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# **Le Sueur County, MN**

**Thursday, July 12, 2018**

**Regular session**

## **Item 3**

### **Schipper Packet**

Staff Contact: Joshua Mankowski or Michelle R. Mettler

# STAFF REPORT

## GENERAL INFORMATION

**APPLICANT/OWNER:** Dustin & Alisa Schipper

**911 ADDRESS:** "New" German Lake Road, Cleveland

**PROJECT DESCRIPTION:** To allow grading, excavating, and filling of 2668 cubic yards of material for the construction of a walkout basement dwelling.

**PARCEL NUMBER:** 02.033.7600

**CUP NUMBER:** 18106

## SITE INFORMATION

**LOCATION:** Part of Government Lot 2 and NW/SW of Section 33 Cordova Township.

**ZONING DISTRICT:** Special Protection

**ZONING DISTRICT PURPOSE:** The intent of the **Special Protection (SP) District** is to guide the wise development and utilization of shorelands of public waters for the preservation of water quality, natural characteristics, economic values and the general health, safety and welfare of all public waters in the unincorporated areas of the County. Further, the purpose of this district is to manage areas unsuitable for development due to wet soils, steep slopes or large areas of exposed bedrock; and to manage areas of unique natural and biological characteristics in accordance with compatible uses.

### GENERAL SITE DESCRIPTION:

Shoreland, undeveloped parcel, wetlands present.

**ACCESS:** New off German Lake Road. Minimum width 14 feet, more than 150 feet in length required to have a 60 x 60 turnaround.

### EXISTING LAND USE WITHIN ¼ MILE:

North: Wetlands, Ag land	South: German Lake Road and German Lake
East: Scattered residences, shoreland	West: Wetlands, Ag land and Blue Grass Toad

## BACKGROUND INFORMATION

This parcel is an undeveloped lot. Landowners wish to construct a single-family dwelling with a walkout-out basement. The existing topography of the lot does not lend itself to accommodate this type of construction without a Conditional Use Permit (CUP). Grading, Excavating, and Filling beyond 50 cubic yards of material on the parcel that is not part of a permitted use, requires a CUP. The proposal includes the use of three retaining walls, all of which are not more than 3 feet in height.

## TOWNSHIP BOARD NOTIFICATION

Public Notice sent to Township via mail. Harry Mach from Cordova Township was contacted on June 10, 2018 by applicant.

## NATURAL RESOURCES INFORMATION

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

**LAKE:** German Lake, 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.

**WETLANDS:** According to the National Wetlands Inventory, Type 1 and Type 3 wetlands located in the quarter-quarter section where the project is proposed.

## ATTACHMENTS

Application, description of request, site plan, aerial photo, Findings of Fact sheet, house plans, erosion control plan,

## STAFF FINDINGS

**ZONING ORDINANCE SECTIONS:** Section 13, Shoreland Alterations; Section 13.1, Special Protection; Section 18, Grading, Excavating & Filling; Section 21 Conditional Use Permits.

**GOALS & POLICIES:** The current Land Use Plan as adopted in 2007 does make reference to shoreland development standards

- |                     |   |
|---------------------|---|
| <b>GOAL #2:</b>     | 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. |
| <b>Objective 2:</b> | Utilize shorelands on Recreational Development Lakes (RD) for housing but with focus on development design that protects the resource.  |
| <b>Action 1:</b>    | Continue utilizing the minimum state shoreland regulations to determine housing densities and development design.   |

## DNR GUIDANCE LETTERS

- |  |       |
|--|-------|
| 1. Administration, Compliance, and Enforcement | pg. 1 |
| 2. Grading & Filling within Shoreland Areas    | pg. 3 |

## ENVIRONMENTAL PERFORMANCE STANDARDS-SECTION 13 & 18

- |   |  |
|---|--|
| <b>WETLAND:</b>                         | Type 1 and Type 3 wetlands are present on the property to the North of the building envelope and will not be part of the Grading, Excavating & Filling of the proposed project.  |
| <b>BLUFF:</b>                           | There is not a bluff located on the property.  |
| <b>GRADING, EXCAVATING, OR FILLING:</b> | Grading, Excavating, & Filling (GEF) of 2668 cubic yards of material to accommodate a walk-out basement dwelling. The current topography of the lot does not lend itself to walkout construction. GEF beyond 50 cubic yards on the parcel that is not part of a permitted use, requires a CUP. |
| <b>EROSION CONTROL:</b>                 | Erosion Control measures must be installed and kept in place until vegetation is established.  |

## 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-EVLAUATION CRITERIA**

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.

#### **SHORELAND DISTRICT CONDITIONS**

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) 357-8540 (direct line)

Fax (507) 357-8541

Date: 7/3/2018

To: Le Sueur County Planning and Zoning Commission

From: Holly Kalbus, Environmental Resources Specialist

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**Applicant:**

Dustin and Alisa Schipper

**Property owner:**

Dustin and Alisa Schipper

**Property:**

02.033.7600

**Description:**

Application for a Conditional Use Permit to allow Grading, Excavating, and Filling of approximately 2,668 cubic yards of material for the construction of a walkout basement dwelling in a Special Protection "SP" District on Recreational Development "RD" lake, German Lake.

**Recommendation:**

It is my recommendation that you approve this application with the condition(s) listed below. Construction of this project will occur outside of the shore impact zone and will occur 150 feet from the wetland thus the impacts will be minimized to both the lake and wetland.

**Condition(s):**

1. Plant vegetation that is native to Minnesota within the landscaping area that is to be put in place north of the house. This will help reduce runoff and erosion.

Sincerely,



Holly Kalbus  
Le Sueur County  
Environmental Resources Specialist

# CONDITIONAL USE PERMIT

## LE SUEUR COUNTY PLANNING AND ZONING

88 SOUTH PARK AVENUE

LE CENTER MN 56057

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

APPLICATION DATE: 6/13/2018 PERMIT NUMBER: 18106 FEE: \$796.00  
60 DAY RULING DATE: 8/12/2018 \*FEES NON-REFUNDABLE  
APPLICANT: DUSTIN & ALISA SCHIPPER LAND OWNER: DUSTIN & ALISA SCHIPPER  
ADDRESS: 228 INVERNESS DR ADDRESS: NEW GERMAN LAKE RD  
CITY: MANKATO CITY: CLEVELAND  
STATE: MN ZIP: 56001 STATE: MN ZIP: 56001  
PHONE: 507-.803223 PHONE: 507-380-3223  
911: NEW GERMAN LAKE RD. CLEVELAND

PARCEL #: 02.033.7600 TOWNSHIP: CORDOVA  
SEC: 33 SUBDIV: NA DISTRICT: SP  
TWP: 110 LOT: NA FEMA PANEL # 27079C0300D  
RANGE: 24 BLOCK: NA FLOOD ZONE: X OUTSIDE  
QTR/QTR: SW/SW ROAD: CR

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

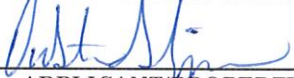

**1.) Reason for Requested Conditional Use Permit.**

TO ALLOW GRADING, EXCAVATING & FILLING OF APPROXIMATELY 2668 CY MATERIAL TO ACCOMMODATE A WALK-OUT BASEMENT.

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

**3.) Special Conditions of Conditional Use Permit.**

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

  
APPLICANT/PROPERTY OWNER  
  
LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY  
6/13/18  
DATE  
6-13-18  
DATE

PUBLIC HEARING DATE: 7/12/2018 ACTION: \_\_\_\_\_  
☐ AS WRITTEN \_\_\_\_\_  
☐ WITH CONDITIONS  
COUNTY BOARD DATE: 7/24/2018 ACTION: \_\_\_\_\_  
☐ AS WRITTEN \_\_\_\_\_  
☐ WITH CONDITIONS

\_\_\_\_\_  
CHAIRMAN, LE SUEUR COUNTY  
PLANNING AND ZONING COMMISSION  
DATE  
\_\_\_\_\_  
CHAIRMAN, LE SUEUR COUNTY  
BOARD OF COMMISSIONERS  
DATE

# LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 18106

**Applicant:** DUSTIN & ALISA SCHIPPER

**Land Owner:** DUSTIN & ALISA SCHIPPER

**Conditional Use Permit Request:** TO ALLOW GRADING, EXCAVATING & FILLING OF APPROXIMATELY 2668 CY MATERIAL TO ACCOMMODATE A WALK-OUT BASEMENT.

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 DUSTIN & ALISA SCHIPPER  
Mailing Address 228 INVERNESS DR  
City MAUKATO State MN Zip 56001  
Phone # 507 327 4277 Phone # 507 380 3223

### II. Landowner:

Name SAME AS ABOVE  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Property Address 22920 GERMAN LAKE RD  
City CLEVELAND State MN Zip 56007  
Phone # 507 327-4277 Phone # 507-380-3223

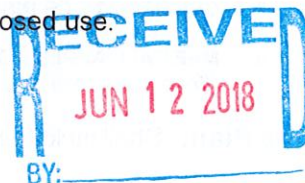
### III. Parcel Information:

Parcel Number 02.033.7600 Parcel Acreage 5.61  
Attach Full Legal Description (NOT abbreviated description from tax statement)  
Township \_\_\_\_\_ Section \_\_\_\_\_  
Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

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

CORDOVA Township notified on JUNE 10, 2018  
(Township Name) (Date)

Board Member HARRY MACH 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  
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: 1334 2668  
Cubic yards of material movement: \_\_\_\_\_  
Cubic yards of material movement: \_\_\_\_\_  
Cubic yards of material movement: \_\_\_\_\_

**TOTAL cubic yards of material movement:** 1334 2668

☐ 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                        | • 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 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. *New legal*
- ☒ 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.

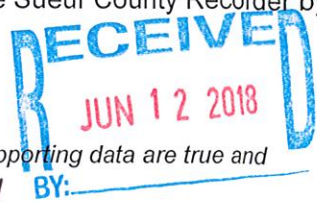
The Department shall notify the applicant and/or landowner in writing of the County Board decision.

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

  
6/11/18  
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

6/11/18  
Date



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: 2668  
 Cubic yards of material movement: \_\_\_\_\_  
 Cubic yards of material movement: \_\_\_\_\_  
 Cubic yards of material movement: 2668

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

Pre-App Date 6-13-18  
 Meeting Date 7-12-18  
 60 Day 8-12-18  
 Zoning District SP

Lake Classification P0  
 Lake German  
 FEMA Panel # 27079C0 300 D  
 Flood Zone X-Outside

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☒ Site Plan☒ Erosion Control Plan☒ Meeting (Reg) / ATF / Spec☒ Full Legal☐☒ Fee \$ 796-☒ Ordinance☐ Other \_\_\_\_\_☐ Penalty \$ \_\_\_\_\_☒ Application Complete

MRM  
 Planning & Zoning Department Signature

6-13-18  
 Date

18106  
 Permit #

## Conditional Use Application

### VIII. Description of Request

a. We are requesting to get approval for excavation of our property to include a walkout basement for the house we are building. This would include excavating an additional amount of 1334 cu yards of dirt. On the west side of our walkout, we plan to include two retaining walls; one at elevation of 1028 being 3 feet in height spanning 20 feet from the house to the north and the other at elevation 1026 that will also be 3 feet tall but will extend 30 feet from the house to the north. On the east side of our walkout at elevation 1026, we will build a retaining wall 3 feet tall and 25 feet in length from the house to the north. The low floor elevation will be 1024.9 and the slope from the house to the north will be approximately at 1.5% grade. The equipment used for this project will include an excavator.

b.

1. Environmental Impact: Other than the direct impact of the land near the house, no other surrounding land will be impacted by the excavation. There are wetlands to the north of the parcel that will not be affected by this due to the distance of 150 feet and separation from rows of trees. There is a lake on the south side of the parcel, but the excavation will take place approximately 300 feet away and across the county road from it. There will also be erosion control measures put in place to protect the surrounding areas.

2. There will not be any adverse impacts made on the surrounding areas due to the erosion control measures in place.

3. The storm water runoff will be controlled through proper control measures and professional design of the area affected.

4. There are no parts of the project that will be extending below OHWL.

5. The wetland will not be affected due to the proximity of the wetlands to the area being excavated. The distance is also approximately 150 feet from the area being excavated.

6. The slope will run at approximately 1.5% grade from the house to the north. There will be landscaping used to prevent a large slope.

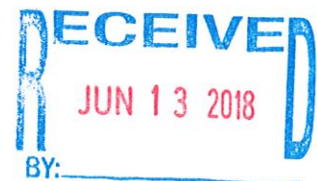
7. Insurance is attached.

8. All regulations will be met regarding this project.

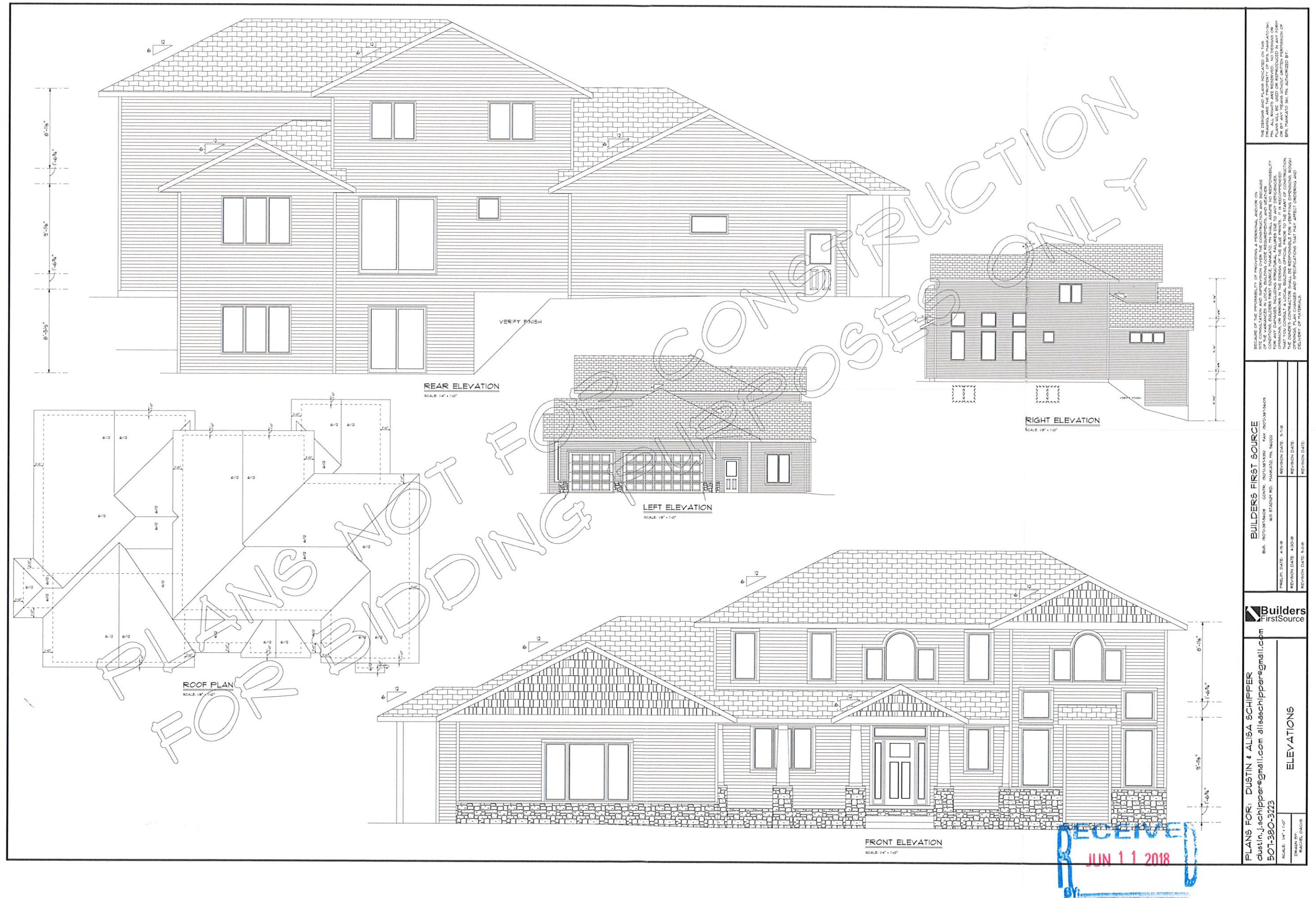
IX. Site Plan – See attachment

X. Restoration Plan:

All fill moved will be covered with at least 4" of topsoil. Seeding of grass on the parcel will take place upon completion. Trees will be strategically placed throughout the parcel as well.







THE DESIGN AND PLANS INDICATED ON THIS SET OF DRAWINGS ARE THE PROPERTY OF BUILDERS FIRST SOURCE, INC. ALL RIGHTS ARE RESERVED. NO DESIGN OR CONSTRUCTION SHALL BE PERMITTED WITHOUT THE WRITTEN PERMISSION OF BUILDERS FIRST SOURCE, INC. AUTHORIZED BY:

BECAUSE OF THE POSSIBILITY OF PROVIDING A PERSONAL AND/OR OTHER SERVICE TO A CLIENT, BUILDERS FIRST SOURCE, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN ANY FORM OR MANNER. THE INFORMATION IS PROVIDED AS IS, WITHOUT WARRANTY, AND BUILDERS FIRST SOURCE, INC. SHALL NOT BE LIABLE FOR ANY LOSS OR DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THE INFORMATION. THE DESIGN, CONSTRUCTION, AND SPECIFICATIONS THAT AFFECT CONSTRUCTION AND DELIVERY OF MATERIALS.

BUILDERS FIRST SOURCE			
BUS. NO. 1073-381-3409	CONTR. NO. 1073-381-3409	PLAN NO. 1073-381-3409	
PRELIM. DATE: 4-19-18	REVISION DATE: 4-19-18	REVISION DATE: 4-19-18	REVISION DATE: 4-19-18
REVISION DATE: 4-19-18	REVISION DATE: 4-19-18	REVISION DATE: 4-19-18	REVISION DATE: 4-19-18

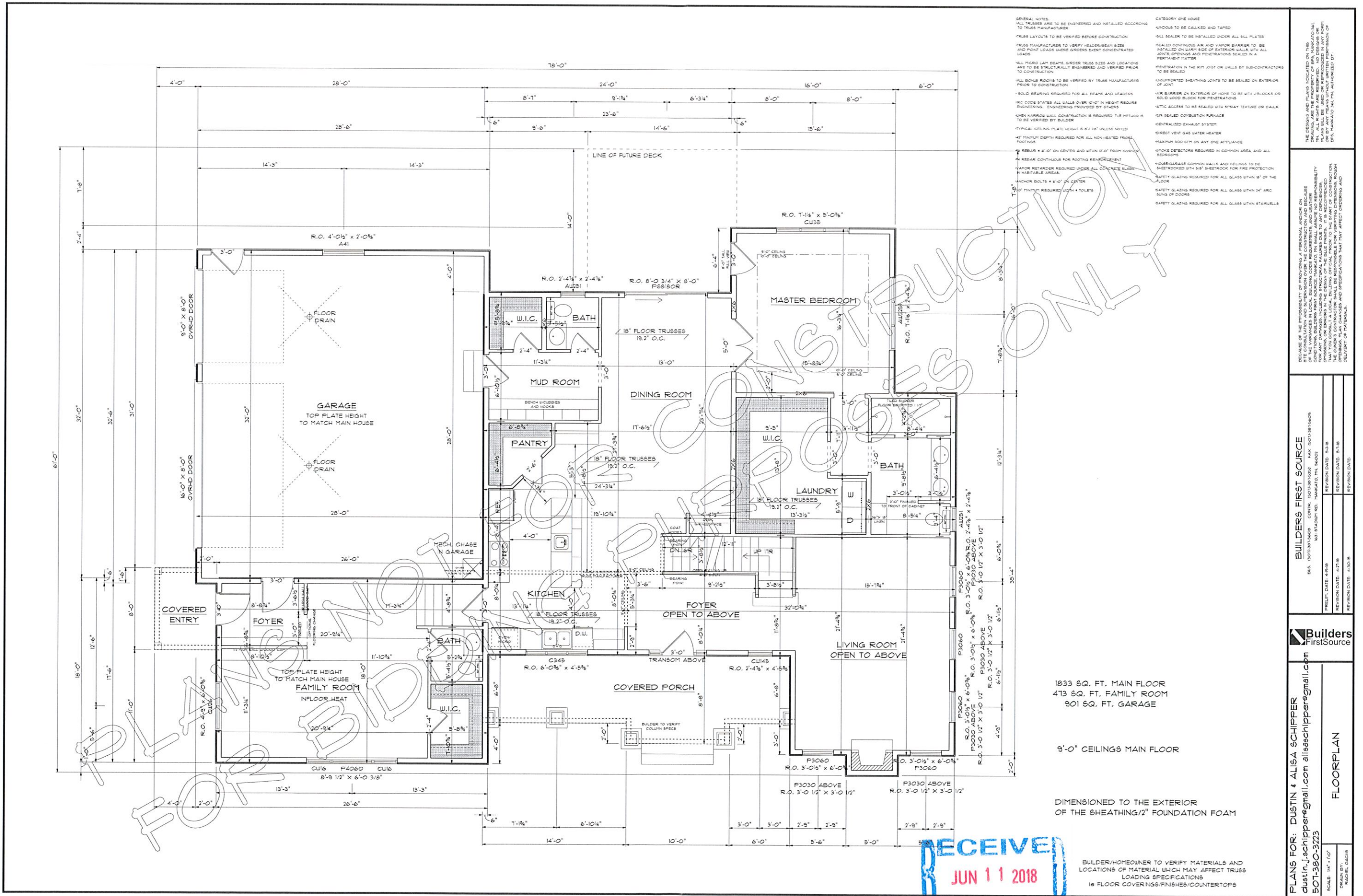
**Builders FirstSource**

PLANS FOR: DUSTIN & ALISA SCHIPPER  
dustin.schipper@gmail.com alisaschipper@gmail.com  
507-380-3223

**ELEVATIONS**

SCALE: 1/4" = 1'-0"  
DRAWN BY: RACHEL GAGNE



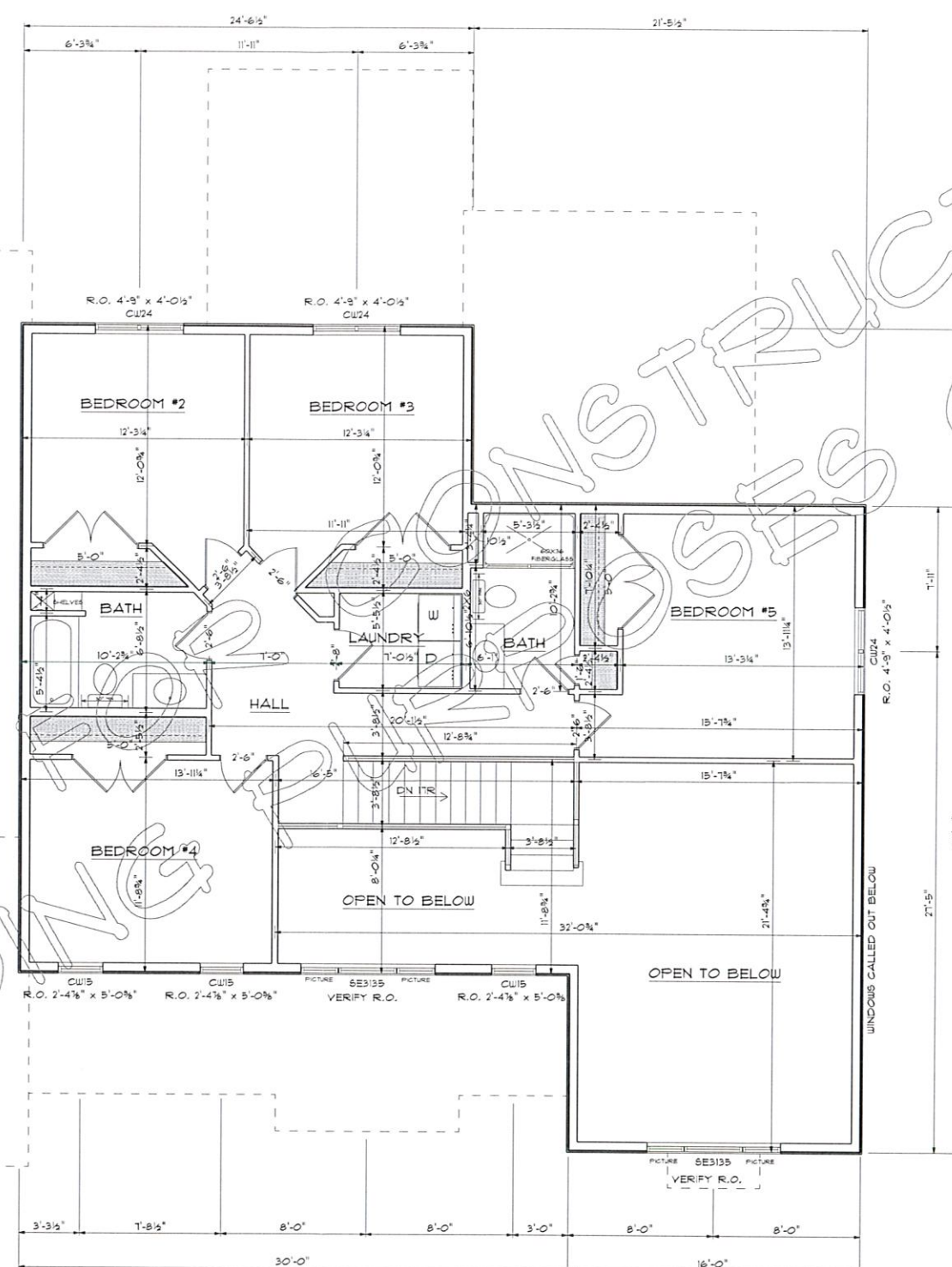








PLANS NOT FOR BIDDING



- GENERAL NOTES:
- ALL TRUSSES ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO TRUSS MANUFACTURER.
  - TRUSS LAYOUTS TO BE VERIFIED BEFORE CONSTRUCTION.
  - TRUSS MANUFACTURER TO VERIFY HEADERS/BEAM SIZES AND POINT LOADS WHERE GIRDERS EVENT CONCENTRATED LOADS.
  - ALL MICRO LAM BEAMS, GIRDERS TRUSS SIZES AND LOCATIONS ARE TO BE STRUCTURALLY ENGINEERED AND VERIFIED PRIOR TO CONSTRUCTION.
  - ALL BOND ROOFS TO BE VERIFIED BY TRUSS MANUFACTURER PRIOR TO CONSTRUCTION.
  - SOLID BEARING REQUIRED FOR ALL BEAMS AND HEADERS.
  - IRC CODE STATES ALL WALLS OVER 10'-0" IN HEIGHT REQUIRE ENGINEERING. ENGINEERING PROVIDED BY OTHERS.
  - WHEN NARROW WALL CONSTRUCTION IS REQUIRED THE METHOD IS TO BE VERIFIED BY BUILDER.
  - TYPICAL CEILING PLATE HEIGHT IS 8'-1 1/8" UNLESS NOTED.
  - 4" MINIMUM DEPTH REQUIRED FOR ALL NON-HEATED FROST FOOTINGS.
  - #4 REBAR # 8'-0" ON CENTER AND WITHIN 3'-0" FROM CORNER.
  - #4 REBAR CONTINUOUS FOR FOOTING REINFORCEMENT.
  - VAPOR RETARDER REQUIRED UNDER ALL CONCRETE SLABS IN HABITABLE AREAS.
  - ANCHOR BOLTS # 4'-0" ON CENTER.
  - 120" MINIMUM REQUIRED FOR TOILETS.
- CATEGORY ONE HOUSE
- KINDOUS TO BE CALKED AND TAPED.
  - SEALER TO BE INSTALLED UNDER ALL SILL PLATES.
  - SEALED CONTINUOUS AIR AND VAPOR BARRIER TO BE INSTALLED ON EXTERIOR WALLS WITH ALL JOINTS, OPENINGS AND PENETRATIONS SEALED IN A PERMANENT MANNER.
  - PENETRATIONS IN THE RIM JOIST OR WALLS BY SUB-CONTRACTORS TO BE SEALED.
  - UNSUPPORTED SHEATHING JOINTS TO BE SEALED ON EXTERIOR OF JOINT.
  - AIR BARRIER ON EXTERIOR OF ROOF TO BE WITH J-BLOCKS OR SOLID WOOD BLOCK FOR PENETRATIONS.
  - ATTIC ACCESS TO BE SEALED WITH SPRAY TEXTURE OR CALK.
  - SEALED COMBUSTION FURNACE.
  - CENTRALIZED EXHAUST SYSTEM.
  - DIRECT VENT GAS WATER HEATER.
  - MAXIMUM 300 CFM ON ANY ONE APPLIANCE.
  - SMOKE DETECTORS REQUIRED IN COMMON AREA AND ALL BEDROOMS.
  - HOUSE/GARAGE COMMON WALLS AND CEILING TO BE SHEATHED WITH 5/8" SHEATHING FOR FIRE PROTECTION.
  - SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN 8' OF THE FLOOR.
  - SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN 24" AND RADIUS OF DOORS.
  - SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN STAIRWELLS.

1062 SQ. FT. SECOND FLOOR  
DOES NOT INCLUDE  
STAIR OR OPEN TO BELOW

8'-0" CEILINGS SECOND FLOOR

DIMENSIONED TO THE EXTERIOR  
OF THE SHEATHING/2" FOUNDATION FOAM

RECEIVED  
JUN 11 2018  
BY: \_\_\_\_\_

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

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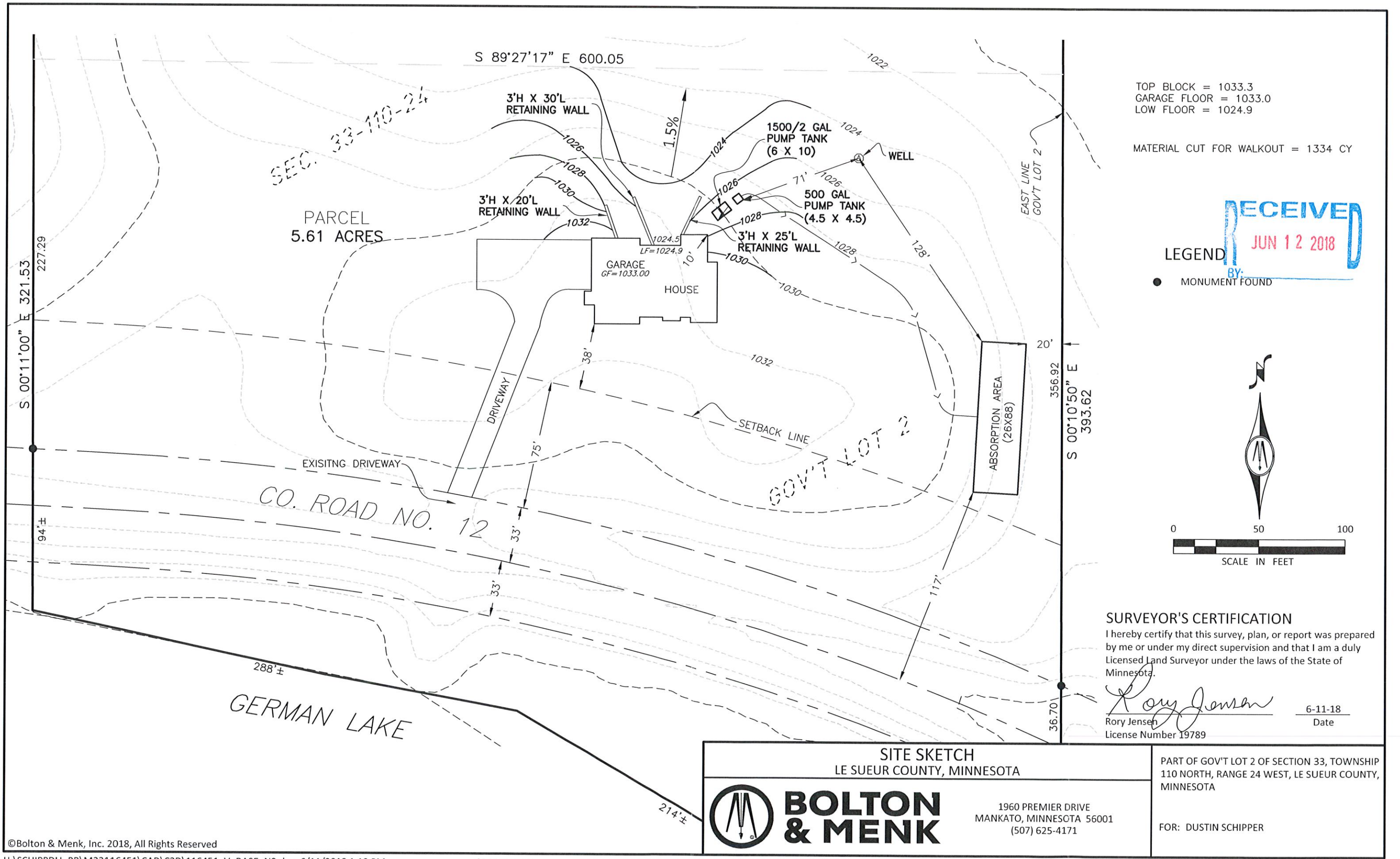
BUILDERS FIRST SOURCE	
REV. 10/15/2018	REV. 10/15/2018
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REV. 10/15/2018	REV. 10/15/2018
REV. 10/15/2018	REV. 10/15/2018

PLANS FOR: DUSTIN & ALISA SCHIPPER  
dustin.j.schipper@gmail.com alisa.schipper@gmail.com  
501-380-3223

SCALE: 1/4" = 1'-0"  
DRAWN BY: RACHEL CHACAR

SECOND FLOOR





**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**

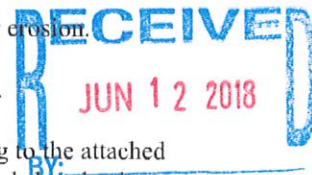
Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: Dustin/Alisa Schipper PID: 02.033.7600  
Mailing Address: 228 Inverness Dr. Mankato, MN 56007  
Property Address: 20920 German Lake Rd., Cleveland, MN 56017  
Phone: (507) 327 4277 Mobile/Cell: (507) 380 3223

Responsible party for Implementation/Inspection: Self  
Address: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Mobile/Cell: (\_\_\_\_) \_\_\_\_\_

**Erosion & Sediment Control Measures**

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





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

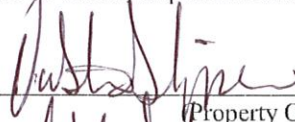
12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1<sup>st</sup>. Areas that need to be seeded after this date should be dormant seeded in late October or early November. 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

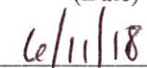
16. Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).
17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.
18. Clean out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

  
\_\_\_\_\_  
(Property Owner)

  
\_\_\_\_\_  
(Person Responsible for Implementation)

  
\_\_\_\_\_  
(Date)

  
\_\_\_\_\_  
(Date)

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



## Mettler, Michelle

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**From:** Tiegs, David  
**Sent:** Thursday, May 24, 2018 3:26 PM  
**To:** 'Dustin Schipper'; Mettler, Michelle  
**Subject:** RE: Existing driveway approval

Michelle, This entrance has been reviewed and is acceptable for use as a residential entrance. Should anything else be needed please let me know.

Thanks,  
Dave Tiegs  
Le Sueur County  
Highway Engineer

**From:** Dustin Schipper [mailto:dustin.j.schipper@gmail.com]  
**Sent:** Wednesday, May 23, 2018 4:40 PM  
**To:** Tiegs, David  
**Subject:** Existing driveway approval

Hi Dave,

I spoke with Michelle from planning and zoning and she states I needed to get approval from you to use the existing driveway for our future home driveway. Justin had CC'd you for the new address of our place. Can you please email Michelle and notify her if the existing driveway to 22920 German Lake Rd is approved for us to use?

If you have any questions, please call 507 327 4277.

Thanks!

Dustin



# LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Schipper  
 PID: 02.033.7600  
 DATE: 06-27-18  
 FIRM #: 27079C0300D  
 F-Zone: X-outside  
 RFPE: 1022.86  
 District: Recreational  
 Residential

