



SITE PLAN AND TRAFFIC ADVISORY REVIEW COMMITTEE
Internal Staff Meeting
Minnesota Valley Room, First Floor, Intergovernmental Center

1. **SITE PLAN ITEMS**

1.

CY03-25

Request of Mary Ssegirinya, with permission of the property owner, for a conditional use permit to allow the operation of a daycare center in the B-3, Highway Business District. The subject property is described as CIC 59, Bassett Square Condo, Unit 1720 and the adjacent common elements, Mankato. (1720 Bassett Drive).

2.

CY04-25

Request of Bennett Coughlan for a conditional use permit to allow for a restaurant use in the CBD-F, Central Business District Fringe, zoning district. The subject property is described approximately as the East 92' of Lots 9 and 10, Auditors Plat 5, Mankato (634 S. Front Street).

3.

CY05-25

Request of Brunton Architects, on behalf of the property owner, for a certificate of design compliance for an approximately 750 square foot addition to an existing building located in the Highway Gateway Overlay District. The subject property is described as the east 150 feet of the west 260 feet, except for adjacent highway right of way, of Lot 1, Block 1, Rooneys Subdivision, Mankato (1521 Tullamore).

4.

CY06-25

Request of Papa John's for a conditional use permit to allow the addition of a new drive-thru/pick-up window at an existing restaurant operation. The subject property is described as Lot 1 and Lot 2, Block 3, North Victory Drive Stage 3, Mankato. (551 Belle Avenue).

5.

CY07-25

Request of Brett Skilbred, on behalf of the owner, Grace Baptist Church, for the vacation of a portion of Lind Street between 6th and 7th Avenue and for the vacation of a portion of an alley located in Block 6, Columbia Park subdivision. The subject property is described as that portion of Lind Street located between 6th Avenue and 7th Avenue and adjacent to Blocks 6 and 11, Columbia Park Addition and 100 feet of alley located between Lots 7 and 8 and 9 and 10, Block 6, Columbia Park Addition, Mankato. (600 Lind Street, etal).

6.

CYL08-25

***** FOR INFORMATION ONLY. Request of Lime Township Board for an amendment to Section 15 of Lime Township related to the adoption of the Solar Ordinance.**

7.

CYL09-25

Request of SunVest Solar, LLC, with permission of the property owner, for an interim use permit to allow for an additional one-megawatt community solar garden in the Lime Township Rural Conservation zoning district, for a variance from Section 15.B.15.4.3 of Lime Township Solar ordinance to allow an additional one-megawatt community solar energy system in the Rural Conservation District on an existing tax parcel already approved for a one-megawatt solar site without the informed written consent signed by the adjoining property owners agreeing to more than one Community Solar Energy System per tax parcel, and for a variance from Section 15.B.3 of the Lime Township Solar Ordinance to allow an increase in the Maximum Size and Capacity of a Community Solar Energy System from the code allowed maximum size from no greater than ten (10) acres in size to no greater than seventeen (17) acres in size and increase from one megawatt of production to two megawatts of production. The subject property is described as The Northeast Quarter of the Northwest Quarter, except railroad right of ways, and the Northwest Quarter of the Northeast Quarter, both in Section 29, Township 109, Range 26, excepting from said Northwest Quarter Northeast Quarter that part of said Northwest Quarter Northeast Quarter described as, beginning at a point 1315.8 feet South of the Northeast corner of Section 29-109-26, thence West 1808.8 feet to the East line of the Right of Way of the Chicago & Northwestern Railway, thence southwesterly along the said Right of Way line, 1264.6 feet, thence East 1692.3 feet to the East line of said Section 29, thence North along the section line 1249.8 feet to the place of beginning. A strip of land one (1) rod wide now used as a road, extending from East to West upon, over and across the North side of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 29, Township 109 North of Range 26 West, beginning at or near the Northeast corner of said NW1/4 NW1/4 of Sec. 29, and thence West along or near the North line of said NW1/4 NW1/4 of said Sec. 29, to the public highway known as the Mankato and St. Peter Road. The East 302.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 109, Range 26, Blue Earth County, Minnesota, except the South 16.5 feet thereof. Except therefrom: Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 109 North, Range 26 West, Blue Earth County, Minnesota described as: Commencing at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West (bearings are based on Blue Earth County Coordinates NAD83, 1996 Adjustment) on the south line of said Northwest Quarter of the Northwest Quarter, a distance of 78.00 feet; thence North 12 degrees 41 minutes 56 seconds East, a distance of 16.89 feet to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter and the point of beginning; thence North 12 degrees 41 minutes 56 seconds East, a distance of 589.95 feet to the westerly right of way of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence South 05 degrees 40 minutes 37 seconds West on said westerly right of way, a distance of 558.85 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 11 minutes 26 seconds West on said east line, a distance of 19.81 to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest

Quarter; thence North 89 degrees 41 minutes 42 seconds West on said north line, a distance of 74.34 feet to the point of beginning. (23759 3rd Avenue; Blue Earth County PID R400429200017).

8. ***** SITE PLAN AND TRAFFIC ADVISORY COMMITTEE REVIEW ONLY. Request of Brett Skillbred on behalf of the property owner for a Site Plan and Traffic Advisory Committee review for the redevelopment of property located at 502 N. Riverfront Drive (Blue Earth County PID R010907403007.**

2. **TRAFFIC ITEMS**

Meeting Date: 02/11/2025

Title

CY03-25

Request of Mary Ssegirinya, with permission of the property owner, for a conditional use permit to allow the operation of a daycare center in the B-3, Highway Business District. The subject property is described as CIC 59, Bassett Square Condo, Unit 1720 and the adjacent common elements, Mankato. (1720 Bassett Drive).

Applicant

The applicant is Mary Ssegirinya, with permission of the property owner.

Request

The applicant is requesting a conditional use permit to allow the operation of a daycare in the B-3 Highway Business District.

Location

The subject property is described as CIC 59, Bassett Square Condo, Unit 1720 and the adjacent common elements, Mankato. (1720 Bassett Drive).

Existing Land Use

The existing use of the building is a multi-tenant commercial building.

Zoning

The property is zoned B-3, Highway Business District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas at this site.

Public Utilities

Public utilities serve this site.

City Code

Mankato City Code section 10.47, B-3 Highway Commercial District standards, can be found at this link: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVCODI_S10.47HICODI

Mankato City Code section 10.92, Conditional Use Permit, https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXADEN_S10.92COUSPE

Review

The applicant is requesting a conditional use permit to allow operation of a child care facility in a B-3, highway Business District address. The proposed facility is 4,577 square feet, and would be located on Bassett Drive, to the east of Star Street.

The facility would be operated as a commercial daycare, with hours of operation from 6:30 AM to 6:00 PM, Monday through Friday. The operation narrative mentions that there will be 6 classrooms, restrooms, office space, storage, laundry room, and mechanical areas. The floor plan also includes a door leading to the enclosed fenced outside yard. The outside play areas as proposed are the existing playspace and total 2,430 square feet. No exterior improvements are proposed as part of this use.

The daycare will be licensed for around 62 children in the building at a time. There will be parking for the proposed use that achieves the standards in the Mankato City Code. The daycare will have 5 teachers as well as 5 teaching assistants. The elementary school parking standard, also used for daycare operations, requires one parking space per staff member plus one parking space per two classrooms. Thus, 13 parking stalls are required for the daycare. The neighboring tenant requires 20 stalls. In all, 33 stalls are required. The site provides 39 stalls. The applicant is proposing using some stalls for drop off and pick up purposes where the guardians of the students can park their cars and walk them in to the day care. The parking areas are governed by a lease between the property owners, resolution of disputes and concerns associated with drop off and pick up resolution will be the responsibility of the property owners.

Attachments

General Location Map
Aerial Location Map

Site Plan
Floor Plans
Narrative

General Location Map

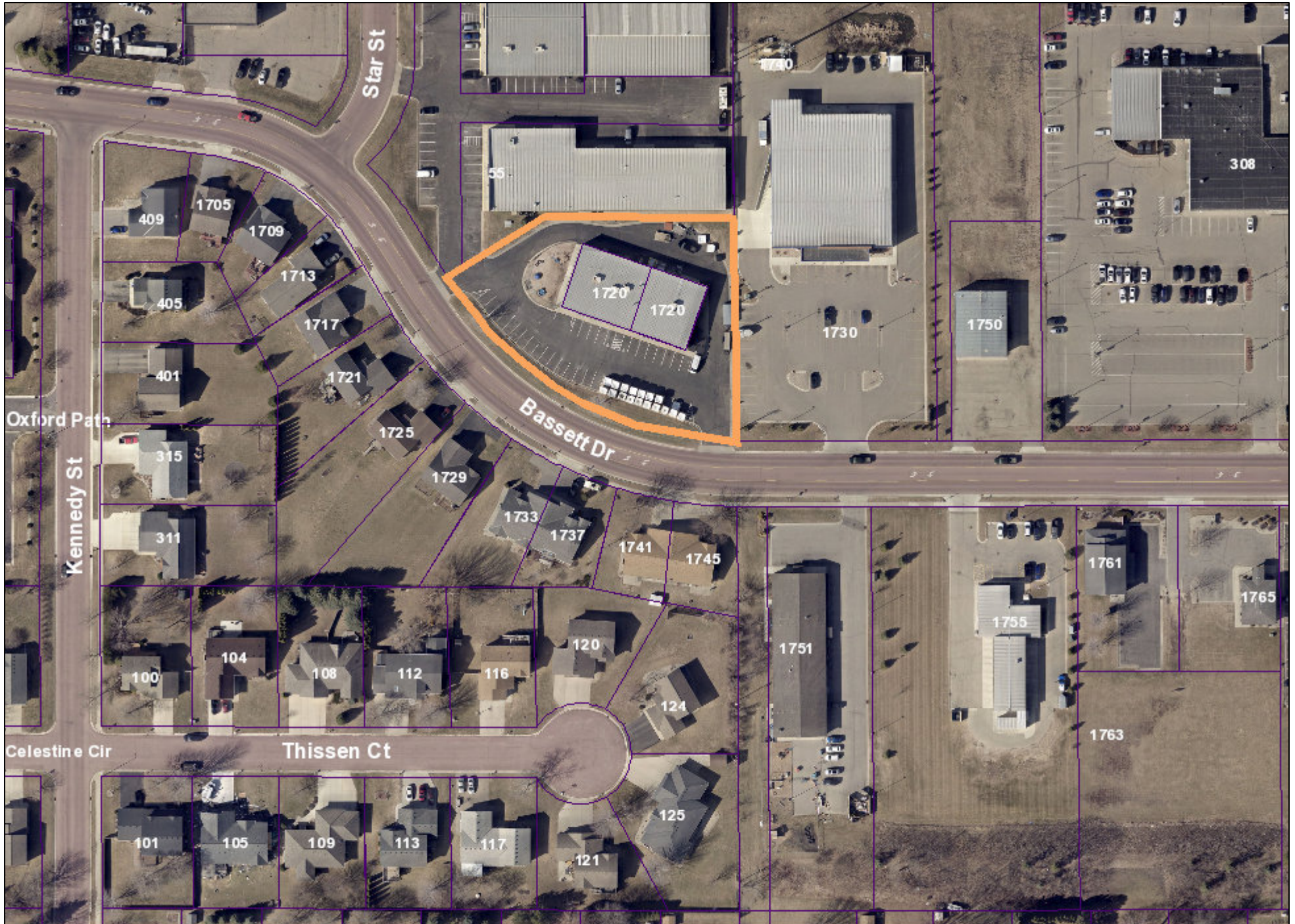


Date: January 2025

Author:

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Aerial



Date: January 2025

Author:

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.47
.15

118.82

UNIT 1720
UNIT 1728

COMMON ELEMENT

Daycare location
Playground location

Daycare location

Daycare location

•127-009 Daycare location

Daycare location

Daycare location

•127-010

parents will park location

parents will park location

parents will park location

parents will park location

parents will park location

parents will park location

parents will park location

•127-666

339.32

220.5

217

1

58.05



① MCP SINK

- ① MCP SINK

DENOTES NEW WALL, REFER TO A4.11 FOR WALL TYPE
 CONSTRUCTION
 DENOTES EXISTING WALL TO REMAIN

1. DIMENSIONS ARE FROM CENTER OF INTERIOR STUD WALL & OUTSIDE FACE OF EXTERIOR STUDS.
2. SEE A4.11 FOR WALL TYPES
3. PROVIDE FIRE TREATED BLOCKING IN ALL WALLS FOR CRAB BARS ON WALLS AS REQUIRED PER ADA REQUIREMENTS
4. PROVIDE FIRE TREATED BLOCKING IN WALLS FOR ACCESSORIES, CABINETS, CUBBIES, ET CETERA.

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

DATE _____ LC. NO. _____

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DUTY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK E. CIPROS

DATE 11/20/08 UC. NO. 42607

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GIGGLES AND
WIGGLES
DAYCARE
CENTER

MANKATO MINNESOTA

[illegible]

A1.21

FIRST FLOOR PLAN

$$1/\Delta^{\text{eff}} = 1/\Delta^{\text{eff}}$$



Mary Ssegirinya, on behalf of Patience N Bubbles LLC , is requesting a conditional use permit for the operation of a child daycare facility in the B-1, Community Business District, at the property described 1720 Basset Dr Mankato Mn 56001. The current building will be reused as a child care center. The floor depicts 6 classrooms, restrooms, office space, storage, laundry room and mechanical areas. The floor plan includes a door leading to the enclosed fenced outside yard. The children will be bringing their own breakfast but lunch along with snacks will be catered. Exterior improvements are not proposed as part of the new use.

In total, Patience N Bubbles will be licensed for around 62 children in the building at a time.

The playground is located in an enclosed fenced area connected to the building and parking lot. The fence will also be locked when not in use. Mankato City Code requires that each daycare facility provide a separate and protected outside recreation area and the enclosed playground will ensure this.

The hours of operation are 6:30am-6pm. The facility will be open Monday through Friday and during the summer. The facility will follow the school district's calendar.

Parking for the proposed use achieves the standards in Mankato City Code. The daycare will have five teachers, five teaching assistants and five classrooms are proposed. The elementary school parking standard, used also for daycare operations, requires one parking space per staff member plus one parking space per each two classrooms, thus 13 parking stalls are required for the daycare. The parking lot has more than enough parking slots (within our side of the shared lot between midnight sun spas. Mankato City Code requires that the daycare provide separate, off-street passenger loading and unloading area devoted solely to the facility and the applicant is proposing that drop off and pick up will include parking in the parking lot and then walking their children into the appropriate entrance door. Because the parking areas are governed by a lease between the property owners, resolutions for disputes and concerns associated with the drop-off and pick-up associated with the proposal will be the responsibility of the property owners.

A refuse plan will be required that achieves Mankato City Code. A dumpster enclosure achieving Mankato City Code standards or refuse stored indoors are alternatives for consideration and should be addressed in the refuse plan.

The Planning Commission review the request at the February 26th meeting and recommended approval with conditions of the request.

Meeting Date: 02/11/2025

Title

CY04-25

Request of Bennett Coughlan for a conditional use permit to allow for a restaurant use in the CBD-F, Central Business District Fringe, zoning district. The subject property is described approximately as the East 92' of Lots 9 and 10, Auditors Plat 5, Mankato (634 S. Front Street).

Applicant

The applicant is Bennett Coughlan.

Request

The applicant is requesting a conditional use permit to allow for a restaurant use in the CBD-F, Central Business District Fringe, zoning district.

Location

The subject property is described approximately as the East 92' of Lots 9 and 10, Auditors Plat 5, Mankato (634 S. Front Street).

Existing Land Use

The property is the former location of the "Karshe Tea" café. The café has not been used for over 12 months. In addition to the restaurant space, the building contains 2 upper story apartments.

Zoning

The subject property is zoned CBD-F, Central Business District Fringe.

Review

The applicant, Bennett Coughlan, is requesting a conditional use permit to allow for a restaurant use in the CBD-F, Central Business District Fringe, zoning district.

The property is the former location of the "Karshe Tea" restaurant. The restaurant has not been used for over 12 months. Because of this, the Conditional Use Permit previously approved for a restaurant at that location would no longer apply and a new Conditional Use Permit would be required.

Bosphorus Gyros & Kebab House is the proposed tenant of the first floor space, encompassing approximately 1,700 square feet, and offering a variety of menu items. In addition to the restaurant space, the building contains 2 upper story apartments. No changes to the upper story apartments are associated with this project, but parking requirements for all uses shall still be met. The floor plan depicts 40 customer seats, 24 seats within the building and 16 seats on an outdoor patio space. The customer seats shown are arranged with four-person and two-person tables. A retail counter / order counter, kitchen, and restroom are shown. The existing kitchen is proposed to remain as it has been left by the previous use. Trash is proposed to be stored within an exterior garage along West Liberty Street.

The proposed use will have 2 employees on a major shift, composed of kitchen and counter service staff. They propose having 2-6 total employees for the restaurant. The restaurant is proposing 11:00 am to 9 pm Monday–Thursday, 11:00am to 3:00am Friday–Saturday, and 11:00am to 8:00pm Sunday hours of operation, and it will be open 7 days per week.

The applicant has indicated there will be no delivery vehicles associated with the business (this does not refer to third-party food delivery services) nor will they serve alcohol at this time.

The applicant has not provided any plans showing proposed exterior modifications to the building.

Patio

Plans show an outdoor patio on the Liberty Street side of the property with four tables, each with four chairs within an outdoor patio area. The patio area is also shown to contain a bike rack. As shown, the patio would not encroach onto the public right of way, but if an encroachment occurs, a license to encroach application would be required.

Parking

The applicant has provided a copy of a purchase agreement between 630 S Front Street, LLC. (as buyer) and Jeffery H. Pamer (as seller). Bennett Coughlan, the applicant, is the Managing Member of the aforementioned Limited Liability Company. The purchase agreement consists of approximately .23 acres divided between two parcels (R01.09.18.151.009 & R01.08.13.277.005), parcels that are located immediately to the NW of the subject property. The two parcels currently operate as parking areas for 634, 630, and 620/626 S Front Street. The aforementioned properties are owned by the applicant and the applicant has provided a parking analysis for the businesses using the shared parking area. The site plan and parking analysis that was submitted showed that 29 parking stalls, including one accessible stall, would be provided in the shared parking area.

Attachments

General Location Map

Aerial

Site Plan

Floor Plan

Narrative

Parking Analysis

General Location Map



Date: January 2025

Author:

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Aerial



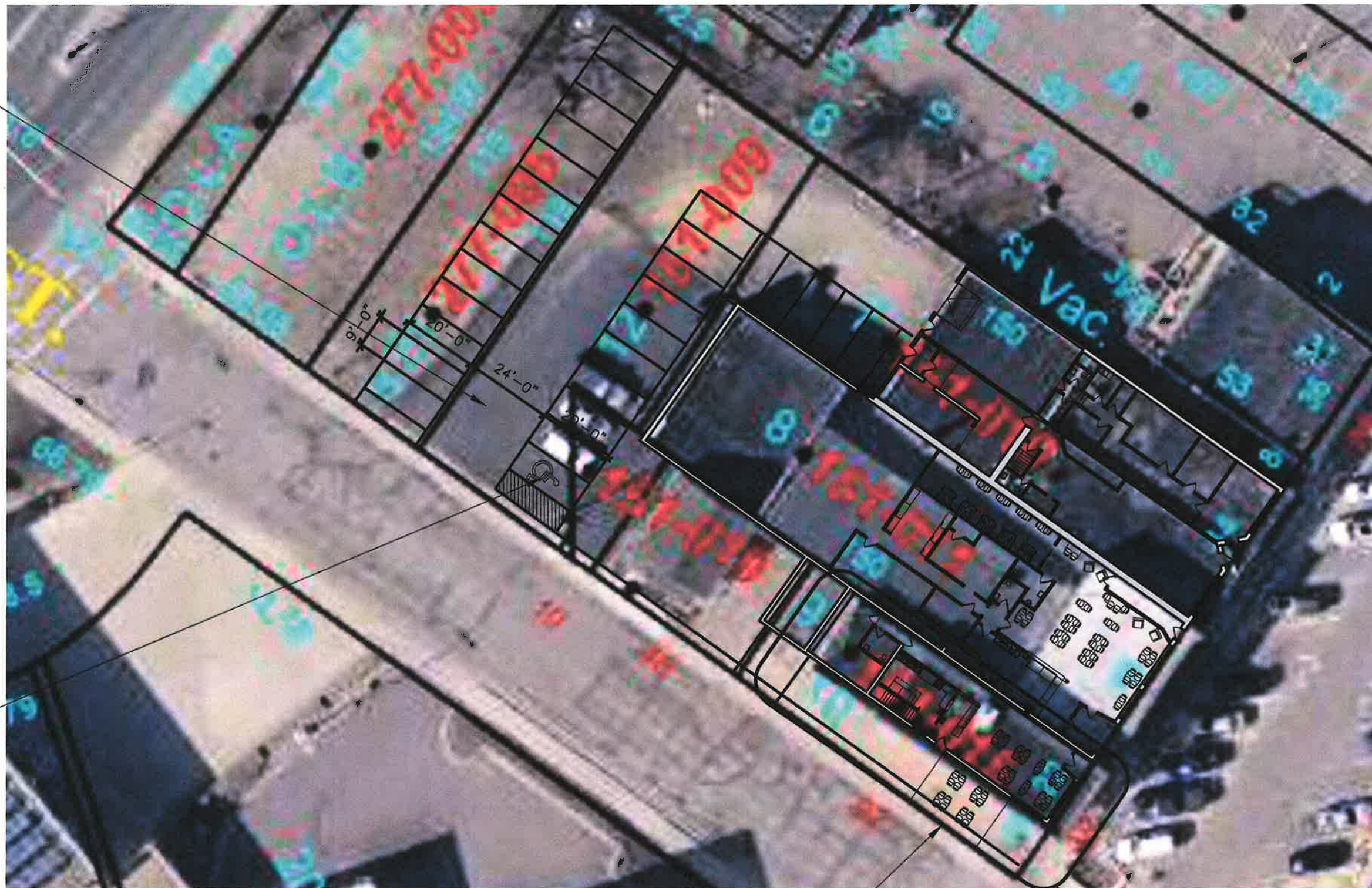
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29 SHARED
PARKING STALLS
628-634 SOUTH FRONT
STREET

ONE ACCESSIBLE
STALL REQUIRED



PROJECT LOCATION

1
A1

DESIGN CONSULTANT

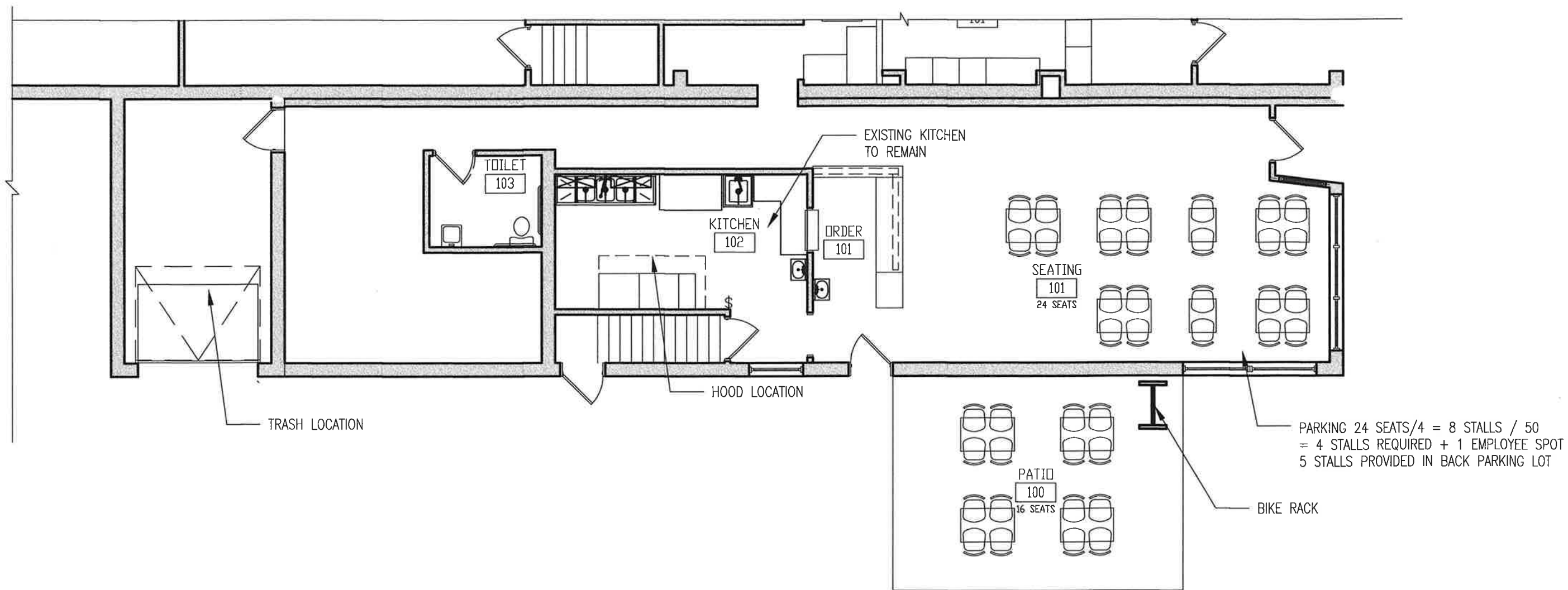
SITE PLAN 1"=30'-0"
BOSPHORUS GYROS & KEBABS
634 SOUTH FRONT STREET
MANKATO

DATE

01/28/2025

SHEET NO.

A0



1 FLOOR PLAN
A1 SCALE 1/8" = 1'-0"

DESIGN CONSULTANT



INTERIOR ALTERATIONS BOSPHORUS GYROS & KEBABS 634 SOUTH FRONT STREET MANKATO

DATE

01/28/2025

SHEET NO.

A1

Narrative Proposal for Bosphorus Gyros & Kebab House

Overview & Operational Details

Bosphorus Gyros & Kebab House is seeking approval to establish a Mediterranean-inspired quick-service restaurant in Mankato, MN. The restaurant will specialize in high-quality, authentic Mediterranean cuisine, including gyros, kebabs, falafel, and fresh salads, providing a fast and flavorful dining experience in a casual setting. The business will comply with all local zoning, health, and operational requirements while enhancing the culinary diversity of the area.

Liquor License Consideration

Bosphorus Gyros & Kebab House does not plan to pursue a liquor license at this time. The focus will remain on offering a robust selection of Mediterranean dishes alongside non-alcoholic beverages, such as Turkish tea, fresh juices, and specialty yogurt-based drinks. However, if customer demand suggests an opportunity for beer or wine service in the future, the business will explore the appropriate licensing.

Menu & Offerings

The menu will feature a variety of Mediterranean dishes with fresh ingredients and bold flavors. Highlights include:

- **Appetizers & Small Plates**
 - Hummus, baba ghanoush, and tzatziki with warm pita
 - Stuffed grape leaves (dolma)
 - Lentil soup and Mediterranean salads
- **Main Dishes**
 - Traditional gyros (lamb, beef, and chicken)
 - Doner kebabs and shish kebabs
 - Falafel wraps and vegetarian platters
 - Rice bowls with grilled meats and fresh toppings
- **Desserts & Beverages**
 - Baklava, Turkish delight, and rice pudding
 - Turkish coffee, chai, and freshly squeezed juices

The restaurant will also provide takeout and delivery options to accommodate customers seeking convenience.

Number of Employees

Bosphorus Gyros & Kebab House will operate efficiently with a small, dedicated team:

- **Initial Staff:** 2-6 employees
- **Staff Roles:** Kitchen staff, counter service, and food prep team

Hours of Operation

The restaurant will operate during lunch and dinner hours, with extended late-night service on weekends to cater to local residents, college students, and late-night diners:

- **Monday – Thursday:** 11:00 AM – 9:00 PM
- **Friday – Saturday:** 11:00 AM – 3:00 AM
- **Sunday:** 11:00 AM – 8:00 PM

Parking Compliance

Bosphorus Gyros & Kebab House will meet city parking requirements through **off-street parking in the lot behind 630 S Front Street, as indicated in the plan submitted.**

- **Dedicated Parking:** Spaces will be designated for customers and staff in the off-street lot.
- **Curbside Pickup:** A designated spot will be available for takeout and delivery orders to enhance efficiency.

Conclusion

Bosphorus Gyros & Kebab House aims to provide Mankato with an authentic Mediterranean dining experience, offering quality food with efficient service in a welcoming environment. The extended weekend hours will cater to a late-night crowd while maintaining compliance with local regulations and parking requirements.

This proposal aligns with the city's vision for a diverse and thriving food scene. Bosphorus is committed to working closely with local authorities to ensure all operational and zoning requirements are met while positively contributing to the community.

628-634 S. Front Street Parking in shared parking lot			
Uses			
Apartments: 630 S. Front	2 stalls per unit	2 units	4
Apartments: 634 S. Front	2 stalls per unit	2 units	4
Retail business @ 628 S Front: (The Ex Thrift Store)	1 stall per 200 sqft retail space	1200 area/200	6
Restaurant; Fillin' Station	1 stall per 4 seats	74 seats/4	19
	1 stall per 2 employees (on the largest possible shift)	4 employees/2	2
	1 stall for delivery and customer pick-up	2 stalls	2
Restaurant; Bosphorus	1 stall per 4 seats	40 seats/4	10
	1 stall per 2 employees	2 employees/2	1
	1 stall for delivery and customer pick-up	2 stalls	2
Other uses that have leases/rights to use of the parking lot:			50
Stalls required using CDB-F 1/2 parking reduction			25
Parking provided onsite			0
Parking provided in the shared parking lot			29
Total stalls provided			29
Over/short			4

Meeting Date: 02/11/2025

Title

CY05-25

Request of Brunton Architects, on behalf of the property owner, for a certificate of design compliance for an approximately 750 square foot addition to an existing building located in the Highway Gateway Overlay District. The subject property is described as the east 150 feet of the west 260 feet, except for adjacent highway right of way, of Lot 1, Block 1, Rooneys Subdivision, Mankato (1521 Tullamore).

Applicant

The applicant is Brunton Architects, on behalf of the property owner.

Request

The applicant is requesting a certificate of design compliance for an approximately 750 square foot building addition.

Location

The subject property is described as East 150 feet of the west 260 feet of Lot 1, Block 1, Rooney's Subdivision except adjacent highway (1521 Tullamore Street). The property is located to the west of Mazatlan Restaurant and to the north, across Madison Avenue, of India Palace.

Existing Land Use

The property is currently used for a restaurant, the Olde Brick House, and will continue to be used for as much.

Zoning

The subject property is zoned B-1, Community Business District.

Other Board or Commission

The City Council granted a conditional use permit to allow the restaurant use on the subject site, and a certificate of design compliance for the current structure on May 14, 2018.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the subject site.

Public Utilities

Public utilities will continue to serve the development with the current proposal.

Review

The property owner is seeking a certificate of design compliance for an approximately 750 square foot addition to an existing building located in the Highway Gateway Overlay District. The subject property is described as the east 150 feet of the west 260 feet, except for adjacent highway right of way, of Lot 1, Block 1, Rooneys Subdivision, Mankato (1521 Tullamore).

The applicant is seeking a certificate of design compliance for an approximately 700 square foot addition to the eastern side of the current structure. Site plans show the approximately 15' wide structure constructed in the current access drive aisle. A remaining drive aisle of approximately 10' in width is depicted on the eastern side of the

addition.

With the proposed addition, the subject site will achieve Mankato City Code standards for off-street parking. 65 parking stalls are provided, and 48 parking stalls are required. Mankato City Code standards for restaurants require one parking (1) space for each four (4) seats, one (1) space for each two (2) employees on major shift, one (1) space for each delivery vehicle, and one (1) space for customer food pickup. The current facility has a seating capacity of 110, which requires 28 parking stalls, 12 employees on a major shift, which requires 6 parking stalls, and 1 pick-up stall for a total of 35 required parking stalls. The proposed addition increases the seating capacity by 52 occupants, which requires 13 additional parking stalls for a total of 48 stalls.

Floor plans show the new tables and chairs in the new seating area. Additional accessory cabinets and a point of sale system are shown on the plans.

Exterior elevations show finishes that match the current structure. Those finishes include three different brick types, and metal accents to match the existing structure. Storefront glazing systems, matching the existing, are also shown on the south and east elevations. Light fixtures on the new addition are noted to match the existing.

Attachments

General Location Map

Aerial Plan

Site Plan

Floor Plan

Exterior elevations

Narrative

General Location Map



Date: January 2025

Author:

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Aerial



Date: January 2025

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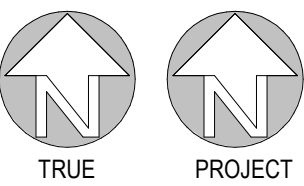
PLANT MATERIALS KEY											
REV	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MAX HEIGHT	MAX SPREAD	DESCRIPTION	NOTES	HARDINESS ZONE	SUN EXPOSURE
	A	5	STELLA DE ORA DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1	18-24"	12-16"	PERENNIAL			
	B	3	SEDUM "AUTUMN JOY"	SEDUM "AUTUMN JOY"	#2	24 IN	24"	PERENNIAL			

*** MIN 2 1/2" CALIPER AS MEASURED SIX INCHES ABOVE THE ESTABLISHED GRADE LEVEL.**

NOTES:

1. LANDSCAPING CONTRACTOR TO VERIFY/MARK ALL UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
2. ROUGH GRADING/TOP SOIL MINIMUM DEPTH OF 3". SOD AREAS TO BE GRADED WITHIN 1 1/2" OF FINISH GRADE. PLANTING BEDS TO BE GRADED WITHIN 3" OF FINISH GRADE.
3. LANDSCAPE CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS.
4. ALL PLANTING MATERIAL SHALL COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK." MUST MEET MINIMUM SIZE INDICATED IN THE ABOVE SCHEDULE.
5. SOD SHALL BE NURSERY GROWN BRED OF IMPROVED KENTUCKY BLUEGRASS FREE OF INSECTS, DISEASE, WEEDS, UNDESIRABLE GRASSES AND EXTRANEOUS MATERIAL. CONTRACTOR TO WATER SOD AT TIME OF INSTALLATION AND ROLL TO A SMOOTH SURFACE. STAKE SOD ALL SLOPES OF GREATER THAN 3:1.
6. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT STOCK AND SOD UNTIL ACCEPTANCE OF WORK BY ARCHITECT OR OWNER.
7. LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND ACCEPTANCE BY ARCHITECT OR OWNER AND AGREE TO REPLACE/REMOVE AT NO COST TO OWNER ALL PLANT MATERIAL DETERMINED TO UNSATISFACTORY BY ARCHITECT OR OWNER AT THE TIME OF INSTALLATION AND/OR END OF GUARANTEE PERIOD.
8. CONTRACTOR SHALL BE RESPONSIBLE TO RE-SOD ANY DISTURBED AREAS DURING CONSTRUCTION

A. EXISTING PLANTS REQUIRING REMOVAL TO BE SALVAGED FOR OWNER.



BRUNTON

MAKATO	MINNEAPOLIS
1435 35th St SE	1435 35th St SE
225 Boyle Ave	7125 W. 7th Blvd
North Mankato, MN 56003	Minneapolis, MN 55426

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 Architect under the laws of the state of Minnesota.

Signature:	Corey A. Brunton
Reg. No.:	26338
Date:	xx/xx/2021

Consultant:

OLDE BRICK HOUSE ADDITION
1521 TULLAMORE ST
MANKATO, MN 56001

Project:

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REVISION:

No.: 24153-10	Date: 01-27-25
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Drawn: **MCG** | Checked: **CRA**

Project Manager: **CAB**Project Status: **CITY SUBMITTAL**

Sheet Title:

**ARCH. SITE /
LANDSCAPE
PLAN**

Sheet No.:

G2-11

NOT FOR CONSTRUCTION

1/27/2025 11:20:49 AM

WALL FINISH SCHEDULE		
CODE	SPECIFICATIONS	CONTACT
WT-1	VIRGINIA TILE COLLECTION: COLOR: SIZE: 12" X 24" GROUT:	DISTRIBUTOR: VIRGINIA TILE CONTACT: SAMANTHA WOLFBAUER 612.244.0203
VB	VINYL BASE: JOHNSONITE STYLE: TRADITIONAL COVED SIZE: 4" COLOR:	DISTRIBUTOR: TARKETT CONTACT: ANDY SCHAEFFEL 612.202.5640
PT-1	SHERWIN WILLIAMS COLOR: SW FINISH: EGGSHELL	DISTRIBUTOR: SHERWIN WILLIAMS CONTACT: JOSH KIENLEN 507.720.5645
PT-2	SHERWIN WILLIAMS COLOR: SW FINISH: EGGSHELL	DISTRIBUTOR: SHERWIN WILLIAMS CONTACT: JOSH KIENLEN 507.720.5645
PT-3	SHERWIN WILLIAMS COLOR: SW FINISH: EGGSHELL NOTE: HM DOORS & MISC. METALS	DISTRIBUTOR: SHERWIN WILLIAMS CONTACT: JOSH KIENLEN 507.720.5645

FLOOR FINISH SCHEDULE		
CODE	SPECIFICATIONS	CONTACT
T-1	VIRGINIA TILE COLLECTION: COLOR: SIZE: 12" X 24" GROUT:	DISTRIBUTOR: VIRGINIA TILE CONTACT: SAMANTHA WOLFBAUER 612.244.0203

SURFACE FINISH SCHEDULE		
CODE	SPECIFICATIONS	CONTACT
SS-1	CORIAN COLOR: NOTE: BATHROOM VANITY COUNTERTOP, NON INTEGRAL BACKSPLASH, SIDE SPLASH, & SKIRT WHERE NOTED INTEGRAL BOWL: ACCESSIBLE 810P COLOR:	DISTRIBUTOR: HALLMARK CONTACT: KIM BROSE 612.791.4961

FINISH PLAN NOTES

- A. WHERE CARDINAL DIRECTIONS ARE NOTED, TRUE NORTH IS TO BE USED FOR REFERENCE.
- B. WHERE CHANGE IN FLOOR FINISH OCCURS IN DOORWAYS, THE CHANGE SHALL BE CENTERED UNDER THE CLOSED POSITION OF THE DOOR.
- C. FEATHER FLOORING AS REQUIRED FOR FLUSH TRANSITIONS U.N.O.
- D. LOUVERS, VENTS, GRILLES, AND OTHER MISCELLANEOUS MECHANICAL/ELECTRICAL DEVICES SHALL BE PAINTED TO MATCH ADJACENT FINISH U.N.O.
- E. PROVIDE AND INSTALL 4" - 0" HIGH FRP BOARD AND ASSOCIATED HARDWARE ON ALL WALLS ADJACENT TO MOP SINKS AND 24" BEYOND EDGES. U.N.O.
- F. ALL WINDOWS TO HAVE A SOLID SURFACE WINDOW SILL AS NOTED IN THE SURFACE FINISH SCHEDULE.
- G. PROVIDE AND INSTALL CORNER GUARDS ON ALL EXPOSED OUTSIDE GYPSUM BOARD CORNERS. SEE SPECIALTY PLANS FOR LOCATIONS AND TYPES.
- H. AT HANDRAIL RETURN LOCATIONS, HOLD A MINIMUM OF 4" FROM WALL CORNERS, INTERSECTIONS AND OPENINGS.
- I. ALL HALF-TONED/DASHED EQUIPMENT AND FURNITURE ARE FURNISHED AND INSTALLED BY OTHER. EQUIPMENT AND FURNITURE SHOWN FOR MEP COORDINATION.
- J. ALL HALF-TONED EQUIPMENT AND FURNITURE ARE FURNISHED AND INSTALLED BY VA TENANT. EQUIPMENT AND FURNITURE SHOWN FOR MEP COORDINATION.

FINISH PLAN SYMBOL KEY

- ROOM SIGNAGE, SEE SIGNAGE SCHEDULE
- FLOOR TRANSITION
- FLOOR FINISH INSTALLATION DIRECTION
- HANDRAIL, SEE MOUNTING SCHEDULE

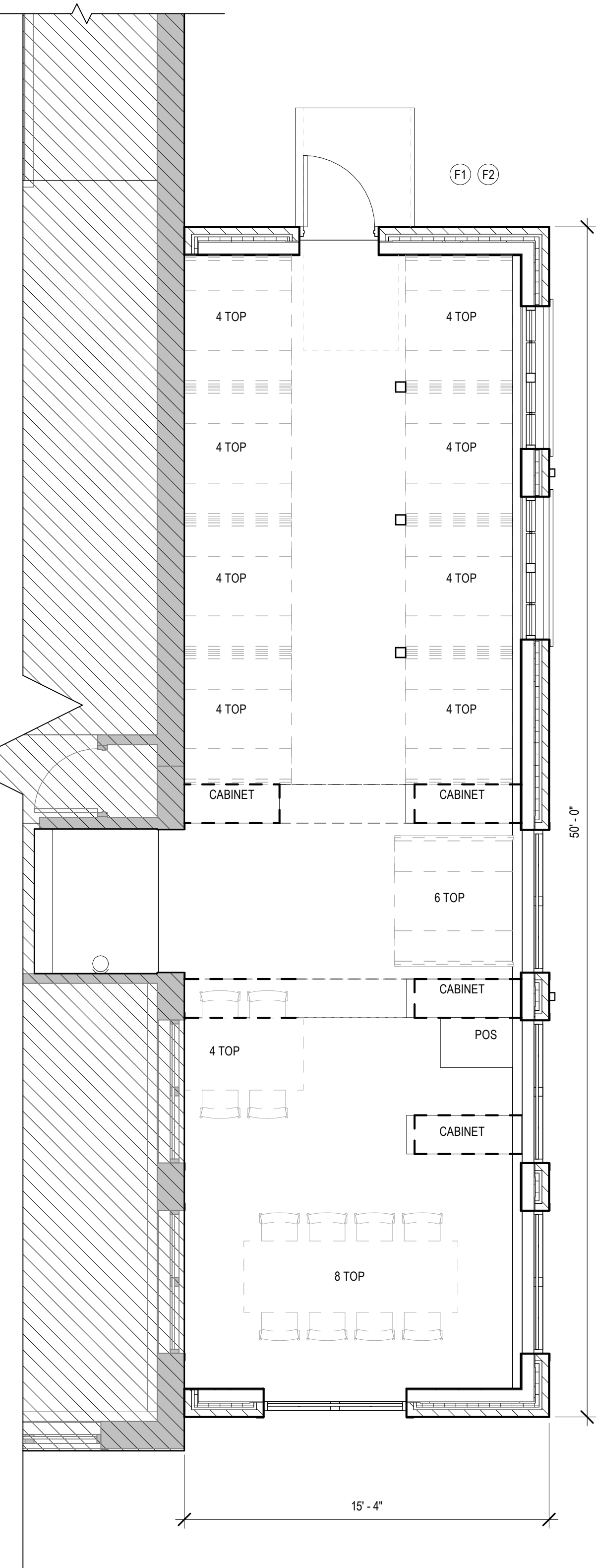
FINISH EXTENT TAG

- FINISH EXTENT LINE
- SPECIALTY FINISH(ES)

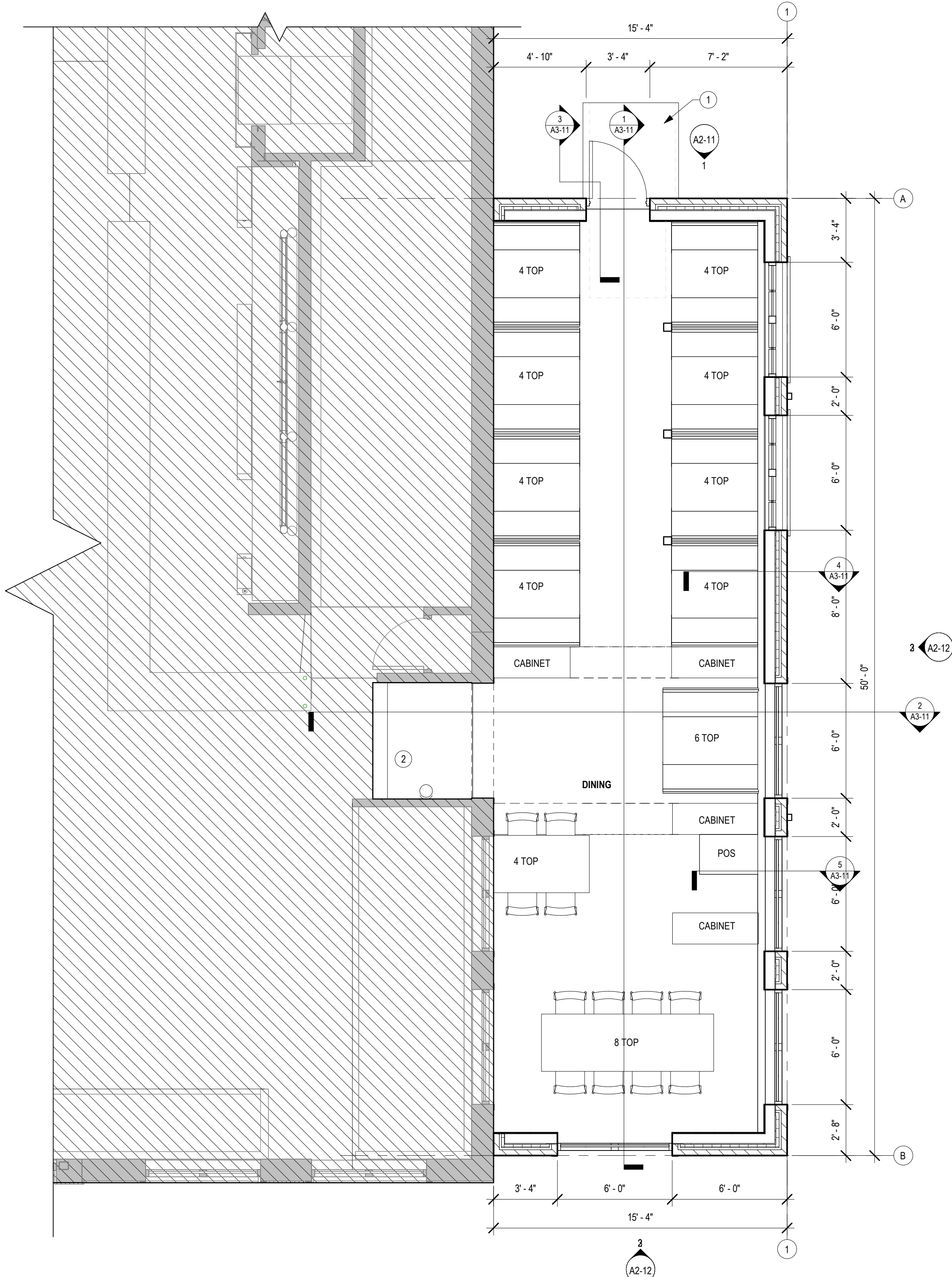
ROOM FINISH TAG

- ROOM NAME
WALL FINISH
BASE FINISH
FLOOR FINISH
ROOM NUMBER

#		KEYED FINISH NOTES	
REV	MARK	DESCRIPTION	
	F1	MANUAL WINDOW SHADES, SEE SPECIALTY FINISH SCHEDULE	
	F2	CORNER GUARD (CG-1), SEE SPECIALTY FINISH SCHEDULE	



2 FIRST FLOOR FINISH PLAN
1/4" = 1'-0"



1 FIRST FLOOR
1/4" = 1'-0"

FLOOR PLAN NOTES

- A. DO NOT SCALE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC ONLY. REPORT DISCREPANCIES TO BRUNTON ARCHITECTS.
- B. LOCATE ROUGH OPENING FACE OF DOOR JAMB 4" MINIMUM FROM THE FACE OF ADJACENT WALL FINISHES UNLESS OTHERWISE DIMENSIONED OR DETAILED.
- C. EACH TRADE IS RESPONSIBLE FOR FIRE SAFING AROUND THEIR PENETRATIONS THROUGH RATED AND UNRATED FLOORS AND WALLS.
- D. PLAN DIMENSIONS AT EXTERIOR WINDOWS ARE GIVEN TO THE ROUGH OPENING OR FACE OF BLOCK UNLESS NOTED OTHERWISE.
- E. ASSUMED FLOOR ELEVATION = 100'-0" UNLESS NOTED OTHERWISE.
- F. DIMENSIONING IN PLAN OF ALL MASONRY PARTITIONS AND OTHER MASONRY ELEMENTS IS TO THE NOMINAL FACE OF MASONRY. IT IS ASSUMED THAT THE MASONRY UNIT IS PLACED CENTERED IN THE NOMINAL DIMENSION AND THAT 3/8" JOINTS ARE USED THROUGHOUT.
- G. WHERE CARDINAL DIRECTIONS ARE NOTED, TRUE NORTH IS TO BE USED FOR REFERENCE.
- H. WHITEBOARDS, TELEVISIONS, AND CORKBOARDS ARE TO BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR, PROVIDE IN WALL BLOCKING AS REQUIRED.
- I. REFER TO STRUCTURAL DRAWINGS FOR FOOTING AND STRUCTURAL BEARING ELEVATIONS.

FLOOR PLAN SYMBOL KEY

SEE COVER SHEET FOR ABBREVIATIONS AND OTHER DRAWING SYMBOL IDENTIFICATION

PARTITION TYPE

- STRUCTURE TYPE
- STUD SIZE
- ASSEMBLY TYPE

DOOR TAG

- DOOR NUMBER

WINDOW TAG

- WINDOW NUMBER

ROOM TAG

- ROOM NAME
- ROOM NUMBER

WALL LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALL
- WALL TO BE REMOVED

KEYED PLAN NOTES

REV	MARK	DESCRIPTION
1		CONCRETE STOOP, SEE STRUCTURAL
2		RECESSED FIRE EXTINGUISHER CABINET, TOP OF CABINET TO BE MOUNTED AT 5'-0" MAX ABOVE FINISH FLOOR



Signature: _____
Reg. No.: 26339
Date: 10/11/2021

Consultant:

OLDE BRICK HOUSE ADDITION
1521 TULLAMORE ST
MANKATO, MN 56001

Project:

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REVISION:

No. 24153-10 Date: 01-27-25

Drawn: MCG Checked: CRA

Project Manager: CAB

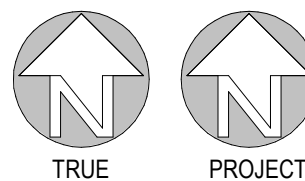
Project Status: CITY SUBMITTAL

Sheet Title:

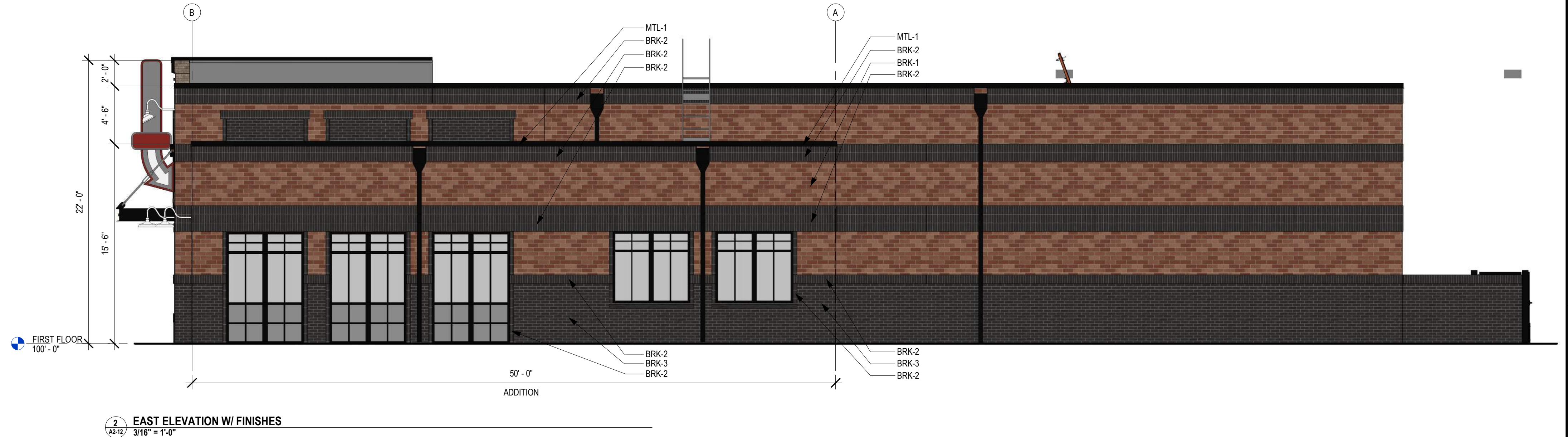
**FIRST FLOOR
AND FINISH
PLANS**

Sheet No.:

A1-21



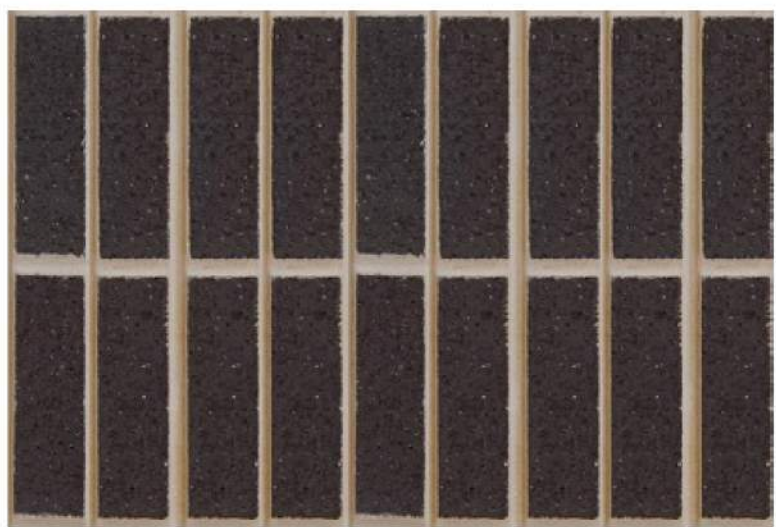
NOT FOR CONSTRUCTION



BRK-1
GENERAL SHALE BRICK
COLOR: SMOKESTACK
OR APPROVED EQUAL
INSTALL: RUNNING BOND



BRK-2
GENERAL SHALE BRICK
COLOR: SHADOW CANYON
OR APPROVED EQUAL
INSTALL: SOLDIER COURSE



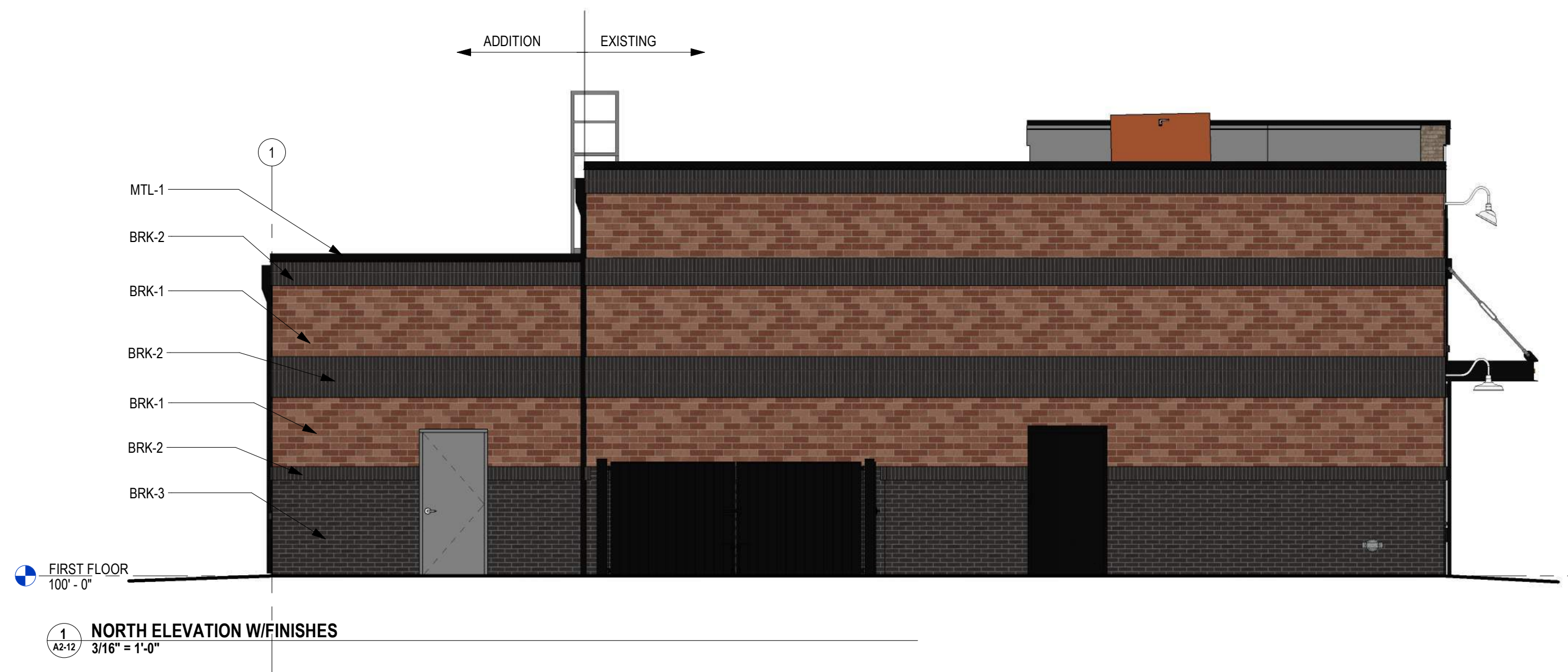
BRK-3
GENERAL SHALE BRICK
COLOR: SHADOW CANYON
OR APPROVED EQUAL
INSTALL: RUNNING BOND



MTL-1
DARK BRONZE ANODIZED
METAL ROOF CAP, DOWN SPOUTS,
AND FLASHINGS TO MATCH EXISTING



STOREFRONTS
DARK BRONZE STOREFRONTS
WITH GREY TINTED GLASS
TO MATCH EXISTING



**MANKATO**

225 BELGRADE AVE
NORTH MANKATO, MN 56003

MINNEAPOLIS

7525 WAYZATA BLVD
MINNEAPOLIS, MN 55426

PROJECT NAME: Olde Brick House

PROJECT DESCRIPTION: Addition to an existing A-2 Occupancy

SITE LOCATION: 1521 Tullamore St, Mankato MN

PRIMARY OWNER:

Ringneck Restaurants, Inc

137 SOUTH 2ND AVE

Waite Park, MN 56387

Phone: 320-267-2968

CERTIFICATE OF DESIGN COMPLIANCE (CDC) – DETAILED NARRATIVE

This Certificate of Design Compliance application seeks approval for an addition to an existing restaurant located at 1521 Tullamore Street in Mankato, MN. The current building, constructed in 2018, is approximately 4,000 square feet and is constructed of steel studs, steel bar joists, and a TPO membrane roof system.

The exterior finish of the proposed addition will seamlessly match the existing brick facade.

The building is currently equipped with a fire sprinkler system in accordance with NFPA 13 standards and will be extended to cover the new addition. The existing fire department connection is located at the northwest corner of the building.

An enclosed trash enclosure is already in place, as indicated on the landscape plan (Sheet T1-41). No new light poles will be added, however, any new wall-mounted exterior lighting fixture will match existing fixtures and will be shielded as required to ensure no light spills over the property line.

The City of Mankato ordinances require one parking (1) space for each four (4) seats, one (1) space for each two (2) employees on major shift, one (1) space for each delivery vehicle, and one (1) space for customer food pick-up.

The current facility provides a seating capacity of 110 (28 stalls), 12 employees on a major shift (6 stalls), and 1 pick-up stall; it requires a minimum of 35 parking stalls. The proposed addition increases the seating capacity by 52 occupants, requiring 13 additional parking stalls for a total of 48 stalls. There are currently 65 parking stalls provided on the site.



Meeting Date: 02/11/2025

Title

CY06-25

Request of Papa John's for a conditional use permit to allow the addition of a new drive-thru/pick-up window at an existing restaurant operation. The subject property is described as Lot 1 and Lot 2, Block 3, North Victory Drive Stage 3, Mankato. (551 Belle Avenue).

Applicant

The applicant is Papa John's Pizza.

Request

The applicant is requesting a conditional use permit to allow the addition of the new drive-thru/pick-up window at an existing restaurant operation.

Location

The subject property is described as Lot 1 and Lot 2, Block 3, North Victory Drive Stage 3, Mankato. (551 Belle Avenue).

Zoning

The subject property is located in the B-1, Community Business District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas.

Public Utilities

The site is already served by public utilities.

City Code

Mankato City Code section 10.92 relative to conditional use permits can be found at this link: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXADEN_S10.92COUSPE

B-1 Community business district:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVCODI_S10.45COBUDI

Review

The applicant is requesting a modification to the existing conditional use permit to allow the addition of the new drive-thru/pick-up window at an existing restaurant operation in the B-1 Community Business district. The subject property is described as Lot 1 and Lot 2, Block 3, North Victory Drive Stage 3, Mankato. (551 Belle Avenue).

The request seeks to add a drive-thru window option to the restaurant occupying the northern tenant space in the existing structure. The applicant is requesting a modification of the existing CUP, which was previously approved for the operation of a restaurant in the B-1, Community Business District, for the addition of a drive-thru lane.

Expansions to the existing parking lot footprint are not proposed. However, reconfiguration within the existing footprint is proposed to accommodate an added drive-thru window. The site plan shows the removal of 7 existing parking stalls on the northern and eastern side of the building. A new single-lane drive-thru is shown at the location of the existing stalls.

Parking related to the development achieves City standards. There are 26 stalls required for the site and 53 required at the site. The subject restaurant requires 4 parking stalls as there are no tables within the restaurants and 4 employees on the largest shift. One space is required for each two employees, one space for each delivery vehicle, and one space for customer food pick-up. According to the submission, the two existing uses in the building have a parking demand of 22 spaces.

Bicycle parking will be required to achieve Mankato City Code standards.

The proposed pick-up window shall conform to the following minimum standards as found in Mankato City Code 10.82. The standards include that the drive-thru facility, including drive-thru traffic lanes and parking areas for waiting automobiles, shall not be located in any required yard; the drive-thru facility shall provide three (3) off-street parking spaces for waiting automobiles in each drive-thru traffic lane, and three waiting stalls are shown. The drive-thru facility, and accessory parking areas and drive-thru traffic lanes, shall not obstruct or interfere with other traffic lanes or parking areas located on the zoning lot, and if the operation of the drive-thru facility results in traffic hazards or congestion on public streets or alleys, the City Council may order the modification or termination of the drive-thru facility.

The proposed exterior modifications achieve Mankato City Code, and any franchise coloring will be subject to Mankato City Code requirements. Limited exterior modifications associated with the proposal include the addition of the pick-up window.

A landscaping plan will be required that achieves the landscaping standards in Mankato City Code including the screening required for the drive through area. Off-street parking will be required to achieve the drive through screening standards which include that the parking area shall be screened from the street with a wall fence, or hedge to a minimum of four (4) feet nor more than eight (8) feet in height, nor be less than eighty percent (80%) opaque. This screening must be accomplished in the setback area between ten (10) feet and fifteen (15) feet from the right-of-way line. Additionally, the perimeter landscaping shall consist of a combination of ground cover, shade trees or evergreen trees, shrubs, and appropriate screening devices such as decorative walls, fences, or berms. Shade trees shall be provided at a rate of one (1) tree for every fifty (50) linear feet of perimeter length or fraction thereof. Evergreen trees shall be provided at a rate of one (1) tree and shrub for every twenty-five (25) linear feet of perimeter length or fraction thereof. Evergreen trees shall be maintained at a height of not less than six (6) feet.

Attachments

General Location Map

Aerial Location Map

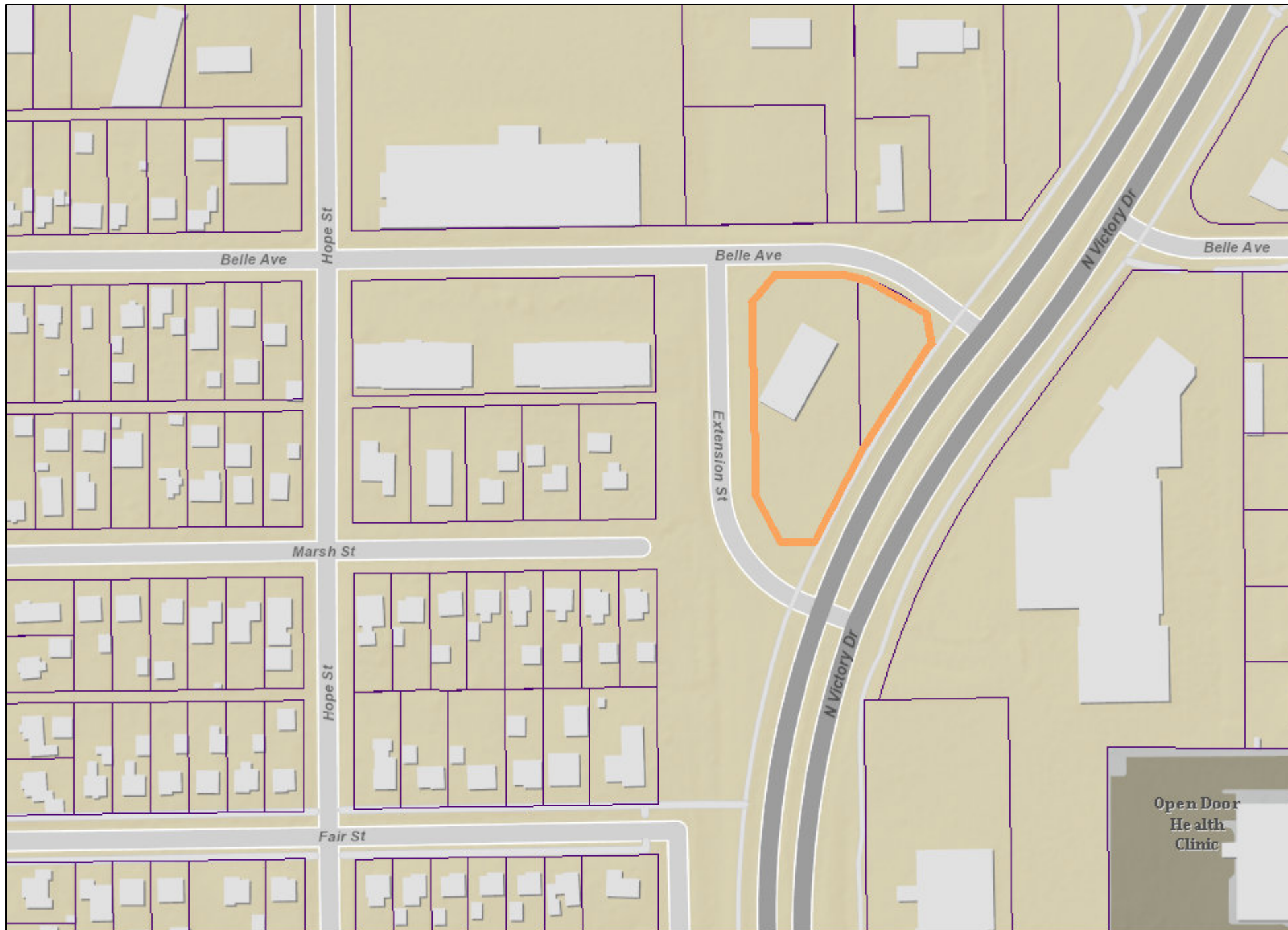
Site Plan

Floor Plans

Exterior Elevations

Narrative

General Location Map

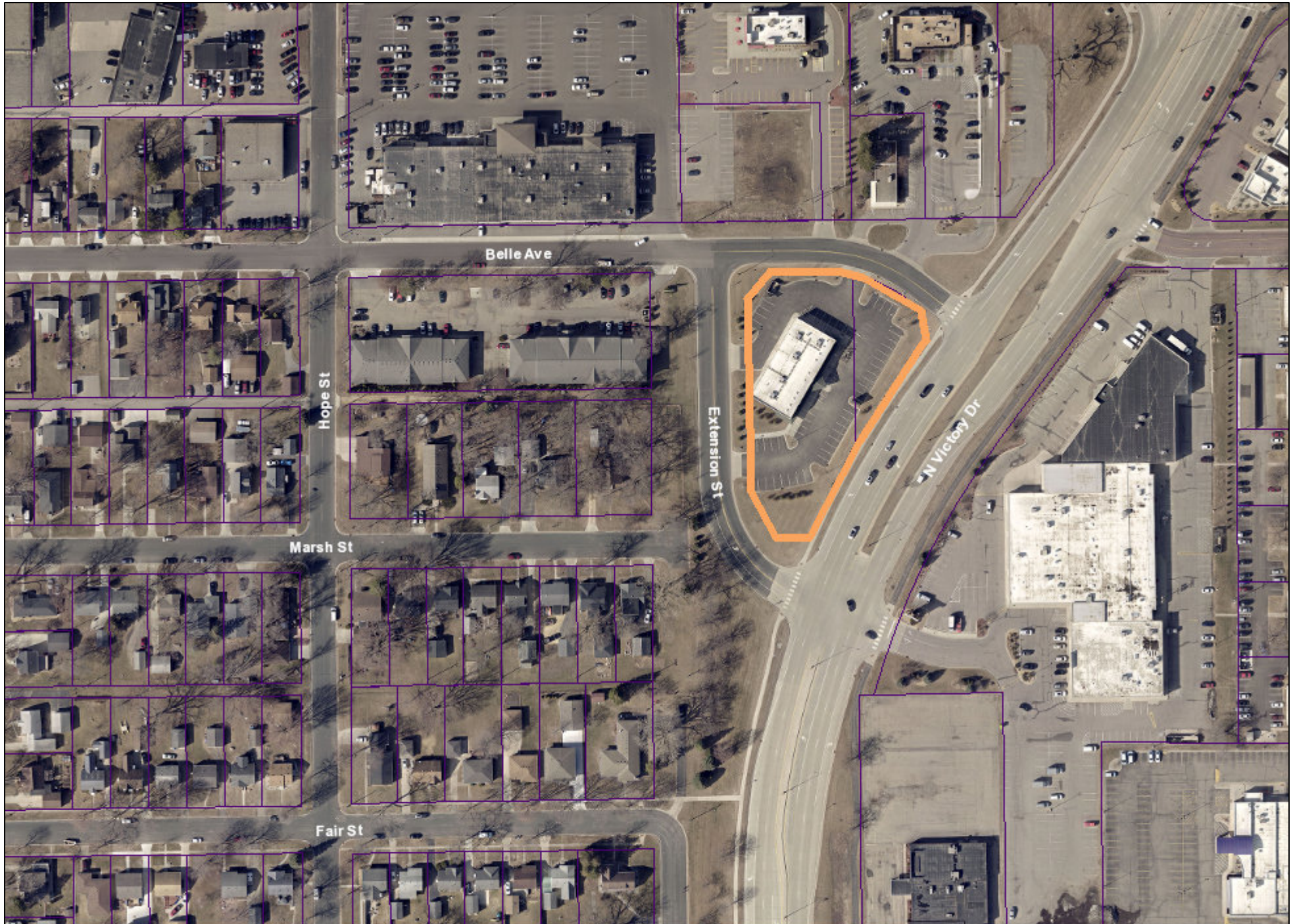


Date: January 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Aerial



Date: January 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

SYMBOL LEGEND

EXISTING	PROPOSED

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

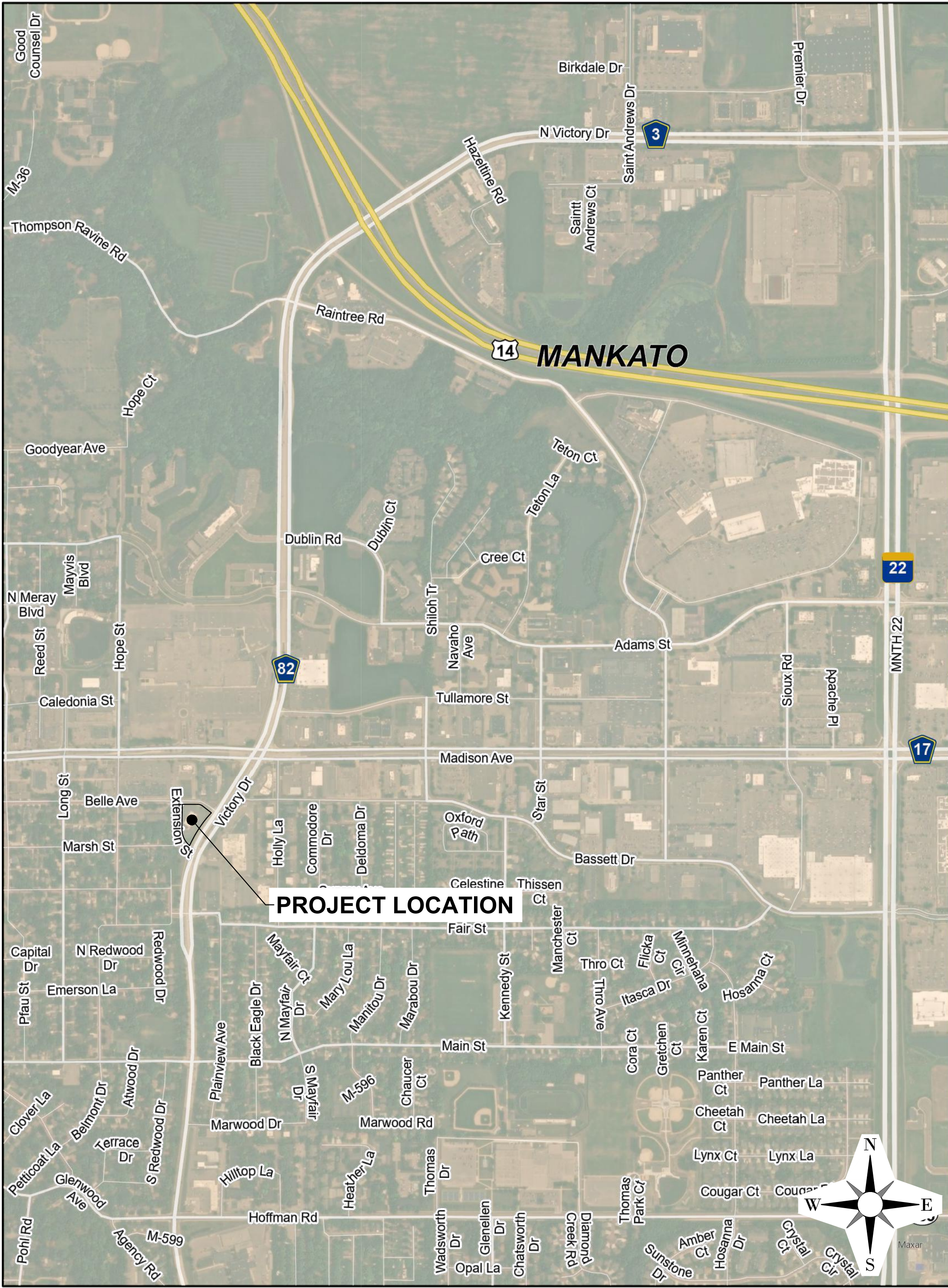
LINETYPE LEGEND

EXISTING	PROPOSED

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS:

ADA	AMERICANS WITH DISABILITIES ACT	IN	INCH
ADD	ADDENDUM	INV	INVERT
AFF	ABOVE FINISHED FLOOR	IP	IRON PIPE
AGG	AGGREGATE	IPS	IRON PIPE SIZE
APPROX	APPROXIMATE	J-BOX	JUNCTION BOX
ARCH	ARCHITECT, ARCHITECTURAL	JT	JOINT
BFE	BASEMENT FLOOR ELEVATION	LF	LINEAR FEET
BIT	BITUMINOUS	LIN	LINEAR
BLDG	BUILDING	LPS	LOW PRESSURE STEAM
BM	BENCHMARK	LS	LUMP SUM
CAD	COMPUTER-AIDED DESIGN	LSO	LOWEST STRUCTURAL OPENING
CB	CATCH BASIN	MAX	MAXIMUM
CFS	CUBIC FEET PER SECOND	MB	MAIL BOX
CF	CUBIC FOOT	MECH	MECHANICAL
CI	CAST IRON	MH	MANHOLE
CIP	CAST IRON PIPE	MIN	MINIMUM
CIPC	CAST IN PLACE CONCRETE	MISC	MISCELLANEOUS
CJ	CONTROL JOINT	NO	NUMBER
CL	CENTERLINE	NTS	NOT TO SCALE
CMP	CORRUGATED METAL PIPE	NWL	NORMAL WATER LEVEL
CO	CLEANOUT	OC	ON CENTER
CONC	CONCRETE	OCEW	ON CENTER EACH WAY
CONST	CONSTRUCTION	OH	OVERHEAD
CONT	CONTINUOUS	OHWL	ORDINARY HIGH WATER LEVEL
CR	COUNTY ROAD	OH	OVERHEAD DOOR
CY	CUBIC YARD	OZ	OUNCE
C&G	CURB AND GUTTER	PCC	PORTLAND CEMENT CONCRETE
DEMO	DEMOLITION	PED	PEDESTAL, PEDESTRIAN
DI	DROP INTAKE	PERF	PERFORATED
DIA	DIAMETER	PL	PROPERTY LINE
DIM	DIMENSION	PP	POLYPROPYLENE
DS	DOWNSPOUT	PSI	POUNDS PER SQUARE INCH
EA	EACH	PVC	POLYVINYL CHLORIDE
ELEC	ELECTRICAL	PVMT	PAVEMENT
ELEV	ELEVATION	QTY	QUANTITY
EOF	EMERGENCY OVERFLOW	R	RIM
EQ	EQUAL	RAD	RADIUS
EX	EXISTING	RCP	REINFORCED CONCRETE PIPE
FIG	FORM GRADE	RD	ROOF DRAIN
FDC	FIRE DEPARTMENT CONNECTION	REBAR	REINFORCING BAR
FDN	FOUNDATION	REM	REMOVE
FES	FLARED END SECTION	ROW	RIGHT OF WAY
FFE	FINISHED FLOOR ELEVATION	R/W	RIGHT OF WAY
FPM	FEET PER MINUTE	SAN	SANITARY
FPS	FEET PER SECOND	SCH	SCHEDULE
FT	FOOT, FEET	SF	SQUARE FOOT
FTG	FOOTING	SPEC	SPECIFICATION
GA	GAUGE	SQ	SQUARE
GAL	GALLON	STA	STATION
GALV	GALVANIZED	STM	STORM
GC	GENERAL CONTRACTOR	SY	SQUARE YARD
GFE	GARAGE FLOOR ELEVATION	TEL	TELEPHONE
GL	GUTTER LINE	TEMP	TEMPORARY
GPM	GALLONS PER MINUTE	THRU	THROUGH
GV	GATE VALVE	TNFH	TOP NUT OF FIRE HYDRANT
HDPE	HIGH DENSITY POLYETHYLENE	TRANS	TRANSFORMER
HD	HEAVY DUTY	TV	TELEVISION
HH	HANDHOLE	T/W	TOP OF WALL
HMA	HOT MIX ASPHALT	TYP	TYPICAL
HORIZ	HORIZONTAL	UT	UTILITY, UNDERGROUND
HR	HOUR	UT	TELEPHONE
HWL	HIGH WATER LEVEL	VCP	VITRIFIED CLAY PIPE
HWY	HIGHWAY	W/O	WITHOUT
HYD	HYDRANT	W	WITH
I	INVERT	YD	YARD
ID	INSIDE DIAMETER	YR	YEAR



LOCATION MAP



PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN, WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

SITE SUMMARY

PROJECT	551 BELLE AVE.
ADDRESS/LOCATION:	MANKATO, MN 56001
ZONING:	B-1 COMMUNITY BUSINESS DISTRICT

CIVIL SHEET INDEX

- C0-10 SITE DATA
- C2-10 EXISTING SITE AND REMOVAL PLAN
- C3-10 SITE PLAN
- C4-10 SITE GRADING PLAN



SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

PAPA JOHN'S
551 BELLE AVE.

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32136
FILE NAME	32136-C0-GENERAL
DRAWN BY	BDT
DESIGNED BY	BDT, BMP
REVIEWED BY	BDT, BMP
ORIGINAL ISSUE DATE	01/24/25
CLIENT PROJECT NO.	-

TITLE

SITE DATA

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO'S REQUIREMENTS AND MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2023 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE BLUE EARTH COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET. ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

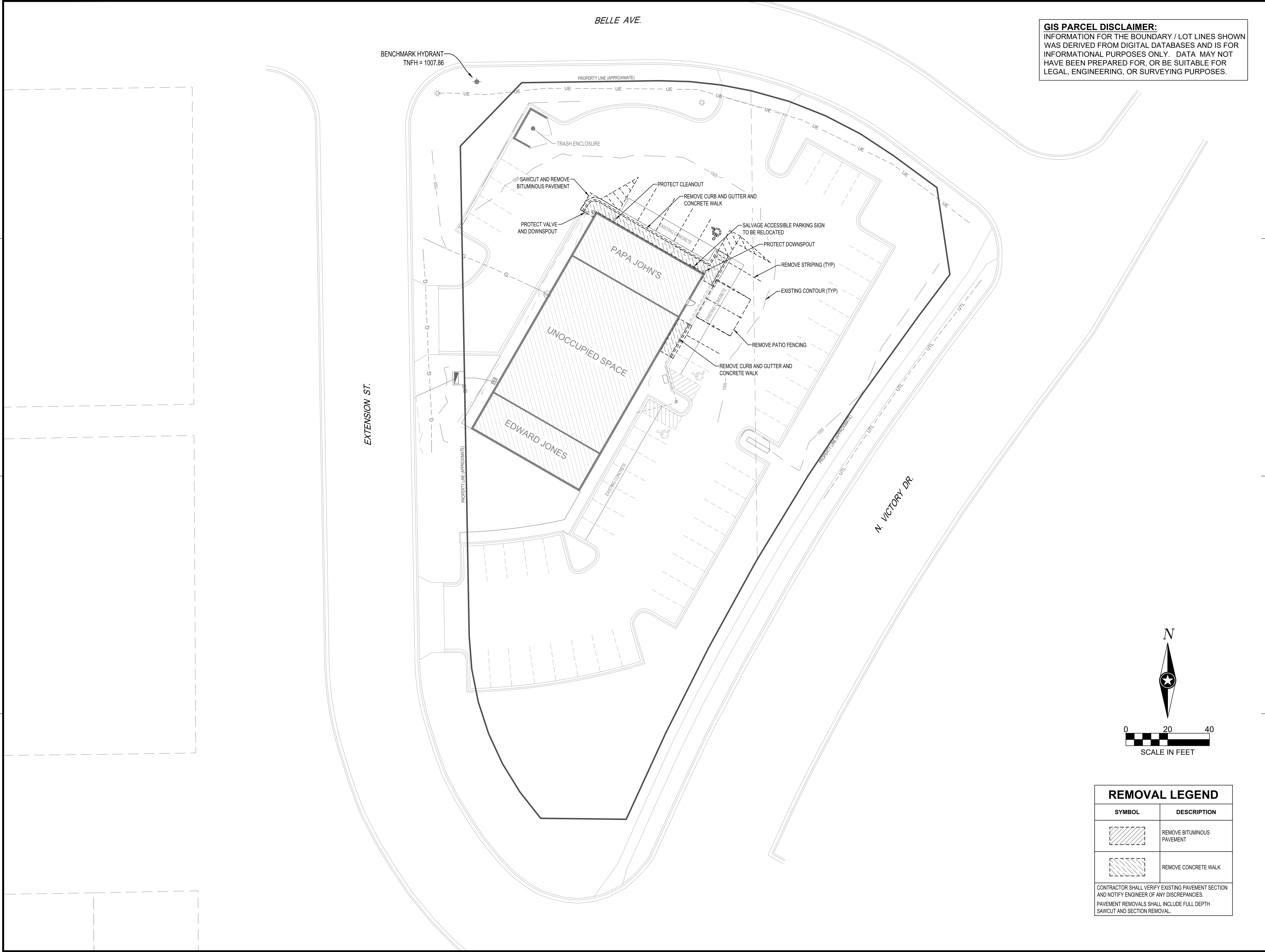
THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN JANUARY OF 2025 BY ISG.

B.M. ELEVATION=1007.86

TOP NUT FIRE HYDRANT AT THE SOUTHEAST CORNER OF EXTENSION ST. AND BELLE AVE.

SHEET
C0-10

PRELIMINARY NOT FOR CONSTRUCTION



GIS PARCEL DISCLAIMER:
INFORMATION FOR THE BOUNDARY / LOT LINES SHOWN
WAS DERIVED FROM DIGITAL DATABASES AND IS FOR
INFORMATIONAL PURPOSES ONLY. DATA MAY NOT
HAVE BEEN PREPARED FOR, OR BE SUITABLE FOR
LEGAL, ENGINEERING, OR SURVEYING PURPOSES.



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PROJECT

PAPA JOHN'S
551 BELLE AVE.

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

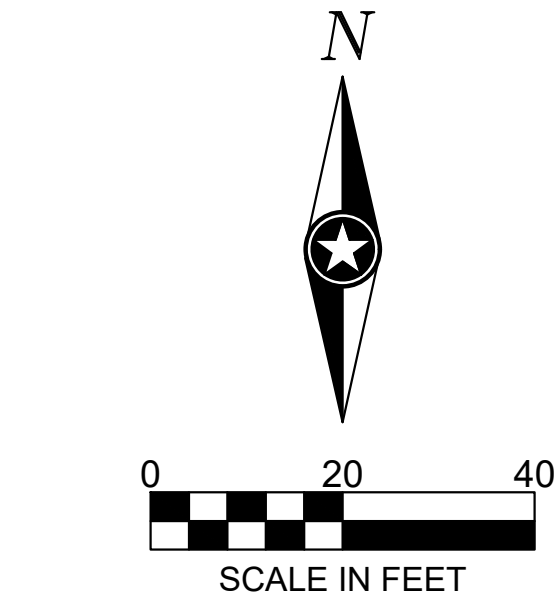
PROJECT NO.	25-32136
FILE NAME	32136-C2-EXIST
DRAWN BY	BDT
DESIGNED BY	BDT, BMP
REVIEWED BY	BDT, BMP
ORIGINAL ISSUE DATE	01/24/25
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE
AND REMOVAL
PLAN

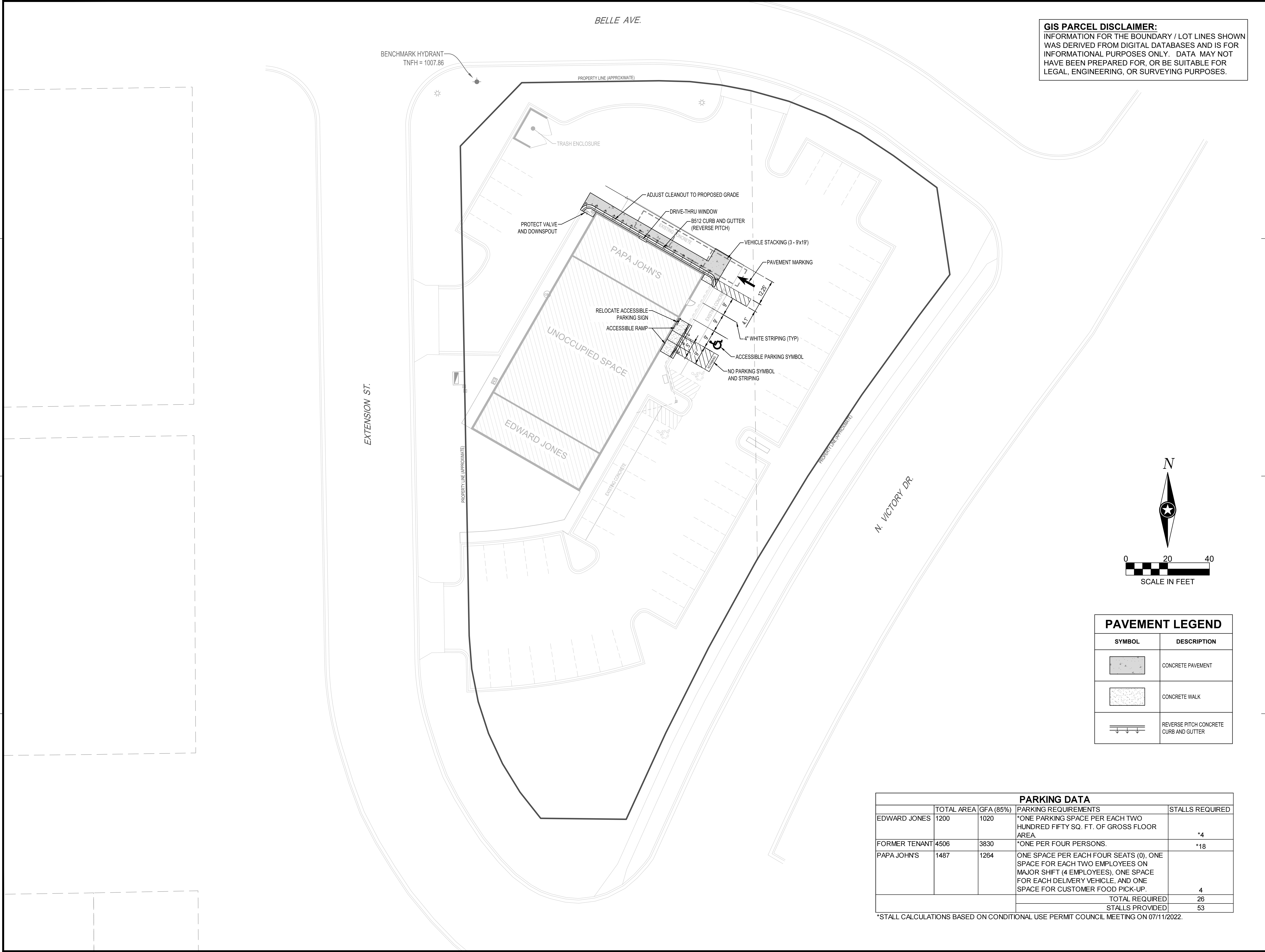
SHEET

C2-10

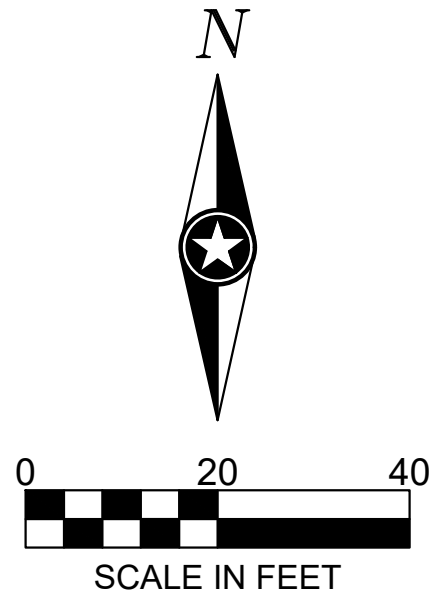


REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE WALK
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.	

PRELIMINARY NOT FOR CONSTRUCTION



GIS PARCEL DISCLAIMER:
INFORMATION FOR THE BOUNDARY / LOT LINES SHOWN WAS DERIVED FROM DIGITAL DATABASES AND IS FOR INFORMATIONAL PURPOSES ONLY. DATA MAY NOT HAVE BEEN PREPARED FOR, OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES.



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	CONCRETE PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

PARKING DATA				
	TOTAL AREA	GFA (85%)	PARKING REQUIREMENTS	STALLS REQUIRED
EDWARD JONES	1200	1020	*ONE PARKING SPACE PER EACH TWO HUNDRED FIFTY SQ. FT. OF GROSS FLOOR AREA	*4
FORMER TENANT	4506	3830	*ONE PER FOUR PERSONS	*18
PAPA JOHN'S	1487	1264	ONE SPACE PER EACH FOUR SEATS (0), ONE SPACE FOR EACH TWO EMPLOYEES ON MAJOR SHIFT (4 EMPLOYEES), ONE SPACE FOR EACH DELIVERY VEHICLE, AND ONE SPACE FOR CUSTOMER FOOD PICK-UP.	4
			TOTAL REQUIRED	26
			STALLS PROVIDED	53

*STALL CALCULATIONS BASED ON CONDITIONAL USE PERMIT COUNCIL MEETING ON 07/11/2022.



SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

PAPA JOHN'S
551 BELLE AVE.

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32136
FILE NAME	32136-C3-SITE
DRAWN BY	BDT
DESIGNED BY	BDT, BMP
REVIEWED BY	BDT, BMP
ORIGINAL ISSUE DATE	01/24/25
CLIENT PROJECT NO.	-

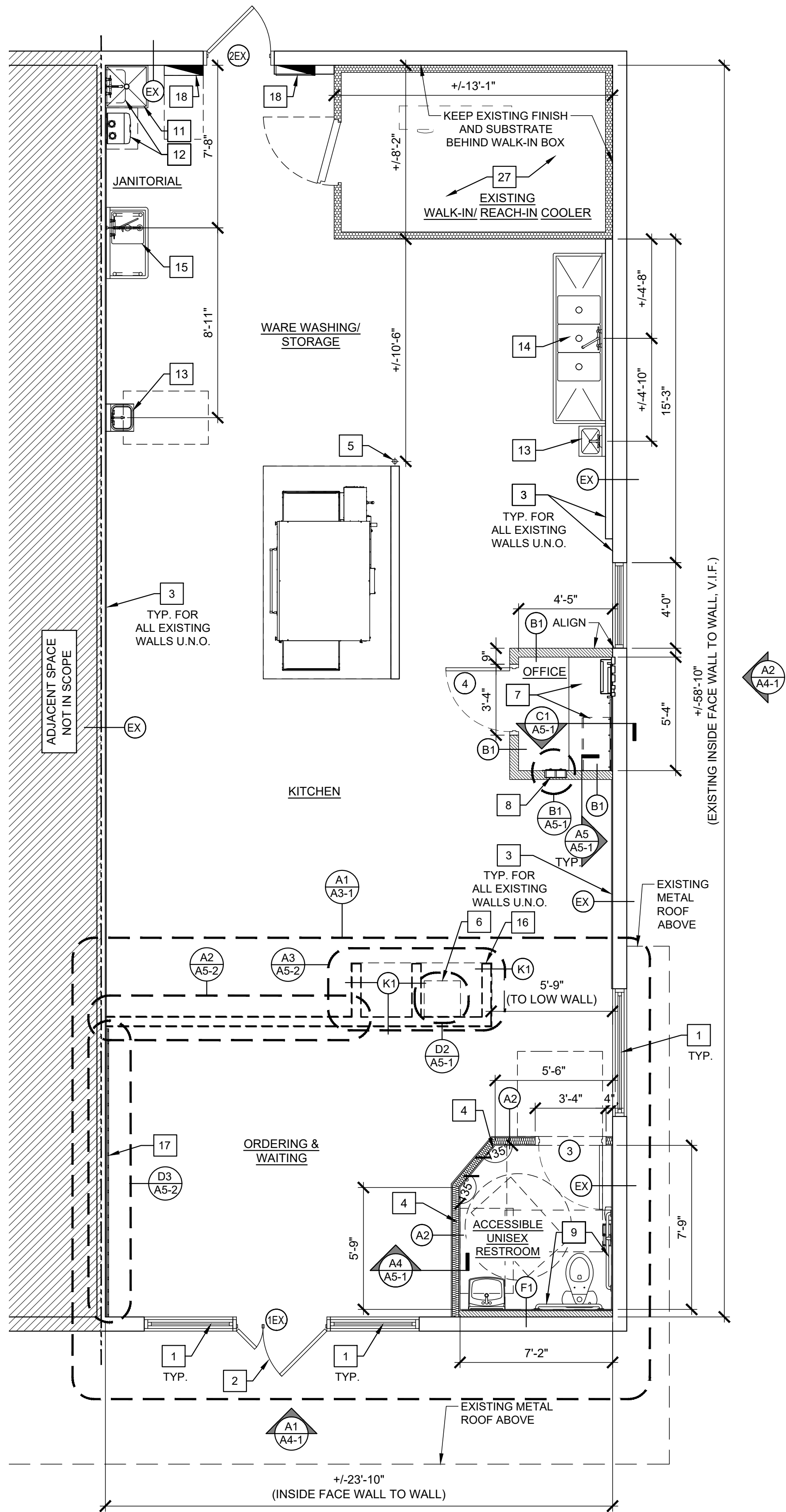
TITLE

SITE PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION

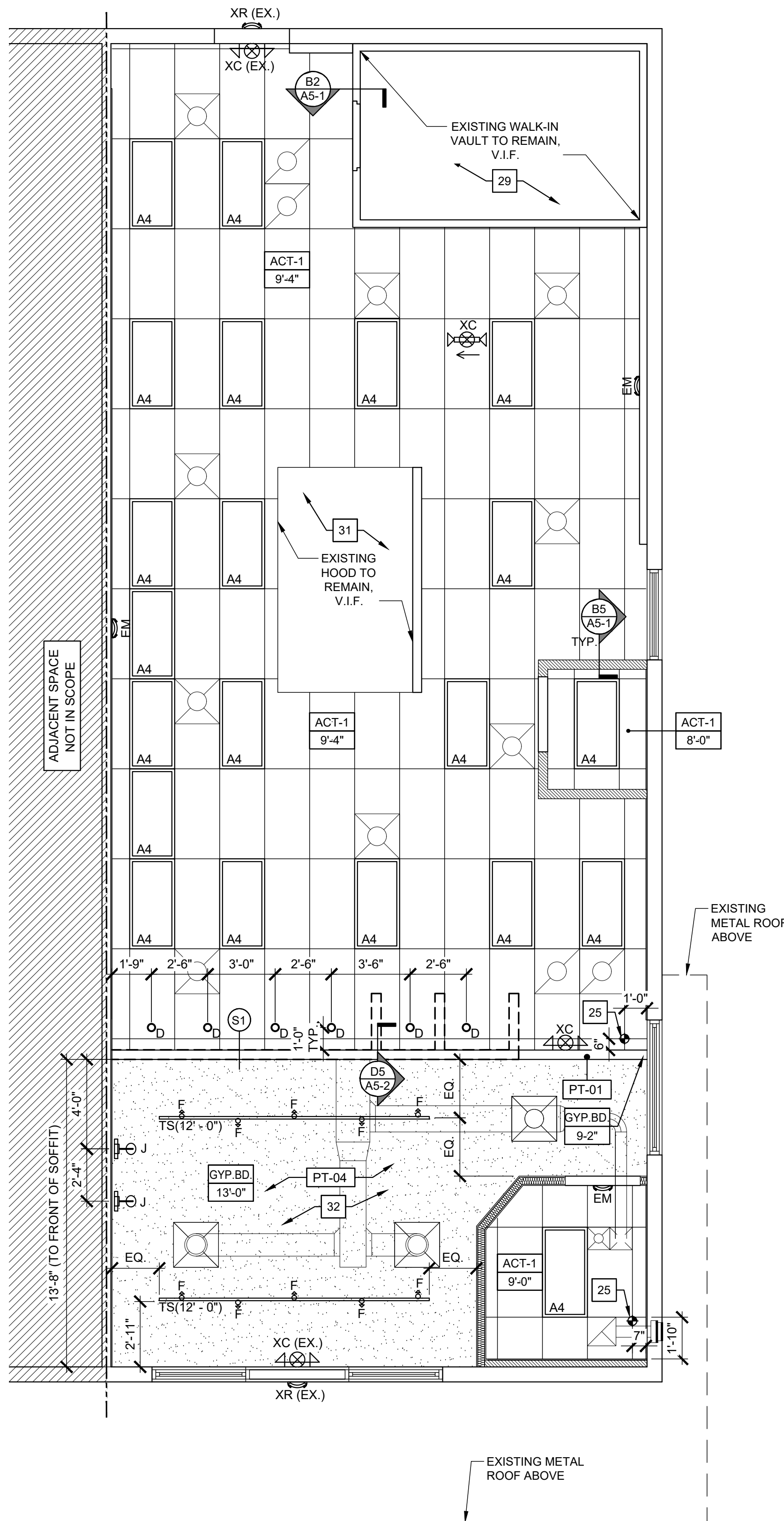


NOTE:
REFER TO WALL SCHEDULE
ON THIS SHEET FOR
PARTITION TYPES AND
DETAIL ON SHEET A5-1.

NOTE:
ONLY OVERALL DIMENSIONS TO
BE FIELD VERIFIED. G.C. TO
CONTACT ARCHITECT IF THERE
ARE ANY DISCREPANCIES.

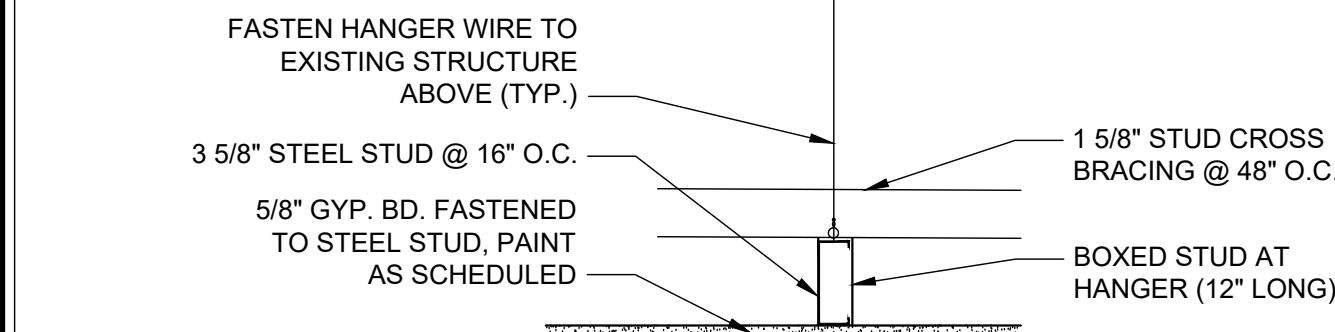
1 CONSTRUCTION FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



3 GYP.BD. CEILING DETAIL

SCALE: 1 1/2" = 1'-0"

RCP LEGEND

	NEW HVAC CEILING MOUNTED SUPPLY DIFFUSER. REFER TO MECHANICAL DRAWINGS		DIRECTIONAL CEILING MOUNTED EXIT/ EMERGENCY LIGHT. REFER TO ELECTRICAL DRAWINGS
	NEW HVAC CEILING MOUNTED RETURN DIFFUSER. REFER TO MECHANICAL DRAWINGS		WALL MOUNT EMERGENCY LIGHT. REFER TO ELECTRICAL DRAWINGS
	NEW HVAC CEILING MOUNTED EXHAUST FAN. REFER TO MECHANICAL DRAWINGS		EXTERIOR EXIT/ EMERGENCY LIGHT. REFER TO ELECTRICAL DRAWINGS
	EXIT/ EMERGENCY LIGHT. REFER TO ELECTRICAL DRAWINGS		2x4 LED LIGHT FIXTURE REF. ELECTRICAL REFER TO ELECTRICAL DRAWINGS
	DIRECTIONAL WALL MOUNTED EXIT/ EMERGENCY LIGHT. REFER TO ELECTRICAL DRAWINGS		DOWNLIGHT RECESSED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS
	CEILING MOUNTED EXIT/ EMERGENCY LIGHT. REFER TO ELECTRICAL DRAWINGS		WALL SCONCE LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS
			LIGHTING TRACK. REFER TO ELECTRICAL DRAWINGS

LIGHTING VARIES. REFER TO LIGHTING FIXTURE TAG AND SCHEDULE BELOW

KEY NOTES - FLOOR PLAN & REFLECTED CEILING PLAN

- EXISTING STOREFRONT WINDOWS TO REMAIN.
- EXISTING ENTRANCE STOREFRONT DOOR IN EXISTING MULLION/FRAME SYSTEM TO REMAIN.
- GC TO INSTALL 5/8" PLYWOOD BACKING TYP. @ ALL EXTERIOR WALLS AND DEMISING WALL. - G.C. TO VERIFY CONDITION IN FIELD. KEEP EXISTING WALL FINISH AND SUBSTRATE ONLY AROUND THE WALK-IN BOX. NOTE: IF PLYWOOD BACKING OCCURS AT RATED WALL ASSEMBLIES, WALL TO BE REPAIRED BACK TO ORIGINAL TO MAINTAIN EXISTING ASSEMBLY RATING.
- PROVIDE SOUND-ATTENUATION BATT INSULATION AT RESTROOM WALL FROM FLOOR TO CEILING.
- APPROXIMATE LOCATION OF EXISTING 3/4" NPT PIZZA OVEN GAS CONNECTION. VERIFY CONDITION IN FIELD. INFORM ARCHITECT OF ANY DISCREPANCIES.
- FLOOR SAFE. REFER TO EQUIPMENT PLAN. G.C. TO SECURE TO FLOOR.
- WALL MOUNTED OFFICE DESK AND UPPER CABINETS, REFER TO EQUIPMENT PLAN.
- DRIVER DROP BOX, RECESSED INTO WALL. REFER TO EQUIPMENT PLAN AND DETAIL.
- G.C. TO VERIFY IF IN-WALL BLOCKING IS PROVIDED FOR ALL TOILET ROOM ACCESSORIES AND GRAB BARS. PROVIDE AS REQUIRED.
- NOT USED.
- EXISTING MOP SINK.
- (1) EXISTING WALL MOUNTED WATER HEATER AND (1) NEW WALL MOUNTED WATER HEATER. REFER TO PLUMBING DRAWINGS.
- HAND SINK. REFER TO PLUMBING DRAWINGS.
- 3 COMPARTMENT SINK. REFER TO EQUIPMENT PLAN.
- 1 COMPARTMENT SINK. REFER TO EQUIPMENT PLAN.
- CUSTOM COUNTERTOP SUPPORTED ON LOW WALLS. REFER TO EQUIPMENT PLAN.
- BOARD AND BATTON WALL FEATURE, SUPPLIED AND INSTALLED BY G.C.
- (1) EXISTING ELECTRICAL PANEL AND (1) NEW ELECTRICAL PANEL AND LIGHTING CONTROL PANEL, REFER TO ELECTRICAL DRAWINGS.
- EXISTING WATER SERVICE AND METER BASE IN FIELD (NOT SHOWN). REFER TO PLUMBING DRAWINGS.
- EXISTING GAS LINE IN BUILDING (NOT SHOWN). REFER TO PLUMBING DRAWINGS.
- NOT USED.
- NOT USED.
- NOT USED.
- NOT USED.
- ACT CEILING START POINT.
- NOT USED.
- NOT USED.
- NOT USED.
- EXISTING WALK-IN COOLER LIGHTS TO REMAIN, RELAMP AS REQUIRED.
- EXISTING HOOD TO BE REUSED. VERIFY DIMENSIONS TO HOLD W/ EQUIPMENT.
- GC TO PAINT NEW GYP.BD. CEILING. REFER TO DETAIL #3 ON THIS SHEET.
- NOT USED.
- NOT USED.

PARTITION SCHEDULE

TAG	TYPE	FRAMING / CORE	SHEATHING
A2	RESTROOM WALL	3 5/8" METAL STUDS @ 16" O.C. W/ SOUND ATTENUATION BATT INSULATION TO CEILING	5/8" CEMENT BOARD UP TO 12" A.F.F. BOTH SIDES; AND 5/8" FIRE RETARDANT PLYWOOD FROM 12" A.F.F. TO 6" ABOVE CEILING, 5/8" GYP. BD. FROM 12" A.F.F. TO CEILING RESTROOM SIDE
B1	TYPICAL KITCHEN WALL	3 5/8" METAL STUDS @ 16" O.C.	5/8" CEMENT BOARD UP TO 12" A.F.F. AND 5/8" FIRE RETARDANT PLYWOOD FROM 12" A.F.F. TO 6" ABOVE CEILING; BOTH SIDES
F1	FURR-OUT WALL	3 5/8"x 20 GA. METAL STUDS @ 16" O.C. ATTACHED TO EXISTING WALL	5/8" CEMENT BOARD UP TO 12" A.F.F. RESTROOM SIDE ONLY, 5/8" GYP. BD. FROM 12" A.F.F. TO CEILING
K1	KNEE WALL	3 5/8" METAL STUDS @ 16" O.C.	5/8" CEMENT BOARD UP TO 12" A.F.F. AND 5/8" GYP. BD. FROM 12" A.F.F. TO TOP OF WALL; BOTH SIDES
S1	SOFFIT WALL	3 5/8" METAL STUDS @ 16" O.C.	5/8" GYPSUM BOARD TO 6" ABOVE CEILING, BOTH SIDES

EXISTING WALL TO REMAIN. REMOVE EXISTING FINISH AND SUBSTRATE DOWN TO STUD. G.C. TO INSTALL NEW PLYWOOD ON EXISTING STUD. TYP. @ ALL EXTERIOR WALLS AND DEMISING WALL. KEEP EXISTING GYP.BD AND FINISH ONLY WHERE EXISTING WALK-IN BOX IS LOCATED
G.C. TO VERIFY WALL LOCATION AND CONSTRUCTION TYPE PRIOR TO START OF CONSTRUCTION, NOTIFY ARCHITECT OF ANY DISCREPANCIES, COORDINATE REMOVAL OR RETENTION OF SHEATHING WITH DEMOLITION PLAN AND NEW SHEATHING WITH FINISH PLAN. PATCH WALL AS NEEDED.

LIGHTING FIXTURES

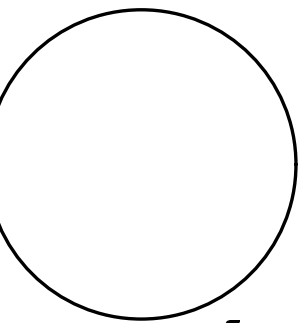
TAG	QTY	TYPE	MOUNTING	SUPPLIED BY	INSTALLED BY
A4	21	Flat Panel 2x4	ACT ceiling recessed	EC	EC
D	6	Downlight Recessed	ACT ceiling recessed	EC	EC
EM	3	Emergency Lighting	Wall or Ceiling (see plans)	EC	EC
F	10	Track Head	Track	EC	EC
J	2	Wall Sconce	Surface mounted Wall	O	EC
TS	2	Track	Ceiling mounted	EC	EC
XC*	4	Exit Sign/Emerg. Lighting		EC	EC
XR*	2	Emergency Lighting Exterior		EC	EC

REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE SPECIFICATIONS

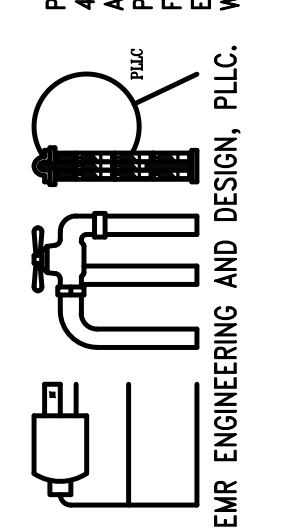
O = OWNER
EC = ELECTRICAL CONTRACTOR
GC = GENERAL CONTRACTOR

GENERAL NOTES

- GC TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- DIMENSIONS ON THIS PLAN ARE FROM FACE OF SHEATHING. ALL SHEATHING IS UNIFORM AT 5/8" THICK, UNLESS OTHERWISE NOTED.
- GC SHALL INSTALL ALL REQUIRED BLOCKING AND/OR BACKING FOR ALL EQUIPMENT, HANGERS, ETC.
- ALL WORK SHALL CONFORM TO ALL LOCAL AND STATE CODES AND REGULATIONS.
- REFER TO CHART ON SHEET G1-0 FOR METAL STUD GAUGE SIZES.
- EXISTING WALLS TO REMAIN PER FLOOR PLAN. G.C. TO PREP TO RECEIVE NEW FINISHES AND EQUIPMENT AS NECESSARY. FOR RATED PARTITIONS REPAIR ANY DAMAGE AND TREAT ALL PENETRATIONS TO MAINTAIN RATING.



PO Box 213 (Mailing)
438 HWY 3630
Annville, KY 40402
Phone (606) 364-2886
Fax (606) 364-5100
Web Address: emrdesigners.com



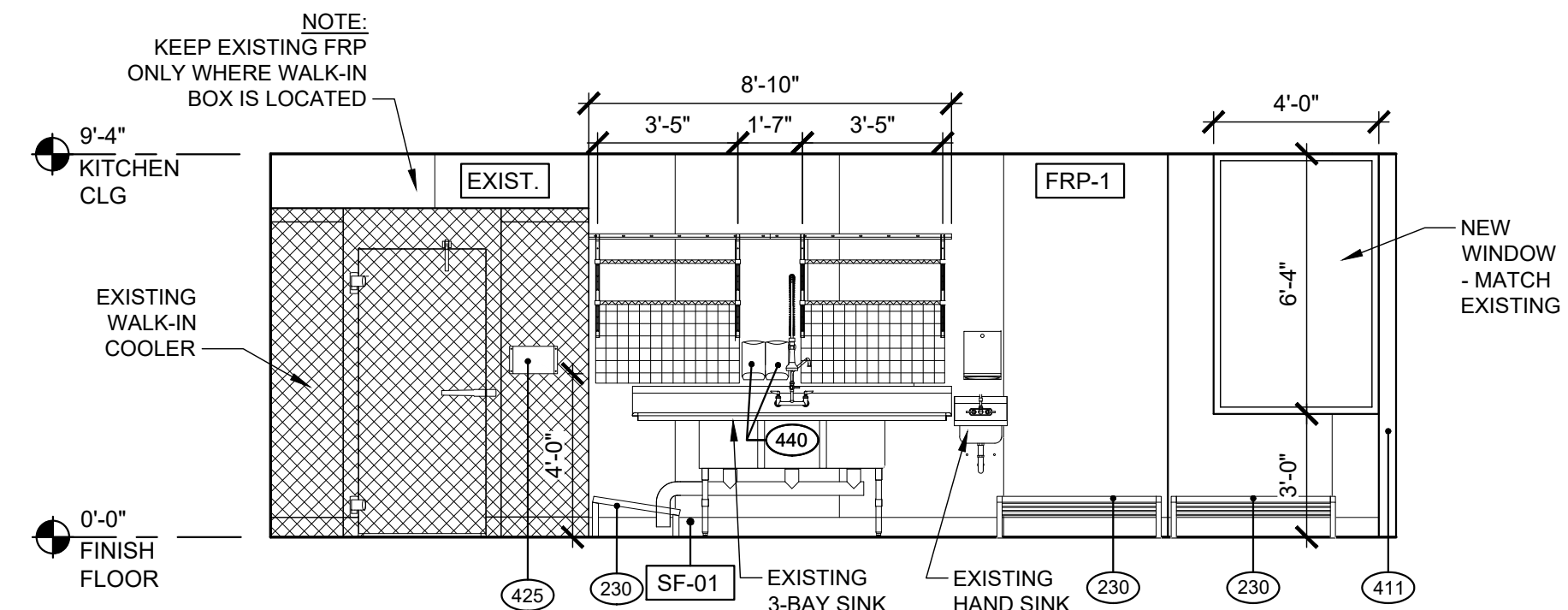
Date	Drawing Issues/Revisions
No.	PROFESSIONAL ENGINEER I hereby certify that this plan, specification, or statement of work was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Kentucky. Signature: <i>E. E. Edgar</i> Date: <i>11-14-2025</i> License # <i>42127</i>

Drawing Title:
FLOOR PLAN &
REFLECTED CEILING
PLAN, NOTES, SCHEDULES

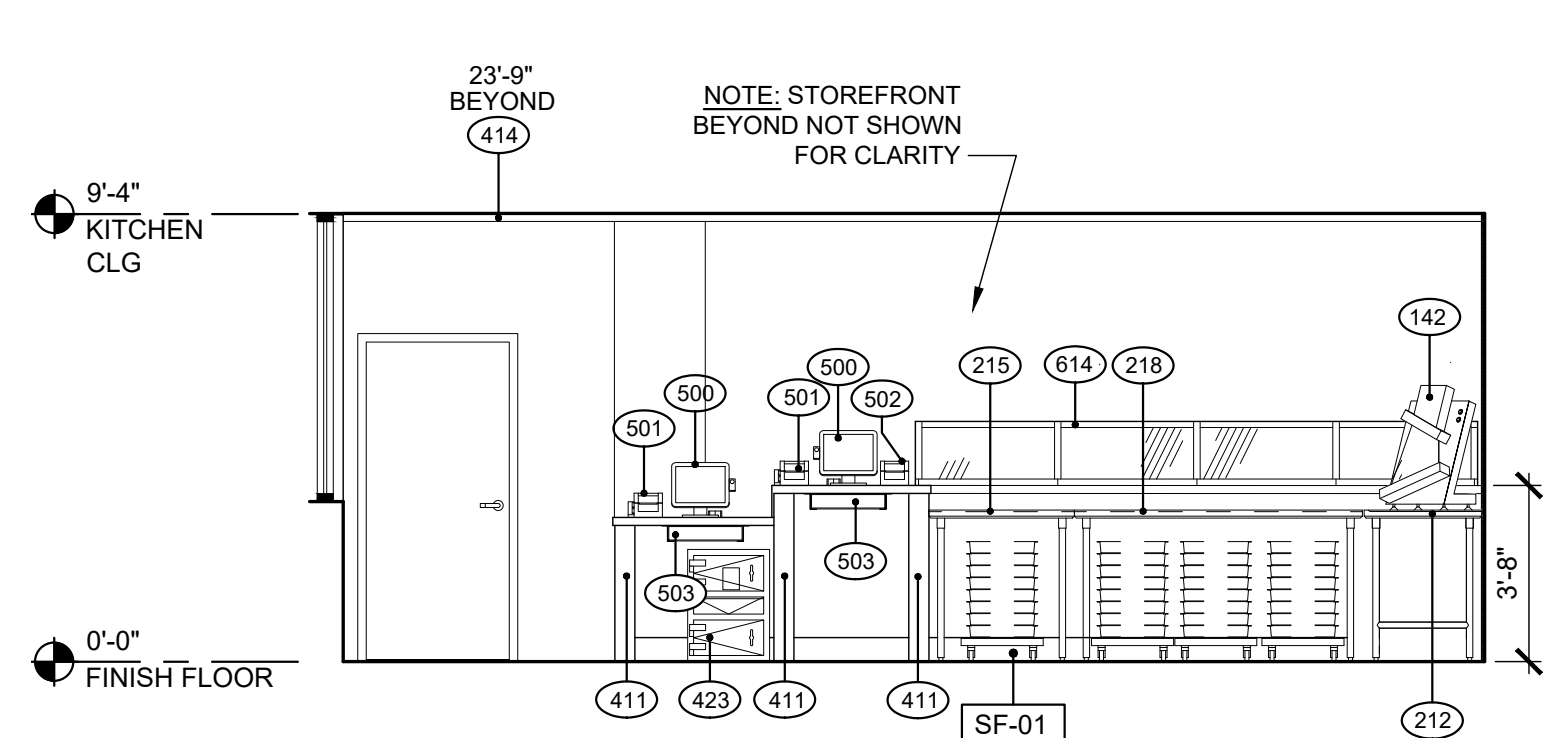
Date:	Dwg No.
01/14/2025	A 1-1
Drawn By:	NB
Checked By:	RC
Job No:	4 of 10

Date	
Drawing Issues / Revisions	
PROFESSIONAL ENGINEER Eugene Engel 1-14-2025 License # 42127	
No.	

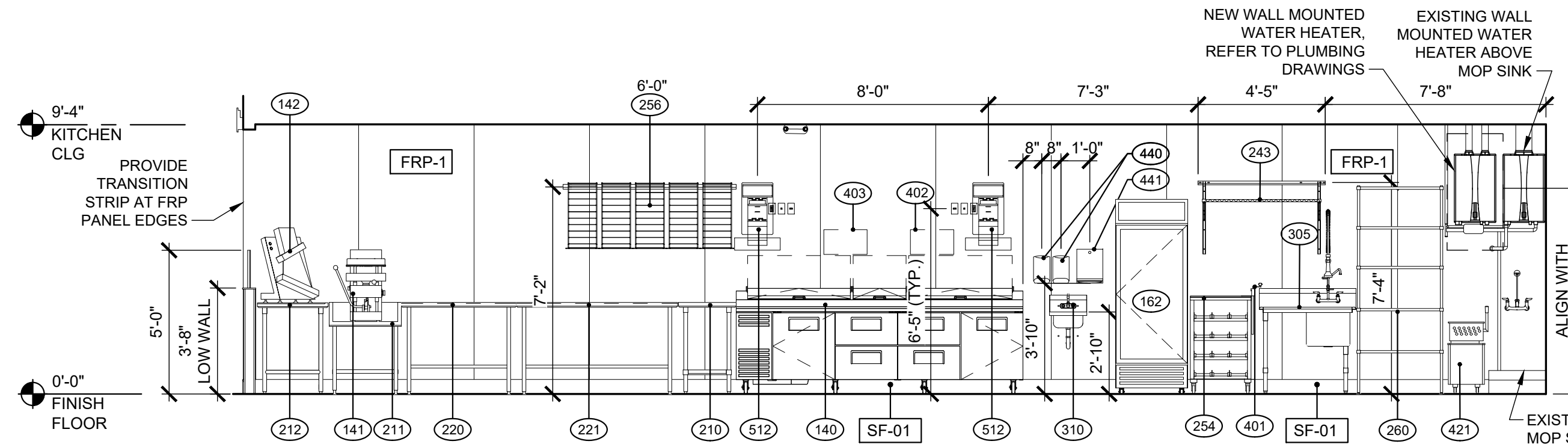
Drawing Title:	
INTERIOR ELEVATIONS	
Date:	Dwg No.
01/14/2025	A 4-1
Drawn By:	
NB	
Checked By:	
RC	
Job No:	
24-619	8 of 10



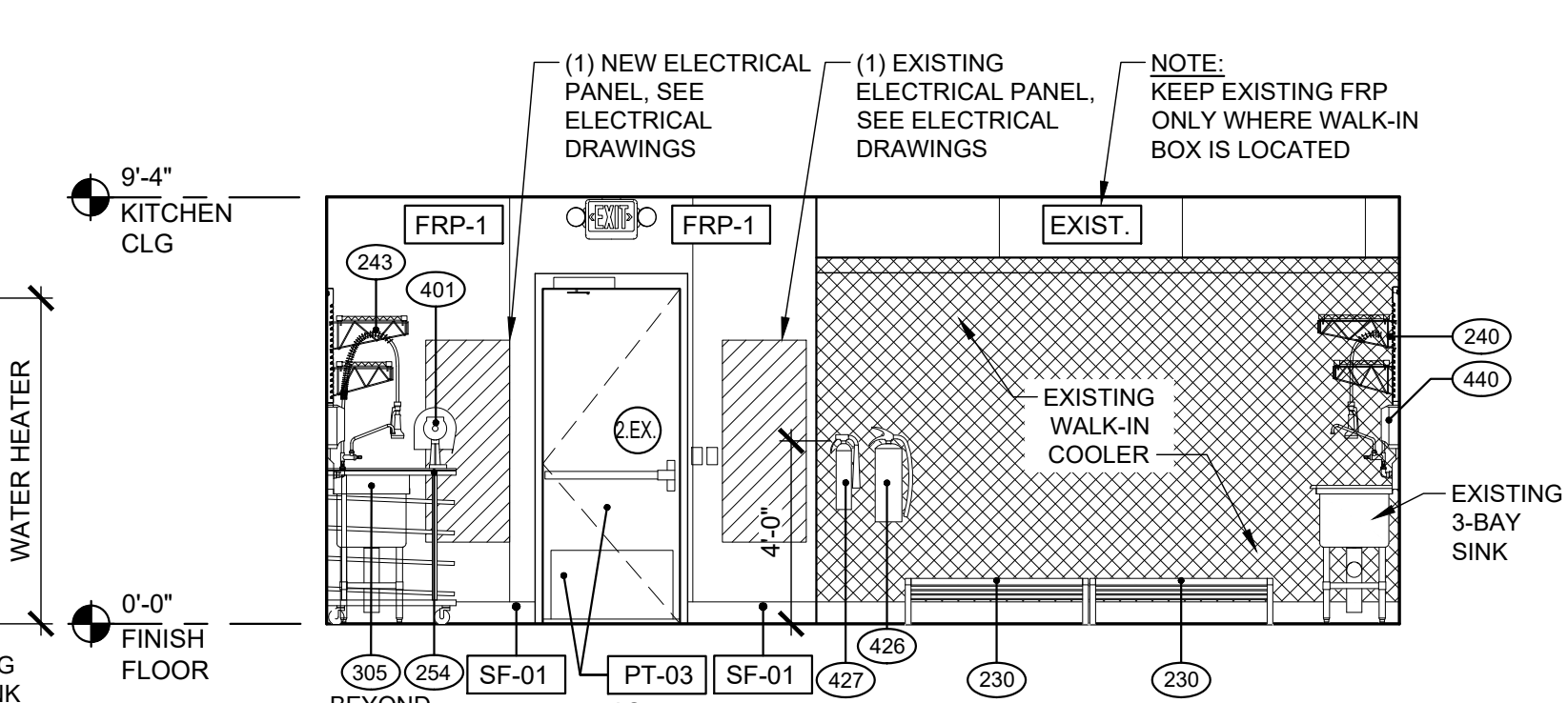
C1 ELEVATION AT EXISTING COOLER / WARE WASHING
A4-1 1/4" = 1'-0"



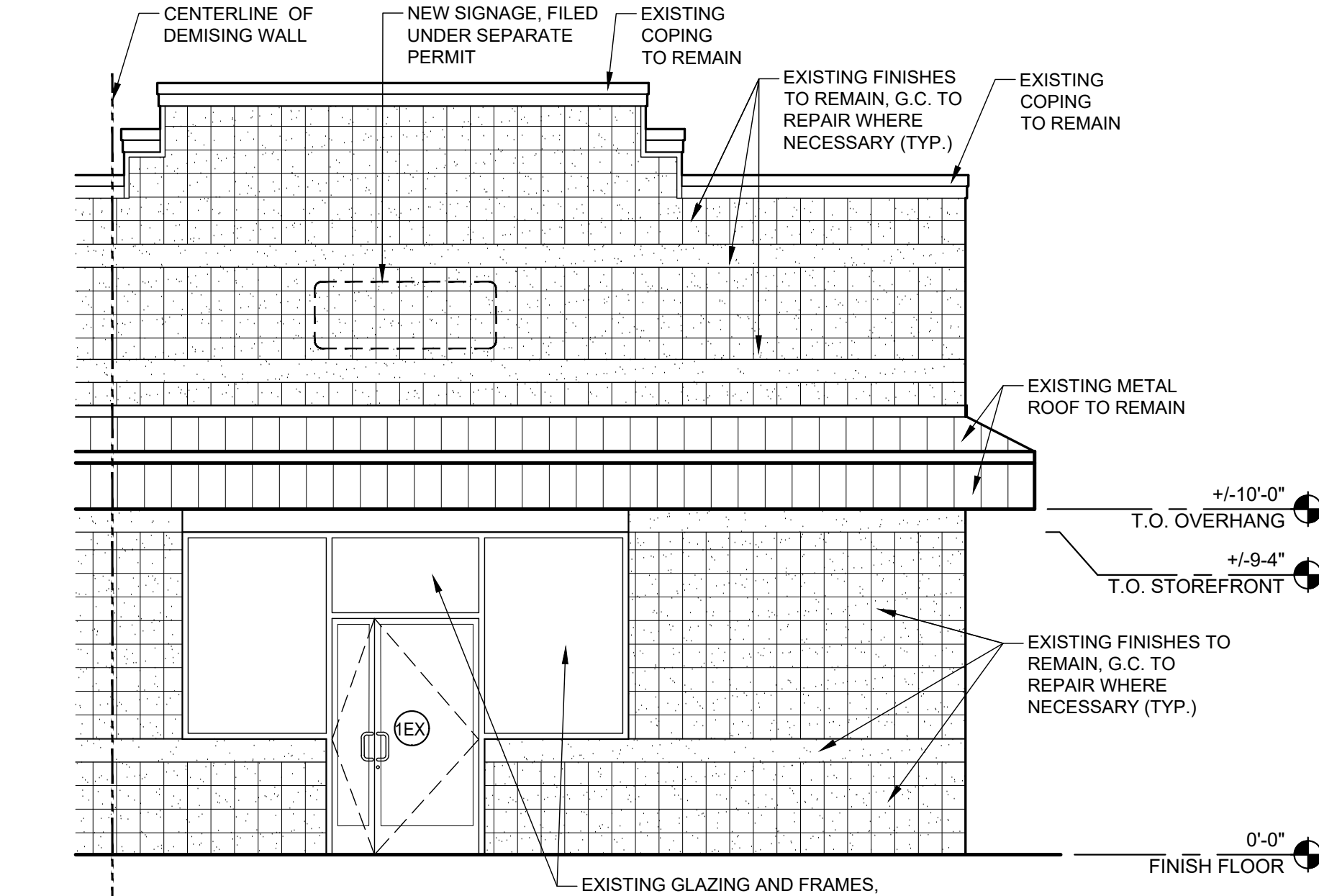
B1 ELEVATION AT SERVICE
A4-1 1/4" = 1'-0"



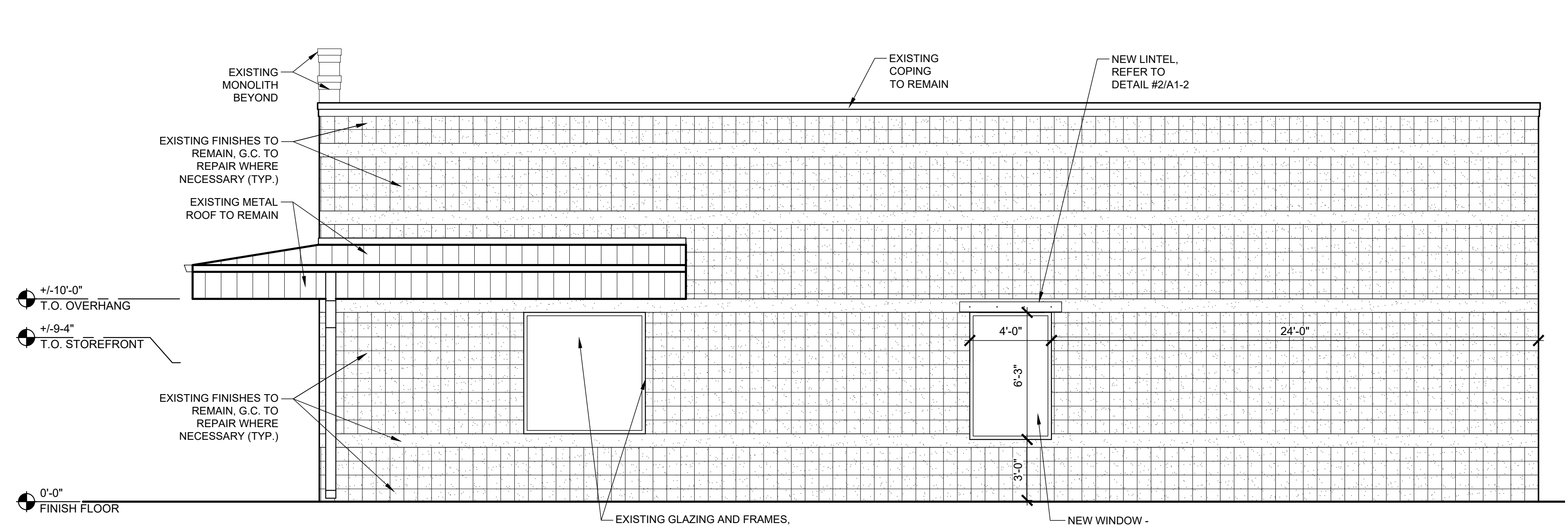
B2 ELEVATION AT MAKELINE / WARE WASHING / JANITORIAL
A4-1 1/4" = 1'-0"



B3 ELEVATION AT WARE WASHING / EXISTING COOLER
A4-1 1/4" = 1'-0"



A1 FRONT ELEVATION
A4-1 1/4" = 1'-0"



A2 SIDE ELEVATION
A4-1 1/4" = 1'-0"

January 28, 2025

Molly Westman
Planning Coordinator
City of Mankato
10 Civic Center Plaza
P.O. Box 3368
Mankato, MN 56002-3368
mwestman@mankatomn.gov



**RE: Conditional Use Permit Request
Papa John's Pizza – 551 Belle Avenue, Mankato, Minnesota**

Molly,

Thank you for reviewing the attached materials in support of a Conditional Use Permit request being submitted on behalf of Papa John's. It is our understanding that there is an existing CUP in place to allow a restaurant with outdoor seating at the location of this tenant suite. This request seeks to modify the existing Conditional Use Permit (CUP) to accommodate a new drive-thru/pick-up window at this existing location.

Papa John's makes a variety of different pizzas, wings, breadsticks, cheese sticks, and desserts. Ingredients are all sourced from one supplier, PJ FOODS. Papa John's employs on average 25 employees at any given time, and their staff is comprised of delivery drivers, pizza makers, customer service representatives, and on-site managers. Customers can place orders for carryout or delivery by calling the store or via the Papa John's website. The store's hours of operation are listed below.

- Monday: 10am - 12am
- Tuesday: 10am - 12am
- Wednesday: 10am - 12am
- Thursday: 10am - 12am
- Friday: 10am - 2am
- Saturday: 10am - 2am
- Sunday: 10am - 12am

The proposed drive-thru will be located along the north/northeast end of the building and will meet all minimum standards of Sec. 10.82, Subd. 5. Drive-Thru Facilities. The attached site plan illustrates the siting of the new drive-thru lane and the existing site accesses to remain. Existing code-compliant lighting and landscaping are also to remain. The exterior elevations and materials of the building will remain the same, with the exception of a new drive-thru window on the north/northeast elevation. The new drive-thru window is designed to meet all state and local building code requirements.

As calculated on the attached site plan, the required number of parking spaces for each use will also be maintained. Vehicle stacking for up to three vehicles is also provided to accommodate the requirements of the new drive-thru lane.

Further, the proposed project will meet the conditional use criteria of Sec. 10.92, Subd. 5.

A. It is one (1) of the conditional uses listed in the particular district.

The proposed use is listed as a permitted conditional use within the specific zoning district.

B. It is in keeping with the comprehensive planning policies of the City and this chapter as amended from time to time.

The proposed drive-thru lane is permitted as a conditional use within the existing zoning district and is otherwise compliant with the comprehensive planning policies and other related regulations of the City.

C. It does not interfere with or diminish the use of property in the immediate vicinity.

The proposed conditional use will not interfere with or diminish the use of the property in the immediate vicinity. The proposed drive-thru lane is permitted as a conditional use within the existing zoning district, and appropriate queuing and parking has been provided to accommodate the new drive-thru along with the other existing tenant spaces within the building.

D. It can be adequately served by public facilities and services.

The proposed drive-thru lane will not impact the use of public facilities and services at the existing site.

E. It does not cause undue traffic congestion.

The proposed drive-thru lane is permitted as a conditional use within the existing zoning district. The use will not cause undue traffic congestion as appropriate queuing and parking has been provided to accommodate the new drive-thru along with the other existing tenant spaces within the building.

F. It preserves significant historical and architectural resources.

The proposed use will not be constructed in the vicinity of any significant historical and architectural resources.

G. It preserves significant natural and environmental features.

The proposed drive-thru will be constructed in place of existing pavement on the north/northeast side of the existing building. No disturbance of natural and environmental features will occur as a result of the project or the proposed CUP.

H. It will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the City as a whole.

The proposed drive-thru lane is permitted as a conditional use within the existing zoning district, and appropriate queuing and parking has been provided to accommodate the new drive-thru along with the other existing tenant spaces within the building.

I. It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the granting of a variance.

The proposed drive-thru lane is permitted as a conditional use within the existing zoning district, and appropriate queuing and parking has been provided to accommodate the new drive-thru along with the other existing tenant spaces within the building. The proposed use will otherwise adhere to all applicable regulations of the existing zoning district.

J. It will not jeopardize the public's health, safety, or general welfare.

The proposed conditional use will not be detrimental to or jeopardize the health, safety, or general welfare of the public.

Thank you again for reviewing the attached materials. Please contact me at 507.387.6651 or via email at Emily.Nepp@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Emily Nepp

Development Services Coordinator

Emily.Nepp@ISGInc.com

Meeting Date: 02/11/2025

Title

CY07-25

Request of Brett Skilbred, on behalf of the owner, Grace Baptist Church, for the vacation of a portion of Lind Street between 6th and 7th Avenue and for the vacation of a portion of an alley located in Block 6, Columbia Park subdivision. The subject property is described as that portion of Lind Street located between 6th Avenue and 7th Avenue and adjacent to Blocks 6 and 11, Columbia Park Addition and 100 feet of alley located between Lots 7 and 8 and 9 and 10, Block 6, Columbia Park Addition, Mankato. (600 Lind Street, etal).

Applicant

Grace Baptist Church is the applicant.

Request

The applicants are seeking the vacation of a portion of Lind Street between 6th and 7th Avenue, and a portion of an alley located in Block 6, Columbia Park subdivision.

Location

The subject property is on Lind Street, between 6th Avenue and 7th Avenue, as well as a portion of an alley located in an existing residential block.

Existing Land Use

The area being requested for vacation is a platted public street and a portion of a platted public alley, and is being used for as much.

Zoning

The areas of the proposed vacation are surrounded by R-3, Limited Multiple Family Dwelling District, zoning designations.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas within the subject vacation areas.

Public Utilities

There are utilities within the proposed vacation areas.

Review

Brett Skilbred, on behalf of the owner, Grace Baptist Church, is requesting the vacation of a portion of Lind Street between 6th and 7th Avenue and for the vacation of a portion of an alley located in Block 6, Columbia Park subdivision. The subject property is described as that portion of Lind Street located between 6th Avenue and 7th Avenue and adjacent to Blocks 6 and 11, Columbia Park Addition and 100 feet of alley located between Lots 7 and 8 and 9 and 10, Block 6, Columbia Park Addition, Mankato. (600 Lind Street, etal).

Plans provided with the submission show the proposed vacation of Lind Street, and include a notation for a new entrance driveway located to the south of the current street on 6th Avenue. A new "Alley ROW" having a 30-foot radius, which connects to the existing alley, is shown to 6th Avenue. A "future entrance driveway" is also shown on

7th Avenue.

The information provided with the application packet states the reasons for vacating the street are as follows:

- 1. To help with the safety for our congregation and staff in crossing the street from our only off street parking lot (across from Lind Street) to the front door of our school and church.*
- 2. To allow safe drop -off and pick-up for our students at Grace Christian School, Monday through Friday.*
- 3. To allow safe parking for student drivers, faculty, and staff of Grace Christian School.*
- 4. To help control the alley traffic that often cuts across our off-street parking lot.*
- 5. To create better and safer off-street parking on the south side of our building with the money that would have been paid to the city for Lind Street improvement.*

Attachments

General Location Map

Aerial Plan

Site Plan

Vacation Request area

Petitions

General Location Map



Date: January 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuser misinterpretation.

Aerial



Date: January 2025

Author:

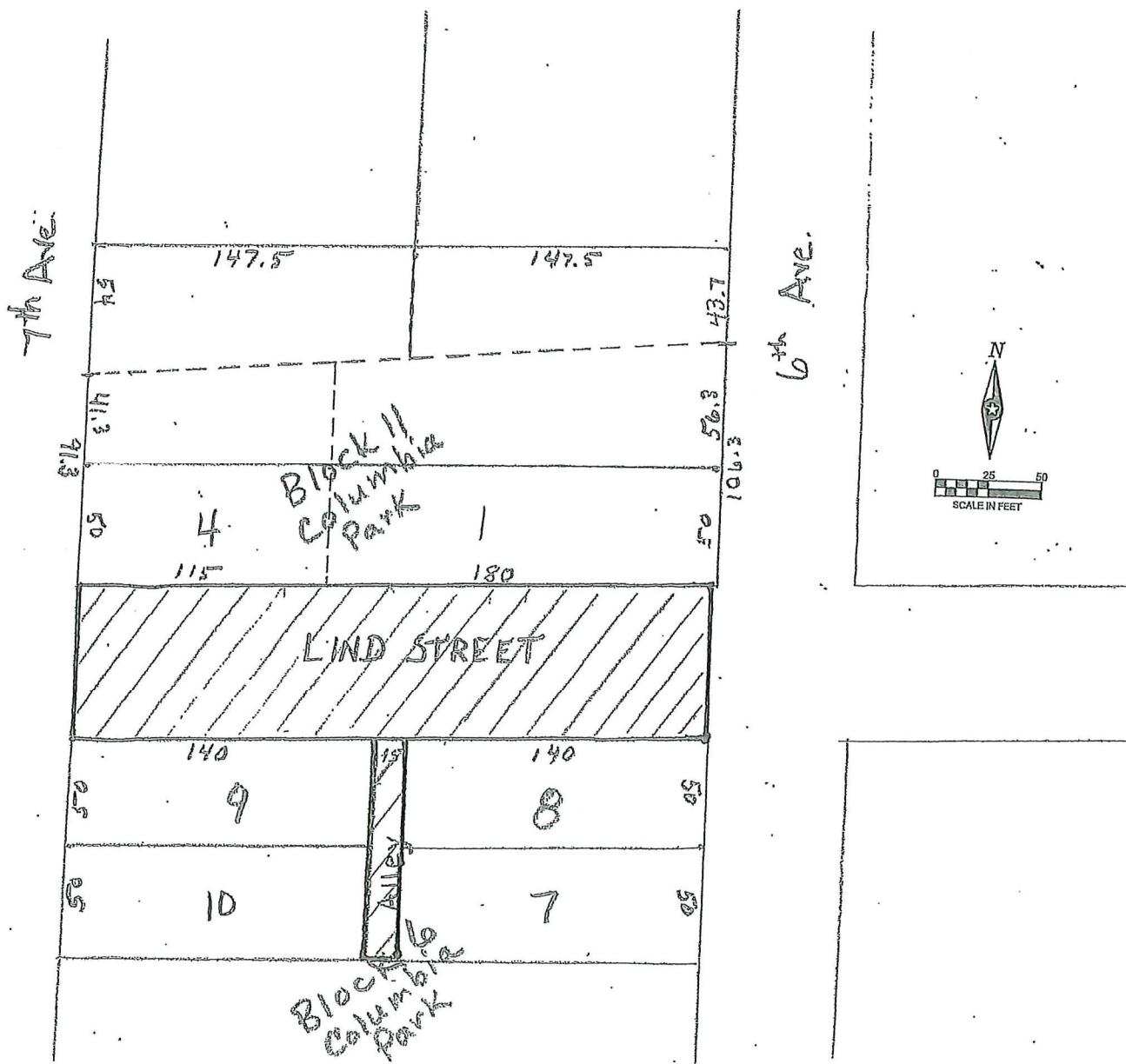
This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuser misinterpretation.



GRACE BAPTIST CHURCH AND MICHEL FAMILY REV LIVING TRUST

PROPOSED STREET/ALLEY VACATION DESCRIPTION:

100 feet of the alley between Lots 7, 8 and 9,10 Block 6, Columbia Park Addition AND 55 by 295 feet (Area: 16,225 sq. ft.) of the street between Lots 1 and 4, Block 11 of Columbia Park Addition and Lots 8 and 9 Block 6 of, Columbia Park Addition





PETITION TO VACATE UNDER SECTION 10.04,

CHAPTER 10 OF THE CITY CHARTER

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO,
MINNESOTA:

The undersigned property owner/owners respectfully represent:
GRACE BAPTIST CHURCH and MICHEL FAMILY REV. LIVING TRUST

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit:

Lot 7, Block 6, Columbia Park Addition to the city of Mankato on NE ¼ of SW ¼ of Sec. 6T.108N.R26W North of Mankato City

Lot 8, Block 6, Columbia Park Addition, City of Mankato

Lots 9 and 10, Block 6, Columbia Park Addition, City of Mankato

Lots 1 and 4, Block 11, Columbia Park Addition, City of Mankato

The petitioner is interested in having vacation of any interest the City may or may not have in the following described right-of-way, to wit:

100 feet of the alley between Lots 7, 8 and 9, 10 Block 6, Columbia Park Addition AND 55 by 295 feet (Area: 16,225 sq. ft.) of the street between Lots 1 and 4, Block 11 of Columbia Park Addition and Lots 8 and 9, Block 6 Columbia Park Addition

That the above-described portion of this street or alley is not necessary for traffic circulation and, therefore, the vacation of the described portion of said street or alley would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 23rd day of January, 20 25.

[Signature]

Petitioner

1000 Lind Street

Mailing Address

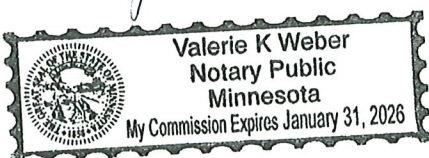
(507) 388-9355

Phone

gbckato@gmail.com

Email

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 23rd day of January, 20 25.



[Signature]
Notary Public



**PETITION TO VACATE UNDER SECTION 10.04,
CHAPTER 10 OF THE CITY CHARTER**

**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO,
MINNESOTA:**

The undersigned property owner/owners respectfully represent:
GRACE BAPTIST CHURCH and MICHEL FAMILY REV. LIVING TRUST

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit:

Lot 7, Block 6, Columbia Park Addition to the city of Mankato on NE ¼ of SW ¼ of Sec. 6T.108N.R26W North of Mankato City
Lot 8, Block 6, Columbia Park Addition, City of Mankato
Lots 9 and 10, Block 6, Columbia Park Addition, City of Mankato
Lots 1 and 4, Block 11, Columbia Park Addition, City of Mankato

The petitioner is interested in having vacation of any interest the City may or may not have in the following described right-of-way, to wit:

100 feet of the alley between Lots 7, 8 and 9, 10 Block 6, Columbia Park Addition AND 55 by 295 feet (Area: 16,225 sq. ft.) of the street between Lots 1 and 4, Block 11 of Columbia Park Addition and Lots 8 and 9, Block 6 Columbia Park Addition

That the above-described portion of this street or alley is not necessary for traffic circulation and, therefore, the vacation of the described portion of said street or alley would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 22nd day of January, 20 25.

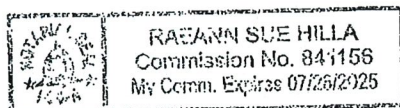
John Michel
Petitioner

614 NE BRISTOL DR. ANKENY, IA 50021
Mailing Address

507 304 5407
Phone

john.gbc@gmail.com
Email

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 22 day of January, 20 25.



RaeAnn Sue Hilla
Notary Public

Site Plan and Traffic Advisory Review Committee

1. 6.

Meeting Date: 02/11/2025

Title

CYL08-25

***** FOR INFORMATION ONLY. Request of Lime Township Board for an amendment to Section 15 of Lime Township related to the adoption of the Solar Ordinance.**

Meeting Date: 02/11/2025

Title

CYL09-25

Request of SunVest Solar, LLC, with permission of the property owner, for an interim use permit to allow for an additional one-megawatt community solar garden in the Lime Township Rural Conservation zoning district, for a variance from Section 15.B.15.4.3 of Lime Township Solar ordinance to allow an additional one-megawatt community solar energy system in the Rural Conservation District on an existing tax parcel already approved for a one-megawatt solar site without the informed written consent signed by the adjoining property owners agreeing to more than one Community Solar Energy System per tax parcel, and for a variance from Section 15.B.3 of the Lime Township Solar Ordinance to allow an increase in the Maximum Size and Capacity of a Community Solar Energy System from the code allowed maximum size from no greater than ten (10) acres in size to no greater than seventeen (17) acres in size and increase from one megawatt of production to two megawatts of production. The subject property is described as The Northeast Quarter of the Northwest Quarter, except railroad right of ways, and the Northwest Quarter of the Northeast Quarter, both in Section 29, Township 109, Range 26, excepting from said Northwest Quarter Northeast Quarter that part of said Northwest Quarter Northeast Quarter described as, beginning at a point 1315.8 feet South of the Northeast corner of Section 29-109-26, thence West 1808.8 feet to the East line of the Right of Way of the Chicago & Northwestern Railway, thence southwesterly along the said Right of Way line, 1264.6 feet, thence East 1692.3 feet to the East line of said Section 29, thence North along the section line 1249.8 feet to the place of beginning. A strip of land one (1) rod wide now used as a road, extending from East to West upon, over and across the North side of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 29, Township 109 North of Range 26 West, beginning at or near the Northeast corner of said NW1/4 NW1/4 of Sec. 29, and thence West along or near the North line of said NW1/4 NW1/4 of said Sec. 29, to the public highway known as the Mankato and St. Peter Road. The East 302.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 109, Range 26, Blue Earth County, Minnesota, except the South 16.5 feet thereof. Except therefrom: Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 109 North, Range 26 West, Blue Earth County, Minnesota described as: Commencing at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West (bearings are based on Blue Earth County Coordinates NAD83, 1996 Adjustment) on the south line of said Northwest Quarter of the Northwest Quarter, a distance of 78.00 feet; thence North 12 degrees 41 minutes 56 seconds East, a distance of 16.89 feet to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter and the point of beginning; thence North 12 degrees 41 minutes 56 seconds East, a distance of 589.95 feet to the westerly right of way of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence South 05 degrees 40 minutes 37 seconds West on said westerly right of way, a distance of 558.85 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 11 minutes 26 seconds West on said east line, a distance of 19.81 to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West on said north line, a distance of 74.34 feet to the point of beginning. (23759 3rd Avenue; Blue Earth County PID R400429200017).

Applicant

The applicant, Sunvest Solar LLC, with permission of the property owner John Bohrer.

Request

Jacob Van Domelen, on behalf of Sunvest Solar LLC, with permission of the property owner has applied for an interim use permit to allow for an additional one-megawatt solar garden on approximately 8 acre site located at 23759 Third Avenue. Additionally, the applicant is requesting for a variance from Section 15.B.15.4.3 of Lime Township Solar ordinance to allow an additional one-megawatt community solar energy system use in the Rural Conservation district on an existing tax parcel that already approved for a one-megawatt solar site without the informed written consent signed by the adjoining property owners agreeing to more than one community Solar Energy System per tax parcel. Sunvest Solar is also requesting for a second variance from Section 15.B.3 of the Lime Township Solar Ordinance to allow an increase in the Maximum Size and Capacity of a Community Solar Energy System from the code allowed maximum size from no greater than ten (10) acres in size to no greater than seventeen (17) acres in size and increase from one megawatt of production to two megawatts of production.

Location

The subject property is zoned Conservation and is legally described as The Northeast Quarter of the Northwest Quarter, except railroad right of ways, and the Northwest Quarter of the Northeast Quarter, both in Section 29, Township 109, Range 26, excepting from said Northwest Quarter Northeast Quarter that part of said Northwest Quarter Northeast Quarter described as, beginning at a point 1315.8 feet South of the Northeast corner of Section 29-109-26, thence West 1808.8 feet to the East line of the Right of Way of the Chicago & Northwestern Railway, thence southwesterly along the said Right of Way line, 1264.6 feet, thence East 1692.3 feet to the East line of said Section 29, thence North along the section line 1249.8 feet to the place of beginning. A strip of land one (1) rod wide now used as a road, extending from East to West upon, over and across the North side of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 29, Township 109 North of Range 26 West, beginning at or near the Northeast corner of said NW1/4 NW1/4 of Sec. 29, and thence West along or near the North line of said NW1/4 NW1/4 of said Sec. 29, to the public highway known as the Mankato and St. Peter Road. The East 302.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 109, Range 26, Blue Earth County, Minnesota, except the South 16.5 feet thereof. Except therefrom: Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 109 North, Range 26 West, Blue Earth County, Minnesota described as: Commencing at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West (bearings are based on Blue Earth County Coordinates NAD83, 1996 Adjustment) on the south line of said Northwest Quarter of the Northwest Quarter, a distance of 78.00 feet; thence North 12 degrees 41 minutes 56 seconds East, a distance of 16.89 feet to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter and the point of beginning; thence North 12 degrees 41 minutes 56 seconds East, a distance of 589.95 feet to the westerly right of way of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence South 05 degrees 40 minutes 37 seconds West on said westerly right of way, a distance of 558.85 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 11 minutes 26 seconds West on said east line, a distance of 19.81 to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West on said north line, a distance of 74.34 feet to the point of beginning. (23759 3rd Avenue; Blue Earth County PID R400429200017).

Existing Land Use

The parcel is made of 84.22 acres and was previously used for agricultural purposes. On September 10th, 2024 a one-megawatt solar garden was approved by the Lime Township Board.

Zoning

The property is located in Lime Township and is zoned Rural Conservation.

Environmentally Sensitive Areas

The site has been delineated for wetlands.

City Code

The Lime Township Ordinance can be found at this link: [Lime Township Ordinances](#)

Review

The applicant, Sunvest Solar, is requesting an Interim Use permit with permission of the property owner to allow the construction and operation of an additional one-megawatt community solar garden in the Rural Conservation district, in Lime Township. The subject property consists of 84.22 acres and the applicant submitted a plan to utilize 8 acres of said acres for the solar facilities. There is currently an approved New Energy Equity 1-megawatt community solar garden at this location that will be utilizing 7.2 acres in addition to the proposed Sunvest Solar garden site of 8 acres. The proposed capacity does not conform with Section 15 Part B Subpart 3 “a maximum area of no greater than 10 acres in size or 1 megawatt of production”. The proposal exceeds both production amount and area of coverage. The applicant is seeking a variance to allow an increase in the Maximum Size and Capacity of a community Solar Energy System from no greater than (10) acres in size to no greater than seventeen (17) acres in size and increase from one megawatt of production to two megawatts of production.

For additional community solar energy systems to be permitted by the township on an existing tax parcel, the applicant is required to obtain written consent signed by the adjoining property owners. The applicant was able to obtain four (4) out of the six (6) owners’ signatures and is therefore requesting a variance from Section 15. B.15.4.3 of the Lime Township Solar Ordinance. The request is to allow an additional one-megawatt solar site on an existing tax parcel that has already been approved for a one-megawatt solar site without informed written consent signed by the adjoining property owners agreeing to more than one community solar energy system per tax parcel.

Sun Vest Solar has requested a 35-year interim use permit with a year for the construction, operation, and ownership of a community solar garden. The garden will consist of approximately 2,346 solar modules that are proposed to be mounted to a driven pile. The installation height will be approximately 8 feet. The panels will be arranged into rows north to south with connectivity points, arranging the solar panels into groupings. An interconnection agreement with Xcel has been completed and submitted by the applicant.

A community solar energy system within the rural conservation district is listed as an interim use permit in the Lime Township Zoning ordinance.

Access to the proposed solar site will be a shared point with New Energy Equity. The entrance is off of 3rd Avenue and crosses a railroad track.

Blue Earth County has provided feedback stating the septic system on site has been non-compliant since 2018. This will need to be taken care of prior to the commencement of construction.

Attachments

General Location Map

Aerial Map

Solar Garden Site Plan

Project Narrative

Interconnection Agreement

Interconnectivity

Decommissioning Plan

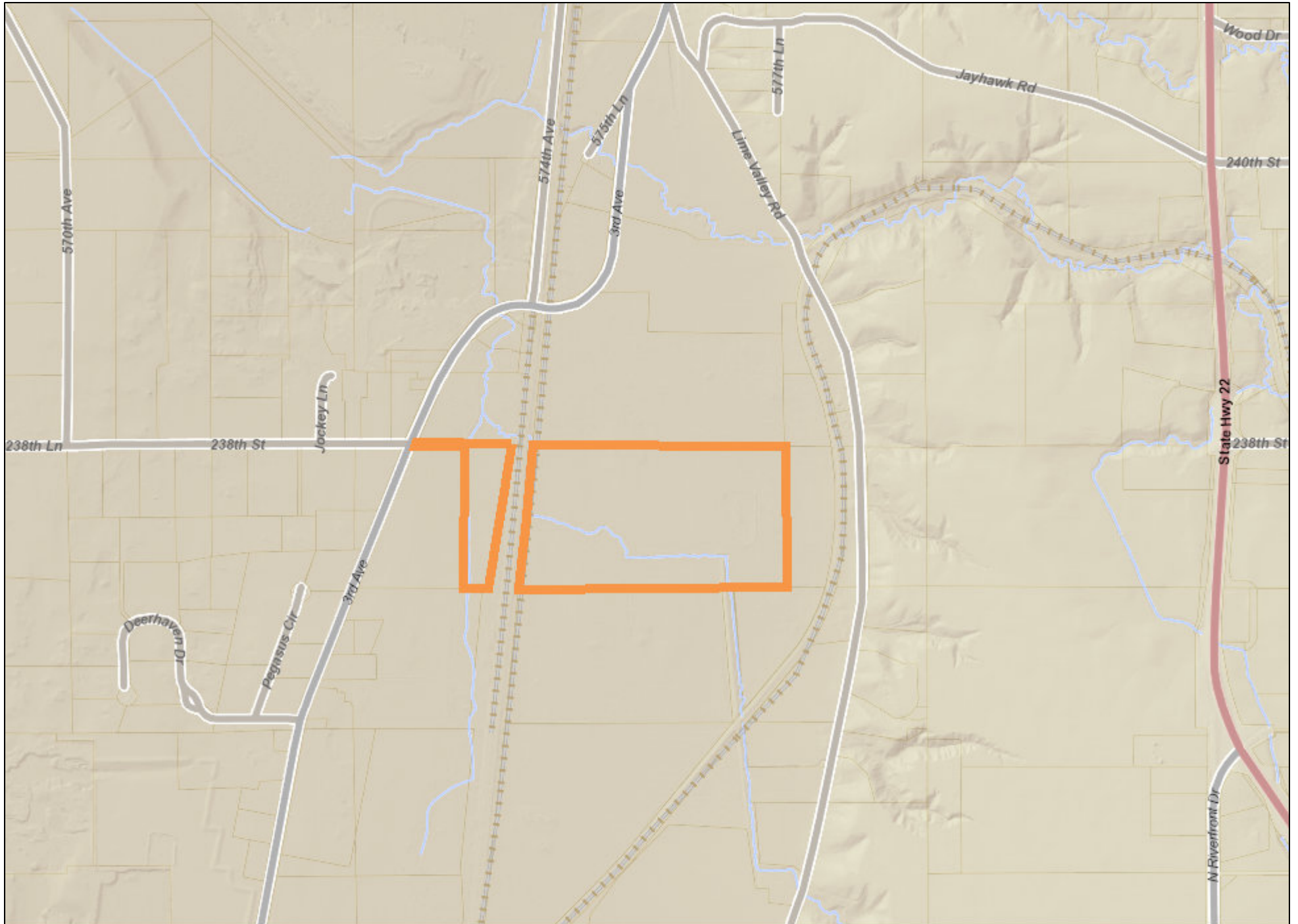
Noise and Screening

Glare

Security Fencing

Pollinator Habitat Assessment Form
Natural Heritage Information System
Wetland Delineation Report
Drainage
Variance Requests
Variance Application Questionnaire

General Location Map



Date: February 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



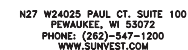
Aerial Location Map



Date: February 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



ELECTRICAL ENGINEER STAMP:

PROFESSIONAL ENGINEER STAMPS

ISSUANCE:

INTERCONNECTION PLAN SET

APPLICATION #: 04193997

SCALE: 1"=150'

LICENSED ELECTRICAL ENGINEER certifies that they prepared all the electrical "E" sheets in this drawing set.

LICENSED STRUCTURAL ENGINEER certifies that they prepared all of the structural "S" sheets in this drawing set.

LICENSED CIVIL ENGINEER certifies that they prepared all of the civil "C" sheets in this drawing set.

It should be noted that any plan sheets not identified above have been prepared and certified by others and have been included herein for informational purposes only.

10		21	
9		20	
8		19	
7		18	
6		17	
5		16	
4		15	
3		14	
2	01/24/25	13	
1	12/18/24	12	
0	9/19/23	11	
REV	SET/DATE	REV	SET/DATE
DRAWN BY: TG		CHECKED BY: AC	
SCALE: AS NOTED		JOB NO: 01233	

SV CSG
MANKATO NORTH 1
23759 3RD AVE
MANKATO, MN 56001

SHEET TITLE
OVERALL PARCEL LAYOUT

DWG. NO.

PV-1.01



Project Summary

SV CSG Mankato North 1, LLC ("The Project" or "Mankato North 1 CSG") respectively submits this application for a Interim Use Permit ("IUP") to Lime Township and Blue Earth County for a 1,000 kW AC Solar Garden. Additionally, SV CSG Mankato North 1, LLC is requesting a variance from Lime Township Ordinance Section 15.4.3. requiring consent from adjoining for a second Community Solar project per tax parcel (more information on SV CSG Mankato North 1's variance request on page 8). SV CSG Mankato North 1 also requests a variance from Lime Township Ordinance Section 15.B.3 relating to the maximum size and capacity of Community Solar Systems (more information on page 9). Mankato North 1 CSG requests that Lime Township and Blue Earth County, upon review, recommends approval, and that the Project to be permitted, constructed, own and operated by SV CSG Mankato North 1, LLC. SV CSG Mankato North 1, LLC is requesting a one-year period to pull a building permit and establish the Interim Use. For review, the Project's detailed legal description, site plan and other specifications will follow.

The Project is located in the Rural Conservation District and will be located east of 3rd Ave 1,800+ feet and north of Industrial Avenue 6,800+ feet. The address is 23759 3rd Avenue, Mankato, Minnesota, 56001. The closest neighboring house to the project is 1,300+ feet, meeting the 750-foot requirement from an existing residence (depiction found on page 32). Please see the attached site plan for a location map of the project. The Project plans to interconnect to Xcel Energy's local distribution system along 3rd Ave.

The Project will be marketed as a host for a community solar project under the LMI-Accessible CSG Program. Under the Program, utility customers may subscribe to a solar project and receive a credit on the monthly electric bill based on the production of the project subscription.

Mankato North 1 CSG is being developed by SunVest Solar, LLC, an experienced full-service solar developer. We have a track record of success developing 1 MW solar projects in Minnesota and larger community solar projects throughout the country. The land is owned by John C. Bohrer and leased for up to 35 years by SV CSG Mankato North 1, LLC.

Project Specifications

LOCATION

The Project will be located on the west side of Tax Parcel No. R40.04.29.200.017 with following legal description:

The Northeast Quarter of the Northwest Quarter, except railroad right of ways, and the Northwest Quarter of the Northeast Quarter, both in Section 29, Township 109, Range 26, excepting from said Northwest Quarter Northeast Quarter that part of said Northwest Quarter Northeast Quarter described as, beginning at a point 1315.8 feet South of the Northeast corner of Section 29-109-26, thence West 1808.8 feet to the East line of the Right of Way of the Chicago & Northwestern Railway, thence southwesterly along the said Right of Way line, 1264.6 feet, thence East 1692.3 feet to the East line of said Section 29, thence North along the section line 1249.8 feet to the place of beginning.

side of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 29, Township 109 North of Range 26 West, beginning at or near the Northeast corner of said NW1/4 NW1/4 of Sec. 29, and thence West along or near the North line of said NW1/4 NW1/4 of said Sec. 29, to the public highway known as the Mankato and St. Peter Road.

The East 302.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 109, Range 26, Blue Earth County, Minnesota, except the South 16.5 feet thereof.

Except therefrom: Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 109 North, Range 26 West, Blue Earth County, Minnesota described as: Commencing at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West (bearings are based on Blue Earth County Coordinates NAD83, 1996 Adjustment) on the south line of said Northwest Quarter of the Northwest Quarter, a distance of 78.00 feet; thence North 12 degrees 41 minutes 56 seconds East, a distance of 16.89 feet to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter and the point of beginning; thence North 12 degrees 41 minutes 56 seconds East, a distance of 589.95 feet to the westerly right of way of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence South 05 degrees 40 minutes 37 seconds West on said westerly right of way, a distance of 558.85 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 11 minutes 26 seconds West on said east line, a distance of 19.81 to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West on said north line, a distance of 74.34 feet to the point of beginning.

There is no shoreland overlay on the property, and it resides in flood zone X with no flood plains.

OWNERSHIP

SV Mankato North 1, LLC will be the Applicant, developer, owner, and operator of the Project and has a long-term lease with the landowner to operate the project.

PROJECT FACILITIES

The Project facilities will include: Solar modules, inverters, steel racking, fencing, access road, one weather station, and interconnection poles. The project footprint is approximately 8 acres, with 6 acres being within the fenced area. Mankato North 1 CSG selected the specific development area based on available land use guidance, significant landowner interest, interconnection suitability and optimal solar resource.

CONSTRUCTION

It is anticipated that construction of the Project will begin in summer of 2025 with intended completion of the end of the 2025 calendar year. Traffic during construction is estimated to be a total of 25-35 trucks on the on-set of construction and tapering off thereafter. Traffic will include employees, pickup trucks, semi-trailers for delivery of equipment and other machinery. No overweight or oversized loads are anticipated for the Project. If any existing drain tile is damaged during installing, it will be dug up and repaired immediately. As part of the due diligence prior to

applying for a building permit, we investigate to see if there is any drain tile on site and have it mapped out by a professional to help insure it's not damaged. General waste generated by the project will be placed into a construction dumpster kept on site, and will be replaced as needed along with temporary restroom facilities.

STORMWATER MANAGEMENT PLAN

The stormwater management plan can be viewed in the Proposed Stormwater Management Sediment, and Erosion Control Plan on the following two pages of this application. The Project will adhere to the Minnesota Environmental Protection Agency Construction Stormwater Permit requirements. This includes obtaining a SWPPP permit, following the state's national pollutant discharge elimination system (NPDES), and the state disposal system (SDS) standards for sediment control and will be obtained prior to attaining a building permit. The proposed project discharges in a manner like the existing flow pattern in all modeled storm events and does not alter drainage patterns.

The SWPPP will include the following:

- 1) Summary of general construction activity
- 2) Storm water mitigation and management resources
- 3) Wetland impacts
- 4) Project plans and specifications
- 5) Official Temporary erosion prevention measures
- 6) Official Temporary sediment control measures
- 7) Permanent erosion and sediment control measures, if needed
- 8) Best management practices (BMPs) regarding erosion control
- 9) Inspection and maintenance
- 10) Pollution prevention measures
- 11) Final stabilization plan for long-term soil stability

As described in the Minnesota Stormwater Manual, better site design techniques have been incorporated to ensure a site maintains good drainage. All impervious surfaces are fully disconnected and routed over low maintenance grass prior to leaving the site. The MPCA's spreadsheet tool has been used to calculate the volume of stormwater that must be treated on site from solar installations to meet the requirement of 1.1 inch of runoff from new impervious surfaces. A small basin (1700 ft³) is proposed to make up the remainder of the volume required. The basin design will allow for a 48-hour drawdown time. Pretreatment is provided throughout the site by fully vegetative land cover that will be utilized as buffer. Runoff from access roads will not be channelized prior to discharge to the infiltration areas but allowed to freely sheet flow across the vegetated site.

EROSION AND SEDIMENT CONTROL PLAN

SV CSG Mankato North 1, LLC will comply with the Minnesota pollution Control Agency (MPCA) Construction Stormwater Permit Requirements, including obtaining a National Pollutant Discharge Elimination System (NPDES) stormwater permit prior to construction. The Project proposes no substantial grading or filling, as our racking equipment can accommodate the current terrain. Please refer to the Proposed Stormwater Management, Sediment, and Erosion Control Plan in the application. The existing topography creates enough storage, so no grading is needed for this design. In addition to the silt fence, we propose a stormwater basin within the Project and permanent erosion control at the outlet. As can be seen on Stormwater Management, Sediment, and Erosion Control Plan, our permanent basin can hold a volume of 3,401 CF, meeting the minimum requirement.

PROJECT COMPONENTS

Panel Type

- Photovoltaic Panels

Panel Size

- Approximately 4 feet x 3 feet

Panel Height

- Approximately 8 feet

Panel Material

- Glass covering
- Aluminum frame
- Weatherized plastic backing

Racking

- Galvanized steel for pipes & frame, single axis trackers

Inverter & Transformers

- Enclosed cabinets approximately 8 feet tall

Access Roads

- Short gravel roads to get to inverter/transformer just inside the fenced area

Safety

- Tempered glass solar panel covers, security fence, security camera

Interconnection Agreement

The following page references a signed and fully executed interconnection agreement between SV CSG Mankato North 1, LLC and Xcel Energy.



May 26, 2022

DER Study Results (Design/Construction Required)

Interconnection Customer/Owner Name: SV CSG Mankato North 1, LLC
DER Location: 44.224202, -93.981715, Mankato, MN, 56001
Project Description: 1000 kW MN DIP Project

Xcel Energy is pleased to deliver a good faith estimate which is an engineering indicative cost estimate for the Minnesota Distributed Energy Resource Interconnection Process (MN DIP) application for the above-referenced site:

Application #	Case #	Name	AC Nameplate Capacity (kW)
IA25424	4193997	SV CSG Mankato North 1, LLC	1000

The engineering indicative cost estimate has identified scope and costs to accommodate 1000 kW at 1.0 power factor.

This fixed power factor is required to keep steady state voltages within the ANSI C84.1-2011 Range A on the electric distribution system serving this site.

When performing the engineering reviews for this project, we included studying a total of 10.6 MWs of DERs already in service on the substation which includes 5 MWs of DERs already in commercial operation on the same feeder. We also included in these engineering reviews the 5 MWs of DERs ahead in the Interconnection Queue for the substation, which includes 2 MW of DERs ahead in the Interconnection Queue for this feeder, that are not yet in commercial operation. The indicative estimated cost is contingent upon all projects ahead in the Interconnection Queue moving forward with their executed interconnection agreements. Such projects may include Solar Rewards Community projects as well as all other types of DER interconnection projects including wind, hydro, or non-program PV. Any material modifications or cancellations to the previous projects in the Interconnection Queue may require significant changes in scope and cost for your project. Xcel Energy shall communicate pertinent cost or procedural changes to your project that are caused by changes to projects ahead of yours in the queue.

Our indicative estimated cost for proceeding with maximum kW allowed for this proposed project at the above site is \$ 99,807.00. This is the sum of the amounts in Attachments 2 and 6 contained in the attached Interconnection Agreement (MN DIA). This estimate is based on the content of the application as of the date it was deemed complete and we began our review for purposes of determining the good faith indicative estimated cost within the MN DIP time frame as set forth in our tariff. Please keep in mind that the costs in Attachments 2 and 6 are based on general assumptions as outlined in the MN DIA and any project-specific information provided or reviewed as part of the Facilities Study performed under MN DIP Attachment 7. The above figures can vary significantly and the customer will be responsible for the actual costs of the project.

The milestone schedule is outlined in Attachment 4 to the attached MN DIA. Please review this closely as this has particular requirements including the manner and method of providing notice for completion of certain milestone line items.

Please note that you need to provide or verify certain information or signatures on the following:

- 1.) Provide contact or identifying information on Sheets 251, 271, 272 and 273 of the attached MN DIA,
- 2.) Sign the MN DIA on Sheet 273,
- 3.) Sign Attachment 4 to the attached MN DIA,
- 4.) Sign the attached Statement of Work associated with Attachments 2 and 6 and the above engineering indicative cost estimate for the MN DIA, and,
- 5.) Provide the 24/7 contact information on Attachment 5, par. 9.3 to the attached MN DIA.

Please also note that if this cover letter and related attachments, including the MN DIA, use GPS coordinates to refer to the location of this project, you will have obtained a E991 street address for this project. We will need to enter into an amendment to replace the GPS coordinates in the MN DIA with the E991 street address.

You have the option of further proceeding with this project at the capacity allowed based on the provisions of the attached MN DIA, consistent with MN DIP 5.1.2, if within 30 Business Days of this letter you sign and return the attached MN DIA with the other information and signatures detailed above. If this is not timely done, your application shall be deemed withdrawn and the attached proposed MN DIA cannot be used. Consistent with MN DIP 5.6.4.1. by the time you sign the MN DIA you also must pay either the full amount of the above estimated cost, or pay at least one-third of the above estimated cost and provide an appropriate Letter of Credit acceptable to Xcel Energy for the remainder. A form of an acceptable Letter of Credit is attached. You agree to pay the actual costs consistent with the MN DIA and comply with all provisions of the applicable agreements and tariffs.

Pursuant to Minn. R. 7835.4750, please note that the Commission's interconnection standards as established in MPUC Docket No. E002/M-18-714 (or subsequent docket) are set forth in our Section 10 Tariff which as of the date of this letter is available at this link:

[https://www.xcelenergy.com/staticfiles/xcel-responsive/Company/Rates%20&%20Regulations/Rate%20Cases/Me_Section_10.pdf](https://www.xcelenergy.com/staticfiles/xcelresponsive/Company/Rates%20&%20Regulations/Rate%20Cases/Me_Section_10.pdf)

Consistent with the MPUC's January 22, 2020 order in Docket No. E-999/CI-16-521, the Minnesota Technical Requirements comprise both the TIIR and TSM which first become effective on July 1, 2020. After this effective date, the current versions of the TIIR and the Area EPS Operator's TSM can be accessed at the following link: https://www.xcelenergy.com/working_with_us/how_to_interconnect. In the event that this link changes over time or no longer points to the then-current TIIR or TSM, the Interconnection Customer can contact the Area EPS Operator for instruction on how to access the then-current versions of these documents.

In addition to the information in the MN DIA, we want to alert you that for us to execute this MN DIA, if the name of your corporation or LLC on the MN DIA is not registered with the Minnesota Secretary of State (either as a Minnesota corporation, Minnesota LLC, or as an out of state corporation or LLC transacting business in Minnesota) you will need to provide documentation showing that this is a legal entity.

1. We only want to enter into contracts with legal entities (such as corporations, LLCs or persons). We intend to verify that each entity claiming to be a corporation or LLC is a legal entity through the Minnesota Secretary of State website. If the legal entity has been formed in another state, you must provide us documentation showing this.
2. If this is not a legal entity, you must immediately provide us with the name(s) of actual legal entities to put on the applicable MN DIA. Any adjustments to your Interconnection Agreement documents to accommodate a request for changing names will not extend your 30 Business Day timeline to execute the MN DIA and all associated payments and other requirements. Please plan accordingly.

Study Results and Construction Estimates:

This letter and the attached MN DIA together provide system requirements and cost estimates of system modifications necessary for interconnection of the project identified above. The requirements for this project have been broken into two sections: operational requirements and system modifications. Operational requirements include DER facility size, settings, or procedures necessary to interconnect the proposed system. System modifications are physical equipment modifications that Xcel Energy will need to make to distribution and substation facilities for the interconnection to be feasible.

A model of the feeder, SMT082, on which the DER unit would interconnect, was created for the purpose of studying the feasibility of the proposed interconnection. The system impact study analyzed rapid voltage change, grounding issues, metering/monitoring, and short circuit protection to determine impacts on the Xcel Energy distribution system.

In addition, a facility study has been prepared to determine the above referenced good faith engineering indicative estimate of Distribution and Substation costs required to accommodate this project. This facility study was based on the data provided by the Interconnection Customer as part of MN DIP Attachment 7. However, the indicative cost estimate is generally based on typical conditions encountered on past construction projects, which may or may not be directly comparable.

A transmission study was not required.

Below is a list of additional considerations uncovered during the study.

- **Operational**
 - Short Circuit Analysis
 - The available fault current at the Point of Interconnection is calculated to be:
 - Single Line to Ground: 3595 Amps
 - 3-Phase: 4821 Amps
 - X/R + Seq: 3.12
 - X/R 0 Seq: 2.83
 - These values can and will change due to various circumstances. Xcel Energy personnel shall not be held responsible for any damage to property or person resulting from the use of this data.
 - These values do not include the applied-for DER contribution.
 - MISO/Transmission Assessment
 - A transmission system assessment is not required.

Please upload the executed MN DER Interconnection Agreement (MN DIA) package (including attachments) to the portal. **Please include the project Case # and “IA Payment” in wire/check notes**, and submit payment as listed below:

Wire transfer

Bank: Wells Fargo Banks, N.A.
City/Stage: San Francisco, CA
Routing/ABA: 121-000-248
Acct No: 31966
Acct Name: NSPM

Checks

Xcel Energy
Customer Receivables - MNDER
PO Box 59, Minneapolis, MN 55440-0059

Please contact me at Ryan.W.Smisek@xcelenergy.com if you have any questions regarding this information.

We look forward to working with you to bring more DER choices to our customers.

Thank you,

Ryan Smisek

Xcel Energy
Engineer

STATEMENT OF WORK REQUESTED

DATE: May 26, 2022
WORK REQUESTED BY: SV CSG Mankato North 1, LLC
WORK LOCATION: Mankato
ADDRESS: 44.224202, -93.981715, Mankato, MN, 56001
PROJECT/SITE NAME: SV CSG Mankato North 1, LLC
CASE NUMBER: 4193997

CONSISTING OF:

Payment for amounts due as reflected in Attachments 2 and 6 to the MN DIA associated with above work location.
See reverse for more details.

Please include the project Case # and "IA Payment" in wire/check notes, and submit payment as follows:

If payments are by wire transfer, send to:
Bank: Wells Fargo Bank, N.A.
City/State: San Francisco, CA
Routing/ABA: 121-000-248
Acct No: 31966
Acct Name: NSPM

If by check:
Xcel Energy
Customer Receivables - MNDER
PO Box 59
Minneapolis, MN 555440-0059

The facilities installed or removed by Northern States Power Company, a Minnesota corporate ("Xcel Energy" or the "Company") shall be the property of the Company and any payment by customer shall not entitle customer to any ownership interest or right therein. Customer's and Company's rights and obligations with respect to the facilities and services provided through the facilities are subject to additional terms and conditions as provided in the General Rules and Regulations and/or in the Rate Schedules of Xcel Energy's Electric Rate Book for customer's specific service, as they now exist or may hereafter be changed, on file with the state regulatory commission in the state where service is provided.

The undersigned hereby requests and authorizes Northern States Power Company, a Minnesota corporation ("Xcel to do the work described above, and in consideration thereof, agrees to pay \$ 99,807.00
in accordance with the following terms:

Payment required to move forward with design and construction for DER project

Receipt of the above amount hereby acknowledged on behalf of the Company _____

Northern States Power Company, a
Minnesota corporation ("Xcel Energy")

Customer

Print Full Name and Title

SV CSG Mankato North 1 LLC

Print Full Name and Title (if applicable)

Lee Gabler

lee.e.gabler@xcelenergy.com

Tim Polz

tim@sunvest.com

FOR XCEL ENERGY USE

Xcel Energy Representative _____

Xcel Energy Work Order # _____

Construction: \$ 99,807.00

Removal: \$

Total: \$ 99,807.00

Form 17-7012

STATEMENT OF WORK REQUESTED

DATE: May 26, 2022
WORK REQUESTED BY: SV CSG Mankato North 1, LLC
WORK LOCATION: Mankato
ADDRESS: 44.224202, -93.981715, Mankato, MN, 56001
PROJECT/SITE NAME: SV CSG Mankato North 1, LLC
CASE NUMBER: 4193997

CONSISTING OF:

See MN DIA Attachment 2 and Attachment 6 for breakdown of the costs. One-third of the estimated cost is to be paid within 30 days and a Letter of Credit issued to cover the remaining estimated payment consistent with the Section 10 tariff and MN DIA. Above-named entity agrees to comply with all provisions of the Section 10 tariff and where applicable the Section 9 tariff.

These cost estimates are based on historical costs from similar Xcel Energy projects. Actual costs can vary significantly and the customer will be responsible for the actual costs of the project. This statement of work is valid for 30 days from the date of this notice. If either the signed agreement or initial one-third payment is received after this date, the SOW will not be countersigned by Xcel Energy, and the project is subject to rejection, loss of queue position, and will require a new application to be submitted to be considered.

Please complete signature(s) electronically through the interconnection portal and submit payment using one of the options below. For questions, reach out to MN Distributed Energy Resources at MNDER@xcelenergy.com. Please include the project Case # and "IA Payment" in wire/check notes, and submit payment as follows:

If payments are by wire transfer, send to:

Bank: Wells Fargo Bank, N.A.
City/State: San Francisco, CA
Routing/ABA: 121-000-248
Acct No: 31966
Acct Name: NSPM

If by check:

Xcel Energy
Customer Receivables - MNDER
PO Box 59
Minneapolis, MN 555440-0059



N27 W24025 PAUL CT, SUITE 100
PEWAUKEE, WI 53072
PHONE: (262)-547-1200
WWW.SUNVEST.COM

ELECTRICAL ENGINEER STAMP:

PROFESSIONAL ENGINEER STAMPS

ISSUANCE:
**INTERCONNECTION
PLAN SET**

APPLICATION #: 04193997

SCALE: 1"=150'

LICENSED ELECTRICAL ENGINEER certifies that they prepared all the electrical "E" sheets in this drawing set.
LICENSED STRUCTURAL ENGINEER certifies that they prepared all of the structural "S" sheets in this drawing set.
LICENSED CIVIL ENGINEER certifies that they prepared all of the civil "C" sheets in this drawing set.
It should be noted that any plan sheets not identified above have been prepared and certified by others and have been included herein for informational purposes only.

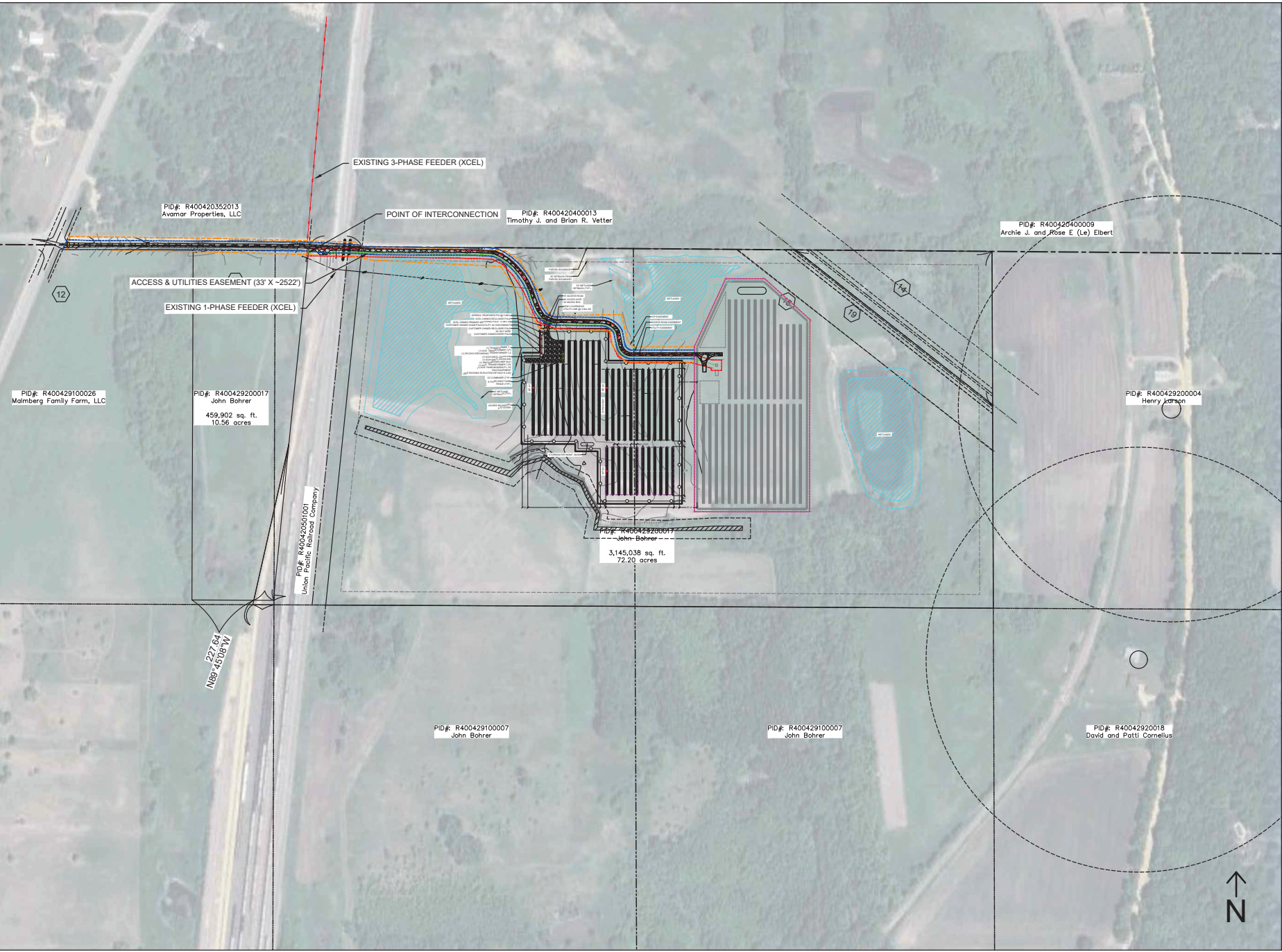
10		21	
9		20	
8		19	
7		18	
6		17	
5		16	
4		15	
3		14	
2	01/24/25	13	
1	12/18/24	12	
0	9/19/23	11	
REV	SET/DATE	REV	SET/DATE
		CHECKED BY: AC	
SCALE: AS NOTED		JOB NO: 01233	

SV CSG
MANKATO NORTH 1
23759 3RD AVE
MANKATO, MN 56001

SHEET TITLE
OVERALL PARCEL LAYOUT

DWG. NO.

PV-1.01



DECOMMISSIONING PLAN

FOR

SV CSG MANKATO NORTH 1, LLC

Mankato, Minnesota

PREPARED BY:



PREPARED FOR:



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.



SARAH SMEDLEY, MINNESOTA LICENSE NO. 52904
DATE OF SIGNATURE: December 20, 2024

REV.	DATE	DESCRIPTION	AUTHOR	CHECKER	APPROVER
0	12/20/2024	Decommissioning Plan – SV CSG Mankato	SAS	WA	SAS

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1. INTRODUCTION

The purpose of this report is to describe the decommissioning process for the Mankato North 1 solar photovoltaic (PV) generation facility ("the project") located at 23759 Third Avenue, Mankato, Minnesota, 56001. The project consists of (2,346) Hanwha 630W solar modules mounted to a driven pile, single axis tracker system. Both direct current (DC) and alternating current (AC) conductors will be trenched in conduit. After final circuit consolidation at the PV system pad mounted switchboard, the system's voltage will be stepped-up to distribution level at the Xcel owned transformer and interconnected, onto an existing utility distribution circuit. Construction includes elevated solar modules mounted on driven steel piles, concrete inverter/transformer pads, and gravel access roads.

2. SUMMARY STATEMENT OF EXPECTED RESIDUAL VALUE

The expected residual value of the solar facility is the difference between the removal/restoration cost and the salvage value. The decommissioning cost to remove the solar PV facility and reestablish the property back to a grassy field is not expected to exceed an expenditure of \$143,513 at the end of the project's expected service life.

3. BASIS OF PLAN NARRATIVE

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

3.1 GENERAL

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

3.2 CIVIL INFRASTRUCTURE

- Topsoil used to backfill excavations will be borrowed from onsite locations. No topsoil import is included.
- Remove rip rap at stormwater basins.
- Aggregate removal will be the full depth of the aggregate section for roads, equipment pads, and other areas utilizing aggregate. No aggregate will be buried. Includes subgrade scarification prior to backfilling with topsoil.

- Turf establishment includes mulch, fertilizer, and water as necessary to achieve 70% ground cover as required to satisfy the NPDES Construction General Permit.
- Sediment control cost consists of silt fence but could also be fiber logs. Location of sediment control will be downslope from exposed soils only in areas where sedimentation offsite or into onsite water bodies can reasonably be expected.
- Trees and shrubs shall be protected and shall remain in place.

3.3 STRUCTURAL INFRASTRUCTURE

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

3.4 ELECTRICAL INFRASTRUCTURE

- PV modules to be recycled. Assumption is that the modules are 156 cell polysilicon modules, having an approximate dimension of 8' x 4' in dimension.
- Switchgear including transformers will be removed from their respective concrete pads and recycled or returned to the manufacturer.
- Copper wiring will be dug up (if required) and recycled.
- Aluminum wiring will be dug up (if required) and recycled.
- On site riser or interconnection poles shall be removed.
- String inverters/combiner boxes are no more than 172 lbs. in weight and not more than 28.3" x 27.5" x 17.7" in dimension. A two-person crew can dismantle a string inverter and recycle the components.
- Transformers are pad mounted and weigh approximately 8,500 pounds.
- Underground power and communication cables can be removed by excavating with a power trencher or excavator.

3.5 RECYCLED PV MODULES

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

4. SCHEDULE OF REMOVAL AND RESTORATION COSTS

Mankato North 1 CSG						
ENGINEER'S ESTIMATE						
Schedule of Removal and Restoration Costs						
		QUANTITY	UNITS	\$/UNIT	COST	NOTES
CIVIL INFRASTRUCTURE						
1	Road Aggregate, Rip Rap, and Geotextile	7074	CF	\$ 100	\$ 7,074.00	Remove full section of aggregate road, rip rap, and geotextile fabrics
2	Road Aggregate, Rip Rap, and Geotextile Haul and Offsite Disposal	7074	CF	\$ 3.66	\$ 25,890.84	Hauling offsite
3	Topsoil Backfill	5424	CF	\$ 100	\$ 5,424.00	Onsite relocation of topsoil to backfill road and equipment pad excavations
4	Fence Removal	2,354	FT	\$ 100	\$ 2,354.00	Includes fence mesh, post framing, concrete foundations, gates, etc.
5	Fence Haul and Offsite Disposal	18,832	LBS	\$ 0.05	\$ 941.60	assume 8lbs per LF
6	Concrete Equipment Pad Removal	1	EA	\$ 5,000.00	\$ 5,000.00	
7	Concrete Waste Haul and Offsite Disposal	1	EA	\$ 2,500.00	\$ 2,500.00	
8	Site Grading	1	ACRES	\$ 5,000.00	\$ 5,000.00	Grading smooth all areas disturbed by removals, excavations, etc, assumed (0.1x project area) + Road Area + Equipment Pad Area
9	Turf Establishment	6	ACRES	\$ 1500.00	\$ 9,000.00	Hydroseed all areas disturbed by removals, excavations, etc
10	Sediment Control	1855	FT	\$ 10.00	\$ 18,550.00	Silt fence installation
11	Concrete Waste Haul and Offsite Disposal	1	EA	\$ 500.00	\$ 500.00	
Structural Infrastructure						
15	Foundation Removal	510	EA	\$ 18.50	\$ 9,435.00	
16	Foundation Haul and Offsite Disposal	510	EA	\$ 150	\$ 765.00	Assumed [20] post of or 100 mod tables and [15] post of or 75 mod tables
17	Steel Racking Removal	93840	LBS	\$ 0.34	\$ 31905.60	Assumed 10 lbs per LF of array
18	Steel Racking Haul and Offsite Recycling	93840	LBS	\$ 0.03	\$ 2,815.20	
Electrical Infrastructure						
19	Removal of Solar Modules	2,346	EA	\$ 3.00	\$ 7,038.00	
20	Removal of String Inverters	8	EA	\$ 40.00	\$ 320.00	
21	Removal of Switchgear/Xmr	2	EA	\$ 1200.00	\$ 2,400.00	
22	Removal of Riser and Interconnection Poles	6	EA	\$ 800.00	\$ 4,800.00	
23	Removal of SCADA/Aux Panel/Weather Station	1	EA	\$ 350.00	\$ 350.00	
24	Removal of Medium Voltage AL Cables	1	MW	\$ 1200.00	\$ 1200.00	
25	Removal of Fiber Optic Cables	1	MW	\$ 250.00	\$ 250.00	
Total Cost					\$143,513.24	

5. SCHEDULE OF SALVAGE VALUES

Mankato North 1 CSG						
ENGINEER'S ESTIMATE						
Schedule of Salvage Value						
		QUANTITY	UNITS	\$/UNIT	Value	NOTES
Structural Infrastructure						
1	Steel Pile	20.4	TONS	\$200.00	\$4,080.00	Assuming 80lbs. per pile
2	Steel Racking	46.92	TONS	\$200.00	\$9,384.00	
3	Fence	2,400	LF	\$0.50	\$1,200.00	
Electrical Infrastructure						
4	PV Modules	2,346	EA	\$25.00	\$58,650.00	
5	String Inverters	8	EA	\$500.00	\$4,000.00	
6	Equipment Switchgear in Xfmrs	2	EA	\$1,200.00	\$2,400.00	
7	SCADA/Aux/Weather Station Equipment	1	EA	\$350.00	\$350.00	
8	MV AL Collection Lines	400	LBS	\$0.20	\$80.00	
9	DC Copper Wires	5,130	LBS	\$1.00	\$5,130.00	
10	AC Aluminum Wires	1,630	LBS	\$0.40	\$652.00	
Total Value					\$85,926.00	



There are no farm fields bordering the natural vegetation, eliminating the concern of pesticide drift. Based on the location of the project and the natural screening on the parcel, we are requesting that no additional screening is required per the ordinance and that a landscaping plan is not required as the parcel is essentially on “an island”.

LIGHTING

The Project does not anticipate having any lighting on-site. In the event security conditions arise that would require lighting, each light would be directed downward.

NOISE

SV CSG Mankato North 1, LLC will comply with all state and local noise requirements. See the attached specification sheet for the noise emission of the proposed equipment (highlighted red).

OPERATIONS AND MAINTENANCE

The Project will be operated and maintained by SV CSG Mankato North 1, LLC . It is anticipated there will be monthly and quarterly inspections of all equipment, vegetation management as well as snow removal as necessary. Seed mixes for the native and pollinator-friendly grasses will be finalized prior to start of construction.

DECOMMISSIONING PLAN

A decommissioning plan to ensure equipment removal at the end of the project life is included in the application and a letter of credit or some other form of security will be attained as part of the building permit application as required per the ordinance. A copy of the decommissioning plan can be found later on in the application starting on page 38.

SV CSG Mankato North 1

SV CSG Mankato North 1

Created Sep 27, 2023
Updated Sep 27, 2023
Time-step 1 minute
Timezone offset UTC-6
Minimum sun altitude 0.0 deg
Site ID 101680.17716

Project type Basic
Project status: active
Category 500 kW to 1 MW
(1,000 kW / 8 acre limit)



Misc. Analysis Settings

DNI: varies (1,000.0 W/m^2 peak)
Ocular transmission coefficient: 0.5
Pupil diameter: 0.002 m
Eye focal length: 0.017 m
Sun subtended angle: 9.3 mrad

PV Analysis Methodology: Version 2
Enhanced subtended angle calculation: On

Summary of Results

No glare predicted!

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced
	deg	deg	min	min	kWh
SV CSG Mankato North 1	SA tracking	SA tracking	0	0	-

Component Data

PV Array(s)

Total PV footprint area: 6.3 acres

Name: SV CSG Mankato North 1
Footprint area: 6.3 acres
Axis tracking: Single-axis rotation
Backtracking: Shade
Tracking axis orientation: 180.0 deg
Maximum tracking angle: 60.0 deg
Resting angle: 0.0 deg
Ground Coverage Ratio: 0.33
Rated power: -
Panel material: Smooth glass without AR coating
Vary reflectivity with sun position? Yes
Correlate slope error with surface type? Yes
Slope error: 6.55 mrad



Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	44.224460	-93.980558	816.03	0.00	816.03
2	44.224475	-93.979239	818.70	0.00	818.70
3	44.224095	-93.979105	819.13	0.00	819.13
4	44.224103	-93.978638	820.38	0.00	820.38
5	44.222484	-93.978568	821.69	0.00	821.69
6	44.222523	-93.979244	819.59	0.00	819.59
7	44.222965	-93.979330	819.95	0.00	819.95
8	44.223195	-93.980344	817.75	0.00	817.75
9	44.223207	-93.980580	816.38	0.00	816.38

Route Receptor(s)

Name: Route 1
Route type: Two-way
View angle: 50.0 deg



Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	44.221664	-93.989250	825.36	0.00	825.36
2	44.225178	-93.987222	812.40	0.00	812.40

Discrete Observation Receptors

Number	Latitude	Longitude	Ground elevation	Height above ground	Total Elevation
	deg	deg	ft	ft	ft
OP 1	44.223834	-93.971805	865.88	0.00	865.88
OP 2	44.229600	-93.980882	827.70	0.00	827.70
OP 3	44.227540	-93.983671	811.25	0.00	811.25
OP 4	44.225543	-93.971942	868.49	0.00	868.49
OP 5	44.221219	-93.988037	829.32	0.00	829.32
OP 6	44.224604	-93.983331	815.25	0.00	815.25

Obstruction Components

Name: Obstruction 1

Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.225248	-93.980786	815.54
2	44.225010	-93.980711	817.16
3	44.225064	-93.976967	825.13
4	44.225279	-93.977192	824.92
5	44.225248	-93.980786	815.54

Name: Obstruction 10

Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.221532	-93.983593	820.32
2	44.220471	-93.983099	819.34

Name: Obstruction 2

Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.223947	-93.975108	825.85
2	44.222932	-93.974958	825.75
3	44.223116	-93.975344	826.06
4	44.223947	-93.975108	825.85

Name: Obstruction 3

Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.222439	-93.975053	826.14
2	44.222624	-93.975847	826.38
3	44.222501	-93.976662	823.14
4	44.222331	-93.978035	822.37
5	44.222008	-93.977842	823.82
6	44.221686	-93.976963	828.22
7	44.221593	-93.974860	827.84
8	44.222439	-93.975053	826.14

Name: Obstruction 4
Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.229538	-93.980958	823.45
2	44.229377	-93.981430	815.16
3	44.228992	-93.982374	813.00
4	44.228731	-93.982546	812.83
5	44.228900	-93.981323	813.55
6	44.229338	-93.980497	823.24
7	44.229538	-93.980958	823.45

Name: Obstruction 5
Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.222349	-93.979325	820.00
2	44.222902	-93.980055	819.22
3	44.222979	-93.980699	817.54

Name: Obstruction 6
Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.225163	-93.985291	807.74
2	44.221242	-93.985183	811.78

Name: Obstruction 7
Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.222410	-93.982995	815.08
2	44.221841	-93.983037	817.89

Name: Obstruction 8
Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.225186	-93.976375	825.27
2	44.223879	-93.974090	828.47

Name: Obstruction 9
Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.225068	-93.982971	811.62
2	44.224207	-93.983057	811.45

Summary of PV Glare Analysis

PV configuration and total predicted glare

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced	Data File
	deg	deg	min	min	kWh	
SV CSG Mankato North 1	SA tracking	SA tracking	0	0	-	-

PV & Receptor Analysis Results

Results for each PV array and receptor

SV CSG Mankato North 1 no glare found

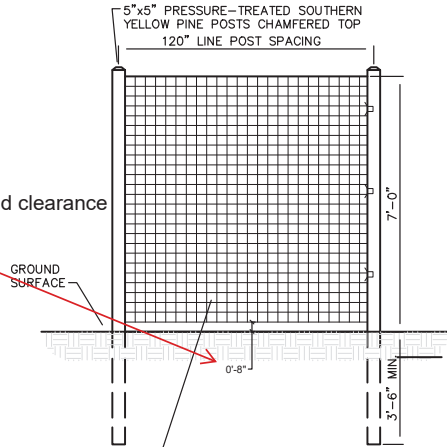
Component	Green glare (min)	Yellow glare (min)
OP: OP 1	0	0
OP: OP 2	0	0
OP: OP 3	0	0
OP: OP 4	0	0
OP: OP 5	0	0
OP: OP 6	0	0
Route: Route 1	0	0

No glare found

Assumptions

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

See that there is 8 inches of ground clearance



BEKAERT SOLIDLOCK PRO, 12.5g HIGH-TENSILE,
FIXED KNOT, WOVEN WIRE FENCE
(20/96/6) OR EQUIVALENT

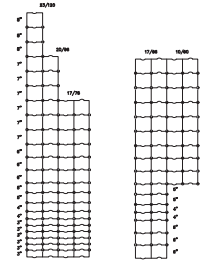
FIXED KNOT FARM FENCE

NOT TO SCALE

#	WIRE NOMENCLATURE	LENGTH	WEIGHT
23	23/120/6	330'	492
20	20/96/3	165'	308
20	20/96/6	330'	395
20	20/96/6	500'	598
17	17/96/6	330'	365
17	17/75/6	330'	326
10	10/60/6	330'	210

#	WIRE NOMENCLATURE	LENGTH	WEIGHT
23	23/120/12	330'	343
20	20/96/12	330'	282
20	20/96/12	660'	564
17	17/96/12	330'	248
17	17/96/12	660'	486
17	17/75/12	330'	235
10	10/60/12	660'	294

WIRE	GAUGE	TENSILE STRENGTH	BREAKING LOAD	GALVANIZATION
Line Wires	12 1/2 ga.	Hi-Tensile 180K-212K	1347 lbs-1687 lbs	.85 oz.-1.4 oz. per sq. ft.
Stay Wires	12 1/2 ga.	Med-Tensile 140K-170K*	1048 lbs-1273 lbs*	.85 oz.-1.4 oz. per sq. ft.
Knot Wires	13 ga.	Low Tensile 57K-76K	311 lbs-456 lbs	.85 oz.-1.4 oz. per sq. ft.

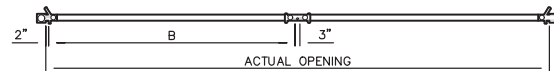


ORDER NOMENCLATURE

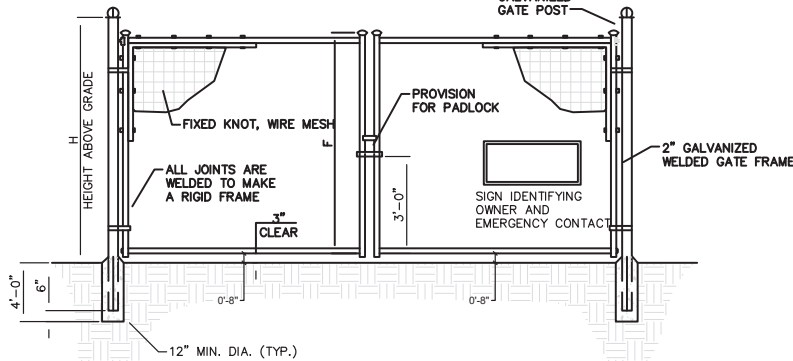
The first two numbers indicate the number or horizontal wires, while the second two numbers indicate the height of the fence. The last number is the distance between vertical stays.

Example: 20/96/12 is a roll with 20 horizontal wires, is 96" high, with vertical stays 12" apart.

- Note new higher strength vertical stay wire spec.
- Other configurations available on special order basis



PLAN VIEW



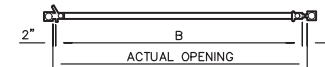
ELEVATION

NOMINAL HEIGHT (H)	ACTUAL (F)	OPENING (B)
7'-0"	MIN 6'-0"	12'-0"

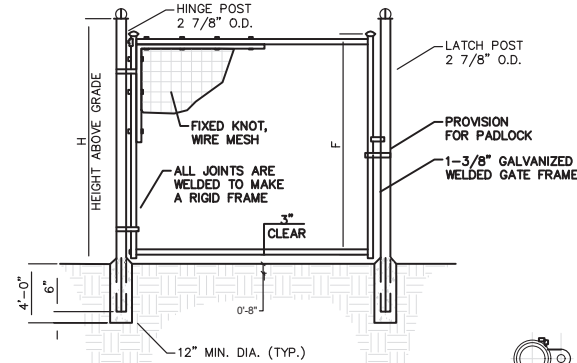
- NOTES
- ALL FENCING AND HARDWARE SHALL BE GALVANIZED.
 - CONCRETE ENCASUREMENT AT END AND GATE POSTS ONLY
 - FIXED KNOT WIRE MESH TO BE BAKAERT SOLIDLOCK PRO (20/96/6), (17/96/6) OR EQUIVALENT

FIXED KNOT FARM FENCE – DOUBLE GATE

NOT TO SCALE



PLAN VIEW



ELEVATION

NOMINAL HEIGHT (H)	ACTUAL (F)	OPENING (B)
7'-0"	MIN 6'-0"	4'-0"

- NOTES
- ALL FENCING AND HARDWARE SHALL BE GALVANIZED.
 - CONCRETE ENCASUREMENT AT END AND GATE POSTS ONLY
 - FIXED KNOT WIRE MESH TO BE BAKAERT SOLIDLOCK PRO (20/96/6), (17/96/6) OR EQUIVALENT

FIXED KNOT FARM FENCE – PERSONNEL GATE

NOT TO SCALE



N27 W24025 PAUL CT, SUITE 100
PEWAUKEE, WI 53072
PHONE: (262)-547-1200
WWW.SUNVEST.COM

ELECTRICAL ENGINEER STAMP:

PROFESSIONAL ENGINEER STAMPS

ISSUANCE:
**INTERCONNECTION
PLAN SET**

APPLICATION #: 04193997

LICENSED ELECTRICAL ENGINEER certifies that they prepared all the electrical "E" sheets in this drawing set.
LICENSED STRUCTURAL ENGINEER certifies that they prepared all of the structural "S" sheets in this drawing set.
LICENSED CIVIL ENGINEER certifies that they prepared all of the civil "C" sheets in this drawing set.
It should be noted that any plan sheets not identified above have been prepared and certified by others and have been included herein for informational purposes only.

10		21
9		20
8		19
7		18
6		17
5		16
4		15
3		14
2	01/24/25	13
1	12/18/24	12
0	9/19/23	11
REV	SET/DATE	REV SET/DATE
DRAWN BY: TO	CHECKED BY: AC	
SCALE: AS NOTED	JOB NO: 01233	

SV CSG
MANKATO NORTH 1
23759 3RD AVE
MANKATO, MN 56001

SHEET TITLE
FENCE AND GATE DETAILS

DWG. NO.

C-3.00



Vegetation Installation and
Management Plan for SV CSG Mankato
North 1, LLC

Prepared January 2025 by:



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1. Mankato North 1 Vegetation Management Plan (VMP) Overview

1.1. Site Developer

Sunvest
N27 W24025 Paul Ct. Suite 100
Pewaukee, WI 53072
262.547.1200

1.2. Site Address

23759 3rd Ave
Mankato, MN 56001

1.3. Vegetation Restoration Consultant

Natural Resource Services, Inc
2885 Quail Road NE
Sauk Rapids, MN 56379
320.290.5363

and

16425 W. State Route 90
Princeville, IL 61559

1.4. Project Description

The proposed Mankato North 1 project is a 1 MVA AC project planned for approximately 6 acres of land within the solar site footprint and about 7 acres in the entire parcel. The site is located in Blue Earth County, Mankato, MN. No wetlands have been delineated within the parcel boundary. Vegetative screening is also not planned at this time. A stormwater basin will be implemented on site.

Tracker-style panels with approximately 30" ground clearance at max tilt and above-ground drivelines are planned. The site will also be planted with a fully-native pollinator mix to achieve the Habitat Friendly Solar status as defined by the Board of Water and Soil Resources (<https://www.revisor.mn.gov/statutes/cite/216B.1642>).¹

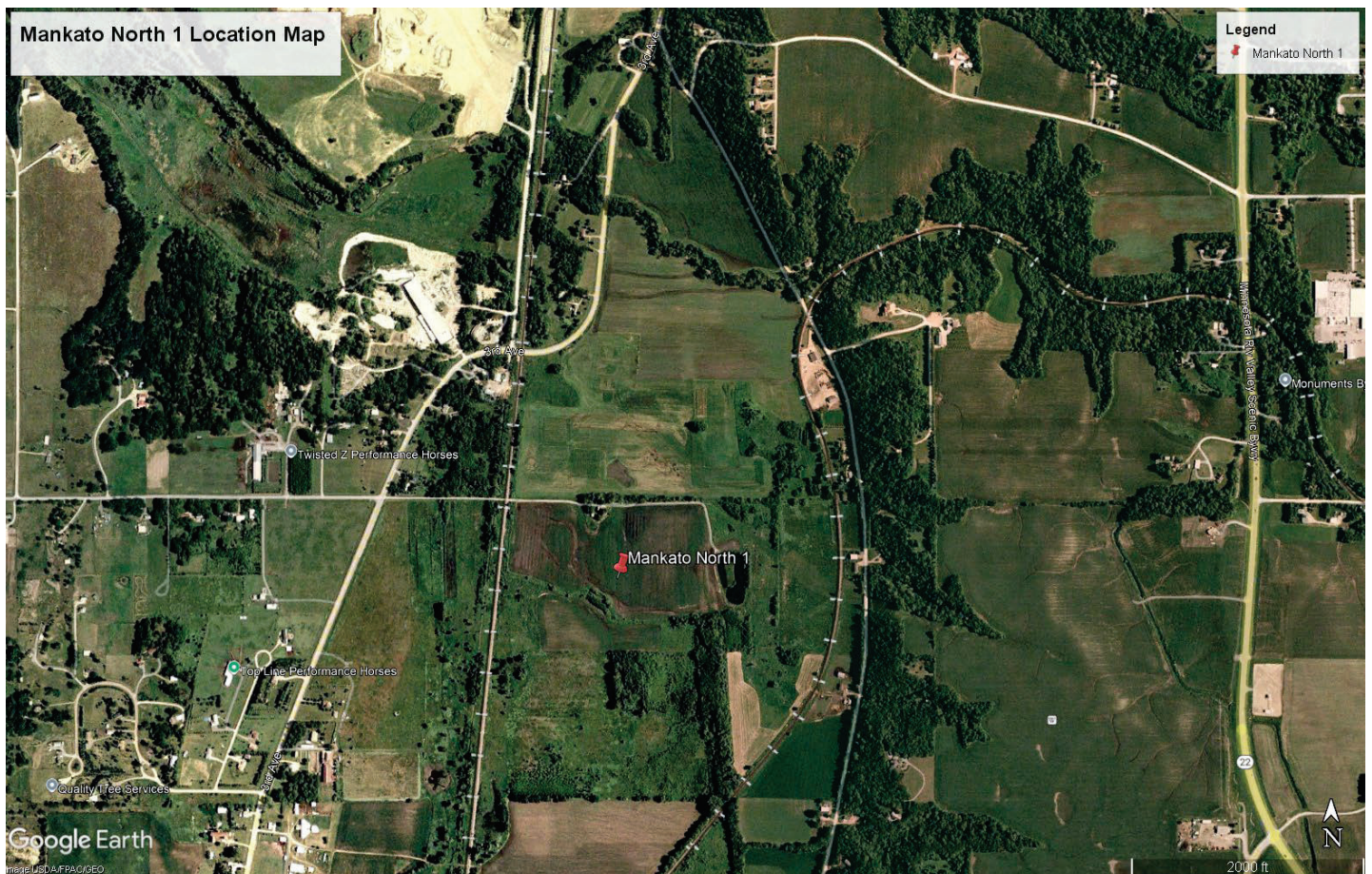
1.5. VMP Use and Objectives

The VMP was written to provide a brief overview and description of the project and to act as a guide for vegetation installation and management. It has been custom-written based on information known at the time of writing. The VMP should be treated as a living document and adjusted as additional information about the site is gathered both pre and post construction. A qualified native vegetation contractor with a history of success working on native vegetation restorations should be contracted to implement the procedures outlined in this document and to provide feedback and suggestions for the VMP during the lifespan of the project.

2. Site Information

2.1. Site Location

The Mankato North 1 project site is about a ½ mile to the east of the intersection of 238th Lane and 3rd Ave. and is situated approximately a ¼ mile away between two railroads. The Mankato Regional Airport is about 2.75 miles to the east. The GPS coordinates for this site are 44.223241, -93.979469. Outside of the parcel boundary to the north and east are delineated wetlands; trees are also present near the southern border of the parcel.



3. Overview of Vegetation Establishment and Management

3.1. Vegetative Goals

The primary vegetative goal is to establish permanent vegetation that does not interfere with solar production. This solar site is being planted with 100% native species. The species chosen produce an emphasis on native pollinator habitat to achieve and maintain the Minnesota Habitat Friendly Solar status.

3.2. Contribution of Native Habitat on Solar Sites

Economical production of power is the foremost goal of solar sites. There is a parallel opportunity to provide critically important native pollinator-friendly habitat throughout the array while capitalizing on the long-term low maintenance needs of native vegetation.

Establishing prairies and other native plant communities within the confines of solar sites provides a tremendous opportunity to restore ecosystems that have been severely degraded or eliminated across all areas of the country.

Native plants have profound root systems, many reaching 12 or more feet deep into the soil. Rainwater follows those roots into the ground, helping to reduce water runoff and promote the drainage of standing water into an aquifer. Those deep roots also stabilize the soil, preventing erosion from rain and wind. The plants provide seeds for songbirds, cover for game birds and, of course, provide blossoms and host plants for our beloved butterflies and other nectar-loving insects.

Native grasses and forbs will be selected based on their ecological appropriateness to the specific conditions of this site, with consideration to their mature height to not interfere with panel productivity. These species will not require irrigation, fertilizer, or other soil amendments.

The contribution to habitat restoration cannot be overstated given the acreage impacted and lifespan of the project.



3.3. Vegetation Installation Overview

The native mix planned for this array is selected for ecological appropriateness to the soil types, soil moisture, and site conditions. The native mix chosen keeps mature plant height of 24" to 36" so as to not interfere with panel productivity. The habitat provides low-maintenance vegetation that won't require fertilizer, amended soils or irrigation on this site.

It is important to note that the species selected for this site are based on their ability to successfully establish from seed and thrive within the unique conditions found on solar sites. From a practical standpoint, the species contained in these mixes are generally available in the marketplace and, as a whole, have reasonable price points. Ultimately, the list consists of well-performing, workhorse species coupled with smaller amounts of more unique species for a robust mixture.

3.4. Vegetation Management Overview

Maintenance plays a vital role in the eventual success of any native landscape installation, especially during the establishment period of years one through three. Active management is similar in all areas of the project site. All areas of the site are inspected annually followed by maintenance necessary to encourage healthy native species while discouraging non-native/invasive species. During the growing season of the first year of establishment, the site shall be inspected a minimum of three times.



4. Vegetation Installation Procedures

4.1. Site Inspections and Monitoring

Site inspections and monitoring throughout the installation process are vital to continually assess site conditions and determine what procedures are needed and the timing of those procedures. The pre-construction site inspection is particularly important to determine the need for any herbicide application or mowing prior to soil preparation and seeding.

4.2. Site Preparation Herbicide Application

A site preparation herbicide application, if deemed necessary, should be performed by a licensed, qualified contractor using appropriate herbicides to kill all actively growing weeds on the project site. Typically, only glyphosate herbicide is necessary, but if certain perennial weed species are present such as Canada thistle, a broadleaf additive may be necessary. The contractor should carefully select an herbicide with a short soil residual, such as Garlon 3A, to minimize the impact on germination of the permanent seeding. The vegetation should not be disturbed for a minimum of 14 days after an herbicide application to allow time for effective weed elimination.

4.3. Site Preparation Mowing

Site preparation mowing may be required to reset vegetative growth to prepare for an herbicide application. Additionally, site preparation mowing may be needed to cut and mulch vegetation to simplify the soil preparation and seeding process.

4.4. Soil and Seedbed Preparation

Soil and seedbed preparation is vital to the success of any planting. Disking and harrowing (or raking) the site is common and extremely effective. If extreme compaction is present on site, a ripper may be needed to mitigate the compaction. The seedbed should be relatively smooth and firm prior to seeding. Soil that is too clumpy or too fluffy may result in seeds being planted too deep in the soil to germinate and survive.

4.5. Seed and Seeding

A custom native pollinator seed mix has been designed for use on this project and is found in section 8. Seeding will be completed through broadcasting by using a mechanical spreader appropriate for the specified seed mixes. Large and fluffy seeds (such as most grasses and cover crop) should be broadcast first and then lightly harrowed/raked into the soil. Following the harrowing, small seeds (such as most forbs, sedges, and rushes) should be broadcast on top of the soil.

4.6. Erosion control

Erosion control measures should be implemented as required after permanent seeding is completed.

5. Vegetation Management Procedures

5.1. Adaptive Management

An adaptive management strategy is vital to the success of any project, but especially so for native pollinator restorations. Adaptive management consists of continual monitoring and adjusting maintenance strategies based on the site conditions in order to achieve the best outcomes. No two sites are exactly the same and responding to changing site conditions, weed pressures, weather, and a multitude of other variables is essential to the success of the planting.

5.2. Complete Site Maintenance Mowing

Complete site maintenance mowing consists of mowing the entire project area during the growing season, including trimming as appropriate around equipment or in inaccessible areas. Complete site maintenance mowing is implemented primarily during the establishment phase of the restoration (years 1-3) for several reasons. First, if a closed canopy of vegetation develops, mowing is implemented to knock back the taller vegetation and allow sunlight to reach the native seedlings below. Second, if weed species are present and actively nearing their seed set, mowing is implemented to prevent those weeds from producing viable seed. Third, vegetation has become tall enough to shade the panels or impact other solar equipment on site and must be cut down.

5.3. Integrated Vegetation Maintenance

Integrated vegetation maintenance or IVM is a method using a combination of targeted mowing/trimming and herbicide application aimed at reducing or eliminating weed species and promoting the desired vegetation. IVM is implemented starting towards the end of the 2nd full growing season typically and is used throughout the life of the project. 3 IVM visits are typical on most sites until year 5 when a reduction to 1-2 visits per year can be made if site conditions allow.

5.4. Dormant Mowing

Dormant mowing is a type of complete site mow implemented when vegetation is not actively growing on site. This method is typically performed in early spring or fall. Oftentimes, dormant mows are completed in the fall to mulch up dead vegetation and encourage decomposition. This practice also has a dual purpose of cleaning up the site to make electrical maintenance easier and to reduce the chance of accidental fire.

6. Vegetation Installation and Management Timeline

6.1. Site Prep and Installation Phase

Site Preparation:

1. Prior to the start of construction, a cover crop may be seeded to aid in erosion control, soil moisture management, and weed suppression.
2. Inspection of the project area to assess site conditions and determine the need for any site prep mowing or spraying activities.
3. If necessary, an herbicide application will be completed using glyphosate (Round-up® or equivalent) as per manufacturer's directions in areas with actively growing vegetation. Allow a minimum of 14 days before disturbing the soil or completing seeding activities.
4. When perennial broadleaf vegetation is present a triclopyr herbicide will be added (Garlon 3A® or equivalent) as per manufacturer's directions. When a broadleaf herbicide is used allow a minimum of 30 days before disturbing the site or completing seeding.
5. Depending on the density and type of undesirable vegetation present (i.e., annual vs perennial) a complete site mowing might be advisable in lieu of an herbicide application. For instance, if the site is dominated by Foxtail (an annual), mowing would be preferable to an herbicide application.

Soil Prep and Seeding:

1. Construction debris, garbage, and building materials will be removed and/or staged outside the intended seeding areas.
2. Disk soil within the project area in preparation for seeding. Harrow or rake the soil to achieve the proper seedbed.
3. Broadcast the large and fluffy seed (mostly grasses) along with a cover crop of winter wheat or oats.
4. Harrow or rake the soil to work the seed to a proper depth.
5. Broadcast the small seeds (forbs, sedges, rushes, small grass seeds) on top of the soil.

Installation Phase Maintenance

If the site is seeded in the summer or early fall, 1-2 complete site mowings may be needed during this first partial growing season.

6.2. Establishment Phase

Year 1 is defined as the 1st full growing season for the vegetation. A recommendation of 3 complete site mowings is most common for this phase. Depending on site conditions and vegetation growth, more or less may be needed.

Year 2 is the second full growing season. 3 total visits are typical with 2 complete site mowings and 1 Integrated Vegetation Maintenance visit the most likely combination.

Year 3 typically requires 3 IVM site visits depending on vegetation status.

6.3. Maintenance Phase

Year 4 – 34. During the maintenance phase, 2 IVM visits are typical.

7. Monitoring

Consistent project monitoring is essential to evaluate vegetative establishment, weed presence, and possible erosion concerns. This information helps determine which management procedures to utilize, the proper timing for those procedures, and whether any other remedial action is required such as reseeding or replanting. As the site's vegetation matures, adaptive management should be utilized as previously described.

8. Seed Mixes

Mankato North 1 Native Pollinator Seed Mix						
Seeding Rate- 13 PLS Lbs/acre- 91.4 seeds/ft ²						
Common Name	Scientific Name	Bloom Month	% of Mix	Seeds/ft ²	% Seeds / ft ²	PLS Lbs
Grasses						
Sideoats Grama	Bouteloua curtipendula		22.31%	6.4	6.99	2.900
Prairie Brome	Bromus kalmii		1.92%	0.7	0.80	0.250
Plains Oval Sedge	Carex brevior		2.31%	3.2	3.50	0.300
Pointed-broom Sedge	Carex scoparia		0.77%	3.1	3.38	0.100
Brown Fox Sedge	Carex vulpinoidea		1.54%	7.3	8.04	0.200
Silky Wild Rye	Elymus villosus		6.54%	1.7	1.88	0.850
Slender Wheatgrass	Elymus trachycaulus		4.62%	1.5	1.66	0.600
Little Bluestem	Schizachyrium scoparium		36.54%	26.2	28.63	4.750
Prairie Dropseed	Sporobolus heterolepis		0.38%	0.3	0.32	0.050
Graminoid Total			76.92%	50.5	52.20%	10.000
Forbs						
Anise Hyssop	Agastache foeniculum	Jun-Sep	0.09%	0.4	0.43	0.012
Common Yarrow	Achillea millefolium	Jun-Aug	0.58%	4.9	5.36	0.075
Nodding Onion	Allium cernuum	Jul-Aug	0.12%	0.0	0.05	0.015
Lead Plant	Amorpha canescens	Jun-Aug	1.33%	1.0	1.11	0.173
Canada Anemone	Anemone canadensis	May-Jun	0.06%	0.0	0.02	0.008
Wild Columbine	Aquilegia canadensis	Apr-Jun	0.06%	0.1	0.11	0.008
Common Milkweed	Asclepias syriaca	Jun-Aug	0.17%	0.0	0.04	0.023
Butterfly Milkweed	Asclepias tuberosa	Jun-Aug	0.14%	0.0	0.03	0.019
Canada Milkvetch	Astragalus canadensis	Jun-Aug	1.38%	1.1	1.23	0.180
Calico Aster	Symphyotrichum lateriflorum	Aug-Oct	0.12%	1.4	1.51	0.015
Cream Gentian	Gentiana flavida	Aug-Sep	0.23%	1.5	1.69	0.030
Partridge Pea	Chamaecrista fasciculata	Jul-Sep	2.31%	0.3	0.33	0.300
Prairie Coreopsis	Coreopsis palmata	Jun-Aug	0.29%	0.1	0.15	0.038
White Prairie Clover	Dalea candida	Jun-Sep	3.89%	3.5	3.85	0.506
Purple Prairie Clover	Dalea purpurea	Jul-Sep	5.77%	5.0	5.43	0.750
Prairie Blazing Star	Liatris pycnostachya	Aug-Sep	0.21%	0.1	0.12	0.027
Monkey Flower	Mimulus ringens	Jun-Sep	0.06%	6.3	6.93	0.008
Virginia Mountain Mint	Pycnanthemum virginianum	Jun-Sep	0.23%	2.4	2.65	0.030
Long-headed Coneflower	Ratibida columnifera	Jun-Aug	0.69%	1.4	1.52	0.090
Black-eyed Susan	Rudbeckia hirta	Jun-Oct	1.85%	8.1	8.86	0.240
Gray Goldenrod	Solidago nemoralis	Aug-Oct	0.06%	0.8	0.90	0.008
Ohio Spiderwort	Tradescantia ohiensis	May-Jul	0.10%	0.0	0.04	0.014
Hoary Vervain	Verbena stricta	Jun-Sep	0.58%	0.8	0.84	0.075
Golden Alexanders	Zizia aurea	Apr-Jun	2.77%	1.5	1.59	0.360
Forb Total			23.08%	41.0	44.80%	3.000
Mix Total			100%	91.5	100%	13.000

Mankato North 1 Basin Mix

Seeding Rate-6 lb/acre -135.3 seeds/ft²

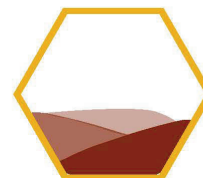
Common Name	Scientific Name	Bloom Month	% of Mix	Seeds/ft ²	% Seeds/ft ²
Grasses					
Virginia Wild Rye	Elymus virginicus		18.33%	1.70	1.25
Bottlebrush Sedge	Carex comosa		6.67%	4.41	3.26
Fringed Sedge	Carex crinita		6.67%	3.38	2.50
Pointed-broom Sedge	Carex scoparia		3.33%	6.17	4.56
Common Fox Sedge	Carex stipata		3.33%	2.50	1.85
Brown Fox Sedge	Carex vulpinoidea		3.33%	7.35	5.43
Fowl Manna Grass	Glyceria striata		0.33%	1.18	0.87
Fowl Bluegrass	Poa palustris		13.00%	37.25	27.53
Little Bluestem	Schizachyrium scoparium		20.00%	6.61	4.89
Graminoid Total			75.00%	70.53	52.13%
Forbs					
Canada Anemone	Anemone canadensis	May-Jun	1.51%	0.27	0.20
Calico Aster	Symphyotrichum lateriflorum	Aug-Oct	0.90%	1.31	0.97
Canada Milkvetch	Astragalus canadensis	Jun-Aug	3.09%	1.16	0.86
Nodding Bur Marigold	Bidens cernua	Aug-Oct	0.75%	0.35	0.26
Southern Blue Flag Iris	Iris virginica shrevei	Jun-Jul	1.51%	0.03	0.02
Great Blue Lobelia	Lobelia siphilitica	Jul-Oct	1.20%	13.28	9.81
Monkey Flower	Mimulus ringens	Jun-Sep	0.60%	30.54	22.57
Virginia Mountain Mint	Pycnanthemum virginianum	Jun-Sep	1.51%	7.30	5.40
Black-eyed Susan	Rudbeckia hirta	Jun-Oct	4.14%	8.40	6.21
Ohio Spiderwort	Tradescantia ohiensis	May-Jul	3.77%	0.66	0.49
Golden Alexanders	Zizia aurea	Apr-Jun	6.02%	1.46	1.08
Forb Total			25.00%	64.75	47.87%
Mix Total			100%	135.28	100%

9. Pollinator Scorecard



Solar Site Pollinator Habitat Assessment Form for Project Planning

For solar companies and local governments to meet pollinator/wildlife habitat certification



1. PERCENT OF PROPOSED SITE VEGETATION COVER TO BE DOMINATED BY WILDFLOWERS

- ☐ 31-45 % +5 points
☒ 46-60 % +10 points
☐ 61+ % +15 points

Total points **10**

Note: Projects may have "array" mixes and diverse border mixes; forb dominance should be averaged across the entire site. The dominance should be calculated from total numbers of forb seeds vs. grass seeds (from all seed mixes) to be planted.

2. PLANNED % OF SITE DOMINATED BY NATIVE SPECIES COVER

- ☐ 26-50% +5 points
☐ 51-75% +10 points
☒ 76-100% +15 points

Total points **15**

3. PLANNED COVER DIVERSITY (# of species in seed mixes; numbers from upland and wetland mixes can be combined)

- ☐ 10-19 species +5 points
☐ 20-25 species +10 points
☒ 26 or more species +15 points

Total points **15**

Exclude invasives from species totals.

4. PLANNED SEASONS WITH AT LEAST 3 BLOOMING SPECIES PRESENT (check/add all that apply)

- ☒ Spring (April-May) +5 points
☒ Summer (June-August) +5 points
☒ Fall (September-October) +5 points

Total points **15**

See BWSR [Pollinator Toolbox](#) about bloom seasons

5. AVAILABLE HABITAT COMPONENTS WITHIN .25 MILES (check/add all that apply)

- ☐ Native bunch grasses for nesting +2 points
☒ Native trees/shrubs for nesting +2 points
☐ Clean, perennial water sources +2 points
☐ Created nesting feature/s (bee blocks, etc.) +2 points

Total points **2**

6. SITE PLANNING AND MANAGEMENT

- ☒ Detailed establishment and management plan developed (see [example plan](#)) with funding/contract to implement +15 points
☐ Signage legible at forty or more feet stating pollinator friendly solar habitat (at least 1 every 20ac.) +5 points

Total points **15**

7. SEED MIXES

- ☒ Mixes are composed of at least 40 seeds per square foot +5 points
☐ All seed genetic origin within 175 miles of site ([pg. 7-8 of Guidance](#)) +5 points
☐ At least 2% milkweed cover to be established from seed/plants +10 points

Total points **5**

8. INSECTICIDE RISK

- ☐ Planned on-site insecticide use or pre-planting seed/plant treatment (excluding buildings/electrical boxes, etc.) -40 points
☐ Communication/registration with local chemical applicators about need to prevent drift from adjacent areas. +10 points

Total points

Grand Total **77**

Provides Exceptional Habitat >85
 Meets Pollinator Standards 70-84

Project Name: Mankato North I
 Vegetation Consultant: Natural Resource Services, Inc
 Project County: Blue Earth
 Project Size: 7 acres
 Projected Seeding Date: TBD Ending Permitting

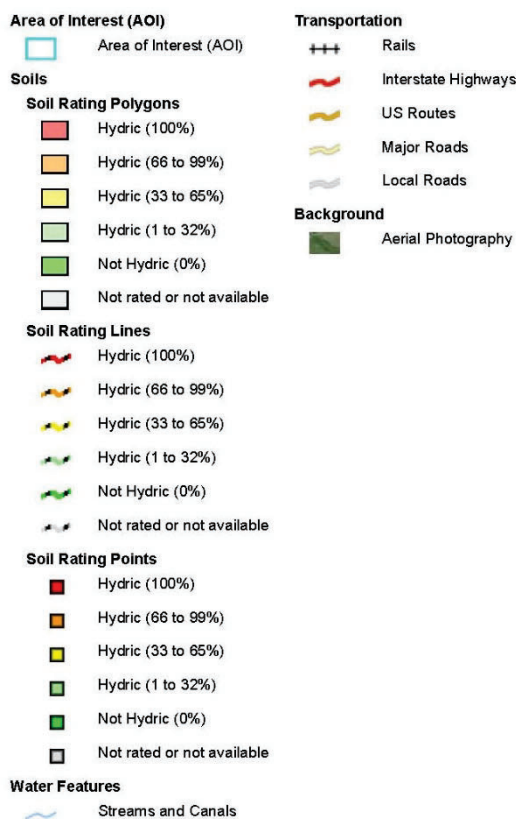
Send completed forms, project plans, seed mixes and any communication with pesticide applicators to dan.shaw@state.mn.us

Note: Measurements of percent "cover" should be based on "absolute cover" defined as the percent of the ground surface that is covered by a vertical projection of foliage as viewed from above. To measure cover diversity it is recommended to use plots, and/or transects in addition to meander searches for accurate measurements. Wildflowers in question 1 refer to "forbs" which are flowering plants that are not woody, and are not graminoids (grasses, sedges, etc) and can include introduced clovers and other non-native species beneficial to pollinators.

10. Soils Maps



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Blue Earth County, Minnesota
Survey Area Data: Version 22, Sep 7, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 2, 2023—Aug 8, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	100	0.0	0.0%
85	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	95	2.9	52.2%
160	Fieldon loam, 0 to 2 percent slopes	100	1.3	23.9%
181	Litchfield loamy fine sand, 1 to 3 percent slopes	4	1.3	23.2%
321	Tilfer silty clay loam	100	0.0	0.7%
Totals for Area of Interest			5.6	100.0%



Minnesota Department of Natural Resources
Division of Ecological & Water Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155-4025

July 21, 2022

Correspondence # MCE 2022-00390

Jonathon Knudsen
Area M Consulting

RE: Natural Heritage Review of the proposed Mankato North 1,
T109N R26W Section 29; Blue Earth County

Dear Jonathon Knudsen,

As requested, the Minnesota Natural Heritage Information System has been reviewed to determine if the proposed project has the potential to impact any rare species or other significant natural features. Based on the project details provided with the request, the following rare features may be impacted by the proposed project:

State-listed Species

- The Loggerhead Shrike (*Lanius ludovicianus*), a state-listed endangered bird, has been documented in the vicinity of the project site. Loggerhead Shrikes use grasslands that contain short grass and scattered perching sites such as hedgerows, shrubs, or small trees. They can be found in native prairie, pastures, shelterbelts, old fields or orchards, cemeteries, grassy roadsides, and farmyards. Shrikes frequently shift territories between years so it is not unusual for a particular nesting area to be vacant for several years before it is used again. If the project boundary contains suitable habitat, then it is possible that these birds may breed in the area. **Please contact me if any tree or shrub removal will occur during the breeding season, April through July, as the DNR may request that a survey for active nests be conducted prior to construction.**
- The Lark Sparrow (*Chondestes grammacus*), a state-listed bird species of special concern, has been documented in the vicinity of the project. This bird species is found in open, grassland areas with scattered trees and shrubs. They build their nest on the ground, in a shrub or a small tree. If feasible, avoid initial disturbance to grassland areas and tree/shrub removal from May 15th through August 15th to avoid disturbance of nesting birds.

- The North American racer (*Coluber constrictor*), a state-listed species of special concern, has been documented in the vicinity of the proposed project and may be encountered on site. These snakes occupy a variety of habitats in the deciduous forest region including forested hillsides, bluff prairies, grasslands, and open woods. Woodland margins and field edges are the preferred summer habitat. During winter months, North American racers hibernate in mammal burrows, caves, rock crevices, gravel banks, stone foundations, and old wells. North American racers have relatively large home ranges, making long-distance movements to and from their hibernacula each year. The North American racer emerges from hibernation in late April. Given the presence of these rare snakes, the DNR recommends that the use of erosion control mesh, if any, be limited to [wildlife-friendly materials](#).
- Please visit the [DNR Rare Species Guide](#) for more information on the habitat use of these species and recommended measures to avoid or minimize impacts. For further assistance with these species, please contact the appropriate [DNR Regional Nongame Specialist](#) or [Regional Ecologist](#).

Federally Protected Species

- To ensure compliance with federal law, conduct a federal regulatory review using the U.S. Fish and Wildlife Service's (USFWS) online [Information for Planning and Consultation \(IPaC\) tool](#).

Environmental Review and Permitting

- Please include a copy of this letter and the MCE-generated Final Project Report in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available, and is the most complete source of data on Minnesota's rare or otherwise significant species, native plant communities, and other natural features. However, the NHIS is not an exhaustive inventory and thus does not represent all of the occurrences of rare features within the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location and project description provided with the request. If project details change or the project has not occurred within one year, please resubmit the project for review within one year of initiating project activities.

The Natural Heritage Review does not constitute project approval by the Department of Natural Resources. Instead, it identifies issues regarding known occurrences of rare features and potential impacts to these rare features. For information on the environmental review process or other natural resource concerns, you may contact your [DNR Regional Environmental Assessment Ecologist](#).

Thank you for consulting us on this matter, and for your interest in preserving Minnesota's rare natural resources.

Sincerely,

A handwritten signature in cursive script that reads "James Drake".

James Drake
Natural Heritage Review Specialist
James.F.Drake@state.mn.us

Cc: Joanne Boettcher

Level 2 Wetland Delineation Report
SV CSG Mankato North 1, LLC
Blue Earth County, Minnesota



Prepared for:

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AREAM

July 2023

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I certify that, to the best of my knowledge, this wetland delineation and report were completed following current wetland standards as set forth by the USACE and BWSR. Findings in this report represent Area M's best judgement based on conditions and information available at the time of the wetland delineation.



Jonathan Knudsen, WDC, MS
Principal Biologist/Wetland Specialist
MN Certified Wetland Delineator 1307

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INTRODUCTION

Area M Consulting (Area M) conducted a wetland delineation for the SV CSG Granite Falls, LLC (Project) located within Blue Earth County, Minnesota. The Area M biologist conducted a routine Level 2 Delineation, as defined by the Board of Water and Soil Resources (BWSR), within the entire Project boundaries following procedures and methods outlined by the United States Army Corps of Engineers (USACE) Wetland Delineation Manual (USACE, 1987), Midwest Regional Supplement (USACE, 2012), and BWSR Guidance for Offsite Hydrology/Wetland Determinations (2016). This wetland delineation report is assembled to inform design and to assist the Client with meeting regulatory requirements necessary for permitting a community solar garden (CSG) in Blue Earth County.

PROJECT DESCRIPTION

The Project, encompassing approximately 8.08 acres, is located 3.3 miles north of Mankato, MN in Section 29, T109N:R26W (Study Area) (Appendix A). The Study Area encompasses a flat, agricultural field bounded on the south by a drainage ditch. The entire Study Area is typically cultivated annually, though the extent of successful crops within the wetland varies by year. Natural vegetation was present within the majority of the Study Area during the field survey. A conspicuous emergent wetland, mapped by Area M in 2022, is adjacent and to the west of the Study Area. Open fields border western and eastern boundaries of the Study Area. The surrounding landscape is a mosaic of farmland, gravel pits, wooded ravines, rivers, and infrastructure associated with Mankato. The entire Study Area is on private land.

OFF-SITE REVIEW

Prior to fieldwork, Area M conducted a comprehensive desktop review of data sources available within the public domain to identify the presence/absence and extent of wetlands that could occur within the Study Area. Areas with hydric signatures, suggesting potential wetland conditions, were evaluated in greater detail during the field investigation. The following data sources were reviewed; the analysis of each data set is discussed in greater detail later in this section.

- ☐ Hydrologic soil data
- ☐ Antecedent precipitation data
- ☐ Mapped Wetlands/Waterbodies
 - U.S. Fish and Wildlife Services (USFWS) National Wetland Inventory (NWI)
 - MNDNR updated NWI
 - MNDNR Public Waters Inventory (PWI)
 - National Hydrography Dataset (NHD)
- ☐ Elevation Data
 - MN Department of Natural Resources (MNDNR) Light Detection and Ranging (LiDAR) Data

- United States Geological Survey (USGS) topographic maps

Mapped Wetland Data

The NWI (USFWS, 2023), MN NWI update (MNDNR, 2023a), PWI (MNDNR, 2023b), and NHD data sets were reviewed for the presence of mapped wetlands and/or waterbodies within the Study Area. One large NWI wetland intersects the southern boundary of the Study Area (Appendix A).

Soils

The Web Soil Survey (NRCS, 2023) was accessed to summarize mapped soil types which occur within the Study Area. Soil units with hydric components are present within the majority of the Study Area (Appendix A). The full list of hydric soils components and attributes is presented in Appendix B.

Topographic Data

Elevation and topographic data from the USGS and MNDNR were reviewed within the Study Area to identify potential basins and depressional areas which could be indicative of wetlands. The Study Area includes a concave area in the northeastern corner of the Study Area (Appendix A). The total topographic relief of the Study Area is approximately 10 feet.

Historic Aerial Photography Review

Historic aerial photographs were analyzed for hydric signatures in conjunction with antecedent precipitation, following the procedures outlined in the Guidance for Offsite Hydrology/Wetland Determinations (BWSR and USACE 2016). Upon review, two areas (Area 1 and Area 2) showing potential wetland signatures in the historic imagery was identified within the Study Area; these areas correspond to the concave landforms and NWI features intersecting the northeastern and southern portions of the Study Area (Appendix C). Exhibit 1 and Exhibit 2, which summarize the data reviewed for the offsite evaluation, are presented in Appendix D. Based on the Decision Matrix in Exhibit 2, one wetland and one potential wetland are present within the Study Area.

Off-site Summary

Overall, the off-site review suggests two wetlands are present within the Study Area (Appendix A). The entire Study Area was investigated in greater detail during the field survey.

FIELD DELINEATION

Methodology

Suspected wetlands identified during the off-site analysis were investigated in the field using routine on-site delineation methods in accordance with the USACE Wetlands Delineation Manual (USACE, 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0) (USACE, 2010). This included the characterization of vegetation, soils, and hydrology on-site. Wetlands are defined by the USACE as “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” For an area to be delineated as a regulated wetland, the vegetative, hydrologic, and soil characteristics must all be present and consistent with federal and state classification criteria.

Transects were established in representative transition zones, perpendicular between suspected wetland and upland areas. Survey Points were recorded along each transect, moving from upland to wetland to identify the wetland boundary. Wetland criteria were evaluated at each Survey Point and a Wetland Determination Form – Midwest Region (Form) was completed. Additional Survey Points were collected within unique vegetation communities (if present) to document and characterize baseline hydrology, soils, and vegetation within the Study Area. Determination of wetland type was based on the classification system developed by Cowardin et al. (1979) and the USFWS Circular 39 system (Shaw & Fredine 1956). Plant communities were classified using Wetland Plants and Plant Communities of Minnesota and Wisconsin system (Eggers and Reed, 1997). The entire Study Area was surveyed in the field to confirm the absence of additional wetlands.

The location and boundaries of wetland features identified by Area M during field surveys were recorded in the field using a Trimble Geoexplorer 6000 which typically achieves accuracy within 2 feet. A map depicting wetland boundaries, survey points, and transects is included in Appendix A. Representative photographs of the Study Area are included in Appendix E. Field Forms are included in Appendix F.

Antecedent Precipitation Analysis

Antecedent Precipitation conditions were evaluated using the NRCS Method for Evaluating Antecedent Moisture Conditions. Data from the Minnesota Climatology Working Group and Natural Resources Conservation Service. WETS Tables suggest moisture conditions were wetter than normal during the field survey on June 20, 2023 (Table 1). These conditions were taken into consideration when conducting the delineation.

Table 1. Study Area precipitation data.

Value	First Prior Month May	Second Prior Month April	Third Prior Month March
estimated precipitation total for this location:	5.84R	2.94R	1.99R
30% chance this location will have less than:	3.38	1.86	1.38
30% chance this location will have more than:	4.93	3.63	2.19
type of month	wet	normal	normal
monthly score	3 * 3 = 9	2 * 2 = 4	1 * 2 = 2
Multi-Month Score:			15 (Wet)

Field Conditions

Area M conducted the field delineation on June 20, 2023. Field conditions were dry. The temperature was approximately 75 degrees Fahrenheit and mostly sunny with minimal wind. The southern portion of the Study Area was not planted.

Field Review Summary

Based upon this routine Level 2 Wetland Delineation, it is the professional opinion of Area M that one wetland is present within the Study Area (Appendix A).

Wetland 1: Type 1/Type 2 - Fresh (Wet) Meadow/Seasonally Flooded Basin – 0.12 acres

Wetland 1, within Area 2, is a small Type 1/Type 2 wetland located in a shallow depression in the northeastern corner of the Study Area. Area 2 was flagged as a wetland based on the off-site Hydrology Determination (BWSR 2016). At SP 1-1, located just inside of the Wetland 1 boundary, soils were hydric, with redox present within a 12-inch stratum (F6). Secondary hydrology indicators were present, including Saturation Visible on Aerial Imagery (C9), FAC-Neutral Test (D5), and Geomorphic Position (D2). The plant community was hydric and dominated by a monoculture of reed canary grass (*Phalaris arundinacea*). At SP 1-2, adjacent and upland of Wetland 1, the vegetation was evaluated as upland and dominated by reed canary grass, smooth brome (*Bromus inermis*), yarrow (*Achillea millefolium*), and dandelion (*Taraxacum officinale*). Soils were non-hydric, with similar matrix coloration but no redox. Wetland hydrology indicators were absent. Wetland 1 was mapped by following the slight topographic transition between concave and convex landform and dominance of reed canary grass. Aerial imagery and lidar review was used to amend the line to coincide with the average of wetland extent during years with normal antecedent precipitation.

Area 1 – Upland

Area 1, identified during off-site review, is located along an irrigation drainage on the southern boundary of the Study Area. Area 1 was flagged as a wetland based on the off-site Hydrology Determination (BWSR 2016) and keyed out as a wetland. However, Area M determined that an on-site determination was required within Area 1 because the altered cropping patterns were difficult to verify via imagery. Many of the images collected in May and June showed Area 1 as not planted yet, potentially due to typical soggy Spring conditions. At SP 2, collected in the center of Area 1, soils were hydric meeting the Thick Dark Surface indicator (A12). The plant community was not hydric, dominated by reed canary grass and smooth brome along the edges and by milkweed (*Aesclepias syriaca*) throughout the center. Wetland hydrology indicators were absent. Therefore, Area 1 was confirmed as upland.

RESULTS AND RECOMMENDATIONS

Based upon this routine Level 2 Wetland Delineation, it is the professional opinion of Area M that the Study Area does contain one feature (Wetland 1) that satisfies the criteria to be a wetland pursuant to the Army Corps of Engineers' 1987 Manual with subsequent clarification memoranda and pursuant to confirmation by the USACE (Appendix A). Activities impacting wetlands and waterways are regulated through both the Local Government Unit (LGU) and USACE, which administer the Wetland Conservation Act (WCA) and Clean Water Act (CWA), respectively. The wetlands and wetland boundaries described within this report are described based on the conditions in the field at the time of the survey and subject to verification by state, federal, and local agencies, which have final authority over wetland presence, extent, and jurisdictional status.

REFERENCES

Board of Water and Soil Resources. 2010. Wetland Conservation Act: Choosing the Appropriate Method. BWSR Technical Guidance July 1, 2010.

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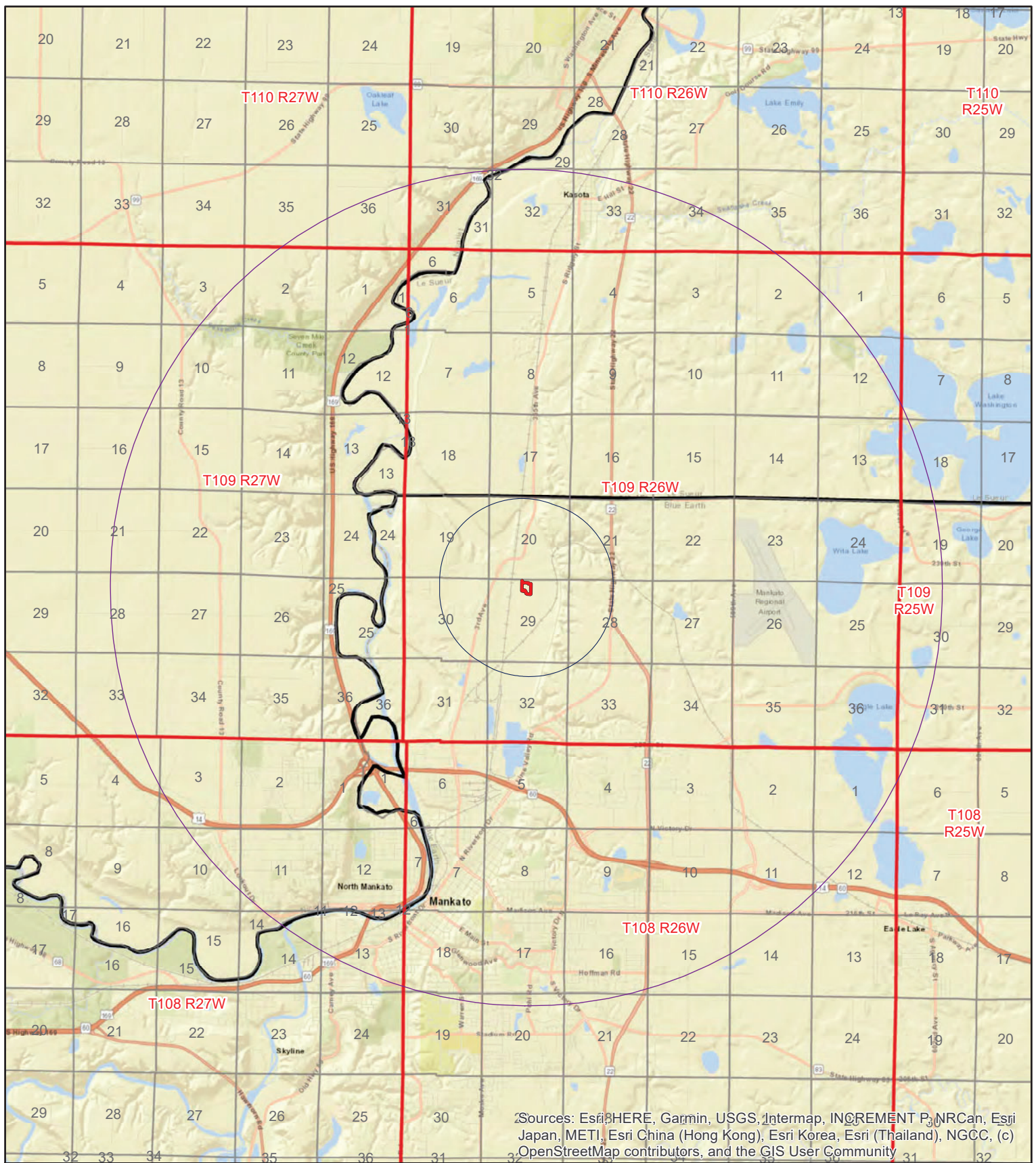
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Appendix A: Maps



SV CSG Mankato North 1

Blue Earth County, MN

S29 T109N:R26W

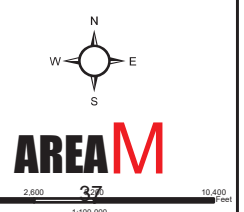
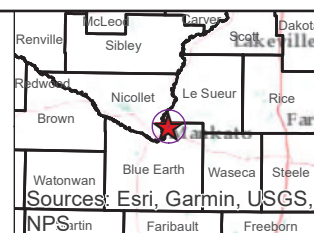
8.08 Acres

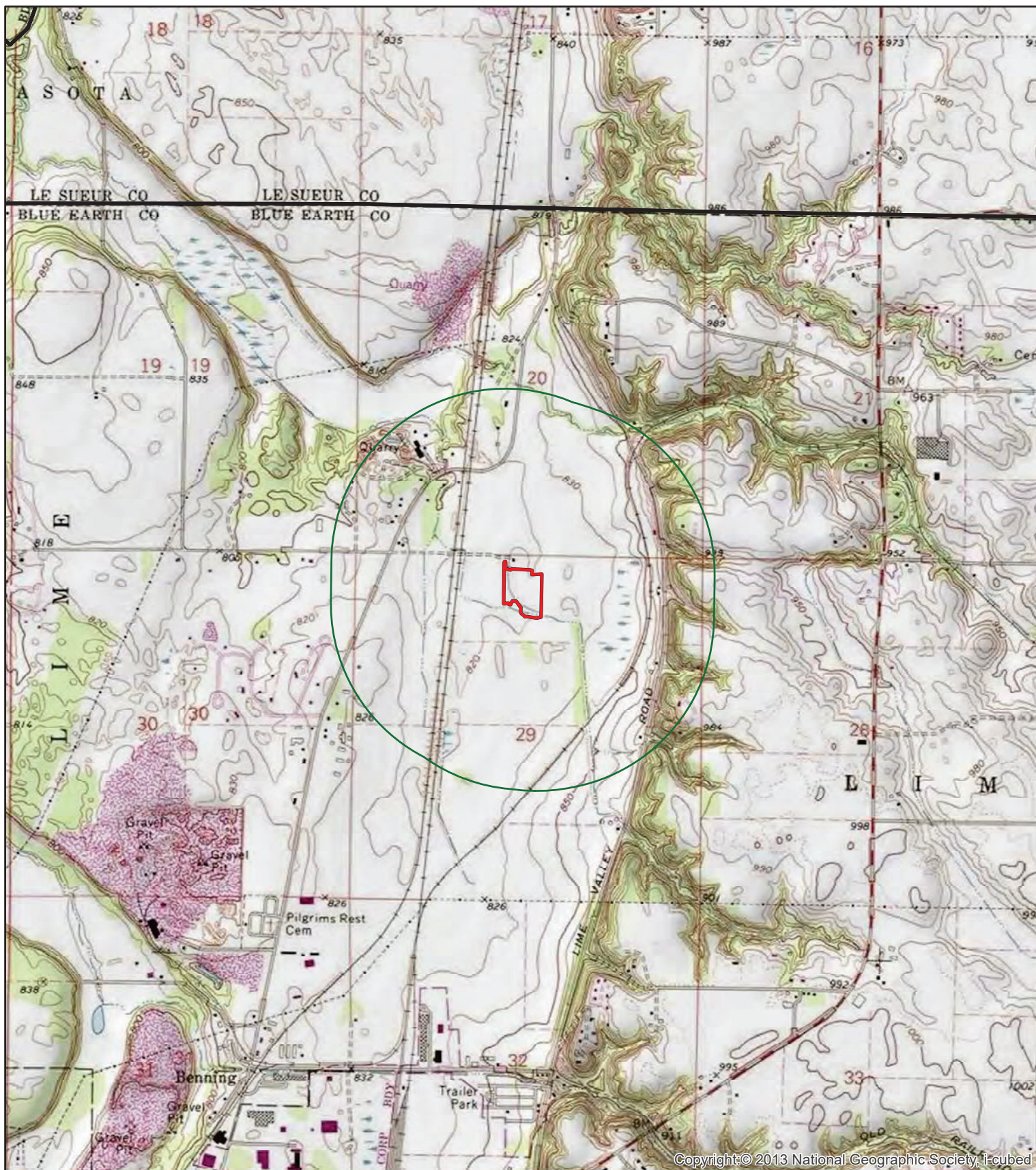
44.224097 Lat

-93.981633 Long

- ★ Project Location
- County Boundary
- Study Area
- Township Boundary
- 1-Mile Buffer
- Section Boundary
- 5-Mile Buffer

Map 1. Location Map





SV CSG Mankato North 1

Map 2. 1:24,000 Topographic Map

Blue Earth County, MN



Study Area



County Boundary

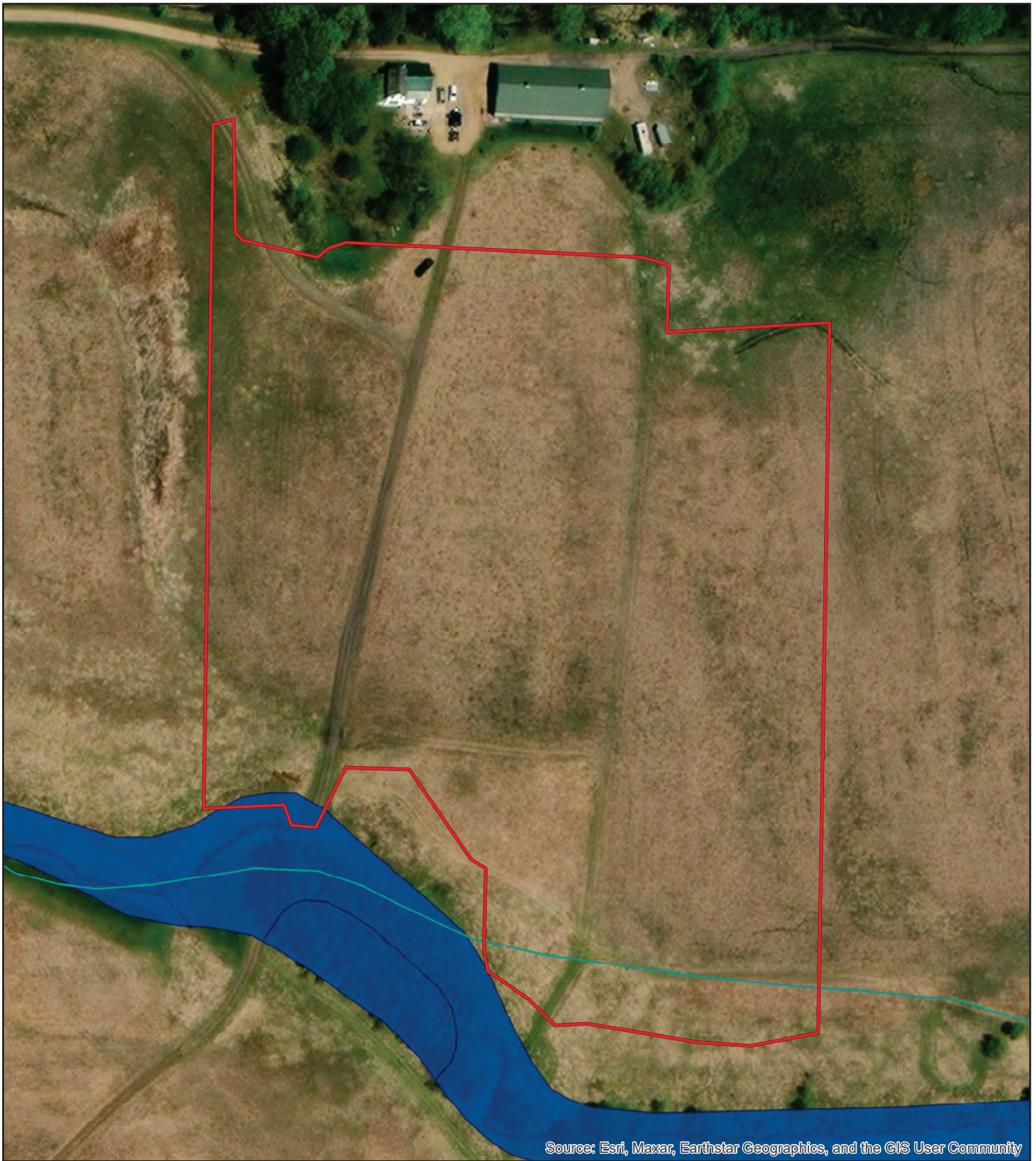


0.5-Mile Buffer



AREAM

0 625 1250 2500 feet
1:24,000

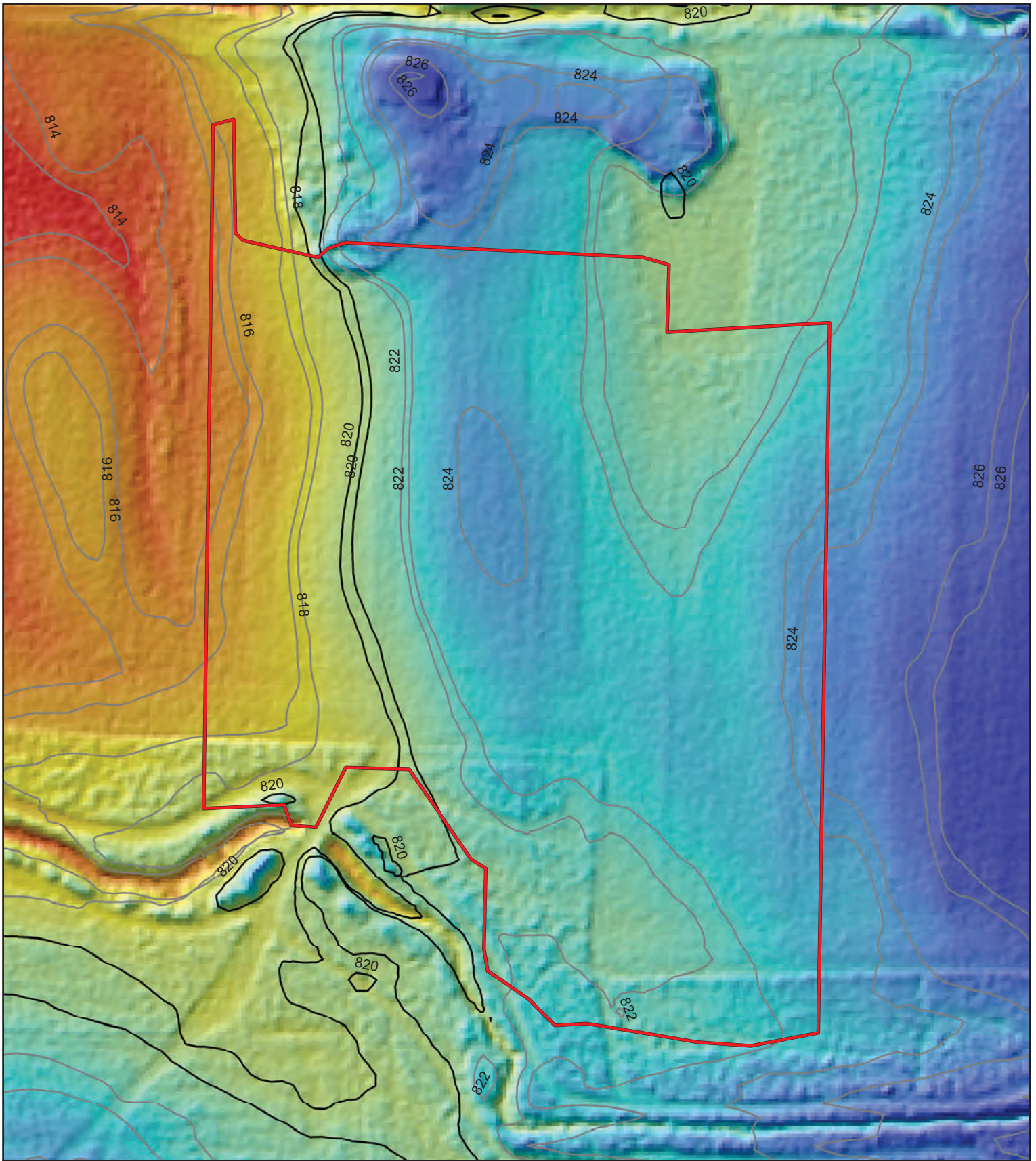


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SV CSG Mankato North 1

Map 3. Wetland Resources Map

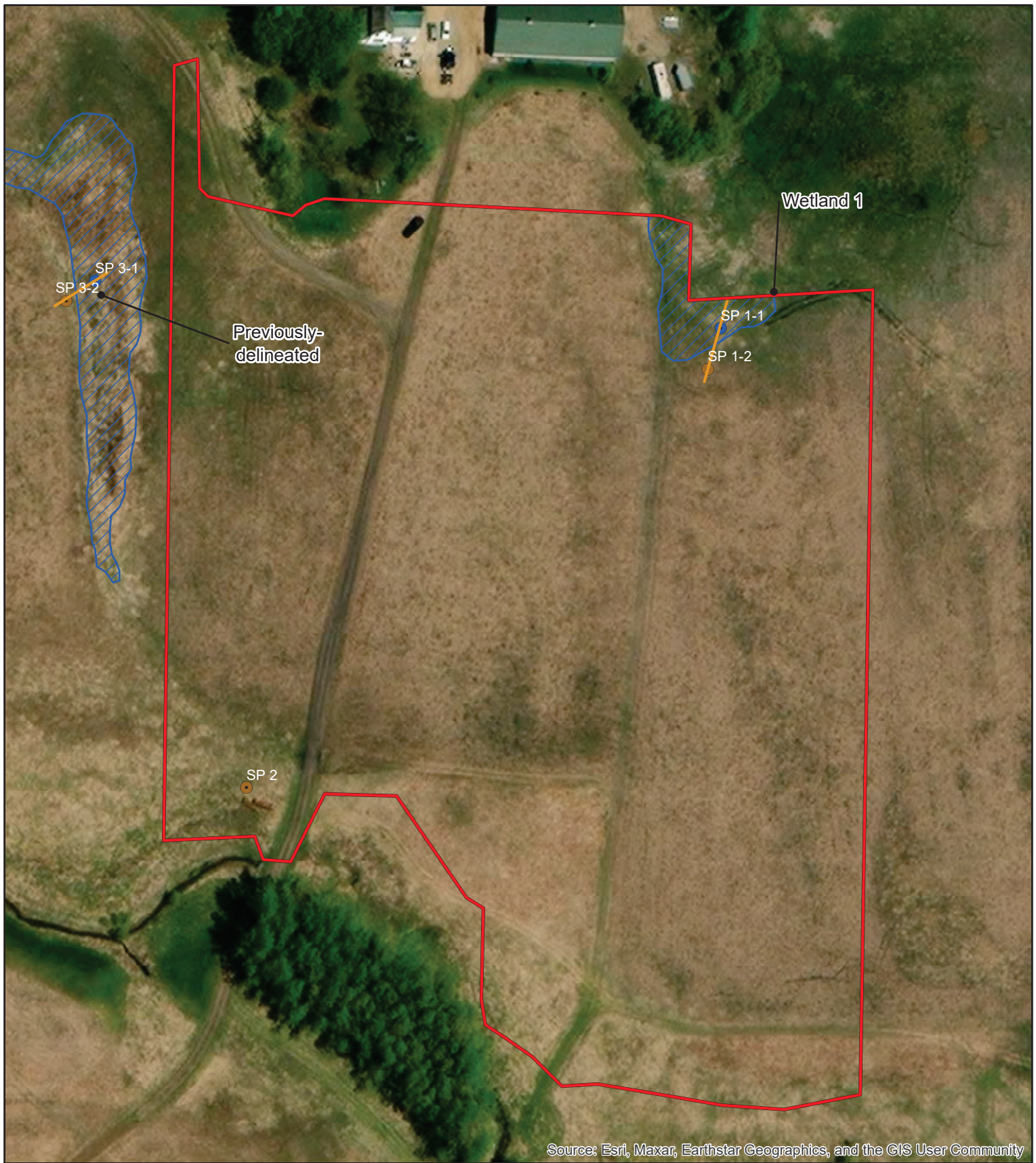
Blue Earth County, MN	<table border="0"> <tr> <td> NHD Flowline</td> <td> NWI</td> <td> Floodway</td> </tr> <tr> <td> NHD Waterbody</td> <td> PWI Flowline</td> <td> 100-Year Floodplain</td> </tr> <tr> <td></td> <td> PWI Waterbody</td> <td></td> </tr> </table>	 NHD Flowline	 NWI	 Floodway	 NHD Waterbody	 PWI Flowline	 100-Year Floodplain		 PWI Waterbody		  
 NHD Flowline	 NWI	 Floodway									
 NHD Waterbody	 PWI Flowline	 100-Year Floodplain									
	 PWI Waterbody										



SV CSG Mankato North 1

Map 4. Lidar Map

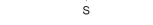
Blue Earth County, MN	Study Area Contour Interval — Index (10-ft) — Intermediate (2-ft) High Low	AREAM 0 37.5 40 150 feet
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SV CSG Mankato North 1

Map 5. Delineation Map

Blue Earth County, MN	 Study Area  Waterway  Delineated Wetland  Upland Sampling Point  Wetland Sampling Point Wetland Transect	  
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Appendix B: Soils Report

Hydric Rating by Soils Unit and Hydric Soil List – All components

Hydric Rating by Map Unit—Blue Earth County, Minnesota (SV_CSG_MankatoNorth1)



Hydric Rating by Map Unit—Blue Earth County, Minnesota
(SV_CSG_MankatoNorth1)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Blue Earth County, Minnesota
Survey Area Data: Version 20, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 30, 2020—Oct 8, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	100	0.3	4.0%
85	Calco silty clay loam, 0 to 2 percent slopes, occasional flooded	95	3.8	46.6%
160	Fieldon loam, 0 to 2 percent slopes	100	2.1	25.7%
181	Litchfield loamy fine sand, 1 to 3 percent slopes	4	1.7	21.2%
321	Tilfer silty clay loam	100	0.2	2.5%
Totals for Area of Interest			8.1	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

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Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Hydric Soil List - All Components

This table lists the map unit components and their hydric status in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

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Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. Doc. 2012-4733 Filed 2-28-12. February, 28, 2012. Hydric soils of the United States.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.
- Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

Report—Hydric Soil List - All Components

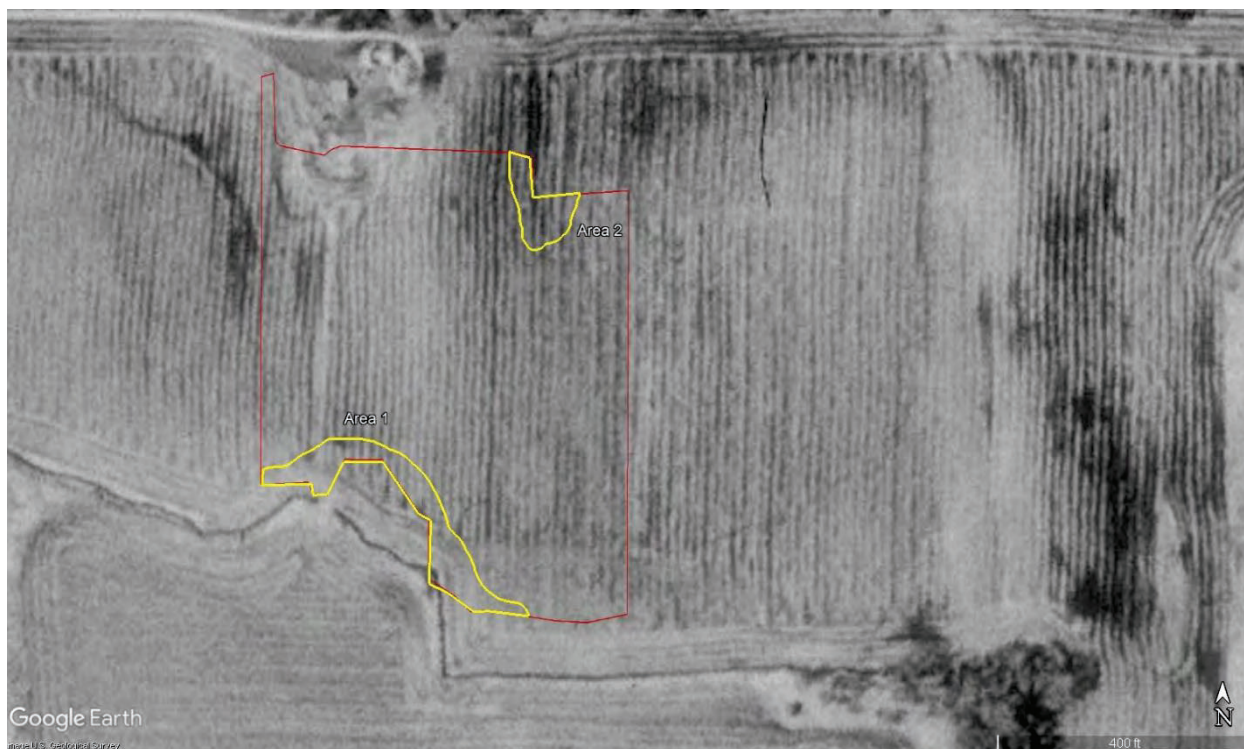
Hydric Soil List - All Components—MN013-Blue Earth County, Minnesota					
Map symbol and map unit name	Component/Local Phase	Comp. pct.	Landform	Hydric status	Hydric criteria met (code)
35: Blue Earth mucky silt loam, 0 to 1 percent slopes	Blue Earth	75-90	Depressions	Yes	2
	Canisteo	5-15	Rims on depressions, ground moraines	Yes	2
	Harps	1-8	Rims on depressions	Yes	2
	Lemond	0-2	Outwash plains, terraces	Yes	2
85: Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	Calco-Occasionally flooded	75-95	Flood plains	Yes	2
	Colo-Occasionally flooded	5-15	Flood plains	Yes	2
	Spillville-Occasionally flooded	0-10	Flood plains	No	—
160: Fieldon loam, 0 to 2 percent slopes	Fieldon	75-95	Lake plains, outwash plains, terraces	Yes	2
	Biscay	5-15	Outwash plains, terraces	Yes	2
	Okoboji	0-10	Lake plains, depressions	Yes	2
181: Litchfield loamy fine sand, 1 to 3 percent slopes	Litchfield	90	Outwash plains	No	—
	Darfur	4	Flats	Yes	2
	Dickinson	3	Outwash plains	No	—
	Estherville	3	Outwash plains	No	—
321: Tilfer silty clay loam	Tilfer	90	Flats on benches	Yes	2
	Joliet	10	Outwash plains	Yes	2

Data Source Information

Soil Survey Area: Blue Earth County, Minnesota

Survey Area Data: Version 20, Sep 6, 2022

Appendix C: Aerial Imagery Slides



April 1991



June 2003



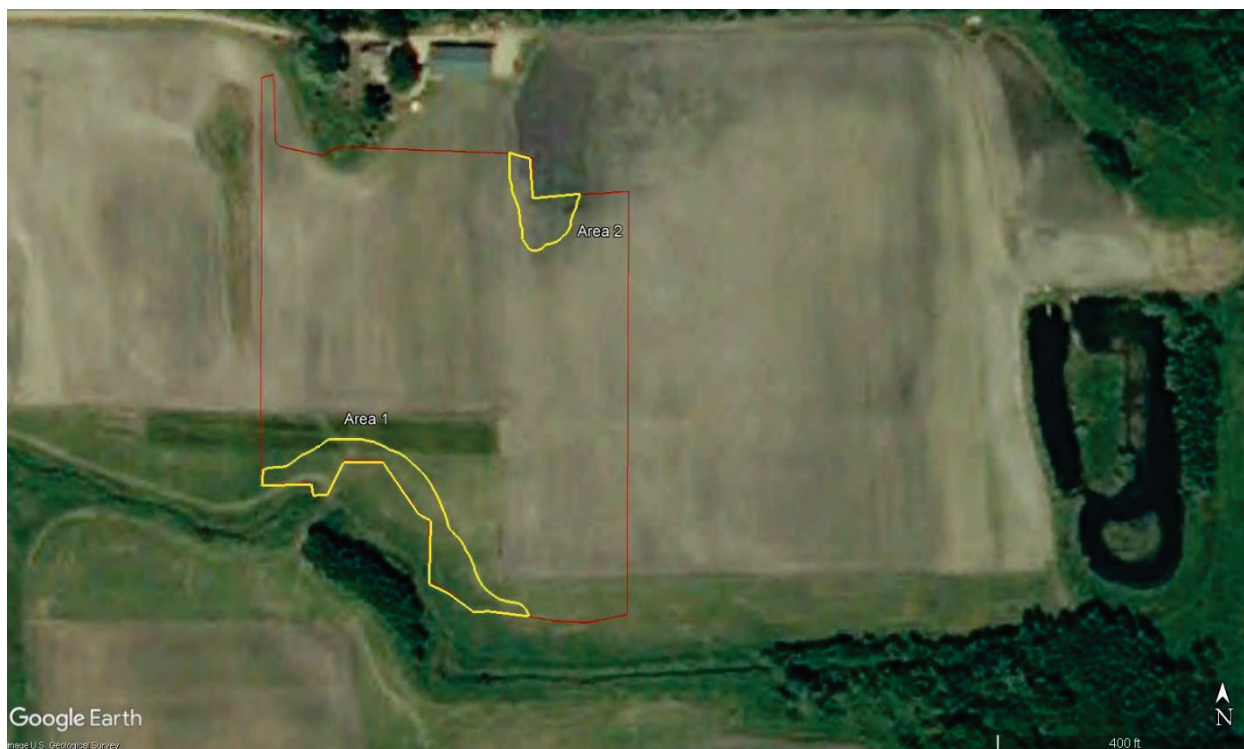
September 2003



August 2004



May 2006



June 2008



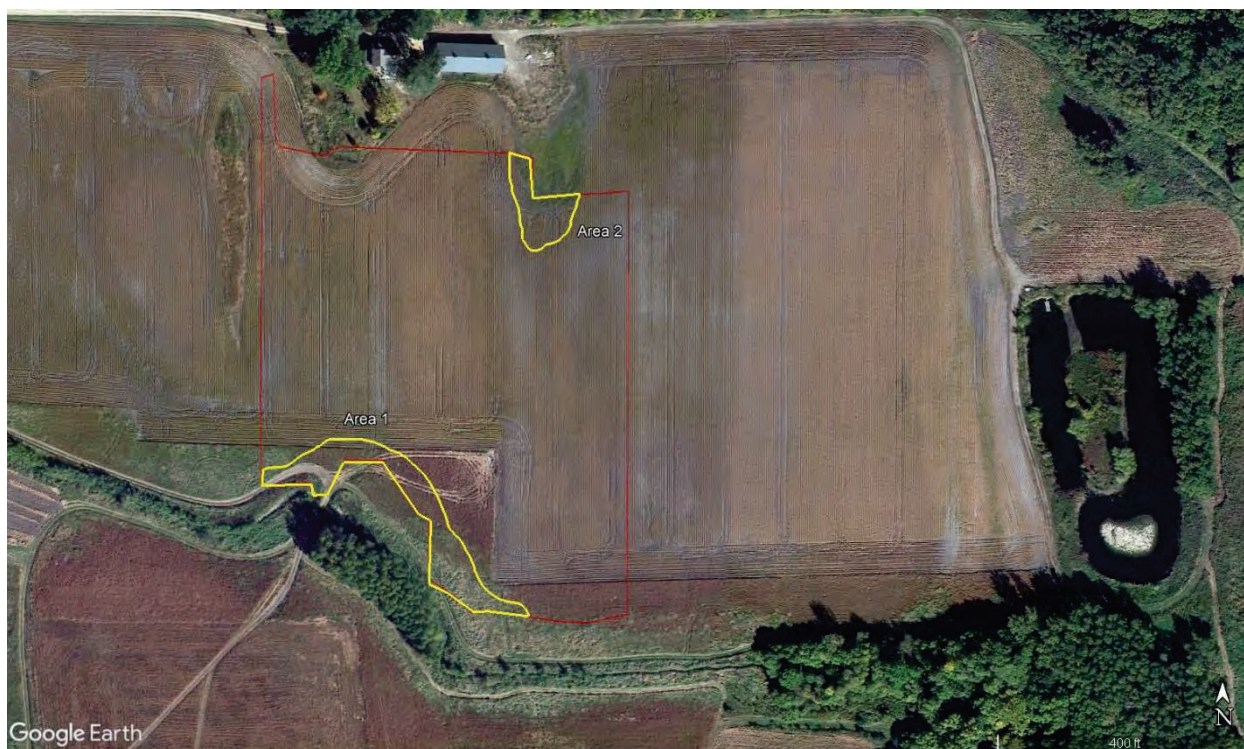
June 2009



May 2010



June 2010



September 2011



April 2015



August 2020



May 2021



June 2021



June 2023

Appendix D: Wetland Hydrology from Aerial Imagery – Recording Form

Exhibits 1 & 2

Field data sheet reference (if applicable): _____

Project Name: SV CSG Mankato North 1 Date: 7/5/2023 County: Blue Earth

Investigator: J Knudsen Legal Description (T, R, S): 109N 26W 29

[illegible]

WS - wetland signature	SS - soil wetness signature	CS - crop stress
NC - not cropped	AP - altered pattern	NV - normal vegetative cover
DO - drowned out	SW - standing water	NSS - no soil wetness signature
Other labels or comments:		

- Use above key to label image interpretations. It is imperative that the reviewer read and understand the guidance associated with the use of these labels. If alternate labels are used, indicate in box above.
- If less than five (5) images taken during normal climate conditions are available, use an equal number of images taken during wet and dry climate conditions and use as many images as you have available. Describe the results using this methodology in your report.

ⁱ Use MN State Climatology website to determine climate condition when image was taken.

Wetland Determination from Aerial Imagery – Recording Form

Project Name: SV CSG Mankato North 1Date: 7/5/2023County: Blue Earth

Investigator: J KnudsenLegal Description (T, R, S): 109N26W29

Use the Decision Matrix below to complete Table 1.

Hydric Soils present ¹	Identified on NWI or other wetland map ²	Percent with wet signatures from Exhibit 1	Field verification required ³	Wetland?
Yes	Yes	>50%	No	Yes
Yes	Yes	30-50%	No	Yes
Yes	Yes	<30%	Yes	Yes, if other hydrology indicators present
Yes	No	>50%	No	Yes
Yes	No	30-50%	Yes	Yes, if other hydrology indicators present
Yes	No	<30%	No	No
No	Yes	>50%	No	Yes
No	Yes	30-50%	No	Yes
No	Yes	<30%	No	No
No	No	>50%	Yes	Yes, if other hydrology indicators present
No	No	30-50%	Yes	Yes, if other hydrology indicators present
No	No	<30%	No	No

¹ The presence of hydric soils can be determined from the “Hydric Rating by Map Unit Feature” under “Land Classifications” from the Web Soil Survey. “Not Hydric” is the only category considered to not have hydric soils. Field sampling for the presence/absence of hydric soil indicators can be used in lieu of the hydric rating if appropriately documented by providing completed field data sheets.

² At minimum, the most updated NWI data available for the area must be reviewed for this step. Any and all other local or regional wetland maps that are publically available should be reviewed.

³ Area should be reviewed in the field for the presence/absence of wetland hydrology indicators per the applicable 87 Manual Regional Supplement, including the D2 indicator (geomorphic position).

Table 1.

Area	Hydric Soils Present	Identified on NWI or other wetland map	Percent with wet signatures from Exhibit 1	Other hydrology indicators present ¹	Wetland?
1	Yes	Yes	29	No	Field
2	Yes	No	86	Yes	Yes

¹ Answer “N/A” if field verification is not required and was not conducted.

Appendix E: Field Photographs



General upland Project landscape viewed to the southeast from the northwestern corner of the Study Area



General upland landscape viewed to the southwest from the center of the Study Area



General upland, mixed prairie landscape viewed to the west from the east-central portion of the Study Area



Wetland 1 viewed to the east from the northeastern portion of the Study Area



Area 1, along the berm containing a waterway, viewed to the east from the southwestern corner of the Study Area



Area 1, viewed to the south towards the berm from the southwestern portion of the Study Area

Appendix F: Wetland Data Sheets

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: SV CSG Mankato North 1 City/County: Blue Earth Sampling Date: 6/20/2023
 Applicant/Owner: Sunvest Solar State: MN Sampling Point: SP 1-1
 Investigator(s): J Knudsen Section, Township, Range: 20, 109N, 26W
 Landform (hillside, terrace, etc.): Depressional Local relief (concave, convex, none): concave
 Slope (%): 2 Lat: 44.224221 Long: -93.979026 Datum: NAD 83
 Soil Map Unit Name: 85 - Calco silty clay loam, 0-2 percent slopes, occasionally flooded NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No X (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Hydric Soil Present? Yes <u>X</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	
Remarks: SP within Area 2 in a depression. Climactic conditions were wetter than normal.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1.				
2.				
3.				
4.				
5.				
		=Total Cover		
Sapling/Shrub Stratum	(Plot size: <u>15ft</u>)			
1.				
2.				
3.				
4.				
5.				
		=Total Cover		
Herb Stratum	(Plot size: <u>5ft</u>)			
1.	<u>Phalaris arundinacea</u>	<u>70</u>	<u>Yes</u>	<u>FACW</u>
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
		<u>70</u> =Total Cover		
Woody Vine Stratum	(Plot size: <u>30ft</u>)			
1.				
2.				
		=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>70</u>	x 2 = <u>140</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>70</u> (A)	<u>140</u> (B)
Prevalence Index = B/A = <u>2.00</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)
monoculture

SOIL

Sampling Point: SP 1-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR 2/1	95	10YR 5/6	5	C	M	silty loam	Redox in shallow strata
10-20	10YR 3/1	98	10YR 5/6	2	C	M	Silty loam	Slightly lighter - fewer redox

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Coast Prairie Redox (A16)
☐ Histic Epipedon (A2)	☐ Iron-Manganese Masses (F12)
☐ Black Histic (A3)	☐ Red Parent Material (F21)
☐ Hydrogen Sulfide (A4)	☐ Very Shallow Dark Surface (F22)
☐ Stratified Layers (A5)	☐ Other (Explain in Remarks)
☐ 2 cm Muck (A10)	
☐ Depleted Below Dark Surface (A11)	
☐ Thick Dark Surface (A12)	
☐ Sandy Mucky Mineral (S1)	
☐ 5 cm Mucky Peat or Peat (S3)	
☐ Sandy Gleyed Matrix (S4)	
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	
☐ Loamy Mucky Mineral (F1)	
☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Matrix (F3)	
☒ Redox Dark Surface (F6)	
☐ Depleted Dark Surface (F7)	
☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☒ No ☐
---	---

Remarks:
Redox at surface

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ Geomorphic Position (D2)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☒ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ Other (Explain in Remarks)		

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
offsite aerial review indicated this area is a wetland.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: SV CSG Mankato North 1 City/County: Blue Earth Sampling Date: 6/20/2023
 Applicant/Owner: Sunvest Solar State: MN Sampling Point: SP 1-2
 Investigator(s): J Knudsen Section, Township, Range: 20, 109N, 26W
 Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None
 Slope (%): 1 Lat: 44.224128 Long: -93.979066 Datum: NAD 83
 Soil Map Unit Name: 85 - Calco silt clay loams, 0-2 percent slopes, occasionally flooded NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks: SP on edge of Area 2 adjacent to monoculture of reed canary grass. Antecedent precipitation condition were wetter than normal.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1.				
2.				
3.				
4.				
5.				
			=Total Cover	
Sapling/Shrub Stratum	(Plot size: <u>15ft</u>)			
1.				
2.				
3.				
4.				
5.				
			=Total Cover	
Herb Stratum	(Plot size: <u>5ft</u>)			
1.	<u>Phalaris arundinacea</u>	<u>30</u>	<u>Yes</u>	<u>FACW</u>
2.	<u>Bromus inermis</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>
3.	<u>Achillea millefolium</u>	<u>10</u>	<u>No</u>	<u>FACU</u>
4.	<u>Taraxacum officinale</u>	<u>10</u>	<u>No</u>	<u>FACU</u>
5.				
6.				
7.				
8.				
9.				
10.				
		<u>80</u>	=Total Cover	
Woody Vine Stratum	(Plot size: <u>30ft</u>)			
1.				
2.				
			=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>30</u>	x 2 = <u>60</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>50</u>	x 4 = <u>200</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>80</u> (A)	<u>260</u> (B)
Prevalence Index = B/A = <u>3.25</u>	

Hydrophytic Vegetation Indicators:

☐ 1 - Rapid Test for Hydrophytic Vegetation

☐ 2 - Dominance Test is >50%

☐ 3 - Prevalence Index is ≤3.0¹

☐ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

☐ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: SP 1-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR 2/1	100					Silty loam	No redox here
10-20	10YR 3/1	100					Silty loam	No redox here

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Coast Prairie Redox (A16)
☐ Histic Epipedon (A2)	☐ Iron-Manganese Masses (F12)
☐ Black Histic (A3)	☐ Red Parent Material (F21)
☐ Hydrogen Sulfide (A4)	☐ Very Shallow Dark Surface (F22)
☐ Stratified Layers (A5)	☐ Other (Explain in Remarks)
☐ 2 cm Muck (A10)	
☐ Depleted Below Dark Surface (A11)	
☐ Thick Dark Surface (A12)	
☐ Sandy Mucky Mineral (S1)	
☐ 5 cm Mucky Peat or Peat (S3)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes _____ No <u>X</u>
---	---

Remarks:
Mucky

HYDROLOGY

Wetland Hydrology Indicators:			
<u>Primary Indicators (minimum of one is required; check all that apply)</u>		<u>Secondary Indicators (minimum of two required)</u>	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Geomorphic Position (D2)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☐ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ Other (Explain in Remarks)		

Field Observations: Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Mucky, greasy soils

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: SV CSG Mankato North 1 City/County: Blue Earth Sampling Date: 6/20/2023
 Applicant/Owner: Sunvest Solar State: MN Sampling Point: SP 2
 Investigator(s): J Knudsen Section, Township, Range: 20, 109N, 26W
 Landform (hillside, terrace, etc.): Field Local relief (concave, convex, none): Flat
 Slope (%): 0 Lat: 44.223175 Long: -93.980493 Datum: NAD 83
 Soil Map Unit Name: 321 - Tilfer silty clay loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No X (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> Hydric Soil Present? Yes <u>X</u> No <u> </u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Remarks: SP within Area 1 adjacent to drainage. Antecent precipitation conditions were wetter than normal.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33.3%</u> (A/B)																
1.																					
2.																					
3.																					
4.																					
5.																					
		=Total Cover			Prevalence Index worksheet: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>20</u></td> <td>x 2 = <u>40</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>30</u></td> <td>x 4 = <u>120</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>50</u> (A)</td> <td><u>160</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.20</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>20</u>	x 2 = <u>40</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>30</u>	x 4 = <u>120</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>50</u> (A)	<u>160</u> (B)	Prevalence Index = B/A = <u>3.20</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>0</u>	x 1 = <u>0</u>																				
FACW species <u>20</u>	x 2 = <u>40</u>																				
FAC species <u>0</u>	x 3 = <u>0</u>																				
FACU species <u>30</u>	x 4 = <u>120</u>																				
UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>50</u> (A)	<u>160</u> (B)																				
Prevalence Index = B/A = <u>3.20</u>																					
		=Total Cover																			
Sapling/Shrub Stratum (Plot size: <u>15ft</u>)																					
1.																					
2.																					
3.																					
4.																					
5.																					
		=Total Cover																			
Herb Stratum (Plot size: <u>5ft</u>)																					
1.	<u>Phalaris arundinacea</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2.	<u>Bromus inermis</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
3.	<u>Asclepias syriaca</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>																	
4.																					
5.																					
6.																					
7.																					
8.																					
9.																					
10.																					
		<u>50</u> =Total Cover																			
Woody Vine Stratum (Plot size: <u>30ft</u>)																					
1.																					
2.																					
		=Total Cover																			
Remarks: (Include photo numbers here or on a separate sheet.) Sparse vegetation - milkweed growing where crops were not planted.																					

SOIL

Sampling Point: SP 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-20	10YR 2/1	100					Loamy/Clayey	Dark and deep
20-25	10YR 4/1	95	10YR 5/6	5	C	M	Loamy/Clayey	Reduced with redox

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Coast Prairie Redox (A16)
☐ Histic Epipedon (A2)	☐ Iron-Manganese Masses (F12)
☐ Black Histic (A3)	☐ Red Parent Material (F21)
☐ Hydrogen Sulfide (A4)	☐ Very Shallow Dark Surface (F22)
☐ Stratified Layers (A5)	☐ Other (Explain in Remarks)
☐ 2 cm Muck (A10)	
☐ Depleted Below Dark Surface (A11)	
☒ Thick Dark Surface (A12)	
☐ Sandy Mucky Mineral (S1)	
☐ 5 cm Mucky Peat or Peat (S3)	
☐ Sandy Gleyed Matrix (S4)	
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	
☐ Loamy Mucky Mineral (F1)	
☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Matrix (F3)	
☐ Redox Dark Surface (F6)	
☐ Depleted Dark Surface (F7)	
☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☒ No ☐
---	---

Remarks:
Redox in depleted stratum

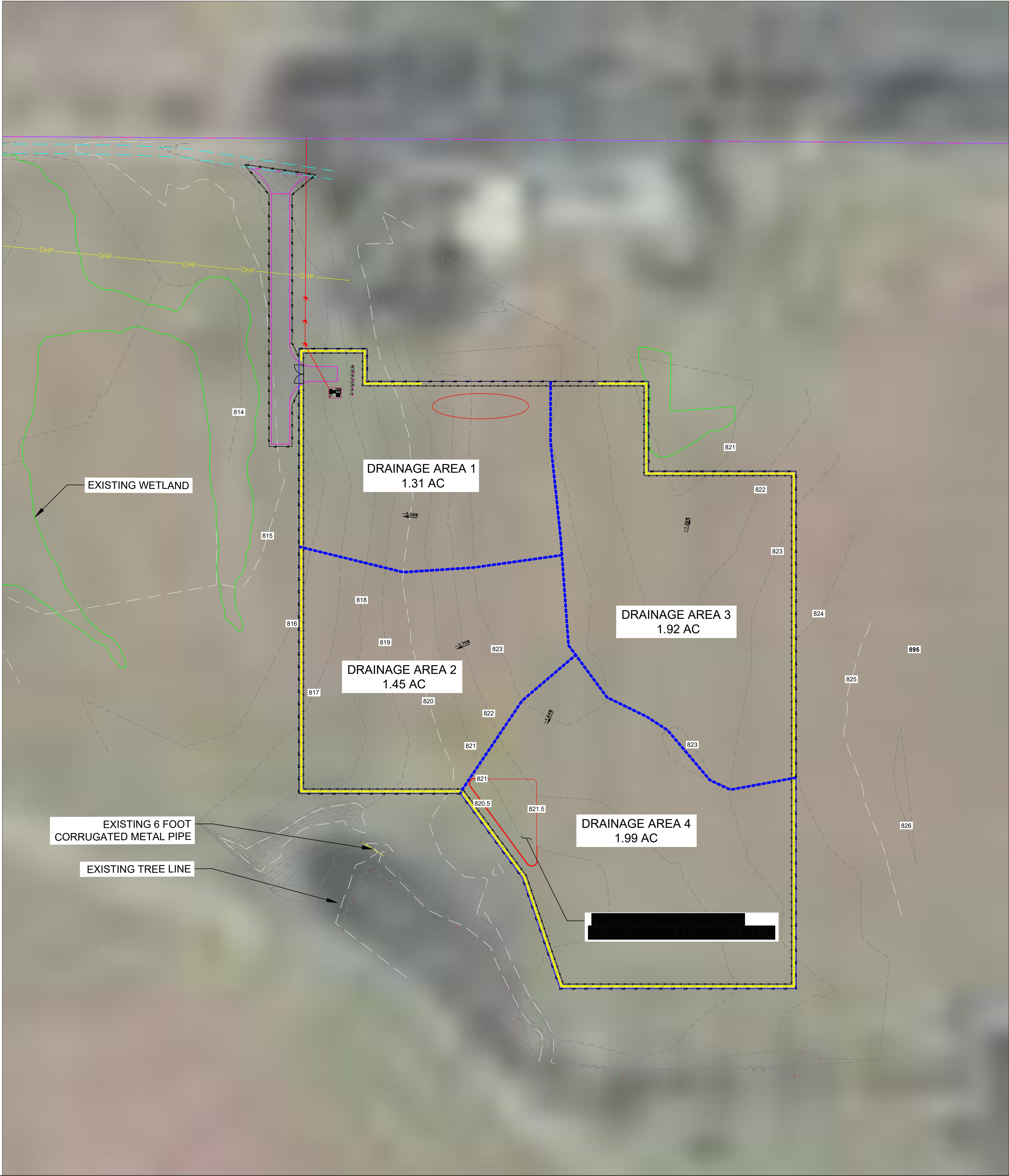
HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Geomorphic Position (D2)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☐ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ Other (Explain in Remarks)		

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes ☐ No ☒
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
offsite aerial review indicated this area as potentially a wetland - site visit did not yield any additional indicators.



LEGEND

- EQUIPMENT PAD
- INVERTER/DISCONNECT RACK
- PROPOSED POWER POLE
- ACCESS ROAD
- PROPOSED OVERHEAD UTILITY
- EXISTING OVERHEAD UTILITY
- PROPOSED FENCE LINE
- PROPERTY BOUNDARY LINE
- DRAINAGE AREA LINE
- PORPOSED STORMWATER BASIN
- SILT FENCE LINE
- LIMITS OF DISTURBANCE LINE

GENERAL NOTES

- 1. INSTALLATION TO COMPLY WIHT 2017 ARTICEL 690 AND ALL APPLICABLE LOCA, STATE AND NATIONAL CODES OR REGULATIONS
- 2. EQUIPMENT SHALL BE LABELED PER NEC 690 AND XCEL ENERGY REGULATIONS
- 3. X' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE

ENGINEER

CONTRACTOR

OWNER/DEVELOPER

REVISIONS

NO.	DATE	DESCRIPTION
0	10/02/2023	CONDITIONAL USE PERMIT SITE PLANS

PROJECT

SV CSG MANKATO NORTH 1 LLC

23759 3RD AVE

MANKATO, MN 56001

BLUE EARTH COUNTY, MINNESOTA

(44.224082° , -93.980437°)

SHEET NAME

PROPOSED STORMWATER
MANAGEMENT, EROSION
AND SEDIMENT CONTROL
PLAN

NOT FOR CONSTRUCTION

SHEET NUMBER

C.102

SHEET SIZE

REVISION

0

2

VARIANCE REQUEST FROM SECTION 15.4.3. OF THE LIME TOWNSHIP ORDINANCE

SV CSG Mankato North 1, LLC is requesting a variance from Section 15.4.3 of the Lime Township ordinance. Section 15.4.3 states that additional Community Solar Energy Systems to be permitted by the Township on existing tax parcels upon submission of a request to the Township and the informed written consent signed by the adjoining property owners agreeing to more than one Community Solar Energy System per tax parcel.

SV CSG Mankato North 1, LLC has successfully received signed approval letters granting the project consent to build a 1 MW solar facility on the proposed parcel from 4 of the 6 adjoining property owners. The signed approval letters have been attached to the end of this application.

According to Blue Earth County's Beacon GIS website, one the adjoining landowners, [REDACTED] owns a parcel of land, parcel #: [REDACTED] that adjoins the proposed parcel for the project's 1MW solar facility. Upon conversations with an individual [REDACTED]. Information found on the counties GIS website shows that [REDACTED] still owns the property with a parcel number of R [REDACTED]. During a conversation with the daughter of Rosie and Archie Elbert, we were given the name of an individual who oversees the life estate and dealings of the [REDACTED]. Despite numerous phone calls, voicemails, and visits to the residence [REDACTED] there was no successful contact that was made between the project and [REDACTED].

The other individual who adjoins the parcel in which the proposed project is to be located is [REDACTED], [REDACTED], who owns parcel number [REDACTED]. Upon contact with [REDACTED], we were told to leave his property immediately without any further discussion of the proposed project on the adjoining parcel.

SV CSG Mankato North 1 is respectfully requesting approval of the variance from Section 15.4.3 of the ordinance because, while unable to obtain consent from all of the landowners adjoining the project parcel, the project sits in a location on the property where the recently approved project on John C. Bohrer's property (developed by New Energy Equity) is between our project and [REDACTED] home. The distance between our project and [REDACTED] home is 1,700 feet. Additionally, there is an extensive vegetative buffer, including a dense tree line between both solar projects and [REDACTED] property.

VARIANCE REQUEST FROM 15.B.3 OF THE LIME TOWNSHIP ORDINANCE

SV CSG Mankato North 1, LLC is requesting a variance from Section 15.B.3 of the Lime Township Ordinance. Section 15.B.3 relating to the "Maximum Size and Capacity " states that "No more than one (1) Community Solar Garden System per parcel shall be permitted, and the one (1) System or co-location of Systems shall have a maximum power capacity of one (1) megawatt AC and shall be no greater than ten (10) acres in size."

The parcel in which SV CSG Mankato North 1, LLC is proposing a 1 MW Community Solar Garden System has adequate land to accommodate a second solar energy system while meeting Lime Township's setbacks for solar in the Rural Conservation District. The variance would allow better use of available land while maintaining compliance with the ordinance's intent of controlled and responsible solar development.

The proposed 1MW solar project has been designed with no impact to the surrounding environment. SV CSG Mankato North 1, LLC implements pollinator friendly vegetation, meets all setback requirements, has minimal impact to the surrounding environment, and does not increase traffic, noise, or disruption to neighboring properties during its operation. Granting this request for a variance allows for a well-designed, minimally impactful project that supports state and local objectives while respecting the intent of the ordinance.

SV CSG Mankato North 1, LLC is respectfully requesting approval of the variance from Section 15.B.3 of the ordinance to increase the total allowed size of Community Solar Energy Systems on Tax Parcel No. R40.04.29.200.017 to be 2MWac and 15 acres.

Variance Request Application Questionnaire

1. Specify the section of the ordinance from which a variance is sought:

SV CSG Mankato North 1, LLC is requesting a variance from Section 15.4.3 of the Lime Township ordinance. Section 15.4.3 states that additional Community Solar Energy Systems to be permitted by the Township on existing tax parcels upon submission of a request to the Township and the informed written consent signed by the adjoining property owners agreeing to more than one Community Solar Energy System per tax parcel.

SV CSG Mankato North 1 also requests a variance from Lime Township Ordinance Section 15.B.3 relating to the maximum size and capacity of Community Solar Systems

2. Explain how you wish to vary from the applicable provisions of the ordinance:

SV CSG Mankato North 1, LLC has successfully received signed approval letters granting the project consent to build a 1 MW solar facility on the proposed parcel from 4 of the 6 adjoining property owners. The signed approval letters have been attached to the end of this application. SV CSG Mankato North 1 is respectfully requesting approval of the variance from Section 15.4.3 of the ordinance because, while unable to obtain consent from all of the landowners adjoining the project parcel, the project sits in a location on the property where the recently approved project on John C. Bohrer's property (developed by New Energy Equity) is between our project and [REDACTED]. The distance between our project and [REDACTED]. Additionally, there is an extensive vegetative buffer, including a dense tree line between both solar projects and [REDACTED]. Please see the full application for explanation of variance request reasoning.

SV CSG Mankato North 1, LLC is respectfully requesting approval of the variance from Section 15.B.3 of the ordinance to increase the total allowed size of Community Solar Energy Systems on Tax Parcel No. R40.04.29.200.017 to be 2MWac and 17 acres.

3. In your opinion, is the variance in harmony with the purpose and intent of the ordinance?

Yes. We believe that this variance is in harmony with the purposes and intent of the ordinance because while the project received 4 of the 6 total approval letters relating to ordinance 15.4.3, extensive effort was made to receive the remaining letters signed, in addition to hardship that was faced during the process that prevented the project from receiving all 6 letters. Furthermore, the proposed 1MW solar project has been designed with no impact to the surrounding environment. SV CSG Mankato North 1, LLC implements pollinator friendly vegetation, meets all setback requirements, has minimal impact to the surrounding environment, and does not increase traffic, noise, or disruption to neighboring properties during its operation. Granting this request for a variance allows for a well-designed, minimally impactful project that supports state and local objectives while respecting the intent of the ordinance.

4. In your opinion, is the variance consistent with the comprehensive plan?

Yes. The project believes it is consistent with the comprehensive plan because it is in a designated zone for solar in Lime Township and complies with all current and future plans of the township and their ordinances.

5. In your opinion, does the proposal put the property to use in a reasonable manner?

Yes. The project believes this property is an ideal location for solar development due the dense tree cover surrounding the project, in addition to the natural vegetation that shields the project from public view.

6. In your opinion, are there circumstances unique to the property?

Yes. We feel that these circumstances are unique to the property because due to our project being on the same tax parcel as another approved project, we would need [REDACTED] and [REDACTED] approval. There are not any surrounding parcels that have an existing project on them, making this a unique circumstance to this property due to section 15.4.3 of the Lime Township Ordinance. Furthermore, this parcel is isolated due to the trees and cover that surrounds this parcel, making this parcel and ideal location for solar development.

7. In your opinion, will the variance maintain the essential character of the locality?

Yes. Yes, because this project will not affect the surrounding land nor the land that it is built on. Additionally, there is no vegetation removal making this a low impact project.

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

Site Plan and Traffic Advisory Review Committee

1. 8.

Meeting Date: 02/11/2025

Title

***** SITE PLAN AND TRAFFIC ADVISORY COMMITTEE REVIEW ONLY. Request of Brett Skilbred on behalf of the property owner for a Site Plan and Traffic Advisory Committee review for the redevelopment of property located at 502 N. Riverfront Drive (Blue Earth County PID R010907403007.**

Attachments

General Location Map

Aerial Plan

Plans

General Location Map



Date: January 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Aerial



Date: January 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



PROJECT INFO.

502 HUB
MIXED USE DEVELOPMENT
500 BLOCK- MANKATO, MN



COLDWELL BANKER
COMMERCIAL

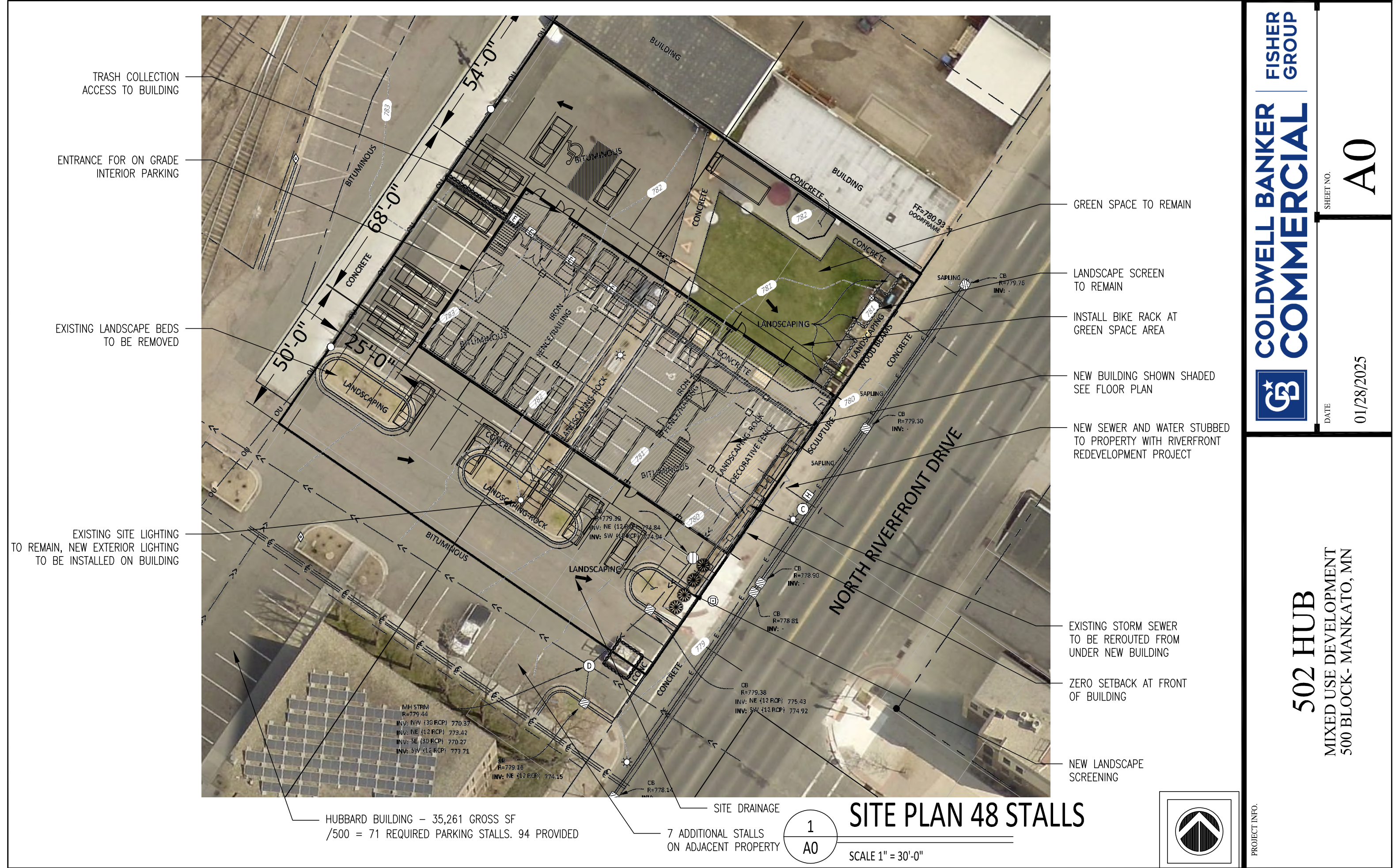
**FISHER
GROUP**

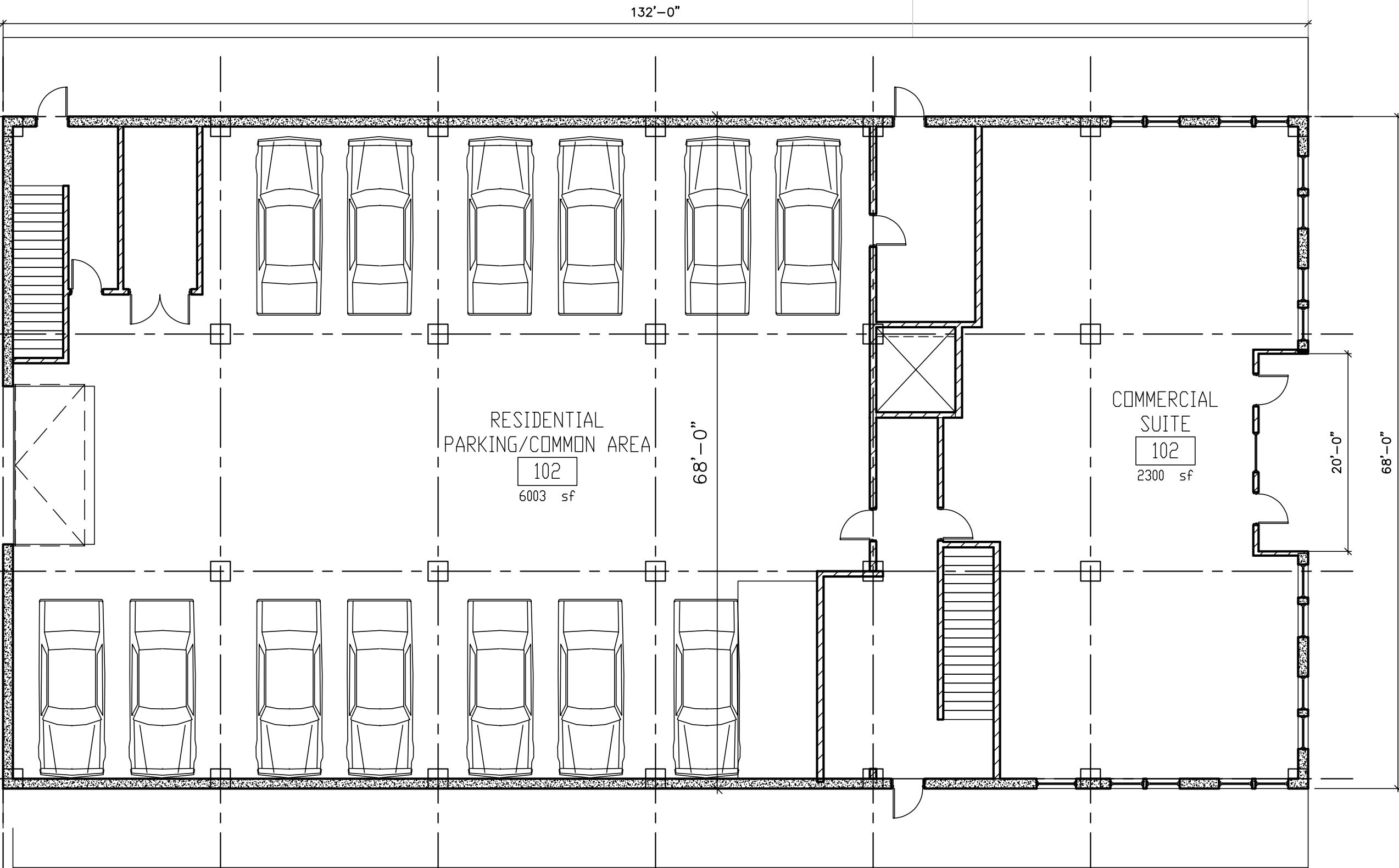
DATE

01/08/2025

SHEET NO.

T1





1
A1 MAIN FLOOR PLAN 8976 SF MIX PARKING/COMMERCIAL
SCALE 3/32" = 1'-0"



PROJECT INFO.

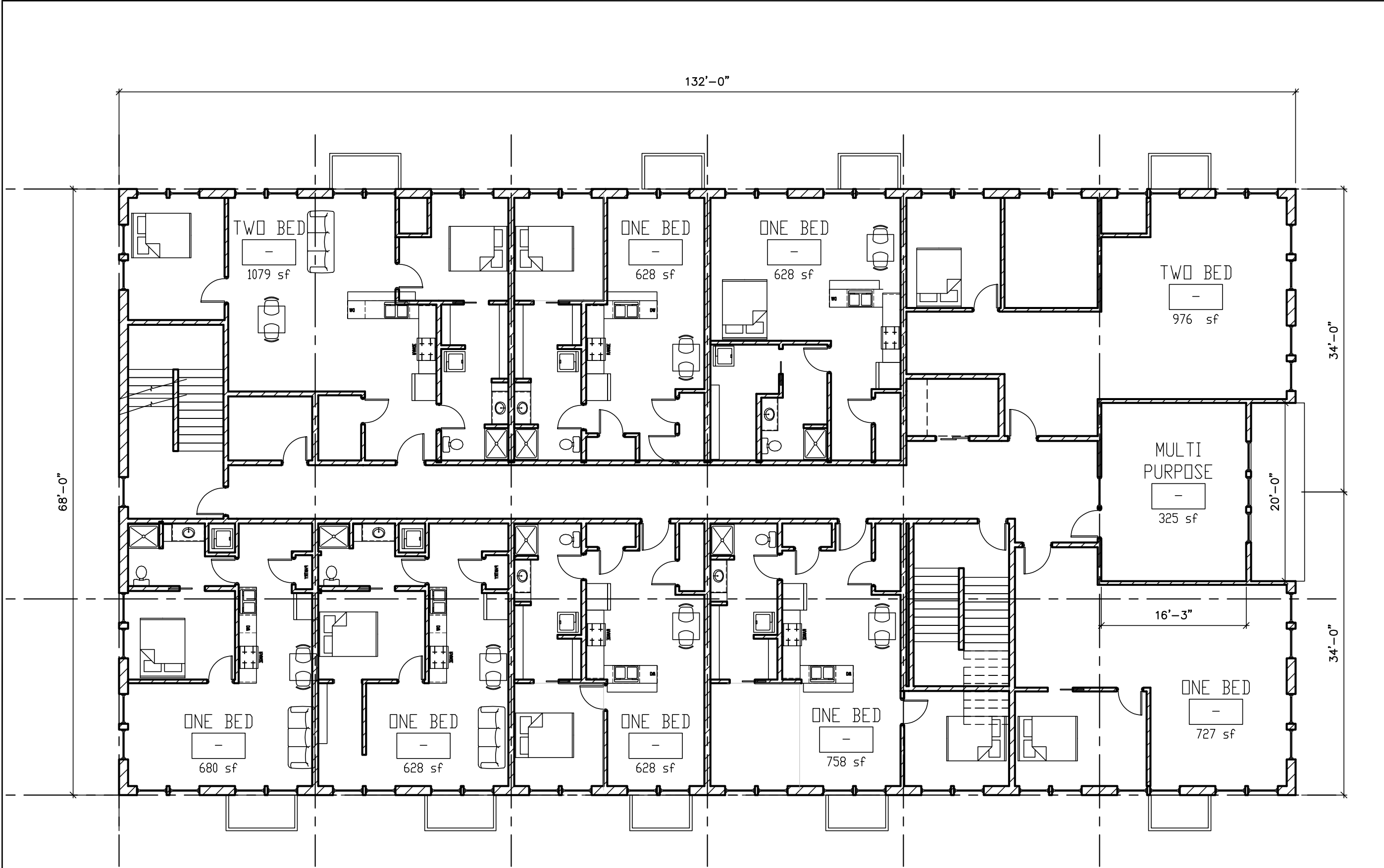
502 HUB
MIXED USE DEVELOPMENT
500 BLOCK- MANKATO, MN



COLDWELL BANKER
COMMERCIAL
FISHER
GROUP

DATE
10/08/2024

SHEET NO.
A1



1 FLOOR 2-4 - PLAN 8976 SF RESIDENTIAL
A2 SCALE 3/32" = 1'-0"



PROJECT INFO.

502 HUB
MIXED USE DEVELOPMENT
500 BLOCK- MANKATO, MN

DATE
01/08/2025

SHEET NO.
A2

68'-0"

132'-0"

34'-0"

34'-0"

TWO BED
1001 sf

ONE BED
628 sf

ONE BED
628 sf

COMMUNITY
628 sf

ROOF TOP
PATIO
1500 sf

ONE BED
680 sf

ONE BED
680 sf

ONE BED
680 sf

ONE BED
680 sf

1
A3

FLOOR 5 - PLAN 7283 SF RESIDENTIAL
SCALE 3/32" = 1'-0"



PROJECT INFO.



502 HUB
MIXED USE DEVELOPMENT
500 BLOCK- MANKATO, MN

SHEET NO.

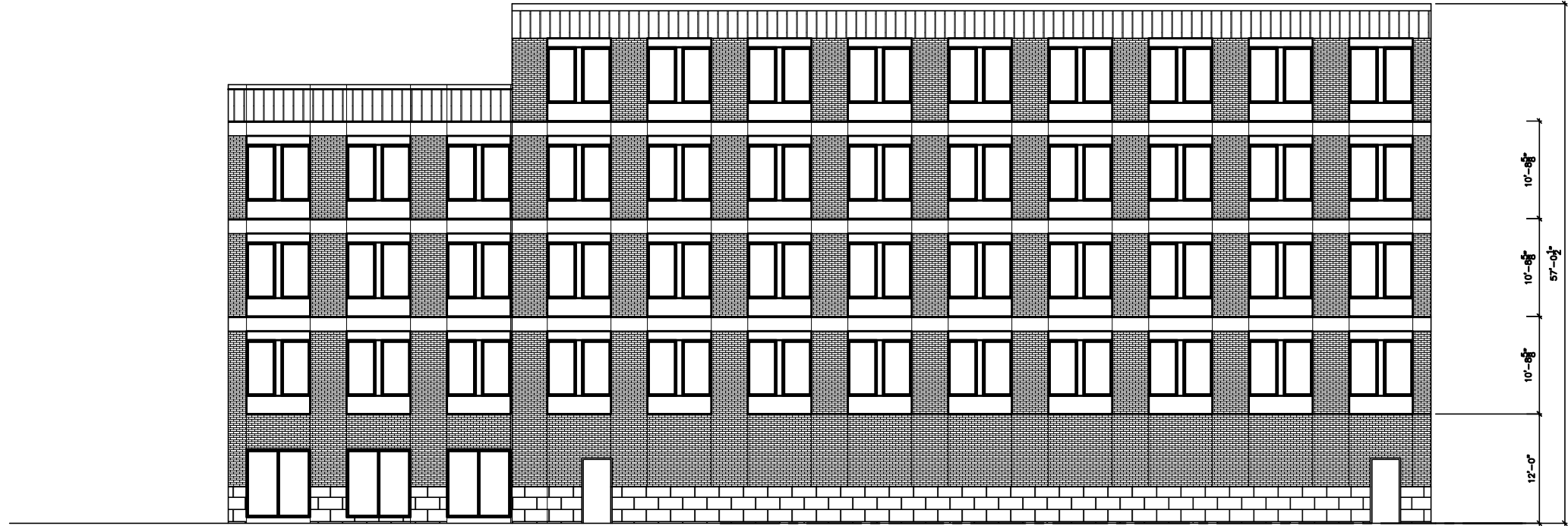
A3

DATE

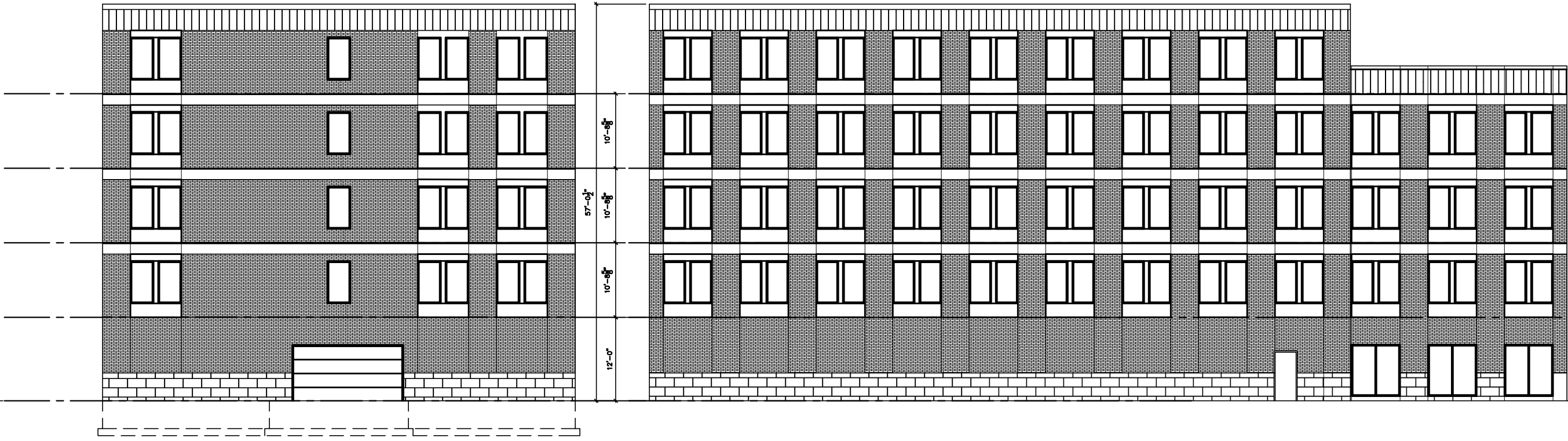
01/08/2025



1 EAST ELEVATION
A4 SCALE 1/8" = 1'-0"

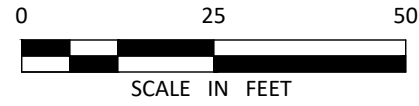


1 NORTH ELEVATION
A5
SCALE 1/8" = 1'-0"



1 WEST ELEVATION
A5
SCALE 1/8" = 1'-0"

1 SOUTH ELEVATION
A5
SCALE 1/8" = 1'-0"



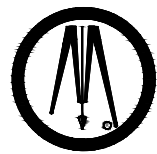
Horizontal Datum: Blue Earth County Coordinate System (2011 Adj.)
Vertical Datum: NAVD 1988 In Feet

LEGEND

- MONUMENT FOUND
- ▨ CATCH BASIN
- ▨ CATCH BASIN
- ◇ CONTROL POINT
- ▨ CURB STOP VALVE
- ▨ ELECTRIC PEDESTAL
- ▨ HAND HOLE
- ▨ LIGHT POLE
- ▨ MANHOLE-COMMUNICATION
- ▨ MANHOLE-SANITARY
- ▨ MANHOLE-STORM
- ▨ TRAFFIC SIGNAL POLE
- ▨ UTILITY POLE
- ▨ DECIDUOUS TREE
- ▨ CURB & GUTTER
- ▨ FENCE - DECORATIVE
- ▨ RETAINING WALL
- ▨ COMMUNICATION UNDERGROUND
- ▨ ELECTRIC UNDERGROUND
- ▨ FIBER UNDERGROUND
- ▨ GAS UNDERGROUND
- ▨ OVERHEAD UTILITY
- ▨ WATER SYSTEM
- ▨ STORM SEWER
- ▨ SANITARY SEWER
- ▨ INTERMEDIATE CONTOURS
- ▨ INDEX CONTOURS

Underground utility lines and structures are shown in an approximate way only, according to information provided by others. A request that utilities be located for this survey was made through Gopher State One Call (Ticket No. 243320448). The underground utility lines and structures shown on this map represent the information provided to Bolton & Menk, Inc. as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate. The surveyor does not guarantee that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.

EXISTING CONDITIONS
MANKATO, MINNESOTA

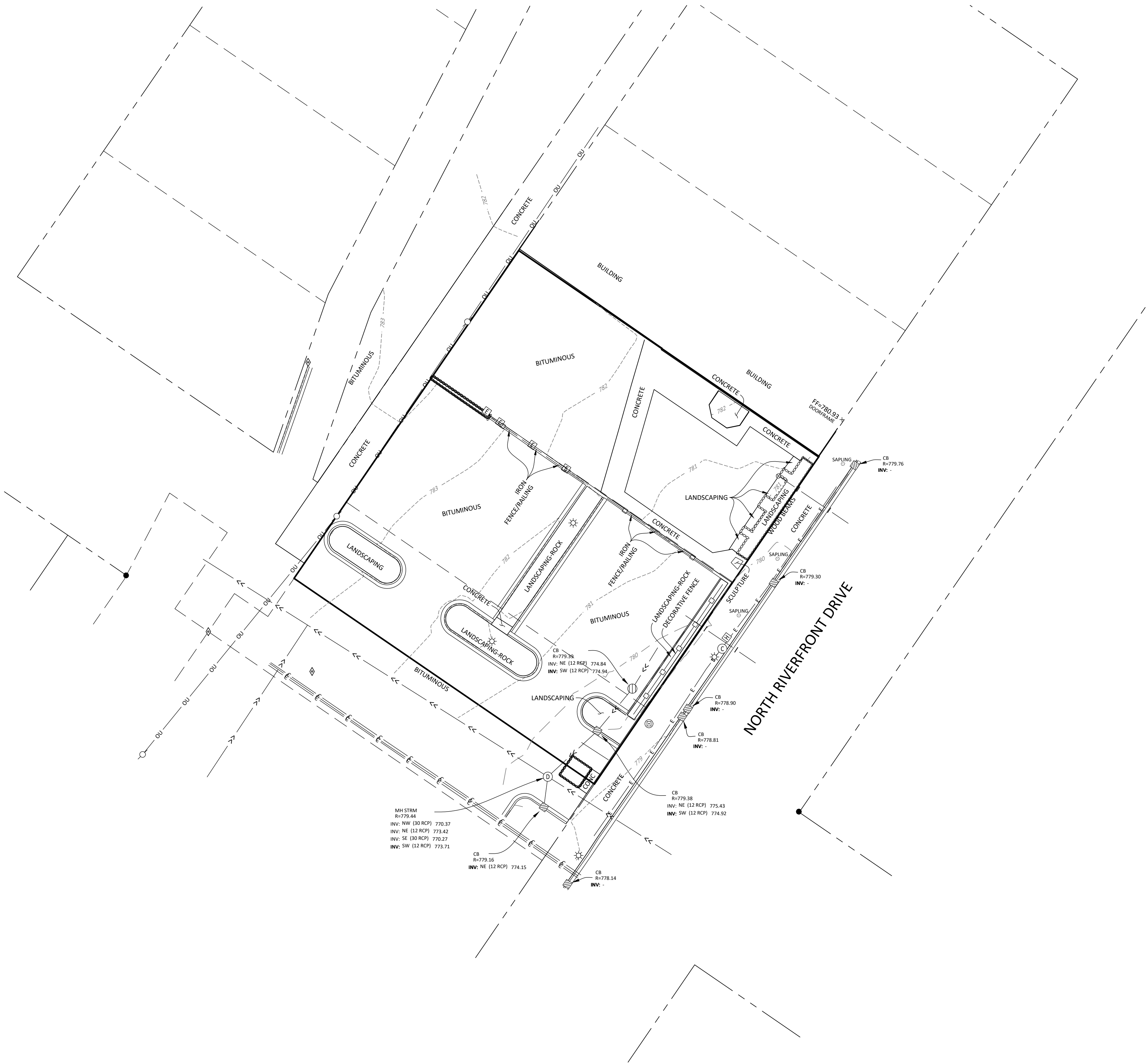


**BOLTON
& MENK**

1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

HUB PROJECT

FOR: CBC FISHER GROUP



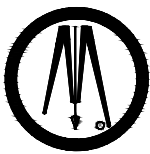
Horizontal Datum: Blue Earth County Coordinate System (2011 Adj.)
Vertical Datum: NAVD 1988 In Feet

LEGEND

- MONUMENT FOUND
- ▨ CATCH BASIN
- ▨ CATCH BASIN
- ◇ CONTROL POINT
- ⊕ CURB STOP VALVE
- ⊕ ELECTRIC PEDESTAL
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- ⊕ MANHOLE-COMMUNICATION
- ⊕ MANHOLE-SANITARY
- ⊕ MANHOLE-STORM
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ UTILITY POLE
- ⊕ DECIDUOUS TREE
- CURB & GUTTER
- FENCE - DECORATIVE
- RETAINING WALL
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- ELECTRIC UNDERGROUND
- FIBER UNDERGROUND
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EXISTING CONDITIONS
MANKATO, MINNESOTA



**BOLTON
& MENK**

1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

HUB PROJECT

FOR: CBC FISHER GROUP