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Sent: Friday, October 16, 2015 10:32 AM
To: scott@brightsideelectric.com
Subject: info

Scott --

Here's some numbers for you:

I measured the open area off of the GIS map and get about 15,800 square feet of upland. Add to that about 175 x 16 for the road on the eastern parcel (2800 square feet). The reason I didn't use the full lot depth is that the area reverts to wetland close to the lake. That adds up to 18,600. That allows a total of 4650 square feet of impervious. A maximum 2790 square feet of structures can be done. Just to be clear on that, if you only did 2000 square feet of structures, you could move the 790 square feet over to allow for "other" impervious. However, you can't exceed the 2790 square feet and use some of the "other" allowed impervious for buildings.

Your structure planned is 1950 square feet (30 x 65). That leaves 2700 square feet for other, which in your case would include driveway and septic. (Rod Kern called about another property this morning, so I asked if there was a way he could reduce the mound footprint by using steeper slopes. He said that he had already tweaked it.) However, I asked the department head about what we would use, and he said that we would consider 190 square feet per bedroom for the impervious calculation for the septic mound. So your mound system is only using 380 square feet. That gives you some cushion for your driveway and the area around the house.

The only remaining issue is the wetland area. Even though we'd only consider the mound 380 for impervious, I have to consider the full size for wetland impact. The approximate wetland area in the mowed area is 600 square feet. The area where the mound is going to be has approximately 20 x 30 of upland (600 square feet), so would use $(2700-900=1800)$ square feet of wetland fill. $600 \text{ plus } 1800 = 2400$. You have a 1000 foot exemption, so you need to remove approximately 1400 square feet of road. If you wanted to fill into the western side of the lot, you would need to remove some more of the road. At a 16' width, right now you would need to remove 88 feet (1408). I don't think you can remove much more than 100 feet without doing more damage than good. That would perhaps give another 192 square feet for you to use. However, it might be best to wait until the mound gets constructed to see if there is additional fill left over.

From what you said, it sounds like you would be willing to move the structure to the east a bit or maybe use retaining walls to reduce the impact to the wetland. At this point, I would recommend that, or at a maximum, fill 6 feet of fill on the west side of the structure.

Also, I asked about having the garage lower than the house, but the ordinance just says the "structure" has to be 3 feet above the ordinary high water level, so the entire structure would have to meet that criteria.

Hopefully you can follow my convoluted discussion. Give me a call if you have questions. Also, keep in mind that these are estimates. If you find there is more upland than I've estimated, I'll be glad to re-run the numbers.

Becky

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