

Case File No. 19-0005
Aveda Campus Addition

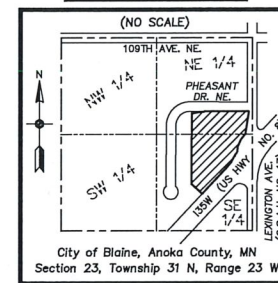
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





AVEDA CAMPUS ADDITION

VICINITY MAP



PARCEL DESCRIPTION: (Per Schedule A of Title Commitment File No. 583799, Revision Number 2, with a commitment date of January 7, 2019 at 7:00 A.M., prepared by First American Title Insurance Company)

Parcel 1 (PID 23-31-23-14-0003):
That part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 31, Range 23, Anoka County, Minnesota, lying Northerly of the South Half of the South Half of said Southeast Quarter of the Northeast Quarter and lying Southerly of a 100.00-foot strip of land which lies 50 feet on each side of the following described centerline:

Beginning at the Northeast corner of the South 730 feet of said Southeast Quarter of the Northeast Quarter; thence West, along the North line of said South 730 feet, to the West line of said Southeast Quarter of the Northeast Quarter; thence Southwesterly along a tangential curve, concave to the South and having a radius of 1189.47 feet, to the West line of the East 345 feet of the Southwest Quarter of the Northeast Quarter of said Section 23, and there terminating.

The side lines of said 100.00-foot strip are to be prolonged or shortened as necessary to terminate in the East and West lines of said Southeast Quarter of the Northeast Quarter.

Except Parcel 51 and Parcel 51A of Anoka County Highway Right of Way Plat No. 54.

Parcel 2 (PID 23-31-23-14-0002):
The South Half of the South Half of the Southeast Quarter of the Northeast Quarter of Section 23, Township 31, Range 23, Anoka County, Minnesota, except that part thereof taken for the right-of-way of Interstate Highway No. 35W, except Parcel 50 and Parcel 50A of Anoka County Highway Right of Way Plat No. 54.

Parcel 3 (PID 23-31-23-13-0002):
That part of the East 345 feet of the Southwest Quarter of the Northeast Quarter of Section 23, Township 31, Range 23, Anoka County, Minnesota, lying Southerly of a 100.00-foot strip of land which lies 50 feet on each side of the following described centerline:
Beginning at the Northeast corner of the South 730 feet of said Southeast Quarter of said Northeast Quarter of Section 23; thence West, along the North line of said South 730 feet, to the West line of said Southeast Quarter of the Northeast Quarter; thence Southwesterly along a tangential curve, concave to the South and having a radius of 1189.47 feet, to the West line of said East 345 feet of the Southwest Quarter of the Northeast Quarter and there terminating. The side lines of said 100.00-foot strip are to be prolonged or shortened as necessary to terminate in the East line of said Southwest Quarter of the Northeast Quarter and the West line of said East 345 feet of the Southwest Quarter of the Northeast Quarter.

Parcel 4 (PID 23-31-23-42-0002):
The East 345 feet of the Northeast Quarter of the Southeast Quarter of Section 23, Township 31, Range 23, Anoka County, Minnesota.

Parcel 5 (PID 23-31-23-41-0001):
That part of the Northeast Quarter of the Southeast Quarter of Section 23, Township 31, Range 23, Anoka County, Minnesota, lying Northerly of the Northwesterly right-of-way line of Interstate Highway No. 35W, excepting therefrom the Northeast Quarter of said Northeast Quarter of the Southeast Quarter of Section 23.

Parcel 6 (PID 23-31-23-41-0002):
The North Half of the Northeast Quarter of the Southeast Quarter of Section 23, Township 31, Range 23, Anoka County, Minnesota, except that part thereof taken for Interstate Highway No. 35W and Except Parcel 49 of Anoka County Highway Right of Way Plat No. 54.

Parcel 7 (PID 23-31-23-41-0003):
The South Half of the Northeast Quarter of the Southeast Quarter of Section 23, Township 31, Range 23, Anoka County, Minnesota, except that part thereof taken for Interstate Highway No. 35W and Except Parcel 48 of Anoka County Highway Right of Way Plat No. 54.

Parcel 8 (PID 23-31-23-43-0002):
That part of the South Half of the Southeast Quarter of Section 23, Township 31, Range 23, Anoka County, Minnesota, lying Northwesterly of the Northwesterly right-of-way line of Interstate Highway No. 35W and lying Northeasterly of a line drawn perpendicular to said right-of-way line and passing through the Southwest corner of the East 345 feet of the Northwest Quarter of the Southeast Quarter of said Section 23.

(abstract property)

GENERAL NOTES:

- The field work for this survey was completed on January 23, 2019.
- Bearings shown are based on the East line of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 31, Range 23, which is assumed to bear N00°46'41"E.
- A preliminary winter site review for potential wetlands was done by Kjelhaug Environmental Services, Inc. Wetlands shown hereon are approximate and will need to be delineated in the spring.
- Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
- Due to snow and other winter conditions, additional improvements may not have been visible at the time of the survey.

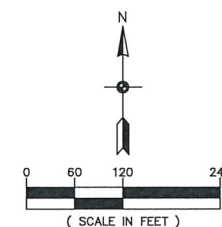
SITE DATA

NUMBER OF LOTS _____ 1
EXISTING ZONING _____ DF
TOTAL SITE AREA _____ ±57.85 AC.

SETBACKS WILL BE BASED ON FINAL CUP
DEVELOPMENT APPROVAL

LEGEND

- Denotes Found Right of Way Monument
- Denotes Anoka County Section Monument, as noted
- Denotes Found Iron Monument
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Preliminary Wetlands identified by Kjelhaug Environmental Services, Inc. in 2019.



**Carlson
McCain**

ENVIRONMENTAL • ENGINEERING • SURVEYING
3890 Pheasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY PLAT

AVEDA CAMPUS
ADDITION
Blaine, Minnesota

AVEDA
4000 Pheasant Ridge Dr NW
Blaine, MN, 55449

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	bjs
ISSUE DATE:	2/07/19
FILE NO:	1865

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

Name: Thomas R. Balluff
Signature: *Thomas R. Balluff*
Date: 2/07/19 License #: 40361

1

2

PV, Zig-Zag Grounding Xfmr
3 Phase, 4Wire
X0: 0.0288Ω± 10%
R0: DG Must Be ≤0.0064
Continuous Neutral Current: >499.63A
5-Sec Withstand Current: >5934.40A

Step Down XFMR
150KVA
277/480V, Wye Primary
120/208V Secondary
Hammond NMK150KB

Utility Owned, Pad Mounted XFMR
1500kVa, 5.32%Z
Secondary :120/208V
Primary : 34.5kV
Located South of the Building near
Service Entrance
24/7 Unescorted Access Available

Existing Main Service Gear(NIC)
1200A,120/208V, 3P 4W
Located inside the Building
on Ground Floor
Label 15

Existing CT Cabinet (NIC)
Utility Main Service Meter
1200A,120/208V, 3P 4W
Located inside the Building
on Ground Floor
Label 3,6,9,17

Existing Roof Mount
Solar Array 40kW

Existing Inverters,
Disconnects
& other Equipment

Utility Production Meter
CT Cabinet, 200A, 277/480V, 3P 4W
-Utility Production Meter is Located
at the Building Main Service Entrance
-Utility Production Meter is within
10' of the Utility AC Disconnect & Main Service Meter
-Utility Production Meter is visible,
Lockable and Readily Accessible.
Label 15

Utility AC Disconnect
1200A, 277/480V, 3P 4W
-Utility AC Disconnect is Located at
the Building Main Service Entrance
-Utility AC Disconnect is within
10' of the Utility Production Meter
& Main Service Meter
-Utility AC Disconnect is visible,
Lockable and Readily Accessible.
Label 2,7,8,16

AC Combiner Panel
1200A, 277/480V,3P,4W
NEMA 3R, 65kAIC
Located at the Building
Main Service Entrance
Label 2,3,6,11,17

AC Combiner Panel
1200A, 277/480V,3P,4W
NEMA 3R, 65kAIC
9X150A Breakers
Located in the field near
Ground Mount Solar Array,
Approximately 1000' from the
Aevda Corporation Building
Label 2,3,6,11,17

Proposed 8' high PVC Coated Chain Link
15' away from the Proposed
Ground Mount Solar Array

SolarEdge SE100K-US,
100kW (AC) Per Inverter,
277/480V,3P,4W, 9 Total
Max Continuous Output: 120A per Inverter,
UL1741 Listed
Location near Ground Mount Array
Label 2,4,6,13,14

JinkoSolar,
JKM400M-72H-V (400W)
(2928)Total 400Watts Each,
1.1712MW Total, UL1703

Proposed 10' Drainage
& Utility Easement

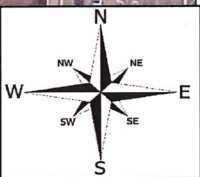
Proposed Conceptual Clumped Planting of Conifers
for Screening for both Frontages along
Lexington & Pheasant Ridge Road(Done by Others)

System Notes

System Size DC	1.1712MW (Qty 2928, Jinko Solar, JKM400M-72H-V(400W),UL1703)
System Size AC	900 (Qty 9, Solar Edge SE100K-US, UL1741)
Max Current Output	1080 Amps, 277/480V, 3-Phase 4-Wire
The Main Service Meter, Production Meter, and Utility AC Disconnect will be located within 10' of each other	
The Site has 24/7 Keyless access to Meters and Utility AC Disconnects.	
No Clearance Concerns Existing With Overhead Service Entrance Conductors.	

Distance Between Equipment

Module to Inverter	VARIES
Inverter to AC Combiner Panel	VARIES
AC Combiner Panel to Utility AC Disconnect	APPROX 1000'
Utility AC Disconnect to Production Meter	3'- 0"
Production Meter to Main Service Meter	3'-0"
Main Service Meter to Main Service Panel	5'- 0"



Existing Main Service Meter # 18749951
Existing Service Premises # 303326390



CEDAR CREEK ENERGY

1285 14th Ave NW
Coon Rapids, MN 55448
Phone # 763-450-9765

PROJECT DESCRIPTION

Ballasted Roof Mounted PV Array for
AVEDA CORPORATION AT
4000 Pheasant Ridge Dr NE Blaine MN 55449

REVISION

BY

SHEET DESCRIPTION

SITE PLAN

OID : 3824403

Date : 6/7/2019

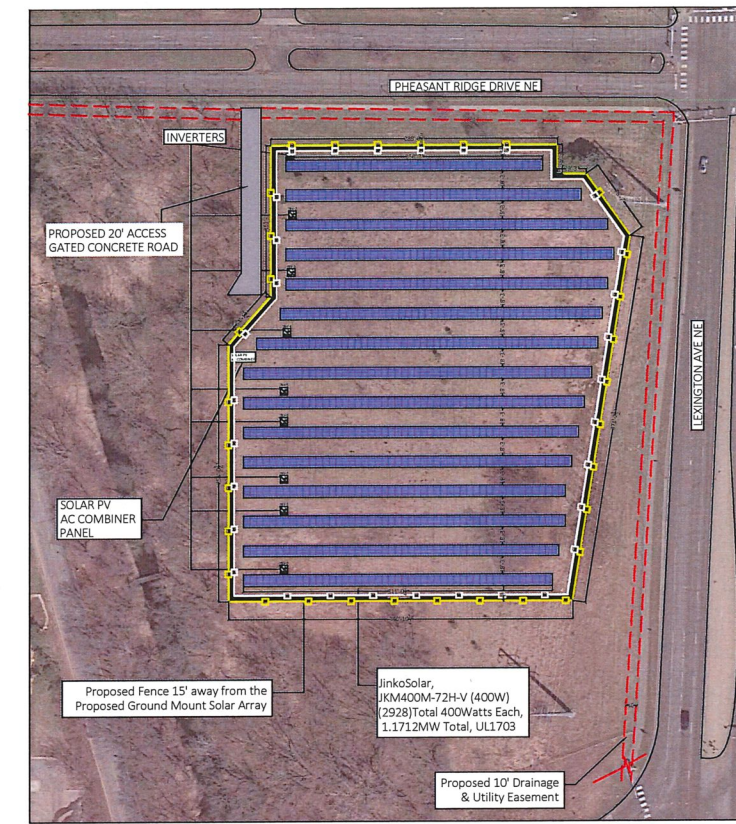
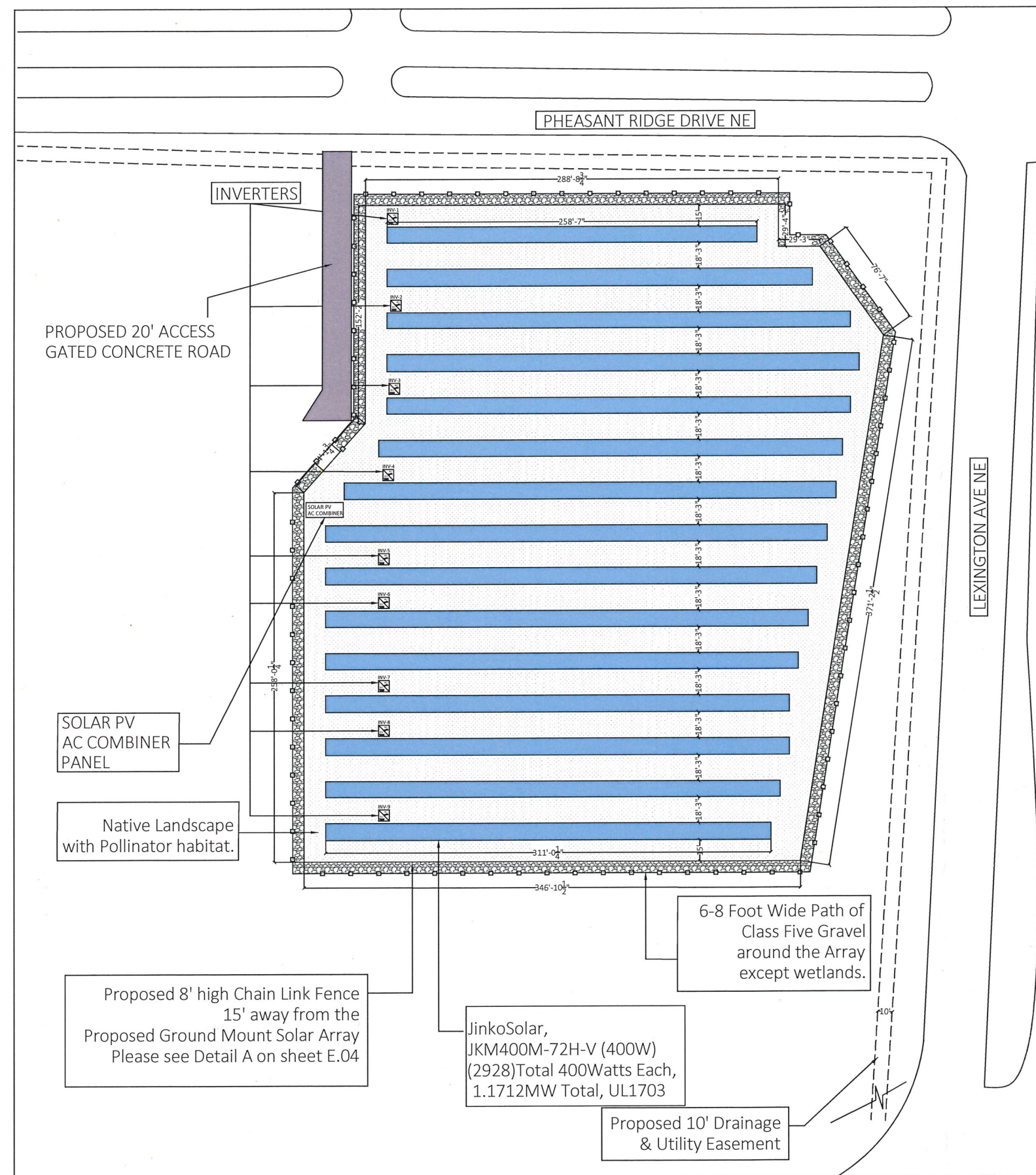
Drawn By : VK

Checked By : AG

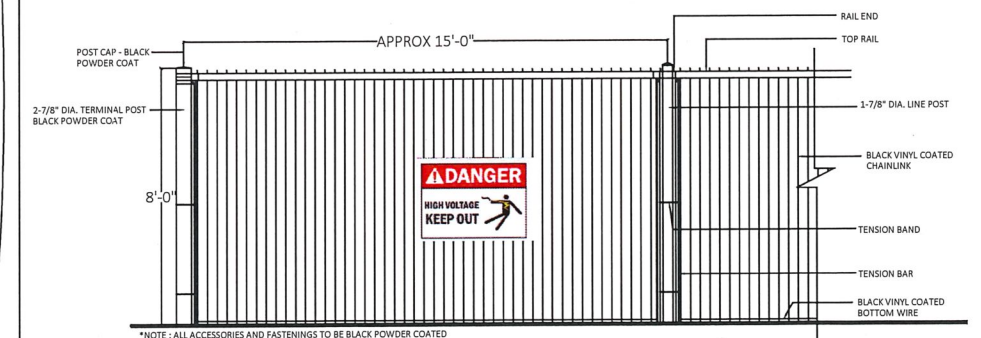
STAMP/SIGN

SHEET

E.03

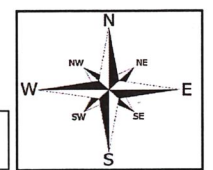


- PROPOSED 8' HIGH FENCE
- - - PROPOSED 10' DRAINAGE & UTILITY EASEMENT
- SOLAR PV MODULES
- PROPOSED 20' ACCESS GATED CONCRETE ROAD
- CLASS FIVE GRAVEL
- NATIVE LANDSCAPE WITH POLLINATING HABITAT



DETAIL A : FENCING DETAIL: CHAIN LINK FENCE AROUND THE PERIMETER OF THE ARRAY
Please see attached word document for the Proposed Fence Style Photo minus the Silhouettes

Existing Main Service Meter # 18749951
Existing Service Premises # 303326390



CEDAR CREEK energy
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PROJECT DESCRIPTION
Ballasted Roof Mounted PV Array for
AVEDA CORPORATION AT
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REVISION	BY

SHEET DESCRIPTION
ARRAY
DIMENSIONS

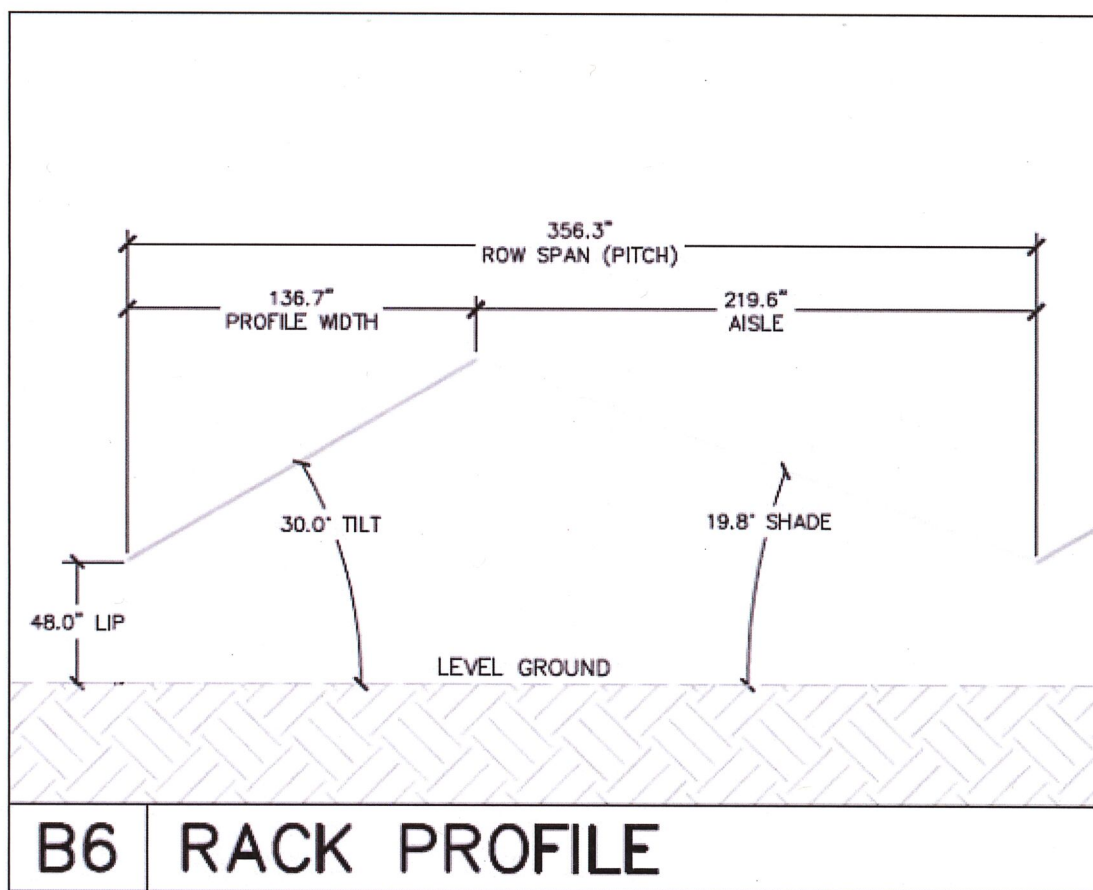
OID : 3824403
Date : 6/7/2019
Drawn By : VK
Checked By : AG
STAMP/SIGN

SHEET
E.04









Eagle HC 72M G2

380-400 Watt

MONO PERC HALF CELL MODULE

Positive power tolerance of 0~+3%

KEY FEATURES



Diamond Cell Technology

Uniquely designed high performance 5 busbar mono PERC half cell



High Voltage

UL and IEC 1500V certified; lowers BOS costs and yields better LCOE



Higher Module Power

Decrease in current loss yields higher module efficiency



Shade Tolerance

More shade tolerance due to twin arrays



PID FREE

Reinforced cell prevents potential induced degradation



Strength and Durability

Certified for high snow (5400Pa) and wind (2400 Pa) loads



- ISO9001:2008 Quality Standards
- ISO14001:2004 Environmental Standards
- OHSAS18001 Occupational Health & Safety Standards
- IEC61215, IEC61730 certified products
- UL1703 certified products

Nomenclature:

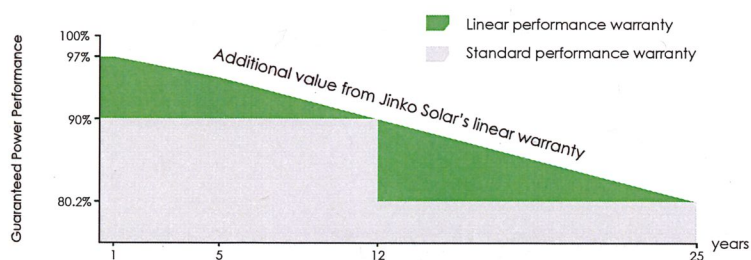
JKM400M-72HL-V

Code	Cell	Code	Cell	Code	Certification
null	Full	null	Normal	null	1000V
H	Half	L	Diamond	V	1500V



LINEAR PERFORMANCE WARRANTY

10 Year Product Warranty • 25 Year Linear Power Warranty



Statement

To Whom It May Concern,

We, Jinko Solar Co., Ltd (Jinko Solar), hereby declaration that our PV modules, have Anti-Reflective Coating (AR Coating) and show low reflection rate due to the specific AR Coated solar glass employed for production in comparison with modules without AR Coating treatment.

The Anti-Reflective Coating main material is porous SiO₂, solvent and additive resolved under high temperature during tempering process, free from ROHS and SVHC substance which assure long-term durability of the optical properties of the glass sheet.

The Solar Energy transmittance ($T_E\%$) of the 3.2 mm thick single side AR Coated glass assembled on Jinko module, measured by means of UV-Vis-Spectrometer (acc. ISO 9050:2003), is always $\geq 93.5\%$ at all wave length between 380-780nm.

Kind regards,



28 May, 2015