



Le Sueur County, MN

Thursday, April 20, 2017

Regular Session

Item 4

Scheurer Packet

Staff Contact: Kathy Brockway or Michelle Mettler

VARIANCE

LE SUEUR COUNTY PLANNING AND ZONING BOARD OF ADJUSTMENT 88 SOUTH PARK AVENUE LE CENTER MN 56057

Direct Dial (507) 357-8538 Fax (507) 357-8541

APPLICATION DATE: 3/10/2017	PERMIT NUMBER 17035	FEE: \$646.00
60 DAY RULING DATE: 5/9/2017		
APPLICANT: ROGER & MARY SCHEURER	PROPERTY OWNER: ROGER & MARY SCHEURER	
ADDRESS: 48150 RED IRON RD	ADDRESS: 48150 RED IRON RD	
CITY: KASOTA	CITY: KASOTA	
STATE: MN	STATE: MN	ZIP: 56050
PHONE: 507-317-4715	PHONE: 507-317-4715	

PARCEL NO: 05.750.0310 & 05.750.0300	TOWNSHIP: KASOTA	911: 48150 RED IRON RD, KASOTA
SEC: 17	SUBDIV: THUNDERBIRD HILLS	
TWP: 109	LOT: 31	ZONE: R1
RANGE: 26	BLOCK: 1	FEMA PANEL #: 27079C0240D
Q/Q:	ROAD: TWP	FLOOD ZONE: X OUTSIDE

I (We), the undersigned, owner(s) and/or applicant of the property described herein, do hereby respectfully petition your Honorable Bodies to grant a variance, as hereinafter designated, and in support thereof, the following facts are presented:

1.) Reason for Requested Variance:

TO ALLOW THE APPLICANT TO SEPARATE 2 CONTIGUOUS NON-CONFORMING LOTS UNDER THE SAME OWNERSHIP FOR THE PURPOSES OF SALE AND DEVELOPMENT.

2.) Reasons for Approval or Denial of Request as Listed in Findings.

3.) Special Conditions of Variance:

RECORDED LEGAL DESCRIPTION OF PROPERTY MUST BE SUBMITTED PRIOR TO ISSUANCE OF ZONING PERMITS. ADDITIONAL CONDITIONS AS STATED IN RECORD:

<u>Roger Scheurer</u> APPLICANT/PROPERTY OWNER	<u>3-10-17</u> DATE
<u>Michelle R. Mittles</u> LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY	<u>3-10-17</u> DATE

**** FEES ARE NON-REFUNDABLE****

ON-SITE TOUR DATE: <u>4/20/2017</u>	
PUBLIC HEARING DATE: _____	ACTION: _____
<input type="checkbox"/> AS WRITTEN	<input type="checkbox"/> WITH CONDITIONS

_____	_____
BOARD OF ADJUSTMENT CHAIRMAN	DATE

BUILDING SITE MUST BE STAKED OUT THE MONDAY PRIOR TO THE MEETING OR THE APPLICATION WILL BE TABLED.

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Roger & Mary Scheurer
911 ADDRESS: 48150 Red Iron Rd, Kasota, MN 56050
VARIANCE REQUEST: To separate 2 contiguous non-conforming lots under the same ownership for the purposes of sale and development.
VARIANCE NUMBER: 17035
PARCEL NUMBER: 05.750.0310 & 05.750.0300

SITE INFORMATION

LOCATION: Lots 30 & 31, Thunderbird Hills Subdivision, Section 17, Kasota Township
ZONING & PURPOSE: Urban/Rural Residential

The **Urban/ Rural Residential (R1) District** is established for areas that will allow residential development that will not be in conflict with agricultural uses, city growth, or destroy important natural resource areas.

GOALS AND POLICIES: The current Land Use Plan as adopted in 2007 does make reference to buildable area of 40,000 square feet in the Urban/Rural Residential District. Goal #4, Objective 1, Action 8.

GENERAL SITE DESCRIPTION: Residential

ACCESS: Existing off Red Iron Road on developed Lot 30. New access off Red Iron Road and also Long Hill Road on undeveloped Lot 3.

ATTACHMENTS

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

STAFF FINDINGS

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

- | 1. <u>Variance:</u> | <u>Request:</u> | <u>Required:</u> | <u>Ordinance:</u> | <u>Page:</u> |
|---|---------------------|------------------------|------------------------------------|--------------|
| a. Separate 2 non-conforming lots: | Separate | Combine | Section 24; Subdiv. 9. C. | 24-3 |
| b. Lot depth (Lot 31): | 243 feet | 260 feet | Section 9; Subdiv. 5. J. 2. | 9-8 |
| c. Buildable area (Lot 30): | 35,365 sq ft | 90% of lot size | Section 9; Subdiv. 5. K. 1. | 9-8 |
- Variations 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.
 - A Variance may be granted **only** where the strict enforcement of the official controls will result in a **practical difficulty**.
 - It is the responsibility of the **applicant** and/or landowner to prove evidence that a practical difficulty exists.
 - A determination that a **practical difficulty exists** upon the consideration of the **findings of fact**.

CONSIDERATIONS

Page 1 of 2

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

CONDITIONS

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

VARIANCE FINDINGS OF FACT

Name of Applicant: ROGER & MARY SCHEURER

Variance # 17035

Variance Request: TO ALLOW THE APPLICANT TO SEPARATE 2 CONTIGUOUS NON-CONFORMING LOTS UNDER THE SAME OWNERSHIP FOR THE PURPOSES OF SALE AND DEVELOPMENT.

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

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

Explain _____ JM JW JD CH FC

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

Explain _____ JM JW JD CH FC

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

Explain _____ JM JW JD CH FC

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

Explain _____ JM JW JD CH FC

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

Explain _____ JM JW JD CH FC

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

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

Explain _____ JM JW JD CH FC

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

Explain _____ JM JW JD CH FC

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

() APPROVED () DENIED

CONDITIONS: _____

Applicant response to conditions: Agree () Disagree ()

Reasons: _____

Board of Adjustment Chairman _____

Date _____

VIII. Practical Difficulty:

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

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

We are asking for a variance to build a patio home that would better fit our needs.

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

The width of our lot is short of the township ordinance

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

Since purchasing this land from the county in 1989 the ordinances have changed

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

We will keep the essential character of the locality by maintaining and caring for it

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

No, downsizing & being 1 level

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

yes it's consistent with the bluff in our back yard.

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

Our lot is not farm land or lake property

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

St. Peter Well Company is designing and installing a new septic & sewer system. Water will be coming from our well on lot 1030

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

we will be able to build a home for our needs

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MAR 10 2017
BY: _____

IX. Attachments shall include but not limited to:

- a. Site Plan-*survey*
- b. Surveyor Certification
- c. Access approval
- d. Full legal description
- e. Floor plans and/or blue prints (*For structures*)
- f. Septic System Compliance Inspection *Waiver*
- g. Erosion control plan
- h. Description of request

The Department may request additional information regarding the application.

X. Quantities and Submittal Formats:

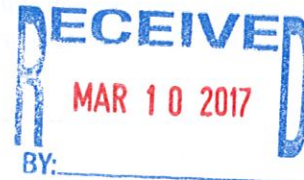
- a. One (1) reproducible copy of the request and all other supporting documents.
- b. **Ten (10)** copies must be submitted for documents larger than 11 x 17, documents in color, aerials or photographs.
- c. Electronic version of any supporting documents if available.
- d. Additional copies may be requested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

XI. Fees:

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

Additional Fees:

Special Meeting:	\$1,200
After-The-Fact meeting fee:	<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.*

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

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

XIII. Signatures:

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

_____ 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.

Roger Scheurer
Landowner signature

_____ Date

OFFICE USE ONLY

Date received <u>3-10-17</u>	Present Zoning Classification <u>R1</u>	Feedlot within 500' <u>N</u>	1000' <u>N</u>
Meeting date <u>4-20-17</u>	Lake Classification <u>/</u>	Erosion Control Plan <u>Y</u>	<u>N</u>
60 Day <u>5-9-17</u>	Lake <u>/</u>	Water courses <u>Y</u>	<u>N</u>
RFPE <u>/</u>	FEMA Panel # <u>27079CO240D</u>	Bluff <u>Y</u>	<u>N</u>
<input checked="" type="checkbox"/> Site Plan -survey	Flood Zone <u>/</u>	Other _____	
<input checked="" type="checkbox"/> Surveyor Certificate	<input checked="" type="checkbox"/> Full legal description	<input checked="" type="checkbox"/> Septic <u>WV</u>	COC NONC/Waiver Design <u>Design</u>
<input checked="" type="checkbox"/> Floor plans/blue-prints	<input type="checkbox"/> Access approval	<input checked="" type="checkbox"/> Fee \$ <u>646</u>	ATF / SPEC MTG <u>1703415</u>
<input checked="" type="checkbox"/> Description of Request	<input checked="" type="checkbox"/> Blue Prints	<u>3-10-17</u>	Permit # _____
<input checked="" type="checkbox"/> Application complete	<u>Michelle R. Mitta</u> Planning & Zoning Department Signature	Date _____	

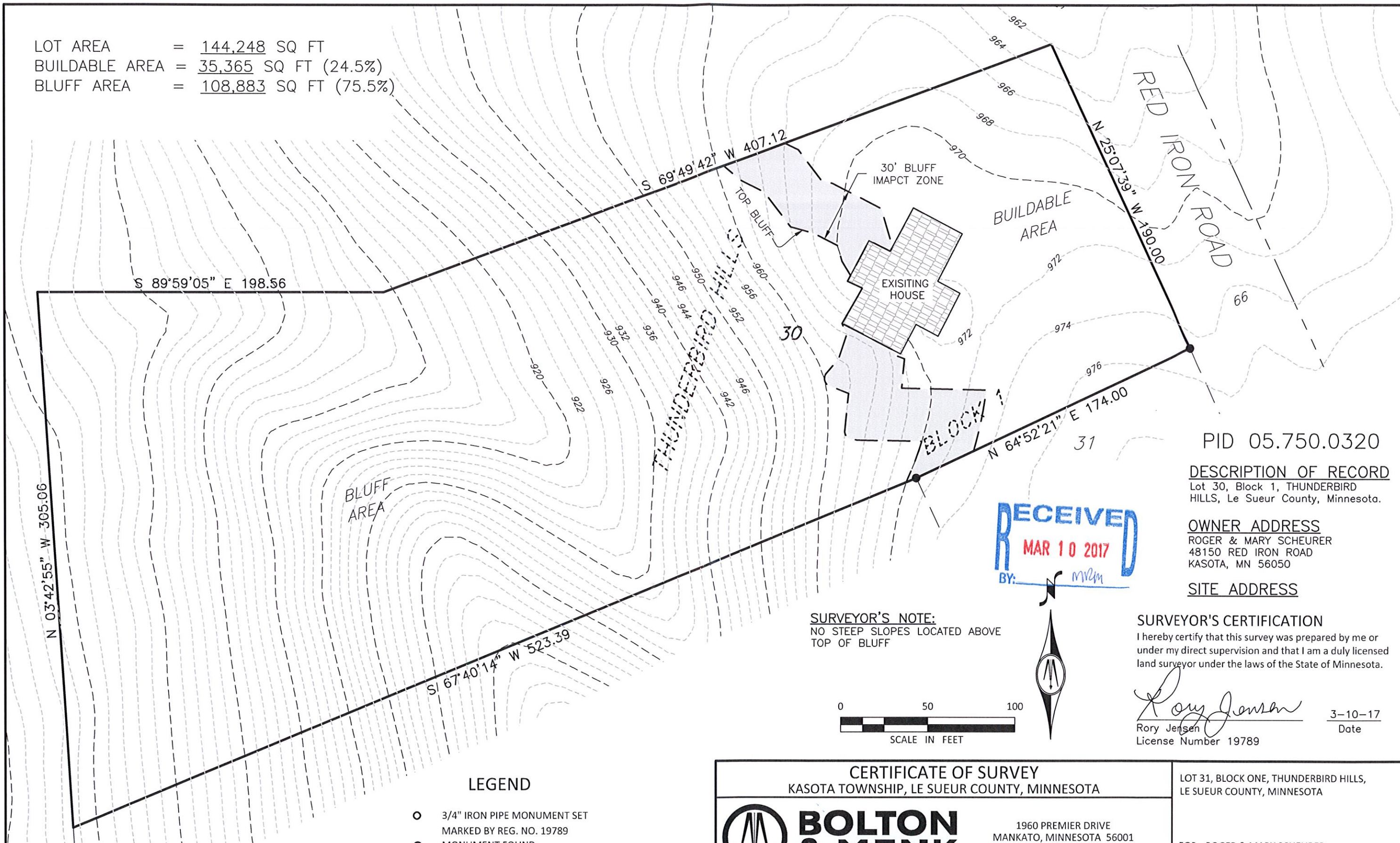
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MAR 10 2017
BY: _____

V.

We are requesting a variance to split our 2 lots (1030 & 1031) which are now non conforming with County standards in order to be able to construct a new patio home for our retirement years by downsizing our home.

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BY: mm

LOT AREA = 144,248 SQ FT
 BUILDABLE AREA = 35,365 SQ FT (24.5%)
 BLUFF AREA = 108,883 SQ FT (75.5%)



PID 05.750.0320

DESCRIPTION OF RECORD
 Lot 30, Block 1, THUNDERBIRD HILLS, Le Sueur County, Minnesota.

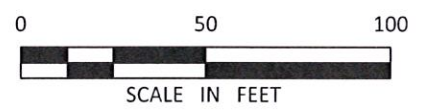
OWNER ADDRESS
 ROGER & MARY SCHEURER
 48150 RED IRON ROAD
 KASOTA, MN 56050

SITE ADDRESS

SURVEYOR'S NOTE:
 NO STEEP SLOPES LOCATED ABOVE TOP OF BLUFF

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

Rory Jensen
 Rory Jensen
 License Number 19789
 3-10-17
 Date



- LEGEND**
- 3/4" IRON PIPE MONUMENT SET MARKED BY REG. NO. 19789
 - MONUMENT FOUND

CERTIFICATE OF SURVEY KASOTA TOWNSHIP, LE SUEUR COUNTY, MINNESOTA		LOT 31, BLOCK ONE, THUNDERBIRD HILLS, LE SUEUR COUNTY, MINNESOTA FOR: ROGER & MARY SCHEURER
	1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	

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PID 05.750.0310

OWNER ADDRESS
ROGER & MARY SCHEURER
48150 RED IRON ROAD
KASOTA, MN 56050

SITE ADDRESS

DESCRIPTION OF RECORD
Lot 31, Block 1, THUNDERBIRD HILLS,
Le Sueur County, Minnesota.

Note: Shared well is on Lot 30.

LOT AREA = 41,514 SQ FT
BUILDABLE AREA = 41,514 SQ FT

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY REG. NO. 19789
- MONUMENT FOUND

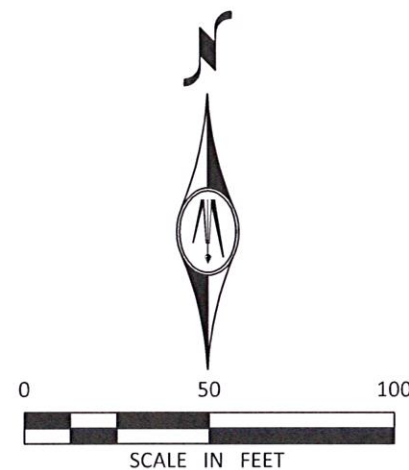
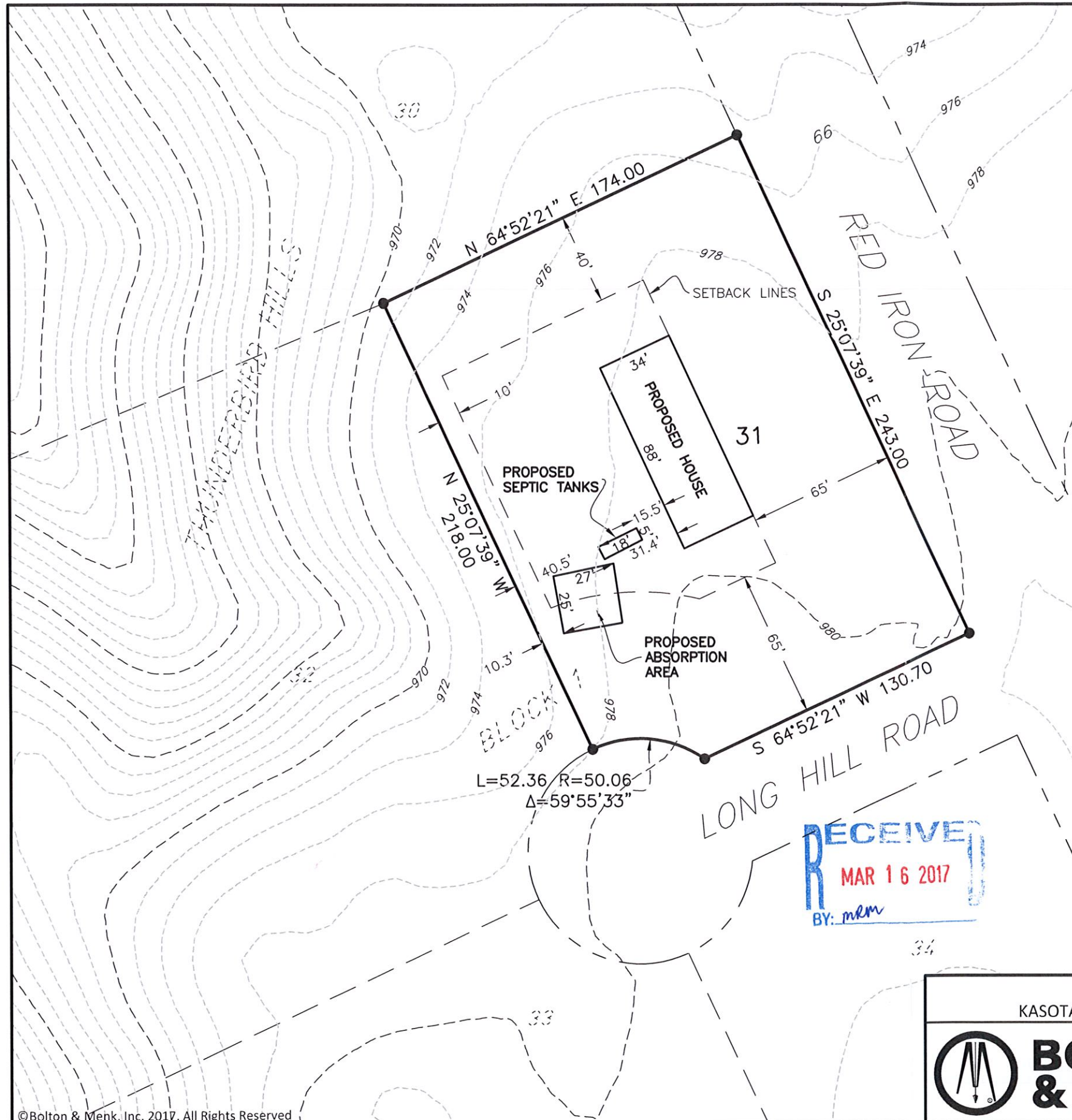
SURVEYOR'S CERTIFICATION

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

Rory Jensen
Rory Jensen
License Number 19789

3-10-17
Date

ADDED FOUND IRON MONUMENTS: 3-16-17



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MAR 16 2017
BY: mem

CERTIFICATE OF SURVEY KASOTA TOWNSHIP, LE SUEUR COUNTY, MINNESOTA		LOT 31, BLOCK ONE, THUNDERBIRD HILLS, LE SUEUR COUNTY, MINNESOTA
 BOLTON & MENK	1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	
	FOR: ROGER & MARY SCHEURER	

Surveyor Certification

I. Applicant:
Name ROGER & MARY SCHEURER

II. Landowner:
Name ROGER & MARY SCHEURER
Property Address _____
City KASOTA State MN Zip 56050

III. Parcel Information:
Parcel Number 05.750.0310

IV. 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.

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, aeriels 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 2/10/2017, 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.

Roy Jensen Surveyor Signature 3/10/2017 Date 19789 Lic #

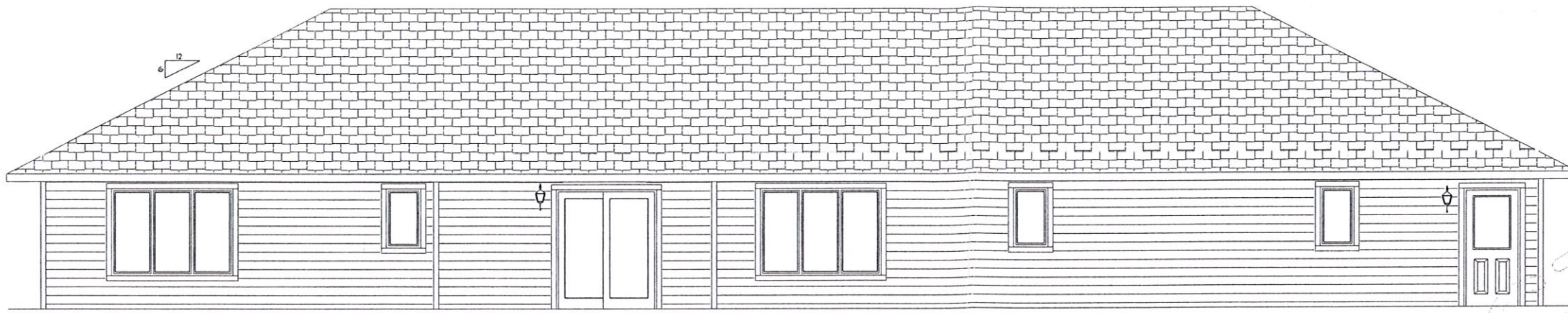
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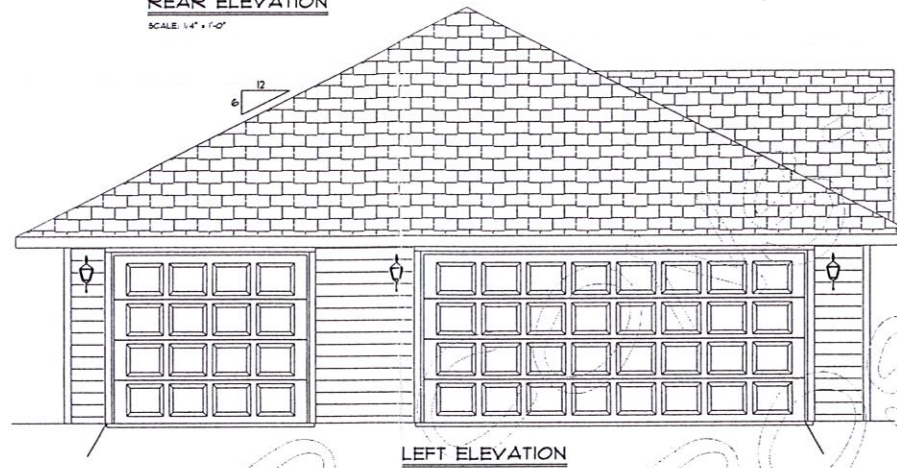
Michelle R. Mettler
Planning & Zoning Department Signature

01-15-16

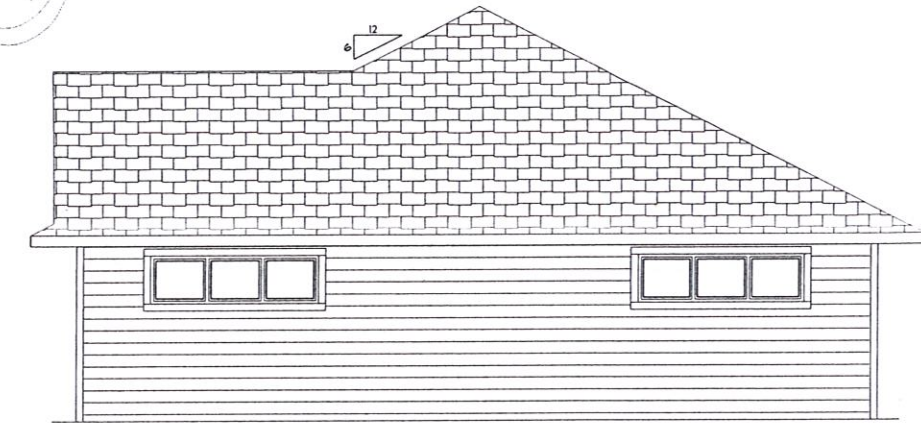
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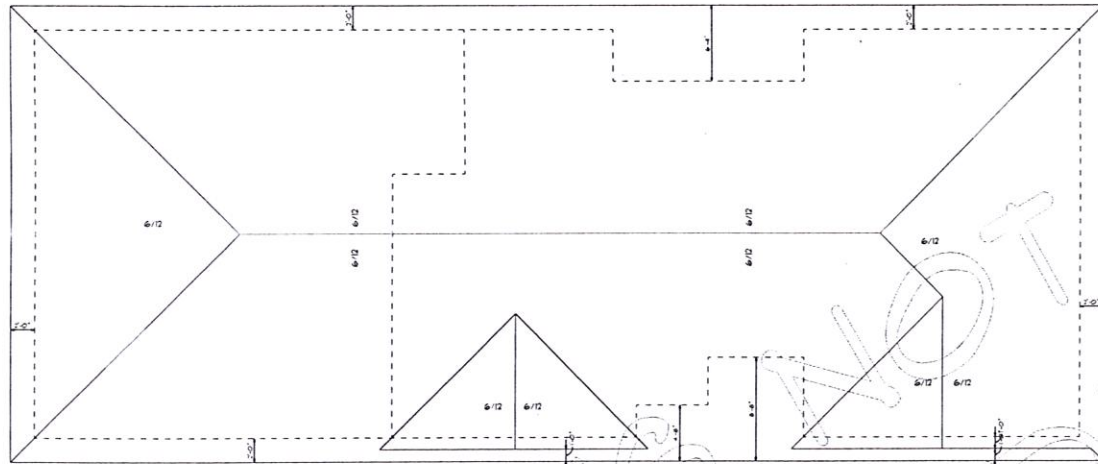
REAR ELEVATION
SCALE: 1/4" = 1'-0"



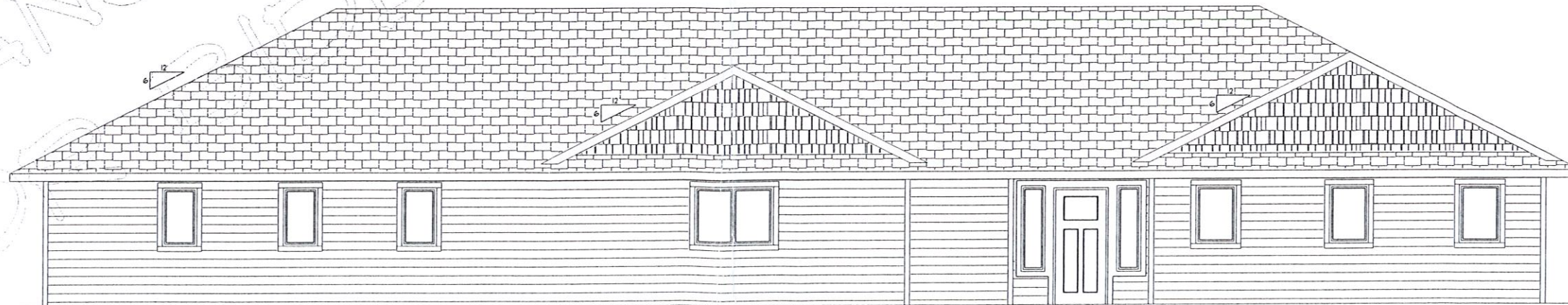
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

BUILDER/HOMEOWNER TO VERIFY MATERIALS AND LOCATIONS OF MATERIAL WHICH MAY AFFECT TRUSS LOADING SPECIFICATIONS
1st FLOOR COVERINGS/FINISHES/COUNTERTOPS

RECEIVED
MAR 10 2017
BY: *mlm*

THE DESIGN AND PLANS INDICATED ON THIS DRAWING ARE THE PROPERTY OF PRO-BUILD, HANKATO, PA. ALL RIGHTS ARE RESERVED. NO DESIGN OR CONSTRUCTION SHALL BE MADE WITHOUT WRITTEN PERMISSION OF PRO-BUILD, HANKATO, PA. AUTHORIZED BY:

CONSTRUCTION WARRANTY
BECAUSE OF THE POSSIBILITY OF PROVIDING A PERSONAL AND/OR ON-SITE CONSULTATION AND SUPERVISION OVER THE CONSTRUCTION AND BECAUSE OF THE VARIATION OF LOCAL CONDITIONS, PRO-BUILD, HANKATO, PA. SHALL ASSUME NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES OR OMISSIONS IN THE CONSTRUCTION. YOU SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING OFFICIAL PRIOR TO THE START OF CONSTRUCTION. THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ORDERS, ROOM OPENINGS, MATERIALS, FINISHES AND SPECIFICATIONS THAT MAY AFFECT ORDERING AND DELIVERY OF MATERIALS.

PRO-BUILD	
BUS. # 150743815408	CONTR. # 150743815332
183 STADIUM RD.	HANKATO, PA. 16802
PRELIM. DATE: 5/8/16	REVISION DATE: 11/16/16
REVISION DATE: 5/20/16	REVISION DATE:
REVISION DATE: 10/18/16	REVISION DATE:



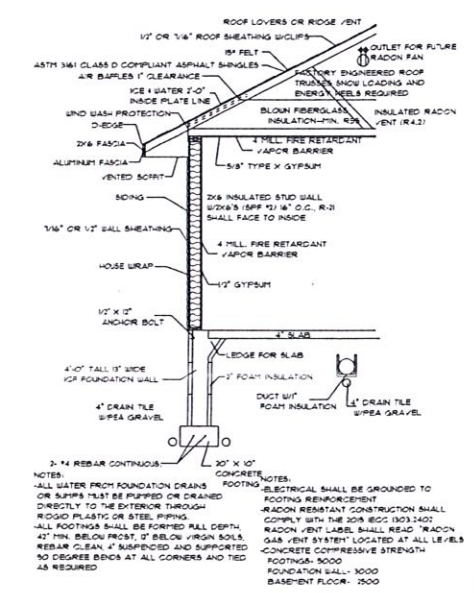
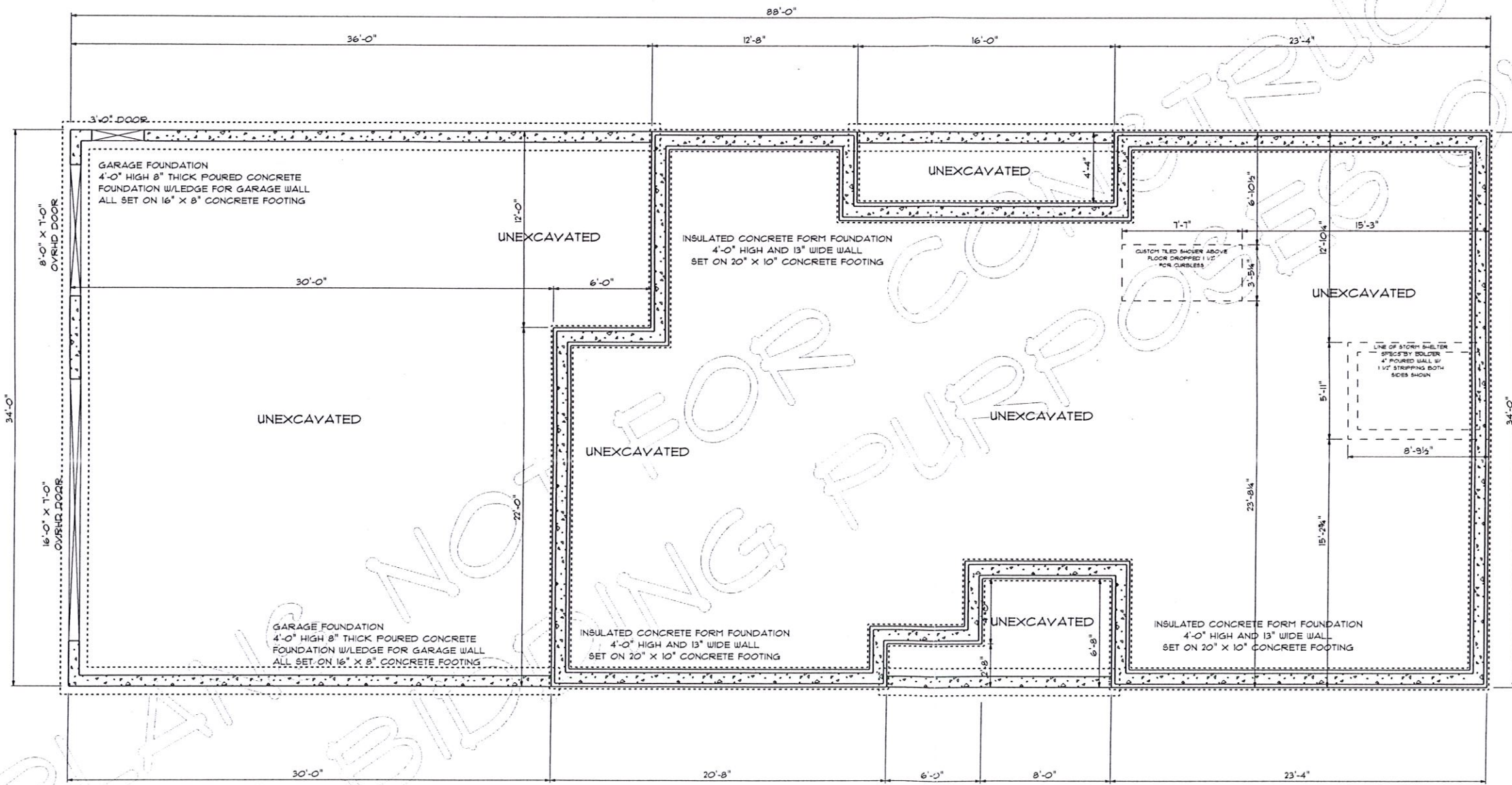
PLANS FOR: ROGER & MARY SCHEURER
507-420-6596 mary.scheurer@ghcc.com
EMERICK CONSTRUCTION
SCALE: 1/4" = 1'-0"
DESIGN BY: RACHEL DUGAN
ELEVATIONS

CATEGORY ONE HOUSE

- KNOWNS TO BE CAULKED AND TAPED
- ALL SEALERS TO BE INSTALLED UNDER ALL BALL PLATES
- SEALED CONTINUOUS AIR AND VAPOR BARRIER TO BE INSTALLED ON JAMB SIDE OF EXTERIOR WALLS WITH ALL JOINTS, OPENINGS AND PENETRATIONS SEALED IN A PERMANENT MANNER
- PENETRATION IN THE RIM JOIST OR WALLS BY SUB-CONTRACTORS TO BE SEALED
- UNSUPPORTED SHEATHING JOINTS TO BE SEALED ON EXTERIOR OF JOIST
- AIR BARRIER ON EXTERIOR OF HOME TO BE WITH JOCKS OR SOLID WOOD BLOCK FOR PENETRATIONS
- ATTIC ACCESS TO BE SEALED WITH SPRAY TEXTURE OR CALK
- 2" SEALED COMBUSTION PURNAGE
- CENTRALIZED EXHAUST SYSTEM
- DIRECT VENT GAS WATER HEATER
- MAXIMUM 300 CFM ON ANY ONE APPLIANCE

GENERAL NOTES:

- ALL TRUSSES ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO TRUSS MANUFACTURER
- TRUSS LAYOUTS TO BE VERIFIED BEFORE CONSTRUCTION
- TRUSS MANUFACTURER TO VERIFY HEADER BEAM SIZES AND POINT LOADS AREN'T EXERT CONCENTRATED LOADS
- ALL FLOOR LAY BEAMS, GIRDERS TRUSS SIZES AND LOCATIONS ARE TO BE STRUCTURALLY ENGINEERED AND VERIFIED PRIOR TO CONSTRUCTION
- ALL BENCH ROOMS TO BE VERIFIED BY TRUSS MANUFACTURER PRIOR TO CONSTRUCTION
- SOLID BEARINGS REQUIRED FOR ALL BEAMS AND HEADERS
- AC CODE STATES ALL WALLS OVER 8'-0" IN HEIGHT REQUIRE ENGINEERING. ENGINEERING PROVIDED BY OTHERS
- WHEN NARROW WALL CONSTRUCTION IS REQUIRED THE METHOD IS TO BE VERIFIED BY SPLICER
- TYPICAL CEILING PLATE HEIGHT IS 8'4" UNLESS NOTED
- 1/2" MINIMUM DEPTH REQUIRED FOR ALL NON-HEATED FROST FOOTINGS
- 3/4" REBAR # 4 @ 4'-0" ON CENTER AND 6" IN 12" FROM CORNER
- 3/4" REBAR CONTINUOUS FOR FOOTING REINFORCEMENT
- VAPOR RETARDER REQUIRED UNDER ALL CONCRETE SLABS IN HABITABLE AREAS
- ANCHOR BOLTS # 4 @ 4'-0" ON CENTER
- 30" MINIMUM REQUIRED WITH 4 TOLETS
- SPOKE DETECTORS REQUIRED IN COMMON AREA AND ALL BEDROOMS
- HOUSE GARAGE GYPSON WALLS AND CEILING TO BE SHEETROCKED WITH 5/8" SHEETROCK FOR FIRE PROTECTION
- SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN 8' OF THE FLOOR
- SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN 24" ARC SPANS OF DOORS
- SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN STAIRWELLS



NOTES:

- ALL WATER FROM FOUNDATION DRAINS OR SUMP MUST BE PUMPED OR DRAINED DIRECTLY TO THE EXTERIOR THROUGH RIGID PLASTIC OR STEEL PIPING.
- ALL FOOTINGS SHALL BE FORMED FULL DEPTH.
- 42 MIN. BELOW FROST, 2" BELOW VIRGIN SOILS.
- REBAR CLEAN, 4" SPACED AND SUPPORTED.
- NO CORNER BENDS AT ALL CORNERS AND TIED AS REQUIRED.
- ELECTRICAL SHALL BE GROUNDED TO FOOTING REINFORCEMENT.
- RAJCON RESISTANT CONSTRUCTION SHALL COMPLY WITH THE 2015 IBC (103.1402).
- RAJCON VENT LABEL SHALL READ: "RAJCON GAS VENT SYSTEM" LOCATED AT ALL LEVELS.
- CONCRETE COMPRESSIVE STRENGTH: FOOTING: 3000 FOUNDATION WALL: 3000 BASEMENT FLOOR: 2500

RECEIVED
MAR 10 2017
 BY: *mm*

BUILDER/HOMEOWNER TO VERIFY MATERIALS AND LOCATIONS OF MATERIAL WHICH MAY AFFECT TRUSS LOADING SPECIFICATIONS
 1st FLOOR COVERINGS/FINISHES/COUNTERTOPS

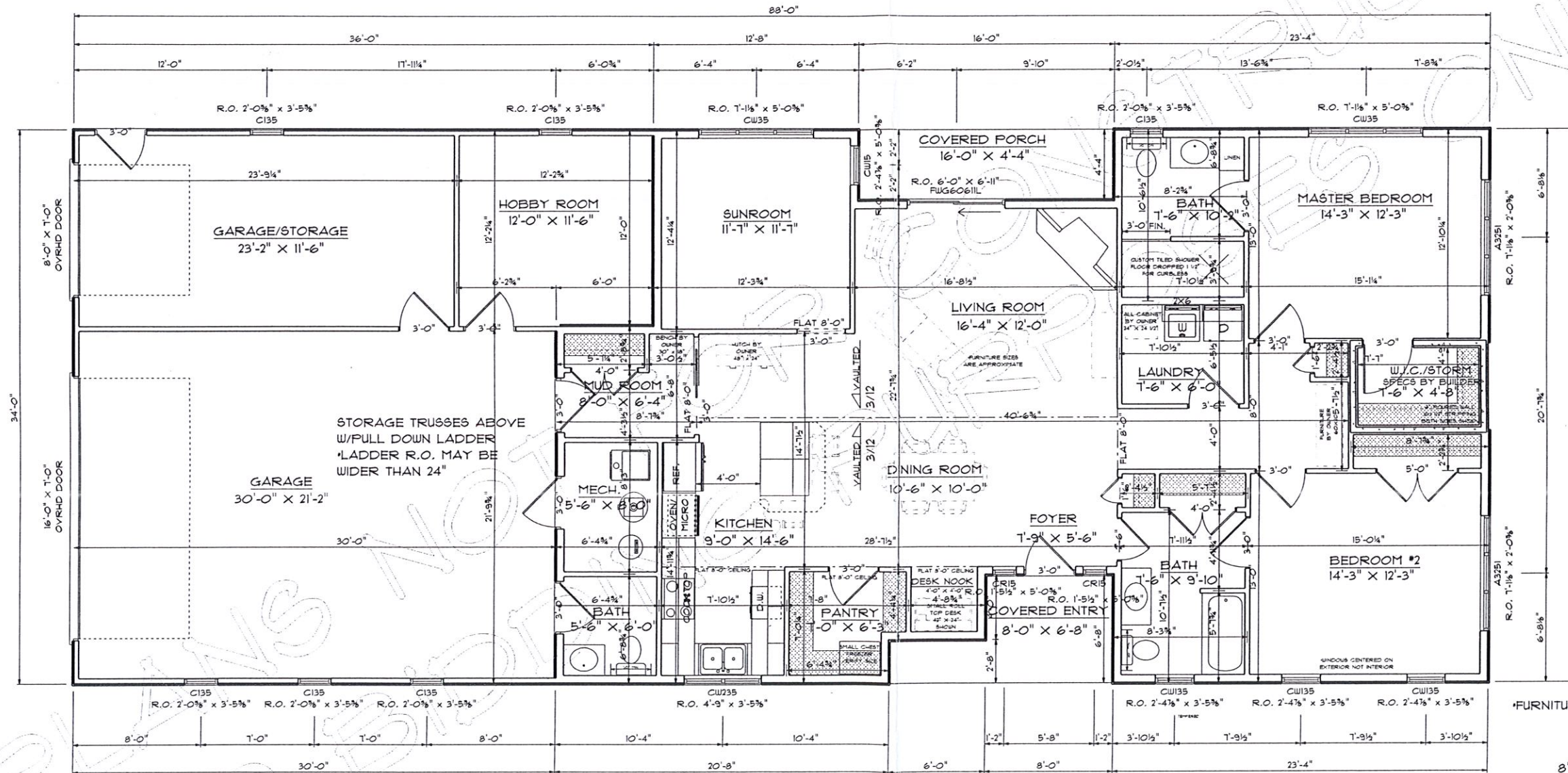
CONSTRUCTION WARRANTY

THE DESIGN AND PLANS INDICATED ON THIS DRAWING ARE THE PROPERTY OF PRO-BUILD. NO PARTS OF THIS DRAWING OR ANY REVISIONS THEREON SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF PRO-BUILD, MANLY, TN. AUTHORIZED BY:

PRO-BUILD
 803 STADIUM BLVD. MANLY, TN 38402
 TEL: 901-387-2628 FAX: 901-387-3403
 PREP. DATE: 9-14-16 REVISION DATE: 9-20-16
 REVISION DATE: 9-20-16 REVISION DATE: 10-26-16

PLANS FOR: ROGER & MARY SCHEURER
 501-420-6596 mary.scheurer@yahoo.com
EMERICK CONSTRUCTION
 SCALE: 1/4" = 1'-0"
 DRAWN BY: RICHARD GACHS

FOUNDATION



*FURNITURE SIZES ARE APPROXIMATE

8'-0" CEILINGS UNLESS NOTED

1756 SQ. FT. MAIN FLOOR
INCLUDES MECH. AND GARAGE 1/2 BATH
DOES NOT INCLUDE COVERED ENTRY & PORCH

1032 SQ. FT. GARAGE
INCLUDES HOBBY ROOM

RECEIVED
MAR 10 2017
BY: *mfm*

BUILDER/HOMEOWNER TO VERIFY MATERIALS AND
LOCATIONS OF MATERIAL WHICH MAY AFFECT TRUSS
LOADING SPECIFICATIONS
1st FLOOR COVERINGS/FINISHES/COUNTERTOPS

- 1. ALL TRUSS MANUFACTURERS TO BE INSTALLED UNDER ALL SILL PLATES
- 2. SEALER TO BE INSTALLED UNDER ALL SILL PLATES
- 3. SEALS TO BE INSTALLED UNDER ALL SILL PLATES
- 4. PENETRATION IN THE ROOF JOIST OR WALLS BY SUB-CONTRACTORS TO BE SEALED
- 5. UNANSWERED SHEETING JOISTS TO BE SEALED ON EXTERIOR OF JOIST
- 6. AIR BARRIER ON EXTERIOR OF HOME TO BE WITH BLOCKS OR SOLID WOOD BLOCK FOR PENETRATIONS
- 7. WATER ACCESS TO BE SEALED WITH "SPRAY" FEATURE OR CAULK
- 8. 3/4" SEALED COMBUSTION FURNACE
- 9. CENTRALIZED EXHAUST SYSTEM
- 10. DIRECT VENT GAS WATER HEATER
- 11. FLUVENT 300 CFM ON ANY ONE APPLIANCE
- 12. TRUSS MANUFACTURER TO VERIFY HEADER BEAM SIZE AND POINT LOADS WHERE GIRDERS EXERT CONCENTRATED LOADS
- 13. ALL FLOOR LAY BEAMS GARDEN TRUSS SIZE AND LOCATION ARE TO BE STRUCTURALLY ENGINEERED AND VERIFIED PRIOR TO CONSTRUCTION
- 14. ALL BONUS ROOMS TO BE VERIFIED BY TRUSS MANUFACTURER PRIOR TO CONSTRUCTION
- 15. SOLID BEARINGS REQUIRED FOR ALL BEAMS AND HEADERS
- 16. IRC CODE STATES ALL WALLS OVER 10'-0" IN HEIGHT REQUIRE ENGINEERING. ENGINEERING PROVIDED BY OTHERS
- 17. WHEN NARROW WALL CONSTRUCTION IS REQUIRED THE METHOD IS TO BE VERIFIED BY BUILDER
- 18. TYPICAL CEILING PLATE HEIGHT IS 8'-11/8" UNLESS NOTED
- 19. 4" MINIMUM DEPTH REQUIRED FOR ALL NON-SEALED FROST FOOTINGS
- 20. #4 REBAR # 6'-0" ON CENTER AND WITHIN 5'-0" FROM CORNER
- 21. #4 REBAR CONTIGUOUS FOR FOOTING REINFORCEMENT
- 22. VAPOR RETARDER REQUIRED UNDER ALL CONCRETE SLABS IN HABITABLE AREAS
- 23. ANCHOR BOLTS # 8'-0" ON CENTER
- 24. 30" MINIMUM REQUIRED WITH # TOILETS
- 25. SMOKE DETECTORS REQUIRED IN COMMON AREA AND ALL BEDROOMS
- 26. HOUSE/GARAGE GYPSON WALLS AND CEILING TO BE SHEETROCK WITH 5/8" SHEETROCK FOR FIRE PROTECTION
- 27. SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN 8' OF THE FLOOR
- 28. SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN 24" ARC SWING OF DOORS
- 29. SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN STAIRWELLS

CONSTRUCTION WARRANTY

THE DESIGNER AND PLANS INDICATED ON THIS SET OF PLANS SHALL BE USED FOR CONSTRUCTION OF THE PROJECT. NO VARIANCES IN LOCAL BUILDING CODE REQUIREMENTS, AND WEATHER CONDITIONS OR ERRORS IN THE DESIGN OF THE BLUE PRINTS, IT IS RECOMMENDED FOR THE CONTRACTOR TO VERIFY THE DESIGNER'S PLAN CHANGES AND SPECIFICATIONS FOR VERIFYING DIMENSIONS, ROOM OPENINGS, PLAN CHANGES AND SPECIFICATIONS THAT MAY AFFECT ORDERING AND DELIVERY OF MATERIALS.

PRO-BUILD

1501-3815-009 CONTR. 1501-3815-002 FAX 1501-3815-003
9011 BRADY RD. MANKATO, MN 56002
PRELIM. DATE: 9-9-16 REVISION DATE: 10-4-16
REVISION DATE: 9-20-16 REVISION DATE: 10-16-16



PLANS FOR: ROGER & MARY SCHEURER
5071-420-6596 mary.scheurer@yahoo.com
EVERICK CONSTRUCTION
SCALE: 1/4" = 1'-0"
DRAWN BY: EVERICK CONSTRUCTION
CHECKED BY: EVERICK CONSTRUCTION

FLOORPLAN

Deegan
Construction

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: Roger & MARY Scheurer PID: _____
Mailing Address: 48150 Red Iron Rd Kasota Mn 56050
Property Address: new on Red Iron Rd
Phone: (507) 317-4715 Mobile/Cell: () SAME

Responsible party for Implementation/Inspection: Dan Deegan, Deegan Const
Address: 23873 3rd ave
Phone: (507) 382-6122 Mobile/Cell: () _____

Erosion & Sediment Control Measures

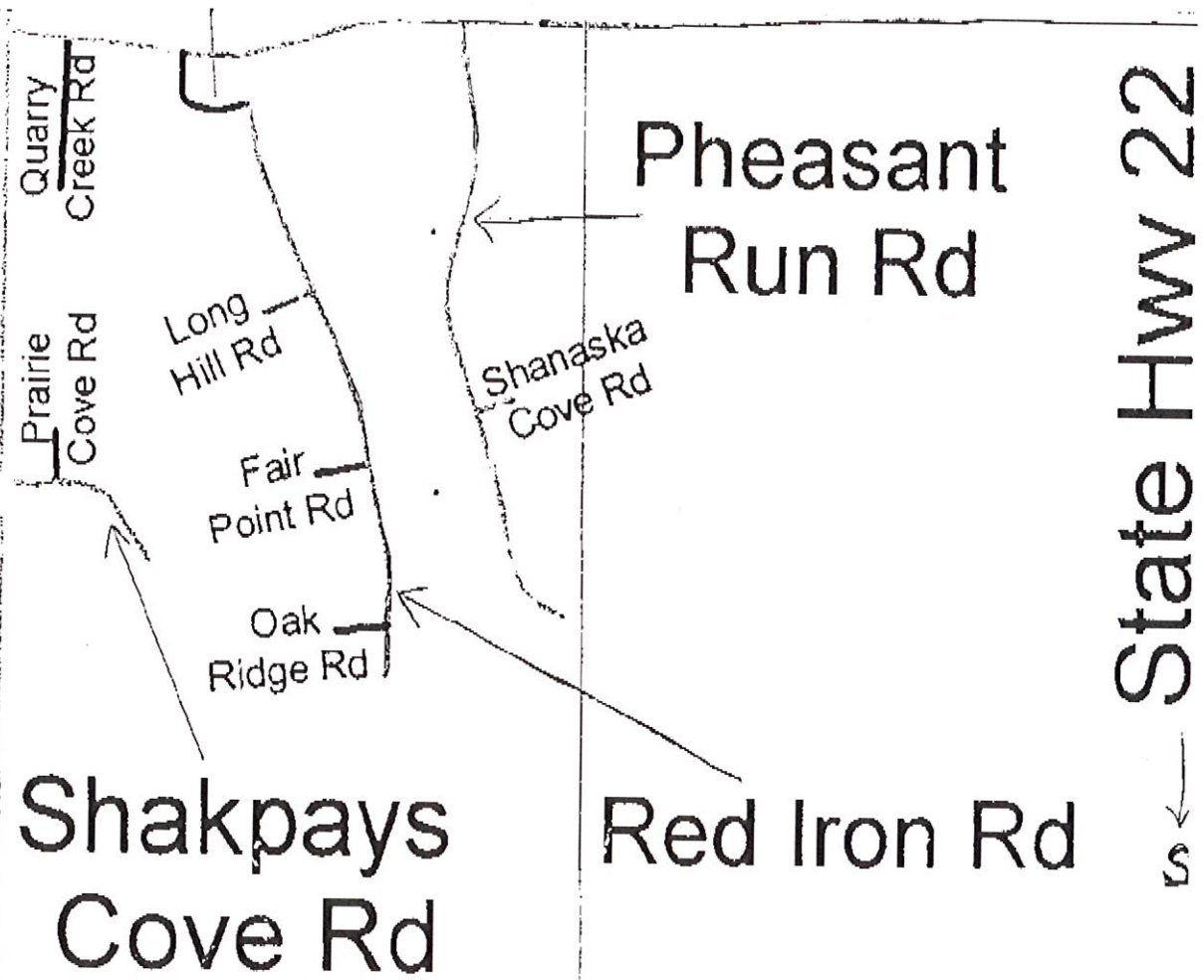
1. Maintain existing vegetation whenever possible and minimize the area of disturbance. Retain and protect trees to enhance future landscaping efforts and to reduce raindrop impact. (Vegetation is the best and most cost-effective erosion control practice).
2. Install all erosion and sediment control 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.



3-14-17

To: Michelle Mettler
From: Kasota Township
Joe Kienlen
507-931-6085
507-995-4006

Re: Roger Scheurer
placement of two
driveways



Driveway #1 (exiting onto Red Iron Road)

No less than 20 feet north of the road right of way from the corner of Red Iron Road and Long Hill Road. Culvert must be no less than 15 inches in diameter with a maximum length of 25 feet.

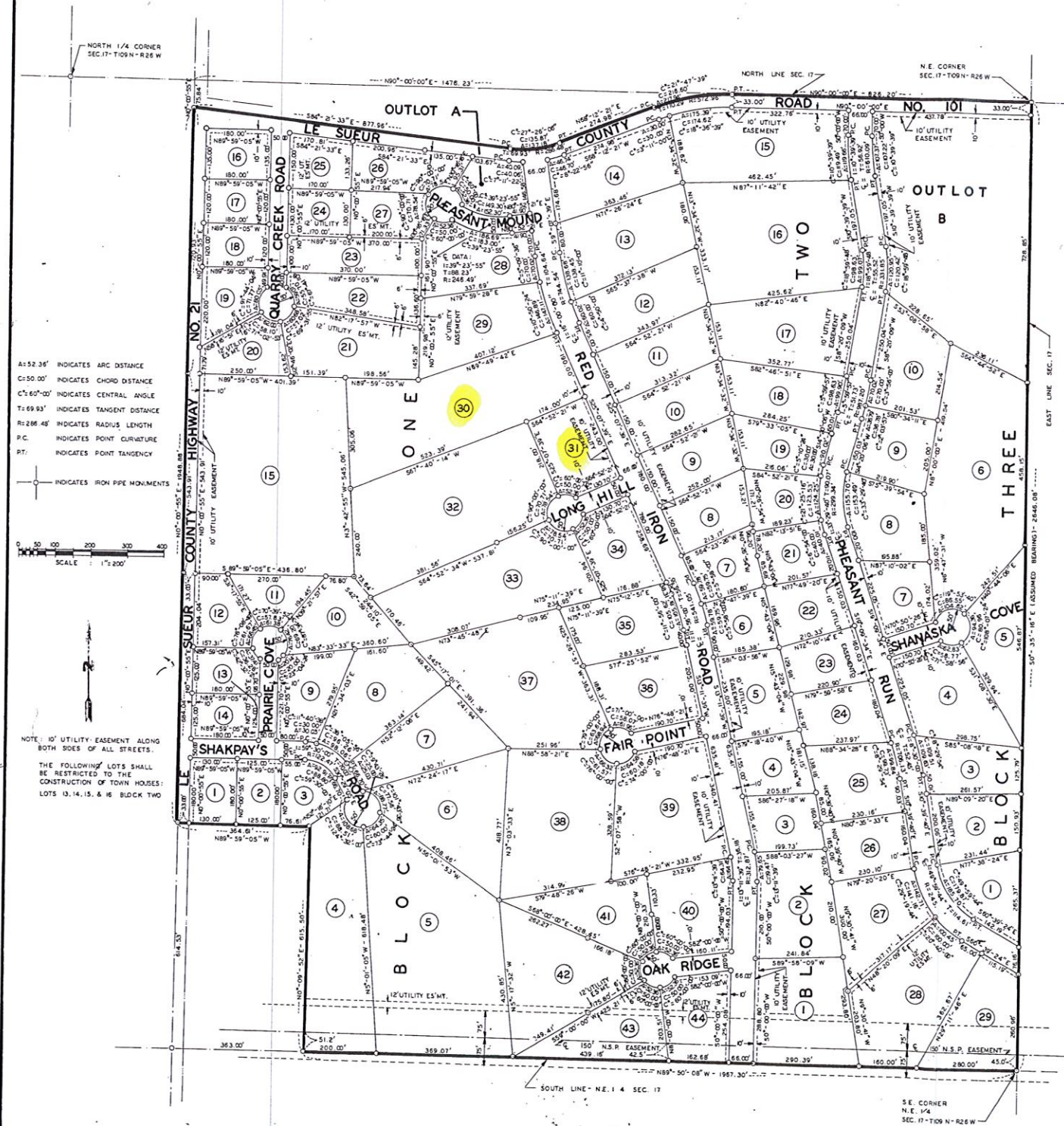
Driveway #2 (exiting onto Long Hill Road)

No less than 20 feet west of the road right of way from the corner of Long Hill Road and Red Iron Road. Culvert must be no less than 15 inches in diameter with a maximum length of 25 feet.



THUNDERBIRD HILLS

LE SUEUR COUNTY, MINNESOTA



A152.34' INDICATES ARC DISTANCE
 C150.00' INDICATES CHORD DISTANCE
 C° 60' 00" INDICATES CENTRAL ANGLE
 T° 68' 53" INDICATES TANGENT DISTANCE
 R1286.48' INDICATES RADIUS LENGTH
 P.C. INDICATES POINT CURVATURE
 P.T. INDICATES POINT TANGENCY
 --- INDICATES IRON PIPE MONUMENTS

SCALE 1" = 200'

NOTE: 10' UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS. THE FOLLOWING LOTS SHALL BE RESTRICTED TO THE CONSTRUCTION OF TOWN HOUSES: LOTS 13, 14, 15, & 16 BLOCK TWO

INSTRUMENT OF DEDICATION

Know all men by these presents that we, North States Mortgage Co., Inc., a corporation under the laws of the State of Minnesota, and Clairon V. Moses and Anna V. Moses, husband and wife, owners of the following described property, to wit:

All that part of the Northeast quarter of Section 17, Township 109 North, Range 26 West described as: Beginning at the Northeast corner of Section 17; thence South 0 degrees, 35 minutes, 16 seconds East (assumed bearing) along the East line of Section 17, 2646.08 feet to the Southeast corner of the Northeast quarter of Section 17; thence North 89 degrees, 50 minutes, 08 seconds West along the South line of the Northeast quarter of Section 17, 1967.30 feet; thence North 0 degrees, 09 minutes, 52 seconds East, 615.50 feet; thence North 89 degrees, 59 minutes, 05 seconds West, 364.61 feet to a point on the centerline of Le Sueur County Highway No. 21; thence North 0 degrees, 00 minutes, 55 seconds East along said centerline, 1948.88 feet to the point of intersection with the centerline of Le Sueur County Road No. 101; thence South 84 degrees, 21 minutes, 33 seconds East along said County Road No. 101 centerline, 877.96 feet to a tangential curve deflecting left; thence along a 286.48 foot radius curve, central angle 27 degrees, 26 minutes, 06 seconds, an arc distance of 137.18 feet to the tangent; thence North 68 degrees, 12 minutes, 21 seconds East along the tangent, 274.98 feet to a tangential curve deflecting right; thence along a 572.96 foot radius curve, central angle 21 degrees, 47 minutes, 39 seconds, an arc distance of 217.94 feet to the North line of Section 17, tangent to said curve; thence North 90 degrees, 00 minutes, 00 seconds East along the North line of Section 17, 826.20 feet to the point of beginning.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set and that we have named said platted area THUNDERBIRD HILLS, and that we dedicate to the public use the streets and roadways shown thereon and that we dedicate the easements for the purposes shown.

WITNESS:
 Karen Lidstrom
 Walter P. Smith
 William R. Johnson
 Thomas B. Pearson

SIGNED:
 Bayard Shellum
 Thelma Shellum
 Clairon V. Moses
 Anna V. Moses

NOTARY'S CERTIFICATE

State of Minnesota) ss
 Blue Earth County)
 On this the 30 day of July, 1971, before me a Notary Public in and for said county, personally appeared Bayard Shellum and Thelma Shellum, who each being duly sworn did say that they are respectively the President and Secretary of North States Mortgage Co., Inc., a corporation under the laws of the State of Minnesota, the corporation named in the foregoing instrument and the seal affixed to same instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by the above named President and Secretary and Clairon V. Moses and Anna V. Moses, husband and wife, do hereby acknowledge said instrument to be their free act and deed.

Orvak Kozeta
 Notary Public, Blue Earth County, Minn.
 My Commission Expires Feb. 24, 1977

SURVEYOR'S CERTIFICATE

I, Martin C. Menk, Jr., Registered Land Surveyor, State of Minnesota, hereby certify that I have surveyed and platted the above described property at the request of the owners thereof, that the plat is correct representation of the survey, that all distances are correctly shown on the plat, that the monuments for the guidance of future surveys have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat and that there are no marshlands or public highways within the platted area except as shown thereon.

Martin C. Menk, Jr.
 Reg. No. 3602
 Notary Public, Blue Earth County, Minn.
 My Commission Expires Feb. 24, 1977

On this the 17 day of July, 1971, before me a Notary Public in and for said County, appeared Martin C. Menk, Jr., who being duly sworn did say that he has executed the foregoing instrument.

Orvak Kozeta
 Notary Public, Blue Earth County, Minn.
 My Commission Expires Feb. 24, 1977

APPROVAL

Be it known that on this the 1st day of JULY, 1971, the Planning Commission of Le Sueur County did duly approve this plat of THUNDERBIRD HILLS.

Robert J. Gary
 Secretary to the Le Sueur County Planning Commission

R. P. Bradshaw
 Chairman of the Le Sueur County Planning Commission

APPROVAL

Be it known that on this the 12th day of JULY, 1971, the County Board of Le Sueur County did duly approve this plat of THUNDERBIRD HILLS.

Gregory J. Wolfe
 Chairman

Russell D. Fisher
 Clerk

MORTGAGEE'S CONSENT

Clairon Moses and Anna Moses, husband and wife, approve this plat in so far as their interest is concerned.

Clairon V. Moses
Anna V. Moses

COUNTY AUDITOR
 LE SUEUR COUNTY, MINNESOTA

I hereby certify that the taxes on the land described herein are paid and transfer entered this 9th day of AUGUST, 1971.

Russell D. Fisher
 County Auditor
 Le Sueur County, Minnesota

REGISTER OF DEEDS
 LE SUEUR COUNTY, MINNESOTA

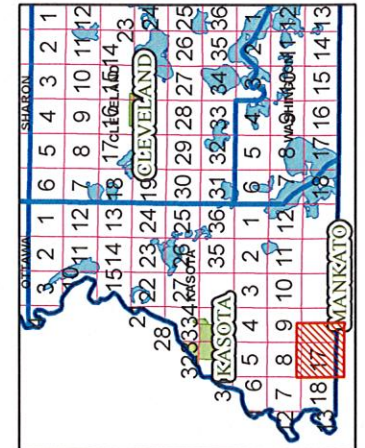
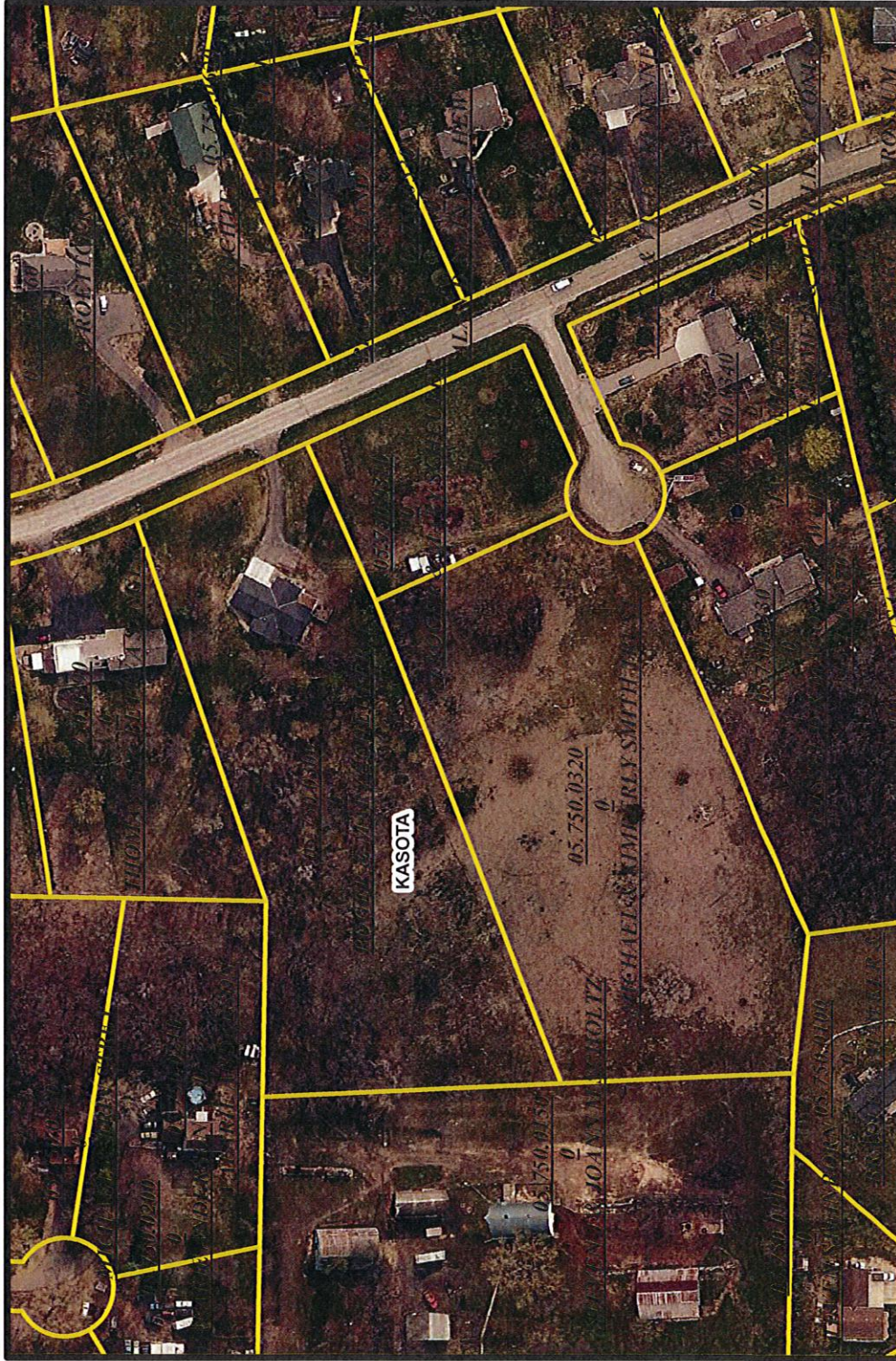
I hereby certify that this instrument was filed in my office for record on the 10th day of August, 1971 at 9 o'clock A.M. and that it was recorded on page 371 of book B of PLATS.

M. A. Dumper
 Register of Deeds
 Le Sueur County, Minnesota

OFFICIAL PLAT

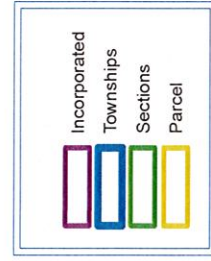
LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Roger & Mary Scheurer
PID: 05.750.0310 & 0300
DATE: 04-07-17
FIRM #: 27079C0270D
F-Zone: X-outside
RFPE: NA
District: Urban Rural 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.



LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES
 507-357-8538

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet
 Photo dated April/May 2013
 Created By: MRM