



**Planning & Development Division**  
*Planning & Economic Development Department*

Room 160  
 411 West First Street  
 Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

File Number	PL 21-047	Contact	Kyle Deming, <a href="mailto:kdeming@duluthmn.gov">kdeming@duluthmn.gov</a>	
Type	Special Use Permit – Restaurant	Planning Commission Date		May 11, 2021
Deadline for Action	Application Date	March 26, 2021	60 Days	May 25, 2021
	Date Extension Letter Mailed	April 30, 2021	120 Days	July 24, 2021
Location of Subject		South side of 600 block of W. Central Entrance (Mall Area)		
Applicant	The Parikh Network	Contact	Ed Baksh	
Agent		Contact		
Legal Description		Lot 2, Block 1, Jigsaw Division (010-2589-00020)		
Site Visit Date		April 30, 2021	Sign Notice Date	April 27, 2021
Neighbor Letter Date		April 30, 2021	Number of Letters Sent	18

**Proposal**

A 2,287 sq. ft. restaurant with drive-through and 24 parking spaces located in the Jigsaw Division.

**Recommended Action:** Approve with conditions.

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	F-6 Mid-Rise Neighborhood Shopping	Vacant commercial	Neighborhood Mixed Use
<b>North</b>	MU-N and R-1	Apartment Building	Neighborhood Mixed Use
<b>South</b>	F-6 Mid-Rise Neighborhood Shopping	Commercial	Neighborhood Mixed Use
<b>East</b>	F-6 Mid-Rise Neighborhood Shopping	Apartments	Neighborhood Mixed Use
<b>West</b>	MU-N	Parking lot	Neighborhood Mixed Use

**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 of this Chapter; including without limitations to any use-specific standards applicable to the proposed use, development or redevelopment, and is consistent with any approved district plan for the area.
3. Without limiting the previous criteria, 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 on the community.

**Sec. 50-20.3.Q – Restaurant Use Specific Standards.**

1. In the R-2 and MU-N district, no use shall exceed 5,000 sq. ft. in gross floor area;
2. Drive-ins and drive-throughs for restaurants are only allowed in the MU-N, MU-C, MU-B, MU-P, F-2, F-3, F-4, and F-5 zone districts zone districts;
3. Drive-through lanes shall allow for stacking space for 5 cars;
4. When in the MU-N district, the following additional standards apply: (a) The speaker box and drive-through window must be at least 50 feet from any property line containing a residential structure; (b) Drive-through may not open before 7:00 a.m. or after 10:00 p.m. during the weekday, or before 8:00 a.m. or after 10:00 p.m. on the weekend. Drive-through may be open at 6:00 a.m. during the weekday or at 7:00 a.m. on the weekend only if all speaker boxes and drive through windows are at least 125 feet from any residential structure, or open until 11:00 pm on Friday and Saturday if all speaker boxes and drive-through windows are at least 250 feet from any residential structure, excluding any residential use or structure on the same property or within the same development; (c) Glare and noise from cars in the drive-through lane and stacking space shall be shielded from adjacent residential properties through the use of screening, fencing, and/or a dense urban screen; (d) The land use supervisor may require that the drive-through be located on the opposite side of the building from a residential use or that a masonry sound wall be constructed; (e) Restaurants are limited to one drive through lane and one speaker box;

**Comprehensive Plan Governing Principles and/or Policies and Current History (if applicable):**

Governing Principle #8 – Encourage mix of activities, uses, and densities. Project is the first in a mixed commercial development with retail and restaurants and possibly a car wash.

Governing Principle #9 – Support private actions that contribute to the public realm. – Project will extend 350 feet of sidewalk along Anderson Rd. from Central Entrance to the project’s entrance.

Zoning –Mixed Use-Neighborhood (MU-N) - a mix of neighborhood-scale, neighborhood serving non-residential uses and a range of residential uses located in close proximity. Non-residential uses may include small-scale retail, service and professional offices that provide goods and services to the residents of the surrounding neighborhood.

Future Land Use – Neighborhood Mixed Use - A transitional use between more intensive commercial uses and purely residential neighborhoods. Includes conversions of houses to office or live -work spaces. May include limited commercial-only space oriented to neighborhood or specialty retail markets. Site design should maintain a largely residential building character. Commercial-only uses should be adjacent to non-residential or other mixed-use areas.

**History:**

1. Site was zoned R-1 prior to 2012 when it was rezoned MU-N in implementation of the Central Entrance Small Area Plan that was adopted by City Council in 2009.
2. The site is part of the 3.5-acre Jigsaw Division plat that was approved by the Planning Commission 10/9/2018.
3. A 1950s era home on the site was removed in 2020.

**Review and Discussion Items**

**Staff finds that:**

1. The proposed restaurant is the first building to be built in the Jigsaw Division. The applicant is the leaseholder of 0.73 acres of land to be developed with driveways onto Central Entrance and Anderson Rd., sidewalk from Anderson Rd., a storm water pond to support the 3.5-acre Jigsaw Division. The developer of the Jigsaw Division (Launch Properties) has provided a “preliminary site plan” to show in red hatch what would be developed with the restaurant project. Staff recommends Launch Properties clarify storm water facilities to be developed as well as a complete pedestrian pathway from Anderson Rd. to the restaurant.
2. Applicant is proposing a 2,287 sq. ft. restaurant with a drive through window that has 2 lanes for ordering. There is room for 6 vehicles to cue up at the menu/ordering station, which complies with UDC requirements of space for 5 vehicles to cue up. Applicant will need to modify the site plan to comply with UDC requirements limiting to a single drive through lane and speaker box.

3. The drive through may be open from 6 a.m. until 10 p.m. on weekdays and 7 a.m. until 11 p.m. on weekends since the speaker box is more than 250 feet from a residential structure. No screening is required for vehicles using the drive through due to its location away from residential properties.
4. The Woolpert site plan shows 24 parking spaces and the Launch Properties preliminary site plan shows 28 spaces. The maximum allowed (150% of minimum) is 22 spaces. Therefore, staff recommends a condition of approval be the applicant reduce parking to 22 spaces.
5. One or more of the landscape islands appear to be less than 8 feet wide on both the Woolpert and Launch Properties site plans. Therefore, staff recommends a condition that they be increased to at least the minimum width to allow space for the root systems of trees planted.
6. The landscape plan submitted matches the Woolpert site plan, but does not match the Launch Properties preliminary site plan. Applicant must submit a landscape plan that matches the selected site plan and that it shows calculation of the required 30% tree canopy coverage.
7. HVAC mechanical units are not shown and will need to be screened from view, which will need to be verified at time of building permit application.
8. Trash screening is provided on both site plans and materials used will need to be verified for compliance at time of building permit. The location should be at the end of a drive aisle to facilitate access by the trash hauler.
9. A fence and retaining wall are shown on the site plan and their height and materials will need to be verified at time of building permit.
10. No pole or monument signs are shown on site. Because this is a commercial multi-tenant development, a master sign plan will need to be approved by the Planning Commission before building and free-standing sign permits can be issued.
11. Sustainability and building design standards do not apply due to the size of the structure.
12. The submitted photometrics plan shows compliance with Sec. 50-31. However, due to the reconfiguration of the parking lot shown in the Launch Properties site plan, a revised photometric plan will be needed.

### **Staff Recommendation**

Based on the above findings, staff recommends that Planning Commission adopt the findings of fact in the staff report and approve the special use permit with the following conditions:

- 1) The project be limited, constructed, and maintained consistent with plans titled "Site Improvements – Proposed Restaurant" by Woolpert, dated 3/23/2021, including Sheet C200 – Site Plan, Sheet C300 – Preliminary Grading Plan, Sheet C500 – Landscape Plan, and Sheet C700 – Photometrics Plan and their amendments as approved by the Land Use Supervisor and City Engineer as listed below.
- 2) Applicant provide details about site access for pedestrians to the Land Use Supervisor who will verify they are sufficient to for safe access by users.
- 3) Applicant provide details about construction of storm water facilities sufficient to meet City requirements as verified by the City Engineer.
- 4) Reduce the number of drive through speaker boxes to and ordering lanes to 1.
- 5) Reduce the number of vehicle parking spaces to 22.
- 6) Applicant provide a landscape plan based on the final site plan that shows landscape islands a minimum width of 8 feet and tree cover to meet the 30% parking lot coverage requirement.
- 7) Relocate trash enclosure to line up with a drive aisle to facilitate access by the trash hauler and provide details about the construction materials.
- 8) Developer submit a master sign plan for building and free-standing signs to the Planning Commission for approval before sign permits can be issued.
- 9) Provide a revised photometric plan that matches the approved site plan.
- 10) 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; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.





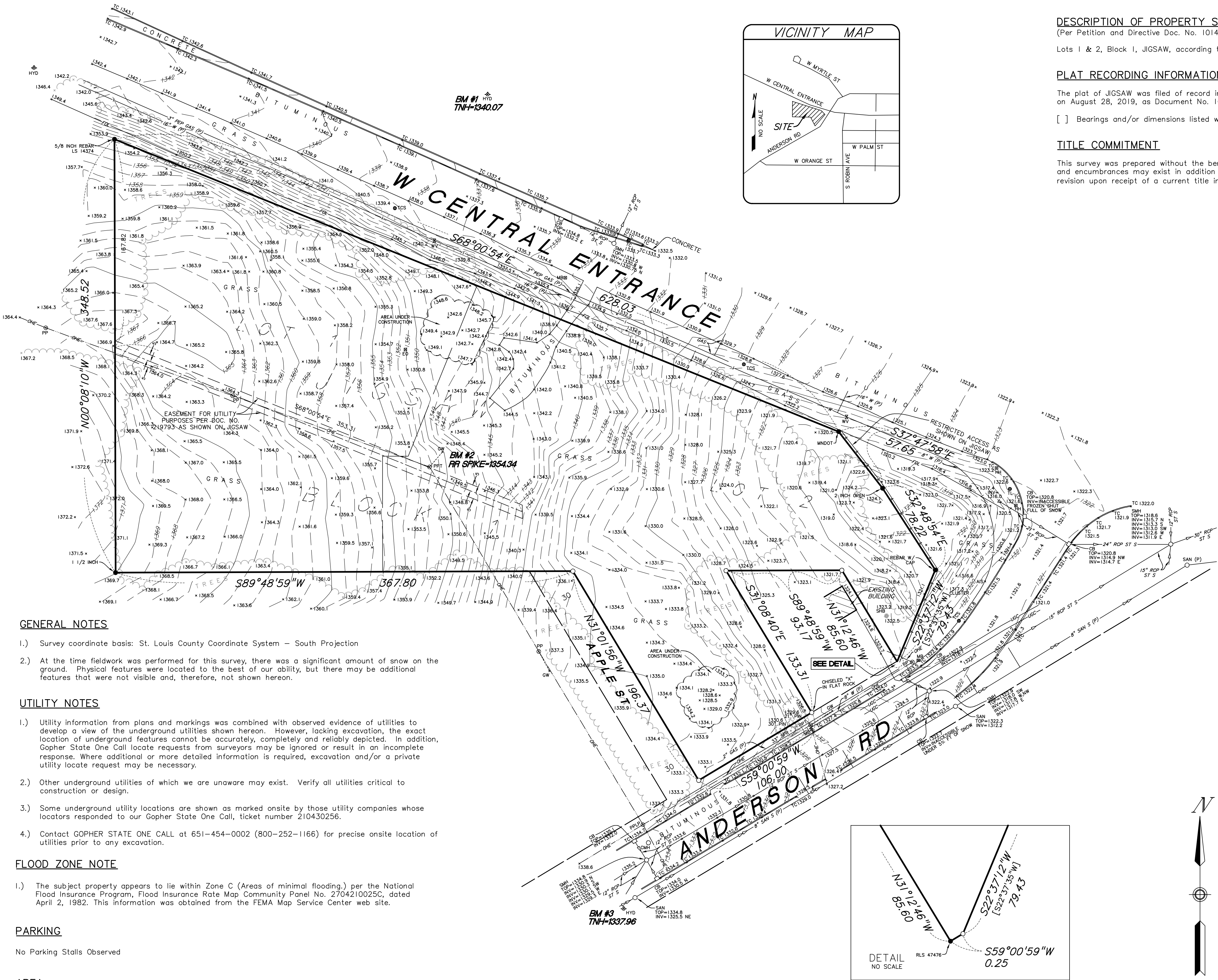
PL 21-047  
600 Block of  
W. Central Entrance  
Special Use Permit -  
Restaurant in MU-N



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.







DESCRIPTION OF PROPERTY SURVEYED

(Per Petition and Directive Doc. No. 1014358.0)

Lots 1 & 2, Block 1, JIGSAW, according to the recorded plat thereof, St. Louis County, Minnesota.

PLAT RECORDING INFORMATION

The plat of JIGSAW was filed of record in the office of the St. Louis County Registrar of Titles on August 28, 2019, as Document No. 1014357.

[ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890, unless otherwise noted
- Denotes found iron monument

- AIS Denotes advertisement/information sign
- CB Denotes catch basin
- CMH Denotes communication manhole
- EO Denotes electrical outlet
- FOL Denotes fiber optic line
- GW Denotes guy wire
- HH Denotes hand hole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- MB Denotes mailbox
- OHE Denotes overhead electric line
- (P) Denotes per plan
- PEP Denotes polyethylene pipe
- PP Denotes power pole
- PPLP Denotes power and light pole
- PPT Denotes power pole with transformer
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- STC Denotes top of surmountable curb
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TL Denotes traffic light
- UGC Denotes underground communication line
- W Denotes water line
- WV Denotes water valve
- PIN Denotes Pine tree
- SHB Denotes shrub
- SPR Denotes Spruce tree

BENCHMARKS (BM)

(NAVD 88)

- 1.) Top of top nut of fire hydrant north side of Hwy. 194, 60% feet south of Members Credit Union  
Elevation = 1340.07 feet
- 2.) Top of railroad spike in east face of power pole, center of site  
Elevation = 1354.34 feet
- 3.) Top of top nut of fire hydrant south side of Anderson Road, across from house #501  
Elevation = 1337.96 feet

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

Dated this 3rd day of March, 2021

SUNDE LAND SURVEYING, LLC.

By: *Leonard F. Carlson*  
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

Revision	By	Date
	MT2	

Drawing Title:  
**BOUNDARY, LOCATION, TOPOGRAPHIC  
and UTILITY SURVEY FOR:  
WOOLPERT INC.**  
411 ANDERSON ROAD, DULUTH, MN

**SUNDE**  
LAND SURVEYING  
www.sunde.com

Main Office:  
9001 East Bloomington Freeway (35W) • Suite 118  
Bloomington, Minnesota 55420-3435  
952-881-2455 (Fax: 952-888-9526)

Project: 2021-018 Bk/Pg: 993/41 Date: 03/03/2021  
Township: 50 Range: 14 Section: 20  
File: 2021018001.dwg Sheet: 1 of 1

GENERAL NOTES

- 1.) Survey coordinate basis: St. Louis County Coordinate System – South Projection
- 2.) At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 210430256.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD\_ZONE NOTE

- 1.) The subject property appears to lie within Zone C (Areas of minimal flooding.) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2704210025C, dated April 2, 1982. This information was obtained from the FEMA Map Service Center web site.

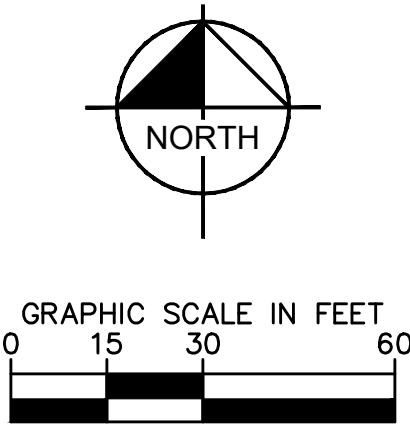
PARKING

No Parking Stalls Observed

AREA

Gross = 158,563 square feet or 3.640 acres





	LOT AREA	BUILDING	PARKING PROVIDED	RATIO PROVIDED	PARKING REQUIRED	RATIO REQUIRED*
LOT 1	1.12 ACRES	5,600 SQ. FT.	20 SPACES	3.57	N/A	-
LOT 2	0.77 ACRES	2,287 SQ. FT.	28 SPACES	12.24	20 SPACES	8.75
LOT 3	1.73 ACRES	6,050 SQ. FT.	43 SPACES	7.11	39 SPACES	6.45
	3.62 ACRES	13,937 SQ. FT.	91 SPACES	6.53	59 SPACES	4.23

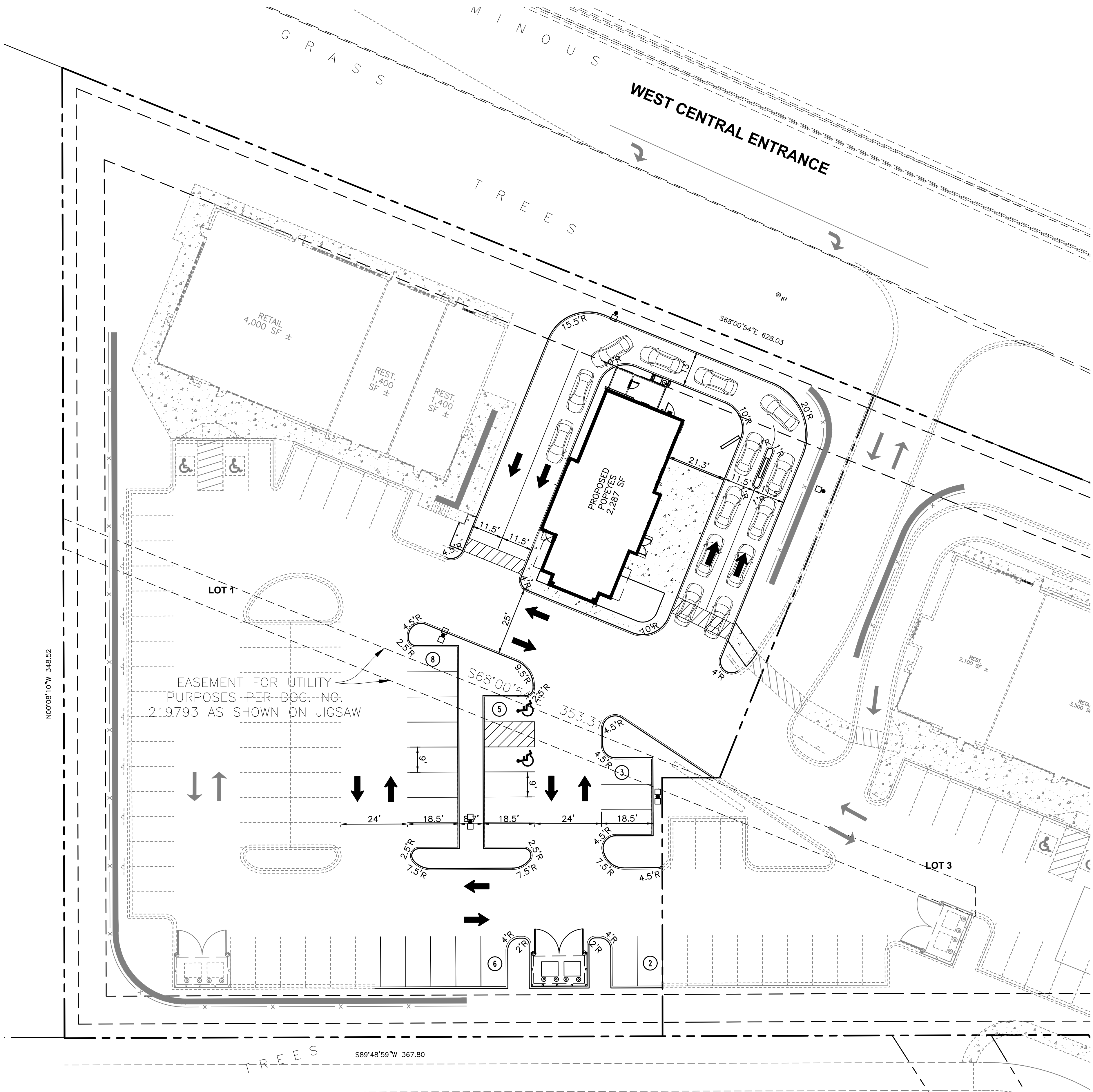
\*CITY OF DULUTH REQUIRED PARKING RATIOS:  
RETAIL - 3.0 / 1,000 SF  
RESTAURANT - 6.5 / 1,000 SF

[illegible]

PRELIMINARY - NOT FOR CONSTRUCTION



Layout Tab Name: C200 SITE PLAN, Images: . Xrefs: 081205-P.dwg; 081205-TBLK.dwg; 081205-X.dwg  
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INDICATES LIGHT DUTY PAVEMENT—SEE DETAILS FOR PAVEMENT COMPOSITION

INDICATES HEAVY DUTY PAVEMENT—SEE DETAILS FOR PAVEMENT COMPOSITION

INDICATES NEW CONCRETE PAVEMENT/SIDEWALK—SEE DETAILS FOR PAVEMENT COMPOSITION

LIGHT POLES

EXISTING CURB AND GUTTER

POSITIVE SLOPED CURB

NEGATIVE SLOPED CURB

FUTURE CURB AND GUTTER (DEVELOPED BY OTHERS)

INDICATES ROW PARKING COUNT

INDICATES PARKING TOTAL FOR SURROUNDING AREA

PROPERTY BOUNDARY

SITE LEGEND

100 SPACES

SITE DATA

PROPOSED SITE AREA0.73ACRES

BUILDING DATA:

BUILDING AREA2,287SQ. FT.

PARKING DATA:

SPACES REQUIRED (6.5/1000 SF)15

SPACES PROVIDED24

ACCESSIBLE SPACES REQUIRED2

ACCESSIBLE SPACES PROVIDED2

BENCHMARK:

MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT  
"6915 B RESET" (GSID #27366)  
ELEVATION = 1336.08 FEET. (NAVD88)

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A  
SURVEY PREPARED BY EGAN, FIELD & NOWAK, INC. AND  
DATED JANUARY 31, 2018.

811

Know what's below.  
Call before you dig.

0204060

GRAPHIC SCALE IN FEET

SITE IMPROVEMENT PLANS  
PROPOSED RESTAURANT  
SW CORNER OF ANDERSON ROAD & WEST CENTRAL ENTRANCE  
DULUTH, MN 55811

1815 South Meyers Road  
Suite 950  
Oakbrook Terrace, IL 60181  
630.424.9080  
FAX: 630.495.3731

W

WOOLPERT

ARCHITECTURAL ENGINEERING (INCORPORATED)

PROJECT No:	081205
DATE	03/23/21
DES.	JC
DR.	DH
CKD.	TR

No.	DATE	REVISION

SHEET NO.  
C200

SITE PLAN

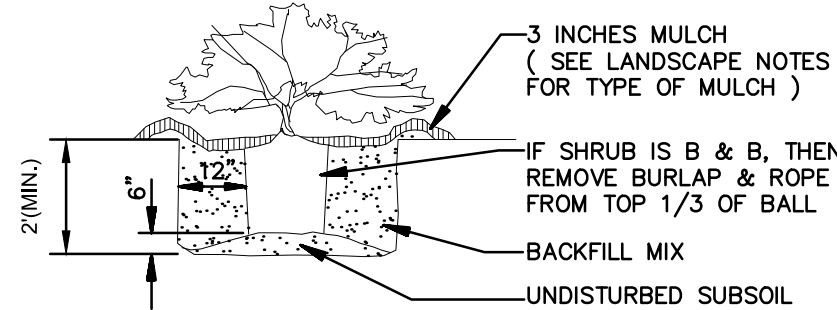
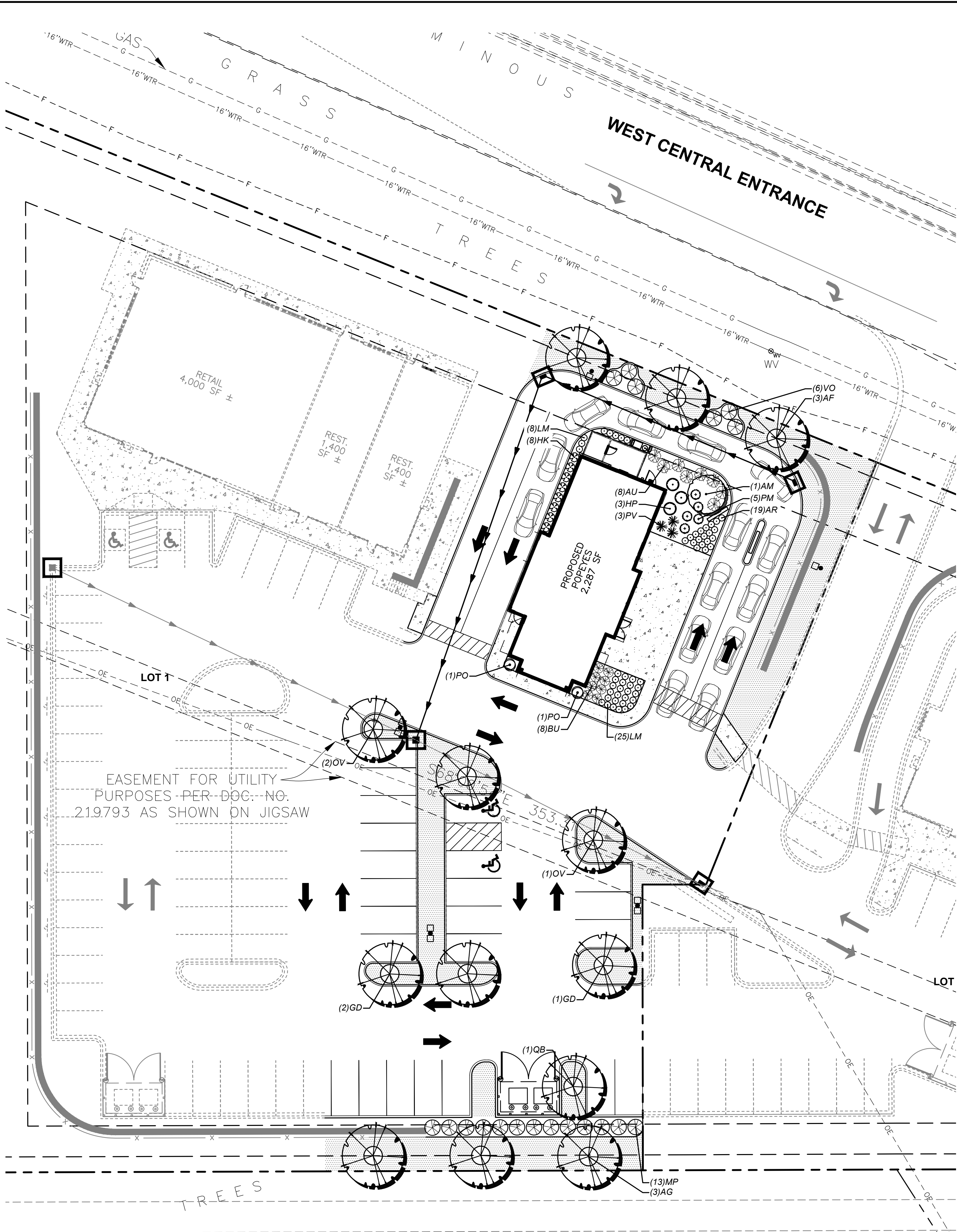
04/26/21 REVISED PER PLANNING COMMENTS

SEAL

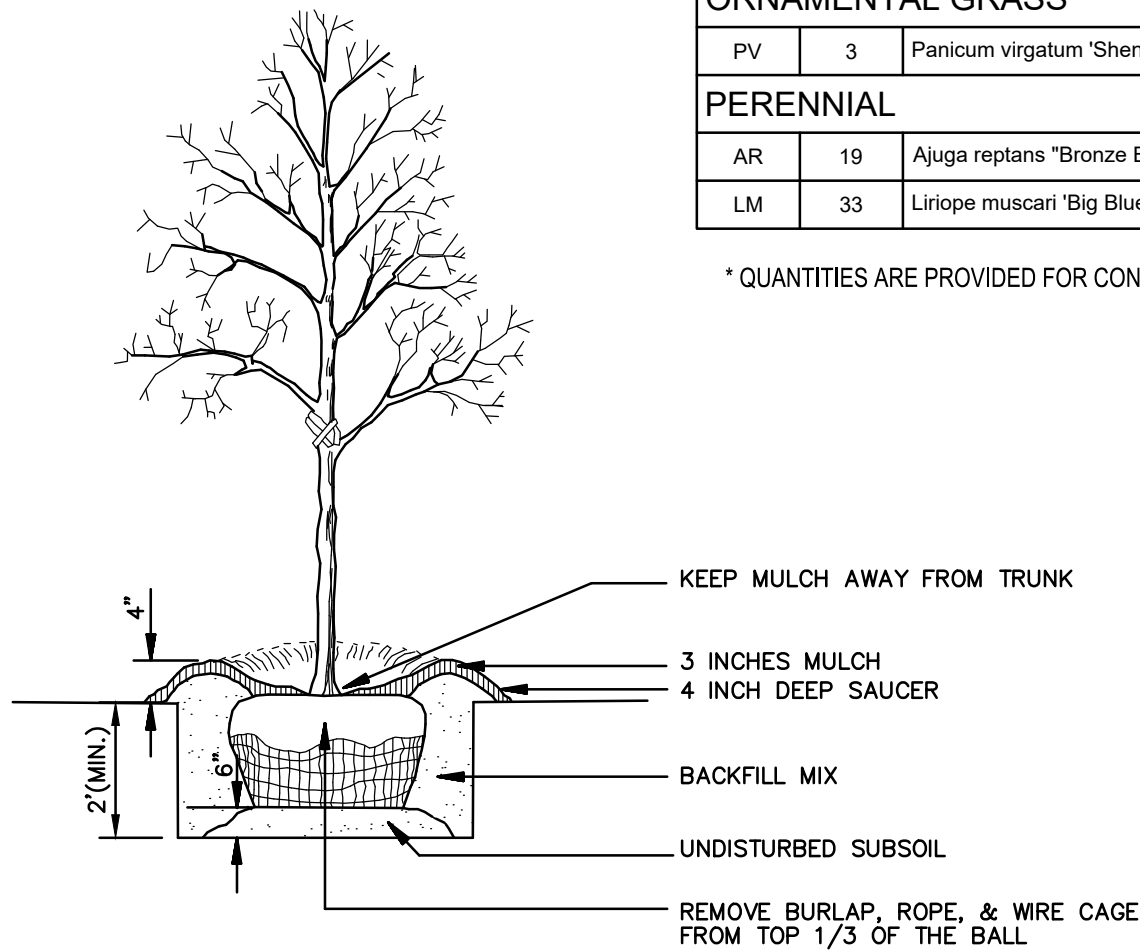




Layout Tab Name: C500 LANDSCAPE PLAN, Images: , Xrefs: 081205-P.dwg; 081205-TBLK.dwg; 081205-X.dwg  
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SHRUB PLANTING  
N.T.S.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING  
N.T.S.

## LANDSCAPE CODE SUMMARY

DULUTH, MN LEGISLATIVE CODE  
CHAPTER 50 – ARTICLE IV – DEVELOPMENT STANDARDS

LANDSCAPING AND TREE PRESERVATION (50–25)

**STREET FRONTAGE LANDSCAPING (50–25.3)**

PROVIDE ONE TREE FOR EVERY THIRTY-FIVE (35) LINEAR FEET AND ONE LARGE SHRUB FOR EVERY TWENTY-FIVE (25) LINEAR FEET OF FRONTAGE

**WEST CENTRAL ENTRANCE (115.6 LF)**

= 3.3 TREES & 4.6 LARGE SHRUBS REQUIRED  
= 3 TREES & 6 LARGE SHRUBS PROVIDED

**PARKING LOT PERIMETER (50–25.4.A)**

PROVIDE ONE TREE FOR EVERY THIRTY-FIVE (35) LINEAR FEET AND THREE (3) LARGE SHRUBS FOR EVERY TWENTY-FIVE (25) LINEAR FEET ADJACENT TO PUBLIC STREET

**APPLE STREET (103.4 LF)**

= 2.9 TREES & 12.4 LARGE SHRUBS REQUIRED  
= 3 TREES & 13 LARGE SHRUBS PROVIDED

**PARKING LOT INTERIOR (50–25.4.B)**

PROVIDE LANDSCAPE AREA EQUIVALENT TO TEN PERCENT (10%) OF PARKING AREA. PROVIDE ONE TREE FOR EVERY THREE HUNDRED (300) SQUARE FEET OF REQUIRED LANDSCAPE AREA

**VEHICULAR USE AREA (18,284 SF)**

= 1,828.4 SF OF LANDSCAPE AREA & 6.1 TREES REQUIRED  
= 2,589 SF OF LANDSCAPE AREA & 7 TREES PROVIDED

## PERMANENT SEED BLEND

6 LBS PER 1000 SF

90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)  
REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE OR EQUAL

10% KENTUCKY BLUEGRASS (POA PRATENSIS)  
MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR EQUAL

98% PURITY AND 85% GERMINATION

95% WEED FREE

8 LBS 12–12–12 FERTILIZER PER 1000 SF

1 1/2 BALES OF STRAW PER 1000 SF

LAND AREA (5,250 SF)

## LANDSCAPE NOTES

- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
- GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
- ALL SHRUB AND GROUNDCOVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
- TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (I.E. NATURE'S HELPER OR PRO MIX).
- EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
- SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO SPREADING SEED. ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SEED.
- ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
- ALL PARKING ISLANDS TO BE BERMED UP 6"–10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
- ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF AMERICANHURST.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
- ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
- WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

## PLANT SCHEDULE

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
TREE						
AF	3	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
AG	3	Aesculus glabra	Ohio Buckeye	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
AM	1	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped, single-stem
GD	3	Gymnocladus dioica 'Espresso'	Fruitless KY Coffeetree	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
OV	3	Ostrya virginiana	Ironwood	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
QB	1	Quercus bicolor	Swamp White Oak	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
SHRUB						
AU	8	Archtothophylos uva-ursi 'Massachusetts'	Bearberry	#5 cont.	12'ht. x 18"wd.	Full, vigorous
BU	8	Buxus x 'Glencoe'	Chicagoland Green Boxwood	#5 cont.	18'ht. x 18"wd.	Full, vigorous
HP	3	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	#5 cont.	18'ht. x 18"wd.	Full, vigorous
HK	8	Hypericum kalmianum 'Blues Festival'	Blues Festival St. Johnswort	#5 cont.	18'ht. x 18"wd.	Full, vigorous
MP	13	Myrica pensylvanica	Northern Bayberry	#5 cont.	18'ht. x 18"wd.	Full, vigorous
PO	2	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	#5 cont.	18'ht. x 18"wd.	Full, vigorous
PM	5	Pinus mugo 'Slowmound'	Dwarf Mugo Pine	#5 cont.	18'ht. x 18"wd.	Full, vigorous
VO	6	Viburnum opulus 'Roseum'	European Cranberrybush	#5 cont.	18'ht. x 18"wd.	Full, vigorous
ORNAMENTAL GRASS						
PV	3	Panicum virgatum 'Shenandoah'	Shenandoah Red Switchgrass	#2 cont.		Full, vigorous
PERENNIAL						
AR	19	Ajuga reptans 'Bronze Beauty'	Bronze Beauty Bugleweed	#1 cont.		
LM	33	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1 cont.		

\* QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OF PLANTS ON LANDSCAPE PLAN.

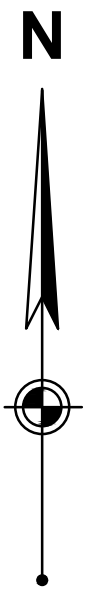
## BENCHMARK:

MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT  
"6915 B RESET" (GSID #27366)  
ELEVATION = 1336.08 FEET. (NAVD88)

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY EGAN, FIELD & NOWAK, INC. AND DATED JANUARY 31, 2018.

811  
Know what's below.  
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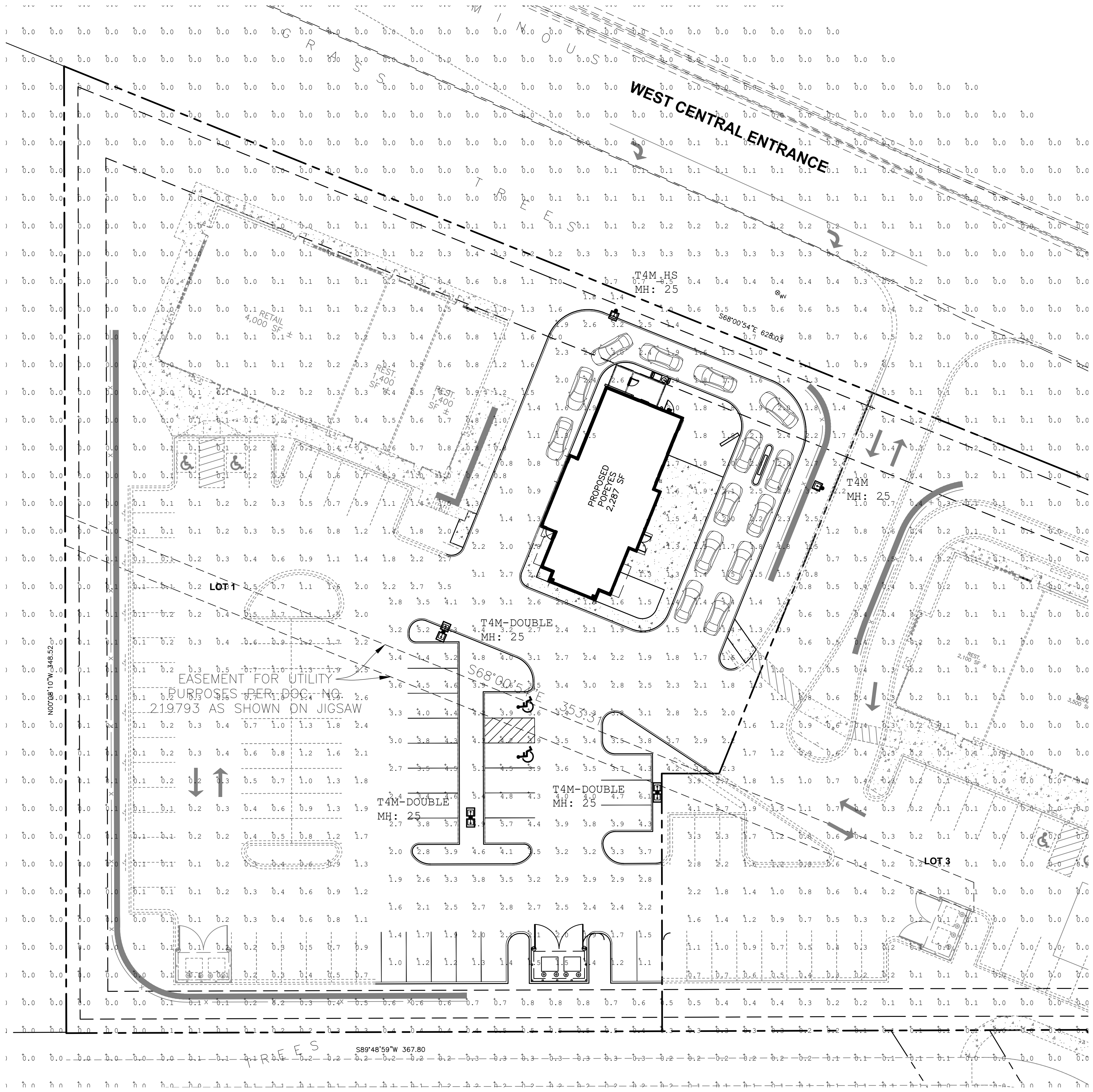
0 20 40 60  
GRAPHIC SCALE IN FEET



REVISION		PROJECT NO: 081205		1815 South Meyers Road	
No.	DATE	DATE 03/23/21	DES. JM	Suite 950	Oakbrook Terrace, IL 60181
			DR. JM		630.424.9080
			CKD. JM		FAX: 630.495.3731
		04/26/21		REVISED PER PLANNING COMMENTS	
SITE IMPROVEMENT PLANS PROPOSED RESTAURANT SW CORNER OF ANDERSON ROAD & WEST CENTRAL ENTRANCE DULUTH, MN 55811 LANDSCAPE PLAN					
SHEET NO. C500					




Layout Tab Name: C700 PHOTOMETRICS PLAN, Images: , Xrefs: 081205-P.dwg; 081205-TBLK.dwg; 081205-X.dwg; 081205-photometrics.dwg  
Last Saved By: Hadley, 4/26/2021 5:03:23 PM  
G:\E\Clients\The Park Network\081205 Popeye's - Duluth, MN 4.0 Disciplines\Civil\Cadd\Cad\081205-C600-PHO.dwg Plotted By: Cooke, Jake Plotted: April 26, 2021, 5:14:19 PM



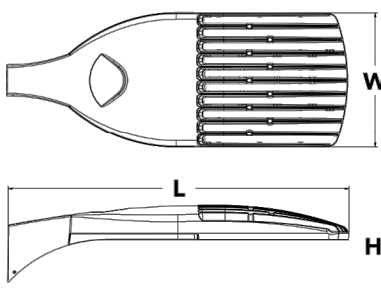
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
OFFSITE	Illuminance	Fc	0.10	4.1	0.0	N.A.
SITE	Illuminance	Fc	2.60	6.9	0.8	8.63

Luminaire Schedule					
Symbol	Qty	Arrangement	LLF	Description	Lum. Watts
	1	SINGLE	1.000	DSX1 LED P4 40K T4M MVOLT	125
	1	SINGLE	1.000	DSX1 LED P4 40K T4M MVOLT HS	125
	3	BACK-BACK	1.000	DSX1 LED P4 40K T4M MVOLT	125

MOUNTING HEIGHT (MH) VARIES. SEE FIXTURE LABEL ON PLAN.  
HORIZONTAL MEASUREMENTS TAKEN ALONG A HORIZONTAL PLANE AT GRADE.



**D-Series Size 1**  
LED Area Luminaire



**Specifications**  
EPA: 1,011 ft<sup>2</sup> (93.9 m<sup>2</sup>)  
Length: 33" (83.8 cm)  
Width: 13" (33.0 cm)  
Height H1: 7-1/2" (19.0 cm)  
Height H2: 3-1/2" (9.1 cm)  
Weight (max): 27 lbs (12.3 kg)


**Introduction**

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information		EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD			
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	<b>Forward optics</b> P1 P4 <sup>1</sup> P7 <sup>1</sup> P2 P5 <sup>1</sup> P8 P3 P6 <sup>1</sup> P9 <sup>1</sup> <b>Rotated optics</b> P10 <sup>1</sup> P12 <sup>1</sup> P11 <sup>1</sup> P13 <sup>12</sup>	30K 3000 K 40K 4000 K 50K 5000 K	T15 Type I short (Automotive) T25 Type II short T3M Type II medium T35 Type II short T3M Type II medium T4M Type IV medium TFM Forward throw medium	TSVS Type V very short <sup>1</sup> TSS Type V short <sup>1</sup> TSM Type V medium <sup>1</sup> TSW Type V wide <sup>1</sup> RLC Backlight control <sup>1</sup> LCCD Left corner cutoff <sup>1</sup> RCCD Right corner cutoff <sup>1</sup>	MVOLT <sup>1</sup> 120 <sup>1</sup> 208 <sup>1</sup> 240 <sup>1</sup> 277 <sup>1</sup> 347 <sup>1</sup> 480 <sup>1</sup>
<b>Shipped included</b> SPA Square pole mounting RPA Round pole mounting <sup>1</sup> WBA Wall bracket <sup>1</sup> SPUMBA Square pole universal mounting adapter <sup>1</sup> RPU MBA Round pole universal mounting adapter <sup>1</sup>		<b>Shipped separately</b> KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) <sup>1</sup>			

Control options	Other options	Finish options
<b>Shipped installed</b> NLTAIR2 nLight AII generation 2 enabled <sup>10</sup> PIRHN Network, high flow motion/ambient sensor <sup>10</sup> PER NEMA wire lock receptacle only (controls ordered separately) <sup>10</sup> PER5 Five-pin receptacle only (controls ordered separately) <sup>10,11</sup> PER7 Seven-pin receptacle only (controls ordered separately) <sup>10,11</sup> DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>10</sup> DS Dual switching <sup>10,11</sup>	PIR High flow, motion/ambient sensor, 8-15 mounting height, ambient sensor enabled at 56, 114 <sup>10</sup> PIRHN High flow, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56, 114 <sup>10</sup> PIRHCW High flow, motion/ambient sensor, 8-15 mounting height, ambient sensor enabled at 56, 114 <sup>10</sup> PIRHNFCW Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56, 114 <sup>10</sup> HA 50°C ambient sensor enabled at 16, 114 <sup>10</sup> FAO Field adjustable output <sup>10,11</sup>	DDBXD Dark bronze DLBXD Black DRAXD Natural aluminum DWDW White DDBTD Textured dark bronze RBD Textured black DNDXD Textured natural aluminum DWDWD Textured white



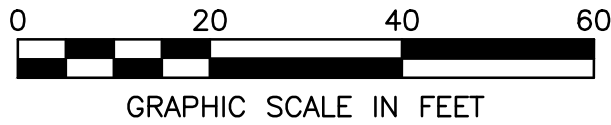
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DSX1 LED  
Rev. 07/20/20  
Page 1 of 8

**BENCHMARK:**  
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**SITE IMPROVEMENT PLANS**  
**PROPOSED RESTAURANT**  
SW CORNER OF ANDERSON ROAD & WEST CENTRAL ENTRANCE

1815 South Meyers Road  
Suite 950  
Oakbrook Terrace, IL 60181  
630.424.9080  
FAX: 630.495.3731  
**WOOLPERT**  
ARCHITECTURAL ENGINEERING (INCORPORATED)

REVISION	
No.	DATE

**PROJECT No:** 081205  
**DATE:** 03/23/21  
**DES.:** DH  
**DR.:** DH  
**CKD.:** TR

**PHOTOMETRICS PLAN**  
DULUTH, MN 55811

SHEET NO.

**C700**