

PLANNING COMMISSION

SEPTEMBER 9, 2019

6:30 O'CLOCK P.M.

1. Call to Order
2. Minutes of the Previous Meeting – August 12, 2019
3. Public Hearing Stroh request for Conditional Use Permit for Home Brewery
4. Public Hearing South Fork Third Preliminary Plat
5. Public Hearing South Fork Third Final Plat
6. Dodge County Zoning Ordinance Public Hearing
7. Other
8. Adjourn

MINUTES OF PLANNING COMMISSION MEETING

August 12, 2019

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 12th day of August, 2019 at 6:30 PM

THE FOLLOWING MEMBERS WERE PRESENT: Commissioner Ferris, Commissioner Torkelson, Commissioner Tinsley, Commissioner Thompson, Commissioner Zelinske and Commissioner Burton.

THE FOLLOWING WERE ABSENT: Commissioner Fitch

THE FOLLOWING WERE ALSO PRESENT: Interim-Administrator Nancy Zaworski, City Clerk Rappe, Tim O'Morro, Scott Stroh, Dan Stroh, Derek Davidson

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETINGS – July 8, 2019 – Motion to Approve the Minutes with correction noted by Commissioner Burton, made by Commissioner Zelinske, second by Commissioner Torkelson with All Voting Aye.

DISCUSSION ON POSSIBLE SETBACK VARIANCE - Derek Davidson 401 1st Ave SW, The property at 16 2nd St NW is too close to the property line. There was a fire and he would like to demo and rebuild. He would have enough green space and would like a 4 and a half foot variance to the East property line to be able to use the existing footprint. The garage that was built in 2007 is in line with the house. He would keep the setback requirement for the rest of the lot just looking for a variance for the east side. Chairman Ferris read through the criteria for granting a variance. The Commissioners had discussion and would entertain Mr. Davidson applying for a variance and going through the process.

DISCUSSION ON POSSIBLE CONDITIONAL USE PERMIT FOR HOME BREWERY. – Scott Stroh, 601 3rd Ave NW is considering starting a home brewery. He would be making about 50 gallons a batch to sell to commercial businesses. He is not asking for a taproom or any on site sales or consumption. This location would be a temporary startup for this business. There is currently a 10x16 shed and he would like to build another 10x16 shed attached to it. He is hoping to move to a commercial location in a couple of years. A discussion was had between a home business and home occupation. Commissioner Burton thought this may fit the home business with a caveat there not be any off sale. Commissioner Tinsley also stated that another caveat could be that this could be reviewed if there were complaints or in a certain number of years. The Commissioners would entertain Mr. Stroh applying for a Conditional Use Permit and going through the process.

OTHER - Nothing

ADJOURN 7:29PM

Respectfully Submitted,

Linda Rappe, City Clerk

Staff Review Comments
Scott Stroh CUP for Brewery
9.9.2019

Zoning Administrator:

- Hearing on license
- Require separate bonded premise/licensed. Appropriate applications/inspections/licenses by Federal licensing, Department of Agriculture, Department of Health, Minnesota Alcohol , and City of Kasson
- Consideration of this home business in a residential area.
- Recommend waiver of 154.084 C 2

Finance Director:

- Hearing on license
- Investigation on license
- All appropriate fees paid for CUP, licensure, etc
- Condition upon final sale of property

Deputy City Clerk/Clerk:

- Hours- Consider more restrictive rule than State allows
- Production: Consider more restrictive production than State allows
- Require posting: No open containers on public streets and no glass containers allowed in the park.
- Consider: Limited to not within 500' of a church or school

APPLICATION FOR CONDITIONAL USE PERMIT

Fee Paid \$ \$300

Date Filed 8/28/19

Street Address of Property 601 3rd Ave NW

Legal Description of Property Parcel 245760400

Owner's Name SCOTT Stroh Phone 507-319-0267


Address 601 3rd Ave NW Kasson MN 55944

Description of Request Requesting C.U.P. to allow for a small production brewery @ 601 3rd Ave NW

Reason(s) for Request Property is residential zoned.

Present Zoning Classification R2 - Single Family older core

Existing Use of Property Single Family Home

Signature of Applicant  Date 8/5/19

FOR OFFICE USE ONLY

Recommended _____ Denied _____ by the Planning Commission on _____, 19__

Approved _____ Denied _____ by the City Council on _____, 19__

If approved, the following conditions were prescribed:

1. _____
2. _____
3. _____
4. _____

If denied, denial was for the following reason(s): _____

SECTION 24-18 CONDITIONAL USE PERMITS

PURPOSE.

The purpose of a conditional use permit is to permit a use that would not be appropriate generally but may be allowed with appropriate restrictions upon finding that (1) certain conditions as detailed in the Zoning Ordinance exist, and (2) the use or development conforms to the Comprehensive Plan, and (3) is compatible with the existing area.

STANDARDS FOR GRANTING A CONDITIONAL USE PERMIT.

In making the determination whether or not the conditional use is to be allowed, the city shall consider (1) the effects of the proposed use on the Comprehensive Plan, (2) and the effects of the proposed use upon the health, safety and general welfare of occupants of surrounding lands. Among other thing, the City shall make the following findings where applicable:

1. The use will not create an excessive burden on existing parks, schools, streets and other public facilities which serve or are proposed to serve the area.
2. The use will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
3. The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.
4. The use, in the opinion of the City, is reasonably related to the overall needs of the City and to the existing land use.
5. The use is consistent with the purpose of this ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.
6. The use is not in conflict with the Comprehensive Plan of the City.
7. The use will not cause traffic hazards or congestion.
8. The traffic generated by the proposed use can be safely accommodated on existing or planned street systems; and the existing public roads providing access to the site will not need to be upgraded or improved by the City in order to handle the additional traffic generated by the use.
9. Adequate measures have been taken or are proposed to prevent or control offensive order, fumes, dust, noise, vibration or lighting which would otherwise disturb the use of neighboring property.
10. Adequate utilities, parking, drainage and other necessary facilities will be provided.
11. The proposed use will not impede the normal and orderly development or improvements of the surrounding property.
12. The proposed use will not be injurious to the use and enjoyment of other property in the neighborhood and will not significantly diminish or impair the values of such property.
13. The use will not disrupt the character of the neighborhood.

REQUIRED EXHIBITS FOR CONDITIONAL USE PERMITS

The following items shall be required:

Y _____ N _____
Y _____ N _____
Y _____ N _____
Y _____ N _____

Y _____ N _____
Y _____ N _____

1. A completed application form.
2. An accurate boundary description of the property.
3. Evidence of ownership or enforceable option on the property.
4. A development plan of the property showing the existing or proposed buildings, streets, access roads, driveways, parking spaces and signs.
5. Landscaping and screening plans.
6. Any additional information deemed necessary by the City to determine the suitability of the particular site for the proposed use.

NOTE: SUBMITTAL OF THE REQUIRED INFORMATION DOES NOT GUARANTEE THE ISSUANCE OF A CONDITIONAL USE PERMIT. ADDITIONAL INFORMATION MAY BE NEEDED OR CONDITIONS MAY EXIST THAT WOULD PREVENT THE ACTUAL GRANTING OF A CONDITIONAL USE PERMIT.



PURCHASE AGREEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.
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1. Date _____

2. Page 1

3. BUYER (S): Scott and Molly Stroh

4. _____

5. Buyer's earnest money in the amount of _____

6. _____ Dollars (\$ _____)

7. shall be delivered to listing broker, or, if checked, to ☐ _____ no later than two (2) Business Days after Final Acceptance Date of this Purchase Agreement. Buyer and Seller agree that earnest money shall be deposited in the trust account of Earnest Money Holder as specified above within three (3) Business Days of receipt of the earnest money or Final Acceptance Date of this Purchase Agreement, whichever is later.

8. Days after Final Acceptance Date of this Purchase Agreement. Buyer and Seller agree that earnest money shall be deposited in the trust account of Earnest Money Holder as specified above within three (3) Business Days of receipt of the earnest money or Final Acceptance Date of this Purchase Agreement, whichever is later.

11. Said earnest money is part payment for the purchase of the property located at

12. Street Address: 601 3RD Avenue NW

13. City of Kasson, County of Dodge

14. State of Minnesota, legally described as
Lots 8-9-10-11 & 12 Blk 3, Section 33, Township: 107 Range: 016 Plat: 24576 Scholl & Coons Subdivision

15. Said purchase shall include all improvements, fixtures, and appurtenances on the property, if any, including but not limited to, the following (collectively the "Property"): garden bulbs, plants, shrubs, trees, and lawn watering system; shed; storm sash, storm doors, screens, and awnings; window shades, blinds; traverse, curtain, and drapery rods, valances, drapes, curtains, window coverings, and treatments; towel rods; attached lighting and bulbs; fan fixtures; plumbing fixtures; garbage disposals; water softener; water treatment system; water heating systems, heating systems; air exchange system; environmental remediation system (e.g., radon, vapor intrusion); sump pump; TV antenna/cable TV jacks and wiring/TV wall mounts; wall/ceiling-mounted speakers and mounts; carpeting; mirrors; garage door openers and all controls; smoke detectors; fireplace screens, door, and heatilators; **BUILT-INS:** dishwashers; refrigerators; wine/beverage refrigerators; trash compactors; ovens; cook-top stoves; warming drawers; microwave ovens; hood fans; shelving; work benches; intercoms; speakers; air conditioning equipment; electronic air filter; humidifier/dehumidifier; liquid fuel tanks (and controls); pool/spa equipment; propane tank (and controls); security system equipment; TV satellite dish; **AND** the following personal property shall be transferred with no additional monetary value, and free and clear of all liens and encumbrances:

29. refrigerator, stove, dishwasher, microwave, washer, dryer, shed.

30. Notwithstanding the foregoing, leased fixtures are not included.

31. Notwithstanding the foregoing, the following item(s) are excluded from the purchase:

32. _____

PURCHASE PRICE:

34. Seller has agreed to sell the Property to Buyer for the sum of (\$ ~~118,000.00~~ 121,000)

35. One hundred eighteen thousand and 00/100 Dollars,

36. which Buyer agrees to pay in the following manner:

37. 1. _____ percent (%) of the sale price in **CASH**, or more in Buyer's sole discretion, which includes the earnest money;

39. 2. 100% percent (%) of the sale price in **MORTGAGE FINANCING**. (See following Mortgage Financing section.)

40. 3. _____ percent (%) of the sale price by **ASSUMING** Seller's current mortgage. (See attached Addendum to Purchase Agreement: Assumption Financing.)

42. 4. _____ percent (%) of the sale price by **CONTRACT FOR DEED**. (See attached Addendum to Purchase Agreement: Contract for Deed Financing.)

CLOSING DATE:

45. The date of closing shall be September 30, 20 19.

Conditional Use Permit Application

Scott Stroh
Chaotic Good Brewing Company
601 3rd Ave NW
Parcel ID 245760400

Intended Business

The intended home based business will be licensed by the state of Minnesota as a “Microbrewery”

In the brewing industry, what I have planned would be considered a Nanobrewery, as the production system will be 1.61bbl (50 gallons)

This is a temporary startup location for this business.

On and Off Sale

This is a family neighborhood, and as such I am not requesting to have any regular hours to operate a Tap Room for on site consumption.

I would like to be able to apply for an Off Sale License for occasional sales of packaged product (Growler(64oz), Howlers (32oz), Crowlers(32oz)) directly to customers.

Growler, Howler and Crowler Sales

These sales directly to the consumer are not the focus of this phase of the business. However, I would like to be able have minimal sales on site in accordance with state growler sales laws. These would be limited in scope and occasional in frequency.

The impact of these times on the neighborhood should be comparable to a garage sale, or less.

Impact on Public Facilities

- There is no foreseeable impact on parks and schools
- The impact on the streets will be minimally more than current. There will be little or no semi traffic, as deliveries to and from the brewery will be handled by myself in my normal vehicle.
- This small of a system will have minimal impact on water and sewer systems. Initial estimates of water consumption are <1000 gallons monthly with 60%-70% being wastewater mostly in the form of rinsing and cleaning water.

Impact on Neighboring Land

With the entirety of this business being enclosed within the expanded outbuilding, there should be no impact on neighboring properties. It will simply appear as a slightly larger storage shed.

Appearance of Structure

The structure will be shingled and sided to match the home. The appearance will be that of an outbuilding or storage shed.

Because of the minimal nature of this presence, no additional landscaping or screening are planned.

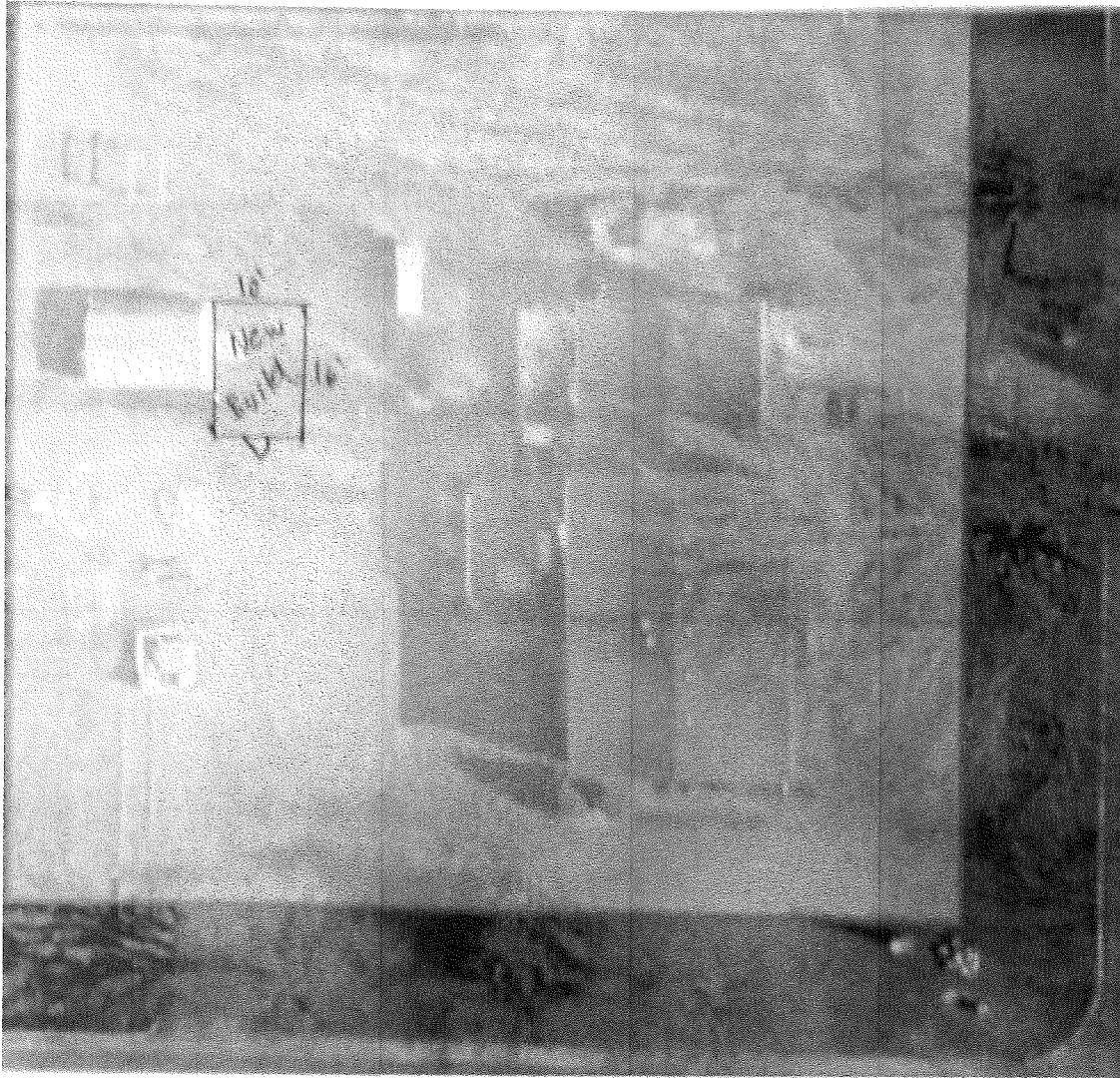
Control of Odor, noise, etc.

- The process of brewing beer is not loud. What noise is produced will be sufficiently dampened by being inside the building.
- Spent Grain (waste product) will be supplied to local farmers as livestock feed, preventing odor.

Current Property

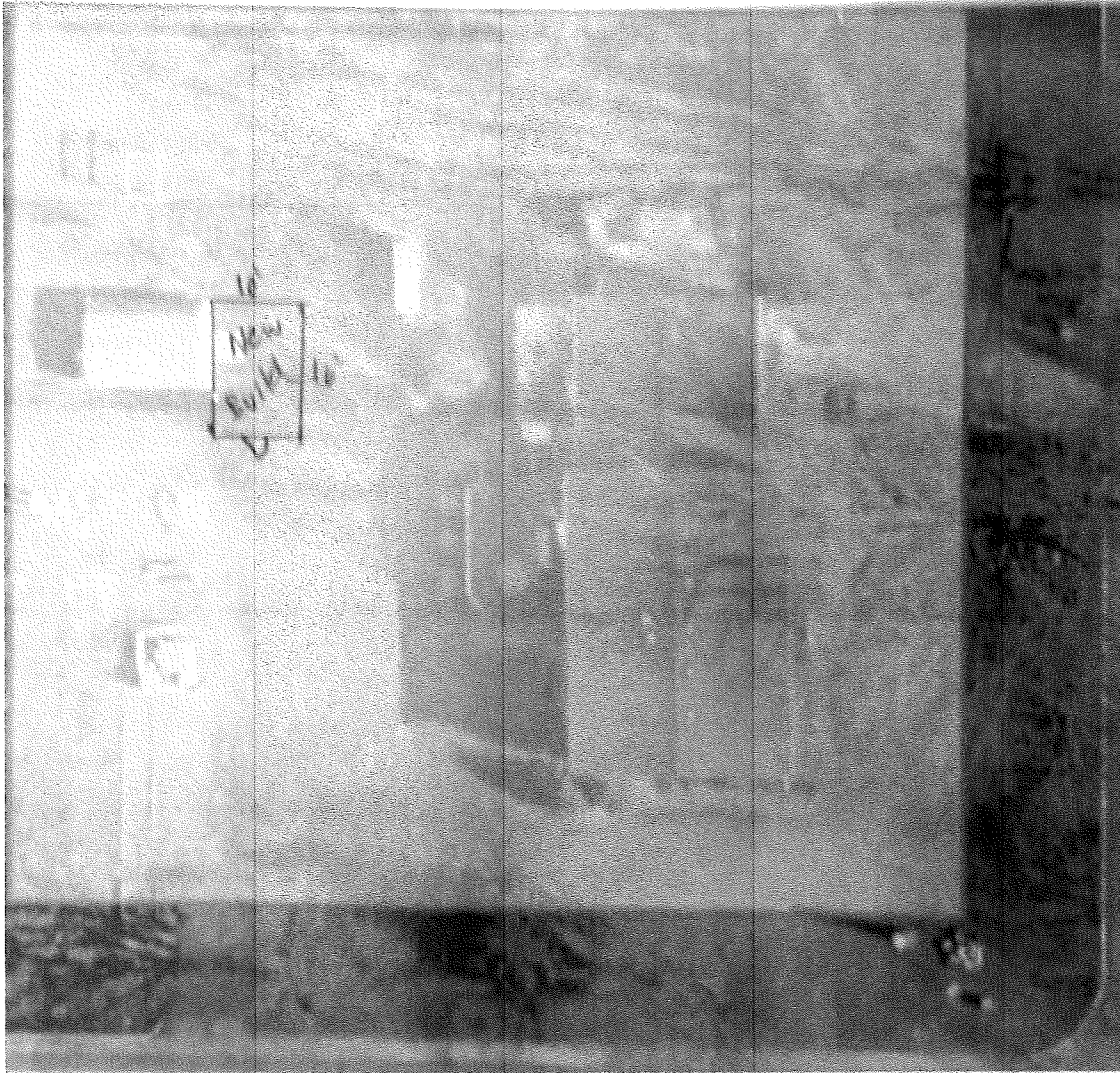
601 3rd Ave N.W.

- Single family home
- My family's residence
- Owned by my parents (Danny and Leanne Stroh)
- Purchase in progress with purchase agreement pending financing decisions
- 10'x16' storage shed already in place



Building Plan - existing shed

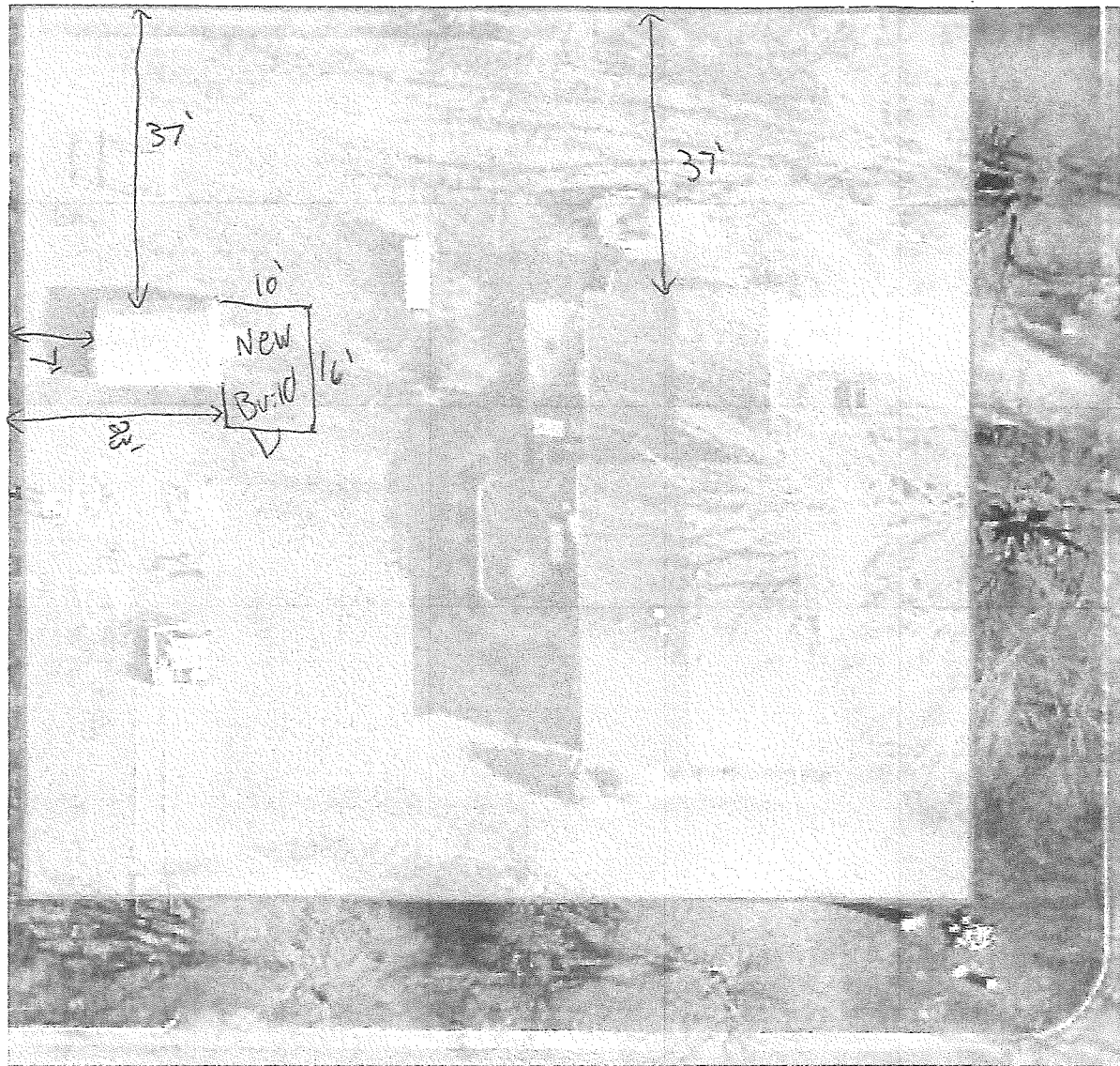
The existing shed is 8' tall at the peak. A 5' extension will be built to raise it to a height of 13' at the peak.



Building Plan - Extension

In addition to lifting the existing shed 5 feet, a 10'x16' addition will be added onto the shed creating a single L-shaped building.

Electricity, Water and Sewer connections will be needed.



Plot Plan

- The additional 160 ft² of coverage leave 83% green space on the lot.
- No part of the new buildings will be closer to property lines than existing structures.

In Summary

- I am seeking a conditional use permit for 601 3rd Ave NW for a home based business to operate a small brewery
- The additional building will be small, and have minimal, if any, impact on the neighborhood.
- The operation of the business will generate little noise or waste and will have little, if any, impact on the neighborhood
- This is a startup location for this business, which has the potential to grow into a regional attraction to bring people to Kasson.

2905 South Broadway
Rochester, MN 55904-5515
Phone: 507.288.3923
Fax: 507.288.2675
Email: rochester@whks.com
Website: www.whks.com



September 6, 2019

Ms. Nancy Zaworski
Interim City Administrator
City of Kasson
401 5th St. SE
Kasson, MN 55944

RE: Kasson, MN
South Fork Third Addition
Review of Construction Plans, Preliminary Plat and Final Plat

Dear Nancy:

We have reviewed the grading, utility and storm water pollution prevention plans, preliminary plat and final plat as submitted for the referenced project, as requested. We offer the following comments on the submitted plans in addition to the comments on the attached plans.

1. Development Agreement, Zoning Review and Fee related items are not included in our review.
2. An Engineer's Opinion of Construction Costs and Construction Schedule has been submitted.
3. The applicant must secure all necessary permits before construction begins including the NPDES construction storm water, Health Department watermain extension, MPCA sanitary sewer extension. The Owner, or their representative, will be responsible for permit compliance.
4. The Owner and Contractor will be required to have a pre-construction meeting with the City for the installation of the infrastructure.
5. An existing storm water management pond currently serves this area. The developer shall submit hydraulic data showing that the existing system can meet the current NPDES permit and City requirements. The pond is proposed to be maintained by the homeowner association. The pond should be cleaned out by the Developer after homes are constructed. We recommend a maintenance agreement be recorded to address private maintenance of pond. The pond is located on a parcel that is not owned by the homeowner's association. These provisions should be included in the development agreement.
6. The developer shall submit hydraulic data showing that the storm sewer system and emergency overflow can pass the 100-year event within the downstream drainage easements. It appears the proposed overflow does not have a defined drainage way off-site into the previous phases.

7. The proposed private watermain, storm sewer, sanitary sewer and roadways should be addressed in the development agreement and homeowner's association documents.
8. All proposed private utility roadway crossing conduit locations should be shown on the construction plan or installed before roadway construction.
9. Monuments disturbed/missing shall be set at the end of construction.
10. As-built construction drawings shall be provided.
11. It is recommended that the City require the Developer to perform testing and observation of all engineered fill outside the right-of-way. The Developer should be required to submit test results and observation records to the City upon completion. This information is provided to the City for informational purposes only and is not reviewed by the City.
12. The contract specifications should reference the current City Engineers Association of Minnesota (CEAM) Standard Specifications.
13. Valve Boxes shall have a Power Seal Valve Box Aligner 5000 or an approved equal.
14. The City of Kasson requires the following tracer wire specifications. They should be included in the project specifications. The tracer wire on the standard detail drawings will be incorrect. <http://www.mrwa.com/PDF/TracerWireSpecGuideFinalweb7.pdf>
15. MH-1 can be moved north closer to the last service.

We recommend approval of the plans, preliminary plat and final plat condition upon the above items being addressed and resubmitted.

Please contact us if you have any questions.

Sincerely,

WHKS & co.



Brandon W. Theobald, P.E.

BWT/bwt

Cc: Charlie Bradford, Public Works Director
Linda Rappe, City Clerk
Melanie Leth, City Attorney
Laura Chamberlain, HKG inc., Consulting Planner
Rich Massey, Massey Land Surveying and Engineering
Tony Bigelow, Developer

Staff Review Comments

South Fork Third

9.9.19

Zoning Administrator:

- CUP/PUD/Amended or as needed
- Updated Association documents to the City that establishes community ownership of common areas, accepts responsibility for the maintenance of those areas, commits the Association to professional management and establishes an adequate funding mechanism for that maintenance. Any change in association management must be approved by the Planning commission.
- A Capital Maintenance account of appropriate size will be placed on deposit and that an annual fund account of this fund will be furnished to the city. Prior to January 1st of each year.
- Waiver agreement (prepared by City?) to be signed by each property owner at the time of applying for a building permit or transferring utility billing, detailing the City's lack of maintenance responsibility.
- Supply As-built documents to the city for all existing and future streets and utility connections.
- City agrees to flush city hydrants, but only in order to maintain the integrity of the water product. The flushing is not intended to serve as maintenance of the water mains.
- Agrees to notify City Public Works, on an emergency basis, in the event of future water main repair or maintenance.
- All service lines will be installed as per city specifications.
- Change street limit signs to yellow (advisory) so as to remove confusion that city police will enforce the posted speed limit.
- Certify that the storm shelter is large enough for the entire development.
- Building permits may be issued when streets are certified by City Engineer being capable of supporting construction vehicles.

Finance:

- Development agreement
- WAC/SAC/Parkland – due at final plat
- All easements recorded

Public Works:

- Follow city specs on water/sewer/hydrants/subdrains
- Association ownership and maintenance of common areas (water/sewer/streets/hydrants) to include subdrains
- All infrastructure to be built to city specifications

City Engineer:

- Pond maintenance agreement between South Fork and pond owner, possible upgrade required by State
- See Engineer letter

Comments from Laura Chamberlin

Preliminary Plat

1. An application for a Conditional Use Permit and Planned Unit Development Designation shall be submitted
2. The Developer shall sign a Development Agreement
3. The Developer shall present Association Documents to the City that establishes Association ownership and maintenance responsibilities for all common areas and details and adequate mechanism to fund those responsibilities
4. The Developer shall supply "As-Built" documents to the City for all existing and street and utility installations, including service lines. If such documents are not available for existing structures, the developer will mark all mains, valves, structures and service lines to allow the City to create its own map.
5. On the Final Plat, all Outlots shall be dedicated to the Association

Final Plat

1. Prior to recording of the Final Plat, the Developer shall complete the following processes and approvals through the City of Kasson:
 - a. Conditional Use Permit in the R-3 District to allow for a Planned Unit Development
 - b. A Planned Unit Development within the R-3 District
 - c. Enter into a Development Agreement between the Developer and the City of Kasson, signed and notarized by both parties
 - i. The Developer shall pay WAC/SAC fees and Park Dedication Fees as described in the Development Agreement
2. The Developer shall present Association Documents to the City that establishes Association ownership and maintenance responsibilities for all common areas and details and adequate mechanism to fund those responsibilities
3. The Developer shall supply "As-Built" documents to the City for all existing and street and utility installations, including service lines. If such documents are not available for existing structures, the developer shall mark all mains, valves, structures and service lines to allow the City to create its own map.
4. All Outlots shall be dedicated to the Association

CUP/PUD

1. The PUD shall be developed in accordance with the Preliminary Plat and Final Plat for South Fork 3rd Subdivision approved in Resolutions No 19.XX and 19.XX
2. The PUD shall include all of the requirements specified in the Development Agreement for South Fork 3rd Subdivision, signed by both the Developer and the City of Kasson, and Notarized on [DATE].

Linda Rappe

From: Rudy Raatz <RRaatz@semaequip.com>
Sent: Tuesday, September 03, 2019 3:06 PM
To: financedept@cityofkasson.com; cityclerk@cityofkasson.com;
mayormckern@cityofkasson.com
Subject: Southfork Subdivision 3

To Whom it may concern,

I recently received a letter in regards to adding a third subdivision in Southfork. I can honestly say that this would be a poor decision if the city were to allow this. Since moving to Kasson in 2013 the Southfork subdivision has been nothing but a headache from the moment we went to close on our house. It wasn't until we were to sign closing papers that we found out this was an association which is not what we wanted but we wanted the city of Kasson to be where we would start our family. Being in the association we are responsible to maintain our own streets which is a headache in itself when it comes to snowplowing and sealing the blacktop and the costs associated with that. Our annual meetings are nothing but bickering as we try to set our dues for the year as some realize we need to save for future repairs but some on a fixed/limited income want them lower. Residents will even target or call out one another at meetings because of a change made to their house or a pet they may have and it is all uncalled for. From the very start this subdivision should have never been allowed to build with substandard streets and the association members being the responsible party to maintain this crucial part of the neighborhood. Because of the almighty dollar a builder was able to build a substandard subdivision where the cost and frustrations were directly passed on to the residents creating a lack of community. I would strongly urge the city to reconsider allowing a third subdivision to be built in a substandard manner. Abolishment of the association would be preferred but isn't foreseeable with the mess that has already been created by the developer.

As a resident and a concerned citizen of Kasson I hope that you don't take this message lightly as Southfork should not be allowed to expanded as an association or in a substandard manner.

Sincerely,



Rudy Raatz
PRECISION AG MANAGER
mobile (507) 923-0717

[website](#) | [vCard](#) | [email](#)



This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

APPLICATION FOR PRELIMINARY PLAT APPROVAL
Due at least 30 days prior to the Planning and Zoning Commission Meeting

PROPOSED NAME South Fork Third Subdivision CIC Number
15 _____

OWNER(S) South Fork Homes, LLC _____

ADDRESS 4057 28th St W, Suite 100 _____

Rochester, MN 55901 _____

PHONE 507-529-1161 _____

DEVELOPER(S) South Fork Homes, LLC _____

ADDRESS Same as above _____

PHONE _____

ENGINEER/SURVEYOR Massey Land Surveying &
Engineering _____

LEGAL DESCRIPTION See Attached _____

NORTH-SOUTH STREET Private Street _____

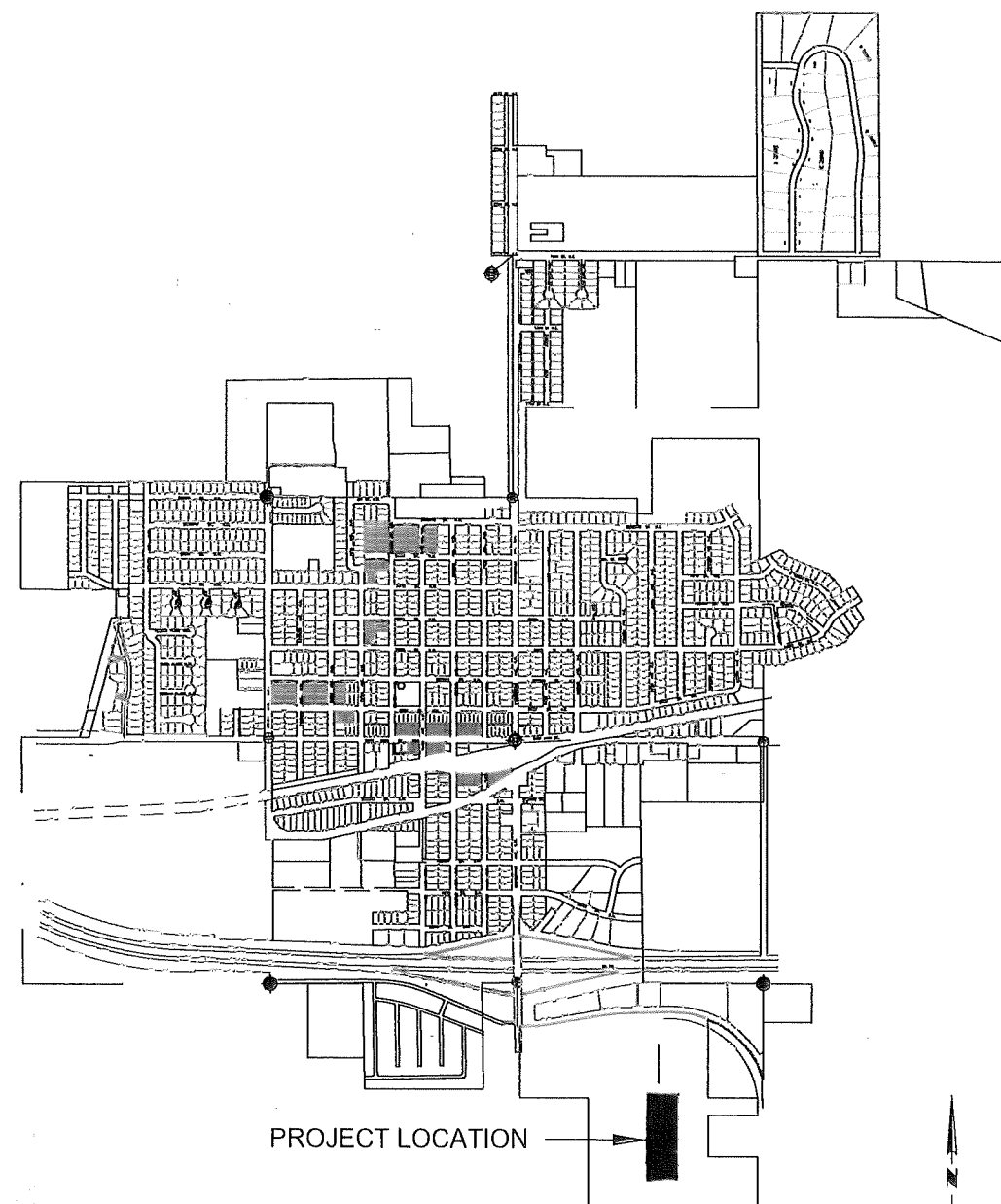
EAST-WEST STREET None _____

FEE PAID (\$300 + \$20 ²⁹ per lot + Engineering) 880⁰⁰ Date _____

MAPS INCLUDED (4) _____

ONE (1) ELECTRONIC COPY

PUBLIC IMPROVEMENTS
SOUTH FORK THIRD
COMMON INTEREST COMMUNITY NUMBER 15
CITY OF KASSON, MINNESOTA



SITE LOCATION MAP

CITY OF KASSON, MN

CITY OFFICIALS

MAYOR: CHRIS MCKERN
CITY COUNCIL: DAN EGGLE
MELISA FERRIS
DUANE BURTON
LONNIE ZELINSKE
CLERK ADMINISTRATOR NANCY ZAWORSKI
CITY ATTORNEY: MELANIE LETH
PUBLIC WORKS DIRECTOR: CHARLIE BRADFORD

OWNER / DEVELOPER

SOUTH FORK HOMES, LLC
4057 28TH STREET NW, SUITE 100
KASSON, MN 55944
PHONE NO. (507)529-1161

CIVIL ENGINEERS / SURVEYORS

MASSEY LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN. 55944
PH. NO. 507-634-4505

SHEET INDEX

1	TITLE SHEET
2,3,4,5	STANDARD DETAILS & TYPICAL SECTION
6,7,8	6TH AVENUE NW
9	STORM
10,11	GRADING PLAN

BENCH MARKS

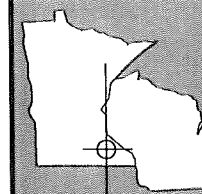
TOP NUT OF HYDRANT INTERSECTION SOUTH FORK PL SE AND
6TH AVENUE SE.
TOP NUT OF HYDRANT EL. 1277.54

VERTICAL CONTROL

THE ELEVATIONS ON THIS PLAN ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988.

UTILITY LOCATION

UTILITY LOCATIONS SHOWN ARE PROVIDED BY LOCAL
UTILITY COMPANIES THROUGH THE GOPHER STATE ONE
CALL SYSTEM. LOCATIONS ARE SHOWN TO THE ACCURACY
OF THE MARKING, AND MASSEY LAND SURVEYING DOES
NOT ASSUME RESPONSIBILITY FOR MISLOCATED OR
UNMARKED UTILITIES.
TICKET #190580369 (2/27)



MASSEY
LAND SURVEYING
& ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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

DAVID A. MARTIN

51131 4/26/19
Number Date

SOUTH FORK THIRD
PART OF THE NE 1/4, SECTION 4, T 106 N, R 16 W
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS DOCUMENT
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MASSEY LAND
SURVEYING, INC.

THIS SURVEY AND DRAWING
WAS PREPARED FOR THE
EXCLUSIVE USE OF:
BIGELOW HOMES LLC
ROCHESTER, MN

SCALE: NONE
DATE: 4/26/2019
DRAWN BY: D.A.M.
JOB NUMBER: 3012
DWG. FILE: 3012CT01
REVISION DATE:

SHEET NO. 1 OF 11

[illegible]

CENTER LINE
EASEMENT LINE
RIGHT OF WAY LINE, PROPERTY LINE
SECTION LINE
SIXTEENTH SECTION LINE
BARBED WIRE FENCE
CHAIN-LINK FENCE
WOODEN FENCE
TREE LINE

*EXISTING WATER MAIN, WATER SHUTOFF MANHOLE,
REDUCER, GATE VALVE AND HYDRANT*

EXISTING SANITARY MANHOLE AND LINE

*EXISTING STORM SEWER MANHOLE, LINE AND CATCH BASIN
OR INTAKE*

EXISTING UNDERGROUND GAS LINE, VALVE AND METER

EXISTING UNDERGROUND TELEPHONE MANHOLE, LINE AND PEDESTAL

*EXISTING UNDERGROUND ELECTRIC MANHOLE, LINE
AND TRANSFORMER*

EXISTING OVERHEAD ELECTRIC

*EXISTING UNDERGROUND TELEVISION LINE
AND PEDESTAL*

EXISTING CURB AND GUTTER

EXISTING POWER POLE AND GUY WIRE

EXISTING LIGHT POLE

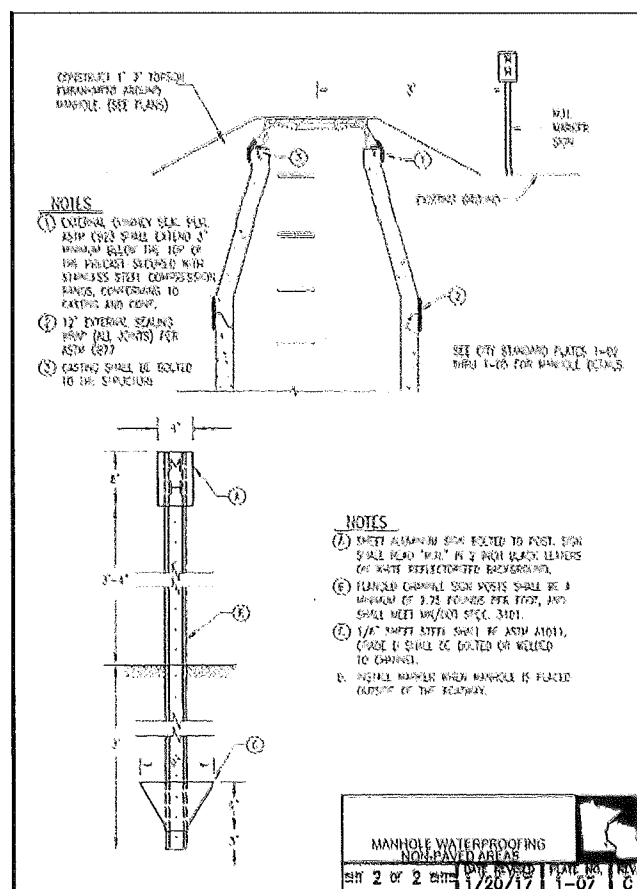
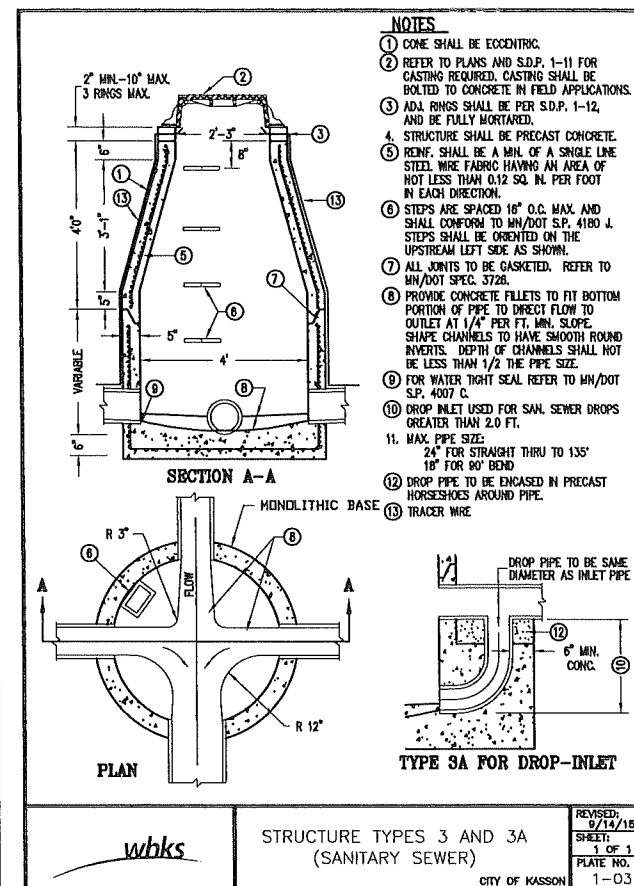
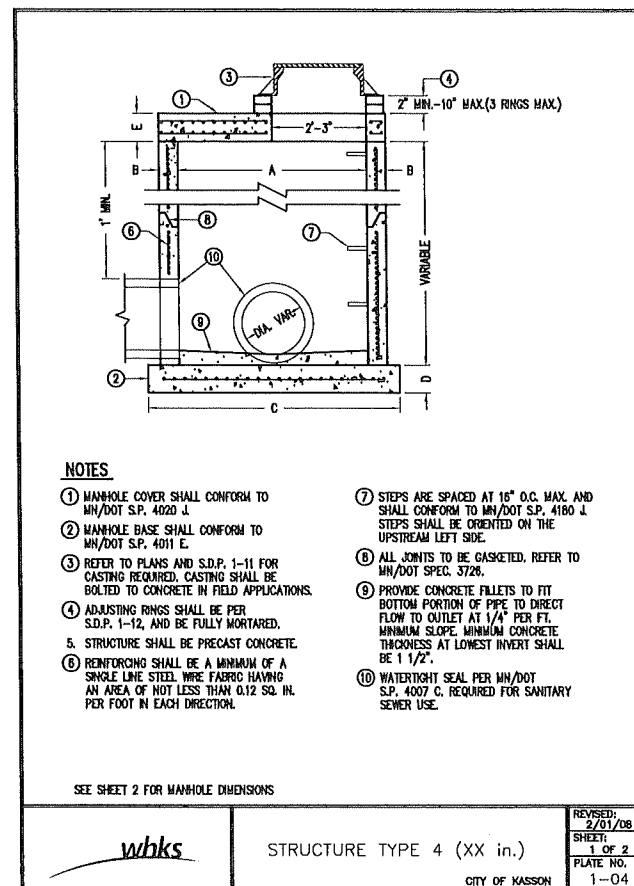
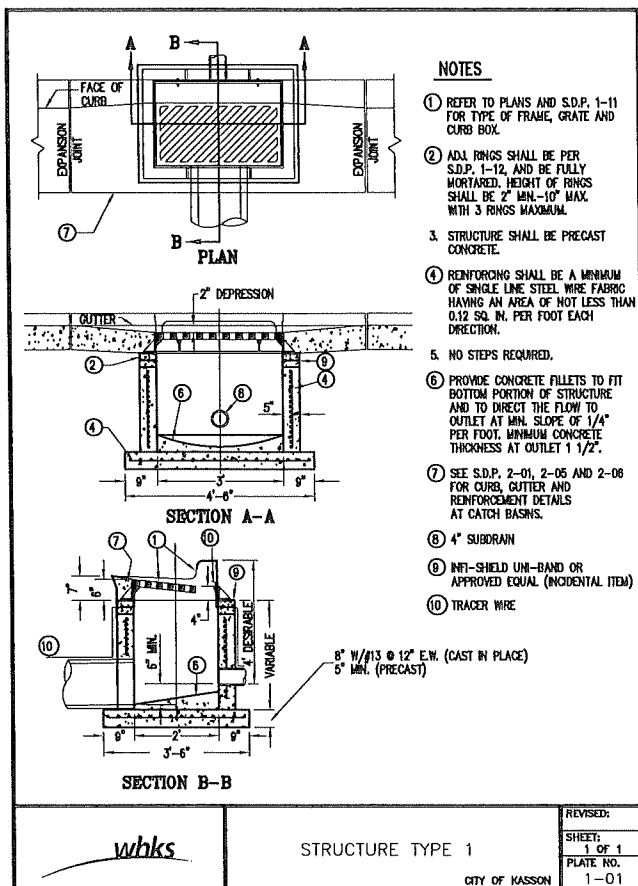
EXISTING EDGE OF GRAVEL

PROPOSED CURB & GUTTER

PROPOSED WATER MAIN, MANHOLE, TEE, GATE VALVE AND HYDRANT

PROPOSED SANITARY LINE, MANHOLE AND SERVICE LINE

PROPOSED STORM SEWER LINE, CATCH BASIN, MANHOLE AND FLARE



CASTINGS - STRUCTURE TYPE 1

TYPE	DESCRIPTION	REINH. REF. NO.	E. JORDAN REF. NO.	GRAVE SLOTS	REMARKS
B	3" CURB INLET FRAME, GRATE & BOX	R-3007	00703094C12	DIAZMALL	
C	3" DRIVEWAY INLET FRAME & GRATE	R-3200-A	00703410	PARALLEL (BICYCLE SAFE)	USE WHERE DRIVEWAY PRELUIDES USE OF TYPE B IN BAT. CURB
V	3" CURB INLET FRAME, GRATE & BOX	R-3007	00703081C12	PERPENDICULAR WARE	USE WHEN STREET GRADE EXCEEDS 2#

CASTINGS - OTHER STRUCTURES

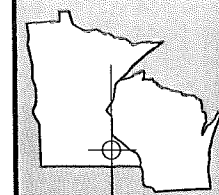
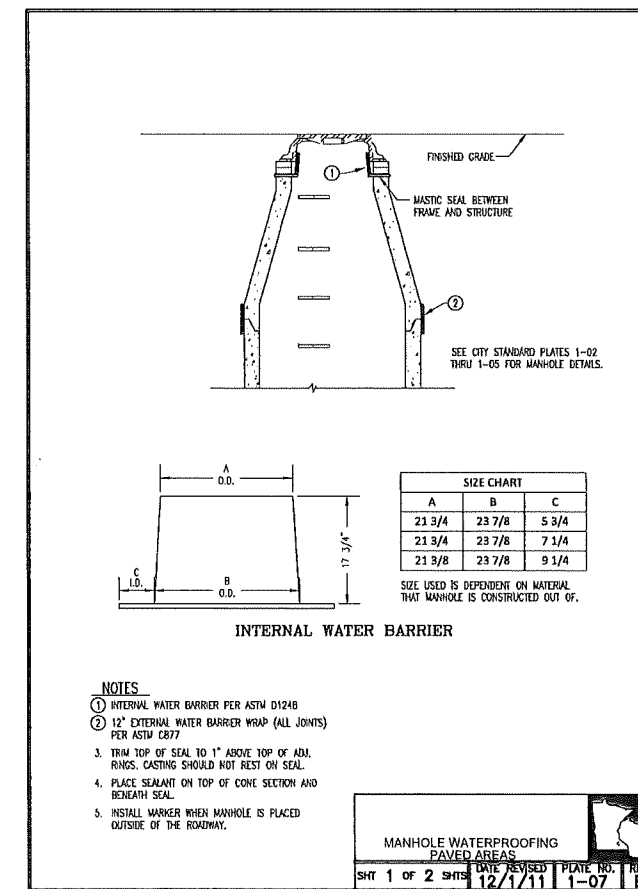
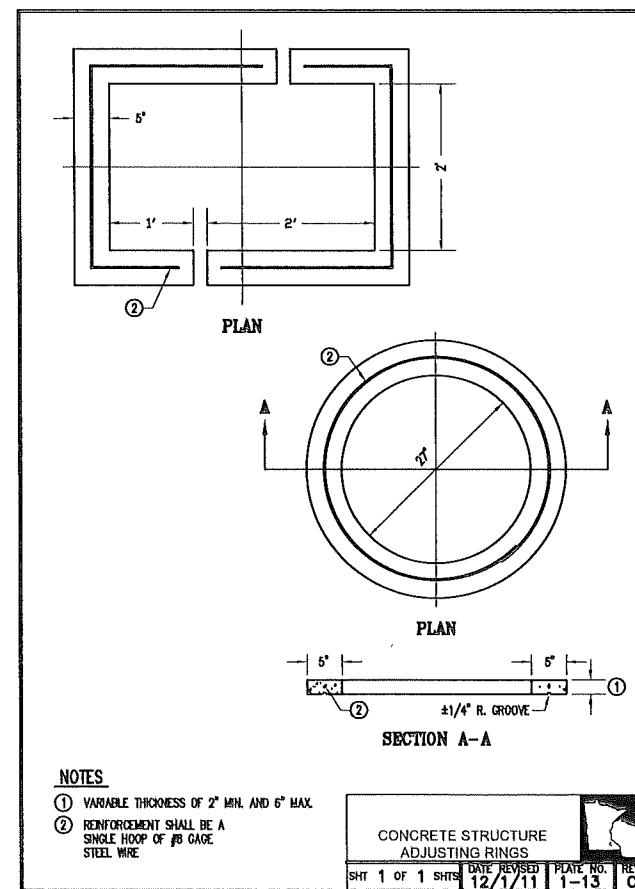
TYPE	DESCRIPTION	REINH. REF. NO.	E. JORDAN REF. NO.	COVER/GRATE	REMARKS
1	9" FRAME & COVER-CASCKET	R-1918-C	00104801	SELF-SEALING, BOLTED LID	USED IN FLOOD PRONE AREAS & IN CONCRETE PAVING
2	7" FRAME & COVER-CASCKET	R-1733	00120511	INDENTED TOP	WITH TWO (2) C & CONCEALED PICK HOLES
2A	9" FRAME & COVER-CASCKET	R-1732-B	00120517	INDENTED TOP	WITH TWO (2) C & CONCEALED PICK HOLES
3	7" FRAME & COVER-NON BOCCING	R-1742-B	00132410	INDENTED TOP	CONCEALED PICK HOLES USED FOR P.E.V. MANHOLES
4	5" FRAME & GRATE-NON BOCCING	R-2533	00120511	FLAT GRATE	PAVEMENT DRAIN
5	8" DITCH GRATE-STOOL TYPE-TALL	R-4341-A	00486844	STOOL GRATE	HEAVY DUTY
6	7" DITCH GRATE-STOOL TYPE-SHORT	R-4342	00486943	STOOL GRATE	LIGHT DUTY
7	POND SUMMER GRATE			1/2" STEEL PLATE	NOT SUBJECT TO 120 LOADING

NOTES:

- CASTINGS SHALL BE ACCORDING TO MW/DOT SPEC 3321.1-2 SUPPLIED BY FOUNDRIES THAT ARE APPROVED ON THE MW/DOT APPROVED/QUALIFIED PRODUCTS LIST
- ALL CASTINGS SHALL COMPLY WITH ASTM M-308
- ALL CASTINGS SHALL COMPLY WITH U.S. CODE OF FEDERAL REGULATIONS 23CFR316.410, THE "FEDERAL STEEL & IRON" REGULATION
- ALL STORM SEWER CASTINGS MAY INCLUDE IMPRINT FISH STAMP AND "DUMP NO WASTE"

CASTING SCHEDULE

REVISED:	DATE:	BY:	CHECKED:	DATE:	BY:	APPROVED:
1	25	1	1	25	1	1



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LAND SURVEYING
& ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4501

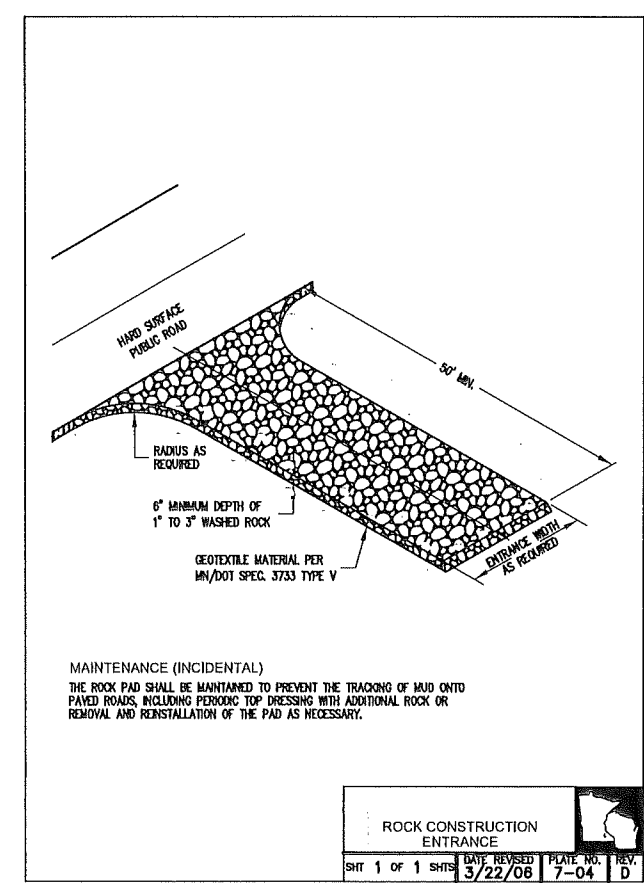
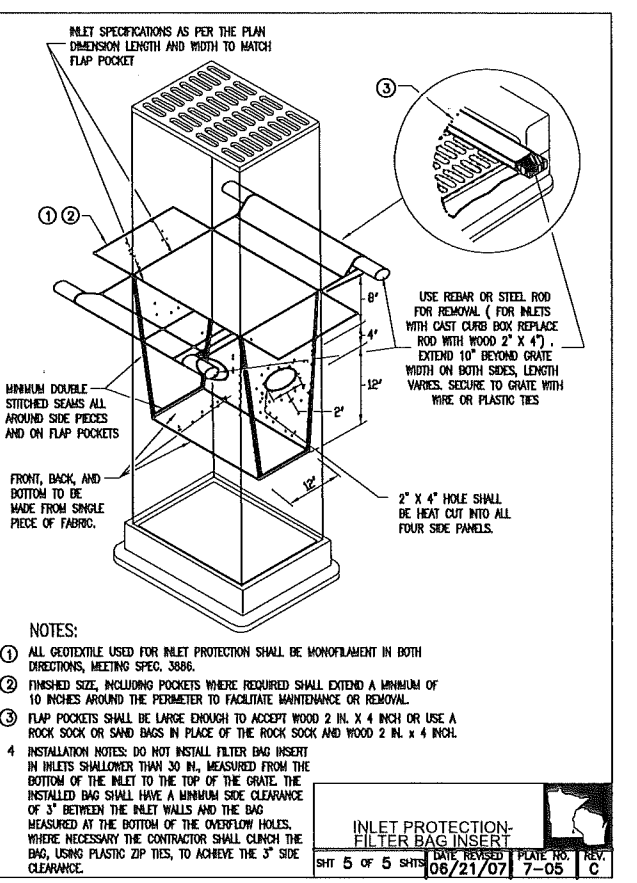
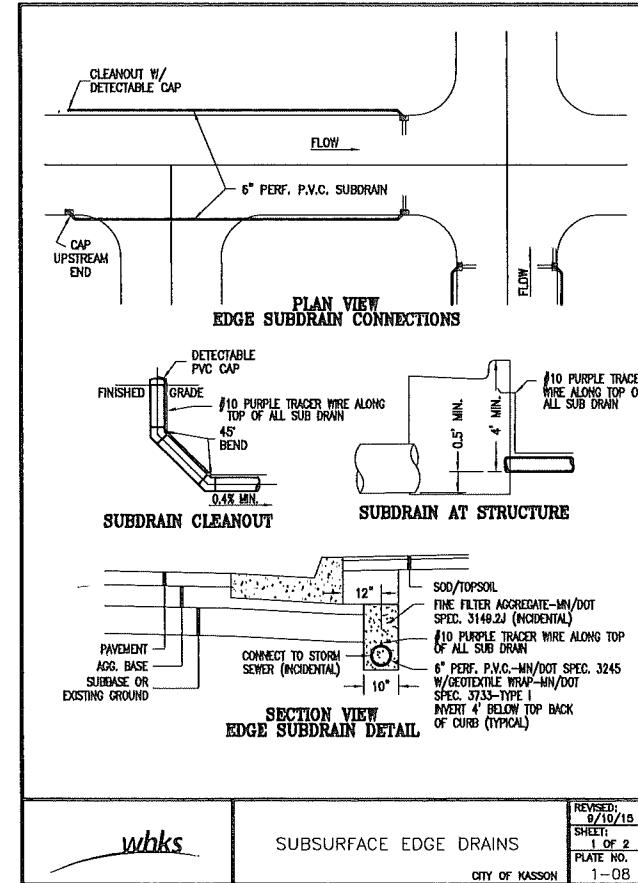
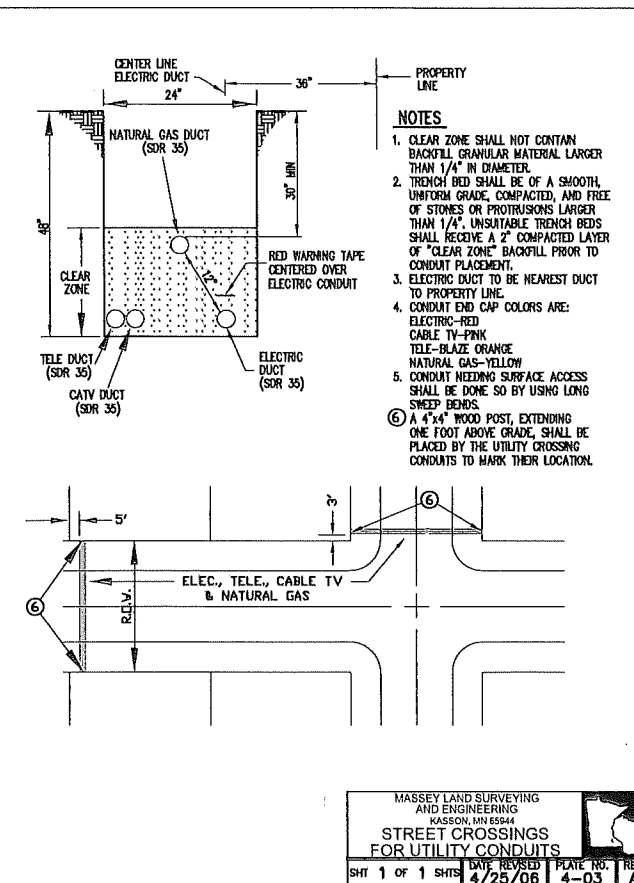
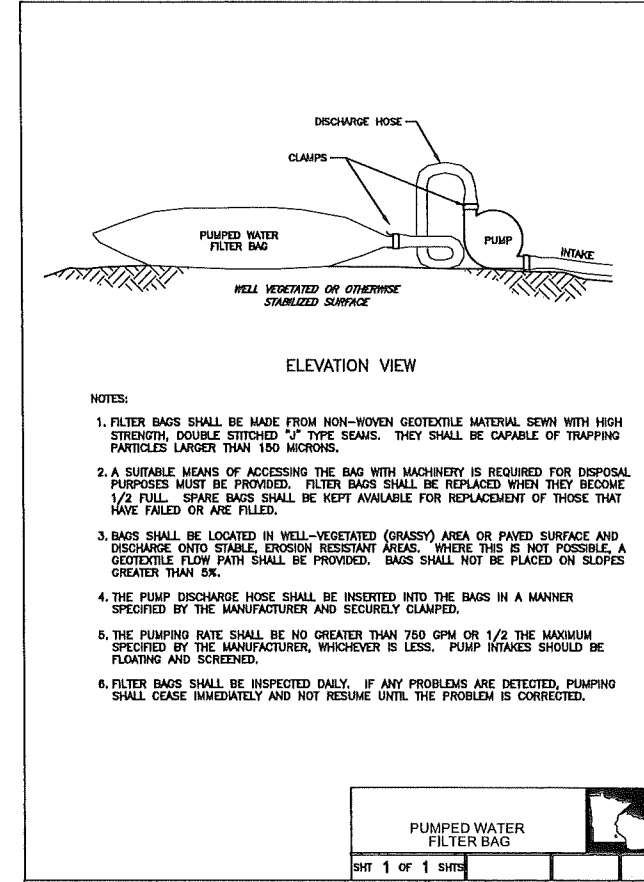
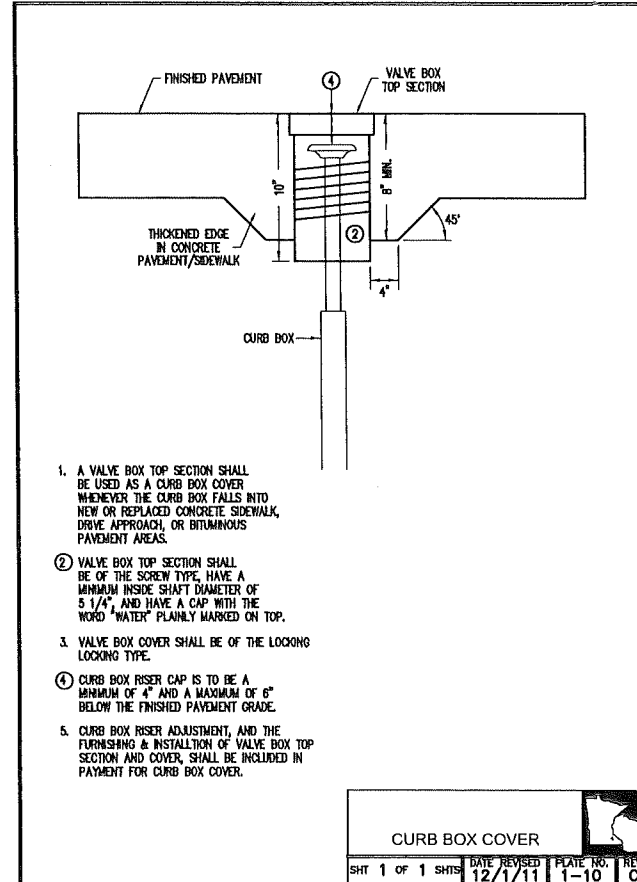
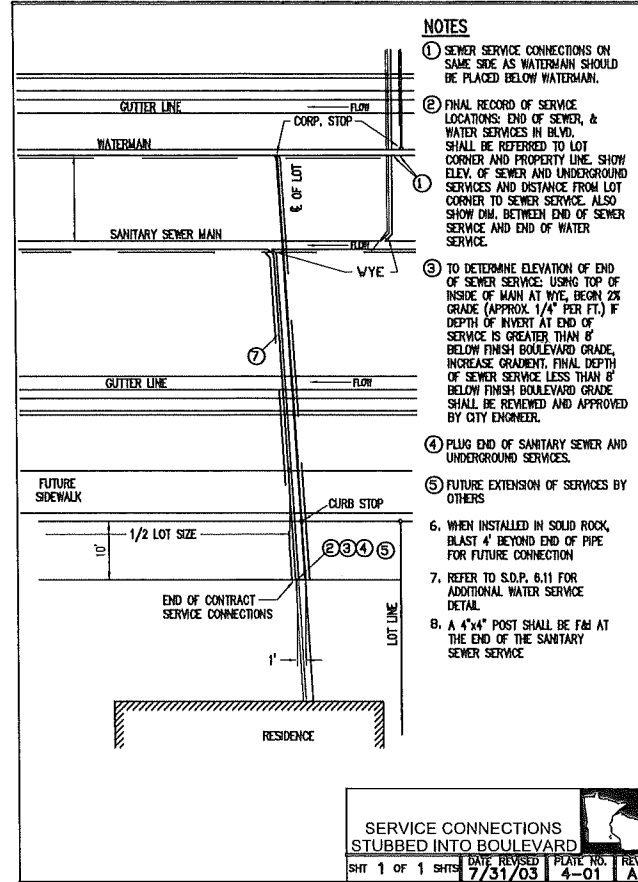
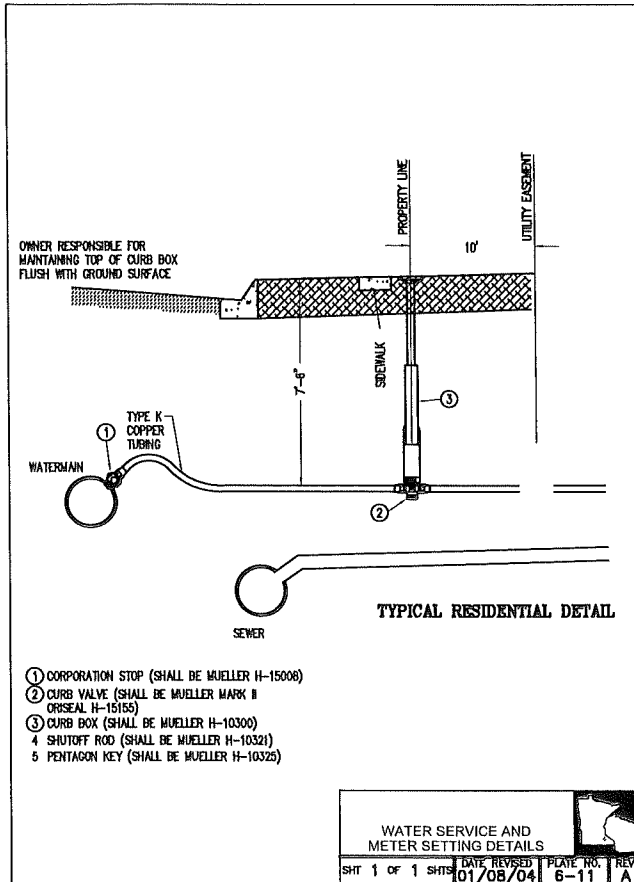
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

DAVID A. MARTIN
51131 4/26/19
Number Date

SOUTH FORK THIRD
PART OF THE NE 1/4, SECTION 4, T 106 N, R 16 W
CITY OF KASSON, MINNESOTA
DETAIL PLATES

THIS SURVEY AND DRAWING
WAS PREPARED FOR THE
EXCLUSIVE USE OF:
BIGELOW HOMES, LLC
ROCHESTER, MN

SCALE: _____ NON
DATE: _____ 4/26/201
DRAWN BY: _____ D.A.
JOB NUMBER: _____ 301
DWG. FILE: _____ 3012CD01
REVISION DATE: _____



MASSEY LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

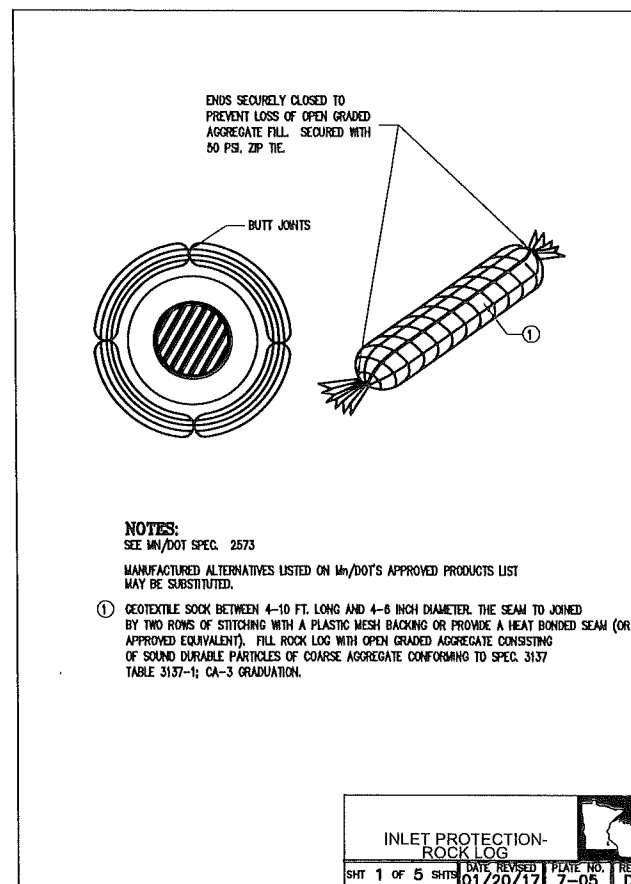
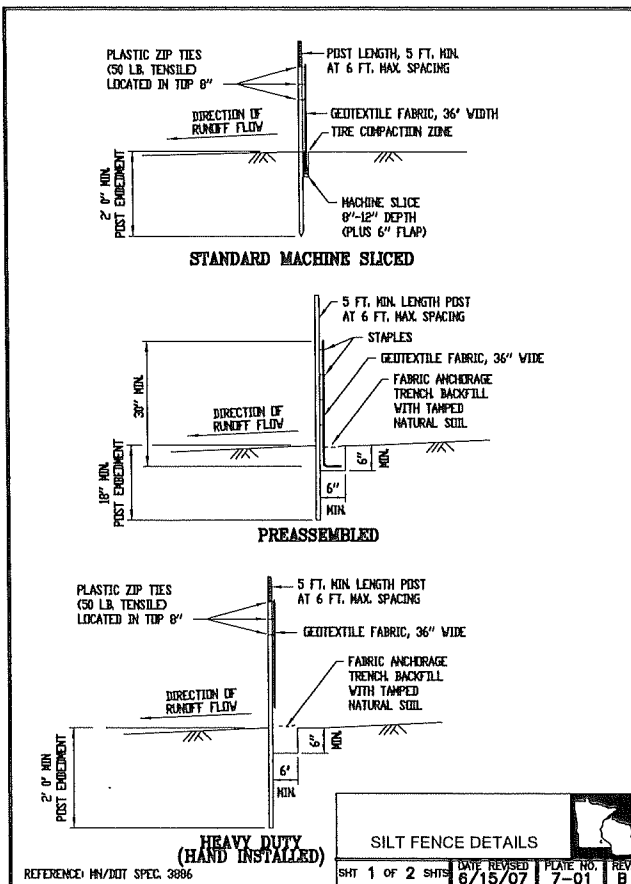
DAVID A. MARTIN
51131
Number
4/28/19
Date

SOUTH FORK THIRD PART OF THE NE 1/4, SECTION 4, T 106 N, R 16 W CITY OF KASSON, MINNESOTA

DETAIL PLATES

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF: BIGELOW HOMES, LLC ROCHESTER, MN

SCALE: NONE
DATE: 4/26/2019
DRAWN BY: D.A.M.
JOB NUMBER: 3012
DWG. FILE: 3012CD01
REVISION DATE:
SHEET NO. 4 OF 11



SPECIFICATIONS FOR SEEDING AND STABILIZATION

TEMPORARY SEEDING:

FALL

SEED MIX	: 21-112
APPLICATION RATE	: 100 LBS/ACRE
SEEDING PERIOD	: 8/1 TO 10/1
FERTILIZER TYPE	: PER MANUFACTURES RECOMMENDATION
FERTILIZER	
APPLICATION RATE	: PER MANUFACTURES RECOMMENDATION
MULCH TYPE	: HAY OR STRAW
MULCH RATE	: 2 TONS/ACRE

SPRING/SUMMER

SEED MIX	: 21-111
APPLICATION RATE	: 50 LBS/ACRE
SEEDING PERIOD	: 5/1 TO 8/1
FERTILIZER TYPE	: PER MANUFACTURES RECOMMENDATION
FERTILIZER	
APPLICATION RATE	: PER MANUFACTURES RECOMMENDATION
MULCH TYPE	: HAY OR STRAW
MULCH RATE	: 2 TONS/ACRE


PERMANENT SEEDING: SEED MIX 25-151 (LAWN AREAS)

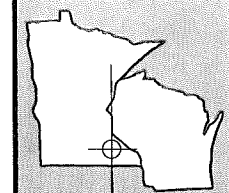
APPLICATION RATE	: 120 LBS/ACRE
SEEDING PERIODS	: 4/1 TO 6/1, 7/20 TO 10/20
FERTILIZER TYPE	: 10-10-10
FERTILIZER	
APPLICATION RATE	: 200 LBS/ACRES
LIMING RATE	: 2 TONS/ACRE
MULCH TYPE	: HAY OR STRAW (TYPE 3)
MULCH RATE	: 2 TONS/ACRE

NOTES:

1. STRAW AND HAY MULCH SHALL BE DISC ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN.
2. SEED MIX AND APPLICATION SHALL COMPLY WITH THE MN DOT SEEDING MANUAL 2014 EDITION.

MASSEY LAND SURVEYING, INC. KASSON, MN 55944 SEEDING SPECIFICATION	
SHT 1 OF 1	SHTS





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LAND SURVEYING
& ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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David A. Martin
DAVID A. MARTIN

51131 4/26/19
Number Date

SOUTH FORK THIRD
PART OF THE NE 1/4, SECTION 4, T 106 N, R 16 W
CITY OF KASSON, MINNESOTA
DETAIL PLATES

THIS SURVEY AND DRAWING
WAS PREPARED FOR THE
EXCLUSIVE USE OF:
BIGELOW HOMES, LLC
ROCHESTER, MN

SCALE: NONE
DATE: 4/26/2019
DRAWN BY: D.A.M.
JOB NUMBER: 3012
DWG. FILE: 3012CD01
REVISION DATE: _____

W-1
STA. 0+54.38 - 15.11 RT.
= W.A. STA. 0+54.30 - 0.00 RT.
6" CONNECT TO EXISTING

MH-1
STA. 1+19.64 - 2.00' LT.
= SA STA. 1+20.00 - 0.00' LT.
CONSTRUCT MH TYPE 3
RING EL. 1273.86
OUTL. EL. 1265.67 (N)

W-2
STA. 3+68.26 - 6.00' RT.
= W.A. STA.
F&I 6" X 6" TEE
F&I 6" G.V. & BOX 4.50' RT. OF TEE
F&I 6" HYDRANT 13.00' RT. OF TEE
GROUNDLINE GROOVE 1272.82

MH-2
STA. 4+00.00 - 5.00' LT.
= SA STA.
CONSTRUCT MH TYPE 3
RING EL. 1272.38
INLT. EL. 1264.67 (S)
OUTL. EL. 1264.47 (N)

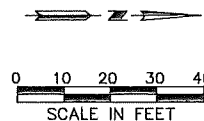
LOT	BLOCK	S.A. TEE LOCATION	4" PVC SAN. ELEV.	1" COPPER WAT. ELEV.
14	1	1+43.98 LT.	1267.10	1266.4
14	2	1+58.86 RT.	1267.22	1266.4
13	1	2+09.00 LT.	1266.79	1266.0
13	2	2+26.00 RT.	1266.96	1266.0
12	1	2+76.00 LT.	1266.50	1265.7
12	2	2+92.00 RT.	1266.69	1265.8
11	1	3+43.00 RT.	1266.20	1265.4
11	2	3+58.00 LT.	1266.43	1265.4

WATER MAIN NOTES

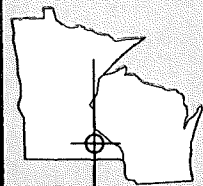
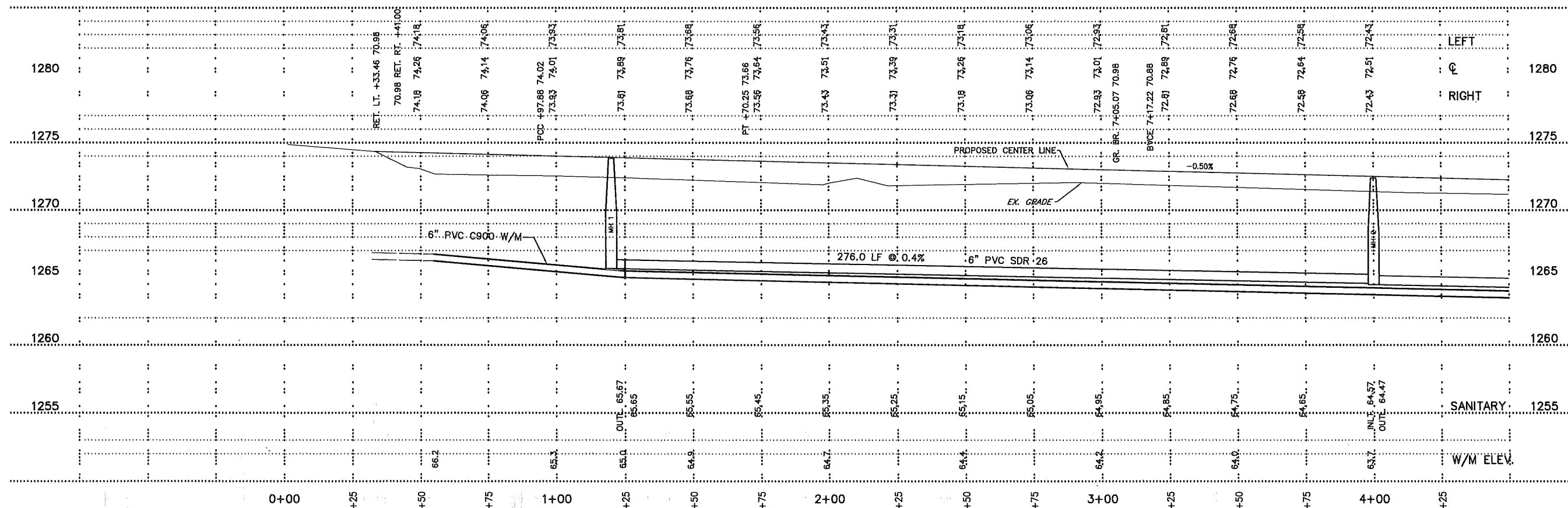
- WHERE A WATER MAIN CROSSES A SANITARY OR STORM SEWER, PROVIDE A MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN PIPES.
- WATER MAINS SHALL BE INSTALLED AT LEAST 7.5 FEET BELOW FINISH GRADE.

GENERAL NOTES

- THE SANITARY SEWER SERVICE SHALL BE INSTALLED UP TO THE EDGE OF THE U.E., AND THE 4" PVC SANITARY ELEVATION CORRESPONDS TO THAT POINT.
- THE CURB STOP SHALL BE INSTALLED AT THE PROPERTY LINE AND THE WATER SERVICE ELEVATION CORRESPONDS TO THAT POINT.
- THE WATER SERVICE SHALL BE INSTALLED UP TO THE EDGE OF THE U.E..



6TH AVENUE SE



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LAND SURVEYING
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P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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DAVID A. MARTIN

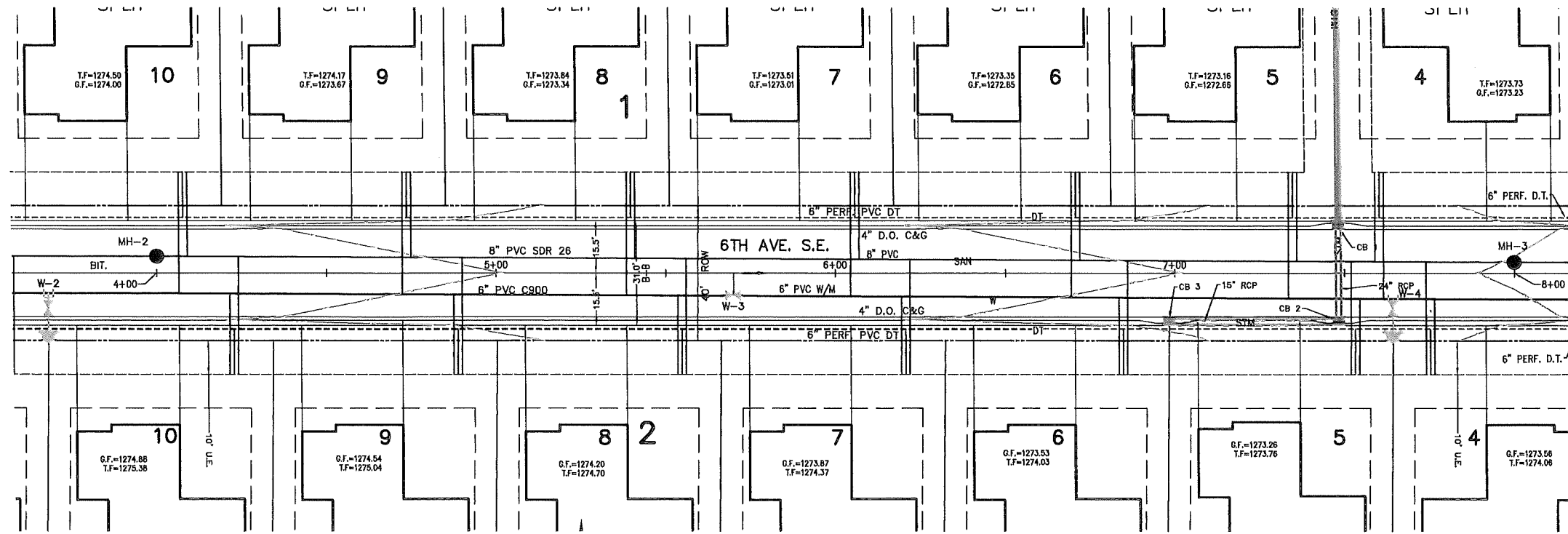
51131 4/26/19
Number Date

SOUTH FORK THIRD SUBDIVISION
COMMON INTEREST COMMUNITY NUMBER 15
CITY OF KASSON, MINNESOTA
6TH AVENUE SE STA. 0+00 - 4+00

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:
SOUTH FORK HOMES, LLC
ROCHESTER, MN

SCALE: 1" = 20'
DATE: 4/26/2019
DRAWN BY: R.W.Z.
JOB NUMBER: 3012
DWG. FILE: 3012CP01
REVISION DATE:

SHEET NO. 6 OF 11



W-3
STA. 5+70.00
=W.A. STA.
F&I 6" G.V. & BOX

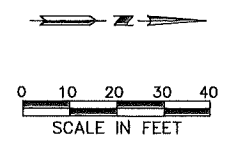
W-4
STA. 7+64.28 - 7.59' RT.
=W.A. STA.
F&I 6" X 6" TEE
F&I 6" G.V. & BOX 3.00' RT. OF TEE
F&I 6" HYDRANT 11.41' RT. OF TEE
GROUNDLINE GROOVE 1270.95

MH-3
STA. 8+00.00 - 3.26' LT.
= SA STA.
CONSTRUCT MH TYPE 3
RING EL. 1271.04
INLT. EL. 1262.89 (S)
OUTL. EL. 1262.79 (N)

CB-1
STA. 7+48.36 - 14.5' LT.
= SSA 17+14.06 - 0.0' RT.
CONSTRUCT CB
GRATE EL. 1270.00
INLT. EL. 1264.86 (E)
OUTL. EL. 1264.76 (W)

CB-2
STA. 7+48.36 - 14.5' RT.
= SSA STA. 16+65
CONSTRUCT CB
GRATE EL. 1270.00
INLT. EL. 1265.89 (S)
OUTL. EL. 1265.74 (W)

CB-3
STA. 6+98.32 - 14.5' RT.
= SSA STA. 16+65 - 50.04' LT.
CONSTRUCT CB
GRATE EL. 1270.28
OUTL. EL. 1265.85 (N)



LOT	BLOCK	S.A. TEE LOCATION	4" PVC SAN. ELEV.	1" COPPER WAT. ELEV.
10	1	4+09 LT.	1265.95	1265.0
10	2	4+24 RT.	1266.09	1265.0
9	1	4+75 LT.	1265.69	1264.7
9	2	4+90 RT.	1265.81	1264.9
8	1	5+41 LT.	1265.43	1264.2
8	2	5+56 RT.	1265.55	1264.5
7	1	6+07 RT.	1265.17	1264.0
7	2	6+22 LT.	1265.27	1264.1

WATER MAIN NOTES

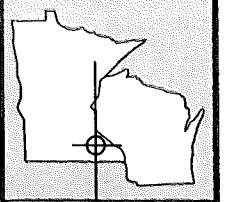
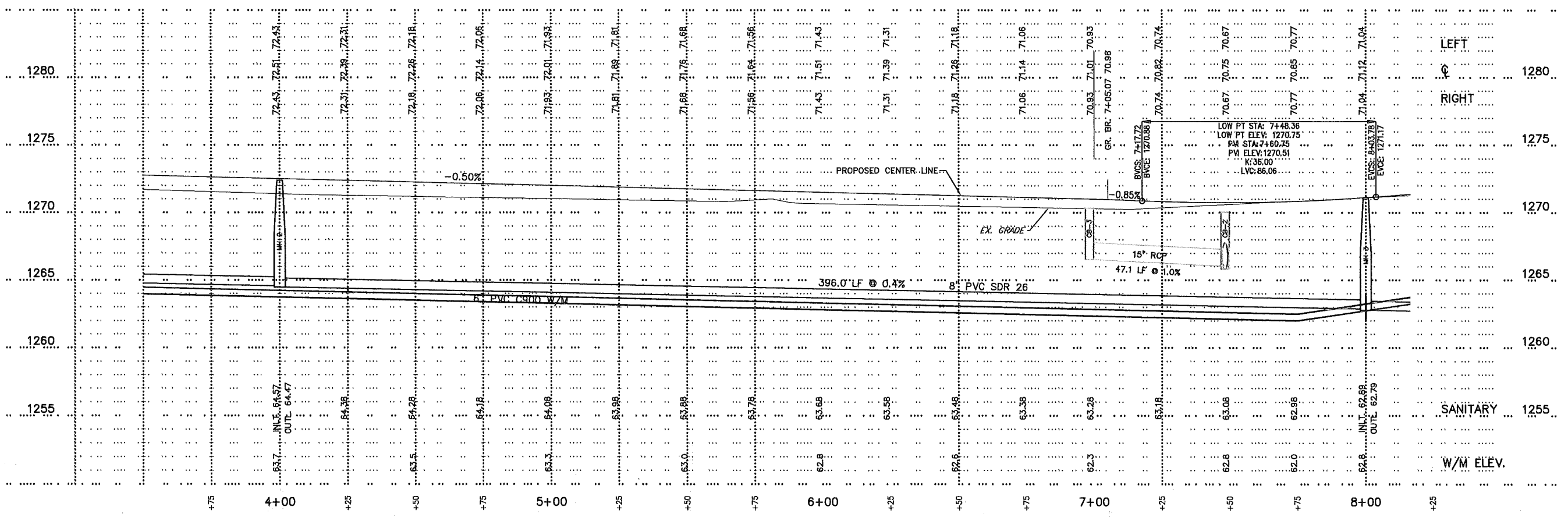
- WHERE A WATER MAIN CROSSES A SANITARY OR STORM SEWER, PROVIDE A MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN PIPES.
- WATER MAINS SHALL BE INSTALLED AT LEAST 7.5 FEET BELOW FINISH GRADE.

LOT	BLOCK	S.A. TEE LOCATION	4" PVC SAN. ELEV.	1" COPPER WAT. ELEV.
6	1	6+72 LT.	1264.91	1263.9
6	2	6+86 RT.	1265.01	1263.8
5	1	7+36 LT.	1264.66	1263.1
5	2	7+52 RT.	1264.74	1263.4
4	1	7+59 RT.	1264.57	1263.3
4	2	7+74 RT.	1264.65	1263.5

GENERAL NOTES

- THE SANITARY SEWER SERVICE SHALL BE INSTALLED UP TO THE EDGE OF THE U.E. AND THE 4" PVC SANITARY ELEVATION CORRESPONDS TO THAT POINT.
- THE CURB STOP SHALL BE INSTALLED AT THE PROPERTY LINE AND THE WATER SERVICE ELEVATION CORRESPONDS TO THAT POINT.
- THE WATER SERVICE SHALL BE INSTALLED UP TO THE EDGE OF THE U.E.

6TH AVENUE SE



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KASSON, MN 55944
PH. NO. 507-634-4505

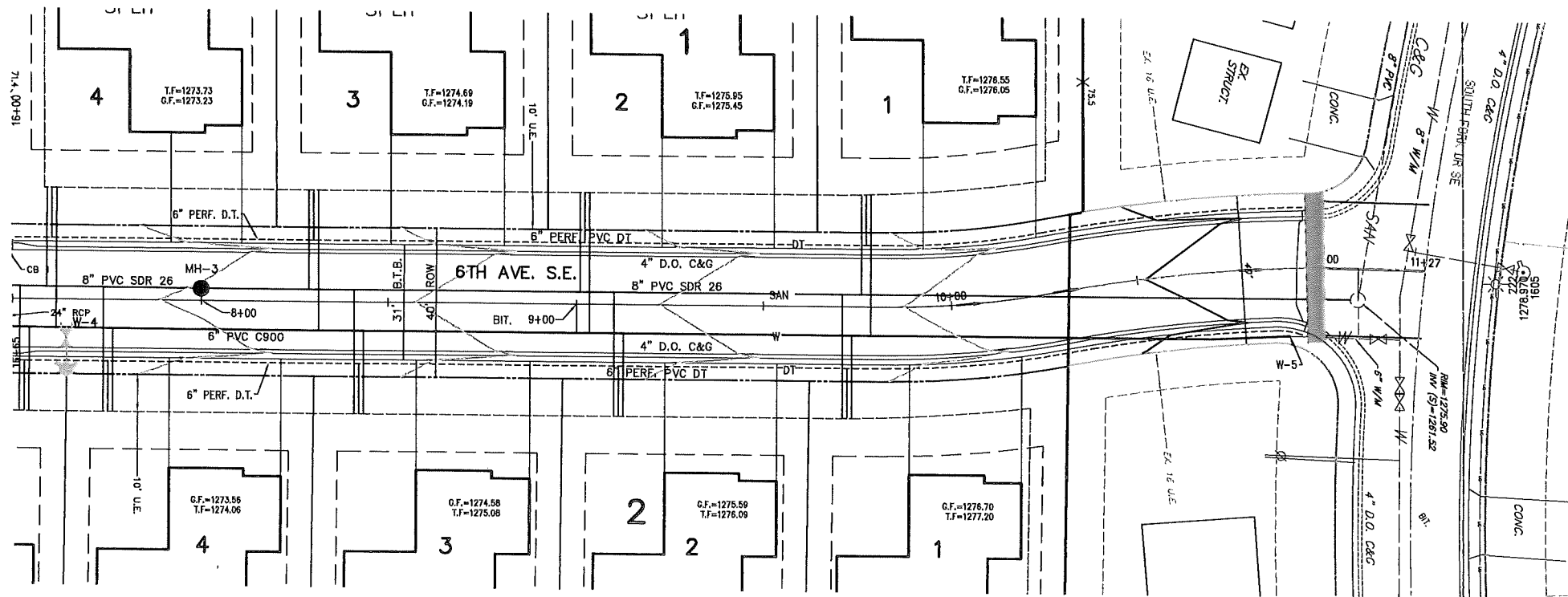
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DAVID A. MARTIN
51131 4/26/19
Number Date

SOUTH FORK THIRD SUBDIVISION
COMMON INTEREST COMMUNITY NUMBER 15
CITY OF KASSON, MINNESOTA
6TH AVENUE SE STA. 4+00 - 8+00

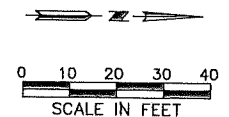
THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:
SOUTH FORK HOMES, LLC
ROCHESTER, MN

SCALE: 1" = 20'
DATE: 4/26/2019
DRAWN BY: R.W.Z.
JOB NUMBER: 3012
DWG. FILE: 3012CP01
REVISION DATE:



EX-MH
STA. 11+09.12 - 8.40' RT.
= SA STA. 11+08.27
CONNECT TO EX. MH
RING EL. 1275.90
INLT. EL. 1261.52 (S)

W-5
STA. 10+90.19 - 18.14 RT.
= W.A. STA. 10+90.13 - 0.00 RT.
6" CONNECT TO EXISTING



LOT	BLOCK	S.A. TEE LOCATION	4" PVC SAN. ELEV.	1" COPPER WAT. ELEV.
3	1	8+29 LT.	1264.21	1264.2
3	2	8+41 RT.	1264.30	1264.3
2	1	9+01 LT.	1263.92	1265.3
2	2	9+10 RT.	1264.02	1265.4
1	2	9+71 RT.	1263.77	1266.4
1	1	9+76 LT.	1263.63	1266.4

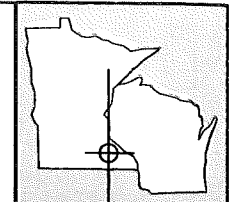
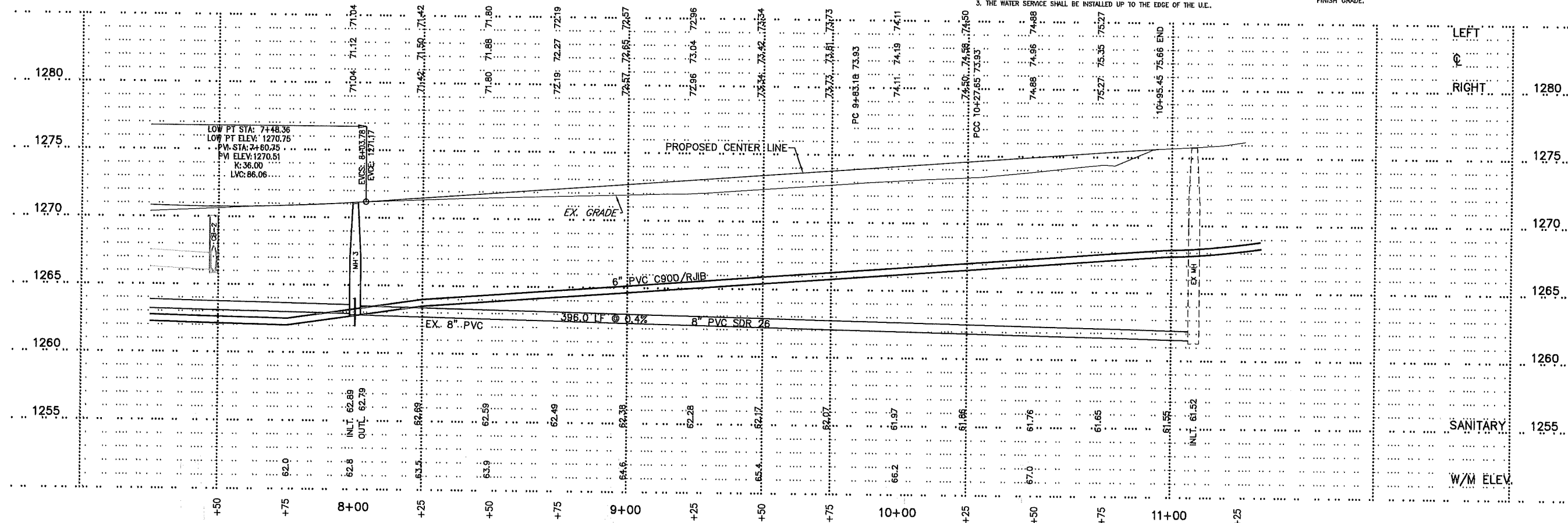
6TH AVENUE SE

GENERAL NOTES

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2. THE CURB STOP SHALL BE INSTALLED AT THE PROPERTY LINE AND THE WATER SERVICE ELEVATION CORRESPONDS TO THAT POINT.
3. THE WATER SERVICE SHALL BE INSTALLED UP TO THE EDGE OF THE U.E.

WATER MAIN NOTES

1. WHERE A WATER MAIN CROSSES A SANITARY OR STORM SEWER, PROVIDE A MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN PIPES.
2. WATER MAINS SHALL BE INSTALLED AT LEAST 7.5 FEET BELOW FINISH GRADE.



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LAND SURVEYING
& ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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DAVID A. MARTIN
51133
Number 4/26/19
Date

SOUTH FORK THIRD SUBDIVISION
COMMON INTEREST COMMUNITY NUMBER 15
CITY OF KASSON, MINNESOTA
6TH AVENUE SE STA. 8+00 - 11+26.96

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:
SOUTH FORK HOMES, LLC
ROCHESTER, MN

SCALE: 1" = 20'
DATE: 4/26/2019
DRAWN BY: R.W.Z.
JOB NUMBER: 3012
DWG. FILE: 3012CPO1
REVISION DATE:

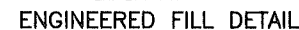
BIGELOW HOMES LLC
4057 28TH STREET NW
ROCHESTER, MN 55901
(507) 529-1161
tony@bigelowhomes.net

1. NORTH AMERICAN GREEN 575BN TEMPORARY MATTING SHALL BE PLACED ON ALL SLOPES GREATER THAN 3:1.

PROJECT AREA
7.33 ACRES TOTAL PROJECT AREA

EXISTING IMPERVIOUS
0.00 ACRES TOTAL EXISTING IMPERVIOUS

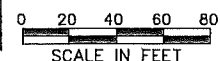
PROPOSED IMPERVIOUS
2.67 ACRES PROPOSED IMPERVIOUS (PROPOSED STREET, DWELLINGS AND DRIVEWAYS)



1. M511A, READLYN SILT LOAM, 1 TO 3% SLOPES DEPTH TO SATURATED ZONE
2. M515A, TRIPOLI SILTY CLAY LOAM, 0 TO 2% SLOPES DEPTH TO SATURATED ZONE

UTILITY LOCATIONS SHOWN ARE PROVIDED BY LOCAL UTILITY COMPANIES THROUGH THE GOPHER STATE ONE CALL SYSTEM. LOCATIONS ARE SHOWN TO THE ACCURACY OF THE MARKING, AND MASSEY LAND SURVEYING DOES NOT ASSUME RESPONSIBILITY FOR MISLOCATED OR UNMARKED UTILITIES.

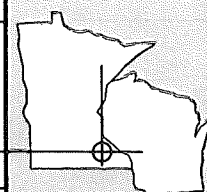
TICKET #: 190580369 (2/10)



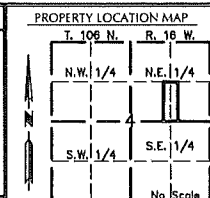
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

David A. Martin Date 4/26/19
 David A. Martin LIC. NO.: 51131

MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, FAX NO. 507-634-6560



PART OF THE NE 1/4, SECTION 4, T 106 N, R 16 W
CITY OF KASSON, DODGE COUNTY, MINNESOTA

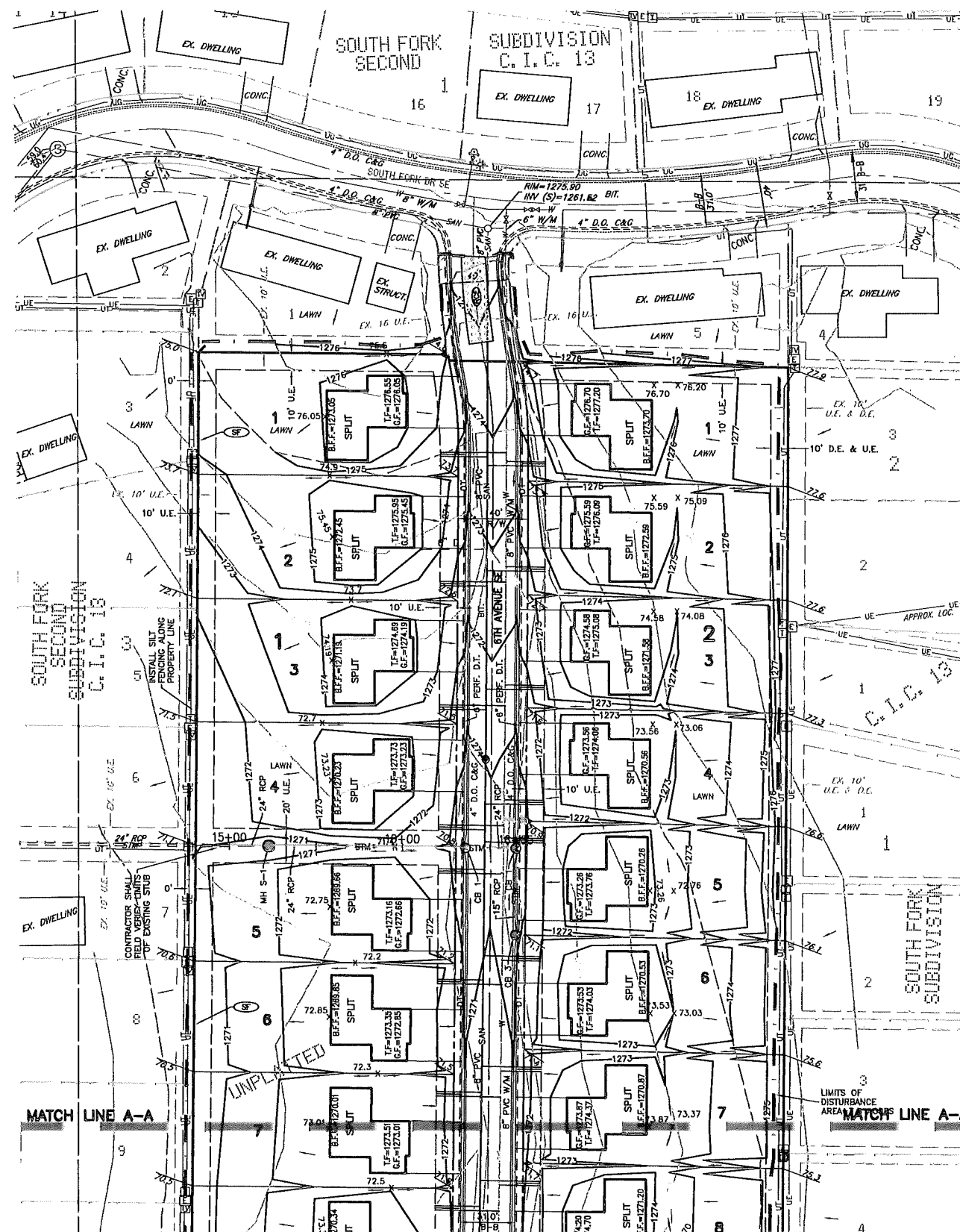


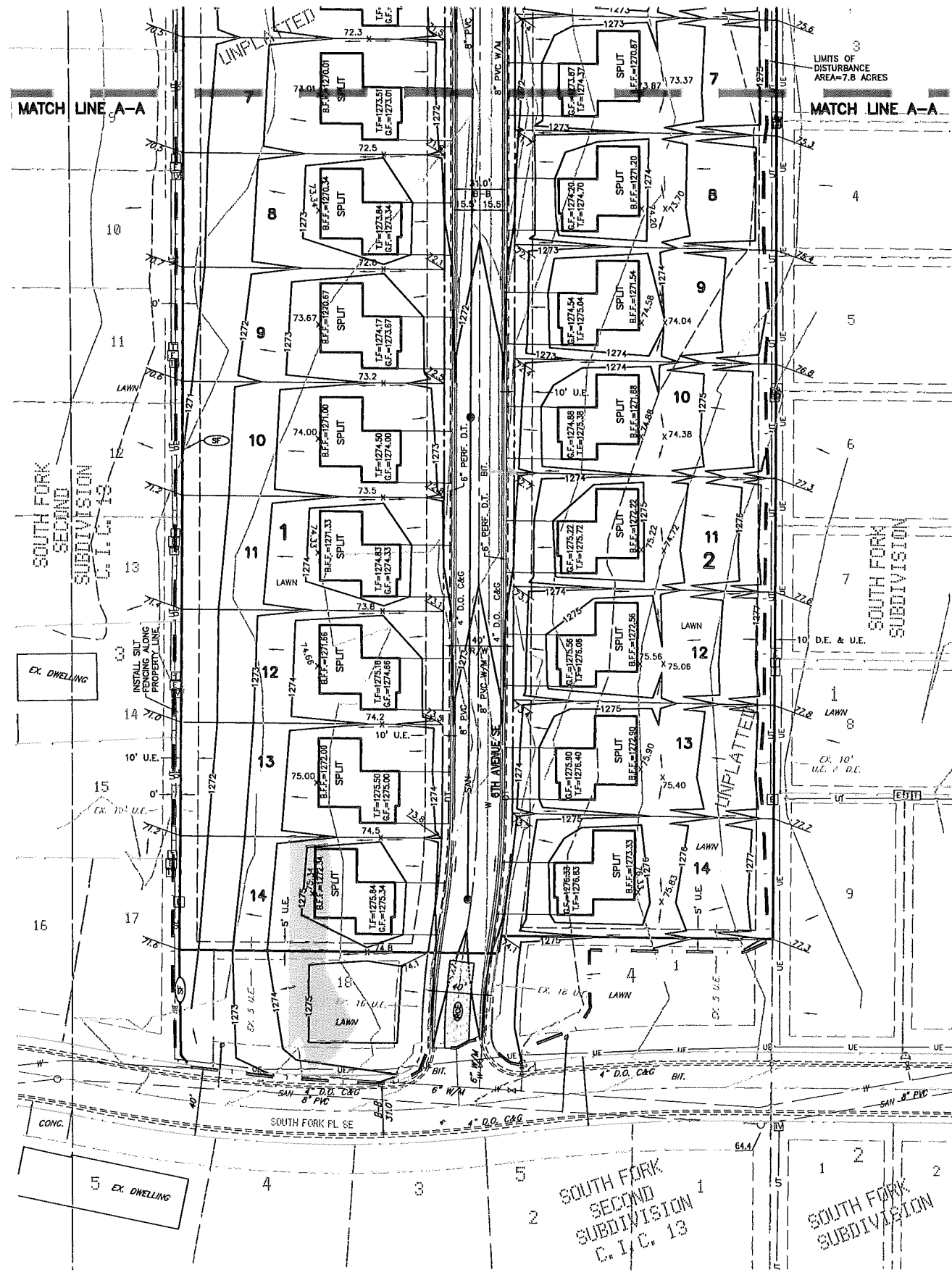
SCALE: 1" = 40'
DATE: 4/26/2019
DRAWN BY: D.A.M.
CHECKED BY: R.J.M.
JOB NUMBER: 3012
DWG. FILE: 3012GP01
REVISION DATE:

MONUMENTS
FOUND (AS INDICATED)
SET (5/8" PIPE UNLESS
NOTED OTHERWISE)

THIS SURVEY AND DRAWING
WAS PREPARED FOR THE
EXCLUSIVE USE OF:
BIGELOW HOMES LLC
ROCHESTER, MN

SHEET NO. 10 OF 11





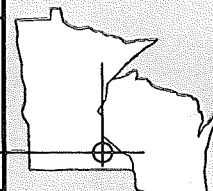
LEGEND	
	PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	EXISTING FENCE
	EXISTING WATER MAIN, WATER SHUT-OFF MANHOLE, REDUCED, GATE VALVE AND HYDRANT
	EXISTING SANITARY MANHOLE AND LINE
	EXISTING STORM SEWER MANHOLE, LINE, CATCH BASIN OR INLET AND OUTLET
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING UNDERGROUND GAS LINE
	EXISTING TELEPHONE PEDESTAL
	EXISTING LIGHT POLE
	UTILITY POLE W/ GUY ANCHOR
	LAWN
	BITUMINOUS
	CURB
	2' CONTOUR LINE
	10' CONTOUR LINE
	PROPOSED STORM LINE
	PROPOSED STORM OR SANITARY SEWER MANHOLE
	PROPOSED INLET
	PROPOSED WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED DRAINILE LINE
	PROPOSED LAWN
	PROPOSED BITUMINOUS PAVING
	PROPOSED SPOT ELEVATION TO BE REMOVED
	RAMBLER OR SPLIT LEVEL
	RAMBLER W/ DAYLIGHT WINDOW
	RAMBLER W/ WALKOUT BASEMENT
	SPLIT W/ WALKOUT
	ENGINEERED FILL
	UTILITY ELEVATIONS FROM PREVIOUS PLAN NOT FIELD VERIFIED

EROSION AND SEDIMENT CONTROL LEGEND	
	LIMITS OF DISTURBANCE
	SILTY FENCE
	INLET PROTECTION FILTER BAG INSERT
	ROCK CONSTRUCTION ENTRANCE
	NAG S75BN TEMPORARY E&S MATTING OR EQUIVALENT

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.

David A. Martin Date 4/26/19
LIC. NO.: 51131

MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, FAX NO. 507-634-6560



GRADING PLAN
SOUTH FORK THIRD
PART OF THE NE 1/4, SECTION 4, T 106 N, R 16 W
CITY OF KASSON, DODGE COUNTY, MINNESOTA

PROPERTY LOCATION MAP			
T. 106 N.	R. 16 W.		
N.W. 1/4	N.E. 1/4		
S.W. 1/4	S.E. 1/4		
		No Scale	

SCALE: 1" = 40'
DATE: 4/26/2019
DRAWN BY: D.A.M.
CHECKED BY: R.J.M.
JOB NUMBER: 3012
DWG. FILE: 3012GPD01
REVISION DATE:

MONUMENTS
FOUND (AS INDICATED)
SET (5/8" PIPE UNLESS NOTED OTHERWISE)
THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF: BIGELOW HOMES LLC ROCHESTER, MN

Atypical Title, Inc.

16 North Mantorville Avenue
Kasson, MN 55944
507-634-4454

Fax 507-634-4035
atitle@kmtel.com

505 Frontage Road NE
Byron, MN 55920
507-775-2480

STATEMENT FOR SERVICES

March 25, 2019

***South Fork Homes, LLC
Mr. Anthony Bigelow
4057 28th St NW, Suite 100
Rochester, MN 55901***

RE: Residual Property in South Fork

<i>Preliminary Search Fee</i>	<i>\$ 125.00</i>
<i>Final Search Fee</i>	<i><u>\$ 95.00</u></i>
<i>Total Due to Atypical Title, Inc</i>	<i>\$ 220.00</i>
<i>Title Opinion</i>	<i><u>\$ 150.00</u></i>
<i>Total Due to Kiltinen Law Office</i>	<i>\$ 150.00</i>

*****Please make a check payable to Atypical Title, Inc for \$220.00 and a check payable to Kiltinen Law Office for \$150.00*****

Thank you

(507) 634-7773

16 N. Mantorville Avenue
P.O. Box 295 • Kasson, MN 55944

March 25, 2019

TITLE OPINION

Mr. Anthony Bigelow
South Fork Homes, LLC
4057 28th St. NW, Suite 100
Rochester, MN 55901

Dear Mr. Bigelow:

Legal Description: See attached.

At your request, I have examined the title to the above premises which is situated in the County of Dodge, State of Minnesota.

My opinion to said title is based on the visual search of the tract index through March 18, 2019 at 8:00 a.m. and was completed by Atypical Title, Inc.

It is my opinion that at the last named date, the above described premises was a good and marketable title in fee simple absolute in the name of the following:

South Fork Homes, LLC

SUBJECT TO THE FOLLOWING:

1. Those matters referred to in the Supplemental to Title Opinions attached hereto and incorporated by reference.
2. Taxes: 2019 taxes are in the amount of \$806.00 and are unpaid.
3. Zoning: Subject to the City of Kasson Zoning ordinances as amended.
4. A review of the Abstract shows no judgments, Federal Tax Liens, State tax liens, delinquent taxes, or bankruptcies on the above described property.

5. There appears a mortgage from the above named record owner to Home Federal Savings Bank dated May 15, 2003 and filed May 19, 2003 as Document # A144937. This mortgage is in the original amount of \$2,500,000.00 and is a first mortgage lien on the subject premises. There appears an Assignment of Rents and Leases to provide for added security dated May 15, 2003 and filed May 19, 2003 as Document # A144938.
6. There appears a mortgage from the above named record owner to Home Federal Savings Bank dated July 12, 2005 and filed July 18, 2005 as Document # A160957. This mortgage is in the original amount of \$400,000.00 and is a second mortgage lien on the subject premises. There appears an Assignment of Rents to provide for added security dated July 12, 2005 and filed July 18, 2005 as Document # A160958.

This opinion is limited to matters shown by said Records Search. All matters not shown are excepted from this opinion and include (a) right of any parties in possession, (b) possibility of liens for improvements in process or completed on the premises within the last one hundred twenty (120) days, (c) general zoning and building laws and restrictions, (d) special assessments not of record and/or not presently payable; and (e) matters which an accurate survey of the premises would disclose. In addition, if aforescribed property is served by a well and/or septic system, no opinion is expressed in regard to the quality of the well or septic system.

Sincerely yours,



Paul J. Kittinen

PJK

LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 4, Township 106 North, Range 16 West, Dodge County, Minnesota, described as follows:

Commencing at the southeast corner of the Northeast Quarter of said Section 4; thence North 89 degrees 37 minutes 42 seconds West (Note: All bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996), along the south line of said Northeast Quarter, 893.53 feet to the southwest corner of SOUTH FORK SUBDIVISION and the southeast corner of SOUTH FORK SECOND SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 13, according to the plats thereof, on file in the County Recorder's office, Dodge County, Minnesota; thence North 00 degrees 35 minutes 33 seconds East along the west line of said SOUTH FORK SUBDIVISION and the east line of said SOUTH FORK SECOND SUBDIVISION C.I.C No. 13, 276.25 feet to the northeast corner of Lot 1, Block 4, of said SOUTH FORK SECOND SUBDIVISION C.I.C No. 13 and to the POINT OF BEGINNING; thence North 89 degrees 17 minutes 49 seconds West, along the north line of said Block 4, a distance of, 156.13 feet to the northwest corner of said Lot 1, Block 4; thence southerly 10.40 feet along the westerly line of said Block 4, along a nontangential curve concave Easterly, having a central angle of 01 degrees 34 minutes 05 seconds, radius of 380.00 feet, chord of said curve bears South 09 degrees 05 minutes 31 seconds West, to a point on the Easterly extension of the north line of Lot 18, Block 3 of said SOUTH FORK SECOND SUBDIVISION C.I.C No. 13; thence North 89 degrees 17 minutes 49 seconds West, along said Easterly extension and along the north line of said Lot 18, Block 3, a distance of, 183.14 feet to a point on the east line of said Block 3; thence North 00 degrees 42 minutes 11 seconds East, along said east line, 945.77 feet to the southwest corner of Lot 1, of said Block 3; thence South 89 degrees 24 minutes 27 seconds East along the south line of said Lot 1, Block 3, a distance of 143.52 feet to the southeast corner thereof and the Westerly line of Outlot A; thence Southerly 3.42 feet along said Westerly line of Outlot A, along a nontangential curve concave easterly, having a central angle of 00 degrees 28 minutes 00 seconds, radius of 420.00 feet, chord bears South 09 degrees 02 minutes 23 seconds East, to the southwest corner thereof; thence South 88 degrees 45 minutes 17 seconds East along the south line of said Outlot A and along the south line of Lot 5, Block 2, said SOUTH FORK SECOND SUBDIVISION C.I.C. No. 13, a distance of, 194.91 feet to the southeast corner of said Lot 5, Block 2; thence South 00 degrees 35 minutes 33 seconds West along the west line of said Block 2, and the west line of Block 1 of said SOUTH FORK SUBDIVISION, 930.54 feet to the POINT OF BEGINNING.

Said parcel contains 7.33 acres, more or less.

APPLICATION FOR FINAL PLAT APPROVAL

Due at least 30 days prior to the Planning and Zoning Commission Meeting

PROPOSED NAME ____ South Fork Third CIC Number
15 _____

OWNER(S) ____ South Fork Homes, LLC _____

ADDRESS ____ 4057 28th St W, Suite 100 _____
____ Rochester, MN _____

PHONE ____ 507-529-1161 _____

DEVELOPER(S) ____ South Fork Homes, LLC _____

ADDRESS ____ Same as Above _____

PHONE _____

ENGINEER/SURVEYOR ____ Massey Land Surveying &
Engineering _____

LEGAL DESCRIPTION ____ See Attached _____

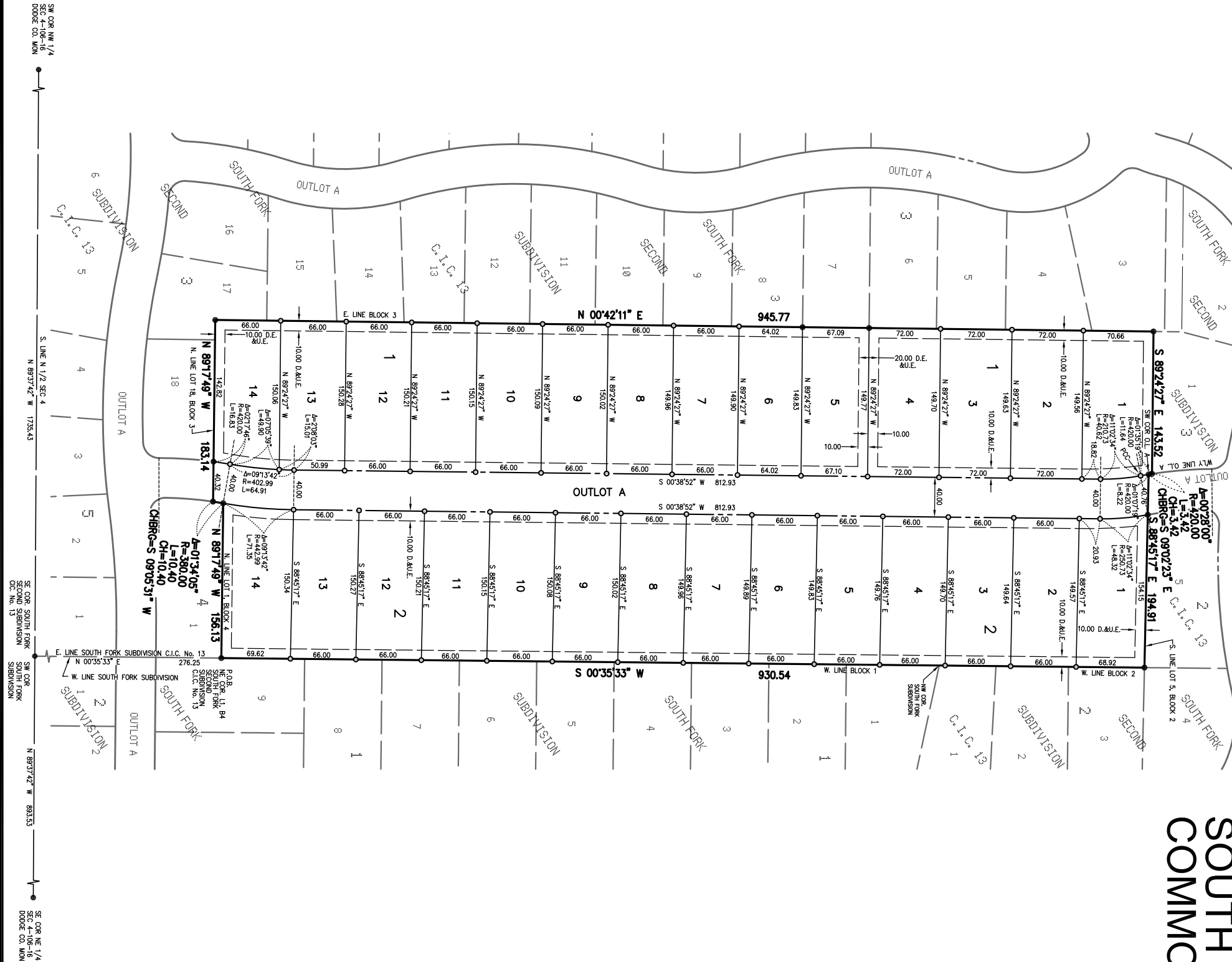
NORTH-SOUTH STREET ____ Private Street _____

EAST-WEST STREET _____

FEE PAID \$300 + \$20 per lot + Engineering ²⁹ 880⁰⁰ Date _____

MAPS INCLUDED (4) _____

ONE (1) ELECTRONIC COPY



SOUTH FORK THIRD SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 15

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That South Fork Homes, LLC, a Minnesota limited liability company, owner and proprietor, and Home Federal Savings Bank, a Minnesota State-chartered bank, owner and proprietor, under the laws of the United States, mortgagee, of the following described property:

That part of the Northeast Quarter of Section 4, Township 106 North, Range 16 West, Dodge County, Minnesota, described as follows:

Commencing at the southeast corner of the Northeast Quarter of said Section 4; thence North 89 degrees 37 minutes 42 seconds West (Note: All bearings are in relationship with the Dodge County Coordinate System NAD 83, Adjusted 1998), along the south line of said Northeast Quarter, 893.53 feet, to the southwest corner of SOUTH FORK SUBDIVISION and the southeast corner of SOUTH FORK SECOND SUBDIVISION; thence North 89 degrees 37 minutes 42 seconds West, along the west line of said SOUTH FORK SUBDIVISION, 1040 feet, to the northwest corner of said Lot 1, Block 4; thence southerly 1040 feet, along the west line of said Lot 1, Block 4, doing a nonperpendicular curve concave West, to a point on the Eastern extension of the north line of Lot 18, Block 3 of said SOUTH FORK SECOND SUBDIVISION; C.I.C. No. 13, thence North 89 degrees 37 minutes 42 seconds East, along the north line of said Lot 1, Block 4, a distance of 143.32 feet, to the southwest corner thereof; thence North 00 degrees 35 minutes 33 seconds East along the west line of said SOUTH FORK SUBDIVISION, 17 minutes 49 seconds West, along the north line of said Block 4, a distance of 156.13 feet to the northwest corner of said Lot 1, Block 4; thence southerly 1040 feet, along the west line of said Lot 1, Block 4, doing a nonperpendicular curve concave West, to a point on the Eastern extension of the north line of Lot 18, Block 3 of said SOUTH FORK SECOND SUBDIVISION; C.I.C. No. 13, thence North 89 degrees 37 minutes 42 seconds East, along the north line of said Lot 1, Block 4, a distance of 143.32 feet, to the southwest corner thereof; thence North 00 degrees 35 minutes 33 seconds East along the west line of said SOUTH FORK SUBDIVISION, 17 minutes 49 seconds West, along the north line of said Block 4, a distance of 156.13 feet to the northwest corner of said Lot 1, Block 4; thence southerly 1040 feet, along the west line of said Lot 1, Block 4, doing a nonperpendicular curve concave West, to a point on the Eastern extension of the north line of Lot 18, Block 3 of said SOUTH FORK SECOND SUBDIVISION; C.I.C. No. 13, a distance of 194.91 feet, to the southwest corner of said Lot 3, Block 2, thence South 00 degrees 35 minutes 33 seconds East along the west line of said Lot 3, Block 2, and the west line of Block 1 of said SOUTH FORK SUBDIVISION, 930.54 feet, to the POINT OF BEGINNING.

Said parcel contains 7.33 acres, more or less.

Said parcel is subject to any easements or encumbrances of record.

Has caused the same to be surveyed and plotted as SOUTH FORK THIRD SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 15 and does hereby dedicate to the South Fork Second Subdivision Homeowners Association, Inc. for private use forever the easements as shown on this plat.

In witness whereof said South Fork Homes, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

STATE OF MINNESOTA
COUNTY OF _____
The instrument was acknowledged before me on _____ (date) by _____ on behalf of said South Fork Homes, LLC, a Minnesota limited liability company.

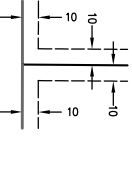
Notary Public, _____ County
My Commission Expires _____

In witness whereof said Home Federal Savings Bank, a Federally Chartered Stock Savings Bank incorporated under the laws of the United States has caused these to be present to be signed by its proper officers this _____ day of _____, 20____.

STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ its _____ on behalf of said Home Federal Savings Bank, a Federally Chartered Stock Savings Bank incorporated under the laws of the United States.

Notary Public, _____ County
My Commission Expires _____

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS:



BEING TEN FEET IN WIDTH AND ADDING
AGE LOT LINES AND BEING 10 FEET IN WIDTH
AND BEING 10 FEET IN WIDTH AND BEING
LINES, UNLESS OTHERWISE INDICATED.

0 30 60 90 120
SCALE IN FEET

UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT

BASIS OF BEARINGS
All Bearings are in relationship with
the Dodge County Coordinate System
NAD 83, Adjusted 1998.

COUNTY OF DOGGE
AUDITOR/RECORDER
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinafter described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Dodge County Auditor/Treasurer

Deputy

COUNTY OF DOGGE
COUNTY RECORDER
I hereby certify that the plat of SOUTH FORK THIRD SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 15, was filed in the office of the County Recorder for public record on this _____ day of _____, 20____ at _____ o'clock _____ M., and was duly filed in Book _____ of Plats, Page _____ as Document Number _____.

Dodge County Recorder

CITY OF KASSON
CITY COUNCIL

This plat of SOUTH FORK THIRD SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 15, was accepted by _____ day of _____, 20____ and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Mayor _____ City Administrator _____
CITY OF KASSON
PLANNING AND ZONING COMMISSION
This plat of SOUTH FORK THIRD SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 15, has been approved by the Planning and Zoning Commission of the City of Kasson, Minnesota this _____ day of _____, 20____.

Chair _____
Secretary _____

COUNTY SURVEYOR
I hereby certify that pursuant to Chapter 389.09, laws of Minnesota, this plat has been reviewed and approved this _____ day of _____, 20____.

Richard J. Massey
Dodge County Surveyor

SURVEYOR'S CERTIFICATE

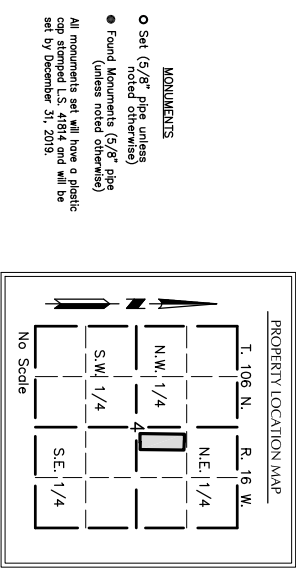
I, Richard J. Massey, do hereby certify that this plat was prepared by me or under my direct supervision, and that the same is a true and correct representation of the land surveyed, and that this plat is a correct representation of the land surveyed, and that all mathematical data on this plat are correctly 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____.

Richard J. Massey
Minnesota L.S. No. 41814

STATE OF MINNESOTA
COUNTY OF DOGGE
This instrument was acknowledged before me on _____ by Richard J. Massey,

Notary Public, Dodge County, MN
My Commission Expires _____



LAND SURVEYING & ENGINEERING
P.O. BOX 100, KASSON, MN 56094
PH. NO. 507-634-4565, FAX NO. 507-634-4560



ENVIRONMENTAL SERVICES

721 MAIN ST N • DEPT 123
MANTORVILLE MN 55955-2214
507-635-6272

DATE: August 26, 2019

TO: Township Clerks, City of Kasson, City of Mantorville, City of West Concord, City of Dodge Center, City of Claremont, City of Hayfield, County Attorney, and the DNR.

FROM: Mary Greening, Administrative Assistant

RE: Zoning Amendment

At the October 2, 2019 meeting the Dodge County Planning Commission will be considering an amendment to the Dodge County Zoning Ordinance. The proposed amendments are to language in Chapters 8 & 16. The proposed changes are underlined or crossed out.

Please review the proposed language changes and send your written comments to the Environmental Services Office at the above address by September 18, 2019. If you have any questions, please call the office at 507-635-6272.

Thank you

compliance with all local, state and federal permits and/or regulations that apply to the operation. Where the mining of on-site materials are proposed, the site must also meet the requirements of Section 16.38 which addresses Non-Metallic Mines.

16.14.2 PERFORMANCE STANDARDS

- A. The site shall be served by a minor arterial or higher functional class of roadway, except that the proposed use may be served by a lesser functional class of roadway if the responsible road authority grants written permission for such use at the proposed location.
- B. The parcel shall meet the minimum lot size of the district in which it is located.
- C. The use shall comply with all applicable local, state and federal laws, rules, regulations and ordinances.
- D. Buildings and processing structures shall at a minimum meet the following setbacks:
 - I. The processing, crushing, screening, mixing, etc. of mined materials shall not be conducted closer than one hundred (100) feet to the property line, nor closer than five hundred (500) feet to any residential dwelling unit.
- E. Outdoor storage areas may be allowed as an accessory use provided they are located to the rear or side of the parcel. When the adjacent use is not industrial, storage areas shall be fenced and adequately screened from adjacent non-industrial land uses and public road is in accordance with the general development standards for Screening of Chapter 17.
- F. A transportation management plan shall be submitted to address off-street parking, loading and unloading, internal circulation, traffic control and the impact of the facility on surrounding roadways. The transportation management plan shall include estimates of the number and type of vehicles using the parcel daily and monthly, the times of day when the highest and lowest number of vehicles will be present and other information deemed relevant to assess potential transportation impacts.
- G. An environmental management plan, including a water and sewer management plan to address the use of water and the treatment of waste on-site and a stormwater and drainage plan shall be submitted to address the impact of the facility on the environment. The plan shall also address environmental protection measure for processing,

use, transportation, storage, treatment (if applicable) and disposal of any chemicals, hazardous materials and/or bi-products on site.

- H. All parking areas, turning areas, loading areas and access drives to parking and loading areas shall be durable and dustless.
- I. Lighting shall meet the general development standards for Lighting of Chapter 17.
- J. All noise, dust, vibration, glare and other nuisances shall comply with the General Health, Safety and Welfare Standards of Chapter 17.
- K. All hours of operation shall be established in the permit as approved by the Board.
- L. An informational sign shall be erected at the intersection of the primary access road and the public road servicing the site, identifying the corporate or personal name(s) of the property owner(s) and telephone number(s) of the property owner, the site operator and the hauling supervisor. Signs required by this section shall be clearly visible from the public road and shall conform with the general development standards for Signs of Chapter 17.
- M. A performance surety, payable to Dodge County, shall be provided. The permit shall specify the amount and type of surety required. The surety shall be used to reimburse the County for any expenses, labor and or material expended to bring the operation into compliance with the conditions of the permit. The surety may be used after expiration of the permit and failure to execute a phase of a restoration plan specifically scheduled in the permit or Ordinance. This option may be executed one hundred eighty (180) days after written notice of non-compliance to the applicant.

SECTION 16.38 MINING- NONMETALLIC

16.38.1 OPERATIONS REGULATED

Operations regulated by this Section shall be the mining of granite and the mining, crushing, washing, refining or processing of sand, gravel, rock, black dirt, peat, soil and other minerals, and the removal thereof from the site. Unless exempt under 16.38.2, an IUP shall be required for mining operations.

16.38.2 EXCAVATION EXEMPTIONS

Operations not regulated by this Section shall include the following:

- A. The removal of materials associated with the construction of a structure or on-site sewage treatment system permitted by the Department;
- B. The removal of materials in accordance with the development of approved plats, and the site preparation for utilities or highway construction;
- C. The construction, modification or expansion of Animal Feedlots and Manure Storage Areas, Structures or Facilities authorized by the Minnesota Pollution Control Agency or the Department;
- D. Sod harvesting or removal
- E. Wildlife ponds constructed in accordance with *Minnesota Rules, chapter 8420; or successor rules.*
- F. Excavations for agricultural purposes with prior notification of Department
- G. Excavations for the installation of public utilities regulated under the processes defined for Essential Services
- H. Excavations which do not exceed five hundred (500) square feet of surface area or two (2) feet in depth and/or are less than at total of fifty (50) cubic yards

16.38.3 MINING OPERATION

A. INTERIM PERMIT REQUIRED

An Interim Use Permit (IUP) shall be required for all mining operations not exempt under the provisions of Section 16.38.2.

The applicant will also be required to obtain coverage under MPCA's Nonmetallic Mining and Associated Activities general permit or Industrial Stormwater Permit, when applicable. Temporary asphalt, concrete, pug mills, or other similar portable plants erected for public road projects in the area are considered accessory uses of the existing permitted mine when in place for less than one year.

An application to establish or amend a mining operation shall be submitted on forms provided by the Environmental Services Department.

B. PERFORMANCE STANDARDS

The following performance standards shall apply to all new Mining operations:

I. EQUIPMENT

All equipment used for Mining operations shall be constructed, maintained and operated in a manner as to minimize, as far as practical, noise, dust and vibrations adversely affecting the surrounding property.

II. WATER RESOURCES

The Mining operation shall be conducted in such a manner as to minimize interference with the surface water drainage outside the boundaries of the Mining Operation.

Water appropriation for washing and/or dewatering activities shall obtain appropriate federal, state and local permits and/or approvals.

The appropriate stormwater permit must be issued by the Minnesota Pollution Control Agency (MPCA) if applicable. Copy of permit coverage shall be on file in the Environmental Services Department.

III. SAFETY FENCING

Safety fencing with a gated entry may be required around all or portions of the Mining operation at the discretion of the Planning Commission. Any Mining operation(s) adjacent to a residential zone, or within three hundred (300) feet of four (4) or more residential structures, shall be barred by a fence or similarly effective barrier of at least six (6) feet in height.

IV. ACCESS ROADS

- a. The location of the intersection of mining access roads with any public roads shall be selected such that traffic on the access roads will have a sufficient distance of public road in view so that any turns onto the public road can be completed within a margin of safety as determined by the County Highway Engineer.
- b. Access roads connecting to public roads shall be sufficiently wide to accommodate two-way hauling traffic. A truck staging area shall be provided on the applicant's property.

- c. All access roads from Mining Operations to public highways, roads or streets or to adjoining property shall be paved or otherwise maintained to control dust. Ingress and egress access points from or onto any road or highway shall be clearly signed and those signed access points shall be utilized. Precautions must be taken to minimize the deposit of materials from trucks onto public road.
- d. Trucks shall not queue on public roads while waiting to load or unload.
- e. Ingress and egress points from or onto any public road or highway shall be clearly signed "TRUCKS HAULING" advising traffic in both directions of this activity.
- f. Intersections of public roads with access roads shall be maintained by the mine operator, and shall be kept clean and free from excessive mud, debris or asphalt tracked out from the mining site. Intersections of public roads with access roads shall be repaired by the mine operator if the public road surfaces or shoulders in the mining area have broken down due to repeated traffic by mining trucks or equipment.
- g. Turn lanes shall be constructed on public roads at the entrance to the mining site if determined necessary by the appropriate road authority. The need for road improvements, maintenance or repair will be determined by the Minnesota Department of Transportation in the case of state highways; by the Dodge County Highway Engineer in the case of County roads; and by the appropriate Township Board of Supervisors in the case of Township roads.

V. SCREENING BARRIER

To minimize problems of dust and noise and to shield Mining operations from public view, a screening barrier may be required between the mining site and adjacent properties or public roads. If a screening barrier is required by the Planning Commission, the barrier shall be maintained between the mining site and any public road within five hundred (500) feet of any mining or processing operations. The screening barrier shall be planted with a type of fast growing trees agreed upon between the applicant and the

Department. In all cases, existing trees and ground cover along a public road and property line shall be preserved and maintained for the depth of the setback, except where traffic safety requires cutting and trimming or except where alteration or destruction of the trees and/or ground cover is necessary for an approved reclamation plan.

VI. SETBACKS

The following setback requirements shall apply to Mining Operations:

- a. The processing of mined materials shall not be conducted closer than one hundred (100) feet to the property line, nor closer than five hundred (500) feet to any residential dwelling unit.
- b. Unless approved in writing between the affected property owner and the mining operator, mining of any materials shall not be conducted closer than five hundred (500) feet of any residential dwelling unit.
- c. Mining of materials shall not be conducted any closer to the property line than is necessary to implement the approved reclamation plan.
- d. Unless approved in writing by the applicable road authority, mining of any materials shall not be conducted closer than thirty (30) feet to any public road right of way, provided the approved reclamation plan is able to be implemented.
- e. Mining operations shall not be conducted closer than two hundred (200) feet from the ordinary high water level of any public water as classified in Chapter 7 of this Ordinance, or any wetland regulated by Minnesota Rules Chapter 8420, as amended.

VII. HOURS OF OPERATION

All hours of operation shall be set in the Interim Use Permit as approved by the Planning Commission.

VIII. VERTICAL FACES

Vertical faces shall be kept to a minimum except during actual mining.

IX. WEED CONTROL

Weeds and any other unsightly or noxious vegetation shall be cut or trimmed as necessary to preserve a reasonably neat appearance and to prevent seeding on adjoining property.

X. COMPLAINTS

Complaints regarding Mining operations shall be forwarded to the Environmental Services Department for processing. The Department shall make timely investigation of complaints and shall endeavor to resolve complaints utilizing such dispute resolution process as may be developed by the County.

XI. SIGNS

An informational sign shall be erected at the intersection of the primary access road and the public road servicing the site, identifying the corporate or personal name(s) of the property owner(s) and telephone number(s) of the property owner, the site operator and the hauling supervisor. Signs required by this Section shall be clearly visible from the public road and shall conform with the general development standards for Signs in Chapter 17 of this Ordinance.

16.38.4 LAND RECLAMATION

All mining sites shall be reclaimed immediately after Mining operations cease. Reclamation shall be completed within one (1) year. The following standards shall apply:

- A. Within a period of three (3) months after final termination of a Mining operation, or within three (3) months after abandonment of such operation for a period of six (6) months, or within three (3) months after expiration of an Interim Use Permit for a Mining operation, all buildings, materials, waste, structures and plants incidental to such operation shall be dismantled and removed by, and at the expense of, the mining operator last operating such buildings, structures and plants.
- B. The peaks and depressions of the mined area shall be graded and back-filled to a surface which will result in a gently rolling topography in substantial conformity to the land area immediately surrounding, and which will minimize erosion due to rainfall. No finished slope shall exceed eighteen (18) percent grade.

- C. Reclaimed areas shall be surfaced with soil of a quality at least equal to the topsoil of land areas immediately surrounding, and to a depth of at least six (6) inches. The topsoil shall be seeded, sodded or planted.
- D. The finished grade shall be such that it will not adversely affect the surrounding land or future development of the site. The finished plan shall restore the mining site to a condition whereby it can be utilized for the type of land use proposed to occupy the site after Mining operations cease and will be consistent with the site specific reclamation plan submitted as part of the Interim Use Permit process.
- E. A performance surety, payable to the County of Dodge, shall be provided. The permit shall specify the amount and type of surety required. The surety shall be used to reimburse the County for any monies, labor and/or material expended to bring the operation into compliance with the conditions of the permit. The surety may be used after expiration of the permit and failure to execute a phase of a restoration plan specifically scheduled in the permit or Ordinance. This option may be executed one hundred eighty (180) days after written notice of noncompliance to the applicant.

16.38.5 EXISTING MINING OPERATIONS

Existing Mining operations are those Mining operations that are both currently and legally being used or those that have records showing continuous use within the past five (5) years on a Lot of Record. Continuous use shall be defined as the removal of at least fifty (50) cubic yards of material every year.

- A. Owners of Existing Mining operations shall register with the Department within two (2) years of adoption of this Section on forms provided by the Department. The registration shall be accompanied by:
 - I. A reclamation plan completed in accordance with Section 16.38.4 of this Chapter shall be submitted with the registration.
 - II. Proof of coverage under MPCA's Nonmetallic Mining and Associated Activities general permit (or successor), when applicable.
 - III. Proof of coverage under MPCA Industrial Stormwater Permit, when applicable

Operators of existing Mining Operations may continue operation

during the registration and review process. The registration shall remain in effect and allow the operation to continue as long as the operation remains in compliance with the minimum standards of this Ordinance. Owners of existing pre-ordinance Mining Operations who do not register with the Department within two (2) years shall be required to apply for an Interim Use Permit.

- B. If it is determined by the Department that an Existing Mining operation poses a potential or real environmental hazard or otherwise has a potential or real negative impact on the health, safety or welfare of the residents of the County, the Mining Operation shall immediately be subject to the administrative provisions of Chapter 18 of this Ordinance and the owner shall apply for an IUP.

SECTION 16.46 SOLAR ENERGY FARMS

Solar Energy Farms are distinguished from Accessory Solar Energy Systems, as they are the primary land use for the parcel on which the array is located.

16.46.1 CUP REQUIRED

Solar Energy Farms require a Conditional Permit issued under the procedures of Chapter 18.

16.46.2 PERFORMANCE STANDARDS

A. LOT SIZE

The lot parcel/tract upon which a Solar Energy Farm is located shall adequately handle the stormwater produced by the impervious surface of the panels, and meet all applicable setbacks without the need or a variance, but no less than the minimum lot size of the zoning district in which it is located.

B. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL

Stormwater management and erosion and sediment control shall meet the requirements of the appropriate permit issued by the Minnesota Pollution Control Agency. Field soil evaluations shall be required to be completed to determine the type and size of stormwater treatment pond(s) required as part of the application submittal for a solar energy farm. During the time of year when field soil evaluations cannot be completed, the solar site area shall be designed to accommodate filtration basins, rather than infiltration.

C. FOUNDATIONS

The manufacturer's engineer or another qualified engineer shall certify that the foundation and design of the solar panels are within accepted professional standards, given local soil and climate conditions.

D. OTHER STANDARDS AND CODES

All solar energy farms shall be in compliance with any applicable local, state and federal regulatory standards, including the State of Minnesota's Uniform Building Code, as amended; and the National Electric Code, as amended.

E. POWER AND COMMUNICATION LINES

Power and communication lines running between banks of solar energy panels and to electric substations or interconnection with building from the solar array to the POI shall be buried under ground.

Power and communication lines for the purpose of transporting energy from the solar farm are considered Essential Service Lines and are regulated under Section 16.21 of this Chapter.

F. Solar Energy Systems that track the sun ("tracking") systems are required on all installation, unless the applicant is able to provide glare modeling that indicates that glare does not pose a safety risk and/or nuisance to airports, traffic, and nearby receptors due to existing topography, proposed setbacks, natural features, general siting or screening. Solar Energy Farms shall not be permitted in areas where glare or reflection poses a risk to passing airports or traffic on public roadways. In addition, Solar Energy Farms shall not be permitted in areas where glare or reflection poses a nuisance to nearby receptors unless there is the ability to adequately mitigate the impacts through screening or other methods. Glare studies shall be required as part of the application to evaluate impacts to:

I. Public and/or private airports located within 5 miles of the proposed array (when present)

II. Two-way car and truck traffic on roads within a 1 mile radius of the proposed array

III. All receptors within a 5 mile radius of the proposed array

G. VEGETATION MANAGEMENT

Vegetation planned for the solar energy farm area shall be planted and managed to promote successful establishment and to prevent and control the spreading of weeds to surrounding properties.

H. SETBACKS

Solar Energy Farms shall meet the following setbacks:

I. 300 feet from dwellings and other sensitive receptors

II. 300 feet from interstate, state and county roads, unless there is sufficient topography and/or vegetation to adequately screen the solar array from view

III. 60 feet from wetlands, unless it meets all exemption requirements of items "a" listed below:

a. The posts for pole-mounted solar panels is exempt from wetland setback standards for *Structures* defined in Chapter 4, provided:

i. The post is installed by driving the post into the soil and is not secured by concrete pier or foundation; and

ii. The wetland is classified as "PC" or "Prior Converted" by the Farm Service Agency and has been planted with annually seeded crops or was in a crop rotation seeding of pasture grass or legumes six of the last 10 years; and

iii. The impacts are approved in accordance to the Minnesota Wetland Conservation Act Rules

This exemption does not apply to other *Structures* that are part of the solar energy system, including but not limited to, transformers, service buildings, gates, inverters, and other related *Structures*. A wetland delineation shall be submitted as part of the application to determine the appropriate setback.

IV. 100 feet from the OHW of a public watercourse

V. 60 feet from other watercourses.

VI. Prohibited in the Floodplain Overlay District

Solar Energy farms that obtained land use approval through the CUP process prior to adoption of this section are not subject to the more restrictive setbacks of dwelling and road setbacks listed in 16.46.2.H.I & II, of this section.

I. SCREENING/AESTHETICS

The applicant shall submit a visual impact analysis as part of the application to assist in any required screening plan. Any screening plan must be approved by the Planning Commission and County Board.

16.46.3 DISCONTINUATION, DECOMMISSIONING & RESTORATION

- A. DISCONTINUATION – A solar energy farm shall be considered a discontinued use after one (1) year without production of energy, unless a plan is developed and submitted to the Dodge County Zoning Administrator outlining the steps and schedule for returning the tower to service.
- B. DECOMMISSIONING PERIOD - All panels, arrays and accessory facilities shall be removed within six (6) months of the discontinuation of use.
- C. DECOMMISSIONING AND RESTORATION REQUIREMENTS – Decommissioning and site restoration include:
 - I. Dismantling and removal of all arrays
 - II. Removal of underground cables
 - III. Removal of accessory structures, fencing and other ancillary facilities
 - IV. Removal of foundations to a depth of four (4) feet below grade.
 - V. Restoration and reclamation to the same general topography that existed just prior to the beginning of construction of the tower. Areas disturbed by the construction of the tower and decommissioning activities must be graded, top-soiled and re-seeded according to USDA Natural Resources Conservation Service (NRCS) or Soil and Water Conservation District (SWCD) technical recommendations.
- D. DECOMMISSIONING & RESTORATION PLAN – All solar energy farms shall submit a Decommissioning and Restoration Plan as part of the project application. The cost estimate for decommissioning shall be made by a competent party, such as a professional engineer, a contractor capable of decommissioning or a person with suitable expertise or experiences with decommissioning. The plan shall include the following information:
 - I. The manner in which the project will be decommissioned and the site restored.
 - II. The anticipated life of the project.

- III. The estimated Net Cost of decommissioning in current dollars. The Net Cost is the estimate of the sum of all labor and other costs associated with performing the requirements of Section 16.46.3.C, less the Salvage Value of the materials.
- IV. The method and schedule for updating the cost of decommissioning and restoration. The cost of decommissioning shall be updated and provided upon request by Dodge County.
- V. The Decommissioning and Restoration Plan shall identify the party financially responsible for carrying out the requirements of the Decommissioning and Restoration Plan. The plan shall include a description of how the financially responsible party plans to pay for the decommissioning and restoration
- VI. DECOMMISSIONING FINANCIAL ASSURANCE.
 - a. After issuance of the CUP and prior to construction, the permittee shall submit a ~~Performance Bond or~~ cash escrow in the amount of \$25,000 per MW to finance the Decommissioning and Restoration plan of the solar energy farm. The cost of decommissioning and the required escrow fund shall be updated to reflect the current cost of decommissioning in years 10, 20, & 30 (if applicable) from the date the permit is issued. ~~The performance bond shall be set up as "continuous until cancelled" and automatically renewed on an annual basis for the life of the project. Dodge County shall receive annual notification upon renewal.~~
 - b. ~~In the event a performance bond cannot be issued for the project, the Dodge County Board shall require an cash escrow in the amount of \$25,000 per MW be established to assure that Decommissioning and Restoration can be accomplished according to the approved plan.~~
- E. FAILURE TO DECOMMISSION – If the financially responsible party of a solar energy farm does not complete the Decommissioning and Restoration Plan, Dodge County may take such action as may be necessary to complete decommissioning, including but not limited to, requiring forfeiture of the performance bond or assessment of the cost of decommissioning against the land. The issuance of the Conditional Use Permit shall constitute agreement and consent by all parties to the agreement, including their respective heirs,

successors, and assigns, that Dodge County may take such action as may be necessary to decommission the solar farm and adequately restore the site, including the exercise by the county, county staff, and their contractors of the right of ingress and egress for the purpose of decommissioning the solar farm and restoring the property.

Staff Review Comments

South Fork Third

9.9.19

Zoning Administrator:

- CUP/PUD/Amended or as needed
- Updated Association documents to the City that establishes community ownership of common areas, accepts responsibility for the maintenance of those areas, commits the Association to professional management and establishes an adequate funding mechanism for that maintenance. Any change in association management must be approved by the Planning commission.
- A Capital Maintenance account of appropriate size will be placed on deposit and that an annual fund account of this fund will be furnished to the city. Prior to January 1st of each year.
- Waiver agreement (prepared by City?) to be signed by each property owner at the time of applying for a building permit or transferring utility billing, detailing the City's lack of maintenance responsibility.
- Supply As-built documents to the city for all existing and future streets and utility connections.
- City agrees to flush city hydrants, but only in order to maintain the integrity of the water product. The flushing is not intended to serve as maintenance of the water mains.
- Agrees to notify City Public Works, on an emergency basis, in the event of future water main repair or maintenance.
- All service lines will be installed as per city specifications.
- Change street limit signs to yellow (advisory) so as to remove confusion that city police will enforce the posted speed limit.
- Certify that the storm shelter is large enough for the entire development.
- Building permits may be issued when streets are certified by City Engineer being capable of supporting construction vehicles.

Finance:

- Development agreement
- WAC/SAC/Parkland – due at final plat
- All easements recorded

Public Works:

- Follow city specs on water/sewer/hydrants/subdrains
- Association ownership and maintenance of common areas (water/sewer/streets/hydrants) to include subdrains
- All infrastructure to be built to city specifications

City Engineer:

- Pond maintenance agreement between South Fork and pond owner, possible upgrade required by State
- See Engineer letter

Comments from Laura Chamberlin

Preliminary Plat

1. An application for a Conditional Use Permit and Planned Unit Development Designation shall be submitted
2. The Developer shall sign a Development Agreement
3. The Developer shall present Association Documents to the City that establishes Association ownership and maintenance responsibilities for all common areas and details and adequate mechanism to fund those responsibilities
4. The Developer shall supply "As-Built" documents to the City for all existing and street and utility installations, including service lines. If such documents are not available for existing structures, the developer will mark all mains, valves, structures and service lines to allow the City to create its own map.
5. On the Final Plat, all Outlots shall be dedicated to the Association

Final Plat

1. Prior to recording of the Final Plat, the Developer shall complete the following processes and approvals through the City of Kasson:
 - a. Conditional Use Permit in the R-3 District to allow for a Planned Unit Development
 - b. A Planned Unit Development within the R-3 District
 - c. Enter into a Development Agreement between the Developer and the City of Kasson, signed and notarized by both parties
 - i. The Developer shall pay WAC/SAC fees and Park Dedication Fees as described in the Development Agreement
2. The Developer shall present Association Documents to the City that establishes Association ownership and maintenance responsibilities for all common areas and details and adequate mechanism to fund those responsibilities
3. The Developer shall supply "As-Built" documents to the City for all existing and street and utility installations, including service lines. If such documents are not available for existing structures, the developer shall mark all mains, valves, structures and service lines to allow the City to create its own map.
4. All Outlots shall be dedicated to the Association

CUP/PUD

1. The PUD shall be developed in accordance with the Preliminary Plat and Final Plat for South Fork 3rd Subdivision approved in Resolutions No 19.XX and 19.XX
2. The PUD shall include all of the requirements specified in the Development Agreement for South Fork 3rd Subdivision, signed by both the Developer and the City of Kasson, and Notarized on [DATE].