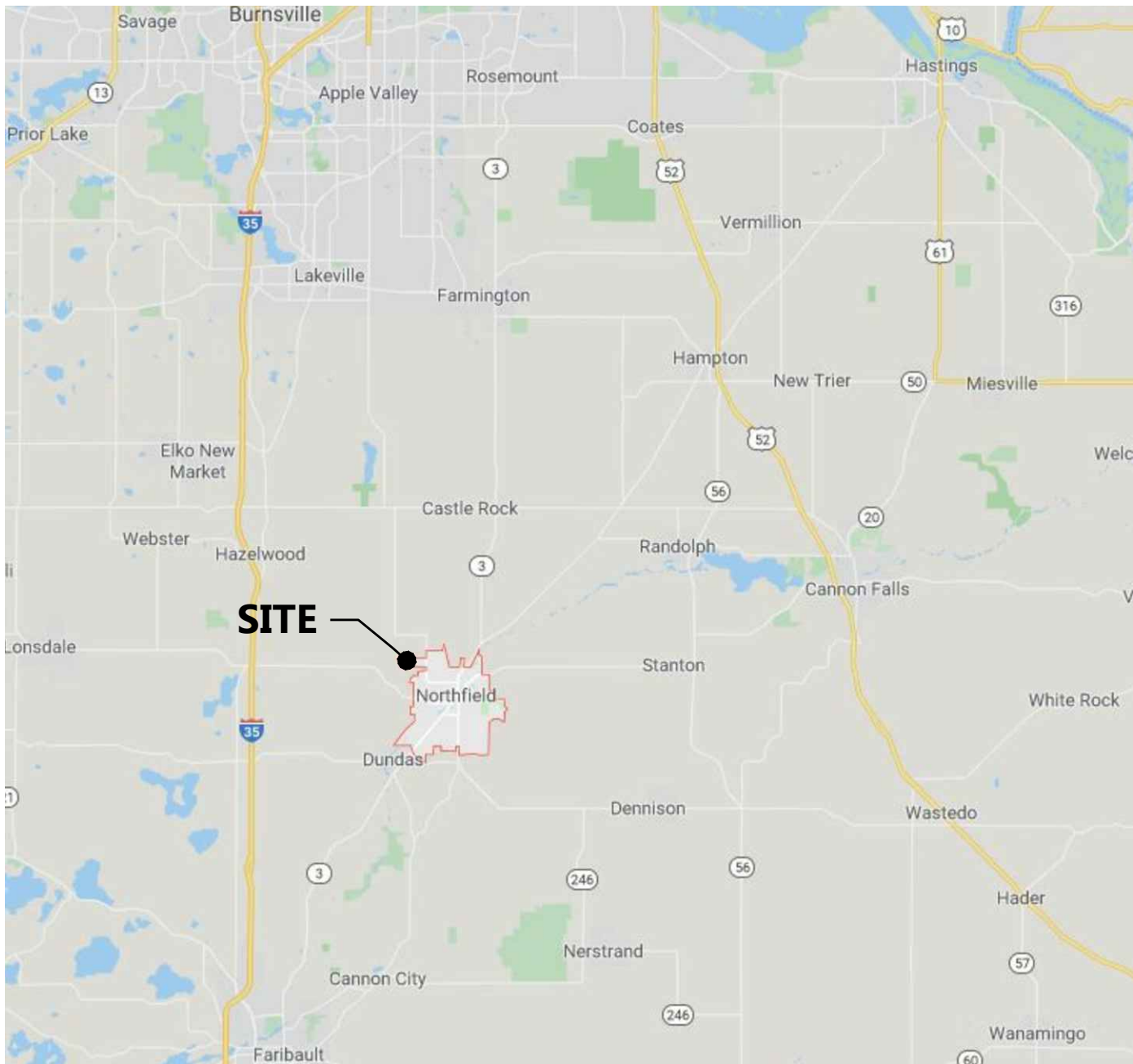


# Hyacinth Solar, LLC

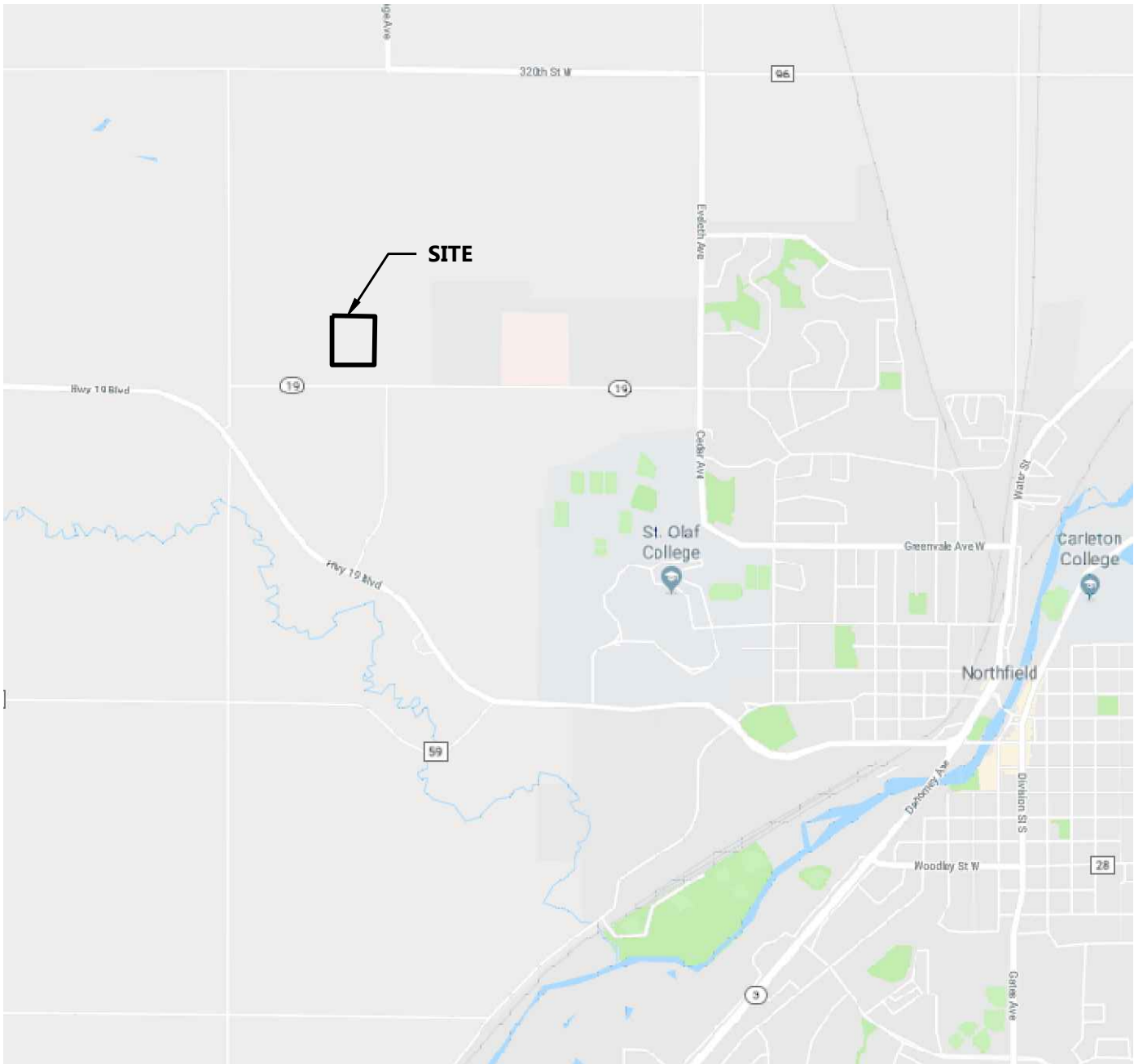
City of Northfield, MN

## Conditional Use Permit Plans

REGIONAL MAP



VICINITY MAP



CONTACT INFORMATION				
TITLE	COMPANY	NAME	ADDRESS	PHONE
OWNER	HYACINTH SOLAR, LLC	MARTA JENSEN	7650 EDINBOROUGH WAY, SUITE 725, EDINA, MN 55436	952-988-9000
PROJECT MANAGER/ENGINEER OF RECORD	WESTWOOD PROFESSIONAL SERVICES	AUGUST CHRISTENSEN	12701 WHITEWATER DRIVE, SUITE 300 MINNETONKA, MN 55343	952-906-7430

Sheet List Table	
Sheet Number	Sheet Title
C.100	Cover
C.200	Overall Site Plan
C.201	Existing Conditions
C.300	Site Plan
C.302	Drainage Plan
C.400	Landscape Plan
C.401	Landscape Details
C.500	Construction Details
C.501	Construction Details

**Westwood**

Phone: (952) 937-5150 12701 Whitewater Drive, Suite #300  
Fax: (952) 937-5822 Minnetonka, MN 55343  
Toll Free: (888) 937-5150 westwoodps.com  
Westwood Professional Services, Inc.

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Edina, MN 55435

REVISIONS:

#	DATE	COMMENT

**Hyacinth Solar, LLC**  
City of Northfield, MN

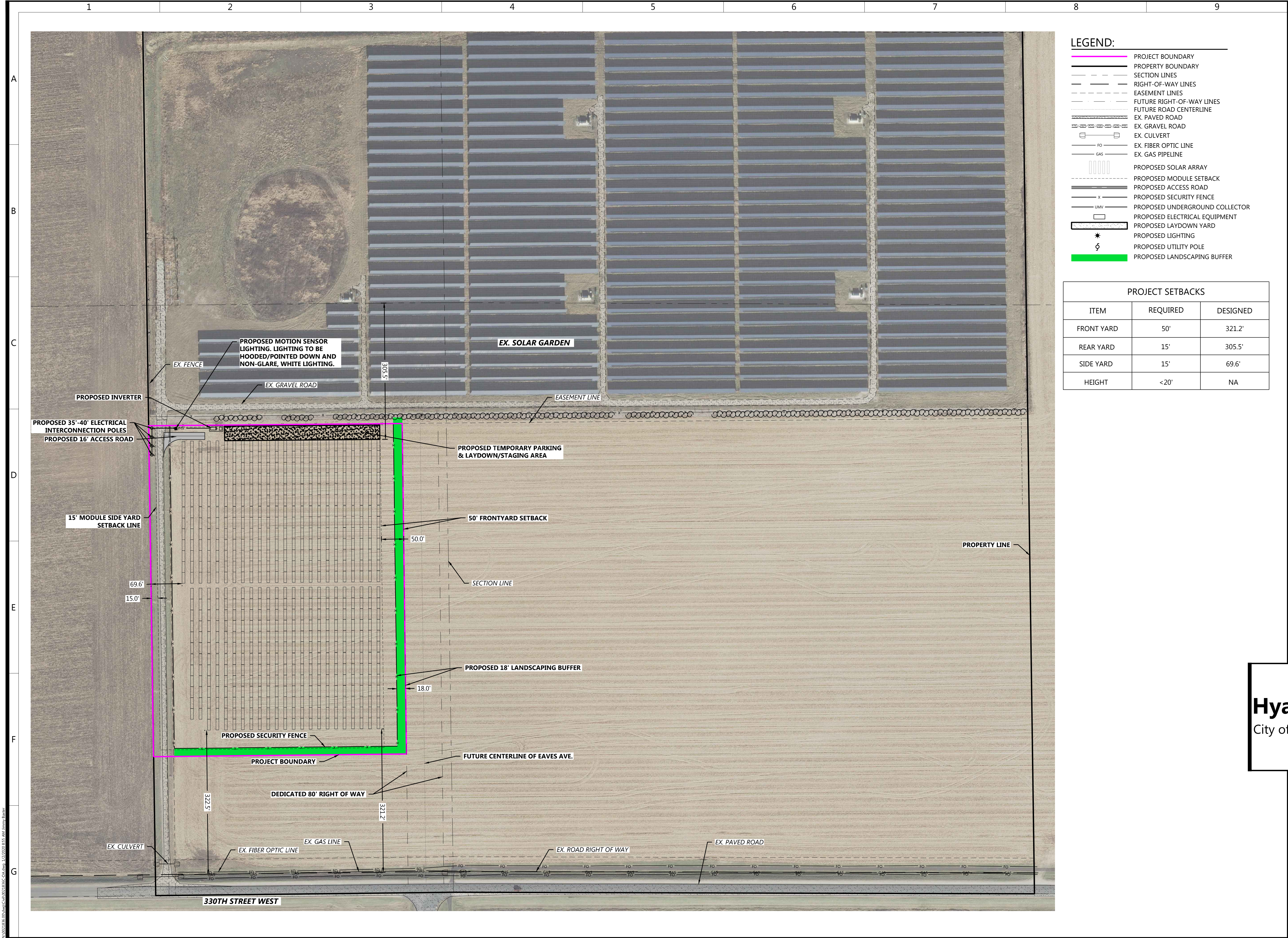
Cover

**NOT FOR CONSTRUCTION**

DATE: 01/02/2020

SHEET: C.100





- LEGEND:**
- PROJECT BOUNDARY
  - PROPERTY BOUNDARY
  - SECTION LINES
  - RIGHT-OF-WAY LINES
  - EASEMENT LINES
  - FUTURE RIGHT-OF-WAY LINES
  - FUTURE ROAD CENTERLINE
  - EX. PAVED ROAD
  - EX. GRAVEL ROAD
  - EX. CULVERT
  - EX. FIBER OPTIC LINE
  - EX. GAS PIPELINE
  - PROPOSED SOLAR ARRAY
  - PROPOSED MODULE SETBACK
  - PROPOSED ACCESS ROAD
  - PROPOSED SECURITY FENCE
  - PROPOSED UNDERGROUND COLLECTOR
  - PROPOSED ELECTRICAL EQUIPMENT
  - PROPOSED LAYDOWN YARD
  - PROPOSED LIGHTING
  - PROPOSED UTILITY POLE
  - PROPOSED LANDSCAPING BUFFER

PROJECT SETBACKS		
ITEM	REQUIRED	DESIGNED
FRONT YARD	50'	321.2'
REAR YARD	15'	305.5'
SIDE YARD	15'	69.6'
HEIGHT	<20'	NA

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**GERONIMO ENERGY**  
a nationalgrid company

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REVISIONS:

#	DATE	COMMENT

0' 100' 200' 300'

North Arrow

**Hyacinth Solar, LLC**  
City of Northfield, MN

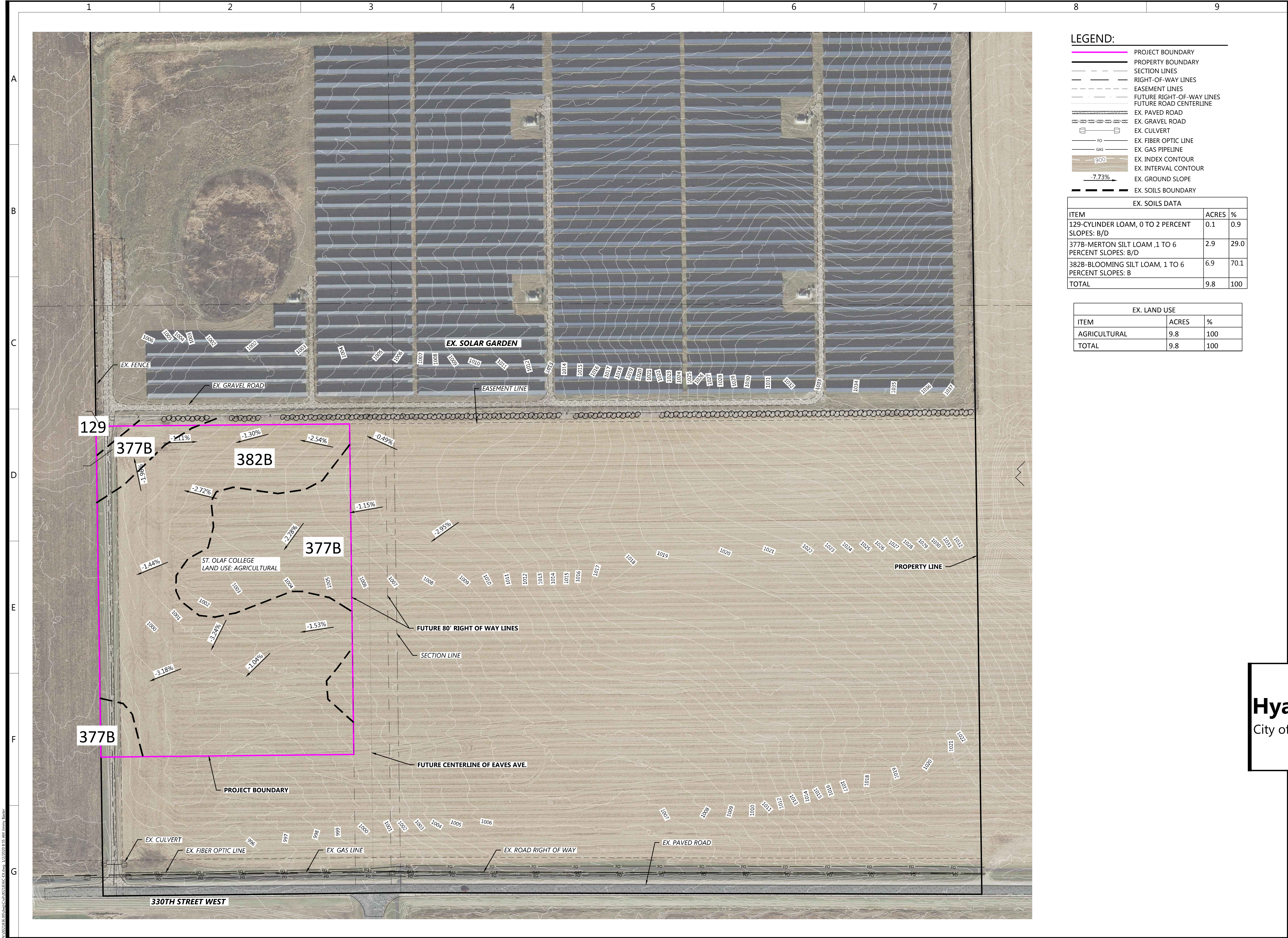
Overall Site Plan

**NOT FOR CONSTRUCTION**

DATE: 01/02/2020

SHEET: C.200





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REVISIONS:

#	DATE	COMMENT

## Hyacinth Solar, LLC

City of Northfield, MN

### Existing Conditions

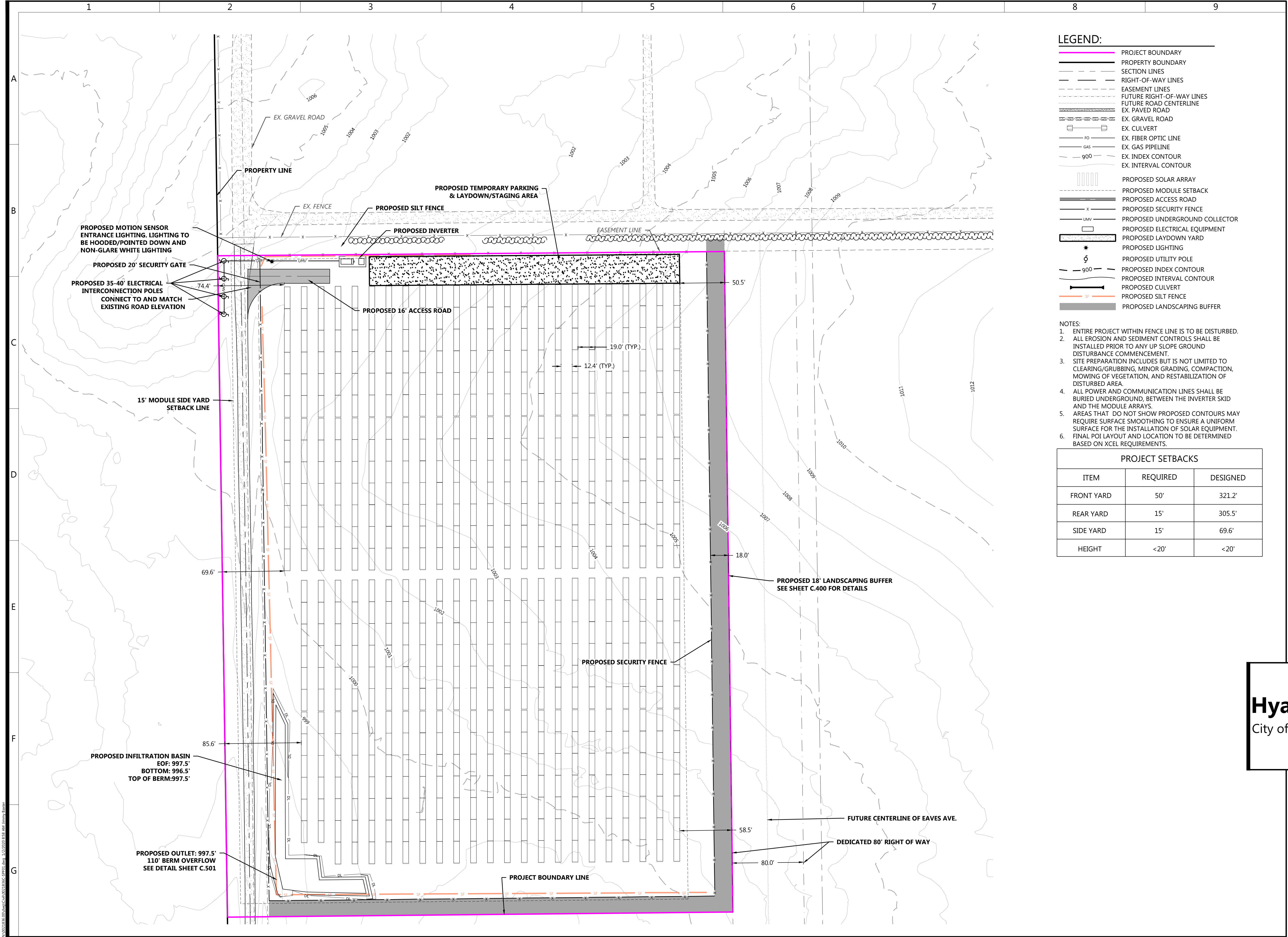
NOT FOR CONSTRUCTION

DATE: 01/02/2020

SHEET: C.201

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**LEGEND:**

- PROJECT BOUNDARY
- PROPERTY BOUNDARY
- SECTION LINES
- RIGHT-OF-WAY LINES
- EASEMENT LINES
- FUTURE RIGHT-OF-WAY LINES
- FUTURE ROAD CENTERLINE
- EX. PAVED ROAD
- EX. GRAVEL ROAD
- EX. CULVERT
- EX. FIBER OPTIC LINE
- EX. GAS PIPELINE
- EX. INDEX CONTOUR
- EX. INTERVAL CONTOUR
- PROPOSED SOLAR ARRAY
- PROPOSED MODULE SETBACK
- PROPOSED ACCESS ROAD
- PROPOSED SECURITY FENCE
- PROPOSED UNDERGROUND COLLECTOR
- PROPOSED ELECTRICAL EQUIPMENT
- PROPOSED LAYDOWN YARD
- PROPOSED LIGHTING
- PROPOSED UTILITY POLE
- PROPOSED INDEX CONTOUR
- PROPOSED INTERVAL CONTOUR
- PROPOSED CULVERT
- PROPOSED SILT FENCE
- PROPOSED LANDSCAPING BUFFER

- NOTES:**
- ENTIRE PROJECT WITHIN FENCE LINE IS TO BE DISTURBED.
  - ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY UP SLOPE GROUND DISTURBANCE COMMENCEMENT.
  - SITE PREPARATION INCLUDES BUT IS NOT LIMITED TO CLEARING/GRUBBING, MINOR GRADING, COMPACTION, MOWING OF VEGETATION, AND RESTABILIZATION OF DISTURBED AREA.
  - ALL POWER AND COMMUNICATION LINES SHALL BE BURIED UNDERGROUND, BETWEEN THE INVERTER SKID AND THE MODULE ARRAYS.
  - AREAS THAT DO NOT SHOW PROPOSED CONTOURS MAY REQUIRE SURFACE SMOOTHING TO ENSURE A UNIFORM SURFACE FOR THE INSTALLATION OF SOLAR EQUIPMENT.
  - FINAL POI LAYOUT AND LOCATION TO BE DETERMINED BASED ON XCEL REQUIREMENTS.

PROJECT SETBACKS		
ITEM	REQUIRED	DESIGNED
FRONT YARD	50'	321.2'
REAR YARD	15'	305.5'
SIDE YARD	15'	69.6'
HEIGHT	<20'	<20'

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## Hyacinth Solar, LLC

City of Northfield, MN

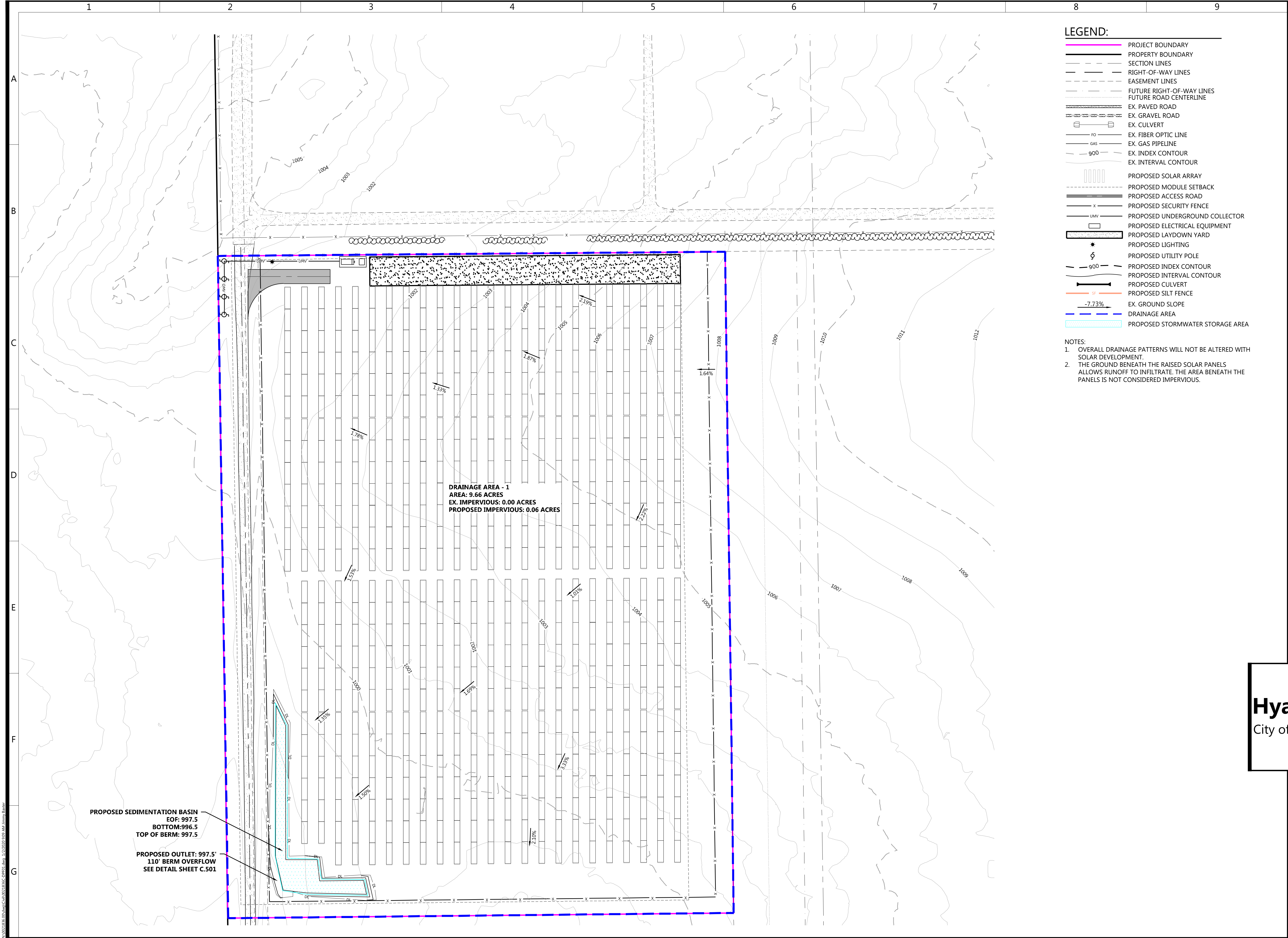
### Site Plan

**NOT FOR CONSTRUCTION**

DATE: 12/31/2019

SHEET: C.300





**LEGEND:**

- PROJECT BOUNDARY
- PROPERTY BOUNDARY
- SECTION LINES
- RIGHT-OF-WAY LINES
- EASEMENT LINES
- FUTURE RIGHT-OF-WAY LINES
- FUTURE ROAD CENTERLINE
- EX. PAVED ROAD
- EX. GRAVEL ROAD
- EX. CULVERT
- FO
- EX. FIBER OPTIC LINE
- GAS
- EX. GAS PIPELINE
- 900
- EX. INDEX CONTOUR
- EX. INTERVAL CONTOUR
- PROPOSED SOLAR ARRAY
- PROPOSED MODULE SETBACK
- PROPOSED ACCESS ROAD
- X
- PROPOSED SECURITY FENCE
- UMV
- PROPOSED UNDERGROUND COLLECTOR
- PROPOSED ELECTRICAL EQUIPMENT
- PROPOSED LAYDOWN YARD
- PROPOSED LIGHTING
- PROPOSED UTILITY POLE
- 900
- PROPOSED INDEX CONTOUR
- PROPOSED INTERVAL CONTOUR
- PROPOSED CULVERT
- SF
- PROPOSED SILT FENCE
- 7.73%
- EX. GROUND SLOPE
- DRAINAGE AREA
- PROPOSED STORMWATER STORAGE AREA

- NOTES:**
- OVERALL DRAINAGE PATTERNS WILL NOT BE ALTERED WITH SOLAR DEVELOPMENT.
  - THE GROUND BENEATH THE RAISED SOLAR PANELS ALLOWS RUNOFF TO INFILTRATE. THE AREA BENEATH THE PANELS IS NOT CONSIDERED IMPERVIOUS.

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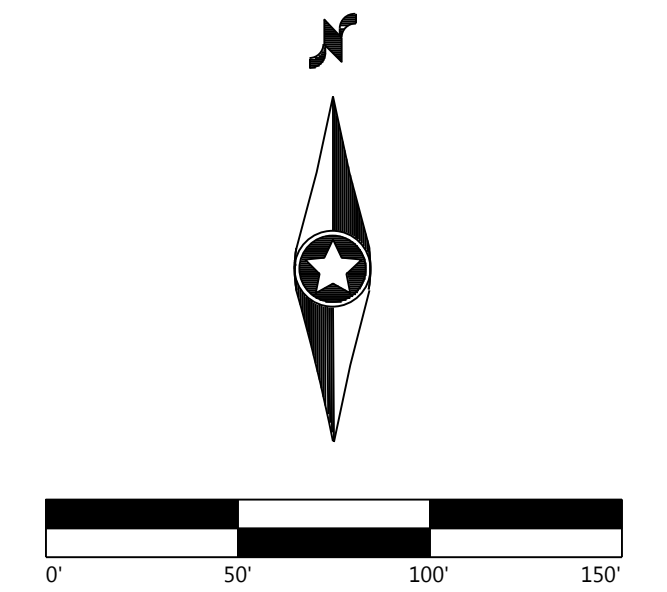
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City of Northfield, MN

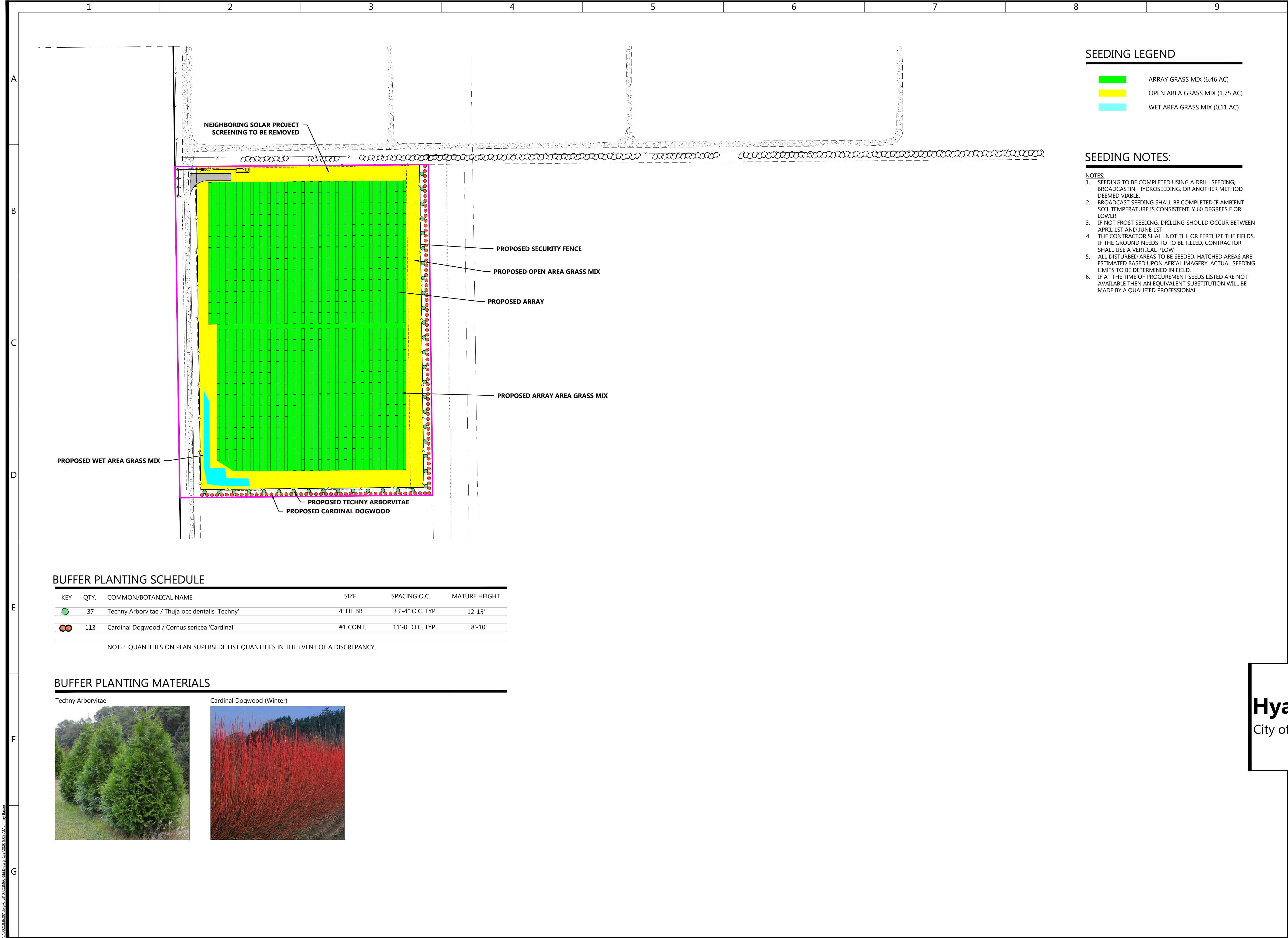
Drainage Plan

NOT FOR CONSTRUCTION

DATE: 01/02/2020

SHEET: C.302





**SEEDING LEGEND**

- ARRAY GRASS MIX (6.46 AC)
- OPEN AREA GRASS MIX (1.75 AC)
- WET AREA GRASS MIX (0.11 AC)

**SEEDING NOTES:**

**NOTES:**

- SEEDING TO BE COMPLETED USING A DRILL SEEDING, BROADCASTING, HYDROSEEDING, OR ANOTHER METHOD DEEMED VIABLE.
- BROADCAST SEEDING SHALL BE COMPLETED IF AMBIENT SOIL TEMPERATURE IS CONSISTENTLY 60 DEGREES F OR LOWER
- IF NOT FROST SEEDING, DRILLING SHOULD OCCUR BETWEEN APRIL 1ST AND JUNE 1ST
- THE CONTRACTOR SHALL NOT TILL OR FERTILIZE THE FIELDS, IF THE GROUND NEEDS TO TO BE TILLED, CONTRACTOR SHALL USE A VERTICAL PLOW
- ALL DISTURBED AREAS TO BE SEEDED. HATCHED AREAS ARE ESTIMATED BASED UPON AERIAL IMAGERY. ACTUAL SEEDING LIMITS TO BE DETERMINED IN FIELD.
- IF AT THE TIME OF PROCUREMENT SEEDS LISTED ARE NOT AVAILABLE THEN AN EQUIVALENT SUBSTITUTION WILL BE MADE BY A QUALIFIED PROFESSIONAL.

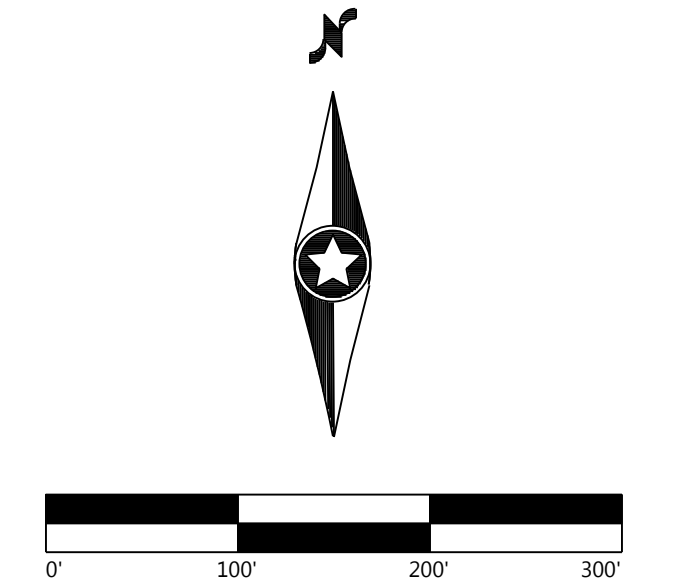
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**BUFFER PLANTING SCHEDULE**

KEY	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.	MATURE HEIGHT
	37	Techny Arborvitae / Thuja occidentalis 'Techny'	4' HT BB	33'-4" O.C. TYP.	12-15'
	113	Cardinal Dogwood / Cornus sericea 'Cardinal'	#1 CONT.	11'-0" O.C. TYP.	8'-10'

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

**BUFFER PLANTING MATERIALS**



**Hyacinth Solar, LLC**  
City of Northfield, MN

Landscape Plan

**NOT FOR CONSTRUCTION**

DATE: 01/02/2020  
SHEET: C.400



1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
  - ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
  - ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
  - ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
  - ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
  - CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE STARTING SPRING DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
24. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOTIPE, MN/DOT CATEGORY 2 (STRAW 15, WOOD FIBER 15), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.

PRUNE OUT MISDIRECTED BRANCHES. PROVIDE ONE CENTRAL LEADER.

GUYING AND STAKING, AS REQUIRED, FOR ONE (1) YEAR ON ALL DECIDUOUS AND CONIFEROUS TREES.

TOP STAKES 5' ABOVE GROUND (MAX.) OR TO FIRST BRANCH. BOTTOM OF STAKE 3" (MIN.) BELOW GROUND. STAKING POSTS TO BE 2"x2" STAINED WOOD OR PAINTED STEEL DELINEATOR POSTS. PLACE 3 POSTS EQUIDISTANT AROUND AND OUTSIDE ROOT BALL. SECURE TREE TO POSTS WITH 16" LONG POLYPROPYLENE OR POLYETHYLENE, 40 MIL., 1.5" WIDE STRAP.

2X BALL DIAMETER

PLACE MULCH, DEPTH AS SPECIFIED, OVER PLANT PITS - DO NOT PILE AGAINST TRUNK.

FORM 3" DEEP WATERING BASIN.

BACKFILL PLANT PIT WITH SPECIFIED BACKFILL SOIL.

REFER TO AMERICAN STANDARD FOR NURSERY STOCK FOR MINIMUM BALL SIZE. ROOT FLARE TO BE PLANTED AT OR NEAR FINISHED GROUNDLINE.

SCARIFY SIDES AND BOTTOM OF HOLE.

SET ROOT BALL ON UNDISTURBED SUBSOIL OR COMPACTED SOIL. MOUND MATCHING TREES NATURAL GROUNDLINE WITH FINISHED SITE GRADE.

N.T.S.

<b>Westwood</b>	EVERGREEN TREE PLANTING	LAST REVISED: 10/19/18
		LA29

REMOVE CONTAINER, SCARIFY SIDES, AND SET SOIL MASS ON COMPACTED SOIL BASE MOUND, MATCHING SHRUBS NATURAL GROUNDLINE WITH FINISHED GRADE

MULCH AS SPECIFIED (AND FILTER FABRIC, AS INDICATED)

EDGING AT PLANTING BEDS, AS SPECIFIED, ADJACENT TO LAWN AREAS

SCARIFY SIDES AND BOTTOM OF HOLE. DEPTH PER CONTAINER SOIL DEPTH

BACKFILL PLANT PIT WITH SPECIFIED PLANTING SOIL OR AS APPROVED

SET CONTAINER ROOT SOIL ON UNDISTURBED SUBSOIL OR MILD COMPACTED SOIL FOR DEPTH TO MATCH FINISH GRADE

CON. DIAMETER

N.T.S.

<b>Westwood</b>	SHRUB & PERENNIAL CONTAINER PLANTING	LAST REVISED: 10/23/18
		LA27-C

SHEET: C.401



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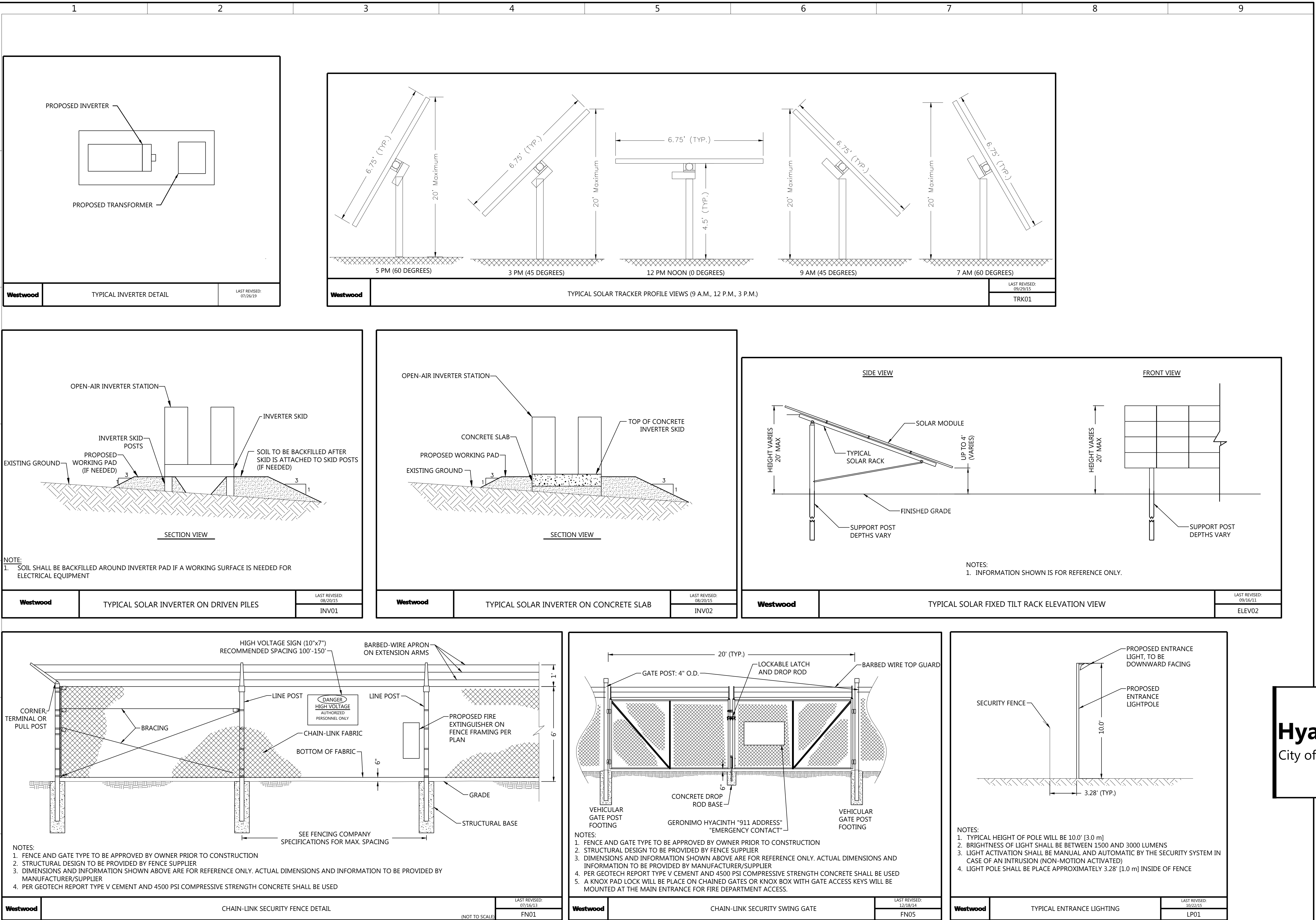
## City of Northfield, MN

## Construction Details

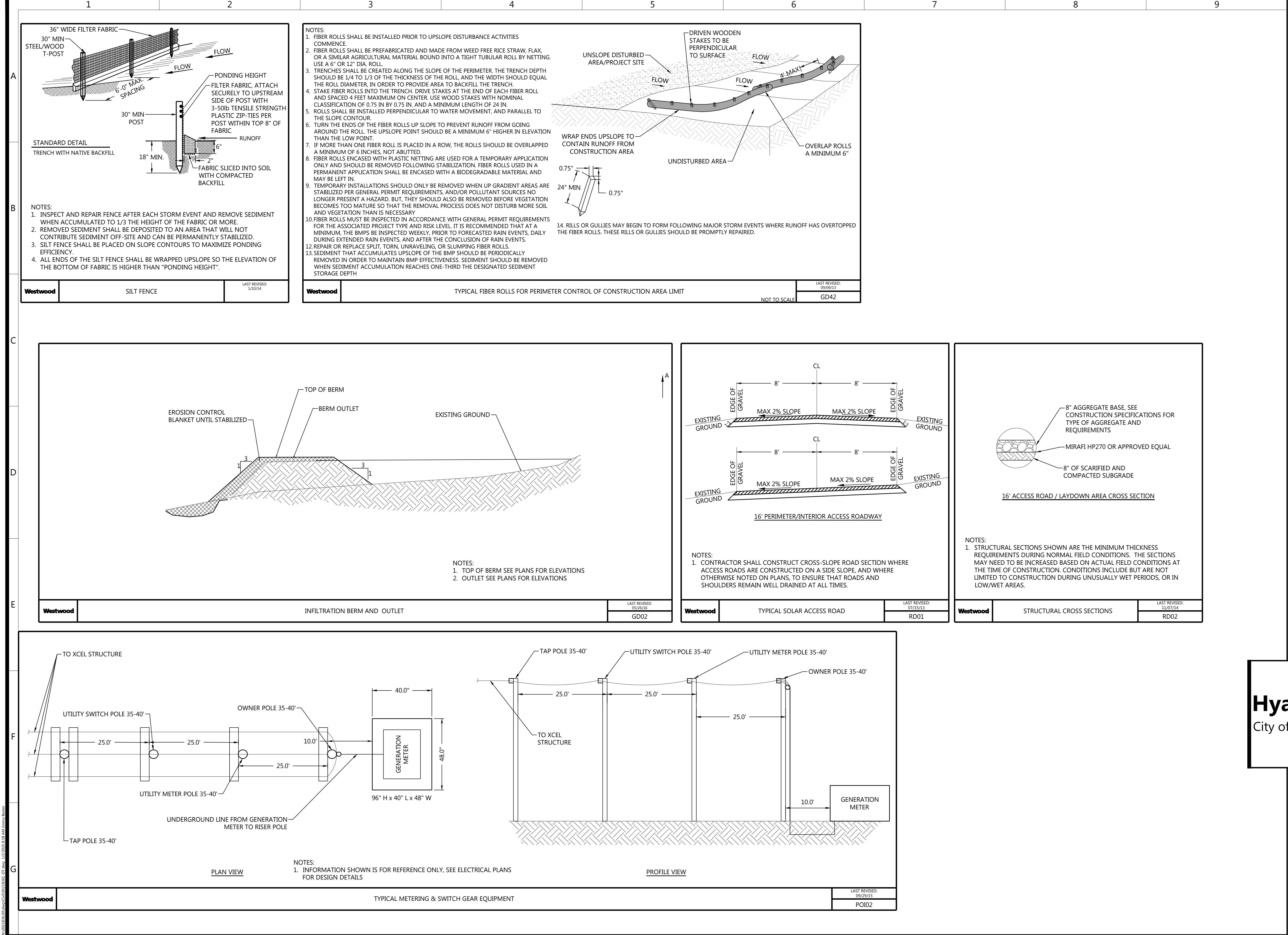
NOT FOR CONSTRUCTION

DATE: 01/02/2020

SHEET: C.500







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REVISIONS:

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## Hyacinth Solar, LLC

City of Northfield, MN

### Construction Details

NOT FOR CONSTRUCTION

DATE: 01/02/2020

SHEET: C.501