



**AGENDA
PLANNING ADVISORY COMMISSION MEETING
SCOTT COUNTY, MINNESOTA
APRIL 11, 2022
6:35 PM**

1. ROLL CALL AND INTRODUCTIONS

2. APPROVAL OF MARCH 14, 2022 PAC MEETING MINUTES

- 2.1 March 14, 2022 Planning Advisory Minutes

3. CONSENT

- 3.1 6:35 PM: PL#2021-064 Request to Approve the Preliminary Plat and Final Plat of Vergus Estates South Consisting of 7 Lots on 71 Acres (Chris and Randy Kubes, Applicants and Julie Milner, Property Owner) in Section 29 of Spring Lake Township
- 3.2 6:35 PM: PL#2022-014 Request to Rezone 80 Acres From A-1, Agricultural Preservation District, to A-3, Agricultural Preservation Density District and Preliminary Plat and Final Plat of Riesgraf Farm Consisting of 1 lot and 2 Outlots on 40 Acres (Jeffrey J. Riesgraf and Pamela A. Riesgraf, Applicants and Property Owners) in Section 15 of Sand Creek Township
- 3.3 6:35 PM: PL#2022-018 Request for an Interim Use Permit to Operate a Home Extended Business for a Property Maintenance Business in the Urban Expansion Reserve (UER) District (Alex Hernandez, Applicant and 4833 W 123rd, LLC, Property Owner) in Section 17 of Sand Creek Township

4. PUBLIC HEARING(S)

- 4.1 6:45 PM: PL#2021-107 Request to Approve Rezone of 116.27 Acres From RR-1, Rural Residential Reserve District to RR-2, Rural Residential Single-Family District, and Preliminary Plat of Amazed Acres Consisting of 37 Lots on 116.27 Acres (Michael Bassett, Applicant and Doug Schieffer, Property Owner) in Section 21 of Spring Lake Township
- 4.2 6:50 PM: PL#2022-017 Request to Approve Conditional Use Permit Amendment to add 5.40 Acres to Existing Industrial Parcel for Additional Indoor Storage and Outdoor Storage of Semi-Tractors, Trailers and Other Commercial Equipment and Preliminary Plat and Final Plat of Doucette 3rd Addition consisting of 1 lot on 16.9 Acres (Paul E. Doucette and Cheryl L. Doucette, Applicants and Property Owners) in Section 28 of Louisville Township
- 4.3 7:00 PM: PL#2022-009 Request to Approve an Interim Use Permit to Construct and Operate a 1 MW Community Solar Energy System (IPS Solar, Applicant and William M. McCue and Lynette M. McCue, Property Owners) in Section 18 of Belle Plaine Township

5. PLANNING MANAGER UPDATE

6. GENERAL & ADJOURN



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

Spring Lake Town Hall
20381 Fairlawn Ave
Prior Lake, Minnesota

Monday, March 14, 2022
Conference Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting at 7:01 PM with the following members present: Jay Picha, Lee Watson, Ray Huber, Donna Hentges, Barbara Johnson and Kent Robbins

County Staff Present: Brad Davis, Planning Manager, Marty Schmitz, Zoning Administrator; Greg Wagner, Principal Planner, Nathan Hall, Associate Planner; Tom Wolf, County Board Commissioner and Barb Simonson, Deputy Clerk to the Board.

II. APPROVAL OF FEBRUARY 14, 2022 PLANNING ADVISORY COMMISSION MINUTES

Motion by Commissioner Robbins; second by Commissioner Picha to approve the minutes of February 14, 2022 Planning Advisory meeting. The motion carried.

III. CONSENT AGENDA

No consent items came before the Commission

IV. PUBLIC HEARING 6:45 LANDMARK ELITE CUP (PL#2022-010)

A. Request to Approve a Conditional Use Permit for a Commercial Restoration Nursery.

Location:	Section 16
Township:	St. Lawrence
Current Zoning:	UBR

Greg Wagner presented the staff report for this application. The specific details within the staff report and a video are available on the official Scott County Website www.scottcountymn.gov under Government and then under County Board Agendas and Minutes by searching Planning Advisory Commission Meeting to download the packet file.

Commissioner Comment and Questions:

Commissioner Robbins inquired about the City of Jordans preference for the future development of the property. *Mr. Wagner explained the annexation status of the property and the interim use of the property.*

Commissioner Huber noted that a nursery would make an appropriate intermediate use for the property. *Mr. Wanger reported that nurseries are good uses since they require little infrastructure and can be easily redeveloped in the future.*

Commissioner Hentges inquired about limitations on number of employees and the current office setting in the building. *Mr. Wagner explained limits with regard to septic and use of the onsite offices in the building.*

Commissioner Johnson asked about any large equipment for the working of the land and if hazardous waste will be produced. *Mr. Wagner explained the equipment is typical farm equipment and if they do oil changes will need to hazardous waste license to do so.*

Ted Kowalski, Spring Lake Town Board representative, came forward and commented on the applicant's history and reputation in Spring Lake where their current operation is located noting they are a respected business and have been good tenants.

Ted Kornder, St. Lawrence Town Board representative, came forward and commented on the Town Board position on the situation and current knowledge on the planned interchange. Noting they support the approval of the nursery business.

Commissioner Johnson commented on the notes from the City of Jordan regarding the property.

Commissioner Picha inquired about how the planned interchange will affect access to the property. Mr. Wagner reported the property owners are aware of the possible changes to their access and will be informed of the plans through the interchange planning process.

Chair Vonhof opened the floor for public comment. No one came forward to comment.

Motion by Commissioner Robbins to close the public hearing; second by Commissioner Picha. The motion carried unanimously.

Motion by Commissioner Johnson; second by Commissioner Huber, based on the criteria for approval listed in the staff report, I recommend approval of the Conditional Use Permit amendment for Resource Environmental Solutions LLC to operate a commercial nursery and noting the Town Board has recommended approval.

Chair Vonhof called for a roll call vote on the motion to approve the request as follows:

**Commissioner Robbins: Aye
Commissioner Hentges: Aye
Commissioner Hrabe: Aye
Commissioner Huber: Aye
Commissioner Vonhof: Aye
Commissioner Johnson: Aye
Commissioner Watson: Absent-had to leave early**

The motion passed unanimously with 6 Ayes.

Criteria for Approval (Chapter 2-6-1):

1. The proposed use will not create an excessive burden on public facilities as it utilizes private well and septic.
2. The proposed use is sufficiently compatible with commercial and agricultural uses on adjacent lots.
3. The existing structure was designed of materials that are not unsightly in appearance and meets the Scott County Zoning Ordinance building exterior standards.
4. The use is consistent with the purpose of the UBR zoning district.
5. The use is not in conflict with the Scott County 2040 Comprehensive Plan.
6. Adequate measures have been taken to provide ingress and egress, access to public roads and on-site parking. The property has driveway access on to Delaware Avenue, County Road 59, a paved County Road.
7. The proposed request meets all County regulations for adequate water supply, sewage treatment systems, erosion control and storm water facilities.

8. All building modifications will meet the requirements of the Building Code.

Conditions of Approval:

1. The applicant is to file with Scott County Zoning Administration in January of each year a statement indicating that the site and business are in compliance with the conditions of the Conditional Use Permit (CUP).
2. The Conditional Use Permit is issued to allow a commercial restoration nursery and project design work. Any changes to the operations or site plan shall be reviewed with Scott County Zoning Administration and St. Lawrence Township.
3. St. Lawrence Township may conduct an annual review of the business to ensure that it complies with the conditions of the CUP.
4. The applicant shall pay an annual inspection fee for the CUP, if and when the County adopts an inspection fee ordinance.
5. If ownership changes, the new owner shall contact Scott County Zoning Administration to review the CUP conditions.
6. The site shall be developed and operated in accordance with the business narrative and site plan dated January 12, 2022.
7. The site shall be kept in a neat and orderly manner. Parking shall be provided for employees and customers. Other vehicles, equipment, and supplies shall be stored inside the building or otherwise screened from public roads.
8. All signage shall comply with the Scott County Sign Ordinance.
9. All structures utilized for the business shall meet the requirements of the Scott County Building Official and the State Building Code
10. Oil, solvents, and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance.

V. PUBLIC HEARING 6:50 ADVANCED WALL, INC. IUP (PL#2022-008)

- A. Request to Approve an Interim Use Permit for a Home Extended Business

Location:	Section 24
Township:	Spring Lake
Current Zoning:	RR-1

Greg Wagner presented the staff report for this application. The specific details within the staff report and a video are available on the official Scott County Website www.scottcountymn.gov under Government and then under County Board Agendas and Minutes and by searching Planning Advisory Commission Meeting to download the packet file.

Commissioner Comment and Questions:

Ted Kowalski, Spring Lake Town Board representative, came forward and noted the applicant did not have an IUP because they started their business before IUP's were required. They are good neighbors and respected business. The Town Board has no reports of any complaint against the business.

Ryan Wenzell, neighbor to applicant, came forward in support of the applicant's request.

Dan Eichten, neighbor to applicant, came forward in support of the applicant's request.

Chair Vonhof reported on his visit to the site, familiar with the neighborhood and noted property is well kept.

Commissioner Robbins highlighted that the materials and equipment are kept at another location.

Chair Vonhof opened the floor for public comment. No one came forward to comment.

Motion by Commissioner Robbins to close the public hearing; second by Commissioner Picha. The motion carried unanimously.

Motion by Commissioner Johnson; second by Commissioner Robbins, based on the criteria for approval listed in the staff report, I recommend approval of the home-extended business Interim Use Permit for Terry and Patricia Quinnell, noting that this recommendation is subject to the conditions that must be satisfied prior to County Board consideration and noting the Town Board has recommended approval.

Chair Vonhof called for a roll call vote on the motion to approve the request as follows:

**Commissioner Robbins: Aye
Commissioner Hentges: Aye
Commissioner Picha: Aye
Commissioner Huber: Aye
Commissioner Vonhof: Aye
Commissioner Johnson: Aye
The motion passed with 6 Ayes.**

Conditions of Approval:

1. The Interim Use Permit (IUP) is issued solely to Terry and Patricia Quinnell, Advanced Wall Structures, Inc. to operate a home-extended business.
2. The applicants are to file with the Scott County Zoning Administration in January of each year a statement indicating that they are in compliance with the conditions of the Interim Use Permit (IUP).
3. This IUP shall be annually reviewed by the Township at a time and in a manner as prescribed by the Spring Lake Township Board. If issues are identified in this review, the applicant will work with the Township to develop and implement mitigation strategies to resolve the issues.
4. The applicant shall pay an annual inspection fee for the IUP, if and when the County adopts an inspection fee ordinance.
5. The business shall be run according to the applicants' business narrative and shall comply with all County Zoning Ordinance regulations for home businesses.
6. Any signage shall comply with the Scott County Sign Ordinance and sign regulations for home-extended businesses.
7. There shall be no more than one non-resident employee working on site; seasonal employees shall be allowed to pick up work vehicles and equipment for off premise work per the business narrative.
8. The business shall be limited to three (3) business associated vehicles (truck & trailer combinations). No overnight outside storage of vehicles, equipment, or materials is allowed.
9. The applicant shall schedule inspections and obtain a Hazardous Waste License as required from Scott County Environmental Services Department.
10. Any floor drains or shop sinks that would have grease/oil/cleaners, etc. must drain to a holding tank.
11. The structure utilized for the business shall meet the requirements of the Scott County Building Official and the State Building Code prior to locating the home extended business on the property.
12. If the property is sold, subdivided, or the business operations cease for 1 year, the IUP shall terminate.

Criteria for Approval (Chapter 2-6-1):

1. *The use will not create a burden on public facilities and utilities, which serve or are proposed to serve the area.*

The proposed use will not utilize public facilities or utilities, other than the Township road, and this use will be limited to personal and business trips. Spring Lake Township may review the request annually to ensure that the business is not causing roadway safety or deterioration issues.

2. *The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.*

The pole building is similar to other accessory buildings on adjacent parcels and is partially screened from the neighbors by existing trees. The use is allowed on parcels 5 acres or larger in the RR-1 zoning district.

3. *If improvements are made, they shall be so designated and constructed that they are not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.*

The structure is designed of materials that are not unsightly in appearance. The building is similar to accessory buildings located on adjacent properties and on large residential parcels in the area.

4. *Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide on-site parking.*

The property has a paved driveway access to Starview Lane, a paved township road. The nature of the business does not generate customer parking since the service work is done off-site. The need for employee parking is very limited. Spring Lake Township may review the request to ensure that the business is not causing roadway safety or deterioration issues.

5. *Adequate water supply, Individual Sewage Treatment System facilities, erosion control, and stormwater management are provided in accordance with applicable standards.*

No bathroom is proposed for the accessory building. The home has an existing septic system and an individual well. Concerns pertaining to the home's existing septic system will be handled through separate compliance review with Environmental Services. No grading is proposed.

6. *All buildings/structures must meet the intent of the State Building Code and/or fire codes.*

Use of the accessory building shall comply with applicable Minnesota State Building Codes and any changes will require permits as determined by the County Building Official.

VI. PUBLIC HEARING 6:55 FIELDSTONE 2ND ADDITION (PL#2021-088)

- A. Request to Approve Preliminary Plat of Field Stone Industrial Park Second Addition Consisting of 2 Lots on 9.45 Acres.

Location:	Section 13
Township:	New Market
Current Zoning:	RBR

Greg Wagner presented the staff report for this application. The specific details within the staff report and a video are available on the official Scott County Website www.scottcountymn.gov under Government and then under County Board Agendas and Minutes and by searching Planning Advisory Commission Meeting to download the packet file.

Commissioner Comment and Questions:

Commissioner Johnson recused herself from the matter due to conflict of interest.

Chair Vonhof opened the floor for public comment. No one came forward to comment.

Motion by Commissioner Robbins to close the public hearing; second by Commissioner Huber. The motion carried unanimously.

Motion by Commissioner Huber; second by Commissioner Hentges, based on the criteria for approval listed in the staff report, I recommend approval of the Preliminary Plat and Final Plat of Field Stone Industrial Second Addition consisting of 2 lots on 9.45 acres noting this recommendation is subject to the conditions of approval listed in the staff report to be satisfied prior to County Board consideration of the plat.

Chair Vonhof called for a roll call vote on the motion to approve the request as follows:

Commissioner Robbins: Aye
Commissioner Hentges: Aye
Commissioner Picha: Aye
Commissioner Huber: Aye
Commissioner Vonhof: Aye
Commissioner Johnson: Abstain
The motion passed with 6 Ayes.

Criteria for Plat Approval:

1. *Adequate Drainage* – the proposed plat meets all stormwater drainage requirements as identified in Chapter 6 of the zoning ordinance.
2. *Adequate Potable Water Supply* – the proposed plat, utilizing an individual wells, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – the property has frontage on Larson Lane, a paved township road, and the development installed a right-turn lane on County Road 62 to serve the subdivision.
4. *Adequate Waste Disposal Systems* – the proposed lots meet all requirements of the individual sewage treatment system ordinance.
5. *Consistency with the Comprehensive Plan* – the proposed plat conforms to the goals and policies contained in the 2040 Comprehensive Plan for development in the Rural Business Reserve area.
6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers.
7. *Consistency with the Minnesota Environmental Quality Board's Policies- the proposal does not require any environmental review and is therefore consistent with the policies of the Minnesota Environmental Quality Board.*
8. *Consistency with Capital Improvement Plans – the proposed plat is not requiring any county funded road improvements; therefore it is consistent with the County's capital improvement plan.*

VI. PLANNING MANAGER UPDATE REPORT-Presented by Brad Davis

VII. GENERAL & ADJOURN

Motion by Commissioner Robbins ; second by Commissioner Hentges to adjourn the meeting at 6:55 PM. The motion carried unanimously.

Tom Vonhof
Chair, Planning Advisory Commission

Date

Barbara Simonson
Deputy Clerk to the Board

Date



STAFF REPORT PREPARED FOR TOWNSHIPS & COUNTY PLANNING ADVISORY COMMISSION

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952)496-8475 • Fax (952)496-8496 • Web www.co.scott.mn.us

Preliminary Plat and Final Plat of Vergus Estates South

Request:

- A) Preliminary Plat of Vergus Estates South consisting of 7 lots on 71 acres.
- B) Final Plat of Vergus Estates South consisting of 7 lots on 71 acres.

Nathan Hall, Associate Planner, is the project manager and is available for questions at 952-496-8892.

General Information:

Applicant:	Chris & Randy Kubes	Site Location:	20810 Vergus Ave.
Property Owners:	Julie Milner	Township:	Section 29, Spring Lake
Public Hearing Date:	April 11, 2021	Action Deadline:	April 23, 2022 (60 Day)

Zoning/Comprehensive Plan Information:

Zoning District:	Rural Residential Single Family, RR-2	Comprehensive Land Use Plan:	Rural Residential Growth
Overlay Zoning District:	None	School District:	Jordan #717
Watershed District:	Prior Lake/ Spring Lake	Fire District:	Prior Lake
Ordinance Sections:	Chapters 2 & 42	Ambulance District:	Allina

Report Attachments:

1. Site Location Map
2. Aerial Photo
3. Preliminary Plat
4. Final Plat
5. Environmental Services Memo
6. Natural Resources Memo
7. Township Recommendation

Comprehensive Plan-	The proposal is in conformance with the goals and policies identified in the Scott County 2040 Comprehensive Plan for land use and development in the Rural Residential Growth Area.
Adjacent Land Use/Zoning-	<u>North</u> – 205th St. & 2-acre residential parcel, zoned RR-1 <u>South</u> – 30-acre agricultural parcel & 10-acre residential parcel, zoned RR-1 <u>West</u> – 80-acre agricultural parcel, zoned TR <u>East</u> – Vergus Ave, 5-acre residential parcel, zoned RR-2, & 2.5-acre cemetery, zoned RR-1
Existing Conditions-	The 71-acre parcel includes tilled farmland and wetlands. The property is accessed from Vergus Avenue, a gravel township roadway.
Ordinance Requirements-	<u>Density</u> – 1 dwelling unit per 2.5 acres. <u>Lot Size</u> – 2.5 acres with 1 acre of non-hydric soil to accommodate two (2) individual sewage treatment sites. <u>Lot Width</u> – 150 feet from the front setback line maintained to the primary building site. <u>Structure Setbacks:</u> Front Yard: 67 feet from Township road right-of-way; Side Yard: 30 feet Rear Yard: 60 feet
Proposed Development-	<u>Density</u> – 1 dwelling unit per 2.5 acres. <u>Lot Size</u> – Proposed lot sizes are 2.5 acres. <u>Lot Width</u> – The minimum lot width proposed is 150 feet <u>Setbacks</u> – The proposed home locations meet required road and property line setbacks.
Existing Roads-	Proposed Lots have frontage on Vergus Avenue, a gravel township road.
Proposed Roads-	No new roadways are proposed as part of this plat.
Public Hearing Notice-	Required public hearing notices were mailed to all adjacent property owners within ½ mile of the project.

Site Photo - View looking north at the parent parcel.



Background/Zoning:

The applicant is proposing to subdivide a 71-acre parcel located in Section 29, Spring Lake Township. The property is zoned Rural Residential Single-Family (RR-2) which allows a maximum of 1 dwelling unit per 2.5 gross acres.

The 71-acre subject parcel is located in an area which is comprised of a variety of rural residential lots and large agricultural parcels. The parent parcel is largely open with productive acres. The farmstead on the property was removed from the parent parcel earlier and is not part of this subdivision. There are a number of small wetlands throughout the parent parcel and significant elevation change within the proposed outlot. Access to the proposed lots is from Vergus Avenue, a gravel township roadway. The applicant's intent is to create 7 lots and 1 outlot from the parent parcel. The preliminary plat also includes a build out plan (ghost plat), that depicts how the land within the subdivision may be further subdivided in the future. The ghost plat does not portray how the remainder of the property will necessarily develop but shows a possible option for future development.

Environmental/Natural Resources Analysis:

Primary and alternate septic sites have been identified for the proposed lots. Scott County Environmental Services staff have reviewed the project for compliance with the Scott County Subsurface Sewage Treatment System Ordinance #4 and provided a memo regarding items that need to be addressed. The Department has noted that the primary site for Lot 5 is undersized and raised concerns about Lot 1, Block 2.

The Natural Resources Department has also reviewed the proposed subdivision and provided a memo regarding items that need to be addressed. No grading is proposed as part of the proposed plat; the home grading will occur after building permit approval. Regulations do require conservation easements over wetland areas on lots less than 10 acres. These conservation easements will be required to be filed with the final plat, in coordination with the Prior Lake - Spring Lake Watershed District.

Both the Natural Resources Department and Environmental Services Department raised concerns regarding Lot 1, Block 2. The Scott County Subdivision Ordinance does require that the location of proposed structures and two septic sites be shown on the preliminary plat document. The proposed lot does not have a regular shape for the potential building pad because of the wetlands that encompass the center of the property. The Scott County Septic Ordinance requires a 5,000 square foot building pad be shown, which is typically shown in a square shape although there is no minimum depth requirement. The building pad shown by the applicant is less than 50 feet deep at the deepest point, making it impractical for the home designs that are typically built in Spring Lake Township. The proposed septic sites would be at the rear of the lot and only accessible by crossing a wetland. The Prior Lake Spring Lake Watershed District will need to confirm that the crossing of the wetland and conservation easement will be allowed. Failure to obtain approval to cross the wetland will require modification or removal of the proposed parcel.

Township Recommendation:

The Spring Lake Town Board recommended approval of this request at their March 2022 meeting with the condition that a developer's agreement is signed and township park fees are provided.

Staff Recommendation:

Based on the project information submitted by the applicant and subject to the conditions of approval, the proposed plat conforms to the Zoning and Subdivision Ordinances; therefore, staff recommends approval of the Preliminary Plat and Final Plat based on the criteria for approval listed below.

Conditions to be Satisfied Prior to County Board Consideration:

1. Any requirements of the Prior Lake - Spring Lake Watershed District. Conservation Easements shall be dedicated in conjunction with the Final Plat.
2. The applicant must verify sufficient building pad size on Lot 1, Block 2 to meet County requirements and confirm that the Prior Lake - Spring Lake Watershed District will grant access for a sewer connection across their conservation easement.
3. Any condition of the Spring Lake Town Board recommendation.
4. Any conditions stated in the Scott County Environmental Services review of the plat.
5. Any conditions stated in the Scott County Highway Department review of the plat.
6. Submission of up-to-date title insurance or opinion as required for review by the County Attorney's Office.
7. County Surveyor, Attorney and Recorder review and signing of the plat Mylars.
8. Payment of all Spring Lake Township and Scott County Final Plat fees.

Criteria for Approval:

1. *Adequate Drainage* – the proposed plat meets all storm water drainage requirements as identified in Chapter 6 of the zoning ordinance.
2. *Adequate Potable Water Supply* – the proposed plat, utilizing individual wells, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – the proposed lots have frontage on Vergus Avenue, a gravel Township Road.
4. *Adequate Waste Disposal Systems* – the proposed lots will meet all requirements of the individual sewage treatment system ordinance prior to County Board consideration.
5. *Consistency with the Comprehensive Plan* – the proposed plat conforms to the goals and policies contained in the 2040 Comprehensive Plan for the development in the Rural Residential Growth Staged Area.
6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers as it is adding one additional lot.
7. *Consistency with the Minnesota Environmental Quality Board's Policies*- the proposal does not require any environmental review and is therefore consistent with the policies of the Minnesota Environmental Quality Board.
8. *Consistency with Capital Improvement Plans* – the proposed plat is not requiring any county funded road improvements; therefore it is consistent with the County's capital improvement plan.

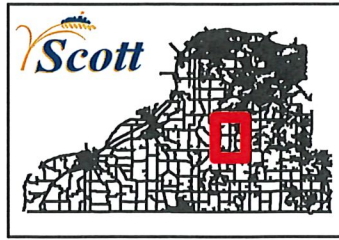
Planning Advisory Commission/Township Alternatives:

1. Approve the request as recommended by Planning Staff with the specified conditions.
2. Approve the request as recommended by the Planning Staff with amendments to the conditions.
3. Table the request for a specific reason.
4. Deny the request for a specific reason.

Suggested Motion for Planning Advisory Commission or Township Board:

Based on the criteria for approval listed in the staff report, I recommend approval of the preliminary plat and final plat of Vergus Estates South, consisting of 7 lots on 71 acres, noting that this recommendation is subject to approval of the conditions listed in the staff report that must be satisfactorily addressed prior to County Board consideration of the project.

**SPRING LAKE TOWNSHIP
SECTION 16
JULIE MILNER
REQUEST FOR
PRELIMINARY PLAT**



190th Street East

195th Street East

Butterfly Lane

Erin Avenue
Limerick Street
Fairlawn Avenue

199th Street East

200th Street East

13

10

205th Street East

Vergus Avenue

10



Fish
Lake

Parkfield Avenue

Langford Way
Langford Avenue

215th Street East

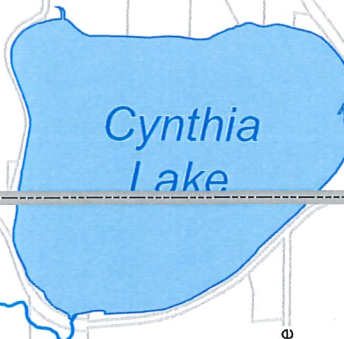
13

Bentley Circle

Meadow Wood Court

220th Street East

8



Cynthia
Lake

81

Malibu Avenue

210th Street East

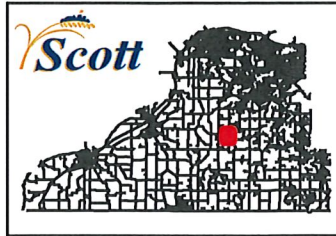
Addison Circle

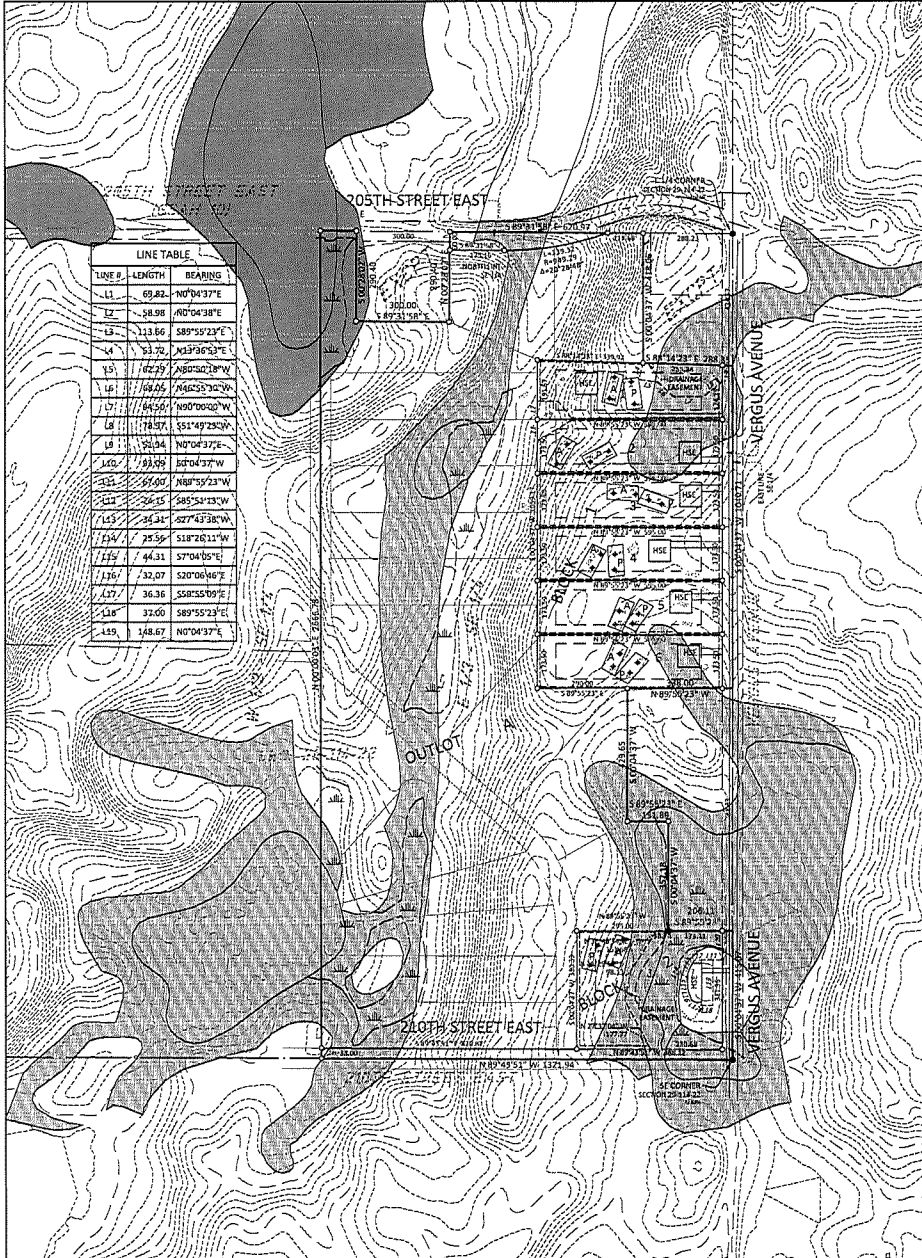
220th Street East

Newport Avenue

Balsa Circle

SPRING LAKE TOWNSHIP
SECTION 16
JULIE MILNER
REQUEST FOR
PRELIMINARY PLAT





VERGUS ESTATES SOUTH

PRELIMINARY PLAT

LEGAL DESCRIPTION:

The East half of the Southwest Quarter, EXCEPT the east 16 rods of the north 12 rods thereof, also EXCEPT a tract of land in the Northeast Quarter of the Southeast Quarter commencing at the northeast corner of said Northeast Quarter of the Southeast Quarter; thence south along the east line of said Northeast Quarter of the Southeast Quarter a distance of 318.0 feet; thence continuing south along the east line of said Northeast Quarter of the Southeast Quarter, a distance of 75.5 feet; thence deflecting West 91 degrees 41 minutes a distance of 288.35 feet; thence deflecting North 88 degrees 13 minutes to the East and West Quarter line of said Section 29, thence East along said East and West Quarter line of said Section 29 to the point of beginning, also except the following beginning at a point on the north line of said East half of the Southeast Quarter a distance of 1059.2 feet West of the northeast corner thereof; thence continuing along said north line a distance of 150.0 feet; thence deflecting to the left at an angle of 90 degrees a distance of 290.4 feet; thence deflecting to the left at an angle of 90 degrees a distance of 150 feet; thence deflecting to the left at an angle of 90 degrees a distance of 290.4 feet to the point of beginning; all in Section 29, Township 114 North, Range 22 West.

ALSO EXCEPT THE FOLLOWING:

That part of the Northeast Quarter of the Southeast Quarter, Section 29, Township 114, Range 22, Scott County, Minnesota, described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Southeast Quarter; thence South 00 degrees 09 minutes 15 seconds East, assumed bearing, along the east line of said Northeast Quarter of the Southeast Quarter a distance of 273.50 feet to the point of beginning of the land to be described; thence continuing South 00 degrees 09 minutes 15 seconds East, along said east line a distance of 151.07 feet; thence North 88 degrees 28 minutes 15 seconds West a distance of 288.35 feet; thence North 00 degrees 09 minutes 15 seconds West a distance of 151.07 feet to an intersection with a line drawn North 88 degrees 28 minutes 15 seconds West from the point of beginning; thence South 88 degrees 28 minutes 15 seconds East a distance of 288.35 feet to the point of beginning.

ALSO EXCEPT THE FOLLOWING:

That part of the Southeast Quarter of Section 29, Township 114, Range 22, Scott County, Minnesota described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence North line of said Southeast Quarter 909.20 feet to the point of beginning of the land to be described; thence continuing West along said north line 150.00 feet; thence South 290.40 feet; thence East 150.00 feet; thence North 290.40 feet to the point of beginning.

ALSO EXCEPT THE FOLLOWING:

That part of the East half of the Southwest Quarter of Section 29, Township 114 North, Range 22 West, Scott County, Minnesota, described as follows: Commencing at the Southeast Corner of said Section 29, thence North 00 degrees 04 minutes 37 seconds East (bearings based on Scott County Coordinate System NAD83, 1996 Adjustment) on the east line of said Southeast Quarter, a distance of 415.07 feet to the point of beginning; thence continuing North 00 degrees 04 minutes 37 seconds East on said east line, a distance of 781.83 feet; thence North 89 degrees 55 minutes 23 seconds West, a distance of 318.00 feet; thence South 00 degrees 04 minutes 37 seconds West, a distance of 429.65 feet; thence South 89 degrees 55 minutes 23 seconds East, a distance of 151.89 feet; thence South 00 degrees 04 minutes 37 seconds West, a distance of 352.18 feet; thence South 89 degrees 55 minutes 23 seconds East, a distance of 265.11 feet to the point of beginning.

Said Parcel contains 5.00 acres of land.

OWNER
JULIE MILNER
20810 VERGUS AVENUE
PRIOR LAKE, MN 55372

DEVELOPER
KUBES REALTY
1221 EAST 4TH AVENUE
SHAKOPEE, MN 55379



EXISTING ZONING

R6-1, RURAL RESIDENTIAL REVERSE DISTRICT

1. Planning Required for Institutional Uses. No building shall be constructed on unplatted property, except for the addition of accessory structures or additions to existing buildings.

2. Density Maximum. One (1) dwelling unit per ten (10) acres.

3. Lot Size Minimum. Ten (10) acres with at least one (1) acre of non-hydric soils. Lot must demonstrate sufficient area to accommodate two (2) individual sewage treatment systems.

4. Lot Width Minimum. Three hundred (300) feet measured at the building site for lots created prior to March 2, 1996. For lots after March 2, 1996, three hundred (300) feet shall be maintained at the front setback line and extending to the location of the principal structure.

Scott County

Zoning Ordinance Chapter 40 R6-1, Rural Residential Reverse District

5. Front Yard Setback Minimum, Principal Structure. One hundred (100) feet measured from the centerline of a County or State road or one hundred (100) feet from the County or State road right-of-way, whichever is greater. One hundred (100) feet from the centerline of a local public street, or sixty-seven (67) feet from the local public street right-of-way, whichever is greater. On lots less than two (2) acres, thirty-five (35) feet from the road right-of-way on a local street, one hundred (100) feet from the right-of-way on other public roads.

6. Side Yard Setback Minimum, Principal Structure. Thirty (30) feet. On lots of record less than two (2) acres, fifteen (15) feet. Front yard setbacks shall apply to side yards adjoining a street on corner lots.

7. Rear Yard Setback Minimum, Principal Structure. Thirty (30) feet. On lots of record less than two (2) acres, fifteen (15) feet. On a corner lot, use front yard setback.

8. Accessory Structure Setbacks. a. For lots two (2) acres or greater in area, accessory structures shall meet minimum principal building setback standards.

b. For lots less than two (2) acres in area, accessory structures shall maintain the following minimum setbacks: (1) Front Yard, Same as principal structure. (2) Side Yard, Five (5) feet. (3) Rear Yard, Eight (8) feet.

PROPOSED ZONING

R6-2, RURAL RESIDENTIAL SINGLE FAMILY DISTRICT

1. Planning Required for Institutional Uses. No building shall be constructed on unplatted property, except for the addition of accessory structures or additions to existing buildings.

2. Density Maximum. One (1) dwelling unit per two and one-half (2.5) acres.

3. Lot Size Minimum. Two and one-half (2.5) acres with at least one (1) acre of non-hydric soils. Lot must demonstrate sufficient area to accommodate two independent sewage treatment systems.

4. Lot Width Minimum. One hundred (100) feet at the building site for parcels created prior to March 2, 1996. For lots created after March 2, 1996, one hundred (100) feet shall be maintained at the front setback line and extending to the location of the principal structure.

5. Front Yard Setback Minimum, Principal Structure. One hundred (100) feet from the centerline of a County or State road or one hundred (100) feet from the County or State road right-of-way, whichever is greater. One hundred (100) feet from the centerline of a local public street, or sixty-seven (67) feet from the local public street right-of-way, whichever is greater. On lots of record less than two (2) acres, thirty-five (35) feet from the road right-of-way on a local street, one hundred (100) feet from the right-of-way on other public roads.

6. Side Yard Setback Minimum, Principal Structure. Thirty (30) feet. Front yard setbacks shall apply to side yards adjoining a public street on a corner lot. On lots of record less than two (2) acres, fifteen (15) feet. On a corner lot, use front yard setback.

7. Rear Yard Setback Minimum, Principal Structure. Thirty (30) feet. On lots of record less than two (2) acres, fifteen (15) feet.

8. Accessory Structure Setbacks. a. For lots two (2) acres or greater in area, accessory structures shall meet minimum principal building setback standards.

b. For lots less than two (2) acres in area, accessory structures shall maintain the following minimum setbacks: (1) Front Yard, Same as principal structure. (2) Side Yard, Five (5) feet. (3) Rear Yard, Eight (8) feet.

TOTAL ACRES WITH VERGUS AVE R/W

BLOCK 1	
LOT 1	2.53 ACRES
LOT 2	2.50 ACRES
LOT 3	2.50 ACRES
LOT 4	2.50 ACRES
LOT 5	2.50 ACRES
LOT 6	2.50 ACRES

BLOCK 2

LOT 1	4.76 ACRES (INCLUDES R/W)
-------	---------------------------

OUTLOT A 53.28 ACRES

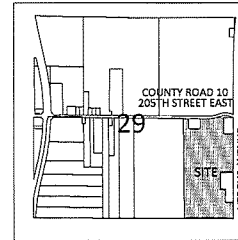
HYDRIC SOILS ACRES

BLOCK 1	
LOT 1	0.51 ACRES
LOT 2	0.58 ACRES
LOT 3	0.05 ACRES
LOT 4	0.05 ACRES
LOT 5	0.05 ACRES
LOT 6	0.48 ACRES

BLOCK 2

LOT 1	2.20 ACRES
-------	------------

SPRING LAKE TOWNSHIP SCOTT COUNTY



LEGEND

- 3/4" IRON PILE MONUMENT SET MARKED BY L.C. NO. 15789
- MONUMENT FOUND
- DELICATED WETLAND
- HYDRIC SOILS

SURVEYOR'S CERTIFICATION

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 and Surveyor under the laws of the State of Minnesota.

Raymond J. Jensen 07-09-2022
Surveyor License Number 5789 Date

PRELIMINARY PLAT
SPRING LAKE TOWNSHIP, SCOTT COUNTY, MINNESOTA

BOLTON & MENK
1940 PREMIER DRIVE
MINNETONKA, MINNESOTA 55043
(952) 625-4171

THAT PART OF THE E 1/2 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 114 NORTH, RANGE 22 WEST, SCOTT COUNTY, MINNESOTA

FOR: KUBES REALTY
VERGUS ESTATES SOUTH

VERGUS ESTATES SOUTH

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: Julie A. Milner, a single person, owner and proprietor of the following described property, to wit:

The East half of the Southeast Quarter, EXCEPT the east 16 rods of the north 12 rods thereof, also EXCEPT a tract of land in the Northeast Quarter of the Southeast Quarter commencing at the northeast corner of said Northeast Quarter of the Southeast Quarter; thence south along the east line of said Northeast Quarter of the Southeast Quarter a distance of 288.0 feet; thence continuing south along the east line of said Northeast Quarter of the Southeast Quarter, a distance of 75.5 feet; thence deflecting West 51 degrees 41 minutes a distance of 288.25 feet; thence deflecting North 88 degrees 19 minutes to the East and West Quarter line of said Section 29, thence East along said East and West Quarter line of said Section 29 to the point of beginning, also except the following beginning at a point on the north line of said East half of the Southeast Quarter a distance of 1029.2 feet West of the northeast corner thereof; thence continuing along said north line a distance of 150.0 feet; thence deflecting to the left at an angle of 90 degrees a distance of 250.4 feet; thence deflecting to the left at an angle of 90 degrees a distance of 150 feet; thence deflecting to the left at an angle of 90 degrees a distance of 250.4 feet to the point of beginning; all in Section 29, Township 114 North, Range 22 West.

ALSO EXCEPT THE FOLLOWING:

That part of the Northeast Quarter of the Southeast Quarter, Section 29, Township 114, Range 22, Scott County, Minnesota, described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Southeast Quarter; thence South 00 degrees 09 minutes 15 seconds East, assumed bearing, along the east line of said Northeast Quarter of the Southeast Quarter a distance of 273.50 feet to the point of beginning of the land to be described; thence continuing South 00 degrees 09 minutes 15 seconds East, along said east line a distance of 121.07 feet; thence North 88 degrees 28 minutes 15 seconds West a distance of 288.35 feet; thence North 00 degrees 09 minutes 15 seconds West a distance of 151.07 feet to an intersection with a line drawn North 88 degrees 28 minutes 15 seconds West from the point of beginning; thence South 88 degrees 28 minutes 15 seconds East a distance of 288.35 feet to the point of beginning.

ALSO EXCEPT THE FOLLOWING:

That part of the Southwest Quarter of Section 29, Township 114, Range 22, Scott County, Minnesota, described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence West assumed bearing, along the north line of said Southwest Quarter 509.20 feet to the point of beginning of the land to be described; thence continuing West along said north line 150.00 feet; thence South 290.40 feet; thence East 150.00 feet; thence North 290.40 feet to the point of beginning.

ALSO EXCEPT THE FOLLOWING:

That part of the East half of the Southeast Quarter of Section 29, Township 114 North, Range 22 West, Scott County, Minnesota, described as follows: Commencing at the Southeast Corner of said Section 29; thence North 00 degrees 04 minutes 27 seconds East (bearings based on Scott County Coordinate System NAD83, 1995 Adjustment) on the east line of said Southeast Quarter, a distance of 415.07 feet to the point of beginning; thence continuing North 00 degrees 04 minutes 27 seconds East on said east line, a distance of 761.83 feet; thence North 89 degrees 55 minutes 23 seconds West, a distance of 238.00 feet; thence South 00 degrees 04 minutes 27 seconds West, a distance of 422.55 feet; thence South 89 degrees 55 minutes 23 seconds East, a distance of 121.89 feet; thence South 00 degrees 04 minutes 27 seconds West, a distance of 552.18 feet; thence South 89 degrees 55 minutes 23 seconds East, a distance of 286.11 feet to the point of beginning.

Has caused the same to be surveyed and plotted as VERGUS ESTATES SOUTH and do hereby donate and dedicate to the public use forever the Avenue and Street, and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Julie A. Milner, a single person, has caused these present to be signed by its proper officer this ____ day of _____, 2022.

Julie A. Milner

NOTARY'S CERTIFICATE:

State of Minnesota

County of _____

The foregoing instrument was acknowledged before me, this ____ day of _____, 2022 by Julie A. Milner, a single person.

_____, Notary Public

State of _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Rory J. Jensen, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wetland, as defined in Minnesota Statutes, Section 505.01, Sub. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 2022.

NOTARY'S CERTIFICATE

State of Minnesota

County of _____

Rory J. Jensen, Land Surveyor

Minnesota License Number 19789

The foregoing instrument was acknowledged before me, this ____ day of _____, 2022 by Rory J. Jensen, Land Surveyor, Minnesota License Number 19789.

_____, Notary Public

State of _____

My Commission Expires _____

TOWN BOARD, SPRING LAKE TOWNSHIP

This plat of VERGUS ESTATES SOUTH was approved and accepted by the Town Board of Spring Lake Township, this ____ day of _____, 2022.

The written comments and recommendations of the County Highway Engineer have been received by the Township, and pursuant to Minnesota Statutes Section 505.01, Subdivision 2, were in conformance.

By _____ Attest _____
Chairperson Clerk

SCOTT COUNTY ADMINISTRATOR

Pursuant to Minnesota Statutes, Chapter 505.03, Subdivision 1, this plat has been reviewed and approved this ____ day of _____, 2022.

Scott County Administrator

SCOTT COUNTY ATTORNEY

I hereby certify that I have examined the abstract of title of this plat and do hereby recommend this plat for approval as to form this ____ day of _____, 2022.

Scott County Attorney

SCOTT COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 389.09, Subd. 1, as amended, this plat has been reviewed and approved this ____ day of _____, 2022.

Scott County Surveyor

SCOTT COUNTY AUDITOR AND TREASURER

I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer is entered this ____ day of _____, 2022.

Scott County Auditor

Scott County Treasurer

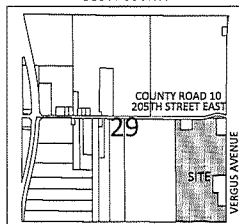
Deputy

SCOTT COUNTY RECORDER

I hereby certify that this plat was filed in this office this ____ day of _____, 2022, at _____ o'clock ____ m., as Document No. _____.

Scott County Recorder

SPRING LAKE TOWNSHIP SCOTT COUNTY

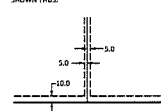


VICINITY MAP
SEC. 29-114-22
NOT TO SCALE

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY L.C. NO. 19789
- MONUMENT FOUND
- DELINEATED WETLAND

DRAINAGE & UTILITY EASEMENTS ARE SHOWN THIS:



BEING 5.0 FEET IN WIDTH, ADJOINING SIDE LOT LINES, AND 10.0 FEET IN WIDTH, ADJOINING STREET LINES AND REAR LOT LINES, AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.



SCALE IN FEET



SCOTT COUNTY
Environmental Services

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952) 496-8177 • Web www.scottcountymn.gov

Memo

Date: 3/16/2022
To: Nathan Hall, Scott County Planning and Zoning
From: Jesse Krzenski, Environmental Services Department
Subject: PL2021-0064 – Milner Plat

The Scott County Environmental Services Department has completed a review of the project plans received on 3/14/2022 for conformance with the regulations of the Scott County Subsurface Sewage Treatment System Ordinance (SSTS) #4 and Minn. Rules Chapter 7080. We find this application to be incomplete. Please request that the applicant complete the required changes and resubmit the changes to us for review and approval.

1. All septic sites need to be 5,000 square feet in area (50'x100'). The primary site for Lot 5 is undersized.
2. The survey needs clearer wetland borders marked on the map. It is difficult to decipher between easement lines, hydric soil lines, and wetland boundaries.
3. Lot 1 Block 2 has septic locations across an easement. An agreement from the easement owner must be obtained allowing the installation of a sewer line through the drainage easement. It appears the sewer line must also cross a delineated wetland. The installation of this sewer line must be in agreement with the wetland regulator of Spring Lake Township.
4. The house pad for Lot 1 Block 2 is highly irregular and appears to be an unrealistic building scenario.

To ensure accuracy of information, the developer should review and coordinate changes made with the septic designer and surveyor.

The Environmental Services staff will not make a recommendation regarding the adequacy of the preliminary plat application until this information is received by us and approved. If you have any questions, please call me at 952-496-8361.

Please Note: Any revised plans submitted that are incomplete will be not be reviewed. Therefore, do not submit any project plans until all items above are completed.



SCOTT COUNTY
Natural Resources Department

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952) 496-8475 • Fax (952) 496-8496 • Web www.co.scott.mn.us

Memo

Date: 3/22/2022
To: Marty Schmitz, Zoning Administrator
From: Megan Tasca, P.E., Natural Resources Department
Subject: PL2021-0064 Vergus Estates South

The Scott County Natural Resources Department has completed a preliminary review of project plans (sheets G0.01-G0.02, C1.01-C2.04, dated 2/4/22), Water Resource Management Plan (dated 2/4/22), for conformance with the regulations of the Scott County Zoning Ordinance #3, Chapter 6 requirements. Please complete the required changes and resubmit for review and approval.

1. Wetland buffers and conservation easements will need to be coordinated with the Prior Lake Spring Lake Watershed District. Please revise note number 2 on sheets C2.05 and C2.06 to replace Scott County with PLSLWD.
2. Proposed building pad on Lot 1 Block 2 should be shown regularly shaped and a minimum of 5,000 sf.
3. Confirmation should be provided by PLSLWD that crossing of any conservation easements for utility purposes will be allowed for Lot 1 Block 2.
4. Please coordinate all required wetland buffers, conservation easements, and signage with the PLSLWD.
5. Drainage and utility easements will be required to cover all proposed 100-year high water elevations as well as to provide maintenance access for all proposed stormwater features.
6. Test pits for the proposed filtration basin do not extend far enough to determine separation from the proposed draitile to the groundwater. Pits extended down to 966.5 and 969.4. Proposed bottom of filtration media is 966.0. Please provide additional depth pits to confirm 3' of separation between groundwater and proposed bottom of filtration media.
7. Add proposed filtration basin HWL to sheet C2.06.

If you have any questions or need clarification of these comments, please feel free to contact us at (952) 496-8881.

Cc: Nathan Hall, Planning



TOWNSHIP RECOMMENDATION

REQUEST FOR SUPPORT

On March 10, 2022, the Town Board of Spring Lake Township met with Chris Kubes to discuss a request for support of a Preliminary Plat and Final Plat – Phase 1 of Vergus Estates South consisting of 8 Parcels -7 residential lots (averaging 3.0 acres each and fronting on Vergus Avenue) and 1 outlot consisting of 51 acres. *Note applicant was not present at meeting & will be required to attend for future request for support*

PROJECT DESCRIPTION

After reviewing the Request, the Town Board made the following recommendation:

- ☐ Recommends approval of the request as presented
- ☒ Recommends approval of the request with the following conditions: Signed Developers Agreement and Park Fees
- ☐ Recommends disapproval of the request for the following reasons:

- ☐ Has no recommendation, but will forward the request to the Planning Commission or Board of Adjustment:

Affirmation of Board Action

	In favor	Opposed	Abstained	Absent
Doug Berens	☒	☐	☐	☐
Lisa Quinn	☒	☐	☐	☐
Ted Kowalski	☒	☐	☐	☐

Stipulations

I hereby attest that the information provided above is an accurate account of the actions taken by the Spring Lake Town Board on March 10, 2022.

Melissa L. Hanson
Melissa Hanson, Town Clerk

03/10/2022
Date



STAFF REPORT PREPARED FOR TOWNSHIPS & COUNTY PLANNING ADVISORY COMMISSION

GOV'T CENTER EAST 300 · 200 FOURTH AVENUE WEST · SHAKOPEE, MN 55379-1220
(952)496-8475 · Fax (952)496-8496 · Web www.co.scott.mn.us

Rezoning, Preliminary Plat & Final Plat of Riesgraf Farm

Request:

- 1) Rezoning of 80 acres from A-1, Agricultural Preservation District to A-3, Agricultural Preservation Density District.
- 2) Preliminary Plat of Riesgraf Farm consisting of 1 lot and 2 outlots on 40 acres.
- 3) Final Plat of Riesgraf Farm consisting of 1 lot on 40 acres.

Greg Wagner, Principal Planner, is the project manager and is available for questions at 952-496-8360.

General Information:

Applicant:	Jeffrey & Pamela Riesgraf	Site Location:	18160 Pueblo Avenue
Property Owner:	Jeffrey & Pamela Riesgraf	Township:	Sand Creek, Section 15
Public Hearing Date:	April 11, 2022	Action Deadline:	April 23, 2022 (60 Day)

Zoning/Comprehensive Plan Information:

Zoning District:	A-3, Agricultural Preservation Density	Comprehensive Land Use Plan:	Transition Area
Overlay Zoning Dist:	None	School District:	Jordan #717
Watershed District:	Scott WMO	Fire District:	Jordan Fire Dept
Ordinance Sections:	Chapters 2 & 27	Ambulance:	Allina Transportation

Report Attachments:

1. Site Location Map
2. Aerial Photo
3. Preliminary Plat
4. Final Plat
5. Administrative Subdivision Survey
6. Scott County Environmental Services memo dated March 10, 2022

Request-	Rezoning of 80 acres from A-1, Agricultural Preservation District, to A-3, Agricultural Preservation Density District, and Preliminary Plat and Final Plat of Riesgraf Farm consisting of 1 lot and 2 outlots on 40 acres.
Comprehensive Plan-	The 2040 Comprehensive Plan Update guides this parcel as Transition Area which promotes continued agricultural uses and preservation of land for long term urban development.
Adjacent Land Use/Zoning-	<u>North</u> – 10 & 40 acre agricultural parcels, zoned UER <u>South</u> – 40 acre agricultural parcel, zoned A-1 <u>East</u> – 9.8 acre rural business parcel, zoned A-1 <u>West</u> – 2 acre residential parcel and 40 acre agricultural parcel, zoned A-3
Existing Conditions-	The northern 40 acres to be platted is open agricultural land except for a ½ acre wetland area; The southern 40 acres has the existing farmstead, animal pasture area, a 14 acre wetland and some surrounding agricultural land.
Ordinance Requirements-	<u>Lot Area</u> : 1 acre of non-hydric soils. <u>Lot Width</u> : 100 Feet <u>Road Setbacks</u> : 67 feet from local street right-of-way. <u>Side Yard Setback</u> : 30 feet <u>Rear Yard Setback</u> : 60 feet
Lot Standards-	<u>Lot Area</u> : 5 acres (4.90 non-hydric soils). <u>Lot Width</u> : 400 feet <u>Setbacks</u> : The proposed lot identifies the front, side, and rear yard setbacks and a proposed home location meeting all required setbacks.
Existing Roads-	The 80 acre site is bounded by Xanadu Avenue on the west, 180 th Street West on the north, and Pueblo Avenue on the east. All roads are gravel township roads. The existing home has access on Pueblo Avenue and the new lot is proposed off of Xanadu Avenue.
Road Improvements-	No road improvements are proposed.

Background:

Pamela and Jeffrey Riesgraf are requesting to rezone 80 acres they own in section 15, Sand Creek Township from A-1, Agricultural Preservation District, to A-3, Agricultural Preservation Density District, in order to create a new building site and sell some of their agricultural land. The 80 acres exists as two 40-acre parcels; one parcel is entirely open crop land and the other 40-acres contains their existing farmstead residence with agricultural accessory buildings. This parcel also has animal pastureland and an approximately 14 acre wetland area.

In 2019 the Riesgrafs split 157.5 acres they owned into three large agricultural parcels, (40 acres, 41 acres, and 76 acres), and sold the largest parcel. They are now looking to sell more of their agricultural land to the same landowner, create a smaller parcel around their existing farmstead for one of their children, and create one new building site for their other child to build a home on in the future. In order to create parcels less than 40 acres the entire 80 acres must be rezoned to A-3 which maintains the 1 dwelling per 40 acre agricultural density but allows lot sizes less than 20 acres to be created.

Site Photo- View of the subject property.**Plat Analysis:**

The proposed land subdivision is two parts, a preliminary & final plat for the northern 40 acres and an administrative subdivision for the farmstead 40 acres. The Scott County Subdivision Ordinance requires platting for any lot split creating a new lot less than 40 acres, which is the request for the northern 40 acres. The Subdivision Ordinance also allows the exchange of land between existing parcels through an administrative subdivision review process provided no new parcels are created.

Under the Administrative Subdivision the applicants would transfer an additional 16 acres of agricultural to the adjacent property owner to bring his total acres to 92.32 acres. The land area remaining with the existing residence would be 26.97 acres

consisting of the farmstead buildings, septic areas and approximately 14 acres of a large pond/wetland area. This administrative subdivision is under review by the County Surveyor's Office, Taxation, Environmental Services and Zoning for conformance to County Ordinance standards. It would be approved following County Board action on the rezoning.

The northern 40 acres is being platted into a 5 acre parcel (Lot 1 Block 1) and then two outlots that would be non-buildable parcels and remain in agricultural production. The Riesgrafs intend to give 20 acres to each of their kids, which is the purpose of the outlots. A building site and two septic sites have been identified on Lot 1, Block 1 that all meet county requirements. County Environmental Services staff has not field verified the septic sites due to ground conditions over the winter months; however, the soils information submitted with the plat has been deemed adequate for the proposed sites. A field verification would be completed when a septic permit is applied for with the home.

A wetland delineation was completed over the areas being brought out of agricultural production. The large pond/wetland area is already in a protective conservation easement and farming has been established up to that easement boundary.

Township Recommendation:

The Sand Creek Town Board will be making a recommendation at their April monthly meeting. A copy of this recommendation will be provided at the public hearing.

Staff Recommendation:

Subject to the conditions of approval, the rezoning, preliminary plat, and final plat conform to the Zoning and Subdivision Ordinances; therefore, staff recommends approval of the rezoning and plat based on the criteria for approval listed below:

Conditions to be Satisfied Prior to County Board Consideration of Final Plat:

1. Payment of all Sand Creek Township and Scott County Final Plat fees.
2. The County Surveyor, Recorder, and Attorney shall review and sign the final plat. Title work shall be provided to the County Attorney's Office for review.

Criteria for Plat Approval:

1. *Adequate Drainage* – the proposed plat meets all stormwater drainage requirements as identified in Chapter 6 of the zoning ordinance.
2. *Adequate Potable Water Supply* – the proposed plat, utilizing an individual wells, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – the property has frontage on three gravel township roads and no impacts are proposed beyond a future residential driveway that will require a township driveway access permit.
4. *Adequate Waste Disposal Systems* – the proposed lot meets all requirements of the individual sewage treatment system ordinance.
5. *Consistency with the Comprehensive Plan* – the proposed plat conforms to the goals and policies contained in the 2040 Comprehensive Plan for development and agricultural land preservation in the Transition Area.
6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers.

7. *Consistency with the Minnesota Environmental Quality Board's Policies*- the proposal does not require any environmental review and is therefore consistent with the policies of the Minnesota Environmental Quality Board.
8. *Consistency with Capital Improvement Plans* – the proposed plat is not requiring any county funded road improvements; therefore it is consistent with the County's capital improvement plan.

Township Board/Planning Advisory Commission Alternatives:

1. Approve the request as recommended by Planning Staff with the specified conditions.
2. Approve the request as recommended by the Planning Staff with amendments to the conditions.
3. Table the request for a specific reason.
4. Deny the request for a specific reason.

Suggested Township Board/Planning Commission Motion:

Based on the criteria for approval listed in the staff report, I recommend approval of the rezoning of 80 acres from A-1, Agricultural Preservation District, to A-3, Agricultural Preservation Density District, and Preliminary Plat and Final Plat of Riesgraf Farm consisting of 1 lot and 2 outlots on 40 acres, acres noting this recommendation is subject to the conditions of approval listed in the staff report to be satisfied prior to County Board consideration of the plat.



STAFF REPORT PREPARED FOR TOWNSHIPS & COUNTY PLANNING ADVISORY COMMISSION

GOVERNMENT CENTER GC114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952)496-8653 • Fax (952)496-8496 • Web: scottcountymn.gov

Alex Hernandez – Home Extended Business Interim Use Permit

Request:

Interim Use Permit to operate a property maintenance business as a home extended business in the UER zoning district.

Marty Schmitz, Zoning Administrator, is the project manager and available for questions at 952-496-8349.

General Information:

Applicant:	Alex Hernandez	Site Location:	18101 Johnson Memorial Drive, Jordan MN 55352
Property Owner:	Dean Trongard	Township:	Sand Creek, Section 17
Public Hearing Date:	April 11, 2022	Action Deadline:	April 25, 2022 (60 Day)

Zoning/Comprehensive Plan Information:

Zoning District:	UER Urban Expansion Reserve District	Comprehensive Land Use Plan:	Transition Area
Overlay Zoning District:	N/A	School District:	Jordan School District #717
Watershed District:	Scott WMO	Fire District:	Jordan Fire Department
Ordinance Sections:	Chapter 8	Ambulance District:	Allina Ambulance Service
Orderly Annexation Area:	N/A	Police District:	Scott County Sheriff

Report Contents:

1. Site location map
2. Aerial Photo
3. Applicant's project narrative dated March 18, 2022
4. Parcel Sketch/Site Survey
5. Email dated March 30, 2022, from Scott County Environmental Services Dept

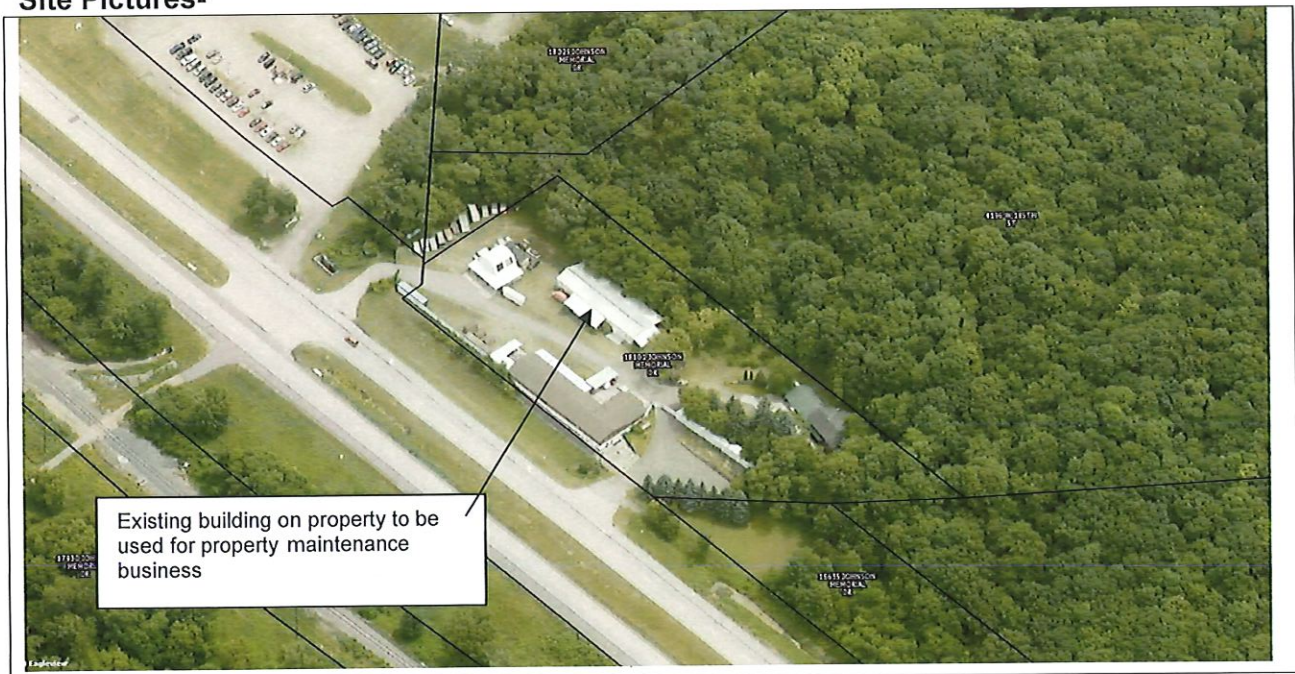
Request- Interim Use Permit to operate a property maintenance business in an accessory building as a home extended business in the UER zoning district.

Comprehensive Plan- The proposed use is in conformance with the 2040 Comprehensive Plan.

Adjacent Land Uses/Zoning-
North – State Highway 169 & Union Pacific Rail line.
South – 28 acre rural residential property zoned UER
East – A residential home and Auto Nation used car lot zoned UER.
West – Wooded bluff parcels zoned UER

Existing Conditions- The 2.81 acre parcel is located between Highway 169 and the MN River Bluff and includes a home and three accessory buildings. This site is the former location of Sport Wheels, a motorcycle salvage yard that is now located near Cemstone in Sand Creek Township. The house is located on the southwest end of the property and the accessory building the home extended business will be operated from is located near the center of the parcel.

Existing Roads- The property has access and frontage on State Highway 169.

Site Pictures-

Analysis-

Alex Hernandez is requesting an Interim Use Permit (IUP) for a home extended business to operate One Brother, Inc. a property maintenance company from an accessory building located at 18101 Johnson Memorial Drive. The property is in Section 17, Sand Creek Township and is zoned Urban Expansion Reserve, UER, which allows home extended businesses through an Interim Use Permit (IUP) on parcels five (5) acres or larger. Home extended business standards include limiting numbers of employees, business vehicles, storage of vehicles/equipment/materials within an enclosed structure, and screening from public right-of-way and adjacent residential uses.

The 2.81 acre parcel includes a home and three accessory buildings. The applicant is proposing to locate the business in the accessory building in the center on the parcel. The property includes two accesses to Highway 169. The southwest access is a right in right out access and the northeast access includes a median opening and right and left turn lanes. The applicant intends to use the northeast access for all business activities.

The parcel size does not meet the 5 acre minimum lot size for a home extended business in the UER district. However, the home extended business will replace a more extensive CUP issued on this parcel for the operation of a motorcycle salvage yard with the ability to lease space to related businesses. That CUP was originally issued in 1978 and amended in 1997 when the parcel was zoned Industrial/commercial. The zoning of the parcel was changed to urban expansion in 2001 during an update of the County Comprehensive Plan. The applicant has indicated with the approval of the home extended business IUP that all previous CUPs issued on the parcel can be terminated. This would significantly reduce the business potential on the property. Provided all existing CUPs are terminated, staff is comfortable moving forward with the Home Extended business IUP.

The applicant's home business is a property maintenance company as explained in his attached narrative. Alex Hernandez, the majority owner of the business, would own the property and Rudy Sanchez, a minority owner of the business, will occupy the home. Both Alex & Rudy work full time in the business. The Zoning Ordinance requires that a Home Extended Business be located on the homestead of the business owner. In this case, Rudy Sanchez will occupy the home and Alex Hernandez will homestead the property as permitted per Minnesota Statute.

Ordinance regulations allow one (1) non-resident employee working on site, up to three (3) business associated vehicles, storage of all business related equipment/vehicles/materials within an enclosed structure, and screening from public right-of-way and adjacent residential uses. As outlined in the narrative, One Brother Inc. has two business pick-up trucks, one small dump truck, trailers and equipment including skid steers (Bobcat), mowers, and snowplows. All trucks, trailers and equipment are proposed to be stored in a large metal building located in the center of the lot. As required by the Zoning Ordinance, there will be no outside storage of business related items. In addition to items being stored within a building the site includes a screening fence adjacent to Highway 169.

Hours of operation are typically 7:00 a.m. to 7:00 p.m. Monday through Friday with occasionally Saturday's if necessary. The trucks will leave the property at different times based on the job and location of work. Due to the nature of the business, employees will access the site for

vehicles and equipment daily but leave after dropping off personal vehicles. On most days no one will work on site and no customers will come to the site.

Environmental Services staff visited the site to review the request. During the site visit they found bathrooms attached to the old Sport Wheels building that the County has no records of. If these bathrooms are to be used, the applicant will need to determine where they are draining too and if they comply with MN Rule Ch. 7080 for septic systems. If the bathrooms will not be used, they will need to be properly abandoned. The septic system for the home is required to have a compliance inspection done by a licensed septic system inspector. See email from Scott County Environmentalist attached.

In the UER zoning district, home-extended businesses are granted as Interim Use Permits. This means that a specific date or event that will terminate the use on the property must be established. An Interim Use Permit is not transferable to other people. For that reason, staff recommends the use should terminate when the property is sold or further subdivided.

Township Recommendation:

The Sand Creek Town Board will make a recommendation at their April Board Meeting. Their recommendation will be made available at the Planning Commission meeting.

Staff Recommendation:

Subject to the conditions of approval, the proposed Interim Use Permit conforms to the Zoning Ordinance; therefore, staff recommends approval of the Interim Use Permit based on the six criteria for approval listed below:

Criteria for Approval:

1. *The use will not create a burden on public facilities and utilities, which serve or are proposed to serve the area.*

The proposed use will not utilize public facilities or utilities, other than the Highway 169. With the termination of all previously issued CUPs on this parcel the potential traffic to the site will be reduced. The proposed use should not have a negative impact to the public facilities that serve the property.

2. *The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.*

The site has been used for business uses in the past and is adjacent to a used car lot. The building used for the business has existed for many years and is similar to other accessory buildings on adjacent parcels and is well screened from other properties and Highway 169.

3. *If improvements are made, they shall be so designated and constructed that they are not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.*

No improvements to the property are proposed. The building used for the business has existed for many years and is similar to other accessory buildings on adjacent parcels.

4. *Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide on-site parking.*

The termination of all previously issued CUPs on this parcel has the potential to reduce traffic to the site. The driveway proposed for the business traffic includes a median opening and right and left turn lanes. Ample room is available for on-site parking and delivery trucks if needed.

5. *Adequate water supply, Individual Sewage Treatment System facilities, erosion control, and stormwater management are provided in accordance with applicable standards.*

As part of the IUP process all septic systems on the property will be reviewed. Any system not meeting sewage treatment rules will be updated or properly abandoned.

6. *All buildings/structures must meet the intent of the State Building Code and/or fire codes.*

The accessory structure proposed for the home Extended Business has been used for business purposes for many years any improvements to the building will require permits to insure compliance with State Building Codes.

Condition to be Satisfied Prior to County Board Consideration:

1. The applicant must comply with all requirements outlined in the email from Mary VonEschen, County Environmentalist II, dated 3/30/22 to insure compliance with MN Rule Ch. 7080 for septic systems.

Conditions of Approval:

1. The interim use permit is issued specifically to Alex Hernandez to operate a property maintenance business as a Home Extended Business. The use shall be consistent with the applicant's letter dated 3-18-2022, Parcel Sketch and Survey Dated 6-4-2020. Any change in use or operator shall void the permit consistent with Chapter 2-7 of the zoning ordinance.
2. The applicants are to file with the Scott County Zoning Administration in January of each year a statement indicating that they are in compliance with the conditions of the Interim Use Permit (IUP).
3. This IUP may be annually reviewed by the Township at a time and in a manner as prescribed by the Sand Creek Township Board.
4. The applicant shall pay an annual inspection fee for the IUP, if and when the County adopts an inspection fee ordinance.
5. The business shall be limited to three (3) business associated vehicles (truck & trailer combinations).

6. There shall be no more than one non-resident employee working on site; employees shall be allowed to pick up work vehicles and equipment for off premise work per the business narrative
7. Except for snowplowing the hours of operation shall be limited to 7:00 A.M. to 7:00 P.M. Monday through Saturday.
8. No retail display areas or sales shall be allowed.
9. Oil, solvents and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance.
10. There shall be no outside storage associated with the business.
11. All signage shall conform to the Scott County sign ordinance.
12. All previously issued CUPs on this property shall be terminated.
13. The home shall only be occupied by an owner of the business.
14. The Interim Use Permit shall terminate when the current property owner, Alex Hernandez, sell the property or when the property is further subdivided, whichever occurs first.

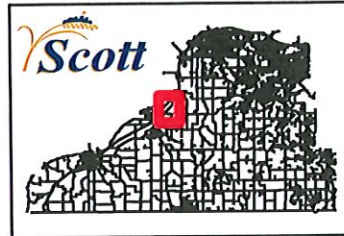
Alternatives:

1. Approve the request as recommended by Planning Staff with the specified conditions.
2. Approve the request as recommended by the Planning Staff with amendments to the conditions.
3. Table the request for a specific reason.
4. Deny the request for a specific reason.

Suggested Planning Commission Motion:

Mr. Chairman, based on the criteria for approval and conditions listed in the staff report, I recommend approval of the Interim Use Permit for Alex Hernandez to operate a property maintenance business as a home-extended business, noting that this recommendation is subject to staff approval of the one outstanding condition listed above that must be satisfactorily addressed prior to County Board consideration.

SAND CREEK TOWNSHIP
SECTION 17
4833 W 123RD LLC
REQUEST FOR
INTERIM USE PERMIT



Camber Court

173rd Street West

Duck Lane

Valley View Drive

Johnson Memorial Drive

185th Street West

Akers Lane

169

Naylor Avenue

Country Trail West

282

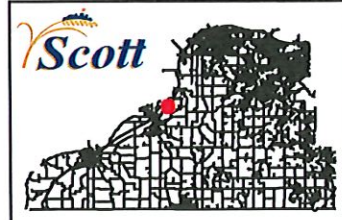
Morlock Drive

Broadway Street North

21

4th Street East

SAND CREEK TOWNSHIP
SECTION 17
4833 W 123RD LLC
REQUEST FOR
INTERIM USE PERMIT



Land Use Permit Application and Request for a new Conditional Use Permit

for

18101 Johnson Memorial Drive, Jordan MN 55352

March 18, 2022

This Land Use Permit Application is for the property located at 18101 Johnson Memorial Drive in Jordan Minnesota (hereinafter "Property"). The Property is located in an Urban Expansion District. As such, in order to have a Home Extended Business, a Land Use Permit needs to be submitted and a new Conditional Use Permit needs to be applied for.

Alex Hernandez is interested in purchasing the Property. Alex would like to have his nephew (Rudy Sanchez live at the residential house on the Property). Alex is the majority owner of One Brother, Inc. and Rudy is a minority owner of One Brother Inc. They would like to operate their business (One Brother, Inc.) out of the outbuildings on the Property.

In order to accomplish this, Alex must abide by Scott County Zoning Ordinance, Chapter 8-2-4: General Performance Standards. The relevant standards include the following:

1. The business shall be located on the homestead property of the business owner:

Alex would like to have his nephew (Rudy Sanchez) live at the residential house that is located on the Property. Per Minnesota Statute 273.124 Homestead Determination; Special Rules:

Subdivision 1. General rule. (a) Residential real estate that is occupied and used for the purposes of a homestead by its owner, who must be a Minnesota resident, is a residential homestead.

Per Subdivision 1 (c) Residential real estate that is occupied and used for purposes of a homestead by a relative of the owner is a homestead but only to the extent of the homestead treatment that would be provided if the related owner occupied the property. For purposes of this paragraph and paragraph (g), "relative" means a parent, stepparent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, or niece.

Please see Minn Stat 173.124 Homestead Determination; Special Rules which is highlighted and enclosed with this Land Use application.

Alex Hernandez is the majority owner of One Brother, Inc. which is a residential lawncare and snow plowing company. Rudy Sanchez is a minority owner of One Brother, Inc. One Brother, Inc. also performs some commercial lawncare and snow plowing work. The majority of One Brother, Inc.'s work is in the Shakopee and surrounding areas. One Brother, Inc. is currently leasing space at 2419 Eagle Creek Blvd in Shakopee.

2. There shall be no more than one non-resident employee working on-site.

3. The property on which the home extended business is located shall be at least five (5) acres in size, unless the specific zoning district requires a larger minimum lot size.

We are requesting a variance to this standard as the Property is 2.81 acres in size but it is very well screened from all neighbors and Highway 169. There is only one neighbor directly to the north of the Property and the neighbor to the north of the Property has a used car sales retail business. The previous use for this Property was a motorcycle, snowmobile and used automobile retail sales facility. Alex's use will have significantly less traffic and there is no retail business or retail traffic that will be coming to the Property.

6. All equipment and vehicles shall be stored within an enclosed structure....

19. The home extended business shall be limited to three (3) business associated vehicles.

One Brother, Inc. has two business pick-up trucks, one small dump truck and some trailers that will be stored inside the out-buildings on the Property.

The hours of operation for One Brother, Inc. are typically 7 am to 7 pm Monday through Friday and occasionally on Saturday's if necessary. The trucks would not all leave the Property at the same time as the start times depend on the various jobs and the locations of the work.

Again, there are no retail sales and no customers currently visit the office.

The traffic coming and going from this location would be considerably less than the current Conditional Use Permit for a retail motorcycle snowmobile and automobile sales facility.

The site is significantly screened from Highway 169 and there are two gates at one of the entrances and one gate at the other entrance to be accessed to enter the Property.

We believe the residential home use combined with the lawncare and snow plowing business would be an excellent use of the Property.

There is a signed purchase agreement for Alex Hernandez to purchase the Property provided the requested residential and lawncare and snow plowing business use is allowed by Sand Creek Township and Scott County.

(The remainder of this page has intentionally been left blank.)

We are requesting that the Township and County agree to the new Conditional Use Permit for this Property.

Please contact Alex at 952-261-9797 or Dean at 612-812-1616 with any questions.

Sincerely,

 *Alex Hernandez* 03/19/22

Alex Hernandez

 *Dean A Trongard* 03/18/22

Dean Trongard
Options Real Estate, Inc.
612-812-1616

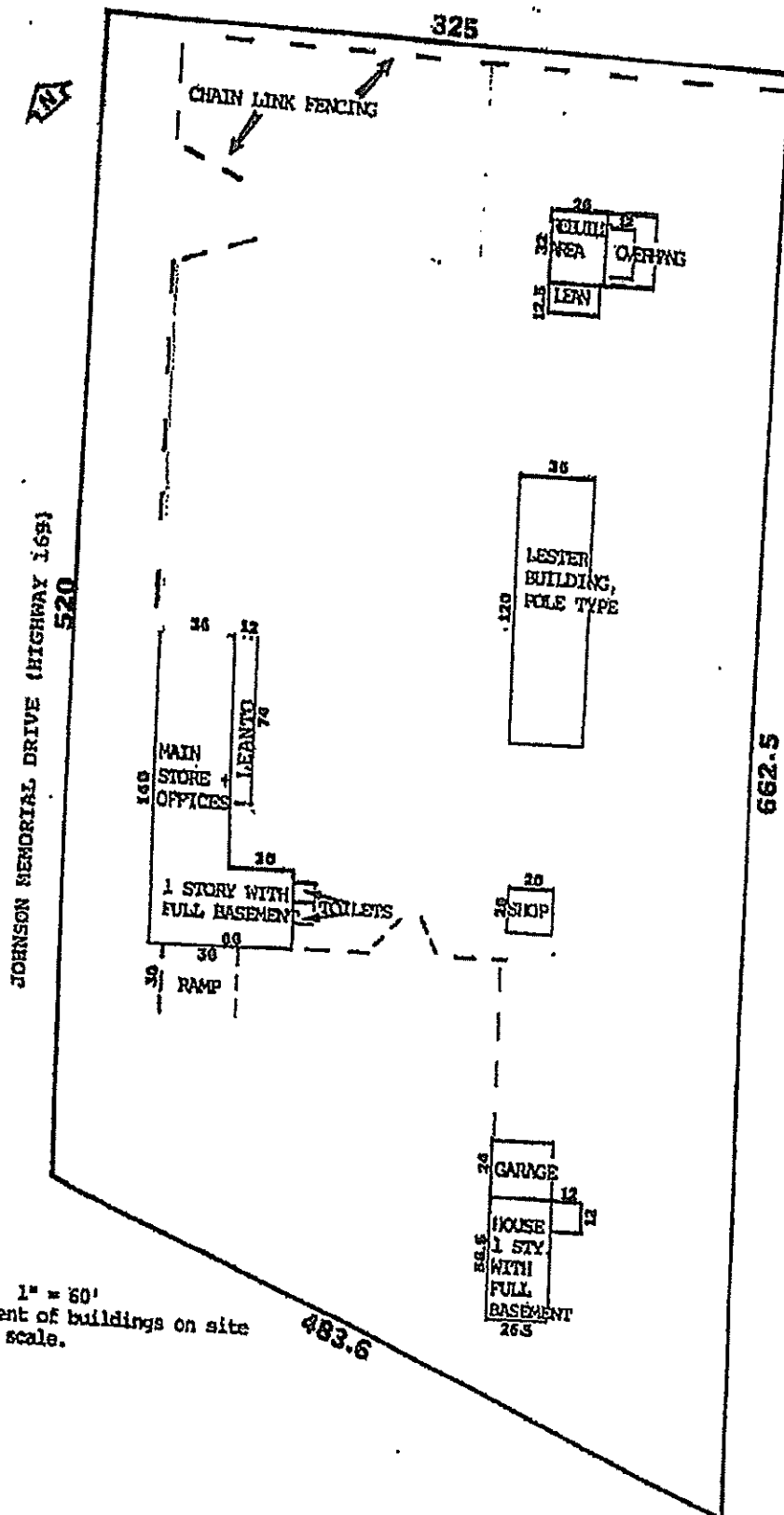
Included Documents and Exhibits:

- Document 1: Land Use Application (2 pages)
- Document 2: CUP checklist and Submittal deadlines (2 pages)
- Document 3: Request for new Conditional Use Permit narrative (3 pages)
- Document 4: Scott County Zoning Ordinance, Chapter 8-2-4 (3 pages)
- Document 5: Minnesota Statute 273.124: Homestead Determination; Special Rules
- Exhibit A: Legal Description of the Property
- Exhibit B: Parcel Sketch
- Exhibit C: Property Survey
- Exhibit D: Aerial photo of the Property
- Exhibit E: Scott County Property Card
- Exhibit F: Scott County Primary Zoning - blank
- Exhibit G: Scott County Property Class – Industrial Preferential
- Exhibit H: Current Conditional Use Permit for Dennis Kannenberg (2 pages)

PARCEL SKETCH

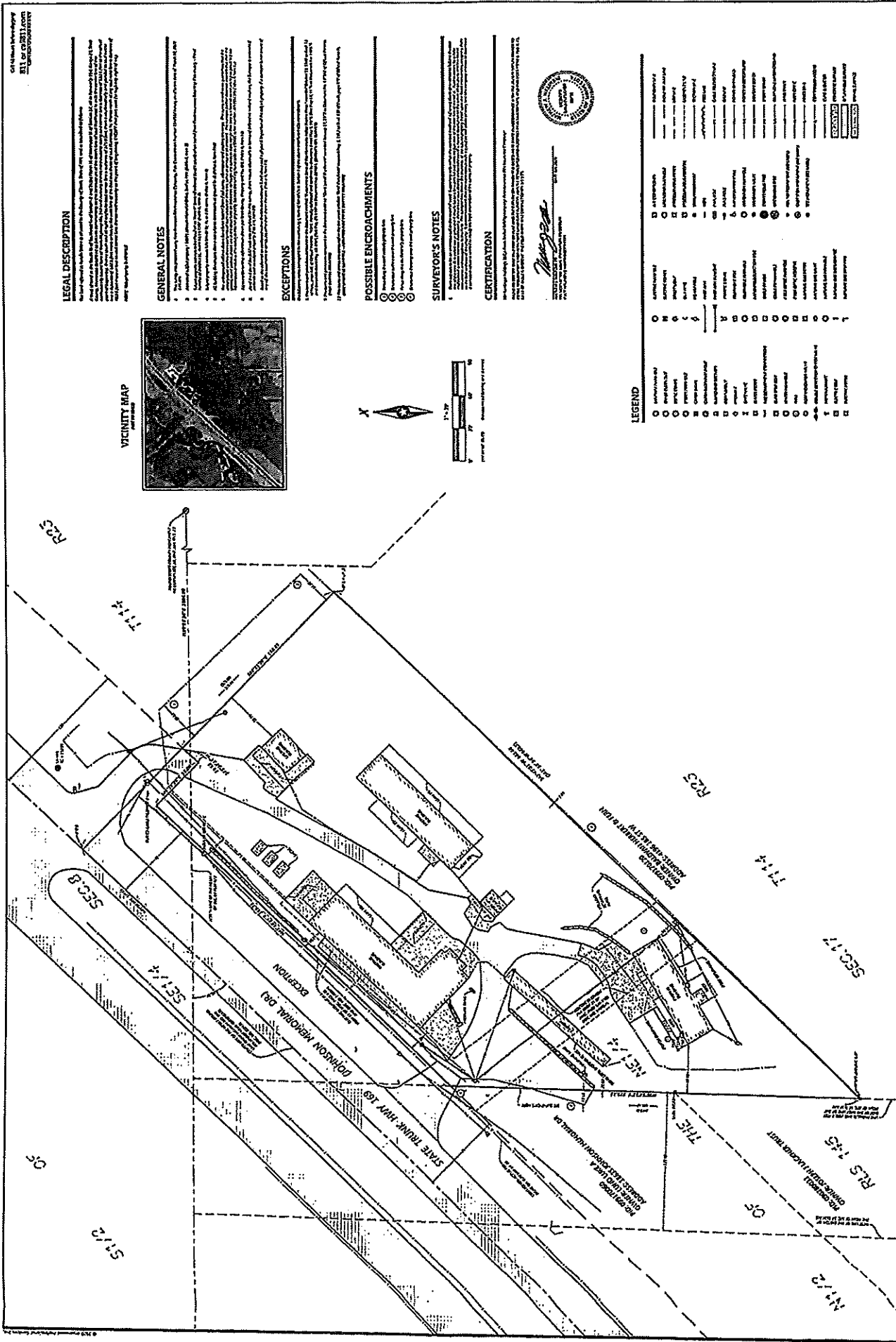
10

Exhibit B



SCALE: 1" = 60'
Placement of buildings on site
not to scale.

Exhibit C



LEGAL DESCRIPTION

The land described herein is situated in the County of ... State of ... and is bounded by ...

GENERAL NOTES

- 1. The survey was made by ...
- 2. The survey was made by ...
- 3. The survey was made by ...
- 4. The survey was made by ...
- 5. The survey was made by ...
- 6. The survey was made by ...
- 7. The survey was made by ...
- 8. The survey was made by ...
- 9. The survey was made by ...
- 10. The survey was made by ...

EXCEPTIONS

- 1. The survey was made by ...
- 2. The survey was made by ...
- 3. The survey was made by ...
- 4. The survey was made by ...
- 5. The survey was made by ...
- 6. The survey was made by ...
- 7. The survey was made by ...
- 8. The survey was made by ...
- 9. The survey was made by ...
- 10. The survey was made by ...

POSSIBLE ENCROACHMENTS

- 1. The survey was made by ...
- 2. The survey was made by ...
- 3. The survey was made by ...
- 4. The survey was made by ...
- 5. The survey was made by ...
- 6. The survey was made by ...
- 7. The survey was made by ...
- 8. The survey was made by ...
- 9. The survey was made by ...
- 10. The survey was made by ...

SURVEYOR'S NOTES

The survey was made by ...

CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor in the State of ... do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records.



LEGEND

- 1. ...
- 2. ...
- 3. ...
- 4. ...
- 5. ...
- 6. ...
- 7. ...
- 8. ...
- 9. ...
- 10. ...
- 11. ...
- 12. ...
- 13. ...
- 14. ...
- 15. ...
- 16. ...
- 17. ...
- 18. ...
- 19. ...
- 20. ...
- 21. ...
- 22. ...
- 23. ...
- 24. ...
- 25. ...
- 26. ...
- 27. ...
- 28. ...
- 29. ...
- 30. ...
- 31. ...
- 32. ...
- 33. ...
- 34. ...
- 35. ...
- 36. ...
- 37. ...
- 38. ...
- 39. ...
- 40. ...
- 41. ...
- 42. ...
- 43. ...
- 44. ...
- 45. ...
- 46. ...
- 47. ...
- 48. ...
- 49. ...
- 50. ...
- 51. ...
- 52. ...
- 53. ...
- 54. ...
- 55. ...
- 56. ...
- 57. ...
- 58. ...
- 59. ...
- 60. ...
- 61. ...
- 62. ...
- 63. ...
- 64. ...
- 65. ...
- 66. ...
- 67. ...
- 68. ...
- 69. ...
- 70. ...
- 71. ...
- 72. ...
- 73. ...
- 74. ...
- 75. ...
- 76. ...
- 77. ...
- 78. ...
- 79. ...
- 80. ...
- 81. ...
- 82. ...
- 83. ...
- 84. ...
- 85. ...
- 86. ...
- 87. ...
- 88. ...
- 89. ...
- 90. ...
- 91. ...
- 92. ...
- 93. ...
- 94. ...
- 95. ...
- 96. ...
- 97. ...
- 98. ...
- 99. ...
- 100. ...

RAWLINGER HOLDINGS, LLC
JOHNSON MEMORIAL DR
JOHNSON, MN

Westwood

ALTA/NPS LAND TITLE
SURVEY

1 of 1
PROJECT NUMBER: 00770203 Date: 6/4/20

Schmitz, Martin

From: VonEschen, Mary
Sent: Wednesday, March 30, 2022 10:03 AM
To: Schmitz, Martin
Subject: 18101 JOHNSON MEMORIAL DR Jordan

Marty,

This is a follow up to the site visit on March 28, 2022 and the IUP application to operate a landscaping business at 18101 JOHNSON MEMORIAL DR Jordan. During the site visit we found bathrooms to be attached to the old sport wheels building and our office has no records of the bathroom installation and where the bathrooms drain too. Our office is requiring for those bathrooms to be looked at to determine where they are draining too. If a holding has be installed without a permit will require the tank to be inspected and determined if in compliance with MN Rule Ch. 7080. If the bathrooms will not be used on the property they will need to be abandoned per the requirements in Mn Rule Ch. 7080. The existing septic system for the home is required to have a compliance inspection done by a licensed septic system inspector. If you have any questions please let me know.

Thank you,
Mary

Mary VonEschen
Environmentalist II
Scott County Environmental Services Dept
200 Fourth Ave West
Shakopee, MN 55379
Ph: 952-496-8344



STAFF REPORT PREPARED FOR TOWNSHIPS & COUNTY PLANNING ADVISORY COMMISSION

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952)496-8653 • Fax (952)496-8496 • Web scottcountymn.gov

Rezoning & Preliminary Plat of Amazed Acres

Request:

- A) Rezoning of 116.27 acres from RR-1, Rural Residential Reserve District, to RR-2, Rural Residential Single Family District.
- B) Preliminary Plat of Amazed Acres consisting of 37 lots on 116.27 acres.

Greg Wagner, Principal Planner, is the project manager and is available for questions at 952-496-8360.

General Information:

Applicant:	Michael Bassett	Site Location:	West of Vergus Avenue & South of 195 th Street East
Property Owners:	Doug Schieffer	Township:	Section 21, Spring Lake
Public Hearing Date:	April 11, 2022	Action Deadline:	June 7, 2022 (120 Day)

Zoning/Comprehensive Plan Information:

Zoning District:	RR-2, Rural Residential Single Family	Comprehensive Land Use Plan:	Rural Residential Growth
Overlay Zoning District:	Shoreland	School District:	Jordan #171
Watershed District:	Prior Lake-Spring Lake	Fire District:	Prior Lake Fire
Ordinance Sections:	Chapters 6, 42 & 70	Ambulance District:	Allina Ambulance
Orderly Annexation Area:	NA	Police District:	Scott County Sheriff

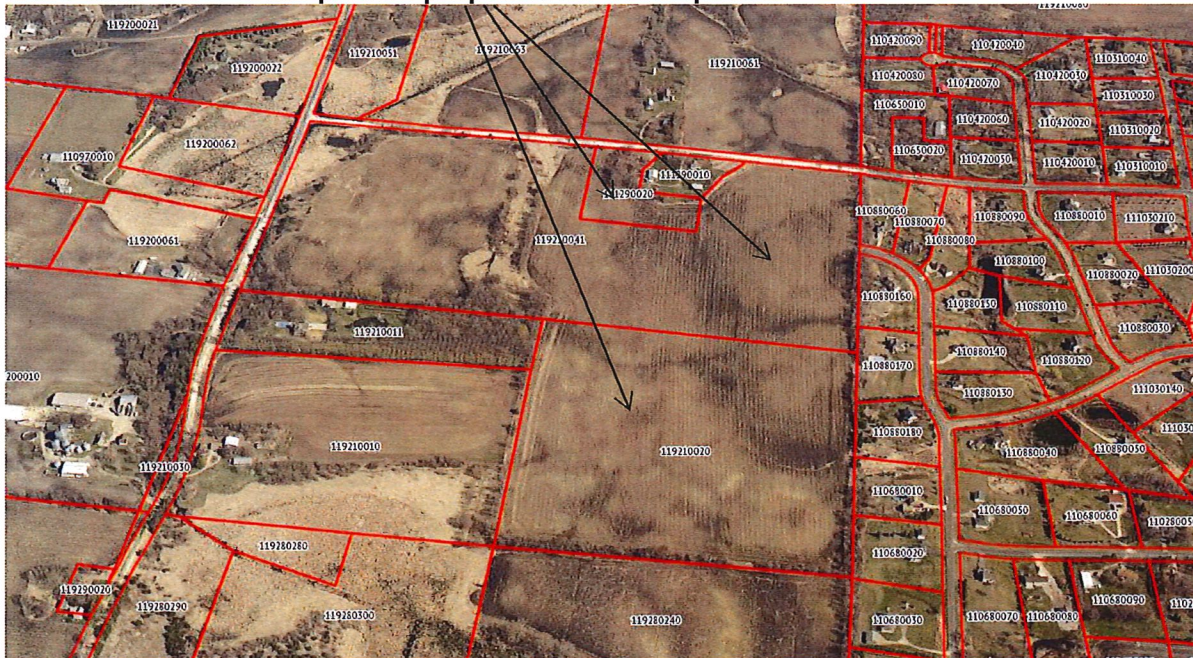
Report Attachments:

1. Site Location Map
2. Aerial Photo
3. Preliminary Plat Plans dated February 1, 2022
4. Scott County Environmental Services review memo dated February 16, 2022
5. Scott County Natural Resources review memo dated February 25, 2022
6. Spring Lake Township Recommendation dated March 10, 2022

Request-	Rezoning of 116.27 acres from RR-1, Rural Residential Reserve District, to RR-2, Rural Residential Single Family District, and Preliminary Plat of Amazed Acres consisting of 37 lots on 116.27 acres.
Comprehensive Plan-	The proposal is in conformance with the goals and policies for development in the Rural Residential Growth Area identified in the Scott County 2040 Comprehensive Plan.
Adjacent Land Use/Zoning-	<u>North</u> – Undeveloped 66 acres parcel and 80 acre parcels, zoned RR-1 <u>South</u> – 80 acre agricultural parcel, zoned RR-1 <u>East</u> – Doon Bury Knolls estates development, zoned RR-2 <u>West</u> – 10 acre residential parcels, zoned RR-1
Existing Conditions-	The 116.27 acres is mostly undeveloped agricultural crop land except for two areas of wetland and woodlands on the western 40 acres of the site. A DNR Stream crosses the far northwest corner of the site and then re-enters the southwest corner.
Ordinance Requirements-	<u>Density</u> – 1 dwelling unit per 2.5 acres. <u>Lot Size</u> – The required minimum lot size is 2.5 acres with 1 acre of non-hydric land to locate the principle dwelling, any accessory structures and two (2) individual sewage treatment systems. <u>Lot Width</u> – 150 feet shall be maintained from the front setback line to the primary building site. <u>Structure Setbacks:</u> Front Yard: 100 feet from centerline or 67 feet from right-of-way of a local township road. Side Yard: 30 feet Rear Yard: 60 feet Shoreland: 100 feet from DNR Stream for structures and 75 feet for septic drainfield locations.
Proposed Development-	<u>Density</u> – 1 dwelling unit per 3.0 acres. <u>Lot Sizes</u> – Lot sizes range from 2.50 acres to 3.86 acres. <u>Lot Width</u> – All lots meet or exceed the minimum lot width requirements for the front yard and the OHWL. <u>Structure Setbacks:</u> All proposed building sites meet required structure setbacks.
Existing Roads-	The parcel has frontage on Vergus Avenue and 195 th Street East
Proposed Roads-	The plat proposes to create one new through township road and three temporary cul-de-sac roadways to serve the subdivision.
Public Notice-	Required public hearing notices were sent to property owners within a half-mile of the site.

Mike Bassett, applicant, is requesting to rezone and subdivide 116.27 acres owned by Doug Schieffer in section 21 of Spring Lake Township. Parcels in the Rural Residential Growth Area of Spring Lake Township are eligible to rezone from RR-1, Rural Residential Reserve District, to RR-2, Rural Residential Single Family District, which allows a development density of one dwelling unit per 2.5 acres. The property is located west of Vergus Avenue and south of 195th Street East, both roads being Spring Lake Township roads.

Site Photo- View of the parcels proposed for development



The applicant went through the EAW process as mandated by the Minnesota Environmental Quality Board (EQB) to review whether any environmental impacts may result from the proposed development having 80 acres or more of changed land use. An EAW is prepared to show whether the scope of a project would meet thresholds to warrant an Environmental Impact Statement (EIS) that would look at more a more detailed analysis of environmental impacts. Following the EAW preparation it was distributed to required adjacent agencies for review and published for public review and comment. After review of all comments, it was determined that this project did not meet requirements for an EIS so there was a negative EAW declaration approved by the County Board in August 2021.

Zoning Analysis:

The proposed plat application would subdivide the 116.27 acres into a 37 lot residential subdivision. As indicated this area of Spring Lake Township is guided by the Comprehensive Plan for development at 1 dwelling unit per 2.5 acre density. The minimum lot size is also 2.5 acres with 1 acre of non-hydric soils required on each lot to accommodate two septic drainfield locations. The minimum lot width is 150 feet at the front building setback extending back to the principal building location, and also 150 feet for lots abutting the DNR protected stream.

As proposed the subdivision would be developed at a 1 dwelling unit per 3 acre density, with lot sizes ranging from 2.50 acres to 3.86 acres. All lots exceed the required 150 foot lot width, and the lots all show a proposed principal building location that meets required structure setbacks. The development is proposing new internal township roads to provide required road frontage and driveway access to the new lots. No driveways will come off of existing roadways. Road connections are being made consistent with County Ordinances as outlined in the next section.

Roads & Access:

The site is bounded by Vergus Avenue on the west and 195th Street East on the north sides of the property. Vergus Avenue is paved 840 feet south from the intersection with 195th Street East, and this paving extends all the way north to State Highway 13. 195th Street East is gravel along the north side of this property; however, it is paved from the east boundary to Fairlawn Avenue (County Road 81) to the east. As part of this development Spring Lake Township is requiring the sections of Vergus Avenue and 195th Street East in front of the new development entrances to be paved. Areas to the south on Vergus and west on 195th Street East will remain gravel.

The Scott County Subdivision Ordinance requires any new development to provide road connections to any adjacent, developable parcels to facilitate road connectivity and eliminate permanent cul-de-sacs. A new through township road, Payten Lane, will be constructed from Vergus Avenue on the west through the development to 195th Street on the north. Heading south off of Payten Lane will be Tayjules Way and Jennady Avenue that will both end in temporary cul-de-sacs to serve as future road connections to developable land to the south. A short temporary cul-de-sac, 197th Street East, will come off of Jennady Avenue to provide access to developable land to the west. Lastly, there will be dedicated right-of-way to extend Erin Avenue, an existing temporary cul-de-sac in the Doon Bury Knolls development to the east. At this time the Township and Doon Bury Knolls residents do not want Erin Avenue extended, but the right-of-way will be dedicated to meet ordinance requirements and allow this connection in the future. All new roads will be township roads built and paved to township road standards.

Natural Resources/Stormwater Management:

The applicant submitted a Resource Management Plan (RMP) that reviews the project grading, stormwater management, and erosion control for new impervious surface areas created with the development. This development proposes four stormwater ponding areas to accommodate the additional water runoff. The applicants must control the volume and rate of stormwater runoff on the development property so as not to impact adjacent parcels. The stormwater system is designed to County Ordinance standards and also to standards of Spring Lake Township for ongoing maintenance of the facilities. County Engineer review comments have been provided and are attached to this report. Review and approval of the RMP and project plans by the County Water Resources Engineer and Township Engineer is a condition of plat approval to be satisfied prior to County Board consideration.

A wetland delineation report and MnRAM analysis were prepared to identify wetland boundaries and quality ranking. The Scott Soil & Water Conservation District (SWCD) has issued a Notice of Decision that concurs with the wetland boundaries in the delineation report. There are

wetland impacts proposed for construction of Payten Lane on the north central area of the site. The wetland impact requires a mitigation plan approved by reviewing agencies under the MN Wetland Conservation Act (WCA), which requires replacement (generally 2:1) or purchase of wetland bank credits from areas restored as part of restoration projects within the watershed.

The property is located within the Prior Lake – Spring Lake Watershed District (PLSLWD), which has a separate review process for development. The applicant was made aware of the PLSLWD concurrent review process and has been provided contact information for district staff. County staff have also provided the project plans and information to the watershed. PLSLWD requires conservation easements and a development agreement separate from the standard three-way (developer, township, county) development agreement. A condition will be added to the final plat that requires recording of all PLSLWD easements concurrent with the final plat.

There are no impacts in or around the DNR protected stream. The stream and wetland areas adjacent to the stream are being placed in protective easements.

Environmental & Septic:

Scott County Environmental Services staff spent several days on site with the project septic evaluators conducting soils verifications. This site work helps identify problem areas so the lots can be adjusted to accommodate two 5,000 sq. ft. septic sites required on each lot. Environmental Services staff has reviewed the submitted plat and identified some adjustments that need to be made to septic locations to meet required setbacks or grading limits to protect the septic locations during construction. These required changes are outlined in the memorandum attached to this report. Most of the changes are minor shifts to sites; however, hydric soils and any wells need to be added to the project plans. Any requirements of Scott County Environmental Services review are listed as a condition of plat approval.

Township Recommendation:

The Spring Lake Town Board heard this request at their March 10, 2022, monthly meeting. The Township recommended approval of the rezoning and preliminary plat noting that the Erin Avenue connection is not recommended at this time and a development agreement is required.

Staff Recommendation:

Based on the project information submitted by the applicant, the proposed preliminary plat conforms to the Zoning and Subdivision Ordinances. Therefore, staff recommends approval of the applications based on the criteria for approval listed below:

Conditions to be Satisfied Prior to County Board Consideration:

1. Any conditions stated in the Scott County Environmental Services Department review of the plat and the proposed septic drain field sites.
2. Any conditions stated in the Scott County Natural Resources Department review of the preliminary plat, grading, resource management plan.
3. The applicant shall continue review with the Prior Lake -Spring Lake Watershed District for required Conservation Easements that shall be dedicated and recorded in conjunction with the Final Plat.
4. Any conditions listed in the Scott Soil & Water Conservation District review of the wetland delineation and plat plans. This includes completing all requirements for proposed wetland impacts and mitigation required by the MN Wetland Conservation Act.
5. Any conditions listed in the Spring Lake Township recommendation, including any comments listed in the Township Engineer's review of the plat and project plans.

6. A Three-Way (Developer, Township, County) Development Agreement is required for the proposed development to incorporate the approved project plans and all improvements required by the Township and County. The agreement shall be drafted by the Township Attorney.
7. The applicant shall submit a final plat application and associated information consistent with the approved preliminary plat.

Criteria for Approval:

1. *Adequate Drainage* – the proposed plat will meet all storm water drainage requirements as identified in Chapter 6 of the zoning ordinance prior to County Board consideration.
2. *Adequate Potable Water Supply* – the proposed plat, utilizing individual wells, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – The proposed lots will have frontage and access off of the new internal road network on the preliminary plat. Road improvements shall be made to Vergus Avenue and 195th Street East as required by Spring Lake Township, and all new roads shall be constructed and paved according to Township road standards.
4. *Adequate Waste Disposal Systems* – the proposed lots will meet all requirements of the individual sewage treatment system ordinance prior to County Board consideration.
5. *Consistency with the Comprehensive Plan* – the proposed plat conforms to the goals and policies contained in the 2040 Comprehensive Plan for the development in the Rural Residential Growth Area.
6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers as the lots will utilize a new Township road for access.
7. *Consistency with the Minnesota Environmental Quality Board's Policies*- the applicant submitted an EAW in 2021 and a negative declaration was made on the need for an EIS so this subdivision is consistent with the MN EQB policies.
8. *Consistency with Capital Improvement Plans* – the proposed plat is not requiring any county funded road improvements; therefore it is consistent with the County's capital improvement plan.

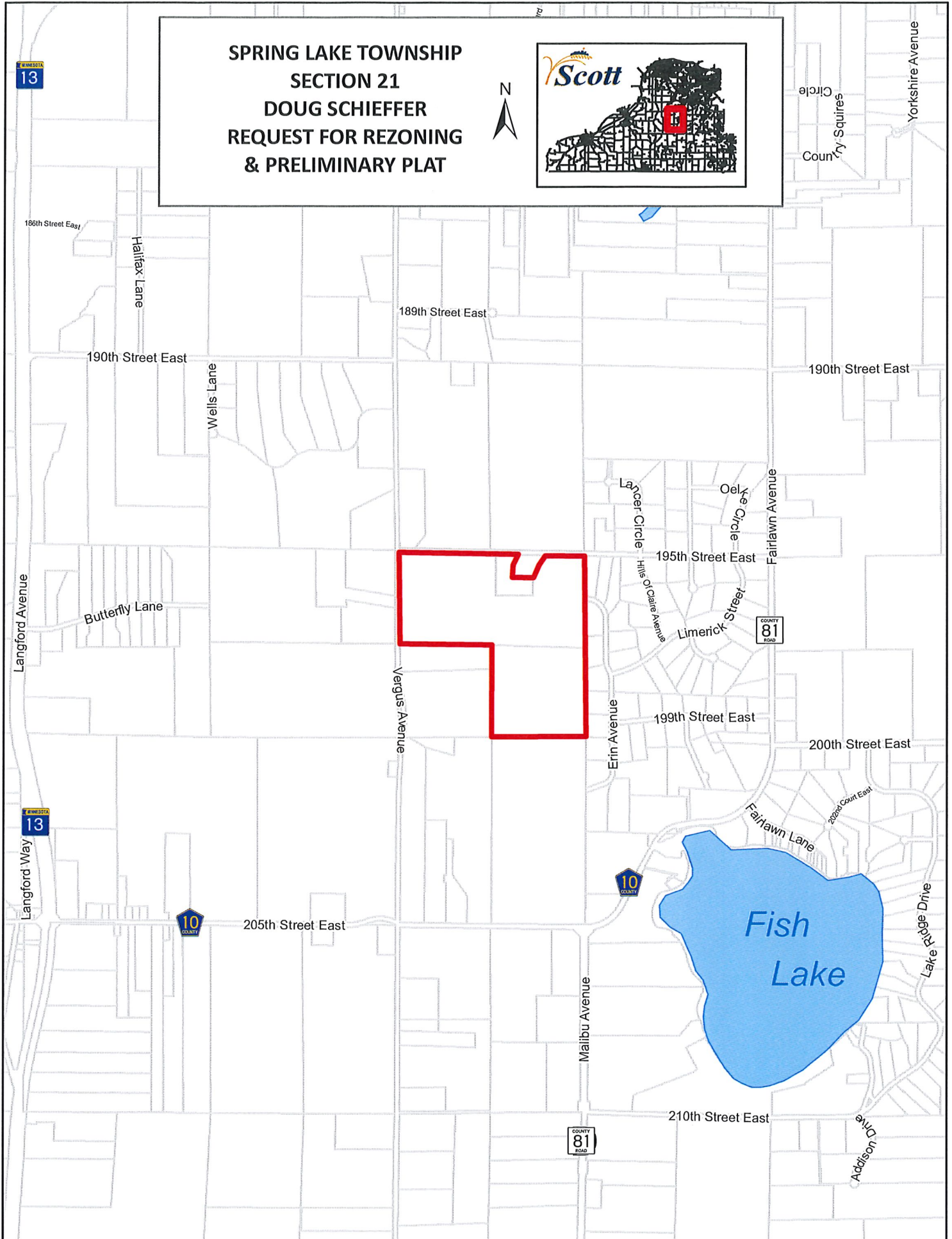
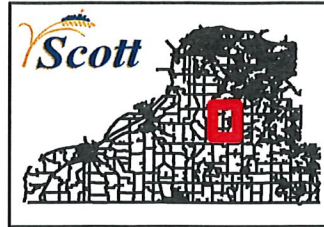
Planning Advisory Commission/Township Alternatives:

1. Approve the request as recommended by Zoning staff with the specified conditions.
2. Approve the request as recommended by the Zoning staff with amendments to the conditions.
3. Table the request for a specific reason.
4. Deny the request for a specific reason.

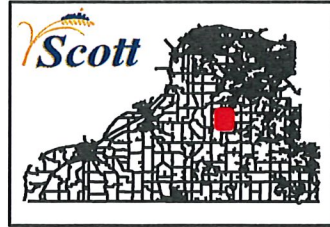
Suggested Motion for Planning Advisory Commission or Township Board:

Based on the criteria for approval listed in the staff report, I recommend approval of the Rezoning of 116.27 acres from RR-1, Rural Residential Reserve District, to RR-2, Rural Residential Single Family District, and the Preliminary Plat of Amazed Acres consisting of 37 lots on 116.27 acres noting that this recommendation is subject to the conditions listed that must be satisfactorily addressed prior to County Board consideration.

**SPRING LAKE TOWNSHIP
SECTION 21
DOUG SCHIEFFER
REQUEST FOR REZONING
& PRELIMINARY PLAT**



**SPRING LAKE TOWNSHIP
SECTION 21
DOUG SCHIEFFER
REQUEST FOR REZONING
& PRELIMINARY PLAT**



© 2022 Westwood Professional Services, Inc.

PRELIMINARY PLANS

FOR
**PLAT, GRADING, EROSION CONTROL,
UTILITIES AND LANDSCAPE**

FOR

AMAZED ACRES
SPRING LAKE TOWNSHIP, MINNESOTA

PREPARED FOR:
MICHAEL W BASSETT
CONTACT: MICHAEL W BASSETT
PHONE: 763-442-2539
EMAIL: BASSETTMW@GMAIL.COM

PREPARED BY:
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PROJECT NUMBER: 0031478.00
CONTACT: RYAN M. BLUHM



Vicinity Map
(NOT TO SCALE)

SHEET INDEX

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	Cover Page
2	Existing Conditions
3	Preliminary Plat
4	Preliminary Grading Plan
5	Preliminary Grading Plan
6	Preliminary Grading Plan
7	Preliminary Utility Plan
8	Details
9	Street Profiles
10	Street Profiles
11	Street Profiles
12	Street Profiles
13	Overall Seeding Plan

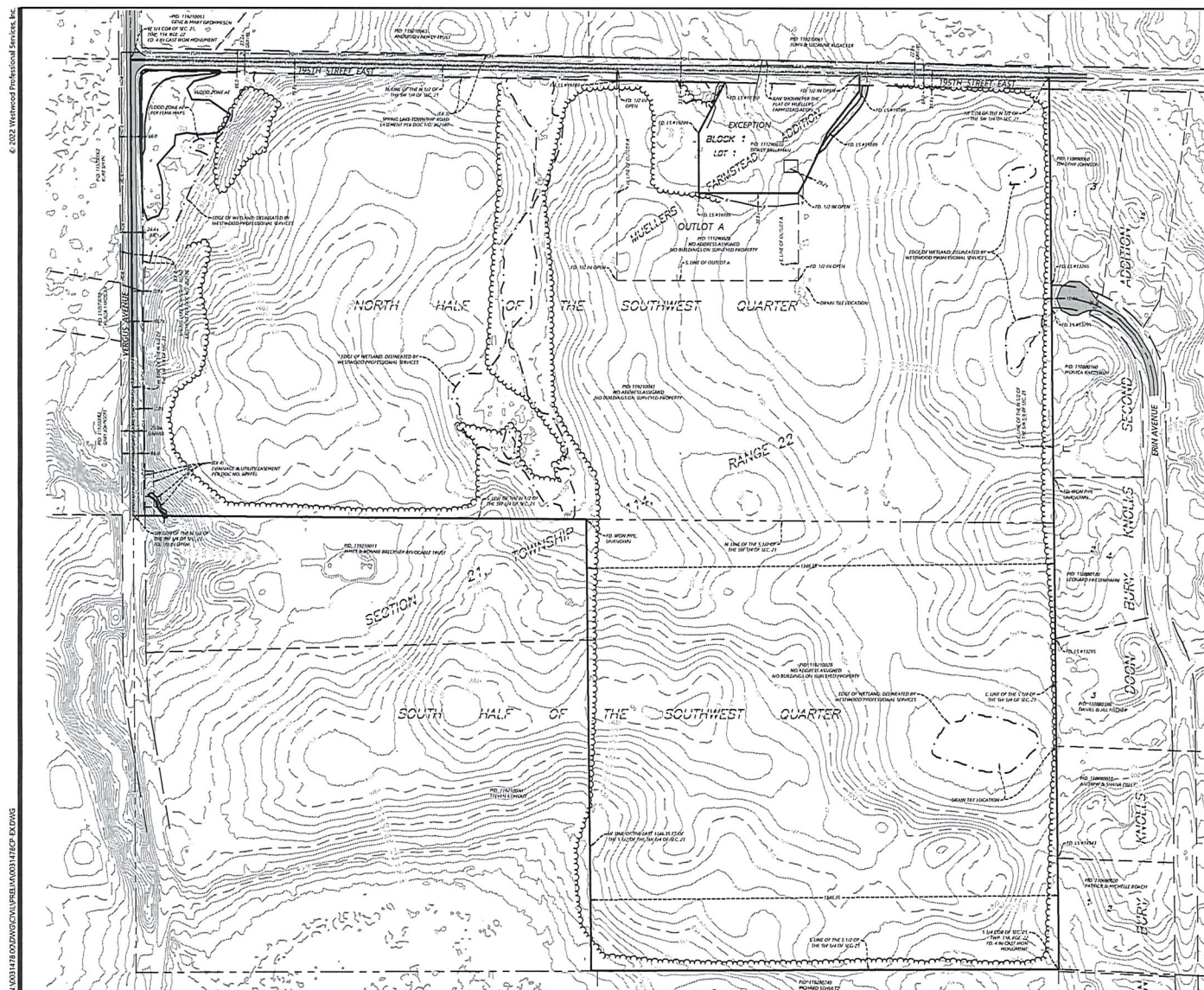
NO.	DATE	REVISION	SHEETS
	-	1	
	-	2	
	-	3	
	-	4	
	-	5	
	-	6	
	-	7	
	-	8	
	-	9	
	-	10	
	-	11	
	-	12	
	-	13	

PRELIMINARY PLANS
FOR
PLAT, GRADING, EROSION CONTROL,
UTILITIES AND LANDSCAPE
FOR
AMAZED ACRES
SPRING LAKE TOWNSHIP, MINNESOTA

INITIAL SUBMITTAL DATE: 02/01/22 SHEET: 1 OF 13

PROJECT NUMBER: 0031478.00

AMAZED ACRES

**LEGAL DESCRIPTION (PER TITLE COMMITMENT NO. 21-040184-RC)**

The North One-Half of the Southwest Quarter (N ½ of the SW ¼) of Section 21, Township 114, Range 22, Scott County, Minnesota, except the plat

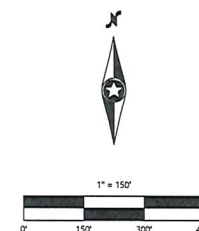
Outlot A, Muellers Farmstead Addition, Scott County, Minnesota.

The East 1346.35 feet of the South One-Half of the Southwest Quarter of Section 21, Township 114, Range 22, Scott County, Minnesota.

Abstract Property

LEGEND

	CULVERT		BOUNDARY LINE		STITCH		STORM SEWER
	GUY WIRE		RIGHT-OF-WAY LINE		FENCE LINE		
	TELEPHONE POLE		LOT LINE		BITUMINOUS SURFACE		
	POWER POLE		EASEMENT LINE		GRAVEL SURFACE		
	CABLE TV BOX		SECTION LINE		WETLAND		
	STEELWOOD POST		TREE LINE		FOUND MONUMENT (SEE LABEL)		
	SIGN		GAS LINE		CAST IRON MONUMENT (SEE LABEL)		
	MAIL BOX		POWER OVERHEAD				



MAZED ACRES

DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	150'
VERTICAL SCALE:	

INITIAL ISSUE: 02/01/22

REVISIONS:

Δ	-	-
Δ	-	-
Δ	-	-
Δ	-	-
Δ	-	-

PREPARED FOR:

MICHAEL W BASSETT

I HEREBY CERTIFY THAT THIS PLAN 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

MATHEW J. WEJNISKI

DATE: 02/01/22 LICENSE NO. 53596

AMAZED ACRES
SPRING LAKE TOWNSHIP, MINNESOTA

Westwood

Phone (852) 937-6160 12701 Whitewater Drive, Suite #300
Fax (852) 937-6222 Minnetonka, MN 55343
Toll Free (888) 937-6160 www.westwoodpl.com

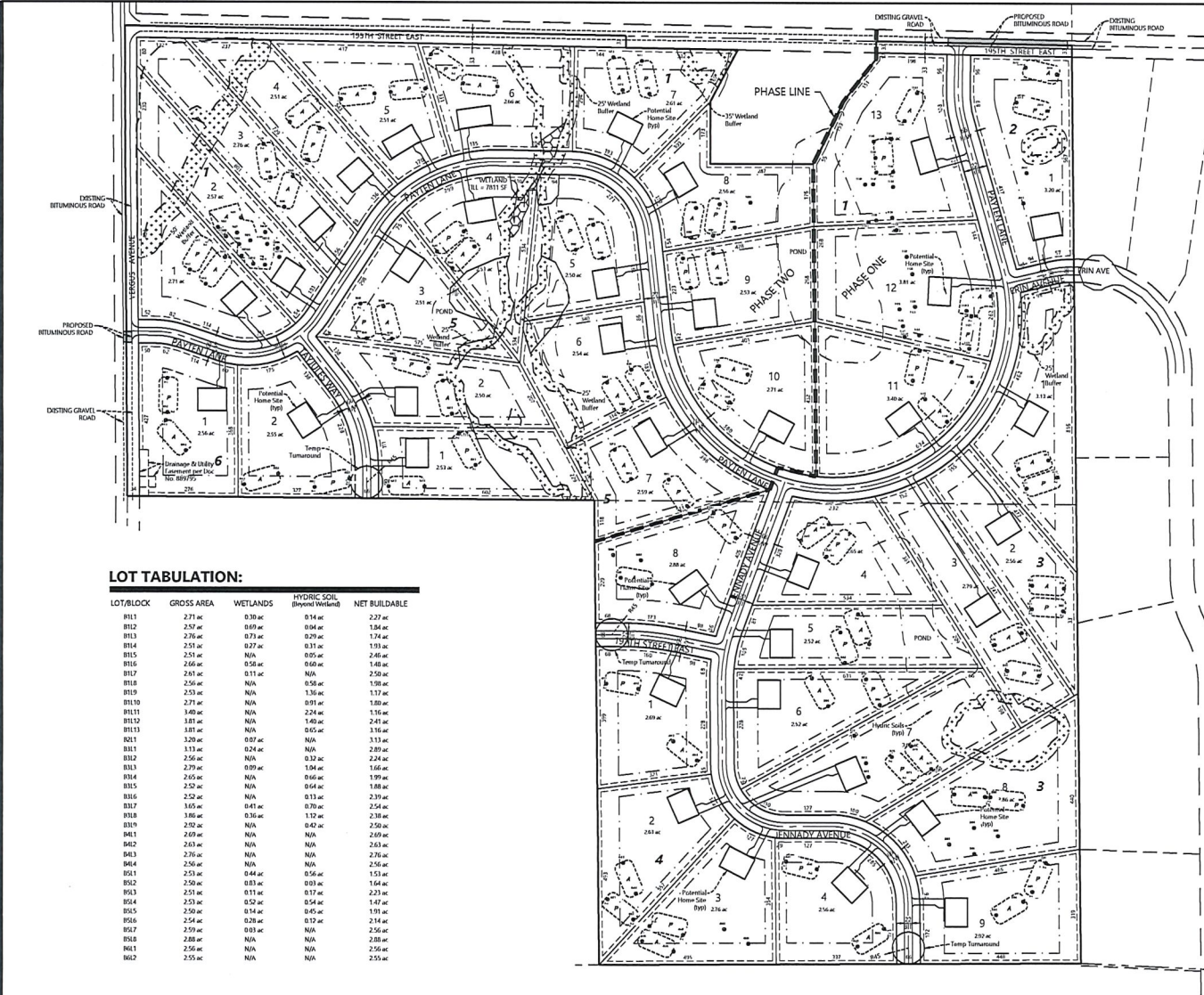
Westwood Professional Services, Inc.

EXISTING CONDITIONS

SHEET NUMBER: 2 OF 13

PROJECT NUMBER: 0031478.00

DATE: 02/01/22



LOT TABULATION:

LOT/BLOCK	GROSS AREA	WETLANDS	HYDRIC SOIL (Beyond Wetland)	NET BUILDABLE
0111	2.71 ac	0.30 ac	0.14 ac	2.27 ac
0112	2.57 ac	0.09 ac	0.04 ac	2.44 ac
0113	2.76 ac	0.71 ac	0.29 ac	1.74 ac
0114	2.51 ac	0.27 ac	0.31 ac	1.93 ac
0115	2.51 ac	N/A	0.05 ac	2.46 ac
0116	2.66 ac	0.56 ac	0.60 ac	1.48 ac
0117	2.61 ac	0.11 ac	N/A	2.50 ac
0118	2.56 ac	N/A	0.56 ac	1.98 ac
0119	2.53 ac	N/A	1.36 ac	1.17 ac
01110	2.71 ac	N/A	0.91 ac	1.80 ac
01111	1.40 ac	N/A	2.24 ac	1.16 ac
01112	1.81 ac	N/A	1.40 ac	2.41 ac
01113	1.81 ac	N/A	0.65 ac	1.16 ac
01114	1.29 ac	0.07 ac	N/A	1.13 ac
01115	1.13 ac	0.24 ac	N/A	2.89 ac
01116	2.56 ac	N/A	0.32 ac	2.24 ac
01117	2.79 ac	0.09 ac	1.94 ac	1.66 ac
01118	2.65 ac	N/A	0.66 ac	1.99 ac
01119	2.52 ac	N/A	0.64 ac	1.88 ac
01120	2.52 ac	N/A	0.13 ac	2.39 ac
01121	3.05 ac	0.41 ac	0.70 ac	2.54 ac
01122	1.86 ac	0.36 ac	1.12 ac	2.38 ac
01123	2.02 ac	N/A	0.42 ac	2.50 ac
0411	2.69 ac	N/A	N/A	2.69 ac
0412	2.63 ac	N/A	N/A	2.63 ac
0413	2.76 ac	N/A	N/A	2.76 ac
0414	2.56 ac	N/A	N/A	2.56 ac
0511	2.53 ac	0.44 ac	0.56 ac	1.53 ac
0512	0.81 ac	0.01 ac	0.03 ac	1.64 ac
0513	2.51 ac	0.11 ac	0.17 ac	2.23 ac
0514	2.53 ac	0.52 ac	0.54 ac	1.47 ac
0515	2.50 ac	0.14 ac	0.45 ac	1.91 ac
0516	2.54 ac	0.26 ac	0.12 ac	2.14 ac
0517	2.59 ac	0.03 ac	N/A	2.56 ac
0518	2.88 ac	N/A	N/A	2.88 ac
0611	2.56 ac	N/A	N/A	2.56 ac
0612	2.55 ac	N/A	N/A	2.55 ac

LEGAL DESCRIPTION (PER TITLE COMMITMENT NO. 21-040184-RC)

The North One-Half of the Southwest Quarter (N 1/2 of the SW 1/4) of Section 21, Township 114, Range 22, Scott County, Minnesota, except the plot of Mueller Farms Addition.
Outlot A, Mueller Farms Addition, Scott County, Minnesota.
The East 1346.85 feet of the South One-Half of the Southwest Quarter of Section 21, Township 114, Range 22, Scott County, Minnesota.
Abstract Property.

SITE DEVELOPMENT DATA

PROPOSED ZONING:	RR-2
GROSS SITE AREA:	116.77 AC
EXISTING WETLANDS:	6.23 AC
NET SITE AREA:	110.04 AC
TOTAL HOMES:	37 HOMES
PROJECT DENSITY:	46 LOTS (1 LOT PER 2.5 AC)
MAX. DENSITY:	37 LOTS (1 LOT PER 3.0 AC)
PROJECT DENSITY:	

RURAL RESIDENTIAL ZONING STANDARDS:

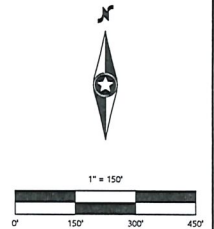
- MINIMUM LOT SIZE: 2.5 AC GROSS;
1.0 AC NET BUILDABLE (NET WETLAND & HYDRIC SOILS)
- 150 FT MINIMUM LOT WIDTH
- SETBACKS:
 - FRONT: 100 FT FROM ROAD CENTERLINE
 - CORNERS: SAME AS FRONT
 - SIDE: 30 FT
 - REAR: 60 FT

DEVELOPMENT NOTES

- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES.
- STREET WIDTHS ARE SHOWN FROM EDGE OF BITUMINOUS.

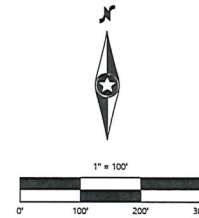
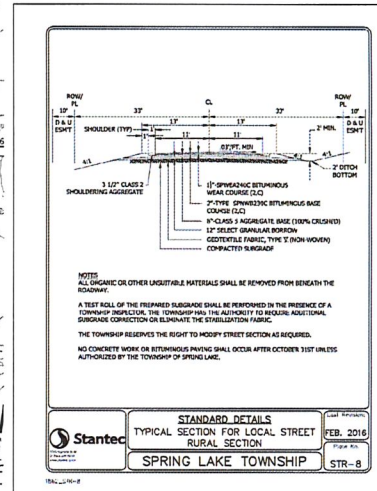
SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	EDGE OF PAVEMENT
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
	P	PRIMARY SSVS
	A	ALTERNATIVE SSVS



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 1"=150'
VERTICAL SCALE: _____

INITIAL ISSUE: 02/01/22
REVISIONS:
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000
1001
1002
1003
1004
1005
1006
1007
1008
1009
1010
1011
1012
1013
1014
1015
1016
1017
1018
1019
1020
1021
1022
1023
1024
1025
1026
1027
1028
1029
1030
1031
1032
1033
1034
1035
1036
1037
1038
1039
1040
1041
1042
1043
1044
1045
1046
1047
1048
1049
1050
1051
1052
1053
1054
1055
1056
1057
1058
1059
1060
1061
1062
1063
1064
1065
1066
1067
1068
1069
1070
1071
1072
1073
1074
1075
1076
1077
1078
1079
1080
1081
1082
1083
1084
1085
1086
1087
1088
1089
1090
1091
1092
1093
1094
1095
1096
1097
1098
1099
1100
1101
1102
1103
1104
1105
1106
1107
1108
1109
1110
1111
1112
1113
1114
1115
1116
1117
1118
1119
1120
1121
1122
1123
1124
1125
1126
1127
1128
1129
1130
1131
1132
1133
1134
1135
1136
1137
1138
1139
1140
1141
1142
1143
1144
1145
1146
1147
1148
1149
1150
1151
1152
1153
1154
1155
1156
1157
1158
1159
1160
1161
1162
1163
1164
1165
1166
1167
1168
1169
1170
1171
1172
1173
1174
1175
1176
1177
1178
1179
1180
1181
1182
1183
1184
1185
1186
1187
1188
1189
1190
1191
1192
1193
1194
1195
1196
1197
1198
1199
1200
1201
1202
1203
1204
1205
1206
1207
1208
1209
1210
1211
1212
1213
1214
1215
1216
1217
1218
1219
1220
1221
1222
1223
1224
1225
1226
1227
1228
1229
1230
1231
1232
1233
1234
1235
1236
1237
1238
1239
1240
1241
1242
1243
1244
1245
1246
1247
1248
1249
1250
1251
1252
1253
1254
1255
1256
1257
1258
1259
1260
1261
1262
1263
1264
1265
1266
1267
1268
1269
1270
1271
1272
1273
1274
1275
1276
1277
1278
1279
1280
1281
1282
1283
1284
1285
1286
1287
1288
1289
1290
1291
1292
1293
1294
1295
1296
1297
1298
1299
1300
1301
1302
1303
1304
1305
1306
1307
1308
1309
1310
1311
1312
1313
1314
1315
1316
1317
1318
1319
1320
1321
1322
1323
1324
1325
1326
1327
1328
1329
1330
1331
1332
1333
1334
1335
1336
1337
1338
1339
1340
1341
1342
1343
1344
1345
1346
1347
1348
1349
1350
1351
1352
1353
1354
1355
1356
1357
1358
1359
1360
1361
1362
1363
1364
1365
1366
1367
1368
1369
1370
1371
1372
1373
1374
1375
1376
1377
1378
1379
1380
1381
1382
1383
1384
1385
1386
1387
1388
1389
1390
1391
1392
1393
1394
1395
1396
1397
1398
1399
1400
1401
1402
1403
1404
1405
1406
1407
1408
1409
1410
1411
1412
1413
1414
1415
1416
1417
1418
1419
1420
1421
1422
1423
1424
1425
1426
1427
1428
1429
1430
1431
1432
1433
1434
1435
1436
1437
1438
1439
1440
1441
1442
1443
1444
1445
1446
1447
1448
1449
1450
1451
1452
1453
1454
1455
1456
1457
1458
1459
1460
1461
1462
1463
1464
1465
1466
1467
1468
1469
1470
1471
1472
1473
1474
1475
1476
1477
1478
1479
1480
1481
1482
1483
1484
1485
1486
1487
1488
1489
1490
1491
1492
1493
1494
1495
1496
1497
1498
1499
1500
1501
1502
1503
1504
1505
1506
1507
1508
1509
1510
1511
1512
1513
1514
1515
1516
1517
1518
1519
1520
1521
1522
1523
1524
1525
1526
1527
1528
1529
1530
1531
1532
1533
1534
1535
1536
1537
1538
1539
1540
1541
1542
1543
1544
1545
1546
1547
1548
1549
1550
1551
1552
1553
1554
1555
1556
1557
1558
1559
1560
1561
1562
1563
1564
1565
1566
1567
1568
1569
1570
1571
1572
1573
1574
1575
1576
1577
1578
1579
1580
1581
1582
1583
1584
1585
1586
1587
1588
1589
1590
1591
1592
1593
1594
1595
1596
1597
1598
1599
1600
1601
1602
1603
1604
1605
1606
1607
1608
1609
1610
1611
1612
1613
1614
1615
1616
1617
1618
1619
1620
1621
1622
1623
1624
1625
1626
1627
1628
1629
1630
1631
1632
1633
1634
1635
1636
1637
1638
1639
1640
1641
1642
1643
1644
1645
1646
1647
1648
1649
1650
1651
1652
1653
1654
16



Call 48 hours before digging:
811 or call 811.com
Common Ground Alliance

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	PROPERTY LINE

GRADING & DRAINAGE NOTES

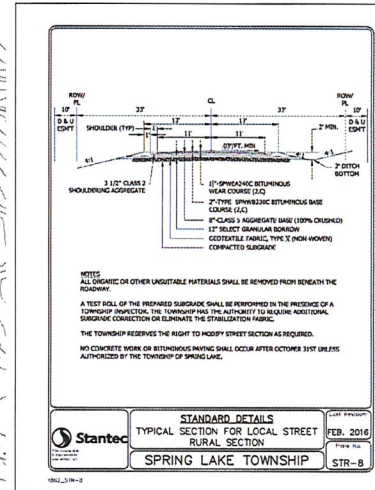
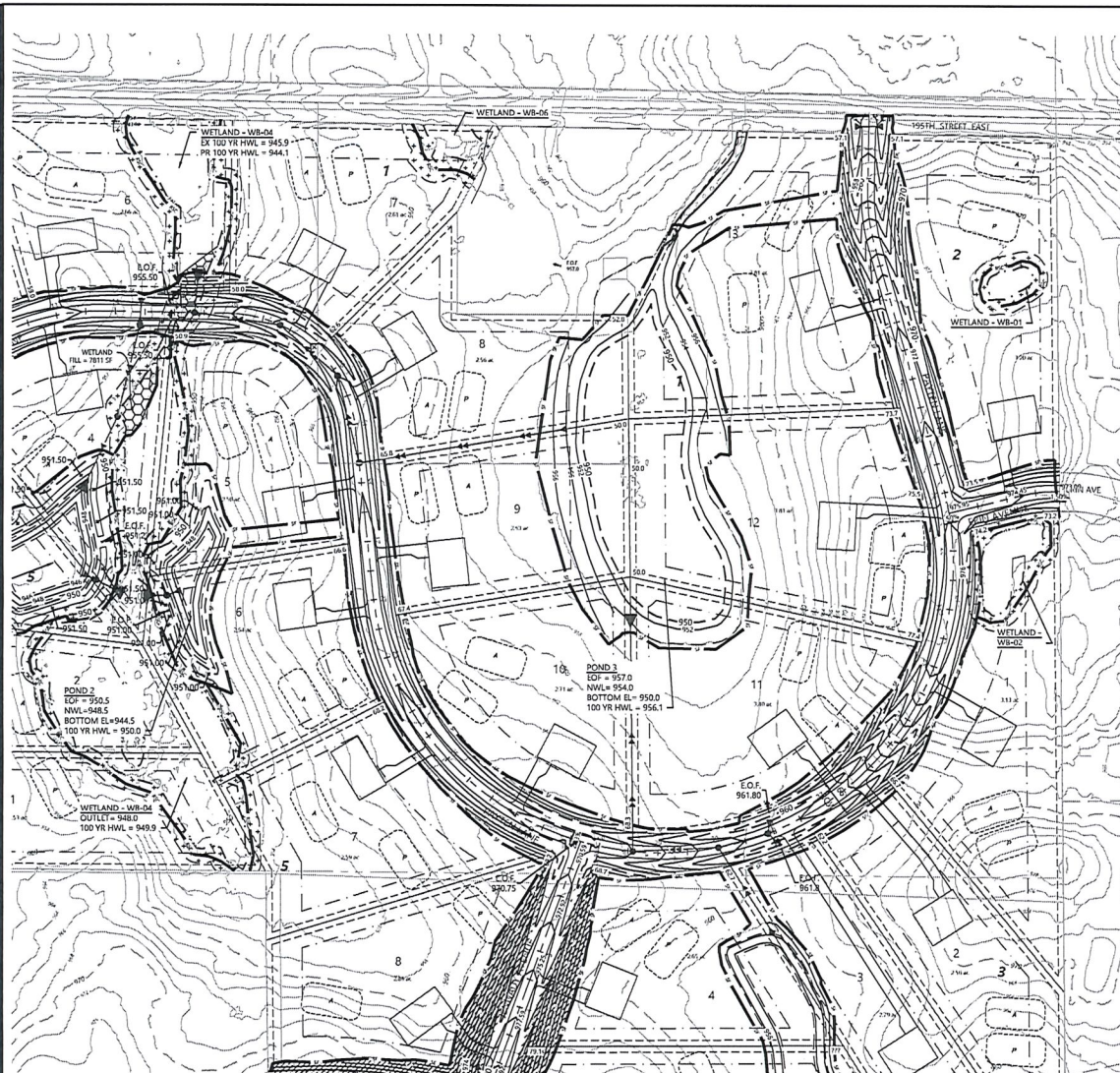
- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL Viable TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DITCH, MAY SALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 2"=10'

INITIAL ISSUE: 02/01/22
REVISIONS:
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000
1001
1002
1003
1004
1005
1006
1007
1008
1009
1010
1011
1012
1013
1014
1015
1016
1017
1018
1019
1020
1021
1022
1023
1024
1025
1026
1027
1028
1029
1030
1031
1032
1033
1034
1035
1036
1037
1038
1039
1040
1041
1042
1043
1044
1045
1046
1047
1048
1049
1050
1051
1052
1053
1054
1055
1056
1057
1058
1059
1060
1061
1062
1063
1064
1065
1066
1067
1068
1069
1070
1071
1072
1073
1074
1075
1076
1077
1078
1079
1080
1081
1082
1083
1084
1085
1086
1087
1088
1089
1090
1091
1092
1093
1094
1095
1096
1097
1098
1099
1100
1101
1102
1103
1104
1105
1106
1107
1108
1109
1110
1111
1112
1113
1114
1115
1116
1117
1118
1119
1120
1121
1122
1123
1124
1125
1126
1127
1128
1129
1130
1131
1132
1133
1134
1135
1136
1137
1138
1139
1140
1141
1142
1143
1144
1145
1146
1147
1148
1149
1150
1151
1152
1153
1154
1155
1156
1157
1158
1159
1160
1161
1162
1163
1164
1165
1166
1167
1168
1169
1170
1171
1172
1173
1174
1175
1176
1177
1178
1179
1180
1181
1182
1183
1184
1185
1186
1187
1188
1189
1190
1191
1192
1193
1194
1195
1196
1197
1198
1199
1200
1201
1202
1203
1204
1205
1206
1207
1208
1209
1210
1211
1212
1213
1214
1215
1216
1217
1218
1219
1220
1221
1222
1223
1224
1225
1226
1227
1228
1229
1230
1231
1232
1233
1234
1235
1236
1237
1238
1239
1240
1241
1242
1243
1244
1245
1246
1247
1248
1249
1250
1251
1252
1253
1254
1255
1256
1257
1258
1259
1260
1261
1262
1263
1264
1265
1266
1267
1268
1269
1270
1271
1272
1273
1274
1275
1276
1277
1278
1279
1280
1281
1282
1283
1284
1285
1286
1287
1288
1289
1290
1291
1292
1293
1294
1295
1296
1297
1298
1299
1300
1301
1302
1303
1304
1305
1306
1307
1308
1309
1310
1311
1312
1313
1314
1315
1316
1317
1318
1319
1320
1321
1322
1323
1324
1325
1326
1327
1328
1329
1330
1331
1332
1333
1334
1335
1336
1337
1338
1339
1340
1341
1342
1343
1344
1345
1346
1347
1348
1349
1350
1351
1352
1353
1354
1355
1356
1357
1358
1359
1360
1361
1362
1363
1364
1365
1366
1367
1368
1369
1370
1371
1372
1373
1374
1375
1376
1377
1378
1379
1380
1381
1382
1383
1384
1385
1386
1387
1388
1389
1390
1391
1392
1393
1394
1395
1396
1397
1398
1399
1400
1401
1402
1403
1404
1405
1406
1407
1408
1409
1410
1411
1412
1413
1414
1415
1416
1417
1418
1419
1420
1421
1422
1423
1424
1425
1426
1427
1428
1429
1430
1431
1432
1433
1434
1435
1436
1437
1438
1439
1440
1441
1442
1443
1444
1445
1446
1447
1448
1449
1450
1451
1452
1453
1454
1455
1456
1457
1458
1459
1460
1461
1462
1463
1464
1465
1466
1467
1468
1469
1470
1471
1472
1473
1474
1475
1476
1477
1478
1479
1480
1481
1482
1483
1484
1485
1486
1487
1488
1489
1490
1491
1492
1493
1494
1495
1496
1497
1498
1499
1500
1501
1502
1503
1504
1505
1506
1507
1508
1509
1510
1511
1512
1513
1514
1515
1516
1517
1518
1519
1520
1521
1522
1523
1524
1525
1526
1527
1528
1529
1530
1531
1532
1533
1534
1535
1536
1537
1538
1539
1540
1541
1542
1543
1544
1545
1546
1547
1548
1549
1550
1551
1552
1553
1554
1555
1556
1557
1558
1559
1560
1561
1562
1563
1564
1565
1566
1567
1568
1569
1570
1571
1572
1573
1574
1575
1576
1577
1578
1579
1580
1581
1582
1583
1584
1585
1586
1587
1588
1589
1590
1591
1592
1593
1594
1595
1596
1597
1598
1599
1600
1601
1602
1603
1604
1605
1606
1607
1608
1609
1610
1611
1612
1613
1614
1615
1616
1617
1618
1619
1620
1621
1622
1623
1624
1625
1626
1627
1628
1629
1630
1631
1632
1633
1634
1635
1636
1637
1638
1639
1640
1641
1642
1643
1644
1645
1646
1647
1648
1649
1650
1651
1652
1653
1654
1655
1656
1657
1658
1659
1660
1661
1662
1663
1664
1665
1666
1667
1668
1669
1670
1671
1672
1673
1674
1675
1676
1677
1678
1679
1680
1681
1682
1683
1684
1685
1686
1687
1688
1689
1690
1691
1692
1693
1694
1695
1696
1697
1698
1699
1700
1701
1702
1703
1704
1705
1706
1707
1708
1709
1710



GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	PROPERTY LINE
		SOIL BORING LOCATION
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		HIGH/LOW POINT
		CL-CL ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		PROPOSED STREET PROFILE GRADE
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		SILT FENCE
		SILT FENCE-POST GRADING
		HEAVY DUTY SILT FENCE
		REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
		DO NOT DISTURB

GRADING & DRAINAGE NOTES

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL Viable TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND/OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY FLOODING, DICES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.

REVISIONS:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 2"=10'

INITIAL ISSUE: 02/01/22

REVISIONS:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 2"=10'

PREPARED FOR:

MICHAEL W BASSETT

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

RYAN M. BLUMH
DATE: 02/01/22, LICENSE NO: 41257

AMAZED ACRES
SPRING LAKE TOWNSHIP, MINNESOTA

Westwood

Phone: (652) 937-6160 12791 Whitewater Drive, Suite 4300
Fax: (652) 937-6822 Minneapolis, MN 55423
Toll-Free: (866) 937-6160 westwoodps.com
Westwood Professional Services, Inc.

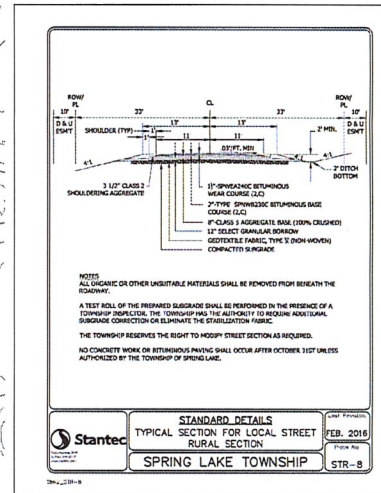
PRELIMINARY GRADING
PLAN

PROJECT NUMBER: 0031478.00

SHEET NUMBER:

5 OF 13

DATE: 02/01/22



EXISTING	PROPOSED	
		SOIL BORING LOCATION
		INDEX CONTOUR
		SPOT ELEVATION
		HIGH/LOW POINT
		CL-CL ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		PROPOSED STREET PROFILE GRADE
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		SILT FENCE
		SILT FENCE-POST GRADING
		HEAVY DUTY SILT FENCE
		REDUNDANT SEDIMENT CONTROL INLET
		EROSION CONTROL CHECKS/BIORETTS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POUND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
		DO NOT DISTURB

1. ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
2. REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VEY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
4. ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
5. POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

1. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VISIBLE TURBID OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REPAIRS MADE TO MAINTAIN THE EFFECTIVENESS OF THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TESTS FOR FLOW, PIERCES, HAY SALES, ETC. REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
2. ALL STREETS DURING WORKING HOURS MUST BE CLEARED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRAFFIC IMPACT ON PUBLIC STREETS.
3. REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATER. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - a. TWO ROWS OF SILT FENCE (STABILIZE BERM WITH MULCH);
 - b. SILT FENCE AND A TOSPOIL BERM (STABILIZE BERM WITH MULCH); OR
 - c. SILT FENCE AND FIBR LOGS; OR
 - d. TOSPOIL BERM AND FIBR LOG (STABILIZE BERM WITH MULCH).
4. REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.

AMAZED ACRES

INITIAL ISSUE: 02/01/22
HIMSELF

MICHAEL W BASSETT

RYAN M. BLUHM
DATE: 02/01/22 LICENSE NO 41257

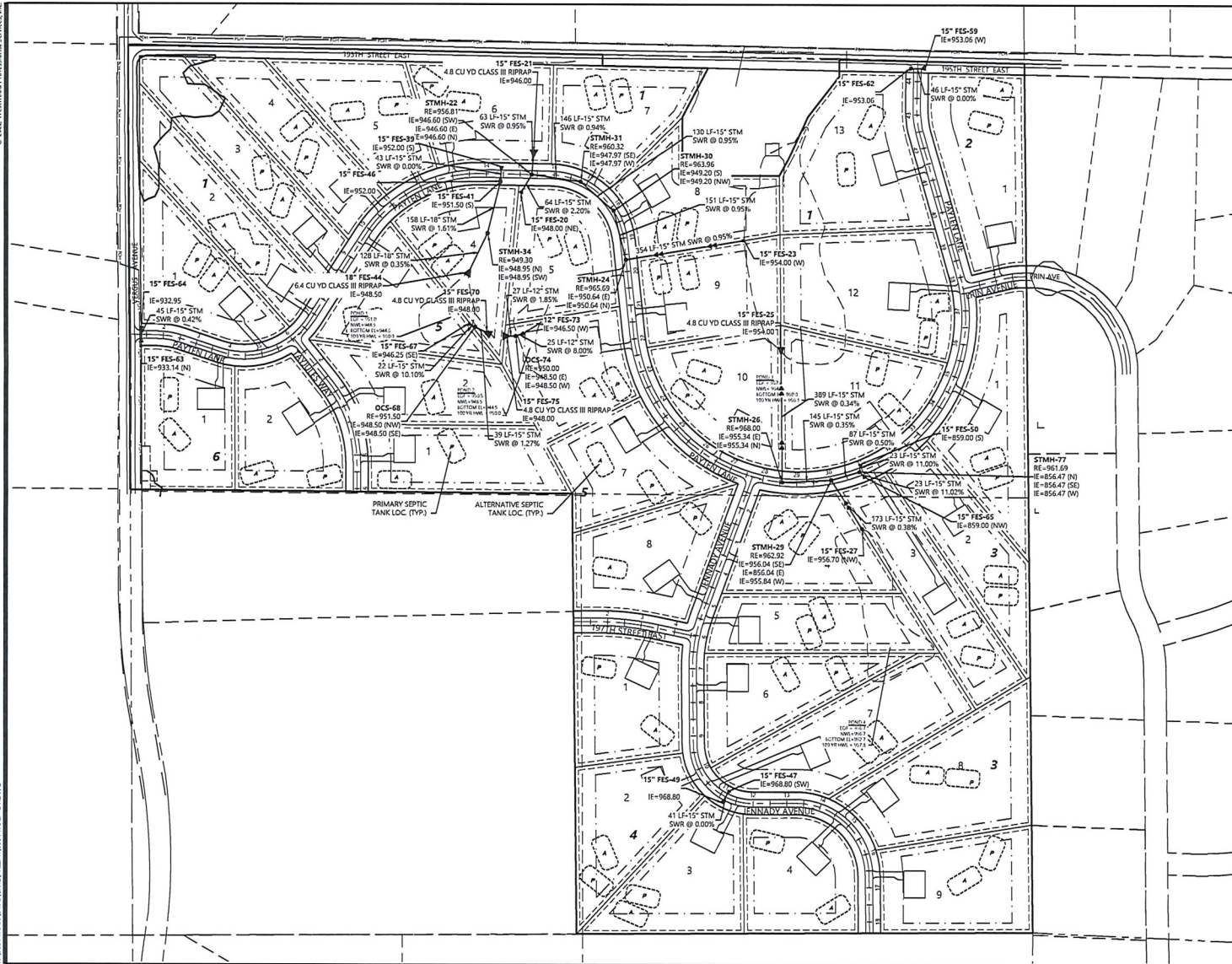
AMAZED ACRES
SPRING LAKE TOWNSHIP, MINNESOTA

Phone (652) 937-6160 12701 Whitewater Drive, Suite #300
 Fax (652) 937-6822 Minnetonka, MN 55343
 TollFree (888) 937-6160 www.woodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0031478.00

DATE: 02/01/22

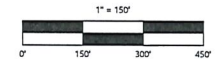


UTILITY LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		STORM SEWER
		DRAIN TILE
		WATER MAIN
		HYDRANT
		PRIMARY SEPTIC TANK
		ALTERNATIVE SEPTIC TANK

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.



DESIGNED: _____
 CHECKED: _____
 LOCATION: _____
 HORIZONTAL SCALE: 1"=150'
 VERTICAL SCALE: 1"=10'

ISSUE: 02/01/22
 REVISIONS:
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100

PREPARED FOR:
MICHAEL W BASSETT

I HEREBY CERTIFY THAT THIS PLAN 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
 RYAN M. BLUMH
 DATE: 02/01/22, LICENSE NO: 41257

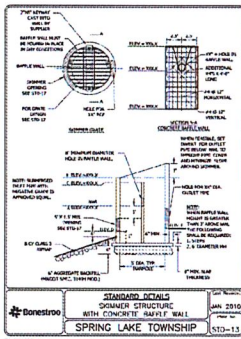
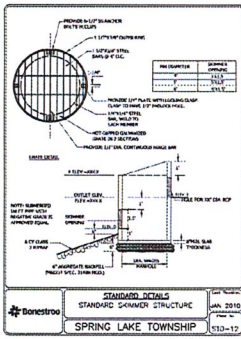
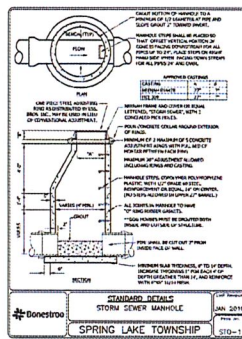
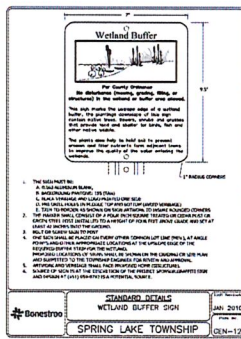
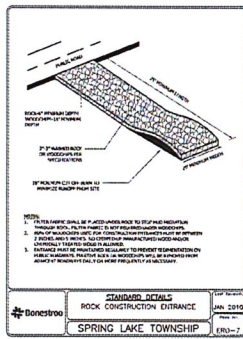
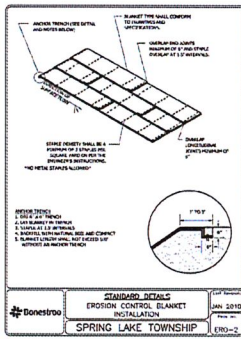
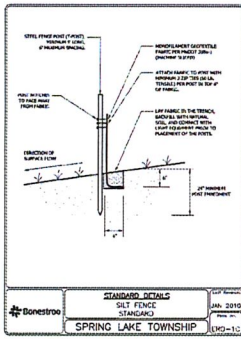
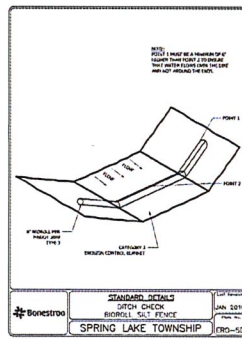
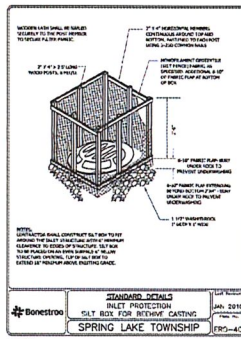
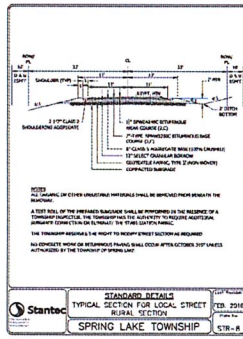
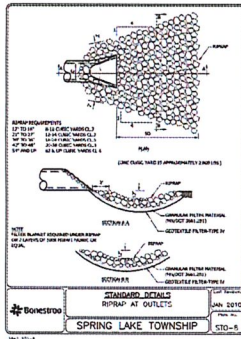
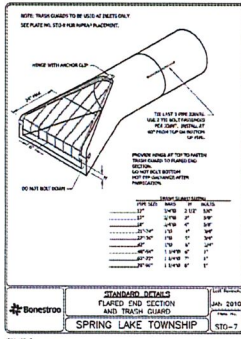
AMAZED ACRES
 SPRING LAKE TOWNSHIP, MINNESOTA

Westwood
 Phone: (620) 937-0160 12701 Whitecloud Drive, Suite #200
 Fax: (620) 937-0422 Minneapolis, MN 55443
 Toll-Free: (800) 937-6160 westwood@westwood.com
 Westwood Professional Services, Inc.

PRELIMINARY UTILITY
 PLAN

SHEET NUMBER:
7 OF **13**
 PROJECT NUMBER: 0031478.00 DATE: 02/01/22

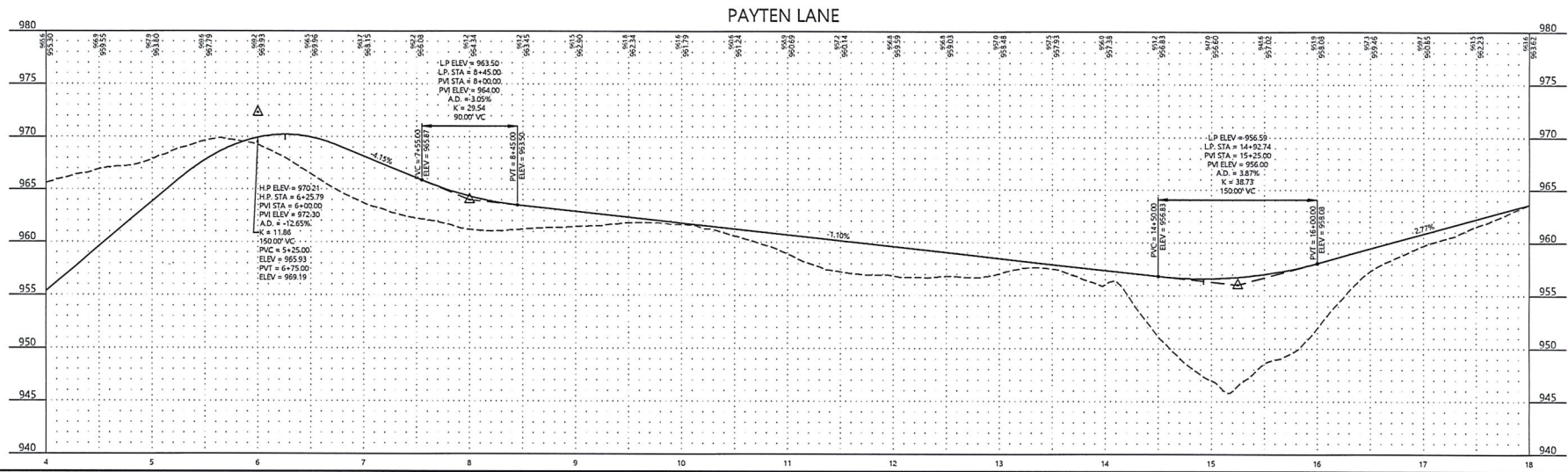
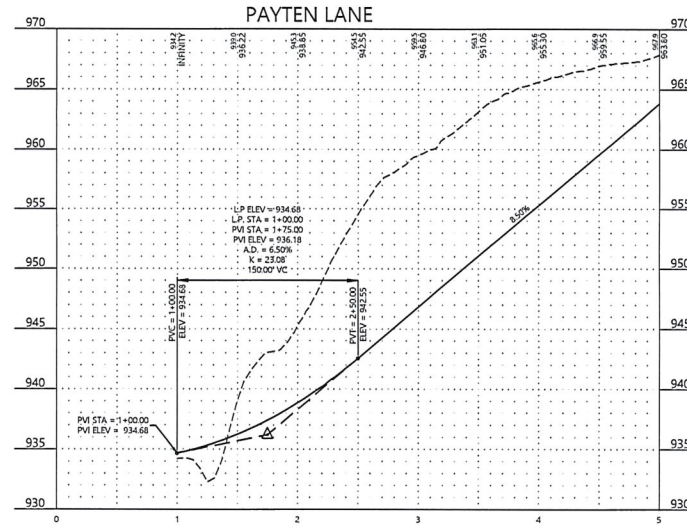
N:\003148\002\DWG\CONV\PRJ\W03148\PCP DET.DWG
© 2022 Westwood Professional Services, Inc.



Pond #	ELEV A/ORIFACE ELEV./IN/L	ELEV B	ELEV C	ELEV D	ELEV E	ORIFICE SIZE	INLET/OUTLET PIPE SIZE
POND 1	948.5	952.0	---	948.5	948.5	---	15"/15"
POND 2	948.5	952.0	950.0	948.5	948.5	6"	12"/12"

DESIGNED
CHECKED
DRAWN
HORIZONTAL SCALE
VERTICAL SCALE

INITIAL ISSUE: 02/01/22
REVISIONS:
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.
21.
22.
23.
24.
25.
26.
27.
28.
29.
30.
31.
32.
33.
34.
35.
36.
37.
38.
39.
40.
41.
42.
43.
44.
45.
46.
47.
48.
49.
50.
51.
52.
53.
54.
55.
56.
57.
58.
59.
60.
61.
62.
63.
64.
65.
66.
67.
68.
69.
70.
71.
72.
73.
74.
75.
76.
77.
78.
79.
80.
81.
82.
83.
84.
85.
86.
87.
88.
89.
90.
91.
92.
93.
94.
95.
96.
97.
98.
99.
100.
101.
102.
103.
104.
105.
106.
107.
108.
109.
110.
111.
112.
113.
114.
115.
116.
117.
118.
119.
120.
121.
122.
123.
124.
125.
126.
127.
128.
129.
130.
131.
132.
133.
134.
135.
136.
137.
138.
139.
140.
141.
142.
143.
144.
145.
146.
147.
148.
149.
150.
151.
152.
153.
154.
155.
156.
157.
158.
159.
160.
161.
162.
163.
164.
165.
166.
167.
168.
169.
170.
171.
172.
173.
174.
175.
176.
177.
178.
179.
180.
181.
182.
183.
184.
185.
186.
187.
188.
189.
190.
191.
192.
193.
194.
195.
196.
197.
198.
199.
200.
201.
202.
203.
204.
205.
206.
207.
208.
209.
210.
211.
212.
213.
214.
215.
216.
217.
218.
219.
220.
221.
222.
223.
224.
225.
226.
227.
228.
229.
230.
231.
232.
233.
234.
235.
236.
237.
238.
239.
240.
241.
242.
243.
244.
245.
246.
247.
248.
249.
250.
251.
252.
253.
254.
255.
256.
257.
258.
259.
260.
261.
262.
263.
264.
265.
266.
267.
268.
269.
270.
271.
272.
273.
274.
275.
276.
277.
278.
279.
280.
281.
282.
283.
284.
285.
286.
287.
288.
289.
290.
291.
292.
293.
294.
295.
296.
297.
298.
299.
300.
301.
302.
303.
304.
305.
306.
307.
308.
309.
310.
311.
312.
313.
314.
315.
316.
317.
318.
319.
320.
321.
322.
323.
324.
325.
326.
327.
328.
329.
330.
331.
332.
333.
334.
335.
336.
337.
338.
339.
340.
341.
342.
343.
344.
345.
346.
347.
348.
349.
350.
351.
352.
353.
354.
355.
356.
357.
358.
359.
360.
361.
362.
363.
364.
365.
366.
367.
368.
369.
370.
371.
372.
373.
374.
375.
376.
377.
378.
379.
380.
381.
382.
383.
384.
385.
386.
387.
388.
389.
390.
391.
392.
393.
394.
395.
396.
397.
398.
399.
400.
401.
402.
403.
404.
405.
406.
407.
408.
409.
410.
411.
412.
413.
414.
415.
416.
417.
418.
419.
420.
421.
422.
423.
424.
425.
426.
427.
428.
429.
430.
431.
432.
433.
434.
435.
436.
437.
438.
439.
440.
441.
442.
443.
444.
445.
446.
447.
448.
449.
450.
451.
452.
453.
454.
455.
456.
457.
458.
459.
460.
461.
462.
463.
464.
465.
466.
467.
468.
469.
470.
471.
472.
473.
474.
475.
476.
477.
478.
479.
480.
481.
482.
483.
484.
485.
486.
487.
488.
489.
490.
491.
492.
493.
494.
495.
496.
497.
498.
499.
500.
501.
502.
503.
504.
505.
506.
507.
508.
509.
510.
511.
512.
513.
514.
515.
516.
517.
518.
519.
520.
521.
522.
523.
524.
525.
526.
527.
528.
529.
530.
531.
532.
533.
534.
535.
536.
537.
538.
539.
540.
541.
542.
543.
544.
545.
546.
547.
548.
549.
550.
551.
552.
553.
554.
555.
556.
557.
558.
559.
560.
561.
562.
563.
564.
565.
566.
567.
568.
569.
570.
571.
572.
573.
574.
575.
576.
577.
578.
579.
580.
581.
582.
583.
584.
585.
586.
587.
588.
589.
590.
591.
592.
593.
594.
595.
596.
597.
598.
599.
600.
601.
602.
603.
604.
605.
606.
607.
608.
609.
610.
611.
612.
613.
614.
615.
616.
617.
618.
619.
620.
621.
622.
623.
624.
625.
626.
627.
628.
629.
630.
631.
632.
633.
634.
635.
636.
637.
638.
639.
640.
641.
642.
643.
644.
645.
646.
647.
648.
649.
650.
651.
652.
653.
654.
655.
656.
657.
658.
659.
660.
661.
662.
663.
664.
665.
666.
667.
668.
669.
670.
671.
672.
673.
674.
675.
676.
677.
678.
679.
680.
681.
682.
683.
684.
685.
686.
687.
688.
689.
690.
691.
692.
693.
694.
695.
696.
697.
698.
699.
700.
701.
702.
703.
704.
705.
706.
707.
708.
709.
710.
711.
712.
713.
714.
715.
716.
717.
718.
719.
720.
721.
722.
723.
724.
725.
726.
727.
728.
729.
730.
731.
732.
733.
734.
735.
736.
737.
738.
739.
740.
741.
742.
743.
744.
745.
746.
747.
748.
749.
750.
751.
752.
753.
754.
755.
756.
757.
758.
759.
760.
761.
762.
763.
764.
765.
766.
767.
768.
769.
770.
771.
772.
773.
774.
775.
776.
777.
778.
779.
780.
781.
782.
783.
784.
785.
786.
787.
788.
789.
790.
791.
792.
793.
794.
795.
796.
797.
798.
799.
800.
801.
802.
803.
804.
805.
806.
807.
808.
809.
810.
811.
812.
813.
814.
815.
816.
817.
818.
819.
820.
821.
822.
823.
824.
825.
826.
827.
828.
829.
830.
831.
832.
833.
834.
835.
836.
837.
838.
839.
840.
841.
842.
843.
844.
845.
846.
847.
848.
849.
850.
851.
852.
853.
854.
855.
856.
857.
858.
859.
860.
861.
862.
863.
864.
865.
866.
867.
868.
869.
870.
871.
872.
873.
874.
875.
876.
877.
878.
879.
880.
881.
882.
883.
884.
885.
886.
887.
888.
889.
890.
891.
892.
893.
894.
895.
896.
897.
898.
899.
900.
901.
902.
903.
904.
905.
906.
907.
908.
909.
910.
911.
912.
913.
914.
915.
916.
917.
918.
919.
920.
921.
922.
923.
924.
925.
926.
927.
928.
929.
930.
931.
932.
933.
934.
935.
936.
937.
938.
939.
940.
941.
942.
943.
944.
945.
946.
947.
948.
949.
950.
951.
952.
953.
954.
955.
956.
957.
958.
959.
960.
961.
962.
963.
964.
965.
966.
967.
968.
969.
970.
971.
972.
973.
974.
975.
976.
977.
978.
979.
980.
981.
982.
983.
984.
985.
986.
987.
988.
989.
990.
991.
992.
993.
994.
995.
996.
997.
998.
999.
1000.
1001.
1002.
1003.
1004.
1005.
1006.
1007.
1008.
1009.
1010.
1011.
1012.
1013.
1014.
1015.
1016.
1017.
1018.
1019.
1020.
1021.
1022.
1023.
1024.
1025.
1026.
1027.
1028.
1029.
1030.
1031.
1032.
1033.
1034.
1035.
1036.
1037.
1038.
1039.
1040.
1041.
1042.
1043.
1044.
1045.
1046.
1047.
1048.
1049.
1050.
1051.
1052.
1053.
1054.
1055.
1056.
1057.
1058.
1059.
1060.
1061.
1062.
1063.
1064.
1065.
1066.
1067.
1068.
1069.
1070.
1071.
1072.
1073.
1074.
1075.
1076.
1077.
1078.
1079.
1080.
1081.
1082.
1083.
1084.
1085.
1086.
1087.
1088.
1089.
1090.
1091.
1092.
1093.
1094.
1095.
1096.
1097.
1098.
1099.
1100.
1101.
1102.
1103.
1104.
1105.
1106.
1107.
1108.
1109.
1110.
1111.
1112.
1113.
1114.
1115.
1116.
1117.
1118.
1119.
1120.
1121.
1122.
1123.
1124.
1125.
1126.
1127.
1128.
1129.
1130.
1131.
1132.
1133.
1134.
1135.
1136.
1137.
1138.
1139.
1140.
1141.
1142.
1143.
1144.
1145.
1146.
1147.
1148.
1149.
1150.
1151.
1152.
1153.
1154.
1155.
1156.
1157.
1158.
1159.
1160.
1161.
1162.
1163.
1164.
1165.
1166.
1167.
1168.
1169.
1170.
1171.
1172.
1173.
1174.
1175.
1176.
1177.
1178.
1179.
1180.
1181.
1182.
1183.
1184.
1185.
1186.
1187.
1188.
1189.
1190.
1191.
1192.
1193.
1194.
1195.
1196.
1197.
1198.
1199.
1200.
1201.
1202.
1203.
1204.
1205.
1206.
1207.
1208.
1209.
1210.
1211.
1212.
1213.
1214.
1215.
1216.
1217.
1218.
1219.
1220.
1221.
1222.
1223.
1224.
1225.
1226.
1227.
1228.
1229.
1230.
1231.
1232.
1233.
1234.
1235.
1236.
1237.
1238.
1239.
1240.
1241.
1242.
1243.
1244.
1245.
1246.
1247.
1248.
1249.
1250.
1251.
1252.
1253.
1254.
1255.
1256.
1257.
1258.
1259.
1260.
1261.
1262.
1263.
1264.
1265.
1266.
1267.
1268.
1269.
1270.
1271.
1272.
1273.
1274.
1275.
1276.
1277.
1278.
1279.
1280.
1281.
1282.
1283.
1284.
1285.
1286.
1287.
1288.
1289.
1290.
1291.
1292.
1293.
1294.
1295.
1296.
1297.
1298.
1299.
1300.
1301.
1302.
1303.
1304.
1305.
1306.
1307.
1308.
1309.
1310.
1311.
1312.
1313.
1314.
1315.
1316.
1317.
1318.
1319.
1320.
1321.
1322.
1323.
1324.
1325.
1326.
1327.
1328.
1329.
1330.
1331.
1332.
1333.
1334.
1335.
1336.
1337.
1338.
1339.
1340.
1341.
1342.
1343.
1344.
1345.
1346.
1347.
1348.
1349.
1350.
1351.
1352.
1353.
1354.
1355.
1356.
1357.
1358.
1359.
1360.
1361.
1362.
1363.
1364.
1365.
1366.
1367.
1368.
1369.
1370.
1371.
1372.
1373.
1374.
1375.
1376.
1377.
1378.
1379.
1380.
1381.
1382.
1383.
1384.
1385.
1386.
1387.
1388.
1389.
1390.
1391.
1392.
1393.
1394.
1395.
1396.
1397.
1398.
1399.
1400.
1401.
1402.
1403.
1404.
1405.
1406.
1407.
1408.
1409.
1410.
1411.
1412.
1413.
1414.
1415.
1416.
1417.
1418.
1419.
1420.
1421.
1422.
1423.
1424.
1425.
1426.
1427.
1428.
1429.
1430.
1431.



DESIGNED: _____
 CHECKED: _____
 DRAWN: _____
 HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 10'

INITIAL ISSUE: 02/01/22
 REVISION: _____

PREPARED FOR:

MICHAEL W BASSETT

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
 OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
 duly LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA

RYAN M. BLUMH
 DATE: 02/01/22, LICENSE NO: 41257

AMAZED ACRES
 SPRING LAKE TOWNSHIP, MINNESOTA

Westwood

Phone: (612) 937-6166 12701 Whitewater Drive, Suite #300
 Fax: (612) 937-6482 Minneapolis, MN 55443
 Toll Free: (888) 937-6166 www.westwoodps.com
 Westwood Professional Services, Inc.

STREET PROFILES

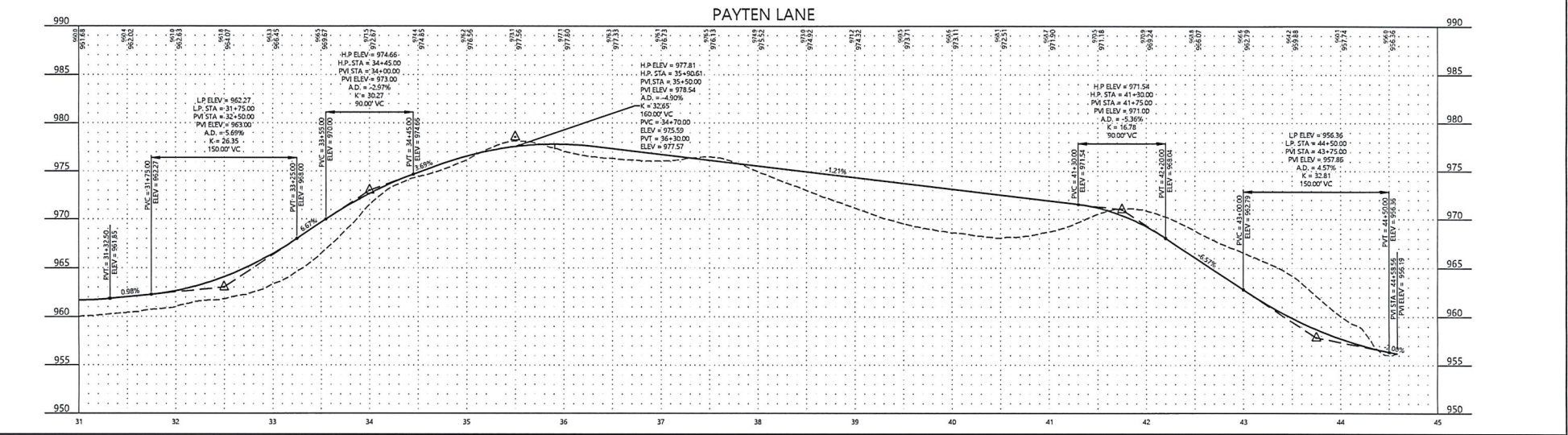
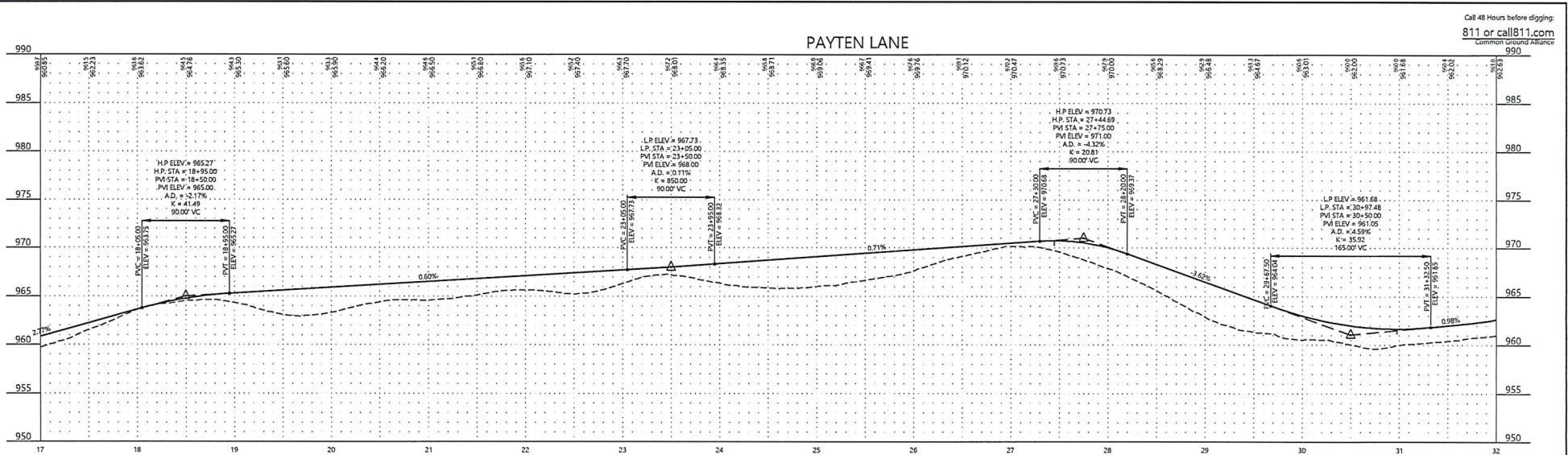
PROJECT NUMBER: 0031478.00

SHEET NUMBER:

9
 OF
 13

DATE: 02/01/22

AMAZED ACRES



DESIGNED	02/01/22
CHECKED	
ISSUED	
HORIZONTAL SCALE	1" = 40'
VERTICAL SCALE	1" = 10' OR 1"

PREPARED FOR:
MICHAEL W BASSETT

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
RYAN M. BLUMH
DATE: 02/01/22 LICENSE NO: 41257

AMAZED ACRES
SPRING LAKE TOWNSHIP, MINNESOTA

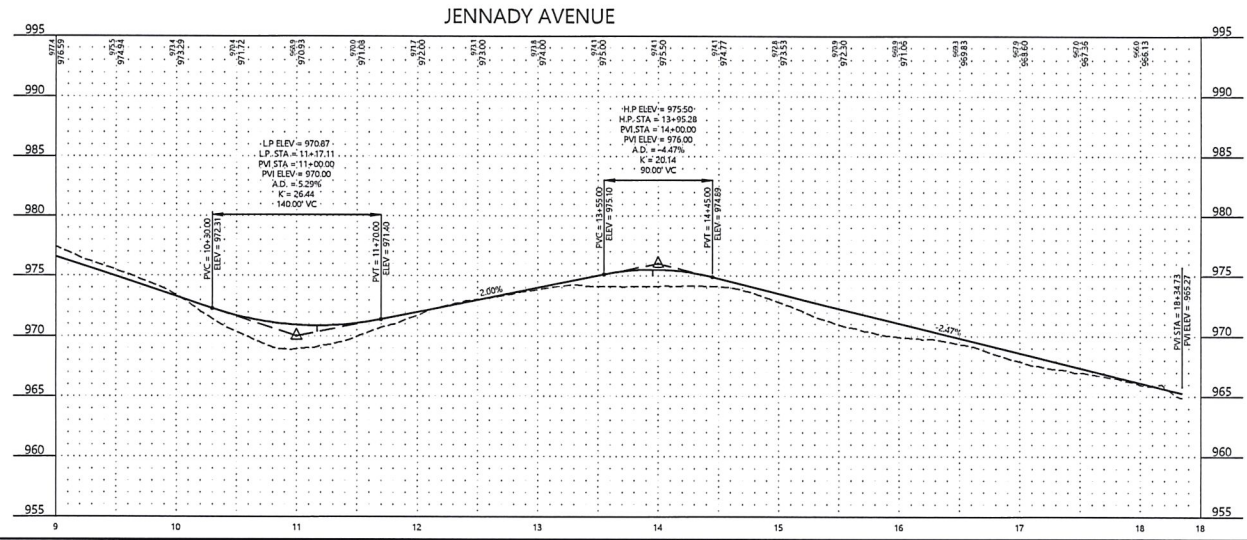
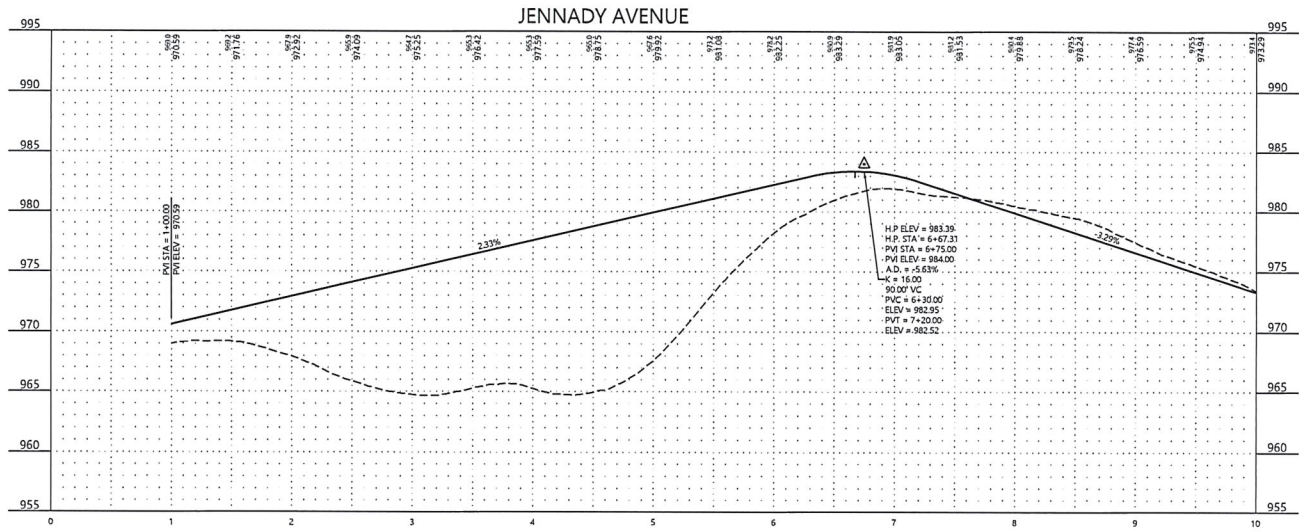
Westwood
Phone: (862) 937-6160 12791 Winward Drive, Suite 200
Fax: (862) 937-6422 Minneapolis, MN 55425
Toll Free: (866) 937-6160 westwood.com
Westwood Professional Services, Inc.

STREET PROFILES

SHEET NUMBER: 10 OF 13
PROJECT NUMBER: 0031478.00 DATE: 02/01/22

AMAZED ACRES

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



DESIGNED	02/01/22
CHECKED	
DRAWN	
HORIZONTAL SCALE	5/1"
VERTICAL SCALE	1" = 10' V

PREPARED FOR:
MICHAEL W BASSETT

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

RYAN M. BLUMH
DATE: 02/01/22 LICENSE NO. 41257

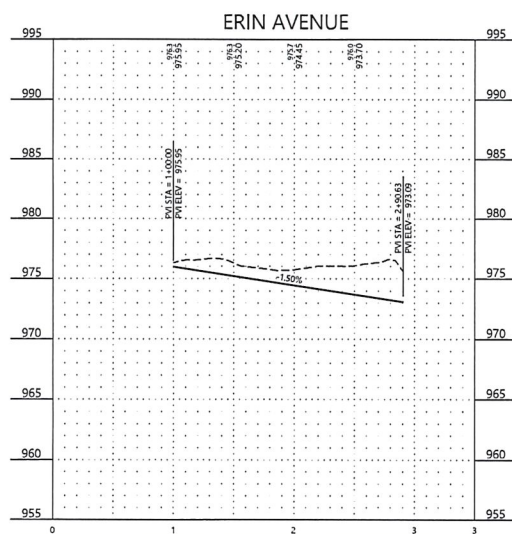
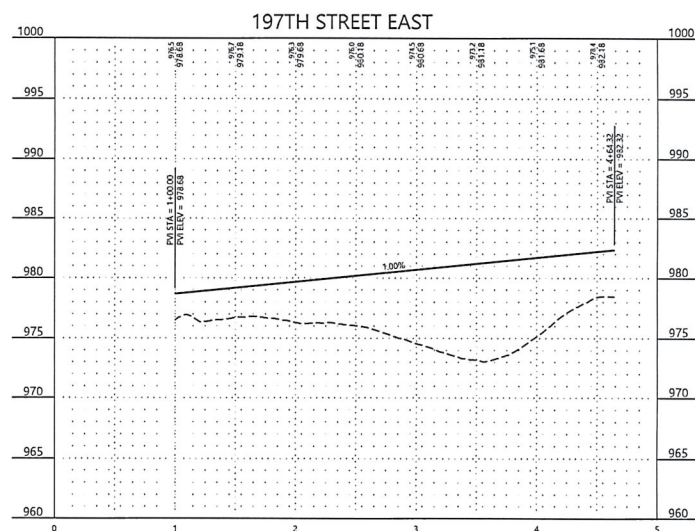
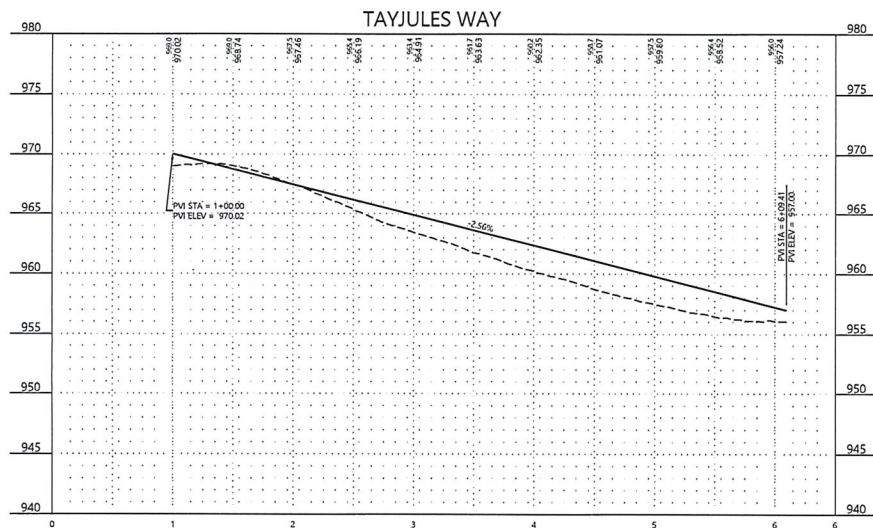
AMAZED ACRES
SPRING LAKE TOWNSHIP, MINNESOTA

Westwood
Phone (862) 937-6160 12791 Winnetka Drive, Suite #500
Fax (862) 937-6422 Minneapolis, MN 55445
Toll Free (866) 937-6160 westwoodps.com
Westwood Professional Services, Inc.

STREET PROFILES

PROJECT NUMBER: 0031478.00 DATE: 02/01/22

SHEET NUMBER:
11 OF 13



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	1" = 5'

INITIAL ISSUE: 02/01/22

REVISIONS

△

 Δ

△

PREPARED FOR:

MICHAEL W BASSETT

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY LICENSED DESIGN PROFESSIONAL IN THE STATE OF CALIFORNIA.
DATE: 07/18/2019 PAGE 11 OF 14

RYAN M. BLUHM
DATE: 02/01/22 LICENSE NO. 41257

DATE: 02/01/22 LICENSE NO. 41257

AMAZED ACRES

SPRING LAKE TOWNSHIP, MINNESOTA

Westwood

Phone (652) 937-6160 12701 Whitewater Drive, Suite #300
Fax (652) 937-6822 Minnetonka, MN 55343
TollFree (800) 937-6160 www.woodpe.com

Westwood Professional Services, Inc.

Westwood Professional Services, Inc.

STREET PROFILES

PROJECT NUMBER: 0031478.00

SHEET NUMBER

12 OF 13

DATE: 02/01/22

AMAZED ACRES



SCOTT COUNTY
Environmental Services

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952) 496-8475 • Fax (952) 496-8496 • Web www.scottcountymn.gov

Memo

Date: 2/16/2022
To: Greg Wagner, Scott County Planning and Zoning
From: Jesse Krzenski, Environmental Services Department
Subject: PL2021-107 - Amazed Acres

The Scott County Environmental Services Department has completed a review of the project plans dated 2/01/2022 for conformance with the regulations of the Scott County Subsurface Sewage Treatment System Ordinance (SSTS) #4 and Minn. Rules Chapter 7080. We find this application to be incomplete. Please request that the applicant complete the required changes and resubmit the changes to us for review and approval.

1. Hydric soil areas need to be indicated on site plans.
2. Efforts must be made to locate all existing tile lines on the property. The applicant must either show any tile line found on the plat plan, or otherwise note that there is no tile on the property. Please contact Natural Resources Conservation Service (NRCS) at (952) 492-2636 to research existing tile lines (this must be done by the owner because the information is considered private).
3. Lot 2 Block 5 has a portion of the alternate site in a wetland setback.
4. Lot 11 Block 1, the alternate site is too close to the proposed house. Setback distance is 20' to structures for septic sites.
5. Any existing wells within 100' of proposed septic sites should be included on the site plan.
6. Proposed well locations are recommended on the site plan. Setback distance from a well to a septic site is 50'.
7. Several lots include grading plans right up to a septic site. We recommend that you change the grading plan to grade no closer than 25 feet to any septic site, but in no case closer than 10 feet. L8B5, L2B6, L11B1, L6B3, L4B5 are all lots of note with grading right up to or in some cases encroaching on septic sites.
8. The alternate site on L4B5 appears to be encroaching upon the 35' stormwater pond setback.
9. The temporary turnaround near L2B6 is impacting the primary septic site.
10. A few of the lots show silt fencing running through septic sites, it is recommended to change your silt fence plan to avoid damaging septic sites.

To ensure accuracy of information, the developer should review and coordinate changes made with the septic designer and surveyor.

The Environmental Services staff will not make a recommendation regarding the adequacy of the preliminary plat application until this information is received by us and approved. If you have any questions, please call me at 952-496-8361.

Please Note: Any revised plans submitted that are incomplete will be not be reviewed. Therefore, do not submit any project plans until all items above are completed.



SCOTT COUNTY
Natural Resources Department

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952) 496-8475 • Fax (952) 496-8496 • Web www.co.scott.mn.us

Memo

Date: 2/25/2022
To: Marty Schmitz, Zoning Administrator
From: Megan Tasca, P.E., Natural Resources Department
Subject: PL2021-107 Amazed Acres

The Scott County Natural Resources Department has completed a preliminary review of project plans (sheets 1-13, dated 2/1/22), Stormwater Memo (dated 2/4/22), for conformance with the regulations of the Scott County Zoning Ordinance #3, Chapter 6 requirements. Please complete the required changes and resubmit for review and approval.

1. Please provide a vertical benchmark datum for the survey information shown.
2. There is additional flood plain area on the southwest corner of the site. Please show on the plans.
3. Drain tiles are noted on the plans but lines are not shown. Approximate locations of existing lines should be indicated on the plans if known. Tile lines are not considered suitable as a permanent component of the stormwater management system. Existing tile lines will need to be removed and any additional lines found during construction need to be reported to the County and abandoned in an appropriate manner. Please add a note to the plan to indicate that any found tile lines should be reported and abandoned.
4. Please coordinate all required wetland buffers, conservation easements, and signage with the PLSLWD.
5. Low floor information needs to be added for each lot. Low floors must be a minimum of 3 feet above any OHWs and 1 foot minimum above 100-year flood elevations of any adjacent features.
6. Septic systems on Block 4, Lots 2 and 3 may need to be adjusted depending on additional floodplain area.
7. Proposed grading for Pond 3 does not match stage storage table in the HydroCAD model. Please update grading and or modeling to match.
8. Drainage and utility easements will be required to cover all proposed 100-year high water elevations as well as to provide maintenance access for all proposed stormwater features.
9. Update note #2 on sheet 7 to reference the latest MnDot specifications.
10. Provide profiles for all proposed storm sewer.
11. Stormwater management should be provided in accordance with Scott County Chapter 6 requirements. Please revise the narrative on the stormwater memo to reflect that. Rate control should be provided to pre-settlement conditions and infiltration of 1" over the proposed impervious areas should be provided. See Chapter 6 for more details.
12. Provide a table in the stormwater memo that compares existing vs. proposed rates and volumes at each discharge point of the site.
13. Provide soil borings at each proposed infiltration basin location to confirm soil types, design infiltration rates and depth to groundwater.
14. Add notes or labels to the HydroCAD model nodes that match the wetland numbers on the plans.
15. Add drainage area labels to the existing and proposed conditions drainage area maps that match node labels on the model.
16. Total drainage areas for existing conditions vs. proposed conditions do not match. Please revise models to include all contributing drainage areas.
17. Provide a SWPPP for review that meets all the requirements of Chapter 6 and the MPCA NPDES

Construction Stormwater Permit.

18. Septic systems must be set back a minimum of 25 feet from the delineated edge of wetlands. Please revise locations as necessary.
19. Scott County requires a minimum undisturbed buffer of 25 feet adjacent to wetland areas. Pond 1 and Pond 2 grading appears to be within the 25 feet.

If you have any questions or need clarification of these comments, please feel free to contact us at (952) 496-8881.

Cc: Greg Wagner, Planning



TOWNSHIP RECOMMENDATION

REQUEST FOR SUPPORT

On March 10, 2022, the Town Board of Spring Lake Township met with Michael Bassett to discuss a request for support to rezone PID's 119210021 & 119210041 from RR1 to RR2 as well as the Preliminary Plat of Amazed Acres – 37 Parcels - PIDs 119210020, 119210041, 111290020 (SE quadrant of Vergus at 195th). The preliminary plat covers 116 acres and will include 18 parcels in phase 1 and 19 in phase 2 with the 37 parcels averaging 3.0 acres each.

PROJECT DESCRIPTION

After reviewing the Request, the Town Board made the following recommendation:

- ☐ Recommends approval of the request as presented: noting that connectivity to Erin Avenue is not recommended by the township and that a Developers agreement will be required for final plat.
- ☐ Recommends approval of the request with the following conditions:
- ☐ Recommends disapproval of the request for the following reasons:

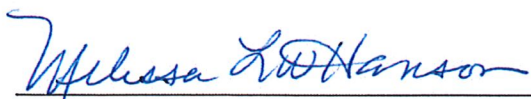
- ☐ Has no recommendation, but will forward the request to the Planning Commission or Board of Adjustment:

Affirmation of Board Action

	In favor	Opposed	Abstained	Absent
Doug Berens	☒	☐	☐	☐
Lisa Quinn	☒	☐	☐	☐
Ted Kowalski	☒	☐	☐	☐

Stipulations

I hereby attest that the information provided above is an accurate account of the actions taken by the Spring Lake Town Board on March 10, 2022.


Melissa Hanson, Town Clerk

03/10/2022
Date



STAFF REPORT PREPARED FOR TOWNSHIPS & COUNTY PLANNING ADVISORY COMMISSION

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952)496-8475 • Fax (952)496-8496 • Web www.co.scott.mn.us

Conditional Use Permit Amendment and Preliminary & Final Plat for Doucette 3rd Addition

Request:

- a. Conditional Use Permit Amendment (CUP #PL2019-009) for Paul & Cheryl Doucette to add 5.40 acres to their industrial parcel for additional indoor storage and outdoor storage of semi tractors, trailers & other commercial vehicles.
- b. Preliminary Plat approval of Doucette 3rd Addition consisting of 1 lot on 16.9 acres.
- c. Final Plat of Doucette 3rd Addition consisting of 1 lot on 16.9 acres.

Marty Schmitz, Zoning Administrator, is the project manager and is available for questions at 952-496-8349.

General Information:

Applicant:	Paul & Cheryl Doucette	Site Location:	14501 Louisville Road
Property Owner:	Doucette Family Holdings, LLC/ Paul & Cheryl Doucette	Township:	Section 28, Louisville Township
Public Hearing Date:	April 11, 2022	Action Deadline:	May 5, 2022 (60-day)

Zoning/Comprehensive Plan Information:

Zoning District:	I-1, Rural Industrial District	Comprehensive Land Use Plan:	Commercial/Industrial Area
Watershed District:	Scott WMO	Fire District:	Shakopee Fire Department
Ordinance Sections:	Chapters 2 & 60	Ambulance:	Allina Ambulance

Report Attachments:

1. Site Location Map
2. Aerial Photo
3. Applicants Letter Dated February 16, 2022
4. Site Plan Dated March 4, 2022, Prepared by Sunde Engineering
5. Grading Plan, Drainage & Erosion Control Plan Dated March 4, 2022, Prepared by Sunde Engineering
6. Natural Resources Review Memo Dated March 29, 2022
7. Concept Ghost Plat Prepared by Sunde Engineering
8. Applicant's Landscape/Screening Plan
9. Preliminary Plat

10. Final Plat

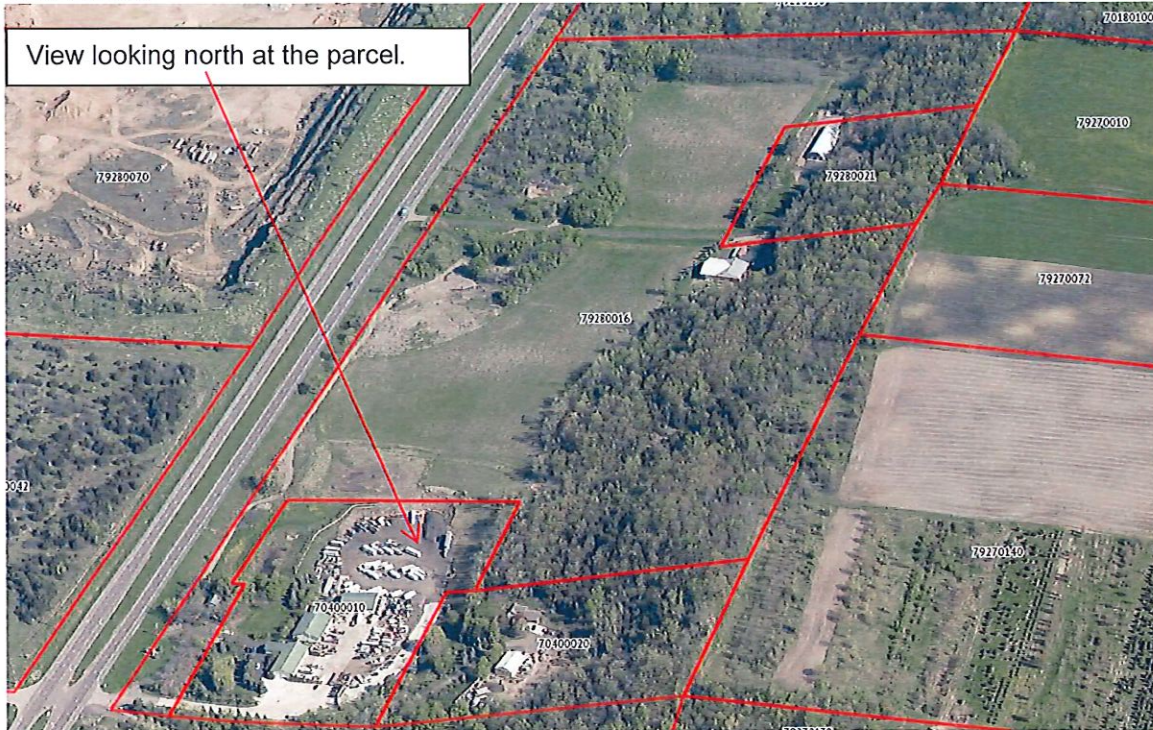
Request-	Conditional Use Permit amendment(CUP) for Paul & Cheryl Doucette to add 5.40 acres to their Industrial parcel for additional indoor storage and outdoor storage of semi tractors, trailers and other commercial vehicles and for preliminary and final plat approval of Doucette 3 rd Addition.
Comprehensive Plan-	The 2040 Comprehensive Plan Update guides this parcel as Industrial. The proposed use is consistent with the land use goals and policies identified in the 2040 Comprehensive Plan.
Adjacent Land Use/Zoning-	<u>North</u> – Vacant 43 acre parcel, zoned UER and I-1 <u>South</u> – Minnesota Valley Nursery and Stream Transportation, zoned I-1 <u>East</u> – Minnesota River Bluff and large agricultural/wooded parcels, zoned UER <u>West</u> – Hwy 169 and Bryan Rock Products mining operation on approximately 180 acres, zoned I-1
Existing Conditions-	The applicants are proposing to expand an 11.5 acre parcel by an additional 5.40 acres. The current Conditional Use Permit allows: a) auto and truck repair, b) outdoor storage of equipment & RV's c) leases space to other I-1 users. There are four buildings located on the site. Three are approximately 40' X 100' in size and located on the south side of the parcel. These buildings are leased to other Industrial users. The forth building is a cold storage building located on the north end of the site.
Ordinance Requirements-	<u>Lot Size</u> – minimum lot size is 2.5 acres <u>Lot Width</u> – minimum lot width is 200 feet <u>Impervious Surface Area</u> – 75% maximum <u>Structure Setbacks:</u> Front Yard: 100' from the center line of Louisville Road Side Yard: 20' or height of building, whichever is greater Rear Yard: 30'
Proposed Development-	<u>Front Yard Setback:</u> The proposed cold storage building(s) will conform with the required setbacks from Louisville Road. <u>Side Yard Setback:</u> The proposed cold storage building(s) will be 20 feet or more from the east and north property lines.

Existing Roads-

The site is served by access to Louisville Road, a paved township road. An additional access to Louisville Road is proposed on the north side of the parcel.

Road Improvements-

No road improvements are proposed.

Site Photo-**Background:**

The applicants received a Conditional Use Permit to operate a truck and auto repair and snow plowing business in June 1997. Amendments to the CUP were approved in 2001, 2008 and again in 2019. The current site includes 11.50 acres, 3 industrial buildings, 1 cold storage building and storage lot.

The applicants met with Louisville Township and Scott County staff at a Development Review Team (DRT) meeting on October 27, 2021, to discuss the proposal. Over the years through the truck repair business the applicants have experienced a significant number of requests for the parking and repair of semi-tractor trailers and other commercial vehicles. As the applicants state in their letter/narrative, many cities do not allow parking of commercial vehicles which has increased the demand for outside storage for these types of vehicles. As a result of this increase in demand, the applicants are proposing to expand the parcel to the north adding 5.40 acres to expand the storage lot and add 6,000 to 10,000 square feet cold storage building(s). The storage area will be surfaced with asphalt or concrete with individual stalls for each item. These stalls would then be leased for the storage of semi tractors, trailers & commercial vehicles. Only licensed vehicles would be allowed to be stored on the site.

The applicants submitted a Landscape/Screening Plan (attached) for the expanded outside storage area. The cold storage building(s) or an 8' tall berm with a 6' tall

screening fence will be constructed adjacent to the storage lot to screen the lot from Louisville road and Highway 169. In addition, the applicants also plan to construct a 6' to 12' tall berm with 2 rows of red cedar trees on the north end of the property adjacent to Louisville Road and plant ten 6-10 foot amur maple clump trees adjacent to the storage building(s). When complete the proposed plan should do a good job of screening the outside storage from Hwy 169 and Louisville road. The applicants are not proposing any outdoor lighting at this time; all lighting will need to conform to the lighting requirements in Chapter 4 of the Zoning Ordinance.

The changes proposed will increase the impervious coverage on the site. A Resource Management Plan was prepared by Sunde Engineering that includes plans and information for site grading, stormwater management and erosion control. Drainage from the site will be routed to a stormwater pond and infiltration area constructed on the west side of the parcel. Scott County Natural Resources staff have reviewed the plan and provided a comment memo dated March 29, 2022 (attached). Any comments stated in the Scott County Natural Resources Department review of the Resource Management Plan has been included as a condition to be satisfied prior to County Board action on the request.

The expansion of the storage lot and cold storage building(s) will not impact the primary and alternate drainfield sites and will not increase the demand on the septic system.

Township Recommendation:

Louisville Township will make a recommendation on the request at their April monthly meeting. A copy of their recommendation will be provided at the Planning Commission Meeting.

Staff Recommendation:

Based on the project information submitted by the applicants and subject to the conditions of approval, the proposed plat and amended CUP conforms to the Zoning and Subdivision Ordinances; therefore, staff recommends approval of the amended CUP, Preliminary Plat and Final Plat based on the criteria for approval listed below.

Conditions to be Satisfied Prior to County Board Consideration:

1. Any conditions stated in the Scott County Natural Resources Department review of the Resource Management Plan.
2. Any conditions listed in the Louisville Town Board recommendation.
3. A Three-way Development Agreement is prepared to address any required infrastructure improvements.
4. The County Recorder and Surveyor review and approve the plat.
5. Submittal of up to date Title Commitment and approval by the County Attorney.
6. Payment of all Louisville Township and Scott County Final Plat Fees.

Criteria for Approval (Chapter 2-6-1):

1. The use will not create an excessive burden on public facilities and utilities that serve or are proposed to serve the area.

The proposed operation will not burden existing public facilities. The existing and proposed business utilizes Louisville Road, a paved township road for access.

2. The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.

The use is in an Industrial zone adjacent to US 169. Adjacent land uses are generally industrial or vacant land. Except for the applicant's and Paul's father's home the nearest home to the use is about 2,000' away. The applicants will install landscaping and screening as required by the Scott County Zoning Ordinance.

3. Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.

The site development is consistent with industrial development in the area and will not hinder the orderly and harmonious development in the area.

4. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.

The use is consistent with the uses allowed as a CUP in the I-1, Rural Industrial District.

5. The use is not in conflict with the Comprehensive Plan of Scott County.

The Comprehensive Plan guides this property as Industrial Area, the proposed use is allowed within this area.

6. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide sufficient on-site parking.

The proposed operation utilizes Louisville Road a paved township road to access US 169.

7. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.

The proposed business will utilize an individual well and private sewage treatment system, as well as stormwater infiltration areas.

8. All buildings/structures must meet the intent of the State Building Code and/or fire codes.

The proposed building(s) will require building permits and be reviewed by the Scott County Building Department for conformance to the State Building Code.

Amended CUP Conditions of Approval: (new conditions are underlined and deletion are shown in ~~strikethrough~~)

1. The applicant is to file a statement with the Scott County Planning Office in January of each year indicating that they are in compliance with the conditions of the Conditional Use Permit. Failure to do so may be a basis for revocation of the Conditional Use Permit.
2. If ownership of the building changes, the new owner shall contact the Township Board and the County Planning Office to review the conditions of the Conditional Use Permit.
3. Oils, solvents and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance.
4. Adequate parking shall be provided on site.
5. Only domestic sewage may be discharged to the septic tank/drainfield. All wastewater from commercial industrial floor drains and non-domestic sink sources shall be pumped to a holding tank unless otherwise approved in writing by the Scott County Environmental Health Office.
6. The property shall be maintained in a neat and orderly manner.
7. Signage shall conform to the Scott County Sign Ordinance.
8. The operation shall be conducted according to the applicants Narrative dated February 16, 2022, revised site plan March 4, 2022, Resource Management Plan dated March 4, 2022, and Landscaping plan.
9. All solid waste shall be managed according to the Scott County Solid Waste Ordinance.
10. Outside storage shall be screened from Highway 169 and Louisville Road ~~the frontage road~~. The site must be maintained to control weeds.
11. All berms shall be graded to a slope of three to one or flatter and will be maintained.
12. All street sweepings must be stored within the area designated on the site plan as street sweepings.
13. No salvage vehicles can be stored on the site and no trailers can be used for storage equipment or other items.
14. Building inspections staff will verify the flammable waste traps are functioning at the time a tenant applies to occupy the building.
15. Estimated additional water use by the prospective tenant will be reviewed by the Environmental Health Department before that tenant would be allowed to occupy the building.
16. If an occupancy category change is proposed by a tenant, building codes in effect at the time which the occupancy category changes will need to be met prior to approval of the occupancy category change.
17. A 60' radius turnaround is required for emergency vehicles and said vehicles must be able to access all sides of the existing buildings.
18. At any time when prospective tenants are applying to occupy the building, the Tenants & Mr. Doucette, will be required to meet with Planning Department, Building Inspections Department, Environmental Health Department and Louisville Township to make sure the proposed use of the building and site by the tenant is compatible with the structure, CUP, service capacity, and zoning requirements applicable to the property.

19. All exterior lighting shall conform to the Scott County lighting standards.
20. The applicant shall pay an annual inspection fee for the CUP, if and when the County adopts an inspection fee ordinance.
21. The Louisville Town Board may conduct an annual review of the business to ensure that they are in compliance with the conditions of the CUP.

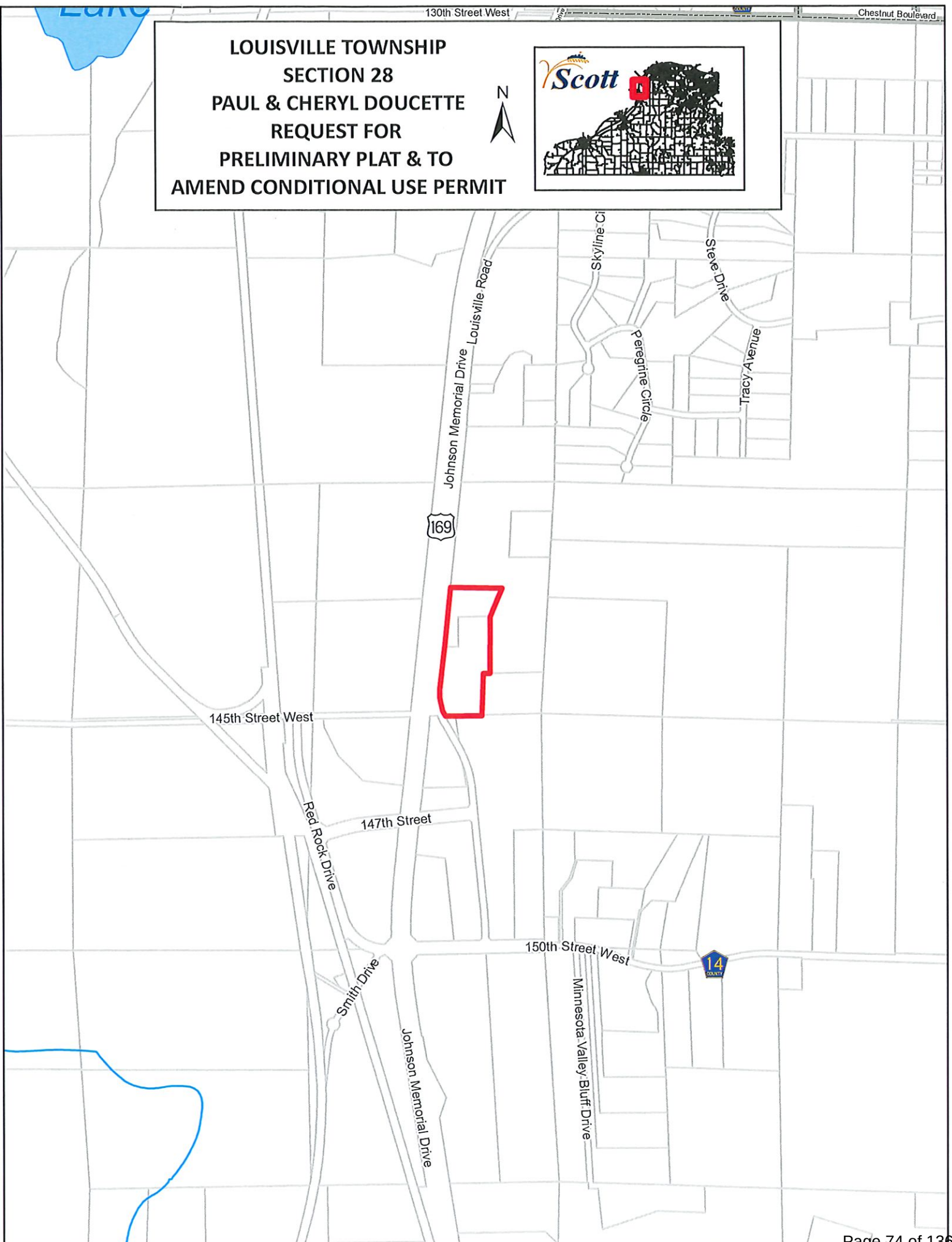
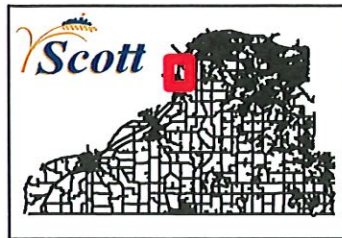
Planning Commission/Township Alternatives:

1. Approve the request as recommended by Zoning Administration Staff with the specified conditions.
2. Approve the request as recommended by the Zoning Administration Staff with amendments to the conditions.
3. Table the request for a specific reason.
4. Deny the request for a specific reason.

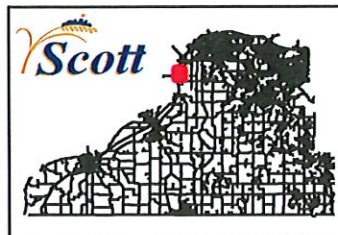
Suggested Motion for Planning Advisory Commission or Township Board:

Based on the criteria for approval and the amended conditions listed in the staff report, I recommend approval of the Conditional Use Permit amendment and preliminary and final plat of Doucette 3rd Addition noting that the Louisville Town Board has recommended _____ of this request.

LOUISVILLE TOWNSHIP
SECTION 28
PAUL & CHERYL DOUCETTE
REQUEST FOR
PRELIMINARY PLAT & TO
AMEND CONDITIONAL USE PERMIT



LOUISVILLE TOWNSHIP
SECTION 28
PAUL & CHERYL DOUCETTE
REQUEST FOR
PRELIMINARY PLAT & TO
AMEND CONDITIONAL USE PERMIT



February 16, 2022

Paul & Cheryl Doucette
14355 Louisville Road
Shakopee, MN 55379

Scott County Planning and Zoning
Scott County Community Development
200 West Fourth Street
Shakopee, MN 55379

RE: Request to expand Outside Storage to include Semi Tractor Trailers, other large Commercial Vehicles, and Related Items as an accessory use for the existing businesses on the property under the current Conditional Use Permit, (PL #2019-009). With this request we are also asking for a permit to construct an additional building for inside storage.

Scott County Planning Staff,

Over the past three years we have experienced a significant number of requests for storage, parking, and repairs of Semi-Tractor Trailers and other Commercial Vehicles. Many ordinances do not allow parking of commercial vehicles and certain areas have increased the demand for outside parking and storage of these vehicles. The largest demand is from over-the-road truckers who need a place to park their semis a couple times per month when they return home from their deliveries. The ability to park these vehicles will create maintenance services and body work for existing businesses on the property and will create 2 to 3 new job openings for qualified people with skills for this type of work. Due to the very low number of trips on and off of the property, there will be very little impact to traffic on Louisville Road. As a result of this increase in demand, we are looking to increase our outside storage and parking as part of our existing C.U.P. (PL #2019-009).

The outside storage area will be either blacktop or concrete, with individual stalls for each stored item. The outside storage would be for Semi Tractors, Trailers, and other Commercial Vehicles. We will not allow any of the outside storage stalls to consist of anything but the vehicle in that space. This request is for the ability to store only licensable vehicles.

We are also looking to expand our property Doucette Addition Lot 1 Block 1, to include an additional 4 to 5 acres. With this expansion we are asking to build a storage building with a concrete floor that would be anywhere from 6,000sq.ft. to 10,000sq.ft. At this time, this would be for any customer that may request inside storage.

In regard to Screening and Landscaping:

The screening from Hwy 169 and Louisville Road will be achieved by the new building or the extension of the existing berm. The landscape and screening standards will follow the county's zoning Ordinance in Section 4-4.

In regard to Grading and Erosion Control:

The area being graded for additional space will follow all of Scott County's erosion control practices before any grading begins.

In regard to Wetland:

On November 8, 2021, Anderson Engineering of MN, LLC, conducted a field investigation and found that the property does not contain any jurisdictional wetlands.

In regard to Septic Requirements:

The primary office for the storage will be in our existing Repair Facility. There will be no working on any stored items, or any type of loitering allowed on the property. The proposed storage area and building will be used only for the drop off and pick up of stored and repaired vehicles.

On October 27, 2021, we had a DRT meeting with the county staff about this request and we believe we have addressed all of the concerns.

The Doucette family has owned and resided on this property for over 50 years. We started our 169 Truck and Auto Repair business in 1997 and have been slowly expanding since then. Since day one we have always thought it was important to plan for the future use and development of this 67-acre parcel. We will be including a Concept Layout Plan (ghost plat) for future development of the Doucette Addition property and the Doucette Family Holdings property.

We are looking to increase inside and outside storage as an additional use and accessory use of our existing Conditional Use Permit (PL #2019-009). Thank you for considering this request.

If you have any further questions or concerns about this application, please do not hesitate to call Paul at 952-496-2158 or email pcenterprises2@gmail.com.

Thank You,



Paul Doucette



Cheryl Doucette

- Topography from field survey by Sundt Land Surveying dated November 29, 2017. County 2011 LIDAR data and area adjacent to US 169 updated from frontage road design survey data. The contractor shall be responsible for verifying all conditions including available soil reports. Examine all local conditions at the site, and assume responsibility as to the grades, contours, and the character of the earth, existing conditions, and other items that may be required for the construction of the project. The contractor shall be responsible for the grades and specifications covering this work and become familiar with the anticipated site conditions. The contractor shall be responsible for the design of the project. The contractor shall be responsible for the design of the project. The contractor shall be responsible for the design of the project.
- At all locations where new work connects to existing work, field verify existing elevations and grades prior to beginning the new work. Match existing grades at construction limits.
- Remove all unsuitable material from the site. The contractor shall be responsible for the removal of all unsuitable material from the site. The contractor shall be responsible for the removal of all unsuitable material from the site.
- Compact all subgrade areas to a minimum of 1.25 feet below the finished subgrade to finished subgrade in the proposed pavement layer.
- Compact all subgrade areas in accordance with MNDOT Standard Specification 2105.3.11 (Specified Density). Compact all fill placed under pavement areas and buildings in accordance with the recommendations of the Geotechnical Engineer.
- Construct all subgrade elevations in accordance with the "Excavations" (www.ohsa.gov)
- Construct proposed sidewalk with a depth exceeding 3:1 (Horizontal to 1 vertical), unless otherwise indicated.
- Provide positive drainage away from buildings at all times.
- Remove all material from the subgrade under slabs and pavement areas that shall be obtained from irregular surface changes, and fine-grained not more than 15 mm (0.05 feet) above or below the specified subgrade elevation.
- Remove all material from the subgrade under slabs and pavement areas that shall be obtained from irregular surface changes, and fine-grained not more than 20 mm (0.10 feet) above or below the specified subgrade elevation. The completed top of asphalt will be 15 mm (0.05 feet) above the specified subgrade elevation. The contractor shall not remove the top 15 mm (0.05 feet) above or below the specified finished grade elevation.
- Choose equipment and work procedures that will not disturb the subgrade slabs. Routings shall be performed in accordance with the specifications for the project. The contractor shall be responsible for the routing of the subgrade slabs. The contractor shall be responsible for the routing of the subgrade slabs.
- Proper proportion of construction equipment in order to avoid disturbing soils on the site.

P-1 Swale
100 yr = 789.07

P-2 Pre Treatment
NWL = 783.25
100 yr = 786.96
COF = 787.5

P-3 Infiltration Basin
100 yr = 787.95

Existing PD Pond 1 Per Plan
NWL = 780.0
100 yr: 781.35
EOF: 782.5 (Per Plan)



CONSULTING CIVIL ENGINEERS
10830 NICSBITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(952) 881-3344 TELEPHONE
(952) 881-1913 FAX
www.aundacivil.com

CUP AMENDMENT

LOUISVILLE TOWNSHIP
SCOTT COUNTY
MINNESOTA

[illegible]

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.

Kristen Pauly
Kristen Pauly
DATE: 5/4/2022 REG. NO.: 21542

INFORMATION:

PROJECT NO.: 17-508

DRAWN BY:

CHECKED BY: KP

APPROVED BY:

SCALE:

DATE:

DESCRIPTION:
GRADING,
DRAINAGE, AND
EROSION CONTROL
PLAN

SHEET NO:

C2

Page 82 of 136



SCOTT COUNTY
Natural Resources Department

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952) 496-8475 • Fax (952) 496-8496 • Web www.scottcountymn.gov

Memo

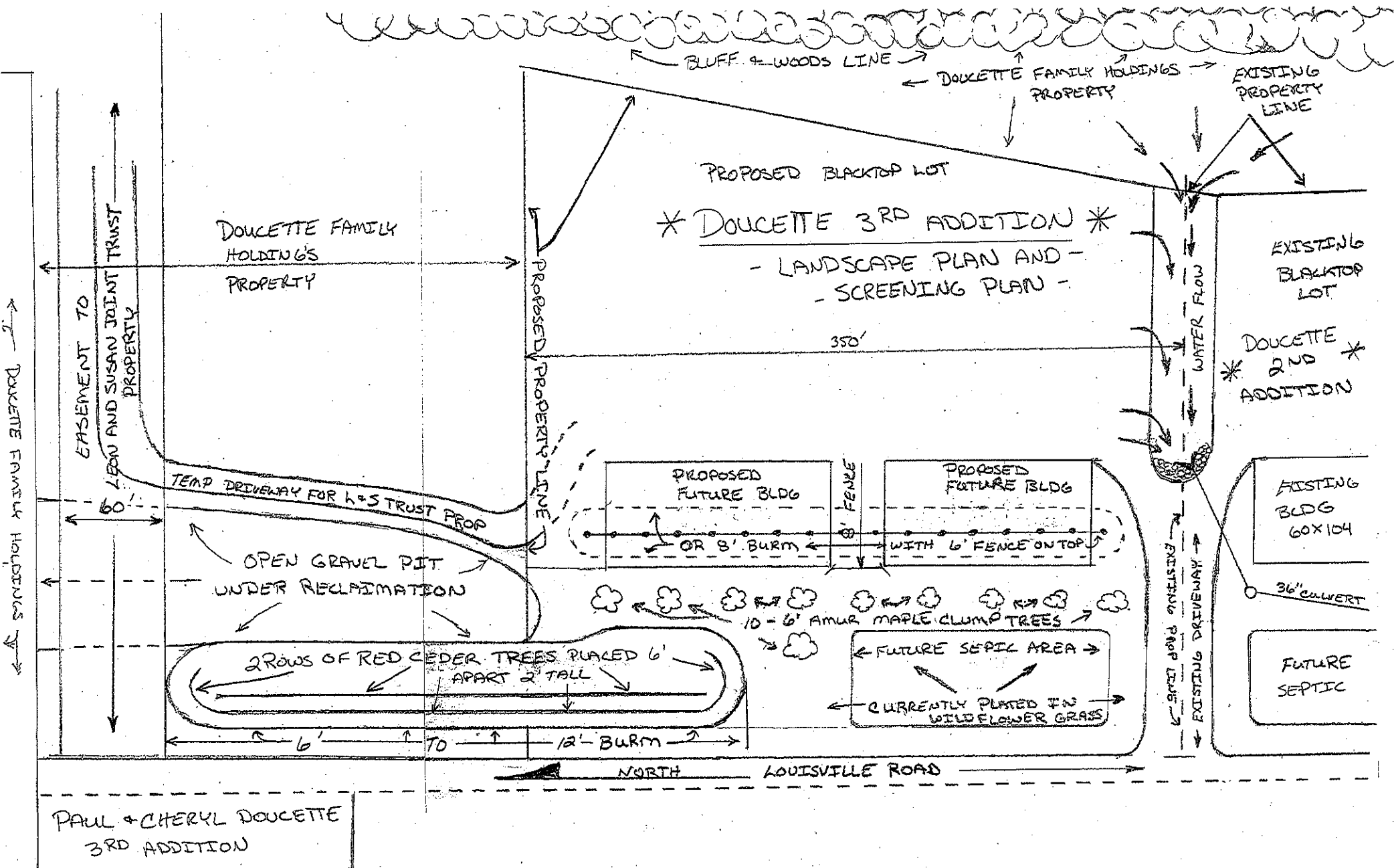
Date: 3/29/22
To: Marty Schmitz, Zoning Administrator
From: Megan Tasca, P.E., Natural Resources Department
Subject: PL2019-009 Doucette 2022 CUP Amendment

The Scott County Natural Resources Department has completed a review of a project plans for a Resource Management Plan (dated 3/8/22) and project plans (C1-C5 dated 3/9/22) for conformance with the regulations of the Scott County Zoning Ordinance #3, Chapter 6 requirements. Please complete the requested changes and modifications and resubmit for review and approval.

1. Show additional grading required for proposed swale on the west side of the future building pads from the previous CUP amendment. The proposed spot elevation at 787.5 is 10.2' lower than existing grade. Add additional erosion and sediment control as needed.
2. Update detail for the sediment basin skimmer on sheet C3 to show a 24" outlet pipe and the correct top of berm elevation.
3. Revise node numbers on HydroCAD Post Development to match area numbers from drainage area maps.
4. Change Watershed District Contact on the SWPPP Contact Information table to be Scott County Contact and list Megan Tasca ph: 952496-8881 as the contact.

If you have any questions or need clarification of these comments, please feel free to contact us at (952) 496-8881.

Cc: Greg Wagner, Planning
Kirsten Pauly – Sunde Engineering



PRELIMINARY PLAT of DOUCETTE 3rd ADDITION



Date of Application: 7/2022

Owner: Paul and Cheryl Doucette
14501 Johnson Memorial Dr.
Shakopee, MN 55379
(952) 496-2158

Engineer: Kirsten Pauly
Sunde Engineering
10830 Nesbitt Ave. S
Bloomington, MN 55437
(952) 881-3344

Plat Information
Address: 14355 Johnson Memorial DR Shakopee, MN 55379
Township: Louisville Township
School District: ISD 0720 Shakopee
Watershed District: Scott Watershed Management Organization
Current Zoning: I-1
Proposed Zoning: I-1

Total Area Lot 1 Block 1 Doucette 3rd Addition
16.90 Acres 736,571.47 Square Feet

Setback Information
Front = 150' from centerline of Louisville Road
Side = 20' or height of the building, whichever is greater
Rear = 150' from urban expansion district

Hydric Soils
There are no Hydric Soils on the property.
Area of Non-Hydric Soils: 16.90 Acres, 736,571.47 Square Feet

Contour Data
Topography from 2011 Lidar data, 11/29/2021 survey by Sunde Land Surveying and updated topography from Louisville Road design files
Key:

Proposed Hard Surface
 Existing Hard Surface

I-1: Rural Industrial District

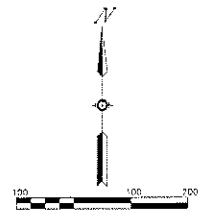
UER: Urban Expansion Reserve District

PROPOSED PARCEL DESCRIPTION

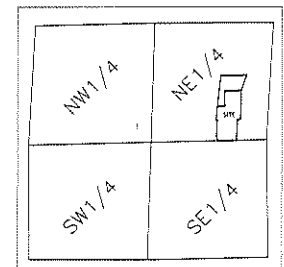
TBD

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.

Kirsten Pauly
DATE: 05/11/2022 REC'D. NO.: 27862



LOCATION MAP
SECTION 28, TOWNSHIP 115 RANGE 23



- THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 IS ASSUMED TO BEAR S88°42'12\"/>
 - DENOTES FOUND MONUMENT AS NOTED
 - DENOTES FOUND EAST IRON MONUMENT, UNLESS OTHERWISE NOTED
 - DENOTES 1/2 INCH BY 1/4 INCH IRON PIPE MONUMENT SET MARKED WITH PLUS NO. 44980
 - [2K.42] DENOTES DISTANCE PER PLAT OF DOUCETTE ADDITION

DOUCETTE 3RD ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Cheryl L. Doucette and Paul E. Doucette, wife and husband, owners of the following described property:

NO DESCRIPTION SUPPLIED AT THIS TIME

AND

Lot 1, Block 1, DOUCETTE 2ND ADDITION, Scott County, Minnesota.

Have caused the same to be surveyed and platted as DOUCETTE 3RD ADDITION and do hereby donate and dedicate to the public for public use forever the easements as created by this plat.

In witness whereof said Cheryl L. Doucette and Paul E. Doucette, wife and husband, have hereunto set their hands this ____ day of _____, 20____.

By _____
Cheryl L. Doucette

By _____
Paul E. Doucette

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____ by Cheryl L. Doucette and Paul E. Doucette, wife and husband.

Notary Public, _____ County
My commission expires January 31, 20____.

I, Arlee J. Carlson, hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Arlee J. Carlson, Licensed Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on this ____ day of _____, 20____ by Arlee J. Carlson, Licensed Land Surveyor.

Notary Public, _____ County
My commission expires January 31, 20____.

TOWN BOARD

This plat was approved and accepted by the Town Board of Louisville Township this ____ day of _____, 20____ and is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By _____, Chair

By _____, Clerk

SCOTT COUNTY BOARD

I hereby certify that the Board of Commissioners of Scott County, Minnesota, approved this plat of DOUCETTE 3RD ADDITION, by resolution at a meeting thereof this ____ day of _____, 20____.

By _____, Scott County Administrator

SCOTT COUNTY ATTORNEY

I hereby certify that I have examined this plat of DOUCETTE 3RD ADDITION and do hereby recommend this plat for approval as to form this ____ day of _____, 20____.

By _____, Scott County Attorney

SCOTT COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 389.09, Subd. 1, as amended, this plat has been approved this ____ day of _____, 20____.

By _____
Dan Warner
Scott County Surveyor

SCOTT COUNTY AUDITOR/TREASURER

I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer entered this ____ day of _____, 20____.

Scott County Auditor/Treasurer

By _____, Deputy

SCOTT COUNTY RECORDER

I hereby certify that this plat was recorded in the office of the County Recorder for record on this ____ day of _____, 20____, at ____ o'clock ____ M., as Document No. _____.

Scott County Recorder

PRELIMINARY
SUBJECT TO REVISION

SUNDE
LAND SURVEYING

SHEET 1 OF 2 SHEETS

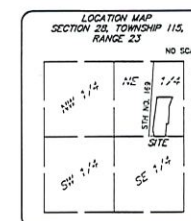
DOUCETTE 3RD ADDITION

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 IS ASSUMED TO BEAR S88°47'12"W.

- DENOTES FOUND MONUMENT AS NOTED
- * DENOTES FOUND CAST IRON MONUMENT, UNLESS OTHERWISE NOTED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET MARKED WITH PLS NO. 44900

LINE	BEARING	DISTANCE
L1	S88°47'12"W	573.02
L2	S88°47'12"W	573.02
L3	S88°47'12"W	573.02
L4	S88°47'12"W	573.02
L5	S88°47'12"W	573.02
L6	S88°47'12"W	573.02
L7	S88°47'12"W	573.02
L8	S88°47'12"W	573.02
L9	S88°47'12"W	573.02
L10	S88°47'12"W	573.02
L11	S88°47'12"W	573.02
L12	S88°47'12"W	573.02
L13	S88°47'12"W	573.02
L14	S88°47'12"W	573.02
L15	S88°47'12"W	573.02

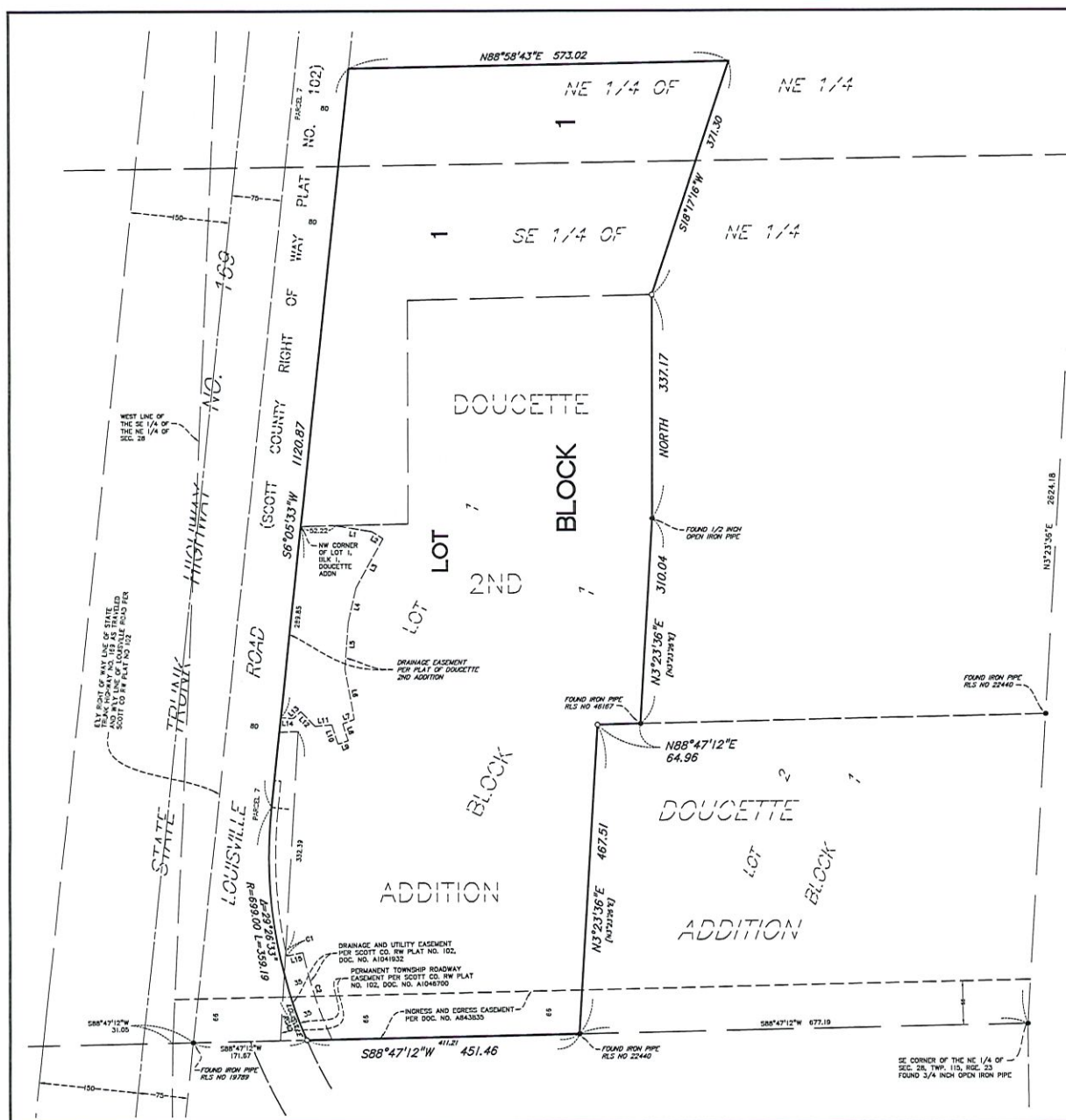
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	SIGMA ANGLE
C1	689.00	7.41	7.41	N1°17'10"W	50°47'50"
C2	104.00	1.06	1.06	S8°35'24"W	17°56'17"



**PRELIMINARY
SUBJECT TO REVISION**

SUNDE
LAND SURVEYING

SHEET 2 OF 2 SHEETS





STAFF REPORT PREPARED FOR TOWNSHIPS & COUNTY PLANNING ADVISORY COMMISSION

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952)496-8475 • Fax (952)496-8496 • Web www.co.scott.mn.us

Interim Use Permit Impact Power Solutions LLC

Request:

Interim Use Permit for Impact Power Solutions LLC to construct and operate a 1-megawatt community solar energy system.

Marty Schmitz, Zoning Administrator, is the project manager and is available for questions at 952-496-8349

General Information:

Applicant:	Impact Power Solutions LLC, Pat Wier	Site Location:	Part of Outlot A, Plonske Farm
Property Owner:	William & Lynette McCue	Township:	Belle Plaine, Section 18
Public Hearing Date:	April 11, 2022	Action Deadline:	May 27, 2022 (120 Day)

Zoning/Comprehensive Plan Information:

Zoning District:	UER-C, Urban Expansion Reserve Cluster	Comprehensive Land Use Plan:	Urban Transition Area
Watershed District:	Scott WMO	Fire District:	Belle Plaine Fire Department
Ordinance Sections:	Chapters 2, 12 & 33	School District:	Belle Plaine #716

Report Attachments:

1. Site Location Map
2. Aerial Photo
3. Interim Use Permit Application/Narrative
4. Site Plan, Civil Drawings, Drainage Plan, Landscape Plan
5. Glare Study(SGHAT results)
6. Decommissioning Plan
7. Memo dated 3/18/2022 from Scott County Natural Resources
8. Belle Plaine Township Recommendation

Request- Interim Use Permit (IUP) for Impact Power Solutions LLC to construct a 1-megawatt community solar energy system.

Comprehensive Plan- The 2040 Comprehensive Plan Update guides this parcel as Urban Expansion. Ground mounted community solar

energy systems are allowed in the Urban Expansion Area through an Interim Use Permit.

Adjacent Land Use/Zoning-	<u>North</u> – 35 acre agricultural parcel, zoned UER <u>South</u> – Agricultural land and 4 acre residential parcel, zoned UER-C <u>West</u> – 10 acre Residential parcels, zoned UER & UER-C <u>East</u> – Large Agricultural parcels, zoned UER-C & A-1
Existing Conditions-	The 91 acre parcel consists of agricultural land. A 4 acre residential lot is surrounded by the parcel.
Ordinance Requirements-	<u>Height:</u> 15' for ground mounted solar panels. <u>Structure Setbacks:</u> Front Yard: 150' from centerline of a County Road or 67' from R.O.W., whichever is greater. Side Yard: 30' Rear Yard: 60'
Proposed Development-	<u>Height:</u> Panel height is proposed to be approximately 8 feet from grade <u>Structure Setbacks:</u> Front Yard: Approximately 650 feet from CR 3 (Meridian Avenue). Side Yard: 30 feet or more to panels Rear Yard: Approximately 1,350 feet to panels from Laredo Avenue.
Existing Roads-	The property has frontage on CR 3 (Meridian Ave) & Laredo Avenue (gravel township road). The property shares driveway access with the homes located at 24481 & 24575 Meridian Avenue.
Proposed Roads-	Access to the solar facility is proposed off the existing access to Meridian Avenue. Some access improvements may be needed to get equipment and materials to the site. A Scott County access permit will be needed for any work in the Meridian Avenue right-of-way.
Public Hearing Notice-	Required public hearing notices were mailed to all adjacent property owners within ¼ mile of the project.

Background:

Impact Power Solutions LLC (IPS), the applicant, is proposing to construct and operate a 1-megawatt solar garden within Xcel Energy territory in Section 18, Belle Plaine Township. The project is proposed on a portion of an approximately 91 acre parcel owned by William & Lynette McCue. The property is zoned Urban Expansion Reserve Cluster, UER-C, which allows Community Solar Gardens through approval of an Interim Use Permit (IUP).

Scott County updated the Zoning Ordinance standards in November 2015 to regulate community solar gardens in response to several inquiries for locating these facilities. Following hearings on four solar garden applications in 2016 and a reduction to power capacity allowed by the MN Public Utilities Commission, the County Board directed staff to evaluate and update County solar garden regulations. The updated Chapter 12 regulations were adopted in the Zoning Ordinance by the Board on March 7, 2017.

Under the new regulations, IPS Solar is limited to a 1-megawatt (MW) AC generating capacity or 10 acres of solar panels. The site is required to meet a 2 mile separation from an existing or proposed solar garden facility. The maximum number of utility poles for interconnection is 3. The landscaping and screening plan is required to be designed by a landscape architect and include a narrative on design elements.

Site Photo**Project Description:**

The applicant has provided a detailed summary of the proposed 1-megawatt (MW) solar garden, which consists of solar panels, as well as associated cabling, inverters, transformers, and other equipment. The panels will be situated in the northwest corner of the parcel to the east of a wooded area on approximately 10 acres of agricultural land.

The panels will be mounted on steel posts that will be driven six to ten feet into the ground. This method requires no excavation or concrete foundations. The panels will be attached to a tracking system that tracks the sun across the sky each day allowing better capture of solar energy than a fixed tilt system. Panel height is planned to be less than 15 feet above the ground, which is the maximum permitted by the Zoning Ordinance. Lines between panels will be buried underground. Inverters and metering equipment will also be present on site. This site was selected because it maintains the required 2 mile separation from existing solar facilities, has access to an existing transmission line that can be upgraded to accommodate the facility, has good sunlight access and is shielded relatively well from existing residents and public roads.

IPS would like to begin construction as soon as September 2022 provided the IUP is approved. This will allow them to get final approval from Xcel on the interconnection agreement and get building permits. Once operational, the life of the solar garden is expected to be at least 25 years. IPS is requesting the IUP include a duration of 35 years. This timeline will be reflected in the IUP conditions for cessation of the IUP. A new overhead power line will run between the solar panels and Xcel's main service line that runs along Meridian Avenue. This line will include a ground mounted cabinet and 3 interconnection poles adjacent to Meridian Avenue along the south side of the access drive into the facility. All other equipment will be located on pads within the fenced area.

Landscaping and Screening Plan/Fencing: The location of the project, topography and the existing trees will provide screening of the project from Meridian Avenue and most nearby homes for most of the year. To screen the facility from homes located to the west and south, the applicant is proposing screening consisting of evergreens and dogwood trees. In addition, the Landscape Plan includes a pollinator mix of plants to be inside the fence under the solar array. The proposed screening/landscaping is consistent with what other recently approved solar facilities have provided. The Landscape/Screening Plan is attached to this report.

The Zoning Ordinance requires that all new plants be guaranteed for a full growing season (from the time the planting has been completed meeting ordinance standards). The growing season is from June 1st to September 30th. Prior to building permit approval, a \$5,000 financial guarantee for landscaping/screening shall be established.

An 8-foot chain link security fence with no barbed wire is proposed to be installed continuously around the panels. The fence will have an access gate. This is consistent with the Ordinance requirement of a 6' tall chain link fence. Security will consist of remote monitoring. Operation and maintenance personnel will travel to the site roughly 3-5 times per year, to perform scheduled maintenance, vegetation control and to respond to any unscheduled maintenance or outage issues. No permanent parking will be constructed. Signage will be posted on the site perimeter fence indicating that the project is on private property and contains high voltage hazards within the fence boundary. Signage will comply with the Scott County Zoning Ordinance.

Glare Study: To limit reflection, solar panels are constructed of dark, light-absorbing materials and covered with an anti-reflective coating to minimize glare hazards. The Solar Glare Hazard Analysis Tool (SGHAT) was utilized to determine the potential glare impact at six observation points around the project.

The six observation points were chosen at locations where the project could be visible and include residences along Meridian and Laredo Avenues (see glare study). Zero potential for glare was modeled at 2 locations. A glare potential was identified at the other 4 locations. The SGHAT tool does not allow for incorporation of existing trees or the proposed screening and landscaping. Three of the locations where potential glare was identified are located on the south and east sides of the facility where the applicant is proposing screening/landscaping that will reduce glare potential. In addition, existing trees will also aid in reducing the potential glare impacts at these sites. therefore, staff is recommending that screening and landscaping be installed as planned to mitigate the glare impact to the east and south. Staff has also included conditions on the IUP that require the applicant to address any glare issues created by the project as additional glare issues become known.

Decommissioning Plan: As required in the Zoning Ordinance a Decommissioning Plan is necessary to ensure that facilities are properly removed after their useful life and that the site is properly restored. The applicant has submitted a Decommissioning Plan that is attached. The Plan addresses the anticipated way the solar farm will be decommissioned, and the site restored, timetable for decommissioning, who is responsible for the decommissioning, and cost estimate.

Prior to building permit approval, the establishment of a \$58,564.00 bond, Letter of Credit or cash escrow is required to ensure proper decommissioning. This amount is equal to 125% of the estimated \$46,851.00 cost of decommissioning. The financial guarantee shall be reviewed every 5 years and adjusted to account for inflation.

Access: Access to the site is proposed using the existing driveway access onto Meridian Avenue. Modifications to the access will require an access permit from Scott County. Scott County Highway staff have reviewed the IUP application, and their comments are attached to this report. Compliance with County Highway comments have been listed as a condition of the IUP.

Natural Resources: Natural Resources Staff reviewed the submitted project plans and SWIPP for conformance with County requirements and issued the attached memo dated 3/18/2022. The main land disturbances will be improvements/construction of the access/service road, and construction traffic during installation of the solar panels. Requirements of the Natural Resources Department review of the SWPPP are listed as a condition to be satisfied prior to County Board consideration.

If private drain tile are displaced or damaged as a result of construction, the applicant/owner will be responsible to repair the damage. The County would support resolution of any private drain tile issues or concerns from adjacent landowners prior to County Board action on this request; however, it appears the only drain tile present is that of the land owner.

The Scott County Soil & Water Conservation office acts as the local government unit responsible for enforcement of the Wetland Conservation Act (WCA) for Belle Plaine Township. A portion of the solar facility is proposed to be in a low value farmed wetland. Because of the low value of the wetland, the placement of racking and panels is allowable. However, if additional drainage of the wetland or fill in the wetland is needed to support the panels, then the applicant will need to purchase wetland credits prior to

receiving a building permit. IPS will need to receive a Decision of no Loss or Exemption from the SWCD prior to issuance of a building permit for the project.

Environmental Services: Environmental Services Department has completed their review of the IUP. Staff noted that the property owner shall be made aware that if the site is disturbed, septic systems may not be able to locate here in the future.

Building: The project will require a building permit and engineered plans will be reviewed for code compliance prior to construction.

Township Recommendation:

The Belle Plaine Town Board recommended approval of the request at their meeting on January 4, 2022, a copy of their recommendation has been included with your agenda.

Staff Recommendation:

Subject to the conditions of approval, the Interim use permit conforms to the Zoning Ordinance; therefore, staff recommends approval of the Interim use permit based on the conditions and eight criteria for approval listed below:

Conditions to be Satisfied Prior to County Board Consideration:

1. Any conditions stated in County Highway Department review of the IUP.
2. Any conditions stated in the Scott County Natural Resources Department review of the IUP, specifically to the project SWIPP and Resource Management Plan.
3. Any conditions stated in the Scott County SWCD review of the IUP, specifically related to compliance with the Wetland Conservation Act.

Criteria for Approval (Chapter 2-6-1):

1. The use will not create an excessive burden on public facilities and utilities that serve or are proposed to serve the area.

The use is not expected to create an excessive burden on public facilities. After construction of the facility, the applicant anticipates the site will generate less than one trip a month to maintain the facility. The facility does not require sewer or water.

2. The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.

The use is allowed with an IUP in the UER-C district. The project is low profile, does not create odors and is virtually noiseless. A screening landscaping plan is proposed to aid in screen the project from existing residences and along Meridian Avenue.

3. Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.

The purpose of the 15 foot height limitation and landscaping and screening is to limit the visual impact on adjacent properties and any adverse effects on development within the

district where the project is proposed. The property is in the UER-C district which limits development to one home per 40 acres until urban services can be extended and therefore limits surrounding development. Routine maintenance will keep the site clear of garbage and debris.

4. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.

The use is consistent with the uses allowed as an IUP in the UER-C, Urban Expansion Reserve Cluster Zoning District.

5. The use is not in conflict with the Comprehensive Plan of Scott County.

The solar facility is not in conflict with the County Comprehensive Land Use Plan. The site is zoned UER-C and designated as an Urban Expansion Area in the Scott County 2040 Plan. The project generally meets the goals of the Urban Expansion Area outlined in the 2040 Plan. Additionally, the solar project helps Scott County achieve goal #IX-10 and goal #XI-5 in the 2040 plan promoting local, renewable, and sustainable energy systems.

6. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide sufficient on-site parking.

Access to the site is proposed from a shared driveway on County Road 3 (Meridian Avenue). The use will not cause a traffic hazard or congestion during the operational phase. Typical construction traffic is expected during the construction of the facility.

7. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.

The Project does not require water or sewer. The Resource Management Plan, which identifies how grading, drainage and erosion will be managed, will comply with County ordinance prior to approval by the County Board.

8. All buildings/structures must meet the intent of the State Building Code and/or fire codes.

The proposed community solar energy system will require a building permit and the site has ample access for fire service access.

Conditions of Approval:

1. The Applicant is to notify the Scott County Zoning Administration Department in January of each year, stating they are in compliance with the conditions of the Interim Use Permit (IUP).
2. The Belle Plaine Town Board may conduct annual IUP compliance review.
3. The IUP holder shall pay an annual inspection fee for the IUP, if and when Scott County adopts an inspection fee ordinance.
4. If property ownership changes or a new applicant/operator is proposed, the applicant/operator shall contact the Belle Plaine Township Board and Scott County Zoning Administration to review the IUP conditions and any proposed

- operation changes. The applicant/owner shall notify the Zoning Administration Department of any possible operation changes and at a minimum, a Certificate of Compliance will be required from Scott County Zoning Administration.
5. Oil, solvents and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance.
 6. All signage shall comply with the Scott County Sign Ordinance.
 7. The property shall be maintained in a neat and orderly manner. The Applicant shall promptly remove all garbage, trash, construction waste, debris, concrete rubble and all other nonessential or nonfunctional materials from the Property. Applicant shall maintain vegetation, landscaping, and remove weeds within the Project consistent with County Ordinances.
 8. Landscaping/Screening shall be installed per the approved landscaping and screening plans dated March 11, 2022, as maybe amended prior to County Board action. Establishment of a \$5,000 landscaping/screening financial guarantee is required to maintain the plantings for a full growing season. All plant material required as part of the Landscaping/Screening Plan shall be maintained and kept alive. Any dead or damaged plants shall be replaced.
 9. The solar panels shall not reflect sunlight so as to create glare on streets and highways. In the event the panels create glare on streets or highways and the County determines that such glare presents a safety hazard to the traveling public, the Applicant shall be given 90 days to eliminate such hazard. In the event that the Applicant believes that no such hazard exists or believes that it has sufficiently mitigated such hazard and the County continues to believe a hazard to the traveling public exists from the panels, the Applicant shall commission and pay for a glare study to be performed by a third-party consultant mutually acceptable to the Applicant and the County, which study shall determine whether such glare presents a hazard to the traveling public. If such study concludes that the glare presents a hazard to the traveling public, the Applicant shall take whatever additional actions are necessary to eliminate such hazard. If the study concludes that, the glare does not present a hazard to the traveling public, such conclusion shall be binding upon the County for a period not to exceed one year and Applicant shall have no obligation to further mitigate such glare. Further, the solar panels shall not reflect sunlight so as to create glare on neighboring properties. In the event the panels create glare onto neighboring properties and the County determines that such glare constitutes a nuisance to the residents of such property, the Applicant shall install additional screening on the Property and/or, as permitted, the neighboring property in a manner that will substantially eliminate or block the glare from entering the neighboring property.
 10. All necessary building/electrical permits shall be obtained for construction of all structures on the property.
 11. IPS Solar shall provide awareness training for emergency services providers (police & fire) to make them aware of the facility and how to manage emergencies on site. IPS Solar shall provide emergency services providers with key systems (lockboxes and codes) necessary for emergency access to the property.
 12. Applicant shall maintain weeds within the Project consistent with County ordinances.
 13. Prior to building permit the applicant shall furnish the County with a performance bond, irrevocable letter of credit or cash escrow in an amount and form agreed upon by the County and Applicant to guarantee decommissioning and removal of site improvements as identified in the approved decommissioning plan. The

performance bond, irrevocable letter of credit or cash escrow shall be equal to 125% of the estimated cost of decommissioning as determined by the County. The performance bond, irrevocable letter of credit or cash escrow shall be reviewed every 5 years and adjusted to account for inflation. Within six (6) months upon the conclusion of the removal of all Project site improvements, and upon satisfactory performance, the County will release the security for decommissioning.

The County may draw on the performance bond, irrevocable letter of credit or cash escrow to complete work not performed by Applicant and its successors and assigns including, but not limited to, completion of the Decommissioning Plan and to reimburse itself or Belle Plaine Township for costs incurred in the drafting, execution, administration or enforcement of this Agreement or to otherwise fulfill the obligations of the Applicant and its successors and assigns, under this IUP.

In the event that the performance bond, irrevocable letter of credit or cash escrow referred to herein is ever utilized and found to be deficient in amount to pay or reimburse the County and/or Township in total as required herein, the Applicant, its successor and assigns agree that upon being billed by the County and/or Township, they will pay within thirty (30) days of the mailing of said billing, the said deficient amount.

14. Bills not paid within thirty (30) days of billing by the County and/or Township shall accrue interest at the rate of 6% per year. Further, if the Applicant, its successors and assigns, fail to pay said amounts, then the County and/or Township may specially assess and/or certify the costs thereof against the Property, assert any rights granted under the Decommissioning Plan and/or bring legal action against the Applicant and/or Property Owner to collect any sums due to the County and/or Township pursuant to this IUP, plus all costs, engineering and attorney's fees incurred in enforcing this Permit. If there should be an overage in the amount of utilized security, the County will, upon making said determination, refund to the Applicant, its successor and assigns, without interest, any monies which the County has in its possession which are in excess of the actual costs paid by the County and/or Township. Until all requirements of the Decommissioning Plan have been satisfied in the sole determination of the County, Applicant will not take any actions to eliminate the performance bond, irrevocable letter of credit or cash escrow or to otherwise materially alter Applicant's obligations in connection therewith.
15. All lighting shall comply with the Scott County Lighting Ordinance.
16. Site grading and construction shall be consistent with the approved Resource Management Plan, SWPPP, and all applicable Scott County ordinances.
17. Issuance of the IUP is not a substitute for any other permit required in conjunction with the Project, including but not limited to building permits, electrical permits, and driveway permits.
18. Applicant shall construct and operate the Project in full compliance with the approved application narrative, approved project plans and in full compliance with all federal, state, and local laws, rules, ordinances, and regulations.
19. Applicant shall provide potable water and portable toilets at all times during construction of the Project. Toilets shall be serviced on a regular basis.
20. The maximum height of any solar panel shall not exceed fifteen (15) feet.

21. Applicant shall bury all electrical lines between solar panels and facilities on the Property, except identified overhead lines intended for interconnection on the approved plans, and specifically for the interconnection with the electrical utility.
22. Upon completion of the installation of the solar equipment, Applicant shall maintain groundcover at all times in a manner that prevents soil erosion.
23. Applicant shall allow access to the Property by the County or Belle Plaine Township's representatives, or other local, state or federal officials and agents, upon reasonable notice and in the company of a competent site representative, to inspect permitted facilities and site conditions, at reasonable intervals chosen by the County.
24. The solar energy equipment or solar electric system shall not create interference with television, cable, radio, telephone, internet, computers or other electronic devices and services on neighboring properties, or otherwise constitute a public nuisance.
25. Applicant shall reimburse both the County and Belle Plaine Township for all reasonable out of pocket expenses incurred in the IUP application review and approval, facility inspections and enforcement of this IUP and local ordinances, including planning, engineering, and attorney's fees. Applicant also agrees to pay all applicable building, plumbing, septic, grading, stormwater, and electrical permit fees for the Project, according to the fee schedule established by the County and/or Township, as adjusted from time to time.
26. Except as otherwise provided in this IUP, all solar panels, inverters, panel anchors, and other infrastructure unique to the solar garden shall be removed from the Property at such time as the solar facilities have not produced or sold electricity to an electrical utility in any of the previous 12 month pursuant to the terms of the Decommissioning Plan on file with the County. Where the terms of the Decommissioning Plan and this IUP are in conflict, the terms of the IUP shall control. Upon failure to comply with the Decommissioning Plan by the Applicant, its successors and assigns, the County may thence after 30 days written notice to the Applicant enter onto the Property and complete Applicant's obligations under this IUP.
27. The IUP shall be terminated 35 years from the date issued, and/or following decommissioning of the site as required in condition #26 above. The Applicant shall be financially responsible for any damage which may occur to public property including but not limited to streets, street sub-base, base, bituminous surface when said damage occurs as a direct or indirect result of the activity which takes place during the development of the Project including, but not limited to, construction of improvements.
28. Should the County receive a complaint related to hazard or safety concerns pertaining to stray voltage from the solar array at the Project site the County shall forward such complaint to the Applicant. It shall be the Applicant's primary responsibility to resolve such complaints. The Applicant shall have 30 days to assess the complaint and, if the Applicant confirms a hazard or safety concern is caused by the solar array, then the Applicant shall propose a remedial plan to the County for review and approval. If the Applicant does not address the stray voltage complaint to the satisfaction of the County, then the County shall have the authority to review the complaint and may require additional and reasonable mitigation or remedial actions be taken by the Applicant to mitigate and/or eliminate the stray voltage at the Applicant's sole expense. Such mitigation or remedial actions shall be based on the available evidence including the possibility of a stray voltage study, commissioned by the County, completed by

an independent evaluator approved by mutual consent of the County and Applicant, and at the sole expense of the Applicant.

29. Applicant shall not damage or interfere with the use of, or otherwise diminish the functionality of any existing field tiles. Any damage to existing field tile caused by the Applicant and/or its representatives shall be repaired or replaced or rerouted at the sole expense of the Applicant. Following construction, the Applicant shall provide access to the Property to users of the drain tile, upon reasonable notice and in the company a competent site representative, for the purposes of inspection. Applicant shall work in good faith with users of the drain tile to enable any repair or replacement work that may be necessary as a result of normal use of the tiles. Such repair shall be at the user's expense.
30. Construction hours for pile driving shall be Monday through Friday 8 a.m. to 5 p.m.

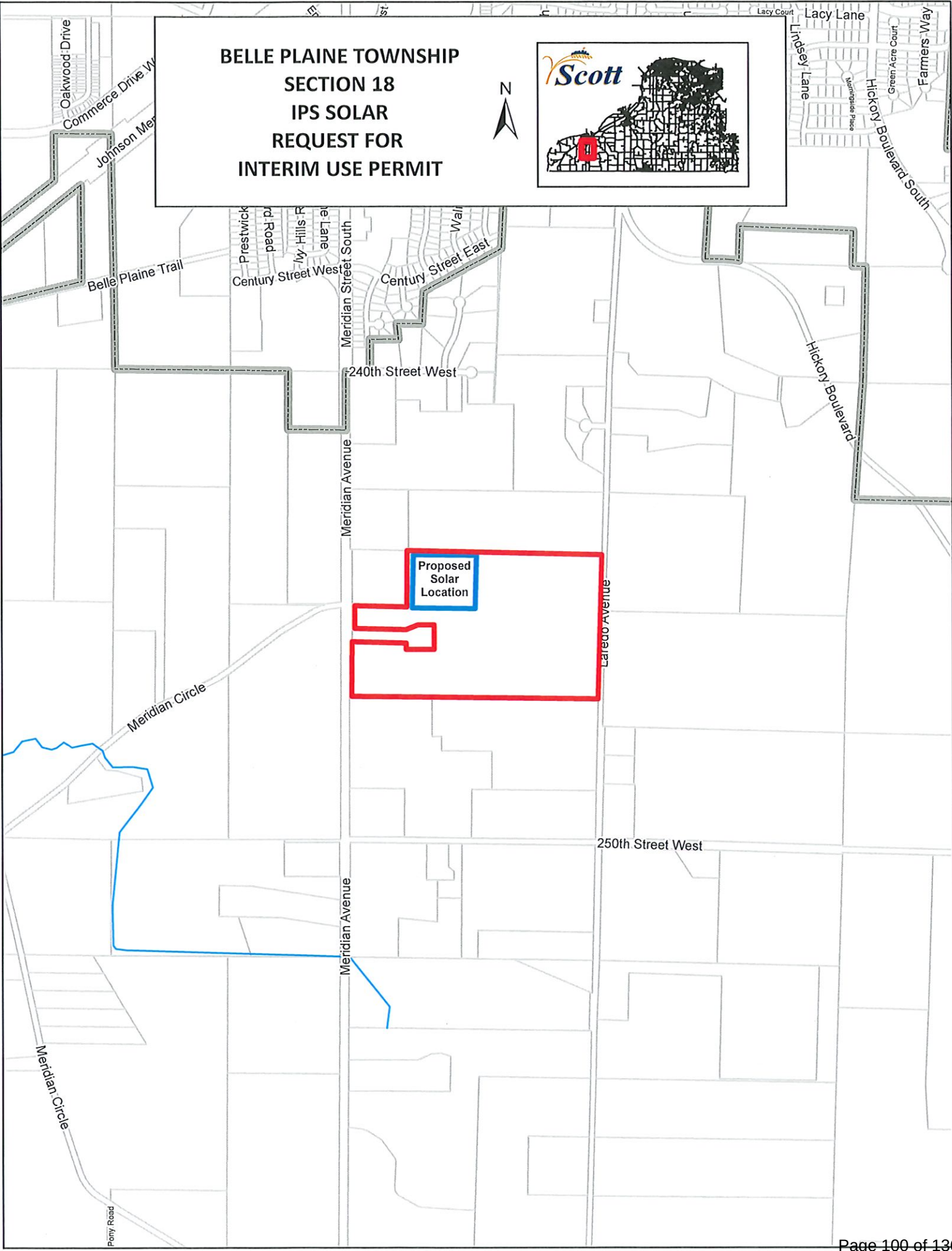
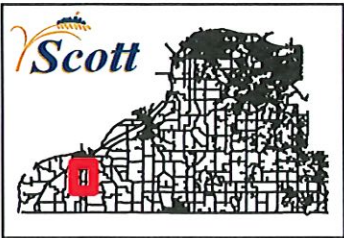
Township Board/Planning Advisory Commission Alternatives:

1. Approve the request as recommended by Zoning Administration Staff with the specified conditions.
2. Approve the request as recommended by the Zoning Administration Staff with amendments to the conditions.
3. Table the request for a specific reason.
4. Deny the request for a specific reason.

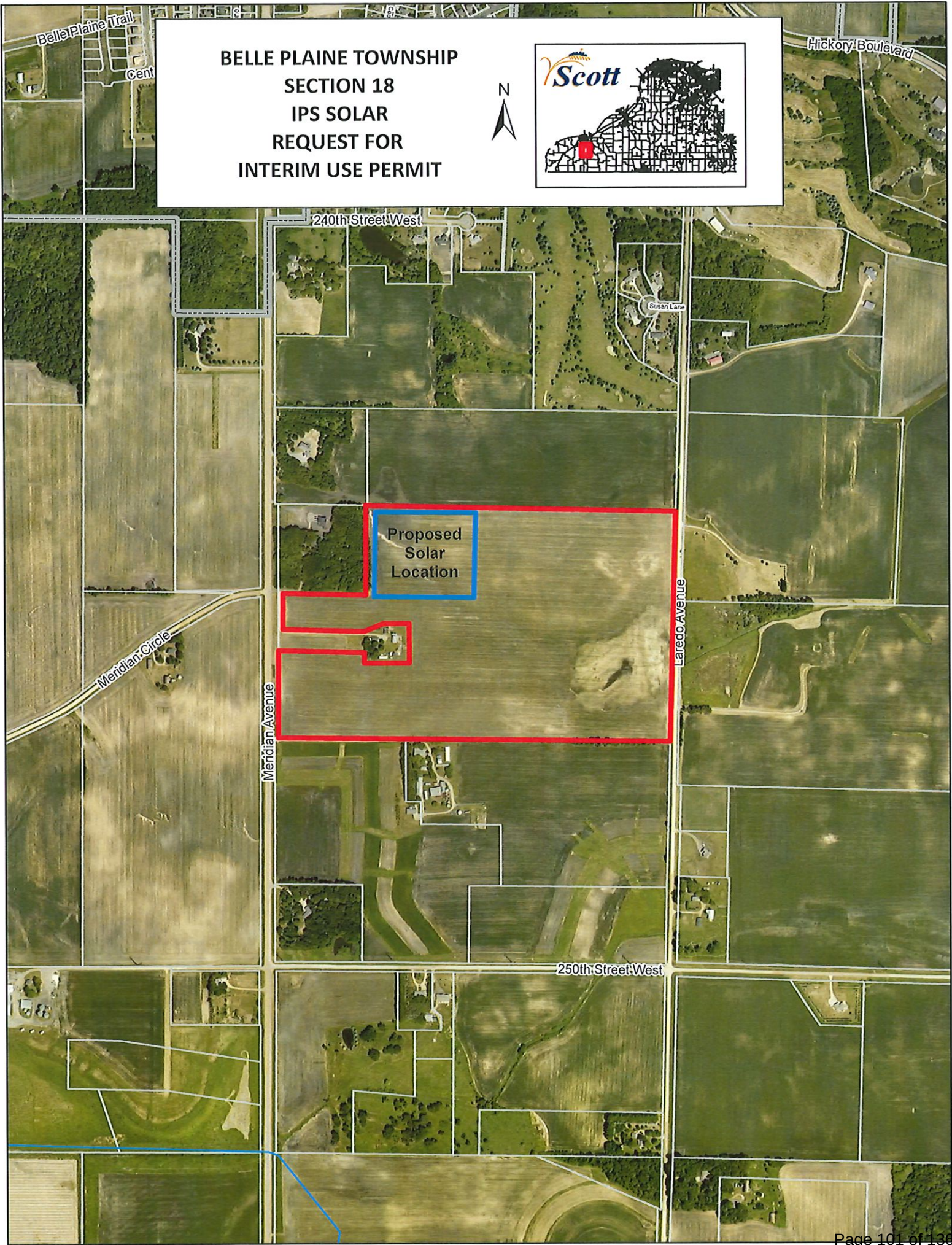
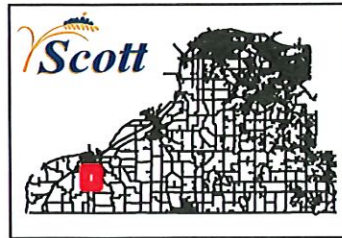
Suggested Planning Commission Motion:

Based on the criteria for approval listed in the staff report, I recommend approval of the Interim Use Permit for IPS Solar to construct and operate a 1-megawatt community solar energy system, noting that this recommendation is subject to satisfactorily addressing all conditions listed in the staff report that must be satisfied prior to County Board consideration of the IUP application.

**BELLE PLAINE TOWNSHIP
SECTION 18
IPS SOLAR
REQUEST FOR
INTERIM USE PERMIT**



**BELLE PLAINE TOWNSHIP
SECTION 18
IPS SOLAR
REQUEST FOR
INTERIM USE PERMIT**



Application for Conditional Use Permit McCue 1 MW Solar Farm

Parcel ID: 10490030

Legal Description: Block 00A Lot O-L subdivision Cd 01049 subdivision name Plonske Farm

Wednesday January 26, 2022

Impact Power Solutions (IPS) is requesting a Conditional Use Permit for a period of Thirty-Five years on behalf of MN CSG 2019-100 LLC to construct a 1MW AC photovoltaic community solar garden (solar farm) on approximately 8.5 acres of land in Belle Plaine Township known as PID 10490030. The site was selected due to its physical characteristics, proximity to existing electrical infrastructure and distribution lines, zoning and permitting requirements, and landowner participation.

1. Design and Interconnection	3
2. Construction.....	3
3. Storm Water Management	4
4. Operations & Emergency Response	4
5. Access, Parking, Road Use and Maintenance.....	4
6. Landscaping	4
7. Fire Prevention.....	5
8. Visual Impact Analysis	5
9. Decommissioning Plan	5
10. Insurance Information.....	5
12. Exhibit List.....	6

1. Design and Interconnection:

The garden will consist of approximately 3450 solar panels. The panels are mounted on a steel and aluminum racking structure that will be approximately 8' tall. The installation will not exceed a maximum height of 15 feet above grade. The racking system is installed in the ground with pilings (I-beams) that are driven directly into the ground at a depth usually between six feet and ten feet depending on soil conditions. The racking system manufacturer's engineer will provide certification that the design of the foundations and panels are within accepted professional standards, given local soil and climate controls. The equipment is designed to withstand wind up to one hundred five MPH and fifty pounds per square foot of snow. The garden will have one concrete equipment pad, typically less than five hundred square feet, to support interconnection and metering equipment. The only proposed grading that will occur is for the roads and concrete equipment pads. Demonstrative equipment specifications are attached as **Exhibit C**.

The panels will be arranged into rows and track the sun from east to west during the day. Each row of solar panels will connect to an inverter. The inverters will be connected by directionally bored underground conduit that is housed inside of biodegradable PVC housing which will be installed two feet below the surface. The conduit will lead to the concrete equipment pad for each garden. The inverters transform the direct current power generated by the photovoltaic system to alternating current power, which is then connected to the existing three-phase power distribution line at the point of interconnection.

The solar array will be contained within an area protected by an 8' tall fence with no barb wire. It will not create any noise, dust, fumes, glare, or other pollutants or nuisance to surrounding neighbors. There will be signage along the fence, approximately 2' x 2', including utility hazard, company information, and contact information on the fence. The solar garden will comply with all applicable state, county, and federal regulations. No exterior lighting is proposed for the project. We do not request the county to provide any services or county personnel.

2. Construction:

IPS would like to begin construction as soon as May 2022 and complete the project before December 2022. The construction process typically takes approximately three months. The site will have a portable toilet for workers. No water supply will be required. Any waste or debris will be gathered in a dumpster that will be removed during construction progress as necessary. Multiple truckloads of equipment will be delivered throughout the construction period. In addition, crews in passenger vehicles, pickup trucks, bobcats and skid steer loaders on tracks will be on site almost every day throughout the construction process. IPS will use appropriate temporary (construction-related) erosion and sediment control best management practices through construction. IPS agrees to the Site Rules attached as **Exhibit D**.

3. Storm Water Management Measures

A licensed civil engineering firm will determine storm water management measures. Measures will include an analysis of the existing topography, the use of erosion control logs and silt fences where necessary, and establishment a germinated pollinator friendly vegetative base underneath the project site before construction begins to prevent erosion.

4. Operations & Emergency Response:

The solar garden site will operate and be monitored 24 hours a day, 365 days a year after construction has been completed. It will be monitored remotely through a computer data acquisition system (DAS) so that appropriate personnel can be dispatched to investigate potential problems. Additionally, twice a year qualified solar operations and maintenance crews will perform maintenance on the array and inspect the solar components, array and fence.

Construction, maintenance and decommissioning of the garden will be conducted in accordance with the Innovative Power Systems Safety Manual, which is attached as **Exhibit E**. The proposed contacts for emergency response as well as ongoing maintenance and operations are local and easily accessible. No chemicals will be used, stored, or disposed of on the modules unless they are certified organic cleaning products.

Drainage, weeds, screening, general operations, maintenance, stray voltage or electrical:
Impact Power Solutions Inc.
jamieb@ips-solar.com
612-801-5999

5. Access, Parking, Road Use and Maintenance:

Construction and operation and maintenance crews will access to the site by a fifteen-foot-wide gravel road that has a twenty foot entrance connected to Meridian Avenue to the west of the project. IPS shall use the existing road and improve it where necessary. Road access will be controlled for erosion control during construction. Construction crew parking will be located entirely within the site. No additional permanent parking is required. Maintenance crews will park within the site access road and turnaround area.

6. Landscaping:

Landscape will include a pollinator mix of plants to be inside the fence under the solar array. The plan shows the contours of the parcel. Screening with evergreen trees to the west and the south where there is a residence will be provided. Evergreens will be 6' tall at the time of planting.

7. Fire Prevention:

This solar array will meet the requirements of the 2012 International Fire Code, specifically to sections 605.11 – 605.11.2 for clearance, markings and location of underground DC conductors. The solar garden will meet the international Building Code (IBC), National Electric Code (NEC), and local electric and fire code. NEC code is produced by the National Fire Protection Agency (NFPA) with safety of the public, contractors, and firefighters as the entire objective. Solar specific Code has been included in the NEC for over a decade. Safety is paramount in our solar PV facilities, as we need them to function optimally for their entire system life.

8. Visual Impact Analysis:

IPS conducted a site visit and visual analysis of the parcel and adjacent parcels to determine if any nearby properties would have their line of site substantially obstructed or impeded by the proposed project. Existing vegetation will be preserved wherever possible. Typically, the point of interconnection consists of three electric poles, however IPS is working on a plan to limit the number to two if possible.

9. Decommissioning Plan:

IPS has contractual obligations to the landowner regarding decommissioning arising out of Section 4.4 of the lease. These obligations include removal of all equipment, timelines for removal, owner's rights to remove the solar facility upon failure by the Project Company, and establishment of a monetary security for removal in the form of a bond, escrow, or letter of credit.

The purpose of the security is to ensure there is sufficient money available to return the project site to an appropriate condition at the end of the project's useful life, or earlier. Scott County will be the designated beneficiary of the fund and will be provided a copy of the document establishing the security before construction commences.

IPS or its successors agree to be responsible for all decommissioning costs, and agree that any future buyer or successor of the project will assume the same decommissioning responsibilities. Installation by IPS will be done with no significant or permanent alterations to the land. Upon removal, the project site shall be restored to pre-construction conditions as is reasonably practical, including removal of structures, foundation, and restoration of soil and vegetation. The system will be dismantled and removed using minimal impact construction equipment and materials will be safely recycled or disposed. Appropriate temporary construction-related erosion and sediment control best management practices (BMP) during the decommissioning of the project.

IPS expects that decommissioning will occur 25-35 years after the date that the system becomes operational. Decommissioning will occur in the event that the array is not used for twelve consecutive months. All structures, foundations, electrical equipment all internal or perimeter access roads will be removed. Soils and vegetation will be restored. Disposal of structures and foundations shall meet the provisions of Scott County Solid Waste Ordinance or successor ordinance.

Installation by IPS will be done with no significant or permanent alterations to the land. The system will be dismantled and removed using minimal impact construction equipment and materials will be safely recycled or disposed. Appropriate temporary construction-related erosion and sediment control best management practices will be used during the decommissioning of the project.

Nonfunctioning solar components consist of valuable recyclable materials including silver, semiconductor material, steel, aluminum, copper and plastics that have a significant salvage value. Also, it is more likely that the System components would be used for continued electrical generation than for scrap.

IPS estimates that 125% of the cost to meet the requirements of the decommissioning plans is \$25,319.80. IPS or its partners shall submit a financial guarantee by posting a bond, Letter of Credit or establishing an Escrow Account in favor of Scott County.

A full schedule of removal and restoration costs is included as Exhibit G.

Decommissioning requirements:

The decommissioning party shall:

- a. Obtain any permits required for the decommissioning, removal, and legal disposal of the system components prior to the commencement of the decommissioning activities.
- b. Remove and dispose of all equipment and components.
- c. Remove all hazardous materials (if any) and transport them to be disposed of by licensed contractors at an appropriate facility in accordance with rules and regulations.
- d. If appropriate, grading, and re-vegetation in accordance with permits and in compliance with all applicable rules and regulations.
- e. Preserve and reclaim the soils on the project site to a level of pre-project quality
- f. Reclaim soils in the access driveway and equipment pad areas by removing imported aggregate material and concrete foundations and replacing with soils as needed.
- g. Remove non-biodegradable electrical conduits and backfill trenches with the native soils removed.

Equipment Removal Procedure:

The decommissioning of the project proceeds in reverse order of the installation:

- a. The solar system shall be disconnected from the utility power grid.
- b. PV modules shall be disconnected, unattached, collected, and removed.
- c. Site aboveground and underground electrical interconnection and distribution materials shall be removed and recycled off site by an approved recycler, provided that IPS will not remove one biodegradable underground conduit housing.
- d. PV module support racking shall be removed and recycled off site by an approved recycler.
- e. PV modules support steel and support posts shall be removed and recycled off site by an approved recycler.
- f. Electrical devices, including transformers and inverters, shall be removed and recycled off-site by an approved recycler.
- g. Concrete pads shall be removed and recycled by an approved recycler.
- h. Fencing shall be removed and recycled by an approved recycler.

10. Insurance Information:

IPS's or its successor will provide a certificate of insurance meeting the following requirements:

- Insurance provider must be rated B+ or better by "Best."
- Limits of \$2,000,000 for each occurrence.
- Coverage against claims for damages resulting from bodily injury, wrongful death, and property damage arising out of the Interconnection Customer's ownership and/or operating of the Generation System under the interconnection agreement.
- Contain a severability of interest clause of cross-liability insurance

We at IPS sincerely appreciate all of the help we have received from your staff with regard to our applications and we look forward to collaborating with you further to develop a great project that we can all be proud of.

11. Exhibit List:

- A. Application Form
- B. Site Plan
- C. Equipment Pack
- D. Site Rules
- E. IPS Safety Manual
- G. Decommissioning Plan



NEW ENERGY EQUITY, LLC
2530 RIVA ROAD, SUITE 200
ANNAPOLIS, MD 21041
NEWENERGYEQUITY.COM
410-267-6812

IPS SOLAR
2679 PATTON ROAD
ROSELLE, MN 55113
IPS-SOLAR.COM
612-789-0305

PROJECT ADDRESS
2441 WILSON AVE
BELLE PLAINE, MN 56011

LAT: 44.594858328
LONG: -93.764541667

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	1.811 MW
SYSTEM SIZE AC	POWER LIMITED TO 1.000 MW
DC/AC RATIO	1.811
AZIMUTH	180°
TILT	11.62°
MODULE COUNT	3450
MODULE TYPE	JINKO EAGLE 72HM G5B-JKM520M-72HL4-TV
MODULE STC RATING	325 W
INVERTER COUNT	9
INVERTER TYPE	SMA SUNNY HIGHPOWER PLANK 125-US
INVERTER POWER	125 kW
RACKING	T10
MONITORING	ALSO ENERGY

DESIGN CRITERIA	
MIN/MAX TEMP.	-27°C / 125°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES
CASE NUMBER 03842835

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

24/7 UNESCORTED KEYLESS ACCESS PROVIDED FOR THE METERS AND AC DISCONNECT.

REVISIONS			
#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	IR	5/27/2020
1	ACCESS ROAD UPDATE	IR	5/25/2021
2	JINKO SP-ACIAL DESIGN	MPH	6/4/2021
3	CLIP	ELD	1/17/2022
4	1.8 DC/AC RATIO	ELD	2/14/2022
5	VERSION W MODS IN "WETLAND"	IR	2/28/2022
6	INCREASED SPACE TO 5	IR	3/11/2022
7			

DRAWN BY
ISHA REGE

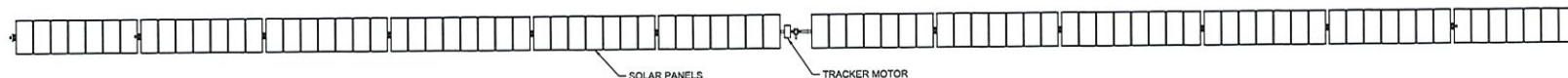
PROJECT NAME
MCCUE CSG

DRAWING TITLE
SAT RACKING DETAIL

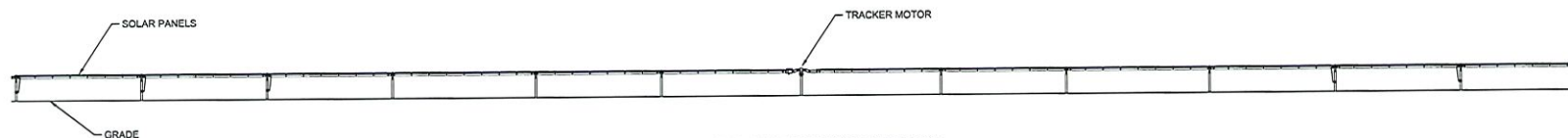
SCALE
NTS

SHEET

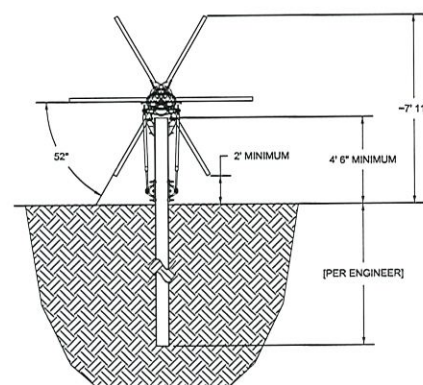
PV2



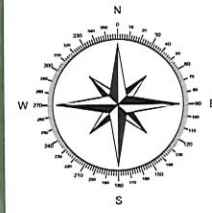
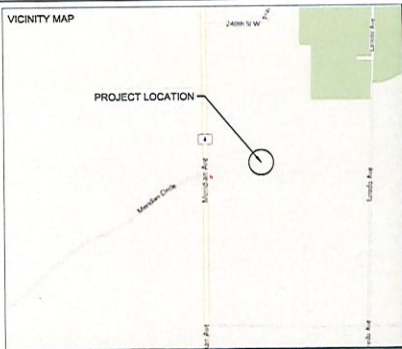
1 SINGLE AXIS TRACKER TOP DOWN VIEW
NTS



2 SINGLE AXIS TRACKER EAST-WEST ELEVATION
NTS



3 SINGLE AXIS TRACKER NORTH-SOUTH ELEVATION
NTS



NEW ENERGY EQUITY, LLC
2600 RIVA ROAD, SUITE 200
ANNAPOLIS, MD 21401
NEWENERGYEQUITY.COM
410-267-0012

IPS SOLAR
2670 PATTON ROAD
RODEVILLE, MN 55113
IPS-SOLAR.COM
651-789-5305

PROJECT ADDRESS
24141 WILSON AVE
BELLE PLAINE, MN 56011

LAT: 44.59485328
LONG: -93.7645416667

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	1.811 MW
SYSTEM SIZE AC	POWER LIMITED TO 1.200 MW
DC/AC RATIO	1.811
AC/DC RATIO	1.057
TL1	4162
MODULE COUNT	3400
MODULE TYPE	JINKO EAGLE 72HM G5B-JKM25M-72HL4-TV
MODULE ETC RATING	525 W
INVERTER COUNT	9
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK3
INVERTER POWER	125 kW
RACKING	TBD
MONITORING	ALDO ENERGY

DESIGN CRITERIA	
MIN/MAX TEMP.	-27°C / 32°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	9'-0"

OTHER NOTES
CASE NUMBER 03842835

NO POSTION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

24/7 UNESCORTED KEYLESS ACCESS PROVIDED FOR THE METERS AND AC DISCONNECT.

REVISIONS			
#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	IR	5/27/2020
1	ACCESS ROAD UPDATE	IR	5/25/2021
2	JINKO SIP ACIAL DESIGN	MPH	6/4/2021
3	CLIP	ELD	1/17/2022
4	1.8 DC/AC RATIO	ELD	2/14/2022
5	VERSION W MOOS IN "WETLAND"	IR	2/28/2022
6	INCREASED SPACE TO B	IR	3/11/2022
7			

DRAWN BY
ISHA REGE

PROJECT NAME
MCCUE CSG

DRAWING TITLE
TOPO MAP

SCALE
1" = 80'

SHEET
PV3



DRAWING SHEETS AND CONTENTS NOT TO BE DISTRIBUTED WITHOUT EXPLICIT WRITTEN CONSENT FROM NEW ENERGY EQUITY LLC.

¹DRAWING SCALE ACCURATE WHEN THIS PAGE IS PRINTED ON 24"x36" PAPER.



NEW ENERGY EQUITY, LLC
2030 RIVA ROAD, SUITE 200
ANNAPOLIS, MD 21401
NEWENERGYEQUITY.COM
410-267-6012

PG SOLAR
2670 PATTON ROAD
RODNEYVILLE, MN 55113
PG-SOLAR.COM
612-780-0305

PROJECT ADDRESS:
2670 PATTON ROAD
BELLE PLAIN, MN 55811

LAT: 44.58488328
LONG: -93.7645416667

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	1.811 MW
SYSTEM SIZE AC	POWER LIMITED TO 1,000 MW
DC/AC RATIO	1.811
AZIMUTH	180°
TILT	44.5°
MODULE COUNT	3450
MODULE TYPE	JINKO EAGLE 72HM G50-JKM52EM-72HL6-TV
MODULE STC RATING	525 W
INVERTER COUNT	9
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK5
INVERTER POWER	125-US
RACKING	T10
MONITORING	ALSO ENERGY

DESIGN CRITERIA	
MIN/MAX TEMP	-27°C / 33°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES:
CASE NUMBER 03842835

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

24/7 UNESCORTED KEYLESS ACCESS PROVIDED FOR THE METERS AND AC DISCONNECT.

REVISIONS			
#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	IR	5/27/2020
1	ACCESS ROAD UPDATE	IR	5/27/2021
2	JINKO BIFACIAL DESIGN	MPH	6/4/2021
3	CLIP	ELD	1/17/2022
4	1.8 DC/AC RATIO	ELD	2/14/2022
5	VERSION W MODS IN "WETLAND"	IR	2/28/2022
6	INCREASED SPACE TO S	IR	3/11/2022
7			

DRAWN BY
ISHA REGE

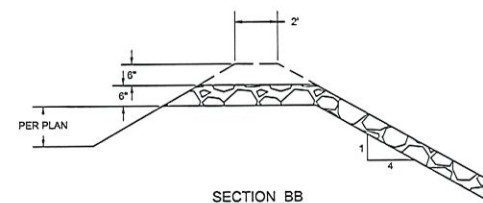
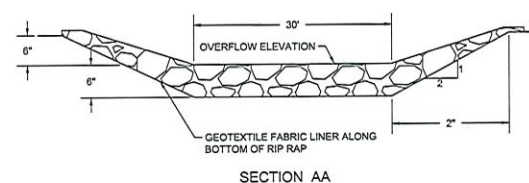
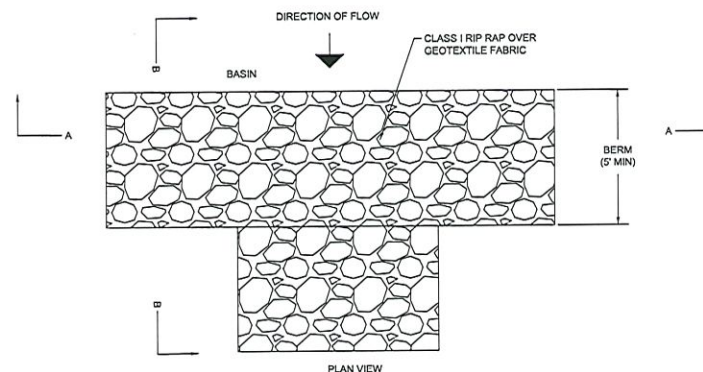
PROJECT NAME
MCCUE CSG

DRAWING TITLE
INFILTRATION BASIN DETAIL

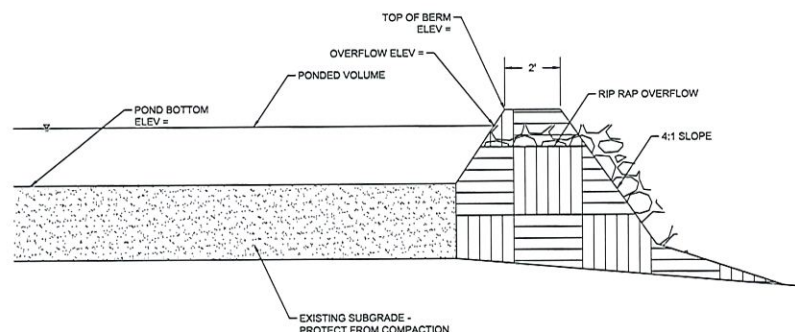
SCALE
NTS

SHEET

PV4



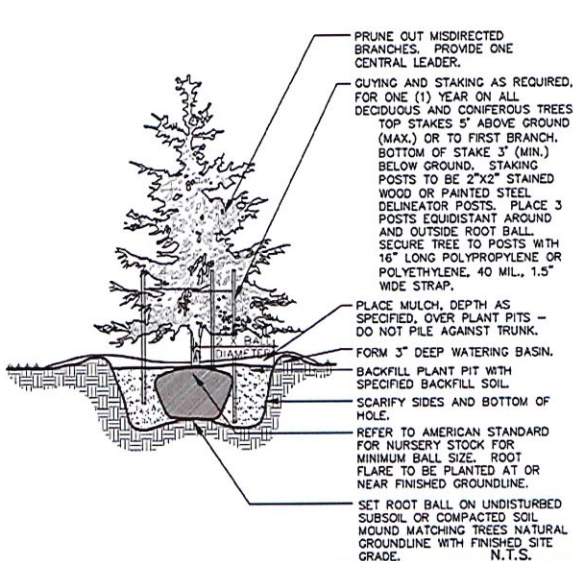
2 RIP RAP OVERFLOW
NTS





1 BLACK HILLS SPRUCE SCREENING

Scale: N.T.S.



2 EVERGREEN PLANTING DETAIL

Scale: N.T.S.

PLANTING SCHEDULE

TYPE : BLACK HILLS SPRUCE

HEIGHT : 6' MIN AT TIME OF PLANTING

NUMBER OF ROWS: 1

SPACING: 16' O.C.

3 PLAN VIEW

Scale: N.T.S.



NEW ENERGY EQUITY, LLC
2530 RIVA ROAD, SUITE 200
ANNAPOLIS, MD 21401
NEWENERGYEQUITY.COM
410-367-6012

IPS SOLAR
2870 PATTON ROAD
ROSEVILLE, MN 55113
IPS-SOLAR.COM
651-789-3305

PROJECT ADDRESS
74141 MILDEN AVE.
BLUE PLAIN, MN 55011

LAT: 44.59485328
LONG: -93.7645416667

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	1.811 MW
SYSTEM SIZE AC	POWER LIMITED TO 1.000 MW
DC/AC RATIO	1.811
AZIMUTH	180°
TILT	+14.5°
MODULE COUNT	3400
MODULE TYPE	JINKO EAGLE 72HM G5B- JN6201M-72HL-6-TV
MODULE STC RATING	525 W
INVERTER COUNT	8
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK3 125-US
INVERTER POWER	125 kW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA

MIN/MAX TEMP.	-27°C / 32°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	9'4"

OTHER NOTES

CASE NUMBER 03842835

NO POSITION, DISTANCE, OR CLEARANCE
ISSUES WITH OVERHEAD ELECTRIC
SERVICE LINES OR OTHER UTILITIES IN
RELATION TO THE PV PANELS.

24/7 UNSECURED KEYLESS ACCESS
PROVIDED FOR THE METERS AND AC
DISCONNECT.

REVISIONS

#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	IR	5/27/2020
1	ACCESS ROAD UPDATE	IR	5/29/2021
2	JINKO BIFACIAL DESIGN	MPH	6/4/2021
3	CFP	ELD	11/17/2022
4	1.8 DC/AC RATIO	ELD	3/14/2022
5	VERSION W MOSS IN "WETLAND"	IR	2/28/2022
6	INCREASED SPACE TO B	IR	3/11/2022
7			

DRAWN BY

ISHA REGE

PROJECT NAME

MCCUE CSG

DRAWING TITLE

SCREENING PLAN

SCALE¹

NTS

SHEET

PV5



NEW ENERGY EQUITY, LLC
2633 RIVA ROAD, SUITE 200
ANNAPOLIS, MD 21401
NEWENERGYEQUITY.COM
410-267-0012

IPS SOLAR
3070 PATTON ROAD
ROGERSVILLE, MN 55113
IPS-SOLAR.COM
651-789-0305

PROJECT ADDRESS
24341 MEDGARD AVE
BELLE PLAIN, MN 56011

LAT: 44.594850328
LONG: -93.764541667

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	1.811 MW
SYSTEM SIZE AC	POWER LIMITED TO 1.000 MW
DC/AC RATIO	1.811
AZIMUTH	180°
TILT	44.5°
MODULE COUNT	3450
MODULE TYPE	JINKO EAGLE 72HM G5H JKM52M-72HL4-TV
MODULE STC RATING	525 W
INVERTER COUNT	5
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK3 125-US
INVERTER POWER	125 kW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA	
MIN/MAX TEMP.	-2°F / 32°F
WIND SPEED (AGE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES
CASE NUMBER 03842835

NO POSITION, DISTANCE, OR CLEARANCE
ISSUES WITH OVERHEAD ELECTRIC
SERVICE LINES OR OTHER UTILITIES IN
RELATION TO THE PV PANELS.

24/7 UNESCORTED KEYLESS ACCESS
PROVIDED FOR THE METERS AND AC
DISCONNECT.

REVISIONS			
#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	IR	5/27/2020
1	ACCESS ROAD UPDATE	IR	5/29/2021
2	JINKO SP ACIAL DESIGN	MPH	6/4/2021
3	CLIP	ELD	11/17/2022
4	1.8 DC/AC RATIO	ELD	2/14/2022
5	VERSION W MODS IN "WETLAND"	IR	2/28/2022
6	INCREASED SPACE TO S	IR	3/11/2022
7			

DRAWN BY
ISHA REGE

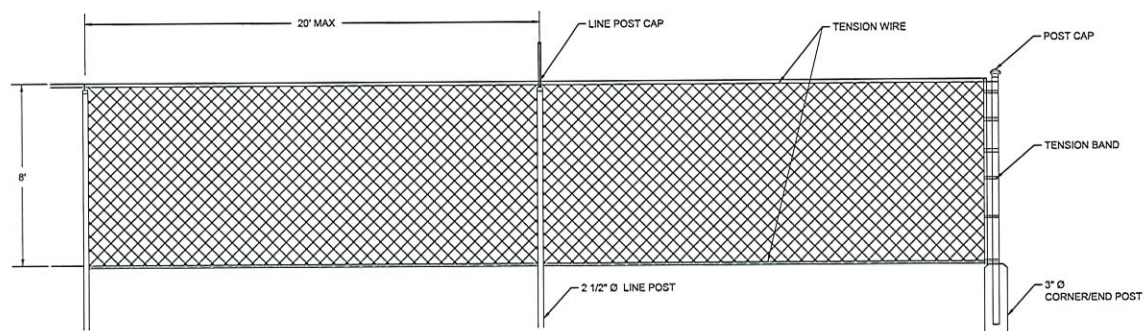
PROJECT NAME
MCCUE CSG

DRAWING TITLE
FENCE DETAIL

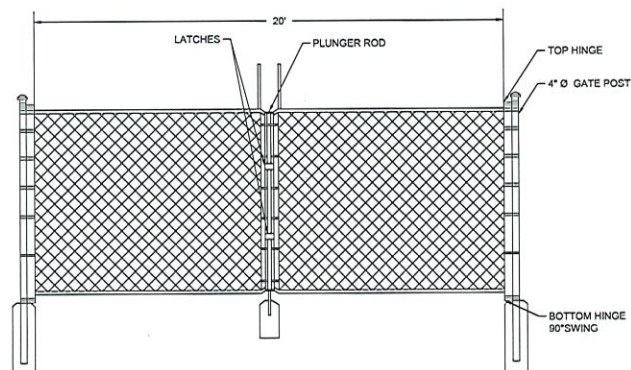
SCALE
NTS

SHEET

PV6

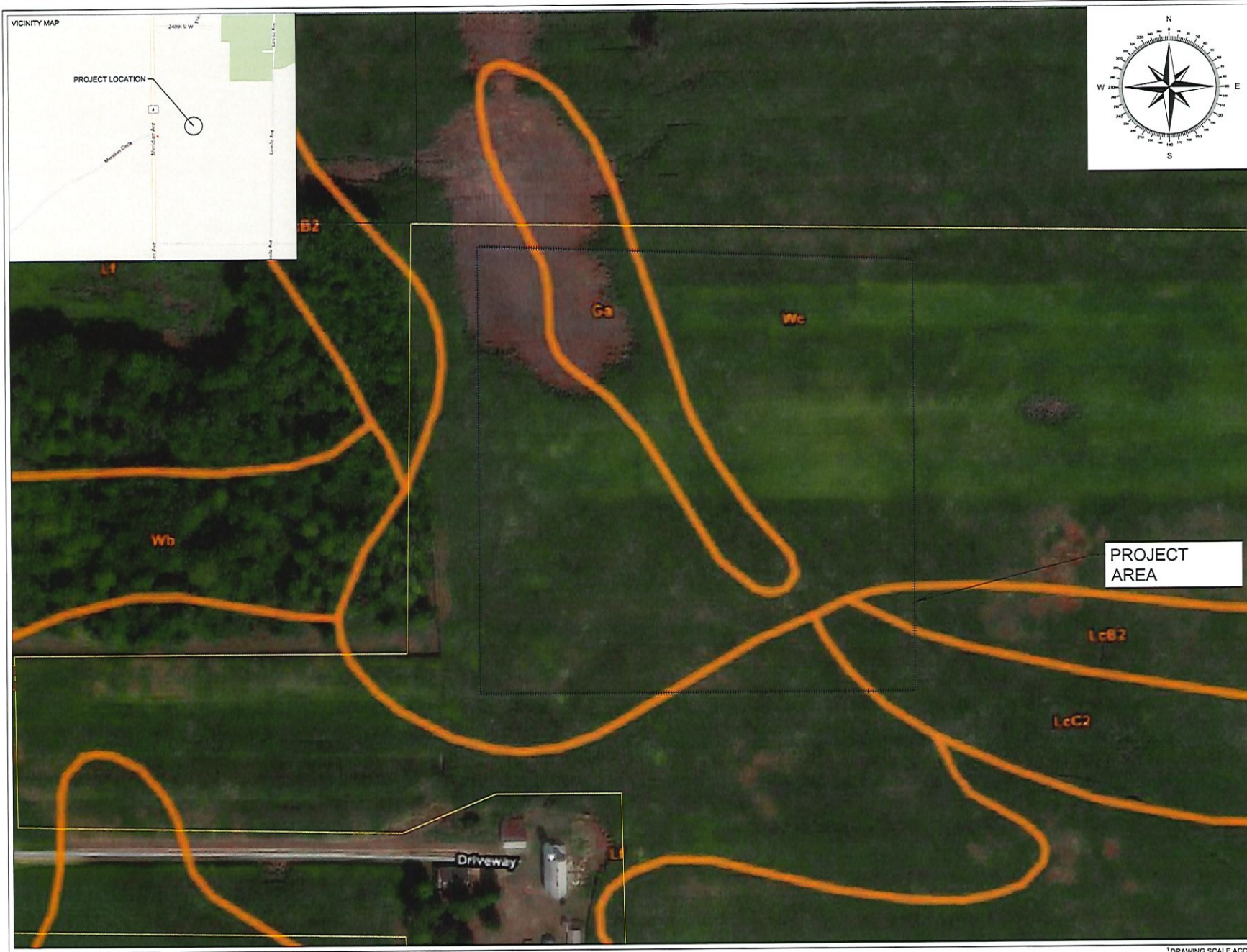


1 8' CHAIN LINK FENCE
NTS



2 8' CHAIN LINK FENCE GATE
NTS

NOTE:
1. THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY
AND NOT TO BE USED FOR CONSTRUCTION.
2. DO NOT SCALE DRAWING



NEW ENERGY EQUITY, LLC
2600 HWY 404, SUITE 200
ANNAPOLIS, MD 21404
NEWENERGYEQUITY.COM
410-267-5512

895 SOLAR
2670 PATTON ROAD
ROSCVILLE, MN 55113
895-SOLAR.COM
651-789-6305

PROJECT ADDRESS
7541 MERIDIAN AVE
BELL PLAIN, MN 56011

LAT: 44.25480328
LONG: -93.75451667

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	1.811 MW
SYSTEM SIZE AC	POWER LIMITED TO 1.000 MW
DC/AC RATIO	1.811
AZIMUTH	180°
TILT	14.62°
MODULE COUNT	3450
MODULE TYPE	JINKO EAGLE 72HM G5B- JKM525M-72HLA-TV
MODULE STC RATING	525 W
INVERTER COUNT	5
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK3
INVERTER POWER	125 kW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA	
MIN/MAX TEMP.	-27°C / 32°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES
CASE NUMBER 03842835

NO POSTION, DISTANCE, OR CLEARANCE
ISSUES WITH OVERHEAD ELECTRIC
SERVICE LINES OR OTHER UTILITIES IN
RELATION TO THE PV PANELS.

24/7 UNESCORTED KEYLESS ACCESS
PROVIDED FOR THE METERS AND AC
DISCONNECT.

REVISIONS			
#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	IR	5/27/2020
1	ACCESS ROAD UPDATE	IR	5/27/2021
2	JINKO BIPACIAL DESIGN	MPH	5/4/2021
3	CLIP	ELD	1/17/2022
4	1.8 DC/AC RATIO	ELD	2/14/2022
5	VERSION W MOGS IN "WETLAND"	IR	2/28/2022
6	INCREASED SPACE TO S	IR	3/11/2022
7			

DRAWN BY
ISHA REGE

PROJECT NAME
MCCUE CSG

DRAWING TITLE
SOIL SURVEY

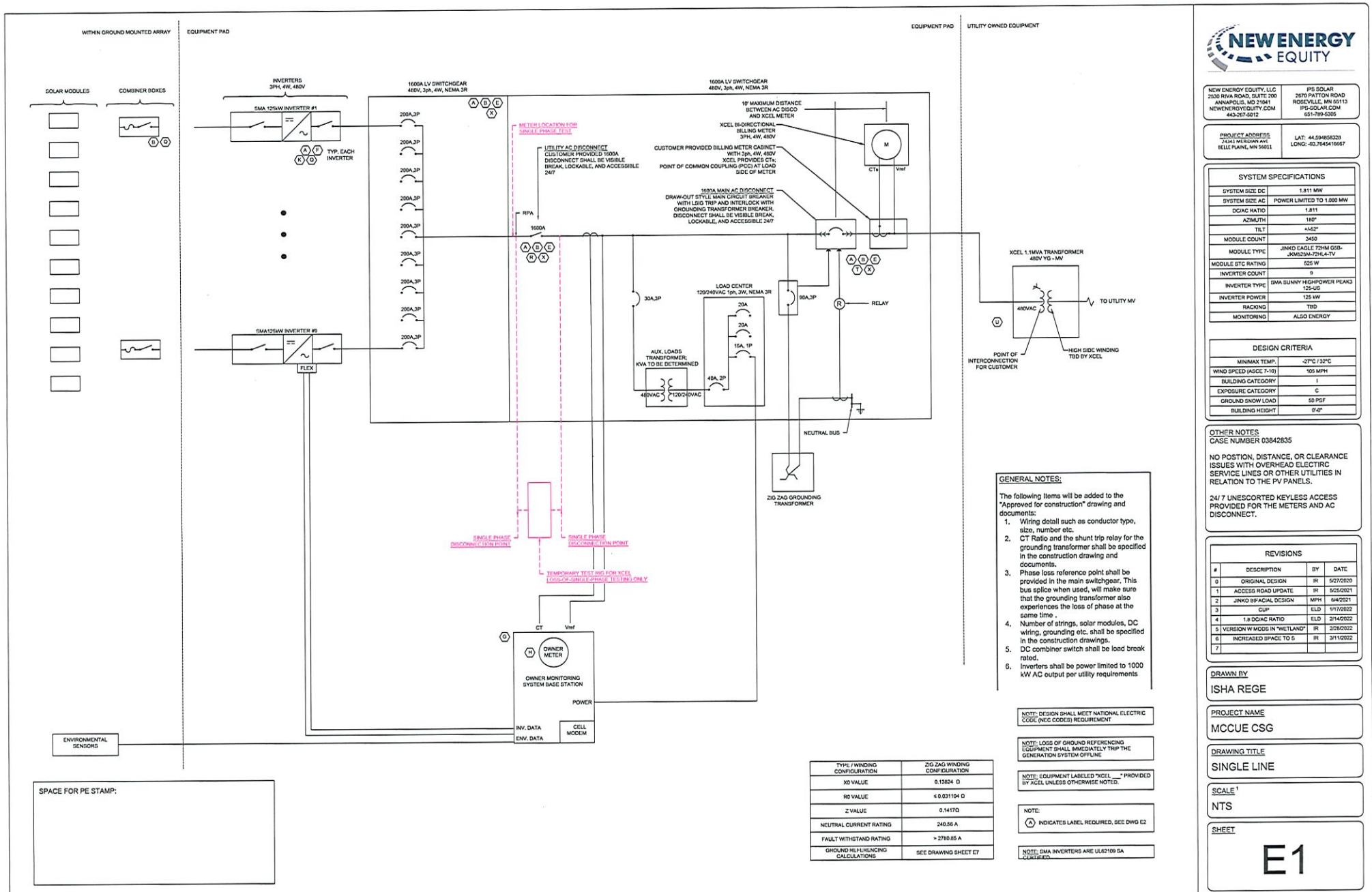
SCALE¹
1" = 60'

0 1" 2"

SHEET
PV8

DRAWING SHEETS AND CONTENTS NOT TO BE DISTRIBUTED WITHOUT EXPLICIT WRITTEN CONSENT FROM NEW ENERGY EQUITY LLC.

¹DRAWING SCALE ACCURATE WHEN THIS PAGE IS PRINTED ON 24"x36" PAPER.



NEW ENERGY EQUITY, LLC
2650 RIVA ROAD, SUITE 200
ANNAPOLIS, MD 21404
NEWENERGYEQUITY.COM
410-267-5012

IPS SOLAR
2670 PATTON ROAD
ROSELLE, MN 55113
IPS-SOLAR.COM
612-789-5305

PROJECT ADDRESS
74341 BERGSON AVE
BELLE PLAIN, MN 56011

LAT: 44.59485328
LONG: -93.76541667

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	1.811 MW
SYSTEM SIZE AC	POWER LIMITED TO 1.000 MW
DC/AC RATIO	1.811
AZIMUTH	180°
TILT	41/2°
MODULE COUNT	3450
MODULE TYPE	JINKO EAGLE 72HM G5B-JKM25M-72HL4-TV
MODULE STC RATING	625 W
INVERTER COUNT	6
INVERTER TYPE	SMA SUNNY HIGHPOWER PLANK 125-US
INVERTER POWER	125 kW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA	
MIN/MAX TEMP.	-27°C / 32°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	9'-0"

OTHER NOTES
CASE NUMBER 03842835

NO POSTION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

24/7 UNSCORTED KEYLESS ACCESS PROVIDED FOR THE METERS AND AC DISCONNECT.

REVISIONS			
#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	IR	5/27/2020
1	ACCESS ROAD UPDATE	IR	5/25/2021
2	JINKO 80% ACIAL DESIGN	MPH	6/4/2021
3	CLIP	ELD	1/17/2022
4	1.8 DC/AC RATIO	ELD	2/14/2022
5	VERSION W MODS IN "WETLAND"	IR	2/28/2022
6	INCREASED SPACE TO S	IR	3/11/2022
7			

DRAWN BY
ISHA REGE

PROJECT NAME
MCCUE CSG

DRAWING TITLE
SINGLE LINE

SCALE
NTS

SHEET

E1

- GENERAL NOTES:**
- The following items will be added to the "Approved for construction" drawing and documents:
1. Wiring detail such as conductor type, size, number etc.
 2. CT Ratio and the shunt trip relay for the grounding transformer shall be specified in the construction drawing and documents.
 3. Phase loss reference point shall be provided in the main switchgear. This bus splice when used, will make sure that the grounding transformer also experiences the loss of phase at the same time.
 4. Number of strings, solar modules, DC wiring, grounding etc. shall be specified in the construction drawings.
 5. DC combiner switch shall be load break rated.
 6. Inverters shall be power limited to 1000 kW AC output per utility requirements

NOTE: DESIGN SHALL MEET NATIONAL ELECTRIC CODE (NEC CODES) REQUIREMENT

NOTE: LOSS OF GROUND REFERRING EQUIPMENT SHALL IMMEDIATELY TRIP THE GENERATION SYSTEM OFFLINE

NOTE: EQUIPMENT LABELLED "XCEL" PROVIDED BY XCEL UNLESS OTHERWISE NOTED.

NOTE:
⊙ INDICATES LABEL REQUIRED, SEE DWG E2

NOTE: SMA INVERTERS ARE UL6189 SA QUALIFIED

TYPE / WINDING CONFIGURATION	210 ZAG WINDING CONFIGURATION
X0 VALUE	0.13024 Ω
R0 VALUE	< 0.031104 Ω
Z VALUE	0.1417Ω
NEUTRAL CURRENT RATING	240.56 A
FAULT WITHSTAND RATING	> 2780.86 A
GROUND RELAY/PROTECTING CALCULATIONS	SEE DRAWING SHEET E7

A **WARNING**

ELECTRIC SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES
MAY BE ENERGIZED IN THE OPEN POSITION

B **WARNING**

ARC FLASH AND SHOCK HAZARD
APPROPRIATE PPE REQUIRED

NOMINAL SYSTEM VOLTAGE _____
FLASH HAZARD BOUNDARY _____
CAL/CM² FLASH HAZARD AT 18" _____
ARC FLASH PPE CATEGORY _____
LIMITED APPROACH _____
RESTRICTED APPROACH _____
PROHIBITED APPROACH _____

C **WARNING**

POWER SOURCE OUTPUT CONNECTION
DO NOT RELOCATE THIS OVERCURRENT
DEVICE.

D **WARNING**

THIS EQUIPMENT FED BY MULTIPLE
SOURCES. TOTAL RATING OF ALL
OVERCURRENT DEVICES EXCLUDING MAIN
SUPPLY OVERCURRENT DEVICE SHALL NOT
EXCEED AMPACITY OF BUSBAR.

E **WARNING**

TURN OFF PHOTOVOLTAIC AC DISCONNECT
PRIOR TO WORKING INSIDE PANEL

F

MAXIMUM VOLTAGE _____
MAXIMUM CIRCUIT CURRENT _____

MAXIMUM RATED OUTPUT CURRENT OF
THE CHARGE CONTROLLER OR
DC-TO-DC CONVERTER (IF INSTALLED) _____

G **SOLAR DATA & MONITORING**

H **CUST. GENERATION METER**

J **XCEL BILLING METER**

K **XXkW INVERTER #X**

OUTPUT CURRENT _____
OPERATING VOLTAGE _____

L

MAXIMUM OPERATING VOLTAGE _____
EQUALIZATION VOLTAGE _____
POLARITY OF GROUNDED CONDUCTOR _____

M **SOLAR AC COMBINER
PANEL #1**

OUTPUT CURRENT _____
OPERATING VOLTAGE _____

NEUTRAL WIRE IS SIZED PER EGC FOR
CURRENT SENSING ONLY. DO NOT
CONNECT ADDITIONAL LOADS TO
ACCUMULATION PANEL WITHOUT PROPER
ENGINEERING SUPERVISION AND PV
SYSTEM OWNER'S FORMAL APPROVAL

N **WARNING: PHOTOVOLTAIC
POWER SOURCE**

O **RAPID SHUTDOWN SWITCH
FOR SOLAR PV SYSTEM**

GENERAL NOTES:

- Detail such as voltage, amperes, etc. for each label shall be included in the "Approved for construction" drawing.
- Calculated values for Arc Flash label will be provided in the "Approved for construction" drawing.

SPACE FOR PE STAMP:

P **PV SOLAR AC DISCONNECT**

Q **PV SOLAR DC DISCONNECT**

R **UTILITY PV SYSTEM AC
DISCONNECT**

OUTPUT CURRENT _____
OPERATING VOLTAGE _____

S **PV SYSTEM AC
DISCONNECT**

OUTPUT CURRENT _____
OPERATING VOLTAGE _____

T **MAIN PV SYSTEM AC
DISCONNECT**

OUTPUT CURRENT _____
OPERATING VOLTAGE _____

U **SOLAR SYSTEM POINT OF
INTERCONNECTION**

OUTPUT CURRENT _____
OPERATING VOLTAGE _____

V

CAUTION

POWER TO THIS SERVICE IS ALSO SUPPLIED
FROM THE FOLLOWING SOURCES WITH
DISCONNECTS LOCATED AS SHOWN

INVERTER AC DISCONNECT

PV ARRAY

UTILITY AC DISCONNECT



NEW ENERGY EQUITY, LLC
2530 RIVA ROAD, SUITE 200
ANNAPOLIS, MD 21401
NEWENERGYEQUITY.COM
410.307.6912

IPS SOLAR
2819 PATTON ROAD
ROSEVILLE, MN 55113
IPS-SOLAR.COM
651.789.5255

PROJECT ADDRESS:
2414 MIDLAND AVE
BELL PLAIN, MN 56011

LAT: 44.59485328
LONG: -93.7645416667

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	1.811 MW
SYSTEM SIZE AC	POWER LIMITED TO 1,000 MW
DC/AC RATIO	1.811
AZIMUTH	180°
TILT	4.42°
MODULE COUNT	3450
MODULE TYPE	JINKO EAGLE 72HM G5B- JMK520M72HL4-LV
MODULE STC RATING	525 W
INVERTER COUNT	
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK3 125-US
INVERTER POWER	125 kW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA	
MIN/MAX TEMP.	-27°C / 32°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES:
CASE NUMBER 03842835

NO POSITION, DISTANCE, OR CLEARANCE
ISSUES WITH OVERHEAD ELECTRIC
SERVICE LINES OR OTHER UTILITIES IN
RELATION TO THE PV PANELS.

24/7 UNESCORTED KEYLESS ACCESS
PROVIDED FOR THE METERS AND AC
DISCONNECT.

REVISIONS			
#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	IR	5/27/2020
1	ACCESS ROAD UPDATE	IR	5/29/2021
2	JINKO BIFACIAL DESIGN	MPH	04/05/21
3	CUP	ELD	11/17/2022
4	1.8 DC/AC RATIO	ELD	2/14/2022
5	VERSION W MODS IN "WETLAND"	IR	2/28/2022
6	INCREASED SPACE TO 5	IR	3/11/2022
7			

DRAWN BY:
ISHA REGE

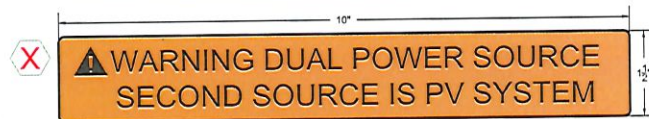
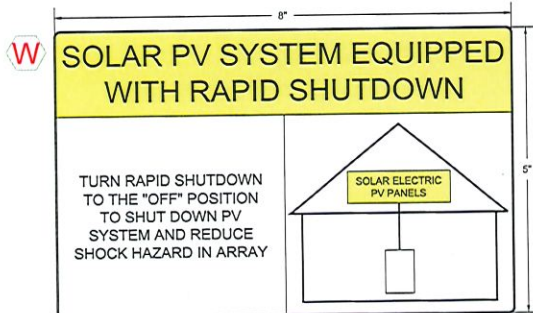
PROJECT NAME:
MCCUE CSG

DRAWING TITLE:
SYSTEM LABELS A

SCALE:
NTS

SHEET:

E2A



GENERAL NOTES:

- (1) ALL LABELS MUST COMPLY WITH 2020 NEC 110.21(B);
- (2) LABELS AS PROVIDED AND NOTED ON THIS SHEET MEET WARNING, EFFECTIVE WORDING AND COLOR/SYMBOL REQUIREMENTS
- (3) LABELS SHALL BE PERMANENTLY AFFIXED TO EQUIPMENT OR WIRING METHOD
- (4) LABELS SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED. STICKERS OF PROPER DURABILITY AND ADHESION ARE PREFERRED. REFERENCE ANSI Z535.4-2011 FOR GUIDELINES.

SPECIFIC LABEL NOTES:

- A. 2020 NEC 690.13(D)
- B. 2020 NEC 110.16
- C. 2020 NEC 705.12(B)(1)(b)
- D. 2020 NEC 110.27(C)
- E. 2020 NEC 110.27(C)
- F. 2020 NEC 690.53
- G. XCEL REQUIREMENT
- H. XCEL REQUIREMENT
- I. LABEL REMOVED
- J. XCEL REQUIREMENT
- K. 2020 NEC 690.54
- L. 2020 NEC 690.55
- M. LABEL FOR ACCUMULATION PANEL
- N. 2020 NEC 690.31(F)
- O. 2020 NEC 690.56(C)
- P. 2020 NEC 690.13(B)
- Q. 2020 NEC 690.13(B)
- R. 2020 NEC 690.54
- S. 2020 NEC 690.54
- T. 2020 NEC 690.13(B)
- U. LABEL FOR POINT OF INTERCONNECTION
- V. 2020 NEC 705.10 SYSTEM PLACCARD
- W. 2020 NEC 690.56(C)(1)
- X. 2020 NEC 690.59

EQUIPMENT	LABELS
ACCUMULATION PANELS, COMBINER BOXES, PULL BOXES, ENCLOSURES	A, B, E, M
DC CONDUIT	N
RAPID SHUTDOWN	O, W
ENERGY STORAGE	L
INVERTERS	K
MONITORING EQUIPMENT	G
METERS	H, J, X
DC DISCONNECT	A, F, Q
AC DISCONNECT	A, B, E, O, P, R, S, T, X
POINT OF INTERCONNECTION	A, C, D, U, V, E

SPACE FOR PE STAMP:



NEW ENERGY EQUITY, LLC
2030 RIVA ROAD, SUITE 200
ANNAPOLIS, MD 21401
NEWENERGYEQUITY.COM
410-357-6012

PS SOLAR
2670 RAYTON ROAD
ROSELLE, MN 55113
PPS@SOLAR.COM
651-789-5305

PROJECT ADDRESS
PEARL MERRIMAN AVE
BELLE PLAIN, MN 56011

LAT: 44.594856328
LONG: -93.7645416667

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	1.811 MW
SYSTEM SIZE AC	POWER LIMITED TO 1.000 MW
DC/AC RATIO	1.811
AZIMUTH	180°
TILT	4.0°
MODULE COUNT	3450
MODULE TYPE	JINKO EAGLE 72HM G5B-JKM25M-72HL4-TV
MODULE STC RATING	525 W
INVERTER COUNT	0
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK3 125-US
INVERTER POWER	125 kW
RACKING	TBD
MONITORING	ALGO ENERGY

DESIGN CRITERIA	
MIN/MAX TEMP.	-27°C / 32°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES
CASE NUMBER 03842835

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

24/7 UNESCORTED KEYLESS ACCESS PROVIDED FOR THE METERS AND AC DISCONNECT.

REVISIONS			
#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	IR	5/27/2020
1	ACCESS ROAD UPDATE	IR	5/25/2021
2	JINKO BIFACIAL DESIGN	MPH	6/4/2021
3	CLIP	ELD	1/17/2022
4	1.8 DC/AC RATIO	ELD	2/14/2022
5	VERSION W/ MOGS IN "WETLAND"	IR	2/28/2022
6	INCREASED SPACE TO D	IR	3/11/2022
7			

DRAWN BY
ISHA REGE

PROJECT NAME
MCCUE CSG

DRAWING TITLE
SYSTEM LABELS B

SCALE
NTS

SHEET

E2B

¹ DRAWING SCALE ACCURATE WHEN THIS PAGE IS PRINTED ON 24"x36" PAPER.

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	1,811 MW
SYSTEM SIZE AC	POWER LIMITED TO 1,000 MW
DC/AC RATIO	1.811
AC MATH	180°
TILT	4.62°
MODULE COUNT	3450
MODULE TYPE	JINKO EAGLE 72HM G5B-JKM325M-72HL4-TV
MODULE STC RATING	325 W
INVERTER COUNT	9
INVERTER TYPE	SMA SUNNY HIGHPOWER PLANK3
INVERTER POWER	125 kW
RACKING	TED
MONITORING	ALSO ENERGY

DESIGN CRITERIA	
MIN/MAX TEMP.	-27°C / 33°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0'-0"

OTHER NOTES
CASE NUMBER 03842835

NO POSTION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

24/7 UNESCORTED KEYLESS ACCESS PROVIDED FOR THE METERS AND AC DISCONNECT.

REVISIONS			
#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	IR	5/27/2020
1	ACCESS ROAD UPDATE	IR	1/22/2021
2	JINKO BIFACIAL DESIGN	MPH	5/4/2021
3	CLIP	ELD	1/17/2022
4	1.8 DC/AC RATIO	ELD	2/14/2022
5	VERSION W MOOS IN "WETLAND"	IR	2/28/2022
6	INCREASED SPACE TO 5'	IR	3/11/2022
7			

DRAWN BY
ISHA REGE

PROJECT NAME
MCCUE CSG

DRAWING TITLE
ELECTRICAL DETAILS

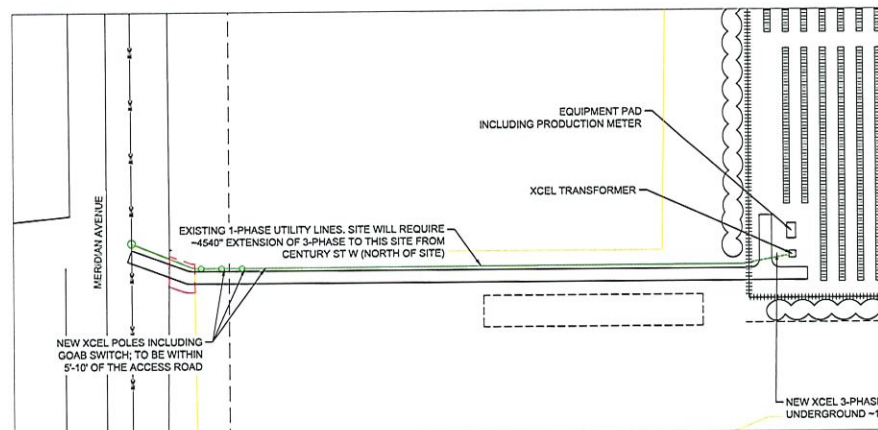
SCALE
AS NOTED

SHEET

E3

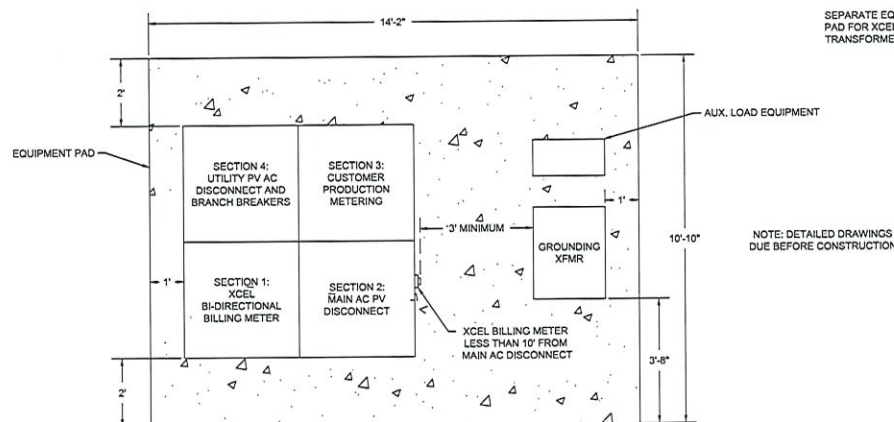
SHEET NOTES:

- Overhead line to underground service conductors detail - provided by utility
- Fence Detail and Fence Grounding - provided in the civil engineering drawings



1 INTERCONNECTION PLAN

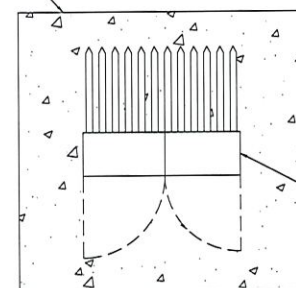
Scale: 1" = 70'



2 EQUIPMENT PAD PLAN

Scale: 3/4" = 1'

SEPARATE EQUIPMENT PAD FOR XCEL OWNED TRANSFORMER



XCEL OWNED INTERCONNECTION TRANSFORMER

SPACE FOR PE STAMP:



ForgeSolar

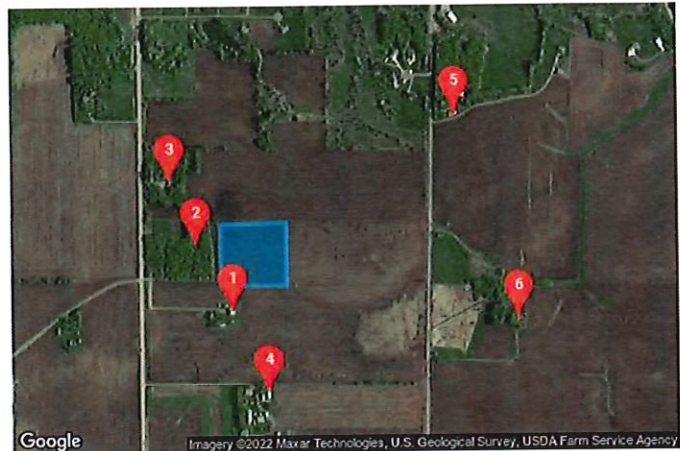
VA - Krenicky

McCue

Client: IPS

Created March 21, 2022
 Updated March 21, 2022
 Time-step 1 minute
 Timezone offset UTC-5
 Site ID 66477.11531

Project type Advanced
 Project status: active
 Category 1 MW to 5 MW



Misc. Analysis Settings

DNI: varies (1,000.0 W/m² peak)
 Ocular transmission coefficient: 0.5
 Pupil diameter: 0.002 m
 Eye focal length: 0.017 m
 Sun subtended angle: 9.3 mrad

Analysis Methodologies:

- Observation point: Version 2
- 2-Mile Flight Path: Version 2
- Route: Version 2

Summary of Results

Glare with potential for temporary after-image predicted

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced
	deg	deg	min	min	kWh
PV array 1	SA tracking	SA tracking	1	9,883	-

Component Data

PV Array(s)

Total PV footprint area: 9.4 acres

Name: PV array 1

Footprint area: 9.4 acres

Axis tracking: Single-axis rotation

Backtracking: Shade-slope

Tracking axis orientation: 180.0 deg

Maximum tracking angle: 60.0 deg

Resting angle: 0.0 deg

Ground Coverage Ratio: 0.5

Rated power: -

Panel material: Smooth glass with AR coating

Vary reflectivity with sun position? Yes

Correlate slope error with surface type? Yes

Slope error: 8.43 mrad

Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	44.595434	-93.765062	975.46	5.00	980.46
2	44.593746	-93.765052	981.00	5.00	986.00
3	44.593738	-93.762530	975.18	5.00	980.18
4	44.595457	-93.762541	987.62	5.00	992.62



Discrete Observation Receptors

Number	Latitude	Longitude	Ground elevation	Height above ground	Total Elevation
	deg	deg	ft	ft	ft
OP 1	44.593027	-93.764612	981.39	0.00	981.39
OP 2	44.594844	-93.766004	998.41	0.00	998.41
OP 3	44.596589	-93.767013	989.40	0.00	989.40
OP 4	44.590793	-93.763235	995.83	0.00	995.83
OP 5	44.598410	-93.755980	989.32	0.00	989.32
OP 6	44.592803	-93.753514	993.49	0.00	993.49

Summary of PV Glare Analysis

PV configuration and total predicted glare

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced	Data File
	deg	deg	min	min	kWh	
PV array 1	SA tracking	SA tracking	1	9,883	-	-

Distinct glare per month

Excludes overlapping glare from PV array for multiple receptors at matching time(s)

PV	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
pv-array-1 (green)	0	0	0	0	0	0	0	0	1	0	0	0
pv-array-1 (yellow)	515	501	605	651	724	741	749	696	607	570	514	515

PV & Receptor Analysis Results

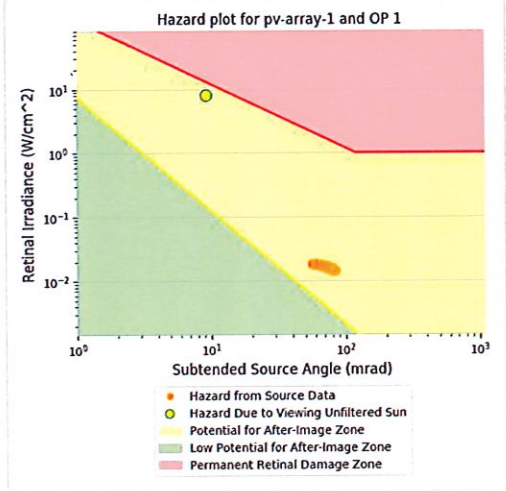
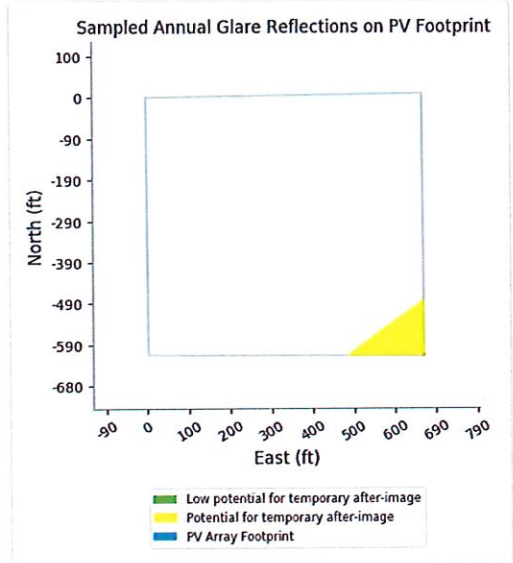
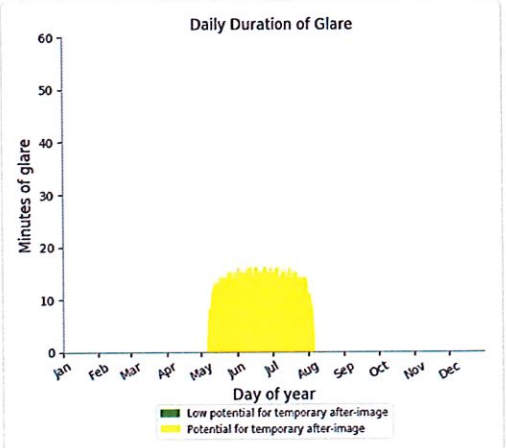
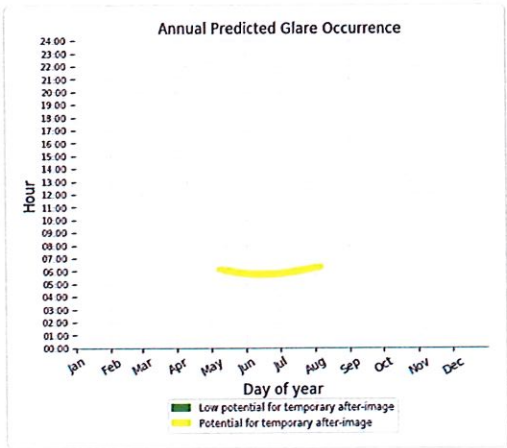
Results for each PV array and receptor

PV array 1 potential temporary after-image

Component	Green glare (min)	Yellow glare (min)
OP: OP 1	0	1299
OP: OP 2	0	7377
OP: OP 3	0	1196
OP: OP 4	0	0
OP: OP 5	0	0
OP: OP 6	1	11

PV array 1 - OP Receptor (OP 1)

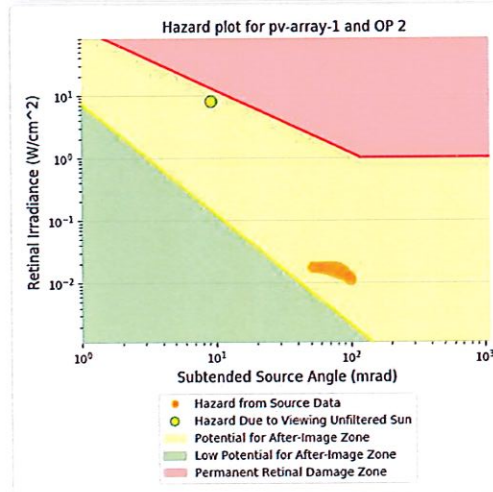
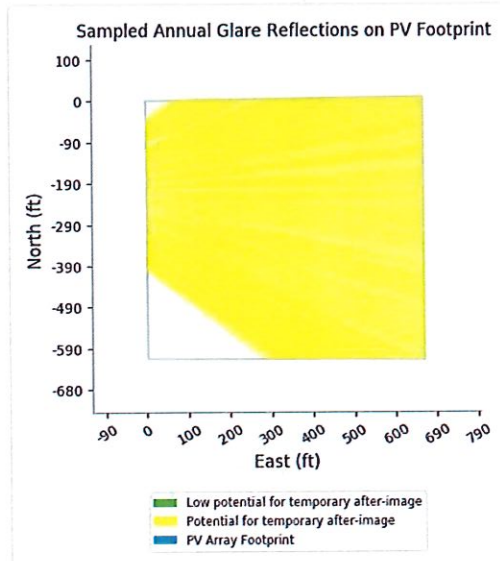
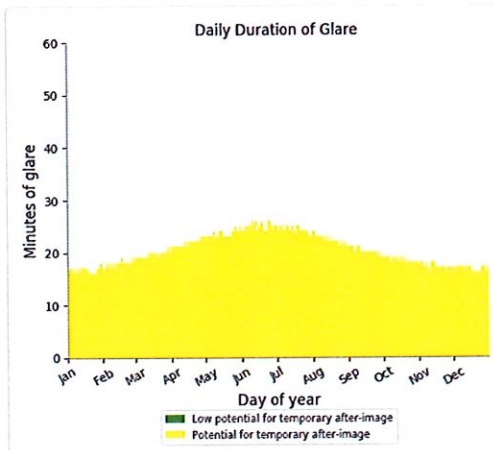
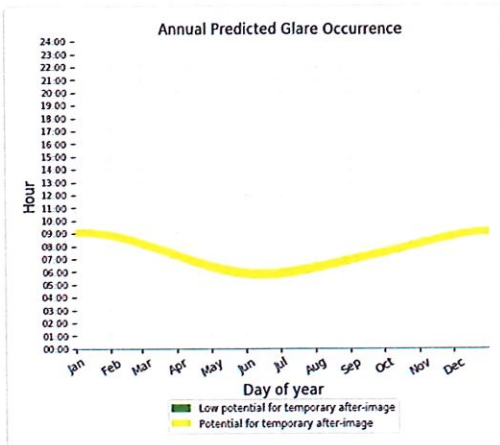
- PV array is expected to produce the following glare for receptors at this location:
- 0 minutes of "green" glare with low potential to cause temporary after-image.
 - 1,299 minutes of "yellow" glare with potential to cause temporary after-image.



PV array 1 - OP Receptor (OP 2)

PV array is expected to produce the following glare for receptors at this location:

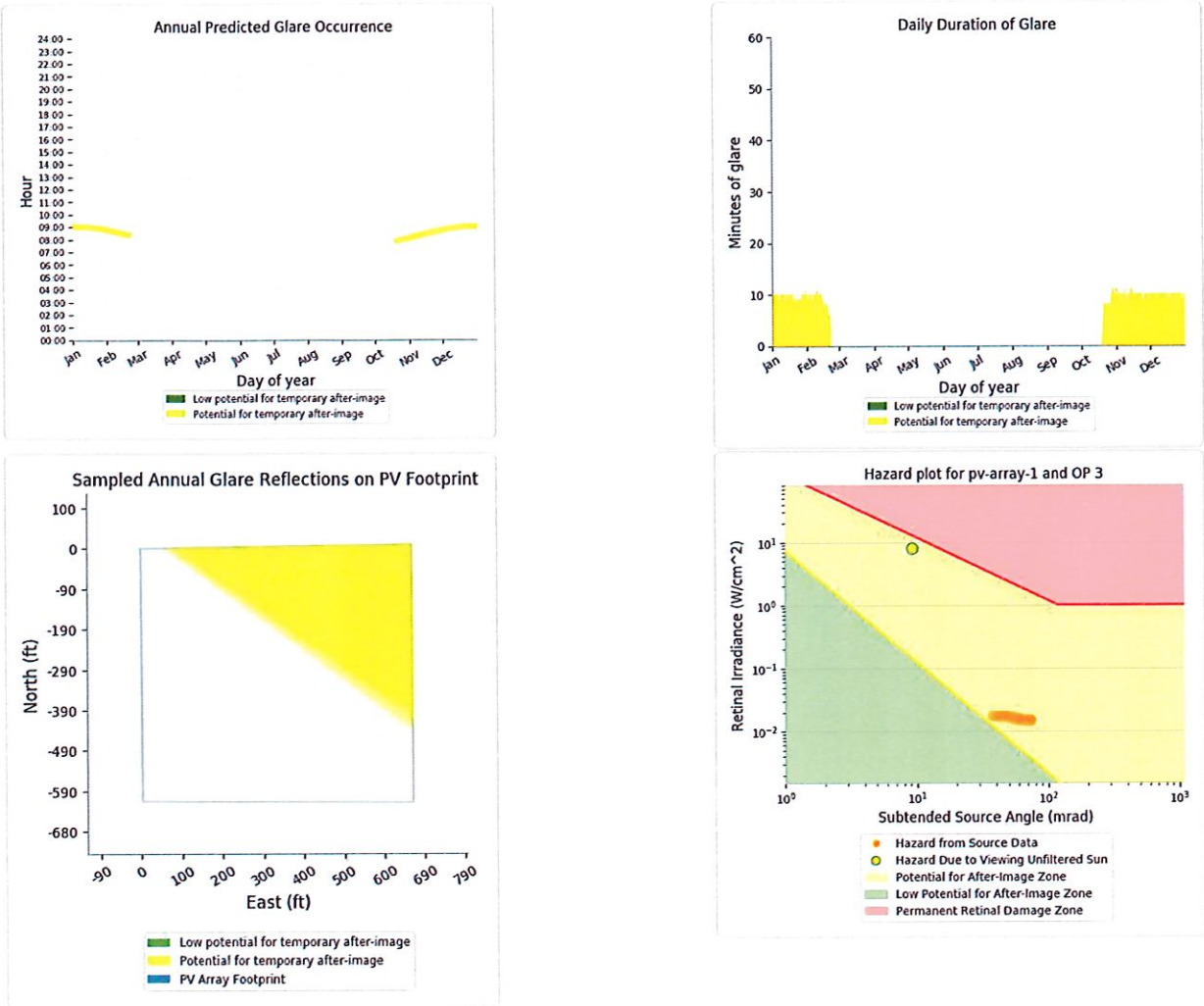
- 0 minutes of "green" glare with low potential to cause temporary after-image.
- 7,377 minutes of "yellow" glare with potential to cause temporary after-image.



PV array 1 - OP Receptor (OP 3)

PV array is expected to produce the following glare for receptors at this location:

- 0 minutes of "green" glare with low potential to cause temporary after-image.
- 1,196 minutes of "yellow" glare with potential to cause temporary after-image.



PV array 1 - OP Receptor (OP 4)

No glare found

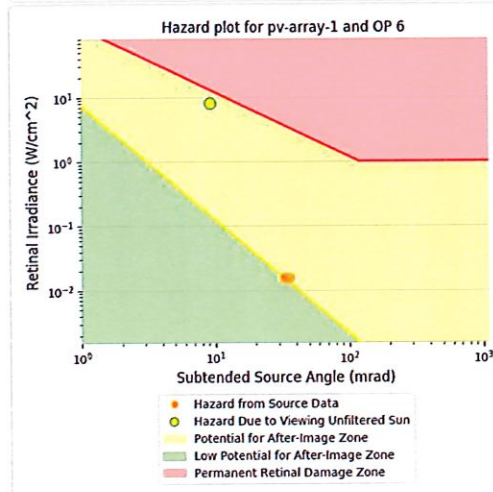
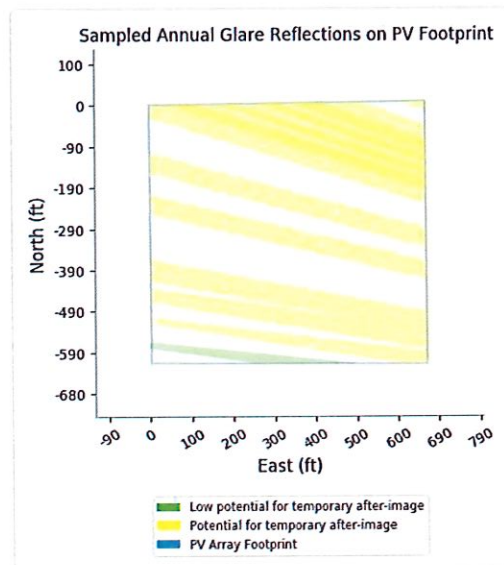
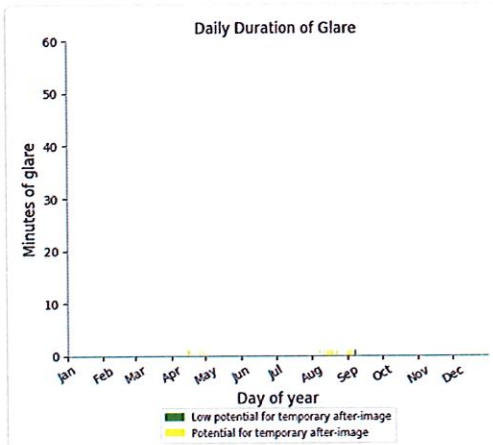
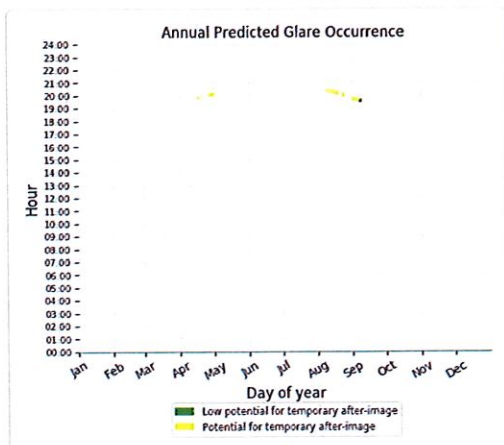
PV array 1 - OP Receptor (OP 5)

No glare found

PV array 1 - OP Receptor (OP 6)

PV array is expected to produce the following glare for receptors at this location:

- 1 minutes of "green" glare with low potential to cause temporary after-image.
- 11 minutes of "yellow" glare with potential to cause temporary after-image.



Assumptions

- Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
- Glare analyses do not account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographic obstructions.
- Detailed system geometry is not rigorously simulated.
- The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual values and results may vary.
- The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.
- Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare.
- The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)
- Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.
- Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
- Glare vector plots are simplified representations of analysis data. Actual glare emanations and results may differ.
- Refer to the **Help** page for detailed assumptions and limitations not listed here.

McCue CSG

Decommissioning Plan

Prepared for:

**Impact Power Solutions
2670 Patton Road, Roseville, MN, 55113**

**Location: Belle Plaine, MN
March 21, 2022**



Table of Contents

1 - Introduction.....	1
2 - Summary Statement of Expected Residual Value.....	1
3 - Basis of Plan Narrative.....	1
4 - Schedule of Removal and Restoration Costs.....	3
5 - Schedule of Salvage Values.....	4

1.0 Introduction

The purpose of this report is to describe the decommissioning process for the McCue solar photovoltaic generation facility (“the project”) located at 24341 Meridian Ave, Belle Plaine, MN 56011. The project consists of 3450 solar modules mounted to a driven pile, single axis tracker system. Both direct current (DC) and alternating current (AC) conductors will be trenched in conduit. After final circuit consolidation at the PV system pad mounted switchboard, the system’s voltage will be stepped-up to distribution level at the Xcel owned transformer and interconnected, onto an existing utility distribution circuit.

The project converted approximately 9.36 acres of agricultural land into a power generation facility. Construction included elevated solar modules mounted on driven steel piles, concrete inverter/transformer pads, and gravel access roads.

2.0 Summary Statement of Expected Decommissioning Cost

The expected residual value of the solar facility is the difference between the removal/restoration cost and the salvage value. The decommissioning cost to remove the solar pv facility and reestablish the property back to a grassy field is not expected to exceed a net expenditure of \$27000 at the end of the project’s expected service life.

3.0 Basis of Plan Narrative

The following is a list of assumptions and clarifications to further define the methodology used to establish the scope and values of the removal costs and salvage values.

3.1 General

- The intent of the decommissioning work will be to fully remove the solar facility, dispose of any components, and restore the site to a permanently stabilized grassed field.
- The service life of the facility is assumed to be 35 years. All dollar amounts are in net-present-value. It is assumed that all values will inflate/deflate at consistent with baseline inflation, therefore, the net-present-value comparison of removal cost to salvage value will remain relevant at the end of the service life.
- Costs associated with this plan represent a “turn key” operation for a general contractor to be hired for this work, including permits, mobilization, contingency, etc.
- Haul costs assume a maximum distance of 60 miles between the project and nearest disposal or recycling facility.
- No maximum duration has been assigned for this work. It has been assumed that this work would be handled by a single crew without full time site personnel.

3.2 Civil Infrastructure

- Topsoil used to backfill excavations will be borrowed from onsite locations. No topsoil import is included.
- Remove rip rap at stormwater basins.
- Aggregate removal will be the full depth of the aggregate section for roads, equipment pads, and other areas utilizing aggregate. No aggregate will be buried. Includes subgrade scarification prior to backfilling with topsoil.
- Turf establishment includes mulch, fertilizer, and water as necessary to achieve 70% ground cover as required to satisfy the NPDES Construction General Permit.
- Sediment control cost consists of silt fence but could also be fiber logs. Location of sediment control will be downslope from exposed soils only in areas where sedimentation offsite or into onsite water bodies can reasonably be expected.
- Trees and shrubs shall be protected and shall remain in place.

3.3 Structural Infrastructure

- Steel pile foundation removal is estimated at 25% the effort and cost as pile installation.
- Steel racking removal is estimated at 50% the effort and cost of racking installation.

3.4 Electrical Infrastructure

- PV modules to be recycled. Assumption is that the modules are 72 cell polysilicon modules, having an approximate dimension of 6' x 3' in dimension.
- Switchgear including transformers will be removed from their respective concrete pads and recycled or returned to the manufacturer.
- Copper wiring will be dug up (if required) and recycled.
- Aluminum wiring will be dug up (if required) and recycled.
- On site riser or interconnection poles shall be removed.
- String inverters/combiner boxes are no more than 130 lbs. in weight and not more than 40" x 25" x 12" in dimension. A two-person crew can dismantle a string inverter and recycle the components.
- Transformers are pad mounted and weigh approximately 8,500 pounds. These are dry type transformers, so there is no need for any oil disposal.
- Underground power and communication cables can be removed by excavating with a power trencher or excavator.

3.5 Recycling PV Modules

- Recycling solar modules have environmental benefits such as
 - o Creating a useful and sustainable method of disposal
 - o Providing raw materials for repurposing and reprocessing
 - o Recovering up to 90% of the photovoltaic glass and up to 95% of the semiconductor material necessary for further production
 - o Recycling of rare earth metals.

4.0 Schedule of Removal and Restoration Costs

McCue CSG						
ENGINEER'S ESTIMATE						
3/21/2022						
Schedule of Removal and Restoration Costs						
		QUANTITY	UNITS	\$/UNIT	COST	NOTES
	CIVIL INFRASTRUCTURE					
1	Aggregate Removal	75	CY	\$4.00	\$300.00	Remove full section of aggregate road, structural concrete base material, and surfacing around equipment pads
2	Aggregate Haul and Offsite Disposal	75	CY	\$10.00	\$750.00	
3	Geotextile Removal under Aggregate Roads	14,250	SF	\$0.18	\$2,565.00	
4	Geotextile Haul and Offsite Disposal	14,250	SF	\$0.01	\$142.50	
5	Topsoil Backfill	23	CY	\$10.00	\$230.00	Onsite relocation of topsoil to backfill road and equipment pad excavations
6	Rip Rap Removal	120	CY	\$10.00	\$1,200.00	Remove CMP of approximate 30' length with no greater than 2' of cover
7	Rip Rap Haul and Offsite Disposal	120	CY	\$10.00	\$1,200.00	
8	Chainlink Fence Removal	2,560	LF	\$1.00	\$2,560.00	Includes fence mesh, post framing, concrete foundations, gates, etc. Assumes min 20' clearance from energized equipment
9	Chainlink Fence Haul and Offsite Disposal	2,560	LF	\$0.50	\$1,280.00	
10	Reinforced Concrete Equipment Pad Removal	1	EA	\$500.00	\$500.00	
11	Concrete Waste Haul and Offsite Disposal	1	EA	\$500.00	\$500.00	
12	Site Grading	1	AC	\$2,000.00	\$2,000.00	Grading smooth all areas disturbed by removals, excavations, etc, assumed (0.1 x project area) + Road Area + Equipment Pad Area
13	Turf Establishment	1	AC	\$1,500.00	\$1,500.00	Hydroseed all areas disturbed by removals, excavations, etc
14	Sediment Control	1290	LF	\$1.50	\$1,935.00	Silt fence, assumed 2 x the project area N-S length
	Structural Infrastructure					
15	Foundation Removal	690	EA	\$4.50	\$3,105.00	Assumed [20] posts for 100 mod tables and [15] posts for 75 mod tables
16	Foundation Haul and Offsite Disposal	690	EA	\$1.50	\$1,035.00	
17	Steel Racking Removal	1.811	MW	\$3,000.00	\$5,433.00	
18	Steel Racking Haul and Offsite Disposal	1.811	MW	\$500.00	\$905.50	
	Electrical Infrastructure					
19	Removal of Solar Modules	3,450	EA	\$3.00	\$10,350.00	
20	Removal of String Inverters	9	EA	\$40.00	\$360.00	
21	Removal of Switchgear/Xfmr	2	EA	\$1,200.00	\$2,400.00	
22	Removal of Riser and Interconnection Poles	6	EA	\$800.00	\$4,800.00	
23	Removal of SCADA/Aux Panel/Weather Station	1	EA	\$350.00	\$350.00	
24	Removal of Medium Voltage AL Cables	1	MW	\$1,200.00	\$1,200.00	
25	Removal of Fiber Optic Cables	1	MW	\$250.00	\$250.00	
	Total Cost				\$46,851.00	

5.0 Schedule of Salvage Values

McCue CSG						
ENGINEER'S ESTIMATE						
3/21/2022						
Schedule of Salvage Value						
		QUANTITY	UNITS	\$/UNIT	Value	NOTES
Structural Infrastructure						
1	Steel Pile	33.12	TONS	\$40.00	\$1,324.80	Assuming 80 lbs. per pile
2	Steel Racking	66.24	TONS	\$40.00	\$2,649.60	
3	Chainlink Fence	2,560	LF	\$0.50	\$1,280.00	
Electrical Infrastructure						
4	PV Modules	3,450	EA	\$2.00	\$6,900.00	
5	String Inverters	9	EA	\$500.00	\$4,500.00	
6	Equipment Switchgear in Xfmrs	2	EA	\$1,200.00	\$2,400.00	
7	SCADA/Aux/Weather Station Equipment	1	EA	\$350.00	\$350.00	
8	MV AL Collection Lines	820	lbs	\$0.20	\$164.00	http://www.nehringwire.com/aluminum/aac-all-aluminum-conductor/
9	DC Copper Wires	5,130	lbs	\$1.00	\$5,130.00	http://colonialwire.com/wp-content/uploads/2013/09/WIRE-WEIGHTS1.pdf
10	AC Aluminum Wires	1,630	lbs	\$0.40	\$652.00	
	Total Cost				\$25,350.40	

$$\text{NET EXPENSE} = \text{REMOVAL} - \text{SALVAGE} = \$21,500.60$$

Multiply by 125% for safety factor:

$$\$21,500.60 \times 125\% = \$26,875.75$$



SCOTT COUNTY
Natural Resources Department

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952) 496-8475 • Fax (952) 496-8496 • Web www.co.scott.mn.us

Memo

Date: 3/18/2022
To: Marty Schmitz, Zoning Administrator
From: Megan Tasca, P.E., Natural Resources Department
Subject: PL2022-0009 McCue Solar Garden

The Scott County Natural Resources Department has completed a preliminary review of project plans (sheets PV1-PV8, dated 3/11/22), SWPPP Draft (dated 11/29/18), for conformance with the regulations of the Scott County Zoning Ordinance #3, Chapter 6 requirements. Please complete the required changes and resubmit for review and approval.

1. Provide approval from the LGU for proposed solar panels within the wetland area.
2. SWPPP should be updated for most current layout. Provide proposed impervious calculations in accordance with the MPCA Minnesota Stormwater Manual guidance for solar projects. If more than 1 acre of new impervious area is being proposed provide a Resource Management Plan that includes rate control and infiltration in accordance with Chapter 6 of the Zoning Ordinance.
3. Please update proposed construction dates in the SWPPP document.
4. SWPPP designer certification information is out of date. Please update.
5. Please add a note to the plans that any tile lines found during construction must be reported to Scott County and removed or abandoned in an appropriate manner.
6. Provide a soil boring within any proposed infiltration areas to confirm soil types, design infiltration rates, and depth to groundwater. All infiltration areas should have a minimum of 3' of separation between the bottom of the infiltration basin and seasonal high water table. If less than 3' is provided a liner is required.
7. SWPPP references a proposed wetland buffer area. Please update the SWPPP for the latest proposed layout and address methods to minimize impacts to wetland areas that are undisturbed.
8. Provide a plan with existing and proposed grades on it. Drainage patterns show on sheet PV7 do not match contour information on Scott County SG3 mapping system.
9. Update stormwater calculations to include existing and proposed runoff rates at each discharge point on the site.
10. Provide updated civil plans for the new layout and any required ponding areas.

If you have any questions or need clarification of these comments, please feel free to contact us at (952) 496-8881.

Cc: Patrick Wier, IPS Solar

TOWNSHIP RECOMMENDATION FORM

On Jan 4, 2022, the Town Board of Belle Plaine discussed
with Pat Wier - IPS Solar, the request to install community solar
garden in Belle Plaine Township located near Meridian Circle.

After reviewing the Request, the Town Board:

☒

RECOMMENDS APPROVAL

WITH THE FOLLOWING CONDITIONS: As per specs - DRI Team 8/29/18

County Ordinance requires 125% financial surety for the
duration of the project for removal costs.

Preference to bury lines to connect to main line from site.

☐

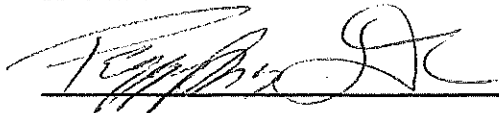
RECOMMENDS DISAPPROVAL

FOR THE FOLLOWING REASONS: _____

☐

HAS NO RECOMMENDATION, BUT WILL FORWARD THE REQUEST TO THE PLANNING
COMMISSION OR BOARD OF ADJUSTMENT.

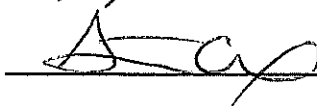
SIGNED:



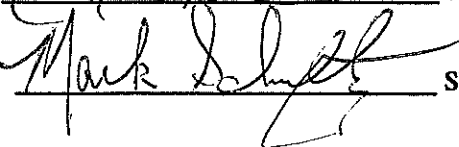
CLERK



SUPERVISOR



SUPERVISOR



SUPERVISOR

White - County

Yellow - Township Copy

Pink - Applicant's Copy