



Le Sueur County, MN

Thursday, September 20, 2018

Regular Session

Item 4

Short Packet

Staff Contact: Joshua Mankowski or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Chris Short
911 ADDRESS: 50798 Carpenters Point Ln, Elysian
VARIANCE REQUEST: To install a holding tank 13 feet from the Ordinary High Water Level (OHWL).
VARIANCE NUMBER: 18212
PARCEL NUMBER: 04.420.0010

SITE INFORMATION

LOCATION: Lot 1, Auditor's Subdivision (Carpenter's Point), Section 28, Elysian Township
ZONING & PURPOSE: Recreational Residential and Flood Fringe Floodplain

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.

Floodplain Overlay District. It is the purpose of this Section to designate an overlay district that will maintain the County's eligibility in the National Flood Insurance Program and to minimize potential loss of life, loss of property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare of the County.

Flood Fringe (FF) District: The Flood Fringe District shall include those areas designated as floodway fringe, which shall include the areas shown on the Flood Insurance Rate Map, adopted in this Section as being within Zone AE but being located outside of the floodway. For lakes, wetlands and other basins (that do not have a floodway designated), the Flood Fringe District shall include those areas designated as Zone A and Zone AE on the Flood Insurance Rate Map panels adopted in this Section that are below the one percent (1%) annual chance flood elevation (100-year flood elevation) but above the ordinary high water level as defined in Minnesota Statutes, Section 103G.005, subdivision 14, as amended from time to time.

GOALS AND POLICIES: The current Land Use Plan as adopted in 2007 makes 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 resource areas.
Objective 2:	Utilize shorelands on Recreational Development Lakes (RD) for housing, but with a focus on development design that protects the resource.
Action 1:	Continue utilizing the minimum state shoreland regulations to determine housing densities and development design.
Action 2:	Adopt the water quality protections standards and design standards specified under goal #3, actions #1 & #2 to protect lake water quality.

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.
Action 1:	The County will adopt and implement the goals, objectives and actions of the County's Local Water Management Plan.
Action 2:	The County will take leadership in initiating a wastewater or septic replacement program.
Strategy #1:	Undertake fact-finding activities to establish needs and/or authorize Preliminary Engineer Report.
Strategy #2:	Determine course of action: <ul style="list-style-type: none"> a. Septic replacement program in areas with space to accommodate this type of improvement program. b. Cluster and community collection for areas in which space and proper soils characteristics are available for large drainfields; c. Collection system and forcemain to urban treatment plan; d. Other alternate designs.
Action 3:	Le Sueur County will undertake a septic compliance inspection whenever a property owner requests a zoning permit for work that would increase a home's building footprint.

GENERAL SITE DESCRIPTION:

Shoreland, non-conforming lot, platted subdivision, floodplain

ACCESS:

Existing access off Carpenters Point Ln

LAKE:

Lake Frances, Recreational Development Lake

Recreational Development Lake - Lakes that usually have between sixty (60) and two hundred twenty-five (225) acres of water per mile of shoreline, between three (3) and twenty-five (25) dwellings per mile of shoreline, and are more than fifteen (15) feet deep.

RFPE:

Regulatory Flood Protection Elevation: 1024.7 Lowest floor must be at or above RFPE.

BACKGROUND INFORMATION

Parcel is a non-conforming lot located in a platted subdivision. Portion of the structure is located below the Ordinary High Water Level (OHWL). Proposal is for a holding tank. E

ATTACHMENTS

Application, Written Detail of Request, Survey, Surveyor Certification, Aerial photo, Findings of Fact, photo

STAFF FINDINGS

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

1. <u>Variance:</u>	<u>Request:</u>	<u>Required:</u>	<u>Ordinance:</u>	<u>Page:</u>
a. Holding tank to OHL:	13 feet	75 feet	Section 17, Subdiv. 4. D. 5. b. 2.	79-9
2. Refer to DNR Guidance Letters:				
a. Administration, Compliance, and Enforcement				pg. 1
b. The Role of the Variances in Shoreland Management Ordinances				pg. 9
c. Non-conforming Lots of Record in Shoreland Areas				pg. 19
d. Structure Setback Requirements				pg. 21

3. 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.
4. A Variance may be granted only where the strict enforcement of the official controls will result in a **practical difficulty**.
5. It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.
6. 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. **Considerations For the Flood Plain Overlay District:** No variance shall have the effect of allowing in any district uses prohibited in that district, permit a lower degree of flood protection than the regulatory flood protection elevation for the particular area, or permit standards lower than those required by state law. The following additional variance criteria of FEMA must be satisfied:
 - a. Variances shall not be issued by the County within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.
 - b. Variances shall only be issued by the County upon the following:
 1. A showing of good and sufficient cause.
 2. A determination that failure to grant the variance would result in exceptional hardship to the applicant.
 3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - c. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
3. **Additional Considerations:**
 - a. Move closer to road and further from OHWL.
 - b. Shared system with a neighboring property.
 - c. Locate new septic system on another parcel.

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

LE SUEUR COUNTY PLANNING AND ZONING BOARD OF ADJUSTMENT

88 SOUTH PARK AVENUE
LE CENTER MN 56057

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

APPLICATION DATE:	8/20/2018	PERMIT NUMBER:	18212	FEE:	\$646.00
60 DAY RULING DATE:	10/19/2018	911:	50798 CARPENTERS POINT LN, ELYSI		
APPLICANT:	CHRIS SHORT	LAND OWNER:	CHRIS SHORT		
ADDRESS:	3442 SYCAMORE TRL	ADDRESS:	50798 CARPENTERS POINT LN		
CITY:	PRIOR LAKE	CITY:	ELYSIAN		
STATE:	MN	STATE:	MN	ZIP:	56028
PHONE:	763-437-1812	PHONE:			

TOWNSHIP:	ELYSIAN	PARCEL NO:	04.420.0010		
SEC:	28	SUBDIV:	CARPENTERS POINT		
TWP:	109	LOT:	1	ZONE:	RR
RANGE:	24	BLOCK:		FEMA PANEL #	27079C0425D
Q/Q:		ROAD:	TWP	FLOOD ZONE:	A

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

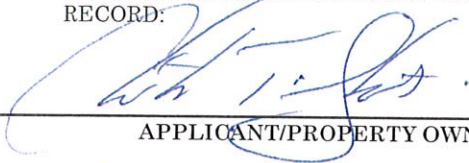
1.) Reason for Requested Variance:

TO ALLOW THE APPLICANT TO INSTALL A HOLDING TANK 13 FEET FROM THE OHWL.

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

3.) Special Conditions of Variance:

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



APPLICANT/PROPERTY OWNER

8-20-18

DATE



LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY

8-20-18

DATE

** FEES ARE NON-REFUNDABLE **

ON-SITE TOUR DATE:	8/20/2018		
PUBLIC HEARING DATE:	9/20/2018	ACTION:	
<input type="checkbox"/> AS WRITTEN		<input type="checkbox"/> WITH CONDITIONS	

BOARD OF ADJUSTMENT CHAIRMAN

DATE

BUILDING SITE MUST BE STAKED OUT THE MONDAY PRIOR TO THE MEETING
OR THE APPLICATION WILL BE TABLED.

VARIANCE FINDINGS OF FACT

Name of Applicant: CHRIS SHORT

Variance # 18212

Variance Request: TO ALLOW THE APPLICANT TO INSTALL A HOLDING TANK 13 FEET FROM THE OHWL.

- 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?

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain _____

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

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain _____

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

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain _____

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

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain _____

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

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain _____

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?

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain _____

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

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain _____

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

ACTION: () APPROVE () DENY

CONDITIONS: _____

Applicant response to conditions: Agree () Disagree ()

Reasons: _____

Board of Adjustment Chairman _____

Date _____

Variance Application

I. Applicant:

Name Chris Short
 Mailing Address ~~22433 64th Avenue SE~~ 3442 Sycamore TR. P.L. MN 55376
 City Elysian State MN Zip 56028
 Phone # _____ Phone # _____

II. Landowner:

Name Chris Short
 Property Address 50778 Carpenters Pt
 City Elysian State MN Zip 56028
 Phone # 763-437-1812 Phone # _____

III. Parcel Information:

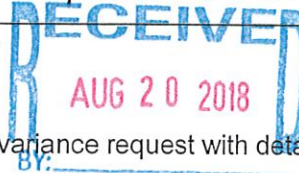
Parcel Number 04.420.0010 Parcel Acreage _____
 Township Elysian Tshp Section 28
 Subdivision Carpenters Pt Township Lot 1 Block 1

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).

Install a holding tank (septic system) on the above property that does not meet the current county code for setbacks



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.)

Elysian Township notified on 8/9/18
 (Township Name) (Date)

Board Member Kathy Rents 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.

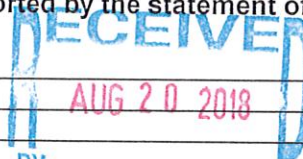
2. What are the unique circumstances of this property that prevent compliance with the Zoning Ordinance that will result in a practical difficulty?

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

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

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

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



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

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

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

IX. Attachments shall include but not limited to:

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

- 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.

Applicant signature

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.

Landowner signature

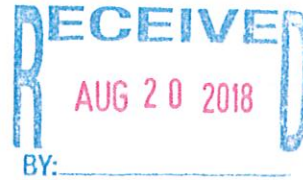
Date

OFFICE USE ONLY

Date received <u>8-20-18</u>	Present Zoning Classification <u>RR</u>	Feedlot within 500' 1000' <u>(N)</u>
Meeting date <u>9-20-18</u>	Lake Classification <u>RD</u>	Erosion Control Plan <u>(Y)</u> <u>(N)</u>
60 Day <u>10-19-18</u>	Lake <u>Francis</u>	Water courses <u>(Y)</u> <u>(N)</u>
RFPE <u>✓</u>	FEMA Panel # <u>27079C0425D</u>	Bluff <u>(Y)</u> <u>(N)</u>
<input checked="" type="checkbox"/> Site Plan -survey	Flood Zone <u>A</u>	Other _____
<input type="checkbox"/> Surveyor Certificate	<input checked="" type="checkbox"/> Full legal description	<input checked="" type="checkbox"/> Septic _____
<input checked="" type="checkbox"/> Floor plans/blue prints	<input checked="" type="checkbox"/> Access approval	<input type="checkbox"/> Fee \$ _____
<input checked="" type="checkbox"/> Description of Request	<input checked="" type="checkbox"/> Blue Prints	COC <u>NONC/Waiver Design</u>
<input checked="" type="checkbox"/> Application complete	<u>Michelle M. Mott</u> Planning & Zoning Department Signature	ATF / SPEC MTG <u>18212</u>
		Permit # _____

01-15-16

Variance application: Chris Short

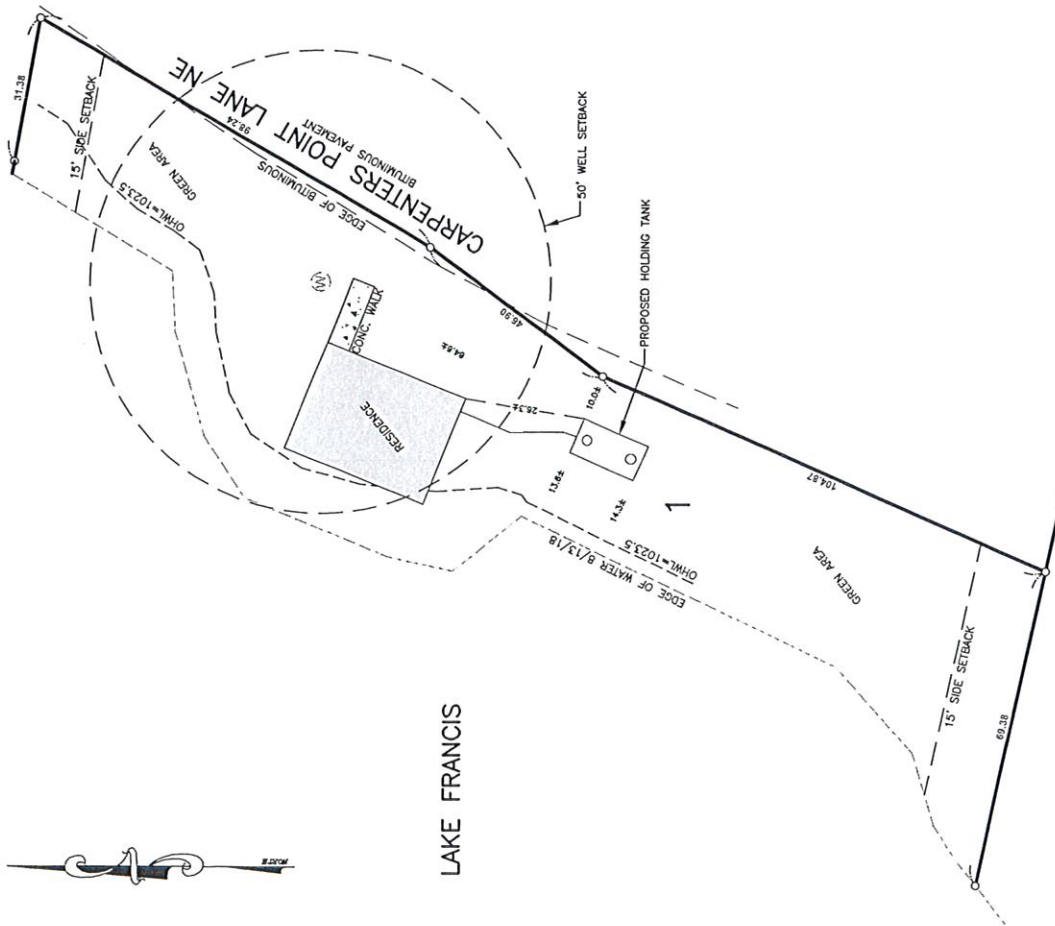


Section V. Description of Request

The existing Lake Francis property is a 2 bedroom year around home. The existing 2 bedroom septic system does not meet current county code. The property is on a very long narrow lot. The holding tank will need to be placed on the lot and will not meet the lake setback. The new holding tank will meet the house, road, well, and property line setbacks. The lot size limits the installation of a drain field and will only allow the installation of a holding tank.

VIII. Practical Difficulty

1. The request is reasonable given the size of the lot. There is no other place for the holding tank to go. The only setback that can't be met is the lake setback.
2. The unique circumstances are the lot size that prevents the compliance of county code without a variance from the lake for the holding tank.
3. The unique circumstances that cause the practical difficulty are the lot size and the requirement to meet the lake setback to construct the required septic system to meet the current county code.
4. The proposed septic system will require a holding tank installed in the proposed area. The only setback that won't be met is the lake setback. The area will be seeded with grass. Fiber blanket will be placed over the new holding tank to prevent erosion.
5. The practical difficulty is more than economic considerations. The proposed spot for the required upgrade is necessary; there is no other system that can be installed on this lot. The system needs a lake setback, but will meet the road, house and property line setbacks.
6. The request to install the septic system is consistent with the statement of purposes, policies, goals and objectives in the Ordinance. It will bring the lot into current code. The lot elevations will not change. This will be consistent in taking a system that is an imminent health threat and upgrading it to meet the county code.
7. The variance is consistent with the Comprehensive Land Use Plan by the reasoning stated in #6.
8. The current septic system consists of a septic tank that is very old. The existing drain field was not able to be located and therefore is causing the system to be an imminent health threat. The lot is suitable for a new holding tank. The proposed new system will meet all required setbacks as stated previously other than the lake setback.
9. This request is the minimum variance amount to afford relief as it is the best areas for the holding tank given the property size.



LAKE FRANCIS

RECEIVED
AUG 20 2018
BY:

Zoned: Recreational Residential

Setbacks for Buildings:

Rear Yard = 15

Side Yard = 15

OHQOL = 100

Allowed Impervious Surface = 25%

Impervious Surface Calculation

Parcel Area: 11344 sf

25% Allowed Impervious Surface: 2836 sf

Existing Impervious Surface: 874 sf

New Impervious Surface: 0 sf

Total Proposed Impervious Surface: 874 sf

Tree Removal Note:

No removal of trees is proposed



SCALE IN FEET



JONES
HAUGH
SMITH
Engineers & Surveyors
415 West North Street Owatonna, MN 56001
507-451-4598

DESIGNED: JHS

DRAWN: JHS

CHECKED: JHS

DATE: 8/20/18

FILE NO: 18-291

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.

Johy H. Schulte V
License No. 44639
Date: 8/20/18

CHRIS SHORT

50798 CARPENTER'S LANE

LOT 1 AUDITORS SUBD GL 2 2-T109N-R28W

SEPTIC SITE PLAN

SHEET

1

OF

1



Surveyor Certification

- I. Applicant:
Name Chris Short
- II. Landowner:
Name Chris Short
Property Address 50798 Carpenters Point Lane
City Elysian State MN Zip 56008
- III. Parcel Information:
Parcel Number 04,420.0010

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:

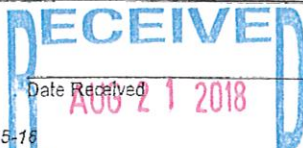
The proposed improvements have been physically staked onsite then surveyed on 8-13-18 to reflect an accurate account of current and proposed conditions of the property identified above.

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.

[Signature]
Surveyor Signature

8-20-18
Date

22705
Lic #



OFFICE USE ONLY

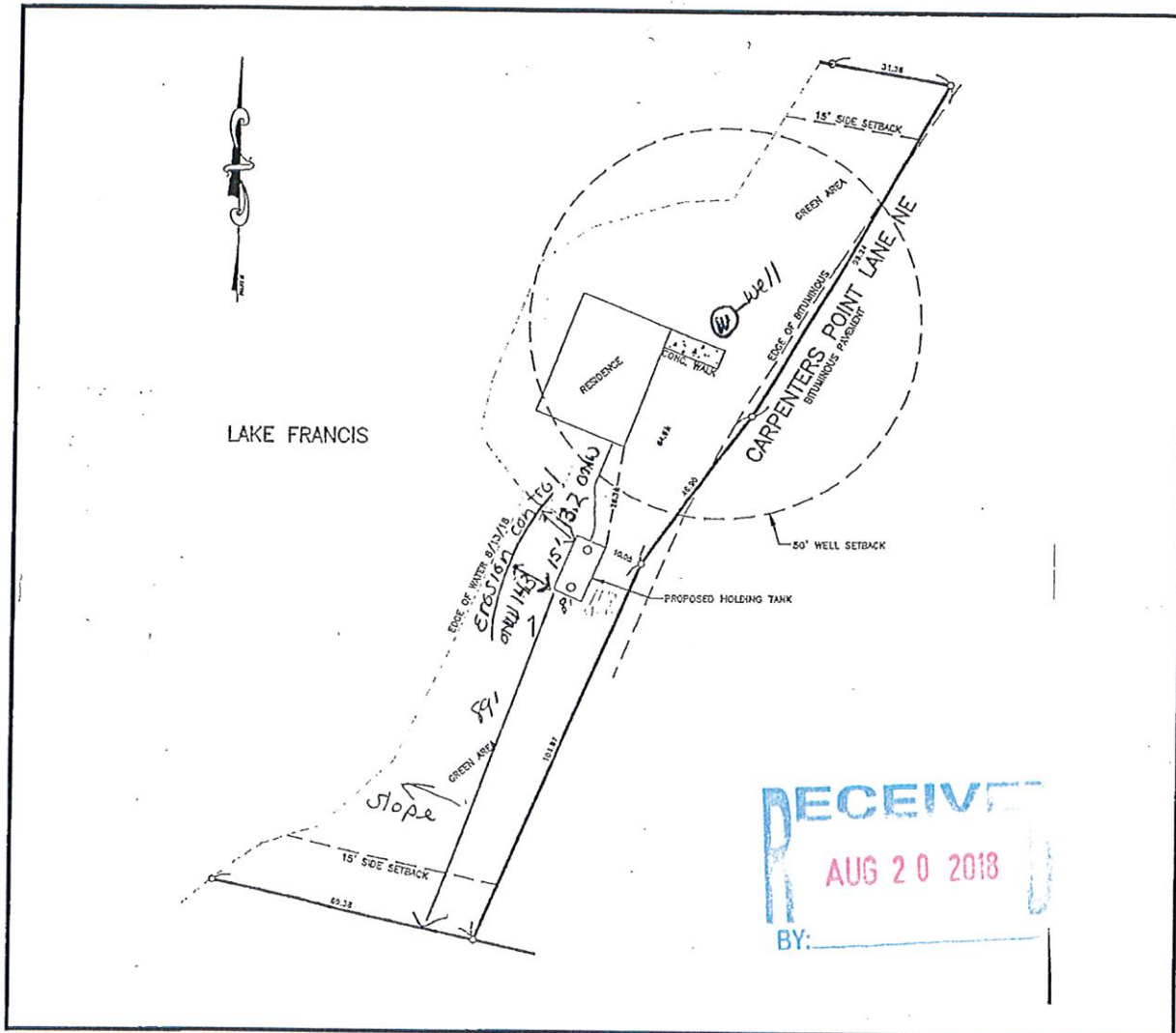
[Signature]
Planning & Zoning Department Signature

01-15-18

BY: _____

1

Property Owner: Chris Short
Property Address: 50798 Carpenters Point Lane, Elysian MN 56028
Parcel Number: 04.420.0010



Check box when put on drawing:

<input checked="" type="checkbox"/>	North Arrow	<input checked="" type="checkbox"/>	Erosion control
<input checked="" type="checkbox"/>	Location of all system components	<input checked="" type="checkbox"/>	Existing/proposed buildings/improvements
<input checked="" type="checkbox"/>	Size of all system components	<input checked="" type="checkbox"/>	Contour lines and slope direction
<input checked="" type="checkbox"/>	Type of all system components	<input checked="" type="checkbox"/>	Elevation
<input checked="" type="checkbox"/>	Soil boring locations	<input checked="" type="checkbox"/>	Bluff(s)
<input checked="" type="checkbox"/>	Soil treatment location and description	<input checked="" type="checkbox"/>	All actual setbacks
<input checked="" type="checkbox"/>	Well(s)	<input checked="" type="checkbox"/>	OHWL of lakes, streams, rivers, wetlands, other water
<input checked="" type="checkbox"/>	Buried water lines	<input checked="" type="checkbox"/>	Pools
<input checked="" type="checkbox"/>	Property lines	<input checked="" type="checkbox"/>	Easements on property
<input checked="" type="checkbox"/>	Secondary site, if applicable	<input checked="" type="checkbox"/>	Road Right of Way
<input checked="" type="checkbox"/>	Location of unsuitable area	<input checked="" type="checkbox"/>	Neighboring property setbacks (if applicable)
<input checked="" type="checkbox"/>	Existing/abandoned system location	<input checked="" type="checkbox"/>	Legible certified statement
<input checked="" type="checkbox"/>	All sewer lines and location	<input checked="" type="checkbox"/>	Signature, certification number, and date

Mailing: 88 South Park Avenue
Le Center, MN 56057

Physical: 515 South Maple Avenue
Le Center MN 56057

Revised: 3/2018

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: Chris Short PID: 04.420.0010
Mailing Address: 3442 Sycamore Trail, Prior Lake MN 55372
Property Address: 50798 Carpenters Lane Elysian MN 56028
Phone: 763-439-1812 Mobile/Cell: ()

Responsible party for Implementation/Inspection: James Bros. / Chris Short
Address: _____
Phone: (507) 267-4789 (James Bros) Mobile/Cell: ()

Erosion & Sediment Control Measures

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





11. Mulch all disturbed areas at the rate of one 50-pound bale of straw per 500 square feet. On slopes 4:1 or steeper use the following erosion control blankets that have been pinned to the slope according to the manufacturer's instructions:

2:1 slopes or steeper	Straw/Coconut Blanket or High Velocity Wood Blanket
3:1 slopes or steeper	Wood or Straw Blanket with net on both sides
4:1 slopes or steeper	Wood or Straw Mulch blanket with net on one side
Flat areas	Straw Mulch w/disc anchoring

12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 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.

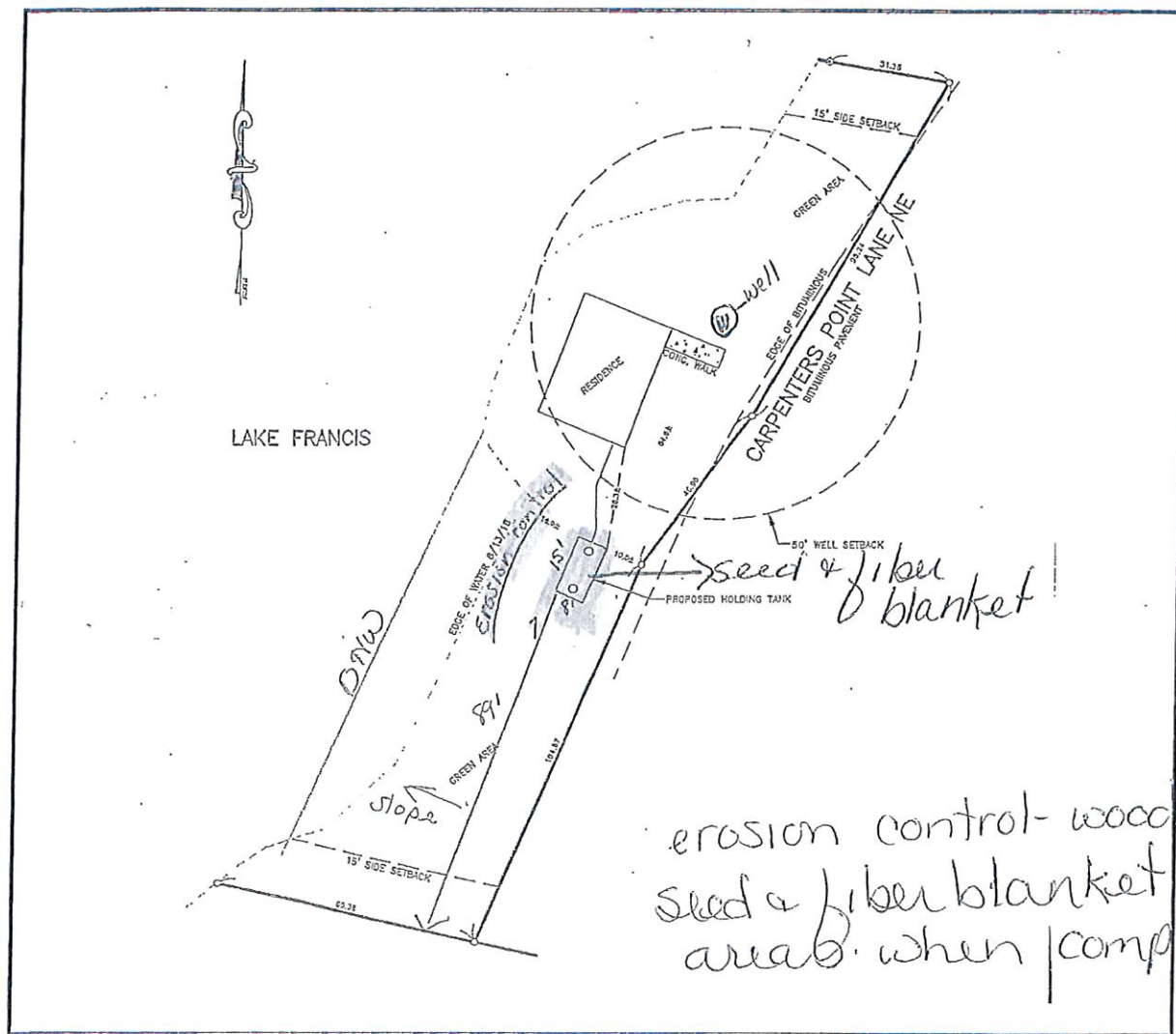
(Property Owner)
James Bros. Construction
(Person Responsible for Implementation)

(Date)

(Date)

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

Property Owner: Chris Short
Property Address: 50798 Carpenters Point Lane, Elysian MN 56028
Parcel Number: 04,420,0010



Check box when put on drawing:

<input checked="" type="checkbox"/>	North Arrow
<input checked="" type="checkbox"/>	Location of all system components
<input checked="" type="checkbox"/>	Size of all system components
<input checked="" type="checkbox"/>	Type of all system components
<input checked="" type="checkbox"/>	Soil boring locations
<input checked="" type="checkbox"/>	Soil treatment location and description
<input checked="" type="checkbox"/>	Well(s)
<input checked="" type="checkbox"/>	Buried water lines
<input checked="" type="checkbox"/>	Property lines
<input checked="" type="checkbox"/>	Secondary site, if applicable
<input checked="" type="checkbox"/>	Location of unsuitable area
<input checked="" type="checkbox"/>	Existing/abandoned system location
<input checked="" type="checkbox"/>	All sewer lines and location

<input checked="" type="checkbox"/>	Erosion control
<input checked="" type="checkbox"/>	Existing/proposed buildings/improvements
<input checked="" type="checkbox"/>	Contour lines and slope direction
<input checked="" type="checkbox"/>	Elevation
<input checked="" type="checkbox"/>	Bluff(s)
<input checked="" type="checkbox"/>	All actual setbacks
<input checked="" type="checkbox"/>	OHWL of lakes, streams, rivers, wetlands, other water
<input checked="" type="checkbox"/>	Pools
<input checked="" type="checkbox"/>	Easements on property
<input checked="" type="checkbox"/>	Road Right of Way
<input checked="" type="checkbox"/>	Neighboring property setbacks (if applicable)
<input checked="" type="checkbox"/>	Legible certified statement
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BY: _____

Mailing: 88 South Park Avenue
Le Center, MN 56057

Physical: 515 South Maple Avenue
Le Center MN 56057

Revised: 3/2018





LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Chris Short
 PID: 04.420.0010
 DATE: 09-10-18
 FIRM #: 27079C0425D
 F-Zone: A-100 Yr Floodplain
 RFPE: 1024.7
 District: Recreational Residential & Flood Fringe Floodplain



35	36	31	32	33	34	35	36	04.420.002	
2	1	6	5	4	3	2	1	6	5
14	13	18	17	16	15	14	13	18	17
19	20	21	22	23	24	25	26	27	28
30	29	31	32	33	34	35	36	31	32

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. 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.



LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES
 507-357-8538

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet
 Photo dated April/May 2017
 Created By: MRM