



Le Sueur County, MN

Thursday, May 10, 2018

Regular session

Item 4

Akemann-Waterville Foods & Ice Packet

Staff Contact: Joshua Mankowski or Michelle R. Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT: Bernard Akemann-Waterville Food & Ice

OWNER: ABRA LLC

911 ADDRESS: 14853 Benton Street, Waterville, MN

PROJECT DESCRIPTION: To allow grading, excavating, and filling of approximately 1,957 cubic yards of material movement.

PARCEL NUMBER: 14.026.7700

CUP NUMBER: 18028

SITE INFORMATION

LOCATION: SE 1/4 SW 1/4, Section 26, Waterville Township

ZONING DISTRICT: General Business

ZONING DISTRICT PURPOSE: The **General Business (B) District** is established for areas that allows for a wide range of services and goods in compact and convenient limited highway-oriented businesses which are close to existing urban areas or major transportation routes. Such business developments are to be developed at standards that will not impair the traffic carrying capabilities of abutting roads and highways.

GENERAL SITE DESCRIPTION: Existing business, 2 State Highways, Abutting city limits of Waterville, wetlands

ACCESS: Existing off State Highway 60

EXISTING LAND USE WITHIN ¼ MILE:

| | |
|---|--|
| North: State Hwy 60 & City of Waterville | South: Farmland, wetlands |
| East: State Hwy 13, Farmland & scattered residences | West: State Hwy, city limits, flood zone, Waterville Creek |

BACKGROUND INFORMATION

Property is currently zoned Business. Grading, excavating, and filling is beyond the permitted use and will require a CUP. The proposed work to be done will allow for the expanded building area. Proposed contours per proposed plan. Erosion control and revegetation is critical for the project. There are wetlands located downslope of the project area. As-built by surveyor of finished project required within 30 days of project completion.

TOWNSHIP BOARD NOTIFICATION

Public Notice sent to Township via mail. Fritz Cummins from Waterville Township was contacted on April 2, 2018 by applicant.

NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is not located within the Shoreland District.

WETLANDS: According to the National Wetlands Inventory, Type 1 and Type 3 wetlands located in the quarter-quarter section where the project is proposed.

ATTACHMENTS

Application, description of request, site plan, aerial photo, Erosion Control Plan

STAFF FINDINGS

ZONING ORDINANCE SECTIONS: Section 10, General Business; Section 18, Environmental Performance Standards, Subdivision

GOALS & POLICIES: The current Land Use Plan as adopted in 2007 does not make reference to grading, excavating and filling projects in the Business District.

ENVIRONMENTAL PERFORMANCE STANDARDS-SECTION 18

- WETLAND:** Type 1 and Type 3 wetlands present on property. No grading, excavating, or filling within the wetlands.
- GRADING, EXCAVATING, OR FILLING:** Grading, excavating, and filling beyond 50 cubic yards requires a Conditional Use Permit. There shall be no substantial adverse impact on surrounding properties or wetlands.
- EROSION CONTROL:** Erosion Control Plan attached. Erosion Control measures must be in place prior to any material movement or removal of vegetation on the site and must remain in place until re-vegetation is established.
- DRAINAGE:** Shall not increase stormwater runoff to cause adverse effects on adjacent land.

LAND PERFORMANCE STANDARDS-SECTION 19

- ACCESS:** Minimum driving surface 14' in width, inslope no greater than 4:1, unobstructed vertical and horizontal clearance, minimum flat grade of at least 20' at access point to road.

PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. Relationship to County plans.
2. The geographical area involved.
3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
4. The character of the surrounding area.
5. The demonstrated need for such use.
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
9. Abatement of Environmental Hazards as regulated in this Ordinance.

10. Other factors impacting the public health, safety and welfare.

11. **Additional considerations:**

- a. Off-site parking for equipment during construction.
- b. The site is adequate for water supply and on-site sewage treatment, will be required to submit a Compliance Inspection on the Septic System Servicing the property by June 1, 2018.
- c. If proposing new septic system, must protect proposed septic site from any construction equipment traffic or any grading, excavating, or filling activities.

PLANNING AND ZONING COMMISSION CONDITIONS

The Planning Commission shall recommend such conditions relating to the granting of said Conditional Use Permit, as they deem necessary to carry out the intent and purpose of this Ordinance or recommend that the request be denied. Such recommendation shall be in writing. The conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size, or location of the structures.
3. Controlling the location, size, and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking space.
6. Limiting the number, size, location, or lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.
9. Compliance Inspection required by June 1, 2018.

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 18028

Applicant: BERNARD AKEMANN-WATERVILLE FOO **Land Owner:** ABRA LLC

Conditional Use Permit Request: TO ALLOW GRADING, EXCAVATING & FILLING OF APPROXIMATELY 1957 CUBIC YARDS OF MATERIAL MOVEMENT.

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.

| Don Rk | Pam | Doug | Jeanne | Shirley | Don Ry | AI | TOTAL |
|--------|-----|------|--------|---------|--------|----|-------|
| | | | | | | | |

Explain _____

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

| Don Rk | Pam | Doug | Jeanne | Shirley | Don Ry | AI | TOTAL |
|--------|-----|------|--------|---------|--------|----|-------|
| | | | | | | | |

Explain _____

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

| Don Rk | Pam | Doug | Jeanne | Shirley | Don Ry | AI | TOTAL |
|--------|-----|------|--------|---------|--------|----|-------|
| | | | | | | | |

Explain _____

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

| Don Rk | Pam | Doug | Jeanne | Shirley | Don Ry | AI | TOTAL |
|--------|-----|------|--------|---------|--------|----|-------|
| | | | | | | | |

Explain _____

5. Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

| Don Rk | Pam | Doug | Jeanne | Shirley | Don Ry | AI | TOTAL |
|--------|-----|------|--------|---------|--------|----|-------|
| | | | | | | | |

Explain _____

6. The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

| Don Rk | Pam | Doug | Jeanne | Shirley | Don Ry | AI | TOTAL |
|--------|-----|------|--------|---------|--------|----|-------|
| | | | | | | | |

Explain _____

7. The conditional use is consistent with the Comprehensive Land Use Plan.

| Don Rk | Pam | Doug | Jeanne | Shirley | Don Ry | AI | TOTAL |
|--------|-----|------|--------|---------|--------|----|-------|
| | | | | | | | |

Explain _____

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will meet the goals of safety, health and the general welfare of the public.

Date: _____ APPROVED _____ DENIED _____ PZ Chairperson _____

COUNTY BOARD MEETING DATE _____

Le Sueur County

Conditional Use Application-Grading, Excavating & Filling

Activities that involve topographic alterations in all districts shall conform to the standards in Section 18 of the Le Sueur County Zoning Ordinance. Activities within a shoreland district shall conform to the standards in Section 13 of the Le Sueur County Zoning Ordinance.

In addition any activities in any type wetland shall be evaluated in accordance with the Wetland Conservation Act (WCA) regulations, as administered by the Le Sueur County Soil & Water Conservation District (SWCD).

I. Applicant:

Name Bernard Ahemann
Mailing Address PO Box 92
City Waterville State Mn Zip 56096
Phone # 507 838 8985 Phone # 507 362-8177

II. Landowner:

Name A.B.R.A. LLC
Mailing Address PO Box 92
City Waterville State Mn Zip 56096
Property Address 14853 E benton
City Waterville State Mn Zip 56096
Phone # 507 362 8177 Phone # 507-362-8177

III. Parcel Information:

Parcel Number 14,026,7700 Parcel Acreage 7.25
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township Waterville 109 Section 26
Subdivision _____ Lot _____ Block _____

IV. Township Notification: Township must be notified of proposed use prior to application.

Waterville Township Township notified on Apr. 2, 2018
(Township Name) (Date)
Board Member Fritz Cummins regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

- a. One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- b. Twenty Three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- c. Electronic version of any supporting documents *if available*.
- c. Additional copies may be requested as deemed necessary by the Department.
- d. **Application must be made in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- e. **Appointment is necessary.**
- f. **Applications will not be accepted by mail.**

Conditional Use Permit
Filing Fee

\$ 750 After-The-Fact fee is doubled.
\$ 46

Additional Fees:

Special Meeting \$ 2,000
After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater

VII. Type of Request: Grading, Excavating or Filling.

Non-Shoreland

- Within Bluff Impact Zone
- Within Bluff

Cubic yards of material movement: 1957
Cubic yards of material movement: _____
Cubic yards of material movement: _____

TOTAL cubic yards of material movement: 1957

Shoreland- Outside Shore Impact Zone

- Within Shore Impact Zone
- Within Bluff Impact Zone
- Within Bluff

Cubic yards of material movement: _____
Cubic yards of material movement: _____
Cubic yards of material movement: _____
Cubic yards of material movement: _____

TOTAL cubic yards of material movement: _____

Assurance security shall be required for projects that are >1500 cubic yards.

VIII. Description of Request:

a. A full description of request with detailed information including what operations are to occur and what general types of equipment may be used in the operation must be attached.

b. Complete the following in relationship to the proposed Conditional Use Permit.

1. ENVIRONMENTAL IMPACT: see attach
2. ADVERSE IMPACT ON SURROUNDING AREAS: see attach
3. STORMWATER RUNOFF: " "
4. DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL: " "
5. WETLAND IMPACT: " "
6. SLOPE STABILITY: " "
7. CERTIFICATE OF INSURANCE: " "
8. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:
(For example additional licensing and/or permitting) see Attach

IX. Site Plan: Shall include but not limited to the following:

- **Parcels < 5 AC =** 2-foot contours depicting existing and proposed topography.
- **Parcels 5-20 AC =** 5-foot contours depicting existing and proposed topography.
- **Parcels >20 AC =** 10-foot contours depicting existing and proposed topography.
- Location of grading, excavating, and/or filling sites.
- Location of areas for obtaining fill or disposing of excavated materials.
- Tree inventory of all trees, indicating trees to be cut or removed.
(Caliper of 6 inches or greater measured 4.5 feet from ground level).

- | | | | |
|--------------------------------------|-----------|-----------------------|----------------------------|
| • North point | • Lake | • Existing Structures | • Septic system |
| • Setbacks | • River | • Proposed Structures | • Well |
| • Property Lines | • Wetland | • Lot Dimensions | • Access (size & location) |
| • Road Right-Of-Way | • Stream | • Ponds | • Easements |
| • Landscape, screening and buffering | | | • Drainage |

• Site plan & As-Built must be completed by a surveyor or professional engineer.

X. Restoration Plan: Shall include but not limited to the following:

- Areas of restoration shall include the application of a minimum of 4 inches of topsoil or similar material that will support plant growth. *(Must be included in cubic yards calculation of material.)*
- Reseeded areas indicated with type of vegetation. *(Shall meet minimum standards by the SWCD))*
- Tree replacement plan. *(Areas located within the Bluff Impact Zone, Bluff, Shoreland & Conservancy Distircts)*
 - Root zone of existing trees shall be preserved and protected during development.
 - Replace one tree for every tree that is removed.
 - Replacement trees shall have a minimum caliper of 2 inches at 4.5 feet from ground level.

XI. Attachments: Shall include but not limited to:

- a. **Description of Request**-See Part VIII for full details and requirements.
- b. **Site Plan**-See Part IX for full details and requirements.
- c. **Full Legal Description**-Not abbreviated description from tax statement.
- d. **Access approval**-Attach approval in writing from proper road authority.
- e. **Township Notification**-See Part IV for details and requirements.
- f. **Septic System Compliance Inspection**
- g. **Erosion Control Plan**-Attach completed and signed plan including map.
- h. **Restoration Plan**-See Part X for full details and requirements.
- i. **Approved Stormwater Pollution Prevention Plan**
-Must meet NPDES requirements and prepared by a licensed professional engineer.

XII. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the finings and recommendations of the Planning Commission to the County Board for final decision.

Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

XIII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Bernard Akerman
Applicant signature

4-10-2018
Date

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Bernard Akerman
Property Owner signature

4-10-2018
Date

Request: **GRADING, EXCAVATING & FILLING**

Non-Shoreland

- Within Bluff Impact Zone
- Within Bluff

Cubic yards of material movement: 1957
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____

TOTAL cubic yards of material movement: 1957

Shoreland - Outside Shore Impact Zone

- Within Shore Impact Zone
- Within Bluff Impact Zone
- Within Bluff

Cubic yards of material movement: _____
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____

TOTAL cubic yards of material movement: _____

Pre-App Date 4-10-18
 Meeting Date 5-10-18
 60 Day 6-9-18
 Zoning District B

Lake Classification /
 Lake _____
 FEMA Panel # 27079C0 4133 D
 Flood Zone A-outside

Feedlot 500' 1000' N
 Wetland Type 1-2 3-8 N
 Water courses Y N
 Bluff Y N

Request Description

Access Approval

Septic Comp Insp / Design

Site Plan

Erosion Control Plan

Meeting Reg / ATF / Spec

Full Legal

Fee \$ 7960-

Ordinance

Other _____

Penalty \$ _____

by
6-1-18

Application Complete Michelle R. Mitts
 Planning & Zoning Department Signature

4-10-18
 Date

18028
 Permit #

PRINCIPALS

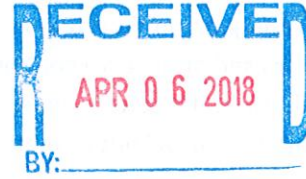
Steven J. Thompson, P.L.S.
Brian J. Johnson, P.E.
Steven J. Penkava, P.E.
John H. Schulte V, P.E.
Scott A. Tuchtenhagen, P.L.S.

Established 1945

Memorandum

Conditional Use Permit Request
Waterville Food & Ice
2018 Building Expansion
Prepared by: John H. Schulte V, PE

April 10, 2018



Description of Request

Waterville Food & Ice is proposing to construct an approximate 9000 sf addition at their existing site. The addition will be east and south of the existing facility and include an expansion of their commercial ice production facility and a small paved connection to the existing hard surface area. All new equipment will be housed within the facility.

Grading activities will proceed as follows:

1. The erosion and sediment control or grading contractor will construct downstream silt fences near the wetland utilizing a trailer mounted silt fence trencher and light to medium duty pickup trucks.
2. The topsoil from the area to be disturbed will be removed utilizing a bulldozer and stockpiles in the northeast corner of the site, then stabilized with seed and mulch, hydromulch, or tarps.
3. Loamy sub-grade materials will be relocated from within the site's northern and eastern sides and relocated to the southern and western sides via bulldozer or excavator. Materials will be recompacted utilizing a sheepsfoot or steel drum roller.
4. After the building pad is completed with clay materials to sub-grade, an excavator will remove materials below the building's footings.
5. Once the buildings footings are complete, clay and gravel materials will be brought in to construct the area under the building's concrete slab. Material will be spread via skid-steer or excavator and compacted with small steel drum or sheepsfoot rollers.
6. Topsoil materials will re-placed around the building using a skidsteer, bulldozer, or excavator, and re-vegetated. Slopes will be stabilized with erosion control blankets, seed, mulch, and bio-roll ditch checks. Any extra topsoil will be shaped on the agricultural area around the site.

Environmental Impact

It is anticipated that a new septic tank and drain field will be required as part of the upgraded facility. As septic rules have become increasingly more stringent since construction of the initial system, the Owner anticipates that the new facility will provide better treatment than the current system. No other environmental impacts are anticipated.

Adverse Impact on Surrounding Areas

The proposed project is a continuation of the existing use. The surrounding area is agricultural and is zoned General Business. The proposed use is consistent with the current use and will not adversely impact the adjacent areas.

Stormwater Runoff

The project will not be required to obtain an NPDES stormwater permit due to a land disturbance of less than 1 acre. The only stormwater treatments required are erosion and sediment control best management practices. The site plan includes construction requirements including those measures.

Does Any Part of the Project Extend Below the OHWL / Wetland Impact

The project is adjacent to a Type 1 Wetland but does not impact said wetland, and therefore does not extend below the OHWL.

Slope Stability

The project extends existing slopes or constructs new non-bluff slopes in a non-shoreland zone. Proposed slopes are less steep than existing slopes. No slope stability issues are anticipated for new slopes.

Certificate of Insurance:

The Owner will provide a Certificate of Insurance if required.
The Owner's Contractor will provide a Certificate of Insurance if required.

Meet All Applicable County, State, & Federal Regulations:

A Le Sueur County building permit and septic permit, and State of Minnesota plumbing and electrical permits will be required. The facility is also subject to USDA regulation. The Owner will request relevant permits and inspections as the project progresses.



OFFICES | 515 S. Washington Ave. 415 W. North St.
Albert Lea, MN 56007 Owatonna, MN 55060
507.373.4876 507.451.4598

JHSENG.COM

COPYRIGHT
 by JONES, HAUGH & SMITH INC.
 This drawing and format are protected by
 Copyright and all rights are reserved. The use
 without the written consent and permission of
 Jones, Haugh & Smith Inc.

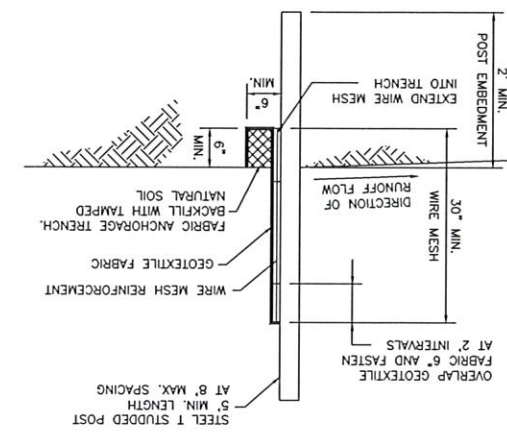
| REV. | BY | DATE |
|------|----|------|
| | | |
| | | |
| | | |

JONES HAUGH SMITH
 Engineers & Surveyors
 415 West North Street
 Owatonna, MN 56057
 Phone: 507-451-4598
 Fax: 507-451-4598

DESIGNED: JMS
 DRAWN: JMS
 CHECKED: BJV
 Date: 4/2/18
 License No. 4459 Date: 4/2/18
 John H. Schulte V
 Licensed Professional Engineer under the laws
 of the State of Minnesota

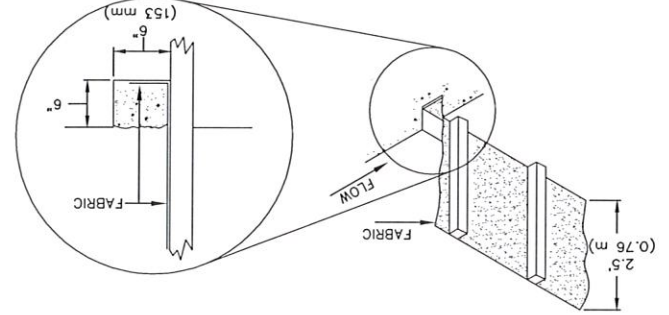
WATERVILLE FOOD & ICE
 BERNIE AKEMANN
 SE-SW SECTION 26-1109N-R23W
 SITE PLAN FOR CUP
 SHEET 1 OF 1

SILT FENCE - HEAVY DUTY



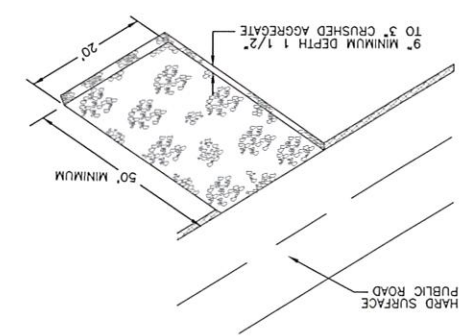
EROSION CONTROL FENCE (MACHINE SLICED)

- NOTES:
 - PLACE BOTTOM EDGE OF FENCE INTO 6" (153 mm) DEEP
 - POSTS SHALL BE:
 - 4" (122 mm) ON CENTER
 - 2" (50.8 mm) X 2" (50.8 mm) HARDWOOD, PINE OR STANDARD
 STEEL FENCE POSTS
 - DRIVEN 2' (0.61 m) INTO THE GROUND.



EROSION CONTROL PROTECTION AT CONSTRUCTION ACCESS

- NOTES:
 1. FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MIGRATION OF MUD THROUGH ROCK.
 2. ENTRANCE MUST BE REGULARLY MAINTAINED TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS.
 FUGITIVE ROCK WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS
 NECESSARY.



Tree Removal Note:
 City volunteer undesirable trees (Cottonwood, Box Elder, etc.) to be removed from grading areas. No restoration of removed trees proposed.

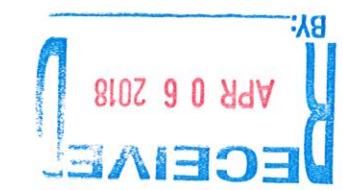
Grading Data:

| | |
|-----------------|----------|
| Total Grading: | 1957 cy |
| Fill Volume: | 1054 cy |
| Cut Volume: | 903 cy |
| Disturbed Area: | 15486 sf |

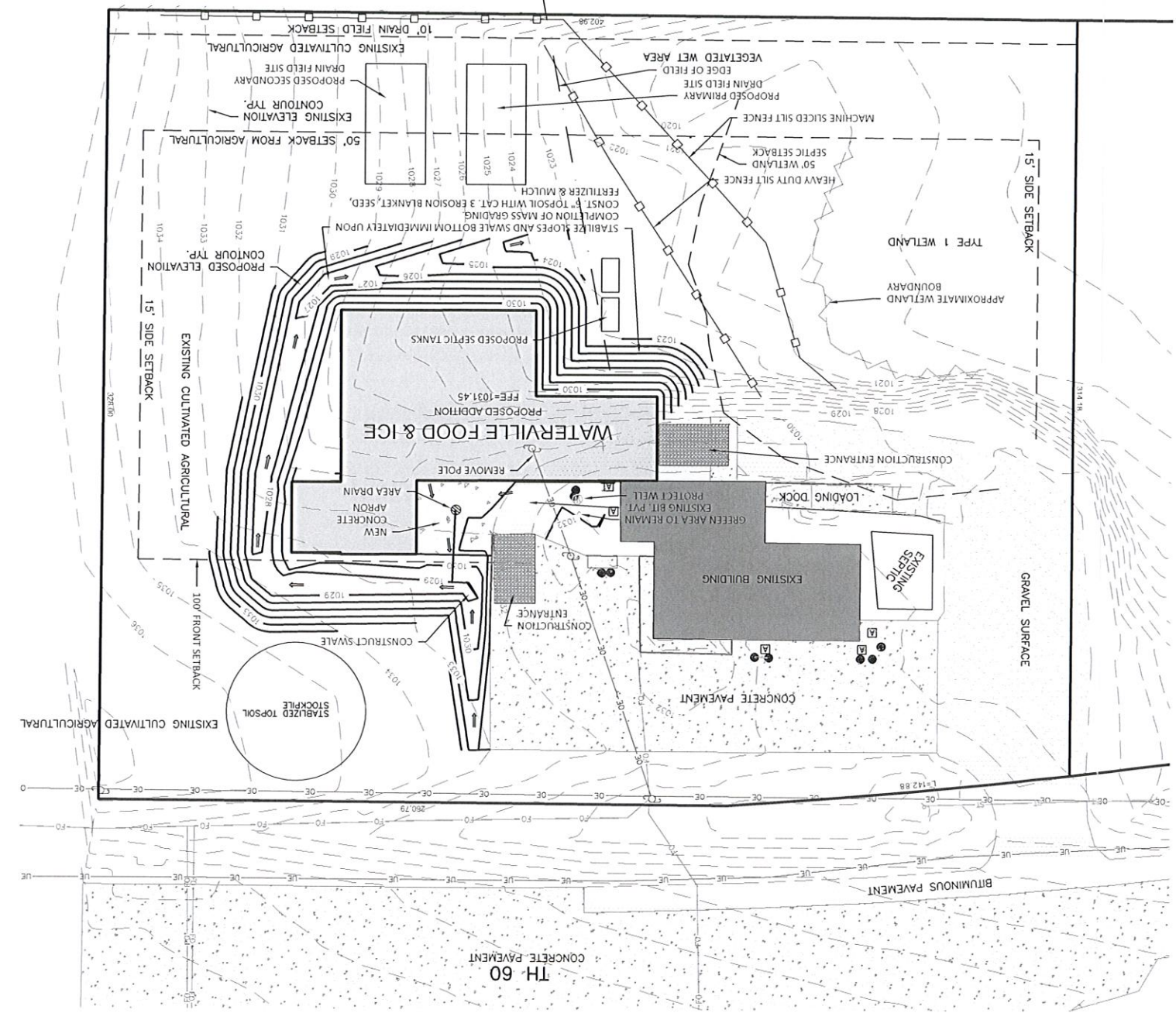
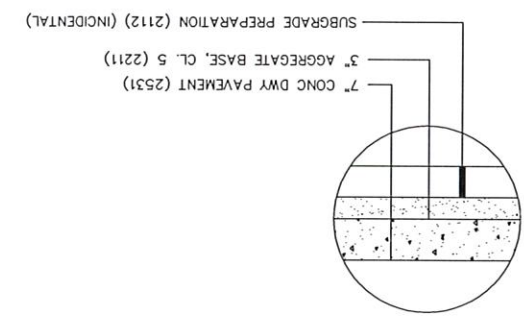
Impervious Surface Calculation

| | |
|---------------------------------|-----------|
| Parcel Area: | 131280 sf |
| 50% Allowed Impervious Surface: | 65640 sf |
| Existing Impervious Surface: | 23054 sf |
| Proposed Impervious Surface: | 32684 sf |

Zoned: B - General Business
 Setbacks for Buildings:
 Front Yard = 100
 Side Yard = 15
 Rear Yard = 40 or 50 from Agricultural
 Maximum Building Height = 35 (3 STORES)
 Allowed Impervious Surface = 50%.



CONCRETE DRIVEWAY PAVEMENT
 NOTE: NO CONCRETE WASHOUT ON SITE



- GENERAL NOTES:**
1. FINISH GRADE ADJACENT TO BUILDING IS MIN. 6" BELOW TOP OF FOUNDATION.
 2. FINISH GRADE 10' FROM BUILDING IN MIN. 6" BELOW FINISH GRADE ADJACENT TO BUILDING.
 3. SILT FENCE LINES AND TOP OF BACKSLOPE OF SWALE ARE CONSTRUCTION LIMITS.
 4. NO CONCRETE WASHOUT ON SITE.
1. PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS NOT TO BE TURF ESTABLISHMENT.
 RETURNED TO CULTIVATION. THIS GENERALLY INCLUDES SLOPE AREAS AROUND THE BUILDING AND THE DIVERSION SWALE, INCLUDING SLOPES.
 STABILIZE ALL OTHER DISTURBED AREAS OF THE SITE NOT SHOWN TO RECEIVE SPECIAL TREATMENT ON THIS PLAN WITH HYDROSEED MIXTURE AS MANDOT RAPID STABILIZATION METHOD 3 WITH:
 SEED MIX 250 @ 100 LBS/ACRE
 FERTILIZER 22-5-10 @ 300 LBS/ACRE
 TYPE 1 HYDRAULIC SOIL STABILIZER

LE SUEUR COUNTY ENVIRONMENTAL SERVICES
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057-1620
(507) 357-2251
FAX (507) 357-8541

Erosion and Sediment Control Plan

Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: Bernard Akemann PID: 14,026,7700
Mailing Address: PO Box 92
Property Address: 14853 E Benton Ste # 1
Phone: (507) 362-8177 Mobile/Cell: (507) 838 8985

Responsible party for Implementation/Inspection: James Bros Construction Inc
Address: P.O. Box 59 Elysian MN 56028
Phone: (507) 267-4789 Mobile/Cell: (507) 380 6326

Erosion & Sediment Control Measures

1. Maintain existing vegetation whenever possible and minimize the area of disturbance. Retain and protect trees to enhance future landscaping efforts and to reduce raindrop impact. (Vegetation is the best and most cost-effective erosion control practice).
2. Install all erosion and sediment control practices prior to any soil disturbing activities, when applicable.
3. Phase construction activities to minimize the areas disturbed at one time. This will also allow completed areas to be stabilized and re-vegetated before disturbing adjacent sites.
4. Maintain and protect all natural waterways. Retain at least a 20-foot wide strip of natural vegetation along all waterways to filter out sediment and other pollutants.
5. Minimize the use of impermeable surfaces such as roofs, driveways, parking lots and roads. The Environmental Resources staff must approve all storm water runoff plans.
6. Use rock rip-rap at both the outlet and inlet ends of culverts to prevent scour erosion.
7. Limit construction equipment to designated areas to control soil compaction.
8. Install silt fence on the down-slope perimeter of all disturbed areas according to the attached installation instructions. Sensitive areas such as wetlands, drainage swales and shoreland areas should also be protected with silt fence.
9. Install straw bale checks or rock check dams in areas of concentrated flow .
10. Cover any stockpiled topsoil with plastic or other impervious covering. Use stockpiled topsoil as earthen berms to serve as temporary sediment basins.



11. Mulch all disturbed areas at the rate of one 50-pound bale of straw per 500 square feet. On slopes 4:1 or steeper use the following erosion control blankets that have been pinned to the slope according to the manufacturer's instructions:

| | |
|-----------------------|---|
| 2:1 slopes or steeper | Straw/Coconut Blanket or High Velocity Wood Blanket |
| 3:1 slopes or steeper | Wood or Straw Blanket with net on both sides |
| 4:1 slopes or steeper | Wood or Straw Mulch blanket with net on one side |
| Flat areas | Straw Mulch w/disc anchoring |

12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1st. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the attached instruction sheet for recommended mixtures and rates. The use of native plant materials, including trees and shrubs, is encouraged. Native species will provide good vegetative cover that is adapted to our soils and climate.
13. Apply fertilizer according to soil test recommendations.
14. Install water bars on access roads to prevent concentrated water from flowing down the road and eroding gravel.
15. Attach a site map showing the location of all erosion control practices, property lines, roads, lakes, watercourses, wetlands, on-site systems and building locations.

Note: To reduce mud transported onto paved roads, a rock construction entrance may be required. This will require a six-inch layer of 1-2 inch diameter washed rock a minimum of 50 feet in length.

Inspection and Maintenance

16. Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).
17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.
18. Clean out sediment basins on a regular basis to maintain capacity.

I agree to install, inspect and maintain the above practices to accomplish the goal of preventing erosion.

Bernard Haman
(Property Owner)

[Signature]
(Person Responsible for Implementation)

4-10-18
(Date)

4-10-18
(Date)

If you have any questions, please contact Environmental Services, at 507-357-8538.



Erosion and Restoration

There will be a 36 inch river rock around the new building with cloth under the rock. The front of the building will be 11/2 in rock for parking. And the rest of the property will be farmed or grass planted for mowing or hay to be harvested.

All top soil will be place to meet the contour need of 4 inches plus to accomplish the above paragraph.

Because of the exposed foundation no replacement of trees will be done because of the farm grass for mowing on parcel.

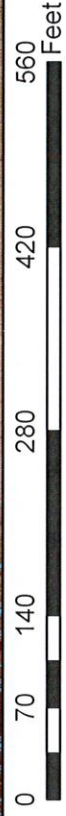
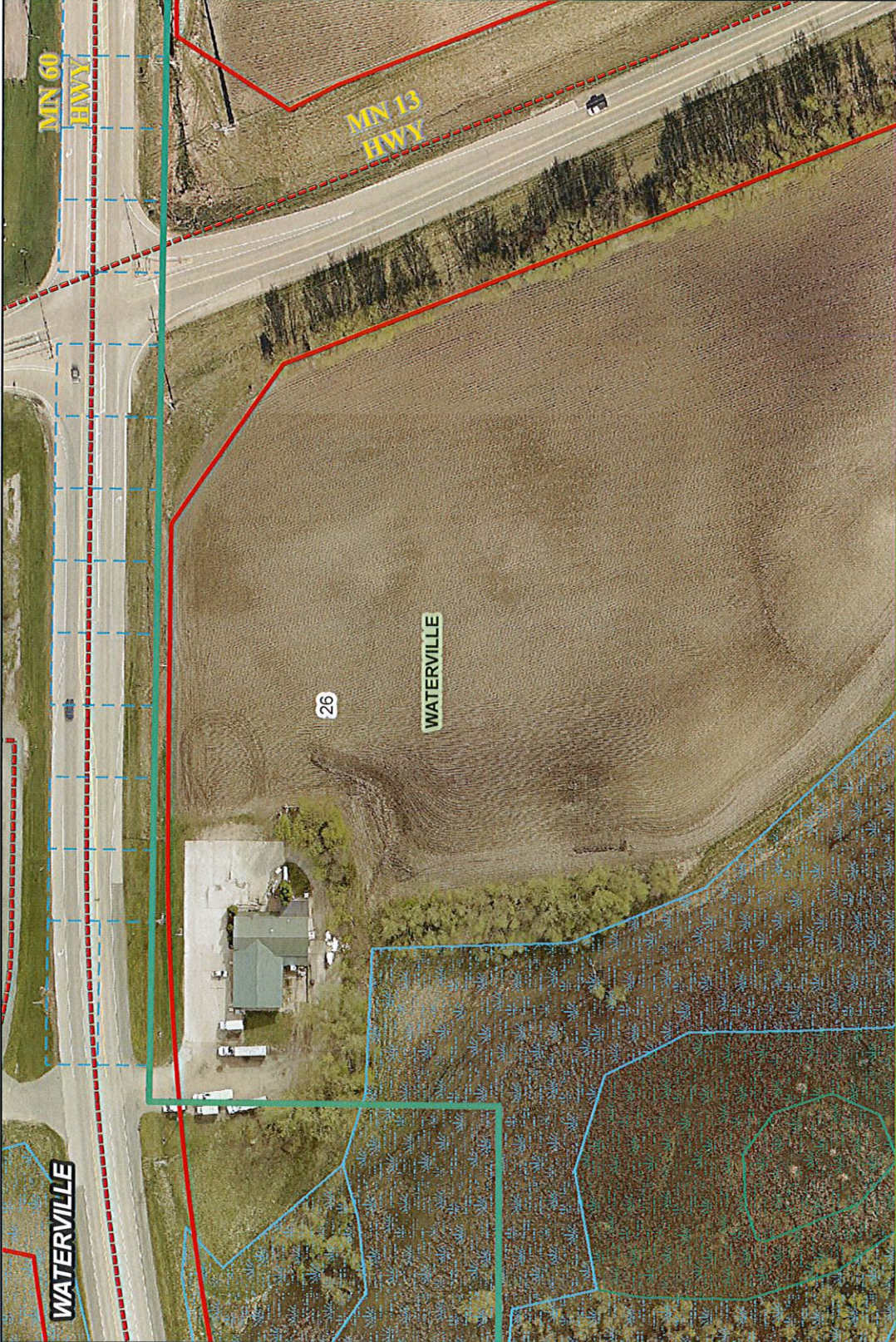
If the existing septic tank isn't in complaint the new tank will be installed. The new addition has just one hand sink to meet FDA needs in packaging room. If the existing septic is in compliant a holding tank will be install for the new addition.



LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Waterville Foods
PID: 14.026.7700
DATE: 04-25-18
FIRM #: 27079C0433D
F-Zone: X-outside
RFPE: na
District: Business

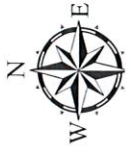
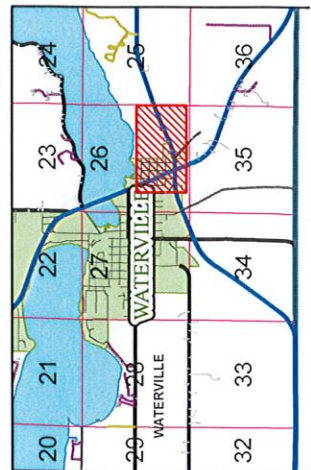
Waterville Foods
 14.026.7700
 04-25-18
 27079C0433D
 X-outside
 na
 Business



Map Disclaimer

*Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation; however, a degree of error is inherent in all maps, and these maps may contain omissions and errors in scale, resolution, rectification, positional accuracy, development methodology, interpretation of source data, and other circumstances.
 *The maps are date specific and are intended for use only at the published scale.
 *These maps should not be used for navigational, engineering, legal, or any other site-specific use.

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet



LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES