



Le Sueur County, MN

Thursday, March 15, 2018

Regular Session

Item 2

Peters Packet

Staff Contact: Joshua Mankowski or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: David & Denise Peters
911 ADDRESS: 40709 Ottawa Rd, St Peter MN
VARIANCE REQUEST: To construct a single-family dwelling 3 feet from an existing septic tank, 0 feet from the bluff, within the bluff impact zone and within the bluff.
VARIANCE NUMBER: 18010
PARCEL NUMBER: 05.650.0090

SITE INFORMATION

LOCATION: Lot 9 and part of Lot 10, River View Heights Subdivision, Section 4, Kasota Township.
ZONING & PURPOSE: Urban/Rural Residential "R1"

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

GOALS AND POLICIES: The current Land Use Plan as adopted in 2007 does make reference to bluff preservation.

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 premature development of natural resources.

Objective 1: The County should continue its preservation of significant bluff areas and river valleys through its use of Conservancy Zone.

Action 3: Amend the County's Zoning controls to require all structures to meet a 30' minimum setback from the top of a bluff.

GENERAL SITE DESCRIPTION: Scattered residents, rural subdivision, bluff, ravine, and wetland landscapes, scenic river valley
ACCESS: Existing access off Ottawa Road
BLUFF DEFINITION: A topographic feature such as a hill, cliff, or embankment in which the slope rises at least fifteen (15) feet from the toe of the bluff to the top of the bluff and the grade of the slope from the toe of the bluff to the top of the bluff averages 18 percent or greater. The percent of the slope is defined as the change in elevation (rise) over a distance (run).
BLUFF IMPACT ZONE: Land located within 30 feet from the top or toe of a bluff.

ATTACHMENTS

Application, Written Detail of Request, Survey, Surveyor Certification, Aerial photo, Findings of Fact, Plat, Erosion Control Plan

STAFF FINDINGS

Staff findings per Le Sueur County Ordinance, the following findings have been developed for this request:

<u>Variance:</u>	<u>Request:</u>	<u>Required:</u>	<u>Ordinance:</u>	<u>Page:</u>
a. Dwelling in bluff:	within	30 feet	Section 9. Subdiv. 5. E. 1. c.	9-7

Page 1 of 2

- | | | | | |
|-----------------------------------|--------|---------|---------------------------------|------|
| b. Dwelling in bluff impact zone: | within | outside | Section 9, Subdiv. 5. E. 4. | 9-7 |
| c. Dwelling to septic tank: | 3 feet | 10 feet | Section 17, Subdiv. 4. D. 1. B. | 17-9 |
2. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.
 3. A Variance may be granted **only** where the strict enforcement of the official controls will result in a **practical difficulty**.
 4. It is the responsibility of the **applicant** and/or landowner to prove evidence that a practical difficulty exists.
 5. A determination that a **practical difficulty exists** upon the consideration of the **findings of fact**.

CONSIDERATIONS

1. The following shall be considered at the hearing:
 - a. There are special circumstances or conditions affecting the land, structures or use referred to in the Variance.
 - b. The granting of the application will not be a detriment to the public health, safety, and general welfare or injurious to property or improvements in the area adjacent to the property of the applicant/landowner.
 - c. Consider sewage treatment and water supply capabilities or constraints of the lot and shall deny the variance if adequate facilities cannot be provided.
2. **Additional Considerations:**
 - a. Property is an existing building site in a rural platted subdivision.
 - b. The existing dwelling was destroyed by fire.
 - c. Property has a compliant septic system.

CONDITIONS

1. In granting any Variance, the Board of Adjustment may designate such conditions in connection that will secure substantially the objectives of the Ordinance, regulation or provision to which the application is granted.
2. Conditions must be directly related to and bear a rough proportionally to the impact created by the Variance.
3. *If approved*, construction must be completed **prior to the Variance expiration**, Section 22; Subdivision 7.
4. *If approved*, a **zoning permit** must be purchased prior to starting construction, Section 26.
5. **Extension** must be requested 30 days prior to Variance expiration, Section 22; Subdivision 7.

VARIANCE FINDINGS OF FACT

Name of Applicant: DAVID & DENISE PETERS

Variance # 18010

Variance Request: TO ALLOW THE APPLICANT TO CONSTRUCT A SINGLE-FAMILY DWELLING 3 FEET FROM THE EXISTING SEPTIC TANK, 0 FEET FROM THE BLUFF, & LOCATED WITHIN THE BLUFF IMPACT ZONE.

- A. No Variance may be granted that would allow any use that is prohibited in the Zoning District in which the subject property is located.
- B. Facts supporting the answer to each question must be documented below, and are hereby certified to be the Findings of Fact of the Board of Adjustment.
- C. A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.
- D. It is the responsibility of the applicant / landowner to prove evidence that a practical difficulty exists.
- E. A determination that a practical difficulty exists upon the consideration of the following criteria.

Y N 1. Does the property owner propose to use the property in reasonable manner?

Explain _____ JM JW JD CH FC

Y N 2. Is the alleged practical difficulty unique to the property?

Explain _____ JM JW JD CH FC

Y N 3. Were the circumstances causing the practical difficulty created by someone other than the applicant / landowner?

Explain _____ JM JW JD CH FC

Y N 4. Will the issuance of the Variance maintain the essential character of the locality?

Explain _____ JM JW JD CH FC

Y N 5. Does the alleged practical difficulty involve more than economic considerations?

Explain _____ JM JW JD CH FC

F. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls.

Y N 6. Is the Variance consistent with and supported by the statement of purposes, policies, goal and objectives in the Ordinance?

Explain _____ JM JW JD CH FC

Y N 7. Is the Variance consistent with the Comprehensive Plan?

Explain _____ JM JW JD CH FC

G. **IF ALL THE ANSWERS ARE "YES", THE CRITERIA FOR GRANTING THE VARIANCE HAVE BEEN MET.**

() APPROVED () DENIED

CONDITIONS: _____

Applicant response to conditions: Agree () Disagree ()

Reasons: _____

 Board of Adjustment Chairman

 Date

Variance Application

I. Applicant:
 Name DAVID & DENISE PETERS
 Mailing Address 219 S MINNESOTA AVE
 City ST PETER State MN Zip 56082
 Phone # 952 210 6047 Phone # 507 382 5436 (Dave)

II. Landowner:
 Name DAVID & DENISE PETERS
 Property Address 40709 OTTAWA RD
 City ST PETER State MN Zip 56082
 Phone # 952-210-6047 Phone # 507 934 2640 (w)

III. Parcel Information:
 Parcel Number 05 650.0090 Parcel Acreage 5.73
 Township KASOTA Section 2 & 3
 Subdivision RIVERVIEW HEIGHTS Lot 009 Block NW 1/2 Lot 10

Full Legal Description must be attached.
 (Full legal description can be found on deed, not abbreviated legal description from tax statement).

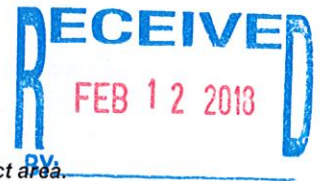
IV. Variance Request: List requested alternative to development standard(s).
SEPTIC SETBACK 3' to house
BLUFF SETBACK 0' to house
w/in Bluff impact zone w/in Bluff

V. Description of Request:
 a. A full written description of the proposed variance request with detailed information must be attached.

VI. Township Notification:
Township must be notified prior to application. (County Commissioners are not the Township Board.)
KASOTA Township notified on 2-12-18
 (Township Name) (Date)
 Board Member DAREN BALF KUECHT regarding the proposed request.
 (Name)

VII. Site Plan - Shall be a Certificate of Survey to include, but not limited to:

- North point
- Setbacks
- Property lines
- Road Right-Of-Way
- Lot Dimensions
- Lakes
- Rivers
- Wetlands
- Streams
- Ponds
- Well
- Septic System
- Proposed Structures
- Existing structures - *Within and adjacent to project area.*
- Location of trees to be removed - *Shoreland Districts.*
- Access
- Easements



- Impervious Surface
 - Required for *Shoreland, Business, & Industrial Districts.*
 - Itemized current & proposed impervious surfaces to include total percentages.
 - Examples include but are not limited to: *rooftops, sidewalks, patios, decks, driveways, parking lots, storage areas and concrete, asphalt, or gravel roads, or tightly compacted soils.*

- *Site shall be physically staked, then surveyed.
- *Stakes shall be in place at the time of onsite visit/meeting, or the application will be tabled.
- *Stakes must remain in place until construction commences.

VIII. Practical Difficulty:

- a. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.
- b. A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.
- c. It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.
- d. A determination that a practical difficulty exists upon the consideration of the following criteria:

1. Describe how the Variance request is reasonable compared to the ordinance requirements being varied from.

WE ARE JUST REQUESTING TO USE THE EXISTING FOOTPRINT OF WHERE OUR HOUSE WAS PRIOR TO THE FIRE WE ARE NOT DOING ANYTHING TO IMPACT THE SOIL OR LAND

2. What are the unique circumstances of this property that prevent compliance with the Zoning Ordinance that will result in a practical difficulty?

OUR HOME WAS ORIGINALLY SET IN THE BLUFF PRIOR TO THESE ORDINANCES. WE ARE UNABLE TO REBUILD OUR ORIGINAL HOME AND STAY WITHIN THE CURRENT ORDINANCES

3. Describe how the unique circumstances causing the practical difficulty were created by someone other than the applicant/landowner.

OUR HOME WAS DESTROYED IN A FIRE DUE TO A FAULTY FIREPLACE THAT WE WERE UNAWARE THERE WAS ANY PROBLEM WITH IT.

4. How will the request maintain the essential character of the locality?

GRANTING THIS REQUEST WILL MAINTAIN THE INTEGRITY OF THE BLUFF

5. Does the alleged practical difficulty involve more than economic considerations?

WE ARE JUST REQUESTING TO REBUILD OUR ORIGINAL HOME THAT WAS DESTROYED IN A FIRE.

6. Is the request consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?

YES - WE WILL BE PROTECTING AND MAINTAINING THE INTEGRITY OF THE SOIL AND THE BLUFFS.

7. Describe how the request is consistent with the Comprehensive Land Use Plan.

WE WILL BE PRESERVING THE SIGNIFICANT BLUFF AREAS AS WELL AS PROTECTING THE BIOLOGICAL SYSTEMS OF THE NATURAL ENVIRONMENT

8. Describe the properties current, and any proposed, onsite sewage treatment and water capabilities.

WE HAVE A SEPTIC AND WELL THAT ARE BOTH IN COMPLIANCE AND WILL NOT BE DISTURBED THERE ARE NO PROPOSED CHANGES

9. Explain why this request is the minimum variance amount to afford relief.

WE ARE JUST REQUESTING TO REBUILD THE HOUSE AS THE ORIGINAL FOOTPRINT WAS - WE WILL ONLY DO THE MINIMAL SO THAT WE CAN HAVE A HOME AGAIN

RECEIVED
FEB 12 2018
BY:

IX. Attachments shall include but not limited to:

- | | |
|---|--|
| <input type="checkbox"/> a. Site Plan- survey | <input type="checkbox"/> e. Floor plans and/or blue prints (<i>For structures</i>) |
| <input checked="" type="checkbox"/> b. Surveyor Certification | <input checked="" type="checkbox"/> f. Septic System Compliance Inspection |
| <input type="checkbox"/> c. Access approval | <input type="checkbox"/> g. Erosion control plan |
| <input checked="" type="checkbox"/> d. Full legal description | <input type="checkbox"/> h. Description of request |

The Department may request additional information regarding the application.

X. Quantities and Submittal Formats:

- a. One (1) reproducible copy of the request and all other supporting documents.
- b. **Ten (10)** copies must be submitted for documents larger than 11 x 17, documents in color, aerials or photographs.
- c. Electronic version of any supporting documents if available.
- d. Additional copies may be requested as deemed necessary by the Department.

XI. Fees:

Variance:	\$ 600
Filing Fee:	\$ 46
Variance for Clusters:	\$ 600 + \$200 per household
Filing Fee:	\$ 46

Additional Fees:

Special Meeting:	\$1,200
After-The-Fact meeting fee:	<u>Doubled</u> + After-The-Fact Penalty.
After-The-Fact Penalty:	\$1,500 OR 10% of the improvement, whichever is greater.



Fees must be paid at the time of application, cannot be accepted by mail, and are non-refundable. Cash or check. Credit cards will not be accepted.

XII. Procedure: See Section 22 of the Zoning Ordinance for full details.

- a. Pre-application meeting is recommended prior to making application to ensure submittal completion. **Appointment is necessary.**
- b. Application must be made in person by the applicant and/or landowner prior to 12 P.M. on the date of application deadline. **Appointment is necessary.**
- c. All required information must be correct and submitted **at the time of application,** or the application will not be accepted.
- d. Fees **will not** be accepted by mail and must be paid at the time of application.
- e. Notification will be sent to all landowners within 500 feet of the affected property, (minimum of 10 landowners) as well as the affected Town Board, any municipality within 2 miles, and other applicable agencies.
- f. Notice will be published in the newspaper of general circulation in the area concerned and the official newspaper of the County.

- g. The Board of Adjustment may conduct an onsite visit to the affected property prior to the scheduled meeting. Any conversation with the Board of Adjustment during the onsite visit is prohibited.
- h. The Board of Adjustment shall hold a public hearing on the proposed Variance at a scheduled Board of Adjustment meeting.
- i. The applicant or representative must appear before the Board of Adjustment in order to answer questions concerning the request, or the application will be tabled.
- j. The Board of Adjustment has the authority to request additional information or designate conditions.
- k. The Board of Adjustment has the authority to determine Variance approval or denial. No Variance may be granted that allow any use that is prohibited in the Zoning District in which the property is located.
- l. The Department shall notify the applicant and/or landowner in writing of the Board of Adjustment decision.
- m. The Department will file a certified copy of any order or decision issued by the Board of Adjustment with the County Recorder.
- n. A zoning permit is required prior to starting construction however zoning permits will not be available the day of the Board of Adjustment meeting. Zoning permit application must be approved prior to obtaining a zoning permit.

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.

[Signature]
Applicant signature

2-12-18
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]
Landowner signature

2-12-18
Date

RECEIVED
FEB 12 2018
BY: _____

OFFICE USE ONLY

Date received <u>2-12-18</u>	Present Zoning Classification <u>R1</u>	Feedlot within 500' 1000' <input type="radio"/> N
Meeting date <u>3-15-18</u>	Lake Classification _____	Erosion Control Plan <input checked="" type="radio"/> Y <input type="radio"/> N
60 Day <u>443-18</u>	Lake _____	Water courses <input type="radio"/> Y <input checked="" type="radio"/> N
RFPE _____	FEMA Panel # <u>27079C235</u>	Bluff <input checked="" type="radio"/> Y <input type="radio"/> N
<input checked="" type="checkbox"/> Site Plan -survey	Flood Zone <u>X-outside</u>	Other _____
<input checked="" type="checkbox"/> Surveyor Certificate	<input checked="" type="checkbox"/> Full legal description	<input checked="" type="checkbox"/> Septic <u>6-10-16</u> <input checked="" type="radio"/> COC
<input checked="" type="checkbox"/> Floor plans/blue prints	<input type="checkbox"/> Access approval	<input type="checkbox"/> NONC/Waiver Design
<input checked="" type="checkbox"/> Description of Request	<input checked="" type="checkbox"/> Blue Prints	<input type="checkbox"/> Fee \$ _____ ATF / SPEC MTG
<input checked="" type="checkbox"/> Application complete	<u>Michelle R. Math</u> Planning & Zoning Department Signature	<u>2-12-18</u> Date
		<u>18010</u> Permit #

01-15-16

To: Board of Adjustments, Le Sueur County

From: Denise & David Peters

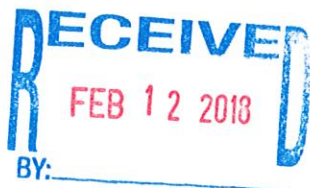
This is a description of the variance request we are asking for to rebuild our house back to its original footprint before we had our house fire on December 9th, 2017. On that day we lost everything we own as well as our home in a fire due to a faulty fireplace, so this was out of our control and not a choice we are making to rebuild our home.

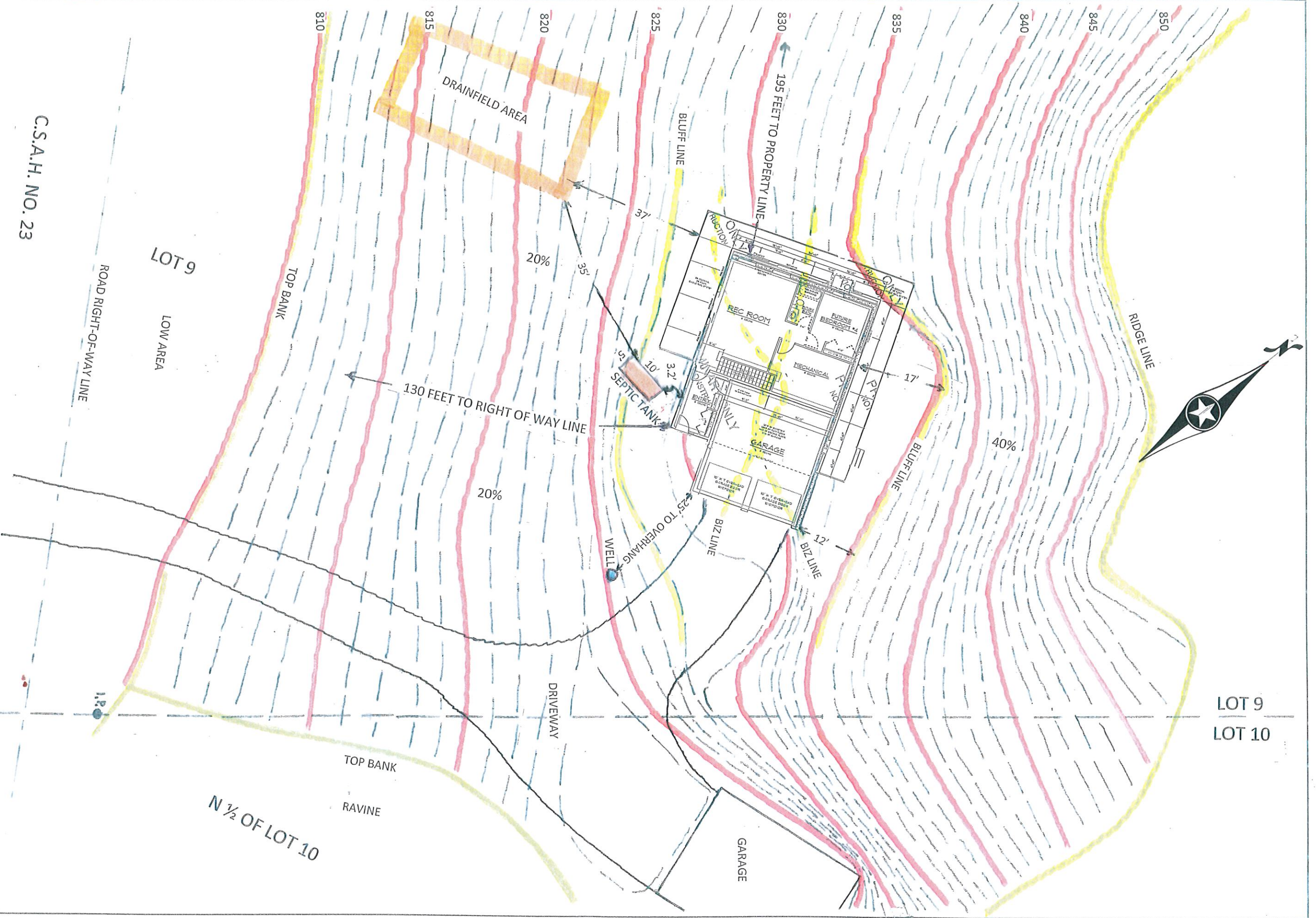
We are asking for a variance for the septic because it was originally 3 feet from the structure and since it is functioning and in compliance we would like to keep that as is. We just want to put the foundation back to the original size but to do that we would been to ask for this variance.

The additional variance we are asking for is for building our structure in the bluff. Most of our property is at a 20% slope so to rebuild our home in the same footprint we need to ask for this as well. We will not be changing the footprint anymore into the bluff. The original structure was set into the bluff and it's my understanding that we are far less that the 30 foot requirement for the entire home.

We are just asking to rebuild our home as it was originally. This situation was out of our control so we are asking that these variances be approved so we can move forward with the construction as well as our lives.

Thank you!





C.S.A.H. NO. 23

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

[Signature]

Date Jan. 30th, 2018 Registration No. 15475

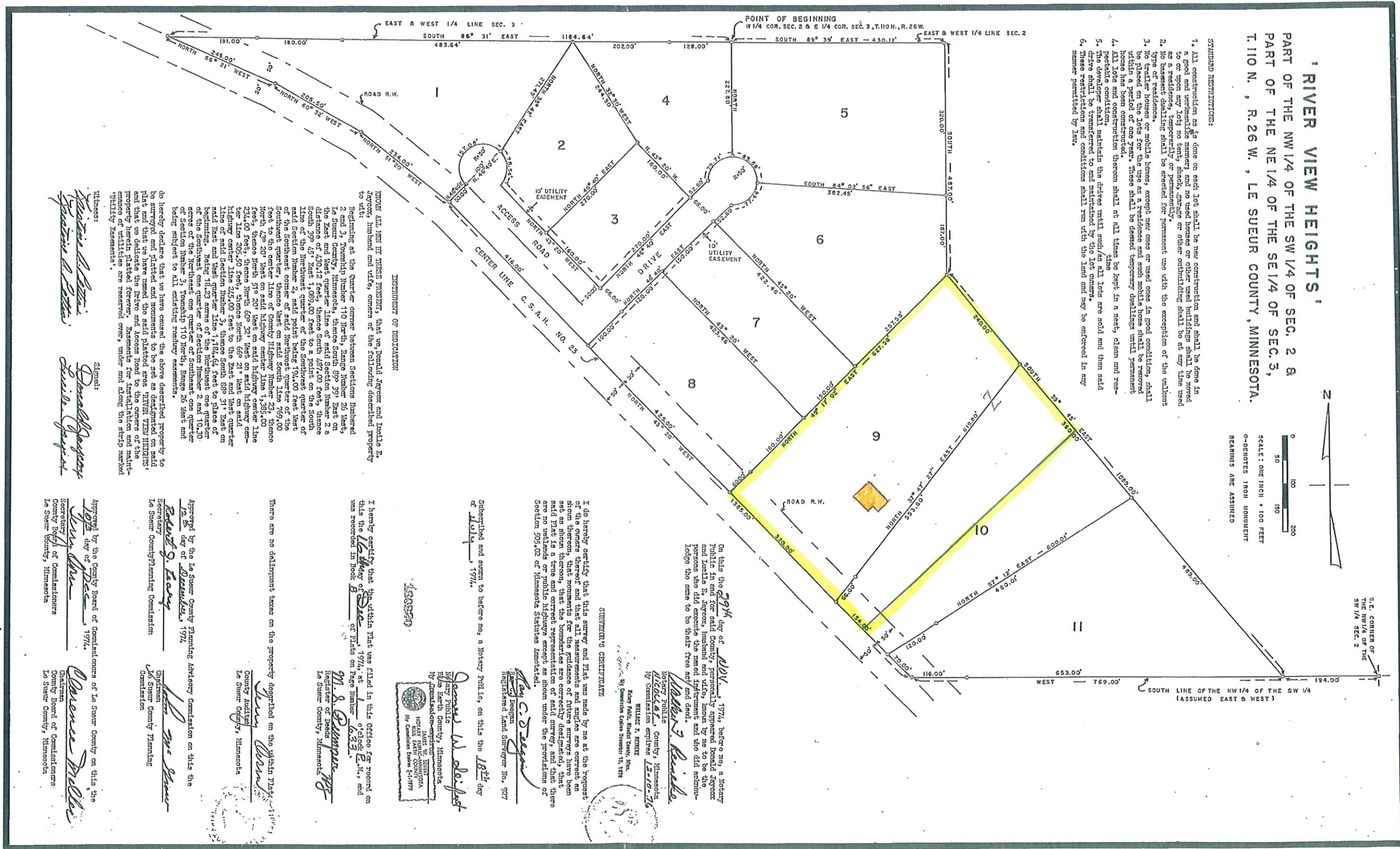
BUILDING PERMIT SURVEY FOR
DENISE AND DAVID PETERS
 OF LOT 9 & NW 1/4 OF LOT 10
 PLAT OF 'RIVER VIEW HEIGHTS'
 Sec. 2 & 3-110-26, Le Sueur County, MN
 Scale: 1 inch = 20 feet

SIBLEY SURVEYORS, INC.
 OAKDALE, MINNESOTA

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

STANDARD RESTRICTIONS:

1. All construction shall be done on each lot shall be new construction and shall be done in a good and workmanlike manner and no used houses or other used buildings shall be moved to or upon any lot; no tent, shack, garage or other outbuilding shall be at any time used as a residence, temporarily or permanently.
2. No basement dwelling shall be erected for permanent use with the exception of the vaulted type of residence.
3. No trailer houses or mobile homes, except new ones or used ones in good condition, shall be placed on the lots for the use as a residence and such mobile homes shall be removed within a period of one year. Those shall be deemed temporary dwellings until permanent houses have been constructed.
4. All lots and construction thereon shall at all times be kept in a neat, clean and respectable condition.
5. The developer shall maintain the drives until such as all lots are sold and then said drives shall be transferred to and maintained by the lot owners.
6. These restrictions and conditions shall run with the land and may be enforced in any manner permitted by law.



NOTICE AND VIEW BY THESE PARTIES, that we, Donald Joyce and Linda E. Joyce, husband and wife, owners of the following described property to wit:

INSTRUMENT OF DEDICATION
 Beginning at the quarter corner between Sections numbered 2 and 3; Township Number 110 North, Range Number 26 West, Le Sueur County, Minnesota, thence South 89° 39' East on the East and West quarter line of said Section Number 2 a distance of 430.12 feet; thence South 84° 02' 56" East, South 82° 17' 30" East, South 81° 17' 30" East, South 77° 12' East on the Northwest quarter of the Southeast quarter of said Section Number 2, said point being 194.00 feet West of the Southwest corner of said North East quarter of the Southeast quarter of said Section Number 2, thence East on said South Line 769.00 feet to the center line of County Highway Number 23, thence North 43° 20' West on said Highway center line 1,385.00 feet, thence North 51° 20' West on said Highway center line 224.00 feet; thence North 60° 32' West on said Highway center line 205.50 feet, thence North 66° 21' West on said Highway center line 245.00 feet to the East and West quarter line of said Section Number 3, thence South 89° 31' East on said East and West quarter line 1,184.64 feet to place of beginning, being 18.43 acres of the Northwest one quarter of the Southeast quarter of Section Number 2 and East 1/2 of Section Number 3, Township 110 North, Range 26 West and being subject to all existing roadway easements.

I do hereby certify that this survey and plat was made by me at the request of the owners thereof and that all measurements and angles are correct as shown thereon, that monuments for the guidance of future surveys have been set as shown thereon, that the boundaries are correctly delineated, that said plat is a true and correct representation of said survey, and that there are no violations or public highways except as shown under the provisions of Section 505.02 of Minnesota Statutes annotated.

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

Donald W. Olafson
 Notary Public
 State of Minnesota
 My Commission Expires 12-10-76

M. J. O'Connell
 Notary Public
 State of Minnesota
 My Commission Expires 1-1-77

Lynn Olafson
 County Auditor
 Le Sueur County, Minnesota

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

Robert J. Coyle
 Chairman
 Le Sueur County Planning Commission

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

Olavene Miller
 Chairman
 County Board of Commissioners
 Le Sueur County, Minnesota

Official Plat - D. J. Coyle

Surveyor Certification

I. Applicant:

Name Denise Peters and David Peters

II. Landowner:

Name Denise Peters and David Peters

Property Address 40709 Ottawa Rd

City St. Peter

State MN

Zip 56082

III. Parcel Information:

Parcel Number 05.650.0090

IV. Site Plan - Shall be a Certificate of Survey to include, but not limited to:

- North point • Lakes • Well • Access
• Setbacks • Rivers • Septic System • Easements
• Property lines • Wetlands • Proposed Structures
• Road Right-Of-Way • Streams • Existing structures - Within and adjacent to project area.
• Lot Dimensions • Ponds • Location of trees to be removed - Shoreland Districts

• Impervious Surface

- Required for Shoreland, Business, & Industrial Districts.
- Itemized current & proposed impervious surfaces to include total percentages.
- Examples include but are not limited to: rooftops, sidewalks, patios, decks, driveways, parking lots, storage areas and concrete, asphalt, or gravel roads, or tightly compacted soils.

*Site shall be physically staked, then surveyed.

*Stakes shall be in place at the time of onsite visit/meeting, or the application will be tabled.

*Stakes must remain in place until construction commences.

V. Quantities and Submittal Formats:

- a. One (1) reproducible copy of the request and all other supporting documents.
b. Ten (10) copies must be submitted for documents larger than 11 x 17, documents in color, aerials or photographs.
c. Electronic version of any supporting documents if available.
d. Pre-application meeting is recommended prior to making application to ensure submittal completion. Appointment is necessary.
e. Application must be made in person by the applicant and/or landowner prior to 12 P.M. on the date of application deadline. Appointment is necessary.
f. All required information must be correct and submitted at the time of application, or the application will not be accepted.



VI. Signatures:

The proposed improvements have been physically staked onsite then surveyed on to reflect an accurate account of current and proposed conditions of the property identified above.

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.

Surveyor Signature [Handwritten Signature]

Date 2-07-18

Lic # 15475

OFFICE USE ONLY

Date Received 2-7-18

Planning & Zoning Department Signature [Handwritten Signature]

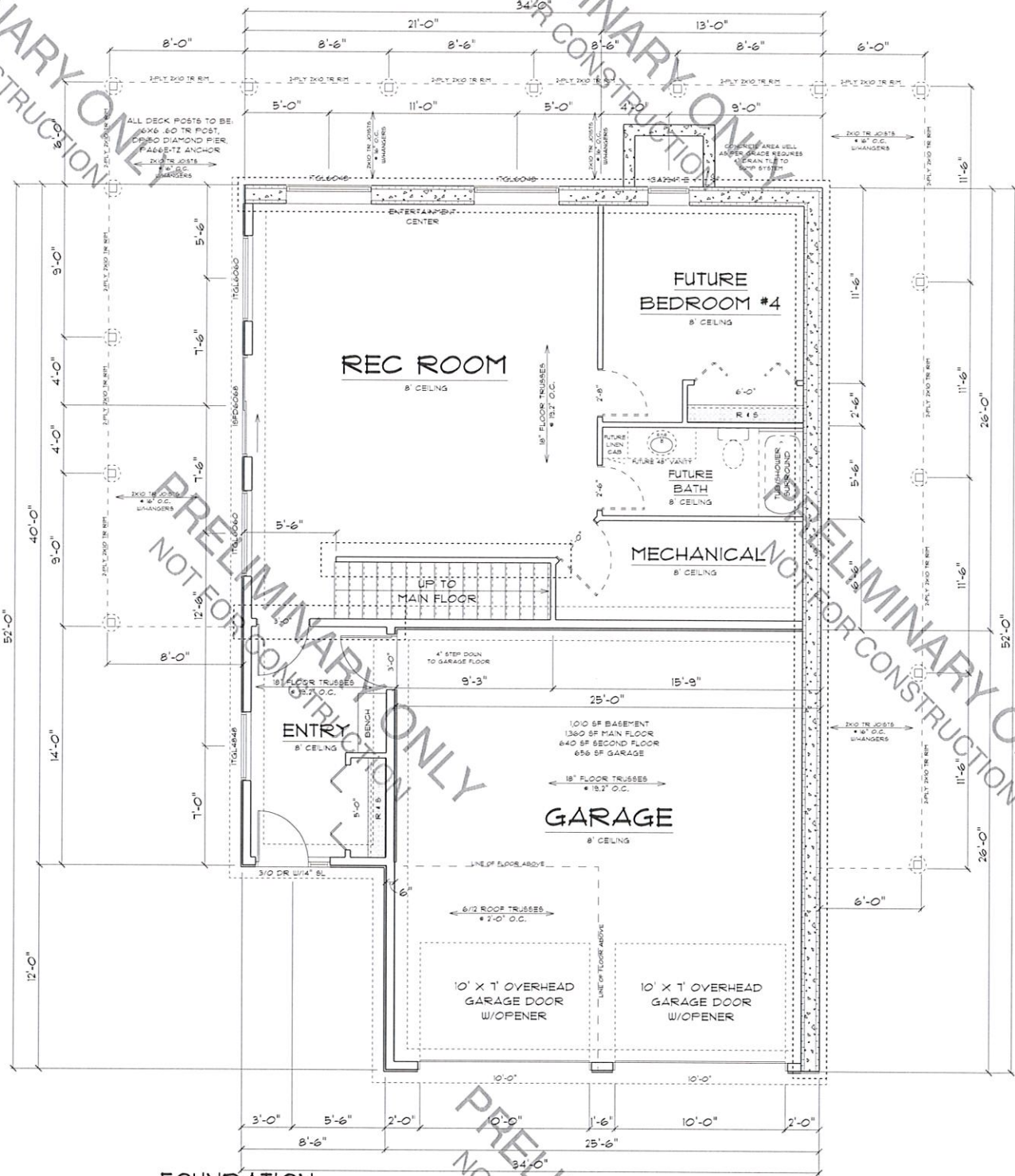
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

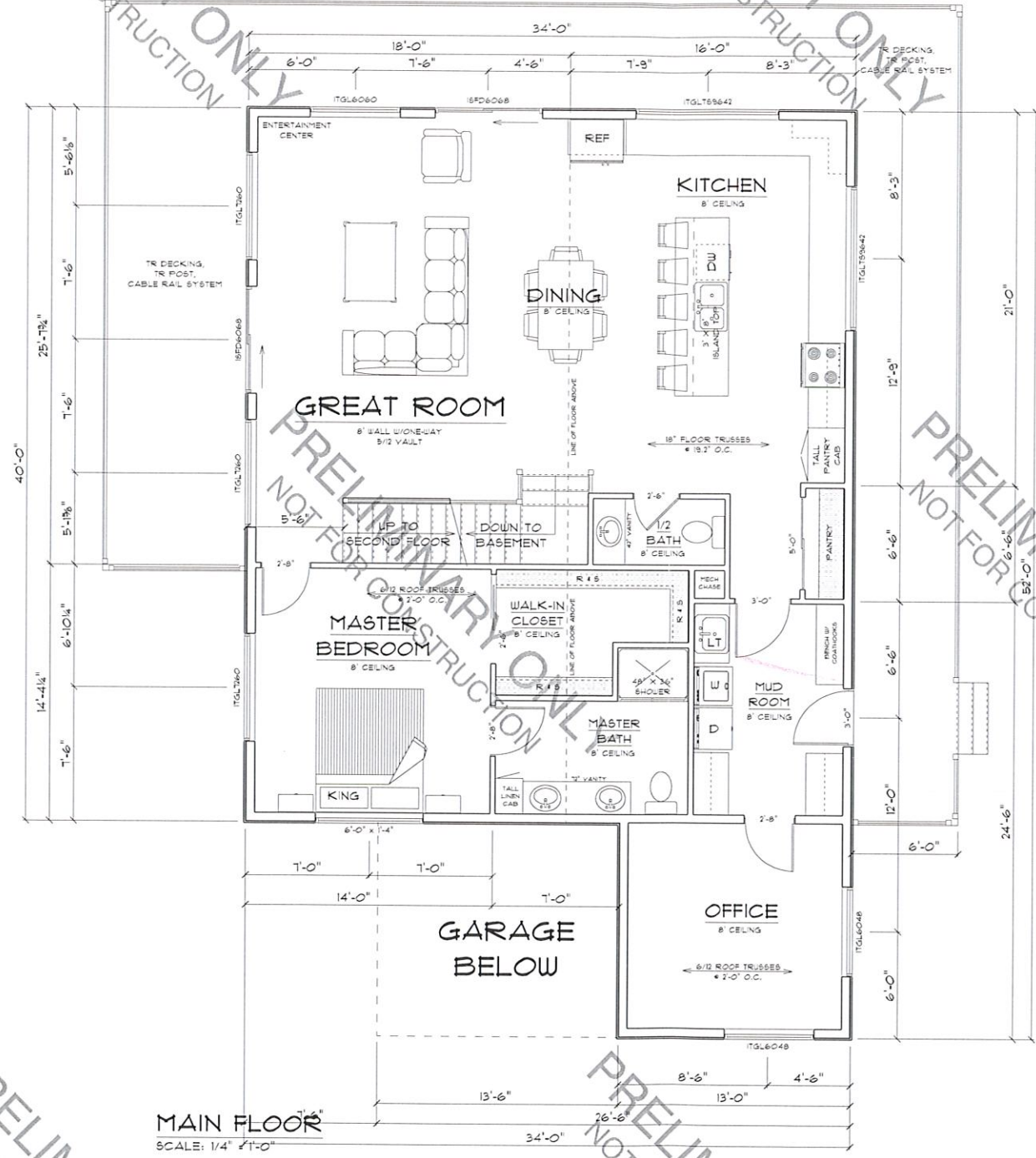
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

NC



FOUNDATION
SCALE: 1/4" = 1'-0"



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

RECEIVED
MAR 07 2018
BY: _____

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

NC



Property of Haggemiller Lumber Inc. For Estimation And Quotation Only		DATE: 3/2/18	APPROVED: _____	DRAWN BY: 604
Disclaimer: this drawing is being provided by Haggemiller Lumber Inc. for its internal use only to estimate or quote the cost of materials for the structure. This drawing is not professionally engineered and Haggemiller Lumber Inc. cannot be held liable for any errors, omissions, or defects in this plan. This plan cannot be copied.		DAVE & DENISE PETER'S NEW HOME		REVISED: _____
2280 401 AV. ARLINGTON VA 22201	PHONE: 801-964-2263 FAX: 801-964-2265	DRAWING NUMBER		

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

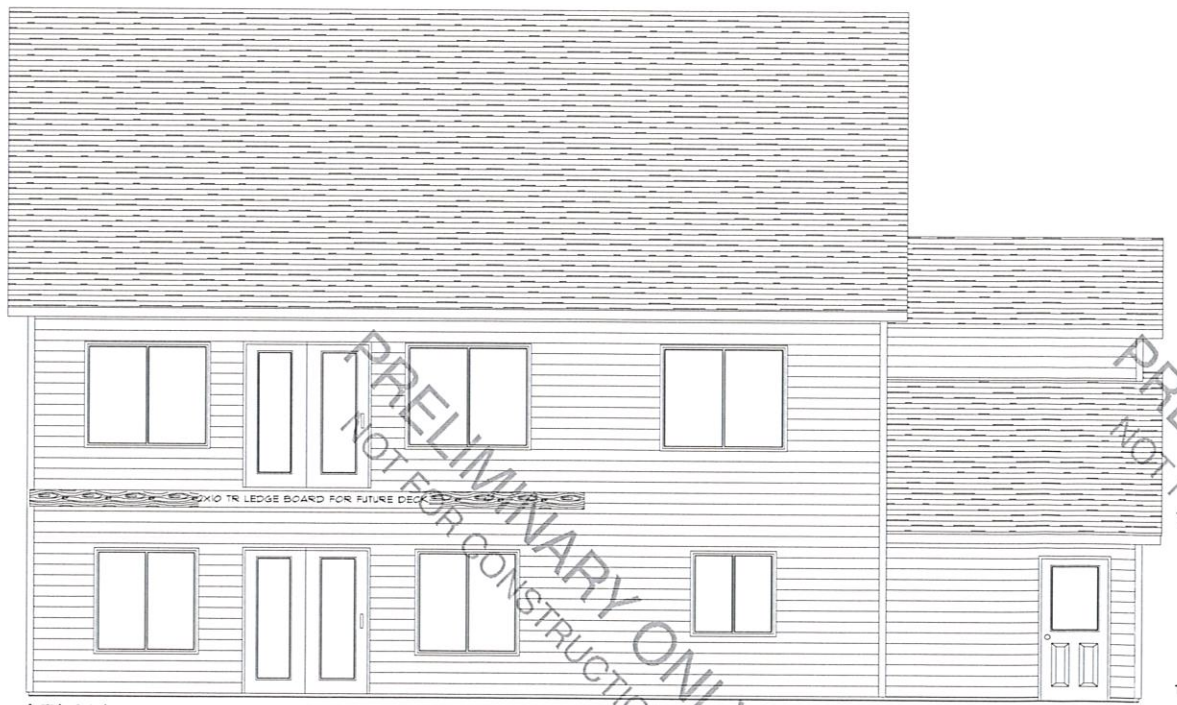
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NOT FOR CONSTRUCTION

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NOT FOR CONSTRUCTION

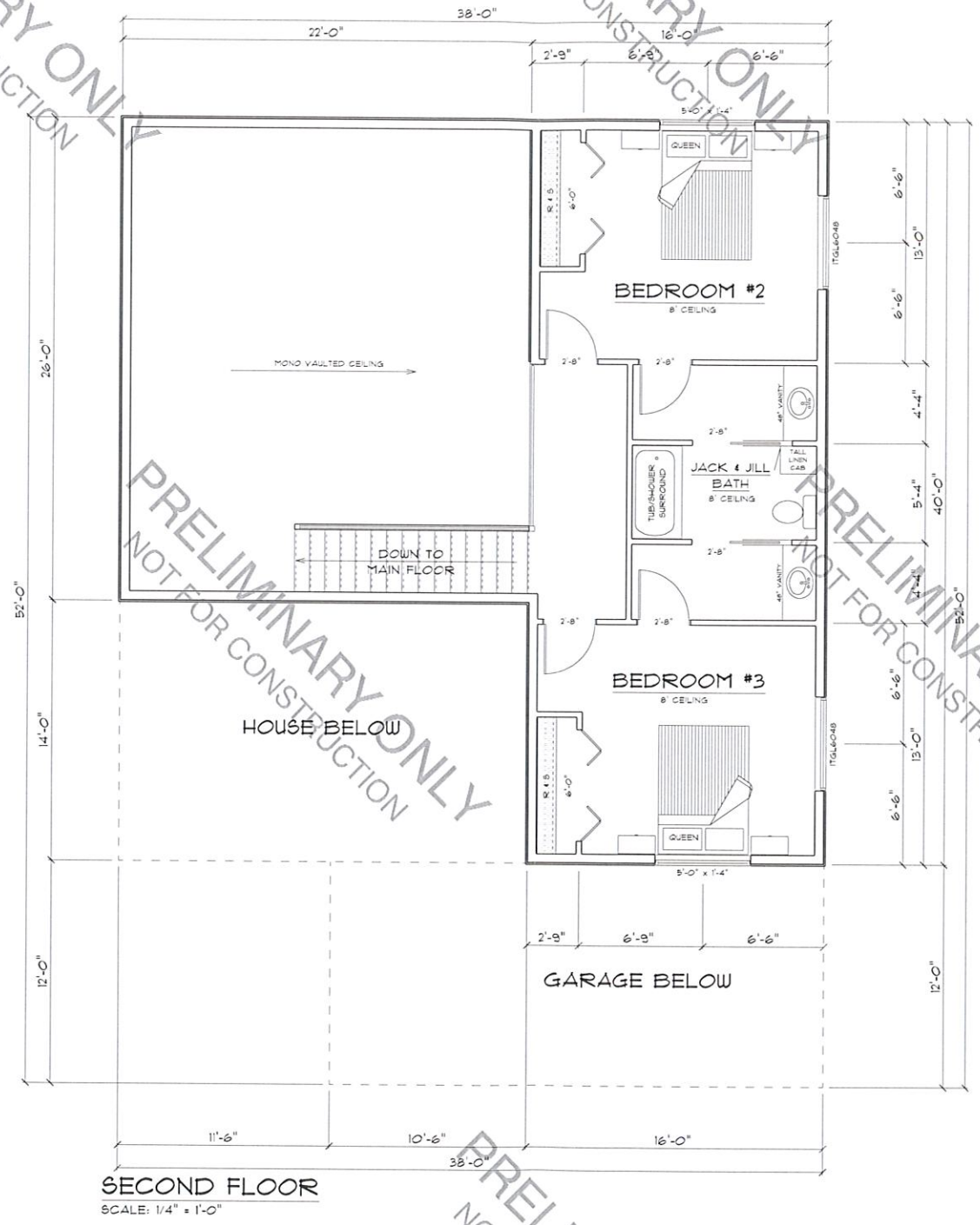
PRELIMINARY ONLY
NOT FOR CONSTRUCTION



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



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



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

RECEIVED
MAR 07 2018
BY: _____

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

HAGGENMILLER LUMBER

Property of Haggenmiller Lumber Inc. For Estimation And Quotation Only

DATE: 2/22/2018

APPROVED: DAVE & DENISE PETERS

NEW HOME

2380 401 AV. ARLINGTON TN 38001

PHONE: 901-964-2363 FAX: 901-964-2365

DRAWN BY: BWH
REVISED:
DRAWING NUMBER:

LE SUEUR COUNTY ENVIRONMENTAL SERVICES
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057-1620
(507) 357-2251
FAX (507) 357-8541

Erosion and Sediment Control Plan

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

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

Responsible party for Implementation/Inspection: Mich Dietz
Address: 221 Sibley Ave Gaylord MN 55334
Phone: _____ Mobile/Cell: (507) 381-8554

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.

- 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



- 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.
- Apply fertilizer according to soil test recommendations.
- Install water bars on access roads to prevent concentrated water from flowing down the road and eroding gravel.
- 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

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

 <hr/> (Property Owner)	2/12/18 <hr/> (Date)
 <hr/> (Person Responsible for Implementation)	2/12/18 <hr/> (Date)

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



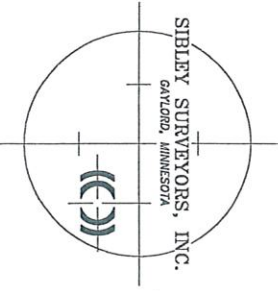
C.S.A.H. NO. 23

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

David Peters

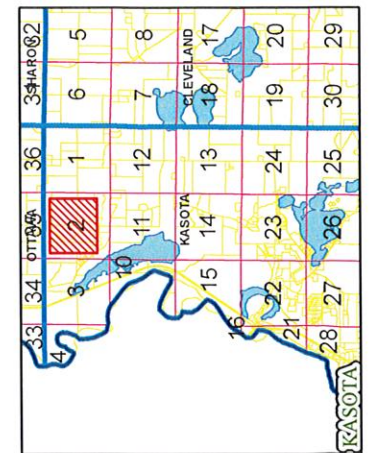
Date Jan. 30th, 2018 Registration No. 15475

BUILDING PERMIT SURVEY FOR
DENISE AND DAVID PETERS
 OF LOT 9 & NW 1/4 OF LOT 10
 PLAT OF 'RIVER VIEW HEIGHTS'
 Sec. 2 & 3-110-26, Le Sueur County, MN
 Scale: 1 inch = 20 feet
 January 30th, 2018 File No. 110



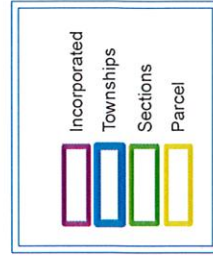
LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: David & Denise Peters
 PID: 05.650.0090
 DATE: 03-06-18
 FIRM #: 27079C0235D
 F-Zone: X-Outside
 RFPE: na
 District: Urban/Rural Residential



Map Disclaimer

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



Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet

Photo dated April/May 2013

Created By: MRM

LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES
 507-357-8538

Le Sueur County
Road Centerlines
RDCODE
 CSAH; County Road; Ramp
 Private Road - Open to public
 Parcel

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Fe
 Projection: Lambert Conformal Conic
 Datum: NAD 1983 HARN Adj MN Le Sueur
 False Easting: 500,000.0000
 False Northing: 100,000.0000
 Central Meridian: -93.1333
 Standard Parallel 1: 44.3000
 Standard Parallel 2: 44.6667
 Latitude Of Origin: 44.1947
 Units: Foot US
 I User Name: mmattf1e

Date: 3/7/2018

