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# Le Sueur County, MN

Thursday, May 21, 2015

Regular Session

## Item 5

### Volk Packet

Staff Contact: Kathy Brockway or Michelle Mettler

# VARIANCE STAFF REPORT

## GENERAL INFORMATION

APPLICANT: Mike Volk  
OWNER: Rosemary Volk  
911 ADDRESS: 46511 Evergreen LN, Cleveland MN  
VARIANCE REQUEST: To allow the applicant to construct a 12 x 26 accessory structure 80 feet from the OHWL.  
VARIANCE NUMBER: 15058  
PARCEL NUMBER: 01.550.0030

## SITE INFORMATION

LOCATION: Lots 2 & 3, Edgewater Terrace, Section 3, Cleveland Township

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

GENERAL SITE DESCRIPTION: Shoreland, residential

ACCESS: Existing off Evergreen Lane

LAKE: Lake Jefferson, 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: 1022.86 Lowest floor must meet RFPE.

## ATTACHMENTS

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

## 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:	80 feet	100 feet	Section 13.2 Subdiv. 5.E.1.	13-45
2. Refer to DNR Guidance Letters:				
a. The Role of the Variances in Shoreland Management Ordinances				pg. 9
b. Bluffs and Steep Slopes				pg. 11
c. Non-conforming Lots of Record in Shoreland Areas				pg. 19

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. **Additional Considerations:**
  - a. Proposed impervious surface calculation is 16.65%.
  - b. Removal of existing accessory structure out of bluff impact zone.
  - c. Meeting OHWL setback will put shed 2 feet from the absorption area of the septic system drainfield, in which would be necessary.

#### 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: 4/20/2015  
60 DAY RULING DATE: 6/19/2015

PERMIT NUMBER 15058

FEE: \$646.00

APPLICANT: MIKE VOLK  
ADDRESS: 38186 FORT RD  
CITY: ST PETER  
STATE: MN  
PHONE: 507-469-9154

ZIP: 56082

PROPERTY OWNER: ROSEMARY VOLK  
ADDRESS: 432 SIOUX LN  
CITY: ST PETER  
STATE: MN  
PHONE: 507-469-9153

ZIP: 56082

PARCEL NO: 01.550.0030 TOWNSHIP: CLEVELAND 911: 46511 EVERGREEN LN CLEVELAND  
SEC: 3 SUBDIV: EDGEWATER TERRACE  
TWP: 109 LOT: 2 & 3 ZONE: RR  
RANGE: 25 BLOCK: FEMA PANEL #: 27079C0265D  
Q/Q: ROAD: PVT 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 12 X 26 ACCESSORY STRUCTURE 80 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:

Mike Volk  
APPLICANT/PROPERTY OWNER

4/20/15  
DATE

Michelle R Muttler  
LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY

4-20-15  
DATE

**\*\* FEES ARE NON-REFUNDABLE\*\***

ON-SITE TOUR DATE: <u>5/21/2015</u>	
PUBLIC HEARING DATE: <u>5/21/2015</u>	ACTION: _____
<input checked="" type="checkbox"/> AS WRITTEN	<input checked="" 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: MIKE VOLK

Variance # 15058

Variance Request: TO ALLOW THE APPLICANT TO CONSTRUCT A 12 X 26 ACCESSORY STRUCTURE 80 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?

Explain \_\_\_\_\_

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Explain \_\_\_\_\_

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Explain \_\_\_\_\_

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Explain \_\_\_\_\_

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Explain \_\_\_\_\_

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Explain \_\_\_\_\_

JM	JW	JD	CH	FC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 MIKE VOLK  
Mailing Address 381 Edg Fort Road  
City St. Peter State MN Zip 56082  
Phone # (507) 469-9154 Phone # \_\_\_\_\_

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

Name Rosemary Volk  
Property Address 732 Sioux Lane  
City St. Peter State MN Zip 56082  
Phone # (507) 469-9153 Phone # \_\_\_\_\_

### III. Parcel Information:

Parcel Number 01.550.0030 <sup>mm</sup> Parcel Acreage \_\_\_\_\_  
Legal Description-Full legal description must be attached (not from tax statement)  
see attached <sup>mm</sup>

### IV. Variance Request:

To re-build a structure outside the bluff impact zone, but still not 100' away from Lake because the downfield is installed there. Request to build 80 ft from the water level.

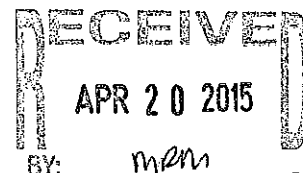
### V. Township Notification: Township must be notified of proposed request prior to application.

Cleveland Township notified on 4/20/15  
(Township Name) (Date)

Board Member Art Davis 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.**



**VII. Site Plan-must be a survey and shall include but not limited to the following:**

- 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
- ☒ g. Erosion control plan
- ☐ h. Written Detail of Variance

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

Variance: \$ 600  
Filing Fee: \$ 46

**After-The-Fact meeting fees are doubled.**

**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.

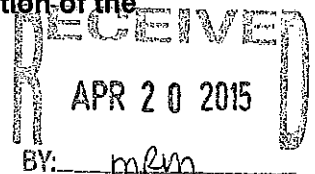
A zoning permit is required prior to starting construction; however zoning permits will not be available the day of the Board of Adjustment meeting.

**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.

We are rebuilding the new structure outside the bluff impact zone but also have the septic bed under to consider too.

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

If the structure were to be built 100' from the lake ~~that~~ it would have to be built on the septic drain field.

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

We did not own the property when the shed was originally built or when the septic was redone.

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

We are moving the structure out of the bluff impact zone.

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

Yes, there are 3 set backs we are trying to conform with and nothing is possible with all 3.

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

Yes, we are conforming to 2 of the 3 setbacks. Current bldg conforming with 1. No structures on the lake conform to all 3? or at least not many.

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

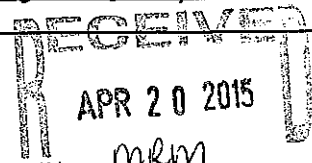
The structure now will be out of the bluff impact zone.

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

The septic system is compliant and was inspected a year ago.

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

To avoid building the structure on the drained field we could only move the structure back out of the bluff impact zone.





## 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.

Mike Volk  
Applicant signature

4/20/15  
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.

Rosemary F. Volk  
Land Owner signature

04/20/2015  
Date

### OFFICE USE ONLY

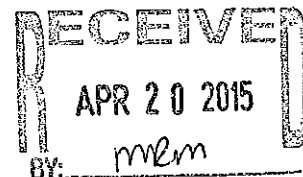
Date received 4-20-15 Present Zoning Classification RR Feedlot within 500' 1000' (N)  
Meeting date 5-21-15 Lake Classification RD Erosion Control Plan (Y) N  
60 Day 6-19-15 Lake Jefferson Water courses Y (N)  
FEMA Panel # 27079C02450 Flood Zone X-outside Bluff (Y) N  
☒ Surveyor Certificate ☒ Ordinance ☒ Septic CI / DESIGN  
☒ Site Plan -survey ☒ Access approval ☒ Fee \$ 6460 ATF / SPEC MTG  
☒ Full legal ☒ Blue Prints ☐ Other \_\_\_\_\_  
☒ Application complete ☒ Written Detail of Var

Michelle R Mettler  
Planning & Zoning Department Signature

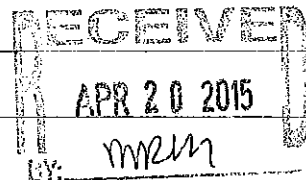
4-20-15  
Date

15058  
Permit #

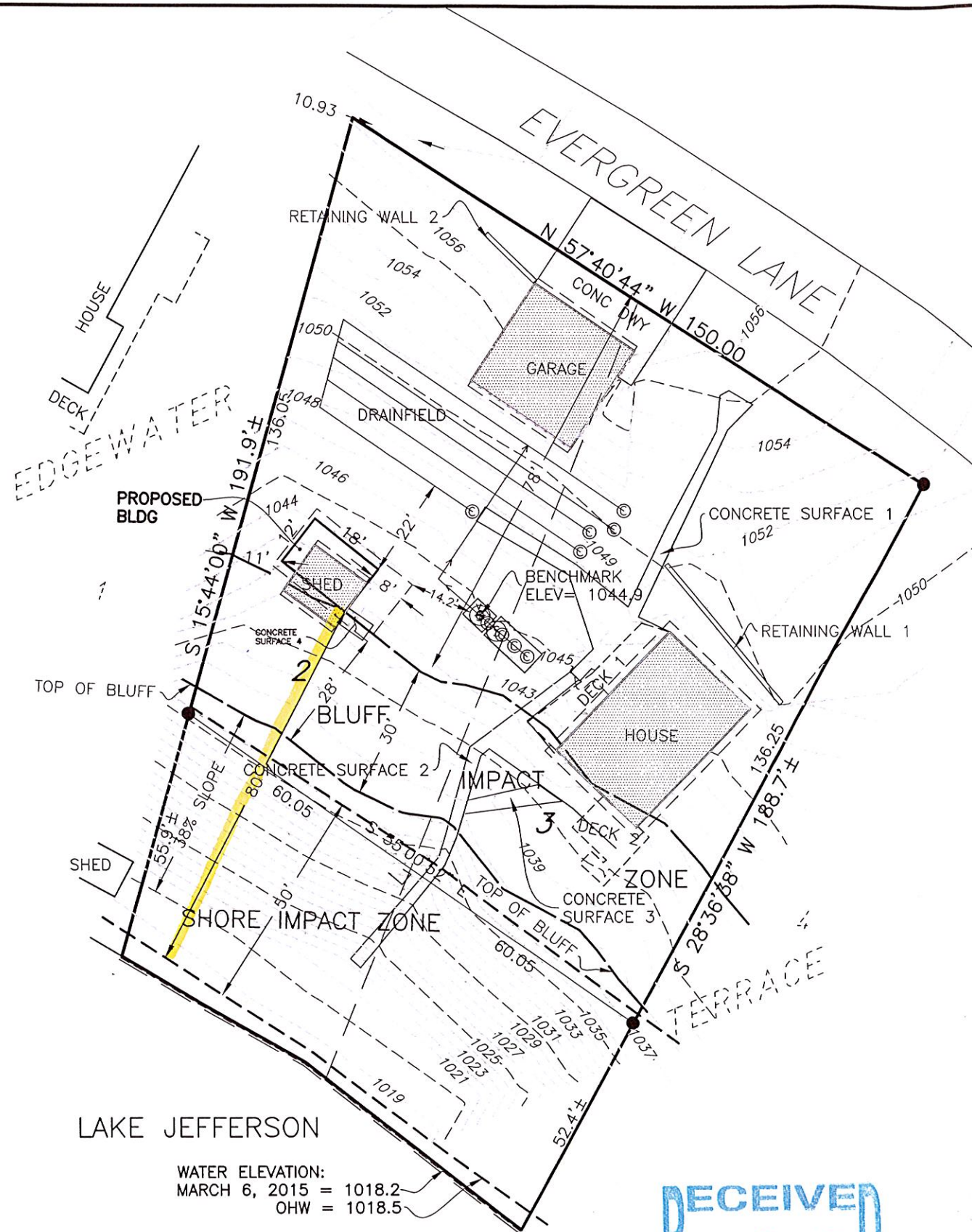
04-15-13



There is a existing storage shed on our property that is very rotten & has not been maintained. We would like to re-build the structure and will move the new building back out of the bluff impact zone. Set backs will be met from property line & from the septic system. By meeting all of those set backs we are not able to be 100' away from the lake. That is why we are requesting a variance.



PID 01.550.0030



TOTAL LOT AREA  
23293 SQ FT

EXISTING IMPERVIOUS SURFACES

HOUSE W/ OVERHANG	1132 SQ FT
GARAGE W/ OVERHANG	746 SQ FT
SHED W/ OVERHANG	207 SQ FT
CONCRETE DRIVEWAY	302 SQ FT
CONCRETE SURFACE 1	429 SQ FT
CONCRETE SURFACE 2	392 SQ FT
CONCRETE SURFACE 3	71 SQ FT
CONCRETE SURFACE 4	28 SQ FT
RETAINING WALL 1	40 SQ FT
RETAINING WALL 2	15 SQ FT
DECK 1	175 SQ FT
DECK 2	146 SQ FT
TOTAL	3683 SQ FT (15.8%)

REMOVALS IMPERVIOUS SURFACES

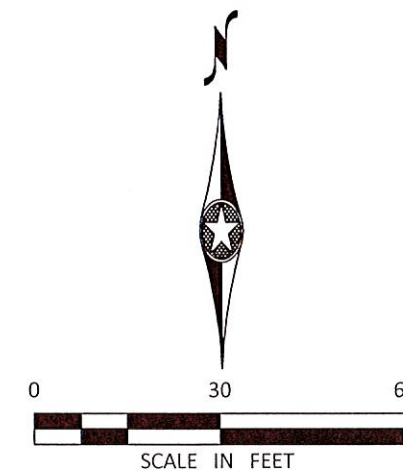
SHED W/ OVERHANG	207 SQ FT
CONCRETE SURFACE 4	28 SQ FT
TOTAL	235 SQ FT (-1.00%)

PROPOSED NEW BUILDING

BUILDING W/ OVERHANG	432 SQ FT
TOTAL	432 SQ FT (1.85%)

TOTALS

3683 - 235 + 432 = 3880 SQ FT (16.65%)



LEGEND

- MONUMENT FOUND
- ⊙ CLEAN OUT
- Ⓢ SANITARY MANHOLE

OWNER

ROSEMARY VOLK  
732 SIOUX LANE  
SAINT PETER, MN 56082

SITE ADDRESS

46511 EVERGREEN LANE  
CLEVELAND, MN 56017

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

*Rory Jensen*  
Rory Jensen  
License Number 19789

4-16-15  
Date

EXHIBIT DRAWING  
LE SUEUR COUNTY, MINNESOTA



**BOLTON & MENK, INC.**  
Consulting Engineers & Surveyors

1960 PREMIER DRIVE  
MANKATO, MINNESOTA 56001  
(507) 625-4171

LOTS 2 & 3 OF EDGEWATER TERRACE, BEING IN  
GOV'T LOT 4 & 5 OF SECTION 3, TOWNSHIP 109  
NORTH, RANGE 25 WEST, LE SUEUR COUNTY,  
MINNESOTA

FOR: VOLK BUILDING

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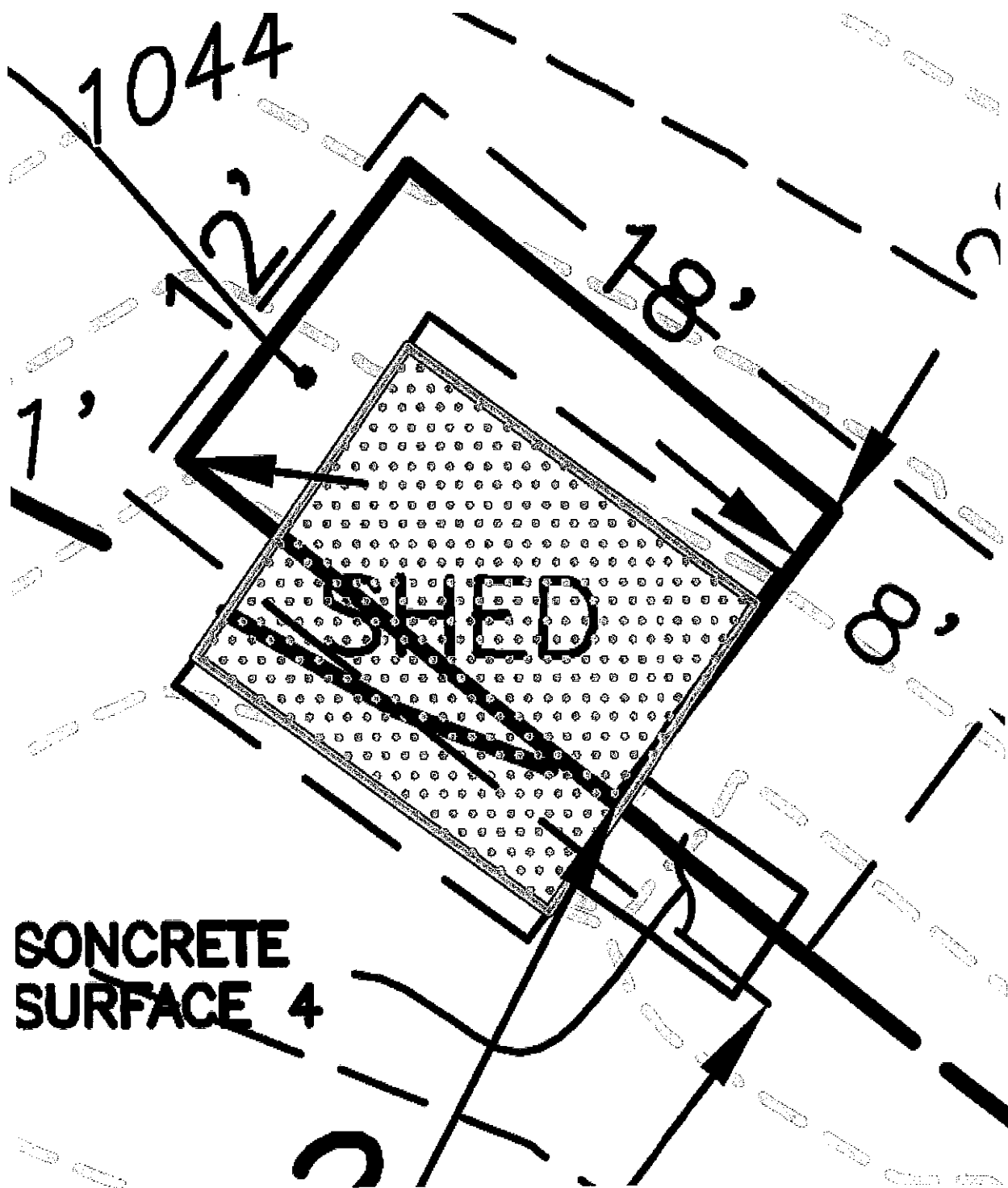
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JOB NUMBER: M31.109745

FIELD BOOK: 90G PG 74

DRAWN BY: JLA

4.0 S3-T109N-R25W



# Le Sueur County

## Surveyor Certification

- I. Applicant:  
Name MIKE VOLK
- II. Property Owner (s), if different from above:  
Name \_\_\_\_\_  
Property Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
- III. Parcel Information:  
Parcel Number 01.550.0030
- IV. Quantities and Submittal Formats:
- One reproducible 8.5" x 11" copy of the request and all other supporting documents.
  - If in color, an aerial, or larger than 8.5" x 11" in size, 10 copies must be submitted.
  - Electronic version of any supporting documents, if available.
  - Additional copies may be requested as deemed necessary by the Planning & Zoning Department.
  - All required information must be correct and submitted at the time of application, or the application will not be accepted.

V. Site Plan-must be a survey:

**BUILDING SITE SHALL BE PHYSICALLY STAKED BY THE SURVEYOR  
OR THE APPLICATION WILL BE TABLED.**

Site plan shall include but not limited to:

- North point
- lakes
- existing structures (within and adjacent to project area)
- setbacks
- rivers
- proposed structures
- property lines
- wetlands, ponds
- lot dimensions
- road right-of-way
- streams
- septic system
- easements
- well
- access
- current & proposed impervious surface-Itemized with percentages (if in shoreland)
- landscape, screening and buffering (if applicable)
- location of significant trees to be removed (if applicable)
- note how disturbed areas will be restored (if applicable)

- VI. The proposed improvements have been physically staked onsite then surveyed on 3/6/2015, 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.

Kory Jensen  
Surveyor's signature

4/16/15  
Date

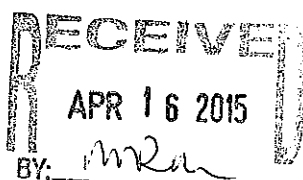
19789  
Lic #

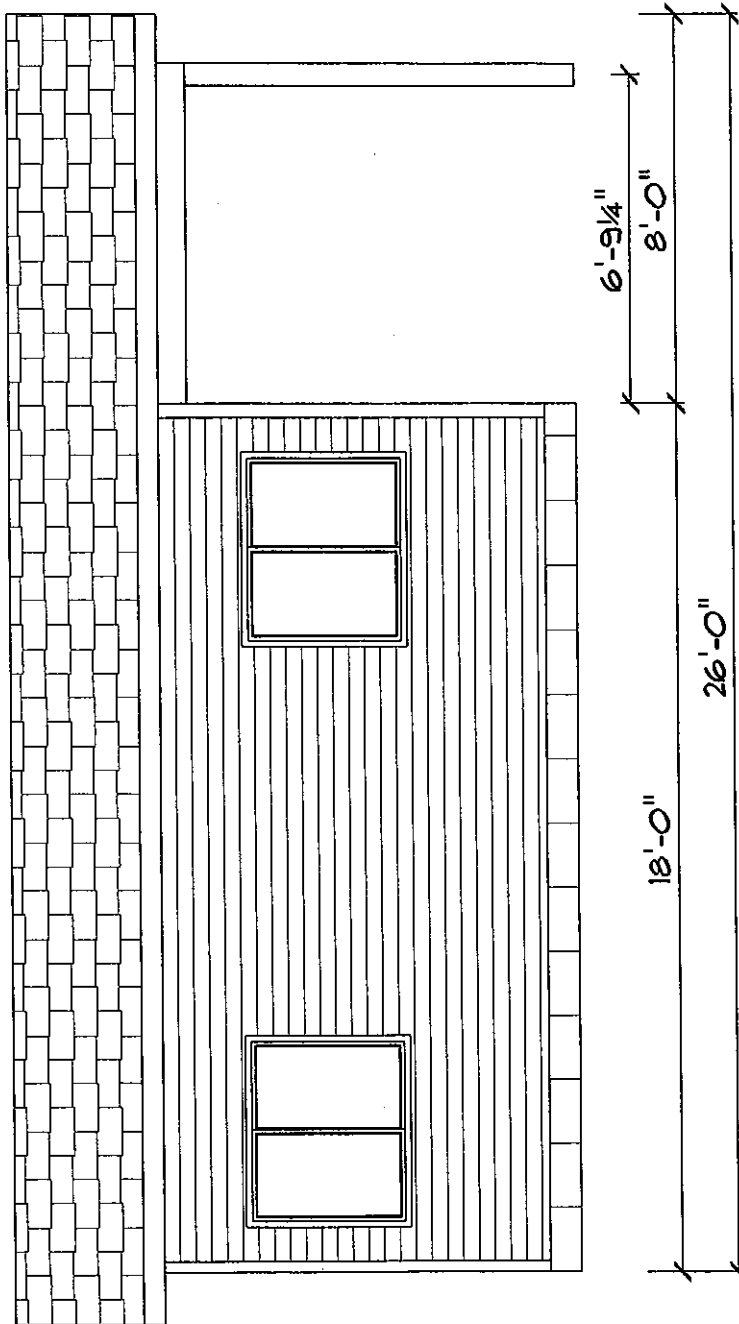
**OFFICE USE ONLY**

4-16-15  
Date received

Michelle R Mettles  
Planning & Zoning Authority signature

10-01-11

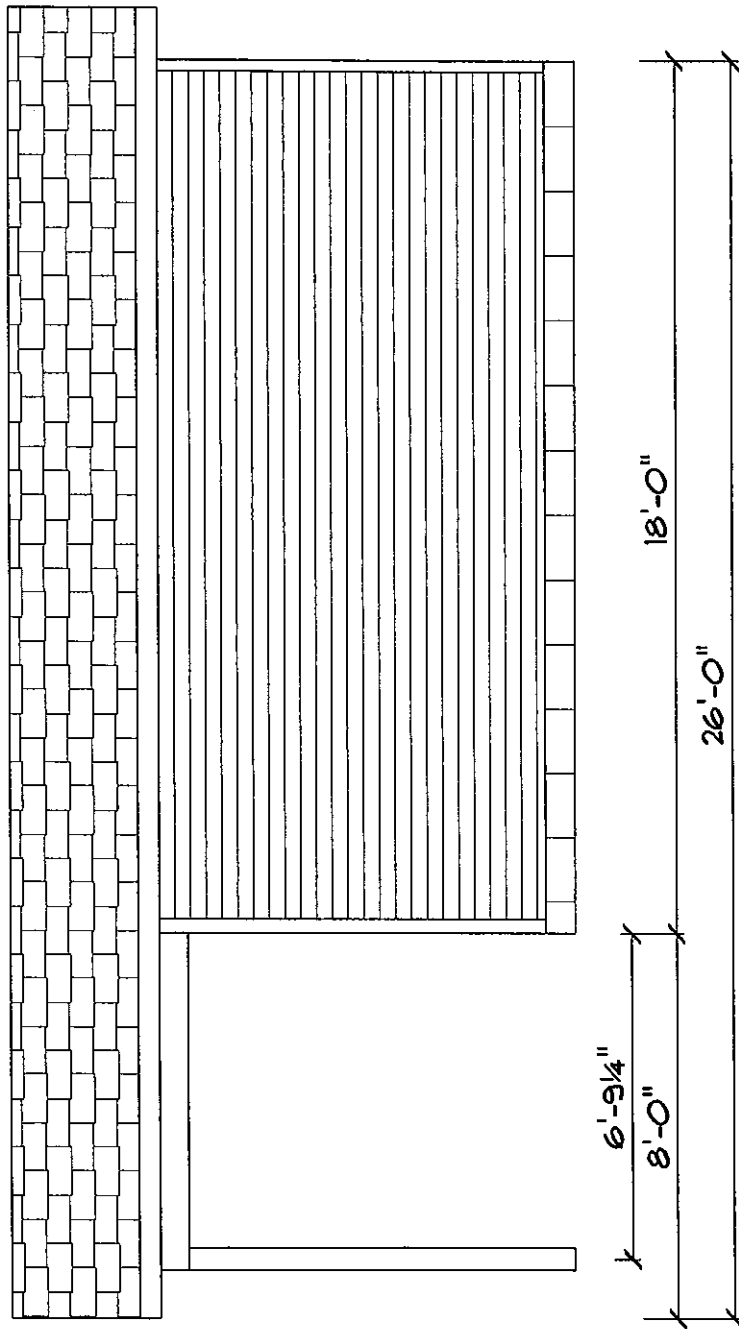




SCALE: 1/4" = 1'-0"

## SOUTH ELEVATION

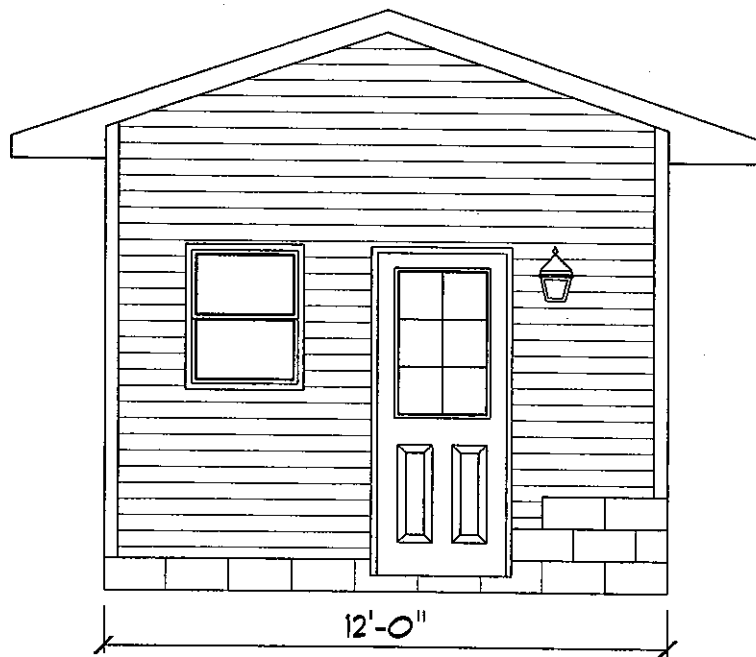
RECEIVED  
APR 20 2015  
BY: mm2m



## NORTH ELEVATION

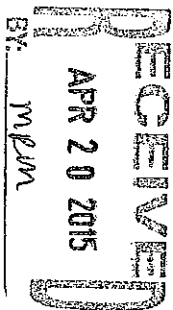
RECEIVED  
APR 20 2015  
BY: *mkm*



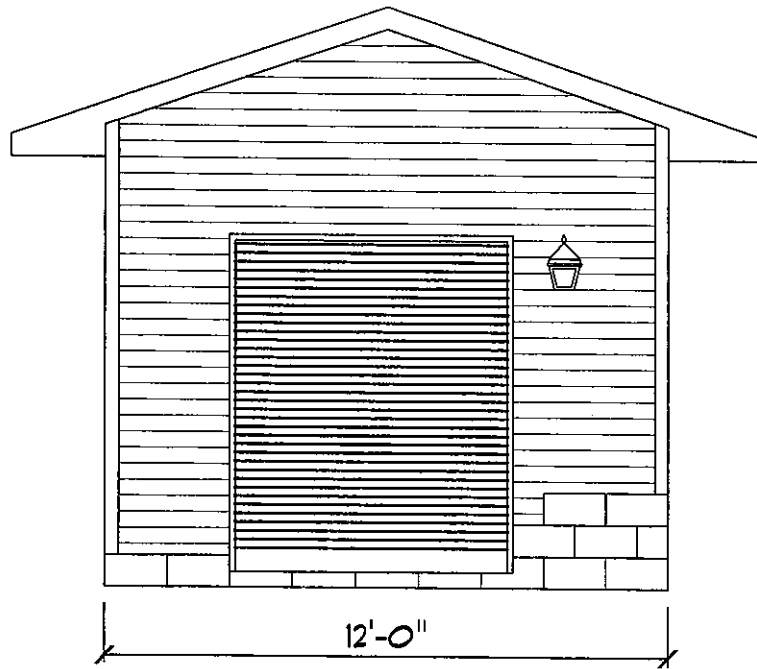


## EAST ELEVATION

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





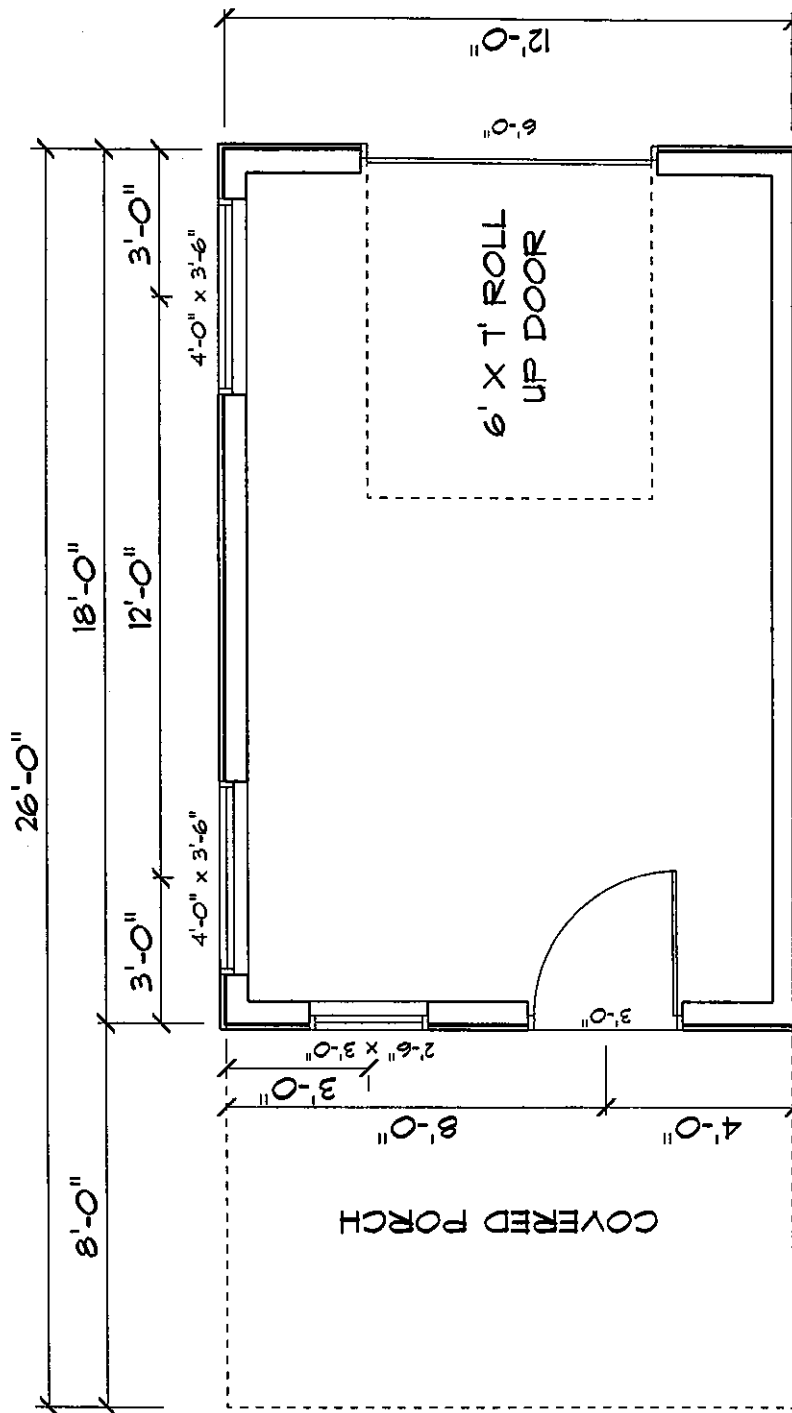


## WEST ELEVATION

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

RECEIVED  
APR 20 2015  
BY: MPM

LAKE SIDE



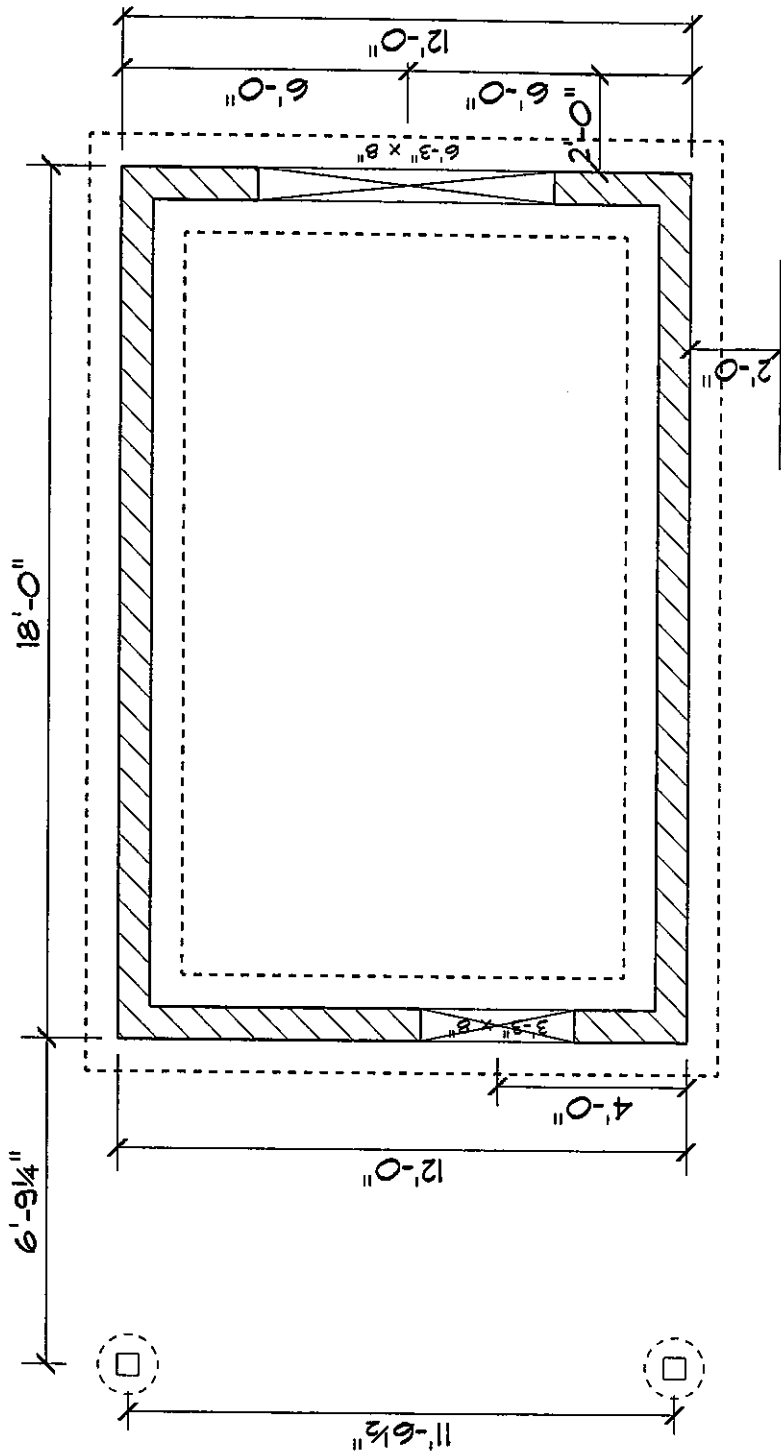
## MAIN FLOOR PLAN

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

ROSIE VOLK  
46511 EVERGREEN LANE  
CLEVELAND MN.

RECEIVED  
APR 20 2015  
BY: mmm

LAKE SIDE



# FOUNDATION LAYOUT

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

RECEIVED  
APR 20 2015  
BY: m2m

ROSIE VOLK  
46511 EVERGREEN LANE  
CLEVELAND MN.

**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: Rosemary Volk PID: 01.550.0030  
Mailing Address: 732 Sigma Lane St Peter, MN 56082  
Property Address: 4651 Evergreen Lane  
Phone: ( ) Mobile/Cell: (507) 469-9153

Responsible party for Implementation/Inspection: MIKE VOLK  
Address: 38186 Forest Road St Peter MN 56087  
Phone: ( ) Mobile/Cell: (507) 469-9154

**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 1<sup>st</sup>. 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.

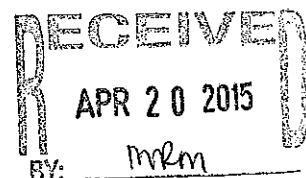
Rosemary F. Volk  
(Property Owner)

04/20/2015  
(Date)

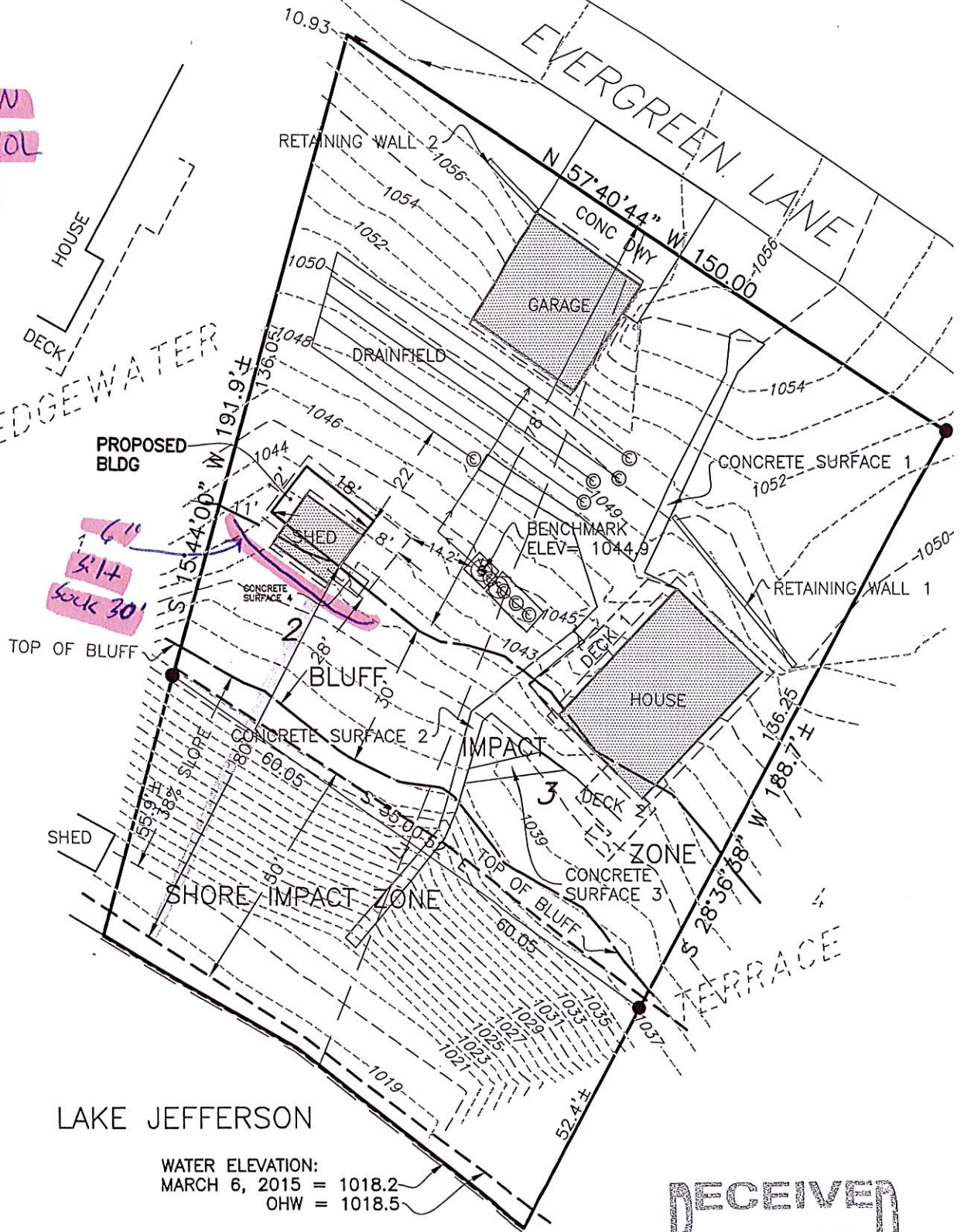
Mike Volk  
(Person Responsible for Implementation)

4/20/15  
(Date)

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



DECK  
EDGEWATER  
PROPOSED



RECEIVED  
APR 16 2015  
BY: msk

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# LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Volk  
 PID: 01.550.0030  
 DATE: 4-20-15  
 FIRM #: 27079C0265D  
 F-Zone: Xoutside  
 RFPE: 1022.86  
 District: Recreational Residential



Cadastral_Line	<all other values>
AlphaTag	
Corp Line	—
County Line	—
Easement Line	—
Geo Twp Line	—
Gov Lot	---
Misc Line	---
Parcel Line	---
Pol Twp Line	---
Railroad Centerline	---
Railroad ROW	---
Road Centerline	---
Road ROW	---
Road ROW Vac	---
Section Line	---
Sub Line 400	---
Water	---
Incorporated	---
Townships	---
Sections	---
Parcel	---



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.



LE SUEUR COUNTY  
 ENVIRONMENTAL SERVICES  
 507-357-8538

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet  
 Photo dated April/May 2013  
 Created By: MRM

