



PLANNING COMMISSION STAFF REPORT

Site plan review for 5160 West Broadway

FROM: Dan Olson, City Planner

TO: Planning Commission (for June 8 Meeting)

DATE: June 3, 2020

RE: PUBLIC HEARING. Site plan review request from Water Sports Investments LLC for a building addition at 5160 West Broadway (Application Number 2020-03)

A. BACKGROUND

Water Sports Investments LLC, owner of the Midwest Water Sports property at 5160 West Broadway, is proposing to construct a building addition to the rear of the existing commercial building. The applicant is proposing that the existing building will continue to serve as an office showroom for water sports equipment, including boat sales, with the addition used to store boats owned by private parties and products for sale. The property is zoned Industrial and office showrooms and warehouses are permitted uses within that zoning district, but site plan review and approval is required for the building addition and site improvements. Notice of the June 8 public hearing was posted on the property and published in the Sun Post on May 28, mailed to owners within 500 feet (see attachment A), and posted to the Becker, Welcome Park, Twin Oaks, Forest, and Cavanagh Oaks neighborhoods on Nextdoor.

Attachments:

- A. Site location map showing mailed notification area
- B. Existing zoning map
- C. Property photos
- D. Project narrative submitted by applicant
- E. Site plan (12 sheets)

B. SITE PLAN REVIEW

Existing use – The property is the site of a 24,000 square foot commercial building initially constructed in 1982 and operating as an office showroom for the sale of boats and equipment for waterskiing, wakeboarding and other water sports. The applicant also provides outdoor rental space behind the building for boats owned by private parties,

during which time they are serviced by the applicant. The applicant also displays products for sale outdoors, such as boat trailers.

Adjacent uses

The following are the zoning districts and existing land uses surrounding this property:

- North – zoned Industrial (Thomas Auto Body; vehicle impound lot)
- East (across the BNSF rail corridor) – zoned Industrial (Kilmer Electric)
- West (across West Broadway) – zoned Low Density Residential (cemetery)
- South –zoned Industrial (Randy’s Booth Company)

Proposed use - The applicant is proposing to construct an approximately 32,000 square foot addition on the rear of the building. This addition is proposed to enclose all of the boats owned by private parties and products for sale will no longer be displayed outdoors. If temporary outdoor display of products is desired in the future, the applicant can receive staff approval of a zoning certificate application. The following are the notable site plan elements for this addition:

- Building setbacks and height. The proposed building addition meets setback requirements in the Industrial district. The addition will be 58’ tall, which meets the maximum height of 60’. Although the building is quite far from the Crystal airport, the applicant has notified the Federal Aviation Administration (FAA) of the proposed building construction. The FAA has given tentative approval to the addition, with the possibility that approval of any construction cranes may be needed. Staff recommends a condition of site plan approval that the FAA give final approval of the building addition prior to building permit issuance.
- Parking. The existing parking lot will be reduced in size to accommodate the building addition, leaving 36 parking spaces to serve the proposed expanded building. This meets the minimum 23 spaces required by the UDC.
- Stormwater management and erosion control measures. The city does not require a stormwater management plan when less than one acre is disturbed. The percentage of impervious surface on the property will decrease from 83% to 81% (the maximum coverage is 90% for the Industrial zoning district). During building construction, the city will require erosion control techniques to be used on-site including silt fences, rock construction entrances, and inlet protection.
- Utilities. An existing storm water catch basin will be enclosed in the new building. As part of the project the structure will have a solid cover put on it with a gasket around the edge to prevent runoff from inside the building from entering the storm water system.
- Access and circulation. Sheets A2.1 and A2.2 of attachment E show how boats will be delivered and placed within the addition. The city’s Public Works Director and the West Metro Fire Rescue District staff have reviewed this traffic circulation plan and found it adequate to meet vehicle movement into and within the site, including fire trucks.

- Building elevations. The proposed major exterior building material is prefinished metal siding. These materials meet the city's requirements. A color rendering of the proposed building addition is attachment E.
- Landscaping. Currently there are no trees on the property. The landscape plan shows the new tree species to be planted as hackberry, American linden, and accolade elm. The applicant proposes to plant two varieties of shrubs.
- Screening. Trash and recycling receptacles will be stored within the building. Currently there is a chain link fence surrounding the back of the property, with barbed wire above, which is not an allowable fence material. The barbed wire serves to provide security for the boats stored outdoors. Since the boats will now be stored indoors, staff recommends as a condition of site plan approval that the barbed wire be removed from the fence.
- Exterior lighting. There are no existing light poles on the property and no new poles will be installed. New exterior wall lighting meets the city's requirements.
- Pedestrian connections. There is an existing sidewalk along West Broadway that allows for pedestrian connections to the building.
- Signs. There is an existing pylon sign facing West Broadway. The applicant has indicated that no additional signage is proposed, but if that changes the applicant must receive sign permit approval before installing any new signage.

C. Site plan review criteria

The following are the relevant criteria for approval of site plans in City Code Section 510.17.

1. The site plan fully complies with all applicable requirements of the UDC.
Findings: As outlined in section B, above, the proposed site plan meets UDC requirements.
2. The site plan adequately protects residential uses from the potential adverse effects of a non-residential use.
Findings: There are no single-family residential properties in the vicinity of this property.
3. The site plan is consistent with the use and character of surrounding properties.
Findings: The property has been an existing commercial or industrial use since at least 1982. The proposed addition is consistent with this character.
4. The site plan provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways.

***Findings:* The city's Public Works Director and staff from the West Metro Fire Rescue District have reviewed the site's traffic circulation plan and found it adequate to meet vehicle movement into and within the site, including fire trucks. An existing public sidewalk along West Broadway provides pedestrian connections for the area.**

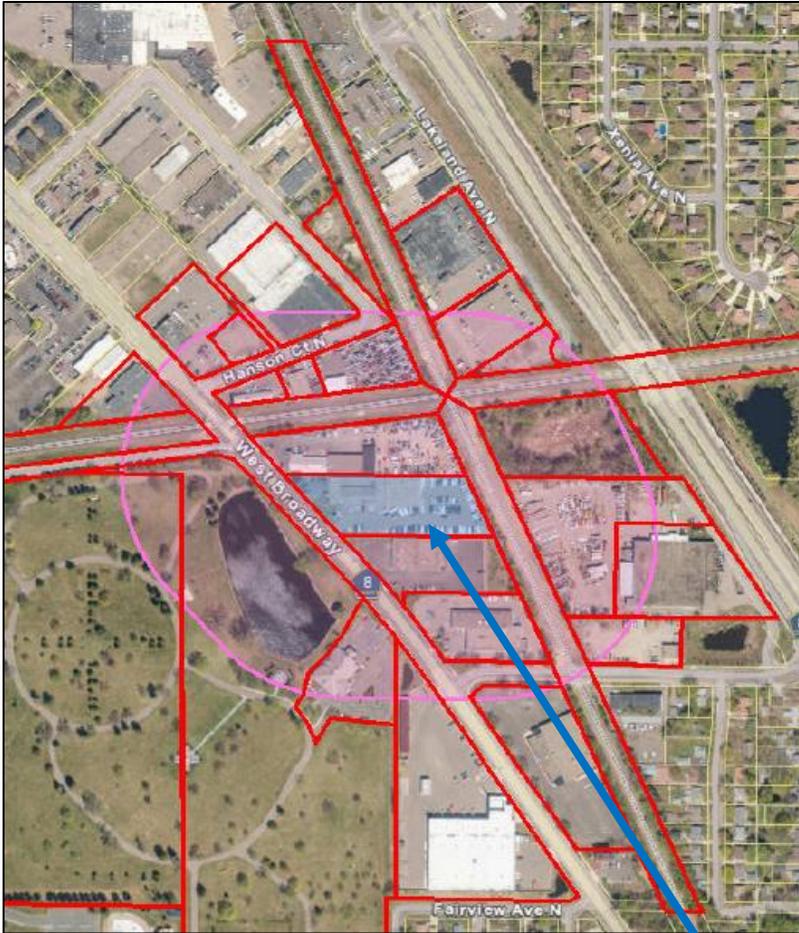
D. REQUESTED ACTION

The Planning Commission is being asked to make a recommendation to the City Council to either deny or approve the site plan review application to allow a building addition at 5160 West Broadway. This recommendation should include findings of fact either for or against the proposal. The Commission may reference the findings for approval in sections B and C, above. Staff recommends approval of the site plan review application with the following conditions:

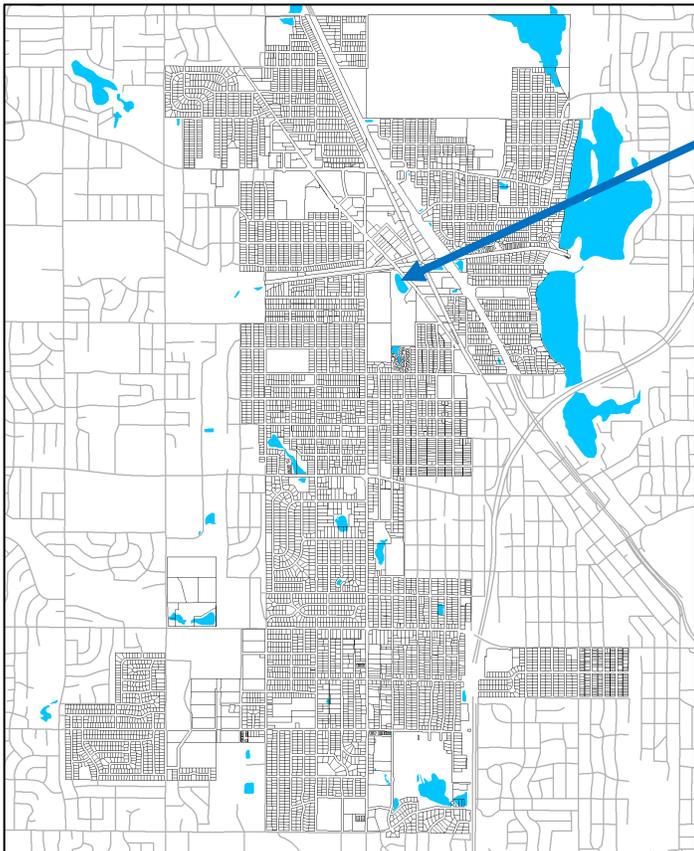
1. The development shall be constructed according to the site plan in attachment E.
2. Prior to the issuance of the building permit, the applicant shall:
 - a. Sign a site improvement agreement with the city and provide an escrow to guarantee installation of the landscaping plan.
 - b. Provide an approval letter from the Federal Aviation Administration to the city.
 - c. Remove the barbed wire from the existing fence.

City Council action is anticipated on June 16, 2020.

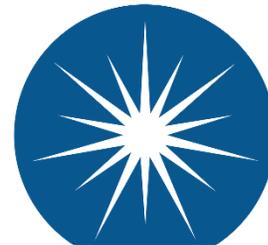
Site Location and Public Hearing Notice Mailing Map



Attachment A



5160 West Broadway Ave.

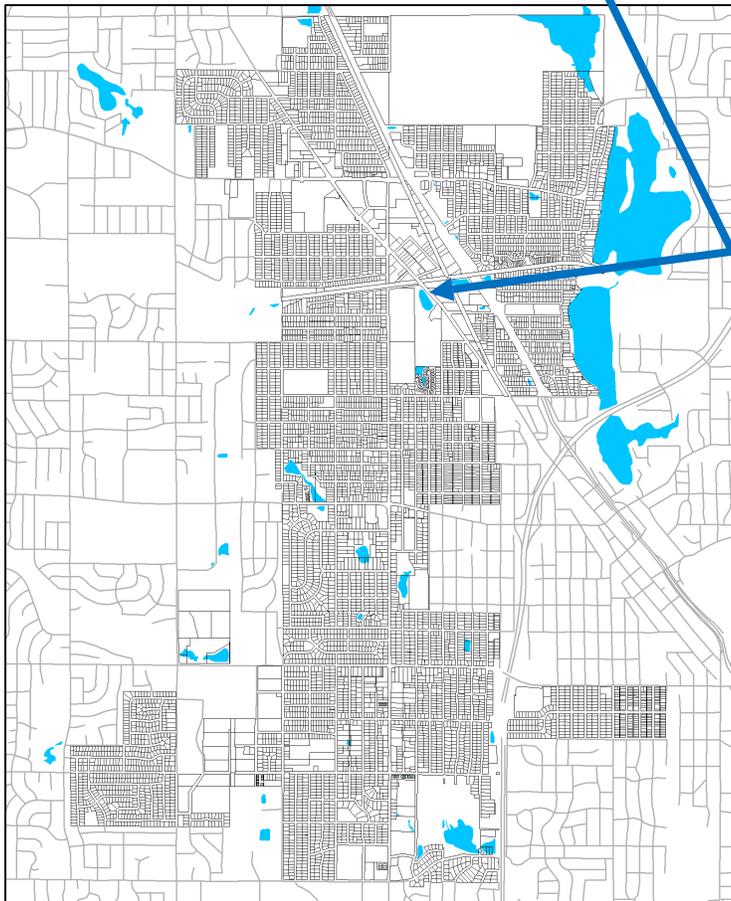
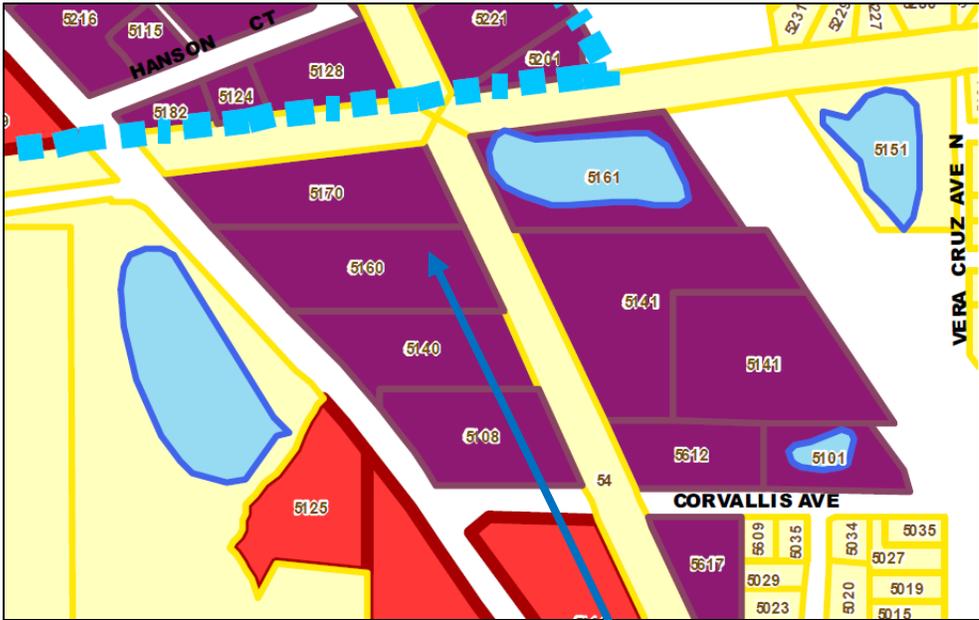


CITY of CRYSTAL

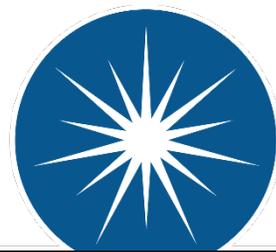
**4141 Douglas Dr. N.
Crystal MN 55422**

Zoning Map

Attachment B



5160 West Broadway Ave.



CITY of CRYSTAL

4141 Douglas Dr. N.
Crystal MN 55422

Portion of building facing West Broadway



Trailers stored in the front of the building



South side of building



Boat storage at rear of property
(location of proposed addition)



**Boat storage at rear of property (location
of proposed addition)**



Boat storage at rear of property
(location of proposed addition)



Narrative for Midwest Watersports Storage Addition

5160 West Broadway Crystal, MN

May 26, 2020

Attachment D

The Parties

Owner: Water Sports Investments Llc
Architect: Edward Farr Architects, Inc.
Civil Engineer & Landscape Architect HTPO, Inc.

Site and Zoning Information

Lot Area: 2.2 acres
Zoning: I Industrial
Min. Building Setbacks: Front = 10 ft, Rear = 10 ft, Side = 10 ft. (all setbacks met or exceeded)
Min. Parking Setbacks: All yards = 5 ft. (no proposed new parking)
Existing Building Size: approx. 24,235 sq ft
Proposed Addition Size: approx. 32,254 sq ft
Max. Building Height: lower of 60 ft or 5 stories
Proposed Building Height: 58 ft, single story
Min Greenspace Coverage 10% (no new impervious surface area added)

Company Overview and Project Purpose

Midwest Water Sports is a dealer and authorized service center for MasterCraft Boats with a focus on wake surfing, waterskiing, and Wakeboarding. They have the area's largest selection of wakeboards, surf boards, water skis, and accessories. The company purchased the Crystal, MN building in 2004.

An increase in demand for seasonal boat storage is the reason for the addition. There is currently outdoor boat storage in this same rear yard location. Vertical Boat Storage Racks are being purchased that allow stacking boats 4 rows high, thereby providing the additional capacity needed to satisfy market demand. The boat storage will now be fully enclosed, not an outside storage use anymore. No other building modifications are being proposed.

Application

Site Plan Review on 2.2 acres for a 32,254 sq ft (+/-) boat storage addition to the primary building.

Facility Description and Design:

The addition will be a single-story structure clad in pre-finished ribbed metal panels. The metal panels will be a soft light-toned neutral color to blend in with the existing building color for consistency and minimal visual impact. The existing building is constructed with light grey concrete block, using a split-face and fluted split face block textures, with a blue stripe accent.

The height of the addition will be slightly lower than the maximum 60 ft allowed in this district.

The addition meets all building setbacks. The front yard setback doesn't change since the addition is in the rear yard; the addition is set back 194 ft from the West Broadway street exposure so it will be mainly out of view from the public way. The site and rear yard setbacks exceed the 10 foot minimum.

No rooftop HVAC equipment is needed; all HVAC will be internal to the building.

Clerestory windows have been placed along all exterior walls, 5 feet below the lowest point of the roof. This is to increase attractiveness of the business along with providing natural light into the addition.

Vehicular circulation patterns in and out of the site will not change. In the fall, boats on trailers will be pulled straight into this storage building. The boat is lifted off its trailer by a hoist; then the driver makes a U-turn inside the building and exits through the same overhead door. There should be no reason to back into this building with the boat. In the spring, the customer can pull straight into the building with his empty trailer, have the hoist set the boat down on the trailer, make the U-turn again and pull out safely.

On-site parking for customers and employees will continue to meet zoning ordinance requirements. There are 33 stalls remaining, including two accessible stalls. See below for parking calculations.

Signage:

No new signage is needed or proposed.

Parking:

The facility will continue to have enough parking to satisfy zoning requirements as well as their forecasted operations. Per ord. 520.15 Subd. 2 (b) (2), if a proposed expansion increases the floor area larger than 50%, then the entire site shall come into compliance.

Per ord. 520.15 Subd. 6, Table 11, the minimum number of stalls for 'Vehicle, Boat or Recreational Sales or Rental' uses is 4 spaces plus 1 per employee, and any display. In that same Table 11, the minimum number of stalls for 'Warehouse' use is 4 spaces plus 1 per 3,000 sq ft. So, the minimum number of spaces is:

Boat & Recreational Sales use = 4 + 8 (employees) =	12 stalls
+ Warehouse use = (32,254 sq ft / 3,000 sq ft) = 10.7, say	<u>11 stalls</u>
Total Required =	23 stalls
Total Provided =	33 stalls, ok

Landscaping and Screening:

Deciduous overstory trees along West Broadway and a mix of evergreen and deciduous landscape foundation plantings for the building expansion are included to satisfy landscaping code requirements. Foundation plantings along the existing building near West Broadway will remain.

Sanitary Sewer and Storm Water:

Sanitary sewer service does not change.

Storm water currently discharges off site into the large pond across W. Broadway at 5100 Douglas Drive N. We are limiting our impervious surface area to pre-development conditions; however, the < 1 acre of disturbed area is being treated in accordance with storm water regulations of both the City of Crystal and Shingle Creek Watershed. The project is proposing to install a sump structure as well as reduce the amount of

impervious surface of the project site to improve the water quality and rate control of the site. A summary of those regulation requirements is attached in the stormwater management memo.

Site Lighting:

The existing site is lit via wall pack light fixtures on the south and west facades. We are relocating one wall pack light from the south façade to the new overhead door entry on the addition. See Site Lighting Plan. We are also installing a small exit light above the new exit door in the NE corner per building code.

FAA Height limits to Crystal Airport:

Application has been made to the FAA (filing # 2020-AGL-9321-OE) using FAA Form 7460-1 regarding the proximity to Crystal Airport. The property is approx. 4000 ft (3/4 mile) from the end of the runway. We have received informal approval from the FAA stating that our building height will be approved. They have asked for follow-up information regarding any temporary construction crane heights that may be taller than the building; we are in process of collecting that information and submitting to FAA. We will forward the FAA's acceptance notice upon receipt.

End of Narrative

SEC. 9

TWP. 118N

NE 1/4-
NW 1/4

NW 1/4-
NW 1/4

RNG. 21W

BURLINGTON
NORTHERN
RAILROAD

SE 1/4-
NW 1/4

SW 1/4-
NW 1/4

WEST BROADWAY

BLOCK

EXISTING 1 STORY BUILDING
5140 W BROADWAY AVE

LOT 2

A D D I T I O N

LEGEND

- SECTION
- PROPERTY BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY
- CENTER LINE
- EASEMENT
- SETBACK
- BUILDING
- PAVEMENT
- GRAVEL
- CONCRETE
- BITUMINOUS / ASPHALT
- FLOW LINE (FL)
- BACK OF CURB (TC)
- ROAD CENTER LINE
- PAVING STRIPES
- RAILROAD TRACKS
- CHAIN-LINK FENCE
- RETAINING WALL
- DRIP LINE
- ELE
- OHU
- GAS
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- STORM DRAINTILE
- SIGN
- HANDICAP SYMBOL
- BOLDARD
- AIR CONDITIONER
- POWER POLE
- GUYWIRE
- TRANSFORMER
- ELECTRIC BOX
- CABLE TV BOX
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- HYDRANT
- PIV
- WATER METER
- WATER VALVE
- CURB STOP
- WATER MANHOLE
- CATCH BASIN
- BEEHIVE CATCH BASIN
- SANITARY MANHOLE
- POST
- FOUND IRON MONUMENT
- FFE FINISHED FLOOR ELEVATION
- TNH TOP NUT OF HYDRANT
- CIP CAST IRON PIPE
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- DIP DUCTILE IRON PIPE
- HDPE HIGH-DENSITY POLYETHYLENE
- PVC POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- VSP VITRIFIED SEWER PIPE

VICINITY MAP



nts

DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Block 1, Crystal Securities 2nd Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

General Survey Notes

- All distances are in US survey feet.
- Bearings are based on the Hennepin County Coordinate System (NAD83-86 Adj).
- This survey was prepared for the purpose of showing the existing conditions for site improvements.
- Elevations are based on MN/DOT Geodetic Station CORVALI MN 053, which has an elevation of 877.666 feet (NAD83) and 2735 AG, which has an elevation of 880.999 feet (NAD83). Benchmarks for the site are the top nut of hydrants (TNH); #1 North of site on the West side of West Broadway Avenue, which has an elevation of 875.72; #2 South of the site West of West Broadway Avenue, which has an elevation of 878.32.
- The subsurface utility information in this plan is Utility Quality Level "C". This Utility Quality Level was determined according to the guidelines of CI-ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."
- There may be easements of record that are not shown hereon.
- Due to numerous portable items such as boats and storage items, there may be additional improvements that are not shown.

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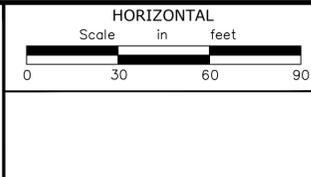
NO.	DATE	DRAWN	DESIGN	CHECKED	ISSUES / REVISIONS
	03-31-2020	JMB		PAT	
	5-19-2020	JMB		TLS	Added drainage and utility easement to Lot 2

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.

Trinity L. Anderson
Surveyor
LIC. NO. 48087 DATE: 03-31-2020

HT Engineering • Surveying
Landscape Architecture

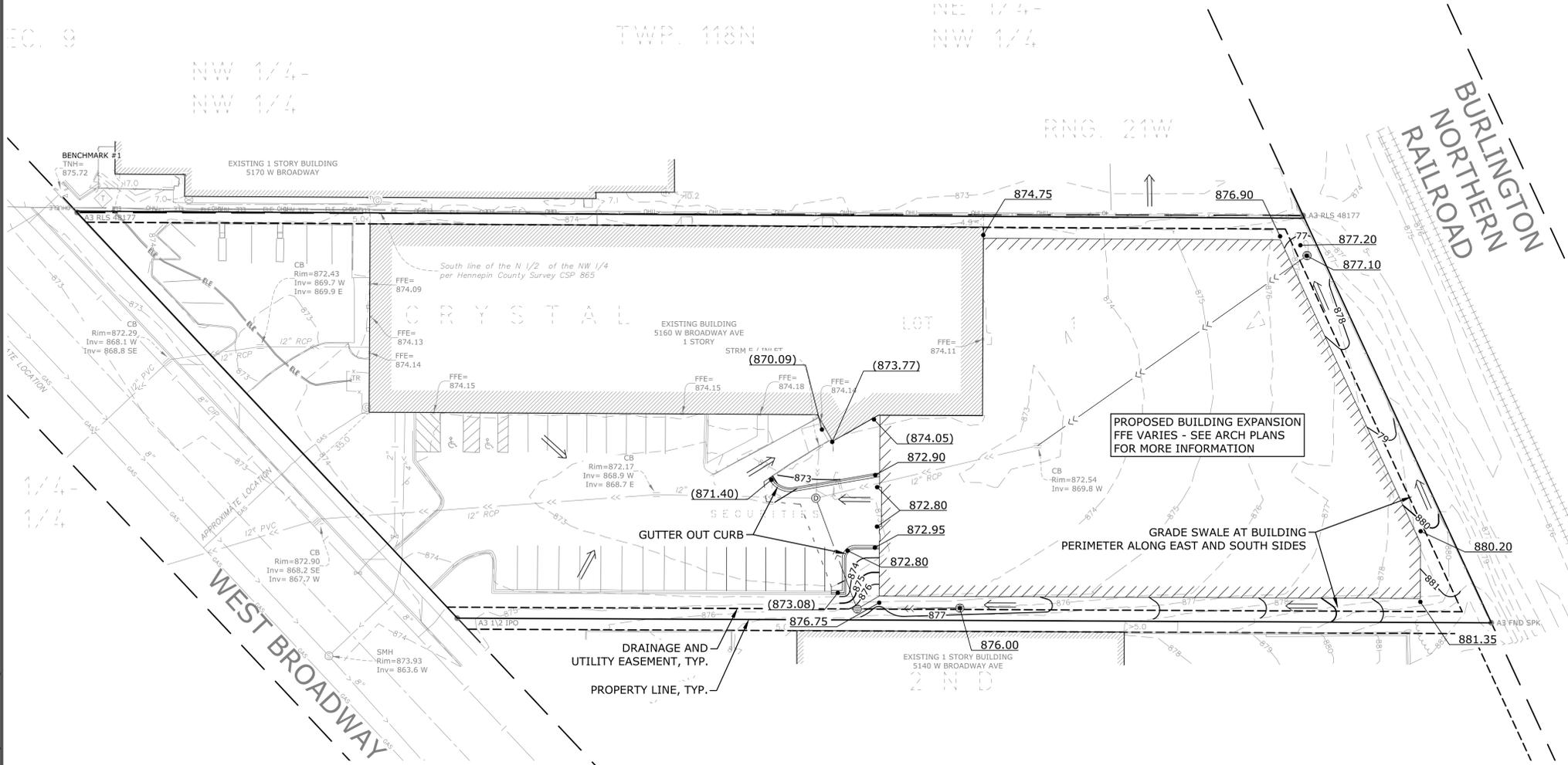
HANSEN THORP PELLIN OLSON, Inc.
7510 Market Place Drive • Eden Prairie, MN 55344
952-829-0700 • 952-829-7806 fax
PROJECT NO. 20-008



EXISTING CONDITIONS SURVEY

Midwest Water Sports
CRYSTAL, MN

SHEET 1 OF 1



LEGEND

- 875 PROPOSED CONTOUR
- 872.80 SPOT ELEVATION
- (873.08) SPOT ELEVATION (MATCH EXISTING)
- DRAINAGE FLOW

- NOTES**
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PROJECT MANUAL, APPLICABLE SECTIONS OF THE 2018 CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS AND APPLICABLE SECTIONS OF THE 2018 MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - CONTRACTOR SHALL DETERMINE LOCATION OF EXISTING PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PRESERVING THESE. ANY REPAIRS NECESSARY DUE TO THE CONTRACTOR'S OPERATIONS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE. BEFORE DIGGING CALL: GOPHER STATE ONE CALL (651) 454-0002.
 - THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL "D". THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
 - CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND TOPOGRAPHY PRIOR TO COMMENCING GRADING OPERATIONS. IF DISCREPANCIES OCCUR BETWEEN EXISTING CONDITIONS SURVEY AND ACTUAL SITE CONDITIONS, NOTIFY ENGINEER IMMEDIATELY.
 - RESTORE ALL DISTURBED AREAS, INCLUDING PAVEMENT, TO EXISTING CONDITIONS OR BETTER.
 - ALL SPOT ELEVATIONS ARE TO TOP OF FINISHED GRADE OR GUTTERLINE ELEVATION UNLESS OTHERWISE SPECIFIED.

- BENCHMARKS**
- BEARINGS ARE BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, (NAD83-86 ADJ.)
 - ELEVATIONS ARE BASED ON MN/DOT GEODETIC STATION CORVALI MN 053, WHICH HAS AN ELEVATION OF 877.666 FEET (NAD83) AND 27356 AG, WHICH HAS AN ELEVATION OF 880.999 FEET (NAD 83). BENCHMARKS FOR THE SITE ARE THE TOP OF HYDRANTS (TNH): #1 NORTH OF STIE ON THE WEST SIDE OF WEST BROADWAY AVENUE, EL=875.72; #2 SOUTH OF THE SITE WEST OF WEST BROADWAY AVENUE, EL=878.32.

PRELIMINARY - NOT FOR CONSTRUCTION

Minnesota
CALL BEFORE YOU DIG!
 MINNESOTA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER AT LEAST TWO (2) BUSINESS DAYS BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION.
GOPHER STATE ONE CALL
 www.gopherstateonecall.org
 1-800-252-1166

SCALE IN FEET
 0 30 60 90

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

Aaron Cameron
 Date 05/22/2020 Reg. No. 56592
 Civil Engineer

EDWARD FARR ARCHITECTS INC

7710 Golden Triangle Drive Tel: 952.943.9660
 Eden Prairie, Minnesota 55344 www.edfarrarch.com

**Engineering • Surveying
 Landscape Architecture**

HANSEN THORP PELLINEN OLSON, Inc.
 7510 Market Place Drive • Eden Prairie, MN 55344
 952.929.0700 • 952.929.7808 fax

PROJECT NO. 20-008.1
 Client

MIDWEST WATER SPORTS

Project
MIDWEST WATER SPORTS EXPANSION

Location
**5160 W BROADWAY
 AVE, CRYSTAL MN
 55429**

Issued For Date
 Site Plan Application 05/22/2020

Sheet Title
GRADING PLAN

Project Number Sheet Number
20.011 C1.2

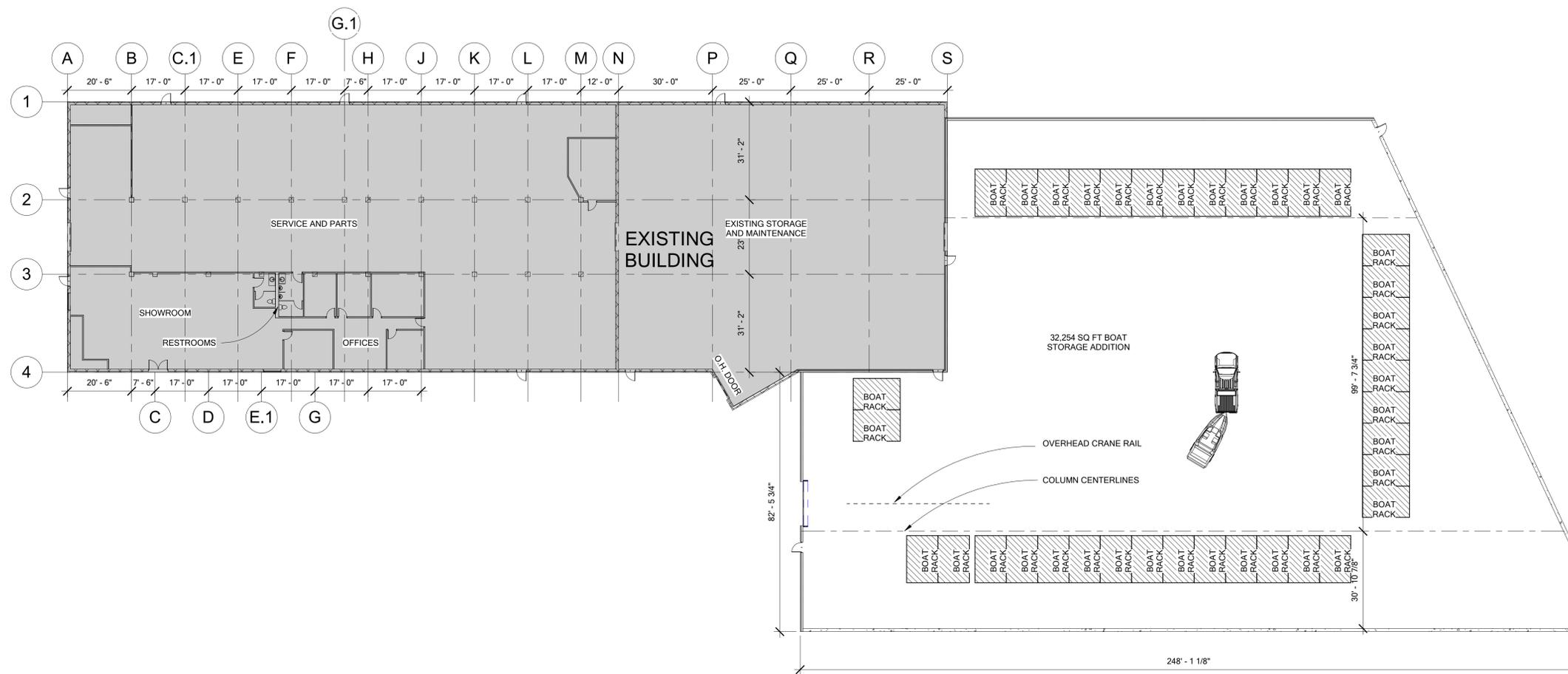
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I hereby certified that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Edward A. Farr
Date _____ Reg. No. 16362

Project Manager
XXX

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EDWARD FARR ARCHITECTS INC
7710 Golden Triangle Drive Eden Prairie, Minnesota 55344 Tel: 952.943.9660 www.edfarrarch.com

Client
MIDWEST WATER SPORTS

Project
MIDWEST WATER SPORTS EXPANSION

Location
**5160 W BROADWAY
AVE, CRYSTAL MN
55429**

Issued For	Date
SITE PLAN REVIEW	5/12/2020

Sheet Title
FLOOR PLAN

Project Number	Sheet Number
20.011	A2.1

5/26/2020 3:10:31 PM

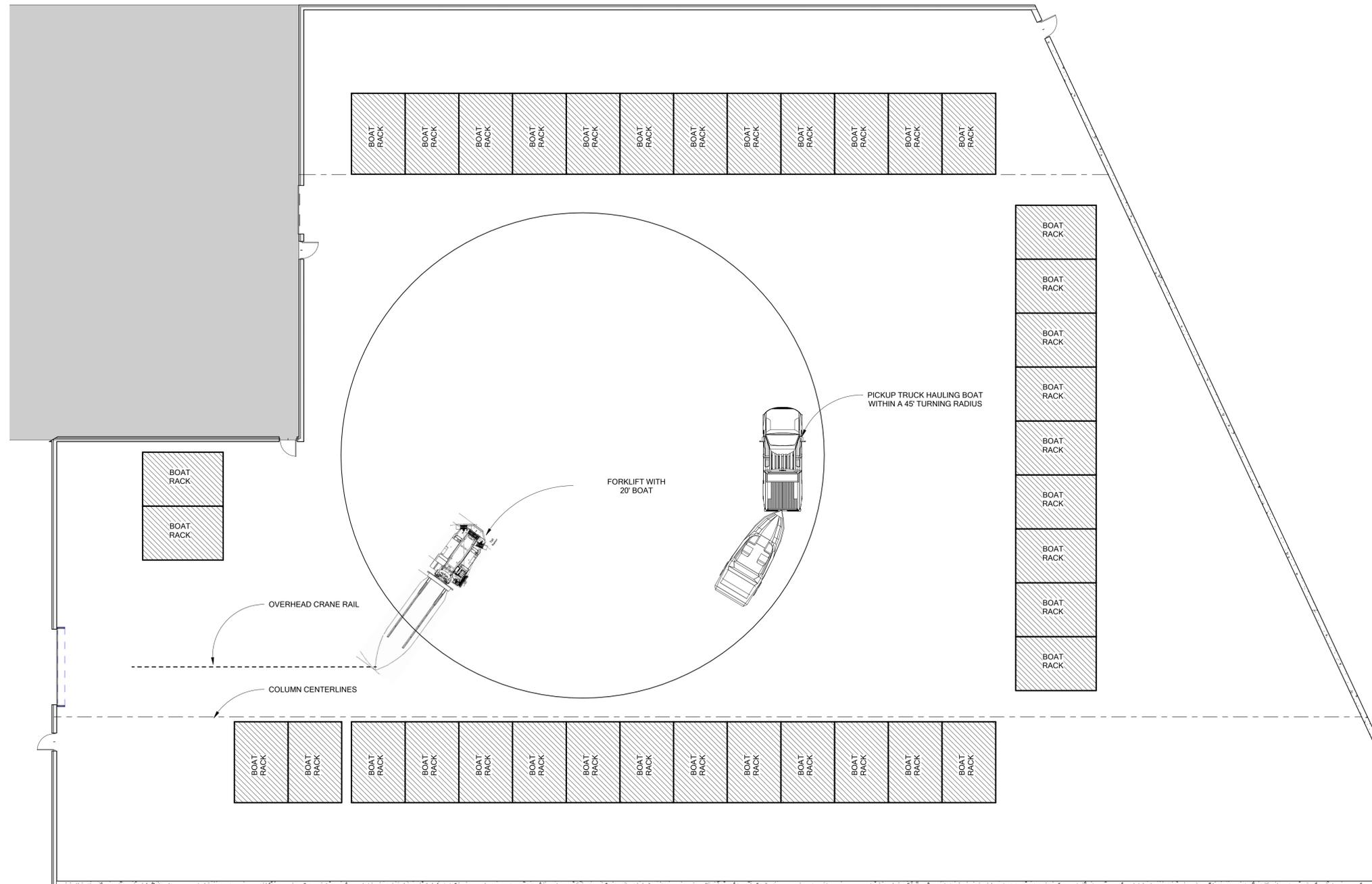
1 FLOOR 1 OVERALL
A2.1 SCALE: 1" = 20'-0"

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 Architect under the laws of the State of Minnesota

Edward A. Farr
Date _____ Reg. No. 16362

Project Manager
XXX

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EDWARD FARR ARCHITECTS INC
7710 Golden Triangle Drive Eden Prairie, Minnesota 55344 Tel: 952.943.9660 www.edfarrarch.com

Client
MIDWEST WATER SPORTS

Project
MIDWEST WATER SPORTS EXPANSION

Location
5160 W BROADWAY AVE, CRYSTAL MN 55429

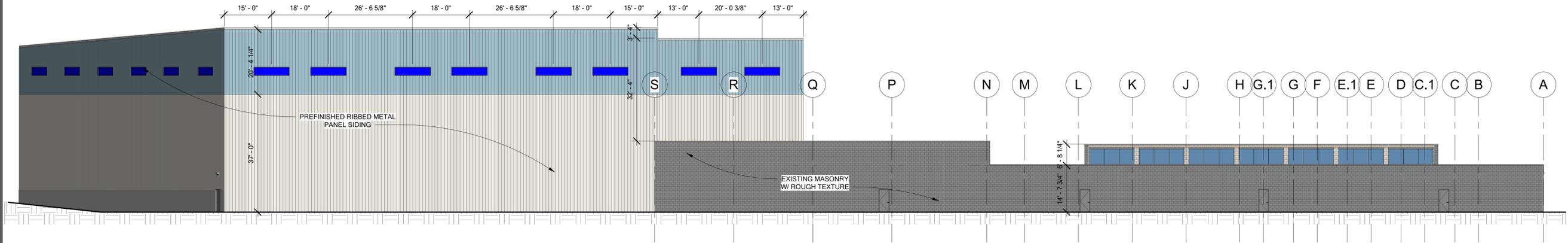
Issued For _____ **Date** _____
SITE PLAN REVIEW 5/12/2020

Sheet Title
ENLARGED EXPANSION PLAN

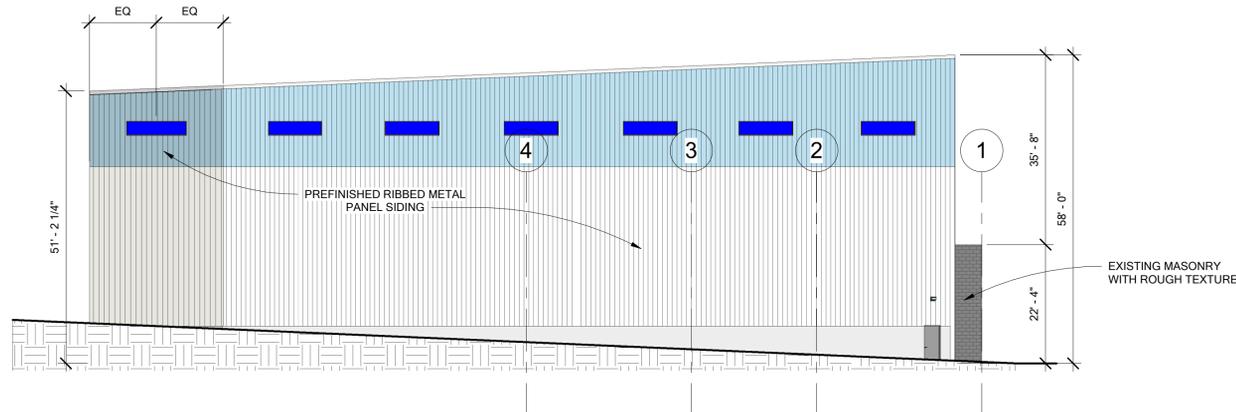
Project Number _____ **Sheet Number** _____
20.011 A2.2

I hereby certified that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

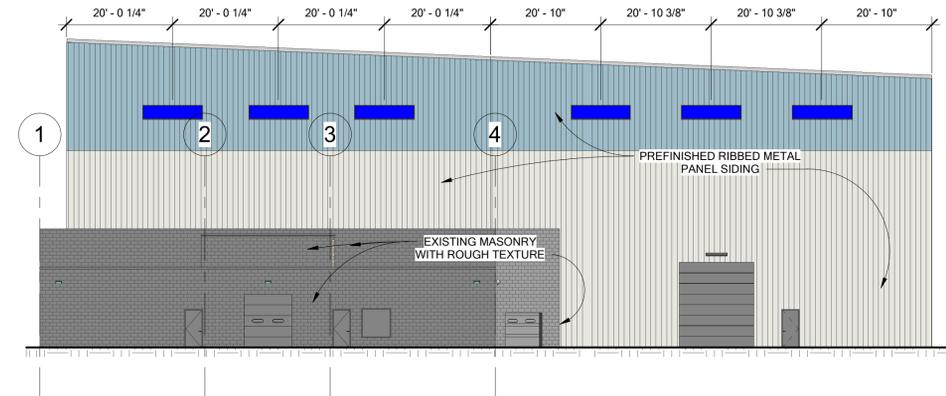
Edward A. Farr
 Date _____ Reg. No. 16362
 Project Manager
 XXX
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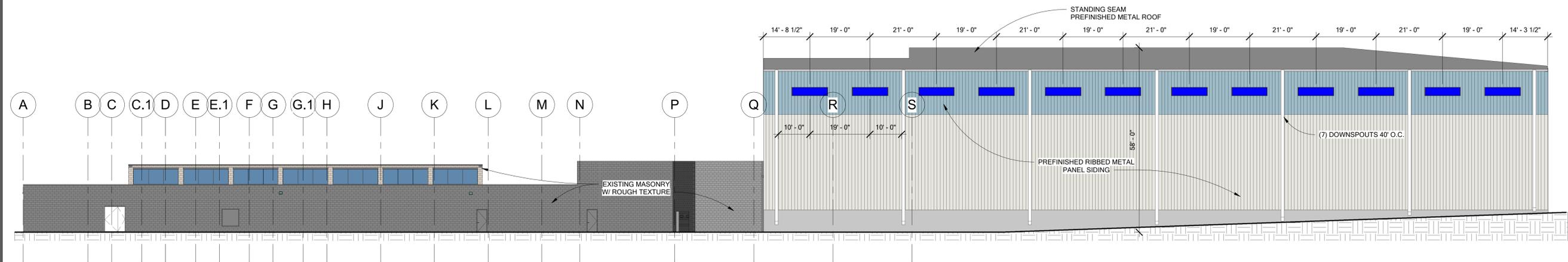
1 NORTH
 A5.1 SCALE: 1/16" = 1'-0"



2 EAST
 A5.1 SCALE: 1/16" = 1'-0"



3 WEST
 A5.1 SCALE: 1/16" = 1'-0"



4 SOUTH
 A5.1 SCALE: 1/16" = 1'-0"

Client
MIDWEST WATER SPORTS

Project
MIDWEST WATER SPORTS EXPANSION

Location
 5160 W BROADWAY
 AVE, CRYSTAL MN
 55429

Issued For Date
 SITE PLAN REVIEW 5/12/2020
 CITY REVISIONS 5/26/2020

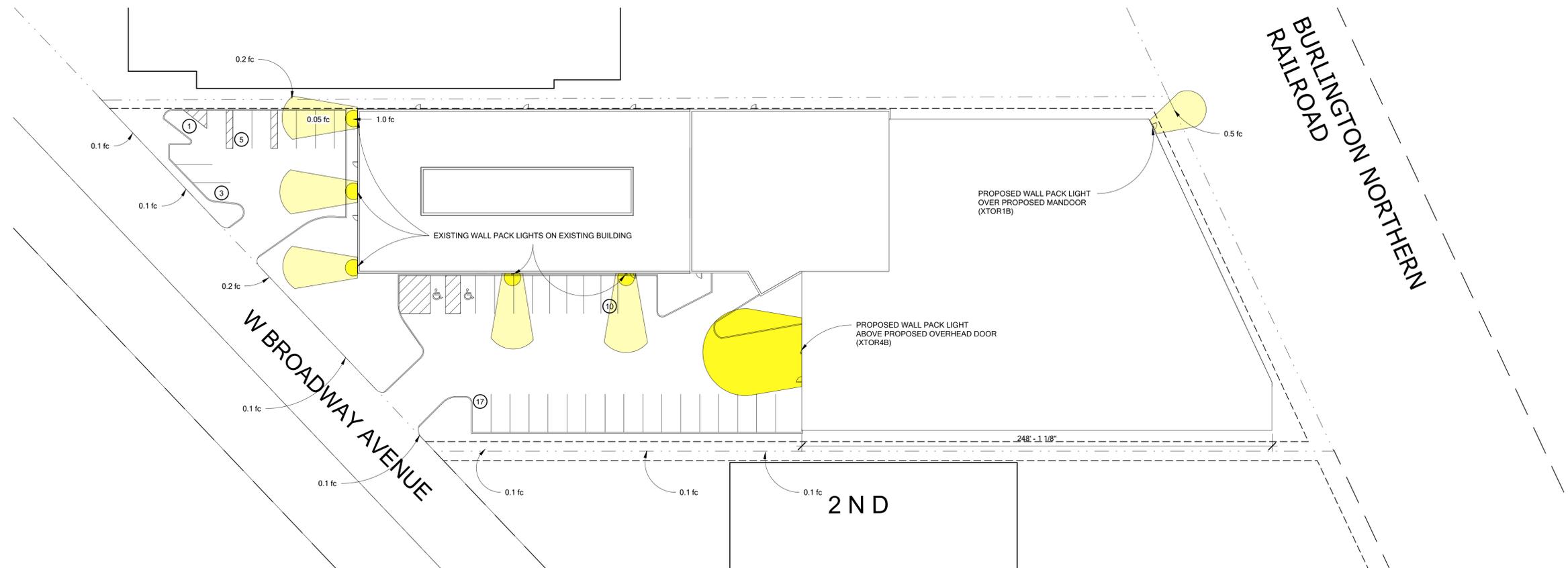
Sheet Title
EXTERIOR ELEVATIONS
 Project Number Sheet Number
 20.011 A5.1

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Edward A. Farr
Date _____ Reg. No. 16362

Project Manager
XXX

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1
A6.1 EXTERIOR LIGHTING PLAN
SCALE: 1" = 30'-0"



XTOR
CROSSTOUR LED

POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating ²	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0								
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

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Issued For *Date*
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Sheet Title
EXTERIOR LIGHTING PLAN

Project Number *Sheet Number*
20.011 A6.1