



Le Sueur County, MN

Thursday, February 8, 2018

Regular session

Item 2

Bode Packet

Staff Contact: Joshua Mankowski or Michelle R. Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: David & Kelly Bode

911 ADDRESS: 46571 Evergreen Ln, Cleveland, MN

PROJECT DESCRIPTION: Request that the County grant an After-The-Fact Conditional Use Permit to allow the applicant to construct a retaining wall within the shore impact zone, create a 10 x 50 beach sand blanket within the shore impact zone; Grading, Excavating, and Filling of 19.25 cubic yards within the shore impact zone and a total of 54.25 cubic yards of material on the lot.

ZONING ORDINANCE SECTIONS: Section 13.2 Recreational Residential District, Section 6.2 Flood Plain Overlay District, Section 18 Environmental Performance Standards, Section 19 Land Use Performance Standards, Section 21 Conditional Use Permits.

GOALS AND POLICIES: The current Land Use Plan as adopted in 2007 does make reference to shoreland development design.

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 resources areas.

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

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

SITE INFORMATION

LOCATION: Lots 18 & 19 Edgewater Terrace Subdivision,
Section 3, Cleveland Township

ZONING: Flood Fringe "FF" Floodplain Overlay District and 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.

Floodplain Overlay District. It is the purpose of this Section to designate an overlay district that will maintain the County's eligibility in the National Flood Insurance Program and to minimize potential loss of life, loss of property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare of the County.

Flood Fringe (FF) District: The Flood Fringe District shall include those areas designated as floodway fringe, which shall include the areas shown on the Flood Insurance Rate Map, adopted in this Section as being within Zone AE but being located outside of the floodway. For lakes, wetlands and other basins (that do not have a floodway designated), the Flood Fringe District shall include those areas designated as Zone A and Zone AE on the Flood Insurance Rate Map panels adopted in this Section that are below the one percent (1%) annual chance flood elevation (100-year flood elevation) but above the ordinary high water level as defined in Minnesota Statutes, Section 103G.005, subdivision 14, as amended from time to time.

GENERAL SITE DESCRIPTION: Shoreland, residential

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.

ACCESS:

Existing off Evergreen Lane

EXISTING LAND USE WITHIN ¼ MILE:

North: Scattered Residences

South: Lake Jefferson

East: Lake Jefferson

West: Residences

NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is located within the Shoreland District.

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

ATTACHMENTS

Application, Site Plan-Existing and Proposed, Description of Request, Aerial photo, Erosion Control Plan, Email from St Peter Well, Letter from Joshua Mankowski

PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. Relationship to County plans.
2. The geographical area involved.
3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
4. The character of the surrounding area.
5. The demonstrated need for such use.
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
9. Abatement of Environmental Hazards as regulated in this Ordinance.
10. Other factors impacting the public health, safety and welfare.

PLANNING AND ZONING COMMISSION CONDITIONS

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

1. Increasing the required lot size or yard dimension.

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

PLANNING AND ZONING COMMISSION FINDINGS

Based on the information submitted by the applicant, contained in this report, and as required by the Le Sueur County Zoning Ordinance, the following findings have been developed for this request:

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
5. *Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
6. *Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?*
7. *Is the Conditional Use Permit consistent with the Comprehensive Land Use Plan?*

Le Sueur County

Conditional Use Application-Grading, Excavating & Filling

Activities that involve topographic alterations in all districts shall conform to the standards in Section 18 of the Le Sueur County Zoning Ordinance. Activities within a shoreland district shall conform to the standards in Section 13 of the Le Sueur County Zoning Ordinance.

In addition any activities in any type wetland shall be evaluated in accordance with the Wetland Conservation Act (WCA) regulations, as administered by the Le Sueur County Soil & Water Conservation District (SWCD).

I. Applicant:

Name DAVID + KELLY BODE
Mailing Address 44316 490th STREET
City W. MANICATO State MN Zip 56003
Phone # (507) 327-2634 Phone # (507) 380-8525

II. Landowner:

Name DAVID + KELLY BODE
Mailing Address 44316 490th STREET
City W. MANICATO State MN Zip 56003

Property Address 46571 EVERGREEN LANE
City CLEVELAND State MN Zip 56017
Phone # (507) 327-2634 Phone # (507) 380-8525

III. Parcel Information:

Parcel Number 01.550.0180 Parcel Acreage 15820 Sq Ft.
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township CLEVELAND TWP/391 Section
Subdivision EDGE WATER Lot 18+19 Block

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

CLEVELAND Township notified on 7/7/17
(Township Name) (Date)

Board Member PAT MCCABE regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty Three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents if available.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made in person by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.
- Applications will not be accepted by mail.



COVER

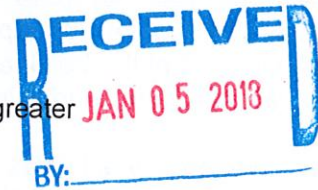
Conditional Use Permit
Filing Fee

\$ 750 After-The-Fact fee is doubled.
\$ 46

Additional Fees:

Special Meeting \$ 2,000

After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater



VII. Type of Request: Grading, Excavating or Filling.

☐ **Non-Shoreland**

- ☐ Within Bluff Impact Zone
☐ Within Bluff

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

TOTAL cubic yards of material movement: _____

☐ **Shoreland- Outside Shore Impact Zone**

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

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

TOTAL cubic yards of material movement: _____

☐ Assurance security shall be required for projects that are >1500 cubic yards.

VIII. Description of Request:

- a. A full description of request with detailed information including what operations are to occur and what general types of equipment may be used in the operation must be attached.
- b. Complete the following in relationship to the proposed Conditional Use Permit.
 1. ENVIRONMENTAL IMPACT: _____
 2. ADVERSE IMPACT ON SURROUNDING AREAS: _____
 3. STORMWATER RUNOFF: _____
 4. DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL: _____
 5. WETLAND IMPACT: _____
 6. SLOPE STABILITY: _____
 7. CERTIFICATE OF INSURANCE: _____
 8. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:
(For example additional licensing and/or permitting) _____

IX. Site Plan: Shall include but not limited to the following:

- **Parcels < 5 AC** = 2-foot contours depicting existing and proposed topography.
- **Parcels 5-20 AC** = 5-foot contours depicting existing and proposed topography.
- **Parcels >20 AC** = 10-foot contours depicting existing and proposed topography.
- Location of grading, excavating, and/or filling sites.
- Location of areas for obtaining fill or disposing of excavated materials.
- Tree inventory of all trees, indicating trees to be cut or removed.
(Caliper of 6 inches or greater measured 4.5 feet from ground level).
- North point
- Setbacks
- Property Lines
- Road Right-Of-Way
- Landscape, screening and buffering
- Lake
- River
- Wetland
- Stream
- Existing Structures
- Proposed Structures
- Lot Dimensions
- Ponds
- Septic system
- Well
- Access (size & location)
- Easements
- Drainage

• Site plan & As-Built must be completed by a surveyor or professional engineer.

Conditional Use Permit Application

- 46751 Evergreen Lane

Edgewater Terrace (Jefferson), Lot 18 & 19, Parcel ID 01.550.0180



VII. Type of Request: Grading, Excavating or Filling

- | | |
|--|--|
| • Shoreland – Within shore impact zone (Landscaping) | Cubic yards of material movement - 10 |
| • Shoreland – Within shore impact zone (Beach sand) | MAX. Cubic yards of material movement - 9.25 |
| • Shoreland – Outside shore impact zone (Driveway) | Cubic yards of material movement - 35 |

VIII. Description of Request

Request 1: Landscape Erosion Control - Installation of Boulder Retaining Wall & Steps

Since our purchase of property, we have witnessed ongoing erosion of slope and hillside with the significant rain events over the past couple of years. The slope area is dense with trees which prohibit sunlight, therefore ground cover is almost non-existent.

The boulder stone retaining wall will protect and minimize down slope movement and provide support for slope. The choice of boulder stones over other retaining wall options was that of it being natural to a lake setting, not man made.

The original stairway to lake had concrete pad at top and bottom with steel steps between. Stairway was shaded by trees and exposed ground beneath 100% black dirt. With years of erosion, the stairway structure was shifting and starting to slide down the slope. The top concrete pad had an obvious downward grade and was extremely unsafe.

The installation of boulder cut stepping stones will eliminate the soil erosion and aesthetically blend into natural environment better than any other material option available.

8'x 8' storage shed will be removed from shoreline impact zone, leaving only one water orientated structure (deck).

Request 2: Removal of Asphalt Driveway & Install of Permeable Paver Driveway

Deteriorating asphalt will be removed from garage cement apron to township road and hauled away. The driveway will be excavated and prepared for installation, based upon manufacturers guidance, of TRUEGRID® Eco permeable pavers.

The TrueGrid® product is 100% post-consumer recycled HDPE and 100% permeable. The system is designed to infiltrate storm water runoff by allowing water to pass through a load bearing surface and aggregate sub based. The runoff is stored in the stone aggregate sub base, or storage layer, and allowed to infiltrate into the surrounding soil. In theory, this new driveway option is a very large french drain.

The aggregate sub base will be 1 ½" angular red stone, 6" in depth, with a storm water detention capacity of 344.9cf. The load bearing surface will be ½" angular red stone, 1 to 1 ½" in depth which includes the height of the TRUEGRID® 24x24x1 permeable paver.

Request 3: Beach Sand Blanket

Request to include a beach sand blanket layer within following maximum perimeters outlined by County – no more than 6" in depth, 50' in shoreline length (total shoreline is 131') and extending no more than 10' above the ordinary high-water level.

b. 1 - Environmental Impact

- The landscaping project will positively diminish soil erosion from slope into the lake.
- The driveway update will allow water to infiltrate the soil, significantly reducing run off down the slope of our property into the lake.
- Beach sand blanket is simply replenishing what has been lost to erosion from rain events.

b. 2 - Adverse Impact on Surrounding Areas

- None of projects requested will adversely impact surrounding areas.

b. 3 – Storm Water Runoff

- Storm water runoff by elimination of impervious driveway and install of TRUEGRID® product will result in reduction of impervious surface by approximately 1478 sq ft. or 9.3%. This aligns with County goals to reduce impervious surfaces on non-conforming lots/properties.

b. 4 - Does any part of the Project Extend Below Ordinary High-water Level

- No

b. 5 - Wetland Impact

- None

b. 6 - Slope Stability

- The addition of small boulder retaining wall will positively help stabilize the slope from further erosion, as will the change in steps to boulders versus previous steel grid tread steps.

b. 7 - Certificate of Insurance

- Project(s) size does not meet requirements need to supply certificate of insurance.

b. 8 - Meet All Applicable County, State & Federal Regulations

- No additional permitting required

IX. Site Plan (includes but not limited to following)

Parcel > 5 AC – 2' contours depicting existing and proposed topography

Locations of grading, excavating, and/or filling sites

Location of areas for obtaining fill or disposing of excavated materials

Tree inventory of all trees, indicating trees to be cut or removed.

North Point	Lake	Existing Structures	Septic System
Setbacks	River	Proposed Structures	Well
Property Lines	Wetland	Lot Dimensions	Access (size & location)



Road Right-of-Way	Stream	Ponds	Easements
Landscape, screening & buffering			Drainage

X. Restoration Plan

- The landscaping project includes new sod at base of boulders versus alternative of reseeding with grass.
- No trees, within shore impact zone, were impacted by landscaping project.
- Plants suitable for steep slopes such as lilies, hosta's, etc.. will be planted on slope beyond the boulder retaining wall. (<https://www.extension.umn.edu/garden/yard-garden/landscaping/best-plants-for-tough-sites/>)
- Perennials will be planted along base of boulder retaining wall to minimize sight of boulders.

XI Attachments

- Description of Request, see page 1
- Site Plan - Before and Proposed, attached
- Full Legal Description, see cover page and/or page 1
- Access approval – NA
- Township Notification, see cover page
- Septic System Compliance Inspection, see attached
- Erosion Control Plan, see attached
- Restoration Plan, see page 2-3
- Approved Storm Water Pollution Prevention Plan – NA



XII. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the findings and recommendations of the Planning Commission to the County Board for final decision.

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

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

XIII. Signatures:

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

Kelly A. Bode
Applicant signature

12/27/17
Date

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

Kelly A. Bode
Property Owner signature

12/27/17
Date

3



Request: **GRADING, EXCAVATING & FILLING**☐ Non-Shoreland

- ☐ Within Bluff Impact Zone
☐ Within Bluff

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

TOTAL cubic yards of material movement: _____

☐ Shoreland - Outside Shore Impact Zone

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

Cubic yards of material movement: 35
 Cubic yards of material movement: 1925
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____

TOTAL cubic yards of material movement: 54.25

Pre-App Date 1-5-18
 Meeting Date 2-8-18
 60 Day 3-6-18
 Zoning District RR/FF

Lake Classification RD
 Lake Jefferson
 FEMA Panel # 27079C0 265
 Flood Zone A-100 yr

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

☒ Request Description☐ Access Approval☒ Septic Comp Insp / Design

NOVC

☒ Site Plan☒ Erosion Control Plan☒ Meeting Reg / ATF / Spec

-Petitioned

☒ Full Legal☐☒ Fee \$ 1546.00

West

☒ Ordinance☐ Other _____☒ Penalty \$ 1500.00

Jeff Pipe

☒ Application CompletePlanning & Zoning Department Signature Michelle R. MuthDate 1/5/18Permit # 18001

\$

3-109-25



\$1500.00 (ATF Fee)

\$ 46.00 (Filing Fee)

\$ 1500.00 (Penalty)

\$ 3,046.00 Total Fee

PROPOSED CONDITIONS

PID 01.550.0180

OWNER ADDRESS
DAVID & KELLY BODE
44316 490TH STREET
NORTH MANKATO, MN 56003

SITE ADDRESS
46571 EVERGREEN LANE
CLEVELAND, MN

REMOVALS IMPERVIOUS SURFACES

SHED	66 SQ FT
BITUMINOUS SURFACE	1478 SQ FT
BOULDERS	26 SQ FT
TOTAL	1570 SQ FT (9.9%)

TOTAL LOT AREA

15820 SQ FT

PROPOSED IMPERVIOUS SURFACES

HOUSE W/ OVERHANG	1633 SQ FT
GARAGE W/ OVERHANG	591 SQ FT
CONCRETE 1	82 SQ FT
CONCRETE 2	185 SQ FT
CONCRETE 3	51 SQ FT
CONCRETE 4	315 SQ FT
STONE STAIRS	84 SQ FT
LARGE BOULDER RETAINING WALL (APPROX. 50'L x 36"H x 28"-30"D)	140 SQ FT
SMALL BOULDER RETAINING WALL (APPROX. 12'L x 36"H x 28"-30"D)	20 SQ FT
DECK 1	111 SQ FT
DECK 2	46 SQ FT
DECK 3	38 SQ FT
DECK 4 (12' x 16')	192 SQ FT
WATER WELL COVER	14 SQ FT
WATER LINE COVER	8 SQ FT
TOTAL	3510 SQ FT (22.1%)

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

07/06/2017
Date

REVISED ORIGINAL SURVEY: 7-10-17
10-03-17
10-09-17
12-06-17

CERTIFICATE OF SURVEY LE SUEUR COUNTY, MINNESOTA



**BOLTON
& MENK**

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

LOTS 18 & 19, EDGEWATER TERRACE, LE SUEUR COUNTY, MINNESOTA

FOR: DAVID & KELLY BODE

LEGEND

- MONUMENT FOUND
- ⊞ CP COMMUNICATION PEDESTAL
- UTILITY POLE
- Ⓜ MB MAILBOX
- OU — UTILITY OVERHEAD
- ⌋ FLAG POLE
- Ⓜ GAS METER
- Ⓜ ELECTRIC METER
- Ⓜ AIR CONDITIONER

RECEIVED
DEC 07 2017
BY:

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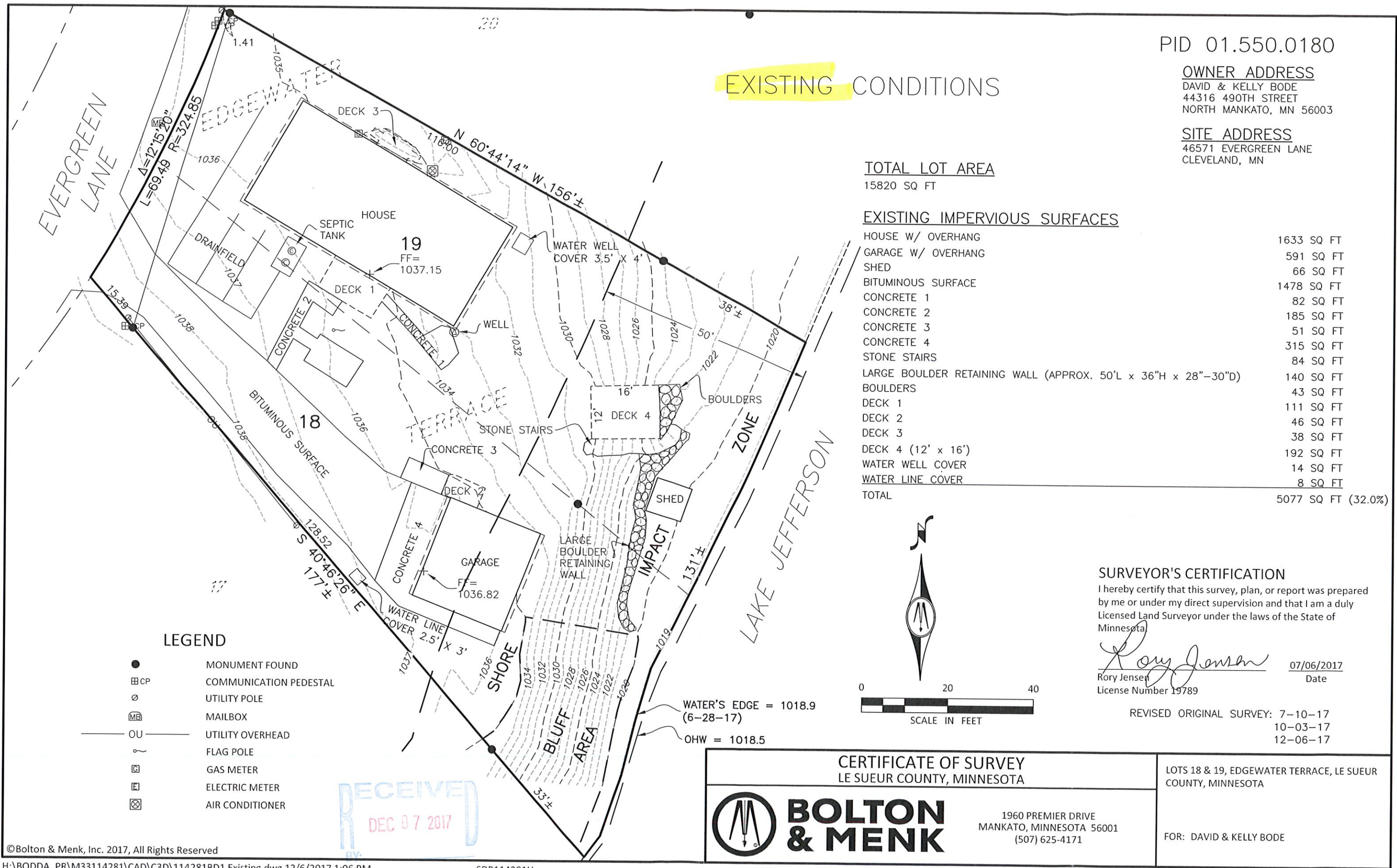
SDB114281H

JOB NUMBER: M33.114281

FIELD BOOK: 90A-1 PG 16

DRAWN BY: JLA

4.0 S3-T109N-R25W



PID 01.550.0180

OWNER ADDRESS
DAVID & KELLY BODE
44316 490TH STREET
NORTH MANKATO, MN 56003

SITE ADDRESS
46571 EVERGREEN LANE
CLEVELAND, MN

TOTAL LOT AREA
15820 SQ FT

EXISTING IMPERVIOUS SURFACES

HOUSE W/ OVERHANG	1633 SQ FT
GARAGE W/ OVERHANG	591 SQ FT
SHED	66 SQ FT
BITUMINOUS SURFACE	1478 SQ FT
CONCRETE 1	82 SQ FT
CONCRETE 2	185 SQ FT
CONCRETE 3	51 SQ FT
CONCRETE 4	315 SQ FT
STONE STAIRS	84 SQ FT
LARGE BOULDER RETAINING WALL (APPROX. 50'L x 36"H x 28"-30"D)	140 SQ FT
BOULDERS	43 SQ FT
DECK 1	111 SQ FT
DECK 2	46 SQ FT
DECK 3	38 SQ FT
DECK 4 (12' x 16')	192 SQ FT
WATER WELL COVER	14 SQ FT
WATER LINE COVER	8 SQ FT
TOTAL	5077 SQ FT (32.0%)

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
07/06/2017
Date

REVISED ORIGINAL SURVEY: 7-10-17
10-03-17
12-06-17

CERTIFICATE OF SURVEY
LE SUEUR COUNTY, MINNESOTA



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

LOTS 18 & 19, EDGEWATER TERRACE, LE SUEUR COUNTY, MINNESOTA

FOR: DAVID & KELLY BODE

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: DAVID + KELLY BODE PID: 01.550.0180
Mailing Address: 44316 490th ST N. MAHICATO MN 56003
Property Address: 46571 EVERGREEN LANE CLEVELAND MN 56007
Phone: (507) 327-2634 Mobile/Cell: (507) 380-8529

Responsible party for Implementation/Inspection: SMITH LANDSCAPING
Address: 23371 6100th AVE MADISON LAKE, MN 56063
Phone: () _____ Mobile/Cell: (507) 243-3363

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.

RECEIVED
JAN 05 2013
BY: _____

11. Mulch all disturbed areas at the rate of one 50-pound bale of straw per 500 square feet. On slopes 4:1 or steeper use the following erosion control blankets that have been pinned to the slope according to the manufacturer's instructions:

2:1 slopes or steeper	Straw/Coconut Blanket or High Velocity Wood Blanket
3:1 slopes or steeper	Wood or Straw Blanket with net on both sides
4:1 slopes or steeper	Wood or Straw Mulch blanket with net on one side
Flat areas	Straw Mulch w/disc anchoring

12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1st. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the attached instruction sheet for recommended mixtures and rates. The use of native plant materials, including trees and shrubs, is encouraged. Native species will provide good vegetative cover that is adapted to our soils and climate.
13. Apply fertilizer according to soil test recommendations.
14. Install water bars on access roads to prevent concentrated water from flowing down the road and eroding gravel.
15. Attach a site map showing the location of all erosion control practices, property lines, roads, lakes, watercourses, wetlands, on-site systems and building locations.

Note: To reduce mud transported onto paved roads, a rock construction entrance may be required. This will require a six-inch layer of 1-2 inch diameter washed rock a minimum of 50 feet in length.

Inspection and Maintenance

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

I agree to install, inspect and maintain the above practices to accomplish the goal of preventing erosion.

Kelly A Bode
(Property Owner)

Kelly A Bode
(Person Responsible for Implementation)

12/27/17
(Date)

12/27/17
(Date)

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



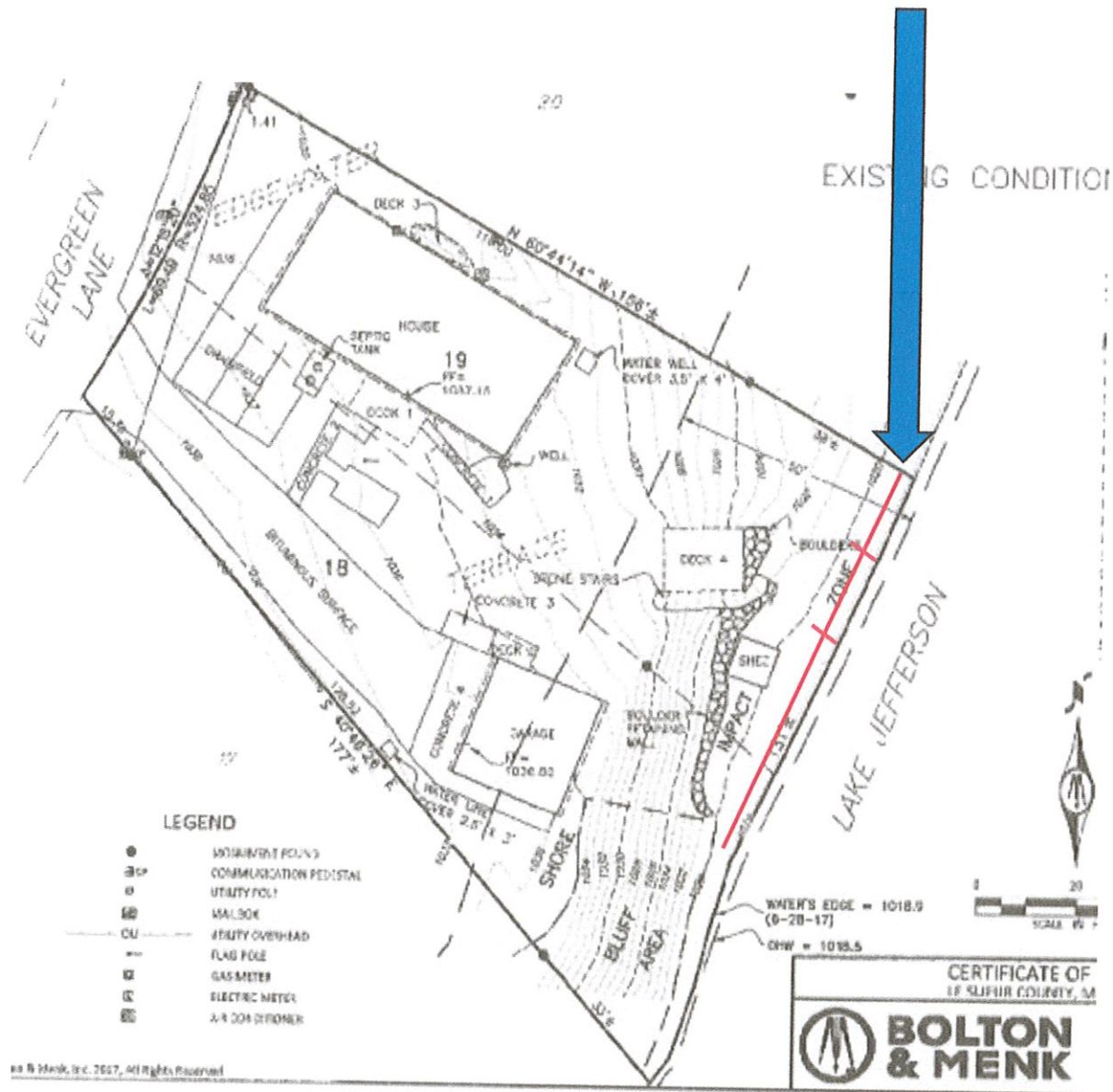
Erosion Control- 46751 Evergreen Lane

Edgewater Terrace (Jefferson), Lot 18 & 19, Parcel ID 01.550.0180

10/05/17

Description

Two Silt socks 8" diameter x 20' as well as upright silt fence 40' in length



RECEIVED
JAN 05 2013
BY: *mm*



Kelly Bode <kbode8529@gmail.com>

Dave and Kelly Bode

2 messages

St. Peter Well Drilling <spwell2@gmail.com>
 To: environmental services@co.le-sueur.mn.us
 Cc: kbode8529@gmail.com

Wed, Aug 23, 2017 at 8:47 AM

Dear Michelle:

I am writing on behalf of:

Dave and Kelly Bode
 45655 Evergreen Lane
 Cleveland MN
 01.103.8600

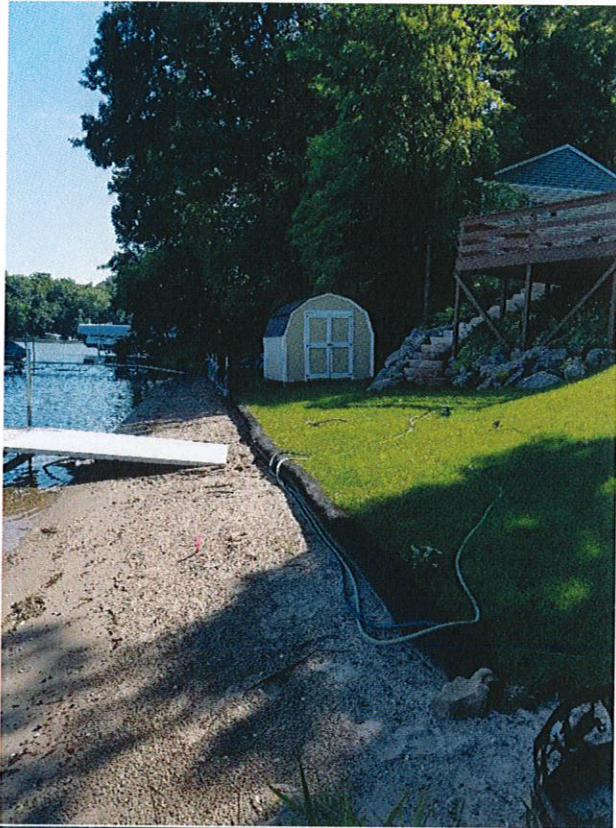
If the city sewer pipe is not available for connection, the existing compliant septic tank can be converted to a holding tank; at the following address:

45655 Evergreen Lane
 Cleveland MN
 01.103.8600

Sincerely,

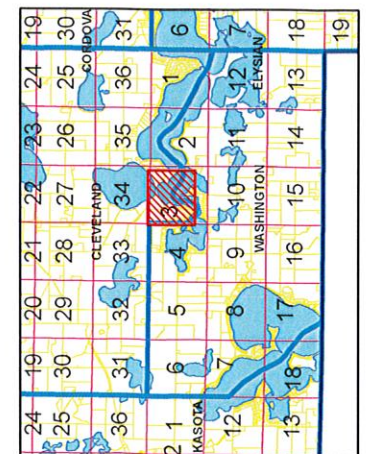
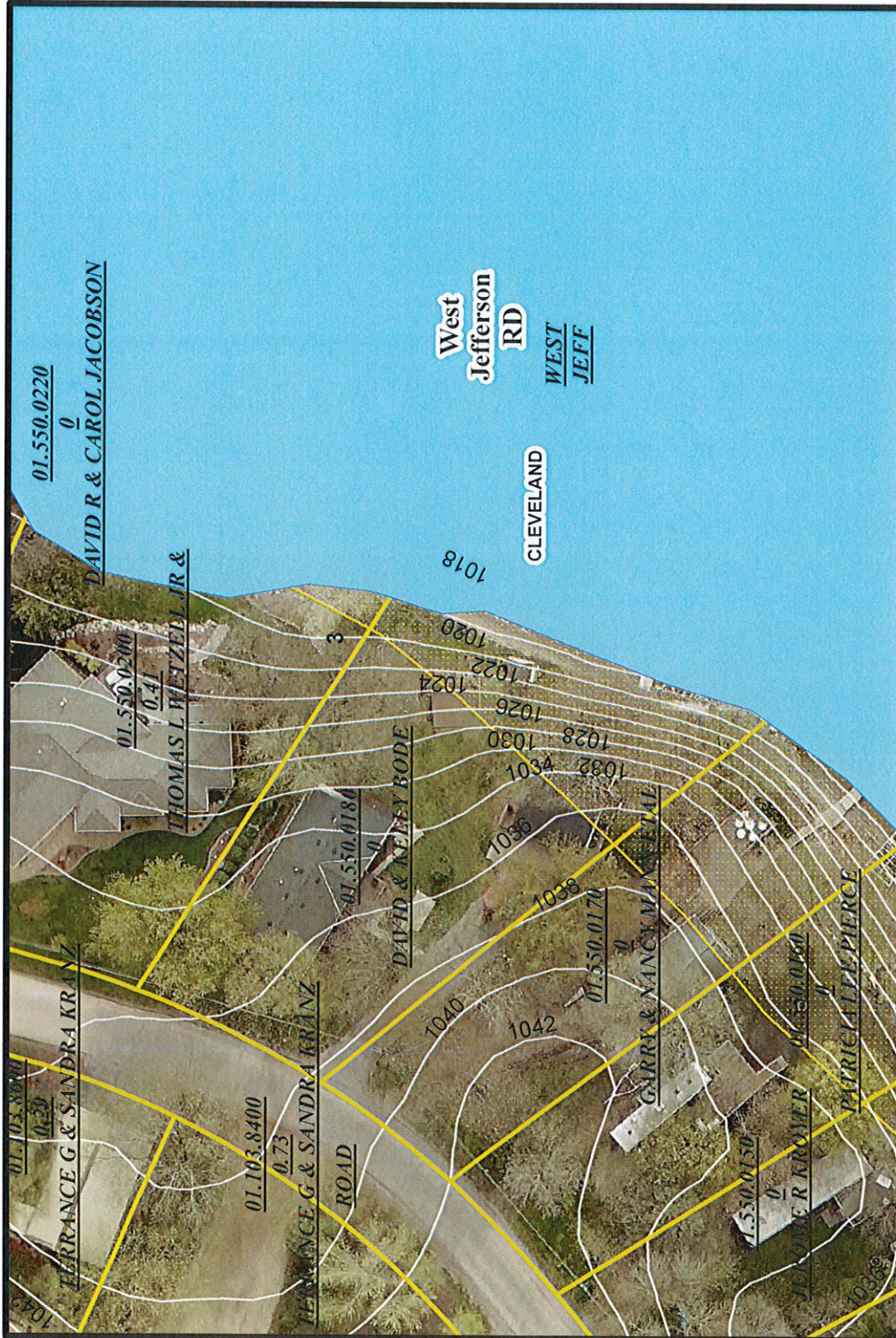
Glen Schilling
 St. Peter Well Drilling
 45823 State Highway 22
 Kasota, MN 56050
 507-931-1340
 Spwell2@gmail.com

8/23/2017 10:17 AM



LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Bode
 PID: 01.550.0180
 DATE: 01-30-18
 FIRM #: 27079C0265D
 F-Zone: A-100 Year
 RFPE: 1022.86
 District: Recreational
 Residential &
 Flood Fringe



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