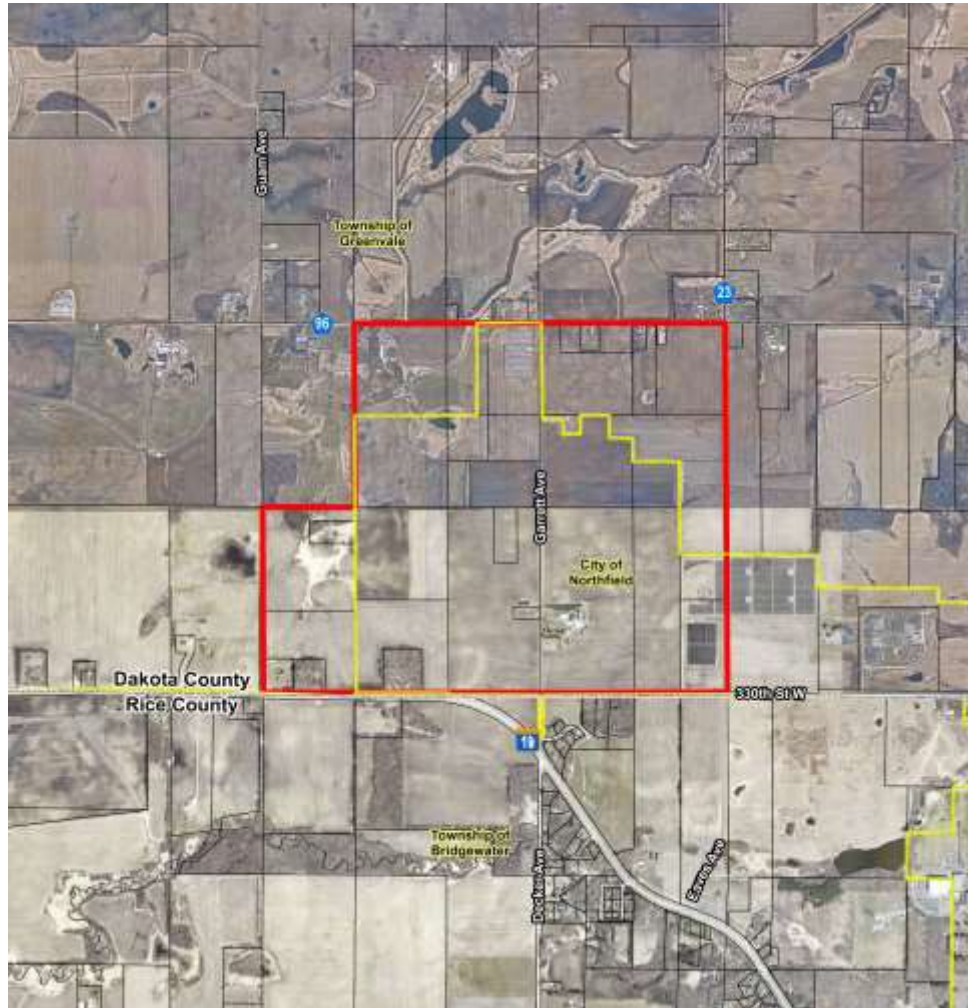




Northwest Development Area Final Alternative Urban Area- wide Review (AUAR)

AUAR Boundary

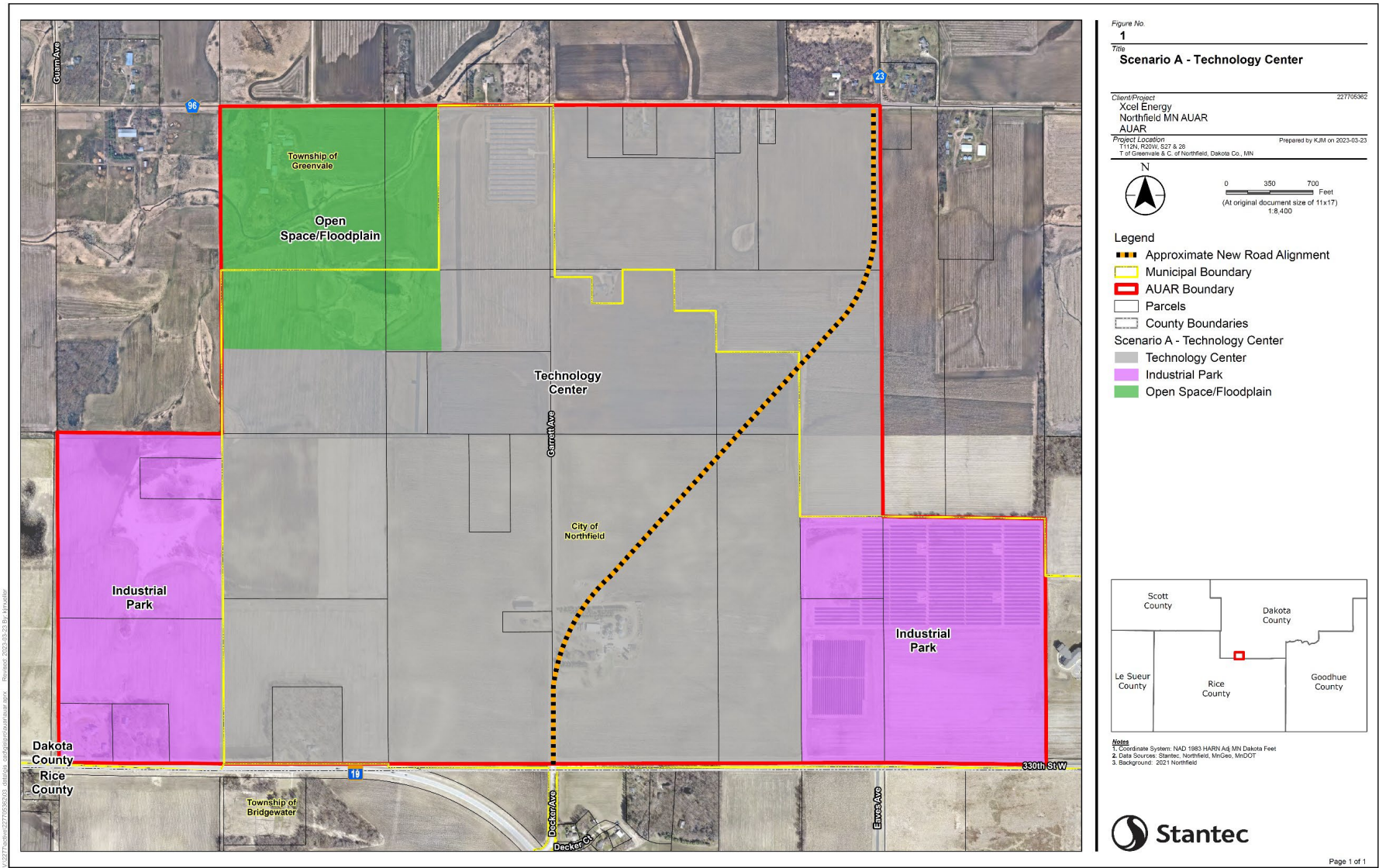


Legend

-  Municipal Boundary
-  AUAR Boundary
-  Parcels

Development Scenario A

Technology Center



Development Scenario B

Industrial Park

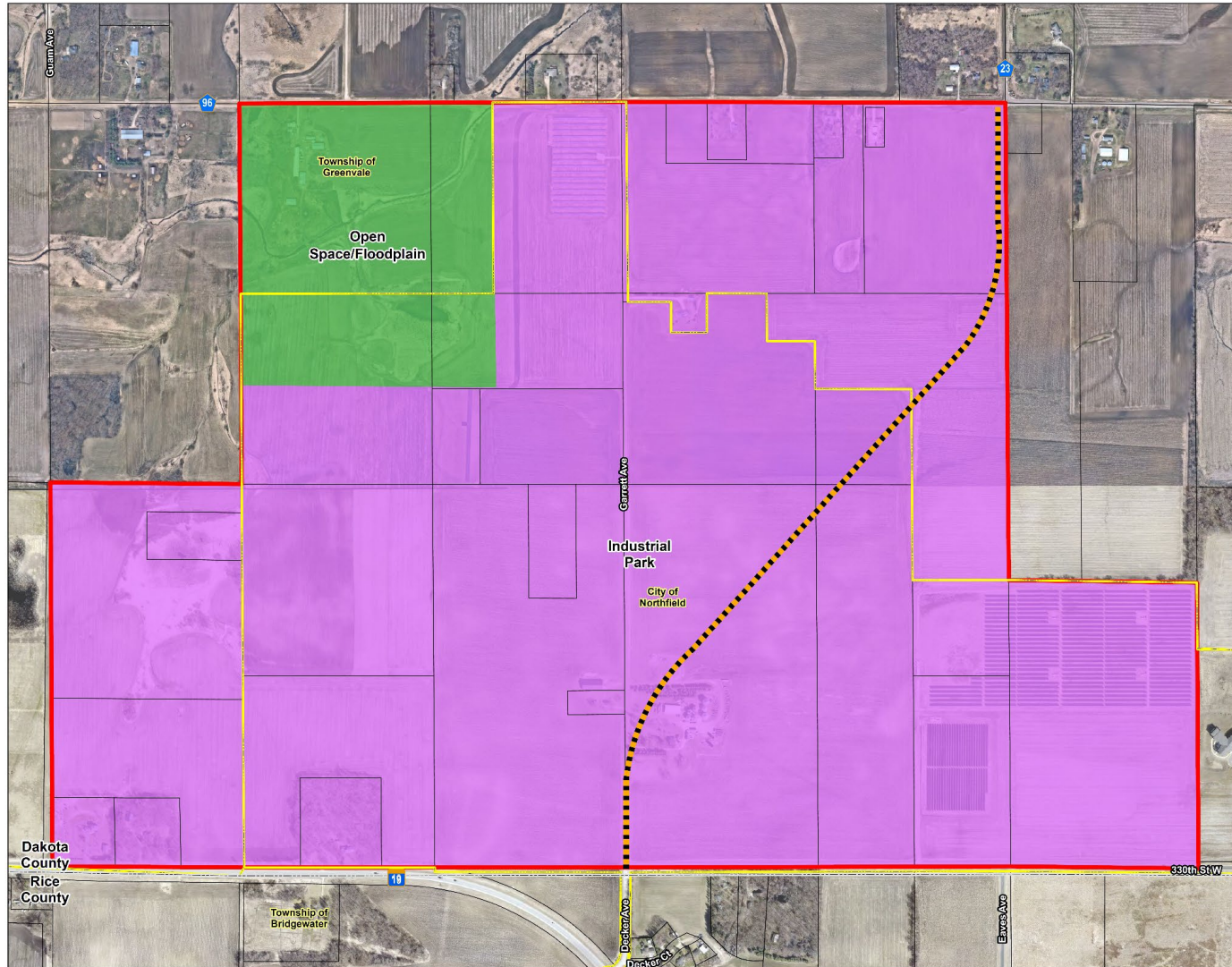


Figure No.

2

Title

Scenario B - Industrial Park

Client/Project 227705362

Xcel Energy
Northfield MN AUAR
AUAR

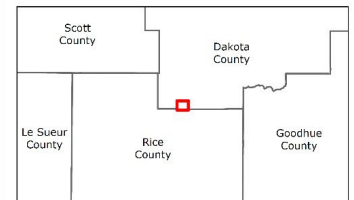
Project Location Prepared by KJM on 2023-03-23
1112th, RD2W, S27 & 28
T of Greenvale & C. of Northfield, Dakota Co., MN



0 350 700 Feet
(At original document size of 11x17)
1:8,400

Legend

- Approximate New Road Alignment
- Municipal Boundary
- AUAR Boundary
- Parcels
- County Boundaries
- Scenario B - Industrial Park
- Industrial Park
- Open Space/Floodplain

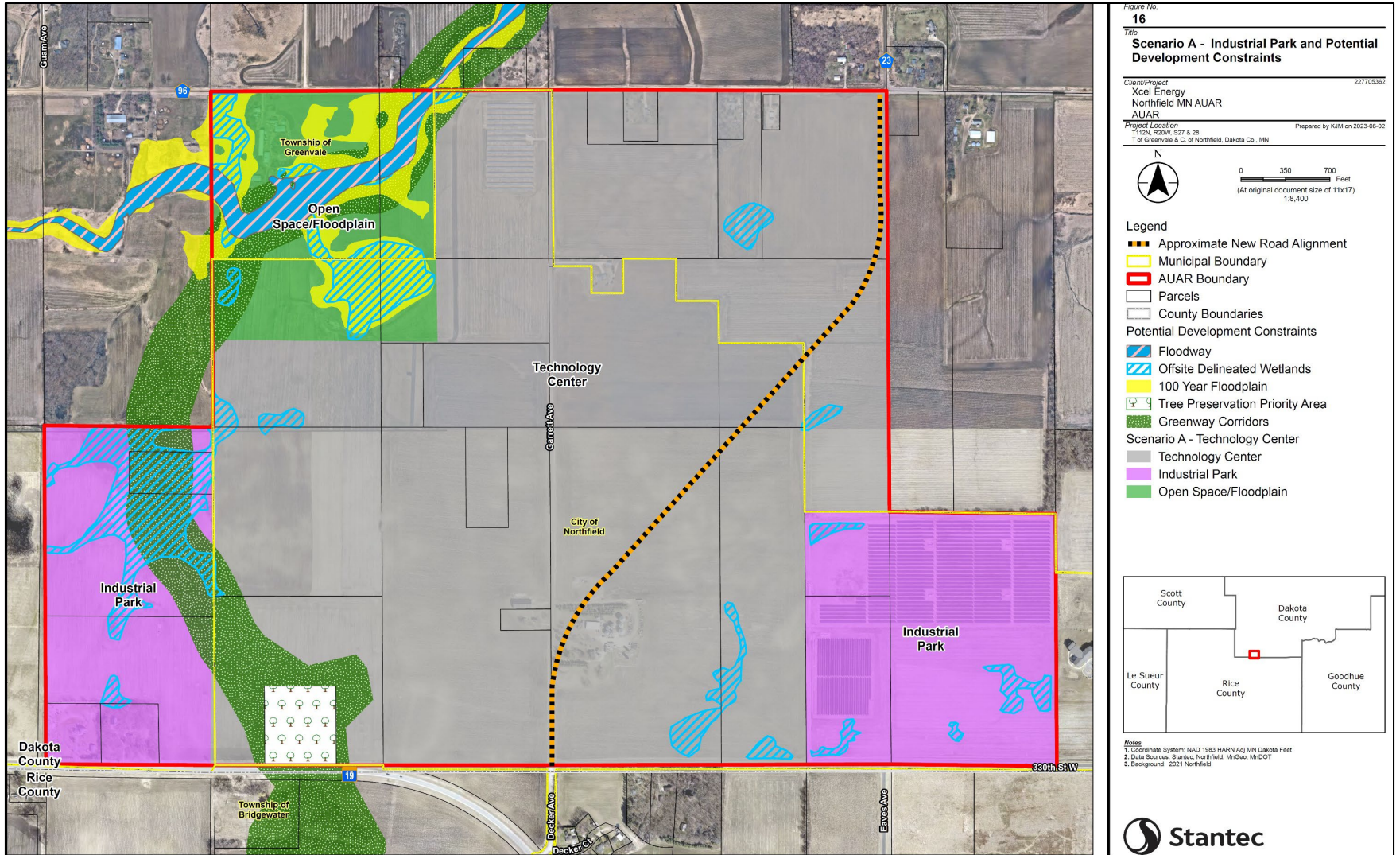


Notes
1. Coordinate System: NAD 1983 HARN A48 MN Dakota Feet
2. Data Source: Stantec, Northfield, MnGIS, MnDOT
3. Background: 2021 Northfield



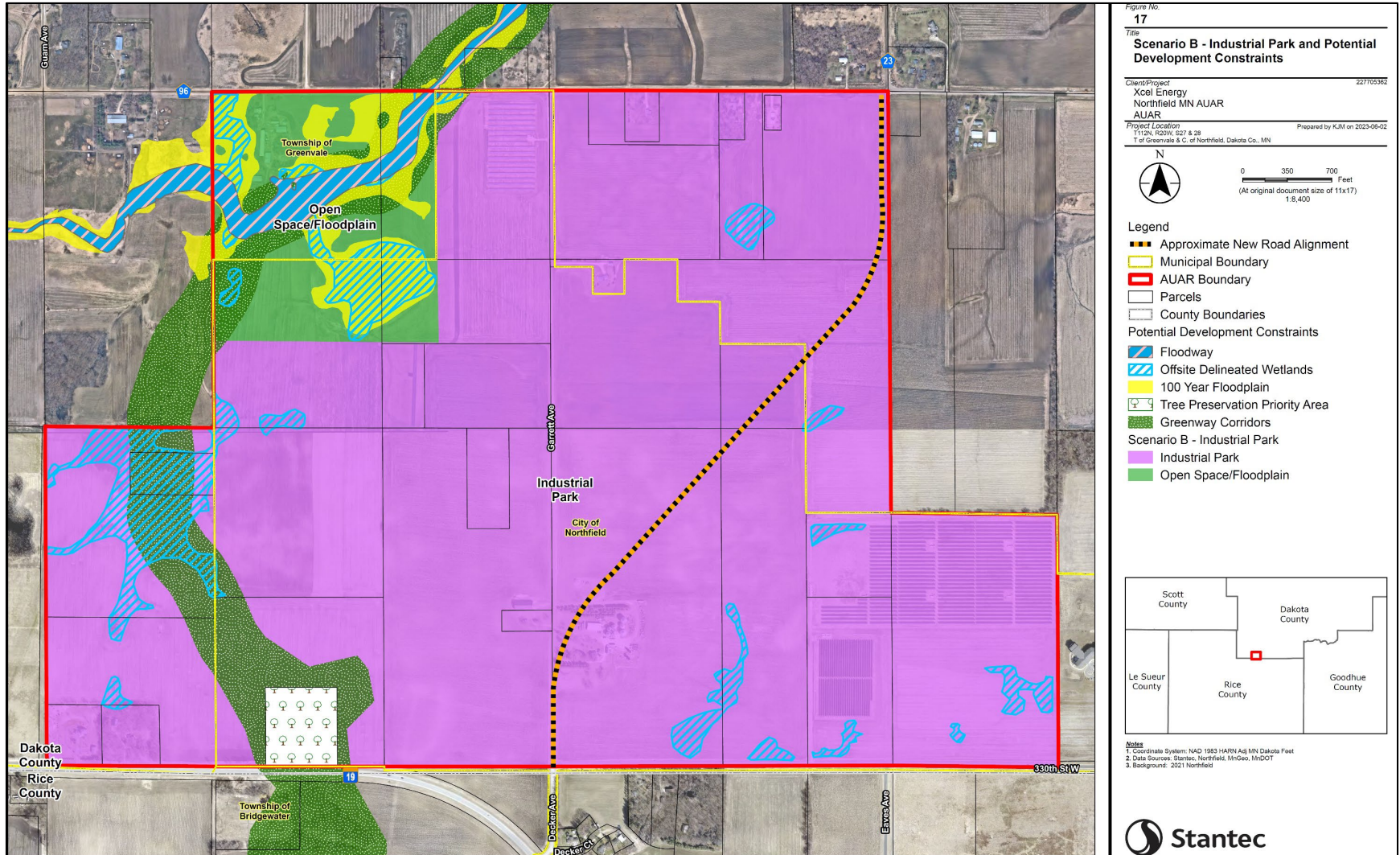
Development Scenario A

Technology Center – Potential Constraints

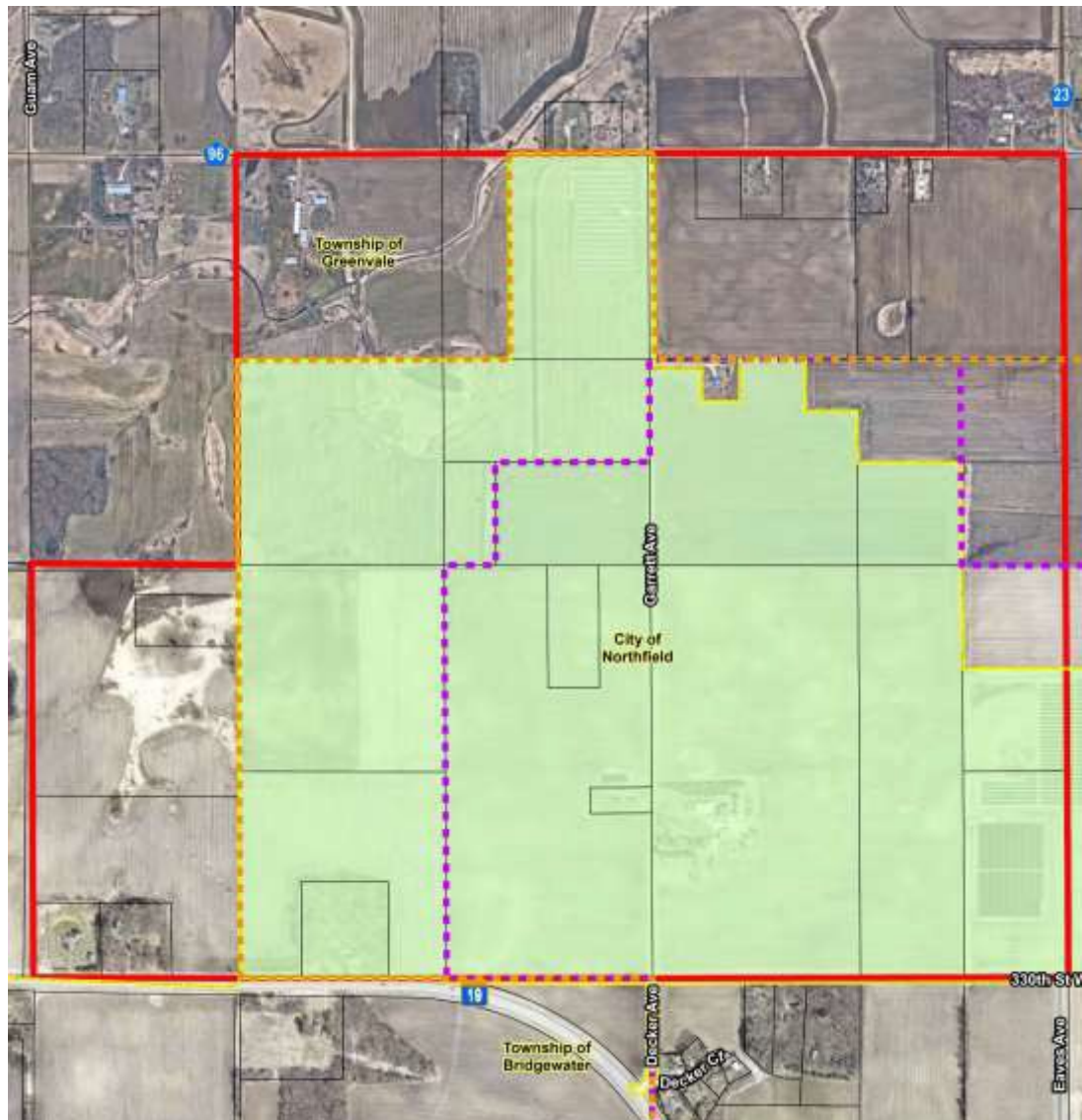


Development Scenario B

Industrial Park – Potential Constraints



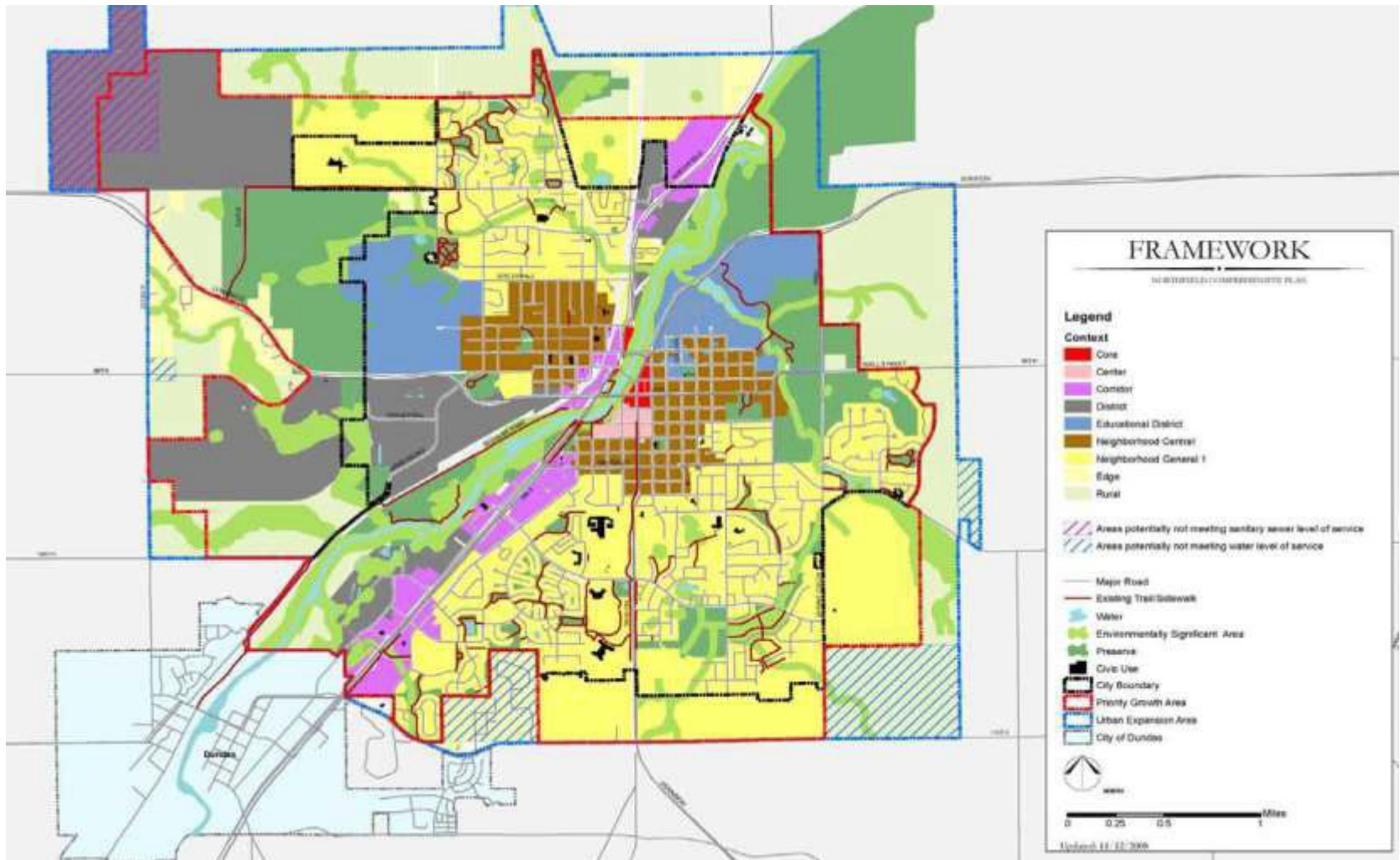
Zoning



Legend

- Municipal Boundary
- AUAR Boundary
- Parcels
- Urban Expansion Area
- Priority Growth Area
- Northfield Zoning
- A-S: Agricultural

Northfield Framework Plan



District: Districts are generally special use areas found within the city. The districts within Northfield are typically of a single use; in this case composed of large business or industrial structures. Districts are located along collectors and arterial roadways.

Proposed Functional Class
 Proposed Major Collector
 Proposed Minor Arterial

Federal Functional Class in Minnesota

- Principal Arterial - Other
- Minor Arterial
- Major Collector
- Local
- AUAR Boundary

Annual Average Daily Traffic (AADT) Volumes



Legend

- Annual Average Daily Traffic Segments
- AUAR Boundary

City of Northfield

TRANSPORTATION PLAN

Legend

Average Daily Traffic Volumes

XXXX 2000
XXXX 2001
XXXX 2006
XXXX 2008

Volume To Capacity

Periodically Congested V/C 0.50 - 0.75
Near Congested V/C 0.75 - 1.00

Roadway Functional Classification

Principal Arterial
Minor Arterial
Rural Major and Urban Collector
Rural Minor Collector
Local
Wetlands
Lakes
Roads
Parks
City Limits
Township Boundaries
County Boundary

Source: Rice County, Dakota County, MnDNR, Metropolitan Council 8/19/07, MnDOT-10/11/07

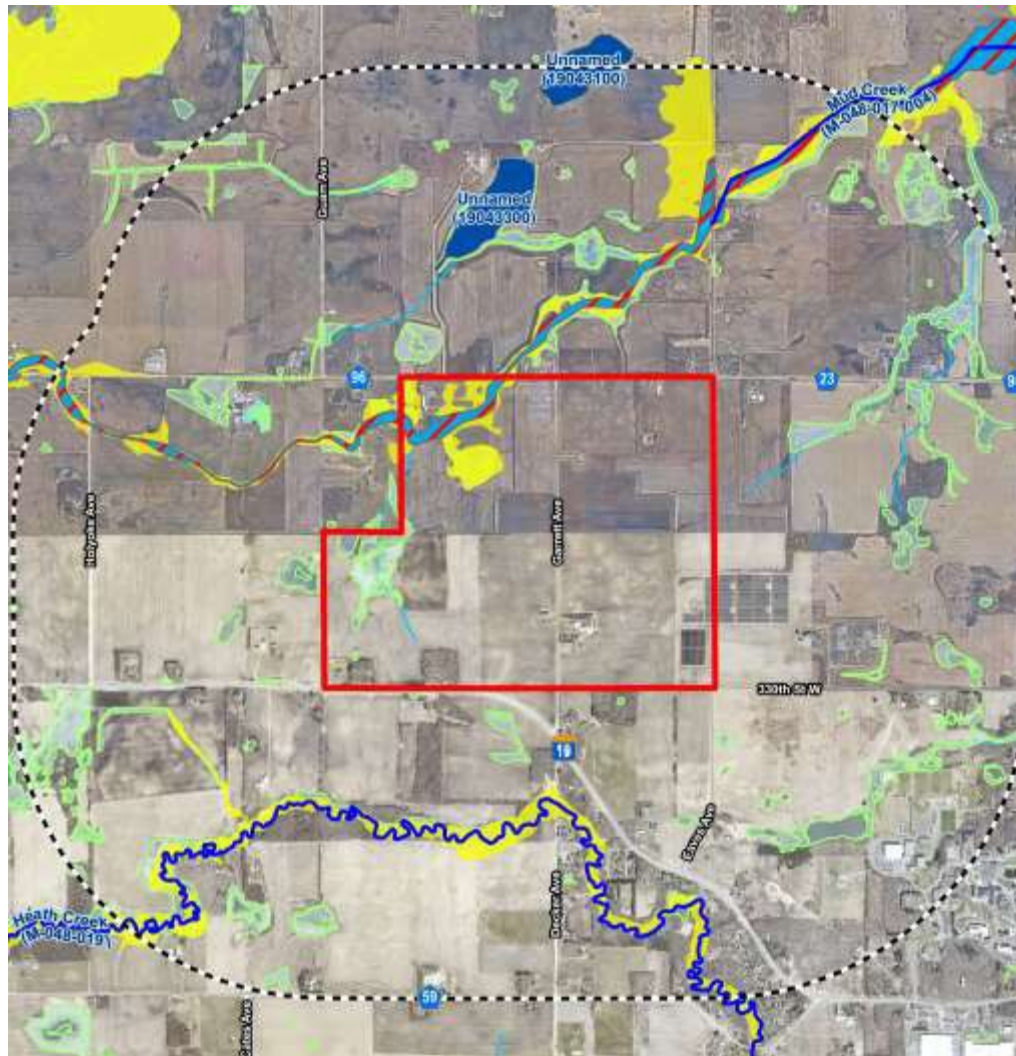
0 2,500 Feet

Existing Volume And Congestion

Figure 3.2-1

2008

Water Resources



Legend

- AUAR Boundary
- 1 Mile Buffer
- National Wetlands Inventory Feature
- Minnesota Public Waters Delineations**
 - Public Water Watercourse
 - Public Ditch/Altered Natural Watercourse
 - Public Waters Basins
- National Hydrography Dataset**
 - ~ Stream
 - Waterbody
- FEMA Floodplain Data**
 - Floodway
 - 100 Year Floodplain

Site Location

Water Utilites

- Site Location
- Hydrants
- System Valves

— Water Main

▭ Parcels

▭ Municipal Boundary

▭ County Boundary



Engineering Dept.
2016

City of
Northfield
Minnesota

0 75 150 300 Ft

Dakota County

NORTH AVE

550ft

Rice County



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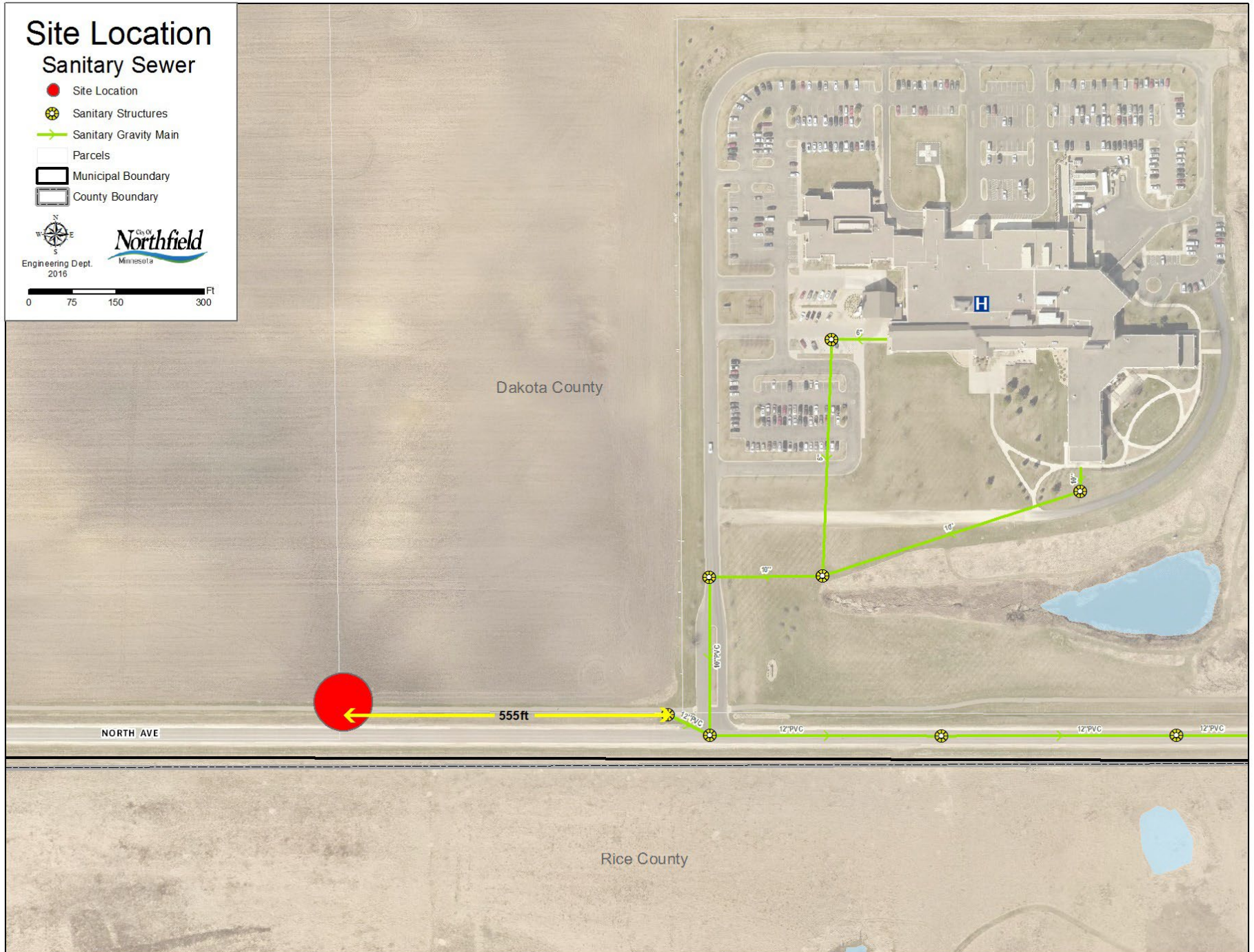
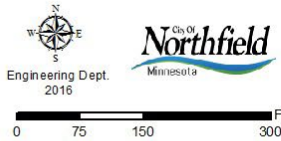
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Site Location

Sanitary Sewer

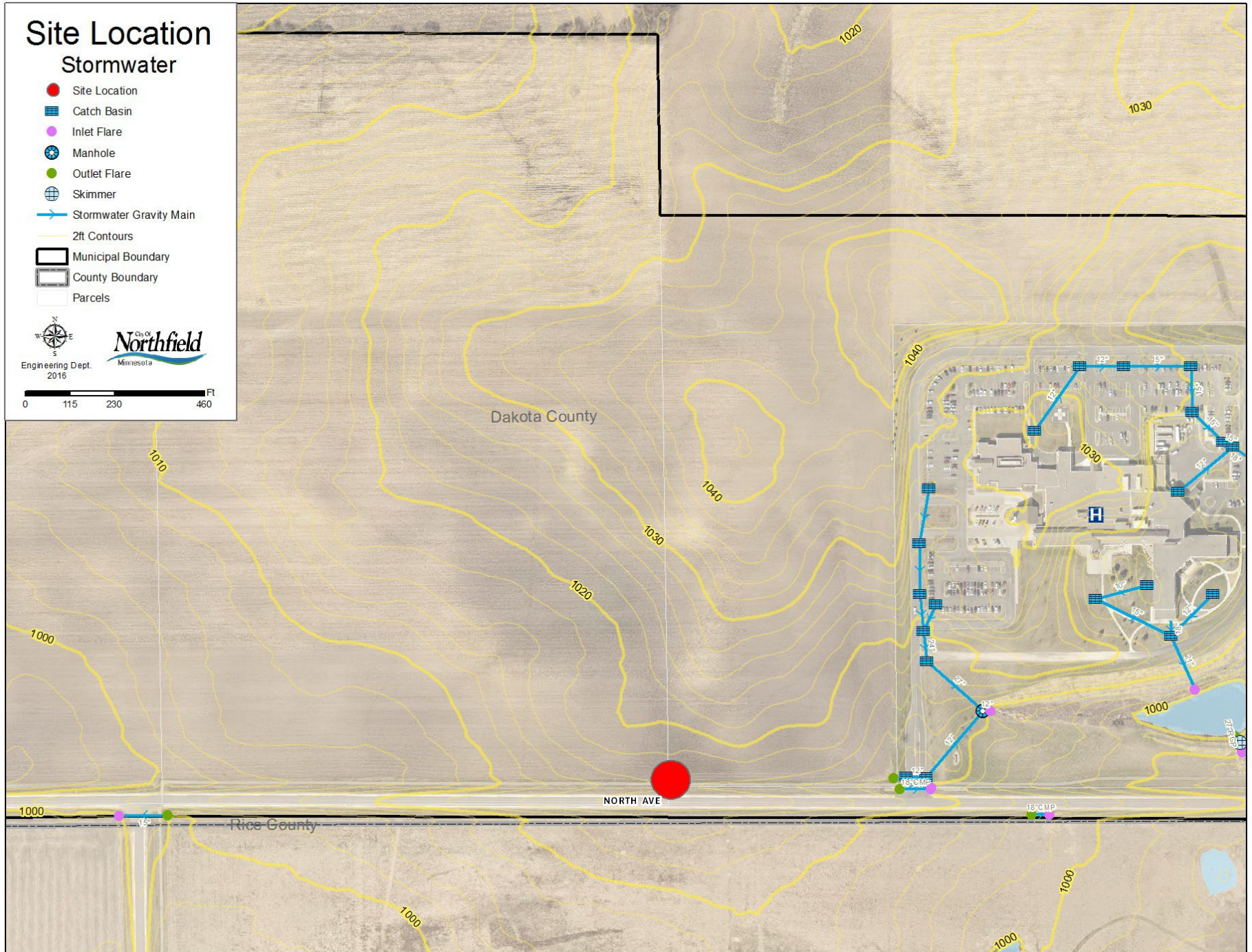
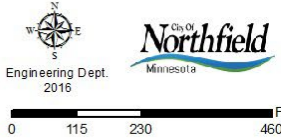
- Site Location
- ⊗ Sanitary Structures
- Sanitary Gravity Main
- ▭ Parcels
- ▭ Municipal Boundary
- ▭ County Boundary



Site Location

Stormwater

- Site Location
- Catch Basin
- Inlet Flare
- ⊗ Manhole
- Outlet Flare
- ⊕ Skimmer
- Stormwater Gravity Main
- 2ft Contours
- Municipal Boundary
- County Boundary
- Parcels





CORPORATE ECONOMIC DEVELOPMENT

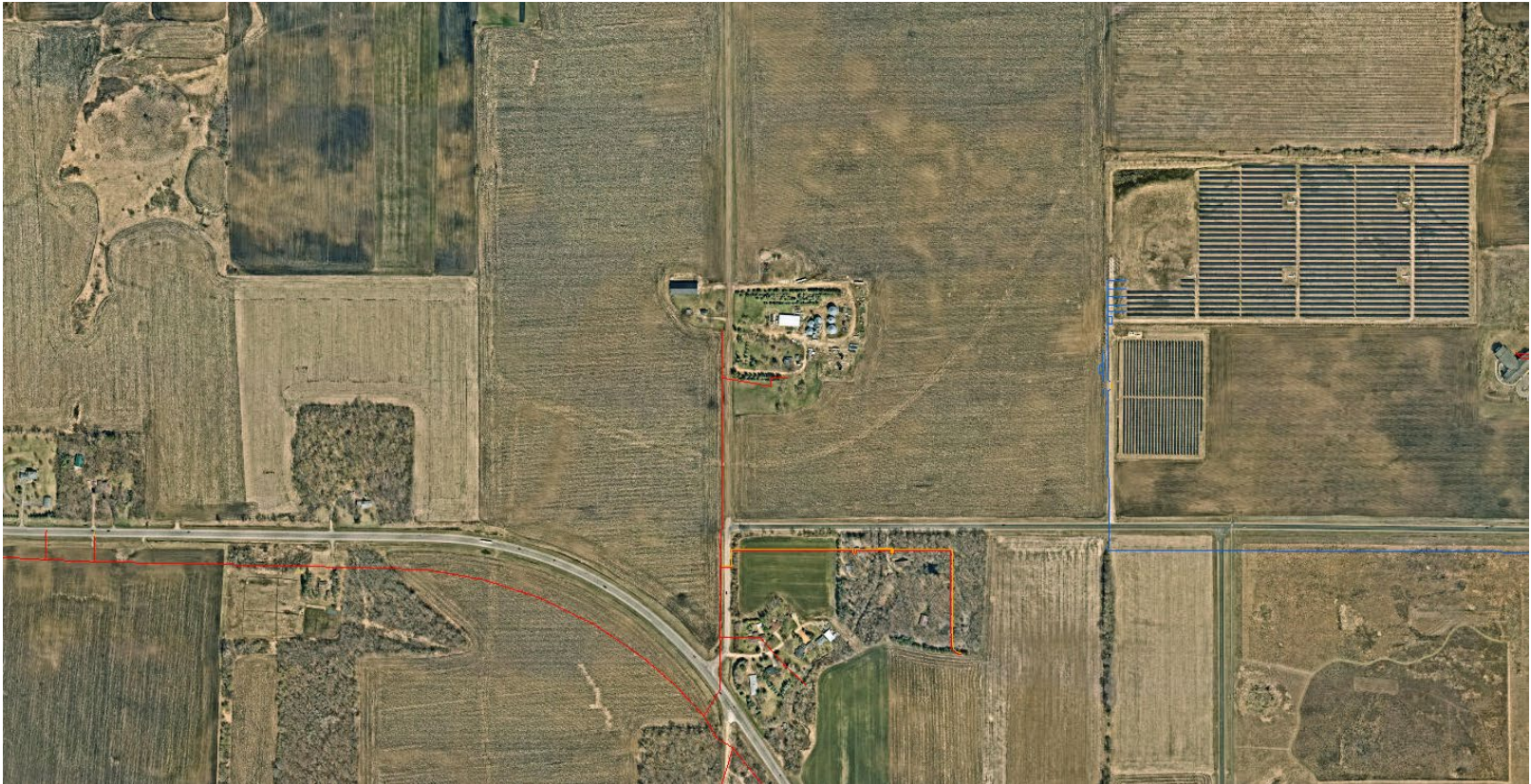
December 12th 2023



Electric Infrastructure - Transmission



Electric Infrastructure - Distribution



Gas Infrastructure

