

AGENDA
Planning Commission
In-Person / Electronic Meeting

New Brighton City Hall; 803 Old Hwy 8 NW
Upper Level Conference Room and via Zoom
May 17, 2022 | 6:30 p.m.

- **Attend the meeting in Person:** Members of the public and the Planning Commission may attend the meeting in person. Attendees required to wear masks and comply with social distancing parameters regardless of vaccination status.
- **Watch the meeting electronically:** To observe the meeting electronically, visit [the City website](#) or tune into CTV Channel 8023 (CenturyLink) or Channel 16 (Comcast).
- **Join the meeting electronically:** Members of the Planning Commission may attend the meeting remotely pursuant to MN Statutes 13D.021. If you need to interact with our public officials or staff but are not comfortable or able to attend the meeting in person, please join the meeting electronically by clicking (no app needed): <https://us02web.zoom.us/j/89862402361?pwd=MWtPeIRNTGt2RmR2TktwSkM0R1VHdz09> (no app needed) or use your Zoom app to join by entering: Meeting ID: 898 6240 2361 and Passcode: 867530.

I. Call to Order

II. Roll Call*

- | | |
|-------------------------------|------------------------------|
| ▪ Chair Todd Biedenfeld | ▪ Commissioner Tim McQuillan |
| ▪ Vice Chair Jeanne Frischman | ▪ Commissioner Eric Nelsen |
| ▪ Commissioner Liza Allen | ▪ <vacant position> |
| ▪ Commissioner Youssef Enanaa | |

III. Approval of Agenda

IV. Approval of the April 19, 2022 Minutes

V. Report from City Council Liaison

* A quorum of the City Council may be present.

VI. Public Hearings

- 1. Preliminary Plat, Final Plat, SUP, and Variance Requests:** Request from the Donatelle Family Limited Partnership, LLLP, to subdivide the property at 401 CR E2 (PID 29-30-23-41-0026) into two parcels to place each of the existing buildings on their own site. Specific requests to be reviewed include a Preliminary Plat, Final Plat, an SUP to allow an undefined use in one of the buildings, and one floor area ratio (FAR) variance.

VII. Business Items

- 1. Site Plan Review:** Sunny Square Park Improvements review

VIII. Adjournment



**MINUTES
PLANNING COMMISSION
April 19, 2022 City Hall
Council Chambers 6:30 p.m.**

I. Call to Order

The meeting was called to order at 6:30 p.m.

II. Roll Call

Members Present.....Commissioners Todd Biedenfeld, Youssef Enanaa, Jeanne Frischman, Tim McQuillan, and Eric Nelson (arrived at 6:32 p.m.)

Members Absent.....Commissioner Liza Allen

Also PresentBen Gozola (Assistant Director of Community Assets and Development)

III. Approval of Agenda

Motion by Commissioner McQuillan, seconded by Commissioner Enanaa, to approve the April 19, 2022 agenda as presented.

Approved 4-0.

IV. Approval of Minutes

Minutes from March 15, 2022

Motion by Commissioner McQuillan, seconded by Commissioner Enanaa, to approve the March 15, 2022 meeting minutes as presented.

Approved 4-0.

V. **Report from City Council Liaison**

None.

VI. **Public Hearing**

(A) Special Use Permit: Request from Richard Brickner to authorize replacement of an existing detached garage with new detached garage exceeding 624 square feet on the property at 1233 12th Avenue NW – PID 20-30-23-31-0011

Assistant Director of Community Assets and Development Gozola reported Richard Brickner, owner of the home at 1233 12th Avenue NW, is seeking approval to tear down an existing legal nonconforming detached garage in order to construct a new, larger, detached garage conforming to setbacks. The new garage would be just over 1000 square feet in size, and will include an unfinished upper level currently intended for storage. Staff provided further comment on the request and recommended approval of the Special Use Permit, based on the findings of fact and subject to the following conditions:

1. The Special Use Permit shall authorize the location and size of garage as shown on the Certificate of Survey for 1233 12th Ave NW dated March 9, 2022; any changes to the location or size of the garage addition shall require an amendment to this permit.
2. Roof and exterior color and material(s) must be consistent and complimentary with the principal structure.
3. No commercial or home occupation activity shall be conducted within the detached garage.
4. Unless allowed by zoning, no portion of the detached garage shall be maintained as an accessory dwelling unit.
5. Final building plans must show the resulting drainage patterns around the structures will not adversely impact neighboring properties.
6. The applicant is strongly advised (but not required) to televise the home's existing sanitary sewer service line prior to construction of the new garage, and make any necessary repairs at this time.
7. Failure to adhere to conditions of approval shall be grounds for revocation of the special use permit by the City Council.

Commissioner Frischman asked if the resident would be building this garage himself. Assistant Director of Community Assets and Development Gozola stated staff does not have this information. He indicated the City was more concerned with the placement and size of the garage.

Commissioner Nelson questioned if the applicant understood the conditions listed for approval of this special use permit. Assistant Director of Community Assets and Development Gozola explained these conditions were provided to the applicant.

Chair Biedenfeld asked if the “strongly advised” language should be changed to required. Assistant Director of Community Assets and Development Gozola advised against this noting the City was encouraging the homeowner to televise the sewer lines, but noted this was not required.

The Public Hearing was opened at 6:40 p.m.

Motion by Commissioner McQuillan, seconded by Commissioner Nelson to close the Public Hearing.

Approved 5-0.

Motion by Commissioner McQuillan, seconded by Commissioner Enanaa, to recommend the City Council approve the requested special use permit based on the findings of fact and recommended conditions listed in the staff report as may have been amended here tonight.

Approved 5-0.

(B) Special Use Permit: Request from Mark Beisswenger to amend a previously approved area of special control governing signage on the Beisswenger’s Hardware Store site at 1823 Old Highway 8 – PIDs 16-30-23-33-0011 & 16-30-23-33-0012.

Assistant Director of Community Assets and Development Gozola reported Mark Beisswenger, owner of Beisswenger’s Hardware Store at 1823 Old Highway 8, would like to amend the property’s existing SUP which authorized an “area of special control” for signage on the site. By code, SUP’s may be issued for any “Scenic Area, Shopping Center, or Renewal Area” to authorize a specialized sign plan for the site allowing for sizes and numbers of signs that would otherwise be prohibited. This application is only seeking an amendment to the design of the primary pole sign on the property. All other previously approved signage would remain the same. Staff provided further comment on the request and recommended the Planning Commission approve a Special Use Permit, based on the findings of fact and subject to the following conditions:

1. The Special Use Permit shall authorize revisions to the pole sign as shown on the Electro Signs plans accompanying this application. All other on-site signage shall maintain consistency with the originally approved 2006 sign plan.
2. The dynamic sign shall adhere to the general standards for such signs outlined in code including but not limited to:
 - a. Message changes may not occur any more frequent than once per 8 seconds. Excluded from this standard are time, temperature, and fuel price signs.

- b. 35 feet of separation from any other sign considered as dynamic.
 - c. Luminance levels must comply with the following: 5,000 nits – 7,000 nits in the daytime hours and not more than 500 nits in the nighttime hours.
 - d. The sign manufacturer must submit certification at the time of Sign Permit issuance that the sign has the mechanical capabilities to control luminance at the levels noted in C above. In no instance shall the sign have the mechanical capabilities to exceed 7,000 nits.
- 3. To ensure the new sign continues to provide sound identification of the site, the dynamic display shall at all times display the name of the business over at least 20% of the dynamic sign faces.
 - 4. The new dynamic sign shall not be used as a Billboard (advertising things other than the business or what the business sells on the premises) as billboards are not a permitted use in the MX district, nor is one being authorized as part of this SUP.
 - 5. The final sign height shall not exceed 35' from the ground to the top of the sign.
 - 6. Failure to adhere to all conditions of approval shall be grounds to revoke the SUP and require removal of the sign. All costs for sign removal and site restoration shall be the responsibility of the landowner in such an event.
 - 7. The applicant shall obtain a sign permit and all other necessary and approvals from the City and other applicable entities with jurisdiction prior to sign replacement.
 - 8. Future changes to signs permitted under the 2006 sign plan and this 2022 amendment shall only be permitted through an amendment to this SUP unless all sign signage is amended to conform with underlying zoning standards.
 - 9. This SUP amendment shall expire in one year from the date of approval if an application for a sign permit is not received during that timeframe, or is not subsequently thereafter approved.

Commissioner McQuillan asked if staff received any feedback, positive or negative, from the surrounding property owners. Assistant Director of Community Assets and Development Gozola reported he received calls from surrounding properties asking questions about the sign, but received no feedback either way.

Chair Biedenfeld questioned if there were any other 30% sign standards in New Brighton or surrounding communities. Assistant Director of Community Assets and Development Gozola commented on engineers recommendations regarding sign faces and sign sizes along freeways.

Commissioner McQuillan inquired if Beisswenger's understood their name had to be on the sign at all times. Assistant Director of Community Assets and Development Gozola reported Beisswenger's has been made aware of staff's recommendation.

The Public Hearing was opened at 6:59 p.m.

Greg Heitzman, Electro Signs, stated he had concerns with the 20% to 30% name requirement. He believed his client should be able to have full use of the digital color board for advertisement purposes.

Commissioner McQuillan questioned how passersby would know that this sign was for Beisswenger's. Mr. Heitzman reported the building has signage.

Commissioner McQuillan anticipated that it would be difficult for passersby driving 65 miles per hour on the freeway to see the building signage when passing Highway 96. He supported staff's recommendation that 20% or 30% of the sign should be used for Beisswenger's name.

Chair Biedenfeld noted the City had codes to follow and he did not want an unfair precedent to be set with this sign. He stated another way to avoid having to have a percentage of the full color digital sign for naming, would be to affix a Beisswenger's sign above the full color digital sign. Assistant Director of Community Assets and Development Gozola reported this would make the sign bigger and this would have to be taken into consideration. He reviewed the sign requirements within City Code and noted the sign could not exceed 200 square feet. He indicated Beisswenger's was already proposing to have a 10 foot by 20 foot sign which was 200 square feet in size. He reiterated that billboards were not allowed in this zoning district and for this reason he was recommending the sign be used to name the business at all times.

Chair Biedenfeld agreed with staff's recommendation stating he did not want to see this sign becoming a billboard.

Commissioner Enanaa supported the sign having Beisswenger's name on it at all time.

Mr. Heitzman asked if a lit Beisswenger's sign could be approved above the full color digital sign. He indicated this would allow for the full usage of the digital sign.

Chair Biedenfeld stated he supported the full color digital sign having the Beisswenger's name programmed into it at all times, whether this be on the top or the bottom of the sign. He questioned if a fixed sign was added to the top of the full color digital sign, if this would require further action by staff. Assistant Director of Community Assets and Development Gozola commented staff had noticed the public for an amendment to the approved SUP for this sign, which allow for more leeway on the sign parameters. He explained the Planning Commission and City Council would have to determine that this sign meets the size, sound identification and aesthetic requirements within City Code.

Chair Biedenfeld was of the opinion the Commission would be opening a can of worms, if sound business identification was not required on the full color digital sign.

Commissioner McQuillan concurred. He stated without having Mark Beisswenger in attendance the Commission may want to table action on this item to the May meeting. Assistant Director of Community Assets and Development Gozola reported the Commission was being asked to make a recommendation to the City Council, and noted the City Council would make the final determination on this SUP.

Commissioner Enanaa supported 20% to 30% of the digital sign being used for the Beisswenger's name. He believed it made more sense to use this sign for naming purposes than to attach a sign to the top.

Commissioner Nelson agreed stating he did not support adding more signage to the top of the digital sign, because this would make the sign that much larger.

Joan Barnes, Applewood co-op resident, stated she was in attendance because she was concerned with the light that would shine from this sign. She thanked the Commission for discussing their concerns regarding the sign and she recommended the Beisswenger's name be included within the digital sign.

Commissioner Nelson questioned what the deadline was for this application. Assistant Director of Community Assets and Development Gozola reported the City had until May 10 to approve or deny this request. He reported if this item were tabled, staff would have to go through the process of requesting an extension. He suggested the Commission take action on staff's recommendation and that this information be presented to the applicant and then he could either move forward with the project or not. He stated if the applicant did not like staff's recommendation they could reapply for an SUP.

Motion by Commissioner McQuillan, seconded by Commissioner Enanaa to close the Public Hearing.

Approved 5-0.

Chair Biedenfeld questioned what the proper percentage was for the Beisswenger's name on the digital sign.

Commissioner Frischman explained the biggest point of concern was having the property properly named for the business. She supported the 20% to 30% range be included in the recommendation to the City Council.

Commissioner Enanaa agreed with this recommendation.

Commissioner Nelson supported 20% to 30% of the digital sign being used for naming of the business.

Commissioner McQuillan agreed stating this would provide for sound naming of the business.

Chair Biedenfeld supported the business having to use 20% to 30% of the digital sign for naming purposes. Assistant Director of Community Assets and Development Gozola recommended Condition 3 be amended to show the sign shall have naming on at least 20% of the digital sign.

Motion by Commissioner Frischman, seconded by Commissioner McQuillan, to recommend the City Council approve the requested special use permit based on the findings of fact and recommended conditions listed in staff report as may have been amended here tonight.

Approved 5-0.

VII. Business Items

None.

VIII. Adjournment

Motion by Commissioner Frischman, seconded by Commissioner McQuillan, to adjourn the meeting.

Approved 5-0.

Meeting adjourned at 7:28 PM

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ben Gozola", written in a cursive style.

Ben Gozola
Assistant Director of Community Assets and Development



Agenda Section:	VI
Item:	1
Report Date:	5/12/22
Commission Meeting Date:	5/17/22

REQUEST FOR COMMISISON CONSIDERATION

ITEM DESCRIPTION: Preliminary Plat, Final Plat, SUP, and Variance Requests: Request from the Donatelle Family Limited Partnership, LLLP, to subdivide the property at 401 CR E2 (PID 29-30-23-41-0026) into two parcels to place each of the existing buildings on their own site. Specific requests to be reviewed include a Preliminary Plat, Final Plat, an SUP to allow an undefined use in one of the buildings, and one floor area ratio (FAR) variance.
DEPARTMENT HEAD'S APPROVAL:
CITY MANAGER'S APPROVAL:
No comments to supplement this report ____ Comments attached ____

15.99 Deadline: 6/13/22

- Recommendations:**
- Staff believes the SUP can be approved with conditions
 - Template motions, recommended findings, and suggested conditions can be found on pages 21 - 25.

- Legislative History:**
- Application received on 4/14/22
 - Planning Commission review scheduled for 5/17/22

- Financial Impact:**
- None

Summary: The Donatelle Family Limited Partnership LLLP is seeking to divest from its property at 401 County Road E2 which presently houses two manufacturing buildings constructed by Donatelle in the 1980s. The prospective buyers would each like to own individual buildings on individual parcels, so this application seeks approval of multiple requests to facilitate the desired subdivision.

- Attachments:**
- 1) *Staff Report*
 - 2) *Draft Resolution*
 - 3) *City Maps*
 - 4) *Applicant's supporting documentation*

A handwritten signature in black ink, appearing to read 'Ben Gozola', positioned above a horizontal line.

Ben Gozola, AICP

Assistant Director of Community Assets and Development

To: **Planning Commission**

From: Ben Gozola, Assistant Director DCAD

Meeting Date: **5-17-22**

Applicants: **Charles S Donatelle Family Limited Partnership LLLP & Michael J Donatelle Family Limited Partnership, LLLP**

Main Contact: Chad Ihle, Donatelle Plastics Inc.

Location: 401 County Road E2

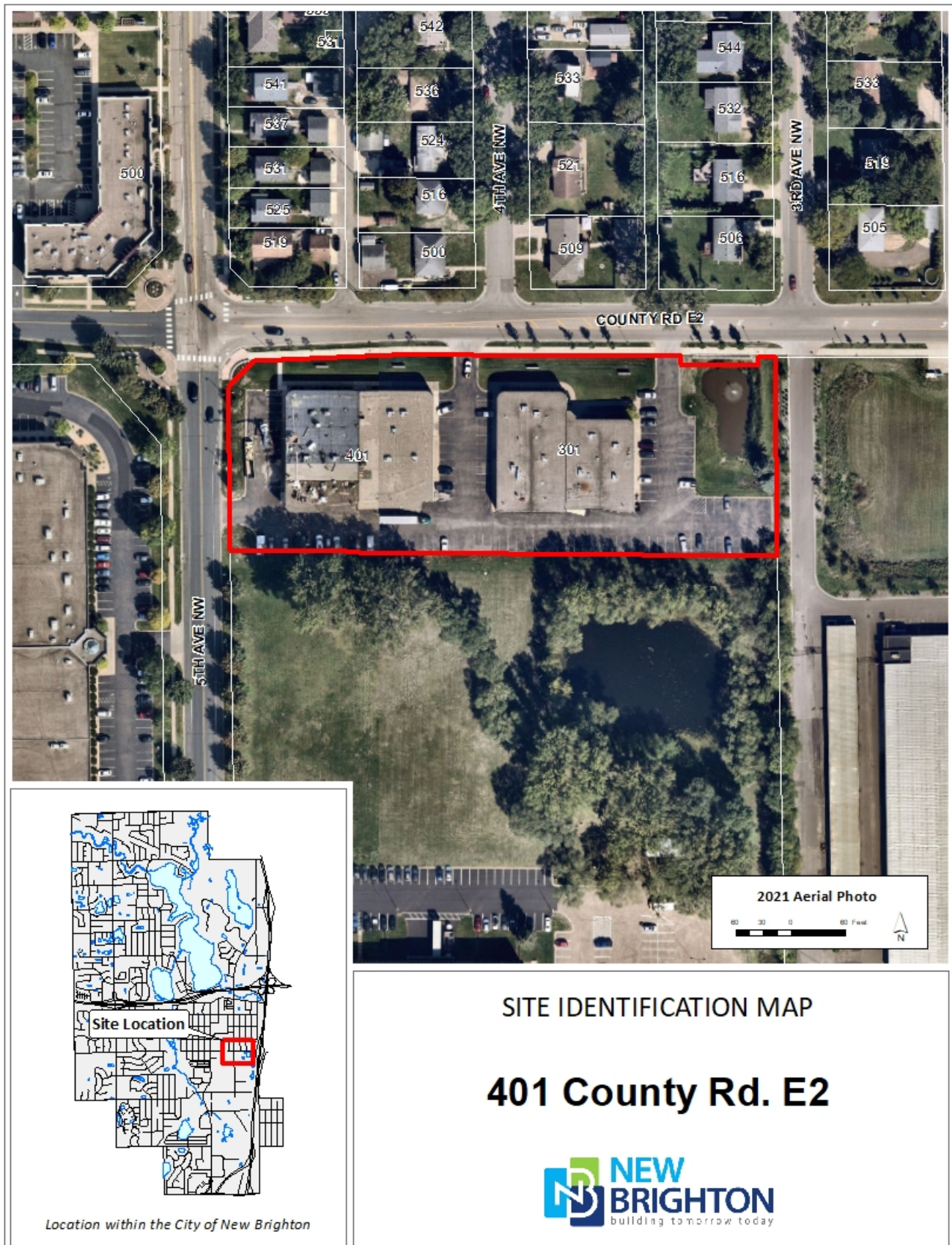
Zoning: **I-1**

Introductory Information

Project: The Donatelle Family Limited Partnership LLLP is seeking to divest from its property at 401 County Road E2 which presently houses two manufacturing buildings constructed by Donatelle in the 1980s. The prospective buyers would each like to own individual buildings on individual parcels, so this application seeks approval of multiple requests to facilitate the desired subdivision.

History:

- Donatelle acquires the property in 1984
- City approves a site plan and a variance to street setbacks in 1984 to allow for construction of an initial building on the western edge of the site.
- In 1989, the City approves a revised site plan and two variances (street setbacks and parking) to allow construction of a second building to the east of the original.
- Donatelle's operation remained in the westerly building through the late 1990's before moving to the larger property across the street in 1998. Following that move, the westerly building has been primarily used as a warehouse and storage facility for Donatelle Plastics. The easterly building has been exclusively used as a commercial rental property.
- Donatelle Plastics no longer has a need for the additional space in 401, and has no interest in being commercial landlords once the lease of the current tenant in the easterly building (Sharro Lifting) expires. The proposed subdivision would allow Donatelle to divest from this property to two new buyers/businesses: Vandeley Industries and Paddle North.



General Findings

Site Data:	<ul style="list-style-type: none"> ▪ Land Area \approx 2.98 acres (129,609 sq ft) ▪ Existing Use – two industrial buildings ▪ Existing Zoning – I-1 (Light Industrial) ▪ Property Identification Number (PID): 29-30-23-41-0026
Comp Plan Guidance:	<ul style="list-style-type: none"> ▪ The new 2040 Comprehensive Plan guides this property for “Light Industrial.”
Notable Code Definitions:	<ul style="list-style-type: none"> ▪ Boundary Lines. Any line indicating the bounds or limits of any tract or parcel of land. Also, a line separating the various use districts as shown on the City’s zoning map. ▪ Building. Any structure for the shelter, support or enclosure of persons, animals, chattel, or property of any kind affixed to the land. ▪ Floor Area, Gross. <ul style="list-style-type: none"> (A) The sum of the gross horizontal areas of the several floors of all buildings on the lot as measured from the exterior faces of exterior walls or from the center line of walls separating two buildings. (B) In particular, the gross floor area of a building or buildings shall include basements and stair wells at each story; floor space used for mechanical equipment with structural headroom of seven feet, six inches or more; attic space providing structural headroom of seven feet, six inches or more; and, interior balconies and mezzanines but shall exclude all cellar and basement space devoted to parking of automobiles. ▪ Floor Area Ratio (F.A.R.). The ratio of the gross area of all buildings on a lot to the area of the lot. For example, on a 10,000 square foot lot with a .3 F.A.R., buildings with a gross floor area up to 3,000 square feet can be constructed- (10,000 square feet x .3 = 3,000 square feet). ▪ Parking Space. An area of not less than 180 square feet that measures at least 9 feet by 20 feet, exclusive of access or maneuvering area, to be used exclusively as a temporary storage space for a private motor vehicle. ▪ Preliminary Plat. The proposed plat map, drawing, or chart indicating the proposed layout of the subdivision or consolidation to be submitted to the Planning Commission and City Council for their consideration as to compliance with the Comprehensive Plan and these regulations, along with required supporting data.

(cont.)	<ul style="list-style-type: none"> ▪ Setback. The minimum horizontal distance from a building, structure, fence, or parking lot to a lot line. ▪ Story. That portion of a building included between the surface of any floor and the surface of the floor next above or, if there is no floor above, the space between the floor and the ceiling next above ▪ Subdivision. A parcel of land divided into smaller parts such as blocks or lots, or a tract of land which is re-divided after the first division.
Primary Applicable Codes:	<ul style="list-style-type: none"> ▪ Chapter 26, Article 1, <u>General Conditions</u> Outlines minimum standards to follow when creating new lots. ▪ Chapter 26, Article 2, <u>Preliminary Plat</u> Outlines the required process to follow to gain approval of a proposed subdivision concept. ▪ Chapter 26, Article 3, <u>Final Plat</u> Outlines the required process to finalize an approved preliminary plat for filing at the County. ▪ Zoning Chapter 6, Article 1, <u>Light Industrial District.</u> Outlines minimum standards light industrial lots within the City.
Specific Applications:	<p>Multiple application types are reviewed herein which are all necessary to complete the requested subdivision:</p> <ul style="list-style-type: none"> ▪ Preliminary Plat & Final Plat (being reviewed concurrently) ▪ Variance from maximum FAR on Lot 1 ▪ SUP for the proposed business seeking to locate on Lot 2.
Applicant's Narratives:	<p><u>DONATELLE NARRATIVE</u></p> <p>Donatelle acquired the property in early to mid-1980's with the intent of using 401 for their mold building and plastics injection molding business and 301 as a commercial rental property. Donatelle remained in 401 through the late 1990's and moved to the larger 501 property across the street in 1998. At that time and up to now, 401 has been used as a warehouse and storage facility for Donatelle Plastics and a portion of the facility was leased to other tenants on an infrequent basis over the years (1998-2022). The 301 facility has been exclusively used as a commercial rental property, the current tenant Sharrow Lifting has occupied the building since 2008 and a portion of the 401 building since 2011. Both of these properties have been owned as one property since original purchase and build, therefore there were no plans to separate until now. Reasons for selling are as follows: Sharrow was reaching the end of their long term lease and provided feedback the</p>

(cont.) facility was no longer ideal for their operations, Donatelle Plastics no longer has a need for the additional space in 401, and most importantly the owners no longer have an interest in being commercial landlords.

VANDELEY INDUSTRIES LLC OVERVIEW - 301 BUILDING (EASTERLY BUILDING)

Vandeley Industries LLC has an offer to purchase 301 County Road E2 from the Sellers, a stipulation of this purchase is that the property must be split into two lots for the two buildings on the property. After discussions with the city, FAR and parking related issues have been identified which have been discussed in the variance document.

Vandeley Industries LLC is a real estate company that owns numerous properties under property specific LLCs for affiliate businesses.

Vandeley intends on using the building under its current zoning and use. 301 County Road E2 will be used as a corporate headquarter for Vandeley and its affiliates utilizing the industrial space for warehousing opportunities that may include recyclable materials as described in the SUP worksheet, as well as offices for Executives and administrative staff. At this time, there are no current contracts related to this location for recyclables. A secondary utilization will be warehousing supplies related to our affiliates. No impacts to wetlands and natural areas. Vandeley will maintain the 301 lot/property to the city's standards. We have met with Paddle North (buyer of 401) and have a preliminary plan on a cross access agreement to resolve the parking variance by issuing an easement for 9 parking spaces on the Southerly lot line. The maintenance of northerly shared driveway will be maintained on a shared cost that will be approved by both property owners.

Hours of Operation:

M-F 7:00AM - 7PM

Weekends: Limited Hours

Truck Traffic: We could expect Sprinter Vans and box trucks to be used for deliveries to the site on a daily basis. 53 foot semi-trucks could be expected up to 1X per week.

PADDLE NORTH OVERVIEW - 401 BUILDING (WESTERLY BUILDING)

Paddle North is a water sports retailer. They sell a series of outdoor goods and apparel, but mainly specialize in water sports hard goods: paddle boards, kayaks and floating swim platforms. Their predominant use for 401 city rd e2, New Brighton will be warehousing and shipping of products. Approximately 15-20 employees will work from this location in a blended warehouse and office environment. The building will also serve as a showroom/store for their products, where customers can pick up orders, as well as shop in a retail environment.

The company will need parking for both staff and customers mainly during the hours of 7am to 7pm, 5 days per week, with shortened hours and staff on weekends.

PRELIMINARY Plat Review

IN GENERAL:

Land Area:

- The gross acreage proposed to be developed is 2.98 acres (129,609 sq ft)
 - All land is proposed to be used to create two lots; one for each of the existing buildings. Lot 1 will contain the westerly building at the corner of 5th Ave and CR E, and Lot 2 will contain the easterly building.
 - Required industrial lot sizes are governed by mandatory setbacks and floor area ratio standards, so there are no dimensional minimums to achieve.

<u>Lot</u>	<u>Area (acres)</u> (no minimum)	<u>Area (sq ft)</u> (no minimum)	<u>Width (ft)</u> (no minimum)
1 (westerly bldg)	1.29	56,061	207' (5 th Ave NW)
2 (easterly bldg.)	1.69	73,547	338' (CR E)

- Park dedication will not be required as this is fully developed land, and no new buildings will result from this lot split.
- No land will be needed for additional ROW dedication, and no Outlots are proposed.

Access:

- The existing lot has three access points: two off of CR E, and one off of 5th Avenue NW. There will be no changes to these access points as a result of this subdivision.
- The proposed lot split will bisect the westerly access point off of CR E. As a component of this subdivision, the landowner is required to establish access easements applicable to both lots to ensure traffic from both buildings can continue to legally use all three access points.
- In addition to the access easement(s), the applicants must also establish a joint-maintenance agreement for the site to ensure parking lot maintenance and plowing must be jointly handled. This same agreement should also address lawn & landscaping care, and storm water pond maintenance costs.

Building Locations:

- The existing building locations and lack of a landscaping buffer along the northern property line were previously authorized by variances granted by Resolutions 1984-126 and 1989-24. Per the staff report from the original 1984 development:

The lot on which the applicant proposes to construct a new industrial building does have severe soil problems. It will require substantial soil corrections just to complete the second building phase. The lot is also narrow and long with a great deal of street frontage requiring increased building setbacks. The soil conditions, shape of the lot, and amount of street frontage combine to make the lot difficult to

(cont.) | *develop. This is probably most evident in the fact that although the property has excellent freeway access it has never been developed.*

Building Heights: | Both buildings are conforming to the maximum height allowance in the I-1 zoning district (40 feet).

Floor Area Ratio: | While the buildings present themselves as two-story office buildings from the County Road E frontage, the interior of both buildings is primarily a single story with a very high ceiling to accommodate industrial uses. Because of their design, the original 1980's reports indicate the City viewed these as one-story buildings and required the site as a whole adhere to the maximum floor area ratio for one-story construction (0.4). Present day staff agrees with the historical FAR approach to this property, and will also be enforcing a 0.4 FAR standard for the two proposed lots.

- The existing lot is conforming to the FAR requirement:

<u>Lot</u>	<u>Lot Area</u>	<u>Total Building Square Footage</u>	<u>Current FAR</u>
Existing Conditions	129,609 sq ft	47,718 sq ft	0.37

- The proposed lots will **not** be conforming to the FAR requirement:

<u>Lot</u>	<u>Lot Area</u>	<u>Building Square Footage</u>	<u>Proposed FAR</u>
Lot 1	56,061 sq ft	23,650 sq ft	0.42
Lot 2	73,547 sq ft	24,068 sq ft	0.33

A variance to the FAR requirement for Lot 1 will be required for this subdivision (see pages 16 – 18).

Building Materials: | Other than signs for the new businesses, there are no proposed changes to the exterior of either building. Should changes be desired in the future, each business would be required to adhere to standards in effect at the time of the proposed improvements.

Future parcel development: | The proposed plat would fully divide the land. No further development could occur.

<i>Adjacent parcel dev:</i>	<ul style="list-style-type: none"> ▪ The proposed subdivision will not have any impact on development of adjacent lands. Conditions which have existed since the 1980's will continue to exist, and any development challenges presented by current improvements will be unchanged following this subdivision.
<i>Easements:</i>	<ul style="list-style-type: none"> ▪ As outlined elsewhere in this report, the following easements will need to be established: <ol style="list-style-type: none"> 1. An easement to address and allow shared ingress/egress across the entirety of the property for both businesses. 2. An easement dedicating parking spaces on Lot 2 for use by Lot 1. 3. Any other easements deemed necessary by the City Attorney to ensure owners of both buildings, regardless of who they are, will continue to operate in harmony on this site.
<i>Resident Concerns & Feedback:</i>	<ul style="list-style-type: none"> ▪ As of 5/12/22, no comments for or against this proposal have been received.

INFRASTRUCTURE:

<i>In General:</i>	<ul style="list-style-type: none"> ▪ Infrastructure serving both buildings is already in place and will not change as a result of the proposed subdivision.
<i>Streets and Transportation:</i>	<ul style="list-style-type: none"> ▪ No new streets are proposed as part of this subdivision, and no additional ROW dedications are needed for either 5th Avenue NW or County Road E2.
<i>Water System(s):</i>	<ul style="list-style-type: none"> ▪ Engineering has no concerns about the water system serving both buildings.
<i>Sanitary System(s):</i>	<ul style="list-style-type: none"> ▪ Engineering has no concerns about the sanitary sewer system serving both buildings.
<i>Storm water / Grading / Erosion:</i>	<ul style="list-style-type: none"> ▪ Per the RCWD, this subdivision will trigger their Rule C permitting requirement, and storm water management is required. The applicants were contacted directly by the RCWD, and this permit should already be in process.

<i>(cont.)</i>	<ul style="list-style-type: none">▪ The existing storm water drainage pond in the property's NE corner serves the property as a whole and must continue to do so following this subdivision. As a condition of approval, the applicant must establish a declaration binding both properties to enter into a storm water management contract with a 3rd party contractor for the ongoing maintenance and operation of the storm water pond.
Development Phasing:	<ul style="list-style-type: none">▪ The development would all be completed in a single phase.
Utilities:	<ul style="list-style-type: none">▪ Any new utilities (i.e. telephone, electric, gas service lines, etc) are to be placed underground in accordance with the provisions of all applicable City ordinances.
Lighting:	<ul style="list-style-type: none">▪ Lighting on both of the lots is not proposed to change as a result of this subdivision, and the City is not aware of any current or historic complaints about lighting on this site. Any changes moving forward would need to adhere to current code standards.▪ Lighting shall not shine directly into the public right-of-way or onto any adjacent residential lot.▪ Of greatest concern to staff would be lighting related to new signage which is discussed on page 10.
Signage:	<ul style="list-style-type: none">▪ No new public signs are needed as a result of this subdivision.▪ Because both buildings have been home to multiple tenants over the years, the City has approved Special Use Permits in the past (Resolutions 85-72 & 90-03) to allow for additional signage on the property to accommodate every business on the site. Both SUP approvals sought to keep signage simple, consistent, and not be an eyesore for adjacent residential properties. Of note was a requirement that "sign letters shall have no light source and shall be colored black." This was ostensibly out of concern that "illuminated signs" or signs made up of "luminous vacuum-formed plastic letters" in this location would be too bright for the area and potential disrupt nearby residents in the evening hours (see examples on the following page).

(cont.)

Prohibited Illuminated sign



Prohibited Luminous Letters



- With multiple-tenants no longer being an issue following this subdivision, new signage for each business will need to adhere to current sign regulations for the I-1 district. That said, the historic concerns about sign lighting having an impact on adjacent residents still holds true. As a condition of the SUPs and variances necessary to allow this subdivision to proceed and these new businesses to move in, it would be prudent for the City to at least continue the existing prohibition on the above sign types, and require that sign lighting be backlit or illuminated in a manner where the light source is not detectable to minimize potential impacts.

Backlit Sign Example

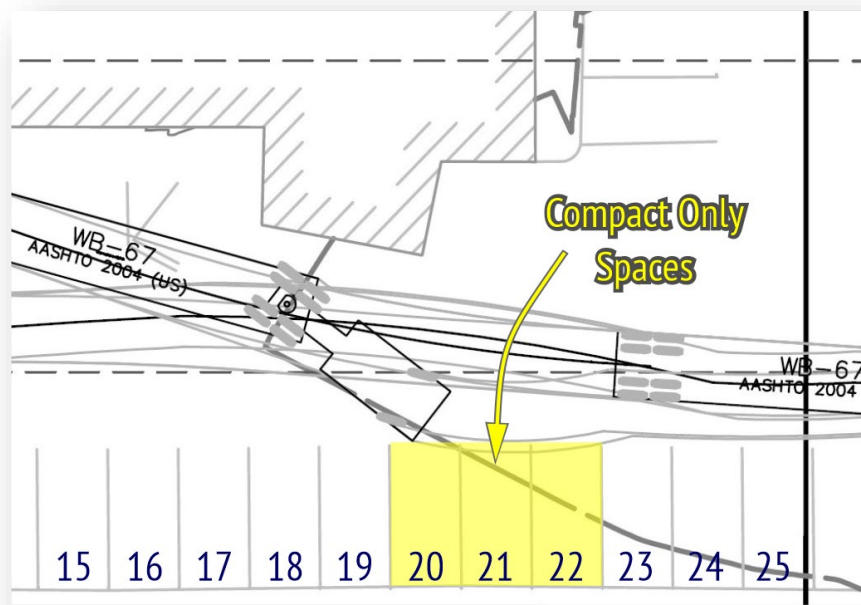


Projected Illumination w/Obscured Light Source



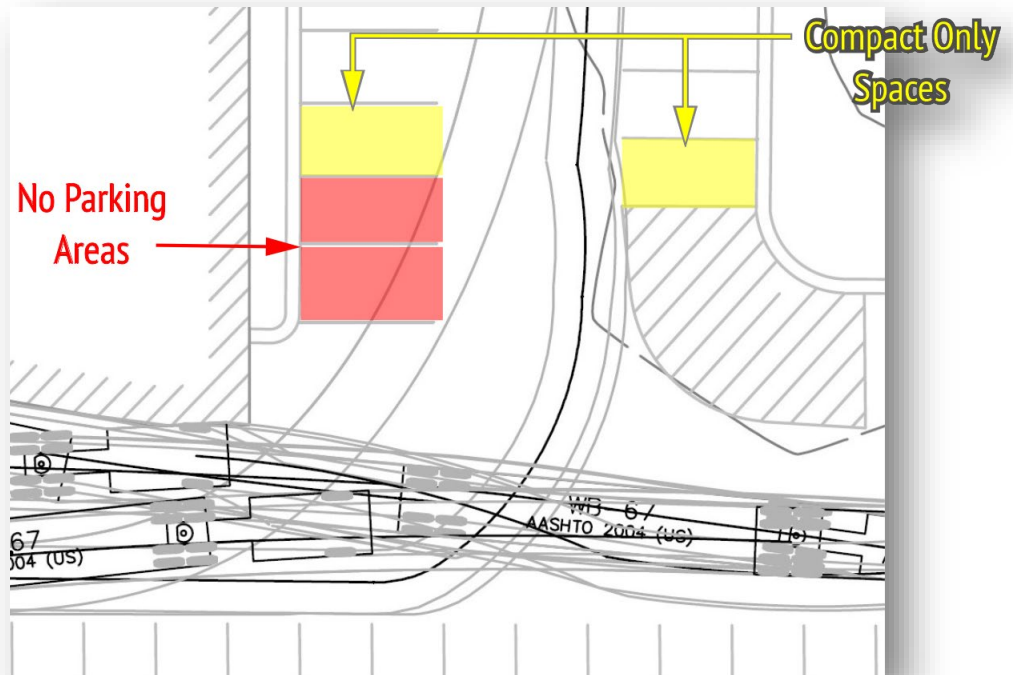
Parking:

- Between the 1984 approval of the westerly building and the 1989 approval of the easterly building, the City updated its parking regulations from 1 space per 1000 sq ft of floor area to 1 space per 350 square feet of floor area for the use at the time. As part of construction of the second building approved by the City in 1989, an additional 101 parking spaces were added to the site. While the final number of parking spaces (126 built) was still deficient given the combined square footage of both buildings (136 required), that fact was never specifically addressed by the City in its approval.
- As the centerline between both buildings does not evenly split the property in two, the proposed subdivision will unevenly divide available parking between the two proposed sites. While not ideal, this isn't necessarily a problem given that required parking is a function of the use in each building. For example, if a 2000 square foot building is filled with offices, code would require a minimum of 10 parking spaces (1 space / 200 square feet); but if that same 2000 square foot building was used for warehousing, the required number of spaces could be as low as 2 depending on various aspects of the business. Given this dynamic, staff would raise the following points for consideration by all parties:
 1. As proposed, Lot 1 (Paddle North) would have 47 parking spaces within its boundary serving a 23,650 square foot building, and Lot 2 (Vandeley) would have 79 parking spaces within its boundary serving a 24,068 square foot building.
 2. Based on the applicants turning movement exhibit for semi-trucks, three spaces on Lot 1 (Paddle North) will need to be signed for "compact car only" use.



(cont.)

3. On Lot 2 (Vandeley), the turning movement exhibit indicates that two spaces must be eliminated altogether and stripped as “no parking,” and two spaces will need to be signed for “compact car only” use.



Following the above adjustments, Lot 1 (Paddle North) would still have 47 parking spaces within its boundary, and Lot 2 (Vandeley) would have 77 parking spaces within its boundary.

4. To even parking out between the lots, a parking easement over Lot 2 is proposed to reserve nine (9) spaces for use by Lot 1. The nine spaces would be a continuation of the Lot 1 spaces along the southern property line. **The final proposed mix of parking would be 56 spaces for Lot 1, and 68 spaces for Lot 2.**
5. Per Paddle North, the building on Lot 1 would include approximately 2800 square feet for retail, approximately 2800 sq ft above the retail for offices, and the remainder of the building would be warehousing for products sold on-line. At least two company vehicles would need to be accommodated, and the maximum number of employees on-site at one time is expected to be twenty. Based on this data, the proposed parking allocation resulting from this subdivision would make Lot 1 conforming to code (see calculations on the following page).

(cont.)

LOT 1: PADDLE NORTH PARKING ANALYSIS			
Use	Floor Area	Parking Req.	Required Spaces
Retail	2,800 sq ft	1 / 200 sq ft	14
Office	2,800 sq ft	1 / 200 sq ft	14
Warehouse ¹	20,850 sq ft	1 / 1000 sq ft	21
Company Vehicles (max)	na	na	7
TOTAL:			56
Provided Spaces (47 on site + 9 via easement on Lot 2):			56

6. The Vandelely building on Lot 2 would include approximately 9600 square feet for offices, and approximately 14,400 square feet for a proposed warehousing/recycling handling facility (see the SUP review on pages 18 – 20 for greater detail on this business). Depending on future partners, they could anticipate wanting to have anywhere from 0 to 10 company vehicles on-site and expect to have a maximum of 20 employees on site at any given time.

LOT 2: VANDELEY INDUSTRIES PARKING ANALYSIS			
Use	Floor Area	Parking Req.	Required Spaces
Office	9,638 sq ft	1 / 200 sq ft	48
Warehouse ¹	14,430 sq ft	1 / 1000 sq ft	14
Company Vehicles (max)	na	na	6
TOTAL:			68
Provided Spaces (77 on site - 9 via easement on Lot 2):			68

7. The proposed mix of parking spaces resulting from this subdivision should work well for the presently proposed uses and will establish reasonable parking allotments for both buildings to accommodate future changes in use. **That said, both businesses must go into this purchase understanding that on-site parking allocated to each building is finite. Available parking may impact the ability to undertake internal changes to buildings (i.e. turning warehousing space into offices), and may not be sufficient to**

¹ Parking for warehousing is based on the greater calculation of parking per square footage, or two (2) spaces for every (3) employees. In both cases, the calculations ended up the same based on warehousing square footage in each building

(cont.)

accommodate all permitted I-1 uses which could limit the spectrum of potential buyers for their respective sites.

***Fire Hydrants /
Fire Safety:***

- No new fire hydrants are needed to serve these lots.

Streetlights:

- No changes to street lighting are proposed.

Sidewalks:

- There are no new sidewalk needs as a result of this subdivision.

***Landscaping /
Fencing:***

- No landscaping requirements are triggered as there is no new construction proposed.

Monuments:

- New reference monuments, as needed, shall be placed in the subdivision as required by state law.

ENVIRONMENTAL & OTHER NEIGHBORHOOD IMPACTS:

***Environmental
Impacts:***

- Subdivision of this property will create no new environmental impacts.

Wetlands:

- There are no suspected wetlands on this site.

Tree Removal:

- No trees are proposed to be removed as a result of this subdivision.

***Shoreland
District:***

- The subject property is not in the shoreland district.

Traffic:

- No traffic study is necessary for this subdivision. Both buildings have been in existence for decades, and the proposed uses are not anticipated to generate anything out of the ordinary for these types of buildings.

- | | |
|--|---|
| Public Safety: | <ul style="list-style-type: none"> ▪ The subdivision in and of itself creates no new public safety concerns. ▪ A fire protection engineer must be hired to determine fire suppression needs within each of the existing buildings given the change in use, activities, and storage. ▪ If not currently present, Knox boxes shall be installed on both buildings. |
| Flood Plain & Steep Slopes: | <ul style="list-style-type: none"> ▪ There are no flood plains or steep slopes on this site. |
| Docks: | <ul style="list-style-type: none"> ▪ The project does not include any frontage on open water nor easement rights to such. |
| Other Permits: | <ul style="list-style-type: none"> ▪ All necessary permits must be provided to the City (RCWD, NPDES, MDH, etc. as may be applicable). ▪ Per Anna Grace at the RCWD, “as the parcel to be subdivided is over one acre RCWD Rule C, Stormwater Management is required. From review of the provided materials, no new and/or reconstructed impervious surface is proposed at this time [so this should be a] straight forward Administrative review and permit. |

CHARGES, FEES, & RESPONSIBILITIES:

- | | |
|------------------------------|---|
| Park Dedication: | <ul style="list-style-type: none"> ▪ As there will be no new development resulting from this subdivision, no park dedication can be charged. |
| Sewer and Water Fees: | <ul style="list-style-type: none"> ▪ As there will be no new development resulting from this subdivision, no new sewer and water fees are anticipated. |

FINAL Plat Review

- | | |
|----------------------|--|
| In General: | <ul style="list-style-type: none"> ▪ The final plat review typically focuses on adherence to conditions of preliminary plat approval and legal review of the plat to ensure it’s ready for filing. As we are running Preliminary and Final concurrently with this application, we are only completing the legal review, and signature of the final plat will be conditioned on all all legal matters being resolved to the satisfaction of the City Attorney. ▪ At their earliest convenience, the applicant should have the final plat reviewed by Ramsey County for needed changes on their end. |
| Legal Review: | <ul style="list-style-type: none"> ▪ As of 5/12/22, the plat opinion from legal was still being finalized, so staff will verbally update the Commission on that front at the 5/17/22 meeting. |

- | | |
|---------|--|
| (cont.) | <ul style="list-style-type: none"> ▪ Per legal, the proposed parking easement that's been provided generally looks fine and would provide the recommended nine (9) parking spaces on Lot 2 in favor of Lot 1. An exhibit showing the specific parking spaces is still needed, but we are fine with that detail being handled following the approval process. The proposed easement also provides for a shared driveway/access for both lots, and addresses maintenance of the shared driveway/access and the parking area. ▪ The proposed easement does NOT currently address other maintenance of the property (i.e. landscaping, lawn care, stormwater pond maintenance, etc), nor does it include a restriction pertaining to building expansion. These items can be addressed by separate document, but must be completed to the satisfaction of the City Attorney as a condition of approval. |
|---------|--|

Variance Review:

- | | |
|--------------------------|---|
| Variance Request: | <ul style="list-style-type: none"> ▪ The proposed lot line location will result in Lot 1 being 56,061 square feet in size with a 23,650 square foot building. This results in a FAR of 0.42 where 0.4 is the maximum allowed by code. Accordingly, the applicant is requesting a 0.02 FAR variance. |
|--------------------------|---|

Criteria Analysis:

General Variance Standards

1) Is the variance in harmony with the general purpose and intent of the Zoning Code?

Staff Analysis: Existing constraints of setbacks and parking essentially prohibit expansion of either one-story building at the present time. Provided that dynamic still exists for both lots following this subdivision, the minor variance being requested would be in harmony with the general purpose and intent of the zoning code. As a condition of approval, staff would recommend the applicant work with the City Attorney on an agreed upon mechanism to restrict building expansion (presumably either a deed restriction or protective covenant). The agreed upon mechanism must be in place prior to the City signing the Final Plat. **Criterion met with conditions.**

2) Is the variance consistent with the Comprehensive Plan?

Staff Analysis: The comprehensive plan calls for industrial use of this land and does not specifically care whether these buildings are located on one parcel or two. Provided the new uses adhere to all code requirements and do not generate nuisances, the requested variance would appear to be consistent with Comprehensive Plan guidance. **Criterion met.**

(cont.)

3) Has the applicant established that practical difficulties exist on the site?

Applicant's Statement: *The site is what it is, the City shouldn't be concerned about a new invisible line in the parking lot if this subdivision cannot result in the square footage on either Lot expanding beyond what is currently conforming prior to the invisible line.*

a. Does the applicant propose to use the property in a reasonable manner not permitted by the zoning ordinance?

Staff Analysis: The physical size of each building will remain the same provided the proper restrictions are put in place as a result of this subdivision process. With such restrictions, the variance being requested is reasonable as approval would simply maintain the status quo in terms of building massing. **Criterion met.**

b. Is the plight of the landowner due to circumstances unique to this property that were not created by the landowner?

Staff Analysis: According to staff reports in the 1980's, unique soil conditions in the area dictated the location of both buildings, and was the primary factor why this land had remained undeveloped for so long despite its great location vis a vis freeway access. Absent the unique soil conditions, it is reasonable to suspect the buildings would have been placed in a manner that could have facilitated easy subdivision of the land moving forward. **Criterion met.**

c. Will the variance, if granted, alter the essential character of the locality?

Applicant's Statement: *No change. The buildings are currently in existence and no changes to [building] size are requested.*

Staff Analysis: Approval of this variance and the associated subdivision will have no impact on the character of these lands. Absent the subdivision and variance, each of the prospective businesses could still move into their respective buildings, but would have to do so as renters rather than owners. Accordingly, this variance is not allowing any visible changes to the property that couldn't otherwise happen without the variance. Furthermore, building ownership tends to result in better maintained properties and sensitivity to neighbor concerns, so approving the variance arguably will help to maintain (and ideally improve) the character of the area. **Criterion met.**

4) Is the variance being sought solely to improve the value of the property?

Staff Analysis: The variance is being sought to allow two prospective businesses to locate in New Brighton as land owners rather than as renters, and this change

(cont.) is desired by both buyers independent of the impact on land value for Donatelle.
Criterion met.

Staff Recommendation: Based on the analysis of variance criteria above, staff is recommending approval of the requested FAR variance with conditions.

Special Use Permit Review

In General:

- There is only one Special Use Permit being requested as part of this application:
An SUP to permit an undefined use within the I-1 district under Section 6-050(2).

Per Vandeley Industries, they are “a real estate company that owns numerous properties under property specific LLCs for affiliate businesses.” In addition to using the building on Lot 2 as their corporate offices, they plan to use the former manufacturing area as “industrial space for warehousing opportunities that may include recyclable materials...including Plastic Film, Clothing and shoes, Light Bulbs, Household Batteries, Holiday Lights, AV cables, Power Cords, Non Perishable Foods, Corrugated products – Cardboard, Clean - empty malt bags, Super sacs, Gaylord Boxes.” Based on the potentially ever-changing nature of this use as described in the application and as articulated by the applicant at various meetings leading to this report, staff recommended that authorization via SUP was most appropriate.
- A second SUP for joint parking was included in the public hearing notice, but the nine spaces under easement on Lot 2 are not proposed to be jointly used and instead will be reserved solely for use by the business on Lot 1. Accordingly, a joint parking SUP will not be necessary.

SUP Standards Review:

Issuance of an SUP requires analysis of the proposed use against the specific review criteria established in code. Staff has reviewed the City’s criteria for special use permits, and we offer the following analysis for consideration:

General review Criteria (Section 8-130):

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

Applicant Comment: Under the current zoning (I-1), we believe we fall under the permitted use of wholesale and warehousing (2.).

(cont.)

Staff Comment: In working with the applicant, it is clear that Vandeley Industries intends to work with multiple vendors on recycling-related activities. In our initial discussions, the business was going to be 100% dedicated to the recycling of cardboard which evolved into working with partners who recycle other materials which has become the request before the City today. Regardless of what is ultimately recycled at this facility, the City's primary concerns will be that materials & activities: a) never trigger nuisance issues (no smells, smoke, noise, etc), and b) that fire safety standards are always being met regardless of changing materials. Provided those two matters can be guaranteed, we do not believe the proposed use would endanger safety, comfort, or general welfare. Recommended conditions to address staff's concerns include:

- Materials stored within the building on Lot 2 shall at no times trigger nuisance violations including but not limited to odor, dust, or smoke.
- Activities and/or processing occurring within the building on Lot 2 shall at no times trigger nuisance violations regarding noise or vibrations.
- Outdoor storage of materials is prohibited.
- Prior to beginning operations, the business shall identify all items to be processed/recycled to the Fire Marshall, and the Fire Marshall shall ensure the building's fire suppression system meets minimum requirements. If deemed necessary by the Fire Marshall, a fire protection engineer must be hired to determine fire suppression needs with each new material proposed to be stored and/or processed at the facility.

Criterion met with conditions.

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.***

Applicant Comment: All products will be warehoused within the confines of the 301 building and should not affect the environment, and community at large.

Staff Comment: Provided the use operates as proposed (no nuisances, completely indoors, etc) we do not anticipate any impacts to surrounding properties.

Previously suggested conditions would apply to this criteria as well. **Criterion met with conditions.**

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.***

(cont.)

Applicant Comment: *We will not be changing the generally pleasing Aesthetics of the building, all warehousing will be within the building, and we expect fall within the reasonable amount of traffic requirements within I-1.*

Staff Comment: For the most part, nothing will visibly change on this property with the exception of signage identifying the new tenant and minor changes to the parking lot identified on page 12. With regards to the adjacent Lot 1, as a condition of approval, agreements on ingress/egress & site maintenance (landscaping, parking lot repairs, snow removal, etc) must be approved by the City Attorney before the final plat will be signed. Provided all conditions are followed, we see no ways in which the proposal will impede development of surrounding lands. **Criterion met with conditions.**

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

Applicant Comment: *No changes to utilities, access roads or drainage will be requested. Please see attached turn lane EVAP document.*

Staff Comment: As part of the site plan review in this report, staff identified a handful of parking spaces that must either be stripped “no parking,” or signed for compact only vehicles to ensure truck movements can always occur even if the site is fully parked. Provided parking is addressed as identified, this **criterion is met with conditions.**

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

Applicant Comment: *Please see attached documents to support our warehouse. [The following] is a material accepted list that I am working on with them along with our internal team: Plastic Film, Clothing and shoes, Light Bulbs, Household Batteries, Holiday Lights, AV cables, Power Cords, Non Perishable Foods, Corrugated products – Cardboard, Clean - empty malt bags, Super sacs, and Gaylord Boxes.*

All products have a recyclable market and are a key to the success of achieving the State goal of 75% recycling by 2030 and the City of New Brighton - Wexford - Services can be a leader in getting us there. Moving material out of warehouse space every 4 weeks at a minimum.

State Goal Reference - Sec 115A.551 MN Statue, Subd. 2a. County Recycling Goals

Staff Comment: Provided the previously listed conditions are adhered to, staff does believe the use will conform to other applicable regulations of the I-1 district. **Criterion met with conditions.**

Supplementary Information & Public Comment

Additional Information:	▪ None
Planning Commission Review:	▪ The Planning Commission will hold a public hearing on these requests at their 5/17/22 meeting.

Conclusion:

The Donatelle Family Limited Partnership LLLP is seeking to divest from its property at 401 County Road E2 by subdividing the lot and selling each existing building to new businesses. While seemingly simple, the proposal requires approval of a Preliminary Plat, Final Plat, Variance from FAR standards, and an SUP to permit an undefined use in the I-1 district.

Staff Recommendation: Per the analysis outlined in the report, staff is recommending APPROVAL of the proposed applications subject to conditions.

Commission Options:

The Planning Commission has the following options:

- A) RECOMMEND APPROVAL OF ALL REQUESTS based on the applicant's submittals and findings of fact.
- B) RECOMMEND DENIAL OF ONE OR MORE REQUESTS based on the applicant's submittals and findings of fact.
- C) TABLE THE ITEMS and request additional information.

Based on a complete application date of 4/14/22, the statutory deadline for making a decision on these requests is 6/13/22. This deadline can be extended by an additional 60-days if deemed necessary by the City.

Template Denial Motion: (not recommended)

- "I move that we recommend the City Council deny [denote specific request or state all requests] based on the following findings of fact:"
 - (You must provide findings to support the conclusion that each component recommended for denial does not meet minimum standards as required by code.)

**Template Approval
 Motion:
 RECOMMENDED**

- “I move we recommend the City Council approve the requested preliminary plat, Vandeley Addition Final Plat, FAR variance, and SUP for a recycling center business based on the findings of fact listed on pages 22 & 23 of the report subject to the conditions listed on pages 23 – 25 as may have been amended here tonight.”

**Suggested Findings
 of Fact:**

1. The subject property is guided for Light Industrial use by the 2040 Comprehensive Plan, and I-1 zoning standards are consistent with this land use classification;
2. The subject land is zoned I-1 on the City’s official zoning map, and the application has been reviewed against all such requirements;
3. Buildings on both lots, while tall, have been treated as one-story buildings since their construction in the 1980’s given that a majority of each building consists of a single room with tall ceilings;
4. The building on proposed Lot 1 will not meet Floor Area Ratio standards for a one story building, so a variance has been requested as part of this application. Specific findings supporting variance approval include:
 - a. Existing constraints of setbacks and parking essentially prohibit expansion of either one-story building at the present time, so the requested variance changes nothing provided all conditions are followed;
 - b. The requested variance would allow for Lot 1 to be used by Light Industrial businesses as called for by the Comprehensive Plan;
 - c. The requested variance is reasonable as the building’s inability to expand due to parking and setback constraints exists with or without the variance;
 - d. The position of buildings and parking creating the need for a variance was not due to the owner, but rather soil conditions which prevented development of the property in a manner that would be easily split;
 - e. Granting of the variance will not alter the essential character of the locality.
5. The proposed business seeking to acquire Lot 2 is not specifically listed in code, so a special use permit to authorize the use has been requested as part of this application. Specific findings supporting the SUP approval include:

(cont.)	<ol style="list-style-type: none"> a. Provided all conditions are followed, the proposed use will not endanger public health or community welfare. b. Provided materials being recycled or processed do not create nuisance conditions, the use will not impact the enjoyment or use of surrounding lands. c. The proposed use will not impede development of adjacent properties. d. Provided all conditions are followed and the FAR variance is granted, the proposed use will conform to all other zoning standards. <ol style="list-style-type: none"> 6. Easements to address ingress/egress issues, site maintenance issues, parking issues, etc, have been (or will be) agreed to by all parties and will be established as a result of this approval; 7. Each of the proposed lots will have adequate access to the local roadway system; 8. Each of the proposed lots can be adequately served by existing municipal services; 9. Provided proper fire inspection protocols are followed and remedies implemented, no public safety concerns were identified; 10. Identified impacts of the proposed development can be addressed via conditions.
Recommended Conditions:	<ol style="list-style-type: none"> 1. Prior to any new business starting operations on Lots 1 and 2, the following issues shall be addressed via easements, declarations, covenants, or other appropriate mechanism acceptable to the City Attorney. In all cases, the solution shall be applicable to future owners of either Lot: <ol style="list-style-type: none"> a. An access easement (or equivalent) providing legal rights for traffic to & from both lots to drive on either lot and access either lot from the three existing access points. b. A joint-maintenance agreement (or equivalent) for the site to ensure parking lot maintenance, plowing, lawn & landscaping care, and storm water pond maintenance costs will always be covered as such needs arise. c. An easement (or equivalent) dedicating at least nine (9) parking spaces on Lot 2 for use by Lot 1.

(cont.)

- d. A declaration (or equivalent) binding both properties to enter into a storm water management contract with a 3rd party contractor for the ongoing maintenance and operation of the storm water pond.
 - e. A deed restriction (or equivalent) to restrict building expansion on either lot.
 - f. Any other easements or mechanisms deemed necessary by the City Attorney to ensure owners of both buildings, regardless of who they are, will continue to operate in harmony on this site.
2. The applicants shall apply for and secure all required outside agency permits prior to businesses beginning operations on either of the new lots.
 3. Due to the site's proximity to nearby residential homes, sign types historically prohibited by Special Use Permit on this site (illuminated signs and luminous letter signs) shall continue to be prohibited on both Lots 1 & 2. New signs shall be backlit or illuminated in a manner where the light source is not detectible, and must be permitted through the City's standard sign permitting process.
 4. The three (3) parking spaces slightly impacted by anticipated truck turning movements on Lot 1 shall be marked and signed as "Compact Only" spaces.
 5. The two parking spaces bisected by truck turning movements on Lot 2 shall be stripped as a no parking area.
 6. The two (2) parking spaces slightly impacted by anticipated truck turning movements on Lot 2 shall be marked and signed as "Compact Only" spaces.
 7. All parking lot stripping shall be refreshed and maintained as needed to ensure defined parking spaces are always clearly visible.
 8. A fire protection engineer shall be hired to determine fire suppression needs within each of the existing buildings given the change in use, activities, and storage within each building. The Fire Marshall shall verify any/all required improvements are in place prior to any new business starting operations on Lots 1 and 2.
 9. If not currently present, Knox boxes shall be installed on both buildings.
 10. Reference monuments shall be placed in the subdivision as required by state law.

- (cont.)
11. Specific to the SUP authorizing the Recycling Center Use on Lot 2:
- a. Following initial approval of the fire suppression systems for the recycling use, any subsequent changes in materials being stored, processed, or recycled shall be reviewed by a fire protection engineer to ensure no changes to the fire suppression system are needed. All such updates/changes shall be communicated to the Fire Marshall.
 - b. Materials stored within the building on Lot 2 shall at no times trigger nuisance violations including but not limited to odor, dust, or smoke.
 - c. Activities and/or processing occurring within the building on Lot 2 shall at no times trigger nuisance violations including but not limited to noise or vibrations.
 - d. Outdoor storage of materials is prohibited.

cc: *Chad Ihle, Donatelle
T. Ryan; Vandeley Industries
Josh Peterson, Vandeley Industries
David Dirkers, MRG Realty
Peter Mogck, Paddle North
Aliana McIntosh, Foley & Mansfield
Nicholas Valle, Winthrop & Weinstine*

RESOLUTION NO. _____
STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF NEW BRIGHTON

RESOLUTION MAKING FINDINGS OF FACT AND APPROVING A PRELIMINARY PLAT,
FINAL PLAT, FLOOR AREA RATIO VARIANCE, AND SPECIAL USE PERMIT FOR AN
UNDEFINED BUSINESS TO ACCOMMODATE A SUBDIVISION OF THE PROPERTY AT
401 COUNTY ROAD E2

WHEREAS, the City of New Brighton is a municipal corporation, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of the New Brighton has adopted a comprehensive plan and corresponding zoning regulations to promote orderly development and utilization of land within the city; and,

WHEREAS, the Donatelle Family Limited Partnership LLLP (the “Applicant”) made application to the City on 4/14/22 requesting approval of a Preliminary Plat, Final Plat, Floor Area Ratio Variance, and Special Use Permit for an undefined business; all of which is necessary for the proposed subdivision of land at 401 County Road E2 which is legally describe as:

Existing Description:

*(Stewart Title Guaranty Company Title Commitment No. 655077)
Lots 1 through 5 and the North 30 feet of Lot 6, Lot 26 through 30 and the North 30 feet of Lot 25, all in Block 9, First Addition to New Brighton, Ramsey County, Minnesota, except the North 13 feet of said Lots 1 and 30, and that part of the vacated alley and street accruing to said parcels first described;*

AND

The South 217, feet of the North 260 feet of the West 300 feet of that part of the NE1/4 of the SE1/4 of Section 29, Township 30, Range 23, Ramsey County, Minnesota, lying East of the East line of the First Addition to New Brighton.

and

WHEREAS, staff fully reviewed all of the requests and prepared a report for consideration by the Planning Commission on May 17, 2022; and

WHEREAS, the Planning Commission held a public hearing on the request at the May 17, 2022 meeting and considered input from residents; and

WHEREAS, the Planning Commission recommended conditional approval of the request based on the applicant’s submittals and findings of fact; and

WHEREAS, the City Council considered on May 24th, 2022, the recommendations of the Planning Commission, staff, the Applicant's submissions, the contents of the staff report, and other evidence available to the Council.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Brighton hereby approves the requested Preliminary Plat, Final Plat, Floor Area Ratio Variance, and Special Use Permit for an undefined business based on the following findings of fact:

1. *The subject property is guided for Light Industrial use by the 2040 Comprehensive Plan, and I-1 zoning standards are consistent with this land use classification;*
2. *The subject land is zoned I-1 on the City's official zoning map, and the application has been reviewed against all such requirements;*
3. *Buildings on both lots, while tall, have been treated as one-story buildings since their construction in the 1980's given that a majority of each building consists of a single room with tall ceilings;*
4. *The building on proposed Lot 1 will not meet Floor Area Ratio standards for a one story building, so a variance has been requested as part of this application. Specific findings supporting variance approval include:*
 - a. *Existing constraints of setbacks and parking essentially prohibit expansion of either one-story building at the present time, so the requested variance changes nothing provided all conditions are followed;*
 - b. *The requested variance would allow for Lot 1 to be used by Light Industrial businesses as called for by the Comprehensive Plan;*
 - c. *The requested variance is reasonable as the building's inability to expand due to parking and setback constraints exists with or without the variance;*
 - d. *The position of buildings and parking creating the need for a variance was not due to the owner, but rather soil conditions which prevented development of the property in a manner that would be easily split;*
 - e. *Granting of the variance will not alter the essential character of the locality.*
5. *The proposed business seeking to acquire Lot 2 is not specifically listed in code, so a special use permit to authorize the use has been requested as part of this application. Specific findings supporting the SUP approval include:*
 - a. *Provided all conditions are followed, the proposed use will not endanger public health or community welfare.*
 - b. *Provided materials being recycled or processed do not create nuisance conditions, the use will not impact the enjoyment or use of surrounding lands.*
 - c. *The proposed use will not impede development of adjacent properties.*

- d. Provided all conditions are followed and the FAR variance is granted, the proposed use will conform to all other zoning standards.*
- 6. Easements to address ingress/egress issues, site maintenance issues, parking issues, etc, have been (or will be) agreed to by all parties and will be established as a result of this approval;*
- 7. Each of the proposed lots will have adequate access to the local roadway system;*
- 8. Each of the proposed lots can be adequately served by existing municipal services;*
- 9. Provided proper fire inspection protocols are followed and remedies implemented, no public safety concerns were identified;*
- 10. Identified impacts of the proposed development can be addressed via conditions.*

BE IT FURTHER RESOLVED, that approval of the Preliminary Plat, Final Plat, Floor Area Ratio Variance, and Special Use Permit for an undefined business shall be subject to the following conditions:

- 1. Prior to any new business starting operations on Lots 1 and 2, the following issues shall be addressed via easements, declarations, covenants, or other appropriate mechanism acceptable to the City Attorney. In all cases, the solution shall be applicable to future owners of either Lot:*
 - a. An access easement (or equivalent) providing legal rights for traffic to & from both lots to drive on either lot and access either lot from the three existing access points.*
 - b. A joint-maintenance agreement (or equivalent) for the site to ensure parking lot maintenance, plowing, lawn & landscaping care, and storm water pond maintenance costs will always be covered as such needs arise.*
 - c. An easement (or equivalent) dedicating at least nine (9) parking spaces on Lot 2 for use by Lot 1.*
 - d. A declaration (or equivalent) binding both properties to enter into a storm water management contract with a 3rd party contractor for the ongoing maintenance and operation of the storm water pond.*
 - e. A deed restriction (or equivalent) to restrict building expansion on either lot.*
 - f. Any other easements or mechanisms deemed necessary by the City Attorney to ensure owners of both buildings, regardless of who they are, will continue to operate in harmony on this site.*
- 2. The applicants shall apply for and secure all required outside agency permits prior to businesses beginning operations on either of the new lots.*

3. *Due to the site's proximity to nearby residential homes, sign types historically prohibited by Special Use Permit on this site (illuminated signs and luminous letter signs) shall continue to be prohibited on both Lots 1 & 2. New signs shall be backlit or illuminated in a manner where the light source is not detectible, and must be permitted through the City's standard sign permitting process.*
4. *The three (3) parking spaces slightly impacted by anticipated truck turning movements on Lot 1 shall be marked and signed as "Compact Only" spaces.*
5. *The two parking spaces bisected by truck turning movements on Lot 2 shall be stripped as a no parking area.*
6. *The two (2) parking spaces slightly impacted by anticipated truck turning movements on Lot 2 shall be marked and signed as "Compact Only" spaces.*
7. *All parking lot stripping shall be refreshed and maintained as needed to ensure defined parking spaces are always clearly visible.*
8. *A fire protection engineer shall be hired to determine fire suppression needs within each of the existing buildings given the change in use, activities, and storage within each building. The Fire Marshall shall verify any/all required improvements are in place prior to any new business starting operations on Lots 1 and 2.*
9. *If not currently present, Knox boxes shall be installed on both buildings.*
10. *Reference monuments shall be placed in the subdivision as required by state law.*
11. *Specific to the SUP authorizing the Recycling Center Use on Lot 2:*
 - a. *Following initial approval of the fire suppression systems for the recycling use, any subsequent changes in materials being stored, processed, or recycled shall be reviewed by a fire protection engineer to ensure no changes to the fire suppression system are needed. All such updates/changes shall be communicated to the Fire Marshall.*
 - b. *Materials stored within the building on Lot 2 shall at no times trigger nuisance violations including but not limited to odor, dust, or smoke.*
 - c. *Activities and/or processing occurring within the building on Lot 2 shall at no times trigger nuisance violations including but not limited to noise or vibrations.*
 - d. *Outdoor storage of materials is prohibited.*

ADOPTED this 24th day of May, 2022 by the New Brighton City Council with a vote of ___ ayes and ___ nays.

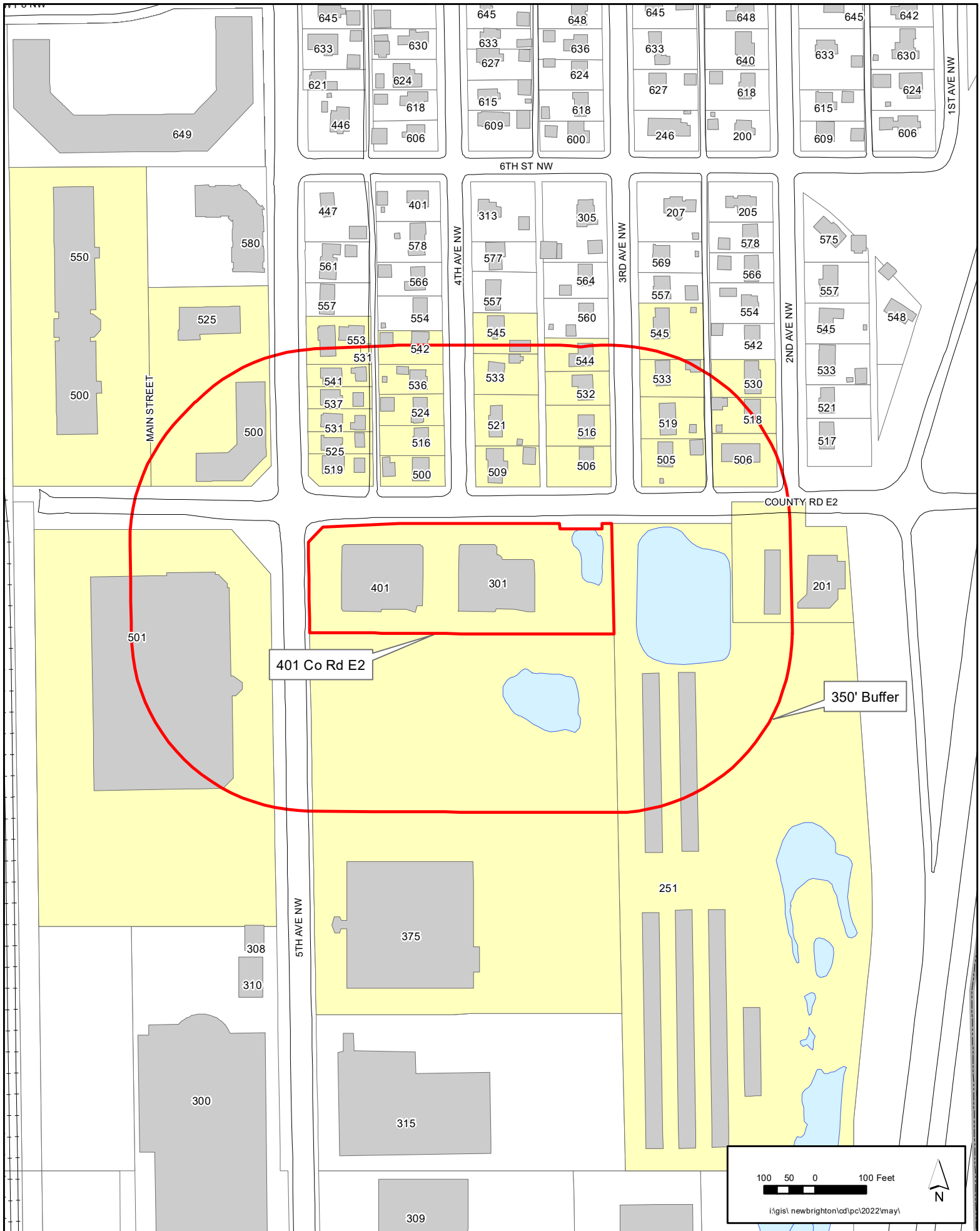
Kari Niedfeldt-Thomas, Mayor

Devin Massopust, City Manager

ATTEST:

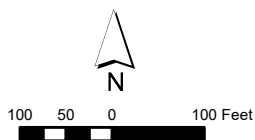
Terri Spangrud, City Clerk

401 County Rd. E2 - 350' Mailing List





- I-1, Light Industrial
- I-2, Heavy Industrial
- B-3, General Business
- B-4, Downtown Business
- R-1A, Single Family Residential



Current Zoning

401 Co Rd E2
I-1, Light Industrial

Preliminary Plat of VANDELEY ADDITION

CITY OF NEW BRIGHTON
RAMSEY COUNTY, MN

- Bearings are based on the Ramsey County coordinate system (NAD83 96adj.). For the purpose of this survey, the North line of the NE 1/4 of the SE 1/4 of Section 29, Township 30, Range 23, is assumed to bear South 89 degrees 58 minutes 54 seconds East
- Denotes found iron monument
 - Denotes 1/2 inch x 14 inch iron monument with a plastic plug stamped R.L.S. 47466
 - ◆ Denotes found rebar
 - ⊙ Denotes found cast iron monument
 - ⊗ Denotes found chiseled "X"

REFERENCE BENCHMARK:
MNDOT Geodetic Monument "6284 G"
Elevation = 917.95 feet (NAVD 88)

PROJECT BENCHMARK:
Storm manhole 477. feet N'y of the main entrance to building #401
Elevation = 900.47 feet (NAVD 88)

DEVELOPER:
Vandelay Industries, LLC
340 3RD St N Ste B
Saint Paul, MN, 55128
(651) 714-8299

OWNER:
Donatelle Family Partnership
401 County Road E2
New Brighton MN 55112

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822

TOTAL AREA: 2.98% Acres
Lot 1 Block 1 = 1.29% Acres
Lot 2 Block 1 = 1.69% Acres

EXISTING ZONING: I-1 Light Industrial District

PROPOSED ZONING: I-1 Light Industrial District

DENOTES BUILDING SETBACKS:
40' Front
15' Side
20' Rear

Drainage and Utility Easements are shown thus:

10' 10'
NOT TO SCALE
Being 10 feet in width and adjoining lot lines, as shown on the plat

DATE: 3/30/21
FIELD DATE: March 22, 2021
BK/PG: 62.1/30-32
DRAWN BY: CK
CHECKED BY: CAW/CEG
DWG FILE: 22-0092 Prelim
FILE NO: 22-0092.00

REVISIONS:
1 4/22/22 Floor Area Table Updated

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

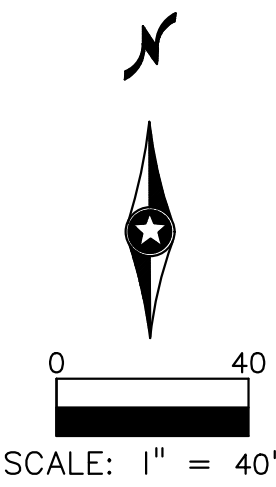
Signed: _____
Craig A. Wensmann
Date: 4/1/22 Lic. No. 47466

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

PRELIMINARY PLAT

for
Vandelay Industries
VANDELEY ADDITION
City of New Brighton
Ramsey County, MN

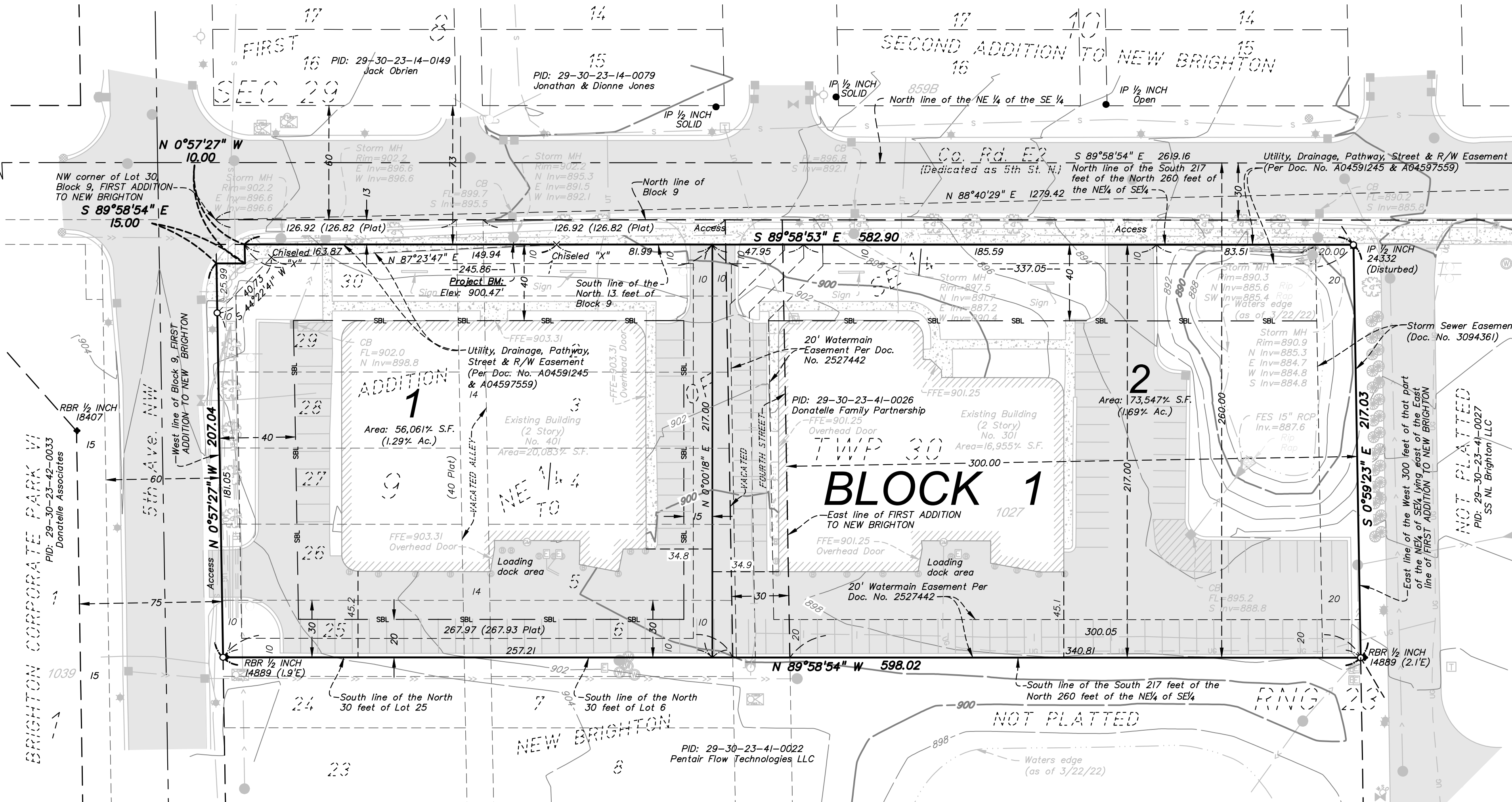
SHEET 1 OF 1



Center of Sec. 29, Twp. 30, Rng. 23 Ramsey County, MN
Cast Iron Monument
(C.O.L. No. 229)

East Quarter corner of
Sec. 29, Twp. 30, Rng. 23
Ramsey County, MN
Cast Iron Monument
(C.O.L. No. 230)

South Quarter corner of
Sec. 29, Twp. 30, Rng. 23
Ramsey County, MN
Cast Iron Monument
(C.O.L. No. 254)



Existing Description:

(Stewart Title Guaranty Company Title Commitment No. 655077)
Lots 1 through 5 and the North 30 feet of Lot 6, Lot 26 through 30 and the North 30 feet of Lot 25, all in Block 9, First Addition to New Brighton, Ramsey County, Minnesota, except the North 13 feet of said Lots 1 and 30, and that part of the vacated alley and street accoring to said parcels first described;

AND

The South 217. feet of the North 260 feet of the West 300 feet of that part of the NE1/4 of the SE1/4 of Section 29, Township 30, Range 23, Ramsey County, Minnesota, lying East of the East line of the First Addition to New Brighton.

Survey Notes:

- No search for easements or restrictions was made by the surveyor.
- The underground utilities shown have been located from the field survey information. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Utilities were marked based on Gopher State One Call Ticket No. 220700621.
- Contours were created by using GPS RTK Methods.
- No documentation was provided for vacated alleys and streets. Title to these areas need to be verified.
- Document Number 2624063 appears to convey title vs. easement to the City for the West 15 feet of the South 10 feet of the North 23 feet of Lot 30, Block 9, FIRST ADDITION TO NEW BRIGHTON.

FLOOR AREA RATIO (FAR)

Total Lot 1, Block 1 Area = 56,061% S.F. (1.29 Acres)
Building Exterior Foot Print Area = 20,083% S.F. (35.8%)
Floor Area (Interior Per 1980 Data) = 23,650% S.F. (42.2%)

Total Lot 2, Block 1 Area = 73,548% S.F. (1.69 Acres)
Building Exterior Foot Print Area = 16,955% S.F. (23.1%)
Building Area (Interior Per 1980 Data) = 24,068% (32.7%)

EXISTING PARKING SPACES

Lot 1, Block 1 = 47 Spaces
Lot 2, Block 1 = 79 Spaces
Total Parking Spaces = 126

SOILS CHART

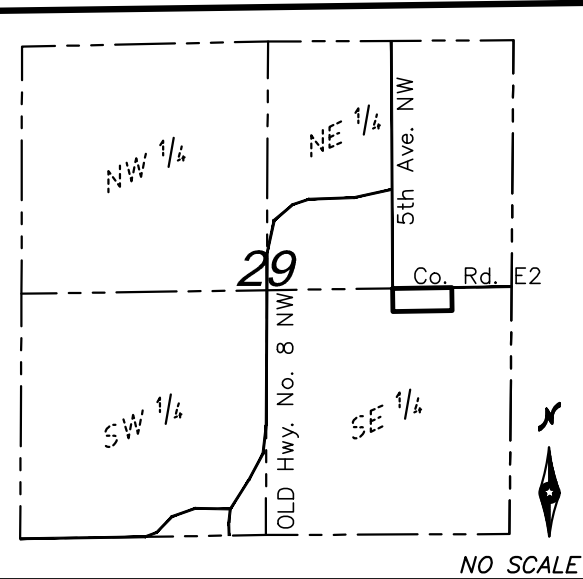
Map symbol & soil name	Hydrologic group	Water table depth (in)
859B: Urban land-Zimmerman complex, 1 to 8 percent slopes	A	>80
1027: Udorthents, wet substratum	N/A	>80
1039: Urban land	N/A	N/A

* Data from USDA Web Soil Survey

I hereby certify that a boundary survey has been completed for the preliminary plat of VANDELEY ADDITION, Ramsey County, Minnesota.

Signed: Craig Wensmann
Craig A. Wensmann
Date: 4/1/22 Lic. No. 47466

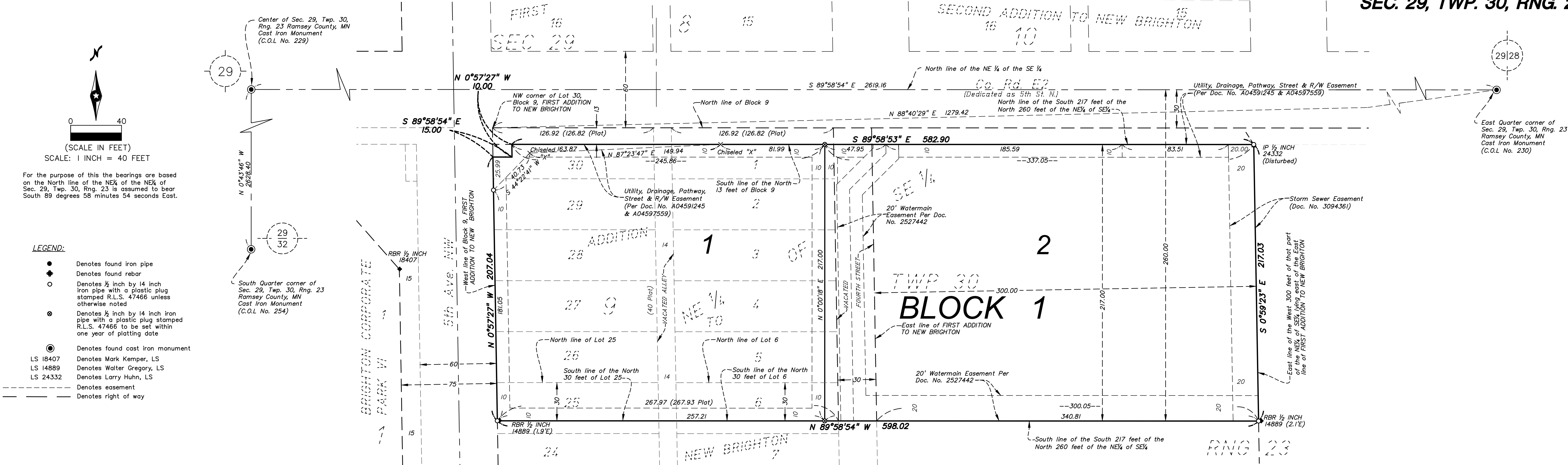
VICINITY MAP
Sec. 29, Twp. 30, Rng. 23
Ramsey County, MN



BOGART, PEDERSON & ASSOCIATES, INC.

VANDELEY ADDITION

CITY OF NEW BRIGHTON
COUNTY OF RAMSEY
SEC. 29, TWP. 30, RNG. 23



KNOW ALL PERSONS BY THESE PRESENTS: That Donatelle Properties, a Minnesota Partnership, owner of the following described property:

Lots 1 through 5 and the North 30 feet of Lot 6, Lot 26 through 30 and the North 30 feet of Lot 25, all in Block 9, First Addition to New Brighton, Ramsey County, Minnesota, except the North 13 feet of said Lots 1 and 30, and that part of the vacated alley and street accruing to said parcels first described;

AND
The South 217, feet of the North 260 feet of the West 300 feet of that part of the NE1/4 of the SE1/4 of Section 29, Township 30, Range 23, Ramsey County, Minnesota, lying East of the East line of the First Addition to New Brighton.

Have caused the same to be surveyed and platted as VANDELEY ADDITION and does hereby dedicate to the public for the public use the drainage and utility easements.

In witness whereof said Donatelle Properties, a Minnesota Partnership, has caused these presents to be singed by its proper partners this
day of _____, 20_____.

Signed: Donatelle Properties, a Minnesota Partnership,
By: Charles S. Donatelle, Family Limited Partnership and Michael J. Donatelle, Family Limited Partnership

Charles s. Donatelle
Michael J. Donatelle

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by Charles S. Donatelle of Charles S. Donatelle, Family Limited Partnership and Michael J. Donatelle of Michael J. Donatelle, Family Limited Partnership, Partners of Donatelle Properties, a Minnesota Partnership, on behalf of the partnership.

(Signature) _____ Notary Public, _____ County, Minnesota

(Printed Name) _____ My Commission Expires _____

I Craig A. Wensmann do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that monuments depicted on the plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Craig A. Wensmann, Licensed Land Surveyor
Minnesota License No. 47466

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by Craig A. Wensmann.

(Signature) _____ Notary Public, _____ County, Minnesota

(Printed Name) _____ My Commission Expires _____

CITY OF NEW BRIGHTON, MINNESOTA

We do herby certify that on the _____ day of _____, 20_____, the City Council of the City of New Brighton, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Mayor Clerk

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 583A.42, this plat is approved this _____ day of _____, 20_____.

Craig W. Hinzman, L.S.
Ramsey County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

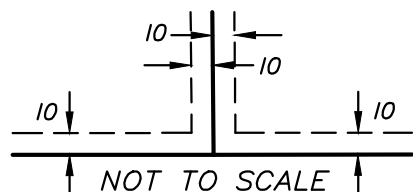
Property Tax Administrator Deputy

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of VANDELEY ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20_____, at _____ o'clock __.M. and was duly filed in Book _____ of Plats, Page _____, as Document No. _____.

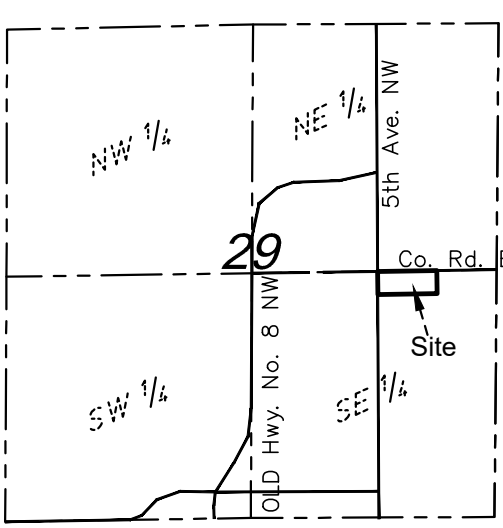
County Recorder/Registrar of Titles Deputy

Drainage and Utility Easements are shown thus:

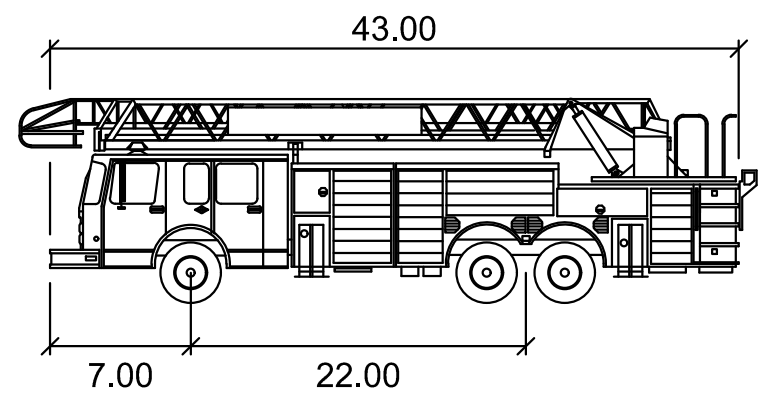
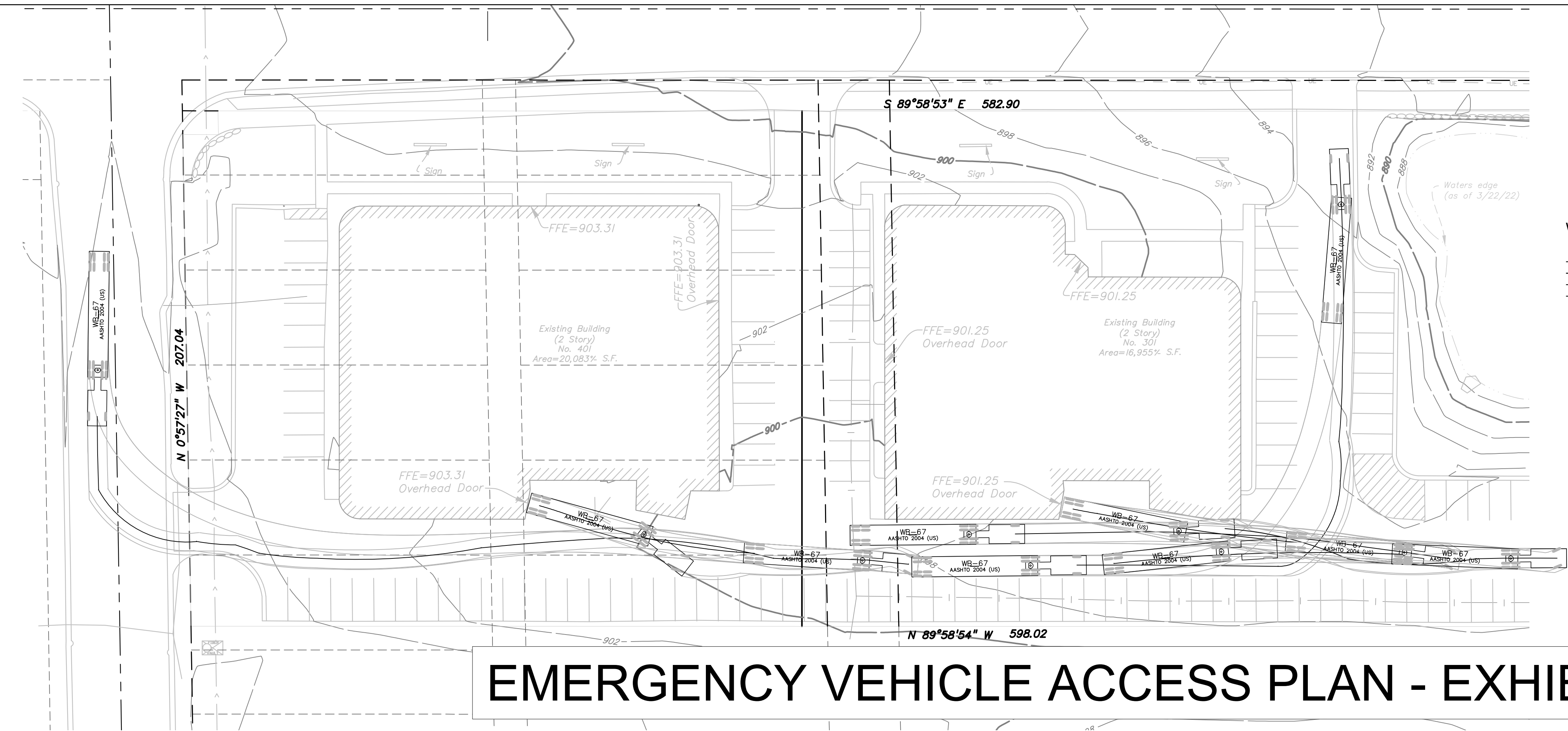
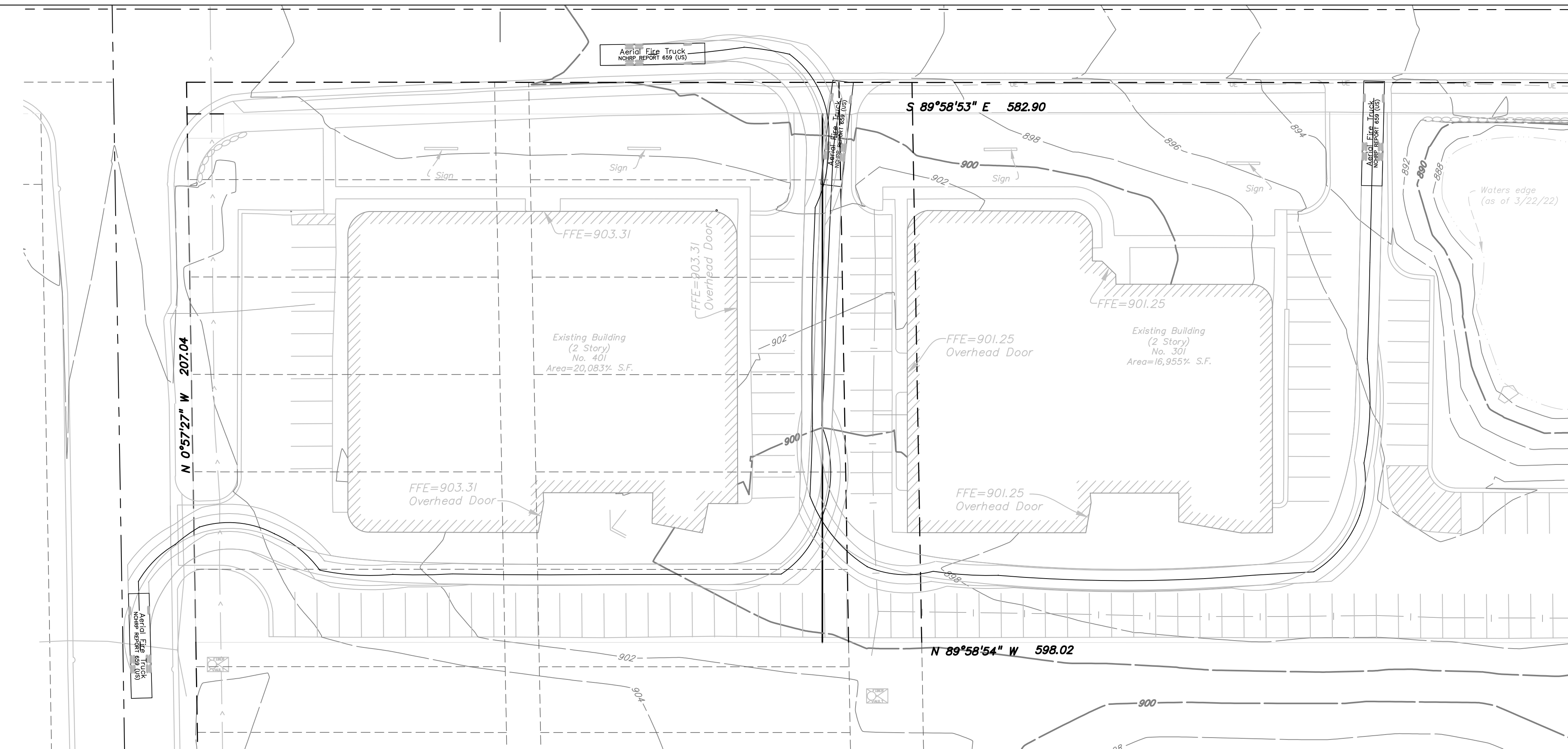


Being 10 feet in width and adjoining right of way lines and adjoining lot lines and plat boundary lines, unless otherwise indicated, as shown on the plat.

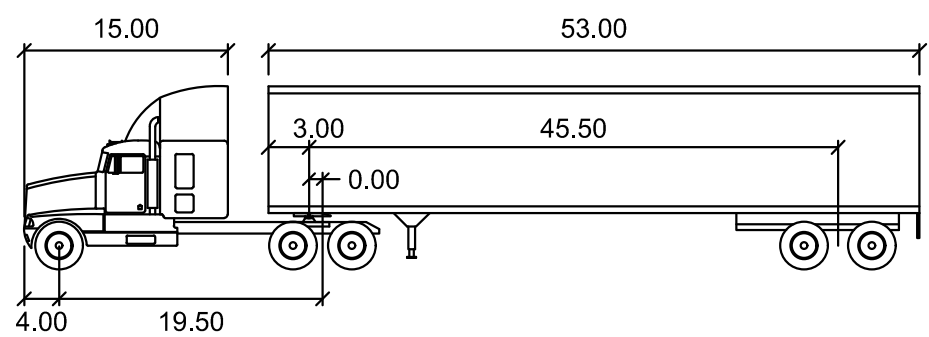
VICINITY MAP
Sec. 29, Twp. 30, Rng. 23
Ramsey County, MN



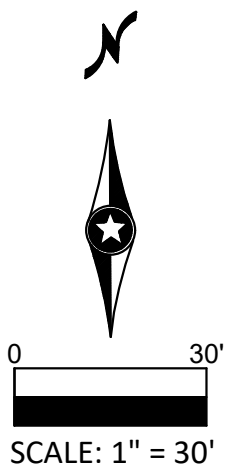
BOGART, PEDERSON & ASSOCIATES, INC.



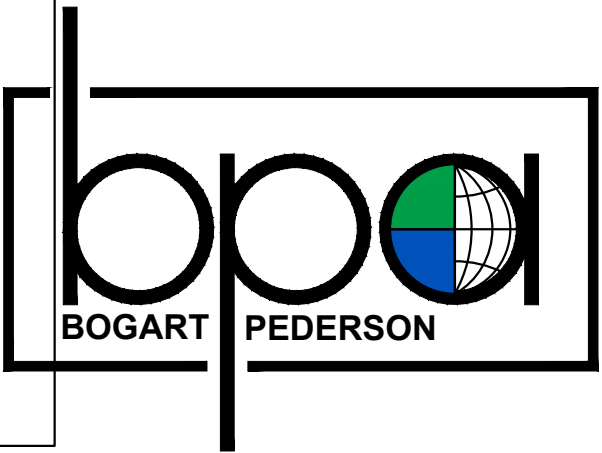
Aerial Fire Truck	
	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



WB-67	
	feet
Tractor Width	: 8.00
Trailer Width	: 8.50
Tractor Track	: 8.00
Trailer Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 28.4
Articulating Angle	: 75.0



EMERGENCY VEHICLE ACCESS PLAN - EXHIBIT



[Reserved for Recording Data]

DECLARATION OF ACCESS EASEMENT, MAINTENANCE, AND PARKING

THIS DECLARATION OF ACCESS EASEMENT, MAINTENANCE, AND PARKING (the “**Declaration**”), is made and entered into as of this ____ day of _____, 2022, by and between Charles S. Donatelle Family Limited Partnership, LLP, a Minnesota limited partnership, and Michael J. Donatelle Family Limited Partnership, LLP, a Minnesota limited partnership (collectively referred to herein as the **Declarant**”).

Recitals

A. Declarant is the fee owner of that certain real property located at 301 County Road E2 in the City of New Brighton, Minnesota, and as legally described on the attached **Exhibit A** (the “**301 Property**”);

B. Declarant is also the fee owner of that certain real property located at 401 County Road E2 in the City of New Brighton, Minnesota, and as legally described on the attached **Exhibit B** (the “**401 Property**”)(together with the 301 Property collectively referred to herein as the “**Properties**”);

C. In order to provide for organized development, Declarant now desires to create certain nonexclusive, perpetual easements for both vehicular and pedestrian access over and across portions of the Property, as well as for certain maintenance obligations, and that certain parking easement, all subject to the terms and conditions contained hereon.

Terms of the Declaration

NOW, THEREFORE, in consideration of the foregoing and the covenants herein contained and other good and valuable consideration, the Declarant hereby declares as follows:

1. Incorporation of Recitals. The foregoing recitals are hereby incorporated into this Declaration as if fully restated herein.

2. Declaration of Driveway Easement. Subject to the terms of this Declaration, the Properties shall be subject to a perpetual, nonexclusive easement for the benefit of the owners of the 301 Property and the 401 Property (the “**Reciprocal Access Easement**”) solely for ingress and egress purposes on, over, and across those portions of each of the 301 Property and the 401 Property, respectively, improved with certain driveway improvements, which such driveway shall provide ingress and egress to and from the Properties and County Road E2, and as legally described and graphically depicted on **Exhibit C** hereto (the “**Reciprocal Access Easement Area**”).

3. Nature of Reciprocal Access Easement. The Reciprocal Access Easement created herein shall be appurtenant to each of the Properties, and any conveyance of fee title to either the 301 Property or the 401 Property shall be deemed to include a conveyance of the Reciprocal Access Easement which shall run with the land, regardless of whether the Reciprocal Access Easement is specifically identified in the instrument of conveyance. Nothing contained in this Declaration shall be deemed a gift or dedication of any portion of either the 301 Property or the 401 Property to the general public or for any public purpose. Further, this Declaration does not convey or confer any parking easements or parking rights upon any portion of either the 301 Property or the 401 Property, except as expressly provided in Section 4 herein. The Reciprocal Access Easement granted hereunder shall at all times be for the non-exclusive use and benefit of the owners of each of the Properties, and each of their respective successors, devisees, and assigns, and their respective agents, employees, contractors, customers, guests, tenants, licensees, patrons, and invitees.

4. Declaration of Parking Easement. Subject to the terms of this Declaration, the 301 Property shall be subject to a perpetual, exclusive parking easement in favor of the 401 Property (the “**Parking Easement**”) for (i) vehicle parking in the nine (9) designated parking spaces within the Parking Easement Area as legally described and depicted on the attached **Exhibit D**, and (ii) related pedestrian and vehicular ingress and egress over and across those portions of the 301 Property and the Parking Easement Area reasonably necessary to allow access to the Parking Easement Area and as further legally described and depicted on the attached **Exhibit D** (the “**Parking Easement Area**”). Subject to any express conditions, limitations or reservations contained herein, the 401 Property shall be benefited from and the 301 Property burdened by the Parking Easement, which is hereby imposed upon the 301 Property and all present and future owners of either of the Properties. The owner of the 401 Property, its successors, or assigns (the “**401 Owner**”) has the right, but not the obligation to construct, keep, and maintain reasonable and adequate signage noting the exclusive nature and location of the nine (9) parking spaces within the Parking Easement Area. All such signage must first be approved by the 301 Owner, not to be unreasonably withheld, conditioned, or delayed, and must be in compliance with applicable city codes, ordinances, and other laws governing the 301 Property. Subject to the terms of this Declaration, the owner of the 301 Property, its successors, or assigns (the “**301 Owner**”), hereby grants to the 401 Owner a perpetual, nonexclusive easement for the limited purpose of providing access to the 301 Property located within or adjacent to the Parking Easement Area and as necessary to perform Parking Maintenance as contemplated in Section 6(c) below and to install, construct, keep, and maintain the signage contemplated herein.

5. No Obstruction of Easement Areas. Except as may be reasonably necessary in connection with any maintenance, improvements, modifications, repairs or replacements as

provided herein, neither the Declarant, Declarant's successors, or assigns shall construct or install any fences, barriers, improvements, or any other obstructions, nor permit the parking of any vehicles within the Reciprocal Access Easement in such a manner which would impede the use of the Reciprocal Access Easement for ingress and egress to and from either the 301 Property or the 401 Property and County Road E2. In addition, Declarant, Declarant's successors, or assigns shall not construct or install any fences, barriers, improvements, or other obstructions, nor permit its agents, contractors, customers, employees, tenants, licensees, patrons, invitees, or any other third party to use the parking stalls within the Parking Easement Area, and that the same shall be permitted to be exclusively used and enjoyed by the owner of the 401 Property, its agents, contractors, customers, employees, tenants, licensees, patrons, invitees, and permittees as contemplated herein.

6. Maintenance.

a. Regular Driveway Maintenance. The 301 Owner and the 401 Owner shall, at their sole and absolute expense, each maintain all improvements within the Reciprocal Access Easement Area as are located within their respective Property in good condition and repair, which obligations shall include without limitation: (i) maintaining the surface of the driveway located within the Reciprocal Access Easement area in a level, smooth and evenly-covered good condition with the type of surfacing material originally installed or of equal to or better quality, use and durability; and (ii) removing all debris, snow, ice and refuse, standing water, and sweeping the Reciprocal Access Easement Area to the extent reasonably necessary to keep the driveway in a neat, clean and orderly condition (collectively, **"Driveway Maintenance"**).

b. Need for Major Improvements. In the event any Major Improvements are needed to be conducted within the Reciprocal Access Easement Area, the 301 Owner and the 401 Owner shall share equally in the costs of the same. In the context of this Section 6(b) a "Major Improvement" shall constitute any repair, replacement, or maintenance to the Reciprocal Access Easement Area which is not of a consistent and routine nature such as, but not limited to, resurfacing, overlaying, grading, or related work to the driveway improvements located therein. The 301 Owner and the 401 Owner shall mutually agree to the contractor or vendor conducting the Major Improvement, the timing for completion, and the costs associated with the same prior to initiating any work related to the Major Improvement.

c. Parking Easement Area Maintenance¹. The 401 Owner shall, at its sole and absolute expense, maintain the Parking Easement Area in good condition and repair, which obligations shall include without limitation, maintaining the signage, removing all debris, snow, ice and refuse, standing water, and sweeping the Parking Easement Area to the extent reasonably necessary to keep the Parking Easement Area in a neat, clean and orderly condition (collectively, **"Parking Maintenance"**).

¹ NOTE: To be confirmed by parties.

d. **Parking Easement Area Major Improvements/ Costs**². In the event any Major Improvements are needed to be conducted within and required for the 401 Owner's use and enjoyment of the Parking Easement, the 301 Owner shall be responsible for coordinating and completing the Major Improvements. The 301 Owner and the 401 Owner shall mutually agree to the contractor or vendor conducting the Major Improvement, the timing for completion, and costs associated with the same prior to initiating any work related to the Major Improvement. The 401 Owner shall either pay directly or reimburse the 301 Owner for any and all reasonable costs incurred and related to the Major Improvements within the Parking Easement Area based on the square footage of the Parking Easement Area. In the context of this Section 6(d) a "Major Improvement" shall constitute any repair, replacement, or maintenance to the surface of the Parking Easement Area which is not of a consistent and routine nature such as, but not limited to, resurfacing, overlaying, grading, or related work to the Parking Easement Area. If the 301 Owner paid for the Major Improvement, it shall be entitled to reimbursement from the 401 Owner. Prior to being entitled to reimbursement, the 301 Owner shall submit an invoice and proof of payment to the 401 Owner. The 401 Owner shall then reimburse the 301 Owner within thirty (30) days upon receipt of the same. Failure by the 401 Owner to timely reimburse the 301 Owner as contemplated herein shall entitle the 301 Owner to any remedies at law or in equity including the ability to file a lien against the 401 Property. In no event shall this section 6(d) be interpreted to grant or entitle the 301 Owner to reimbursement for any costs or expenses associated with any other parking areas found within the 301 Property and situated outside of the Parking Easement Area.

7. Duration; Termination. Declarant acknowledges and agrees that the easements set forth herein shall run with the Properties and shall be binding on Declarant, its successors, successors-in-title, and assigns and all other future parties having any right, title or interest in the same, unless and until this Declaration is terminated by written agreement by and between the owners of the Properties.

8. Indemnification. Upon the transfer of any portion of the Properties by Declarant, each the 301 Owner and the 401 Owner (the "**Indemnifying Owner**") shall indemnify and hold harmless the other owner (the "**Indemnified Owner**") from and against all liabilities, damages, claims, costs, liens and other similar expenses, including reasonable attorneys' fees, which may be incurred by the Indemnified Owner in connection with or arising out of the Indemnifying Owner's and/or their tenants and invitees use of the Reciprocal Access Easement granted hereunder, or by reason of bodily injury or death of any person or damage to or destruction or loss of any property arising on or from the use by the Indemnifying Owner and/or users of the Reciprocal Access Easement granted hereunder, except where, and to the extent that, such liabilities, damages, claims, costs or other similar expenses arise or result, in whole or in part, from the gross negligence or willful misconduct of the Indemnified Owner or their tenants or invitees, or the Indemnifying Owner's failure to timely perform any required Driveway Maintenance. Further the 401 Owner shall indemnify and hold harmless the 301 Owner from and against all liabilities, damages, claims, costs, liens and other similar expenses, including reasonable attorneys' fees, which may be

² NOTE: To be confirmed by parties.

incurred by the 301 Owner in connection with or arising out of the 401 Owner's and/or its tenants and invitees use of the Parking Easement granted hereunder, or by reason of bodily injury or death of any person or damage to or destruction or loss of any property arising on or from the use by the 401 Owner and/or users of the Parking Easement granted hereunder, except where, and to the extent that, such liabilities, damages, claims, costs or other similar expenses arise or result, in whole or in part, from the gross negligence or willful misconduct of the 301 Owner or their tenants or invitees, or the 301 Owner's failure to timely perform any required Parking Maintenance.

9. Insurance. Declarant, Declarant's successors and assigns, including but not limited to the 301 Owner and the 401 Owner shall each obtain and maintain comprehensive general liability insurance against claims for bodily injury, death and property damage occurring in or upon the Reciprocal Access Easement Area, and as applicable the Parking Easement Area, in such amounts as may be required by law or are carried from time to time by prudent owners of similar commercial properties in the City of New Brighton. Upon request, the 301 Owner and the 401 Owner shall provide the requesting party with certificates evidencing such insurance which must be issued by an insurance company licensed to do business in Minnesota.

10. Default. If either Declarant or any subsequent owner of the Properties defaults on any of their respective obligations under this Declaration, and such default shall not have been cured within thirty (30) days after written notice from the non-defaulting party, it shall be deemed an "Event of Default".

a. In the event of an Event of Default as set forth above, the non-defaulting party may perform the defaulting party's obligations and seek full reimbursement from the defaulting party, seek any additional damages, and/or seek any other remedy available at law or in equity including the placement of a lien on the defaulting owner's property. The rights and remedies of the parties set forth shall be cumulative and not exclusive of any other right or remedy at law or in equity.

11. Amendment, Modification or Waiver. No amendment, modification or waiver of any condition, provision or term of this Declaration shall be valid or of any effect unless said amendment is made in writing, signed by the 301 Owner and the 401 Owner to be bound or their duly authorized representative(s) and specifying with particularity the extent and nature of such amendment, modification or waiver. Any waiver by any party of any default of another party hereunder shall not affect or impair any right arising from any subsequent default. Nothing herein shall limit the remedies and rights of the parties hereto under and pursuant to this Declaration.

12. Headings. The headings of the various sections of this Declaration are for convenience of reference only and do not form a part hereof and in no way interpret or construe such sections.

13. Severability. If any provision of this Declaration is held to be unenforceable or void, such provision shall be deemed to be severable and shall in no way affect the validity of the remaining terms of this Declaration.

14. Governing Law. This Declaration will be governed and construed in accordance with the laws of the State of Minnesota, without giving effect to choice of law provisions of the State of Minnesota.

[Signature Pages to Follow]

IN WITNESS WHEREOF, the undersigned have executed this Declaration as of the date first above written.

**CHARLES S. DONATELLE FAMILY
LIMITED PARTNERSHIP, LLLP,**
a Minnesota limited partnership

By: _____
Name: Charles S. Donatelle
Its: Partner
Date: _____

STATE OF MINNESOTA _____)
_____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____ 2022, by Charles S. Donatelle, the partner of Charles S. Donatelle Family Limited Partnership, LLLP, a Minnesota limited partnership, for and on behalf of the Partnership.

Notary Public

SIGNATURE PAGE TO DECLARATION OF ACCESS EASEMENT, MAINTENANCE,
AND PARKING

**MICHAEL J. DONATELLE FAMILY
LIMITED PARTNERSHIP, LLLP,**
a Minnesota limited partnership

By: _____
Name: Michael J. Donatelle
Its: Partner
Date: _____

STATE OF MINNESOTA)
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____ 2022, by Michael J. Donatelle, the partner of Michael J. Donatelle Family Limited Partnership, LLLP, a Minnesota limited partnership, for and on behalf of the Partnership.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Winthrop & Weinstine, P.A.
225 South Sixth Street, Suite 3500
Minneapolis, MN 55402

SIGNATURE PAGE TO DECLARATION OF ACCESS EASEMENT, MAINTENANCE,
AND PARKING

EXHIBIT A
Legal Description of the 301 Property

Lot 2, Block 1, Vandeley Addition, Ramsey County, Minnesota.

Abstract Property

EXHIBIT B
Legal Description of the 401 Property

Lot 1, Block 1, Vandeley Addition, Ramsey County, Minnesota.

Abstract Property

EXHIBIT C

Legal Description and Depiction of the Reciprocal Access Easement Area

EXHIBIT D
Legal Description and Depiction of the Parking Easement Area

23833086v4



Agenda Section:	VII
Item:	1
Report Date:	5/12/22
Commission Meeting Date:	5/17/22

REQUEST FOR COMMISISON CONSIDERATION

ITEM DESCRIPTION:	Site Plan Review: Sunny Square Park Improvements review
DEPARTMENT HEAD'S APPROVAL:	
CITY MANAGER'S APPROVAL:	
No comments to supplement this report	Comments attached

15.99 Deadline: none

- Recommendations:**
- Staff believes the site plan can be approved with conditions.
 - Template motions, recommended findings, and suggested conditions can be found on pages 10 & 11.

- Legislative History:**
- Park established in 1971.
 - Maintenance of facilities has occurred since establishment, but this would be the park's first and only major upgrade in half a century.
 - Detailed recent history listed in the staff report.

- Financial Impact:**
- Cost for this project will be approximately \$1.87M
 - The project will be funded by the proceeds of the abatement bond authorized by council on July 27, 2021:

Summary: The City of New Brighton is seeking authorization to rehabilitate facilities at Sunny Square Park in accordance with the recently approved 2040 Park & Trail System Master Plan.

- Attachments:**
- 1) *Staff Report*
 - 2) *Draft Resolution*
 - 3) *City Maps*
 - 4) *Site Plan & Project plans*

A handwritten signature in black ink, appearing to read "Ben Gozola", positioned above a horizontal line.

Ben Gozola, AICP

Assistant Director of Community Assets and Development

To: **Planning Commission**

From: Ben Gozola, Assistant Director DCAD

Meeting Date: **5-17-22**

Applicants: **City of New Brighton**

Main Contact: Jennifer Fink, Director of Parks & Recreation

Location: 2200 Sunnyside Terrace

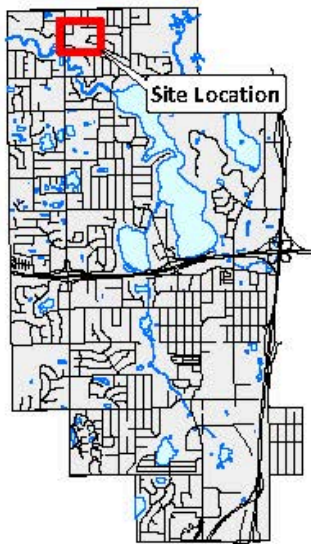
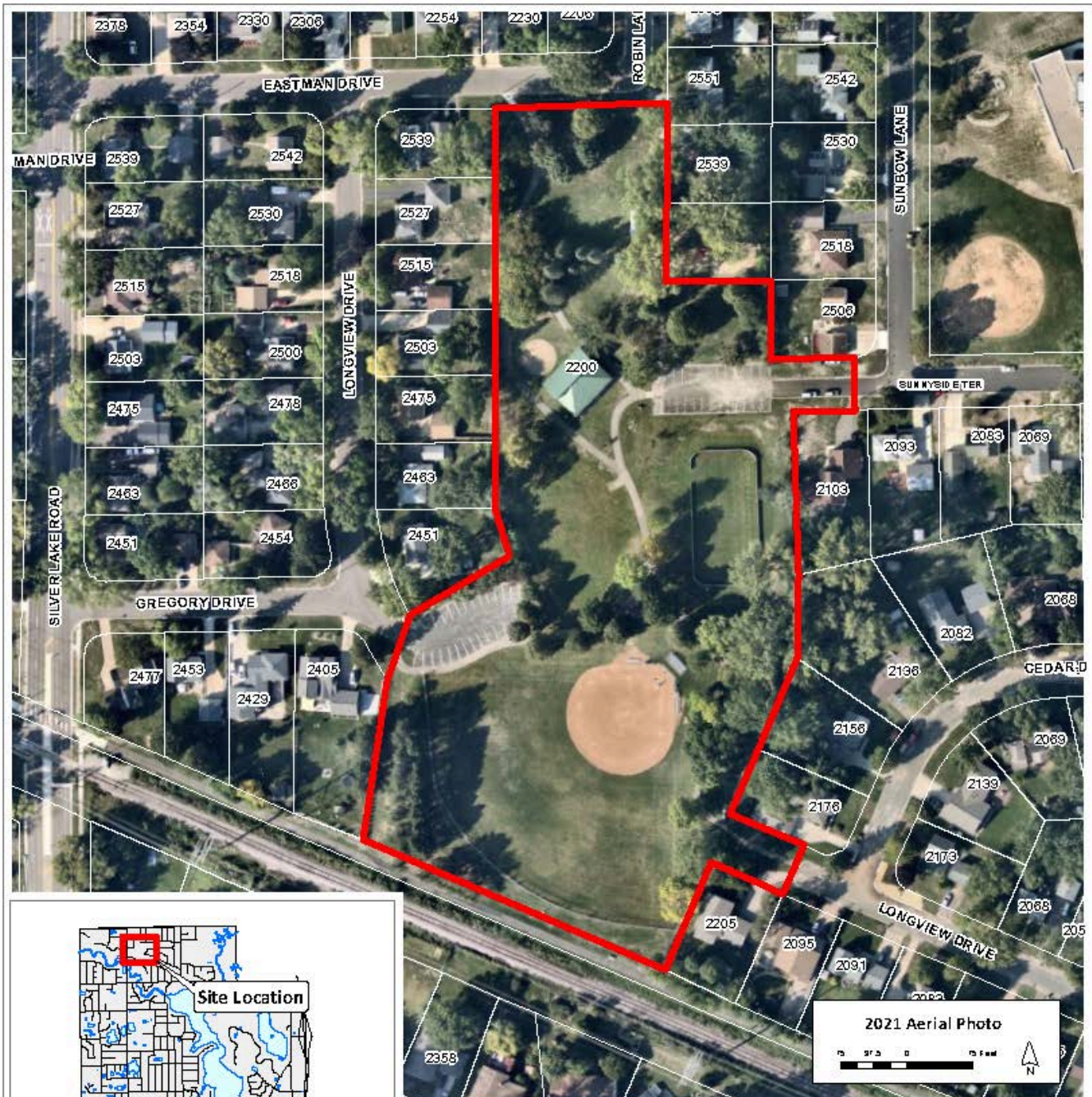
Zoning: **R-1**

Introductory Information

Project: The City of New Brighton is seeking authorization to rehabilitate facilities at Sunny Square Park in accordance with the recently approved 2040 Park & Trail System Master Plan.

History:

- Park established in 1971.
- Maintenance of facilities has occurred since establishment, but this would be the park's first and only major upgrade in half a century.
- November 13, 2018 – Council authorized the Parks and Recreation Department to enter into an agreement with WSB and Associates Inc. to provide services for a Comprehensive Park System Plan
- February 6, 2019 – Parks, Recreation and Environmental Commission (PREC) voted to recommend the Parks Comprehensive Parks System Plan Steering Committee to Council for appointment.
- February 13, 2019 – City Council appoints Parks Comprehensive Parks System Plan Steering Committee.
- July 2019 – City Council adopts the City's new 2040 Comprehensive Plan guiding overall City development for the next thirty years. Plan includes a specific recommendation to undertake a separate and specific comp planning process for the City's park system.
- 2019 – Data collection & evaluation, community engagement, reports on findings, and preliminary recommendations and concepts were drafted.
- February 3, 2020 – Park and Recreation Commission (PREC) reviews initial draft plan.



Location within the City of New Brighton

SITE IDENTIFICATION MAP

2200 Sunnyside Ter.



- | | |
|---------|--|
| (cont.) | <ul style="list-style-type: none"> ▪ March 4, 2020 – City Council reviews initial draft plan and calls for plan finalization. Additional public review held throughout March. ▪ April – August 2020 – Plan finalized for adoption based on PREC, Council, and public feedback. Plan distributed to adjacent jurisdictions for review and comment. ▪ August 5, 2020 – PREC unanimously approves recommendation and adoption of the Comprehensive System Plan to the City Council for adoption and inclusion in the 2040 Comprehensive Plan. ▪ September 15, 2020 – Planning Commission hosts a public hearing and approves forwarding the Comprehensive System Plan to the City Council for adoption and inclusion in the 2040 Comprehensive Plan. ▪ March 23, 2021 – Work session discussion about Parks Comprehensive Plan Implementation ▪ June 1, 2021 – Parks Master Plan Implementation Update ▪ June 22, 2021 – Council approved the resolution authorizing the sale of abatement bond for park improvements ▪ July 27, 2021 – Council approved the sale of abatement bonds to finance park improvements ▪ September 14, 2021 – Council approved base mapping and ARM Survey activities for Sunny Square Park ▪ February 8, 2022 - Council approved the contract for design services with WSB. |
|---------|--|

Request(s):	▪ Site plan review for construction of new facilities in Sunny Square Park.
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General Findings

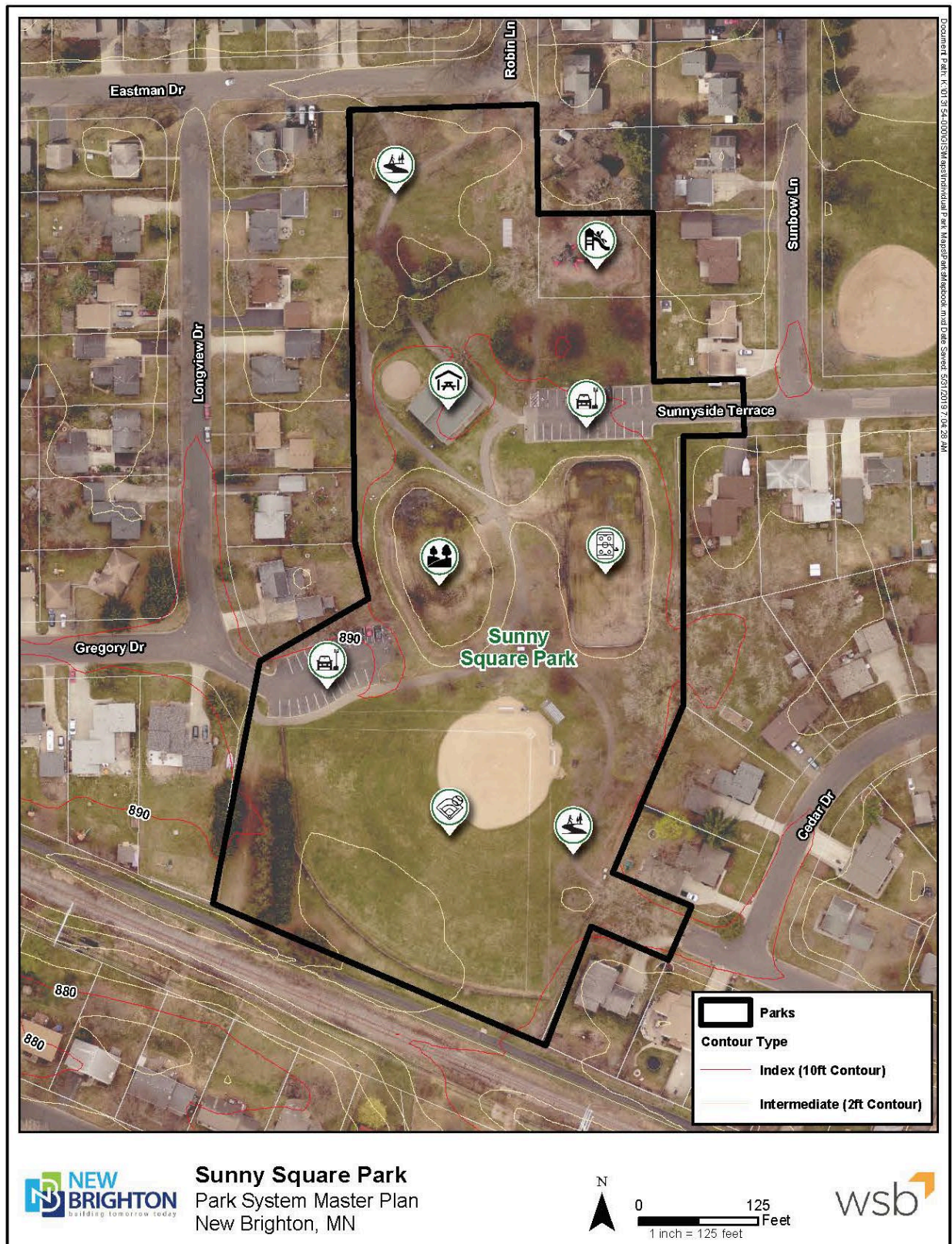
- | | |
|----------------------------|---|
| Site Data: | <ul style="list-style-type: none"> ▪ Existing Lot Size \approx 7.6 acres ▪ Existing Use – Sunny Square Neighborhood Park ▪ Existing Zoning – R-1 ▪ Property Identification Numbers (PID): 18-30-23-12-0056 |
| Comp Plan Guidance: | ▪ The 2040 Comprehensive Plan guides this property for Park use, so the proposed rehabilitation is consistent with the community’s planning guide. |

Notable Code Definitions:	<ul style="list-style-type: none"> ▪ None
Comp Plan Guidance:	<ul style="list-style-type: none"> ▪ The 2040 Comprehensive Plan guides this property for Park use, so the proposed rehabilitation is consistent with the community's planning guide.
Notable Code Definitions:	<ul style="list-style-type: none"> ▪ None
Applicable Codes:	<ul style="list-style-type: none"> ▪ Chapter 4, Article 1, <u>R-1 District</u>. Identifies parameters for development on the subject parcel ▪ Chapter 8, Article 1, <u>Section 8-010 Site Plan Approval</u>. Identifies the process by which site plans are to be reviewed and authorized. ▪ Chapter 11, Article 1, <u>Parking Standards</u>. Identifies where parking facilities can be located in relation to property lines.

Site Review

In General:	<p>For in-depth information regarding this park, Commissioners are directed to examine the recently adopted 2040 Park and Trail System Master Plan. Cliff notes regarding the park are as follows:</p> <ul style="list-style-type: none"> ▪ Sunny Square Park is a Neighborhood park behind residential homes just north of Rice Creek Regional Trail West with a variety of recreational amenities and a Neighborhood Center Building. ▪ Trails at the park are in poor condition and are too narrow for some spaces. ▪ Amenities at the park vary in condition, with the shelter/pavilion in need for replacement. ▪ Ballfield is in fair condition but placement and layout is tight for the space. ▪ A majority of the space within the park is used for storm water or skating rinks in the winter months. ▪ The layout of the park feels cramped at the ballfield and the playground is very close to adjacent properties without appropriate safety distance. ▪ There is no trail connection to Rice Creek Regional Trail West, and trails (in general) are in need of improvements. ▪ There is no accessible trail to bleacher areas, ballfield or pavilion. Parking lot does not have marked ADA stalls at southwest lot.
--------------------	--

(cont.) The figure from the 2040 Park and Trail System Master Plan showing existing Sunny Square Park amenities described is below:



**Proposed Site
Plan Updates:**

- According to the 2040 Park and Trail System Master Plan, Sunny Square Park is being redesigned to include “...a large open-air picnic shelter with permanent restrooms. The plan includes an expanded parking lot with 43 stalls. The existing west parking lot will be removed and all parking will be consolidated to the east side off Sunnyside Terrace. A paved trail connection will remain at Gregory Drive with screening and landscaping. A paved trail loop will be provided with exercise and play pods and places to sit along the trail. This trail could be used by children learning to ride bikes as the surrounding neighborhood does not have sidewalks. A new playground will be included south of the new building with unique features such as climbing, spinning nets to not duplicate the large playground down the street at Sunnyside Elementary. Storm water management through raingardens and bio infiltration will be consolidated on the east side, south of the proposed parking lot. The existing hockey rink will be removed. Access to the neighborhood will remain on the north end of the park to Eastman Drive. A new trail connection to the Rice Creek Regional Trail will be provided to the south. The ballfield will be regraded and improved for better drainage. The field would be expanded to 300’ outfield with 75’ bases and 52’ pitching length along with an expanded spectator area.”
- To summarize, these improvements will result in:
 - Improved layout, circulation and accessibility.
 - Large open-air picnic shelter with permanent restrooms
 - Ballfield improvements including improved grading, drainage, expanded field layout, accessibility compliance, and an expanded spectator area
 - Play area with potential for unique equipment (differing from nearby Sunnyside Elementary School) and open-air shelter.
 - Consolidation of parking lots (43 stalls) and one main entrance.
 - Paved 8’ wide trail loop with exercise and/or play pods.
 - Open lawn area for informal recreation
 - Trail connection to Rice Creek Regional Trail West.
 - Continued maintenance, repair or replacement of other park amenities as needed (benches and signs)
 - General accessibility improvements.
 - Storm water improvements for improved drainage
 - Construction of a park entrance monument/sign and wayfinding signage (future)



- Setbacks:** | ■ The new parking lot will be conforming to the 25 foot minimum setback from adjacent residential property. All other structures/improvements will be well beyond setback requirements.

- Building Materials:** | ■ Building materials for the shelter, ballfield dugouts, etc; will be similar to those used in the Water Treatment Plant and the Maintenance building remodel in other areas of the City.



- (cont) | ■ The only difference from the rendering attached is that we may have to do Gluelam beams for the entire building, due to the cost of steel.

- Building Height:** | ■ All proposed structures will conform to the 30-foot height maximum in the R-1 zoning district.

- Landscaping:** | ■ Required landscaping is triggered whenever a site is adding new structure in excess of 15% of the gross floor area on a site. In this case, that threshold will not be crossed.

(cont.)	<ul style="list-style-type: none"> ▪ Despite not being <i>required</i> to add landscaping to the site, the City intends to still add such elements to the site as the plans are finalized. All such plantings would be coordinated with the City Forester to meet all applicable City requirements. ▪ While we always strive to avoid impacting existing trees, some trees will be lost to accommodate the new improvements, and others (i.e. Ash trees) must be removed to address disease concerns. The intent is that additional trees will be replanted to address the losses.
Lighting:	<ul style="list-style-type: none"> ▪ Lighting on all sites and buildings shall be directed downward and installed so as to prevent direct light from being detectable at the lot line of the site on which the light source is located. Lighting is also not to shine directly into the public right-of-way. ▪ Any plans to add or change lighting on the site will be required to adhere to minimum code requirements.
Lot Access:	<ul style="list-style-type: none"> ▪ Lot access will be removed from Gregory Drive in favor of a single main park entrance off of Sunnyside Terrace.
Water & Sanitary Sewer Systems	<ul style="list-style-type: none"> ▪ Engineering has identified no issues with water or sanitary sewer services to the area.
Storm water / Grading / Erosion:	<ul style="list-style-type: none"> ▪ Public Works will take advantage of this park renovation to complete some necessary upgrades to the area's storm sewer system (i.e. manhole replacements, pipe replacements, etc). The City does not want deteriorating pipe and infrastructure to threaten the longevity of this brand new park. ▪ The costs for storm sewer improvements would not be park related, and would be funded by the City's utility fund. ▪ In addition to storm sewer upgrades, storm water management through raingardens and bio infiltration will be consolidated on the east side of the park to the south of the proposed parking lot.
Signage	<ul style="list-style-type: none"> ▪ In the near future, a unified plan for park entry monuments and wayfinding signage is anticipated to be approved, at which point signage in Sunny Square park will be updated to become uniform with planned park signage throughout the community.
Fire/Safety:	<ul style="list-style-type: none"> ▪ No issues have been identified.

Hours of Operations:

- Hours of operation will continue to adhere to standards outlined in Section 19-2 of the City Code:

Sec. 19-2. Hours and Access.

The terms of this Section shall apply in the use of the park system.

(1) The recreation and education opportunities of the system shall be available to the public regardless of race, sex, age, creed, national origin, or place of residency.

(2) The system shall be open to the public between the hours of 5:00 a.m. and 11:00 p.m., prevailing time in New Brighton.

(3) No person shall remain, stop, use, or be present within the confines of any open space site between the hours of 11:00 p.m. and 5:00 a.m. Exceptions may be made at the discretion of the Director in the case of emergency or when use permits have been authorized or for other reasons the Director may determine necessary or desirable.

(4) Open space sites are subject to curfew hours in force in New Brighton.

(5) Any section or part of any open space site may be declared closed to the public by the Director at any time or for any interval of time, either temporarily or at regular and stated intervals, and either entirely or for certain uses as the Director shall find necessary.

Parking & Traffic:

- There are no parking or traffic concerns created by this park renovation plan.

Sidewalks & Trails:

- Trails, as shown, will be extensively updated as a result of this project. Importantly, the project will include a long-overdue trail connection to Rice Creek Regional Trail West.

Development Phasing:

- Improvements to the park would primarily occur in a single phase, with installation of a park monument sign and wayfinding signage to occur thereafter.

Watershed District Review

- Staff would recommend any approval be conditioned on an RCWD permit being obtained for the proposed work (if required).

Conclusion:

The applicant is requesting approval of a site plan to authorize construction of new facilities in Sunny Square Park at 2200 Sunnyside Terrace.

Staff Recommendation: Per the analysis outlined in the report, staff is recommending APPROVAL of the proposed site plan with conditions.

Commission Options:	<p>The Planning Commission has the following options:</p> <ul style="list-style-type: none"> A) RECOMMEND APPROVAL OF THE SITE PLAN based on the applicant's submittals and findings of fact. B) RECOMMEND DENIAL OF THE SITE PLAN based on the applicant's submittals and findings of fact. C) TABLE THE ITEM and request additional information. <p>As a City initiated application, there is no official deadline for action.</p>
Template Denial Motion: <i>(not recommended)</i>	<ul style="list-style-type: none"> ▪ "I move that we recommend the City Council deny the proposed site plan based on the following findings of fact:" <ul style="list-style-type: none"> ○ <i>(provide findings to support your conclusion)</i>
Template Approval Motion: RECOMMENDED	<ul style="list-style-type: none"> ▪ "I move we recommend the City Council approve the proposed site plan based on the findings of fact and conditions listed on pages 9 & 10 of the report as may have been amended here tonight."
Suggested Findings of Fact:	<ol style="list-style-type: none"> 1. The proposed improvements are conforming to all code requirements, and do not require the issuance of a special use permit or variances. 2. Building materials will be in conformance with the parks master plan and all applicable city code and zoning requirements. 3. The proposed structure heights will be less than the 30-foot maximum allowed in the R-1 district. 4. No additional landscaping is mandated by code for the proposed renovation, but additional landscaping may be added for general site beautification at the discretion of the Parks Department. 5. Improvements do not pose a parking or traffic risk.
Recommended Conditions:	<ol style="list-style-type: none"> 1. Parks Department staff shall continue to review any updates as they occur. Major changes (i.e. significant changes to design, setback impacts, etc) will be brought back through the process while minor changes will be reviewed and approved administratively. 2. Public safety shall continue to review updates as they occur, and may direct plan updates to deal with safety concerns as plans are finalized.

- (cont.)
3. Building materials shall be in line with those anticipated and required by code.
 4. All lighting shall be directed downward and installed so as to prevent direct light from being detectable at the lot line; lighting is also not to shine directly into the public right-of-way or adjacent residences.
 5. The applicants shall obtain authorization from the RCWD for their site plan and the proposed improvements.
 6. Signage updates shall be reviewed and approved through the City's standard sign permit process.

RESOLUTION NO. _____
STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF NEW BRIGHTON

RESOLUTION MAKING FINDINGS OF FACT AND APPROVING A SITE PLAN
AUTHORIZING RENOVATION WORK TO SUNNY SQUARE PARK AT
2200 SUNNYSIDE TERRACE

WHEREAS, the City of New Brighton is a municipal corporation, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of the New Brighton has adopted a comprehensive plan and corresponding zoning regulations to promote orderly development and utilization of land within the city; and,

WHEREAS, the City of New Brighton owns the property located at 2200 Sunnyside Terrace in New Brighton; and,

WHEREAS, the City of New Brighton (the “Applicants”) have made application for Site Plan approval to authorize renovation of the existing Sunny Square Park at 2200 Sunnyside Terrace; and

WHEREAS, staff fully reviewed the request and prepared a report for consideration by the Planning Commission at their meeting on May 17, 2022; and

WHEREAS, the Planning Commission recommended approval of the request on May 17, 2022, based on the applicant’s submittals and findings of fact; and

WHEREAS, the City Council considered on May 24th, 2022, the recommendations of the Planning Commission, Staff, the Applicant's submissions, the contents of the staff report, and other evidence available to the Council.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Brighton hereby approves the requested site plan based on the following findings of fact:

1. The proposed improvements are conforming to all code requirements, and do not require the issuance of a special use permit or variances.
2. Building materials will be in conformance with the parks master plan and all applicable city code and zoning requirements.
3. The proposed structure heights will be less than the 30-foot maximum allowed in the R-1 district.

4. No additional landscaping is mandated by code for the proposed renovation, but additional landscaping may be added for general site beautification at the discretion of the Parks Department.
5. Improvements do not pose a parking or traffic risk.

BE IT FURTHER RESOLVED, that approval of the special use permit amendment shall be subject to the following conditions:

1. Parks Department staff shall continue to review any updates as they occur. Major changes (i.e. significant changes to design, setback impacts, etc) will be brought back through the process while minor changes will be reviewed and approved administratively.
2. Public safety shall continue to review updates as they occur, and may direct plan updates to deal with safety concerns as plans are finalized.
3. Building materials shall be in line with those anticipated and required by code.
4. All lighting shall be directed downward and installed so as to prevent direct light from being detectable at the lot line; lighting is also not to shine directly into the public right-of-way or adjacent residences.
5. The applicants shall obtain authorization from the RCWD for their site plan and the proposed improvements.
6. Signage updates shall be reviewed and approved through the City's standard sign permit process.

ADOPTED this 24th day of May, 2022 by the New Brighton City Council with a vote of ___ ayes and ___ nays.

Kari Niedfeldt-Thomas, Mayor

Devin Massopust, City Manager

ATTEST:

Terri Spangrud, City Clerk



Concept Plan 4.5: Sunny Square Park



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18240 North Bank Rd
Roseburg, OR 97470
541-496-3541



THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**WSB ENGINEERING
SUNNY SQUARE PARK
NEW BRIGHTON, MINNESOTA**

**2024- RESTROOM/MECH ROOM WITH PAVILION
2004
April 20, 2022**



REVISIONS

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 05-06-2022 LIC. NO. 40646
Candace Amberg

OVERALL SITE PLAN

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

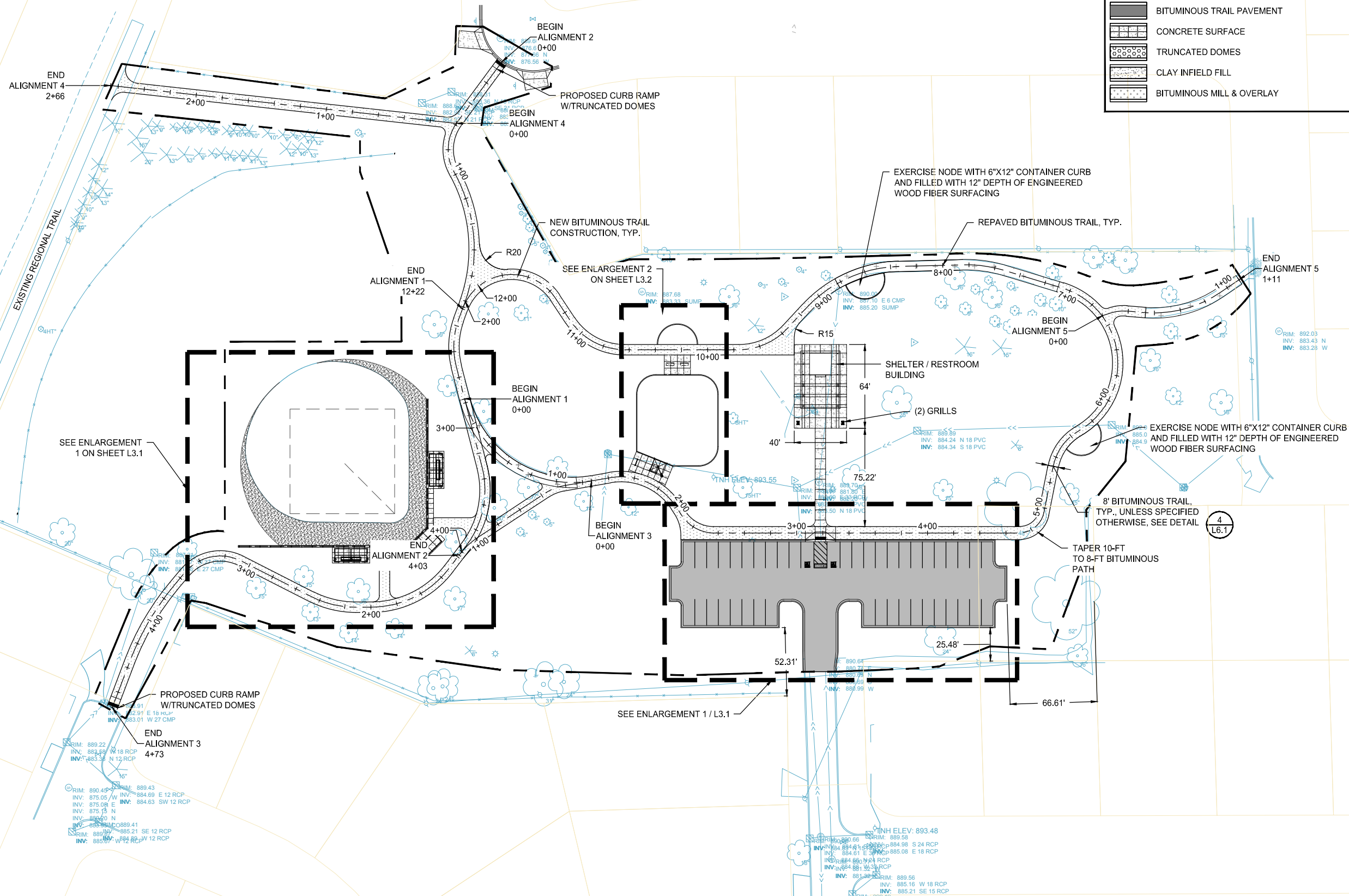
CLIENT PROJECT NO.
21013

WSB PROJECT NO.
019887-000

SHEET
L3.0

LEGEND

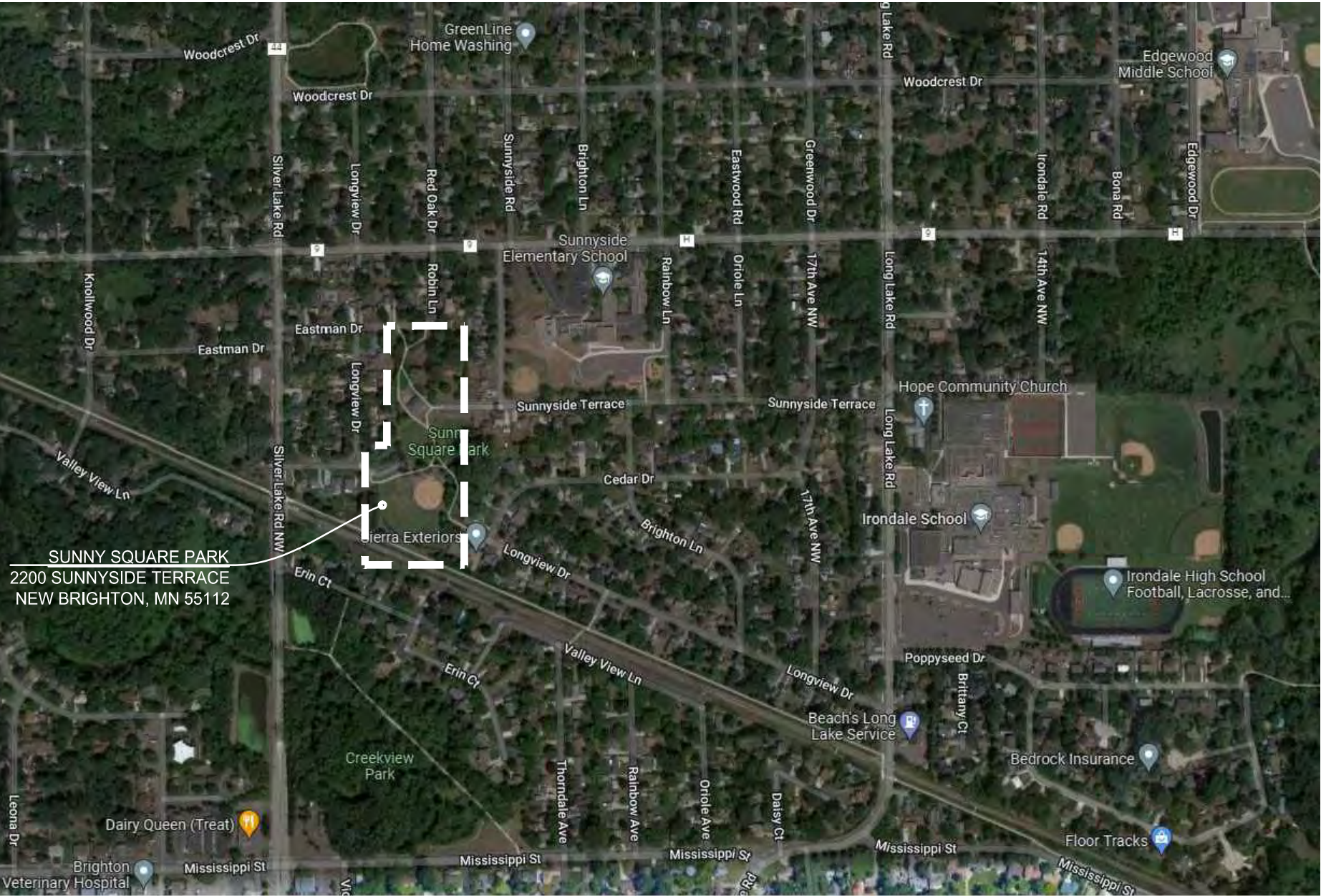
- CONSTRUCTION LIMITS
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE
- LAYOUT CONTROL POINT
- BITUMINOUS DRIVE PAVEMENT
- BITUMINOUS TRAIL PAVEMENT
- CONCRETE SURFACE
- TRUNCATED DOMES
- CLAY INFILL FILL
- BITUMINOUS MILL & OVERLAY



SUNNY SQUARE REDEVELOPMENT

New Brighton, Minnesota

City Improvement Project No..... 21013
WSB Project No. 019887-000
Issue Date..... 05/06/2022




1 PROJECT LOCATION MAP
L1.0 SCALE: NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
L1.0	COVER SHEET
L1.1	SWPPP (1)
L1.2	SWPPP (2)
L1.3	SWPPP (3)
L2.0	DEMO PLAN
L3.0	OVERALL SITE PLAN
L3.1	PARKING LOT ENLARGEMENT
L3.2	SITE ENLARGEMENTS
L4.0	OVERALL GRADING PLAN
L4.1	GRADING PLAN ENLARGEMENT
L5.0	RESTORATION PLAN
L6.0	DETAILS
L6.1	DETAILS
L6.2	DETAILS
C1.0	UTILITIES PLAN
C1.1	STORM SEWER PROFILES
C1.2	UTILITY DETAILS
E0.1	ELECTRICAL TITLE SHEET
E1.1	SITE PLAN - ELECTRICAL DEMOLITION
E2.1	SITE PLAN - NEW ELECTRICAL



REVISIONS	
NO.	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.


Candace Amborg
DATE: 05-06-2022 LIC. NO. 40646

COVER SHEET

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

k:\019887-000\Cad\Plan\019887-000-C-SWPPP-PLAN.dwg 5/9/2022 1:02:43 PM

PROJECT NAME:

PROJECT LOCATION:

SUNNY SQUARE REDEVELOPEMENT
STREET: SUNNYSIDE TERRACE
STATE: MINNESOTA

PROJECT NUMBER:

CITY: NEW BRIGHTON
ZIP: 55112

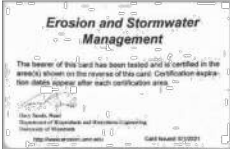
WSB 019887-000
COUNTY: RAMSEY
LATITUDE/LONGITUDE: 45.0904/-93.2165

THE PLANNED SCOPE OF THE PROJECT INCLUDES:
THE CITY OF NEW BRIGHTON MINNESOTA IS PROPOSING TO REMOVE AND UPGRADE AMENITIES AT SUNNY SQUARE PARK. CURBS AND GUTTERS TO BE REMOVED AND REPLACED IN ADDITION TO ENLARGING THE PARKING LOT ON SITE. ADDITIONAL UTILITY UPGRADES MAY BE INCLUDED AS NEEDED.

TENTATIVE CONSTRUCTION SCHEDULE (OPERATOR SHOULD PROVIDE ESTIMATED CONSTRUCTION SCHEDULE TO THE ENGINEER)	
CONSTRUCTION ACTIVITIES:	ESTIMATED DATES OF SOIL DISTURBANCE ACTIVITIES:
TEMPORARY SEDIMENT CONTROL BMPS & REMOVALS	JULY 2022
GRADING & UTILITY WORK	JULY 2022 - NOV 2022
CURB & PAVEMENT	JULY 2022 - NOV 2022
FINAL STABILIZATION	NOV 2022

PROJECT PERSONNEL AND TRAINING

SWPPP DEVELOPER:
WSB (KORY BONNELL)
701 XENIA AVE S, SUITE 300
GOLDEN VALLEY, MN 55416
612-749-2799/KBONNELL@WSBENG.COM



CONTRACTOR TO PROVIDE CERTIFICATION OF EROSION CONTROL OFFICER AND ANY OTHER CREW MEMBERS WHO WILL WORK ON THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA. PROVIDE PROOF OF CERTIFICATION AT THE PRECONSTRUCTION MEETING. WORK WILL NOT BE ALLOWED TO COMMENCE UNTIL PROOF OF CERTIFICATION HAS BEEN PROVIDED TO THE PROJECT ENGINEER.

CHAIN OF RESPONSIBILITY

NEW BRIGHTON AND THE CONTRACTOR ARE CO-PERMITTEES FOR THE NPDES CONSTRUCTION GENERAL PERMIT. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION PERMIT AT ALL TIMES UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA.

NAME	COMPANY	TITLE	PHONE
JENNIFER FINK	CITY OF NEW BRIGHTON	DIRECTOR OF PARKS & RECREATION	651-638-2126
CONTRACTOR TO COMPLETE			

AGENCY CONTACTS

ORGANIZATION	CONTACT NAME	PHONE
MPCA (EMERGENCY) 24 HOUR	STATE DUTY OFFICER	1-800-422-0798
MPCA	SARAH KAMRATH	651-747-2855
NEW BRIGHTON LGU	JENNIFER FINK	651-638-2126
MNDNR	LUCAS YOUNGSMA	651-259-5822

LOCATION OF SWPPP REQUIREMENTS

THE REQUIRED SWPPP ELEMENTS MAY BE LOCATED IN MANY PLACES WITHIN THE PLAN SET AS WELL AS IN THE SPECIAL PROVISIONS, PROJECT MANUAL, MNDOT SPEC BOOK, OR ON FILE WITH THE PROJECT OWNER.

DESCRIPTION	LOCATION
TEMPORARY/PERMANENT EROSION CONTROL MEASURES	PLAN SET
DIRECTION OF FLOW	PLAN SET
CONSTRUCTION NOTES & STANDARD PLATES	PLAN SET
DRAINAGE PLAN & CONSTRUCTION PLAN	PLAN SET
BMP TABULATION	PLAN SET
STORMWATER CALCULATIONS	DRAINAGE REPORT & HYDRAULIC REPORT. AVAILABLE UPON REQUEST

RECEIVING WATERS

A SPECIAL AND IMPAIRED WATERS SEARCH WAS COMPLETED USING THE MPCA SEARCH ENGINE ON 04/27/2022. BASED ON THIS REVIEW, THE FOLLOWING SPECIAL/IMPAIRED WATERS (WITH CONSTRUCTION RELATED IMPAIRMENTS) ARE LOCATED WITHIN ONE MILE OF, AND DOWNSTREAM OF, ANY PROJECT DISCHARGE POINTS. PARTS 23.9 & 23.10 OF THE NPDES PERMIT APPLY.

WATERBODY	IMPAIRMENT (S)
RICE CREEK	BENTHIC MACROINVERTABRATE BIOASSESSMENT

AREAS OF ENVIRONMENTAL SENSITIVITY (AES) AND INFESTED WATERS

IN ADDITION TO THE LIST OF SPECIAL AND IMPAIRED WATERS, THE CONTRACTOR SHALL BE AWARE THAT THERE ARE EXISTING STORMWATER FACILITIES WITHIN AND NEAR THE PROJECT BOUNDARY. THERE IS A MAP OF KNOWN NATURAL RESOURCES ON THE LAST PAGE OF THE SWPPP NARRATIVE. AREAS OF ENVIRONMENTAL SENSITIVITY ARE ALSO CALLED OUT ON THE PLAN SHEETS.

SOIL TYPES

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

A PROJECT WIDE GEOTECHNICAL REPORT WAS COMPLETED DURING THE DESIGN PHASE. GLACIAL OUTWASH PLAINS IS PREDOMINATING ALONG THE ENTIRETY OF THE PROJECT. THE PROFILE CONSISTS OF A LOAMY FINE SAND ON TOP WITH A FINE SAND UNDERNEATH. ADDITIONAL SOIL INFORMATION CAN BE FOUND IN THE GEOTECHNICAL REPORT, LOCATED WITHIN THE PROJECT SPECIFICATIONS. SOIL CLASSIFICATIONS FOR HIGHLY ERODIBLE LAND (HEL), POTENTIALLY HIGHLY ERODIBLE LAND (PHEL), AND NOT HIGHLY ERODIBLE LAND (NHEL) SOILS CAN BE FOUND ON *FIGURE 1. SWPPP RESOURCE MAP*.

NATIVE TOPSOIL WILL BE STRIPPED; IF MATERIAL NEEDS TO BE STOCKPILED, APPROPRIATE ACTION WILL TAKE PLACE TO ENSURE THE STOCKPILES HAVE ALL PROPER BMPS IN PLACE ACCORDING TO THIS SWPPP AND THE NPDES PERMIT.

ENVIRONMENTAL REVIEW

NO FORMAL ENVIRONMENTAL REVIEW WAS REQUIRED FOR THIS PROJECT.

WETLANDS: THERE ARE NO WETLAND IMPACTS ANTICIPATED WITHIN THE PROJECT.

THREATENED/ENDANGERED SPECIES: RAMSEY COUNTY LISTS THE NORTHERN LONG-EARED BAT AND MONARCH BUTTERFLY AS THREATENED/ENDANGERED SPECIES WITHIN THE COUNTY. BASED ON THE CONSTRUCTION ACTIVITIES, IT IS DETERMINED THAT THE PROJECT WILL HAVE NO EFFECT ON THESE SPECIES OR THEIR HABITATS. HOWEVER, IF THESE SPECIES ARE FOUND, CONTRACTOR TO STOP WORK IMMEDIATELY FOR FURTHER INVESTIGATION.

DRINKING WATER/WELLS: ACCORDING TO THE MDH, THE PROJECT IS LOCATED WITHIN THE FRIDLEY DRINKING WATER SUPPLY MANAGEMENT AREA (DWSMA). SPECIAL CARE MUST BE TAKEN REGARDING THE HANDLING/STORAGE OF HAZARDOUS MATERIALS (IE FUELING OPERATIONS, CONCRETE WASHOUT OPERATIONS, CHEMICAL STORAGE, ETC.). IF SPILLS OCCUR, THEY ARE TO BE CLEANED UP IMMEDIATELY, AND REPORTED TO THE STATE DUTY OFFICER, WHEN APPLICABLE, WITHIN 24 HOURS.

CONTAMINATED PROPERTIES: THE MPCA'S "WHAT'S IN MY NEIGHBORHOOD" DATABASE WAS REVIEWED ON 04/27/22. THE RESULTS OF THIS REVIEW SHOW TWO NO KNOWN SITES OF CONATMINATION ADJACENT TO THE PROJECT AREA. THE DEPTH OF THE FULL RECLAMATION IS NOT PROPOSED TO UNEARTH ANY CONTAMINATED SOIL, CONTAMINATED WATER, AND/OR REGULATED WASTE. REFER TO MNDOT SPEC 1717.1.A. FOR POTENTIAL INDICATORS OF CONTAMINATED MATERIALS AND REGULATED WASTE. IF CONTAMINATED MATERIAL, CONTAMINATED WATER, AND/OR REGULATED MATERIALS ARE FOUND, CREWS ARE TO STOP WORK IMMEDIATELY FOR FURTHER INVESTIGATION/TESTING.

FLOOD CONTINGENCY PLAN: PROJECT ACTIVITIES ARE NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN OR FLOODWAY; HOWEVER, THE PROJECT ENGINEER (AT THEIR DISCRETION) MAY REQUIRE A PREVENTATIVE FLOOD CONTINGENCY PLAN FOR SPECIFIC PROJECT ACTIVITIES AND AREAS IF SEASONAL PRECIPITATION POSSES A POTENTIAL RISK OF FLOODING WORK AREAS WITHIN THE PROJECT LIMITS. THIS PLAN SHALL BE SUBMITTED BY THE OPERATOR TO THE PROJECT ENGINEER FOR APPROVAL A MINIMUM OF 72 HOURS PRIOR TO THE SCHEDULED WORK AND/OR DURING ACTIVE WORK WITHIN THE AREA OF POTENTIAL RISK OF FLOODING. NO WORK CAN COMMENCE IN THE AREA UNTIL WRITTEN APPROVAL HAS BEEN GRANTED BY THE PROJECT ENGINEER.

LAND FEATURE CHANGES

TOTAL AREA TO BE DISTURBED = 5.10 ACRES
IMPERVIOUS AREA: PRE-CONSTRUCTION = .89 ACRES/POST-CONSTRUCTION = 1.01 ACRES
NET INCREASE OF IMPERVIOUS AREA = 0.12 ACRES

LONG TERM MAINTENANCE AND OPERATION:

THE NPDES PERMANENT STORMWATER TREATMENT SYSTEM (PART 15.1) IS NOT REQUIRED BECAUSE THE NET NEW IMPERVIOUS AREA CREATED BY THE PROJECT IS LESS THAN ONE ACRE. HOWEVER, THE CONTRACTOR SHOULD BE AWARE THERE IS AN EXISTING INFILTRATION BASIN ON SITE.

STABILIZATION TIME FRAMES

AREA	TIME FRAME	NOTES
EXPOSED AREAS	IMMEDIATELY AND NO LATER THAN 7 DAYS OF BEING UNWORKED	1, 4, 5
LAST 200 LINEAL FEET OF DRAINAGE DITCH/SWALE	WITHIN 24 HOURS OF CONNECTION TO SURFACE WATER/PROPERTY EDGE	1, 2, 3
REMAINING PORTIONS OF DRAINAGE DITCH OR SWALE	7 DAYS	1, 3
PIPE AND CULVERT OUTLETS	24 HOURS	
STOCKPILES	7 DAYS	1

- INITIATE STABILIZATION IMMEDIATELY WHEN CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED ON ANY PORTION OF THE SITE. COMPLETE STABILIZATION WITHIN THE TIME FRAME LISTED. IN MANY INSTANCES THIS WILL REQUIRE STABILIZATION TO OCCUR MORE THAN ONCE DURING THE COURSE OF THE PROJECT. TEMPORARY SOIL STOCKPILES WITHOUT SIGNIFICANT CLAY OR SILT AND STOCKPILED AND CONSTRUCTED ROAD BASE ARE EXEMPT FROM THE STABILIZATION REQUIREMENT.
- STABILIZE WETTED PERIMETER OF DITCH (I.E. WHERE THE DITCH GETS WET).
- APPLICATION OF MULCH, HYDROMULCH, TACKIFIER AND POLYACRYLAMIDE ARE NOT ACCEPTABLE STABILIZATION METHODS IN THESE AREAS.
- STABILIZE ALL AREAS OF THE SITE PRIOR TO THE ONSET OF WINTER. ANY WORK STILL BEING PERFORMED WILL BE MULCHED OR BLANKETED WITHIN THE TIME FRAMES IN THE NPDES PERMIT.
- KEEP DITCHES AND EXPOSED SOILS IN AN EVEN ROUGH GRADED CONDITION IN ORDER TO BE ABLE TO APPLY EROSION CONTROL MULCHES, HYDROMULCHES, AND BLANKETS.

SITE INSPECTION AND MAINTENANCE

THE EROSION CONTROL OFFICER IS TO INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. THE OPERATOR SHALL PROVIDE A RAINFALL GAUGE ON-SITE AT VARIOUS MILE INTERVALS ALONG THE ALIGNMENT. INSPECT ALL TEMPORARY AND PERMANENT PROJECT BMPS UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND THE NOT HAS BEEN SUBMITTED. INSPECT SURFACE WATER INCLUDING DRAINAGE DITCHES FOR SIGNS OF EROSION AND SEDIMENT DEPOSITION. INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES. INSPECT SURROUNDING PROPERTIES FOR EVIDENCE OF OFF-SITE

SCALE: AS SHOWN
PLAN BY: GNL
DESIGN BY: GNL
CHECK BY: CCA

REVISIONS	NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Candace Amberg
DATE: 05-06-2022 LIC. NO.: 40846

SWPPP

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

CLIENT PROJECT NO.
21013

WSB PROJECT NO.
019887-000

SHEET
L1.1

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SEDIMENT ACCUMULATION. INSPECT INFILTRATION AREAS FOR SIGN OF SEDIMENT DEPOSITION AND COMPACTIONS (TO ENSURE THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE AREA). ALL INSPECTIONS AND MAINTENANCE CONDUCTED MUST BE RECORDED IN WRITING BY THE OPERATOR AND RETAINED WITH THE SWPPP. SUBMIT INSPECTION REPORTS IN A FORMAT THAT IS ACCEPTABLE TO THE PROJECT ENGINEER. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE, TIME, AND NAME OF PERSON(S) CONDUCTING INSPECTIONS;

B. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;

C. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); INCLUDING DOCUMENTATION/PHOTOS OF IMPLEMENTED BMPS INTENDED TO CORRECT A PROBLEM BUT FAILED.

D. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS;

E. DOCUMENTATION OF CHANGES MADE TO THE SWPPP.

REPLACE, REPAIR OR SUPPLEMENT ALL NONFUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY UNLESS LISTED DIFFERENTLY BELOW:

A. REPAIR, REPLACE, OR SUPPLEMENT PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE. COMPLETE REPAIRS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY.

B. REPAIR OR REPLACE INLET PROTECTION DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES 1/2 THE HEIGHT AND/OR DEPTH OF THE DEVICE.

C. REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. STABILIZE ANY AREAS THAT ARE DISTURBED BY SEDIMENT REMOVAL OPERATIONS. SEDIMENT REMOVAL AND STABILIZATION MUST BE COMPLETED WITHIN 7 DAYS OF DISCOVERY.

D. REMOVE TRACKED SEDIMENT FROM PAVED SURFACES BOTH ON AND OFF SITE WITHIN ONE (1) CALENDAR DAY OF DISCOVERY. STREET SWEEPING MAY HAVE TO OCCUR MORE OFTEN TO MINIMIZE OFF SITE IMPACTS. LIGHTLY WET THE PAVEMENT PRIOR TO SWEEPING.

E. MAINTAIN ALL BMPS UNTIL WORK HAS BEEN COMPLETED, SITE HAS GONE UNDER FINAL STABILIZATION, AND THE NOT HAS BEEN SUBMITTED TO THE MPCA.

CONSTRUCTION ACTIVITY REQUIREMENTS: EROSION/SEDIMENT CONTROL, PROCEDURES, & MAINTENANCE STANDARDS

- AMEND THE SWPPP AND DOCUMENT ALL CHANGES TO THE SWPPP AND ASSOCIATED PLAN SHEETS IN A TIMELY MANNER. SWPPP AMENDMENTS AND SITE PLANS WILL BE PREPARED BY THE OPERATOR AND SUBMITTED TO THE OWNER FOR REVIEW AND WRITTEN APPROVAL BY THE PROJECT OWNER (OR DESIGNATED REPRESENTATIVE). STORE THE SWPPP AND ALL AMENDMENTS ON SITE AT ALL TIMES.
- PREPARE AND SUBMIT A SITE MANAGEMENT PLAN FOR THE ENGINEER’S ACCEPTANCE FOR STAGING/STOCKPILE MANAGEMENT AREAS, CONCRETE MANAGEMENT, CONCRETE SLURRY APPLICATION AREAS, FUGITIVE DUST CONTROL PLAN, SPILL CONTAINMENT PLAN, VEGETATION PRESERVATION & MAINTENANCE PLAN, WORK IN AND NEAR AREAS OF ENVIRONMENTAL SENSITIVITY, AREAS IDENTIFIED IN THE PLANS AS “SITE MANAGEMENT PLAN AREA”, ANY ADDITIONAL PLANS LISTED IN THE PROJECT SPECIFICATIONS, AND AS REQUIRED BY THE ENGINEER. SUBMIT ALL SITE MANAGEMENT PLANS TO THE ENGINEER IN WRITING. ALLOW A MINIMUM OF 7 DAYS FOR PROJECT ENGINEER TO REVIEW AND ACCEPT SITE MANAGEMENT PLAN SUBMITTALS. WORK WILL NOT BE ALLOWED TO COMMENCE IF A SITE MANAGEMENT PLAN IS REQUIRED UNTIL ACCEPTANCE HAS BEEN GRANTED BY THE ENGINEER. THERE WILL BE NO EXTRA TIME ADDED TO THE CONTRACT DUE TO THE UNTIMELY SUBMITTAL.
- THERE IS NO CONSTRUCTION PHASING OR STAGING DEFINED BY THE OWNER FOR THIS PROJECT. THE SCHEDULE FOR INSTALLING TEMPORARY BMPS SHALL BE INCORPORATED INTO THE OPERATOR’S WEEKLY SCHEDULE FOR EACH CONSTRUCTION STAGE AND PRESENTED TO THE OWNER’S REPRESENTATIVE.
- BURNING OF ANY MATERIAL IS NOT ALLOWED WITHIN PROJECT BOUNDARY.
- DO NOT DISTURB AREAS OUTSIDE OF THE CONSTRUCTION LIMITS. DELINEATE AREAS NOT TO BE DISTURBED AND WETLANDS (EVEN AREAS THAT ARE PERMITTED FOR CONSTRUCTION) PRIOR TO STARTING GROUND DISTURBING ACTIVITIES. IF IT BECOMES NECESSARY TO DISTURB AREAS OUTSIDE OF THE CONSTRUCTION LIMITS, OBTAIN WRITTEN PERMISSION FROM THE PROJECT ENGINEER PRIOR TO PROCEEDING. PRESERVE ALL NATURAL BUFFERS SHOWN ON THE PLANS.
- ROUTE STORMWATER AROUND UNSTABILIZED AREAS OF THE SITE WHENEVER FEASIBLE. PROVIDE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES AS NEEDED TO KEEP CHANNELS FROM ERODING AND TO PREVENT NUISANCE CONDITIONS AT THE OUTLET.
- DIRECT DISCHARGE FROM BMPS TO VEGETATED AREAS WHENEVER FEASIBLE. PROVIDE VELOCITY DISSIPATION DEVICES AS NEEDED TO PREVENT EROSION.
- LOCATE PERIMETER CONTROL ON THE CONTOUR TO CAPTURE OVERLAND, LOW-VELOCITY SHEET FLOWS DOWN GRADIENT OF ALL EXPOSED SOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS. PLACE J-HOOKS AT A MAXIMUM OF 100-FOOT INTERVALS.
- ALL STOCKPILES MUST HAVE PERIMETER SEDIMENT CONTROLS IMPLEMENTED AND MAINTAINED AT ALL TIMES. PILES CANNOT BE PLACED IN BUFFER AREAS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE TO PREVENT STORMWATER RUN-ON INTO THE STOCKPILE.
- STEEP SLOPES MAY BE TEMPORARILY CREATED DURING GRADING OPERATIONS. STABILIZATION OF STEEP SLOPES (3:1 OR GREATER) SHALL BE PROPERLY CAT-TRACKED AND STABILIZED PER THE EROSION CONTROL PLAN. LONG SLOPES CAN BE BROKEN UP WITH SEDIMENT CONTROL LOGS IF EROSION IS EVIDENT.
- DITCH CHECKS WILL BE PLACED AS INDICATED ON THE PLANS DURING ALL PHASES OF CONSTRUCTION.
- ALL STORM DRAIN INLETS, THAT RECEIVE PROJECT STORMWATER, MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED AND THE PERMITTEE(S) HAS RECEIVED WRITTEN CORRESPONDENCE FROM THE JURISDICTIONAL AUTHORITY VERIFYING THE NEED FOR REMOVAL. WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP.
- SILT FENCE IS NOT AN ACCEPTABLE CATCH BASIN INLET PROTECTION BMP. CONTACTOR SHALL CLEAN, REMOVE AND DISPOSE OF SEDIMENT, AND/OR REPLACE STORM DRAIN INLET PROTECTION ON A ROUTINE BASIS TO ENSURE THE DEVICE IS FULLY FUNCTIONAL PRIOR TO THE NEXT FORECASTED PRECIPITATION EVENT (30% OR GREATER).
- DISCHARGE TURBID OR SEDIMENT LADEN WATER TO TEMPORARY SEDIMENT BASINS WHENEVER FEASIBLE. IN THE EVENT THAT IT IS NOT FEASIBLE TO DISCHARGE THE SEDIMENT LADEN WATER TO A TEMPORARY SEDIMENT BASIN, THE WATER MUST BE TREATED SO THAT IT DOES NOT CAUSE A NUISANCE CONDITION IN THE RECEIVING WATERS OR TO DOWNSTREAM LANDOWNERS. CLEAN OUT ALL PERMANENT STORMWATER BASINS REGARDLESS OF WHETHER USED AS TEMPORARY SEDIMENT BASINS/TRAPS TO THE DESIGN CAPACITY AFTER COMPLETING ALL UP-GRADIENT LAND DISTURBING ACTIVITY. USE A SKIMMER DEVICE FOR BASIN DRAINING.
- PROVIDE STABILIZATION IN ANY TRENCHES CUT FOR DEWATERING OR SITE DRAINING PURPOSES.
- THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN AND NARRATIVE TO THE PROJECT ENGINEER FOR APPROVAL 7 DAYS PRIOR TO UNDERTAKING THESE ACTIVITIES. DEWATERING PLAN MUST INCLUDE BMP’S TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS. THE DEWATERING PLAN MUST ALSO INCLUDE ANY SPECIFIC CHEMICAL TREATMENTS (FLOC, POLYMERS, ETC.) THAT WILL BE USED. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY PERMIT NECESSARY FOR THESE ACTIVITIES; THE DEWATERING PLAN AND DNR APPROPRIATIONS PERMIT WILL BECOME PART OF THE SWPPP.

TEMPORARY & PERMANENT EROSION CONTROL BMPS

SEED MIX: SEED MIX SHALL BE USED IN CONSTRUCTION AND REVEGETATION PROJECTS IN ORDER TO ENHANCE SOIL NUTRIENT AVAILABILITY AND BIOLOGICAL SOIL STRUCTURE, ENCOURAGE NATIVE PLAN SUCCESSION, REDUCE EROSION, AND DISCOURAGE INVASIVE PLANT SPECIES. INOCULATION OF SOILS WITH MYCORRHIZAL FUNGI OR THE PRESENCE OF PRE-EXISTING SOIL MICROBES IS ESSENTIAL FOR THE STABILIZATION OF ADVERSE SOILS, ESTABLISHMENT OF NATIVE GRASSES, AND THE EXCLUSION OF NON-NATIVE “ANNUALS” AND NOXIOUS WEEDS.

EROSION CONTROL BLANKET: EROSION CONTROL BLANKETS (ECBS) ARE A SOIL STABILIZATION (EROSION CONTROL) BMP, INTENDED TO PROTECT DISTURBED SOIL SURFACES FROM RAINDROP IMPACT EROSION. ECBS ARE CARPET-LIKE MATS, INSTALLED OVER AND ANCHORED TO THE PROPERLY PREPARED SOIL SURFACES. PROPERLY SELECTED AND INSTALLED, ECBS CAN MIMIC THE BENEFICIAL EFFECTS OF VEGETATIVE COVER THEREBY REDUCING EROSION RATES BY OVER 90%. ECBS ALSO PROTECT SEEDS AND PROVIDE A BENEFICIAL ENVIRONMENT FOR VEGETATION TO BECOME ESTABLISHED. CONTRACTOR SHALL VERIFY DURING REGULAR INSPECTIONS THAT NO GULLIES, RILLS, OR SCOUR HOLES HAVE FORMED UNDER EROSION CONTROL BLANKETS AND MATS AND CORRECT ALL ERODED AREAS WITHIN 7 DAYS. ALL REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

HYDRAULIC MATRICES: HYDRAULIC MATRICES ARE EROSION CONTROL PRODUCTS THAT ARE USED TO STABILIZE EXPOSED SOILS. THESE MATRICES ARE APPLIED IN A SLURRY, PRODUCED BY MIXING FIBER, WATER AND A BINDING AGENT TOGETHER IN A MECHANICAL HYDRO-SEEDER. WOOD FIBER IS WIDELY USED BUT OTHER FIBERS CAN INCLUDE PAPER, STRAW, COIR, CORN, ETC. THE EFFECTIVENESS OF THESE HYDRAULIC MATRICES ARE DEPENDENT ON:

- PROPER SOIL PREPARATION
- APPLICATION RATES (DEPENDENT ON THE MANUFACTURERS RECOMMENDATIONS)
- THE TYPE OF FIBERS USED
- THE TYPE OF BOND AGENT(S) ADDED

THESE HYDRAULIC MATRICES ARE CLASSIFIED IN THE MNDOT SPEC BOOK AND APPROVED PRODUCTS LIST, DEPENDING ON THE PRODUCT CHARACTERISTICS, STRENGTH, AND LONGGEVITY. HYDRAULIC MATRICES USED INCLUDE: ORGANIC FIBER MATRIX, HYDRAULIC MULCH MATRIX, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, AND FIBER REINFORCED MATRIX.

SOD TYPE LAWN: SOD IS A PERMANENT EROSION PREVENTION BMP THAT PROVIDES INSTANTANEOUS SOIL STABILIZATION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SOD AS OUTLINED IN THE PROJECT SPECIFICATIONS.

ENERGY DISSIPATER: AN ENERGY DISSIPATER IS A STRUCTURE DESIGNED TO CONTROL EROSION AT THE OUTLET OF A CHANNEL OR CONDUIT.

RAPID STABILIZATION METHOD #2: THIS METHOD SHALL CONSIST OF TYPE 3 MULCH (1.5 TON PER ACRE) OR 3884 TYPE STABILIZED FIBER MATRIX (750 LBS PER ACRE) BE SPREAD IN AREAS THAT HAVE BEEN UNWORKED FOR 7 OR 14 DAYS. THIS METHOD SHALL BE USED ON SLOPES LESS THAN 3:1.

RAPID STABILIZATION METHOD #3: THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREAS WITHIN 200 FEET OF SURFACE WATERS, TO PREVENT OFF SITE SEDIMENTATION AND OR TO COMPLY WITH PERMIT REQUIREMENTS. THIS FORM OF RAPID STABILIZATION EMPLOYS SFM, SEED MIX 22-111, AND FERTILIZER TYPE 3. THIS METHOD SHALL BE USED ON SLOPES LESS THAN 3:1. INSTALL PER MNDOT SPECIFICATION 2575.3.M.1.C.

RAPID STABILIZATION METHOD #4: THIS METHOD SHALL CONSIST OF CATEGORY 20/25 EROSION CONTROL BLANKET (NATURAL NET ONLY) IN COMBINATION WITH MNDOT SEED MIX 22-111 (2 LBS PER 100 SQ. YD.) AND TYPE 3 SLOW RELEASE FERTILIZER (8 LBS PER 100 SQ. YD.). THIS IS AN ACCEPTABLE BMP FOR DISTURBED AREAS ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS, SURFACE WATERS, AND WITHIN THE LAST 200 FEET OF DITCH BOTTOMS.

TEMPORARY & PERMANENT SEDIMENT CONTROL BMPS

SEDIMENT CONTROL LOGS: SEDIMENT CONTROL LOGS ARE MANUFACTURED FROM STRAW, WOOD EXCELSIOR, COCONUT FIBERS, AND/OR OTHER MATERIALS THAT ARE BOUND WITH POLYPROPYLENE OR BIODEGRADABLE NETTING INTO TIGHT TUBULAR ROLLS. FIBER ROLLS CONTROL THREE TYPES OF EROSIONAL PROCESSES; EROSION CONTROL, RUN OFF CONTROL, AND SEDIMENT CONTROL. SEDIMENT CONTROL LOGS CAN BE USED FOR THE FOLLOWING:

- SLOPE INTERRUPTERS TO REDUCE EROSION ON NEWLY CONSTRUCTED SLOPES
- TEMPORARY DITCH CHECKS TO REDUCE RUNOFF VELOCITIES IN DRAINAGE CHANNELS
- SEDIMENT CONTROL BARRIERS FOR SMALL DISTURBED SOIL AREAS SUCH AS STOCKPILES, DISCRETE SLOPES, OR INDIVIDUAL LOTS

MACHINE SLICED SILT FENCE: A SILT FENCE IS A TEMPORARY SEDIMENT BARRIER CONSISTING OF FILTER FABRIC ENTRENCHED INTO THE SOIL AND ATTACHED TO SUPPORTING POSTS. SILT FENCE IS INTENDED TO BE INSTALLED WHERE SEDIMENT-LADEN WATER CAN POND, THUS ALLOWING THE SEDIMENT TO FALL OUT OF SUSPENSION AND SEPARATE FROM THE RUNOFF. SILT FENCE INSTALLED WITH A TRENCHER OR BY SLICING IS THE MOST EFFECTIVE INSTALLATION METHOD TO ENSURE AGAINST COMMON SILT FENCE FAILURES. THE BMP WILL BE CLEANED OUT OR REPLACED WHEN THE SEDIMENT REACHES 1/2 THE HEIGHT OF THE FENCE.

STABILIZED CONSTRUCTION EXIT: TEMPORARY CONSTRUCTION EXITS ARE CONSTRUCTED AT THE EGRESS POINT FROM THE CONSTRUCTION AREA ONTO A PAVED ROAD. A STABILIZED CONSTRUCTION EXIT IS A TRACKING CONTROL BMP INTENDED TO PREVENT TRACKING OF SOIL FROM THE CONSTRUCTION SITE BY EQUIPMENT AND VEHICLES. THE EXITS ARE CONSTRUCTED OF LARGE ANGULAR ROCK, STEEL RIBS (RUMBLE STRIPS), OR TRACK PADS INTENDED TO KNOCK THE MUD OFF THE TIRES BEFORE TRAVELING ONTO THE ROADWAY.

BIORETENTION & BIOSWALES: BIORETENTION BASINS AND BIOSWALES DIRECT SHEET FLOW ACROSS A GRASS BUFFER STRIP TO A PONDING AREA FOR INFILTRATION. THEY UTILIZE SOILS AND BOTH WOODY AND HERBACEOUS PLANTS TO REMOVE POLLUTANTS FROM STORMWATER RUNOFF. THE PONDING AREA GENERALLY CONSISTS OF A SURFACE LAYER CONTAINING ORGANICS SUCH AS MULCH, TREES, NATIVE GRASSES AND SHRUBS, A SUBSURFACE LAYER OF PLANTING SOIL, AND A SAND BED.


DUST CONTROL: OPERATOR WILL COMPLY WITH STATE RULE 7011.0150 ON DUST PREVENTION REQUIREMENTS. DUST FROM THE SITE WILL BE CONTROLLED BY INCREASED STREET SWEEPING AND/OR USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. THE MOBILE UNIT WILL APPLY WATER AT A RATE NECESSARY TO PREVENT RUNOFF AND PONDING.



SCALE: DESIGN BY:
AS SHOWN GNL
PLAN BY: CHECK BY:
GNL CCA

REVIEWS	NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.


Candace Amberg
DATE: 05-06-2022 LIC. NO: 40846

SWPPP

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

CLIENT PROJECT NO.
21013

WSB PROJECT NO.
019887-000

SHEET
L1.2

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POLLUTION PREVENTION MANAGEMENT

- POTENTIAL SOURCES OF POLLUTANTS FROM CONSTRUCTION ACTIVITIES INCLUDE, BUT NOT LIMITED TO:
1. SEDIMENT AND FUGITIVE DUST GENERATED FROM CLEARING AND GRUBBING, IMPORT/EXPORT OPERATIONS, REMOVALS/COMPACTION, MASS/FINE GRADING, EXCAVATIONS, TRENCHING, TOPSOIL STRIPING STOCKPILING, WET/DRY PAVEMENT CUTTING, STREET CONSTRUCTION.
 2. BASIC/ACIDIC PH LEVELS FROM CURB AND GUTTER, MANHOLE STRUCTURES, SIDEWALKS, FOUNDATIONS, WET/DRY PAVEMENT CUTTING, MASONRY WASHOUT/CLEANOUT.
 3. EXCESS NUTRIENTS FROM LANDSCAPING INSTALLATIONS, SOIL ADDITIVES, FERTILIZATION, MULCHING.
 4. HYDROCARBONS FROM PARKING LOT CONSTRUCTION, DEMOLITION/REMOVALS, WET/DRY PAVEMENT CUTTING.

- OPERATOR WILL COMPLY WITH ALL OF THE POLLUTION PREVENTION AND MANAGEMENT MEASURES IDENTIFIED IN THE NPDES-CSW PERMIT, PART 12.1. STORAGE AND DISPOSAL OF CONSTRUCTION AND HAZARDOUS WASTES MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
- A. POSITION AND STAKE DOWN ALL PORTABLE TOILETS SO THEY CANNOT BE TIPPED OR KNOCKED OVER. SUPPLY ADEQUATE SECONDARY CONTAINMENT.
 - B. SECONDARY CONTAINMENT IS NEEDED AROUND ALL STATIONARY EQUIPMENT (GENERATORS, PUMPS, LIGHT PLANTS, ETC.) PROVIDE CONTAINMENT FOR ALL HAZARDOUS MATERIALS AND TOXIC WASTE.
 - C. NO ENGINE DEGREASING IS ALLOWED ON SITE.
 - D. VEHICLE AND EQUIPMENT WASHING TO OCCUR IN DESIGNATED AREA AS DETERMINED BY THE CONTRACTOR SUBMITTAL OF A MANAGEMENT PLAN FOR THESE ACTIVITIES.
 - E. PROPERLY CLEAN UP AND REPORT ALL SPILLS AS REQUIRED BY THE MPCA AND MNDOT SPECIFICATIONS.
 - F. PROVIDE A SPILL KIT AT EACH WORK LOCATION ON THE SITE.
 - G. PROVIDE A SECURE STORAGE AREA WITH RESTRICTED ACCESS FOR ALL HAZARDOUS MATERIALS AND TOXIC WASTE. RETURN ALL HAZARDOUS MATERIALS AND TOXIC WASTE TO THE DESIGNATED STORAGE AREA AT THE END OF THE BUSINESS DAY UNLESS INFEASIBLE. STORE ALL HAZARDOUS MATERIALS AND TOXIC WASTE (INCLUDING BUT NOT LIMITED TO OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT, PETROLEUM BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS WITH SECONDARY CONTAINMENT. CLEAN UP SPILLS IMMEDIATELY.
 - H. SLURRY FROM CONCRETE OPERATIONS MUST BE VACUUMED UP IMMEDIATELY. NO CONCRETE WASHOUT SHALL COME IN CONTACT WITH THE GROUND AND MUST BE PROPERLY DISPOSED OF.
 - I. A SIGN MUST BE INSTALLED ADJACENT TO EACH CONCRETE WASHOUT FACILITY.
 - J. CREATE AND FOLLOW A WRITTEN DISPOSAL PLAN FOR ALL WASTE MATERIALS. INCLUDE IN THE PLAN HOW THE MATERIAL WILL BE DISPOSED OF AND THE LOCATION OF THE DISPOSAL SITE. SUBMIT PLAN TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - K. USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT DISCHARGE OR PLACEMENT OF BITUMINOUS GRINDINGS, CUTTINGS, MILLINGS, AND OTHER BITUMINOUS WASTES FROM AREAS OF EXISTING OR FUTURE VEGETATED SOILS AND FROM ALL WATER CONVEYANCE SYSTEMS, INCLUDING INLETS, DITCHES AND CURB FLOW LINES.

FINAL STABILIZATION

- FINAL STABILIZATION IS ACHIEVED WHEN NPDES CGP PARTS 13.1-13.7 (AS APPLICABLE) ARE COMPLETED PRIOR TO SUBMISSION OF THE NOTICE OF TERMINATION (NOT) TO MPCA.
1. ALL AREAS MUST BE STABILIZED WITH A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70%.
 2. ALL TEMPORARY SEDIMENT CONTROL BMP MEASURES MUST BE REMOVED PRIOR TO SUBMITTING PERMIT NOT.

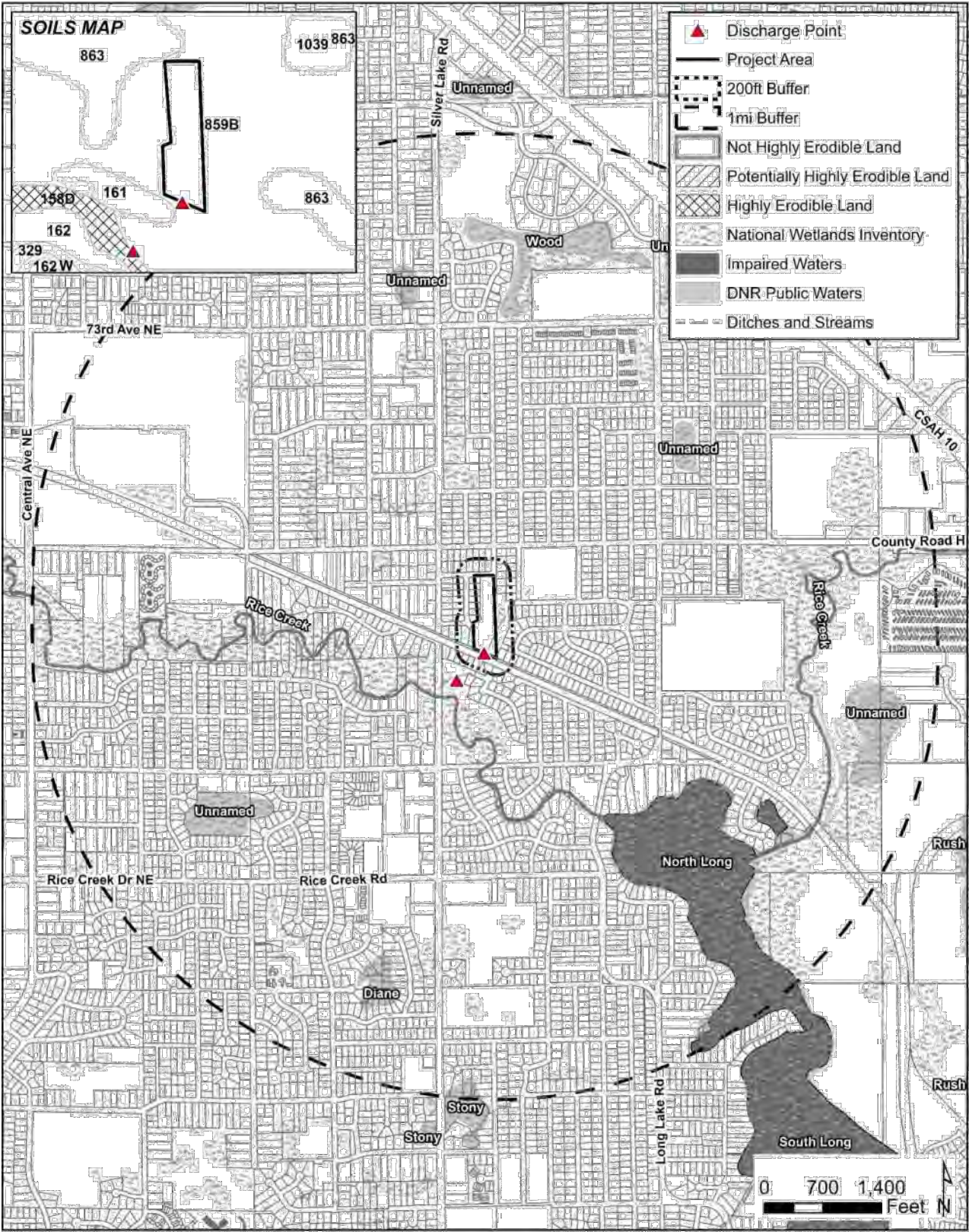


Figure 1. SWPPP Resource Map

REVISIONS	
NO.	DESCRIPTION

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Candace Amberg
DATE: 05-06-2022 LIC. NO. 40846

SWPPP

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

CLIENT PROJECT NO.
21013

WSB PROJECT NO.
019887-000

SHEET
L1.3

REVISIONS

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Canacee Amborg
Canacee Amborg
DATE: 05-06-2022 LIC. NO.: 40646

DEMO PLAN

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

CLIENT PROJECT NO.

21013

WSB PROJECT NO.

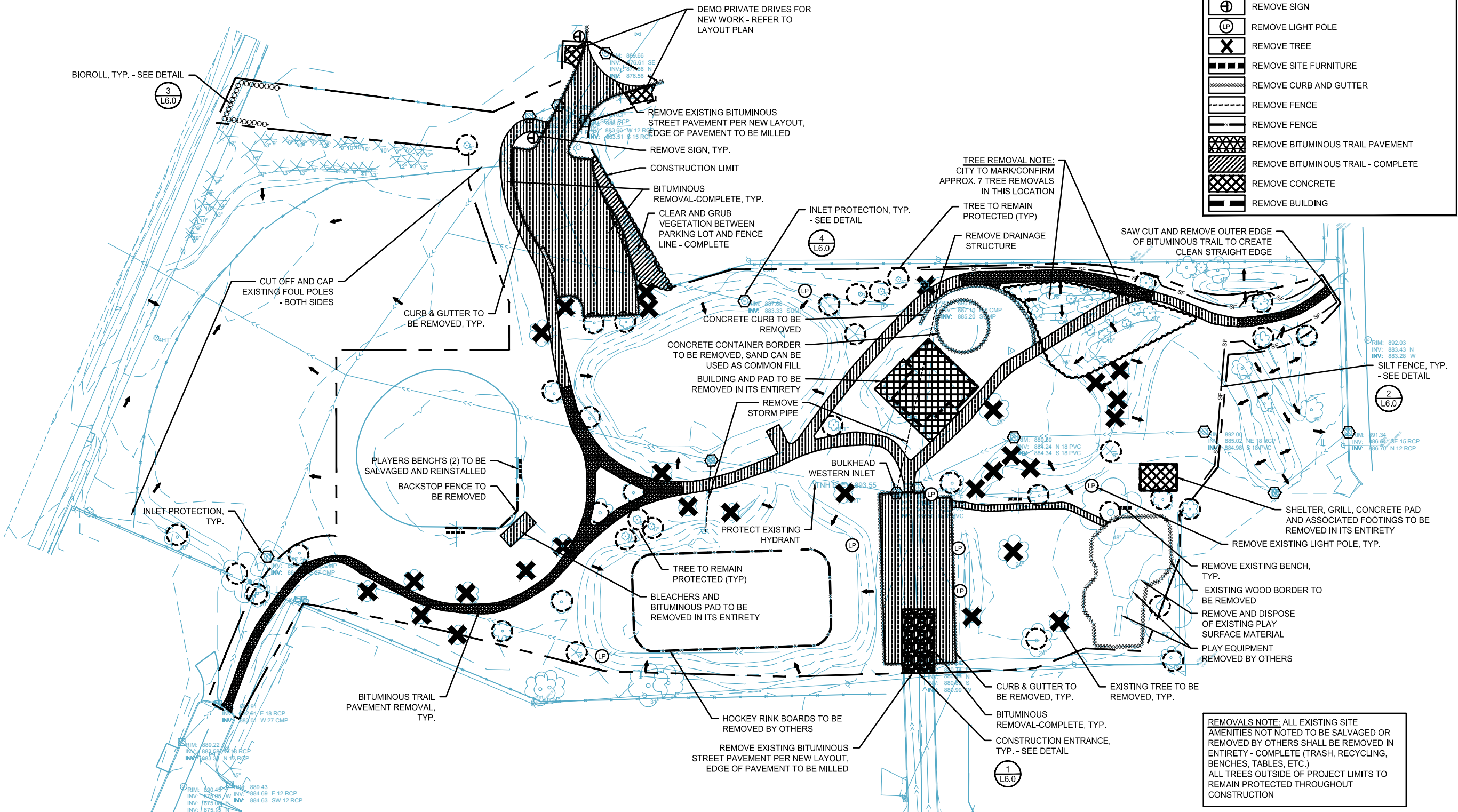
019887-000

SHEET

L2.0

LEGEND

	CONSTRUCTION LIMITS
	EXISTING CONTOUR
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE
	ROCK CONSTRUCTION ENTRANCE (OR EQUIVALENT)
	TREE PROTECTION FENCE
	EXISTING DRAINAGE FLOW
	SILT FENCE
	INLET PROTECTION
	REMOVE SIGN
	REMOVE LIGHT POLE
	REMOVE TREE
	REMOVE SITE FURNITURE
	REMOVE CURB AND GUTTER
	REMOVE FENCE
	REMOVE FENCE
	REMOVE BITUMINOUS TRAIL PAVEMENT
	REMOVE BITUMINOUS TRAIL - COMPLETE
	REMOVE CONCRETE
	REMOVE BUILDING



REMOVALS NOTE: ALL EXISTING SITE AMENITIES NOT NOTED TO BE SALVAGED OR REMOVED BY OTHERS SHALL BE REMOVED IN ENTIRETY - COMPLETE (TRASH, RECYCLING, BENCHES, TABLES, ETC.) ALL TREES OUTSIDE OF PROJECT LIMITS TO REMAIN PROTECTED THROUGHOUT CONSTRUCTION

1
L2.0

DEMO PLAN

REVISIONS

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Candace Amberg
Candace Amberg
DATE: 05-06-2022 LIC. NO. 40846

OVERALL SITE PLAN

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

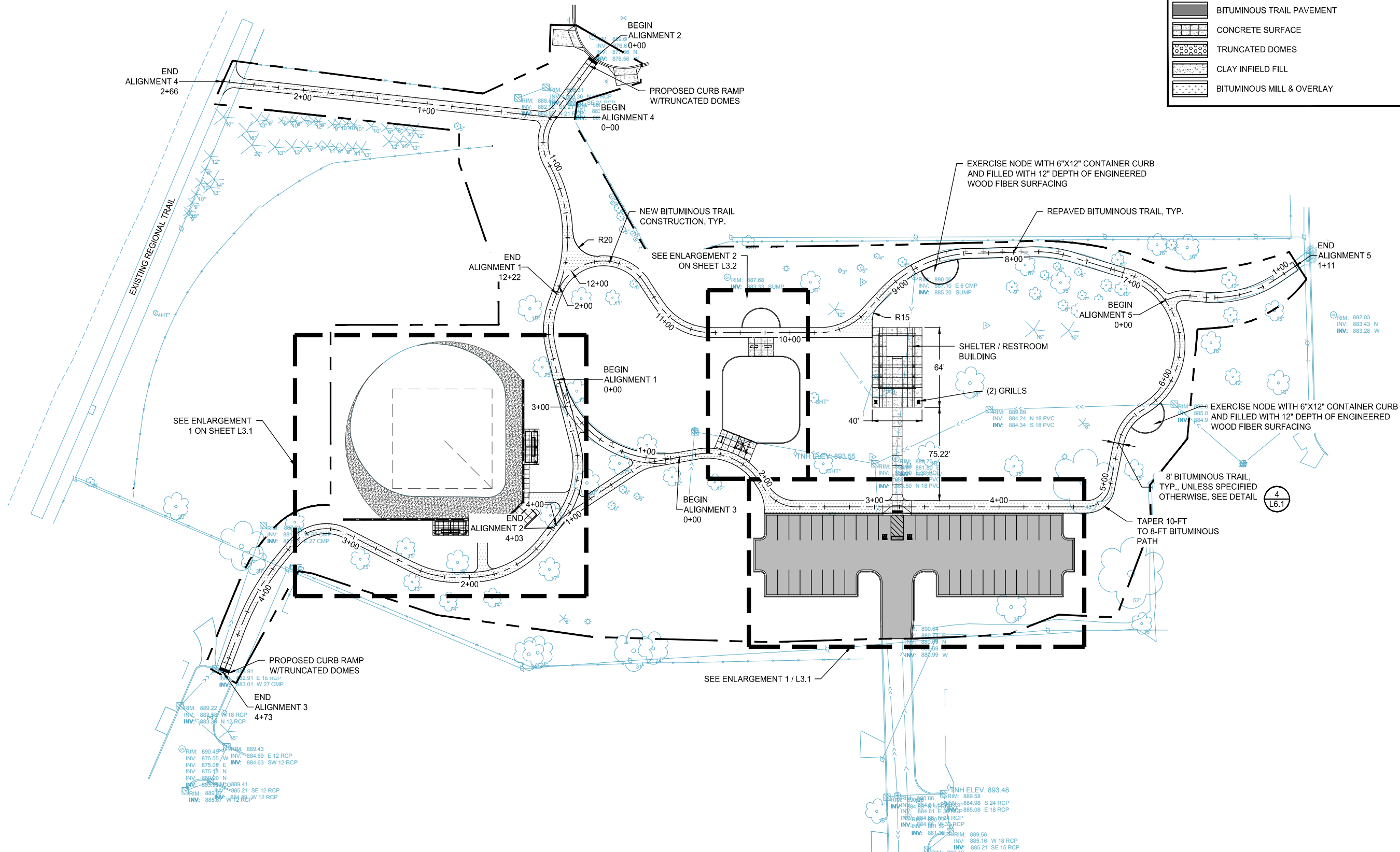
CLIENT PROJECT NO.
21013

WSB PROJECT NO.
019887-000

SHEET
L3.0

LEGEND

	CONSTRUCTION LIMITS
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE
	LAYOUT CONTROL POINT
	BITUMINOUS DRIVE PAVEMENT
	BITUMINOUS TRAIL PAVEMENT
	CONCRETE SURFACE
	TRUNCATED DOMES
	CLAY INFILL FILL
	BITUMINOUS MILL & OVERLAY



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Candace Amberg
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PARKING LOT
ENLARGEMENT

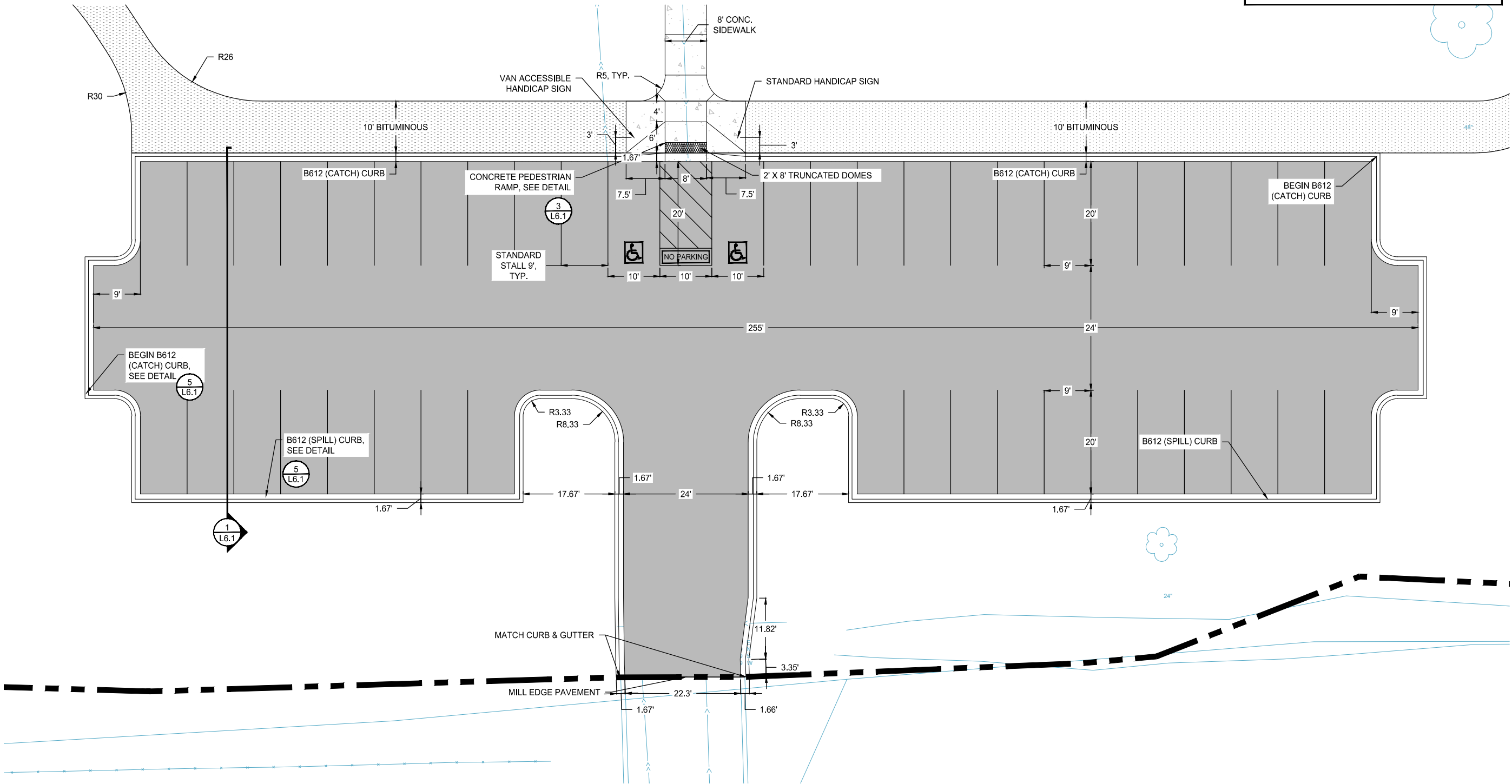
SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

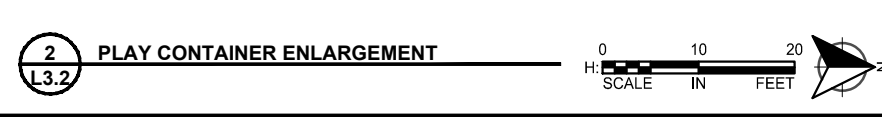
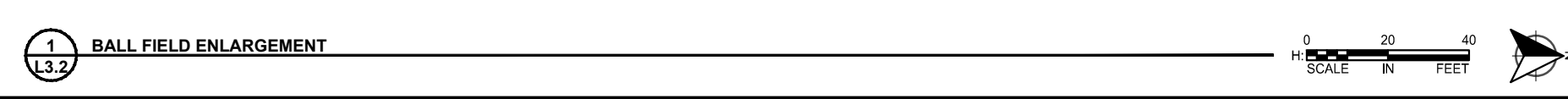
CLIENT PROJECT NO.
21013

WSB PROJECT NO.
019887-000

SHEET
L3.1

LEGEND	
	CONSTRUCTION LIMITS
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE
	LAYOUT CONTROL POINT
	BITUMINOUS DRIVE PAVEMENT
	NEW BITUMINOUS TRAIL CONSTRUCTION
	CONCRETE SURFACE
	TRUNCATED DOMES
	AGGREGATE
	REPAVED BITUMINOUS TRAIL






wsb

SCALE: _____ DESIGN BY: _____

PLAN BY: _____ CHECK BY: _____

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NO.	DATE DESCRIPTION

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 Candace Ambberg

DATE: 05-06-2022 LIC. NO.: 40646

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

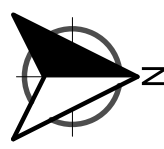
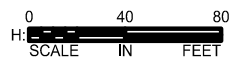
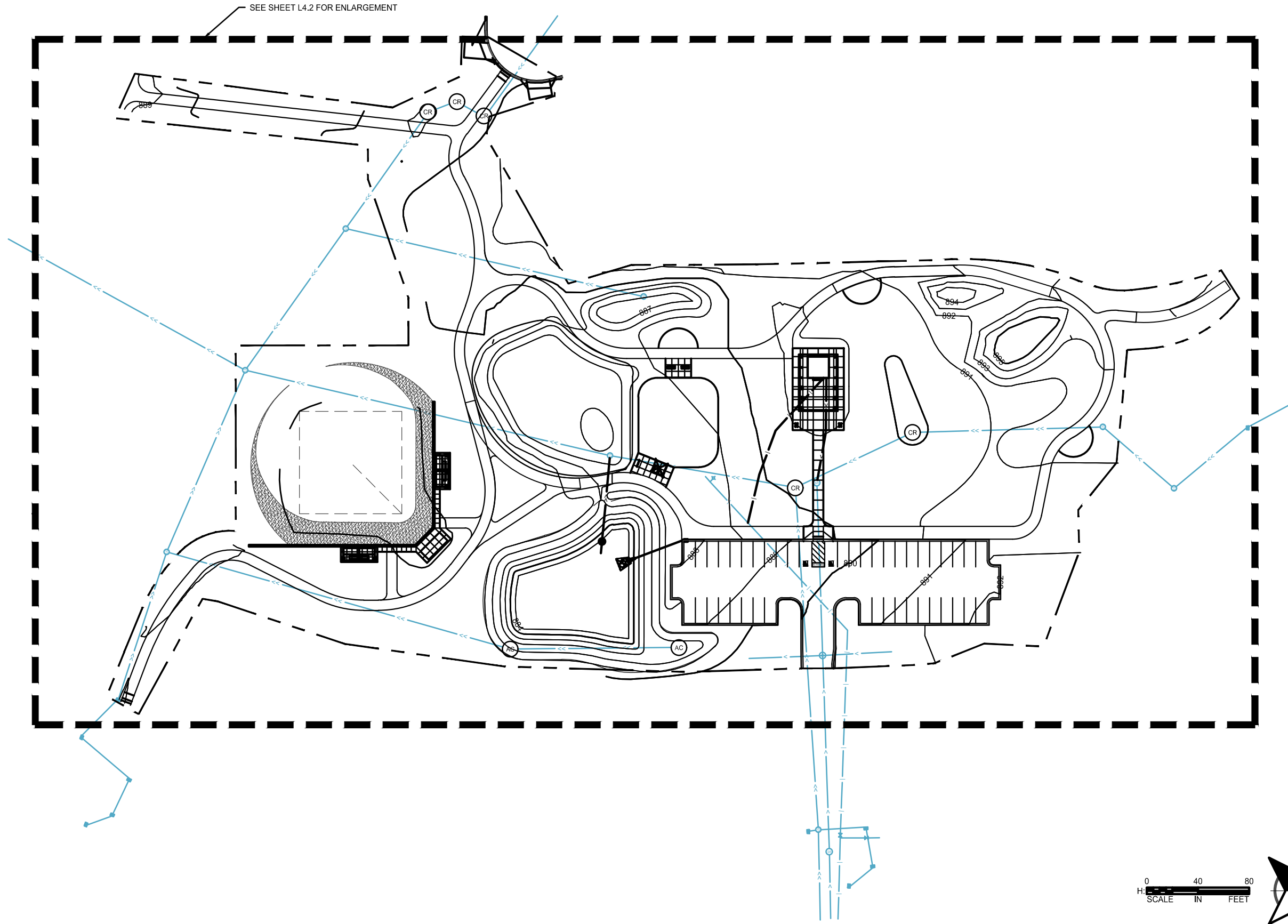
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21013

WSB PROJECT NO.
019887-000

SHEET
L3.2

EARTHWORK CALCULATIONS NOTE:
THE FOLLOWING ESTIMATED EARTHWORK CALCULATIONS ARE BASED ON THE FINISH GRADE ELEVATIONS AND DO NOT ACCOUNT FOR SUBGRADE ELEVATIONS FOR PAVEMENT. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE EARTHWORK CALCULATIONS INCLUDING EXPORT QUANTITIES TO THEIR SATISFACTION AND ARE NOT TO RELY ON ESTIMATED FIGURES PROVIDED.

Cut/Fill Summary						
Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOL-Base Bid	1.00	1.00	176535.09 Sq. Ft.	1976.13 Cu. Yd.	2481.11 Cu. Yd.	504.98 Cu. Yd.<Fill>
Totals			176535.09 Sq. Ft.	1976.13 Cu. Yd.	2481.11 Cu. Yd.	504.98 Cu. Yd.<Fill>



SCALE: DESIGN BY:

PLAN BY: CHECK BY:

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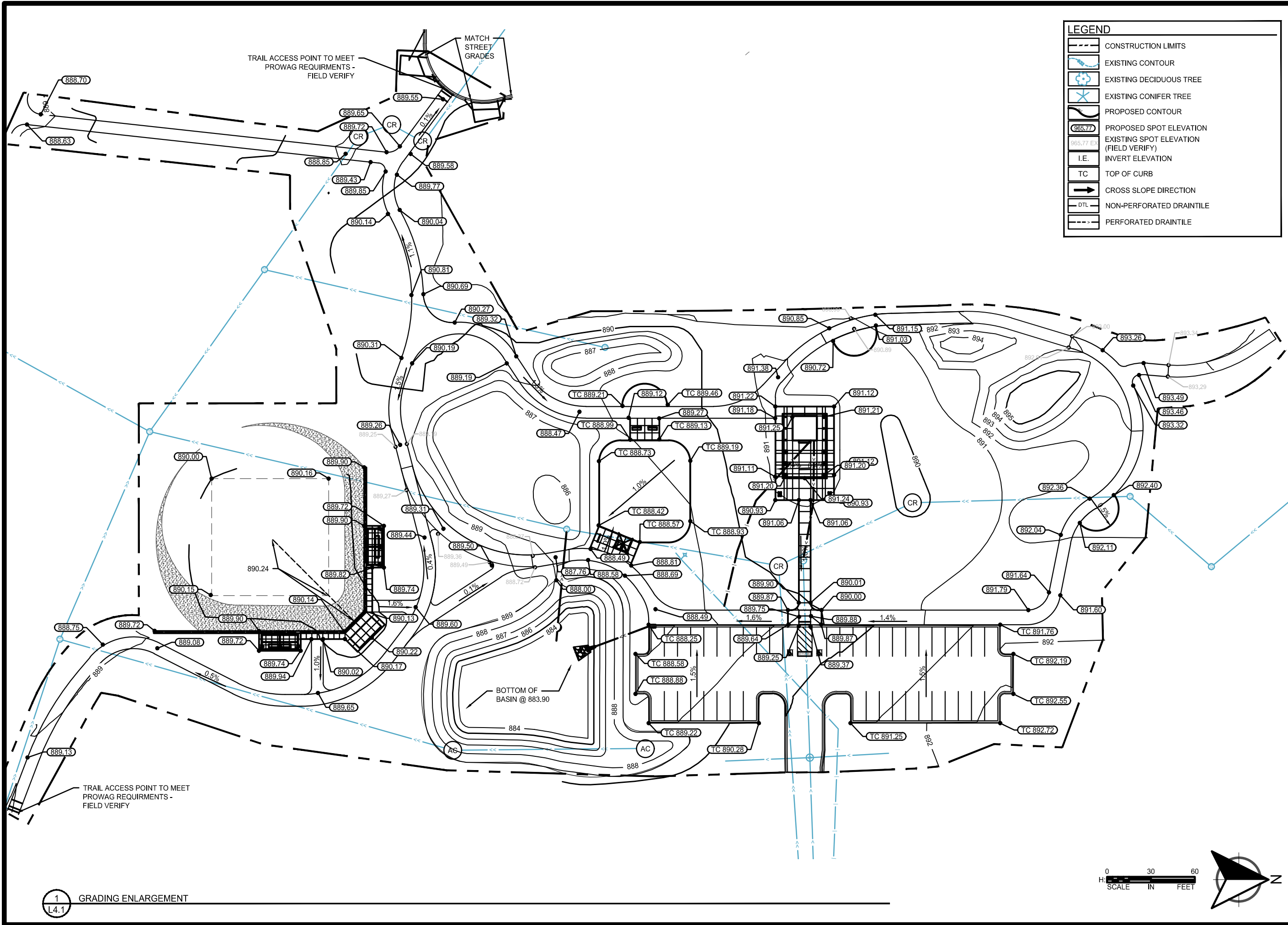
OVERALL GRADING PLAN

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

CLIENT PROJECT NO.
21013

WSB PROJECT NO.
019887-000

SHEET
L4.0



LEGEND	
	CONSTRUCTION LIMITS
	EXISTING CONTOUR
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION (FIELD VERIFY)
	I.E. INVERT ELEVATION
	TC TOP OF CURB
	CROSS SLOPE DIRECTION
	DTL NON-PERFORATED DRAINTILE
	PERFORATED DRAINTILE

SCALE: DESIGN BY:

PLAN BY: CHECK BY:

REVISIONS	
NO.	DESCRIPTION

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DATE: 05-06-2022 LIC. NO.: 40646

GRADING PLAN
ENLARGEMENT


SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

CLIENT PROJECT NO.	21013
WSB PROJECT NO.	019887-000
SHEET	L4.1

REVISIONS

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Candace Amberg
DATE: 05-06-2022 LIC. NO. 40846

RESTORATION PLAN

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

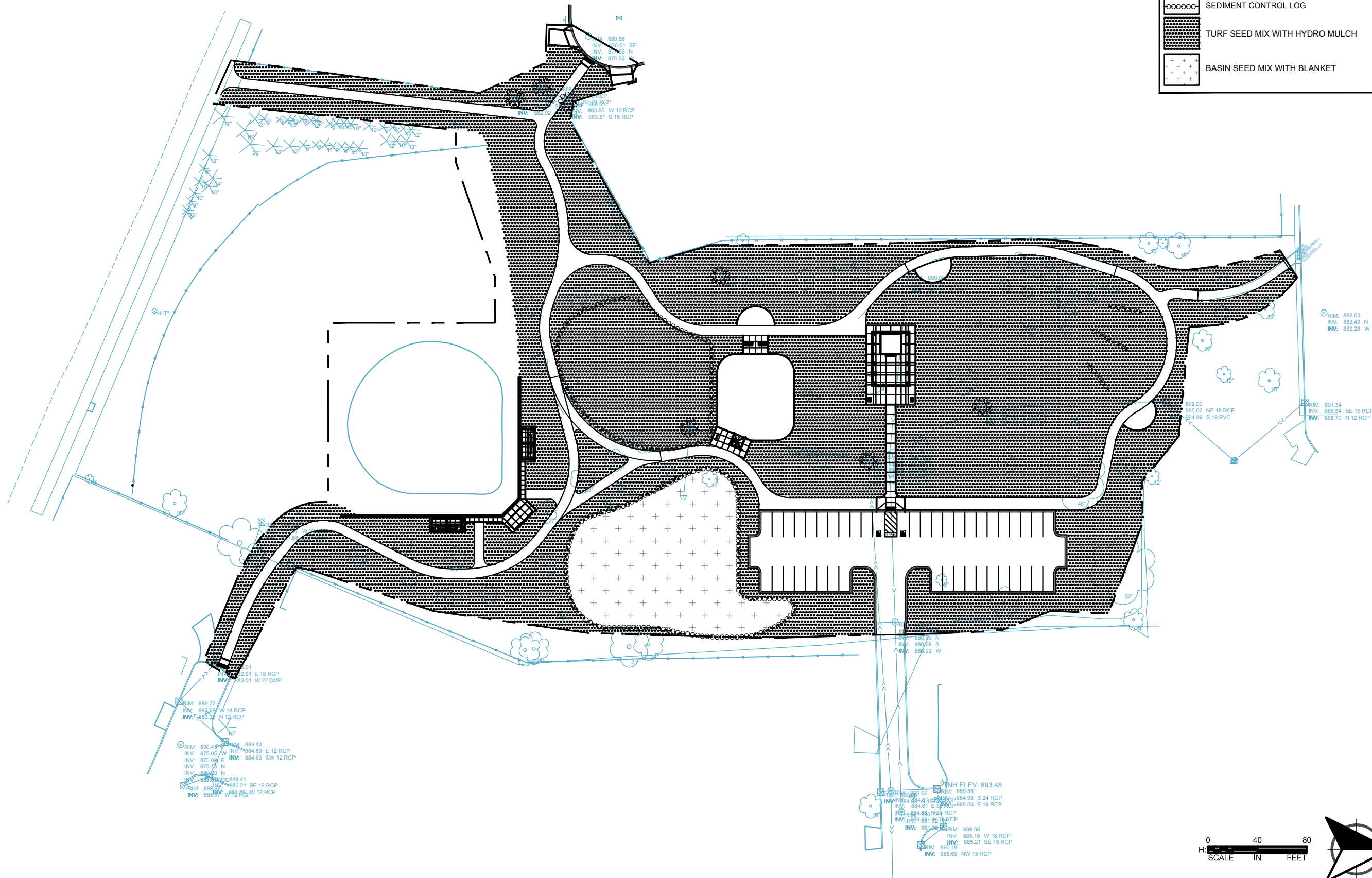
CLIENT PROJECT NO.
21013

WSB PROJECT NO.
019887-000

SHEET
L5.0

LEGEND

- CONSTRUCTION LIMITS
- EXISTING CONTOUR
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE
- PROPOSED CONTOUR
- SEDIMENT CONTROL LOG
- TURF SEED MIX WITH HYDRO MULCH
- BASIN SEED MIX WITH BLANKET



REVISIONS

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Candace Amberg

LIC. NO.

40646

DATE: 05-06-2022

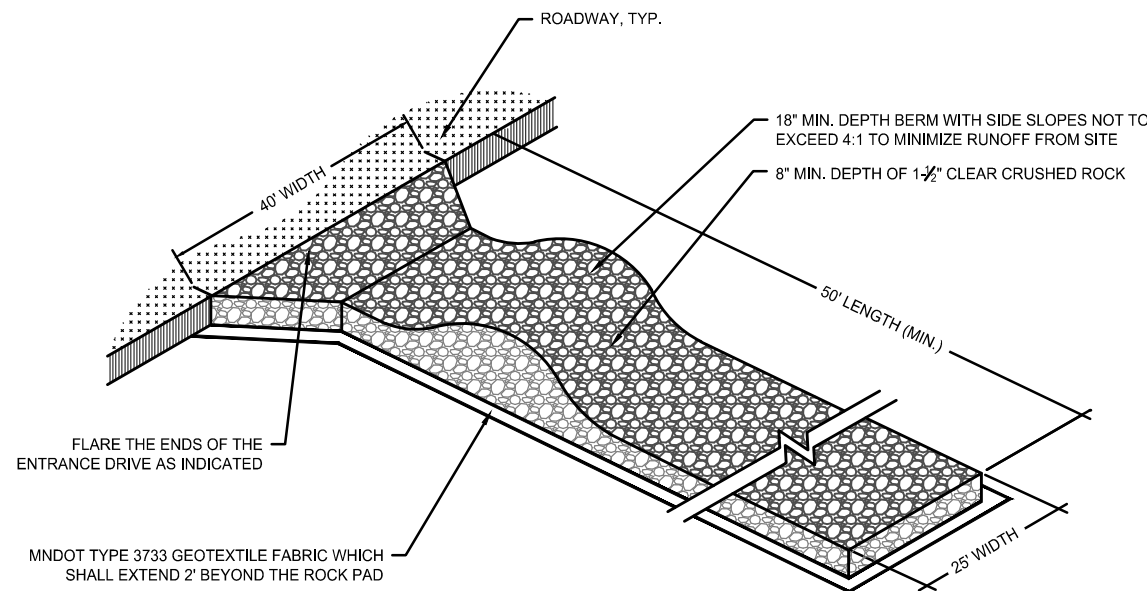
DETAILS

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

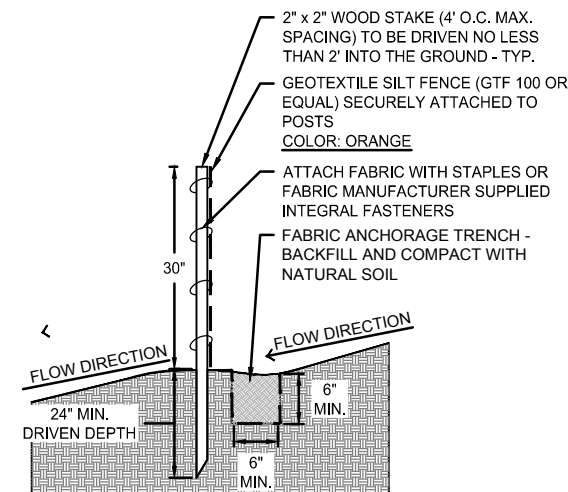
CLIENT PROJECT NO.
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SHEET
L6.0



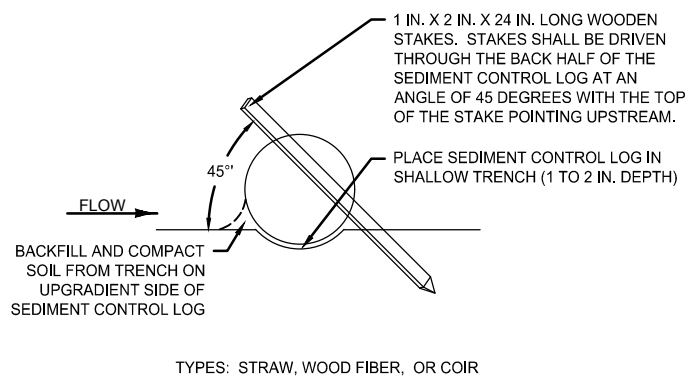
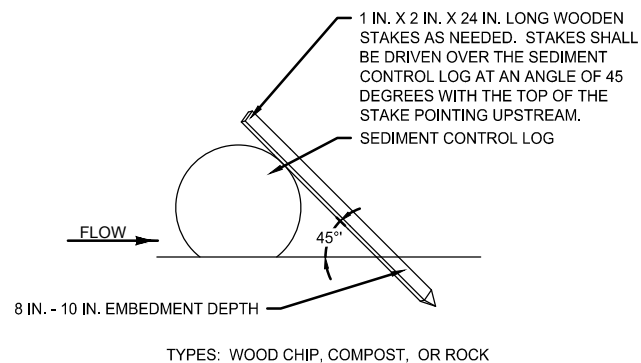
- NOTES
- CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF THE BERM AND ROCK PAD DURING CONSTRUCTION AND SHALL REMOVE AND RESTORE THE ROCK PAD UPON PROJECT COMPLETION



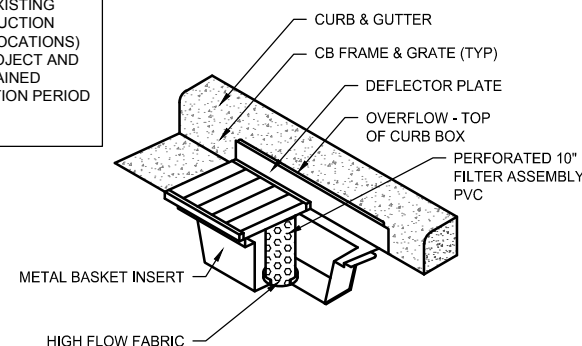
- NOTE
- SILT FENCE SHALL BE PLACED PARALLEL TO THE CONTOUR OF THE TERRAIN, WITH THE ENDS WRAPPED UPHILL TO PREVENT FLOW AROUND THEM.
 - NO EARTHWORK SHALL BE PERFORMED DOWNGRADE FROM THE FENCE.
 - ACCUMULATED SILT AROUND THE FENCE SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD THE HEIGHT OF THE SILT FENCE OR AS DIRECTED IN THE FIELD BY THE OWNER/LA-E WITHIN 24 HOURS OF NOTIFICATION.

1
L6.0
CONSTRUCTION ENTRANCE

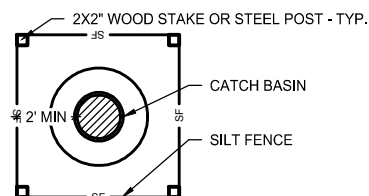
2
L6.0
SILT FENCE



WIMCO CURB & GUTTER INLET PROTECTION SHALL BE USED ON NEW AND EXISTING CATCH BASINS WITHIN CONSTRUCTION LIMITS (REFER TO PLANS FOR LOCATIONS) FOR THE DURATION OF THE PROJECT AND SHALL BE CLEANED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD WITH REMOVAL UPON TURF ESTABLISHMENT (TYP)



TYPE I - CURB INLET APPLICATION:



TYPE II - TRENCHED / SLOPE APPLICATION:

3
L6.0
BIOROLL

4
L6.0
INLET PROTECTION

REVISIONS

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Candace Amberg
Candace Amberg
DATE: 05-06-2022 LIC. NO. 40846

DETAILS

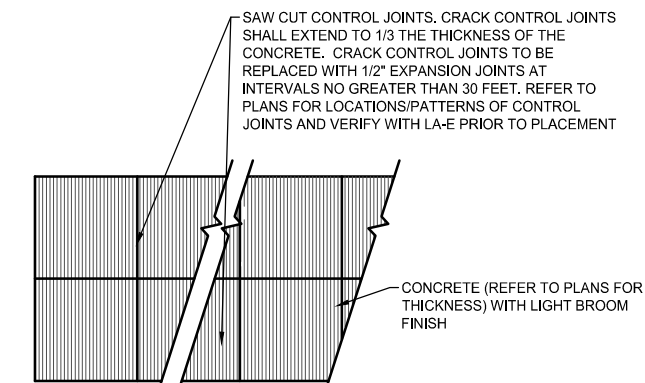
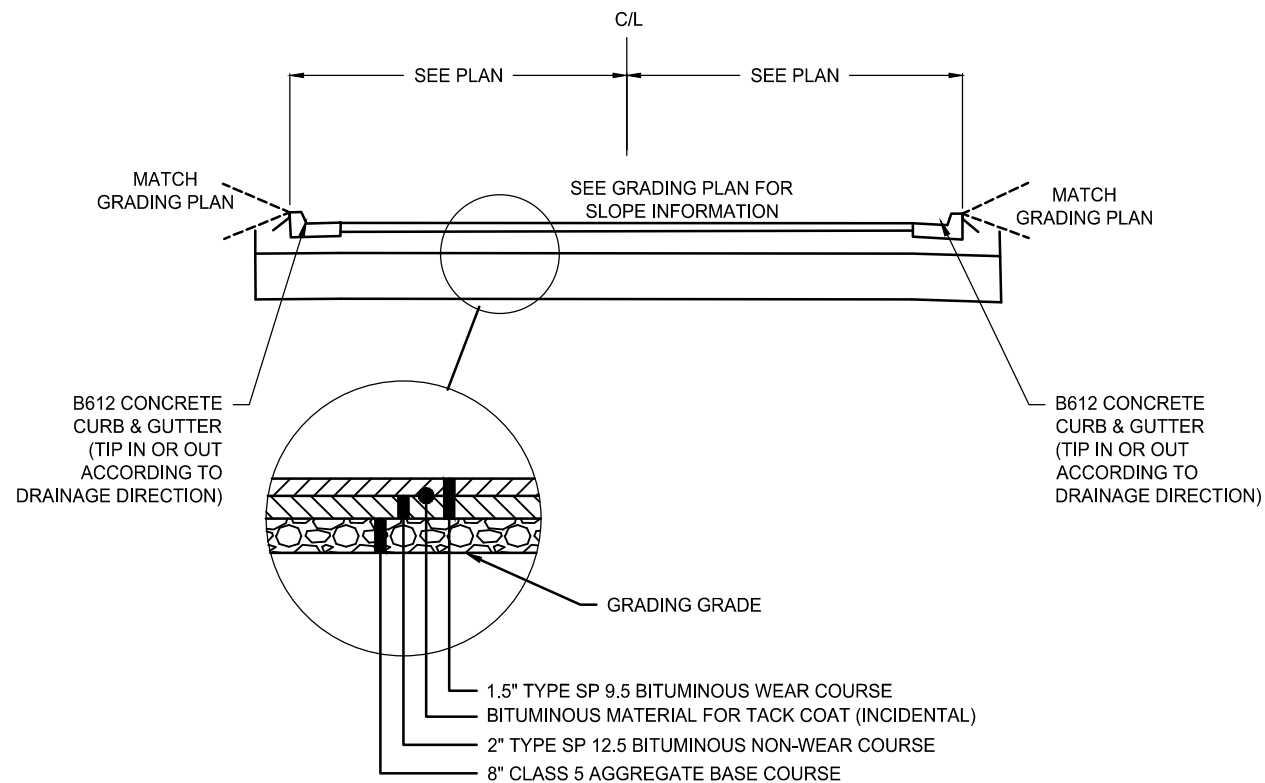
SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

CLIENT PROJECT NO.
21013

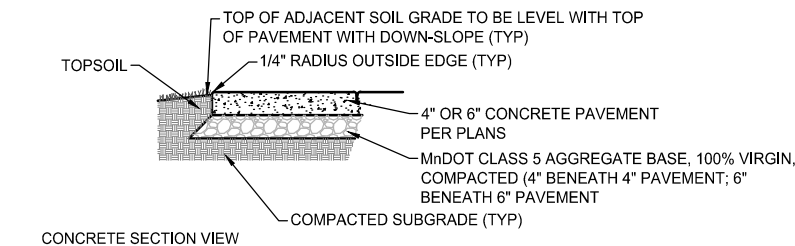
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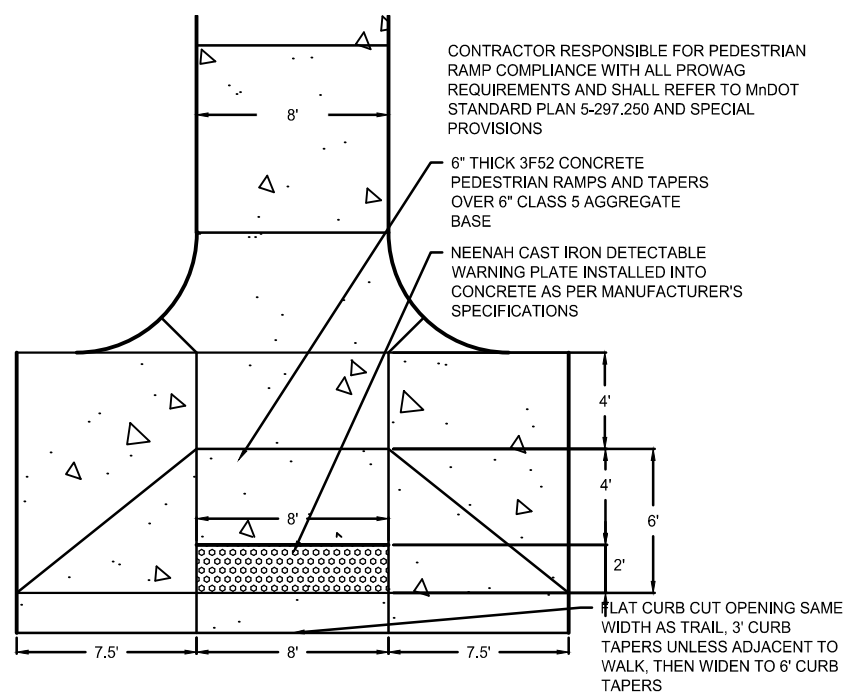
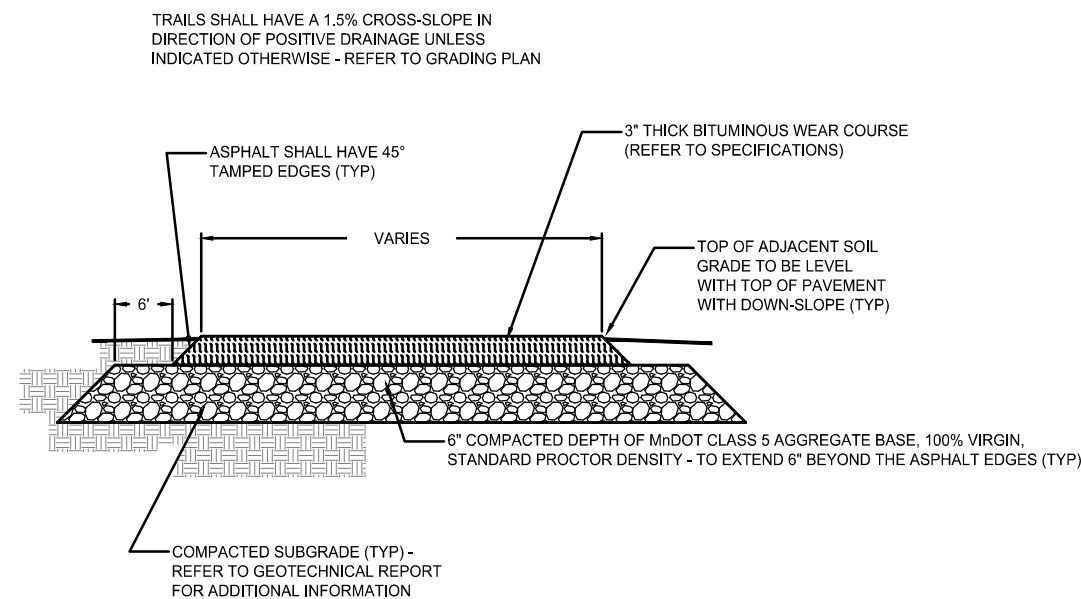
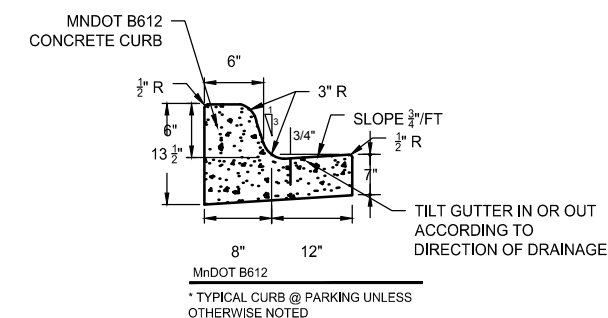
CONCRETE PLACEMENT NOTE:
CONCRETE SHALL HAVE 1.0% MIN. / 1.5% MAX.
CROSS-SLOPE IN DIRECTION OF POSITIVE
DRAINAGE FLOW, UNLESS INDICATED OTHERWISE
(TYP) - REFER ALSO TO GRADING PLANS FOR
ADDITIONAL INFORMATION.



PLAN VIEW



CONCRETE SECTION VIEW

1
L6.1 BITUMINOUS PARKING LOT TYPICAL SECTION**2**
L6.1 STANDARD CONCRETE PAVEMENT**3**
L6.1 CONCRETE PEDESTRIAN RAMP**4**
L6.1 BITUMINOUS TRAIL PAVEMENT**5**
L6.1 B612 CONCRETE CURB

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Candace Amberg

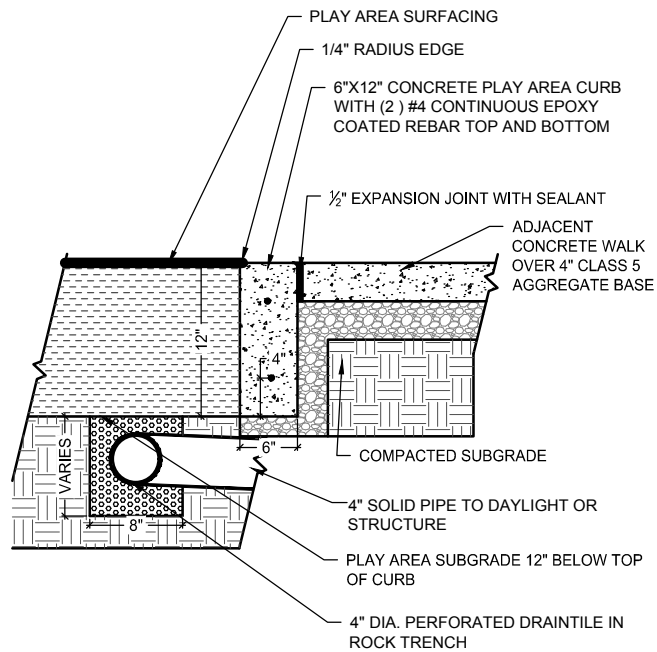
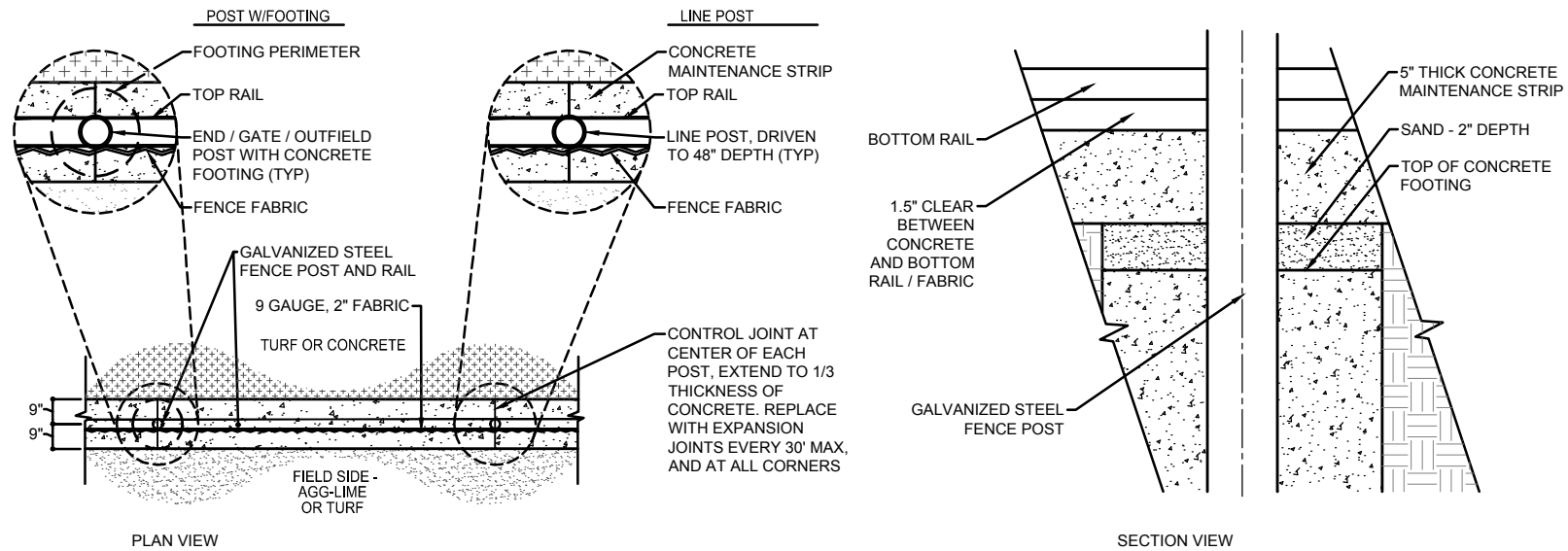
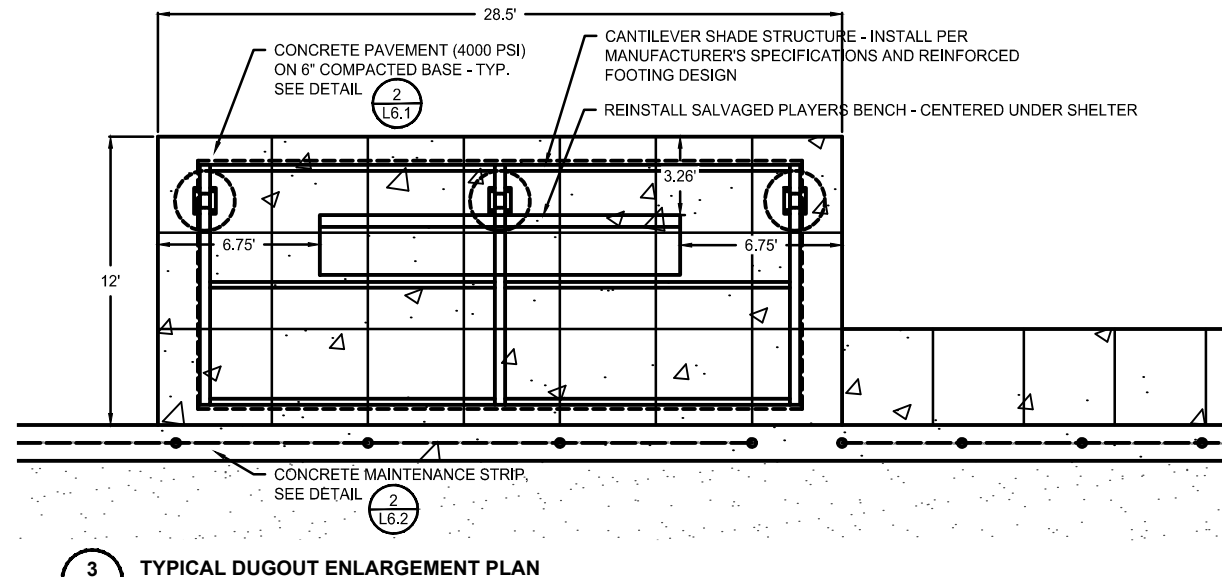
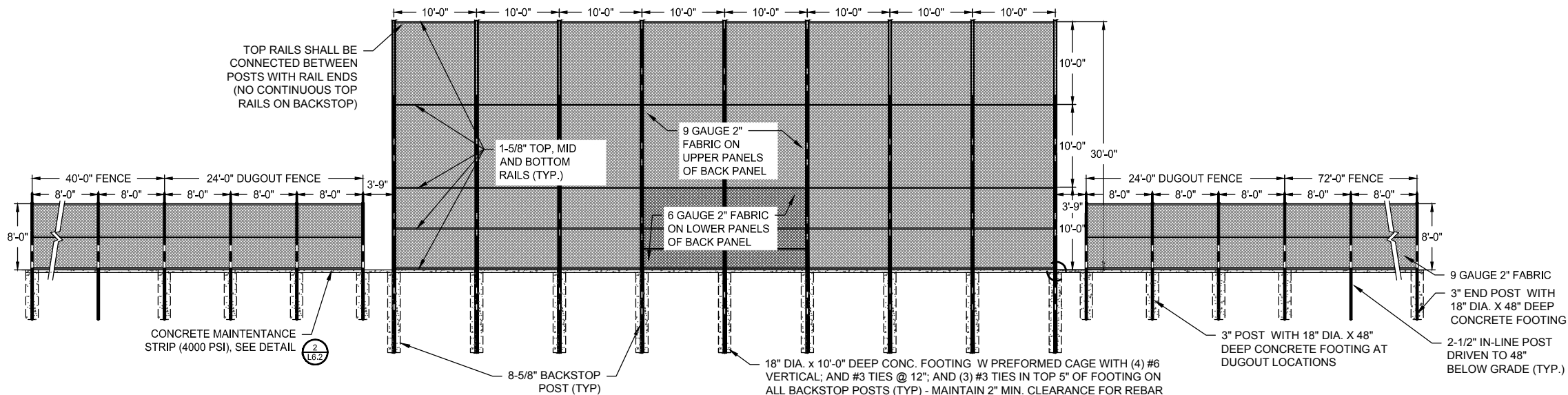
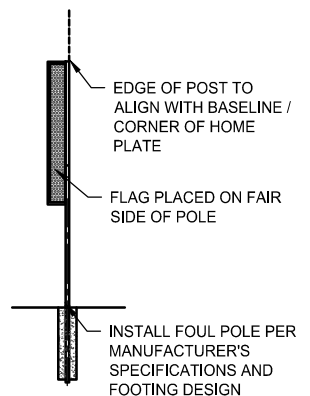
DATE: 05-06-2022 LIC. NO.: 40846

DETAILS

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MNCLIENT PROJECT NO.
21013WSB PROJECT NO.
019887-000SHEET
L6.2

CONTROL JOINT NOTE:

CONTROL JOINTS SHALL BE PLACED AT ALL CORNERS AND INTERSECTIONS OF THE PLAY AREA CURB WITH JOINTS EQUALLY SPACED IN BETWEEN CORNERS AND INTERSECTIONS ALONG ALL SECTIONS OF CURB AT 10' MAXIMUM INTERVALS AND SHALL EXTEND TO 1/3 THE DEPTH OF THE CONCRETE. REPLACE CONTROL JOINTS WITH 1/2" EXPANSION JOINTS AT 30' MAXIMUM INTERVALS. LOCATION OF CONTROL AND EXPANSION JOINTS SHALL BE REVIEWED AND APPROVED BY LA-E PRIOR TO POURING CURB (TYP).

**1**
L6.2 PLAYGROUND & FITNESS CURB**2**
L6.2 CONCRETE MAINTENANCE STRIP DETAIL**3**
L6.2 TYPICAL DUGOUT ENLARGEMENT PLAN**4**
L6.2 BACKSTOP DETAIL**5**
L6.2 FOUL POLE

SCALE: AS SHOWN
DESIGN BY: BPM
PLAN BY: BPM
CHECK BY: EAB

REVISIONS

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Emily A. Brown

DATE: 05-06-2022 LIC. NO. 51773

UTILITIES PLAN

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

CLIENT PROJECT NO.
XXXXXX

WSB PROJECT NO.
019887-000

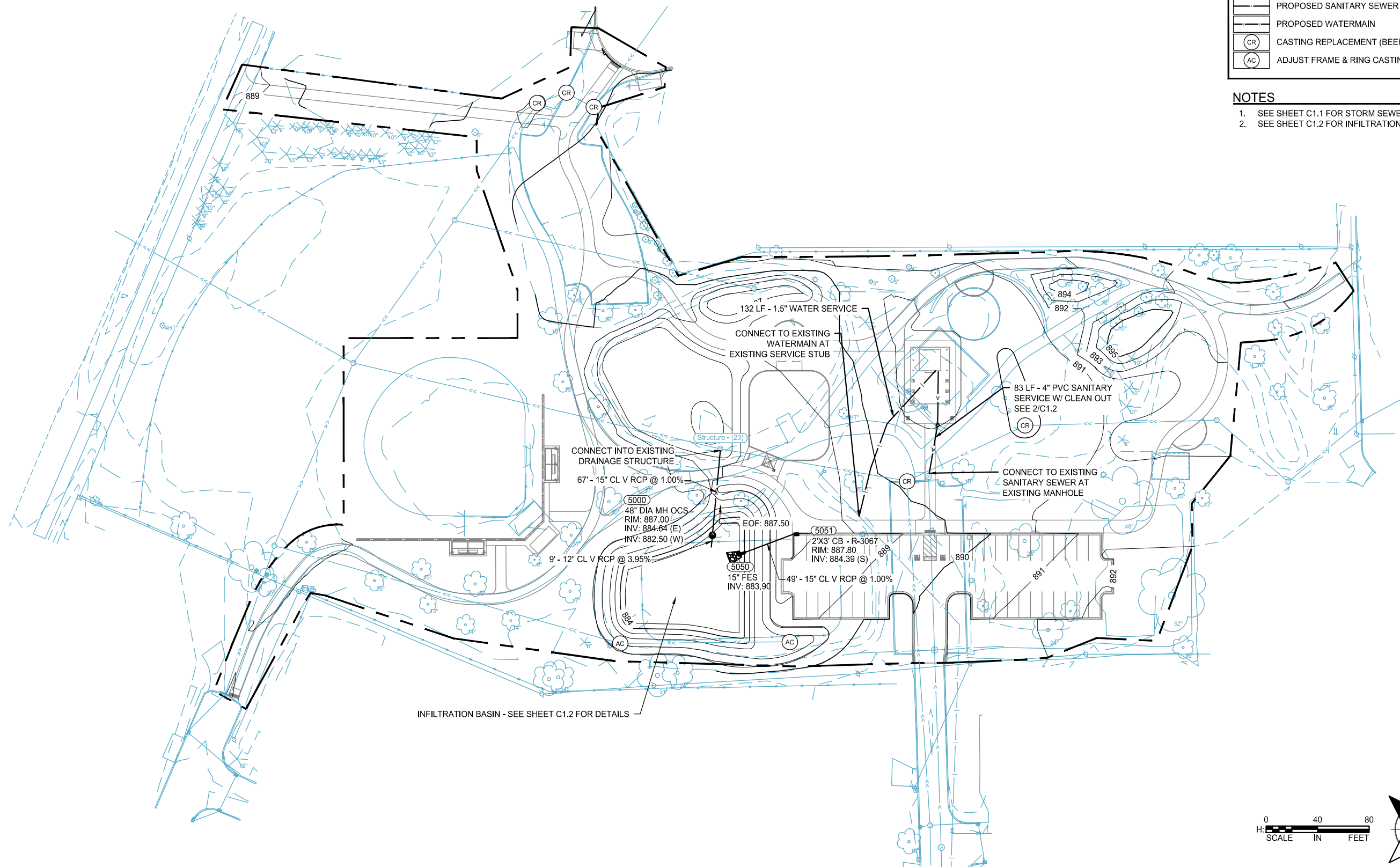
SHEET
C1.0

LEGEND

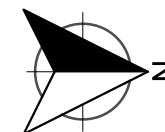
	CONSTRUCTION LIMITS
	EXISTING CONTOUR
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE
	PROPOSED CONTOUR
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN
	CASTING REPLACEMENT (BEEHIVE (R-2560))
	ADJUST FRAME & RING CASTING

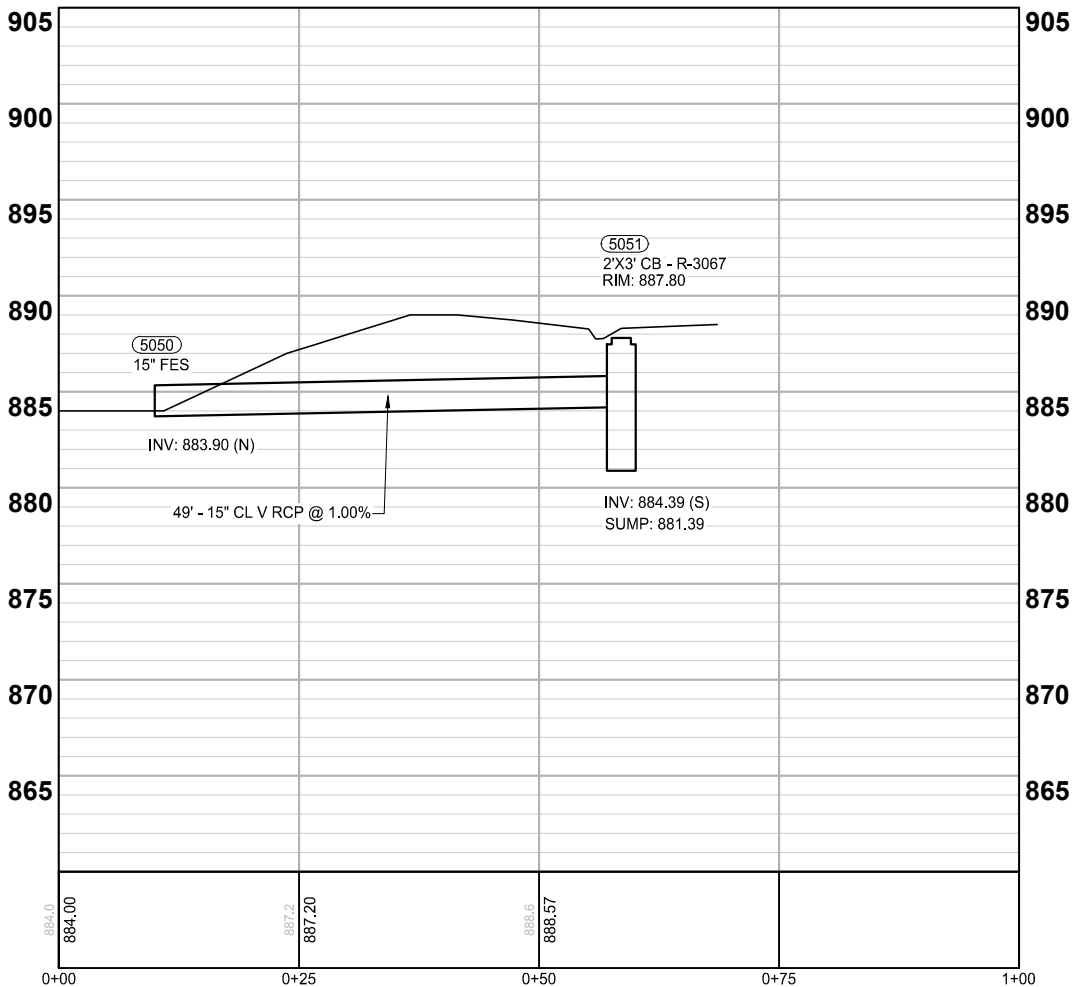
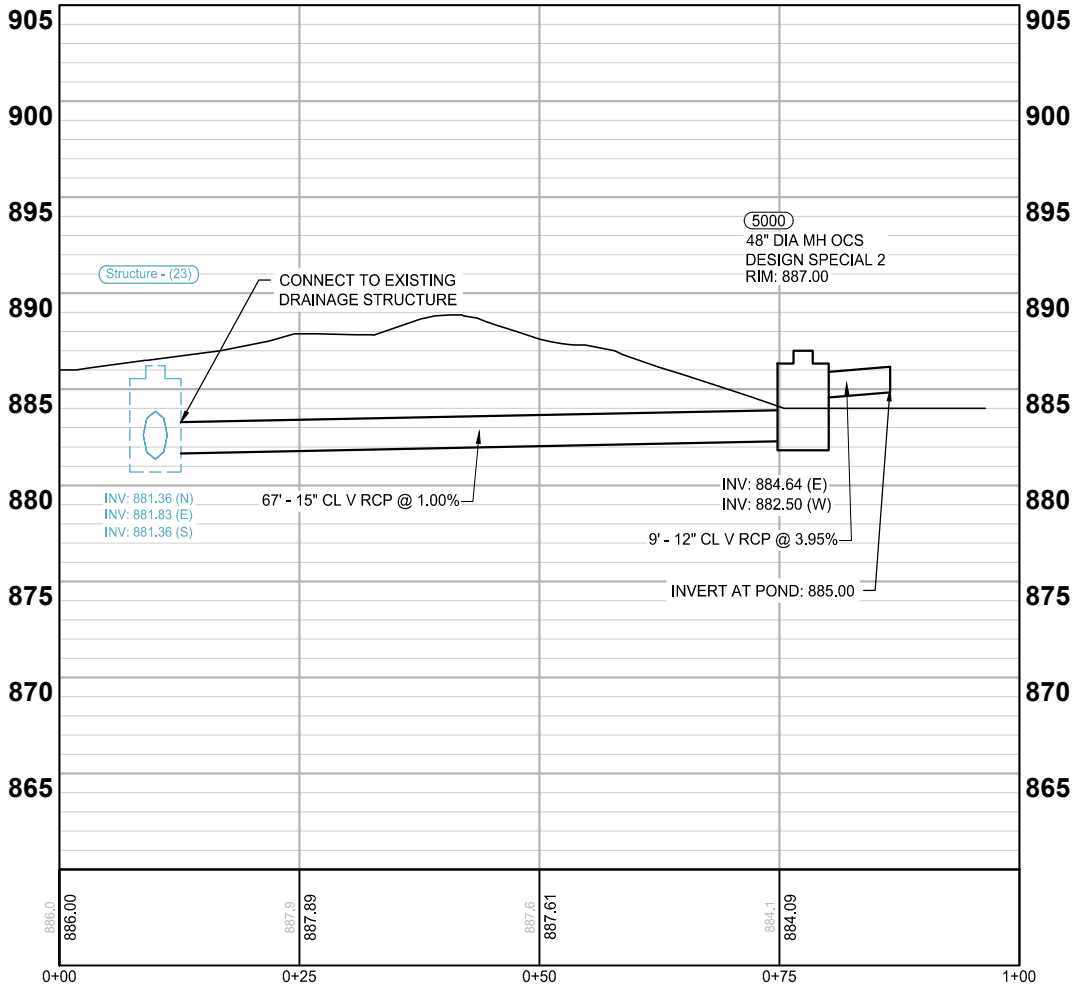
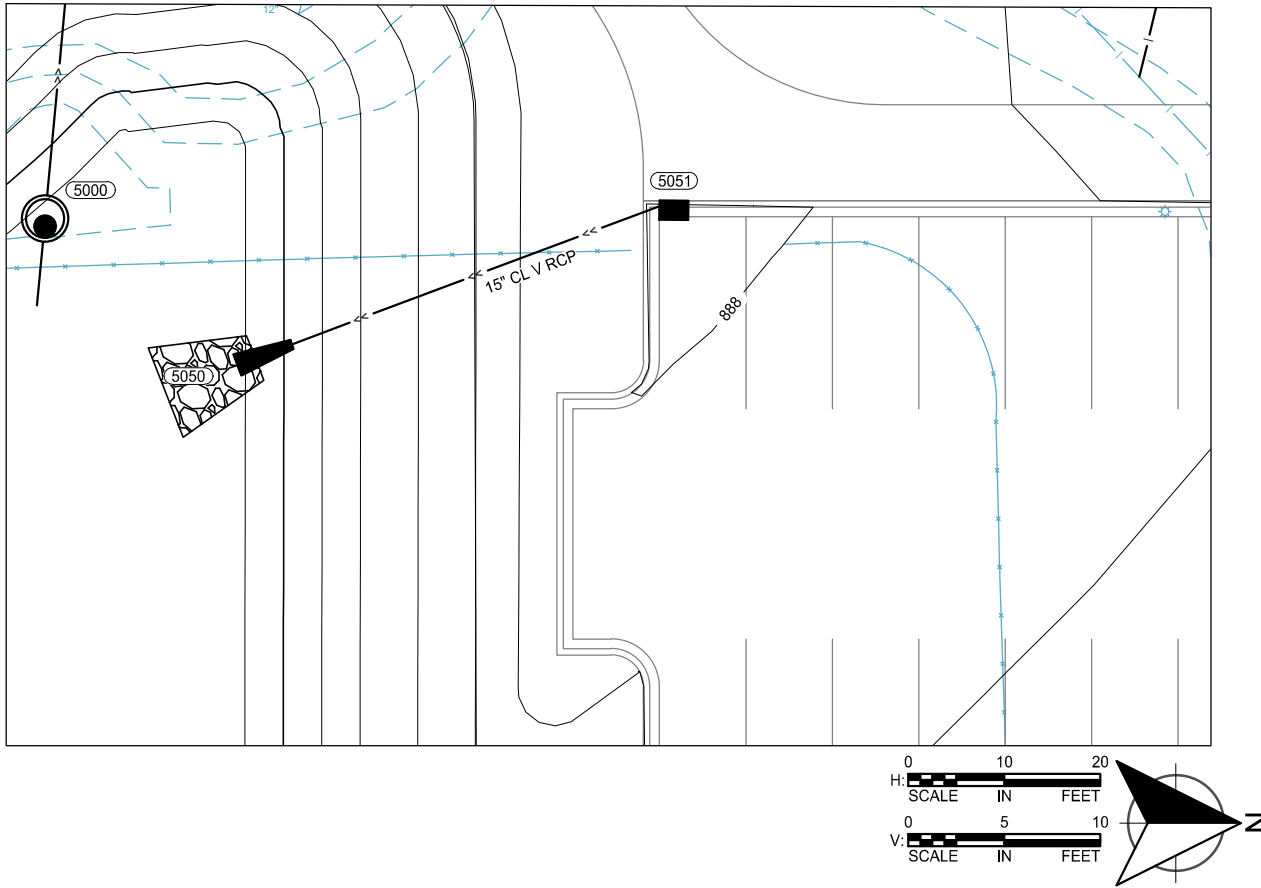
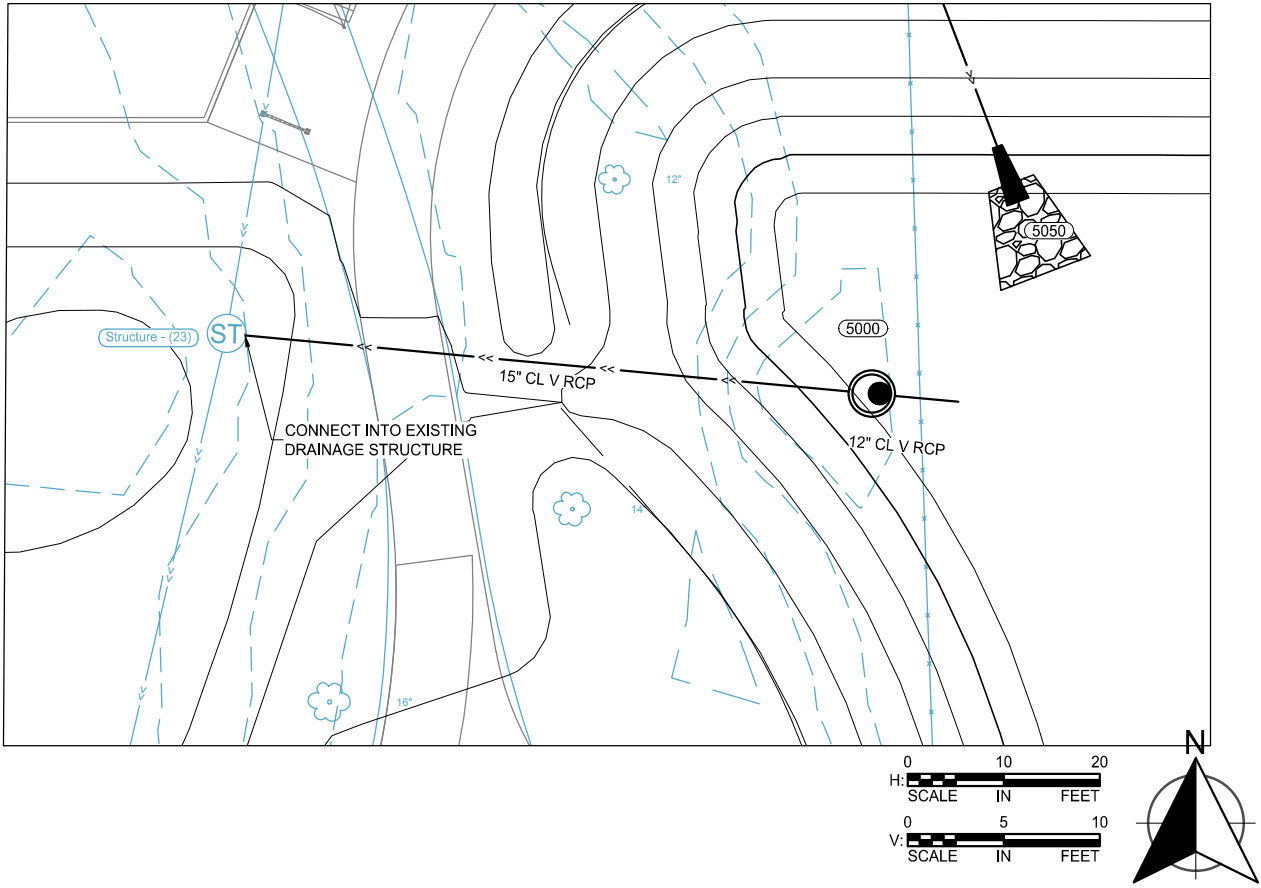
NOTES

- SEE SHEET C1.1 FOR STORM SEWER PROFILES.
- SEE SHEET C1.2 FOR INFILTRATION BASIN DETAILS.



0 40 80
H: SCALE IN FEET





1 STORM SEWER PROFILE: STRUCTURE - (23) TO 5000

2 STORM SEWER PROFILE: 5050 TO 5051

REVISIONS	
NO.	DESCRIPTION

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.

Emily A. Brown
DATE: 05-06-2022 LIC. NO. 51773

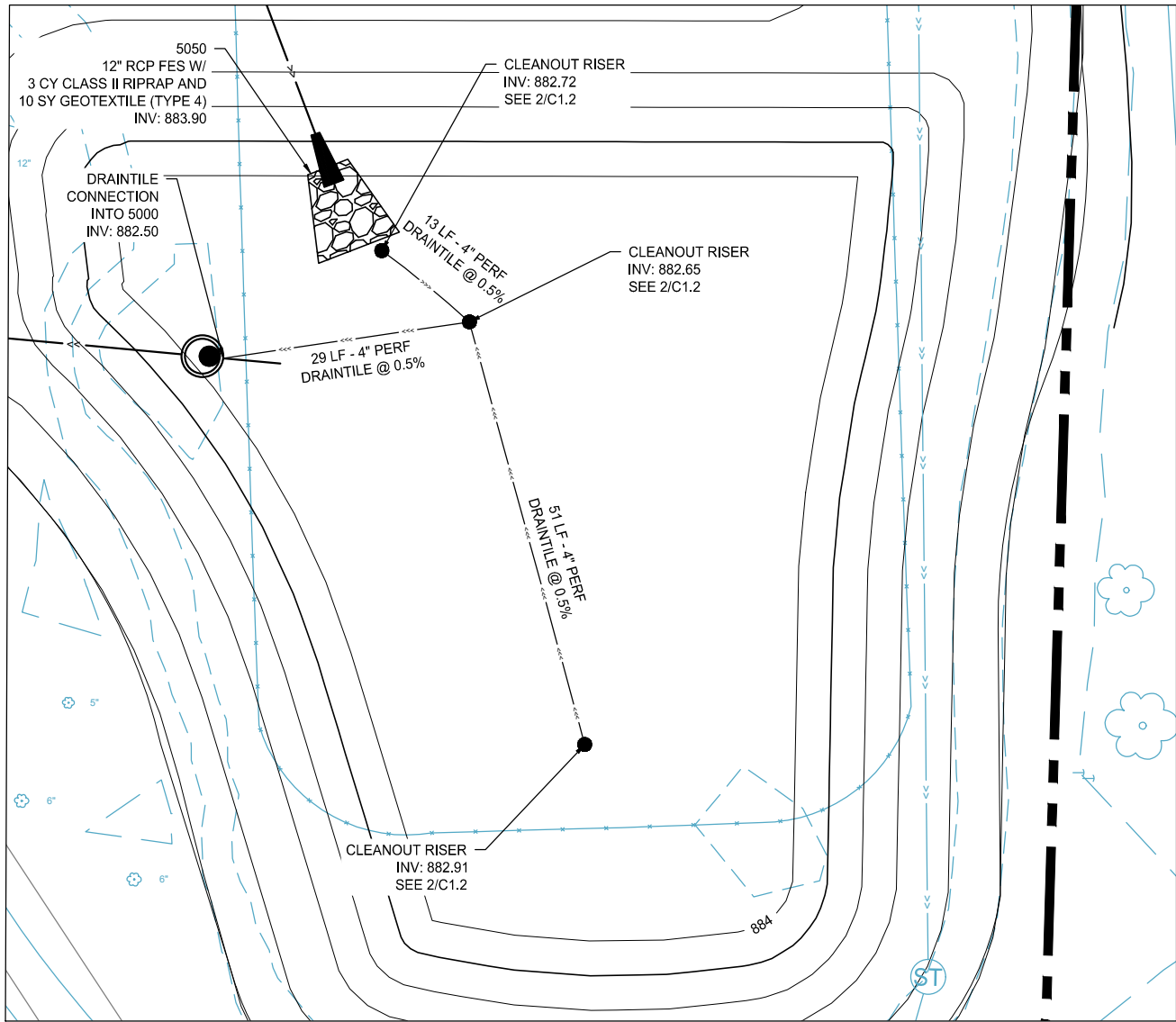
STORM SEWER PROFILES

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

CLIENT PROJECT NO.
XXXXXX

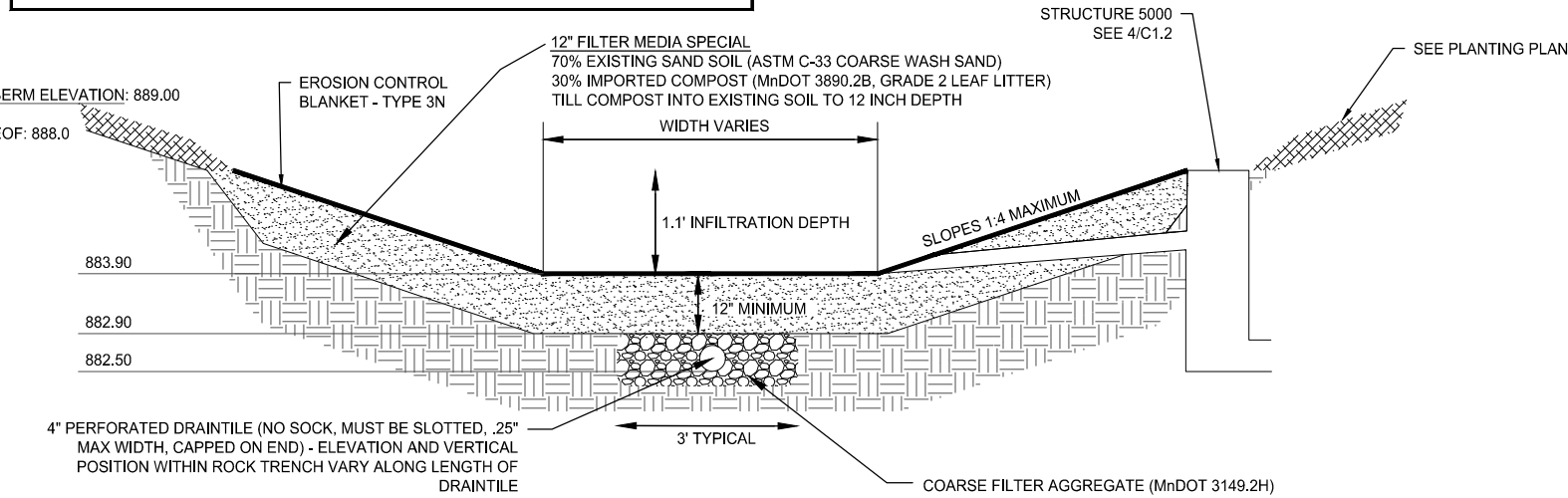
WSB PROJECT NO.
019887-000

SHEET
C1.1

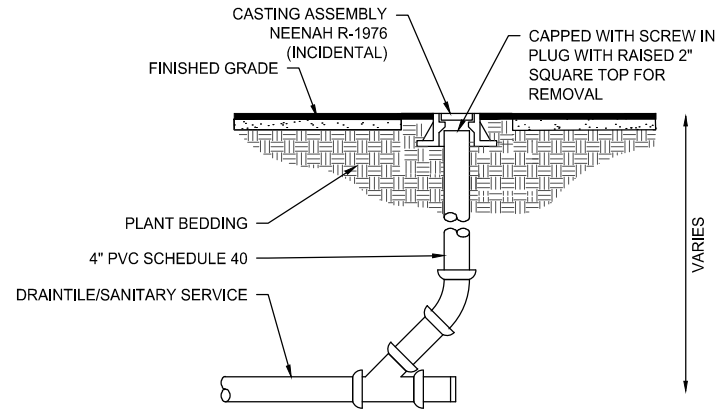


1 INFILTRATION BASIN ENLARGEMENT PLAN
C1.2

- NOTE:**
1. PROVIDE AND MAINTAIN INLET PROTECTION AND WOOD FIBER BIOROLL AROUND PERIMETER OF BASIN UNTIL SEEDING ESTABLISHED PER SWPPP REQUIREMENTS. REFER TO GRADING PLAN.
 2. CONTRACTOR SHALL PROVIDE A POST CONSTRUCTION TEST ON THE BIOFILTRATION BASIN. TEST SHALL BE CONDUCTED BY FILLING BASIN WITH WATER TO A DEPTH OF 6" AND MONITORING THE TIME NECESSARY TO DRAIN. THE ENGINEER SHALL BE NOTIFIED NO LESS THAN 3 DAYS PRIOR TO THE TEST TO WITNESS THE RESULTS.

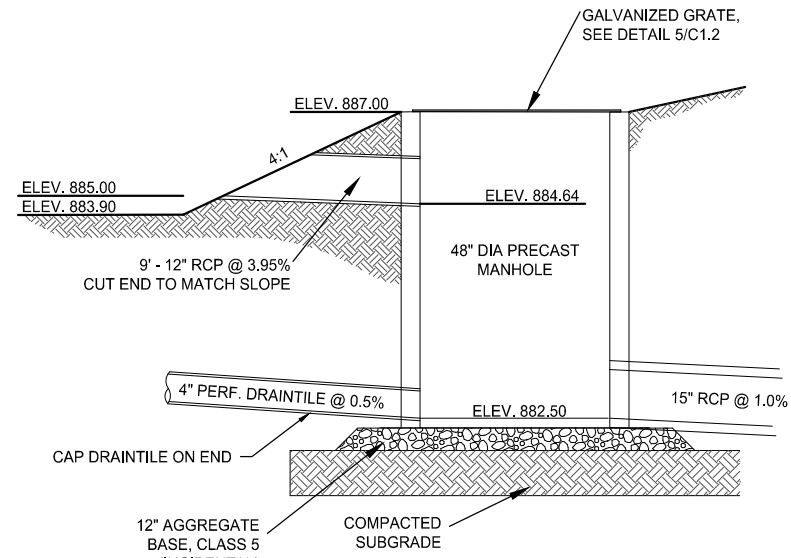


3 INFILTRATION BASIN SECTION DETAIL
C1.2

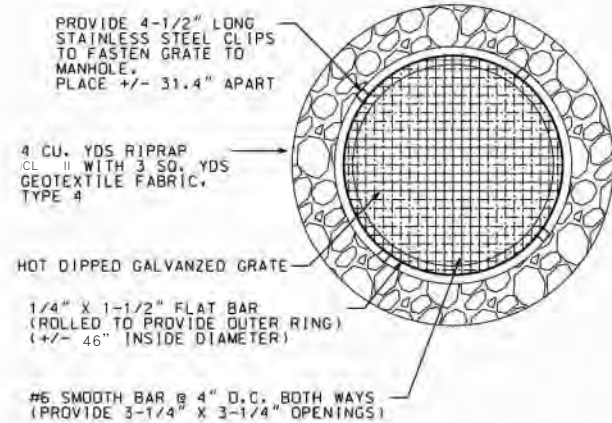


- NOTES:**
1. BENDS AND RISER TO BE SAME SIZE AS DRAINTILE/SANITARY SERVICE.
 2. INSTALL EVERY 100' OR AS DIRECTED BY ENGINEER.

2 CLEANOUT DETAIL
C1.2



4 STRUCTURE 5000 OCS DESIGN SPECIAL 2 DETAIL
C1.2



5 OCS STRUCTURE GRATE DETAIL
C1.2

REVISIONS	
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DATE: 05-06-2022 LIC. NO. 51773

UTILITY DETAILS

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

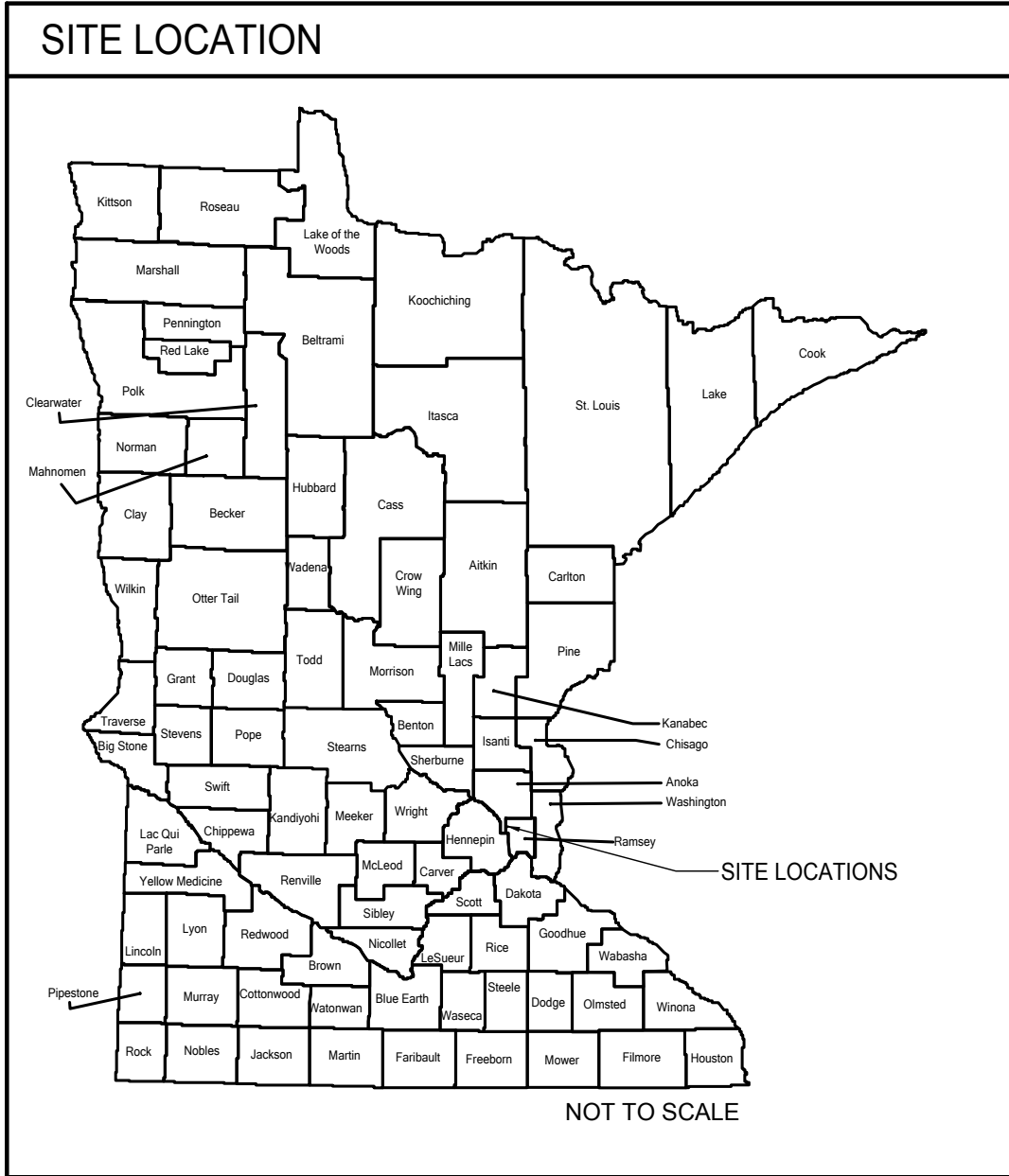
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WSB PROJECT NO.
019887-000








SHEET
C1.2

NEW BRIGHTON, MINNESOTA

ELECTRICAL DRAWINGS















ELECTRICAL SYMBOL LEGEND	
SYMBOL	LIGHTING SYSTEM
	SURFACE, BOLLARD LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	WALL LIGHT FIXTURE
	FLOOD LIGHT
	LIGHTING TRACK W/ FIXTURE HEADS
	POLE MOUNTED

SYMBOL	POWER AND SWITCHING SYSTEMS
	WEATHER PROOF GROUND FAULT INTERRUPTING RECEPTACLE
	SPECIAL PURPOSE RECEPT. AS NOTED ON DWGS.
	PHOTO SENSOR
	DIMMER OR DIMMER CONTROL
	PUSH BUTTON
	SINGLE POLE SWITCH
	POWER PEDESTAL

SYMBOL	EQUIPMENT SYSTEMS
	BRANCH CIRCUIT PANELS (250V OR LESS)
	BRANCH CIRCUIT PANELS (277/480V)
	DISTRIBUTION PANEL OR SWITCHBOARD
	SWITCHBOARD MAIN
	DRY TYPE TRANSFORMER - SIZE AS NOTED ON DRAWING
	DISCONNECT SWITCH
	MAGNETIC MOTOR STARTER
	DISCONNECT SWITCH & MAGNETIC MOTOR STARTER IN SAME LOCATION
	AUXILIARY EQUIPMENT (AS NOTED)
	JUNCTION BOX
	MANHOLE
	HAND HOLE
	GROUNDING SYSTEM BUS BAR

SYMBOL		WIRING SYSTEMS	
#10		INDICATES WIRE SIZE. IF NOT NOTED #12 AWG CONDUCTORS SHALL BE USED	
		HOME RUN	
NOTE: ANY CIRCUITS WITHOUT FURTHER DESIGNATION IS A TWO WIRE CIRCUIT. A GREATER NUMBER OF WIRES ARE INDICATED BY CROSS MARKS			
LP-1/3		PANELBOARD/CIRCUIT NUMBER	
		FIXTURE TYPE	
		SPORTS LIGHTING ASSEMBLY	
PANEL NAME		CIRCUIT NUMBER	
		GROUNDING CONDUCTOR	
		HOT CONDUCTOR	
		NEUTRAL CONDUCTOR	
	CONDUIT CAPPED OR BUSHED		
	CONDUIT CONTINUATION		
	BRANCH CIRCUIT (UNDER FLOOR OR UNDER GROUND)		
	GROUND		

SYMBOL	MISC. DEVICES
	INDICATES NOTE ON PLAN
	RELAY NUMBER
	MECHANICAL EQUIPMENT CROSS REFERENCE (NO. REFERS TO SCHEDULE).

LINETYPE LEGEND	
	NEW FIXTURE
	EXISTING FIXTURE TO BE REMOVED
	EXISTING FIXTURE TO REMAIN OR BE REUSED
	NEW DEVICE
	EXISTING DEVICE TO BE REMOVED
	EXISTING DEVICE TO REMAIN OR BE REUSED
	NEW DEVICE
	EXISTING DEVICE TO BE REMOVED
	EXISTING DEVICE TO REMAIN OR BE REUSED

ELECTRICAL ABBREVIATIONS			
A/C	ALTERNATING CURRENT	KCMIL	THOUSAND CIRCULAR MILS
AC	ABOVE CONDUIT	KV	KILOVOLT
AFF	ABOVE FINISH FLOOR	KVA	KILOVOLT AMPERE
AMP	AMPERE	KVAR	KILOVOLT AMPERE
ARCH	ARCHITECTURAL		REACTIVE
ASC	ADJUSTABLE SPEED CONTROLLER	KW	KILOWATT
ATS	AUTOMATIC TRANSFER SWITCH	LA	LIGHTING ARRESTOR
AUTO	AUTOMATIC	LTG	LIGHTING
AWG	AMERICAN WIRE GAUGE	MCC	MOTOR CONTROL CENTER
BC	BELOW COUNTER	MCM	THOUSAND CIRCULAR MILS
BRKR	BREAKER	MECH	MECHANICAL
BSMT	BASEMENT	MEZZ	MEZZANINE
		MFR	MANUFACTURE
		MH	MAN HOLE
C	CONDUIT, CABLE	ML	MULTILINE
CAB	CABINET	MLO	MAIN LUGS ONLY
CAP	CAPACITOR	MMS	MANUAL MOTOR SWITCH (OVERLOADS)
CB	CIRCUIT BREAKER		
CCT	CIRCUIT	MS	MOTOR SWITCH
CCTV	CLOSED CIRCUIT TELEVISION	MS & P	MOTOR SWITCH & PILOT
CLG	CEILING	MTD	MOUNTED
CON	CONSOLE TELEPHONE	MTG	MOUNTING
CP	CHILDPROOF	MTR	MOTOR
CPT	CONTROL POWER TRANSFORMER	MTRS	MOTORS
CR & SA	COMO RESEARCH & SERVICE	NC	NORMALLY CLOSED
CT	CURRENT TRANSFORMER	NEU	NEUTRAL
CU	COPPER	NF	NOT-FUSED
		NIC	NOT IN CONTRACT
D	DESK MOUNDED	NL	NIGHT LIGHT
DISC	DISCONNECT	NO	NORMALLY OPEN
DISTR	DISTRIBUTION	NTS	NOT TO SCALE
DPDT	DOUBLE POLE, DOUBLE THROW	OC	ON CENTER
DPST	DOUBLE POLE, SINGLE THROW		
DWG	DRAWING	P	POLE
		PA	PUBLIC ADDRESS SYSTEM
EA	EACH	PE	PNEUMATIC ELECTRIC
ELEC	ELECTRIC/ELECTRICAL	SWITCH	
EMERG	EMERGENCY	PF	POWER FACTOR
EMS	ENERGY MANAGEMENT SYSTEM	PH(-)	PHASE
		PNL	PANEL
EP	ELECTRICAL PNEUMATIC VALVE	PP	POWER POLE
		PVC	POLYVINYL CHLORIDE
EXIST	EXISTING	PWR	POWER
EWC	ELECTRIC WATER COOLER		
EWV	ELECTRIC WATER HEATER	QTY	QUANTITY
		REC	RECESSED
F	FUSED (D)	RM	ROOM
FA	FIRE ALARM	RL	RELOCATE
FAAP	FIRE ALARM ANNUNCIATOR PANEL	S	SURGE SUPPRESSION RECEPTACLE
FC	FUSED CONTACT		
FACP	FIRE ALARM CONTROL PANEL	SHT	SHEET
FIXT	FIXTURE	SPEC	SPECIFICATION
FL	FLUSH	SPKR	SPEAKER
FLOUR	FLUORESCENT	SPST	SINGLE POLE, SINGLE THROW
FS	FUSED SWITCH	SW	SWITCH
F-STAT	FREEZE STAT	SWBD	SWITCHBOARD
		SV	SOLENOID VALVE
		SYS	SYSTEM
GEN	GENERATOR		
GB	GROUND BUS	TEL	TELEPHONE
GFI	GROUND FAULT INTERRUPTING	TERM	TERMINAL
GND	GROUND	TFMR(T)	TRANSFORMER
GYP	GYPSUM BOARD	T-STAT	THERMOSTAT
		TV	TELEVISION
HDCP	HANDICAPPED	TYP	TYPICAL
HTR	HEATER		
H-O-A	HAND-OFF-AUTOMATIC	W	WATT
HH	HAND HOLE	W/	WITH
HP	HORSEPOWER	W/O	WITHOUT
HT	HEIGHT	WP	WEATHERPROOF
HZ	HERTZ		
		UEP	UNDERGROUND ELECTRIC PRIMARY
IMC	INTERMEDIATE METALLIC CONDUIT	UES	UNDERGROUND ELECTRIC SECONDARY
INCAND	INCANDESCENT		
		V	VOLT
JB	JUNCTION BOX	VA	VOLT AMPERE
JCT	JUNCTION	VM	VOLTMETER
		VS	VOLTMETER SWITCH
		X	EXISTING
		XC	EXISTING DEVICE TO BE REMOVED
		XFMR	TRANSFORMER
		XR	EXISTING TO BE RELOCATED

GENERAL NOTES	
1.	FINAL CONNECTIONS TO EQUIPMENT SHALL BE PER MANUFACTURERS APPROVED WIRING DIAGRAMS, DETAILS AND INSTRUCTIONS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED.

INDEX TO ELECTRICAL SHEETS	
E0.1	ELECTRICAL TITLE SHEET
E1.1	SITE PLAN - ELECTRICAL DEMOLITION
E2.1	SITE PLAN - NEW ELECTRICAL

REVISIONS	
NO.	DATE DESCRIPTION

PRELIMINARY NOT
FOR CONSTRUCTION
(04/28/2022)

ELECTRICAL TITLE
SHEET

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

CLIENT PROJECT NO.

WSB PROJECT NO.
019887-000

SHEET
E0.1

REVISIONS	
NO.	DESCRIPTION

PRELIMINARY NOT
FOR CONSTRUCTION
(04/28/2022)

SITE PLAN -
ELECTRICAL
DEMOLITION

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

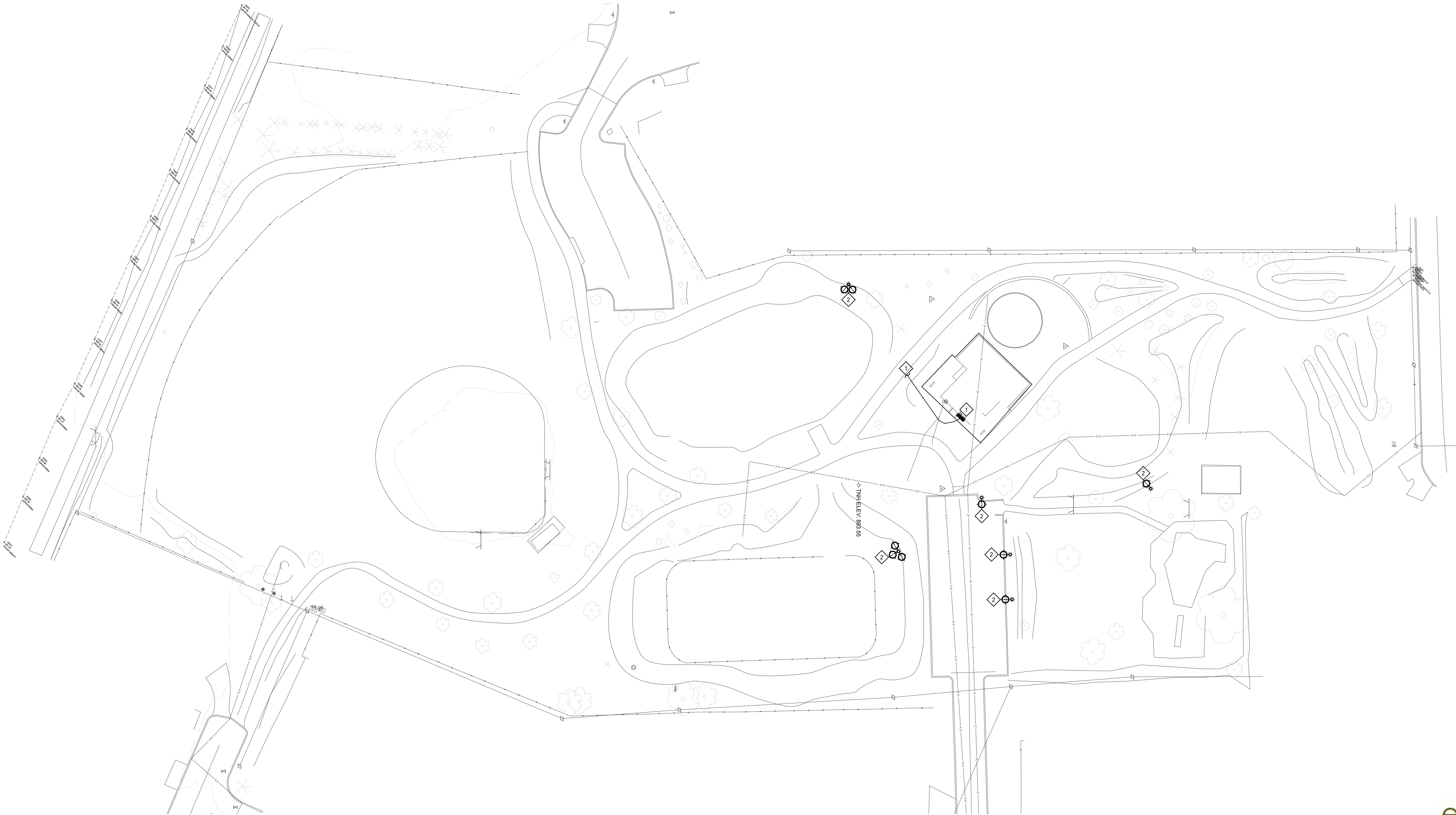
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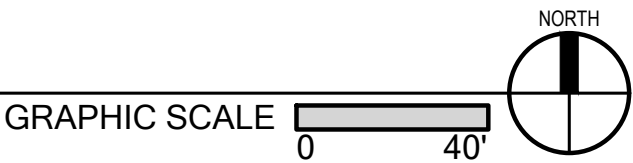
SHEET
E1.1

PLAN NOTES:

1. DISCONNECT AND REMOVE EXISTING ELECTRICAL SERVICE FEEDING EXISTING PARK BUILDING TO DEMOLISHED.
2. DISCONNECT AND REMOVED LIGHT ASSEMBLY, CONCRETE FOUNDATION, CONDUIT AND WIRING BACK TO FEED POINT, ETC.



1 Site Plan - Electrical Demolition
SCALE: 1" = 40'-0"



REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY NOT
FOR CONSTRUCTION
(04/28/2022)

SITE PLAN - NEW
ELECTRICAL

SUNNY SQUARE REDEVELOPMENT
CITY OF NEW BRIGHTON, MN

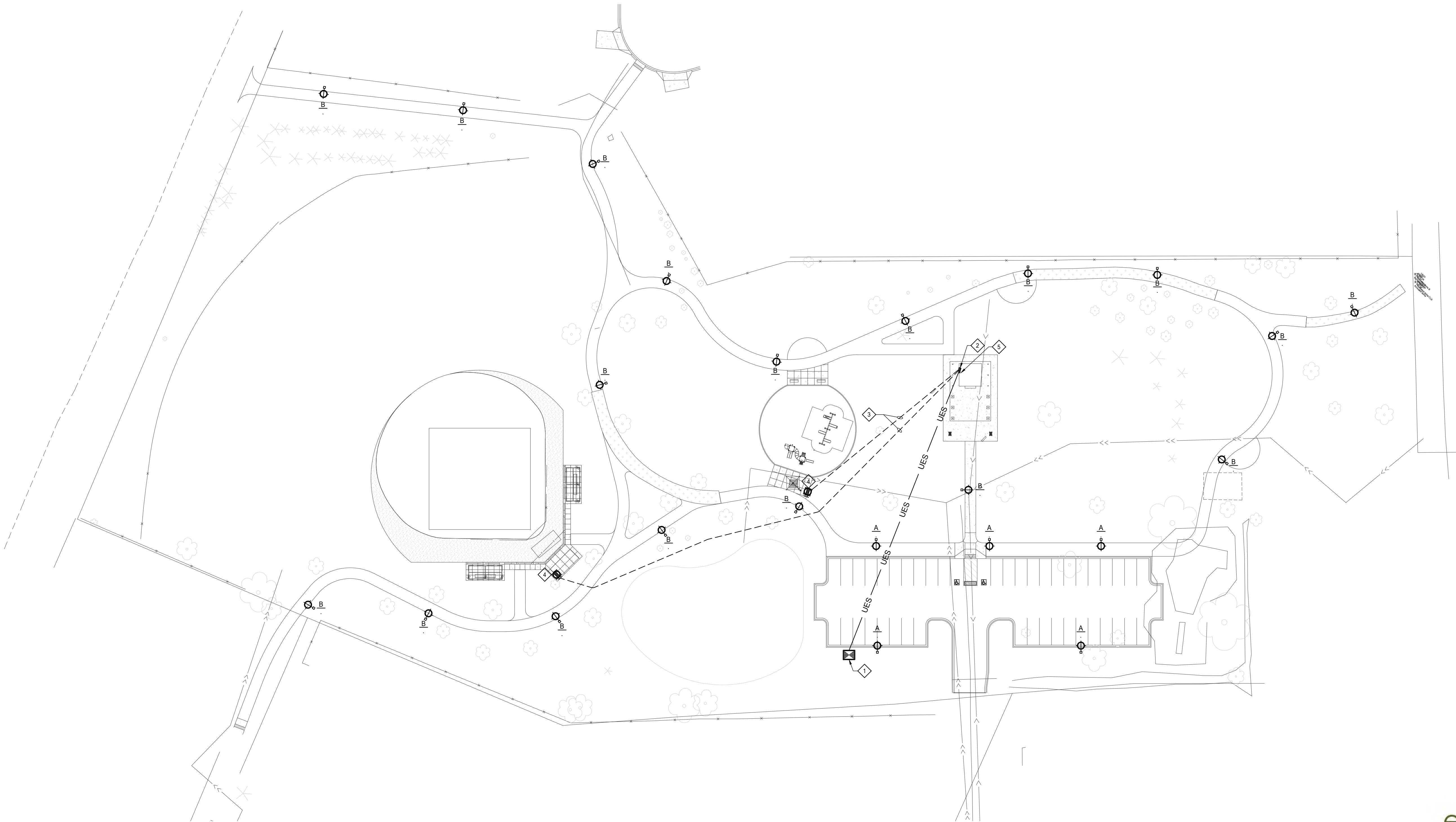
CLIENT PROJECT NO.

WSB PROJECT NO.
019887-000

SHEET
E2.1

PLAN NOTES:

- UTILITY PAD MOUNTED TRANSFORMER FURNISHED AND INSTALLED BY UTILITY. CONTRACTOR SHALL COORDINATE WITH OWNER AND MAKE APPLICATION FOR THE INSTALLATION OF THE NEW SERVICE TRANSFORMER FOR THE PROJECT.
- PROVIDE NEW SERVICE ENTRANCE RATED 48-POLE, 600-AMP PANEL BOARD IN MECHANICAL ROOM.
- PROVIDE (1) 1-1/2" CONDUIT WITH (2) #1 PLUS (1) #1 GROUND TO FEED POWER PEDESTAL.
- PROVIDE LOCKABLE POWER PEDESTAL COLE #TL310-WCS-PED-GFCI/WR/TR-CC OR APPROVED ALTERNATE. PEDESTAL TO BE MOUNTED ON CONCRETE BASE AS PER MANUFACTURES RECOMMENDATIONS.
- PROVIDE INTERMATIC #ET90815CR PROGRAMMABLE .8 CIRCUIT TIME CLOCK FOR CONTROL OF SHELTER AND SITE LIGHTING.



1 Site Plan - New Electrical
SCALE: 1" = 40'-0"

