

CITY OF NORTHFIELD, MINNESOTA
HERITAGE PRESERVATION COMMISSION RESOLUTION HPC #2026-001

A RESOLUTION BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF NORTHFIELD, MINNESOTA, APPROVING A CERTIFICATE OF APPROPRIATENESS FOR 421 4th St. E.

WHEREAS, the applicant, The City of Northfield (the “Applicant”), is seeking a Certificate of Appropriateness (“COA”) from the City of Northfield Heritage Preservation Commission (“HPC” or “Commission”) for repairing a portion of the playground and site improvements as more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the “Work”), for certain property owned by the City of Northfield located at 421 4th St. E. in the City of Northfield (the “Property”); and

WHEREAS, the Property is a locally designated heritage preservation site; and

WHEREAS, according to Northfield City Code (the “City Code”), Chapter 34, Section 8.5.8 (A), unless otherwise exempted in Section 7.8.3 or unless otherwise provided in Section 8.5.8, a COA is required for construction, exterior alteration or rehabilitation, moving or demolition of a building or structure on a city-owned or privately owned heritage preservation site; and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (A), unless otherwise provided in City Code, no zoning certificate or building permit shall be issued before a COA has received approval; and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (A)(1), the proposed Work is classified as Major Work requiring the Type 3 review procedure as established in Section 8.4.6, Type 3 Review Procedure (Heritage Preservation Commission Decision); and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (D), for proposed new construction, as well as alteration, remodeling, rehabilitation, relocation or addition to an existing building, structure or historic object, the HPC, based upon the above review procedure, shall consider the following in evaluating an application for a COA, and shall make written findings regarding approval or denial of the same by resolution (Criterion (a) below must be met and criteria (b) through (g) shall be considered, if applicable to an application):

- (a) For all applications, the proposed action fully complies with all applicable requirements of this LDC;
- (b) That the proposed action is in harmony with the intent purpose of the H-O district for sites located in the H-O district;
- (c) That the proposed action would complement other structures within the H-O district for sites located in the H-O district;

- (d) That the proposed action is consistent with the Downtown Preservation Design Guidelines for sites located in the H-O district, and consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties for sites located within or outside the H-O district;
- (e) Consideration should be given to the amount and quality of original material and design remaining in the building or structure when applying criteria, guidelines and standards;
- (f) For new construction, the building or addition should be compatible with:
 - (i) scale, texture, materials, and other visual qualities of the surrounding buildings and neighborhoods;
 - (ii) the height, width, depth, massing and setback of the surrounding buildings; and
 - (iii) the amount of solid wall to window and door openings, and the replacement of window and door openings, should be proportional to that of the surrounding buildings and neighborhood; and
- (g) Consideration shall be given to clear cases of economic hardship or to deprivation of reasonable use of the owner's property.

; and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (D), the Applicant bears the burden of proof of meeting the foregoing criteria; and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (E), this decision of the HPC shall be final unless timely appealed to the City Council by filing a written notice of appeal with the City Clerk no later than ten (10) days after the date of the HPC's decision; and

WHEREAS, the Commission held a duly noticed public meeting on January 7, 2026, to consider testimony from the Applicant and the public regarding the COA, and has considered such testimony and reviewed the requested COA on the Property according to the above criteria.

NOW THEREFORE BE IT RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF NORTHFIELD, MINNESOTA, that the Commission has duly considered the required criteria contained in City Code as applicable to the above-requested COA regarding the Property, and hereby adopts the findings of fact contained in the staff report regarding the same, which is attached hereto and incorporated herein by reference as Exhibit B, along with the above recitals hereto.

BE IT FURTHER RESOLVED that the requested COA is hereby approved based upon the above-referenced adopted findings.

PASSED by the Heritage Preservation Commission of the City of Northfield, this 7th day of January 2026.

Chair

Member

VOTE: CLARK MACHACEK SHONKA JARMAN
 MEEHAN STANGLER BEIMERS STREET

EXHIBIT A

DESCRIPTION AND DRAWINGS OF PROPOSED WORK

Central Park Playground Enhancements: preserve, repair or replace existing and/or install new playground equipment; relocate/reuse existing, and/or add new playground support elements such as trash receptacles and benches; improve universal access with new and/or repaired walkway connections and small ramps into play container.

Civil drawings on the next page.

CITY OF NORTHFIELD

CONSTRUCTION PLANS FOR

CENTRAL PARK SITE IMPROVEMENTS (421 4TH ST. EAST)

REMOVALS, SITE GRADING, CONCRETE SIDEWALKS, PLAYGROUND CONSTRUCTION, SITE AMENITIES, AND SITE RESTORATION

RESOURCE LIST

CITY OF NORTHFIELD

City Hall
801 Washington Street
Northfield, MN 55057
645-8833

City Administrator:

Ben Martig

Mayor: Erica Zweifel

City Council Members:
Kathleen Holmes
Chad Beumer
Peter Dahmen
Jessica Peterson White
Brad Ness
Davin Sokup

Public Works Director / City Engineer:
David Bennett, P.E.
507-645-3006

Engineering Manager:
Sean Simonson
507-645-3049

Utility Superintendent:
Justin Wagner
507-645-3083

Streets and Parks Manager:
Andrew Tussing
507-645-3027

UTILITIES

GAS
Xcel Energy - Gas
Nathan Luedtke
507-334-2923
nathan.m.luedtke@xcelenergy.com

COMMUNICATIONS

Spectrum (Charter Communications)
Chuck Snyder
952-367-4246
charles.snyder@charter.com

Lumen (CenturyLink)
Justin Elkins
Justin.Elkins@lumen.com
(507)-577-8038

MetroNet
Chris Hart
Chris.Hart@metronet.com
(612)-709-6282

Zayo
Steven Senger
Steven.Senger@zayo.com
(952)-230-9660

ELECTRIC
Xcel Energy - Electric
TIMOTHY KEELEY

715-308-2631
Timothy.J.Keeley@xcelenergy.com

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

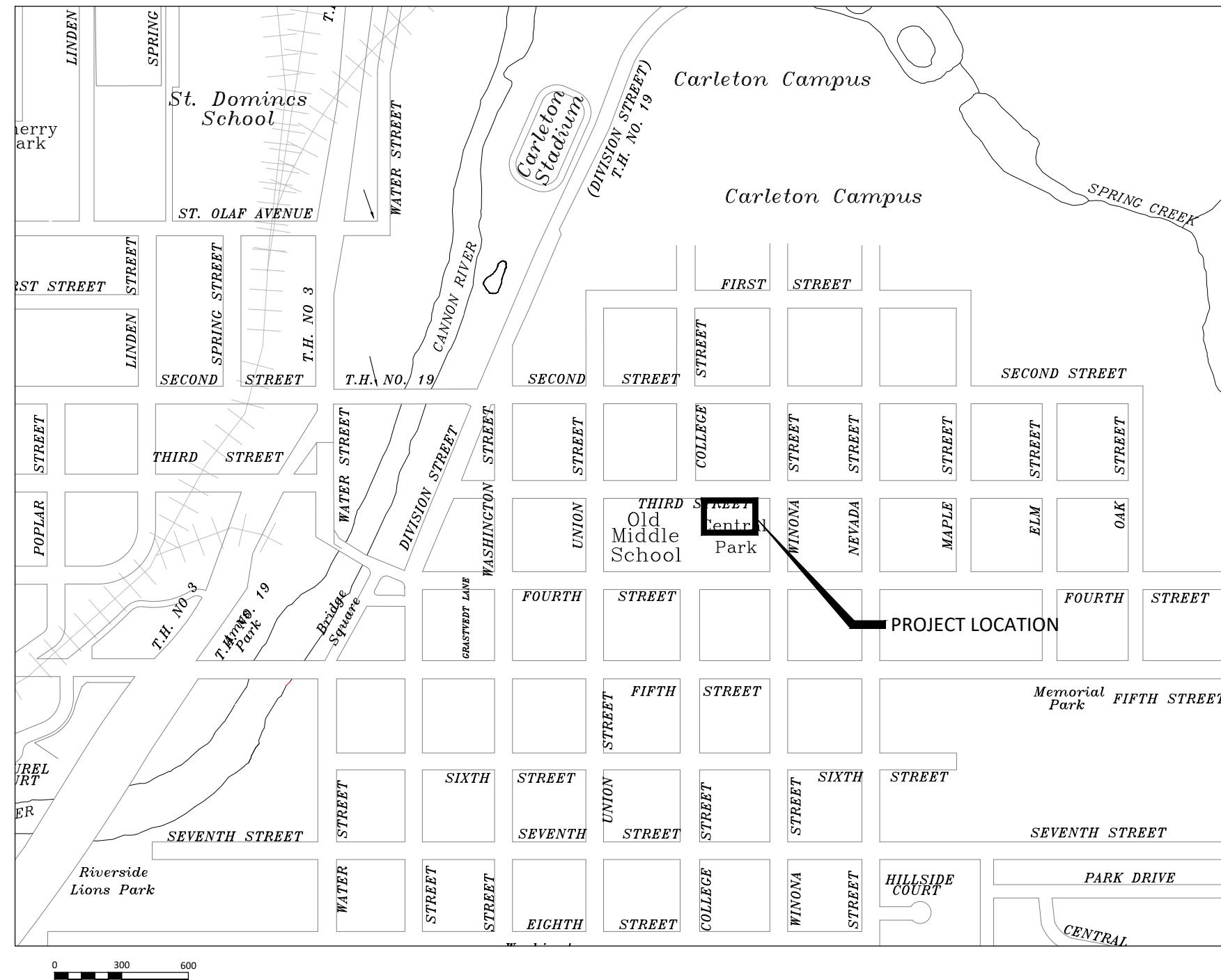
THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."



MAP LEGEND

■ PROJECT LIMITS

JANUARY, 2026



SHEET NUMBER

SHEET TITLE

G0.01 - G0.02

TITLE SHEET, LEGEND
EXISTING CONDITIONS & REMOVALS PLAN
C0.01
C1.01
C2.01
C2.02
C3.01
SITE PLAN
GRADING PLAN
EROSION CONTROL & TURF ESTABLISHMENT
PLAN
DETAILS

THIS PLAN SET CONTAINS 7 SHEETS.



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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
JONATHAN D. NELSEN
LIC. NO. 53433 DATE MM/DD/YYYY



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Email: Burnsville@bolton-menk.com
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CHECKED	JDN			
CLIENT PROJ. NO.	25X140817000			

NORTHFIELD, MINNESOTA
CENTRAL PARK SITE IMPROVEMENTS
TITLE SHEET

SHEET
G0.01

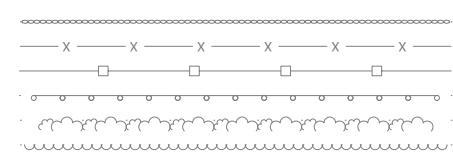
EXISTING TOPOGRAPHIC SYMBOLS

■ ACCESS GRATE	◎ REGULATION STATION GAS
AC AIR CONDITION UNIT	✗ SATELLITE DISH
Ⓐ ANTENNA	□ SIGN NON TRAFFIC
Ⓐ AUTO SPRINKLER CONNECTION	○ SIGN TRAFFIC
Ⓑ BARRICADE PERMANENT	■ SIGNAL CONTROL CABINET
Ⓑ BASKETBALL POST	● SOIL BORING
Ⓑ BENCH	● SIREN
Ⓑ BIRD FEEDER	□ TELEPHONE BOOTH
Ⓑ BOLLARD	□ TILE INLET
Ⓑ BUSH	● TILE OUTLET
Ⓑ CATCH BASIN RECTANGULAR CASTING	● TILE RISER
Ⓑ CATCH BASIN CIRCULAR CASTING	■ TRANSFORMER-ELECTRIC
Ⓐ CURB STOP	● TREE-CONIFEROUS
Ⓐ CLEAN OUT	● TREE-DEAD
Ⓐ CULVERT END	● TREE-DECIDUOUS
Ⓐ DRINKING FOUNTAIN	● TREE STUMP
Ⓐ DOWN SPOUT	■ TRAFFIC ARM BARRIER
Ⓐ FILL PIPE	● TRAFFIC SIGNAL
Ⓐ FIRE HYDRANT	● TRASH CAN
Ⓐ FLAG POLE	● UTILITY MARKER
▷ FLARED END / APRON	● VALVE
□ FUEL PUMP	● VALVE POST INDICATOR
■ GRILL	● VALVE VAULT
← GUY WIRE ANCHOR	■ VAULT
■ HANDHOLE	○ VENT PIPE
♿ HANDICAP SPACE	○ WS WATER SPIGOT
■ IRRIGATION SPRINKLER HEAD	● WELL
■ IRRIGATION VALVE BOX	△ WETLAND DELINEATED MARKER
■ LIFT STATION CONTROL PANEL	● WETLAND
● LIFT STATION	● WET WELL
● LIGHT ON POLE	● YARD HYDRANT
● LIGHT-GROUND	
■ MAILBOX	
● MANHOLE-COMMUNICATION	● CLEANOUT
● MANHOLE-ELECTRIC	● MANHOLE
● MANHOLE-GAS	● LIFT STATION
● MANHOLE-HEAT	● STORM SEWER CIRCULAR CASTING
● MANHOLE-SANITARY SEWER	■ STORM SEWER RECTANGULAR CASTING
● MANHOLE-STORM SEWER	▶ STORM SEWER FLARED END / APRON
● MANHOLE-UTILITY	■ STORM SEWER OUTLET STRUCTURE
● MANHOLE-WATER	● STORM SEWER OVERFLOW STRUCTURE
● METER	○ CURB BOX
● ORDER MICROPHONE	● FIRE HYDRANT
● PARKING METER	● WATER VALVE
● PAVEMENT MARKING	▶ WATER REDUCER
● PEDESTAL-COMMUNICATION	▶ WATER BEND
● PEDESTAL-ELECTRIC	● WATER TEE
● PEDESTRIAN PUSH BUTTON	● WATER CROSS
● PICNIC TABLE	— WATER SLEEVE
● POLE-UTILITY	■ WATER CAP / PLUG
● POLE-BRACE	● RIP RAP
● POST	→ DRAINAGE FLOW
● RAILROAD SIGNAL POLE	■ TRAFFIC SIGNS

SURVEY SYMBOLS

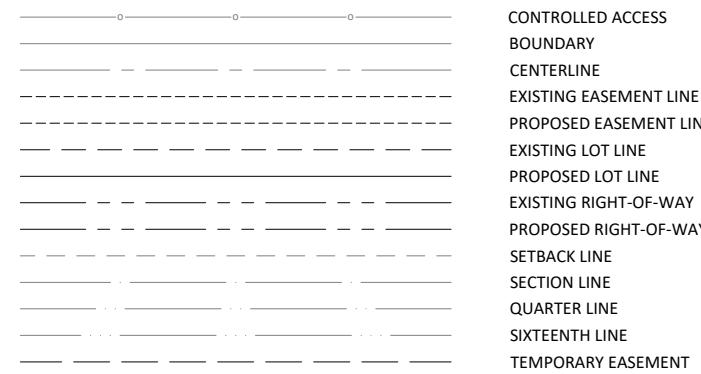
⊕ BENCHMARK LOCATION	◎ CAST IRON MONUMENT
◊ CONTROL POINT	■ STONE MONUMENT
● MONUMENT FOUND	

EXISTING TOPOGRAPHIC LINES



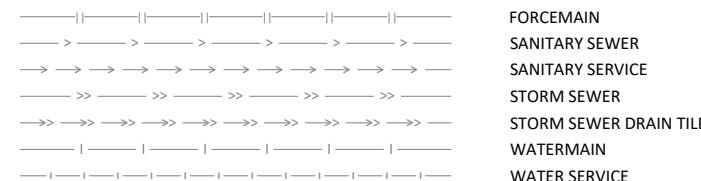
RETAINING WALL
FENCE
FENCE-DECORATIVE
GUARD RAIL
TREE LINE
BUSH LINE

SURVEY LINES



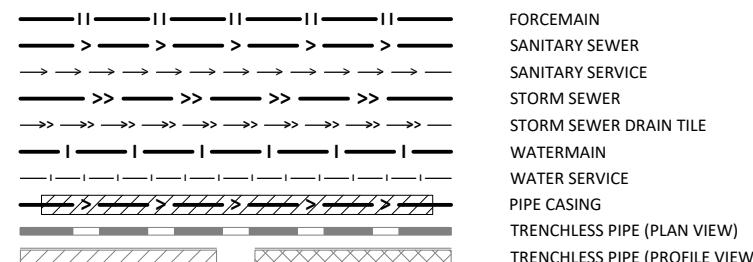
CONTROLLED ACCESS
BOUNDARY
CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EXISTING RIGHT-OF-WAY
PROPOSED RIGHT-OF-WAY
SETBACK LINE
SECTION LINE
QUARTER LINE
SIXTEENTH LINE
TEMPORARY EASEMENT

EXISTING UTILITY LINES



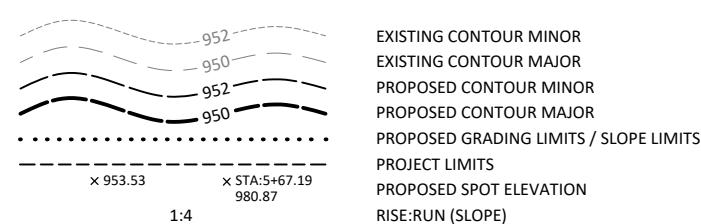
FORCemain
SANITARY SEWER
SANITARY SERVICE
STORM SEWER
STORM SEWER DRAIN TILE
WATERMAIN
WATER SERVICE

PROPOSED UTILITY LINES

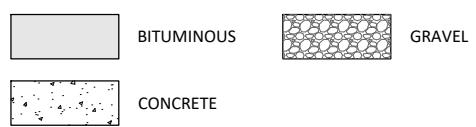


FORCemain
SANITARY SEWER
SANITARY SERVICE
STORM SEWER
STORM SEWER DRAIN TILE
WATERMAIN
WATER SERVICE
PIPE CASING
TRENCHLESS PIPE (PLAN VIEW)
TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION



HATCH PATTERNS



EXISTING PRIVATE UTILITY LINES

NOTE:
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THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

— F — F — F — F —	UNDERGROUND FIBER OPTIC
— E — E — E — E —	UNDERGROUND ELECTRIC
— G — G — G — G —	UNDERGROUND GAS
— C — C — C — C —	UNDERGROUND COMMUNICATION
— OE — OE — OE — OE —	OVERHEAD ELECTRIC
— OC — OC — OC — OC —	OVERHEAD COMMUNICATION
— OU — OU — OU — OU —	OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL:

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: — G-A — G-A — UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-22.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHoling UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CLVT	CULVERT	MAX	MAXIMUM	TYP	TYPICAL
CMP	CORRUGATED METAL PIPE	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
C.O.	CHANGE ORDER	MIN	MINIMUM	VERT	VERTICAL
COMM	COMMUNICATION	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
CON	CONCRETE	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CSP	CORRUGATED STEEL PIPE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
DIA	DIAMETER	NTS	NOT TO SCALE	WM	WATERMAIN
DIP	DUCTILE IRON PIPE	NWL	NORMAL WATER LEVEL		
DWY	DRIVEWAY	OHW	ORDINARY HIGH WATER LEVEL		
E	POINT OF CURVE	PC	POINT OF CURVE	AC	ACRES
ELEC	POINT OF COMPOUND CURVE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEV	PERMANENT EASEMENT	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
EOF	PEDESTRIAN, PEDESTAL	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
ER	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ESMT	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
EX	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
FES	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
F-F	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
FF	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
F&I	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
FM	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FO	FORCemain	R	RADIUS	SY	SQUARE YARD
F.O.	FIBER OPTIC	R/W	RIGHT-OF-WAY		
GRAN	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
	GRANULAR	RET	RETAINING		

NORTHFIELD, MINNESOTA

CENTRAL PARK SITE IMPROVEMENTS

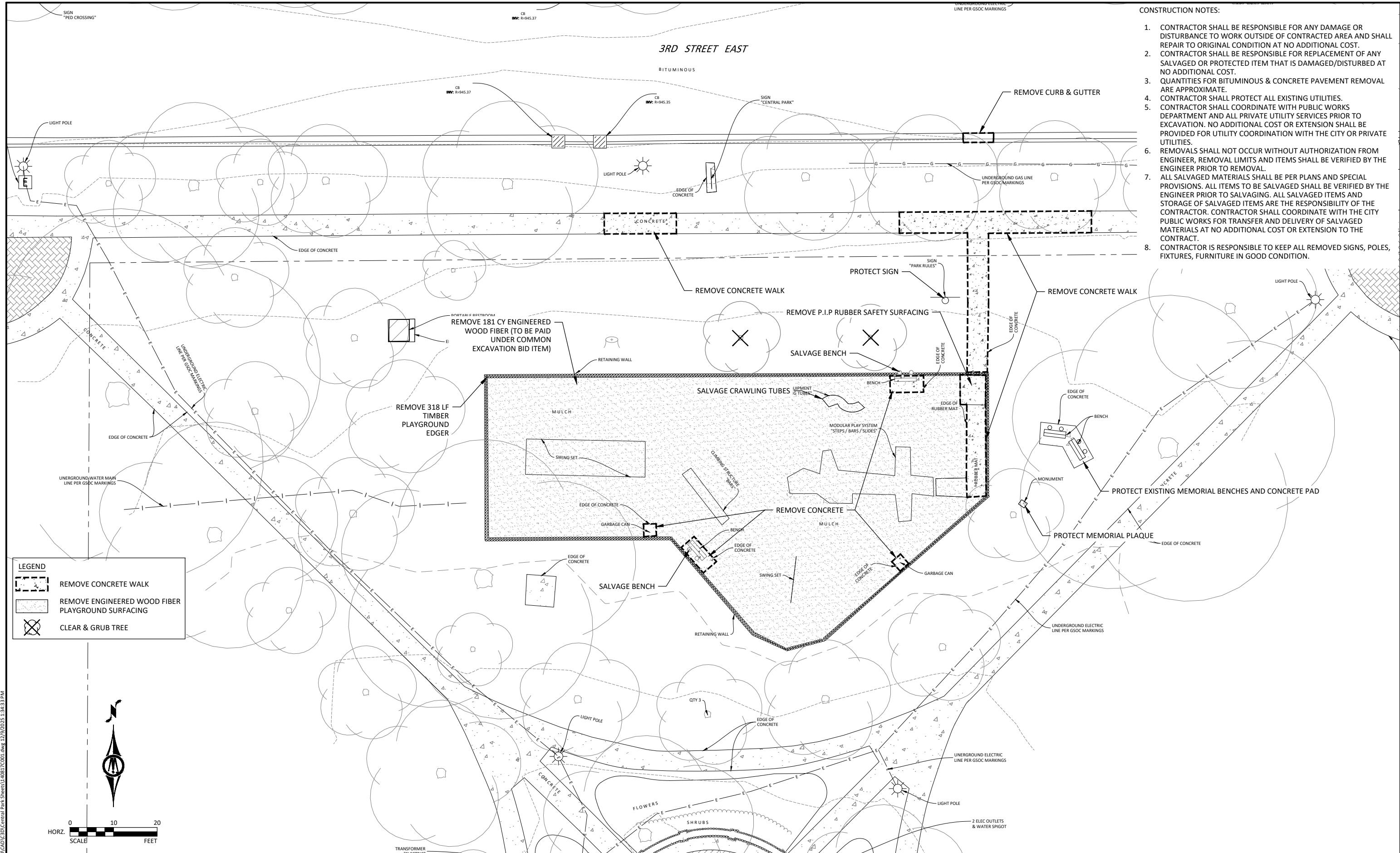
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City Of *Northfield* Minnesota

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.



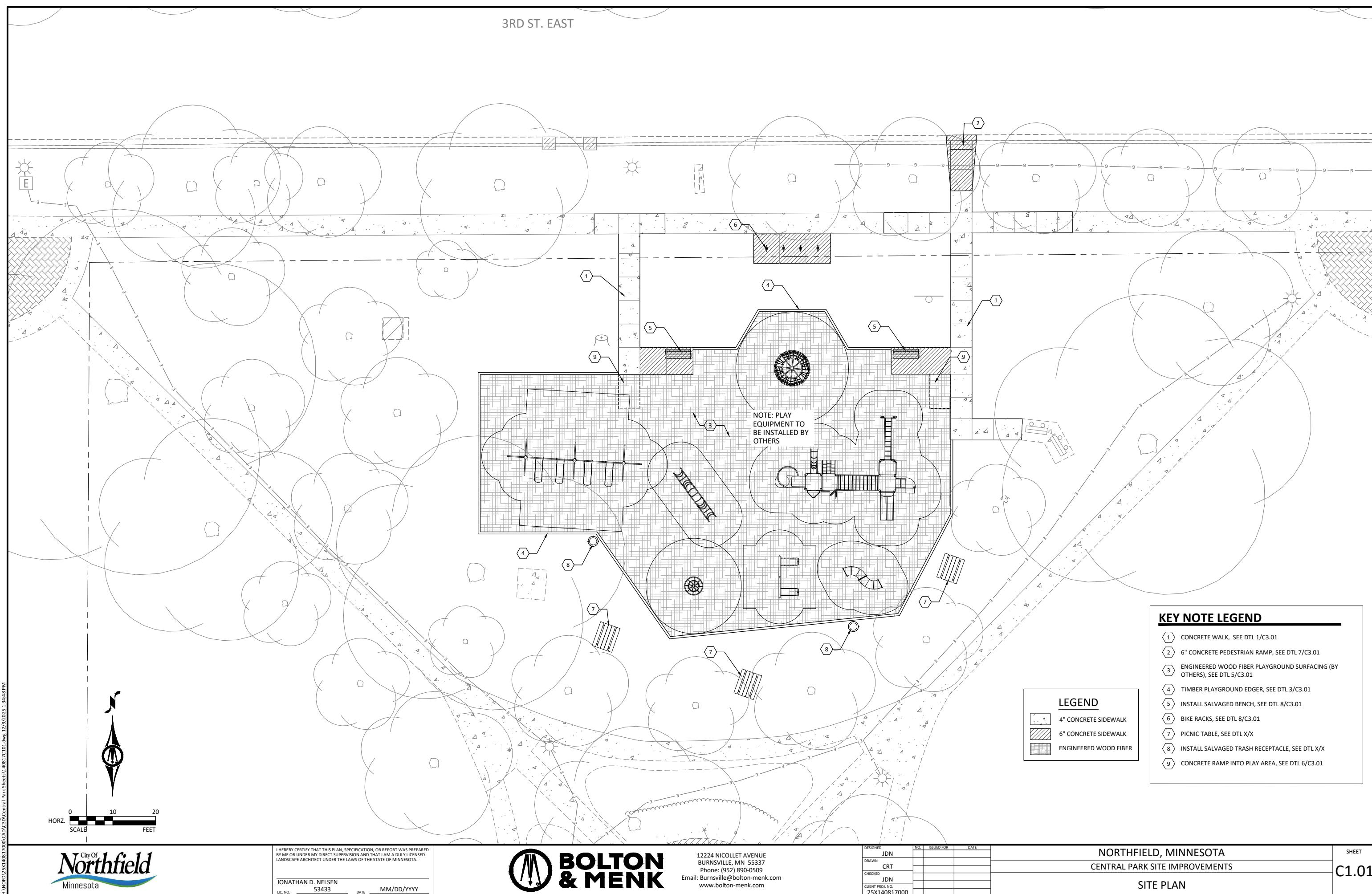
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BURNSVILLE, MN 55337
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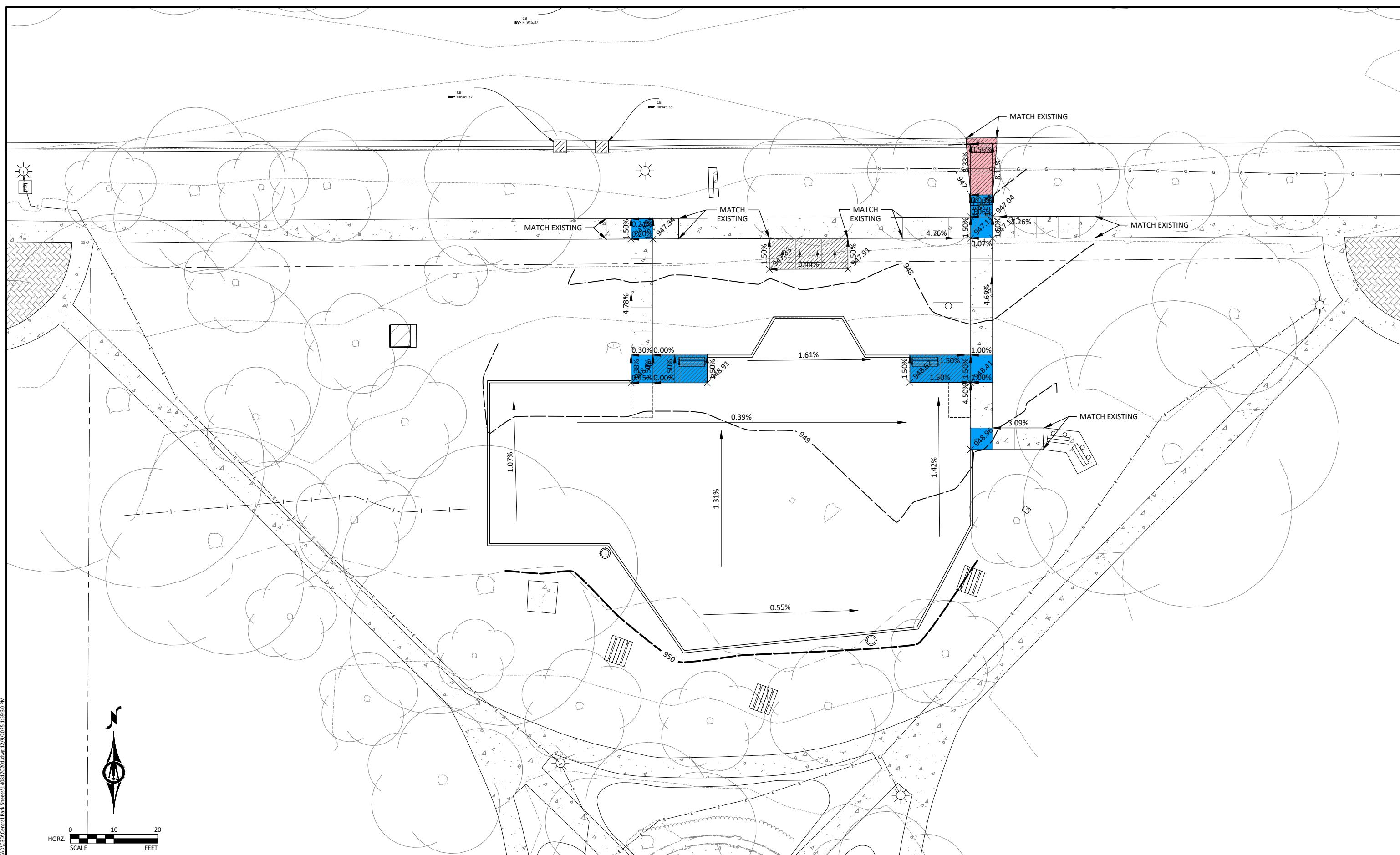
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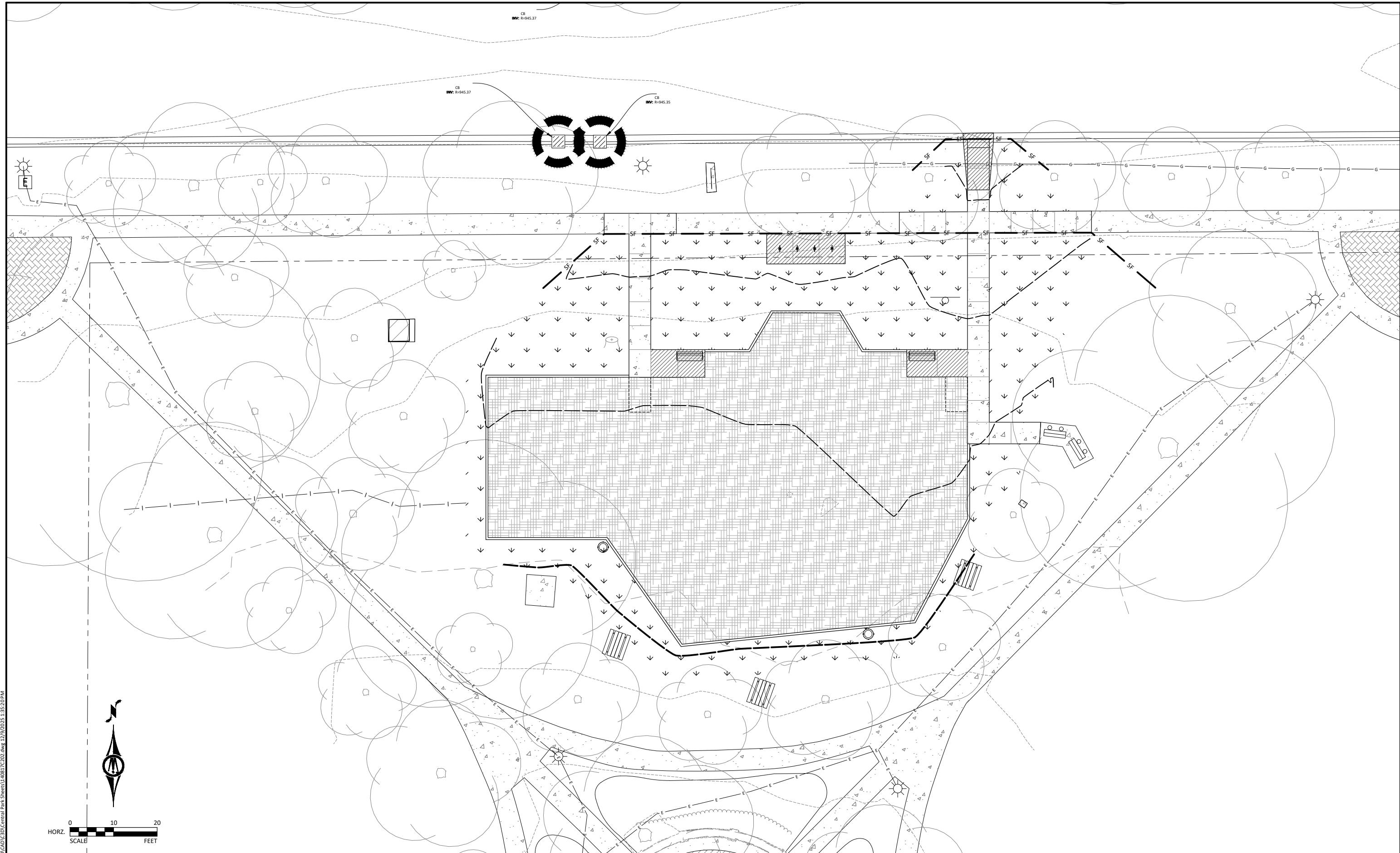
**NORTHFIELD, MINNESOTA
CENTRAL PARK SITE IMPROVEMENTS
EXISTING CONDITIONS & REMOVALS**

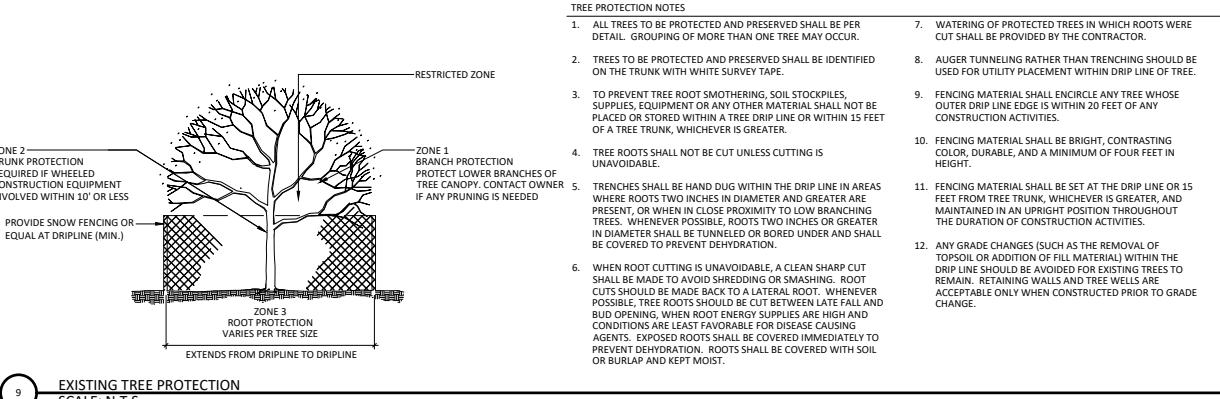
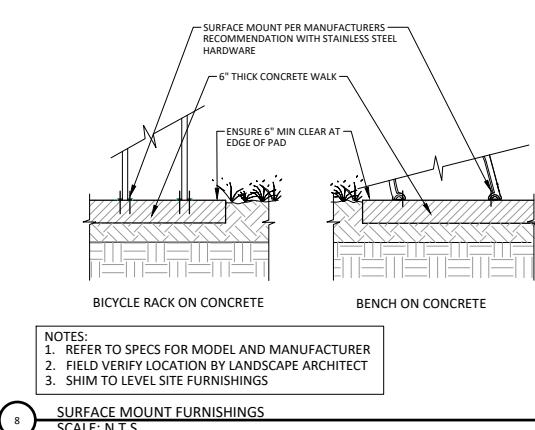
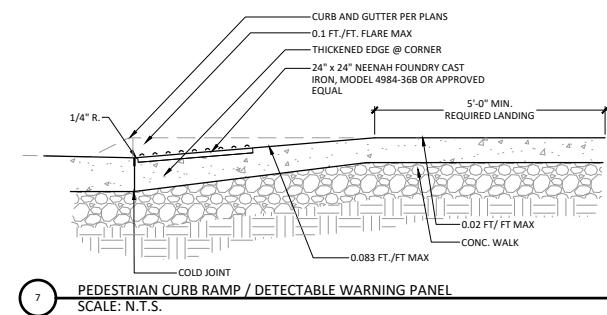
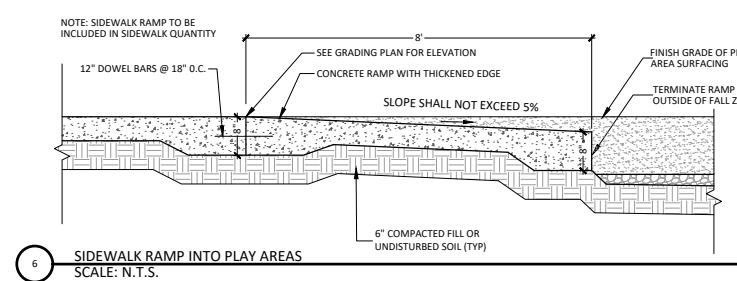
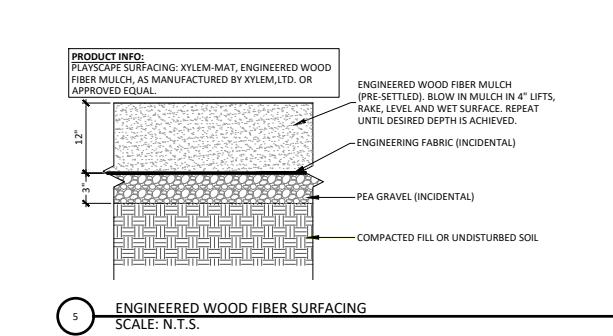
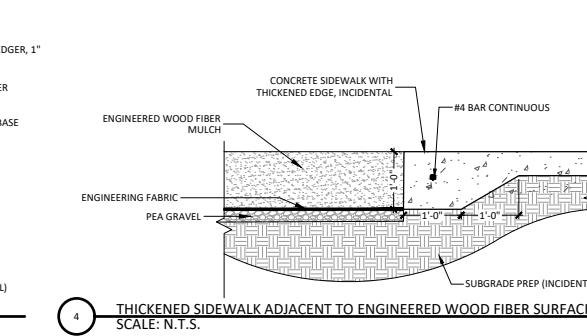
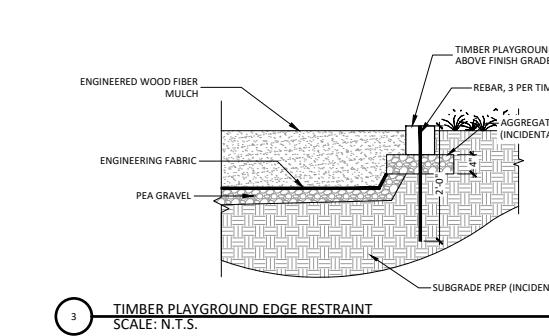
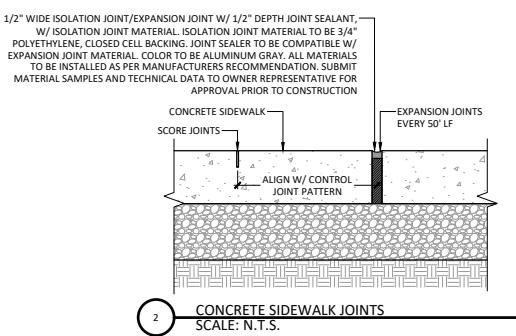
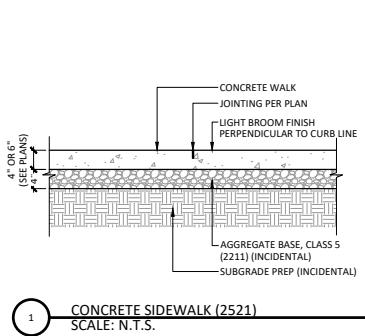
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3RD ST. EAST









TREE PROTECTION NOTES

1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT TREE ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN A TREE DRIPLINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
5. TRENCHES SHALL BE HAND DUG WITHIN THE DRIPLINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT. OF THE DRIPLINE, PROVIDED THE LOW BURDENING TREES, WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHALL BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, TREE ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING. THE ROOTS SHOULD BE SUPPLIED WITH HIGH AND CONDUCTIVE AREAS LEAD (NARROW) FOR PLACEMENT OF ROOT AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIPLINE OF TREE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE WHOSE OUTER DRIPLINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIPLINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILM MATERIAL) WITHIN THE DRIPLINE SHOULD BE AVOIDED FOR UNTILING TREES TO REMAIN. DRAINAGE WALLS AND TREE HULLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.

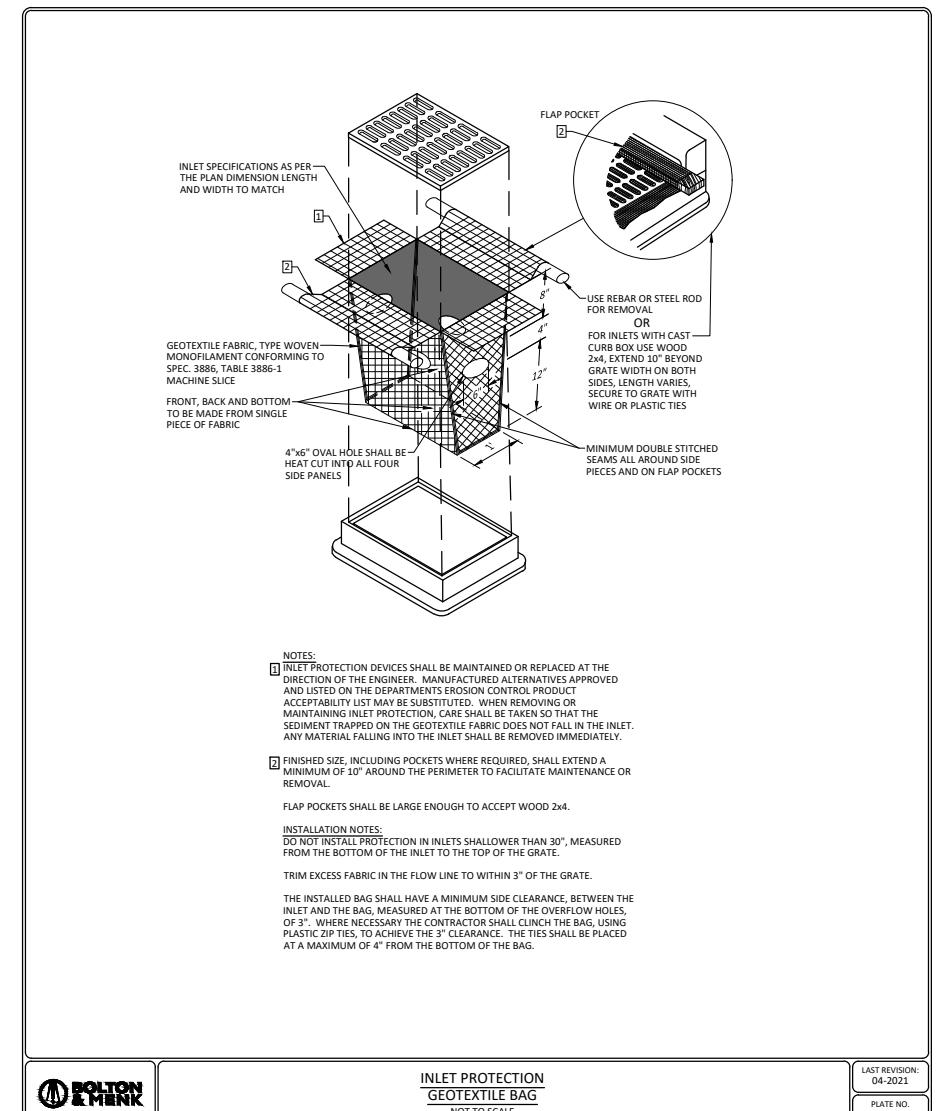
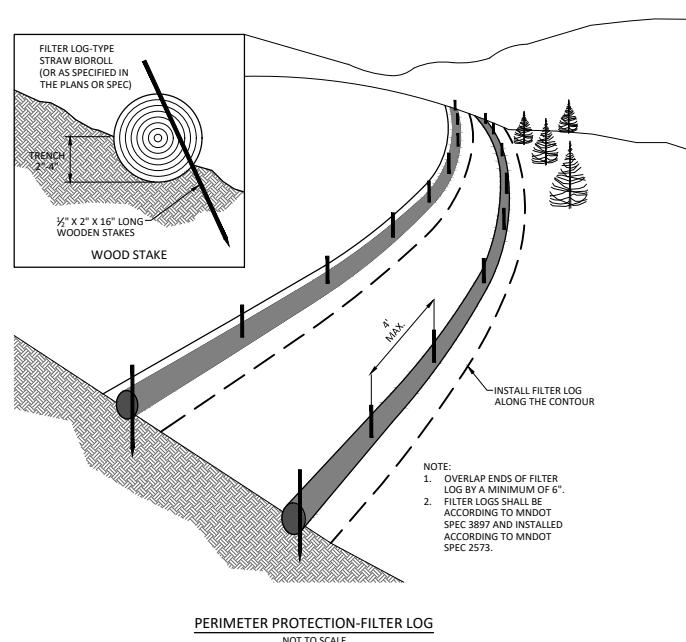


EXHIBIT B

FINDINGS OF FACT

The Northfield city ordinances outline in Chapter 34 – Land Development Code (LDC), Section 8.5.8 the Heritage Preservation Commission’s Certificate of Appropriateness process and approval criteria. The HPC shall consider the following in evaluating an application for a certificate of appropriateness for a zoning certificate and/or building permit. Criterion (A) below must be met and criteria (B) through (G) shall be considered:

Criteria A. For all applications, the proposed action fully complies with all applicable requirements of the LDC;

Findings: The proposed work complies with the LDC. Further details on the applicable sections of the Northfield LDC are included below.

Criteria B. That the proposed action is in harmony with the purpose of the H-O district for sites located in the H-O district;

Findings: Not Applicable - The park is not located within the H-O district. The proposed project continues the perpetuation and use of the historic park without negatively impacting the character or integrity. Additionally, repairing and updating the playground serves to protect and enhance the city’s appeal to residents, visitors, and tourists, fosters civic pride, and promotes the continued use and preservation of the historic park.

Criteria C, That the proposed action would complement other structures within the H-O district for sites located in the H-O district;

Findings: Not Applicable – The property is not located within the H-O district. The playground complements the surrounding residential neighborhood.

Criteria D, That the proposed action is consistent with the Downtown Preservation Design Guidelines for sites located in the H-O district, and consistent with the Secretary of the Interior's (SOI) Standards for Treatment of Historic Properties for sites located within or outside the H-O district;

Findings: The work is consistent with the SOI Standards for Rehabilitation. The historic use will continue, the character of the property will be retained, and distinctive features will not be removed or altered. The work does not create a false sense of history, the area to be changed has not acquired its own historic significance, and there are no distinctive materials, features, or finishes that will be impacted. This work will not impact historic features or archaeological resources and can be removed in the future.

Criteria E, Consideration should be given to the amount and quality of original material and design remaining in the building or structure when applying criteria, guidelines, and standards;

Findings: The playground area where the proposed work will occur does not contain any original material, and the design is not original. The original configuration of the park, divided into quadrants by two diagonal crosswalks, will remain unchanged.

Criteria F, For new construction, the building or addition should be compatible with: (i) scale, texture, materials, and other visual qualities of the surrounding buildings and neighborhoods; (ii) the height, width, depth, massing, and setback of the surrounding buildings; and (iii) the amount of solid wall to window and door openings, and the replacement of window and door openings, should be proportional to that of the surrounding buildings and neighborhood;

Findings: Not applicable.

Criteria G, Consideration shall be given to clear cases of economic hardship or to deprivation of reasonable use of the owner's property.

Findings: Not applicable.