

WABASHA PLANNING COMMISSION

October 8, 2019 6:00 PM

MEETING AGENDA

- 1) Call to Order
- 2) Approval of Minutes- 8/13/19
- 3) Changes or Additions to Agenda
- 4) Public Comment
- 5) Public Hearings
 - a) IUP 2321 5th Grant Blvd W
- 6) Old Business
- 7) New Business
- 8) Board of Adjustment Business
- 9) Other Business
- 10) Next Regular Meeting Date - November 12, 2019
- 11) Adjourn

Planning Commission

2)

Meeting Date: 10/08/2019

SUBJECT: Minutes from 8-13-19

DEPARTMENT: Planning & Zoning

TITLE:

Approval of Minutes- 8/13/19

PURPOSE:

Attachments

PC 8-13-19

WABASHA PLANNING COMMISSION

August 13, 2019 6:00 PM

MEETING MINUTES

Commission Members: Tim Wallerich, Chair Sara Carrels
 Scott Durand, Vice Chair Sharon Burke
 Craig Falkum
 Kris Kruse

Present: Craig Falkum; Scott Durand; Chair Tim Wallerich; Sharon Burke; Kris Kruse; Sara Carrels

Also Present: Kristi Trisko, Contracted City Planner

- 1) Call to Order
The meeting was called to order to 6:00 p.m. by Chair Wallerich.
- 2) Approval of Minutes- 6-11-19
The minutes were reviewed and discussed, and revisions were suggested. It was decided to delete three sentences from Page 2, and add language to the motion to approve the Gerken's CUP, specifying the four conditions of approval.

Motion made by Sara Carrels, seconded by Kris Kruse to approve the meeting minutes, with the changes as discussed.
Vote: 6 - 0 Adopted - Unanimously
- 3) Changes or Additions to Agenda
There were no changes or additions to the agenda.
- 4) Public Comment
There was no public comment regarding items not listed on the agenda.
- 5) Public Hearings
 - a) CUP Outdoor Seating for Rick's Italian Restaurant
City Planner Trisko provided background information and summarized the application. She commented that the plan has been reviewed and approved by the Heritage Preservation Commission. The proposed outdoor seating area was described. The exterior use and size of the space were reviewed. Hours of operation were discussed. Traffic impacts and parking were discussed. Surrounding uses were described. City Planner Trisko relayed comments from the neighbors.

Concerns about the location of the trash dumpsters were discussed. Concerns about loud music were discussed.

Chair Wallerich reviewed the public hearing procedure and opened the public hearing at 6:12 p.m.

Karla Schedlbauer introduced herself as one of the applicants. She addressed concerns related to the dumpsters. She discussed the use of background music, noting that this will not be loud. It was noted that the outdoor seating area will close at 9:00 p.m. Ms. Schedlbauer discussed an anticipated restaurant opening date of February 14, 2020. Patio materials and drainage considerations were discussed.

Dave Fisk, Wabasha, stated that he owns several properties near the proposed restaurant. He spoke in support of the project, stating that it would enhance the downtown area.

Java Jim, Wabasha, expressed support for the project, commenting that it will help bring people to this end of town, which will benefit other nearby businesses. Ms. Schedlbauer discussed a phone feature that will allow people to stroll through the downtown area while waiting for their reservation.

No one else came forward to speak during the public hearing. Chair Wallerich closed the public hearing at 6:26 p.m.

It was discussed that the proposed use of the land is consistent with the Comprehensive Plan.

Two conditions of approval were discussed.

- 1) No truck heavier than a pickup truck will be allowed to drive onto the sidewalk area.
- 2) Garbage activity is to be kept to a minimum during park events.

Motion made by Sharon Burke, seconded by Scott Durand to approve the CUP application, with the two conditions of approval as discussed.

Vote: 6 - 0 Adopted - Unanimously

6) Old Business

a) Zoning Ord. Solar Garden/Farm Edits

City Planner Trisko provided background information. She reviewed proposed changes to the Zoning Ordinance as a result of significant solar activity on private property. It was noted that solar panel installations of more than 5,000 square feet would require an Interim Use Permit. A language addition relating to solar panel installations of less than 5,000 square feet, for the purpose of clarity, was discussed. Language relating to commercial and non-commercial uses was discussed.

Motion made by Scott Durand, seconded by Craig Falkum to approve the Zoning Ordinance language, as discussed.

Vote: 6 - 0 Adopted - Unanimously

7) New Business

The Planning Commission meeting recessed at 6:40 p.m., in order to conduct Board of Adjustment business.

8) Board of Adjustment Business

The Board of Adjustment meeting convened at 6:40 p.m. The minutes of the June 11, 2019, meeting were reviewed. There was no other business. The meeting adjourned at 6:41 p.m.

a) BOA Minutes 6-11-19

Motion made by Sara Carrels, seconded by Sharon Burke to approve the Board of Adjustment meeting minutes for June 11, 2019.

Vote: 6 - 0 Adopted - Unanimously

9) Other Business

Chair Wallerich reconvened the Planning Commission meeting at 6:41 p.m. He noted that a joint meeting with the Port Authority was scheduled to begin at 7:00 p.m.

It was suggested that the Planning Commission consider recommendations in terms of encouraging green thinking and green behavior.

The Planning Commission meeting recessed at 6:45 p.m.

Chair Wallerich reconvened the joint meeting with the Port Authority at 6:59 p.m. Port Authority Council Representative John Friedmeyer discussed the Greater MN Futures grant program. Mayor Emily Durand provided additional background information about the project. She stated that the project involved an opportunity to work with Mary Vogel, Senior Research Fellow from the University of Minnesota College of Design, and other experts. She reviewed the work of the steering group and discussed how the project evolved.

Mayor Durand noted that the project evolved around the secondary waterway known as the Zumbro Slough, and specifically the 11-acre parcel known as the athletic fields. Mayor Durand referenced concepts relating to recreational fields, green space, residential and commercial development, and the reconfiguration of Highway 60 and City streets. She referenced discussion with regard to better utilization of the waterway as a community asset. She commented that this information will be very useful in terms of future planning activities. She discussed the use of GIS mapping tools.

Mary Vogel introduced herself and stated that it has been a pleasure to work with representatives of Wabasha. She commented that the project affirmed the benefits of identifying a community's assets and looking for ways to move a community forward in a positive way. She stated that she has a great deal of respect for the community of Wabasha. She discussed a meeting that she and Port Authority Council Representative Craig Falkum held with a representative from MnDOT related to the reconfiguration of Highway 60, stating that he was very receptive to this idea.

Landscape Architect Jason Aune introduced himself and discussed his background. He reviewed the process of visualizing the area and studying the community from the perspectives of ecological, commercial, and recreational resources. He referenced discussion of Wabasha potentially being declared a Minnesota Bird City and how this would influence a site design. He reviewed how the project was studied in a diagrammatic fashion in terms of uses of public and private land, the waterway, streets, parks, existing infrastructure, and other factors.

Ms. Vogel discussed the project from the perspective of interpreting an engineered river. She stated that representatives of the Army Corps of Engineers were enthusiastic about telling this story. Mayor Durand provided additional details about this discussion.

Ms. Vogel discussed land values around the Minneapolis chain of lakes compared with the Lake Minnetonka area, noting that setting aside public land creates more value in the community. Park management was discussed. Management of truck traffic was discussed. Housing and/or mixed use development was discussed. The benefits of Wabasha's relative proximity to several regional centers and other assets were noted in terms of attracting young families.

City Planner Trisko reviewed potential next steps, including reconfiguring Highway 60, relocating the recreational fields, maintaining public park land, and marketing private land for development. Traffic flow was discussed. Potential funding opportunities toward street reconfiguration and other projects was discussed. The benefits of a centrally located recreational area were noted.

City Planner Trisko suggested including the diagrams and study documents in the City of Wabasha Park Plan and Transportation Plan. It was suggested to include the Wabasha County Engineer in the planning process. The need for flexible housing options was noted. Walkability, boater amenities, and other affordable recreational assets were discussed.

Appreciation was expressed for the assistance that was provided.

10) Next Regular Meeting Date - 9-10-19

11) Adjourn

Motion made by Scott Durand, seconded by Craig Falkum to adjourn the meeting. The meeting adjourned at 8:02 p.m.

Vote: 6 - 0 Adopted - Unanimously

Respectfully submitted by: _____
Wendy Busch, Planning & Zoning Assistant

Adopted Date

Planning Commission

5) a)

Meeting Date: 10/08/2019

SUBJECT: IUP 2321 5th Grant Blvd W

DEPARTMENT: Planning & Zoning

TITLE:

IUP 2321 5th Grant Blvd W

PURPOSE:

Attachments

Staff Report Johnson & Scofield IUP



Memorandum

Office of the City Planner

To: Wabasha Planning Commission
From: Kristi Trisko, Consultant Planner
Date: September 25, 2019
Subject: IUP application – Marcus Johnson, Johnson & Scofield, Inc.

MEETING DATE: October 8, 2019

I. REQUEST:

- 1) **Applicant:** Marcus Johnson, Johnson & Scofield, Inc.
- 2) **Owner:** Same
- 3) **Location:** 2321 5th Grant Boulevard W.

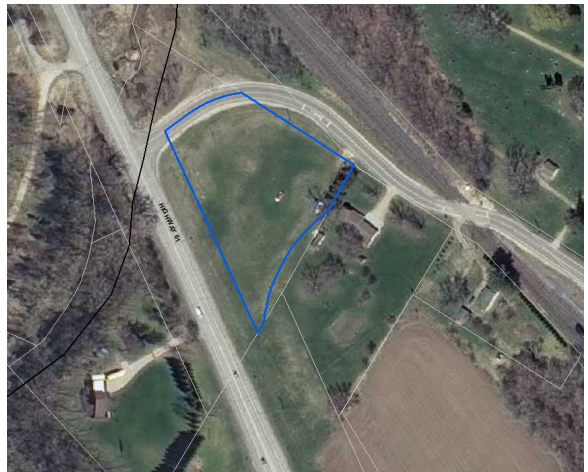
II. Staff Report

Zoning Summary

An Interim Use Permit has been requested by Johnson & Scofield Inc. to use the site at 2321 5th Grant Boulevard W. as a 124-unit storage facility with phased outdoor storage on building pads (A-C) until those buildings are constructed. Phasing between building construction is estimated at one every 1-2 years depending on demand.

Zone: Industrial (I) and within the S4 Shoreland Overlay Zone

Land Use: Industrial
Min. Lot Size: 21,780 SF (1.85 Acres)
Min. Lot Width: 90 feet (+200 feet)
Min. Lot Frontage: 60 feet (500+ feet)
Setbacks: 10 feet (Front)
10 feet (Side & Rear)
Accessory: None proposed
Parking: 1 stall per employee plus 1 space per vehicle stored on site
No employees will be on site.



Details of the request:

- Johnson & Scofield currently has an approved building permit for building “A” and an approved site plan for the permitted indoor storage use of the site.
- Phase 1 includes the following: grading building A, B, and C, and constructing building “A”.

September 25, 2019

- Outdoor storage is proposed on the building pad locations “B & C” until each building is built in later phases.
- Outdoor storage will consist of outdoor recreation vehicles, winterized boats, RV’s, and campers. No loose/junk yard style outdoor storage will be allowed. Maximum height of storage is 20’.
- A 6’ tall chain link fence with secured gates is proposed.
- There will be no full-time employees and no additional parking spaces proposed.
- Lighting is proposed on building corners and additional lighting if necessary, on top the fencing away from County Road 59 and State Highway 61. All lighting will comply with the Wabasha lighting standards.
- Signage is proposed to be attached to the perimeter fence along County Road 59 and State Highway 61. Signage will not extend higher than the 6’ chain link fence and will comply with the Wabasha signage standards.
- Self-Storage access will be from 6 a.m. to 10 p.m. seven days a week.
- S4 Overlay Zone – The project is within the S4 Overlay Zone. The lot has a total of 2.38 acres along with a total building footprint area within the Shoreland Overlay Zone of 14,400 square feet. No maximum impervious surface coverage is required when the building footprint is less than 18,000 s.f. Therefore, the proposed storage buildings comply with the Shoreland Overlay Zone City Code.



Hours of Access – 6:00 a.m. to 10:00 p.m., 7 days a week

Surrounding Property Uses: The recently terminated 5th Grant Boulevard W is located just north and east of the site. Adjacent to the east of 5th Grant Boulevard W. is the Riverview Cemetery. Wabasha County owns the vacated home located just south of the Johnson & Scofield Site. **See attached aerial*

Neighborhood Notification: All property owners within 350' feet of this property were notified within ten days of the public hearing and published in the paper on Tuesday, September 24, 2019 that a public hearing would be held on October 8, 2019 for this interim use permit request.

Engineer Comments: Brian Malm had no comments or concerns with this application as the storage items defined in the application would be limited to the graded pads and items to be stored would not be categorized as hazardous as the area is within the high vulnerability area of the DWSMA.

Public Works Comments: Pat Mueller had no comments or concerns with this application.

MnDOT Comments: Tracy Schnell, Senior Planner at District 6 stated that MnDot has no issues or comments relating to the IUP from Johnson & Scofield via email. Date: September 18, 2019.

MnDNR Comments: Bill Huber, Area Hydrologist stated that they have no comments on this proposal as it does not appear to be located within the floodplain district and is within the maximum threshold for square footage allowed in the S4 Shoreland Zone. Via email. Date: August 26, 2019

Recommended Conditions:

1. The IUP will be terminated as all the approved buildings (A-D) are constructed on the site.

III. PLANNING COMMISSION ACTION:

Sample resolution for approval

**Resolution _____
IUP for an outdoor storage facility**

WHEREAS, the property addressed 2321 5th Grant Boulevard West is zoned Industrial; and

WHEREAS, the site has a land use of Industrial as does all of the property on the east side of Highway 61 along 5th Grant Boulevard.

WHEREAS, The Planning Commission provides the following findings:

- a) Johnson & Scofield has owned and operated an office and business in Wabasha for many years.
- b) The property has frontage road access and is adjacent to other industrial properties.
- c) The IUP is found to not deter the health, safety & general welfare of the community and neighbors use and enjoyment of property and their property values.
- d) The purpose of the Industrial zone is to allow for industrial development of land for uses with direct access or visibility to Highway 61 that are not adjacent to incompatible uses.
- e) The outdoor storage areas will not store hazardous materials and will be phased out as the approved storage buildings are constructed.
- f) The proposed use is consistent with the City comprehensive land use plan.
- g) Ingress and egress is provided off the new Wabasha County roadway with a connecting driveway from the property to 5th Grant Boulevard West.
- h) The site does not need city sewer and water service.

NOW THEREFORE, IT IS HEREBY RESOLVED, the Planning Commission approves the Interim Use Permit for an outdoor storage facility allowing for the construction of buildings and grading of the site as indicated in the site plan and the attached report:

Sample resolution for denial:

**Resolution _____
IUP for an outdoor storage facility**

WHEREAS, the property addressed 2321 5th Grant Boulevard West is zoned Industrial (I); and

WHEREAS, an Interim Use Permit is required for an outdoor storage use; and

WHEREAS, The Planning Commission provides the following findings: **[insert findings as deemed appropriate]**

- _____

NOW THEREFORE, IT IS HEREBY RESOLVED, the *Planning* Commission denies the Interim Use Permit for an outdoor storage use as requested in the application dated August 9, 2019 but was tabled until September 13, 2019 until a complete application was submitted.

IUP – Johnson & Scofield
2321 5th Grant Boulevard West
Staff Review

Section 305.04 5b General Standards. No conditional or interim use shall be granted by the Planning Commission unless the Board shall find:

<i>Standard</i>	<i>Staff Comments</i>	Standard Met?
1. That the establishment, maintenance, or operation of the use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the City;	The maintenance, operation and temporary use of an outdoor storage use will not be detrimental or endanger the public health or general welfare of the City. The storage area is adjacent to Highway 61 and other similar industrial uses. There are no neighboring residents adjacent to the site.	Yes No Discussion Recommended
2. That the use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;	The property is within the Industrial zone as is surrounding properties. These temporary outdoor storage areas along Highway 61 and 5 th Grant Boulevard West will not be injurious to property owners in the immediate area.	Yes No Discussion Recommended
3. That the establishment of the use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;	The use is consistent with the City Comprehensive Plan that shows the property and all surrounding properties as Industrial.	Yes No Discussion Recommended
4. That adequate utilities, access road, drainage, and/or necessary facilities have been or are being provided;	Wabasha County constructed a new roadway and driveway for the property along the southeast side of the site. No city utilities will be needed at the site.	Yes No Discussion Recommended
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;	The constructed driveway to the site will provide adequate access to the temporary use and connects directly to 5 th Grant Boulevard West.	Yes No Discussion Recommended
6. That the use shall, in all other respects, conform to the applicable regulations of the district in which it is located.	Outdoor storage is a conditional/interim use in the Industrial Zone. This interim use will not construct permanent facilities and meets all the standards within the Industrial zone.	Yes No Discussion Recommended

7.	Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, screening (including fencing and/or plantings), security provisions, refuse management, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements, may be required by the Board upon its finding that these are necessary to fulfill the purpose and intent of this Section or other sections of City Code.	There are no required landscaping or architectural design standards for this use in the Industrial Zone. Lighting, fencing, and security provisions must meet all applicable City Code. Traffic circulation and access have been outlined in Q4.	Yes No Discussion Recommended
8.	No application for a conditional or interim use that has been denied wholly or in part shall be resubmitted for a period of one (1) year from the date of said order or denial, except on the grounds of new evidence or proof of change of conditions found to be valid by the Planning Department	N.A.	Yes No Discussion Recommended
9.	In any case where a conditional or interim use has not been established within one (1) year after the date of granting thereof, then, without further action by the Planning Commission, the conditional use or authorization shall be null and void.	N.A.	Yes No Discussion Recommended
10.	Preservation of natural resources including but not limited to filling and grading limitations	Limited filling and grading is intended for this project to construct the proposed indoor storage units. All grading activities have been approved by the city engineer and all state permits have been obtained.	Yes No Discussion Recommended
11.	Use does not obstruct scenic views from public right of ways or existing residential uses.	The proposed outdoor storage area will not obstruct scenic views from public right of ways and there are no existing residential uses in the area.	Yes No Discussion Recommended

<i>Standard</i>	<i>Staff Comments</i>	Standard Met?
12. Adequate parking and loading areas	Adequate parking and loading areas are provided with in the site adjacent to the buildings and driveway areas. No employees will be at the site so no additional parking stalls are needed.	Yes No Discussion Recommended
13. Signage and lighting, with reference to glare, traffic safety and compatibility with other properties in the district	Lighting will be installed per City Code and will constructed to reduce glare for traffic safety and compatibility with surrounding properties. No signage will be used.	Yes No Discussion Recommended
14. The limitation of hours of operation of noise allowed (e.g. music), & fencing or screening, and any other provisions to harmonize outdoor operations with neighboring residential uses	Access hours will be between 6:00 a.m. to 10:00 p.m. seven days a week. Six-foot chain-link perimeter fencing, and a locked gate will be provided.	Yes No Discussion Recommended
15. Adequate size and configuration of property for the proposed use or activity	The 2.38 acre lot does allow for the proposed use and all listed activities while maintaining the required setbacks.	Yes No Discussion Recommended

Additional standards for **Industrial development**

<i>Standard</i>	<i>Staff Comments</i>	Standard Met?
16. Ability to adequately serve the site with public infrastructure.	The project does not require public utilities and will be adequately served by roadways.	Yes No Discussion Recommended
17. Ingress & Egress to the project include provisions for heavy truck delivery and loading traffic. Not negative impacts to pedestrian traffic.	The project is surrounded by County or state highways or industrially used local roadways capable of handling both the weight loads and traffic from this operation. In addition, this project has been reviewed and approved by all the impacted roadway agencies. No impacts to pedestrian traffic will be incurred by this project.	Yes No Discussion Recommended
18. Screening of outdoor storage, refuse areas, loading areas, lighting, and signage with fencing or vegetation to insure compatibility with adjacent properties.	Given the limited time frame for the project and the compatibility of the heavy industrial properties surrounding this 2.38 acre site, no permanent screening should be necessary.	Yes No Discussion Recommended

	<i>Standard</i>	<i>Staff Comments</i>	Standard Met?
19.	Increased setbacks, screening, or barriers which may be injurious to the health or welfare of individuals	No permanent equipment or structures are planned. All temporary storage areas will be well within the setback requirements and not injurious conditions are expected.	Yes No Discussion Recommended
20.	Limitations on the height or structures, storage of bulk or containerized materials.	No permeant structures are proposed. All storage materials will be properly stored.	Yes No Discussion Recommended
21.	Requirements for additional stormwater planning or other types of engineering models.	No stormwater or other engineering models are required for this temporary use.	Yes No Discussion Recommended

Proposed Activity for Conditional Use:

Johnson & Scofield, Inc. currently has an approved plan for permitted indoor storage on the subject property, which is zoned Industrial. The proposed four building storage facility is planned to be completed in phases as demand for storage space dictates. Johnson & Scofield, Inc. is applying for a Conditional Use Permit to allow outdoor storage in the space where the future construction will occur until the buildings are complete. See the attached project plans for additional information.

Development Constraints:

There are no special development constraints on this site. Development will match into the ongoing county 5th Grant Blvd W road re-alignment project.

Involved Development Professionals:

Surveyor: Johnson & Scofield Inc.

Contact: Marcus Johnson, LS

Phone: 651-388-1558

Address: 1203 Main Street, Red Wing MN 55066

Pertinent License Number: 47460

Engineer: Johnson and Scofield Inc.

Contact: Steve Voigt, PE

Phone: 651-388-1558

Address: 1203 Main Street, Red Wing MN 55066

Pertinent License Number: 20034

Builder: Lodermeiers Inc.

Contact: Travis Thomforde

Phone: 651-923-4441

Address: 38241 County 6 Blvd, Goodhue MN 55027

Pertinent License Number: BC286533

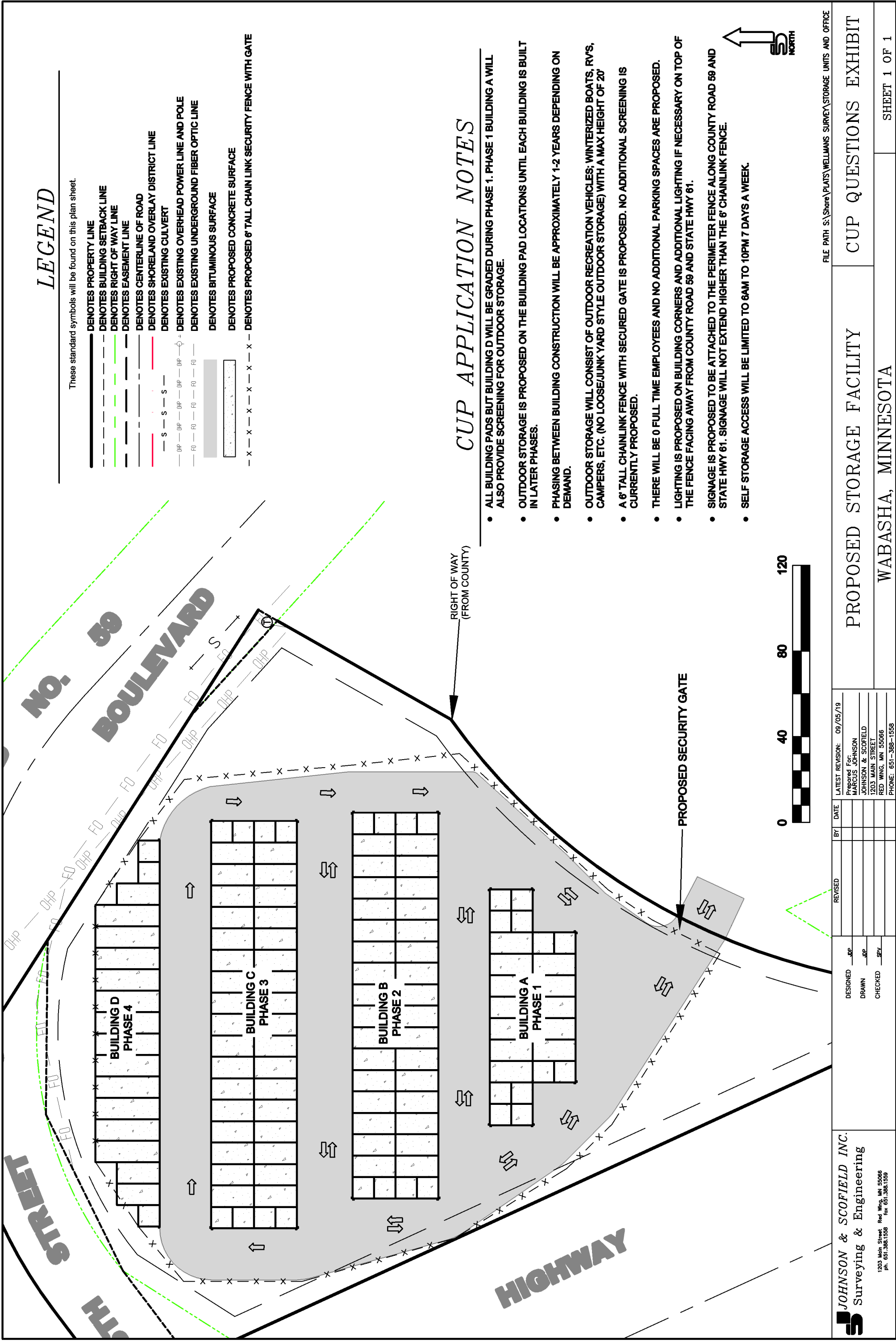
Grading: Fitzgerald Excavating

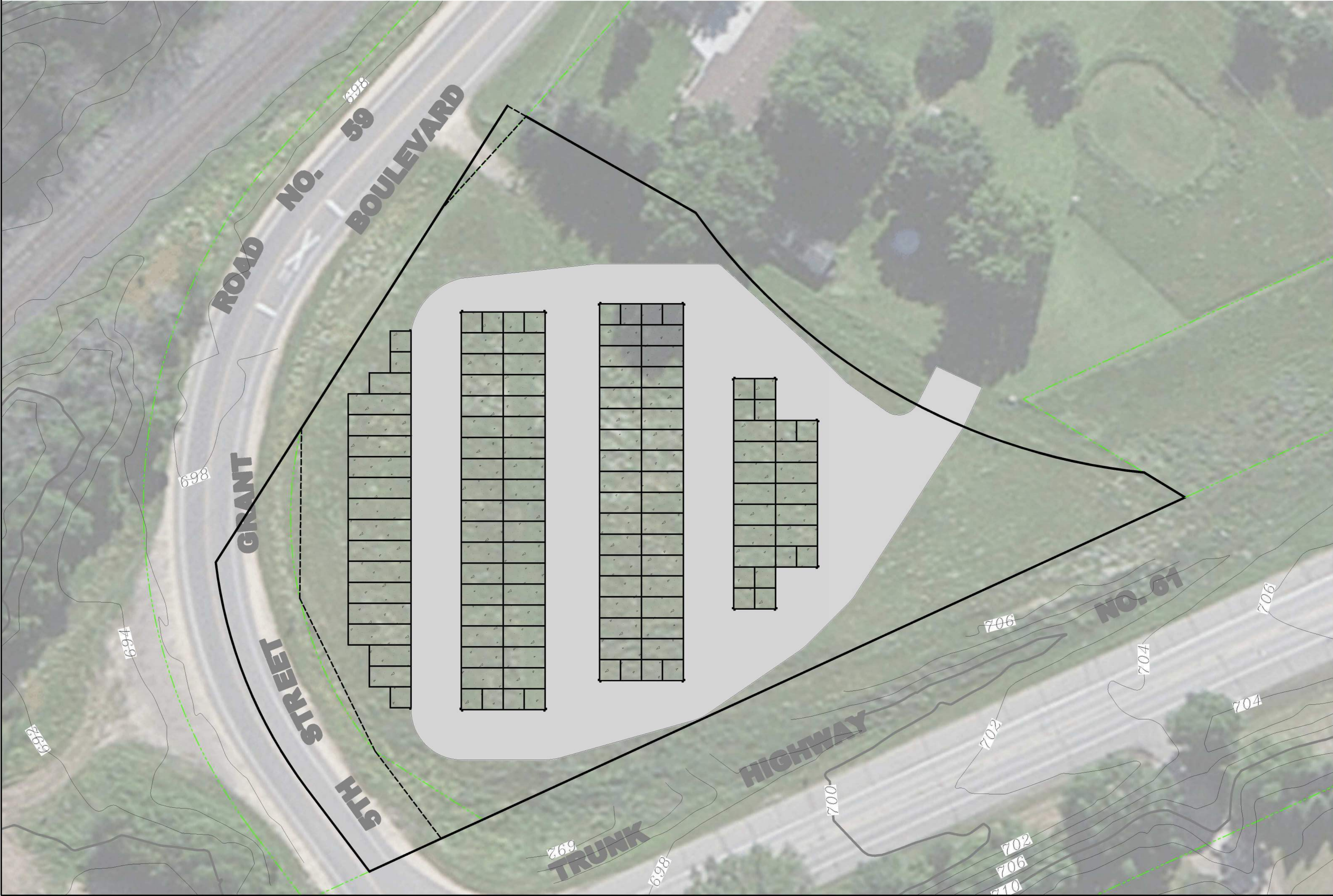
Contact: Gary Richter

Phone: 651-923-4060

Address: 21432 350th St, Goodhue MN 55027

Pertinent License Number: L2370





PROPOSED STORAGE FACILITY
WABASHA, MINNESOTA

INDEX TO PLAN SHEETS	
TITLE SHEET	1
SWPPP	2
EXISTING CONDITIONS & EROSION CONTROL	3
SITE PLAN	4
GRADING & STORMWATER PLAN	5
EXISTING HYDROLOGY	6
PROPOSED HYDROLOGY	7
DETAIL SHEET	8
FIRE TRUCK ROUTING	9

THIS PLAN CONTAINS 9 TOTAL SHEETS

SITE ADDRESS

2321 5TH GRANT BLVD W
WABASHA MN, 55981

SITE DESCRIPTION

PARCEL 27.00008.00
WABASHA COUNTY, MN



LEGEND

These standard symbols will be found on this plan sheet.

- DENOTES PROPERTY LINE
- DENOTES RIGHT OF WAY LINE
- DENOTES EASEMENT LINE
- DENOTES PROPOSED BITUMINOUS SURFACE
- DENOTES PROPOSED CONCRETE SURFACE

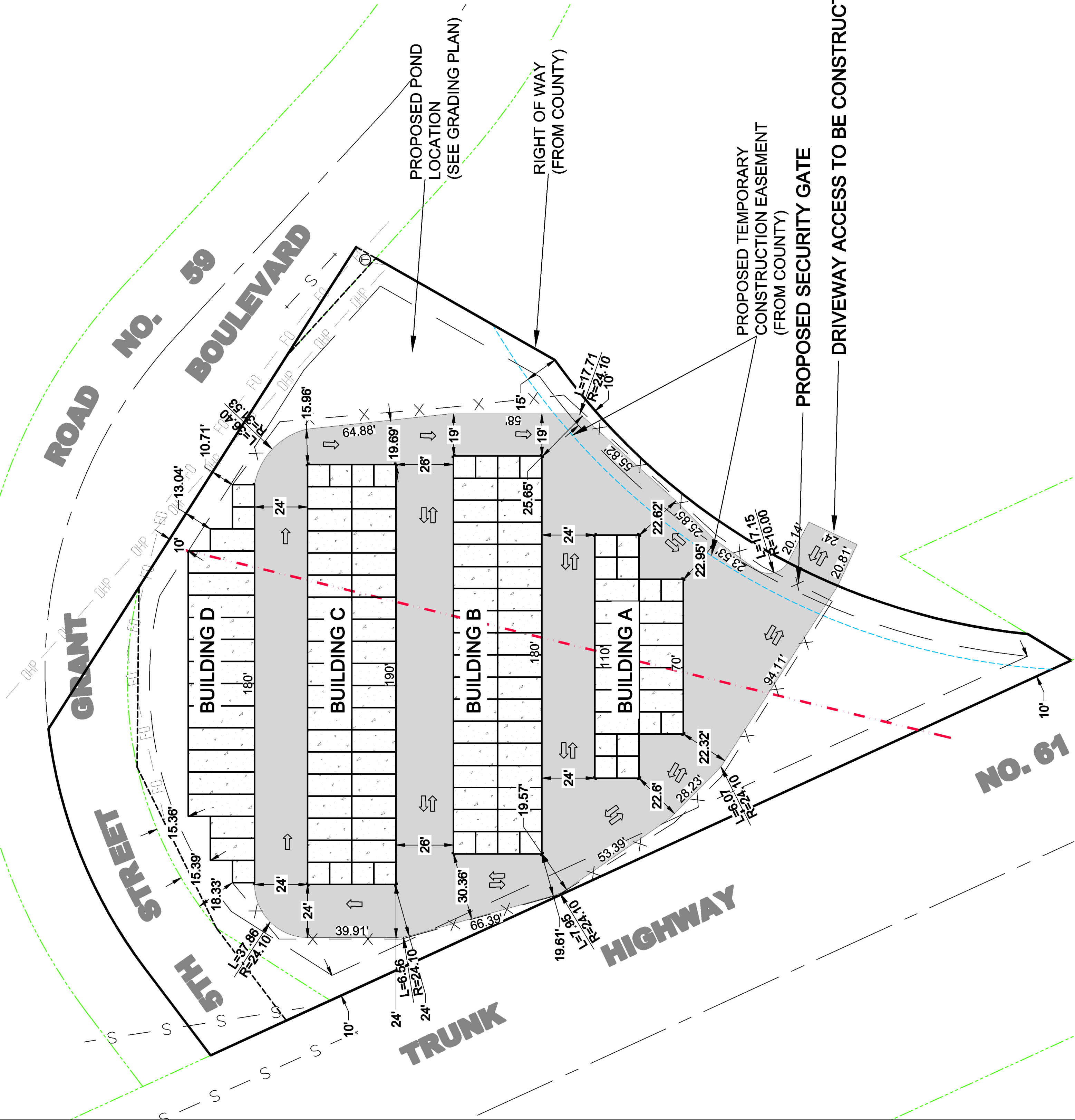
CALL BEFORE YOU DIG
GOPHER STATE
ONE CALL
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

SITE AREAS

- LOT: 2.38 ACRES
- BUILDING SQUARE FOOTAGE AREA WITHIN SHORELAND OVERLAY: 14,400 SF

SITE AREAS

- LOT: 2.38 ACRES
- BUILDING SQUARE FOOTAGE AREA WITHIN SHORELAND OVERLAY: 14,400 SF



CALL BEFORE YOU DIG
Gopher State
ONE CALL
TWIN CITY AREA
651-388-1558
1-800-252-1166

JOHNSON & SCOFIELD INC.
Surveying & Engineering,
1203 Main Street Red Wing, MN 55066
Ph. 651.388.1558 fax 651.388.1559

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT
IS THE WORK OF ME OR AN EMPLOYEE OF MY FIRM AND
I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA

Steven P. Voigt
Steven P. Voigt, PE
DATE 02/05/19 REG. NO. 20034

DESIGNED JDP
DRAWN JDP
CHECKED SPV

ADDED SECURITY FENCE AND GATE
ADDED BUILDING LABELS
REMOVED EASEMENT PER COUNTY COMMENTS
CLARIFIED PROPERTY LINES AND POND DISCHARGE RATE, ADDED POND SKIMMER STRUCTURE

BY DATE
JDP 02/06/19
JDP 02/08/19
JDP 02/22/19
JDP 02/28/19

LATEST REVISION: 03/20/19
Prepared For:
MARCUS JOHNSON
JOHNSON & SCOFIELD
1203 MAIN STREET
RED WING, MN 55066
PHONE: 651-388-1558

PROPOSED STORAGE FACILITY

WABASHA, MINNESOTA

SITE PLAN

SHEET 4 OF 9 SHEETS

LEGEND

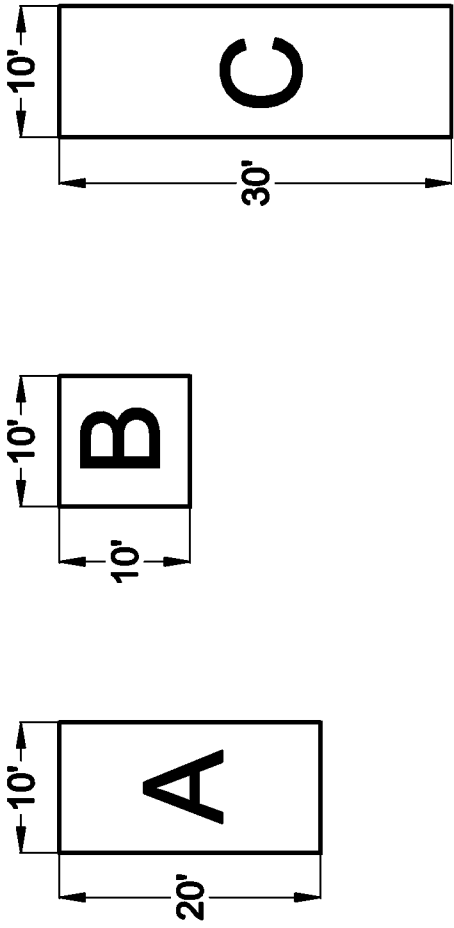
These standard symbols will be found on this plan sheet.

- DENOTES PROPERTY LINE
- DENOTES BUILDING SETBACK LINE
- DENOTES RIGHT OF WAY LINE
- DENOTES EASEMENT LINE
- DENOTES CENTERLINE OF ROAD
- DENOTES SHORELAND OVERLAY DISTRICT LINE
- DENOTES EXISTING CULVERT
- DENOTES EXISTING OVERHEAD POWER LINE AND POLE
- DENOTES EXISTING UNDERGROUND FIBER OPTIC LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES PROPOSED CONCRETE SURFACE
- DENOTES PROPOSED BOLLARD (SEE DETAIL)
- DENOTES CURVE DATA FOR EDGE OF BITUMINOUS
- DENOTES DISTANCE FOR EDGE OF BITUMINOUS OR BUILDING
- DENOTES PROPOSED SECURITY FENCE WITH GATE

SITE PLAN NOTES

- ALL RADII AND PAVEMENT LENGTHS ARE TO THE EDGE OF BITUMINOUS OR CONCRETE, UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS MUST BE VERIFIED WITH ARCHITECTURAL DRAWINGS. IN THE EVENT OF A DISCREPANCY ARCHITECTURAL DIMENSIONS SHALL BE USED.

STORAGE UNIT DIMENSIONS: (NOT TO SCALE)



NUMBER OF STORAGE UNITS:

A= 81
B= 31
C= 12
TOT= 124

- ZONING
I - INDUSTRIAL