



# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

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### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

Tuesday, November 12th, 2019 @ 7:00 P.M.

**3rd Floor Jury Assembly Room New Addition-Becker County Courthouse**  
Detroit Lakes, MN 56501

APPLICANT: Richard & Dana Laine  
20781 Co Rd 117  
Osage, MN 56570

Project Location: 20781 Co Rd 117

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a Commercial Planned Unit Development (PUD) with 14 RV sites and a 21 slip dock system.

LEGAL LAND DESCRIPTION: Tax ID number: 33.0118.000

LOT 1 & SW1/4 OF NW1/4; Section 10, TWP 139, Range 38, Toad Lake Township.

#### REFER TO BECKER COUNTY ZONING ORDINANCE

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number 218-846-7266**  
**EMAIL: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



~ CONDITIONAL USE APPLICATION ~

BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501  
PHONE (218) 846-7314 - FAX (218) 846-7266

|         |     |
|---------|-----|
| PARCEL  |     |
| APP     | CUP |
| YEAR    |     |
| SCANNED |     |

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

Are you the property owner or the Authorized Agent? ☒ Owner ☐ Authorized Agent

\*Authorized Agents must attach a completed Authorized Agent Form

Parcel number(s) of property: 33.0118.000

Property Owner Name(s): Richard and Dana Laine

Mailing Address: 20781 Co Rd 117 City, State, Zip Osage, MN 56570

Phone Number(s): 218 849-4537 DANA

218 573-3415 HOME

218 841-1230 RICHARD

Owner Email Address lainedana@hotmail.com

Project Address: 20781 Co Rd 117

City, State, Zip Osage, MN 56570

Watershed Management District: \_\_\_\_\_

Pelican

Cormorant

☒ Other Ottertail

Township Name: Toad Lake

Sect - Twp - Range: 10 - 139 - 38

Legal Description: Lot 1 and SW 1/4 of NW 1/4

Property Size 35.92 ACRES

Is there a pond or wetland on the property? ☒ Yes ☐ No

Is any part of the property within 1,000 feet of a like lake or within 300 feet of a river/stream? ☒ Yes ☐ No

REASON FOR CONDITIONAL USE REQUEST:

We want to develop a 14 unit RV park "Ly-Nee's RV Sites" with  
a 21 slip dock system; 12x24 Well house; 2 picnic shelters  
a road between 2 rows of R.V.'s; parking area's; common area's

The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.

Richard Laine  
SIGNATURE OF APPLICANT

Dana Laine

4-17-19

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
- ✓ 2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings; parking area and all other materials deemed necessary.
3. Is the request in relation to some sort of business endeavor or commercial activity (home business, campground) ☒ Yes ☐ No
4. Non-refundable filing fee of \$280 (\$380.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. Make check payable to Becker County Zoning. A second check to record the document of \$46 made payable to Becker County Recorder.
5. Is the conditional use permit request after the fact? Is the request in the application already in place or operation? ☐ Yes ☒ No  
If yes, after the fact application fee is an additional \$600.00.

Office Use Only

This application is hereby (accepted) or (rejected) as presented.

SIGNATURE - ZONING ADMINISTRATOR

RECEIVED

SEP 3 DA 2019

ZONING



|        |     |
|--------|-----|
| PARCEL |     |
| APP    | CUP |
| YEAR   |     |

# BUSINESS PLAN

Name of Business: Ly-Nee RV SITES

Business Owners: Richard and Dana Laine

Owners of Business: Richard and Dana Laine

Type of Business:                  Retail Sales                  Service                  Other X

If other type of business please describe: 14 unit Recreational Vehicle site

Type of Merchandise: N/A

Type of Service: N/A

Hours and Days of Operation: Seasonal occupancy May 1 - September 30

Number of Employees: Owner operator's (2)

Off - street Parking Plan: Each unit parks 2 vehicles; addition parking for carts + trailers

Size of Structure to be used for Business: 12 x 24 Well house - 2 picnic shelters

New Structure: 12 x 24 well house                  Existing Structure: NONE

Signage Plan: 48 Sq.ft Ly-Nee RV Site; Speed limit; Invasive species; Directional; Site Numbers

Exterior Lighting Plan: MN statute overhead security light; Soft hwe bulb - Solar lighting on paths

Any known Environmental Hazards: [ ] Yes [X] No

If yes please Expalin: \_\_\_\_\_

Any Additional Business Plan Information: Surveying-done; wetland delineation-done; SWPPP done, Tenant Contract-Park rules-done; lot sizes far exceed state minimums, We've had two pre-app meetings, reassessed-dreamed smaller. Midwest Bank will finance. We've consulted: Septic, electric, plumbing, well drilling, earth moving contractors. All are ready to go. All are licensed according to MN Statute.

Please answer the following questions as they relate to your specific CUP request:

1. **Effect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish or impair property values within the immediate vicinity.

***We do not anticipate any harm in the use and enjoyment of other property in the immediate vicinity.*** We own the land to the North of the proposed site to 210<sup>th</sup> Street; to the South, the property line will start at the existing driveway to the South of the sites and includes two different parcels before sharing a property line with a neighbor; the rest of our farm acreage lies to the East of the sites and our property line includes the land across County Road 117 to the shores of Toad Lake which is to the West. (2131 feet of lakeshore) We planted over 100 trees last summer along the sides and back of the site area. We believe that a well managed RV park on a recreational lake will positively affect local property values.

2. **Effect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

***There are no surrounding vacant lots or projects currently being planned in our area.*** Becker County has a five year plan that possibly includes working on County Road 117. Our goal is to have the infrastructure done before the end of this season and to have some RV owners committed to next season, possibly setting up their site this fall.

3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

***Adequate facilities will be provided during, as is practically possible, and upon completion of the project.*** We have completed Wetland Delineation; a copy of the report from Aquatic Solutions is available. We have completed a **SWPPP (drainage)**; a report from Jane and Stewart Hofland is available. We hired Compass Consultants, Inc. to survey the project site. A one way access road runs North to South between the two rows of RV's and connects with the existing driveway. (easement will be addressed) speed limit signs will be posted; Consultations have been made with Johnson Well Drilling (water); we plan to build a **12x24 well house** and are researching **storm shelter** options. Wade's Plumbing and Bergstrom Backhoe will be doing the **septic system and plumbing**; Itasca Mantrap and Frazee Electric have been consulted for **utilities**. There will be two picnic shelters; one in front for viewing the lake and one behind the RV's. Each site can have a fire ring.

4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

***There will be no street parking.*** Each RV site will have ample room to park two (2) vehicles. The area per unit in the front row are 5595 to 5600 square feet; the second row area per unit measures from 3515 to 3883 square feet, far exceeding the minimum 2500 square feet required. There will be a golf cart parking area allowed in a portion of a common area; initially, boat trailers and toys i.e. paddle boats will



*be parked behind the back row of RV's until we can assess and provide a better option when the RV's are on the ground.*

5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance. And to control lighted signs and other lights so that no disturbance to neighboring properties will result.

***We will do everything within our power to mitigate anything that could be construed as a nuisance.** Our location (described in #1) is ideal for this small RV site. There is ample space on the sites and from neighboring properties that would allow us the ability to prevent or control the listed nuisances. Our neighbors at Bambi's Resort have been supportive and helpful by providing us with a copy of their **Tenant Contract, including park rules, regulations and expectations.** We will provide a copy to all tenants. **Pets will be leashed, garbage will be covered, and we'll provide a large trash container with signage about recycling.** We will be living within earshot so if noise becomes a nuisance, we'll be able to address it quickly. Lighting will follow MN Statute, we anticipate using a bulb with a soft orange hue. Paths will be lighted with solar lighting.*

6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:
  - a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

***We will adhere to all MN Statutes concerning pollution controls during and after the project is completed.** The SWPPP report addresses all the necessary steps we will need to take to **prevent soil erosion or other possible pollution of public waters.** The shoreline calculations allow for a 21 slip dock system for this project. Given the high probability that RV owners would like to put a boat in the lake and that they would want to keep it on a lift when not in use, a 21 slip dock would allow each of the 14 RV sites one slip for a boat or a pontoon. With respect for the aquatic plant life and the eco system we will undoubtedly impact, we will seek and follow the recommendations of the DNR concerning the **least invasive** way to put the dock system into the lake.*

- b. **View from public waters.** That the visibility of structures and other facilities as viewed from public waters will be limited.

***There are trees on the west side of County Road 117 (lake side), that limit the view of structures and facilities, from the lake in the summer.** It is our plan to plant enough trees and shrubs to beautify the west side of the RV Park without impeding people's view the lake from their sites. For safety reasons, we **plan to erect a fence along the west side of the grounds, with an opening, located across from the dock system,** so that we can funnel foot traffic to a specific area so people can cross County Road 117 to get to the dock. At this time, we have no designated swimming area.*

- c. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment; and

*The site is adequate for water supply and on-site sewage treatment. Johnsons well drilling; Wade's Plumbing; Frazee Electric; Itasca Mantrap; Bergstrom Backhoe have all been consulted. Wade came to the site and sees no challenges with it. All of these entities are waiting for us to call. MN Statutes will be followed and have been discussed.*

- d. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.

*The dock system will be built to safely accommodate the number of watercrafts and signage will be placed in appropriate areas and the rules will be provided in the Tenant Contract packet. The shoreline calculations allow for a 21 slip dock system for this project. Given the high probability that RV owners would like to put a boat in the lake and that they would want to keep it on a lift when not in use, a 21 slip dock would allow each of the 14 RV sites one slip for a boat or a pontoon. With respect for the aquatic plant life and the eco system we will undoubtedly impact, we will seek and follow the recommendations of the DNR concerning the **least invasive** way to put the dock system into the lake. RV owners will use the public access at the South end and North end of Toad Lake to put in and take out their watercraft. There will be a **parking area for tenant's trailers** at Ly-Nee's RV Sites. **We will add an Invasive species sign by the dock and provide a flyer in the Tenant Contract packet.***

392232

## WARRANTY DEED

Form No. 5-M

Individual(s) to Joint Tenants

No delinquent taxes and transfer entered;  
 Certificate of Real Estate Value (✓) filed  
 ( ) not required

Certificate of Real Estate Value No. 1190November 6 1992Keith H. Brakken

County Auditor

By MH 21,018.00 DeputySTATE DEED TAX HEREON: \$ 165.00Date: November 6 1992

|  |   |
|--|---|
| BECKER COUNTY RECORDER<br>STATE OF MINNESOTA   |   |
| Microfilm No. <u>392232</u>  | Date <u>NOV. 06 1992</u> <u>2:30 PM</u> |
| I hereby certify that the within instrument was recorded in the office of Becker County Recorder |   |
| <u>M.M. Martinson</u>  | Co. Recorder                            |
| Dpty <u>DM</u>   |   |
| BECKER COUNTY RECORDER   |   |
| Well Certificate Received  | NOV. 06 1992                            |
| <u>M.M. Martinson</u>  | Co. Recorder                            |
| Dpty <u>DM</u>   |   |
| Reserved for Recording Data  |   |

FOR VALUABLE CONSIDERATION, Helen S. Laine, a widow and not remarried  
 Grantor,

(marital status)

hereby conveys and warrants to Richard Laine and Dana Laine

, Grantees, as  
 joint tenants, real property in Becker County, Minnesota,  
 described as follows:

The Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) and  
 Lot One (1) or the Northwest Quarter of the Northwest Quarter (NW  
 1/4 NW 1/4) of Section 10, Township 139 North of Range 38 West of  
 the Fifth Principal Meridian in Becker County, Minnesota.

together with all hereditaments and appurtenances belonging thereto,  
 subject to the following exceptions: Easements, restrictions and  
 reservations of record, if any.

Helen S. Laine  
 Helen S. Laine

RECEIPT # 6320  
 BECKER COUNTY  
 DEED TAX  
 AMT. PD. \$ 165.00

Charge  
 Paid ✓  
 Numerical ✓  
 Tract ✓  
 Grantor  
 Grantee  
 Compared ✓

Hummel



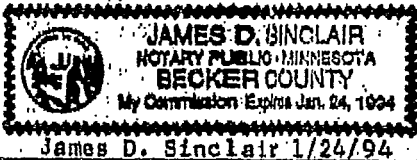
STATE OF MINNESOTA )

) ss.

COUNTY OF Becker )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of  
November, 1992, by Helen S. Laine, a widow and not  
remarried Grantor.

Notarial Stamp or Seal  
(or other title or rank)



James D. Sinclair  
signature of person taking acknowledgment

Tax Statements for the real property  
described in this instrument should be  
sent to (Include name and address of  
Grantee):

THIS INSTRUMENT WAS DRAFTED BY:  
(Name and Address)

HUMMEL, SINCLAIR, PEARSON,  
EVANS, HUNT & HEISLER, P.A.  
910 Lincoln Avenue  
P.O. Box 743  
Detroit Lakes, MN 56501  
jds/cmo

Richard and Dana Laine  
Route 1, Box 336  
Osage, MN 56570

# LY-NEE RV SITES

20\_\_\_ RV SITE LEASE AGREEMENT

**OFFER OF LEASE:** LY-NEE's offers to lease to the Tenant a seasonal RV site on the terms and conditions set forth hereunder:

## LY-NEE'S MISSION

To provide a place for families to get away from their every day stressors, to enjoy rest, relaxation and recreation while appreciating the beauty of nature.

**PEACEFUL ENJOYMENT:** Tenants shall be respectful of their neighbor's idea of rest and relaxation, their guests and LY-NEE's RV SITES at all times. Conduct which disturbs others, such as excessive noise, loud parties, abusive language, vulgar behavior, or similar action is prohibited. All Tenants and their guests must conduct themselves in a respectful considerate manner. LY-NEE's tenants will have a quiet time from Midnight until 8 A.M. Tenants and guests will obey the laws of MN and Becker County.

This agreement is made between LY-NEE RV SITES, 20781 Co Rd 117, Osage, MN 56570 hereafter

referred to as "LY-NEE's", and \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip \_\_\_\_\_ hereinafter

referred to as "Tenant". *Tenant is defined as the person who signs the lease, their spouse and dependent children. Tenant's adult children and other family and friends, are considered guest. No loaning or sub leasing of RV or RV Site is permitted.*

**RESORT SEASON:** The term of this lease is for the 20\_\_\_ season beginning May 1, 20\_\_\_ and ending September 30, 20\_\_\_, unless terminated earlier for reasons listed below or extended for a short time depending on the weather. Water shut off will be September 30 unless otherwise stated.

**RENT & SITE DESIGNATION:** LY-NEE's agree to lease RV Site # \_\_\_\_\_ to Tenant(s), and Tenant(s) agree to pay to LY-NEE's a base rent of \$\_\_\_\_\_, for said site and access to amenities made available at the discretion of LY-NEE's, such as docks, boat slips, picnic shelters and common areas.

**Additional rent** in the amount of \$\_\_\_\_\_ for a seasonal boat slip shall be paid, if applicable.

**Rent shall be payable as follows:** A non-refundable deposit of \$\_\_\_\_ is due at signing at the end of a current season October 1, along with a completed and signed lease agreement, to reserve a site for the next season. The balance will be paid prior to the new season or May 1. The payment due date is firm. Late fee \$\_\_\_\_.00

**UTILITY SERVICE:** LY-NEE's will provide to the RV site: electric service, septic system, hook up charges and water. LY-NEE's will maintain the common areas, storm shelter, boat slips, and roads associated with LY-NEE's RV Sites. **Tenant is responsible for all fees, dues, subscriptions though Arvig Communication Systems or Dish Networks if they want internet or TV. Tenant is responsible for paying their RV Site's annual electric charge.**

**GUEST REGISTRATION:** MN State Statute 327.10.12, our insurance company and LY-NEE's require all guests to register, as soon as they arrive, no matter the length of stay. Tenant will provide LY-NEE's their guest's first and last names, address, age of minors and dates of stay. LY-NEE's will provide a journal for registration purposes.

**GUESTS:** LY-NEE's reserves the right to charge for guests and restrict the number. The legal Tenant must be present as host to their own guests. The Tenant shall inform their guests that they are required to abide by all the same rules listed herein. Prior approval for overnight guests is required.

**TERMINATION:** Tenants and guests may be ejected at any time or refused entrance to LY-NEE's if deemed undesirable by MN Statute 327.73.

**CHILDREN:** Are the responsibility of the parents and must be supervised at all times. Tenant will be held accountable for their child's or their guests' actions. THERE IS NO LIFEGUARD.

**STORM SHELTER AND WEATHER:**

**It is the tenant's responsibility to watch the weather. If tenants feel their lives are at risk, they may use the shelter provided by LY-NEE's. The storm shelter is for emergency use only. We cannot lock the shelter so please make sure your children do not use it for play house or hiding places.**

**PETS:** MN Statute 4630.0500 No domestic animals or house pets shall be allowed to run at large or commit any nuisances, including barking, whining crying or other noises. Pets must not be left unattended at any time. No kennels or cages are allowed as restraining devices. When outside, pets are to be on a leash at all times. Pets must be kept on Tenant's site, not to roam on any other site or common areas. The owner of a pet is responsible for immediate removal of pet waste. Nuisance barking, whining or crying noises will result in being asked to leave.

**ADDITIONAL TERMS AND CONDITIONS FOR LEASE - LY-NEE's RV SITES -RULES AND REGULATIONS:**

LY-NEE's shall provide the Tenant with a copy of LY-NEE's RV SITES rules and regulations, which are incorporated into and made part of this agreement by reference

**FIREWOOD AND CAMPFIRES:** The MN DNR occasionally restricts campfire use in extremely dry situations. All campfires must be enclosed in a 3 foot diameter fire ring (metal or rock barrier) provided by tenant. Tenant or other adult must be outside near the campfire at all times. The campfire must be completely extinguished before leaving your site of retiring for the night. With permission, downed trees may be cut at Ly-Nee's or purchase approved cord wood within a 40 mile radius of LY-NEE's. Wood should be stored at least 6 inches above ground. Tenants may store no more than ½ cord of wood at a time on site. Transporting wood out of Ly-Nee's is prohibited.

**GARBAGE:** Tenant is responsible for garbage and refuse disposal. Tenant will provide a metal garbage container in good condition with a tight fitting lid; LY-NEE'S will provide a garbage dumpster for disposal of tied bagged household trash only; No furnishings, lawn furniture, including plastic or folding chairs, boat tarps, appliances, demolition/construction materials, carpeting, lead acid batteries, paint, hazardous materials, and fish guts are NOT permitted in cans or dumpsters. MN Administrative Rules Department of Health 4630.1100: **DO NOT DISPOSE OF FISH CLEANINGS IN THE SEPTIC SYSTEM. DO NOT FLUSH FEMININE PRODUCTS.**



**LOT IMPROVEMENTS:** Any lot improvements, including, filling, grading, vegetation alterations, buildings, fences, decks, etc. Must have prior written approval of LY-NEE's and must comply with all applicable State and County laws, ordinances and regulations. Tenant is responsible for any permit and/or fees, and property taxes required by Becker County for decks and sheds. LY-NEE's requires decking to meet the specifications of Becker County ordinance, Chapter 3, page 18: Decks shall be considered pervious if all of the following conditions are met: Maximum board width is 8 inches; Minimum spacing between boards is ¼ inch; the area under the deck is pervious material.

**TRAILER AND RV SITE MAINTENANCE:** Tenant shall keep their trailer/RV and shed, if applicable, in a well maintained condition. The RV and the yard must be kept neat and well groomed. Water and PVC septic system pipes must be in good condition with no holes, cracks, or leaks. No flexible hoses will be permitted for septic system use. All Trailer/ RV units must have working toilet and shower facilities. No salvage title RV's permitted. LY-NEE's will provide additional parking areas for golf carts, boat trailers and recreational watercraft (kayaks, canoes, paddle boats, etc.) Clutter is not permitted. Excess materials, from management approved lot projects, are to be removed as soon as the project is done or before the site's close for the season.

**USE OF PREMISES:** The Tenant shall use the premises for residential purposes only and shall not permit any condition which is reckless or dangerous, constitutes a nuisance or unreasonably disturbs the quiet enjoyment of other tenants and/or guests or LY-NEE's neighbors. The Tenants shall not damage or destroy the property of LY-NEE's or other tenants and shall not do anything to damage LY-NEE's good will or reputation. Motorized cars, scooters and children's carts are NOT allowed.

**Use of the boat slips/dock, trailer parking and overflow parking is at your own risk.**

1. **BOAT SLIPS/DOCKS:** If applicable, Tenant is responsible for his own watercraft tethering. The public access, including a boat ramp, is located at the south end of Toad Lake. The Tenant and all guests are responsible for complying with DNR Aquatic Invasive Species prevention rules including limiting boat activity to the outside of the area where aquatic emergent species are present. Be respectful of the ecosystem the plant life protects. Access to the dock/boat slips requires crossing County Road 117. All children under 12 must be accompanied by an adult when crossing the road at the designated signed area.
2. **MOTORIZED VEHICLES:** For the safety of all, any motorized vehicles must be operated by a licensed driver, no exceptions. Any individual that has gone through the proper training and certification for recreational vehicles must be able to provide proof. Tenants and guests must observe the posted speed limit's including the sign on the entrance/exit road that runs through the center of the sites; tenants must stay on the roads or designated areas, must obey the laws of the State of MN and Becker County. NO EXCEPTIONS. Proper headlights are mandatory after dusk. Recreational vehicles must be documented in your file.
3. **KAYAKS, BOATS, PADDLE BOATS, ETC:** All boats, including paddle boats, and boat trailers must be stored in the designated storage area, not at your RV site. Flotation toys, skis, tubes, etc. must be stored inside your RV or management approved sheds. Vehicles may not be left on park property or RV lots when tenants are not present.
4. **FIRE ARMS AND FIREWORKS:** Tenants are not allowed to operate firearms on any part of LY-NEE's RV Site's. Fireworks are not allowed in LY-NEE RV Site areas.
5. **WILDLIFE:** DO NOT FEED THE WILDLIFE. **IN NO WAY HARASS OR HARM THE WILDLIFE ON LAND OR IN THE WATER.** Keep garbage lids on tight. Fish cleanings are not permitted in cans or dumpsters or the sewer system. Use rodent traps, not poison bait.

6. **ASSIGNMENTS:** This agreement is personal between the Tenant and LY-NEE's and the right and obligations may not be assigned by the Tenant without the written consent of LY-NEE's which may be given or withheld at LY-NEE's sole discretion.

7. **TERMINATION:** This agreement may be terminated by LY-NEE's at its sole discretion at any time.

PARK AGENT: \_\_\_\_\_

TENANT: \_\_\_\_\_

Tenant will provide proof of Liability Insurance Coverage on their property

Property Insurance Company \_\_\_\_\_ Policy # \_\_\_\_\_ Phone # \_\_\_\_\_

Name and Certificate/License number of individuals who will be using recreational vehicles while at LY-NEE's RV Sites. \_\_\_\_\_ # \_\_\_\_\_

\_\_\_\_\_ # \_\_\_\_\_

Names of spouse, dependent children, adult children and pets

\_\_\_\_\_  
\_\_\_\_\_

Recreational Vehicles List:

Boat      Pontoon      4-wheeler      Side by Side

Paddle Boat

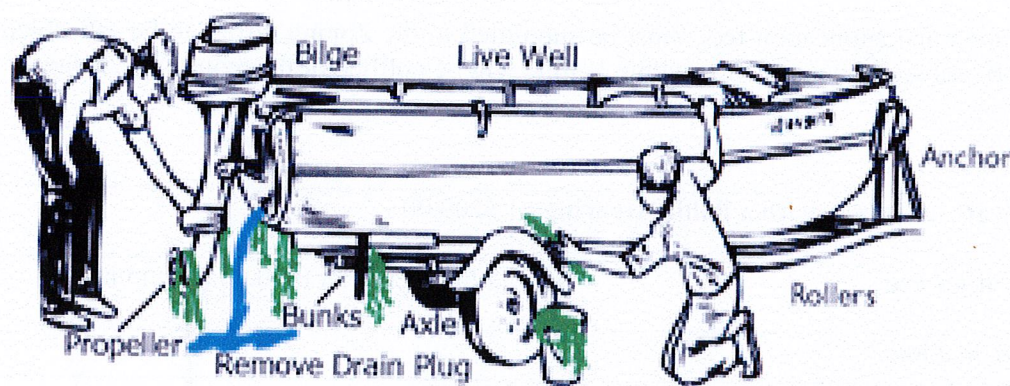
Other Information: Health Care Provider Phone Number in case of injury \_\_\_\_\_

# PROTECT YOUR WATERS!

## Prevent the Spread of Invasive Species

*Invasive Plants and Animals Can Impact Boating, Fishing, Swimming and the Environment*

**REMOVE** any visible mud, plants, fish or animals before transporting equipment.



**ELIMINATE** water from equipment before transporting.

**CLEAN & DRY** anything that comes into contact with water (boats, trailers, waders, equipment, dogs, etc.).

**NEVER** release plants, fish or animals into a body of water unless they came out of that body of water.



**STOP AQUATIC  
HITCHHIKERS!**  
[www.ProtectYourWaters.net](http://www.ProtectYourWaters.net)

For further information scan this QR  
code with a smartphone, or visit:  
[www.dec.ny.gov/animals/48321.html](http://www.dec.ny.gov/animals/48321.html)



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
600 NICHOLS AVENUE, ALBANY, NY 12242-0500  
[www.dec.ny.gov](http://www.dec.ny.gov)



## Commercial Planned Development

### LY-NEE RV SITES

Owner Operator  
Richard and Dana Laine  
20781 Co Rd 117  
Osage, MN 56570  
218-573-3415

Property Parcel #33.0118.00

Legal Description Lot 1 and SW1/4 of NW ¼

Documents: Deed restrictions, covenants, permanent easements or other enforceable instruments;

There are currently none of the above listed documents on record for this property.

1. Properly address vegetative and topographic alterations and maintenance;

The property on which Ly-Nee RV Sites will be located was formerly a gravel pit and the area extends into some lower marsh land and also wetland. The ground the sites will be located on is hard sand and gravel. The area is mostly flat with the ground sloping East and North toward the marshy lowland that will act as a natural filter with the reed canary grass as a buffer. Before the decision was made to pursue developing the property into RV Site's, we acquired a permit to clean up the lot by removing old and dead trees and leveling and replanting the grass.

We have a SWPPP plan in place to identify the possibility/necessity of earth work for swales that would address the runoff that is a result of impervious surfaces. The impervious surface in the RV site plan is under ½ acre and we will follow the recommendations based on the smaller project size and scope. Our plan is to plant a tree on the corner of each site; possibly some bushes as borders. Tenants will be allowed to plant flower or vegetable gardens. We'll be able to make more definitive plans when we have the permit and we can see the placements of the RV's. We will mow and maintain the common areas and individual leasers' will mow and maintain their lots. RV Site rules for maintenance and clutter is detailed in the contract that every tenant will sign.

2. Properly address the construction of additional buildings, if allowed;

Our plan includes purchasing a 12 ft by 24 ft building for use as a well house and some storage as well as two covered picnic shelter areas. There would possibly be a time when we would consider putting in a washer and dryer for convenience; that might require an additional building. We are also looking at options for a storm shelter.

3. Properly address the regulation of shore recreation facilities and watercraft docking;

Based on the calculations, all 14 RV sites are in the appropriate tier to allow us the 1 ½ slips per unit. This is with the understanding that if a person uses a boat lift, the boat lift counts as ½. We anticipate, but can't know for sure, that tenants will want to use a boat lift so in the end, each site will have one

place to put their boat lift with their boat on it. 21 = 14. We will have a fence across the front of the property with an opening that will funnel people to cross the road where the dock enters the lake, thus reducing the risk of people crossing the road in multiple places. There will be signage. There is a lake access to put their watercraft in the lake on the South end and a place to park their trailers at the RV site. At this time, we are not planning on providing a specific swimming area; however, the tenants can go to the swimming area at the South end by boat or car. We will include in the tenant contract, aquatic species information and verbally remind people to power down their motors when they come into aquatic plant life areas.

4. Properly address the construction of commercial buildings, if allowed;

We have no plans to add any commercial buildings.

5. Ensure the long-term preservation and maintenance of open space and shore impact zone;

We will do everything we can to preserve and maintain the integrity of the open space and shore impact zones that will be involved in the Ly-Nee RV Site project. We have incorporated, into the contract, rules and regulations concerning the use of watercraft for recreational purposes; the necessity of powering down the motors prior to entering the area around the dock so as not to disturb the natural vegetation in the lake or the wild life that calls it home; invasive species information will also be provided along with general safety guidelines. Maintenance and cleanliness, of the grounds, is also detailed in the contract, including garbage disposal, etc.

6. Protect wetlands from any future draining or filling;

We had a wetland delineation completed and a SWPPP. The information provided in these reports will guide us in the correct measures to take in properly addressing the wetland areas. We will protect the areas as recommended and follow all guidelines involved in electrical, sewer, well and water installation. All contractors will be licensed according to the laws of MN. Every effort will be made to provide a clean and well maintained RV location for the benefit of the tenants and the community that surrounds it.

This document is duly signed by the LY-NEE RV SITE Conditional Use Permit applicants:

Richard Laine\_\_\_\_\_

DanaLaine\_\_\_\_\_

# BECKER COUNTY ATTORNEY

COUNTY ATTORNEY:  
Brian W. McDonald

913 Lake Ave  
Detroit Lakes, MN 56501  
(218) 847-6590 • FAX (218) 844-6748

ASSISTANTS:  
Braden F. Sczepanski  
Kristal E. Kadrie  
Nathaniel D. Welte  
Rose A. Hanson  
Lisa M. Tufts

April 24, 2019

Kyle Vareberg  
Becker County Zoning Administrator

Re: Request for opinion

Dear Kyle:

You requested an opinion from this office regarding the right of way width on Co Hwy 117 for Gov't Lot 1, Section 10, Township 139 N, Range 38 in Toad Lake Twp., Becker County.

This road was established by Order of Toad Lake Township Supervisors on June 14, 1897 upon the petition of seven township residents proposing a road as follows:

Beginning the (SW corner Sec. 15, SE Sec. 16, NE Sec. 21, NW Sec. 22). Running North two (2) miles following the Sec. line partly, thence the Lake shore as near as possible up to the SW corner of (Sec. 3 and NW cor. Sec. 10) thence running East two (2) miles up to the SW cor. Sec. (1 SE cor. of Sec. 2, NE cor of Sec. 11 & the NW cor of Sec. 12).

The road was described by survey as:

Beginning at the SW cor sec 1 (Section 1, Twp 139 N, Range 38 thence running as follows: with a variation of 1. v. 11.00 - 80.00 ch, To NW cor sec. 11; 9.18 - 77.33 ch, 71.00 SE 7.87 ch, 5.3 SE 3.90 ch, 1.00 SE 7.15 ch, 21.00 SW 8.15 ch, 37.00 SW 9.25 ch, 47.45 SW 8.52 ch, 14.45 SW 2.96 ch, 28.45 SE 4.78 ch, 01.70 SE 10.28 ch, 45.00 SE 5.45 ch, 35.15 SE 8.56 ch, 47.30 SE 3.00 ch, 34.00 SE 1.60 ch, To Sec line, 34.00 SW 4.46 ch, 05.00 SE 5.62 ch, 18.00 SE 4.58 ch, 56.00 SE 3.23 ch, 40.30 SE 6.51 ch, 26.00 SE 5.36 ch, 35.00 SE 1.75 ch, 70.00 SE 2.00 ch, 40.00 SE 3.44 ch, 7.30 SE 2.94 ch, 6.00 SW 4.11 ch, 23.00 SW 5.48 ch, 32.00 SW 3.44 ch, 55.00 SW 5.42 ch, 40.00 SW 2.95 ch, 28.30 SW 4.61 ch, 36.00 SW 3.60 ch, 30.00 SW 2.86 ch, 36.90 SW 1.13 ch, SOUTH 20.00 ch, To a point on West line of sec. 15, 20 ch S of NW cor of Sec 15 thence South on sec. line v. 90.7 and closed 46.08 on the SE cor of Sec 16., 86.00 NE 4.17 ch, 50.00 NE 1.50 ch, 56.00 NE 5.50 ch, 66.00 NE 2.71 ch, 67.30 SW 3.85 ch, 16.30 SW 3.46 ch.



All public roads to be laid out by the supervisors or county commissioners shall not be less than four rods wide, MN Stat. § 1832 (1894). Four rods are 66 feet.

By resolution on July 1, 1951 the Becker County Board of Commissioners adopted the road as County Aid Road No. 41 with the following description:

Beginning at the southeast corner of the NE¼ of Section 28, Twp. 139 North, Range 38 West of the 5<sup>th</sup> principal meridian at a junction of County Aid Road No. 11; thence continuing in a northerly direction to the northeast corner of the said Section 28, thence in a northeasterly, northerly and northwesterly direction through the W½ of Section 22; thence in a northerly direction between Sections 15 and 16 approximately 0.5 miles; thence in a northerly direction through the NW¼ of Section 15, the W½ of Section 10, the W½ of SW¼ of Section 3, and the W½ of SW¼ of the NW¼ of Section 3, thence continuing in a northwesterly and northeasterly direction in the E½ of the NE¼ of Section 4, and terminating at a junction with State Trunk Highway No. 34 to a point which is approximately 375 feet south and 425 feet east of the northwest corner of the NE ¼ of NE ¼ of Section 4, said town and range and including in all approximately 5.2 miles of road.

Becker County Board minutes indicate that the road was renamed County Road 117 on either July 8, 1957 or January 7, 1958. Although several other county roads were petitioned to increase the right of way from 66 feet to 100 feet in the 1950's, there is no indication in the Board minutes that a petition was filed to increase the road right of way for County Aid Road No. 41 or County Road 117.

A Notice of Lis Pendens was filed with the Becker County District Court regarding condemnation of certain lands for highway purposes on October 18, 1976. Parcel No. 1 (County Road 117) of that notice describes that land to be acquired as:

A parcel of land lying with in the Northwest Quarter of the Southwest Quarter ( NW ¼ SW ¼ ), Lot One (1) and the South Half of the Northwest Quarter ( S ½ of NW ¼ ) , in Section 15, Township 139 North, Range 38 West and within the North Half of the Southwest Quarter ( N ½ of SW ¼ ) and Lot two (2) of the Section 10, Township 139 North, Range 38 West, all in Becker County, Minnesota; said parcel of land being 100 feet in width and having as its centerline the following described land:

Beginning at a point on the west line of Section 15, Township 139 North, Range 38 West which is 28.2 feet south of the west quarter corner; thence northeasterly from the said west line by a 5°00' curve, intersection angle 36°27' a distance of 729 feet; thence N. 36°27' E. a distance of 151.9 feet; thence northeasterly by a 1°30' curve, intersection angle 8°11', a distance of 545.4 feet; thence northerly by a 8°00' curve, intersection angle 70°16'47" a distance of 878.5 feet; thence N. 25°38'47" W. a distance of 2510.6 feet to a point located on or near the center line of existing County Road 117 and there terminating, said point of termination being located 99.3 feet west and 719.4 feet south of the northeast corner of Government Lot 2, Section 9, Township 139 North, Range 38 West, excluding therefrom the presently existing road right of way and containing 6.91 acres, more or less.

Government Lot 1, Section 10, Township 139 North, Range 38 West is not included in the Notice of Lis Pendens and, therefore, the road right of way was not increased to 100 feet in that action.

Barring any further information that should come to our attention, it is the Becker County Attorney Office's opinion that the current right of way of Co Hwy 117 passing through Government Lot 1, Section 10, Township 139 North, Range 38 West is four (4) rods (66 feet) in width.

Very truly yours,

BECKER COUNTY ATTORNEY'S OFFICE

/s/Lisa M. Tufts

Lisa M. Tufts  
Assistant Becker County Attorney

## Kyle P. Vareberg

---

**From:** Brian D. Shepard  
**Sent:** Friday, February 15, 2019 12:44 PM  
**To:** Kyle P. Vareberg  
**Subject:** Re: ROW Co 117 Toad Lake

33' each from the centerline so 66' total

Sent from my iPhone

On Feb 15, 2019, at 12:39 PM, Kyle P. Vareberg <[kyle.vareberg@co.becker.mn.us](mailto:kyle.vareberg@co.becker.mn.us)> wrote:

**Brian,**

Could you tell me how much ROW the County has in the area in red on the map below.

Thanks,

Kyle Vareberg

<image001.png>

## **Kyle P. Vareberg**

---

**From:** Kyle P. Vareberg  
**Sent:** Friday, February 15, 2019 12:39 PM  
**To:** Brian D. Shepard  
**Subject:** ROW Co 117 Toad Lake

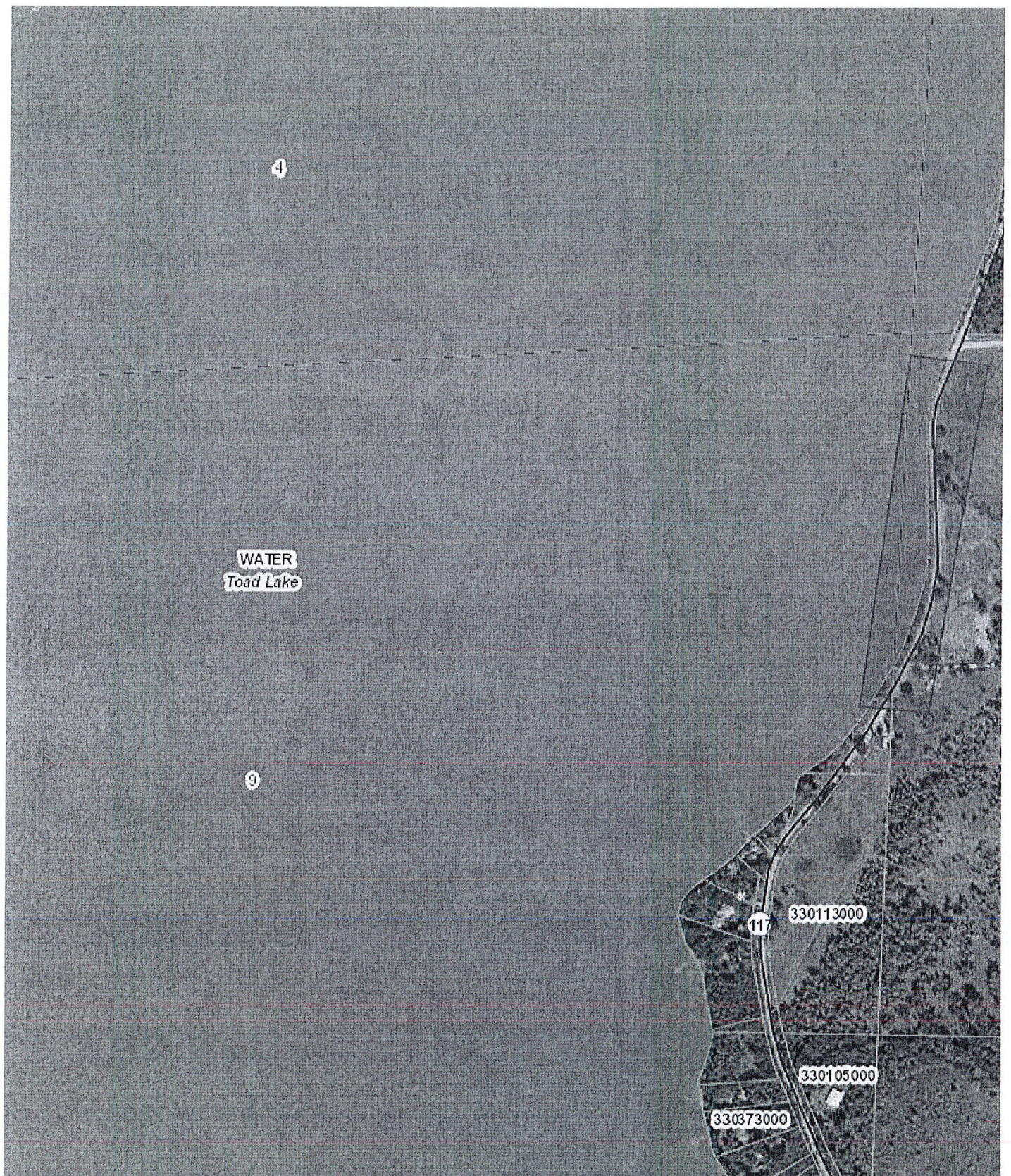
**Brian,**

Could you tell me how much ROW the County has in the area in red on the map below.

Thanks,

Kyle Vareberg







# BECKER COUNTY ATTORNEY

COUNTY ATTORNEY:  
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Rose A. Hanson  
Lisa M. Tufts

April 24, 2019

Kyle Vareberg  
Becker County Zoning Administrator

Re: Request for opinion

Dear Kyle:

You requested an opinion from this office regarding the number of docking units allowed for the LY-NEE Commercial Planned Unit Development (PUD) on Toad Lake.

Chapter 8, Section 9, (J)(3) Becker County Zoning Ordinance states that:

**Docks.** The number of spaces provided for continuous docking of watercraft shall not exceed one and one-half for each allowable dwelling unit as established by the conservation subdivision development provisions in Chapter 8, Section 7, (I)(4) of this Ordinance.

Chapter 8, Section 7, (I)(4) Becker County Zoning Ordinance basically reiterates the same language restricting recreational development lakes to the above density. Toad Lakes is a recreational development lake.

Chapter 8, Section 10 does not directly apply to the proposed PUD because this is not a conversion of an Existing Licensed Resort into a PUD.

Zoning Ordinances are to be construed using plain language. The Ly-Nee proposal establishes 14 dwelling units with no more than 1 ½ continuous docking spaces per unit. This could be argued to mean 1 ½ docking spaces times 14 units for a total of 21 spaces or it could be argued to mean 14 docks with 1 ½ continuous spaces. Neither term of "docking space" or "½ docking space" is defined within the Ordinance.

Since the terms are not clearly defined, we look at the Ordinance as a whole and attempt to determine intent of the language. The only section of the Ordinance that shows intent of the language of 1 ½ spaces is in Chapter 8, Section 10 (6), where it states:

- (a) A maximum of one mooring space per allowable unit/site or twenty-five (25) feet of shoreline, whichever is most restrictive, may be provided for continuous mooring of watercraft...
- (b) Boatlifts may be allowed and will be equal to one and one-half times a mooring space.

This language is clearly restrictive in nature. For example, if an existing resort had 14 dwelling units, 14 mooring spaces would be allowed. However, a boatlift would be equal to 1.5 mooring spaces, which would restrict the mooring spaces to approximately 9 mooring spaces with boatlifts.

Applying similar logic to Ly-Nee, 14 docking spaces, each with a boat lift would be allowed; or 21 docking spaces with no boat lifts.

Assuming that Ly-Nee is a PUD that is semi-transient in nature and that the RVs will essentially be left in the same place for an entire season, along with their watercraft; it would be prudent to have 14 spaces with boatlifts, rather than 21 spaces with dock tie-ups only. Theoretically, a combination of slips with boatlifts and slips without boatlifts could be allowed, but under no circumstance would 21 spaces with boatlifts be allowed without variance.

The conditions of the conditional use permit should clearly state whichever configuration the applicant chooses.

Very truly yours,

BECKER COUNTY ATTORNEY'S OFFICE

/s/Lisa M. Tufts

Lisa M. Tufts  
Assistant Becker County Attorney

# LY-NEE RV SITES

SWPPP Plan

03.01.2019

Richard and Dana Laine/Developer

Stewart Hofland/SWPPP Designer

Jane Hofland/SWPPP Designer

## Summary

The LY-NEE RV SITES project is located in Becker County on Toad Lake encompassing approximately 5 acres with limited elevation changes. Address: 20781 County Road 117, Osage, MN 56570.

Longitude -95.47843810465089

Latitude -46.87249772791427

The proposed RV Park is triangular in shape surrounded by Toad Lake on the west, the Laine farm to the south and a wetland to the east. Toad Lake is an impaired lake but not in respect to construction. Township road 117 runs between the project and Toad Lake.

At just over 1 acre of impervious surface after construction as currently proposed, over-sized swales were designed to retain 1" of rainfall onsite as required by MPCA. By over-sizing the swales multiple goals are accomplished: the need for additional grading is alleviated; greater infiltration is accomplished; and a twenty-foot swale will be less apparent than a ten-foot swale of the same depth with the finished swale will being nearly invisible; at more than quadruple the required surface area, the soil boring test requirement is avoided. Selecting swales versus an infiltration basin removes the need for long term maintenance of the basin and questions of who is responsible for maintenance of the basin after completion of the project. Finally, a 50-foot natural buffer is required along all waters of the State. This area is represented along the wetland edge.

The SWPPP is a "living" plan to be executed and updated during construction in order to maintain compliance with laws governing storm water discharge during the construction phase. By "living", it is amenable throughout construction as conditions warrant. Best Management Practices (BMPs) will be implemented, monitored and updated per the initial plan and any amendments to the SWPPP. The SWPPP is complete upon stabilization at the completion of construction.

## SWPPP for LY-NEE RV SITES

Richard &amp; Dana Laine

## 1. General Construction Activity

a. Project Name: LY-NEE RV SITES

b. Location:

|                |                       |
|----------------|-----------------------|
| Street Address | 20781 County Road 117 |
| Township       | 139 – Toad Lake       |
| City           | Osage                 |
| State          | MN                    |
| Zip Code       | 56570                 |

c. Latitude/Longitude of approximate centroid of project:

d. Type of Project

- ☐ Residential  
☐ Residential and Road Construction  
☐ Commercial and Industrial  
☐ Road Construction  
☒ RV Park  
☐ Other: \_\_\_\_\_

| Number of Acres to be disturbed      | Number of Acres |
|--------------------------------------|-----------------|
| Pre-construction impervious surface  | 0               |
| Post-construction impervious surface | .49             |
| Total new area of impervious surface | .49             |
|                                      |                 |



**Notes:** Property currently agricultural. Approximately 5 acres of a 79 acre parcel to be dedicated to project. Toad Lake is listed as an impaired lake but the impairments are considered non-construction related. No additional BMPs are required. Soil type is 776B Snellman –Sugarbush Complex per NRCS Soil Survey. For projects listed in Part II.B.1.a. permit coverage will become effective seven (7) calendar days after the electronic submittal date or the postmarked date of a complete application form. Permittee is responsible for \$400 SWPPP application fee. As this project will conclude in less than 1 acre of impervious surface after construction, it does not require a water quality volume of one inch of runoff from the cumulative new impervious surfaces be retained on site, or a Permanent Stormwater Management Plan.

#### Receiving waters

- a. List all waters within one mile (nearest straight line distance) that are likely to receive stormwater runoff from the project site both during or after construction:

Receiving waters within one mile of project property edge:

| Water body ID* | Name of water body | Type<br>(ditch, pond, wetland, calcareous fen, lake, stream, river) | Special water?<br>(See Section 23)                                  | Impaired Water?**<br>(See Section 23)                               |
|----------------|--------------------|---|---|---|
| 03010700       | Toad Lake          | Lake  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|                |                    |   | <input type="checkbox"/> Yes <input type="checkbox"/> No            | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
|                |                    |   | <input type="checkbox"/> Yes <input type="checkbox"/> No            | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
|                |                    |   | <input type="checkbox"/> Yes <input type="checkbox"/> No            | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
|                |                    |   |   |   |

**MN DNR Declared “Work in Water” Restrictions – Adjacent waters**

| <b>Water body ID*</b> | <b>Name of water body</b> | <b>Fish Spawning time frame</b> | <b>Special water?<br/>(See Section 23)</b>               | <b>Impaired Water?***<br/>(See Section 23)</b>           |
|-----------------------|---------------------------|---------------------------------|--|--|
| N/A                   |                           |                                 | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
|                       |                           |                                 | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
|                       |                           |                                 | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
|                       |                           |                                 | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
|                       |                           |                                 |  |  |

**Wetland Impacts**

Will construction result in any potential adverse impacts to wetlands, including excavation, degradation of water quality, draining, filling, permanent inundation or flooding, conversion to a storm water pond? ☒ Yes ☐ No

**If Yes, list measures taken to mitigate impact.**

1. Natural Buffers
2. Redundant BMPs
3. Infiltration Basins

Environmental Review -

☐ Yes ☒ No

Endangered or Threatened Species Review -

☐ Yes ☒ No

Archeological Site Review -

☐ Yes ☒ No

**SEE ATTACHED MAPS**

- The project location and construction limits.
- Existing and final grades, including dividing lines and direction of flow for all pre and post-construction storm water runoff drainage areas located within the project limits.
- Soil types at the site.
- Locations of impervious surfaces.
- Locations of areas not to be disturbed (e.g., buffer zones, wetlands, etc.).
- Steep slope locations.
- Locations of areas where construction will be phased to minimize duration of exposed soils.
- Portions of the site that drain to a public water with DNR work in water restrictions for fish spawning timeframes.
- Locations of all temporary and permanent erosion and sediment control best management practices (BMPs).
- Buffer zones as required in item 9.17 and 23.11 of the permit.
- Locations of potential pollution-generating activities identified in Section 12 of the permit.

Standard details for erosion and sediment control BMPs to be installed at the site.

**Quantities and types of BMPs listed on table of attached map.**

| BMPs                    |              | Quantity   |
|-------------------------|--------------|--|
| Silt Fence              | Number of FT | Surrounding entire perimeter approximately 3000 ft |
| Log Roll                | Number of FT | TBD  |
| Erosion Control Blanket | Square FT    | TBD  |
| Mulch                   | Tons         | TBD  |

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |

# I. Temporary erosion prevention practices

| Area                           | Type   |  |
|--------------------------------|--|--|
| Soil                           | <input checked="" type="checkbox"/> Mulch <input checked="" type="checkbox"/> Erosion Control Blanket  |  |
| Soil Stock Pile                | <input checked="" type="checkbox"/> Grass Seed <input checked="" type="checkbox"/> Silt Fence  |  |
| Ditch/Swale less than 2% slope | <input type="checkbox"/> Mulch <input type="checkbox"/> Hydromulch<br><input type="checkbox"/> Tackifier <input type="checkbox"/> Other  |  |
| Ditch/Swale greater than 2%    | <input checked="" type="checkbox"/> Log Rolls <input checked="" type="checkbox"/> Rock-ditch check<br><input checked="" type="checkbox"/> Erosion Control Blanket <input type="checkbox"/> Other |  |
| Pipe Outlets                   | <input checked="" type="checkbox"/> Rip Rap <input checked="" type="checkbox"/> Splash Guard<br><input type="checkbox"/> Gabions <input type="checkbox"/> Other                                  |  |
|                                |  |  |
|                                |  |  |

**\*All efforts will be made to promote infiltration and sediment removal on site prior to offsite discharge. Storm water will be directed to vegetated areas.**

**Filter Strip:** The length of the filter will be equal to the overland flow area. The slope of the filter strip will be approximately 2 – 6%. The width will be approximately 50 feet providing a buffer between overland flow area and wetland per permit regulations. Shaping and grading of the area immediately upslope from the filter strip and the

filter strip site itself may be necessary to insure shallow overland flow.

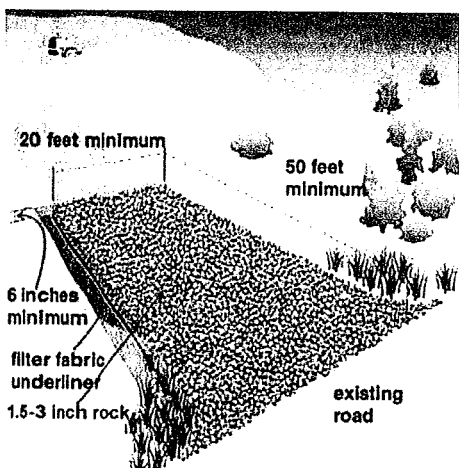
**Buffer Zone:** The **Permittee(s)** will preserve a 50 foot **natural buffer** or (if a buffer is **infeasible** on the site) provide redundant **sediment controls** when a **surface water** is located within 50 feet of the **project's** earth disturbances and storm water flows to the **surface water**. **Natural buffers** are not required adjacent to road ditches, judicial ditches, county ditches, **storm water** conveyance channels, storm drain inlets, and sediment basin.

**Down Gradient Perimeter Control:** The perimeter **sediment control** practice must be in place before any up gradient land-disturbing activities begin. BMPs include silt fence, log rolls keyed in per manufacturer instruction. These practices shall remain in place until **Final Stabilization** has been established in accordance with Part IV.G

**Stock Pile Containment:** Temporary soil stockpiles must have silt fence or other effective **sediment controls**, and cannot be placed in any **natural buffers** or **surface waters**, including **storm water** conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the **storm water**

**Storm Drain Inlet Protection:** N/A

**Vehicle Tracking at construction exits and street sweeping activities:** Where vehicle traffic leaves any part of the site (or onto paved roads within the site). A vehicle tracking **BMP** to minimize the track out of sediment from the construction site. Examples of vehicle tracking **BMPs** include (but are not limited to) rock pads, mud mats, slash mulch, concrete or steel wash racks, or equivalent systems. Dimensions are minimum width: 20 feet and length equal to five times the circumference of the largest wheeled vehicle entering the site or approximately 50 feet.



**Soil compaction minimization:** Whenever possible with mandatory minimization occurring within sewer system area, filtration pond site, open playground area, buffer zones, and filter strips.



**Top Soil Preservation:** Top soil shall be preserved on site in stock piles with erosion control occurring immediately to include silt fencing surrounding perimeter of base.

**50-foot Natural Buffer Plan -between the project's soil disturbance and a surface water** ( Surface water or Waters means all streams, lakes, ponds, marshes, wetlands, reservoirs, springs, rivers, drainage systems, waterways, watercourses, and irrigation systems whether natural or artificial, public or private, except that surface waters do not include treatment basins or ponds that were constructed from upland) **or plans for redundant sediment controls if a buffer is infeasible:** This project requires a 50 ft Natural Buffer Plan.

**Or, if Impaired or Special Water, 100-ft Natural Buffer Plan - between the project's soil disturbance and a surface water or plans for redundant sediment controls if a buffer is infeasible:** Even though Toad Lake is listed as an impaired lake, the impairment is non-construction related and thus additional BMPs are not required. See attached illustration.

**Is the project required to install a temporary sediment basin due to 10 or more acres draining to a common location or 5 acres or more if the site is within 1 mile of a special or impaired water?**

☐ Yes ☒ No

**If yes, describe (or attach plans ) showing how the basin will be designed and constructed in accordance with Section 14.**

**Will the project include dewatering, basin draining?** ☐ Yes ☒ No

Are sedimentation treatment chemicals (e.g., polymers, flocculants, etc.) to be utilized? ☐ Yes ☒ No

## II. Permanent Storm Water Management System

---

- a. Will the project result in one acre or more of new impervious surfaces or result in one acre or more of new impervious in total if the project is part of a larger plan of development? ☐ Yes ☒ No
- b. If yes, a water quality volume of one inch of runoff from the cumulative new impervious surfaces must be retained on site (see Section 15 the permit) through infiltration unless prohibited due to one of the reasons in item 16.14 through item 16.21. If infiltration is prohibited, identify other methods of storm water treatment used (e.g., filtration system, wet sedimentation basin, regional ponding or equivalent method): sedimentation basin.
- c. Attach design parameters for the planned permanent storm water management system, including volume calculations, discharge rate calculation, construction details including basin depth, outlet configurations, location, design of pre-treatment devices and timing for installation. For more design information consult the *Minnesota Stormwater Manual* on the MPCA website at [http://stormwater.pca.state.mn.us/index.php/Main\\_Page](http://stormwater.pca.state.mn.us/index.php/Main_Page). None.
- d. For infiltration systems, provide at least one soil boring, test pit or infiltrometer test in the location of the infiltration practice for determining infiltration rates. For design purposes, divide field measured infiltration rates by two as a safety factor or use soil-boring results with the infiltration rate chart in the Minnesota Storm water Manual to determine design infiltration rates. When soil borings indicate type A soils, permittees should perform field measurements to verify the rate is not above 8.3 inches per hour. This permit prohibits infiltration if the field measured

infiltration rate is above 8.3 inches per hour. Attach on site soil testing results. Calculations:  
Volume: 21,488 square ft (.49 acres by 1" rain) impervious multiple by 1" = 1,790 cubic feet of water. Project is below 1 acre of impervious surface final construction and thus, does not require Permanent Storm Water Management System. *Optional* swales can be 10ft wide and 1 foot depth. Overall length of optional combined swales is approximately 2195 feet . No boring test required. See attachment for swale diagram. Example below.



- e. For linear projects with lack of right of way to install treatment systems capable of treating the entire water quality volume, identify other method(s) for providing treatment of runoff prior to discharge to surface waters (e.g., grassed swales, filtration systems, smaller ponds or grit chambers, etc.): N/A
- f. Right of Ways obtained. N/A
- g. Trout streams: Method of incorporating temperature controls. N/A.

### III. Inspection and maintenance activities

| SWPPP Role              | Name/Phone #                 | Certification # |
|-------------------------|------------------------------|-----------------|
| Installer               | Jamie Sazama<br>612.685.6619 | Perham, MN      |
| Inspector/Monitor       | Stewart Hofland 218.298.1791 | Perham, MN      |
| Designer                | Jane Hofland<br>218.457.2695 | See attachment  |
| Construction Supervisor | Jamie Sazama<br>612.685.6619 |                 |
| Maintenance/Repairs     | Jamie Sazama<br>612.685.6619 |                 |
| Owner                   | Richard & Dana Laine         | Permittee       |

Recording keeping will occur per SWPPP Permit requirements. Reporting will occur at a minimum of every 7 days or after ½" of rainfall or greater. To be conducted by Inspector/Monitor listed above. All records will be stored on site in an easily identified location. Area to be inspected listed in Project scope and area of activity.

**Surface waters**, including drainage ditches and conveyance systems, will be inspected for evidence of erosion and sediment deposition during each inspection. The **Permittee(s)** must remove all deltas and sediment deposited in **surface waters**, including drainage ways, catch basins, and other drainage systems, and stabilize the areas where sediment removal results in exposed soil. The removal and **stabilization** must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. The **Permittee(s)** will use all

reasonable efforts to obtain access. If precluded, removal and **stabilization** will take place within seven (7) calendar days of obtaining access. The **Permittee(s)** is/are responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work in surface waters.

#### IV. Pollution prevention management measures

---

1. Storage of building products and landscape materials with potential to leak pollutants will be stored in a designated area and covered with plastic to minimize leaching into storm water.
2. Storage of pesticides, fertilizers, and treatment chemicals, if any, will be stored in designated area within fully contained approved system

#### V. Construction

---

The location of areas not to be disturbed must be delineated (e.g., with flags, stakes, signs, silt fence etc.) on the **project** site before work begins.

1. The **Permittee(s)** must **stabilize** all exposed soil areas (including stockpiles)
2. **Stabilization** must be **initiated immediately** to limit soil erosion whenever any **construction activity** has permanently or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days.
3. **Stabilization** must be completed no later than 14 calendar days after the **construction activity** in that portion of the site has temporarily or permanently ceased
4. The **Permittee(s)** must **stabilize** the **normal wetted perimeter** of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, within 200 lineal feet from the property edge, or from the point of discharge into any **surface water**. **Stabilization** of the last 200 lineal feet must be completed within 24 hours after connecting to a **surface water** or property edge.
5. Temporary or permanent ditches or swales that are being used as a sediment containment system during construction (with properly designed rock-ditch checks, bio rolls, silt dikes, etc.) do not need to be **stabilized** during the temporary period of its use as a sediment containment system. These areas must be **stabilized** within 24 hours after no longer being used as a sediment containment system.



Applying mulch, hydromulch, tackifier, polyacrylamide or similar **erosion prevention** practices is not acceptable **stabilization** in any part of a temporary or permanent drainage ditch or swale.

6. Permittee must minimize soil compaction and, unless **infeasible**, preserve topsoil.
7. The **Permittee(s)** must preserve a 50 foot **natural buffer** or (if a buffer is **infeasible** on the site) provide redundant **sediment controls** when a **surface water** is located within 50 feet of the **project's** earth disturbances and stormwater flows to the **surface water**. Redundant sediment controls must not be greater than five feet apart.

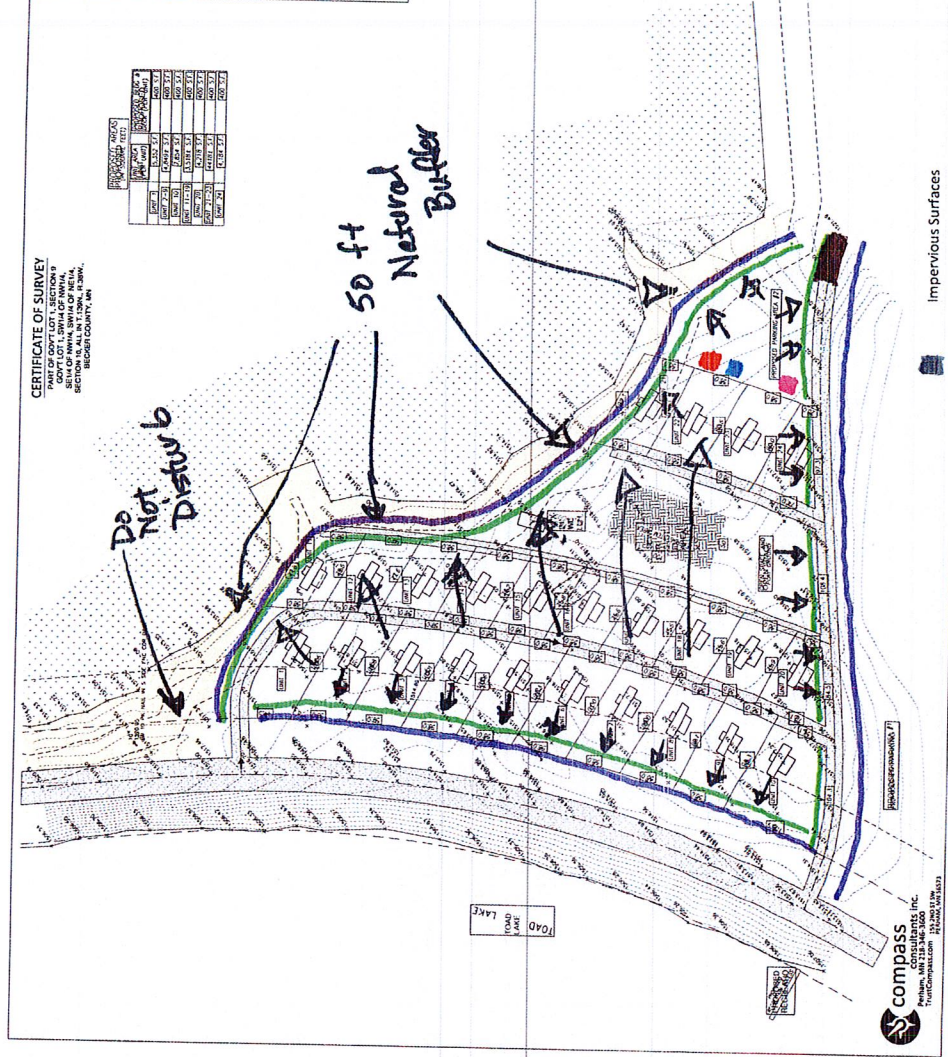
## VI. Permit Termination

---

1. Final Stabilization will have occurred when all disturbed areas have been stabilized to 70% of expected permanent growth.
2. Removal of all temporary sediment controls to include silt fencing, erosion blankets, log rolls, etc.
3. The following will be removed and all debris disposed of properly.
  1. Concrete washout areas
  2. Entrance/exit areas will be cleaned and disassembled with final finished surface completed.
  3. Portable toilets will be removed.
  4. Fuel station with emergency cleanup equipment (if fueling occurred on site)
  5. Construction materials and plastic covering.

**CERTIFICATE OF SURVEY**  
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as the same appears in the records of the County Clerk of the County of Bucks, Pennsylvania.

| SECTION | ACRES  | DATE    | BY                |
|---------|--------|---------|-------------------|
| 1       | 1.0000 | 10/1/00 | J. J. [illegible] |
| 2       | 1.0000 | 10/1/00 | J. J. [illegible] |
| 3       | 1.0000 | 10/1/00 | J. J. [illegible] |
| 4       | 1.0000 | 10/1/00 | J. J. [illegible] |
| 5       | 1.0000 | 10/1/00 | J. J. [illegible] |
| 6       | 1.0000 | 10/1/00 | J. J. [illegible] |
| 7       | 1.0000 | 10/1/00 | J. J. [illegible] |
| 8       | 1.0000 | 10/1/00 | J. J. [illegible] |
| 9       | 1.0000 | 10/1/00 | J. J. [illegible] |
| 10      | 1.0000 | 10/1/00 | J. J. [illegible] |
| 11      | 1.0000 | 10/1/00 | J. J. [illegible] |
| 12      | 1.0000 | 10/1/00 | J. J. [illegible] |
| 13      | 1.0000 | 10/1/00 | J. J. [illegible] |
| 14      | 1.0000 | 10/1/00 | J. J. [illegible] |
| 15      | 1.0000 | 10/1/00 | J. J. [illegible] |
| 16      | 1.0000 | 10/1/00 | J. J. [illegible] |
| 17      | 1.0000 | 10/1/00 | J. J. [illegible] |
| 18      | 1.0000 | 10/1/00 | J. J. [illegible] |
| 19      | 1.0000 | 10/1/00 | J. J. [illegible] |
| 20      | 1.0000 | 10/1/00 | J. J. [illegible] |



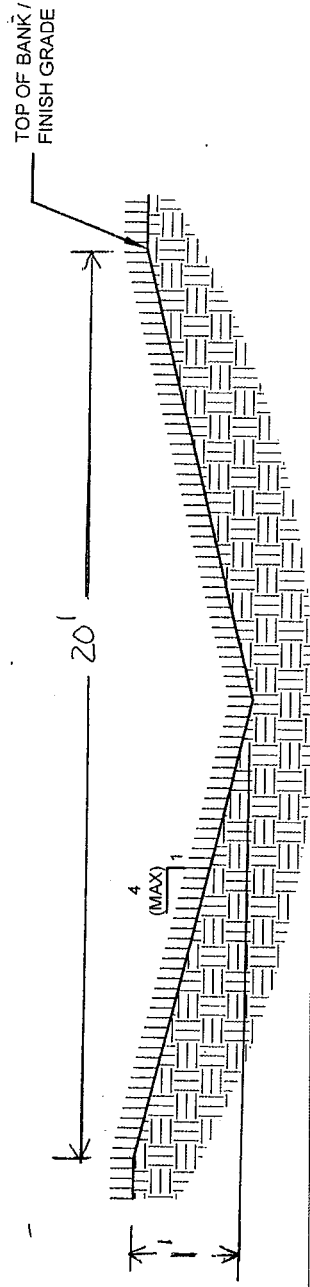
**LEGEND**  
 EXISTING ROADS  
 EXISTING EASEMENTS  
 BOUNDARY OF PROPOSED SUBDIVISION  
 PROPOSED IMPROVEMENTS  
 PROPOSED LOT LINES  
 PROPOSED LOT AREAS  
 PROPOSED LOT PERIMETERS  
 PROPOSED LOT CORNERS  
 PROPOSED LOT INTERIORS  
 PROPOSED LOT EXTERIORS  
 PROPOSED LOT ADJACENTS  
 PROPOSED LOT OPPOSITES  
 PROPOSED LOT NEIGHBORS  
 PROPOSED LOT DISTANCES  
 PROPOSED LOT DIRECTIONS  
 PROPOSED LOT ANGLES  
 PROPOSED LOT BEARINGS  
 PROPOSED LOT COORDINATES  
 PROPOSED LOT ELEVATIONS  
 PROPOSED LOT VOLUMES  
 PROPOSED LOT WEIGHTS  
 PROPOSED LOT MEASUREMENTS  
 PROPOSED LOT CALCULATIONS  
 PROPOSED LOT FORMULAS  
 PROPOSED LOT EQUATIONS  
 PROPOSED LOT INEQUALITIES  
 PROPOSED LOT LOGIC  
 PROPOSED LOT ALGORITHMS  
 PROPOSED LOT PROCEDURES  
 PROPOSED LOT FUNCTIONS  
 PROPOSED LOT METHODS  
 PROPOSED LOT TECHNIQUES  
 PROPOSED LOT TOOLS  
 PROPOSED LOT EQUIPMENT  
 PROPOSED LOT MATERIALS  
 PROPOSED LOT SUPPLIES  
 PROPOSED LOT SERVICES  
 PROPOSED LOT PERSONNEL  
 PROPOSED LOT CONTRACTORS  
 PROPOSED LOT SUBCONTRACTORS  
 PROPOSED LOT VENDORS  
 PROPOSED LOT SUPPLIERS  
 PROPOSED LOT DISTRIBUTORS  
 PROPOSED LOT RETAILERS  
 PROPOSED LOT WHOLESALE  
 PROPOSED LOT MANUFACTURERS  
 PROPOSED LOT ASSEMBLERS  
 PROPOSED LOT FINISHERS  
 PROPOSED LOT INSTALLERS  
 PROPOSED LOT MAINTENANCE  
 PROPOSED LOT REPAIRS  
 PROPOSED LOT UPGRADES  
 PROPOSED LOT MODIFICATIONS  
 PROPOSED LOT ALTERATIONS  
 PROPOSED LOT REMODELS  
 PROPOSED LOT RENOVATIONS  
 PROPOSED LOT RESTORATIONS  
 PROPOSED LOT PRESERVATIONS  
 PROPOSED LOT PROTECTIONS  
 PROPOSED LOT PRESERVATIONS  
 PROPOSED LOT PROTECTIONS

**CERTIFICATION**  
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as the same appears in the records of the County Clerk of the County of Bucks, Pennsylvania.

- Filter Strip
- Silt Fencing
- Entrance/Exit Pad
- Concrete Washout
- Materials Storage
- Portable Toilets
- Swale(s)

Impervious Surfaces

**compass**  
 PROFESSIONAL SURVEYING  
 1000 N. 10TH ST. SUITE 100  
 PHILADELPHIA, PA 19107-1000  
 (215) 591-1000  
 FAX (215) 591-1001  
 WWW.COMPASS-SURVEYING.COM



## SWALE CROSS SECTION

Pennoni  
N.T.S.

Area of Interest (AOI)

Soil Map

Soil Data Explorer

Download Soils Data

Shopping Cart (Free)

Printable Version

Add to Shopping Cart

Search

Basic Search

Enter keywords 776B

Advanced Search

"776B": No match.

Map Unit Legend

|      |  |          |      |
|------|--|----------|------|
| 775B | Sugarbush-Two Inlets complex, 1 to 8 percent slopes  | 20,143.5 | 2.2% |
| 775C | Sugarbush-Two Inlets complex, 3 to 15 percent slopes | 20,902.4 | 2.3% |
| 776B | Snellman-Sugarbush complex, 2 to 8 percent slopes    | 20,338.8 | 2.2% |
| 776C | Snellman-Sugarbush complex, 8 to 15 percent slopes   | 38,217.7 | 4.1% |
| 776E | Snellman-Sugarbush complex, 15 to 30 percent slopes  | 18,976.7 | 2.1% |
| 778B | Dorset-Corliss complex, 1 to 6 percent               | 7,209.7  | 0.8% |

Soil Map

Legend

Scale

700 ft

Warning: Soil Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soil surveys that comprise your AOI were mapped at 1:20,000. The design of map units and the level of detail dependent on that map scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Soil Data Available

To see a description of the soil data available for a specific point on the map:

- Click anywhere in the map. The soil data availability for that point will be shown here.
- The point you clicked is marked with the identified point icon:
- To see a map showing soil data availability for all locations in the U.S. and territories, click the [Soil Survey Status](#) link in the Navigation Bar above.

[FOIA](#) | [Accessibility Statement](#) | [Privacy Policy](#) | [Non-Discrimination Statement](#) | [Information Quality](#) | [USA.gov](#) | [White House](#)

Area of Interest (AOI)

Soil Map

Soil Data E

Search

Basic Search

Enter keywords 776B

Advanced Search

"776B": No match.

Map Unit Legend

|      |  |          |      |
|------|--|----------|------|
| 775B | Sugarbush-Two Inlets complex, 1 to 8 percent slopes  | 20,143.5 | 2.2% |
| 775C | Sugarbush-Two Inlets complex, 3 to 15 percent slopes | 20,902.4 | 2.3% |
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| 776E | Snellman-Sugarbush complex, 15 to 30 percent slopes  | 18,976.7 | 2.1% |
| 778B | Dorset-Corliss complex, 1 to 6 percent               | 7,209.7  | 0.8% |

Soil Data

To see

1. C

2. T

3. T

S

## Report -- Map Unit Description

### Becker County, Minnesota

776B--Snellman-Sugarbush complex, 2 to 8 percent slopes

#### Map Unit Setting

National map unit symbol: fbpl  
 Elevation: 800 to 2,000 feet  
 Mean annual precipitation: 20 to 28 inches  
 Mean annual air temperature: 37 to 45 degrees F  
 Frost-free period: 90 to 150 days  
 Farmland classification: Farmland of statewide importance

#### Map Unit Composition

Snellman and similar soils: 60 percent  
 Sugarbush and similar soils: 30 percent  
 Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

#### Description of Snellman

##### Setting

Landform: Hillslopes on moraines  
 Landform position (two-dimensional): Summit, shoulder, backslope  
 Down-slope shape: Linear  
 Across-slope shape: Linear  
 Parent material: Loamy glacial till

##### Typical profile

A - 0 to 3 inches: sandy loam  
 E - 3 to 12 inches: sandy loam  
 Bt - 12 to 32 inches: sandy clay loam  
 Bk,C - 32 to 60 inches: sandy loam

##### Properties and qualities

Slope: 2 to 8 percent  
 Depth to restrictive feature: More than 80 inches  
 Natural drainage class: Well drained  
 Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)  
 Depth to water table: More than 80 inches  
 Frequency of flooding: None  
 Frequency of ponding: None  
 Calcium carbonate, maximum in profile: 15 percent  
 Available water storage in profile: Moderate (about 8.5 inches)

##### Interpretive groups

Land capability classification (irrigated): None specified  
 Land capability classification (nonirrigated): 2e  
 Hydrologic Soil Group: B  
 Ecological site: Loamy Upland Mesic Hardwood Forest (F057XY021MN)  
 Forage suitability group: Sloping Upland, Acid (G057XN006MN)  
 Hydric soil rating: No

#### Description of Sugarbush

##### Setting

Landform: Hillslopes on moraines  
 Landform position (two-dimensional): Summit, shoulder, backslope  
 Down-slope shape: Linear  
 Across-slope shape: Linear  
 Parent material: Loamy mantle over sandy and gravelly outwash deposits

##### Typical profile

A - 0 to 3 inches: sandy loam  
 E - 3 to 17 inches: loamy sand  
 Bt - 17 to 28 inches: sandy loam  
 2C - 28 to 60 inches: gravelly coarse sand

##### Properties and qualities

Slope: 2 to 8 percent  
 Depth to restrictive feature: More than 80 inches  
 Natural drainage class: Well drained  
 Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)  
 Depth to water table: More than 80 inches  
 Frequency of flooding: None  
 Frequency of ponding: None  
 Calcium carbonate, maximum in profile: 15 percent  
 Available water storage in profile: Low (about 4.6 inches)

##### Interpretive groups

Land capability classification (irrigated): None specified  
 Land capability classification (nonirrigated): 3s  
 Hydrologic Soil Group: A

[Shopping Cart](#)

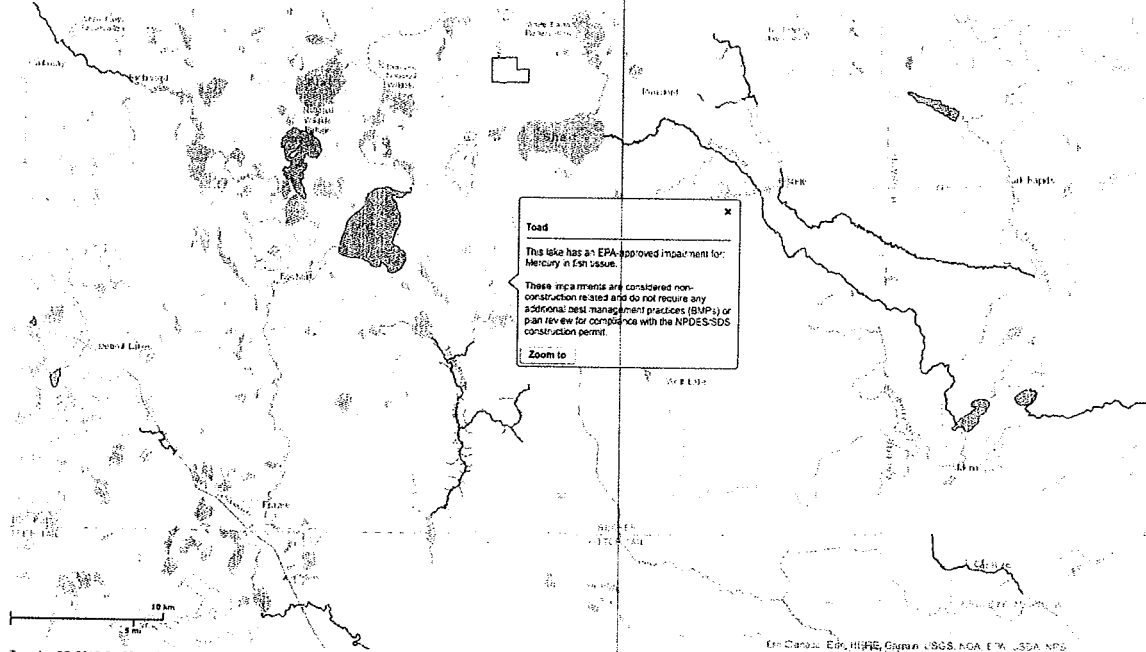
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detail of mapping an  
 more detailed scale

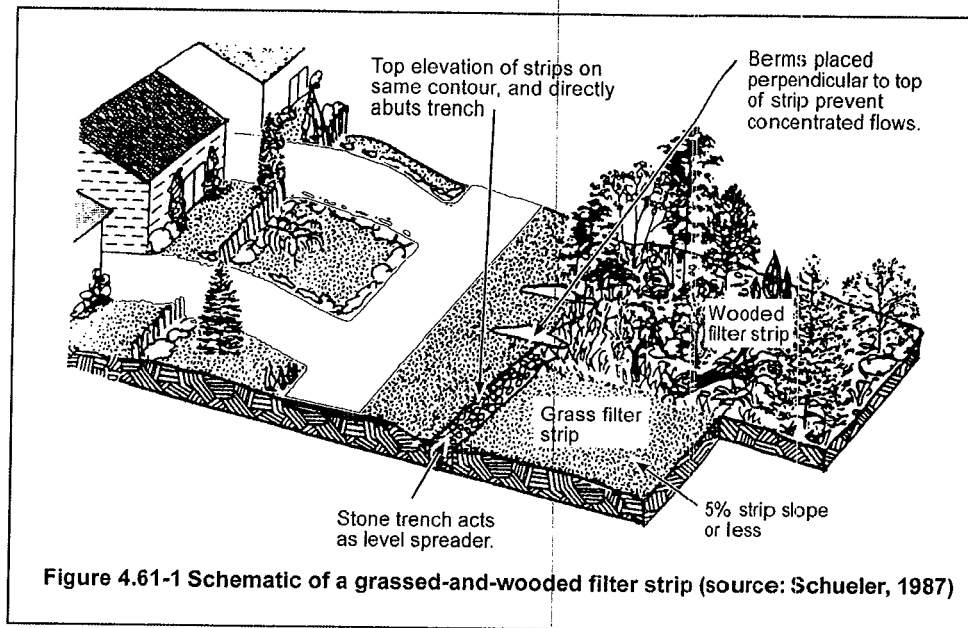
lick the Soil

# Laine Project

Toad Lake



Tue Jan 29 2019 01:38:17 PM



Existing perennial vegetation next to receiving waters may provide wildlife benefits but not significant pollutant-reduction benefits, depending on ground cover and runoff type. However, buffer areas provide valuable habitat and they should be maintained. Consideration should be given to buffer zone preservation as part of the design of the filter system.

Waterways should have filter strips on both sides to be effective as part of a filter system. An intermittent waterway itself may also provide filtering benefits if adequately vegetated (see part 4.62, Vegetated Swales).

### DESIGN RECOMMENDATIONS

Measures to help prevent concentrated flows (Claytor, December 1996):

- The width of the filter should generally be measured perpendicular to the overland flow, and equal to the width of the treated drainage area
- The flow length through the filter system should be a minimum of 25 ft and at maximum no more than 300 ft. The slope of the filter should be limited to about 2 to 6%.
- The flow length of the drainage area to be treated is usually limited to 75 ft for impervious areas or 150 ft for pervious areas.

Filter strips should generally be on the contour and designed to pass the 1.25-inch, 24-hour water quality storm event at a flow depth of about 0.5 inch, and a velocity of 0.5 feet per second (fps).

**Table 4.60-1 Bioretention and ponds**

|  | <b>Buffer Zone<br/>(not a treatment, but performs treatment functions)</b> | <b>Filter Strip</b>                                   | <b>Swales and Enhanced Swales *</b>                   | <b>Infiltration Basins and Enhanced or Bioretention Basins</b> | <b>Infiltration Trenches</b>                          | <b>Ponds</b>   |
|--|--|---|---|--|---|--|
| Location   | Usually adjacent to aquatic systems  | Small-volume, low-velocity area                       | 1-3 ft above water table                              | 3 ft above water table, 10 ft above fractured bedrock          | 3 ft above water table, 10 ft above fractured bedrock | No specific requirements   |
| Pretreatment                                       | No concentrated flow   | No concentrated flow                                  | A sediment forebay is desirable                       | ** Sediment and debris removal desired                         | ** Sediment and debris removal desired                | No specific requirements   |
| Runoff from 1.25-inch event (water quality volume) | No specific requirement  | 0.5 ft/sec<br>0.5 inches Depth<br>10-minute flow time | $Vel \leq 1.0$ ft/sec<br>Depth $\leq 0.5$ ft*         | Discharge through soil in 24 hours or less                     | Discharge through soil in 24 hours or less            | Outflow rate   |
| Runoff from 1-yr. event ~ 2.4-inch event           | No specific requirement  | $\leq 2$ ft/sec                                       | $\leq 2$ ft/sec<br>$\tau \leq 1$ lb/ft <sup>2</sup>   | Discharge through soil in 48 hours or less                     | Provide bypass to other systems                       | Velocity $\leq 2$ ft/sec   |
| Runoff from 2-yr. event ~ 2.8-inch event           | No specific requirement  | $\leq 3$ ft/sec.                                      | $\leq 3$ ft/sec<br>$\tau \leq 1.5$ lb/ft <sup>2</sup> | Discharge through soil in 72 hours or less                     | Provide bypass to other systems                       | Velocity $\leq 3$ ft/sec.<br>Discharge rate $\leq 50\%$ of the predevelopment rate |
| Runoff from 10-yr. event ~ 4.0-inch event          | No specific requirement  | $\leq 5$ ft/sec                                       | $\leq 5$ ft/sec<br>$\tau \leq 2.5$ lb/ft <sup>2</sup> | Provision for bypass at high flows                             | Provide bypass to other systems                       | Velocity $\leq 5$ ft/sec and Discharge rate = predevelopment                       |
| Runoff from 100-yr. event ~ 6.0-inch event         | No specific requirement  | $\leq 5$ ft/sec                                       | $\leq 5$ ft/sec<br>$\tau \leq 2.5$ lb/ft <sup>2</sup> | Provision for bypass at high flows                             | Provide bypass to other systems                       | Velocity $\leq 5$ ft/sec and Discharge rate = predevelopment                       |

\* For enhanced swales, insert retaining dikes to retain water quality volume of runoff behind filter dikes.

\*\* No industrial or highly contaminated sources without appropriate pretreatment.

$\tau$  = shear stress





# Onsite Septic System Application

Becker County Planning & Zoning  
915 Lake Ave, Detroit Lakes, MN 56501  
Phone (218)-846-7314; Fax (218)-846-7266

| PARCEL  |        |
|---------|--------|
| APP     | SEPTIC |
| YEAR    |        |
| SCANNED |        |
| LAKE    |        |

## 1. PROPERTY DATA (as it appears on the tax statement, purchase agreement or deed)

Parcel Number(s) of property where the system will be installed: 230118000

Is this a split of an existing property? Yes No

(If yes and a parcel number has not yet been assigned, indicate the main parcel number from which the new parcel was split.)

Section 10 Township 139 Range 028 Township Name Toad Lake

Lake Name Toad Lake Classification \_\_\_\_\_

Legal Description: Lot 1 and SW 1/4 of NW 1/4

Project Address: \_\_\_\_\_

## 2. PROPERTY OWNER INFORMATION (as it appears on the tax statement, purchase agreement or deed)

Owner's First Name Richard / Dana Owner's Last Name Laine

Mailing Address 20781 cord 117 City, State, Zip Osage, MN 56570

Phone Number \_\_\_\_\_

## 3. DESIGNER/INSTALLER INFORMATION

Designer Name Dan T. Beyer Company Name \_\_\_\_\_ License # 478

Address \_\_\_\_\_ Phone Number \_\_\_\_\_

Installer Name Dan T. Beyer Company Name \_\_\_\_\_ License # 478

Address \_\_\_\_\_ Phone Number \_\_\_\_\_

## 4. SYSTEM DESIGN INFORMATION

### System Status

### What will new system serve? Check one

- ☒ Vacant Lot-No existing system-new structure  
☐ Replacement - structure removed and being rebuilt  
☐ Failing -Replacement- cesspool/seepage pit or other  
☐ Enlargement of system-Undersized  
☐ Repairs Needed to existing  
☐ Additional system on property

- ☐ Dwelling  
☒ Resort/Commercial  
☐ Commercial (Non-resort)  
☐ Other - explain below \_\_\_\_\_

\_\_\_\_\_ Date of site evaluation

Design Flow 2400 Gallons Per Day

Number of Bedrooms 24 campers @ 100 gpd

Garbage Disposal Yes ☒ No

Dishwasher Yes ☒ No

Lift station in House Yes ☒ No

Grinder pump in House Yes ☒ No

Well Depth no well yet  
Depth of other wells within 100 ft of system \_\_\_\_\_

Original Soil ☒ Compacted Soil \_\_\_\_\_

Type of Soil Observation

\_\_\_\_\_ Pit \_\_\_\_\_ Probe ☒ Boring

Depth to Restricting Layer 18"

Maximum Depth of System +18"

Size of All Tanks to be installed

2000 gal Single Compartment Septic Tank 1600 gal Separate Lift Station

1500 gal Compartmented Tank \_\_\_\_\_ gal Holding Tank

\_\_\_\_\_ Pit Privy \_\_\_\_\_ Existing Tank to be used

\_\_\_\_\_ Existing tank w/new Additional Tank

\_\_\_\_\_ Existing tank w/new Lift Station

\_\_\_\_\_ Holding Tank with Privy

Total Number of tanks to be installed in this system 5 (This # will be reported to MPCA at end of year.)

|      |        |
|------|--------|
| APP  | SEPTIC |
| YEAR |        |

Type of Drainfield \_\_\_\_\_ Full Size of Drainfield \_\_\_\_\_ Reduced/Warrantied size \_\_\_\_\_

\_\_\_\_\_ Chamber Trench \_\_\_\_\_ sq ft \_\_\_\_\_ sq ft

\_\_\_\_\_ Rock Trench \_\_\_\_\_ sq ft \_\_\_\_\_ sq ft

\_\_\_\_\_ Gravelless \_\_\_\_\_ sq ft \_\_\_\_\_ sq ft

☒ Mound 2000 sq ft \*\*\*

\_\_\_\_\_ Pressure Bed \_\_\_\_\_ sq ft \*\*\*

\_\_\_\_\_ Seepage Bed \_\_\_\_\_ sq ft \*\*\*

\_\_\_\_\_ At-grade \_\_\_\_\_ sq ft \*\*\*

\_\_\_\_\_ Alternative / \_\_\_\_\_ sq ft \*\*\* \*\*\*Attach Worksheets

Performance

Type of chamber \_\_\_\_\_

Depth of Rock 12"

Alarm? Yes ☒ No \_\_\_\_\_

Type of Alarm P5 Part no 1

Size of Lift Pump 1/2 HP

Size of Lift Line 2"

#### PROPOSED SETBACKS

|                                     | TANK         | DRAINFIELD   |
|-------------------------------------|--------------|--------------|
| Distance to Well                    | <u>50'±</u>  | <u>50'±</u>  |
| Distance to Building                | <u>10'±</u>  | <u>20'±</u>  |
| Distance to Property Line           | <u>10'±</u>  | <u>10'±</u>  |
| Distance to OHW of Lake             | <u>150'±</u> | <u>150'±</u> |
| Distance to Pressure Line           | _____        | _____        |
| Distance to Wetland/Protected Water | _____        | _____        |

Perc Rate 14 Soil Sizing Factor 1.27 \*If SSF other than .83, attach Perc Test Data

#### Soil Borings (three are required)

| Depth       | Texture           | Color            | Structure       |  | Depth       | Texture           | Color            | Structure       |
|-------------|-------------------|------------------|-----------------|--|-------------|-------------------|------------------|-----------------|
| <u>0-6</u>  | <u>Black</u>      |                  |                 |  | <u>0-4</u>  | <u>black</u>      |                  |                 |
| <u>6-18</u> | <u>sandy loam</u> | <u>10 yr 4/6</u> | <u>granular</u> |  | <u>4-18</u> | <u>sandy loam</u> | <u>10 yr 4/6</u> | <u>granular</u> |
|             |                   |                  |                 |  |             |                   |                  |                 |
|             |                   |                  |                 |  |             |                   |                  |                 |

| Depth       | Texture           | Color            | Structure       |  | Depth | Texture | Color | Structure |
|-------------|-------------------|------------------|-----------------|--|-------|---------|-------|-----------|
| <u>0-4</u>  | <u>black</u>      |                  |                 |  |       |         |       |           |
| <u>4-19</u> | <u>sandy loam</u> | <u>10 yr 4/6</u> | <u>granular</u> |  |       |         |       |           |
|             |                   |                  |                 |  |       |         |       |           |
|             |                   |                  |                 |  |       |         |       |           |

#### 5. REQUIRED DOCUMENTS

U of MN worksheets are required for mounds, pressure beds, seepage beds, at-grades or Type IV or Type V systems. Are the required worksheets attached? ☒ Yes \_\_\_\_\_ No

#### 6. DESIGNER'S CERTIFIED STATEMENT

Dan T. Byers certify that I have completed the preceding design work in accordance with all applicable requirements (including, but not limited to Minnesota Chapter 7080 and the Becker County Individual Sewage Treatment System Ordinance).

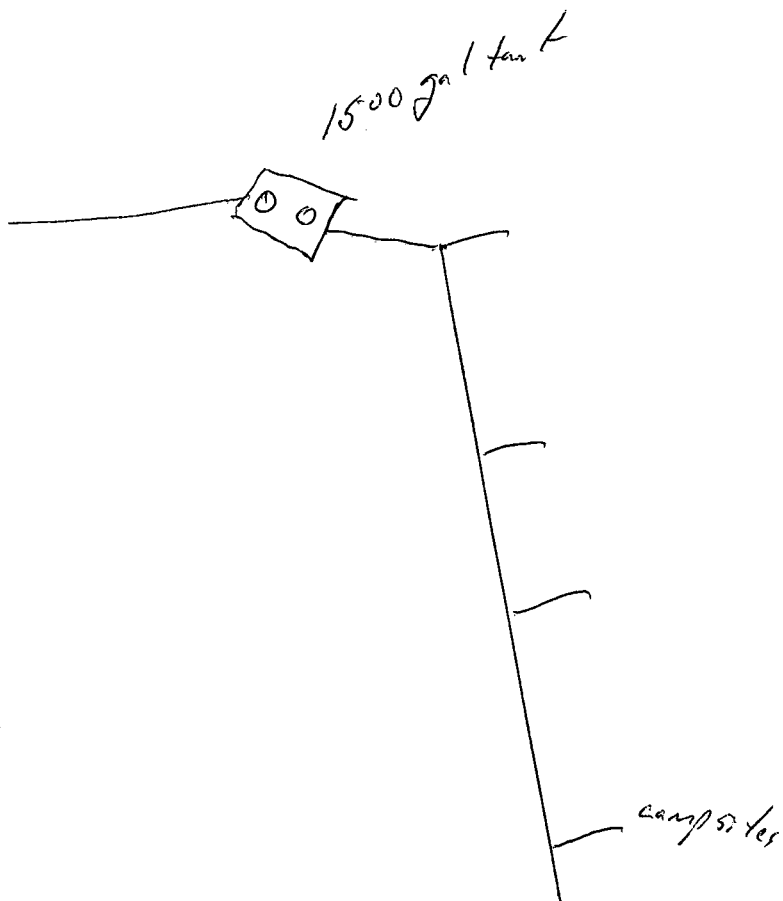
Signature of Designer Dan T. Byers Date \_\_\_\_\_

System designed for 24 campers @ 100 gpd

3-2000 gal tanks

1- 1500 gal tank

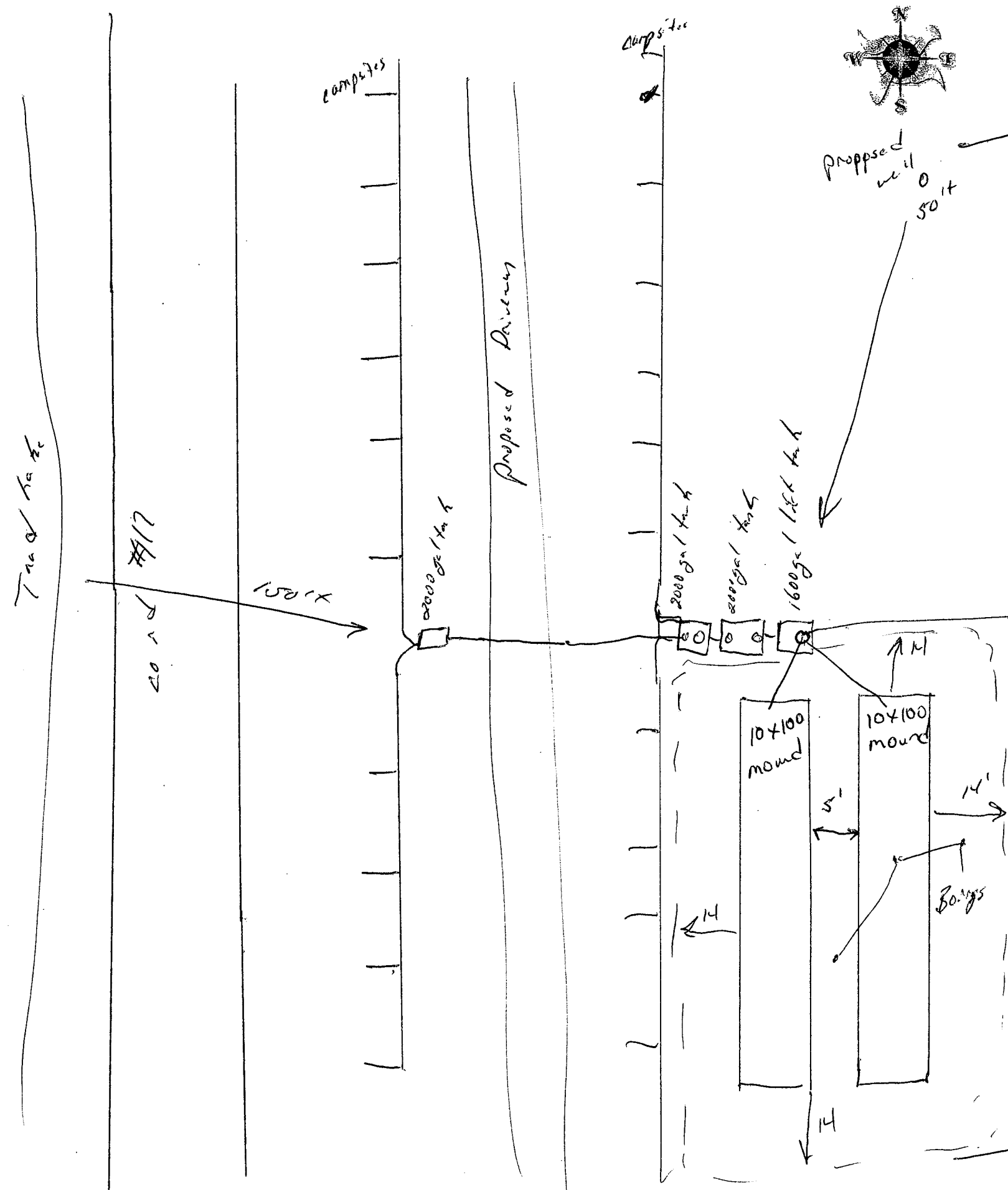
1- 1600 gal hot tank with dual  
alternating pumps



## SKETCH OF PROPERTY

Please sketch all structures and septic systems on the property; Include setbacks and wells within 100 feet of the property.

|        |                   |
|--------|-------------------|
| PARCEL |                   |
| APP    | SEPTIC INSPECTION |
| YEAR   | 7                 |



## A. FLOW

Estimated 2400 gpd  
or measured \_\_\_\_\_ x 1.5 = \_\_\_\_\_ gpd.

## B. SEPTIC TANK LIQUID VOLUMES

6000  
1500 gallons

## C. SOILS (refer to site evaluation)

1. Depth to restricting layer = 18 inches \_\_\_\_\_ feet
2. Depth of percolation tests = 12 inches
3. Texture Sandy loam Percolation rate 14 mpi
4. Land slope 1 %

Estimated Sewage Flows in Gallons per day (gpd)

| Number of Bedrooms | Type I | Type II | Type III | Type IV  |
|--------------------|--------|---------|----------|--|
| 2                  | 300    | 225     | 180      | 60% of the values in Type I, II or III columns |
| 3                  | 450    | 300     | 218      |  |
| 4                  | 600    | 375     | 256      |  |
| 5                  | 750    | 450     | 294      |  |
| 6                  | 900    | 525     | 332      |  |
| 7                  | 1050   | 600     | 370      |  |
| 8                  | 1200   | 675     | 408      |  |

Septic Tank Capacities (in gallons)

| Number of Bedrooms | Minimum Liquid Capacity | Liquid capacity with garbage disposal |
|--------------------|-------------------------|---------------------------------------|
| 2 or less          | 750                     | 1125                                  |
| 3 or 4             | 1000                    | 1500                                  |
| 5 or 6             | 1500                    | 2250                                  |
| 7, 8 or 9          | 2000                    | 3000                                  |

## D. ROCK LAYER DIMENSIONS

1. Multiply flow rate by 0.83 to obtain required area of rock layer:  $A \times 0.83 =$

$$\frac{2400}{\text{gpd}} \times 0.83 \text{ sq. ft./gpd} = 1992 \text{ sq. ft.}$$

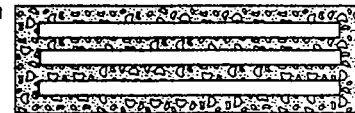
2. Select width of rock layer (max 10' if <120 mpi max 5') = 10 ft.

3. Length of rock layer = area  $\div$  width =

$$\frac{1992 \text{ sq. ft.}}{10 \text{ ft.}} = 199.2 \text{ ft.}$$



Width 10 ft  
<120mpi <10'  
>120mpi <5'



Length 199.2 ft

## E. ROCK VOLUME

1. Multiply rock area by rock depth to get cubic feet of rock; \_\_\_\_\_ sq. ft. x \_\_\_\_\_ ft. = \_\_\_\_\_ cu. ft.
2. Divide cu. ft. by 27 cu. ft./cu. yd. to get cubic yards;  
\_\_\_\_\_ cu. ft.  $\div$  27 = 80 cu. yd.
3. Multiply cubic yards by 1.4 to get weight of rock in tons; \_\_\_\_\_ cu. yd. x 1.4 ton/cu. yd. = \_\_\_\_\_ tons.

## F. ABSORPTION WIDTH

1. Percolation rate in top 12 inches of soil is 14 mpi  
Texture Sandy loam

2. Select allowable soil loading rate from table;  
1.79 gpd/ft<sup>2</sup>

3. Calculate adsorption width ratio by dividing rock layer

loading rate of 1.20 gpd/ft<sup>2</sup> by allowable soil loading rate;

$$1.20 \text{ gpd/ft}^2 \div 1.79 \text{ gpd/ft}^2 = 0.67$$

4. Multiply adsorption width ratio by rock layer width to get required adsorption width;

$$0.67 \times 10 \text{ ft} = 6.7 \text{ ft}$$

Absorption Width Sizing Table

| Percolation Rate in Minutes per Inch (MPI) | Soil Texture | Gallons per day per square foot | Ratio of Absorption width to Rock Layer Width |
|--|--------------|---------------------------------|---|
| Faster than 0.1                            | Coarse Sand  | 1.20                            | 1.00  |
| 0.1 to 5                                   | Sand         | 1.20                            | 1.00  |
| 0.1 to 5                                   | Fine Sand    | 0.60                            | 2.00  |
| 6 to 15                                    | Sandy Loam   | 0.79                            | 1.52  |
| 16 to 30                                   | Loam         | 0.60                            | 2.00  |
| 31 to 45                                   | Silt Loam    | 0.50                            | 2.40  |
| 46 to 60                                   | Clay Loam    | 0.45                            | 2.67  |
| 60 to 120                                  | Clay         | 0.24                            | 5.00  |
| Slower than 120                            | Clay         | 0.20                            | 6.00  |

- Select number of perforated laterals 3
- Select perforation spacing = 3 feet.
- Since perforations should not be placed closer than 1 ft. to the edge of the rock layer (see diagram), subtract 2 ft. from the rock layer length.

$$\frac{200}{\text{Rock layer length}} - 2 \text{ ft.} = \underline{198} \text{ feet.}$$

- Determine the number of spaces between perforations. Divide the length above by perforation spacing and round down to nearest whole number.

$$\text{Length perf. spacing} = \frac{198 \text{ ft.}}{(3)} \div \frac{3 \text{ ft.}}{(2)} = \underline{66} \text{ spaces}$$

- Number of perforations is equal to one plus the number of perforation spaces.

$$\underline{66} \text{ spaces} + 1 = \underline{67} \text{ perforations/lateral}$$

- Multiply perforations per lateral by number of laterals to get total number of perforations.

$$\frac{3}{\text{laterals}} \times \frac{67}{\text{perfs/lateral}} = \underline{201} \text{ perforations.}$$

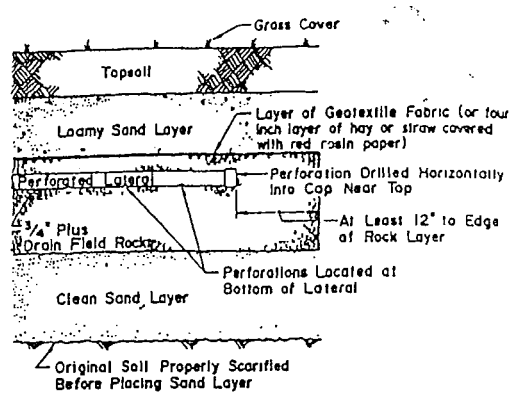
- Determine required flow rate by multiplying number of perforations by flow per perforation

$\frac{1}{2}$  per man  
201

$$\frac{100}{\text{perfs}} \times \frac{156}{\text{gpm/perf}} = \underline{56} \text{ gpm.}$$

- If laterals are connected to header pipe as shown on upper example, to select minimum required lateral diameter; enter table with perforation spacing and number of perforations per lateral. Select minimum diameter for perforated lateral = 2 inches.

- If perforated lateral system is attached to manifold pipe near the center, lower diagram, perforated lateral length and number of perforations per lateral will be approximately one half of that in step 8. Using these values, select minimum diameter for perforated lateral = \_\_\_\_\_ inches.

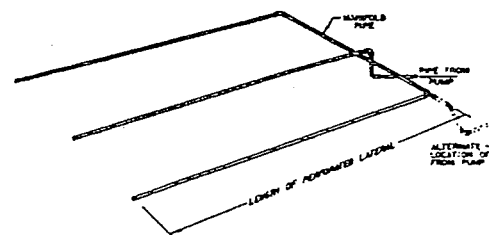


| Required Perforation Discharge in gallons per minute (gpm) |                          |                         |
|--|--------------------------|-------------------------|
| Discharge Head (feet)                                      | $\frac{3}{32}$ inch perf | $\frac{1}{4}$ inch perf |
| 1.0a   | 0.56                     | 0.74                    |
| 2.0b   | 0.80                     | 1.04                    |

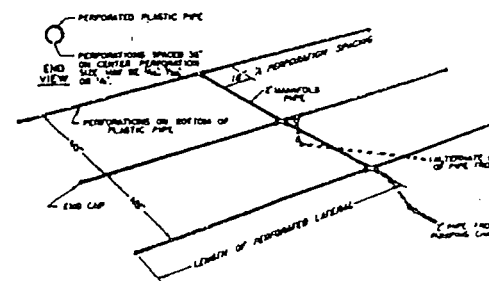
a. Use for single family homes  
b. Use for all other applications

| Maximum number of quarter inch perforations per lateral to guarantee < 10% discharge variation |                 |                 |    |
|--|-----------------|-----------------|----|
| Perforation Spacing (feet)   | 1 $\frac{1}{4}$ | 1 $\frac{1}{2}$ | 2  |
| 2.5  | 14              | 18              | 28 |
| 3.0  | 13              | 17              | 26 |
| 3.3  | 12              | 16              | 25 |
| 4.0  | 11              | 15              | 23 |
| 5.0  | 10              | 14              | 22 |

MANIFOLD LOCATED AT END OF PRESSURE DISTRIBUTION SYSTEM



LAYOUT OF PERFORATED PIPE LATERALS FOR PRESSURE DISTRIBUTION IN MOUND



<=1% land slope

G. Mound Slope Width and Length  
(landslope less than or equal to 1%)

1. Absorption width (F) 15 ft

2. Calculate mound size

a. Determine depth of clean sand fill

at upslope edge of rock layer = 3 ft

minus the distance to restricting layer (C1)

3 ft - 1.5 ft = 1.5 ft

b. Mound height at the upslope edge of rock

layer = depth of clean sand for separation (G2a)

at upslope edge plus depth of rock layer (1 ft) plus depth of cover (1 ft)

1.5 ft + 1 ft + 1 ft = 3.5 ft

c. Berm width = upslope mound height (G2b) times 4 (4 is recommended, but could be 3-12)

3.5 x 4 = 14 ft

d. The total landscape width is the sum of berm (G2c) width plus rock layer width (D2) plus berm width (G2c): 14 ft + 10 ft + 14 ft = 38 ft x 2 - For 2 mounds

e. Additional width necessary for absorption = absorption width (F) minus the landscape width (G2d)

\_\_\_\_\_ ft - \_\_\_\_\_ ft = \_\_\_\_\_ ft, if number is negative (<0) skip to g

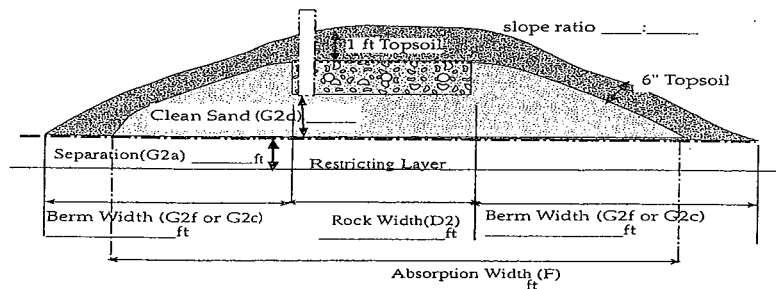
f. Final berm width = additional width (G2e) plus the berm width (G2c)

\_\_\_\_\_ ft + \_\_\_\_\_ ft = \_\_\_\_\_ ft

g. Total mound width is the sum of berm width (G2f or G2c) plus rock layer width (D2) plus berm width (G2f or G2c): \_\_\_\_\_ ft + \_\_\_\_\_ ft + \_\_\_\_\_ ft = 38 ft

h. Total mound length is the sum of berm (G2f or G2c) plus rock layer length (D3) plus berm (G2f or G2c): 14 ft + 100 ft + 14 ft = 128 ft

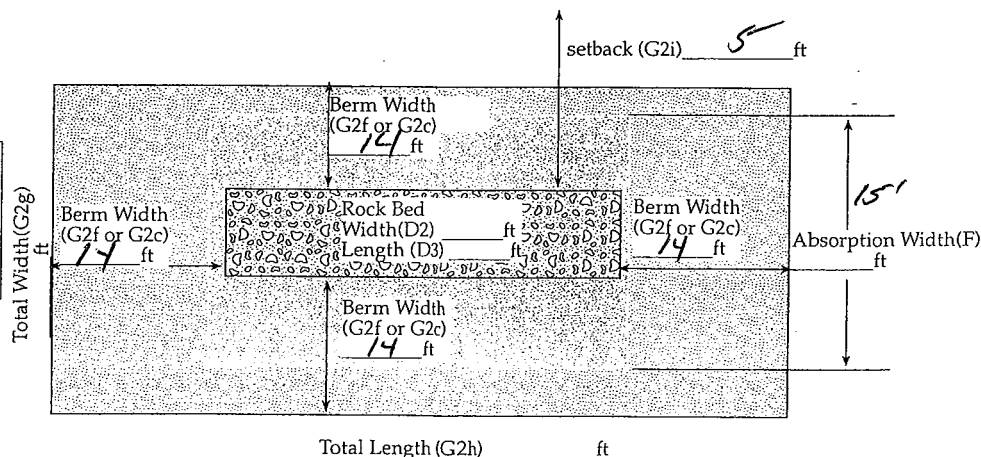
i. Setbacks from the rockbed are calculated as follows: the absorption width (F) minus the rock bed width (D2) divided by 2: ( 15 ft - 10 ft ) ÷ 2 = 5 ft



Final Dimensions:

53' x 128'

2 mounds



I hereby certify that I have completed this work in accordance with applicable ordinances, rules and laws.

[Signature]

(signature)

478

(license #)

(date)



519449

BECKER COUNTY RECORDER-STATE OF MN  
Document No. 519449  
Date JAN 05 2005 11 O'c a M.

I hereby certify that the within instrument  
was recorded in this office.

*Barlene Mameval*  
County Recorder by Ks Deputy  
33.0118.000

STATE OF MINNESOTA

BECKER COUNTY ZONING

COUNTY OF BECKER

CHANGE OF ZONE

This is to certify that under the Zoning Ordinance of Becker County, Property described as follows may be used as indicated:

ADDRESS OF PROPERTY: 20781 Co Rd 117; Section 10, Toad Lake Township

PRESENT ZONE: Agricultural The Present Zone of Agricultural Has Been Change to Residential for a 2.17 acre tract and for a 1.41 acre tract to be described on Attachment B.

LEGAL DESCRIPTION OF PARCEL TO BE REZONED : Split from Parcel Number 33.0118.000. Complete Legal Description on Attachment A for the entire parcel. The portion that has been rezoned to Residential is described on Attachment B.

OWNER:  
Richard Laine

OWNER'S ADDRESS:  
20781 Co Rd 117, Osage, MN

NOTICE: THIS ZONE CANNOT BE CHANGED TO ANY OTHER ZONE WITHOUT A NEW PUBLIC HEARING THROUGH COUNTY PROCEDURE.

APPROVED BY THE BECKER COUNTY PLANNING COMMISSION 12/21, 20 04  
APPROVED BY THE BECKER CO. BOARD OF COMMISSIONERS 12/28 20 04

STATE OF MINNESOTA)

) SS

COUNTY OF BECKER )

BECKER COUNTY PLANNING, ZONING  
AND LAND USE OFFICE

I, Patricia L. Johnson, Zoning Administrator for the County of Becker, with and in for said County, do hereby Certify that I have compared the foregoing copy of PERMIT FOR USE with the original Record thereof preserved in my Office, and have found the same to be a correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Detroit Lakes, Minnesota, in the County of Becker on the 28th day of December 20 04.

Attachment A

Complete Legal Description for Parcel Number 33.0118.000

Lot One (1) or the Northwest Quarter of the Northwest Quarter (NW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) of Section Ten (10), Township 139 North, Range 38 West of the Fifth Principal Meridian in Becker County, Minnesota.

AND

The South Half of the Northwest Quarter (S  $\frac{1}{2}$  NW  $\frac{1}{4}$ ) and the Southwest Quarter of the Northeast Quarter (SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) of Section 10, Township 139 North, Range 38 West of the Fifth Principal Meridian in Becker County, Minnesota.

## **ATTACHMENT B**

### **Proposed Legal Description for Parcel A**

That part of Government Lot 1, Section 10, Township 139, Range 38, Becker County, Minnesota described as follows:

Commencing at the Northeast corner of said Section 10; thence on an assumed bearing of North 88 degrees 17 minutes 04 seconds West along the north line of said Section 10, a distance of 2647.06 feet to the North Quarter corner of said Section 10; thence South 75 degrees 09 minutes 01 seconds West a distance of 2263.54 feet to the point of beginning of the land to be described; thence on a bearing of South a distance of 240.39 feet; thence on a bearing of West a distance of 393 feet more or less, to the shoreline of Toad Lake; thence northerly, along said shoreline to the intersection with a line which has a bearing of West from the point of beginning; thence on a bearing of East a distance of 397 feet more or less, to the point of beginning.

Containing 2.17 acres more or less. Subject to County Road No. 117 right-of-way easement. Further subject to other easements and reservations of record, if any.

### **Proposed Legal Description for Parcel B**

That part of Government Lot 1, Section 10, Township 139, Range 38, Becker County, Minnesota, described as follows:

Commencing at the Northeast corner of said Section 10; thence on an assumed bearing of North 88 degrees 17 minutes 04 seconds West along the north line of said Section 10, a distance of 2647.06 feet to the North Quarter corner of said Section 10; thence South 75 degrees 09 minutes 01 seconds West a distance of 2263.54 feet; thence on a bearing of South a distance of 240.39 feet to the point of beginning of the land to be described; thence continuing on a bearing of South a distance of 150.00 feet; thence on a bearing of West a distance of 430 feet more or less, to the shoreline of Toad Lake; thence northerly, along said shoreline to the intersection with a line which has a bearing of West from the point of beginning; thence on a bearing of East a distance of 393 feet more less, to the point of beginning.

Containing 1.41 acres more or less. Subject to County Road No. 117 right-of-way easement. Further subject to other easements and reservations of record, if any.

## Kyle P. Vareberg

---

**From:** Ed J. Clem  
**Sent:** Tuesday, October 22, 2019 10:24 AM  
**To:** Kyle P. Vareberg; Larry A. Knutson; Jen Thompson; Peter E. Mead; Brian D. Shepard; Jim Olson; rodger.hemphill@state.mn.us; mandy.erickson@state.mn.us  
**Cc:** Mike Brethorst  
**Subject:** RE: Ly-Nee RV Updated Drawing

I guess I should have clarified in my earlier email that our position would be that allowed trailer storage in the natural wetland buffer area should be limited to empty, unloaded roller or bunk style boat/pontoon trailers. Storing boats and pontoons on trailers in the buffer would have the same effect as covered or flat bed style trailers, creating impervious surface and destroying vegetation in the buffer. The applicant should provide parking areas other than the buffer area for those type of situations.

Ed Clem  
Becker SWCD

**From:** Kyle P. Vareberg  
**Sent:** Monday, October 21, 2019 2:02 PM  
**To:** Larry A. Knutson; Jen Thompson; Ed J. Clem; Peter E. Mead; Brian D. Shepard; Jim Olson; rodger.hemphill@state.mn.us; mandy.erickson@state.mn.us  
**Cc:** Mike Brethorst  
**Subject:** Ly-Nee RV Updated Drawing

Good afternoon,

Attached is an updated drawing Richard just dropped off in the Zoning Office. Does everyone want to sit down and discuss it or how would the group like to proceed. Let me know your thoughts.

Thanks,

Kyle

## Kyle P. Vareberg

---

**From:** Ed J. Clem  
**Sent:** Tuesday, October 22, 2019 8:38 AM  
**To:** Erickson, Mandy L (DNR); Kyle P. Vareberg; Larry A. Knutson; Jen Thompson; Peter E. Mead; Brian D. Shepard; Jim Olson; Hemphill, Rodger (DNR)  
**Cc:** Mike Brethorst  
**Subject:** RE: Ly-Nee RV Updated Drawing

Kyle,

The Stormwater Pollution Prevention Plan (SWPPP) that the applicant originally submitted included a 50' buffer along the wetland to reduce and filter runoff during construction and from impervious surfaces after completion. It appears this latest revision rightly retains this buffer as part of the SWPPP. However, handwritten notes on this drawing indicate that the buffer may be used for trailer parking. It should be noted that wetland buffers are intended to not be mowed, in order to be most effective in reducing and filtering runoff from the impervious surfaces (with the possible exception of controlling noxious weeds during establishment). Parking boat/pontoon trailers in the buffer would be ok, as long as the owners are aware that this area can't be mowed. Other trailers like covered trailers or flat bed type would result in more impervious surface runoff and could potentially kill the grass underneath them, reducing the buffer effectiveness. Becker SWCD would recommend prohibiting any trailers other than roller or bunk type boat and pontoon trailers from being stored in the wetland buffer area. Other than the trailer parking issue, this latest revision doesn't appear to present significant changes to the Stormwater Pollution Prevention Plan or impacts to the adjacent wetland, if the applicant follows the original plans.

Ed Clem  
Becker SWCD

---

**From:** Erickson, Mandy L (DNR) [mailto:mandy.erickson@state.mn.us]  
**Sent:** Monday, October 21, 2019 4:07 PM  
**To:** Kyle P. Vareberg; Larry A. Knutson; Jen Thompson; Ed J. Clem; Peter E. Mead; Brian D. Shepard; Jim Olson; Hemphill, Rodger (DNR)  
**Cc:** Mike Brethorst  
**Subject:** RE: Ly-Nee RV Updated Drawing

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Kyle: The updated drawing causes no new concerns from DNR Fisheries at this point. As I mentioned at our last gathering, if the new proposed location of the dock is going to be on the property line, and assumed to be shared between property owners, both properties should be allowed dock/lift space. Notification of this during the development of the commercial site may help avoid any issues potential landowners of the adjacent property may have in the future. In terms of aquatic vegetation near the proposed dock area, the landowners are aware of permit requirements from Fisheries for any aquatic vegetation alterations they may be interested in making.

If no ordinances are being violated, no variances are being requested, and all previously mentioned environmental concerns have been addressed, there should be limited need for additional discussion.

mle

~<\*)]]]]>-<~<\*)]]]]>-<~<\*)]]]]>-<~

**Mandy Erickson**

Assistant Area Manager | Detroit Lakes Area Fisheries

**Minnesota Department of Natural Resources**

14583 County Highway 19

Detroit Lakes, MN 56501

Phone: 218-846-8294

Email: [mandy.erickson@state.mn.us](mailto:mandy.erickson@state.mn.us)

[mndnr.gov](http://mndnr.gov)



**From:** Kyle P. Vareberg <kyle.vareberg@co.becker.mn.us>

**Sent:** Monday, October 21, 2019 2:02 PM

**To:** Larry A. Knutson <laknuts@co.becker.mn.us>; Jen Thompson <jennifer.heitman.thompson@gmail.com>; Ed J. Clem <ejclem@co.becker.mn.us>; Peter E. Mead <pemead@co.becker.mn.us>; Brian D. Shepard <brian.shepard@co.becker.mn.us>; Jim Olson <jim.olson@co.becker.mn.us>; Hemphill, Rodger (DNR) <rodger.hemphill@state.mn.us>; Erickson, Mandy L (DNR) <mandy.erickson@state.mn.us>

**Cc:** Mike Brethorst <mike.brethorst@co.becker.mn.us>

**Subject:** Ly-Nee RV Updated Drawing

Good afternoon,

Attached is an updated drawing Richard just dropped off in the Zoning Office. Does everyone want to sit down and discuss it or how would the group like to proceed. Let me know your thoughts.

Thanks,

Kyle

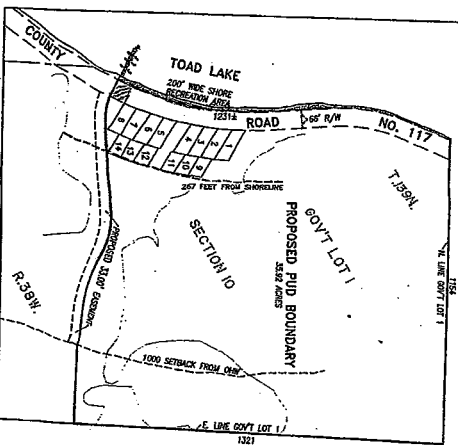
OCT 21 2019  
ZONING

PART OF GOV'T LOT 1, SECTION 8  
GOV'T LOT 1, SW1/4 OF NW1/4,  
SE1/4 OF NW1/4, SW1/4 OF NE1/4,  
SECTION 10, ALL IN T.136N., R.38W.,  
BECKER COUNTY, MN

### LEGEND

|         | UNIT AREA<br>(PER UNIT) | PROPOSED UNIT<br>RECK (PER UNIT) |
|---------|-------------------------|----------------------------------|
| UNIT 1  | 5,505 S.F.              | 400 S.F.                         |
| UNIT 2  | 5,608 S.F.              | 400 S.F.                         |
| UNIT 3  | 5,569 S.F.              | 400 S.F.                         |
| UNIT 4  | 5,569 S.F.              | 400 S.F.                         |
| UNIT 5  | 5,608 S.F.              | 400 S.F.                         |
| UNIT 6  | 5,600 S.F.              | 400 S.F.                         |
| UNIT 7  | 5,609 S.F.              | 400 S.F.                         |
| UNIT 8  | 5,562 S.F.              | 400 S.F.                         |
| UNIT 9  | 5,515 S.F.              | 400 S.F.                         |
| UNIT 10 | 5,599 S.F.              | 400 S.F.                         |
| UNIT 11 | 5,561 S.F.              | 400 S.F.                         |
| UNIT 12 | 5,526 S.F.              | 400 S.F.                         |
| UNIT 13 | 5,729 S.F.              | 400 S.F.                         |
| UNIT 14 | 5,020 S.F.              | 400 S.F.                         |

**CERTIFICATION**  
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am duly Licensed  
Landscape Architect under the laws of the state of Minnesota.  
\_\_\_\_\_  
Date **Aug 15<sup>th</sup> 2014**  
\_\_\_\_\_  
Andi Rasmussen, PLS, SD732



**compass**  
consultants inc.  
Perham, MN 218-346-9500

[illegible]





Becker County



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Date: 4/17/2019

1:16,901

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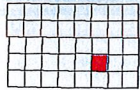
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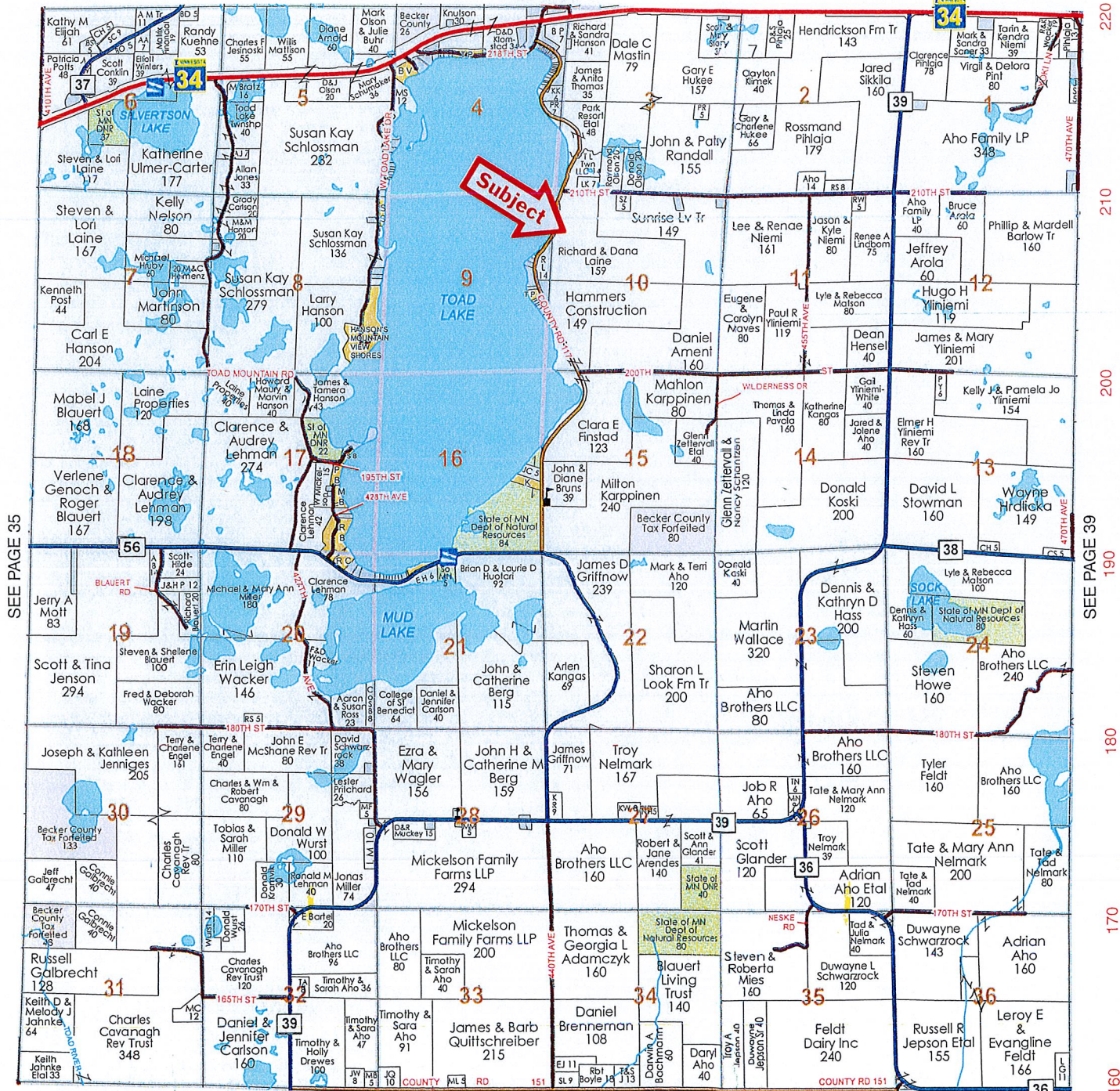


Toad Lake

Township 139N - Range 38W

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SEE PAGE 21