City of Duluth
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197
218-730-5580 • Fax: 218-730-5904 • www.duluthmn.gov

An Equal Opportunity Employer

TO:

Alison Lutterman, Duluth City Attorney
Tom Johnson, Duluth Project Engineer
Chris Kleist, Duluth Utility Operations
Cindy Voigt, Duluth City Engineer
Kelly Fleissner, Duluth Administration
Eric Shaffer, Duluth Chief Engineer-Utilities
Gordon Ramsay, Duluth Police
Jack Ezell, WLSSD
Jim Foldesi, St Louis Co. Pub. Works
Bryan Bushey, Duluth Fire Chief
Howard Smith, Duluth Project Engineer
Marnie Grondahl, Duluth Fire Marshal
Dean Dulinski, Minnesota Power
Howard Jacobson, Duluth Utility Ops Mngr
Nate LaCoursiere, Duluth City Attorney
Mark Bauer, Duluth Parking
James Gittemeier, MIC
Jim Miles, Mn/DOT
Patrick Geiger, CenturyLink
Cari Pederson, Duluth Project Engineer
Keith Hamre, Planning and Construction Services
Dennis Jensen, DTA
Karen Zeisler, County Land Department
Greg Stoewer, Duluth Project Engineer
Jim Benning, Duluth Public Works & Utilities
Chris Eng, Duluth Business Development
Kathy Bergen, Duluth Parks & Recreation
Kyle Deming, Duluth Building Safety
Patty Fowler, MnDNR
John Hinzmann, MnDOT
Todd Carlson, Duluth Utility Operations
Wendy Rannenberg, Duluth Building Safety
Matt Kennedy, Duluth Parking
Peggy Billings, Engineering Technician
Jim Shoberg, Duluth Parks

DATE: August 17, 2015
SUBJECT: Planning Commission Agenda Items for September 8, 2015

The Duluth City Planning Commission has received 15 applications for review. Please review the technical aspects and desirability of the proposals and provide comments at your earliest convenience. They are grouped by general theme for easier review.

Zoning Text Amendments

- **PL 15-xxx** UDC Text Amendment of Section 50-19.8 Permitted Use Table, 50-20.3 Commercial Use Specific Standards, and 50-40 Definitions, to Allow for Craft Manufacturing and Urban Agriculture
- **PL 15-xxx** UDC Text Amendment of Section 50-14.5 Residential-Traditional, 50-20.1 Residential Use Specific Standards, and 50-40 Definitions, for Contextual Design Standards for Townhomes and Duplexes in R-1 Zones
- **PL 15-xxx** UDC Text Amendment of 50-20.3 Commercial Use Specific Standards, for Drive-Throughs for Banks, Restaurants and Retail Stores in the MU-N district

Rezoning

- **PL 15-xxx** UDC Map Amendment to Rezone Park Point Parks From R-1 (Residential-Traditional) to P-1 (Parks and Open Space) by the City of Duluth
- **PL 15-129** UDC Map Amendment to Rezone 4258 Haines Road from R-1 to MU-C (Mixed Use-Commercial) by Haines Road LLC and Richard Mertz
- **PL 15-124** UDC Map Amendment to Rezone 1243 88th Avenue West (Morgan Park School) from R-1 to MU-N (Mixed Use-Neighborhood) by SDH&M LLC and Aaron Schweiger

Concurrent Use Permits

- **PL 15-104** Concurrent Use Permit for Canopy at 400 East Third Street by Essentia Health
- **PL 15-084** Concurrent Use Permit for Parking Lot Drive Aisle in Street Right of Way for Elizabeth Street by Village Development Center, LLC

Subdivision

- **PL 15-115** Minor Subdivision at the 3800 Block of Minnesota Avenue by Helen Harrison
- **PL 15-131** Minor Subdivision/RLS at 211 East Superior Street by Sherman Associates

Special Use Permit

- **PL 15-125** Special Use Permit to Amend Existing Water Resources Management Ordinance (WRMO) Variance FN 07089 (to Allow Impervious Surface Coverage to Exceed 30%, Allow Structures Within 75 Foot Setback, and Roads and Parking Areas Within 50 feet Setback; and Special Use Permit FN 07155 (To Allow Recreational Vehicle Park and Marina for 45 RV Parking Areas and 108 Boat Slips), at 1002 S Spring Street by Bill Studahar

Planning Reviews

- **PL 15-123** MU-I Planning Review for a Mixed Use Development at 624 East 1st Street by 624 Block LLC and Joe Kleiman
- **PL 15-126** MU-W Planning Review for a New Hotel at 1000 Minnesota Avenue by Island Inn and Suites, LLC

Variances

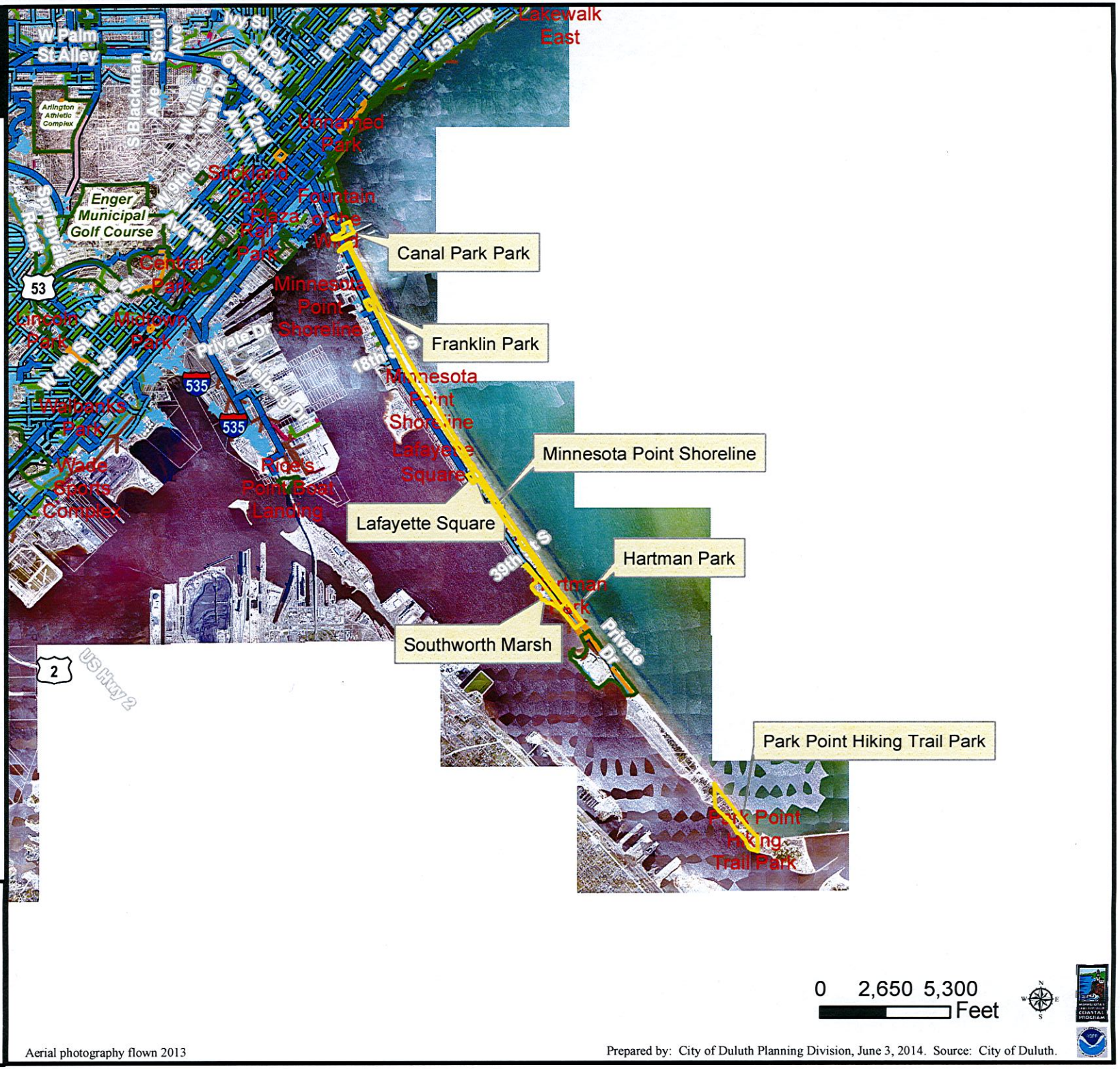
- **PL 15-127** Variance for New Hotel within the 50 foot Shoreland Setback at 1000 Minnesota Avenue by Island Inn and Suites, LLC
- **PL 15-118** Variance for Detached Garage within the 150 foot Shoreland Setback at 118 S 56th Avenue West Kenneth Rish

We appreciate your time and input. If you have any questions or comments, or need additional background information, please feel free to call me at 730-5328 or e-mail me at jmoses@duluthmn.gov. Thank you!

Jenn Reed Moses, Planner II

City Planning

PL 15-136
Rezone to P-1
Park and Open Space
Utility Map



Legend

- Parks
- Parks

Water Distribution System

- 30 - 60" Water Pipe
- 16 - 24" Water Pipe
- 4 - 6" Water Pipe

Sanitary Sewer Collection System

- Sanitary Sewer Collector
- Sanitary Sewer Interceptor
- Sanitary Sewer Forced Main

Gas Distribution Main

- 8" - 16" Gas Pipes
- 4" - 6" Gas Pipes
- 0" - 4" Gas Pipes

Storm Sewer Collection System

- Storm Sewer Pipe

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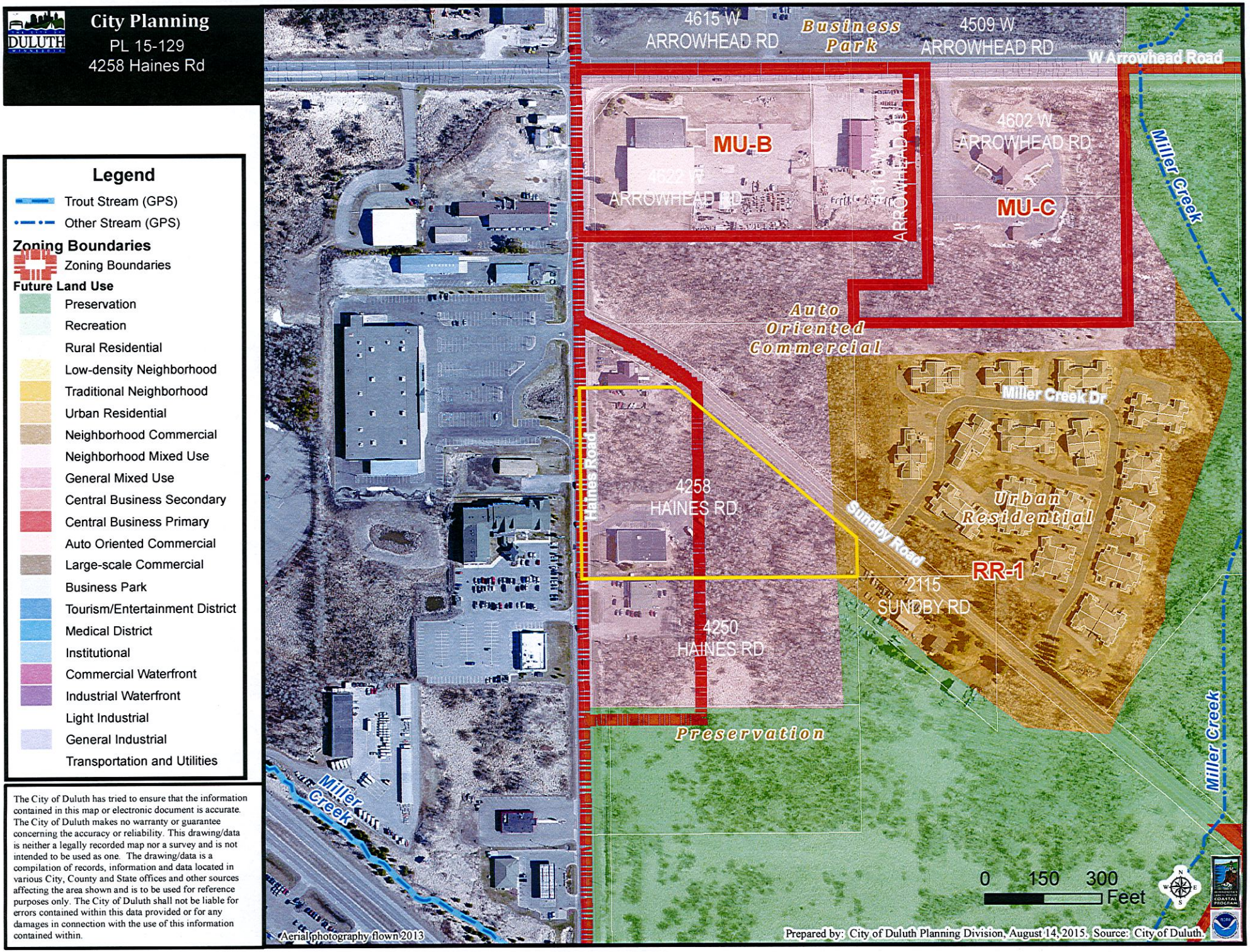
0 2,650 5,300 Feet

Aerial photography flown 2013

Prepared by: City of Duluth Planning Division, June 3, 2014. Source: City of Duluth.



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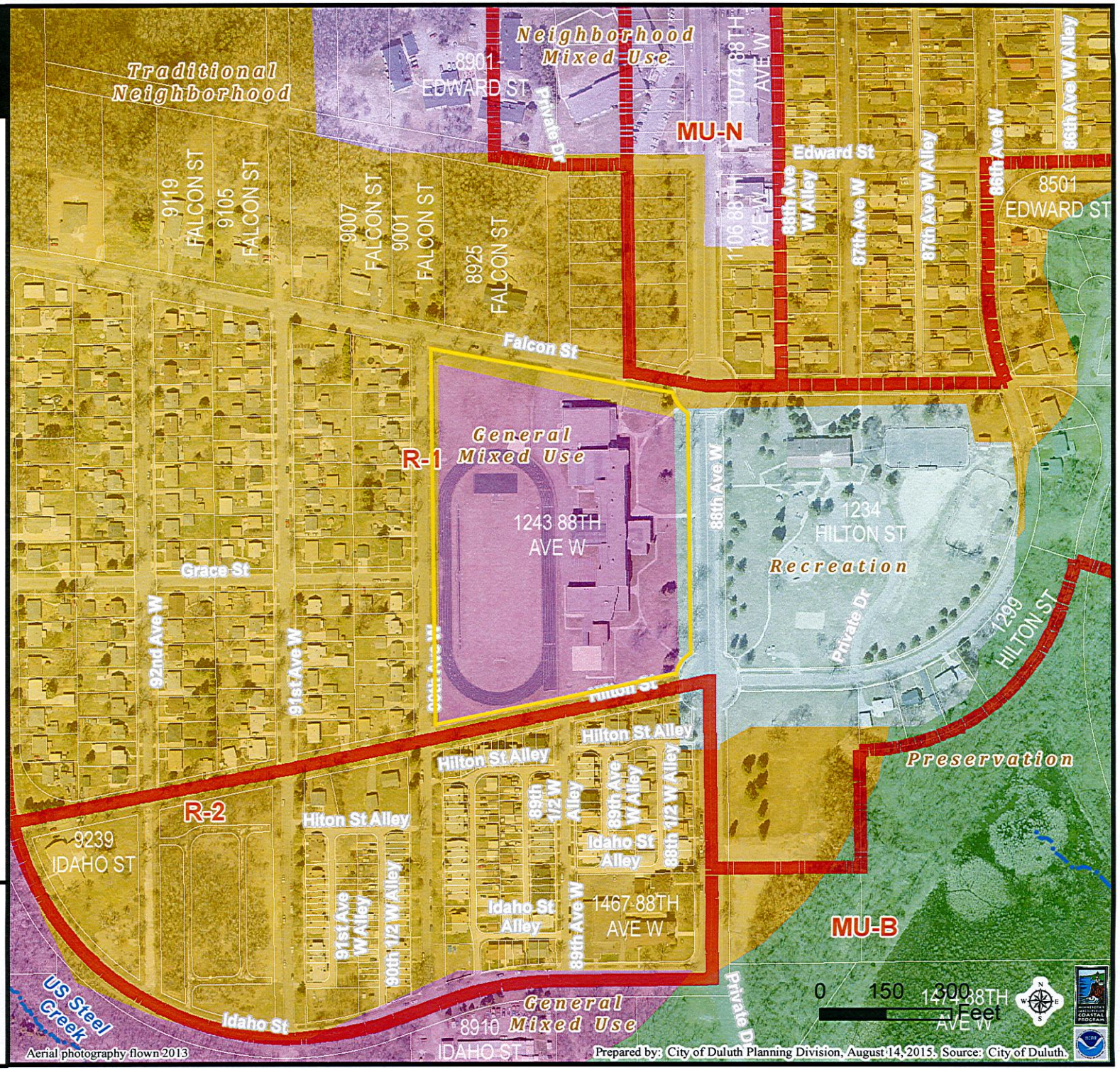
City Planning

PL 15-124

1243 88th Avenue W



Legend

- Trout Stream (GPS)
- Other Stream (GPS)

Zoning Boundaries

- Zoning Boundaries

Future Land Use

- Preservation
- Recreation
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Neighborhood Mixed Use
- General Mixed Use
- Central Business Secondary
- Central Business Primary
- Auto Oriented Commercial
- Large-scale Commercial
- Business Park
- Tourism/Entertainment District
- Medical District
- Institutional
- Commercial Waterfront
- Industrial Waterfront
- Light Industrial
- General Industrial
- Transportation and Utilities

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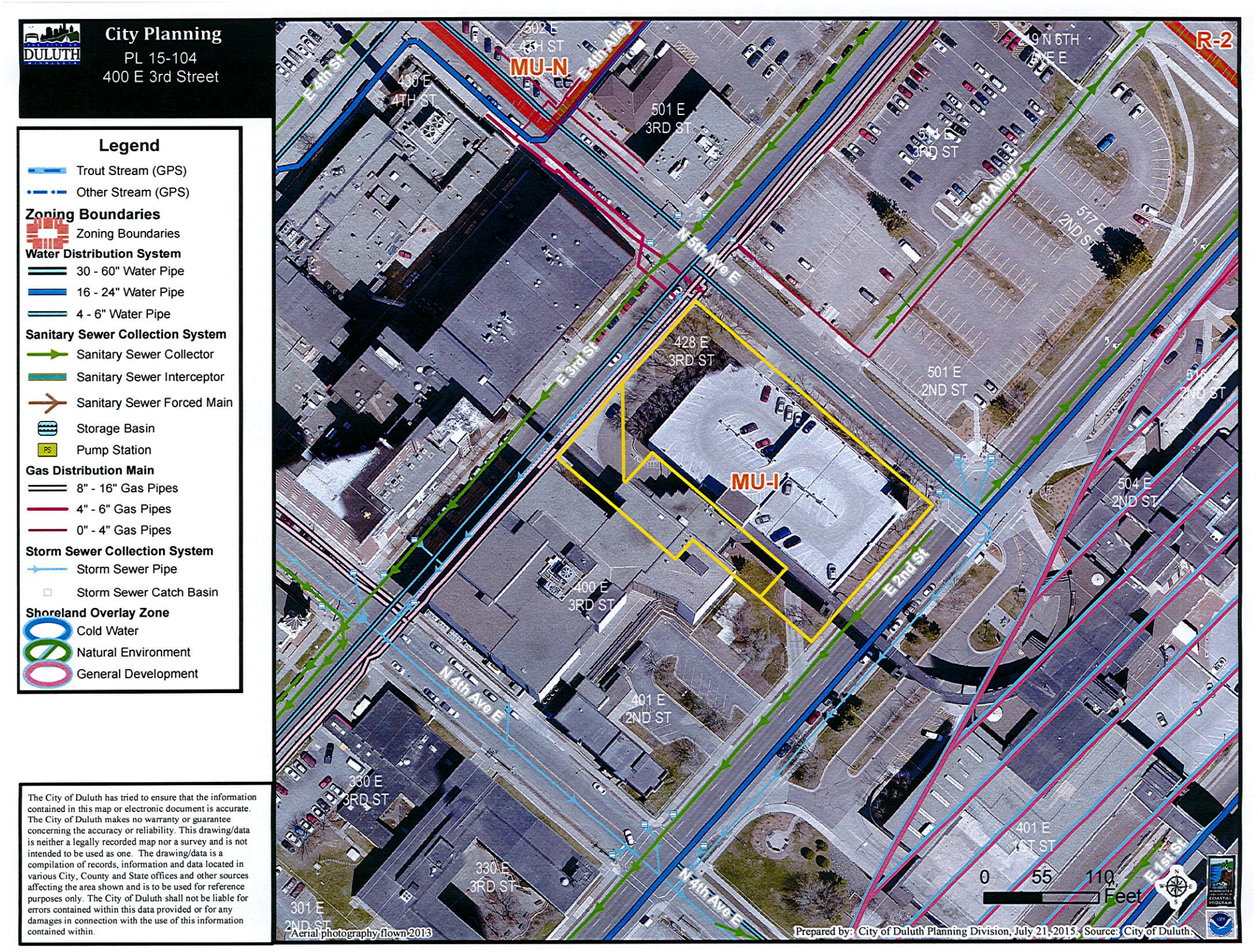

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City Planning

PL 15-084
Elizabeth Street

Legend

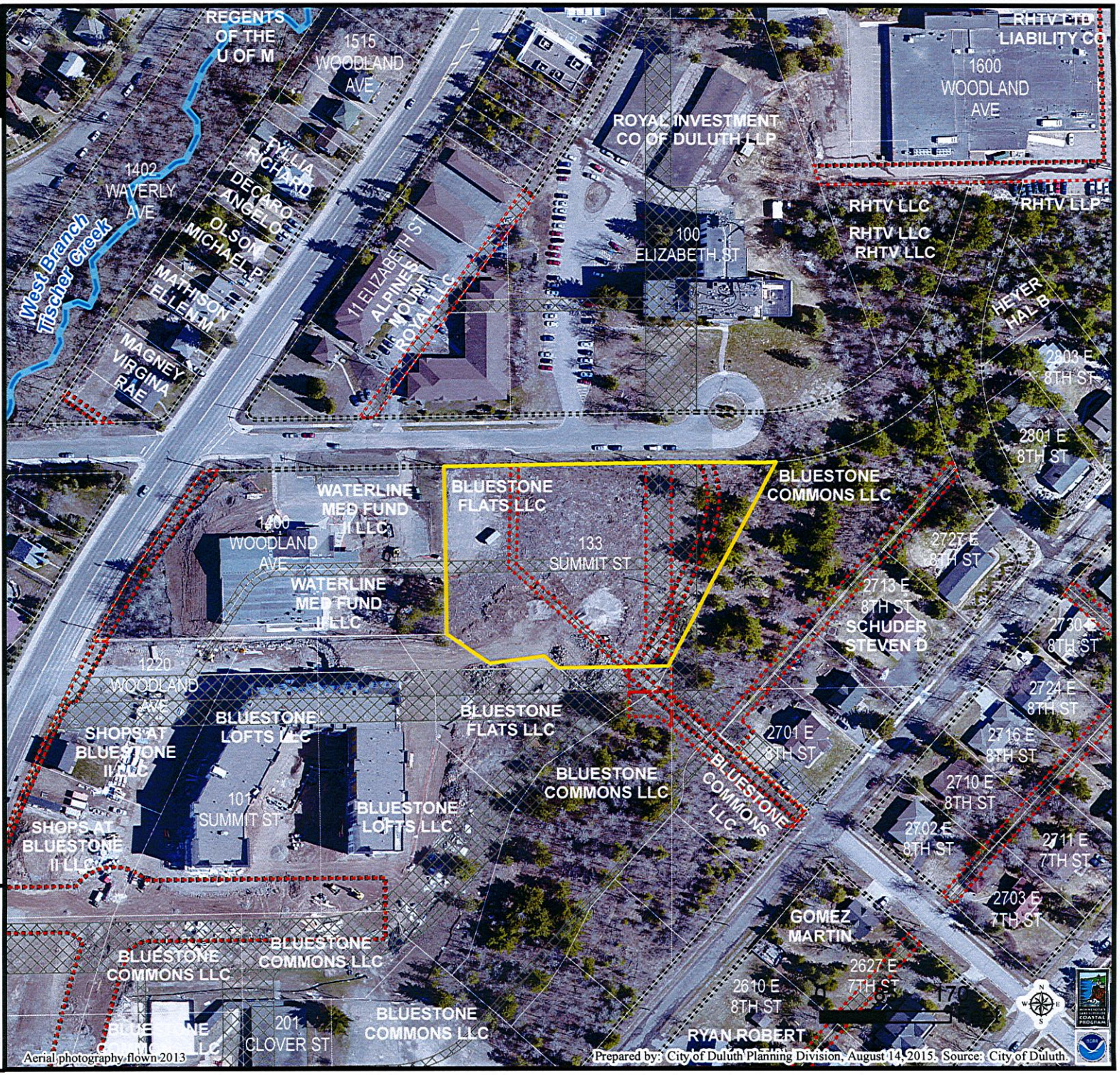
- Trout Stream (GPS)
- Other Stream (GPS)

Right-of-Way Type

- Road or Alley ROW
- Vacated ROW

Easement Type

- Utility Easement
- Other Easement



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City Planning

PL 15-115

38xx Minnesota Avenue

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Hydrant
- Water Main

Network Structure

Subtype
- Storage Basin
- Pump Station

Sanitary Gravity Mains

Owner
- CITY OF DULUTH
- WLSSD; PRIVATE; RICE LAKE TWP
- Sanitary Sewer Forced Main
- Storm Sewer Catch Basin

Subtype
- Storm Sewer Pipe

Gas Distribution Main

Material
- Coated Steel
- Plastic
- Lake Superior

Zoning Boundaries
- Zoning Boundaries

Right-of-Way Type
- Road or Alley ROW
- Vacated ROW

Easement Type
- Utility Easement
- Other Easement

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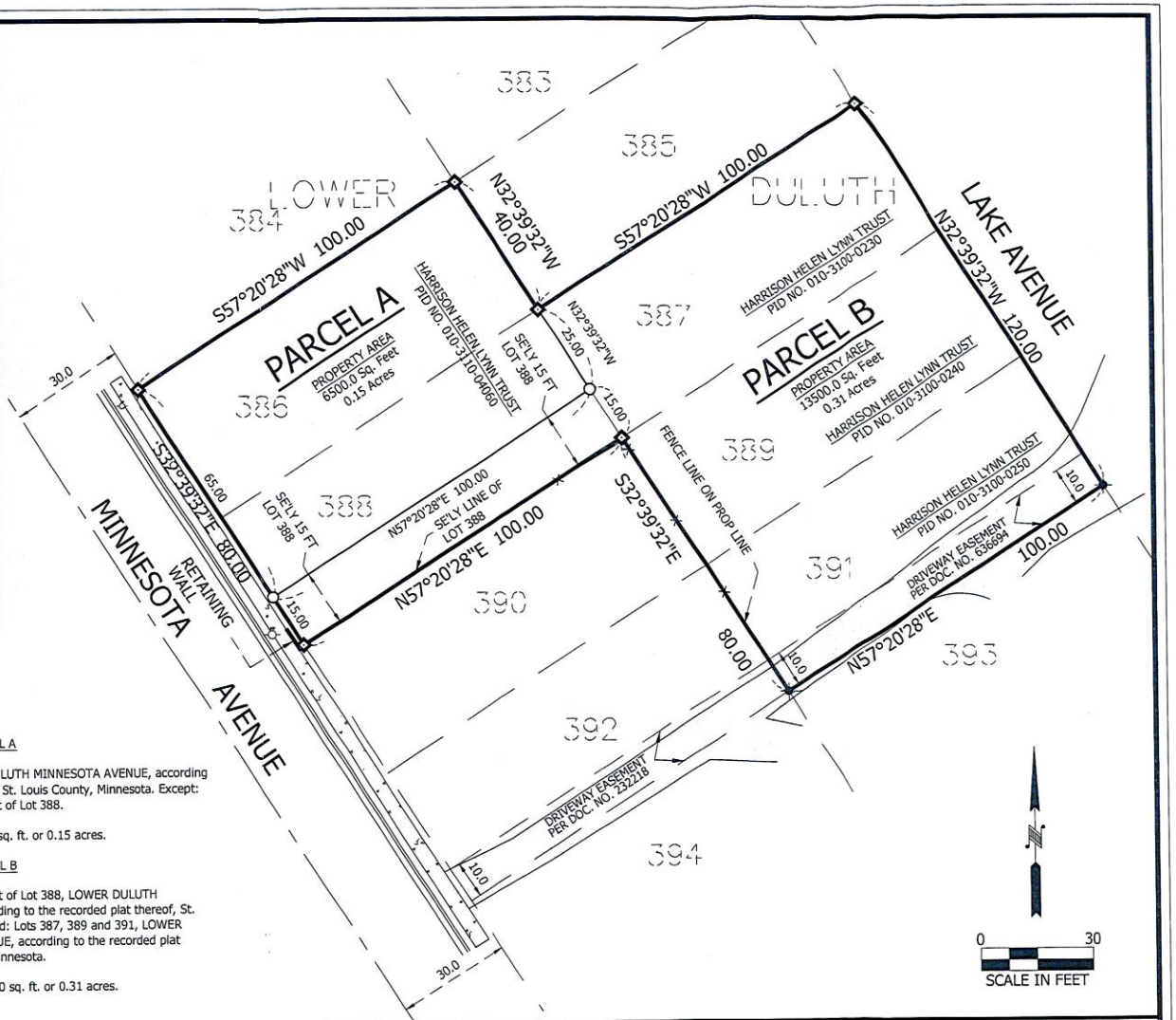


LEGEND

- CONCRETE SURFACE
- BITUMINOUS SURFACE
- FENCE LINE
- FOUND MAG NAIL
- FOUND CAPPED REBAR RLS. NO. 49505
- SET CAPPED REBAR RLS. NO. 49505

LEGAL DESCRIPTION PARCEL A

Lot 386 and 388, LOWER DULUTH MINNESOTA AVENUE, according to the recorded plat thereof, St. Louis County, Minnesota. Except: The Southeasterly 15.00 feet of Lot 388.

Said Parcel contains 6500.0 sq. ft. or 0.15 acres.

LEGAL DESCRIPTION PARCEL B

The Southeasterly 15.00 feet of Lot 388, LOWER DULUTH MINNESOTA AVENUE, according to the recorded plat thereof, St. Louis County, Minnesota. And: Lots 387, 389 and 391, LOWER DULUTH MINNESOTA AVENUE, according to the recorded plat thereof, St. Louis County, Minnesota.

Said Parcel contains 13,500.0 sq. ft. or 0.31 acres.

BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996.

THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY.

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 Land Surveyor under the laws of the State of Minnesota.

Date: JULY 23, 2015

David R. Evanson

David R. Evanson MN License No. 49505

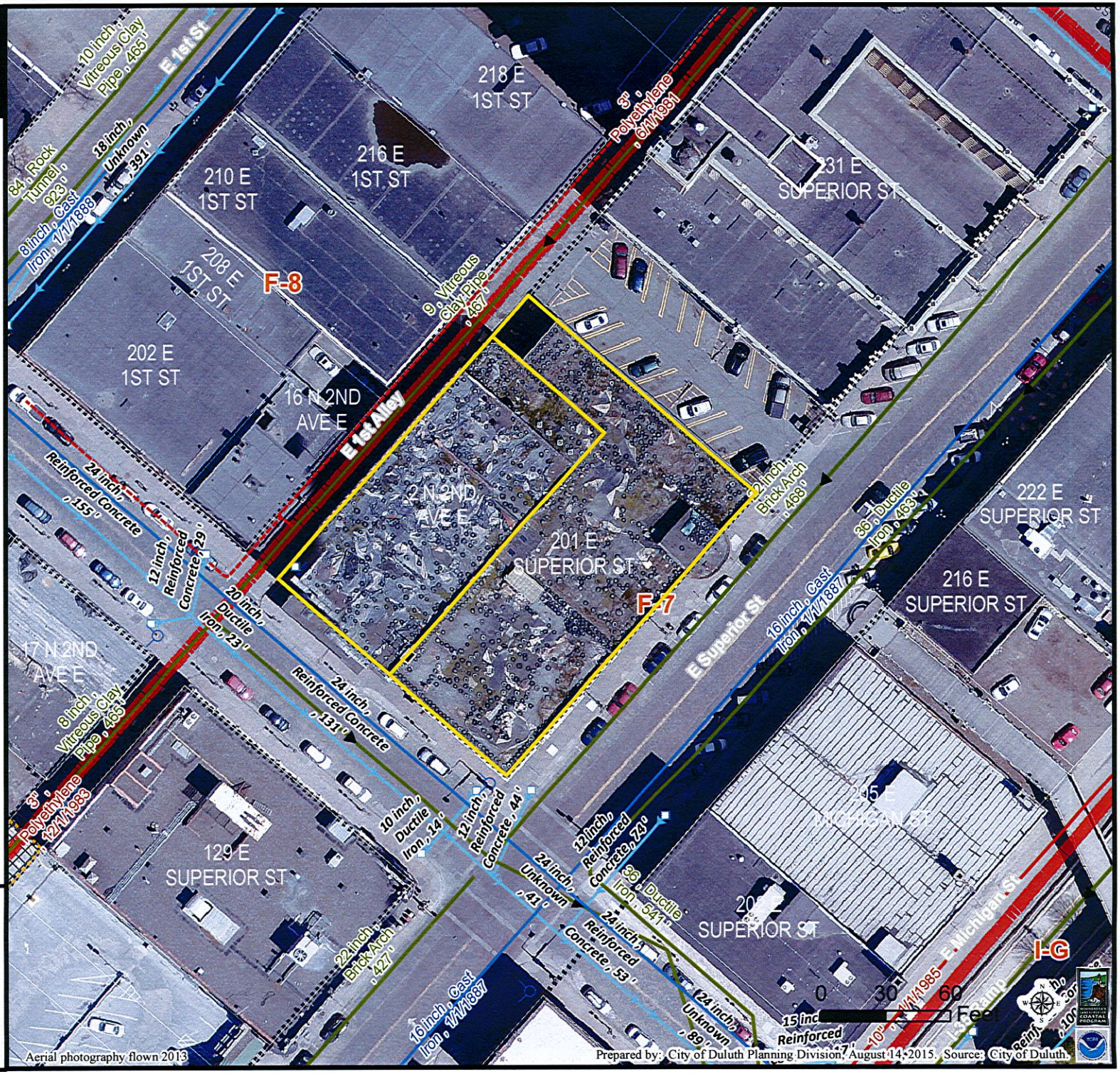
MINOR SUBDIVISION

CLIENT: HELEN HARRISON	REVISIONS: XXX
DATE: 7-23-15	
ADDRESS: XXX	
JOB NUMBER: 15-192	

ALTA
LAND SURVEY COMPANY
* LAND SURVEYING
* LAND DEVELOPMENT
* PLATTING
* LEGAL DESCRIPTIONS
* CONSTRUCTION STAKING
PHONE: 218-727-5211
FAX: 218-727-3798
LICENSED IN MN & WI
CERTIFIED FEDERAL SURVEYOR
WWW. ALTALANDSURVEYDULUTH.COM

City Planning

PL 15-131
211 E Superior St



Aerial photography flown 2013

Prepared by: City of Duluth Planning Division, August 14, 2015. Source: City of Duluth.

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Hydrant
- Water Main

Network Structure

Subtype
- Storage Basin
- Pump Station

Sanitary Gravity Mains

Owner
- CITY OF DULUTH
- WLSSD; PRIVATE; RICE LAKE TWP
- Sanitary Sewer Forced Main
- Storm Sewer Catch Basin

Subtype
- Storm Sewer Pipe

Gas Distribution Main

Material
- Coated Steel
- Plastic
- Lake Superior

Zoning Boundaries
- Zoning Boundaries

Right-of-Way Type
- Road or Alley ROW
- Vacated ROW

Easement Type
- Utility Easement
- Other Easement

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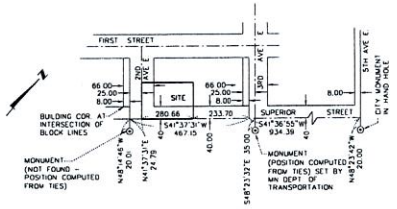
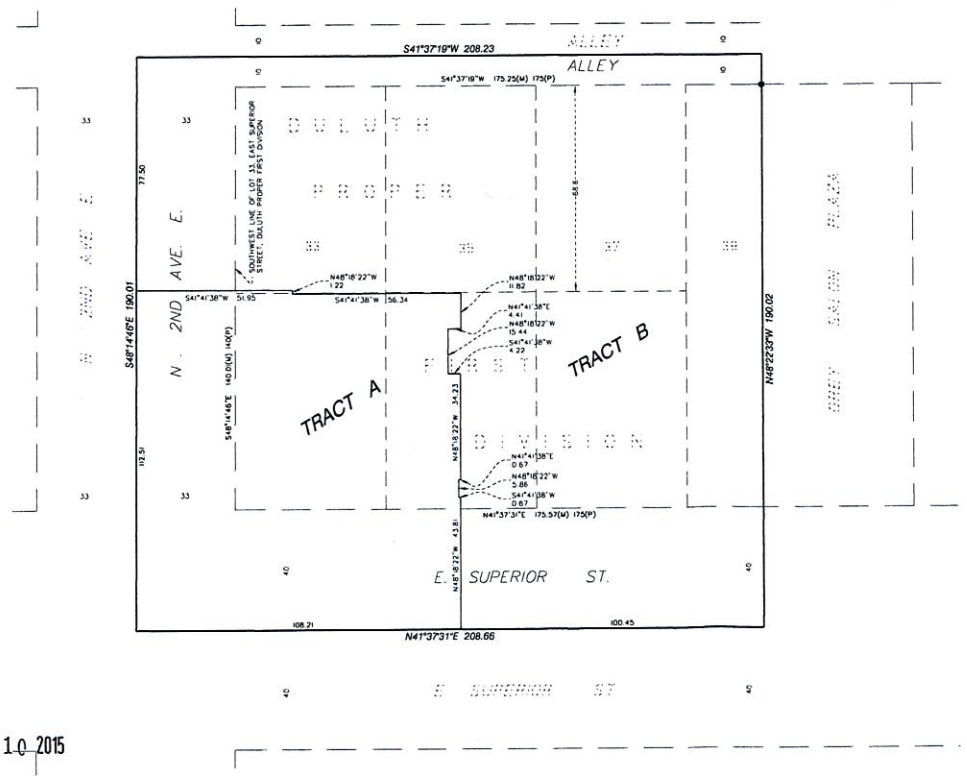
REGISTERED LAND SURVEY NO. _____

Survey of Lots 33, 35, and 37; the West Half of Lot 39; and a portion of adjoining alley and street, East Superior Street, Duluth Proper First Division
St. Louis County, Minnesota

VICINITY MAP
CITY MONUMENTS AND ALIGNMENT
NOT TO SCALE





I hereby certify that in accordance with the provisions of chapter 508, Minnesota statutes of 1949, as amended, I have surveyed the following described tracts of land in the County of St. Louis, State of Minnesota, to-wit:

The Northerly 68.60 feet of Lots 33, 35 and 37, East Superior Street, Duluth Proper First Division, St. Louis County, Minnesota.

AND

Lots 33, 35 and 37, except the Northerly 68.60 feet, and the West Half of Lot 39, East Superior Street, Duluth Proper First Division, St. Louis County, Minnesota.

I hereby certify that this REGISTERED LAND SURVEY NO. _____ is a correct delineation of said survey.

Dated this _____ day of _____ 20___.

_____
Dennis B. Olmstead, Land Surveyor
Minnesota License Number 18425

CITY OF DULUTH PLANNING DEPARTMENT

Approved by the City of Duluth Planning Department this _____ day of _____ 20___.

_____ _____
President of the Planning Commission Secretary of the Planning Commission

ST. LOUIS COUNTY SURVEYOR

I hereby certify that this REGISTERED LAND SURVEY NO. _____ has been checked and approved this _____ day of _____ 20___.

_____
St. Louis County Surveyor

STATE OF MINNESOTA
COUNTY OF ST. LOUIS

I hereby certify that this Registered Land Survey was filed in this office as Registered Land Surveyor No. _____ on the _____ day of _____ 20___, at ____ o' clock __. M, as document _____ affecting certificate of title _____.

BY: _____

BEARINGS ARE BASED ON THE SOUTHWEST LINE OF LOT 33, EAST SUPERIOR STREET, DULUTH PROPER FIRST DIVISION WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 48 DEGREES 14 MINUTES 46 SECONDS EAST

LEGEND

- ● Denotes Monument Found 1/2 Inch Iron Pipe
- △ Denotes Mag Nail Set
- (M) Denotes Measured Distance
- (p) Denotes Plat Distance

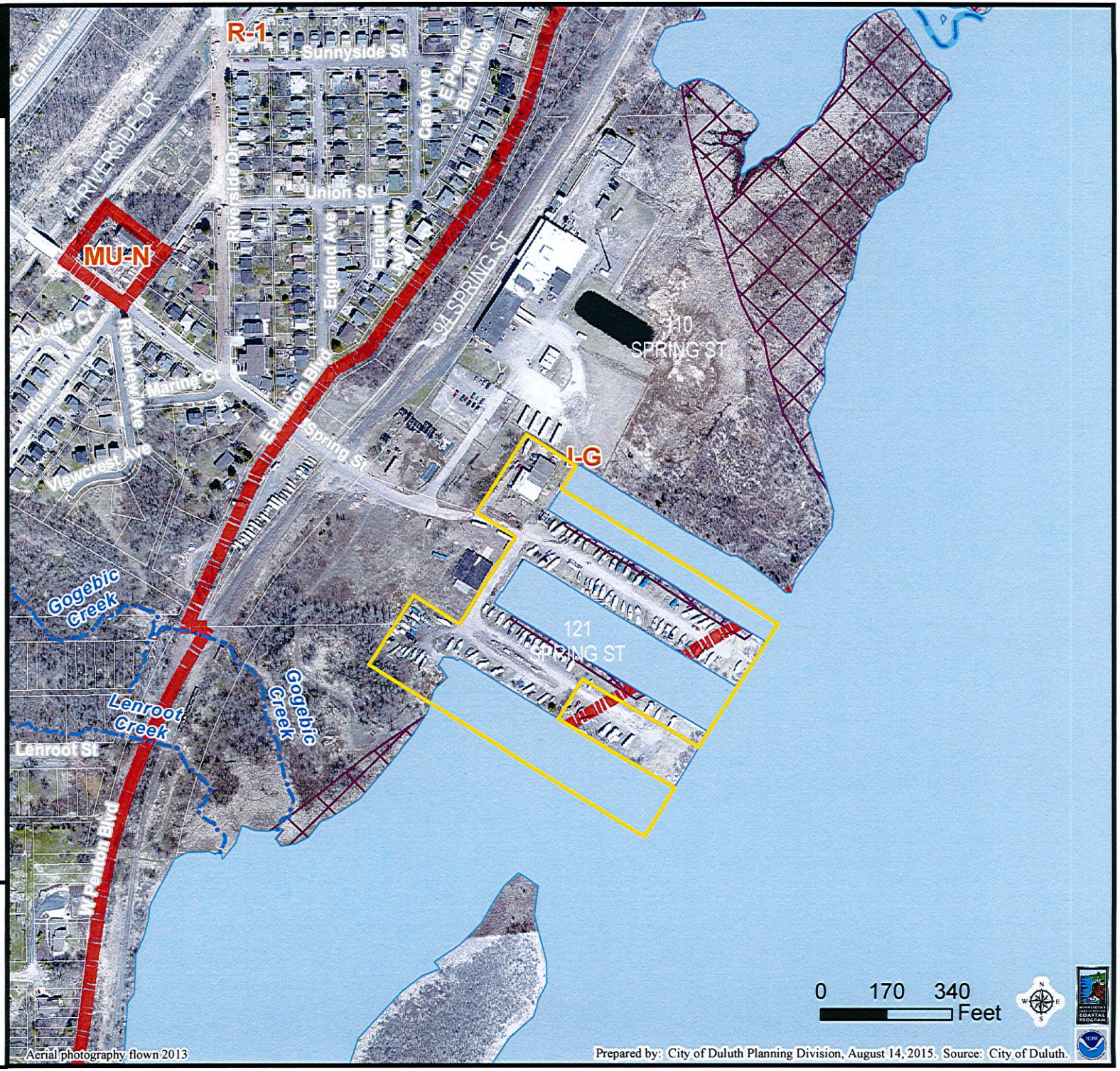
0 10 20 40
SCALE IN FEET

ALLIANT ENGINEERING

RECEIVED AUG 10 2015

City Planning

PL 15-125
1002 S Spring St



Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Lake Superior

Zoning Boundaries

- Zoning Boundaries

Floodplain Type

- General Flood Plain
- Flood Way
- Flood Fringe

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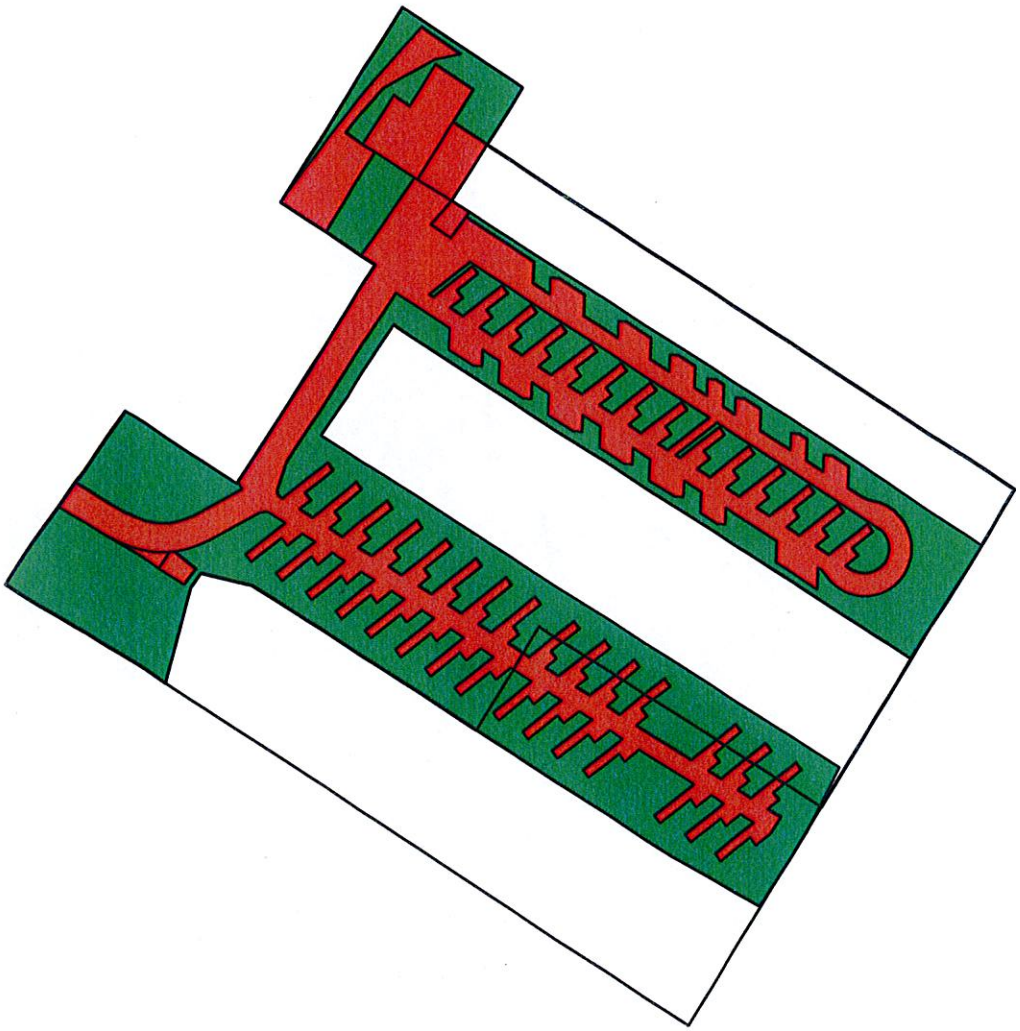


IMPERVIOUS

PERVIOUS

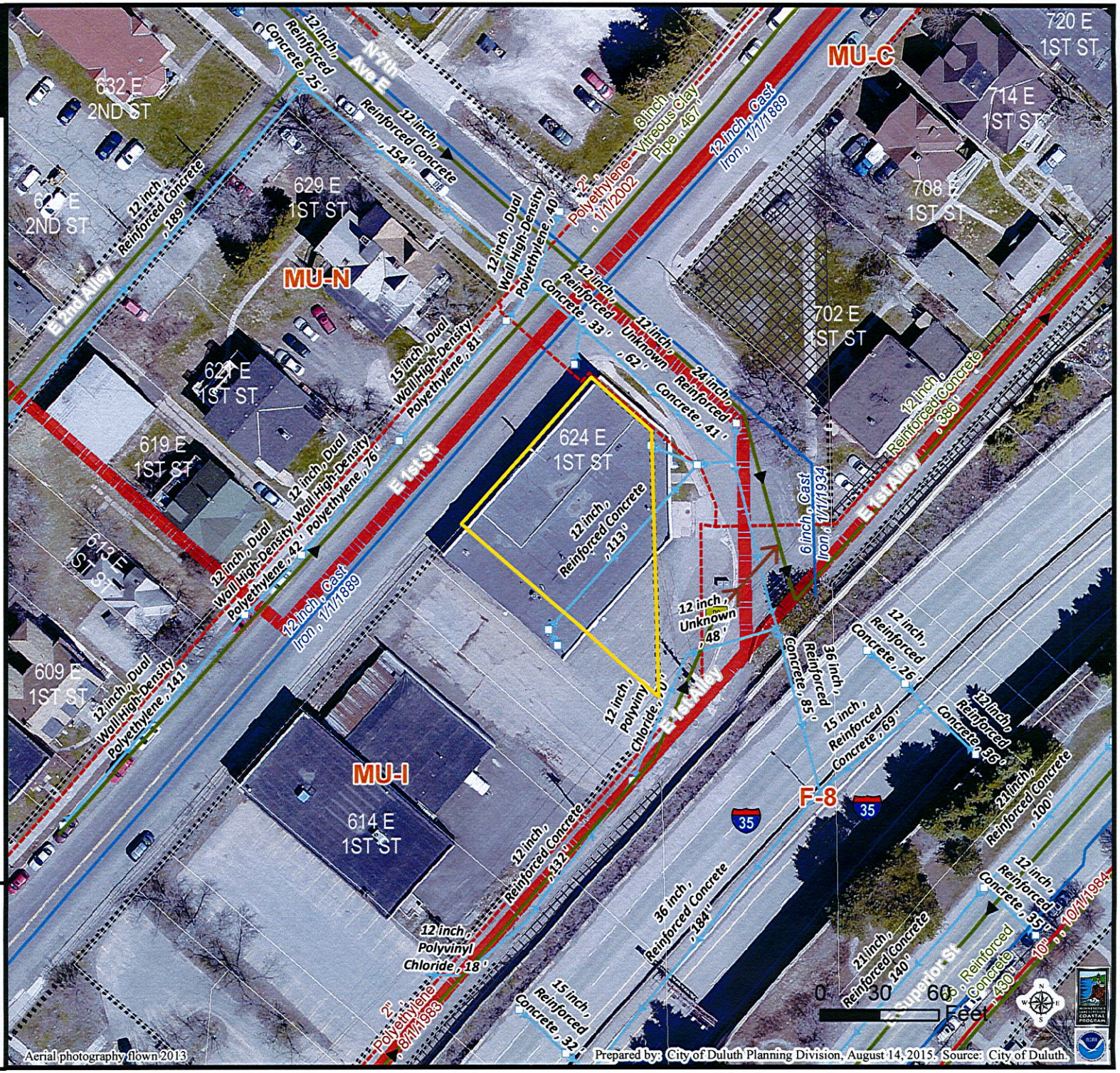
TOTAL AREA: 292,522 SF
IMPERVIOUS AREA: 138,575 SF
IMPERVIOUS PERCENTAGE: 47%

Northland
Consulting Engineers L.L.P.
Structural, Civil and Forensic Engineering Services
Voice: (218)727-5995 Fax: (218)727-7779 www.nce-engineers.com

PROPOSED AREA BREAKDOWN
SPIRIT LAKE MARINA

City Planning

PL 15-123
624 E 1st St.



Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Hydrant
- Water Main

Network Structure

Subtype
- Storage Basin
- Pump Station

Sanitary Gravity Mains

Owner
- CITY OF DULUTH
- WLSSD; PRIVATE; RICE LAKE TWP
- Sanitary Sewer Forced Main
- Storm Sewer Catch Basin

Subtype
- Storm Sewer Pipe

Gas Distribution Main

Material
- Coated Steel
- Plastic
- Lake Superior

Zoning Boundaries
- Zoning Boundaries

Right-of-Way Type
- Road or Alley ROW
- Vacated ROW

Easement Type
- Utility Easement
- Other Easement

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ZONING SUMMARY:

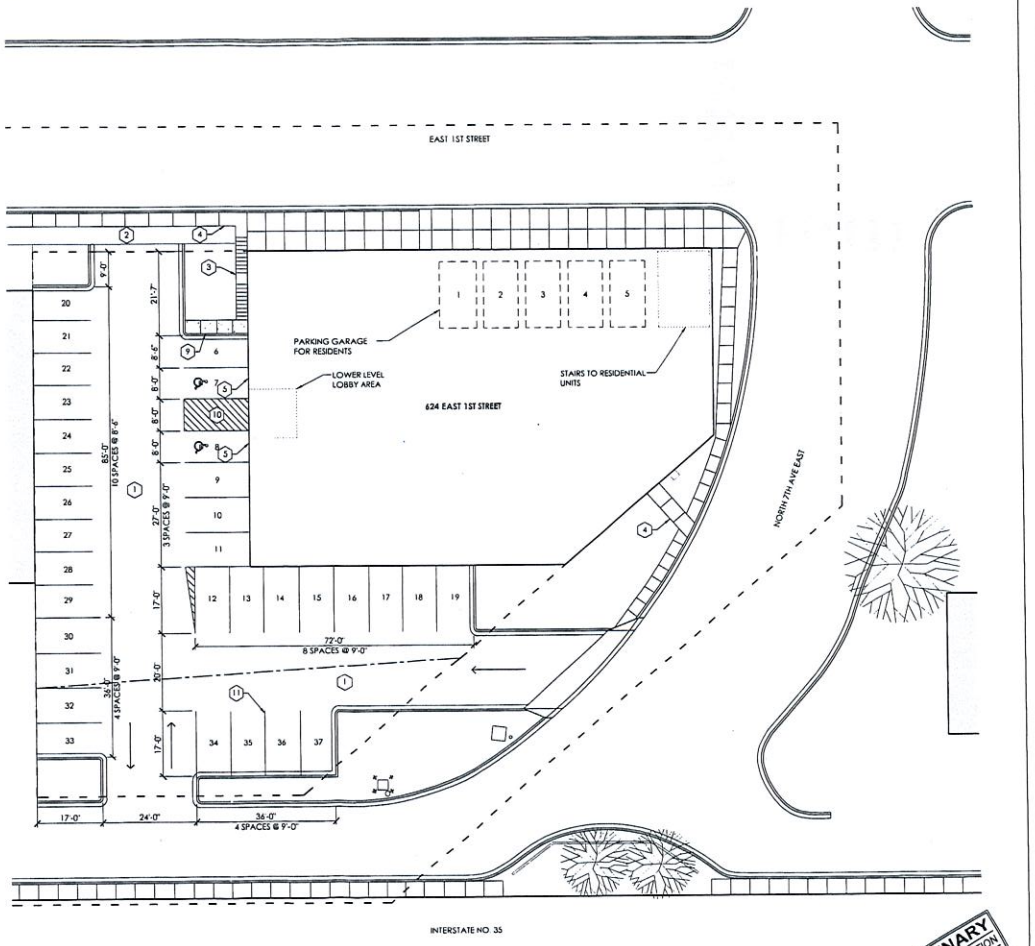
CODES USED:	UNIFIED DEVELOPMENT CODE CHAPTER 50	MAY 29, 2015
LAND USE CATEGORY:	TABLE 50-19.8	DWELLING, MULTI-FAMILY
ZONE DISTRICT:	MU-I	MIXED USE - INSTITUTIONAL
DIMENSIONAL STANDARDS:	TABLE 50-15.4-1 MINIMUM LOT AREA MINIMUM LOT FRONTAGE MINIMUM DEPTH FRONT YARD MINIMUM WIDTH SIDE YARD MINIMUM WIDTH REAR YARD MAXIMUM HEIGHT OF STRUCTURE	 500 SF NA 0'-0" NA NA 91'-0"
NATURAL RESOURCE OVERLAY (NR-O):	50-18.1 FLOODWAY FLOOD FRINGE SHORLANDS STORM WATER MANAGEMENT/ EROSION CONTROL	 NO NO NO ZONE B
TEMPORARY EROSION AND SEDIMENT CONTROLS:	TABLE 50-18.E-1 LAND AREA DISTURBED ESCP PLAN AND PERMIT SWPPP PLAN AND PERMIT MS4 STATEMENT OF COMPLIANCE	 > 3,000 < 1 ACRE REQUIRED REQUIRED REQUIRED
PERMANENT WATER QUALITY AND DISCHARGE RATE CONTROLS:	TABLE 50-18.1.E-2 IMPERVIOUS AREA WATER QUALITY TREATMENT RUNOFF RATE CONTROLS VOLUME CONTROLS TEMPERATURE CONTROLS DRAINAGE REPORT SWPPP BMP OPERATION AND MAINTENANCE MANUAL MS4 STATEMENT OF COMPLIANCE	 > 3,000 < 1 ACRE REQUIRED REQUIRED REQUIRED REQUIRED REQUIRED REQUIRED REQUIRED REQUIRED
TREATMENT REQUIREMENTS:	TABLE 50-18.1.E-3 REDEVELOPMENT > 3,000 SF < 1 ACRE	10% REDUCTION IN IMPERVIOUS SURFACE
DISCHARGE RATE LIMITS:	TABLE 50-18.1.E-4 REDEVELOPMENT	ZONE B - BELOW BLUFF LINE
AIRPORT OVERLAY (A-O):	50-18.2	NA
HISTORIC RESOURCES OVERLAY (HR-O):	50-18.3	NA
SKYLINE PARKWAY OVERLAY (SP-O):	50-18.4	NA
HIGHER EDUCATION OVERLAY (HE-O):	50-18.5	NA
USE SPECIFIC STANDARDS:	COMMERCIAL USES 50-20.3.M	50-20.3 OFFICES ONLY IN SUPPORT OF INSTITUTIONAL USES IN DISTRICT
OFF-STREET PARKING:	TABLE 50-24-1 DWELLING, MULTIFAMILY OFFICE RETAIL MINIMUM PARKING LIMIT	 1.25 PER DWELLING UNIT 2.5 PER 1,000 SF OF GROSS FLOOR AREA 3 PER 1,000 SF OF GROSS FLOOR AREA 70% OF THE MINIMUM
OFF-STREET LOADING:	TABLE 50-24-5 OFFICE	NOT APPLICABLE - UNDER 20,000 SF GROSS FLOOR AREA
LANDSCAPING AND TREE PRESERVATION:	50-25 REQUIRED > 10,000 SF OF LOT AREA	
STREET FRONTAGE LANDSCAPING:	TABLE 50-25-1 NO REQ FRONT SETBACK / BUILDING ABUTS LOT LINE	EXEMPT
PARKING LOT LANDSCAPING:	50-25.4 PERIMETER SCREENING REQUIRED TREES REQUIRED SHRUBS INTERIOR TREE CANOPY	 5 FEET FROM PUBLIC STREET 1 PER 35 FEET OF LINEAR FRONTAGE 3 PER 25 FEET OF LINEAR FRONTAGE 10% - 25-50 SPACES 30% AT MATURITY
LANDSCAPING CREDIT TO PRESERVE EXISTING TREES:	50-25.6 NOT APPLICABLE	NO EXISTING TREES
SCREENING OF MECHANICAL EQUIPMENT:	50-26.1 REQUIRED ROOF-MOUNTED EQUIPMENT GROUND-MOUNTED EQUIPMENT	 YES FROM PUBLIC RIGHT-OF-WAY ADJOINING PROPERTY AND PUBLIC RIGHT-OF-WAY
SCREENING OF SERVICE/ OFF-STREET LOADING AREAS:	50-26.2 NOT APPLICABLE	
SCREENING AND LOCATION OF COMMERICAL CONTAINERS:	50-26.3 COMMERCIAL CONTAINERS	REQUIRED
SIGNS:	50-27 PERMIT REQUIRED SIGN TYPES TABLE 50-27	SEPARATE APPLICATION WALL SIGN 50-27.7L
SUSTAINABILITY STANDARDS:	50-29 NOT REQUIRED DEVELOPMENT ON PREVIOUSLY USED LAND THAT IS NOT CONTAMINATED	<10,000 SF GROSS FLOOR AREA
DESIGN STANDARDS:	50-30 NOT REQUIRED	<10,000 SF GROSS FLOOR AREA
EXTERIOR LIGHTING STANDARDS:	50-31 REQUIRED MAXIMUM ILLUMINATION ON PROPERTY MAXIMUM ILLUMINATION AT PROPERTY LINE MAXIMUM ILLUMINATION AT RIGHT-OF-WAY MAXIMUM/ MINIMUM RATIO	 RENOVATION 10 FOOT CANDLES 1 FOOT CANDLES 2 FOOT CANDLES 15:1

PROJECT SPECIFIC:

TREATMENT REQUIREMENTS:	EXISTING IMPERVIOUS SURFACE 100% REDEVELOPED IMPERVIOUS SURFACE 88%	
OFF-STREET PARKING:	MULTIFAMILY RESIDENTIAL, 4 UNITS x 1.25/UNIT RETAIL, 3 SPACES/1000 SF 30% REDUCTION	5 SPACES 47 SPACES 52 SPACES 37 SPACES
STREET FRONTAGE LANDSCAPING:	NA	
PARKING LOT LANDSCAPING:	CANOPY 30%	
SCREENING OF MECHANICAL EQUIPMENT:	TO BE INCLUDED WITH BUILDING PERMIT APPLICATION DOCUMENT	
SCREENING OF COMMERCIAL CONTAINER:	TO BE INCLUDED WITH BUILDING PERMIT APPLICATION DOCUMENT	
SIGNS:	POLE SIGN WALL SIGN	MAXIMUM AREA 60SF MAXIMUM HEIGHT 20 SF 2 SF PER LINEAR SF OF FACADE
EXTERIOR LIGHTING:	PHOTOMETRIC LIGHTING STUDY TO BE INCLUDED WITH BUILDING PERMIT APPLICATION DOCUMENTS	
LEGAL DESCRIPTION:	PARCEL ID:	010-3830-02590 010-3830-02610 010-3830-02650

KEYED SITE NOTES:

1. BITUMINOUS PARKING SURFACE.
2. EXISTING ROCK RETAINING WALL.
3. EXISTING STEEL STAIR.
4. EXISTING CONCRETE WALK.
5. HANDICAP SIGN - SEE X/Z1.1 (VAN ACCESSIBLE)
6. TYPICAL BOLLARD - SEE DETAIL X/Z1.1
7. NOT USED.
8. LED POLE LIGHT - SEE 1/Z1.2 FOR BASE DETAIL
9. CONCRETE WALK.
10. PAINTED STRIPING FOR NO PARKING.
11. PAINTED PARKING STRIPE.
12. DETECTABLE WARNING SURFACE.
13.



1 / Z1.0 **SITE PLAN** 1/16"=1'-0"

NORTH PLAN NORTH

PRELIMINARY NOT FOR CONSTRUCTION DATE: 8.4.2015

CALZO architects

SCALZO ARCHITECTS, LTD.
[illegible] South Street
Duluth, Minnesota 55812
ph: 218.722.4319
fax: 218.722.3533

CONSULTANTS:

Northland Consulting Engineers L.L.P.
Structural, Civil and Forensic Engineering Services
102 South 21st. Ave. West Suite #1
Duluth, Mn. 55806-2018
Voice: (218)727-5995
Fax: (218)727-7779
www.nce-engineers.com

PROJECT:

624 BLOCK, LLC

624 EAST FIRST STREET
DULUTH, MN 55805

OWNER:
624 BLOCK, LLC
1934 LONDON ROAD
DULUTH, MN 55812

SITE PLAN

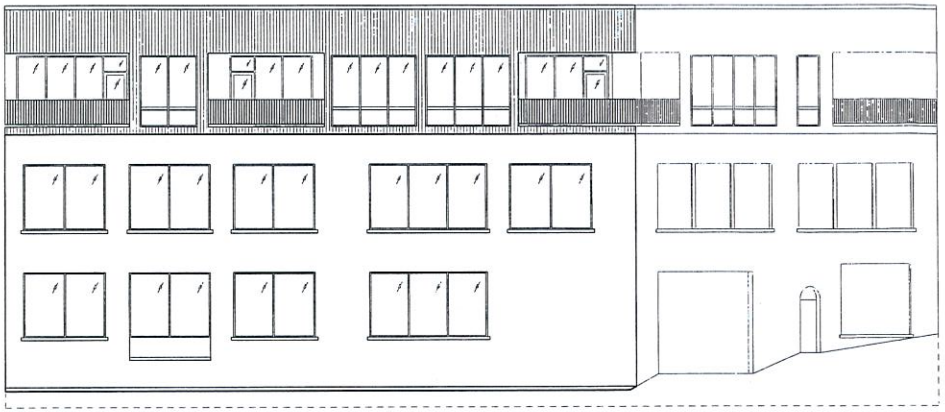
ZONING SUMMARY

REVISIONS

DATE: AUGUST 4, 2015
DRAWN:
CHECKED: WBS
PROJECT: 1502

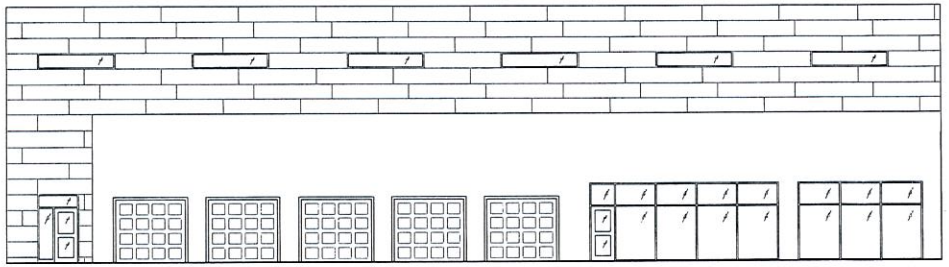
0 2"
FULL SCALE

SHEET NO.
Z1.0

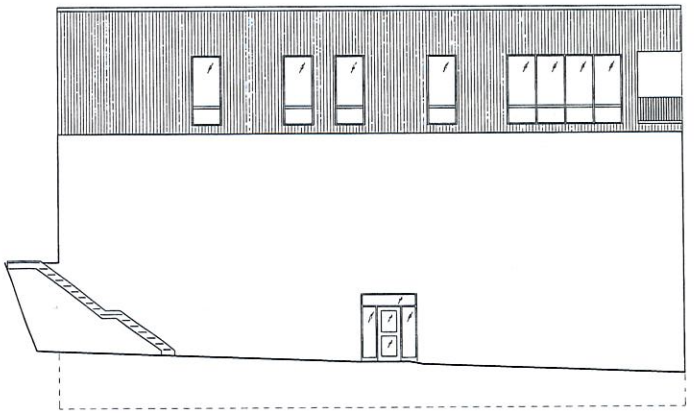


1 A3.0 **SOUTH ELEVATION**
1/8"=1'-0"
NORTH

2 A2.0 **EAST ELEVATION**
1/8"=1'-0"
NORTH



3 A2.0 **NORTH ELEVATION (1ST STREET)**
1/8"=1'-0"
NORTH



4 A2.0 **WEST ELEVATION**
1/8"=1'-0"
NORTH

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 8.4.2015

SCALZO architects

SCALZO ARCHITECTS, LTD
1904 South Street
Duluth, Minnesota 55812
Tel: 218 722 4319
Fax: 218 722 3305

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PROJECT:

624 BLOCK, LLC

624 EAST FIRST STREET
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1934 LONDON ROAD
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PRELIMINARY EXTERIOR ELEVATIONS

REVISIONS:

DATE: AUGUST 4, 2015
DRAWN:
CHECKED: WBS
PROJECT: 1502

0 2"
FULL SCALE

SHEET NO.
A3.0

City Planning

PL 15-126

1000 Minnesota Avenue

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Hydrant
- Water Main

Network Structure

Subtype
- Storage Basin
- Pump Station

Sanitary Gravity Mains

Owner
- CITY OF DULUTH
- WLSSD; PRIVATE; RICE LAKE TWP
- Sanitary Sewer Forced Main
- Storm Sewer Catch Basin

Subtype
- Storm Sewer Pipe

Gas Distribution Main

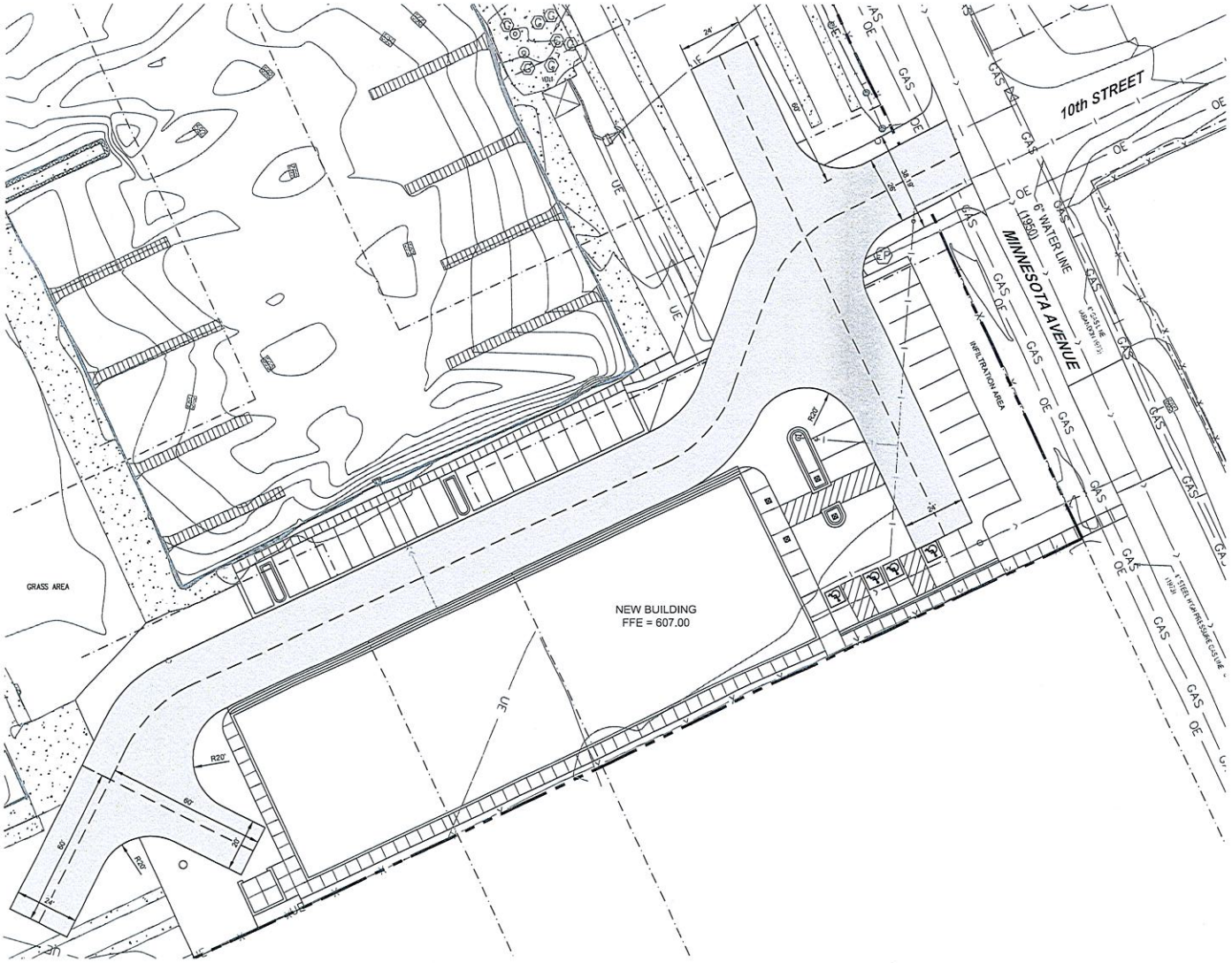
Material
- Coated Steel
- Plastic

Zoning Boundaries
- Zoning Boundaries

Right-of-Way Type
- Road or Alley ROW
- Vacated ROW

Easement Type
- Utility Easement
- Other Easement

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



SYMBOL LEGEND

FIRE ACCESS ROUTE

NORTH

0 10 20 40

P:\Projects\Projects - 2015\12156107- Island Inn & Suites\C. Design\Drawing Files\12156107 C5.0.dwg

Larson Engineering, Inc.
816 West St. Germain Street
Suite 308
St Cloud, MN 56301
320.774.1944
www.larsonengr.com

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Client: UNITED DEVELOPMENT SOLUTIONS
921 1ST ST NORTH - SUITE 202
SAUK RAPIDS, MN 56379

Project Title: ISLAND INN AND SUITES
DULUTH, MN

I hereby certify that this plan, specifications 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

Thomas J. Herkenhoff, P.E.

Date: 08.04.15 Reg. No.: 25520

Rev.	Date	Description

Project # 12156107.000
Drawn By BDM
Checked By TJH
Issue Date: 08.04.15

Sheet Title:

FIRE ACCESS PLAN

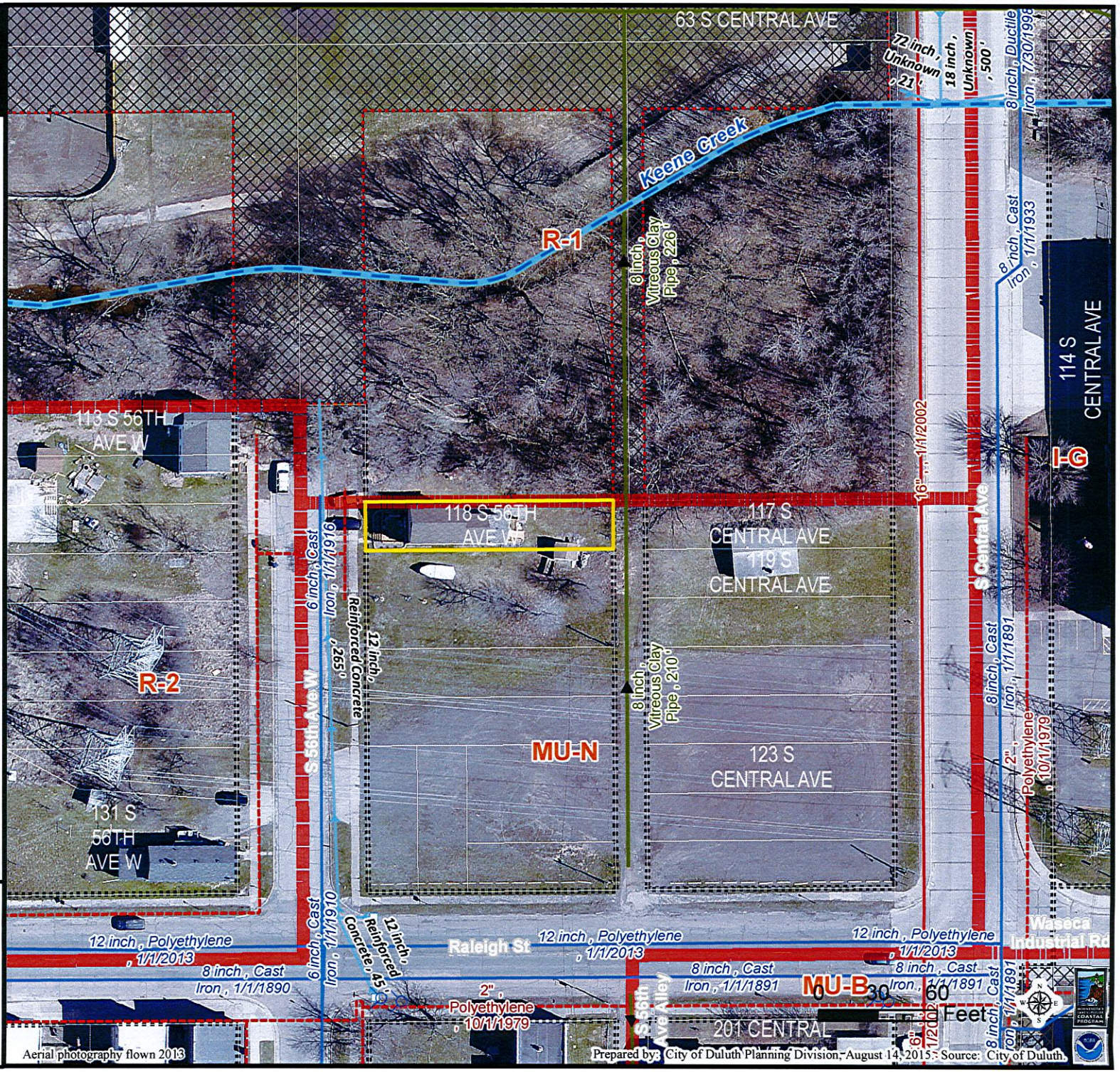
C5.0

Sheet: 5 of 8

City Planning

PL 15-118

118 S 56th Avenue W



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