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# **Le Sueur County, MN**

**Thursday, March 8, 2018**

**Regular session**

## **Item 1**

**Lawn Barber/Olson Packet**

Staff Contact: Joshua Mankowski or Michelle R. Mettler

# STAFF REPORT

## GENERAL INFORMATION

**APPLICANT:** The Lawn Barber

**OWNER:** Harry Olson

**911 ADDRESS:** 50320 Sunset Lane, Waterville, MN

**PROJECT DESCRIPTION:** To allow grading, excavating, and filling of approximately 24 cubic yards of material within the shore impact zone for the repair and construction of a retaining wall within the shore impact zone.

## SITE INFORMATION

**LOCATION:** Part of SW/NE, Section 28, Waterville Township

**ZONING DISTRICT:** Recreational Residential

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

**GENERAL SITE DESCRIPTION:** Shoreland, residential, wetlands, farmland

**ACCESS:** Existing off Sunset Lane

**EXISTING LAND USE WITHIN ¼ MILE:**

North: Lake Tetonka	South: Farmland, residences
East: Wetlands	West: Lake Tetonka, residences

## BACKGROUND INFORMATION

There is an existing retaining wall on the property that has been repaired twice in the past. The proposal is to replace the existing retaining wall with a high strength retaining wall design to avoid future deterioration.

## TOWNSHIP BOARD NOTIFICATION

Public Notice sent to Township via mail. Allan Gehrke from Waterville Township was contacted on January 24, 2018 by the applicant, per application.

## NATURAL RESOURCES INFORMATION

**SHORELAND:** The proposal is located within the Shoreland District.

**WETLANDS:** According to the National Wetlands Inventory, Type 1 wetlands located in the quarter-quarter section where the project is proposed.

## ATTACHMENTS

Application, description of request, site plan, Versa-Lok specifications, erosion control plan, aerial photo, Joshua Mankowski letter,

## STAFF FINDINGS

**ZONING ORDINANCE SECTIONS:** Section 13 Shoreland, Section 18 Environmental Performance Standards, Section 19 Land Use Performance Standards, Section 21 Conditional Use Permits.

**GOALS & POLICIES:** The current Land Use Plan as adopted in 2007 does 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.

**GOAL #3:** Improve water quality in Le Sueur County.

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

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

### DNR GUIDANCE LETTERS:

1. Administration, Compliance, and Enforcement pg. 1
2. Grading & Filling within Shoreland Areas pg. 3
3. Natural Shorelines pg. 5
4. Non-conforming Lots of Record in Shoreland Areas pg. 19

### SEWAGE TREATMENT:

1. The property has had a compliance inspection conducted on the septic system servicing the property and was found to be non-compliant.
2. The property is located within the Frances, Rays, Sakatah, and Tetonka (FRST) inventory district. Installation update deadline is December 31, 2022.

## ENVIRONMENTAL PERFORMANCE STANDARDS-SECTION 18 & 13

**WETLAND:** Type 1 wetland to the East of the property.

**EROSION CONTROL:** Erosion Control Plan submitted including map.

**GRADING, EXCAVATING, OR FILLING:** Grading, excavating, or filling within the shore impact zone beyond 10 cubic yards is listed as a Conditional Use in the Le Sueur County Zoning Ordinance

**RETAINING WALL:** Retaining walls located within the shore impact zone are listed as a Conditional Use in the Le Sueur County Zoning Ordinance.



## **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.

## **SHORELAND DISTRICT EVALUATION CRITERIA-SECTION 13**

1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.
2. The visibility of structures and other facilities as viewed from public waters is limited.
3. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate this watercraft.



1. Increased setbacks from the ordinary high water level.
2. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted.
3. Special provisions for the location, design, and use of structures, sewage treatment system, watercraft, launching and docking areas, and vehicle parking areas.

LE SUEUR COUNTY ENVIRONMENTAL SERVICES  
88 SOUTH PARK AVE.  
LE CENTER, MINNESOTA 56057-1600

Phone (507) 357-8538 Fax (507) 357-8541

Date: 02/22/2018

To: Le Sueur County Planning and Zoning Commission

From: Joshua Mankowski

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**Applicant:**

The Lawn Barbors

**Property owner:**

Harry Olson

**Property:**

14.028.3700

**Description:**

Application for a Condition Use Permit to allow Grading, Excavating, and Filling of approximately 24 cubic yards of material within the Shore Impact Zone for the construction of a retaining wall within the Shore Impact Zone.

**Recommendation:**

It would be my recommendation to approve the application with the condition(s) listed below. The completion of this project will address an ongoing shoreland issue on this property. Alternate designs were discussed, including a more extensive shoreline restoration. The cost of completing that type of project was much higher than replacing the preexisting retaining wall and could result in damage to the existing trees. This project will result in a small shoreline restoration on one side of the lot by removing a 35 foot retaining wall and replacing it with core logs and native vegetation.

**Condition(s):**

1. Work with Environmental Services staff to assure that plantings are Minnesota Natives.
2. Work with Environmental Services staff to provide a buffer for the shoreline restoration.

Sincerely,



Joshua Mankowski  
Le Sueur County

# LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 18008

Applicant: THE LAWN BARBER

Land Owner: HARRY OLSON

Conditional Use Permit Request: TO ALLOW GRADING EXAVATING AND FILLING OF APPROXIMATELY 24 CUBIC YARDS OF MATERIAL WITHIN THE SHORE IMPACT ZONE FOR THE CONSTRUCTION OF A RETAINING WALL WITHIN THE SHORE IMPACT ZONE

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain \_\_\_\_\_

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain \_\_\_\_\_

3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain \_\_\_\_\_

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain \_\_\_\_\_

5. Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain \_\_\_\_\_

6. The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain \_\_\_\_\_

7. The conditional use is consistent with the Comprehensive Land Use Plan.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain \_\_\_\_\_

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will meet the goals of safety, health and the general welfare of the public.

Date: \_\_\_\_\_ APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ PZ Chairperson \_\_\_\_\_

COUNTY BOARD MEETING DATE \_\_\_\_\_



# Le Sueur County

## Conditional Use Application-Grading, Excavating & Filling

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

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

### I. Applicant:

Name The Lawn Barber Services LLC  
Mailing Address 138 North Morningside Dr  
City LeSueur State MN Zip 56058  
Phone # 507-210-8622 Phone # \_\_\_\_\_

### II. Landowner:

Name Harry Olson  
Mailing Address 2698 Soplin Ave  
City Denver State IA Zip 50622  
  
Property Address 50320 Sunset Ln  
City Waterville State MN Zip 56096  
Phone # 319-859-4988 Phone # \_\_\_\_\_

### III. Parcel Information:

Parcel Number 14.028.3700 Parcel Acreage 0.58  
Attach Full Legal Description (**NOT** abbreviated description from tax statement)  
Township Waterville Section 28  
Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

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

Waterville Township notified on 1-24-18  
(Township Name) (Date)  
Board Member Alan Behrke regarding the proposed use.  
(Name)

### V. Quantities and Submittal Formats:

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



**VI. Fees: Must be paid at the time of application.**

Conditional Use Permit \$ 750 After-The-Fact fee is doubled.  
Filing Fee \$ 46

**Additional Fees:**

Special Meeting \$ 2,000  
After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater

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

<input type="checkbox"/> <b>Non-Shoreland</b>	Cubic yards of material movement: _____
<input type="checkbox"/> Within Bluff Impact Zone	Cubic yards of material movement: _____
<input type="checkbox"/> Within Bluff	Cubic yards of material movement: _____
<b>TOTAL cubic yards of material movement: _____</b>	
<input type="checkbox"/> <b>Shoreland- Outside Shore Impact Zone</b>	Cubic yards of material movement: _____
<input checked="" type="checkbox"/> Within Shore Impact Zone	Cubic yards of material movement: <u>-24</u>
<input type="checkbox"/> Within Bluff Impact Zone	Cubic yards of material movement: _____
<input type="checkbox"/> Within Bluff	Cubic yards of material movement: _____
<b>TOTAL cubic yards of material movement: <u>24</u></b>	

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

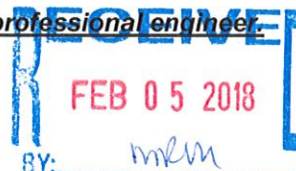
**VIII. Description of Request:**

- in description*
- 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: No
  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.



2



**Restoration Plan:** Shall include but not limited to the following:

- Areas of restoration shall include the application of a minimum of 4 inches of topsoil or similar material that will support plant growth. *(Must be included in cubic yards calculation of material.)*
- Reseeded areas indicated with type of vegetation. *(Shall meet minimum standards by the SWCD)*
- Tree replacement plan. *(Areas located within the Bluff Impact Zone, Bluff, Shoreland & Conservancy Districts)*
  - Root zone of existing trees shall be preserved and protected during development.
  - Replace one tree for every tree that is removed.
  - Replacement trees shall have a minimum caliper of 2 inches at 4.5 feet from ground level.

**XI. Attachments:** Shall include but not limited to:

- ☐ a. **Description of Request**-See Part VIII for full details and requirements.
- ☐ b. **Site Plan**-See Part IX for full details and requirements.
- ☐ c. **Full Legal Description**-Not abbreviated description from tax statement.
- ☒ d. **Access approval**-Attach approval in writing from proper road authority.
- ☐ e. **Township Notification**-See Part IV for details and requirements.
- ☐ f. **Septic System Compliance Inspection**
- ☐ g. **Erosion Control Plan**-Attach completed and signed plan including map.
- ☐ h. **Restoration Plan**-See Part X for full details and requirements.
- ☒ i. **Approved Stormwater Pollution Prevention Plan**  
-Must meet NPDES requirements and prepared by a licensed professional engineer.

**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.

07. Harry Olson Dan Brown  
Applicant signature

02/04/18  
01/06/18  
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.

Harry Olson  
Property Owner signature

01/06/18  
Date  
**RECEIVED**  
FEB 05 2018  
BY: mpm



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

- ☐ Within Bluff Impact Zone  
☐ Within Bluff

Cubic yards of material movement: \_\_\_\_\_  
 Cubic yards of material movement: \_\_\_\_\_  
 Cubic yards of material movement: \_\_\_\_\_

TOTAL cubic yards of material movement: \_\_\_\_\_

☒ Shoreland - Outside Shore Impact Zone

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

Cubic yards of material movement: \_\_\_\_\_  
 Cubic yards of material movement: 24  
 Cubic yards of material movement: \_\_\_\_\_  
 Cubic yards of material movement: \_\_\_\_\_

TOTAL cubic yards of material movement: 24

Pre-App Date 2-3-18 Lake Classification RD Feedlot 500' 1000' N  
 Meeting Date 3-8-18 Lake T-tanka Wetland Type 1-2 3-8 N  
 60 Day 4-10-18 FEMA Panel # 27079C0 427 D Water courses Y N  
 Zoning District RR Flood Zone K-outside Bluff Y N

☒ Request Description☐ Access Approval☒ Septic Comp Insp / Design☐ Site Plan☒ Erosion Control Plan☒ Meeting Reg / ATF / Spec☒ Full Legal☐☒ Fee \$ 7900☒ Ordinance☐ Other \_\_\_\_\_☐ Penalty \$ \_\_\_\_\_☒ Application CompletePlanning & Zoning Department Signature Michelle R. MotterDate 2-5-18Permit # 18008

### Description request (H Olson retaining wall/restoration)

The current retaining wall (Wall 1- 162ftL/3ftH/11inchD) on the property has been fixed twice already (by previous contractor) because when the lake floods over the wall, it washes the soil behind the wall, and many of the wall blocks into the lake. Upon inspection by myself, my opinion was the reasons for failure were due to using hollow core blocks only filled with rocks/dirt, blocks that are glued together, and improper/no drainage material behind the wall. There is another smaller retaining wall which is also having the same issues.

The current base course of blocks on Wall 1 look good, so ideally my plan was to remove everything above the base up and use Versa Lok blocks instead. I will not know until I start digging, but in the event the base course does need to be removed, that will be done. Versa Lok blocks are not hollow and have a pinning system which locks each course together, for a much stronger wall. The pinning system also allows the wall to "flex" ever so slightly to reduce stress points.

To start, we would install silt fence 2ft out into the lake, the length of the entire project for erosion control. We would need to dig down behind the current wall at 4ft deep, by 3ft wide, and remove 9 cubic yards of existing soil. We cannot go back any further as there are 3 very large cottonwood trees' not too far from the current wall that need to stay to help stabilize the area. Most of the soil will be hauled off site, with some being used to backfill behind the drainage rock.

From there we would remove the old blocks, haul off site, and start laying a base pad (if needed). If we do need to redo the base pad, that would involve putting down (2 cubic yards) class 5 and compacting thoroughly to ensure a solid foundation. Once the base course is laid and leveled we will start building the wall, adding  $\frac{3}{4}$  drainage rock (2ft wide) behind to wall and compact each level we go up. The additional 1ft of space will be filled with dirt and compacted. Finally, as we get near the final grade, we would level so the final grade sits a few inches below the top of the wall. We plan to seed that area with 2lbs of high quality grass seed. The total amount of material brought in would be (6 cubic yards of  $\frac{3}{4}$  drain rock, 3 cubic yards of soil) The 'new' wall would match the same dimensions of the existing wall.

On (Wall 2- 35ftL/2.8ftH/11inchD), we want to take down the entire wall, 3 smaller dead/dying trees, remove existing landscape rock, and do a shoreline restoration. That would involve removing existing retaining wall block and removing off site. From there we would remove 1.5 cubic yards of debris, and create a gradual slope from the shoreline, rising towards the house. Next, we would install coir logs, stacking them to create an offset wall, secured by 10inch wood stakes. As we stack the coir logs, we would bring in black dirt (2.5 cubic yard) to fill in behind and stabilize the logs.



Once the final log is placed at the top grade, we will level the dirt out to match, and start installing native plants into, and between the coir logs. Finally, 1lb of quality grass seed will be put down, raked in, and covered by a thin biodegradable blanket to hold in moisture, and keep pests from picking at the seed. The new restoration area will be supported and shaped by coir logs, so we plan to use the same shape, length, and height of the existing wall.

VIII. Description of Request:

1. No. Project will eliminate dirt and landscape rocks washing into the lake, reduce static pressure build up by using drainage rock behind the wall, and create a piece of natural shoreline by doing a restoration.
2. No adverse impact on the surrounding area's
3. No, it will reduce storm water runoff by better filtering rain water behind the wall, will provide drainage if/when the lake floods up over the wall, and will be filter water in the restoration area by having native vegetation.
4. No part of the project will take place below the OHWL
5. Does not have any wetland area on, or near the property.
6. There will not be any major slope work going on as the entire property is very flat.
7. Attached
8. No additional licensing or permitting required.





## EXISTING CONDITIONS

**SITE ADDRESS**  
50320 SUNSET LANE  
WATERVILLE, MN 56096

## PROPOSED IMPERVIOUS SURFACES

HOUSE 1 W/ OVERHANG	2694	SQ FT
HOUSE 2 W/OVERHANG	870	SQ FT
DECK 1	510	SQ FT
DECK 2	115	SQ FT
LANDSCAPING 1	1069	SQ FT
CONCRETE 1	133	SQ FT
PAVER FIRE PIT PATIO	284	SQ FT
CONCRETE 3	218	SQ FT
GRAVEL SURFACE	423	SQ FT
RETAINING WALL 1 (3'H x 162'L x 11"D)	187	SQ FT
RETAINING WALL 2 (2.8' x 35'L x 11" D)	23	SQ FT
LP TANKS	59	SQ FT
TOTAL	6585	SQ FT

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  
License Number 19789  
Date 11/28/2017

REVISED ORIGINAL SURVEY: 1-8-2018  
1-12-2018  
1-17-2018


**BOLTON  
& MENK**

FOR: HARRY & NANCY OLSON

DRAWN BY: JLA

4.0 S28-T109N-R23W

# PROPOSED CONDITIONS

PID 14.028.3700

**OWNER ADDRESS**  
HARRY & NANCY OLSON  
2698 JOPLIN AVENUE  
DENVER, IA 50622

**SITE ADDRESS**  
50320 SUNSET LANE  
WATERVILLE, MN 56096

**TOTAL LOT AREA**  
26,985 SQ FT

**REMOVAL IMPERVIOUS SURFACES**  
RETAINING WALL 2 (2.8'H x 35'L x 11"D) 23 SQ FT

**PROPOSED IMPERVIOUS SURFACES**

HOUSE 1 W/ OVERHANG	2694 SQ FT
HOUSE 2 W/OVERHANG	870 SQ FT
DECK 1	510 SQ FT
DECK 2	115 SQ FT
LANDSCAPING 1	1069 SQ FT
CONCRETE 1	133 SQ FT
PAVER FIRE PIT PATIO	284 SQ FT
CONCRETE 3	218 SQ FT
GRAVEL SURFACE	423 SQ FT
RETAINING WALL 1 (3'H x 162'L x 11"D)	187 SQ FT
LP TANKS	59 SQ FT
<b>TOTAL</b>	<b>6562 SQ FT (24.3%)</b>

## 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  
Date 11/28/2017

REVISED ORIGINAL SURVEY: 1-8-2018  
1-15-2018  
1-17-2018

CERTIFICATE OF SURVEY  
LE SUEUR COUNTY, MINNESOTA



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

FOR: HARRY & NANCY OLSON

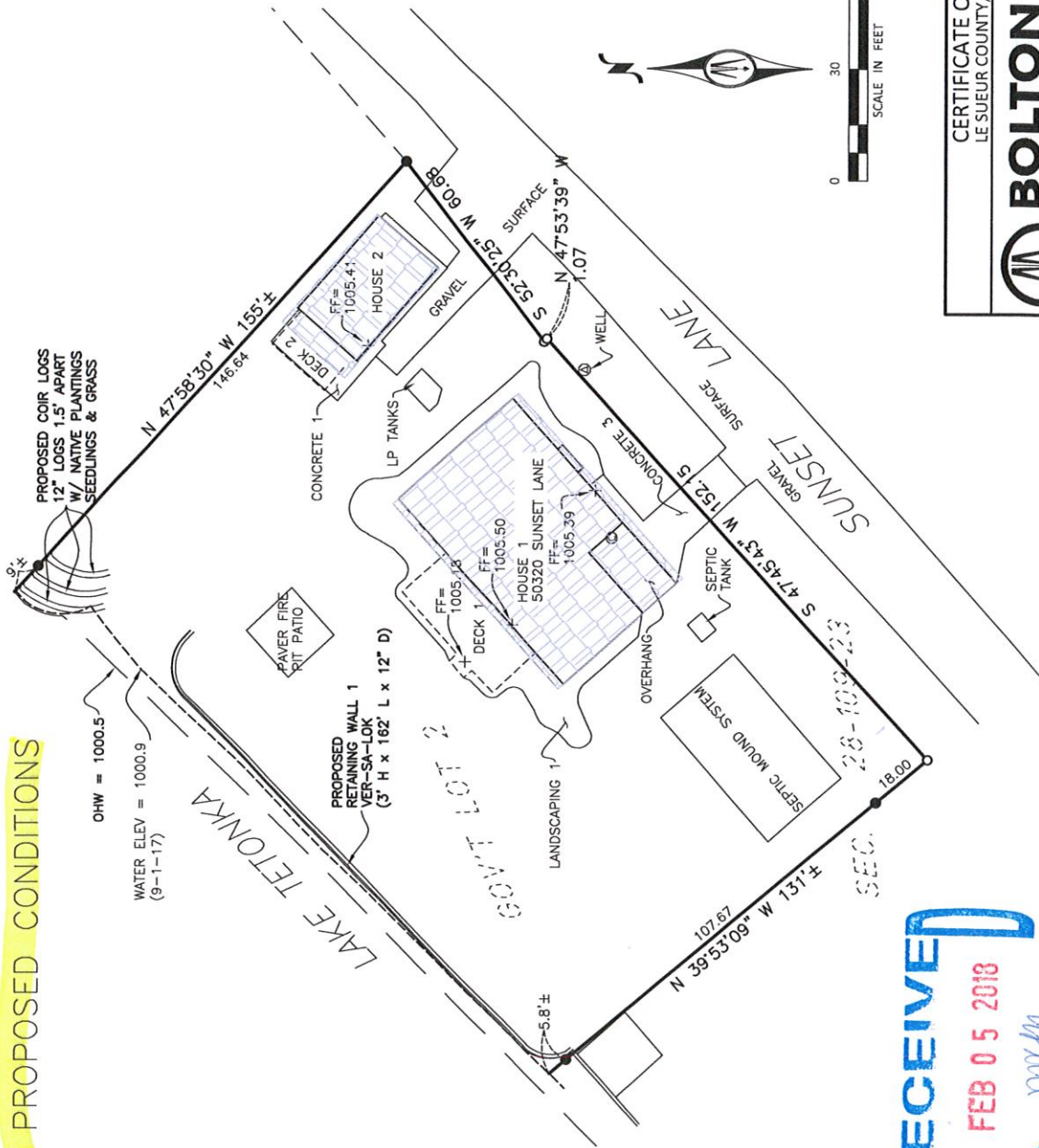
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4.0 S28-T109N-R23W



**RECEIVED**  
FEB 05 2018  
BY: *mjm*



# EXISTING CONDITIONS

PID 14.028.3700

## OWNER ADDRESS

HARRY & NANCY OLSON  
2698 JOPLIN AVENUE  
DENVER, IA 50622

## SITE ADDRESS

50320 SUNSET LANE  
WATERVILLE, MN 56096

## TOTAL LOT AREA

26,985 SQ FT

## PROPOSED IMPERVIOUS SURFACES

HOUSE 1 W/ OVERHANG	2694 SQ FT
HOUSE 2 W/OVERHANG	870 SQ FT
DECK 1	510 SQ FT
DECK 2	115 SQ FT
LANDSCAPING 1	1069 SQ FT
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RETAINING WALL 2 (2.8' x 35'L x 11" D)	23 SQ FT
LP TANKS	59 SQ FT
<b>TOTAL</b>	<b>6585 SQ FT (24.4%)</b>

## 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

11/28/2017  
Date

REVISED ORIGINAL SURVEY: 1-8-2018  
1-12-2018  
1-17-2018

## CERTIFICATE OF SURVEY LE SUEUR COUNTY, MINNESOTA



**BOLTON  
& MENK**

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

THAT PART OF GOVERNMENT LOT 2 OF SECTION  
28, TOWNSHIP 109 NORTH, RANGE 23 WEST,  
LE SUEUR COUNTY, MINNESOTA

FOR: HARRY & NANCY OLSON

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SDB114643H

JOB NUMBER: M33.114643

FIELD BOOK: 90K PG 15

DRAWN BY: JLA

4.0 S28-T109N-R23W



# PROPOSED CONDITIONS

PID 14.028.3700

**OWNER ADDRESS**  
HARRY & NANCY OLSON  
2698 JOPLIN AVENUE  
DENVER, IA 50622

**SITE ADDRESS**  
50320 SUNSET LANE  
WATERVILLE, MN 56096

## TOTAL LOT AREA

26,985 SQ FT

## REMOVAL IMPERVIOUS SURFACES

RETAINING WALL 2 (2.8'H x 35'L x 11"D) 23 SQ FT

## PROPOSED IMPERVIOUS SURFACES

HOUSE 1 W/ OVERHANG	2694 SQ FT
HOUSE 2 W/OVERHANG	870 SQ FT
DECK 1	510 SQ FT
DECK 2	115 SQ FT
LANDSCAPING 1	1069 SQ FT
CONCRETE 1	133 SQ FT
PAVER FIRE PIT PATIO	284 SQ FT
CONCRETE 3	218 SQ FT
GRAVEL SURFACE	423 SQ FT
RETAINING WALL 1 (3'H x 162'L x 11"D)	187 SQ FT
LP TANKS	59 SQ FT
<b>TOTAL</b>	<b>6562 SQ FT (24.3%)</b>

## 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

11/28/2017  
Date

REVISED ORIGINAL SURVEY: 1-8-2018  
1-15-2018  
1-17-2018

## CERTIFICATE OF SURVEY LE SUEUR COUNTY, MINNESOTA



**BOLTON  
& MENK**

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

THAT PART OF GOVERNMENT LOT 2 OF SECTION  
28, TOWNSHIP 109 NORTH, RANGE 23 WEST,  
LE SUEUR COUNTY, MINNESOTA

FOR: HARRY & NANCY OLSON

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SDB114643H

JOB NUMBER: M33.114643

FIELD BOOK: 90K PG 15

DRAWN BY: JLA

4.0 S28-T109N-R23W

**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**

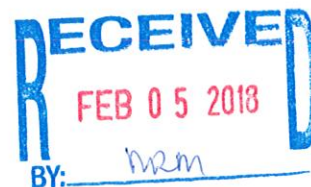
Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: Harry Olson PID: 14.028.3700  
Mailing Address: 2698 Soplin Ave Denver IA 50622  
Property Address: 50320 Sunset Ln  
Phone: ( ) Mobile/Cell: (319) 859-4988

Responsible party for Implementation/Inspection: The Lawn Barber Services LLC  
Address: 138 North Morningside Dr LeSueur MN 56058  
Phone: ( ) Mobile/Cell: (507) 210-8622

**Erosion & Sediment Control Measures**

1. Maintain existing vegetation whenever possible and minimize the area of disturbance. Retain and protect trees to enhance future landscaping efforts and to reduce raindrop impact. (Vegetation is the best and most cost-effective erosion control practice).
2. Install all erosion and sediment control practices prior to any soil disturbing activities, when applicable.
3. Phase construction activities to minimize the areas disturbed at one time. This will also allow completed areas to be stabilized and re-vegetated before disturbing adjacent sites.
4. Maintain and protect all natural waterways. Retain at least a 20-foot wide strip of natural vegetation along all waterways to filter out sediment and other pollutants.
5. Minimize the use of impermeable surfaces such as roofs, driveways, parking lots and roads. The Environmental Resources staff must approve all storm water runoff plans.
6. Use rock rip-rap at both the outlet and inlet ends of culverts to prevent scour erosion.
7. Limit construction equipment to designated areas to control soil compaction.
8. Install silt fence on the down-slope perimeter of all disturbed areas according to the attached installation instructions. Sensitive areas such as wetlands, drainage swales and shoreland areas should also be protected with silt fence.
9. Install straw bale checks or rock check dams in areas of concentrated flow .
10. Cover any stockpiled topsoil with plastic or other impervious covering. Use stockpiled topsoil as earthen berms to serve as temporary sediment basins.





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

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

12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1<sup>st</sup>. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the attached instruction sheet for recommended mixtures and rates. The use of native plant materials, including trees and shrubs, is encouraged. Native species will provide good vegetative cover that is adapted to our soils and climate.

13. Apply fertilizer according to soil test recommendations.

14. Install water bars on access roads to prevent concentrated water from flowing down the road and eroding gravel.

15. Attach a site map showing the location of all erosion control practices, property lines, roads, lakes, watercourses, wetlands, on-site systems and building locations.

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

#### Inspection and Maintenance

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

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

★ Harry Olson  
(Property Owner)

01/06/18  
(Date)

Dan Gross  
(Person Responsible for Implementation)

1-8-18  
(Date)

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





Erosion Control Plan

Silt fence will be placed  
2 ft into the water &  
run along the  
entire property.

EXISTING CONDITIONS

PID 14.028.3700

OWNER ADDRESS  
HARRY & NANCY OLSON  
2698 JOPLIN AVENUE  
DENVER, IA 50622

SITE ADDRESS  
50320 SUNSET LANE  
WATERVILLE, MN 56096

TOTAL LOT AREA  
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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  
License Number 19789  
Date XX/XX/XXXX

CERTIFICATE OF SURVEY  
LE SUEUR COUNTY, MINNESOTA

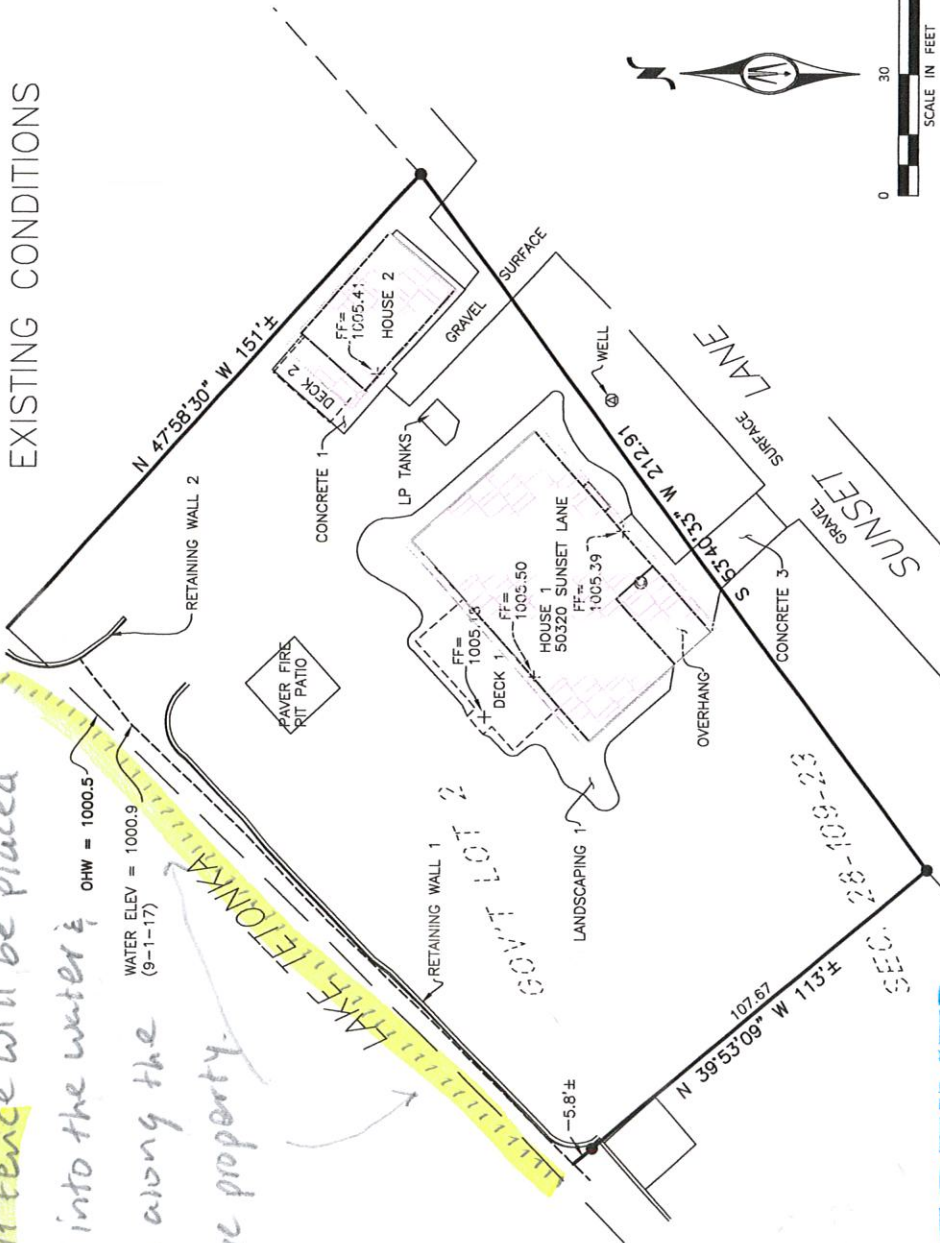


1960 PREMIER DRIVE  
MANKATO, MINNESOTA 56001  
(507) 625-4171

FOR: HARRY & NANCY OLSON

JOB NUMBER: FIELD BOOK: DRAWN BY: 4.0528-T109N-R23W

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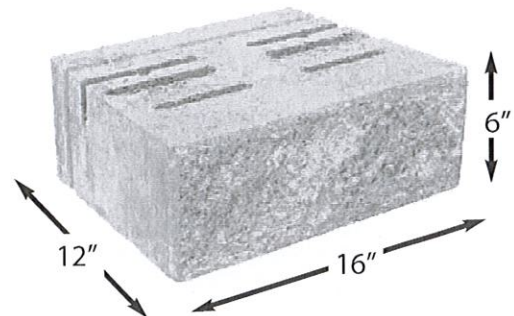
# Introduction & Unit Specifications

## VERSA-LOK® STANDARD UNITS

Standard units are made from high-strength, low-absorption concrete on concrete block machines. The Standard units' solid characteristics make them resistant to damage before, during and after construction in all climates, including shoreline applications.

**All CST VERSA-LOK® Retaining Wall Units are made to ASTM C 1372-  
Standard Specifications of Segmental Retaining Wall Units.**

<b>Height:</b>	6 inches	152.4 mm
<b>Width (face):</b>	16 inches	406.4 mm
<b>Width (rear):</b>	14 inches	355.6 mm
<b>Depth:</b>	12 inches	304.8 mm
<b>Face Area:</b>	$\frac{2}{3}$ sq. foot	0.062 m <sup>2</sup>
<b>Volume:</b>	.63 ft <sup>3</sup>	0.018 m <sup>3</sup>
<b>Weight:</b>	82 lbs.	37.19 kg
<b>Wgt/Face Area:</b>	123 lbs./sq. ft.	599.84 kg/m <sup>2</sup>



**VERSA-LOK®**  
Retaining Wall Systems  
*Solid Solutions.™*

### VERSA-TUFF® PIN

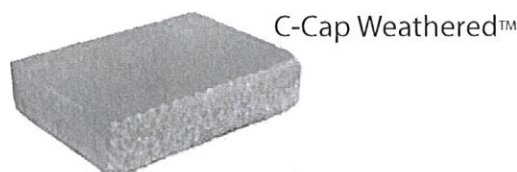
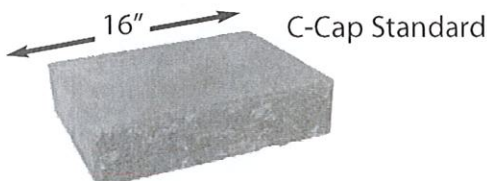
<b>Length:</b>	6.8 inches	172.7 mm
<b>Diameter:</b>	.48 inches	12.2 mm
<b>Material:</b>	Glass-Reinforced Nylon	



*Solid VERSA-LOK® Standard Units  
provide superior durability and  
construction stability.*

### VERSA-LOK® CAP UNITS

Caps	Length	Height	Depth	Weight	Sq. Face Ft. Per Pallet	Units Per Pallet	Weight Per Pallet
VERSA-LOK® Cap Units	16"	3 5/8"	12"	57 lbs.	19.2	48	2,740 lb



#### CST Pavers

23 Ridge Rd.  
Branchville, NJ 07826  
Ph# 973-948-7193  
Sales Fax# 973-948-2771





## Pinning

### Pinning Detail

### Unreinforced Wall

**Unreinforced Wall**

CAP UNIT  
ADHERE TO TOP UNIT  
W/VERSA-LOK  
CONCRETE ADHESIVE

VERSA-LOK STANDARD  
MODULAR CONCRETE UNITS

IMPERVIOUS FILL  
12" DEEP

GEOSYNTHETIC REINFORCEMENT  
SEE PROFILE DRAWINGS  
FOR LENGTH, TYPE, AND SPACING

DRAINAGE AGGREGATE  
12" THICK MIN.

REINFORCED BACKFILL  
COMPACTED 95% OF MAXIMUM  
STANDARD PROCTOR DENSITY

4" DIA. (MIN.) DRAIN PIPE  
OUTLET @ END OF WALL  
OR @ 40' CENTERS MAX.  
SLOPE TO DRAIN (1/8"/FT.)

IMPERVIOUS FILL

GRANULAR LEVELING PAD  
6" THICK MIN.



**Antique Grey**

## Hickory

## Brown Flash

## Bedford Brown

## Butternut

## Red Flash

### Walnut Blend

Special order only



# LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Olson  
 PID: 14.028.3700  
 DATE: 02-27-18  
 FIRM #: 27079C0427D  
 F-Zone: X-outside  
 RFPE: na  
 District: Recreational  
 Residential



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



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