

## **AGENDA**

### **NEW BRIGHTON PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, APRIL 16, 2013  
7:00 P.M.**

**1. Call to Order:**

**2. Roll Call:**

_____ <b>Bruce Howard</b>	_____ <b>Erin Nichols Matkaiti</b>	_____ <b>Michael Shardlow</b>	_____ <b>Verne McPherson</b>
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_____ <b>Steve Danger</b>	_____ <b>Greg Meyers</b>	_____ <b>Paul Banker</b>
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**3. Agenda Review**

**4. Approval of Minutes**

(A) March 19, 2013

**5. Report on Council Action:** Mary Burg, City Council Member

**6. Public Hearings**

(A) AT&T Mobility requests consideration of a Special Use Permit to allow installation of cellular antennas at the top of the City's south water tower and construction of the associated equipment shelter at the base of the tower located at 660 5<sup>th</sup> Street SW.

(B) Joseph A. Wolkerstorfer on behalf of Wolkerstorfer Co., Inc. requests consideration of a Site Plan and Nonconforming Use Permit concerning a 15,937 SF building addition and associated off-street surface parking and loading at 348/350 1<sup>st</sup> ST SW.

**7. Adjourn:** \_\_\_\_\_

## PLANNING COMMISSION PROCEEDINGS

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### **Regular Meeting – March 19, 2013 7:00 p.m.**

**Present:** Chairperson Bruce Howard, Commissioners Paul Banker, Steve Danger, Erin Nichols-Matkaiti, Mike Shardlow, Greg Meyers, and Verne McPherson

**Absent:** None

**Also Present:** Janice Gundlach-City Planner and Council Member Gina Bauman

**Agenda Review:** There were no changes to the agenda.

### **Minutes from January 15, 2013:**

**Motion by Commissioner Danger, seconded by Commissioner Meyers, to approve the January 15, 2013 meeting minutes as presented.**

**Approved 6-0 (Shardlow abstained).**

**Council Action:** Councilmember Bauman noted utility rates were discussed by the Council at the previous meeting and slight raises were recommended for approval to cover the growing expenses. She noted the City Manager was being reviewed at this time. She commented on the neighborhood meetings that were held in January and February. It was noted the City's new website was up and running. Councilmember Bauman stated the Council has gone paperless for its meeting packets and now uses iPad's at all Council meetings. She then discussed the upcoming Town Hall meeting, which was scheduled for April 6, 2013 from 8:00 a.m. to 12:00 p.m. Councilmember Bauman then provided comment on the contract negotiations with Comcast Cable. She indicated the City would continue to fight for local programming, which is to be provided free of charge.

### **Public Hearing:**

- (A) Consideration of a Site Plan and Nonconforming Use Permit for Cheetah Precision, allowing for construction of a 7,040 SF addition to the existing industrial building, including associated surface parking lot improvements at 2023 Old Highway 8 NW.

City Planner Janice Gundlach reported the applicant is requesting consideration of a Site Plan to allow construction of a 7,040 SF addition to the southwest corner of the existing industrial building at 2023 Old Highway 8 NW. Staff noted the parcel was zoned I-1. Included in the request is construction of an additional parking area consisting of 38 parking spaces. The purpose of the addition is to house an additional machine to provide new services to existing customers and to allow the flexibility to acquire new customers as the business continues to expand operations. The proposed exterior materials consist of decorative concrete masonry units painted to match the existing building, which is compliant with the Zoning Code. A Nonconforming Use Permit is required due to an existing rear yard setback that is less than required by the Zoning Code. The proposed addition is on the opposite side of the building as the rear yard. The proposed addition meets all minimum site plan requirements; however, consideration must be made with regard to off-street parking. It was noted 69 parking stalls were required and 64 parking stalls were proposed. Staff commented the Commission could consider a "special circumstance" permit under Section 11-040(4) of the Zoning Code or allow for shared parking between the applicant and the property owner to the southwest.

Planner Gundlach stated Cheetah Precision has been in New Brighton since 1979. Most recently, in late 2007-early 2008 a large addition was constructed connecting the existing two buildings. At that time, the roadway serving Cheetah Precision and the adjacent office use was vacated and additional land was acquired for development. During the land use approvals in 2007, a Nonconforming Use Permit was approved to accommodate an existing rear yard building setback that is less than required by current code. During the plat recording process in 2008, the County returned right-of-way to

the State (for I-35W) that now requires review and approval of a different Nonconforming Use Permit from what was originally approved in 2007. Staff recommends approval of the Site Plan and Nonconforming Use Permit, subject to the following conditions:

1. The proposed addition is constructed consistent with the plans and analysis contained within this report.
2. All ancillary outside storage is removed in conjunction with completion of the addition.
3. Implementation of the recommendations made in the interoffice engineering/public works memo, attached as Exhibit G.

Commissioner Danger questioned when the floor to area ratio standard was created for the industrial district. Planner Gundlach stated one parking stall was required for every 350 feet of manufacturing space at a 90% rate. She commented this ratio was more than eight years old and could be reviewed in comparison to neighboring communities. She indicated this issue could be reviewed in the future and a Code Amendment could be considered.

Norm Wells, Cheetah Precision, thanked the Commission for considering his request this evening. He understood that the site was maxed out, but explained the addition would allow for the expansion of the business. He provided comment on the conversations he has had with MnDOT and the watershed district. There was some concern with the pond onsite and borings were needed. He had hoped to keep the pond as small as possible to avoid losing the mature trees near Old Highway 8. Mr. Wells stated new trees would be added to the property and will be interspersed throughout the site. He encouraged the City to credit developers for current landscaping when considering redevelopment and landscaping plans. Mr. Wells then requested the Commission approve his request without the five additional parking stalls.

Commissioner Meyers asked where the outdoor storage was located on the site. Mr. Wells noted the storage was located on the south side of the lot. Planner Gundlach indicated Staff has recommended the storage be removed to assure all parking stalls were available for use.

Commissioner Meyers inquired if the MnDOT setback would be impacted through the proposed addition. Mr. Wells stated the I-35W setback would not be impacted. He then discussed the drainage on the site in further detail.

Chair Howard requested further information on the proposed parking. Mr. Wells commented the addition to the site would not require additional employees and therefore, the proposed parking was adequate to meet the needs of the business. In addition, the nature of the business along with the growing size of the manufacturing equipment did not fit into the City's floor to area ratio for parking.

Commissioner Shardlow questioned the number of employees working at Cheetah Precision. Mr. Wells noted the business had two shifts of employees, with the day shift having approximately 45 to 50 employees.

Commissioner Banker asked if the number of parking stalls would be impacted or reduced during the winter months. Mr. Wells stated the majority of the parking lot snow was pushed towards the pond area so as not to impact the parking stalls.

**Motion by Commissioner Banker, seconded by Commissioner Danger to close the Public Hearing.**

**Approved 7-0.**

Commissioner McPherson commented his only concern with the parking was if Cheetah Precision were to move out of the City of New Brighton. However, he supported the request as submitted, due to the fact technology was changing and the City requirements may need to be revised.

Commissioner Danger agreed.

Commissioner Nichols-Matkaiti was also in favor of allowing the special circumstance.

**Motion by Commissioner McPherson, seconded by Commissioner Danger to approve staff recommendation.**

**Approved 7-0.**

- (B) Consideration of a Special Use Permit for Harold W. Erks on behalf of Harbon Montessori School to allow operation of a Montessori School out of the existing New Brighton Christian Church located at 1500 29<sup>th</sup> Avenue NW.

City Planner Janice Gundlach reported the applicant is requesting a Special Use Permit to permit operation of a Montessori school out of the existing New Brighton Christian Church located at 1500 29<sup>th</sup> Avenue NW. The property is zoned R-1, Single Family Residential and schools and day cares are listed as specially permitted uses in all residential districts. The proposed school would operate out of the northern portion of the church, occupying existing classroom space on both the first and second levels. The school would also construct a small playground for younger children on the church property, and also plans to utilize the existing Hidden Oaks City Park to the north. The school serves children ages 33 months to 12 years of age, grades pre-school through fifth grade, and also offers latchkey. The request would be for a maximum of 85 children; however, the school doesn't currently serve that many. Other applicable issues examined include traffic, off-street parking and public safety concerns. Staff explained the proposed use should not have any negative impacts related to these issues due to the fact the site had enough parking (90 stalls) to support the use and the site had two access points.

Planner Gundlach explained the proposed school is Harbon Montessori School, which currently operates out of the United Church of Christ Church at 1000 Long Lake Road and has been at this location since 1972. That church wants to use the school's space for their own use and has not renewed their contract, beginning the next school year. The applicant has indicated they would sign a two-year lease with New Brighton Christian Church, pending City approval of their use. Staff recommends approval of the Special Use Permit, subject to the following conditions:

1. The school serves a maximum of 85 students.
2. Any substantial changes to bus traffic, as represented in the written Planning Report, shall require an amendment to the Special Use Permit.
3. The Fire Marshal conducts a final safety inspection once the school has fully occupied the space, but prior to the start of the 2013-2014 school year.

Commissioner Danger questioned if the play structure would be fenced. Harold Erks, Harbon Montessori School, stated this would be completed as it was required by the State. He then discussed the success the school has had in the past in both math and reading.

Chairperson Howard inquired the proposed hours of operation. Mr. Erks indicated the school would be open Monday through Friday from 7:00 a.m. to 6:00 p.m. and would be closed on major holidays.

Commissioner Danger stated his children went through the program at Harbon Montessori School and he found this to be a fine establishment in the City of New Brighton. Mr. Erks thanked Commissioner Danger for his support.

Chairperson Howard asked if the special use permit held by the church would be adversely affected the additional proposed use. Planner Gundlach commented the special use permit allowed for the church to operate in a residential district and would not be adversely impacted with the location of the Montessori School on this site.

Norm Wells, 16<sup>th</sup> Avenue West, noted his daughter attended the Harbon Montessori School and supported the request before the Commission this evening.

**Motion by Commissioner Shardlow, seconded by Commissioner Banker to close the Public Hearing.**

**Approved 7-0.**

Chairperson Howard questioned if a sign would be posted near the street for the school. Planner Gundlach commented a sign would be posted on the church building and the applicant could work with the Public Works Department if a sign was needed at the street.

**Motion by Commissioner Danger, seconded by Commissioner Shardlow to approve staff recommendation.**

Commissioner Nichols-Matkaiti recommended the school provide the City with the starting dates for the 2013-2014 school year.

**Approved 7-0.**

**Other Business:** Planner Gundlach noted there would be a public meeting on Wednesday, May 1<sup>st</sup> at the Community Center in Room A at 6:30 p.m. to discuss the proposed parks for the New Brighton Exchange property. All residents were invited to attend to share ideas, thoughts and opinions on the amenities desired for this site.

**Adjournment:**

**Motion by Commissioner Nichols-Matkaiti, seconded by Commissioner Banker to adjourn the meeting.**

**7 Ayes, 0 Nays, Motion carried.**

**Meeting adjourned at 8:06 PM**

## **PLANNING REPORT**

**DATE:** April 11, 2013  
**CASE:** SP2013-002  
**SUBJECT:** Special Use Permit to permit installation of telecommunications equipment for AT&T on the City water tower at 660 5<sup>th</sup> ST SW  
**APPLICANT:** AT&T Mobility

### **REQUEST & BACKGROUND**

AT&T Mobility is requesting a Special Use Permit to allow installation of six telecommunications antenna, but up to nine antennas, on the top of the City's south water tower located at 660 5<sup>th</sup> ST SW. The total height of the tower is 188'. In addition to the antennas, AT&T would place controls equipment in the interior of the base of the tower. No equipment will be located outside. The antennas would either be mounted on the existing railing located at the top of the tower, or on similar new racks/railings either replacing the old railing or within 2'-3' of the existing railing. As AT&T finalizes their structural analysis, and works with Public Works staff, a decision will be made regarding the method of mounting. From an aesthetic standpoint, the racks/railing in question will not be visible from the ground due to the overall height of the tower, so the method of attachment isn't relevant from a land use perspective. Staff has attached a photo of the tower illustrating the existing top railing.

Currently, only one XM Sirius Satellite antenna is located on the top of the water tower. Several other carriers have antenna mounted around the stem/shaft of the tower, which are painted to match the tower and blend in. AT&T would be the first cellular carrier to be located on the top of the tower. Also, the City will in the near future mount SCADA (lift station communication) antenna at the top of the tower.

### **ATTACHMENTS**

A – Resolution  
B – Project Location Map  
C – Zoning Map  
D – Aerial Photograph  
E – Neighborhood Notification Map  
F – Applicant Narrative  
G – Special Use Permit Criteria Worksheet  
H – Photo of Tower (illustrates top railing)  
I – Email Correspondence RE rack details  
J – Sheet C-1: Site Plan  
K – Sheet C-2: Enlarged Site Plan  
L – Sheet C-3: Equipment Layout  
M – Sheet C-4: Site Elevation  
N – Sheet C-5: Antenna Layouts and Schedule

### **FINDINGS**

Section 4-600 (2) Building Permits Required.  
Section 4-600 (4) Special Use Permit.  
Section 8-130 Special Use Standards.

## SITE CHARACTERISTICS

Location:	660 5 <sup>th</sup> ST NW
Lot Size:	46,976 SF (1.08 acres)
Topography:	Slopes North
Comprehensive Plan Designation:	Business Park
Zoning:	I-1, Light Industrial
Surrounding Land Uses:	
North:	Jones Lake / wetland
South:	5 <sup>th</sup> ST – industrial warehouse
East:	industrial warehouse
West:	Garden Grove multi-family apt. complex

## SPECIAL USE PERMIT ANALYSIS

AT&T is proposing to mount six antennas on top of the City's south water tower located at 660 5<sup>th</sup> ST SW. The antennas will be mounted on a rack/railing located at the top of the tower and are placed in three "sectors" with two antennas proposed per sector. To ensure future antenna needs are met, the applicant is proposing the land use application be processed so as to allow up to nine antennas, three antennas per sector. Staff supports processing the request for up to nine antennas. Included in the proposal is locating controls equipment at the base of the tower. This equipment is located indoors at the base of the tower. No equipment will be stored outdoors.

There are various Zoning Code sections applying to telecommunications equipment. The following is an analysis of whether this request complies with those various Zoning Code standards (staff responses in *italics*):

Section 4-600 (2) provides that the following regulations are met prior to issuance of any building permits for towers and/or antenna.

A. All towers and antennae shall have setbacks equal to or greater than the height of the proposed structure, unless otherwise reduced by action of the City Council in accordance with Zoning Code Section 4-600 (4) (D).

*The antennas are being placed at the top of the existing tower. The existing tower is roughly 50' from the south, east and northern property boundary and 90' from the westerly boundary. Being the tower structure the antennas are being mounted to is existing, this standard does not apply.*

B. The distance of any guy anchorage or similar device shall be at least ten feet from any property line.

*This condition does not apply as there are no guy anchorage or similar devices needed for these antenna and because the tower is existing.*

C. Suitable protective anti-climb fencing and a landscape planting screen shall be provided and maintained around the structure and accessory attachments.

*Fencing currently exists for the water tower and no additional fencing will be required. Also, all ground equipment will be located within the tower, which will act as the necessary fencing and screening.*

D. The applicant shall present documentation of the possession of any required license by any Federal, State, or local agency.

*This documentation will be provided at the time of building permit submittal and verified by the Building Official prior to issuance of any permits.*

E. No structure shall be in excess of a height equal to the distance from the base of the structure to the nearest overhead electrical power line which serves more than 1 dwelling or place of business, less five feet.

*Being the antennas are being mounted on an existing tower, this criterion does not apply.*

F. Only one such structure exceeding the district height limitations shall exist at any one time on any residentially zoned and used lot or parcel.

*This standard does not apply as the parcel in question is zoned I-1, Light Industrial.*

G. Application for the permit must include construction drawings showing proposed method of installation, structural engineering analysis, and a site plan depicting structures and plantings on the property and all adjacent properties. At the request of the administrative authority, documentation of a maintenance program may be required.

*A greater level of detailed construction drawings will be submitted at the time of building permit. These plans will be reviewed by the City's Building Official, Public Works Director, City Planner, and the City's water tower consultant.*

H. If any modifications are made to the structure, the City shall have the authority to require proof that the addition, change, or modification is in conformity with the permit and the Uniform Building Code.

*Being the antennas are being mounted on a City water tower, verification of this should not be problematic as AT&T is required to enter into a lease with the City.*

I. The owner of such a structure shall assume complete liability in case of personal or property damage.

*Per a required lease agreement with the City, AT&T will take responsibility for complete liability in case of personal and/or property damages.*

**Staff finds all criteria of Section 4-600 (2) have been met.**

Section 4-600 (4) states that wireless telecommunication towers/antenna shall be subject to approval of a special use permit. A special use permit shall be considered provided it is determined that the location and size of the use and type of operation involved therein shall not be injurious to the public health, safety, convenience, or general welfare and, shall not injure or adversely affect the adjacent area or property values. The Planning Commission, in making a recommendation, and the City Council, in acting upon the special use permit, shall consider the



following factors:

- A. The application for special use permit shall be processed according to Chapter 8 of the Zoning Code.

*The applicant submitted for a Special Use Permit as required by Chapter 8 (see compliance with the standards of Section 8-130 below).*

- B. Applications for special use permits must meet the standards of Section 4-600 (2), A-I.

*Staff provided an analysis of these criteria above and finds all have been met.*

- C. Wireless telecommunication towers/antenna may be constructed to a height that exceeds the required setback up to 33%. As a condition of approval, the City must be provided with a licensed professional engineer's certification that the tower is designed to collapse or fail within a distance or zone shorter than the required setback distance as determined by the height of the structure or telecommunication tower. The required setback is specified in Section 4-600 (2), A-B.

*Because the tower is an existing water tower, this standard isn't applicable. For information's sake, the antenna will be constructed at a height of 188' and the tower setback is 50' from the south, east and northern property boundary and 90' from the westerly boundary.*

- D. Certain telecommunication towers/antenna may be exempt from the setback requirement of Section 4-600 (2) and instead subject to a 10' setback by authorization of the City Council and when all of the following criteria are met:
  - 1. The tower/antenna is erected on a parcel zoned I-1 or I-2.
  - 2. The tower/antenna is located in a side or rear yard.
  - 3. The reduced setback is measured only from the I-35W right-of-way.
  - 4. The applicant submits a fall zone letter stating that tower is engineered to fall in a distance not impeding traffic on I-35W.

*This standard does not apply as a tower setback is not applicable being the antenna will be mounted on an existing City water tower.*

**Staff finds all standards of Section 4-600 (4) to be met.**

Lastly, Section 8-130 of the Zoning Code states that no special use shall be recommended by the Planning Commission unless such shall find:

- a. That the establishment, maintenance, or operations of the special use will not be detrimental to or endanger the public health, safety, morals, comfort of the general public.

*Staff finds this criterion is met. The water tower is located on a parcel zoned for industrial uses and is surrounded on three sides by industrial uses. A multi-family apartment complex exists to the west with the nearest non-garage structure nearly 200' away. Further, the antenna will be mounted at a height where they are not visible from the ground.*

- b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

*Staff finds this criterion to be met as the majority of the area consists of industrial warehouse uses. The one residential use to the west has been notified of the request and has not communicated any concerns with the proposed antenna installation.*

- c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

*Staff finds this criterion to be met. The entire area is fully developed and the antenna installation should not impact the uses permitted in the area.*

- d. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

*Staff finds this criterion to be met. AT&T will utilize the existing access road up to the water tower and the existing water tower entrance door. The applicant should be advised that currently space on the interior of the tower is limited due to a vacated tenant leaving behind an equipment shelter. This empty shelter may interfere with AT&T's proposed equipment. The Director of Public Works has indicated a desire to not block the entrance/exit doors, to best utilize the interior space, and be compatible with existing equipment at the base of the tower. In order to achieve this, AT&T may have to work cooperatively with the City on removal of this empty shelter to make room for their own equipment.*

- e. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it located.

*Staff provided an analysis of compliance with all other aspects of the Zoning Code within this report and thus finds this criterion to be met.*

**Staff finds all standards of Section 8-130 to be met.**

In conclusion, staff finds all special use standards of Section 4-600 (2) & (4) and Section 8-130 to be met.

#### **STAFF RECOMMENDATION**

Adopt the Resolution provided recommending approval of the Special Use Permit, subject to the following conditions:

1. The applicant is advised that currently space on the interior of the tower is limited due to a vacated tenant leaving behind an equipment shelter. This empty shelter may interfere with AT&T's proposed equipment. The Director of Public Works has indicated a desire to not block the entrance/exit doors, to best utilize the interior space, and be compatible with existing equipment at the base of the tower. In order to achieve this, AT&T may have to

work cooperatively with the City on removal of this empty shelter to make room for their own equipment.

2. The method of attachment of the antennas at the top of the tower, whether on the existing railing or utilization of a new railing/rack, shall be at the discretion of the Public Works Director, who will collaborate with the City's water tower consultant.
3. Up to nine antennas may be placed on the tower, with the placement to only be allowed as three antennas per sector, and subject to a future amendment to the City's lease.

A handwritten signature in black ink, reading "Janice Gundlach", written over a horizontal line.

Janice Gundlach, City Planner

**RESOLUTION  
PLANNING COMMISSION  
CITY OF NEW BRIGHTON**

**RESOLUTION MAKING FINDINGS OF FACT AND RECOMMENDING APPROVAL A SPECIAL USE PERMIT.**

**WHEREAS**, an application has been made by AT&T Mobility to allow construction of six telecommunications antennas, but up to nine antennas, on top of the City's south water tower located at 660 5<sup>th</sup> Street SW, and

**WHEREAS**, the procedural history of the application is as follows:

1. An application for a Special Use Permit was received on March 8, 2013.
2. The Planning Commission, pursuant to published and mailed notices, held a public hearing on April 16, 2013 and all present were given a chance to freely speak at the hearing.
3. The Planning Commission recommended the City Council approve the request on April 16, 2013.

**WHEREAS**, the Planning Commission makes the following Findings of Fact with respect to the Special Use Permit (SP2013-002):

1. The property is zoned I-1, Light Industrial.
2. The property is guided in the Comprehensive Plan for Business Park.
3. The applicant has proposed to construct six telecommunications antenna on top of the City water tower.
4. The proposal also includes installation of ground equipment within the water tower structure.
5. Section 4-600 (2 & 4) provides for several performance related standards that all wireless telecommunication facilities must meet.
6. The Planning Commission determined those criteria of Section 4-600 (2 & 4) are met.
7. The Planning Commission reviewed the proposal in accordance with the following additional Special Use Permit standards of Zoning Code Section 8-130:
  - a. That the establishment, maintenance, or operations of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
  - b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
  - c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
  - d. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
  - e. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located.
8. The Planning Commission found the Special Use Permit criteria of Section 8-130 are met due to the following:
  - a. The antennas are being mounted to an existing water tower.
  - b. The antennas will be located at the top of the 188' water tower and not be readily visible from the ground.

- c. All ground equipment will be placed inside the base of the water tower.

**NOW THEREFORE BE IT RESOLVED** that based upon the above Findings of Fact the application for a Special Use Permit (SP2013-002) is hereby recommended to the City Council for approval, subject to the following conditions:

1. The applicant is advised that currently space on the interior of the tower is limited due to a vacated tenant leaving behind an equipment shelter. This empty shelter may interfere with AT&T's proposed equipment. The Director of Public Works has indicated a desire to not block the entrance/exit doors, to best utilize the interior space, and be compatible with existing equipment at the base of the tower. In order to achieve this, AT&T may have to work cooperatively with the City on removal of this empty shelter to make room for their own equipment.
2. The method of attachment of the antennas at the top of the tower, whether on the existing railing or utilization of a new railing/rack, shall be at the discretion of the Public Works Director, who will collaborate with the City's water tower consultant.
3. Up to nine antennas may be placed on the tower, with the placement to only be allowed as three antennas per sector, and subject to a future amendment to the City's lease.

**Adopted** this 16<sup>th</sup> day of April, 2013.

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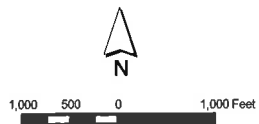
Bruce Howard, Planning Commission Chair

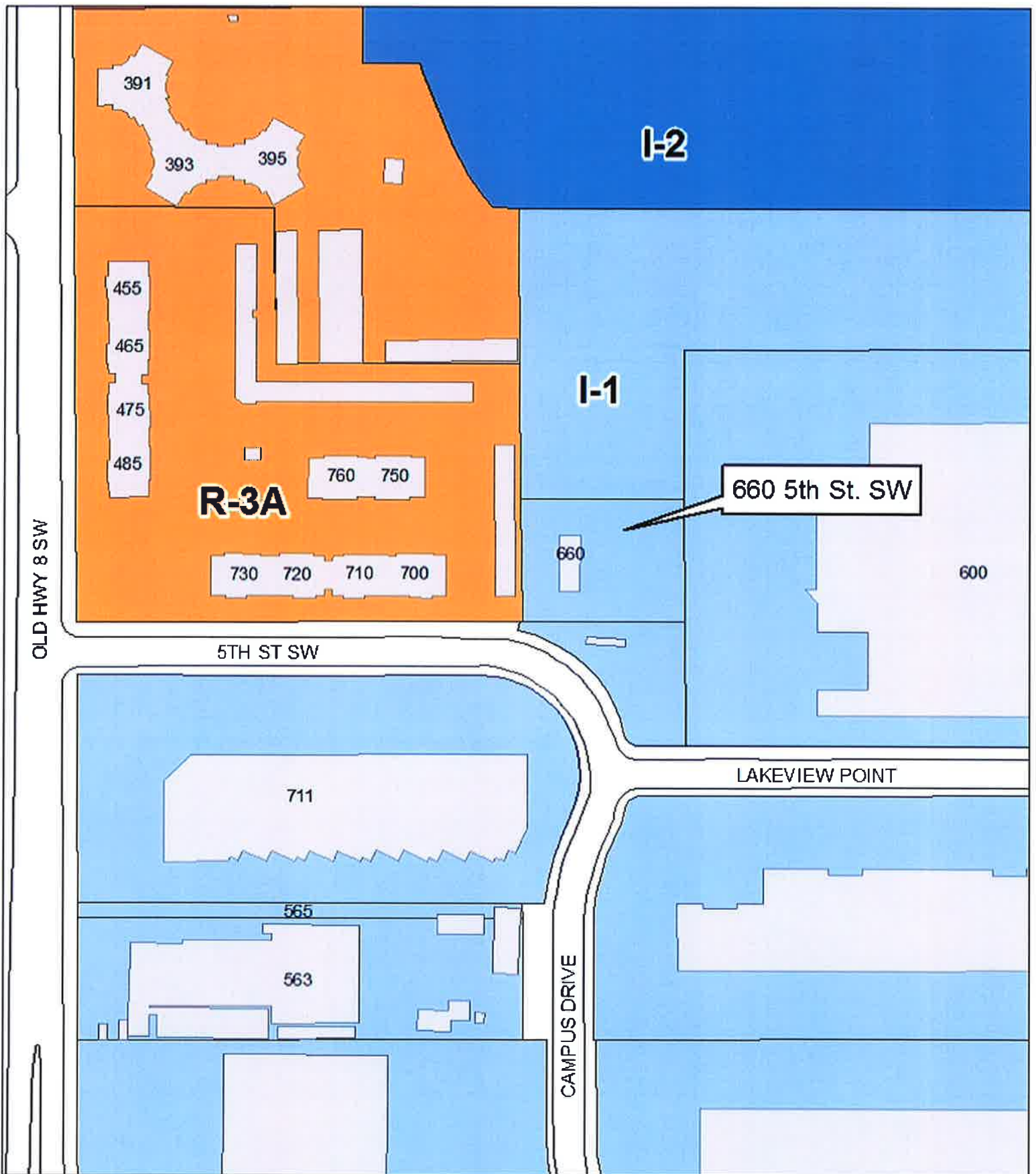
ATTEST:




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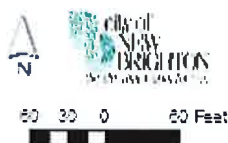
Janice Gundlach, City Planner

# Location Map - 660 5th St. SW



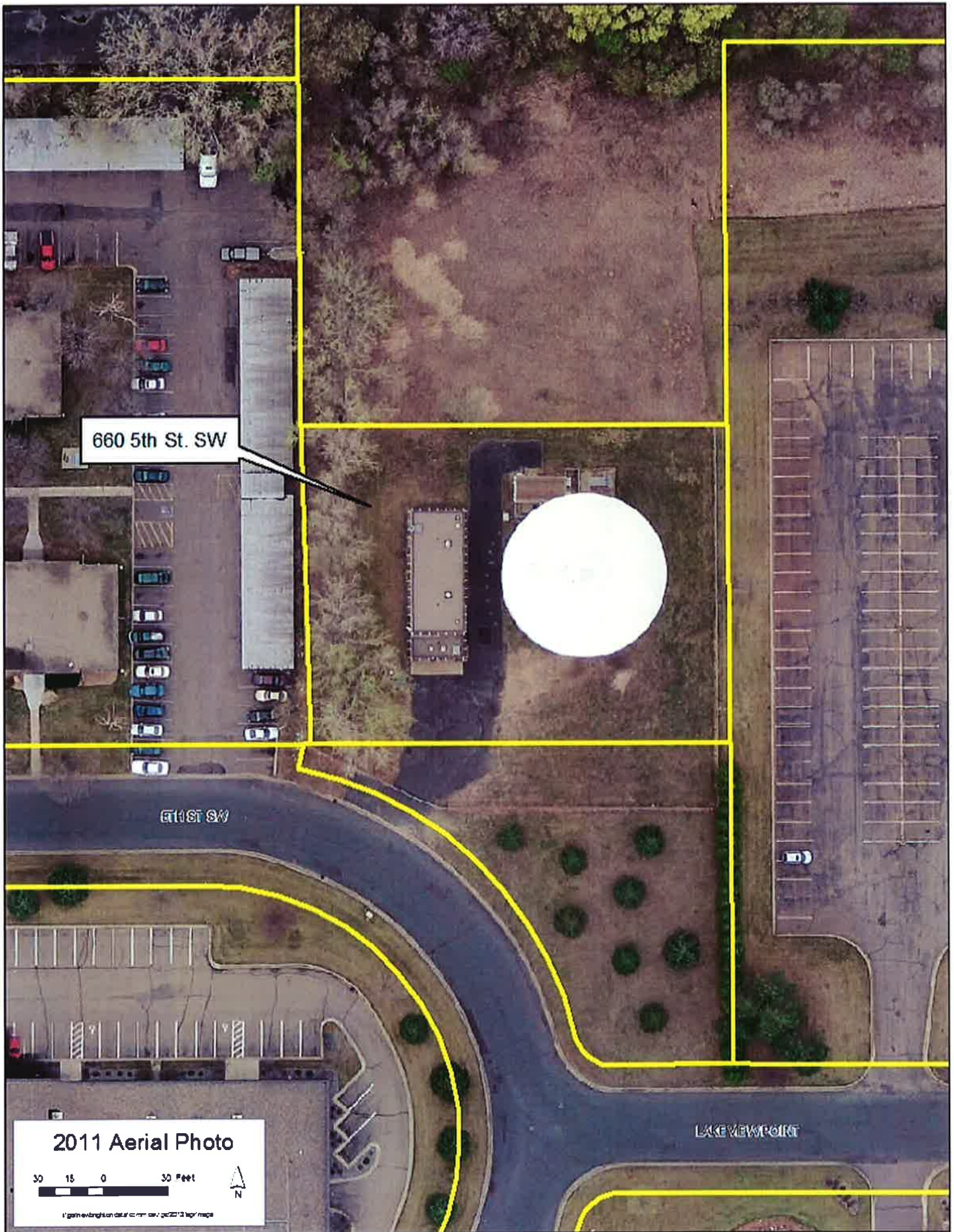


-  R-3A, High Density Residential
-  I-1, Light Industrial
-  I-2, Heavy Industrial



**Current Zoning**  
660 5th St. SW  
I-1, Light Industrial





660 5th St. SW

LAKEVIEWPORT

LAKEVIEWPORT

2011 Aerial Photo

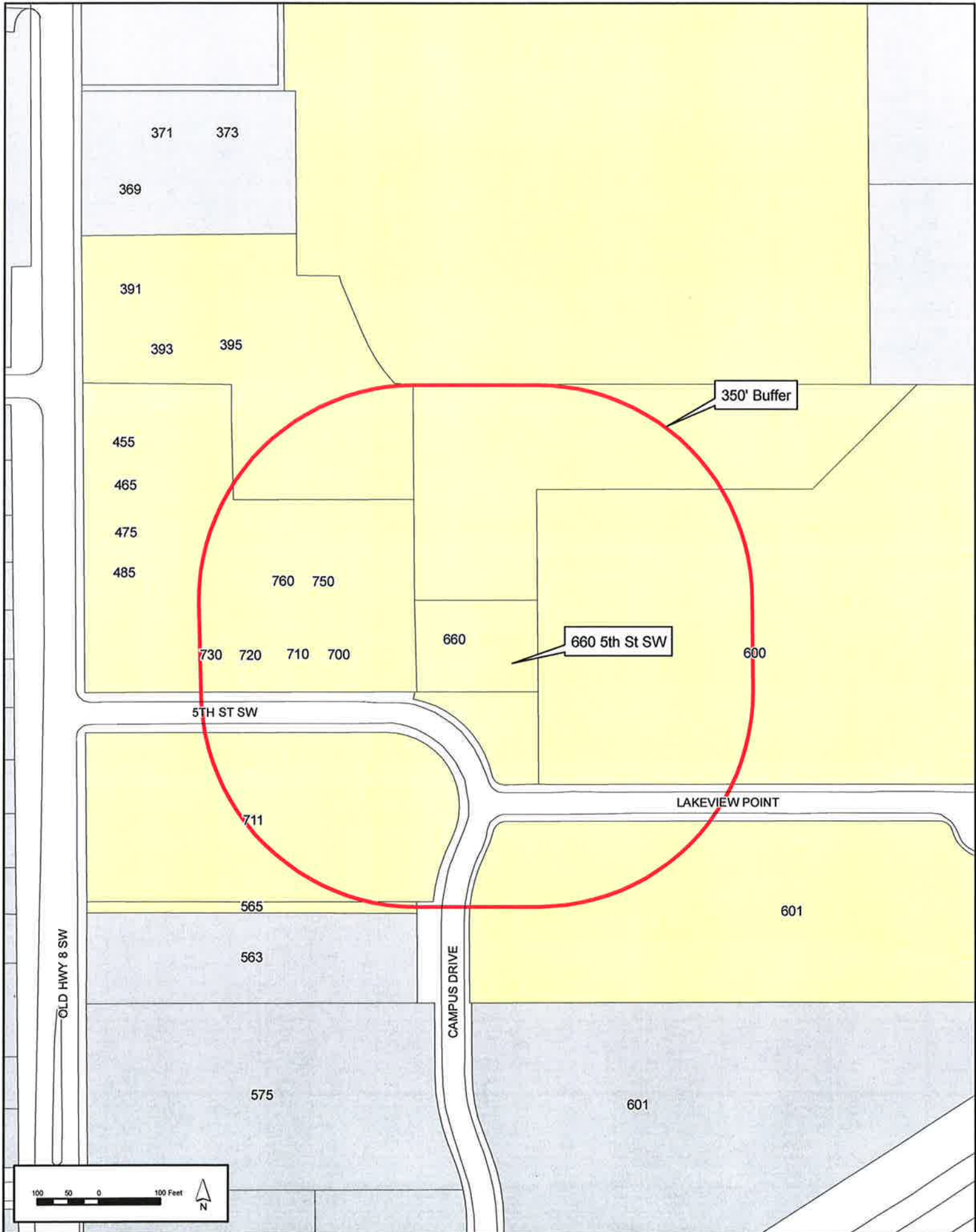
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1" gain extension data to mm scale / 2011 12 13 10:00 AM



350' Mailing Buffer - 660 5th Street SW



**March 1, 2013**

**City of New Brighton  
Attn: Janice Gundlach, City Planner  
803 Old Highway 8 NW  
New Brighton, MN 55112**

**Re: Special Use Permit Application for installation of cellular antennas on top rail of water tower and the installation of equipment shelter in base of tower.**

**Janice,**

**I am submitting this letter on behalf of AT&T Mobility, which is applying for a Special Use Permit for its planned construction, operation, and maintenance of cellular antennas on the City of New Brighton owned water tower. The facility is to be located at the above address. This letter provides a general overview of the project, including its need and its design.**

**Contact Information:**

**I. Applicant:**

**Steve Trueman for AT&T Mobility  
6842 Merrimac Lane N.  
Maple Grove, MN 55311  
612-859-9787**

**Property Owner:**

**City of New Brighton  
Attn: Grant M. Wyffels  
803 Old Highway 8 NW  
New Brighton, MN 55112  
(651) 638-2053**

**II. Proposed Use**

**AT&T is proposing to add <sup>9</sup> antennas, mounted on top railing of water tower located at 660 5<sup>th</sup> St SW New Brighton, MN 55112**

### **III. Proposed Co-Location of Antennas**

The height of the proposed antenna co-location will be 193' on water tower railing. The railing will be designed to accommodate all structural weight requirements for equipment. AT&T will be locating a 12' by 20' pre-fabricated equipment shelter inside the base of the water tower. AT&T will be using only their federally licensed transmitting and receiving frequencies. There will be no advertising on any of the equipment. Once the equipment is installed, vehicles will visit the site for maintenance purposes approximately once a month. The proposed Facility will be unmanned, and it will operate continuously. No sewer or water service is required for operation of the tower.

### **IV. Why and How This Location was Chosen**

AT&T has been experiencing "dropped calls" and poor coverage in this area and there are no existing communication towers, other water towers, or tall structures within the area.

Enclosed with this letter is the SUP Application Form, and two (2) 11" by 17" copies of Construction Drawings. A survey of the proposed site will be provided to the City shortly.

Should you have any questions or if I can be of any assistance, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,

Alex Trueman  
*Site Acquisition for AT&T Mobility*  
6842 Merrimac Lane N.  
Maple Grove, MN 55311  
320-761-0033

## Special Use Permit Criteria Worksheet

A special use permit cannot be approved unless the Planning Commission and City Council find that the following criteria have been met. Please provide a response on how/why your project meets the below stated criteria. Use additional sheets if necessary and consult with the City Planner at the time of your Pre-Application Meeting as some items may not be applicable for your project.

1) That the establishment, maintenance, or operations of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The placement of these antennas on the city water tower will not adversely effect or be detrimental to or endanger the public health, safety, morals, comfort or general welfare

2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The placement of these antennas on the city water tower will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood, especially since there are already cellular antennas on the tank.

3) That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The placement of these antennas on the city water tower will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district

4) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Yes, they already exist

5) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located.

Yes, it will conform to the applicable regulations of the district in which it is located





## Janice Gundlach

---

**From:** Steve Trueman <[steve@truemansac.com](mailto:steve@truemansac.com)>  
**Sent:** Tuesday, April 09, 2013 12:01 PM  
**To:** Janice Gundlach; Grant Wyffels  
**Cc:** [alex@truemansac.com](mailto:alex@truemansac.com)  
**Subject:** RE: AT&T Request @ 660 5th ST SW

Janice,

Per your request here is a more detailed explanation of the options regarding the railing at the top of the water tank. We are still waiting to get back the results from the mapping/structural being done on the existing railing. If AT&T determines we can use the existing railing (even though it may require some structural upgrades), this would be our preferred choice. If it is determined that AT&T will need to build a new ring, this will be done just outside (2 to f3 feet) of the existing ring. We will not be anywhere near the outside edge of the top of the tower nor visible from anywhere near the base of the tower. If the City in tuould be rn wants to remove the existing railing at that point and move the existing antennas to the new railing, this would be no problem. Hope this helps...let me know if you need anything further.

And yes, might as well go with up to nine antennas at the PC meeting. Thanks.

Steve

Steve Trueman  
*Trueman Site Acquisition for AT&T*  
553 77<sup>th</sup> St. W.  
Eagan, MN 55121  
612-859-9787  
[steve@truemansac.com](mailto:steve@truemansac.com)

---

**From:** Janice Gundlach [<mailto:Janice.Gundlach@newbrightonmn.gov>]  
**Sent:** Tuesday, April 9, 2013 8:49 AM  
**To:** 'Steve Trueman'; [alex@truemansac.com](mailto:alex@truemansac.com)  
**Cc:** Grant Wyffels  
**Subject:** RE: AT&T Request @ 660 5th ST SW

The concern I have is the railing represented on the plans does not reflect what you're actually proposing. Further, there is good suspicion that what you are proposing won't work because there is already equipment on that railing, there may not be room to fit your equipment, and structurally it won't be supported. Has AT&T done this analysis? From an esthetic standpoint there is an impact if you mount on the exiting railing vs. a new outer-ring railing. From a practical standpoint, both scenarios are acceptable. However, for the land use approval process the plans need to match esthetically what is going on. As I mentioned over the phone, I'm not as concerned about whether the plans say 6 or 9 antenna because esthetically that has very little impact whereas the railing has a much bigger impact.

---

**From:** Steve Trueman [<mailto:steve@truemansac.com>]  
**Sent:** Monday, April 08, 2013 6:29 PM  
**To:** Janice Gundlach; [alex@truemansac.com](mailto:alex@truemansac.com)  
**Subject:** RE: AT&T Request @ 660 5th ST SW

Janice,

I did confirm that at this site AT&T will only be using 6 antennas. As far as the railing at the top, until we complete the structural/mapping we won't know for sure if the existing railing will work or if we will need to build a new one. If possible, we want to try to make the existing railing work. Thanks.

Steve

Steve Trueman  
*Trueman Site Acquisition for AT&T*  
553 77<sup>th</sup> St. W.  
Eagan, MN 55121  
612-859-9787  
[steve@truemansac.com](mailto:steve@truemansac.com)

---

**From:** Janice Gundlach [<mailto:Janice.Gundlach@newbrightonmn.gov>]  
**Sent:** Wednesday, April 3, 2013 7:37 AM  
**To:** [alex@truemansac.com](mailto:alex@truemansac.com); [steve@truemansac.com](mailto:steve@truemansac.com)  
**Subject:** FW: AT&T Request @ 660 5th ST SW

Any progress on this? This item cannot go before the Planning Commission on April 16<sup>th</sup> unless I received the fee. Let me know.

---

**From:** Janice Gundlach  
**Sent:** Friday, March 29, 2013 11:42 AM  
**To:** [alex@truemansac.com](mailto:alex@truemansac.com); [steve@truemansac.com](mailto:steve@truemansac.com)  
**Subject:** AT&T Request @ 660 5th ST SW

I just realized the special use permit fee of \$575.00 was not submitted with the application materials. If you could get that to me asap that would be great. Thanks and have a great weekend.

**Janice Gundlach**  
City Planner  
City of New Brighton  
803 Old Highway 8 NW  
New Brighton, MN 55112

Direct: 651-638-2059  
Email: [janice.gundlach@newbrightonmn.gov](mailto:janice.gundlach@newbrightonmn.gov)  
City's Website: [www.newbrightonmn.gov](http://www.newbrightonmn.gov)

THE PURPOSE OF THIS DRAWING IS TO SHOW  
HOW THE DEVELOPED SITE RELATES TO THE  
PARENT PARCEL AND ADJACENT PROPERTIES.



10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

PROJECT NO: 169619

DRAWN BY: PJG

CHECKED BY: KJA

A	02/22/13	ISSUED FOR REVIEW
REV	DATE	DESCRIPTION

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UNIVERSAL TRUCK SERVICES  
MPLSMN1473\_134143  
660 5TH STREET SW  
NEW BRIGHTON, MN 55112  
NSB - WATER TOWER

SHEET TITLE

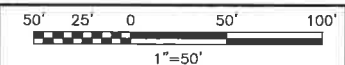
## SITE PLAN

SHEET NUMBER

**C-1**

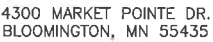


## SITE SURVEY PLAN



C





10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

PROJECT NO: 169619

DRAWN BY: PJG

CHECKED BY: KJA

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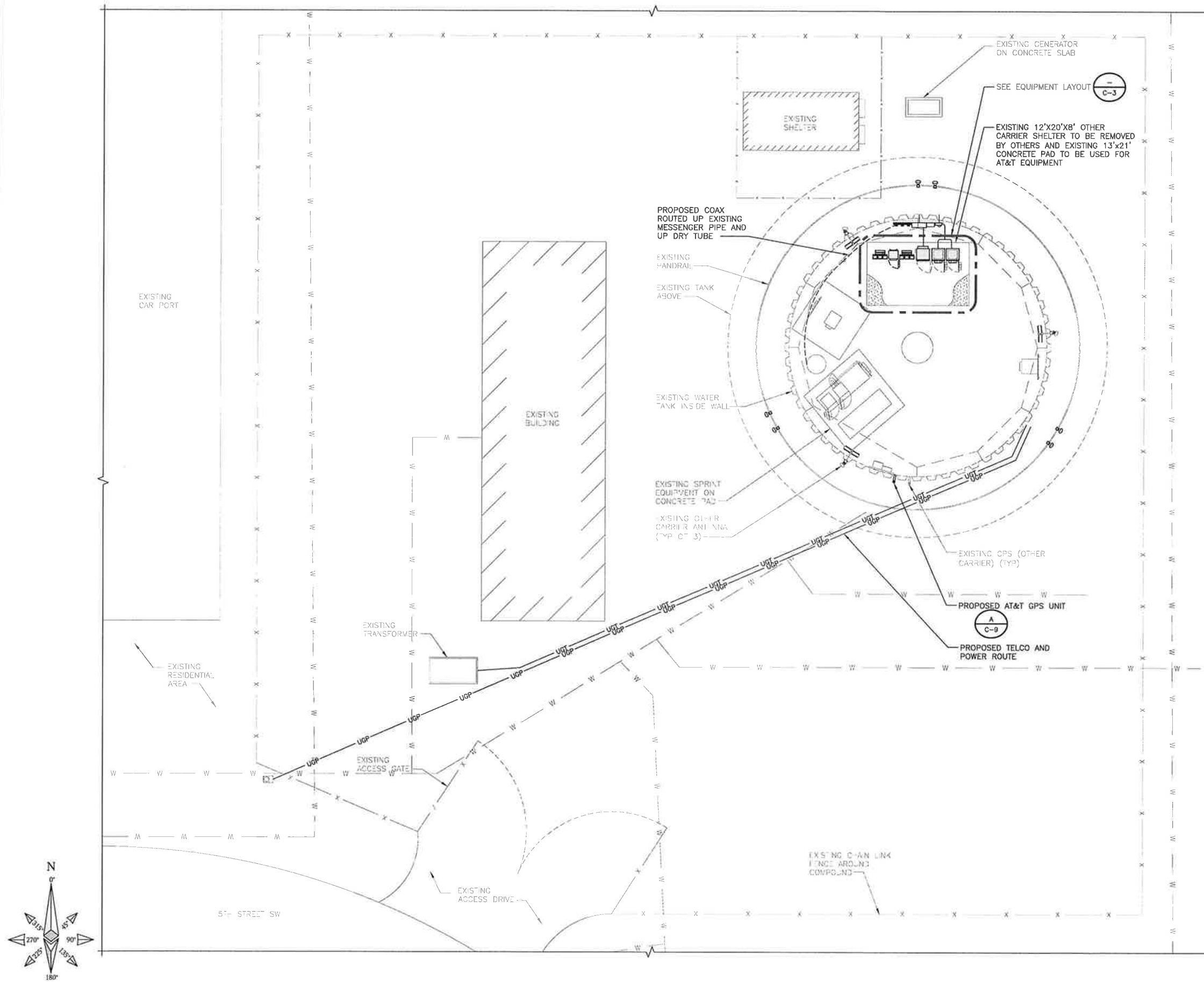
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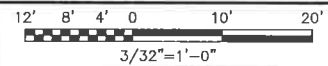
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ENLARGED SITE PLAN

SHEET NUMBER

**C-2**

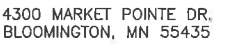


ENLARGED SITE PLAN



## NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED LTE GPS ANTENNA AND TRANSMITTING ANTENNAS.
3. PROPERTY LINES ARE APPROXIMATIONS ONLY.
4. ANTENNAS & MOUNTS OMITTED FOR CLARITY.
5. FOR FIBER TRUNK, REFERENCE AT&T LTE GUIDE LINES REV. 1.9 PAGE 13 TABLE 2.1.2.
6. FOR DC POWER CABLE TRUNK, REFERENCE AT&T LTE GUIDE LINES REV. 1.9 PAGE 14 TABLE 2.1.3.



10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

PROJECT NO:	169619
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DRAWN BY: PJG

CHECKED BY: KJA

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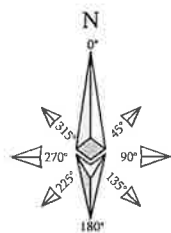
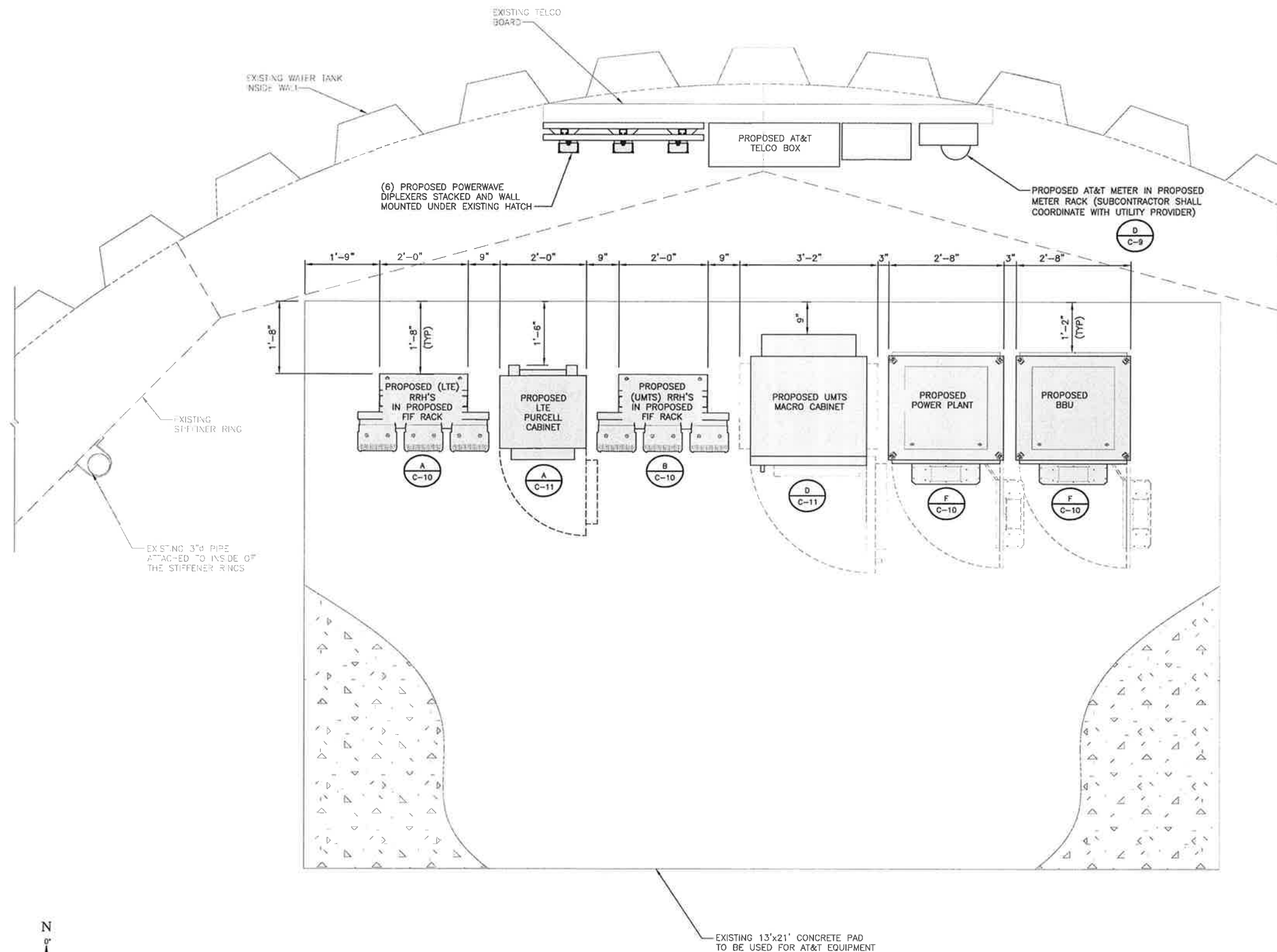
UNIVERSAL TRUCK SERVICES  
MPLSMN1473\_134143  
660 5TH STREET SW  
NEW BRIGHTON, MN 55112  
NSB - WATER TOWER

SHEET TITLE

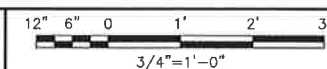
EQUIPMENT LAYOUT

SHEET NUMBER

**C-3**

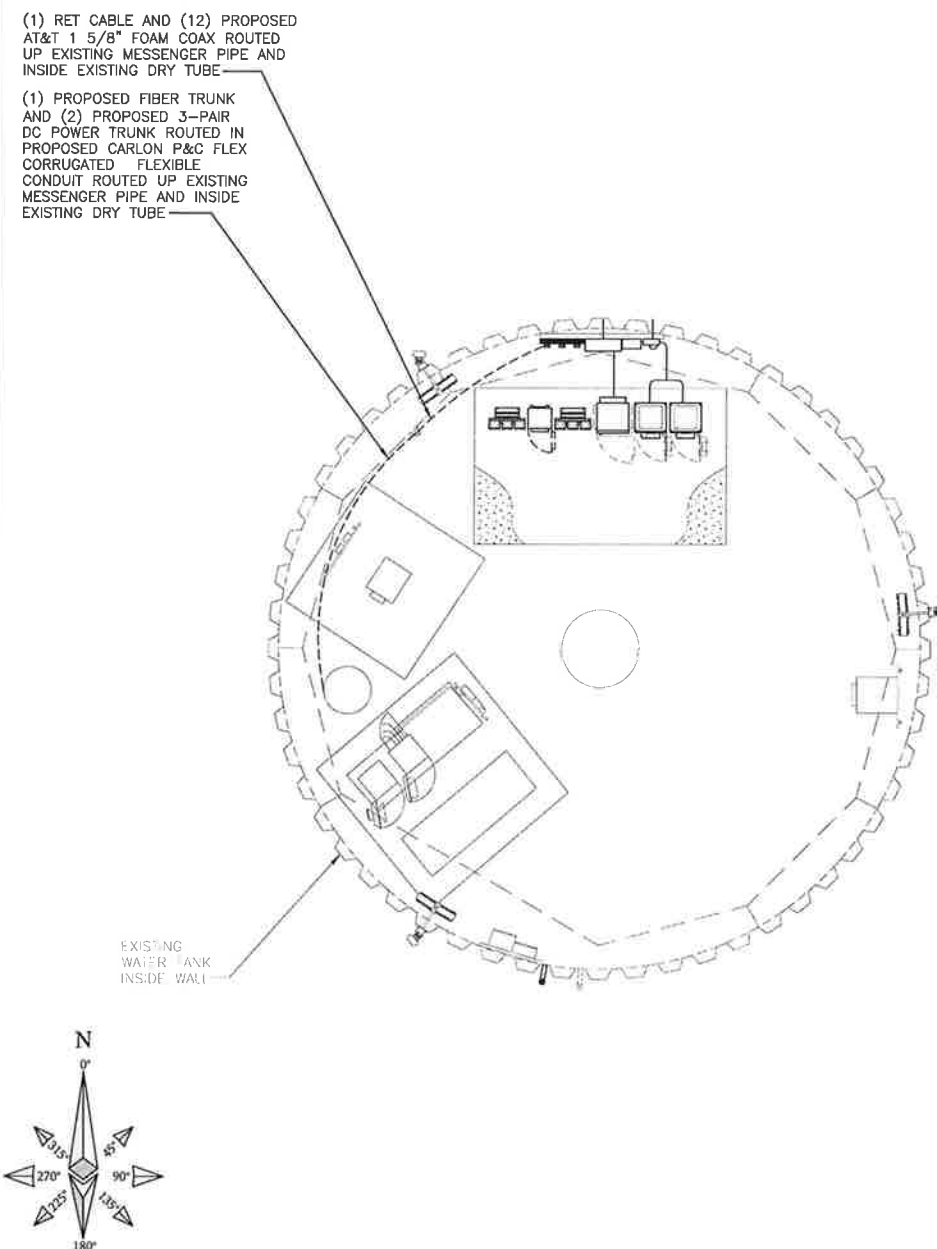


### EQUIPMENT LAYOUT



NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED LTE GPS ANTENNA AND TRANSMITTING ANTENNAS.
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6. FOR DC POWER CABLE TRUNK, REFERENCE AT&T LTE GUIDE LINES REV. 1.9 PAGE 14 TABLE 2.1.3.



THE EXISTING TOWER IS CURRENTLY BEING ANALYZED BY OTHERS TO DETERMINE ITS STRUCTURAL CAPACITY TO CARRY THE PROPOSED NEW COAX. AND ANTENNAS. THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THAT THE STRUCTURAL ANALYSIS WILL SHOW THAT THE TOWER HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED NEW LOADS. INSTALLATION OF THE COAX AND ANTENNAS SHALL NOT COMMENCE UNTIL AN APPROVED STRUCTURAL ANALYSIS HAS BEEN RECEIVED BY THE OWNER OR AT&T AND HAS BEEN REVIEWED BY BLACK & VEATCH. CONTRACTOR SHALL REFERENCE THE TOWER STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING.

### TOWER ANALYSIS NOTE

B

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEERED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE.

IN ACCORDANCE WITH LATEST RF DATA SHEET.

THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

PROPOSED-TOWER

```

INSTALL (3)  ALCATEL-LUCENT RRH LTE 700L P2, X PER SECTOR
INSTALL (3)  ALCATEL-LUCENT 9442 RRH AWS, X PER SECTOR
INSTALL (3)  P65-17-XLH-RR ANTENNAS, X PER SECTOR
INSTALL (3)  ANDREW E15201P13 DTMA'S, X PER SECTOR
INSTALL (3)  ANDREW E15S09P78 DTMA'S, X PER SECTOR
INSTALL (3)  RAYCAP DC2-48-60-0-9E SURGE PROTECTION UNIT
INSTALL (6)  ANDREW P/N MT-537 ANTENNA MOUNTING PIPES
INSTALL (MULTIPLE) ANDREW P/N MT-219-H PIPE MOUNT KIT
INSTALL (12) COAX CABLES
INSTALL (2)  DC POWER CABLES
INSTALL (1)  FIBER CABLE
INSTALL (1)  RET HR CABLE
INSTALL (1)  ALARM CABLE
INSTALL (1)  LTE GPS UNIT
INSTALL (1)  E911 GPS & OMNI BCCH UNIT

```

PROPOSED-SHELTER/EQUIPMENT PLATFORM

INSTALL (1) EMERSON POWER BAY  
INSTALL (1) PROPOSED EMERSON BATTERY STACK  
INSTALL (2) 19" FIF RACK(S)  
INSTALL (1) PROPOSED ALU UMTS NODE B  
INSTALL (6) ANDREW CM1007-DBP\*VC-003 DIPLEXERS, X PER SECTOR  
INSTALL (1) GENERATOR



4300 MARKET POINTE DR.  
BLOOMINGTON, MN 55435



**BLACK & VEATCH**

10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

PROJECT NO:	169619
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DRAWN BY: PJG

CHECKED BY: KJA

A	02/22/13	ISSUED FOR REVIEW
REV	DATE	DESCRIPTION

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UNIVERSAL TRUCK SERVICES  
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660 5TH STREET SW  
NEW BRIGHTON, MN 55112  
NSB - WATER TOWER

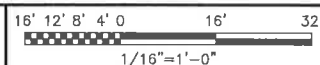
SHEET TITLE

SITE ELEVATION

SHEET NUMBER

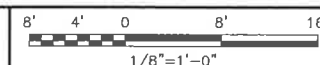
**C-4**

PROPOSED ELEVATION  
SEE DRAWING C-1



A

PROPOSED CABLE ROUTING DETAIL  
SEE DRAWING C-1

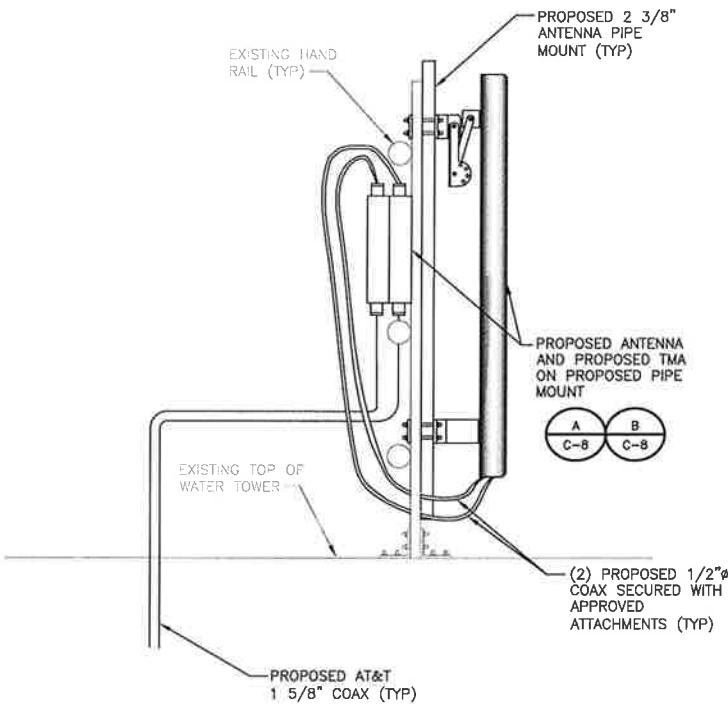


C

## PROJECT DESCRIPTION

1

REMOTE RADIO HEADS (VERIFY WITH CURRENT RFDS)								
SECTOR	RRH TYPE	RRH LOCATION (MAX. DISTANCE FROM SURGE SUPPRESSOR)	MINIMUM CLEARANCES			DC JUMPER CABLE		
			ABOVE	BELOW	SIDES	QTY	AWG	
ALPHA SECTOR	A1	ALCATEL - LUCENT (850 OR 1900)	16.4'	16"	8"	0"	2	12
	A2	ALCATEL - LUCENT (700 MHZ)	16.4'	16"	8"	0"	2	12
BETA SECTOR	B1	ALCATEL - LUCENT (850 OR 1900)	16.4'	16"	8"	0"	2	12
	B2	ALCATEL - LUCENT (700 MHZ)	16.4'	16"	8"	0"	2	12
GAMA SECTOR	G1	ALCATEL - LUCENT (850 OR 1900)	16.4'	16"	8"	0"	2	12
	G2	ALCATEL - LUCENT (700 MHZ)	16.4'	16"	8"	0"	2	12



4300 MARKET POINTE DR.  
BLOOMINGTON, MN 55435



**BLACK & VEATCH**

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OVERLAND PARK, KANSAS 66210  
(913) 458-2000

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UNIVERSAL TRUCK SERVICES  
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660 5TH STREET SW  
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NSB - WATER TOWER

SHEET TITLE  
**ANTENNA LAYOUTS  
AND SCHEDULE**

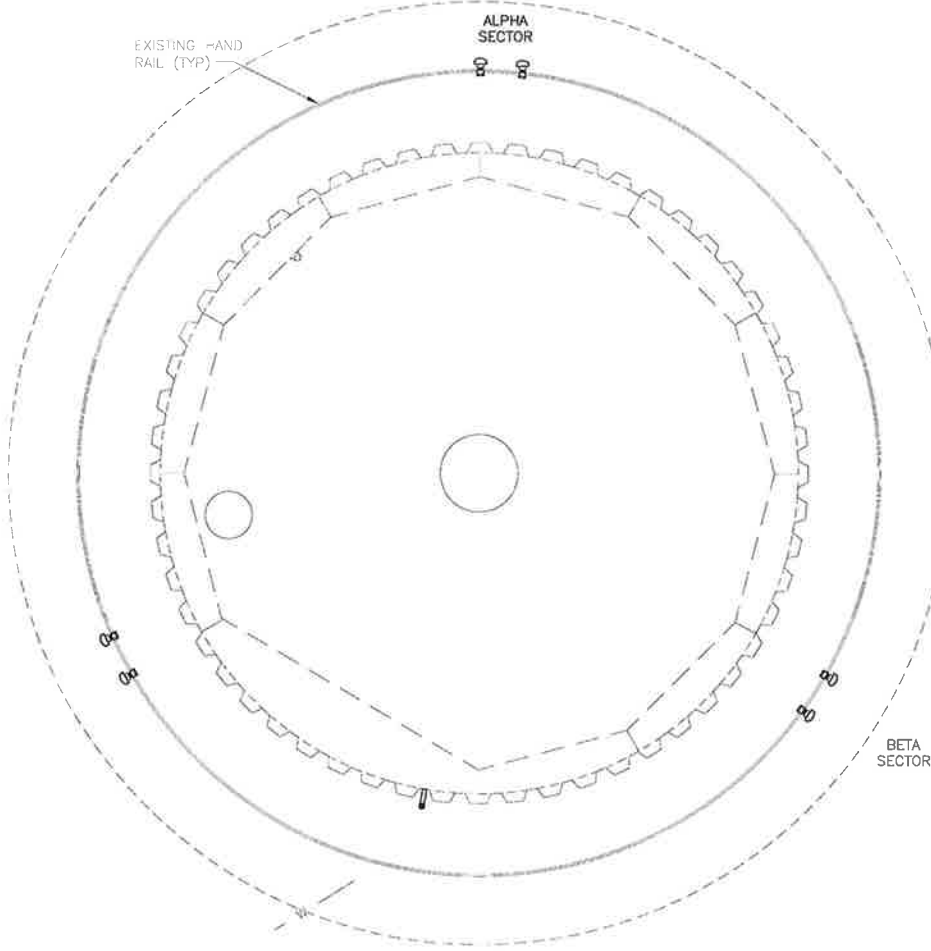
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**C-5**

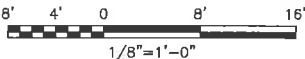
PROPOSED EQUIPMENT REQUIREMENTS

NO SCALE

1



PROPOSED ANTENNA LAYOUT

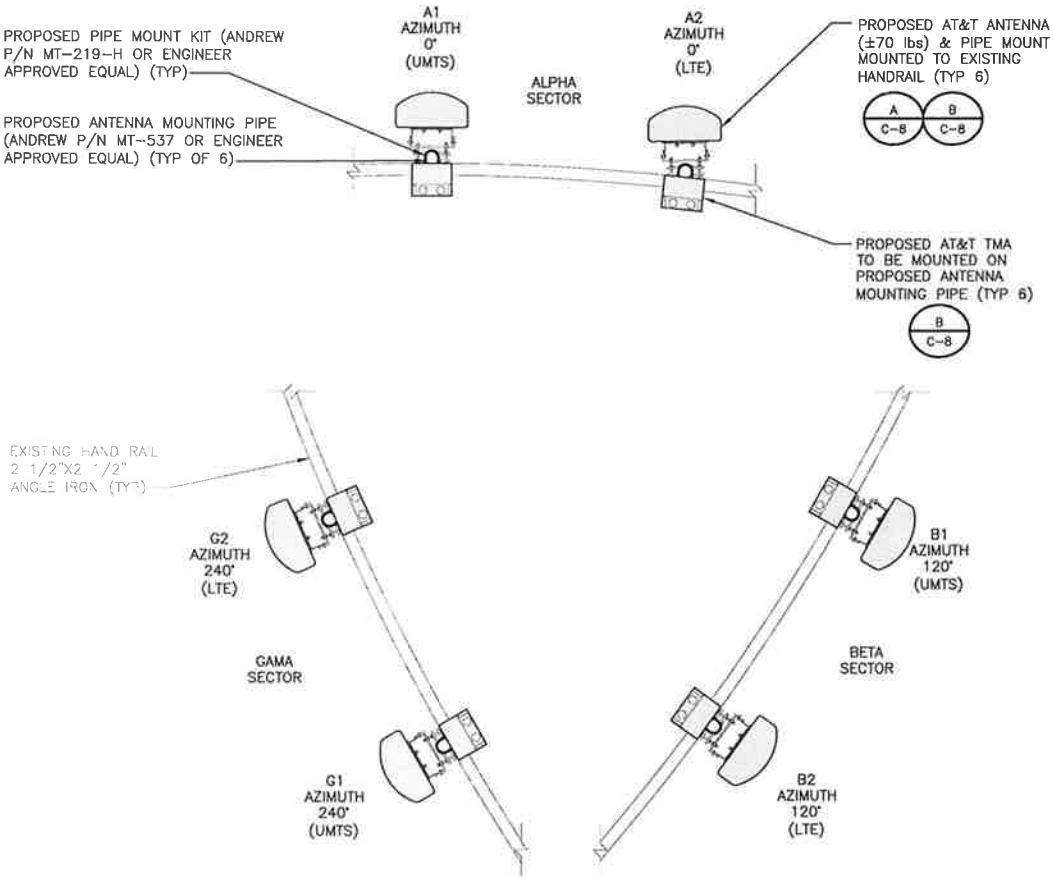


3

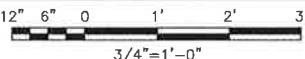
ANTENNA MOUNTING DETAIL

NO SCALE

2



ENLARGE ANTENNA LAYOUT



NO SCALE

4

## **PLANNING REPORT**

**DATE:** April 10, 2013  
**CASE:** LP2013-003, NC2013-002  
**SUBJECT:** Site Plan and Nonconforming Use Permit, Allowing a 15,937 SF Addition at 348/350 1<sup>st</sup> ST SW  
**APPLICANT:** Joseph A. Wolkerstorfer on behalf of Wolkerstorfer Co., Inc.

### **REQUEST & BACKGROUND**

The applicant is requesting Site Plan and Nonconforming Use Permit approval in order to allow construction of a 15,937 SF addition to the existing industrial building located at 348/350 1<sup>st</sup> Street SW. The proposed addition would be single story warehouse space and be located on the south side of the existing building. The proposed improvements include two new loading docks but no additional off-street parking spaces. A Nonconforming Use Permit is necessary as the site does not contain enough off-street parking stalls to accommodate the size of the existing building, nor is the existing 20' rear yard building setback or 5' easterly side yard parking setback met. The applicant has proposed a proof of parking plan, which includes enough stalls to meet minimum parking standards for the proposed 15,937 SF addition.

The nature of Wolkerstorfer's business is chemical processing, painting and anodizing, which requires large pieces of fixed equipment such as large processing tanks. Because of this, the ratio of workers to the floor plan is much less than a typical manufacturing use. Therefore, the business's need for off-street parking is much less than one might expect, or the Zoning Code requires, based on the overall size of the building. The proposed addition will use this same floor place to worker ratio, with the applicant stating there is enough existing off-street parking stalls available to handle existing and proposed employee and visitor needs to the site.

This site is located directly across the street from the approved school bus terminal of American Student Transportation at 401 1<sup>st</sup> Street SW. The bus terminal garnered much discussion based on the amount of traffic that would be produced by the site. The applicant was asked whether the proposed addition would produce additional truck traffic to the site. The property owner has indicated the proposed addition could result in two additional semi-truck trips per day, at the greatest. The Public Works Director has indicated this amount is negligible when compared to the amount of traffic on 1<sup>st</sup> Street SW already and a traffic analysis/study would not be necessary.

It should also be noted that a 9,000 SF addition was approved in November of 2012. Because of reasons outlined in the applicant's narrative, that addition is not being built. This proposal, while different, will allow the company to meet the same needs as represented during the last land use application.

### **ATTACHMENTS**

- A – Resolution
- B – Project Location Map
- C – Zoning Map
- D – Aerial Photo
- E – Neighborhood Notification Map
- F – Applicant Narratives
- G – Nonconforming Use Permit Worksheet

H – Interoffice Engineering/Public Works Memo  
 I – Lighting Details  
 J – Certificate of Survey  
 K – Sheet C1.01: Title Conditions  
 L – Sheet C2.01: Existing Conditions  
 M – Sheet C3.01: Site Plan  
 N – Sheet C4.01: Grading & Drainage Plan  
 O – Sheet C5.01: Erosion Control Plan  
 P – Sheet C5.02: Erosion Control Notes & Details  
 Q – Sheet C6.01: Storm Sewer Plan  
 R – Sheet C9.01: Detail Sheet  
 S – Sheet L-1: Landscape Plan  
 T – Sheet A1: Proof of Parking Site Plan  
 U – Sheet A2: Overall Floor Plan  
 V – Sheet A3: Elevations

#### **FINDINGS**

Section 8-010. Site Plan Approval.

Section 8-460. Regulations as to Type 4 Nonconformities.

#### **SITE CHARACTERISTICS**

Location:	348/350 1 <sup>st</sup> ST SW
Lot Size:	265,474 SF (6.1 acres)
Topography:	Generally Flat – ponding in NE corner
Comprehensive Plan Designation:	HI, Heavy Industrial
Zoning:	I – 2, Heavy Industrial
Surrounding Land Uses:	
North:	railroad, industrial warehouse
South:	1 <sup>st</sup> ST SW, school bus terminal
East:	Interstate 35W
West:	Estes Express trucking terminal, railroad

#### **SITE PLAN ANALYSIS**

The applicant is proposing to construct a 15,937 SF addition on the south side of the existing building. Staff examined the following relevant site plan considerations:

<b>Building Setbacks</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed Addition</b>
<i>Front (south)</i>	40'	46'	60'
<i>Side (east)</i>	15'	93'	200'
<i>Side (west)</i>	15'	45'	68'
<i>Rear (north)</i>	20'	18'	n/a

While the existing building has a nonconforming rear yard setback (located at the “shed addition” as noted on the plan), the proposed addition meets all required building setbacks per

Zoning Code Section 6-060. The nonconformity will be discussed in the Nonconforming Use Permit Analysis section of this report.

<b>Building Height</b>	Allowed	Existing	Proposed Addition
<i>Section 6-060(6)</i>	40'	30'	24'

The proposed building height is less than the maximum height allowed under Section 6-060.

<b>Parking Setbacks</b>	Required	Existing	Proposed Addition
Front (south)	40'	40'	59' (drive aisle)
Side (east)	5'	3.5'	n/a
Side (west)	5'	15'	39' (drive aisle)
Rear (north)	5'	~25'	n/a

The proposed setbacks noted in the table above, relate to a drive-aisle that will serve the two proposed loading docks. The applicant is not proposing to construct any additional parking areas with this proposal, just relocation of a drive-aisle between the building and the front property line. However, proof-of-parking areas are proposed, which meet required parking lot setbacks of Zoning Code Section 11-020(6). The proof of parking issue is discussed further in the Nonconforming Permit Analysis section of this report.

#### **Floor Area Ratio**

Zoning Code Section 6-060 allows a F.A.R. of 0.4 for one-story building. Including the proposed addition, the F.A.R is as follows:

$$72,579 \text{ SF existing} + 15,937 \text{ SF proposed} = 88,516 \text{ SF} / 265,474 \text{ SF (lot area)} = 0.33$$

With a proposed F.A.R. of 0.33, the proposed project is in compliance with F.A.R maximums.

#### **Required # of Off-Street Parking Stalls**

The proposed 15,937 SF addition is solely for warehouse space. Within the building, manufacturing and warehouse space is being revised. Manufacturing is calculated at 1 parking stall for every 350 SF of space and warehousing is calculated at 1 parking stall for every 1,000 SF of space. Additionally, parking ratios are applied on 90% of the gross building square footage area. Thus, the proposed addition would require 14 parking stalls.

Off-street parking for the existing building consists of the following:

$$53,359 \text{ SF manufacturing} \times 90\% / 350 = 137 \text{ stalls}$$

$$5,232 \text{ SF office} \times 90\% / 200 = 24 \text{ stalls}$$

$$13,988 \text{ SF warehouse} \times 90\% / 1,000 = 13 \text{ stalls}$$

$$\text{Total} = 174 \text{ stalls}$$

With the existing requirement of 174 stalls and the proposed addition demanding 14 parking stalls according to Zoning Code Section 11-030, 188 off-street parking stalls are required. The property currently contains 64 parking stalls, much less than the requirement.

The applicant's narrative discusses this issue in more detail. Essentially, Wolkerstorfer's business is such that large tanks and fixed equipment take up extra-ordinary amounts of floor space than is typical of manufacturing uses. Thus, the demand for off-street parking stalls is much less because they employ less people because floor space is occupied by equipment. Attached sheet A1 depicts how additional parking could be accommodated on the property, in the form of proof-of-parking, should a future occupant need more off-street parking. As depicted on this plan 188 total stalls can be accommodated on site (combination of existing stalls and proof-of-parking stalls). While it is not typical to allow such high numbers of proof of parking stalls, staff finds it an appropriate alternative in this case based on the applicant's use of his property and not building unnecessary impervious surface. The applicant will be required to enter into a Proof-of-Parking Declaration.

### **Landscaping**

The proposed addition requires conformance with the landscaping standards of Zoning Code Section 8-010(2). Based on the 15,937 SF addition proposed, the applicant is required to provide the following landscaping:

16 canopy trees (50% deciduous/50% coniferous, maximum 30% single species)  
53 shrubs

The proposed Landscape Plan concentrates all of the proposed landscaping in the front yard between the property line and the proposed loading docks. The landscaping details are as follows:

16 canopy trees (11 deciduous, 5 coniferous)  
53 shrubs

The requirement of 50% deciduous/50% coniferous distribution is not met. ***The Landscaping Plan will have to be revised so 3 of the proposed deciduous trees are converted to coniferous.*** The applicant should also be advised that at least one additional coniferous species will have to be proposed so as to not exceed the 30% single species maximum. An adequate number of shrubs are proposed.

### **Loading/Unloading**

Unlike the former 9,000 SF proposal, this request includes two loading docks facing west. The loading docks are necessary because some existing warehousing space is being repurposed to manufacturing, and the lost warehousing space within the existing building will be accommodated by the addition. With this layout, two loading docks are proposed. Currently, trucks back up the long north/south driveway along the western property line. Under the proposal, the trucks will have easier in and out dock movements.

Zoning Code Section 11-050 discusses seven criteria related to loading and unloading. Most of the criteria relate to location standards. The specific criteria are (staff responses in italics):

A. All loading/unloading areas shall be off-street and located on the same lot as the building or use to be served.

*This criterion is met.*



- B. All loading/unloading space curb cuts shall be located a minimum of fifty feet from the intersection of two or more street right-of-ways.

*This criterion is met. The nearest intersection of two or more streets is 350' to the west.*

- C. All loading/unloading spaces serving an industrial use shall not be located closer than 100 feet to a residential district.

*This criterion is met.*

- D. All loading/unloading spaces shall be in the side or rear yards.

*It is staff's opinion this criterion is met. While it appears the proposed loading docks are in the front yard, the front yard is typically defined as the setback area (in this case the first 40' measured back from the right-of-way line). Being the loading docks are setback 60' from the front property line and 70' from the actual traveled portion of the road, staff finds this criterion is met. In an effort to best comply with this standard, the applicant has faced the docks towards the side yard so as to not be directly visible from the street. The proposed landscaping has also been placed in a manner to screen the docks from the street.*

- E. All loading/unloading docks and vehicular doors shall be, when facing a public right-of-way, fifty feet or more from said right-of-way.

*This criterion is met. The docks are proposed to be side load so as not to face a public right-of-way. Further, the docks are 50' from the property line and 70' from the traveled portion of the road.*

- F. Each loading/unloading space shall be located so that it will not block or interfere with any traffic flow.

*This criterion is met. A drive-aisle will be constructed specifically, and only, for the loading dock. Also, the truck's need to use the existing roadway for backing space will not be any worse than the existing situation.*

- G. On the same premises with commercial or industrial uses that require the shipping or receiving of goods or supplies, loading/unloading space shall be provided as follows:

2.0 spaces	Up to 10,000 sq. ft. floor space
+1.0 space	Each additional 15,000 sq. ft. floor space

*It is staff's opinion this criterion is met. Based on the applicant's submitted elevation plans, there are four designated loading "docks" (2 existing, 2 proposed) and four additional overhead doors with other loading and unloading capabilities.*

#### **Curb Cuts / Access Points**

Curb cuts are not typically a topic that requires review under a Site Plan review. However, Chapter 11 of the Zoning Code does specify that "No property under common ownership and

used as a single unified use shall be entitled to more than two curb cuts or access points unless a site plan or site plan amendment for a greater number is approved by the City Council.” This property currently has three access points (curb cuts) and is proposed to retain three. Because the curb cuts are not changing location, staff supports keeping the existing three.

However, the issue requiring attention is the width of the most-westerly curb cut. As proposed, the curb cut is 47’ in width. Zoning Code Section 11-020(8)(J) states that two-way, non-residential curb cuts are limited to a maximum 36’ width. ***The applicant must revise the Site Plan to reduce the width of the most westerly curb cut to comply with this standard.***

### **Lighting Plan**

The applicant provided lighting fixture details. As outlined in the applicant’s narrative, “wall packs” will be provided at each overhead door and each service door. A few additional “wall packs” will be proposed as security lighting on the east elevation and the long expansive south elevation. Because no residential uses are adjacent, foot-candle maximums do not apply. However, the fixtures must be downward casting with the actual light source (bulb filament) shielded. Based on the information provided, the applicant meets these standards.

### **Exterior Materials**

The proposed addition’s exterior materials will consist of “architectural precast concrete smooth uniformed ribbed painted panels” with primary colors of white and blue to match the existing building. Zoning Code Section 6-390(12) allows architectural metal panels, thus this requirement is met.

### **Public Safety Comments**

Public Safety reviewed the plans and did not provide any comments.

### **Public Works/Engineering Comments**

An interoffice memorandum is provided as an exhibit, outlining the Public Works/Engineering Department’s concerns. None of the issues outlined in the memo will impact the overall Site Plan or Nonconforming Use Permit. ***The applicant must incorporate these comments into the final construction plans.***

This concludes the Site Plan analysis. The action items have been represented in ***bold italics***. With conditions, staff recommends approval of the Site Plan application.

### **NONCONFORMING USE PERMIT ANALYSIS**

A Nonconforming Use Permit is required due to the following existing nonconformities on the property:

- Rear yard building setback less than 20’ at 18’
- Side yard parking setback (east side) less than 5’ at 3.5’
- Existing off-street parking stalls less than the required at 64 when 188 is required

Zoning Code Section 8-460 provide regulations at to type 4 nonconformities. A Nonconforming Use Permit may be granted only when one or more of the following conditions are met:

- The total number of nonconformities is reduced.

- The impact of any nonconformity upon adjacent premises is reduced to the greatest practical extent.
- The extent of any nonconformity is reduced where practical.

The existing nonconformities on the Wolkerstorfer site related to parking and building setbacks are not practical to reduce. Further, the extent of these nonconformities is so minor in that under both situations the nonconformities amounts to 2' or less. However, the applicant has essentially reduced, and nearly eliminated, the nonconformity related to off-street parking based on the proof of parking concept plan provided. With that, staff finds these criteria are met and would recommend approval. However, it should be noted that if and when any of the proof of parking stalls are built, a Site Plan approval will be necessary to ensure all standards are met. ***Also, a Proof-of-Parking Declaration will be required.*** With this one condition, staff recommends approval of the Nonconforming Use Permit.

#### STAFF RECOMMENDATION

Approval of the Site Plan and Nonconforming Use Permit as submitted, subject to the following conditions:

1. The proposed improvements are built in accordance with the plans submitted and attached to the Planning Report dated 4/10/2013.
2. Implementation of the recommendations contained in the interoffice Engineering/Public Works memo dated 4/9/2013 and attached to the Planning Report.
3. The applicant enters into a Proof-of-Parking Declaration prior to issuance of a building permit.
4. Construction of any of the proposed proof of parking stalls shall require a separate Site Plan and Rice Creek Watershed District approval.
5. The Landscape Plan is revised to ensure compliance with the 50% deciduous/50% coniferous requirement as outlined in the Planning Report.
6. The proposed expanded curb-cut most westerly at 1<sup>st</sup> Street SW is revised to not exceed 36' in width in accordance with Zoning Code Section 11-020(8)(J).




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Janice Gundlach, City Planner

**RESOLUTION  
PLANNING COMMISSION  
CITY OF NEW BRIGHTON**

**RESOLUTION MAKING FINDINGS OF FACT AND RECOMMENDING APPROVAL A SITE PLAN AND NONCONFORMING USE PERMIT.**

**WHEREAS**, an application has been made by Joseph Wolkerstorfer on behalf of Wolkerstorfer Company Inc. to permit construction of a 15,937 SF addition to the existing industrial building located at 348/350 1<sup>st</sup> Street SW, and,

**WHEREAS**, the procedural history of the application is as follows:

1. Applications for a Site Plan and Nonconforming Use Permit were received on March 29, 2013.
2. The Planning Commission, pursuant to published and mailed notices, held a public hearing on April 16, 2013 and all present were given a chance to freely speak at the hearing.
3. The Planning Commission recommended conditional approval on April 16, 2013.

**WHEREAS**, the Planning Commission makes the following Findings of Fact with respect to the Site Plan (LP2013-003) and Nonconforming Use Permit (NC2013-002):

1. The property is zoned I – 2, Heavy Industrial.
2. The property is guided in the Comprehensive Plan for HI, Heavy Industrial.
3. The property is legally described as follows:

Block 15 and that part of Block 16, New Brighton (now vacated), which lies West of the West right-of-way line to the State Highway Department right-of-way for Interstate Highway No. 35W, including vacated streets and alleys accruing to the premises through the vacation thereof lying Southerly of the centerline of vacated First Street South and lying Easterly of the centerline of vacated Fourth Avenue, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.
4. The applicant is proposing to construct a 15,937 SF addition to the south side of the existing industrial building.
5. The applicant does not propose construction of any additional off-street parking, but rather proof-of-parking areas have been identified on the Site Plan.
6. The applicant states the number of existing off-street parking stalls will be adequate to meet additional employee demands resulting from the proposed addition.
7. The Planning Commission considered the Site Plan in accordance with I - 2 district standards of Section 6-150 (refers back to 6-060), the commercial performance standards of Section 6-390, Site Plan standards of Section 8-010 and the parking standards of Chapter 11 of the Zoning Code.
8. The Planning Commission and City Council found all applicable Site Plan standards to be met as outlined in the Planning Report dated April 10, 2013.
9. The Planning Commission identified the following nonconformities on the property:
  - a. Rear yard building setback less than 20' at 18'.
  - b. Side yard parking setback (east side) less than 5' at 3.5'.

- c. Required number of off-street parking stalls is less than required at 64 when 174 are required for the existing building and an additional 14 stalls are required for the proposed addition.
10. The Planning Commission considered the Nonconforming Use Permit in accordance with Section 8-460 (2) and the following criteria:
  - a. The total number of nonconformities is reduced.
  - b. The impact of any nonconformity upon adjacent premises is reduced to the greatest practical extent.
  - c. The extent of any nonconformity is reduced where practical.
11. The Planning Commission found the nonconforming use permit standards to be met based on the following findings:
  - a. It is not practical to eliminate or reduce the building or parking setback nonconformity.
  - b. The building and parking setback nonconformities have little impact on adjacent properties as the nonconformity amounts to less than 2' in both cases.
  - c. The applicant has provided proof of parking plans illustrating the property can accommodate enough parking to meet minimum off-street parking requirements under Chapter 11 of the Zoning Code.
  - d. The nature of the applicant's business is such that the typical manufacturing off-street parking ratio would produce extreme excesses of off-street parking based on the applicant's floor plan to employee ratio.

**NOW THEREFORE BE IT RESOLVED**, that based upon the above Findings of Fact the application for a Site Plan (LP2013-003) and Nonconforming Use Permit (NC2013-002), are hereby recommended for approval, subject to the following conditions:

1. The proposed improvements are built in accordance with the plans submitted and attached to the Planning Report dated 4/10/2013.
2. Implementation of the recommendations contained in the interoffice Engineering/Public Works memo dated 4/9/2013 and attached to the Planning Report.
3. The applicant enters into a Proof-of-Parking Declaration prior to issuance of a building permit.
4. Construction of any of the proposed proof of parking stalls shall require a separate Site Plan and Rice Creek Watershed District approval.
5. The Landscape Plan is revised to ensure compliance with the 50% deciduous/50% coniferous requirement as outlined in the Planning Report.
6. The proposed expanded curb-cut most westerly at 1<sup>st</sup> Street SW is revised to not exceed 36' in width in accordance with Zoning Code Section 11-020(8)(J).

**Adopted** this 16<sup>th</sup> day of April, 2013.

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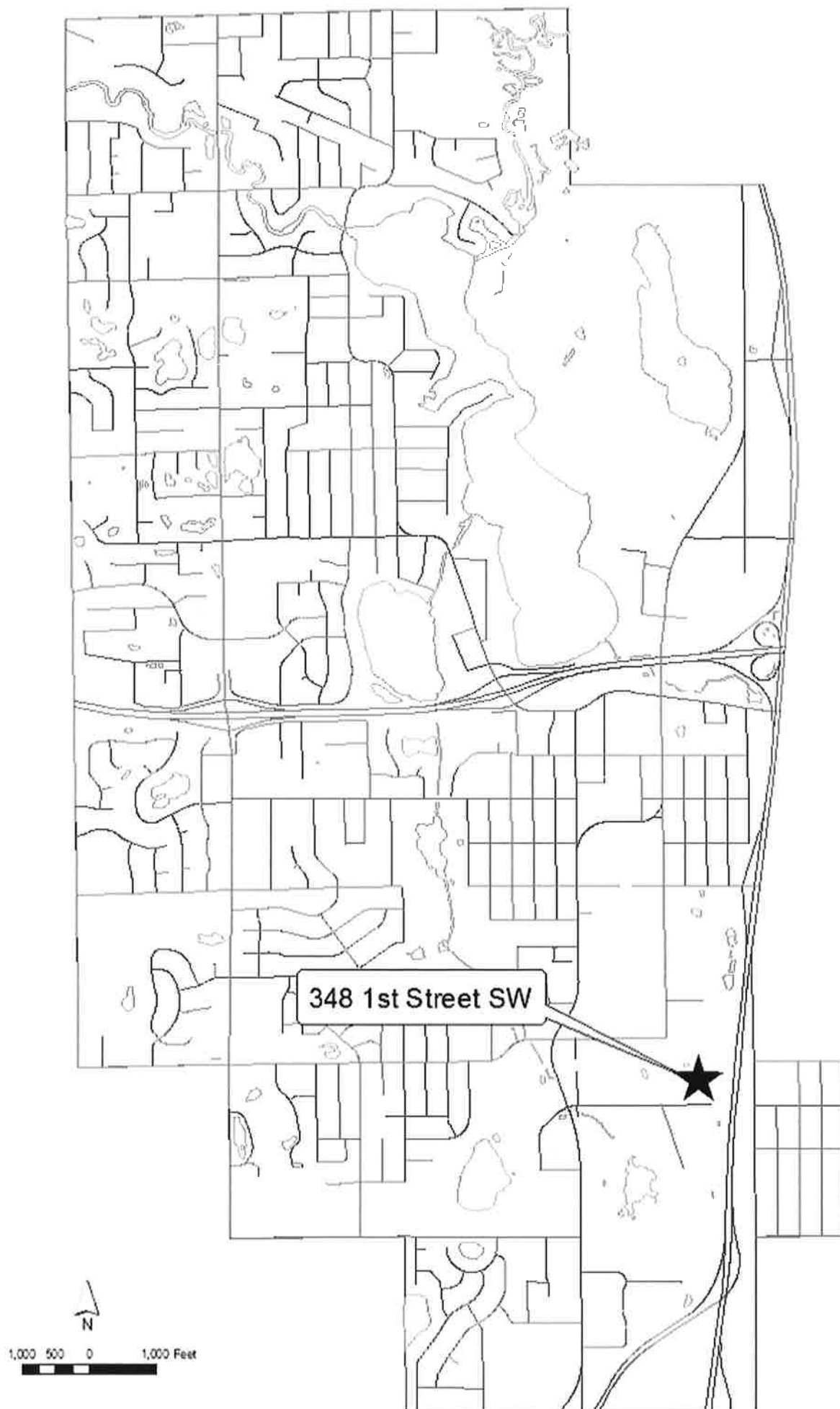
Bruce Howard, Planning Commission Chair

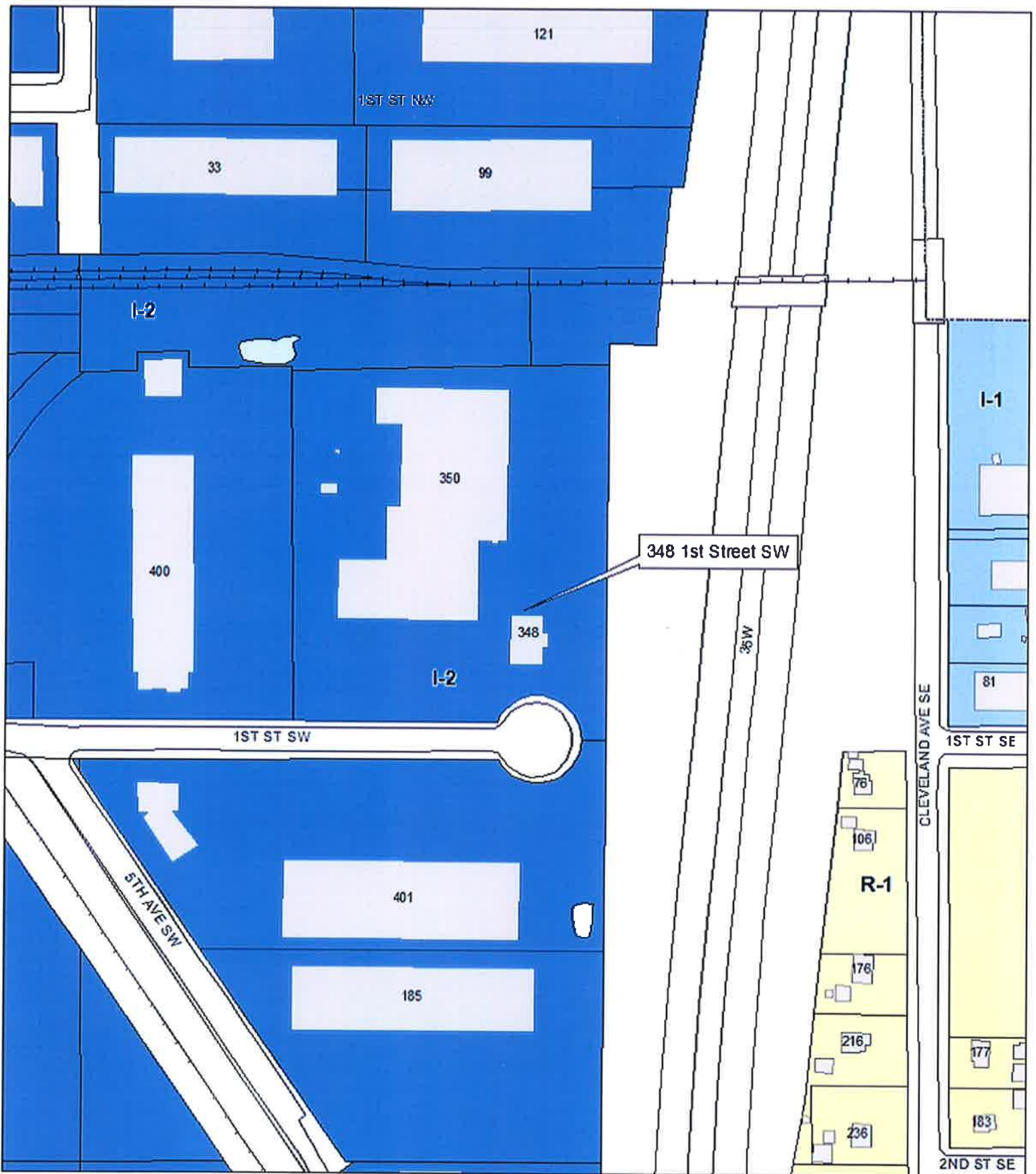
ATTEST:

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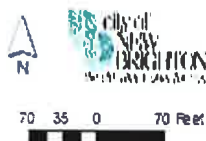
Janice Gundlach, City Planner

# Location Map - 348 1st Street SW



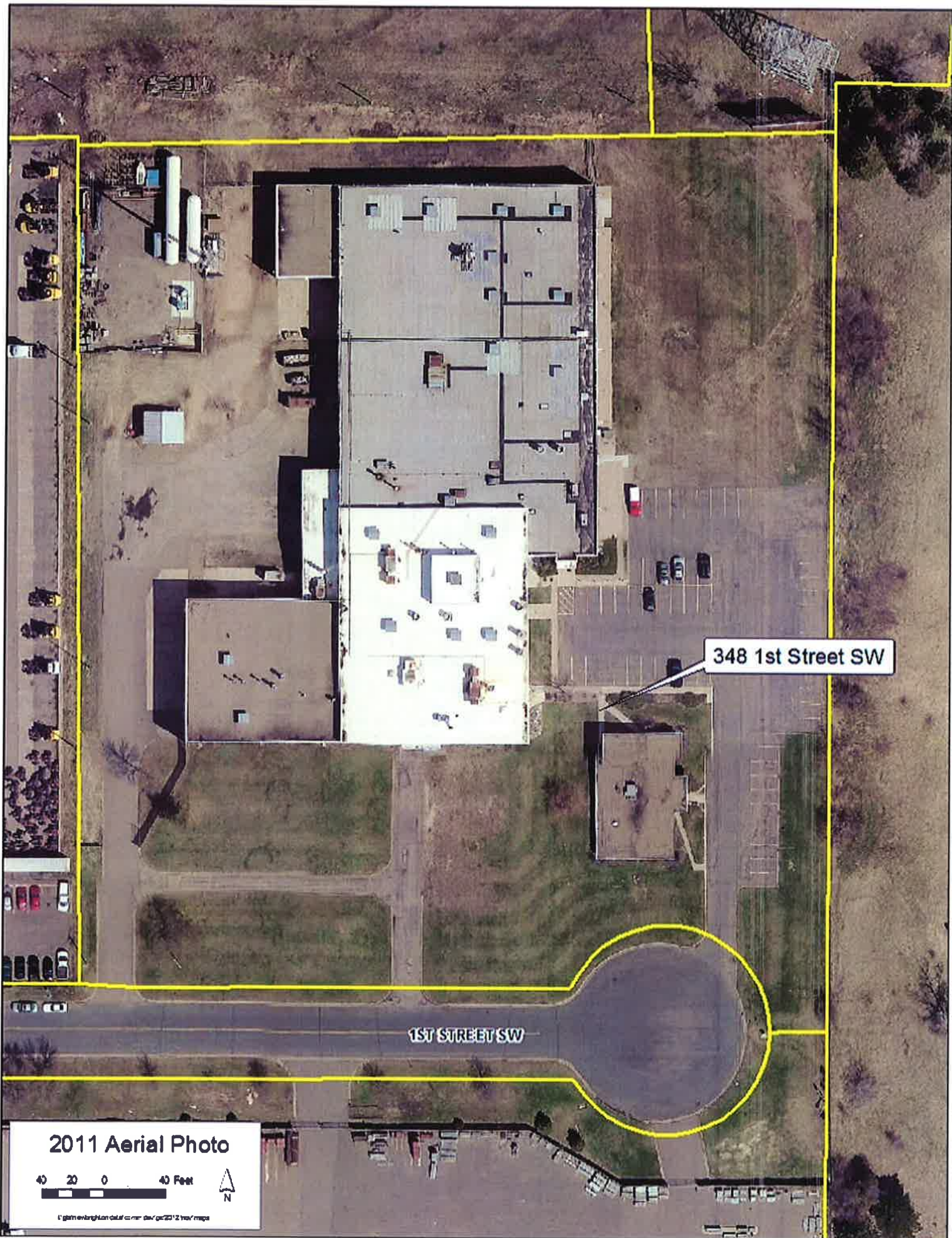


- R-1, Single Family Residential
- I-1, Light Industrial
- I-2, Heavy Industrial



**Current Zoning**  
**348 1st Street SW**  
**I-2, Heavy Industrial**





348 1st Street SW

1ST STREET SW

2011 Aerial Photo

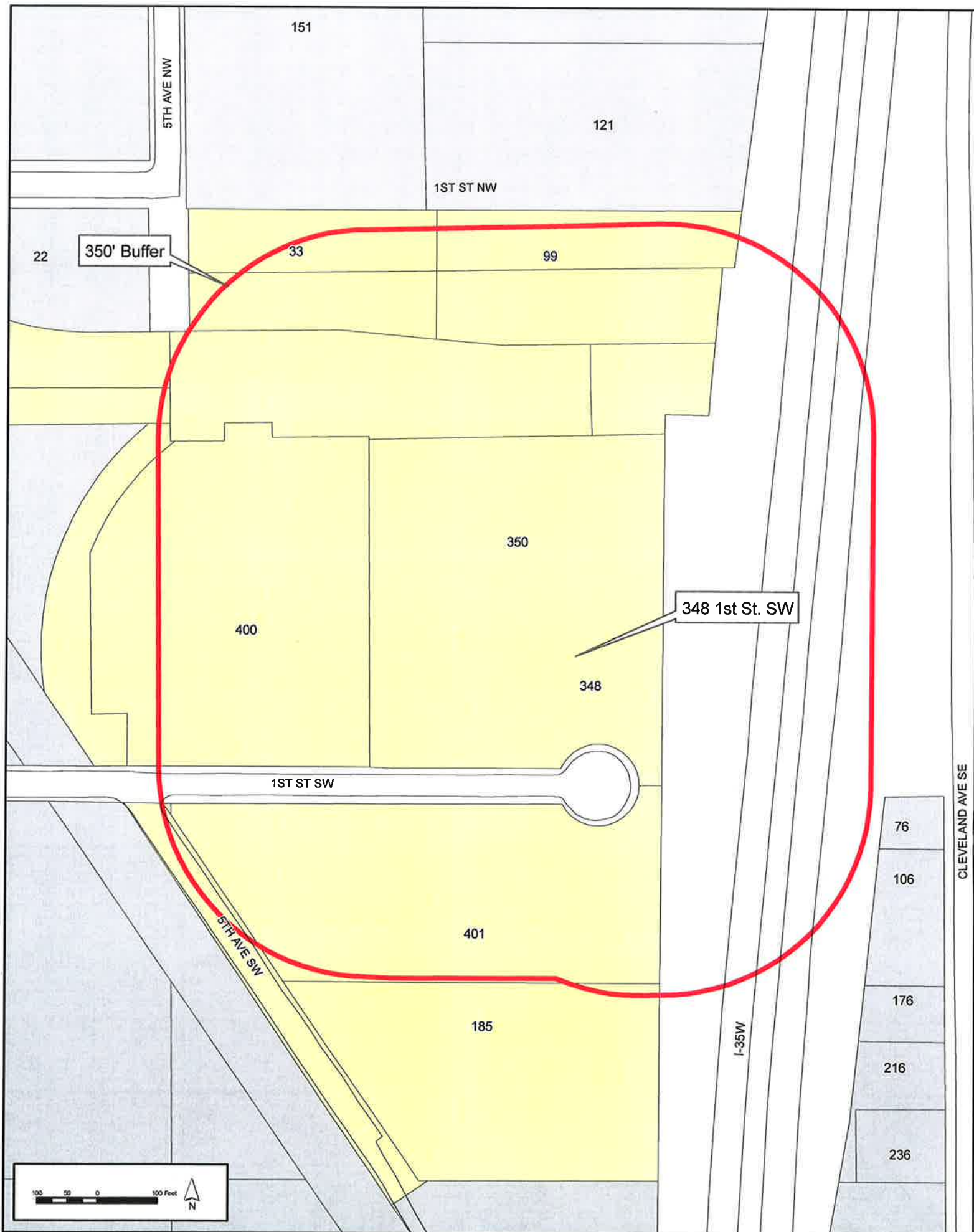
40 20 0 40 Feet



1" equals 100 feet. All other dimensions are approximate.



# 350' Mailing Buffer - 348 1st Street SW



March 27, 2013

MEMORANDUM

From: Martin Woody, Martin Woody Architects, Inc.

Re: Wolkerstorfer Co., Inc., South Addition  
350 First Street SW, New Brighton, MN 55112

Subject: Land Use Application

To: Janice Gundlach, City Planner, City of New Brighton

The proposed project consists of a 15,937 square foot, approximately 65 feet by 222 feet and 18' foot clear, single story, warehouse addition to the existing Wolkerstorfer Metal Finishers manufacturing facility at 350 First Street S.W., New Brighton, MN. The new addition is proposed to be placed on the south side of the existing facility and within all of the required setbacks, on the existing Wolkerstorfer site.

You will note a previous Land Use Application was submitted and approved by the City of New Brighton last November for a 9,000 square foot Manufacturing Addition on the east side of the existing facility. That addition was not built at this time because the cost of construction for new manufacturing area and other costs relating to existing conditions on the east side caused Wolkerstorfer to revise their manufacturing processes within their existing manufacturing area. The result of this change eliminated a need for additional manufacturing space but created a new need for additional warehouse space.

The proposed south addition will be used as warehouse area and will relocate the existing street facing loading dock to a "bump out" to facilitate facing the actual loading dock to the side yard.

The exterior building material will be Architectural Precast Concrete Smooth Uniformed Ribbed painted panels. The primary colors will be white with a blue accent stripe at the base to match the look of the existing building.

Exterior lighting "Wall Packs" will be provided at each overhead door and each service door. A few additional "Wall Packs" will be provided as security lights at the east elevation and the long expansive south elevation. All building mounted lights will be the "down cast" style that will limit the amount of glare beyond the property (See attached cut sheets and site layout / photometric).

The existing facility houses approximately 53,359 square feet of Manufacturing space, 1,571 square feet of office space, and 13,988 square feet of Warehouse / Storage space for a total area of 68,918 square feet.

**Martin Woody, AIA**

**President**

**(612) 382-2423**



**7115 Kings Road**

**Excelsior, Minnesota**

**55331**

March 27, 2013

MEMORANDUM

From: Martin Woody, Martin Woody Architects, Inc.

Re: Wolkerstorfer Co., Inc., South Addition  
350 First Street SW, New Brighton, MN 55112

Subject: Nonconforming Use Permit/Proof of Parking

To: Janice Gundlach, City Planner, City of New Brighton

The purpose of this memorandum is to explain the reason for the need for a nonconforming Use permit as it pertains to off street parking.

Existing parking does not meet current parking standards for the I-2 district.

Due to the nature of the process that are taking place in the existing facility, large areas of the floor plan are devoted to large pieces of fixed equipment as well as large processing tanks. The scale of the entire process and warehousing correlates directly to the much larger scale of the product being handled. The entire operation requires only a fraction of the employees required in a "typical" manufacturing facility. Therefor the ratio of workers to the floor plan is much less intense than the required parking ratios set forth in the Zoning Code. There have been no known complaints from adjacent properties or from the City regarding parking.

Wolkerstorfer currently has 30 full time employees and plans to add up to 15 additional employees maximum with the new addition. Currently there are 64 parking spaces on the site. The maximum number of employees parking at the facility, with the maximum number of employees added with the new addition, is 45. There are also 5 additional spaces for visitor parking, for a total need of 50 spaces. There is only one shift of work occurring at the facility; therefor the need for additional shift overlap parking is not needed.

The available parking currently exceeds the facility's needs and is sufficient for their future needs as well. We do provide "proof of parking" shown on Site Plan sheet A1 for city review.

**Martin Woody, AIA**  
**President**  
**(612) 382-2423**

**MARTIN**  
**WOODY**  
**ARCHITECTS**

**7115 Kings Road**  
**Excelsior, Minnesota**  
**55331**

## Nonconforming Use Permit Standards Worksheet

A Nonconforming Use Permit cannot be approved by the Planning Commission and City Council unless one of the following three conditions is met. Please provide a response as to your projects ability to comply with one or more of these standards. Use additional sheets if necessary and if you have questions direct them to the City Planner at the time of your Pre-Application Meeting.

1) The total number of nonconformities is reduced.

We have made every attempt to reduce any and all nonconformities to the one that involves off-street parking. (See attached)

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2) The impact of any nonconformity upon adjacent premises is reduced to the greatest practical extent.

We do not foresee any impact on adjacent premises (See attached)

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3) The extent of any nonconformity is reduced where practical.

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# interoffice

## MEMORANDUM

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**to:** Janice Gundlach, City Planner  
**from:** Craig Schlichting, Civil Engineer II  
**subject:** Wolkerstorfer Co., Inc.  
**date:** April 9, 2013

The Engineering Department has reviewed the site plan for the proposed onsite building addition and proof of parking amendments at Wolkerstorfer Co., Inc. and we offer the following comments;

### Building-Parking Lot

1. Rice Creek Watershed District (RCWD) has reviewed the plan for compliance with District rate and volume control requirements. The final calculations and a narrative will need to be provided to the City, indicating soil and storm sewer amendments. The engineer indicates no change in drainage patterns with all discharge directed to MnDOT.
2. The architect has indicated the proposed parking improvements will remain proof of parking as they are not needed for operations of the existing facility. Should these parking areas be necessary by this user or a future owner, the land owner is required to provide a proposed grading plan including any stormwater features required to meet future RCWD and City permitting requirements. With the addition of this future parking it isn't clear where or how stormwater would be treated.
3. The owner shall submit plans to MnDOT for approval as they receive all of the site runoff in this location.
4. Additional rip-rap or other devices may be required to dissipate velocities entering MnDOT ROW.
5. It is unclear how the proposed building roof drainage is being discharged. The existing buildings roof drainage is being collected and routed beneath the building addition. All proposed materials beneath the building will need to be approved by the Building Official and MnDOLI.
6. The existing 130-foot transmission line easement is shown on the Grading and Drainage

Plan. The owner shall provide correspondence from the owner of this easement indicating that the addition/excavation of a new storm sewer line is permitted.

7. During the staff development meeting it was discussed that a new hydrant and/or fire department connection may be required. If required, the location along with any internal sprinkler needs shall be approved by the Building Code Official and Fire Marshall.
8. The building addition is being constructed over an existing sanitary sewer line. MnDOLI will likely require verification of the existing service material type along with a pressure test. If the existing material is not an approved type with MnDOLI and the line needs to be rebuilt, it is recommended that this service be routed outside of the building to the current utility room.
9. The existing water service is very close to the estimated footing/foundation of the proposed addition. Depending on construction, portions of this line may require adjustment.
10. Provide seed/plants appropriate for infiltration in the proposed basins. We note the proposed dogwoods as viable.
11. The proposed sumped catch basin should be monitored for sediment levels and vacuumed as needed. The detail indicates a 3-foot minimum from the slab to the skimmer pipe, then 2-feet from this pipe to the outlet invert. Based on my calculations the bottom needs to be 904.5 or lower (not 905.5 as indicated on the plan).
12. Pavement/curb will be removed for the storm sewer at eastern entrance, please show this on the plan.
13. The proposed width of the western entrance will be reviewed by Planning. The entrance meets City requirements at the street connection, but it may exceed requirements at the ROW line. If required, submit updates with future plan sets.
14. It is recommended that an underdrain system be added in the infiltration basins. This would be capped, but the cap could be removed for maintenance or if the basins fail, the owner could approach the watershed to reclassify the basins as biofiltration.
15. The City will permit the proposed storm sewer connection to the City storm sewer, but it will require a permit. The connection is to be made with City approved materials and done in an approved manor (i.e. storm manhole as shown, with concrete pipe, not PVC or HDPE). All site storm sewer will be installed and maintained privately. The City does not require an easement, and if an easement were provided, it would not be for the benefit of the City. The owner should be made aware that the City will not be responsible for internal-site storm sewer or storm water treatment area maintenance. We want a copy of the approved maintenance agreement provided to RCWD for our files. The required permit is called a sewer and water connection permit. The fee is \$95 and it covers inspection of the connection, and work in the ROW. We assume that RCWD has reviewed the plans and calculations for conformance with rate and water quality issues. We require that updated drainage calculation packages be sent to our office for compliance.



**Date :** 26 Mar 2013

**Title :** Enter the title here...

**Desc :** Enter the description here...

## Luminaire

IES Filename : itl72149.ies

Description : WPLED52 / ALED52 (REFLECTOR 2)  
CAST FINNED METAL HOUSING, 4 CIRCUIT  
BOARDS EACH WITH 1 LED,  
FOUR WHITE MULTI-CHIP LIGHT EMITTING

**For :** Client's name or company...

**By :** Your name or company...

Light Loss Factor : 1.00

Number of Lamps : 4

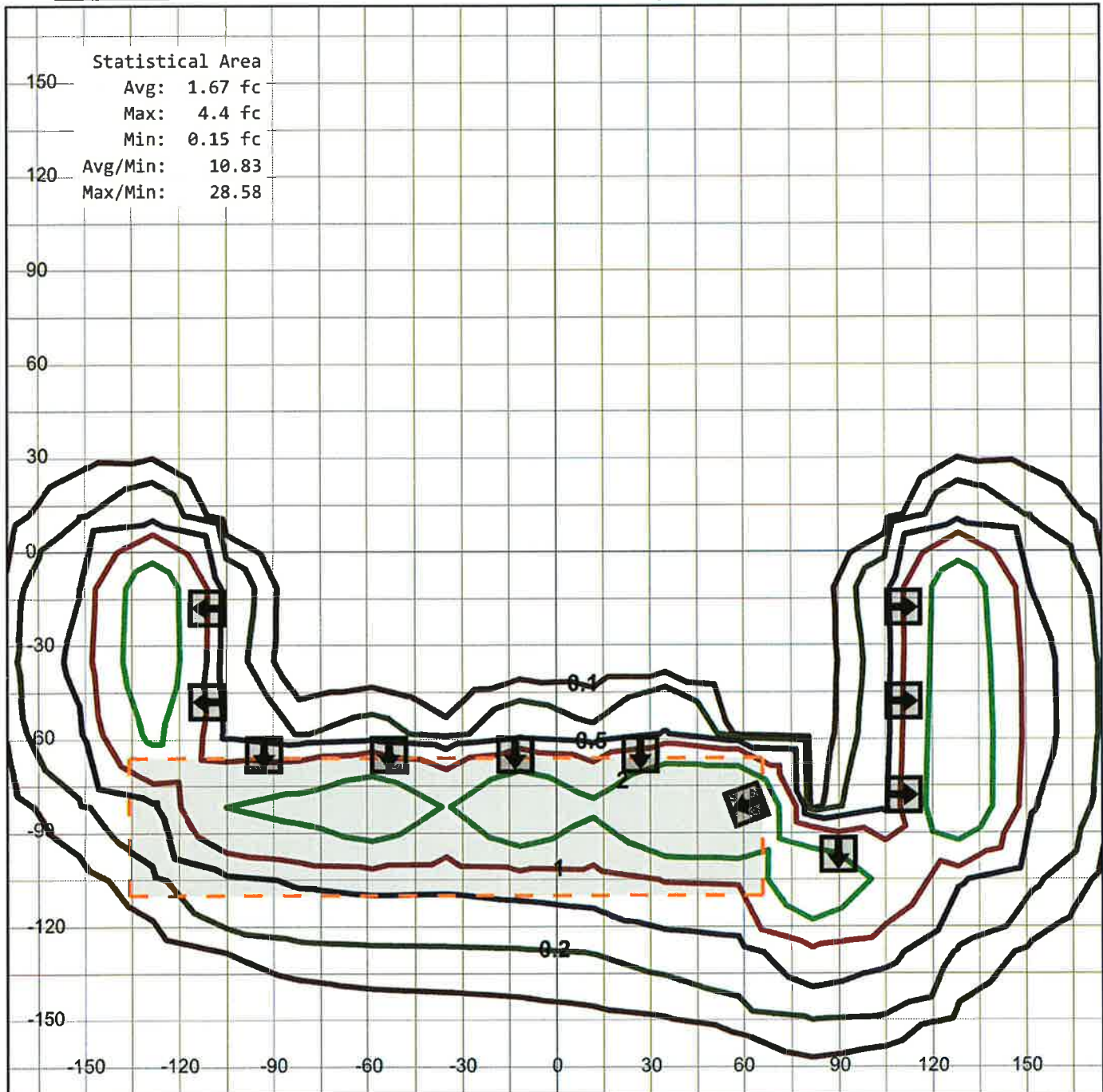
Lamp Lumens : -1 lms

Luminaire Watts : 52 W



Scale: 0 50 10 feet

Arrangement Magnification: 100 %

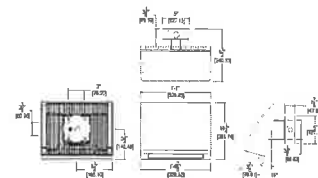


# WPLED52

52 Watt LED Wallpack with 3 cutoff options. Equivalent to 250W MH. Wallpack has mounting bracket with Tether for hands-free wiring. 5 year warranty.

Color: Bronze

Weight: 17.6 lbs



## LED Info

Watts: 52W  
Color Temp: 5000K (Cool)  
Color Accuracy: 67  
L70 Lifespan: 100000  
LM79 Lumens: 3,884  
Efficacy: 65 LPW

## Driver Info

Type: Constant Current  
120V: 0.51 A  
208V: 0.33 A  
240V: 0.29 A  
277V: 0.25 A  
Input Watts: 60W  
Efficiency: 87%

## Technical Specifications

### UL Listing:

Suitable for wet locations.

### Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

### LEDs:

Four (4) multi-chip, 13W high-output, long-life LEDs

### Drivers:

Two drivers, constant current, 720mA, Class 2, 100 - 277V, 50 - 60 Hz, 100 - 277VAC .8 Amps.

### Fixture Efficacy:

64 Lumens per Watt

### Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

### Surge Protection:

6 KV

### Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C

### Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The WPLED is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

### Housing:

Precision die cast aluminum housing, lens frame.

### Mounting:

Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.

### Arm:

Die-cast aluminum with wiring access plate.

### Color Stability:

RAB LEDs exceed industry standards for chromatic stability.

### Color Accuracy:

67 CRI

### Color Temperature (Nominal CCT):

5000k

### Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

### Reflector:

Hydroformed aluminum designed for maximum efficiency.

### Gaskets:

High temperature silicone.

### Finish:

Chip and fade resistant polyester powder coat finish.

### Green Technology:

WPLEDs are Mercury and UV free.

### IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

### Replacement:

The WPLED52 replaces 250W HID Wallpacks.



Tech Help Line: 888 RAB-1000

Email: [sales@rabweb.com](mailto:sales@rabweb.com)

On the web at: [www.rabweb.com](http://www.rabweb.com)

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Note: Specifications are subject to change without notice

Page 1 of 2



**VICINITY MAP**  
(NO SCALE)

RAILROAD  
STATION

LEGAL DESCRIPTION	TITLE
OLD REPUBLIC NATIONAL INSURANCE COMPANY COMMITMENT NO. 087231409 DATED SEPTEMBER 28, 2010	Block 15 and that part of Block 16, Brighton (now vacated), which lies west of the West right-of-way line of the State Highway Department right-of-way for Interstate Highway No. 35W, including vacated streets and alleys overlying the premises through the centerline of vacated Parkway Street, the centerline of vacated Parkway Street, the centerline Easterly of the centerline of vacated Fourth Avenue, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

**AREA SUMMARY**  
SUBJECT PROPERTY = 265,474 SQ. FT.  
6.0944 ACRES

101	MANHOLE	102	SANITARY SEWER MANHOLE
103	TELEPHONE MANHOLE	104	TELEPHONE MANHOLE
105	CE FISH BASKET	106	CE FISH BASKET
107	FR-CR FRESH INHABIT	108	FR-CR FRESH INHABIT
109	WATER VALVE	110	WATER VALVE
111	POWER POLE	112	POWER POLE
113	ELECTRIC TRANSFORMER	114	ELECTRIC TRANSFORMER
115	LIGHT POLE	116	LIGHT POLE
117	TELEPHONE POLE	118	TELEPHONE POLE
119	TELEPHONE POLE	120	TELEPHONE POLE
121	GAS METER	122	GAS METER
123	GAS VALVE	124	GAS VALVE
125	ELECTRIC OUTLET	126	ELECTRIC OUTLET
127	GLASS POLE	128	GLASS POLE
129	OVERHEAD ELECTRIC LINES	130	OVERHEAD ELECTRIC LINES
131	OVERHEAD TELEPHONE LINES	132	OVERHEAD TELEPHONE LINES
133	SANITARY SEWER	134	SANITARY SEWER
135	WATER MAIN/SEWER	136	WATER MAIN/SEWER
137	GAS MAIN/SEWER	138	GAS MAIN/SEWER
139	UNDERGROUND ELECTRIC LINES	140	UNDERGROUND ELECTRIC LINES
141	UNDERGROUND TELEPHONE LINES	142	UNDERGROUND TELEPHONE LINES
143	CONCRETE SET BUNKY	144	CONCRETE SET BUNKY
145	MANHOLE MARKED	146	MANHOLE MARKED
147	CONCRETE SET BUNKY	148	CONCRETE SET BUNKY
149	CONCRETE SET BUNKY	150	CONCRETE SET BUNKY
151	CONCRETE SET BUNKY	152	CONCRETE SET BUNKY
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193	CONCRETE SET BUNKY	194	CONCRETE SET BUNKY
195	CONCRETE SET BUNKY	196	CONCRETE SET BUNKY
197	CONCRETE SET BUNKY	198	CONCRETE SET BUNKY
199	CONCRETE SET BUNKY	200	CONCRETE SET BUNKY

(NORTH OF BAY WITH VARIES)  
(BUTTERWORTH PUBLIC ROAD)

**FLOOD ZONE**  
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X"  
(AREAS DETERMINED TO BE OUTSIDE THE 0.2%  
ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD  
INSURANCE RATE MAP COMMUNITY PANEL NUMBER  
27123C-0012 Q, DATED JUNE 4, 2010, RAMSEY  
COUNTY, MINNESOTA

**PREPARED FOR:**  
STEFFEN WOLKERSTORFER  
WOLKERSTORFER CO., INC.  
348 1ST STREET S.W.  
NEW BRIGHTON, MN 55112  
651-636-0720  
FAX 651-636-3308

721 OLD HIGHWAY 8 N.W.  
NEW BRIGHTON, MINNESOTA 55112  
651-631-0351  
FAX 651-631-8805  
email: [kemperpro-ni.net](mailto:kemperpro-ni.net)  
[www.kempersurveya.com](http://www.kempersurveya.com)

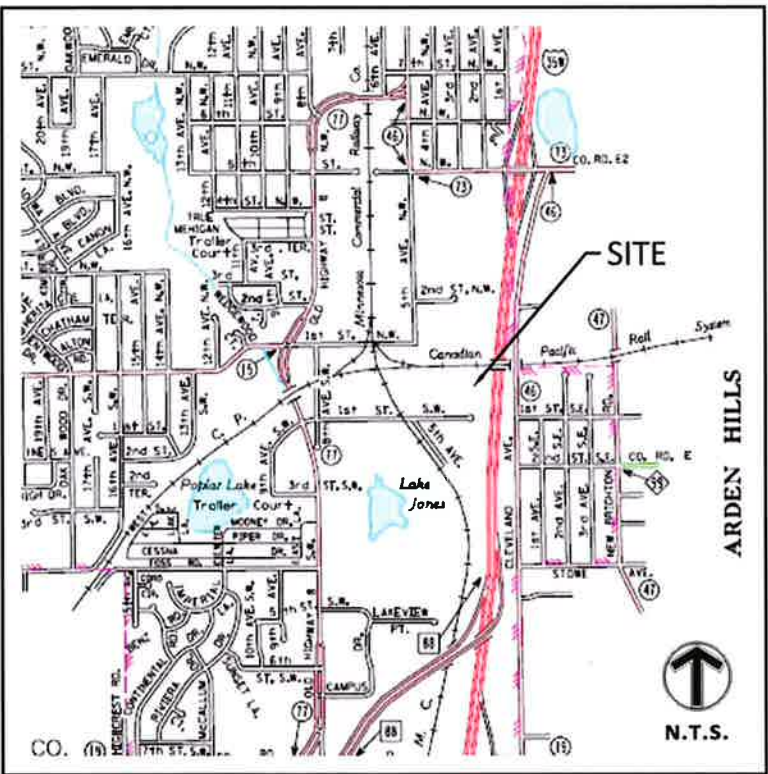
CROWN 3/2" = FLOOR JOIST CENTER  
 MAXIMUM FLOOR AREA RATIO = 0.4 (ONE STORY)  
 = 0.8 (TWO STORY)  
 MAXIMUM HEIGHT = 40 FEET  
 BUILDING SETBACKS:  
 FRONT = 40 FEET  
 SIDE STREET = 40 FEET  
 SIDE = 15 FEET  
 REAR = 20 FEET  
 PARKING SETBACKS:  
 FRONT = 40 FEET  
 SIDE STREET = 40 FEET  
 SIDE = 5 FEET  
 REAR = 5 FEET  
 PARKING REQUIREMENTS:  
 1 SPACE FOR EACH EMPLOYEE ON MAJOR STREET  
 OR 1 SPACE PER 300 SQ. FT. OF FLOOR SPACE.  
 WHEN RATIO IS GREATER, PLUS 1 SPACE FOR



# Preliminary Site Development Plans

## for Wolkerstorfer New Brighton, Minnesota

Presented by:  
MFRA, Inc.



VICINITY MAP  
NO SCALE

### CONSULTANT CONTACT LIST:

OWNER  
WOLKERSTORFER CO., INC.  
348 1st STREET SW  
NEW BRIGHTON, MN  
TEL  
CONTACT 651-636-0720

DEVELOPER  
STEINER CONSTRUCTION SERVICES, INC.  
3614 COUNTY ROAD 101  
WAYZATA, MN 55391  
TEL 952-475-5116  
CONTACT:GALEN TONGEN VP

ARCHITECT  
MARTIN WOODY ARCHITECTS, INC.  
7115 KINGS ROAD  
EXCELSIOR, MN 55331  
TEL 612-382-2423  
CONTACT: MARTIN WOODY

CIVIL ENGINEER  
MFRA INC.  
14800 28TH AVENUE, SUITE 140  
PLYMOUTH, MN 55447  
TEL 763-476-6010  
FAX 763-476-8532  
CONTACT: BRAD WIKENING PE

SURVEYOR  
KEMPER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
721 OLD HWY. 8 NW  
NEW BRIGHTON, MN 55112  
TEL 651-631-0351  
FAX  
CONTACT:

LANDSCAPING  
LAN-DE-CON INC.  
P.O. BOX 308  
EXCELSIOR, MN 55331  
TEL 952-474-2260  
FAX 952-474-0155  
CONTACT: JIM KELLER

SHEET INDEX	
SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C3.01	SITE PLAN
C4.01	GRADING & DRAINAGE PLAN
C5.01	EROSION CONTROL PLAN
C5.02	EROSION CONTROL NOTES & DETAILS
C6.01	STORM SEWER PLAN
C9.01	DETAIL SHEET

**mfra**  
engineering surveying planning energy  
14800 28th Ave. N., Ste 140  
Plymouth, Minnesota 55447  
(763) 476.6010 telephone  
(763) 476.8532 facsimile  
www.mfra.com

**Client**  
**WOLKERSTORFER  
CO, INC.**  
348 1ST STREET SW  
NEW BRIGHTON, MN

**Project**  
**WOLKERSTORFER  
CO, INC.**

**Location**  
**NEW BRIGHTON,  
MINNESOTA**  
348 1ST STREET SW

**Certification**  
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 professional ENGINEER under the laws of the state of Minnesota.

Brad C. Wikenning  
Registration No. 25908 Date: 03/11/2013  
If applicable, contact us for a wet signed copy of this plan which is available upon request at MFRA, Inc., Plymouth, MN office.

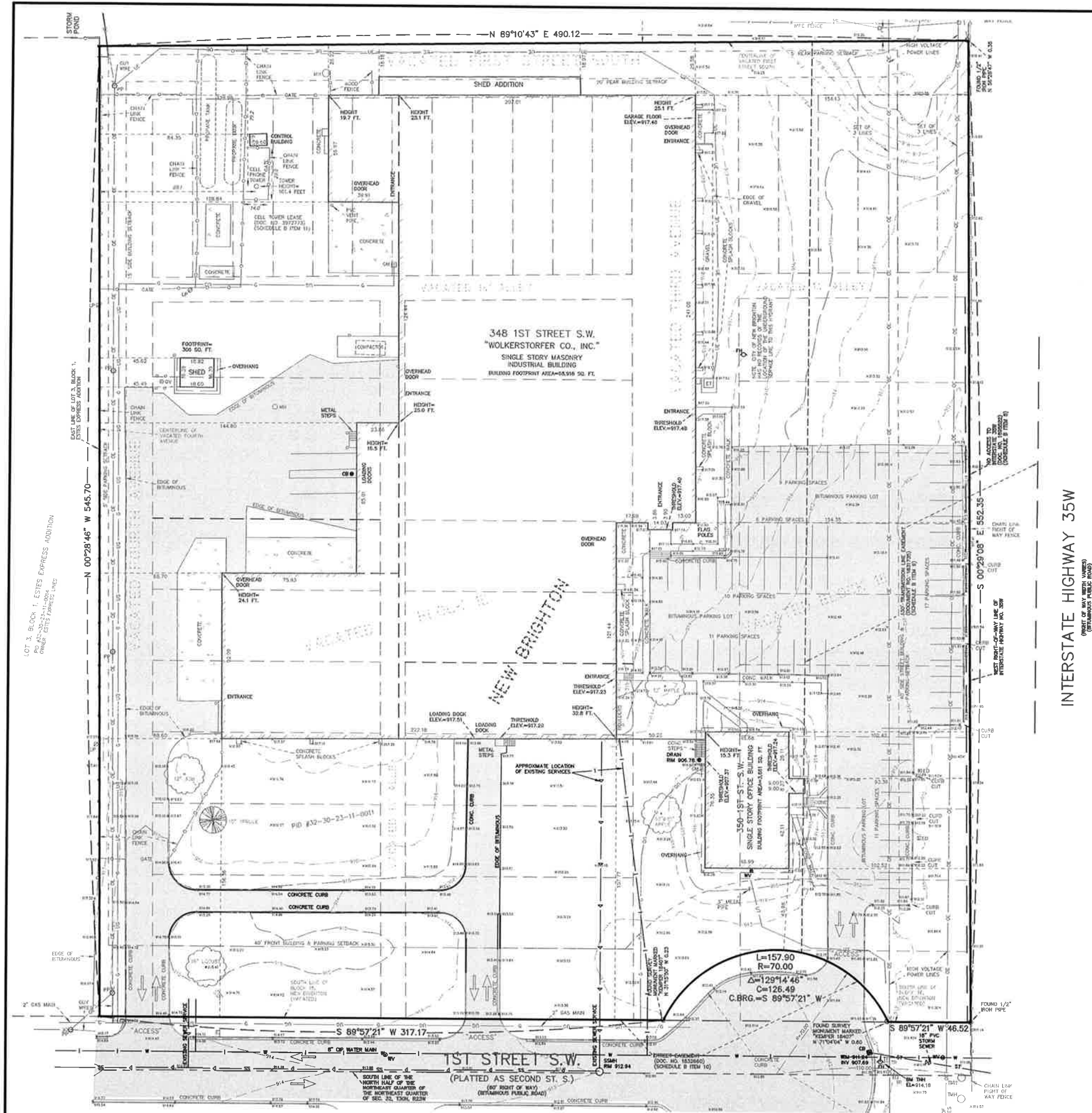
**Summary**  
Designed: bcw Drawn: JRE  
Approved: bcw Book / Page:  
Phase: PRELIMINARY Initial Issue: 03/11/2013

**Revision History**  
No. Date By Submittal / Revision

**Sheet Title**  
**TITLE SHEET**

**Sheet No. Revision**  
**C1.01**

**Project No.** WOL19597



## LEGEND

● FOUND MONUMENT	—◇— WATERMAIN	--- EASEMENT LINE
○ SET MONUMENT	—●— SANITARY SEWER	--- SETBACK LINE
⊙ ELECTRIC METER	—●— STORM SEWER	--- RIGHT OF ACCESS
✱ LIGHT	—◇— FLARED END SECTION	--- CONCRETE CURB
⊠ AIR CONDITIONER	—◇— ELECTRIC TRANSFORMER	--- BUILDING LINE
—◇— GUY ANCHOR	—◇— TELEPHONE PEDESTAL	--- BUILDING CANOPY
⊠ HANDICAP STALL	—◇— GAS METER	--- BITUMINOUS SURFACE
⊠ UTILITY POLE	—◇— OVERHEAD WIRE	--- CONCRETE SURFACE
■ GUARD POST	—◇— CHAIN LINK FENCE	--- LANDSCAPE SURFACE
● BOLLARD	—◇— IRON FENCE	--- DECIDUOUS TREE
◆ SIGN	—◇— WIRE FENCE	--- CONIFEROUS TREE
	—◇— WOOD FENCE	

Survey provided by Kemper and Associates Inc.  
Professional Land Surveyors  
721 Old Hwy 8 NW  
New Brighton, MN 55112  
651-631-0351

## DESCRIPTION

Block 15 and that part of Block 16, New Brighton (now vacated), which lies West of the West right-of-way line of the State Highway Department right-of-way for Interstate Highway No. 35W, including vacated streets and alleys accruing to the premises through the vacation thereof lying Southerly of the centerline of vacated First Street South and lying Easterly of the centerline of vacated Fourth Avenue, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

## PROPERTY SUMMARY

- Subject properties address is 350 1st Street SW.
- The gross area of the subject property is 6.0944 Acres or 265,474 Square Feet.
- The subject property is zoned I-2.
- The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.

## Client WOLKERSTORFER CO, INC.

348 1ST STREET SW  
NEW BRIGHTON, MN

## Project WOLKERSTORFER CO, INC.

## Location NEW BRIGHTON, MINNESOTA 348 1ST STREET SW

## Certification

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 professional ENGINEER under the laws of the state of Minnesota.

Brad C. Wilkerson  
Registration No. 25908 Date: 03/11/2013  
If applicable, contact us for a wet signed copy of this plan which is available upon request at MFRA, Inc., Plymouth, MN office.

## Summary

Designed: BCW Drawn: JRE  
Approved: BCW Book / Page:  
Phase: PRELIMINARY Initial Issue: 03/11/2013

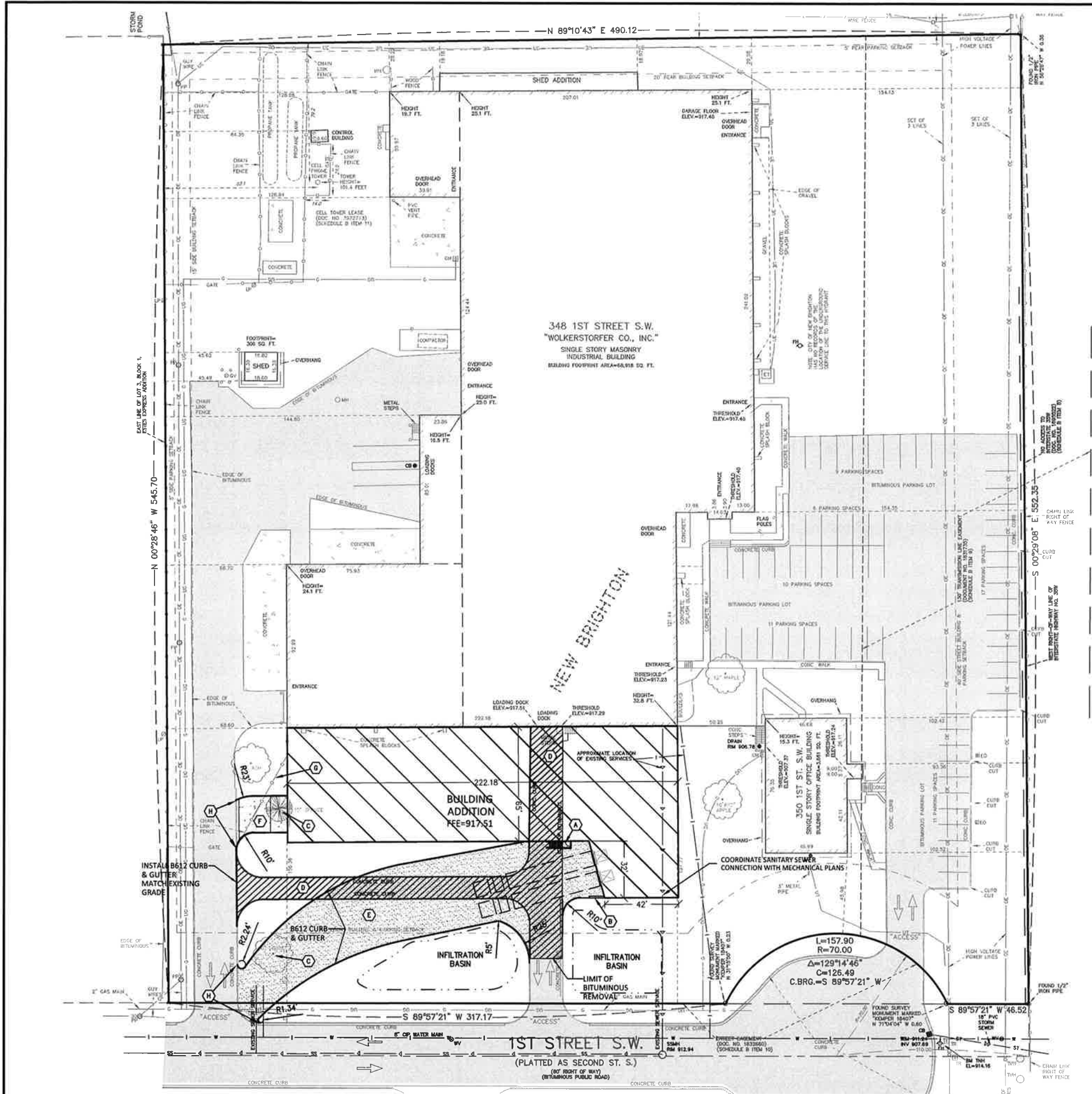
## Revision History

No. Date By Submittal / Revision

## Sheet Title EXISTING CONDITIONS

## Sheet No. Revision C2.01

Project No. WOL19597



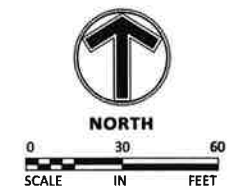
INTERSTATE HIGHWAY 35W  
(STATE OF MINNESOTA)  
(BITUMINOUS PUBLIC ROAD)

LEGEND	PROPOSED	EXISTING
PROPERTY LIMIT	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
BUILDING	---	---
RETAINING WALL	---	---
WETLAND LIMITS	---	---
TREELINE	---	---
SAWCUT LINE	---	---
SIGN	---	---
PIPE BOLLARD	---	---
NUMBER OF PARKING STALLS PER ROW	---	---
KEY NOTE	---	---

DEVELOPMENT SUMMARY	
AREA	
GROSS SITE AREA	265,474 SF 6.09 AC
EXISTING BUILDING AREA	72,579 SF 1.67 AC
PROPOSED ADDITION	15,914 SF 0.37 AC
TOTAL PAVED AREA	64,251 SF 1.47 AC
PARKING	
EXISTING PARKING STALLS	64 STALLS
PROOF OF PARKING	141 STALLS
ZONING	
EXISTING ZONING	I-2

- DEVELOPMENT NOTES**
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
  - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS SHOWN GRAPHICALLY ONLY.
  - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
  - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXITS, BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE ARE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.

- KEY NOTES**
- BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS.
  - RETAINING WALL
  - REMOVE EXISTING TREE
  - BITUMINOUS REMOVAL
  - HEAVY DUTY BITUMINOUS PAVEMENT (SEE SHEET C9.01)
  - NEW CONCRETE DRIVE
  - REMOVE CHAIN LINK FENCE
  - REMOVE CONCRETE CURB & GUTTER



**mfra**  
engineering surveying planning energy  
14800 28th Ave. N., Ste 140  
Plymouth, Minnesota 55447  
(763) 476.6010 telephone  
(763) 476.8532 facsimile  
www.mfra.com

**Client**  
**WOLKERSTORFER**  
**CO, INC.**  
348 1ST STREET SW  
NEW BRIGHTON, MN

**Project**  
**WOLKERSTORFER**  
**CO, INC.**

**Location**  
**NEW BRIGHTON,**  
**MINNESOTA**  
348 1ST STREET SW

**Certification**  
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 professional ENGINEER under the laws of the state of Minnesota.

Brad C. Wilkening  
Registration No. 26608 Date: 03/11/2013  
If applicable, contact us for a wet signed copy of this plan which is available upon request at MFRA, Inc., Plymouth, MN office.

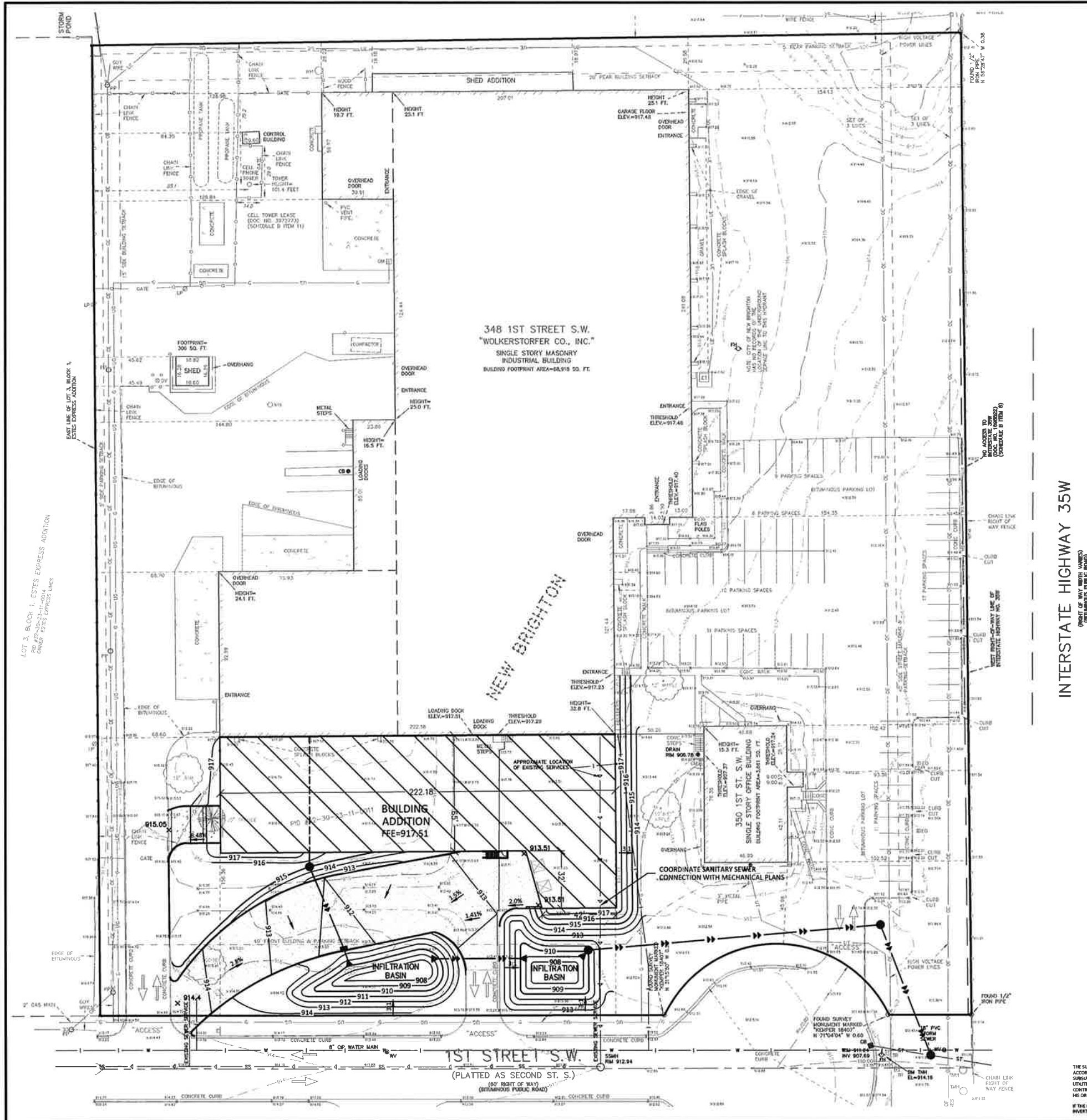
**Summary**  
Designed: BCW Drawn: JRE  
Approved: BCW Book / Page:  
Phase: PRELIMINARY Initial Issue: 03/11/2013

**Revision History**  
No. Date By Submittal / Revision

**Sheet Title**  
**SITE PLAN**

**Sheet No. Revision**  
**C3.01**  
**Project No. WOL19597**





INTERSTATE HIGHWAY 35W  
(RIGHT OF WAY WIDTH VARIES)  
(WITH MAJOR PC, CR, AND IC, BRAD)

# LEGEND

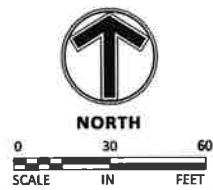
	PROPOSED	EXISTING
PROPERTY LIMIT	=====	=====
CURB & GUTTER	=====	=====
STORM SEWER	●=====▶▶▶■	○=====▶▶▶●
DRAIN TILE	=====▶▶▶=====▶▶▶	=====▶▶▶=====▶▶▶
BUILDING	=====	=====
RETAINING WALL	=====	=====
WETLAND LIMITS	=====	=====
TREELINE	○○○○○○○○○○○○○○○○	=====
SPOT ELEVATION	962.5 X	962.5 X
CONTOUR	902	902
RIP RAP	=====	=====
OVERFLOW ELEV.	EOFF	
SOIL BORINGS	902.5	ST 5 1042.56

## == GRADING NOTES

- A. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
- B. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMP (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON A ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
- C. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- D. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- E. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- F. THE CONTRACTOR SHALL COMPLETE DETERWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
- G. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
- H. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
- I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.

## BENCHMARKS

**BENCHMARK #1**  
TNH. EAST SIDE OF CUL-DE-SAC AT SE CORNER OF PROPERTY  
Elev.=914.16



THE SURVEILLANCE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES IN 65/52/73-0-10, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND REPORTING OF EXISTING SURVEILLANCE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (GOWDER STATE ONE FOR MINNESOTA), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIM OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN LINE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, DEPTH AND IF THE LINE IS ACTIVE. NO ACTIVE DRAIN LINE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO ACTIVE DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

**Client**  
**WOLKERSTORFER**  
**CO, INC.**

348 1ST STREET SW  
NEW BRIGHTON, MN

**Project**  
**WOLKERSTORFER**  
**CO, INC.**

**Location**  
**NEW BRIGHTON,**  
**MINNESOTA**  
348 1ST STREET SW

## Certification

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Brad C. Wilken  
Registration No. 25908 Date: 03/11/2013  
If applicable, contact us for a wet signed copy of this plan which is available upon request at MFRA, Inc., Plymouth, MN office.

**Summary**  
Designed: BCW Drawn: JRE  
Approved: BCW Book / Page:  
Phase: PRELIMINARY Initial Issue: 03/11/2013

### **Revision History**

No.	Date	By	Submittal / Revision
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**Sheet Title**  
**GRADING &  
DRAINAGE  
PLAN**

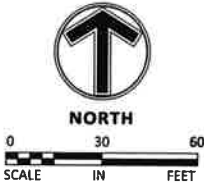
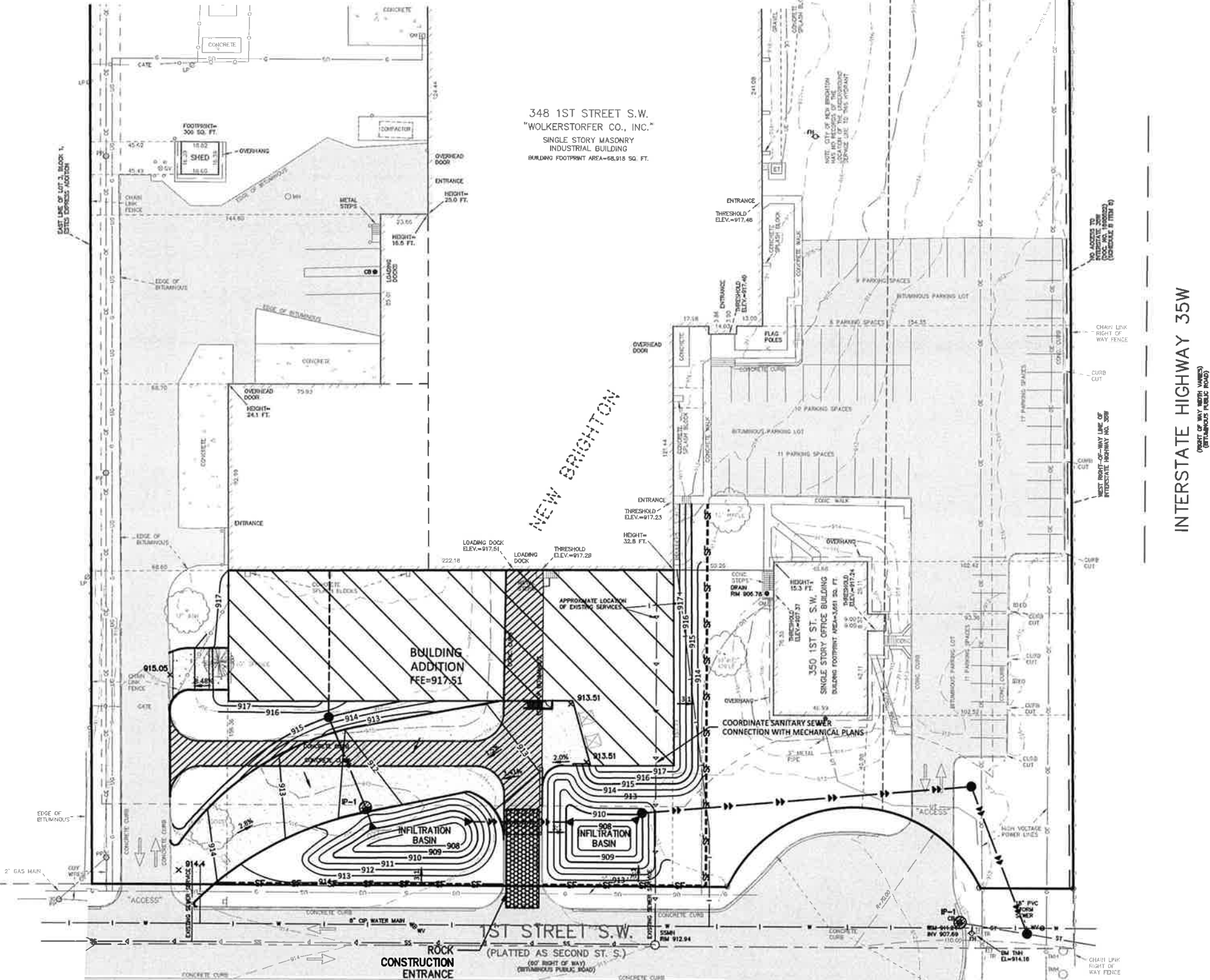
Sheet No. Revision  
**C4.01**

Project No. WOL19597

SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		
STORM FACILITIES																		

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE



LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
CONTOUR		
RIP RAP		
OVERFLOW ELEV.		
SILT FENCE		
SILT DIKE		
LIMITS OF DISTURBANCE		
SOIL BORINGS		
DIRECTION OF OVERLAND FLOW		
TEMPORARY DIVERSION		
DITCH		
CHECK DAM		
LIMITS OF DRAINAGE SUB-BASIN		
BIO-ROLL		
INLET PROTECTION DEVICE 1		
INLET PROTECTION DEVICE 2		
TEMPORARY STONE CONSTRUCTION ENTRANCE		
TEMPORARY SEDIMENT BASIN		
TEMPORARY STORAGE AND PARKING AREA		
TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)		

SEQUENCE OF CONSTRUCTION

- PHASE I:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
  2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
  3. CONSTRUCT THE SILT FENCES ON THE SITE.
  4. INSTALL INLET PROTECTIONS ON EXISTING CATCH BASINS.
  5. CLEAR AND GRUB THE SITE.
  6. BEGIN GRADING THE SITE.
  7. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
- PHASE II:
1. TEMPORARILY SEED DENUDED AREAS.
  2. INSTALL STORM SEWERS, CURB AND GUTTER.
  3. INSTALL INLET PROTECTION ON ALL NEW STORM SEWER STRUCTURES.
  4. CONSTRUCT INFILTRATION BASIN.
  5. PREPARE SITE FOR PAVING.
  6. PAVE SITE.
  7. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
  8. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (AFTER SITE IS STABILIZED).

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

AREA SUMMARY IN ACRES

PAVEMENT AREA - EXISTING	1.46 AC±
BUILDING AREA - EXISTING	1.67 AC±
PAVEMENT REMOVAL	0.10 AC ±
PROPOSED PAVEMENT	0.20 AC±
PROPOSED ADDITION	0.37 AC±
SEEDING AREA	0.41 AC±
TOTAL DISTURBED	0.98 AC±
PRE - CONSTRUCTION IMPERVIOUS	3.13 AC±
POST - CONSTRUCTION IMPERVIOUS	3.52 AC±

\* REFER TO SHEET C5.02 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	430
SILT DIKE	LINEAR FEET	X
BIO-ROLL	LINEAR FEET	X
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	2
INLET PROTECTION DEVICE (IP-2)	UNIT	X

**mfra**  
engineering surveying planning energy  
14800 28th Ave. N, Ste 140  
Plymouth, Minnesota 55447  
(763) 476.6010 telephone  
(763) 476.8532 facsimile  
www.mfra.com

**Client**  
**WOLKERSTORFER CO, INC.**  
348 1ST STREET SW  
NEW BRIGHTON, MN

**Project**  
**WOLKERSTORFER CO, INC.**

**Location**  
**NEW BRIGHTON, MINNESOTA**  
348 1ST STREET SW

**Certification**  
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 professional ENGINEER under the laws of the state of Minnesota.

**Summary**  
Designed: bcw Drawn: JRE  
Approved: bcw Book / Page:  
Phase: PRELIMINARY Initial Issue: 03/11/2013

**Revision History**  
No. Date By Submittal / Revision

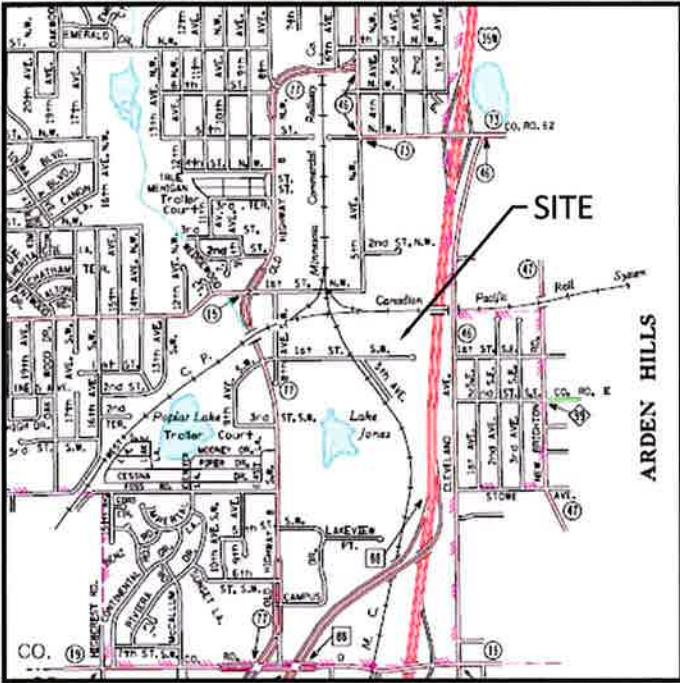
**Sheet Title**  
**EROSION CONTROL PLAN**

**Sheet No. Revision**  
**C5.01**

**Project No.** WOL19597



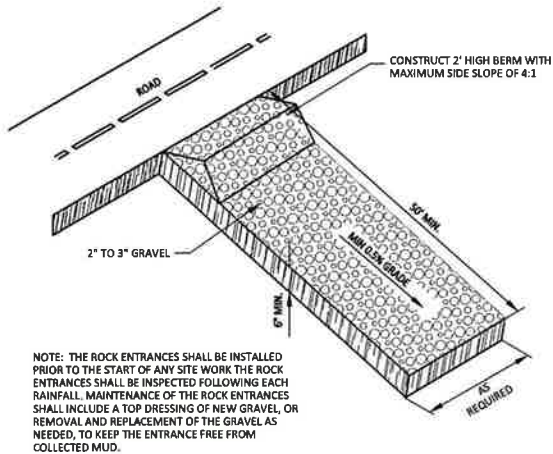
EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



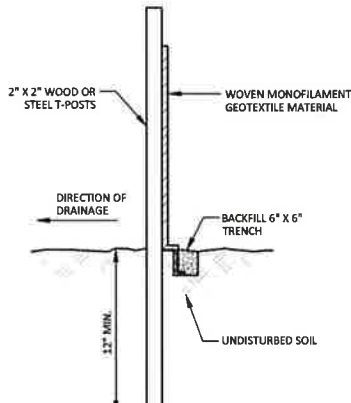
SITE LOCATION MAP  
NOT TO SCALE



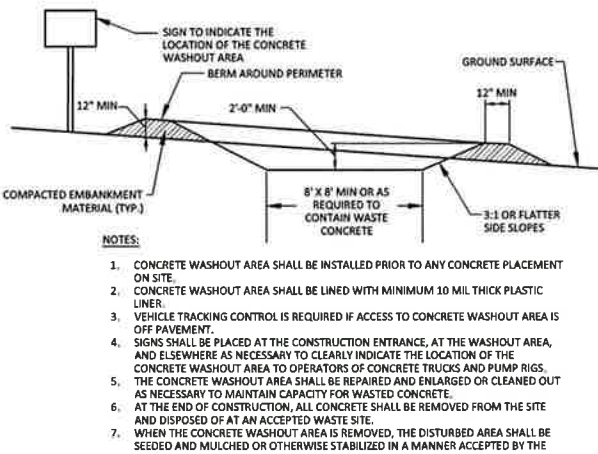
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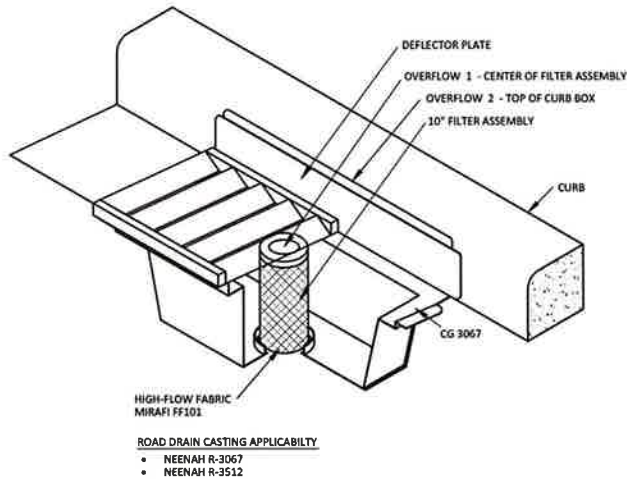
ROCK ENTRANCE DRIVE  
NOT TO SCALE



SILT FENCE DETAIL  
NOT TO SCALE



CONCRETE WASHOUT AREA  
NOT TO SCALE



ROAD DRAIN INLET PROTECTION (IP-1)  
NOT TO SCALE

DEVELOPER/OWNER: XXXXXX XXXXXX XXXXXX XXXXXX-XXXX
SITE OPERATOR / GENERAL CONTRACTOR
SUPERINTENDENT:

GENERAL EROSION NOTES:

- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME, WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND MFRA STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D, THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT ALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ALTA OR TOPOGRAPHIC SURVEY PROVIDED BY KEMPER AND ASSOCIATES INC. PROFESSIONAL LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, THEY SHALL HAVE MADE, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES OCCURRING TO THE ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MFRA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. THE CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED. IS PROVIDED BY ALL AUTHORITIES, THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MFRA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART III.A.2 OF THE GENERAL PERMIT.
- BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
- GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
- ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MFRA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED, THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MFRA DISPOSAL REQUIREMENTS.
- HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM, STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MFRA REGULATIONS.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 100 OR 110 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER. SEED WET PONDS WITH MN/DOT SEED MIXTURE 310 "NATIVE WET TALL" BELOW THE HWL. SEED ALL OTHER AREAS WITH SEED MIXTURE 260 "COMMERCIAL TURF", SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2573.3.)
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
- ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES:

- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/3 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
  - TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART IV.C.6 OF THE GENERAL PERMIT).
  - SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. THE CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. THE CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.
  - CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART IV.C.6 OF THE GENERAL PERMIT.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMP'S, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE, THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL ACCORDING TO PART II.B.5 OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A NOT HAS BEEN SUBMITTED TO THE MFRA.
  - IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).
  - ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

**mfra**  
engineering surveying planning energy  
14800 28th Ave. N., Ste 140  
Plymouth, Minnesota 55447  
(763) 476.6010 telephone  
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**Client**  
**WOLKERSTORFER**  
**CO, INC.**  
348 1ST STREET SW  
NEW BRIGHTON, MN

**Project**  
**WOLKERSTORFER**  
**CO, INC.**

**Location**  
**NEW BRIGHTON,**  
**MINNESOTA**  
348 1ST STREET SW

**Certification**  
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 professional ENGINEER under the laws of the state of Minnesota.  
Brad C. Wolk  
Registration No. 26908 Date: 03/11/2013  
If applicable, contact us for a wet signed copy of this plan which is available upon request at MFRA, Inc., Plymouth, MN office.

**Summary**  
Designed: bcw Drawn: jre  
Approved: bcw Book / Page:  
Phase: PRELIMINARY Initial Issue: 03/11/2013

**Revision History**  
No. Date By Submittal / Revision

**Sheet Title**  
**EROSION**  
**CONTROL NOTES**  
**& DETAILS**

**Sheet No. Revision**  
**C5.02**

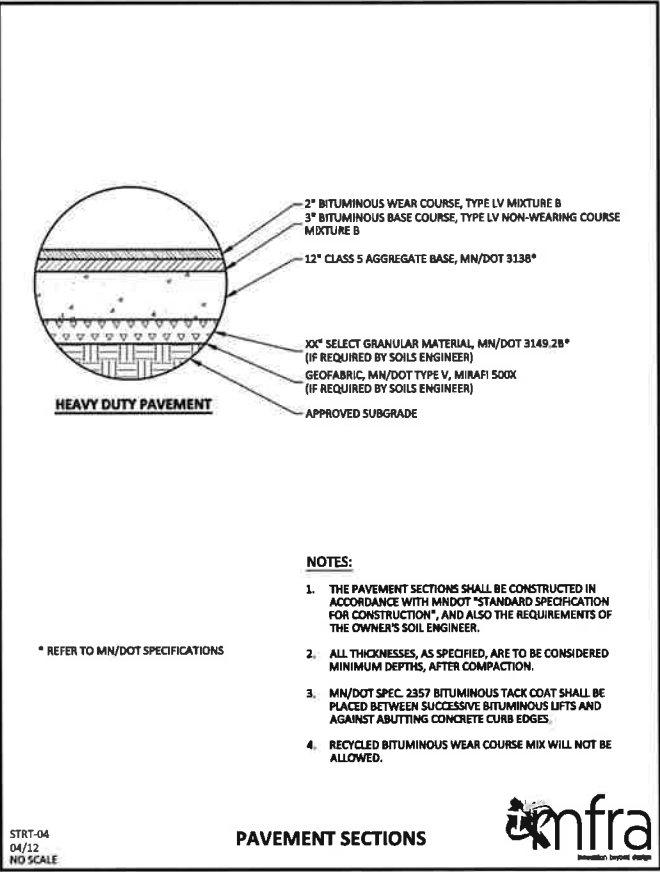
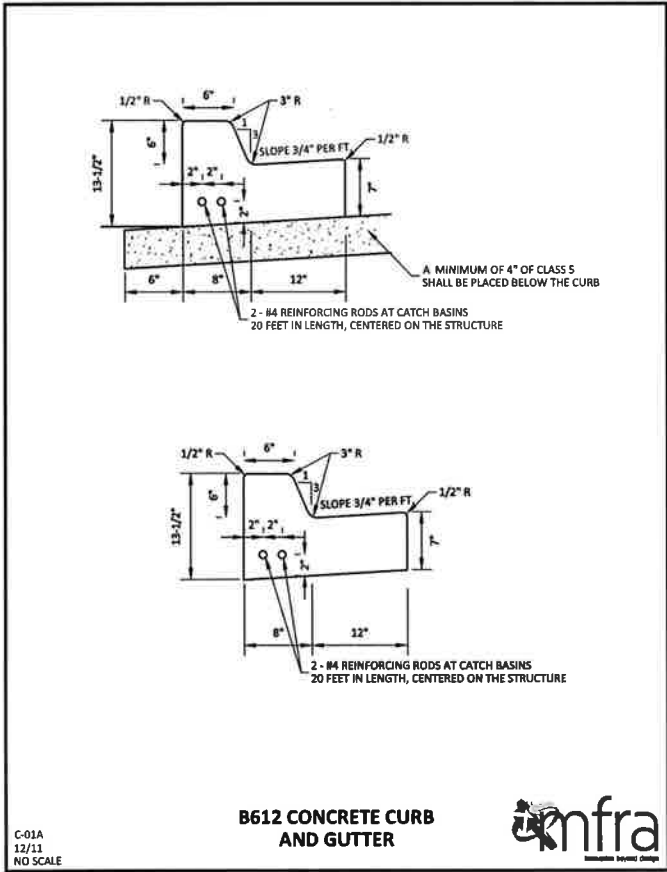
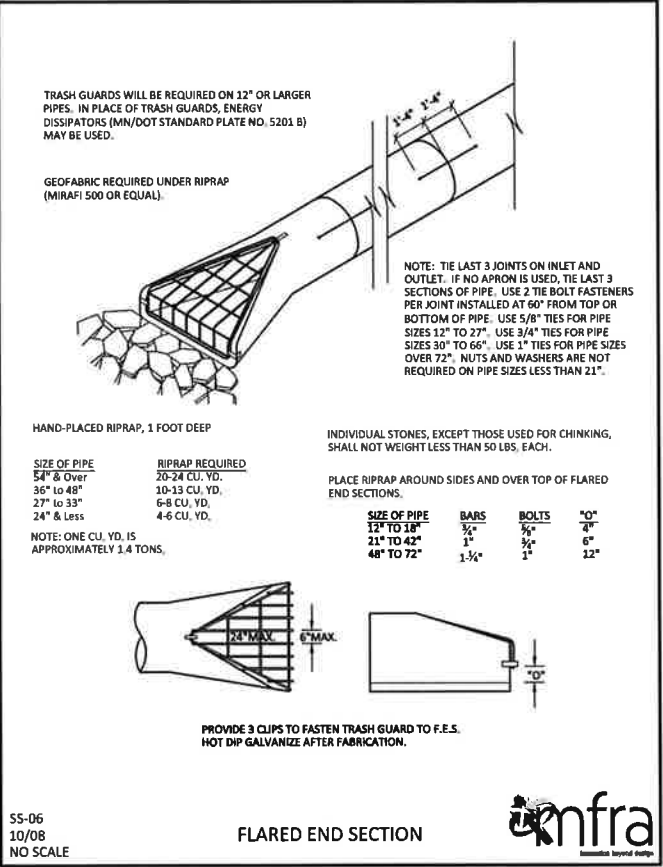
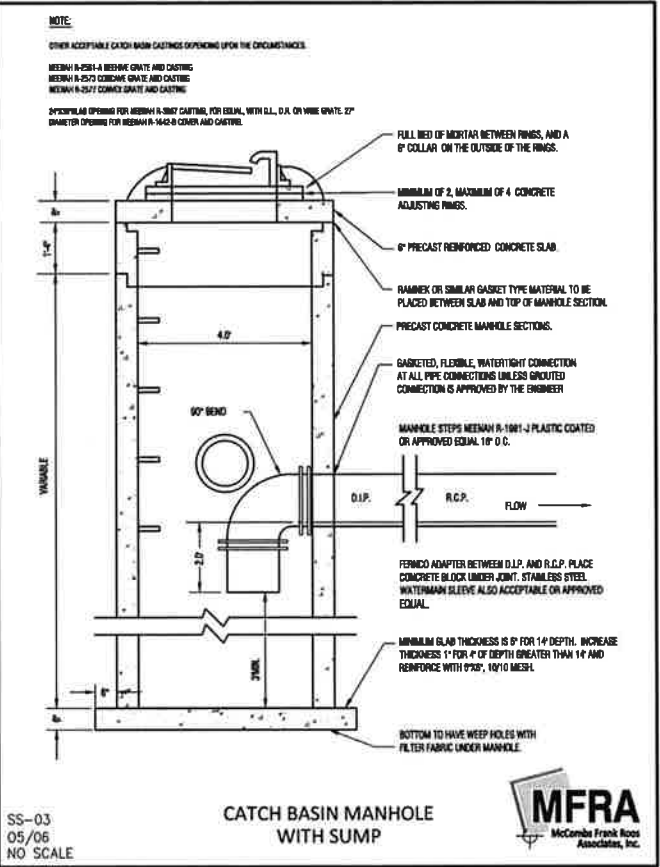
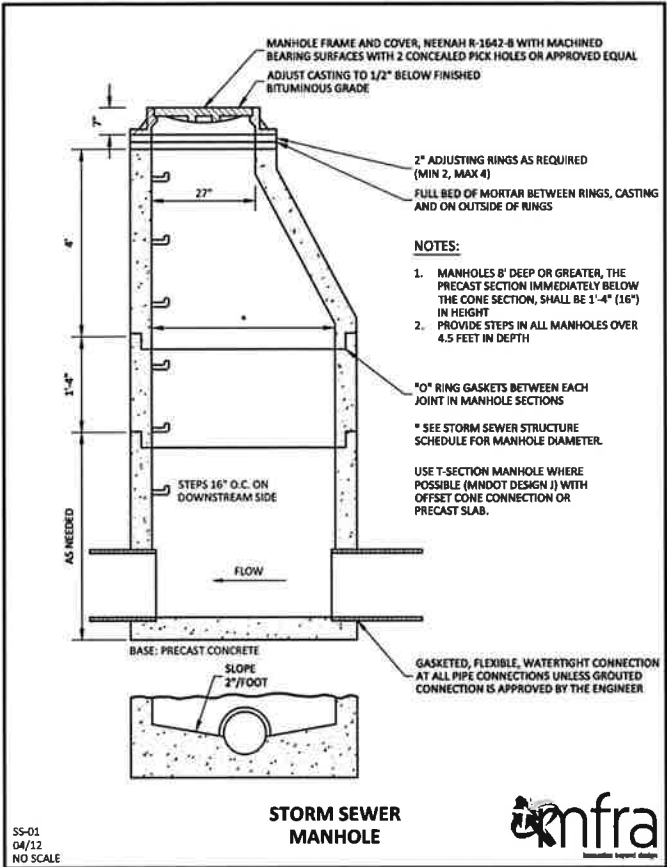
**Project No.** WOL19597





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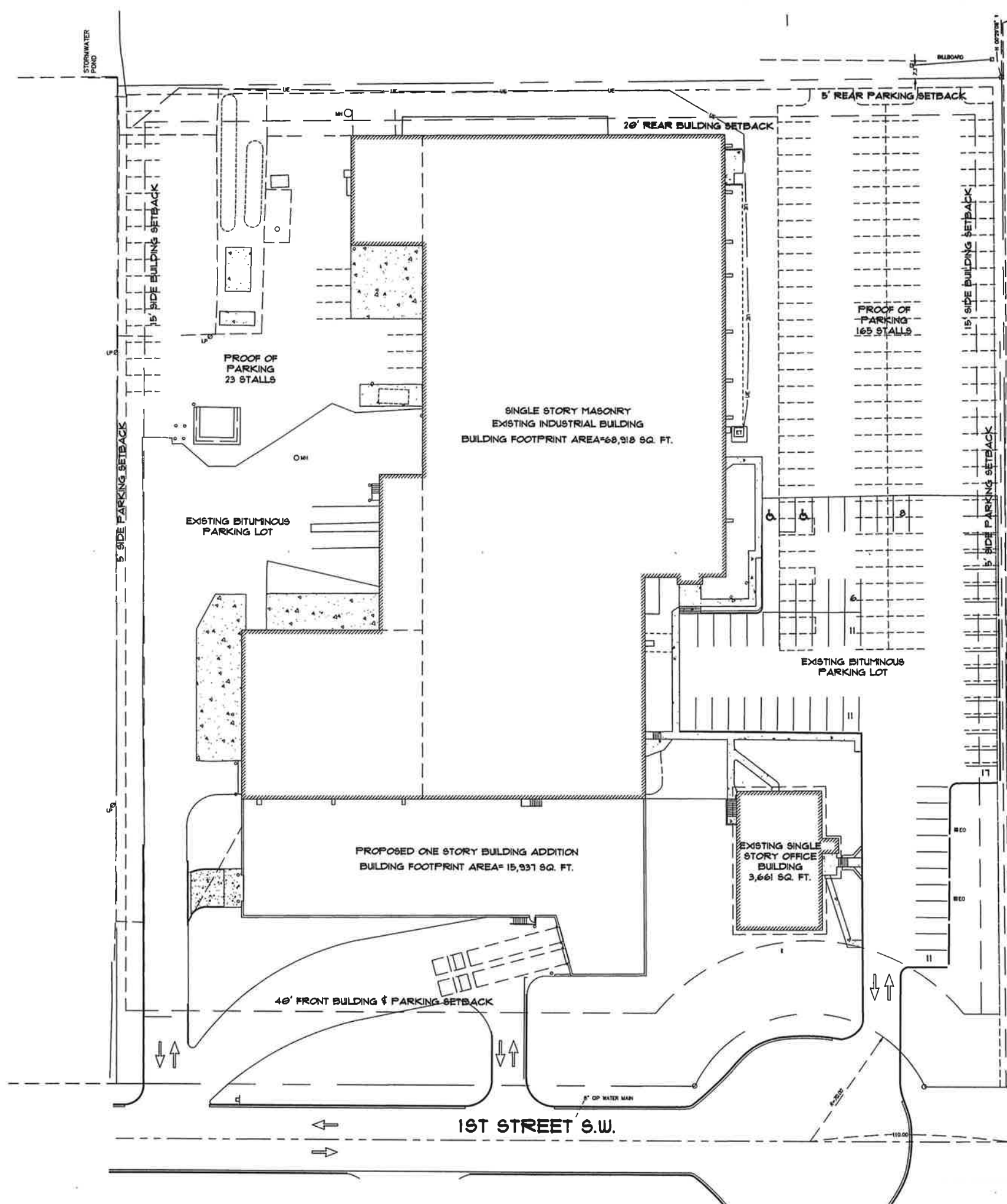






DESIGNED: JMK	SHEET: L-1		NO.	REVISION / DATE	DATE
DRAWN: JMK					
CHECKED: JMK					
PROJECT NAME/LOCATION: Walkerstorfer CO, INC. Landscape Plan			NORTH		
PREPARED FOR: _____			 <b>Landscape Concepts Inc.</b> 11100 NW 22nd Ave. Suite 200 Fort Lauderdale, FL 33311-3200 Tel: 954-346-1100 Fax: 954-346-1101		





### PROJECT DATA:

SITE AREA: 265,414 SQUARE FEET/6.09 ACRES  
 ZONING: I-2, INDUSTRIAL  
 EXISTING BUILDING AREA: 72,579 SQUARE FEET  
 PROPOSED BUILDING ADDITION AREA: 15,931 SQUARE FEET  
 TOTAL PROPOSED BUILDING AREA: 88,516 SQUARE FEET  
 FLOOR AREA RATIO: 88,516 S.F./265,414 S.F. (LOT AREA)= 0.33

### PARKING REQUIREMENTS:

EXISTING BUILDING:  
 53,359 S.F. MANUFACTURING X 90%/350 = 131 STALLS  
 5,232 S.F. OFFICE X 90%/200 = 24 STALLS  
 13,988 S.F. WAREHOUSE X 90%/1,000 = 13 STALLS  
 TOTAL PARKING REQUIRED: 174 STALLS

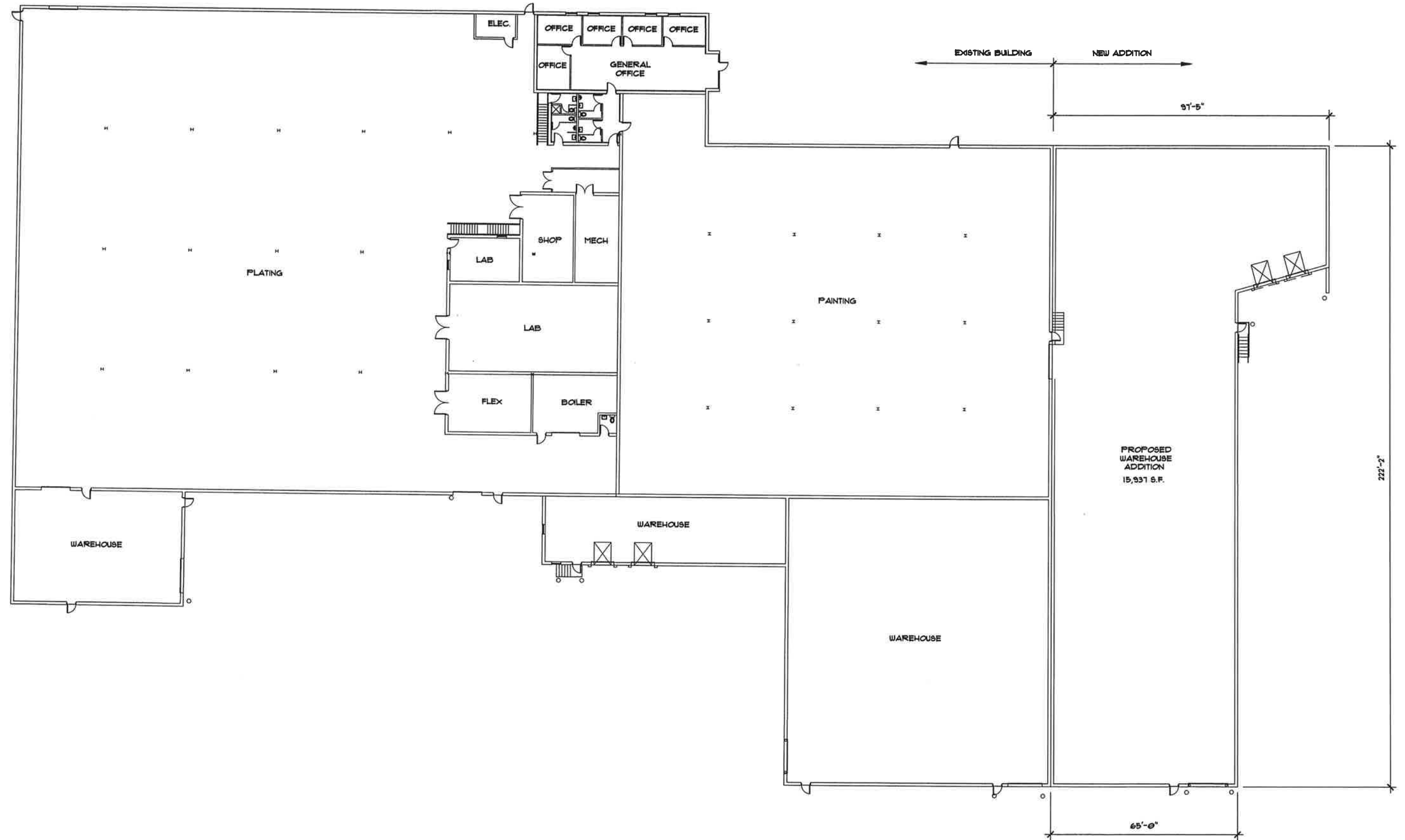
PROPOSED BUILDING:  
 15,931 S.F. WAREHOUSE X 90%/1,000 = 14 STALLS  
 TOTAL PARKING REQUIRED: 188 STALLS

TOTAL PARKING PROVIDED: 64 STALLS  
 PROOF OF PARKING PROVIDED: 124 STALLS

### SITE PLAN

SCALE: 1"= 30'-0"



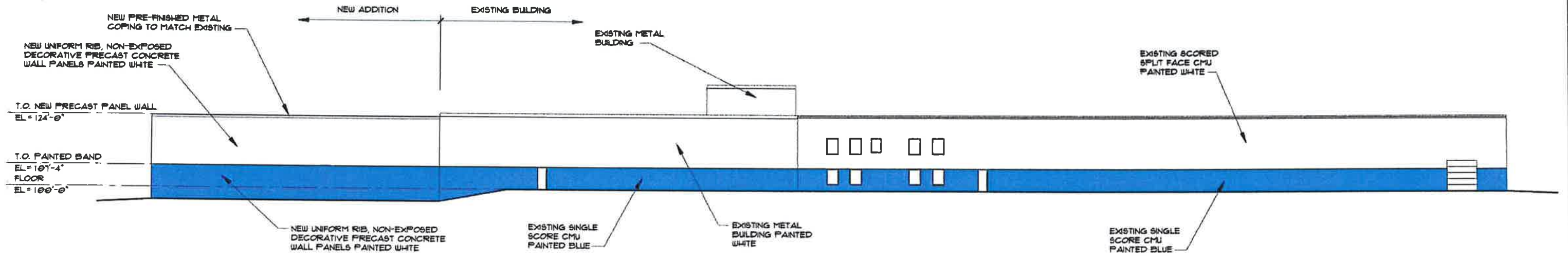


1  
A2

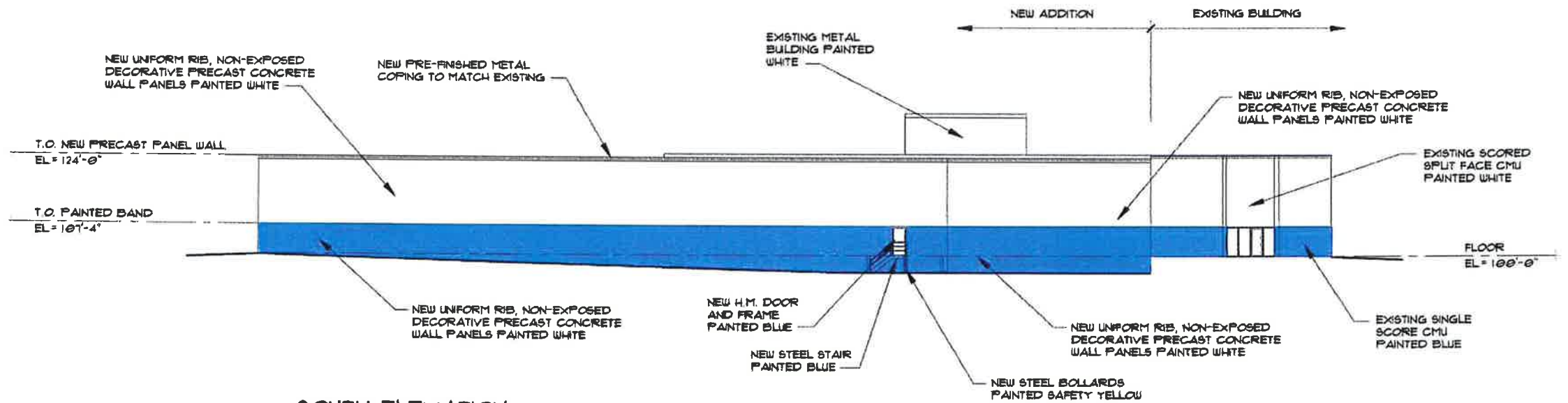
OVERALL FLOOR PLAN

SCALE: 1/16" = 1'-0"





1  
A3  
**EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



2  
A3  
**SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"

