



Le Sueur County, MN

Thursday, September 21, 2017

Regular Session

Item 3

Hovick Packet

Staff Contact: Kathy Brockway or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Robert Hovick
911 ADDRESS: 28212 Cedar Trail, Cleveland
VARIANCE REQUEST: To allow the applicant to construct a cabin 32 feet from the road Right-Of-Way (ROW) 62 feet from the Ordinary High Water Level (OHWL), 20 feet from bluff, 30% total impervious surface.
VARIANCE NUMBER: 17286
PARCEL NUMBER: 13.650.0170

SITE INFORMATION

LOCATION: Lot 36, Tomahawk Point, Section 4, Washington Township
ZONING & PURPOSE: Recreational Residential "RR"

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 makes reference to shoreland development and bluff setbacks.

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 natural environment, and prevent the premature development of natural resource areas.

Objective 2: Utilize shorelands on Recreational Development Lakes (RD) for housing, but with a focus on development design that protects the resource.

Action 1: Continue utilizing the minimum state shoreland regulations to determine housing densities and development design.

Objective 1: The County should continue its preservation of significant bluff areas nad river valleys through its use of a Conservancy zone.

Action 3: Amend the County's Zoning controls to require all structures to meet a 30' minimum setback from top of bluff.

GENERAL SITE DESCRIPTION: Shoreland, residential
ACCESS: Existing off Cedar Trail
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.

ATTACHMENTS

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. Structure to road ROW: <i>See additional considerations below.</i>	32 feet	*Exemption	Section 13.2. Subdiv. 5. B. 10.	13-44
b. Structure to OHWL: <i>See additional considerations below.</i>	62 feet	**Exemption	Section 13.2. Subdiv. 5. E. 3.	13-45
c. Structure to Bluff:	20 feet	30 feet	Section 13.2. Subdiv. 5. F. 1. c.	13-46
d. Impervious surface:	30%	25%	Section 13.2. Subdiv. 5. J. 3.	13-48

2. Refer to DNR Guidance Letters:

- 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
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.
 4. A Variance may be granted **only** where the strict enforcement of the official controls will result in a **practical difficulty**.
 5. It is the responsibility of the **applicant** and/or landowner to prove evidence that a practical difficulty exists.
 6. A determination that a **practical difficulty exists** upon the consideration of the **findings of fact**.

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. Structure setback to road ROW is 65 feet.
 1. *Exemption allows the new dwelling to be closer to the road ROW than 65 feet. The dwelling can be no closer to the road ROW than the existing dwellings on adjacent lots or at least ½ the setback (32.5'), **whichever is greater**.
 2. The proposed structure is closer than the exemption allows, which would require a Variance to be 32 feet from the road ROW.
 - b. Structure setback to OHWL is 100 feet.
 1. **Exemption allows the new dwelling to be closer to the OHWL than 100 feet. The dwelling can be no closer to the OHWL than the existing dwellings on adjacent lots or at least ½ the setback (50'), **whichever is greater**.

2. The proposed structure is closer than the exemption allows, which would require a Variance to be 62 feet from the OHWL.

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: ROBERT HOVICK

Variance # 17286

Variance Request: TO ALLOW THE APPLICANT TO CONSTRUCT A CABIN 32 FT. TO THE ROAD RIGHT OF WAY, 62 FT. TO THE OHWL, WITHIN THE BLUFF IMPACT ZONE AND CREATE 30% OF IMP. SURFACE.

+ 20 feet from top of bluff mjm

- 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

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: 09/07/2017

To: Le Sueur County Planning and Zoning Board of Adjustment

From: Joshua Mankowski, Environmental Resources Specialist

Applicant:

Robert Hovick

Property owner:

Robert Hovick

Property:

13.650.0170

Description:

An application for a Variance to all the applicant to construct a cabin 32 ft. to the Road Right of Way, 62 ft. to the OHWL, within the Bluff Impact Zone and create 30% of Impervious Surface.

Recommendation:

It would be my recommendation to approve this application. The proposed project decreases the Impervious Surface on the lot from 48.2% down to 30.6%. This is a significant reduction. The setback from the OHWL for the proposed structure is less than the existing structure because of a proposed deck, which is replacing a large patio that is much closer to the OHWL and is entirely within the BIZ. The proposed deck should have less impact on the lake and bluff than the current patio.

Overall, it is my opinion that the proposed project will have a positive benefit on the lake by reducing impervious surface in the SIZ and overall for the lot.

Condition(s):

None

Sincerely,



Joshua Mankowski
Le Sueur County
Environmental Resources Specialist

Variance Application

I. Applicant:
 Name Robert Hovick
 Mailing Address 15332 Wilderness Ridge Rd. NW
 City Prior Lake State MN Zip 55372
 Phone # 952-261-6929 Phone # _____

II. Landowner:
 Name Robert Hovick
 Property Address 28212 Cedar Trail
 City Cleveland State MN Zip 56017
 Phone # 952-261-6929 Phone # _____

III. Parcel Information:
 Parcel Number 136500170 Parcel Acreage _____
 Township Washington 109 North Section 4
 Subdivision Tomahawk Point Lot 36 Block _____

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).
To construct a cabin 32' from road right of way -
42' from high water level, within bluff impact zone.
& create 30% imp. surface.

V. Description of Request: 20' from bluff - mpm

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.)*

WASHINGTON Township notified on 8/11/17 0930
 (Township Name) (Date)

Board Member Susan Ziebach regarding the proposed request.
 (Name)

VII. 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.

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 staying in line with existing homes/cabins in neighborhood.
Setbacks are same as neighboring homes/cabins.

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

Narrow lot - 50 ft. lots.

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

Original plat had 50 ft. lots

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

The new home/cabin will blend in with other area homes/cabins.

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

Yes

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

Yes constructing cabin within a residential district.

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

This will be a seasonal home/cabin with plans to become a full time resident of the community. This will increase interest in future development.

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

Current - I have a Individual Septic System.
Future - I will be hooking up to the West Jefferson Lake Sanitary Sewer Collection System pipe to Cleveland, MN.

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

We are in compliant with setbacks, in line with other cabins and would be building on current cabin site.

IX. Attachments shall include but not limited to:

- | | |
|--|---|
| <input checked="" type="checkbox"/> a. Site Plan- <i>survey</i> | <input checked="" type="checkbox"/> e. Floor plans and/or blue prints (<i>For structures</i>) |
| <input checked="" type="checkbox"/> b. Surveyor Certification | <input type="checkbox"/> f. Septic System Compliance Inspection |
| <input checked="" type="checkbox"/> c. Access approval <i>Ext.</i> | <input 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:

- 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 Robert Eltner Date 8/7/17

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.

Landowner signature Robert Eltner Date 8/7/17

OFFICE USE ONLY

Date received <u>8/15/17</u>	Present Zoning Classification <u>RR</u>	Feedlot within 500' 1000' <input checked="" type="radio"/> N
Meeting date <u>9/21</u>	Lake Classification <u>RD</u>	Erosion Control Plan <input checked="" type="radio"/> Y <input type="radio"/> N
60 Day <u>10/24</u>	Lake <u>Jefferson</u>	Water courses <input checked="" type="radio"/> Y <input type="radio"/> N
RFPE _____	FEMA Panel # <u>270 79C0265D</u>	Bluff <input checked="" type="radio"/> Y <input type="radio"/> N
<input checked="" type="checkbox"/> Site Plan -survey	Flood Zone <u>X outside</u>	Other _____
<input type="checkbox"/> Surveyor Certificate	<input type="checkbox"/> Full legal description	<input type="checkbox"/> Septic _____
<input checked="" type="checkbox"/> Floor plans/blue prints	<input checked="" type="checkbox"/> Access approval	<input type="checkbox"/> Holding tank
<input type="checkbox"/> Description of Request	<input checked="" type="checkbox"/> Blue Prints	<input type="checkbox"/> Fee \$ <u>646.00</u>
<input type="checkbox"/> Application complete		<input type="checkbox"/> COC NONC/Waiver Design
		<input type="checkbox"/> ATF / SPEC MTG
	Planning & Zoning Department Signature _____	Date _____
		Permit # _____

01-15-16



V. Description of Request:

I have a cabin that sits on a 50 foot lot. My cabin was built back in the 1950's with some improvements in the 1990's but the structure is deteriorating. I have a beautiful lot on the beautiful Lake Jefferson. I want to build a beautiful similar size cabin that matches my neighbors. I want a nice place for my family and future generations to create those lifetime memories. It will improve my lot while increasing the value of my neighbors in return helps the county with tax revenue.

Robert Hovick



Woelfel Building Construction, Inc.

390 West Derrynane Street
Le Center, MN 56057

8/16/2017

Le Sueur County Environmental Services
ATTN: Board of Adjustment
515 S. Maple Ave.
Le Center, MN 56057

RE: Bob Hovick Variance

Dear Sir/Madam:

This letter is regarding the Bob Hovick Variance we are applying for.

The scope of work includes the demolition of the existing 1950's cabin and the construction of a new cabin in its place. The existing structure and landscaping covered 42% of the impervious surface which we reduced down to 30%. That increased our green space. We have worked very hard to be environmentally conscious. We believe the new structure will improve the neighborhood by increasing property values.

Please review and as we look forward to moving forward with the project.

Sincerely,

Denny Woelfel, CEO

Woelfel Building Construction, Inc.

390 W. Derrynane St.

Le Center, MN 56057

507-357-6207

Surveyor Certification

I. Applicant: Name Woelfel Construction

II. Landowner: Name Robert Houck Property Address 28212 Cedar Trail City Cleveland State MN Zip 56017

III. Parcel Information: Parcel Number 13.650.0170

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

*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 July 20, 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 [Signature] Date 8/15/17 Lic # 19789

OFFICE USE ONLY

Date Received Planning & Zoning Department Signature

EXISTING CONDITIONS

WATER'S EDGE = 1018.43
(7-19-17)

OHW = 1018.5

PID 13.650.0170

OWNER ADDRESS
ROBERT C. HOVICK
15332 WILDERNESS RIDGE ROAD NW
PRIOR LAKE, MN 55372

SITE ADDRESS
28212 CEDAR TRAIL
CLEVELAND, MN 56017

TOTAL LOT AREA
7423 SQ FT

EXISTING IMPERVIOUS SURFACES

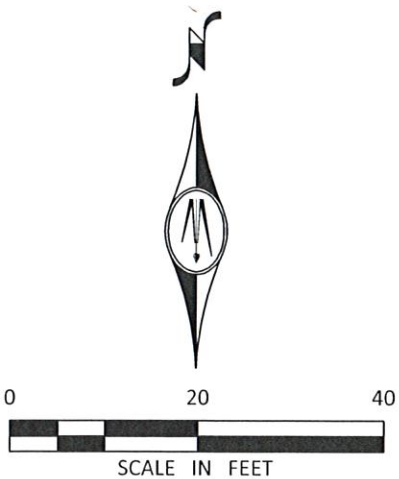
HOUSE W/ OVERHANG	1154 SQ FT
SHED	87 SQ FT
SHED 2	36 SQ FT
PAVERS 1	2 SQ FT
PAVERS 2 (13)	10 SQ FT
PAVERS 3	15 SQ FT
CONCRETE PATIO	266 SQ FT
GRAVEL SURFACE	921 SQ FT
LANDSCAPING 1	22 SQ FT
LANDSCAPING 2	262 SQ FT
LANDSCAPING 3	76 SQ FT
PAVER PATIO	102 SQ FT
CONCRETE PAVERS	241 SQ FT
WOOD STEPS	129 SQ FT
ROCK RETAINING WALL 1	108 SQ FT
ROCK RETAINING WALL 2	95 SQ FT
ROCK RETAINING WALL 3	36 SQ FT
ROCK RETAINING WALL 4	19 SQ FT
TOTAL	3581 SQ FT (48.2%)



WEST JEFFERSON

CEDAR TRAIL

TOMAHAWK POINT



SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report 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

08/10/2017
Date

LEGEND

- IRON PIPE MONUMENT SET
- MONUMENT FOUND
- ⊙ CLEAN OUT
- MB MAILBOX
- ⊞ CP COMMUNICATION PEDESTAL
- ⊘ UTILITY POLE
- ⊚ DOWN SPOUT
- ⊠ AIR CONDITIONER
- ⊞ GAS METER
- G — GAS
- OU — UTILITY OVERHEAD
- | — WATER SYSTEM

CERTIFICATE OF SURVEY
LE SUEUR COUNTY, MINNESOTA



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

LOT 36, TOMAHAWK POINT, GOV'T LOT 2 OF SECTION 4, TOWNSHIP 109 NORTH, RANGE 25 WEST, WASHINGTON TOWNSHIP, LE SUEUR COUNTY, MINNESOTA

FOR: WOELFEL CONSTRUCTION
ROBERT C. HOVICK

RECEIVED
AUG 10 2017
BY: _____

PROPOSED CONDITIONS

PID 13.650.0170

TOTAL LOT AREA
7423 SQ FT

OWNER ADDRESS
ROBERT C. HOVICK
15332 WILDERNESS RIDGE ROAD NW
PRIOR LAKE, MN 55372

SITE ADDRESS
28212 CEDAR TRAIL
CLEVELAND, MN 56017

REMOVALS IMPERVIOUS SURFACES

HOUSE W/ OVERHANG	1154 SQ FT
GRAVEL SURFACE	921 SQ FT
PAVERS 1	2 SQ FT
PAVERS 2 (13)	10 SQ FT
PAVER PATIO	102 SQ FT
SHED 1	87 SQ FT
CONCRETE PAVERS	241 SQ FT
CONCRETE PATIO	266 SQ FT
LANDSCAPING 1	22 SQ FT
LANDSCAPING 2	262 SQ FT
LANDSCAPING 3	76 SQ FT
TOTAL	3143 SQ FT (42.3%)

PROPOSED IMPERVIOUS SURFACES

HOUSE W/ OVERHANG	1306 SQ FT
DECK	270 SQ FT
GRAVEL SURFACE (10X20)	200 SQ FT
ENTRANCE	18 SQ FT
STEPS	18 SQ FT
SHED 2	36 SQ FT
CONCRETE WALK	25 SQ FT
PAVERS 3	15 SQ FT
WOOD STEPS	129 SQ FT
ROCK RETAINING WALL 1	108 SQ FT
ROCK RETAINING WALL 2	95 SQ FT
ROCK RETAINING WALL 3	36 SQ FT
ROCK RETAINING WALL 4	19 SQ FT
TOTAL	2275 SQ FT (30.6%)

LEGEND

○	IRON PIPE MONUMENT SET
●	MONUMENT FOUND
⊙	CLEAN OUT
Ⓜ	MAILBOX
ⓂCP	COMMUNICATION PEDESTAL
⊘	UTILITY POLE
Ⓧ	DOWN SPOUT
⊠	AIR CONDITIONER
Ⓜ	GAS METER
— G —	GAS
— OU —	UTILITY OVERHEAD
— —	WATER SYSTEM

SURVEYOR'S CERTIFICATION
I hereby certify that this survey, plan, or report 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

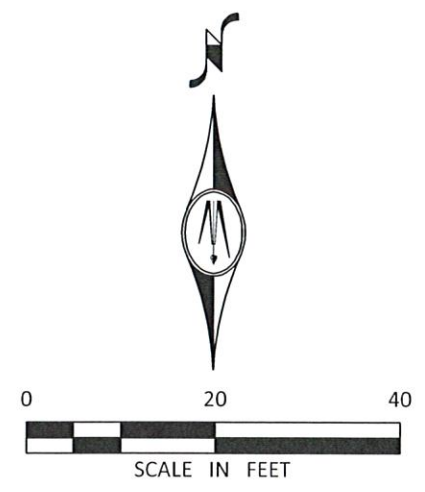
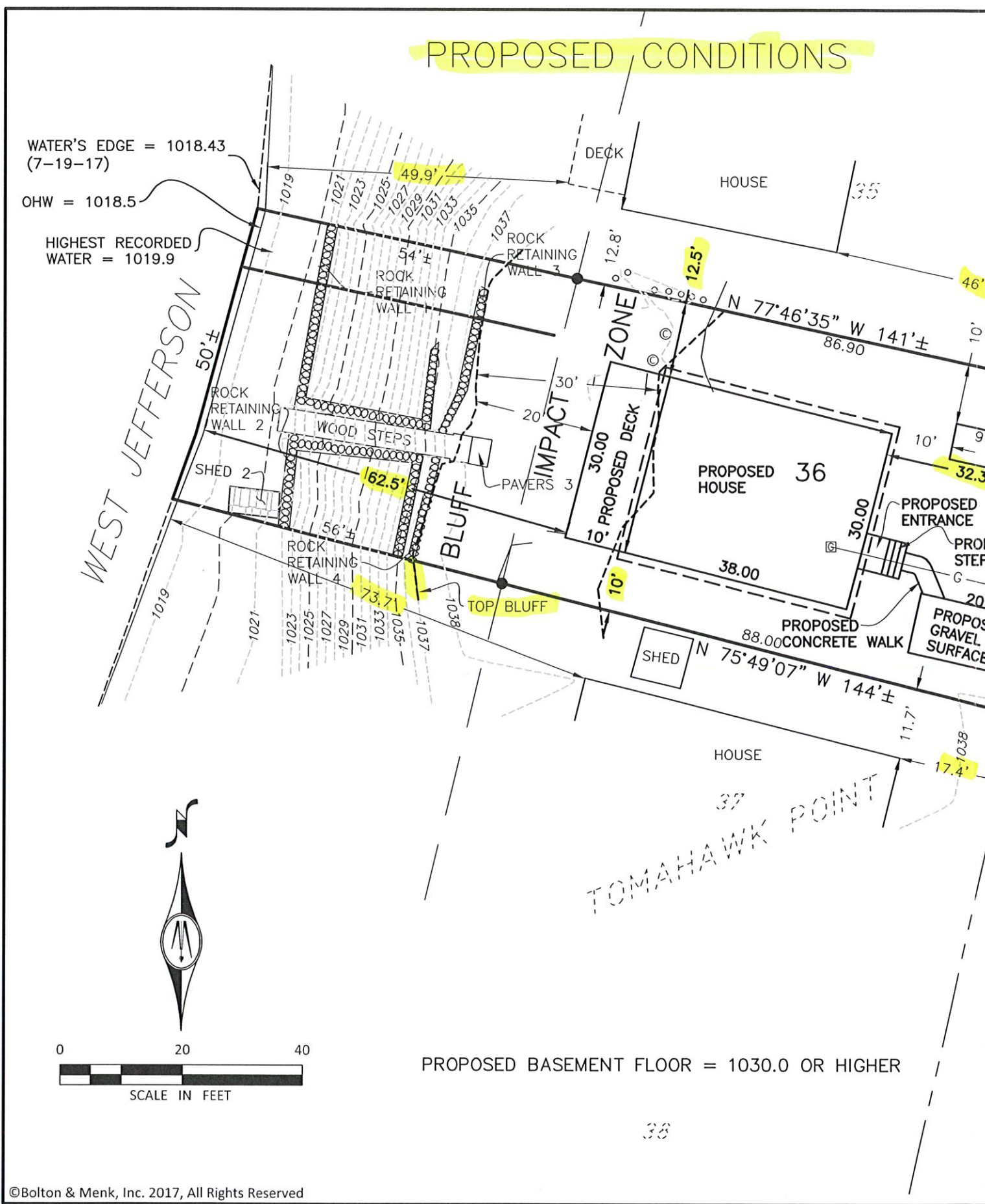
08/10/2017
Date

CERTIFICATE OF SURVEY
LE SUEUR COUNTY, MINNESOTA

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

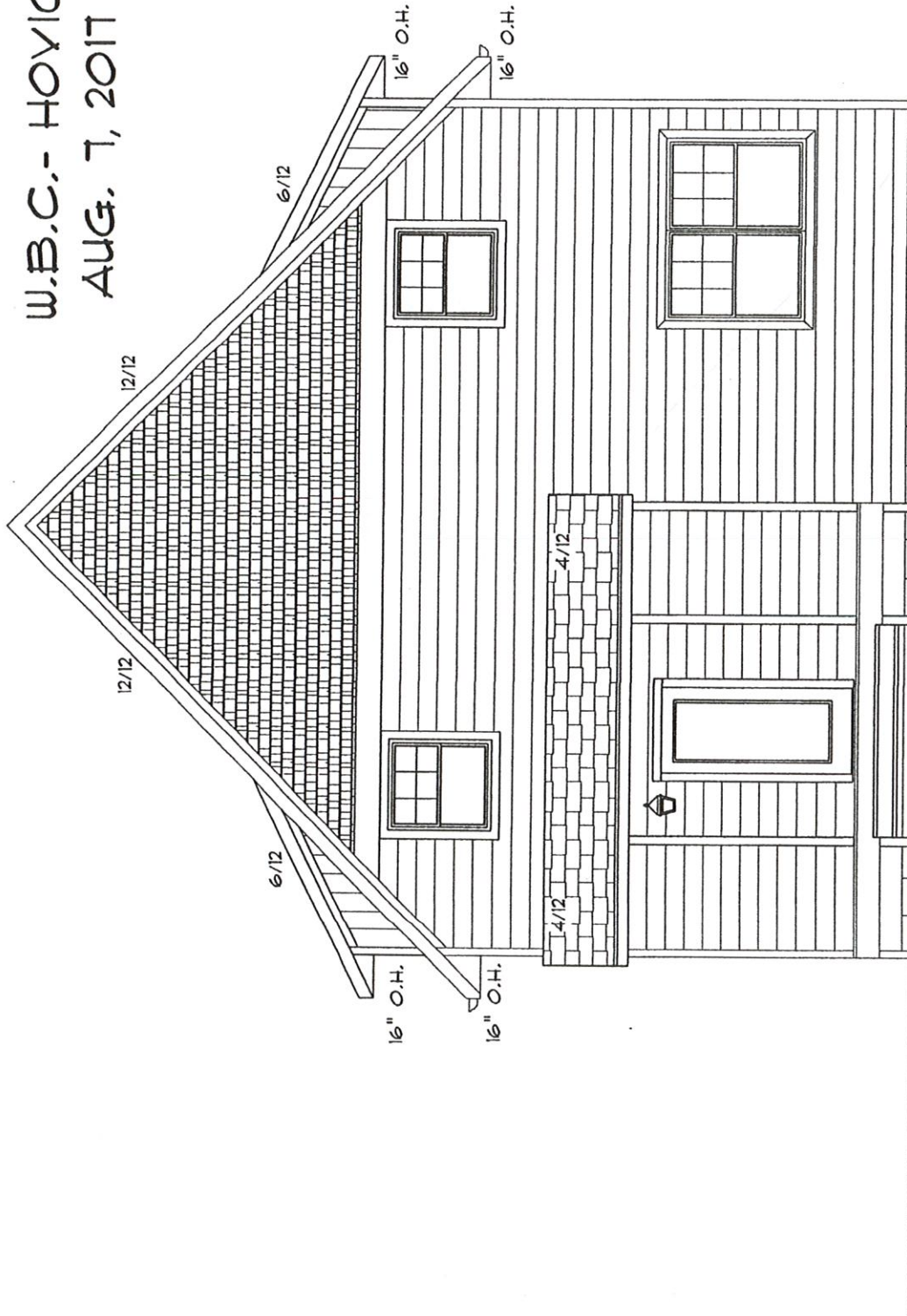
LOT 36, TOMAHAWK POINT, GOV'T LOT 2 OF SECTION 4, TOWNSHIP 109 NORTH, RANGE 25 WEST, WASHINGTON TOWNSHIP, LE SUEUR COUNTY, MINNESOTA

FOR: WOELFEL CONSTRUCTION
ROBERT C. HOVICK



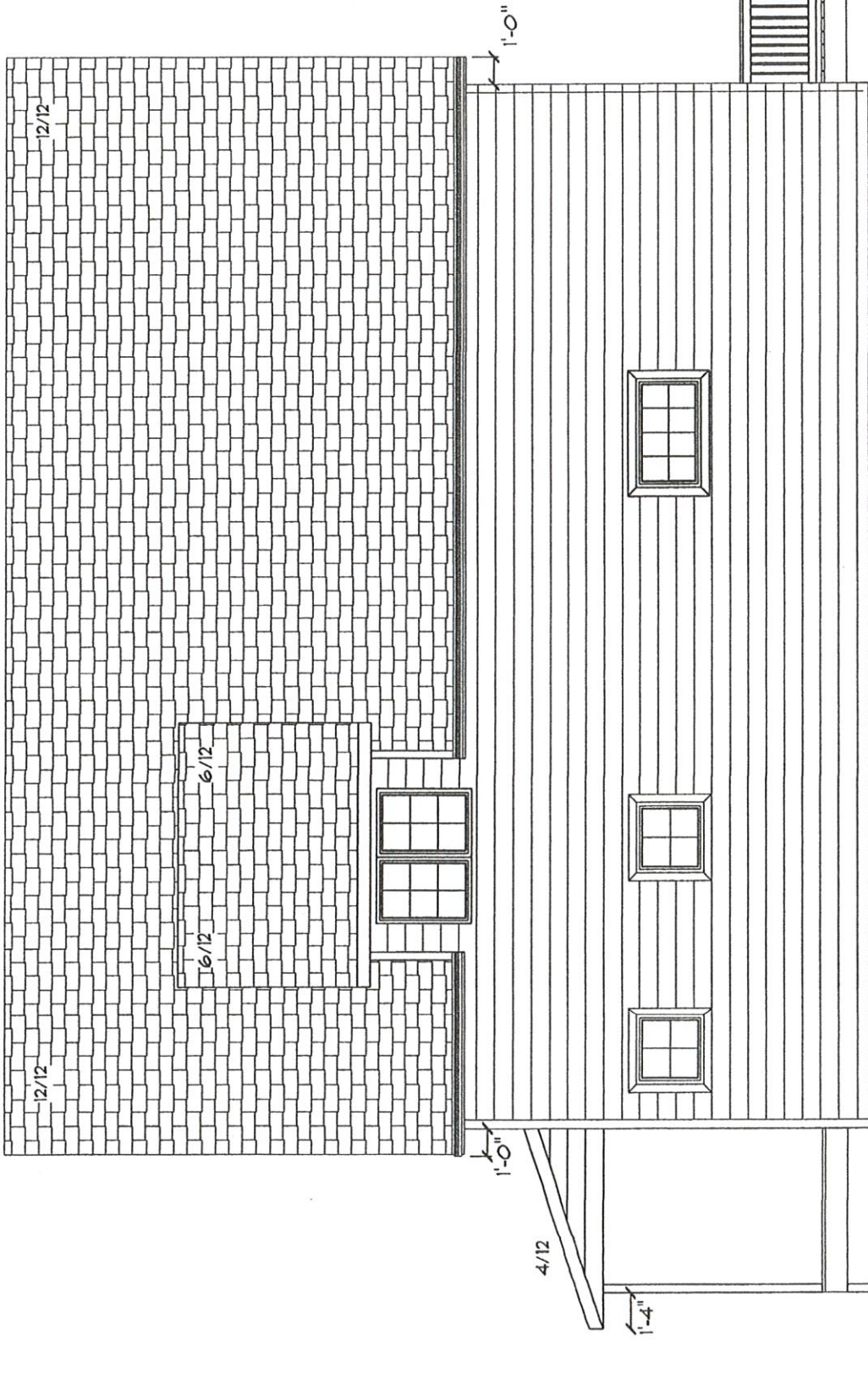
PROPOSED BASEMENT FLOOR = 1030.0 OR HIGHER

W.B.C.- HOYICK
AUG. 7, 2017



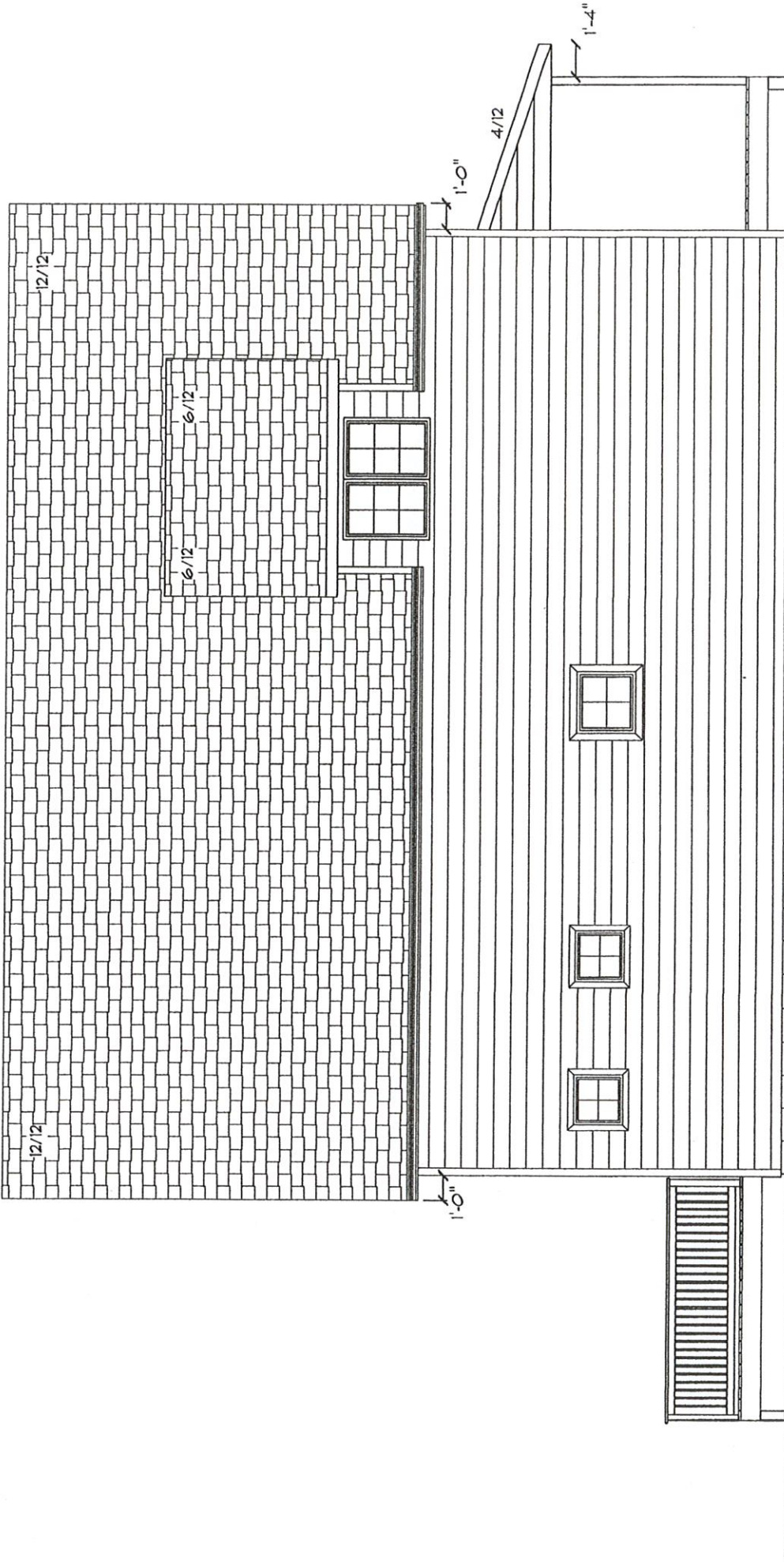
FRONT ELEVATION

RECEIVED
AUG 11 2017



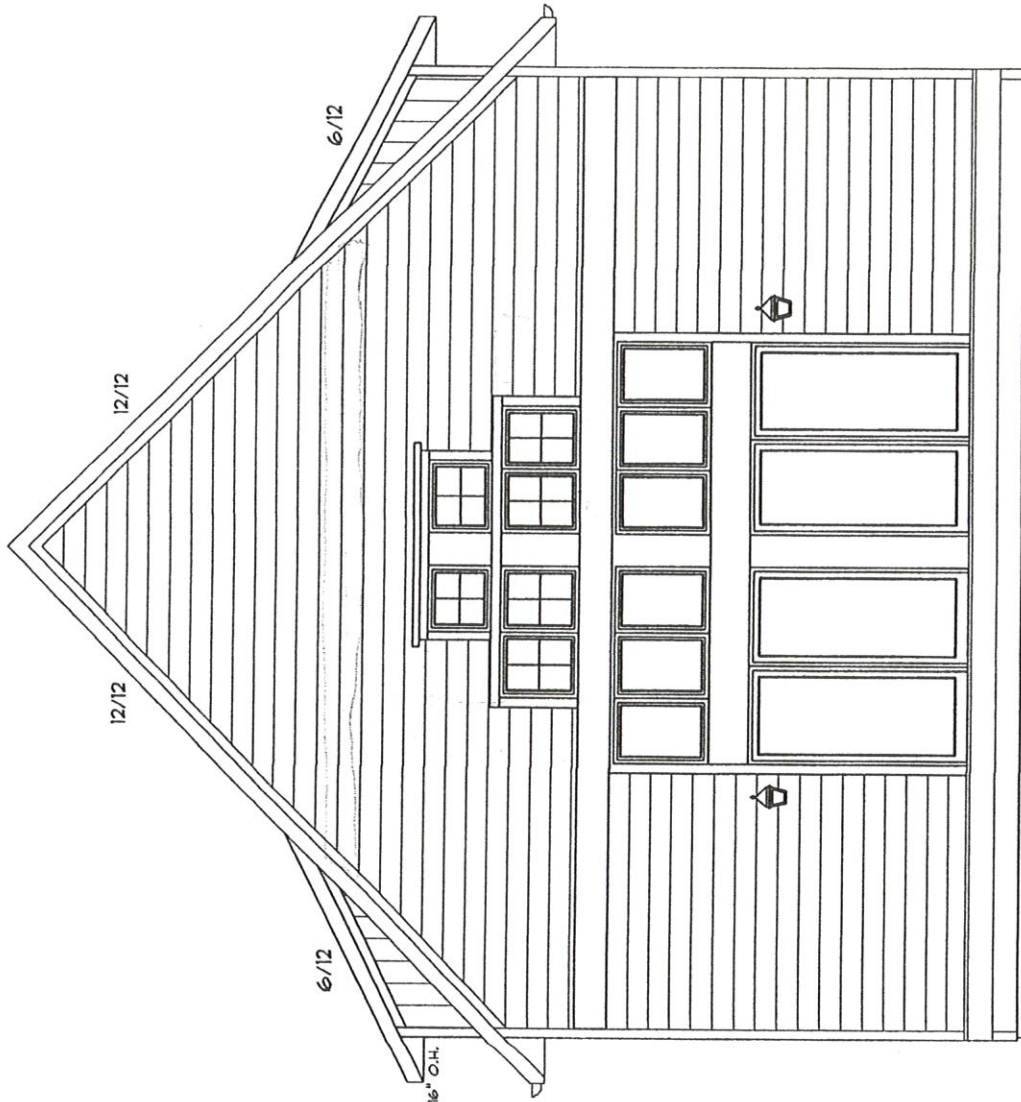
RECEIVED
AUG 11 2017

RIGHT ELEVATION



RECEIVED
 AUG 11 2017
 BY: [Signature]

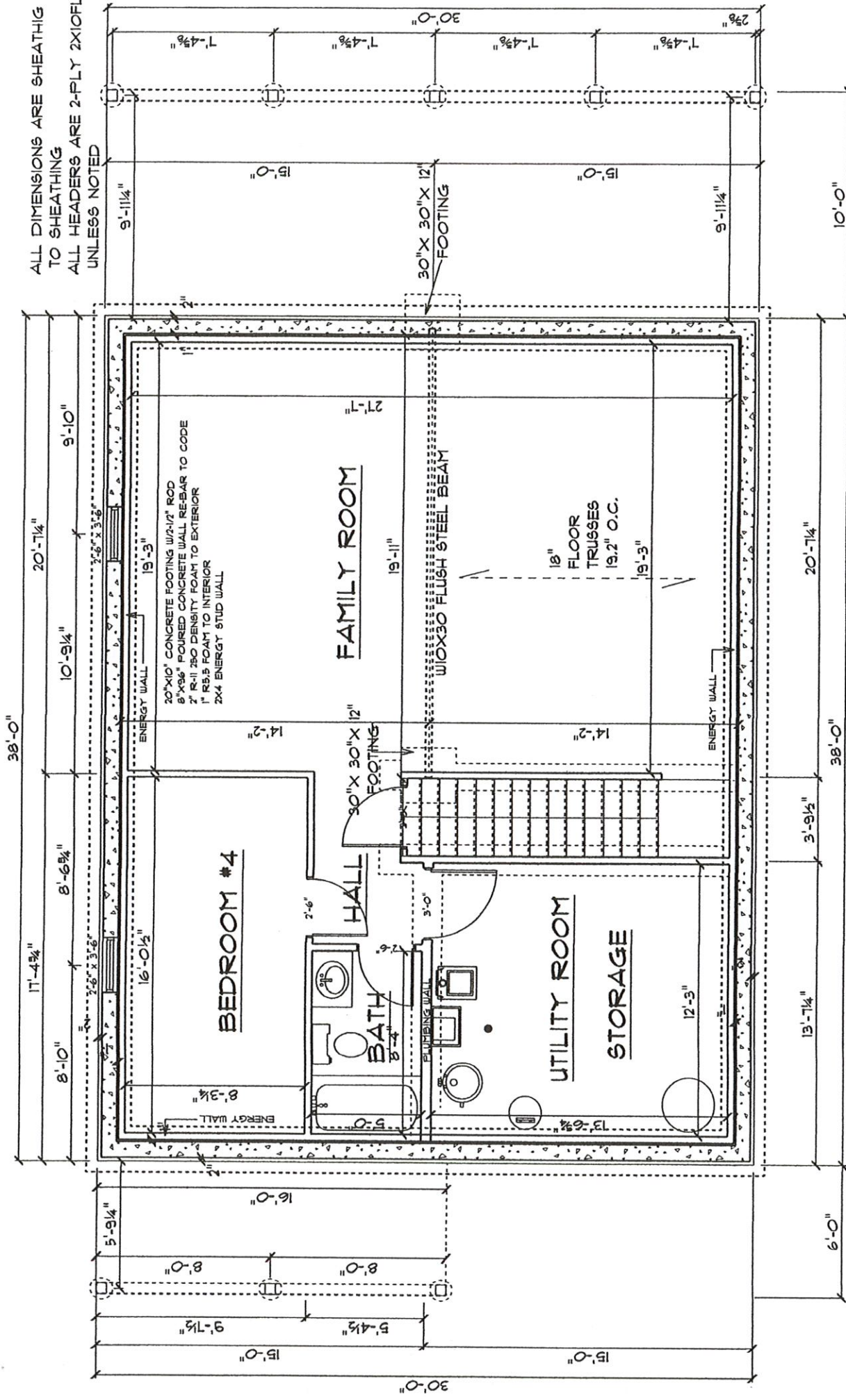
LEFT ELEVATION



REAR ELEVATION
LAKE SIDE

RECEIVED
AUG 11 2017
BY

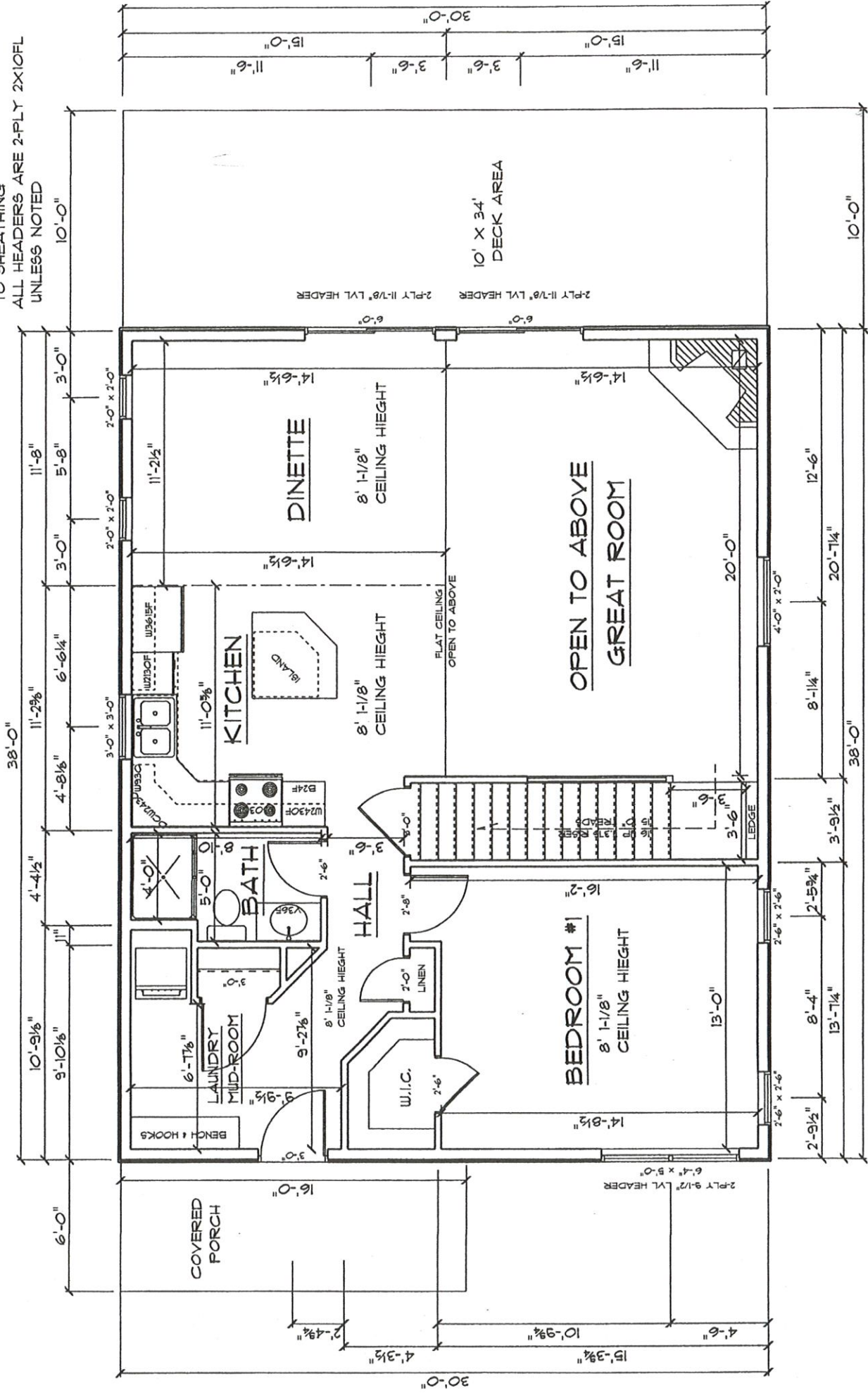
ALL DIMENSIONS ARE SHEATHING TO SHEATHING
 ALL HEADERS ARE 2-PLY 2X10/1 ALL UNLESS NOTED



W.B.C.- HOYICK
 NEW HOME
 AUG. 3, 2017

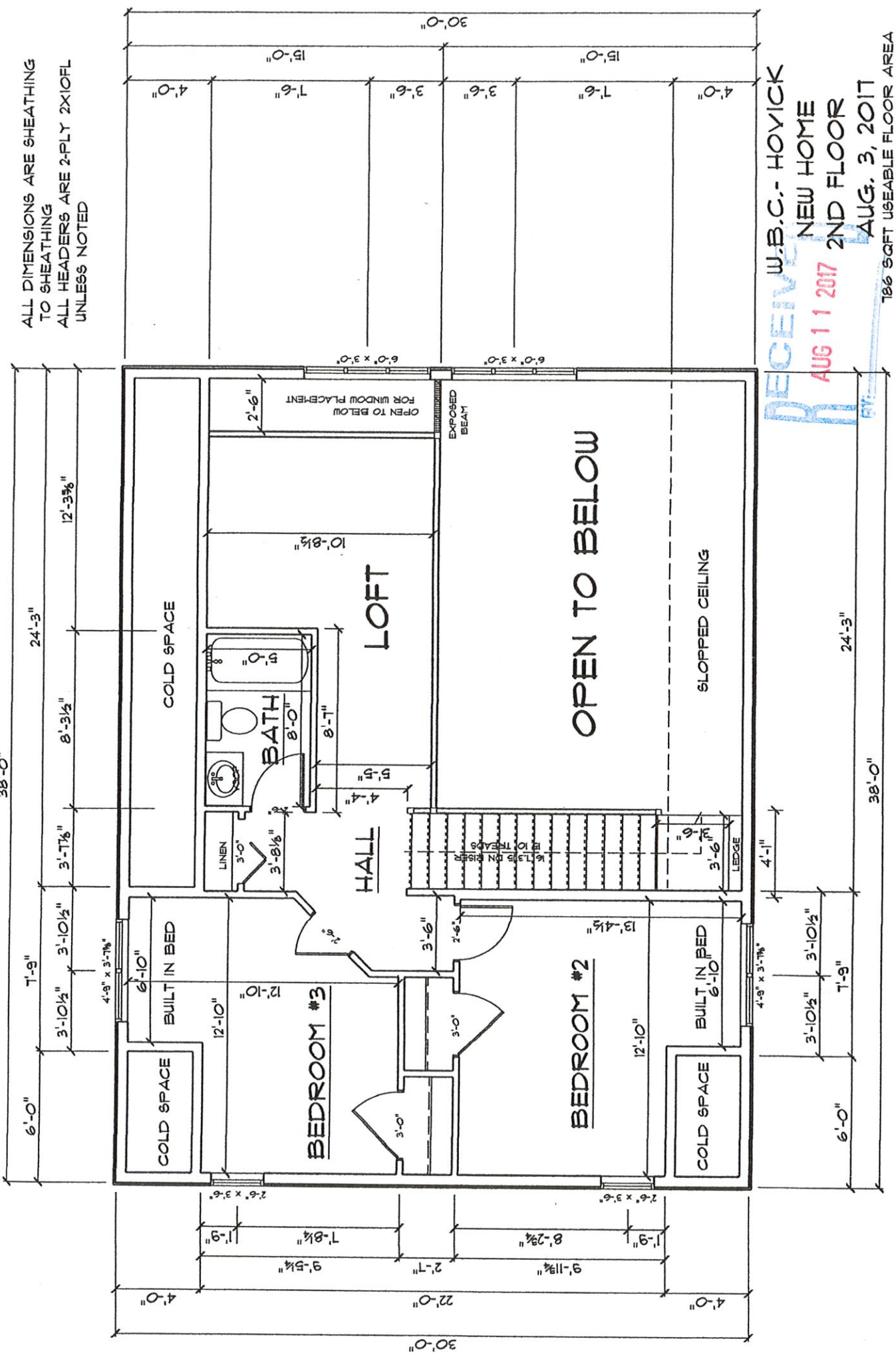
BASEMENT PLAN

ALL DIMENSIONS ARE SHEATHING TO SHEATHING
 ALL HEADERS ARE 2-PLY 2X10/FL UNLESS NOTED



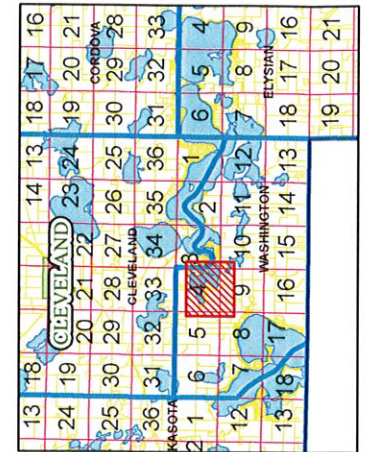
W.B.C.- HOYICK
 NEW HOME
 AUG. 3, 2017
 1140 ASGFT MAINFLOOR





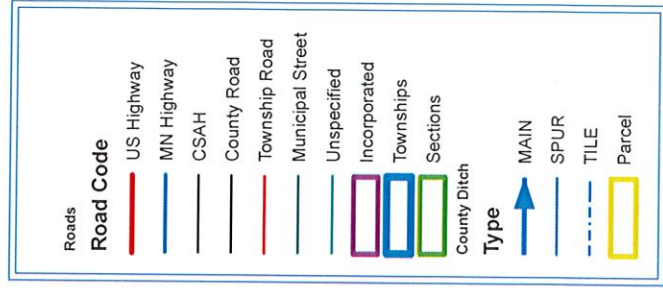
LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Hovick
PID: 13.650.0170
DATE: 9-12-17
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.



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: MIRM