



Le Sueur County, MN

Thursday, September 13, 2018

Regular session

Item 3

Miller Packet

Staff Contact: Joshua Mankowski or Michelle R. Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT/ OWNER: Michael & Shelly Miller
911 ADDRESS: New 247th Ave, Cleveland, MN
PROJECT DESCRIPTION: To allow grading, excavating, and filling of 1454 cubic yards of material.
PARCEL NUMBER: 18198
CUP NUMBER: 04.410.0018 & 04.410.0021

SITE INFORMATION

LOCATION: Revised lots 50 & 51, Auditor's Subdivision, Section 6, Elysian Township
ZONING DISTRICT: Recreational Residential
ZONING DISTRICT PURPOSE: The intent of the **Recreational Residential (RR) District** is to preserve areas which have natural characteristics suitable for both passive and active recreational usage. Also, it is the intent of this district to manage areas suitable for residential development of varying types, including permanent and seasonal housing. Some non-residential uses with minimal impacts on residential uses are allowed if properly managed under conditional use procedures.

GENERAL SITE DESCRIPTION: Shoreland, residential, ag land
ACCESS: New driveway access off 247th Avenue
EXISTING LAND USE WITHIN ¼ MILE:
North: Ag land South: Residential, Lake Jefferson
East: Residential West: Residential

BACKGROUND INFORMATION

The property is located in Auditor's Subdivision. The proposal is to create a new driveway to access the Miller property from 247th Avenue. The

TOWNSHIP BOARD NOTIFICATION

Public Notice sent to Township via mail. Doug Swedberg from Elysian Township was contacted on July 31, 2018 by applicant.

NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is located within the Shoreland District.
LAKE: Lake Jefferson, Recreational Development
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 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, Holly Kalbus letter,

STAFF FINDINGS

ZONING ORDINANCE SECTIONS: Section 13, Shoreland; Section 18, Environmental Performance Standards; Section 21, Conditional Use Permits

GOALS & POLICIES: The current Land Use Plan as adopted in 2007 does make reference to shoreland development and water quality.

GOAL #2: Le Sueur County should adopt and enforce land use goals and policies that conserve and restore its natural resources, bring protections to the ecological systems of the natural environment, and prevent the premature development of natural resources areas.

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

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

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

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

DNR GUIDANCE LETTERS

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

ENVIRONMENTAL PERFORMANCE STANDARDS-SECTION 18

GRADING, EXCAVATING, OR FILLING:

The proposed grading, excavating or filling activities shall occur within one (1) year of permit issuance. More than 50 cubic yards of material on lot in a shoreland district requires a CUP.

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 construction.

DRAINAGE: Any proposed development of land shall not increase the runoff rate of stormwater so as to cause an adverse effect upon adjacent lands.

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
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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
PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE
LE CENTER MN 56057

Date: 9/4/18

To: Le Sueur County Planning and Zoning Commission

From: Holly Kalbus, Environmental Resources Specialist

Applicant:

Michael & Shelly Miller

Property owner:

Michael & Shelly Miller

Property:

04.410.0018 & 04.410.0021

Description:

Application for a Conditional Use Permit to allow Grading, Excavating, and Filling of 1454 cubic yards of material in a Recreational Residential "RR" district.

Recommendation:

It would be my recommendation to approve the application with the condition(s) listed below. The proposed project will assist with current runoff and drainage issues that are occurring on the property.

Condition(s):

1. If current runoff and drainage issues do not improve after project is installed, work with Environmental Services Department staff to address the issues.

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: 8/10/2018	PERMIT NUMBER: 18198	FEE: \$796.00
60 DAY RULING DATE: 10/9/2018		<i>*FEES NON-REFUNDABLE</i>
APPLICANT: MICHAEL & SHELLY MILLER	LAND OWNER: MICHAEL & SHELLY MILLER	
ADDRESS: 24751 FRENCH DR	ADDRESS: 24751 FRENCH DR	
CITY: CLEVELAND	CITY: CLEVELAND	
STATE: MN ZIP: 56017	STATE: MN ZIP: 56017	
PHONE: 507-381-0438	PHONE: 507-381-0438	
911: NEW 247TH AVE. CLEVELAND. MN		

PARCEL #: 04-410.0018 +0021		TOWNSHIP: ELYSIAN
SEC: 6	SUBDIV: LAUD <i>mem</i>	DISTRICT: RR
TWP: 109	LOT: 50, 51	FEMA PANEL # 27079C0270D
RANGE: 24	BLOCK:	FLOOD ZONE: X OUTSIDE
QTR/QTR:	ROAD: PVT	

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 AND FILLING OF 1454 CUBIC YARDS OF MATERIAL.

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	8-10-18 DATE
LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY	8-10-18 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 #: 18198

Applicant: MICHAEL & SHELLY MILLER

Land Owner: MICHAEL & SHELLY MILLER

Conditional Use Permit Request: TO ALLOW GRADING, EXCAVATING AND FILLING OF 1454 CUBIC YARDS OF MATERIAL.

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	Al	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	Al	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	Al	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	Al	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	Al	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	Al	TOTAL

Explain _____

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

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	Al	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 Michael & Shelly Miller
Mailing Address 24751 French Drive
City Cleveland State MN Zip 56017
Phone # 507-381-0438 Phone # 507-327-7519
Mike Shelly

II. Landowner:

Name Michael & Shelly Miller
Mailing Address 24751 French Drive
City Cleveland State MN Zip 56017
Property Address Same
City _____ State _____ Zip _____
Phone # _____ Phone # _____

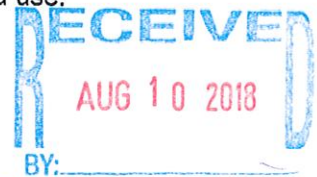
III. Parcel Information:

04.640.0030, 04.410.0018, 04.410.0021
Parcel Number _____ Parcel Acreage 2.15 Acres
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township Elysian Section 6
Subdivision Trisly & Audette Lot 50 & 51 Block _____
+ 32

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

Elysian Township notified on 7-31-2018
(Township Name) (Date)

Board Member Douglas Swedberg regarding the proposed use.
(Name)



V. Quantities and Submittal Formats:

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

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

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

Additional Fees:

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

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

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 Cubic yards of material movement: 1454 cy
 Within Shore Impact Zone Cubic yards of material movement: _____
 Within Bluff Impact Zone Cubic yards of material movement: _____
 Within Bluff Cubic yards of material movement: _____
TOTAL cubic yards of material movement: 1454 cy

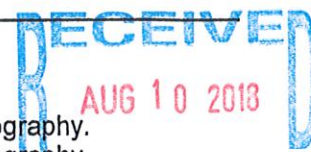
Assurance security shall be required for projects that are >1500 cubic yards.

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: See Attached
- 2. ADVERSE IMPACT ON SURROUNDING AREAS: _____
- 3. STORMWATER RUNOFF: _____
- 4. DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL: _____
- 5. WETLAND IMPACT: _____
- 6. SLOPE STABILITY: _____
- 7. CERTIFICATE OF INSURANCE: _____
- 8. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:
(For example additional licensing and/or permitting) _____



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

- Parcels < 5 AC = 2-foot contours depicting existing and proposed topography.
- Parcels 5-20 AC = 5-foot contours depicting existing and proposed topography.
- Parcels >20 AC = 10-foot contours depicting existing and proposed topography.
- Location of grading, excavating, and/or filling sites.
- Location of areas for obtaining fill or disposing of excavated materials.
- Tree inventory of all trees, indicating trees to be cut or removed.
(Caliper of 6 inches or greater measured 4.5 feet from ground level).

- North point
- Setbacks
- Property Lines
- Road Right-Of-Way
- Landscape, screening and buffering
- Lake
- River
- Wetland
- Stream
- Existing Structures
- Proposed Structures
- Lot Dimensions
- Ponds
- Septic system
- Well
- Access (size & location)
- Easements
- Drainage

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

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.
- 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.

RECEIVED
AUG 10 2018
BY: _____

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.

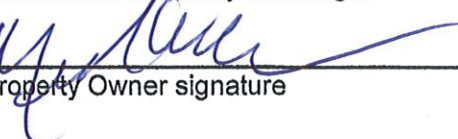


Applicant signature

8-10-18

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

8-10-18

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: 1454
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____

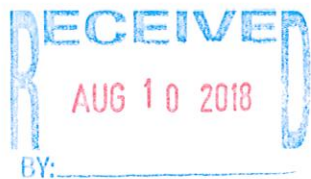
TOTAL cubic yards of material movement: 1454

Pre-App Date 8-10-18 Lake Classification RD Feedlot 500' 1000' N
 Meeting Date 9-13-18 Lake Jefferson Wetland Type 1-2 3-8 N
 60 Day 10-9-18 FEMA Panel # 27079C0 270 D Water courses Y N
 Zoning District RL Flood Zone X=outside Bluff Y N

COC

- Request Description
- Site Plan
- Full Legal
- Ordinance
- Access Approval
- Erosion Control Plan
-
- Other _____
- Septic **Comp Insp / Design**
- Meeting **Reg / ATF / Spec**
- Fee \$ 790
- Penalty \$ _____

Application Complete Michelle R. Mutt 8-10-18 18198
 Planning & Zoning Department Signature Date Permit #





PRINCIPALS

Steven J. Thompson, P.L.S.
Brian J. Johnson, P.E.
Steven J. Penkava, P.E.
John H. Schulte V, P.E.
Scott A. Tuchtenhagen, P.L.S.

Established 1945

Memorandum

Conditional Use Permit Request
Mike Miller
2018 Shed & Driveway Construction
Prepared by: John H. Schulte V, PE

August 1, 2018

Description of Request *Grading Excavating + Filling at 1454 cy*
Mike Miller is proposing to construct an approximate 2400 sf shed and access road on his property adjacent to Lake Jefferson. Mike owns 4 parcels totally approximately 2.15 acres.

Grading activities will proceed as follows:

1. The topsoil from the area to be disturbed will be removed utilizing a bulldozer and windrowed along the southern portion of the site, then stabilized with seed and mulch, hydromulch, or tarps.
2. Roadway materials will be excavated from the ditch areas along the road and compacted under the roadway with sheepsfoot or vibratory rollers.
3. Roadway gravel will be imported to the site utilizing dump trucks, spread with a bulldozer, and compacted with a vibratory roller.
4. Topsoil materials will be re-spread near the roadway and stabilized with trailer mounted equipment pulled by a pick-up truck.
5. After the building pad is completed with clay materials to sub-grade, an excavator will remove materials below the building's footings.
6. Once the buildings footings are complete, sand and gravel materials will be brought in to construct the area under the building's concrete slab. Material will be spread via skid-steer or excavator and compacted with small steel drum or sheepsfoot rollers.
7. Topsoil materials will re-placed around the building using a skidsteer, bulldozer, or excavator, and re-vegetated. Slopes will be stabilized with erosion control blankets, seed, mulch, and bio-roll ditch checks. Any extra topsoil will be shaped on the agricultural area around the site.

Environmental Impact

The only environmental impact anticipated is construction stormwater and is discussed further below.

OFFICES | 515 S. Washington Ave. 415 W. North St.
Albert Lea, MN 56007 Owatonna, MN 55060
507.373.4876 507.451.4598



JHSENG.COM

Adverse Impact on Surrounding Areas

The proposed project is a continuation of the existing use. The surrounding area is residential and agricultural. The proposed use is consistent with the current use and will not adversely impact the adjacent areas.

Stormwater Runoff

The project will not be required to obtain an NPDES stormwater permit due to a land disturbance of less than 1 acre. The only stormwater treatments required are erosion and sediment control best management practices. The site plan includes construction requirements including those measures.

Does Any Part of the Project Extend Below the OHWL / Wetland Impact

This project does not extend into any OWHL nor is adjacent to wetlands.

Slope Stability

The project extends existing slopes or constructs new non-bluff slopes. No slope stability issues are anticipated for new slopes.

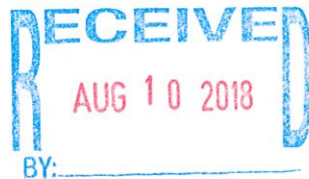
Certificate of Insurance:

The Owner will provide a Certificate of Insurance if required.

The Owner’s Contractor will provide a Certificate of Insurance if required.

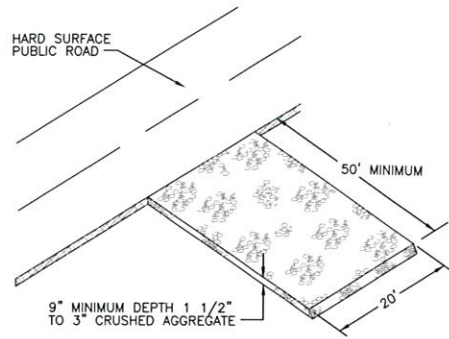
Meet All Applicable County, State, & Federal Regulations:

A Le Sueur County building permit and State of Minnesota electrical permit will be required. The Owner will request relevant permits and inspections as the project progresses.



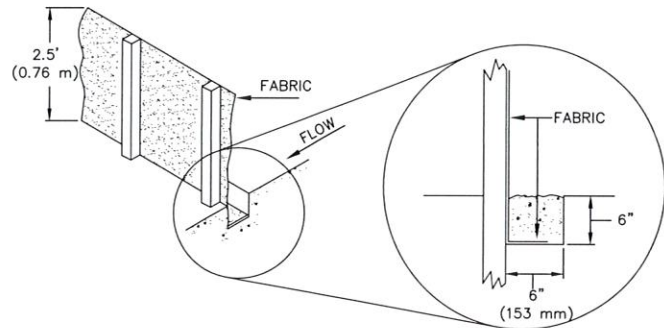
OFFICES | 515 S. Washington Ave. 415 W. North St.
Albert Lea, MN 56007 Owatonna, MN 55060
507.373.4876 507.451.4598

JHSENG.COM



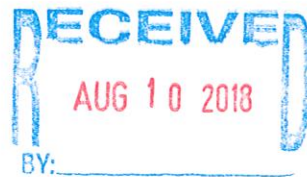
- NOTES:
1. FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MIGRATION OF MUD THROUGH ROCK.
 2. ENTRANCE MUST BE REGULARLY MAINTAINED TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FUGITIVE ROCK WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.

EROSION CONTROL PROTECTION AT CONSTRUCTION ACCESS

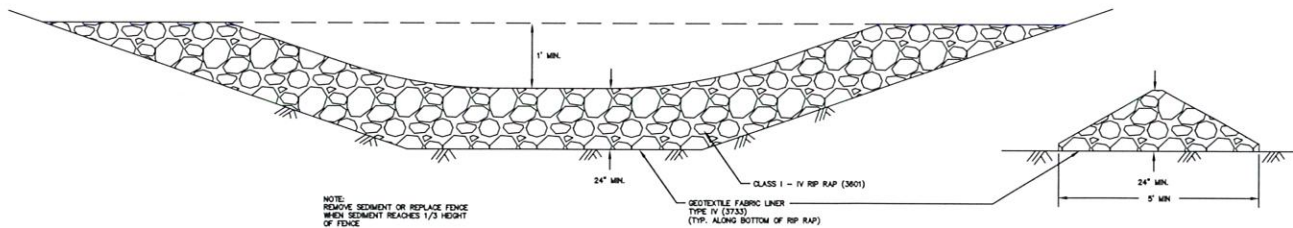


- NOTES:
- PLACE BOTTOM EDGE OF FENCE INTO 6" (153 mm) DEEP
 - POSTS SHALL BE:
 - 4' (1.22 m) ON CENTER
 - 2" (50.8 mm) X 2" (50.8 mm) HARDWOOD, PINE OR STANDARD STEEL FENCE POSTS
 - DRIVEN 2' (0.61 m) INTO THE GROUND.

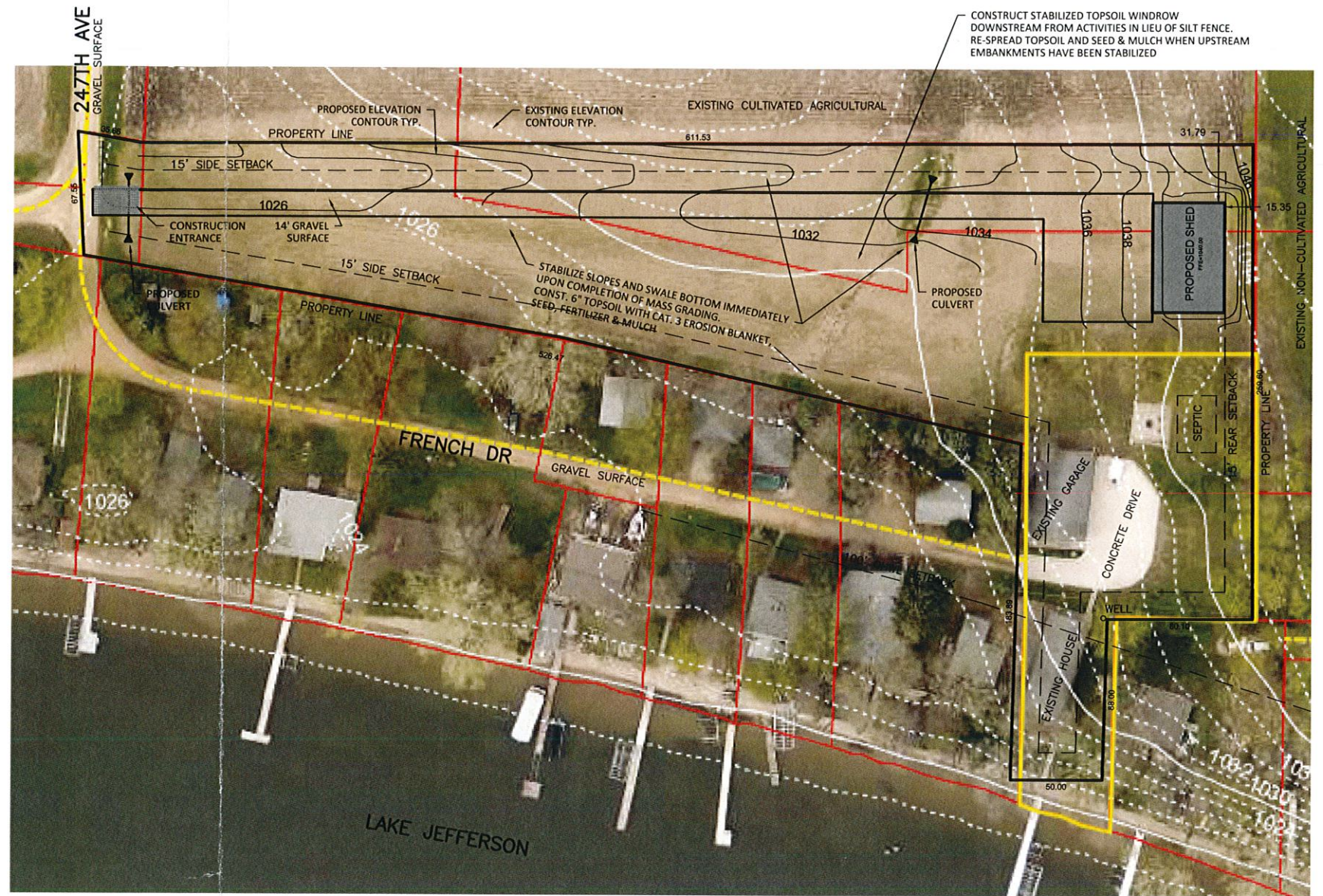
EROSION CONTROL FENCE (MACHINE SLICED)



SPACING OF CHECKS:
SPACING (FT) = LENGTH OF CHECK (FT) X 100
RICH GRASS (R)



ROCK CHECK DAM



Zoned: Recreational Residential

- Setbacks for Buildings:
- Rear Yard = 15
 - Side Yard = 15
 - OHWL = 100
- Allowed Impervious Surface = 25%

Impervious Surface Calculation

Parcel Area:	93848 sf
25% Allowed Impervious Surface:	23462 sf
Existing Impervious Surface:	6529 sf
New Impervious Surface:	13927 sf
Total Proposed Impervious Surface:	20456 sf

Grading Data:

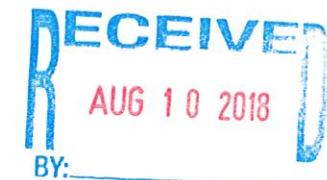
Disturbed Area:	38152 sf
Cut Volume:	867 cy
Fill Volume:	587 cy
Total Grading:	1454 cy

Tree Removal Note:

No removal of trees is proposed

SWPPP NOTES:

1. NO CONCRETE WASHOUT ON-SITE.
2. STABILIZE ALL AREAS WITHIN 7 DAYS OF CESSATION OF GRADING ACTIVITIES
3. STABILIZE ALL DRAINAGE CHANNELS WITHIN 24 HOURS OF CESSATION OF GRADING



GENERAL NOTES:

1. FINISH GRADE ADJACENT TO BUILDING IS MIN. 6" BELOW TOP OF FOUNDATION, EXCEPT AT PAVED AREAS.
2. FINISH GRADE 10' FROM BUILDING IN MIN. 6" BELOW FINISH GRADE ADJACENT TO BUILDING.
3. SILT FENCE LINES AND TOP OF BACKSLOPE OF SWALE ARE CONSTRUCTION LIMITS
4. NO CONCRETE WASHOUT ON SITE.

TURF ESTABLISHMENT

1. PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS NOT TO BE RETURNED TO CULTIVATION. THIS GENERALLY INCLUDES SLOPE AREAS AROUND THE BUILDING AND THE DIVERSION SWALE, INCLUDING SLOPES.
2. STABILIZE ALL OTHER DISTURBED AREAS OF THE SITE NOT SHOWN TO RECEIVE SPECIAL TREATMENT ON THIS PLAN WITH HYDROSEED MIXTURE AS MNDOT RAPID STABILIZATION METHOD 3 WITH:
 - SEED MIX 260 @ 100 LB/ACRE.
 - FERTILIZER 22-5-10 @ 300 LBS/ACRE
 - TYPE 1 HYDRAULIC SOIL STABILIZER



DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

REV.	BY	DATE



415 West North Street Owatonna, MN 56057-4598

DESIGNED: JHSS
DRAWN: JHSS
CHECKED: BUJ
Date: 8/9/18
DWG: 18-1168

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
John H. Schulte V
License No. 44639 Date: 8/9/18

24751 FRENCH DR
MIKE MILLER
SECTION 6-T109N-R24W
SITE PLAN/SWPPP

SHEET
1
OF
1

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

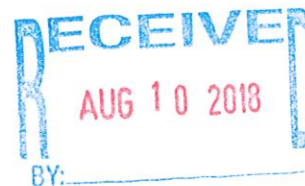
Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: Michael Miller PID: _____
Mailing Address: 24751 French Dr Cleveland MN 56007
Property Address: 24751 French Dr Cleveland MN 56007
Phone: (____) _____ Mobile/Cell: (507) 381-0438

Responsible party for Implementation/Inspection: Dirt Merchant, Inc.
Address: 3301 3rd Ave Mankato MN 56001
Phone: (507) 389-9129 Mobile/Cell: (507) 381-2980

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

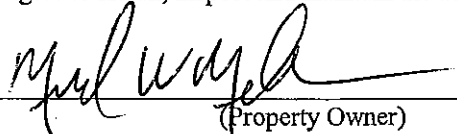
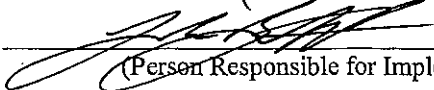
12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1st. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the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

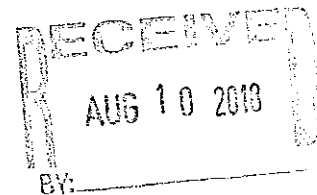
16. Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).
17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.
18. Clean out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

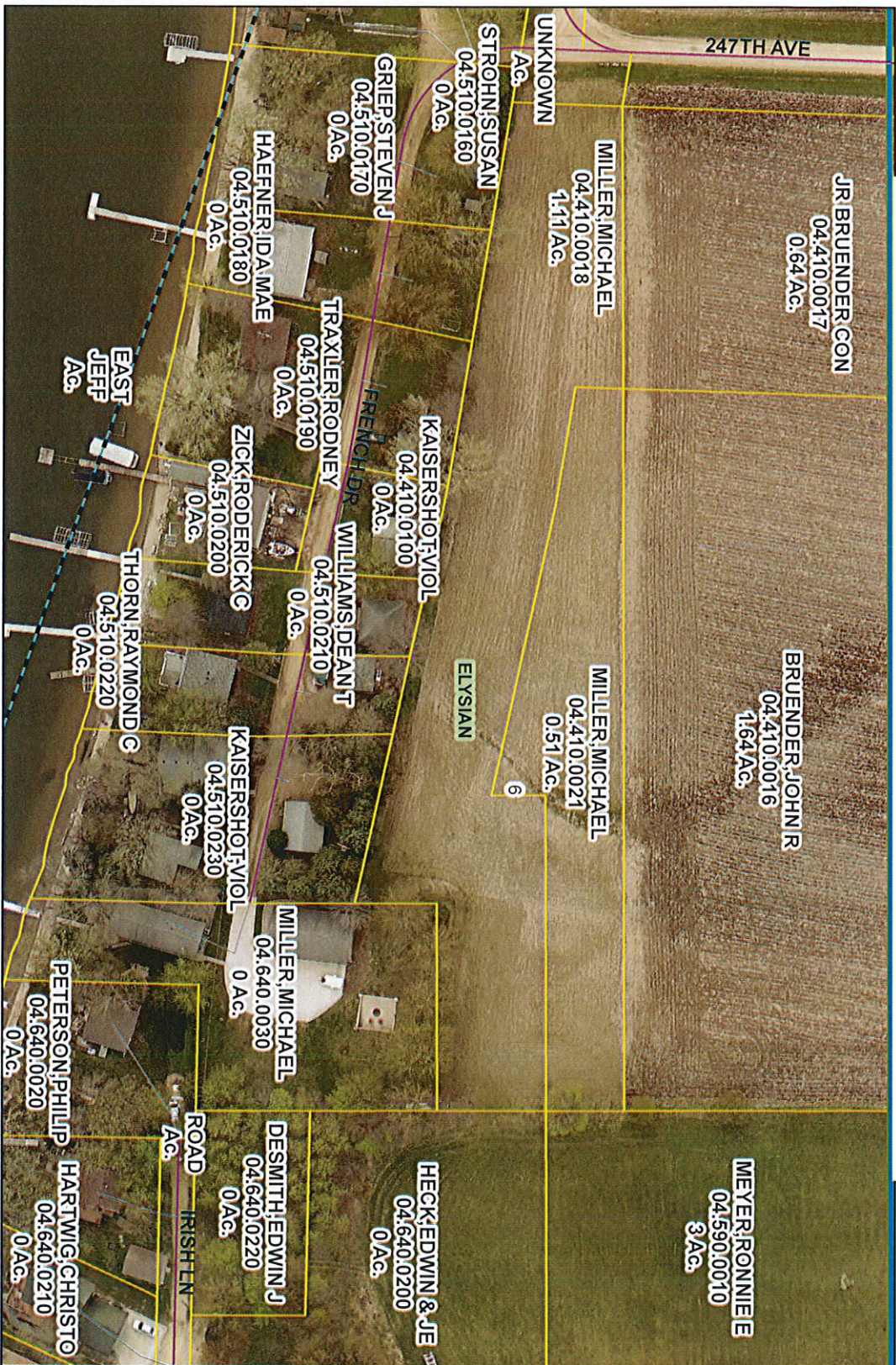
 _____ (Property Owner)	<u>8-10-18</u> (Date)
 _____ (Person Responsible for Implementation)	<u>8/10/18</u> (Date)

DIRT MERCHANT, INC.
LUKE STOFFEL

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



LE SUEUR COUNTY ENVIRONMENTAL SERVICES



NAME: Mike & Shelly Miller
PID: 04.410.0018
DATE: 09-04-18
FIRM #: 27079C0270D
F-Zone: X-outside
RFPE: 1022.86
District: Recreational Residential

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



Map Disclaimer
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 *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 2017
 Created By: MRM



LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES
 507-357-8538