

**06-07-2021**

**PLANNING COMMISSION MEETING  
SUPPLEMENTAL PACKET**

## Memorandum

To: *Ron Moore, City Administrator*

From: *Jeff Pearson, Engineer*

Date: *June 4, 2021*

Re: *Conditional Use Permit Submittal  
Afton Business Park – Lot 6 Solar Farm #1-3  
Plan Review Comments*

We have reviewed the CUP Plans provided by New Energy Equity, LLC dated 05/27/2021 for combined portions of Lot 6 in the Afton Business Park.

This is a preliminary review of items that must be addressed. These items are subject to additional comments that may follow in subsequent submittals. Based on preliminary review of the Conditional Use Permit Submittal, we offer the following comments.

### Procedural Comments:

1. Prior to the start of any construction, permits may need to be obtained from the following agencies:
  - o MPCA Construction General Permit
  - o Valley Branch Watershed District
  - o City of Afton Stormwater Management Permit
2. Provide a maintenance plan to ensure that the ponding basins will be inspected and maintained long term. The plan at a minimum shall include the following:
  - o Who will conduct maintenance
  - o Inspection frequency
  - o Maintenance necessary to ensure effective performance
  - o Maintenance intervals
  - o Removal of settled materials
  - o Maintenance of vegetation

### Preliminary Plan Comments:

1. Show and label all underlying drainage and utility easements per final plat.

### Drainage, Grading, Erosion Control Comments:

1. Provide an Erosion Control Plan for review prior to approval of building permit.
2. Proposed contours seem to show blocking of flow from SE neighboring parcel despite note directing otherwise. Final plans should show additional grading detail in this area.
3. MPCA calcs review:
  - o It is unclear if the panels will be tilting/tracking the sun. If they are, the Z-distance is too large. If they tilt the standard 30-60 degrees, a Z-distance of ~7.96' should be used for array 1. If not, no problems.