



**AGENDA  
PLANNING COMMISSION OF THE  
CITY OF WHITE BEAR LAKE, MINNESOTA  
MONDAY, OCTOBER 30, 2023  
7:00 P.M. IN THE CITY HALL COUNCIL CHAMBERS**

**1. CALL TO ORDER AND ATTENDANCE**

**2. APPROVAL OF AGENDA**

**3. APPROVAL OF THE MINUTES**

A. Minutes of the Planning Commission meeting on August 28, 2023

**4. PUBLIC HEARING**

A. **Case No. 23-27-CUP:** A request by **Heartland Gun Club** for a Conditional Use Permit for retail sales in the Business Warehouse zoning district, per code section 1303.180, Subd.4.c, in order to sell sporting goods (including firearms) out of the proposed indoor commercial recreation facility at the property located at 4350 Centerville Road.

**5. DISCUSSION ITEMS**

A. City Council Meeting Overview

B. Zoning Code Update – Community Advisory Committee (CAC) Meeting Overview

**6. ADJOURNMENT**

Next Regular City Council Meeting ..... November 14, 2023

Next Regular Planning Commission Meeting ..... November 27, 2023



**MINUTES  
PLANNING COMMISSION MEETING  
OF THE CITY OF WHITE BEAR LAKE, MINNESOTA  
MONDAY, AUGUST 28, 2023  
7:00 P.M. IN THE COUNCIL CHAMBERS**

**1. CALL TO ORDER AND ATTENDANCE**

- MEMBERS PRESENT:** Mike Amundsen, Ken Baltzer, Jim Berry, Scott Bill, Pamela Enz, Mark Lynch, Andrea West
- MEMBERS ABSENT:** n/a
- STAFF PRESENT:** Jason Lindahl, Community Development Director; Ashton Miller, City Planner; Shea Lawrence, Planning Technician
- OTHERS PRESENT:** Mike Chilson

**2. APPROVAL OF AGENDA**

It was moved by Member **Enz** and seconded by Member **Baltzer** to approve the agenda as presented.

Motion carried, 7:0.

**3. APPROVAL OF THE MINUTES**

- A. Minutes of July 31, 2023.

It was moved by Member **Baltzer** and seconded by Member **Enz** to approve the minutes of July 31, 2023.

Motion carried, 7:0.

**4. CASE ITEMS**

- A. **Case No. 23-25-V:** A request by **Michael Chilson** for a variance from the 4 foot maximum height allowed for a fence located in the front yard, per code section 1302.030, subd.6 in order to construct a 6 foot PVC privacy fence along the property line at the property located at 2175 Gardenette Drive.

Shea Lawrence, Planning Technician, discussed the case.

Member Berry opened the public hearing. The applicant, Michael Chilson, introduced himself. Member Berry closed the public hearing.

It was moved by Member **Lynch** to approve Case No. 23-25-V, seconded by Member **West**.

Motion carried, 7:0.

- B. Case No. 23-26-V:** A request by **BCD Homes**, for a variance from the 4 foot maximum height allowed for a solid wall, per code section 1302.030, subd.6 in order to allow two 64 inch stone pillars to remain at the property located at 4669 Lake Avenue.

Ashton Miller, City Planner, discussed the case.

Member Amundsen asked if the pillars were disconnected from the rest of the wall, if this variance would be necessary. Miller responded that the code doesn't specifically reference pillars, so staff has considered pillars like this as solid walls, which are regulated in the fence section of the code.

Member Lynch explained that this is a very expensive home, and that he would think that builders would know to check in with the City. He added that it gives him pause that they did not check prior to constructing the pillars. Member West agreed with Member Lynch. She noted that this is the same situation as a case last year on a Manitou Island property where pillars over 4 feet tall were constructed without first seeking a variance. Member Enz asked if there is a way to communicate with people that they first need to connect with the City about projects like this. Member Bill added that he agrees with the other commissioners and that professional builders should know better. He added that it would be more understandable if it was a home owner who mistakenly constructed the pillars too tall, not a professional builder. Member Berry added that he had a feeling that this was an ask for forgiveness type of situation.

Jason Lindahl, Community Development Director, added that staff share the frustration of the commissioners. He explained that it takes more staff time to address these situations retroactively. He added that there is a mechanism where the City can increase fees for jobs completed before proper permits are obtained. Lindahl also added that when considering the two recent pillar variance cases, that we should ask if the city's process is correct. He explained that there should be a mechanism to permit for structures like these because it seems reasonable for a homeowner to construct on their property. He explained that things like this can be addressed in the zoning code update. Member Berry added that there should be procedures in place to regulate them.

Member Bill agreed with the concept of tacking on additional fees for situations where structures are built without first obtaining proper permits. Member Lynch agreed and explained that he thinks pillars like this should be addressed in the new zoning code. Member Lynch also added that he wasn't implying that there was nefarious intent when the pillars were constructed.

Member Enz noted that she walks past the pillars almost every day and she never noticed how tall they are and that they look nice.

Member Berry opened and closed the public hearing.

It was moved by Member **Enz** to approve Case No. 23-26-V, seconded by Member **Baltzer**.

## 5. DISCUSSION ITEMS

### A. City Council Meeting Overview

Lindahl provided an overview of the previous City Council meeting. He explained that the variance requests for the properties at 4041 Highway 61 and 1875 5<sup>th</sup> St were both approved. He added that a preliminary and final plat was approved by City Council for the White Bear Lake Civic Campus addition as part of the Public Safety renovation. Lindahl also added that the first reading for the tobacco and cannabis ordinance occurred at the August 8<sup>th</sup> City Council meeting and that the second reading is scheduled for September 12<sup>th</sup>. He also explained that the City recently posted an RFP for private development at the vacant City owned site at 1755 Highway 96. Member Lynch asked what the size of the lot was; Lindahl responded it is about 0.8 acres.

Lindahl explained that the September Planning Commission meeting has been cancelled because there are no cases. He added that the first meeting of the Zoning Update Community Advisory Committee will take place on September 25<sup>th</sup>, 2023. He noted that City Council gave input on who to include on the committee and the mayor sent out invitations. Member Berry and Member Baltzer were offered and accepted invitations to serve on the committee from the Mayor.

Member Enz provided an overview of the August 23<sup>rd</sup>, Downtown Mobility and Parking Study meeting. She explained that there are many passionate people on the committee. She added that the committee was provided a lot of information about parking and traffic downtown and asked many insightful questions during the meeting. She wondered how the 1,735 downtown parking spots can be marketed in a favorable way and how can we shift peoples expectation about parking directly in front of the businesses they are patronizing. Lindahl added that the consultants gathered a lot of the information that was discussed during the meeting, including through an online survey they created for residents to complete. Member Berry asked about the property at 2229 3<sup>rd</sup> Street as he noticed the house has been demolished. Lindahl added there aren't currently any plans for development on the lot that the City is aware of.

## 6. ADJOURNMENT

There being no further business before the Commission, it was moved by Member **Baltzer** seconded by Member **Enz** to adjourn the meeting at 7:44 p.m.



**City of White Bear Lake**  
Community Development Department

# MEMORANDUM

**TO:** The Planning Commission  
**FROM:** Ashton Miller, City Planner  
**DATE:** October 30, 2023  
**SUBJECT:** Heartland Gun Club Conditional Use Permit, 4350 Centerville Road,  
 Case No. 23-27-CUP

## SUMMARY

The applicant, Heartland Twin Cities Gun Club & Range, is requesting a conditional use permit for 2,200 square feet of enclosed retail sales in the Business Warehouse (BW) zoning district, in order to sell sporting goods, including firearms. The request is in conjunction with the proposed expansion of the building to develop a gun club and shooting range, which as an indoor commercial recreation use, is a permitted use within the BW zoning district. The conditional use permit for retail was previously granted in March of 2021, but approvals expired after a year of inactivity, so the applicant is back with the same request. Based on the findings made in this report, staff finds that the standards for conditional use permits laid out in City Code Section 1301.050 have been satisfied and recommends approval of the request.

## GENERAL INFORMATION

**Applicant/Owner:** Heartland Twin Cities Gun Club and Range / Heartland Twin Cities Real Estate LLC

**Existing Land Use / Zoning:** Commercial/Warehouse; zoned BW: Business Warehouse

**Surrounding Land Use / Zoning:**  
 North: Office/Warehouse; zoned BW: Business Warehouse  
 South: Warehouse & stormwater pond; zoned BW  
 East: Interstate 35E  
 West: Residential condos (City of Vadnais Heights); zoned Planned Unit Development

**Comprehensive Plan:** Business Park

**Lot Size & Width:** Code: 15,000 sq. ft. & 100 feet  
 Site: 96,484 sq. ft. & 245 feet

**60 Day Review Date:** November 17, 2023

## **BACKGROUND INFORMATION**

The subject site is a flag lot located on the east side of Centerville Road and south of Highway 96. There is currently a 4,000 square foot building on the site with three drive lanes and parking for approximately sixteen (16) vehicles. The city has a joint powers agreement with the city of Vadnais Heights as it provides the utilities (sewer and water) to the lot.

The lot was platted and the building constructed in 1991 after a conditional use permit was granted for the operation of an emissions testing facility. After the facility closed in 1999, the company B&B Company – Industrial Coatings moved in and had been in operation until the property owner, Brian Kroonblawd, started the process to redevelop the site into a shooting range several years ago.

The Business Warehouse zoning district allows indoor commercial recreation facilities that are limited to firearms and archery ranges, fitness center, golf course, gymnastics center, jump center, indoor golf driving range, indoor batting cages, racquetball, roller and ice skating rink, tennis, vehicle racing or amusement and similar uses by right. The accessory, enclosed retail portion of the proposal is what requires conditional approval.

The applicants previously received approval for the conditional use permit and a setback variance for the parking lot on the east side of the property in 2021. If within a year of approval, the use has not been implemented, the conditional use permit becomes null and void. Due to the covid-19 pandemic and increasing construction costs, the project was delayed and approvals expired. The conditional use permit request is the same as before, but the parking lot has been reconfigured to meet code, so a variance is not required. A few other changes have been made to the proposal including alterations to the exterior elevations around the entryways and a reduction in the number of shooting lanes from fifteen (15) to twelve (12).

### Community Comment

Under state law and the City's zoning regulations, conditional use permit applications require a public hearing. Accordingly, the City published notice of this request in the White Bear Press and mailed notice directly to all adjacent property owners. That notice directed all interested parties to send questions or comments to the Planning Department by mail, phone, or email or to attend the public hearing where they could learn about the request, ask questions, and provide feedback. As of the writing of this report, city staff has not received any comments regarding the request. During the public hearing, staff will provide an update if any public comments are received prior to the Planning Commission meeting.

### Conditional Use Permit Review

City review authority for conditional use permits are considered a Quasi-Judicial action. This means the city acts like a judge in evaluating the facts against the applicable review standards. The city's role is limited to applying the review standards to the facts presented by the application. Generally, if the application meets the review standards, it should be approved. The standards for reviewing conditional use permits are detailed in City Code Section 1301.050.

According to City Code Section 1301.050, the City shall consider possible adverse effects of a

proposed conditional use. This review shall be based upon (but not limited to) the factors listed below. Based on the findings made in this review, staff recommends approval of the requested conditional use permit.

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Land Use Plan and all other plans and controls.

**Finding:** The 2040 Comprehensive Plan Future Land Use Map guides the subject property as business park. This designation allows a mix of light industrial, warehouse, office, and limited retail uses. Uses should primarily be contained within primary structures with outdoor processing and storage generally prohibited. An indoor commercial recreation facility with office space and limited retail is consistent with the business park designation.

2. The proposed use is or will be compatible with present and future land uses of the area.

**Finding:** The properties to the north and west are commercial office and warehousing. There is also office and warehousing across Interstate 35E to the east. The use as a gun club and shooting range will not intensify the use of the property and will therefore be compatible with the surrounding commercial uses. There are residential properties to the west, but the building is set back from Centerville Road over 450 feet, so there is a large buffer between the uses. Additionally, since the commercial recreation will take place entirely within the building, it is not anticipated to impact the neighboring properties.

Lastly, the overall character of the Business Warehouse zoning district is intended to be transitional in nature. The commercial recreation facility proposed in this location serves as a transition between the more industrial businesses located along Birch Lake Boulevard South and the retail oriented businesses to the north along Highway 96.

3. The proposed use conforms with all performance standards contained herein.

**Finding:** Section 1303.180, subd.4.c. details the specific performance standards for accessory enclosed retail. These standards and staff's findings for each are provided below.

- *Such use is allowed as a permitted use in a "B-1" or "B-2" District.*

"Sporting goods establishment and bait shops" is a permitted use in the B-2 zoning district. The applicant has indicated the "retail pro shop" will include a variety of hunting shotguns and rifles along with other types of firearms. It will also stock accessories designed to provide for a safe and comfortable shooting experience, including ammunition, hearing protection, and safety glasses. Apparel and other goods related to shooting and other outdoor sports will also be offered. Based on this description, the proposed use complies.

- *Such use does not constitute more than thirty (30) percent of the lot area and not more than fifty (50) percent of the gross floor area of the principal use.*

The retail area is cited to be 2,200 square feet in size. The lot is 2.215 acres, therefore, the retail

space is roughly 2.3% of the total lot area. The shooting range is considered the principal use of the building, which has a gross square footage of 5,477 square feet (51.67 feet wide by 106 feet long). At that size, the retail space is 40.2% of the principal use. Based on these numbers, the proposal complies.

- *Adequate off-street parking and off-street loading in compliance with the requirements of Sections 1302.050 and 1302.060 of this Code is provided.*

According to the numbers provided by the architect, the site requires fifty-four (54) stalls – eleven (11) for retail, twenty-three (23) for office, three (3) for storage, and seventeen (17) for the range. Sixty (60) stalls are shown on the site plan, so the proposal appears to comply. Bicycle parking is required at the rate of one (1) space for every thirty (30) parking stalls, therefore, two (2) bicycle parking spaces will be required on site.

The code further requires one (1) loading berth per building and one (1) additional smaller berth for each 10,000 square feet in floor size over the first 10,000 square feet. The plan does not call out the loading areas, but staff has measured and there is plenty of drive aisle along both the east and south sides of the building to accommodate the receipt of merchandise from delivery vehicles.

- *All signing and informational or visual communication devices shall be in compliance with the White Bear Lake Sign Code.*

A separate sign permit is required for all signage on the property. A condition of this conditional use permit will require the applicant to submit and receive separate approval of a detailed sign plan. The BW zoning district allows for wall signage up to one hundred fifty (150) square feet on the building. The plans do not provide enough information to determine if this provision is being met. The BW zoning district also allows a monument sign up to ten (10) feet in height thirty-five (35) square feet, and ten (10) feet from the right-of-way. The proposed sign is thirty-five (35) square feet in size, six (6) feet in height and is ten (10) feet from the Centerville Road right-of-way.

Lastly, the BW zoning district allows pylon signs if the property abuts Interstate 35E. The pylon sign meets the size and height requirements, which is one hundred and twenty (120) square feet in size and twenty-five (25) feet in height. However, the location was not indicated on the site plan, so staff is unsure about the setback, which is ten (10) feet from the property line. The existing pylon sign will be removed in conjunction with this proposal.

- *Setbacks*

The BW zoning district requires a thirty (30) foot setback from the front and rear lot lines and a twenty (20) foot setback from the side lot lines for a principal structure. The parking lot is required to be fifteen (15) feet from a street right-of-way and five (5) feet from the side lot line. All setbacks are being met in this proposal.

- *Height*

The maximum allowed height in the BW zoning district is three (3) stories or thirty-six (36) feet. The existing building is twenty (20) feet tall and the proposed addition will be sixteen (16) feet



in height.

- *Elevations*

The existing building consists of face brick, which is a permitted exterior material. The exterior materials of the addition are proposed to consist of precast panels with a horizontal board finish and stone details along the bottom and around the entrance. Precast panels are a permitted material in the BW zoning district per approval of an architectural treatment, so the proposal complies.

- *Landscaping*

Landscaping at a rate of one (1) tree for every twenty-five (25) feet of landscaped area and one (1) shrub for every three (3) feet of landscaped area is required around the parking lot. The proposal meets code by providing a number of trees and shrubs spread out over the site, screening the parking lot and providing greenery around the building.

- *Lighting*

Lighting specifications and details for any new lighting, along with a photometric plan will be required before a building permit is issued.

- *Other*

There is a twenty (20) foot wide drainage and utility easement that runs north-south along the eastern property line. In their review memo, the Engineering Department has stated that the proposed trash enclosure be moved out of the easement.

4. The proposed use will not tend to or actually depreciate the area in which it is proposed.

**Finding:** The proposal will not depreciate the area. The proposed investment is substantial and will improve the aesthetic of the building, which is dated and was constructed for a purpose that is now obsolete. The parking lot will also be upgraded, which will benefit the property to the north, which shares an access point with the subject site. Therefore, staff anticipates the use will actually appreciate the area. Further, the gun club, as an experience based consumer activity, is anticipated to draw people to the area, which could provide a boost to the businesses at the Highway 96 and Centerville Road intersection.

5. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.

**Finding:** As noted above, the city of Vadnais Heights provides the sewer and water to the property through a joint powers agreement with White Bear Lake. Sewer and water were brought to the property in 1990 when the commercial building was constructed. The proposed use can be accommodated with the existing services and is not anticipated to overburden the city's service capacity.

6. Traffic generation by the proposed use is within capabilities of streets serving the property.

**Finding:** Centerville Road is classified as an A-minor expander, a type of arterial road that is designed to accommodate higher levels of traffic, so the road is equipped to handle the number of trips generated by the gun club. Expanders provide a way to make connections between developing areas and are proposed to serve medium to long suburb-to-suburb trips. Centerville Road intersects with Highway 96 and is in close proximity to Interstate 35E, so visitors and employees will generally use roads that are designated as arterials or higher, so will not be increasing traffic in residential neighborhoods.

#### **RECOMMENDATION**

The standards outlined in the zoning ordinances have been met, therefore, staff recommends approval of the applicant's request, subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. Per Section 1301.050, Subd.4, if within one (1) year after approving the Conditional Use Permit, the use as allowed by the permit shall not have been completed or utilized, the CUP shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. The Conditional Use Permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of the signed resolution of approval with the County Recorder pursuant to Minnesota State, Statute 462.3595 to ensure the compliance of the herein-stated conditions.
4. The size of the retail area shall not exceed 2,200 square feet.
5. The hours of operation for retail sales shall be limited to 9 a.m. to 9 p.m.
6. The applicant is responsible for ensuring its customers and staff do not park on the neighboring property. If, by determination of city staff, the applicant fails to comply with this requirement, the city may require the applicant to install signage and/or a fence (with standard permits as typically required) to deter parking on the neighboring property.
7. The applicant shall obtain a building permit prior to beginning any work.
8. Prior to the issuance of a building permit, all plans shall be revised to comply with all applicable building and zoning code requirements. Any deviations from code reflected in the plan set submitted to the city are not approved and must be revised as needed to comply and resubmitted before construction may begin.
9. The uses within the building shall not be changed without approval from the city. The Zoning Administrator will determine if a proposed change in use can be approved administratively or if it requires Council approval.
10. The applicant shall obtain sign permits prior to the installation of any signage. The size and amount of signage is limited to what is permitted by the city's sign code.
11. Extend a letter of credit consisting of 125% of the exterior improvements, which renews automatically every six months. The amount of the letter shall be based on a cost estimate of the exterior improvements, to be approved by the city prior to the issuance of the letter of credit.

12. Provide a SAC (Sewer Availability Charge) determination letter from the Metropolitan Council.
13. Obtain permits as necessary from relevant agencies (such as MnDOT, Ramsey County, Vadnais Heights) and provide a copy of each to the city.
14. Enter into a Stormwater Operation and Maintenance Agreement for the new on-site stormwater features.
15. Prior to the release of the letter of credit, the applicant shall provide an as-built plan that complies with the city's record drawing requirements.
16. Prior to the release of the letter of credit, all exterior improvements must be installed and all landscaping must have survived at least one full growing season.
17. The applicant shall provide proof of having recorded the resolution of approval and the stormwater operation and maintenance agreement with the County Recorder's Office.

**Attachments:**

Draft Resolution of Approval

Zoning/Location Map

Engineering Review Memo dated October 11, 2023

Applicants Narrative (22 pages) & Plans (12 pages)

**RESOLUTION NO.**

**RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR  
4350 CENTERVILLE ROAD WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

**WHEREAS**, Heartland Twin Cities Real Estate LLC (23-27-CUP) has requested a conditional use permit for 2,200 square feet of enclosed retail sales in the BW zoning district, per code section 1303.180, subd.4.c in order to sell sporting goods out of the proposed indoor commercial recreation facility at the following location:

LEGAL DESCRIPTION: LOT 3, BLK 1, NEW BEDFORD ADDITION. PID 213022130027

**WHEREAS**, the Planning Commission held a public hearing as required by the Zoning Code on October 30, 2023; and

**WHEREAS**, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed conditional use permit upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of White Bear Lake, Minnesota that the City Council accepts and adopts the following findings of the Planning Commission:

1. The proposal is consistent with the city's Comprehensive Plan.
2. The proposal is consistent with existing and future land uses in the area.
3. The proposal conforms to the Zoning Code requirements.
4. The proposal will not depreciate values in the area.
5. The proposal will not overburden the existing public services nor the capacity of the City to service the area.
6. The traffic generation will be within the capabilities of the streets serving the site.

**BE IT FURTHER RESOLVED**, that the City Council of the City of White Bear Lake hereby approves the request, subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. Per Section 1301.050, Subd.4, if within one (1) year after approving the Conditional Use Permit, the use as allowed by the permit shall not have been completed or utilized, the CUP shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. The Conditional Use Permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of the signed resolution of

**RESOLUTION NO.**

approval with the County Recorder pursuant to Minnesota State, Statute 462.3595 to ensure the compliance of the herein-stated conditions.

4. The size of the retail area shall not exceed 2,200 square feet.
5. The hours of operation for retail sales shall be limited to 9 a.m. to 9 p.m.
6. The applicant is responsible for ensuring its customers and staff do not park on the neighboring property. If, by determination of city staff, the applicant fails to comply with this requirement, the city may require the applicant to install signage and/or a fence (with standard permits as typically required) to deter parking on the neighboring property.
7. The applicant shall obtain a building permit prior to beginning any work.
8. Prior to the issuance of a building permit, all plans shall be revised to comply with all applicable building and zoning code requirements. Any deviations from code reflected in the plan set submitted to the city are not approved and must be revised as needed to comply and resubmitted before construction may begin.
9. The uses within the building shall not be changed without approval from the city. The Zoning Administrator will determine if a proposed change in use can be approved administratively or if it requires Council approval.
10. The applicant shall obtain sign permits prior to the installation of any signage. The size and amount of signage is limited to what is permitted by the city's sign code.
11. Extend a letter of credit consisting of 125% of the exterior improvements, which renews automatically every six months. The amount of the letter shall be based on a cost estimate of the exterior improvements, to be approved by the city prior to the issuance of the letter of credit.
12. Provide a SAC (Sewer Availability Charge) determination letter from the Metropolitan Council.
13. Obtain permits as necessary from relevant agencies (such as MnDOT, Ramsey County, Vadnais Heights) and provide a copy of each to the city.
14. Enter into a Stormwater Operation and Maintenance Agreement for the new on-site stormwater features.
15. Prior to the release of the letter of credit, the applicant shall provide an as-built plan complies with the city's record drawing requirements.
16. Prior to the release of the letter of credit, all exterior improvements must be installed and all landscaping must have survived at least one full growing season.
17. The applicant shall provide proof of having recorded the resolution of approval and the stormwater operation and maintenance agreement with the County Recorder's Office.

The foregoing resolution, offered by Councilmember \_\_\_\_\_ and supported by Councilmember \_\_\_\_\_, was declared carried on the following vote:

Ayes:  
Nays:  
Passed:

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Dan Louismet, Mayor

**RESOLUTION NO.**

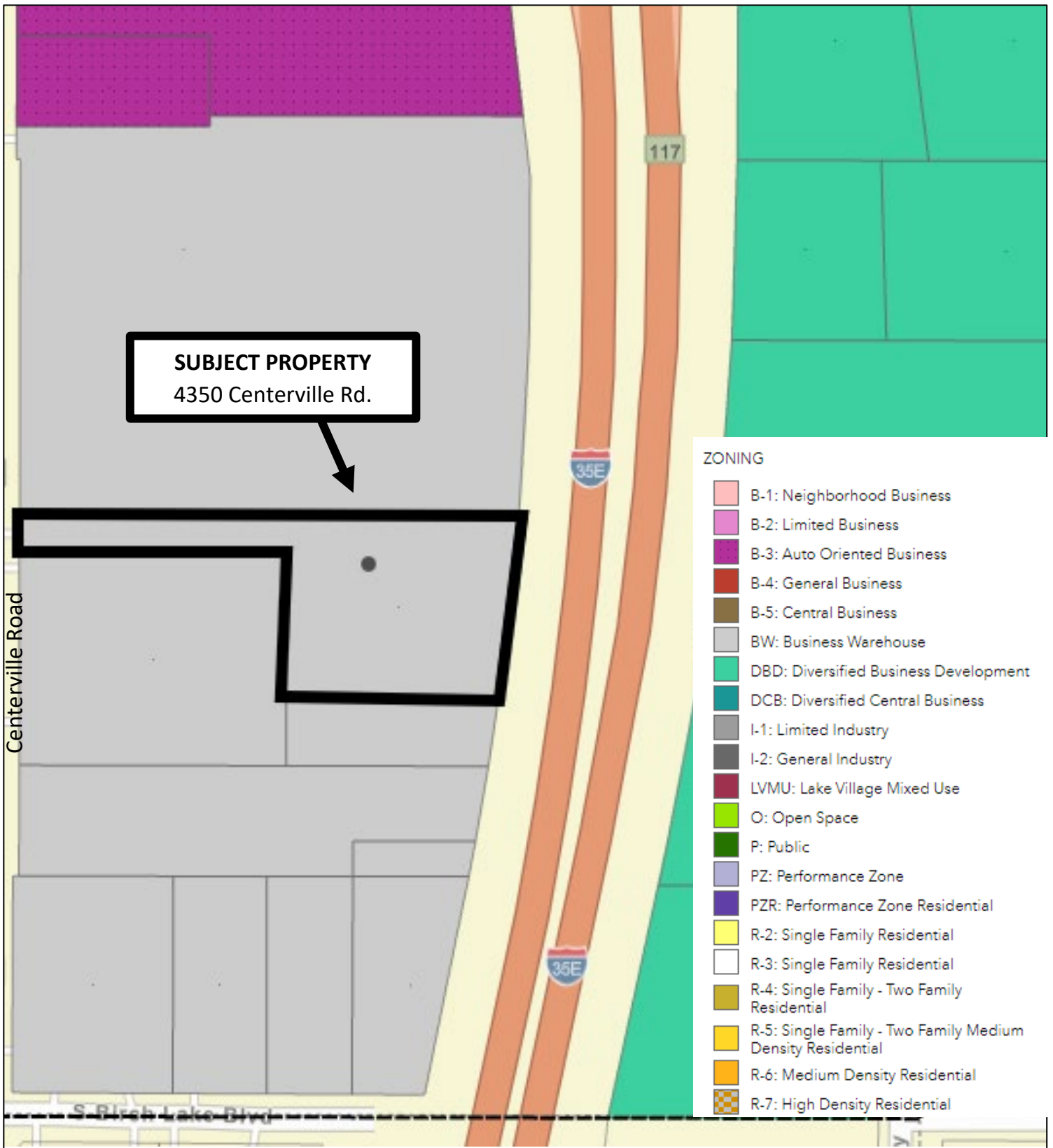
**ATTEST:**

\_\_\_\_\_  
Caley Longendyke, City Clerk

Approval is contingent upon execution and return of this document to the City Planning Office.  
I have read and agree to the conditions of this resolution as outlined above.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date



**CASE NO.** : 23-27-CUP

**CASE NAME** : Heartland Gun Club

**DATE** : October 30, 2023



**City of White Bear Lake**  
Engineering Department

# MEMORANDUM

**To:** Ashton Miller, City Planner  
**From:** Nate Christensen, P.E., Assistant Engineer  
Connie Taillon, P.E., Environmental Specialist/Water Resources Engineer  
**Date:** October 11, 2023  
**Subject:** Heartland Twin Cities Gun Club and Range Engineering Review Comments

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The Engineering Department reviewed the Boundary, Location, Topographic and Utility Survey dated April 25, 2019 and Civil sheets C000, C100, C200, C300, C400, C401, and C500 dated February 3, 2023, and received September 26, 2023 for the above referenced project and have the following comments.

**The following outstanding items must be addressed prior to issuance of a Building Permit**

**General**

- 1) Please provide the following for review:
  - Geotechnical report
  - Stormwater model reports for existing and proposed conditions
- 2) The trash enclosure and pavement shall not be located within the drainage and utility easement. Please revise the plan accordingly.
- 3) Submit a Landscape Plan for review when available.
- 4) Permits may be required from MPCA and Ramsey County. Provide a copy of any permits for our records or correspondence from each agency stating that a permit is not required.

**Boundary, Location, Topographic, and Utility Survey**

- 5) For the existing storm sewer that runs roughly north to south through the western portion of the property, if an easement exists please show on the plan and provide a copy of the easement document for our records.

**Grading, Drainage and Erosion Control Plan (C100)**

- 6) Label the drainage and utility easements.
- 7) Include the FFE of the existing building on the plan.
- 8) Provide documentation that the proposed building floor elevation meets the City's freeboard requirements for the existing pond.



### **Utility Plan (C200)**

- 9) Show the underground filtration basin draintile on the plan.
- 10) Add STRM #33 to the storm sewer table.
- 11) Add a sump to STRM #41 and revise the storm sewer table accordingly.
- 12) Revise the STRM #30 'Structure Dimension' in the storm sewer table.
- 13) Should Keyed Note 7 be added to STRM #25 and #26 on the plan view?
- 14) Should Keyed Note 6 and/or 7 be added to STRM #36, #37, #38, and #39 on the plan view?
- 15) Remove Keyed Note 6 from the curb area near the SE corning of the proposed building.

### **Paving and Geometric Plan (C300)**

- 16) The line type at the monument near Centerville Road is not included in the legend. Please add the line type to the Legend and clarify what work is being done within that area.

### **Stormwater Pollution Prevention Plan (C500)**

- 17) Please change 'infiltration' to 'filtration' in the project narrative.
- 18) Complete the SWPPP implementation, installation, inspection and BMP maintenance contact information when available.

### **The following items must be addressed prior to the release of the letter of credit**

- i) An as-built record drawing is required for this project. Include an as-built survey of the underground filtration system and associated inlet and outlet pipes prior to backfill. A list of record drawing requirements will be provided prior to Building Permit issuance.

### **The following items must be addressed prior to issuance of a Certificate of Occupancy**

- ii) A Stormwater Operations and Maintenance Agreement (SOMA) is required for this project. A SOMA template will be provided prior to Building Permit issuance.

### **While the following items are not required for issuance of a permit, we would like to take this opportunity to raise these points:**

- a) It is highly recommended that an individual familiar with the stormwater design be on site while the filtration system is being constructed to ensure that it is constructed per plan.

- b) Consider installing conduit at this time for future electric vehicle charging stations.
- c) Consider installing no-mow grass or native prairie in place of lawn grass in non-used areas to reduce irrigation needs and to provide pollinator habitat.
- d) Consider planting native trees.
- e) Stormwater efforts that go above and beyond permit requirements are eligible for grant funds from Vadnais Lake Area Water Management Organization. For more information, visit: [www.vlawmo.org/grants](http://www.vlawmo.org/grants), email: [office@vlawmo.org](mailto:office@vlawmo.org), or call: 651-204-6173.

**Note**

For the next plan review submittal, please provide the following:

- A response to each review comment in this memo
- Revised plans
- Stormwater calculations
- Geotechnical report

**Contact Information**

For questions contact Nate Christensen at: 651-762-4812 or [nchristensen@whitebearlake.org](mailto:nchristensen@whitebearlake.org) or Connie Taillon at: 651- 429-8587 or [ctailon@whitebearlake.org](mailto:ctailon@whitebearlake.org)

September 16<sup>th</sup>, 2023

Planning Commission, City Council

City of White Bear Lake

4701 Highway 61

White Bear Lake, MN 55110

My name is Brian Kroonblawd and I wanted to enclose this letter to you to discuss my Land Use Application for a Firearms Range and Associated Retail Sales Operation. I have attached to my letter a memo from a land and zoning consultant Stantec and a legal memorandum from the Taft law firm. I have been in the White Bear Lake Community for over thirty years and in the past I had gotten some help from Anne Kane on some new signage that we were working on but other than that I have not had any contact with the City and have tried to be a good neighbor and have enjoyed living in and starting and growing our business in White Bear Lake. Our first building that my company was in was on South Birch Lake Blvd and it was the Frogener Dry Wall Company's building that I rented out. Our home was also on South Birch Lake Blvd but farther to the southwest. After a few years I purchased the property at 4350 Centerville Road after the State of Minnesota closed that emission testing facility. We have been at our current location for over twenty years.

A few years ago when I was in my later 50's I started thinking of what might be the next chapter in my life – my business is more of a young person's business than someone my age so I started looking around a bit and talking to people about selling my 4350 Centerville property to my neighbor for their expansion or selling the building to another commercial user and then I had the good fortune to meet up with a group that has been involved in the development of two very nice indoor shooting ranges. I have been interested in the shooting sports for a long time and it just so happened that an indoor gun range was a permitted use under the City's zoning code that my building is in.

The proposed redevelopment of my property and expansion of the existing building would include an indoor shooting range and a retail sporting goods store.

Our plans and colored elevations for the new building show a very nicely designed building that will provide a great venue for friends and families to gather to enjoy the shooting sports. I have started and grown my business in White Bear Lake. My project at 4350 Centerville Road will be a first class designed and built facility and I will be proud to be a part of it and spend my last chapter of my business career as an owner of a shooting sports facility. Our facility will add numerous jobs to the local economy and will be paying our employees a living wage and offer health insurance and retirement plan benefits.

What follows this memo is a lot of legal and consultant memorandums etc. but since I paid for it all I thought that I should send it in as part of my submission. I am looking forward to working with my team and the City Planner, Planning Commission and City Council to make this a successful project that we can all be proud of and bring another amenity to the residents of the City of White Bear Lake and the surrounding communities.

Sincerely,

*Brian Kroonblawd*

Brian Kroonblawd

To: Samantha Crosby, Planning and Zoning Coordinator  
City of White Bear Lake

From: John Shardlow, Senior Principal  
Stantec

File: Land Use Application for Firearms Range and Associated Retail Sales Operation

Date: January 11, 2021

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**Reference: Zoning Memorandum - 4350 Centerville Road, White Bear Lake**

**Zoning Analysis**

Background:

The applicant proposes to open an indoor firearms range with an associated retail sales operation at the property located at 4350 Centerville Road, White Bear Lake, MN 55127. The site is currently a one-story, approximately four thousand (4,000) square-foot building located in the City's B-W Business/Warehousing District. The applicant proposes to construct a facility with the following uses: indoor firearms range, retail, classroom, office and storage. The applicant has retained Stantec to conduct a zoning analysis of the proposed use of the property.

*Applicant Name:* Brian Kroonblawd

*Property Address:* 4350 Centerville Road, White Bear Lake, MN 55127

*Legal Description:* Lot 3 Block 1, New Bedford Addition, PID # 213022130027

*Current Zoning:* B-W Business/Warehousing District

*2040 Comprehensive Plan Guided Land Use:* Business Park

*Proposed Use of Property:* Indoor firearms range with associated retail sales operation

*Adjacent Property Use:*

North: B-W Business/Warehousing District (light industrial building)

East: I-35E

South: B-W Business/Warehousing District (light industrial building and vacant land)

West: Centerville Road and Vadnais Heights

*Property size:* 2.215 acres

*Proposed facility size:* 12,081 square feet

Analysis of Proposed Uses

The proposed use as an indoor firearms range is allowed as a "permitted use" within the B-W zoning district as stated in Zoning Code Section 1303.180 subd. 2(o) "The following are permitted uses in a 'B-W' District: Commercial recreation facilities (indoor only) limited to firearms and archery ranges..." Permitted uses are defined in City Code as "a use which may be lawfully established in a particular district or districts, provided it conforms with all requirements, regulations, and performance standards (if any) of such districts" per Section

1301.030 subd. 16. It is Stantec's analysis that the proposed principal use of a firearms range meets the code requirements of a "permitted use" within the B-W district.

The proposed retail use of apparel, ammunition and firearm sales is allowed as a conditional use within the B-W zoning district, as confirmed by the October 25, 2019 from City Attorney Troy Gilchrist. The list of conditional uses in City Code § 1303.180 subd. 4 includes:

c) Accessory enclosed retail, rental service activity other than that allowed as a permitted use or conditional use within this Section, provided that:

1) Such use is allowed as a permitted use in a "B-1" or "B-2" District

*The memo from the City Attorney dated October 25, 2019 confirms that the Retail Pro Shop qualifies as a sporting goods establishment, which is a permitted use allowed in the B-2 District per City Code §1303.130 subd. 2. Based on this information, the Applicant's planned enclosed retail operation for sporting goods is a conditionally permitted use in the B-W District.<sup>1</sup>*

2) Such use does not constitute more than thirty (30) percent of the lot area and not more than fifty (50) percent of the gross floor area of the principal use.

*The area of the retail space is 2200 square feet, while the total lot area is 2.215 acres or 96,385 square feet. Given this information, the retail space constitutes roughly 2.3 percent of the overall lot area. The allowed floor space for the retail sales use is based off the gross floor area of the range, which is the principal use. The total gross floor area of the range is roughly 7,800 square feet. The retail space is calculated to be roughly 28 percent of the principal use, less than the 50 percent maximum allowed.*

3) Adequate off-street parking and off-street loading in compliance with the requirements of Sections 1302.050 and 1302.060 of this Code is provided.

*Parking requirements have been calculated per City Code §1302.050 and are shown on the Architecture Site Plan A040, and included in the diagram in Figure 1 below. Calculations show a required 61 parking spaces for all retail, office, storage, range and private club space. The applicant proposes to construct 63 regular parking spaces and 3 ADA accessible parking spaces for a total of 66 spaces, exceeding the required 61 parking spaces needed.*

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<sup>1</sup> Stantec analysis included in italics

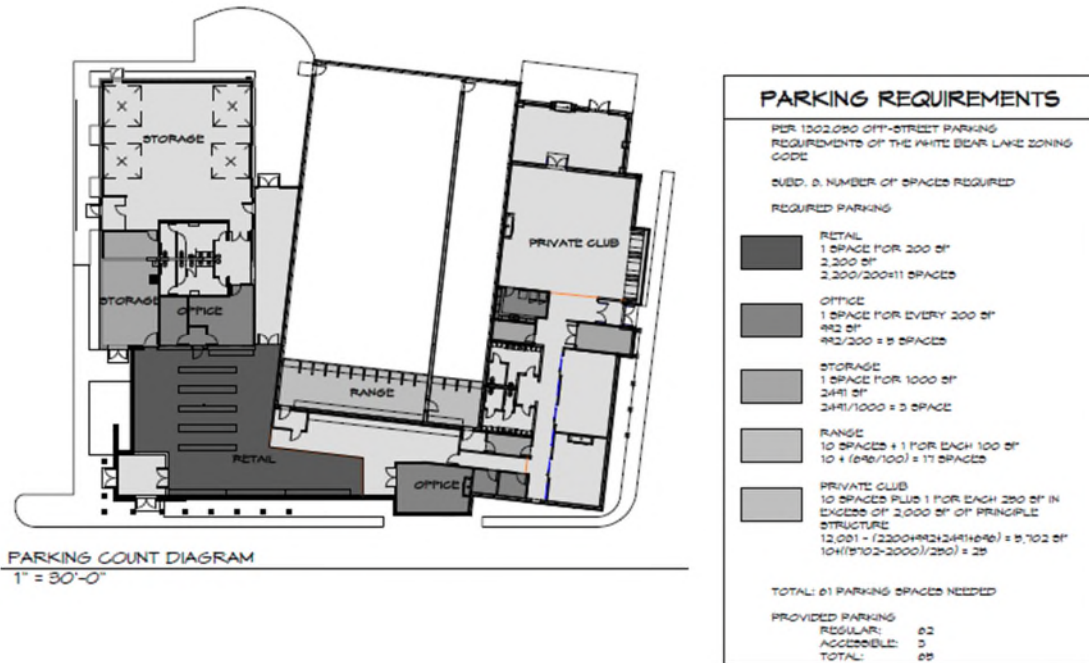


Figure 1. Parking Diagram

The applicant is not proposing any changes to the off-street loading at this property. Off street loading of merchandise will be managed through an existing off-street loading dock on the south side of the building.

- 4) All signing and information or visual communication devices shall be in compliance with the White Bear Lake Sign Code.

Code §1202 provides requirements for signage. The applicant proposes two types of signage, a monument sign at the entrance to the property, and a wall sign affixed to the building. The City Code defines monument sign as "any freestanding sign with its sign face mounted on the ground or mounted on a base that is at least as wide and which has a maximum height of 10 feet." The monument sign is shown in the document A310 Sign and Elevation Details. Per City Code §1202 Subd. 2 B, one Freestanding Monument Signs is permitted per property within the B-W zoning district. The sign may not exceed 35 square feet per side, must be architecturally compatible with the principal building, may be no more than 10 feet in height, and must be placed 10 feet from any driveway or property line. The base of the sign must be landscaped with a mulch shrub and perennial bed. The sign that the applicant proposes is 35 square feet in area and 6 feet tall measured from grade. The sign will be located in an existing sign island near Centerville Road on the west side of the property. The exact location is shown in the Architectural Site Plan. The sign is architecturally similar to the principal building, with a stone base, concrete matching the building color and finish, and metal cut signage. The applicant will work with the City to ensure that the exact placement and landscaping around the base of the sign conforms with City requirements.

City Code §1202 also provides requirements for wall signs, which are defined in the City Code as "any building sign attached parallel to a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall or building or structure, which is supported by such wall or building, and which displays only one sign surface." City Code §1202 Subd. 2 requires that wall signs on single-tenant buildings be no more than 10% of the gross wall area on the front wall, and no more than 5% of gross wall area on side and rear walls. The maximum wall sign area for buildings of this size is 150 square feet. Two signs are proposed on the west (front) side of the building, the total square footage of the signs is 150 square feet and less than 10% of the gross wall area.



## CUP Requirements

Per City Code §1301.050 Subd. 2 (e), the City shall consider possible affects of the proposed conditional use and consider the following factors in their decision. Stantec analysis of each factor is included in italics below.

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Land Use Plan and all other plans and controls.

*The proposed use is consistent with the City's 2040 Comprehensive Land Use Plan, which guides the property as Business Park. The definition of Business Park "allows a mix of light industrial, warehouse, office, and limited retail uses. Uses should primarily be contained within primary structures with outdoor processing and storage generally prohibited." The indoor range use with the accessory enclosed retail use is compatible with this land use and the plan for the area.*

2. The proposed use is or will be compatible with present and future land uses of the area.

*The existing land use of the property is commercial, and the property is surrounded by existing industrial buildings to the north and south, as well as vacant land to the South. The east side of the property abuts Interstate 35E, and the west side of the property abuts Centerville Road. Due to the shape of the property, the proposed building will be set back significantly from Centerville Road, and the view of the building will be obstructed by existing buildings. Given this information, the use is compatible with existing land uses.*

*As discussed in item 1, the future land use of this area is Business Park, which is consistent with the proposed use.*

3. The proposed use conforms with all performance standards contained herein.

Stantec has reviewed performance standards, and an analysis of reviewed standards is included below:

### Lot, Setback and Building Requirements in the B-W District

Stantec has reviewed Zoning Code Sections 1303.180 subd. 5 and 6 for conformance with lot requirements and setbacks and building requirements. Stantec analysis is provided in italics.

Per city code Section 1303.180 subd. 5 the following minimum requirements shall be observed in a B-W District:

- a. Lot Area – 15,000 square feet

*Lot area is 96,484 square feet. This requirement is met.*

- b. Lot width – 100 feet

*Lot width is 247.43 feet. This requirement is met.*

- c. Setbacks:

(1) Front yard: not less than thirty (30) feet

(2) Side yards: not less than twenty (20) feet

(3) Rear yards: not less than thirty (30) feet

*All setback requirements have been met per the submitted plans.*

City code Section 1303.180 subd. 6 describes the following building requirements:

- a. Height. No structure shall be taller than three (3) stories, not to exceed thirty-six (36) feet, except as provided in Section 1302.040, Subd. 3 of this Code.

*The structure is proposed to be 1 story. This requirement is met*

#### Landscaping

Zoning Code Section 1302.030 subd.7 provides requirements for landscaping

*A landscape plan has been submitted as part of this CUP, which includes City Code required landscaping. The applicant will work with the City to address any issues with the landscape plan.*

4. The proposed use will not tend to or actually depreciate the area in which it is proposed.

*The surrounding properties are zoned B- W Business/Warehousing, which is compatible with this use. The rear yard of the property abuts Interstate 35E, which will not depreciate as a result of the use at this property. The entire range, and all retail sales operations will be conducted indoors, and will not depreciate the quality of the area. The building itself is setback significantly from the road and any residential uses, and is surrounded by existing light industrial properties. The updates and façade improvements to the building proposed by the applicant will be an improvement to the property and the area as a whole, and will not depreciate other nearby uses.*

5. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.

*The applicant has submitted a utility plan as part of the CUP package prepared for this property. Based on this plan, it is anticipated that the proposed use may be accommodated within existing public services, and will not overburden the City's service capacity.*

6. Traffic generation by the proposed use is within capabilities of streets serving the property.

*The proposed use is not anticipated to generate more traffic than other permitted uses in this area. Centerville Road is categorized as an A-minor expander, which is capable of managing traffic generation from the proposed use. The use will likely be accessed from County Highway 96 E (A Minor Expander) and I-35E (Principal Arterial), both of which are capable of handling traffic generation from the proposed use at this property.*

#### Conclusion

Stantec finds that the applicants proposed use as an indoor firearms range and associated retail operation at the property located at 4350 Centerville Road meets all zoning requirements in the city zoning code. The applicant will work with the City to address any additional requirements as necessary.

#### **Stantec Consulting Services Inc.**



**John W. Shardlow, FAICP**  
Senior Principal

Phone: 612 712 2127  
Mobile: 612-720-3674  
John.Shardlow@stantec.com

Jason R. Asmus  
612.977.8649  
JAsmus@Taftlaw.com

January 11, 2021

## **VIA HAND DELIVERY**

Samantha Crosby  
Planning and Zoning Coordinator  
City of White Bear Lake  
4701 Highway 61  
White Bear Lake, MN 55110

### **Re: Land Use Application for Firearms Range and Associated Retail Sales Operation**

Ms. Crosby:

Taft Stettinius & Hollister LLP is counsel to Land Use Applicant Brian Kroonblawd (“Applicant”) with respect to a planned project for an indoor firearms range with an associated retail sales operation (collectively, the “Project”) at the property located at 4350 Centerville Road, White Bear Lake, MN 55127, a one-story, approximately four thousand (4,000) square-foot building located in the City’s B-W District (the “Property”), as more fully described in the Land Use Application and related materials submitted contemporaneously herewith.

Per the Land Use Application, the indoor firearms range portion of the Project is a “permitted use” under Section 1303.180, subd. 2(o) of the White Bear Lake Zoning Code (“Zoning Code”). Applicant seeks approval of the retail sales operation within a portion of the Property as a “conditionally permitted use” under Section 1303.180, subd. 4(c) of the Zoning Code. For the reasons stated in this letter, as well as those stated in the written materials prepared and submitted by Applicant and its consultant, Stantec Consulting Services, Inc. (“Stantec”), Applicant is entitled to the requested land use approval.

### **I. APPLICANT’S INDOOR FIREARMS RANGE CONSITUTES A “PERMITTED USE”**

Applicant’s proposed indoor firearms range is “permitted use” under Section 1303.180, subd. 2(o) of the Zoning Code. Attach. 1 (“The following are permitted uses in a ‘B-W’ District . . . Commercial recreation facilities (indoor only) limited to firearms and archery ranges. . .”). Indeed,

Samantha Crosby  
January 11, 2021  
Page 2

based on the parties' prior discussions, City Attorney Troy Gilchrist confirmed in an October 25, 2019 memorandum that "City Code § 1303.180, subd. 2(o) classifies indoor firearms ranges as 'commercial recreational facilities' and allows them as a permitted use in the B-W District." Attach. 2.

As a "permitted use," the requisite zoning approval for the indoor firearms range has been provided, the City lacks discretion to deny such zoning approval, and any attempted denial is arbitrary as a matter of law. Indeed, as set forth in the Handbook for Minnesota Cities, which is published by the League of Minnesota Cities, it is arbitrary for a city to deny a use that is expressly permitted by the city's code of ordinances:

Permitted uses are those that the zoning ordinance allows outright. It is generally arbitrary and unlawful to deny a permit for a permitted use unless the zoning of the property is subsequently changed to prohibit that use.

Attach. 3 at 16-17. This guidance for municipalities provided in the Handbook is consistent with long-standing Minnesota law. *See, e.g., Chase v. City of Minneapolis*, 401 N.W.2d 408, 412-13 (Minn. 1987) ("The commercial use appellants proposed . . . is permitted by the property's M1-2 zoning classification . . . Since this case involves denial of a permitted use application, the trial court erred in failing to limit its review to the stated reason for denial . . . The record show appellants' application complied with all zoning code requirements. Therefore, the trial court erred in finding Respondents did not act arbitrarily in denying the building permit"); *Chanhassen Estates Residents Ass'n v. City of Chanhassen*, 342 N.W.2d 335, 340 (Minn. 1984) ("Subject to such compliance, approval of a permitted use follows as a matter of right" because "when a city designates a specific use as permissible in a particular zone or district, the city has exercised its discretion and determined that the permitted use is consistent with the public health, safety and general welfare and consonant with the goals of its comprehensive plan"); *Olsen v. City of Minneapolis*, 263 Minn. 1, 11, 115 N.W.2d 734, 741 (1962) ("the city had no sound basis for circumventing the uses and classifications of property prescribed and authorized under the comprehensive zoning ordinance"); *PTL, LLC v. Chisago County Bd. of Comm'rs*, 656 N.W.2d 567, 573 (Minn. App. 2003) ("when local officials enact ordinances designating a specific use as permitted in a particular district, they determine by implication that the permitted use is consistent with land uses... To allow the board to deny approval of the [application] that proposes a permitted use and complies with the regulations specified for that use would, in effect, allow the board to arbitrarily amend the zoning ordinance simply by denying applications for subdivision approval").

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**II. APPLICANT IS ENTITLED TO APPROVAL OF THE RETAIL SALES OPERATION AS A “CONDITIONALLY PERMITTED USE”**

**A. Applicant’s planned retail sales operation is a “sporting goods establishment” that is a “conditionally permitted use” in the B-W District**

Section 1303.180, subd. 4(c) of the Zoning Code specifies the following “conditionally permitted uses” in the B-W District:

- c) Accessory, enclosed retail, rental or service activity other than that allowed as a permitted use or conditional use within this Section, provided that:
  - 1) Such use is allowed as a permitted use in a “B-1” or “B-2” District.
  - 2) Such use does not constitute more than thirty (30) percent of the lot area and not more than fifty (50) percent of the gross floor area of the principal use.
  - 3) Adequate off-street parking and off-street loading in compliance with the requirements of Sections 1302.050 and 1302.060 of this Code is provided.
  - 4) All signing and informational or visual communication devices shall be in compliance with the White Bear Lake Sign Code.

Attach. 1. Under Zoning Code § 1303.130, subd. 2(ii), the list of “permitted uses” in the B-2 District includes “sporting goods establishment and bait shops.” Attach. 4. While “sporting goods establishment” is not defined in the Zoning Code, City Attorney Gilchrist’s October 25, 2019 memorandum confirmed that, based on information provided to City during the parties’ prior discussions, “City Staff determines the Retail Sales use would qualify as a sporting goods establishment,” provided that the second, third and fourth requirements set forth in § 1303.180, subd. 4(c) are met. Attach. 2 at 4.

The law is clear that, because a conditionally-permitted use is necessarily consistent with public health, safety and welfare, a requested CUP must be approved where, as here, the CUP approval would cause no material adverse impact. Minnesota courts have determined that “when a city designates a specific use as permissible in a particular zone or district, the city has exercised its discretion and determined that the permitted use is consistent with the public health, safety, and general welfare and consonant with the goals of its comprehensive plan. Until the district is

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rezoned or the zoning ordinance is either amended or successfully challenged, that determination is conclusive.” *Chanhassen Estates*, 342 N.W.2d at 340; *see also In re Buffalo Bituminou’s Petition*, No. C9-95-2429, 1996 WL 363389, at \*3 (Minn. App. July 2, 1996) (“Under the zoning ordinance, ‘mining, sand and gravel extraction’ is expressly designated a ‘conditional use’ in that zone. Wright County, Minn., Zoning Ordinance § 604.4 (1995). Thus, such a use is deemed ‘consistent with the public health, safety, and general welfare and consonant with the goals of [the locale’s] comprehensive plan.’ *Chanhassen Estates*, 342 N.W.2d 335 at 340”).

As set forth above, Applicant’s planned enclosed retail operation for sporting goods is a conditionally-permitted use in the B-W District under Sections 1303.180, subd. 4(c) and 1303.130, subd. 2(ii) of the Zoning Code. Attach. 1. Accordingly, City has “conclusive[ly]” determined that an enclosed retail operation for sporting goods is consistent with the public health, safety and general welfare.

**B. City’s additional CUP requirements**

In addition to the above-identified requirements in Section 1303.130, subd. 2(ii) of the Zoning Code, Section 1301.050, subds. 2(e) and (l) set forth additional substantive requirements for CUP requests as follows:

- 1) The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Land Use Plan and all other plans and controls.
  - 2) The proposed use is or will be compatible with present and future land uses of the area.
  - 3) The proposed use conforms with all performance standards contained herein.
  - 4) The proposed use will not tend to or actually depreciate the area in which it is proposed.
  - 5) The proposed use can be accommodated with existing public services and will not overburden the City’s service capacity.
  - 6) Traffic generation by the proposed use is within capabilities of streets serving the property.
-

Attach. 5. In addition to these substantive criteria, Section 1301.050, subd. 3 of the Zoning Code sets forth the following informational requirements:

The information required for all conditional use permit applications generally consists of the following items, and shall be submitted when requested by the City.

a) Site Development Plan:

- 1) Location of all buildings on lots including both existing and proposed structures.
- 2) Location of all adjacent buildings located within three hundred fifty (350) feet of the exterior boundaries of the property in questions.
- 3) Location and number of existing and proposed parking spaces.
- 4) Vehicular circulation.
- 5) Architectural elevations (type and materials used in all external surface).
- 6) Location and type of all proposed lights.
- 7) Curb cuts, driveways, number of parking spaces.

b) Dimension Plan:

- 1) Lot dimensions and area.
- 2) Dimensions of proposed and existing structures.
- 3) "Typical" floor plan and "typical" room plan.
- 4) Setbacks of all buildings located on property in questions.
- 5) Proposed setbacks.
- 6) Sanitary sewer and water plan with estimated use per day.

c) Grading Plan:

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- 1) Existing contour.
  - 2) Proposed grading elevations.
  - 3) Drainage configuration.
  - 4) Storm sewer catch basins and invert elevations.
  - 5) Spot elevations.
  - 6) Proposed road profile.
- d) Landscape Plan:
- 1) Location of all existing trees, type, diameter, and which trees will be removed.
  - 2) Location, type and diameter of all proposed plantings.
  - 3) Location and material used of all screening devices.
- e) Legal description of property under consideration.
- f) Proof of ownership of the land for which a conditional use permit is requested.
- g) Any other information as the City may reasonably require.

*Id.*

**C. An applicant is entitled to CUP approval if its request meets applicable requirements**

It is arbitrary as a matter of law for a permit to be denied even though the permit applicant met all of the zoning requirements. Indeed, “[w]here a zoning ordinance specifies standards which must be applied in determining whether or not to grant a conditional use permit, and the applicant fully complies with the specified standards, a denial of the permit is arbitrary as a matter of law.” *Scott County Lumber Co. v. City of Shakopee*, 417 N.W.2d 721, 727 (Minn. App. 1988) (citing *Hay v. Twp. of Grow*, 296 Minn. 1, 5, 206 N.W.2d 19, 22 (Minn. 1973); see also *Zylka v. City of Crystal*, 283 Minn. 192, 196, 167 N.W.2d 45, 49 (Minn. 1969) (“A denial would be arbitrary, for example, if it was established that all of the standards specified by the ordinance as a condition to

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granting the permit have been met”); *Amoco Oil Co. v. City of Minneapolis*, 395 N.W.2d 115, 118 (Minn. App. 1986) (“It is well established that where a zoning ordinance specifies standards to apply in determining whether or not to grant a conditional use permit and the applicant fully complies with the specified standards, a denial of the permit is arbitrary as a matter of law”) (citing *Hay*, 206 N.W.2d at 22); *Bartheld v. County of Koochiching*, 716 N.W.2d 406, 411 (Minn. App. 2006); *Yang v. County of Carver*, 660 N.W.2d 828, 832 (Minn. App. 2003). As set forth below, Applicant’s CUP application for its retail operation satisfies all applicable criteria.

**D. Applicant satisfies all Zoning Code CUP criteria and requirements**

First, Stantec opines that Applicant satisfies the CUP criteria under Zoning Code § 1303.180, subd. 4(c)(2)-(4) as follows:

- 2) Such use does not constitute more than thirty (30) percent of the lot area and not more than fifty (50) percent of the gross floor area of the principal use.

*The area of the retail space is 2200 square feet, while the total lot area is 2.215 acres or 96,385 square feet. Given this information, the retail space constitutes roughly 2.3 percent of the overall lot area. The allowed floor space for the retail sales use is based off the gross floor area of the range, which is the principal use. The total gross floor area of the range is roughly 7,800 square feet. The retail space is calculated to be roughly 28 percent of the principal use, less than the 50 percent maximum allowed.*

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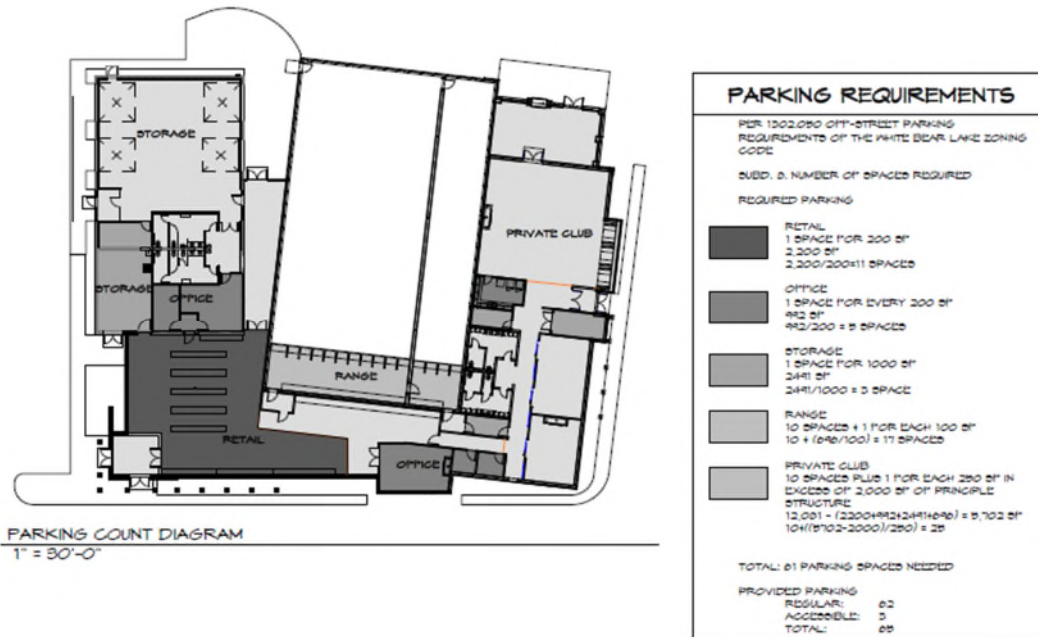


Figure 1. Parking Diagram

The applicant is not proposing any changes to the off-street loading at this property. Off street loading of merchandise will be managed through an existing off-street loading dock on the south side of the building.

- 4) All signing and information or visual communication devices shall be in compliance with the White Bear Lake Sign Code.

Code §1202 provides requirements for signage. The applicant proposes two types of signage, a monument sign at the entrance to the property, and a wall sign affixed to the building. The City Code defines monument sign as “any freestanding sign with its sign face mounted on the ground or mounted on a base that is at least as wide and which has a maximum height of 10 feet.” The monument sign is shown in the document A310 Sign and Elevation Details. Per City Code §1202 Subd. 2 B, one Freestanding Monument Signs is permitted per property within the B-W zoning district. The sign may not exceed 35 square feet per side, must be architecturally compatible with the principal building, may be no more than 10 feet in height, and must be placed 10 feet from any driveway or property line. The base of the sign must be landscaped with a mulch shrub and perennial bed. The sign that the applicant proposes is 35 square feet in area and 6 feet tall measured from grade.

*The sign will be located in an existing sign island near Centerville Road on the west side of the property. The exact location is shown in the Architectural Site Plan. The sign is architecturally similar to the principal building, with a stone base, concrete matching the building color and finish, and metal cut signage. The applicant will work with the City to ensure that the exact placement and landscaping around the base of the sign conforms with City requirements.*

*City Code §1202 also provides requirements for wall signs, which are defined in the City Code as “any building sign attached parallel to a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall or building or structure, which is supported by such wall or building, and which displays only one sign surface.” City Code §1202 Subd. 2 requires that wall signs on single-tenant buildings be no more than 10% of the gross wall area on the front wall, and no more than 5% of gross wall area on side and rear walls. The maximum wall sign area for buildings of this size is 150 square feet. Two signs are proposed on the west (front) side of the building, the total square footage of the signs is 150 square feet and less than 10% of the gross wall area.*

Attach. 6. City is bound by uncontroverted expert testimony relating to land use approval requests. *See Trisko v. City of Waite Park*, 566 N.W.2d 349, 356 (Minn. App.) (“[A] city may not reject expert testimony without adequate supporting reasons”), *review denied* (Minn. Sept. 25, 1997). Stantec is a well-recognized land use consulting expert. And, as such, its expert opinion will be uncontroverted.

Second, Stantec further opines, as follows, that Applicant’s requested CUP complies with all relevant and applicable criteria in Section 1301.050, subds. 2(e) and (l):

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Land Use Plan and all other plans and controls.

*The proposed use is consistent with the City’s 2040 Comprehensive Land Use Plan, which guides the property as Business Park. The definition of Business Park “allows a mix of light industrial, warehouse, office, and limited retail uses. Uses should primarily be contained within primary structures with outdoor processing and storage generally prohibited.” The indoor range use with the accessory enclosed retail use is compatible with this land use and the plan for the area.*

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2. The proposed use is or will be compatible with present and future land uses of the area.

*The existing land use of the property is commercial, and the property is surrounded by existing industrial buildings to the north and south, as well as vacant land to the South. The east side of the property abuts Interstate 35E, and the west side of the property abuts Centerville Road. Due to the shape of the property, the proposed building will be set back significantly from Centerville Road, and the view of the building will be obstructed by existing buildings. Given this information, the use is compatible with existing land uses.*

*As discussed in item 1, the future land use of this area is Business Park, which is consistent with the proposed use.*

3. The proposed use conforms with all performance standards contained herein.

Stantec has reviewed performance standards, and an analysis of reviewed standards is included below:

Lot, Setback and Building Requirements in the B-W District

Stantec has reviewed Zoning Code Sections 1303.180 subd. 5 and 6 for conformance with lot requirements and setbacks and building requirements. Stantec analysis is provided in italics.

Per city code Section 1303.180 subd. 5 the following minimum requirements shall be observed in a B-W District:

- a. Lot Area – 15,000 square feet

*Lot area is 96,484 square feet. This requirement is met.*

- b. Lot width – 100 feet

*Lot width is 247.43 feet. This requirement is met.*

- c. Setbacks:
-

- (1) Front yard: not less than thirty (30) feet
- (2) Side yards: not less than twenty (20) feet
- (3) Rear yards: not less than thirty (30) feet

*All setback requirements have been met per the submitted plans.*

City code Section 1303.180 subd. 6 describes the following building requirements:

- a. Height. No structure shall be taller than three (3) stories, not to exceed thirty-six (36) feet, except as provided in Section 1302.040, Subd. 3 of this Code.

*The structure is proposed to be 1 story. This requirement is met*

#### Landscaping

Zoning Code Section 1302.030 subd.7 provides requirements for landscaping

*A landscape plan has been submitted as part of this CUP, which includes City Code required landscaping. The applicant will work with the City to address any issues with the landscape plan.*

4. The proposed use will not tend to or actually depreciate the area in which it is proposed.

*The surrounding properties are zoned B- W Business/Warehousing, which is compatible with this use. The rear yard of the property abuts Interstate 35E, which will not depreciate as a result of the use at this property. The entire range, and all retail sales operations will be conducted indoors, and will not depreciate the quality of the area. The building itself is setback significantly from the road and any residential uses, and is surrounded by existing light industrial properties. The updates and façade improvements to the building proposed by the applicant will be an improvement to the property and the area as a whole, and will not depreciate other nearby uses.*

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5. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.

*The applicant has submitted a utility plan as part of the CUP package prepared for this property. Based on this plan, it is anticipated that the proposed use may be accommodated within existing public services, and will not overburden the City's service capacity.*

6. Traffic generation by the proposed use is within capabilities of streets serving the property.

*The proposed use is not anticipated to generate more traffic than other permitted uses in this area. Centerville Road is categorized as an A-minor expander, which is capable of managing traffic generation from the proposed use. The use will likely be accessed from County Highway 96 E (A Minor Expander) and I-35E (Principal Arterial), both of which are capable of handling traffic generation from the proposed use at this property.*

Attach. 6. City is again bound by Stantec's uncontroverted expert testimony regarding Applicant's entitlement to its requested CUP. *See Trisko*, 566 N.W.2d at 356.

Finally, Applicant has submitted as part of the Land Use Application the information identified in the site plan, dimension plan, grading plan and landscape plan requirements in Section 1301.050, subds. 3(a)-(d) of the Zoning Code. Moreover, as required by Section 1301.050, subds. 3(e) and (f) of the Zoning Code, Applicant provides the following:

- Legal description of property under consideration: Lot 3 Block 1, New Bedford Addition, PID# 213022130027.
- Proof of ownership of the land for which a conditional use permit is requested: *See* Property Tax Statement. Attach. 7.

**E. Acceptable conditions must be applied to address legitimate concerns**

The law is also clear that a requested CUP must be approved where, as here, any concerns could be addressed by readily-available permit conditions. Indeed, "[e]vidence that a municipality denied a [land-use request] without suggesting or imposing conditions that would bring the proposed use into compliance may support a conclusion that the denial was arbitrary." *Trisko*, 566

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N.W.2d at 357 (citing *Minnetonka Congregation of Jehovah's Witnesses v. Svee*, 303 Minn. 79, 85-86, 226 N.W.2d 306, 309 (1975) (in determining CUP denial to be arbitrary, the court concluded that "perhaps most importantly, there was no attempt made, either by the opponents or the council, to suggest or impose conditions which would insure proper landscaping, setbacks, or ingress and egress")). In fact, City is required to address its legitimate health, safety or welfare concerns with Applicant's requested CUP through the imposition of reasonable permit conditions. See, e.g., *Minnetonka Congregation of Jehovah's Witnesses, Inc.*, 226 N.W.2d at 309; *Trisko*, 566 N.W.2d at 357; *Veit USA, Inc. v. Sherburne County*, No. A08-0581, 2009 WL 605722, at \*4 (Minn. App. March 10, 2009) (because the county could have approved the CUP with conditions, we find the denial unreasonable, arbitrary and capricious"), review denied (Minn. May 27, 2009); *duCharme v. Otter Tail County Bd. of Commr's*, No. A08-0529, 2009 WL 1851445, at \*4 (Minn. App. June 30, 2009) ("The record indicates that, although the planning commission heard testimony about relators' mitigation efforts during the public hearings, the county board did not address the effect of these efforts or impose any other traffic and density mitigation requirements as conditions of granting the CUP"); *Buberl Recycling & Compost, Inc. v. Chisago County Bd. of Commr's*, No. A08-1958, 2009 WL 2746231, at \*5 (Minn. App. Sept. 1, 2009) ("The fact that the county apparently ignored conditions that could have brought the composting facility into compliance with zoning ordinances suggests that the denial of relator's CUP was arbitrary"); *In re Stuckmayer*, No. A09-30, 2009 WL 4910053, at \*6 (Minn. App. Dec. 22, 2009) ("The board also ignored the proposed conditions of planting a row of trees that was specifically designed to improve the aesthetics . . . , further supporting relators' argument that the board's decision was arbitrary"). Moreover, Zoning Code § 1301.050, subd. 2(h) expressly provides that City is obligated to address its legitimate concerns regarding Applicant's requested CUP with reasonable conditions: "The Planning Commission shall make a finding of fact and recommend such actions or conditions relating to the request as they deem necessary to carry out the intent and purpose of the Code." Attach. 5.

There is no question that whatever legitimate concerns may exist with Applicant's requested CUP for the retail sales operation can be addressed by the imposition of reasonable conditions. Applicant reiterates a willingness to abide by all reasonable CUP conditions.

### **III. CONCLUSION**

As demonstrated in the Land Use Application and supporting submissions, Applicant is legally entitled to the requested land use approvals and confirmations for the Project. Applicant looks forward to expeditiously receiving the same so that Applicant may proceed with its Project.

Thank you.

---

Samantha Crosby  
January 11, 2021  
Page 14

Sincerely,

Taft Stettinius & Hollister LLP

*/s/ Jason R. Asmus*

Jason R. Asmus

Attachs. 1-7

11898402v2

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# HEARTLAND TWIN CITIES GUN CLUB AND RANGE

4350 CENTERVILLE ROAD  
WHITE BEAR LAKE, MN 55127

## PROJECT TEAM

### OWNER

HEARTLAND GUN CLUB AND RANGE  
6503 SHADOW LANE  
CHANHASSEN, MN 55317  
CONTACT: PAT EGAN  
CONTACT: GREG MOORE  
PHONE: 612-220-9819  
PAT@NAVIGATORREALESTATE.COM

### ARCHITECT OF RECORD

SPERIDES REINERS ARCHITECTS, INC.  
6442 CITY WEST PARKWAY  
SUITE 300  
EDEN PRAIRIE, MN 55344  
CONTACT: JAMES WARREN, AIA  
PHONE: 952-996-9662  
EMAIL: JAMESW@SRA-MN.COM

### CONTRACTOR

ZEMAN CONSTRUCTION CO.  
9500 100TH AVE N  
GOLDEN VALLEY, MN 55427  
CONTACT: ROSS GREISCHAR  
PHONE: 763-398-8929  
EMAIL: ROSSG@ZEMANCONSTRUCTION.COM

### STRUCTURAL ENGINEER

ERICKSEN ROED AND ASSOCIATES  
2550 UNIVERSITY AVE WEST  
SUITE 201-S  
ST. PAUL, MN 55114  
CONTACT: GREG MCCOOL  
PHONE: 651-251-7570  
EMAIL: GMCCOOL@ERAENG.COM

### CIVIL ENGINEER

BKBM  
6120 EARLE BROWN DRIVE  
SUITE 700  
BROOKLYN CENTER, MN 55430  
CONTACT: KEITH MATTE  
PHONE: 763,843,0446  
KMATTE@BKBM.COM

### SURVEYING

SUNDE LAND SURVEYING  
9001 EAST BLOOMINGTON FREEWAY  
SUITE 118  
BLOOMING, MN 55420-3435  
PHONE: 952.881.2455

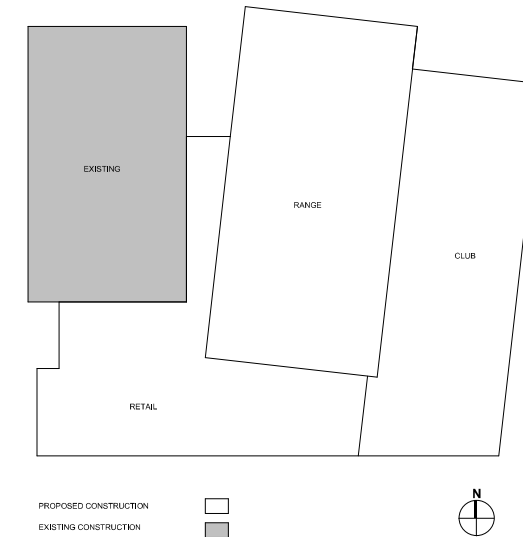
## GENERAL NOTES

- STUD FRAMING EXTENDED TO STRUCTURE ABOVE SHALL HAVE 1" X 3" SIP GALVANIZED STUD TRACK AT TOP. STUD FRAMING SHALL BE 3/4" FROM TOP OF TRACK AND HAVE NO MECHANICAL FASTENING TO ALLOW FOR 3/4" DEFLECTION.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO FABRICATION/ CONSTRUCTION BEGINS.
- CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
- HOLD 1/2" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH SEALANT. STRIKE SEALANT SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS SEALANT FROM PARTITION AND FLOOR.
- CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF THE DOOR LEAF OR AS SHOWN ON THE FLOOR FINISH PLAN.
- VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.
- SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.
- PROVIDE BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT INS, EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.
- NOTIFY THE ARCHITECT IF ELECTRICAL COMMUNICATION/ HVAC PLUMBING ITEMS EXISTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS.
- SEALS TO INSTALLATION**  
NOTE: ALL DRIVERS AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY (NOT 18" O.C.) AND ALIGN THE BOTTOMS OF EACH ITEM IN THE VERTICAL POSITION ALONG THE ITEMS ON CENTERLINES.
- DURING CONSTRUCTION, AREA SHALL BE KEPT CLEAN AND ORDERLY.
- LIGHTING, EXIT LIGHTING INFORMATION, ELECTRICAL, DATA AND TELEPHONE INFORMATION SHOWN ARE FOR ELECTRICAL CONTRACTORS REFERENCE ONLY. CONTRACTOR SHALL ENSURE COORDINATION OF ELECTRICAL ITEMS WITH BUILDING CONSTRUCTION AND EQUIPMENT AND SHALL OBTAIN THE NEEDED INFORMATION TO PROVIDE A COMPLETE AND WORKING INSTALLATION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
- PROVIDE GFI ELECTRICAL OUTLETS AT LOCATIONS REQUIRED BY CODE.

## PROJECT IMAGE



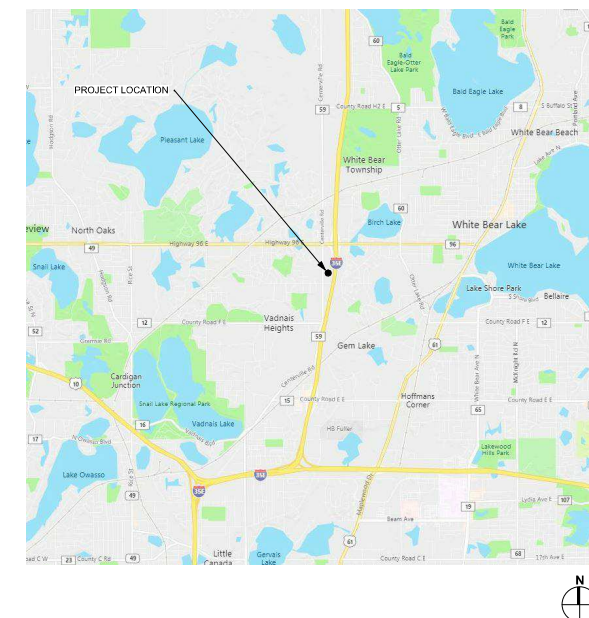
## KEY PLAN



## SHEET INDEX

Discipline	SHEET	SHEET NAME	CONSTRUCTION DOCUMENTS 02/03/2023
ARCHITECTURAL	A000	TITLE SHEET	0
SURVEY	SURVEY	LAND SURVEY	0
CIVIL	C000	SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN	0
CIVIL	C100	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	0
CIVIL	C200	UTILITY PLAN	0
CIVIL	C300	PAVING AND GEOMETRIC PLAN	0
CIVIL	C400	CIVIL DETAILS	0
CIVIL	C401	CIVIL DETAILS	0
CIVIL	C500	STORMWATER POLLUTION PREVENTION PLAN	0
STRUCTURAL	S000	STRUCTURAL COVER SHEET	0
STRUCTURAL	S001	GENERAL STRUCTURAL NOTES	0
STRUCTURAL	S002	TYPICAL DETAILS - FOUNDATION	0
STRUCTURAL	S003	TYPICAL DETAILS - FOUNDATION SCHEDULES	0
STRUCTURAL	S004	TRIPPLER DETAILS - PRECAST STEEL	0
STRUCTURAL	S200	FOUNDATION PLAN	0
STRUCTURAL	S240	ROOF PLAN	0
STRUCTURAL	S300	FOUNDATION DETAILS	0
STRUCTURAL	S400	FRAMING DETAILS	0
ARCHITECTURAL	A010	LIFE SAFETY PLANS	0
ARCHITECTURAL	A020	SHEET SYMBOLS, ACCESSIBILITY, ROOF TYPES, FLOOR TYPES, WALL TYPES	0
ARCHITECTURAL	A030	ARCHITECTURAL SITE PLAN	0
ARCHITECTURAL	A040	LANDSCAPE PLAN	0
ARCHITECTURAL	A041	LANDSCAPE DETAILS	0
ARCHITECTURAL	A042	LANDSCAPE DETAILS	0
ARCHITECTURAL	A100	DESIGN PLAN AND TOILET ENLARGED PLANS	0
ARCHITECTURAL	A200	FLOOR PLAN	0
ARCHITECTURAL	A220	REFLECTED CEILING PLANS	0
ARCHITECTURAL	A240	ROOF PLAN	0
ARCHITECTURAL	A300	EXTERIOR ELEVATIONS	0
ARCHITECTURAL	A301	EXTERIOR ELEVATIONS	0
ARCHITECTURAL	A310	SECTION ELEVATIONS AND DETAILS	0
ARCHITECTURAL	A400	BUILDING SECTIONS	0
ARCHITECTURAL	A420	WALL SECTIONS	0
ARCHITECTURAL	A421	WALL SECTIONS AT ENTRY	0
ARCHITECTURAL	A500	PRECAST PANEL ELEVATIONS	0
ARCHITECTURAL	A501	DETAILS	0
ARCHITECTURAL	A502	DETAILS	0
ARCHITECTURAL	A503	TRASH ENCLOSURE & PLAN DETAILS	0
ARCHITECTURAL	A600	SCREENS	0
ARCHITECTURAL	A700	INTERIOR ELEVATIONS	0

## LOCATION MAP



6442 CITY WEST PARKWAY  
EDEN PRAIRIE, MINNESOTA  
55344  
PH: 952-996-9662  
WWW.SRA-MN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, CONDITIONS AND CONTRACT DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT UNDER THE MINNESOTA PROFESSIONAL ARCHITECTS ACT.  
REGISTRATION NO. DATE  
10881 03/2021

ISSUE #	DATE	DESCRIPTION	CL.P. APPLICATION	CONSTRUCTION DOCUMENTS
1	1/17/2023	CL.P. APPLICATION		
2	2/3/2023	CONSTRUCTION DOCUMENTS		

Heartland Twin Cities  
Gun Club and Range  
4350 CENTERVILLE ROAD  
WHITE BEAR LAKE, MN 55127

## TITLE SHEET

PROJECT 19-024.2  
DRAWN JN  
CHECKED NS  
BY: A000

**DESCRIPTION OF PROPERTY SURVEYED**  
 (Per Warranty Deed Document No. 292084)  
 Lot 3, Block 1, New Bedford Addition, Ramsey County, Minnesota

**PLAT RECORDING INFORMATION**

The plot of NEW BEDFORD ADDITION was filed of record on November 7, 1991, as Document No. 2623375.

**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.

**GENERAL NOTE**

- Survey coordinate and bearing basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)

**UTILITY NOTES**

- 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.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 190990262 and 190990263.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

**BENCHMARKS (BM)**

- Top of top nut of fire hydrant, 70 feet +/- northwest of the northwest building corner.  
Elevation = 957.94 feet
- Top of top nut of fire hydrant on the west side of Centerville Rd. opposite the drive entrance to #4350.  
Elevation = 955.33 feet
- Top of concrete on the north side of light pole base. Light pole is 106 feet +/- southeast of southeast building corner.  
Elevation = 958.48 feet

**AREA**

Area = 96,484 square feet or 2.215 acres

**LEGEND**

• Denotes found iron monument

- AGP Denotes above ground pipe
- BE Denotes building entrance
- BTL Denotes beavertail curb
- CB Denotes catch basin
- CBX Denotes communication box
- CC Denotes curb cut
- CS Denotes curb stop
- DIP Denotes ductile iron pipe
- EM Denotes electric meter
- FOL Denotes fiber optic line
- G Denotes gutter elevation
- GM Denotes gas meter
- GP Denotes guard post
- GW Denotes guy wire
- HCR Denotes disabled ramp
- HHC Denotes communication hand hole
- HHF Denotes fiber optic hand hole
- HYD Denotes fire hydrant
- INV Denotes invert elevation
- KWB Denotes keystone wall base
- LP Denotes light pole
- MB Denotes mailbox
- OD Denotes overhead door
- OHU Denotes overhead utility lines
- (P) Denotes per plan
- PKS Denotes parking sign
- PPT Denotes power pole with transformer
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SPG Denotes water spigot
- ST S Denotes storm sewer
- SWB Denotes stone wall base
- SWT Denotes stone wall top
- TC Denotes top of concrete curb
- TRANS Denotes transformer
- UCG Denotes underground communication line
- UCE Denotes underground electric line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WV Denotes water valve

**CONTROL POINTS**

STATION	NORTHING	EASTING	ELEVATION
3005	203400.825	585222.168	960.03
3006	203221.794	585213.700	957.24
3007	203281.205	584985.735	954.15
3008	203348.666	584977.287	955.32
3009	203419.733	584731.795	956.03

- MPL Denotes Maple tree
- PIN Denotes Pine tree
- SHB Denotes shrub
- SPR Denotes Spruce tree
- TR Denotes deciduous tree
- Δ Denotes control point

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 25th day of April, 2019

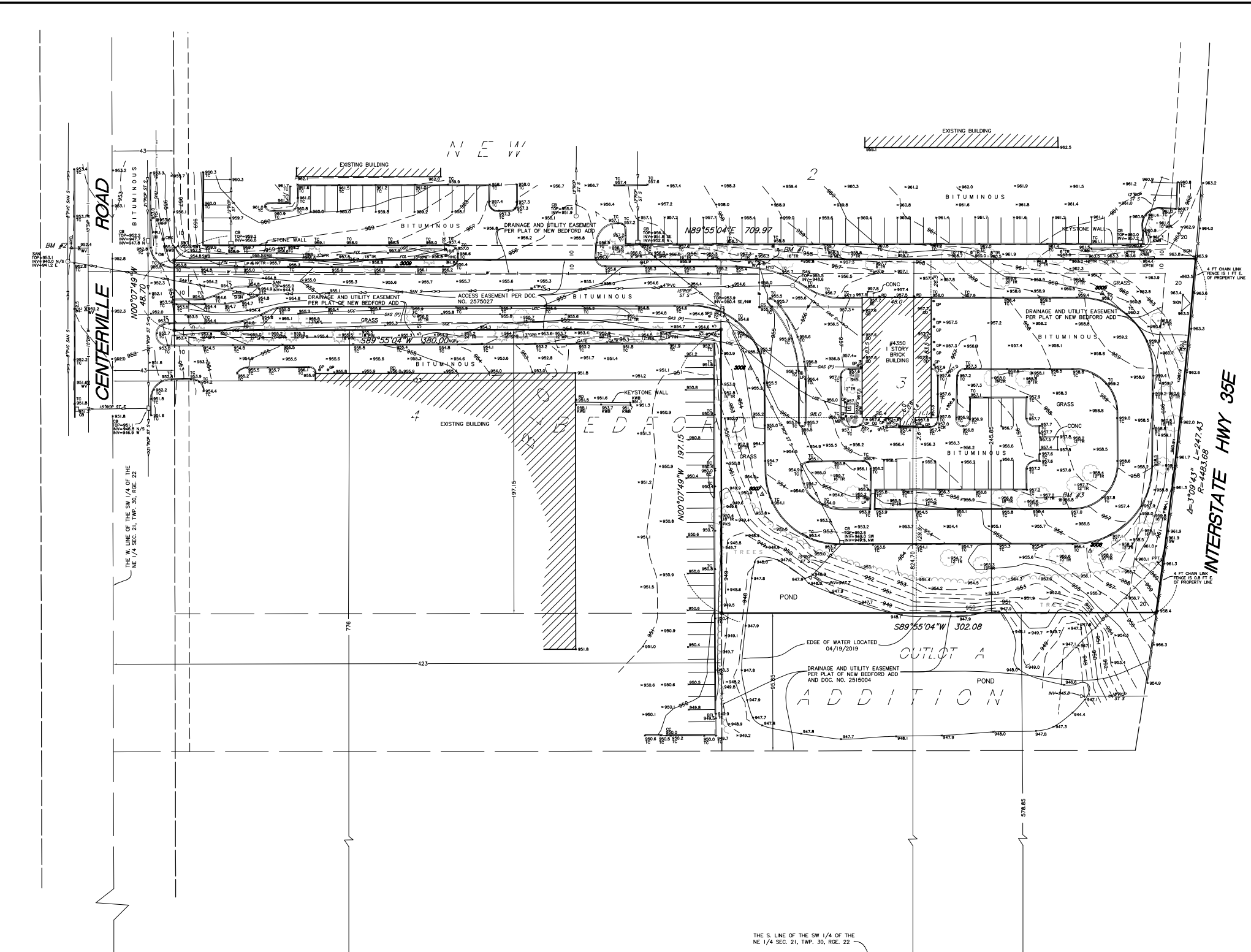
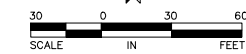
SUNDE LAND SURVEYING, L.L.C.  
 By: *Leonard F. Carlson*  
 Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

Revision	By	Date

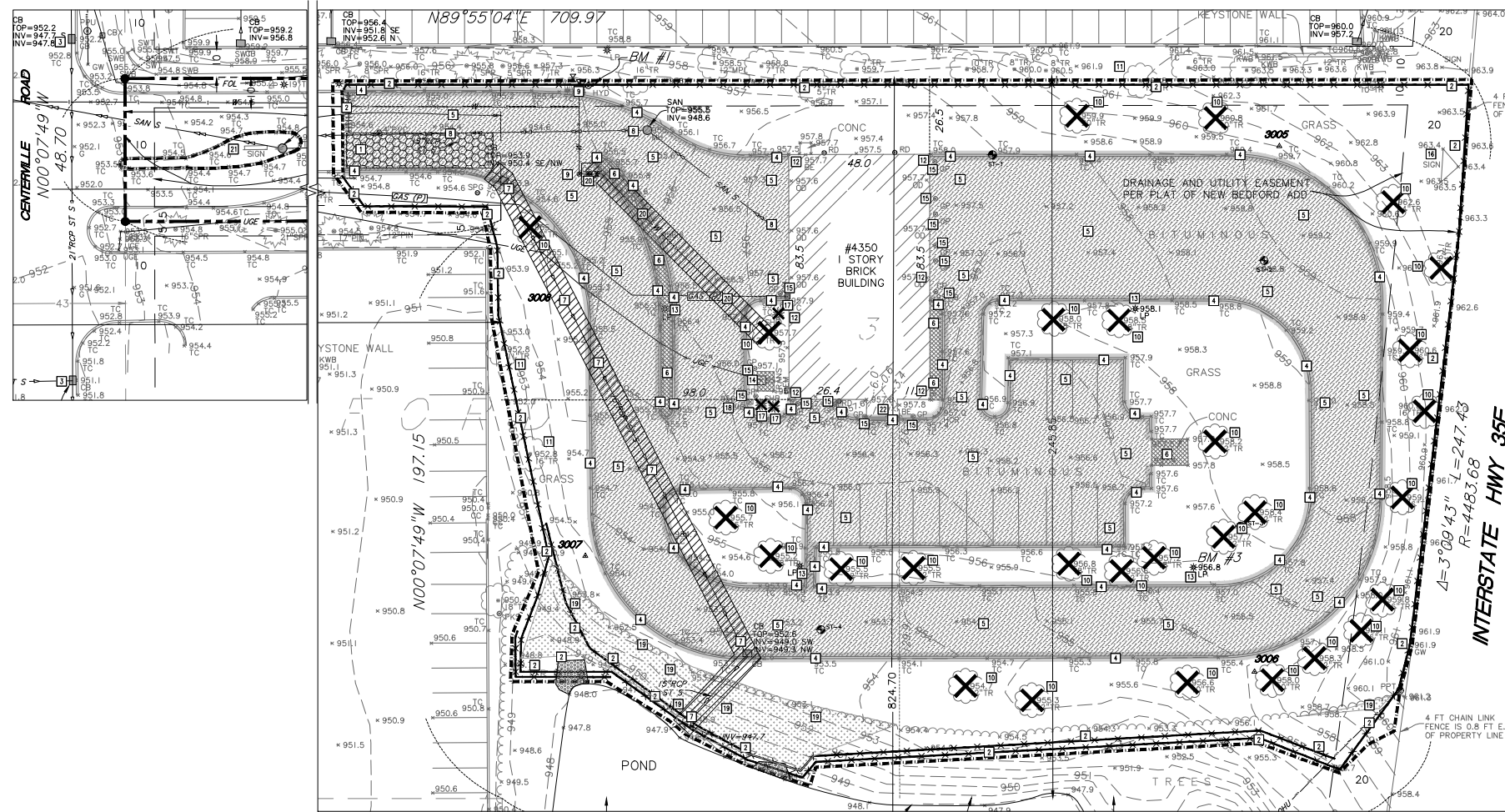
Drawing Title:  
**BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR: BKBM ENGINEERS**  
 4350 Centerville Road, White Bear Lake, MN

**SUNDE LAND SURVEYING** Main Office: 9001 East Boomington Freeway (35W) - Suite 118  
 Bloomington, Minnesota 55423-3438  
 952-881-2455 (Fax: 952-888-3598)  
 www.sunde.com

Project: 90-185-A Blk/Pig 909/20 Date: 04/25/2019  
 Township: 30 Range: 22 Section: 21 Sheet: 1 of 1  
 File: 90185A001.dwg



EXISTING BUILDING  
 BITUMINOUS  
 STONE WALL  
 KEYSTONE WALL  
 CONCRETE  
 GRASS  
 POND  
 OUTLOT A  
 ADDITION  
 CENTERVILLE ROAD  
 INTERSTATE HWY 35E  
 THE W. LINE OF THE SW 1/4 OF THE NE 1/4 SEC. 21, TWP. 30, R. 22  
 THE S. LINE OF THE SW 1/4 OF THE NE 1/4 SEC. 21, TWP. 30, R. 22



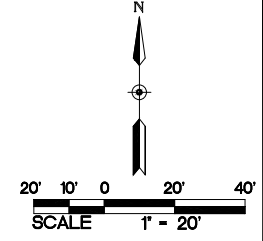
1  
C000  
SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN  
1" = 20'

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
SILTATION FENCE	
FILTER LOG	
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
ROCK CONSTRUCTION ENTRANCE	XXXXX
BITUMINOUS REMOVAL	XXXXX
CONCRETE REMOVAL	XXXXX
PIPE REMOVAL	XXXXX
CLEARING AND GRUBBING	XXXXX
CURB REMOVAL	XXXXX
TREE REMOVAL	XXXXX

ABBREVIATIONS	
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
FFE	Finished Floor Elevation
INV	Invert
MH	Manhole
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

NOTE:  
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 3/C400 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

NOTE:  
PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE AND DETERMINE THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES. CONTACT CIVIL ENGINEER IF EXISTING UTILITIES TO REMAIN WILL BE IMPACTED BY PROPOSED WORK.



**KEYED NOTES**

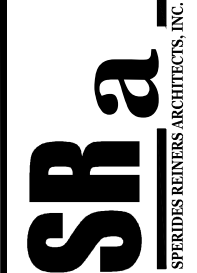
- KEYED NOTES ARE DENOTED BY [ ] ON PLAN.
- INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C400.
  - INSTALL PERIMETER EROSION CONTROL. REFER TO DETAIL 2/C400.
  - INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 3/C400.
  - REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE EXTENT SHOWN. SAWCUT AND REMOVE AT NEAREST JUNT.
  - REMOVE AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
  - REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
  - REMOVE STORM SEWER IN ITS ENTIRETY TO THE EXTENTS SHOWN. FOLLOW ALL CITY OF WHITE BEAR LAKE STANDARDS AND SPECIFICATIONS.
  - SANITARY SEWER TO REMAIN. PROTECT AT ALL TIMES.
  - WATER MAIN, HYDRANTS, AND VALVES TO REMAIN. PROTECT AT ALL TIMES.
  - REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
  - EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
  - EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
  - REMOVE EXISTING LIGHT POLE IN ITS ENTIRETY INCLUDING ANY BELOW GRADE FOUNDATION.
  - TRANSFORMER TO BE RELOCATED. COORDINATE WITH UTILITY OWNER.
  - REMOVE GUARD POST IN ITS ENTIRETY INCLUDING ANY BELOW GRADE FOUNDATION.
  - REMOVE SIGN IN ITS ENTIRETY INCLUDING ANY BELOW GRADE FOUNDATION.
  - REMOVE SHRUB IN ITS ENTIRETY.
  - REMOVE MAILBOX IN ITS ENTIRETY INCLUDING ANY BELOW GRADE FOUNDATION.
  - CLEAR AND GRUB WOODED AREA TO APPROXIMATE EXTENTS SHOWN.
  - REMOVE REDUCER, VALVE AND 1 1/4-INCH WATER SERVICE TO BUILDING. PROVIDE TEMPORARY CAP ON EXISTING 6-INCH STUB.
  - REMOVE EXISTING MONUMENT SIGN IN ITS ENTIRETY INCLUDING ANY BELOW GRADE FOUNDATION.
  - REMOVE BUILDING VESTIBULE. REFER TO ARCHITECTURAL PLANS.

**DEMOLITION AND REMOVAL NOTES:**

- PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF WHITE BEAR LAKE WINDS LAKE WATERSHED MANAGEMENT ORGANIZATION. PERIMETER PROTECTION SHALL BE INSTALLED ALONG THE CONTOUR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT COPHER STATE ONE CALL AT 851-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
- THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
- PRIOR TO START OF CONSTRUCTION, DISCONNECT ELECTRIC SERVICES. COORDINATE DISCONNECTION OF ANY UTILITY WITH THE UTILITY OWNER. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT.
- ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT, ARE TO BE PROTECTED AT ALL TIMES (SEE SMALL UTILITY NOTE BELOW).
- ALL EXISTING CURB AND GUTTER IS TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT FROM THE SAW CUT LINES TO THE NEAREST JUNT.
- THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. (952) 881-2455.

**GENERAL NOTES:**

- CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED THE CITY OF WHITE BEAR LAKE AND UTILITY OWNER. REFER TO ALL CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
- THE ROCK CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF WHITE BEAR LAKE FOR THE EXACT ROCK CONSTRUCTION ENTRANCE LOCATION.



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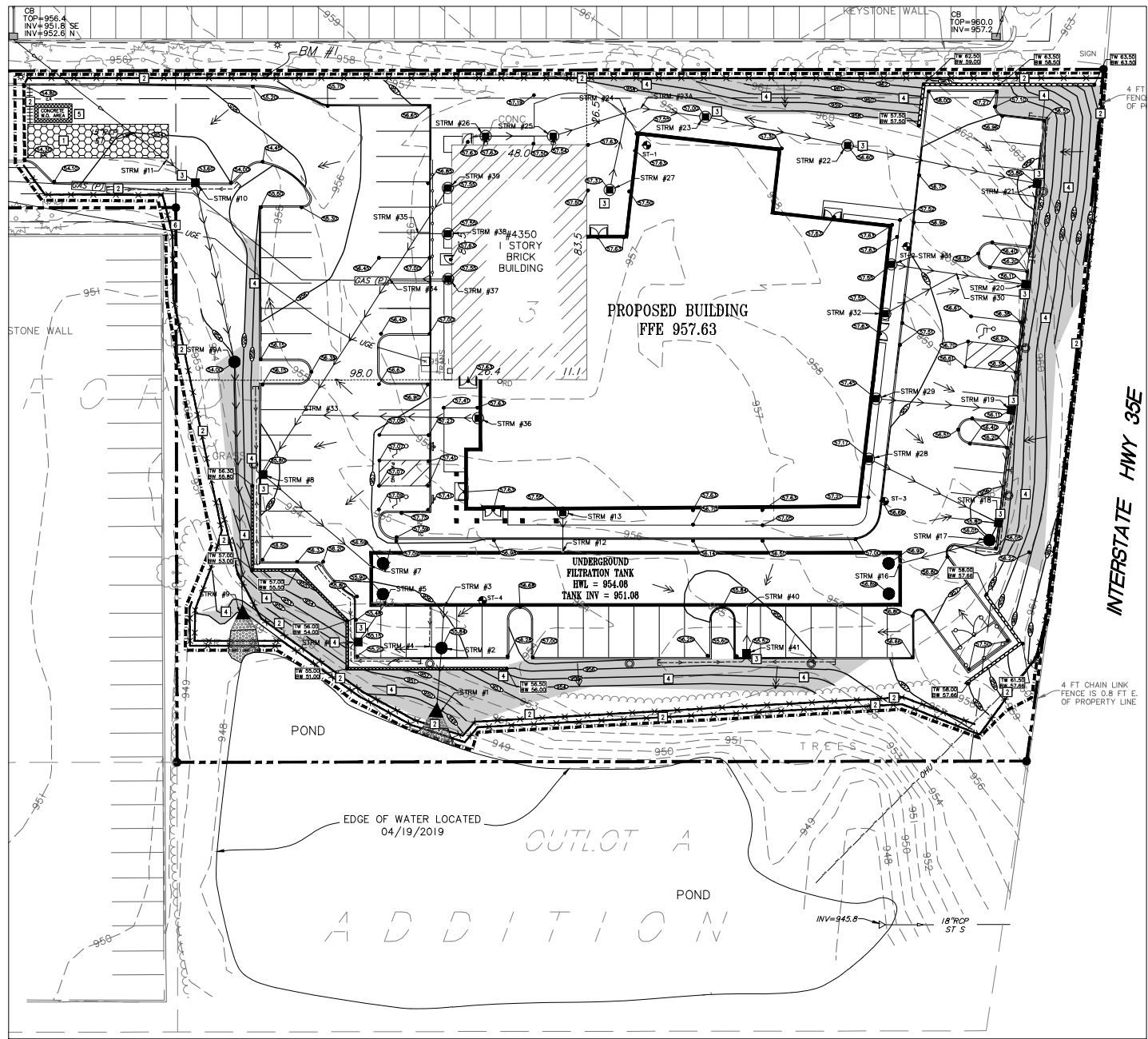
DATE	DESCRIPTION
1/17/2007	CD SUBMITTAL
2/2/2007	RE-RELEASE

Heartland Twin Cities  
Gun Club and Range  
4350 CENTERVILLE ROAD  
WHITE BEAR LAKE, MN 55197

SELECTIVE SITE  
DEMOLITION AND  
EROSION CONTROL  
PLAN

PROJECT NO: 19999  
DRAWN BY: SJR  
CHECKED BY: KAM

C000



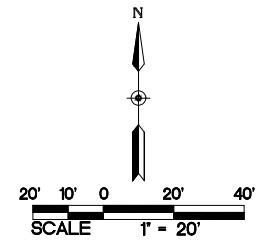
1 GRADING, DRAINAGE, AND EROSION CONTROL PLAN  
C100 1"=20'

**PROPOSED PLAN SYMBOLS**

CONSTRUCTION LIMITS	---
SILTATION FENCE	
FILTER LOG	
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
PROPOSED CONTOUR	---
STORM SEWER	---
RETAINING WALL	---
CATCH BASIN	---
MANHOLE	---
FLARED END SECTION WITH RIPRAP	---
EROSION CONTROL BLANKET (TEMPORARY)	---
ROCK CONSTRUCTION ENTRANCE	---
DRAINAGE FLOW ARROW	---
RETAINING WALL SPOT ELEVATION	---
SPOT ELEVATION	---
CONCRETE WASHOUT AREA	---

**ABBREVIATIONS**

BM	Bench Mark
CB	Catch Basin
CONC	Concrete
FFE	Finished Floor Elevation
HW	High Water Level
INVT	Invert
MAX	Maximum
MIN	Minimum
PVC	Polyvinyl Chloride
RCCP	Reinforced Concrete Pipe
TW	Top of Wall
W.O.	Washout



APPROXIMATE DISTURBED AREA IS 1.67 ACRES

**NOTE:**  
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 3/C400 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

**RETAINING WALL NOTES:**

- ALL TOP AND BOTTOM ELEVATIONS CORRESPOND TO THE RESPECTIVE GRADE ELEVATIONS ON EACH SIDE OF THE WALL.
- THE BOTTOM ELEVATION IS THE ELEVATION OF THE LOW-GRADE SIDE OF THE WALL, NOT THE TOP ELEVATION OF THE BURIED BLOCK COURSE.
- ALL RETAINING WALLS SHALL HAVE PROTECTIVE 4" HIGH CHAIN LINK FENCING (UNLESS SPECIFIED BY OTHERS) AT THE TOP WHERE THE VERTICAL HEIGHT EXCEEDS 30 INCHES. REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS.
- MODULAR BLOCK RETAINING WALL SHALL BE DESIGNED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER. DESIGN CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION OF WALL.

**WALKWAY NOTES:**

- WALKWAY CONTRACTOR IS TO COORDINATE WITH PAVING CONTRACTOR SO THAT ALL STEPS AND LANDINGS ARE SLOPED PER CODE.
- ALL SIDEWALK LONGITUDINAL AND TRANSVERSE SLOPES ARE TO BE PER CODE.

**KEYED NOTES**

- KEYED NOTES ARE DENOTED BY [ ] ON PLAN.
- INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C400.
  - INSTALL PERIMETER EROSION CONTROL. REFER TO DETAIL 2/C400.
  - INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 3/C400.
  - INSTALL MN/DOT 3885 CATEGORY 20 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.
  - APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN, REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
  - PRIOR TO START OF CONSTRUCTION, OWNER AND CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY OWNER TO THE WEST TO OBTAIN TEMPORARY CONSTRUCTION ACCESS FOR ALL WORK WEST OF THE PROPERTY LINE. CONTRACTOR SHALL RESTORE ANY DAMAGE TO THE PROPERTY OWNER'S SATISFACTION.

**EROSION CONTROL NOTES:**

- ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATIONS COMMENCED. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
- ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY, BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
- NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN, WITHOUT PRIOR APPROVAL FROM THE CIVIL ENGINEER.
- FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTION MUST BE MADE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY WITHIN 24 HOURS OF REQUEST.
- FLOWS FROM DIVERSION CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATORS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THESE CONVEYORS.
- SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DIKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
- SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY, THROUGHOUT THE DURATION OF CONSTRUCTION.
- DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY.
- ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 7 DAYS.
  - ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
  - IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MN/DOT) SEED MIXTURE 21-111 (CANS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
  - IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MN/DOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
  - GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
  - UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL, SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF MN/DOT SEED MIXTURE 22-131 (COARSE-TURF GRASS) AT A RATE OF 220 POUNDS PER ACRE.
  - WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
  - MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES.
  - RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, A SILT FENCE OR SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
- GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
- FILTER BLANKET AND RIPRAP SHALL BE INSTALLED ON THE DOWNSTREAM SIDES OF ALL STORM SEWER OUTLETS WITHIN 24 HOURS AFTER CONSTRUCTION AS INDICATED AND DETAILED. ALL RIPRAP SHALL BE INSTALLED WITH A FILTER MATERIAL MEETING THE MN/DOT SPECIFICATIONS FOR RIPRAP AND FILTER MATERIAL.
- EROSION CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF ALL PONDS WITHIN OR ADJACENT TO THE AREA TO BE GRADED UNTIL THE TRIBUTARY AREA TO THE POND IS RESTORED.
- TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 20 STRAW EROSION CONTROL BLANKETS OR STAKED SOO.
- ACCUMULATION OF ALL SEDIMENT OCCURRING IN PONDS, STORM SEWERS AND DITCHES SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES.
- EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY.

**GRADING NOTES:**

- THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
- THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. (952) 881-2455.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MARKED, OR IF MARKED, ARE SHOWN CORRECTLY. CONTACT COPHER ONE AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
- NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
- ALL SPOT ELEVATIONS SHOWN AS 57.63, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 957.63.
- ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER, UNLESS NOTED OTHERWISE.
- NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
- ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
- PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
- UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS.
- PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY (AND WATERSHED) WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHDRAW BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
- ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
- THE INTENT IS TO STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. SIX INCHES OF TOPSOIL - AFTER COMPACTION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDING THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING AND RE-SPREADING SHALL BE DONE IN ACCORDANCE TO, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
- ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
- IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
- WINTER MULCHING:
  - SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
  - FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAY BE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER, AT A RATE OF 2000 GALLONS PER ACRE, OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
- RETAINING WALLS AND APPROPRIATE SAFETY FENCING ALONG THE TOP OF WALLS ARE TO BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER. SUBMIT RETAINING WALL SHOP DRAWINGS TO PROJECT TEAM PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

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**North Note**  
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.  
NAME: KEITH A. WHITE  
DATE: FEBRUARY 2025  
REG. NO.: 46924

DATE	DESCRIPTION
1/17/2025	FOR SUBMITTAL
2/10/2025	FOR REVIEW
2/26/2025	FOR RELEASE

Heartland Twin Cities  
Gun Club and Range  
4350 CENTERVILLE ROAD  
WHITE BEAR LAKE, MN 55127

GRADING, DRAINAGE  
AND EROSION  
CONTROL PLAN

PROJECT NO: 19999  
DRAWN BY: SJR  
CHECKED BY: KAM

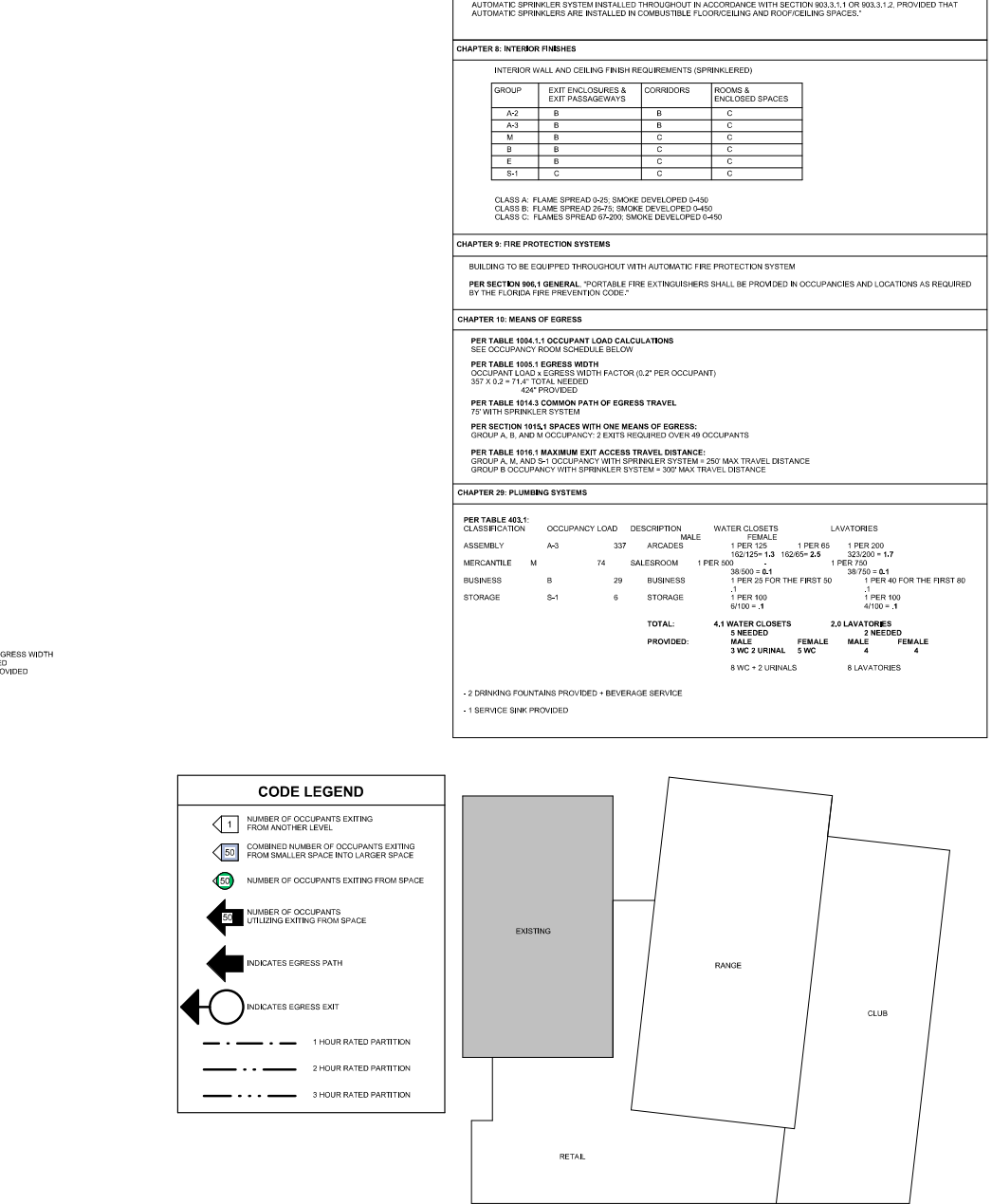
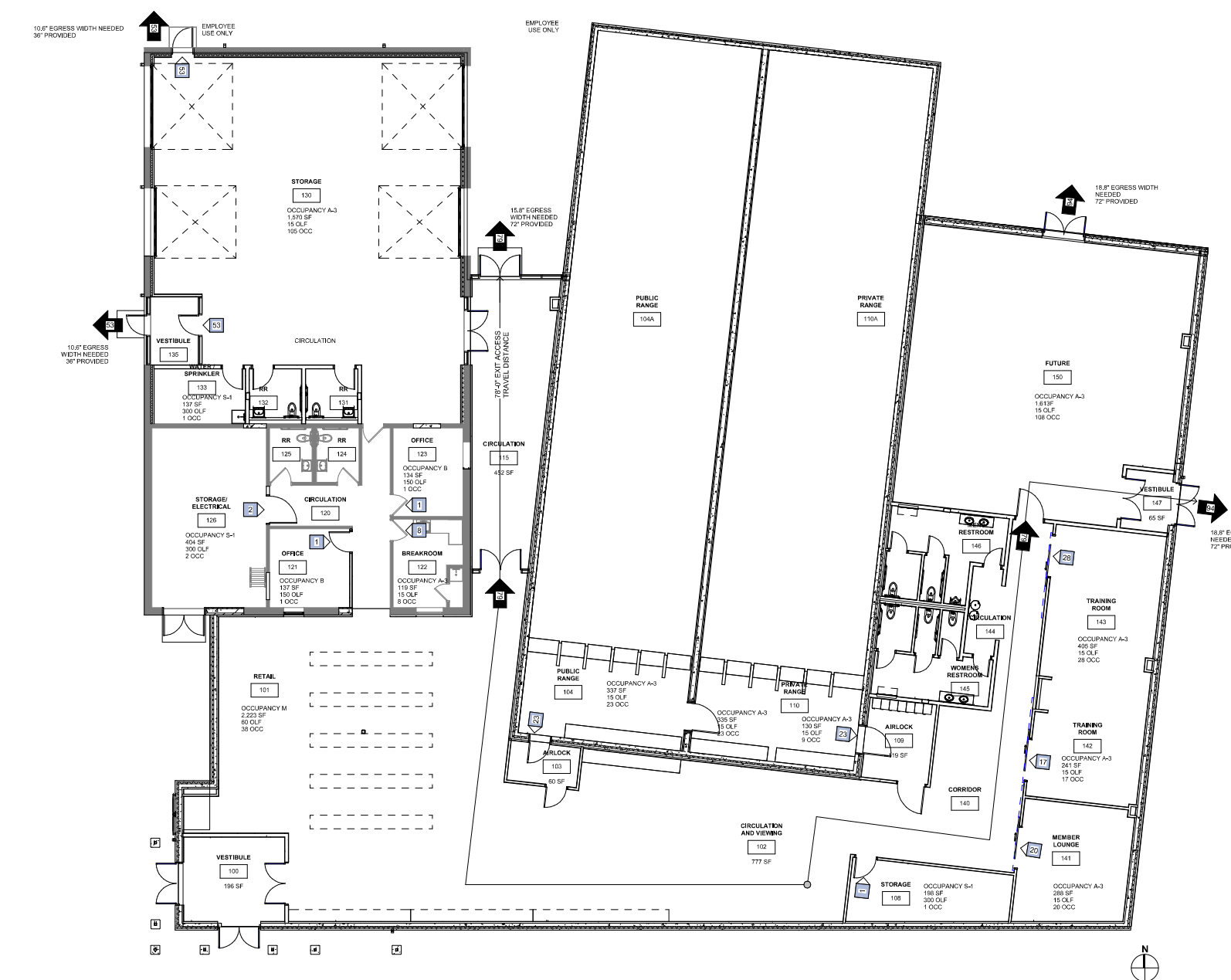
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OCCUPANCY ROOM SCHEDULE							
Name	Number	Occupancy Type	Occupant	Occupancy Load Factor	AREA	OCCUPANT LOAD	
VESTIBULE	100	-	NO OCCUPANCY		0 SF	197 SF	0
RETAIL	101	M	MERCANTILE		30 SF	2,223 SF	38
CIRCULATION AND VIEWING	102	-	NO OCCUPANCY		0 SF	788 SF	0
AIRLOCK	103	-	NO OCCUPANCY		0 SF	57 SF	0
PUBLIC RANGE	104	A-3	ASSEMBLY A-3		15 SF	278 SF	19
PUBLIC RANGE	104A	-	NO OCCUPANCY		0 SF	2,084 SF	0
PUBLIC RANGE	105	A-3	ASSEMBLY A-3		15 SF	130	9
PUBLIC RANGE	105A	-	NO OCCUPANCY		0 SF	1,013 SF	0
STORAGE	108	S-1	STORAGE		300 SF	198 SF	1
AIRLOCK	109	-	NO OCCUPANCY		0 SF	119 SF	0
PRIVATE RANGE	110	A-3	ASSEMBLY A-3		15 SF	130 SF	9
PRIVATE RANGE	110A	-	NO OCCUPANCY		0 SF	1,013 SF	0
CIRCULATION	115	-	NO OCCUPANCY		0 SF	506 SF	0
JANITOR	116	-	NO OCCUPANCY		0 SF		
CIRCULATION	120	-	NO OCCUPANCY		0 SF	212SF	0
OFFICE	121	B	BUSINESS		150 SF	137 SF	1
BREAKROOM	122	A-3	ASSEMBLY A-3		15 SF	119 SF	8
OFFICE	123	B	BUSINESS		150 SF	134 SF	1
RR	124	-	NO OCCUPANCY		0 SF	50 SF	0
RR	125	-	NO OCCUPANCY		0 SF	50 SF	0
STORAGE/ ELECTRICAL	126	S-1	STORAGE		300 SF	404 SF	2
JANITOR	127	-	NO OCCUPANCY		0 SF	35 SF	0
STORAGE	130	A-3	ASSEMBLY A-3		15 SF	1,570 SF	105
RR	131	-	NO OCCUPANCY		0 SF	47 SF	0
RR	132	-	NO OCCUPANCY		0 SF	47 SF	0
WATER / SPRINKLER	133	S-1	STORAGE		300 SF	137 SF	1
VESTIBULE	135	-	NO OCCUPANCY		0 SF	75 SF	0
CORRIDOR	140	-	NO OCCUPANCY		0 SF	605	0
MEMBER LOUNGE	141	A-3	ASSEMBLY A-3		15 SF	288 SF	20
TRAINING ROOM	142	A-3	ASSEMBLY A-3		15 SF	241 SF	17
TRAINING ROOM	143	A-3	ASSEMBLY A-3		15 SF	405 SF	28
CIRCULATION	144	-	NO OCCUPANCY		0 SF	51 SF	0
WOMENS RESTROOM	145	-	NO OCCUPANCY		0 SF	205 SF	0
MENS RESTROOM	146	-	NO OCCUPANCY		0 SF	194 SF	0
VESTIBULE	147	-	NO OCCUPANCY		0 SF	54 SF	0
FUTURE	150	A-3	ASSEMBLY A-3		15 SF	1613	108

ENERGY CODE		
APPLICABLE CODES		
- MINNESOTA STATE ENERGY CODE		
CLIMATE ZONE		
COUNTY:	RAMSEY	
CLIMATE ZONE:	6A	
GENERAL		
PATHWAY: INTERNATIONAL ENERGY CODE (IECC) 2020 ADDITION		
BUILDING ENVELOPE		
BUILDING ELEMENT	REQUIRED	PROVIDED
ROOF	R-30 CI R-49	R-30 CI R-49
WALLS, ABOVE GRADE	R-13.3 CI R-5.197.5 CI	R-13.3 CI R-43 +7.5 CI
WALLS, BELOW GRADE	R-7.5 CI	R-13.3 CI R-7.5 CI
SLAB ON GRADE FLOOR	R-10 FOR 24"	R-10 FOR 24"
OPAQUE DOORS	U-0.37 R-4.75	U-0.37 R-4.75
FENESTRATION	U-0.36 U-0.43 U-0.77 S-40	U-0.34 U-0.43 U-0.77 S-25
FENESTRATION MAXIMUM AREA (C402.1.1 MAXIMUM AREA)		
THE VERTICAL FENESTRATION AREA SHALL NOT EXCEED 30 PERCENT OF THE GROSS ABOVE-GRADE WALL AREA.		
TOTAL ELEVATION SQUARE FOOTAGE	13,304 SQ FT	
TOTAL FENESTRATION SQUARE FOOTAGE	1,219 SQ FT	
TOTAL PERCENTAGE OF FENESTRATION	10%	

CODE SUMMARY	
APPLICABLE CODES	
MINNESOTA STATE BUILDING CODE 2020, INCLUDING:	
- ELECTRICAL CODE	MINNESOTA STATE EXISTING BUILDING CODE 2020
- GAS CODE	MINNESOTA STATE ENERGY CODE 2020
- MECHANICAL CODE	CLIMATE ZONE, RAMSEY COUNTY 6A
- FIRE PREVENTION CODE (NFPA 101)	
- ENERGY CODE	
- ACCESSIBILITY CODE	
CHAPTER 2: USE AND OCCUPANCY CLASSIFICATION	
MAIN OCCUPANCY CLASSIFICATION: ASSEMBLY A-3	
ACCESSORY OCCUPANCIES: MERCANTILE (M), BUSINESS (B), AND STORAGE (S-1)	
CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS CONTINUED	
PER TABLE 503 - ALLOWABLE HEIGHT AND BUILDING AREAS:	
OCCUPANCY TYPE: A-3	
ALLOWABLE HEIGHT: 2 STORIES + 50'0"	
SPRINKLER SYSTEM BUILDING IS FULLY SPRINKLERED	
ALLOWABLE AREA PER FLOOR: 35,000 S.F.	
AREA INCREASE FACTOR DUE TO FRONTAGE, SECTION 506.2: F = 4E, P = 674.5, H = (48874.5) - 0.25 x 1 + -0.179	
STORY BUILDING IF EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM PER SECTION 503.3.1.1	
ALLOWABLE AREA PER STORY: A = 38,000 + (38,000 x -0.179) = (38,000 x 3)	
TOTAL BUILDING AREA: 17,500 SF	
SECTION 508 MIXED USE AND OCCUPANCY	
THIS BUILDING CONSISTS OF THE FOLLOWING OCCUPANCIES:	
- MAIN OCCUPANCY CLASSIFICATION: ASSEMBLY A-3	
- ACCESSORY OCCUPANCIES: MERCANTILE (M), BUSINESS (B), AND STORAGE (S-1)	
USING 506.2 NONSEPARATED OCCUPANCIES	
PER SECTION 508.3.2: NO RATED SEPARATION, BEING THAT WE ARE WELL UNDER THE TOTAL SF ALLOWED FOR OUR SPRINKLERED CONSTRUCTION TYPE FOR ALL OCCUPANCIES WITH THE BUILDING.	

CHAPTER 6: TYPES OF CONSTRUCTION					
ASSUME BUILDING TYPE IIB.					
PER TABLE 601.1 STRUCTURAL FRAME 0 HOUR, BEARING WALLS EXTERIOR AND INTERIOR 0 HOUR, NONBEARING WALLS AND PARTITIONS INTERIOR 0 HOUR, FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS 0 HOUR, ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS 0 HOUR					
TABLE 601.1 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)					
BUILDING ELEMENTS	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V
STRUCTURAL FRAME INCL. COLUMNS, GIRDERS, TRUSSES	A	B	A	B	HT
BEARING WALLS	3	2	1	0	HT
EXTERIOR WALLS	3	2	1	0	2 HT
INTERIOR WALLS	3	2	1	0	1 HT
NON-BEARING WALLS	SEE TABLE 602				
INTERIOR WALLS	0				
FLOOR CONSTRUCTION INCLUDES BEAMS & JOISTS	2	2	1	0	HT
ROOF CONSTRUCTION INCLUDES BEAMS & JOISTS	1	1	1	0	HT
TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE					
FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	GROUP H	GROUP F-1, M, S-1	GROUPS A,B,E, F-L,R,S-Z,U	
LESS THAN 5 FT.	ALL TYPES	3	2	1	
GREATER OR EQUAL TO 5 FT., LESS THAN 9 FT.	I-A	3	2	1	
OTHERS	2	1	1	1	
GREATER OR EQUAL TO 10 FT., LESS THAN 30 FT.	I-A, I-B, I-C, I-D, I-E	1	0	0	
OTHERS	1	1	1	1	
GREATER THAN OR EQUAL TO 30 FT.	ALL TYPES	0	0	0	
PER SECTION 603.1 ALLOWABLE MATERIALS					
COMBUSTIBLE MATERIALS SHALL BE PERMITTED IN BUILDINGS OF TYPE I OR II CONSTRUCTION IN THE FOLLOWING APPLICATIONS AND IN ACCORDANCE WITH SECTIONS 603.1.1 THROUGH 603.1.3					
1. FIRE-RETARDANT-TREATED WOOD SHALL BE PERMITTED IN:					
1.1. NONBEARING PARTITIONS WHERE THE REQUIRED FIRE-RESISTANCE RATING IS 2 HOURS OR LESS					
1.2. NONBEARING EXTERIOR WALLS WHERE FIRE-RESISTANCE RATED CONSTRUCTION IS NOT REQUIRED					
1.3. ROOF CONSTRUCTION, INCLUDING GIRDERS, TRUSSES, FRAMING AND DECKING					
CHAPTER 7: FIRE RESISTANCE RATED CONSTRUCTION					
SECTION 706 - FIRE PARTITIONS					
PER SECTION 706.1 GENERAL: WALLS SEPARATING INDIVIDUAL TENANT SPACES SHALL COMPLY WITH THIS SECTION					
PER SECTION 706.3 FIRE RESISTANCE RATING: FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.					
PER SECTION 706.4 CONTINUITY					
EXCEPTION: FIRE-LOCKING OR DRAFT STOPPING IS NOT REQUIRED AT THE PARTITION LINE IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, PROVIDED THAT AUTOMATIC SPRINKLERS ARE INSTALLED IN COMBUSTIBLE FLOORING AND ROOFCEILING SPACES.					
CHAPTER 8: INTERIOR FINISHES					
INTERIOR WALL AND CEILING FINISH REQUIREMENTS (SPRINKLERED)					
GROUP	EXIT ENCLOSURES & EXIT PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES		
A-2	B	B	C		
A-3	B	B	C		
M	B	C	C		
B	B	C	C		
E	B	C	C		
S-1	C	C	C		
CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450					
CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 450-850					
CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 850-1500					
CHAPTER 9: FIRE PROTECTION SYSTEMS					
BUILDING TO BE EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE PROTECTION SYSTEM					
PER SECTION 906.1 GENERAL: PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE FLORIDA FIRE PREVENTION CODE.					
CHAPTER 10: MEANS OF EGRESS					
PER TABLE 1004.1.1 OCCUPANT LOAD CALCULATIONS					
SEE OCCUPANCY ROOM SCHEDULE BELOW					
PER TABLE 1005.1 EGRESS WIDTH					
OCCUPANT LOAD x EGRESS WIDTH FACTOR (0.2' PER OCCUPANT)					
357 x 0.2 = 71.4' TOTAL NEEDED					
424' PROVIDED					
PER TABLE 1014.3 COMMON PATH OF EGRESS TRAVEL					
72' WITH SPRINKLER SYSTEM					
PER SECTION 1015.1 SPACES WITH ONE MEANS OF EGRESS:					
GROUP A, B, AND M OCCUPANCY: 2 EXITS REQUIRED OVER 49 OCCUPANTS					
PER TABLE 1016.1 MAXIMUM EXIT ACCESS TRAVEL DISTANCE:					
GROUP A, M, AND S-1 OCCUPANCY WITH SPRINKLER SYSTEM = 200' MAX TRAVEL DISTANCE					
GROUP B OCCUPANCY WITH SPRINKLER SYSTEM = 300' MAX TRAVEL DISTANCE					
CHAPTER 20: PLUMBING SYSTEMS					
PER TABLE 401.1:					
CLASSIFICATION	OCCUPANCY LOAD	DESCRIPTION	WATER CLOSETS	LAVATORIES	
ASSEMBLY	A-3	337	ARCADES	1 PER 125	1 PER 200
MERCANTILE	M	74	SALESROOM	1 PER 100	1 PER 150
BUSINESS	B	29	BUSINESS	1 PER 50	1 PER 75
STORAGE	S-1	6	STORAGE	1 PER 100	1 PER 100
TOTAL:			4 WATER CLOSETS	2 LAVATORIES	
PROVIDED:			4 WATER CLOSETS	2 LAVATORIES	
			3 WC + 2 URINALS	4	
			8 W/C + 2 URINALS	8 LAVATORIES	
- 2 DRINKING FOUNTAINS PROVIDED - BEVERAGE SERVICE					
- 1 SERVICE SINK PROVIDED					



**SRA**  
SPERIDES REINERS ARCHITECTS, INC.

6442 CITY WEST PARKWAY  
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55544  
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SPERIDES REINERS  
ARCHITECTS, INC.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, CONDITIONS AND CONTRACT DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT UNDER THE MINNESOTA ARCHITECTURE ACT.

*[Signature]*  
MINNESOTA  
REGISTRATION NO. DATE  
10811 2/23/21

ISSUE RECORD	DATE	DESCRIPTION
1	5/10/2019	ISSUE SET
2	2/23/2023	CONSTRUCTION DOCUMENTS

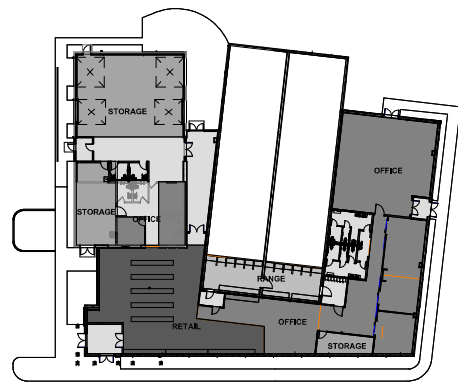
**Heartland Twin Cities  
Gun Club and Range**

4350 CENTERVILLE ROAD  
WHITE BEAR LAKE, MN 55127

LIFE SAFETY PLANS

PROJECT: 19-1024.2  
DRAWN: JW  
CHECKED: NS  
BY: A010

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PARKING COUNT DIAGRAM  
1" = 30'-0"

**PARKING REQUIREMENTS**

PER 1302.050 OFF-STREET PARKING REQUIREMENTS OF THE WHITE BEAR LAKE ZONING CODE  
SUBD. 8. NUMBER OF SPACES REQUIRED

REQUIRED PARKING

RETAIL	1 SPACE FOR 200 SF
	2,200 SF
	2,200 SF = 11 SPACES
OFFICE	1 SPACE FOR EVERY 200 SF
	386 SF
	449,200 = 23 SPACES
STORAGE	1 SPACE FOR 1000 SF
	265 SF
	265/1000 = 3 SPACE
RANGE	10 SPACES + 1 FOR EACH 100 SF
	10 + (866/100) = 17 SPACES
TOTAL: 54 PARKING SPACES NEEDED	
PROVIDED PARKING	
REGULAR	62
ACCESSIBLE: 3	
TOTAL:	65

**ZONING INFORMATION**

ZONING B-W BUSINESSWAREHOUSE DISTRICT  
LOT REQUIREMENTS AND SETBACKS

LOT AREA - 15,000 SQUARE FEET  
PROVIDED: 96,484 SQUARE FEET OR 2.215 ACRES

LOT WIDTH - 100 FEET  
PROVIDED: 347'

SET BACKS

FRONT YARD: NOT LESS THAN THIRTY (30) FEET  
SIDE YARD: NOT LESS THAN (25) FEET ON ANY ONE SIDE, NOR LESS THAN THIRTY (30) FEET ON A SIDE YARD ABUTTING A PUBLIC RIGHT-OF-WAY  
REAR YARD: NOT LESS THAN THIRTY (30) FEET

HEIGHT: NO STRUCTURE SHALL BE TALLER THAN THREE (3) STORES, NOT TO EXCEED THIRTY-SIX (36) FEET, PROVIDED 31'-0"

- GENERAL NOTES**
- ALL TREES AND SHRUBS TO BE FOR CLIMATE ZONE 4B.
  - ALL DECIDUOUS TREES TO BE A MINIMUM OF 3" CALIPER INCH.
  - ALL CONIFEROUS TREES TO BE A MINIMUM OF 6" CALIPER INCH.
  - SEE CIVIL DRAWINGS FOR UTILITIES, PAVING, CURBS, AND DETAILS.
  - ALL DECIDUOUS AND CONIFEROUS TREES SHALL BE Balled and Burlaped and Staked and Labeled PER NATIONAL MEASUREMENT STANDARDS. ALL SHRUBS AND ORNAMENTAL TREES SHALL BE POTTED.
  - ALL AREAS OF ANY SITE NOT OCCUPIED BY BUILDING, PARKING, OR STORAGE, SHALL BE SOOLED.
  - ALL CURB RAMPS TO BE BUILT AS PER FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.
  - ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
  - VERIFY COORDINATES PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS.
  - PROPOSED SIGNAGE TO MEET CITY CODES FOR GROUND SIGNS.

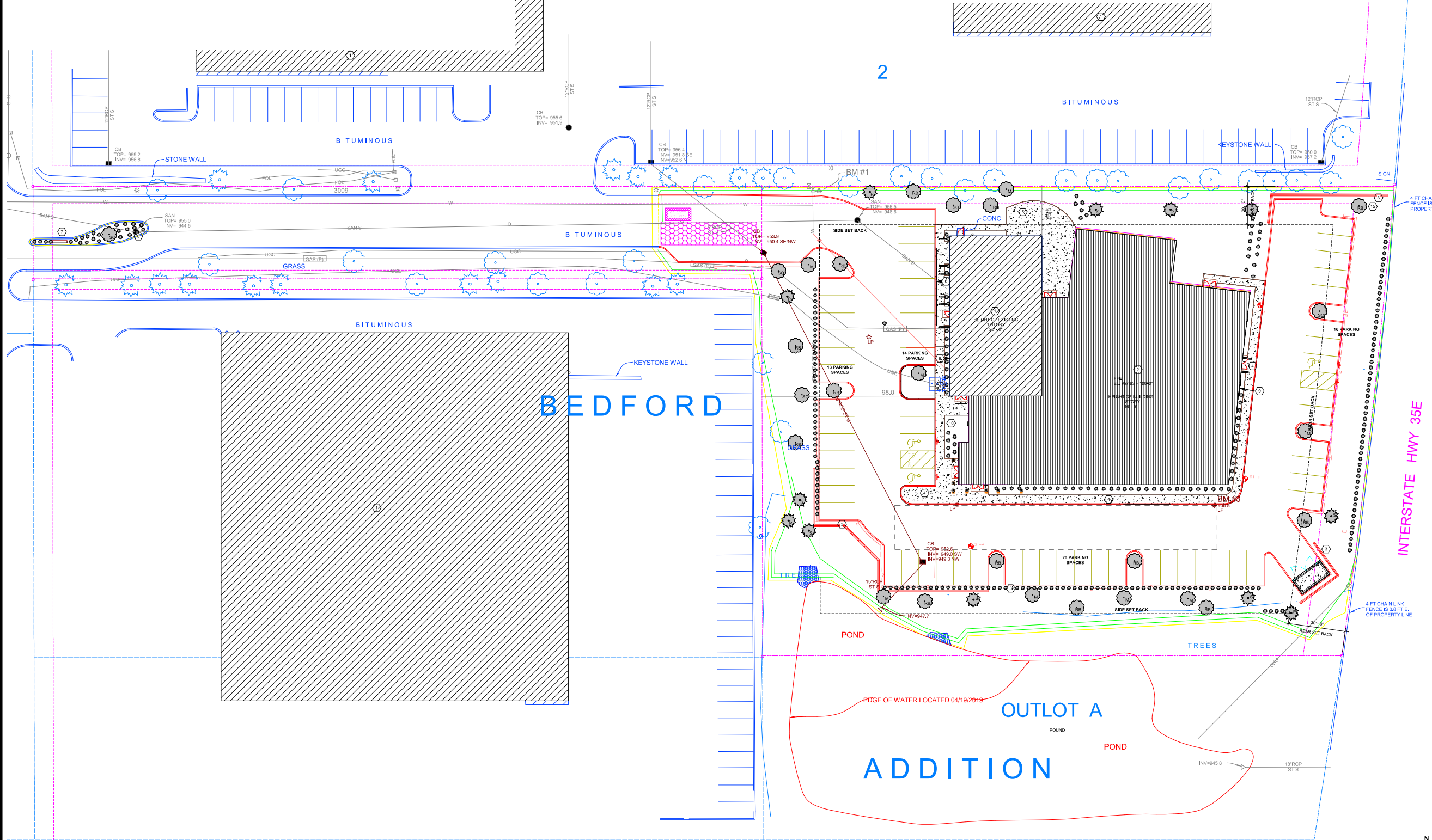
- SITE PLAN KEY NOTES**
- EXISTING BUILDING
  - PROPOSED BUILDING
  - RETAINING WALL SEE CIVIL DRAWINGS
  - CONCRETE SIDEWALK
  - PAVED COURTYARD
  - RAILING
  - MONUMENT SIGN, SEE SHEET A310
  - REMOVE EXISTING MONUMENT SIGN
  - WALL SIGN, SEE ELEVATIONS
  - BICYCLE RACK
  - WATER SPOUT
  - DECORATIVE MULCH
  - ACCESSIBLE PARKING SIGN
  - NO PARKING ACCESS ARBLE SIGN
  - PYLON SIGN

**LEGEND**

[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED CONSTRUCTION
[Symbol]	EXISTING DECIDUOUS TREE
[Symbol]	EXISTING CONIFEROUS TREE
[Symbol]	STANDARD CONCRETE
[Symbol]	BITUMINOUS ASPHALT, SEE CIVIL
[Symbol]	PLANT BED WITH HARDWOOD MULCH
[Symbol]	NATURAL TURF
[Symbol]	4" - 6" FIELDSTONE ROCK MULCH

**SCHEDULE**

SYMBOLS	COMMON NAME	BOTANICAL NAME	QUANTITIES	SIZE	ROOT SPECIFICATIONS	NOTES
[Symbol]	SWAMP WHITE OAK	QUERCUS BICOLOR	5	2 1/2" CALIPER INCH	B AND B	STRAIGHT TRUNK, NO V-CROTCH
[Symbol]	NORTHWOOD RED MAPLE	ACER RUBRUM	8	3 1/2" CALIPER INCH	B AND B	STRAIGHT TRUNK, NO V-CROTCH
[Symbol]	RIVER BIRCH	BETULA NIGRA	13	2 1/2" CALIPER INCH	B AND B	STRAIGHT TRUNK, NO V-CROTCH
[Symbol]	AUSTRIAN PINE	PRINUS NIGRA	5	6" HEIGHT	B AND B	FULL FORM
[Symbol]	BLACKHILLS SPRUCE	PICEA GLAUCOA DENATA	6	6" HEIGHT	B AND B	FULL FORM
[Symbol]	DWARF KOREAN LILAC	SYRINGA MEYERI PAUBIF	25	34" HEIGHT CONT.		MN 5 CANES AT HT. SPEC.
[Symbol]	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS SEA GREEN	135	24 DIA. CONT.		MN 5 CANES AT DIA. SPEC.
[Symbol]	NEON FLASH SPIREA	SPIREA JAPONICA 'NEON FLASH'	124	18" HT CONT.		MN 5 CANES AT HT. SPEC.
TOTAL CALIPER INCH REPLACEMENT FOR DECIDUOUS: 50"						
TOTAL REPLACEMENT OF CONIFEROUS TREES: 11 AT 6'-0" TALL OR 27.5'						77.5' TOTAL



1 SITE PLAN  
A040 SCALE: 1" = 20'-0"

**SRA**  
SPERIDES REINERS ARCHITECTS, INC.

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ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	11/17/2021	C.L.P. APPLICATION
2	2/3/2023	CONSTRUCTION DOCUMENTS

REGISTRATION NO. DATE: 232921

**Heartland Twin Cities  
Gun Club and Range**

4350 CENTERVILLE ROAD  
WHITE BEAR LAKE, MN 55127

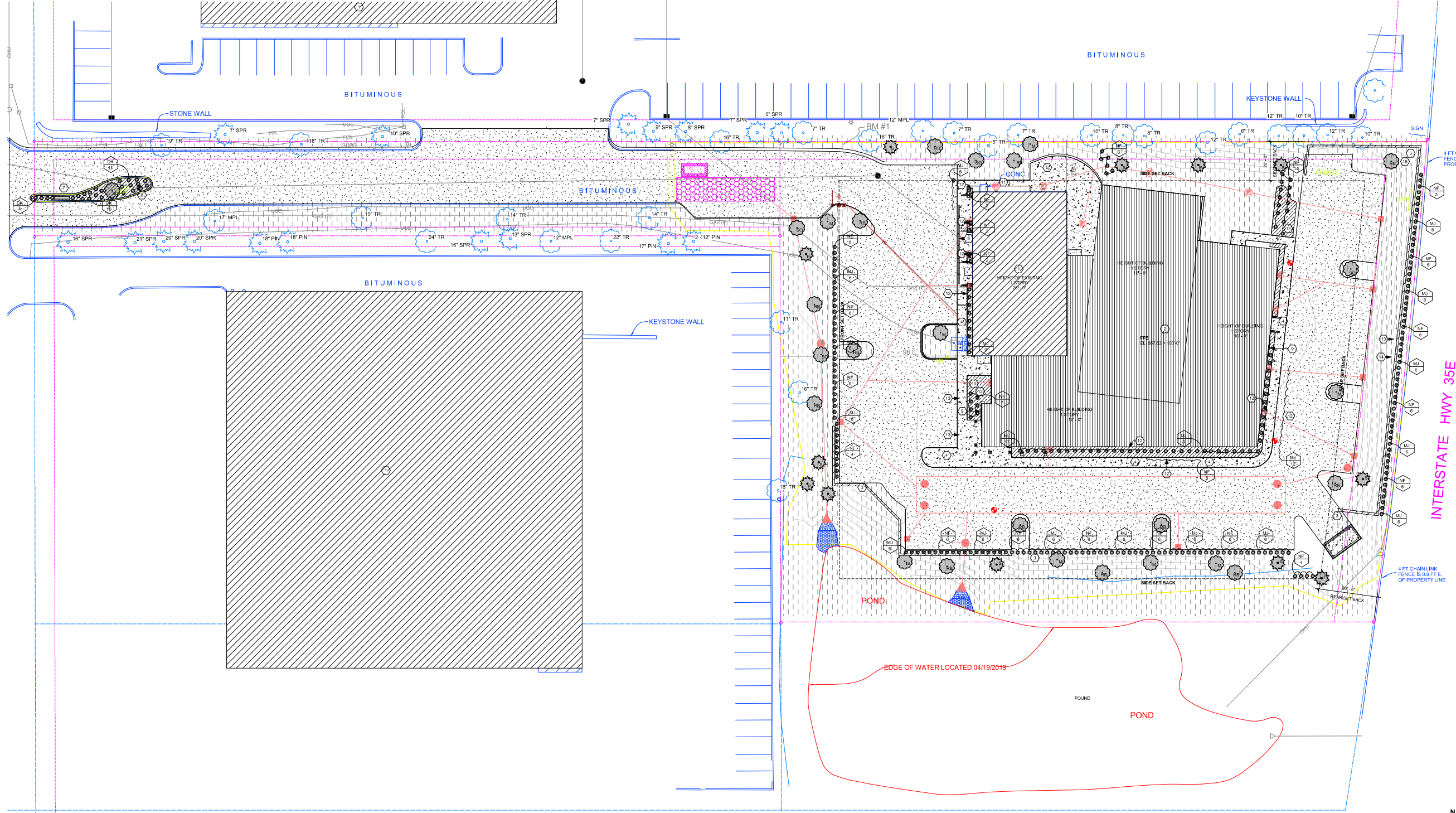
ARCHITECTURAL  
SITE PLAN

PROJECT: 19-024.2  
DRAWN: JW  
CHECKED: NS  
BY: A040

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TREE PRESERVATION							
SEE CIVIL DRAWINGS FOR TREES TO BE REMOVED							
TOTAL TREES ON SITE			SEE CIVIL DRAWINGS FOR TREES TO BE REMOVED				
NUMBER	SIZE	SPECIES	CONDITION	NUMBER	SPECIES		
1.	19"	DECIDUOUS TREE	UNKNOWN	41.	22"	DECIDUOUS TREE	UNKNOWN
2.	7"	DECIDUOUS TREE	UNKNOWN	42.	14"	DECIDUOUS TREE	UNKNOWN
3.	19"	DECIDUOUS TREE	UNKNOWN	43.	17"	PINE	UNKNOWN
4.	10"	DECIDUOUS TREE	UNKNOWN	44.	12"	PINE	UNKNOWN
5.	7"	DECIDUOUS TREE	UNKNOWN	45.	14"	DECIDUOUS TREE	UNKNOWN
6.	8"	DECIDUOUS TREE	UNKNOWN	46.	11"	DECIDUOUS TREE	UNKNOWN
7.	8"	DECIDUOUS TREE	UNKNOWN	47.	12"	DECIDUOUS TREE	UNKNOWN
8.	18"	DECIDUOUS TREE	UNKNOWN	48.	16"	DECIDUOUS TREE	UNKNOWN
9.	7"	DECIDUOUS TREE	UNKNOWN	49.	18"	DECIDUOUS TREE	UNKNOWN
10.	7"	DECIDUOUS TREE	UNKNOWN	50.	16"	DECIDUOUS TREE	UNKNOWN
11.	7"	DECIDUOUS TREE	UNKNOWN	51.	18"	DECIDUOUS TREE	UNKNOWN
12.	16"	DECIDUOUS TREE	UNKNOWN	52.	12"	DECIDUOUS TREE	UNKNOWN
13.	12"	MAPLE	UNKNOWN	53.	12"	DECIDUOUS TREE	UNKNOWN
14.	7"	DECIDUOUS TREE	UNKNOWN	54.	12"	DECIDUOUS TREE	UNKNOWN
15.	5"	DECIDUOUS TREE	UNKNOWN	55.	12"	DECIDUOUS TREE	UNKNOWN
16.	7"	DECIDUOUS TREE	UNKNOWN	56.	14"	DECIDUOUS TREE	UNKNOWN
17.	10"	DECIDUOUS TREE	UNKNOWN	57.	18"	DECIDUOUS TREE	UNKNOWN
18.	8"	DECIDUOUS TREE	UNKNOWN	58.	18"	DECIDUOUS TREE	UNKNOWN
19.	8"	DECIDUOUS TREE	UNKNOWN	59.	18"	DECIDUOUS TREE	UNKNOWN
20.	20"	DECIDUOUS TREE	UNKNOWN	60.	12"	DECIDUOUS TREE	UNKNOWN
21.	12"	DECIDUOUS TREE	UNKNOWN	61.	16"	DECIDUOUS TREE	UNKNOWN
22.	10"	DECIDUOUS TREE	UNKNOWN	62.	18"	DECIDUOUS TREE	UNKNOWN
23.	12"	DECIDUOUS TREE	UNKNOWN	63.	18"	DECIDUOUS TREE	UNKNOWN
24.	10"	DECIDUOUS TREE	UNKNOWN	64.	18"	DECIDUOUS TREE	UNKNOWN
25.	12"	DECIDUOUS TREE	UNKNOWN	65.	12"	DECIDUOUS TREE	UNKNOWN
26.	10"	DECIDUOUS TREE	UNKNOWN	66.	12"	DECIDUOUS TREE	UNKNOWN
27.	10"	DECIDUOUS TREE	UNKNOWN	67.	12"	DECIDUOUS TREE	UNKNOWN
28.	16"	DECIDUOUS TREE	UNKNOWN	68.	12"	DECIDUOUS TREE	UNKNOWN
29.	21"	DECIDUOUS TREE	UNKNOWN	69.	10"	DECIDUOUS TREE	UNKNOWN
30.	20"	DECIDUOUS TREE	UNKNOWN	70.	12"	DECIDUOUS TREE	UNKNOWN
31.	22"	DECIDUOUS TREE	UNKNOWN	71.	16"	DECIDUOUS TREE	UNKNOWN
32.	17"	MAPLE	UNKNOWN	72.	16"	DECIDUOUS TREE	UNKNOWN
33.	18"	PINE	UNKNOWN				
34.	15"	DECIDUOUS TREE	UNKNOWN				
35.	24"	DECIDUOUS TREE	UNKNOWN				
36.	18"	DECIDUOUS TREE	UNKNOWN				
37.	13"	DECIDUOUS TREE	UNKNOWN				
38.	14"	DECIDUOUS TREE	UNKNOWN				
39.	13"	DECIDUOUS TREE	UNKNOWN				
40.	12"	MAPLE	UNKNOWN				

GENERAL NOTES	SITE PLAN KEY NOTES	LEGEND	SCHEDULE																																																															
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(Symbol)	RIVER BIRCH	BETULA NEIRA	13	2 1/2" CALIPER INCH	B AND B	STRAIGHT TRUNK, NO V-CROTCH																																																												
(Symbol)	AUSTRIAN PINE	PIBUS NIGRA	5	6" HEIGHT	B AND B	FULL FORM																																																												
(Symbol)	BLACKHILLS SPRUCE	PIEA GLAUCA SPRUCE	6	6" HEIGHT	B AND B	FULL FORM																																																												
(Symbol)	DWARF KOREAN LILAC	SYRINGA MEYER 'PALIBY'	25	24" DIA. CONT.		MIN 5 CANES AT HT. SPEC.																																																												
(Symbol)	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	135	24 DIA. CONT.		MIN 5 CANES AT DIA. SPEC.																																																												
(Symbol)	NEON FLASH SPIREA	SPIREA JAPONICA 'NEON FLASH'	124	18" HT. CONT.		MIN 5 CANES AT HT. SPEC.																																																												



**SPR**  
SPERIDES REINERS ARCHITECTS, INC.

6442 CITY WEST PARKWAY  
EDEN PRAIRIE, MINNESOTA  
55444  
PH: 952-996-9862  
WWW.SPR-MN.COM

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SPERIDES REINERS  
ARCHITECTS, INC.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, CONDITIONS AND NOTES WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE MINNESOTA PROFESSIONAL LANDSCAPE ARCHITECTS BOARD.

REGISTRATION NO. DATE  
1081 2/28/2021

ISSUE RECORD	DATE	DESCRIPTION
1	1/17/2021	C.L.P. APPLICATION
2	2/29/2023	CONSTRUCTION DOCUMENTS

**Heartland Twin Cities  
Gun Club and Range**  
4350 CENTERVILLE ROAD  
WHITE BEAR LAKE, MN 55127

LANDSCAPE PLAN

PROJECT 19-024.2  
DRAWN JN  
CHECKED NS  
BY: **A041**

2/3/2023 3:50:42 PM

**FLOOR PLAN GEN. NOTES**

- A. DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS CONTROL. CONTACT ARCHITECT FOR CLARIFICATION.
- B. ALL PARTITIONS TO BE "TD5" UNLESS NOTED OTHERWISE.
- C. SEE SHEET A200 FOR BUILDING SYSTEM INFORMATION.
- D. SEE SHEET A200 FOR PARTITION TYP INFORMATION.
- E. DIMENSIONS ARE TO FACE OF MASONRY OR FACE OF GYP BO UNLESS NOTED OTHERWISE.
- F. THE TYPICAL DIMENSION FROM OUTSIDE EDGE OF DOOR FRAME TO THE FACE OF ADJACENT PERPENDICULAR WALL IS 3" UNLESS NOTED OTHERWISE.
- G. ALL WALLS TO DECK TO BE CONSTRUCTED TO ACCOMMODATE DEFLECTION OF ROOF STRUCTURE.
- H. PROVIDE MOISTURE RESISTANT GYP BO AT ALL WET WALL.
- I. PROVIDE CONTROL JOINTS IN GYP BO AS RECOMMENDED BY MANUFACTURER.
- J. COORDINATE UNDERGROUND AND UNDER SLAB UTILITIES. COORDINATE ALL SLEEVES THROUGH JUNCTION FOOTING AND FOUNDATION WITH STRUCTURAL ENGINEER.
- K. PROVIDE FIRE EXTINGUISHERS OF SIZE AND TYPE AND LOCATION AS REQUIRED BY THE FIRE MARSHAL.
- L. VERIFY / COORDINATE LOCATION OF KNOX BOX WITH LOCAL FIRE MARSHAL (IF REQUIRED).
- M. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO STRUCTURAL COMPONENT SIZES, LOCATIONS, CONFIGURATIONS, AND CAPACITIES.
- N. SUBCONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY DIMENSIONS, DISCREPANCIES, OR CONFLICTS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- O. AT PENETRATIONS OCCURRING IN A FIRE-RATED ENCLOSURE, THE SPACE AROUND PENETRATION SHALL BE FIRE STOPPED TO MEET REQUIRED RATING.
- P. SEE INTERIOR DESIGN DRAWING FOR FINISHES AND INTERIOR ELEVATIONS.

**FLOOR PLAN KEYNOTES**

- 1 ALIGN CONSTRUCTION
- 2 RETAIL DISPLAY CASE BY OTHERS
- 3 RETAIL COUNTER BY OTHERS
- 4 BAR HEIGHT COUNTER, SEE INTERIOR DESIGN DRAWINGS
- 5 ADA SHOOTING RANGE LANE
- 6 SHOOTING RANGE LANE
- 7 SEE SHOOTING RANGE EQUIPMENT DRAWINGS FOR RANGE EQUIPMENT
- 8 GAS FIRE PLACE B.O.D HEAT & B.O.D 8000 SERIES GAS FIREPLACE 30" X 48" CLEAR FACE FRONT, BLACK FRONT FINISH, STRATFORD INTERIOR OPTION, WALL SWITCH WITH TIMER
- 9 GLASS OVERHEAD DOOR, FIELD VERIFY EXISTING OPENING
- 10 WATER CLOSET
- 11 GRAB BAR PROVIDE BLOCKING
- 12 STAINLESS STEEL FLOOR-BRACED RESTROOM PARTITIONS
- 13 URINAL
- 14 SINK
- 15 24 X 36 MIRROR PROVIDE SHIMS AS NEEDED
- 16 RECESSED PAPER TOWEL DISPENSER / WASTE RECEPTACLE, B.O.D. B09RCK B-3044 CLASSIC SERIES
- 17 RECESSED STAINLESS STEEL BABY CHANGING STATION
- 18 DRINKING FOUNTAIN
- 19 MOP SINK
- 20 EXISTING ELECTRICAL PANELS
- 21 SHOOTING RANGE DIVIDER, BALLISTIC STEEL PLATE WRAPPED IN ACOUSTIC MATERIAL
- 22 LOCKER
- 23 BULLET TRAP
- 24 COLUMN, SEE STRUCTURAL
- 25 DOOR STOOP, SEE STRUCTURAL
- 26 INFILL PIT WITH CONCRETE, SEE STRUCTURAL, VERIFY
- 27 ROOF DRAIN PIPE CHASE, COORDINATE WITH PLUMBING
- 28 NOT USED
- 29 PREFINISHED METAL DOWNSPOUT AND CONCRETE SPLASH BLOCK
- 30 CANOPY ABOVE SHOWN DASHED
- 31 EXISTING STEEL SHIPS LADDER
- 32 WALL INFILL MATCH EXISTING WALL CONSTRUCTION
- 33 NOT USED
- 34 NOT USED
- 35 NOT USED
- 36 ROOF OVERFLOOR DRAIN DOWNSPOUT LOCATION
- 37 VESTIBULE HEATER, COORDINATE WITH MEP DESIGN BUILD
- 38 WINDOW FILM ON EXISTING WINDOW VERIFY WITH OWNER

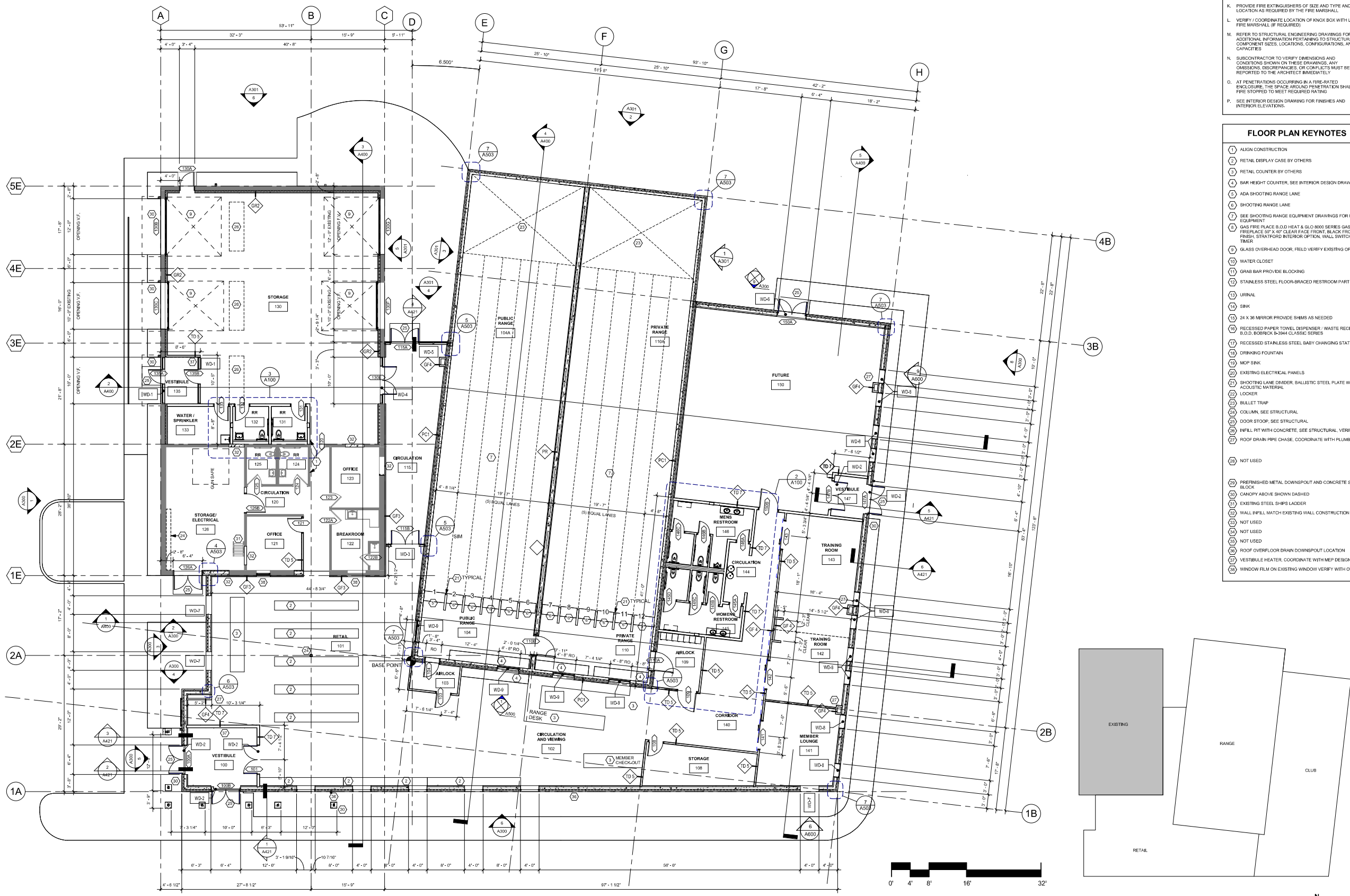
I HEREBY CERTIFY THAT THIS PLAN  
PREPARED BY ME OR UNDER MY  
DIRECT SUPERVISION AND THAT I AM A  
LICENSED ARCHITECT UNDER  
MINNESOTA STATUTES  
*[Signature]*  
REGISTRATION NO. DATE  
10881 2/28/21

ISSUE RECORD	DATE	DESCRIPTION
1	1/11/2021	C.I.P. APPLICATION
2	2/2/2023	CONSTRUCTION DOCUMENTS

**Heartland Twin Cities  
Gun Club and Range**  
4350 CENTERVILLE ROAD  
WHITE BEAR LAKE, MN 55127

FLOOR PLAN

PROJECT 19-024.2  
DRAWN JW  
CHECKED NS  
BY: **A200**  
2/3/2023 3:50:51 PM

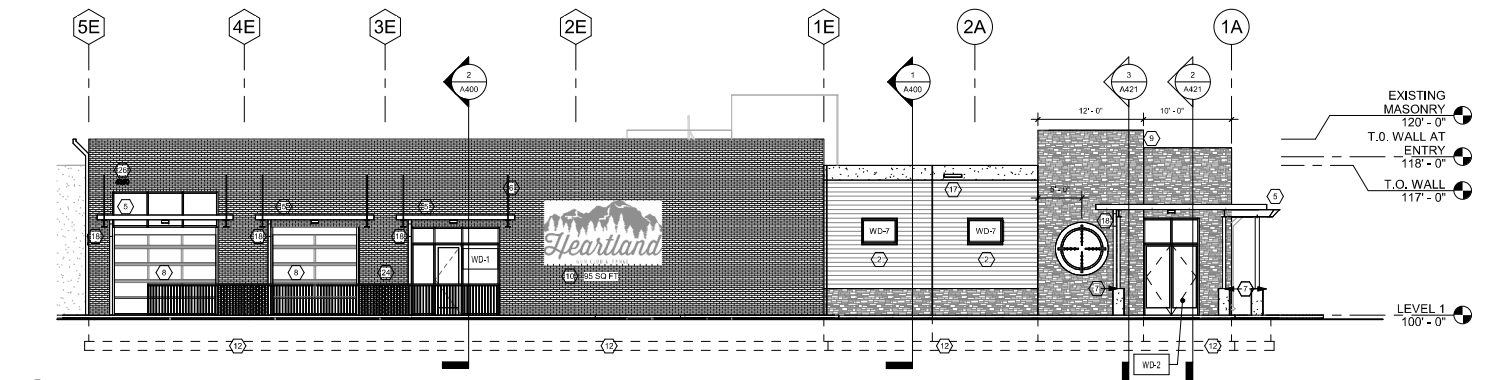


PROPOSED CONSTRUCTION  
EXISTING CONSTRUCTION

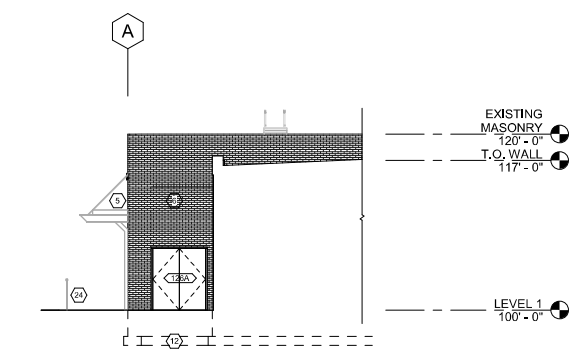
1 LEVEL 1  
A200 SCALE: 1/8" = 1'-0"



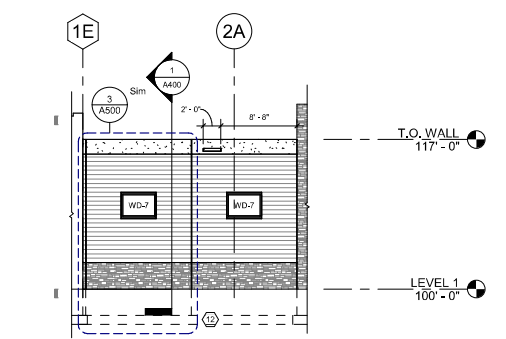
- EXTERIOR ELEVATION KEYNOTES**
- ① PRECAST PANEL TYPE 1, INTEGRAL COLOR, TBD, SEE 2/A500 FOR DETAILS AND NOTES
  - ② PRECAST PANEL TYPE 2 AT WINDOW, INTEGRAL COLOR, TBD, SEE 2/A500 FOR DETAILS AND NOTES
  - ③ PRECAST PANEL TYPE 3 AT WINDOW, INTEGRAL COLOR, TBD, SEE 4/A500 FOR DETAILS AND NOTES
  - ④ PRECAST PANEL TYPE 4 AT WINDOW, INTEGRAL COLOR, TBD, SEE 2/A500 FOR DETAILS AND NOTES
  - ⑤ TONGUE AND GROOVE CANOPY, STAIN TBD
  - ⑥ EXISTING FACE BRICK TO REMAIN STAIN TO MATCH PRECAST COLOR, FIELD VERIFY COLOR
  - ⑦ HSS COLUMN FOR CANOPY & CONCRETE BASE W/ PRECAST CONCRETE CAP, SEE STRUCTURAL
  - ⑧ GLASS GARAGE DOOR - 800 MDL AND GARAGE DOOR, COMMERCIAL FULL VIEW, CLEAR ANODIZED, GLASS MATCH GL-1
  - ⑨ FORMLINER PATTERN TO WRAP EXPOSED EDGE OF PRECAST PANEL
  - ⑩ HEARTLAND GUN CLUB AND RANGE SIGNAGE LASER CUT METAL SIGN ON METAL STANDOFFS FINISH TBD
  - ⑪ PRECAST CONCRETE WALL CAP SMOOTH FINISH MATCH PRECAST COLOR
  - ⑫ CAST-IN-PLACE CONCRETE FOOTING, SEE STRUCTURAL
  - ⑬ EXISTING DOWNSPOUT
  - ⑭ EXTERIOR WALL LIGHT, MOUNTED WITH BOTTOM AT 8'-0" A.F.F.
  - ⑮ PREFINISHED METAL GUTTER, COLOR ZINC
  - ⑯ CAST NICKEL BRONZE LAMBS TONGUE OVERFLOW DOWNSPOUT NOZZLE
  - ⑰ THROUGH WALL SCUPPER, ALIGN OPENING WITH FORMLINER
  - ⑱ PREFINISHED METAL DOWNSPOUT, COLOR ZINC
  - ⑲ NOT USED
  - ⑳ NOT USED
  - ㉑ PREFINISHED METAL DOWNSPOUT, COLOR ZINC
  - ㉒ NOT USED
  - ㉓ PRECAST PANEL TYPE 5, INTEGRAL COLOR, TBD, SEE 6/A500 FOR DETAILS AND NOTES
  - ㉔ RAILING
  - ㉕ CONCRETE SPLASH BLOCK
  - ㉖ BUILDING NUMBER



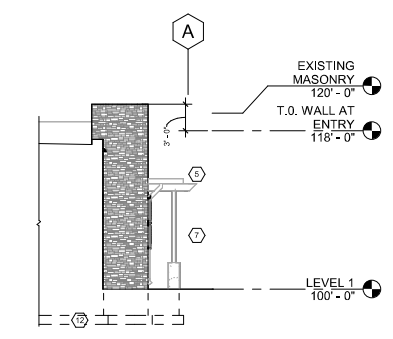
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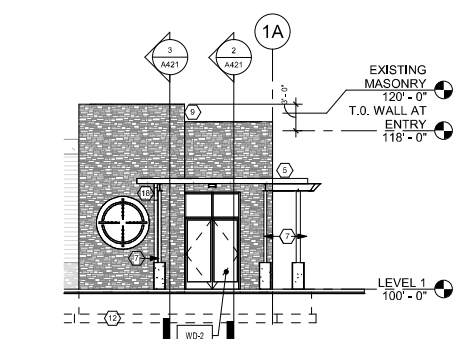
2 NORTH ELEVATION AT EXISTING  
SCALE: 1/8" = 1'-0"



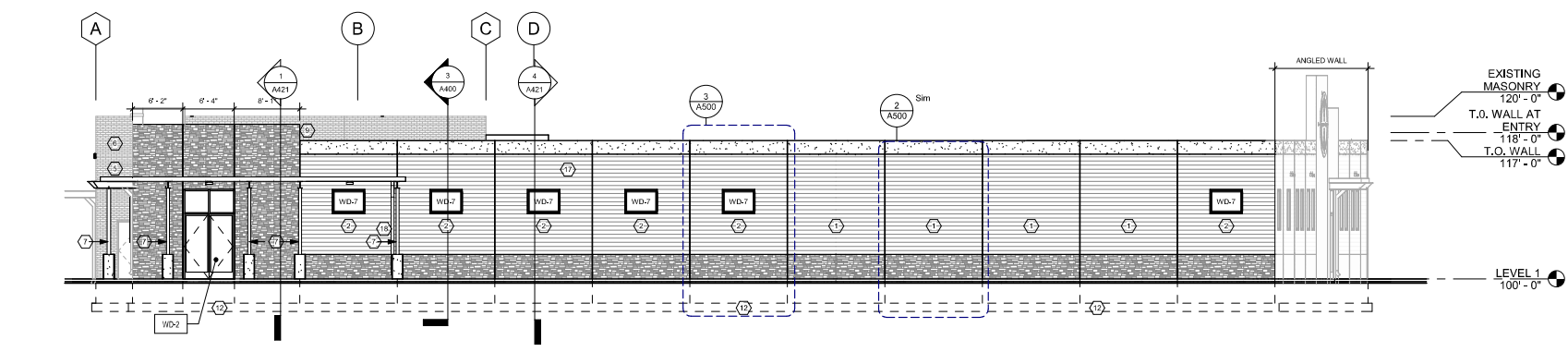
3 WEST ELEVATION AT RETAIL  
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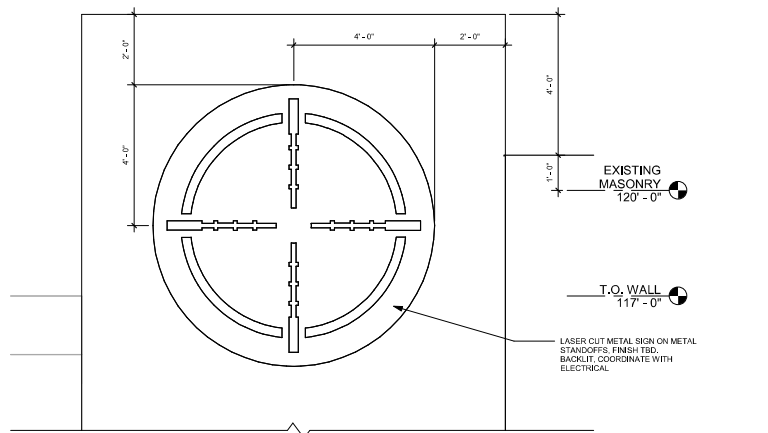
4 NORTH ELEVATION AT MAIN ENTRY  
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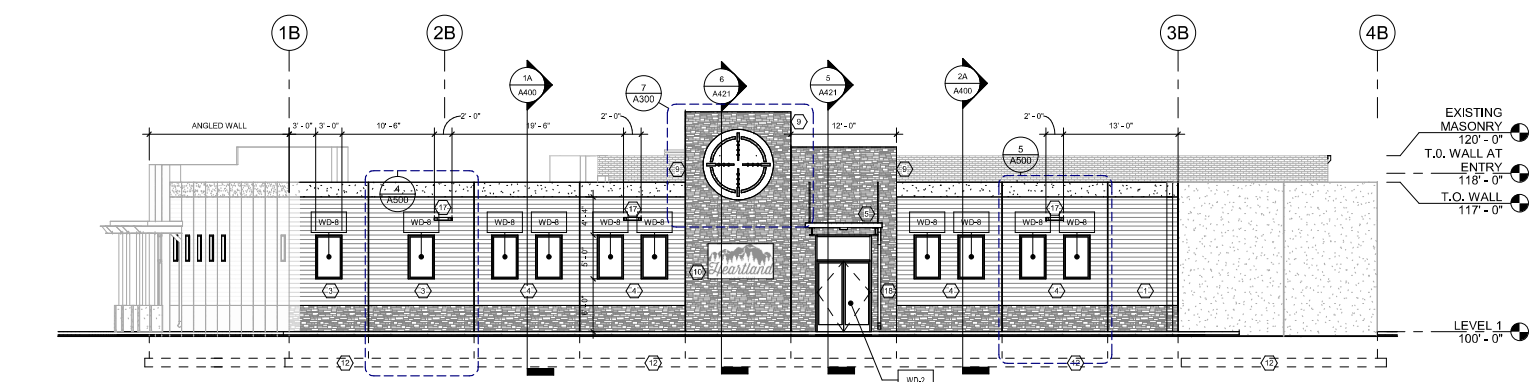
5 WEST ELEVATION AT MAIN ENTRY  
SCALE: 1/8" = 1'-0"



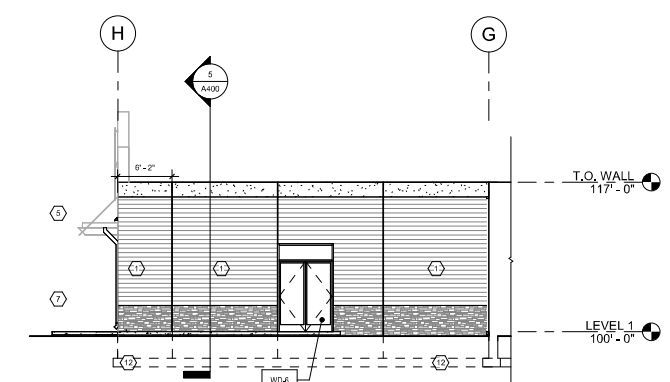
6 SOUTH ELEVATION (FRONT)  
SCALE: 1/8" = 1'-0"



7 ENLARGED ELEVATION AT EAST ENTRY  
SCALE: 1/2" = 1'-0"



8 EAST ELEVATION AT CLUB (REAR)  
SCALE: 1/8" = 1'-0"



9 NORTH EAST ELEVATION AT ENTRY  
SCALE: 1/8" = 1'-0"

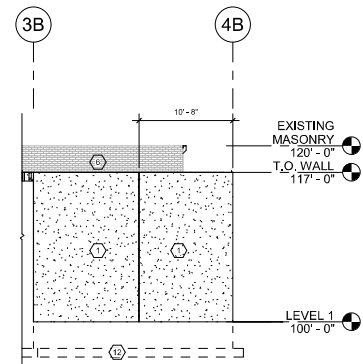
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR PROPOSAL WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT UNDER THE MINNESOTA PROFESSIONAL ARCHITECTURE ACT.  
*[Signature]*  
REGISTRATION NO. DATE  
10881 2/3/2021

ISSUE RECORD	DATE	DESCRIPTION
1	1/17/2021	C.L.P. APPLICATION
2	2/3/2023	CONSTRUCTION DOCUMENTS

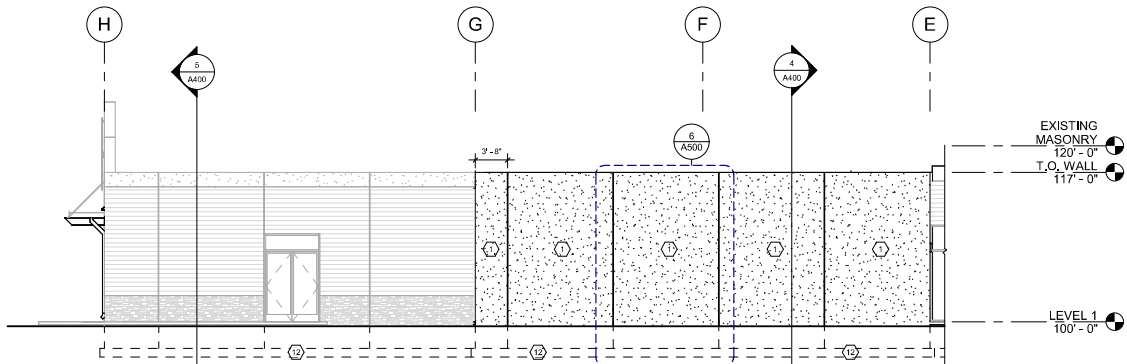
**Heartland Twin Cities  
Gun Club and Range**  
4350 CENTERVILLE ROAD  
WHITE BEAR LAKE, MN 55127

EXTERIOR ELEVATIONS

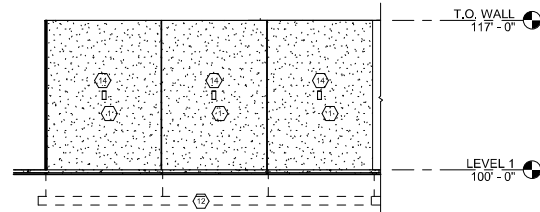
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CHECKED NS  
BY: **A300**



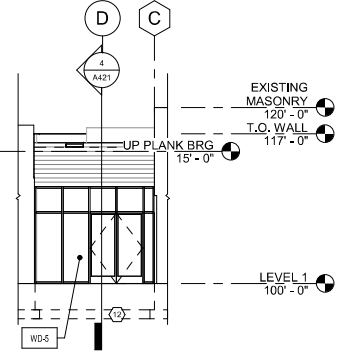
1 EAST ELEVATION  
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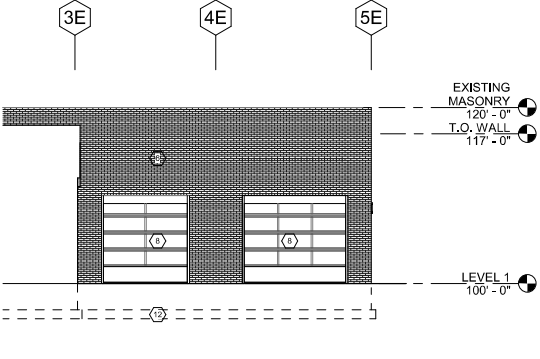
2 NORTH EAST ELEVATION (SIDE)  
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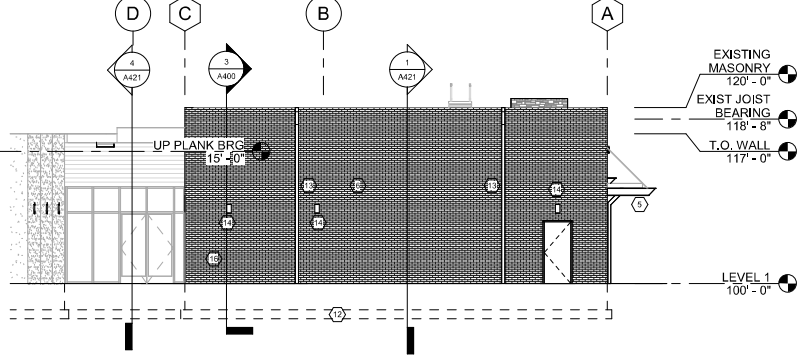
3 WEST ELEVATION AT GUN RANGE  
SCALE: 1/8" = 1'-0"



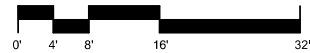
4 NORTH ELEVATION AT CONNECTION  
SCALE: 1/8" = 1'-0"



5 EAST ELEVATION AT EXISTING  
SCALE: 1/8" = 1'-0"



6 NORTH ELEVATION (REAR)  
SCALE: 1/8" = 1'-0"



- EXTERIOR ELEVATION KEYNOTES**
- 1 PRECAST PANEL TYPE 1, INTEGRAL COLOR, TBD, SEE 2/AS00 FOR DETAILS AND NOTES
  - 2 PRECAST PANEL TYPE 2 AT WINDOW, INTEGRAL COLOR, TBD, SEE 3/AS00 FOR DETAILS AND NOTES
  - 3 PRECAST PANEL TYPE 3 AT WINDOW, INTEGRAL COLOR, TBD, SEE 4/AS00 FOR DETAILS AND NOTES
  - 4 PRECAST PANEL TYPE 4 AT WINDOWS, INTEGRAL COLOR, TBD, SEE 5/AS00 FOR DETAILS AND NOTES
  - 5 TONGUE AND GROOVE CANOPY, STAIN TBD
  - 6 EXISTING FACE BRICK TO REMAIN STAIN TO MATCH PRECAST COLOR, FIELD VERIFY COLOR
  - 7 HSS COLUMN FOR CANOPY & CONCRETE BASE W/ PRECAST CONCRETE CAP, SEE STRUCTURAL
  - 8 GLASS GARAGE DOOR - BOD MIDLAND GARAGE DOOR, COMMERCIAL FULL VIEW, CLEAR ANODIZED, GLASS MATCH GL-1
  - 9 FORMLINER PATTERN TO WRAP EXPOSED EDGE OF PRECAST PANEL
  - 10 HEARTLAND GUN CLUB AND RANGE SIGNAGE LASER CUT METAL SIGN ON METAL STANDOFFS FINISH TBD
  - 11 PRECAST CONCRETE WALL CAP SMOOTH FINISH MATCH PRECAST COLOR
  - 12 CAST-IN-PLACE CONCRETE FOOTING, SEE STRUCTURAL
  - 13 EXISTING DOWNSPOUT
  - 14 EXTERIOR WALL LIGHT, MOUNTED WITH BOTTOM AT 6'-0" A.F.F.
  - 15 PREFINISHED METAL GUTTER, COLOR ZINC
  - 16 CAST NICKEL BRONZE LAMBS TONGUE OVERFLOW DOWNSPOUT NOZZLE
  - 17 THROUGH WALL SCUPPER, ALIGN OPENING WITH FORMLINER
  - 18 PREFINISHED METAL DOWNSPOUT, COLOR ZINC
  - 19 NOT USED
  - 20 NOT USED
  - 21 PREFINISHED METAL DOWNSPOUT, COLOR ZINC
  - 22 NOT USED
  - 23 PRECAST PANEL TYPE 5, INTEGRAL COLOR, TBD, SEE 6/AS00 FOR DETAILS AND NOTES
  - 24 RAILING
  - 25 CONCRETE SPLASH BLOCK
  - 26 BUILDING NUMBER

**SRA**  
SPERIDES REINERS ARCHITECTS, INC.

642 CITY WEST PARKWAY  
EDEN PRAIRIE, MINNESOTA  
55444  
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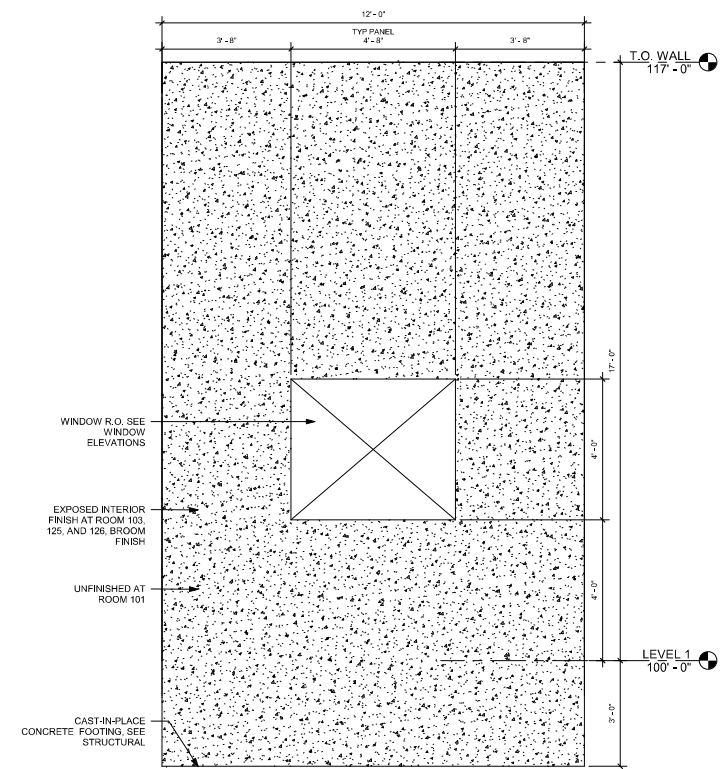
I HEREBY CERTIFY THAT THIS PLAN  
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MINNESOTA  
REGISTRATION NO. DATE  
10881 2/23/21

ISSUE #	DATE	DESCRIPTION
1	1/17/2021	C.L.P. APPLICATION
2	2/2/2023	CONSTRUCTION DOCUMENTS

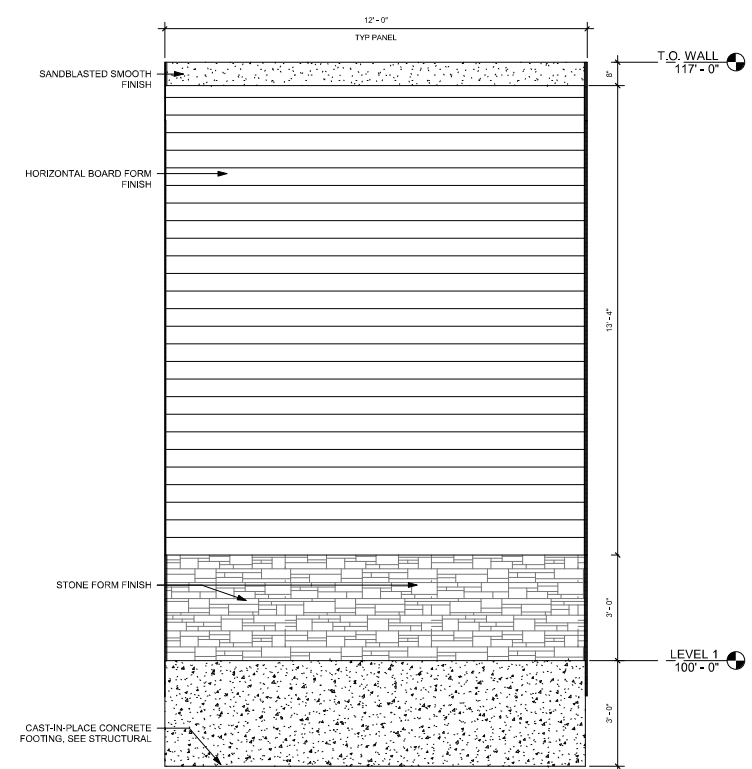
**Heartland Twin Cities  
Gun Club and Range**  
4350 CENTERVILLE ROAD  
WHITE BEAR LAKE, MN 55127

EXTERIOR  
ELEVATIONS

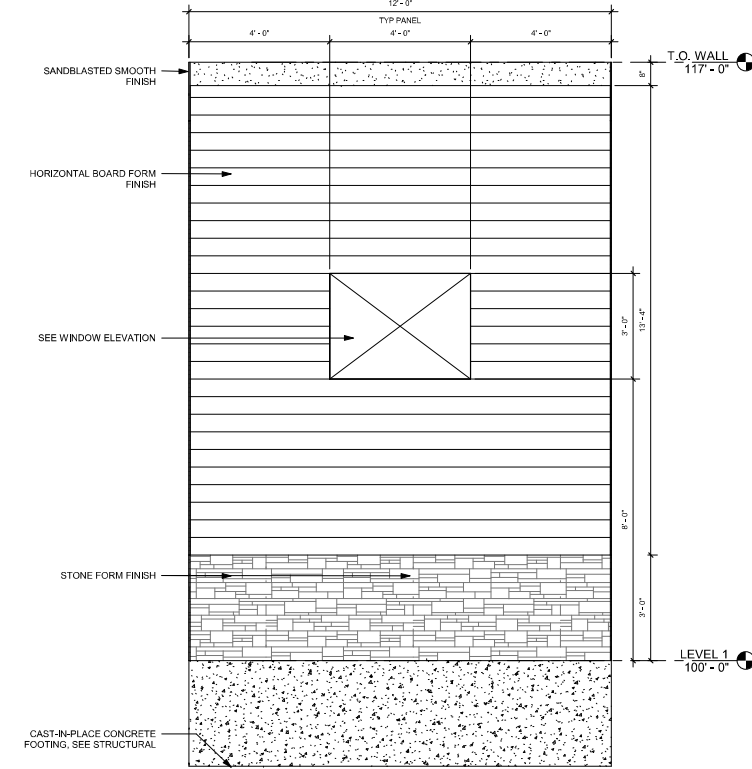
PROJECT 19-024.2  
DRAWN JW  
CHECKED NS  
BY: **A301**



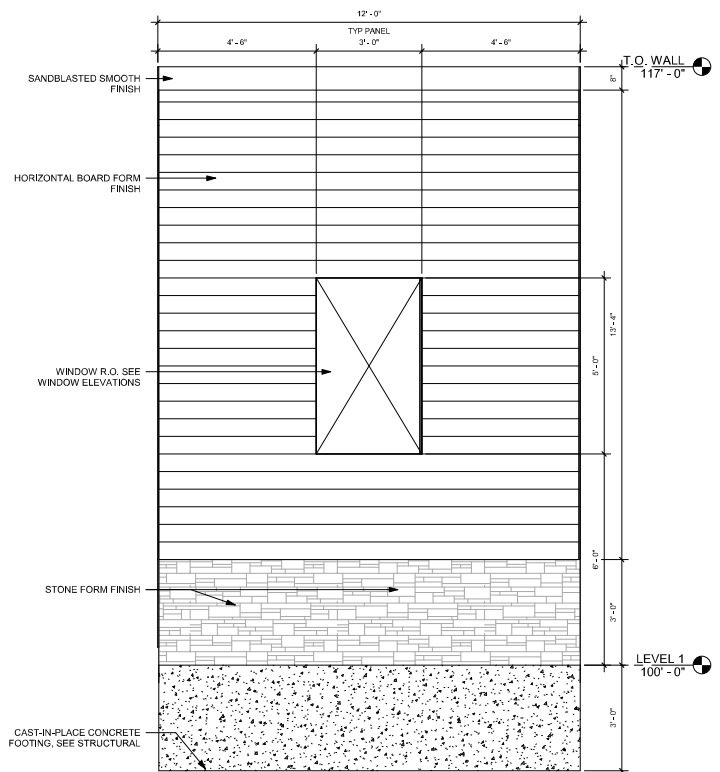
1 ELEVATION OF PRECAST PANEL AT RANGE / WINDOW  
SCALE: 1/2" = 1'-0"



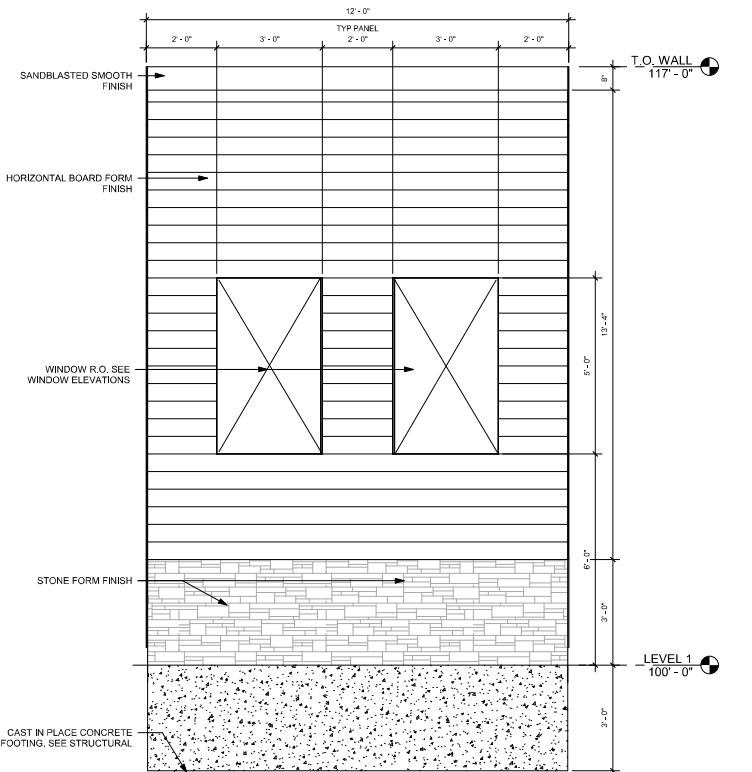
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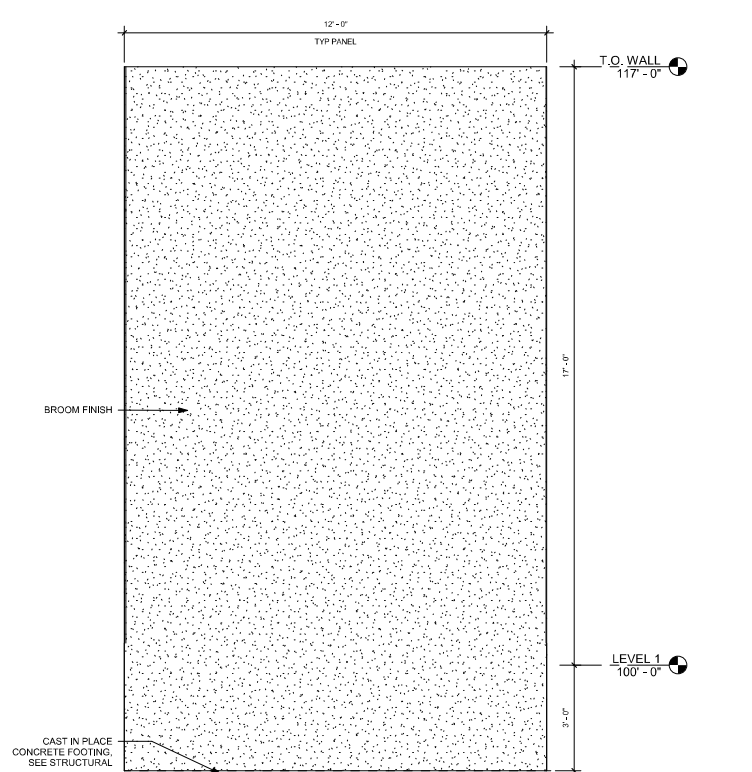
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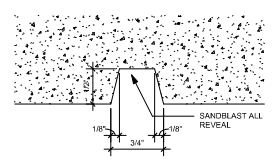
4 TYPICAL PRECAST PANEL TYPE #3  
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5 TYPICAL PRECAST PANEL TYPE #4  
SCALE: 1/2" = 1'-0"



6 TYPICAL PRECAST PANEL TYPE #5  
SCALE: 1/2" = 1'-0"



7 REVEAL DETAIL  
SCALE: 1/2" = 1'-0"



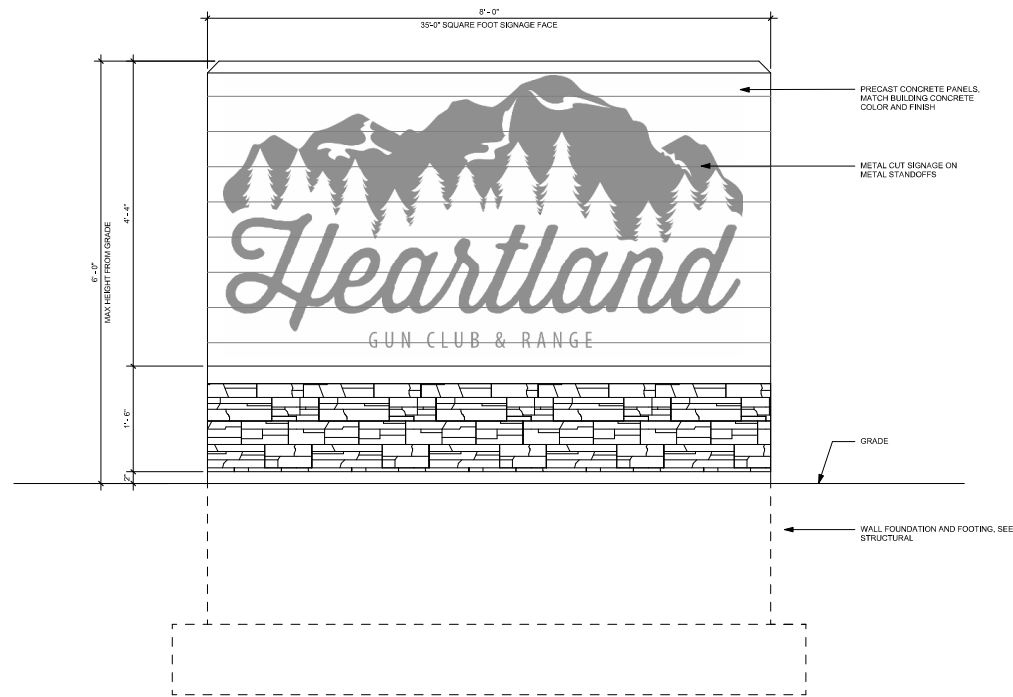
I HEREBY CERTIFY THAT THIS PLAN  
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OR UNDER MY CLOSE PERSONAL  
DIRECT SUPERVISION AND THAT I AM A  
LICENSED PROFESSIONAL ARCHITECT UNDER  
MINNESOTA STATUTES  
MINNESOTA  
*[Signature]*  
REGISTRATION NO. DATE  
10881 2/23/2021

ISSUE RECORD	DATE	DESCRIPTION
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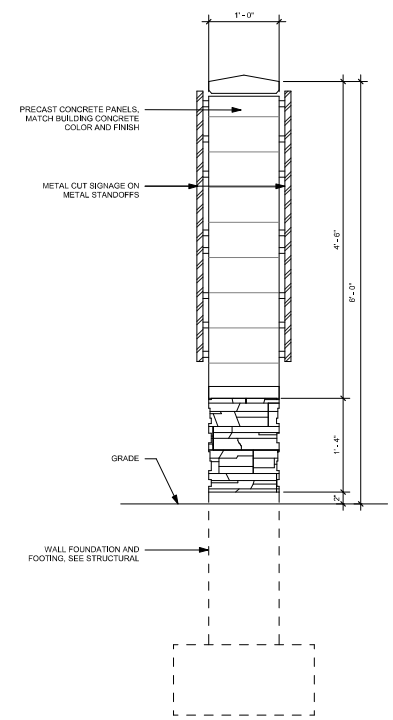
**Heartland Twin Cities  
Gun Club and Range**  
4350 CENTERVILLE ROAD  
WHITE BEAR LAKE, MN 55127

PRECAST PANEL  
ELEVATIONS

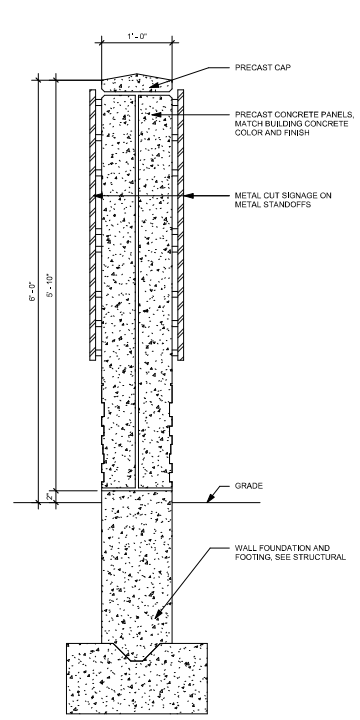
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BY: **A500**



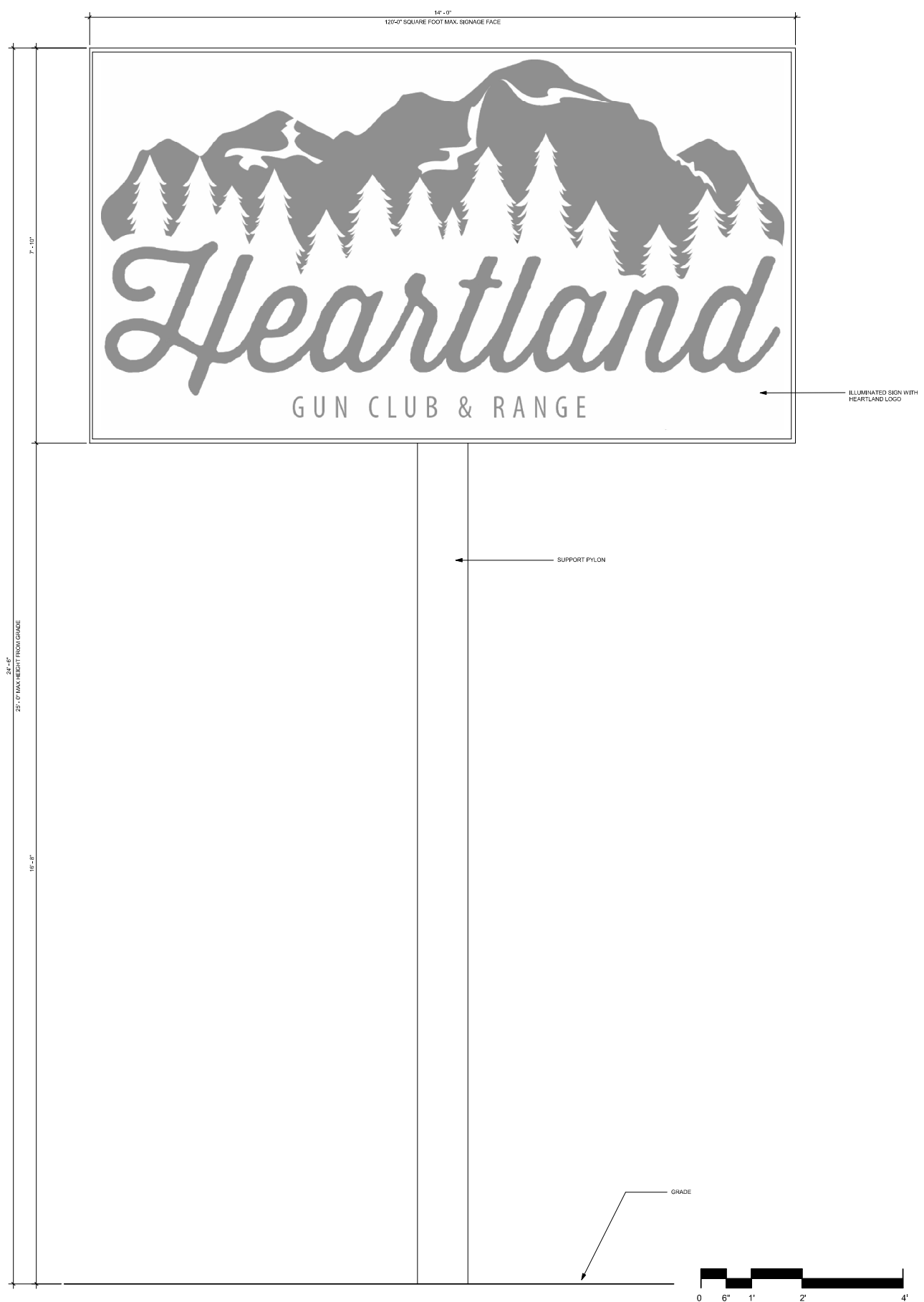
1 MONUMENT SIGN ELEVATION TYPICAL BOTH SIDES  
SCALE: 1" = 1'-0"



2 END ELEVATION AT MONUMENT SIGN  
SCALE: 1" = 1'-0"



3 MONUMENT SIGN SECTION  
SCALE: 1" = 1'-0"



4 PYLON SIGN ELEVATION TYPICAL BOTH SIDES  
SCALE: 1" = 1'-0"

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*Michael Spierdes*  
MICHAEL SPIERDES  
REGISTERED ARCHITECT  
MINNESOTA  
REGISTRATION NO. DATE  
10881 2/28/2021

ISSUE RECORD	ISSUE #	DATE	DESCRIPTION
	1	2/2/2023	CONSTRUCTION DOCUMENTS

**Heartland Twin Cities  
Gun Club and Range**  
4350 CENTERVILLE ROAD  
WHITE BEAR LAKE, MN 55127

SIGN ELEVATION  
AND DETAILS

PROJECT 19-024.2  
DRAWN JW  
CHECKED NS  
BY: **A310**

2/3/2023 3:51:10 PM