



# Staff Report for PLSUP-2605-0007

## Application Information:

**Application Type:** Special Use Permit

**Location of Subject:** 507-511 W College St

**Legal Description:** 010-4280-00410 and 010-4280-00390

**Applicant:** Minnesota Power

**Applicant Contact:** Claudia Clganik

**Agent:** SEH

**Agent Contact:** Matt Henderson

**Staff Contact:** Jason Mozol, [jmozol@duluthmn.gov](mailto:jmozol@duluthmn.gov)

## Deadline for Action:

**Application Date:** May 4, 2026

**Date Extension Letter Mailed:** June 2, 2026

**60 Days:** July 3, 2026

**120 Days:** September 1, 2026

**Site Visit Date:** May 21, 2026

**Sign Notice Date:** May 26, 2026

**Neighbor Letter Date:** May 26, 2026

**Number of Letters Sent:** 24

## Proposal:

Applicant is requesting a Special Use Permit to construct an electric power substation.

## Recommended Action:

Staff recommends approval with conditions.

## Zoning and Land Use:

|                | Current Zoning | Existing Land Use  | Future Land Use Map Designation |
|----------------|----------------|--------------------|---------------------------------|
| <b>Subject</b> | R-1            | Vacant/Residential | Institutional                   |
| <b>North</b>   | R-1            | Parking            | Institutional                   |
| <b>South</b>   | MU-I           | Institutional      | Institutional                   |
| <b>East</b>    | MU-I           | Residential        | Institutional                   |
| <b>West</b>    | R-1            | Residential        | Traditional Neighborhood        |

## Summary of Code Requirements:

**Sec. 50-37.10 . Special Use Permits.** Planning Commission shall approve the application or approve it with modifications, if it is determined that the application meets the following criteria:

1. The application is consistent with the Comprehensive Land Use Plan;
2. The application complies with all applicable provisions ... including any use-specific standards ..., and is consistent with any approved district plan for the area;
3. The Commission may deny any application that would result in a random pattern of development with little contiguity to existing or programmed development or would cause anticipated negative fiscal or environmental impacts.

### Sec. 50-20.4.C. Use Standards for Electric Power Substation. (applicable)

1. All structures shall be located and designed in such a way that they are compatible with surrounding land uses, scenic views and existing transmission structures with regard to height, scale, material, color and design;

2. Electromagnetic noise and interference with radio and television reception, as well as audible hum outside the line right of way, shall be minimized.

**Sec. 50-24.5. Parking Standards.** All residential parking areas must be surfaced in a dust free, hard surface material... except for rear yards which may be surfaced in gravel.

**Sec. 50-25.3. Street Frontage Landscaping (paraphrased).** One tree per 35 feet of linear frontage and one large shrub per 25 feet of linear frontage.

**Sec. 50-25.5. Landscaping Between Differing Land Uses (paraphrased).** Landscaping buffers and/or opaque fences must be provided to screen the use from adjacent, differing land uses.

**Sec. 50-25.9 Tree Preservation Requirements (paraphrased).** Removal of special tree species 20 inches diameter at breast height (DBH) or greater is prohibited unless... The land use supervisor determines that the location of the tree is preventing development or redevelopment that cannot be physically designed to protect the tree

**Sec. 50-26.1.B.2. Screening Ground Mounted Mechanicals (paraphrased).** Ground-mounted mechanical equipment shall be screened from view from adjoining properties and public right-of-way... of a height equal to or greater than the height of the mechanical equipment being screened. If landscaping is used for screening, it must provide 75 percent opacity one year after planting.

## Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

**Principle #1** – Reuse previously developed lands – This project reuses land that was previously impacted by residential development.

**Future Land Use: Institutional-** Applicable to medical, university/college, public school, religious, or governmental campuses. Can include adjacent areas that support them, with related commercial and/or office uses, and residential uses in the fringe areas of the district.

**History:** The property is currently occupied by a two-bedroom, single family home built in 1903 and two detached garages both built in the 1960's. Another single-family home previously existed on the property and was demolished in 2007.

## Review and Discussion Items:

Staff finds:


1. Applicant is requesting a Special Use Permit for construction of an electric power substation.
2. The proposed substation is needed to meet increasing electric demand while maintaining system reliability. This location was selected because it is near existing infrastructure, including several distribution feeders serving the surrounding area, will tie into additional vault system infrastructure to be developed along College St when the street is reconstructed, and is near a limited number of existing residences. The applicant expressed that locating a substation in developed areas of the City is challenging but this location limits impacts to natural resources and residential areas while satisfying the need to be near users and existing infrastructure.
3. UMD maintains an easement of the SE corner of the site that was imagined as a space for a future UMD sign. UMD is not proposed to be a tenant of this site. Signs for off-premises entities are not allowed in this zone district. No action by Planning Commission should be construed to provide approval for a sign by an off-premises user on this site.
4. *Use Specific Standards (50-20.4.C):*

- a. To make the proposed substation compatible with the surrounding area, the site and associated mechanical structures will be screened by landscaping discussed in items 6 and 7 below.
  - b. Applicable MPCA noise limits at the property line are 60 dBA (daytime) and 50 dBA (nighttime). 50 dBA is comparable to the hum of a refrigerator or a moderate rainfall. The project will adhere to the applicable 50 dBA limit.
  - c. The mechanical units will be enclosed and designed in accordance with standard utility and industry practices. The applicant does not anticipate electromagnetic noise, interference with radio or television reception.
5. *Parking Standards (50-24.5)*: The proposed driving areas are depicted as gravel, which are not compliant. All driving surfaces must be finished in a dust free, hard surface material approved by the Land Use Supervisor.
  6. *Street Frontage Landscaping (50-25.3)*: Trees and shrubs meeting the code minimums have been proposed.
  7. *Landscaping Between Differing Land Uses (50-25.5)*: The applicant proposes to use landscaping to buffer between adjacent uses. All code required minimums have been met except that there are not enough large shrubs along the west property line. 22 large shrubs are required and 13 are depicted. Compliant site plans depicting at least 22 large shrubs along the west property line must be submitted to the Land Use Supervisor.
  8. *Tree Preservation Requirements (50-25.9)*: Tree removals for this site do not exceed the threshold requiring replacement except for one white spruce, a special tree species, over 20" in DBH. This tree is centrally located within the site and proper protection of the tree and root system would prevent redevelopment. This impact is offset by proposed protection of several other mature trees on the site and planting of additional trees.
  9. *Screening Ground Mounted Mechanicals (50-26.1.B.2)*: The landscaping requirements discussed in items 6 and 7 above also screen the mechanical units within the site. It is unclear if the landscaping, as proposed, will fully satisfy the mechanical screening requirements. The applicant must propose additional landscaping or fencing to screen the mechanical units or demonstrate the proposed landscaping fully satisfies Sec 50-26.1.B.2.
  10. *Special Use Permit Criteria (50-37.10)*:
    - a. This project is consistent with the comprehensive plan's future land use designation and will comply with all applicable provisions of Chapter 50.
    - b. This project is built on existing City infrastructure and will not result in negative fiscal impacts to the City or community.
    - c. This project is proposed to be built on land previously impacted by residential development. Runoff from the site will be treated before entering the storm sewer system. Due to these facts, negative environmental impacts are not anticipated.
  11. No public, agency, or City comments were received.
  12. Per UDC Section 50-37.1.N, approved special use permits lapse if the project or activity authorized by the permit has not begun within one-year.

## Staff Recommendation:

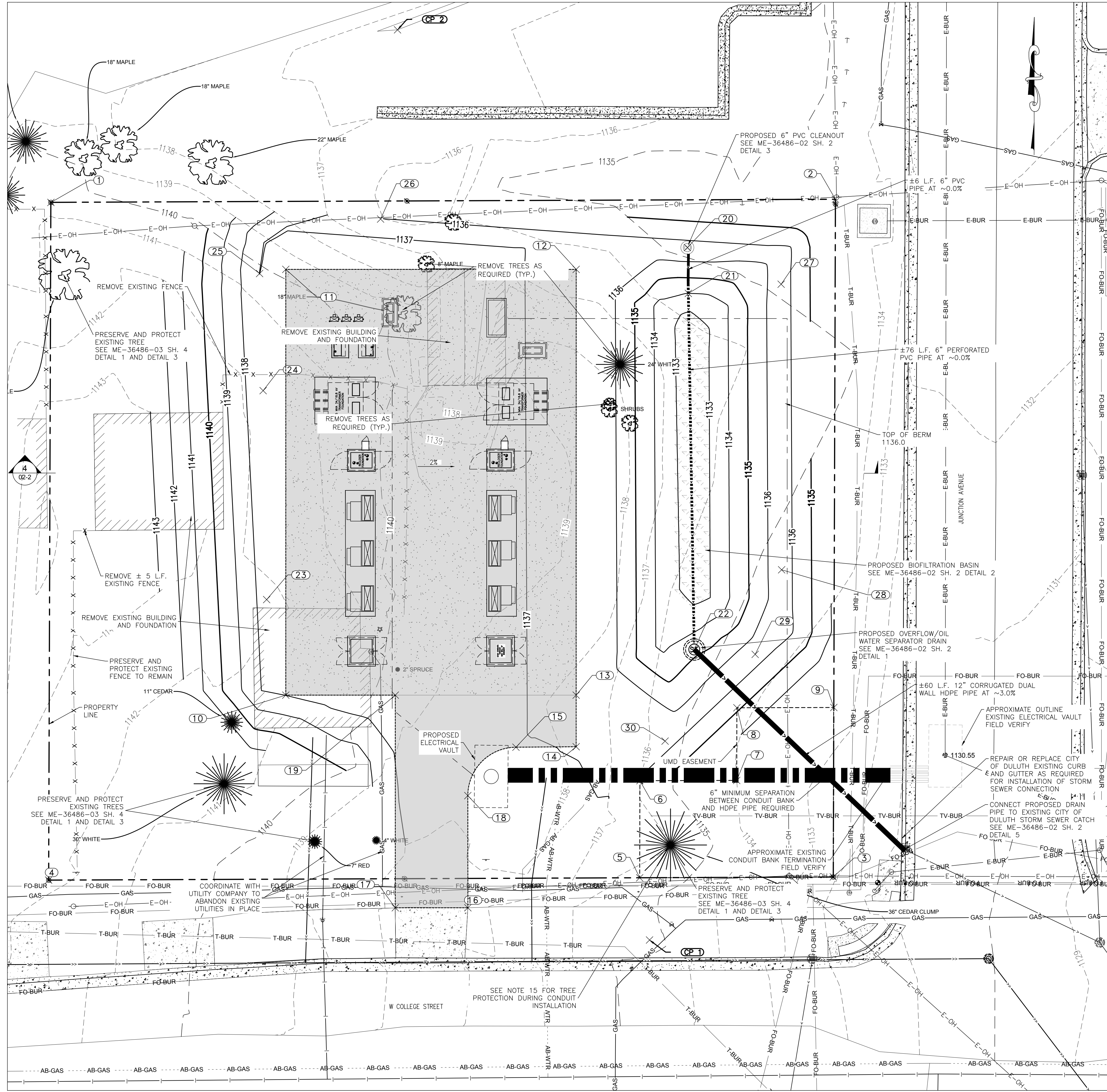
Based on the above findings, Staff recommends that Planning Commission approve the Special Use Permit with the following conditions:

1. The project must be constructed and limited to the plans submitted with the application.
2. No action by Planning Commission should be construed to provide approval for a sign by an off-premises user on this site.
3. Amended plans depicting all driving surfaces finished in a dust free, hard surface material must be submitted to and approved by the Land Use Supervisor prior to building permit approval.
4. Amended plans depicting at least 22 large shrubs along the west property line must be submitted to and approved by the Land Use Supervisor prior to building permit approval.
5. Amended plans depicting additional landscaping or fencing to screen the mechanical units or information demonstrating the proposed landscaping fully satisfies Sec 50-26.1.B.2 must be provided to the Land Use Supervisor prior to building permit approval.

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6. Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission review; however, no such administration approval shall constitute a variance from the provisions of Chapter 50







**GRADING NOTES:**

- ANY UNACCEPTABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER AS APPROVED BY MINNESOTA POWER (MP) ON-SITE REPRESENTATIVE.
- CONSTRUCTION POINT COORDINATES BASED ON THE FOLLOWING DATUMS:
  - HORIZONTAL DATUM: SAINT LOUIS COUNTY TRANSVERSE MERCATOR 96, US SURVEY FOOT
  - VERTICAL DATUM: NAVD88
- FINISH GRADE ELEVATION OF THE PAD REPRESENTS TOP OF COMPACTED AGGREGATE BASE LAYER PRIOR TO PLACEMENT OF CRUSHED ROCK SURFACING.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
- EROSION AND SEDIMENT CONTROLS SHALL BE FUNCTIONAL IMMEDIATELY CONCURRENT WITH CLEARING AND GRUBBING BEFORE ANY EARTHWORK ACTIVITIES.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL UNDERGROUND UTILITIES. UTILIZE THE ONE CALL EXCAVATION NOTICE SYSTEM OF "GOPHER ONE CALL" CALL 1-800-252-1166.
- CLEARING LIMITS SHALL BE CLEARLY IDENTIFIED IN COORDINATION WITH MINNESOTA POWER PRIOR TO THE COMMENCEMENT OF THE WORK.
- FILL MATERIAL FOR EMBANKMENT SHALL CONFORM WITH CVO1CS.
- ALL LISTED QUANTITIES ARE ESTIMATED AND PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIFFERENCE BETWEEN ESTIMATED AND ACTUAL CONSTRUCTION QUANTITIES.
- COMPACTED VOLUME (CV) IN THE ESTIMATED QUANTITY TABLE REFERS TO IN-PLACE CONSOLIDATED (NATIVE OR COMPACTED) STATE OF THE MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONVERSIONS NECESSARY BETWEEN LOOSE AND COMPACTED VOLUMES FOR THE PURPOSES OF BIDDING, HAULING, OR PLACING.
- CONTRACTOR SHALL SALVAGE TOPSOIL FROM THE SITE TO THE MAXIMUM EXTENT PRACTICAL FOR RESTORATION OF DISTURBED AREAS.
- IN AREAS OUTSIDE OF CLASS 5 AGGREGATE BASE PAD, RESTORE WITH TURF ESTABLISHMENT PER THE LANDSCAPE PLAN DRAWING (ME-36486-03 SH. 3).
- WORK SHALL BE IN ACCORDANCE WITH MINNESOTA POWER SPECIFICATION CVO1CS SUBSTATION SITEMARK.
- CONTRACTOR SHALL DEVELOP AN APPROVED TRAFFIC CONTROL PLAN AT THE REQUEST OF THE GOVERNING BODY.
- CONTRACTOR SHALL STAKE THE CONDUIT TRENCH ALIGNMENT IN THE FIELD FOR THE OWNER AND A/E REVIEW AND APPROVAL PRIOR TO EXCAVATION. IF TREE ROOTS ARE ENCOUNTERED, ADJUST TRENCH ALIGNMENT ACCORDINGLY TO AVOID CONFLICT. IF TREE ROOTS CANNOT BE AVOIDED, SEE ME-36486-03 SH. 4 DETAIL 2.

**WARNING**

LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. CALL BEFORE DIGGING.

MINNESOTA ONE-CALL SYSTEM  
1-800-252-1166  
REQUIRED BY MN STATUTE 216D

**CONTROL POINTS**

| DESCRIPTION | ELEV     | NORTHING    | EASTING     |
|-------------|----------|-------------|-------------|
| CP 1        | 1135.370 | 3353389.651 | 4847143.791 |
| CP 2        | 1136.772 | 3353577.663 | 4847091.712 |

**SHEET LEGEND**

- POLE ANCHOR
- POWER POLE
- SIGN
- CONSTRUCTION POINT
- CONTROL POINT
- FINISHED GRADE 5' CONTOUR
- FINISHED GRADE 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING BURIED COMMUNICATION LINES
- EXISTING BURIED GAS
- EXISTING BURIED TELEVISION
- EXISTING BURIED WATER
- ABANDONED BURIED WATER
- ABANDONED BURIED GAS
- EXISTING OVERHEAD ELECTRIC
- PROPOSED ELECTRICAL CONDUIT
- ELECTRICAL DUCT BANK (CONCRETE ENCASED)
- 4" THICKNESS CRUSHED ROCK SURFACING OVER 12" CLASS 5 AGGREGATE BASE OVER 12" GRANULAR FILL (NFS) (PROPOSED)
- MNDOT CLASS 5 AGGREGATE BASE (PROPOSED)
- PROPOSED BIOFILTRATION BASIN
- EXISTING SANITARY SEWER
- EXISTING STORMSEWER
- PROPOSED STORMSEWER
- PROPOSED PERFORATED STORMSEWER
- UMD EASEMENT
- PROPERTY LINE
- PROPOSED POND OVERFLOW STRUCTURE
- PROPOSED CLEANOUT

**CONSTRUCTION POINTS**

| POINT | DESCRIPTION     | ELEV    | NORTHING    | EASTING     |
|-------|-----------------|---------|-------------|-------------|
| 1     | PROPERTY CORNER | 1140.46 | 3353542.006 | 4847020.084 |
| 2     | PROPERTY CORNER | 1134.47 | 3353542.664 | 4847182.202 |
| 3     | PROPERTY CORNER | 1132.09 | 3353402.681 | 4847181.754 |
| 4     | PROPERTY CORNER | 1142.15 | 3353402.022 | 4847019.623 |
| 5     | EASEMENT        | 1135.72 | 3353402.501 | 4847141.755 |
| 6     | EASEMENT        | 1136.03 | 3353422.564 | 4847141.803 |
| 7     | EASEMENT        | 1134.01 | 3353422.617 | 4847161.802 |
| 8     | EASEMENT        | 1134.88 | 3353437.623 | 4847161.839 |
| 9     | EASEMENT        | 1133.27 | 3353437.682 | 4847181.866 |
| 10    | PAD CORNER      | 1137.99 | 3353440.231 | 4847068.627 |
| 11    | PAD CORNER      | 1137.99 | 3353528.180 | 4847068.627 |
| 12    | PAD CORNER      | 1137.99 | 3353528.180 | 4847128.630 |
| 13    | PAD CORNER      | 1136.80 | 3353440.231 | 4847128.627 |
| 14    | PAD EDGE        | 1136.85 | 3353429.573 | 4847128.627 |
| 15    | PAD EDGE        | 1137.13 | 3353429.478 | 4847116.185 |
| 16    | PAD EDGE        | 1137.13 | 3353396.308 | 4847106.251 |
| 17    | ROAD EDGE       | 1137.83 | 3353396.308 | 4847091.251 |
| 18    | ROAD EDGE       | 1137.69 | 3353419.472 | 4847106.237 |
| 19    | PAD EDGE        | 1137.54 | 3353440.231 | 4847091.252 |
| 20    | CLEANOUT        | 1136.00 | 3353532.685 | 4847151.611 |
| 21    | PIPE TRANSITION | 1134.00 | 3353523.212 | 4847151.811 |
| 22    | OVERFLOW        | 1135.50 | 3353449.659 | 4847153.030 |
| 23    | DRAINAGE PATH   | 1137.83 | 3353459.669 | 4847064.670 |
| 24    | DRAINAGE PATH   | 1137.37 | 3353503.128 | 4847063.943 |
| 25    | DRAINAGE PATH   | 1137.00 | 3353527.320 | 4847063.210 |
| 26    | DRAINAGE PATH   | 1136.03 | 3353538.573 | 4847088.213 |
| 27    | TOP OF BERM     | 1136.00 | 3353525.116 | 4847170.981 |
| 28    | TOP OF BERM     | 1136.00 | 3353466.121 | 4847171.082 |
| 29    | TOP OF BERM     | 1136.00 | 3353448.656 | 4847165.615 |
| 30    | TOP OF BERM     | 1136.00 | 3353430.738 | 4847146.998 |

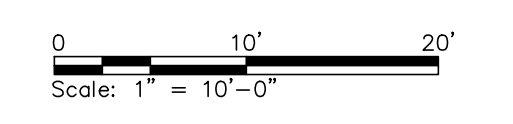
**ESTIMATED QTYS.**

| DESCRIPTION                       | UNIT | EST. QUANTITY |
|-----------------------------------|------|---------------|
| MNDOT CLASS 5 AGGREGATE BASE (CV) | C.Y. | 260           |
| CRUSHED ROCK SURFACING (CV)       | C.Y. | 70            |
| COMMON FILL (CV) SALVAGED         | C.Y. | 150           |
| COMMON FILL (CV) IMPORTED         | C.Y. | 0             |
| GRANULAR FILL (NFS)               | C.Y. | 240           |
| TOPSOIL, SALVAGED                 | C.Y. | 495           |
| OFFSITE DISPOSAL (SOILS)          | C.Y. | 910           |
| BIOFILTRATION SOIL                | C.Y. | 24            |
| CHOKER STONE                      | C.Y. | 2             |
| DRAINAGE FILL                     | C.Y. | 16            |
| 6" PERFORATED PVC                 | L.F. | 76            |
| 6" PVC PIPE                       | L.F. | 9             |
| 6" PVC CLEANOUT AND FITTINGS      | EA.  | 2             |
| 12" CORRUGATED HDPE DRAIN PIPE    | L.F. | 60            |
| CLEARING AND GRUBBING             | L.S. | 1             |

**REFERENCE DRAWINGS**

| TITLE  | DRAWING NO. SERIES |
|--|--------------------|
| SITE DEVELOPMENT GRADING DETAILS                   | ME-36486-02 SH. 2  |
| SITE DEVELOPMENT EROSION AND SEDIMENT CONTROL PLAN | ME-36486-03 SH. 1  |
| SITE DEVELOPMENT LANDSCAPE PLAN                    | ME-36486-03 SH. 3  |
| SITE DEVELOPMENT LANDSCAPE DETAILS                 | ME-36486-03 SH. 4  |

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.  
Print Name: ROBERT LISI  
Signature: \_\_\_\_\_  
Date: XX/XX/XX License No.: 46176



**GRADING PLAN**  
SCALE: 1"=10'-0"

NOT TO BE USED FOR CONSTRUCTION

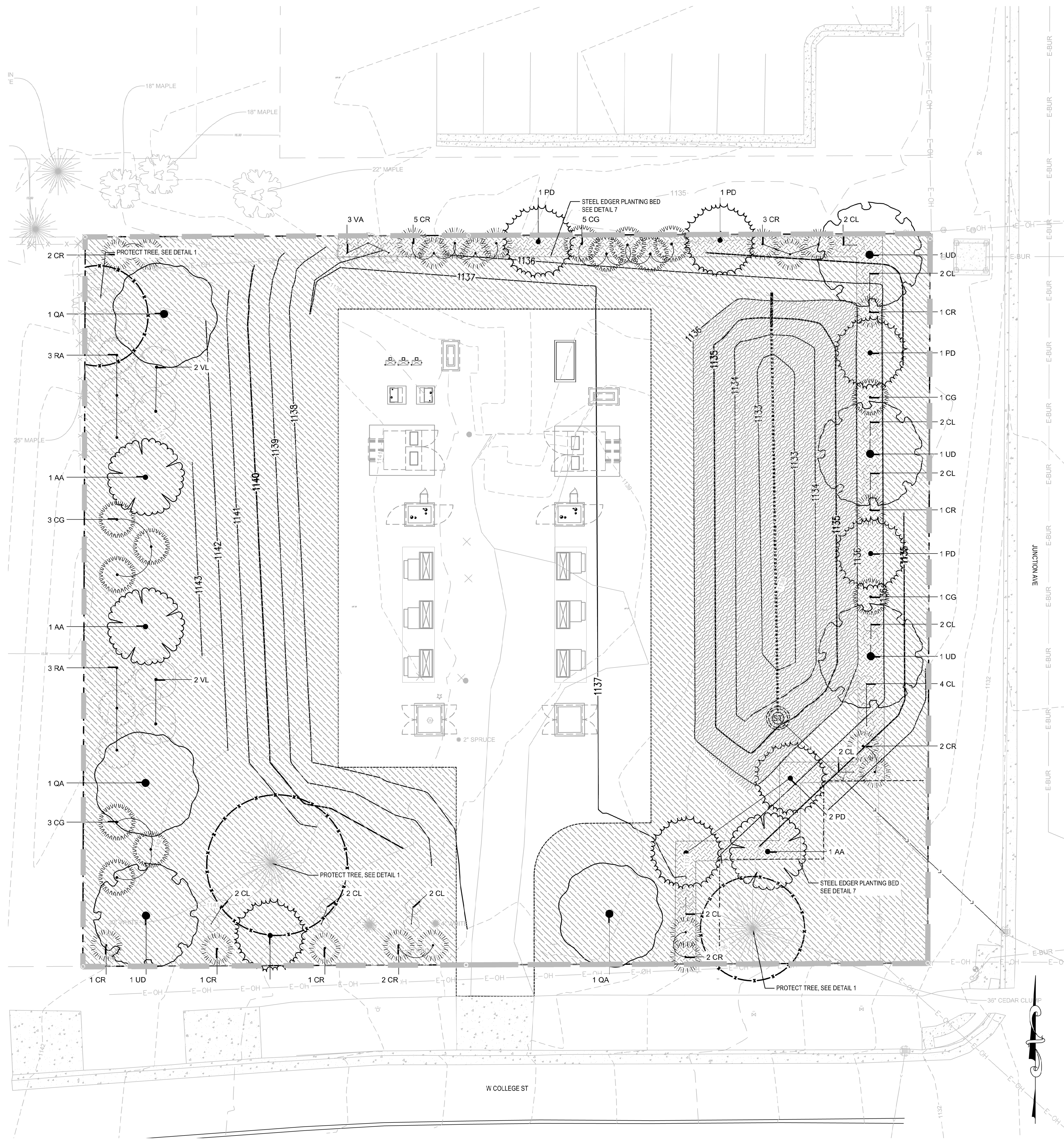
| NO. | DATE     | REVISION DESCRIPTION                                     | BY      | APPROVED | NO. | DATE     | REVISION DESCRIPTION                              | BY      | APPROVED |
|-----|----------|--|---------|----------|-----|----------|---|---------|----------|
| OA  | 01/22/26 | NEW STEP-DOWN SITE - ISSUED FOR 60% REVIEW               | BRB/LHB | RDL/LHB  | OD  | 05/28/26 | NEW STEP-DOWN SITE RE-IF60% SIGN EASEMENT REMOVAL | BRB/LHB | RDL/LHB  |
| OB  | 02/19/26 | NEW STEP-DOWN SITE - ISSUED FOR 90% REVIEW               | BRB/LHB | RDL/LHB  |     |          |   |         |          |
| OC  | 04/21/26 | NEW STEP-DOWN SITE - RE-IF60% REVIEW - PROPERTY ADDITION | BRB/LHB | RDL/LHB  |     |          |   |         |          |

|          |           |
|----------|-----------|
| DRAWN BY | BRB/LHB   |
| APPROVED | RDL/LHB   |
| DATE     | 01/22/26  |
| SCALE    | 1"=10'-0" |



UMD 34kV/13.8kV STEP-DOWN SITE  
SITE DEVELOPMENT  
GRADING PLAN

SHEET 1 REV. 0D  
ME-36486-02



LANDSCAPE PLAN  
SCALE: 1"=10'-0"

**PLANT SCHEDULE**

| SYMBOL               | CODE | QTY       | BOTANICAL / COMMON NAME                                       | CONT       |
|----------------------|------|-----------|---|------------|
| <b>TREES</b>         |      |           |   |            |
|                      | AA   | 3         | AMELANCHIER ARBOREA / DOWNY SERVICEBERRY                      | 2 1/2" CAL |
|                      | PD   | 7         | PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE             | 6" BB      |
|                      | QA   | 3         | QUERCUS ALBA / WHITE OAK                                      | 2 1/2" CAL |
|                      | UD   | 4         | ULMUS DAVIDIANA JAPONICA 'DISCOVERY' / DISCOVERY ELM          | 2 1/2" CAL |
| <b>SHRUBS</b>        |      |           |   |            |
|                      | CG   | 13        | CORNUS RACEMOSA / GRAY DOGWOOD                                | #5 CONT.   |
|                      | CR   | 21        | CORNUS RUGOSA / ROUND-LEAVED DOGWOOD                          | #5 CONT.   |
|                      | CL   | 24        | DIERVILLA LONICERA 'MICHIGAN SUNSET' / DWARF BUSH HONEYSUCKLE | #1 CONT.   |
|                      | RA   | 6         | RHUS AROMATICA / FRAGRANT SUMAC                               | #2 CONT.   |
|                      | VL   | 4         | VIBURNUM LENTAGO / NANNYBERRY                                 | #5 CONT.   |
|                      | VA   | 3         | VIBURNUM TRILOBUM / AMERICAN CRANBERRYBUSH                    | #5 CONT.   |
| <b>GROUND COVERS</b> |      |           |   |            |
|                      | MUL  | 1,191 SF  | HARDWOOD MULCH / HARDWOOD MULCH MIX                           | SEE SPECS  |
|                      | NB   | 20,108 SF | NORTHERN BOULEVARD / MNDOT SEED MIX                           | SEED       |
|                      | ST   | 2,673 SF  | STORMWATER/BIOINFILTRATION / NATIVE SEED MIX                  | SEED       |

**LANDSCAPE NOTES**

- GENERAL LANDSCAPE NOTES:**
- THIS DRAWING DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THE SITE. CONFIRM ALL LOCATIONS OF SURFACE AND SUB-SURFACE FEATURES BEFORE BEGINNING INSTALLATION. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
  - CONFIRM ALL QUANTITIES, SHAPES, AND LOCATIONS OF LANDSCAPE AREAS, AND ADJUST TO CONFORM TO THE SITE CONDITIONS. CONFIRM ANY ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT.
  - VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH PLANT INSTALLATION.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL MULCHES AND SOIL QUANTITIES TO COMPLETE THE WORK SHOWN IN THE DRAWINGS. VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
  - REMOVE FROM THE SITE ALL TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE IS NOT ALLOWED. THE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPANCIES EXIST. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
  - STAKE TREE AND PLANTING BED LAYOUT IN-FIELD FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING OPERATIONS.
  - CONTRACTOR TO ADD 4" THICK HARDWOOD MULCH IN ALL PLANTING BEDS.
- PROTECTIONS**
- AVOID DAMAGING EXISTING TREES. DO NOT STORE OR DRIVE HEAVY MATERIALS OVER TREE ROOTS. DO NOT DAMAGE TREE BARK OR BRANCHES.
  - KEEP PAVEMENTS, FIXTURES AND BUILDINGS CLEAN AND UNSTAINED. ANY DAMAGE TO EXISTING FACILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. KEEP THE PROJECT SITE CLEAR OF CONSTRUCTION WASTES AND DEBRIS.
  - PROVIDE AND MAINTAIN INLET AND PERIMETER EROSION CONTROL BMPS AS SPECIFIED ON CIVIL SHEETS, ME-36486-03 SHEETS 1&2.
  - ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION WILL BE RESTORED WITH SEED UNLESS OTHERWISE NOTED. SEE SPECIFICATIONS FOR TURF RESTORATION REQUIREMENTS.
- PLANT MATERIAL**
- PLANT TREE ROOT BALLS FLUSH WITH FINAL GRADE AND THE TOP OF ROOT FLARE EXPOSED. PER PLANTING DETAILS.
  - NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
  - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY.
  - ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
  - HEEL IN AND WATER ANY PLANT STOCK NOT PLANTED WITHIN 24 HOURS OF DELIVERY UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
  - REFER TO SPECIFICATIONS FOR WARRANTY REQUIREMENTS AND OTHER PLANTING ACCESSORIES.
- MAINTENANCE AND CARE**
- BEGIN PLANT MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE.
  - MAINTENANCE INCLUDES WATERING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL PRIOR TO GROWING SEASON, RESETTING PLANTS AND PROPER GRADE, AND KEEPING PLANTS IN A PLUMB POSITION.
  - REFER TO SPECIFICATIONS FOR FULL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS.

**WARNING**  
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.  
**CALL BEFORE DIGGING**  
MINNESOTA ONE-CALL SYSTEM  
**1-800-252-1166**  
REQUIRED BY MN STATUTE 216D

**UDC SUMMARY**

- 50-25.2 STREET FRONTAGE LANDSCAPING  
REQUIREMENT: 15 FT OF LANDSCAPING IN FRONT STREET YARDS (W COLLEGE ST AND JUNCTION AVE), 10 FT IN SIDE STREET YARDS, AND 5 FT ON REAR LOT LINES AND OF DOUBLE FRONTAGE LOTS  
REQUIREMENT: 1 TREE PER 35 FT OF LINEAR FRONTAGE AND 1 LARGE SHRUB PER 25 FT OF LINEAR FRONTAGE  
W COLLEGE ST: 162.2 FT OF LINEAR FRONTAGE  
-- 5 TREES (3 DECIDUOUS, 2 CONIFEROUS) SHOWN ALONG W COLLEGE ST FRONTAGE  
-- 7 LARGE SHRUBS ARE SHOWN ON THE PLAN, AS WELL AS 9 ADDITIONAL SMALL SHRUBS  
JUNCTION AVE: 140 FT OF LINEAR FRONTAGE  
-- 4 TREES (3 DECIDUOUS, 1 LARGE SHRUB) SHOWN ON JUNCTION AVE FRONTAGE  
-- 6 LARGE SHRUBS ON THE PLAN, AS WELL AS 13 ADDITIONAL SMALL SHRUBS
- 50-25.5 LANDSCAPING BETWEEN DIFFERING LAND USES  
SPECIAL USE PERMIT FORTHCOMING TO ALLOW INDUSTRIAL/MECHANICAL EQUIPMENT TO RESIDE IN R1 DISTRICT.
- INDUSTRIAL ADJUTING RESIDENTIAL  
-- DUE TO THE INDUSTRIAL-TYPE USE OF THE PROPERTY, THIS LANDSCAPE PLAN COMPLIES WITH 50-25.5.C, OPTION A, OF THE CODE FOR A LANDSCAPE BUFFER  
-- REQUIREMENT: 1 TREE PER 40 FT OF BOUNDARY LOT LINE AND FOUR LARGE SHRUBS PER 20 FT OF BOUNDARY LOT LINE  
-- 4 TREES PER WEST BOUNDARY LINE  
-- 7 SHRUBS PER WEST BOUNDARY LINE  
D. INDUSTRIAL ADJUTING COMMERCIAL OR INSTITUTIONAL  
-- DUE TO THE INDUSTRIAL-TYPE USE OF THE PROPERTY, THIS LANDSCAPE PLAN COMPLIES WITH 50-25.5.D, OPTION B, OF THE CODE FOR A LANDSCAPE BUFFER  
-- REQUIREMENT: 1 TREE PER 40 FT OF BOUNDARY LOT LINE AND FOUR LARGE SHRUBS PER 20 FT OF BOUNDARY LOT LINE  
-- 4 TREES PER NORTH BOUNDARY LINE  
-- 8 SHRUBS PER NORTH BOUNDARY LINE  
-- PLANTINGS ARE CONDENSED IN LINE OF PARKING LOT TO SCREEN MECHANICAL EQUIPMENT
- 7.50-25.9 TREE PRESERVATION REQUIREMENTS  
REQUIREMENT: TREES ABOVE 20" DBH MAY BE REMOVED IF THEY ARE DEAD, DYING, DISEASED, OR A THREAT TO PUBLIC HEALTH OR SAFETY.  
-- LAND USE SUPERVISOR APPROVAL PENDING TO REMOVE ONE PROHIBITED TREE

**REFERENCE DRAWINGS**

| TITLE   | DRAWING NO. SERIES |
|---|--------------------|
| SITE DEVELOPMENT GRADING PLAN                         | ME-36486-02 SH. 1  |
| SITE DEVELOPMENT GRADING DETAILS                      | ME-36486-02 SH. 2  |
| SITE DEVELOPMENT EROSION AND SEDIMENT CONTROL PLAN    | ME-36486-03 SH. 1  |
| SITE DEVELOPMENT EROSION AND SEDIMENT CONTROL DETAILS | ME-36486-03 SH. 2  |

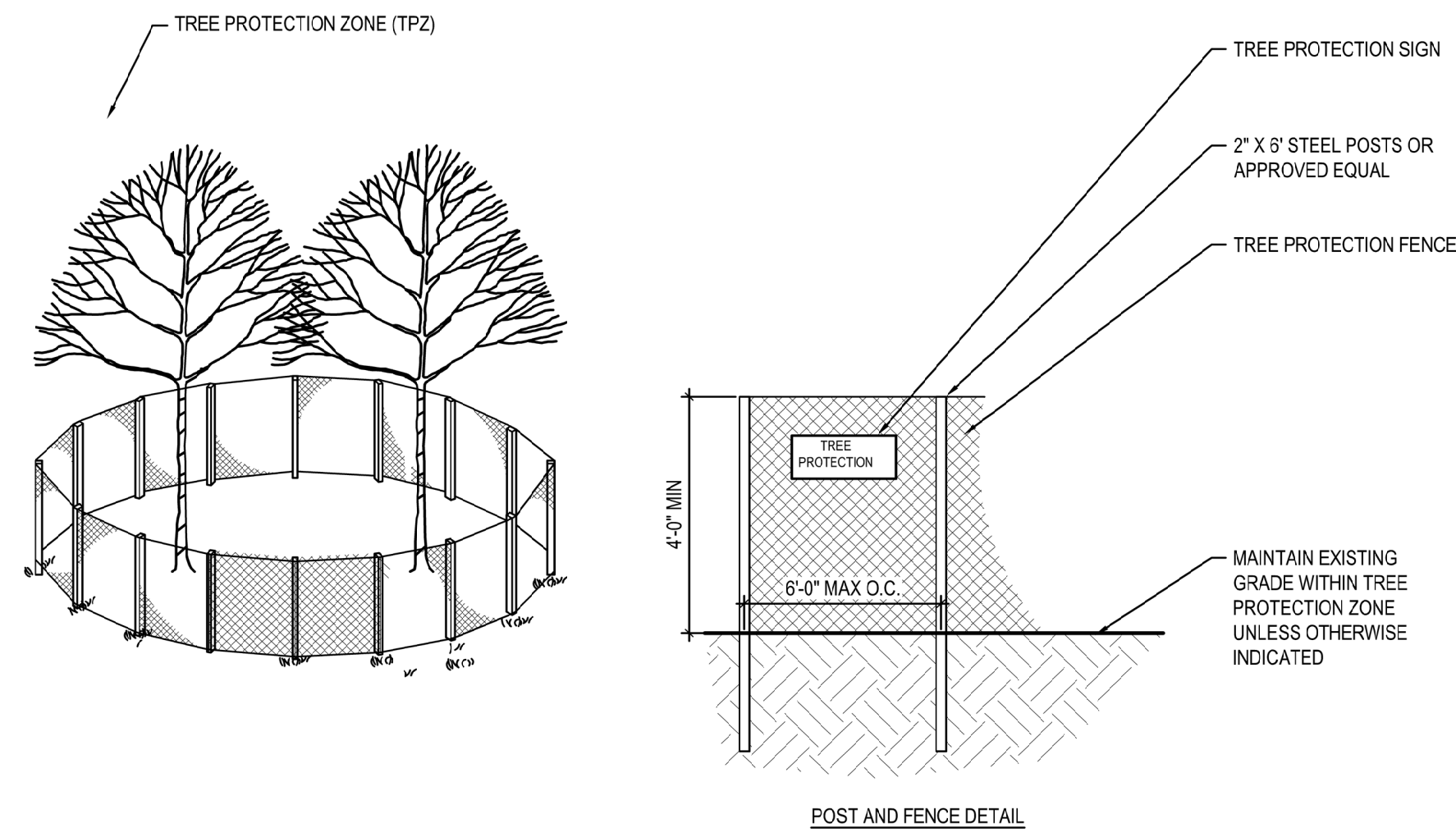
NOT TO BE USED FOR CONSTRUCTION

| NO. | DATE     | REVISION DESCRIPTION                                     | BY      | APPROVED | NO. | DATE | REVISION DESCRIPTION | BY | APPROVED |
|-----|----------|--|---------|----------|-----|------|----------------------|----|----------|
| QA  | 01/22/26 | NEW STEP-DOWN SITE - ISSUED FOR 60% REVIEW               | BES/LHB | HSB/LHB  | .   | .    | .                    | .  | .        |
| OB  | 02/19/26 | NEW STEP-DOWN SITE - ISSUED FOR 90% REVIEW               | BES/LHB | HSB/LHB  | .   | .    | .                    | .  | .        |
| OC  | 04/21/26 | NEW STEP-DOWN SITE - RE-IF60% REVIEW - PROPERTY ADDITION | BES/LHB | HSB/LHB  | .   | .    | .                    | .  | .        |



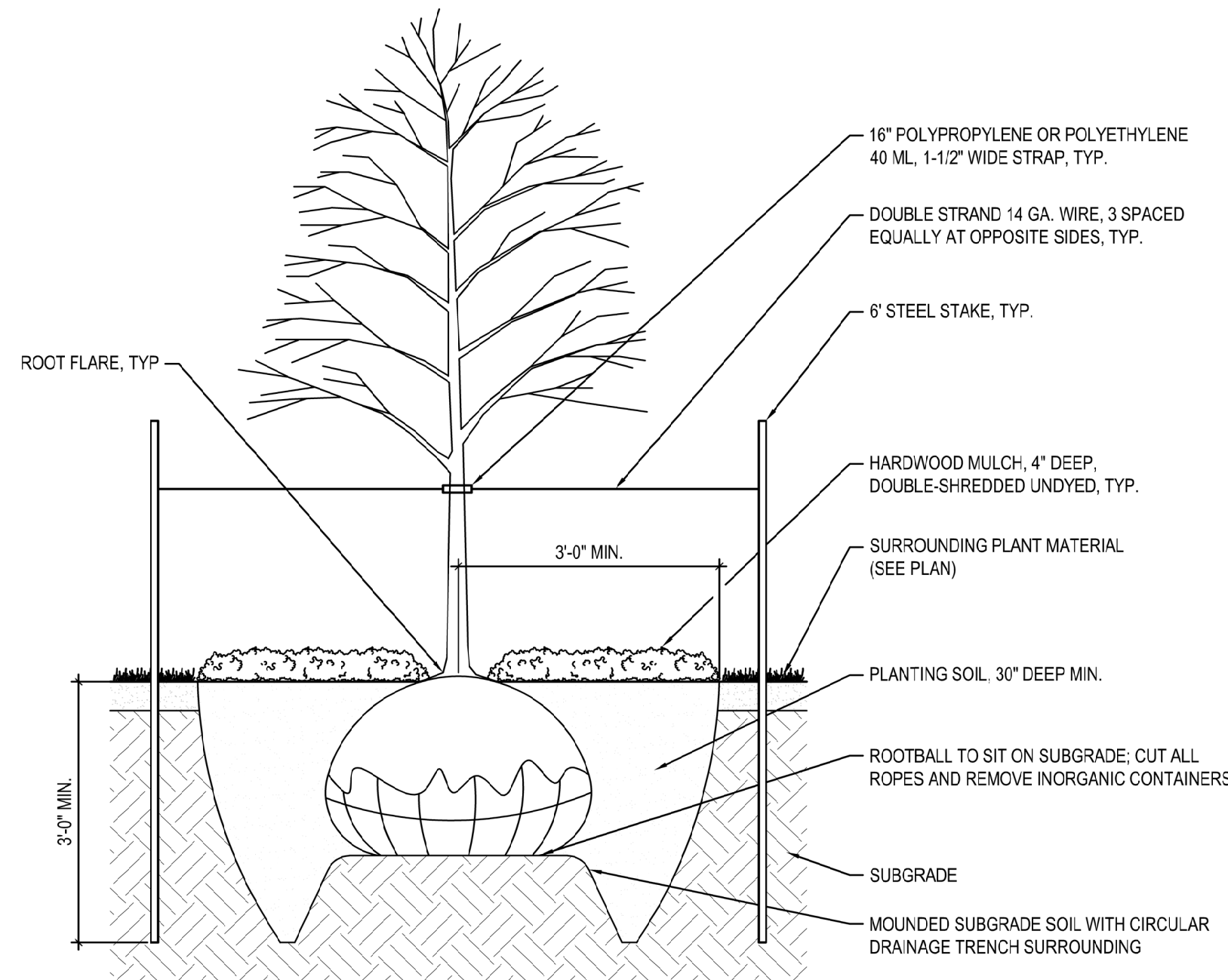
UMD 34kv/13.8kv STEP-DOWN SITE  
SITE DEVELOPMENT  
LANDSCAPE PLAN  
SHEET 3 REV. 0C  
ME-36486-03

- NOTES:**
- CONDUCT MANDATORY TREE PROTECTION SITE WALK WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START TO DETERMINE TREE PROTECTION ZONE (TPZ) EXTENTS. (OPTIONAL - PM AND LA TO MAKE DETERMINATION IF PROJECT WARRANTS THIS LEVEL OF INVOLVEMENT)
  - FURNISH AND INSTALL TREE PROTECTION FENCE AT THE ESTABLISHED TPZ EXTENTS PRIOR TO ANY CONSTRUCTION ACTIVITY.
  - AS A STARTING POINT, THE LIMITS OF THE TPZ IS TO BE MEASURED AS A RADIUS FROM THE TREE'S TRUNK AND EQUAL TO THE GREATEST OF THE FOLLOWING:
    - 5'-0"
    - IN LINE WITH THE TREE'S DRIPLINE.
    - A RADIUS OF 1' FOR EVERY 1" OF TRUNK MEASURED AT 4.5 FEET ABOVE GRADE.
    - 3'-0" BEYOND THE LOWEST BRANCH OF A CONIFER OR ANY LOW BRANCHING TREE SPECIES.
  - WHEN POSSIBLE, PLACE FENCE 20' BEYOND MEASURED TPZ.
  - PLACE TREE PROTECTION SIGNS (11"x17" LAMINATED) ALONG FENCE AT 50' INTERVALS.
  - TREE PROTECTION FENCE MUST BE MAINTAINED UNTIL COMPLETION OF WORK.
  - NO STORAGE OF MATERIALS OR OPERATION OF EQUIPMENT MAY TAKE PLACE INSIDE OF THE TREE PROTECTION ZONE.
  - THE TREE PROTECTION FENCE MAY BE EITHER A CHAINLINK FENCE OR HIGH DENSITY POLYETHYLENE FENCING WITH 3.5' X 1.5' OPENINGS, COLOR TO BE ORANGE OR APPROVED EQUAL.
  - IF TREE DAMAGE OCCURS DUE TO CONSTRUCTION OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR HIRING AN ARBORIST TO ASSESS AND TREAT DAMAGED TREES AT NO EXPENSE TO THE OWNER.



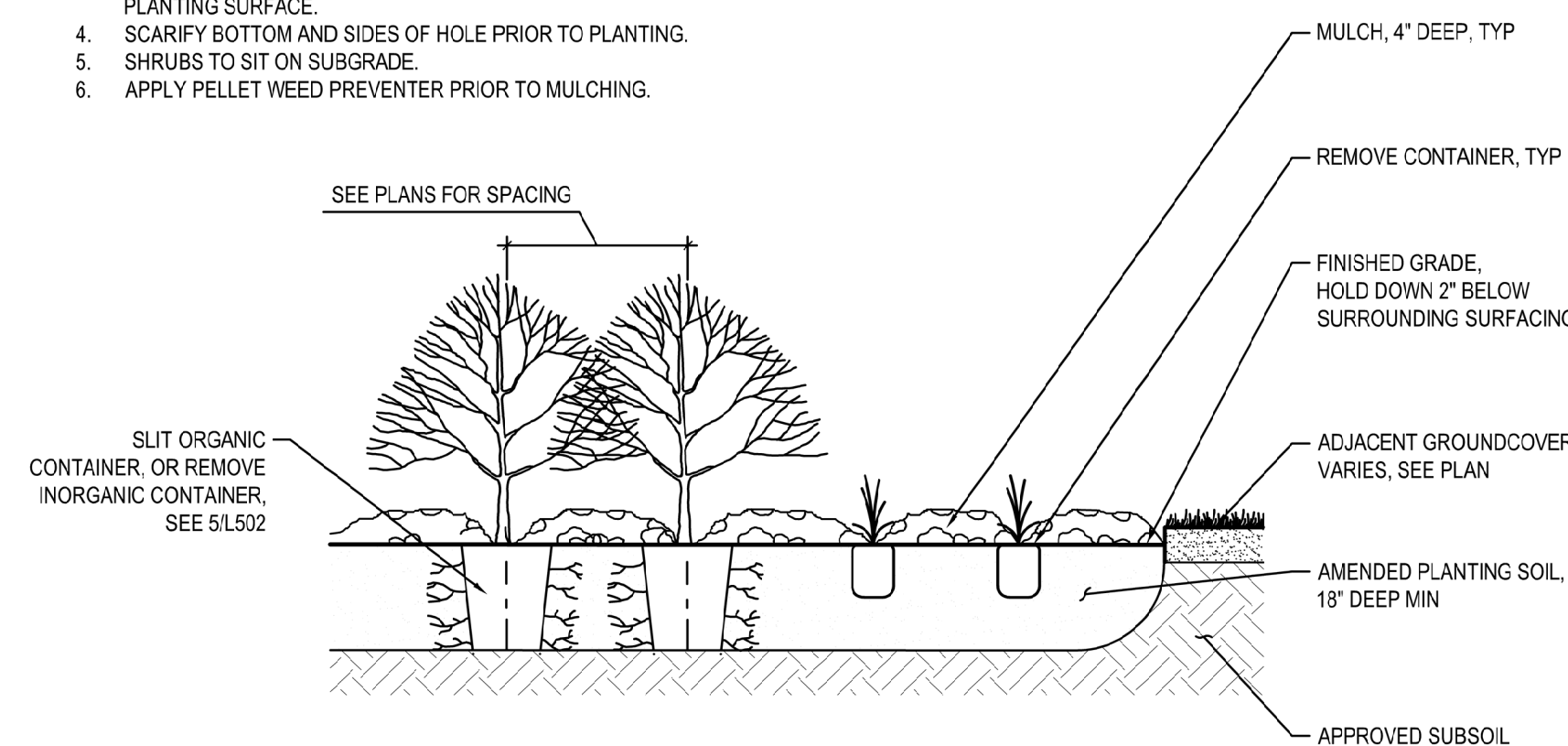
**1 TREE PROTECTION ZONE (TPZ), TYPICAL**  
NOT TO SCALE

- NOTES:**
- IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
  - SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
  - DO NOT PLANT TOO DEEP; EXPOSE TOP OF ROOT FLARE 1' ABOVE FINAL GRADE AND PULL MULCH AWAY FROM TRUNK.



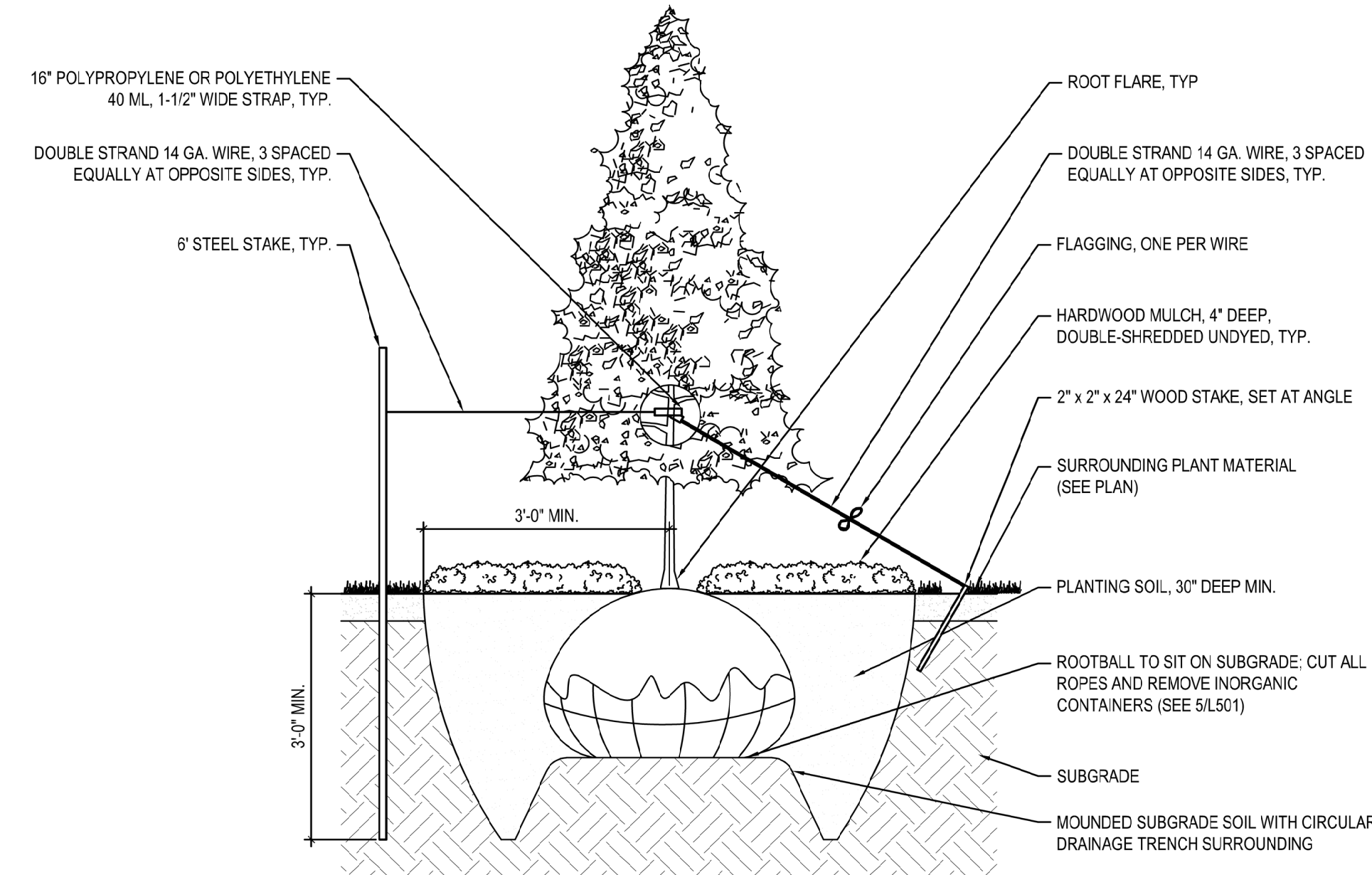
**2 DECIDUOUS TREE**  
NOT TO SCALE

- NOTES:**
- HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL (TYPICAL).
  - HAND REMOVE EXCESS SOIL AT TOP OF ROOT BALL TO EXPOSE TOP OF ROOT FLARE. TYPICALLY, REMOVES THE REMOVAL OF 1-6\"/>



**3 CONIFEROUS TREE**  
NOT TO SCALE

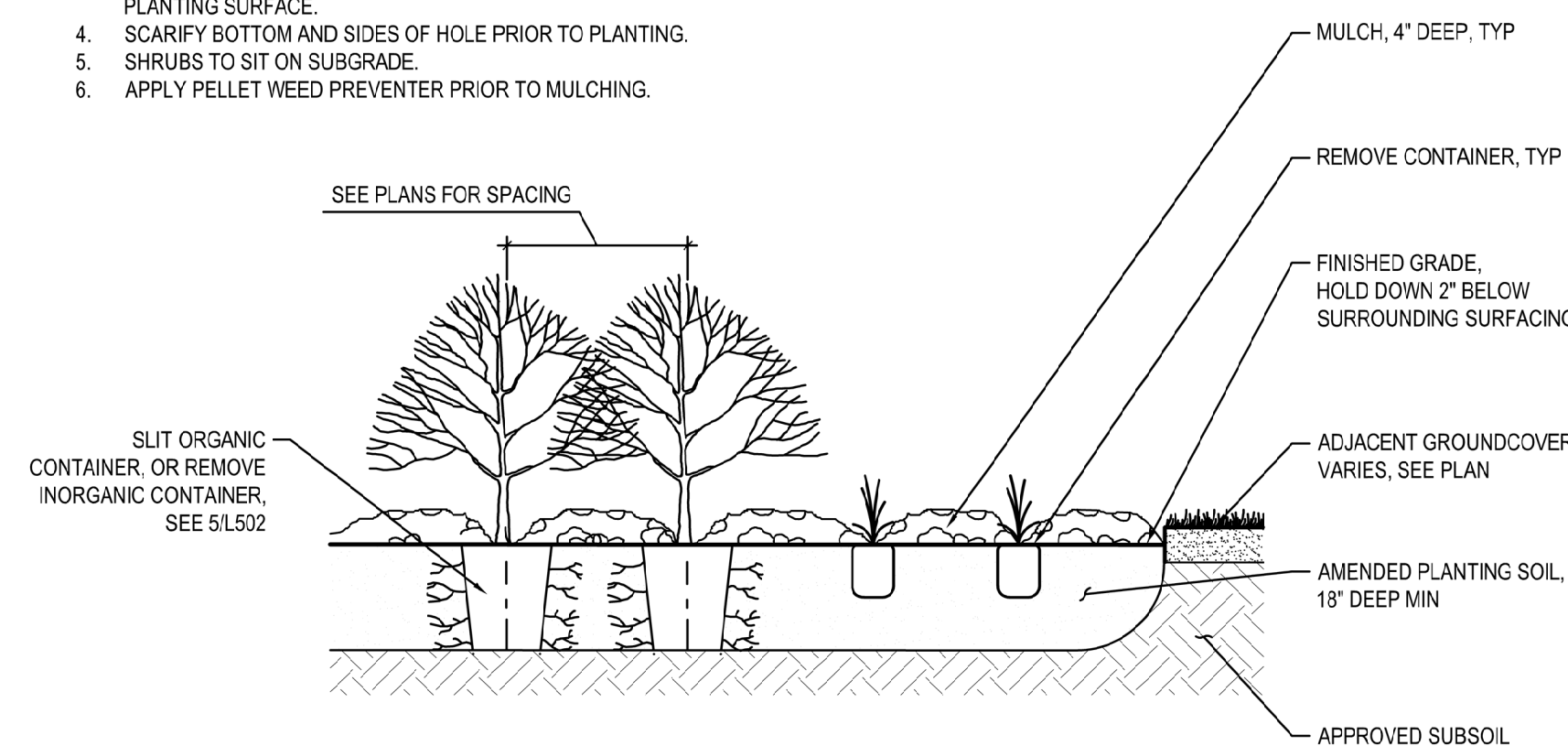
- NOTES:**
- CONIFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. NO MULCH SHALL BE IN CONTACT WITH TRUNK.
  - SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
  - TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED.
  - IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
  - DO NOT PLANT TOO DEEP; EXPOSE TOP OF ROOT FLARE 1' ABOVE FINAL GRADE AND PULL MULCH AWAY FROM TRUNK.



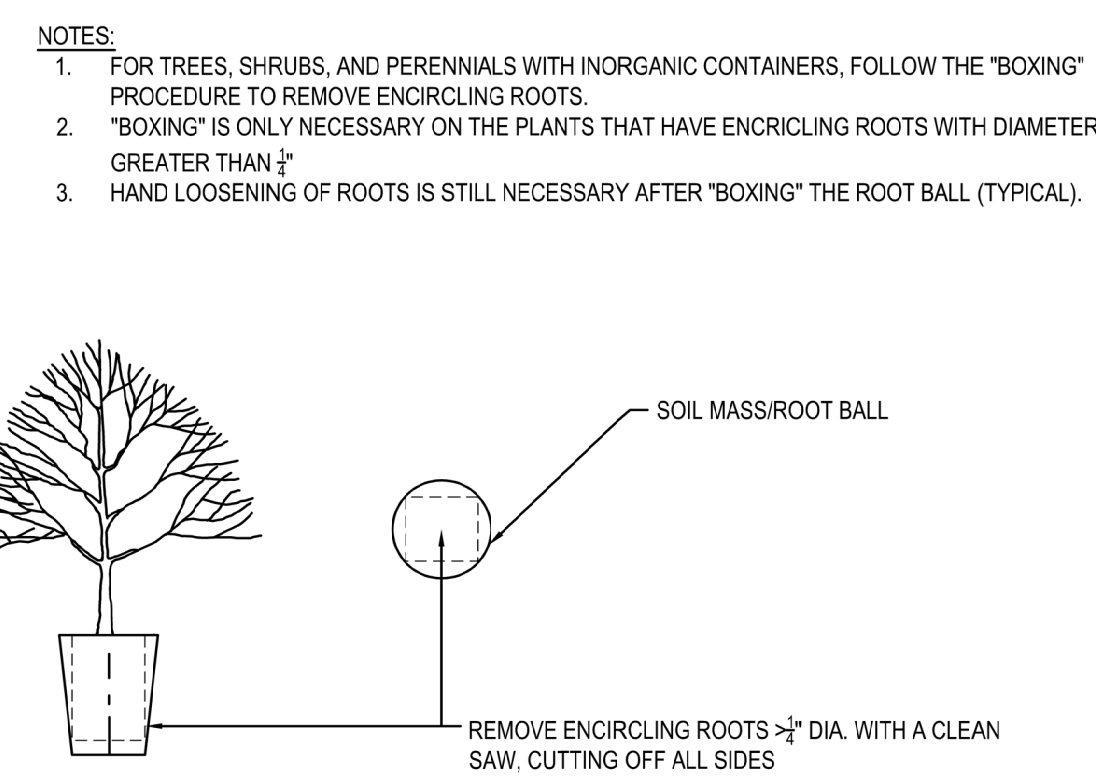
**4 UTILITY CONSTRUCTION**  
NOT TO SCALE

- NOTE:**
- (A) IS THE DIAMETER OF TREES MEASURED 4-6 FEET ABOVE THE GROUND AND IS TERMED THE "DIAMETER AT BREAST HEIGHT," (DBH).
  - USING A TREE DIAMETER TAPE, WRAP THE TAPE AROUND THE GIRTH OF THE TREE, AT THE DBH, BEING CAREFUL NOT TO TWIST THE TAPE.

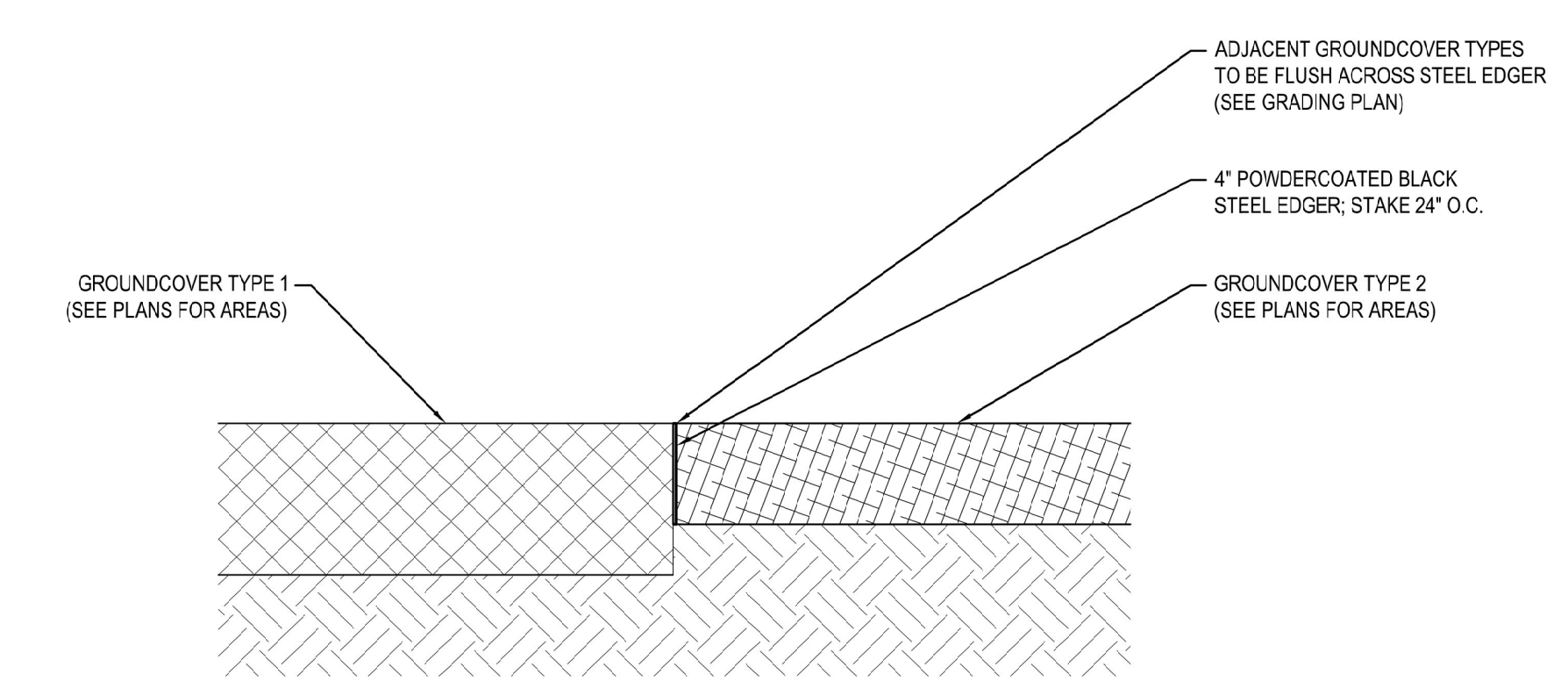
**5 SHRUB & PERENNIAL PLANTING**  
NOT TO SCALE



**6 BOXING PROCEDURE FOR CONTAINERIZED PLANTS**  
NOT TO SCALE



**7 STEEL EDGER**  
NOT TO SCALE



| NO. | DATE     | REVISION DESCRIPTION                                     | BY      | APPROVED | NO. | DATE | REVISION DESCRIPTION | BY | APPROVED |
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| OA  | 01/22/26 | NEW STEP-DOWN SITE - ISSUED FOR 60% REVIEW               | BES/LHB | HSB/LHB  | .   | .    | .                    | .  | .        |
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| OC  | 04/21/26 | NEW STEP-DOWN SITE - RE-IF60% REVIEW - PROPERTY ADDITION | BES/LHB | HSB/LHB  | .   | .    | .                    | .  | .        |

DRAWN BY BES/LHB  
APPROVED HSB/LHB  
DATE 01/08/26  
SCALE 1"=20'-0"



UMD 34kV/13.8kV STEP-DOWN SITE  
SITE DEVELOPMENT  
LANDSCAPE DETAILS

|             |   |         |
|-------------|---|---------|
| SHEET       | 4 | REV. OC |
| ME-36486-03 |   |         |