



Le Sueur County, MN

Thursday, September 13, 2018

Regular session

Item 2

Nesbit Packet

Staff Contact: Joshua Mankowski or Michelle R. Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT: Adam Nesbit
OWNER: John Hoefs
911 ADDRESS: New 300th St, New Prague, MN
PROJECT DESCRIPTION: To allow the applicant to transfer the development right from the NE/NW to the NW/NE.
PARCEL NUMBER: 03.013.2610
CUP NUMBER: 18182

SITE INFORMATION

LOCATION: NW quarter & NE quarter, Section 13, Derrynane Township
ZONING DISTRICT: Agriculture
ZONING DISTRICT PURPOSE: The **Agriculture (A) District** is established for areas where agriculture uses are seen as the best and highest long term use of the land. The land itself needs to be preserved for primarily agricultural activities. These areas should avoid existing cities, residential zones and subdivisions. They should be large contiguous land areas with mostly prime soils.
GENERAL SITE DESCRIPTION: Rural, Ag land, wetland scattered residences.
ACCESS: New access off 300th Street, shared driveway with 2 other properties. Shared driveway serving more than 2 dwellings is required to have a minimum right-of-way of 66 feet with a driving surface of 24 feet.
EXISTING LAND USE WITHIN ¼ MILE:
North: Ag land, wetland South: Ag land, County Ditch
East: wetland West: Ag land

BACKGROUND INFORMATION

This parcel is a proposed lot split. There is already a permit issued for a dwelling in the quarter/quarter. The building eligibility is being transferred from the NE/NW to the adjacent quarter/quarter NW/NE between County Ditch 31 and the property line. New parcel meets minimum lot size, buildable area, setbacks, septic requirements.

TOWNSHIP BOARD NOTIFICATION

Public Notice sent to Township via mail. Cindy Jirak from Derrynane Township was contacted on August 3, 2018 by applicant.

NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is not located within the Shoreland District.
WETLANDS: According to the National Wetlands Inventory, Type 1 wetland is located in the quarter-quarter section where the project is proposed.

ATTACHMENTS

STAFF FINDINGS

ZONING ORDINANCE SECTIONS: Section 8, Agriculture; Section 19, Environmental Performance Standards; Section 21, Conditional Use Permits

GOALS & POLICIES: The current Land Use Plan as adopted in 2007 does make reference to ag preservation and clustered development.

GOAL #1: Le Sueur County contains some of the most productive agricultural soils in Minnesota and should adopt and enforce land use goals and policies that conserve and protect agricultural resources and uses.

Objective 1: The County will protect the best of its agricultural land as a resource for long term agricultural use.

GOAL #4: Le Sueur County should adopt and enforce land use goals and policies that provide a wide range of Opportunity for Urban and Rural Housing Development.

Objective 1: Le Sueur County should allow non-farm development to occur in agricultural areas, but with guidelines meant to reduce conflicts with agricultural operators.

Action 4: Single family housing development in the agricultural district should be encouraged to develop in a clustered fashion rather than as scattered single sites.

Action 6: Adopt a Transfer of Development Rights component to the zoning ordinance in which a property owner could transfer one development right from $\frac{1}{4}$ $\frac{1}{4}$ to an adjacent $\frac{1}{4}$ $\frac{1}{4}$.

ENVIRONMENTAL PERFORMANCE STANDARDS-SECTION 18

WETLAND: There is no wetland located on the proposed parcel.

GRADING, EXCAVATING, OR FILLING: No additional grading, excavating, or filling is required to establish the building site beyond the permitted use.

EROSION CONTROL: Erosion control measures shall be required. Erosion and siltation of the surrounding area shall be prohibited.

Erosion control measures must be implemented prior to commencing construction.

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.

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: 8/6/2018	PERMIT NUMBER: 18182	FEE: \$796.00
60 DAY RULING DATE: 10/5/2018		<i>*FEES NON-REFUNDABLE</i>
APPLICANT: ADAM NESBITT	LAND OWNER: JOHN HOEFS	
ADDRESS: 309 KENNEDY AVE NW	ADDRESS: 29354 195TH AVE	
CITY: NEW PRAGUE	CITY: NEW PRAGUE	
STATE: MN ZIP: 56071	STATE: MN ZIP: 56071	
PHONE: 952-217-2699	PHONE:	
911: NEW 300TH ST NEW PRAGUE MN		

PARCEL #: 03.026.2610	TOWNSHIP: DERRYNANE
SEC: 13 ⁰¹³ SUBDIV: NA	DISTRICT: A
TWP: 112 LOT: NA	FEMA PANEL # 27079C0075D
RANGE: 24 BLOCK: NA	FLOOD ZONE: X OUTSIDE
QTR/QTR: NW&NE 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 THE APPLICANT TO TRANSFER THE DEVELOPMENT RIGHT FROM THE NE/NW TO NW/NE.

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	8/6/18 DATE
LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY	8-6-18 DATE

PUBLIC HEARING DATE: 9/13/2018	ACTION: _____
<input type="checkbox"/> AS WRITTEN	<input type="checkbox"/> WITH CONDITIONS
COUNTY BOARD DATE: 9/25/2018	ACTION: _____
<input type="checkbox"/> AS WRITTEN	<input type="checkbox"/> 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 #: 18182

Applicant: ADAM NESBITT

Land Owner: JOHN HOEFS

Conditional Use Permit Request: TO ALLOW THE APPLICANT TO TRANSFER THE DEVELOPMENT RIGHT FROM THE NE/NW TO NW/NE.

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

I. Applicant:
Name Adam Nesbitt
Mailing Address 309 Kennedy Ave NW
City New Prague State MN Zip 56071
Phone # _____ Phone # 952-217-2699

II. Landowner:
Name John J. Hoeks
Mailing Address 29354 195th Ave
City New Prague State Mn Zip 56071
Property Address xxx 300th St
City New Prague State MN Zip 56071
Phone # _____ Phone # _____

III. Parcel Information:
Parcel Number 03.013.2610 Parcel Acreage 5.92
Attach Full Legal Description (NOT abbreviated description from tax statement)
Township Derrynane Section _____
Subdivision _____ Lot _____ Block _____

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

Derrynane Township notified on 8/3/18
(Township Name) (Date)

Board Member Cindy Jirak regarding the proposed use.
(Name) Left message @ 758-2027

V. Quantities and Submittal Formats:

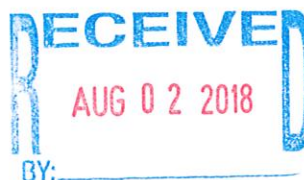
- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents *if available*.
- Additional copies may 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

1



VII. Type of Request:

- | | |
|--|--|
| <input type="checkbox"/> Self Service Storage | <input type="checkbox"/> Value Added Agriculture |
| <input type="checkbox"/> School/Church/Cemetery | <input type="checkbox"/> Antique Sales/Service/Repair |
| <input type="checkbox"/> Retail Nursery/Greenhouse | <input type="checkbox"/> Substation/Transmission Lines etc. |
| <input type="checkbox"/> School/Church/Cemetery | <input checked="" type="checkbox"/> Other <u>Building Right transfer</u> |

VIII. Description of Request:

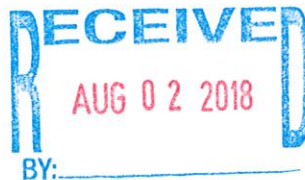
a. A full description of request with detailed information must be attached. - See attachment

b. Complete the following in relationship to the proposed Conditional Use Permit.

1. PROPOSED DAYS AND HOURS OF OPERATION: NA
2. ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS: NA
3. LIST OF PUBLIC HEALTH PLANS:
 - I. Water Supply: share well with parcel 4
 - II. Toilet facilities: on site septic system
 - III. Solid Waste Collection: Lakers NP Sanitary
4. FIRE PREVENTION: _____
5. SECURITY PLANS: _____
6. RETAIL SALES: _____
7. FOOD OR ALCOHOL SERVED OR FOR SALE: _____
8. DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL: (For example, pedestrian and/or vehicular traffic control) _____
9. SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC: _____
10. EXTERIOR LIGHTING: _____
11. PARKING AND LOADING: _____
12. SIGNAGE: _____
- * 13. ROAD ACCESS: (Approved by the road authority) Approved by Dave Tiegs
14. CERTIFICATE OF INSURANCE: _____
16. 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:

- | | | | |
|---------------------|-----------|-----------------------|----------------------------|
| • 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 |
- Parking (Size & location-if applicable to application)
 - Landscape, screening and buffering (if applicable to application)
 - Location of significant trees to be removed (if applicable to application)



X. Attachments: shall include but not limited to:

- a. Description of Request-See Part VIII for full details and requirements. *see attachment*
- b. Site Plan-See Part IX for full details and requirements. *submitted*
- c. Full legal description-Not abbreviated description from tax statement.
- d. Access approval-Attach approval in writing from proper road authority. *Existing Access*
- e. Township Notification-See Part IV for details and requirements.
- f. Septic System Compliance Inspection *Design submitted*
- g. Erosion control plan-Attach completed and signed plan including map. *submitted*
- h. Floor plans and/or blue prints *submitted*

XI. 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 the 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.

XII. 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.

[Signature]
Applicant signature

8-1-18
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.

[Signature]
Property Owner signature

7-28-2018
Date

OFFICE USE ONLY

Request: TOR NE/NW to NE/NE

Pre-App Date <u>8-6-18</u>	Lake Classification <u>✓</u>	Feedlot	500' <u>N</u>	1000' <u>N</u>
Meeting Date <u>9-13-18</u>	Lake	Wetland Type	1-2 <u>N</u>	3-8 <u>N</u>
60 Day <u>10-5-18</u>	FEMA Panel # 27079C0 <u>075</u>	Water courses	Y <u>N</u>	N <u>N</u>
Zoning District <u>A</u>	Flood Zone <u>Koutside</u>	Bluff	Y <u>N</u>	N <u>N</u>

- | | | | |
|---|--|---|---------------------------|
| <input checked="" type="checkbox"/> Request Description | <input checked="" type="checkbox"/> Access Approval | <input checked="" type="checkbox"/> Septic | Comp Insp / <u>Design</u> |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Erosion Control Plan | <input checked="" type="checkbox"/> Meeting | Reg / ATF / Spec |
| <input checked="" type="checkbox"/> Full Legal | <input checked="" type="checkbox"/> Blue Prints | <input checked="" type="checkbox"/> Fee | \$ <u>296</u> |
| <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Penalty | \$ _____ |

Application Complete *[Signature]* 8-6-18 18182
Planning & Zoning Department Signature Date Permit #

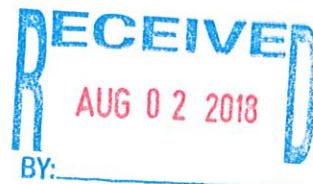


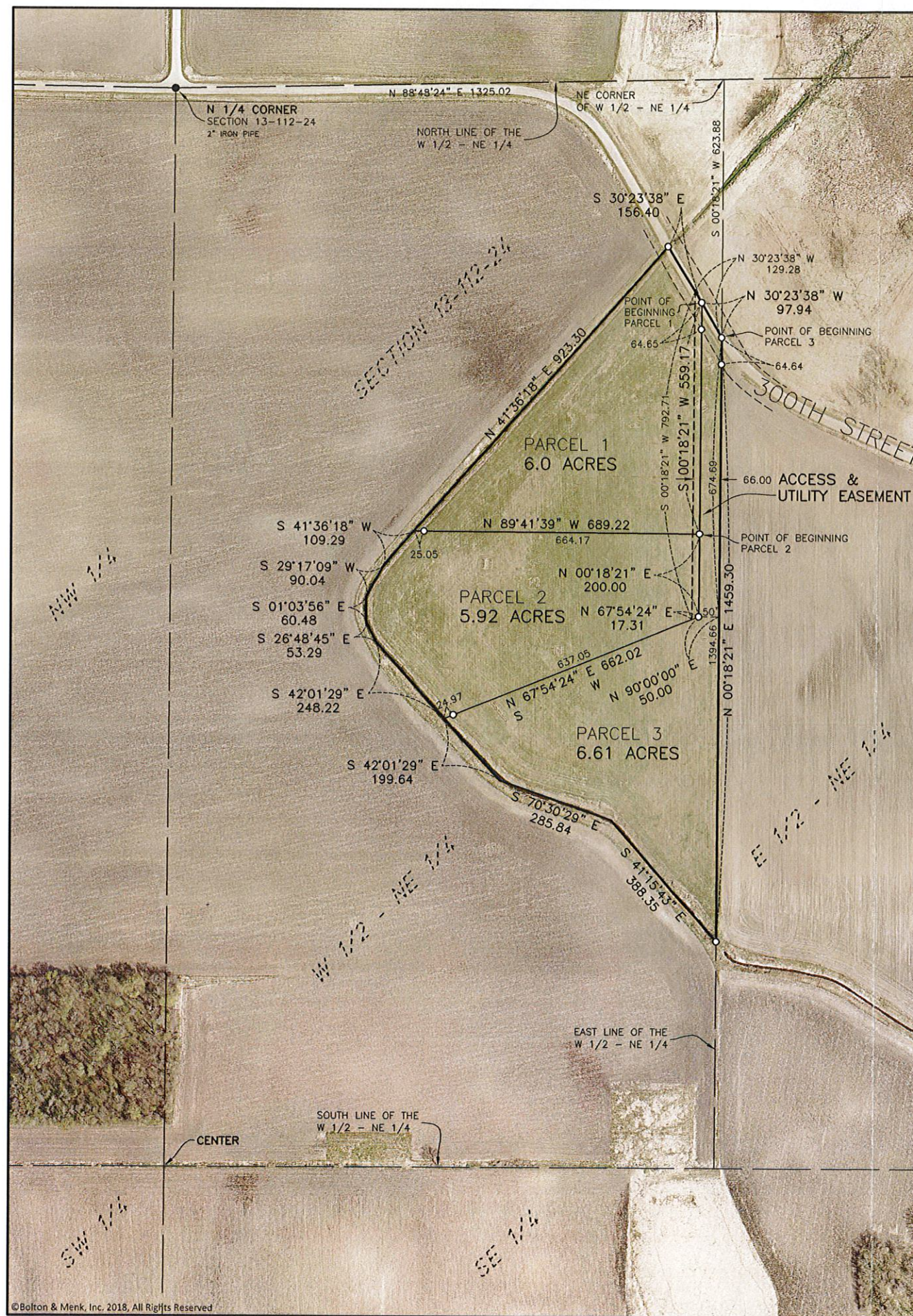
VIII.a. Description of request – Transferring a building eligibility

Adam Nesbitt is purchasing Parcel 2 in section 13, NE quarter or NE quarter in the attached survey from John Jr Hoefs. to construct a single family residence. This request is to transfer a building eligibility to this lot. The eligibility is coming from a parcel owned by John Hoefs Jr. That parcel is in the same township, section 13, the NE quarter of the NW quarter. Parcel 1 and 3 have building eligibilities on them.

Transferring from – Derrynane Township, Section13, NE quarter of NW quarter

Transferring to - Derrynane Township, Section13, ~~NE~~ quarter or the NE quarter
NW





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PROPOSED DESCRIPTIONS

PARCEL 1

That part of the West Half of the Northeast Quarter of Section 13, Township 112 North, Range 24 West, Le Sueur County, Minnesota, described as follows; Commencing at the North Quarter Corner of said Section 13; thence North 88 degrees 48 minutes 24 seconds East (bearings based on Le Sueur County Coordinate System NAD83, 1996 Adjustment) on the north line of said Northeast Quarter, a distance of 1325.02 feet to the Northeast Corner of said West Half of the Northeast Quarter; thence South 00 degrees 18 minutes 21 seconds West on the East line of said West Half of the Northeast Quarter, a distance of 623.88 feet; thence North 30 degrees 23 minutes 38 seconds West, a distance of 97.94 feet to the point of beginning; thence South 00 degrees 18 minutes 21 seconds West, a distance of 559.17 feet; thence North 89 degrees 41 minutes 39 seconds West, a distance of 689.22 feet; thence North 41 degrees 36 minutes 18 seconds East, a distance of 923.30 feet; thence South 30 degrees 23 minutes 38 seconds East, a distance of 156.40 feet to the point of beginning.

Said parcel contains 6.0 acres of land.

PARCEL 2

That part of the West Half of the Northeast Quarter of Section 13, Township 112 North, Range 24 West, Le Sueur County, Minnesota, described as follows; Commencing at the North Quarter Corner of said Section 13; thence North 88 degrees 48 minutes 24 seconds East (bearings based on Le Sueur County Coordinate System NAD83, 1996 Adjustment) on the north line of said Northeast Quarter, a distance of 1325.02 feet to the Northeast Corner of said West Half of the Northeast Quarter; thence South 00 degrees 18 minutes 21 seconds West on the East line of said West Half of the Northeast Quarter, a distance of 623.88 feet; thence North 30 degrees 23 minutes 38 seconds West, a distance of 97.94 feet; thence South 00 degrees 18 minutes 21 seconds West, a distance of 559.17 feet to the point of beginning; thence North 89 degrees 41 minutes 39 seconds West, a distance of 689.22 feet; thence South 41 degrees 36 minutes 18 seconds West, a distance of 109.29 feet; thence South 29 degrees 17 minutes 09 seconds West, a distance of 90.04 feet; thence South 01 degrees 03 minutes 56 seconds East, a distance of 60.48 feet; thence South 26 degrees 48 minutes 45 seconds East, a distance of 53.29 feet; thence South 42 degrees 01 minutes 29 seconds East, a distance of 248.22 feet; thence North 67 degrees 54 minutes 24 seconds East, a distance of 17.31 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 50.00 feet to the point of beginning.

Said parcel contains 5.92 acres of land.

PARCEL 3

That part of the West Half of the Northeast Quarter of Section 13, Township 112 North, Range 24 West, Le Sueur County, Minnesota, described as follows; Commencing at the North Quarter Corner of said Section 13; thence North 88 degrees 48 minutes 24 seconds East (bearings based on Le Sueur County Coordinate System NAD83, 1996 Adjustment) on the north line of said Northeast Quarter, a distance of 1325.02 feet to the Northeast Corner of said West Half of the Northeast Quarter; thence South 00 degrees 18 minutes 21 seconds West on the East line of said West Half of the Northeast Quarter, a distance of 623.88 feet to the point of beginning; thence North 30 degrees 23 minutes 38 seconds West, a distance of 97.94 feet; thence South 00 degrees 18 minutes 21 seconds West, a distance of 559.17 feet; thence North 89 degrees 41 minutes 39 seconds West, a distance of 689.22 feet; thence South 41 degrees 36 minutes 18 seconds West, a distance of 109.29 feet; thence South 29 degrees 17 minutes 09 seconds West, a distance of 90.04 feet; thence South 01 degrees 03 minutes 56 seconds East, a distance of 60.48 feet; thence South 26 degrees 48 minutes 45 seconds East, a distance of 53.29 feet; thence South 42 degrees 01 minutes 29 seconds East, a distance of 248.22 feet; thence North 67 degrees 54 minutes 24 seconds East, a distance of 17.31 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 50.00 feet to the point of beginning.

Said parcel contains 6.61 acres of land.

ACCESS AND UTILITY EASEMENT

That part of the West Half of the Northeast Quarter of Section 13, Township 112 North, Range 24 West, Le Sueur County, Minnesota, described as follows; Commencing at the North Quarter Corner of said Section 13; thence North 88 degrees 48 minutes 24 seconds East (bearings based on Le Sueur County Coordinate System NAD83, 1996 Adjustment) on the north line of said Northeast Quarter, a distance of 1325.02 feet to the Northeast Corner of said West Half of the Northeast Quarter; thence South 00 degrees 18 minutes 21 seconds West on the East line of said West Half of the Northeast Quarter, a distance of 623.88 feet to the point of beginning; thence North 30 degrees 23 minutes 38 seconds West, a distance of 97.94 feet; thence South 00 degrees 18 minutes 21 seconds West, a distance of 559.17 feet; thence North 89 degrees 41 minutes 39 seconds West, a distance of 689.22 feet; thence South 41 degrees 36 minutes 18 seconds West, a distance of 109.29 feet; thence South 29 degrees 17 minutes 09 seconds West, a distance of 90.04 feet; thence South 01 degrees 03 minutes 56 seconds East, a distance of 60.48 feet; thence South 26 degrees 48 minutes 45 seconds East, a distance of 53.29 feet; thence South 42 degrees 01 minutes 29 seconds East, a distance of 248.22 feet; thence North 67 degrees 54 minutes 24 seconds East, a distance of 17.31 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 50.00 feet to the point of beginning.

Said parcel contains 1.11 acres of land.

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 19789
- MONUMENT FOUND

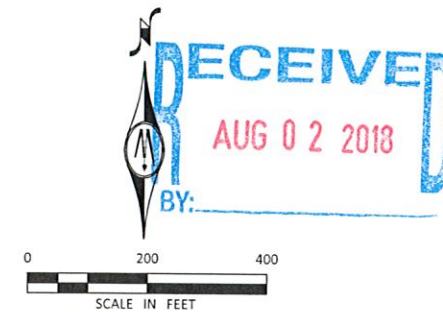
SURVEYOR'S CERTIFICATION

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
 Date: 9/19/2017
 License Number 19789

REVISED CERTIFICATE OF SURVEY ON 8/2/2018

Horizontal Datum: 1996 Le Sueur County Coordinate System



CERTIFICATE OF SURVEY DERRYNANE TOWNSHIP, LE SUEUR COUNTY, MINNESOTA		PART OF THE W 1/2 - NE 1/4 OF SECTION 13-112-24, DERRYNANE TWP
BOLTON & MENK 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171		FOR: KUBES REALTY

JOB NUMBER: M33.114535 FIELD BOOK: 343, PAGE 38 DRAWN BY: CDS 4.0 S13-T112-R24-(12,13)

PARCEL 2
XXXX 300TH ST
5.92 ACRES



K. A. WITT CONSTRUCTION, INC.
1530 W 280TH ST
NEW PRAGUE, MN 56071
OFFICE: (952) 758-2108
FAX: (952) 758-5159

This plan and any accompanying specifications are the intellectual property of K.A. Witt Construction, Inc., and the client named below. If this plan, or substantially this plan, is bid and/or built by another contractor, the client will pay K.A. Witt Construction, Inc. \$_____ for its design services.

REVISIONS
7/13/18
7/13/18
8/2/18

ADAM & EMILY NESBITT
RESIDENTIAL RAMBLER
XXXX 300TH ST, NEW PRAGUE, MN 56071

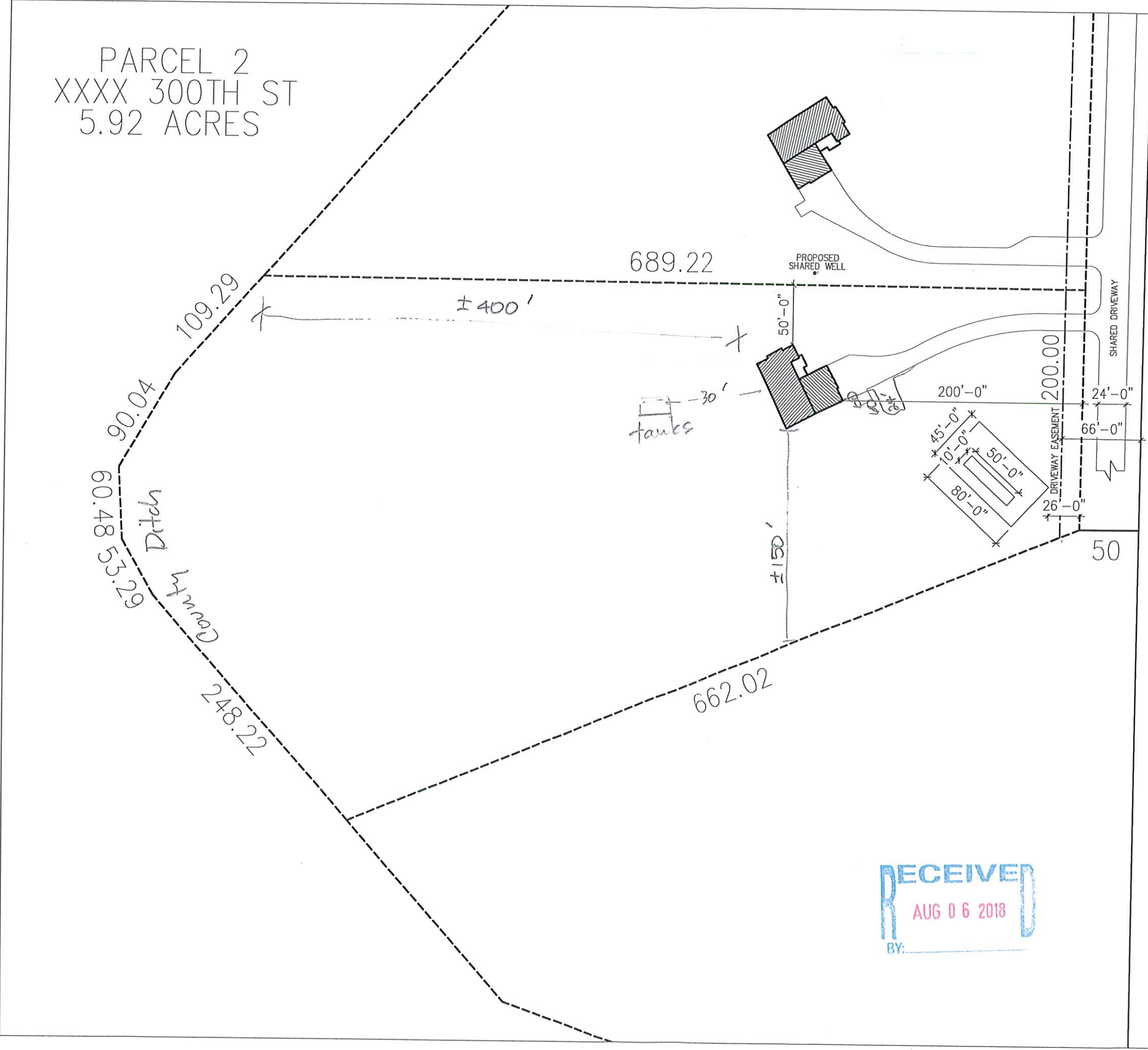
JASON WITT
PROJECT MANAGER

COREY EIDEM
DRAWN BY

4/10/18
DATE

18-4-10
JOB NUMBER

C1
PAGE NUMBER



RECEIVED
AUG 06 2018
BY: _____

NORTH
SITE PLAN

03.013.2610



A. WIT CONSULTING, INC.
 1175 W. 2000 ST. #C
 OMAHA, NE 68104
 TEL: (402) 342-2108
 FAX: (402) 342-0189

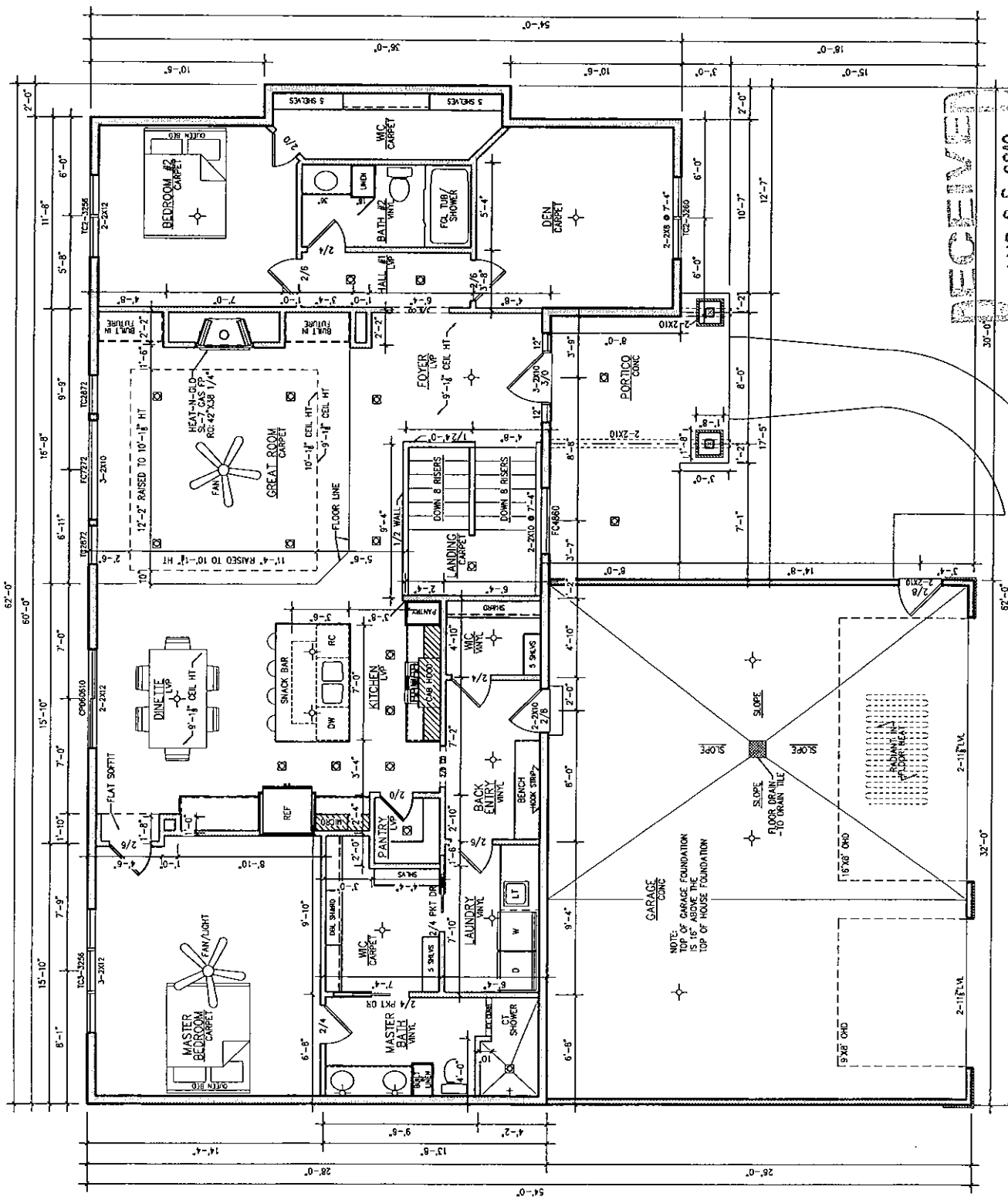
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REVISIONS
4/18/18
4/18/18
4/18/18
7/18/18
7/18/18
7/19/18

ADAM & EMILY NESBITT
 RESIDENTIAL RAMBLER
 Site Address

JASON WITT
PROJECT MANAGER
COREY EDEM
DRAWN BY
4/10/18
DATE
18-4-10
JOB NUMBER

A2
 PAGE NUMBER



1 MAIN FLOOR PLAN
 A2 1/4" = 1'-0"
 MAIN FLOOR 1806 SQ FT
 GARAGE 832 SQ FT

MAIN FLOOR PLAN



AWTT
 A. A. WITT & SONS, INC.
 1100 S. W. 10TH ST., INC.
 P.O. BOX 1000, W. PALM BEACH, FL 33411
 TEL: (561) 832-2100 FAX: (561) 832-2109

REVISIONS

4/18/18
4/30/18
5/8/18
7/16/18
7/18/18

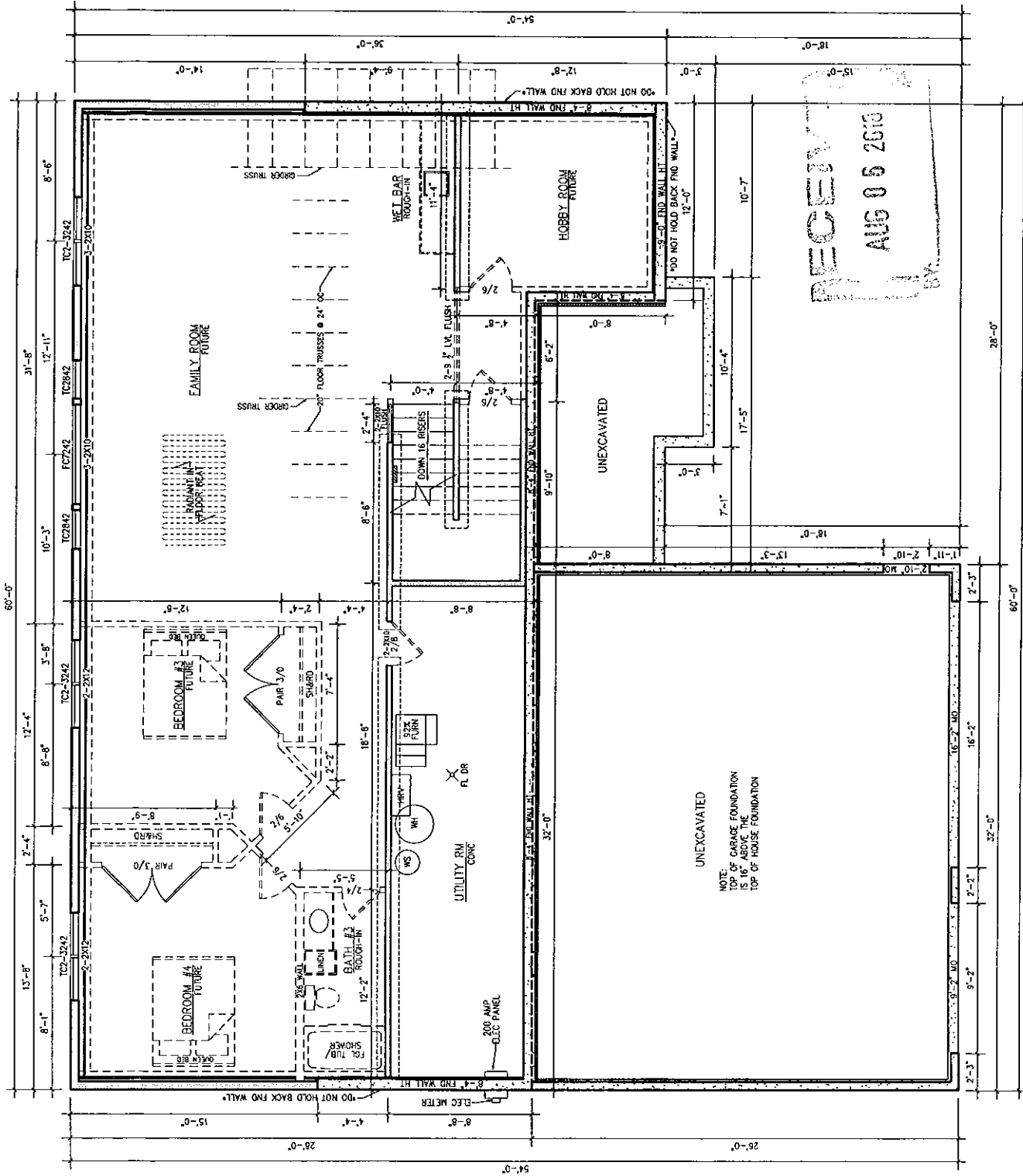
ADAM & EMILY NESBITT
 RESIDENTIAL RAMBLER
 Site Address

JASON WITT
 PROJECT MANAGER
 COREY EIDEM
 DRAWN BY
 4/10/18
 DATE
 18-4-10
 JOB NUMBER

A3
 PAGE NUMBER

This plan and the specifications accompanying it are the intellectual property of the drafter and shall remain his/her property. If this plan, or substantially all of it, is used by another contractor, the client will pay A.A. Witt the sum of \$10,000.00 for his design services.

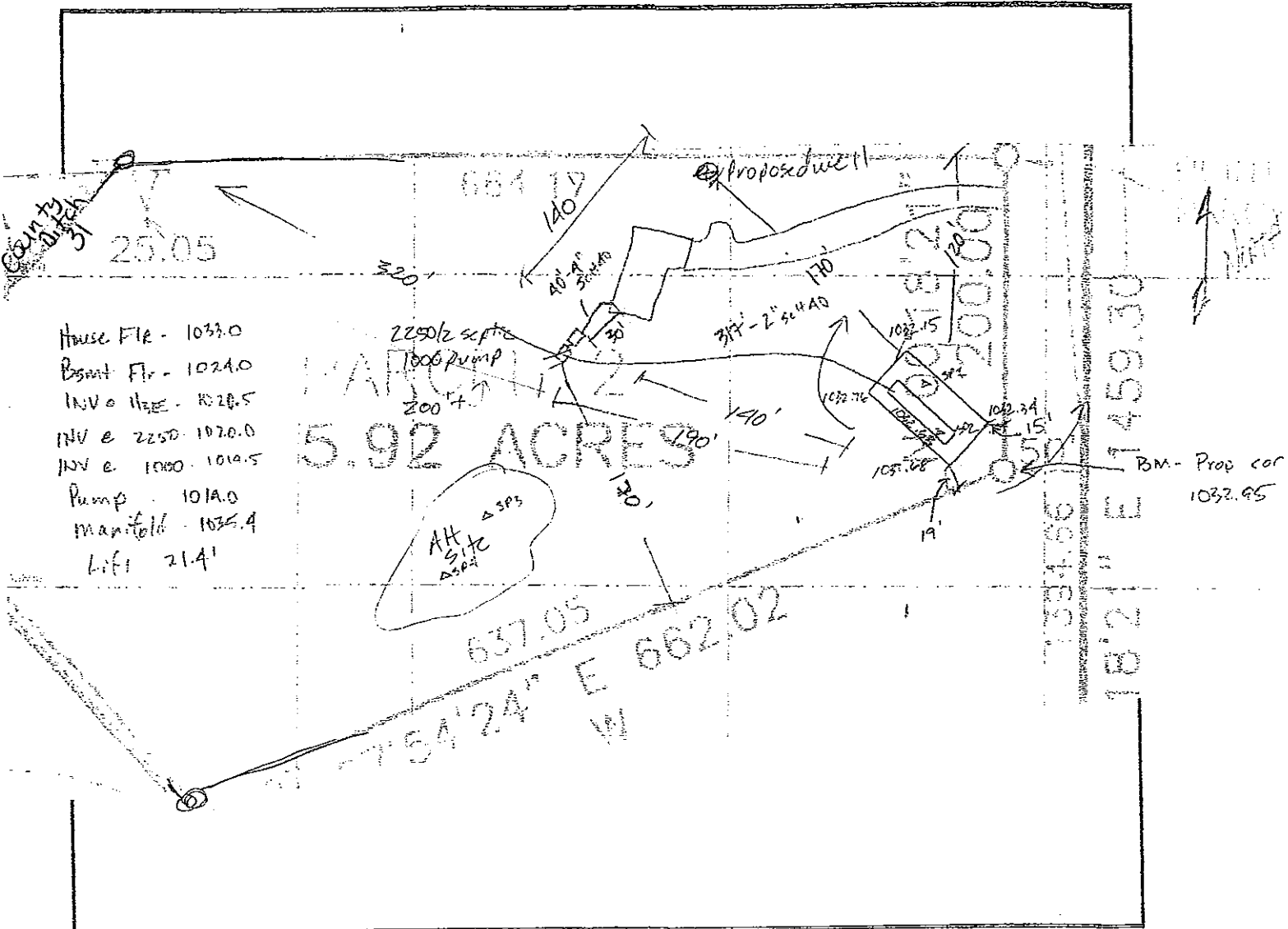
FOUNDATION PLAN



1 FOUNDATION PLAN
 1/4" = 1'-0"

FOUNDATION PLAN 1776 SQ FT

Property Owner: Adam Nesbitt
 Property Address: _____
 Parcel Number: Part of 030132610



I hereby certify as a State of Minnesota Licensed Septic Contractor that the subsurface sewage treatment system diagrammed above was designed/installed in accordance with all applicable requirements of MN Rules Chapters 7080 &/or 7081 and the Le Sueur County Zoning Ordinance. The drawing is accurate as of the date at the bottom of this form for the site identified at the top of this form. No determination of the future hydraulic performance can be made due to future water usage over the life of the system.

Septic Designer Signature: <u>[Signature]</u>		
Septic Designer Company: <u>KA With Construction</u>		
License Number: <u>230</u>	Certification Number: <u>2775</u>	Date: <u>6/1/15</u>
Septic Installer Signature: _____		
Septic Installer Company: _____		
License Number: _____	Certification Number: _____	Date: _____

Mailing: 88 South Park Avenue
Le Center, MN 56057

Physical: 515 South Maple Avenue
Le Center MN 56057

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AUG 02 2015

Revised: 3/2016

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

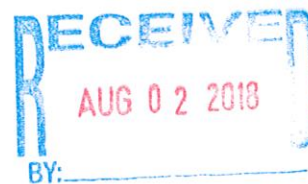
Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: Adam Nesbitt PID: 03.013.2610
Mailing Address: 309 Kennedy Ave NW, New Prague
Property Address: XXX 300th St, New Prague
Phone: () Mobile/Cell: ()

Responsible party for Implementation/Inspection: KA Witt Construction
Address: 1530 W 280th St, New Prague, MN
Phone: (952) 753 2108 Mobile/Cell: (612) 369 3362

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).

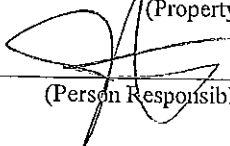
17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.

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)



(Person Responsible for Implementation)

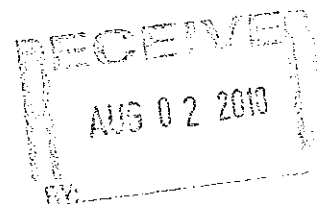
8-1-18

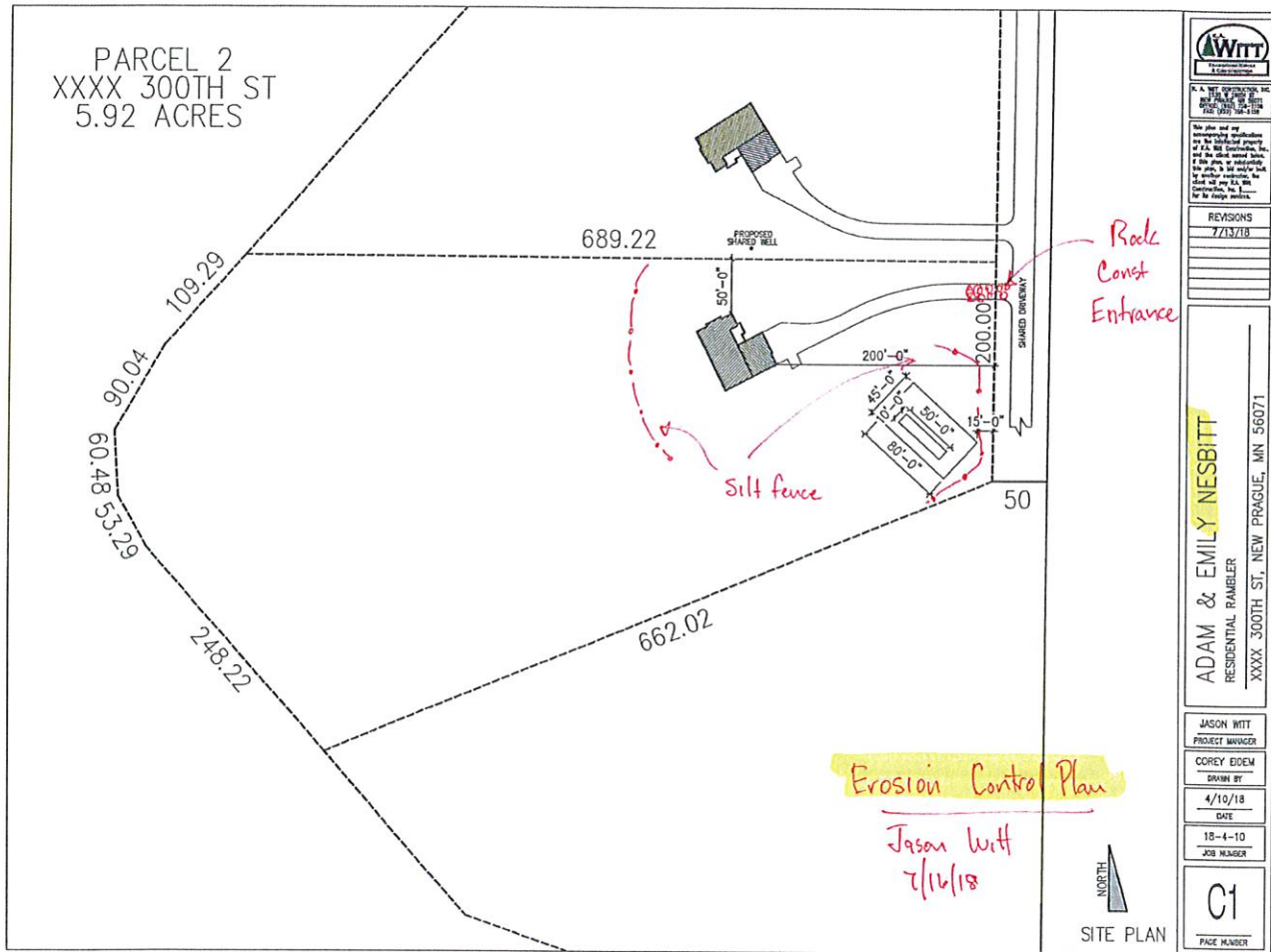
(Date)

8/1/18

(Date)

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





<small>WITT & ASSOCIATES, INC. A PROFESSIONAL CORPORATION 10000 W. 10TH AVE. SUITE 100 DENVER, CO 80201 TEL: 303.752.1414 FAX: 303.752.1418</small>	
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REVISIONS	
7/13/18	
ADAM & EMILY NESBITT RESIDENTIAL RANBLER XXXXX 300TH ST., NEW PRAGUE, MN 56071	
JASON WITT	PROJECT MANAGER
COREY EIDEM	DRAWN BY
4/10/18	DATE
18-4-10	JOB NUMBER
C1 PAGE NUMBER	

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JUL 30 2018

BY: _____

Mettler, Michelle

Nesbit

03.93.2610

From: Tiegs, David
Sent: Tuesday, July 31, 2018 8:09 AM
To: Mettler, Michelle
Cc: Jason Witt (jason@kawitt.com)
Subject: FW: Driveway access
Attachments: 20180627152853619.pdf

Hi Michelle, I was able to review this access prior to Parcel 3 being sold. Access is approved for use by parcels 1, 2, and 3. If you need any more information let me know.

Thanks,
Dave Tiegs
Le Sueur County
Highway Engineer

From: Jason Witt [mailto:jason@kawitt.com]
Sent: Monday, July 30, 2018 4:27 PM
To: Tiegs, David
Cc: Jason Witt
Subject: Driveway access

Dave,

Michelle Mettler said I need to email you about this. We are applying for building permits for parcels 1 and 2 on the attached Survey. This will out 3 homes on this driveway. Can you let me know if this approved or if you need more info? Michelle will be waiting for approval from you. Thanks!

From: Jason Witt
Sent: Monday, July 30, 2018 12:59 PM
To: 'Nikki Kupser' <NKupser@greatermngas.com>
Cc: Jason Witt <jason@kawitt.com>
Subject: Duede Nesbitt survey

JASON WITT
KA WITT CONSTRUCTION, INC
1530 W 280TH ST
NEW PRAGUE, MN 56071
OFFICE 952.758.2108
CELL 612.369.3362
KAWITT.COM
PINPOINT-REALTY.COM

