



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

Tuesdays, June 12, 2018@ 7:00 P.M.

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

APPLICANT: Gould's Hearts Desire LLC
1850 Skyline Ranch Rd.
Rapid City, SD 57701

Project Location: 31376 Co. Hwy. 50

APPLICATION AND DESCRIPTION OF PROJECT:

Request a certificate of survey for three (3) tracts (A, B, & C, which include parts of both 34.0088.000 & 34.0216.000). Request a change of zone from Ag (34.0216.000) and from Commercial (34.0088.000) to residential for the three (3) tracts. Also a request for a change of zone for the remainder of 34.0216.000 (minus tracts A, B, C) from Ag to Commercial to be attached to 34.0088.000.

LEGAL LAND DESCRIPTION:

Tax ID number: 340088000 GVT LOT 3 LESS N 100' W OF HWY; Section 13, TWP 141, Range 36, Two Inlets Township. & **Tax ID number:** 340088000 SubdivisionName WEIGELS SUB DIVISION 141 36 SubdivisionCd 34006 OUT LOT 3

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

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.



SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING

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

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

Application for: Zone Change Certificate of Survey Preliminary Plat
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: Goulds Hearts Desire

Applicant's Address: 1850 Skyline Ranch Rd
Rapid City SD 57701

Telephone(s): 605-390-8888 Date of Application: 4-9-18

Signature of Applicant: _____

Parcel ID Number: 34.0216.000 Project Address: 31376 CO Hwy 50

Legal Description of Project: _____

SECTION 1

*Zone Change For Existing Parcel Number 34.0216.000
Current Zoning Ag Requested Zoning Tracks - A-C Residential
Remainder to be comb to

SECTION 2

*Certificate Of Survey: Number of Lots 3 tracks (A-C) + Remaining to be comb w/
Shoreland (within 1000 ft of lake) yes Nonshoreland 34.0088.000 to be zoned comm
34.0088.000

Current Zoning of property Ag
Is a change of zone required? X yes no Remaining Commercial
If yes, change from Ag Zone to Res(A-C) + Zone

Total acreage of parcel to be subdivided _____
**Include a copy of the purchase agreement if applicant is not the owner of the property.
A-90,400 sqft Remainder to be combined w/
B-123,200 sqft 34.0088.000
C-140,000 sqft

SECTION 3

*For Preliminary Plat:
Number of Lots _____
Name of Subdivision _____
Name of Proposed Roads _____
Shoreland (within 1000 ft of lake) _____ Non-shoreland _____
Current Zoning of property _____
Is a change of zone required? _____ yes _____ no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided _____
**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received 4/9/18 Date Accepted _____ Authorized Signature _____
Application Fee 75 Notice Fee Recording Fee _____ Date Paid _____
Receipt Number _____



SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING

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

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

Application for: Zone Change (Complete Section 1) Certificate of Survey (Complete Section 2) Preliminary Plat (Complete Section 3)

Applicant's Name: Gould's Hearts Desire LLC (Mike)

Applicant's Address: 1850 Skyline Ranch Rd
Rapid City SD 57701

Telephone(s): 605-390-8888 Date of Application: 4/19/18

Signature of Applicant: _____

Parcel ID Number: 34-0088.000 Project Address: 31376th Hwy, 50

Legal Description of Project: Part Rapid C

SECTION 1

*Zone Change For Existing Parcel Number 34.0088.000
 Current Zoning Comm Requested Zoning Res - for split 3 tracts

Remain comm for remaining 32.7 Ac

SECTION 2

*Certificate Of Survey: Number of Lots 3 (Tracts A-C) + Remaining to be combined
 Shoreland (within 1000 ft of lake) yes Nonshoreland _____
 Current Zoning of property Commercial
 Is a change of zone required? yes no
 If yes, change from Commercial Zone to Residential Zone.
 Total acreage of parcel to be subdivided _____

Remaining from 34.0216.000 stay comm

**Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3

*For Preliminary Plat:
 Number of Lots _____
 Name of Subdivision _____
 Name of Proposed Roads _____
 Shoreland (within 1000 ft of lake) _____ Non-shoreland _____
 Current Zoning of property _____
 Is a change of zone required? _____ yes _____ no
 If yes, change from _____ Zone to _____ Zone.
 Total acreage of parcel to be subdivided _____

*A - 90,400 sqft
 B - 123,200 sqft
 C - 110,000 sqft.*

Remaining to be keep comm zone

**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received 4/11/18 Date Accepted _____ Authorized Signature _____

Application Fee _____ Notice Fee _____ Recording Fee _____ Date Paid _____

Receipt Number _____

- (2) Properly address the construction of additional buildings, if allowed;
 - (3) Properly address the regulation of shore recreation facilities and watercraft docking;
 - (4) Properly address the construction of commercial buildings, if allowed;
 - (5) Ensure the long-term preservation and maintenance of open space and shore impact zone;
 - (6) Protect wetlands from any future draining or filling;
- c. **Master plan.** A master plan/drawing describing the project and the site plan for the dedicated area of each site.
 - d. **Additional information.** Those additional documents as requested by the Planning and Zoning Department and the Planning Commission that are necessary to explain the commercial/transient MUD design and function.
- F. **Suitable area and density calculation.** The suitable area and density will be calculated for each commercial/transient MUD conditional use application according to the following provisions.
- 1. **Structure free zone.** The structure free zone is the area, which is designated and is consistent with the required lake classification structure setback from the ordinary high water level of the lake. This area shall remain free of all structures.
 - 2. **Suitable area.** The suitable area shall be calculated by excluding from the area all wetlands, bluffs, public road right of ways, easements, or land below the ordinary high water level of public waters. All suitable area of the project must be located within the shoreland district. For density calculation, there shall be a maximum tier depth of two (2) times the lake frontage width.
 - 3. **Density determination.**
 - a. The number of units allowed will be determined by the amount of suitable area divided by the appropriate division factor determined by the amount of lakeshore frontage. Table 8-6, below, contains the division factors by lake classification for each lake frontage category.
 - b. All structures or sites will be placed behind the structure free zone.

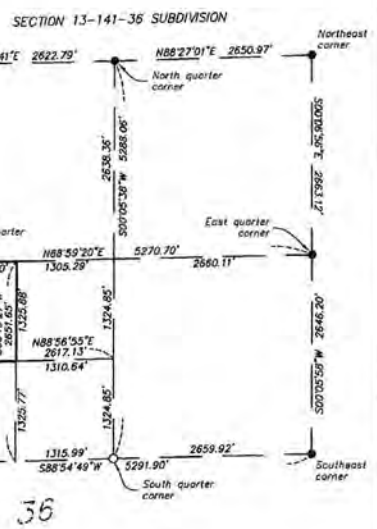
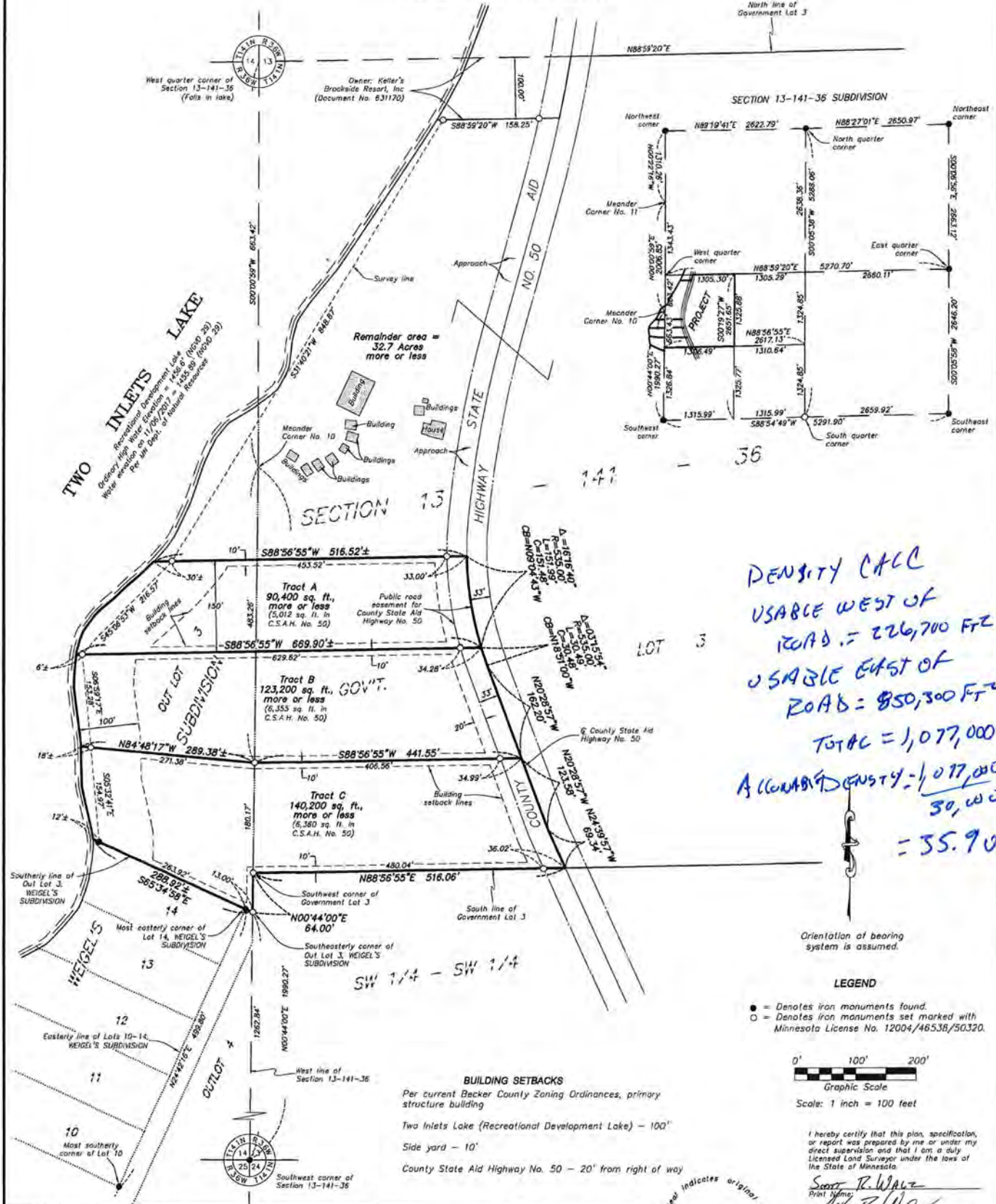
Table 8-6 Density division factors for commercial/ transient multi-unit developments

Division factors by lake class	Lake frontage length				
	300 ft to 599 ft	600 ft to 899 ft	900 ft to 1199 ft	1200 ft to 1499 ft	1500 ft plus
General Development lakes	30,000	25,000	20,000	15,000	10,000
Recreational Development lakes	35,000	30,000	25,000	20,000	15,000
Natural Environment lakes	40,000	35,000	30,000	25,000	20,000

- G. **Open space requirements.** Commercial/transient multi-unit developments must contain open space meeting all of the following requirements:
- 1. At least fifty percent (50%) of the total project area shall be preserved as open space, and the design of the open space shall conform to the following:
 - a. Dwelling units or sites, road right-of-ways, or land covered by road surfaces, parking areas, or structures, are developed areas and shall not be included in the computation of minimum open space;
 - b. Open space shall include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or unplatted cemeteries;
 - c. Open space may include outdoor recreational facilities;

CERTIFICATE OF SURVEY

IN GOVERNMENT LOT 3 OF SECTION 13-141-36 AND
IN OUTLOT 3 OF WEIGEL'S SUBDIVISION
BECKER COUNTY, MINNESOTA

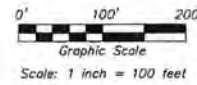


DENSITY CALC
USABLE WEST OF
ROAD = 226,700 FT²
USABLE EAST OF
ROAD = 850,300 FT²
TOTAL = 1,077,000
ALLOWED DENSITY = $\frac{1,077,000}{30,000}$
= 35.9 UNITS

Orientation of bearing system is assumed.

LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with Minnesota License No. 12004/46538/50320.



BUILDING SETBACKS

Per current Becker County Zoning Ordinances, primary structure building

Two Inlets Lake (Recreational Development Lake) - 100'

Side yard - 10'

County State Aid Highway No. 50 - 20' from right of way

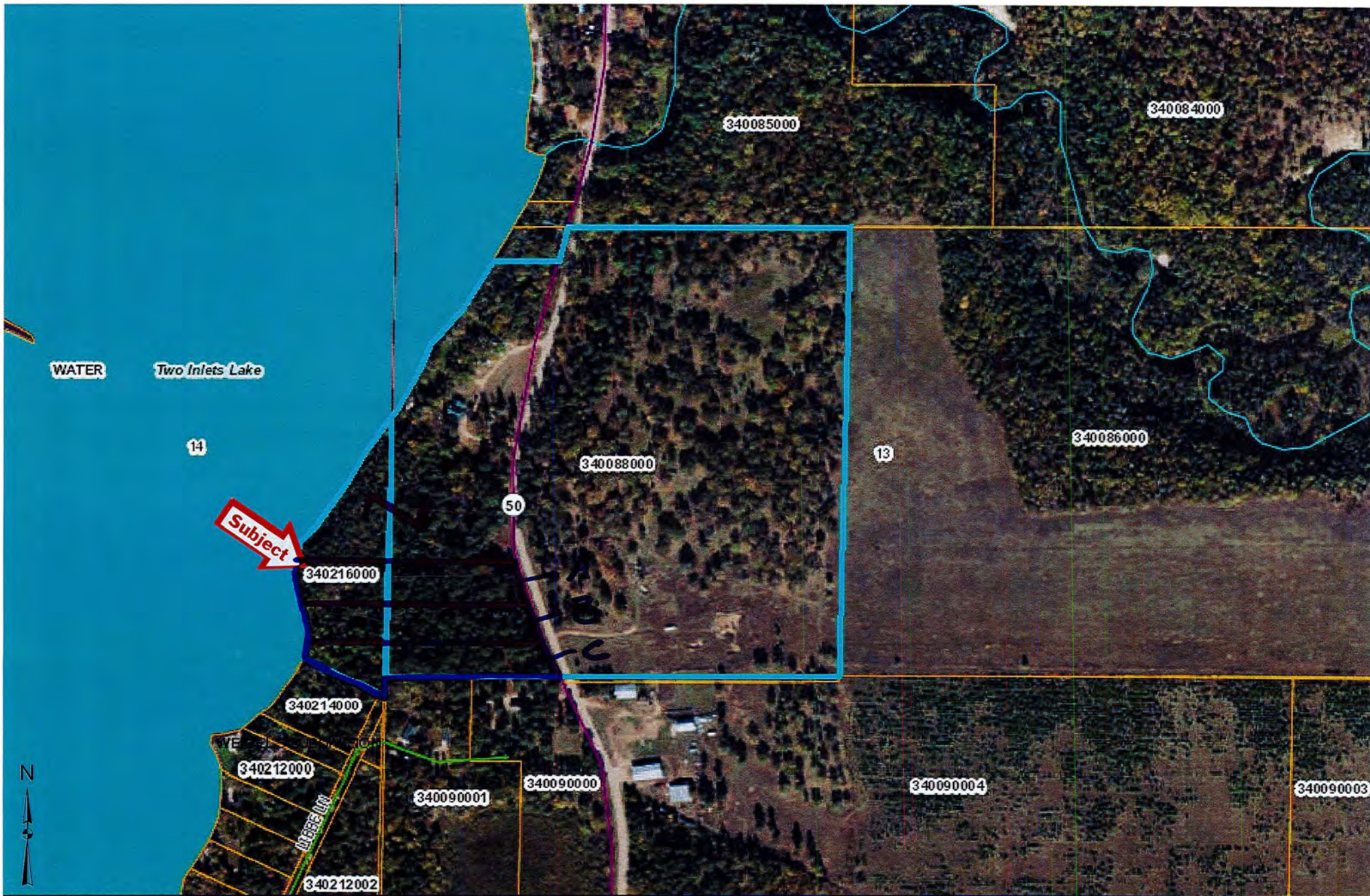
MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
OFFICE: 218-847-4289 FAX: 218-846-1945
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com

CLIENT:	COMP FILE: 14MAY(COCCOORDS)
GOULD'S HEARTS DESIRE, LLC MIKE GOULD 1850 SKYLINE RANCH RD RAPID CITY, SD 57701	CRD FILE: 14MAY(COCCOORDS)
	DWG FILE: 13G2ULD_COE
	COMP BY: JPP
	DRAWN BY: JPP

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

Scott R. Walz
Print Name:
Scott R. Walz
Signature:
Date: April 9, 2016 License # 50320

DRAWING NUMBER: T9325-15



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:4,493

Date: 5/22/2018

Becker County

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Kyle P. Vareberg

From: Scott Walz <swalz@meadowlandssurveying.com>
Sent: Thursday, May 03, 2018 4:19 PM
To: Kyle P. Vareberg
Subject: FW: Re-zoning request

Kyle,

Apparently Gould's Hearts Desire would like to retain the commercial zoning after all. I spoke to Mike today about the meeting yesterday and explained that they will be retaining their CUP whether it is zoned Ag or Commercial. As you can see from their email below, they would like to retain their commercial zoning. Can you please include the email below for the record and we will discuss at the meeting.

Thanks,
Scott

From: Mike Gould [<mailto:mike@mlgould.com>]
Sent: Thursday, May 03, 2018 3:01 PM
To: Scott Walz <swalz@meadowlandssurveying.com>
Subject: Re-zoning request

Scott

Thank you again for the heads up on the Planning and Zoning board.

In summary we already have a Commercial zoning with a CUP, I think adding the triangular parcel which is zoned Ag doesn't really qualify as "spot" zoning, it just makes sense. To add this parcel to the main Commercial parcel avoids land locking the parcel.

My grandfather originally operated this as a resort starting in the 1920s and as such it is the oldest resort on the lake and should continue to keep its zoning status of Commercial. I am a third generation owner of this property and several of my nephews are now fourth generation owners. Together we are one of the largest owners of lakeshore on Two Inlets and having grown up on the lake we as a family have a sincere interest in seeing sensible development. This protects our legacy in the long run. We want and support sensible development in the area. Additionally, we have no intention of any additional commercial development activity at this time. As I have explained, it our my intention to sell the tracts to myself and my brother for the purpose of raising money for the family partnership and create a cash reserve for the future operations of Gould's Hearts Desire, LLC, the owner of the property of which I am a managing member.

If the board denies our request to rezone the Ag triangle to Commercial we will cross that bridge at that time. However to ask us to go from Commercial to Ag on the main place in order to approve the three residential tracts just feels more like extortion than sensible planning and zoning.

Again, thank you for your continued work on our behalf. It is appreciated.

All the best,

Mike Gould, Managing Member
Gould's Hearts Desire, LLC

1850 Skyline Ranch Road
Rapid City, SD 57701
mike@mlgould.com
605.390.8888

Rachel D. Bartee

From: June Goetzke <junebug30694@yahoo.com>
Sent: Monday, May 07, 2018 10:31 AM
To: 7314VoiceMail
Subject: ProjectLocation: 31376 Co.Hwy.50 Park Rapids, Mn.

Applicant: Gould's Heart Desire LLC 1850 Skyline Ranch Rd. Rapid,S.D.

I did not receive the petition letter but at a lake meeting found out about it and that the paper work they put into your zoning board does not compare to what they want to do, which worries me immensely. Right now on the land there are 4 large RV trailers hooked up along with one more coming at the end of May and the new home that was built and their 6 bedroom cabins and the old home along hwy. 50. This old home was to be taken down after the new one was built and has not been. Putting 3 lots for sale along their property is too much and their spetic is a worry now with what they have let along have to have more put in to that area for building. They have to honest about what they want and not do things you do not know about. The 3 people from our lake association is going to be there to voice our concerns and we all back them up and mainly do to their actions in the past.



Scott Walz

From: Mike Gould <mike@mlgould.com>
Sent: Thursday, May 03, 2018 3:01 PM
To: Scott Walz
Subject: Re-zoning request

Scott

Thank you again for the heads up on the Planning and Zoning board.

In summary we already have a Commercial zoning with a CUP, I think adding the triangular parcel which is zoned Ag doesn't really qualify as "spot" zoning, it just makes sense. To add this parcel to the main Commercial parcel avoids land locking the parcel.

My grandfather originally operated this as a resort starting in the 1920s and as such it is the oldest resort on the lake and should continue to keep its zoning status of Commercial. I am a third generation owner of this property and several of my nephews are now fourth generation owners. Together we are one of the largest owners of lakeshore on Two Inlets and having grown up on the lake we as a family have a sincere interest in seeing sensible development. This protects our legacy in the long run. We want and support sensible development in the area. Additionally, we have no intention of any additional commercial development activity at this time. As I have explained, it our my intention to sell the tracts to myself and my brother for the purpose of raising money for the family partnership and create a cash reserve for the future operations of Gould's Hearts Desire, LLC, the owner of the property of which I am a managing member.

If the board denies our request to rezone the Ag triangle to Commercial we will cross that bridge at that time. However to ask us to go from Commercial to Ag on the main place in order to approve the three residential tracts just feels more like extortion than sensible planning and zoning.

Again, thank you for your continued work on our behalf. It is appreciated.

All the best,

Mike Gould, Managing Member
Gould's Hearts Desire, LLC
1850 Skyline Ranch Road
Rapid City, SD 57701
mike@mlgould.com
605.390.8888

Jeff D. Rusness

From: Teresa Goodrum <mnterryg@gmail.com>
Sent: Sunday, May 06, 2018 8:59 PM
To: 7314VoiceMail
Subject: Project Location: 31376 Co Hwy 50, Park Rapids, MN

To the Planning and Zoning Commission of Backer County,

Please be advised that we, Dennis and Teresa Goodrum, do object to the application request by Gould's Hearts Desire LLC to divide and possibly reclassify the parcels on Two Inlets Lake.

Though the Gould family has lived on the lake since the 1920's the addition of several small, bedroom only buildings and installation of semi-permanent trailers over the past ten years have changed what was once a quaint homestead into something resembling a central lodge and guest quarters.

As these changes have taken place it appears that the supporting septic system requirements have not kept pace with the demands that the property's occupancy would require. And yet nothing has been done to correct that shortcoming.

It seems unlikely that any way that the property is divided would keep it within the density guidelines which the planning and zoning commission is responsible for.

Thank you for you attention to this matter and we hope that you will deny this request to divide property location: 31376 Co Hwy 50, Park Rapids, MN in the township of Two Inlets in the county of Becker.

Sincerely,
Dennis and Teresa Goodrum
31639 Two Inlets Drive,
Park Rapids, MN 56470
218 699-3251
mnterryg@gmail.com



Onsite Septic System Site Evaluation/Design

1. **PROPERTY DATA** (as it appears on the tax statement) 0088
Parcel Number(s) of property system will be installed 34-0216-000
(if parcel is a new split and a parcel number has not yet been issued, indicate the main parcel number from which the new parcel has been split from)
Section 14 Township 141 Range 36 Township Name Two Inlets
Lake Name Two Inlets Lake Classification RD
Legal Description: ~~West Sub Div lot 3~~

Project Address: County Rd 50 Two Inlets lake

2. **PROPERTY OWNER INFORMATION** (as it appears on the tax statement, purchase agreement or deed).
Owner's First Name Frank Owner's Last Name Gould
Mailing Address P.O. Box 8477 City, State, Zip Rapid City, SD 57709
Phone Number _____

3. **DESIGNER/INSTALLER INFORMATION**
Designer Name Lee A. Hendrickson Company Name Lo B Excavating Inc License # 1158
Address P.O. Box 185 Phone Number (218) 564-5731
Installer Name Same Company Name Same License # _____
Address _____ Phone Number _____

4. **SYSTEM DESIGN INFORMATION**

Date of Site Evaluation 5/15/05

EXISTING SYSTEM STATUS - Check One

- No existing system-new structure
- Cesspool/Seepage
- Failing (other than cesspool)
- Undersized
- Replacement or repair to existing

What will new system serve? Check one

- Dwelling
- Resort/Commercial
- Commercial (non resort)
- Other - explain below

Design Flow 1700 Gallons Per Day
Number of Bedrooms 4 bedroom lodge
Garbage Disposal Yes No
Grinder Pump in House Yes No
Lift station in House Yes No

Well Depth shallow
Depth of other wells within 100 ft of system _____

Original Soil Compacted Soil _____
Type of Soil Observation
 Pit Probe Boring
Depth to Restricting Layer 72"
Maximum Depth of System 36"



BECKER COUNTY

835 LAKE AVENUE, P.O. BOX 787
DETROIT LAKES, MINNESOTA 56502-0787
(218) 846-7314

Application No.

Tax Parcel No.

SKETCH PLAN FORM H

Please be as complete as possible. Include all of the items listed below where applicable.

GENERAL CHECKLIST

- scale
- north arrow
- lot dimensions
- structure location
- side lot setback
- road setback
- septic tank location
- drainfield location
- location of all wells within 100' of drainfield
- fill & grading limits
- vegetation alteration limits

WATER RESOURCE CHECKLIST

- location of ordinary high water level (OHWL)
- location of present water line
- setback from OHWL
- location of highest known water level
- existing local drainage
- location of wetland areas

Scale of Diagram: 1 inch = _____ feet

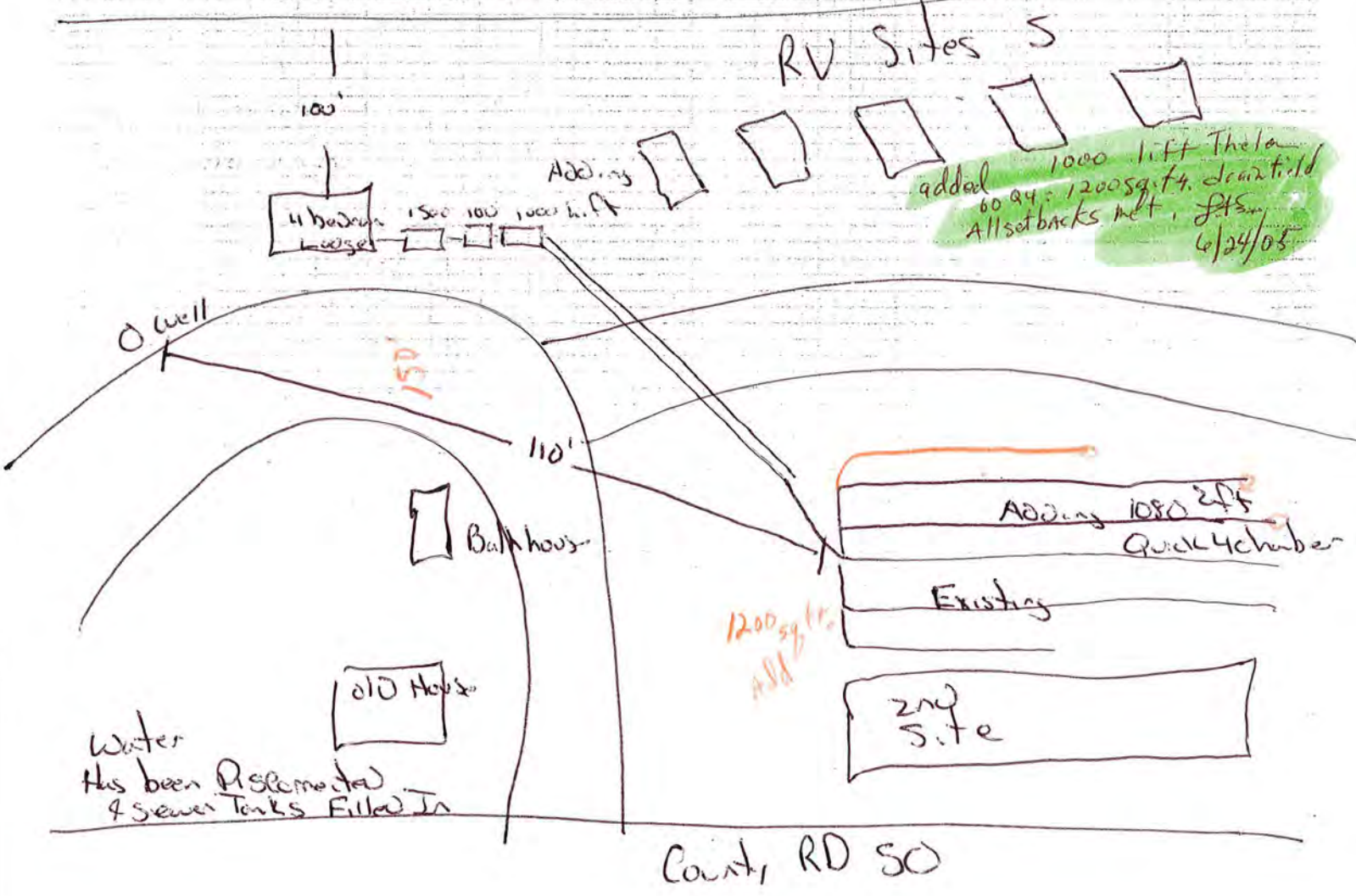
Drawing By: _____

Date of Drawing: _____

Remarks: This is an Addition of 1000 gallon lift and 1080²ft of Drain Field

Signature *Lea K. Velt*

Two Inlets here





COUNTY OF BECKER

Planning and Zoning

835 Lake Avenue • P.O. Box 787
Detroit Lakes, MN 56502-0787 • Fax: 218-846-7266
Phone: 218-846-7314

July 7, 2003

Frank Gould
Gould's Heart Desire LLC
P O Box 8477
Rapids City, SD 57709-8477

Dear Mr. Gould:

Our office has received final word from the State of Minnesota as far as the sizing for campgrounds. The new system recently installed on your Two Inlets Lake property is currently undersized and will have to be enlarged. Below please find the sizing requirements, what was installed and what needs to be installed to bring the system into compliance.

Tank sizing:

4 bedroom house	600 gallons per day
5 campsites	500 gallons per day
<u>6 camping cabins</u>	<u>600 gallons per day</u>
Total gallons per day	1700 gallons per day

$1700 \text{ gallons per day} \times 0.75 + 1125 = 2400 \text{ gallon tank sizing}$

Current tanks 1500 gallon & 1000 gallon for a total of 2500 gallons

*No new tanks are required.

Drainfield sizing:

4 bedroom house	600 gallons per day
5 campsites	500 gallons per day
<u>6 camping cabins</u>	<u>600 gallons per day</u>
Total gallons per day	1700 gallons per day

$1700 \text{ gallons} \times 1.27 \text{ soil sizing factor} = 2159 \text{ sq ft of drainfield}$

Current drainfield 1080 sq ft

** Additional drainfield required to be added 1079 sq ft.

451432

BECKER COUNTY RECORDER-STATE OF MN
Document No. 451432
Date JUN 30 1999 12:30 P.M.
I hereby certify that the within instrument
was recorded in the office of Becker
County Recorder.
M.M. Martinson
County Recorder De Deputy.
34,088.000

STATE OF MINNESOTA
COUNTY OF BECKER

BECKER COUNTY ZONING
PERMIT FOR USE

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

ADDRESS OF PROPERTY: 31376 Co Hwy 50, Park Rapids, MN Two Inlets Township.

ZONE: COMMERCIAL

LEGAL DESCRIPTION :

Lot 3 Less N 100 Ft W of Hwy; Section 13, TWP 141, Range 36; Two Inlets Township.
Complete Legal Description on Reverse Side.

OWNER: John & Annette Gould OWNERS ADDRESS: 31376 Co Hwy 50
Park Rapids, MN 56470

EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:

A Conditional Use Permit to allow a Planned Unit Development in a Commercial District consisting of six (6) camping cabins, a new house, shower/bath facilities, five (5) RV sites and an updated septic system based on the fact that the PUD does meet the requirements of Section 7 of the Becker County Zoning Ordinance, and the use is allowed in a Commercial District.

Must Obtain All Required Building and Septic Permits

NOTICE: This Use CAN NOT BE CHANGED to any other Use without a new Permit from the Zoning Administrator.

APPROVED by the Becker County Planning Commission: 6/15, 19 99
APPROVED by the Becker County Board of Commissioners: 6/22, 19 99

STATE OF MINNESOTA))
COUNTY OF BECKER)) SS BECKER COUNTY PLANNING, ZONING
AND LAND USE OFFICE

I, Dan A. Holm, 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 22th day of June, 19 99.

Dan A. Holm
Dan A. Holm, Administrator
Environmental Services

Drafted By The Becker County
Environmental Services Department

Charge _____
Paid _____
Numerical _____
Tract _____
Grantor _____
Grantee _____
Compared _____

All of Government Lot Three (3) Section 13 TWP 141 Range 36, excepting that part of the South 167 Feet thereof lying between the presently existing County Road and the West line of said Section 13

And

Outlot Three (3) of Weigel's Subdivision in Section 14, TWP 141, Range 36, excepting the South 167 Feet thereof.

486649

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

Sept 24, 2002
(Date)
Keith A. Brekken
County Auditor

by ACwacker
34.0088.000 34.0216.000 Deputy

BECKER COUNTY RECORDER-STATE OF MN
Document No. 486649
Date SEP 24 2002 10:24 AM
I hereby certify that the within instrument was recorded in the office of Becker County Recorder.
M.M. Martenson
County Recorder DM Dpty.

RECEIPT # 229939
BECKER COUNTY
DEED TAX
AMT. PD. \$ 1.65
BECKER COUNTY TREASURER

DEED TAX DUE: \$ 1.65
Date: 14 SEPT. 2002

SEP 24 2002

FOR VALUABLE CONSIDERATION, **Michael L. Gould** and **Marnie L. Gould**, husband and wife; **Frank Gould** and **Sharon Gould**, husband and wife; **Joanne A. Pruszinske** and **Stan Pruszinske**, wife and husband; **Terrance Nelle Bianca** - a/k/a **Terrance Nelle Gould** and **Carmelo Bianca**, wife and husband; **Andrea K. Sabow** and **David Sabow**, wife and husband; **Patricia M. Muckala** and **David Muckala**, wife and husband; and **John A. Gould** and **Sue Gould**, husband and wife, Grantors, hereby convey and quitclaim to **Gould's Hearts Desire, L.L.C.**, a South Dakota Limited Liability Company, 909 St. Joseph Street, Suite 601, P.O. Box 8477, Rapid City, South Dakota 57709-8477, real property in Becker County, Minnesota described as follows:

34-0088
34.0216

All of Government Lot Three, (3) Section Thirteen (13), Township One Hundred Forty-one (141), Range Thirty-six (36) excepting that part of the South 167 feet thereof lying between the presently existing County Road and the West line of said Section 13. AND Outlot Three (3) of Weigel's Subdivision in Section Fourteen (14), Township One Hundred Forty-one (141), Range Thirty-six (36), Becker County, Minnesota, subject to the life estate interest reserved to Annette Gould.

Total consideration for this conveyance is less than \$ 1.00.

together with all hereditaments and appurtenances.

Check box if applicable:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

[Signature]
Michael L. Gould

[Signature]
Frank Gould

[Signature]
Marnie L. Gould

[Signature]
Sharon Gould

[Signature]
Joanne A. Pruszinske

[Signature]
Stan Pruszinske

chg
paid
well
non / std
extra

Hearts Desire
PO Box 8477
Rapid City SD 57709

Terrance Nelle Bianca
Terrance Nelle Bianca
a/k/a Terrance Nelle Gould

Carmelo Bianca
Carmelo Bianca

Andrea K. Sabow
Andrea K. Sabow

David Sabow
David Sabow

Patricia M. Muckala
Patricia M. Muckala

David Muckala
David Muckala

John A. Gould
John A. Gould

Sue Gould
Sue Gould

State of South Dakota)
) ss.
County of Pennington)

This instrument was acknowledged before me on 9-4 -, 2002 by **Michael L. Gould**, husband of Marnie L. Gould.

(SEAL)

Alice A. Herman
Notary Public
My Commission Expires: 10/8/07
Alice A. Herman

State of South Dakota)
) ss.
County of Pennington)

This instrument was acknowledged before me on 9-4., 2002 by **Marnie L. Gould**, wife of Michael L. Gould.

(SEAL)

Alice A. Herman
Notary Public
My Commission Expires: 10/8/07
Alice A. Herman

State of South Dakota)
) ss.
County of Brown)

This instrument was acknowledged before me on Sept 6, 2002 by **Frank Gould**, husband of Sharon Gould.

(SEAL)

Sherri Bachmeier
Notary Public
My Commission Expires: 11/21/04
Sherri Bachmeier

State of South Dakota)
) ss.
County of Brown)

This instrument was acknowledged before me on Sept 6, 2002 by Sharon Gould, wife of Frank Gould.

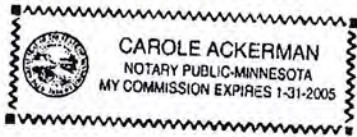
(SEAL)

Sherri Bachmeier
Notary Public
My Commission Expires: 11/21/04
Sherri Bachmeier

State of Minnesota)
) ss.
County of _____)

This instrument was acknowledged before me on Sept 14, 2002, 2002 by Joanne A. Pruszinske, wife of Stan Pruszinske.

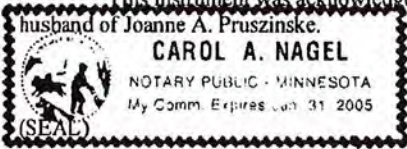
(SEAL)



Carole Ackerman
Notary Public
My Commission Expires: 1-31-2005

State of Minnesota)
) ss.
County of Hennepin)

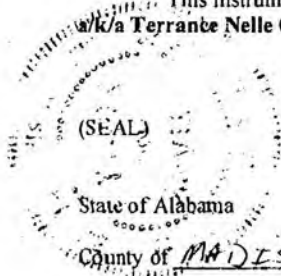
This instrument was acknowledged before me on Sept 14, 2002, 2002 by Stan Pruszinske, husband of Joanne A. Pruszinske.



Carol A. Nagel
Notary Public
My Commission Expires: Jan 31, 2005

State of Alabama)
) ss.
County of MADISON)

This instrument was acknowledged before me on September 9, 2002 by Terrance Nelle Bianca - a/k/a Terrance Nelle Gould, wife of Carmelo Bianca.



Andre R. Cowart
Notary Public
My Commission Expires: My Commission Expires 07-20-03
Andre R. Cowart

State of Alabama)
) ss.
County of MADISON)

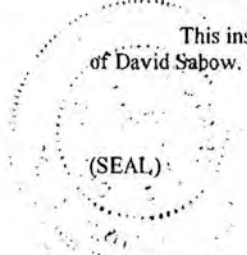
This instrument was acknowledged before me on SEPTEMBER 9, 2002 by Carmelo Bianca, husband of Terrance Nelle Bianca - a/k/a Terrance Nelle Gould.



Andre R. Cowart
Notary Public
My Commission Expires: My Commission Expires 07-20-03
Andre R. Cowart

State of South Dakota)
) ss.
County of Pennington)

This instrument was acknowledged before me on Sept 4, 2002 by Andrea K. Sabow, wife of David Sabow.

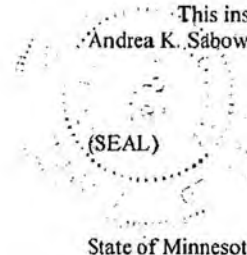


(SEAL)

Marnie Lee Gould
Notary Public
My Commission Expires: 10/5/06
Marnie Lee Gould

State of South Dakota)
) ss.
County of Pennington)

This instrument was acknowledged before me on Sept 4, 2002 by David Sabow, husband of Andrea K. Sabow.



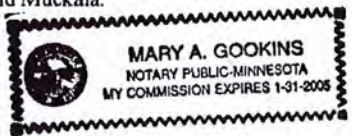
(SEAL)

Marnie Lee Gould
Notary Public
My Commission Expires: 10/5/06
Marnie Lee Gould

State of Minnesota)
) ss.
County of St Louis)

This instrument was acknowledged before me on September 12, 2002 by Patricia M. Muckala, wife of David Muckala.

(SEAL)

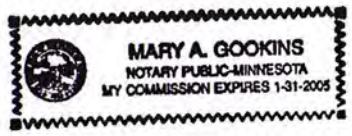


Mary A. Gookins
Notary Public
My Commission Expires: 1-31-2005

State of Minnesota)
) ss.
County of St. Louis)

This instrument was acknowledged before me on September 12, 2002 by David Muckala, husband of Patricia M. Muckala.

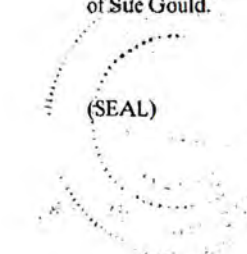
(SEAL)



Mary A. Gookins
Notary Public
My Commission Expires: 1-31-2005

State of South Dakota)
) ss.
County of Pennington)

This instrument was acknowledged before me on Sept 4, 2002, 2002 by John A. Gould, husband of Sue Gould.



(SEAL)

Marnie Lee Gould
Notary Public
My Commission Expires: 10/5/06
Marnie Lee Gould

State of South Dakota)
) ss.
County of Pennington)

This instrument was acknowledged before me on Sept 4, 2002 by Sue Gould, wife of John A. Gould.

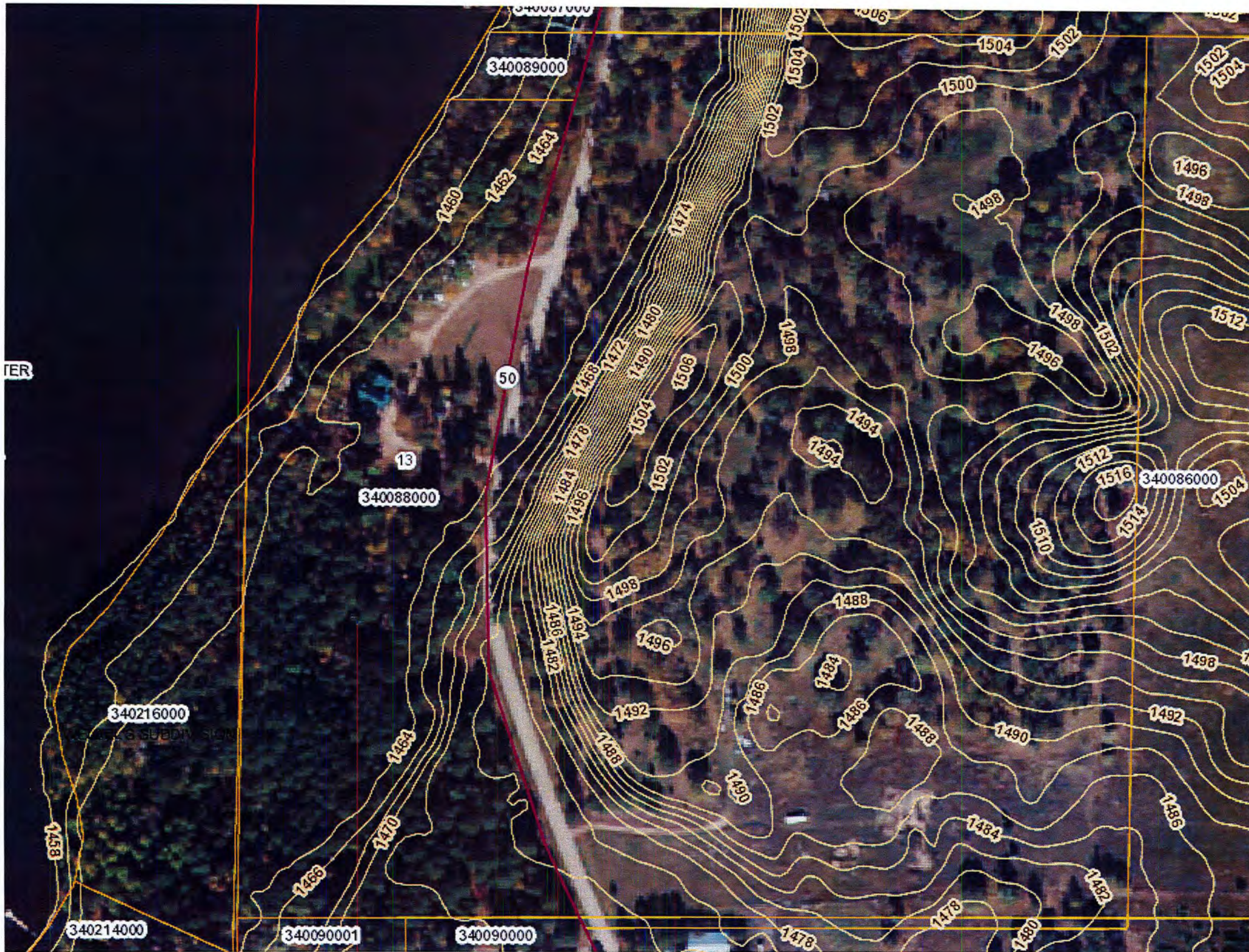


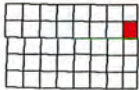
Marnie Lee Gould
Notary Public
My Commission Expires: 10/5/06
Marnie Lee Gould

Check here if part of all of the land is Registered (Torrens)

Tax statements for the real property described in this instrument should be sent to (include name and address of Grantee): Gould's Hearts Desire, LLC
P.O. Box 8477
Rapid City, SD 57709-8477

This document prepared by Michael L. Gould, P.O. Box 8477, Rapid City, SD 57709-8477 (605) 341-1221



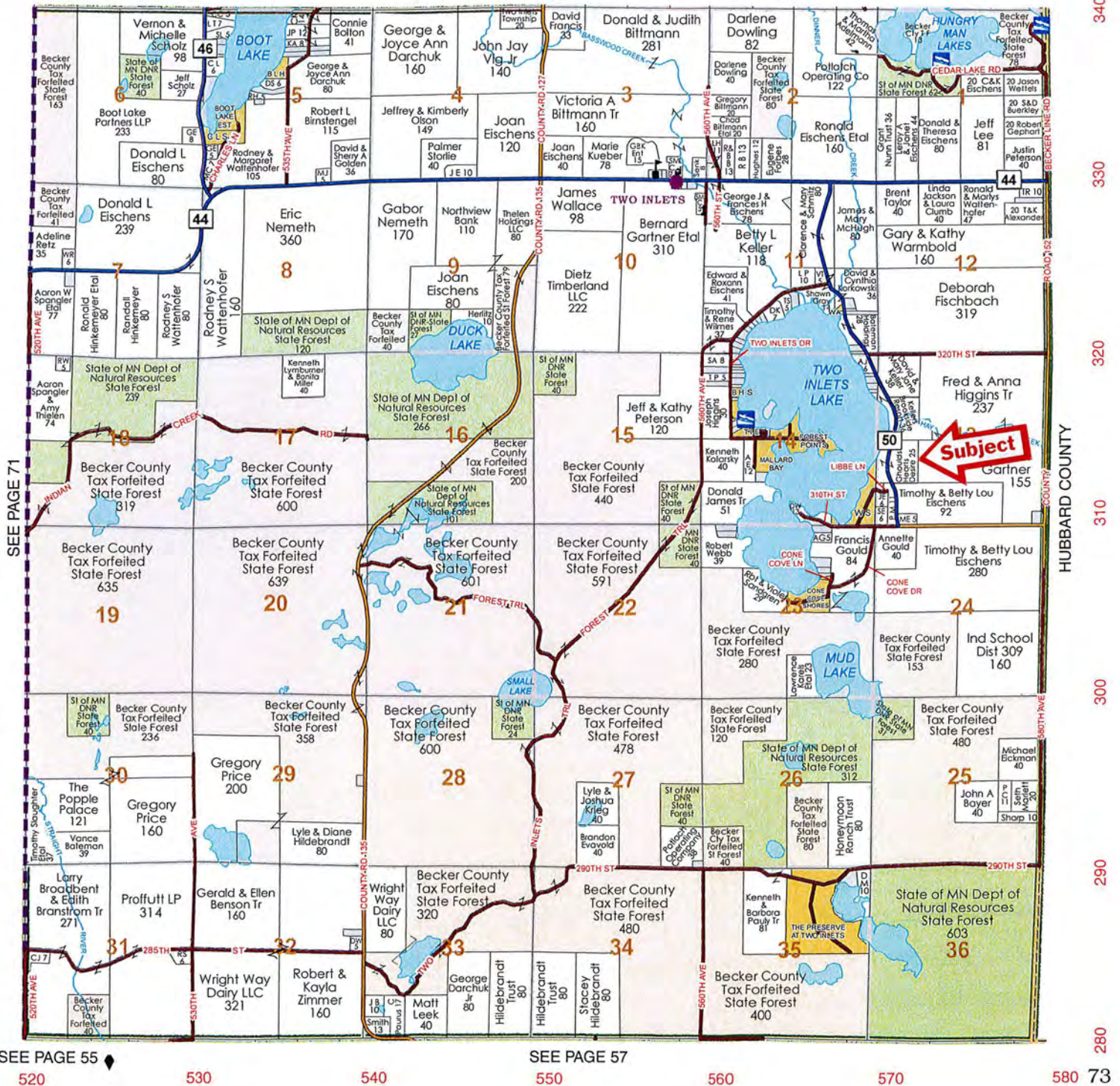


Two Inlets

Township 14N - Range 36W

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SEE PAGE 89



SEE PAGE 55

SEE PAGE 57

520 530 540 550 560 570 580 73



COUNTY OF BECKER
Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

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

Tuesday, June 12th, 2018 @ 7:00 P.M.

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

APPLICANT: Cormorant Inn Project Location: 10510 Co.Hwy. 5
10510 Co. Hwy. 5
Pelican Rapids, MN 56572

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit for approval of allowing 16 overnight RV sites.

LEGAL LAND DESCRIPTION: Tax ID number: **06.0498.001** Section 36 Township 138 Range 043 PT SW1/4 OF NW1/4; BEG SELY COR LAKE AREA EST PLAT TH NWLY 366.73', CONT NWLY 111.75' AL PLAT, TH NW 86.97', TH S 930' TO S LN SW1/4 NW1/4, TH ELY 550' TO WLY R-O-W LN CSAH #5, TH N 850' TO POB

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	FAX Number 218-846-7266
915 Lake Avenue	EMAIL: zoning@co.becker.mn.us
Detroit Lakes, MN. 56501	

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)

First name(s): CORMORANT INN Last name: _____
 Mailing Address: 10510 COUNTY HWY 5 City, State, Zip PELICAN RAPIDS, MN 56572
 Phone Number(s): 218-234-7755 Project Address: SAME
 Parcel number(s) of property: 06.0498.001 Sect - Twp - Range: 36-13-43
 Township Name: CORMORANT Legal Description: _____

REASON FOR CONDITIONAL USE REQUEST: ALLOW OVERNIGHT RV PARKING FOR CUSTOMERS

JUL 11 2017
ZONING

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.

[Signature]
SIGNATURE OF APPLICANT

7-7-2017
DATE

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. Non-refundable filing fee of \$326.00. If in Cormorant Township add \$25.00 surcharge to the filing fee (\$351.00). **Make check payable to Becker County Zoning.**
4. **Is the conditional use permit request after the fact?** 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]
SIGNATURE - ZONING ADMINISTRATOR

7/10/17
DATE

PARCEL	
APP	CUP
YEAR	

BUSINESS PLAN

Name of Business: CORMORANT INN & SUITES

Owners of Business: KEVIN KAREL

Type of Business: Retail Sales Service Other

Type of Merchandise: _____

Type of Service: HOTEL, RESTAURANT, BAR, LAUNDROMAT

Hours of Operation: 4-MIDNIGHT MON-FRI, 8 AM-MIDNIGHT SAT & SUN

Number of Employees: 25

Off-street Parking Plan: EXISTING PARKING LOT

Size of Structure to be used for Business: _____

New Structure: NO Existing Structure: _____

Signage Plan: _____

Exterior Lighting Plan: ALREADY PROVIDED

Environmental Hazards: NONE

Other Comments: ALLOW GUESTS TO PARK RV'S OVERNITE TO PREVENT DLI.

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, nor substantially diminish or impair property values within the immediate vicinity.

NO EFFECT

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.

NO EFFECT

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

EXISTING PARKING LOT AREA WILL BE USED

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.

ADEQUATE PARKING IS ALREADY PROVIDED

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.

NO DISTURBANCE

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;

NO POLLUTION

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

NO OBSTRUCTION

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

ADEQUATE FACILITIES ARE PROVIDED

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

NO WATERCRAFT

647037

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 647037

November 22, 2017 at 10:45 AM

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

Patricia Swenson, County Recorder

By SKS Deputy

COPY

06.0498.001

STATE OF MINNESOTA
COUNTY OF BECKER

CORMORANT TOWNSHIP
VARIANCE PROCEEDINGS

IN THE MATTER OF: Cormorant Enterprises INC

DENIAL OF VARIANCE

REQUEST: Request a variance to the lot density calculation, to allow for the addition of 16 (sixteen) overnight RV sites, deviating from the current density requirements, due to the lot size.

OR
ORDER OF VARIANCE

The above entitled matter came on to be heard before the Cormorant Township Board on the 31st day of October, 2017, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

Tax ID number: 06.0498.001 Complete Legal Description on Attachment A.

VARIANCE REQUESTED:

Request a variance to the lot density calculation, to allow for the addition of 16 (sixteen) overnight RV sites, deviating from the current density requirements, due to the lot size.

IT IS ORDERED THAT A VARIANCE ~~NOT BE GRANTED~~ UPON THE FOLLOWING CONDITIONS OR REASONS:

The Cormorant Township Board approved a variance to the lot density calculation, to allow for the addition of 16 (sixteen) overnight RV sites, deviating from the current density requirements, due to the lot size.

The Variance shall become null and void on October 31st, 2019 if a site permit has not been obtained and construction began.

DATED THIS 10 DAY OF November, 2017



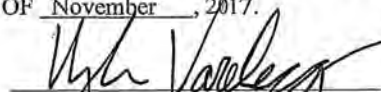
Steve Sorenson, Chairman, Cormorant Township

STATE OF MINNESOTA)
) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF PLANNING AND ZONING

I, Kyle Vareberg, Planning & Zoning Administrator, certify that I have compared the foregoing Copy and Order (GRANTING) (~~DENYING~~) a Variance with the Original Record preserved in my office, and have found the same to be true and correct.

In testimony whereof, I have hereunto subscribed my hand at Detroit Lakes, Minnesota, in the County of Becker on the 20th DAY OF November, 2017.



Kyle Vareberg,
Planning & Zoning Administrator

very
paid
well

10/ Drafted by the
Becker County Zoning Office

That part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 138 North, Range 43 West of the 5th P.M. in Becker County, Minnesota, described as follows:

Beginning at a found iron monument which designates the southeasterly corner of LAKE AREA ESTATES, said plat is on file and of record in the office of the Recorder of said County; thence North 83 degrees 45 minutes 35 seconds West 366.73 feet on an assumed bearing along the southerly line of said LAKE AREA ESTATES to a found iron monument; thence North 81 degrees 21 minutes 26 seconds West 111.75 feet continuing along the southerly line of said LAKE AREA ESTATES to a found iron monument; thence North 63 degrees 47 minutes 05 seconds West 86.97 feet continuing along the southerly line of said LAKE AREA ESTATES to a found iron monument; thence South 00 degrees 19 minutes 57 seconds West 930 feet, more or less, to the south line of said Southwest Quarter of the Northwest Quarter; thence easterly 550 feet, more or less, along the south line of said Southwest Quarter of the Northwest Quarter to the westerly right of way line of County State Aid Highway No. 5 as located and established on August 6, 2001; thence North 00 degrees 19 minutes 57 seconds East 850 feet, more or less, along the westerly right of way line of said County State Aid Highway No. 5 to the point of beginning.

SUBJECT to an easement for driveway purposes over, under and across the southerly 33.00 feet of the above described tract.

864-9

Cormorant Inn Water Meter Readings

<u>Date</u>	<u>Reading</u>	<u>Gallons Used</u>	<u>No. of days in cycle</u>	<u>Avg Gal/Day</u>	<u>% of Capacity</u>
10/02/2017	8558300	N/A	N/A	N/A	N/A
10/31/2017	8596700	38400	29	1324	44%
11/30/2017	8637400	40700	30	1357	45%
12/31/2017	8670500	33100	31	1068	35%
01/31/2018	8705400	34900	31	1126	37%
02/28/2018	8740700	35300	28	1260	41%
03/31/2018	8780910	40210	31	1297	39%
04/20/2018	8808100	27190	20	1358	41%

Septic system is rated for 3.030 gal/day

RECEIVED

AUG 16 2017

ZONING

August 16, 2017

Becker County Zoning
835 Lake Ave
Detroit Lakes, MN 56501

Re: Conditional Use Permit to allow 16 RV Parking Sites-Cormorant Inn & Suites

Attn: Patty Swenson

Dear Patty,

Attached please find two documents;

- 1- a Google Maps aerial view of the Cormorant Inn property with the proposed RV parking sites drawn in
- 2- a floorplan showing the dimensions of the same sites.

The request to allow 16 RV parking sites is for two reasons/purposes:

1. To allow customers who attend a party at Chopper's Garage to stay overnight in their RV as opposed to driving home at the end of the night.

2. To allow construction workers to stay in their campers while working in the area.

Campgrounds are usually sold out during the construction season and the construction workers do not need or want to pay for the amenities of a campground.

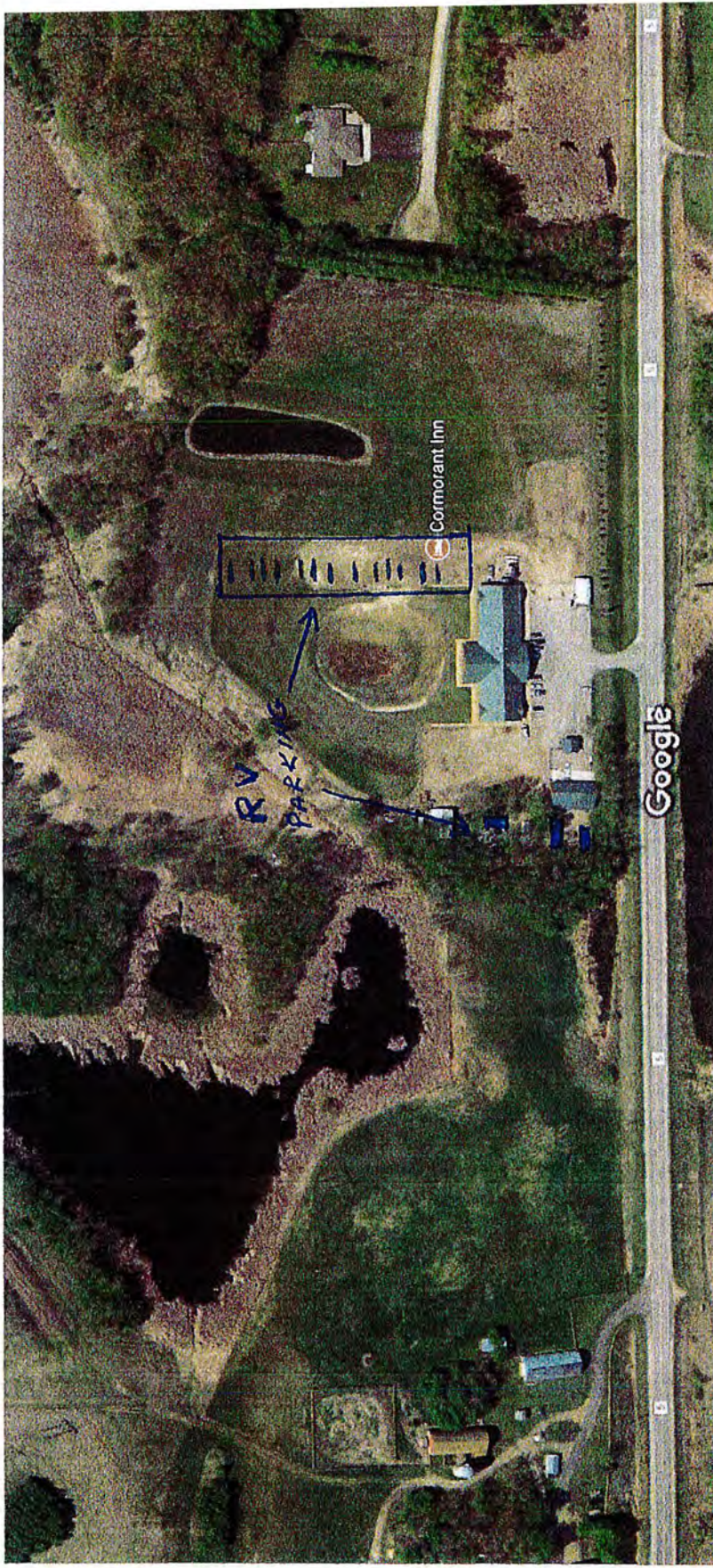
The Cormorant Inn is a good match for having RV parking since it has a restaurant, bar, and laundromat available. It is situated on 11 acres of land with the nearest neighbor being over 1/8 mile away. Trees surround the property providing a visual buffer zone. There are no lakes within 1000 ft of the property.

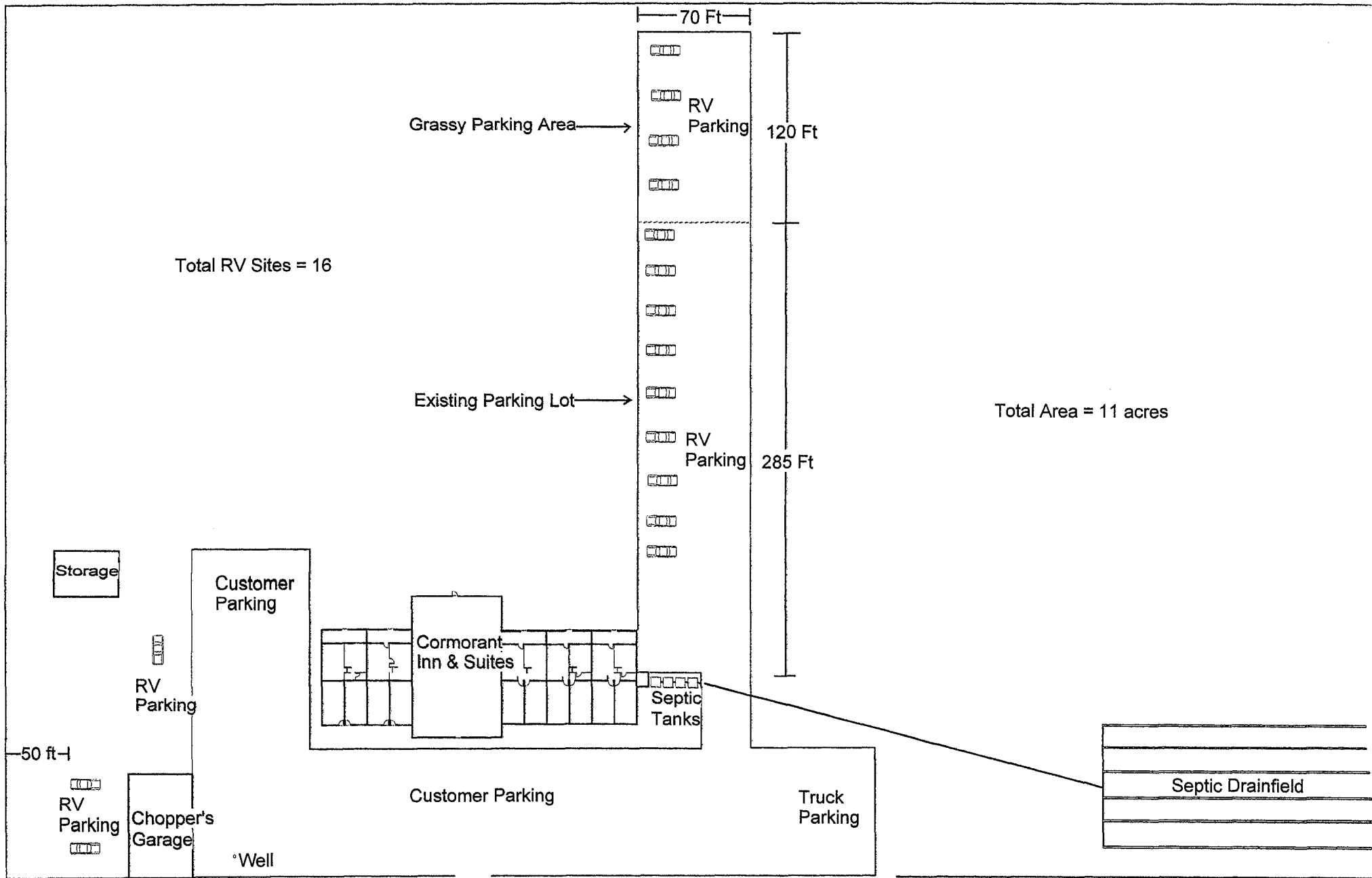
The Cormorant Township Board has discussed this request and will be sending a letter of support to you directly.

Sincerely,



Kevin Karel
Cormorant Inn & Suites





Events regarding Cormorant Inn & Suites

November 20, 2001 – Planning Commission Hearing acting on the request for a Commercial Planned Unit Development (15 unit single story motel structure) and a change of zone from agricultural to residential. Approved by Planning Commission.

November 27, 2001 – County Board of Commissioners concurred with the recommendations of the Planning Commission to approve the change of zone from agricultural to commercial and approve a conditional use permit for a planned unit development consisting of a 15 unit motel. With the stipulation that trees be planted along the North property line as a buffer zone with the trees being 3 to 4 feet in height.

September 6, 2002 – site permit issued for a 15 unit motel 58 ft by 192 ft

September 16, 2002 – septic system installed

May 20, 2003 – new request in front of Planning Commission to modify cup #480714 to include a deli, restaurant, banquet room, Laundromat, office suite rental and tanning bed room. Denied by Planning Commission.

May 27, 2003 – County Board of Commissioners approved the modification of CUP #480714 to allow a deli, Laundromat, and meeting area as per plan submitted with the building site permit application. The deli is limited use as per MN State Department of Health definition.

June 23, 2003 – correspondence between Karel and Johnson, Karel' request to sell soft serve ice cream and needed to be classified as a Small Establishment by MN Dept of Health.

June 24, 2003 – Johnson responded to Karel addressing the issues that Karel did not submit a copy of the original floor plan and explained why the County Board did not approve a Restaurant or Small Establishment. Subsequently, Johnson addressed the discrepancy in the building evaluation shown on the site permit and the actual building evaluation and stated that there would be a balance due on the site permit fee.

June 26, 2003 – Karel responded by sending a copy of the floor plan.

June 27, 2006 – Johnson sent a letter to Karel explaining that, after discussion with the County Board Chairman, it was the intent of the County Board to allow food service as defined as “Small Establishment”.

July 1, 2003 – Johnson sent letter to Karel explaining that the floor plan submitted 6/26/03 was not the same floor plan as the reduced copy submitted with the original building site permit application.

July 2, 2003 – Karel responded stating that the reduced copy was the same as the large copy. The plan also showed volleyball courts, parking, storage shed, etc.

July 7, 2003 – Johnson responded explaining that the outside things were not in questions, the contents of the building were in questions. Without the original floor plan, the amended conditional use permit will be limited to the deli, Laundromat and meeting area.

July 28, 2003 Karel requested a letter confirming that the Commissioners approved to amend CUP 480714 to allow the following: Laundromat, deli, tanning, office suite and banquet/meeting room.

July 30, 2003 – Karel provided the office with the enlarged copy of the site plan. Johnson sent letter stating the minutes of the County Board for a Small Establishment. Changes to the permitted use cannot be approved by the Zoning Office and must be changed through the public hearing process.

September 26, 2003 – County Board allowed commercial use to the public of Laundromat.

May 17, 2004 – received an application to amend the conditional use permit to upgrade to a medium establishment.

No date - Email to Gretchen Thilmony stating that Cormorant Inn & Suites had been inspected by Patty Johnson and David Wroblewski, Dept of Health. The establishment met the criteria of a medium establishment and was in violation of CUP 506791

May 21, 2004 – letter to Karel stating he was in violation of CUP 506791. The letter served as notice that if the establishment is operated in this manner, the County was prepared to take action.

May 25, 2006 – letter from Carl Malmstrom, Attorney, questioning the letter of May 21, 2004.

June 30, 2004 – letter to Karel from Johnson asking for the following information: (1) restaurant/bar customer area square footage; (2) square feet of other service areas and (3) square feet of existing parking lot and number of existing spaces in order to calculate parking spaces. The following information was needed to review the septic system: (1) number of seats in restaurant/bar; (2) number of employees; (3) number of commercial washing machines; (4) number of public restroom facilities for other service areas.

July 13, 2004 – Karel responded with the information requested 6/30/04.

July 20, 2004 – Planning Commission approved to amend CUP 480714.

July 27, 2004 – Commissioners concurred with the Planning Commission to approve amendment of CUP 480714 to allow commercial use of the Cormorant Inn & Suites buildings, as it is now a commercial zone, and based on the following: (a) the use fits with the reasons the property was rezoned to commercial, (b) the use does not harm neighboring properties, (c) the existing parking area meets the requirements of the Ordinance and the sewer system is being metered and monitored for use, and (d) adequate screening has been provided to the neighboring residential properties.



Cormorant Township

10929 County Highway 5
Pelican Rapids, MN 56572-9324
Phone: 218-532-7042 Fax: 218-532-3997
E-Mail: cormorantcc@lorciel.net
Web: www.cormoranttownship.org



September 7, 2017

Becker County Planning and Zoning
915 Lake Ave.
Detroit Lakes, MN 56501

RE: Kevin Karel, Cormorant Inn & Suites, Conditional Use Permit, Becker Cty.
Hearing Sept. 12th

Dear Zoning,

Cormorant Township Board has reviewed the Conditional Use Permit request for Kevin Karel as referenced above. Specifically, he is requesting approval to allow 16 RV parking sites at the Cormorant Inn & Suites.

Please note the Cormorant Township board has no objection, and is in favor, to this request

If you have any questions please feel to contact any of the board members below.

Sincerely,

Claudia Hanson
Clerk

cc: file
Kevin Karel

Supervisor Tim Erickson 11387 County Hwy 5 Pelican Rapids, MN 56572 Phone: 218-532-3649	Supervisor John Buhaug 11335 147th St. Lake Park, MN 56554 Phone: 218-532-3181	Supervisor Steve Sorenson 10194 Sherbrooke Bch. Ln. Pelican Rapids, MN 56572 Phone: 218-532-7717	Clerk Claudia Hanson 14321 Oak Ridge Rd Lake Park, MN 56554 Phone: 218-532-3644	Treasurer Susie Braseth 12787 Braseth Bay Rd Lake Park, MN 56554 Phone: 218-532-2404
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Cormorant Township

10929 County Highway 5
Pelican Rapids, MN 56572-9324
Phone: 218-532-7042 Fax: 218-532-3997
E-Mail: cormorant@loretel.net
Web: www.cormoranttownship.org

November 1, 2017

Becker County Planning and Zoning
915 Lake Ave
Detroit Lakes, MN 56501



RE: Variance Hearings

Dear Zoning,

The Cormorant Township Board voted unanimously to grant the follow variances with a revision for one variance:

- 1) **Cormorant Enterprises, 10510 Co. Hwy. 5, Sect. 36** = Granted a variance to the lot density calculation, to allow for the addition of 16 overnight RV sites, deviating from the current density requirements, due to lot size.
- 2) **Craig Irwin & Dianne Hankla, 15294 Tosten Erickson Cirde, Sect. 23** = granted a variance to construct a detached garage to be at 27 feet from the bluff of the lake, deviating from the required set back of 30 feet from a bluff. Also, granted variance to construct this detached garage at 29 feet from the centerline of a township road, deviating from the required setback of 53 feet from the centerline of a township road;
- 3) **Allan & Cherie Storhoff, 11101 W. Lake Ida Lane, Sect. 27** = Granted a variance to construct an addition to a non-conforming dwelling to be revised at 50 feet from the ordinary high water mark of the lake and construct an attached garage to be at 64 feet from the ordinary high water mark of the lake, deviating from the required setback of 100 feet from the OHW on a recreational development lake, due to setback issues.

If you have any questions about these variance results, please feel free to contact Chair-man Steve Sorenson at the number listed below.

Sincerely,

Claudia Hanson, Clerk

CC: file, Steve Sorenson
Cormorant Enterprises
Craig Irwin & Diane Hankla
Allan & Cherie Storhoff

Supervisor Tim Erickson 11387 County Hwy 5 Pelican Rapids, MN 56572 Phone: 218-532-3649	Supervisor John Duhaug 11335 147th St. Lake Park, MN 56554 Phone: 218-532-3181	Supervisor Steve Sorenson 10194 Sherbrooke Feb. Ln. Pelican Rapids, MN 56572 Phone: 218-532-7717	Clerk Claudia Hanson 14321 Oak Ridge Rd Lake Park, MN 56554 Phone: 218-532-3644	Treasurer Susie Braseth 12707 Braseth Bay Rd Lake Park, MN 56554 Phone: 218-532-2404
--	---	---	--	---

477815

CERTIFICATE OF REAL ESTATE VALUE FILED. #9949

No delinquent taxes and transfer entered this 7th day of Jan 2002
Keith S. Brekke
County Auditor, Becker Co
By: [Signature] Deputy
66-0498-001

BECKER COUNTY RECORDER-STATE OF MN
Document No. 477815
Date JAN 7 2002 3:30 P.M.
I hereby certify that the within instrument was recorded in the office of Becker County Recorder.
M. M. Martinson
County Recorder [Signature] Co Dpty.

WARRANTY DEED ✓

STATE DEED TAX: \$165.00
PARCEL NO.:

Date: January 4, 2004

FOR VALUABLE CONSIDERATION, Robert D. Hovde, a single person, Grantors, hereby convey and warrant to Cormorant Enterprises, Inc., Grantee, real property in Becker County, Minnesota, described as follows:

That part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 138 North, Range 43 West of the 5th P.M. in Becker County, Minnesota, described as follows:

Beginning at a found iron monument which designates the southeasterly corner of LAKE AREA ESTATES, said plat is on file and of record in the office of the Recorder of said County; thence North 83 degrees 45 minutes 35 seconds West 366.73 feet on an assumed bearing along the southerly line of said LAKE AREA ESTATES to a found iron monument; thence North 81 degrees 21 minutes 26 seconds West 111.75 feet continuing along the southerly line of said LAKE AREA ESTATES to a found iron monument; thence North 63 degrees 47 minutes 05 seconds West 86.97 feet continuing along the southerly line of said LAKE AREA ESTATES to a found iron monument; thence South 00 degrees 19 minutes 57 seconds West 930 feet, more or less, to the south line of said Southwest Quarter of the Northwest Quarter; thence easterly 550 feet, more or less, along the south line of said Southwest Quarter of the Northwest Quarter to the westerly right of way line of County State Aid Highway No. 5 as located and established on August 6, 2001; thence North 00 degrees 19 minutes 57 seconds East 850 feet, more or less, along the westerly right of way line of said County State Aid Highway No. 5 to the point of beginning.

SUBJECT to an easement for driveway purposes over, under and across the southerly 33.00 feet of the above described tract.

✓ The Seller hereby certifies that there are no known wells on the above-described property.

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

JAN 07 2002

[Signature] Robert D. Hovde

RECEIPT # [Stamp] BECKER COUNTY DEED TAX

STATE OF MINNESOTA)

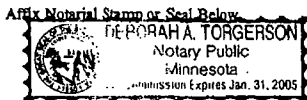
) ss.

COUNTY OF BECKER)

AMT. PD. \$ 165.00

BECKER COUNTY TREASURER

The foregoing instrument was acknowledged before me this 4th day of January, 2002, by Robert D. Hovde, a single person, Grantors.



[Signature] Deborah A. Torgerson
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Robert Hovde
PO Box 328
Detroit Lakes, MN 56502

Tax statements for the real property described in this instrument should be sent to:

Kevin Karel
15692 Sandy Ridge Beach Rd
Lake Park MN 56554

chg
✓ paid
well
non / std
extra

10

497536

BECKER COUNTY RECORDER-STATE OF MN

Document No. 497536

Date: JUN 17 2003 3:00 P.M.

I hereby certify that the within instrument was recorded in the office of Becker County Recorder.

Dorlene Manera
County Recorder blw Deputy

06.0498.001

STATE OF MINNESOTA

BECKER COUNTY ZONING

COUNTY OF BECKER

PERMIT FOR USE

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

ADDRESS OF PROPERTY: 10510 Co Hwy 5, Section 36; Cormorant Township

CURRENT ZONE: Commercial

LEGAL DESCRIPTION :

Part of the SW ¼ NW ¼; Section 36, TWP 138, Range 43; Cormorant Township. Complete Legal Description on Reverse Side. PID No. 06.0498.001.

OWNER: Cormorant Enterprises OWNERS ADDRESS: 10510 Co Hwy 5 Pelican Rapids, MN
C/o Kevin Karel

EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:

Amend Conditional Use Permit #480714 to allow a deli, Laundromat and meeting area as per plan submitted with the building site permit application on the above described property with the stipulation that the deli is limited use as per MN State Department of Health definition in addition to the original 15 unit motel.

NOTICE: This Use CANNOT BE CHANGED to any other Use without a new Permit from the Zoning Administrator.

DENIED by the Becker County Planning Commission: 05/20, 20 03

APPROVED by the Becker County Board of Commissioners: 05/27, 20 03

STATE OF MINNESOTA)

) SS

BECKER COUNTY PLANNING, ZONING

COUNTY OF BECKER)

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 27th day of May, 20 03.

Patricia L. Johnson

Patricia L. Johnson, Administrator
Planning and Zoning

To: Drafted By the Becker County
Planning & Zoning Office

chg
paid
well
non/std

That part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 138 North, Range 43 West of the 5th P.M. in Becker County, Minnesota, described as follows:

Beginning at a found iron monument which designates the southeasterly corner of LAKE AREA ESTATES, said plat is on file and of record in the office of the Record of said County; thence North 83 degrees 45 minutes 35 seconds West 366.73 feet on an assumed bearing along the southerly line of said LAKE AREA ESTATES to a found iron monument; thence North 81 degrees 21 minutes 26 seconds West 111.75 feet continuing along the southerly line of said LAKE AREA ESTATES to a found iron monument; thence North 63 degrees 47 minutes 05 seconds West 86.97 feet continuing along the southerly line of said LAKE AREA ESTATES to a found iron monument; thence South 00 degrees 19 minutes 57 seconds West 930 feet, more or less, to the south line of said Southwest Quarter of the Northwest Quarter; thence easterly 550 feet, more or less, along the south line of said Southwest Quarter of the Northwest Quarter to the westerly right of way line of County State Aid Highway No. 5 as located and established on August 6, 2001; thence North 00 degrees 19 minutes 57 seconds East 850 feet, more or less, along the westerly right of way line of said County State Aid Highway No. 5 to the point of beginning.

SUBJECT to an easement for driveway purposes over, under and across the southerly 33.00 feet of the above described tract.

514439

BECKER COUNTY RECORDER, STATE OF MN
Document No. 514439
Date AUG 12 2004 1:22:02 P.M.

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

Shirley Mameval
County Recorder by Em Deputy

STATE OF MINNESOTA

BECKER COUNTY ZONING

COUNTY OF BECKER

PERMIT FOR USE

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

ADDRESS OF PROPERTY: 10510 Co Hwy 5; Section 36; Cormorant TWP

CURRENT ZONE: Commercial

LEGAL DESCRIPTION:

Pt SW ¼ of NW ¼; Section 36, TWP 138, Range 43; Cormorant Township. PID Number 06.0498.001. Complete Legal Description on Reverse Side.

OWNER: Cormorant Inn & Suites, Kevin Karel

OWNERS ADDRESS: 10510 Co Hwy 5; Pelican Rapids, MN 56572

EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:

Approve a Conditional Use Permit to amend Conditional Use Permit #480714 to allow commercial use of the Cormorant Inn & Suites building, as it is now a commercial zone, on the above described property based on the fact the following: (a) the use fits with the reasons the property was rezoned to commercial, (b) the use does not harm neighboring properties, (c) the existing parking area meets the requirements of the Ordinance and the sewer system is being metered and monitored for use, and (d) adequate screening has been provided to neighboring residential properties.

NOTICE: This Use CANNOT BE CHANGED to any other Use without a new Permit from the Zoning Administrator.

APPROVED by the Becker County Planning Commission: 07/20, 20 04

APPROVED by the Becker County Board of Commissioners: 07/27, 20 04

STATE OF MINNESOTA)

) SS

BECKER COUNTY PLANNING, ZONING

COUNTY OF BECKER)

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 20th day of July 20 04.

Patricia L. Johnson

Patricia L. Johnson, Administrator
Planning and Zoning

Drafted By the Becker County
Planning & Zoning Office

chg
paid
well
non/stc

That part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 138 North, Range 43 West of the 5th P.M. in Becker County, Minnesota, described as follows:

6-498
Beginning at a found iron monument which designates the southeasterly corner of LAKE AREA ESTATES, said plat is on file and of record in the office of the Recorder of said County; thence North 83 degrees 45 minutes 35 seconds West 366.73 feet on an assumed bearing along the southerly line of said LAKE AREA ESTATES to a found iron monument; thence North 81 degrees 21 minutes 26 seconds West 111.75 feet continuing along the southerly line of said LAKE AREA ESTATES to a found iron monument; thence North 63 degrees 47 minutes 05 seconds West 86.97 feet continuing along the southerly line of said LAKE AREA ESTATES to a found iron monument; thence South 00 degrees 19 minutes 57 seconds West 930 feet, more or less, to the south line of said Southwest Quarter of the Northwest Quarter; thence easterly 550 feet, more or less, along the south line of said Southwest Quarter of the Northwest Quarter to the westerly right of way line of County State Aid Highway No. 5 as located and established on August 6, 2001; thence North 00 degrees 19 minutes 57 seconds East 850 feet, more or less, along the westerly right of way line of said County State Aid Highway No. 5 to the point of beginning.

SUBJECT to an easement for driveway purposes over, under and across the southerly 33.00 feet of the above described tract.

PERMIT MUST BE POSTED AT THE CONSTRUCTION SITE

Becker County Planning & Zoning
 835 Lake Ave, P O Box 787
 Detroit Lakes, MN 56502-0787
 Phone (218)-846-7314; Fax (218)-846-7266

Onsite Septic System Site Evaluation/Design Tax Parcel Number 06.0498.001 911 Address _____

Legal Description: _____ Section 36 TWP 138 Range 43

Lake Name NA Lake Classification () RD () GD () NE Township Name Cormorant

Owner's Name Kevin Karl Mailing Address _____

City Cormorant, MN State/Zip _____ Phone Number _____

Number of Bedrooms 15 unit Motel Well Casing Depth to be drilled Garbage Disposal (Yes) (No)
 Design Flow 3030 GPD Depth of other Wells within _____ Grinder Pump/Lift Station _____
 (dwellings must be classified as Type 1) 100 ft of system _____ In House (Yes) (No)
 Type of Observation: Probe Pit Boring
 Original Soil (Yes) (No) Compacted Soil (Yes) (No) Proposed Design
 Depth to Restricting Layer 5 () Replace Septic Tank Chamber- H10, EQ36 other _____
 Maximum Depth of System 1.5' Septic Tank/Drainfield () Standard rock- depth _____
 Perc Rate 11.7 Soil Sizing Factor 1.29 () Drainfield Only () Standard gravelless _____
 () Holding Tank () Mound () Standard Bed
 () Lift Station () Pressurized Bed () At Grade

SOIL BORING LOG

SOIL BORING LOG

DEPTH (INCHES)	TEXTURE	COLOR & MUNSELL NO.	STRUCTURE	DEPTH (INCHES)	TEXTURE	COLOR & MUNSELL NO.	STRUCTURE
			BLOCKY PLATY PRISMATIC NONE				BLOCKY PLATY PRISMATIC NONE
	<u>included</u>		BLOCKY PLATY PRISMATIC NONE				BLOCKY PLATY PRISMATIC NONE
			BLOCKY PLATY PRISMATIC NONE				BLOCKY PLATY PRISMATIC NONE
			BLOCKY PLATY PRISMATIC NONE				BLOCKY PLATY PRISMATIC NONE

Type of alarm Device on lift Station or Holding tank _____

Attach perc test Information if Required

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

Name and Address of Designer Randy Anderson Andover, MN Phone 612-709-0546

MPCA Number 634 Date of Site Evaluation 5-1-2002 Signature of Designer [Signature]

Name of Installer (if different from Designer) GRANT OHM MPCA Number _____

FOR USE BY BECKER COUNTY ENVIRONMENTAL SERVICES DEPARTMENT ONLY

*** Any changes to the permit must first be approved by Becker County Planning & Zoning. No system shall be covered up without inspection by Becker County Planning & Zoning.
 *** Inspections must be scheduled at least 24 hours prior to time requested.

Date Received 6-27-02 Application Fee 15⁰⁰ = 250⁰⁰ Fine 0 Total 15⁰⁰ 250⁰⁰
 (commercial)
 Application is hereby denied
 Application is hereby granted to KEVIN KARL to install an individual septic system according to the specifications of the site evaluation and design submitted to the Becker County Environmental Services Office. By Order of: Nancy Jung 6-27-02 17771
 Signature of Becker County Qualified Employee Date Permit Issued Permit Number
 This permit expires on 6-27-03

The site plan must be drawn to dimension or to scale:

- *Dimensions of Lot
- *Existing & Proposed Buildings
- *Easements & setbacks
- *Scale - One inch = _____ ft
- *Well & Water Line Locations within 100 ft of System
- *Distance from Property Lines
- *Tank Access Route
- *Location of any Unsuitable Soil
- *Distance from OHWM
- *Distance from buildings
- *Soil Borings & Per Test Locations
- *Alternate Drainfield Location



attached

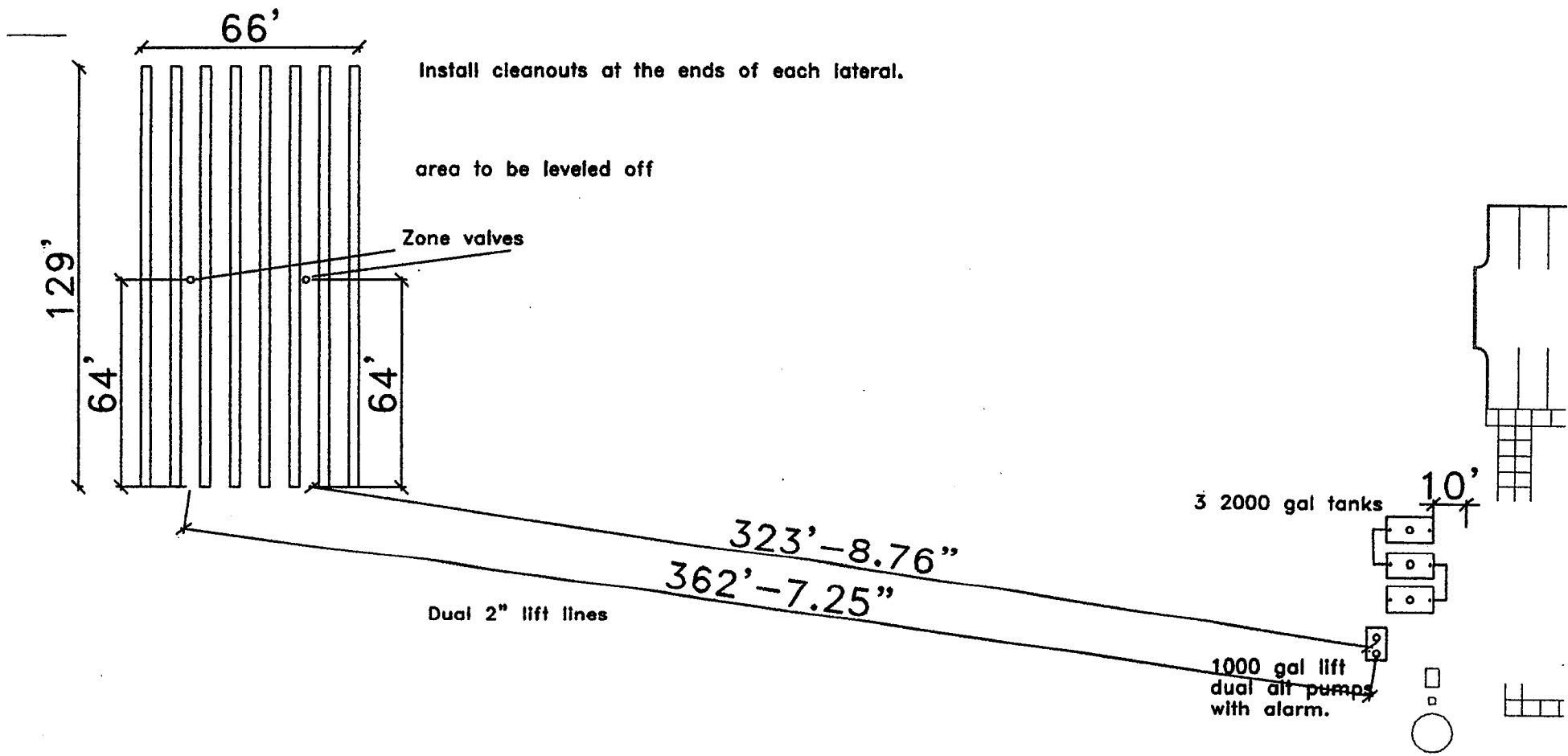
	Tank (estimated)	Tank* (actual)*	Drainfield (estimated)	Drainfield* (actual)*	
Distances to Well	_____	50'	_____	+50'	*For office use only Tank size <u>6500</u> Lift station size <u>1000 w/ alt.</u> Drainfield size <u>40.25 HP pumps</u> Pump HP <u>2 → 3/4 hp</u> Date Installed <u>wk of 9-9-02</u>
Distance to Building	_____	12' tank	_____	+20'	
Distance to Property Line	_____	+10'	_____	+10'	
Distance to Pressure Line	_____	+10'	_____	+10'	
Distance to Ordinary High Water	_____	_____	_____	_____	

FOR USE BY BECKER COUNTY ENVIRONMENTAL SERVICES DEPARTMENT ONLY

CERTIFICATE OF COMPLIANCE

- () Certificate Is Hereby Denied
- () Certificate is Hereby Granted Based upon the Application, addendum from, plans, specifications and all other supporting data. With property maintenance, this system can be expected to function satisfactory, however, this is not a guarantee.

Nancy Young _____ Zoning Inspector _____ 9.16.02 _____
 Signature Title Date
 (Certificate of Compliance is not valid unless signed by a Registered Qualified Employee)



Install cleanouts at the ends of each lateral.

area to be leveled off

Zone valves

3 2000 gal tanks

10'

323'-8.76"
362'-7.25"

Dual 2" lift lines

1000 gal lift
dual air pumps
with alarm.

Individual Sewage Treatment System

Site Evaluation Report

For

Cormorant Inn

Job Address

Cormorant, MN

Legal Description

Cormorant Twp

Becker County

Section 36

Phone: (218) 532-3539

Conducted By:

Anderson Onsite Inc.

Randy Anderson, DRP

2858 172nd Ave. NW.

Andover, MN. 55304-

Phone: (612) 709-0546 Fax: (763) 213-1324

Wednesday, May 01, 2002

ATTENTION!

ANY RESULTS AND/OR INFORMATION PROVIDED IN THIS REPORT ARE STRICTLY THE INTERPRETATION OF THE LICENSED INDIVIDUAL ISSUING THE REPORT. ALL FIELD WORK AND TEST RESULTS WERE DONE TO THE BEST OF THE INDIVIDUALS ABILITY, AND UNDER NO CIRCUMSTANCES IS ANY WORK TO BE PERFORMED OR ACTION TAKEN AS A RESULT OF THIS REPORT PRIOR TO FULL REVIEW AND APPROVAL BY THE PROPER GOVERNING AUTHORITIES.

DO NOT DRIVE ON OR ALTER SOIL IN SITE EVALUATION AREA

Signed: _____

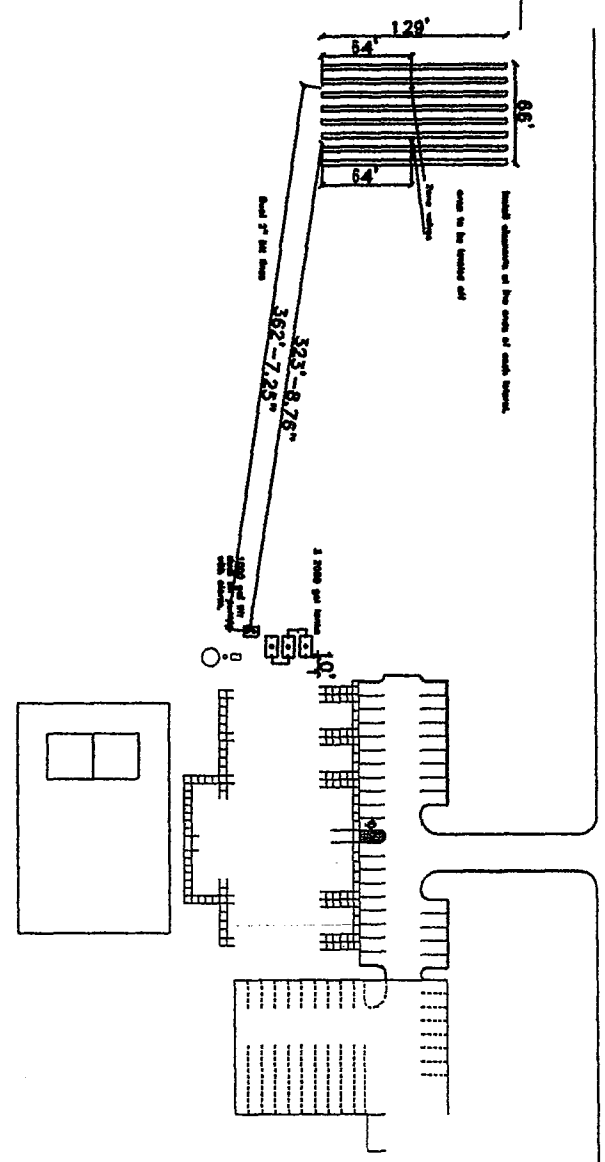
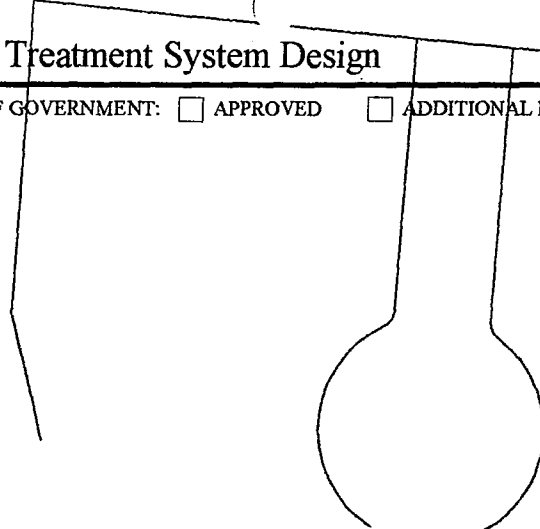


Date: 6.27.02

Trench Sewage Treatment System Design

ID No: 165

LOCAL UNIT OF GOVERNMENT: APPROVED ADDITIONAL INFORMATION NEEDED DESIGN WORKSHEETS REQUIRED



For: Cormorant Inn
Date: 5/1/2002

Designer Name: Anderson Onsite Inc.
DRP: Randy Anderson
MPCA License No: 634

<i>Job Address:</i>	<i>Legal Description:</i>
Cormorant, MN	Cormorant Twp, Section 36
Becker County	Becker County

Delivery, Soils, and Site Information

Flow Rate: 3030 GPD	Landslope: 0 %	System Type: Standard
Septic Tank 1 Capacity: 2000 Gal	Percolation Rate: 12 MPI	Structure Type: Food, Beverage or Lodging
Septic Tank 2 Capacity: 2000 Gal	Restrict Layer Depth: 54 In	Construction Type: New
Lift Station Capacity: 1000 Gal	Garbage Disposal: No	Soil Texture: Sandy Loam
	Raw Sewage Pump: No	Soil Structure: Single Grained
		Soil Structure Grade: Moderate

System Design Specifications

Trench Type: Chamber	Trench/Chamber Width: 3 Ft
Soil Sizing Factor: 1.27 Sq Ft / GPD	Max Depth to System Bottom: 18 In
Rock Depth Below Pipe: 12 In	Trench Spacing: 6 Ft
Reduction Factor: 0.8	Lawn Area: 6156 Sq Ft
Trench Bottom Area: 3078 Sq Ft	Number of Trenches: 8
Lineal Feet: 1026	Trench Lengths: 129 Ft

Gravelless Pipe Option

Diameter:	In
Length:	Ft

Rock Volume

Cubic Feet:
Cubic Yards:
Tonnage:

Pump Capacity

Distribution Type Trench:	
Number of Laterals:	
Lateral Diameter:	1.5 In
Perforation Diameter:	0.25 In
Perforation Spacing:	3 Ft
Perforation Head:	1 Ft
Perforation GPM:	Ft
Perforations Per Lateral:	
Maximum Perforations / Lateral	
Total Perforations:	
Lateral Length:	Ft
Pump Capacity:	GPM

Pump Head

Elevation Difference -	
Pump to Discharge Point:	Ft
Total Pipe Length:	Ft
Pipe Diameter:	2 In
Friction Loss Per Foot:	
Total Friction Loss:	Ft
Manifold Location:	End
Total Head:	Ft

Comments: Number of bedrooms: 20. Total sqft 11,648 * .26 = 3030 gallons per day for average flow. Tank sizing 11,648 * 75% + 1125 = 3750 gallons in tank capacity. Adding 2250 in tank sizing for laundromat & possible deli in future.

Trench Sewage Treatment System Design for each pump

ID No: 165

For: Cormorant Inn
Date: 5/1/2002

Designer Name: Anderson Onsite Inc.
DRP: Randy Anderson
MPCA License No: 634

<i>Job Address:</i> Cormorant, MN Becker County	<i>Legal Description:</i> Cormorant Twp, Section 36 Becker County
---	---

Delivery, Soils, and Site Information

Flow Rate: 757 GPD	Landslope: 12 %	System Type: Standard
Septic Tank 1 Capacity: 2000 Gal	Percolation Rate: MPI	Structure Type: Food, Beverage or Lodging
Septic Tank 2 Capacity: 2000 Gal	Restrict Layer Depth: 54 In	Construction Type: New
Lift Station Capacity: 1000 Gal	Garbage Disposal: No	Soil Texture: Sandy Loam
	Raw Sewage Pump: No	Soil Structure: Single Grained
		Soil Structure Grade: Moderate

System Design Specifications

Trench Type: Chamber	Trench/Chamber Width: 3 Ft
Soil Sizing Factor: 1.27 Sq Ft / GPD	Max Depth to System Bottom: 18 In
Rock Depth Below Pipe: 12 In	Trench Spacing: 6 Ft
Reduction Factor: 0.8	Lawn Area: 1536 Sq Ft
Trench Bottom Area: 769 Sq Ft	Number of Trenches: 2
Lineal Feet: 256	Trench Lengths: 128 Ft

Gravelless Pipe Option

Diameter:	In
Length:	Ft

Rock Volume

Cubic Feet:
Cubic Yards:
Tonnage:

Pump Capacity

Distribution Type Trench: Pressure

Number of Laterals:	4
Lateral Diameter:	2.0 In
Perforation Diameter:	0.219 In
Perforation Spacing:	4 Ft
Perforation Head:	2 Ft
Perforation GPM:	0.8 Ft
Perforations Per Lateral:	17
Maximum Perforations / Lateral:	23
Total Perforations:	68
Lateral Length:	62 Ft
Pump Capacity:	54.4 GPM

Pump Head

Elevation Difference -

Pump to Discharge Point:	9 Ft
Total Pipe Length:	360 Ft
Pipe Diameter:	2 In
Friction Loss Per Foot:	5.5
Total Friction Loss:	24.6 Ft
Manifold Location:	Center
Total Head:	38.6 Ft

Comments: Pump specs for each pump with splitter (zone) valve to feed two laterals at a time. Each pump will feed 4 laterals total. Header pipe to be in center of laterals.

Soils Report

ID No: 165

Customer Name: Cormorant Inn
Date: 5/2/2002

Tests By: Anderson Onsite Inc.
DRP: Randy Anderson
MPCA License No: 634

Site Address:	Legal Description:
Cormorant, MN	Cormorant Twp
Becker County	Section 36

Boring Name: Soil Boring One

Boring Elevation (Ft):
Restrictive Layer Depth (In): 54
Restrictive Layer Type: Mottles
Standing Water Depth (In): Not Present

Soil Recovery Method: Probe
Soil Series:
Soil Condition: Agricultural

Comments:

Soil Profile			
Depth(In)	Soil Color	Soil Color Description	Soil Texture
0 to 16	10 yr 2/2	Very Dark Brown	Sandy Loam, Moderate, Single Grained
16 to 26	10 yr 4/2	Dark Grayish Brown	Sandy Loam, Moderate, Single Grained
26 to 44	10 yr 4/4	Dark Yellowish Brown	Medium Sand, Moderate, Single Grained
44 to 54	10 yr 5/4	Yellowish Brown	Medium Sand, Moderate, Single Grained
54 to 59	2.5 y 4/4	Olive Brown	Clay Loam, Moderate, Blocky

Boring Name: Soil Boring Two

Boring Elevation (Ft):
Restrictive Layer Depth (In): 54
Restrictive Layer Type: Mottles
Standing Water Depth (In): Not Present

Soil Recovery Method: Probe
Soil Series:
Soil Condition: Agricultural

Comments:

Soil Profile			
Depth(In)	Soil Color	Soil Color Description	Soil Texture
0 to 12	10 yr 2/2	Very Dark Brown	Sandy Loam, Moderate, Single Grained
12 to 16	2.5 y 4/4	Olive Brown	Loam, Moderate, Blocky
16 to 56	2.5 y 5/4	Light Olive Brown	Loam, Moderate, Blocky

Soils Report

ID No: 165

Customer Name: Cormorant Inn
Date: 5/2/2002

Tests By: Anderson Onsite Inc.
DRP: Randy Anderson

MPCA License No: 634

Site Address:	Legal Description:
Cormorant, MN	
Becker County	Cormorant Twp Section 36

Boring Name: Soil Boring Three

Boring Elevation (Ft):
Restrictive Layer Depth (In): 54
Restrictive Layer Type: Mottles
Standing Water Depth (In): Not Present

Soil Recovery Method: Probe
Soil Series:
Soil Condition: Agricultural

Comments:

Soil Profile			
Depth(In)	Soil Color	Soil Color Description	Soil Texture
0 to 14	10 yr 2/2	Very Dark Brown	Sandy Loam, Moderate, Single Grained
14 to 18	10 yr 4/2	Dark Grayish Brown	Sandy Loam, Moderate, Single Grained
18 to 56	2.5 y 4/4	Olive Brown	Sandy Clay Loam, Moderate, Single Grained

Boring Name: Soil Boring Four

Boring Elevation (Ft):
Restrictive Layer Depth (In): 60
Restrictive Layer Type: Mottles
Standing Water Depth (In): Not Present

Soil Recovery Method: Probe
Soil Series:
Soil Condition: Agricultural

Comments:

Soil Profile			
Depth(In)	Soil Color	Soil Color Description	Soil Texture
0 to 10	10 yr 2/2	Very Dark Brown	Sandy Loam, Moderate, Single Grained
10 to 30	10 yr 3/2	Very Dark Grayish Brown	Loam, Moderate, Blocky
30 to 60	10 yr 5/4	Yellowish Brown	Medium Sand, Moderate, Single Grained

UNDERGROUND DISCHARGE SYSTEM (CLASS V) INVENTORY SHEET
(See instructions on back)

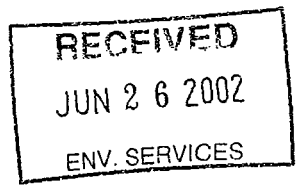
1. Name of facility: CORMORANT INN + SUITES
 Address of facility: _____
 City/Town: PELICAN RAPIDS State: MN Zip: _____
 County: BECKER Location: COUNTY ROAD 5
 Contact Person: KEVIN KAREL Phone Number: 218-532-3539
2. Name of Owner/Operator: KEVIN KAREL
 Address of Owner/Operator: 15692 SANDY RIDGE BEACH ROAD
 City/Town: LAKE PARK State: MN Zip: 56554
3. Type & number of system(s): 1 Drywell(s) 0 Septic System(s) 1 - PRESSURE BED
 Other (describe): _____
 Attach a schematic of the system. Attach a map or sketch of the system at the facility.
4. Source of discharge: MOTEL
5. Fluids discharged: SEPTIC
6. Treatment before discharge: NONE
7. Status of underground discharge system:
 Existing Unused/Abandoned Under Construction Proposed
 Approved/Permitted by: BECKER COUNTY ZONING Date constructed: EST - JULY 2002

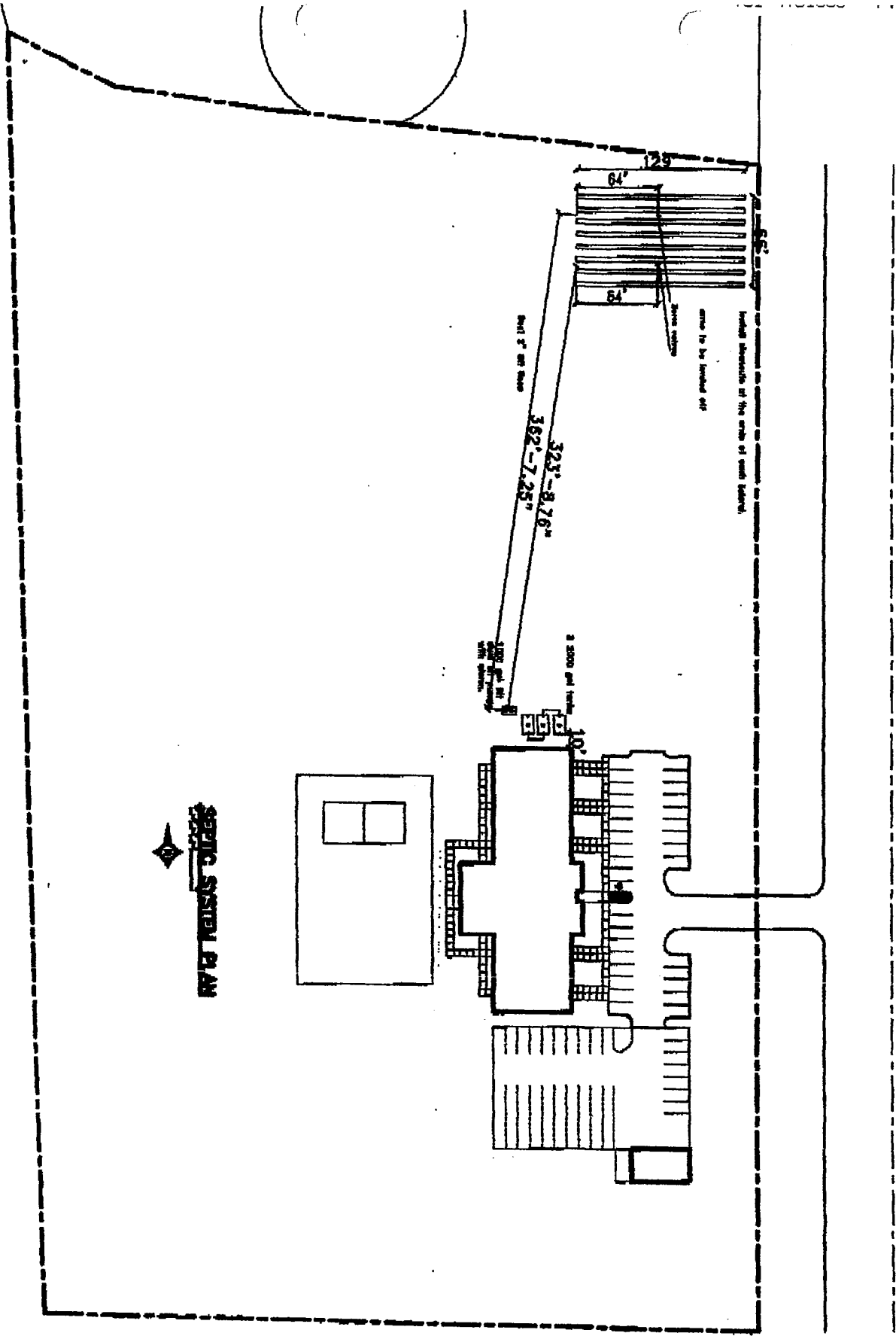
CERTIFICATION

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. (Ref. 40 CFR 144.32)

Signature: [Handwritten Signature]
Name (printed): KEVIN KAREL
Official Title: OWNER

Date: 6-24-2002



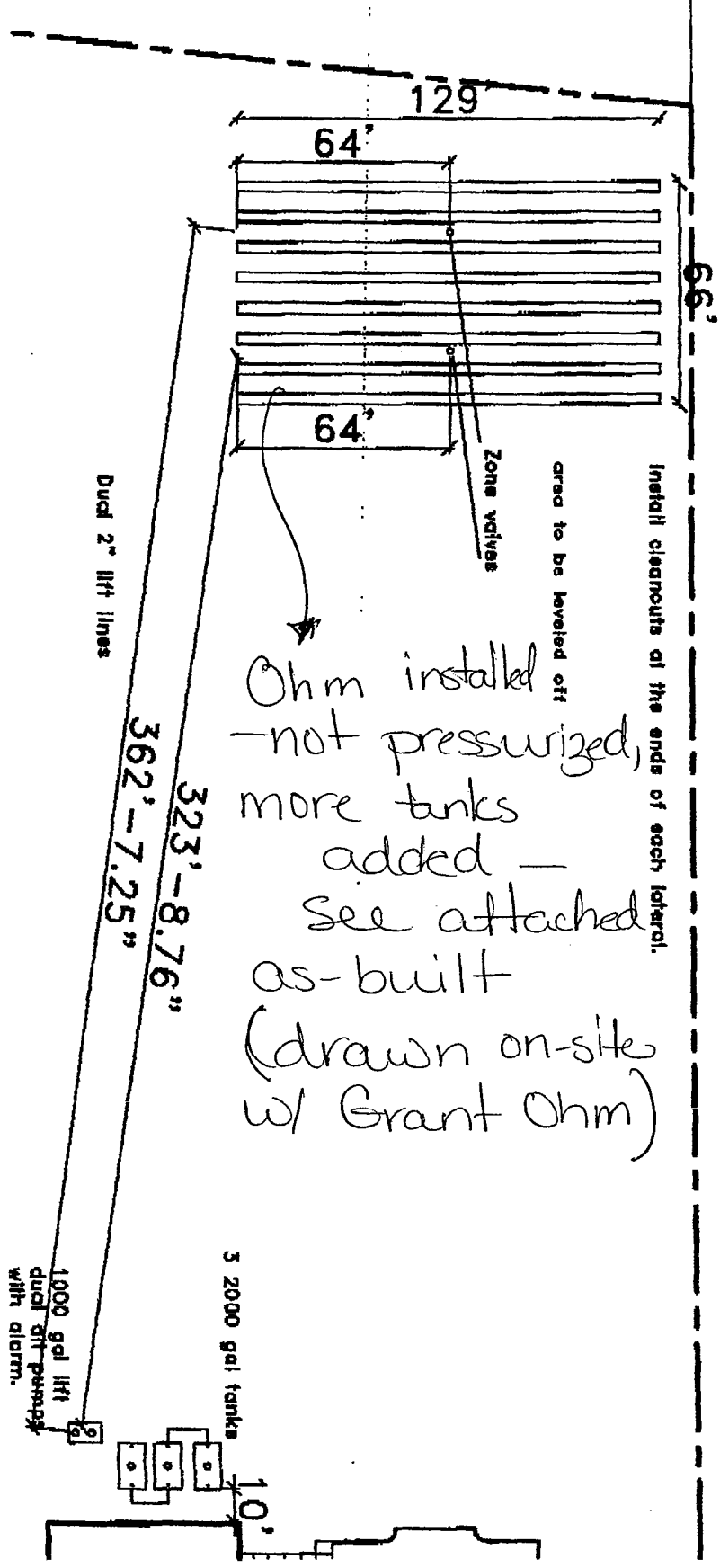


SEPTIC SYSTEM PLAN



129
 64'
 64'
 64'
 3000 gal tank
 1500 gal tank
 302'-8.76"
 362'-7.25"
 10'
 10'

Building elevations at the ends of each lateral
 are to be marked off
 3000 gal tank
 1500 gal tank



Dual 2" lift lines

362'-7.25"
323'-8.76"

129'

64'

66'

64'

Zone valves

area to be leveled off

Install cleanouts at the ends of each lateral.

Ohm installed
- not pressurized,
more tanks
added -
see attached
as-built
(drawn on-site
w/ Grant Ohm)

5 2000 gal tanks

1000 gal lift
dual air pump
with alarm.

10'

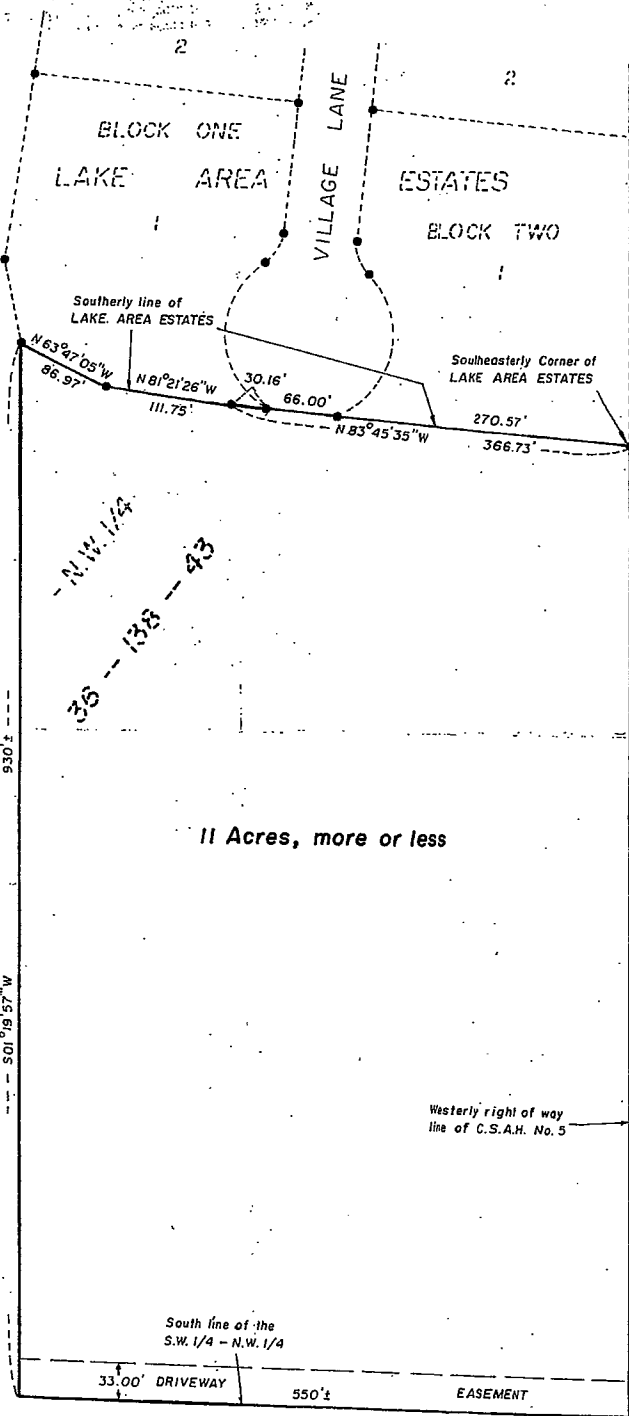
CERTIFICATE OF SURVEY ¹⁰⁸ 473074
 IN SECTION 36-138-43
 BECKER COUNTY, MINNESOTA

473074
 OFFICE OF COUNTY RECORDER
 COUNTY OF BECKER, MINN.
 I hereby certify that the within instrument was filed in this office for record on the day of AUG 22 2001 A. D. at 10:30 clock A.M. and was duly recorded in Book 12 of Surveys Page 68
M.M. Martenson
 County Recorder

PURCHASER:
 Robert Houde
 Audubon, MN

SURVEYOR:
 Roy Smith
 522 West Main Street
 Detroit Lakes, MN

S.W. 1/4 -
 SECTION



11 Acres, more or less

AID
 E of C.S.A.H. No. 5
 No. 5
 STATE
 COUNTY
 HIGHWAY

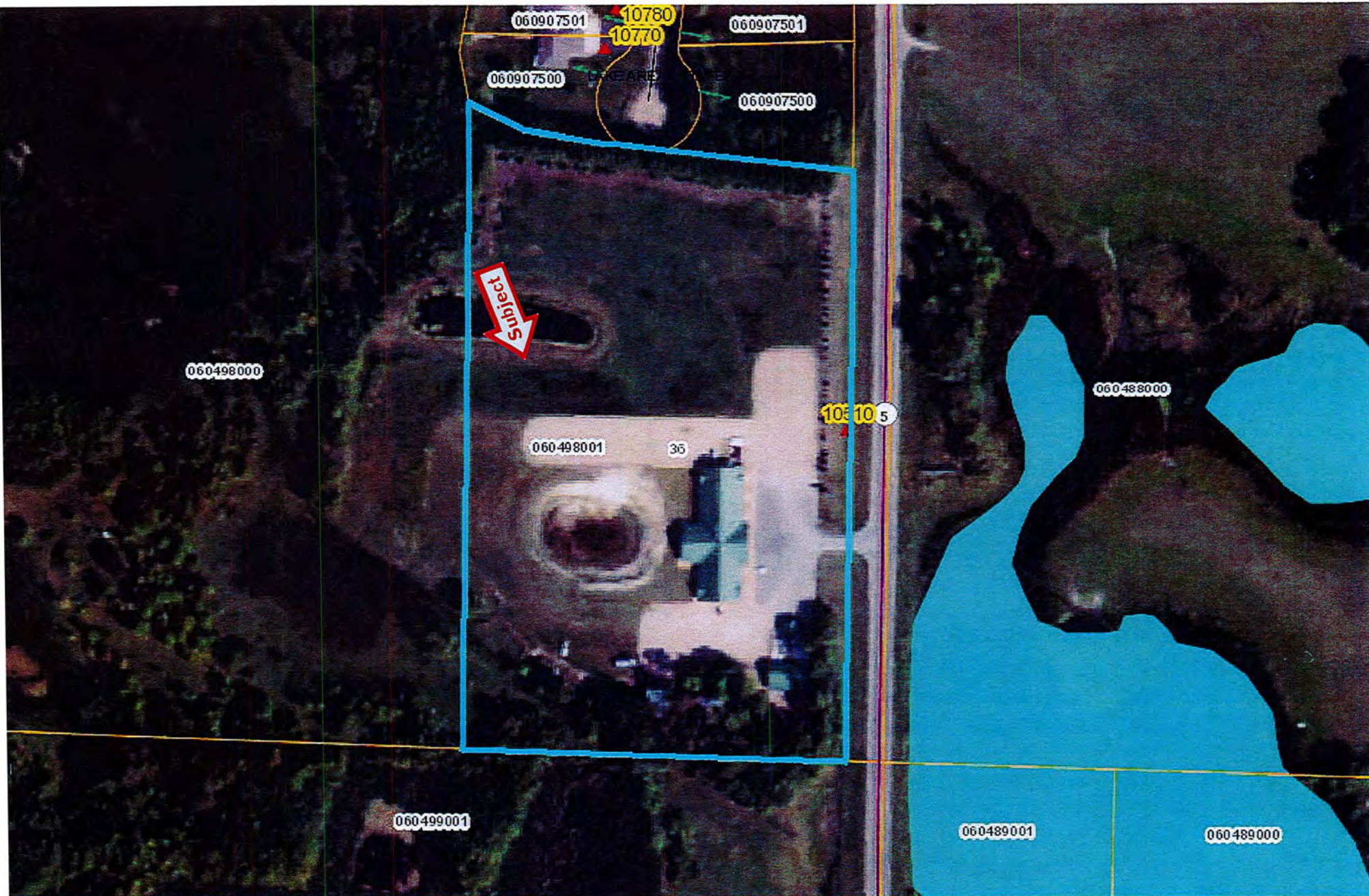
LEGEND
 ● = Denotes iron monuments found.
 ○ = Denotes iron monuments set marked with Minnesota Registration No. 12004. Orientation of this bearing system is assumed.
 SCALE: 1 inch = 100 feet

0 graphic 100 scale 200

I hereby certify that this survey report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor, under the laws of the State of Minnesota.
Roy Smith
 Date August 15, 2001 Roy No. 12204

I hereby certify that I have reviewed this surveyor's sketch and find it to be in compliance with Section 4, Subdivision 3-4 of the Becker County Subdivision Ordinance.
 Dated this 16th day of August, 2001
Van G. Holm
 County Zoning Administrator

chg
 paid
 well
 non / std
 extra
 xbi



These data are provided on "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty of accuracy, reliability, or fitness for a particular purpose.

1:2,246

Date: 9/29/2017

Becker County



This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

We offer Plat Books in 16 states...

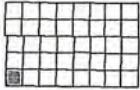
- Alabama
- Indiana
- Michigan
- Oklahoma
- Arkansas
- Iowa
- Minnesota
- Ohio
- Florida
- Kansas
- Mississippi
- Pennsylvania
- Illinois
- Louisiana
- Missouri
- Wisconsin



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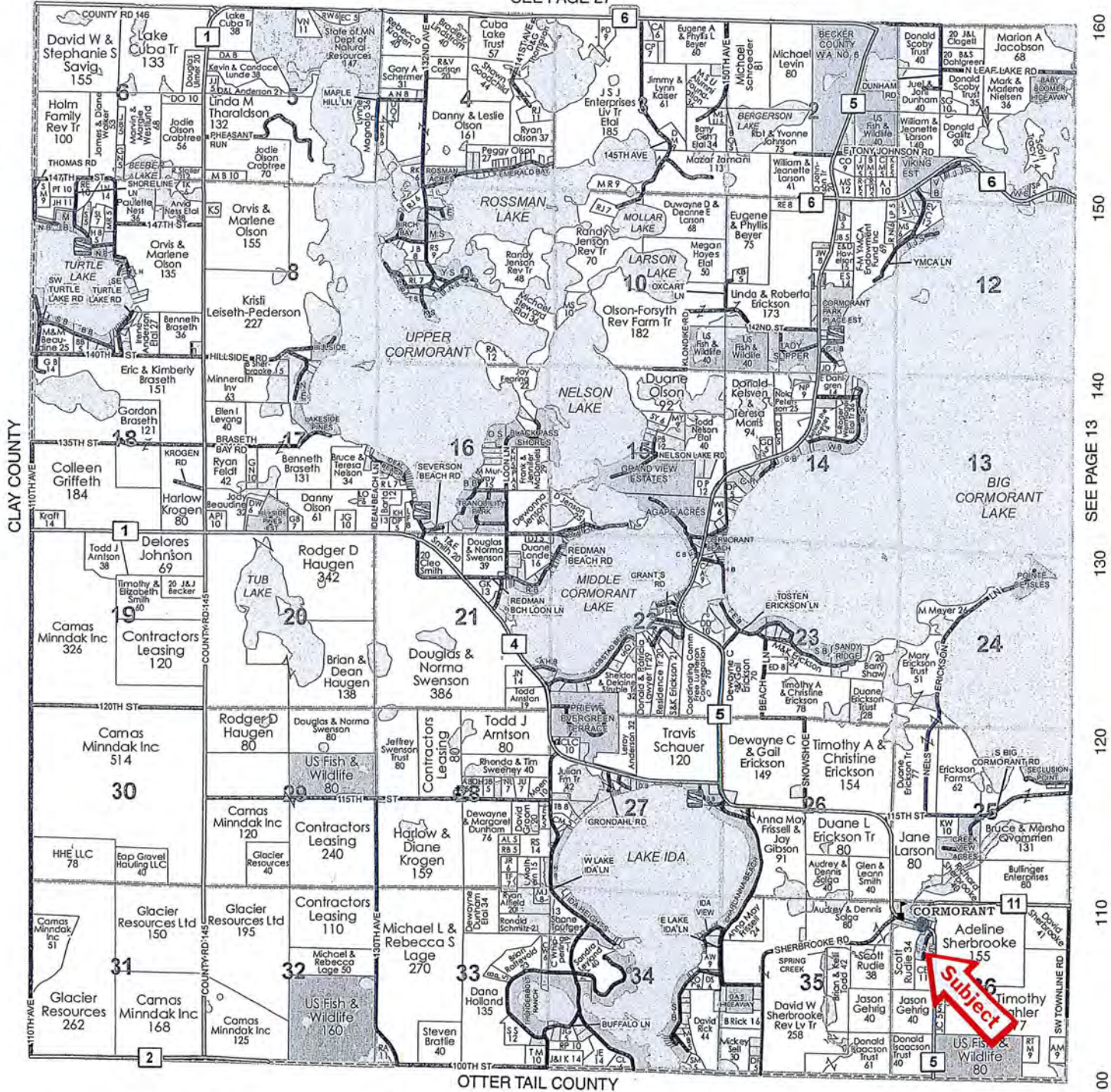


Cormorant

Township 138N - Range 43W

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SEE PAGE 27





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

Tuesday, June 12, 2018 @ 7:00 P.M.

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

APPLICANT: Jonas & Anna Miller
17088 Co Hwy 39
Frazee, MN 56544

Project Location: 17088 Co Hwy 39

APPLICATION AND DESCRIPTION OF PROJECT:
Request a Conditional Use Permit to build a general store.

LEGAL LAND DESCRIPTION: Tax ID number: 330238000
29-139-38 PT SE1/4 NE1/4, NE1/4 SE1/4 LESS: 27.01 AC (-003), LESS 5 AC (-001), LESS 10 AC (-004), LESS 3.85 AC (-002), LESS 1 AC (33-239).; Section 29, 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

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)

First name(s): Jonas T. and Anna D. Last name: Miller

Mailing Address: 17088 Co. Hwy. 39 City, State, Zip Frazee MN 56544

Phone Number(s): N/A Project Address: same

Parcel number(s) of property: 33-0238-000 Sect - Twp - Range: 29-139-038

Township Name: Toad Lake Legal Description: 29-139-38 PT E 1/2 E 1/2; Less 5 AC; Less 3.9 AC. (PT 33-338-3) Less 1 AC; Less 10 AC; Less PT N. of Tributary to Toad Riv. Less PT S. of Co Hwy 39.

REASON FOR CONDITIONAL USE REQUEST: Wanting to build a general store.

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.

[Signature]
SIGNATURE OF APPLICANT

5/5/18
DATE

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. Non-refundable filing fee of \$326.00. If in Cormorant Township add \$25.00 surcharge to the filing fee (\$351.00). **Make check payable to Becker County Zoning.**
4. **Is the conditional use permit request after the fact?** [] 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

DATE

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, nor substantially diminish or impair property values within the immediate vicinity.

Will not affect it

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.

Will not affect it

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

Will be provided

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.

Will be provided

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.

There should be none of these to the best of my knowledge

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 are miles from a shoreline

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

We are miles from public waters.

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

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



Application for Site Permit
Becker County Planning and Zoning
915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 Fax: 218-846-7266

Website: www.co.becker.mn.us Email: zoning@co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by
 Date: _____

Please Print or Type All Information

Parcel Number (s) 33.0233.000	Property (E911) Address 17088 Co. Rd. 39 Frazee	**911 Address Needed	Legal Description 27-139-38 PT E 1/2 E 1/2 - Less 5 AC. Less 39 AC. PT 33.333-3 Less 1 AC. Less 10 AC. Less PT N. of Tributary to Todd Riv. Less PT S. OF CO HWY 39.
----------------------------------	---	----------------------	---

Lake/River Name N/A	Lake/River Class	Township Name Todd Lake	Section 29	TWP No. 139	Range 038
------------------------	------------------	----------------------------	---------------	----------------	--------------

Property Owner Miller	Last Name Miller	First Name Jonas	Mailing Address 17088 Co. Hwy. 39 Frazee MN 56544	Phone N/A
Contractor Name Lic #				

Proposed Project (Check those that apply)

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input checked="" type="checkbox"/> Other general store	<input type="checkbox"/> Non Conforming Replacement (identify)	

*Existing Dwelling to be removed prior to _____

RECEIVED
MAY 07 2018
ZONING

Onsite Water Supply (X) Deep Well () Shallow Well Well Depth 144'
 MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well
 If New/Proposed: Proposed Septic Contractor: _____ Contractor Phone Number: _____
Onsite Sewage Treatment System
 Type of System N/A Date of Installation _____ Last Date Certified _____
 Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland (with in 1000ft) ___ () Riparian (on water) (X) Non Riparian Non Shoreland X

Lot Area 3,310,560 sq ft or 76 acres Water Frontage _____ ft Bluff () Yes () No

Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		
Example: Patio	10 x 12	120	Proposed Gen. Store	20 x 32 + 32 x 48	2,176
DRIVEWAY	500 x 16	8,000	Shed	30 x 60	1,800
Shed	30 x 56	1,680	Shed	14 x 24	336
Home	36 x 80	2,880	shed	26 x 36	936
			Total Impervious Material		15,628

Impervious Lot Coverage $\frac{15,628}{3,310,560} \times 100 = .47\%$
 Total Impervious _____ Lot Area _____ Impervious Coverage Percentage _____

Topographical Alteration/Earth moving:

() None (X) 10 cubic yards or less () 11- 50 cubic yards () over 50 cubic yards
 Project over 50 cubic yards require a silt fence or other means of stormwater management.

32 x 48 = 1536 2176 x 75 = 163,200
 20 x 32 = 640 (Combdg) (Retest)

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks	Cost of Project
() Dwelling ____ ft by ____ ft () Attached Garage ____ ft x ____ ft	\$ _____
Outside Dimension () Deck/Patio ____ ft x ____ ft () Addition to existing ____ ft x ____ ft	
Setback to Side Lot Lines ____ ft & Rear Lot Line ____ ft	Setback to Road Right of Way _____ ft
Setback to Bluff _____	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)
Setback to Wetland _____	Is wetland protected () Yes () No
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Total No. Bedrooms _____	Maximum height proposed _____ # of Stories _____
Roof Change () Yes () No	Basement () Yes () No Walkout Basement () Yes () No

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds	Cost of Project
<input checked="" type="checkbox"/> Garage <u>32</u> ft by <u>48</u> ft () Storage Shed ____ ft x ____ ft () Fence ____ ft long x ____ high () other _____ ft x ____ ft	<u>USE 163,200</u>
Outside Dimension () Addition to existing structure ____ ft x ____ ft () Fence ____ ft x ____ ft	Cost of Project \$ <u>4000.00</u>
Setback to Side Lot Lines <u>20'</u> ft & Rear Lot Line <u>40'</u> ft	Setback to Road Right of Way <u>100'</u> ft
Setback to Bluff <u>N/A</u>	Type of road <u>Twshp/Public</u> / <u>Co Hwy</u> / State Hwy (Circle)
Setback to Wetland <u>N/A</u>	Is wetland protected () Yes (<input checked="" type="checkbox"/>) No
Setback to OHW (straight horizontal distance) <u>N/A</u>	Elevation above OHW (Straight vertical distance) <u>N/A</u>
Setback to septic tank <u>N/A</u>	Setback to drainfield <u>N/A</u>
Roof Change () Yes (<input checked="" type="checkbox"/>) No	Maximum height proposed <u>15'</u> # of Stories <u>1</u>
Bathroom proposed () Yes (<input checked="" type="checkbox"/>) No	Sleeping Quarters proposed () Yes (<input checked="" type="checkbox"/>) No

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
() Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	_____
Outside Dimension ____ ft by ____ ft	Sq ft. _____
Setback to Side Lot Line ____ ft & ____ ft	Setback to Bluff _____
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____
Setback to septic tank _____	Setback to drainfield _____
Maximum height proposed _____	*Sleeping facilities or water supplies are not permitted in these structures

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

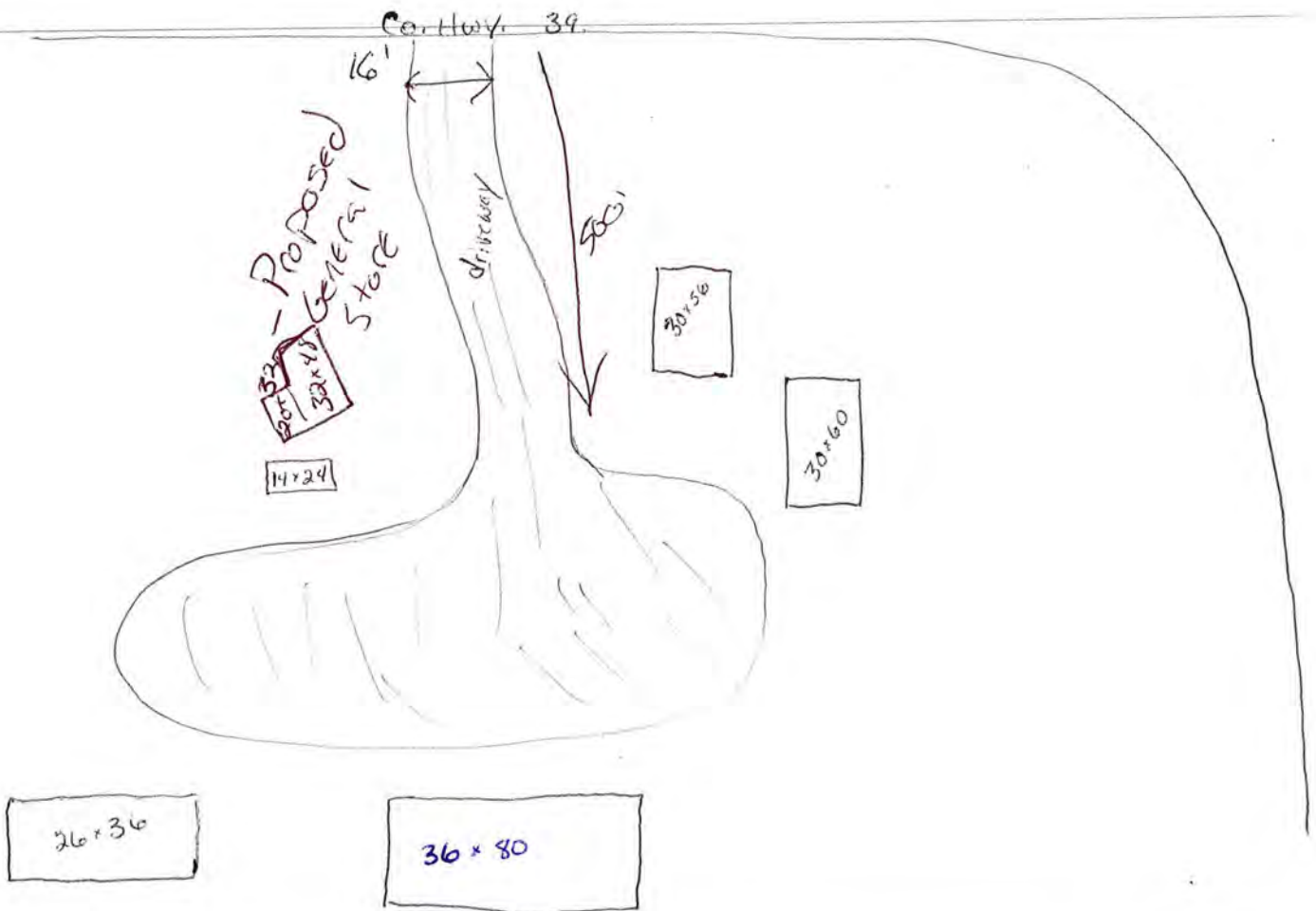
[Signature]
 Signature

5/7/18
 Date

SKETCH OF PROPERTY

PARCEL	
APP	SITE
YEAR	

1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - Include driveway location.
3. Indicate setback distances including distance to: Side Lot Line, Rear Lot Line, ROW/Centerline, Septic tank and Drainfield.
4. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
5. If proposed project is a detached garage/storage shed that will exceed 1 story, include detailed design.
6. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.



Remember EROSION CONTROL!

Please use best management practices and/or silt fence to control erosion on all projects.

SITE PERMIT - FOR OFFICE USE ONLY: PID Number _____ YEAR _____

Date application received 5-7-18 Received By: Kyle Assigned To: Kyle

Pre-inspection required Yes No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: Yes No Date footing inspection completed: _____ By: _____

Mitigation Required: Yes No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: Yes No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface On property:	Dimensions	Sq. Footage	Impervious Surface on property:	Dimensions	Sq. Footage
<u>DRIVEWAY</u>	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
					TOTAL SQ FT: _____

Total Impervious area on site _____ ÷ Total Lot area _____ = _____ x
100 = _____ % of proposed lot coverage

Additional notes: Pending CUP

Application Fee: 1549 + Cormorant Surcharge _____ + Fines _____ = Total Fees 1549

Application is hereby GRANTED in accordance with the application and supporting information by order of: _____ as of this date _____

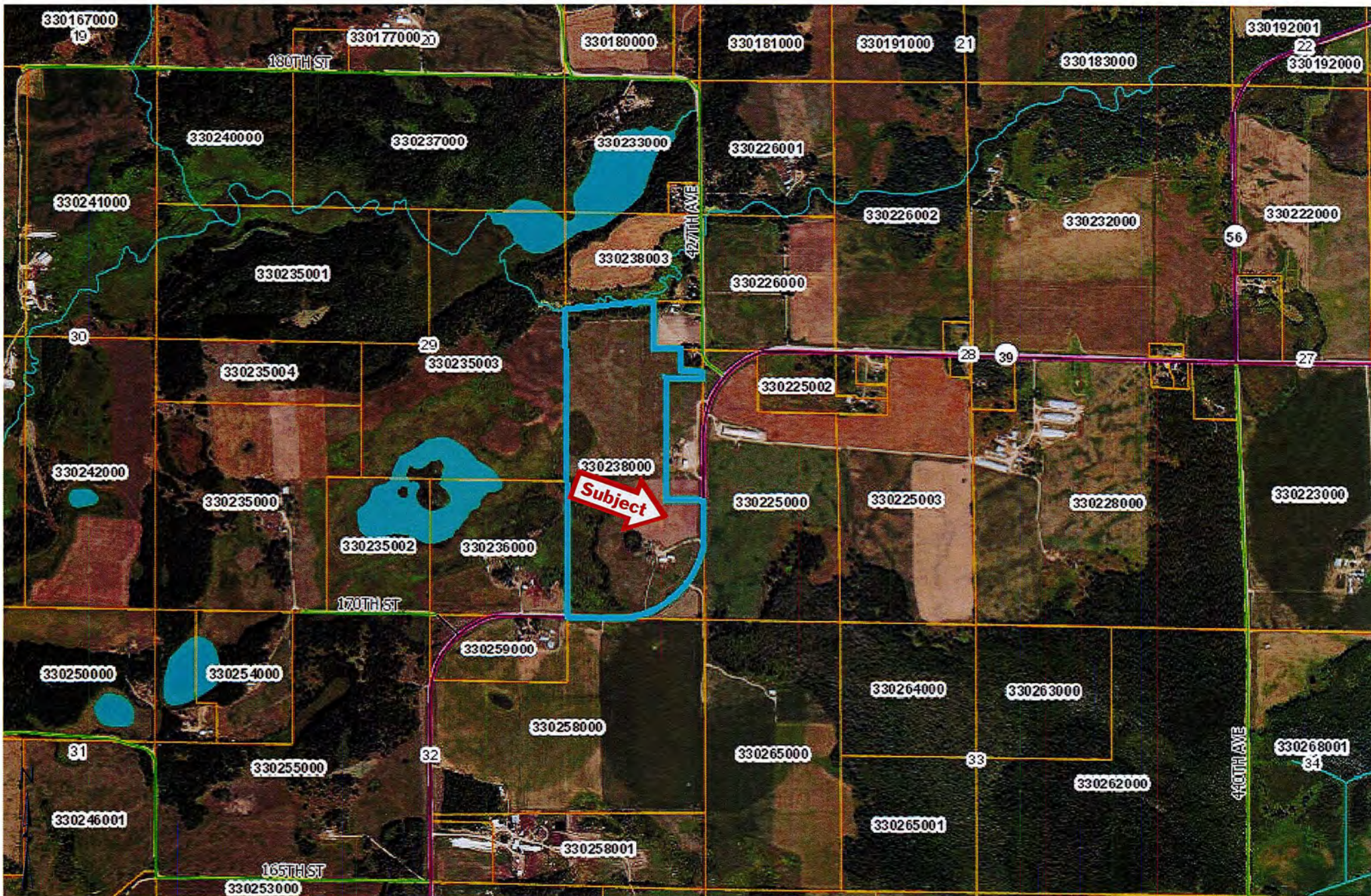
Application is hereby DENIED based on the fact that _____ by order of: _____ as of this date _____

Receipt Number _____ Date Paid _____

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:14,977

Date: 5/23/2018

Becker County

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

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Personalized for your business!

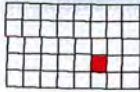
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- District/Boundary Maps
- Radius Maps
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- City Maps
- Multi-County Maps
- Township Maps
- Hunting Lodge Maps
- Special Feature or Location Maps



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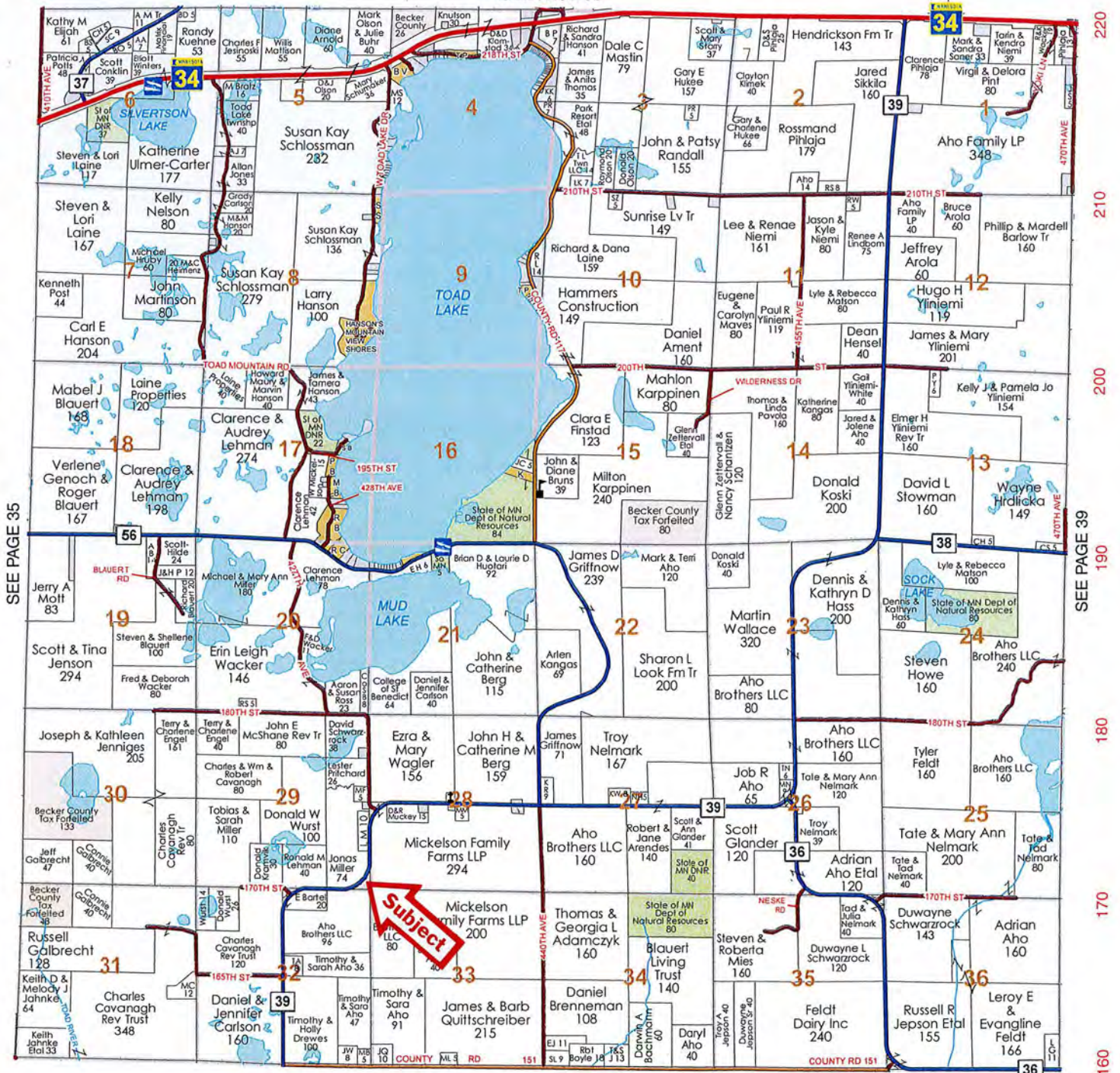


Toad Lake

Township 139N - Range 38W

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SEE PAGE 53



SEE PAGE 21



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Tuesday, June 12, 2018 @ 7:00 P.M.

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

APPLICANT: Honor the Earth
PO Box 63
Callaway, MN 56521

Project Location: 49164 Co. Hwy. 26

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use permit to convert an existing pole barn into a workshop for light assembly of solar thermal air panels.

LEGAL LAND DESCRIPTION: Tax ID number: 050018001

4-140-37 PT S1/2 NW1/4: COMM W QTR COR SEC 4, E 772.28' TO POB; N 990.09', E 1777.16', S 990.47', W 1777.16' TO POB.; Section 04, TWP 140, Range 37, Carsonville 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

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)

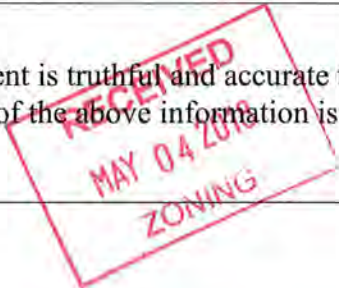
First name(s): Honor The Earth Last name: _____
Mailing Address: PO Box 63 City, State, Zip Callzway, MN 56521-0063
Phone Number(s): 218-375-3200 Project Address: 49164 Co Hwy 26, Ponsford
Parcel number(s) of property: 05-0018-001 Sect - Twp - Range: 04-140-037
Township Name: Carsonville Legal Description: 40.40 Acres section 04

Township 140 Range 034 04-140-37 PT S 1/2 NW 1/4 COMM W QTR COR SEC 4, E 772.28' to POB; N 990.09', E 1777.16', S 990.09', W 1777.16' to POB

REASON FOR CONDITIONAL USE REQUEST: Convert existing polebarn into workshop. Intended use - Light assembly of solar thermal air panels

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.

Winnia Induka
SIGNATURE OF APPLICANT



5/3/18
DATE

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. Non-refundable filing fee of \$326.00 (\$426.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. **Make check payable to Becker County Zoning.**
4. **Is the conditional use permit request after the fact?** [] Yes [X] 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

DATE

PARCEL	
APP	CUP
YEAR	

BUSINESS PLAN

Name of Business: Honor the Earth

Owners of Business: Honor the Earth

Type of Business: Retail Sales Service Other

Type of Merchandise: Solar heating & cooling products

Type of Service: N/A

Hours of Operation: 8AM-6PM M-F - occasional weekends

Number of Employees: 3-10

Off - street Parking Plan: Existing onsite parking Available & Adequate

Size of Structure to be used for Business: 36x56 (2016^{sqft})

New Structure: 20' x 36' Addition to Pole barn Existing Structure: Pole Building

Signage Plan: None

Exterior Lighting Plan: Safety lighting

Environmental Hazards: None - see attached

Other Comments: Light assembly of solar panels & solar heating & cooling systems from pre fabricated parts is to be done inside the existing pole barn structure. Assembly will be completed using craft-type power tools, including saws, screwdrivers & drills. A planned addition to the pole barn will serve as a warehouse for property, produced inventory & parts. Hours of operation will be between 8:00AM & 6PM, Monday thru Friday, with occasional weekends.

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, nor substantially diminish or impair property values within the immediate vicinity.

The intended area is part of a 40.40-acre agricultural parcel in a rural area outside the city of Ponsford. This parcel and those surrounding it are currently zoned for agricultural. They consist of active farms and agricultural homesteads, CRP land, tree cover and vacant rural lots. The workshop and planned warehouse addition would have no foreseeable impact on the use of surrounding agricultural lands, nor noticeable impact on nearby homesteads. There should also be no measurable impact on the CRP land that makes up much of the parcel owned by Honor the Earth. Adjustment will provide additional employment opportunities for the area and intended use will not impact the essential character of the land or the surrounding land.

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.

Planned activities will have limited impact on the surrounding area. Intended use will not produce any agriculturally significant waste or situations that would impact any of the surrounding land or land owners. Increases to traffic will be minimal and all additions and buildings on the property would not be unusual or concerning for the area.

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

Site has an existing driveway and open area for parking. Electrical services, waste management and septic are currently being assessed for improvements pending the decision of the board regarding the award of a Conditional Use Permit. If further improvements are needed in regards to capacity, safety or to comply with local regulations, Honor the Earth will take all necessary steps to meet or exceed those requirements with minimal negative impact to its land, neighboring land and the surrounding community.

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.

On-site, off-street parking is adequate for proposed use. Currently, this area can hold 5-10 vehicles, with additional parking available around the pole barn structure, including room for trailers. This more than meets the current need and should continue to provide an adequate amount of off-street parking for future use.

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.

According to GIS data, the nearest neighboring structure not located on the parcel is situated roughly 960' from the pole barn structure intended for conversion. The rest of the parcel consists of tree cover and CRP land. Assembly will take place inside the existing pole barn

structure, creating a **small increase of noise** that should be adequately muffled by the structure itself, distance and screening trees so as not to disturb others in the vicinity.

Safety lighting will be adequate to meet the needs of employees entering and exiting the building but will not constitute a disturbance to neighboring properties. Intended use should produce no more **fumes, vibration, dust or odor** than a small workshop.

Any **wood, metal or recyclable waste** produced by the facility, which should not be of a volume for which there would be any great concern, will be removed at regular intervals and will not be permitted to build up on the grounds.

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
() Dwelling ____ ft by ____ ft () Attached Garage ____ ft x ____ ft		\$ _____
Outside Dimension () Deck/Patio ____ ft x ____ ft () Addition to existing ____ ft x ____ ft		
Setback to Side Lot Line ____ ft & Rear Lot Line ____ ft	Setback to Road Right of Way ____ ft	
Setback to Bluff _____	Type of road _____	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Total No. Bedrooms _____	Maximum height proposed _____ # of Stories _____	
Roof Change () Yes () No	Basement () Yes () No Walkout Basement () Yes () No	

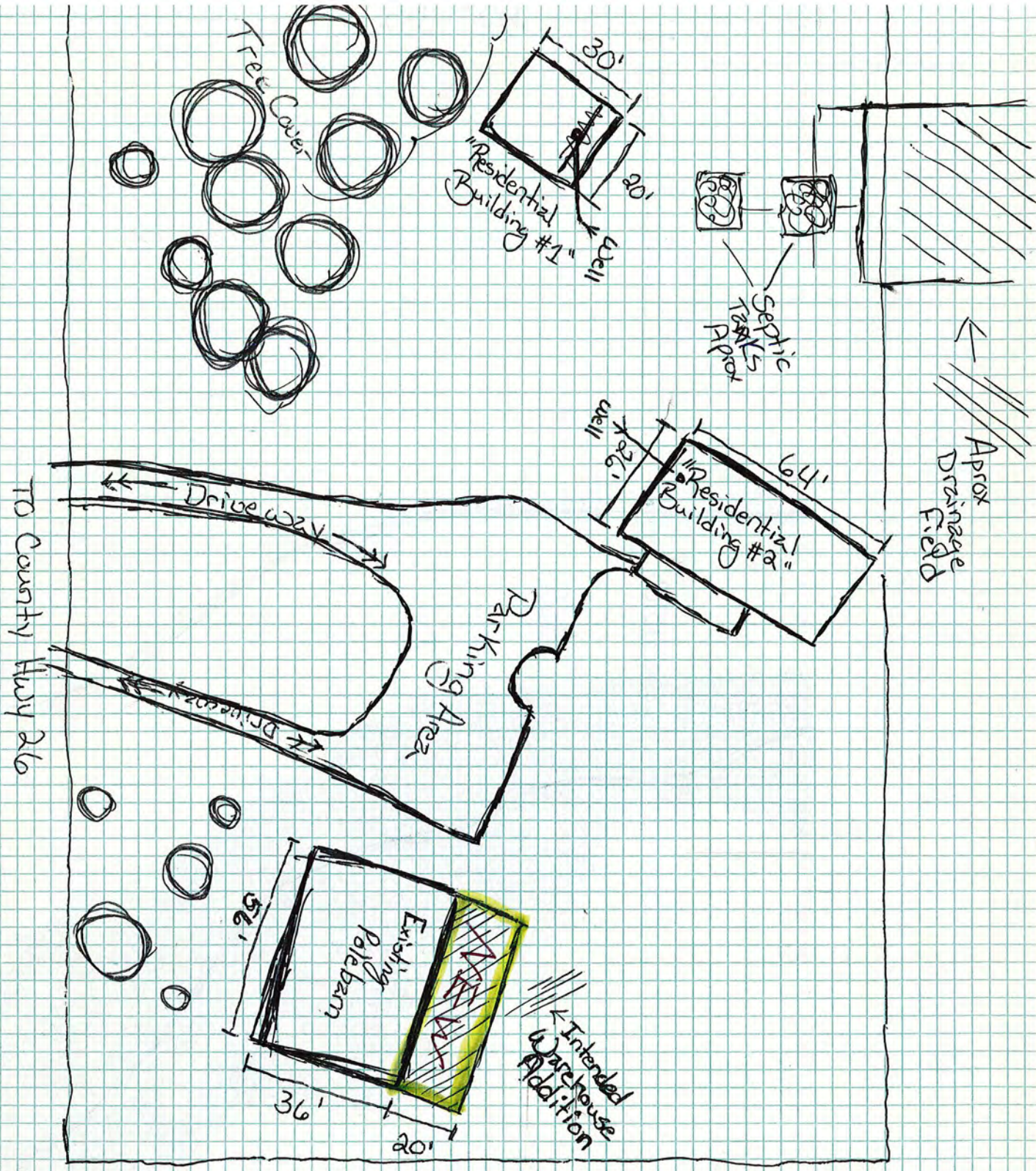
Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage ____ ft by ____ ft (X) ^{NEW} Storage Shed 20 ft x 56 ft () Fence ____ ft long x ____ high () other ____ ft x ____ ft		
Outside Dimension (X) Addition to existing structure 36 ft x 56 ft () Fence ____ ft x ____ ft <i>Total = 56' x 56'</i>		
Setback to Lot Line [↓] ____ ft & Rear Lot Line ²⁴⁰ ____ ft	Setback to Road Right of Way 750' ft	\$ 11,200
Setback to Bluff ^{267.16} ____ ft	Type of road <u>County Highway</u>	
Setback to Wetland _____	Is wetland protected () Yes (X) No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank 270'	Setback to drainfield 290'	
Roof Change () Yes (X) No	Maximum height proposed 14' # of Stories 1	
Bathroom proposed () Yes (X) No	Sleeping Quarters proposed () Yes (X) No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*		Cost of Project \$
() Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure		_____
Outside Dimension ____ ft by ____ ft	Sq ft _____	
Setback to Lot Line ____ ft & ____ ft	Setback to Bluff _____	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank _____	Setback to drainfield _____	
Maximum height proposed _____	*Sleeping facilities or water supplies are not permitted in these structures	

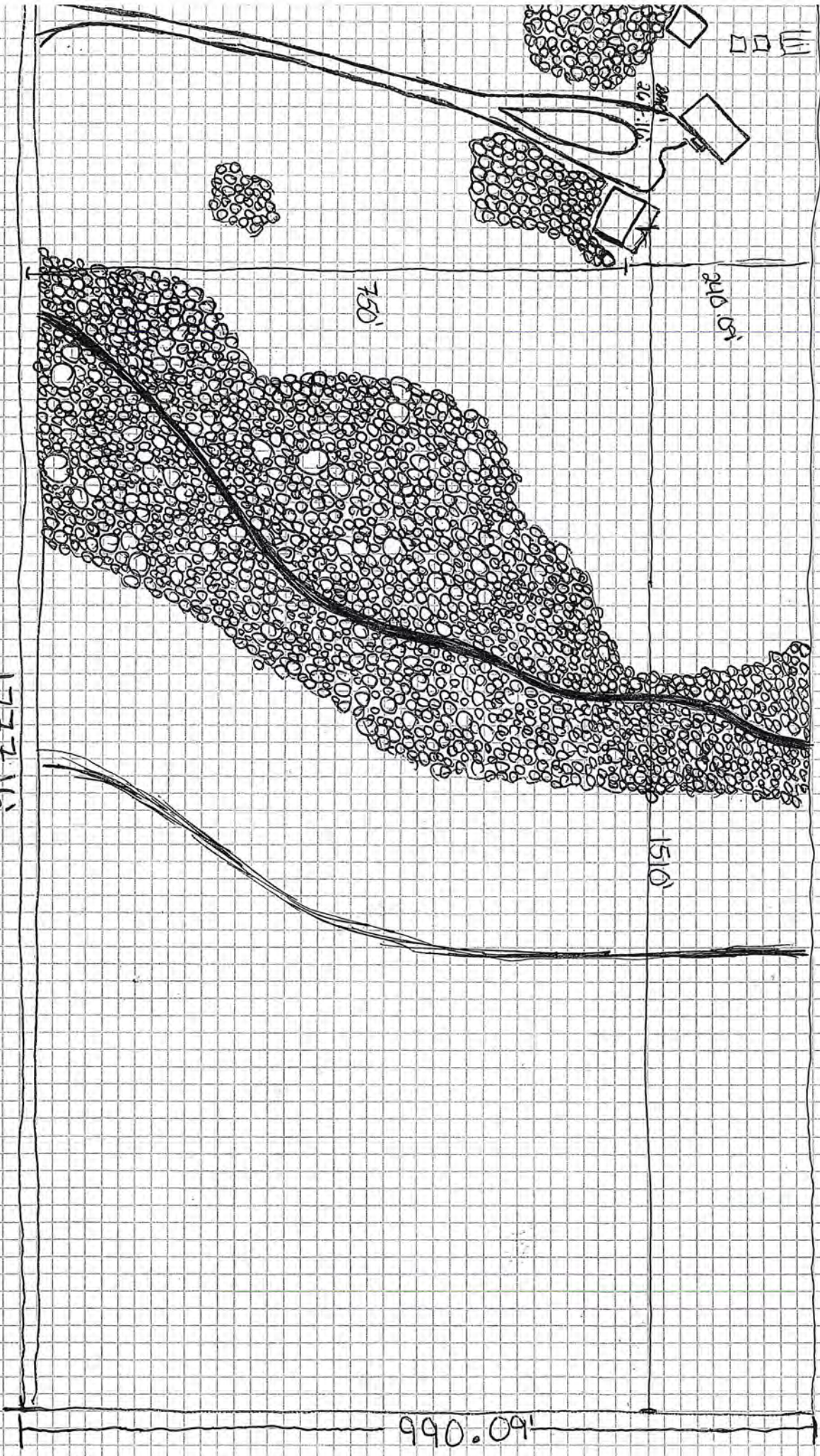
THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

 Signature 5/4/18
Date



Side B →



Side A →

SITE PERMIT - FOR OFFICE USE ONLY: PID Number _____ YEAR 2018

Date application received 5/4/18 Received By: Ulu Assigned To: Joe

Pre-inspection required Yes No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: Yes No Date footing inspection completed: _____ By: _____

Mitigation Required: Yes No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: Yes No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface On property:	Dimensions	Sq. Footage	Impervious Surface on property:	Dimensions	Sq. Footage
<u>DRIVEWAY</u>	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
					TOTAL SQ FT: _____

Total Impervious area on site _____ ÷ Total Lot area _____ = _____ x
100 = _____ % of proposed lot coverage

Additional notes: _____

Application Fee: 93.00 + Cormorant Surcharge _____ + Fines _____ = Total Fees 93.00

Application is hereby GRANTED in accordance with the application and supporting information by order of: _____ as of this date _____

Application is hereby DENIED based on the fact that _____
by order of: _____ as of this date _____

Receipt Number _____ Date Paid _____

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____



Minnesota Pollution Control Agency

520 Lafayette Road North
St. Paul, MN 55155-4194

Compliance Inspection Form
Existing Subsurface Sewage Treatment Systems (SSTS)

Doc Type: Compliance and Enforcement

Inspection results based on Minnesota Pollution Control Agency (MPCA) requirements and attached forms - additional local requirements may also apply.

Submit completed form to Local Unit of Government (LUG) and system owner within 15 days

For local tracking purposes:

System Status

System status on date (mm/dd/yyyy): 8-28-17

[X] Compliant - Certificate of Compliance
(Valid for 3 years from report date, unless shorter time frame outlined in Local Ordinance.)

[] Noncompliant - Notice of Noncompliance
(See Upgrade Requirements on page 3.)

Reason(s) for noncompliance (check all applicable)

- [] Impact on Public Health (Compliance Component #1) - Imminent threat to public health and safety
[] Other Compliance Conditions (Compliance Component #3) - Imminent threat to public health and safety
[] Tank Integrity (Compliance Component #2) - Failing to protect groundwater
[] Other Compliance Conditions (Compliance Component #3) - Failing to protect groundwater
[] Soil Separation (Compliance Component #4) - Failing to protect groundwater
[] Operating permit/monitoring plan requirements (Compliance Component #5) - Noncompliant

Property Information

Parcel ID# or Sec/Twp/Range: 050018000

Property address: 49164 St Hwy 225 Ponsford, MN 56575

Reason for inspection: Sale

Property owner: Joe Klien

Owner's phone: 218-255-3770

Owner's representative:

Representative phone:

Local regulatory authority: BCESO

Regulatory authority phone: 218-846-7314

Brief system description: 2-1500 gallon septic tanks and 128 lineal ft of chambered drainfield

Comments or recommendations:

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: Leonard Thelen Jr

Certification number: L534

Business name: Thelen's Exc. Inc.

License number: L534

Inspector signature: Leonard Thelen Jr

Phone number: 218-732-0015

Necessary or Locally Required Attachments

- [X] Soil boring logs [X] System/As-built drawing [] Forms per local ordinance
[] Other information (list):

1. Impact on Public Health – Compliance component #1 of 5

Compliance criteria:

System discharges sewage to the ground surface.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Any "yes" answer above indicates the system is an imminent threat to public health and safety.

Comments/Explanation:

Verification method(s):

- Searched for surface outlet
- Searched for seeping in yard/backup in home
- Excessive ponding in soil system/D-boxes
- Homeowner testimony (See Comments/Explanation)
- "Black soil" above soil dispersal system
- System requires "emergency" pumping
- Performed dye test
- Unable to verify (See Comments/Explanation)
- Other methods not listed (See Comments/Explanation)

2. Tank Integrity – Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, or leaching pit. <i>Seepage pits meeting 7080.2550 may be compliant if allowed in local ordinance.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth. If yes, which sewage tank(s) leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Any "yes" answer above indicates the system is failing to protect groundwater.

Comments/Explanation:

Verification method(s):

- Probed tank(s) bottom
- Examined construction records
- Examined Tank Integrity Form (Attach)
- Observed liquid level below operating depth
- Examined empty (pumped) tanks(s)
- Probed outside tank(s) for "black soil"
- Unable to verify (See Comments/Explanation)
- Other methods not listed (See Comments/Explanation)

3. Other Compliance Conditions – Compliance component #3 of 5

- a. Maintenance hole covers are damaged, cracked, unsecured, or appear to be structurally unsound. Yes* No Unknown
 - b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety. Yes* No Unknown
- *System is an imminent threat to public health and safety.**

Explain:

- c. System is non-protective of ground water for other conditions as determined by inspector. Yes* No
- *System is failing to protect groundwater.**

Explain:

4. Soil Separation – Compliance component #4 of 5

Date of installation: 2007 Unknown
(mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging? Yes No

Compliance criteria:

For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: Yes No

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: Yes No

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*

"Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080.2350 or 7080.2400 (Advanced Inspector License required) Yes No

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

Any "no" answer above indicates the system is failing to protect groundwater.

Verification method(s):

Soil observation does not expire. Previous soil observations by two independent parties are sufficient, unless site conditions have been altered or local requirements differ.

- Conducted soil observation(s) (Attach boring logs)
- Two previous verifications (Attach boring logs)
- Not applicable (Holding tank(s), no drainfield)
- Unable to verify (See Comments/Explanation)
- Other (See Comments/Explanation)

Comments/Explanation:

Indicate depths or elevations

A. Bottom of distribution media	48
B. Periodically saturated soil/bedrock	84
C. System separation	36
D. Required compliance separation*	36

*May be reduced up to 15 percent if allowed by Local Ordinance.

5. Operating Permit and Nitrogen BMP* – Compliance component #5 of 5 Not applicable

Is the system operated under an Operating Permit? Yes No If "yes", A below is required

Is the system required to employ a Nitrogen BMP? Yes No If "yes", B below is required

BMP = Best Management Practice(s) specified in the system design

If the answer to both questions is "no", this section does not need to be completed.

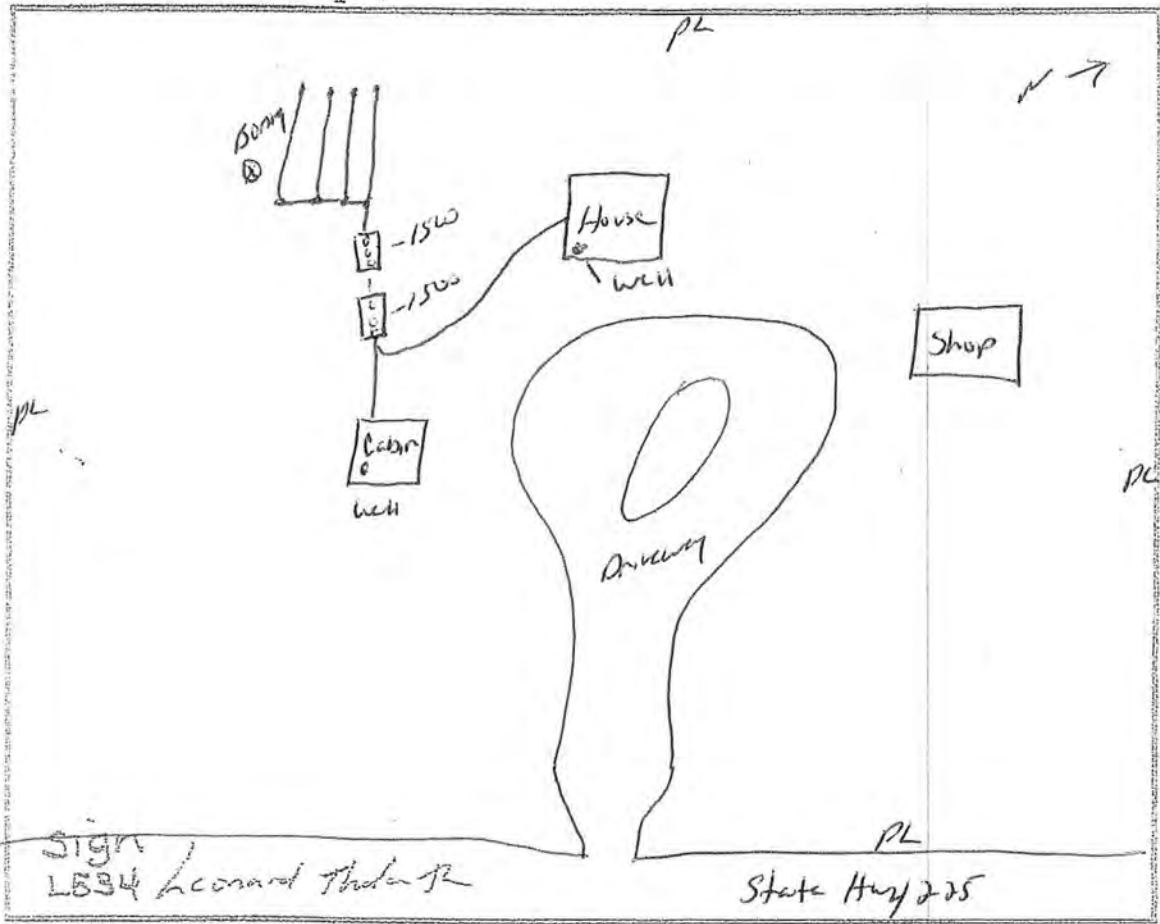
Compliance criteria

- a. Operating Permit number: _____ Yes No
Have the Operating Permit requirements been met?
- b. Is the required nitrogen BMP in place and properly functioning? Yes No

Any "no" answer indicates Noncompliance.

Upgrade Requirements (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

Site Evaluation Map



List any construction issues:

Mapping Checklist

Map scale: _____ indicate north _____ show slope _____ % direction _____

Locate

- ___ lot dimensions/property lines
- ___ dwellings and other improvements
- ___ existing and/or proposed system(s)
- ___ replacement area
- ___ unsuitable area(s)

- Easements
- ___ phone
 - ___ electric
 - ___ gas

- Setbacks
- ___ building
 - ___ all water wells within 100ft
 - ___ pressure pipe
 - ___ water suction pipe



BECKER COUNTY
 MARY HENDRICKSON, AUDITOR-TREASURER
 915 LAKE AVE.
 DETROIT LAKES, MN 56501-3403
 218-846-7311
 www.co.becker.mn.us

2018 Property Tax Statement

VALUES AND CLASSIFICATION

Step	Taxes Payable Year:		
	2017	2018	
1	Estimated Market Value:	233,500	262,800
	Improvements Excluded:		
	Homestead Exclusion:	23,600	21,100
	Taxable Market Value:	209,900	241,700
	New Improvements/ Expired Exclusions:		19,800
	Property Classification:	Ag Hstd	Ag Hstd
<i>Sent in March 2017</i>			
2	PROPOSED TAX		
	Proposed Tax:		1,930.00
<i>Sent in November 2017</i>			
3	PROPERTY TAX STATEMENT		
	First-half Taxes:	May 15	1,008.00
	Second-half Taxes:	November 15	1,008.00
	Total Taxes Due in 2018:		2,016.00

Property ID#: 05.0018.001

Taxpayer:



BILL: 1237747
 HONOR THE EARTH
 PO BOX 63
 CALLAWAY MN 56521-0063



C 18
 S 3948



\$\$\$

REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

PROPERTY ADDRESS:

49164 CO HWY 26
 PONSFORD

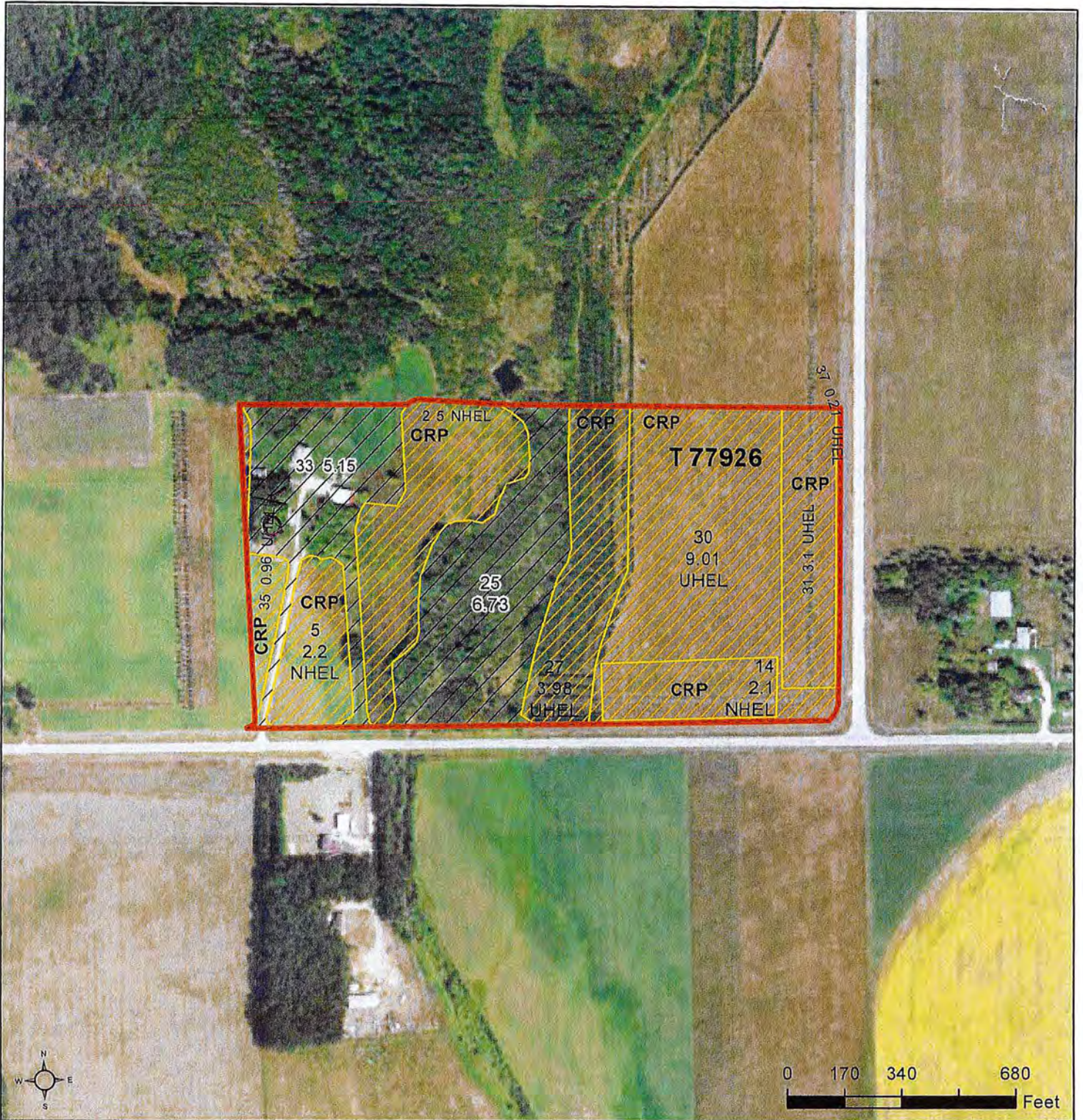
DESCRIPTION:

40.40 Acres, Section 04 Township 140 Range 037
 4-140-37 PT S1/2 NW1/4: COMM W QTR COR SEC 4, E
 772.28' TO POB; N 990.09', E 1777.16', S 990.47', W
 1777.16' TO POB.

Line 13 Special Assessment Detail:	
S-1010/15 SOLID WASTE RESIDENT	80.00
Principal:	80.00
Interest:	

Tax Detail for Your Property

Taxes Payable Year		2017	2018
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$ 1,793.98
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$ 1,348.38	
Tax and Credits	3. Property taxes before credits	\$ 1,720.60	\$ 2,208.76
	4. Credits that reduce property taxes.		
	A. Agricultural and rural land credits	246.60	272.76
B. Other Credits	0.00	0.00	
	5. Property taxes after credits	1,474.00	1,936.00
Property Tax by Jurisdiction	6. BECKER COUNTY		
	A. County	\$ 564.39	\$ 671.95
	B.		
	7. CARSONVILLE	465.47	741.26
	8. State General Tax	0.00	0.00
	9. SCHOOL DISTRICT 0309		
	A. Voter approved levies	146.48	162.18
	B. Other local levies	294.27	356.73
	10. Special Taxing Districts		
	A. BC EDA	3.39	3.88
B. Others	0.00	0.00	
C. TIF	0.00	0.00	
D.	0.00	0.00	
	11. Non-school voter-approved referenda levies	0.00	0.00
	12. Total property tax before special assessments	\$ 1,474.00	\$ 1,936.00
	13. Special Assessments	80.00	80.00
	Contamination Tax		
	14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 1,554.00	\$ 2,016.00



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

- Tract Boundary
- PLSS Shares are 100% operator
- Crops are non-irrigated
- Corn = yellow for grain
- Soybeans = common soybeans for grain
- Wheat = HRS, HRW = Grain
- Sunflower = Oil, Non-Oil = Grain

- Oats and Barley = Spring for grain
- Rye = for grain
- Peas = process
- Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
- Beans = Dry Edible
- Canola = Spring for seed

2018 Program Year

Map Created January 29, 2018

Farm 10574
Tract 77926

Tract Cropland Total: 26.56 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

646579

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 646579

November 3, 2017 at 11:26 AM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By SKS Deputy

CERTIFICATE OF REAL
ESTATE VALUE FILED # 015038

No delinquent taxes and transfer entered
this 3rd day of Nov, 2017
Mary Erickson
Becker County Auditor/Treasurer
By [Signature] Deputy

SURVEYORS SKETCH () NOT REQUIRED
(✓) FILED SURVEY BOOK 29 PAGE 24

I certify the taxes due in the current
tax year for the whole parcel are paid.

Mary Erickson
Becker County Auditor/Treasurer
By [Signature] Deputy


3-M WARRANTY DEED

Individual(s) to Corporation, Partnership or
Limited Liability Company

STATE DEED TAX DUE HEREON: \$ 907.50

eCRV # 73el633

Date: October 19, 2017

Parcel # 05.0018.001
05.0018.000 split 

FOR VALUABLE CONSIDERATION, **Joseph James Klein AKA Joseph J. Klein**, a single person, Grantor, hereby conveys
and warrants to **Honor The Earth**, Grantee, a Nonprofit Corporation under the laws of MINNESOTA, real property in Becker
County, Minnesota, described as follows:

All that part of the South Half of the Northwest Quarter, Section 4, Township 140 North, Range 37 West, Becker County,
Minnesota described as follows:

The South 990 feet of the East 1810 feet of the South Half of the Northwest Quarter, Section 4, Township 140 North, Range
37 West, Becker County, Minnesota,

EXCEPT

The East 33 feet of said South 990 feet of the East 1810 feet of the South Half of the Northwest Quarter, of said Section 4.

Being more particularly described as:

All that part of the South Half of the Northwest Quarter, Section 4, Township 140 North, Range 37 West, Becker County,
Minnesota described as follows:

Commencing at the West Quarter corner of said Section 4; thence on an assumed bearing of North 88 degrees 56 minutes 46
seconds East along the east-west quarter line a distance of 772.28 feet to the point of beginning of the tract to be described;
thence North 01 degrees 49 minutes 43 seconds West a distance of 990.09 feet; thence North 88 degrees 56 minutes 46
seconds East to the east line of said South Half of the Northwest Quarter; thence Southerly along said east line to the
southeast corner of said South Half of the Northwest Quarter; thence South 88 degrees 56 minutes 46 seconds West along the
South line of said South Half of the Northwest Quarter to the point of beginning and there terminating.

EXCEPT

The East 33 feet thereof.

Subject to easement for State Highway right-of-way.

Subject to easement for County Road right-of-way.

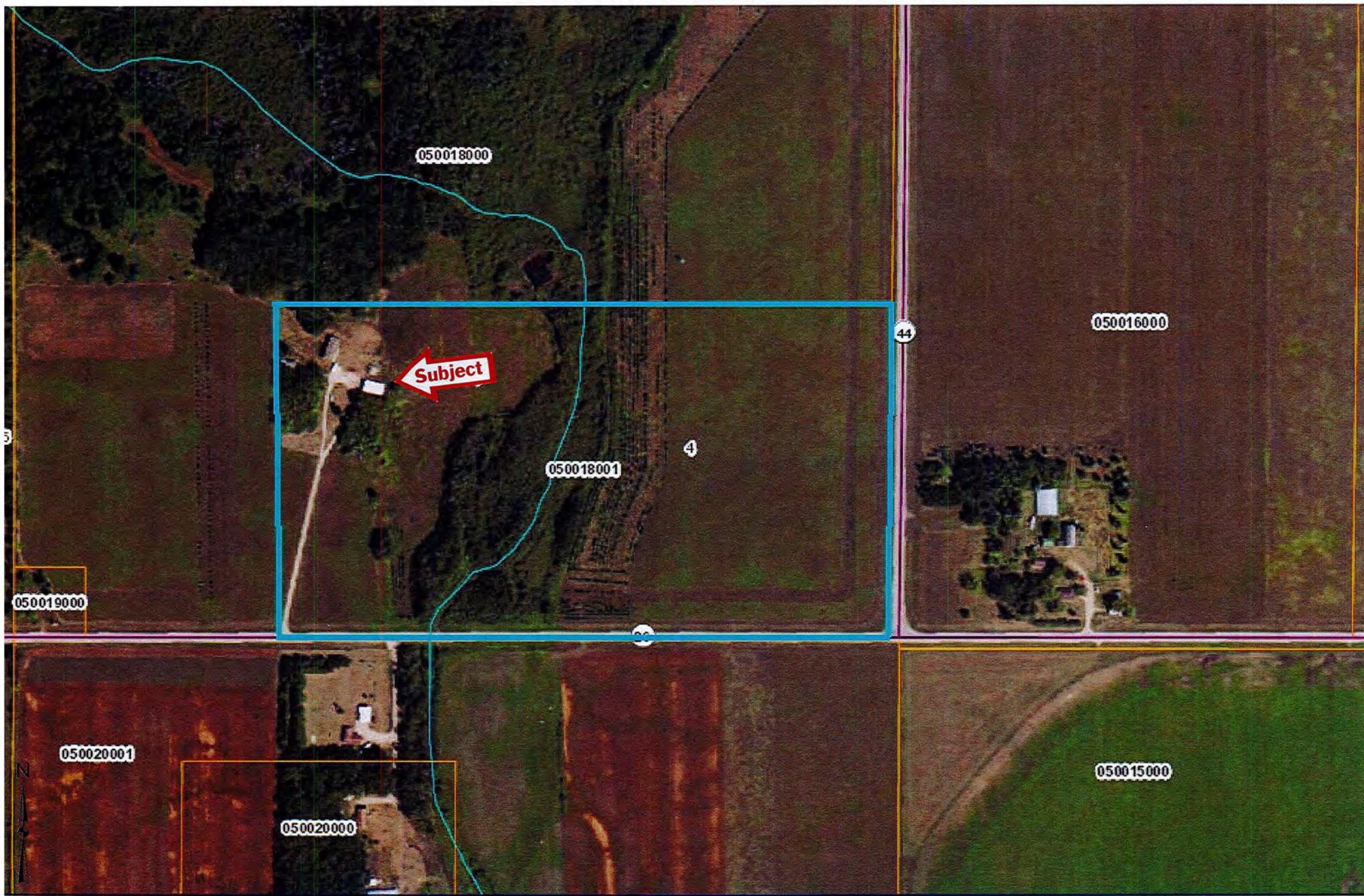
BECKER COUNTY DEED TAX
AMT. PD. \$ 907.50
Receipt # 667024
Becker County Auditor/Treasurer

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Covenants, Easements and Restrictions of Record, if any.

chg
paid
well

BCTS 17-0767①



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:4,493

Date: 5/23/2018

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Becker County





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

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

Tuesday, June 12, 2018 @ 7:00 P.M.

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse

Detroit Lakes, MN 56501

APPLICANT: Michael & Julie Anderson
18060 75th Place
McAlpin, FL 32062

Project Location: Co. Hwy. 6

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Change of Zone from Residential to Commercial.

LEGAL LAND DESCRIPTION: Tax ID number: 19.0047.002

PT GOVT LOTS 3,4, SE1/4 NW1/4: COMM SE COR SE1/4 NW1/4 W 132' TO POB; W 196', N 150', NW 1204.78', NWLY 576.82' TO HWY 59, N AL ROW 1418.14' TO N LN GOVT LOT 3, E 1100.41', S 150.01', E 67.24', S 509.99' E 66', S 2731.07', W 132', S 164.99' TO POB.; Section 04, TWP 138, Range 41, Lake View 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

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.



SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING

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

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

Application for: Zone Change (Complete Section 1) Certificate of Survey (Complete Section 2) Preliminary Plat (Complete Section 3)

Applicant's Name: Michael + Julie Anderson

Applicant's Address: 18060 75th Place
McAlpin, FL 32062

Telephone(s): 841-1278 Date of Application: _____

Signature of Applicant: [Signature] (AGENT FOR ANDERSON)

Parcel ID Number: 190047002 Project Address: Next to 25130 County Hwy 6

Legal Description of Project:
See attached



SECTION 1

*Zone Change For Existing Parcel Number 190047002
Current Zoning ~~Residential~~ Requested Zoning Commercial
Is the change within 2 miles of any city limits? Yes

SECTION 2

*Certificate Of Survey: Number of Lots _____
Shoreland (within 1000 ft of lake) _____ Nonshoreland _____
Current Zoning of property _____
Is a change of zone required? _____ yes _____ no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided _____
Is the change within 2 miles of any city limits? _____

**Include a copy of the purchase agreement if applicant is not the owner of the

SECTION 3

property.
*For Preliminary Plat:
Number of Lots _____
Name of Subdivision _____
Name of Proposed Roads _____
Shoreland (within 1000 ft of lake) _____ Non-shoreland _____
Current Zoning of property _____
Is a change of zone required? _____ yes _____ no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided _____
Is the change within 2 miles of any city limits? _____

**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received 5/1/18 Date Accepted _____ Authorized Signature _____
Application Fee _____ Notice Fee/Recording Fee _____ Date Paid _____
Receipt Number _____



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

Authorized Agent Form

1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), Michael Anderson hereby authorize Scott Walz to act
 (landowner-print name) (agent-print name)
 as my (our) agent on the following item(s): appropriate box(es)

- permit application (write in permit "type" – e.g. site, septic, etc.): _____
- plat application: _____
- conditional use application: _____
- variance application: _____
- other: Zone Change

on my (our) property located at:
 Tax Parcel Number(s): 190047002 Physical Site Address: Next to 25130 Carry Hwy 6

Legal Description: See Attached

Section: 04 Township: 138 Range: 41 Lot: _____ Block: _____ Plat Name: _____

Agent Contact Information

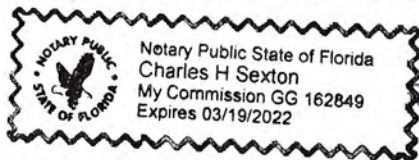
Agent address: 1118 Hwy 59 South Detroit Lakes MN 56501
 Street City State Zip Code
 Agent phone #(s): 218-847-4289 Agent fax #: _____
 Agent email address: swalz@meadowlandsurveying.com

[Signature] [Signature] 5/19/18
 Property Owner(s) Signature(s) Date

State of Minnesota
 County of Becker

On this 9th day of MAY 2018 before me personally appeared Michael Anderson to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged that Charles H. Sexton executed the same as _____ free act and deed.

(Notary Stamp)



[Signature]
 Notary Public

Office Use Only:
 Date received: _____ Expiration Date: _____



City of Detroit Lakes

1025 Roosevelt Ave., P.O. Box 647 Detroit Lakes, MN 56502

Date: 2-21-2018

LOT DIVISION REQUEST

Name Jeff Boehm
Dream it Development, LLC Phone 218.850-0384

Address 25130 Co. Hwy 6
Detroit Lakes MN 56501

Address Of Property To Be Split SAME

Petitioner's Signature Jeff J. Boehm

Parcel Number R190047000

Existing Description Of Property To Be Divided (Use reverse or attach sheets if needed)

What will happen to the remaining property: Existing parcel split in half,
second half to be part of parcel R190047002
Parcel 190047001 to be combined int R190047000

Attach a certificate of survey of proposed lot division showing existing and proposed parcels.

Pay required \$125.00 fee by check payable to the City of Detroit Lakes.

APPROVED LOT DIVISION

Date February 23, 2018

Community Development Director
Or Zoning Administrator
Or City Clerk

Signature Jenny Rommer

Date February 23, 2018



Notary Signature Jennifer L Beck Commission expiration date January 31, 2022

MEADOWLAND SURVEYING, INC.

1118 Hwy 59 South, Detroit Lakes, Minnesota 56501
(office) 218-847-4289 (fax) 218-846-1945
www.meadowlandsurveying.com

Dream It Development, LLC. – Tract B - 10.47 acre tract to be retained

Land description:

That part of Government Lot 4 in Section 4, Township 138 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

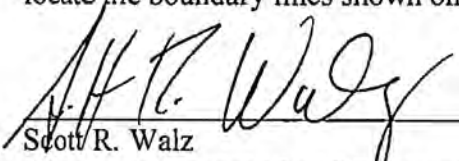
Commencing at a found iron monument which designates the center of said Section 4; thence South 87 degrees 33 minutes 03 seconds West 132.00 feet on an assumed bearing along the east-west quarter line of said Section 4 to an iron monument; thence continuing South 87 degrees 33 minutes 03 seconds West 1264.98 feet along the east-west quarter line of said Section 4 to the point of beginning; thence North 02 degrees 26 minutes 57 seconds West 65.00 feet to an iron monument; thence continuing North 02 degrees 26 minutes 57 seconds West 497.53 feet to an iron monument; thence North 15 degrees 07 minutes 58 seconds West 186.65 feet to an iron monument; thence North 04 degrees 34 minutes 01 second West 172.52 feet to an iron monument; thence continuing North 04 degrees 34 minutes 01 second West 213.97 feet; thence North 35 degrees 29 minutes 17 seconds West 276.08 feet to the easterly right of way line of Trunk Highway No. 59; thence South 11 degrees 58 minutes 16 seconds West 689.99 feet along the easterly right of way line of said Trunk Highway No. 59 to an iron monument; thence continuing South 11 degrees 58 minutes 16 seconds West 337.50 feet along the easterly right of way line of said Trunk Highway No. 59 to an iron monument; thence continuing South 11 degrees 58 minutes 16 seconds West 224.05 feet along the easterly right of way line of said Trunk Highway No. 59 to an iron monument; thence South 40 degrees 32 minutes 14 seconds East 121.73 feet continuing along the easterly right of way line of said Trunk Highway No. 59 to an iron monument; thence South 11 degrees 58 minutes 16 seconds West 56.14 feet continuing along the easterly right of way line of said Trunk Highway No. 59 to an iron monument on the east-west quarter line of said Section 4; thence North 87 degrees 33 minutes 03 seconds East 456.35 feet along the east-west quarter line of said Section 4 to the point of beginning. The above described tract contains 10.47 acres.

SUBJECT TO an easement for right of way purposes for County State Aid Highway No. 6 over, under and across that part of the above tract described as follows.

Beginning at the aforementioned point of beginning; thence North 02 degrees 26 minutes 57 seconds West 58.99 feet; thence South 86 degrees 57 minutes 14 seconds West 442.40 feet to an iron monument on the easterly right of way line of said Trunk Highway No. 59; thence South 11 degrees 58 minutes 16 seconds West 56.14 feet along the easterly right of way line of said Trunk Highway No. 59 to an iron monument on the east-west quarter line of said Section 4; thence North 87 degrees 33 minutes 03 seconds East 456.35 feet along the east-west quarter line of said Section 4 to the point of beginning of said right of way easement.

AND FURTHER SUBJECT TO a 75.00 foot wide right of way easement and the cited conditions to Midwestern Gas Transmission Company over, under and across the above described tract as per Document No. 235521, on file and of record in the office of the Recorder in said County.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that the above legal description was prepared from information on Certificate of Survey T9298-15R dated February 23, 2018, and said legal description is legally sufficient to locate the boundary lines shown on said Certificate of Survey.



Scott R. Walz
Minnesota Licensed Land Surveyor No. 50320

MEADOWLAND SURVEYING INC.

1118 Hwy 59 South, Detroit Lakes, Minnesota 56501
(office) 218-847-4289 (fax) 218-846-1945
www.meadowlandsurveying.com

Dream It Development, LLC. – Tract A 87.56 acre tract to be sold

Land description:

That part of Government Lot 3, that part of Government Lot 4 and that part of the Southeast Quarter of the Northwest Quarter in Section 4, Township 138 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the center of said Section 4; thence South 87 degrees 33 minutes 03 seconds West 132.00 feet on an assumed bearing along the east-west quarter line of said Section 4 to an iron monument, said point is the point of beginning; thence continuing South 87 degrees 33 minutes 03 seconds West 1264.98 feet along the east-west quarter line of said Section 4; thence North 02 degrees 26 minutes 57 seconds West 65.00 feet to an iron monument; thence continuing North 02 degrees 26 minutes 57 seconds West 497.53 feet to an iron monument; thence North 15 degrees 07 minutes 58 seconds West 186.65 feet to an iron monument; thence North 04 degrees 34 minutes 01 second West 172.52 feet to an iron monument; thence continuing North 04 degrees 34 minutes 01 second West 213.97 feet; thence North 35 degrees 29 minutes 17 seconds West 276.08 feet to the easterly right of way line of Trunk Highway No. 59; thence North 11 degrees 58 minutes 16 seconds East 1418.15 feet along the easterly right of way line of said Trunk Highway No. 59 to a found iron monument on the north line of said Section 4; thence North 87 degrees 46 minutes 13 seconds East 1100.20 feet along the north line of said Section 4 to a point 133.45 feet westerly of the northeast corner of said Government Lot 3 as measured along the north line of said Government Lot 3; thence South 02 degrees 47 minutes 02 seconds East 150.01 feet parallel with the east line of said Government Lot 3; thence North 87 degrees 46 minutes 13 seconds East 67.45 feet parallel with the north line of said Government Lot 3; thence South 02 degrees 47 minutes 02 seconds East 509.99 feet parallel with the east line of said Government Lot 3 to an iron monument; thence North 87 degrees 46 minutes 13 seconds East 66.00 feet parallel with the north line of said Government Lot 3 to an iron monument on the east line of said Government Lot 3; thence South 02 degrees 47 minutes 02 seconds East 1906.08 feet along the east line of said Government Lot 3 and along the east line of said Southeast Quarter of the Northwest Quarter; thence South 87 degrees 33 minutes 03 seconds West 132.00 feet parallel with said east-west quarter line; thence South 02 degrees 47 minutes 02 seconds East 165.00 feet parallel with the east line of said Southeast Quarter of the Northwest Quarter to the point of beginning. The above described tract contains 87.56 acres.

SUBJECT TO an easement for right of way purposes for County State Aid Highway No. 6 over, under and across that part of the above tract described as follows.

Beginning at the aforementioned point of beginning; thence South 87 degrees 33 minutes 03 seconds West 1264.98 feet along the east-west quarter line of said Section 4; thence North 02

degrees 26 minutes 57 seconds West 58.99 feet; thence North 86 degrees 57 minutes 14 seconds East 32.99 feet; thence North 86 degrees 57 minutes 50 seconds East 1231.63 feet; thence South 02 degrees 47 minutes 02 seconds East 71.96 feet parallel with the east line of said Southeast Quarter of the Northwest Quarter to the point of beginning of said right of way easement.

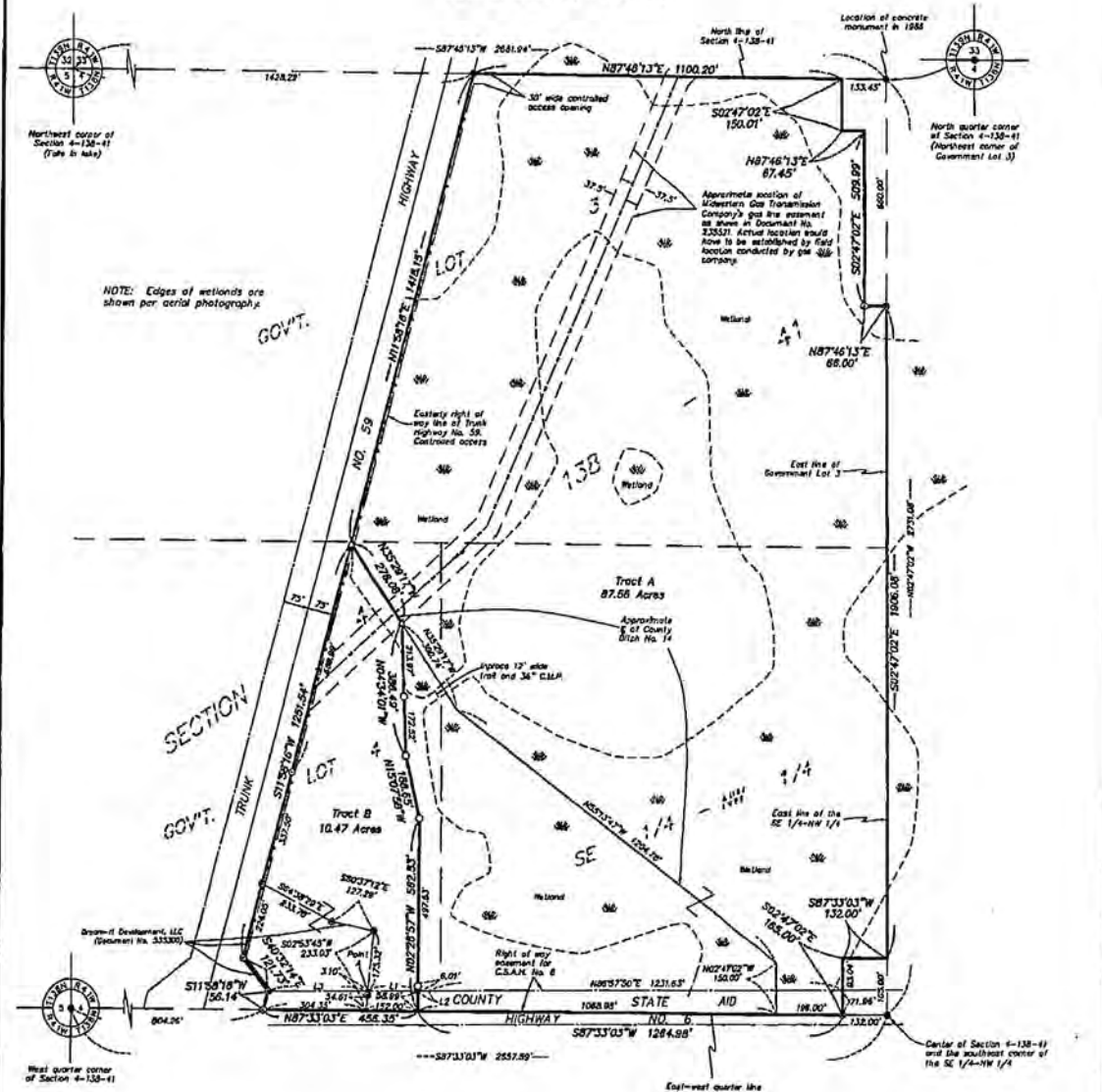
AND FURTHER SUBJECT TO a 75.00 foot wide right of way easement and the cited conditions to Midwestern Gas Transmission Company over, under and across the above described tract as located and established on February 19th, 2018.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that the above legal description was prepared from information on Certificate of Survey T9298-15 dated February 19, 2018, and said legal description is legally sufficient to locate the boundary lines shown on said Certificate of Survey.

Roy A. Smith
Minnesota Licensed Land Surveyor No. 12004

CERTIFICATE OF SURVEY

IN GOVERNMENT LOTS 3 AND 4 AND IN THE SE 1/4-NW 1/4
SECTION 4-138-41
BECKER COUNTY, MINNESOTA



MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
OFFICE: 218-847-4289 FAX: 218-846-1845
EMAIL: fran@meadlandsurveying.com
www.meadlandsurveying.com

CLIENT:
JST 800HW
DREAM IT DEVELOPMENT, LLC
25120 CO HWY 8
DETROIT LAKES, MN 56501

COMP FILE: DWPES(C000061)
CRD FILE: DWPES(C000062)
DWG FILE: DMEDLH_C08
COMP BY: JD
DRAWN BY: JD

REV. DWN. DESCRIPTION DATE

Original	JD	Tracts A and B	02-19-2018
Rev 1	JD	Expanded Tract B	02-23-2018

DRAWING NUMBER: T9298-15R

648991

March 1, 2018 at 12:57 PM

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

Patricia Swenson, County Recorder

By SKS Deputy

CERTIFICATE OF REAL ESTATE VALUE FILED # 015391

No delinquent taxes and transfer entered

this 1st day of March 2018

I certify the taxes due in the current year for the whole parcel are paid.

Mary E Hendrickson
Becker County Auditor/Treasurer

Mary E Hendrickson
Becker County Auditor/Treasurer

By [Signature] Deputy

By [Signature] Deputy

BECKER COUNTY DEED TAX

AMT. PD. \$ 577.50

Receipt # 075053

Becker County Auditor/Treasurer

19.0047.002

19.0047.000 - Split

(Top 3 inches reserved for recording data)

WARRANTY DEED
Business Entity to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.1.11 (2013)

eCRV: 780060

DEED TAX DUE: \$577.50

SURVEYORS SKETCH NOT REQUIRED
 FILED SURVEY BOOK PAGE
** See attached*

DATE: February 28, 2018

FOR VALUABLE CONSIDERATION, Dream It Development, LLC a Limited Liability Company under the laws of North Dakota ("Grantor"), hereby conveys and warrants to Michael D. Anderson and Julie A. Anderson, ("Grantee"), as joint tenants, real property in Becker County, Minnesota, legally described as follows:

That part of Government Lot 3, that part of Government Lot 4 and that part of the Southeast Quarter of the Northwest Quarter in Section 4, Township 138 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the center of said Section 4; thence South 87 degrees 33 minutes 03 seconds West 132.00 feet on an assumed bearing along the east-west quarter line of said Section 4 to an iron monument, said point is the point of beginning; thence continuing South 87 degrees 33 minutes 03 seconds West 1264.98 feet along the east-west quarter line of said Section 4; thence North 02 degrees 26 minutes 57 seconds West 65.00 feet to an iron monument; thence continuing North 02 degrees 26 minutes 57 seconds West 497.53 feet to an iron monument; thence North 15 degrees 07 minutes 58 seconds West 186.65 feet to an iron monument; thence North 04 degrees 34 minutes 01 second West 172.52 feet to an iron monument; thence continuing North 04 degrees 34 minutes 01 second West 213.97 feet; thence North 35 degrees 29 minutes 17 seconds West 276.08 feet to the easterly right of way line of Trunk Highway No. 59; thence North 11 degrees 58 minutes 16 seconds East 1418.15 feet along the easterly right of way line of said Trunk Highway No. 59 to a found iron monument on the north line of said Section 4; thence North 87 degrees 46 minutes 13 seconds East 1100.20 feet along the north line of said Section 4 to a point 133.45 feet westerly of the northeast corner of said Government Lot 3 as measured along the north line of said Government Lot 3; thence South 02 degrees 47 minutes 02 seconds East 150.01 feet parallel with the east line of said Government Lot 3; thence North 87 degrees 46 minutes 13 seconds East 67.45 feet parallel with the north line of said Government Lot 3; thence South 02 degrees 47 minutes 02 seconds East 509.99 feet parallel with the east line of said Government Lot 3 to an iron monument; thence North 87 degrees 46 minutes 13 seconds East 66.00 feet parallel with the north line of said Government Lot 3 to an iron monument on the east line of said Government Lot 3; thence South 02 degrees 47 minutes 02 seconds East 1906.08 feet along the east line of said Government Lot 3 and along the east line of said Southeast Quarter of the Northwest Quarter; thence South 87 degrees 33 minutes 03 seconds West 132.00 feet parallel with said east-west quarter line; thence South 02 degrees 47 minutes 02 seconds East 165.00 feet parallel with the east line of said Southeast Quarter of the Northwest Quarter to the point of beginning.

SUBJECT TO an easement for right of way purposes for County State Aid Highway No. 6 over, under and across that part of the above tract described as follows.

CTS 180201

chg
paid
well

Beginning at the aforementioned point of beginning; thence South 87 degrees 33 minutes 03 seconds West 1264.98 feet along the east-west quarter line of said Section 4; thence North 02 degrees 26 minutes 57 seconds West 58.99 feet; thence North 86 degrees 57 minutes 14 seconds East 32.99 feet; thence North 86 degrees 57 minutes 50 seconds East 1231.63 feet; thence South 02 degrees 47 minutes 02 seconds East 71.96 feet parallel with the east line of said Southeast Quarter of the Northwest Quarter to the point of beginning of said right of way easement.

AND FURTHER SUBJECT TO a 75.00 foot wide right of way easement and the cited conditions to Midwestern Gas Transmission Company over, under and across the above described tract as located and established on February 19th, 2018.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____).
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Dream It Development, LLC

[Signature of Jeffrey F. Boehm]

By: Jeffrey F. Boehm
Its: President/Chief Manager

[Signature of Paula Boehm]

By: Paula Boehm
Its: Vice President

State of Minnesota
County of Becker

This instrument was acknowledged before me on February 28, 2018, by Jeffrey F. Boehm as President/Chief Manager and by Paula Boehm as Vice President of Dream It Development, LLC, a Limited Liability Company under the laws of North Dakota on behalf of the Limited Liability Company.



[Signature of Notary Officer]

(signature of notarial officer)

Title (and Rank): clerk

My commission expires: 01/31/20
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

Consolidated Title Services
828 Minnesota Ave.
Detroit Lakes, MN 56501
180201 klw/*AK*

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

Michael D Anderson and Julie A. Anderson,
18060 75th Place
McAlpin, FL 32062



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:9,360

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 5/23/2018



Your Community Full Service Bank



comdevbank.com



Phone: 218-983-3241 • Fax: 218-983-3243
516 Main Street
Ogema, MN 56569

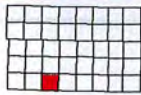
Construction Loans • Lot Purchase
Ag Loans • Commercial Loans
Home Finance



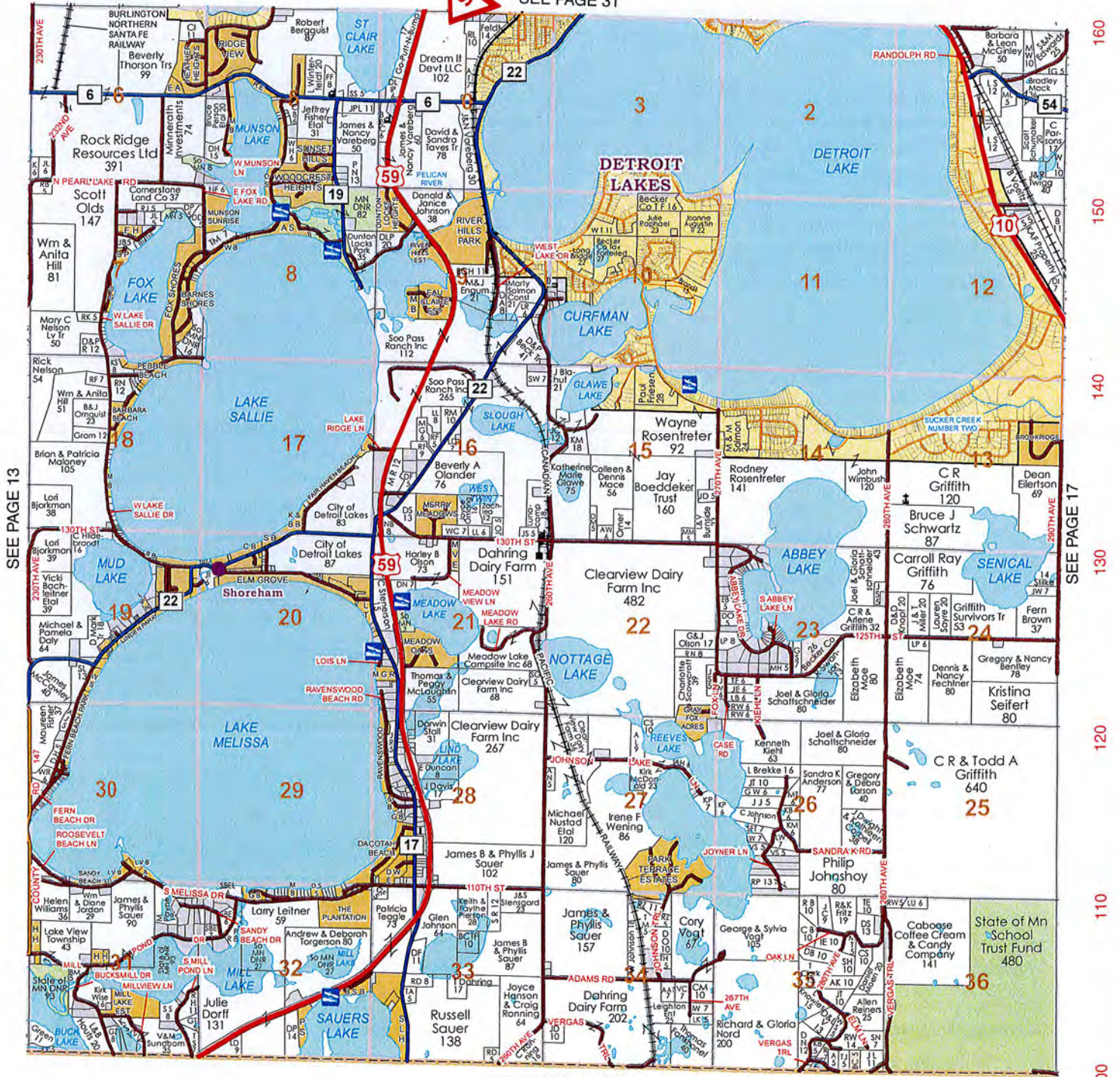
Lake View

Township 138N - Range 41W

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SEE PAGE 31



SEE PAGE 13

SEE PAGE 17

230

240

250

260

270

280

290

15

OTTER TAIL COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

Tuesday, June 12th, 2018 @ 7:00 P.M.

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

APPLICANT: Andrew Barker (Barker Fam.Rev.Liv.Trust) Project Location: 24293 Co. Hwy. 6, Detroit Lakes, MN
24293 Co. Hwy. 6
Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to replace an old timber retaining wall with a boulder wall.

LEGAL LAND DESCRIPTION: Tax ID number **19.1724.000** Section 05 Township 138 Range 041
SubdivisionName RAYMAR EST 1ST ADD Block 001 SubdivisionCd 19089 LOT 2

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

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

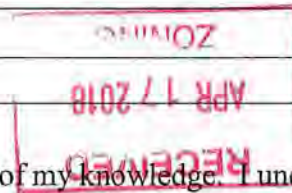
915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	CUP
YEAR	
SCANNED	

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

First name(s): Andrew Last name: Baker
Mailing Address: 24293 Cty Hwy 6 City, State, Zip Detroit Lake, MN 56501
Phone Number(s): 701-361-0661 Project Address: Same
Parcel number(s) of property: 19.1724.000 Sect - Twp - Range 05-138-041
Township Name: Lakeview Legal Description: Sec 05 Twp 138
Range 041 Subdivision Name Raymar Est 1st Add
Block 001 Subdivision Cd 19089 Lot 2

REASON FOR CONDITIONAL USE REQUEST: Replace old timber with Boulder wall to prevent erosion & restore hillside



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.

x [Signature]

SIGNATURE OF APPLICANT

4/17/18

DATE

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. Non-refundable filing fee of \$326.00. If in Cormorant Township add \$25.00 surcharge to the filing fee (\$351.00). **Make check payable to Becker County Zoning.**
4. **Is the conditional use permit request after the fact?** [] 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]
SIGNATURE - ZONING ADMINISTRATOR

4-23-18
DATE

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, nor substantially diminish or impair property values within the immediate vicinity.

yes,

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.

yes

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

yes

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.

yes Parking available to meet project needs

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.

yes

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;

yes Clearing up landscaping that is currently eroding toward lake

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

yes

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

yes

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

yes



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

BARKER

Becker County



1:1,479

Date: 4/20/2018

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Your Community Full Service Bank



comdevbank.com



Community Development Bank FSB

Phone: 218-983-3241 • Fax: 218-983-3243
516 Main Street
Ogema, MN 56569

Construction Loans • Lot Purchase
Ag Loans • Commercial Loans
Home Finance



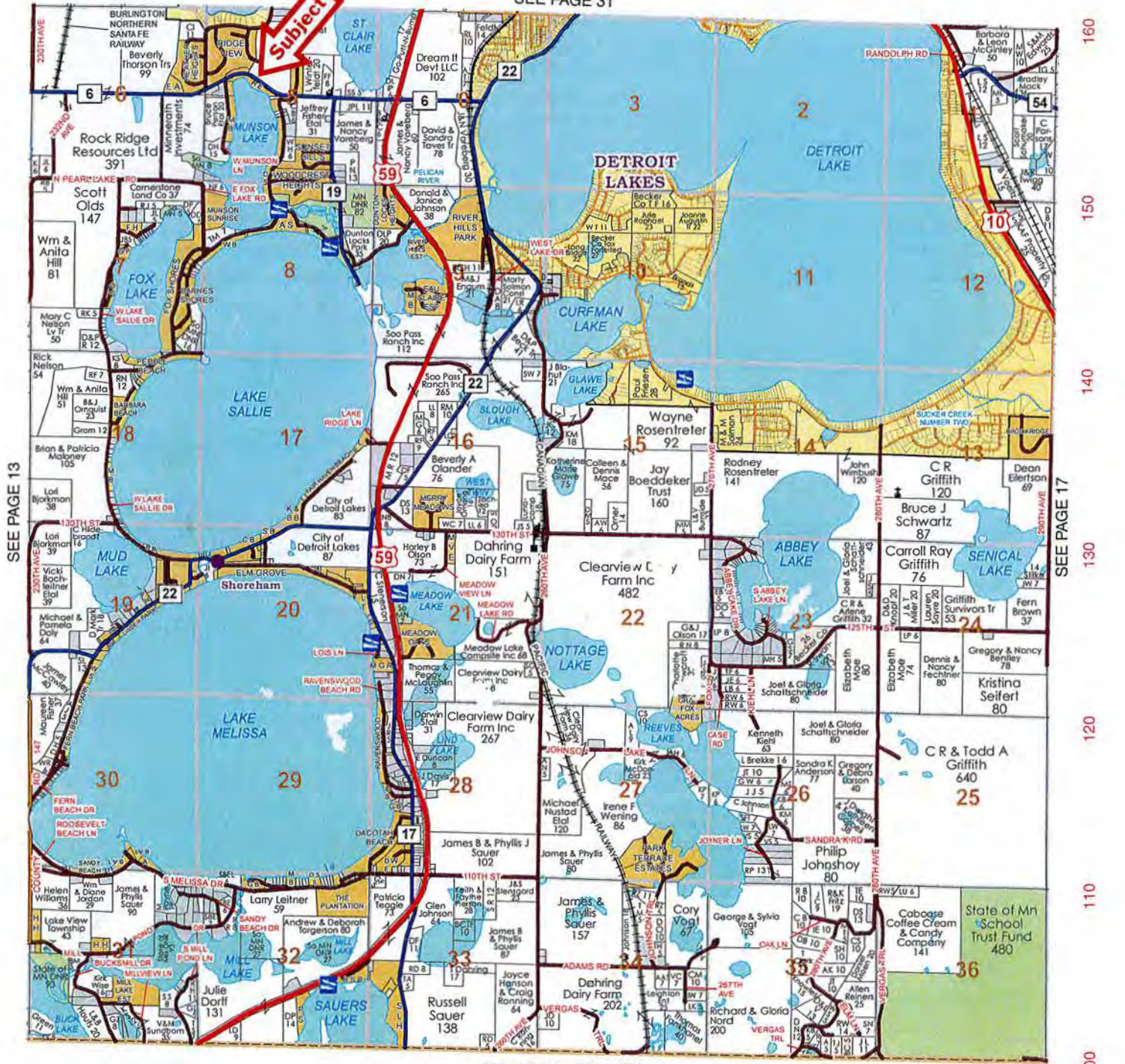
Lake View

Township 138N - Range 41W

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SEE PAGE 31



OTTER TAIL COUNTY

230 240 250 260 270 280 290 15



~ LAND ALTERATION PERMIT ~
**BECKER COUNTY PLANNING &
 ZONING**

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

PARCEL APP	Land Alt
YEAR	
SCANNER D	

PARCEL NUMBER 19.1724.000
 DIRECTIONS TO PROPERTY: _____

PROJECT ADDRESS 24293 Cty Hwy 6
Detroit Lakes, MN 56501
 RECEIVED
 APR 17 2018
 ZONING

LEGAL DESCRIPTION
Sec 5 Twp 138 Range 041

LAKE/WETLAND/RIVER NAME	LK/WETL/RIV CLASS	SECTION	TWP	RANGE	TOWNSHIP NAME
<u>Munson</u>		<u>5</u>	<u>138</u>	<u>041</u>	<u>Lakeudea</u>

PROPERTY OWNER	ADDRESS	PHONE NO
<u>Andrew Barker</u>	<u>24293 Cty Hwy 6</u>	<u>Detroit Lakes, mn 701 361-0661</u>

CONTRACTOR	LICENSE NO	PHONE NO
<u>Andy Francis</u>		<u>849-1034</u>

Type of Project <input type="checkbox"/> Vegetation Removal <input type="checkbox"/> Fill Only <input type="checkbox"/> Grading Only <input checked="" type="checkbox"/> Grading & Filling <input checked="" type="checkbox"/> Other (specify) <u>replace timber wall</u>	Project Purpose <input type="checkbox"/> Clear Land <input type="checkbox"/> Road or Driveway <input type="checkbox"/> Elevate Building Site <input type="checkbox"/> Improve Lawn <input checked="" type="checkbox"/> Other (specify) <u>repair</u>	Project Scope Project Start Date <u>June 10th</u> Project Completion Date <u>July 30th</u> Project is adjacent to <input checked="" type="checkbox"/> Lake <input type="checkbox"/> Stream <input type="checkbox"/> non shoreland Name of water body <u>Munson</u> Distance work will be from Ordinary High Water Mark <u>5</u> ft
Type of Erosion Control <input type="checkbox"/> sod <input type="checkbox"/> seed only <input type="checkbox"/> mulch only <input type="checkbox"/> stake-sod <input type="checkbox"/> seed & mulch <input checked="" type="checkbox"/> other <u>silt fence</u>	Alterations: Area to be cut/excavated <u>100'</u> Length <u>56'</u> Width <u>5'</u> Depth Area to be filled/leveled _____ Length _____ Width _____ Depth Type of Soils and/or fill material <u>gravel</u> Total Cubic Yards of Earthmoving Requested <u>50</u>	

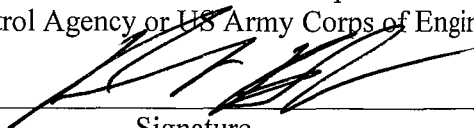
Brief description of the work to be done:
replace timber wall with Boulder wall
& install new steps, repair rip-rap on shore line & install
core logs where needed.

To complete this application, a detailed site plan must be attached.
 The site plan must include the following information:

PARCE L	
APP	Land Alt
YEAR	

1. Size of the property, showing the location of the lot lines;
2. Area that the work is to be done (width and length of project);
3. Final slopes of project;
4. Drainage plan showing direction of drainage and how the drainage will be contained;
5. Distance the project will be from lake; river; stream; property lines; wetlands and structures.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, the permit will be valid for a period of six (6) months. I also understand that bare ground shall be covered temporarily with mulches or similar materials and permanent vegetation cover shall be established as soon as excavation is completed. I also understand that I am responsible for securing any other local, state, or federal permits that may be required, including but not limited to watershed districts, MN Department of Natural Resources, Soil and Water Conservation, MN Pollution Control Agency or US Army Corps of Engineers.



 Signature

4/17/18

 Date

Additional notes: _____

Application Fee: Fees	+	Cormorant Surcharge	+	Fines	+	Total
100 ⁰⁰		_____		73		100 ⁰⁰

Application is hereby **GRANTED** in accordance with the application and supporting information by order of:
 _____ as of this date _____

Application is hereby **DENIED** based on the fact that _____

by order of: _____ as of this date _____

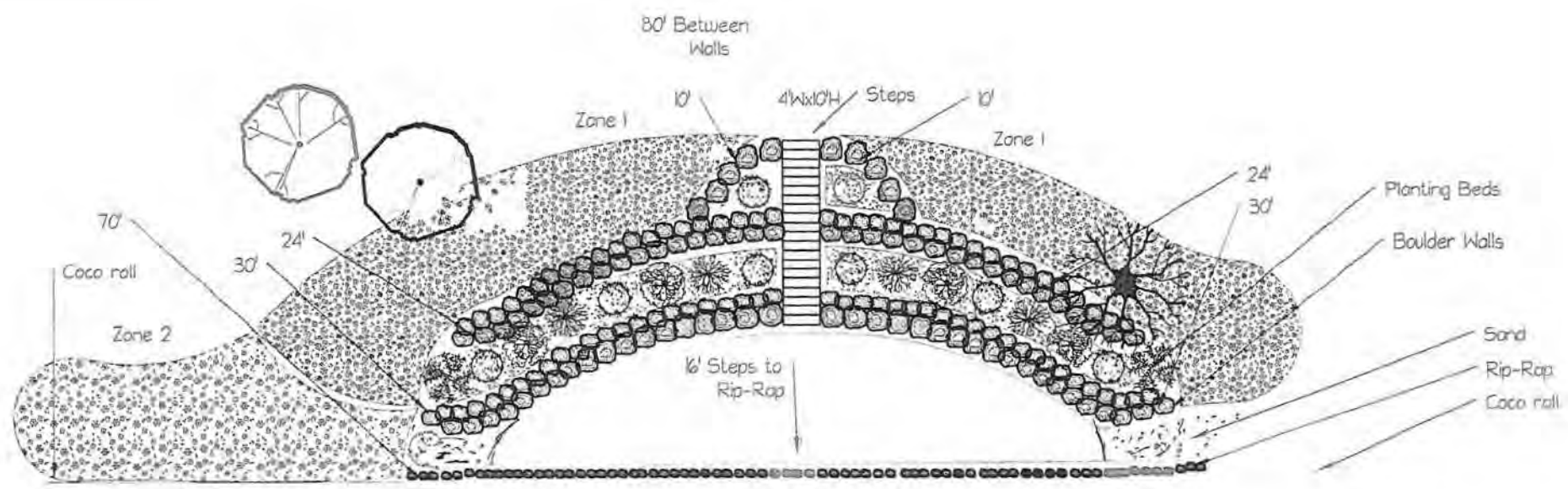
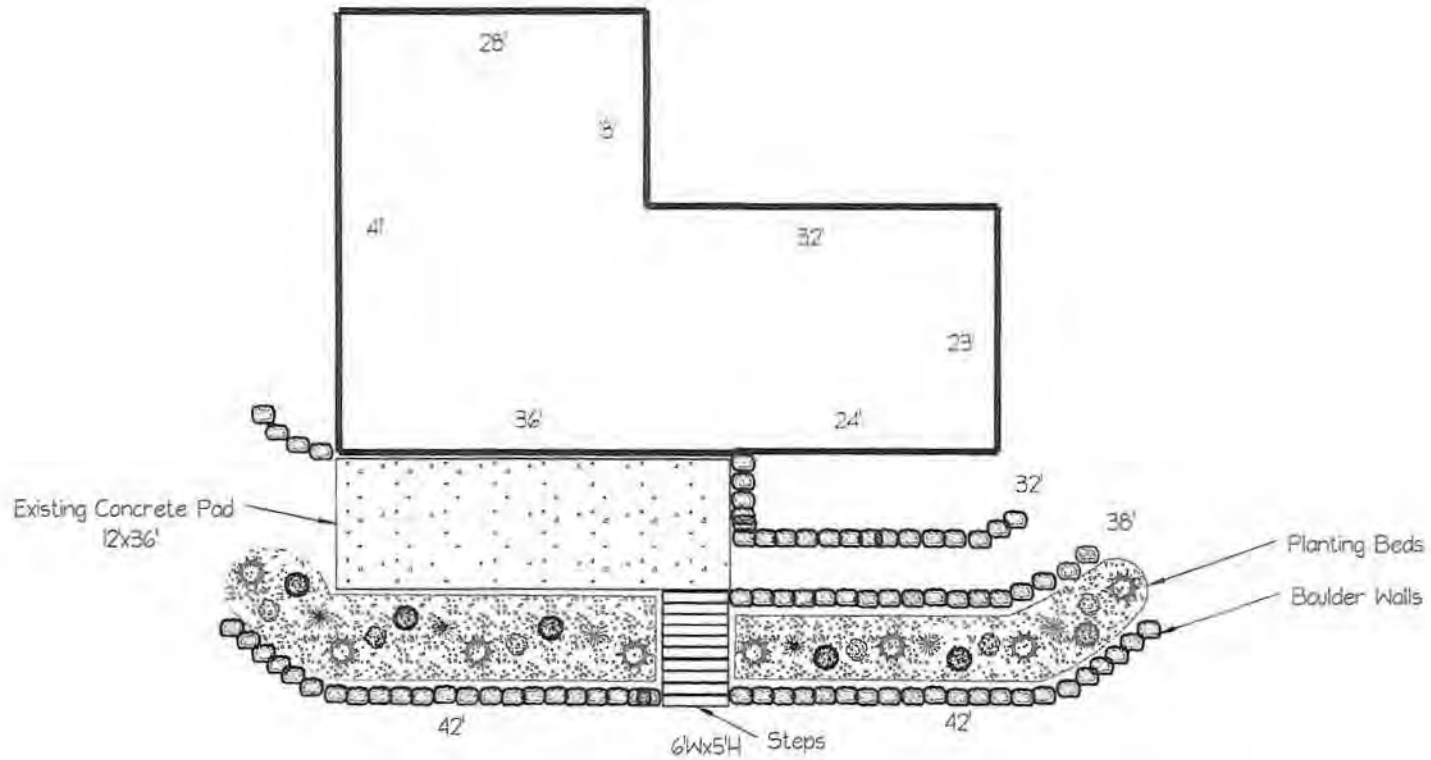
Receipt Number _____ Date Paid _____

Additional Receipt Number _____ Date of Additional Receipt _____

Date of Final Inspection: _____

lake shore =

RECEIVED
APR 18 2018
ZONING





Boulder Wall Calculations - 4-foot Total Wall Height
Project VEC 18-075 - April 10, 2018
24923 County Highway 6, Detroit Lakes, Minnesota
Page 1 of 2

Design Parameters:

Retained Soil Friction Angle, $\phi_{sr} := 32\text{deg}$	Soil Unit Weight, $\gamma_s := 125\text{pcf}$	Crest Slope, $\beta := 0\text{deg}$
Foundation Soil Friction Angle, $\phi_{sf} := 32\text{deg}$		Surcharge Load $q_s := 0 \frac{\text{lbf}}{\text{ft}^2}$
$\delta_1 := \frac{2}{3} \cdot \phi_{sr} \quad \delta_1 = 21.333 \cdot \text{deg}$	Rock Unit Weight, $\gamma_r := 150\text{pcf}$	
Exposed Height, $H_e := 3\text{ft}$	Wal Embedment, $H_b := 1\text{ft}$	Total Height, $H_r := H_e + H_b$ $H_r = 4\text{ft}$
Top of Wall Width, $W_t := 1\text{ft}$	Base of Wal Width, $W_{ba} := 2\text{ft}$	
$\alpha := 83\text{deg}$	$\psi := 90\text{deg} - \alpha \quad \psi = 7 \cdot \text{deg}$	$v := \tan(\phi_{sf}) \quad v = 0.625$

Calculate Wall Weight:

$W_1 := .5 \cdot (W_{ba} - W_t) \cdot H_e \cdot \gamma_r \cdot 1\text{ft}$	$W_1 = 225 \text{ lbf}$	$W_2 := W_t \cdot H_e \cdot \gamma_r \cdot 1\text{ft}$	$W_2 = 450 \text{ lbf}$
$W_3 := H_b \cdot W_{ba} \cdot \gamma_s \cdot 1\text{ft}$	$W_3 = 250 \text{ lbf}$	$W_w := W_1 + W_2 + W_3$	$W_w = 925 \text{ lbf}$

Active Earth Pressue Coefficient (Ka):

$$K_a := \frac{(\cos(\phi_{sr} + \psi))^2}{(\cos(\psi))^2 \cdot (\cos(\delta_1 - \psi)) \cdot \left[1 + \sqrt{\frac{[(\sin(\phi_{sr} + \delta_1)) \cdot (\sin(\phi_{sr} - \beta))]}{[(\cos(\delta_1 - \psi)) \cdot (\cos(-\psi - \beta))]}]} \right]^2} \quad K_a = 0.228$$

Total Horizontal Force:

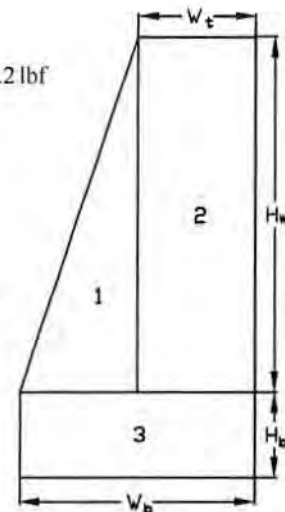
Horizontal Force From Soil, $F_{ah} := .5 \cdot \gamma_s \cdot K_a \cdot H_r \cdot H_r \cdot \cos(\delta_1 - \psi) \cdot 1\text{ft}$	$F_{ah} = 221.2 \text{ lbf}$
Horizontal Force From Surcharge, $F_s := q_s \cdot K_a \cdot H_r \cdot 1\text{ft}$	$F_s = 0$
Total Horizontal Force, $F_h := F_{ah} + F_s$	$F_h = 221.2 \text{ lbf}$

Frictional Resistance:

Vertical Force From Soil, $F_{av} := .5 \cdot \gamma_s \cdot K_a \cdot H_r \cdot H_r \cdot \sin(\delta_1 - \psi) \cdot 1\text{ft}$	$F_{av} = 56.5 \text{ lbf}$
$F_u := v \cdot (W_w + F_{av})$	$F_u = 613.3 \text{ lbf}$

Factor of Safety, Base Sliding:

FOS Sliding, $FOS_s := \frac{F_u}{F_h}$	$FOS_s = 2.773$
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Boulder Wall Calculations - 4-foot Total Wall Height
Project VEC 18-075 - April 10, 2018
24923 County Highway 6, Detroit Lakes, Minnesota
Page 2 of 2

Calculate Overturning Moment:

Driving Moment, $M_o := \left[0.5 \cdot K_a \cdot \gamma_s \cdot H_r \cdot H_r \cdot \cos(\delta_1 - \psi) \cdot \left(\frac{H_r}{3} \right) \right] + \left[q_s \cdot K_a \cdot H_r \cdot \left(\frac{H_r}{2} \right) \right]$ $M_o = 294.9 \text{ lbf}$

Calculate Resisting Moment:

Resisting Moment is calculated by taking the sum of the weights times the moment arms for each section of wall above

$M_1 := \frac{W_1 \cdot (W_{ba} - W_t) \cdot \left(\frac{2}{3} \right)}{1 \text{ ft}}$ $M_1 = 150 \text{ lbf}$

$M_2 := \frac{W_2 \cdot \left[(W_{ba} - W_t) + \frac{W_t}{2} \right]}{(1 \text{ ft})}$ $M_2 = 675 \text{ lbf}$

$M_3 := \frac{W_2 \cdot \left(\frac{W_{ba}}{2} \right)}{1 \text{ ft}}$ $M_3 = 450 \text{ lbf}$

Resisting Moment, $M_r := M_1 + M_2 + M_3$ $M_r = 1275 \text{ lbf}$

Factor of Safety, Overturning:

FOS Overturning, $FOS_{ot} := \frac{M_r}{M_o}$ $FOS_{ot} = 4.323$

I hereby certify that this plan, specification, or report was prepared under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Ronald W. Vickery, PE
Registration Number: 24065
April 10, 2018



Boulder Wall Calculations - 5-foot Total Wall Height
Project VEC 18-075 - April 10, 2018
24923 County Highway 6, Detroit Lakes, Minnesota
Page 1 of 2

Design Parameters:

Retained Soil Friction Angle, $\phi_{sr} := 32\text{deg}$	Soil Unit Weight, $\gamma_s := 125\text{pcf}$	Crest Slope, $\beta := 0\text{deg}$
Foundation Soil Friction Angle, $\phi_{sf} := 32\text{deg}$		Surcharge Load from upper wall, $q_s := 175 \frac{\text{lbf}}{\text{ft}^2}$
$\delta_1 := \frac{2}{3} \cdot \phi_{sr}$ $\delta_1 = 21.333\text{-deg}$	Rock Unit Weight, $\gamma_r := 150\text{pcf}$	Total Height, $H_r := H_e + H_b$ $H_r = 5\text{ft}$
Exposed Height, $H_e := 4\text{ft}$	Wal Embedment, $H_b := 1\text{ft}$	
Top of Wall Width, $W_t := 1\text{ft}$	Base of Wal Width, $W_{ba} := 2.5\text{ft}$	
$\alpha := 83\text{deg}$	$\psi := 90\text{deg} - \alpha$ $\psi = 7\text{-deg}$	$v := \tan(\phi_{sf})$ $v = 0.625$

Calculate Wall Weight:

$W_1 := .5 \cdot (W_{ba} - W_t) \cdot H_e \cdot \gamma_r \cdot 1\text{ft}$	$W_1 = 450\text{ lbf}$	$W_2 := W_t \cdot H_e \cdot \gamma_r \cdot 1\text{ft}$	$W_2 = 600\text{ lbf}$
$W_3 := H_b \cdot W_{ba} \cdot \gamma_s \cdot 1\text{ft}$	$W_3 = 312.5\text{ lbf}$	$W_w := W_1 + W_2 + W_3$	$W_w = 1362.5\text{ lbf}$

Active Earth Pressue Coefficient (Ka):

$$K_a := \frac{(\cos(\phi_{sr} + \psi))^2}{(\cos(\psi))^2 \cdot (\cos(\delta_1 - \psi)) \cdot \left[1 + \sqrt{\frac{[(\sin(\phi_{sr} + \delta_1)) \cdot (\sin(\phi_{sr} - \beta))]}{[(\cos(\delta_1 - \psi)) \cdot (\cos(-\psi - \beta))]}]} \right]^2} \quad K_a = 0.228$$

Total Horizontal Force:

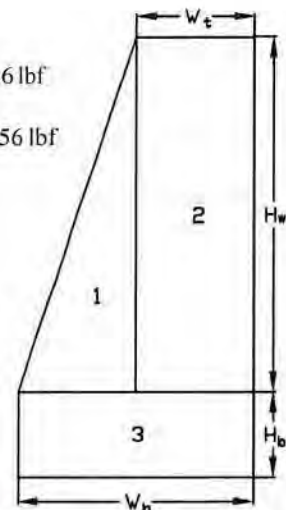
Horizontal Force From Soil, $F_{ah} := .5 \cdot \gamma_s \cdot K_a \cdot H_r \cdot H_r \cdot \cos(\delta_1 - \psi) \cdot 1\text{ft}$	$F_{ah} = 345.6\text{ lbf}$
Horizontal Force From Surcharge, $F_s := q_s \cdot K_a \cdot H_r \cdot 1\text{ft}$	$F_s = 199.756\text{ lbf}$
Total Horizontal Force, $F_h := F_{ah} + F_s$	$F_h = 545.4\text{ lbf}$

Frictional Resistance:

Vertical Force From Soil, $F_{av} := .5 \cdot \gamma_s \cdot K_a \cdot H_r \cdot H_r \cdot \sin(\delta_1 - \psi) \cdot 1\text{ft}$	$F_{av} = 88.3\text{ lbf}$
$F_u := v \cdot (W_w + F_{av})$	$F_u = 906.6\text{ lbf}$

Factor of Safety, Base Sliding:

FOS Sliding, $FOS_s := \frac{F_u}{F_h}$ $FOS_s = 1.662$





Boulder Wall Calculations - 5-foot Total Wall Height
Project VEC 18-075 - April 10, 2018
24923 County Highway 6, Detroit Lakes, Minnesota
Page 2 of 2

Calculate Overturning Moment:

Driving Moment, $M_o := \left[0.5 \cdot K_a \cdot \gamma_s \cdot H_r \cdot H_r \cdot \cos(\delta_1 - \psi) \cdot \left(\frac{H_r}{3} \right) \right] + \left[q_s \cdot K_a \cdot H_r \cdot \left(\frac{H_r}{2} \right) \right]$ $M_o = 1075.4 \text{ lbf}$

Calculate Resisting Moment:

Resisting Moment is calculated by taking the sum of the weights times the moment arms for each section of wall above

$M_1 := \frac{W_1 \cdot (W_{ba} - W_t) \cdot \left(\frac{2}{3} \right)}{1 \text{ ft}}$ $M_1 = 450 \text{ lbf}$

$M_2 := \frac{W_2 \cdot \left[(W_{ba} - W_t) + \frac{W_t}{2} \right]}{(1 \text{ ft})}$ $M_2 = 1200 \text{ lbf}$

$M_3 := \frac{W_2 \cdot \left(\frac{W_{ba}}{2} \right)}{1 \text{ ft}}$ $M_3 = 750 \text{ lbf}$

Resisting Moment, $M_r := M_1 + M_2 + M_3$ $M_r = 2400 \text{ lbf}$

Factor of Safety, Overturning:

FOS Overturning, $FOS_{ot} := \frac{M_r}{M_o}$ $FOS_{ot} = 2.232$

I hereby certify that this plan, specification, or report was prepared under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Ronald W. Vickery, PE
Registration Number: 24065
April 10, 2018



Boulder Wall Calculations - 6-foot Total Wall Height
Project VEC 18-075 - April 10, 2018
24923 County Highway 6, Detroit Lakes, Minnesota
Page 1 of 2

Design Parameters:

Retained Soil Friction Angle, $\phi_{sr} := 32\text{deg}$	Soil Unit Weight, $\gamma_s := 125\text{pcf}$	Crest Slope, $\beta := 0\text{deg}$
Foundation Soil Friction Angle, $\phi_{sf} := 32\text{deg}$		Surcharge Load from middle wall, $q_s := 175 \frac{\text{lbf}}{\text{ft}^2}$
$\delta_1 := \frac{2}{3} \cdot \phi_{sr} \quad \delta_1 = 21.333 \cdot \text{deg}$	Rock Unit Weight, $\gamma_r := 150\text{pcf}$	Total Height, $H_r := H_e + H_b$ $H_r = 6 \text{ft}$
Exposed Height, $H_e := 5\text{ft}$	Wal Embedment, $H_b := 1\text{ft}$	
Top of Wall Width, $W_t := 1.5\text{ft}$	Base of Wal Width, $W_b := 2.5\text{ft}$	
$\alpha := 83\text{deg}$	$\psi := 90\text{deg} - \alpha \quad \psi = 7 \cdot \text{deg}$	$v := \tan(\phi_{sf}) \quad v = 0.625$

Calculate Wall Weight:

$W_1 := .5 \cdot (W_b - W_t) \cdot H_e \cdot \gamma_r \cdot 1\text{ft}$	$W_1 = 375 \text{lbf}$	$W_2 := W_t \cdot H_e \cdot \gamma_r \cdot 1\text{ft}$	$W_2 = 1.125 \times 10^3 \text{lbf}$
$W_3 := H_b \cdot W_b \cdot \gamma_s \cdot 1\text{ft}$	$W_3 = 312.5 \text{lbf}$	$W_w := W_1 + W_2 + W_3$	$W_w = 1812.5 \text{lbf}$

Active Earth Pressue Coefficient (Ka):

$$K_a := \frac{(\cos(\phi_{sr} + \psi))^2}{(\cos(\psi))^2 \cdot (\cos(\delta_1 - \psi)) \cdot \left[1 + \sqrt{\frac{[(\sin(\phi_{sr} + \delta_1)) \cdot (\sin(\phi_{sr} - \beta))]}{[(\cos(\delta_1 - \psi)) \cdot (\cos(-\psi - \beta))]}]} \right]^2} \quad K_a = 0.228$$

Total Horizontal Force:

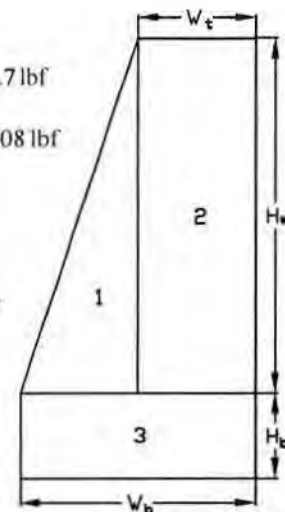
Horizontal Force From Soil, $F_{ah} := .5 \cdot \gamma_s \cdot K_a \cdot H_r \cdot H_r \cdot \cos(\delta_1 - \psi) \cdot 1\text{ft}$	$F_{ah} = 497.7 \text{lbf}$
Horizontal Force From Surcharge, $F_s := q_s \cdot K_a \cdot H_r \cdot 1\text{ft}$	$F_s = 239.708 \text{lbf}$
Total Horizontal Force, $F_h := F_{ah} + F_s$	$F_h = 737.4 \text{lbf}$

Frictional Resistance:

Vertical Force From Soil, $F_{av} := .5 \cdot \gamma_s \cdot K_a \cdot H_r \cdot H_r \cdot \sin(\delta_1 - \psi) \cdot 1\text{ft}$	$F_{av} = 127.2 \text{lbf}$
$F_u := v \cdot (W_w + F_{av})$	$F_u = 1212 \text{lbf}$

Factor of Safety, Base Sliding:

FOS Sliding, $FOS_s := \frac{F_u}{F_h}$	$FOS_s = 1.644$
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Boulder Wall Calculations - 6-foot Total Wall Height
Project VEC 18-075 - April 10, 2018
24923 County Highway 6, Detroit Lakes, Minnesota
Page 2 of 2

Calculate Overturning Moment:

Driving Moment, $M_o := \left[0.5 \cdot K_a \cdot \gamma_s \cdot H_r \cdot H_r \cdot \cos(\delta_1 - \psi) \cdot \left(\frac{H_r}{3} \right) \right] + \left[q_s \cdot K_a \cdot H_r \cdot \left(\frac{H_r}{2} \right) \right]$ $M_o = 1714.5 \text{ lbf}$

Calculate Resisting Moment:

Resisting Moment is calculated by taking the sum of the weights times the moment arms for each section of wall above

$M_1 := \frac{W_1 \cdot (W_{ba} - W_t) \cdot \left(\frac{2}{3} \right)}{1 \text{ ft}}$ $M_1 = 250 \text{ lbf}$

$M_2 := \frac{W_2 \cdot \left[(W_{ba} - W_t) + \frac{W_t}{2} \right]}{(1 \text{ ft})}$ $M_2 = 1968.8 \text{ lbf}$

$M_3 := \frac{W_2 \cdot \left(\frac{W_{ba}}{2} \right)}{1 \text{ ft}}$ $M_3 = 1406.3 \text{ lbf}$

Resisting Moment, $M_r := M_1 + M_2 + M_3$ $M_r = 3625 \text{ lbf}$

Factor of Safety, Overturning:

FOS Overturning, $FOS_{ot} := \frac{M_r}{M_o}$ $FOS_{ot} = 2.114$

I hereby certify that this plan, specification, or report was prepared under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Ronald W. Vickery, PE
Registration Number: 24065
April 10, 2018

PROPOSED BOULDER RETAINING WALLS

24293 COUNTY HIGHWAY 6

DETROIT LAKES, MINNESOTA

RECEIVED
APR 18 2018

GENERAL NOTES

1. IN PREPARATION OF WALL DESIGN, SOIL STRENGTH PARAMETERS WERE ASSUMED, BASED ON A REVIEW OF US GEOLOGICAL SURVEY SOIL MAPS OF THE PROJECT AREA AND INFORMATION PROVIDED BY THE CLIENT. IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S REPRESENTATIVE TO VERIFY THE SOIL STRENGTH PARAMETERS ARE REPRESENTATIVE OF THE SOILS AVAILABLE FOR WALL CONSTRUCTION. IF THE SOIL STRENGTH PARAMETERS ARE FOUND TO BE INCONSISTENT WITH THOSE ASSUMED, THIS DESIGN IS NO LONGER VALID AND IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S REPRESENTATIVE TO NOTIFY VEC SO THE RETAINING WALL SYSTEM CAN BE REDESIGNED. FAILURE TO NOTIFY VEC MAY RESULT IN FAILURE OF THE RETAINING WALL.
2. DESIGN SOIL PARAMETERS:
 - A. RETAINED SOIL: IMPORTED/ON-SITE SAND SOILS, PHI = 32 DEGREES, GAMMA = 125 PCF.
 - B. FOUNDATION SOIL: IMPORTED/ON-SITE SAND SOILS, PHI = 32 DEGREES, GAMMA = 125 PCF.
3. ANY EXCAVATION PERFORMED BELOW THE FOUNDATION GRADE OF THE WALL SHOULD HAVE PROPER !!! LATERAL OVERSIZING. EXCAVATION OVERSIZING SHOULD BE MEASURED FROM THE FRONT TO THE BACK OF THE LOWEST BOULDER.
4. THIS SET OF BOULDER RETAINING WALL PLANS ARE BASED ON THE PROJECT PLANS, PREPARED BY ANDY FRANCIS LANDSCAPING & CONSTRUCTION (UNDATED). IF OTHER PLANS ARE PRODUCED THAT CONTAIN DIFFERENT INFORMATION THAN THAT REFERENCED, THIS PLAN MAY NEED TO BE REVISED AND/OR THE WALL MAY NEED TO BE REDESIGNED.
5. LOCATION OF THE BOULDER RETAINING WALLS IN RELATION TO PROPERTY LINES, UTILITY EASEMENTS, WATERSHED EASEMENTS, OR ANY OTHER TYPE OF EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER. VEC ASSUMES NO LIABILITY FOR THE LOCATION OF THE BOULDER RETAINING WALLS, OR IF CONSTRUCTION OF THE PROPOSED BOULDER RETAINING WALLS ENCROACH ANY PROPERTY LINES OR EASEMENTS.
6. IT IS IMPERATIVE THAT THE SITE SURVEYING OF THE BOULDER RETAINING WALLS BE BASED ON THE PLANS REFERENCED ABOVE AND NOT PROFILE PLANS PREPARED BY VEC. SURVEYING OF THE BOULDER RETAINING WALLS MUST TAKE INTO ACCOUNT THE DESIGN BATTER INDICATED ON THE ENCLOSED PLANS AND DETAILS. FAILURE TO TAKE INTO ACCOUNT WALL BATTER FOR THE BOULDER RETAINING WALL SURVEYING WILL PRODUCE INCORRECT LOCATIONS OF ALL TOP OF WALL AND SHALL BE CORRECTED AT NO COST TO VEC.
7. WALL GEOMETRY, LOCATIONS, SLOPES AND SURCHARGE LOADS FOR THE BOULDER RETAINING WALLS WERE ASSUMED FROM THE PROJECT PLANS REFERENCED ABOVE. IF CONDITIONS VARY GREATLY IN THE FIELD FROM THOSE SHOWN ON THIS PLAN, VEC MUST BE NOTIFIED PRIOR TO CONSTRUCTION OF THE BOULDER RETAINING WALLS TO REVIEW THE DESIGN AND/OR PLANS. MODIFICATIONS TO THE DESIGN AND/OR PLANS MAY BE REQUIRED AFTER THE REVIEW, AND MAY TAKE UP TO TEN BUSINESS DAYS TO COMPLETE.
8. PLEASE REFER TO ANY PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION. IF THERE ARE DISCREPANCIES BETWEEN ANY INFORMATION ON THESE PLANS AND INFORMATION IN THE PROJECT SPECIFICATIONS, THE MORE RESTRICTIVE INFORMATION TAKES PRECEDENCE.

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
W1	TITLE PAGE & GENERAL NOTES
W2	WALL CONSTRUCTION NOTES
W3 - W5	WALL ELEVATION VIEWS
W6	SECTIONS AND DETAILS

Vickery Engineering & Consulting, LLC



14441 Village Woods Drive
Eden Prairie, MN 55347
phone: 952-465-8272

www.vickeryeng.com

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PROPOSED BOULDER RETAINING WALLS
24293 COUNTY HIGHWAY 6
DETROIT LAKES, MINNESOTA

SCALE:

NONE

VERIFY LINE ABOVE MEASURES
1-INCH. IF IT DOESN'T, ADJUST
SCALE ACCORDINGLY

TITLE PAGE AND GENERAL NOTES

REV. NO.	DATE	DESCRIPTION

VEC PROJECT No: VEC 18-075

DRAWN BY: RWV

REVIEWED BY: VEC

DATE: 4/10/18

SHEET: **W1** OF: **6** CLIENT: ANDY FRANCIS LANDSCAPING

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

RONALD W. VICKERY, PE

DATE: 4/10/18 REG. NO. 24065

BOULDER WALL NOTES

DESCRIPTION

THIS WORK CONSISTS OF CONSTRUCTING BOULDER WALL STRUCTURES AT THE LOCATIONS INDICATED ON THE PROJECT PLANS ,PREPARED BY ANDY FRANCIS LANDSCAPING & DESIGN (UNDATED). BOULDER WALLS ARE FORMED OF INTERLOCKING, DRY-STACKED ROCKS WITHOUT REINFORCING STEEL, MORTAR, OR CONCRETE. SINCE THE BOULDER WALLS ALLOW WATER TO PASS BETWEEN THEM, A DRAINTILE IS NOT REQUIRED.

CONSTRUCTION REQUIREMENTS

BOULDERS: BOULDERS SHALL CONSIST OF NATURAL STONE WITH VARYING HEIGHTS AND NOMINAL DEPTHS RANGING FROM 12 TO 30 INCHES (FRONT TO BACK).

GENERAL: THE FOLLOWING DEFINITIONS APPLY TO BOULDER WALL CONSTRUCTION:

- (A) **BASE ROCK:** THE BASE ROCK IS THE LOWERMOST ROCK IN THE BOULDER WALL, AND BEARS DIRECTLY ON THE SOIL SUBGRADE.
- (B) **FACING ROCK:** THE FACING ROCKS COMPRISE THE BULK OF THE BOULDER WALL AND ARE STACKED ABOVE THE BASE ROCK.
- (C) **CAP ROCK:** THE CAP ROCK IS THE UPPERMOST ROCK IN THE BOULDER WALL SECTION AND "CAPS" THE BOULDER WALL.

BOULDER WALL CONSTRUCTION:

(A) **BOULDER WALL FOUNDATION EXCAVATION:** EXCAVATE A FOUNDATION TRENCH AT LEAST 12 INCHES BELOW THE GRADE AT THE BOTTOM OF THE WALL, RUNNING THE FULL LENGTH OF THE PROPOSED BOULDER WALL, OR TO THE DEPTH SHOWN ON THE PLANS. EXCAVATE THE FOUNDATION TO A MINIMUM WIDTH EQUAL TO THE SPECIFIED BASE ROCK WIDTH PLUS 12 INCHES TO INCLUDE THE AGGREGATE BEHIND THE BOULDER WALL. EXERCISE CARE DURING EXCAVATION OF THE BACK CUT. STABILITY OF TEMPORARY CUT SLOPES IS THE RESPONSIBILITY OF THE CONTRACTOR.

(B) **BOULDER PLACEMENT:** PLACE THE FIRST COURSE OF ROCK (BASE ROCK) ON FIRM, UNYIELDING SOIL WITH FULL CONTACT BETWEEN THE ROCK AND THE SUBGRADE. EXCAVATE ANY LOOSE, SOFT OR OTHERWISE UNSUITABLE MATERIAL PRESENT AT FOUNDATION GRADE AND REPLACE WITH SUITABLE FOUNDATION FILL. COMPACT THE FOUNDATION FILL AS NEEDED. AS THE BOULDER WALL IS CONSTRUCTED, PLACE THE ROCKS SO THAT THERE ARE NO CONTINUOUS JOINTS IN EITHER THE VERTICAL OR LATERAL DIRECTION. STOCKPILE A SUFFICIENT NUMBER OF ROCKS TO PROVIDE A GOOD SELECTION FOR PLACEMENT. TO OBTAIN A BETTER FIT, PLACE ROCKS WHICH DO NOT MATCH THE SPACES OFFERED BY THE PREVIOUS COURSE IN A DIFFERENT LOCATION. AVOID PLACING ROCKS WHICH HAVE SHAPES THAT CREATE VOIDS WITH A LINEAR DIMENSION GREATER THAN 8 INCHES. EXCEPT IN ISOLATED CASES, PLACE EACH ROCK SO THAT IT BEARS ON AT LEAST TWO ROCKS BELOW IT. LOCATE AT LEAST ONE BEARING POINT A DISTANCE NO GREATER THAN 6 INCHES FROM THE AVERAGE FACE OF THE BOULDER WALL. THE ALLOWABLE TOLERANCE FOR BASE ROCK WIDTHS IS 3 INCHES; HOWEVER, DO NOT PLACE TWO OR MORE CONSECUTIVE BASE ROCKS WITH A WIDTH LESS THAN SPECIFIED ON THE PLANS. SLOPE THE TOP SURFACE OF EACH ROCK TOWARDS THE BACK OF THE BOULDER WALL AT AN INCLINATION OF AT LEAST 5 PERCENT. THE MINIMUM BOULDER WALL THICKNESS IS BASED ON MINIMUM BASE ROCK WIDTH, AS SPECIFIED ON THE PLANS. AND ALLOWABLE FACE BATTER. THE REQUIRED MINIMUM FACE BATTER IS 10 DEGREES. SECURELY PLACE FACING ROCKS SO THAT THE ROCKS ARE UNABLE TO BE MOVED WITH A PRY BAR AFTER THE BOULDER WALL IS COMPLETE.

(C) **VOIDS:** WHERE VOIDS WITH A MINIMUM DIMENSION OF 6 INCHES OR GREATER EXIST IN THE FACE OF THE BOULDER WALL, CHINK THE VOIDS WITH SMALLER ROCK.

- (1) IF THERE IS NO ROCK CONTACT WITHIN THE BOULDER WALL THICKNESS, CHINK THE VOID WITH A SMALLER PIECE OF ROCK.
- (2) CHINKING ROCKS SHOULD NOT PROVIDE PRIMARY STRUCTURAL SUPPORT FOR THE OVERLYING ROCK.
- (3) CHINKING ROCKS SHOULD NOT BE ABLE TO BE MOVED OR REMOVED BY HAND AFTER BOULDER WALL IS COMPLETE. RESET LOOSE CHINKING ROCKS UNTIL SECURELY PLACED OR GROUTED IN PLACE. DO NOT ALLOW GROUT TO BE READILY VISIBLE FROM THE FACE OF THE BOULDER WALL.

(D) **BOULDER WALL AGGREGATE:** INSTALL AGGREGATE, CONSISTING OF 3/4" TO 1 1/2" CLEAR CRUSHED AGGREGATE (NO PEA GRAVEL). BETWEEN THE BOULDER WALL AND THE BACK CUT FACE BEING SUPPORTED. THE AGGREGATE LAYER SHALL BE TO THE DIMENSIONS SHOWN ON THE PLANS, WITH A MINIMUM DEPTH OF 12 INCHES. PLACE AGGREGATE CONCURRENT WITH BOULDER WALL SO THAT AT NO TIME IS EITHER MORE THAN 12 INCHES HIGHER THAN THE OTHER. SEPARATE THE AGGREGATE FROM THE BACK OF THE BOULDERS BY A NON-WOVEN GEOTEXTILE (MIRAFI 140N OR APPROVED EQUAL). OVERLAP THE NON-WOVEN GEOTEXTILE AT LEAST 18 INCHES AT ALL SEAMS. THE TOP OF THE AGGREGATE SHOULD ALSO BE "CAPPED" WITH THE GEOTEXTILE, AS SHOWN ON THE CROSS-SECTIONS.

Vickery Engineering & Consulting, LLC



14441 Village Woods Drive
Eden Prairie, MN 55347
phone: 952-465-8272

www.vickeryeng.com

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PROPOSED BOULDER RETAINING WALLS
24293 COUNTY HIGHWAY 6
DETROIT LAKES, MINNESOTA
BOULDER WALL NOTES

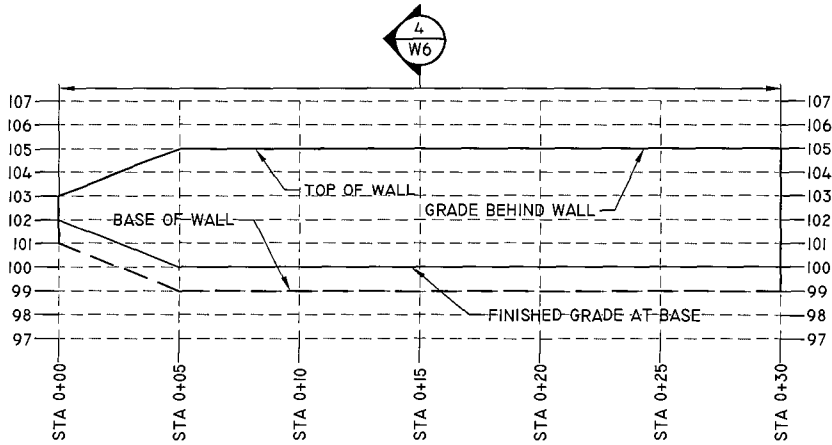
REV. No:	DATE:	DESCRIPTION:

SCALE:	0 1
NONE	VERIFY LINE ABOVE MEASURES 1-INCH. IF IT DOESN'T, ADJUST SCALE ACCORDINGLY
VEC PROJECT No	VEC 18-075
DRAWN BY:	RWV
REVIEWED BY:	VEC
DATE:	4/10/18

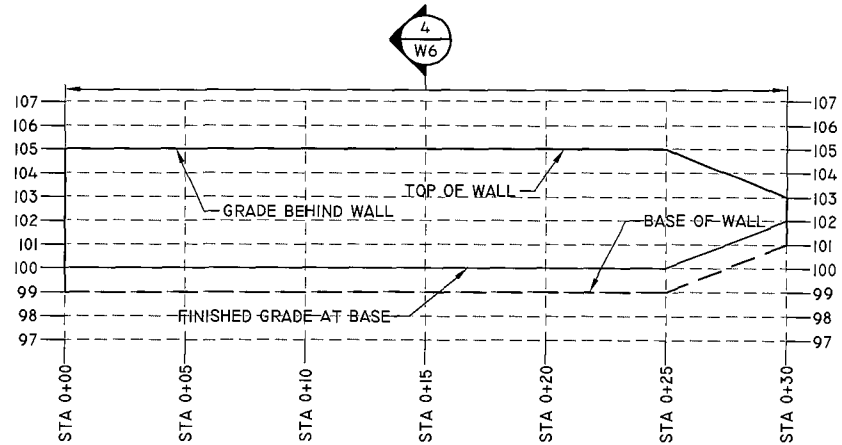
SHEET: **W2** OF: **6** CLIENT: **ANDY FRANCIS LANDSCAPING**

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

[Signature]
RONALD W. VICKERY, PE
DATE: 4/10/18 REG. No.: 24065



1
W3 BOULDER WALL - ELEVATION VIEW
LOWER LEFT WALL (MAXIMUM BEARING PRESSURE = 1,500 PSF)
(SCALE: 1"=5'-0")



2
W3 BOULDER WALL - ELEVATION VIEW
LOWER RIGHT WALL (MAXIMUM BEARING PRESSURE = 1,500 PSF)
(SCALE: 1"=5'-0")

LEGEND



INDICATES CROSS-SECTION TO BE USED (SEE SHEET W6)

NOTES

- 1) GRADES SHOWN ARE APPROXIMATE, AND MAY VARY IN THE FIELD AT THE TIME OF CONSTRUCTION. MINOR ADJUSTMENT OF THE TOP AND BOTTOM OF WALL ELEVATIONS IS PERMISSIBLE, PROVIDING THE CROSS-SECTIONS INDICATED ARE FOLLOWED. SEE SHEET W6 FOR CROSS-SECTION INFORMATION.
- 2) MINIMUM EMBEDMENT IS SHOWN ON THE CROSS-SECTIONS. EXTRA EMBEDMENT IS ALLOWED IF NEEDED TO ACCOMMODATE BOULDER SIZES.
- 3) ELEVATIONS SHOWN ARE BASED ON AN ASSUMED BENCHMARK OF THE BOTTOM OF THE LOWER SET OF STAIRS. THIS ELEVATION IS ASSUMED TO BE 100.0. ALL ELEVATIONS SHOWN ARE BASED ON THAT BENCHMARK.

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PROPOSED BOULDER RETAINING WALLS
24293 COUNTY HIGHWAY 6
DETROIT LAKES, MINNESOTA
LOWER WALL ELEVATION VIEWS

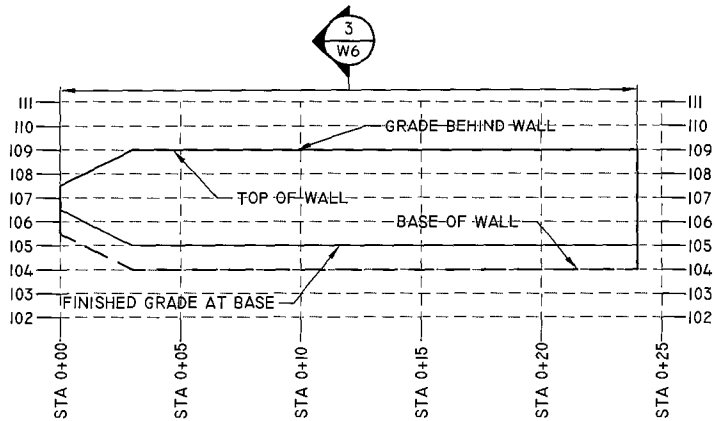
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SCALE:	
SCALE: 1" = 5'	
VEC PROJECT No:	VEC 18-075
DRAWN BY:	RWV
REVIEWED BY:	VEC
DATE:	4/10/18

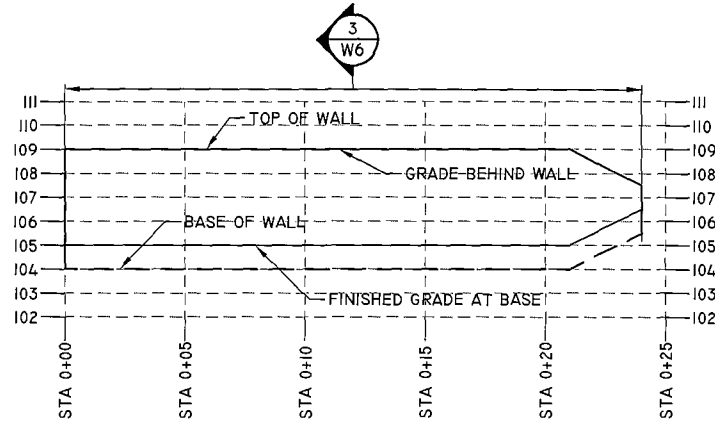
SHEET: **W3** OF: **6** CLIENT: **ANDY FRANCIS LANDSCAPING**

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

RONALD W. VICKERY, PE
 DATE: 4/10/18 REG. No.: 24065



1
W4 BOULDER WALL - ELEVATION VIEW
MIDDLE LEFT WALL (MAX. BEARING PR. = 1,500 PSF)
(SCALE: 1"=5'-0")



2
W4 BOULDER WALL - ELEVATION VIEW
MIDDLE RIGHT WALL (MAX. BEARING PR. = 1,500 PSF)
(SCALE: 1"=5'-0")

LEGEND



- INDICATES CROSS-SECTION TO BE USED (SEE SHEET W6)

NOTES

- 1) GRADES SHOWN ARE APPROXIMATE, AND MAY VARY IN THE FIELD AT THE TIME OF CONSTRUCTION. MINOR ADJUSTMENT OF THE TOP AND BOTTOM OF WALL ELEVATIONS IS PERMISSIBLE, PROVIDING THE CROSS-SECTIONS INDICATED ARE FOLLOWED. SEE SHEET W6 FOR CROSS-SECTION INFORMATION.
- 2) MINIMUM EMBEDMENT IS SHOWN ON THE CROSS-SECTIONS. EXTRA EMBEDMENT IS ALLOWED IF NEEDED TO ACCOMMODATE BOULDER SIZES.
- 3) ELEVATIONS SHOWN ARE BASED ON AN ASSUMED BENCHMARK OF THE BOTTOM OF THE LOWER SET OF STAIRS. THIS ELEVATION IS ASSUMED TO BE 100.0. ALL ELEVATIONS SHOWN ARE BASED ON THAT BENCHMARK.

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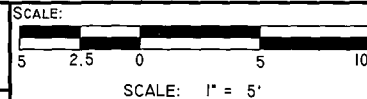


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PROPOSED BOULDER RETAINING WALLS
24293 COUNTY HIGHWAY 6
DETROIT LAKES, MINNESOTA
MIDDLE WALL ELEVATION VIEWS

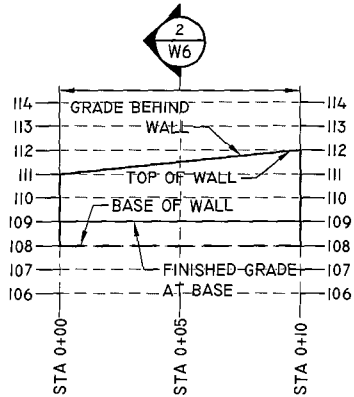


SHEET: **W4** OF: **6** CLIENT: ANDY FRANCIS LANDSCAPING

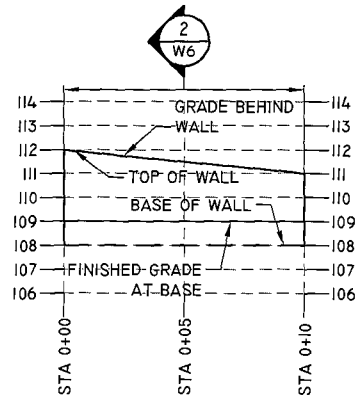
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

[Signature]
RONALD W. VICKERY, PE
DATE: 4/10/18 REG. No.: 24065

REV. No:	DATE:	DESCRIPTION:	VEC PROJECT No:	VEC 18-075
			DRAWN BY:	RWV
			REVIEWED BY:	VEC
			DATE:	4/10/18



1
W5 BOULDER WALL - ELEVATION VIEW
UPPER LEFT WALL (MAX. BEARING PR. = 1,000 PSF)
(SCALE: 1"=5'-0")



2
W5 BOULDER WALL - ELEVATION VIEW
UPPER RIGHT WALL (MAX. BEARING PR. = 1,000 PSF)
(SCALE: 1"=5'-0")

LEGEND



INDICATES CROSS-SECTION TO BE USED (SEE SHEET W6)

NOTES

- 1) GRADES SHOWN ARE APPROXIMATE, AND MAY VARY IN THE FIELD AT THE TIME OF CONSTRUCTION. MINOR ADJUSTMENT OF THE TOP AND BOTTOM OF WALL ELEVATIONS IS PERMISSIBLE, PROVIDING THE CROSS-SECTIONS INDICATED ARE FOLLOWED. SEE SHEET W6 FOR CROSS-SECTION INFORMATION.
- 2) MINIMUM EMBEDMENT IS SHOWN ON THE CROSS-SECTIONS. EXTRA EMBEDMENT IS ALLOWED IF NEEDED TO ACCOMMODATE BOULDER SIZES.
- 3) ELEVATIONS SHOWN ARE BASED ON AN ASSUMED BENCHMARK OF THE BOTTOM OF THE LOWER SET OF STAIRS. THIS ELEVATION IS ASSUMED TO BE 100.0. ALL ELEVATIONS SHOWN ARE BASED ON THAT BENCHMARK.

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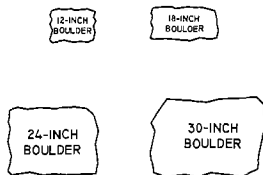
PROPOSED BOULDER RETAINING WALLS
24293 COUNTY HIGHWAY 6
DETROIT LAKES, MINNESOTA
UPPER WALL ELEVATION VIEWS

REV. No:	DATE:	DESCRIPTION:

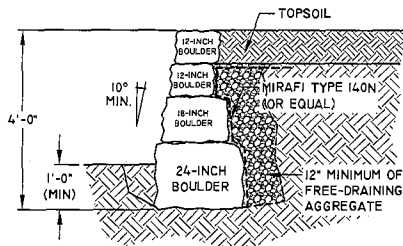
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VEC PROJECT No:	VEC 18-075
DRAWN BY:	RWV
REVIEWED BY:	VEC
DATE:	4/10/18

SHEET: W5	OF: 6	CLIENT: ANDY FRANCIS LANDSCAPING
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 RONALD W. VICKERY, PE DATE: 4/10/18 REG. No.: 24065		

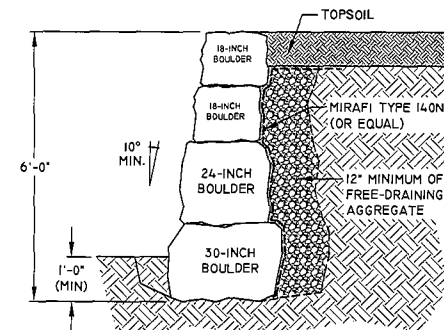
NOTE: ALL BOULDER SHAPES SHOWN ARE FOR DETAILING PURPOSES ONLY. ACTUAL BOULDER SHAPES MAY VARY GREATLY IN THE FIELD. BOULDER SIZES SHOWN ARE MINIMUM DEPTH OF THE BOULDER, AND THE DEPTHS SHOWN IN THE CROSS-SECTIONS SHOULD BE CONSIDERED MINIMUM DEPTHS INTO THE SLOPE (PERPENDICULAR TO THE WALL FACE). BOULDER HEIGHTS MAY VARY.



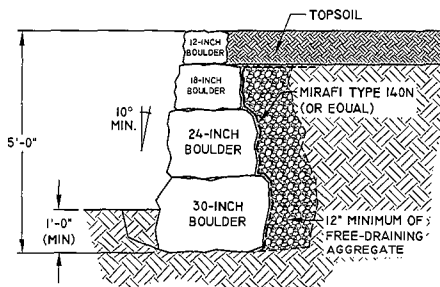
1
W6
PROPOSED BOULDER WALL
BOULDER DESIGNATIONS
(NOT TO SCALE)



2
W4
PROPOSED BOULDER WALL
UP TO 4-FOOT WALL SECTION
(SCALE 3/8"=1'-0")



4
W4
PROPOSED BOULDER WALL
UP TO 6-FOOT WALL SECTION
(SCALE 3/8"=1'-0")



3
W4
PROPOSED BOULDER WALL
UP TO 5-FOOT WALL SECTION
(SCALE 3/8"=1'-0")

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PROPOSED BOULDER RETAINING WALLS
24293 COUNTY HIGHWAY 6
DETROIT LAKES, MINNESOTA
SECTIONS AND DETAILS

REV. No:	DATE:	DESCRIPTION:

SCALE:	0	1
AS SHOWN	VERIFY LINE ABOVE MEASURES 1-INCH. IF IT DOESN'T, ADJUST SCALE ACCORDINGLY	
VEC PROJECT No:	VEC 18-075	
DRAWN BY:	RWV	
REVIEWED BY:	VEC	
DATE:	4/10/18	

SHEET: **W6** OF: **6** CLIENT: ANDY FRANCIS LANDSCAPING

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Ronald W. Vickery
RONALD W. VICKERY, PE
DATE: 4/10/18 REG. No.: 24065

Rachel D. Bartee

From: Brent.Alcott@arvig.net
Sent: Wednesday, April 18, 2018 8:19 AM
To: Rachel D. Bartee
Subject: RE: Permit- Andy
Attachments: SitePlan_draft.pdf; VEC 18-075 - 24293 County Hwy 6, Detroit Lakes, MN - Boulder Wall Calcs.pdf; VEC 18-075 - 24293 County Hwy 6, Detroit Lakes, MN - Boulder Wall Plans.pdf

Rachel,

I have been working with Andy on the replacement of the failing retaining wall. Yesterday I received the permit application and will begin the review of the wall calculations, however, the permit has not yet been approved. PRWD policy for these situations is to hold off on issuance of a permit until the conditional use permit has been approved through the county process (PRWD does not want to be the "rubber stamp" during planning commission considerations).

Attached are the retaining wall layout and design plans.

Let me know if you have any questions.

Brent Alcott | Assistant Administrator
Pelican River Watershed District
211 Holmes Street West – Suite 201
Detroit Lakes, MN 56501
(218) 846-0436
www.prwd.org



From: Rachel D. Bartee <rdbarte@co.becker.mn.us>
Sent: Tuesday, April 17, 2018 4:15 PM
To: Brent Alcott <brent.alcott@arvig.net>
Subject: Permit- Andy

Good Afternoon,

Andy is requesting a permit for a retaining wall and stated he already got a permit from your office for work he is submitting.

He gave me a receipt, but did not have a copy of the permit.

Could you please send me a copy of the permit so I can put it in his file.

Thanks!!!

Rachel Bartee

PELICAN RIVER
watershed district

PELICAN RIVER WATERSHED DISTRICT

211 Holmes St West, Suite 201
Detroit Lakes, MN 56501
218-846-0436 or Fax 218-847-0778

— RECEIPT —

Date 01/17/18 Receipt Number 718
Received From Andy Francis (Banker)
Project Address 24293 Willow 6
Project Type Retaining Wall
Check \$150 #15145 Cash
Permit # -