

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

JANUARY, 2026

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 Dahlen
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



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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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NORTHFIELD, MINNESOTA
CENTRAL PARK SITE IMPROVEMENTS

TITLE SHEET

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EXISTING TOPOGRAPHIC SYMBOLS

| | | | |
|--|---------------------------------|--|---------------------------|
| | ACCESS GRATE | | REGULATION STATION GAS |
| | 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 | | 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 | | |
| | MANHOLE-ELECTRIC | | |
| | MANHOLE-GAS | | |
| | MANHOLE-HEAT | | |
| | MANHOLE-SANITARY SEWER | | |
| | MANHOLE-STORM SEWER | | |
| | MANHOLE-UTILITY | | |
| | MANHOLE-WATER | | |
| | METER | | |
| | ORDER MICROPHONE | | |
| | PARKING METER | | |
| | PAVEMENT MARKING | | |
| | PEDESTAL-COMMUNICATION | | |
| | PEDESTAL-ELECTRIC | | |
| | PEDESTRIAN PUSH BUTTON | | |
| | PICNIC TABLE | | |
| | POLE-UTILITY | | |
| | POLE-BRACE | | |
| | POST | | |
| | RAILROAD SIGNAL POLE | | |

PROPOSED TOPOGRAPHIC SYMBOLS

| | |
|--|---------------------------------|
| | CLEANOUT |
| | MANHOLE |
| | LIFT STATION |
| | STORM SEWER CIRCULAR CASTING |
| | STORM SEWER RECTANGULAR CASTING |
| | STORM SEWER FLARED END / APRON |
| | STORM SEWER OUTLET STRUCTURE |
| | STORM SEWER OVERFLOW STRUCTURE |
| | CURB BOX |
| | FIRE HYDRANT |
| | WATER VALVE |
| | WATER REDUCER |
| | WATER BEND |
| | WATER TEE |
| | WATER CROSS |
| | WATER SLEEVE |
| | WATER CAP / PLUG |
| | RIP RAP |
| | DRAINAGE FLOW |
| | 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

| | |
|--|--|
| | EXISTING CONTOUR MINOR |
| | EXISTING CONTOUR MAJOR |
| | PROPOSED CONTOUR MINOR |
| | PROPOSED CONTOUR MAJOR |
| | PROPOSED GRADING LIMITS / SLOPE LIMITS |
| | PROJECT LIMITS |
| | PROPOSED SPOT ELEVATION |
| | RISE:RUN (SLOPE) |

HATCH PATTERNS

| | | | |
|--|------------|--|--------|
| | BITUMINOUS | | GRAVEL |
| | CONCRETE | | |

EXISTING PRIVATE UTILITY LINES

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 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

| | |
|--|---------------------------|
| | UNDERGROUND FIBER OPTIC |
| | UNDERGROUND ELECTRIC |
| | UNDERGROUND GAS |
| | UNDERGROUND COMMUNICATION |
| | OVERHEAD ELECTRIC |
| | OVERHEAD COMMUNICATION |
| | OVERHEAD UTILITY |

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: 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 |
| CL. | CLASS | MAX | MAXIMUM | TYP | TYPICAL |
| CLVT | CULVERT | MH | MANHOLE | VCP | VITRIFIED CLAY PIPE |
| CMP | CORRUGATED METAL PIPE | MIN | MINIMUM | VERT | VERTICAL |
| C.O. | CHANGE ORDER | MR | MID RADIUS | VPC | VERTICAL POINT OF CURVE |
| COMM | COMMUNICATION | NIC | NOT IN CONTRACT | VPI | VERTICAL POINT OF INTERSECTION |
| CON | CONCRETE | NMC | NON-METALLIC CONDUIT | VPT | VERTICAL POINT OF TANGENT |
| CSP | CORRUGATED STEEL PIPE | NTS | NOT TO SCALE | WM | WATERMAIN |
| DIA | DIAMETER | NWL | NORMAL WATER LEVEL | | |
| DIP | DUCTILE IRON PIPE | OHW | ORDINARY HIGH WATER LEVEL | | |
| DWY | DRIVEWAY | PC | POINT OF CURVE | AC | ACRES |
| E | EXTERNAL CURVE DISTANCE | PCC | POINT OF COMPOUND CURVE | CF | CUBIC FEET |
| ELEC | ELECTRIC | PE | PERMANENT EASEMENT | CV | COMPACTED VOLUME |
| ELEV | ELEVATION | PED | PEDESTRIAN, PEDESTAL | CY | CUBIC YARD |
| EOF | EMERGENCY OVERFLOW | PERF | PERFORATED PIPE | EA | EACH |
| ER | END RADIUS | PERM | PERMANENT | EV | EXCAVATED VOLUME |
| ESMT | EASEMENT | PI | POINT OF INTERSECTION | LB | POUND |
| EX | EXISTING | PL | PROPERTY LINE | LF | LINEAR FEET |
| FES | FLARED END SECTION | PRC | POINT OF REVERSE CURVE | LS | LUMP SUM |
| F-F | FACE TO FACE | PT | POINT OF TANGENT | LV | LOOSE VOLUME |
| FF | FINISHED FLOOR | PVC | POLYVINYL CHLORIDE PIPE | SF | SQUARE FEET |
| F&I | FURNISH AND INSTALL | PVMT | PAVEMENT | SV | STOCKPILE VOLUME |
| FM | FORCEMAIN | R | RADIUS | SY | SQUARE YARD |
| FO | FIBER OPTIC | R/W | RIGHT-OF-WAY | | |
| F.O. | FIELD ORDER | RCP | REINFORCED CONCRETE PIPE | | |
| GRAN | GRANULAR | RET | RETAINING | | |

NORTHFIELD, MINNESOTA

CENTRAL PARK SITE IMPROVEMENTS

LEGEND

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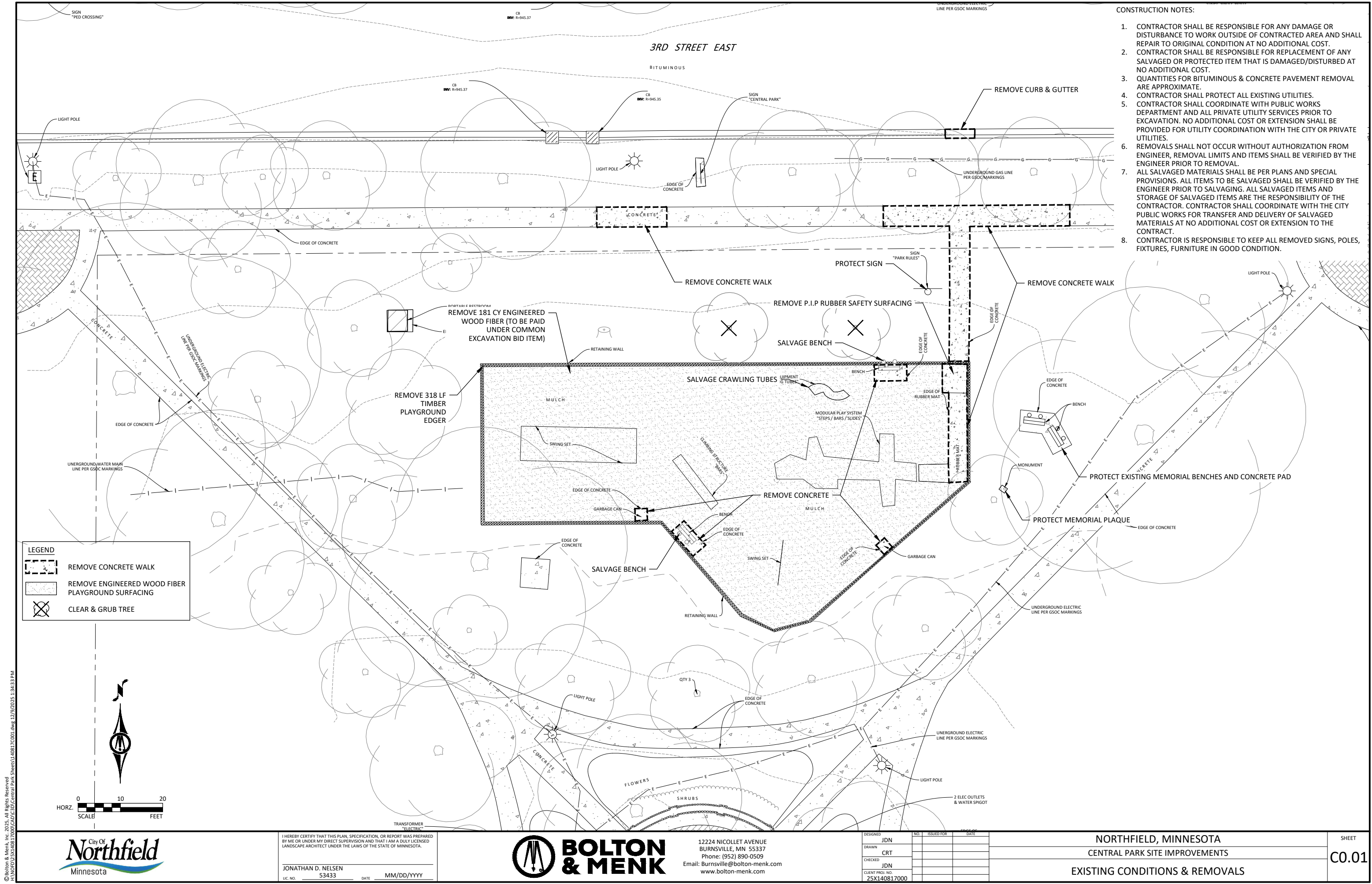


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JONATHAN D. NELSEN
LIC. NO. 53433 DATE MM/DD/YYYY

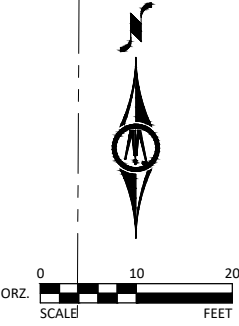


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- CONSTRUCTION NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR DISTURBANCE TO WORK OUTSIDE OF CONTRACTED AREA AND SHALL REPAIR TO ORIGINAL CONDITION AT NO ADDITIONAL COST.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY SALVAGED OR PROTECTED ITEM THAT IS DAMAGED/DISTURBED AT NO ADDITIONAL COST.
 3. QUANTITIES FOR BITUMINOUS & CONCRETE PAVEMENT REMOVAL ARE APPROXIMATE.
 4. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
 5. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AND ALL PRIVATE UTILITY SERVICES PRIOR TO EXCAVATION. NO ADDITIONAL COST OR EXTENSION SHALL BE PROVIDED FOR UTILITY COORDINATION WITH THE CITY OR PRIVATE UTILITIES.
 6. REMOVALS SHALL NOT OCCUR WITHOUT AUTHORIZATION FROM ENGINEER, REMOVAL LIMITS AND ITEMS SHALL BE VERIFIED BY THE ENGINEER PRIOR TO REMOVAL.
 7. ALL SALVAGED MATERIALS SHALL BE PER PLANS AND SPECIAL PROVISIONS. ALL ITEMS TO BE SALVAGED SHALL BE VERIFIED BY THE ENGINEER PRIOR TO SALVAGING. ALL SALVAGED ITEMS AND STORAGE OF SALVAGED ITEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL COORDINATE WITH THE CITY PUBLIC WORKS FOR TRANSFER AND DELIVERY OF SALVAGED MATERIALS AT NO ADDITIONAL COST OR EXTENSION TO THE CONTRACT.
 8. CONTRACTOR IS RESPONSIBLE TO KEEP ALL REMOVED SIGNS, POLES, FIXTURES, FURNITURE IN GOOD CONDITION.

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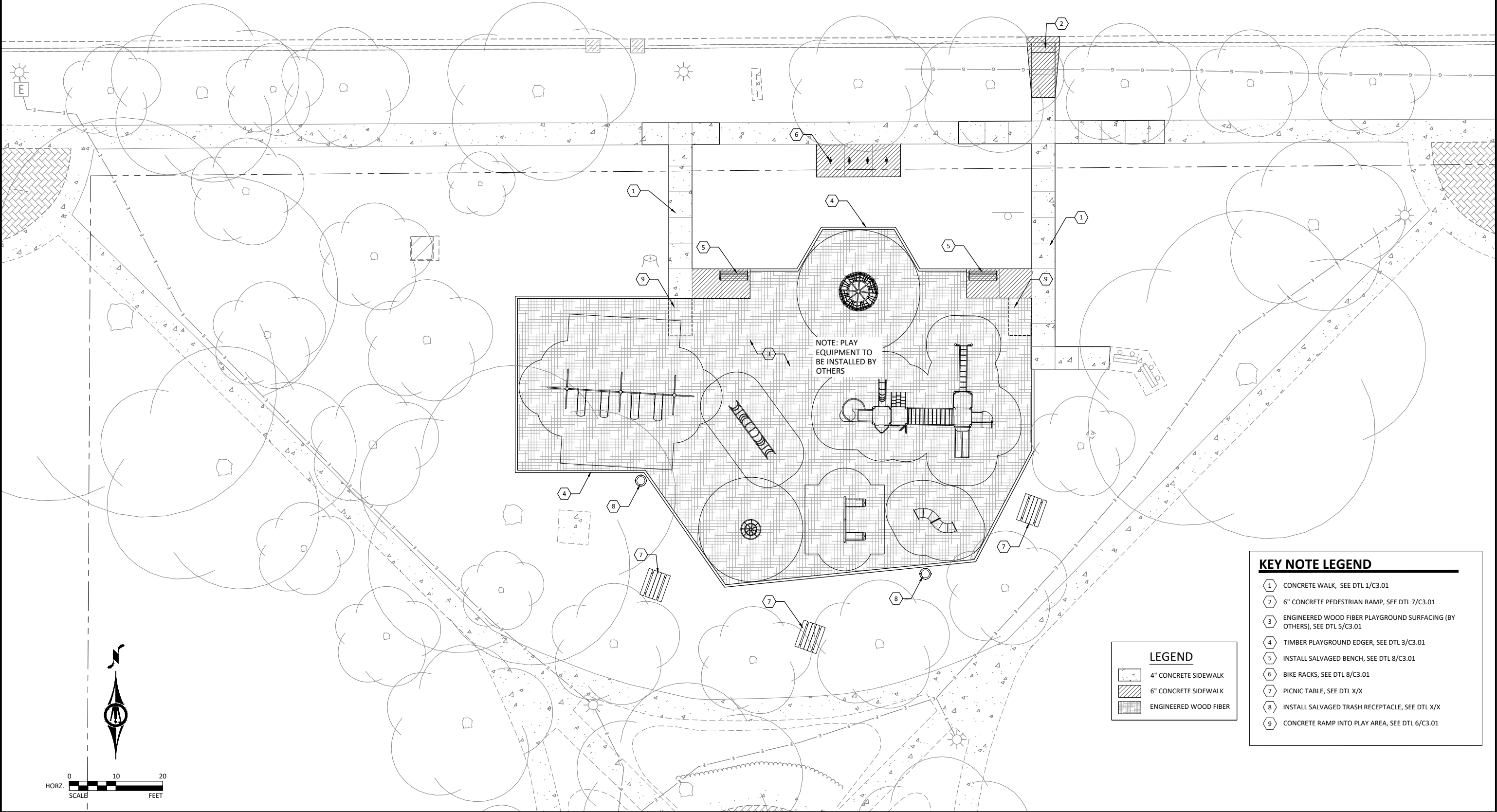
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NORTHFIELD, MINNESOTA
CENTRAL PARK SITE IMPROVEMENTS
EXISTING CONDITIONS & REMOVALS

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3RD ST. EAST



NOTE: PLAY EQUIPMENT TO BE INSTALLED BY OTHERS

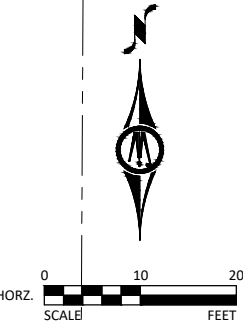
LEGEND

- 4" CONCRETE SIDEWALK
- 6" CONCRETE SIDEWALK
- ENGINEERED WOOD FIBER

KEY NOTE LEGEND

- 1 CONCRETE WALK, SEE DTL 1/C3.01
- 2 6" CONCRETE PEDESTRIAN RAMP, SEE DTL 7/C3.01
- 3 ENGINEERED WOOD FIBER PLAYGROUND SURFACING (BY OTHERS), SEE DTL 5/C3.01
- 4 TIMBER PLAYGROUND EDGER, SEE DTL 3/C3.01
- 5 INSTALL SALVAGED BENCH, SEE DTL 8/C3.01
- 6 BIKE RACKS, SEE DTL 8/C3.01
- 7 PICNIC TABLE, SEE DTL X/X
- 8 INSTALL SALVAGED TRASH RECEPTACLE, SEE DTL X/X
- 9 CONCRETE RAMP INTO PLAY AREA, SEE DTL 6/C3.01

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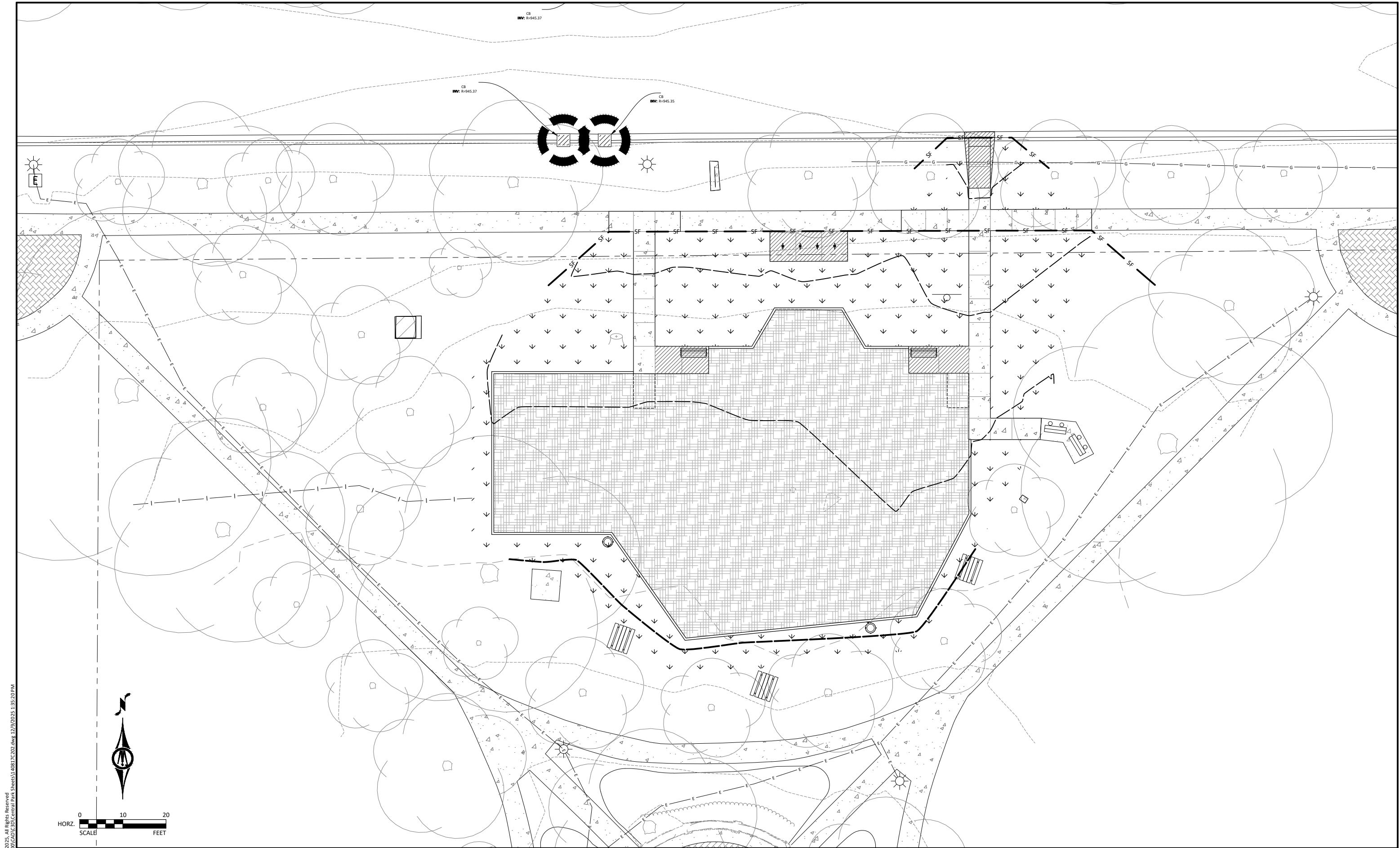


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NORTHFIELD, MINNESOTA
CENTRAL PARK SITE IMPROVEMENTS
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JONATHAN D. NELSEN
LIC. NO. 53433 DATE MM/DD/YYYY

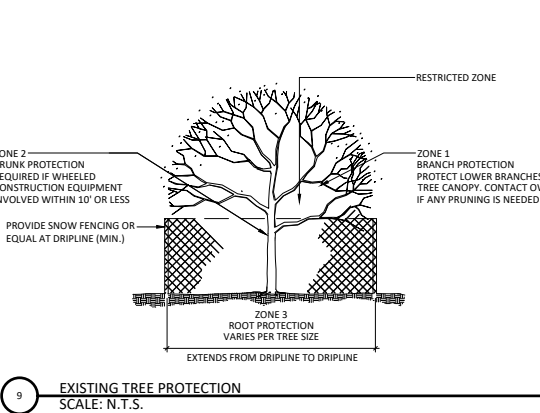
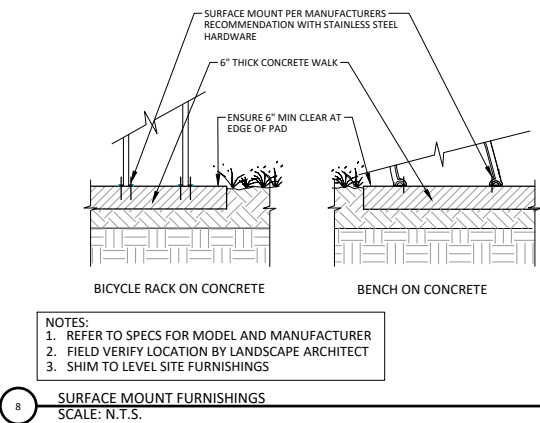
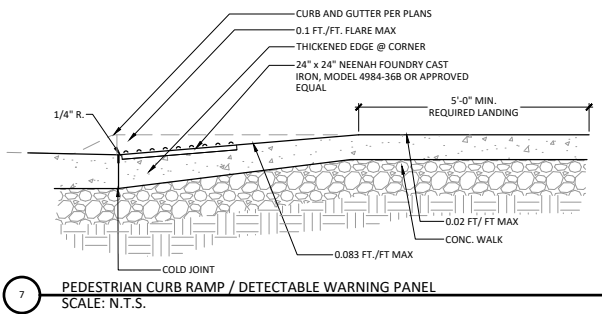
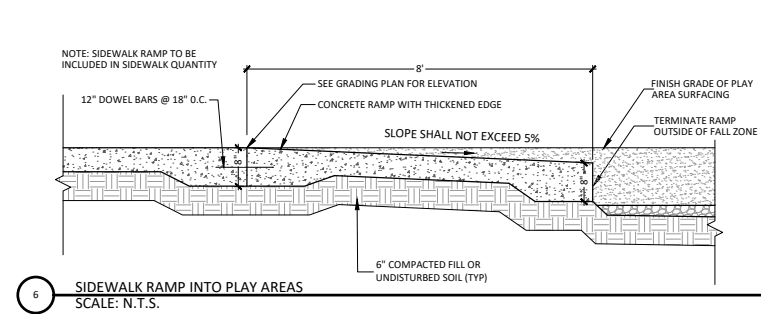
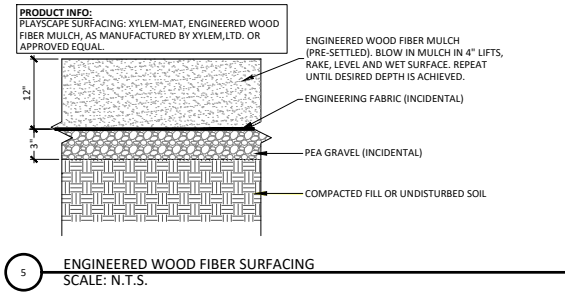
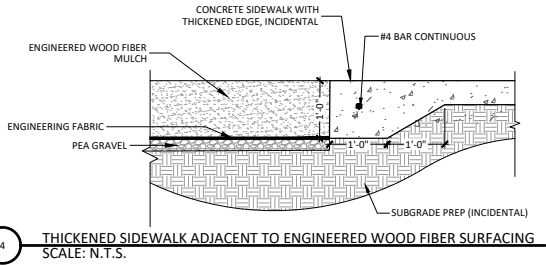
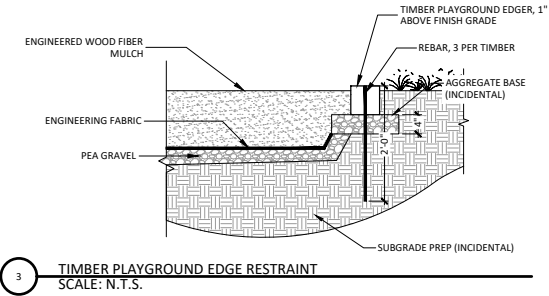
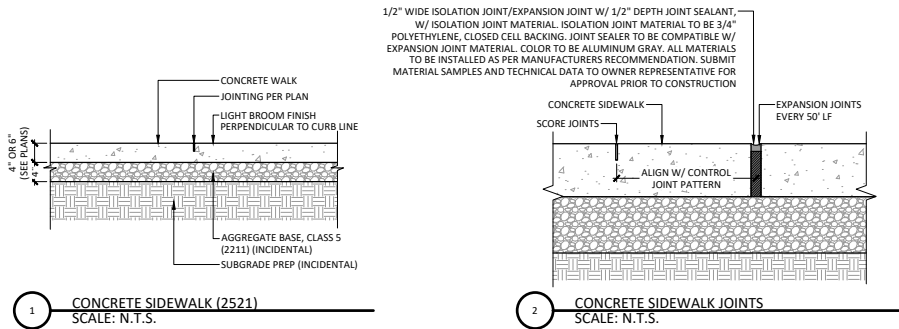


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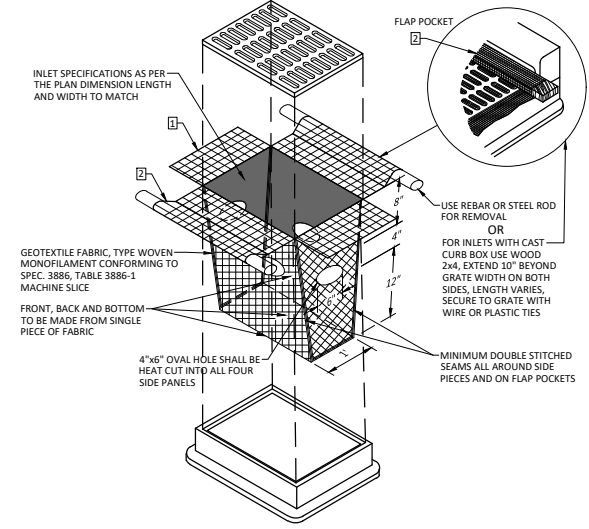
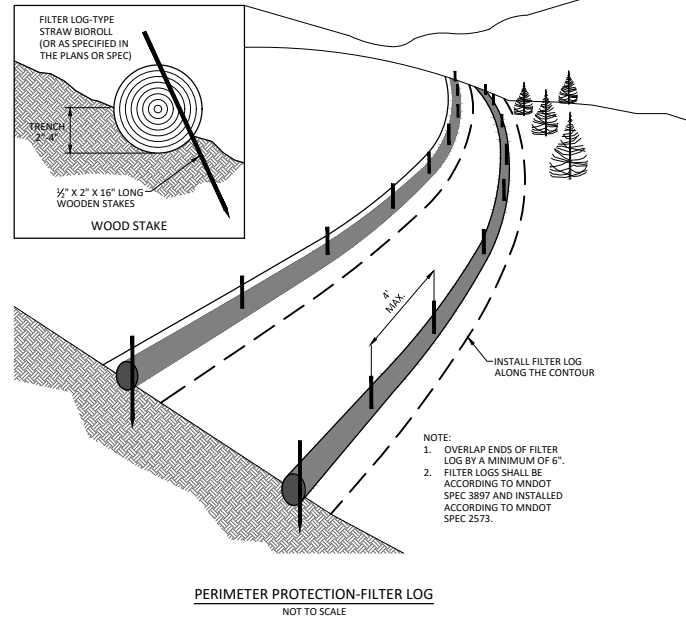
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NORTHFIELD, MINNESOTA
CENTRAL PARK SITE IMPROVEMENTS
EROSION CONTROL & TURF ESTABLISHMENT PLAN

SHEET
C2.02



- TREE PROTECTION NOTES
- ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
 - TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
 - TO PREVENT TREE ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN A TREE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
 - TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
 - TRENCHES SHALL BE HAND DUG WITHIN THE DRIP LINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT, OR WHEN IN CLOSE PROXIMITY TO LOW BRANCHING TREES. WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION.
 - WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, TREE ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING. WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
 - WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
 - AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE OF TREE.
 - FENCING MATERIAL SHALL ENCIRCLE ANY TREE WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
 - FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
 - FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
 - ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



- NOTES:
1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENTS EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL IN THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
2. FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.
- INSTALLATION NOTES:
DO NOT INSTALL PROTECTION IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4' FROM THE BOTTOM OF THE BAG.



INLET PROTECTION
GEOTEXTILE BAG
NOT TO SCALE

LAST REVISION:
04-2021
PLATE NO.
3-104

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JONATHAN D. NELSEN
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NORTHFIELD, MINNESOTA
CENTRAL PARK SITE IMPROVEMENTS
DETAILS

SHEET
C3.01

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.