



Le Sueur County, MN

Thursday, April 12, 2018

Regular session

Item 2

Peters Packet

Staff Contact: Joshua Mankowski or Michelle R. Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: David & Denise Peters

911 ADDRESS: 40709 Ottawa Rd, St Peter, MN

PROJECT DESCRIPTION: To allow grading, excavating and filling of approximately 134 cubic yards of material within the bluff impact zone, and less than 1 cubic yard within the bluff to replace a single-family dwelling.

PARCEL NUMBER: 05.650.0090

CUP NUMBER: 18016

SITE INFORMATION

LOCATION: Lots 9 & 10, River View Heights Subdivision, Section 2, Kasota Township

ZONING DISTRICT: Urban/Rural Residential "R1"

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

GENERAL SITE DESCRIPTION: Rural development

ACCESS: Existing off Ottawa Road

EXISTING LAND USE WITHIN ¼ MILE:
North: Bluff & rural development South: Wetlands
East: Bluff, ravine & scattered residences West: Wetlands

BACKGROUND INFORMATION

The property is an existing building site in a rural development, platted subdivision River View Heights. The property was recently purchased by the landowner and was destroyed by fire. The property is considered to be a legal non-conformity. In order to reconstruct the dwelling will require a Conditional Use Permit for Grading, Excavating, and Filling within the bluff impact zone and a portion of the structure is within the bluff. Deck to have diamond pier foundation system to lessen the impact of the bluff. Proposed reconstruction is the same as the previous structure except the deck was reduced in order to be further away from the existing septic tank. A variance was granted for setbacks to the bluff and existing septic tank. The existing septic system has a valid compliance inspection deeming the system to be compliant.

TOWNSHIP BOARD NOTIFICATION

Public Notice sent to Township via mail. Daren Barfnecht from Kasota Township was contacted on February 12, 2018 by applicant, per application.

NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is not 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, aerial photo, Diamond Pier foundation system pamphlet,

STAFF FINDINGS

ZONING ORDINANCE SECTIONS: Section 9, Section 18, Section 19, Section 21, Section 24.

GOALS & POLICIES: The current Land Use Plan as adopted in 2007 does make reference to bluffs.

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 1: The County should continue its preservation of significant bluff areas ad 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 the top of a bluff.

ENVIRONMENTAL PERFORMANCE STANDARDS-SECTION 18

BLUFF:	Bluff Standards: Section 18, Subdivision 2. (page 18-2). Portion of the structure (deck) is proposed to be reconstructed in the bluff, and majority of the reconstructed structure within the bluff impact zone.
GRADING, EXCAVATING, OR FILLING:	Grading, Excavating, and filling: Section 18, Subdivision 3. (page 18-3). Grading, excavating, and filling is proposed to be a majority within the bluff impact zone for the footing trench and partially within the bluff.
EROSION CONTROL:	Erosion control plan attached. Erosion control must be implemented prior to starting any part of the project and remain in place until vegetation is re-established.
DRAINAGE:	Four-inch drainage tile is proposed around the perimeter of the foundation to daylight to rock rip rap.

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.
11. **Additional considerations:**
 - a. The site is adequate for water supply and on-site sewage treatment.

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.

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 18016

Applicant: DAVID & DENISE PETERS

Land Owner: DAVID & DENISE PETERS

Conditional Use Permit Request: TO ALLOW THE APPLICANT TO EXCAVATE 134 CUBIC YARDS OF GRADING, EXCAVATING, & FILLING WITHIN THE BLUFF IMPACT ZONE & <1 CUBIC YARD WITHIN THE BLUFF.

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 DAVID & DENISE PETERS
Mailing Address 40709 OTTAWA RD
City ST PETER State MN Zip 56082
Phone # 952-210-6047 Phone # 507 382 5436

II. Landowner:

Name DAVID & DENISE PETERS
Mailing Address 40709 OTTAWA RD
City ST PETER State MN Zip 56082
Property Address 40709 OTTAWA RD
City ST PETER State MN Zip 56082
Phone # 507 382 5436 Phone # 952 210 6047

III. Parcel Information:

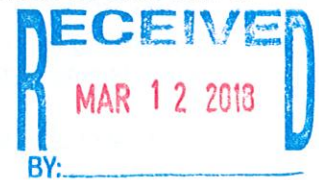
Parcel Number 05.650.0090 Parcel Acreage 5.73
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township KASOTA Section 2+3
Subdivision RiverView Heights Lot 9+10 Block _____

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

KASOTA Township notified on 2-12-18
(Township Name) (Date)
Board Member DANIEL BAREKLUCHT 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.
- ¹⁵ ~~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.

Non-Shoreland

- Within Bluff Impact Zone
- Within Bluff

Cubic yards of material movement: _____
 Cubic yards of material movement: 134
 Cubic yards of material movement: _____

TOTAL cubic yards of material movement: 134 cubic yards

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: none

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.

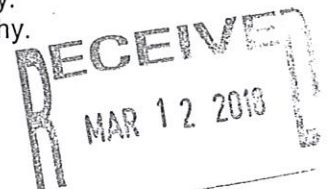
1. ENVIRONMENTAL IMPACT: THERE will be no to minimal environmental impact
2. ADVERSE IMPACT ON SURROUNDING AREAS: DO NOT EXPECT ANY IMPACT ON AREAS
3. STORMWATER RUNOFF: Silt Fence
4. DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL: No IT will NOT
5. WETLAND IMPACT: There are no wetlands on this project.
6. SLOPE STABILITY: Grass is stable around site.
7. CERTIFICATE OF INSURANCE: Tax Reduced IF NEEDED
8. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:
 (For example additional licensing and/or permitting) BC-692371 - License #
No additional FED or MW Regulations APPLY

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 | • 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 and buffering | | | • Drainage |

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



X. 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 Distriacts)*
 - 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.

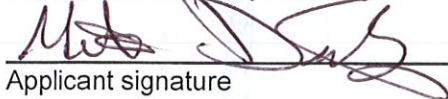
The Department shall notify the applicant and/or landowner in writing of the County Board decision.

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.



 Applicant signature

3-10-18

 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.



 Property Owner signature

3-12-18

 Date

Request: **GRADING, EXCAVATING & FILLING**

Non-Shoreland

- Within Bluff Impact Zone
- Within Bluff

Cubic yards of material movement: _____
 Cubic yards of material movement: 134
 Cubic yards of material movement: 41

TOTAL cubic yards of material movement: 134

Shoreland - Outside Shore Impact Zone

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

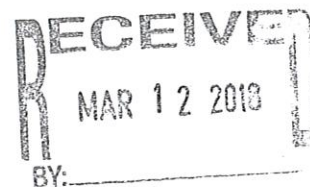
Cubic yards of material movement: 3'
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____

TOTAL cubic yards of material movement: _____

Pre-App Date 3-12-18 Lake Classification _____ Feedlot 500' 1000' N
 Meeting Date 4-12-18 Lake _____ Wetland Type 1-2 3-8 N
 60 Day 5-14-18 FEMA Panel # 27079C0 235 D Water courses Y N
 Zoning District R1 Flood Zone X-outside Bluff Y N

- | | | |
|---------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Request Description | <input type="checkbox"/> Access Approval <u>Existing</u> | <input checked="" type="checkbox"/> Septic <u>Comp Insp</u> / Design <u>ccc</u> |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Erosion Control Plan | <input checked="" type="checkbox"/> Meeting <u>Reg</u> / ATF / Spec |
| <input checked="" type="checkbox"/> Full Legal | <input type="checkbox"/> | <input checked="" type="checkbox"/> Fee \$ <u>7900</u> |
| <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Penalty \$ _____ |

Application Complete Michelle Q. Matthews 3-15-18 18010
 Planning & Zoning Department Signature Date Permit #



- The house foot print is the same as existing house that burnt down.
- The wrap around deck is smaller on new proposed plan due to septic tank location.
- Purple line is footing trench that will be 4' x 4' and total length of 158'.
 $4 \times 4 \times 158 = 2,528$ $2,528$ divided by $27 = 97$ cubic yards of fill removed.
- Blue line is digging the side of dirt wall that is existing to set form up for basement walls. 2' x 6' and total length of 82'.
 $2 \times 6 \times 82 = 984$ 984 divided by $27 = 37$ cubic yards of fill removed.
- There will be $97 + 37 = 134$ total cubic yards of dirt excavated in bluff impact zone.
- There will be no dirt excavated or moved in bluff area because deck footing will be constructed with Diamond Piers that set on top of grade.
- 72 cubic yards of dirt that was excavated will be used to back fill around exterior of house.
- We will be over back filling height of dirt to divert water run off around house.
- 52 yards of fill sand will be used to back fill inside of foundation.
- 66 cubic yards of dirt in green circle that will be left over from excavating, the rest will be used in spring of 2019 for back fill around house.
- Yellow dotted line is 4" drain tile that is daylighted to rip rap rock.
- Excavator and skid steer will be used to perform work.



A Track Record of Over 25 Years...

Testimonials

...Proven Performance

"I'm very impressed with the performance, ease of installation, and the no-mess application of the Diamond Pier. I will continue to use them on my future deck projects."

Jon Trax • *Tu Decks, LLC* • *Twin Cities Area, MN*

"...After Hurricane Dennis AND Hurricane Katrina, not a single Diamond Pier had been compromised."

Taj Goodpastor • *Construction Project Manager* • *North Wind, Inc.*

"After believing in and selling Diamond Piers for a year and a half now, I personally installed 5 piers in 1 hour 15 minutes total. Amazing product!"

Shayne Jordan • *Contractor Sales* • *Maki Building Centers*
President of Home Builders & Remodelers Association of Central Massachusetts.

"I've been using these all over the west metro area...all the piers have remained structurally sound through repeated frost cycles."

Bob Januk • *Precision Decks* • *Mound, MN*

"...A lifetime warranty on one of the most critical elements of a deck is why my clients choose Diamond Pier."

Brian Jacobson • *4 Quarters Design & Build* • *Plymouth, MN*

"Started with Diamond Pier in May 2015 and they have made a WORLD OF DIFFERENCE to my business opening up an entire new world in terms of revenue!"

Norm Buteau • *Norm Buteau Construction* • *Millbury, MA*

"This is an amazing product...it is incredibly low-impact and very easy to install."

José Galarza • *Prof. of Sustainable Design/Build* • *Ultras Architecture-Design*

"We have installed over 5,000 piers in the past 8 years. DP has changed the way we build decks. Time and cost savings, ease of install and lifetime warranty makes it a better foundation system."

Pat Noonan • *O'Noonan Construction* • *Richfield, MN*



Diamond Pier Foundations, with Pin Pile Technology, Handle Loads Differently and More Efficiently than Conventional Methods.



Featured on Public Television's

HOMETIME



Diamond Pier[®] Limited Lifetime Warranty

Covering Parts and Labor

The Pin Foundations, Inc., Diamond Pier DP-50, and DP-75 Foundation Systems are warranted to perform to the published capacities for the life of the original supported structure.

The above warranty shall apply only if the product is used in accordance with Pin Foundation's published "Use and Applications" document and installed in accordance with Pin Foundation's published "Residential Load Chart" and "Installation Manual".

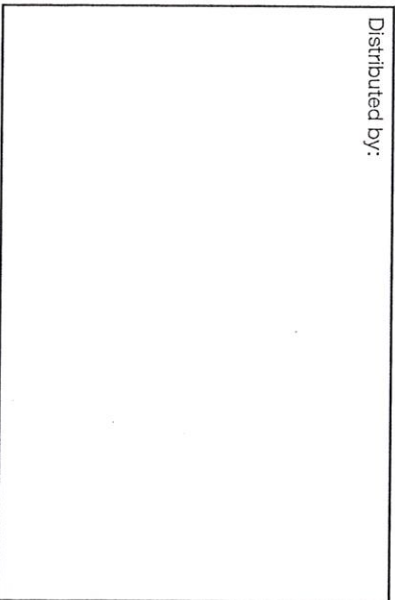
Visit www.DiamondPiers.com/residentialdecks/warranty for complete warranty information.

Diamond Pier[®] FOUNDATION SYSTEM

with Pin Pile Technology

www.DiamondPiers.com

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Beyond The Standard

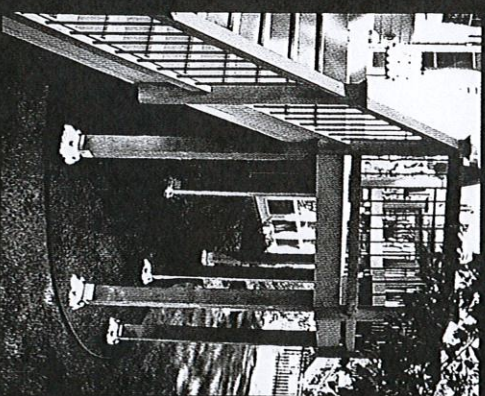
Form #DPSOT1 - 02-2018

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Diamond Pier[®]

FOUNDATION SYSTEM

with Pin Pile Technology

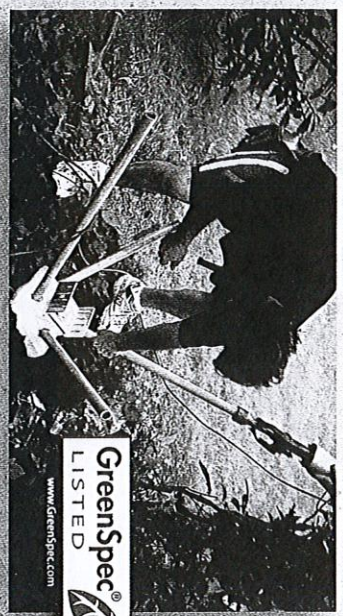


Install in Minutes
...Frame Immediately

Code COMPLIANT
MODELS DP-50 AND DP-75

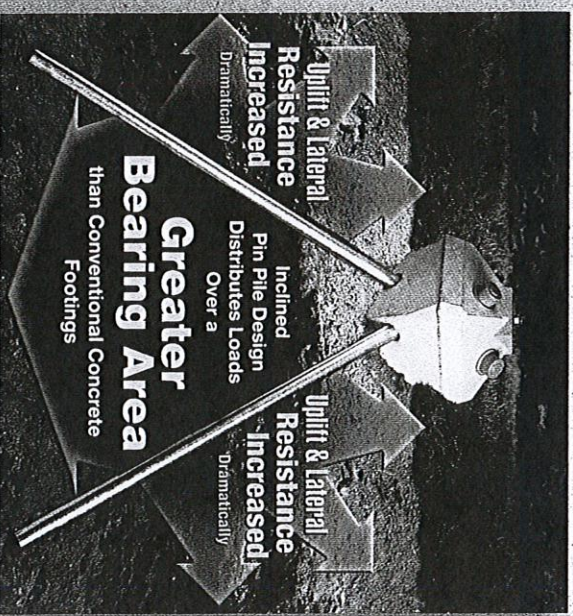
Structurally Rated • Code Compliant

Building Beyond the Standard...
Construction without Excavation!



GreenSpec LISTED
 www.Greenspec.com

Low Environmental Impact
Undisturbed Soil for a Clean Job Site



Diamond Pier FOUNDATION SYSTEM
 with Pin Pile Technology

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Diamond Pier
 Meets or Exceeds the Performance of Conventional Concrete Footings

A Structurally Rated, Code Compliant Foundation System

- Combines Pin Pile Technology with High-Strength Concrete
 - Install in Minutes... Frame Immediately
 - Complete Projects 1 to 2 Days Faster
 - Low Environmental Impact... a Clean Job Site
 - Can be Removed and Reinstalled
 - Proven Performance... Over 25-Year Track Record
- ...with a Lifetime Warranty Covering Parts and Labor!**

For over 25 years, the US Department of the Interior has chosen Diamond Pier as the foundation system for some of their most demanding projects.



Silts/Clays Minimum 1500 psf (CL, ML, MH, CH)**

Model No./ Pin Length	Bearing Load Capacity	Equivalent Base Area	Cylinder Comparison	Frost Zone	Uplift Load Capacity	Lateral Load Capacity
DP-50/36"	2700#	1.8 sf	18" dia	24"	600#	600#
DP-50/42"	* 3000#	2.0 sf	19" dia	36"	* 900#	* 600#
DP-50/50"	3300#	2.2 sf	20" dia	48"	1200#	600#
DP-75/50"	* 3750#	2.5 sf	21" dia	48"	* 1400#	* 600#
DP-75/63"	4200#	2.8 sf	22" dia	60"	1600#	600#

Sands/Gravels Minimum 2000 psf (SW, SP, SM, SC, GM, GC)**

Model No./ Pin Length	Bearing Load Capacity	Equivalent Base Area	Cylinder Comparison	Frost Zone	Uplift Load Capacity	Lateral Load Capacity
DP-50/36"	3600#	1.8 sf	18" dia	24"	600#	600#
DP-50/42"	* 4000#	2.0 sf	19" dia	36"	* 900#	* 600#
DP-50/50"	4400#	2.2 sf	20" dia	48"	1200#	600#
DP-75/50"	* 5600#	2.8 sf	22" dia	48"	* 1400#	* 600#
DP-75/63"	6400#	3.2 sf	24" dia	60"	1600#	600#

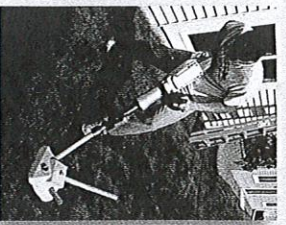
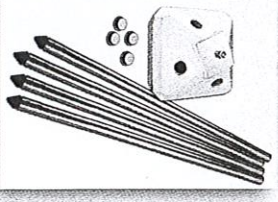
Equivalency to Traditional Concrete Footings * Interpolated from field test values

Load Chart to be used for Normal Soil Conditions Only. See Manufacturer's Installation Manual for definitions and additional chart notes. DP-50 and DP-75 capacities used in conjunction with Manufacturer's "Use and Applications" document. ** See IRC Table R401.4.1 (Presumptive Load Bearing Values of Foundation Materials) for a full description of applicable 1500 psf and 2000 psf soil types. For soils below 1500 psf, or soils with unknown characteristics, additional site and design analysis is required. For soils above 2000 psf, the values in this chart shall apply.

LOAD CHART

Diamond Pier
 FOUNDATION SYSTEM!

- Pin Pile Technology combined with a High-Strength Concrete Head that Meets or Exceeds ACI 318 Standards
 - Galvanized Pins Meet or Exceed ASTM Standards
 - High-Impact Inspection Plugs • Pin Caps Install After Inspection
 - Cast-in, Galvanized Anchor Bolt to Secure Standard Post Brackets
- For all applications, refer to the manufacturer's complete Installation Manual.



- MODEL DP-50**
- Loads Up To 4400#
 - 36", 42" or 50" Pins
 - Use in Areas with a Frost Depth Up To 48"
- MODEL DP-75**
- Loads Up To 6400#
 - 50" or 63" Pins
 - Use in Areas with a Frost Depth Up To 60"



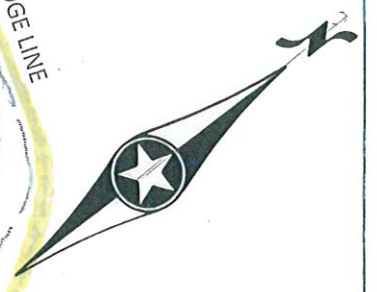
Pin Driving Bit
 For use with most breaker hammers that accept a 1-1/8" hex shaft.
 Available at www.DiamondPiers.com



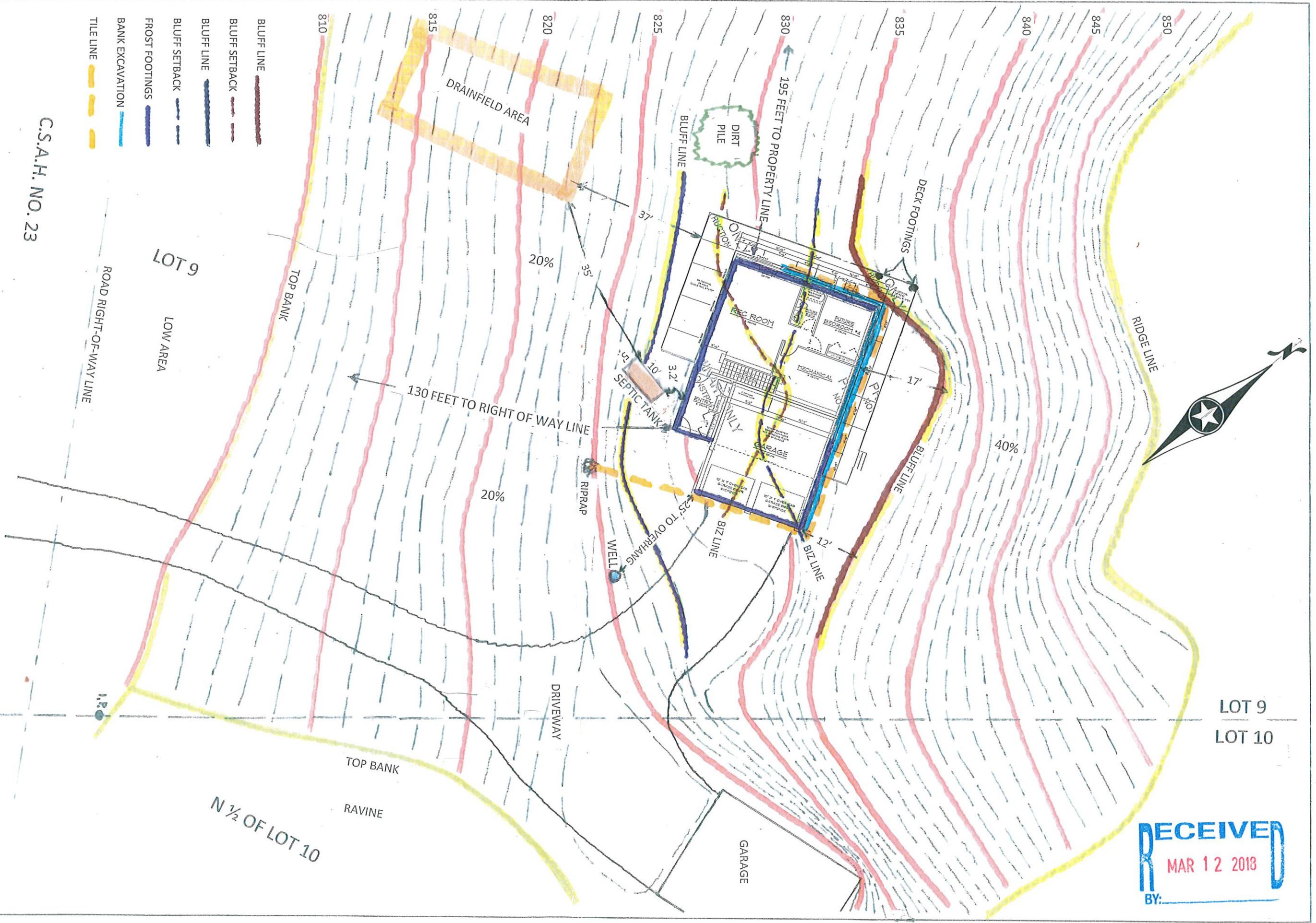
The Diamond Pier DP-50 and DP-75 Models are recognized by the International Code Council (ICC) for residential applications. The ESR Code Compliance Document and Detail Drawings are available on our website... www.DiamondPiers.com/ESR

Documents to Submit with a Permit Application

- ESR-1895 Code Compliance Document
- Wisconsin UIC Approval Evaluation
- Detail Drawings and Load Chart



RECEIVED
MAR 12 2018
BY: _____



- BLUFF LINE
- BLUFF SETBACK
- BLUFF LINE
- BLUFF SETBACK
- FROST FOOTINGS
- BANK EXCAVATION
- TILE LINE

C.S.A.H. NO. 23

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

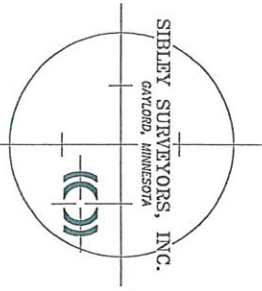
David Peters

Date March 8th, 2018 Registration No. 15475

BUILDING PERMIT SURVEY FOR DENISE AND DAVID PETERS

OF LOT 9 & NW 1/4 OF LOT 10
PLAT OF 'RIVER VIEW HEIGHTS'
Sec. 2 & 3-110-26, Le Sueur County, MN
Scale: 1 inch = 20 feet

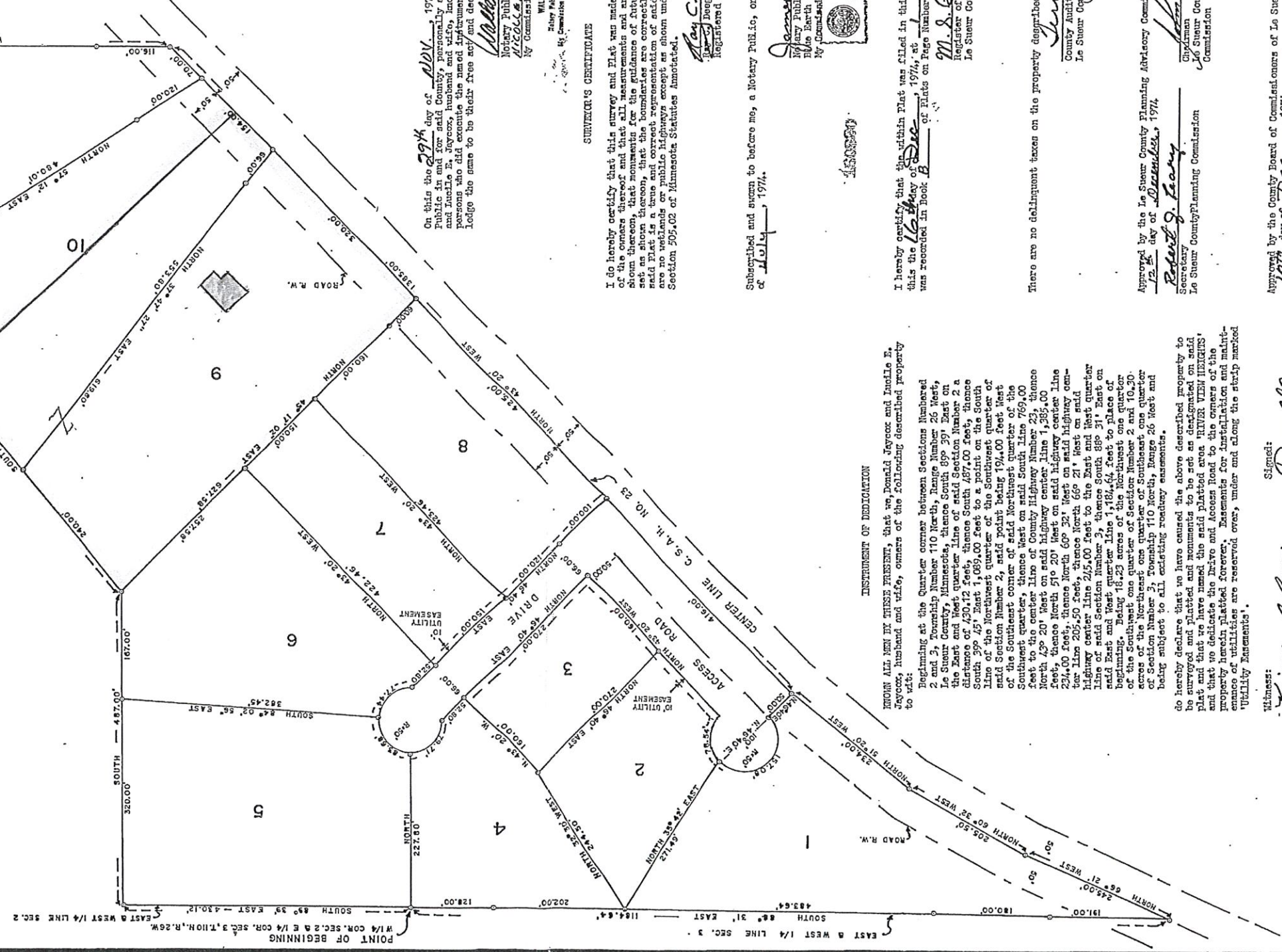
March 8th, 2018 File No. 110



' RIVER VIEW HEIGHTS '
PART OF THE NW 1/4 OF THE SW 1/4 OF SEC. 2 & 8
PART OF THE NE 1/4 OF THE SE 1/4 OF SEC. 3,
T. 110 N. , R. 26 W. , LE SUEUR COUNTY, MINNESOTA.

STANDARD RESTRICTIONS:

1. All construction as done on each lot shall be new construction and shall be done in a good and workmanlike manner and no used houses or other used buildings shall be moved to or upon any lots no tent, shack, garage or other outbuilding shall be at any time used as a residence, temporarily or permanently.
2. No basement dwelling shall be erected for permanent use with the exception of the without type of residence.
3. No lot, houses, or mobile homes, except new ones or used ones in good condition, shall be placed on the lots for the use as a residence and such mobile home shall be removed within a period of one year. These shall be deemed temporary dwellings until permanent house has been constructed.
4. All lots and construction thereon shall at all times be kept in a neat, clean and respectable condition.
5. The developer shall maintain the drives until such as all lots are sold and then said drive shall be transferred to and maintained by the lot owners.
6. These restrictions and conditions shall run with the land and may be enforced in any manner permitted by law.



On this the 29th day of NOV 1974, before me, a Notary Public in and for Le Sueur County, Minnesota, appearing in person and known to me to be the husband and wife of the persons who did execute the named instrument and who did acknowledge the same to be their free act and deed.

Walter J. Reincke
 Notary Public, Le Sueur County, Minnesota
 My Commission expires 12-10-76

WILLIAM F. REINCKE
 State Public Notary Public, Minn.
 My Commission Expires January 10, 1975

SURVEYOR'S CERTIFICATE

I do hereby certify that this survey and Plat was made by me at the request of the owners thereof and that all measurements were made in accordance with the laws of the State of Minnesota, and that the boundaries are correctly designated, that the said Plat is a true and correct representation of said survey, and that there are no wetlands or public highways except as shown under the provisions of Section 505.02 of Minnesota Statutes Annotated.

Ray C. Deegan
 Registered Land Surveyor No. 927

Subscribed and sworn to before me, a Notary Public, on this the 18th day of July, 1974.

James W. Deifert
 Notary Public, Le Sueur County, Minnesota
 My Commission Expires 2-1-1979

I hereby certify that the within Plat was filed in this Office for record on this the 16th day of Dec, 1974, at 1 o'clock P.M., and was recorded in Book B of Rites on Page Number 633.

M. J. Pumper
 Notary Public, Le Sueur County, Minnesota

There are no delinquent taxes on the property described on the within Plat.

Jerry Deam
 County Auditor
 Le Sueur County, Minnesota

Approved by the Le Sueur County Planning Advisory Commission on this the 12th day of December, 1974.

Robert J. Feary
 Secretary
 Le Sueur County Planning Commission

Approved by the County Board of Commissioners of Le Sueur County on this the 12th day of Dec, 1974.

Jerry Deam
 Chairman
 County Board of Commissioners
 Le Sueur County, Minnesota

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Donald Jaycox and Luella E. Jaycox, husband and wife, owners of the following described property to wit:

Beginning at the Quarter corner between Sections Numbered 2 and 3, Township 110 North, Range Number 26 West, Le Sueur County, Minnesota, thence South 89° 39' East on the East and West quarter line of said Section Number 2 a distance of 430.12 feet, thence South 487.00 feet, thence South 59° 45' East 1,059.00 feet to a point on the South line of the Northwest quarter of the Southwest quarter of said Section Number 2, said point being 194.00 feet West of the Southeast corner of said Northwest quarter of the Southwest quarter, thence West on said South line 769.00 feet to the center line of County Highway Number 23, thence North 23° 20' West on said Highway center line 1,385.00 feet, thence North 69° 32' West on said Highway center line 205.50 feet, thence North 66° 21' West on said Highway center line 245.00 feet to the East and West quarter line of said Section Number 3, thence South 89° 39' East on the East and West quarter line of said Section Number 3, thence North 69° 32' West on the Southwest quarter of Section Number 2, a distance of 10.30 acres of the Northeast one quarter of Southwest one quarter of Section Number 3, Township 110 North, Range 26 West and being subject to all existing roadway easements.

do hereby declare that we have caused the above described property to be surveyed and platted and the plat thereon to be recorded on said Plat and that we dedicate the Highway and easements on the within property herein related forever. Easements for utilities and the easement of utilities are reserved over, under and along the strip marked 'UTILITY EASEMENTS'.

Witness:

Luella E. Jaycox
Donald Jaycox
Luella Jaycox

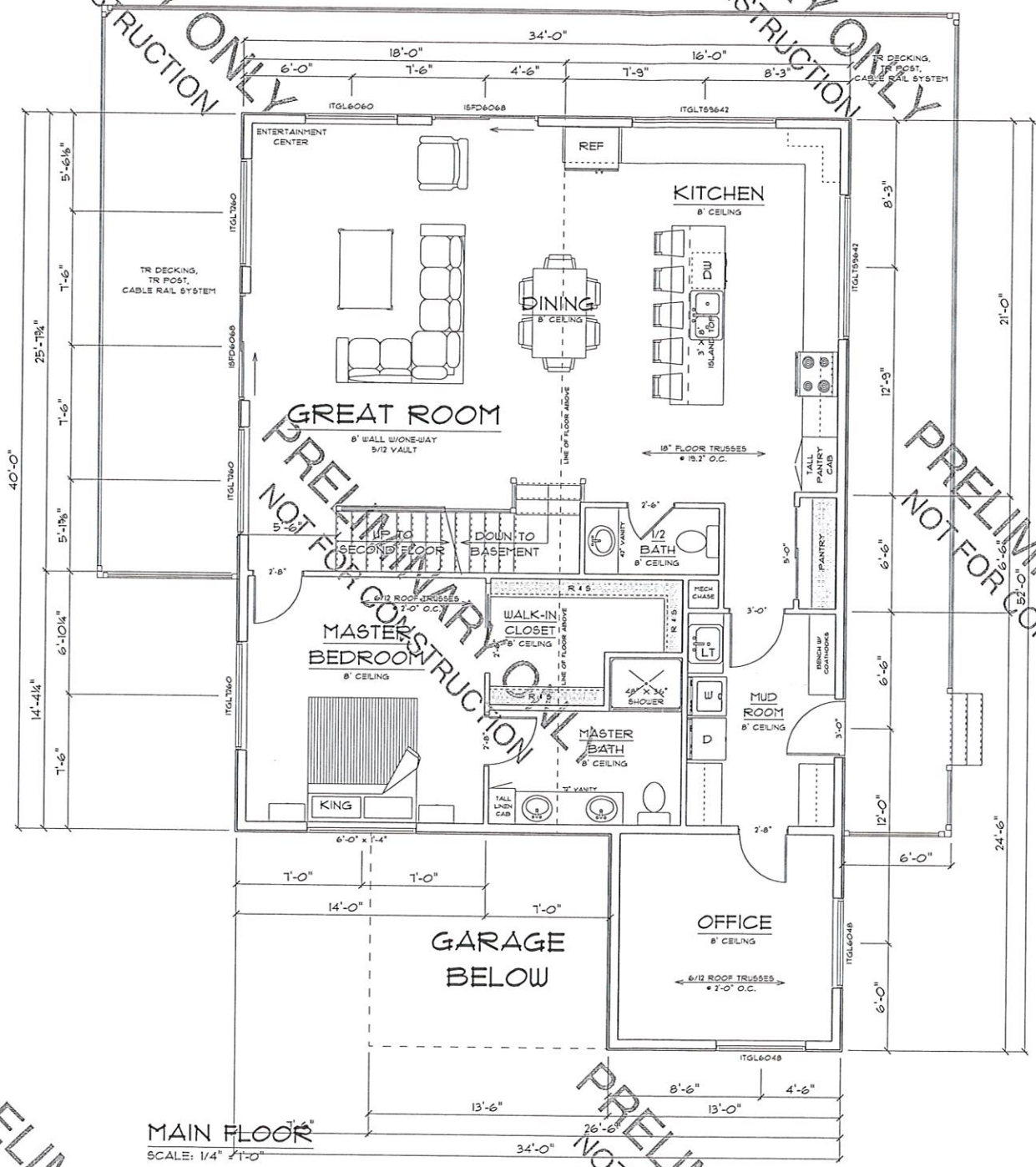
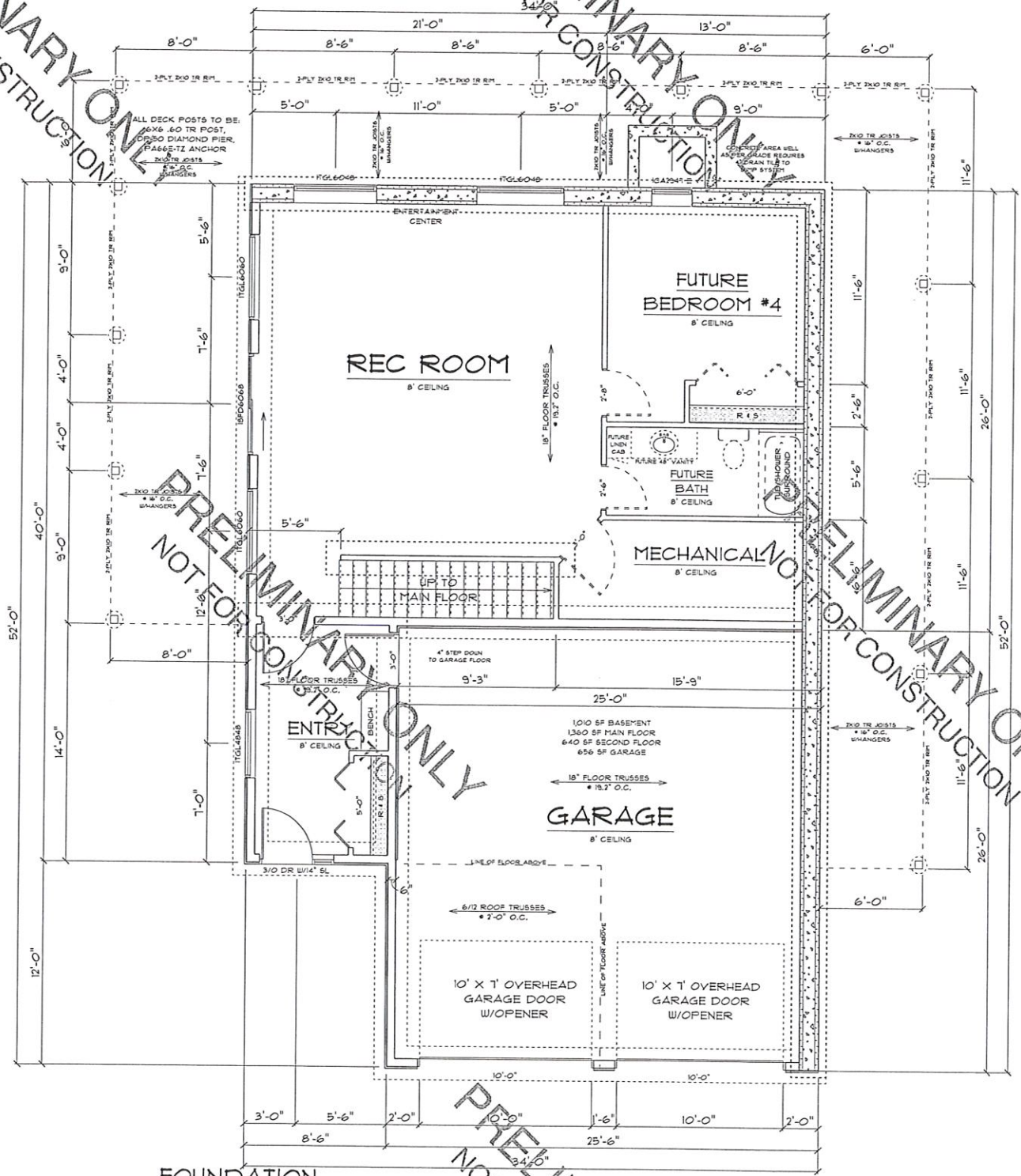
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

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NC



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

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NOT FOR CONSTRUCTION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

NC

RECEIVED
MAR 07 2013
BY:

HAGGENMILLER LUMBER

Property of Haggenniller Lumber Inc. For Estimation And Quotation Only

DATE: 2/28/13
APPROVED: [Signature]
DRAWN BY: SMH
REVISIONS:
1. DAVE & DENISE PETERS
NEW HOME

2380 4th AV.
ARLINGTON TX 76010
PHONE: 817-264-2263
FAX: 817-264-2263
DRAWN NUMBER

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

NC



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

RECEIVED
MAR 07 2013
BY: _____



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

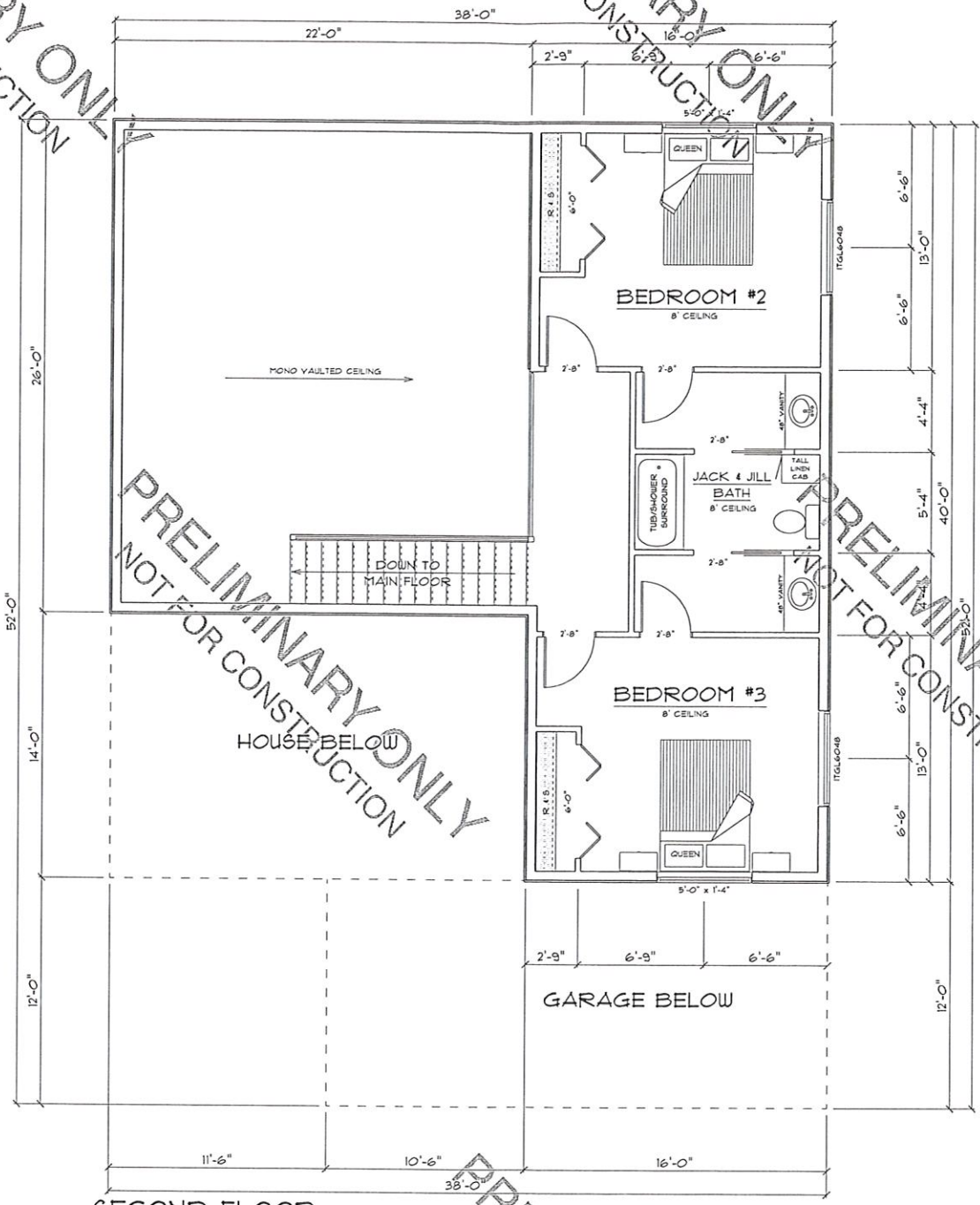
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NOT FOR CONSTRUCTION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

NC



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



Property of Häggemiller Lumber Inc. For Estimation And Quotation Only	DATE: <u>March 13, 2013</u>	APPROVED: <u>[Signature]</u>	DRAWN BY: <u>SMH</u>
Disclaim: this drawing is being provided by Häggemiller Lumber Inc. for its internal use only to estimate or quote the cost of materials for the structure. This drawing is not professionally engineered and Häggemiller Lumber Inc. cannot be held liable for any errors, omissions, or defects in this plan. THIS PLAN CANNOT BE COPIED.			REVISED:
DAVE & DENISE PETERS NEW HOME			
2380 401 AV. ARLINGTON TN, 38001	PHONE: 501-964-2563 FAX: 501-964-2568	DRAWING NUMBER:	

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 & DENISE PETERS PID: _____
Mailing Address: 219 S MINNESOTA AVE ST PETER MN 56082
Property Address: 40709 OTTAWA RD ST PETER MN 56082
Phone: (507) 934 2640 Mobile/Cell: (952) 210 6047

Responsible party for Implementation/Inspection: Mich Dietz
Address: 221 Sibley Ave Gaylord, MN 55334
Phone: () Mobile/Cell: (507) 381-8534

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 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.



(Property Owner)

2/12/18
(Date)

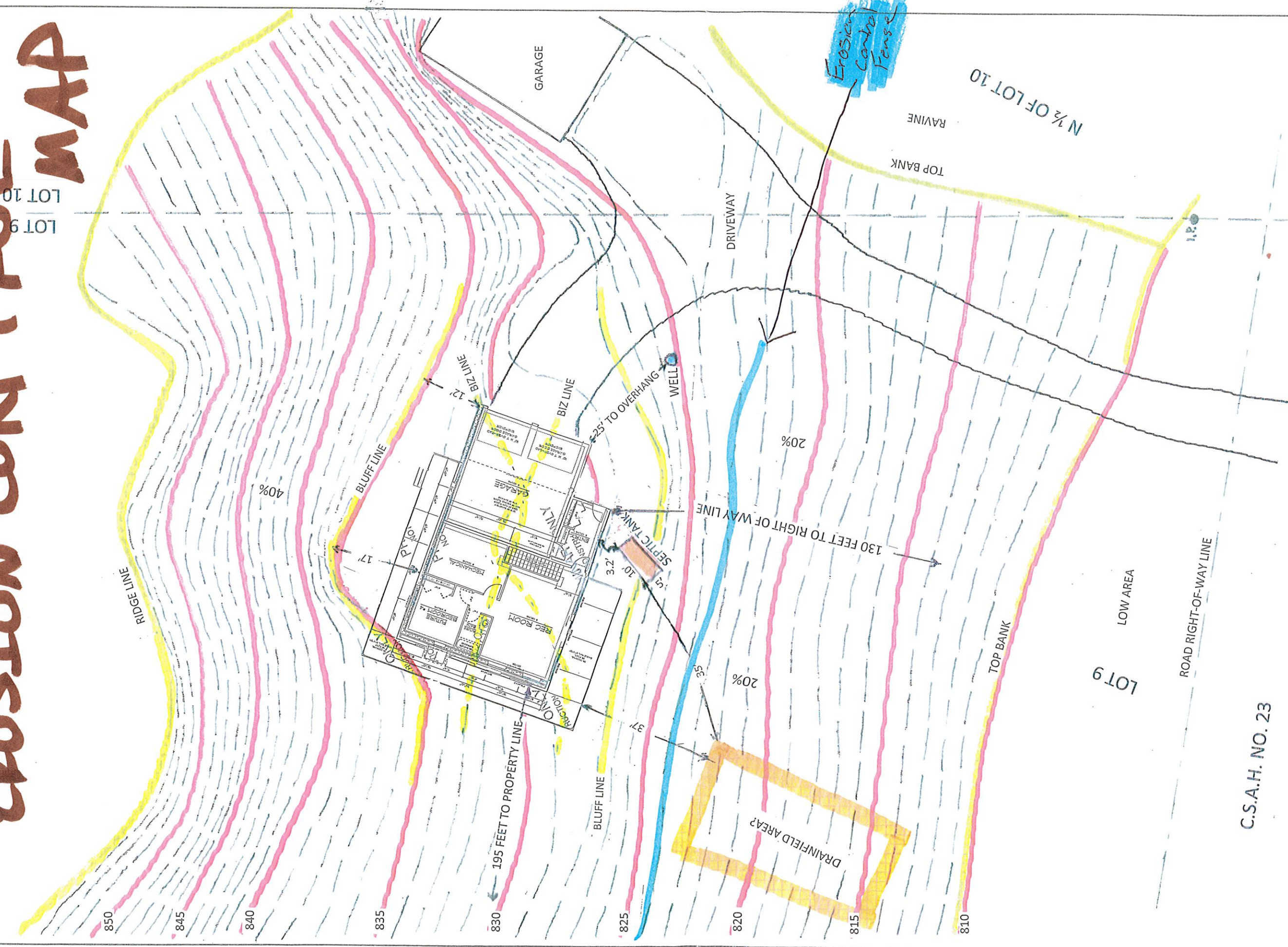


(Person Responsible for Implementation)

2/12/18
(Date)

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

EROSION CONTROL MAP



C.S.A.H. NO. 23

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

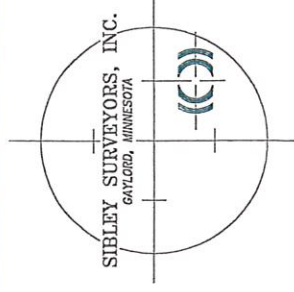
David Peters

Date Jan. 30th, 2018 Registration No. 15475

BUILDING PERMIT SURVEY FOR
DENISE AND DAVID PETERS
 OF LOT 9 & NW 1/4 OF LOT 10
 PLAT OF 'RIVER VIEW HEIGHTS'

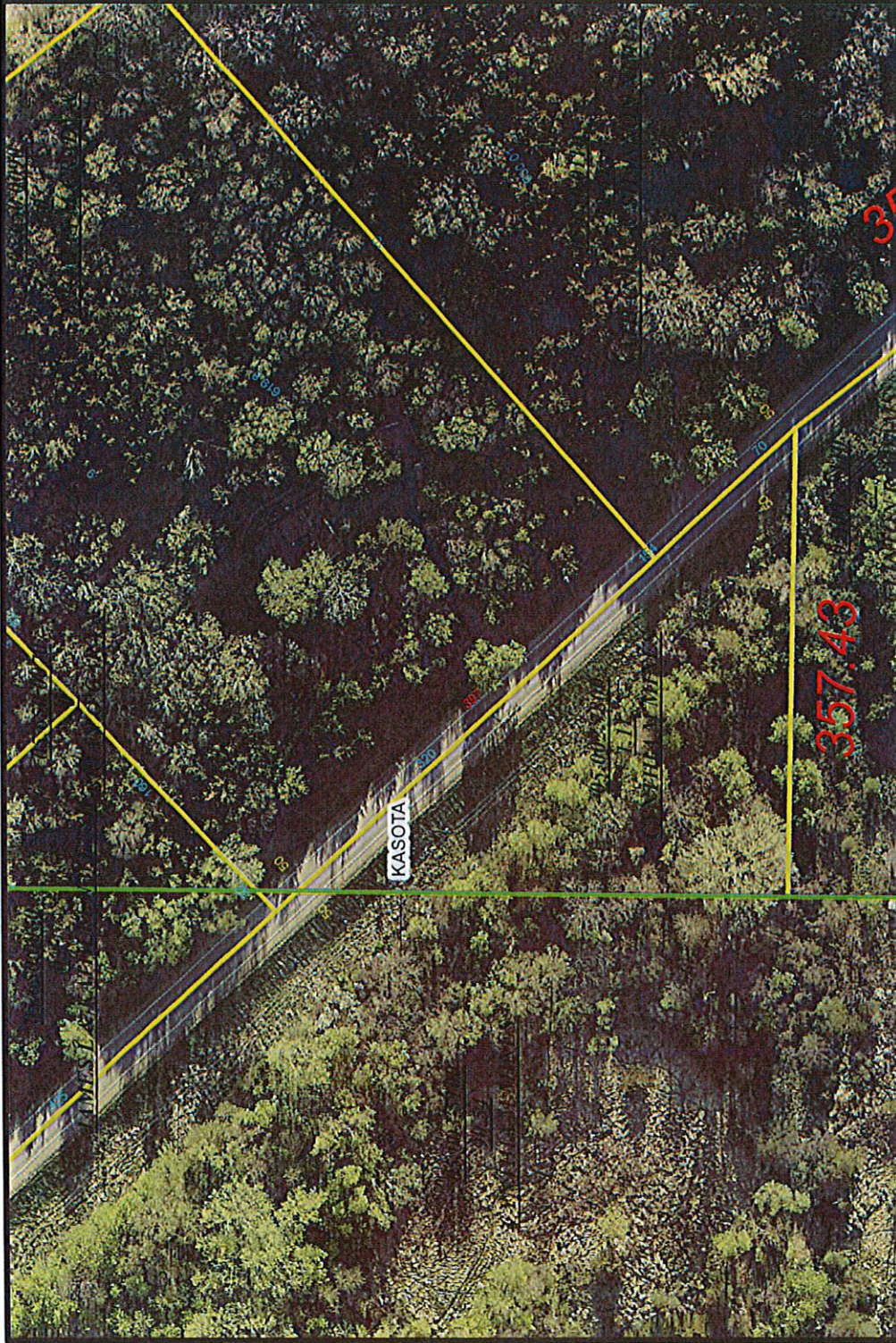
Sec. 2 & 3-110-26, Le Sueur County, MN

Scale: 1 inch = 20 feet
 January 30th, 2018 File No. 110



LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: David & Denise Peters
 PID: 05.650.0090
 DATE: 03-06-18
 FIRM #: 27079CC0335D
 F-Zone: X-Outside
 RFPE: na
 District: Urban/Rural Residential



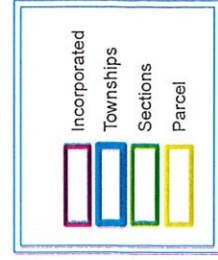
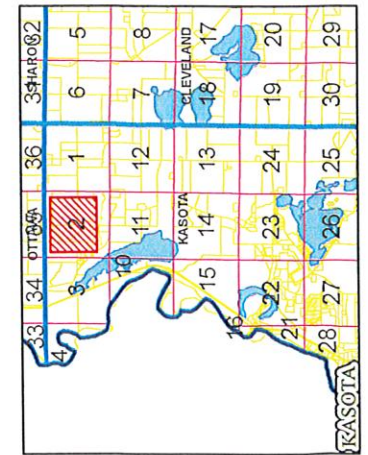
Map Disclaimer

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

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet

Photo dated April/May 2013

Created By: MRM

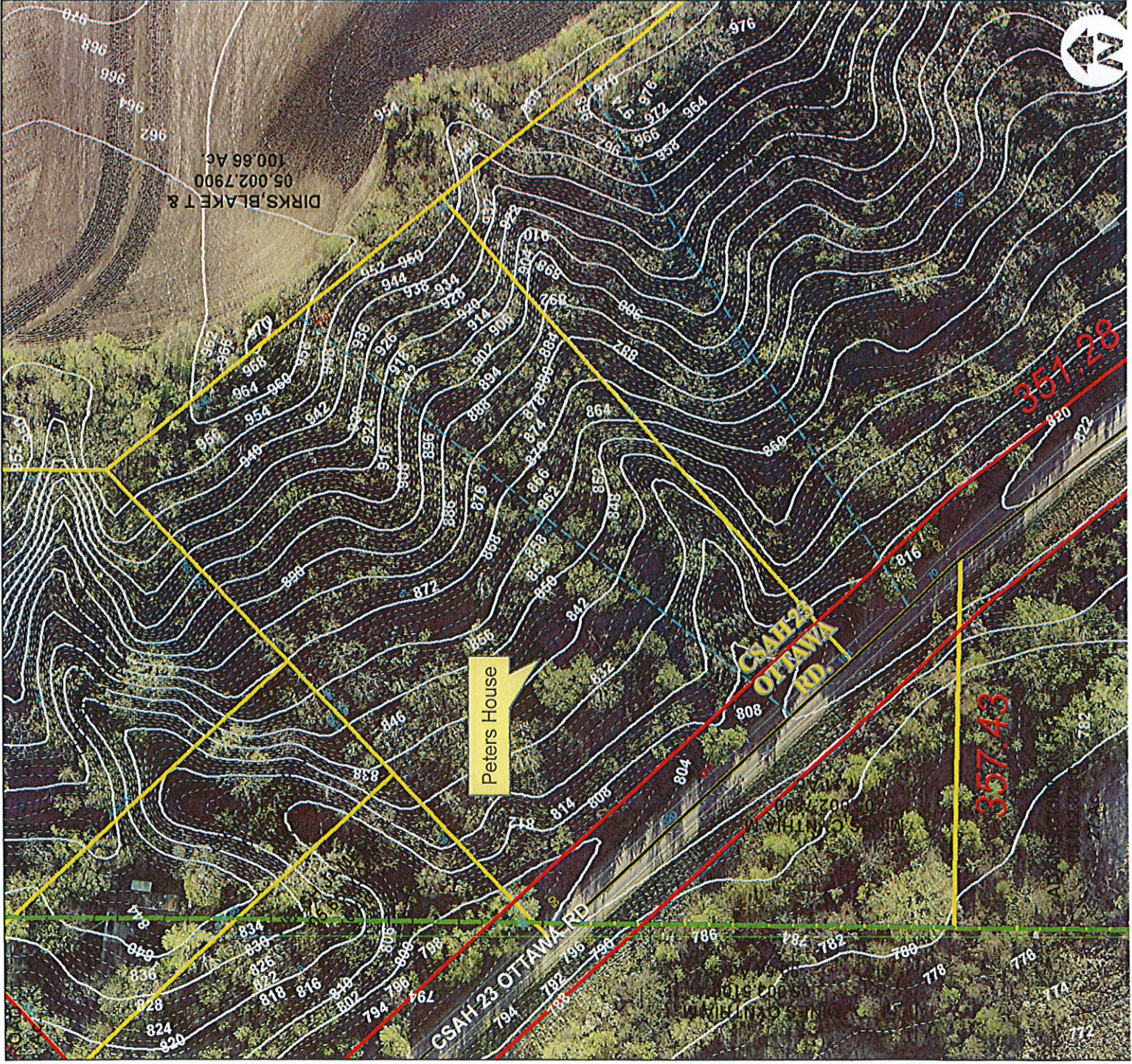


LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES
 507-357-8538

Le Sueur County
Road Centerlines

RDCODE

- CSAH; County Road; Ramp
- Private Road - Open to public
- Parcel



Coordinate System: NAD 1983 HARN Adj MN Le Sueur F
 Projection: Lambert Conformal Conic
 Datum: NAD 1983 HARN Adj MN Le Sueur
 False Easting: 500,000.0000
 False Northing: 100,000.0000
 Central Meridian: -93.1333
 Standard Parallel 1: 44.3000
 Standard Parallel 2: 44.6667
 Latitude Of Origin: 44.1947
 Units: Foot US

Date: 3/7/2018 User Name: mmettlfe

