



Le Sueur County, MN

Thursday, July 16, 2015

Regular Session

Item 4

Conlon-Christian Packet

Staff Contact: Kathy Brockway or Michelle Mettler

VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT: Michelle & Jerome Conlon
OWNER: Christian Family LP
911 ADDRESS: NEW Willow Road, St Peter MN
VARIANCE REQUEST: To allow the applicant to construct a single-family dwelling 39 feet from the road Right-Of-Way (Willow Road-formerly named Valleyview drive) and 44 feet from the road Right-Of-Way (Hunters Road).
VARIANCE NUMBER: 15125
PARCEL NUMBER: 05.455.0190

SITE INFORMATION

LOCATION: Lot 6, Block 2, Emily Heights, Section 27, Kasota Township
ZONING & PURPOSE: Urban/Rural Residential "R1"

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

GENERAL SITE DESCRIPTION: Residential

ACCESS: New off Willow Road

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 road ROW: | 39 & 44 feet | 65 feet | Section 9, Subdiv. 5. B.3. | 9-6 |
2. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.
3. A Variance may be granted **only** where the strict enforcement of the official controls will result in a **practical difficulty**.
4. It is the responsibility of the **applicant** and/or landowner to prove evidence that a practical difficulty exists.
5. A determination that a **practical difficulty exists** upon the consideration of the **findings of fact**.
6. 'Valleyview Drive' was the original name of the road when the property was platted. Now the road is Willow Road.

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: 6/16/2016 PERMIT NUMBER 15125 FEE: \$796.00
60 DAY RULING DATE: 8/15/2015

APPLICANT: MICHELLE & JEROME CONLON PROPERTY OWNER: CHRISTIAN FAMILY LP
ADDRESS: 1509 ROCKBEND PKWY ADDRESS: PO BOX 156
CITY: ST PETER CITY: LE CENTER
STATE: MN ZIP: 56082 STATE: MN ZIP: 56057
PHONE: 507-720-2099 PHONE: 507-357-2278

PARCEL NO: 05.455.0190 TOWNSHIP: KASOTA 911: NEW WILLOW RD ST PETER (mrm)
SEC: 27 SUBDIV: EMILY HEIGHTS
TWP: 110 LOT: 6 ZONE: R1
RANGE: 26 BLOCK: 2 FEMA PANEL #: 27079C0237D
Q/Q: 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 SINGLE-FAMILY DWELLING 39 FEET FROM THE ROAD ROW (WILLOW RD) AND 44 FEET FROM THE ROAD ROW (HUNTERS RD).

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:

Michelle Conlon
APPLICANT/PROPERTY OWNER

6-16-15
DATE

Michelle Conlon
LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY

June 16, 2015
DATE

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

ON-SITE TOUR DATE: <u>7/16/2015</u>	
PUBLIC HEARING DATE: <u>7/16/2015</u>	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: MICHELLE & JEROME CONLON

Variance # 15125

Variance Request: TO ALLOW THE APPLICANT TO CONSTRUCT A SINGLE-FAMILY DWELLING 39 FEET FROM THE ROAD ROW (VALLEYVIEW DR) AND 44 FEET FROM THE ROAD ROW (HUNTERS RD).

- 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?

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

Explain _____

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

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

Explain _____

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

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

Explain _____

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

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

Explain _____

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

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

Explain _____

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

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

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

Explain _____

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

JM JW JD CH FC
☐ ☐ ☐ ☐ ☐

Explain _____

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 Michelle Conlon & Jerome Conlon
Mailing Address 1509 Rockbend PKwy
City St Peter State MN Zip 56082
Phone # 507-720-2099 Phone # 507-381-1830
- II. **Land Owner (s), if different from above:**
Name Christian Family LP
Property Address PO Box 156
City LeCenter State MN Zip 56057
Phone # 507-357-2278 Phone # _____
- III. **Parcel Information:**
Parcel Number 05.455.0190 Parcel Acreage 1.25
Legal Description-Full legal description must be attached (not from tax statement)
Emily Heights Sub Division Lot 6 Block 2
- IV. **Variance Request:**
39' ~~39'~~ setback instead of 65' from Willow Road and
44' ~~44'~~ setback instead of 65' from Hunters Road
- V. **Township Notification: Township must be notified of proposed request prior to application.**
Kasota Township notified on June 12, 2015
(Township Name) (Date)
Board Member Joe Kienlen 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
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.

Due to the unique topography of this lot a low spot that can hold water has been created this is forcing the placement of the home and septic to be such that a variance is necessary to meet all other setback + covenant requirements

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

The topography with the low spot dictates the placement of the home and septic system to comply, be the least intrusive to the environment, and in doing so meet all other setbacks except for the request.

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

As other landowners have put in culverts and due to the topography there is a low spot on the property that can have water in it.

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

In trying to meet the covenant requirements of a 3 car garage and 1100 sq ft on the main floor of a single story home and all other septic requirements it has been a challenge, there is also a second road on the plat that requires additional setbacks. With this variance we will not have to disturb the woods or creek on the back half of the property and allows us to keep the home in compliance with neighborhood covenants

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

Yes, this is not about finances in any way the low area pushes the home forward and to the left

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

Yes, Goal 1, 2 + 3 have no effect
Goal 4 would be met and
Goals 5, 6 + 7 have no effect

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

This property was meant to be that for a single family dwelling. To date it has been left vacant because of these hardships. By allowing the variance this parcel may finally be permitted to fulfill its purpose through Goal #4 and provide the opportunity for Urban + Rural Housing Development it is already designated as.

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

We have allowed for a primary + secondary septic drainfield site and tanks have been staked in compliance to the home size and setbacks as well as placing them on virgin soil and away from the low spot on the property. Also creek setback is maintained + least amount of disturbance to trees.

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

Dwelling is being placed as far possible to meet current setbacks on left property line and as far as possible to meet setbacks from creek and septic in an effort to avoid the low spot and have the least impact on the tree line possible

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.

Michelle Coulon
Applicant signature

June 12, 2015
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.

Dorothy Christman
Land Owner signature

6/12/15
Date

OFFICE USE ONLY

Date received 6-16-15 Present Zoning Classification R1 Feedlot within 500' 1000' N
Meeting date 7-16-15 Lake Classification — Erosion Control Plan Y N
60 Day 8-15-15 Lake — Water courses Y N
FEMA Panel # 27079C257D Flood Zone X outside Bluff Y N
☒ Surveyor Certificate ☒ Ordinance ☒ Septic map CI / DESIGN
☒ Site Plan -survey ☒ Access approval ☒ Fee \$ 640 ATF / SPEC MTG
☒ Full legal ☒ Blue Prints ☐ Other _____
☒ Application complete ☒ Written Detail of Var

Michelle R. Mittler
Planning & Zoning Department Signature

6-16-15
Date

15125
Permit #

04-15-13

Written Detail of Variance

We are asking for a variance on two setbacks for the lot located in the Emily Heights Subdivision Lot 6 Block 2. This lot is one of only two lots left in this subdivision. Other parties have declined purchasing this lot due to the hardships it presents. Our hope is that with this variance the said lot may finally be used for the purpose which it was designated as a single family dwelling homestead.

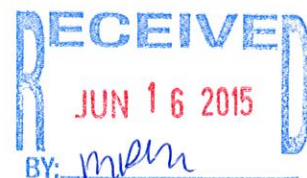
The lot is 1.25 acres but is ½ trees and creek. In addition the topography has a low spot that is unbuildable due to water that stands in this location after it rains. The location of the low spot forces the home to be placed at the front left of the property with the septic behind. This location is:

- the least intrusive to the natural vegetation occurring on the property along the creek
- meeting all other setbacks for the creek
- allowing the septic to be placed without variance
- avoiding the low area
- asking the least variance possible to still meet the covenant requirements for a one story home in this subdivision of a 3 stall garage and a minimum of 1700 square feet on the main floor.

The variance requested is:

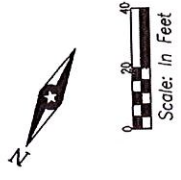
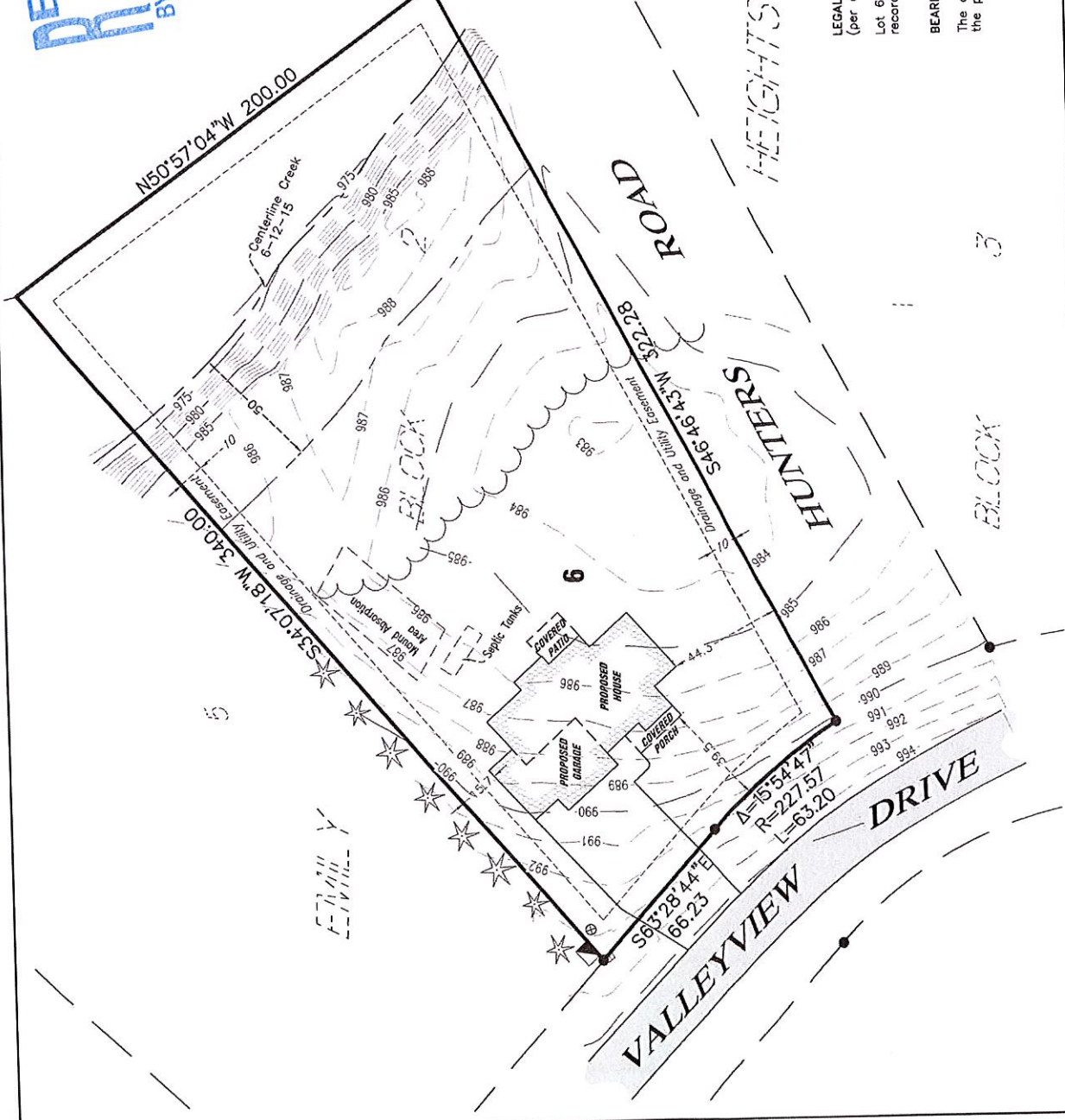
- a 39' setback instead of a 65' from the Willow Road right of way on the front property line and
- a 44' setback instead of a 65' from the Hunter's Road right of way which only exists on the plat

We are requesting this variance before we purchase the property to assure its viability since others have not been willing to pursue this process.



RECEIVED
JUN 16 2015
 BY: *mjm*

- LEGEND**
- Iron Monument Found
 - Proposed Building
 - Bituminous Surface
 - Existing Tree Line
 - Existing Contour
 - Existing Spot Elevation
 - Transformer
 - Curb Stop
 - Utility Pedestal
 - Inplace Tree



LEGAL DESCRIPTION:
 (per client)
 Lot 6, Block 2, EMILY HEIGHTS, according to the recorded plat thereof, Le Sueur County, Minnesota.

BEARING NOTE:
 The orientation of this bearing system is based on the plot of EMILY HEIGHTS.

KEY PLAN

THIS REPORT WAS PREPARED BY THE SURVEYOR, PLANNING, OR ARCHITECT, ENGINEER, OR CONSTRUCTION PLANNER, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR, PLANNING, OR ARCHITECT, ENGINEER, OR CONSTRUCTION PLANNER.

DANIEL L. STUEBER
 DATE 05-25-2015 L.C. NO. 45110

JERRY & SHELLEY CONLON

NO.	DATE	REVISION	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT NO. 15-17857
 FILE NAME: A:\17857-LEUE-01-A
 DRAWN BY: JH
 DESIGNED BY: JH
 REVIEWED BY: JH
 ISSUE DATE: 05-25-2015
 CLIENT PROJECT NO.:
 TITLE:

Le Sueur County

Surveyor Certification

I. Applicant:

Name JERRY & MICHELE CONLON

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

Name CHRISTIAN FAMILY LP

Property Address Willow Rd

City SAINT PETER State MN Zip 56082

III. Parcel Information:

Parcel Number 05.455.0190

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 6/12/15 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

06/16/2015
Date

4310
Lic #

OFFICE USE ONLY

Michelle R. Muth

Planning & Zoning Authority signature



Mettler, Michelle

From: Joseph Kienlen [joe@kienlenfarms.com]
Sent: Monday, June 15, 2015 12:58 PM
To: Mettler, Michelle
Subject: Conlon driveway

Michelle,

This is concerning Jerry and Shelly Conlon's lot on Willow Rd, Skyview Ridge, Kasota township. The driveway can be no closer than 15 feet to the property line, and no wider than 30 feet. Please call me at 507-995-4006 to let me know that you received this message.

Thanks, Joe



Hand-drawn site plan for a property. The plan shows a house and a garage. A creek is located to the right of the property, with a bluff and a 30' setback. A road is shown at the bottom right, with a 750' setback. A 4' bed room mound is located near the house, with a septic tank nearby. Various setbacks are marked: 30', 750', 10', 20', 150', 1500'. A north arrow is in the top left. A 'RECEIVED' stamp from JUN 15 2015 is present, along with a signature 'mrm' and the text 'prop. line / road right-of-way' and 'Road'.

prop. line

750'

30'

Bluff

creek

30' set back

10'

20'

4' bed room mound absorp. area

150'

1500'

50'

septic tank(s)

garage

House

View Rd.

RECEIVED

JUN 15 2015

BY: mrm

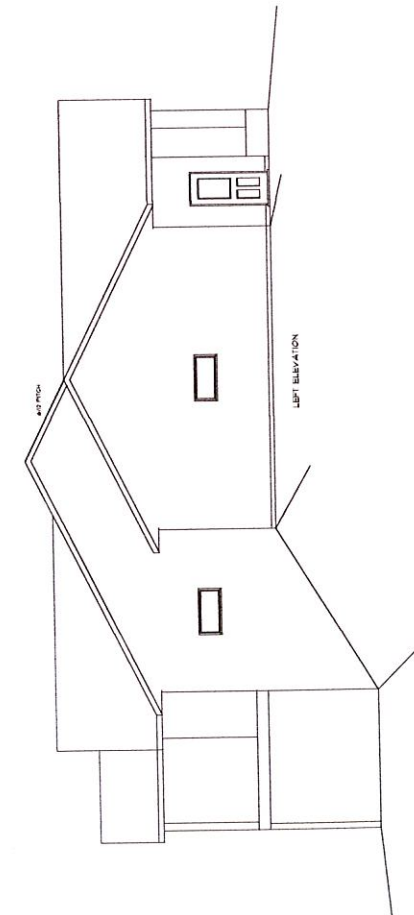
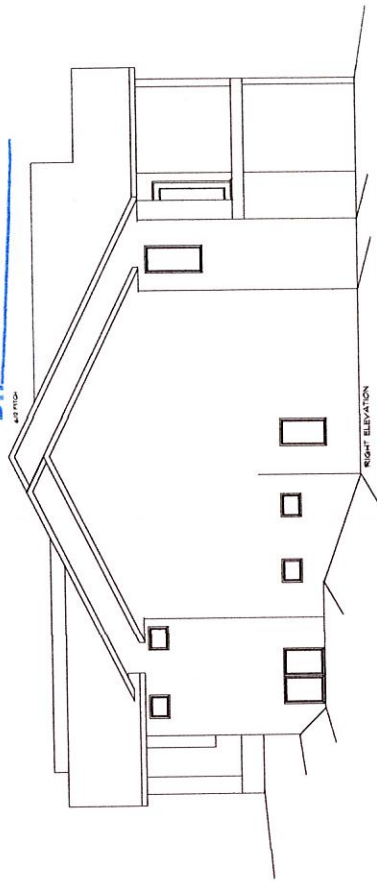
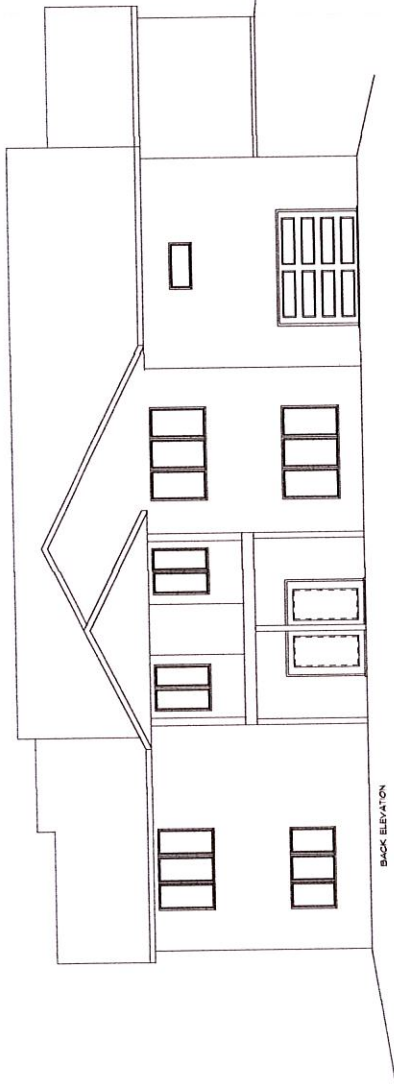
prop. line / road right-of-way

Road

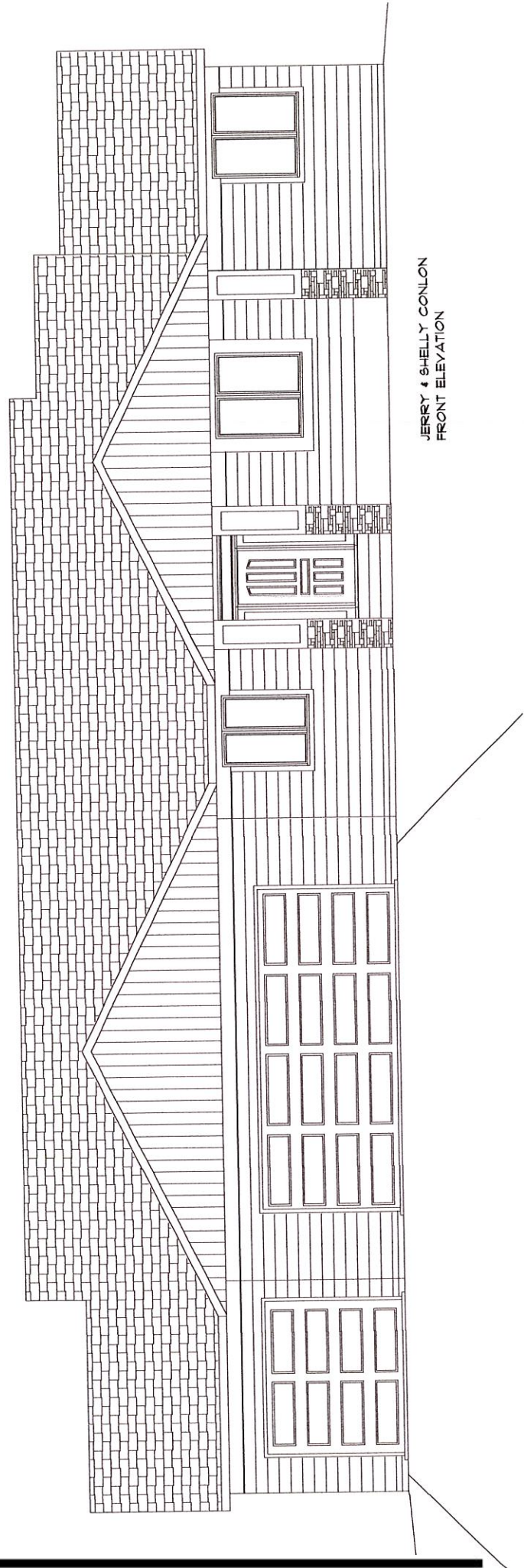
performance can be made due to future water usage over the life of the system.

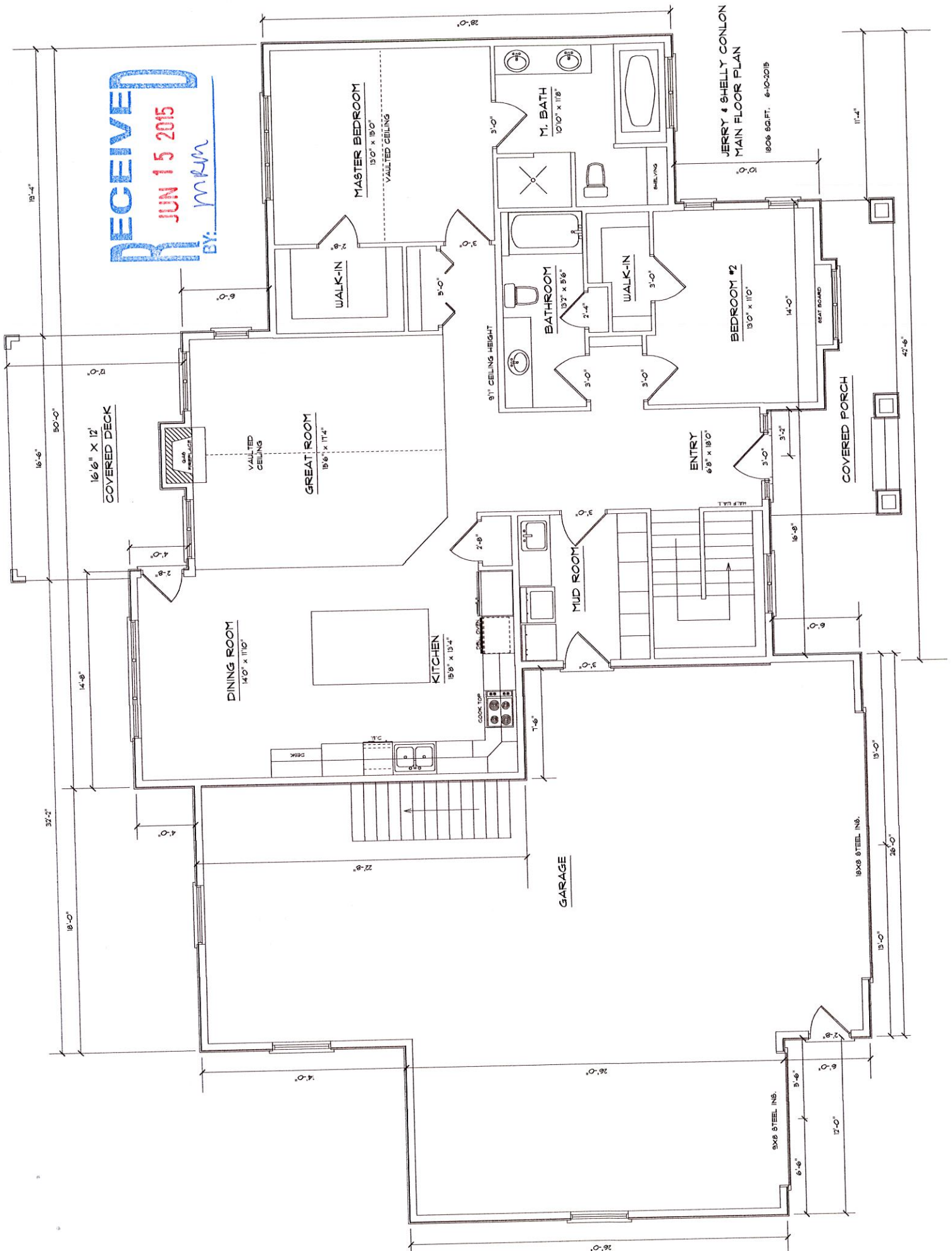
Septic Designer Signature:	Glen Schilling	Date:	6-15-15
Septic Designer Company:	St. Peter Well		
License Number:	3467	Certification Number:	3218
Septic Installer Signature:			
Septic Installer Company:			
License Number:		Certification Number:	

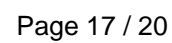
Revised: 2/2012



RECEIVED
JUN 15 2015
BY: mkm







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

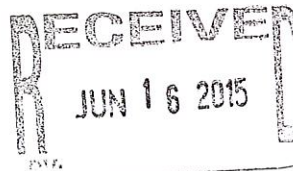
Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: Christian Family Limited Partnership PID: _____
Mailing Address: PO Box 156, LeCenter, MN 56057
Property Address: Emily Heights Sub Div Lot 6 Block 2
Phone: (507) 357-2278 Mobile/Cell: (____) _____

Responsible party for Implementation/Inspection: Jerome + Michelle Conlon
Address: 1509 Rockwood Pkwy St. Peter MN 56082
Phone: (507) 720-2099 Mobile/Cell: (507) 331-1830

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

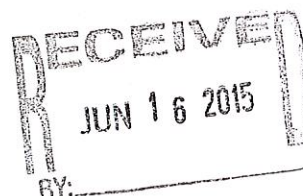
16. Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).
17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.
18. Clean out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

Doug Hunter for CFLP
(Property Owner)
J.B. Ah
(Person Responsible for Implementation)

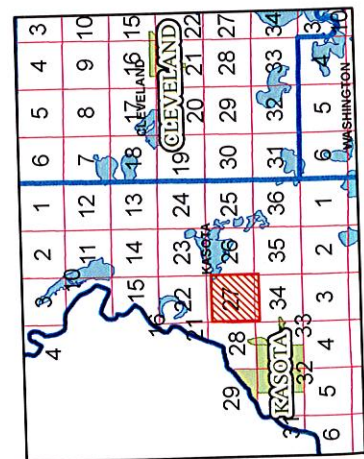
6/15/15
(Date)
6/15/15
(Date)

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



LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Conlon/Christian
 PID: 05.455.0190
 DATE: 7-7-15
 FIRM #: 27079C0237D
 F-Zone: x-outside
 RFPE: na
 District: Urban/Rural Residential



Cadastral_Line	AlphaTag
<all other values>	
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	
Contours 2 ft	

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

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet

Photo dated April/May 2013

Created By: MRM

LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES
 507-357-8538