
AGENDA

Goodhue County Planning Advisory Commission
Monday, September 28th, 2026 at 6:00pm
Goodhue County Government Center 3rd Floor Board Room
509 West Fifth Street Red Wing, MN 55066

1. Call to Order
2. Review and Approve Agenda
3. Conflict/Disclosure of interest
4. Review Previous month's meeting minutes
5. Public Hearing – Conditional Use Permit Request by Jesse Hasen and Alex LaRocque
Request submitted by property owners/applicants, Jesse Hansen and Alex LaRocque, 35699 Highway 61 Blvd Lake City, MN 55041, for a Conditional Use Permit request for property legally described as: Part of GOV'T LO T 4 SECTION 13 TOWNSHIP 112, AND RANGE 13 LYING ELY OF CEN HWY 61 in Florence Township. The applicants are requesting a Conditional Use Permit for existing uses as well as new including the following; fully operational marina which includes docking, launching, fueling, repairs, and storage, a campground, office, recreational area, and tiki bar, and fill in a floodplain. Tax Parcel(s): 32.013.2100
6. Update on Environmental Review (EAW) for Pelican Point in Florence Township
7. Miscellaneous Discussion
8. Adjourn

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
August 24th, 2026, MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:03 PM by Chair Chris Buck at the Goodhue County Government Center in Red Wing.

Roll Call

Commissioners Present: Richard Miller, Christopher Warrington, Charlie Dicke, Flinton Stehr, Carol Overland, Chris Buck, and Todd Greseth

Commissioners Absent: None

Staff Present: Zoning Assistant, Leah Pieper and Land Use Management Director, Megan Smith

1. Approval of Agenda

¹Motion by Commissioner Miller; seconded by Commissioner Greseth to approve the meeting agenda.

Motion carried 6:0

2. Conflict/Disclosure of Interest

No conflicts or disclosures.

3. Approval of July Minutes

²Motion by Commissioner Warrington; seconded by Commissioner Overland to approve the meeting agenda.

Motion carried 6:0

4. Public Hearing(s):

Map Amendment Request by Ann and Jeff Bolin

Request submitted by Ann and Jeff Bolin (Landowners), for property located at 29055 County Road 2 Blvd Frontenac, MN 55026, for a re-zoning request from CR (Commercial Recreational) to R-1 (Suburban Residential), to allow for four lots. The properties are described as DOC#707132 PT OF LOT 1 BLK 1 VILLA MARIA ADD BEG AT NW COR, and DOC#703698 LOT 3 BLK 1 VILLA MARIA ADDITION in FRONTENAC, MN 55026.

Pieper presented the staff report and attachments.

Commissioner Overland asked the applicant a question about the memorial area in Outlot A, which is not in consideration for this application. Staff and other commissioners addressed the concern.

Chair, Chris Buck Opened the Public Hearing

³After Chair Buck called three times for comments, it was moved by Commissioner Greseth and seconded by Commissioner Warrington to close the Public Hearing.

Motion carried 6:0

Commissioners exchanged in discussion.

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
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DRAFT**

⁴It was moved by Commissioner Greseth and seconded by Commissioner Miller for the Planning Advisory Commission to:

- Accept the application, testimony, exhibits, and other evidence into the record; and,

Recommend the County Board **Approve** the Map Amendment Request from Jeff and Ann Bolin.

Motion carried 6:0

5. Other Discussion

a. None

6. ⁵ADJOURN: Motion by Commissioner Warrington and seconded by Commissioner Overland to adjourn the Planning Commission Meeting at 6:33 p.m.

Motion carried 6:0

Respectfully Submitted,
Leah Pieper, Zoning Assistant

MOTIONS

¹ **APPROVE the PAC meeting agenda.**

Motion carried 6:0

² **APPROVE the PAC meeting minutes.**

Motion carried 6:0

³ **Motion to close the Public Hearing.**

Motion carried 6:0

⁴ **Motion to Approve Map Amendment Request**

Motion carried 6:0

⁵ **ADJOURN. Motion to adjourn the meeting.**

Motion carried 6:0

To: Planning Advisory Commission
From: Leah Pieper, Land Use Management Zoning Assistant
Meeting Date: September 28th, 2026
Re: Conditional Use Permit Request In Florence Township for Pelican Point

AGENDA ITEM:

The Planning Advisory Commission will hold a public hearing and consider a request for land located at 35699 Highway 61 Blvd Lake City, MN 55041 to receive a Conditional Use Permit for existing uses as well as new including the following; fully operational marina which includes docking, launching, fueling, repairs, and storage, a campground, office, recreational area, and tiki bar. The request also includes grading work and fill in a floodplain which requires a conditional use permit if not used to elevate structures.

ATTACHMENTS AND LINKS:

1. Application as submitted
 - a. Application Form
 - b. Hours, Occupancy Plan
 - c. Bar and Office Concept Layout
 - d. Certificate of Survey
 - e. Grading and Drainage Plan
 - f. Removal Plan
 - g. Site Plan
 - h. Photometric Plan
2. Maps prepared by staff
 - a. Elevations and Contours
 - b. Vicinity/Neighborhood Map

APPLICATION INFORMATION:

Applicants: Jesse Hansen and Alex LaRocque
Address of zoning request: 35699 Highway 61 Blvd Lake City, MN 55041
Parcel: 32.013.2100
Parcel Size: 12.4 Acres
Property Zoning: CR (Commercial Recreational) with floodplain and shoreland overlays
Township: Florence
Abbreviated Legal: Part of GOV'T LOT 4 SECTION 13 TOWNSHIP 112, AND RANGE 13 LYING ELY OF CEN HWY 61.

PUBLIC HEARING NOTICE:

The Planning Advisory Commission will hold a public hearing and consider a request submitted by property owners/applicants, Jesse Hansen and Alex LaRocque, 35699 Highway 61 Blvd Lake City, MN 55041, for a Conditional Use Permit request for property legally described as: Part of GOV'T LO T 4 SECTION 13 TOWNSHIP 112, AND RANGE 13 LYING ELY OF CEN HWY 61 in Florence Township. The applicants are requesting a Conditional Use Permit for existing uses as well as new including the following; fully operational marina which includes docking, launching, fueling, repairs, and storage, a campground, office, recreational area, and tiki bar. Tax Parcel(s): 32.013.2100

APPLICABLE ORDINANCES:

- Goodhue County Zoning Ordinance, Article 4, Conditional Use Permits
- Goodhue County Zoning Ordinance, Article 11, Performance Standards
- Goodhue County Zoning Ordinance, Article 30, Commercial Recreational District
- Goodhue County Zoning Ordinance, Article 31, Shoreland Regulations
- Goodhue County Zoning Ordinance, Article 32, Floodplain Regulations

PROJECT SUMMARY:

The landowners, Jesse Hansen and Alex LaRocque, are seeking approval for a CUP for property located at 35699 Highway 61 Blvd Lake City, MN 55041. The intent of the request is for the Landowners to be issued CUP's for existing uses on the property as well and proposed new uses. The existing uses are the marina and accessory uses related to running a marina such as office, boat servicing and repair, gas and fuel, marine retail store, and parking and winter boat storage. The two new uses being proposed is an indoor bar area with an outdoor "Tiki" bar area, and a campground. The campground is a redevelopment of the portion of the site that had been used as a manufactured home park, but over the years had become non complaint due to numerous issues. The Commercial recreational zoning district does not allow manufactured home parks or year around permanent residential occupancy. The district does allow campgrounds and RV sites, along with resort facilities such as lodges, cabins, guesthouses, and retreat facilities. The Pelican Point Project has elements of a traditional campground, but with amenities more comply offered at resorts.

Zoning Staff have reviewed the application and determined that the site is a suitable candidate for the uses being proposed and is an appropriate use of the land that has direct access to Highway 61 and also has an existing marina. The uses proposed clearly fit within the County's goals and objectives for the Commercial Recreation district and would be a good fit for the area. The purpose of the conditional uses is that they allow the County local control by affixing conditions to the permit that help mitigate the project's impact and help ensure compliance over the life of the use.

Environmental Review:

In accordance with state law, new campgrounds over a certain size in shoreland area require an EAW, or environmental impact worksheet, be prepared prior to project approval. This has been prepared by G-Cubed and is currently under review. No major environmental concerns have been discovered at this point, and the site has already been developed and used intensely since the 1970's. The Environmental review is available for review and public comment. The full document is available on the County's website or a hard copy can be requested from county staff. Due to the 60-day rule, governments are required to process land use applications consecutively, and in a timely manner. It is important to know that the PAC can hold the hearings and consider the conditional uses for this project, but those CUP's cannot be approved by the County Board until final action is taken accepting the EAW.

Property Information:

- The current property consists of one parcel comprising approximately 12.4 acres, that is zoned CR (Commercial Recreational). Goodhue County recently approved a rezoning of the property from Commercial-to-Commercial Recraiton because marinas are not allowed in the commercial zoning district.
- There are no feedlots near the subject property.
- The property is surrounded by predominantly A-2 District, R-1 District.
- Majority of the property is designated Shoreland and Floodplain.
- No mining sites exist within 1000 feet of the subject property.
- Two of the sites existing buildings are being saved and reused. A large storage building on the north side of the site labeled existing building on the site plan will be used for storage and will also house the Marine Repair business. This building is about 9,500 square feet
- The main office will become the office and bar and is located near the vehicular entrance to the site. Much of this building will be converted into a bar and dining area and will be 2,765 sq feet. The kitchen and office area is attached in a space that measures 12 x 30, for a total of 360 square feet.
- A small well-house and guest bathroom shower facility will also be saved.
- 220 Boat slips are proposed.
- 69 camp sites are proposed. The applicants have identified some sites as being suitable for RV's and others that could accommodate a tiny home/cabin or what are sometimes referred to as park models. Park models are not defined in county ordinance, and they are sometimes a hybrid between an RV and a manufactured home. However, manufactured homes are distinguishable because they follow a federal building code and must have a HUD stamp or seal of approval if they are to be sold or occupied. They also require local building permits and must meet mn building code for how they are installed and anchored to the ground. RV's and park

models do not require building permits and are typically not classified as permanent structures.

- Several unpermitted buildings, including several manufactured homes, have already been removed from the site
- Fill material is being temporarily stockpiled on the site due to a beneficial reuse opportunity from a nearby road project in Lake City. Staff has advised the applicants that the finished grading and fill must be approved with a conditional use permit since the project is in the floodplain. A recommendation to approve the attached grading plan is included with the staff recommendation in this report.

Highway 61 Access:

- The property is accessed from a Highway 61 frontage road, which was re-paved in 2023/2024 at which point access modification were made in this area the Hanen's Harbor lost two additional access drives. Site access is now limited to one point, with a dedicated right turn lane for northbound traffic.
- Boat traffic comes in off of Lake Pepin from the harbor entrance. No modifications are proposed to the harbor entrance point, but it does need to be periodically dredged to maintain channel depth

Proposed Uses:

- If permitted, the CUP would make current nonconforming uses, conforming and would add more recreational use to the property through the campground and bar proposals.

Zoning Ordinance CR District Information:

"The intent of the CR Commercial Recreational District is to provide suitable locations for, and to encourage the development of, commercial recreation facilities in those areas of the county which benefit the recreational needs of both residents and tourists and restrict incompatible commercial and industrial uses. The Commercial Recreational District shall not be an overlay district, but shall be an exclusive district when used."

List of Conditional Uses Proposed:

- Resort style campground
- Restaurant and taverns where the main function is servicing a resort or recreational development.
- Yacht slips, service and storage marinas, harbor and docking facilities with marine retail as an accessory use.
- Fill over 1000 cubic yards in the flood fringe of the Mississippi River

Goodhue County Comprehensive Plan:

- The proposed CUP appears to be compatible with the goals of the County's Comprehensive Plan and growth management strategies, which encourage

recreational development in appropriate areas of the County that serve the needs of both residents and visitors while limiting incompatible commercial and industrial uses.

Other/Miscellaneous:

- Liquor Licensing is not handled by Land Use, but the owners are aware that alcohol sales are subject to approval and licensing by the State of Minnesota, as well as local licenses from the County and Township.
- Work below the OHWL including rip rap, and dredging is subject to the MN DNR and typically requires a public waters permit.
- Fuel/gasoline requires licensing and registrations from the State MPCA and Office of Commerce, along with specific Minnesota OSHA requirements that provide for the safety of both the employee operating the gas pumps and boaters/customers.
- The MDH – Minnesota Department of Health regulates and requires licensing of campgrounds. There are several requirements that the state has related to everything from posted speed limits, to emergency evacuations and storm sheltering
- Wells are subject to the standards of the MDH and all water consumed at the bar/restaurant or at the campground are subject to regular water testing.
- Goodhue County enforces the state of Minnesota's septic regulations on the behalf of the MPCA. The County's Environmental Health staff issue septic permits, and has the authority to approve systems up to 10,000 gallons per day.
- The EQB – Environmental Quality Board oversees the environmental review required for this project.
- Food and Commercial Kitchens are subject to review and approval by the Mn Dept of Labor and Industry, including plumbing plan review, and also state health licensing.
- The project is located in Florence Township, which has adopted its own zoning regulations in addition to the County's. The project will need to obtain approval from both the township and the County and maintain compliance with both.
- Goodhue Co SWCD has been informed of the project and during that discussion it was concluded that the site has previously contained wetlands, but those wetlands have been destroyed and the previous owner purchased wetland credits to accommodate for the loss of the wetland area.
- Emergency responses by both Fire, and Ambulance are provided by mutual aid agreements with the City of Lake City, and coverage by the Goodhue County Sheriff's office. Drowning, rescues, fires, explosions, gas leaks, boating collisions, and other issues are possible scenarios to plan for and the owners should maintain communication and working relationships with these critical service providers.

Discussion items:

1. Impervious surface. The site is limited to a 25% impervious surface coverage limit set by the county's shoreland ordinance. However, the County has not defined impervious surfaces in ordinance, and the plan is not including the campsites as impervious area. Pre-construction impervious surface is 2.4 acres and post construction impervious surface is 3.1 acres, an increase of .70 acres impervious. No pre-treatment or dedicated stormwater detention or retention areas are shown on the plans. How does the PAC want to address stormwater runoff in its consideration of the project?
2. Landscaping plan. The County does not require the submittal of a landscape plan, however in this case staff is recommending that trees be planted and landscaping be installed and maintained in certain areas, especially around the edges and borders of the property to define the edge of the ROW and delineate where the property lines are, which is important for campers who may not be aware. How does the PAC want to incorporate landscape requirements into the project?
3. Seasonal use. Traditionally boating and camping season in Minnesota is April 15th to October 15th, but those dates change depending on the weather. How does the County want to enforce seasonal requirements for this site and what are those dates?
4. DNR Permitting. A permit is pending with the DNR for this project to restore upland lost from previous erosion action, essentially changing the location of the top of the bank and ultimately changing the location of the OHWL. Is the PAC comfortable recommending approval of the site plan and grading plan as shown which is assuming the DNR approved the public waters permit?

Staff Recommendation:

To accept the application, testimony, exhibits, and other evidence presented into the record; and recommend the County Board of Commissioners **APPROVE** the CUP requests for the continued use of the marina and storage areas in addition to the campground, office area, recreational area, and bar/restaurant area, along with the grading plan and fill, based on findings that the proposed CUP is consistent with the goals and policies of the County's Comprehensive Plan, with the following findings and conditions:

Findings:

1. The site meets the criteria outlined in Article 4 of the Goodhue County Zoning Ordinance for submitting a conditional use permit.
2. Goodhue County has adhered to all the requirements set forth in Article 4 for published and mailed notice requirements.

3. The Planning Advisory Commission held a hearing and considered the request at their September 28, 2026, meeting.
4. The proposed uses will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
5. That the uses permitted will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
6. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
7. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
8. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
9. The addition of a campground to this property is an appropriate use of the land and complements the Marina and recreational nature of the property and scenic value of the area. The area where the campground is proposed was previously used as a manufactured home park.
10. Parking has been calculated using Article 11, section 16, although neither Marinas or campgrounds have dedicated parking requirements. Therefore, the following determinations to are to be followed:

Parking For Campground:

2 parking stalls shall be required within each campsite. The site plan shows 69 campsites, with space for two vehicles on each site, equivalent to two parking pads that are each 9 feet by 18 feet. Guest parking and overflow parking will use the area designated as General Parking.

Marine Repair Parking:

25 stalls shown, including those with added stall depth to accommodate boat and trailer storage

Parking For Marina/General Parking:

The plan calls for 40 stalls along the inner harbor and 30 abutting the frontage road. Plus 10 stalls dedicated for truck with a boat trailer parking. This is 80 stalls.

Parking for the bar/restaurant:

1 parking space for each 100 square feet of space dedicated to the bar/restaurant use, plus 1 parking space for each 2 employees.

The office and bar area as shown is proposed to be 2700 square feet with an additional 550 sq ft. when the tiki bar is open. Based on ordinance requirements, a bar/restaurant of this size will require 33 parking stall plus employee parking. The proposed parking lot south of the bar/restaurant shows 21 parking spaces. However, bar/restaurant overflow parking can use the general parking area along the inner harbor, as long as the parking is accommodated somewhere on site.

11. An EAW is under review for the Pelican Point Project, and will be considered at the October 6, 2026, County Board meeting. No action shall be taken on the conditional use permits until the County has accepted the environment report and found it to be satisfactory.

Conditions:

1. Florence Township approvals are required prior to start of work
2. No encroachments are permitted into the ROW unless specifically allowed by MNDOT
3. The entire site will be put on a septic operating permit, which means the owners will need to obtain a septic maintenance contract with a certified septic company to perform regular compliance checks and maintenance on the system. If at any point habitual neglect or repeat issues occur with septic compliance, the county had the authority to revoke the operating permit. Operating permits are also submitted for renewal on an annual basis.
4. The campground and resort is permitted to operate seasonally. Year-round use is prohibited. For the purpose of this permit, no occupant shall live on site more than 6 months, or 180 days in a year.
5. A landscape plan shall be submitted to the County no later than April 15, 2027, and shall include large overstory trees to be planted along the waters edge, and either fencing or landscaping shall be shown and installed along property boundaries within 1 year of opening the campground.

MAP 03: ELEVATIONS



Planning Advisory Commission

Public Hearing
September 28, 2026

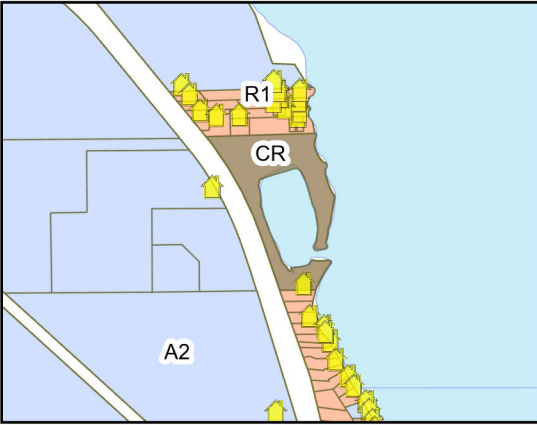
Jesse Hansen and Alex LaRocque (Owners)
CR Zoned District.

Part of GOV'T LOT 4
SECTION 13 TOWNSHIP 112, AND RANGE
13 LYING ELY OF CEN HWY 61 in Florence
Township.

Request for CUP for Commercial Recreational
Use Primarily Intended to Serve
the nautical Community.

Legend

- | | |
|----------------------------|------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) |
| Protected Streams | 20 |
| Lakes & Other Water Bodies | 30 |
| Shoreland | |
| Historic Districts | FEMA Flood Zones |
| Parcels | 2% Annual Chance |
| Registered Feedlots | A |
| Dwellings | AE |
| Municipalities | AO |
| | X |

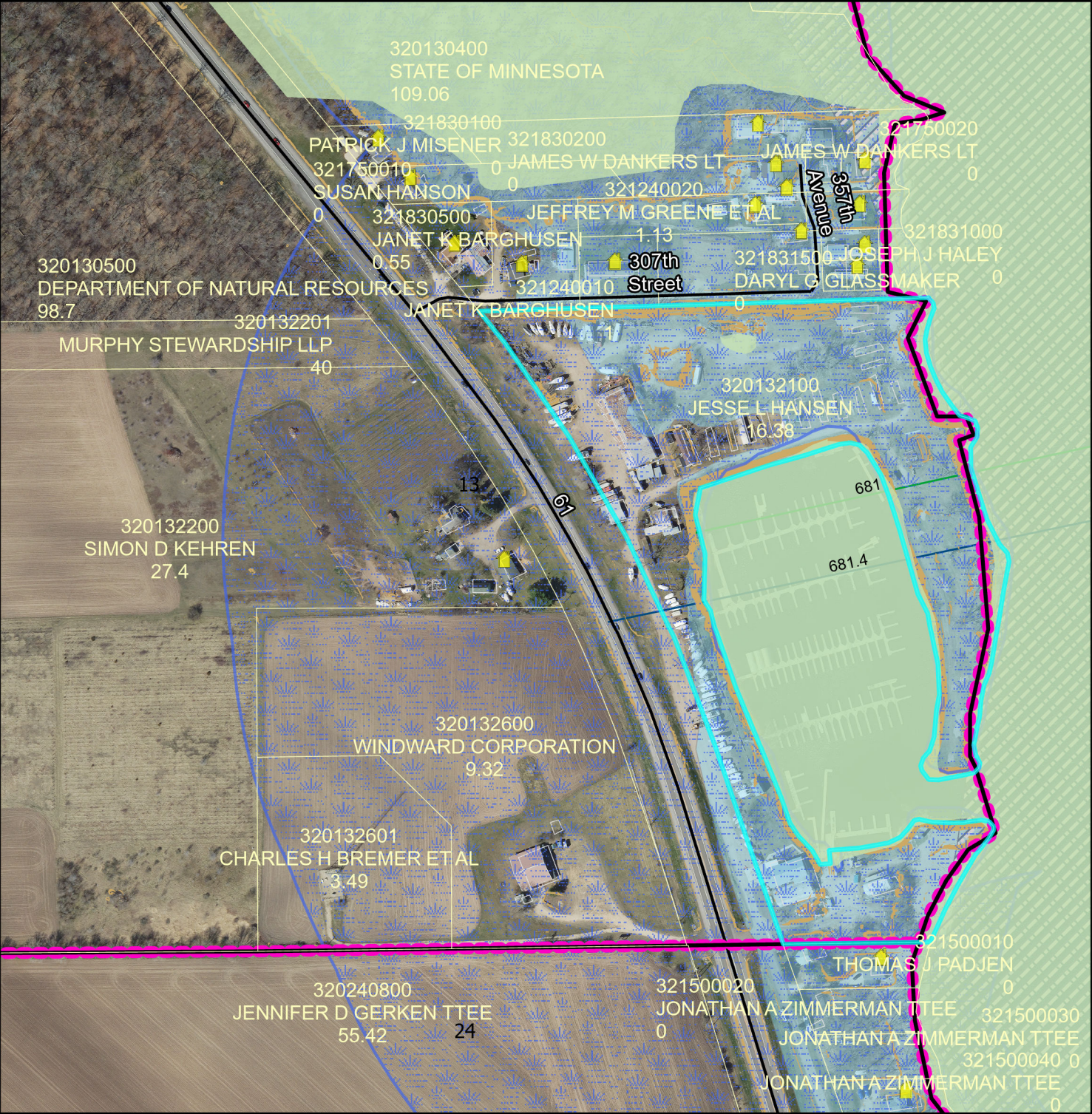


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2024 Aerial Imagery
Map Created September, 2026 by LUM



MAP 02: VICINITY MAP



Planning Advisory Commission

Public Hearing
September 28, 2026

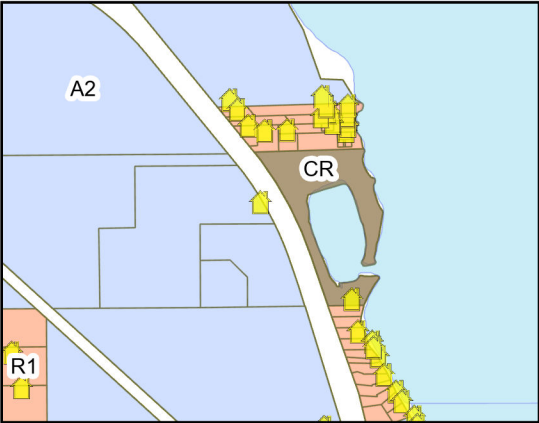
Jesse Hansen and Alex LaRocque (Owners)
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Part of GOV'T LO T 4
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Request for CUP for Commercial Recreational
Use Primarily Intended to Serve
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Legend

- | | |
|----------------------------|------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) |
| Protected Streams | 20 |
| Lakes & Other Water Bodies | 30 |
| Shoreland | |
| Historic Districts | FEMA Flood Zones |
| Parcels | 2% Annual Chance |
| Registered Feedlots | A |
| Dwellings | AE |
| Municipalities | AO |
| | X |



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2024 Aerial Imagery
Map Created September, 2026 by LUM

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 320132100

Permit#

Z26-0081

PROPERTY OWNER INFORMATION

Last Name Hansen / LaRocque	First Jesse / Alexander	Email: jessehansen2@gmail.com
Street Address 35699 Highway 61 Blvd		Phone 507-208-5009 / 651-564-1930
City Lake City	State MN	Zip 55041
Authorized Agent G-Cubed		Phone 507-867-1666
Mailing Address of Landowner: Same as above		
Mailing Address of Agent: 14070 Hwy 52 SE, Chatfield MN 55923		

PROJECT INFORMATION

Site Address (if different than above): **Above**

Lot Size **12.41** Structure Dimensions (if applicable) **Depicted on SP**

What is the conditional/interim use permit request for? **CUP and Grading Permit**

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized
To conform with local ordinance within CR zoning, Pelican Point is applying for a CUP for their existing and proposed uses on the property. The owners are planning to open a state of the art operation to benefit the surrounding community while following all state and local regulations. It is not expected that any conflict with surrounding land uses will arise, but in the event it does any issues can be brought up to the owners for further discussion.

DISCLAIMER AND PROPERTY OWNER SIGNATURE

I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.

Signature of Landowner:

Date **7-24-26**

Signature of Agent Authorized by Agent:

7-24-26

TOWNSHIP INFORMATION

Township Zoning Permit Attached? ☐ If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature

Title

Date

Comments:

COUNTY SECTION

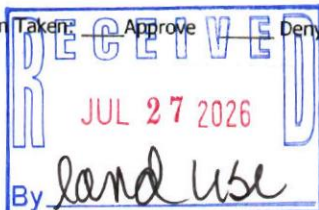
COUNTY FEE **\$400**RECEIPT # **362336488**DATE PAID **7/27/26**

Applicant requests a CUP/IUP pursuant to Article _____ Section _____ Subdivision _____ of the Goodhue County Zoning Ordinance

What is the formal wording of the request?

Shoreland _____ Lake/Stream Name _____ Zoning District _____

Date Received _____ Date of Public Hearing _____ DNR Notice _____ City Notice _____

Action Taken: ☐ Approve ☐ Deny ☐ Conditions:

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).

The owners of Pelican Point are planning to run a fully operational marina that includes boat docking, launching, fueling, repair, and storage.

In addition, introduce a campground, office, recreational area, bar, off-sale, and a tiki bar.

2. Planned use of existing buildings and proposed new structures associated with the proposal.

The existing office, shower (community) building and shop (north) are proposed to remain onsite. One new building will be introduced being a tiki hut (south).

All existing trailer homes were removed from site along with multiple other less desired buildings depicted on the site plan.

3. Proposed number of non-resident employees.

12 employees

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.

Attached from Owner

5. Planned maximum capacity/occupancy.

Attached from Owner

6. Traffic generation and congestion, loading and unloading areas, and site access.

Access to site is off of Highway 61 in the southwest corner of the property where then the existing frontage road provides access to the remaining property along with several private drives.

Traffic generated will not see much change from existing conditions, but is anticipated to increase with the introduction of the proposed campground and bar.

7. Off-street parking provisions (number of spaces, location, and surface materials).

Locations depicted on site plan. Surfacing will consist of concrete, bituminous, aggregate and pervious rock depicted on grading plan.

200 Sqft of parking / camp site (min), 25 stalls for marine repair, 75 general parking stalls, 10 truck and trailer stalls, and 21 stalls for bar (2 ADA)

8. Proposed solid waste disposal provisions.

The owners will provide dumpsters for general garbage disposal for the campground, bar, and marina users.

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.

All sewage onsite will be treated with SSTS systems along with holding tanks. The existing well house (north) will serve the proposed campground with water service lines to each site.

The existing well (south) will serve the bar, office, and community building. Electricity hookups (existing) will be rerouted to serve the proposed campground.

10. Existing and proposed exterior lighting.

All existing exterior lighting onsite will continue to be used. The campground's photometric lighting plan is attached.

Exterior lighting shall be diffused or directed away from adjoining properties or public roads.

11. Existing and proposed exterior signage.

All signage is currently and planned to be on exterior building walls facing Highway 61.

12. Existing and proposed exterior storage.

Marine indoor and outdoor storage is planned in the offseason (October - April). Indoor storage is limited to the north shed, but outdoor

storage will take place along the west side of the harbor in designated parking areas.

13. Proposed safety and security measures.

Restricted speed throughout the campground and property will be in effect. Guard rails and railings along steep banks are proposed.

Security cameras surround the property.

14. Adequacy of accessibility for emergency services to the site.

Highway 61 has right and left turn lanes into site and the frontage road provides access to all private roads onsite.

The width of the campground's road is 20-24 feet with a hammerhead vehicle turnaround at the dead end to satisfy all emergency vehicle requirements.

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

Staff onsite will manage noise generation from the tiki bar and campground per local ordinance. Odor will be minimal with the proposed

trash enclosures. As speeds are restricted throughout the property, dust is anticipated to be minimal.

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

A landscape plan has not been prepared for Pelican Point. However, grading, excavation, filling and removal activities are depicted

on the removal and grading plans prepared for Pelican Point. Existing less desired trees have been removed from site.

17. Existing and proposed surface-water drainage provisions.

The proposed activities do not introduce 1-acre or more of new impervious, hence stormwater treatment is not required. As this site is a linear project,

proposed conditions are similar to existing drainage patterns.

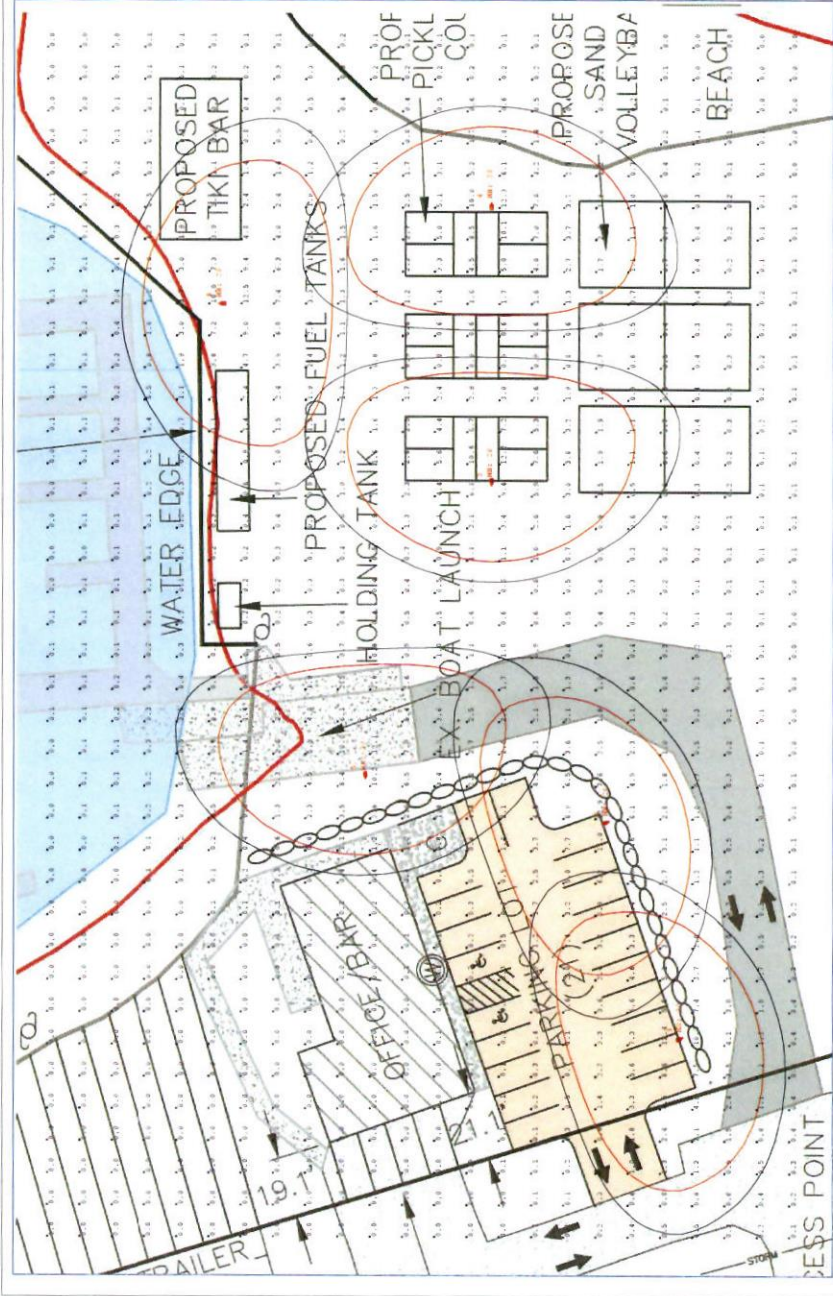
18. Description of food and liquor preparation, serving, and handling provisions.

The owners are in the process of obtaining all permits, inspections, and licenses for operation.

19. Provide any other such information you feel is essential to the review of your proposal.

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	AvgMin	Max/Min	Description	Readings Taken 0°
CalcPis_1	Illuminance	Fc	1.24	12.9	0.0	N.A.	N.A.	0° AFG	
LAYOUT AND BOM ARE SUBJECT TO APPROVAL									

Luminaire Schedule									
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts
⌞	6		A17-3T150	Single	21456	21456	0.900	A17-3T150	148.74
									Total Watts
									892.44



- NOTES
- The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLF is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.
 - Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.
 - The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer.
 - Mounting height determination is job site specific, our lighting simulations assume a mounting height (intersection point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.



Prepared For: Total Electric

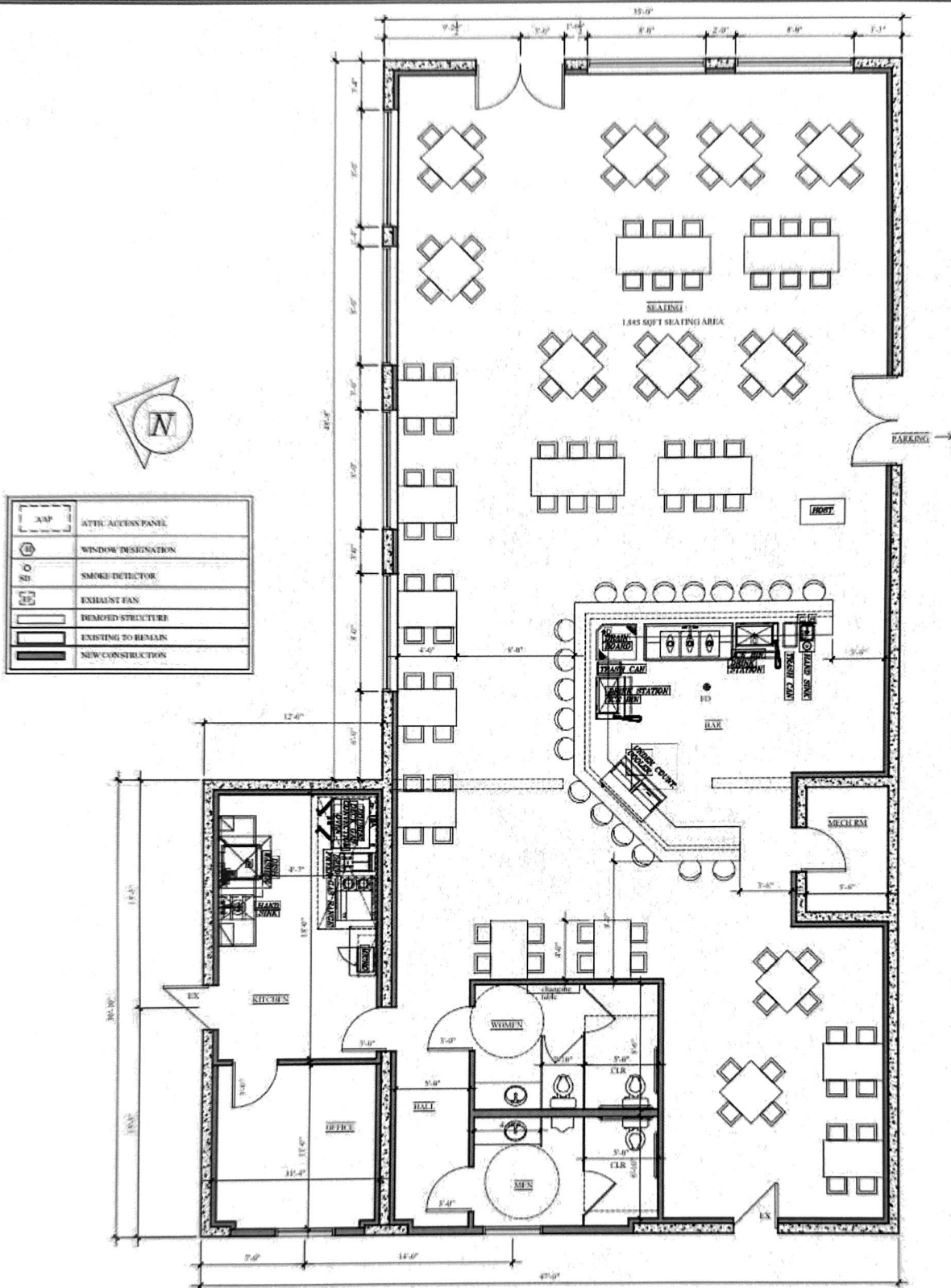
Job Name: Polkan Point
Lighting Layout
Version A

Scale: as noted
Date: 7/2/2026
Filename: Polkan Point SP.dwg

Drawn By: Bailey Gamble

Filename: Polkan Point SP.dwg
Date: 7/2/2026
Scale: as noted
Drawn By: Bailey Gamble

-----	MARINA	BAR	CAMPGROUND	MECHANIC
HOURS OF OPERATION	MON-FRI 8-5 PM SUN 8-12PM	MON-THURS 11AM-9PM FRI 11AM-12AM SAT 9AM-12AM SUN 9AM-9PM	MON-THURS 8-8PM FRI-SAT 8-10PM SUN 8-12PM	MON-FRI 8-5PM
OCCUPANCY	220 BOAT SLIPS	120 CHAIRS	69 SITES	
PARKING	IN FRONT OF BAR AND IN FRONT OF MARINA	PARKING LOT IN FRONT OF MARINA	2 SPOTS ON EACH SITE	12 BOATS
EVENT FREQUENCY	NONE SCHEDULED	MOSTLY SUMMER WEEKENDS	APRIL 15-OCT 15 WEEKENDS	



PRELIMINARY - NOT FOR CONSTRUCTION

Trimension
DESIGN

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THRU MAY 31, 1958
 MAY 31, 1958
 COMMENTS
 GOVERNMENT
 REVISIONS

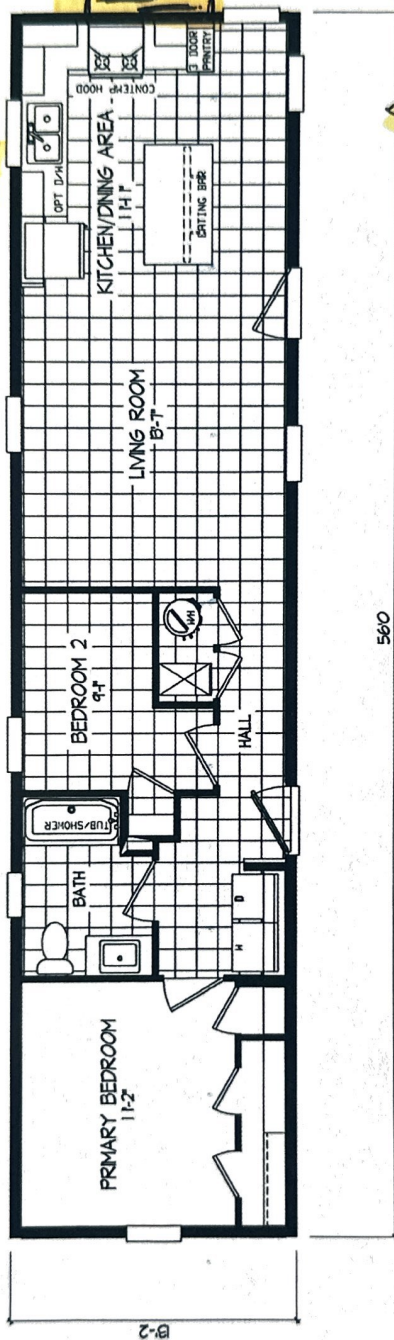
PELICIAN POINT - BAR

LARGE CITY

Date: _____ Reg. No. 104387

A.1

DRAWING
1 OF X



R-SECTION HITCH END

GROUP	SCHULT	SERIES	HH14
REVISIONS			
BY			
DATE			
GENERAL NOTES			
DRAWING TITLE			
MODEL NAME			
RANSEY			
SQ. FT.			
737			
PLANT	DESCRIPTION	MODEL NO.	
354	14X36 2BR-1BR	RS614-210-1	
DRAWN BY	DATE	DATE PRINTED	SHEET NO.
DTG	11/30/2023	11/30/2023	22-1

CERTIFICATE OF SURVEY
SECTION 13
T. 112 N., R. 13 W.

LAND DESCRIPTION:
That part of Section 13, Township 112 North, Range 13 West, Goodhue County, Minnesota, lying South of LAKE PEPIN ESTATES, according to the recorded plat thereof on file at the office of the County Recorder; North of COCHRAN'S SUBDIVISION, according to the recorded plat thereof on file at the office of the County Recorder; East of the easterly right of way of State Highway No. 61; West of the Ordinary High Water Level of Lake Pepin.

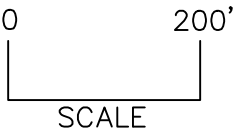
The above described parcel contains 12.41 acres, more or less, and is subject to any easements, covenants and restrictions of record.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	947.10'	2974.79'	18°14'30"	N28°09'57"W	943.11'
C2	912.08'	2864.79'	18°14'30"	S28°09'57"E	908.24'

LAKE PEPIN:
ORDINARY HIGH WATER LEVEL (OHWL) (NAVD88) = 672.90
WATER ELEVATION ON NOVEMBER 19, 2025 (NWL) (NAVD88) = 667.00
BENCHMARK:
MnDOT GEODETIC CONTROL MONUMENT "2513 H" ALUMINUM ALLOY ROD BAR WITH DRILL HOLE ELEVATION (NAVD88) = 682.57
BEARINGS:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE GOODHUE COUNTY COORDINATE SYSTEM NAD '83, ADJUSTED 1996.
SURVEYORS NOTE:
THIS CERTIFICATE OF SURVEY HAS BEEN REVISED FROM THE ORIGINAL G-CUBED SURVEY DATED, 1/13/2026 TO REFLECT THE DECISION OF COURT CASE FILE NO. 32575, IN DISTRICT COURT, FIRST JUDICIAL DISTRICT, COUNTY OF GOODHUE, STATE OF MINNESOTA, SIGNED NOVEMBER 26, 1990.

LEGEND

- 1/2" IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- FOUND MONUMENT
- ⊕ DENOTES GOODHUE COUNTY PUBLIC LAND SURVEY CORNER
- (S00°00'00"W) DENOTES BEARING AND/OR DISTANCE OF RECORD



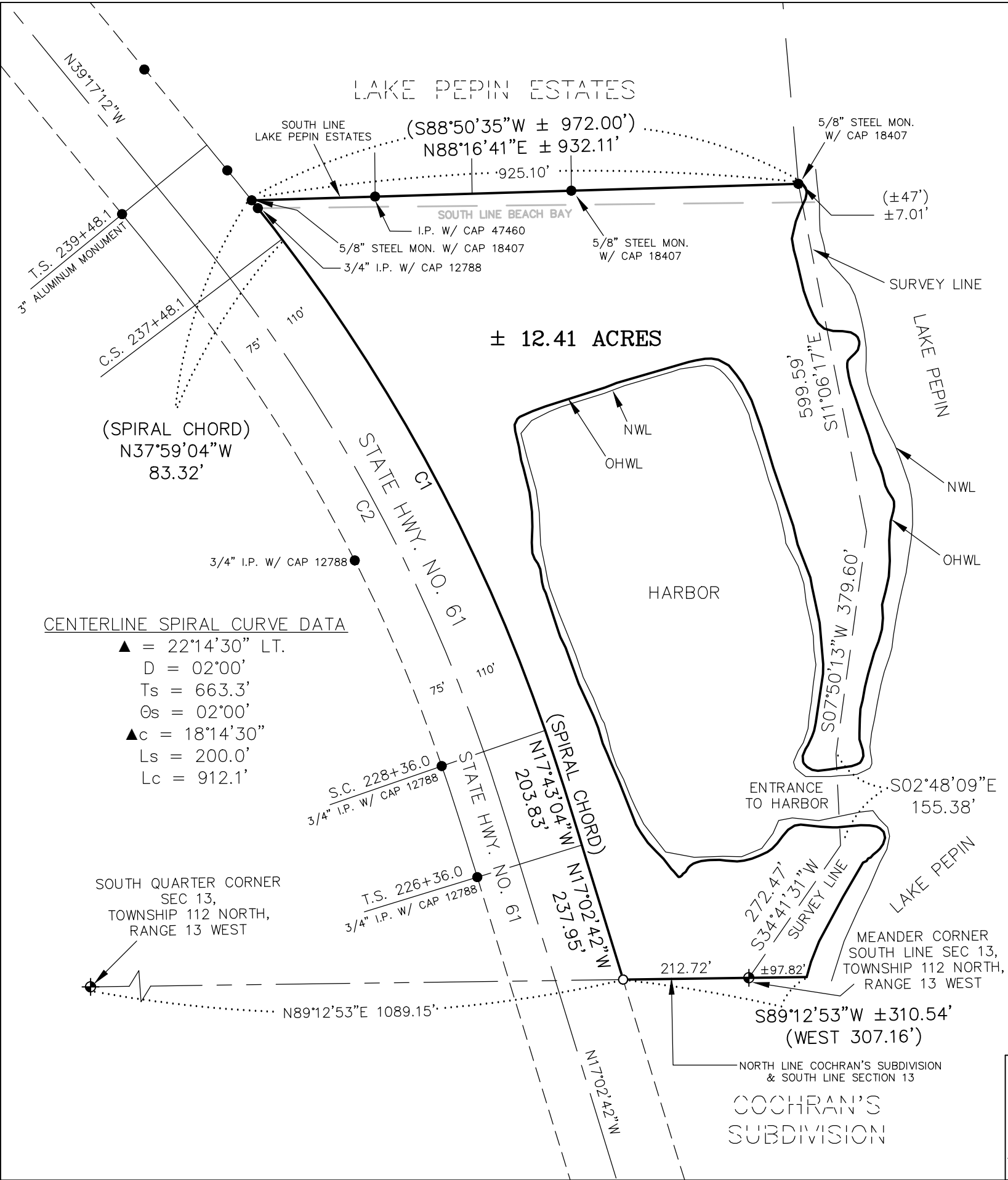
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

Geoffrey G Griffin
Geoffrey G Griffin
DATE 5/7/2026 REG. NO. 21940

G³
G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923

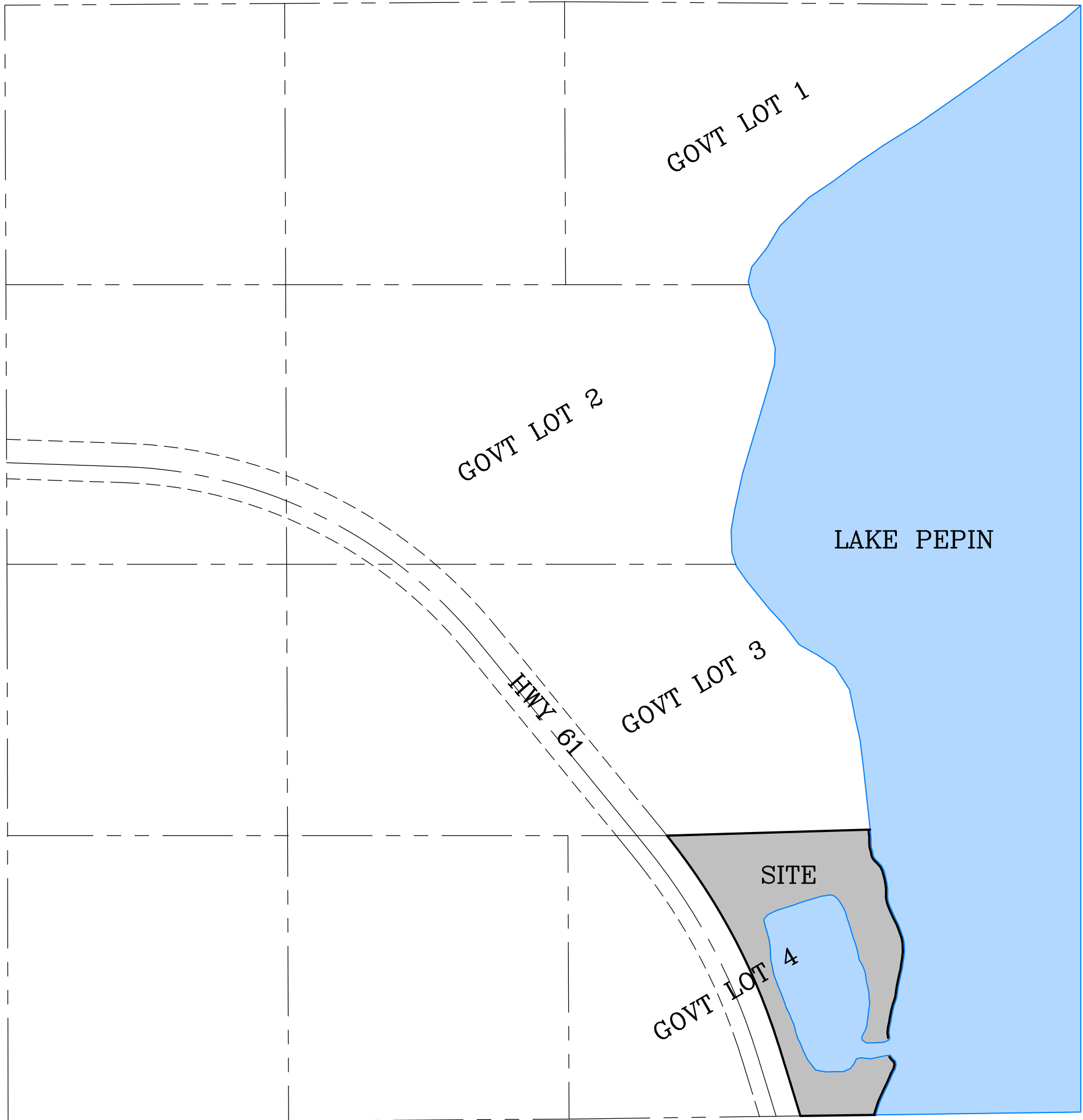
ENGINEERING SURVEYING PLANNING
Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

DATE OF SURVEY: 11-19-2025
Prepared For:
Hansen Trust
35699 HWY 61 BLVD
Lake City, MN 55041
SHEET 1 OF 1 FILE NO: 25-302



WARNING
BEFORE DIGGING CALL GOPHER
STATE ONE CALL FOR LOCATIONS.
DIAL - 1-800-252-1166
REQUIRED BY LAW

VICINITY MAP



SECTION 13, T 112 N., R 13 W.
NOT TO SCALE

ENGINEER & SURVEYOR

G-CUBED INC.
14070 HWY. 52 SE
CHATFIELD, MN 55923
507-867-1666
Grant Griffin EIT, LSIT
grantg@ggg.to
Geoffrey Griffin PE, LS
geoffg@ggg.to

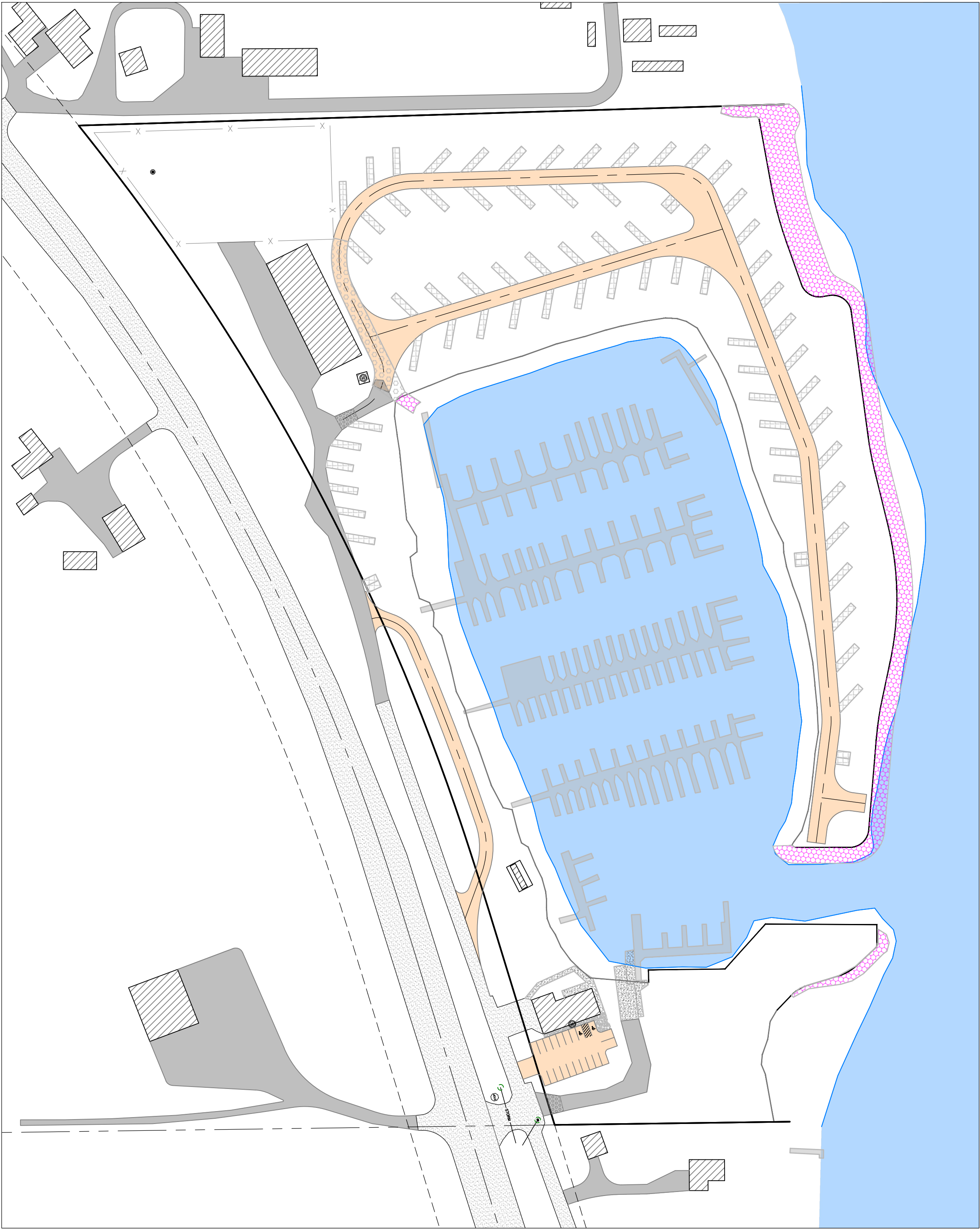
OWNERS

Jesse Hansen
Alexander LaRocque
35699 Hwy 61 Boulevard
Lake City, MN 55041
JesseHansen2@gmail.com
mississippilawncafe1@gmail.com

SHEET INDEX

SHEET 1	SHEET INDEX AND VICINITY MAP
SHEET 2	GENERAL NOTES, TYPICALS, LEGEND & QUANTITIES
SHEET 3-4	GRADING PLAN
SHEET 5	TEMPORARY SEDIMENT CONTROL MNDOT STANDARD PLATE
SHEET 6-7	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

PROJECT OVERVIEW



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
PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MINNESOTA.

DATE 7/23/2026
REG. NO. 21940

Prepared For:
Jesse Hansen & Alex LaRocque
35699 HWY 61 BLVD
LAKE CITY, MN 55041
FILE NO.: 25-302 GP

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G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923

**ENGINEERING
SURVEYING
PLANNING**
Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

DESIGNED GGG
DRAWN GGG
CHECKED JWK

REVISED	BY	DATE
SUBMITTAL	GGG	7/24/2026

FLORENCE TOWNSHIP
GOODHUE COUNTY

BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57

PELICAN POINT
TITLE PAGE

PRELIMINARY - NOT FOR CONSTRUCTION
(SUBJECT TO REVIEW).

SHEET 1
OF 7 SHEETS

GENERAL EROSION CONTROL AND CONSTRUCTION NOTES:

- 1) CONSTRUCT AND MAINTAIN TEMPORARY ROCK CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ENTRANCES USED DURING CONSTRUCTION TO CONTROL SEDIMENT FROM LEAVING SITE PER ROCHESTER STD. PLATE 7–06, CLOSE OTHER ENTRANCES WITH SILT FENCE.
- 2) REMOVE ALL TOPSOIL AND ORGANIC MATERIAL. STOCKPILE IN APPROVED LOCATIONS ON–SITE. PROVIDE PERIMETER CONTROL AROUND ALL STOCKPILES. PROVIDE TEMPORARY COVER IF STOCKPILE WILL BE IN–PLACE MORE THAN 7 DAYS.
- 3) ALL EXCAVATED MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER OR HAULED TO AN APPROVED LOCATION. ANY TEMPORARY STOCKPILES SHALL HAVE SILT FENCE INSTALLED AROUND THE DOWN SLOPE EDGE TO PREVENT DOWNSTREAM SEDIMENTATION. TEMPORARY COVER SHALL BE ESTABLISHED AFTER 7 DAYS.
- 4) ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- 5) THE CONTRACTOR SHALL ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING.
- 6) PLACE MACHINE SLICED SILT FENCE AS SHOWN ON THE PLANS AND WHERE DIRECTED BY THE ENGINEER, TO PROTECT INFILTRATION BASIN FROM FILLING WITH SEDIMENT WHILE VEGETATION ESTABLISHES ONSITE.
- 7) THIS PROJECT DOES REQUIRE AN NPDES PERMIT BASED ON AREA DISTURBED AND DOES NOT REQUIRE PERMANENT STORM WATER TREATMENT DUE TO THE INCREASE IN IMPERVIOUS SURFACING BEING LESS THAN ONE ACRE. BEST MANAGEMENT PRACTICES BEYOND WHAT MAY BE SHOWN ON THIS PLAN SHOULD BE CONSIDERED IF GRADING CAUSES EROSION NOT CONTAINED BY MEASURES SHOWN ON THIS PLAN.
- 8) RESPREAD TOPSOIL (4” MIN.), FERTILIZE, SEED, & DISK ANCHOR MULCH ALL DISTURBED AREAS. SOD OR SEED WITH MNDOT MIXTURE 25–131 WITH THE FOLLOWING ADDITIONS. FERTILIZER SHALL BE 24–12–24 AND BE APPLIED AT A RATE OF 300 LBS/ACRE. MIXTURE 25–131 SEEDING SHALL BE APPLIED AT A RATE OF 220 LBS/ACRE. MIXTURE 33–261 SEEDING SHALL BE APPLIED AT A RATE OF 35 LBS/ACRES. (STORMWATER FACILITIES)
MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE.
*THE SEASON FOR SEEDING SHALL BE FROM APRIL 1ST – JUNE 1ST AND JULY 20TH – SEPTEMBER 20TH, AND AS DORMANT SEEDING AFTER NOV. 1ST. ONLY TEMPORARY SEEDING WILL BE ALLOWED SEPT. 20TH – NOV. 1ST) (REFERENCE MNDOT SEEDING MANUAL FOR ADDITIONAL SEEDING INFORMATION)
- 9) TEMPORARY SEED WITH MNDOT MIX 22–111 (MAY 1ST THRU AUGUST 1ST) OR MNDOT MIX 22–112 (AUGUST 1ST THRU OCTOBER 1ST) AT A RATE OF 100LB/ACRE. INCLUDING DISK ANCHORED MULCH ON ALL SLOPES GREATER THAN 200’ OR 5%.
- 10) PER CURRENT MPCA REQUIREMENTS. CONCRETE WASHOUTS, WHICH PROHIBIT WASHOUT LIQUID AND SOLID WASTES FROM CONTACTING THE GROUND AND ENTERING THE GROUNDWATER, MAY BE; APPROVED FACILITIES OFFSITE, PORTABLE ONSITE FACILITIES, OR FACILITIES CONSTRUCTED ONSITE. ON SITE CONSTRUCTED FACILITIES SHALL HAVE A LEAK–PROOF, IMPERMEABLE LINER AND FOLLOW THE CONSTRUCTION, MAINTENANCE AND REMOVAL PROCESSES AS RECOMMENDED ON THE MPCA WEBSITE (HTTP: //WWW.PCA.STATE.MN.US/PUBLICATIONS/WQ–STRM2–24.PDF).
- 11) OWNER HAS BEEN MADE AWARE THAT THERE ARE DESIGN SLOPES LESS THAN 2% AND ACCEPTS ANY ISSUES THAT MAY RESULT FROM THIS DESIGN.
- 12) SLOPES STEEPER THAN 4:1 AND 4:1 SLOPES LONGER THAN 30’ ARE SEEDED AND PROTECTED WITH EROSION CONTROL BLANKETS OR SODDED AND STAKED. BLANKET CATEGORY 20 PER MNDOT 3885. SLOPES STEEPER THAN 4:1 ARE STABLE FROM LAND–SLIDING AND SURFACE EROSION.
- 13) MINIMIZE CONSTRUCTION TRAFFIC OVER UNPAVED AREAS OF THE SITE.
- 14) GOVERNING SPECIFICATIONS – THE MOST RECENT EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION “STANDARD SPECIFICATIONS FOR CONSTRUCTION” SUBJECT TO ANY AMENDMENTS & THEN 2023 EDITION OF THE “STANDARD UTILITIES SPECIFICATIONS” AS PER THE CITY ENGINEER’S ASSOCIATION OF MINNESOTA SHALL GOVERN, ALONG WITH ANY DESIGN CRITERIA LOCATED WITHIN THE FLORENCE TOWNSHIP AND GOODHUE COUNTY ZONING ORDINANCE. UNLESS OTHERWISE SPECIFIED WITHIN THIS PLAN.

CAMPGROUND QUANTITIES

DISTURBED AREA = 7.26 ACRES
CUT (C–) = 1,310 CYD
FILL (F+) = 25,883 CYD
NOTE: ALL QUANTITIES ARE BASED ON EXISTING GROUND TO FINISHED GRADE.
PERVIOUS AGGREGATE (PARKING) = 785 CYD
CLASS V AGGREGATE (ROAD) = 1,750 CYD
MNDOT CLASS V RIP RAP = 4,685 CYD
12” MNDOT SPEC 3601.2 B.1.b = 1,510 CYD
GEOCELL EROSION CONTROL WEB = 5,000 SQFT
GUARD RAIL = 350 LF
SILT FENCE = 700 LF
SILT CURTAIN = 2,300 LF
(RIP RAP INSTALL MAY BE PHASED TO REDUCE SILT CURTAIN)
SEEDING = 5.75 ACRES
ROCK CONSTRUCTION ENTRANCE = 1X

MIDDLE ROAD QUANTITIES

DISTURBED AREA = 0.32 ACRES
CLASS V AGGREGATE = 305 CYD

PARKING LOT QUANTITIES

DISTURBED AREA = 0.25 ACRES
CUT (C–) = 18 CYD
FILL (F+) = 322 CYD
NOTE: ALL QUANTITIES ARE BASED ON EXISTING GROUND TO FINISHED GRADE.
CONCRETE SURFACING = 960 SQFT
CLASS V AGGREGATE (PARKING LOT) = 215 CYD
21 WHEEL STOPS
SILT FENCE = 285 LF
SILT CURTAIN = 100 LF
SEEDING = 1,000 SQFT
EROSION CONTROL BLANKET = 200 SQYD

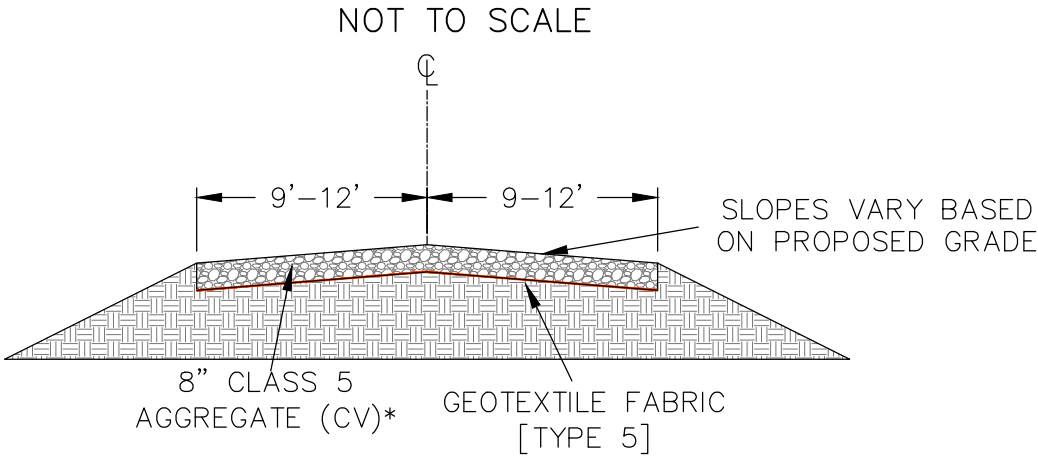
SEAWALL QUANTITIES

DISTURBED AREA = 0.94 ACRES
SEAWALL = 370 LF
SILT CURTAIN = 450 LF
SILT FENCE = 400 LF
CUT (C–) = 10 CYD
FILL (F+) = 3,626 CYD
NOTE: ALL QUANTITIES ARE BASED ON EXISTING GROUND TO FINISHED GRADE.
(SEAWALL INSTALL MAY BE PHASED TO REDUCE SILT CURTAIN)
MNDOT CLASS V RIP RAP = 300 CYD
12” MNDOT SPEC 3601.2 B.1.b = 86 CYD
SEEDING = 0.90 ACRES
ROCK CONSTRUCTION ENTRANCE = 1X

IMPAIRED WATERS WITHIN ONE MILE:

07040001–531 – MISSISSIPPI RIVER – ALUMINUM; MERCURY; PCBs, AND TOTAL SUSPENDED SOLIDS (TSS)
07040001–708 – WELLS CREEK – ESCHERICHIA COLI (E. COLI); TOTAL SUSPENDED SOLIDS (TSS)
25–0001–00 – LAKE PEPIN – NUTRIENTS (N)

PRIVATE 18’ 20’ & 24’ ROADWAY TYPICAL SECTION

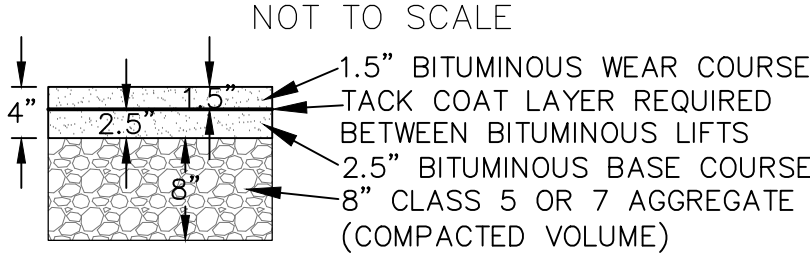


*ACCEPTABLE ALTERNATIVE: 6" BREAKER RUN (CV) FOR INTERIM PERIOD OF BUILDING ACTIVITIES. 2" OF CLASS 5 AGGREGATE (CV) ADDED TO 6" BREAKER RUN WHEN BUILDING ACTIVITIES ARE COMPLETE FOR FINISHED SURFACE.

LEGEND

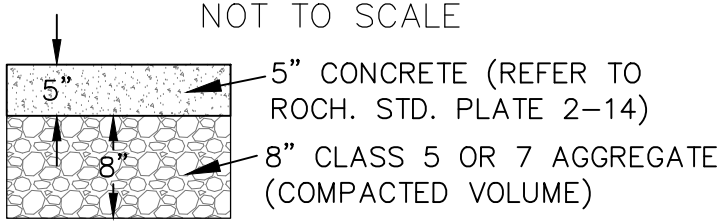
X 1060.00	EXISTING SPOT ELEVATION
X 1060.00	PROPOSED SPOT ELEVATION
1.5:1	EXISTING SLOPE
1.5:1	PROPOSED SLOPE
_____	PROPERTY LINE
-----	CENTERLINE
_____	EXISTING ORDINARY HIGH WATER LEVEL = 672.90
_____	WATER LEVEL AT DATE OF SURVEY 11–19–2025 = 667.00
— 800 — — — — —	MAJOR CONTOUR
— — — 798 — — — —	MINOR CONTOUR
— 800 _____	PROPOSED MAJOR CONTOUR
— — — 798 _____	PROPOSED MINOR CONTOUR
GL GL GL	GRADING LIMITS
○ ○ ○ ○	SILT CURTAIN (PER MNDOT STD. PLATE)
□ □ □ □	SILT FENCE
_____ x _____	SEPTIC SUPPORT AREA – DO NOT DISTURB
_____ STORM _____	EXISTING STORM SEWER
~~~~~	PROPOSED GUARD RAIL
	45” MNDOT CLASS V RIP RAP WITH 12” MNDOT SPEC 3601.2 B.1.b GRANULAR FILTER
	PROPOSED PERVIOUS SURFACING (8” DRAINABLE AGGREGATE PER MNDOT 3136)
	GEOCELL EROSION CONTROL WEB WITH CLASS V AGGREGATE
	PROPOSED CONCRETE SURFACING
	PROPOSED ROAD / PARKING LOT SURFACING (AGGREGATE OR BITUMINOUS DETERMINED BY CLIENT)
	PROPOSED EROSION CONTROL BLANKET (PER MNDOT 3885 CAT. 3N)
	EXISTING BITUMINOUS SURFACING
	EXISTING AGGREGATE SURFACING
	EXISTING CONCRETE SURFACING
	EXISTING BUILDING
	ROCK CONSTRUCTION ENTRANCE (PER ROCH. STD. PLATE 7–06)
	INLET PROTECTION (PER ROCH. STD. PLATE 7–05)

BITUMINOUS TYPICAL SECTION



RESTORATION SHALL MEET THE REQUIREMENTS PER CITY OF ROCHESTER TRENCH EXCAVATION, BACKFILL & SUBSURFACE RESTORATION SPECIFICATIONS T100.

CONCRETE TYPICAL SECTION

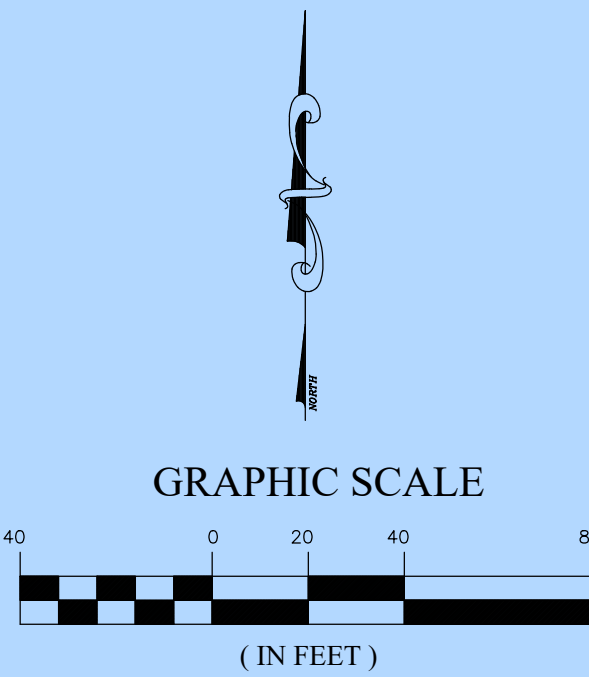
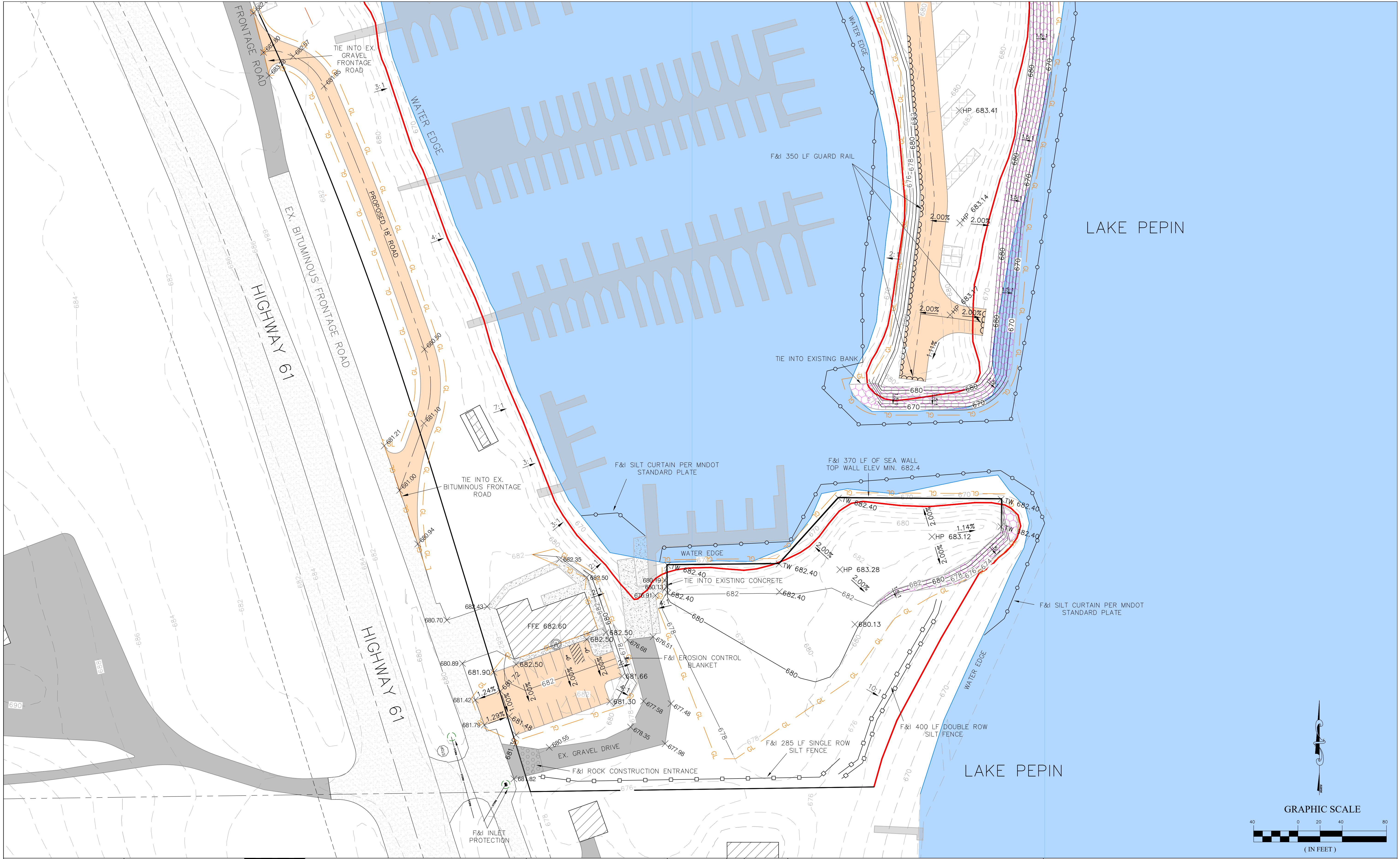


RESTORATION SHALL MEET THE REQUIREMENTS PER CITY OF ROCHESTER TRENCH EXCAVATION, BACKFILL & SUBSURFACE RESTORATION SPECIFICATIONS T100.









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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

_____  
GEOFFREY G. GRIFFIN  
DATE 7/23/2026 REG. NO. 21940

Prepared For:  
Jesse Hansen & Alex LaRocque  
35699 HWY 61 BLVD  
LAKE CITY, MN 55041

FILE NO.: 25-302 GP

**G³**

**G-Cubed**

14070 Hwy 52 S.E.  
Chatfield, MN 55923

**ENGINEERING  
SURVEYING  
PLANNING**

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Fax 507-867-1665  
www.ggg.to

DESIGNED _____ GGG  
DRAWN _____ GGG  
CHECKED _____ JWK

REVISED	BY	DATE
SUBMITTAL	GGG	7/24/2026

**FLORENCE TOWNSHIP  
GOODHUE COUNTY**

BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57

**PELICAN POINT  
GRADING PLAN**

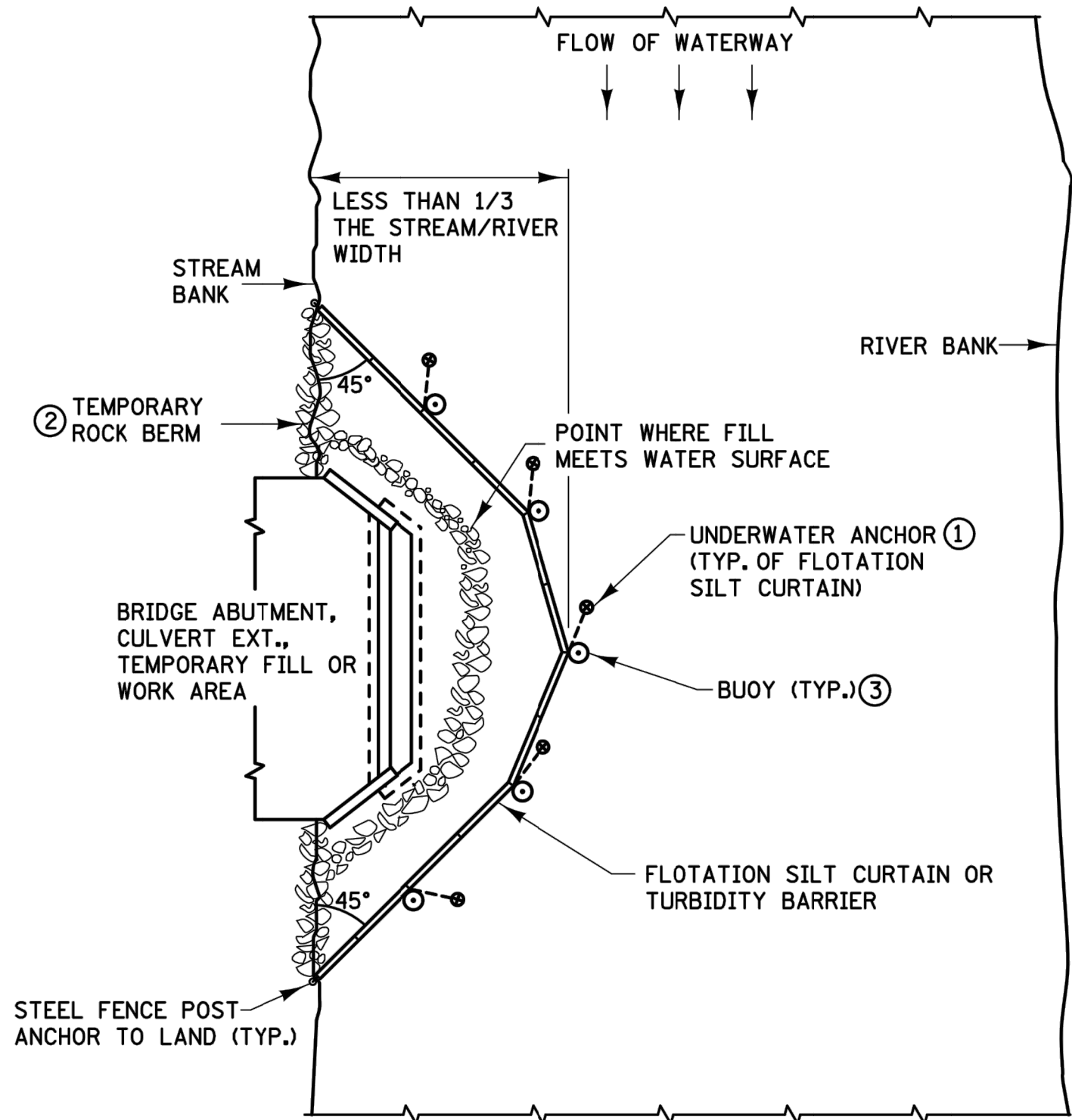
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(SUBJECT TO REVIEW).

**SHEET 4  
OF 7 SHEETS**

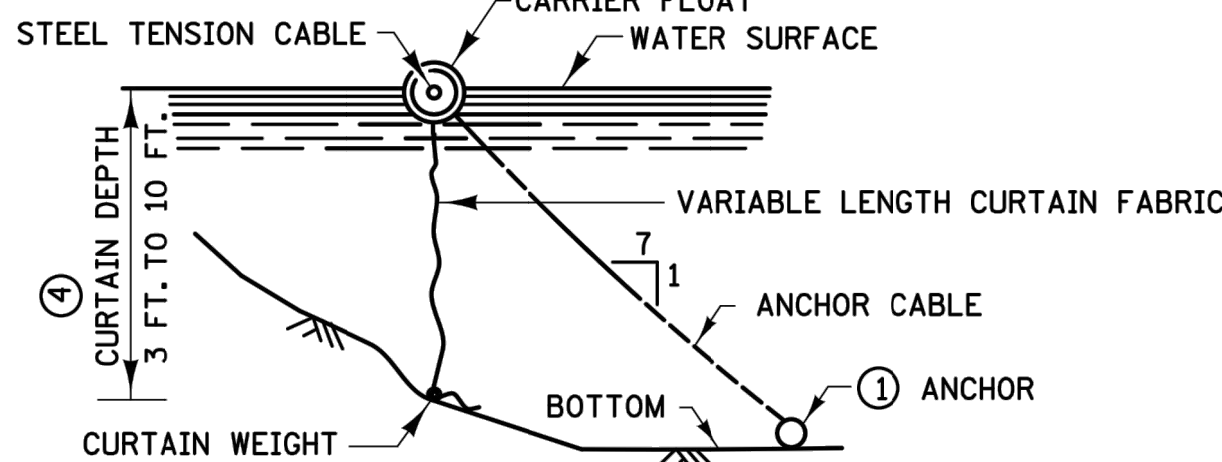


PLOTTED/REVISED: 23-OCT-2013

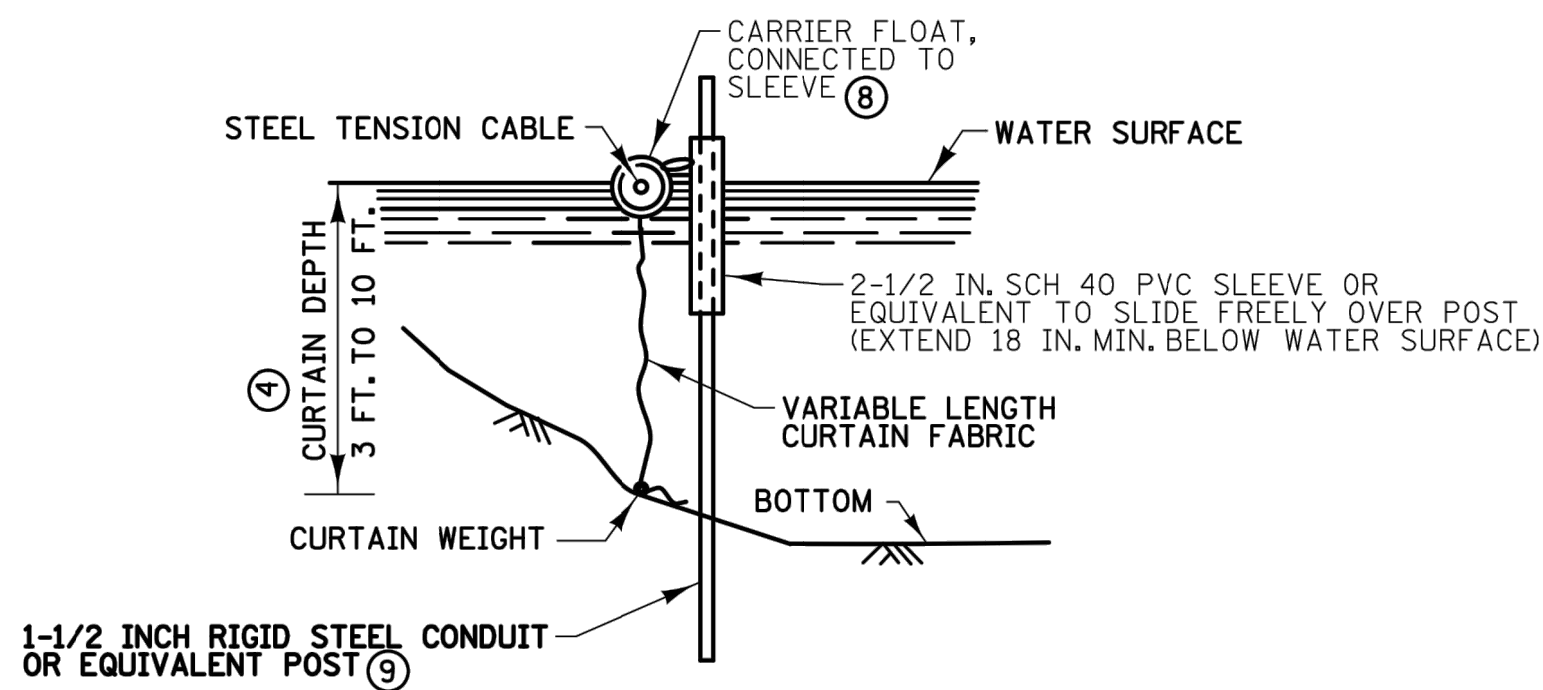
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 I/PLOT NAME: TSC-J  
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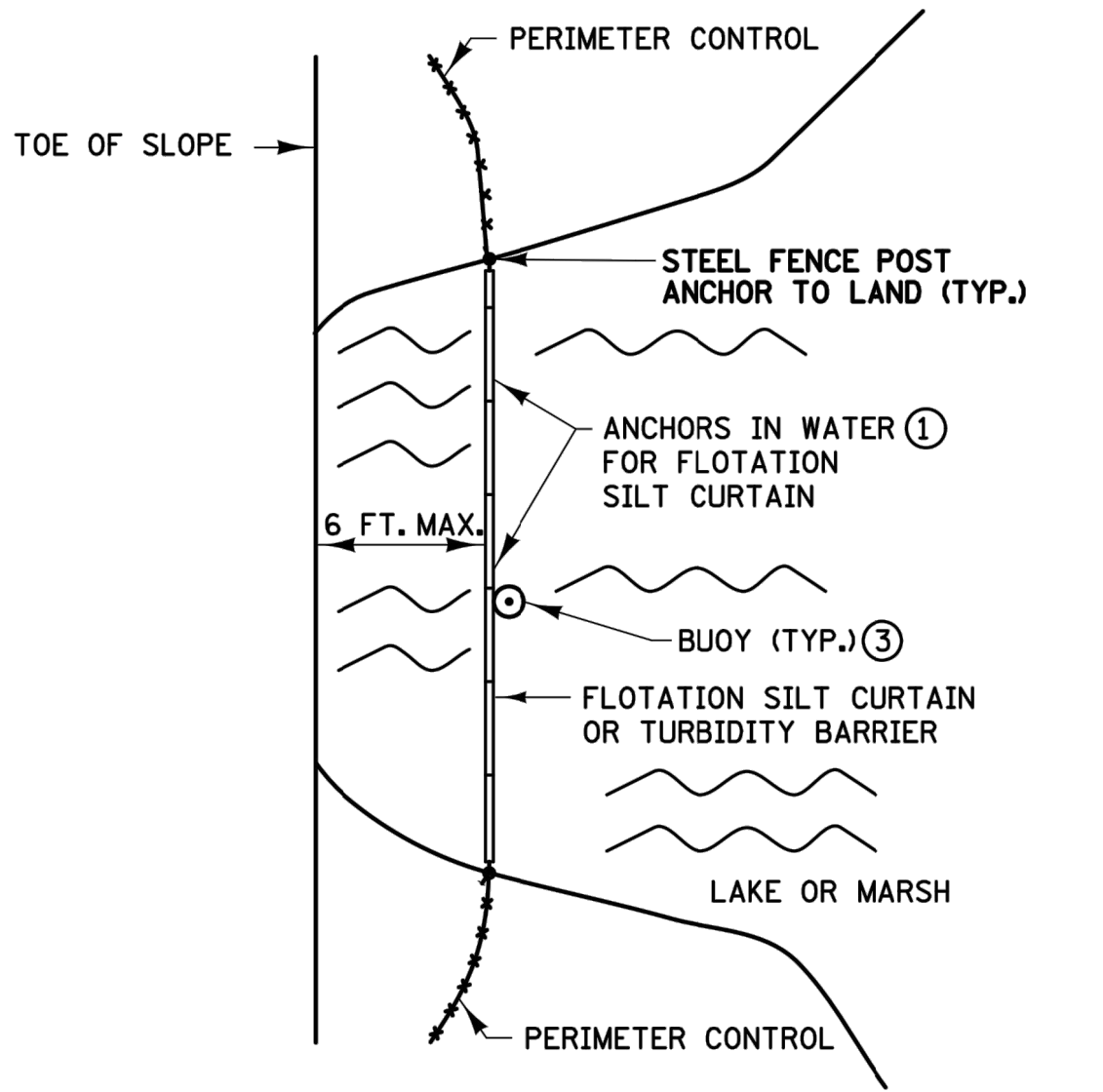
PLAN VIEW FOR STREAM



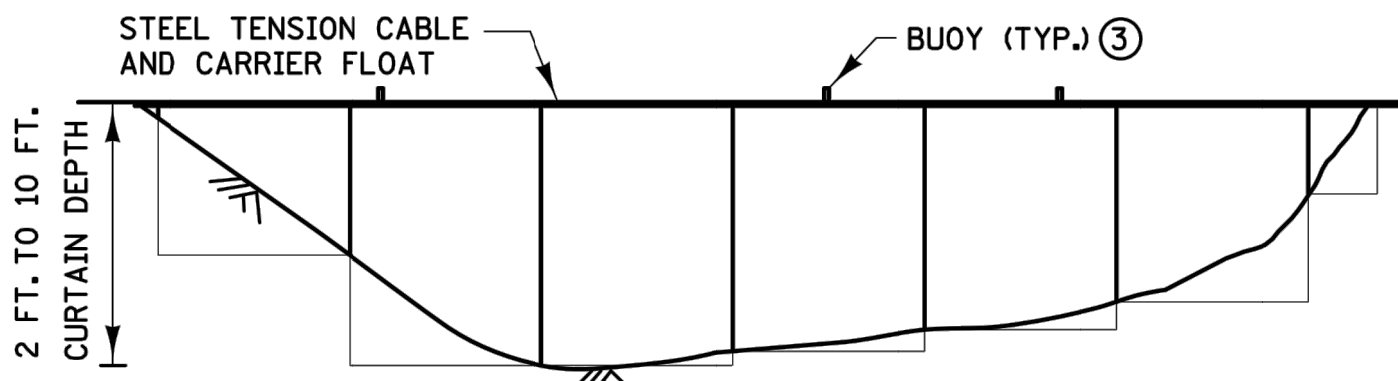
FLOTATION SILK CURTAIN



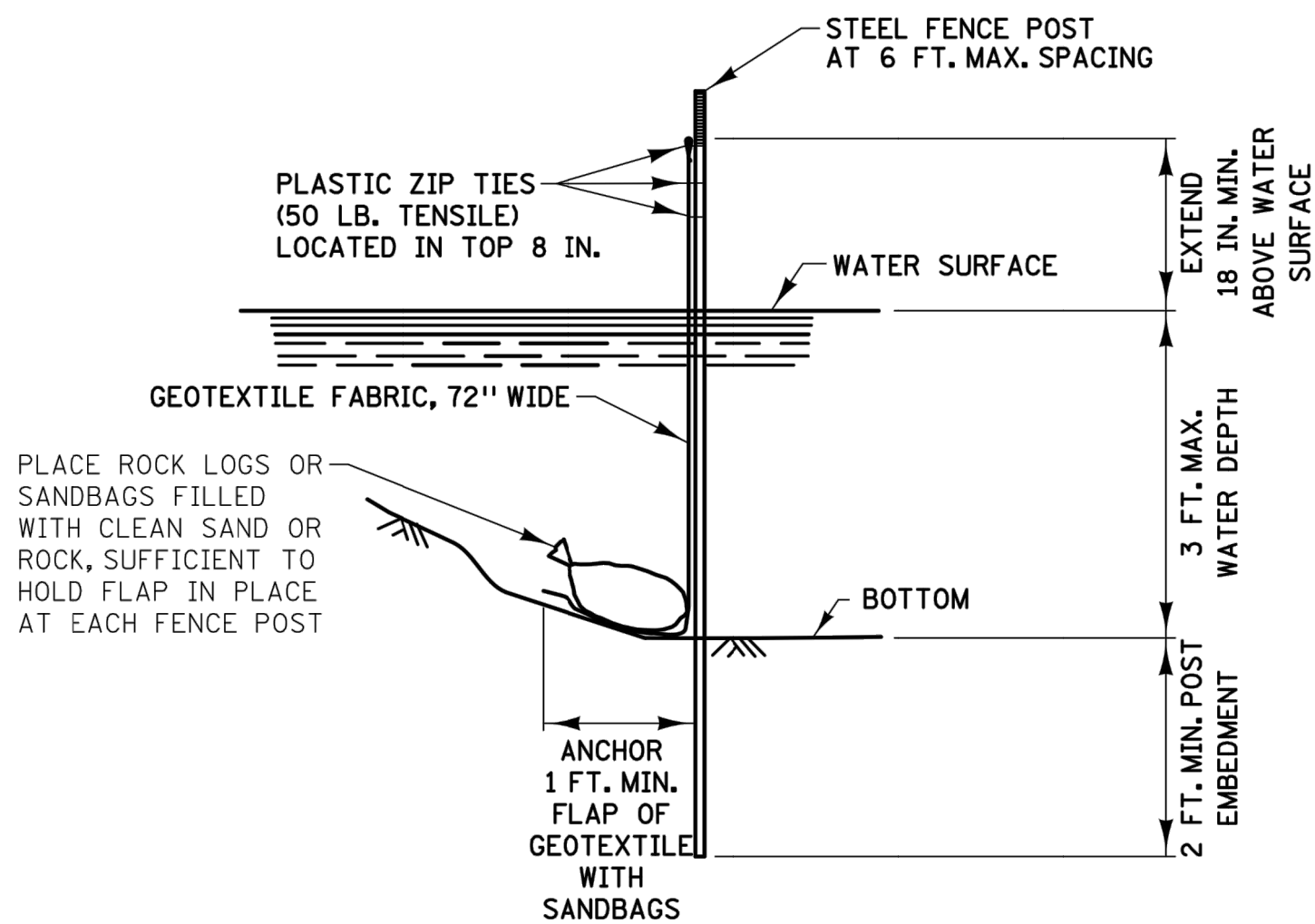
ALTERNATE FLOTATION SILK CURTAIN



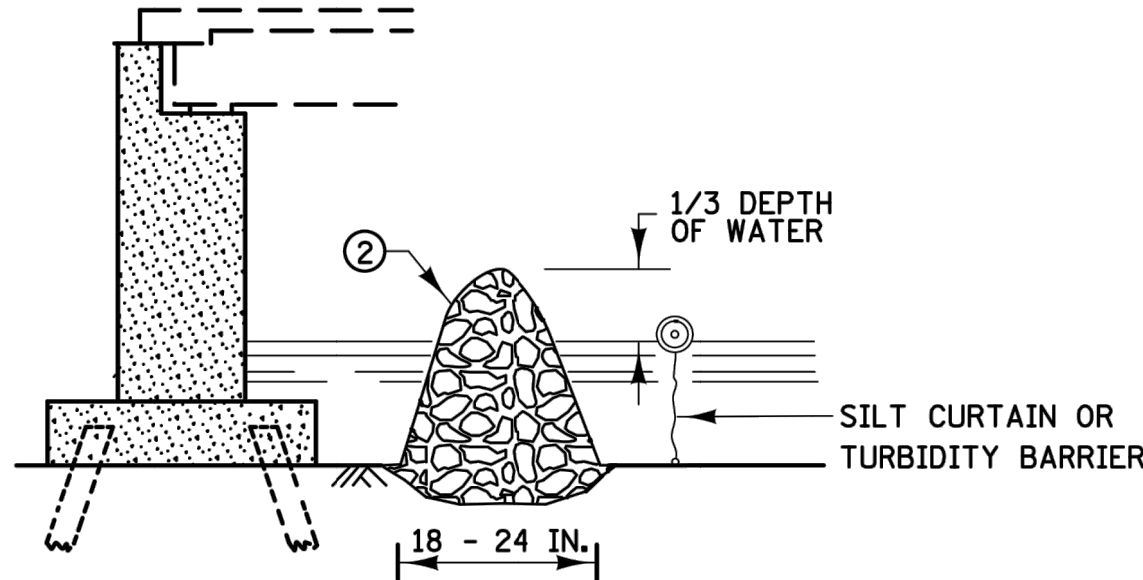
PLAN VIEW FOR LAKE OR MARSH



FRONT VIEW FOR FLOTATION SILT CURTAIN



TURBIDITY BARRIER (SILT FENCE TYPE TB)



TEMPORARY ROCK BERM FOR SEDIMENT CONTROL

INSTALLATION GUIDELINES TURBIDITY BARRIER  
 MINIMUM WATER DEPTH: 1 FT.  
 MAXIMUM WATER DEPTH: 3 FT.  
 MAXIMUM WATER VELOCITY: 5 FT./SEC.

INSTALLATION GUIDELINES FLOTATION SILT CURTAIN TYPE: STILL WATER  
 MINIMUM WATER DEPTH: 3 FT.  
 MAXIMUM WATER DEPTH: 10 FT.  
 MAXIMUM WATER VELOCITY: 2 FT./SEC.  
 MAXIMUM WAVE HEIGHT: 1 FT

INSTALLATION GUIDELINES FLOTATION SILT CURTAIN TYPE: MOVING WATER  
 MINIMUM WATER DEPTH: 3 FT.  
 MAXIMUM WATER DEPTH: 10 FT.  
 MAXIMUM WATER VELOCITY: 5 FT./SEC.  
 MAXIMUM WAVE HEIGHT: 2 FT.

NOTES:

- SEE SPECS. 2573, 3886, 3887 & 3893.
- FOR ANCHOR SPACING AND WEIGHT REQUIREMENTS, SEE SPEC. 2573.
  - IN AREAS WHERE THE PLAN CALLS FOR RIPRAP AT A BRIDGE, CULVERT, OR SLOPE, A TEMPORARY ROCK BERM CONSTRUCTED FROM THE RIPRAP CAN BE USED TO PROVIDE ADDITIONAL PROTECTION. WHEN THE WORK IS COMPLETE THE RIPRAP CAN THEN BE MOVED TO THE PERMANENT LOCATION INDICATED IN THE PLANS. THE TEMPORARY ROCK BERM IS INCIDENTAL.
  - ON U.S. COAST GUARD OR OTHER MOTORIZED WATERWAYS, BUOYS ARE REQUIRED TO MARK THE ENDS AND SPECIAL AREAS FOR VISIBILITY. PLACE BUOYS AS REQUIRED FOR NAVIGATIONAL PURPOSES.
  - WATER DEPTH CAN BE 0 TO 10 FEET. THE DEPTH OF THE SILT CURTAIN VARIES.
  - MINIMUM WATER DEPTH APPLIES TO THE DEEPEST POINT ALONG THE FLOTATION SILT CURTAIN OR TURBIDITY BARRIER FOR DETERMINING APPLICABILITY OF FLOTATION SILT CURTAIN OR TURBIDITY BARRIER.
  - SILT CURTAIN SHOULD BE REMOVED WHEN THE AREA CONTRIBUTING DIRECT RUNOFF HAS BEEN TEMPORARILY OR PERMANENTLY STABILIZED. SILT CURTAIN SHOULD ALSO BE REMOVED BEFORE WINTER IF ICE UP OR ICE FLOW IS ANTICIPATED.
  - EMBED POST INTO BOTTOM A MINIMUM OF 40% OF THE WATER DEPTH (INCLUDING WAVE HEIGHT), BUT IN NO CASE SHALL EMBEDMENT BE LESS THAN 2 FEET.
  - ANCHOR FLOAT MUST BE CONNECTED SECURELY TO SLEEVE WITH A MINIMUM TENSILE STRENGTH OF 100 LBS. CONNECTION METHOD MUST ALLOW FOR SLEEVE TO MOVE FREELY ON POST.
  - PROVIDE SUFFICIENT NUMBER OF POST ANCHORS TO MAINTAIN SILT CURTAIN POSITION.

SILT CURTAIN OR TURBIDITY BARRIER

TEMPORARY SEDIMENT CONTROL

STATE PROJ. NO. (TH ) SHEET NO. OF SHEETS

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

GEOFFREY G. GRIFFIN  
 DATE 7/23/2026 REG. NO. 21940

Prepared For:  
 Jesse Hansen & Alex LaRocque  
 35699 HWY 61 BLVD  
 LAKE CITY, MN 55041  
 FILE NO.: 25-302 GP



G-Cubed

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 DRAWN GGG  
 CHECKED JWK

REVISED	BY	DATE
SUBMITTAL	GGG	7/24/2026

FLORENCE TOWNSHIP  
 GOODHUE COUNTY

BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57

PELICAN POINT  
 TEMPORARY SEDIMENT CONTROL

PRELIMINARY - NOT FOR CONSTRUCTION (SUBJECT TO REVIEW).

SHEET 5  
 OF 7 SHEETS



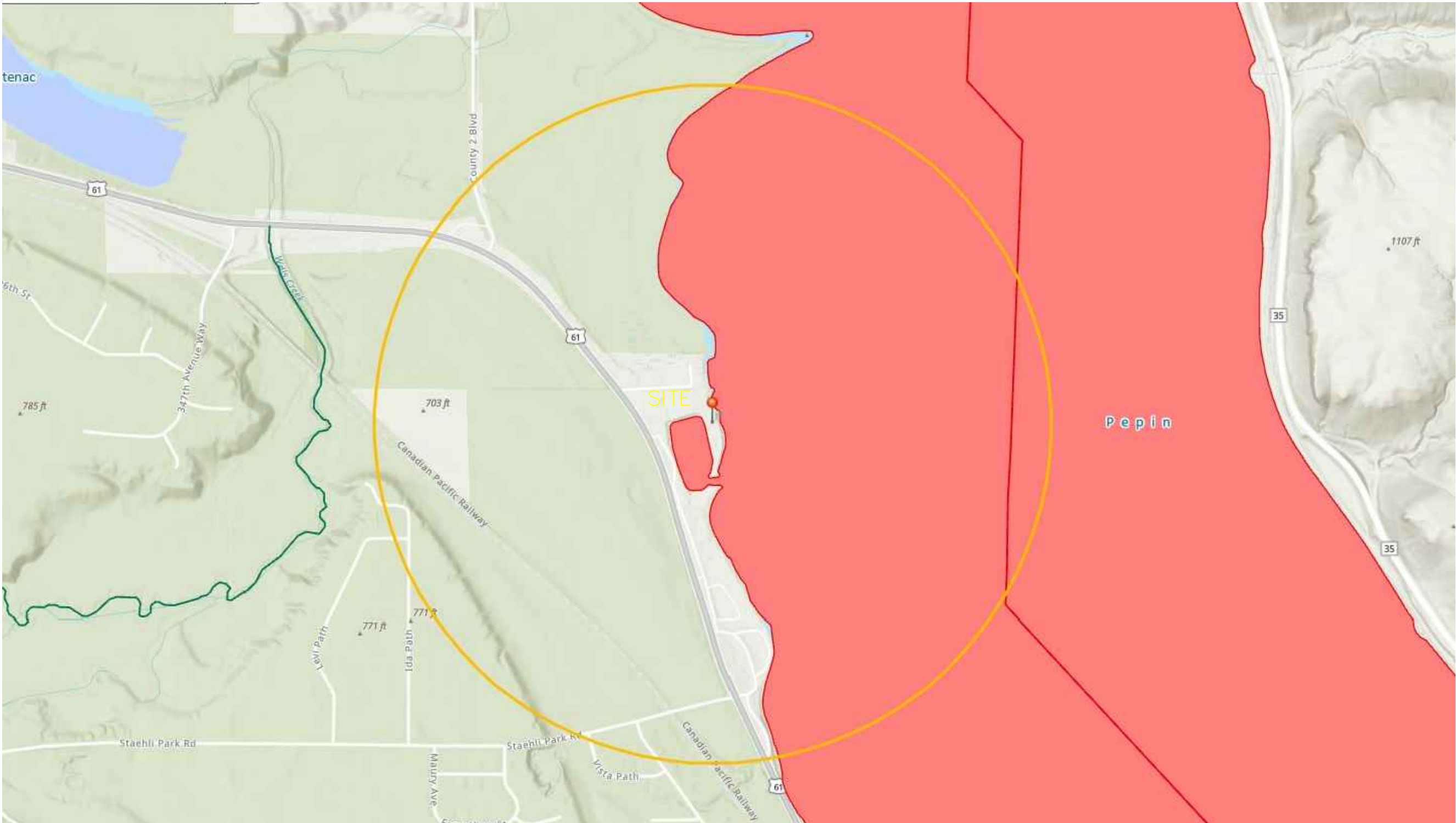
I. **GENERAL CONSTRUCTION ACTIVITY INFORMATION:**

- A. PROJECT NAME: PELICAN POINT GRADING PLAN
- B. DESCRIBE THE PROJECT LOCATION (ADDRESS/CITY OR TOWNSHIP/COUNTY/LATITUDE/LONGITUDE):  
ADDRESS OR DESCRIBE AREA: SEC. 13 — 112N — 13W: PID#32.01.32.100  
CITY OR TOWNSHIP: GOODHUE COUNTY / FLORENCE TOWNSHIP STATE: MN ZIP CODE: 55041  
LATITUDE/LONGITUDE OF APPROXIMATE CENTROID OF PROJECT: 44°29'54.92"N | 92°18'54.39"W
- C. DESCRIBE THE CONSTRUCTION ACTIVITY (TYPE OF CONSTRUCTION, PHASES, TIMELINES, POTENTIAL FOR DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS, ETC.):  
THIS PROJECT IS FOR THE GRADING PLAN OF PELICAN POINT. RIPRAP AND GRANULAR FILL IS PROPOSED ALONG THE SHORELINE OF LAKE PEPIN TO COVER AREAS OF EXISTING CONCRETE PREVIOUSLY PLACED AND TO RE-ESTABLISH PORTIONS OF THE BANK LOST TO EROSION. SITE GRADING FOR THE PROPOSED CAMPGROUND, ROADS, AND PARKING WILL ALSO BE INTRODUCED. THE PROJECT WILL BE COMPLETED IN ONE PHASE BARRING APPROVALS FROM THE MNDNR, COUNTY, AND TOWNSHIP. THE POTENTIAL FOR DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS IS MINIMAL PROVIDED THE GRADING AND EROSION CONTROL PLAN PREPARED FOR THE PROJECT ARE ADHERED TO.
- D. NUMBER OF TOTAL ACRES TO BE DISTURBED: 8.77 ACRES
- E. PRE-CONSTRUCTION ACRES OF IMPERVIOUS SURFACE: 2.4 ACRES
- F. POST-CONSTRUCTION ACRES OF IMPERVIOUS SURFACE: 3.10 ACRES
- G. TOTAL NEW IMPERVIOUS SURFACE AREAS: 0.70 ACRES

II. **RECEIVING WATERS:**

- A. LIST ALL WATERS WITHIN ONE MILE (NEAREST STRAIGHT-LINE DISTANCE) THAT ARE LIKELY TO RECEIVE STORMWATER RUNOFF FROM THE PROJECT SITE BOTH DURING OR AFTER CONSTRUCTION.

WATER BODY ID	NAME OF WATER BODY	TYPE	SPECIAL WATER?	IMPAIRED WATER?
25-0001-00	PEPIN	LAKE	NO	YES
07040001-531	MISSISSIPPI RIVER	RIVER	NO	YES
07040001-708	WELLS CREEK	CREEK	NO	YES



III. **PROJECT PLANS & SPECIFICATIONS:**

- A. BANK STABILIZATION PLANS FOR PELICAN POINT HAVE BEEN PREPARED. THIS SWPPP SHALL BE A PART OF THE PLAN ONSITE WITH THE CONTRACTOR DURING ACTIVE CONSTRUCTION. GRANT G GRIFFIN OF G-CUBED MAY BE CONTACTED VIA EMAIL FOR ELECTRONIC COPIES OF THIS SWPPP (grantg@ggg.to).

IV. **ENVIRONMENTAL REVIEW**

- A. WAS AN ENVIRONMENTAL REVIEW REQUIRED FOR THIS PROJECT OR ANY PART OF A COMMON PLAN OF DEVELOPMENT OR SALE THAT INCLUDES THIS PROJECT?

- YES
1. IF YES, IS THE ENVIRONMENTAL REVIEW PROCESS COMPLETE? (NOTE: APPLICATION FOR NPDES PERMIT MAY NOT BE MADE UNTIL REVIEWS/APPROVALS ARE COMPLETE)  
IN PROGRESS
2. WHO IS THE RESPONSIBLE GOVERNMENTAL UNIT (E.G. CITY, TOWNSHIP, COUNTY, STATE OR FEDERAL AGENCY)?  
GOODHUE COUNTY
3. WHAT IS THE TYPE OF ENVIRONMENTAL REVIEW DOCUMENT? (E.G. WETLAND DELINEATION, ENVIRONMENTAL REPORT, EAW, EIS, AUAR, OTHER)?  
EAW
4. COMPLETION DATE FOR ENVIRONMENTAL REVIEW? (MM/DD/YYYY)  
TBD
5. HAS MITIGATION IDENTIFIED IN THE ENVIRONMENTAL REVIEW BEEN INCORPORATED INTO THE SWPPP?  
TBD

V. **TEMPORARY EROSION PREVENTION PRACTICES:**

- A. DESCRIBE THE TEMPORARY EROSION PREVENTION BMPs EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:
1. METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES:  
SOILS SHALL BE TEMPORARILY STABILIZED USING DISC ANCHORED MULCH, EROSION CONTROL BLANKET OR AN APPROVED EQUIVALENT. SOIL STOCKPILES SHALL BE TEMPORARILY STABILIZED USING SIMILAR MEASURES, BUT COULD ALSO INCLUDE PLASTIC SHEETING OR TARP.
2. METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS:  
ALL DITCH/SWALE WETTED PERIMETERS SHALL BE LINED WITH EROSION CONTROL BLANKET. ROCK CHECKS MAY ALSO BE USED AS A REDUNDANT BMP SHOULD EROSIVE CONDITIONS BE PRESENT AND WARRANT THEIR INSTALLATION.
3. METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS:  
RIP RAP SHOULD BE UTILIZED AT ALL PIPE OUTLETS AND BE INSTALLED WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER OR PROPERTY EDGE. RIP RAP SHOULD FOLLOW STANDARD INSTALLATION PRACTICES TO ENSURE UNDERMINING OF PIPE OUTLETS AND WASHOUTS DO NOT OCCUR.

4. METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE:  
CONSTRUCTION SHOULD BE PHASED SUCH THAT ONLY PORTIONS OF THE SITE THAT NEED TO BE DISTURBED ARE DISTURBED AND THAT CONSTRUCTION VEHICLES AND EQUIPMENT MINIMIZE TRAVEL OVER GREEN SPACE AREAS. NON-COMPACTED SOILS AND DIRECTING STORMWATER FLOW TO VEGETATED AREAS ARE BMPs IN THEMSELVES AS BOTH PROMOTE INFILTRATION OF STORMWATER INTO SOIL.
- B. DESCRIBE TIMELINES TO BE IMPLEMENTED AT THIS SITE FOR COMPLETING THE INSTALLATION OF THE EROSION PREVENTION BMPs LISTED UNDER SECTION V.  
PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES ON-SITE. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED IN CONJUNCTION WITH PERIMETER CONTROLS TO ENSURE TRACKING ON PUBLIC ROADWAYS IS MINIMIZED OR NON-EXISTENT. ONCE THE SITE IS DEVELOPED AS SHOWN ON THE PLANS, THE SLOPES SHALL BE SEEDED, FERTILIZED AND BLANKETED IMMEDIATELY UPON FINISHING GRADING. STABILIZATION SHALL BE COMPLETE WITHIN 7 CALENDAR DAYS. ONCE FLATTER AREAS ARE GRADED, THEY SHOULD BE SEEDED AND HAVE MULCH DISC ANCHORED WITH STABILIZATION ALSO BEING COMPLETE WITHIN 7 CALENDAR DAYS. INLET PROTECTION SHALL BE USED AT ALL NEW INLETS WITHIN THE PROJECT AS THEY ARE INSTALLED TO KEEP SEDIMENT TRANSPORT MINIMIZED.
- C. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION:  
DEVELOPMENT SHOULD BE PHASED SUCH THAT ONLY ACTIVE AREAS ARE DISTURBED TO PREVENT ANY EROSION ISSUES. PROPER CONSTRUCTION PHASING IS IMPORTANT IN THAT IT GREATLY REDUCES THE POTENTIAL FOR SEDIMENT TO TRAVEL OFF-SITE. ADDITIONALLY, ALL AREAS THAT ARE PROPOSED GREEN SPACE/VEGETATIVE SHOULD BE KNOWN BY THE CONTRACTOR SUCH THAT CONSTRUCTION EQUIPMENT AND VEHICLES MINIMIZE SOIL COMPACTION OVER THOSE AREAS.

VI. **TEMPORARY SEDIMENT CONTROL PRACTICES:**

- A. DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPs TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS.
1. METHODS TO BE USED FOR DOWN-GRADIENT PERIMETER CONTROL:  
DOWN-GRADIENT PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UP-GRADIENT LAND DISTURBING ACTIVITY AND SHALL REMAIN IN-PLACE UNTIL PERMANENT COVER IS ESTABLISHED.
2. METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:  
SILT FENCE, BIOROLLS OR APPROVED EQUIVALENT SHALL BE INSTALLED AT THE BASE OF STOCKPILES ON THE DOWN-GRADIENT PERIMETER. REDUNDANT BMPs SUCH AS PLASTIC SHEETING OR TARP COULD ALSO BE USED IF THE SOIL STOCKPILE(S) ARE HIGHLY ERODABLE.
3. METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:  
INLET BAGS, INLET BOXES OR APPROVED ALTERNATIVES SHALL BE USED FOR STORM DRAIN INLET PROTECTION.
4. METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:  
ROCK CONSTRUCTION PADS SHOULD BE INSTALLED AT ALL ENTRANCES TO THE SITE TO MITIGATE OR HALT THE TRACKING OF SEDIMENT ON PUBLIC ROADWAYS. IF SEDIMENT IS TRACKED ONTO PUBLIC ROADWAYS, THEY SHOULD BE SWEEPED WITHIN ONE (1) CALENDAR DAY OF DISCOVERY.
5. IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION OR FILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA.  
N/A
6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:  
THE CONTRACTOR SHOULD BE MADE AWARE AND UNDERSTAND WHERE THE AREAS OF PROPOSED GREEN SPACE/VEGETATIVE COVER ARE LOCATED AND LIMIT THEIR TRAVEL OVER THESE AREAS TO MINIMIZE SOIL COMPACTION.
7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:  
DOUBLE ROW SILT FENCE IS CALLED OUT ALONG PORTIONS OF THE BANK WHERE APPLICABLE. SILT CURTAIN IS ALSO CALLED OUT ALONG THE WATERS EDGE OF LAKE PEPIN IN AREAS OF PROPOSED DISTURBANCE TO MINIMIZE SEDIMENT ENTERING THE SURFACE WATER.
8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS:  
N/A; SEDIMENTATION TREATMENT CHEMICALS ARE STRICTLY PROHIBITED ON-SITE.
- B. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?  
NO  
IF YES, DESCRIBE HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 14 [OF THE NPDES PERMIT].  
N/A
- C. WILL THE PROJECT INCLUDE DEWATERING, BASIN DRAINING?  
NO
- D. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER?  
NO

VII. **PERMANENT STORMWATER MANAGEMENT SYSTEM:**

- A. WILL THE PROJECT RESULT IN ONE ACRE OR MORE OF NEW IMPERVIOUS SURFACES OR RESULT IN ONE ACRE OR MORE OF NEW IMPERVIOUS IN TOTAL IF THE PROJECT IS PART OF A LARGER PLAN OF DEVELOPMENT?  
PERMANENT STORMWATER TREATMENT IS NOT REQUIRED AS LESS THAN 1-ACRE OF IMPERVIOUS WAS INTRODUCED.
- B. IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON-SITE (SEE SECTION 15 OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN ITEM 16.14 THROUGH ITEM 16.21. IF INFILTRATION IS PROHIBITED, IDENTIFY OTHER METHODS OF STORMWATER TREATMENT USED (e.g., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING, OR EQUIVALENT METHOD):  
N/A
- C. ATTACHED DESIGN PARAMETERS FOR THE PLANNED PERMANENT STORMWATER MANAGEMENT SYSTEM, INCLUDING VOLUME CALCULATIONS, DISCHARGE RATE CALCULATION, CONSTRUCTION DETAILS INCLUDING BASIN DEPTH, OUTLET CONFIGURATIONS, LOCATION, DESIGN OF PRE-TREATMENT DEVICES AND TIMING FOR INSTALLATION.  
N/A

VIII. **INSPECTION & MAINTENANCE ACTIVITIES**

- A. IDENTIFY THE TRAINED INDIVIDUAL(S) RESPONSIBLE FOR INSTALLING, SUPERVISING, REPAIRING, INSPECTING, AND MAINTAINING EROSION PREVENTION AND SEDIMENT CONTROL BMPs AT THE SITE:

G-CUBED, INC.:  
JASON KAPPERS, MARK WELCH, ANDREW BUCK, RYAN MCCORMICK, JACOB FRANK, AUSTIN HINES, GRANT GRIFFIN, CHRIS PRIEBE

CONTRACTOR:  
_____

- B. ATTACH TRAINING DOCUMENTATION FOR EACH INDIVIDUAL (SEE BELOW FOR G-CUBED, INC. TRAINED INDIVIDUALS):

**G-CUBED, INC. TRAINED INDIVIDUALS**

UNIVERSITY OF MINNESOTA   Mark R. Welch   Construction Installer (May 31 2027) Construction Site Management (May 31 2027) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA   Jason W. Kappers   Construction Site Management (May 31 2027) Design of Construction SWPPP (May 31 2027)	UNIVERSITY OF MINNESOTA   Jacob Frank   Construction Site Management (May 31 2029) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA   Chris M Priebe   Construction Site Management (May 31 2029) Design of Construction SWPPP (May 31 2029)
UNIVERSITY OF MINNESOTA   Andrew Buck   Construction Site Management (May 31 2029) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA   Ryan McCormick   Construction Site Management (May 31 2028) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA   Austin Hines   Construction Site Management (May 31 2028) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA   Grant G Griffin   Construction Site Management (May 31 2029) Design of Construction SWPPP (May 31 2029)

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  _____ DATE 7/23/2026 GEOFFREY G GRIFFIN REG. NO. 21940	Prepared For:  Jesse Hansen & Alex LaRocque 35699 HWY 61 BLVD LAKE CITY, MN 55041  FILE NO.: 25-302 GP	G³   G-Cubed   14070 Hwy 52 S.E. Chatfield, MN 55923   ENGINEERING SURVEYING PLANNING Ph. 507-867-1666 Fax 507-867-1665 www.ggg.to	DESIGNED _____ GGG	REVISED _____	BY _____	DATE 7/24/2026	FLORENCE TOWNSHIP GOODHUE COUNTY	BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57	PRELIMINARY – NOT FOR CONSTRUCTION (SUBJECT TO REVIEW).	SHEET 6 OF 7 SHEETS
	DRAWN _____ GGG		SUBMITTAL _____	GGG						
	CHECKED _____ JWK									



VIII. **INSPECTION & MAINTENANCE ACTIVITIES (CONTINUED):**

- C. DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE, INCLUDING:
1. A DESCRIPTION OF RECORD-KEEPING REQUIREMENTS AND CONTENT: (SEE ITEM 11.12):  
RECORD-KEEPING REQUIREMENTS SHALL ADHERE TO SECTION 11.12 OF THE NPDES PERMIT:  
**SECTION 11.12**  
PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
- a. DATE AND TIME OF INSPECTIONS; AND
  - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
  - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
  - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
  - e. DATE OF ALL RAINFALL EVENTS GREATER THAN ½ INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ON-SITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF THE SITE LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
  - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (i.e. COLOR, ODOR, SETTLED OR UNSETTLED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
  - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS; AND
  - h. ALL PHOTOGRAPHS OF DEWATERING ACTIVITIES AND DOCUMENTATION OF NUISANCE CONDITIONS RESULTING FROM DEWATERING ACTIVITIES AS DESCRIBED IN SECTION 10. [MINN. R. 7090].
2. FREQUENCY OF INSPECTIONS (SEE ITEM 11.2 AND ITEM 11.11 OF THE PERMIT):  
FREQUENCY OF INSPECTIONS SHALL ADHERE TO SECTIONS 11.2 AND 11.11 OF THE NPDES PERMIT:  
**SECTION 11.2**  
PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.b, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN ½ INCH IN 24 HOURS. [MINN. R. 7090]
- SECTION 11.11**  
PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE AS DESCRIBED IN 11.2 AS FOLLOWS:
- a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
  - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE; INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
  - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
  - d. FOR PROJECTS WHERE A POLLINATOR HABITAT OR NATIVE PRAIRIE TYPE VEGETATED COVER IS BEING ESTABLISHED, INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH IF THE SITE HAS TEMPORARY VEGETATION WITH A DENSITY OF 70% TEMPORARY UNIFORM COVER. IF AFTER 24 MONTHS NO SIGNIFICANT EROSION PROBLEMS ARE OBSERVED, INSPECTIONS MAY BE SUSPENDED COMPLETELY UNTIL THE TERMINATION REQUIREMENTS IN SECTION 13 HAVE BEEN MET. [MINN. R. 7090]
3. AREAS TO BE INSPECTED AND MAINTAINED (SEE ITEM 11.3 THROUGH 11.6 AND 11.9 OF THE PERMIT):  
**SECTION 11.3**  
a. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPs. [MINN. R. 7090]
- SECTION 11.4**  
a. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPs WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THIS AREA. [MINN. R. 7090]
- SECTION 11.5**  
DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS. [MINN. R. 7090]
- SECTION 11.6**  
PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS. [MINN. R. 7090]
- SECTION 11.9**  
PERMITTEES MUST INSPECT AND PHOTOGRAPH DEWATERING DISCHARGES AT THE BEGINNING AND AT LEAST ONCE EVERY 24 HOURS DURING OPERATION. DEWATERING DISCHARGES THAT ONLY LAST FOR MINUTES, AS OPPOSED TO HOURS, AND DO NOT REACH A SURFACE WATER, DO NOT REQUIRE PHOTOGRAPHS OR DOCUMENTATION. [MINN. R. 7090]

IX. **POLLUTION PREVENTION MANAGEMENT MEASURES:**

- A. DESCRIBE PRACTICES FOR STORAGE OF BUILDING PRODUCTS AND LANDSCAPE MATERIALS WITH A POTENTIAL TO LEACH POLLUTANTS TO MINIMIZE EXPOSURE TO STORMWATER:  
BUILDING PRODUCTS AND LANDSCAPE MATERIALS WITH A POTENTIAL TO LEACH POLLUTANTS SHALL BE PLACED UNDER COVER (i.e. PLASTIC SHEETING OR TEMPORARY ROOFS) OR BE PROTECTED BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
- B. DESCRIBE PRACTICES FOR STORAGE OF PESTICIDES, FERTILIZERS, AND TREATMENT CHEMICALS:  
PESTICIDES, FERTILIZERS, AND TREATMENT CHEMICALS SHOULD ALSO BE PLACED UNDER COVER (i.e. PLASTIC SHEETING OR TEMPORARY ROOFS) OR BE PROTECTED BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
- C. DESCRIBE PRACTICES FOR STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS OR TOXIC WASTE (e.g., OIL, FUEL, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVE, ADDITIVES, CURING COMPOUNDS, AND ACIDS) ACCORDING TO MINN. R. CH. 7045, INCLUDING SECONDARY CONTAINMENT IF APPLICABLE:  
HAZARDOUS MATERIALS AND TOXIC WASTE SHALL BE STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. DISPOSAL OF HAZARDOUS MATERIALS AND TOXIC WASTE SHALL BE AT APPROVED FACILITIES OR OTHERWISE APPROVED BY THE LGU.
- D. DESCRIBE COLLECTION, STORAGE AND DISPOSAL OF SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035:  
PER MINN. R. 7035.08, SUBP. 1, THE OWNER AND OCCUPANT OF ANY PREMISES, BUSINESS ESTABLISHMENT, OR INDUSTRY AND/OR THE REFUSE COLLECTION SERVICE ARE RESPONSIBLE FOR THE SATISFACTORY COLLECTION AND TRANSPORTATION OF ALL SOLID WASTE ACCUMULATED AT A PREMISE, BUSINESS ESTABLISHMENT, OR INDUSTRY TO A SOLID WASTE DISPOSAL, TRANSFER, OR PROCESSING FACILITY THAT IS AUTHORIZED TO ACCEPT THE WASTE.
- PER MINN. R. 7035.08, SUBP. 2, VEHICLES OR CONTAINERS USED FOR THE COLLECTION AND TRANSPORTATION OF GARBAGE AND SIMILAR PUTRESCIBLE WASTES, OR REFUSE CONTAINING SUCH MATERIALS, MUST BE COVERED, LEAKPROOF, DURABLE, AND OF EASILY CLEANABLE CONSTRUCTION. THEY MUST BE CLEANED TO PREVENT NUISANCES, POLLUTION, OR INSECT BREEDING, AND MUST BE MAINTAINED IN GOOD REPAIR. VEHICLES OR CONTAINERS USED FOR THE TRANSPORTATION OF MUNICIPAL SOLID WASTE COMBUSTOR ASH MUST BE COVERED TO PREVENT FUGITIVE DUST EMISSIONS AND CONSTRUCTION TO PREVENT LEAKING OF FLUID WHICH HAS BEEN IN CONTACT WITH ASH.
- E. DESCRIBE MANAGEMENT OF PORTABLE TOILETS TO PREVENT TIPPING AND DISPOSAL OF SANITARY WASTES IN ACCORDANCE WITH MINN. R. CH. 7041:  
PORTABLE TOILETS MUST BE POSITIONED SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. DISPOSAL OF SANITARY WASTES SHALL BE IN ACCORDANCE WITH MINN. R. CH. 7041.
- F. DESCRIBE STORAGE AND DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES TO THAT WASTES DO NOT CONTACT THE GROUND:  
CONCRETE WASHOUTS, WHICH PROHIBIT WASHOUT LIQUID AND SOLID WASTES FROM CONTACTING THE GROUND AND ENTERING THE GROUNDWATER, MAY BE; APPROVED FACILITIES OFFSITE, PORTABLE ONSITE FACILITIES, OR FACILITIES CONSTRUCTED ONSITE. ALL WASHOUT FACILITIES CONSTRUCTED ONSITE MUST BE IN APPROVED COMMUNAL LOCATIONS AND/OR LOCATED ON THE INDIVIDUAL LOT BEING DEVELOPED. ONSITE CONSTRUCTED FACILITIES SHALL HAVE A LEAK-PROOF, IMPERMEABLE LINER AND FOLLOW THE CONSTRUCTION, MAINTENANCE AND REMOVAL PROCESSES AS RECOMMENDED ON THE MPCA WEBSITE.

X. **PERMIT TERMINATION CONDITIONS**

- A. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS:  
PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTED THE NOTICE OF TERMINATION (NOT). VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
- B. DESCRIBE METHODS USED TO CLEAN ALL STORMWATER TREATMENT SYSTEMS AND STORMWATER CONVEYANCE SYSTEMS OF ACCUMULATED SEDIMENT:  
PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM AND STORMWATER CONVEYANCE SYSTEMS OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 OF THE PERMIT AND IS OPERATING AS DESIGNED.
- C. DESCRIBE METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs:  
COMMON METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs ARE ACCEPTABLE; SO LONG AS ALL TEMPORARY SYNTHETIC DEVICES ARE REMOVED PRIOR TO SUBMITTED THE NOTICE OF TERMINATION (NOT). PERMITTEES MAY LEAVE BMPs DESIGNED TO DECOMPOSE ON-SITE IN PLACE.

USDA NRCS WEB SOIL SURVEY MAP & MAP UNIT LEGEND



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
N608A	Maldari loam, 0 to 3 percent slopes	4.7	19.0%
N623B	Burkhardt sandy loam, 0 to 6 percent slopes	3.7	14.8%
N644A	Scotah loamy fine sand, 0 to 3 percent slopes, occasionally flooded	9.3	37.5%
W	Water	7.1	28.7%
Totals for Area of Interest		24.9	100.0%

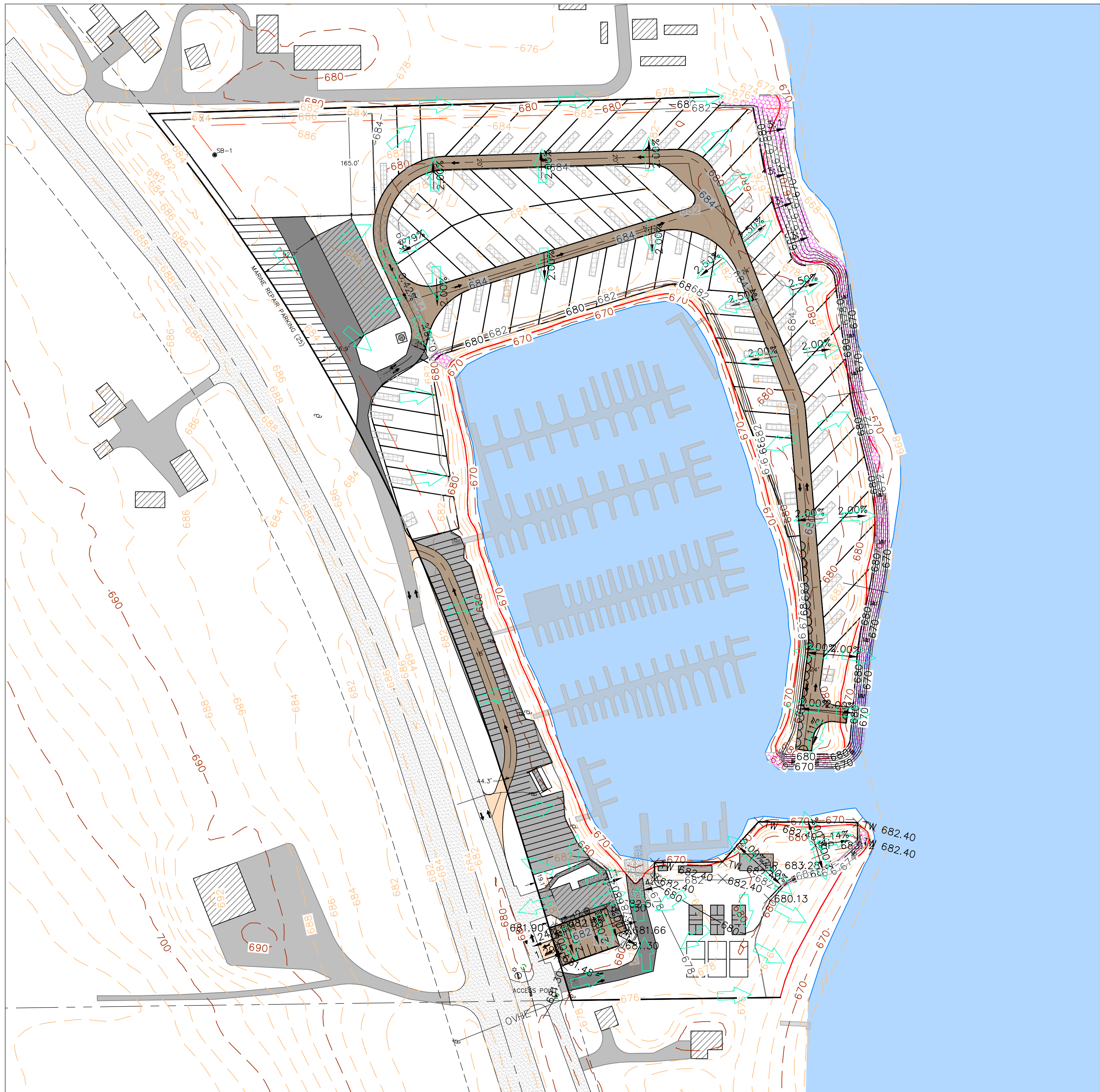
SOIL CLASSIFICATION	HYDROLOGIC SOIL GROUP (HSG)
N608A – MALARDI LOAM.....	B
N623B – BURKHARDT SANDY LOAM.....	A
N644A – SCOTAH LOAMY FINE SAND.....	A

USGS QUAD MAP – MINNESOTA – GOODHUE COUNTY – 7.5–MINUTE SERIES



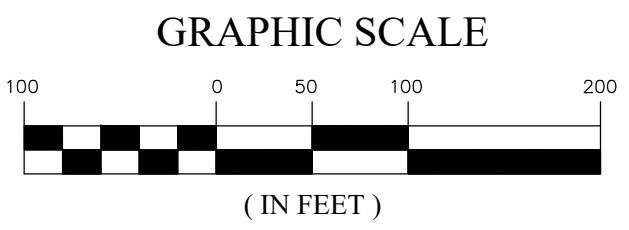
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  _____ DATE 7/23/2026 GEOFFREY G. GRIFFIN REG. NO. 21940	Prepared For:  Jesse Hansen & Alex LaRocque 35699 HWY 61 BLVD LAKE CITY, MN 55041	 <b>G-Cubed</b> 14070 Hwy 52 S.E. Chatfield, MN 55923	<b>ENGINEERING SURVEYING PLANNING</b> Ph. 507-867-1666 Fax 507-867-1665 www.ggg.to	DESIGNED _____ GGG	REVISED _____ BY _____ DATE 7/24/2026	FLORENCE TOWNSHIP GOODHUE COUNTY	PELICAN POINT SWPPP	BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57	PRELIMINARY – NOT FOR CONSTRUCTION (SUBJECT TO REVIEW).	SHEET 7 OF 7 SHEETS
	DRAWN _____ GGG			SUBMITTAL _____ GGG						
	FILE NO.: 25-302 GP			CHECKED _____ JWK						





**LEGEND – PROPOSED WATERSHEDS**

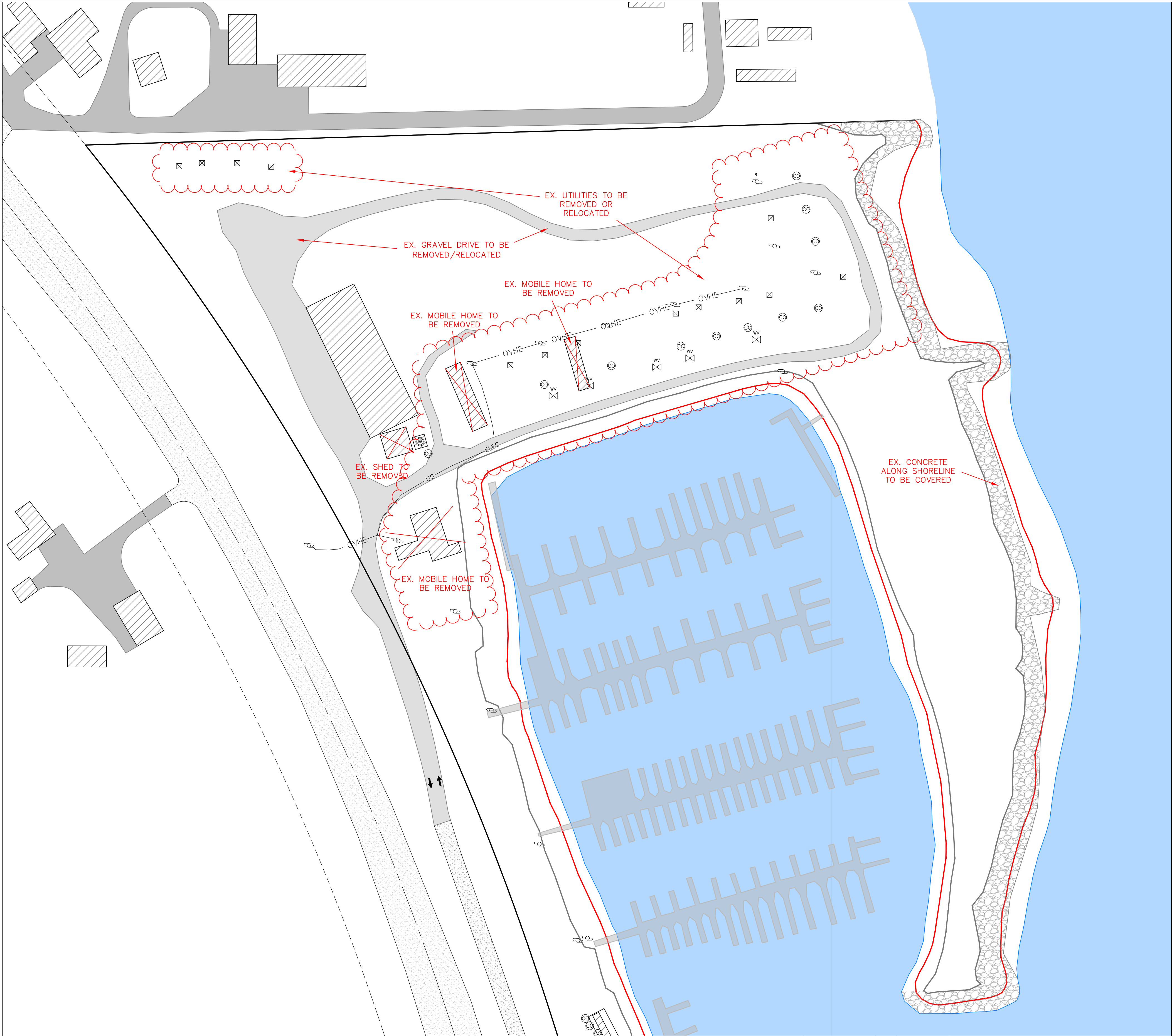
—	MAJOR CONTOUR & LABEL
- - -	MINOR CONTOUR & LABEL
—	PROPOSED MAJOR CONTOUR
—	PROPOSED MINOR CONTOUR
→	PROPOSED DRAINAGE ARROW
■	PROPOSED IMPERVIOUS SURFACING



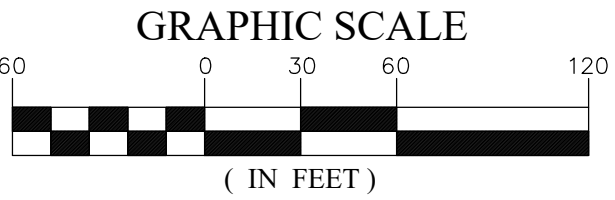
PROPOSED DRAINAGE EXHIBIT  
PELICAN POINT

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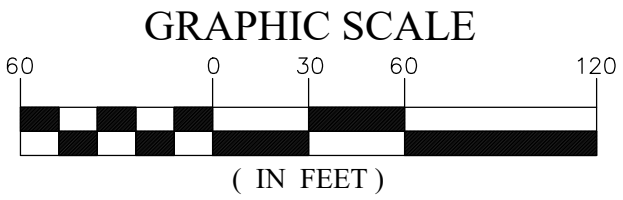
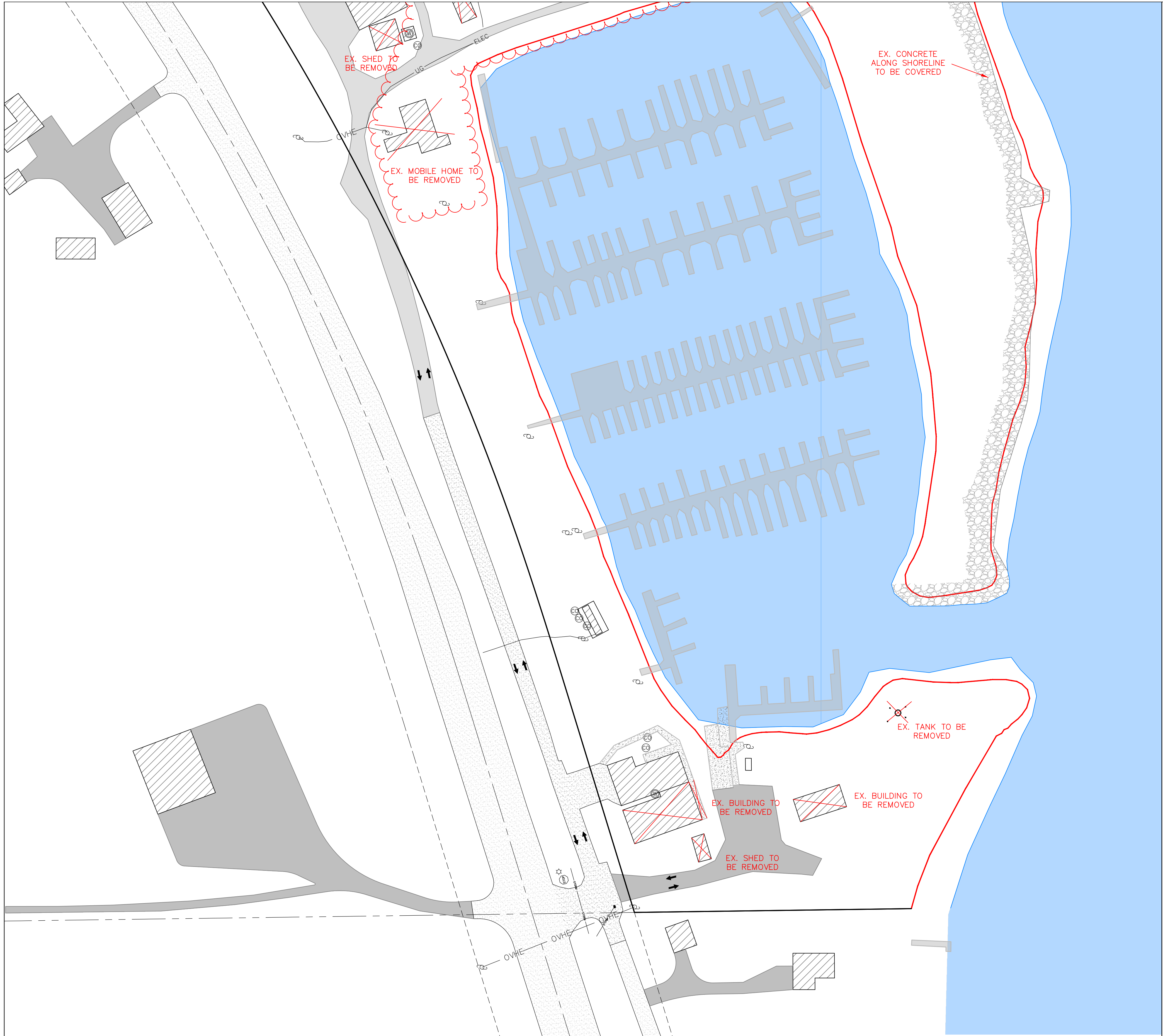




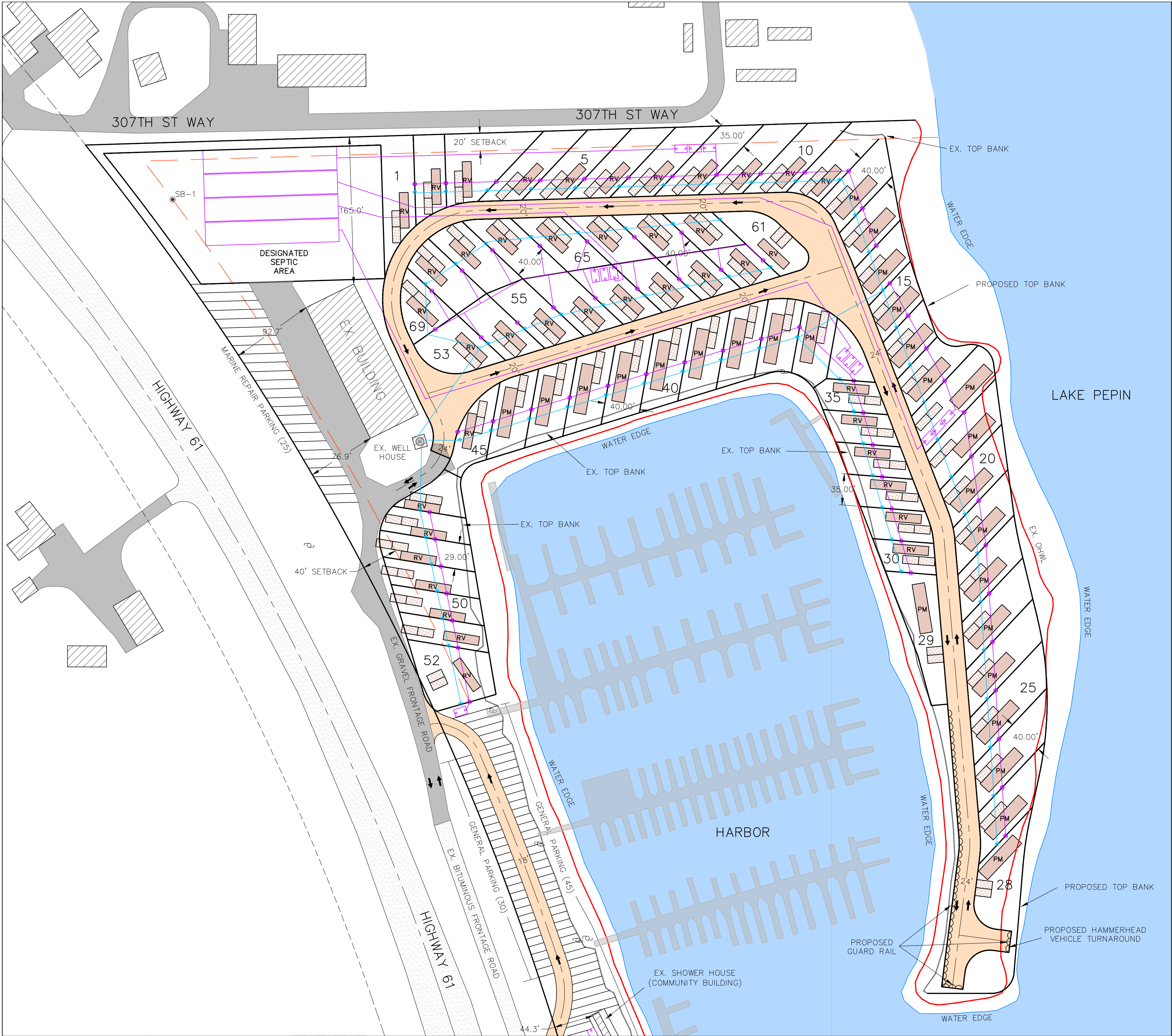
- REMOVAL PLAN NOTES:**
- EXISTING MOBILE HOMES (3) TO BE REMOVED.
  - EXISTING BUILDINGS TO BE REMOVED (3).
  - EXISTING SEWER SYSTEM TO SERVE PREVIOUS MOBILE HOME PARK TO BE ABANDONED AND REMOVED.
  - EXISTING WATER SERVICES TO SERVE PREVIOUS MOBILE HOME PARK TO BE REMOVED.
  - EXISTING ELECTRIC UTILITIES TO SERVE PREVIOUS MOBILE HOME PARK TO BE RELOCATED.
  - EXISTING TANK TO BE REMOVED.
  - EXISTING CONCRETE ALONG BANK TO BE COVERED WITH PROPOSED RIPRAP BANK.
  - EXISTING MOBILE HOME ROAD TO BE REMOVED/RELOCATED.
  - PORTION OF EXISTING OFFICE CONCRETE SIDEWALK TO BE REMOVED.











**PROPOSED LAND DESCRIPTION:**  
That part of Section 13, Township 112 North, Range 13 West, Goodhue County, Minnesota, lying South of LAKE PEPIN ESTATES, according to the recorded plat thereof on file at the office of the County Recorder; North of COCHRAN'S SUBDIVISION, according to the recorded plat thereof on file at the office of the County Recorder; East of the easterly right of way of State Highway No. 61; West of the Ordinary High Water Level of Lake Pepin.

The above described parcel contains 12.41 acres, more or less, and is subject to any easements, covenants and restrictions of record.

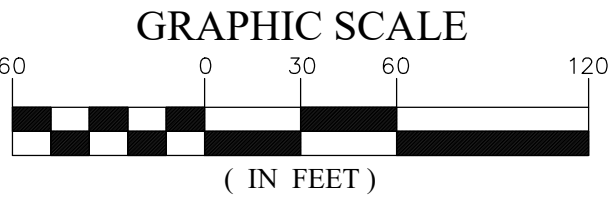
- CAMPGROUND CALCULATIONS:**
- 69 CAMP SITES
  - 27 PARK MODELS (14' BY 56')
  - 42 CAMPERS (10' BY 40')
  - MINIMUM LOT AREA: 2,000 SQFT

- GENERAL NOTES:**
- ORDINARY HIGH WATER LEVEL: 672.9
  - WATER LEVEL DATE OF SURVEY 11/19/2025: 667.00
  - BASE FLOOD ELEVATION (BFE)(100-YR): 681.4
  - CURRENT ZONING: CR COMMERCIAL RECREATIONAL
  - FEMA FLOOD ZONE: AE
  - PARCEL AREA: 12.41 ACRES

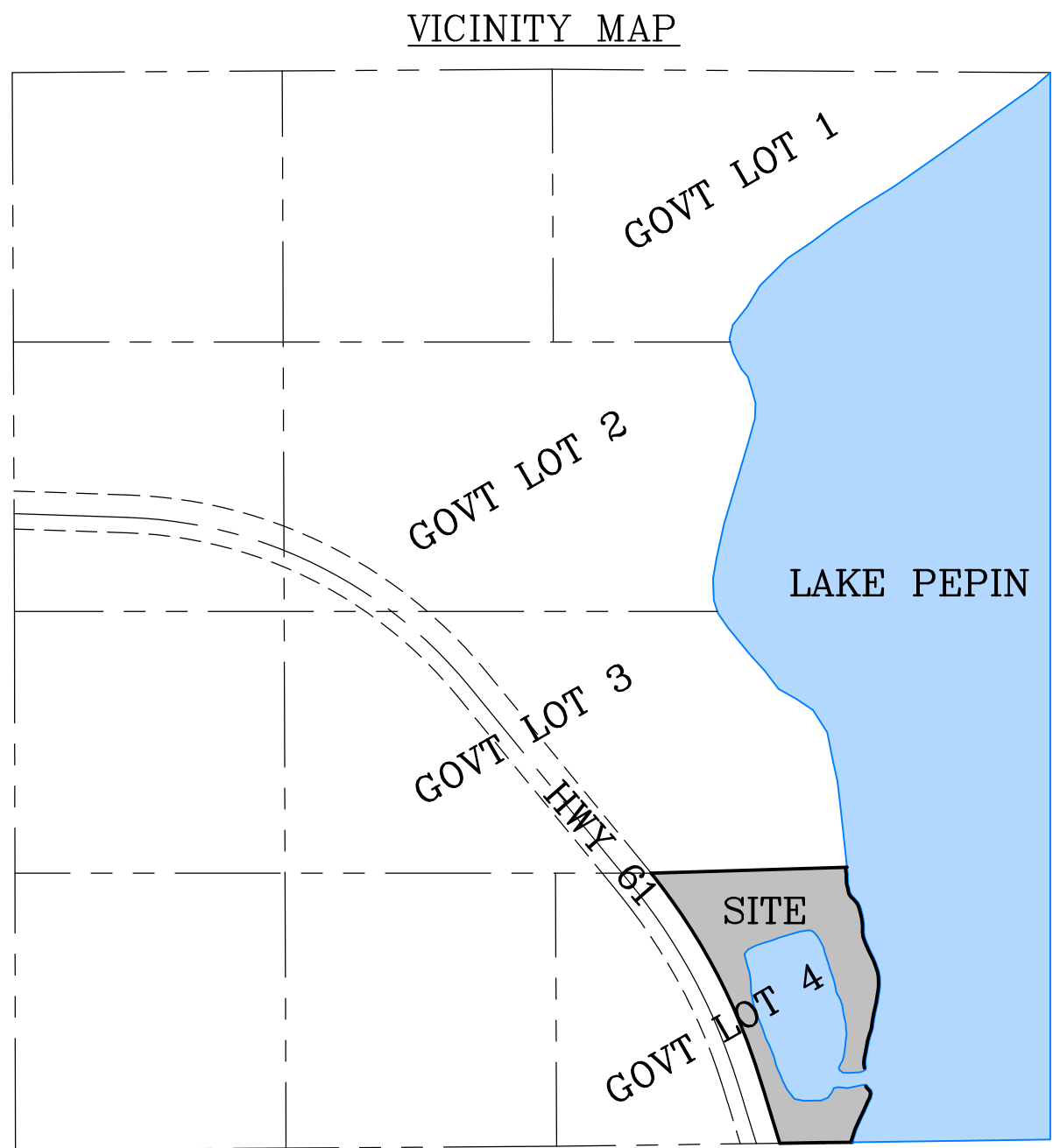
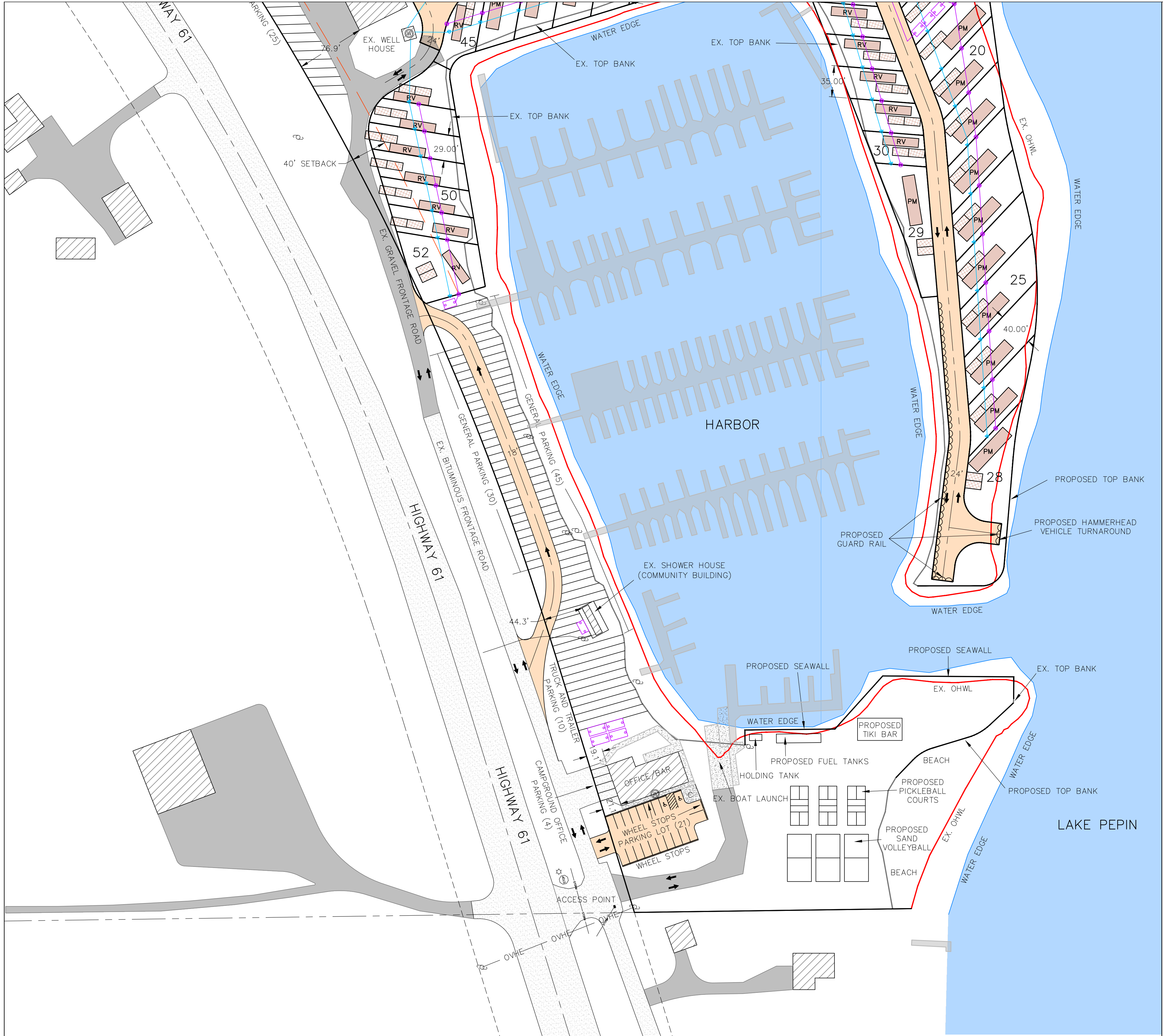
- PROPOSED PARKING:**
- CAMPGROUND PARKING MINIMUM OF 200 SQFT / SITE (10' FROM SIDE YARD)
  - MARINE REPAIR PARKING 25
  - GENERAL PARKING 75
  - TRUCK AND TRAILER PARKING 10
  - OFFICE PARKING 4
  - BAR PARKING 21 (2 ADA)
  - BOAT DOCKING 220

**LEGEND**

	EXISTING WELL
	EXISTING SEPTIC LID / CLEANOUT
	ELECTRIC POLE
	LIGHT POLE
	WATER SHUT OFF, GATE VALVE & HYDRANT
	STORM MANHOLE & CATCHBASIN
	COMMUNICATION / ELECTRIC BOX OR HOOKUP
	SIGNS
	SOIL BORING
	PROPERTY LINE
	PROPOSED CAMP SITE
	PROPOSED SEWER SERVICE LINE / CLEANOUT
	PROPOSED 2" WATER SERVICE LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	ORDINARY HIGH WATER LEVEL
	WATER EDGE AT DATE OF SURVEY 11-19-2025
	EXISTING TOP BANK
	PROPOSED TOP BANK
	EXISTING STORM SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	PROPOSED GUARD RAIL
	EXISTING BITUMINOUS SURFACING
	EXISTING AGGREGATE SURFACING
	EXISTING BUILDING
	EXISTING CONCRETE SURFACING
	CONCEPTUAL CAMPER (10' x 40')
	CONCEPTUAL PARK MODEL (14' x 56')
	PROPOSED PARKING (200 SQFT REQUIRED) 2X 9' X 18' SHOWN (324 SQFT)
	PROPOSED ROADWAY / PARKING LOT
	PROPOSED CONCRETE SURFACING



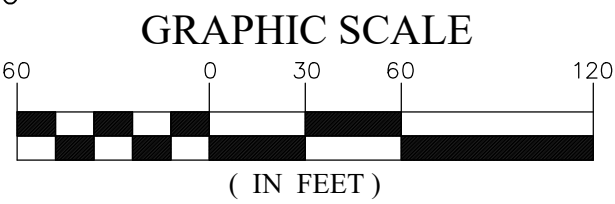




SECTION 13, T 112 N., R 13 W.  
NOT TO SCALE

LEGEND

- EXISTING WELL
- EXISTING SEPTIC LID / CLEANOUT
- ELECTRIC POLE
- LIGHT POLE
- WATER SHUT OFF, GATE VALVE & HYDRANT
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DATE 7/23/2026 REG. NO. 21940

Prepared For:  
Jesse Hansen & Alex LaRocque  
35699 HWY 61 BLVD  
LAKE CITY, MN 55041  
FILE NO.: 25-302 BASE

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CHECKED CMP

REVISED	BY	DATE
SP	GGG	7/23/26

FLORENCE TOWNSHIP  
GOODHUE COUNTY

BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57

PELICAN POINT  
SITE PLAN

SHEET 2  
OF 2 SHEETS



PELICAN POINT

DSG SUPPLY



HEATHER HUGHES  
 HEATHER.HUGHES@DSGSUPPLY.COM

Date:3/5/2026

Luminaire Schedule			
Symbol	Qty	Label	Description
⊕	36	b17_14w_3000k	B17 14W 3000K



PELICAN POINT

DSG SUPPLY



HEATHER HUGHES  
HEATHER.HUGHES@DSGSUPPLY.COM

Date:3/5/2026

