



Le Sueur County, MN

Thursday, July 16, 2015

Regular Session

Item 3

Seely Packet

Staff Contact: Kathy Brockway or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Christopher Seely

911 ADDRESS: 27684 Lake Jefferson Road, Cleveland MN

VARIANCE REQUEST: To allow the applicant to construct a 50 x 80 shed 192 feet from the Ordinary High Water Level (OHWL).

VARIANCE NUMBER: 15124

PARCEL NUMBER: 01.103.7610

SITE INFORMATION

LOCATION: Part of Government Lot 1, Section 34, Township 110 North, Range 25 West and part of Government Lot 3, Section 3, Township 109, North Range 25 West, Le Sueur County, Minnesota.

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: Shoreland, scattered residences

ACCESS: New off Lake Jefferson Road, County Road 15

LAKE: Lake Henry, Natural Environment

Natural Environment Lake - Lakes that usually have less than one hundred fifty (150) total acres, less than sixty (60) acres per mile of shoreline, and less than three (3) dwellings per mile of shoreline. They may have some winter kill of fish; may have shallow, swampy shoreline; and are less than fifteen (15) feet deep.

RFPE: Regulatory Flood Protection Elevation: 1028.51 Lowest floor must meet RFPE.

ATTACHMENTS

Application, Written Detail of Request, Survey, Surveyor Certification, Aerial photo, Findings of Fact, Environmental Resource Specialist Letter, Shed plans, erosion control plan, driveway access approval.

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:	192 feet	250 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

Page 1 of 2

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: 6/16/2015
60 DAY RULING DATE: 8/15/2015

PERMIT NUMBER 15124

FEE: \$646.00

APPLICANT: CHRISTOPHER SEELY
ADDRESS: 27684 LAKE JEFFERSON RD
CITY: CLEVELAND
STATE: MN ZIP: 56017
PHONE: 507-317-2820

PROPERTY OWNER: CHRISTOPHER SEELY
ADDRESS: 27684 LAKE JEFFERSON RD
CITY: CLEVELAND
STATE: MN ZIP: 56017
PHONE: 507-317-2820

PARCEL NO: 01.103.7610 TOWNSHIP: CLEVELAND 911: 27684 LAKE JEFFERSON RD CLEVELAND
SEC: 3 SUBDIV: NA
TWP: 109 LOT: NA ZONE: SP
RANGE: 25 BLOCK: NA FEMA PANEL #: 27079C0265D
Q/Q: ROAD: CR 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 50 X 80 SHED 192 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


DATE



LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY


DATE

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

ON-SITE TOUR DATE: 7/16/2015	
PUBLIC HEARING DATE: 7/16/2015	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: CHRISTOPHER SEELY

Variance # 15124

Variance Request: TO ALLOW THE APPLICANT TO CONSTRUCT A 50 X 80 SHED 192 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
☐ ☐ ☐ ☐ ☐

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 ENVIRONMENTAL SERVICES
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057-1600

Phone (507) 357-8540 (direct line)

Fax (507) 357-8541

June 24, 2015

To: Le Sueur County Planning and Zoning Board of Adjustment

From: Joshua Mankowski, Environmental Resources Specialist

Applicant: Christopher D Seely

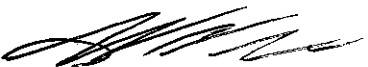
Property owner: Christopher D Seely

Property: 01.103.7610

Description: Request for a Variance from the OHWL setback to construct a 50x80 ft. shed. This project is located near Lake Henry, a Natural Environment lake located in a Special Protection District.

Recommendation: I recommend approval of this Variance from the OHWL setback with the condition that the applicant works with the Environmental Resources Specialist to add some additional screening in between the shed and the lake. This screen will include the planting of hardwood trees, the location, number and species of which must be approved prior to planting.

Sincerely,



Joshua Mankowski
Le Sueur County
Environmental Resources Specialist

Le Sueur County

Variance Application

I. Applicant:

Name Christopher D Seely
Mailing Address 27084 Lake Jefferson Rd
City Cleveland State MN Zip 56017
Phone # 507-317-2820 Phone # 507-312-0167

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

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

III. Parcel Information:

Parcel Number 01.103.7610 Parcel Acreage 5 acres
Legal Description-Full legal description must be attached (not from tax statement)

IV. Variance Request:

Building a shed that will not meet required
highwater setback of 250ft in a Special Protection
District on the Environmental Lake Henry.
Request is to build shed 192ft from Ordinary High Water level.

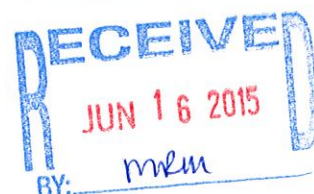
V. Township Notification: Township must be notified of proposed request prior to application.

Cleveland Township notified on 10/28/14
(Township Name) (Date)

Board Member John Kluntz 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
- ☒ g. Surveyor Certification
- ☒ d. Floor plans and/or blue prints *(For structures)*
- ☒ e. Septic System Compliance Inspection
- ☒ f. Erosion control plan
- ☒ g. 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.

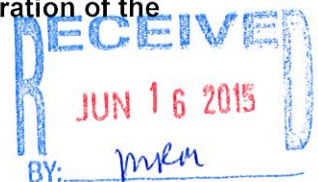
A zoning permit is required prior to starting construction; however zoning permits will not be available the day of the Board of Adjustment meeting.

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.

I will be requesting to place a shed in a location that is closest to meeting all setbacks required. However, my parcel is not wide enough to meet both the Right of Way and High water setbacks

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

Given the enhanced setbacks for being located in a Special Protection District on a Environmental Lake, my narrow and long parcel has limited space from Right of Way to Highwater mark to reach required setbacks.

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

The enhanced High water setback due to being in a Special Protection District leaves me with very limited options due to my parcel shape.

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

My request will improve curb appeal and give me a chance to clean up my parcel by giving my adequate storage for my belongings. Yet, the building will be far enough away from the shoreline that it will not affect the shoreline's character.

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

Yes, The placement of the accessory building is based on a area that ~~will~~ allows me to be as close as I can be to meeting the necessary setbacks.

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

Yes, I will be continuing the preservation of any significant bluff areas. The building placement shall not affect or have any altercations to the bluff or shoreline.

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

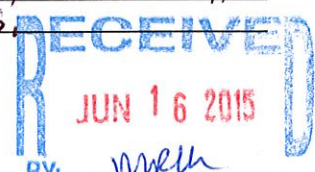
My lot size is 5 acres, therefore I am allowed a 4,000 square foot accessory building with a maximum structure height of 25 feet, and my roof structure shall have no longer than 2 foot overhangs.

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

The current septic system for the house is 1.5 years old and compliant. The accessory building shall have no use for a additional system and can meet required setbacks from the current system.

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

I have placed the accessory building in a area that I believe is closest to meeting the required setbacks while still maintaining curb appeal and road access.



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.

Christopher Seely
Applicant signature

6/14/15
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.

Christopher Seely
Land Owner signature

6/14/15
Date

OFFICE USE ONLY

Date received 6-16-15 Present Zoning Classification SP Feedlot within 500' 1000' N
Meeting date 7-16-15 Lake Classification NE Erosion Control Plan Y N
60 Day 8-15-15 Lake Henry Water courses Y N
FEMA Panel # 27019C02150 Flood Zone X-out Bluff Y N
☒ Surveyor Certificate ☒ Ordinance ☒ Septic COC 5-16-13 **CH/DESIGN**
☒ Site Plan -survey ☒ Access approval ☒ Fee \$ 646 **ATF / SPEC MTG**
☒ Full legal ☒ Blue Prints ☐ Other _____
☐ Application complete ☒ Written Detail of Var

Michelle Ruttler
Planning & Zoning Department Signature

6-16-15
Date

15124
Permit #

04-15-13

RFPE 1028.51



Written Detail of Variance

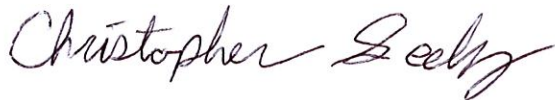
I, (Christopher D. Seely) am requesting a variance for an accessory building, due to inability to meet required setbacks.

I would like to build an accessory building with the dimensions of 50ft X 80ft, equaling 4000sq ft. I would like this accessory building because there is no type of garage or shed on my property. I would like to make an effort to clean up the property and boost curb appeal. To do so I will need the desired sized accessory building to store my belongings.

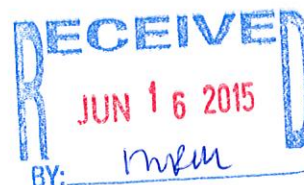
Given the enhanced setbacks for being located in a Special Protection District on an Environmental Lake, my narrow and long lot has limited space from Right of Way to High water mark to reach the required setbacks. I can meet Right of Way set back, septic setback, and property line setback, however I will need a variance because of my inability to meet my high water setback.

Thank you for your time and consideration.

Sincerely,



Christopher D. Seely



Le Sueur County

Surveyor Certification

- I. Applicant:
Name CHRIS. SEELY
- II. Property Owner (s), if different from above:
Name Chris Seely
Property Address 27684 Lake Jefferson Rd
City Cleveland State MN Zip 56017
- III. Parcel Information:
Parcel Number 01.103.7610
- 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
 - setbacks
 - property lines
 - road right-of-way
 - easements
 - 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)
 - lakes
 - rivers
 - wetlands, ponds
 - streams
 - well
 - existing structures (within and adjacent to project area)
 - proposed structures
 - lot dimensions
 - septic system
 - access
- VI. The proposed improvements have been physically staked onsite then surveyed on 10/26/2014 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.

Roy Jeman
Surveyor's signature

10/27/2014
Date

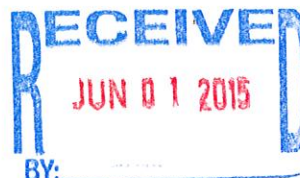
19789
Lic #

OFFICE USE ONLY

6-1-15
Date received

MRM
Planning & Zoning Authority signature

10-01-11





Lani Driscoll
889 Kingsway Drive
Le Sueur, MN 56058

Chris Seely
27684 Lake Jefferson Rd
Cleveland, MN 56017

DEALER INFO.

CUSTOMER INFO.

50'-0"x80'-1"x14'-0"

U1
OP121814

(Initials)
DATE: 1/25/2015

PROPOSAL DRAWINGS ONLY
Not Intended for Construction Purposes
Not To Scale

Floor Plan

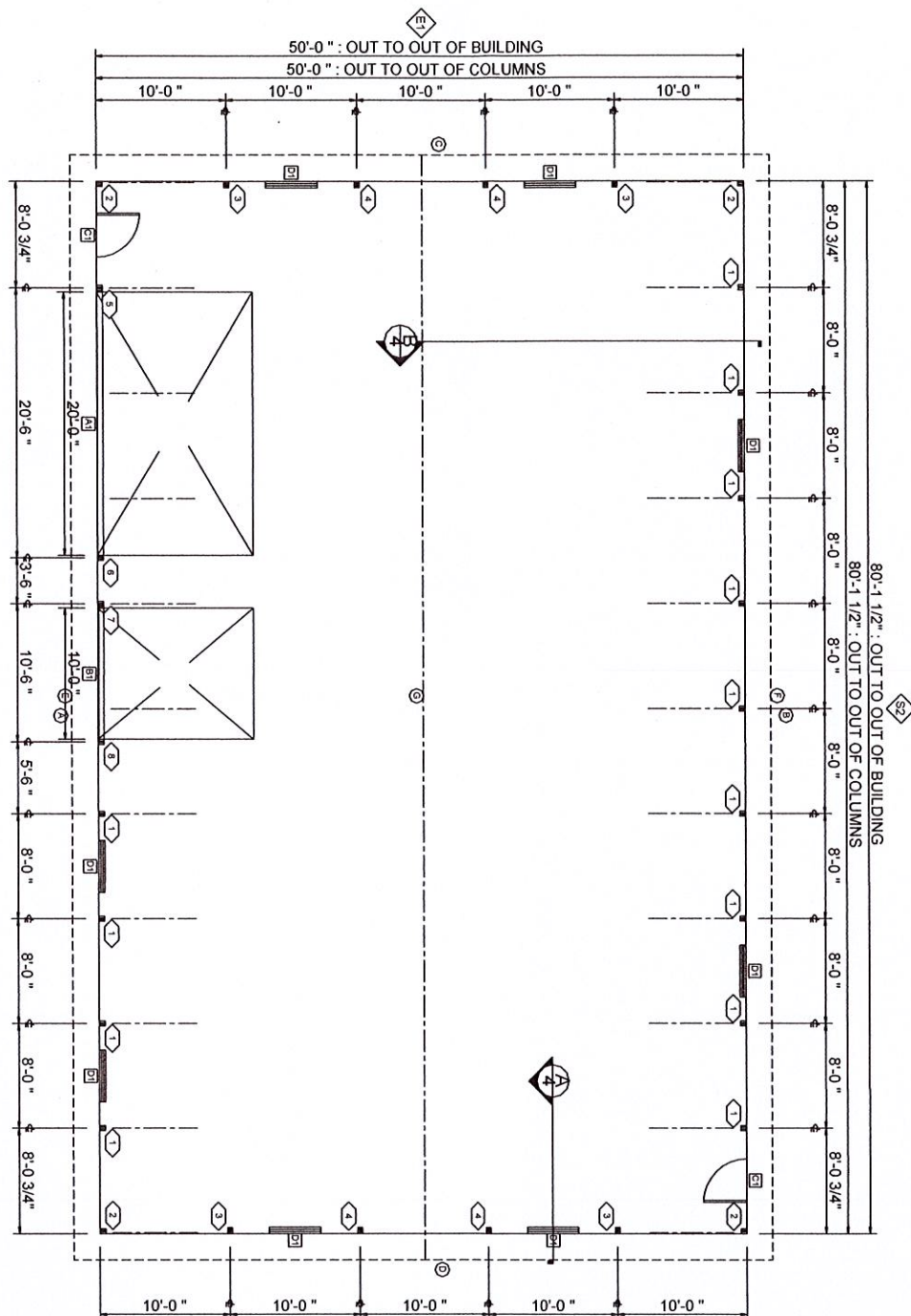
OPENING SCHEDULE			
ID	MODEL	COLOR	NOMINAL
A1	12' HIGH OVERHEAD DOOR OPEN	NA	LK424
B1	12' HIGH OVERHEAD DOOR OPEN	NA	LK424
C1	WALK DOOR 7'10" SOLID	36X60	40X81
D1	WINDOW VINYL SLIDER THERMAL	47	5X65 75

COLUMN SCHEDULE

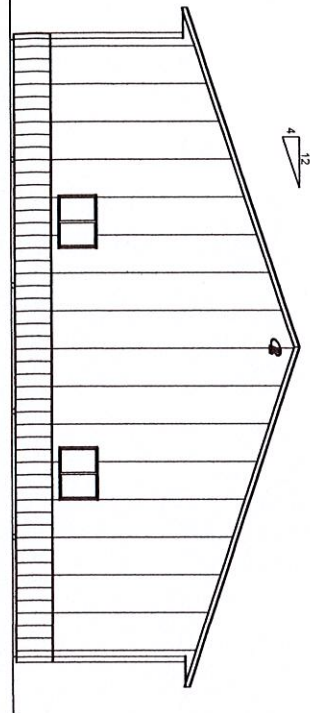
ID	PART	SHAPE	LENGTH	BASE	SIZE	TYPE	YDS/BSG	DET	ANCHOR	TYPE	BSG/BLTS	DET
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1	892170	FE66	20'-0"	-52	4 x 17"	PRECAST	0	EF201	BLOCK	0	EF211	DET
2	892220	FE66	20'-0"	-52	4 x 17"	PRECAST	0	EF201	BLOCK	0	EF211	DET
3	C003	FE66	24'-0"	-52	4 x 17"	PRECAST	0	EF201	BLOCK	0	EF211	DET
4	C004	FE66	28'-0"	-52	4 x 17"	PRECAST	0	EF201	BLOCK	0	EF211	DET
5	C005	FE66	20'-0"	-55	11 x 24"	PRECAST PLUS	5	EF202	BLOCK	0	EF211	DET
6	C006	FE66	20'-0"	-55	9 x 24"	PRECAST PLUS	4	EF202	BLOCK	0	EF211	DET
7	C007	FE66	20'-0"	-52	4 x 17"	PRECAST	0	EF201	BLOCK	0	EF211	DET
8	C008	FE66	20'-0"	-52	4 x 17"	PRECAST	0	EF201	BLOCK	0	EF211	DET

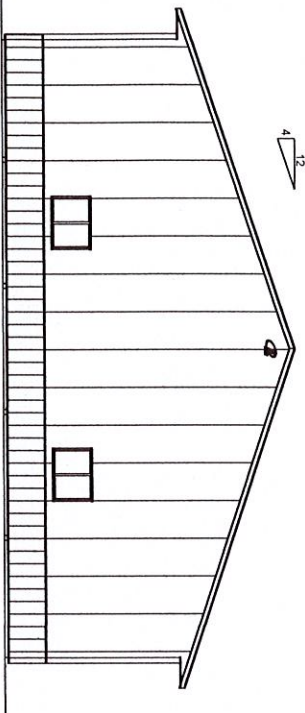
Customer Approval
PROJ: 070A-12211-00-00



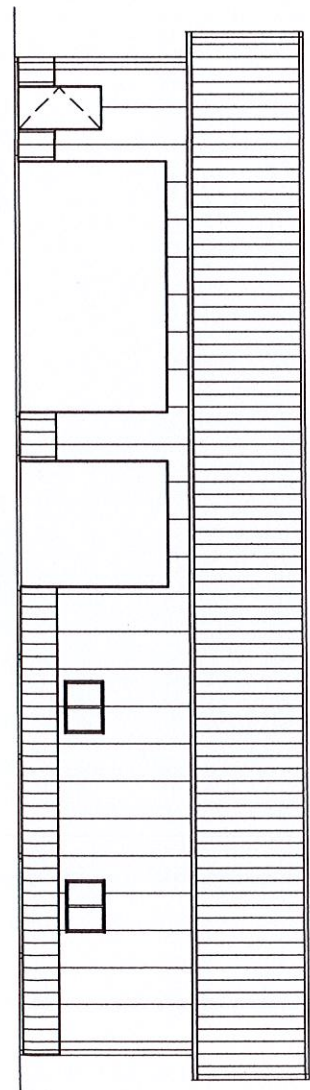
RECEIVED
JUN 16 2015
BY: mblm
Seely 0103, 7611



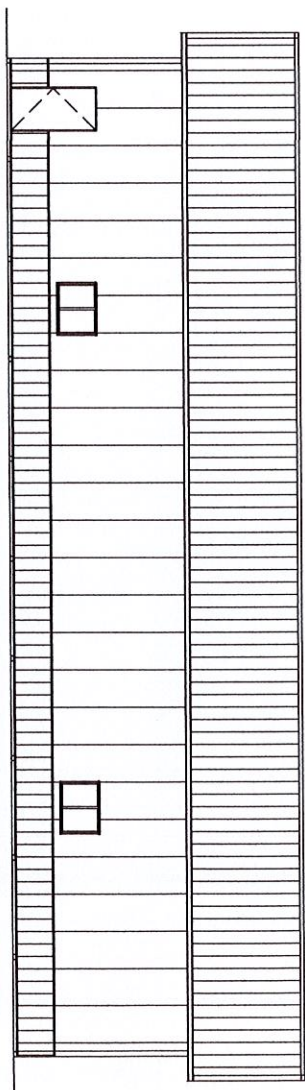
ENDWALL 1



ENDWALL 2



SIDEWALL 1



SIDEWALL 2

Seely 0.103.7610

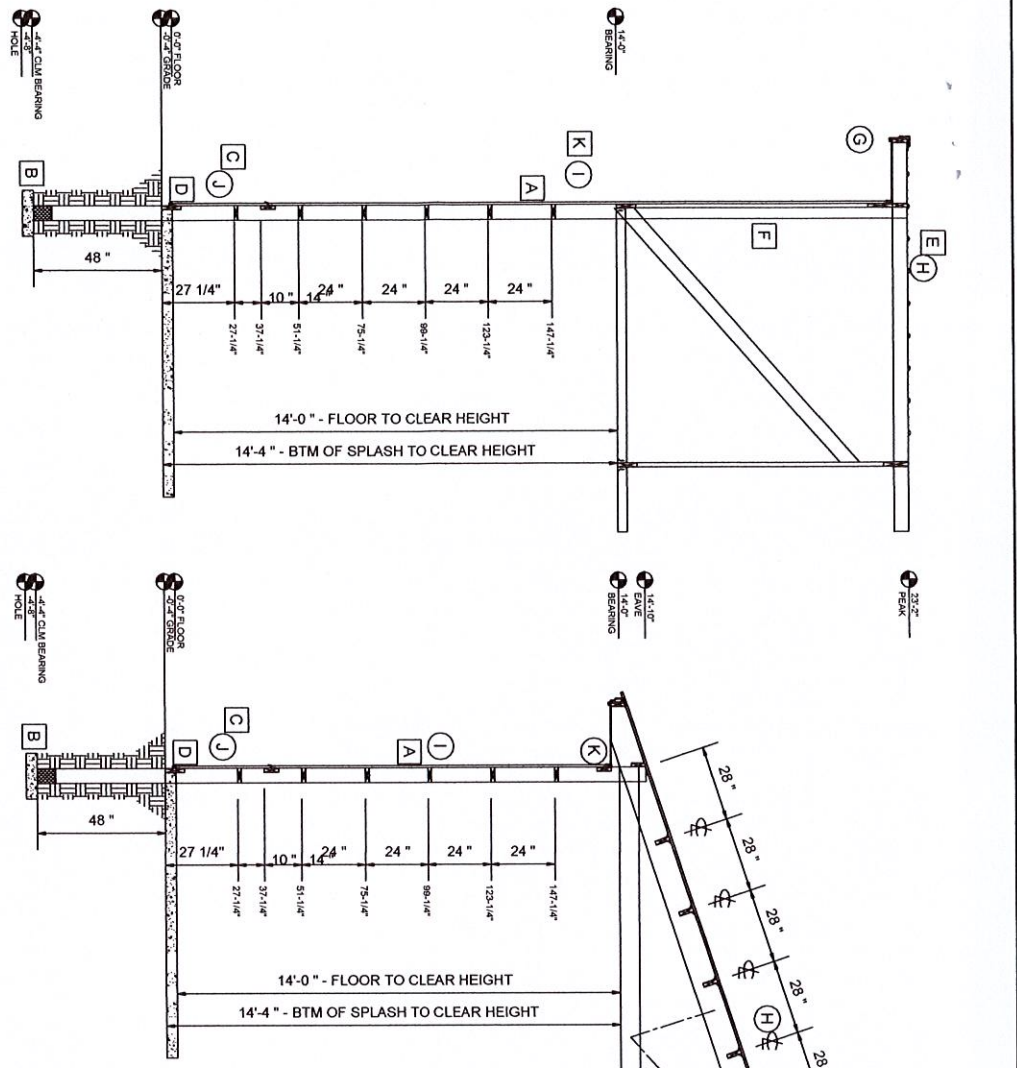
RECEIVED
JUN 16 2015
BY: *mm*

WESTER BUILDINGS	DEALER INFO. Lani Driscoll 889 Kingsway Drive Le Sueur, MN 56058	CUSTOMER INFO. Chris Seely 27684 Lake Jefferson Rd Cleveland, MN 56017	BUILDING DESCRIPTION 50'-0"x80'-1"x14'-0" U1 QP121814	Customer Approval DATE: 1/25/2015	PROPOSAL DRAWINGS ONLY Not Intended for Construction Purposes *Not To Scale*
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PROJ: 070A-12211-00-00

End Section

Side Section



SIDE SECTION SCHEDULE	
ID	Location
A	COLUMN
B	FOOTING
C	WALL GIRT
D	SPLASH PLANK
E	TRUSS
F	PURLIN
G	BTM CHD BRACE
H	GENERAL ROOF
I	GENERAL WALL
J	WAINSCOT WALL
K	SOFFIT
END SECTION SCHEDULE	
ID	Location
A	COLUMN
B	FOOTING
C	WALL GIRT
D	SPLASH PLANK
E	PURLIN
F	GABLE TRUSS
G	SOFFIT
H	GENERAL ROOF
I	GENERAL WALL
J	WAINSCOT WALL
K	BTM CHD BRACE

RECEIVED
JUN 16 2015
MEL

Seely 01.103.71010

LESTER BUILDINGS

DEALER INFO.
Lani Driscoll
889 Kingsway Drive
Le Sueur, MN 56058

CUSTOMER INFO.
Chris Seely
27684 Lake Jefferson Rd
Cleveland, MN 56017

BUILDING DESCRIPTION
50'-0"x80'-1"x14'-0"
U1
OP121814

Customer Approval

DATE: 1/25/2015

PROJ: 070A-12211-00-00

PROPOSAL DRAWINGS ONLY
Not Intended for Construction Purposes
* Not To Scale *

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: Christopher Seely PID: 01.103.2650 ⁷⁶¹⁰
Mailing Address: 27684 Lake Jefferson Rd, Cleveland, MN 56017
Property Address: "
Phone: () Mobile/Cell: (507) 317-2820

Responsible party for Implementation/Inspection: "
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.

Christopher Seely
(Property Owner)

Christopher Seely
(Person Responsible for Implementation)

6/15/15
(Date)

6/15/15
(Date)

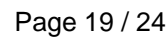
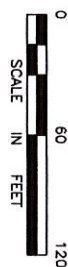
If you have any questions, please contact Environmental Services, at 507-357-8538.

TOTAL LOT AREA	
206255	SQ FT
<hr/>	
EXISTING IMPERVIOUS SURFACE	
HOUSE	1105 SQ FT
GRAVEL SURFACE	2137 SQ FT
CONCRETE SURFACE	418 SQ FT
TOTAL	3660 SQ FT (1.77%)
<hr/>	
PROPOSED IMPERVIOUS SURFACE	
SHED	4000 SQ FT
GRAVEL SURFACE	2131 SQ FT
TOTAL	6731 SQ FT (3.26%)
<hr/>	
TOTAL IMPERVIOUS SURFACE	
PROPOSED	6731 SQ FT
EXISTING	3660 SQ FT
TOTAL	10391 SQ FT (5.03%)

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
License Number 19789

10/27/14
Date



**OWNER'S POLICY
SCHEDULE A (CONTINUED)**

LEGAL DESCRIPTION

File No.: 40851-14-03513

Policy No.: 40851-14-03513-01

The Land referred to in this policy is described as follows:

PARCEL 1:

Part of Government Lot 1 of Section 34, Township 110 North, Range 25 West and part of Government Lot 3 of Section 3, Township 109 North, Range 25 West, Le Sueur County, Minnesota described as: Commencing at the Northwest corner of said Section 3; thence South 88 degrees 53 minutes 53 seconds East (Le Sueur County Coordinates NAD83, 1996 Adjustment) on the north line of said Section 3, a distance of 1751.55 feet to the point of beginning; thence South 39 degrees 31 minutes 45 seconds West, a distance of 27.38 feet to the centerline of Le Sueur County Road No. 15; thence South 48 degrees 21 minutes 53 seconds East on said centerline, a distance of 279.10 feet; thence North 30 degrees 50 minutes 00 seconds East, a distance of 375 feet, more or less to the shoreline of Lake Henry; thence northwesterly along said shoreline, a distance of 247 feet, more or less to the intersection of a line which bears North 39 degrees 31 minutes 45 seconds East from the point of beginning; thence South 39 degrees 31 minutes 45 seconds West, a distance of 432 feet, more or less, to the point of beginning.

AND

PARCEL 2

Part of Government Lot 1 of Section 34, Township 110 North, Range 25 West and part of Government Lot 3 of Section 3, Township 109 North, Range 25 West, Le Sueur County, Minnesota described as: Commencing at the Northwest corner of said Section 3; thence South 88 degrees 53 minutes 53 seconds East (Le Sueur County Coordinates NAD83, 1996 Adjustment) on the north line of said Section 3, a distance of 1751.55 feet; thence South 39 degrees 31 minutes 45 seconds West, a distance of 27.38 feet to the centerline of Le Sueur County Road No. 15; thence South 48 degrees 21 minutes 53 seconds East on said centerline, a distance of 279.10 feet to the point of beginning; thence continuing South 48 degrees 21 minutes 53 seconds East on said centerline, a distance of 81.76 feet; thence southeasterly a distance of 324.62 feet along a tangential curve to the left having a radius of 1394.63 feet and a central angle of 13 degrees 20 minutes 11 seconds; thence North 31 degrees 06 minutes 07 seconds East not tangent to said curve, a distance of 170 feet, more or less to the shoreline of Lake Henry; thence northwesterly along said shoreline, a distance of 476 feet, more or less to the intersection of a line which bears North 30 degrees 50 minutes 00 seconds East from the point of beginning; thence South 30 degrees 50 minutes 00 seconds West, a distance of 375 feet, more or less, to the point of beginning.

RECEIVED
JUN 16 2015
BY: *mfm*

LE SUEUR COUNTY HIGHWAY DEPARTMENT

Application For Access Driveway or Entrance Permit

C.S.A.H./Co. Hwy. No. 15 (Lake Jefferson Rd.) Name of Twp. Cleveland

SKETCH PROPERTY, PRESENT AND PROPOSED DRIVEWAY AND RELATION TO COUNTY HIGHWAY.

Name of Applicant: Christopher D. Seely Telephone No.: (507) 317 - 2820Address: 27684 Lake Jefferson Rd.Name of Property Owner: " Telephone No.: () "Address: "Location: Co Hwy. No.: 15 in Le Sueur Co. 0.2 Miles N-S-E-W of 464th St
(circle one) (Specify Road, or intersection)Legal Description of Property 01.103.7610Purpose of Driveway: Farm Residence _____ Field Pole Shed XIs a Building to be Constructed: Yes X No _____ What kind Pole ShedPossible replacement cost of this pipe will be the responsibility of the owner: Yes/No
(Circle One)Will the Building be Temporary: _____ Permanent XDistance from center of highway to front of building is 120 feet.Is land higher? _____ lower? 3ft or level? _____ with highway.
(show feet & inches) (show feet & inches)Number of present driveways to property 1 Date Proposed driveway will be needed 8/1/15

Give exact location to Proposed Driveway to Property: (Give lath to mark center of Proposed Driveway)

Culvert has already been placed in driveway location.

I, We, the undersigned, herewith make application for permission to construct the access driveway at the above location, said driveway to be constructed to conform with the standards of the Minnesota Highway Department and to any special provisions included in the permit. It is agreed that all work will be done to the satisfaction of the Le Sueur County Highway Department. It is further agreed that no work in connection with this application will be started until the application is approved and the permit issued.

6/8/15
DateChristopher Seely
Signature of Applicant

Office Use Do Not Write on this page.

NOT VALID UNLESS SIGNED AND NUMBERED

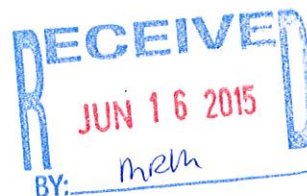
Access Driveway or Entrance Permit: 2015011
Permit No.

Permission is hereby granted for the construction of the driveway as described in the above application, said driveway to be constructed in accordance with the Minnesota Highway Departments Driveway Standard Plate Nos. 9000B and 9001A and subject to the requirements on the next page and the following special provisions:

It is expressly understood that this permit is conditioned upon replacement or restoration of the County Highway to its original or to satisfactory condition.

6/16/15
Date

David P. Ring
ASST. Le Sueur County Highway Engineer



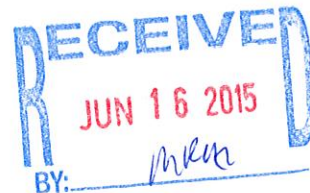
FARM & FIELD ENTRANCES

BE IT RESOLVED: That the County Highway Engineer is hereby authorized and instructed to control farm and field entrances on all County State Aide Highways, including roads scheduled for new construction, under the following regulations.

- A: One field and one farm entrance shall be allowed per owner or approved additional access at no cost to owner.
- B: A permit shall be required on all additional entrance requests.
- C: All new culverts and aprons on additional entrance requests shall be furnished by the private owner, and constructed according to the Engineer's specifications.
- D: All new culvert materials and aprons shall become the property of the County Highway Department and entrances shall be maintained by same.
- E: There shall be no distinction for entrances with or without culvert.
- F: The relocation of existing entrances shall be accomplished at the private owner's expense and according to the Engineer's specifications, except where the County is proved negligent.
- G: The cost for construction of an additional approved entrance or relocation of an existing entrance shall be \$350. plus the cost of pipe, bands, and aprons.
- H: The cost for extending an existing entrance shall be \$175. plus the cost of pipe, bands, and aprons.

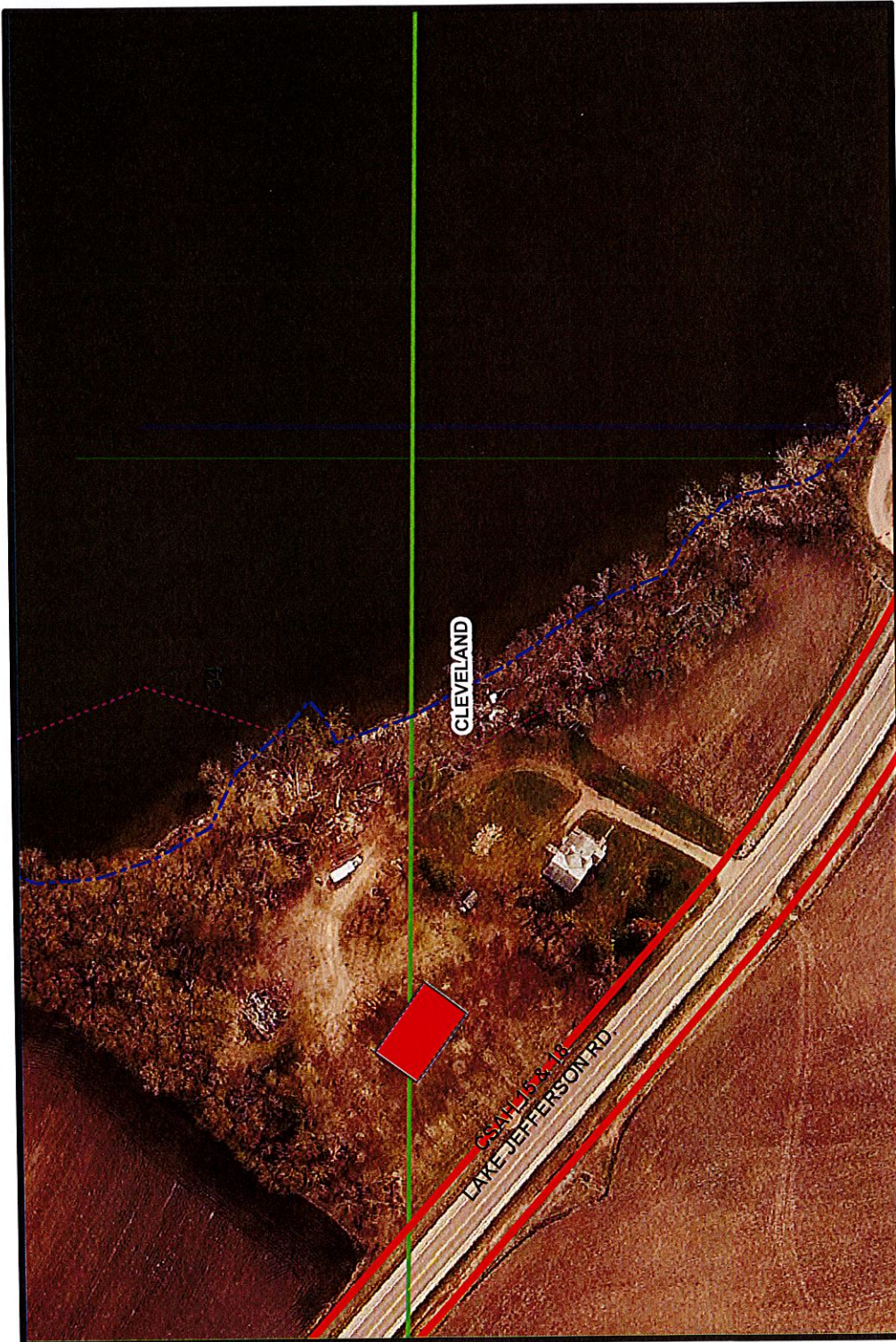
Assumes that fill material is available within one (1) mile. Required fill hauled more than one (1) mile will be hauled at an additional cost of \$.30/cu. Yd. Per loaded mile.

BE IT RESOLVED: That the design standards for County Roads be the same as those currently listed in State Aid Rules for County State Aid Highways.



LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Seely
 PID: 01.103.7610
 DATE: 7-7-15
 FIRM #: 27079C0265D
 F-Zone: X-Outside
 RFPE: ELEVATION
 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.



30	29	28	27	26	25	30
31	32	33	34	35	36	31
Emily	Dog	CLEVELAND	Henry	Middle Jefferson	Unnamed	Unnamed
6	5	4	3	2	1	6
Unnamed	Unnamed	Unnamed	Unnamed	Unnamed	Unnamed	Unnamed
7	8	9	10	11	12	13
Washington	Washington	Washington	Washington	Washington	Washington	Washington
17	16	15	14	13	12	18

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	

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