



LE SUEUR COUNTY PLANNING AND ZONING COMMISSION  
88 SOUTH PARK AVE.  
LE CENTER, MINNESOTA 56057  
507-357-8538

**NOTICE OF PUBLIC HEARING**

**TO WHOM IT MAY CONCERN:**

**NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD.**

**DATE:** OCTOBER 11, 2018

**TIME:** 7:00 PM

**PLACE:** ENVIRONMENTAL SERVICES BUILDING, 515 SOUTH MAPLE AVE, LE CENTER, MN

**PURPOSE:** To hear testimony from interested parties and consider Rezoning and Conditional Use Permit Applications and other questions pertaining to and as provided by the Zoning Ordinance of Le Sueur County as described below. ***Information regarding the applications is available for review at the Environmental Services Building during normal business hours.***

- ITEM #1** Planning & Zoning Commission Notice of Public Hearing
- ITEM #2** Planning & Zoning Commission Agenda
- ITEM #3** Arcturus Packet
- ITEM #4** Approved October 11, 2018 Meeting Minutes

**APPLICANT OR REPRESENTATIVE MUST BE PRESENT IN ORDER FOR THE APPLICATION TO BE HEARD.**

KATHY BROCKWAY, LE SUEUR COUNTY PLANNING & ZONING ADMINISTRATOR  
MICHELLE R. METTLER, ASSISTANT PLANNING & ZONING ADMINISTRATOR



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# **Le Sueur County, MN**

**Thursday, October 11, 2018**

**Regular session**

## **Item 1**

### **Planning & Zoning Commission Notice of Public Hearing**

Staff Contact: Joshua Mankowski or Michelle R. Mettler

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION  
88 SOUTH PARK AVE.  
LE CENTER, MINNESOTA 56057  
507-357-8538  
[www.co.le-sueur.mn.us](http://www.co.le-sueur.mn.us)

**NOTICE OF PUBLIC HEARING**

**TO WHOM IT MAY CONCERN:**

**NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD.**

**DATE:** OCTOBER 11, 2018

**TIME:** 7:00 P.M.

**PLACE:** Le Sueur County Environmental Services, 515 South Maple Ave, Le Center, MN.

**PURPOSE:** To hear testimony from interested parties and consider Rezoning, Amendments and Conditional Use Permit Applications, as provided by the Zoning Ordinance of Le Sueur County, as described below.

Applications are available for review at the Environmental Services Building during normal business hours and on the website on or after **OCTOBER 2, 2018**.

**ITEM #1: ARCTURUS COMMUNITY SOLAR GARDENS, EDINA, MN, (APPLICANT); LUNDIN, LLC, MADISON LAKE, MN, (OWNER):** Request that the County grant a Conditional Use Permit to allow the applicant to extend an existing Conditional Use Permit #17386 to establish a 1 MW solar garden in an Agriculture "A" District and a Mineral Resources "MR" Overlay District. Property is located in the SE quarter/quarter, Section 33, Kasota Township.

**APPLICANT OR REPRESENTATIVE MUST BE PRESENT IN ORDER FOR THE APPLICATION TO BE HEARD.**

JOSHUA MANKOWSKI, LE SUEUR COUNTY PLANNING & ZONING ADMINISTRATOR  
MICHELLE R. METTLER, ASSISTANT PLANNING & ZONING ADMINISTRATOR



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# **Le Sueur County, MN**

**Thursday, October 11, 2018**

**Regular session**

## **Item 1**

### **Planning & Zoning Commission Agenda**

Staff Contact: Joshua Mankowski or Michelle R. Mettler



# LE SUEUR COUNTY PLANNING AND ZONING COMMISSION AGENDA

**MEETING DATE:** October 11, 2018

**PLACE:** Le Sueur County Environmental Services Building  
515 South Maple Ave, Le Center, MN

**TIME:** 7:00 P.M.

*\*\*Planning Commission Members if you CANNOT be at the meeting contact Mindy at 357-8538.*

1. Call to Order
2. Agenda: Additions/Corrections/Approval
3. Meeting Minutes: **September 13, 2018** Additions/Corrections/Approval
4. Applications

**ITEM #1: ARCTURUS COMMUNITY SOLAR GARDENS, EDINA, MN, (APPLICANT); LUNDIN, LLC, MADISON LAKE, MN, (OWNER):** Request that the County grant a Conditional Use Permit to allow the applicant to extend an existing Conditional Use Permit #17386 to establish a 1 MW solar garden in an Agriculture "A" District and a Mineral Resources "MR" Overlay District. Property is located in the SE quarter/quarter, Section 33, Kasota Township.

5. Discussion Items
6. Warrants/Claims
7. Adjourn

**Planning & Zoning Commission Public Hearing Procedure:** The Chairman calls the meeting to order, then calls the item to be heard and asks the Applicant or representative present to come to the podium to answer any questions or present any comments. The Chairman opens the meeting to the public. Each speaker comes to the podium and states their name for the record prior to making a statement or posing a question. **All questions or comments are to be directed to the board, NOT THE APPLICANT.** After the public comments the Planning Commission publicly discusses the information and reviews the findings before making a motion. All meetings are recorded.



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# **Le Sueur County, MN**

**Thursday, October 11, 2018**

**Regular session**

## **Item 1**

### **Arcturus Packet**

Staff Contact: Joshua Mankowski or Michelle R. Mettler

# STAFF REPORT

## GENERAL INFORMATION

### **EXTENSION OF CUP # 17386 FOR A 1 MW SOLAR GARDEN**

**APPLICANT:** Arcurus Community Solar Garden LLC

**OWNER:** Lundin LLC (Lundin Family LLC)

**911 ADDRESS:** New

**PROJECT DESCRIPTION:** Construct a 1 MW solar garden.

**ZONING ORDINANCE SECTIONS:** Sections 6 and 8

**DISTRICT PURPOSE:** The *Agriculture (A) District* is established for areas where agriculture uses are seen as the best and highest long term use of the land. The land itself needs to be preserved for primarily agricultural activities. These areas should avoid existing cities, residential zones and subdivisions. They should be large contiguous land areas with mostly prime soils. Rezoning should only be considered on the zone's borders in order to maintain the Zoning integrity of the District. Dwellings that are allowed should be on the edges of the open farmland where possible or utilize existing abandoned farm sites. The total number of Dwellings shall not exceed sixteen (16) per section of land with the exception of Transfer of Development Right and lots of record. Transfer of development rights may be utilized to exceed the permitted housing density of one dwelling per quarter-quarter section (40 acres), provided that the density does not exceed four dwellings per quarter-quarter section in the receiving quarter-quarter section. Lots of Record, shall be exempt from density standards.

The *Mineral Resources Overlay District* is intended to protect areas with existing significant mineral resources including sand, gravel, limestone and sandstone deposits, as shown in the Le Sueur County Aggregate Resources Inventory completed pursuant to Minnesota Statutes Chapter 84.94.

**GOALS & POLICIES:** The current Land Use Plan as adopted in 2007, does not make reference to the use of solar energy or any other type of renewable energy in Le Sueur County.

## SITE INFORMATION

**LOCATION:** 9 acres located in the SE quarter of Section 33, Kasota Township.

**ZONING:** Agriculture "A" District and Mineral Resources "MR" Overlay District.

**GENERAL SITE DESCRIPTION:** Ag

**ACCESS:** Existing

**EXISTING LAND USE WITHIN ¼ MILE:**

North:	Business/Ag	South:	Ag
East:	Ag	West:	Mining/City of Kasota

## TOWNSHIP BOARD NOTIFICATION

The applicant attended the Kasota Township Board meeting on September 11, 2017 and mailed a packet of information to Daren Barfknecht on September 22, 2017.

## NATURAL RESOURCES INFORMATION

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

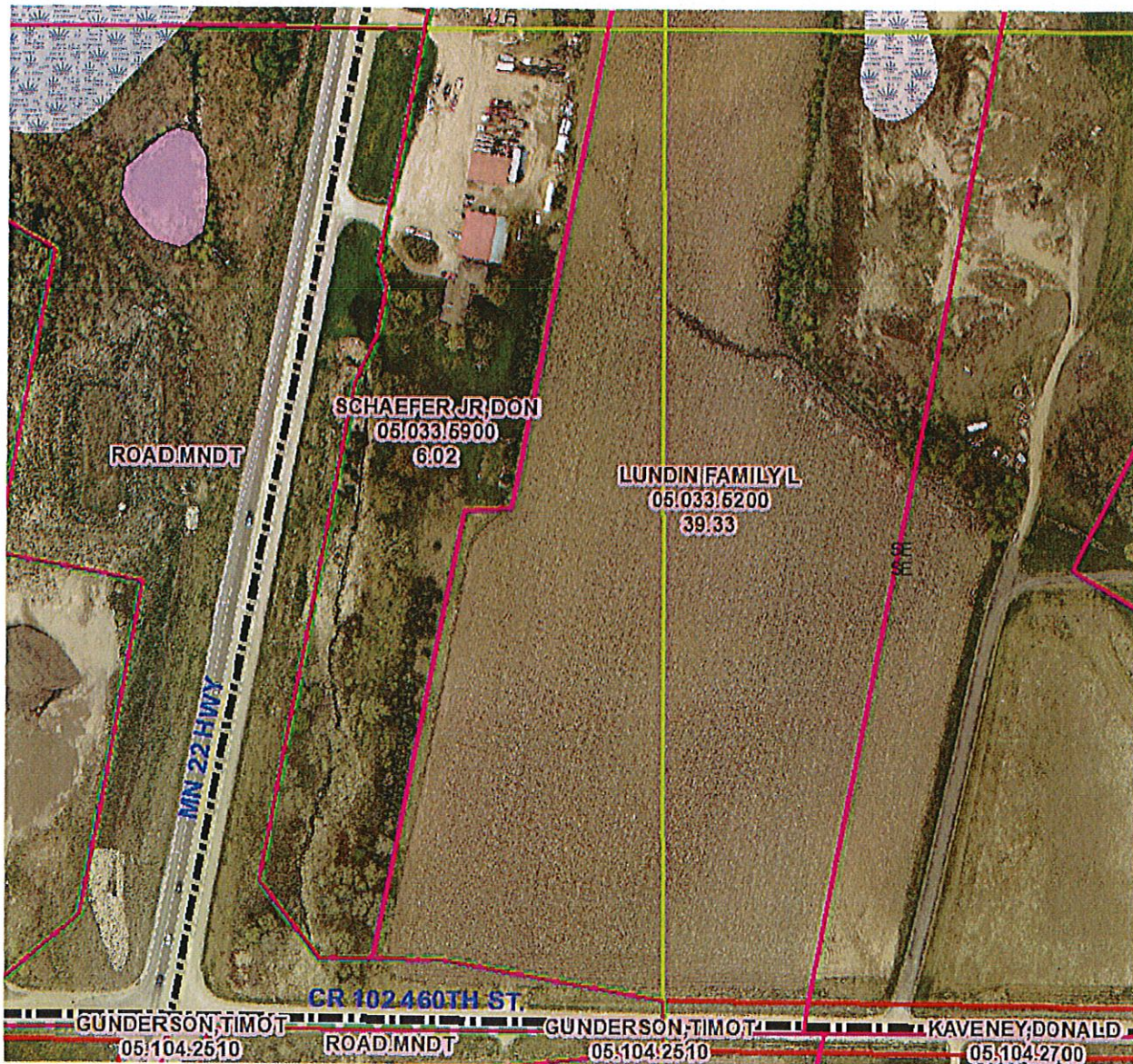
**WETLANDS:** According to the National Wetlands Inventory, Type 3 wetlands located in the quarter-quarter section where the project is proposed.

## ATTACHMENTS

Application, Criteria Form, Narrative, Land Lease and Solar Easement, Legal Description, Solar Array Plans, Drainage, Seeding Plans.



## AERIAL PHOTO



## CONSTRUCTION PLANS/SURVEY

SEE ATTACHMENTS.

## 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.

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.

#### 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.

#### PLANNING AND ZONING COMMISSION FINDINGS

Based on the information submitted by the applicant, contained in this report, and as required by the Le Sueur County Zoning Ordinance, the following findings have been developed for this request:

*(Please circle one for each item: Agree, Disagree, Not Applicable.)*

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.*
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.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
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.*
6. *Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?*

*Recommend (circle one) approval / denial / table / of Conditional Use Permit.*



# CONDITIONAL USE PERMIT

## LE SUEUR COUNTY PLANNING AND ZONING

88 SOUTH PARK AVENUE

LE CENTER MN 56057

Direct Dial (507) 357-8538 Fax (507) 357-8541

APPLICATION DATE: 9/7/2018 PERMIT NUMBER: 18236 FEE: \$796.00  
60 DAY RULING DATE: 11/6/2018 \*FEES NON-REFUNDABLE  
APPLICANT: ARCTURUS COMMUNITY SOLAR G LAND OWNER: LUNDIN, LLC % LUNDIN FAMILY  
ADDRESS: 7650 EDNINGOROUGH WAY SUITE ADDRESS: 4460 WASHINGTON BLVD  
CITY: EDINA CITY: MADISON LAKE  
STATE: MN ZIP: 55432 STATE: MN ZIP: 56063  
PHONE: 952-988-9000 PHONE:  
911:

PARCEL #: 05.033.5200 TOWNSHIP: KASOTA  
SEC: 33 SUBDIV: NA DISTRICT: A/MR  
TWP: 110 LOT: NA FEMA PANEL # 27079C0237D  
RANGE: 26 BLOCK: NA FLOOD ZONE: X OUTSIDE  
QTR/QTR: SE ROAD: CNTY

I (We), the undersigned, owner(s) and or applicant(s) of the property described herein, do hereby respectfully petition your Honorable Bodies to grant a Conditional Use Permit, as hereinafter designated, and in support thereof, the following facts are presented:

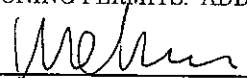

**1.) Reason for Requested Conditional Use Permit.**

TO ALLOW THE APPLICANT TO EXTEND CONDITIONAL USE PERMIT #17386 TO ESTABLISH A 1MW SOLAR GARDEN

**2.) Reason for Approval or Denial of Request as Listed in Findings.**

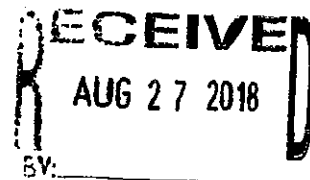
**3.) Special Conditions of Conditional Use Permit.**

RECORDED LEGAL DESCRIPTION OF PROPERTY MUST BE SUBMITTED PRIOR TO ISSUANCE OF ZONING PERMITS. ADDITIONAL CONDITIONS AS STATED IN RECORD.

  
APPLICANT/PROPERTY OWNER 9/7/2018  
DATE  
  
LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY 9/7/18  
DATE

PUBLIC HEARING DATE: 10/11/2018	ACTION: _____
<input type="checkbox"/> AS WRITTEN	<input type="checkbox"/> WITH CONDITIONS
COUNTY BOARD DATE: 10/25/2018	ACTION: _____
<input type="checkbox"/> AS WRITTEN	<input type="checkbox"/> WITH CONDITIONS

CHAIRMAN, LE SUEUR COUNTY PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE  
CHAIRMAN, LE SUEUR COUNTY BOARD OF COMMISSIONERS \_\_\_\_\_ DATE



August 20, 2018

Joshua Mankowski  
Le Sueur County Environmental Services  
515 South Maple Ave  
Le Center, MN 56057

Dear Mr. Mankowski,

Arcturus Community Solar Garden, LLC ("the Project" or "Arcturus") respectfully submits an extension request for its Conditional Use Permit (CUP) submitted on, October 5, 2017 and approved by Le Sueur County Board of Commissioners on November 28, 2017. Arcturus is seeking an extension until November 28, 2019 on its CUP, to have an additional one year to establish its use.

Since the CUP issuance on November 28, 2017 the Project has made substantive progress on development items and movement towards construction including: completed survey work, hiring an engineering and procurement contractor, environmental due diligence and permit approvals as needed, geotechnical studies, drainage and hydrology analysis, establishing a surety with Le Sueur County, and obtaining a zoning permit (building) permit. Most recently, Arcturus submitted its final civil design and received a zoning (building) permit from Le Sueur County on August 16, 2018. The Project is tracking to mobilize in early September. The Project is scheduled with Xcel Energy for energization and witness testing, December 11, 2018 and December 19, 2018, respectively. These are dates determined by Xcel and unable to be adjusted by the Project, however Xcel Energy could alter these dates. The site is anticipated to establish its use with Xcel Energy by end of 2018. Seeding and vegetation installment will begin as the growing season allows in 2019.

Arcturus is providing responses to Ordinance requirements of Section 21-Conditional Use Permits, Subdivision 5.A. The Project's request for an extension is in compliance with Le Sueur County's Zoning Ordinance Section 21-Conditional Use Permits, Subdivision 5.A. Arcturus Community Solar Garden, LLC respectfully requests that the Board of Commissioners approve the Project's request for a CUP extension until November 28, 2019.

Sincerely,

A handwritten signature in black ink, appearing to read "Kara C. Bakke".

Kara C. Bakke  
Geronimo Energy, Permitting Specialist  
952-358-5664  
[kara@geronimoenergy.com](mailto:kara@geronimoenergy.com)

Enclosure: Section 21-Conditional Use Permits, Subdivision 5.A

7650 EDINBOROUGH WAY, STE 725, EDINA, MN 55435 | P 952.988.9000 | F 952.988.9001  
[www.geronimoenergy.com](http://www.geronimoenergy.com)

## **Section 21-Conditional Use Permits, Subdivision 5.A**

1. **Such permit shall become null and void unless a petition for extension of time in which to complete the work has been granted by the Board of County Commissioners.**  
*The Project is writing this letter to petition for an extension to establish its use on its CUP that is set to expire November 28, 2018. The Project is requesting another year to establish its use, until November 28, 2019.*
2. **Such extension shall be requested in writing and filed with the Department at least thirty (30) days before the expiration of the original Conditional Use Permit.**  
*The Project is requesting in writing an extension at least (30) days before the November 28, 2018 expiration date. It is anticipated that the request will be filed (30) days before the extension.*
3. **The request for extension shall state facts showing a good faith attempt to complete the work permitted in the Conditional Use Permit.**  
*The request for extension establishes a factual timeline demonstrating a good faith attempt to complete the work permitted in the CUP. Unfortunately, due to scheduling dictated by Xcel Energy, the Project is not able to start producing power before November 28, 2018. A projected timeline to complete the remaining work is also included in the request.*
4. **Such petition shall be presented to the Planning Commission and Board of County Commissioners for decision.**  
*A representative for Arcturus will be present at the scheduled Planning Commission Meeting, and at the following Board of County Commissioners Meeting.*



# GRADING AND SITE PLANS FOR ARCTURUS COMMUNITY SOLAR GARDENS, LLC

LOCATED AT  
34388 406TH ST  
KASOTA, MN 56050  
LESUEUR COUNTY

## PROJECT TEAM

**CONTRACTOR**  
DONNY GALLAGHER  
SWINERTON RENEWABLE ENERGY  
8220 SIENA AVENUE  
SACRAMENTO, CA 95825B  
(916) 205-7220

**CIVIL ENGINEER**  
CONTACT: THERESA MCGREEVY  
ENGINEER OF RECORD: LUCAS C. PAYNE, P.E.  
KIMLEY-HORN AND ASSOCIATES, INC.  
111 WEST JACKSON BOULEVARD, SUITE 1320  
CHICAGO, IL 60604  
(312) 924-7430

**ELECTRICAL**  
CHRIS GLEASON  
KENNETH SINGH  
BLYMYER ENGINEERS, INC.  
1101 MARINA VILLAGE PARKWAY  
SUITE 100  
ALAMEDA, CA 94501  
(510) 769-5547 MAIN

**GEOTECHNICAL CONSULTANT**  
BRETT LARSEN  
TERRACON  
13400 15TH AVENUE N., SUITE A  
MINNEAPOLIS, MN 55441  
TEL: (651) 770-1500

**SURVEY**  
WESTWOOD PROFESSIONAL SERVICES  
7699 ANAGRAM DRIVE  
EDEN PRARIE, MN 55344  
TEL: (952) 937-5150

## ESTIMATED EARTHWORK QUANTITIES

CUT: 50 CY  
FILL: 450 CY  
NET: 400 CY (FILL)

NOTE: THE EARTHWORK QUANTITIES ABOVE ARE FOR REFERENCE ONLY. THESE QUANTITIES HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS, NOR DO THEY ACCOUNT FOR THE PAVEMENT SECTIONS, SOIL SHRINKAGE, SLABS, SKIDS, FOOTINGS, ETC.

THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

## GEOTECHNICAL REPORT

THE PRELIMINARY GEOTECHNICAL EVALUATION FOR THE ARCTURUS COMMUNITY SOLAR GARDENS, LLC PROJECT, LESUEUR COUNTY MINNESOTA, PREPARED BY TERRACON DATED MAY 31, 2018, AND ALL ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

## SURVEY NOTE

THE SURVEY PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, IS LOCATED USING NAD83 MINNESOTA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (MN83SF ADJ), U.S. FEET.

## BASIS OF BEARINGS

THE BASIS OF BEARING IS THE SOUTHERN BOUNDARY LINE OF THE LEASE, BEARING N89°41'03"E

Updated driveway  
Updated GEF 500 cy  
No cut required.  
No LAP required.



## LEGEND:

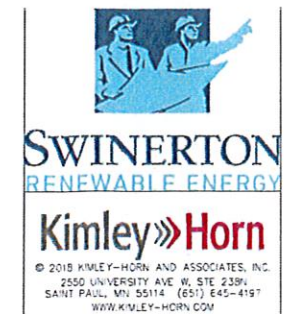
- PROJECT BOUNDARY
- PROPERTY LINE
- PROPOSED PANEL EXTENTS
- (XXX)--- EXISTING CONTOUR
- XXXX --- PROPOSED CONTOUR
- X --- CHAIN LINK FENCE
- ✓ XXX.XX EG EXISTING SPOT GRADE
- ✓ XXX.XX FG PROPOSED SPOT GRADE
- ✓ XXX.XX HP PROPOSED HIGH POINT
- ✓ XXX.XX ME MATCH EXISTING GRADE
- PROPOSED GRAVEL AT-GRADE ACCESS DRIVE
- EXTENTS OF GRADING



VICINITY MAP  
SCALE: NTS  
SECTION 33, T 110 N, R 26 W,  
LESUEUR COUNTY, MN

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	GENERAL NOTES
C3.0	EROSION CONTROL PLAN
C4.0	EXISTING CONDITION AND DEMOLITION PLAN
C5.0	SITE PLAN
C6.0	GRADING PLAN
C7.0	POND CROSS SECTIONS
C8.0	SEED MIX PLAN
C9.0	CIVIL DETAILS
C9.1	CIVIL DETAILS

SOLAR PANEL SETBACK TABLE	
COUNTY RD 102	75 FT (ROW)
REAR YARD	50 FT
SIDE YARD	50 FT
MAXIMUM HEIGHT	35 FT
COVERAGE LIMIT	N/A
FENCE	OUTSIDE OF R.O.W.



PROJECT TITLE:  
ARCTURUS COMMUNITY  
SOLAR GARDENS, LLC  
FIXED-TILT  
PHOTOVOLTAIC ARRAYS  
1 MWAC  
LESUEUR COUNTY, MN

COVER SHEET

5	06/06/18	IFP REV4
4	05/29/18	IFP REV3
3	05/24/18	IFP REV2
2	04/30/18	IFP REV1
1	04/06/18	IFP
REV	DATE	SET TYPE

SHEET NUMBER

C1.0



## GENERAL CONSTRUCTION NOTES

- EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:  
WESTWOOD PROFESSIONAL SERVICES, INC.  
7699 ANAGRAM DRIVE  
EDEN PRAIRIE, MN 55344  
TEL: (952) 937-5150
- OFFSITE 1 FOOT CONTOURS WERE DERIVED FROM LIDAR. CONTRACTOR TO VERIFY EXTENTS.
- COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ONLY AREAS INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
- EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT, SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS AVAILABLE AT THE JOB SITE AT ALL TIMES.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING RECORD INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING RECORD DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED.
- ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
- ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

## DEMOLITION NOTES

- ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SOILS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. REFER TO THE DEMOLITION PLAN FOR THE LIMITS OF ASPHALT REMOVAL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
- THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED AS NECESSARY PRIOR TO ANY DEMOLITION.
- CONTRACTOR SHALL ADJUST GRADE OF ANY EXISTING UTILITIES TO REMAIN.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM OWNER IN COORDINATION WITH ADJACENT PROPERTIES AND/OR LOCAL JURISDICTION.
- CONTRACTOR TO COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES.

## PAVING, GRADING AND DRAINAGE NOTES

- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MNDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND REPAIRED TO EXISTING CONDITION OR BETTER.
- TRAFFIC CONTROL ON ALL MNDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL AN ADEQUATE STABILIZATION OCCURS.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- IN AREA WHERE EXISTING VEGETATION IS REMOVED FOR GRADING, CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL AND RESPREAD OVER ARE TO ACHIEVE FINAL GRADING AND STABILIZATION.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE STABILIZED BY MEANS AND METHODS APPROVED BY THE LOCAL AGENCY. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS OF THE GOVERNING CODE.
- EXPOSED SLOPES SHOULD BE STABILIZED WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE REQUIRED PERMITS COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY GOVERNING JURISDICTIONS.

## EROSION CONTROL NOTES

- THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
- EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 14 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

## BUILDING AND SAFETY DIVISION NOTES

- FILL TO BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557.
- FIELD DENSITY WILL BE DETERMINED BY THE SAND-CONE METHOD A.S.T.M. 1556-07 AND/OR NUCLEAR DENSITY GAUGE METHOD A.S.T.M. 2922/3017, IN FINE GRAINED, COHESIVE SOILS, FIELD DENSITY MAY BE DETERMINED BY THE DRIVE-CYLINDER METHOD D2937 A.S.T.M. PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-CONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL.
- NOT LESS THAN ONE FIELD DENSITY TEST WILL BE MADE FOR EACH TWO-FOOT VERTICAL LIFT OF FILL NOR LESS THAN ONE SUCH TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED UNLESS OTHERWISE RECOMMENDED BY THE SOILS ENGINEER.
- NO FILL TO BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS AND INSTALLATION OF SUBDRAINS (IF ANY) HAS BEEN INSPECTED AND APPROVED BY THE SOILS ENGINEER.
- NO ROCK OR SIMILAR MATERIAL GREATER THAN 8" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER IN ADVANCE AND APPROVED BY THE BUILDING OFFICIAL.
- SEE COVER SHEET FOR ESTIMATED EARTHWORK VOLUMES.

## BUILDING AND SAFETY DIVISION NOTES (CONTINUED)

- FILL SLOPES SHALL NOT BE STEEPER THAN 3:1.
- DENSITY TESTS WILL BE MADE AT POINTS APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE. ONE TEST WILL BE MADE FOR EACH 1,000 SQ. FT. OF SLOPE SURFACE, BUT NOT LESS THAN ONE TEST FOR EACH 10 FT. VERTICAL OF SLOPE HEIGHT UNLESS OTHERWISE RECOMMENDED BY THE SOILS ENGINEER.
- APPROVAL OF THIS PLAN BY THE LOCAL AGENCY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES WITHIN THE LIMITS OF THIS PROJECT.
- FILLS SHALL BE BENCHED IN ACCORDANCE WITH APPROVED GEOTECHNICAL REPORT.
- ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SITE SOILS ENGINEER PER THE GRADING CODE.
- ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND NECESSARY TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
- WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL SUBMIT DESIGN, LOCATION AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER WILL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- THE SOILS ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO PROVIDE CONSULTATION CONCERNING COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN THEIR PURVIEW.
- THE DESIGN CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING AND CONSTRUCTION FOR CONSULTATION CONCERNING COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN THIS PURVIEW.
- DUST SHALL BE CONTROLLED BY WATERING.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- THE LOCATION AND PROTECTION OF ALL UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

## MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES MAY BE CHECKED BY A QUALIFIED PERSON ON A SCHEDULE THAT MEETS OR EXCEEDS THE GOVERNING REQUIREMENTS, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEDED AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
- ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER.

## PROJECT CLOSEOUT NOTES

- CONTRACTOR SHALL PROVIDE THE NECESSARY ITEMS INCLUDING ANY TESTING, REPORTS, OR CERTIFICATION DOCUMENTS REQUIRED BY THE GOVERNING JURISDICTIONS TO PROPERLY CLOSEOUT THE PROJECT BEFORE IT CAN BE DEEMED COMPLETE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING INFORMATION OF CHANGES TO APPROVED PLANS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING RECORD DRAWINGS TO THE ENGINEER AND OWNER AT THE COMPLETION OF CONSTRUCTION. THIS RECORD INFORMATION WILL BE USED TO PRODUCE RECORD / AS-BUILT DRAWINGS, AS REQUIRED.



ALL CONTRACTORS MUST CONTACT  
GOPHER STATE CALL ONE  
MN TOLL FREE 1-800-252-1166  
BEFORE CONSTRUCTION BEGINS



SWINERTON  
RENEWABLE ENERGY

Kimley»Horn

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2550 UNIVERSITY AVE W, STE 238N  
SAINT PAUL, MN 55114 (651) 645-4197  
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN  
SPECIFICATION OR REPORT WAS PREPARED BY  
OR UNDER THE CLOSE SUPERVISION AND  
THAT I AM A duly LICENSED  
ENGINEER UNDER THE LAWS OF THE STATE OF  
MINNESOTA

Lucas C. Payne  
MN  
DATE 06.06.2018 LIC. NO. 463765

PROJECT TITLE:  
ARCTURUS COMMUNITY  
SOLAR GARDENS, LLC  
FIXED-TILT  
PHOTOVOLTAIC ARRAYS  
1 MWAC  
LESUEUR COUNTY, MN

GENERAL NOTES

5	06/06/18	IFP	REV4
4	05/29/18	IFP	REV3
3	05/24/18	IFP	REV2
2	04/30/18	IFP	REV1
1	04/06/18	IFP	
REV	DATE	SET	TYPE

SHEET NUMBER

C2.0









1. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE LIMITS OF DISTURBANCE LINE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE LIMITS OF DISTURBANCE LINE. UNLESS NOTED ON THE PLAN, THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITY STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, GRASSES, EXCEPT AS NOTED. ALL WELL ABANDONMENT AND REMOVAL SHALL BE IN ACCORDANCE WITH MINNESOTA POLLUTION CONTROL AGENCY STANDARDS.
2. ALL EXISTING VEGETATION WITHIN THE LIMITS OF DISTURBANCE LINE SHALL BE REMOVED AS FOLLOWS:
  - A. ALL EXISTING TREES SHALL BE CUT FLUSH WITH THE GROUND, EXCEPT IN AREAS WHERE ROOT STRUCTURES WILL INTERFERE WITH INSTALLATION OF STRUCTURAL FOUNDATIONS OR TRENCHING OPERATIONS; IN SUCH CASES REMOVE ALL TREE ROOTS.
  - B. ALL EXISTING SHRUBS SHALL BE CUT FLUSH WITH THE GROUND, EXCEPT IN AREAS WHERE ROOT STRUCTURES WILL INTERFERE WITH INSTALLATION OF STRUCTURAL FOUNDATIONS; IN SUCH CASES REMOVE ALL ROOTS.
  - C. ALL EXISTING GRASSES SHALL BE MOWED AS SHORT AS POSSIBLE.
  - D. IN AREAS OF GRADING, ALL VEGETATION SHALL BE CLEARED AND GRUBBED PER THE RECOMMENDATIONS PROVIDED IN THE PROJECT GEOTECHNICAL REPORT

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

*Lucas C. Payne*

LUCAS C. PAYNE  
MN  
DATE: 06-06-2018 LIC. NO. 467105

PROJECT TITLE:  
ARCTURUS COMMUNITY  
SOLAR GARDENS, LLC  
FIXED-TILT  
PHOTOVOLTAIC ARRAYS  
1 MWAC  
LESUEUR COUNTY, MN

## EXISTING CONDITION AND DEMOLITION PLAN

5	06/06/18	IFP REV4
4	05/29/18	IFP REV3
3	05/24/18	IFP REV2
2	04/30/18	IFP REV1
1	04/06/18	IFP
REV	DATE	SET TYPE

SHEET NUMBER

C4.0

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TOLL FREE 1-800-252-1166

ISSUED FOR PERMIT- JUNE 6th, 2018

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 Date: Jun 06, 2018 12:42pm  
 User: Alex-Seussner  
 Description: CAO EXISTING CONDITION AND DEMOLITION PLAN.dwg  
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1. THE NORTHERN LONG-EARED BAT CAN BE FOUND THROUGHOUT MINNESOTA. IT IS A FEDERALLY LISTED THREATENED SPECIES AND STATE LISTED AS A SPECIAL CONCERN. THE CONTRACTOR SHALL TAKE THE FOLLOWING PRECAUTIONS TO PRESERVE POTENTIAL NORTHERN LONG-EARED BAT HABITATS:
  - 1.1. AVOID TREE REMOVAL IF THE PROJECT LOCATION IS WITHIN 0.25 MILES OF KNOWN NORTHERN LONG-EARED BAT HIBERNACULA
  - 1.2. AVOID CUTTING, REMOVAL, AND/OR DESTROYING KNOWN OCCUPIED MATERNITY ROOST TREES, OR ANY OTHER TREES

MATERNITY TREES, DURING THE NORTHERN LONG-EARED BAT 4 PUP SEASON JUNE 1 THROUGH JULY 31ST).

BASED ON THE NHIS QUERIES THERE ARE NO KNOWN ROOSTS OR BERNACULA WITHIN AN APPROXIMATE ONE-MILE RADIUS OF THIS ROJECT.

TREE CLEARING TO OCCUR ONLY BETWEEN NOVEMBER 1 THRU MARCH 31. THIS IS TO AVOID ACTIVE SEASON FOR THE NORTHERN LONG-EARED BAT AND FURTHER MINIMIZE HABITAT DISTURBANCE

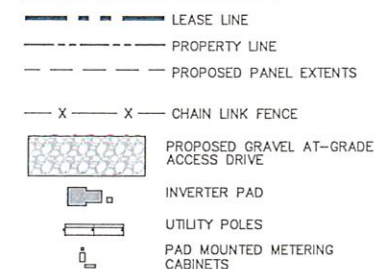
4. THE LOGGERHEAD SHRIKE IS A STATE-LISTED ENDANGERED BIRD. 5. AS INSTRUCTED BY THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR), CONTRACTOR MUST:

4.1. AVOID OR MINIMIZE TREE AND SHRUB CLEARING WITHIN SUITABLE HABITAT DURING LOGGERHEAD SHRIKE BREEDING SEASON (TYPICALLY APRIL-JULY). HOWEVER, IF TREE/SHRUB CLEARING IS TO OCCUR WITHIN SUITABLE HABITAT, AND DURING BREEDING SEASON, DNR SHALL BE CONTACTED PRIOR TO REMOVAL AND TREES/SHRUBS SHOULD BE INSPECTED PRIOR TO REMOVAL.

SEE DETAIL SHEET FOR MORE INFORMATION, SUITABLE HABITAT,  
AND CONSERVATION MEASURES FOR PROTECTING LOGGERHEAD  
SHRIKES.

RECEIVED  
JUL 20 2018





- ① FENCE PER DETAIL 5 SHEET C9.0.
- ② ACCESS GATE.  
SEE DETAIL 6 SHEET C9.0.
- ③ SITE GRAVEL ACCESS ROAD PER DETAIL 4 SHEET C9.0.
- ④ INVERTER SKID WITH DOWNWARD FACING HOODED LED ON/OFF SWITCH; SHOWN FOR REFERENCE ONLY, REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.
- ⑤ PROPOSED SWITCHYARD.
- ⑥ UTILITY OWNED ELECTRIC POLES. SEE ELECTRICAL PLANS.
- ⑦ CUSTOMER OWNED ELECTRIC POLES. SEE ELECTRICAL PLANS.
- ⑧ PAD MOUNTED METERING CABINETS. SEE ELECTRICAL PLANS.
- ⑨ FLOW THROUGH FENCE PER DETAIL 8. SEE SHEET C9.0.
- ⑩ MOTION SENSOR LIGHT. SEE DETAIL 10. SEE SHEET C9.0.

DATE: 06.06.2018 MN LIC NO.

PROJECT TITLE:  
ARCTURUS COMMUNITY  
SOLAR GARDENS, LLC  
FIXED-TILT  
PHOTOVOLTAIC ARRAYS  
1 MWAC  
LESUEUR COUNTY, MN

# SITE PLAN

SYSTEM SUMMARY	
PROJECT LOCATION	LE SUEUR COUNTY, MN
DESIGN TEMPERATURE (MIN.)	-26°C
STRING SIZE	14
MODULE TYPE	FIRST SOLAR SERIES 4 FS-4117-3 & FS-4120-3
MODULE WATTAGE	117.5W & 120W
MODULE QTY.	1,260 (117.5W) 1,060 (120W)
INVERTER	SUNGROW SG125-HV
INVERTER QTY.	10
SYSTEM SIZE (AC)	1,000 KWAC
SYSTEM SIZE (DC)	1,475 KWDC

SETBACKS		
	REQUIRED	DESIGNED
COUNTY RD 102	75 FT (ROW)	121.35 FT
REAR YARD	50 FT	N/A
SIDE YARD	50 FT	50 FT
MAXIMUM HEIGHT	35 FT	N/A
COVERAGE LIMIT	N/A	11.5%
FENCE	OUTSIDE OF R.O.W.	75.00 FT

RACKING SUMMARY	
ARRAY TYPE	SUNLINK GEOPRO FIXED-TILT (5L)
ARRAY TILT	30°
ARRAY AZIMUTH	180°
ROW SPACING	20'-0"

ALL CONTRACTORS MUST CONTACT  
**GOPHER STATE CALL ONE**  
MN TOLL FREE 1-800-252-1166  
BEFORE CONSTRUCTION BEGINS  
TWIN CITY AREA 651-454-0002

5	06/06/18	IFP	REV4
4	05/29/18	IFP	REV3
3	05/24/18	IFP	REV2
2	04/30/18	IFP	REV1
1	04/06/18	IFP	
REV	DATE	SET	TYPE

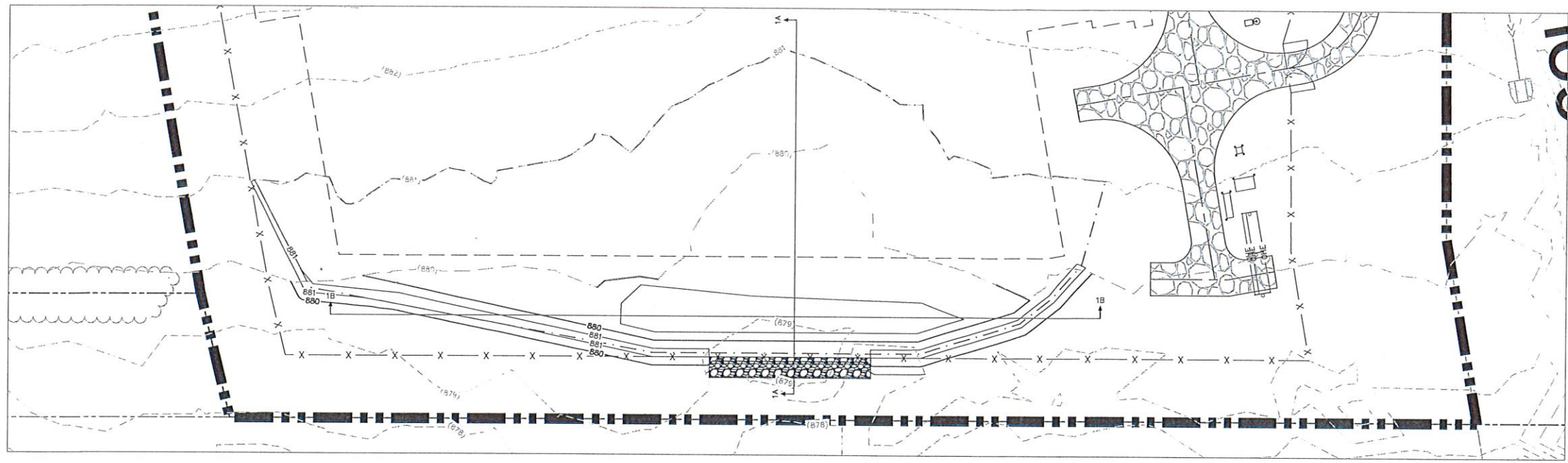
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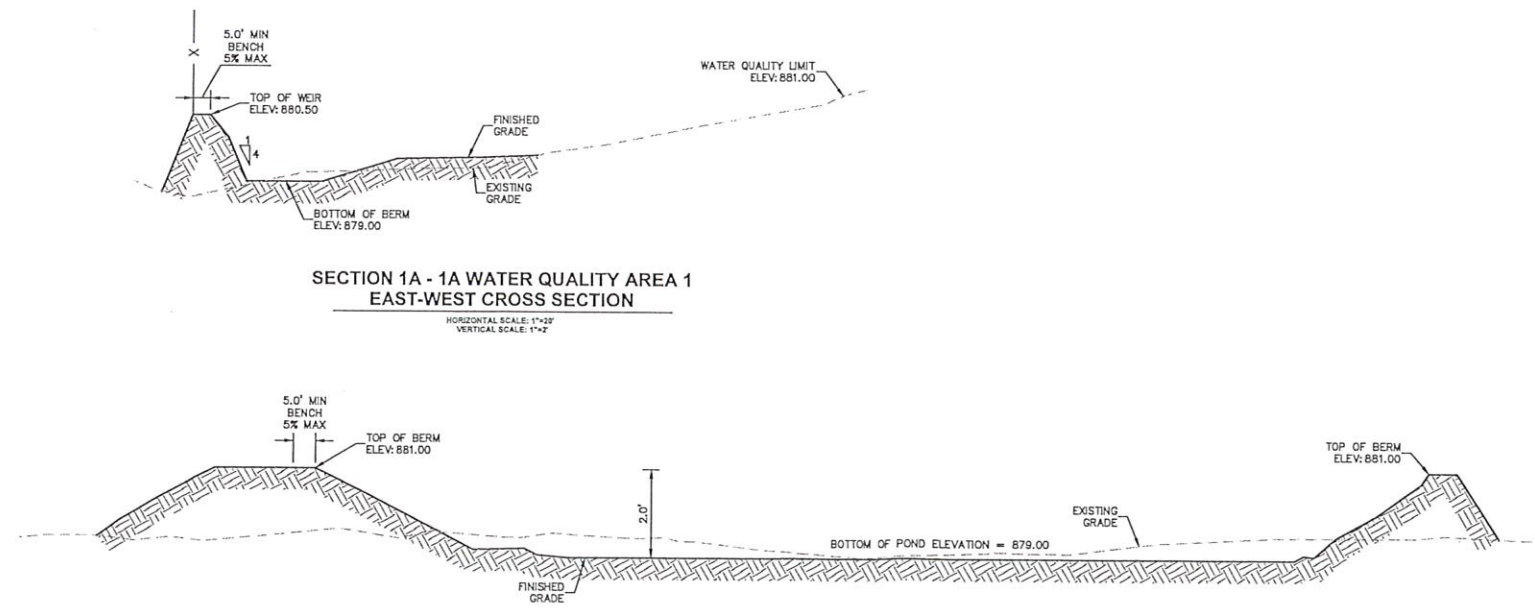




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WATER QUALITY AREA 1  
PLAN VIEW  
SCALE: 1"=20'



SECTION 1A - 1A WATER QUALITY AREA 1  
EAST-WEST CROSS SECTION  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=2'

SECTION 1B - 1B WATER QUALITY AREA 1  
NORTH-SOUTH CROSS SECTION  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=2'

LEGEND:

- LEASE LINE
- PROPERTY LINE
- PROPOSED PANEL EXTENTS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- CHAIN LINK FENCE
- PROPOSED SPOT GRADE



**SWINERTON**  
RENEWABLE ENERGY

**Kimley-Horn**  
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2550 UNIVERSITY AVE W, STE 238N  
SAINT PAUL, MN 55114 (651) 645-4197  
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
  
LUCAS C. PAYNE  
DATE: 06.06.2018 LIC. NO.: 40785

PROJECT TITLE:  
ARCTURUS COMMUNITY  
SOLAR GARDENS, LLC  
FIXED-TILT  
PHOTOVOLTAIC ARRAYS  
1 MWAC  
LESUEUR COUNTY, MN

POND CROSS SECTIONS



ALL CONTRACTORS MUST CONTACT  
GOPHER STATE CALL ONE  
MN TOLL FREE 1-800-252-1166  
BEFORE CONSTRUCTION BEGINS

REV	DATE	SET	TYPE
5	06/06/18	IFP	REV4
4	05/29/18	IFP	REV3
3	05/24/18	IFP	REV2
2	04/30/18	IFP	REV1
1	04/06/18	IFP	

SHEET NUMBER

C7.0



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

of

of

LUCKS G. PATNE

PROJECT TITLE:  
ARCTURUS COMMUNITY  
SOLAR GARDENS, LLC  
FIXED-TILT  
PHOTOVOLTAIC ARRAYS  
1 MWAC  
LESUEUR COUNTY, MN

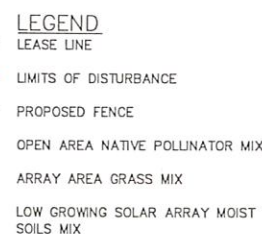
## SEED MIX PLAN

RECEIVED  
JUL 20 2018

DATE	TIME	DAY	TIME
SHEET NUMBER			

C8.0




ALL CONTRACTORS MUST CONTACT  
**GOPHER STATE CALL ONE**  
MN TOLL FREE 1-800-252-1166  
BEFORE CONSTRUCTION BEGINS



<u>FORB SPECIES</u>		
SKY-BLUE ASTER	0.30	2.15
PURPLE PRAIRIE CLOVER	0.45	3.22
PRAIRIE CINQUEFOIL	0.15	1.07
BLACK EYED SUSAN	0.60	4.29
HOARY VERVAIN	0.15	1.07
GOLDEN ALEXANDER	0.45	3.22

<u>COMMON NAME</u>	<u>% OF MIX</u>	<u>PLS. (LBS./ACRE)</u>
SIDE OATS GRAMA	25.00	1.75
BLUE GRAMA	10.00	0.70
KALM'S BROME	2.50	0.18
SILKY WILD RYE	10.00	0.70
JUNE GRASS	1.50	0.10
ITASCA LITTLE BLUESTEM	20.00	1.40
ROUGH DROPSEED	6.00	0.42
YARROW	0.50	0.04
FRAGRANT GIANT HYSSOP	0.75	0.05
PRAIRIE ONION	0.50	0.04
SWAMP MILKWEED	1.00	0.07
COMMON MILKWEED	1.00	0.07
BUTTERFLY WEED	1.00	0.07
SMOOTH ASTER	1.25	0.09
PANICLED ASTER	1.00	0.07
NEW ENGLAND ASTER	0.75	0.05
CANADA MILK VETCH	1.00	0.07
WHITE PRAIRIE CLOVER	2.00	0.14
PURPLE PRAIRIE CLOVER	2.00	0.14
CANADA TICK TREFLOIL	1.00	0.07
TALL BLAZING STAR	1.00	0.07
WILD BERGAMOT	0.75	0.05
BUSH CLOVER	1.00	0.07
GREAT BLUE LOBELIA	1.00	0.07
YELLOW CONEFLOWER	0.75	0.05
BLACK-EYED SUSAN	1.50	0.11
STIFF GOLDENROD	1.75	0.12
STIFF TICKSEED	0.50	0.04
COMMON OX-EYE	1.00	0.07
HOARY VERVAIN	1.00	0.07
GOLDEN ALEXANDER	1.00	0.07

<u>COMMON NAME</u>	<u>% OF MIX</u>
BIG BLUESTEM	5.72
FRINGED BROME	5.73
CANADA BLUE JOINT	0.18
REVENUE SLENDER WHEATGRASS	2.85
VIRGINIA WILD RYE	4.28
SWITCH GRASS	1.07
FOWL BLUEGRASS	3.03
INDIAN GRASS	0.36
RED RIVER CORD GRASS	1.07
KNOTSHEATH SEDGE	0.71
GREEN BULRUSH	0.54
WOOL GRASS	0.18
CANADA ANEMONE	0.19
SWAMP MILKWEED	0.32
LEAFY BEGGARTICKS	0.31
FLAT-TOPPED ASTER	0.17
JOE-PYE WED	0.18
SNEEZEWEED	0.36
OBEDIENT PLANT	0.21
GIANT SUNFLOWER	0.21
NEW ENGLAND ASTER	0.19
BONSET	0.15
GOLDEN ALEXANDER	0.55
HARD RED WINTER WHEAT	71.43

TREE COUNT TABLE			
KEY	TREE TYPE	QUANTITY	SPACING
	CARDINAL DOGWOOD	125	8' O.C. TYPE
	TEGINY ARBORVITAE	92	10' O.C. TYPE
	AUTUMN BRILLIANCE SERVICEBERRY	32	PLACE AS SHD

ONGOING MAINTENANCE OF THE SITE VEGETATION SHALL BE IN ACCORDANCE WITH THE SOLAR ARRAY VEGETATION MANAGEMENT PLAN

ISSUED FOR PERMIT- JUNE 6th, 2018

Drawing name: K:\CHI\_LDEV\168217022\_mwinerton\_orculus\_lesneur\_min\2\_Design\CAD\plansheets\C9.0 SEED MIX PLAN.dwg  
 C9.0 SEED MIX PLAN Jun 06, 2018 12:42pm by: Alex.Souaif

Pre-ling name: KGH\_LINGV160217022\_selection\_active\_lesser\_rm2 Design: CAGD\_ploshesht/C9.0 SEED MIX FLAN-ING CULO SEED MIX FLAN PLAN Jun 06, 2016 12:42:29m by Alex.Somer  
Pre-ling document: Together with the concepts and data presented herein, an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kinsler-Horn and Associates, shall be without liability to Kinsler-Horn and Associates for the same.









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# **Le Sueur County, MN**

**Thursday, October 11, 2018**

**Regular session**

## **Item 1**

**Approved October 11, 2018 Meeting Minutes**

Staff Contact: Joshua Mankowski or Michelle R. Mettler

**LE SUEUR COUNTY PLANNING AND ZONING COMMISSION**  
**88 SOUTH PARK AVE.**  
**LE CENTER, MINNESOTA 56057**  
**October 11, 2018**

**MEMBERS PRESENT:** Don Reak, Jeanne Doheny, Don Rynda, Shirley Katzenmeyer,  
Doug Krenik, Al Gehrke, Pam Tietz, Commissioner King

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Joshua Mankowski

1. The meeting was called to order at 7:00 by Chairperson, Jeanne Doheny.
2. Agenda. Motion to approve agenda was made by Doug Krenik. Second by Shirley Katzenmeyer. Approved.
3. Minutes from September 13, 2018 Meeting. Motion by AL Gehrke to approve minutes with correction. Under **ITEM #3: MICHAEL & SHELLY MILLER, CLEVELAND, MN, (APPLICANT\OWNER)**, add "Second by Al Gehrke. Motion approved. Motion carried." Second by Don Rynda. Approved.
4. Applications

**ITEM #1: ARCTURUS COMMUNITY SOLAR GARDENS, EDINA, MN, (APPLICANT); LUNDIN, LLC, MADISON LAKE, MN, (OWNER):** Request that the County grant a Conditional Use Permit to allow the applicant to extend an existing Conditional Use Permit #17386 to establish a 1 MW solar garden in an Agriculture "A" District and a Mineral Resources "MR" Overlay District. Property is located in the SE quarter/quarter, Section 33, Kasota Township.

Marta Jensen (Geronimo Energy) was present for the application.

TOWNSHIP: Notified. Response None

DNR: Notified. Response None

LETTERS: Angela Piltaver (Senior Planner, MnDOT) regarding: MnDOT does not have any issues with granting an extension for the proposed solar garden since the access is proposed on County Road 102/460<sup>th</sup> St and not along TH22 and as long as the proposal does not encroach on the Right Of Way for TH22.

PUBLIC COMMENT: None

Discussion was held regarding: Marta Jensen explained that construction is planned to be completed by the expiration date of November 28<sup>th</sup>, 2018 for the current permit but the solar array energization and witnessing is handled by Xcel Energy and is not scheduled until December. Jeanne Doheny asked the applicant if they will have any issues with completing the project. Marta Jensen stated that 100% of the piles have been installed and they are currently working on finishing the underground conduit. Next will be the installation of the modules and witness testing. Don Reak asked about why there is an issue with Xcel's timing for hooking up the array. Marta Jensen replied that this is a popular program and there are other solar arrays that need to be hooked up. Doug Krenik asked if they were still on their schedule. Marta Jensen replied yes.

Shirley Katzenmeyer stated that in the application it says that the dates are determined by Xcel Energy and may be subject to change. How likely is it that Xcel will postpone the date? Marta Jensen responded that it is unlikely, but it is possible. We do expect to be energized before the end of 2018. Shirley Katzenmeyer asked about Xcel's notification process for changing the date for energizing the solar array. Marta Jensen stated that they are in constant communication with Xcel Energy. Doug Krenik asked Joshua Mankowski about what would determine the completion of the project, the seeding isn't planned until next year. Joshua Mankowski explained that the seeding would be required before completion of the project. The use must be established before the expiration of the permit. We were looking for a way to not require the extension in this case, but because the use will not be established until after the deadline, the applicant needs to receive an extension. Don Reak asked the applicant to explain again how community solar gardens work, how they generate revenue, and how they help people save on their energy bill. Marta Jensen explained the role community solar gardens play in the energy system and how people sign up and benefit from the garden's establishment. Continued discussion on how the solar garden can generate revenue for the different parties involved and how customers benefit from being involved in the solar program. Joshua Mankowski informed the Board that there were some minor changes to the site plan due to relocating the access. All the changes were minor and were covered under previous approvals.

Motion was made by Don Reak to Approve the application as written.

Discussion was held regarding: None.

Second by Don Rynda. Motion approved. Motion carried.

5. Discussion Items: None

6. Warrants/Claim-signatures.

7. Motion to adjourn meeting by Al Gehrke. Second by Pam Tietz. Motion approved. Motion carried.

Respectfully submitted,

Joshua Mankowski

***Approved November 8, 2018***

***Tape of meeting is on file in the  
Le Sueur County Environmental Services Office***