



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: PLANNING COMMISSION
FROM: EVAN C. GARIEPY – PLANNER
SUBJECT: REQUEST FOR VARIANCE #V1-2026 TO REDUCE FRONTAGE TREE SCREENING REQUIREMENTS AND TO PERMIT PLANTING TREES WITHIN AN EASEMENT ON LOTS 4 AND 5, BLOCK 2, NEW PRAGUE BUSINESS PARK 11TH ADDITION.
DATE: FEBRUARY 19TH, 2026

Background / History

The applicant, Aventus Investments, LLC, is in the process of purchasing two lots within the industrial park from the New Prague Economic Development Authority (EDA). The plots being purchased are in the I1 Light Industrial Zoning District. The applicant plans to build an approximately 50,000 square foot multi-tenant industrial flex building. The proposed building takes up two parcels of land, which are currently in the process of being combined through an Administrative Minor Subdivision by the EDA. A companion drainage and utility easement vacation is also being reviewed. The combination and easement vacation is contingent on the sale of the lot to Aventus Investments, LLC.

The applicant is requesting a variance for a reduction in the frontage tree screening requirements and to permit planting trees within a drainage and utility easement. The tree screening requirements along the street frontage require trees to be no further than 40 feet apart. The zoning ordinance also prohibits trees from being planted within easements.

The applicant is proposing a more exposed frontage from the road for better visibility of the property. The building will be a multi-tenant industrial/commercial flex building, whereas most other buildings in the industrial park are just single tenant industrial. They also propose having additional perennial plants and ornamental trees for landscaping around the property in lieu of just having perimeter trees spaced at 40’ intervals as required by the screening ordinance. The landscape is intended to enhance the appearance of the building, rather than hide it from the street. Due to the proposed design of the parking lot, this requires planting landscaping within

the utility and drainage easement on the south and west sides of the property. The proposed landscaping in the north easement is north of a storm water pond and existing storm sewer line.

Legal Description

The current legal descriptions of the properties:

Lot 4, Block 2, NEW PRAGUE BUSINESS PARK 11th ADDITION, Scott County, Minnesota.
Lot 5, Block 2, NEW PRAGUE BUSINESS PARK 11th ADDITION, Scott County, Minnesota.

The New Prague EDA is in the process of obtaining a Minor Subdivision to combine the two lots, which would result in a single lot with the following legal description:

Lot 4, Block 2, NEW PRAGUE BUSINESS PARK 11th ADDITION, Scott County, Minnesota
AND
Lot 5, Block 2, NEW PRAGUE BUSINESS PARK 11th ADDITION, Scott County, Minnesota.

Neighborhood Conditions and Nearby Land Uses

The property is located within the City’s industrial park, which is all zoned I1 Light Industrial.

North: Undeveloped and unannexed land that is guided Industrial in the Comprehensive Plan.
East: I1 Light Industrial.
South: I1 Light Industrial.
West: I1 Light Industrial. One block west is undeveloped land that is zoned RM Medium Density Residential, but guided as I1 Light Industrial should expansion be considered.
South: I1 Light Industrial.

Zoning

The property is zoned I1 Light Industrial.

Section 707 Screening of the Zoning Ordinance states the following:
2. Industrial Uses Abutting Commercial or Industrial Districts
A. A single row of deciduous or evergreen trees is required and must be a minimum height of 8’ with a minimum diameter of 2.5” measured six inches above the ground level. Tree spacing shall be 40’ around the perimeter of the property abutting commercial or industrial districts.

The Zoning Ordinance defines an easement as follows:
71. Easement – A grant by an owner of land for a specific use to persons or agencies other than the owner.

Section 717 Off-Street Parking and Loading of the Zoning Ordinance states the following:
2. Design and Dimensions of Off-Street Parking Facilities

M. Landscaping

(2) Interior Landscaping Requirements. In all parking areas [...] that contain more than 50 parking spaces, planting islands must be provided to occupy a minimum of three percent of the gross parking area.

The parking area of the property is approximately 65,200 square feet. Three percent of this is approximately 2,000 square feet.

Statement of Practical Difficulties

A statement from Aventus Investments, LLC, from February 4th, 2026 has been attached.

Staff Notes

Regarding reducing landscaping screening requirements, staff believes that the proposed increase in parking lot planting islands is a suitable substitution for complete screening of the south side of the building. The ordinance requires that trees have a minimum spacing of 40 feet, and the applicant is proposing 80 foot spacing.

Within the parking lot, the applicant is required to have at least 2,000 square feet of landscaped planted islands, or approximately 3% of the total parking area. The proposed layout of the property includes approximately 4,000 square feet of landscaped planted islands. The south frontage will also not be entirely devoid of trees, but instead have small clusters of smaller trees and ornamental plants.

The City Engineer Chris Knutson with SEH, Public Works Director Matt Rynda, and Electric General Manager Bruce Reimers were all consulted due to concerns over allowing landscaping in the easements. The following is the consensus from them:

North easement: There are concerns with this due to trees being near a storm sewer line and potentially reducing access. Ultimately it's an issue regarding maintenance of the stormwater line and the easement still exists and the trees will be moved as far away from the stormwater line itself. Staff suggests adding a condition about removal and replacement of the trees in easements if work is necessary in the future.

East easement: The single tree in the easement should be moved west by 1 foot, meaning that there is no landscaping in this particular easement.

South easement: Reimers confirmed that the fiberoptic line is 12' deep, and should not be an issue with landscaping. The trees proposed here are smaller, and likely shouldn't be as big of an issue as full-sized trees would be. Landscaping and grading must accommodate a future trail.

West easement: All trees are approximately 3' into the easement, leaving approximately 7' between the landscaping and existing sidewalk. Reimers stated that they may need to install an electrical conduit or to utilize underground boring when access is eventually required.

The City Engineer Chris Knutson with SEH stated that he would like the following conditions:

- 1. The developer will grade the south right-of-way to accommodate the future trail.
- 2. A grading plan will be provided prior to approval of a variance.

Additionally, in the event that access into the easement is required, the City recommends an additional condition be added in that the city must be reimbursed for any landscaping trimming or removal. The applicant is also responsible for replacing the landscaping within a reasonable time frame to meet the city’s landscaping/screening requirements in place at the time of removal. If the landscaping causes any damage with drain tile, the property owner is similiary responsible for maintenance or repair.

Criteria for Granting Variances - Section 507

The Zoning Ordinance defines a variance as follows: A modification or variation of the provisions of this Ordinance where it is determined that by reason of unique circumstances relating to a specific lot, that strict application of the Ordinance would cause practical difficulties. Practical difficulties is a legal standard set forth in law that cities must apply when considering applications for variances. To constitute practical difficulties, all three factors of the test must be satisfied, which are reasonableness, uniqueness and essential character. The Zoning Ordinance’s criteria addresses these standards.

The Zoning Ordinance identifies criteria for granting variances as noted below. These items must be evaluated by the Planning Commission and City Council when considering variance requests. It is important to note that variances should only be granted in situations of practical difficulties. A variance may be granted only in the event that all of the circumstances below exist. Staff has attempted to evaluate the established criteria for this specific request. Staff’s comments are highlighted in yellow below:

- A. The variance is in harmony with the general purposes and intent of this Ordinance. (The variance is in harmony with the general purposes and intent of the Ordinance because landscaping is a permitted use within the I1 Light Industrial Zoning District.)
- B. The variance is consistent with the comprehensive plan. (The proposed variance is consistent with the comprehensive plan because landscaping is a permitted use within the I1 Light Industrial Zoning District.)
- C. The applicant proposes to use the property in a reasonable manner not permitted by this Ordinance, the City Code or the City Subdivision Ordinance. (The applicant proposes to use the property in a reasonable manner by replacing the required frontage landscaped trees with smaller plants, expanded planting islands, and having a more aesthetically appealing building above and beyond what is required within the I1 Light Industrial Zoning District.)

- D. Unique circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which the owner of the property since enactment of this Ordinance has had no control. The unique circumstances do not result from the actions of the applicant. (Unique circumstances apply to this property in that the property will be multi-use and require additional parking above what is required, requiring that landscaping be in the easements for the parking lot to fit, and by having a more aesthetically appealing building thus requiring less visual screening from the street frontage.)
- E. The variance does not alter the essential character of the neighborhood. (The variance does not alter the essential character of the neighborhood because landscaping is a permitted use within the I1 Light Industrial Zoning District and the enhanced building appearance, despite having less perimeter trees along the front façade along 6th Street NW, will actually have an enhanced appearance over typical required buildings and landscaping plans.)
- F. That the variance requested is the minimum variance which would alleviate the practical difficulties. Economic conditions alone do not constitute practical difficulties. (The variance requested is the minimum variance which would alleviate the practical difficulties because permitting landscaping within the drainage easements will allow for a larger parking lot without reducing the landscape requirement entirely, and the applicant will still plant landscaping within the south easement that frames the building rather than hiding it.)
- G. The Board of Adjustment may impose such conditions upon the premises benefited by a variance as may be necessary to comply with the standards established by this Ordinance, or to reduce or minimize the effect of such variance upon other properties in the neighborhood, and to better carry out the intent of the variance. The condition must be directly related to and must bear a rough proportionality to the impact created by the variance. No variance shall permit a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area or permit standards lower than those required by federal, state, or local law. (The following additional conditions are to be imposed:
 - a. The developer must grade the south right-of-way to accommodate a future trail.
 - b. A grading plan must be provided prior to the approval of this variance.
 - c. If access to the easement is required, the City must be reimbursed for the trimming or removal of any landscaping. The applicant is also responsible for replacing the removed landscaping at their own expense.)

Staff Recommendation

Staff recommends **approval** of Variance #V1-2026 to allow a variance for a reduction in frontage tree screening requirements and to permit planting trees within an easement on Lots 4 and 5, Block

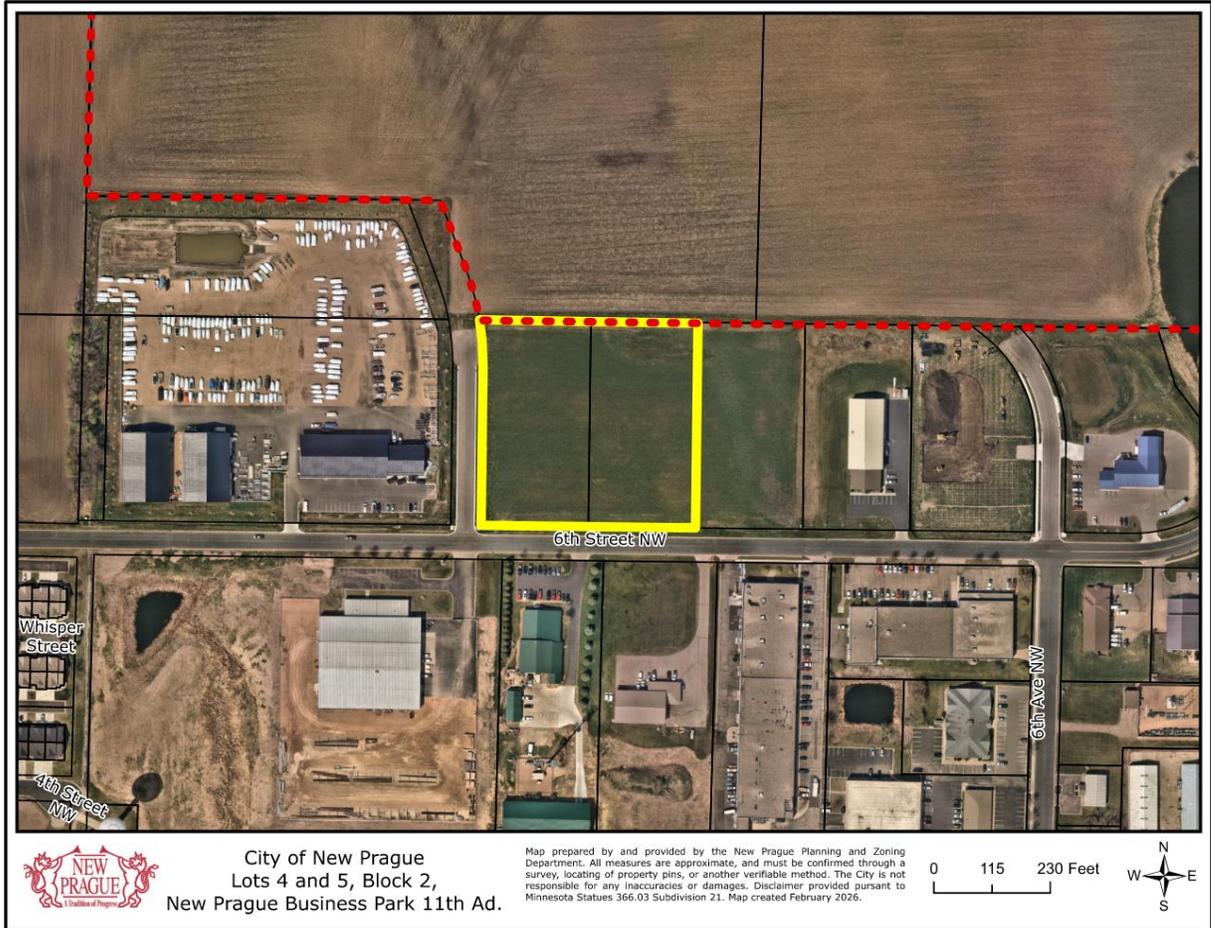
2, New Prague Business Park 11th Addition, as proposed by Aventus Investments, LLC, for the following reasons:

- A. The proposed variance is in harmony with the general purposes and intent of the Zoning Ordinance because landscaping is a permitted use within the I1 Light Industrial Zoning District.
- B. The proposed variance is in harmony with the comprehensive plan because the landscaping is a permitted use within the I1 Light Industrial Zoning District.
- C. The applicant proposes to use the property in a reasonable manner by replacing the required frontage landscaped trees with smaller plants, expanded planting islands, and having a more aesthetically appealing building above and beyond what is required within the I1 Light Industrial Zoning District.
- D. Unique circumstances apply to this property in that the property will be multi-use and require additional parking above what is required, requiring that landscape be in the easements for the parking lot to fit, and by having a more aesthetically appealing building thus requiring less visual screening from the street frontage.
- E. The variance does not alter the essential character of the neighborhood because landscaping is a permitted use within the I1 Light Industrial Zoning District and the enhanced building appearance, despite having less perimeter trees along the front façade along 6th Street NW, will actually have an enhanced appearance over typical required buildings and landscaping plans.
- F. The variance requested is the minimum variance which would alleviate the practical difficulties because permitting landscaping within the drainage easement will allow for a larger parking lot without reducing the landscaping requirements entirely, and the applicant will still plant landscaping within the south easement that frames the building rather than hiding it.
- G. The following additional conditions are to be imposed:
 - a. The developer must grade the south right-of-way to accommodate a future trail.
 - b. A grading plan must be provided prior to the approval of this variance.
 - c. If access to the easement is required, the City must be reimbursed for the trimming or removal of any landscaping. The property owner is also responsible for replacing the removed landscaping at their own expense.
 - d. The property owner is responsible for any damage to the storm drain tile line behind the curb caused by tree roots should maintenance or repair be necessary in the future.

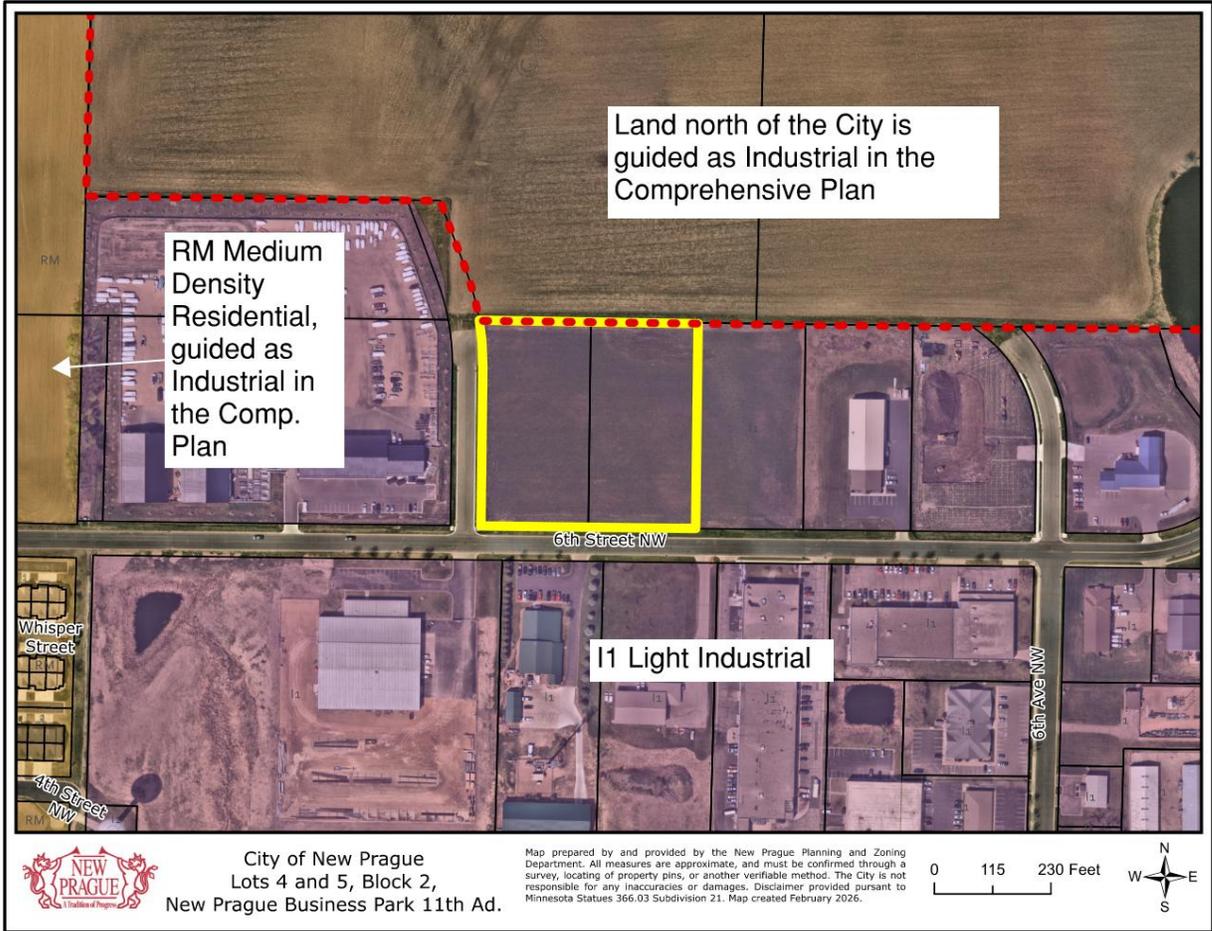
Attachments

- 1. Site Map Aerial – Dated 02/10/2026
- 2. Site Map Zoning Districts – Dated 02/19/2026

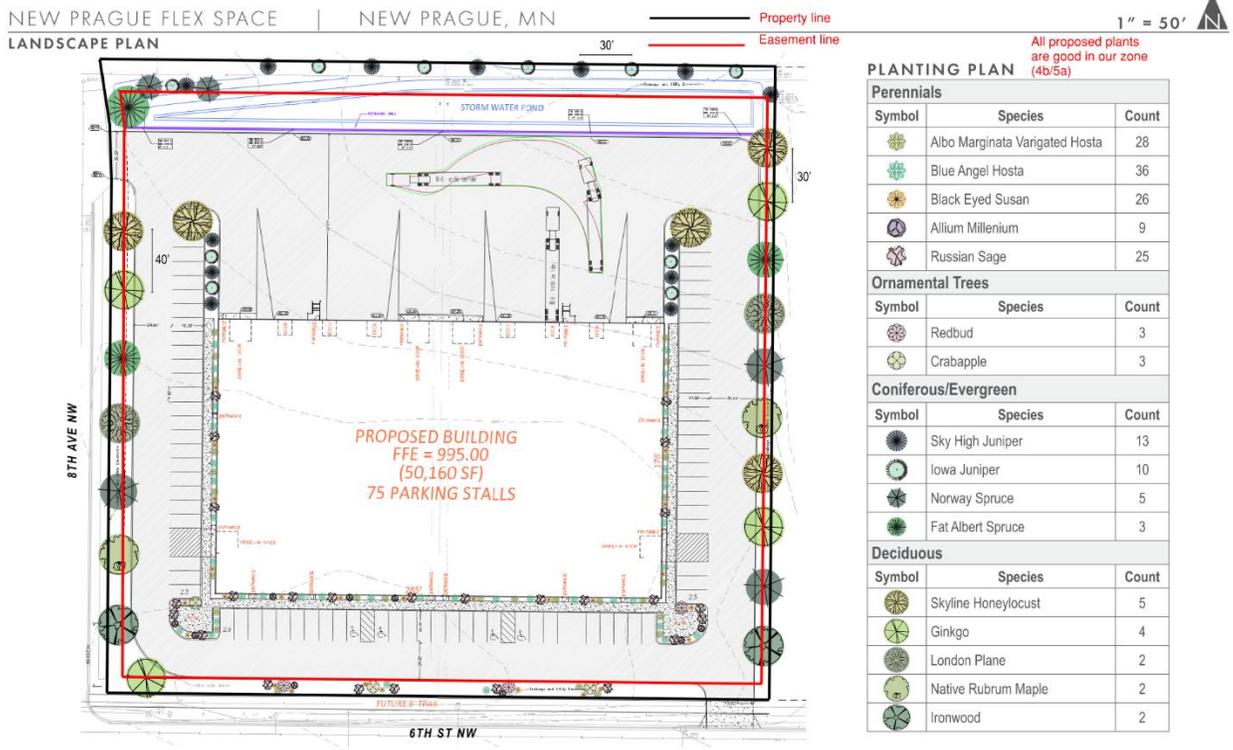
- 3. Proposed Building and Landscape Plan – Dated 02/02/2026
- 4. Exterior Render of the Landscaping – Dated 02/02/2026
- 5. Exterior Render of the Landscaping – Dated 02/02/2026
- 6-10. Images of the property – Dated 02/12/2026



1. Site map aerial of the property. Dated 02/10/2026



2. Site map of the property with the zoning districts. Dated 02/19/2026.



02.02.2026



- The applicant's proposed landscaping plan. Dated 02/02/2026, staff notes 02/10/2026.

NEW PRAGUE FLEX SPACE | NEW PRAGUE, MN
BUILDING RENDERINGS



02.02.2026



4. Exterior render of the building from the applicant, showing the parking planting islands. Dated 02/02/2026.

NEW PRAGUE FLEX SPACE | NEW PRAGUE, MN
BUILDING RENDERINGS



02.02.2026



5. Exterior render of the building from the applicant, showing the south side of the property. Dated 02/02/2026.



6. Image of the property taken from 6th St NW. Dated 02/12/2026



7. Image of the property from 6th St NW, looking west towards 8th Ave NW and Brick's Boatworks. Dated 02/12/2026.



8. Looking east from the property. Dated 02/12/2026.



9. Looking southeast from the property. Dated 02/12/2026.



10. Looking west from the property. Dated 02/12/2026.

APPLICATION: Request for Variance from Landscape Standards

OWNER: New Prague Economic Development Authority

APPLICANT/PROPOSER: **AVENTUS INVESTMENTS, LLC**

PIDs: 241240060 and 241240050

LEGAL DESCRIPTION: Lots 4 and 5, Block 2, New Prague Business Park 11th Addition

SIZE (ACRES): 1.98 Ac. (lot 5) 1.97 Ac. (lot 4); Total: 3.95 Ac.

LAND USE / ZONING: I1 – Light Industrial

PROPOSED PROJECT: To develop the subject lots with an approximately 50,160 square foot industrial flex building. The multi-tenant building will be oriented with the primary frontage along 6th Street NW. A variance from the landscape standards along the primary frontage is requested.

SUMMARY OF REQUEST:

We are requesting 1) a variance from section 707 of the City’s Zoning Ordinance that requires deciduous and/or conifer tree plantings along the frontage of 6th Street NW at a maximum spacing of one (1) tree per 40-feet of frontage; and 2) a variance to permit the planting of ornamental trees within the drainage and utility easement abutting the 6th Street NW right-of-way. The primary frontage of the multi-tenant building is along the corridor and front doors, entrances and tenant signage is proposed on the south elevation. It is imperative to maintain clear visual access to tenant entrances and signage for the success of the businesses that will occupy the building post-construction; therefore, we are seeking a variance from the tree planting standard. We provide the following analysis of our proposed project based on your criteria for granting variances in Section 507 of your code (adopted Criteria per city code is *italicized*):

A. *The variance is in harmony with the general purposes and intent of this Ordinance.*

The proposed Project will develop the site with a flex multi-tenant commercial and industrial space which is consistent with the industrial zoning district. We understand that the purpose of the landscaping standards is to provide screening, green space and visual interest in the industrial zoning district. We have designed the building to include additional architectural interest on the façade including awnings and stone accents that exceed the industrial building material standards. Our landscaping plan includes landscaped islands, employee patio spaces and ornamental trees in front of the parking area behind the future trail corridor. We believe that our site and building design is consistent and in harmony with the purpose of the landscape ordinance standards.

B. *The variance is consistent with the comprehensive plan.*

The City guided the subject site for Industrial use and the proposed Project is consistent with the identified use. The City identifies goals within the industrial land use that promote jobs and grow and support local businesses. The proposed variance allows for a deviation from the landscape standards so that the front

doors and signage are unobstructed since it is a multi-tenant structure. We believe this deviation is consistent with the comprehensive plan as it will help the tenant businesses with visibility and customer navigability.

- C. *The applicant proposes to use the property in a reasonable manner not permitted by this Ordinance, the City Code or the City Subdivision Ordinance.*

The proposed Project will develop the site with a multi-tenant building provide opportunities for new businesses to locate in the community. The ordinance requires significant landscaping along the primary frontage that would obstruct the entries and signage of the tenants if the strict ordinance provisions are enforced. We propose to landscape the front yard area with some ornamental trees and other small scale vegetation that will provide visual interest but will not impede visual access to the businesses.

- D. *Unique circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which the owner of the property since enactment of this Ordinance has had no control. The unique circumstances do not result from the actions of the applicant.*

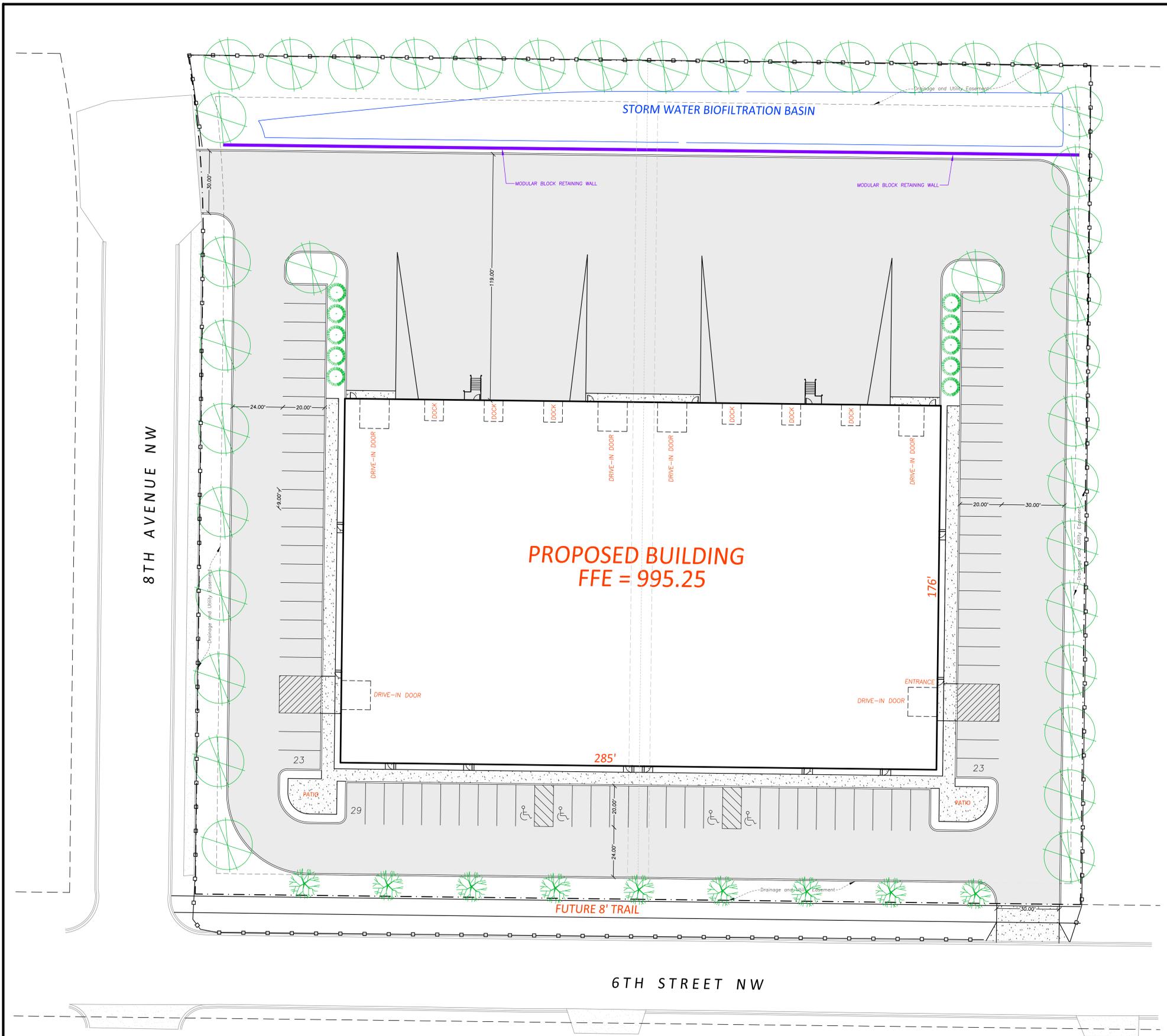
As a multi-tenant building the trailer/truck court shown on the north side of the building is essential to support new industrial/commercial tenants. The site layout is somewhat constrained since it is a corner lot with frontage along two rights-of-way. As such, the truck/trailer court must be sited on the north side of the building rather than along street frontages. The lot depth, as measured from south to north, is a fixed dimension that constrains the size of the building, truck/trailer court and front parking area for customers and employees. By siting the building and parking area as close to the front yard drainage and utility easement as possible, it creates adequate area for the truck/trailer court area and results in a functional multi-tenant site. The lots were previously created with the current dimensions, and we are doing our best to work within the constraints of the lot while creating a high-quality functional industrial development.

- E. *The variance does not alter the essential character of the neighborhood.*

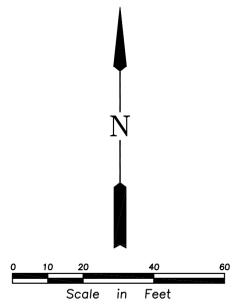
The proposed development is a flex, industrial/commercial multi-tenant building. Surrounding uses include other light industrial, commercial and agricultural uses. The proposed building includes building materials that exceed the industrial standards, landscaping that meets the code requirements along three lot lines, and landscape improvements along 6th Street NW that will provide an interesting corridor.

- F. *That the variance request is the minimum variance which would alleviate the practical difficulties. Economic considerations alone do not constitute practical difficulties.*

The requested variance would allow for a reduction in the amount of landscape screening along the primary frontage at 6th Street NW. While we are requesting a deviation from this standard, to mitigate potential adverse impacts we are proposing additional architectural details on the elevation abutting the right-of-way, and the planting of ornamental trees within the drainage and utility easement to soften the elevation. Additionally, we are proposing patio areas in the front that will create additional visual interest. We have minimized the variance to the extent possible and are confident that the proposed development will meet the City's overall intent for development within the district.



- LEGEND**
- BOUNDARY/ROW/BLOCK LINE
 - - - EASEMENT
 - LOT LINE
 - BUILDING/PARKING SETBACK LINE
 - ▨ PROPOSED CONCRETE
 - PROPOSED STD. DUTY BITUMINOUS



8TH AVENUE NW

6TH STREET NW

PROPOSED BUILDING
FFE = 995.25

STORM WATER BIOFILTRATION BASIN

FUTURE 8' TRAIL

DRIVE-IN DOOR

DRIVE-IN DOOR

23

29

49.00'

30.00'

24.00'

20.00'

19.00'

285'

176'

23

20.00'

30.00'

DRIVE-IN DOOR

ENTRANCE

MODULAR BLOCK RETAINING WALL

MODULAR BLOCK RETAINING WALL

Drainage and Utility Easement

Drainage and Utility Easement

GOPHER STATE ONE CALL

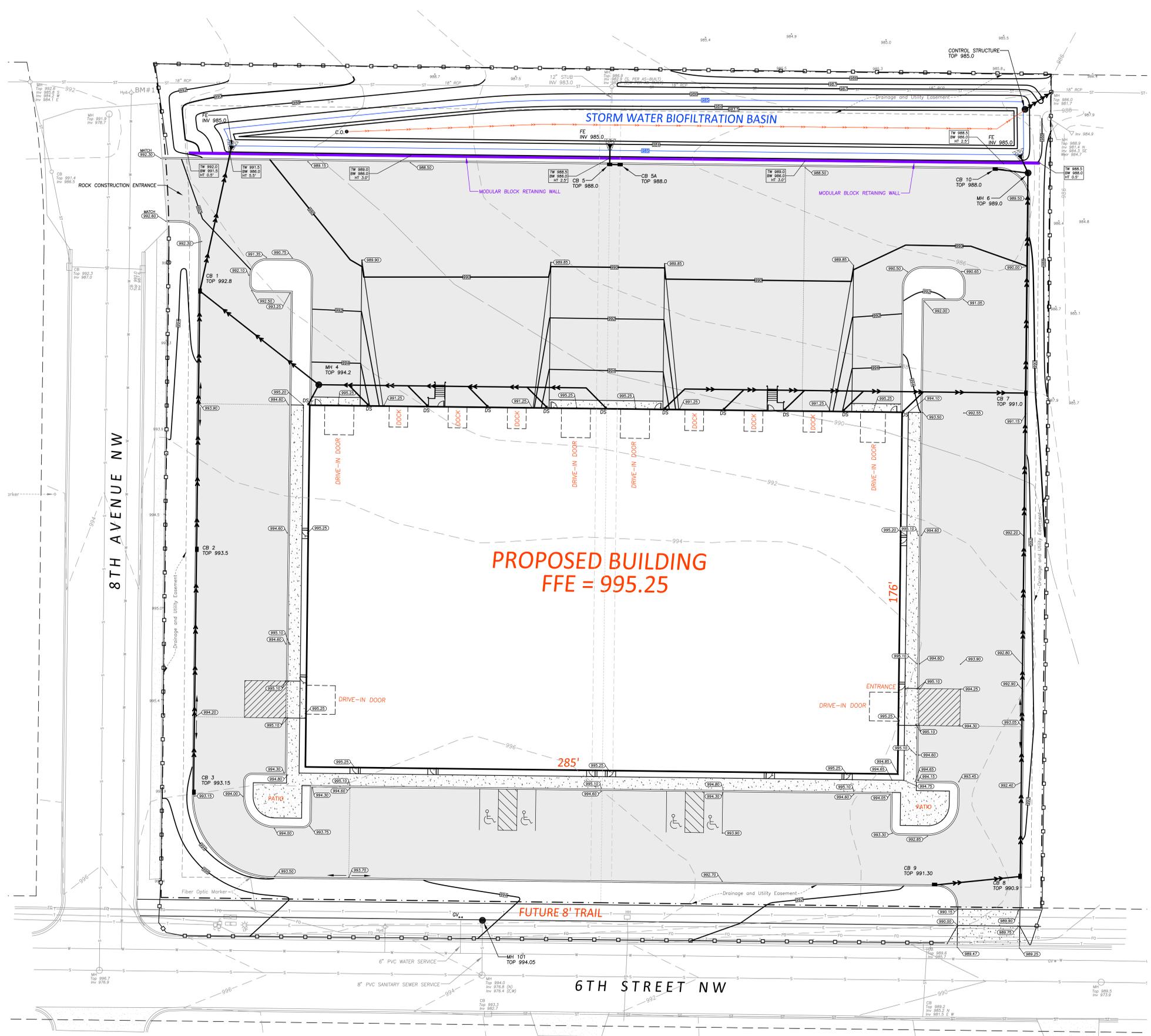
CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eden Prairie, MN 55324
www.rehder.com

PROJECT NO.: 001-XXXX-XXX DRAWING FILE: XXXXXXX.DWG



- GRADING NOTES**
- 1 - All elevations shown are to final surfaces.
 - 2 - Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.
- EROSION CONTROL NOTES**
- 1 - Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
 - 2 - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
 - 3 - Sweep paved public streets as necessary where construction sediment has been deposited.
 - 4 - Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
 - 5 - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
 - 6 - The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 linear feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 linear feet must be completed within 24 hours after connecting to a surface water.
 - 7 - All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
 - 8 - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

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.

PRELIMINARY

Name: _____ Date: _____
Reg. No. _____

LEGEND

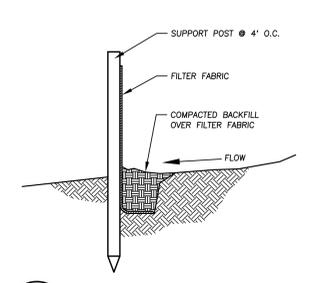
●	PROPOSED MANHOLE	---	BOUNDARY/ROW/BLOCK LINE
○	PROPOSED CLEANOUT	- - -	EASEMENT
■	PROPOSED CATCH BASIN	→	DRAINAGE ARROW
▲	PROPOSED GATE VALVE	-W-	EXISTING WATERMAIN
▲	PROPOSED FLARED END	-S-	EXISTING SANITARY SEWER
→	PROPOSED STORM SEWER	-ST-	EXISTING STORM SEWER
→	PROPOSED SANITARY SEWER	-G-	EXISTING BURIED GAS LINE
→	PROPOSED WATERMAIN	-E-	EXISTING BURIED ELECTRIC LINE
□	PROPOSED CONCRETE	-T-	EXISTING BURIED TELEPHONE LINE
▨	PROPOSED STD. DUTY BITUMINOUS	-FO-	EXISTING BURIED FIBER OPTIC LINE
▩	PROPOSED HEAVY DUTY BITUMINOUS	-980-	EXISTING CONTOUR
○	PROPOSED CONTOUR	x 995.50	EXISTING ELEVATION
○	PROPOSED ELEVATION		
□	SILT FENCE		
○	INLET PROTECTION DEVICE		

Issued FOR VARIANCE APPLICATION

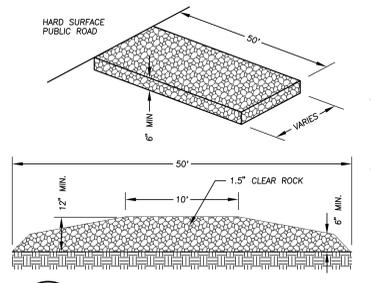
2-19-26

GRADING, DRAINAGE & EROSION CONTROL PLAN
NEW PRAGUE COMMERCIAL BUILDING
CITY OF NEW PRAGUE

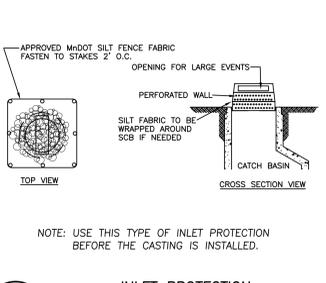
SHEET NUMBER
C2



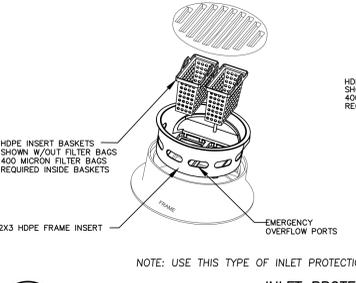
1
C3
SILT FENCE
NO SCALE



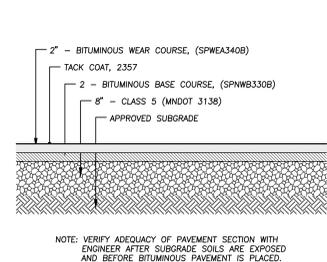
2
C3
ROCK CONSTRUCTION ENTRANCE
NO SCALE



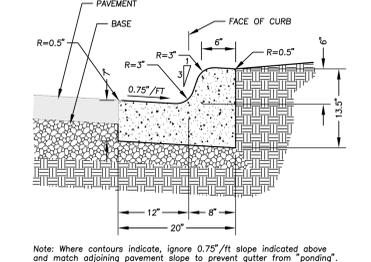
3
C3
INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE



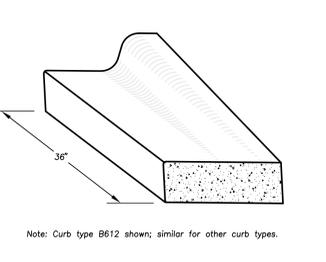
4
C3
INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE



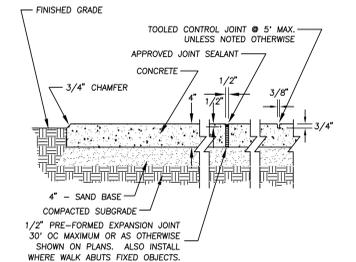
5
C3
PAVEMENT SECTION
NO SCALE



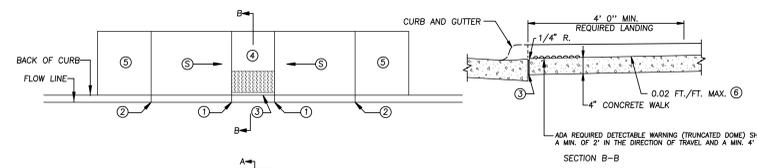
6
C3
B612 CONCRETE CURB & GUTTER
NO SCALE



7
C3
CURB & GUTTER BEAVERTAIL
NO SCALE



8
C3
CONCRETE SIDEWALK
NO SCALE



8
C3
PEDESTRIAN RAMP
NO SCALE

① 6\"/>

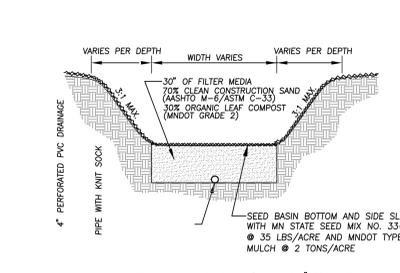
② FULL CURB HEIGHT.

③ 1/2\"/>

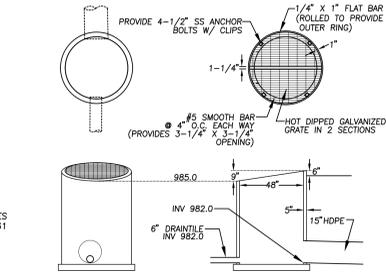
④ 4\"/>

⑤ IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4\"/>

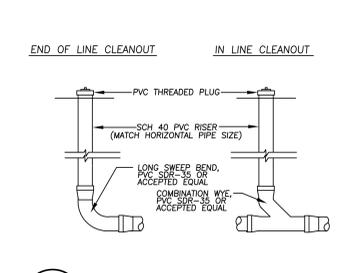
⑥ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.



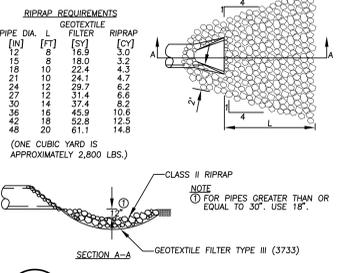
9
C3
BIOFILTRATION BASIN CROSS SECTION
NO SCALE



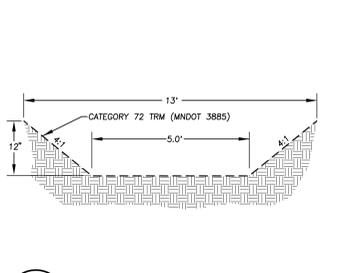
10
C3
OUTLET CONTROL STRUCTURE
NO SCALE



11
C3
STORM SEWER CLEANOUT
NO SCALE



12
C3
RIPRAP DETAIL
NO SCALE



13
C3
BASIN EMERGENCY OVERFLOW OUTLET
NO SCALE