



PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS

MONDAY, MARCH 3, 2025

6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes
3. Public Hearings
 - A. Resolution 2025-XXX Approve a Conditional Use Permit for two Multi-Family Structures at 1st Ave NW and 1st St NW
 - B. Resolution 2025-XXX Approve a CUP for a Ground Mounted Solar Array at 927 Saint Paul Ave
4. Requests to be Heard
5. Items for Discussion
6. Routine Business
7. Board & Commissions Updates & Reports
8. Adjournment

Please contact the Departments of Community & Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.

Para pedir este documento en otro idioma, envíe un correo electrónico y adjunte el documento a accessibility@faribault.org.

Si aad u codsato dukumeentigan oo ku qoran luqad kale, fadlan e-mail u soo dir oo ku soo lifaaq dukumiintiga accessibility@faribault.org.



PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS

TUESDAY, FEBRUARY 18, 2025

6:00 PM

Meeting Items

1. Call to Order/ Approve Agenda

A regular meeting of the Planning Commission was called to order at 6:00 p.m. by Vice Chair Barton Jackson. Commissioners present were Samantha Green, Ed Migilio, Tina Wilson, and Vice Chair Barton Jackson. Leslie McGillivray-Revas, Harry Davis, and Kari Casper were also present.

A motion was made by Tina Wilson, seconded by Samantha Green to approve the agenda as presented. Motion carried unanimously.

2. Approval of the Minutes

Samantha Green asked for an amendment to the minutes stating that Tina Wilson made the motion to appoint Barton Jackson as Vice Chair as opposed to her, and she seconded the motion.

A motion was made by Tina Wilson, seconded by Ed Migilio to approve the minutes with the recommended correction. The motion passed unanimously.

3. Public Hearings

A. Resolution 2025-XXX Approve a CUP for a Child Care Facility within the Shoreland Overlay

Harry Davis gave a short presentation and the Vice Chair opened the matter up for discussion. Ed Migilio asked the question about hours of operation. Vice Chair Jackson opened up the public hearing at 6:08 and Halal Aharthi, business Address 550 Wilson Ave., came forward and stated that she owns the Little Scholars daycare and the need is so great for daycare she hopes to open this second daycare at this address. After a few comments, the Vice Chair closed the public hearing at 6:08 and brought it back to the board. Samantha Green made a motion, seconded by Tina Wilson to recommend approval of this CUP for a Child Care Facility within the Shoreland Overlay to the City Council. The motion passed unanimously.

4. Requests to be Heard

None.

5. Items for Discussion

A. Proposed Bylaws Amendments

Leslie McGillivray-Revas presented the proposed changes. Tina Wilson stated that the proposed changes are a modest amendment and felt that it meets the tone by eliminating the fraction. Ed Migilio also agreed that the amendments were very good. Tina Wilson had sent an example to McGillivray-Revas from Waseca to finesse the language. Tina Wilson made a motion, seconded by Samantha Green, to approve the amendments as presented. The motion passed unanimously.

6. Routine Business

None.

7. Board & Commissions Updates & Reports

None.

8. Adjournment

Vice Chair Jackson requested a motion to adjourn. Ed Migilio made a motion to adjourn the meeting at 6:17 p.m. seconded by Samantha Green. The motion carried unanimously.

By: _____
Kari Casper, Recording Secretary



Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: March 3, 2024
SUBJECT: Approve Conditional Use Permit –
CAC/1st St NW & 1st Ave NW

Request:	Applicant requests approval of a conditional use permit for two multi-family structures on properties near the SE corner of 1 st Ave NW and 1 st St NW
Recommendation:	The DRC and City Planning Manager recommend Planning Commission forward the request to City Council with a recommendation of approval based on the findings in the attached draft resolution.
Recommended Motion:	Motion to forward and recommend approval of a conditional use permit allowing two multi-family structures near 1 st Ave NW and 1 st St NW, with findings suggested by city staff.

Request:

Scott Wopata on behalf of Community Action Center (CAC) (Applicant) requests approval of a conditional use permit (CUP) for two new, multi-unit residential buildings at and near the corner of 1st St NW and 1st Ave NW. The subject property is zoned CBD, Central Business District and contains approximately 16,480 square feet (0.38 acres) of land, as depicted in the attached plans. The property is also within the Heritage Preservation District (HPD).

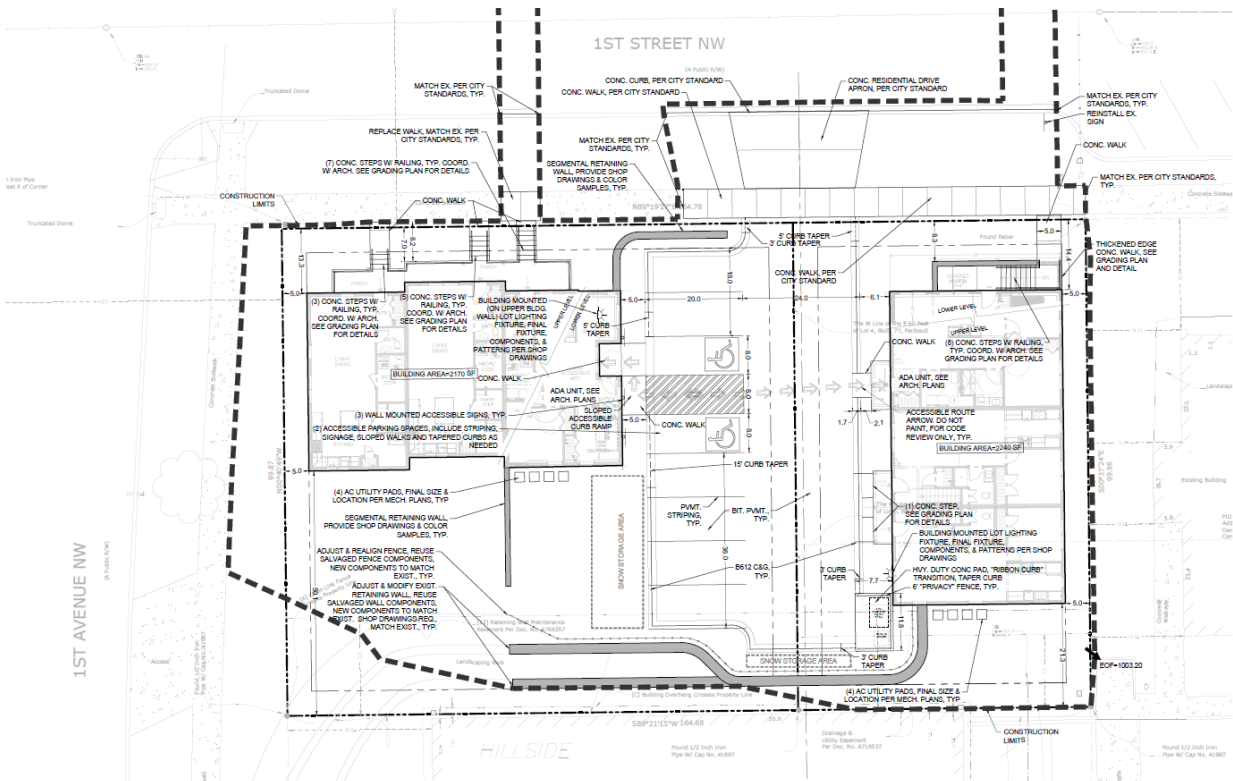


Location at 1st St NW and 1st Ave NW

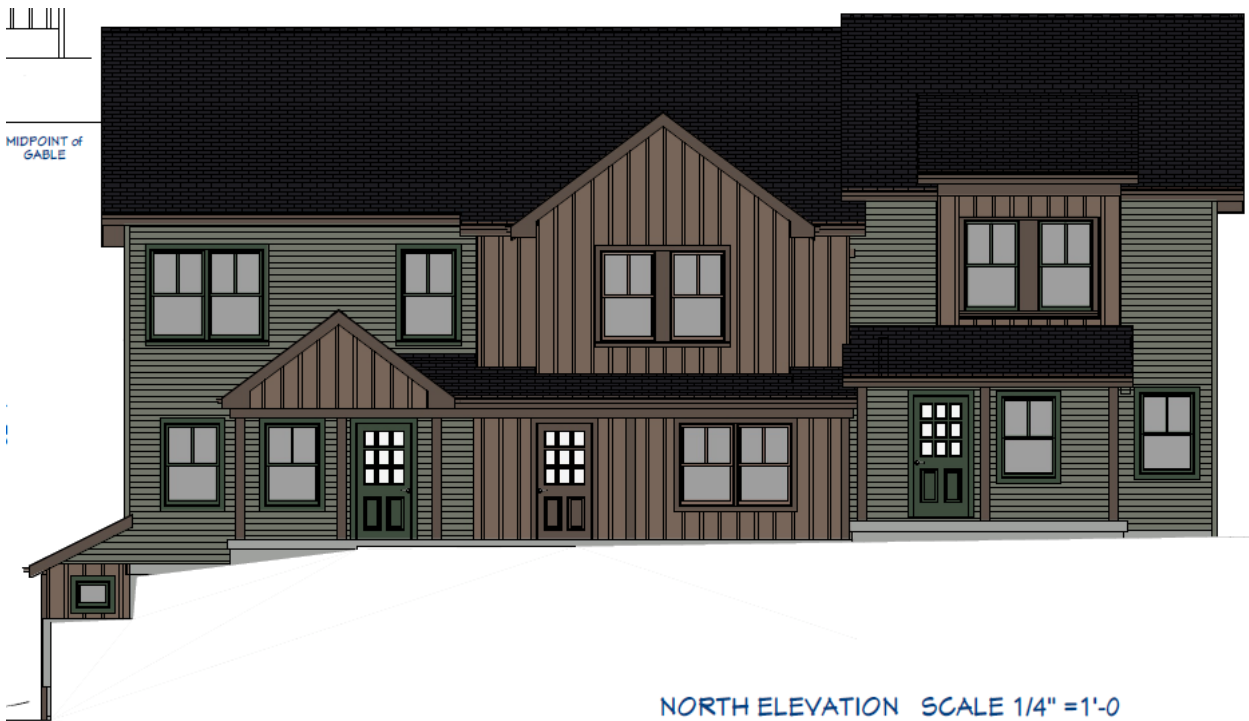
Background and Project Description:

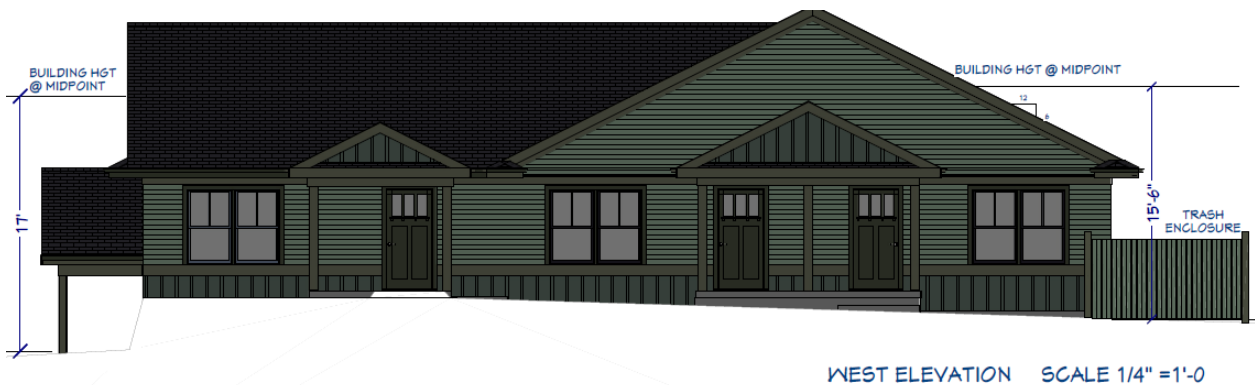
The subject development is on two properties located at or near the corner of 1st St NW and 1st Ave NW. When the apartment building was built on the lot to the south, its garage structure resulted in the need to build retaining walls on the land north of its property boundary. To memorialize this circumstance, the land owner at the time (the City) placed a maintenance easement on the southern part of the subject property. The applicant and city staff have been working on this project for well over a year, with the city eventually selling the property and supporting CAC seeking and obtaining additional funding to construct the project.

The project is two, four-plex residential buildings at approximately 2,200 sq ft each. The proposal includes 8 parking spaces and accompanying landscaping, with some alterations to the existing retaining walls. The parking lot will be located between the buildings on a lot line, which will require a shared access and parking easement. An existing driveway apron on the west side will be removed with this development.



Site Plan





Building Elevations

Discussion:

The proposed zoning map amendment is consistent with the planning and zoning aspects of the City's Comprehensive Plan and Unified Development Ordinance. The following provides an overview of the key planning and zoning-related items associated with:

CUP Criteria and Findings Summary. The proposal meets the criteria for granting a CUP. The new residential structures will be compatible with adjoining properties and uses. No adverse impacts on adjacent lands, public services or facilities, and economic welfare are expected.

Development Review Committee Recommendation. On February 4 and February 18, 2025, the city's Development Review Committee (DRC) reviewed the proposed application and recommended approval of the CUP.

Heritage Preservation Commission. On February 19, 2025, the city's Heritage Preservation Commission (HPC) reviewed the proposed development and granted a Certificate of Appropriateness (COA). The COA affirms that the project meets HPD guidelines and is compatible with the district.

Public Comment. The City Planning Manager received no public comment prior to publishing this report. Notification for this item was published in the paper on February 20, 2025, and letters were sent to property owners within 350 feet on February 20, 2025.

Recommendation:

The DRC and City Planner recommend Planning Commission forward and recommend approval of the CUP at 1st Ave NW and 1st St NW based on the criteria and findings in the draft resolution, with conditions of approval.

CITY OF FARIBAULT

RESOLUTION #2025-XXX

APPROVE A CONDITIONAL USE PERMIT FOR TWO MULTI-FAMILY STRUCTURES AT 1ST AVE NW AND 1ST ST NW

WHEREAS, Scott Wopata on behalf of Community Action Center (the "Applicant") requests a conditional use permit for two new, multi-unit residential buildings at and near the corner of 1st St NW and 1st Ave NW. The subject site is legally described in Exhibit A of this resolution; and

WHEREAS, City Staff completed a review of the application and prepared a report to the Planning Commission about said request, attached as Exhibit B; and

WHEREAS, the Planning Commission, on March 3, 2024, received the City Staff report, and following proper notice, held a public hearing to consider the Applicant's request; and

WHEREAS, following the public hearing, the Planning Commission recommends City Council approve the Applicant's conditional use permit request based on the findings required in Section 2-300 of the Unified Development Ordinance as follows:

- 1. The conditional use will not be detrimental to or endanger the public health, safety, comfort, convenience, or general welfare.**

Finding: The proposed residential structures will not be detrimental to or endanger the public health, safety, comfort, convenience, or general welfare. The use and overall development are very compatible to the adjacent residential properties and will not result in adverse impacts.

- 2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

Finding: The proposed residential structures will not negatively impact other properties in the vicinity. Nearly all properties in the immediate area are residential. The higher density of the proposed use will result in a natural transition of use intensity and activity that is key to supporting downtown developments and businesses.

- 3. The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area.**

Finding: The proposed residential structure is designed to be compatible with the architectural appearances of adjacent residential buildings and will fit with the character of the surrounding area. The Heritage Preservation Commission did review the development and granted a Certificate of Appropriateness, which verifies that the project meets Heritage Preservation District standards for appearance and fitting within the context.

- 4. The conditional use will not impose hazards or disturbing influences on neighboring properties.**

Finding: The proposed residential use does not generate hazards or disturbing activities that will negatively affect other properties.

5. The conditional use will not substantially diminish the value of neighboring properties.

Finding: The proposed residential use at this location is unlikely to diminish nearby property values. City Staff anticipates investment in buildings in this area may have a positive impact on nearby property values.

6. The site is served adequately by essential public facilities and services, including utilities, access roads, drainage, police and fire protection, and schools or will be served adequately as a result of improvements proposed as part of the conditional use.

Finding: Public sewer, water, and all other applicable municipal services serve the subject property. The property is has adequate access to the larger road network. The application will not generate a notable increase in public service demand. If the parking proposed on-site does not accommodate all residents and visitors, downtown has an abundance of on- and off-street parking facilities nearby.

7. Development and operation of the conditional use will not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.

Finding: As noted above, the proposal will not generate a notable increase in demand on public facilities or services. If the parking proposed on-site does not accommodate all residents and visitors, downtown has an abundance of on- and off-street parking facilities nearby. The additional housing and proximity to downtown will be beneficial to the economic welfare of the community.

8. Adequate measures have been or will be taken to minimize traffic congestion in the public streets and to provide for adequate on-site circulation of traffic.

Finding: The proposed residential use will not cause traffic congestion on its own as the number of units is not substantial. The site plan provides for proper traffic circulation without causing congestion.

9. The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community.

Finding: The project site does not currently have any natural, scenic, or historic features of importance to the community. As noted above, the Heritage Preservation Commission already reviewed and gave support to the project.

10. The conditional use is consistent with the applicable policies and recommendations of the City's Land Use Plan or other adopted land use studies.

Finding: The proposed drive-through restaurant property is guided by the City's Comprehensive Plan for downtown uses. The application is a multi-family residential use consistent with the land use plan.

11. The conditional use, in all other respects, conforms to the applicable regulations of the district in which it is located.

Finding: The application conforms to the Unified Development Ordinance requirements, including limitations found in the CBD zoning district.

WHEREAS, the City Council during a public meeting on March 11, 2025, considered the Applicant's conditional use permit request; and

WHEREAS, based on the City Staff report, the results of the public hearing, and the written findings of the Planning Commission as noted above, the City Council concurs with the findings of the Planning Commission and makes identical findings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARIBAULT, MINNESOTA, AS FOLLOWS:

Section 1: Approval of a Conditional Use Permit. The City Council hereby approves the Applicant's conditional use permit request for two multi-family residential structures at and near the corner of 1st Ave NW and 1st St NW, subject to the conditions presented in Sections 2 and 3 of this Resolution.

Section 2: Conditions of Approval. The conditional use permit shall be approved subject to conditions listed herein as authorized under Section 2-310 of the Unified Development Ordinance which are deemed necessary to mitigate adverse impacts associated with the conditional use, to protect neighboring properties, and to achieve the objectives identified in the Unified Development Ordinance. The conditions of approval are as follows:

1. The application is subject to site plan approval by the Development Review Committee.
2. The shared parking lot between the buildings must be covered by an access and parking agreement recorded prior to building permit.
3. The existing driveway apron on the west side shall be removed.
4. Approval of this conditional use permit does not constitute approval of any associated signs. Separate applications for sign permits are required before sign installation and applications must meet all City ordinance requirements.

Section 3: Additional Conditions of Approval. This conditional use permit includes the following conditions:

1. Failure of the City to act on a violation of a condition, covenant, or term of this permit is not a waiver of such condition, covenant, or term, or any subsequent violation of the same or any other condition, covenant, or term.
2. The City may inspect the property at all reasonable times to ensure compliance with the conditions of this permit.

3. This permit is subject to the City's code requirements. The Owner must comply with all applicable federal, state, and local laws, rules, and ordinances and obtain other permissions and permits as may be required.
4. The violation of any terms or conditions of this permit, including but not limited to any applicable federal, state, or local laws, rules, regulations, and ordinances, may result in revocation of the permit. The City must give the Owner written notice of any violation and reasonable time, as determined by the City, to cure the violation before the permit revocation.
5. This permit and its conditions are binding on the parties and their successors and assigns. This permit runs with the property and does not affect the subsequent sale, lease, or change from current ownership. The Applicant and Owner's obligations under this permit shall also be the obligations of any subsequent owners or assigns of the property.
6. Use of the property as allowed by this permit signifies the agreement of the permit's terms and conditions without qualification, limitation, or reservation.

Section 4. Findings and Incorporation of Recitals and Exhibits.

Where applicable, the recitals and exhibits incorporated in this resolution constitute the written findings of the City Council, all of which protect the public's health, safety, and welfare.

Section 5. Planning Commission Determination on Stacking.

Where applicable, the recitals and exhibits incorporated in this resolution constitute the written findings of the City Council, all of which protect the public's health, safety, and welfare.

Section 6. Authorization to take Additional Steps. The City Council authorizes the Mayor, City Administrator, City Staff, and the City's Consultants to take any additional steps and actions necessary or convenient to accomplish the intent of this resolution.

Section 7. Effective Date. This resolution shall be effective upon passage.

Date Adopted: March 11, 2025

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A
Legal Description

Lot 1, Block 1, FARIBAULT HILLSIDE ADDITION, Rice County, Minnesota

AND

East Sixty feet (60') of Lot Four (4) and the East Sixty feet (60') of the North
Thirty-Four feet (34') of Lot Five (5), in Block Seventy-Seven (77) of the Original
Town of Faribault, Rice County, Minnesota.

Exhibit B
Staff Report

(Insert Staff Report)



APPLICATION FOR REQUESTED ACTION
Conditional Use Permit

Planning Case # _____
Filing Fee _____
Hearing Date _____

SITE ADDRESS PID: 1831151001 address unassigned & 21 1st St NW

APPLICANT Community Action Center E-MAIL wopata.scott@communityactioncenter.org

PHONE _____ (H) 507-664-3550 (W) _____ (FAX) _____

ADDRESS 1651 Jefferson Parkway Ste. Hs200 Nfld MN 55057

DEVELOPER (if other than applicant) Schmidt Homes Inc

PHONE _____ (H) 507-663-0482 (W) 507-663-0158 (FAX) _____

ADDRESS 1325 Armstrong Rd Nfld MN 55057

LEGAL DESCRIPTION Faribault Hillside L1B1 & Original Town L4 & 5 B77

ACREAGE/SIZE OF PROPERTY 0.378 acres

CURRENT ZONING Commercial

EXISTING USE OF PROPERTY Empty Lot

PROPOSED USE OF PROPERTY 8 housing units for emergency & work force housing
(Including number of units per acre and types of uses if mixed use)

IDENTIFY ALL ADJACENT LAND USES rental & residential

SIGNATURE OF OWNER [Signature] DATE 01/24/2025

SIGNATURE OF APPLICANT [Signature] DATE 1/21/2025
(Must submit proof of property control) On behalf of CAC

PLEASE PROVIDE ALL INFORMATION REQUESTED ON THIS FORM
AND THE ATTACHED CHECKLIST.

**CONDITIONAL USE PERMIT
Required Submittals**

◆ **Site plan**

- CSG ☒ Drawn to scale, with scale noted
- CSG ☒ Date and North arrow
- CSG ☒ Boundaries and dimensions shown graphically
- CSG ☒ Location of any streets, public trails, railroads, or waterways
- CSG ☒ Present and proposed topography of the site and adjacent areas within 50 feet by contour lines at an interval of not more than 5 feet, and by use of directional arrows, the proposed flow of storm water runoff from the site
- CSG ☒ Location of existing and proposed structures (height and gross floor area noted), with distance from property lines noted
- CSG ☒ Location and dimensions of existing and proposed off-street parking and loading spaces, curb cuts, aisles, and walkways, with distance from property lines noted
- CSG ☒ Location, height, and material for screening walls and fences
- CSG ☒ Type of surfacing and base course proposed for all parking area, loading areas, and walkways
- CSG ☒ Location of all existing and proposed water lines, hydrants, sanitary sewer lines and storm drainage systems
- CSG ☒ Existing and proposed public streets or rights-of-way, easements, or other reservations of land on the site
- CSG ☒ Location and method of screening of outdoor trash storage areas CSG - PROCEEDING WITH 6' PRIVACY FENCE STRUCTURE
- CSG & ARCH ☒ Location and size of all proposed signage CSG - ASSUMING ONLY ADA SIGNAGE, AS SHOWN - AT THIS TIME
- CSG & ARCH ☒ Location and height of proposed lighting facilities CSG - SHOWING BUILDING MOUNTED T.B.D.
- ARCH ☒ Elevation views of all proposed buildings or structures, with building materials and proposed colors noted
- CSG & ARCH ☒ Indicate the ultimate development of the site and proposed development phases when a site is to be developed in stages CSG - ASSUMING SINGLE PHASE BUILD-OUT
- CSG ☒ Landscaping plan

◆ **Required supplemental information**

- ARCH ☒ Describe the project in detail (Include: Size of all structures existing and proposed and any modifications to existing, type of business and associated storage/display, type of clientele, hours of operation, number of employees, number of customer seats if food service related, handling of deliveries, unique site characteristics, proposed modifications to topography and/or drainage, development schedule, etc.)
- ARCH ☒ Written summary explaining how the proposed use is compatible with the neighborhood
- ARCH ☒ Written summary explaining if and how the proposed development will impact traffic
- ARCH ☒ Written statement as to why you feel the conditional use permit should be approved
- ☒ Other information as required

◆ **Filing fee**

SIGNATURE OF APPLICANT


Steven J. Schmidt

DATE

11/24/25

Planning case # _____



License #BC789491
1325 Armstrong Road, Northfield, MN 55057
(507) 663-0482 • www.schmidthomes.com

Community Action Center
Conditional Use Permit Application Narrative

1/24/2025

Project Details:

Community Action Center Owned and Operated

Two four-plex rental buildings for emergency housing and work force housing in City of Faribault

2 Number of Emergency Housing Units

6 Number of Work Force Housing Units

2 Units are Accessible

Building 1 (West Building) is 2170 sqft

Building 2 (East Building) is 2240 sqft

8 On-Site Parking Spots

Much of the drainage will follow the same pattern it currently does. Storm water will be collected at the south end of the central parking lot and be piped underground to the existing catch basin located at the southeast corner of the property. For more details see site plan.

In commissioned studies, the City of Faribault and Rice County have both identified a need for more affordable and workforce housing. Community Action Center (CAC) is partnering with the City of Faribault on a new housing development, Ridgeview Heights. The City of Faribault has provided the land, and CAC has secured substantial grant funding for the development. The parcel consists of two existing lots. The lots are conveniently located close to city resources such as the library, downtown retail and services, and county services. The proximity to local businesses and services makes the site ideal for affordable and workforce units. The development will also include 2 emergency shelter units. In short, this development will turn an empty lot (which is difficult to develop due to grade issues) into a community asset.

While this parcel is part of the commercial zone (the Central Business District), the surrounding property on the block has been built up with rental apartments. What the CAC is proposing will fit into the practical use of the surrounding area. The neighborhood and traffic impact will be minimal. Each unit has one off-street parking spot, and there is ample on-street parking on the north side of the parcel that currently is rarely used to accommodate visitors to the property. On-site (off-street) parking is centrally located for ease of access to the residents and especially for the two accessible units. A trash and recycling enclosure is also conveniently located centrally.

By placing two structures on the site, instead of one more massive building, the project attempts to respect the surrounding neighborhood in size and scale. In addition, the two-structure proposal allows the project to better navigate the severely sloping site. Each building is articulated to express each unit individually to create this type of appropriate scale for compatibility with the surrounding neighborhood. Porches also provide a welcoming frontage to the street for passersby.

The roofs are configured to eventually receive roof-mounted solar panels to provide energy for the project and keep the cost of utilities for the residents at a minimum. Enhanced exterior walls with improved R-values (exceeding code minimums) also work to conserve energy and reduce utility burdens.



Community & Economic Development Department
Planning & Zoning Division

APPLICATION FOR SITE PLAN APPROVAL

Planning Case # _____

Filing Fee \$100.00

APPLICANT	
Name <u>Community Action Center</u>	Email <u>wopata.scott@communityactioncenter.org</u>
Address <u>1651 Jefferson Pkwy # HS200</u> <u>Nfld MN 55057</u>	Phone <u>507-664-3550</u>
DEVELOPER (if different from Applicant)	
Name <u>Schmidt Homes</u>	Email <u>Steve@schmidt-homes.com</u>
Address <u>1325 Armstrong Rd</u> <u>Nfld MN 55057</u>	Phone <u>507-663-0482</u>
ARCHITECT, ENGINEER, CONTRACTOR, OR OTHER CONTACT	
Name <u>Schmidt Homes</u>	Email
Address	Phone

Property Owner Community Action Center Email wopata.scott@communityactioncenter.org

PHONE _____ (H) 507-664-3550 (W) _____ (FAX) _____

ADDRESS 1651 Jefferson Pkwy Ste HS200 Nfld MN 55057

ADDRESS OF PROPERTY PID: 1831151001 address unassigned + 21 1st St. NW

LEGAL DESCRIPTION Faribault Hillside L1B1 Original Town L445 B77

ACREAGE/SIZE OF PROPERTY 0.378 acres

CURRENT ZONING Commercial

EXISTING USE OF PROPERTY empty lot

PROPOSED USE OF PROPERTY 8 housing units emergency use + workforce
(Including number of units per acre and types of uses if mixed use)

IDENTIFY ALL ADJACENT LAND USES rental & residential

SIGNATURE OF PROPERTY OWNER _____ DATE _____

SIGNATURE OF APPLICANT Steve Schuch _____ DATE 1/28/25
(Must submit proof of property control) on behalf CAC

**PLEASE PROVIDE ALL INFORMATION REQUESTED ON THIS FORM
AND THE ATTACHED CHECKLIST.**

**SITE PLAN APPROVAL
Required Submittals**

This Site Plan checklist is intended to assist applicants with identifying the information that must be included on all Site Plan applications. If you are unsure of any item listed on this checklist, please refer to the City's Unified Development Ordinance for additional information about the requirements. If a checklist item does not apply to your application, please note in the box next to the item that it does not apply "N/A". Otherwise, please clearly mark each box in the checklist to indicate that the required information has been provided. Some but not all applications will require review by the Planning Commission and City Council, some may receive administrative approval by City Staff's Development Review Committee (DRC) if authorized by ordinance. Late applications, or applications determined to be deficient or incomplete, will not be eligible to be placed on the Planning Commission agenda. Corrected application documents must be resubmitted to the Planning & Zoning Division by the initial submittal deadline for the next regularly scheduled Planning Commission meeting if applicable.

Submit digital (PDF) plan set drawn to scale and other pertinent supplemental information.

Required Documents:

- Complete application, signed, and dated;
- Required fee;
- Three (3) sets of drawings and other pertinent supplemental information that may be required Electronic version is preferred and is requested.

Site Plan - Basic Information:

- ☒ Project Narrative (Brief Description);
- ☒ Plan drawn to scale, with scale noted;
- ☒ Date and north arrow;
- ☒ Boundaries and dimensions shown graphically, along with a written legal description of the property;
- ☒ Location of streets, public trails, railroads, or waterways;
- ☒ Existing and proposed topography of the site and adjacent areas within 50 feet by contour lines at an interval of not more than 5 feet, and by use of directional arrows, the proposed flow of storm water runoff from the site;
- ☒ Location of existing and proposed structures (height and gross floor area noted), with distance from property lines noted;
- ☒ Location and dimensions of existing and proposed off-street parking and loading spaces, curb cuts, aisles, and walkways, with distance from property lines noted;
- ☒ Location, height, and material for screening walls and fences;
- ☒ Type of surfacing and base course proposed for all parking area, loading areas, and walkways;
- ☒ Location of all existing and proposed water lines, hydrants, sanitary sewer lines and storm drainage systems;
- ☒ Existing and proposed public streets or rights-of-way, easements, or other reservations of land on the site;
- ☒ Location and method of screening of outdoor trash storage areas;
- ☒ Location and size of all proposed signage – calculations;
- ☒ Location and height of proposed lighting facilities – type of fixture, photometric plan;
- ☒ Elevation views of all proposed buildings or structures, with building materials and proposed colors noted;
- ☒ Indicate the ultimate development of the site and proposed development phases when a site is to be developed in stages; and
- ☒ Landscaping plan – number, type and size of plantings and features such as fences walls etc.

❖ Required supplemental information

- ☒ Describe the project in detail (Include: Size of all structures existing and proposed and any modifications to existing, type of business and associated storage/display, type of clientele, hours of operation, number of employees, number of customer seats if food service related, handling of deliveries, unique site characteristics, proposed modifications to topography and/or drainage, development schedule, etc.);
- ☒ Written summary explaining how the proposed use is compatible with the neighborhood;
- ☒ Written summary explaining if and how the proposed development will impact traffic;
- ☒ Written statement as to why you feel the conditional use permit should be approved;
- ☒ Other information as required or requested.

Landscape Plan

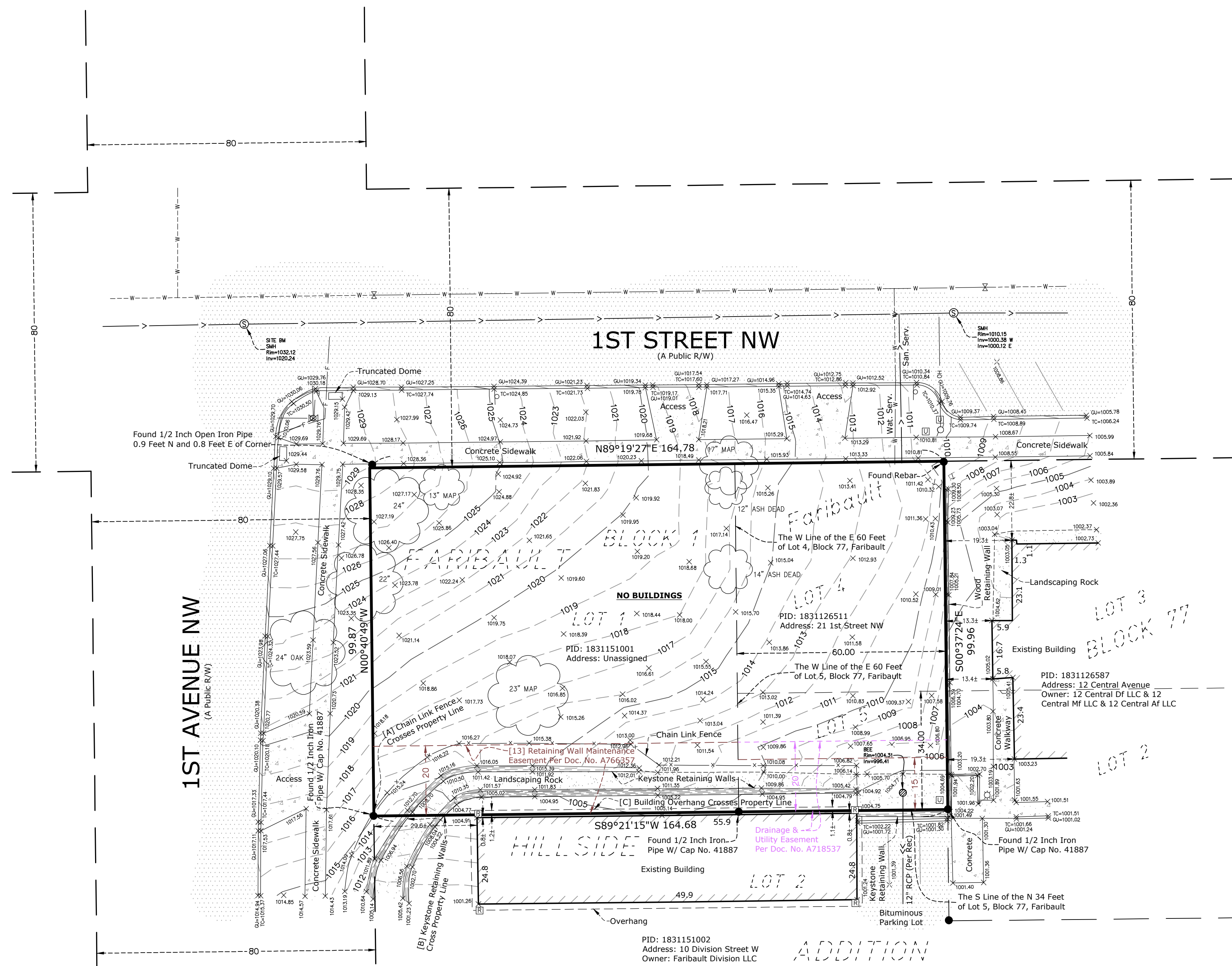
- ☒ North point and scale.
- ☒ The boundary lines of the property with accurate dimensions.
- ☒ The location of all driveways, parking areas, sidewalks, structures, utilities, or other features, existing or proposed, affecting the landscaping and screening of the site.
- ☒ The location, size, and identification of all existing trees, shrubs, and other vegetation intended for use in meeting the planting requirements of this chapter.
- ☒ The location, common name, size, and quantity of all proposed landscape materials.
- ☒ Proposed seeding or sodding plans for all disturbed areas, including the type of groundcover and method of application.
- ☒ The location and height of any proposed earth berms, fences, or other measures used to satisfy the screening requirements of this chapter.

- ### Building Construction:

- ◆ **Filing fee: \$100.00** (Effective 1/1/2019)

DATE 1/28/25

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DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Block 1, FARIBAULT HILLSIDE ADDITION, Rice County, Minnesota

AND

East Sixty feet (60') of Lot Four (4) and the East Sixty feet (60') of the North Thirty-Four feet (34') of Lot Five (5), in Block Seventy-Seven (77) of the Original Town of Faribault, Rice County, Minnesota.

Abstract Property

GENERAL SURVEY NOTES

- Bearings are based on the Rice County Coordinate System (2011 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the rim of the sanitary manhole located in the intersection of 1st Street NW and 1st Avenue NW, as shown hereon. Elevation = 1032.12.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

ALTA/NSPS LAND TITLE SURVEY NOTES

(numbered per Table A)

- Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
- Site Address: 21 1st Street NW, Faribault, Minnesota 55021.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27131C0267D, effective date of April 3, 2012.
- The gross land area is 16,459 +/- square feet or 0.378 +/- acres.
 - Exterior dimensions of buildings at ground level as shown hereon.
 - (1) Square footage of exterior footprint of buildings at ground level as shown hereon.No buildings were observed on the subject property while conducting the fieldwork.
- Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observe all site features located on the subject property.
- No striped parking stalls were observed on the subject property while conducting the fieldwork.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Rice County Interactive Property Map.

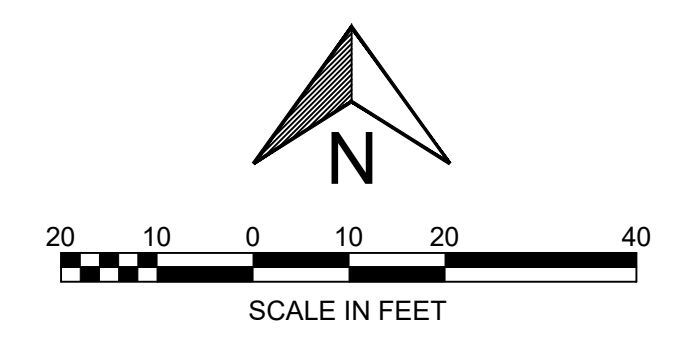
SURVEY REPORT

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Schmitz Ophaug, LLP, File No. 23094, dated July 2, 2024. We note the following with regards to Schedule B II Exceptions of the herein referenced Title Commitment:
 - Item no.'s 1-11 and 14-15 are not survey related.
 - The following are numbered per the referenced Title Commitment:
 - Drainage and Utility Easement in favor of the City of Faribault, dated July 30, 2019, recorded August 12, 2019 as Document No. A718537. Said easements are shown hereon over the South 20 feet of the portion of the subject property lying within the East Sixty feet (60') of Lot Four (4) and the East Sixty feet (60') of the North Thirty-Four feet (34') of Lot Five (5), in Block Seventy-Seven (77) of the Original Town of Faribault, Rice County, Minnesota.
 - Easement Agreement in favor of Faribault Division, LLC, dated March 26, 2024, recorded March 27, 2024 as Document No. A766357. Document creates a retaining wall access and maintenance purposes in favor of the adjacent property to the south. Said easement lies over the South 20 feet of the westerly portion and the South 15 feet of the easterly portion of the subject property, as shown hereon.
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 - Chain link fence crosses the west line of the subject property, as shown hereon.
 - Keystone retaining walls cross the south line of the subject property, as shown hereon.
 - Building overhang crosses the south line of the subject property, as shown hereon.

ALTA CERTIFICATION

To: Community Action Shelter Associates, Inc. a Minnesota nonprofit corporation; City of Faribault, a Minnesota municipal corporation; and Schmitz Ophaug, LLP: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, and 13 of Table A thereof. The fieldwork was completed on 10-17-2024. Dated this 24th day of October, 2024.

Rory L. Synstelienn
rory@civilsitegroup.com
Minnesota License No. 44565



Linetype & Symbol Legend

— E —	ELECTRIC LINE	Ⓜ	AIR CONDITIONER	Ⓜ	UTILITY VAULT
--- E ---	ELECTRIC LINE (RECORD)	Ⓜ	CABLE TV BOX	Ⓜ	UTILITY MANHOLE
— F —	FIBER/COMM. LINE	Ⓜ	ELECTRIC MANHOLE	Ⓜ	ELECTRICAL OUTLET
--- F ---	FIBER/COMM. LINE (RECORD)	Ⓜ	ELECTRIC TRANSFORMER	Ⓜ	HAND HOLE
— G —	GASMAIN	Ⓜ	ELECTRICAL METER	Ⓜ	BOLLARD
--- G ---	GASMAIN (RECORD)	Ⓜ	FIBER/COMM. MANHOLE	Ⓜ	FLAG POLE
— OH —	OVERHEAD UTILITIES	Ⓜ	POWER POLE	Ⓜ	FUEL TANK
— S —	SANITARY SEWER	Ⓜ	GUY WIRE	Ⓜ	HANDICAP SYMBOL
--- S ---	SANITARY SEWER (RECORD)	Ⓜ	GAS METER	Ⓜ	LIGHT POLE
— SS —	STORM SEWER	Ⓜ	GAS MANHOLE	Ⓜ	MAIL BOX
--- SS ---	STORM SEWER (RECORD)	Ⓜ	GAS VALVE	Ⓜ	SIGN
— T —	TELEPHONE LINE	Ⓜ	ROOF DRAIN	Ⓜ	CONIFEROUS TREE
--- T ---	TELEPHONE LINE (RECORD)	Ⓜ	SEWER CLEAN OUT	Ⓜ	DECIDUOUS TREE
— W —	WATERMAIN	Ⓜ	SANITARY MANHOLE	Ⓜ	BUSH/SHRUB
--- W ---	WATERMAIN (RECORD)	Ⓜ	STORM MANHOLE	Ⓜ	SOIL BORING
— X —	CHAINLINK FENCE LINE	Ⓜ	FLARED END SECTION	Ⓜ	FOUND IRON MONUMENT
— Y —	WOODEN FENCE LINE	Ⓜ	TELEPHONE BOX	Ⓜ	SET OR TO BE SET IRON MONUMENT
— Z —	IRON FENCE LINE	Ⓜ	TELEPHONE MANHOLE	Ⓜ	CAST IRON MONUMENT
— O —	GUARDRAIL	Ⓜ	TRAFFIC SIGNAL		
— Δ —	ACCESS RESTRICTION	Ⓜ	HYDRANT		
— 4 —	CONCRETE SURFACE	Ⓜ	FIRE CONNECTION		
— 1 —	PAVER SURFACE	Ⓜ	POST INDICATOR VALVE		
— 2 —	BITUMINOUS SURFACE	Ⓜ	WATER MANHOLE		
— 3 —	GRAVEL/LANDSCAPE SURFACE	Ⓜ	WATER VALVE		
		Ⓜ	WELL		
		Ⓜ	SATELLITE DISH		

CivilSite
G R O U P
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com612-615-0060

21 1st Street NW
Faribault, Rice County, Minnesota 55021

Schmidt Homes
1325 Armstrong Road Northfield, Minnesota 55057

PROJECT

CLIENT

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

RORY L. SYNSTELIEN

DATE 10-24-2024 LICENSE NO. 44565

QA/QC

FIELD CREW BS

DRAWN BY DS

REVIEWED BY CJ

UPDATED BY

VICINITY MAP

REVISION SUMMARY

DATE	DESCRIPTION
11-11-24	Title
1-21-25	Storm Pipe Size

PROJECT NO. - 24502.00

ALTA/NSPS LAND TITLE SURVEY

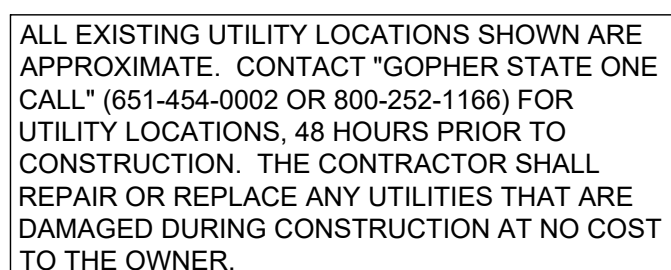
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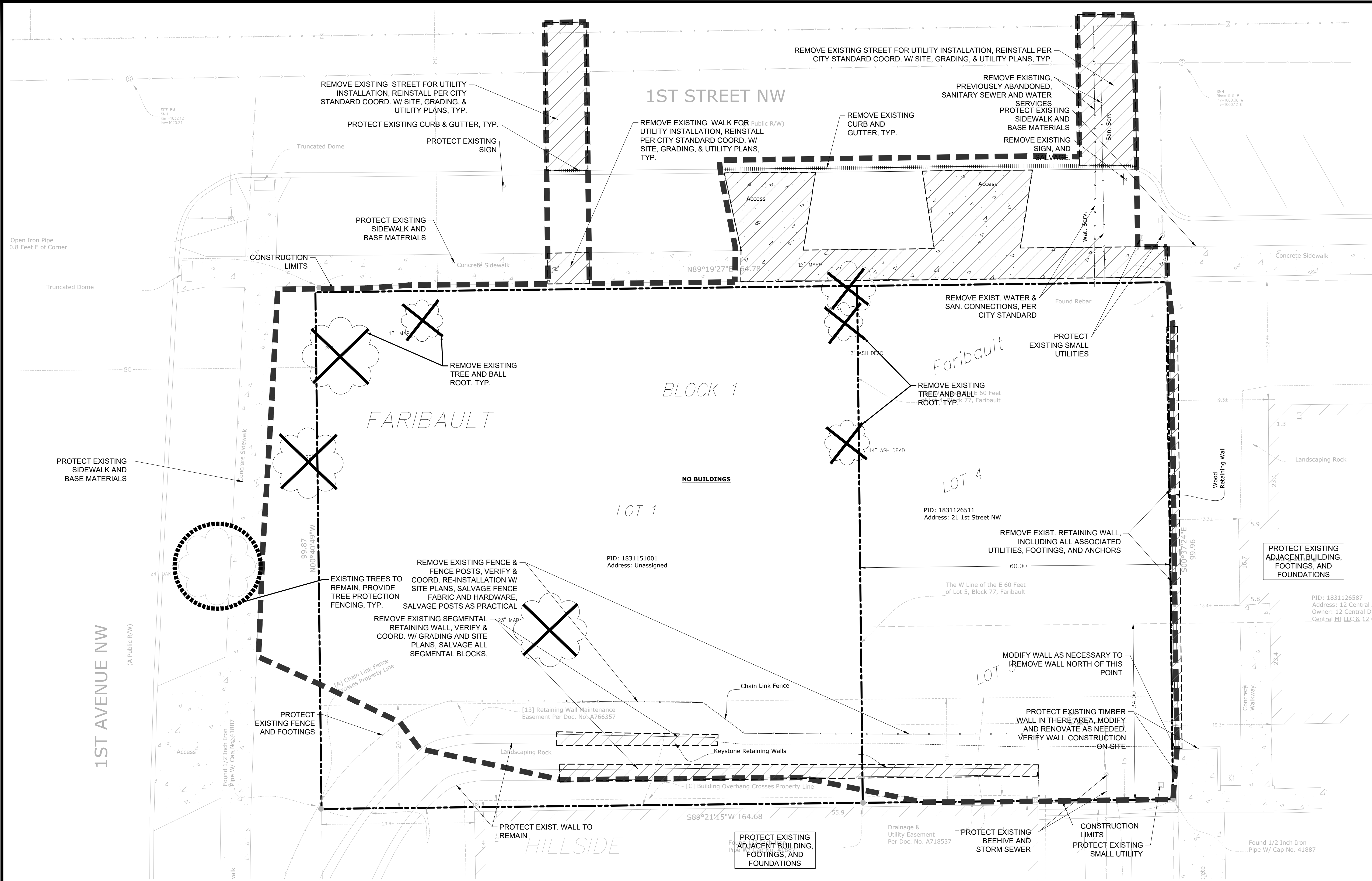
Page 24 of 72

FARIBAULT, MINNESOTA

ISSUED FOR: CUP SUBMITTAL



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS



- REMOVAL NOTES:**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
 - SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
 - REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
 - REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
 - EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
 - REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
 - EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
 - PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
 - MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
 - DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
 - PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
 - SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
 - VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
 - ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
 - SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
 - STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
 - ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
 - ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

- REMOVALS PLAN LEGEND:**
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
 - REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
 - CONSTRUCTION LIMITS
 - PROPERTY LINE
 - REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
 - TREE PROTECTION
 - TREE REMOVAL - INCLUDING ROOTS AND STUMPS

CITY OF FARIBAULT REMOVAL NOTES:

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

OWNER'S REPRESENTATIVE INFORMATION

SCHMIDT HOMES
1325 ARMSTRONG ROAD
NORTHFIELD, MN 55057
STEVE SCHMIDT
507-663-0482
STEVE@SCHMIDTHOMES.COM

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.3



Know what's below.
Call before you dig.



1" = 10'-0"
5'-0" 0 10'-0"

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

**COMMUNITY ACTION
CENTER HOUSING**

21 & 29 1ST ST NW, FARIBAULT, MN 55021

SCHMIDT HOMES

OWNER'S REPRESENTATIVE

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.

Matthew R. Pavsek

DATE: 01/27/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

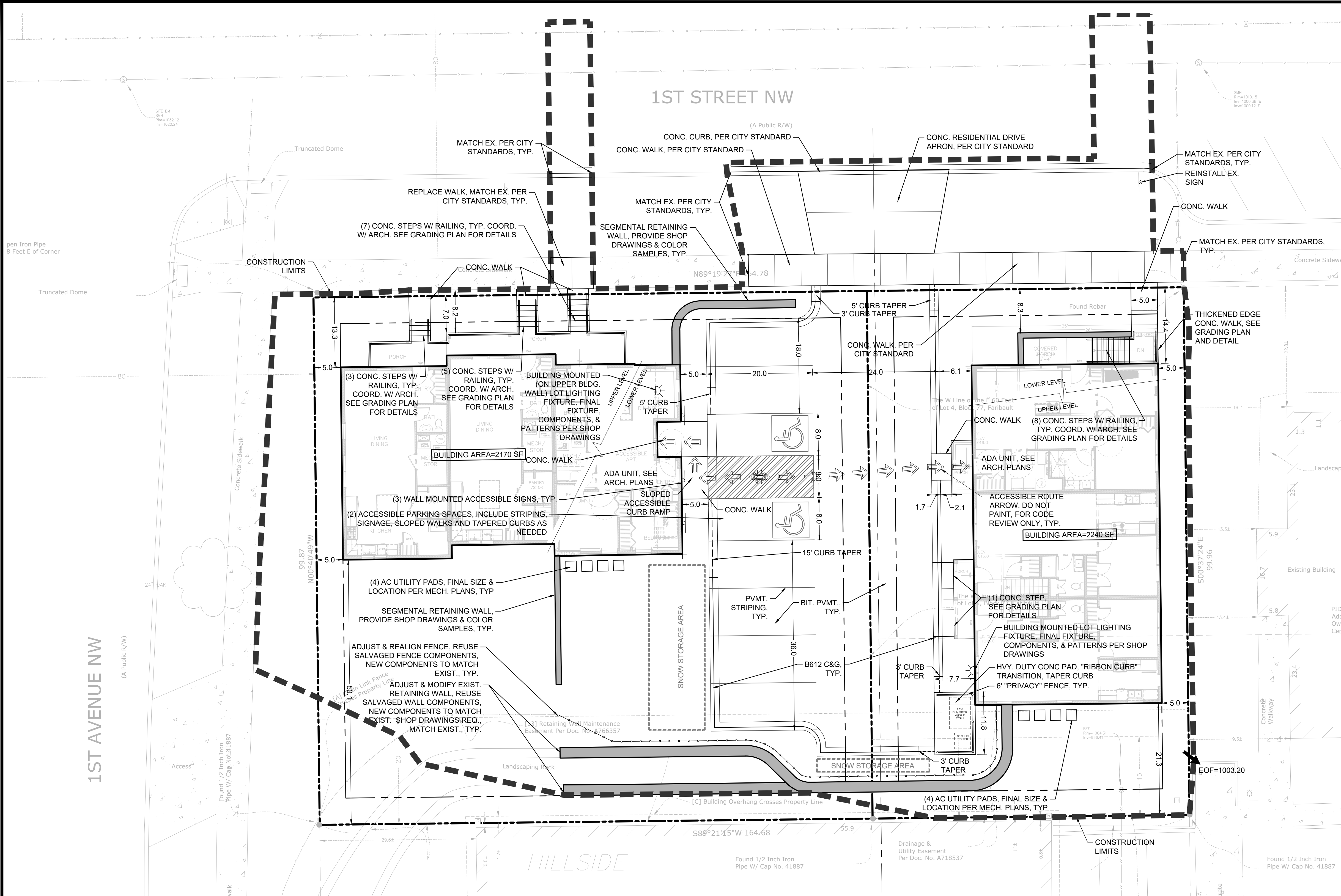
DATE DESCRIPTION

01/27/2025 CLP SUBMITTAL

PROJECT MANAGER: MATT PAVSEK
CONTACT NUMBER: 612-615-0060 X 701
DRAWN BY: MRP, RLB
REVIEWED BY: MRP, RLB
PROJECT NUMBER: 14002

REVISION SUMMARY

DATE DESCRIPTION



CITY OF FARIBAUT SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

OPERATIONAL NOTES

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT IN MARKED SNOW STORAGE AREA. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA. TRASH BINS SHALL BE WHEELED OUT, EMPTIED AND RETURNED TO TRASH AREA. TRASH SHALL BE PICKED UP BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR OF EACH UNIT VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

PROPERTY OWNER'S
RESPRESENTATIVE'S INFORMATION

SCHMIDT HOMES
1325 ARMSTRONG ROAD
NORTHFIELD, MN 55057
STEVE SCHMIDT
507-693-0482
STEVE@SCHMIDTHOMES.COM

SITE AREA CALCULATIONS					
IMPERVIOUS SURFACES	EXISTING CONDITION		PROPOSED CONDITION		
	BUILDING COVERAGE				
PAVEMENT	0 SF	0.0%	4,411 SF	26.8%	
	0 SF	0.0%	4,518 SF	27.5%	
PERVIOUS SURFACES	0 SF	0.0%	8,929 SF	54.3%	0.2 AC
	TOTAL	16,459 SF	100.0%	16,459 SF	100.0%
TOTAL SITE AREA		16,459 SF	100.0%	16,459 SF	100.0%
DIFFERENCE (EX. VS PROP.)		8,929 SF	54.3%		
DISTURBED AREA		19,138 SF	0.4 AC		

SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**
- FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

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Golden Valley, MN 55422
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PRELIMINARY:
NOT FOR
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COMMUNITY ACTION
CENTER HOUSING
21 & 29 1ST ST NW, FARIBAUT, MN 55021
OWNER'S REPRESENTATIVE
SCHMIDT HOMES
1325 ARMSTRONG ROAD, NORTHFIELD, MN 55057

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.
Matthew R. Pavsek
DATE 01/27/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
01/27/2025 CLIP SUBMITTAL

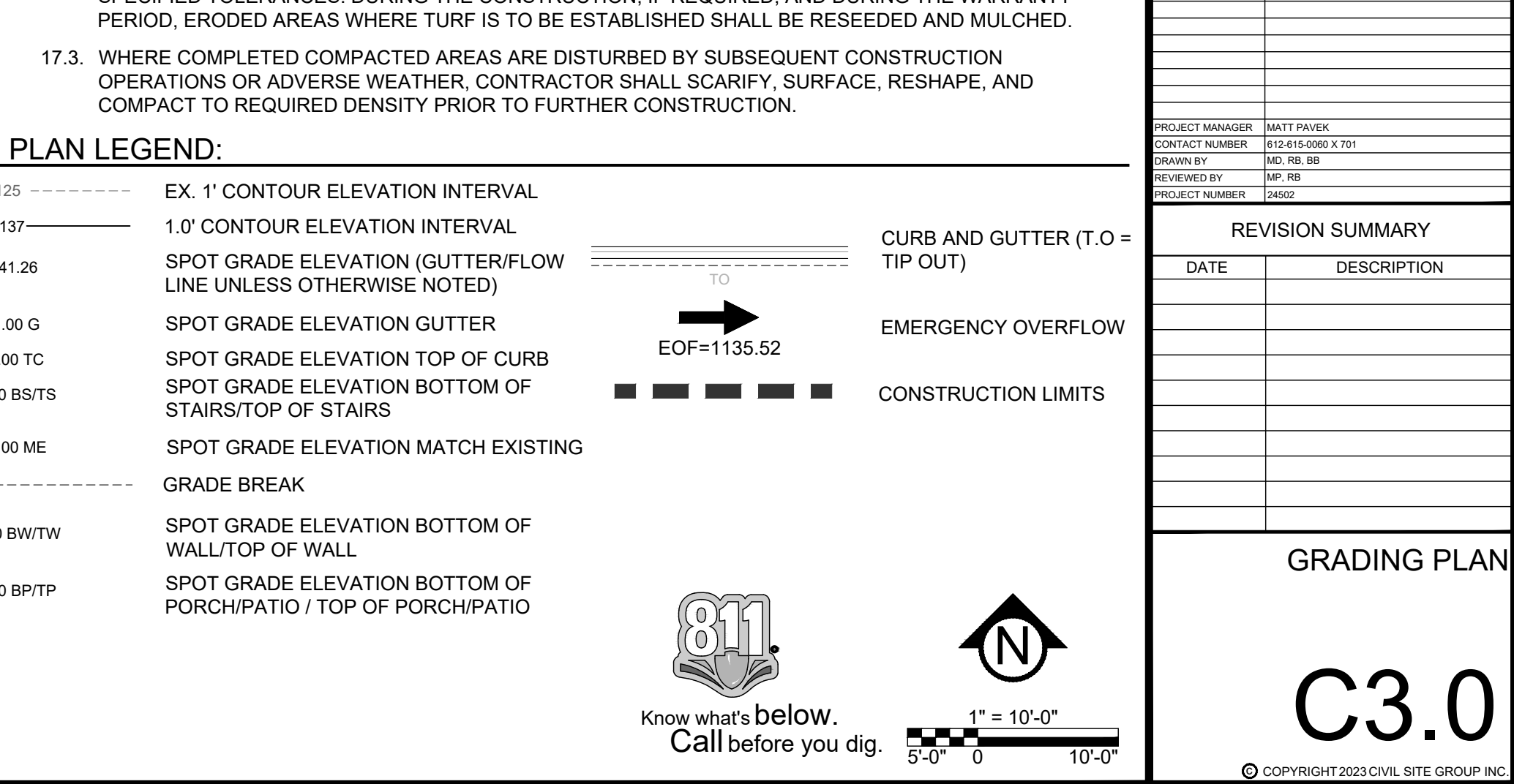
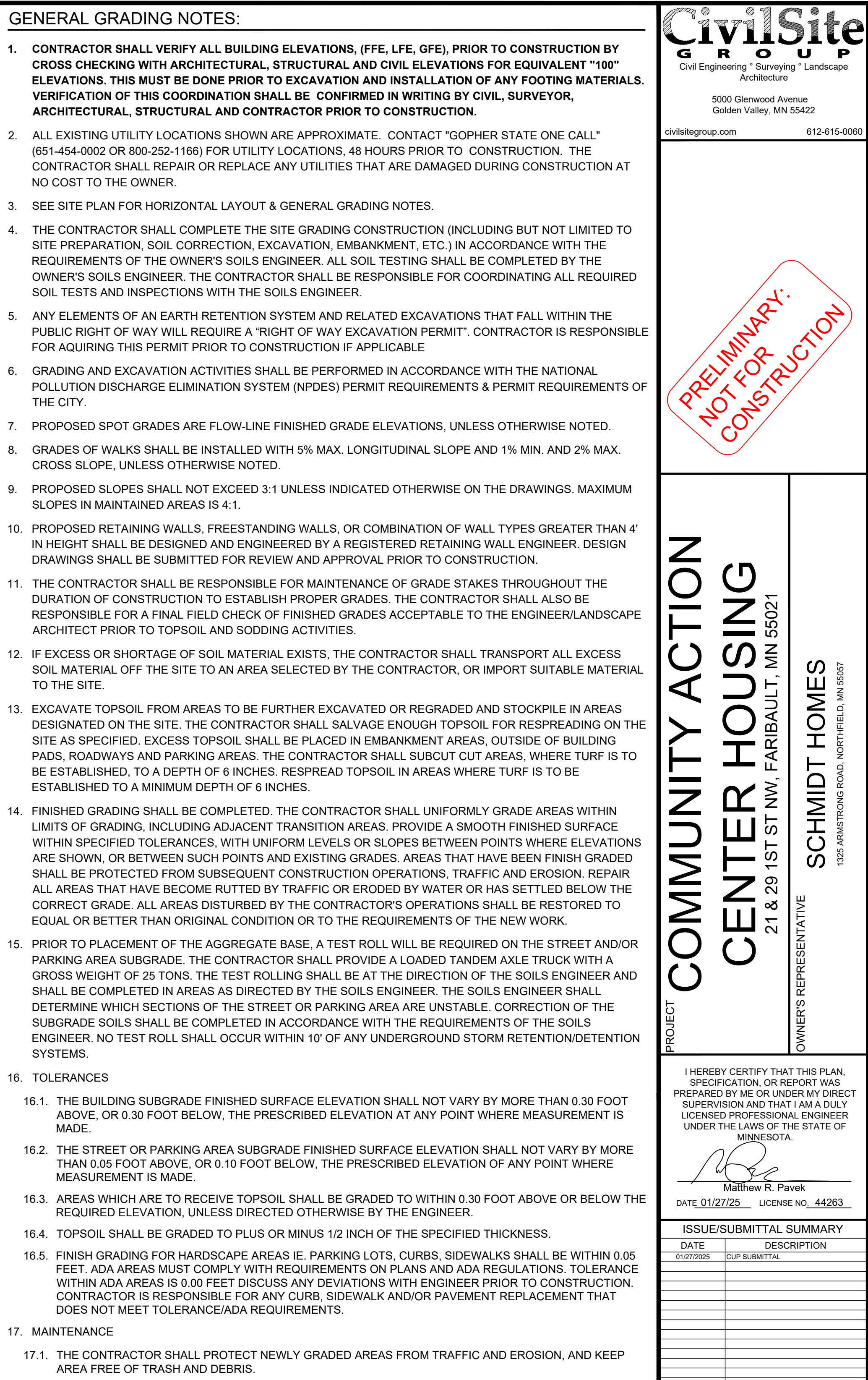
PROJECT MANAGER: MATTHEW PAVSEK
CONTACT NUMBER: 612-615-0060 X 701
DRAWN BY: MP, RB
REVIEWED BY: MP, RB
PROJECT NUMBER: 14002

REVISION SUMMARY
DATE DESCRIPTION

SITE PLAN

C2.0
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Page 27 of 72



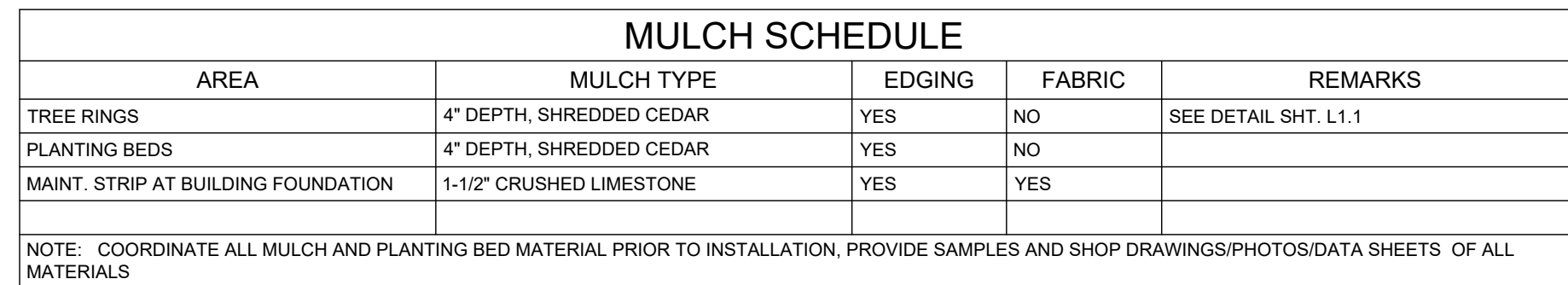


- ### UTILITY PLAN LEGEND:
- | | |
|---|--------------------------|
|  | CATCH BASIN |
|  | MANHOLE |
|  | GATE VALVE AND VALVE BOX |
|  | PROPOSED FIRE HYDRANT |
|  | DRAIN TILE |
|  | WATER MAIN |
|  | SANITARY SEWER |
|  | STORM SEWER |
|  | FES AND RIP RAP |
|  | TRENCH DRAIN |
|  | CONSTRUCTION LIMITS |

Know what's below.
Call before you dig.





PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPEARANCES PER MANUF. INSTALL PER MANUF. INSTRUCT./SPEC.

DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

CONSTRUCTION LIMITS

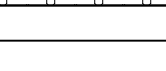
 

Know what's **below**.
Call before you dig.

1" = 10'-0"

5'-0" 0 10'-0"

LANDSCAPE PLAN LEGEND:

PLANT SCHEDULE			
SYMBOL	COMMON / BOTANICAL NAME	QTY	SIZE
MAINTENANCE STRIP			
	ROCK MAINTENANCE STRIP / ROCK MAINTENANCE STRIP 1.5" DECORATIVE SCREENED ROCK/STONE INSTALLED 3" DEEP OVER GEOTEXTILE FABRIC. PROVIDE EDGING AS SHOWN ON LANDSCAPE PLAN.	750 sf	Mulch
	SUBTOTAL:	750 sf	
SOD			
	BLUE GRASS SOD / SOD BLUE GRASS SOD W/IMPROVED VARIETIES, INSTALLED ON PREPARED SOIL, CONTAINING 6" OF TOPSOIL W/MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.	5,497 sf	Sod
	SUBTOTAL:	5,497 sf	

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

**COMMUNITY ACTION
CENTER HOUSING**
21 & 29 1ST ST NW, FARIBAULT, MN 55021

SCHMIDT HOMES
1325 ARMSTRONG ROAD, NORTHFIELD, MN 55057

1325 ARMSTRONG ROAD, NORTHFIELD, MN 55057

LANDSCAPE PLAN

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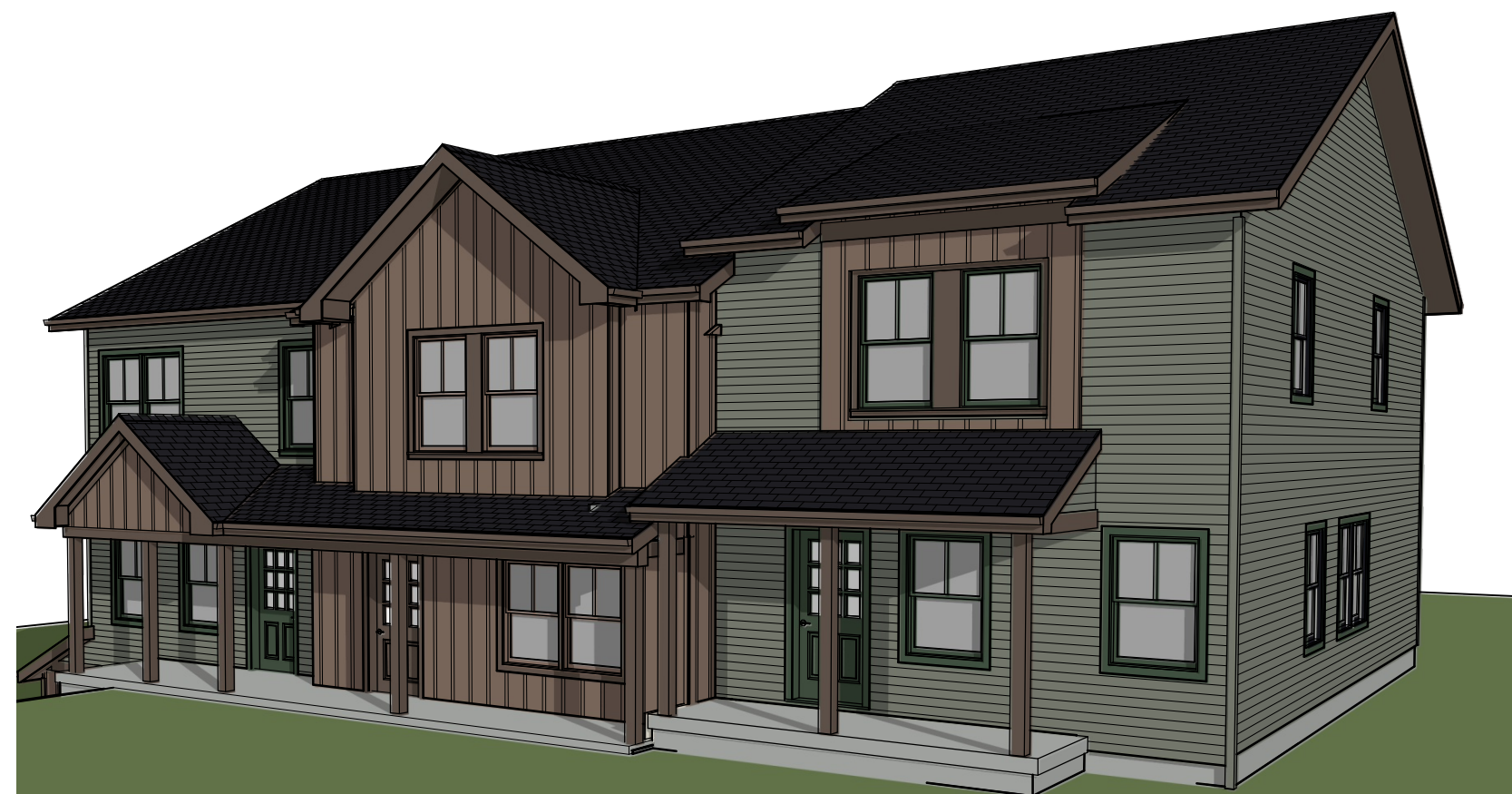
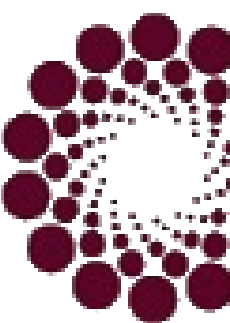
PLANT SCHEDULE						
CODE	COMMON / BOTANICAL NAME	QTY	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY	
DECIDUOUS TREES						
AA4	Armstrong Gold Red Maple / <i>Acer rubrum</i> 'JFS-KW78' TM	2	2.5" Cal. B&B	NATIVE CULTIVAR		
ARS	Red Sunset Red Maple / <i>Acer rubrum</i> 'Red Sunset'	2	2.5" Cal. B&B	NATIVE CULTIVAR		
GD	Street Keeper Honey Locust / <i>Gleditsia triacanthos</i> 'Draves' TM	1	2.5" Cal. B&B	NATIVE CULTIVAR	N	
GC2	True North™ Kentucky Coffeetree / <i>Gymnocladus dioica</i> 'UMNSynergy'	2	2.5" Cal. B&B	NATIVE CULTIVAR	N	
	SUBTOTAL:	7				
EVERGREEN TREES						
PN	North Star Spruce / <i>Picea glauca</i> 'North Star'	3	#10 CONT	NATIVE CULTIVAR		
	SUBTOTAL:	3				
SHRUBS						
AB4	Low Scape Hedger Black Chokeberry / <i>Aronia melanocarpa</i> 'UCONNAM166' TM	7	#5 CONT	NATIVE CULTIVAR	Y	
CB2	Baby Blue Sawara Cypress / <i>Chamaecyparis pisifera</i> 'Baby Blue'	9	#5 CONT	NOT NATIVE		
LB	Kodiak® Orange Diervilla / <i>Diervilla</i> x 'G2XK8544'	3	#5 CONT	NATIVE CULTIVAR	Y	
HA	Annabelle Hydrangea / <i>Hydrangea arborescens</i> 'Annabelle'	6	#5 CONT	NOT NATIVE	Y	
JN	Grey Guardian Juniper / <i>Juniperus virginiana</i> 'Greguard' TM	12	#5 CONT	NATIVE	N	
	SUBTOTAL:	37				
GRASSES						
DS	Schottland Hair Grass / <i>Deschampsia cespitosa</i> 'Schottland'	18	#1 CONT	NATIVE	Y	
	SUBTOTAL:	18				

Faribault, MN Landscape Requirements	
The base number of landscape plantings required for all other uses shall be determined by the percent of impervious surface on the property as shown in the following table. For the purposes of this section, all calculations regarding the number of required plantings shall be rounded to the nearest whole number.	
Percent Impervious Surface:	51%
Base Plantings Per Acre Required:	8
Base Plantings Required Total:	3
Landscape Transitions:	
A seventy-five (75) percent increase in the base number of plantings is required if the high density residential use is adjacent to a medium density residential use or a medium density residential use is adjacent to a high density residential use. Such plantings shall be planted in the setback area adjacent to the neighboring use.	
The base number of plantings shall be adjusted by the number of stories in the building according to the table below. A story is defined as provided in Section 1-120.	2 Stories (25% Increase)
Plantings Required	9
Shrub plantings: No more than one-third (%) of the total required plantings shall be shrubs. Perennials and annuals shall not qualify as shrubs.	
Trees:	3
Shrubs:	6
Evergreen planting: A minimum of one-third (%) of the required plantings shall be evergreen.	
Evergreen Shrubs	1
Evergreen Trees	2

SEE SHEET L1.0 FOR GENERAL
LANDSCAPE NOTES & LEGEND



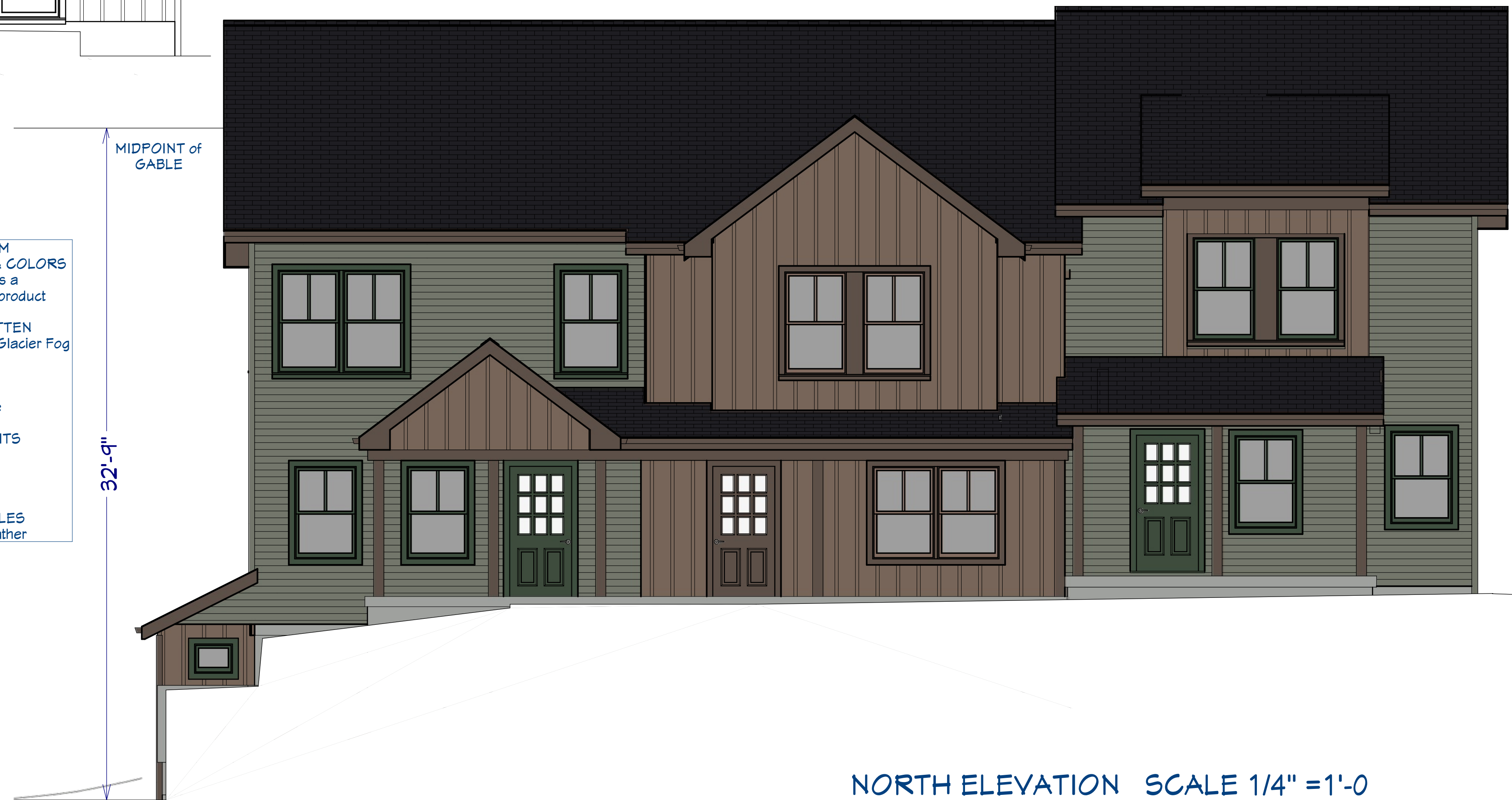
Know what's below.
Call before you dig.



STREET VIEW WEST BLOCK



EAST ELEVATION SCALE 1/4" = 1'-0



NORTH ELEVATION SCALE 1/4" = 1'-0

SIDING & TRIM
MATERIALS & COLORS
Diamondkote is a
LP Smartside product

BOARD & BATTEN
Diamondkote Glacier Fog

LAP SIDING
Diamondkote
Mountain Lake

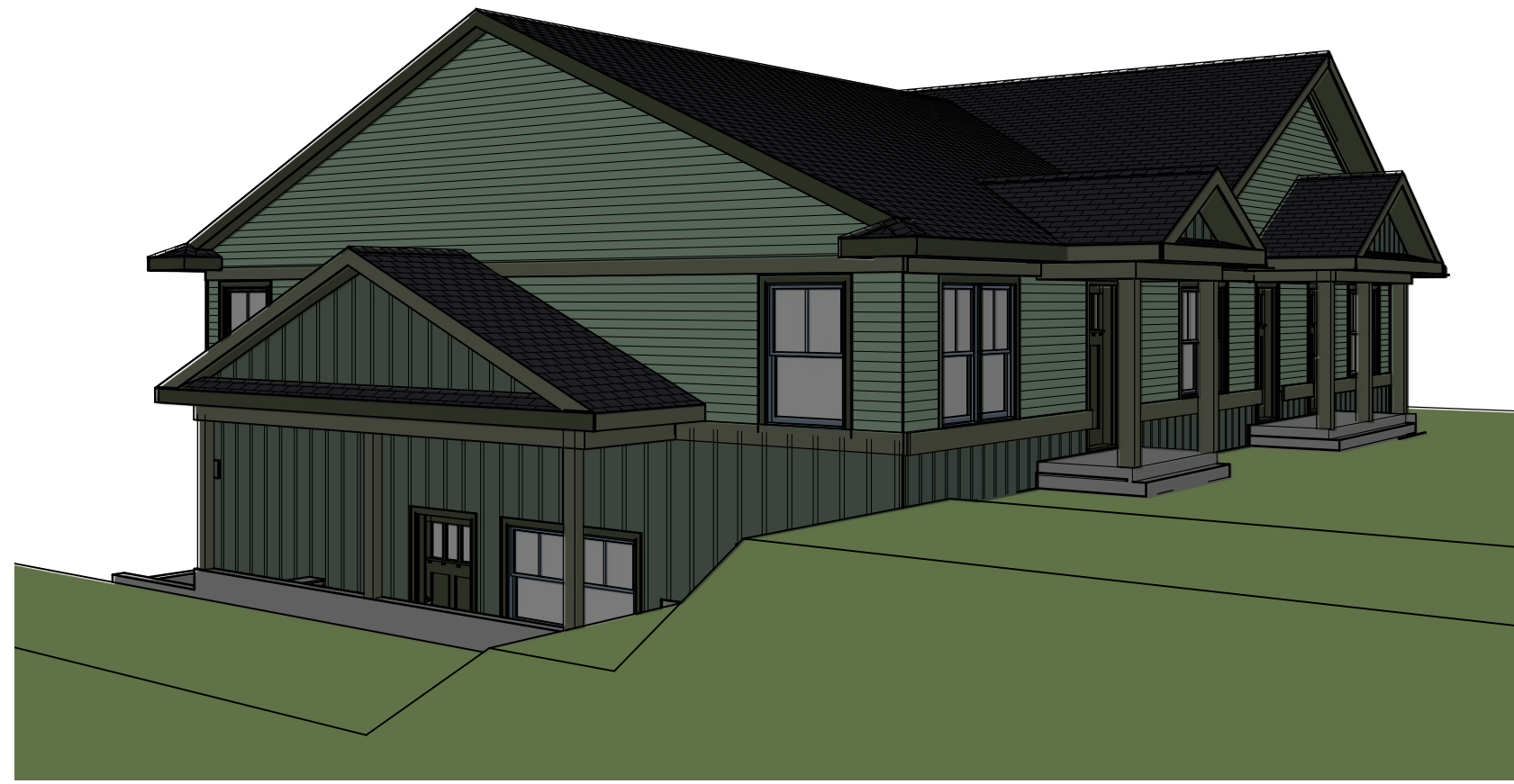
TRIM & SOFFITS
Diamondkote
Glacier Fog

ROOF SHINGLES
Landmark Heather

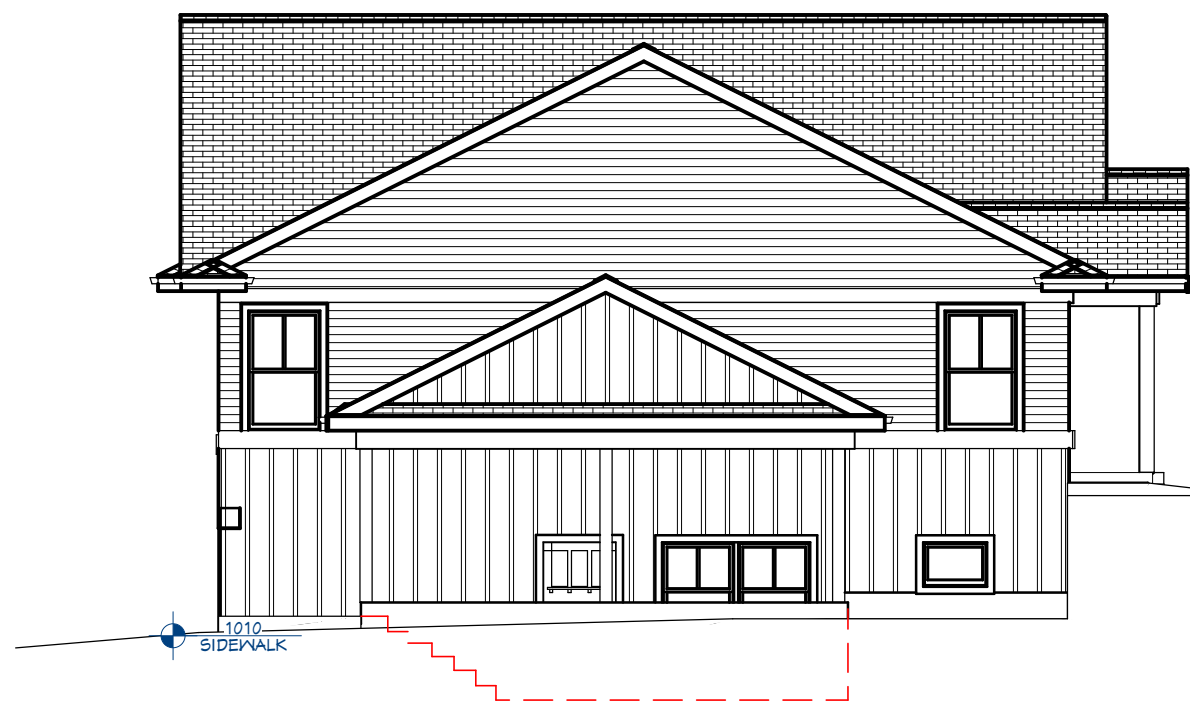
SOUTH ELEVATION SCALE 1/4" = 1'-0



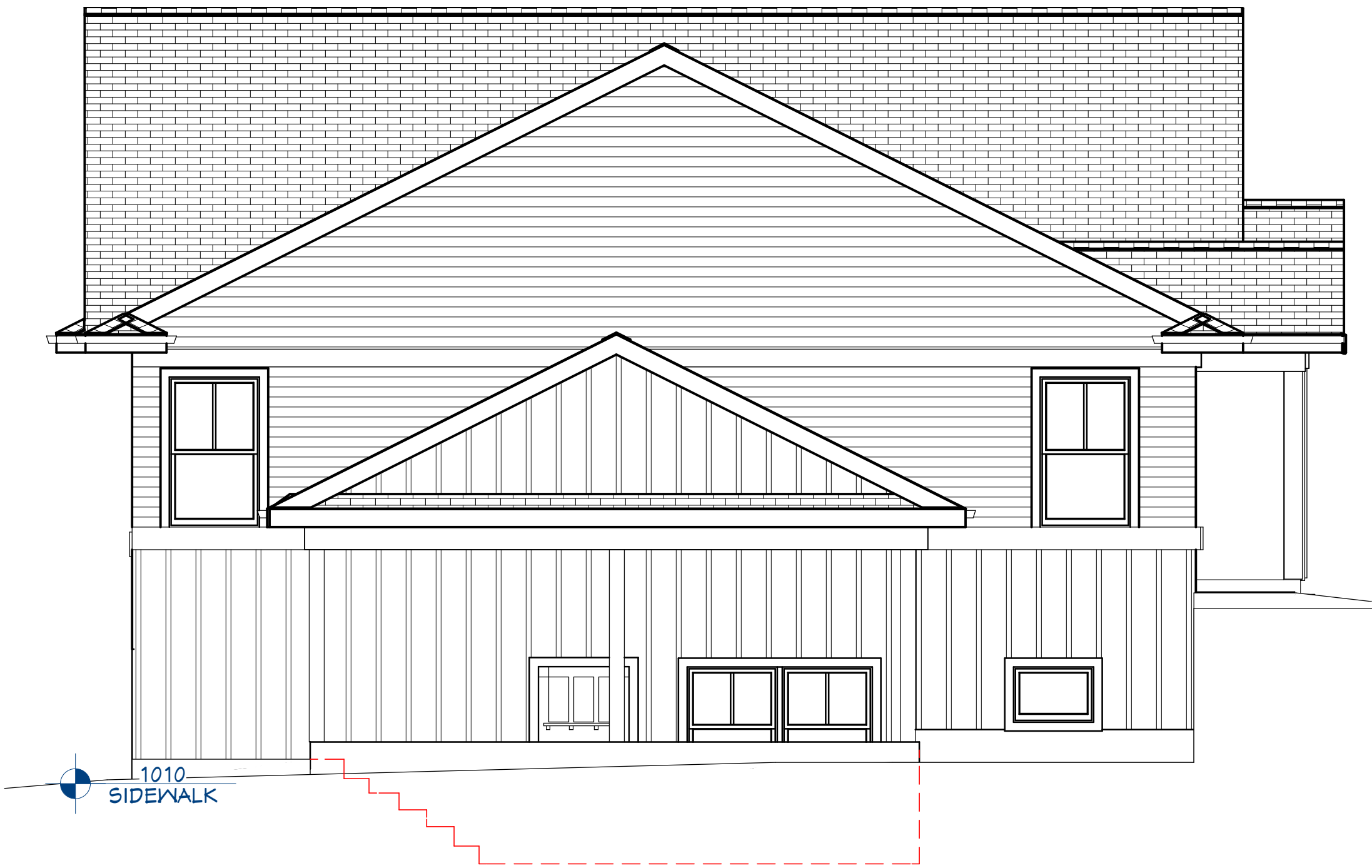
WEST ELEVATION SCALE 1/4" = 1'-0



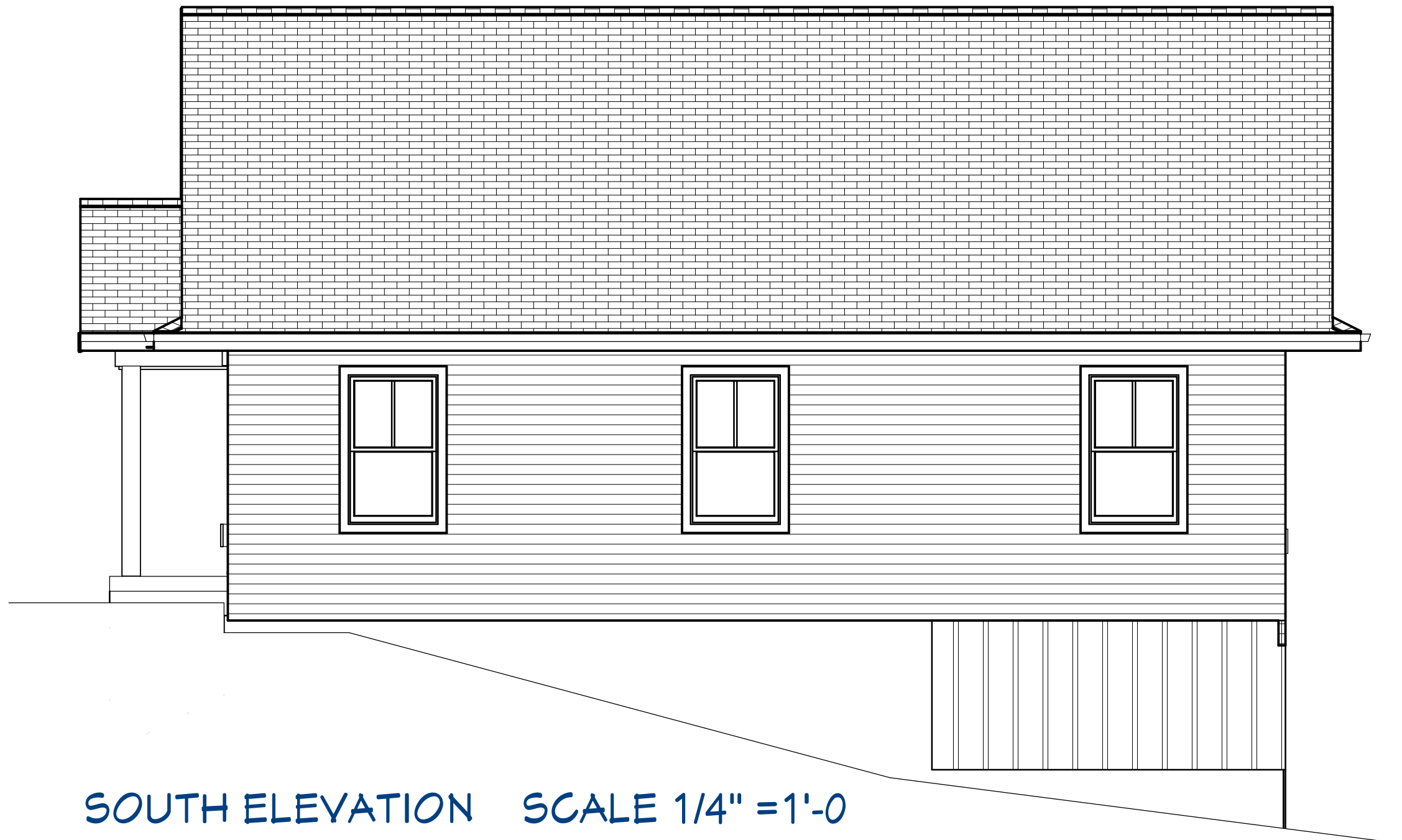
STREET VIEW EAST BLOCK



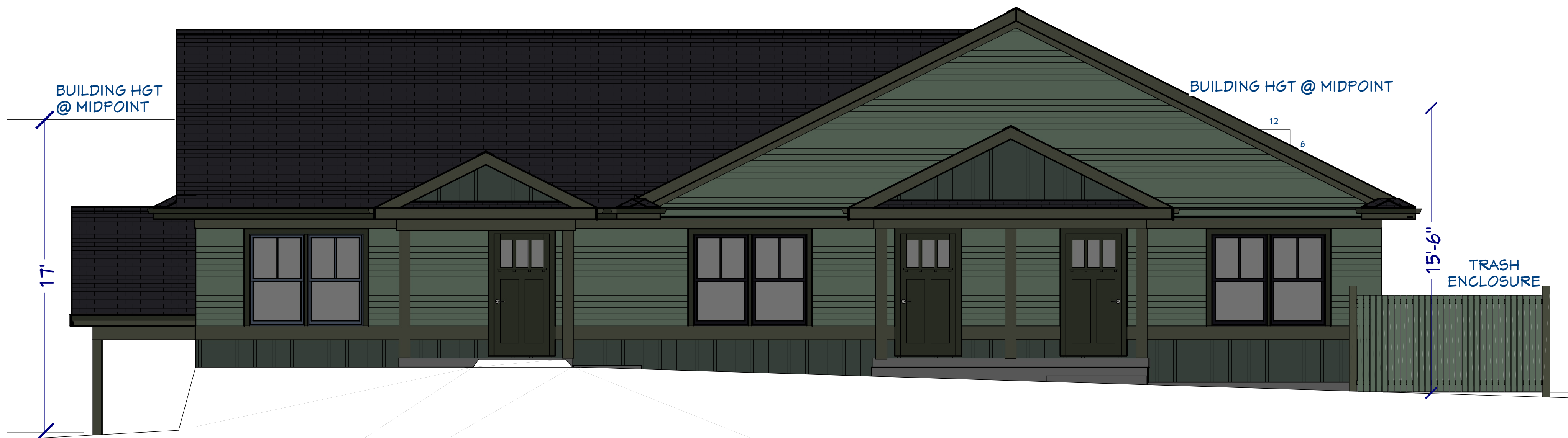
STREET VIEW 1ST STREET NW



NORTH ELEVATION SCALE 1/4" = 1'-0



SOUTH ELEVATION SCALE 1/4" = 1'-0



WEST ELEVATION SCALE 1/4" = 1'-0



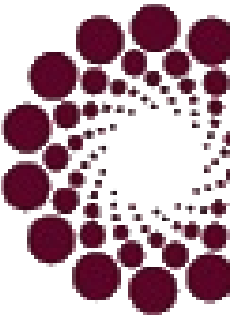
EAST ELEVATION SCALE 1/4" = 1'-0

SIDING & TRIM
MATERIALS & COLORS
Diamondkote is a
LP Smartside product
BOARD & BATTEN
Diamondkote
Terra Bronze
LAP SIDING
Diamondkote
Emerald
TRIM & SOFFITS
Coffee
ROOF SHINGLES
Landmark Heather

REBUILD
STUDIO | LLC
2889 140TH ST E
DUNDAS, MN 55019
952-446-6062
john.mockettan@gmail.com



Community Action Center



EAST BLOCK
RIDGEVIEW HEIGHTS
FARIBAULT, MN

1-27-25
CUP
SUBMITTAL

PRINTED:
1/24/2025

SHEET:

A2



Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: Harry Davis, City Planning Manager
FROM: Leslie McGillivray-Rivas, Planner I
MEETING DATE: March 3, 2025
SUBJECT: Approve Conditional Use Permit – CUP
Ground Mounted Solar Array at 927 Saint Paul Ave

Request:	Applicant requests approval of a conditional use permit for a ground-mounted solar array of more than 120 square feet.
Recommendation:	The DRC and City Planning Manager recommend Planning Commission forward the request to City Council with a recommendation of approval based on the findings in the attached draft resolution.
Recommended Motion:	Motion to forward and recommend approval of a conditional use permit allowing a ground-mounted solar array of more than 120 square feet.

Request:

Thomas Farley, residential property owner at 927 Saint Paul Avenue is seeks approval of a Conditional Use Permit for installation of a ground-mounted solar energy system which is more than 120 square feet.

Background and Project Description:

The ground-mounted solar array which measures approximately 527 square feet will be in a developed lot in the R-1 Single Family Residential District. The lot contains a single residential dwelling with site features of driveway and parking surfaces, landscaping, and an above-ground pool and shed located in the southeast portion of the rear yard. The properties surrounding this lot are zoned with a mix of R-1 zoning and the O-Open Space-Agricultural Districts. Please refer to the attached aerial and zoning maps attached to this report.

Discussion:

The proposed conditional use permit is consistent with the planning and zoning aspects of the City's Comprehensive Plan and Unified Development

Ordinance. The following provides an overview of the key planning and zoning-related items associated with:

CUP Criteria and Findings Summary. The proposal meets the criteria for granting a CUP. The new residential structures will be compatible with adjoining properties and uses. No adverse impacts on adjacent lands, public services or facilities, and economic welfare are expected.

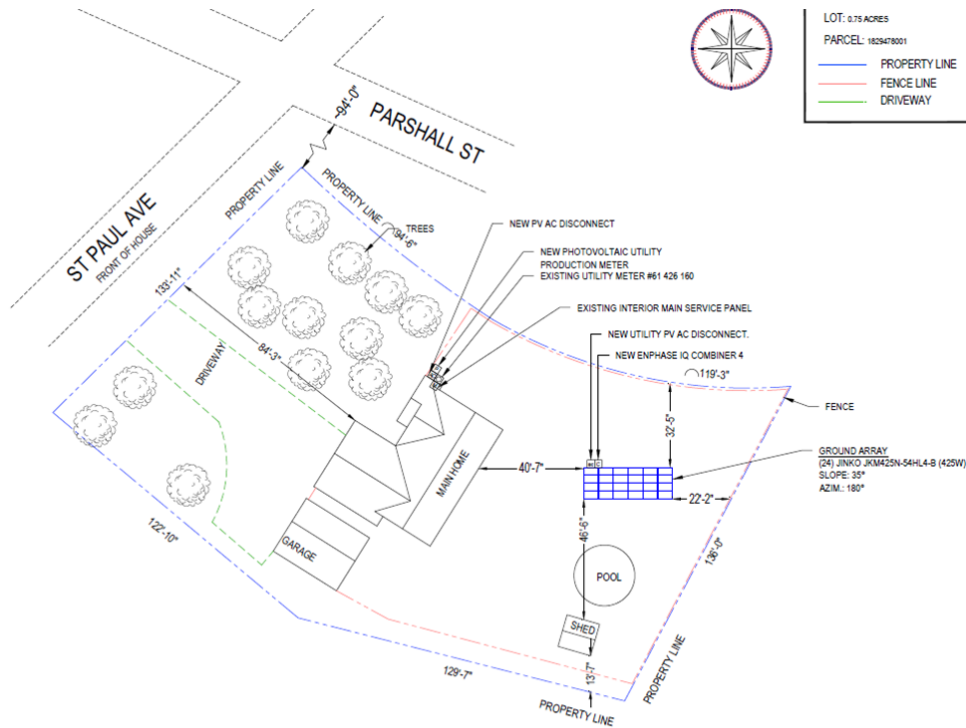


Figure 1- Site Plan

Ground-Mounted Solar Energy System Requirements Summary. The proposal meets the requirements by way of the rear yard placement, not exceeding the 10' maximum height requirement of the array equipment, integrated transmitting, receiving and switch equipment within the site and attached to the principal building. Section 6-230 (G) (9) of the UDO provides: No solar energy system may reflect onto the other property so as to create a nuisance. Refer to system design details attached to this report provided by the applicant.

Screening and Landscape Reduction. The siting of the ground-mounted solar array in placement in the rear yard will be substantially screened from visibility from passersby and vehicles traveling on Saint Paul Avenue. The screening is facilitated through placement of the principal dwelling, the row of large evergreen trees on the northern property line and other accessory structures such as a above-ground pool and shed. A residence, various agricultural structures and a mix of existing

trees and shrubs on adjoining property to the north and south of the parcel also provide some screening from Saint Paul Avenue. The land cover in areas to the north, east and southeast of the rear yard are generally established open space with agriculture uses. There are some existing tree rows and groupings of varying maturities.

UDO Section 4-170 provides the ability to reduce required landscaping where the following condition applies; Existing plant materials, walls, fences, or topography of the site and its surroundings make the required landscaping less necessary. Staff determined that the proposal qualifies for a reduction in landscaping because the proposal locates the ground-mounted solar array adjacent to agriculturally-oriented lands and is within 1000 linear feet of a large solar farm.

Development Review Committee Recommendation. On February 18, 2025, the city's Development Review Committee (DRC) reviewed the proposed application and recommended approval of the CUP.

Public Comment. The City Planning Manager received no public comment prior to publishing this report. Notification for this item was published in the paper on February 20, 2025, and letters were sent to property owners within 350 feet on February 20, 2025.

Recommendation:

The DRC and City Planning Manager recommend Planning Commission forward and recommend approval of the CUP for a ground-mounted solar array over 120 square feet based on the criteria and findings in the draft resolution, with conditions of approval.

CITY OF FARIBAULT

RESOLUTION #2025-XXX

APPROVE A CONDITIONAL USE PERMIT FOR A GROUND MOUNTED SOLAR ARRAY AT 927 SAINT PAUL AVENUE

WHEREAS, Thomas Farley (the "Applicant") requests a conditional use permit for a ground-mounted solar array over 120 square feet. The subject site is legally described in Exhibit A of this resolution; and

WHEREAS, City Staff completed a review of the application and prepared a report to the Planning Commission about said request, attached as Exhibit B; and

WHEREAS, the Planning Commission, on March 3, 2024, received the City Staff report, and following proper notice, held a public hearing to consider the Applicant's request; and

WHEREAS, following the public hearing, the Planning Commission recommends City Council approve the Applicant's conditional use permit request based on the findings required in Section 2-300 of the Unified Development Ordinance as follows:

- 1. The conditional use will not be detrimental to or endanger the public health, safety, comfort, convenience, or general welfare.**

Finding: The proposed ground-mounted solar array will not be detrimental to or endanger the public health, safety, comfort, convenience, or general welfare. The use and overall

development are very compatible with the adjacent residential and agricultural properties and will not result in adverse impacts. Small or modest solar panel arrays are generally compatible with nearby residential properties.

- 2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

Finding: The lands which surround the development parcel are designated as either O-Open Space-Agriculture District or R-1 Single Family Residential. The solar panel placement in the rear yard will not reduce enjoyment of the other properties, nor prevent orderly development or improvements permitted in the district. The proposed ground mounted solar array will not negatively impact other properties in the vicinity.

- 3. The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area.**

Finding: The privately-owned solar energy system has been designed and will be installed and maintained by licensed professionals. The surrounding area has a mix of residential and agricultural property. A commercial solar farm array is located within 1,200 feet of the site proposed with this conditional use.

- 4. The conditional use will not impose hazards or disturbing influences on neighboring properties.**

Finding: The conditional use will not negatively impact neighboring properties. Based on Sec. 4-170. - Substitutions or reductions of required landscaping.

The City Planner may approve the substitution or reduction of planting requirements where one (1) or more of the following conditions are shown to exist:

- (1) The proposal will allow site development that is more consistent with the historic nature of the area.
- (2) Existing plant materials, walls, fences, or the topography of the site and its surroundings make the required landscaping less necessary.

5. The conditional use will not substantially diminish the value of neighboring properties.

Finding: The conditional use is not out of context with the surrounding character of the rural setting. As such, it is not anticipated to diminish the value of neighboring properties

6. The site is served adequately by essential public facilities and services, including utilities, access roads, drainage, police and fire protection, and schools or will be served adequately as a result of improvements proposed as part of the conditional use.

Finding: The site is served by public infrastructure sufficient to be adequately served should it be necessary to be accessed by public safety equipment and officials

7. Development and operation of the conditional use will not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.

Finding: The operation of the conditional use will not create public costs for facilities or services nor will be detrimental to the economic welfare of the community.

8. Adequate measures have been or will be taken to minimize traffic congestion in the public streets and to provide for adequate on-site circulation of traffic.

Finding: The conditional use will not generate traffic or congestion by nature of the application.

9. The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community.

Finding: The conditional use will occur on a developed residential lot within an open space and residential neighborhood. There are not any natural, scenic or historic features which will be lost, damages or destroyed by the solar energy installation.

10. The conditional use is consistent with the applicable policies and recommendations of the City's Land Use Plan or other adopted land use studies.

Finding: The property is zoned R-1 Single Family Residential. The Comprehensive Plan guides the property for Planned Residential Neighborhood, which consistent with the proposal.

11. The conditional use, in all other respects, conforms to the applicable regulations of the district in which it is located.

Finding: The application conforms to the Unified Development Ordinance requirements, including limitations found in the CBD zoning district.

WHEREAS, the Applicant's conditional use permit request also complies with the ground-mounted solar energy system requirements found in Section 6-230; and

WHEREAS, city staff are in support of landscape reduction as allowed in Section 4-170, resulting in less screening than normally required due to the solar array's location in the backyard and the already-present impact of the nearby solar farm and farm fields.

WHEREAS, the City Council during a public meeting on March 11, 2025, considered the Applicant's conditional use permit request; and

WHEREAS, based on the City Staff report, the results of the public

hearing, and the written findings of the Planning Commission as noted above, the City Council concurs with the findings of the Planning Commission and makes identical findings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARIBAULT, MINNESOTA, AS FOLLOWS:

Section 1: Approval of a Conditional Use Permit. The City Council hereby approves the Applicant's conditional use permit request for a ground mounted solar array over 120 square feet.

Section 2: Conditions of Approval. The conditional use permit shall be approved subject to conditions listed herein as authorized under Section 2-310 of the Unified Development Ordinance which are deemed necessary to mitigate adverse impacts associated with the conditional use, to protect neighboring properties, and to achieve the objectives identified in the Unified Development Ordinance.

Section 3: Additional Conditions of Approval. This conditional use permit includes the following conditions:

1. Failure of the City to act on a violation of a condition, covenant, or term of this permit is not a waiver of such condition, covenant, or term, or any subsequent violation of the same or any other condition, covenant, or term.
2. The City may inspect the property at all reasonable times to ensure compliance with the conditions of this permit.
3. This permit is subject to the City's code requirements. The Owner must comply with all applicable federal, state, and local laws, rules, and ordinances and obtain other permissions and permits as may be required.
4. The violation of any terms or conditions of this permit, including but not limited to any applicable federal, state, or local laws, rules, regulations, and ordinances, may result in revocation of the permit. The City must give the Owner written notice of any violation and reasonable time, as determined by the City, to cure the violation before the permit revocation.

5. This permit and its conditions are binding on the parties and their successors and assigns. This permit runs with the property and does not affect the subsequent sale, lease, or change from current ownership. The Applicant and Owner's obligations under this permit shall also be the obligations of any subsequent owners or assigns of the property.
6. Use of the property as allowed by this permit signifies the agreement of the permit's terms and conditions without qualification, limitation, or reservation.

Section 4. Findings and Incorporation of Recitals and Exhibits.

Where applicable, the recitals and exhibits incorporated in this resolution constitute the written findings of the City Council, all of which protect the public's health, safety, and welfare.

Section 6. Authorization to take Additional Steps. The City Council authorizes the Mayor, City Administrator, City Staff, and the City's Consultants to take any additional steps and actions necessary or convenient to accomplish the intent of this resolution.

Section 7. Effective Date. This resolution shall be effective upon passage.

Date Adopted: March 11, 2025

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

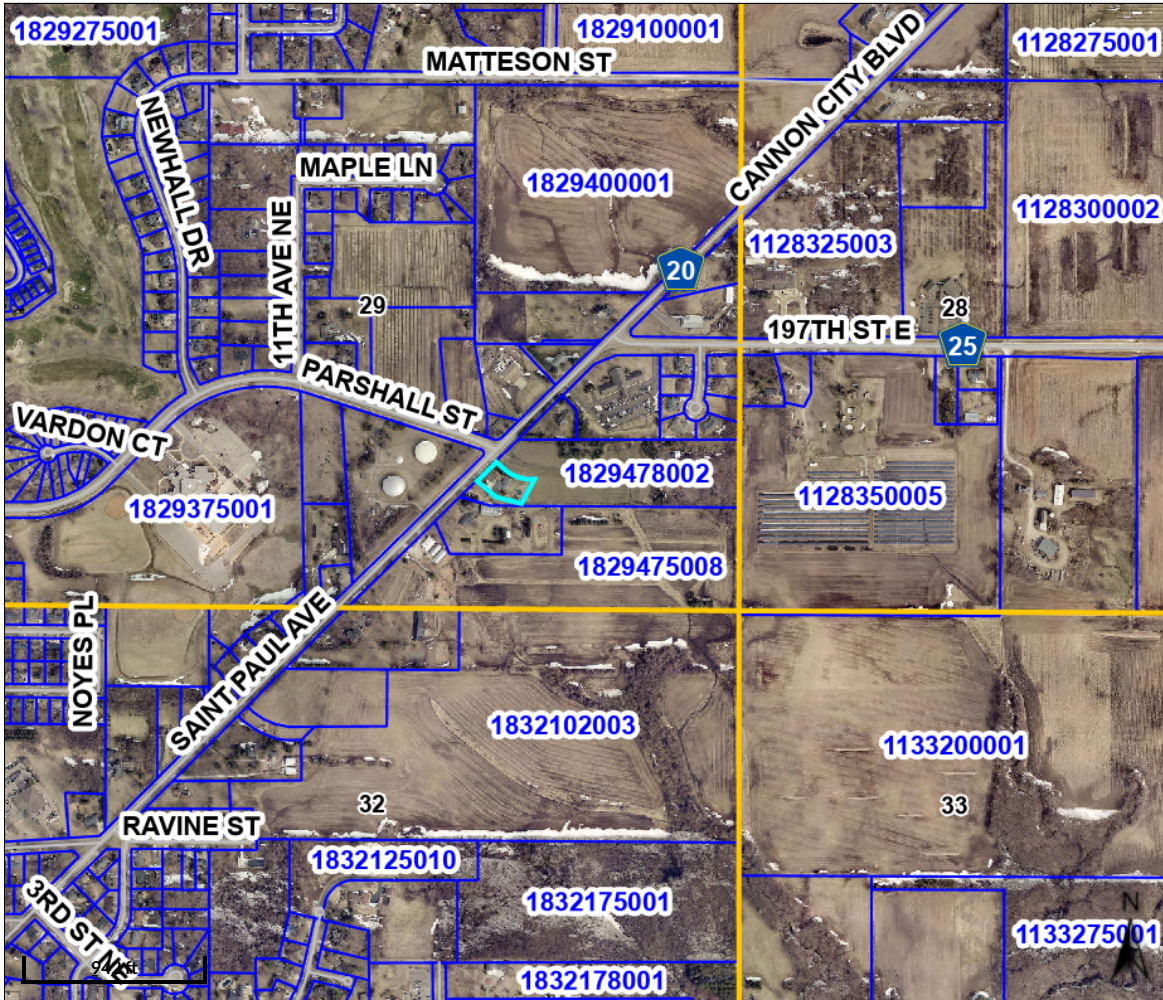
Jessica L. Kinser, City Administrator

Exhibit A
Legal Description

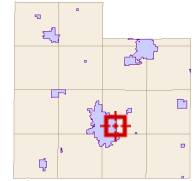
Lot 1, Block 1, Twiethoff Addition, Rice County, Minnesota

Exhibit B
Staff Report

(Insert Staff Report)



Overview



Legend

- Townships
- Sections
- Parcels
- Roads
- Road Numbers

Parcel ID	1829478001	Alternate ID	n/a	Owner Address	THOMAS FARLEY
Sec/Twp/Rng	n/a	Class	1A-Residential Homestead		927 ST PAUL AVE
Property Address	927 SAINT PAUL AVE	Acreage	0.75		FARIBAULT MN 55021
	FARIBAULT				
District	FARIBO-SD656-HSP-HRA-EDA				
Brief Tax Description	Lot 1 Block 1 of TWIEHOFF ADD				
	(Note: Not to be used on legal documents)				

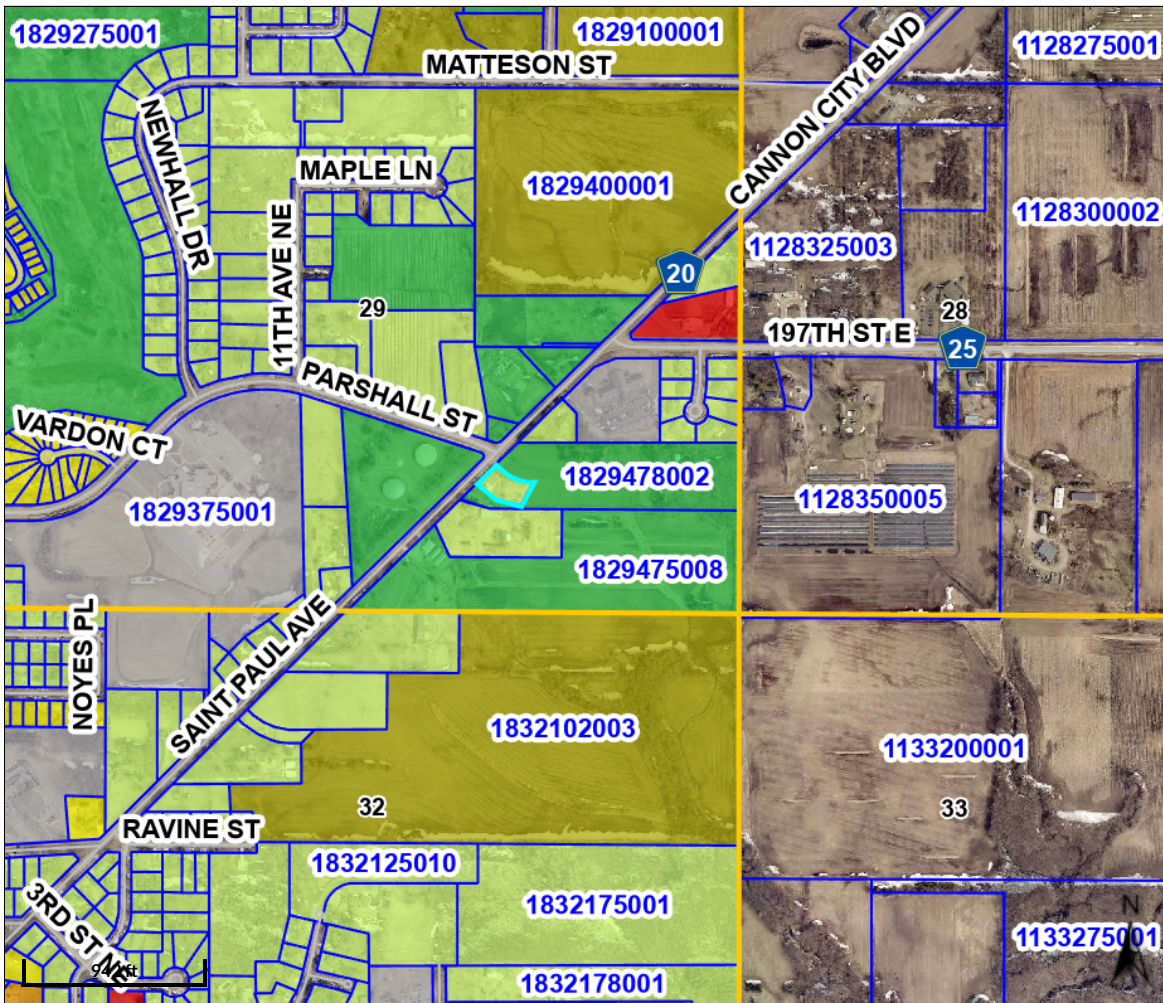
The parcels are the base parcels in Rice County.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.

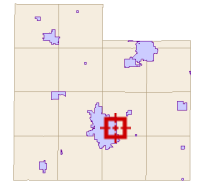
Date created: 2/27/2025

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Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend

- Townships
 - Sections
 - Parcels
 - Roads
 - Road Numbers
- #### Faribault Zoning
- C-1
 - C-2
 - C-3
 - CBD
 - I-1
 - I-2
 - I-P
 - O
 - P-I
 - R-1
 - R-1A
 - R-2
 - R-3
 - R-4
 - RM
 - TUD

Parcel ID	1829478001	Alternate ID	n/a	Owner Address	THOMAS FARLEY
Sec/Twp/Rng	n/a	Class	1A-Residential Homestead		927 ST PAUL AVE
Property Address	927 SAINT PAUL AVE	Acreage	0.75		FARIBAULT MN 55021
	FARIBAULT				
District	FARIBO-SD656-HSP-HRA-EDA				
Brief Tax Description	Lot 1 Block 1 of TWIEHOFF ADD				
	(Note: Not to be used on legal documents)				

The parcels are the base parcels in Rice County.

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Date created: 2/27/2025

Last Data Uploaded: 2/27/2025 8:28:32 AM

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GEOSPATIAL



APPLICATION FOR REQUESTED ACTION
Conditional Use Permit

Planning Case # _____
Filing Fee _____
Hearing Date _____

SITE ADDRESS 927 St.Paul Ave, Fairbault, MN, 55021

APPLICANT Thomas Farley E-MAIL tomfarley90@gmail.com

PHONE 563-419-3124 (H) _____ (W) _____ (FAX) _____

ADDRESS 927 St.Paul Ave, Fairbault, MN, 55021

DEVELOPER (if other than applicant) Wolf River Electric

PHONE 612-615-8418 (H) _____ (W) _____ (FAX) _____

ADDRESS 101 Isanti pkwy NE Suite G, Isanti, MN 55040

LEGAL DESCRIPTION Ground Mounted PV Solar

ACREAGE/SIZE OF PROPERTY 0.75 Acres

CURRENT ZONING Residential living

EXISTING USE OF PROPERTY Residential Property

PROPOSED USE OF PROPERTY Residential living with self supplying solar
(Including number of units per acre and types of uses if mixed use)

IDENTIFY ALL ADJACENT LAND USES Residential living

SIGNATURE OF OWNER Jodi Heckmann DATE 01/28/2025

SIGNATURE OF APPLICANT Thomas Farley DATE 01/30/2025
(Must submit proof of property control)

**PLEASE PROVIDE ALL INFORMATION REQUESTED ON THIS FORM
AND THE ATTACHED CHECKLIST.**

Revised 8/26/2016

CONDITIONAL USE PERMIT
Required Submittals

◆ **Site plan**

- ☐ Drawn to scale, with scale noted
- ☐ Date and North arrow
- ☐ Boundaries and dimensions shown graphically
- ☐ Location of any streets, public trails, railroads, or waterways
- ☐ Present and proposed topography of the site and adjacent areas within 50 feet by contour lines at an interval of not more than 5 feet, and by use of directional arrows, the proposed flow of storm water runoff from the site
- ☐ Location of existing and proposed structures (height and gross floor area noted), with distance from property lines noted
- ☐ Location and dimensions of existing and proposed off-street parking and loading spaces, curb cuts, aisles, and walkways, with distance from property lines noted
- ☐ Location, height, and material for screening walls and fences
- ☐ Type of surfacing and base course proposed for all parking area, loading areas, and walkways
- ☐ Location of all existing and proposed water lines, hydrants, sanitary sewer lines and storm drainage systems
- ☐ Existing and proposed public streets or rights-of-way, easements, or other reservations of land on the site
- ☐ Location and method of screening of outdoor trash storage areas
- ☐ Location and size of all proposed signage
- ☐ Location and height of proposed lighting facilities
- ☐ Elevation views of all proposed buildings or structures, with building materials and proposed colors noted
- ☐ Indicate the ultimate development of the site and proposed development phases when a site is to be developed in stages
- ☐ Landscaping plan

◆ **Required supplemental information**

- ☐ Describe the project in detail (Include: Size of all structures existing and proposed and any modifications to existing, type of business and associated storage/display, type of clientele, hours of operation, number of employees, number of customer seats if food service related, handling of deliveries, unique site characteristics, proposed modifications to topography and/or drainage, development schedule, etc.)
- ☐ Written summary explaining how the proposed use is compatible with the neighborhood
- ☐ Written summary explaining if and how the proposed development will impact traffic
- ☐ Written statement as to why you feel the conditional use permit should be approved
- ☐ Other information as required

◆ **Filing fee**

SIGNATURE OF APPLICANT Thomas Farley **DATE** 01/30/2025

Planning case # _____

I hope this letter finds you well. I am writing to formally request a variance for the installation of 24 ground-mounted solar panels, totaling 504 square feet, at my residential property located at 927 St Paul Ave, Faribault, MN 55021

This conditional use permit is necessary to ensure the proper and effective use of renewable energy in my home while being fully compliant with the neighborhood's character and local regulations.

I would like to provide the following key points for your consideration regarding the compatibility of this project with the surrounding area:

1. **Neighborhood Compatibility:** The proposed installation of the solar panels is in a rear section of my residential property, where the panels will be minimally visible from the street and will not alter the overall aesthetic of the neighborhood. The solar panels will blend with the landscape, and their placement has been carefully chosen to avoid disrupting the surrounding environment. This approach ensures that the residential character of the neighborhood remains intact.
2. **No Impact on Traffic:** The installation of the solar panels will not affect pedestrian or vehicular traffic in the neighborhood. The panels will be situated in the backyard, and access to the installation site will be through a private driveway. The construction and maintenance activities required for this project will be temporary, and any necessary deliveries or work vehicles will not obstruct traffic or cause inconvenience to neighbors.
3. **Sustainability and Environmental Benefit:** By installing these solar panels, I aim to reduce my carbon footprint and contribute to a more sustainable energy future. This aligns with the increasing emphasis on renewable energy sources, and the installation is consistent with the environmentally-conscious trends in our community. Additionally, solar energy systems such as this one have been shown to have a positive effect on property values, which may benefit the neighborhood as a whole.

Given that this installation will not create any adverse impact on traffic, neighborhood aesthetics, or the overall character of the area, I respectfully request approval of this variance. I am confident that this project will be an asset to both my property and the neighborhood, providing clean energy while maintaining the integrity of the residential environment.

Thank you for your time and consideration. I am happy to discuss any details further or provide additional information if necessary. I look forward to your favorable reply.

Sincerely,
Thomas Farley & Jodi Heckman

PHOTOVOLTAIC GROUND MOUNT SYSTEM

24 MODULES-GROUND MOUNTED - 10.200 kW DC, 7.800 kW AC
927 ST PAUL AVE, FARIBAULT, MN 55021

PHOTOVOLTAIC SYSTEM SPECIFICATIONS:

SYSTEM SIZE:	10.200 kW DC
	7.800 kW AC
MODULE TYPE & AMOUNT:	(24) JINKO JKM425N-54HL4-B (425W)
MODULE DIMENSIONS:	(L/W/H) 67.79"/44.65"/1.38"
INVERTER:	(24) ENPHASE IQ8M-72-2-US [240V, 1 PHASE]
INTERCONNECTION METHOD:	SUPPLY SIDE TAP

GENERAL STRUCTURAL NOTES:

- a. THE SOLAR PANELS ARE TO BE MOUNTED TO THE GROUND USING EXISTING GROUND MOUNT RACKING.
- b. DESIGN CRITERIA:

1. GROUND SNOW LOAD = 50 PSF

2. WIND SPEED = 105 MPH

3. EXPOSURE CATEGORY = C

4. RISK CATEGORY = I

SHEET INDEX:

PV 0.0:	COVER SHEET
PV 0.1:	PLOT PLAN
PV 1.0:	SITE PLAN
PV 1.1:	ATTACHMENT & STRING LAYOUT
PV 1.2:	EQUIPMENT ELEVATION
S 1.0+:	MOUNT DETAILS
E 1.1:	3-LINE DIAGRAM
E 1.2:	WIRE CALCULATION
E 1.3:	WARNING LABELS
E 1.4:	PLACARD
D 1.1+:	EQUIPMENT SPEC SHEET

GOVERNING CODES

- ALL WORK SHALL CONFORM TO THE FOLLOWING CODES
- a. 2023 NATIONAL ELECTRICAL CODE
- b. 2020 MINNESOTA RESIDENTIAL CODE
- c. 2020 MINNESOTA BUILDING CODE
- d. 2024 MINNESOTA ENERGY CODE
- e. 2020 MINNESOTA ACCESSIBILITY CODE
- f. 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
- g. 2020 MINNESOTA PLUMBING CODE
- h. 2020 MINNESOTA STATE FIRE CODE
- i. ANY OTHER LOCAL AMENDMENTS

GENERAL ELECTRIC NOTES:

1. ALL COMPONENTS ARE UL LISTED AND CEC CERTIFIED, WHERE WARRANTED.
2. THE SOLAR PV SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH ARTICLE 690 OF THE NEC 2023.
3. THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION.
4. ALL CONDUCTORS OF A CIRCUIT, INCLUDING THE EGC, MUST BE INSTALLED IN THE SAME RACEWAY, OR CABLE, OR OTHERWISE RUN WITH THE PV ARRAY CIRCUIT CONDUCTORS WHEN THEY LEAVE THE VICINITY OF THE PV ARRAY.
5. WHERE METALLIC CONDUIT CONTAINING DC CONDUCTORS IS USED INSIDE THE BUILDING, IT SHALL BE IDENTIFIED AS "CAUTION: SOLAR CIRCUIT" EVERY 10FT.
6. HEIGHT OF THE AC DISCONNECT SHALL NOT EXCEED 6'-7" PER NEC CODE 240.24.
7. A GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH CEC 690.47 AND 250.50 THROUGH 60 AND 250-166 SHALL BE PROVIDED. PER NEC GROUNDING ELECTRODE SYSTEM OF EXISTING BUILDING MAY BE USED AND BONDED TO THE SERVICE ENTRANCE. IF EXISTING SYSTEM IS INACCESSIBLE OR INADEQUATE A SUPPLEMENTAL GROUNDING ELECTRODE WILL BE USED AT THE INVERTER LOCATION CONSISTING OF A UL LISTED 8 FT. GROUND ROD WITH ACORN CLAMP. GROUNDING ELECTRODE CONDUCTORS SHALL BE NO LESS THAN #8 AWG AND NO LARGER THAN #6 AWG COPPER AND BONDED TO THE EXISTING GROUNDING ELECTRODE TO PROVIDE FOR A COMPLETE SYSTEM.
8. PHOTOVOLTAIC MODULES ARE TO BE CONSIDERED NON-COMBUSTIBLE.
9. ALL WIRING MUST BE PROPERLY SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND LISTED FOR SUCH USE. WIRING MUST BE PERMANENTLY AND COMPLETELY HELD OFF THE ROOF SURFACE.
10. ALL SINAGE TO BE PLACED IN ACCORDANCE WITH THE LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SINAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.
11. AS SPECIFIED BY THE AHJ, EQUIPMENT USED IN UNGROUNDED SYSTEMS LABELED ACCORDING TO NEC 690.35(F).
12. INVERTER(S) USED IN UNGROUNDED SYSTEM SHALL BE LISTED FOR THIS USE [NEC 690.35(G)].
13. THE INSTALLATION OF EQUIPMENT AND ALL ASSOCIATED WIRING AND INTERCONNECTION SHALL BE PERFORMED ONLY BY QUALIFIED PERSONS [NEC 690.4(C)]
14. ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R RATED (OR BETTER), INCLUDING ALL ROOF MOUNTED TRANSITION BOXES AND SWITCHES.
15. ALL EQUIPMENT SHALL BE PROPERLY GROUNDED AND BONDED IN ACCORDANCE WITH NEC ARTICLE 250.
16. SYSTEM GROUNDING SHALL BE IN ACCORDANCE WITH NEC 690.41.
17. PV SYSTEM CIRCUITS INSTALLED ON OR IN BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION IN ACCORDANCE WITH NEC 690.12
18. DISCONNECTING MEANS SHALL BE LOCATED IN A VISIBLE, READILY ACCESSIBLE LOCATION WITHIN THE PV SYSTEM EQUIPMENT OR A MAXIMUM OF 10 FEET AWAY FROM THE SYSTEM [NEC 690.13(A)]
19. ALL WIRING METHODS SHALL BE IN ACCORDANCE WITH NEC 690.31
20. WORK CLEARANCES AROUND ELECTRICAL EQUIPMENT WILL BE MAINTAINED PER NEC 110.26(A)(1), 110.26(A)(2) AND 110.26(A)(3).
21. ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT EXPANSION JOINTS AND ANCHOR CONDUIT RUNS AS REQUIRED PER NEC.

AUTHORITIES HAVING JURISDICTION:

BUILDING: FARIBAULT CITY
ZONING: FARIBAULT CITY
UTILITY: XCEL ENERGY
UTILITY METER NO: 61 426 160

44.299641, -93.246934



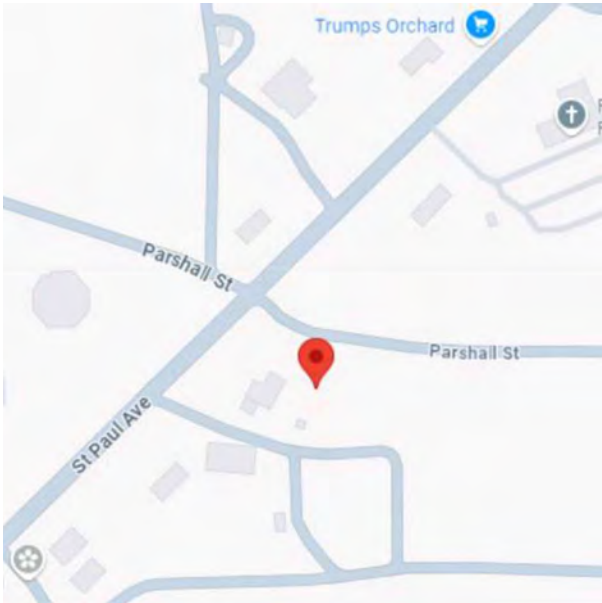
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SATELLITE VIEW

PV 0.0

SCALE: NTS

44.299641, -93.246934



2

VICINITY MAP

PV 0.0

SCALE: NTS



WOLF RIVER ELECTRIC
101 ISANTI PARKWAY NE, SUITE G
ISANTI, MN 55040
ELECTRICAL LICENSE# EA777669
BUILDING LICENSE# BC773271
CONTACT: (763) 229-6662
contact@wolfriverelectric.com

REVISIONS		
Description	Date	Rev
CAD 1	OCT. 17, 2024	00
CAD 3	OCT. 25, 2024	02
CAD 4	DEC. 12, 2024	03
CAD 5	FEB. 20, 2025	04

Signature with Seal

Project Name & Address

JODI S HECKMAN RESIDENCE
927 ST PAUL AVE, FARIBAULT, MN 55021
AHJ: FARIBAULT CITY
UTILITY: XCEL ENERGY
CASE NO: 05994027

DESIGNED BY:

TRIVENT CAD SOLUTION

Sheet Name
COVER SHEET

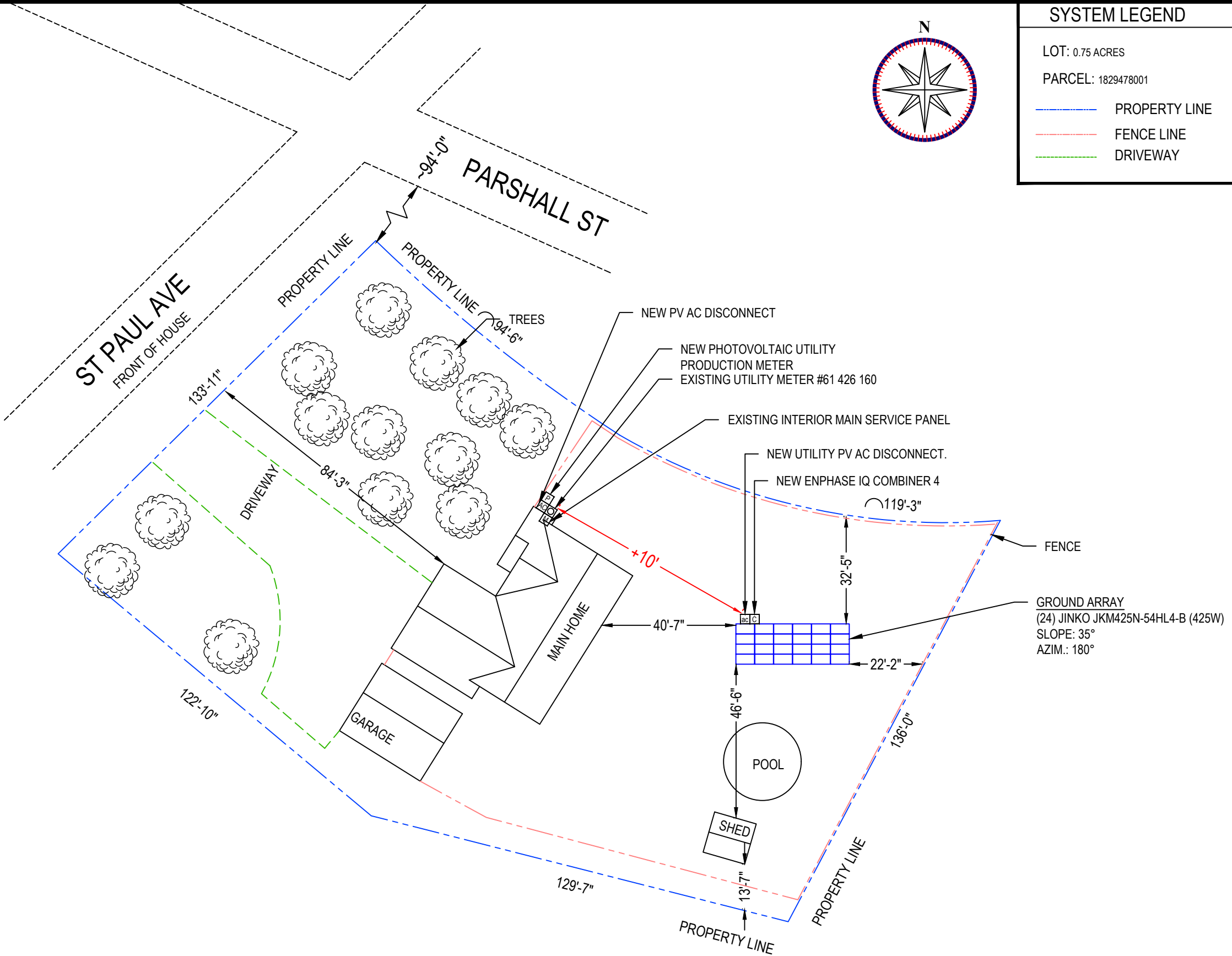
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11" X 17"

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- NOTE :**
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 6. THE METER SOCKET FOR THE PV PRODUCTION METER SHALL BE MARKED WITH A STAMPED BRASS, ALUMINUM, OR STAINLESS STEEL TAG, INDICATING THE ADDRESS INCLUDING THE UNIT, TYPICALLY "PV PROD" IN ACCORDANCE WITH THE REQUIREMENTS FOR "METER IDENTIFICATION" IN SECTION 4.14.4 OF THE XCEL ENERGY STANDARD, OR AS MAY BE AMENDED.
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NO CLEARANCE ISSUE TO XCEL OWNED EQUIPMENT

LABEL LOCATION:
NEED TO BE PLACED AT THE MAIN SERVICE METER



SYSTEM LEGEND

LOT: 0.75 ACRES

PARCEL: 1829478001

— PROPERTY LINE

— FENCE LINE

— DRIVEWAY

WOLF RIVER ELECTRIC

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UTILITY: XCEL ENERGY
CASE NO: 05994027

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TRIVENT CAD SOLUTION

Sheet Name

PLOT PLAN

Sheet Size

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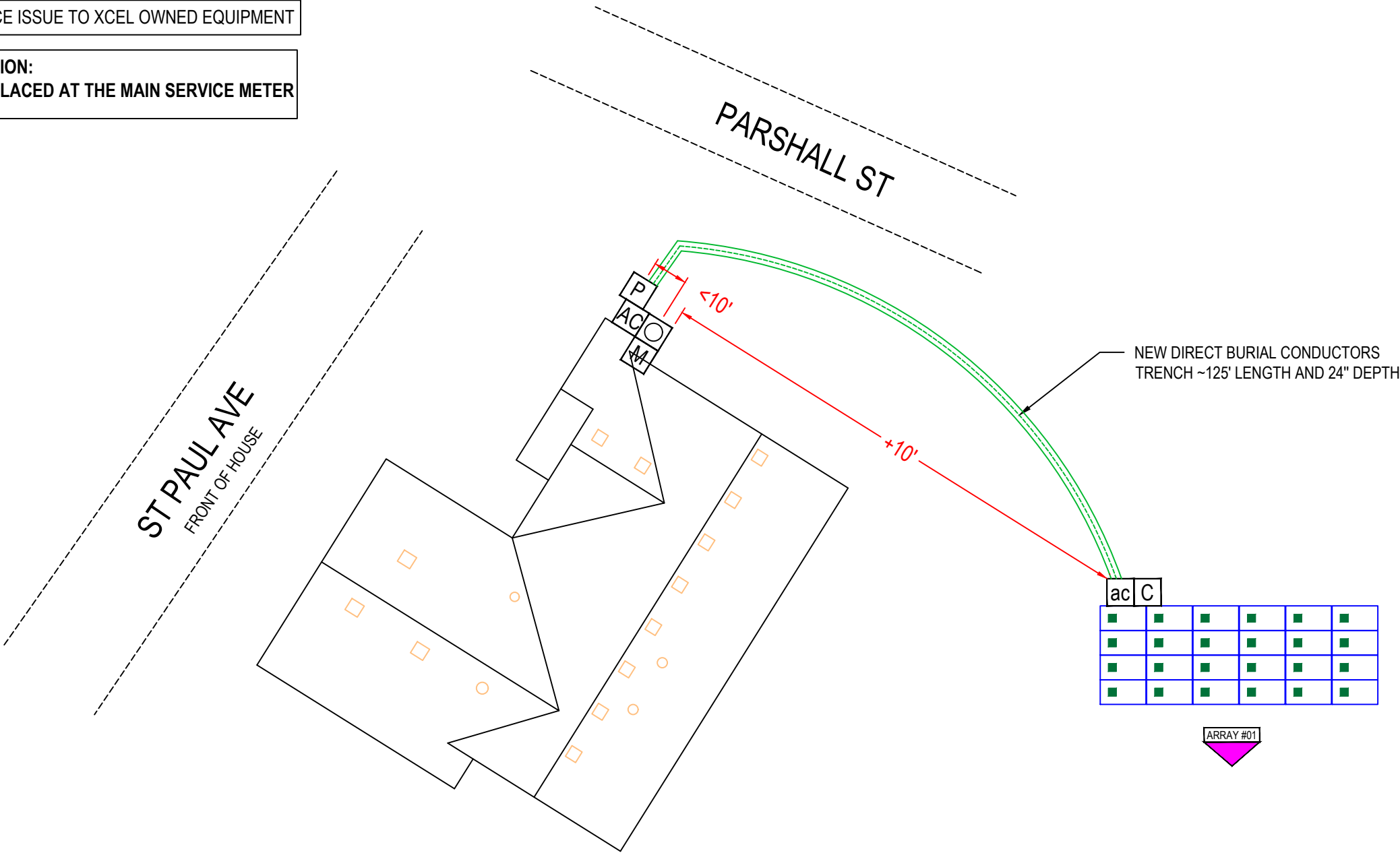
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NO CLEARANCE ISSUE TO XCEL OWNED EQUIPMENT

LABEL LOCATION:
NEED TO BE PLACED AT THE MAIN SERVICE METER



SYSTEM LEGEND

- EXISTING EXTERIOR CT METER #61 426 160.
- EXISTING INTERIOR MAIN SERVICE PANEL
- NEW UTILITY PV PRODUCTION METER
- NEW PV AC DISCONNECT
- NEW UTILITY PV AC DISCONNECT
- NEW ENPHASE IQ COMBINER 4
- 24 NEW JINKO JKM425N-54HL4-B (425W) MODULES NEW 24 - ENPHASE IQ8M-72-2-US [240V, 1 PHASE] INVERTERS, MOUNTED ON THE BACK OF EACH MODULE.
- ROOF OBSTRUCTIONS
- TRENCHED CONDUCTORS

ARRAY SECTIONS

ARRAY #01 MODULE - 24
SLOPE - 35°
AZIMUTH - 180°

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Project Name & Address

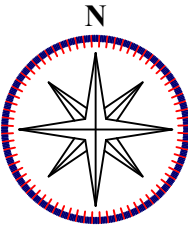
JODI S HECKMAN RESIDENCE
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AHJ: FARIBAULT CITY
UTILITY: XCEL ENERGY
CASE NO: 05994027

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TRIVENT CAD SOLUTION

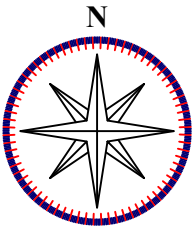
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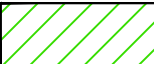
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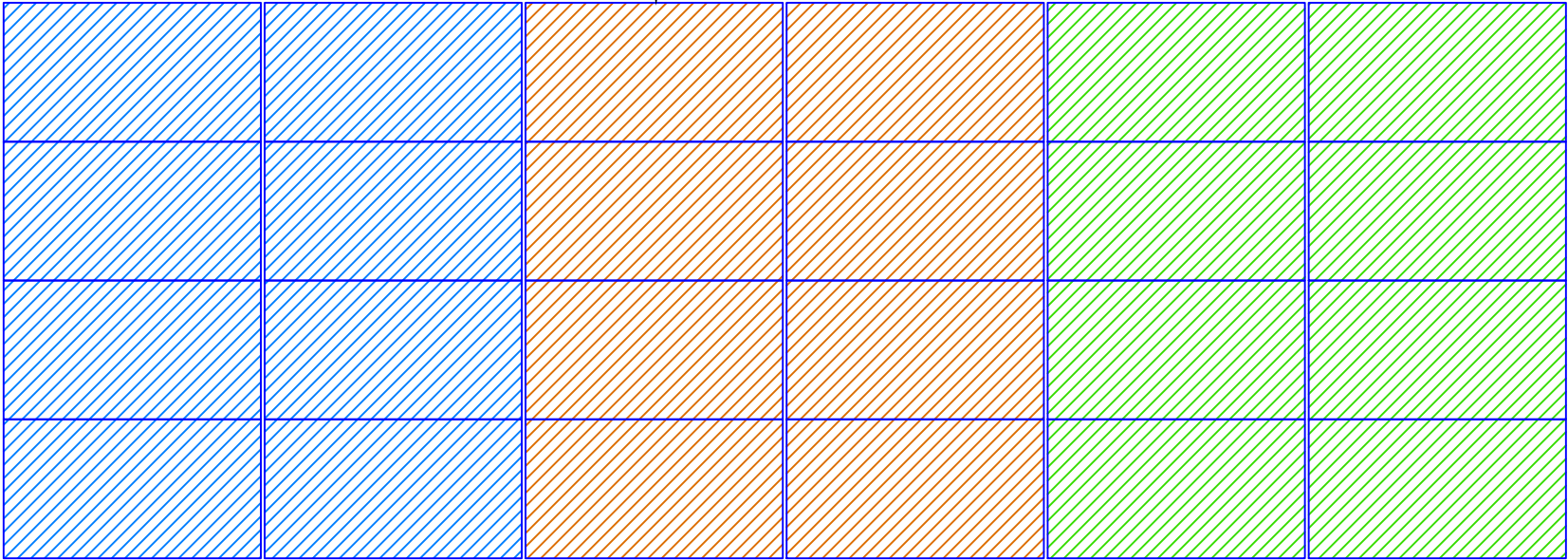
TOTAL MODULE AREA: 504ft²



CIRCUIT(S)

CIRCUIT #01	
# MODULE - 08	
CIRCUIT #02	
# MODULE - 08	
CIRCUIT #03	
# MODULE - 08	

GROUND ARRAY
(24) JINKO JKM425N-54HL4-B (425W)
SLOPE: 35°
AZIM.: 180°





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UTILITY: XCEL ENERGY
CASE NO: 05994027

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Sheet Name

STRING LAYOUT

Sheet Size

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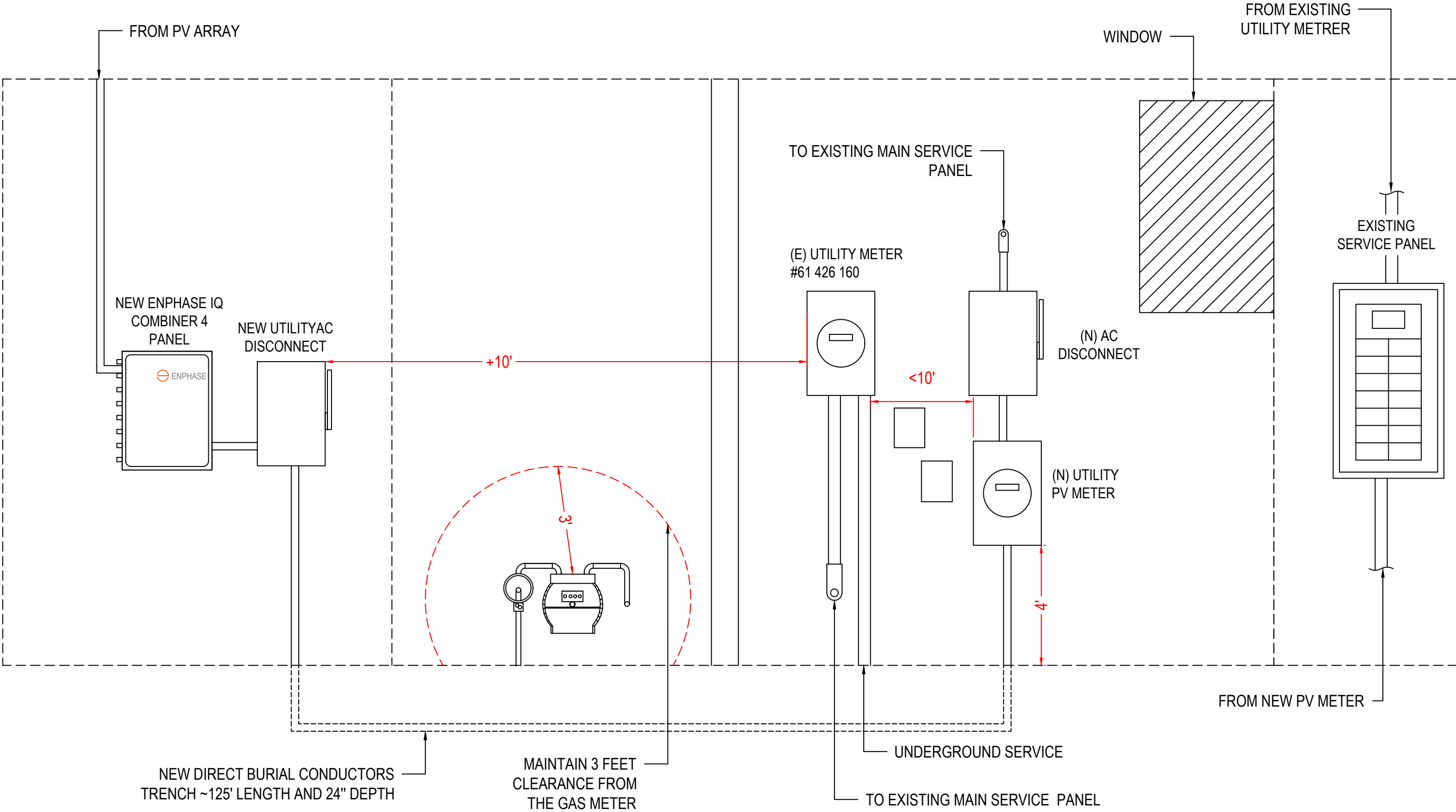
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PV 1.1

AT PV ARRAY

EXTERIOR WALL

INTERIOR WALL



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DESIGNED BY:
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Sheet Name
EQUIPMENT ELEVATION

Sheet Size
**ANSI B
11" X 17"**

Sheet Number
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DESIGNED BY:



TRIVENT CAD SOLUTION

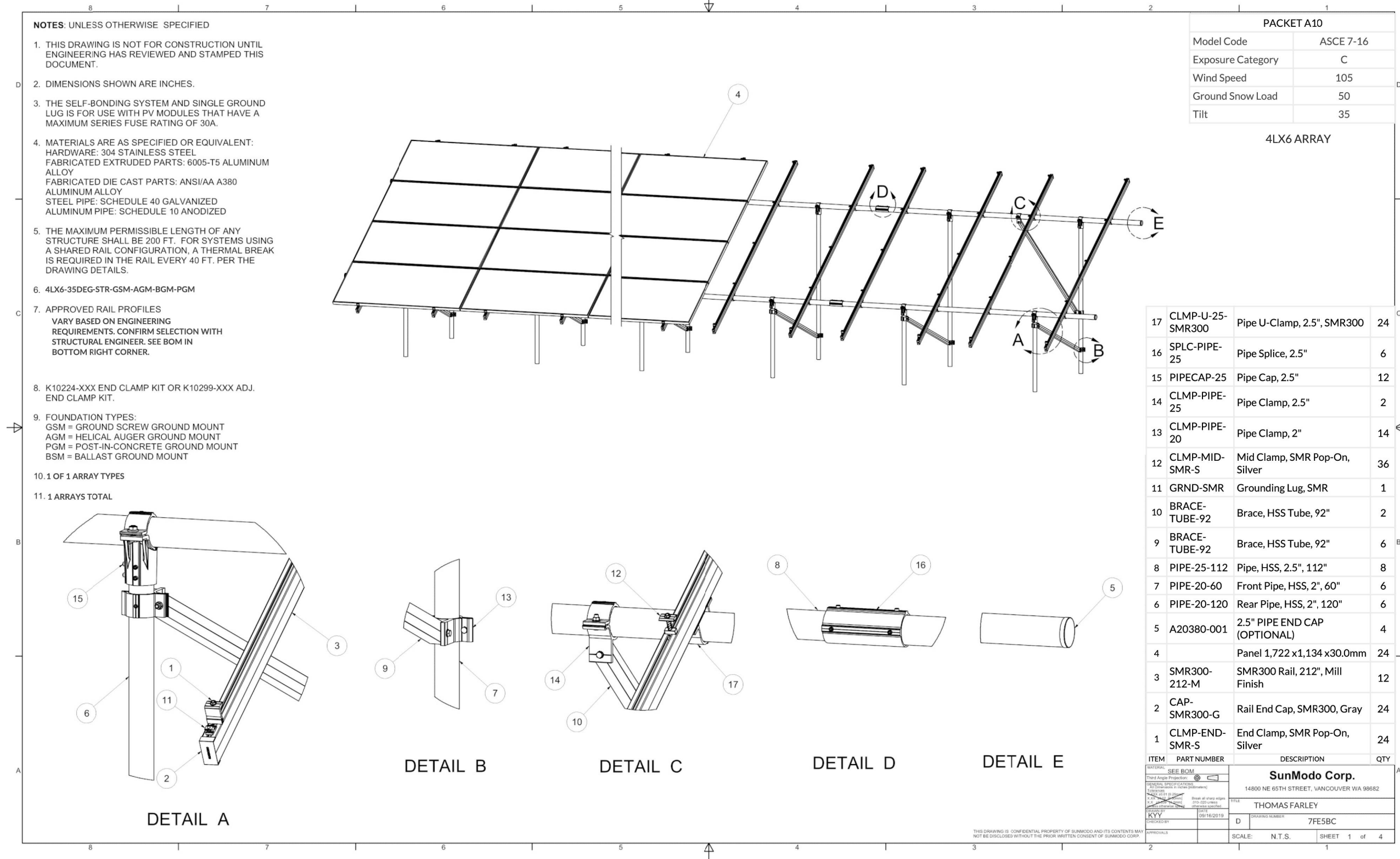
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MOUNTING
DETAIL

Sheet Size

ANSI B
11" X 17"

Sheet Number

S 1.0



1 MOUNT DETAIL (ARRAY: 4X6)

S 1.0

SCALE: NTS

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AHJ: FARIBAULT CITY
UTILITY: XCEL ENERGY
CASE NO: 05994027

DESIGNED BY:


TRIVENT CAD SOLUTION

Sheet Name

MOUNTING
DETAIL

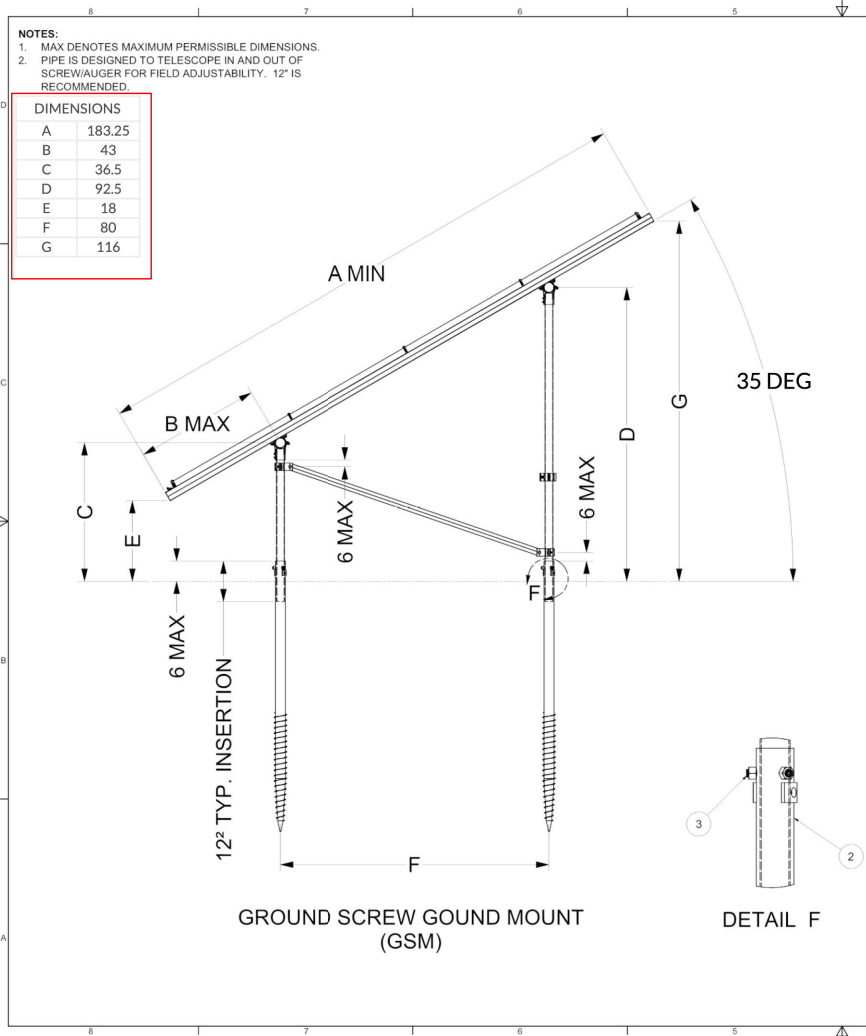
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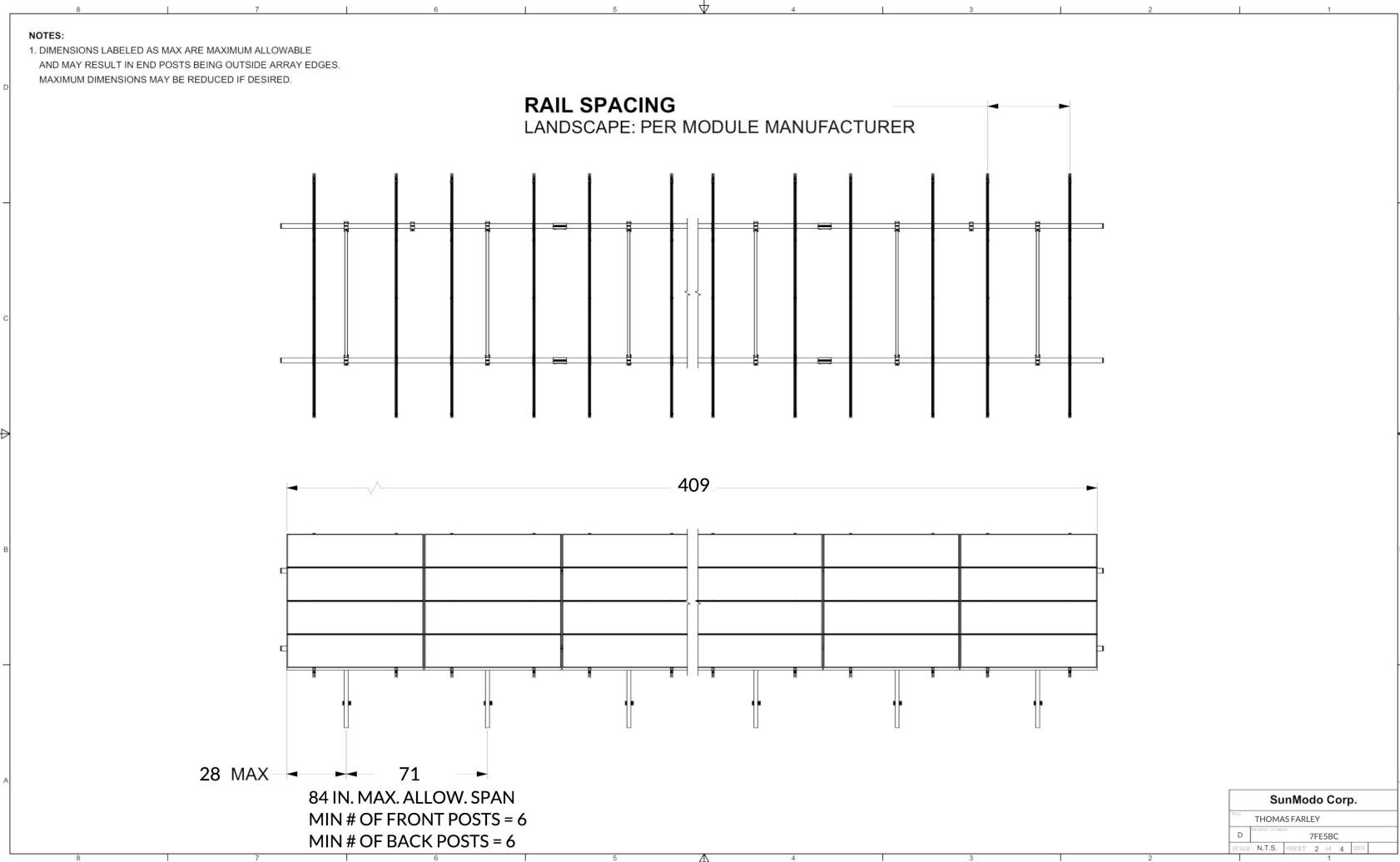
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S 1.1

TOTAL MODULE AREA: 504ft²



SIDE VIEW



TOP & ELEVATION VIEW

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IN LOCATIONS WHERE THERE IS NO LOCAL PUBLIC AUTHORITY, THE CUSTOMER EXEMPT FROM INSPECTION, AND/OR THE SERVICE HAS BEEN SHUTOFF OR DISCONNECTED FOR MORE THAN 365DAYS (1 YEAR), THE LICENSED ELECTRICIAN OR WIREMAN SHALL SUBMIT A SIGNED AND DATED XCEL ENERGY ELECTRICAL INSPECTION CERTIFICATE TO THE COMPANY'S BUILDERS CALL LINE ATTESTING THAT THE ELECTRICAL INSTALLATION HAS BEEN COMPLETED AND INSTALLED ACCORDING TO THE CURRENT NATIONAL ELECTRICAL CODE, THE XCEL ENERGY STANDARD FOR ELECTRICAL INSTALLATION AND USE, AND ANY OTHER APPLICABLE CODES THAT APPLY BEFORE ELECTRIC SERVICE IS ENERGIZED.

Photovoltaic System	
DC System Size (Watts)	10200
AC System Size (Watts)	7800
Total Module Count	24

Conduit Conductor Schedule (Unless Otherwise Specified Conductors Shall be Copper)					
Tag #	Description	Wire Gauge	# of Conductors/Color	Conduit Type	Conduit Size
1	Inverter Output(Enphase Q Cable)	12 AWG	6(3L1, 3L2)	Free Air	N/A
1	EGC (Bare Copper Ground)	6 AWG	1 BARE	Free Air	N/A
2	Inverter Output (THWN-2)	12 AWG	6(3L1, 3L2)	PVC	1"
2	EGC (THWN-2)	12 AWG	1 (GRN)	PVC	1"
3	Inverter Output (THWN)	6 AWG	3(L1, L2, N) B/R/W	SCH 80 PVC	1"
3	EGC (THWN)	10 AWG	1 (GRN)	SCH 80 PVC	1"
3T	Inverter Output (URD)	4 AWG (AL)	3(L1, L2, N) B/R/W	N/A	N/A
3T	EGC (URD)	6 AWG (AL)	1 (GRN)	N/A	N/A
4	EGC (THWN)	6 AWG	1 (GRN)	SCH 80 PVC	1"

<u>PV MODULE RATING @ STC</u>	
MANUFACTURER	JINKO JKM425N-54HL4-B (425W)
MAX. POWER-POINT CURRENT (IMP)	13.13 AMP
MAX. POWER-POINT VOLTAGE (VMP)	32.37 VOLTS
OPEN-CIRCUIT VOLTAGE (VOC)	38.95 VOLTS
SHORT-CIRCUIT CURRENT (ISC)	13.58 AMP
NOM. MAX. POWER AT STC (PMAX)	425 WATTS
MAX. SYSTEM VOLTAGE	1000VDC
VOC TEMPERATURE COEFFICIENT	-0.25 %/°C

<u>[240V, 1 PHASE] INVERTER SPECIFICATIONS</u>	
MANUFACTURER	ENPHASE IQ8M-72-2-US
MAX. DC VOLT RATING	60 VOLTS
MAX. POWER AT 40 C	325 WATTS
NOMINAL AC VOLTAGE	240 VOLTS
MAX. AC CURRENT	1.35 AMPS
MAX. OCPD RATING	20 AMPS
MAX. PANELS/CIRCUIT	11
SHORT CIRCUIT CURRENT	25 AMPS

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Address

**UTILITY PV
AC DISCONNECT**

LABEL LOCATION:
UTILITY PV AC DISCONNECT


WOLF RIVER
ELECTRIC
WOLF RIVER ELECTRIC
101 ISANTI PARKWAY NE, SUITE C
ISANTI, MN 55040
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JODI S HECKMAN RESIDENCE
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DESIGNED BY:

TRIVENT CAD
TECHNOLOGY SOLUTIONS

TRIVENT CAD SOLUTION

Sheet Name

3-LINE DIAGRAM

Sheet Size
ANSI B
11" X 17"

Sheet Number
E 1.1

PV MODULE RATING @ STC	
MANUFACTURER	JINKO JKM425N-54HL4-B (425W)
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MAX. PANELS/CIRCUIT	11
SHORT CIRCUIT CURRENT	25 AMPS

Rooftop conductor ampacities designed in compliance with art. 690.8, Tables 310.15(B)(2)(a), 310.15(B)(3)(a), 310.15(B)(3)(c), 310.15(B)(16), Chapter 9 Table 4, 5, & 9. Location specific temperature obtained from ASHRAE 2017 data tables	
RECORD LOW TEMP	-29°
AMBIENT TEMP (HIGH TEMP 2%)	31°
CONDUIT HEIGHT	7/8"
CONDUCTOR TEMPERATURE RATE ON ROOF	90°
CONDUCTOR TEMPERATURE RATE OFF ROOF	75°

THIS PANEL IS FED BY MULTIPLE SOURCES (UTILITY AND SOLAR)	
AC OUTPUT CURRENT ACCORDING TO ART. 690.8(B)(1)	32.40A
NOMINAL AC VOLTAGE	240V

PERCENT OF VALUES	NUMBER OF CURRENT CARRYING CONDUCTORS IN CONDUIT
.80	4-6
.70	7-9
.50	10-20

OCPD Calculations

Breakers sized according to continuous duty output current. PV circuit nominal current based off # of modules per Circuit X (1.25[art. 690.8(A)]) X (1.35 Max AC current per micro-inverter)
Circuit #1 = 08 modules, Output Current w/ continuous duty = 13.50 <= 20A Breaker
Circuit #2 = 08 modules, Output Current w/ continuous duty = 13.50 <= 20A Breaker
Circuit #3 = 08 modules, Output Current w/ continuous duty = 13.50 <= 20A Breaker

system output current w/ continuous duty = 40.50 <= 50A (System OCPD)

Conductor Calculations

Wire gauge calculated from code art. 310.15(B)(16) with ambient temperature calculations from art. 310.15(B)(2)(a).
For "On Roof" conductors we use the 90°C column ampacity, the relevant ambient temperature adjustment, and raceway fill adjustments from 310.15(B)(16). Conduit shall be installed at least 7/8" above the roof surface.
For "Off Roof" conductors we use the 75°C column ampacity, or the 75°C column ampacity with the relevant ambient temperature and raceway fill adjustments, whichever is less. The rating of the conductor after adjustments MUST be greater than, or equal to, the continuous duty output current.
Calculation Example - Wire Rating x Ambient Temperature Adjustment x Conduit Fill Adjustment >= Continuous Duty Output Current
(Tag 2 On Roof):
12 gauge wire rated for 30 A, 30 A x 0.96 x 0.8 (6 Conductors) = 23.04A > 13.50A
(Tag 3T Trenched):
4 gauge AL wire rated for 65A , 65A x 0.94 =61.1A > 40.50A (System Output Current)
(Tag 3, 4 Off Roof):
6 gauge wire rated for 65A , 65A x 0.94 =61.1A > 40.50A (System Output Current)

ELECTRICAL NOTES

- Designed according to and all code citations are relevant to the 2023 National Electrical Code.
- Tag 2-Use 96% temperature derate for conditions of use (On Roof)
- Tag 3 - Use 94% temperature derate for conditions of use (adjusted ambient)
- Bottom of conduit to be installed min. 7/8" above roof surface.
- System grounding & bonding designed in compliance with 690.47(C)3 and 250.64(E)
- Equipment shall be listed, tested, and marked to withstand the available short circuit current



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CASE NO: 05994027

DESIGNED BY:



TRIVENT CAD SOLUTION

Sheet Name

WIRE
CALCS

Sheet Size

ANSI B
11" X 17"

Sheet Number

E 1.2

**WARNING**

ELECTRICAL SHOCK HAZARD

TERMINALS ON THE LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OPEN POSITION

LABEL LOCATION: COMBINER PANEL, AC
DISCONNECT, POINT OF INTERCONNECTION
PER CODE: NEC 706.15(C)(4), NEC 690.13(B)

**WARNING**

TURN OFF PHOTOVOLTAIC AC
DISCONNECT PRIOR TO
WORKING INSIDE PANEL

LABEL LOCATION: COMBINER PANEL(S), MAIN SERVICE DISCONNECT
PER CODE: NEC 110.27(C), OSHA 1910.145(f)(7)

PHOTOVOLTAIC POWER SOURCE

LABEL LOCATION: DC CONDUIT/RACEWAYS
PER CODE: NEC 690.31(D)(2)

PHOTOVOLTAIC SYSTEM AC DISCONNECT
RATED AC OUPUT CURRENT: 32.40 A
NOMINAL OPERATING AC VOLTAGE: 240 V

LABEL LOCATION: AC DISCONNECT/POINT OF INTERCONNECTION
PER CODE: NEC 690.54

PHOTOVOLTAIC

UTILITY

AC DISCONNECT

LABEL LOCATION: AC DISCONNECT
PER CODE: NEC 690.13(B)

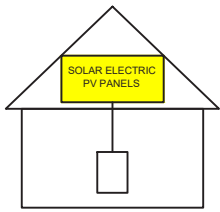
**WARNING**

DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

LABEL LOCATION: MAIN SERVICE DISCONNECT, PRODUCTION/NET METER
PER CODE: NEC 690.59, 705.12(C)

SOLAR PV SYSTEM EQUIPPED
WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN
SWITCH TO THE
"OFF" POSITION TO
SHUT DOWN PV SYSTEM
AND REDUCE
SHOCK HAZARD
IN THE ARRAY



LABEL LOCATION: MAIN SERVICE DISCONNECT
PER CODE: NEC 690.56(C)

MAIN PHOTOVOLTAIC
SYSTEM DISCONNECT

LABEL LOCATION: MAIN SERVICE DISCONNECT, UTILITY METER
PER CODE: NEC 690.13(B)

RAPID SHUTDOWN FOR
SOLAR PV SYSTEM

LABEL LOCATION: RSD INITIATION DEVICE, AC DISCONNECT
PER CODE: NEC 690.56(C)(2)

DO NOT DISCONNECT
UNDER LOAD

LABEL LOCATION: MAIN SERVICE DISCONNECT
PER CODE: NEC 690.15(B) & NEC 690.33(D)(2)

UTILITY PV
AC DISCONNECT

LABEL LOCATION:
UTILITY PV AC DISCONNECT

PHOTOVOLTAIC
SYSTEM CONNECTED

LABEL LOCATION:
MAIN BILLING METER

LABEL LOCATION:
NEED TO BE PLACED AT
THE MAIN SERVICE METER

**WOLF RIVER
ELECTRIC**
101 ISANTI PARKWAY NE, SUITE G
ISANTI, MN 55040
ELECTRICAL LICENSE# EA777669
BUILDING LICENSE# BC773271
CONTACT: (763) 229-6662
contact@wolfriverelectric.com

REVISIONS		
Description	Date	Rev
CAD 1	OCT. 17, 2024	00
CAD 3	OCT. 25, 2024	02
CAD 4	DEC. 12, 2024	03
CAD 5	FEB. 20, 2025	04

Signature with Seal

Project Name &
Address

JODI S HECKMAN RESIDENCE
927 ST PAUL AVE, FARIBAULT, MN 55021
AHJ: FARIBAULT CITY
UTILITY: XCEL ENERGY
CASE NO: 05994027

DESIGNED BY:

TRIVENT CAD SOLUTION

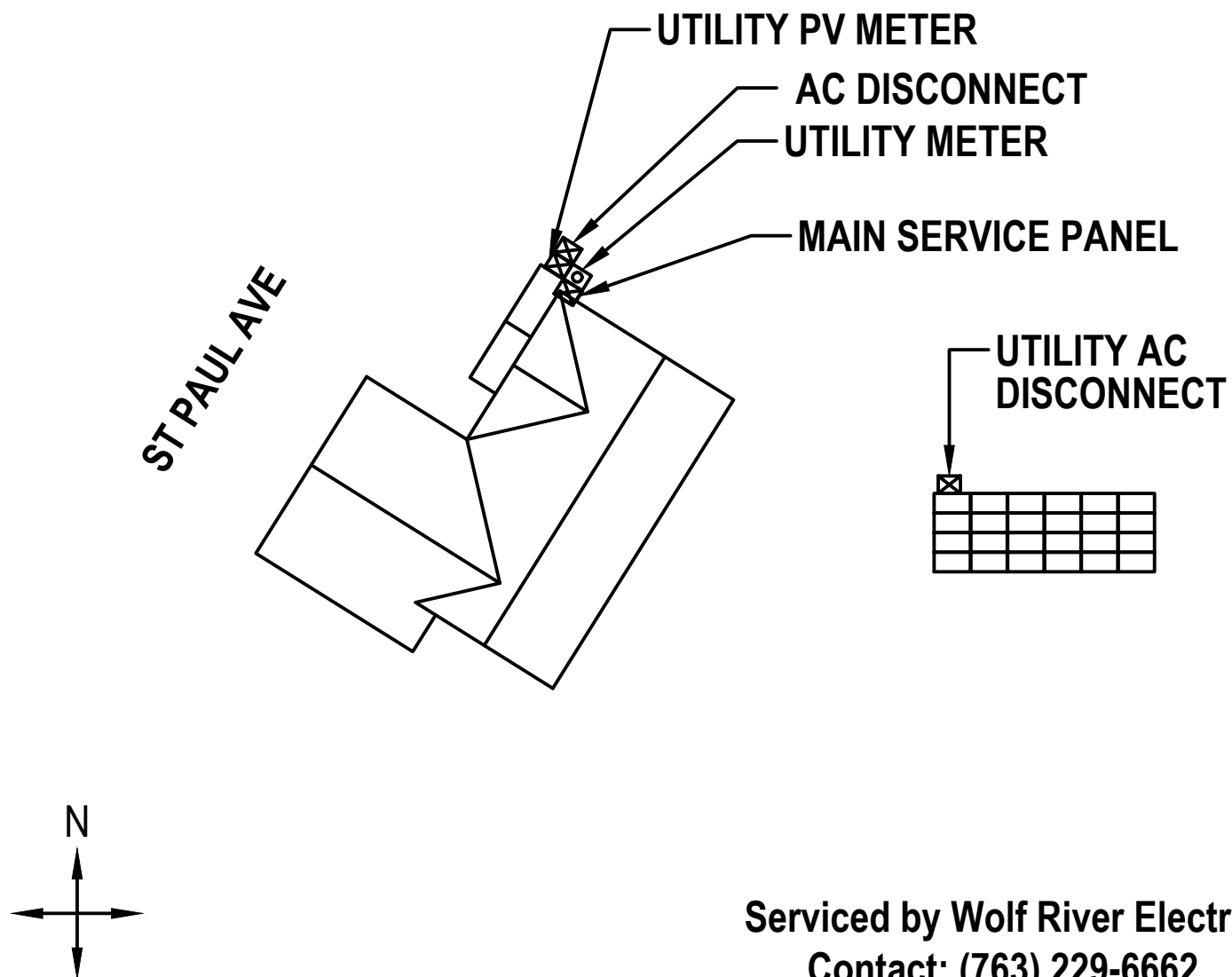
Sheet Name
WARNING
LABELS

Sheet Size
ANSI B
11" X 17"

Sheet Number
E 1.3

CAUTION ! MULTIPLE SOURCES OF POWER

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE
FOLLOWING SOURCES WITH DISCONNECTS LOCATED AS SHOWN



LABEL LOCATION:
NEED TO BE PLACED AT THE MAIN SERVICE METER



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CASE NO: 05994027

DESIGNED BY:



TRIVENT CAD SOLUTION

Sheet Name

PLACARD

Sheet Size

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Sheet Number

E 1.4



THE MOST DEPENDABLE SOLAR PRODUCT

EAGLE® 54 G6R

420-440 WATT • N-TYPE TOPCON

Positive power tolerance of 0~+3%

- NYSE-listed since 2010, Bloomberg Tier 1 manufacturer
- Top performance in the strictest 3rd party labs
- Automated manufacturing utilizing artificial intelligence
- Vertically integrated, tight controls on quality
- Premium solar factories in USA, Vietnam, and Malaysia

KEY FEATURES

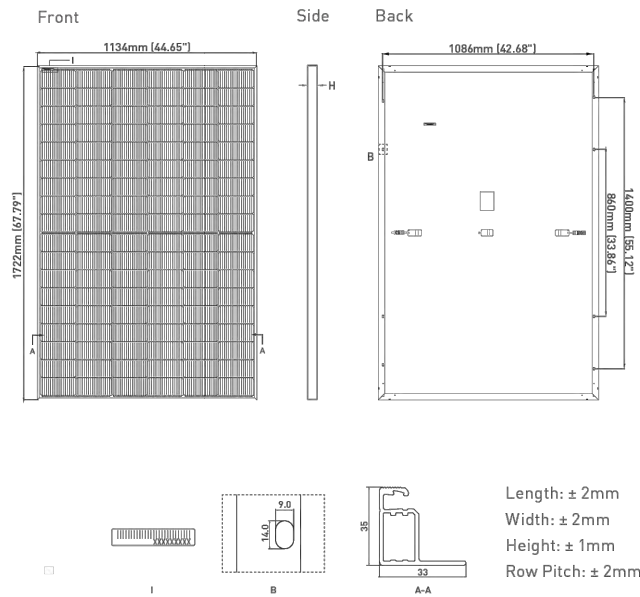
- Superior Aesthetics**
Black backsheet and black frame create ideal look for residential applications.
- N-Type Technology**
N-type cells with Jinko's in-house TOPCon technology offers better performance and improved reliability.
- Thick and Tough**
Fire Type 1 rated module engineered with a thick frame, 3.2mm front side glass, and thick backsheet for added durability.
- Shade Tolerant**
Twin array design allows continued performance even with shading by trees or debris.
- Protected Against All Environments**
Certified to withstand humidity, heat, rain, marine environments, wind, hailstorms, and packed snow.
- Warranty**
25-year product and 30-year linear power warranty.

- ISO9001:2015 Quality Standards
- ISO14001:2015 Environmental Standards
- IEC61215, IEC61730 certified products
- ISO45001:2018 Occupational Health & Safety Standards
- UL61730 certified products

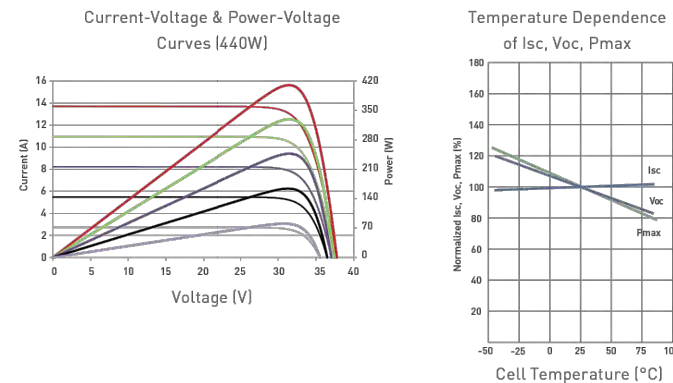


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ENGINEERING DRAWINGS



ELECTRICAL PERFORMANCE & TEMPERATURE DEPENDENCE



MECHANICAL CHARACTERISTICS

No. of Half Cells	108 (2 x 54)
Dimensions	1722 x 1134 x 35mm (67.79 x 44.65 x 1.38 inch)
Weight	22.0kg (48.5lbs)
Front Glass	3.2mm, Anti-Reflection Coating High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP68 Rated
Output Cables	12 AWG, 1400mm (55.12in) or Customized Length
Connector	Staubli MC4
Fire Type	Type 1
Pressure Rating	5400Pa (Snow) & 2400Pa (Wind)

TEMPERATURE CHARACTERISTICS

Temperature Coefficients of Pmax	-0.29%/°C
Temperature Coefficients of Voc	-0.25%/°C
Temperature Coefficients of Isc	0.045%/°C
Nominal Operating Cell Temperature (NOCT)	45±2°C

MAXIMUM RATINGS

Operating Temperature (°C)	-40°C~+85°C
Maximum System Voltage	1000VDC
Maximum Series Fuse Rating	25A

PACKAGING CONFIGURATION

[Two pallets = One stack]
31pcs/pallets, 62pcs/stack, 806pcs/40 HQ Container

WARRANTY

25-year product and 30-year linear power warranty
1st year degradation not to exceed 1%, each subsequent year not to exceed 0.4%, minimum power at year 30 is 87.4% or greater.

ELECTRICAL CHARACTERISTICS

Module Type	JKM420N-54HL4-B		JKM425N-54HL4-B		JKM430N-54HL4-B		JKM435N-54HL4-B		JKM440N-54HL4-B	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	420Wp	316Wp	425Wp	320Wp	430Wp	323Wp	435Wp	327Wp	440Wp	331Wp
Maximum Power Voltage (Vmp)	32.16V	29.95V	32.37V	30.19V	32.58V	30.30V	32.78V	30.50V	32.99V	30.73V
Maximum Power Current (Imp)	13.06A	10.55A	13.13A	10.60A	13.20A	10.66A	13.27A	10.72A	13.34A	10.77A
Open-circuit Voltage (Voc)	38.74V	36.80V	38.95V	37.00V	39.16V	37.20V	39.36V	37.39V	39.57V	37.59V
Short-circuit Current (Isc)	13.51A	10.91A	13.58A	10.96A	13.65A	11.02A	13.72A	11.08A	13.80A	11.14A
Module Efficiency STC (%)	21.51%		21.76%		22.02%		22.28%		22.53%	

*STC: ☀ Irradiance 1000W/m²
NOCT: ☀ Irradiance 800W/m²

🌡 Cell Temperature 25°C
🌡 Ambient Temperature 20°C

☁ AM = 1.5
☁ AM = 1.5
🌀 Wind Speed 1m/s

*Power measurement tolerance: ±3%

The company reserves the final right for explanation on any of the information presented hereby. JKM400-420N-54HL4-B-F1-US

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TRIVENT CAD SOLUTION

Sheet Name

MODULE
SPEC SHEET

Sheet Size

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Sheet Number

D 1.1



DATA SHEET



IQ8M and IQ8A Microinverters

Our newest IQ8 Microinverters are the industry’s first microgrid-forming, software defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has superfast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the IQ Battery, IQ Gateway, and the Enphase App monitoring and analysis software.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.



IQ8 Series Microinverters are UL listed as PV Rapid Shutdown Equipment and conform with various regulations, when installed according to manufacturer’s instructions.

*Only when installed with IQ System Controller 2, meets UL 1741.
**IQ8M and IQ8A support split-phase, 240V installations only.

Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produce power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support**
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB 3rd Ed.)

Note:

IQ8 Microinverters cannot be mixed together with previous generations of Enphase microinverters (IQ7 Series, IQ6 Series, etc.) in the same system.

IQ8M and IQ8A Microinverters

INPUT DATA (DC)		108M-72-2-US	108A-72-2-US
Commonly used module pairings ¹	W	260 – 460	295 – 500
Module compatibility		54-cell / 108 half-cell, 60-cell / 120 half-cell, 66-cell / 132 half-cell and 72-cell / 144 half-cell	
MPPT voltage range	V	30 – 45	32 – 45
Operating range	V		16 – 58
Min. / Max. start voltage	V		22 / 58
Max. input DC voltage	V		60
Max. continuous input DC current	A		12
Max. input DC short-circuit current	A		25
Max. module I _{sc}	A		20
Overtoltage class DC port			II
DC port backfeed current	mA		0
PV array configuration		1 x 1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	
OUTPUT DATA (AC)		108M-72-2-US	108A-72-2-US
Peak output power	VA	330	366
Max. continuous output power	VA	325	349
Nominal (L-L) voltage / range ²	V		240 / 211 – 264
Max. continuous output current	A	1.35	1.45
Nominal frequency	Hz		60
Extended frequency range	Hz		47 – 68
AC short circuit fault current over 3 cycles	Arms		2
Max. units per 20 A (L-L) branch circuit ³			11
Total harmonic distortion			<5%
Overtoltage class AC port			III
AC port backfeed current	mA		30
Power factor setting			1.0
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging	
Peak efficiency	%	97.8	97.7
CEC weighted efficiency	%	97.5	97
Night-time power consumption	mW		60
MECHANICAL DATA			
Ambient temperature range		-40°C to +60°C (-40°F to +140°F)	
Relative humidity range		4% to 100% (condensing)	
DC Connector type		MC4	
Dimensions (H x W x D)		212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2")	
Weight		1.08 kg (2.38 lbs)	
Cooling		Natural convection – no fans	
Approved for wet locations		Yes	
Pollution degree		PD3	
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure	
Environ. category / UV exposure rating		NEMA Type 6 / outdoor	
COMPLIANCE			
Certifications	CA Rule 21 (UL 1741-SA), UL 62109-1, IEEE 1547:2018 (UL 1741-SB 3 rd Ed.), FCC Part 15 Class B, ICES-0003 Class B, CAN / CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shutdown Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.		

(1) Pairing PV modules with wattage above the limit may result in additional clipping losses. See the compatibility calculator at <https://link.enphase.com/module-compatibility>. (2) Nominal voltage range can be extended beyond nominal if required by the utility. (3) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.



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CASE NO: 05994027

DESIGNED BY:



TRIVENT CAD SOLUTION

Sheet Name

INVERTER
SPEC SHEET

Sheet Size

ANSI B
11" X 17"

Sheet Number

D 1.2

CERTIFICATE OF COMPLIANCE

Certificate Number 20220917-E341165
Report Reference E341165-20210317
Date 2022-09-17

Issued to: Enphase Energy Inc.
1420 N. McDowell Blvd. Petaluma, CA 94954-6515

This is to certify that Photovoltaic Grid Support Utility Interactive Inverter with Rapid Shutdown Functionality
Models: IQ8-60, IQ8PLUS-72, IQ8M-72, IQ8A-72, IQ8H-208-72, IQ8H-240-72, may be f/b -2, -5, -E or -M, may be f/b -ACM, f/b -US, may be f/b -NM, may be f/b -RMA, may be f/b -&, where "&" designates additional characters.

Have been investigated by UL in accordance with the Standard(s) indicated on this Certificate.

Standard(s) for Safety: See Page 2

Additional Information: See the UL Online Certifications Directory at www.ul.com/database for additional information

This Certificate of Compliance does not provide authorization to apply the UL Mark. Only the UL Follow-Up Services Procedure provides authorization to apply the UL Mark.

Only those products bearing the UL Mark should be considered as being UL Certified and covered under UL's Follow-Up Services.

Look for the UL Certification Mark on the product.

Any information and documentation involving UL Mark services are provided on behalf of UL LLC (UL) or any authorized licensee of UL.


Bruce Mahrenholz, Director North American Certification Program

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CERTIFICATE OF COMPLIANCE

Certificate Number 20220917-E341165
Report Reference E341165-20210317
Date 2022-09-17

This is to certify that representative samples of the product as specified on this certificate were tested according to the current UL requirements.
Standards for Safety:

UL 1741, Inverters, Converters, Controllers and Interconnection System Equipment for Use With Distributed Energy Resources, Edition 3, Issue Date 09/28/2021. Including the requirements in UL 1741 Supplements SA and SB.

IEEE 1547, Interconnection and Interoperability of Distributed Energy Resources (DERs) with Associated Electric Power Systems (EPSs) Interfaces, Issue Date 02/15/2018

IEEE 1547.1, IEEE Standard Conformance Test Procedures for Interconnecting Distributed Energy Resources (DERs) with Electric Power Systems (EPSs) Associated Interfaces, Issue Date 03/05/2020.

UL 62109-1, Safety of Converters for Use in Photovoltaic Power Systems - Part 1: General Requirements; IEC 62109-2, Safety of Power Converters for use in Photovoltaic Power Systems - Part 2: Particular Requirements for Inverters.

CAN/CSA C22.2 No. 62109-1, Safety of Power Converters for use in photovoltaic power systems - Part 1: General Requirements, 2016/07

CAN/CSA C22.2 No. 62109-2, Safety of Power Converters for use in photovoltaic power systems - Part 2: Particular requirements for inverters, 2016/07

☒ R21: The evaluation to the Standards above provides evidence of compliance to the intent of the existing California Rule 21 Interconnection (references to the past publication of IEEE 1547 standards) and UL1741 Table SA1.1 option to use the IEEE 1547.1-2020 and UL1741SB test methods in conjunction with using IEEE 1547-2018 as the SRD under which SA11.2 Normal Ramp Rate is not addressed. Additional testing was conducted to confirmed compliance to Normal Ramp Rate SA11.2 . See also Appendix A.

☐ 14H (SA): The evaluation to the Standards above provides evidence of compliance to HECO Rule 14H, SRD V1.0, Interconnection Application.

☒ 14H (SB): The evaluation to the Standards above provides evidence of compliance to HECO Rule 14H, SRD V2.0, Interconnection Application.


Bruce Mahrenholz, Director North American Certification Program

UL LLC

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COMPLIANCE
CERTIFICATE

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DATA SHEET



X-IQ-AM1-240-4
X2-IQ-AM1-240-4
(IEEE 1547:2018)
X-IQ-AM1-240-4C
X2-IQ-AM1-240-4C
(IEEE 1547:2018)

IQ Combiner 4/4C

The Enphase IQ Combiner 4/4C with IQ Gateway and integrated LTE-M1 cell modem (included only with IQ Combiner 4C) consolidates interconnection equipment into a single enclosure and streamlines IQ Microinverters and storage installations by providing a consistent, pre-wired solution for residential applications. It offers up to four 2-pole input circuits and an Eaton BR series busbar assembly.



IQ Series Microinverters
The high-powered smart grid-ready IQ Series Microinverters (IQ6, IQ7, and IQ8 Series) dramatically simplify the installation process.



IQ System Controller 2
Provides microgrid interconnection device (MID) functionality by automatically detecting grid failures and seamlessly transitioning the home energy system from grid power to backup power.



IQ Battery
All-in-one AC coupled storage system that is reliable, smart, simple, and safe. It provides backup capability, and installers can quickly design the right system size to meet the needs of both new and retrofit solar customers.



IQ Load Controller
Helps prioritize essential appliances during a grid outage to optimize energy consumption and prolong battery life.



5-year limited warranty
*Refer to the <https://enphase.com/installers/resources/warranty> page for country-specific warranty information.



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IQC-4-4C-DSH-00217-2.0-EN-2024-04-12

IQ Combiner 4/4C

MODEL NUMBER	UNITS	DESCRIPTION
IQ Combiner 4 (X-IQ-AM1-240-4, X2-IQ-AM1-240-4)	–	IQ Combiner 4 with an IQ Gateway printed circuit board for integrated revenue-grade PV production metering (ANSI C12.20 ±0.5%) and consumption monitoring (±2.5%). Includes a silver solar shield to match the IQ Battery and IQ System Controller 2 and to deflect heat.
IQ Combiner 4C (X-IQ-AM1-240-4C, X2-IQ-AM1-240-4C)	–	IQ Combiner 4C with an IQ Gateway printed circuit board for integrated revenue-grade PV production metering (ANSI C12.20 ±0.5%) and consumption monitoring (±2.5%). Includes Enphase Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), a plug-and-play industrial-grade cell modem for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area). Includes a silver solar shield to match the IQ Battery and IQ System Controller 2 and to deflect heat.
WHAT'S IN THE BOX	UNITS	
IQ Gateway printed circuit board	–	IQ Gateway is the platform for total energy management for comprehensive, remote maintenance, and management of the Enphase Energy System.
Busbar	–	80 A busbar with support for one IQ Gateway breaker and four 20 A breaker for installing IQ Series Microinverters and IQ Battery
IQ Gateway breaker	A	Circuit breaker, 2-pole, 10/15
Production CT	–	Pre-wired revenue-grade solid-core CT, accurate up to ±0.5%
Consumption CT	–	Two consumption metering split core or clamp-type CTs, shipped with the box, accurate up to ±2.5%
Enphase Mobile Connect (only with IQ Combiner 4C)	–	4G-based LTE-M1 cellular modem (CELLMODEM-M1-06-SP-05) with a five-year T-Mobile data plan
MICROINVERTERS, ACCESSORIES AND REPLACEMENT PARTS (not included; order separately)	UNITS	
Supported microinverters	–	IQ6, IQ7, and IQ8. Do not mix IQ6/IQ7 Microinverters with IQ8
Enphase Communications Kit COMMS-CELLMODEM-M1-06	–	~ Includes COMMS-KIT-01 and CELLMODEM-M1-06-SP-05 with a 5-year Sprint data plan for Enphase sites ~ 4G-based LTE-M1 cellular modem with a five-year Sprint data plan ~ 4G-based LTE-M1 cellular modem with a five-year AT&T data plan
Circuit breakers (off-the-shelf)	–	Supports Eaton BR2xx, Siemens Q2xx and GE/ABB THQL2hx Series breakers (xx may be 10, 15, 20, 30, 40, 50, or 60). Supports Eaton BR220B, BR230B and BR240B circuit breakers compatible with hold-down kit.
Circuit breakers (provided by Enphase)	–	BRK-10A-2-240V, BRK-15A-2-240V, BRK-20A-2P-240V, BRK-15A-2P-240V-B, and BRK-20A-2P-240V-B
XA-SOLARSHIELD-#S	–	Replacement solar shield for IQ Combiner 4/4C
XA-ENV2-PCBA-4	–	IQ Gateway replacement printed circuit board (PCB) for IQ Combiner 4/4C
XA-PLUG-120-3	–	Accessory receptacle for power line carrier in IQ Combiner 4/4C (required for EPLC-01)
X-IQ-NA-HD-125A	–	Hold-down kit for Eaton circuit breaker with screws
ELECTRICAL SPECIFICATIONS	UNITS	
Rating	A	80
System voltage and frequency	–	120/240 VAC, 60 Hz
Busbar rating	A	125
Fault current rating	KAIC	10
Maximum continuous current rating (input from PV/storage)	A	64
Maximum fuse/Circuit rating (output)	A	90
Branch circuits (solar and storage)	–	Up to four 2-pole Eaton BR, Siemens Q, or GE/ABB THQL Series distributed generation (DG) breakers only (not included)
Maximum total branch circuit breaker rating (input)	A	80 A of distributed generation/95 A with IQ Gateway breaker included
IQ Gateway breaker	A	10 A or 15 A rating GE/Siemens/Eaton included
Production metering CT	A	200 A solid core pre-installed and wired to IQ Gateway
Consumption monitoring CT (CT-200-SPLIT/CT-200-CLAMP)	A	A pair of 200 A split core or clamp-type current transformers

To learn more about Enphase offerings, visit enphase.com.

IQC-4-4C-DSH-00217-2.0-EN-2024-04-12

MECHANICAL DATA	UNITS	DESCRIPTION
Dimensions (W × H × D)	mm (in)	37.5 × 49.5 × 16.8 (1.475 × 1.95 × 0.63). Height is 53.5 (2.106) with mounting brackets
Weight	kg (lb)	7.5 (16.5)
Ambient temperature range	°C (°F)	-40 to 46 (-40 to 115)
Cooling	–	Natural convection plus a heat shield
Enclosure environmental rating	–	Outdoor, NRTL-certified, NEMA type 3R, polycarbonate construction
Wire sizes	–	• 20 A to 50 A breaker inputs: 14 to 4 AWG copper conductors • 60 A breaker branch input: 4 to 1/0 AWG copper conductors • Main lug combined output: 10 to 2/0 AWG copper conductors • Neutral and ground: 14 to 1/0 copper conductors Always follow local code requirements for conductor sizing
Altitude	m (ft)	Up to 2,600 (8,530)
COMMUNICATION INTERFACES	UNITS	
Integrated Wi-Fi	–	802.11b/g/n (dual band 2.4 GHz/5 GHz) for connecting the Enphase Cloud through the internet
Wi-Fi range (recommended)	m (ft)	10 (32.8)
Ethernet	–	Optional 602.3, Cat5E (or Cat 6) UTP Ethernet cable (not included) for connecting to the Enphase Cloud through the internet
Digital I/O	–	Digital input/output for grid operator control
USB 2.0	–	For Mobile Connect, Communications Kit 01 for IQ Battery 3/31/10/10T, Communication Kit 02 for IQ Battery 5P
Access point (AP) mode	–	For connection between the IQ Gateway and a mobile device running the Enphase Installer App
Metering ports	–	Up to two Consumption CTs, one IQ Battery CT, and one Production CT
Power line communication	kHz	90–110
Web API	–	See https://developer.v4.enphase.com
Local API	–	See Guide for local API
Cellular/Mobile Connect	–	CELLMODEM-M1-06-SP-05, CELLMODEM-M1-08-AT-05 (4G-based LTE-M1 cellular modem). Note that an Enphase Mobile Connect cellular modem is required for all installations with Enphase IQ Batteries and/or IQ System Controllers
COMPLIANCE		
IQ Combiner with IQ Gateway		CA Rule 21 (UL 1741-SA) IEEE 1547:2018 - UL 1741-SB, 3rd Ed. (X2-IQ-AM1-240-4 and X2-IQ-AM1-240-4C) CAN/CSA C22.2 No. 107.1, 47 CFR, Part 15, Class B, ICES 003, NOM-208-SCFI-2016 Production metering: ANSI C12.20 accuracy class 0.5 (PV production), UL 60601-1/CANCSA 22.2 No. 61010-1, IEEE 2030.5/CSIP Compliant
COMPATIBILITY		
PV	Microinverters	IQ6, IQ7, and IQ8 Series Microinverters
	IQ System Controller	EP200G101-M240US00
COMMS-KIT-01	IQ System Controller 2	EP200G101-M240US01
	IQ Battery	ENCHARGE-3-1P-NA, ENCHARGE-10-1P-NA, ENCHARGE-3T-1P-NA, ENCHARGE-10T-1P-NA
	IQ System Controller 3	SC200D111C240US01, SC200G111C240US01
COMMS-KIT-02 ¹	IQ Battery	IQBATTERY-5P-1P-NA

¹For information about IQ Combiner 4/4C compatibility with the 3rd-generation batteries, refer to the [compatibility matrix](#).

IQC-4-4C-DSH-00217-2.0-EN-2024-04-12



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101 ISANTI PARKWAY NE, SUITE G
ISANTI, MN 55040
ELECTRICAL LICENSE# EA777669
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contact@wolfriverelectric.com

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927 ST PAUL AVE, FARIBAULT, MN 55021
AHJ: FARIBAULT CITY
UTILITY: XCEL ENERGY
CASE NO: 05994027

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Sheet Name

IQ COMBINER
SPEC SHEET

Sheet Size

ANSI B
11" X 17"

Sheet Number

D 1.4

MIDNITE SOLAR INC.
Surge Protection

Surge Protection You Can Count On!

MidNite Solar Surge Protection Devices are type 1 devices, designed for indoor and outdoor applications. Engineered for both AC and PV DC electrical systems, they provide protection to service panels, load centers or electronic devices that are directly connected to a MidNite Surge Protection Device (SPD).

MidNite's SPD's are offered in four models to protect a variety of different voltage ranges. They achieve this protection by clamping surge voltage to a level that your system can sustain without damaging the components of the system.

Compare our SPD's against other surge protection devices. You will see there is no comparison in both our price and features. All our SPD's have a 5 year warranty.

With lightning you only get one chance, so get the best!



www.midnitesolar.com/spd
19115 - 62nd Ave. NE., Arlington, WA. 360-403-7207 FAX: 360-691-6862



MNSPD300ACFM (Cut-in box)
(MNSPD-300-AC included)

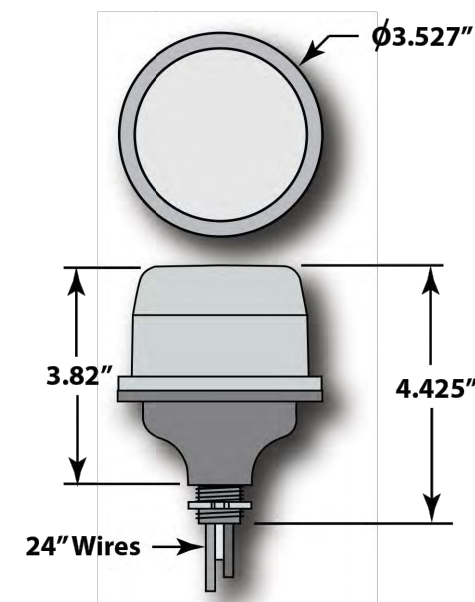


Four Models:
MNSPD-115
MNSPD-300-AC
MNSPD-300-DC
MNSPD-600



MidNite Surge Protection Devices

PART NUMBER	MNSPD-115	MNSPD-300-AC	MNSPD-300-DC	MNSPD-600
Nominal Voltage	0 to 90 VAC 0 to 115 VDC	0 to 250 VAC	0 to 300 VDC	0 to 480 VAC 0 to 600 VDC
MCOV	180V	470V	470V	780V
VPR Line to Ground	600V	1200V	1200V	1800V
Suggested Placement	Up to 90VAC circuits, 12V, 24V, 48VDC battery circuits	120/240 VAC circuits	Off-grid PV combiners Charge controller inputs up to 300VDC	316V/480 VAC circuits Grid-tie PV combiners Grid-tie inverter input Non-Isolated Inverters
Type	UL1449 4th Ed. Type 1	UL1449 4th Ed. Type 1	UL1449 4th Ed. Type 1	UL1449 4th Ed. Type 1
Diagnostic Blue LED	MNSPD-300-AC LED indicates when voltage is present between L1 + ground and L2 + ground MNSPD-115, MNSPD-300-DC and MNSPD-600: LED indicates when voltage is present between L1 + L2 (PV+ PV-)			
Thermal Disconnect	Internal Fuse			
Response Time	<1 micro sec.			



Performance
Surge Current Rating per Phase 80kA
Short Circuit Current Rating 10kA

Fusing Individually fused MOVs
Thermal Fusing Yes
Over current Fusing Yes
Operating Frequency 0 to 500 Hz

Mechanical Description
Enclosure Polycarbonate UL94V-0
Environmental Rating Type 4X
Connection Method #12 AWG
Weight 1 lb.
Mounting Method 1/2" Conduit Knockout
Operating Altitude Sea Level - 12,000' (3,658 Meters)
Storage Temp -40° F to +185° F (-40° C to +85° C)
Operating Temp -40° F to +185° F (-40° C to +85° C)

Diagnostics
Blue status LED, one per leg

Listings and Performance
UL Standard for Safety, UL 1449 Surge Protective Devices-Fourth Edition
CSA C22.2 No. 8-M1986 Electromagnetic Interference (EMI) Filters, Fourth Edition

Model No.	Max Operating Voltage	Surge Current per Phase	Configuration	MCOV	SCCR	VPR 600V/3kA L G
MNSPD-115	100 VAC/150VDC	80kA	1 Ø, 3-wire (2 Legs)	180V L-N	10kA	600V
MNSPD-300-AC	300VAC	80kA	1 Ø, 3-wire (2 Legs)	470V L-N	10kA	1200V
MNSPD-300-DC	385VDC	80kA	1 Ø, 3-wire (2 Legs)	470V L-N	10kA	1200V
MNSPD-600	480VAC/600VDC	80kA	1 Ø, 3-wire (2 Legs)	780V L-N	10kA	1800V

www.midnitesolar.com/spd
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AHJ: FARIBAULT CITY
UTILITY: XOEL ENERGY
CASE NO: 05994027

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TRIVENT CAD SOLUTION

Sheet Name
SPD
SPEC SHEET

Sheet Size
ANSI B
11" X 17"

Sheet Number
D 1.5

SINGLE DAY INSTALL

SunTurf® Ground Mount System



SunModo offers the next generation Ground Mount System with SunTurf. The streamlined design combines the strength of Helio Rails with steel pipes to create the perfect ground mount solution.

SunTurf is ideal for solar installers looking for a durable and cost-effective system that can accommodate a wide variety of soil conditions.

The SunTurf Ground Mount Advantage

- ✓ Easily scalable from kilowatts to multimegawatts PV Arrays.
- ✓ Foundation design solution for every soil condition.
- ✓ Online configuration tool available to streamline design process.
- ✓ Components optimized for strength, durability and fast installation.
- ✓ UL 2703 Listed by Intertek.

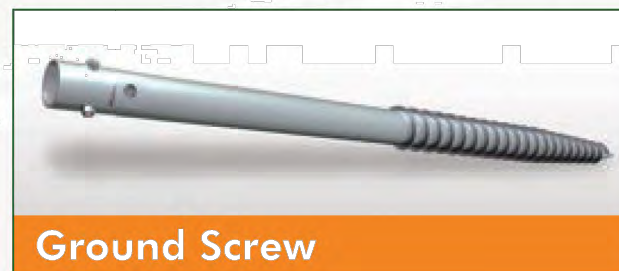
Key Features of SunTurf® Ground Mount System

SunTurf Ground Mount System easily integrate Helio Rails with Schedule 40 steel pipes. No drilling is required to attach the aluminum rails to the horizontal pipe. Optional bracing can provide additional structural rigidity for sites with high snow or wind load conditions. Anchor any ground mount installation using one of our foundation types including helical piles, precast ballasts and concrete piers.



Augers and Ground Screws

Our augers are suitable for use in weak to moderate strength soils and areas with a high-water table. Our ground screws are ideal for use in hard packed earth or soils with large amounts of cobble and gravel.



Ground Screw



Earth Auger

Technical Data

Application	Ground Mount
Material	High grade aluminum, galvanized steel and 304 stainless steel hardware
Module Orientation	Portrait and Landscape
Tilt Angle	Range between 10 to 50 degrees
Foundation Types	Post in concrete, helical earth auger, ground screw anchor and ballast
Structural Integrity	Stamped engineering letters available
Certificate	UL2703 listed by ETL
Warranty	25 years

SunModo, Corp. Vancouver, WA., USA • www.sunmodo.com • 360.844.0048 • info@sunmodo.com

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Sheet Name

MOUNTING
SPEC SHEET

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ANSI B
11" X 17"

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D 1.6



FIGURE 1
IT

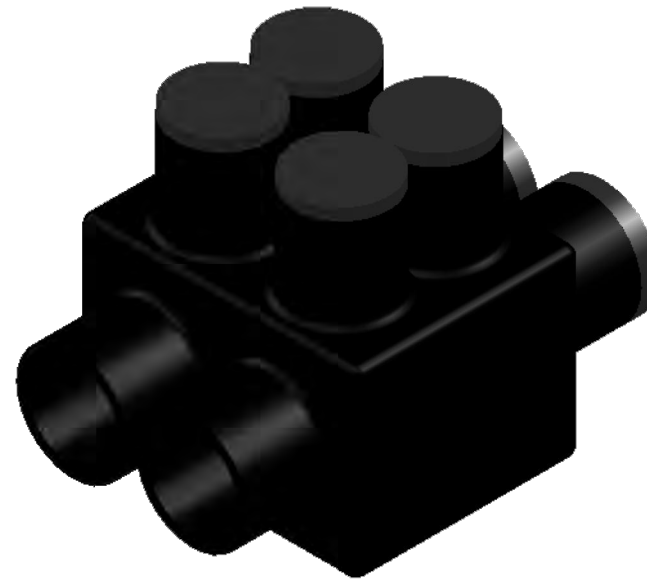


FIGURE 3
ITH



FIGURE 2
DUAL ENTRY

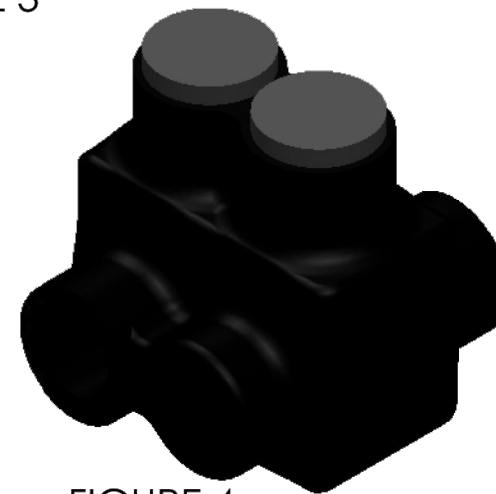


FIGURE 4
ITO

PART #	FIG. #	WIRE RANGE	HEX SIZE	L	W	H
IT4	1	4 - 14	SLOTTED	1.12	1.18	1.38
ITO4	4	4 - 14	SLOTTED	1.12	1.25	1.38
IT1/0	1	1/0 - 14	3/16	1.62	1.62	1.75
ITO1/0	4	1/0 - 14	3/16	1.62	1.75	1.75
IT3/0	1	3/0 - 6	1/4	1.84	1.75	1.87
ITO3/0	4	3/0 - 6	1/4	1.84	1.87	1.87
IT250	2	250 - 6	5/16	2.12	2.25	2.25
IT350	2	350 - 6	5/16	2.47	2.50	2.44
IT500	2	500 - 4	5/16	2.81	2.87	2.94
IT750*	2	750 - 250	3/8	3.48	3.50	3.50
IT600††	2	600 - 6	5/16	2.34	2.94	3.05
ITH750	3	750 - 250	5/16	3.48	4.50	3.50

†† 600 SERIES ARE AL7CU AND 75 °C

*NOT UL LISTED

NOTES:

1. CONNECTOR MANUFACTURED FROM 6061-T6 ALUMINUM ALLOY.
2. UL LISTED PER UL486A/B SPECIFICATIONS FOR 600V.
3. DUAL RATED FOR 90 °C COPPER AND/OR ALUMINUM CONDUCTOR.
4. COLD TEMPERATURE RATED TO -45 °C.
5. HIGH DIELECTRIC STRENGTH INSULATION IS ABRASION, CHEMICAL AND UV RESISTANT.

CONTACT NSi FOR SALES @ 800.321.5847



POLARIS
SALES . CO . INC

PROPRIETARY AND CONFIDENTIAL

11625 PROSPEROUS DRIVE ODESSA, FL 33556

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POLARIS SALES CO. INC. IS PROHIBITED.

TITLE:

IT SERIES
INSULATED
CONNECTORS

NAME	DATE
DRAWN BY S.PARRY	6/13/2012

DWG. NO.

IT SERIES

MATERIAL: N/A

NOT TO SCALE

SHEET: 1 OF 1



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AHJ: FARIBAULT CITY
UTILITY: XCEL ENERGY
CASE NO: 05994027

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Sheet Name

TAP KIT
SPEC SHEET

Sheet Size

ANSI B
11" X 17"

Sheet Number

D 1.7

Product data sheet

Specifications

SQUARE D



Safety switch, general duty, fusible, 2 pole, 3 wire, 240VAC, 60A, Type 3R, bolt on hub prov, with neutral

D222NRB

Product availability: Stock - Normally stocked in distribution facility

Main

Product	Single Throw Safety Switch
Duty Rating	General duty
Device Application	Residential
Disconnect Type	Fusible disconnect switch
Factory Installed Neutral	Neutral (factory installed)
Phase	1 phase
Number of Poles	2
Current Rating	60 A
Voltage Rating	240 V AC
Enclosure Rating NEMA	NEMA 3R
Motor power hp	1.5 hp at 120 V AC 60 Hz for 1 phase motors 3 hp at 120 V AC 60 Hz for 3 phase motors 3 hp at 240 V AC 60 Hz for 1 phase motors 7.5 hp at 240 V AC 60 Hz for 3 phase motors 10 hp at 240 V AC 60 Hz for 1 phase motors 15 hp at 240 V AC 60 Hz for 3 phase motors

Complementary

Short Circuit Current Rating	100 kA maximum depending on fuse H, K or R
Fuse type	H, K or R
Mounting Type	Surface
Electrical Connection	Lugs
Wiring configuration	3-wire
Wire Size	AWG 12...AWG 3 aluminium AWG 14...AWG 3 copper
Tightening torque	35 lbf.in (4.0 N.m) 0.003...0.008 in² (2.08...5.26 mm²) (AWG 14...AWG 10) 35 lbf.in (4.0 N.m) (AWG 14...AWG 10) 45 lbf.in (5.08 N.m) 0.01 in² (8.37 mm²) (AWG 8) 45 lbf.in (5.08 N.m) 0.02...0.03 in² (12.3...21.12 mm²) (AWG 6...AWG 4) 50 lbf.in (5.6 N.m) 0.04 in² (26.67 mm²) (AWG 3)
Depth	4.87 in (123.70 mm)
Width	7.45 in (189.23 mm)
Height	14.88 in (377.95 mm)
Product Weight	8.8 lb(US) (4 kg)

Price is "List Price" and may be subject to a trade discount – check with your local distributor or retailer for actual price.

Environment

Certifications	UL listed file E2875
----------------	----------------------

Ordering and shipping details

Category	US1DE1A00106
Discount Schedule	DE1A
GTIN	785901460640
Returnability	Yes
Country of origin	US

Packing Units

Unit Type of Package 1	PCE
Number of Units in Package 1	1
Package 1 Height	5.13 in (13.030 cm)
Package 1 Width	7.63 in (19.380 cm)
Package 1 Length	16.13 in (40.970 cm)
Package 1 Weight	8.360 lb(US) (3.792 kg)
Unit Type of Package 2	PAL
Number of Units in Package 2	120
Package 2 Height	40.00 in (101.600 cm)
Package 2 Width	40.00 in (101.600 cm)
Package 2 Length	48.00 in (121.920 cm)
Package 2 Weight	877.000 lb(US) (397.800 kg)

Contractual warranty

Warranty	18 months
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Disclaimer: This documentation is not intended as a substitute for and is not to be used for determining suitability or reliability of these products for specific user applications



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UTILITY: XCEL ENERGY
CASE NO: 05994027

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Sheet Name
ACD
SPEC SHEET

Sheet Size
ANSI B
11" X 17"

Sheet Number
D 1.8

Product data sheet

Specifications

SQUARE D



Safety switch, general duty, non fusible, 2 pole, 2 wire, 240VAC, 60A, Type 3R with bolt on hub prov

DU222RB

Product availability: Stock - Normally stocked in distribution facility

Main

Product	Single Throw Safety Switch
Duty Rating	General duty
Device Application	Residential
Disconnect Type	Non-fusible disconnect switch
Factory Installed Neutral	None
Phase	1 phase
Number of Poles	2
Current Rating	60 A
Voltage Rating	240 V AC
Enclosure Rating NEMA	NEMA 3R
Motor power hp	10 hp at 240 V AC 60 Hz for 1 phase motors

Complementary

Mounting Type	Surface
Electrical Connection	Lugs
Wiring configuration	2 wires
Wire Size	AWG 12...AWG 3 aluminium AWG 14...AWG 3 copper
Tightening torque	35 lbf.in (4.0 N.m) 0.003...0.008 in² (2.08...5.26 mm²) (AWG 14...AWG 10) 35 lbf.in (4.0 N.m) (AWG 14...AWG 10) 45 lbf.in (5.08 N.m) 0.01 in² (8.37 mm²) (AWG 8) 45 lbf.in (5.08 N.m) 0.02...0.03 in² (12.3...21.12 mm²) (AWG 6...AWG 4) 50 lbf.in (5.6 N.m) 0.04 in² (26.67 mm²) (AWG 3)
Depth	3.75 in (95.25 mm)
Width	7.75 in (196.85 mm)
Height	9.63 in (244.60 mm)
Product Weight	17.0 lb(US) (7.7 kg)

Environment

Certifications	UL listed file E2875
----------------	----------------------

Ordering and shipping details

Price is "List Price" and may be subject to a trade discount – check with your local distributor or retailer for actual price.

Category	US1DE1A00106
Discount Schedule	DE1A
GTIN	785901491491
Returnability	Yes
Country of origin	MX

Packing Units

Unit Type of Package 1	PCE
Number of Units in Package 1	1
Package 1 Height	5.30 in (13.462 cm)
Package 1 Width	7.20 in (18.288 cm)
Package 1 Length	10.00 in (25.400 cm)
Package 1 Weight	4.630 lb(US) (2.100 kg)
Unit Type of Package 2	CAR
Number of Units in Package 2	5
Package 2 Height	10.60 in (26.924 cm)
Package 2 Width	10.00 in (25.400 cm)
Package 2 Length	23.90 in (60.706 cm)
Package 2 Weight	23.199 lb(US) (10.523 kg)
Unit Type of Package 3	PAL
Number of Units in Package 3	150
Package 3 Height	40.00 in (101.600 cm)
Package 3 Width	40.00 in (101.600 cm)
Package 3 Length	48.00 in (121.920 cm)
Package 3 Weight	725.000 lb(US) (328.854 kg)

Contractual warranty

Warranty	18 months
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SPEC SHEET

Sheet Size
ANSI B
11" X 17"

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U4801-XL-5T9



Catalog Number	U4801-XL-5T9
Marketing Product Description	5 Terminal Ringless Small Closing Plate Lever Bypass 5th Terminal 9 Oclock Position
UPC	784572288218
Length (IN)	4.844
Width (IN)	13
Height (IN)	19
Brand Name	Milbank
Type	Ringless Meter Socket
Application	Meter Socket
Standard	UL Listed;Type 3R
Voltage Rating	600 Volts Alternating Current
Amperage Rating	200 Continuous Ampere
Phase	1 Phase
Frequency Rating	60 Hertz
Size	4.844L x 13W x 19H
Number Of Cutouts	0
Cutout Size	No Main Breaker
Cable Entry	Overhead or Underground
Terminal	Lay in
Insulation	Glass Polyester
Mounting	Surface Mount

Enclosure	G90 Galvanized Steel with Powder Coat Finish
Jaw Quantity	5 Terminal
Bypass Type	Lever Bypass
Number of Meter Positions	1 Position
Equipment Ground	Bonded Ground Strap
Hub Opening	Small Closing Plate
Line Side Wire Range	6 AWG - 350 kcmil
Load Side Wire Range	6 AWG - 350 kcmil
Number Of Receptacles	0

Please consult serving utility for their requirements prior to ordering or installing, as specifications and approvals vary by utility and may require local electrical inspector approval. All installations must be installed by a licensed electrician and must comply with all national and local codes, laws and regulations. Milbank reserves the right to make changes in specifications and features shown without notice or obligation.

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UTILITY: XCEL ENERGY
CASE NO: 05994027

DESIGNED BY:



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Sheet Name

PV METER
SPEC SHEET

Sheet Size

ANSI B
11" X 17"

Sheet Number

D 1.10

WITNESS TEST PROCEDURE

A TEST PROCEDURE THAT WILL BE USED TO VERIFY THE PROTECTION AND OPERATION OF THE SYSTEM SHALL BE SUBMITTED TO XCEL ENERGY FOR APPROVAL. THE PROCEDURE INCLUDES AN ANTI-ISLANDING TEST(FOR ALL SYSTEMS) TO VERIFY THE SYSTEM CEASES GENERATING IN PARALLEL WITH THE XCEL ENERGY DISTRIBUTION SYSTEM WHEN THE UTILITY SOURCE IS LOST. EACH SYSTEM IS UNIQUE AND WILL REQUIRE A CUSTOM TEST PROCEDURE BASED ON THE INVERTER MANUFACTURER'S RECOMENDATIONS FOR COMISSIONIND AND ANTI-ISLANDING. IN ADDITION TO THE MANUFACTURER'S RECOMENDATIONS.

ALL TESTING SHALL BE PERFORMED BY QUALIFIED PERSONELL ONLY

ALL TESTING SHALL BE PERFORMED BY QUALIFIED PERSONELL ONLY

1. SITE SECURITY

- SITE SHOULD HAVE 24/7 KEYLESS ENTRY AND DRIVABLE ACCESS IF XCEL EQUIPMENT IS PRESENT WITHIN THE SITE FENCE
- IF APPLICABLE, SITE SHOULD HAVE 24/7 DRIVABLE ACCESS TO ANY XCEL EQUIPMENT INSTALLED OUTSIDE OF THE SITE FENCE THAT IS USED FOR THE SOLE PURPOSE OF FEEDING THE PV SYSTEM

2. PROPER LABELLING

*VERIFY LABELING FOR THE MAIN SERVICE PANEL, PV SYSTEM CIRCUIT BREAKER, DC DISCONNECT (WHEN APPLICABLE), UTILITY AC DISCONNECT, PRODUCTION METER AND OTHER RELEVANT LABELLING AND SIGNAGE.

3. ENERGIZE THE PV SYSTEM BY CLOSING THE UTILITY DISCONNECT. PLEASE ALLOW 5-MINUTE FOR THE INVERTER TO BOOT-UP.

4. WHILE IN NORMAL OPERATION, REFER TO THE REFERENCE POINT OF APPLICABILITY TO VERIFY THE VOLTAGES AT THE INVERTER AC OUTPUT ARE WITHIN 5% OF THE COMBINED INVERTED AC VOLTAGE RATINGS AND ALL INVERTER LED'S, ALARMS, AND/OR LCD CODES ARE "NORMAL."

5. WHILE IN NORMAL OPERATION, VERIFY THAT ALL INVERTERS ARE OPERATIONAL AND PRODUCING POWER. VERIFY THAT SYSTEM IS GENERATING AT FULLEST REASONABLE CAPACITY. WHILE IN NORMAL OPERATION VERIFY THE VOLTAGES AT THE DER AC TERMINALS ARE WITHIN 5% OF THE COMBINED DER AC VOLTAGE RATINGS AND ALL LEDs, ALARMS AND/OR LCD CODES ARE "NORMAL"

6. SIMULATE THE LOSS OF UTILITY SOURCE FOR THE ANTI-ISLANDING TEST BY OPENING THE "UTILITY AC DISCONNECT".

7. USING A VOLTMETER, VERIFY THE VOLTAGE AT THE INVERTER SIDE OF THE AC DISCONNECT HAS DROPPED TO ZERO

NOTE: ONLY CUSTOMER-OWNED EQUIPMENT SHALL BE USED FOR THIS VERIFICATION.

8. USING AN AMMETER OR THE INVERTER'S DISPLAY, VERIFY THE DER OUTPUT OF THE INVERTER HAS CEASED WITHIN TWO SECONDS.

9. VERIFY INVERTER LED'S, ALARMS, AND/OR LCD CODES ARE APPROPRIATE FOR LOSS OF UTILITY SOURCE

10. RESTORE THE LOST UTILITY SOURCE BY CLOSING THE "UTILITY AC DISCONNECT"

11. VERIFY THAT THE INVERTER SYSTEM DELAYS 5 MINUTES BEFORE RESUMING POWER OUTPUT AFTER THE UTILITY SOURCE IS RESTORED

12. VERIFY FIXED POWER FACTOR SETTINGS FOR EACH INVERTER MEET THE PROJECT REQUIREMENTS

13. METER TECH HAS VERIFIED METERING EQUIPMENT

14. SYSTEM RESUMED DELIVERY OF POWER NO LESS THAN 5 MINUTES AFTER UTILITY SOURCE IS RESTORED



WOLF RIVER ELECTRIC
101 ISANTI PARKWAY NE, SUITE G
ISANTI, MN 55040
ELECTRICAL LICENSE# EA777669
BUILDING LICENSE# BC773271
CONTACT: (763) 229-6662
contact@wolfriverelectric.com

REVISIONS		
Description	Date	Rev
CAD 1	OCT. 17, 2024	00
CAD 3	OCT. 25, 2024	02
CAD 4	DEC. 12, 2024	03
CAD 5	FEB. 20, 2025	04

Signature with Seal

Project Name &
Address

JODI S HECKMAN RESIDENCE
927 ST PAUL AVE, FARIBAULT, MN 55021
AHJ: FARIBAULT CITY
UTILITY: XCEL ENERGY
CASE NO: 05994027

DESIGNED BY:



TRIVENT CAD SOLUTION

Sheet Name

WITNESS TEST
SPEC SHEET

Sheet Size

ANSI B
11" X 17"

Sheet Number

D 1.11



Solar PV Inspection Checklist for REI #ELE- _____ Installer _____
Job Address _____ City/Township _____

- Required Documentation
- Manufacturer’s specifications for the inverter(s)
 - Manufacturer’s specifications for the module(s)
 - Manufacturer’s specifications for the optimizer(s) (if used)
 - Verification that the racking system grounding and bonding is listed

PV Inverter

- ☐ Is the PV system utility-interactive, stand alone or multimode?
- ☐ Is all the equipment listed for PV application or be evaluated for the application and have a field label applied? 690.4
- ☐ Is the system solidly grounded, ungrounded, or functionally grounded? 690.2 and 690.41
- ☐ Has DC Ground-Fault Protection been provided and properly labeled? 690.41(B)?
- ☐ What is the maximum PV system voltage and is the maximum 600 volts or less for a dwelling or 1000 volts or less for non-dwelling or 1500 volts or less when not located on a building? 690.7
- ☐ Is all listed equipment and conductors rated for the maximum voltage? 690.7
- ☐ Determine the maximum circuit current for the PV Source and Output Circuit; Inverter Output Circuit; Inverter Input Circuit; and DC to DC Converter Output (refer to inverter documentation). 690.8

System Grounding

- ☐ Is all exposed non-current carrying metal parts of the PV system grounded? 690.43 and 690.47
- ☐ Are the mounting structures or systems used for equipment grounding? 690.43
- ☐ Are the interconnecting devices used for equipment grounding listed and identified and are all connections properly torqued? 690.43 and 110.14
- ☐ Are the EGC properly sized and protected, if exposed not smaller than #6? 690.45, 250.122, and 250.120(C)
- ☐ Has the grounding electrode system been installed? 690.47
- ☐ If both are present, has the DC grounding electrode system been bonded to the AC GES? 690.47

Wiring Methods and Disconnecting Means

- ☐ Are the conductor and cable ampacities determined at 125% before adjustment factors? 690.8(B)
- ☐ How are the PV Source and Output Circuit protected from overcurrent? 690.9
- ☐ Do AC or DC OCPD’s have the appropriate voltage, current and interrupt ratings? 690.9
- ☐ Has arc-fault circuit protection been provided for DC source and/or output circuits? 690.11
- ☐ Is a rapid shutdown required and if so, how is it accomplished and identified? 690.12 & 690.56(C)
- ☐ Are the PV disconnect permanently marked and installed in a readily accessible location? 690.13
- ☐ Are the Isolating devices or equipment disconnecting means installed in circuits connected to equipment at a location within the equipment, or within sight and 10 feet of the equipment? (Where the maximum circuit current is greater than 30 amperes an equipment disconnecting means shall be provided for isolation.) 690.15
- ☐ Has the fuse disconnecting means, if required, been installed? 690.15 and 240.40
- ☐ Are PV source or output circuits > 30 volts in a raceway or guarded if readily accessible? 690.31
- ☐ Is single conductor cable used outdoors sunlight resistant Type USE-2, Type RHW-2, or listed & labeled PV wire, and properly support and secured? 690.31(C)
- ☐ Are PV source or output circuits inside a building in a metal raceway and marked? 690.31(D)

Interconnection

- ☐ Has a plaque or directory been installed at each disconnecting means (capable of interconnection) denoting all electric power sources & power production sources? 705.10
- ☐ Has the point of connection to other sources been installed per 705.11 or 705.12?
- ☐ Are the utility interactive inverters connected to the system through a dedicated circuit breaker or fusible disconnecting means? 705.12
- ☐ Does the bus or conductor ampacity comply with 705.12?
- ☐ Have all the required labels been applied? (See label list.)



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