



Le Sueur County, MN

Thursday, April 16, 2015

Regular Session

Item 3

Hermel/Scheiffer Packet

Staff Contact: Kathy Brockway or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Robert Hermel & Cathy Schieffer
911 ADDRESS: 17894 460th LN, Waterville MN 56096
VARIANCE REQUEST: To allow the applicant to construct a 30 x 30 dwelling addition 86 feet from the Ordinary High Water Level (OHWL) of the Cannon River.
VARIANCE NUMBER: 15033
PARCEL NUMBER: 06.032.7700

SITE INFORMATION

LOCATION: Part of the SW 1/4 SW 1/4 Section 32, Kilkenny Township
ZONING & PURPOSE: Special Protection

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

GENERAL SITE DESCRIPTION: Rural, shoreland
ACCESS: Existing off 460th Lane
RIVER: Cannon River, Agriculture River

River, Agricultural - Rivers located in intensively cultivated areas of the County. For purposes of the Ordinance, the Minnesota River and Cannon River are considered as Agricultural Rivers.

RFPE: Regulatory Flood Protection Elevation: 1018.2 Lowest floor must meet RFPE.

ATTACHMENTS

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

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. Structure to OHWL river:	86 feet	150 feet	Section 13. Subdiv.5.E.1.	13-31
2. Refer to DNR Guidance Letters:				
a. The Role of the Variances in Shoreland Management Ordinances				pg. 9
b. 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.

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: 3/17/2015 PERMIT NUMBER 15033 FEE: \$646.00
60 DAY RULING DATE: 5/15/2015

APPLICANT: ROBERT HERMEL & CATHY SCHI PROPERTY OWNER: ROBERT HERMEL & CATHY SCHIE
ADDRESS: 17894 460TH LN ADDRESS: 17894 460TH LN
CITY: WATERVILLE CITY: WATERVILLE
STATE: MN ZIP: 56096 STATE: MN ZIP: 56096
PHONE: 507-456-4851 PHONE: 507-456-4851

PARCEL NO: 06.032.7700 TOWNSHIP: KILKENNY 911: 17894 460TH LN WATERVILLE MN
SEC: 32 SUBDIV: NA
TWP: 110 LOT: NA ZONE: SP
RANGE: 23 BLOCK: NA FEMA PANEL #: 27079C0325D
Q/Q: -SW SW ROAD: TWP FLOOD ZONE: X OUTSIDE

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 CONSTRUCT A 30 X 30 DWELLING ADDN 86 FEET FROM THE OHWL OF THE CANNON RIVER

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 3/17/15
DATE


LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY 3/17/15
DATE

** FEES ARE NON-REFUNDABLE**

ON-SITE TOUR DATE: _____	4/16/2015
PUBLIC HEARING DATE: _____	4/16/2015
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: ROBERT HERMEL & CATHY SCHIEFFE

Variance # 15033

Variance Request: TO ALLOW THE APPLICANT TO CONSTRUCT A 30 X 30 DWELLING ADDN 86 FEET FROM THE OHWL OF THE CANNON RIVER

- 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

Le Sueur County

Variance Application

I. Applicant:

Name Robert Louis Hermal and Cathy Schieffer
Mailing Address 17894 460th Lane
City Waterville State MN Zip 56096
Phone # 507-456-4851 Phone # _____

II. Land Owner (s), if different from above:

Name Same
Property Address _____
City _____ State _____ Zip _____
Phone # _____ Phone # _____

III. Parcel Information:

Parcel Number 06.032.7700 Parcel Acreage 7.998
Legal Description-Full legal description must be attached (not from tax statement)

see attached

IV. Variance Request:

House addition 86' From the river. (OHLL)

V. Township Notification: Township must be notified of proposed request prior to application.

Kilkenny Township notified on 2/16/15
(Township/Name) (Date)

Board Member Barb Kinnery regarding the proposed request.
(Name)

VI. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Ten (10) copies must be submitted, if 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.**
- All required information must be correct and submitted **at the time of application**, or the application will not be accepted.
- Applications will not be accepted by mail.**

- North point
- Setbacks
- Property lines
- Road Right-Of-Way
- Easements
- Access
- Impervious Surface -- Itemized current & proposed with total percentages *(If in Shoreland)*
- Location of significant trees to be removed *(If in Shoreland)*
- Note how disturbed areas will be restored *(If in Shoreland)*
- Landscape, screening and buffering *(If applicable)*
- Lakes
- Rivers
- Wetlands
- Streams
- Ponds
- Existing structures *(within and adjacent to project area)*
- Proposed Structures
- Lot Dimensions
- Septic System
- Well

Building site shall be physically staked by the surveyor or the application will be tabled.

VIII. Attachments shall include but not limited to:

- a. Site Plan-*survey*
- b. Full legal description
- c. Access approval
- d. Surveyor Certification
- e. Floor plans and/or blue prints *(For structures)*
- f. Septic System Compliance Inspection *CC 7-20-13*
- g. Erosion control plan
- h. Written Detail of Variance

IX. Fee: Must be paid at the time of application.

Variance: \$ 600 **After-The-Fact meeting fees are doubled.**
 Filing Fee: \$ 46

Additional Fees:

Special Meeting: \$1,200
 After-The-Fact Penalty: \$1,500 OR 10% of the improvement, whichever is greater.

X. Procedure:

The Board of Adjustment shall hold a public hearing on the proposed Variance at a regularly scheduled Board of Adjustment meeting.

The Board of Adjustment has the authority to determine Variance approval or denial.

The Planning & Zoning Administrator shall notify the applicant and/or landowner in writing of the Board of Adjustment decision.

A zoning permit is required prior to starting construction; however zoning permits will not be available the day of the Board of Adjustment meeting.

XI. 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.

A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.

It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.

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.
The terrain and elevation as it relates to the river allows for a perfect building site.

2. What are the unique circumstances of this property that prevent compliance with the Zoning Ordinance that will result in a practical difficulty?
The pre-existing house is 113' from the river (ordinary high water level). We need to have bedrooms for our family and we can't build on the NE side of the house. The only option is to build on the SW side of the house.

3. Describe how the unique circumstances causing the practical difficulty were created by someone other than the applicant/landowner.
The original home was located near the river before any setbacks were ever in existence.

4. How will the request maintain the essential character of the locality?
Due to the terrain, elevation, as it relates to the river and existing home, we feel the character of the homestead will remain in tact. In addition, the original 1800's part of the home which is becoming more and more dilapidated will be coming down after the addition is built.

5. Does the alleged practical difficulty involve more than economic considerations?
Yes, we have 3 children that live with us and their bedrooms are in the original structure, if we remove that to rebuild, we'd have no place for our children to sleep. Also, the proposed addition will make for a much nicer home and living space for our family. As earlier stated, it's not feasible to add on to the NE side of the house. Due to a large maple tree and our well on that side.

6. Is the request consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?
Yes, our application is consistent with the ordinance. Our lot is 8 acres which is more than the 5 required. We will not be disturbing any wild life habitat and are taking all necessary precautions with erosion control.

7. Describe how the request is consistent with the Comprehensive Land Use Plan.
Consistent with goal #2. We have a compliant septic system and will be using erosion control methods during construction

8. Describe the properties current, and any proposed, onsite sewage treatment and water capabilities.
We have an up to date and compliant septic system as per inspection form from Jones Brothers Construction dated July 20, 2013.

9. Explain why this request is the minimum variance amount to afford relief.
This is the minimal space needed to accommodate our family.

XII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Robin S. Hunt
Applicant signature

3/6/15
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.

Robin S. Hunt
Land Owner signature

3/6/15
Date

OFFICE USE ONLY

Date received <u>3-6-15</u>	Present Zoning Classification <u>SP</u>	Feedlot within 500' <u>1000'</u>	<u>(N)</u>
Meeting date <u>4-16-15</u>	Lake Classification <u>Pannonkiv</u>	Erosion Control Plan	<u>(Y)</u> N
60 Day <u>5-5-15</u>	Lake <u>Pannonkiv</u>	Water courses	<u>(Y)</u> N
FEMA Panel # <u>27079C0325D</u>	Flood Zone <u>X-outside</u>	Bluff	Y <u>(N)</u>
<input checked="" type="checkbox"/> Surveyor Certificate	<input checked="" type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Septic <u>7-2013</u>	<u>(C)</u> / DESIGN
<input checked="" type="checkbox"/> Site Plan -survey	<input type="checkbox"/> Access approval	<input checked="" type="checkbox"/> Fee \$ <u>6416</u>	ATF / SPEC MTG
<input checked="" type="checkbox"/> Full legal	<input checked="" type="checkbox"/> Blue Prints	<input type="checkbox"/> Other _____	
<input checked="" type="checkbox"/> Application complete	<input type="checkbox"/> Written Detail of Var		

Michelle R. Mettler
Planning & Zoning Department Signature

3-16-15
Date

15033
Permit #

04-15-13 HS

3-17-15

March 13, 2015

Le Sueur County Planning and Zoning
203 S. 2nd St.
Le Sueur, MN 56058

Dear Board Members,

We are in need of putting an addition on our home due to our family size and the current condition of a part of our house. The addition will replace the original 1800's 2 story structure. Due to the deteriorated state of its foundation, it is not feasible to repair this part of our home. We are proposing to add on to the southern side of the house toward the Cannon River. We can not build on the northern side of the home because of the well and a large hard maple tree which we do not want to disturb or destroy. We also can not build on the west side of the home where the original structure is because we need the living space for our family until the new addition is completed. Once the southern addition is completed, the old 2 story structure will be taken down and removed. We will be fully complying with any and all erosion control procedures and methods.

We understand the ordinances the county has set in place regarding setbacks for buildings near rivers and wetlands. The building site existed long before the county established rules and regulations regarding set backs from rivers and wetlands. It is a beautiful building site and a wonderful place to raise our family and call our home. Due to the terrain and landscape, the addition will not disturb any natural habitat that the river and wetlands create. According to our survey, there is 20' of elevation difference between the ordinary high water mark of the Cannon River and our proposed addition.

We thank you for considering our building proposal and look forward to formally presenting the information to you and answering any questions you may have at your April Board meeting.

Sincerely,

Robert L. Hermel and Catherine J. Schieffer

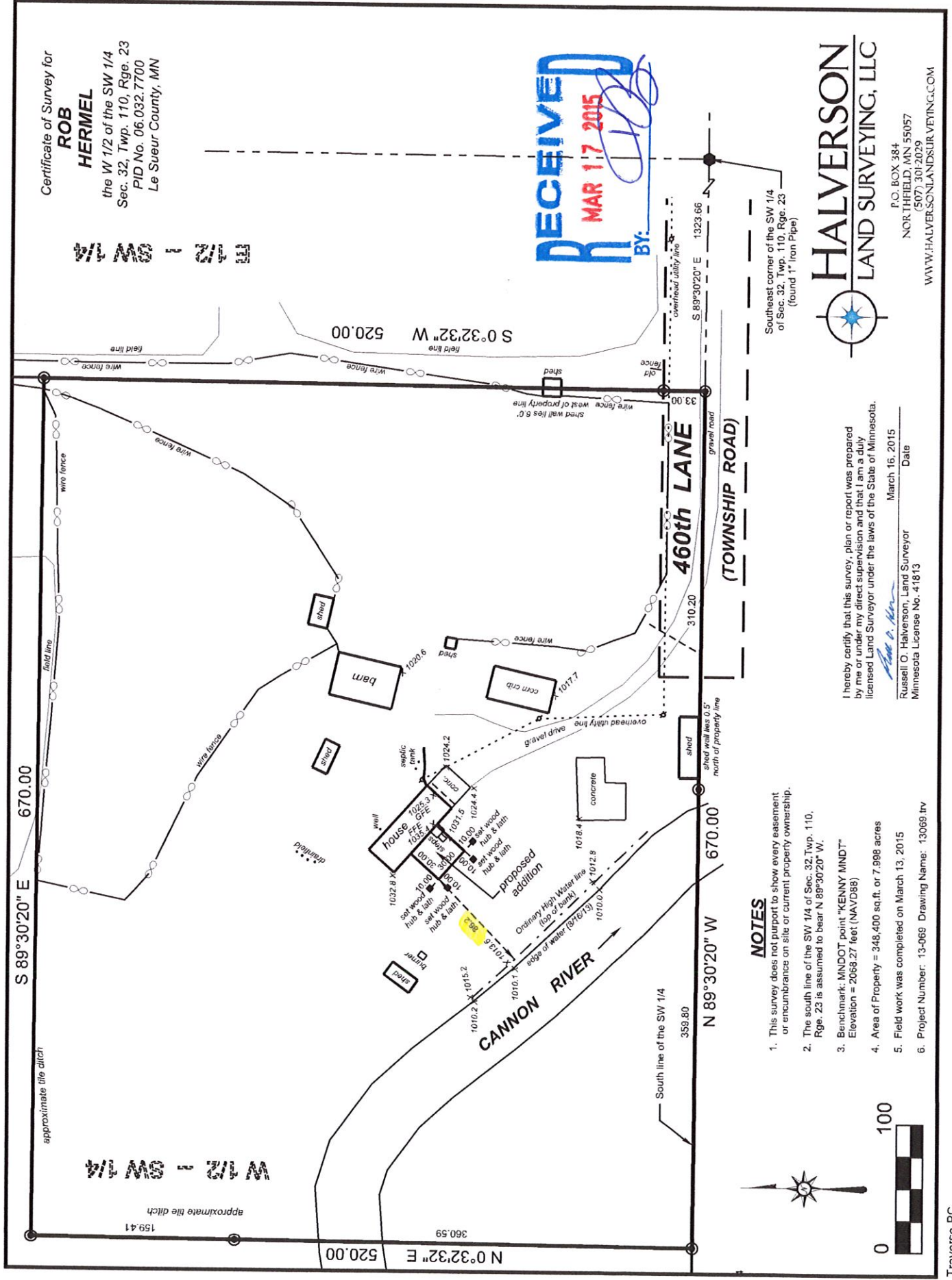
Robert L. Hermel
Catherine J. Schieffer



Certificate of Survey for
ROB HERMEL
 the W 1/2 of the SW 1/4
 Sec. 32, Twp. 110, Rge. 23
 PID No. 06.032.7700
 Le Sueur County, MN

W 1/2 - SW 1/4

RECEIVED
 MAR 17 2015
 BY: [Signature]



W 1/2 - SW 1/4



NOTES

1. This survey does not purport to show every easement or encumbrance on site or current property ownership.
2. The south line of the SW 1/4 of Sec. 32, Twp. 110, Rge. 23 is assumed to bear N 89°30'20" W.
3. Benchmark: MNDOT point "KENNY MINDT" Elevation = 2068.27 feet (NAVD88)
4. Area of Property = 348,400 sq. ft. or 7,998 acres
5. Field work was completed on March 13, 2015
6. Project Number: 13-069 Drawing Name: 13069.trv

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

Russell O. Halverson
 Russell O. Halverson, Land Surveyor
 Minnesota License No. 41813
 March 16, 2015
 Date



P.O. BOX 384
 NORTHFIELD, MN 55057
 (507) 301-2029
 WWW.HALVERSONLANDSURVEYING.COM

Traverse PC

Le Sueur County

Surveyor Certification

- I. Applicant:
Name ROB HERMAL
- II. Land Owner (s), if different from above:
Name ROB HERMAL
Property Address 17894 460TH LANE
City WATERVILLE State MN Zip 56096
- III. Parcel Information:
Parcel Number 06,032.7700
- IV. Quantities and Submittal Formats:
- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
 - Ten (10) copies must be submitted, if 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 owner no later than 12 P.M. on the date of application deadline. **Appointment is necessary.**
 - All required information must be correct and submitted **at the time of application**, or the application will not be accepted.
 - Applications **will not be accepted by mail.**

V. Site Plan-must be a survey and shall include but limited to the following:

- North point
- Lakes
- Existing structures (*within and adjacent to project area*)
- Setbacks
- Rivers
- Proposed Structures
- Property lines
- Wetlands
- Lot Dimensions
- Road Right-Of-Way
- Streams
- Septic System
- Easements
- Ponds
- Well
- Access
- Impervious Surface -- Itemized current & proposed with total percentages (*If in Shoreland*)
- Location of significant trees to be removed (*If in Shoreland*)
- Note how disturbed areas will be restored (*If in Shoreland*)
- Landscape, screening and buffering (*If applicable*)

Building site shall be physically staked by the surveyor or the application will be tabled.

- VI. The proposed improvements have been physically staked onsite then surveyed on 3/13/15 to reflect an accurate account of current and proposed conditions of the property identified above.

VII. 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]
Surveyor's signature

3/13/15
Date

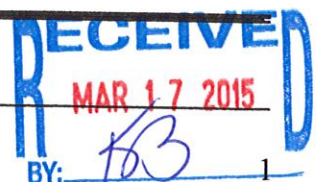
MN LS 41813
Lic #

3/17/15
Date Received

04-15-13

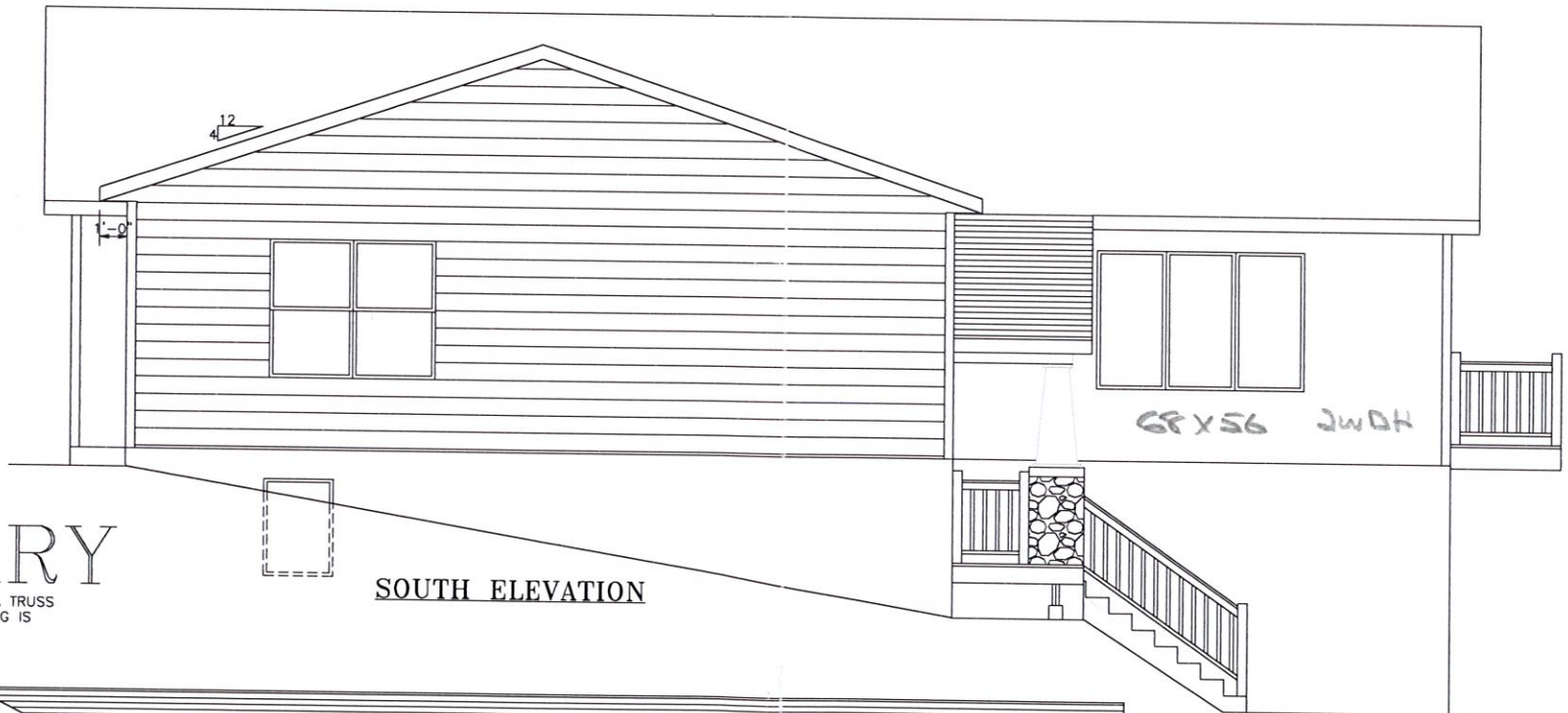
OFFICE USE ONLY

[Signature]
Planning & Zoning Department Signature

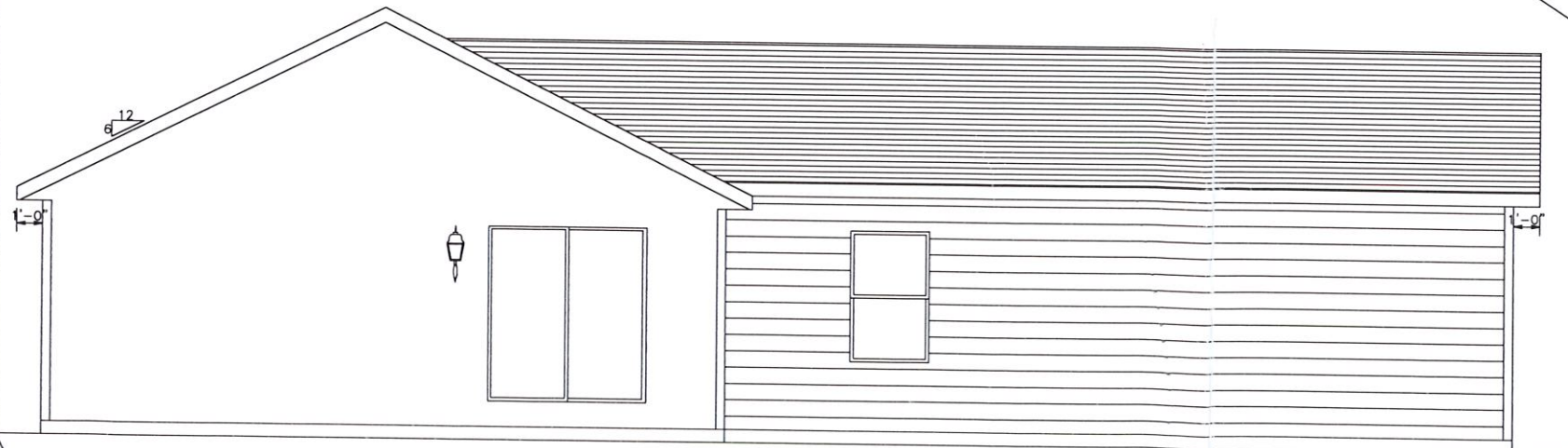




EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

PRELIMINARY

TO STAY ON PLAN UNTIL I SEE A ROOF LAYOUT FROM A TRUSS MANUFACTURER AND KNOW WHAT TYPE OF DAMPPROOFING IS BEING USED

Revision/Issue

These plans are intended as a guide for builders who are knowledgeable about standard building construction practices and building codes. We will revise the plans to correct any errors discovered before start of construction but assume no responsibility for any errors or improper construction thereafter.

HYATT HOMES

CUSTOM DRAFTING AND DESIGN

Michelle Hyatt
9903 NW 16th St.
Waseco, MN 56093
Ph. (507)835-8121
E-mail: hyatt@myclearwave.net

Project Name and Address

Rob Hermel and
Cathy Scheffer
17894 - 460th Lane
Waterville, MN 56096
(507)456-4851

Project
Hermel/Scheffer
Date
5-27-13
Scale
1/4"=1'

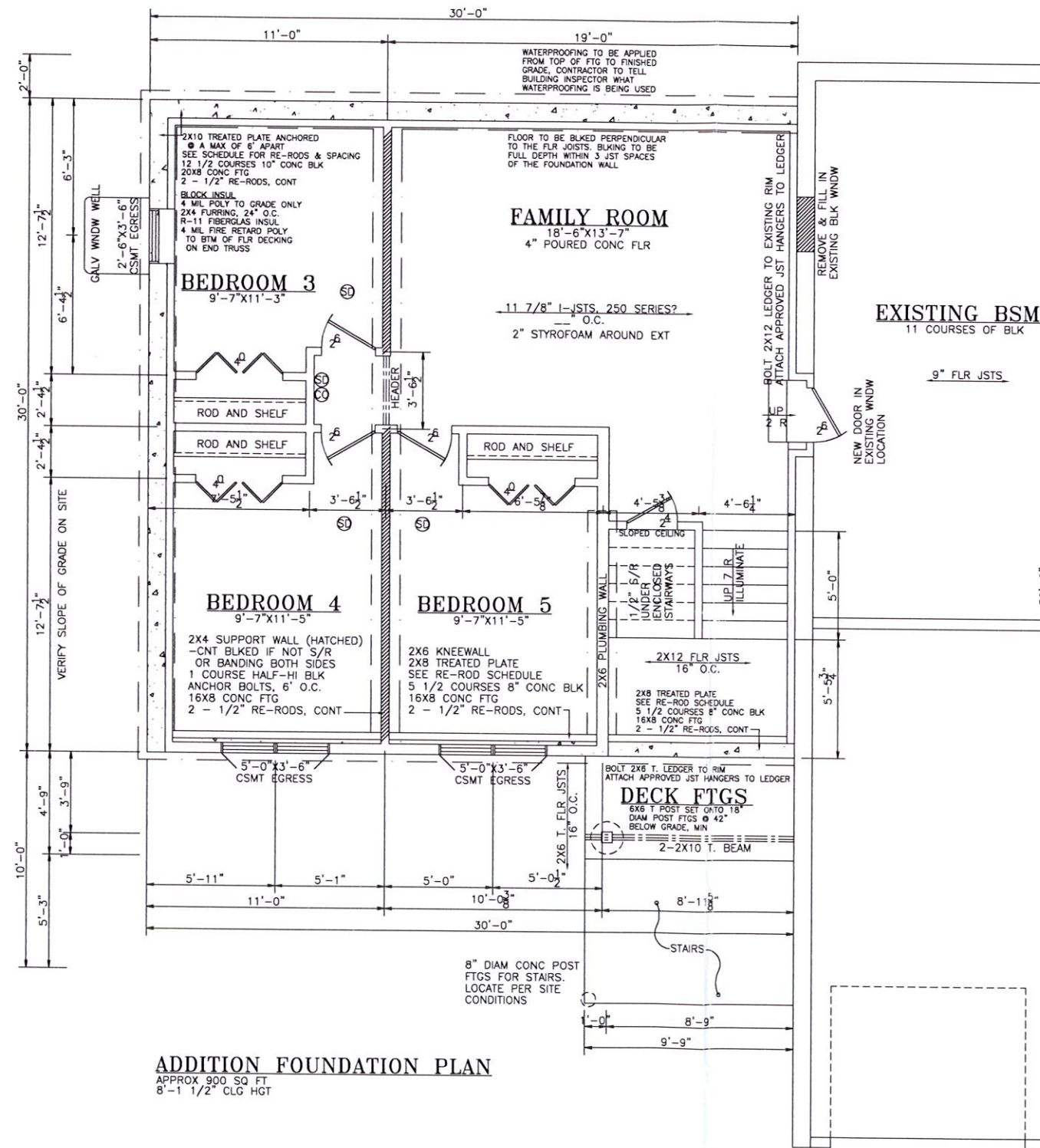
Sheet
ADDITION
ELEVATIONS

06.032.7700

RECEIVED
MAR 06 2015
BY: _____

PRELIMINARY

TO STAY ON PLAN UNTIL I SEE A ROOF LAYOUT FROM A TRUSS MANUFACTURER AND KNOW WHAT TYPE OF DAMPPROOFING IS BEING USED



Revision/Issue

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HYATT HOMES
CUSTOM DRAFTING AND DESIGN
Michelle Hyatt
9903 NW 16th St
Waseca, MN 56093
Ph. (507)835-8121
E-mail: hyatt@myclearwave.net

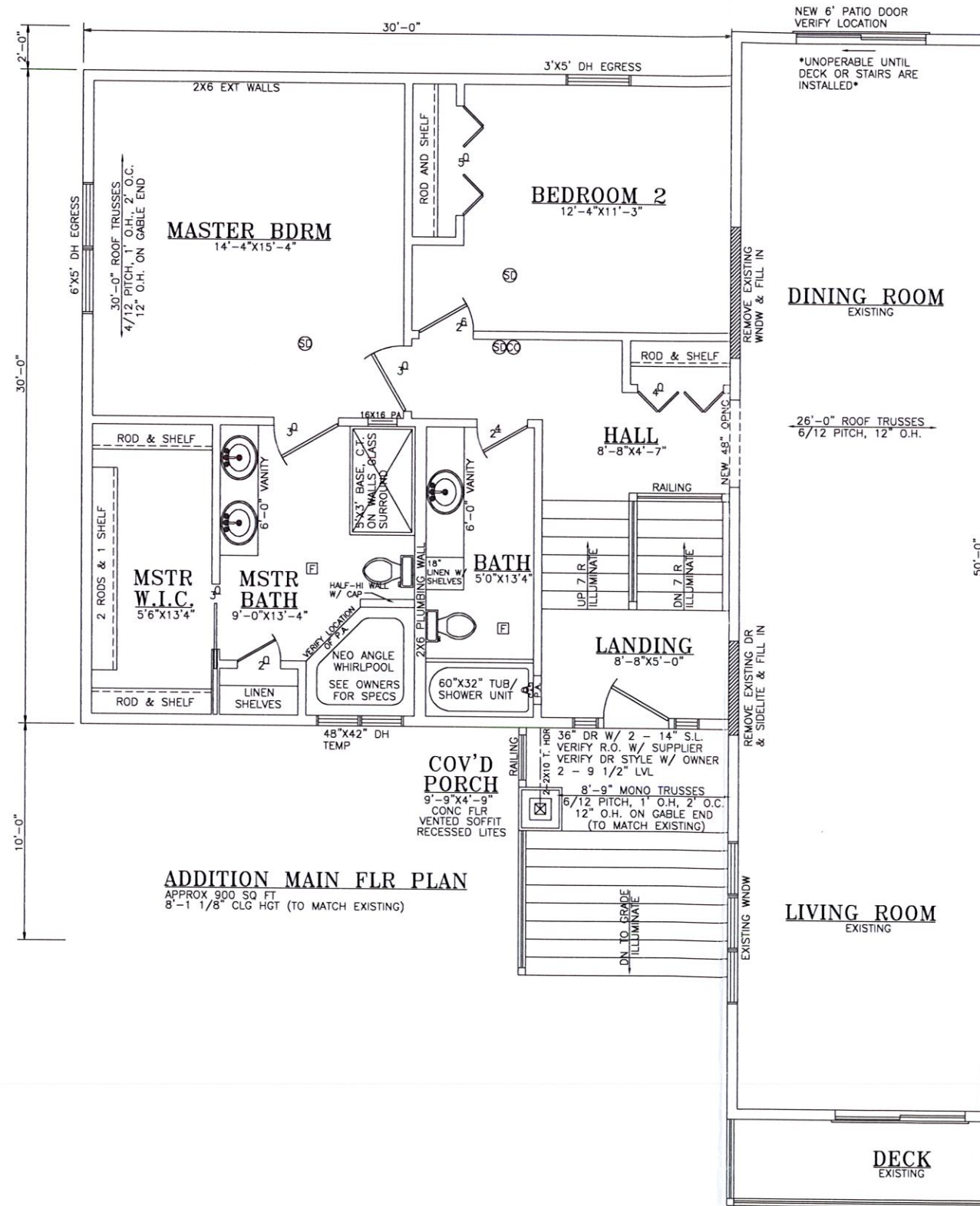
Project Name and Address
Rob Hermel and Cathy Scheffer
17894 - 460th Lane
Waterville, MN 56096
(507)456-4851

Project Hermel/Scheffer	Sheet ADDITION FNDTN PLAN
Date 5-27-13	
Scale 1/4"=1'	



PRELIMINARY

TO STAY ON PLAN UNTIL I SEE A ROOF LAYOUT FROM A TRUSS MANUFACTURER AND KNOW WHAT TYPE OF DAMPPROOFING IS BEING USED



ADDITION MAIN FLR PLAN
APPROX 900 SQ FT
8'-1 1/8" CLG HGT (TO MATCH EXISTING)

Revision/Issue

These plans are intended as a guide for builders who are knowledgeable about standard building construction practices and building codes. We will revise the plans to correct any errors discovered before start of construction but assume no responsibility for any errors or improper construction thereafter.

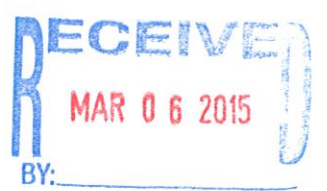
HYATT HOMES

CUSTOM DRAFTING AND DESIGN

Michelle Hyatt
9503 NW 16th St
Waseca, MN 56093
Ph. (507)835-8121
E-mail: hyatt@myclearwave.net

Project Name and Address
Rob Hermel and
Cathy Scheffer
17894 - 460th Lane
Waterville, MN 56096
(507)456-4851

Project Hermel/Scheffer	Sheet MAIN FLOOR ADDITION
Date 5-27-13	
Scale 1/4" = 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: Robert Louis Hermel PID: 06,032,7700
Mailing Address: 17894 460th Lane Waterville MN 56096
Property Address: 17894 460th Lane Waterville MN 56096
Phone: (507) 456-4851 Mobile/Cell: ()

Responsible party for Implementation/Inspection: Robert Hermel
Address: _____
Phone: () Mobile/Cell: ()

Erosion & Sediment Control Measures

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

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

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


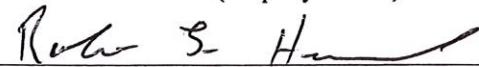
12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1st. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the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

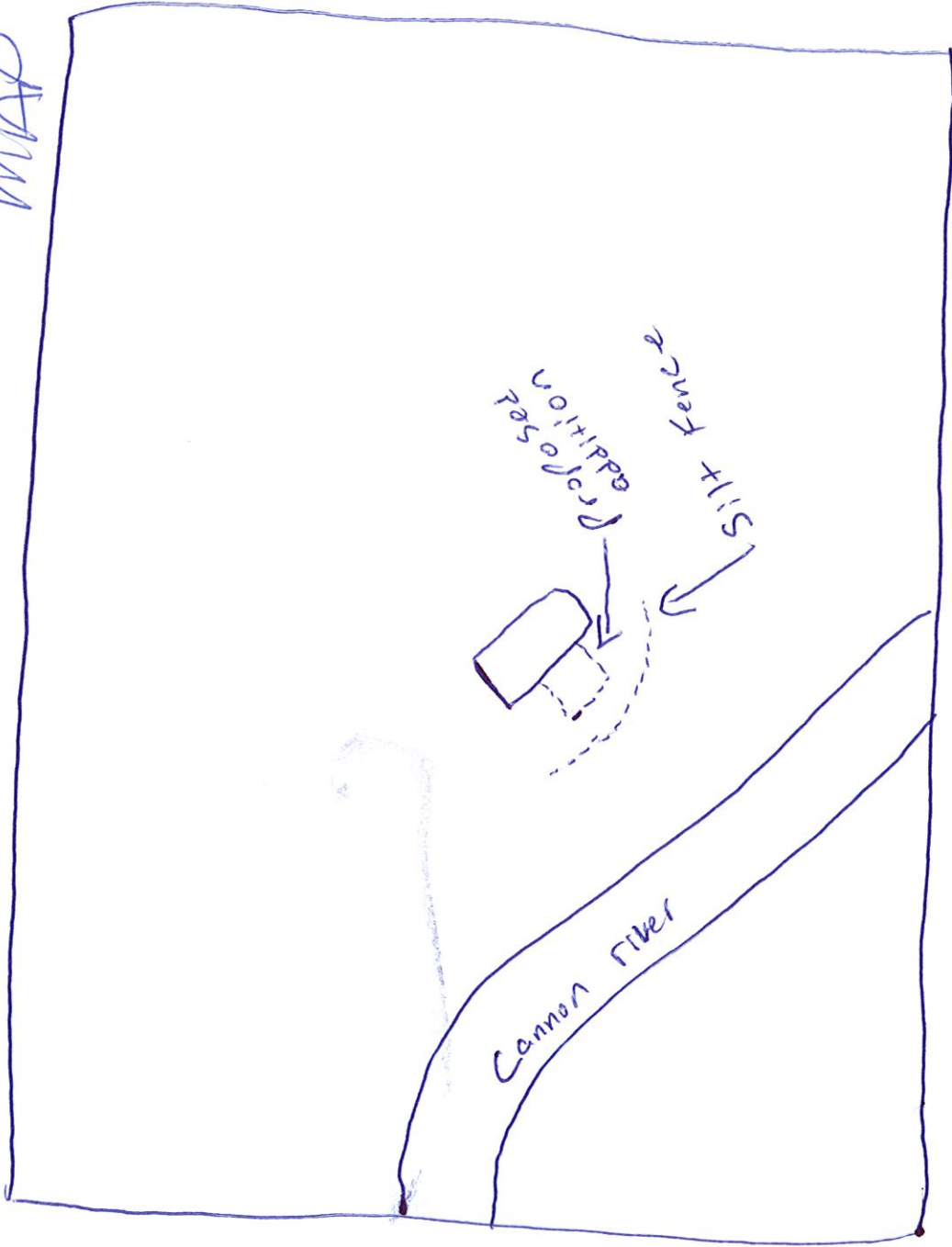
16. Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).
17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.
18. Clean out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

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

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

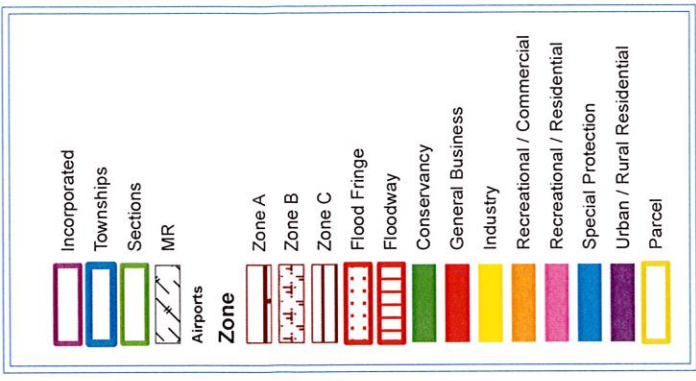
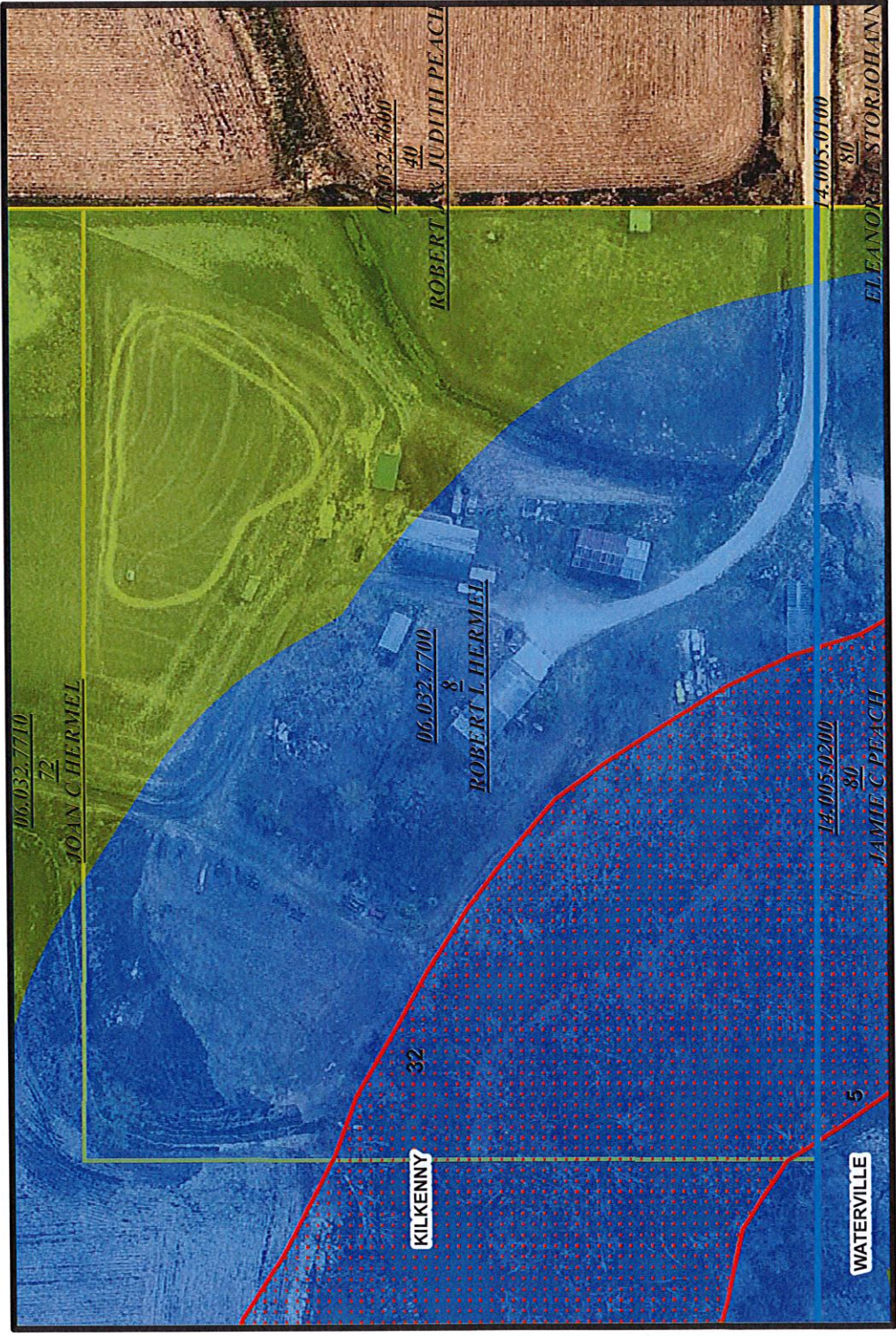
EROSION
CONTROL
MAP



06.182.7700

LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Hermel
 PID: 06.032.7700
 DATE: 4-7-15
 FIRM #: 27079C0325D
 F-Zone: Xoutside
 RFPE: 1018.2
 District: Special Protection



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.

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

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