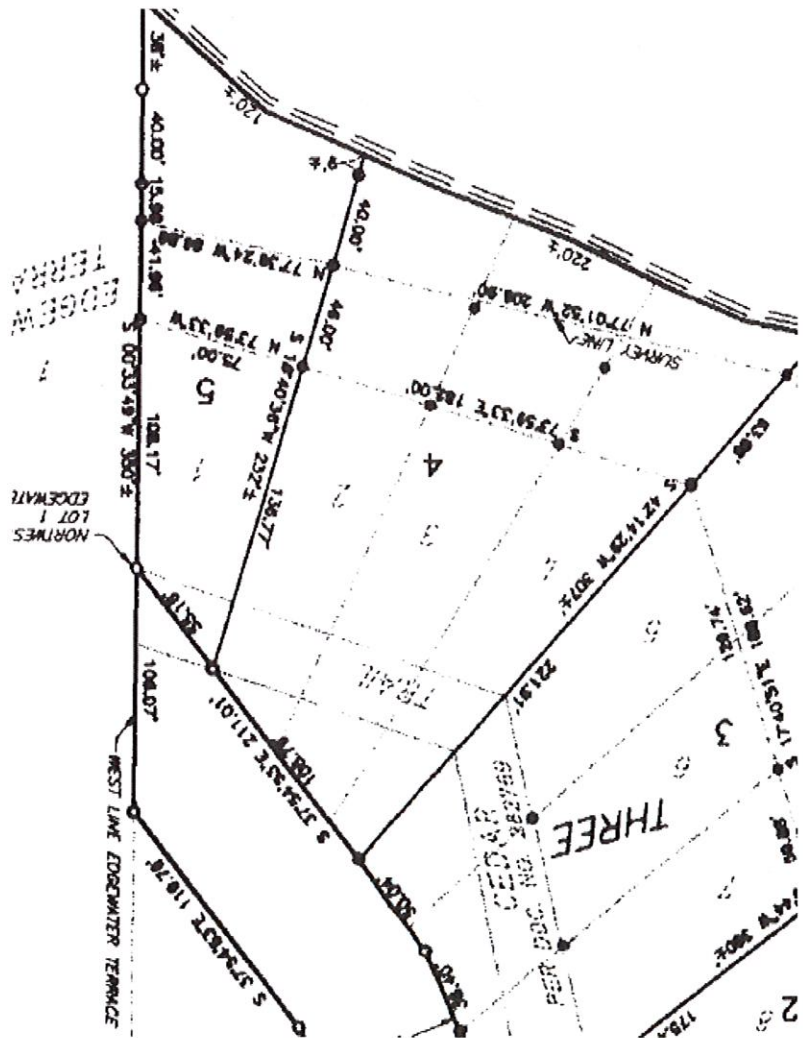
DRAWN BY: JLA

4.0 S3-T109N-R25W

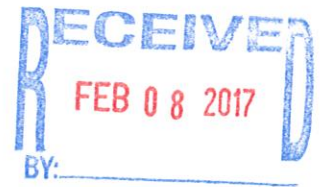








LE SUEUR COUNTY ENVIRONMENTAL SERVICES  
88 SOUTH PARK AVE.  
LE CENTER, MINNESOTA 56057-1620  
(507) 357-2251  
FAX (507) 357-8541



**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: Mark Volkenant and Debbie Novak PID: \_\_\_\_\_  
Mailing Address: 46192 Jefferson Shores Drive Cleveland, MN 56017  
Property Address: 46487 Evergreen Lane, Cleveland, MN 56017  
Phone: ( 507 ) 317-0447 Mobile/Cell: ( \_\_\_\_\_ ) Same

Responsible party for Implementation/Inspection: Mark Volkenant  
Address: 46192 Jefferson Shores Drive, Cleveland, MN 56017  
Phone: ( 507 ) 317-0447 Mobile/Cell: ( \_\_\_\_\_ ) Same

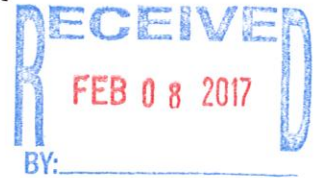
**Erosion & Sediment Control Measures**

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 1<sup>st</sup>. 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**

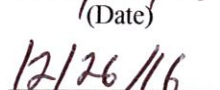
16. Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).
17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.
18. Clean out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

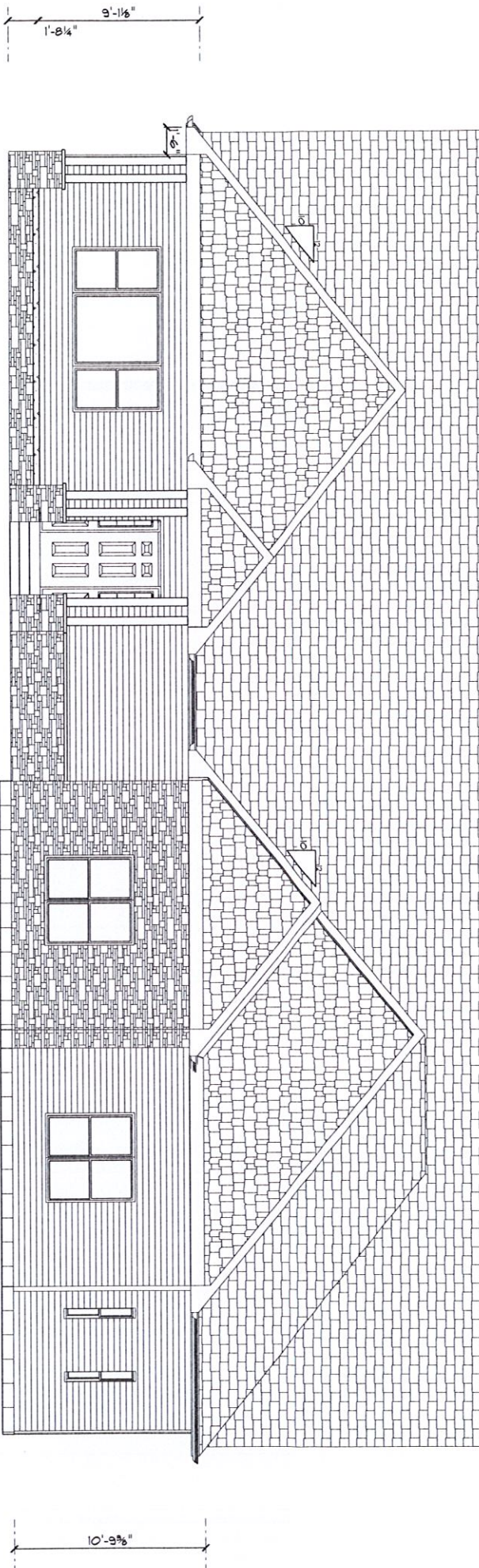
  
(Property Owner)

  
(Person Responsible for Implementation)

  
(Date)

  
(Date)

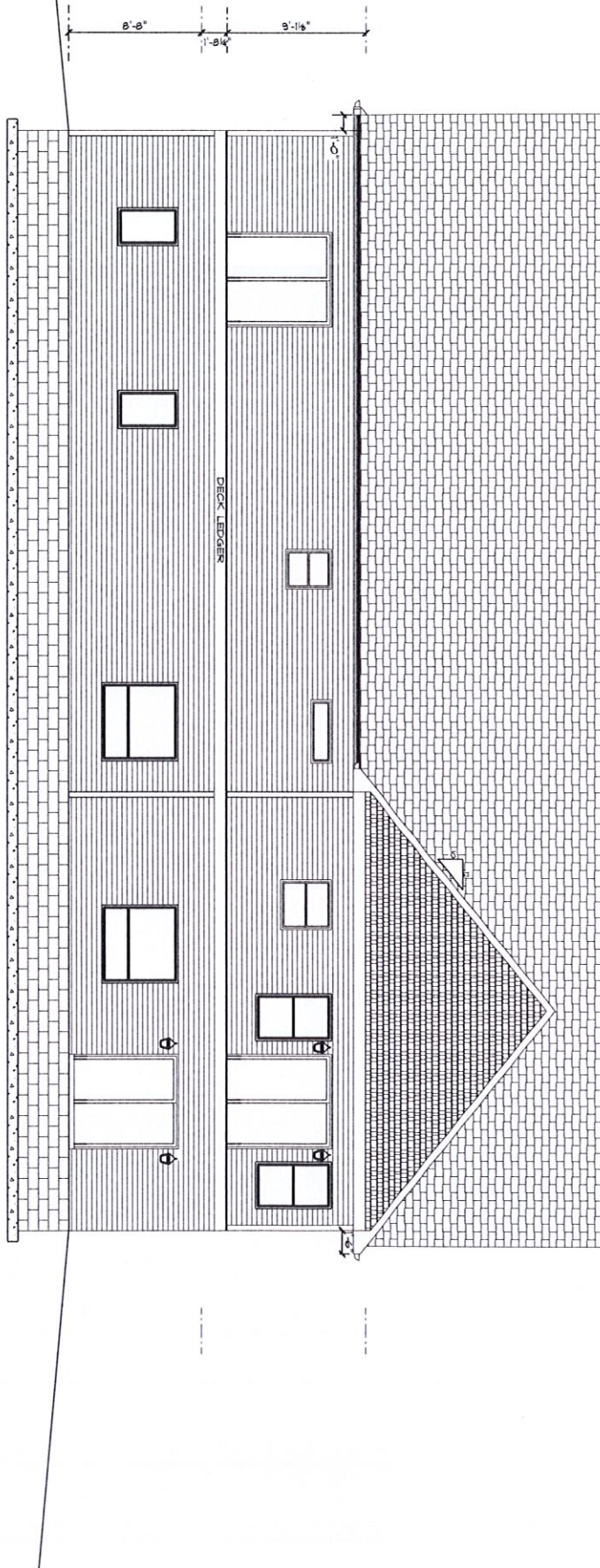
If you have any questions, please contact Environmental Services, at 507-357-8538.



**FRONT ELEVATION**

MARK & DEBBIE VOLKENANT  
46481 EVERGREEN LN.  
CLEVELAND MN. 56017

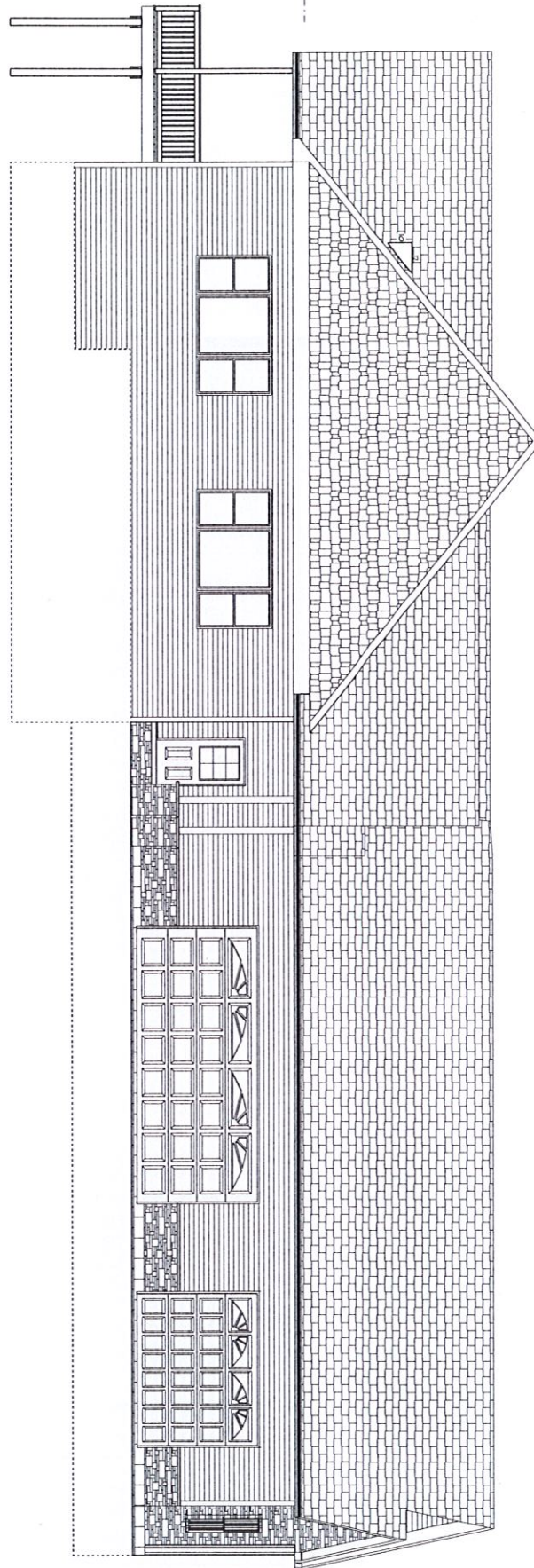




**REAR ELEVATION**

SCALE: 1/4" = 1'-0"

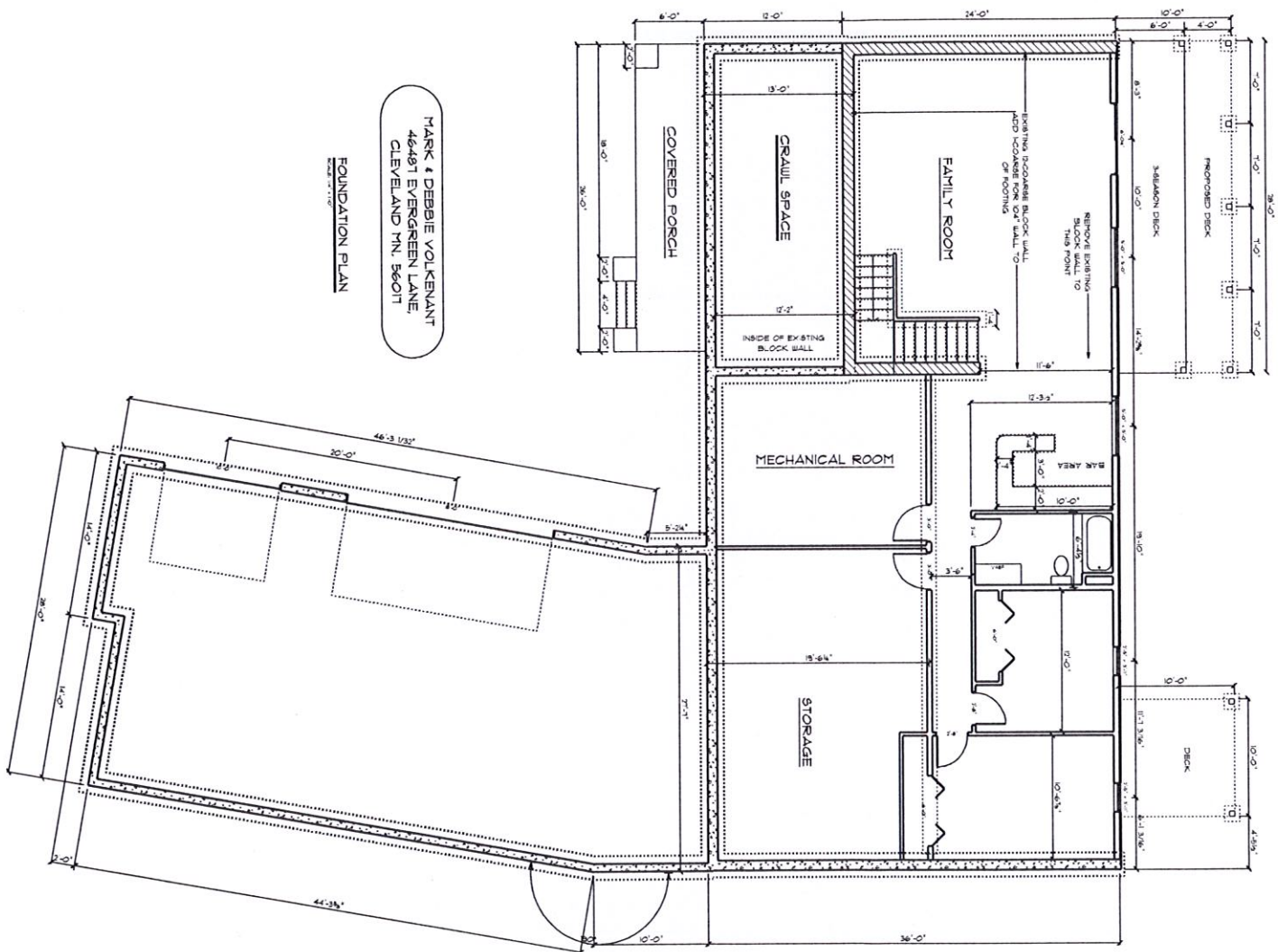
MARK & DEBBIE VOLKENANT  
46481 EVERGREEN LANE  
CLEVELAND TN. 36017



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

MARK & DEBBIE VOLKENANT  
46481 EVERGREEN LANE.  
CLEVELAND MN. 56017









# LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Volkenant-Novak  
 PID: 01.751.0040  
 DATE: 03-07-17  
 FIRM #: 27079C0265D  
 F-Zone: X-Outside  
 RFPE: 1022.86  
 District: Recreational  
 Residential



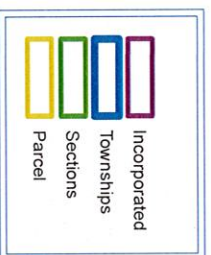
## Map Disclaimer

\*Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation; however, a degree of error is inherent in all maps, and these maps may contain omissions and errors in scale, resolution, rectification, positional accuracy, development methodology, interpretation of source data, and other circumstances.  
 \*The maps are date specific and are intended for use only at the published scale.  
 \*These maps should not be used for navigational, engineering, legal, or any other site-specific use.

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet

Photo dated April/May 2013

Created By: MRM



LE SUEUR COUNTY  
 ENVIRONMENTAL SERVICES  
 507-357-8538

30	29	28	27	26	25	30	29
31	32	33	34	35	36	31	32
6	5	4	3	2	1	6	5
12	8	9	10	11	12	7	8
18	17	16	15	14	13	18	17
18	17	16	15	14	13	18	17
19	20	21	22	23	24	19	20
30	29	28	27	26	25	30	29