



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: planning@ci.fergus-falls.mn.us

www.ci.fergus-falls.mn.us

Conditional Use Permit

Application fee should be made payable to The City of Fergus Falls upon submittal of completed application. Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Company name: Wayne Enterprises
Last name: Thorson First name: Mike
Address: 1316 South Martin Street City/State/Zip: Fergus Falls, MN 53567
Phone number: 218-205-9085 Email address: mike@ccounters.co

2. Applicant Information: (if different from above)

Company name: Bergmann as Agent for Tenant
Last name: Hart First name: Andrew
Address: 280 East Broad Street City/State/Zip: Rochester, NY 14604
Phone number: 585-498-7831 Email address: ahart@bergmannpc.com

3. Address(es) of Property Involved: (if different from above)

1205 West Lincoln Avenue

4. Zoning Designation: B-6 Sub-Regional Shopping Center District

5. Statement of Intent: Briefly describe what will be done on or with the property requiring the conditional use approval.

See attached

7. Additional Required Information:

a. Legal Description and PIN: Provide the Parcel Identification Number(s)

71003500069005

Complete legal description(s) of the property involved or put "see attached"

See attached

b. Proposed Plans: A site plan is required. A landscape plan, grading and drainage plan, and other items may be required by the city/planning commission.

c. Written Narrative: The written narrative should thoroughly address the following general items in addition to any specific requirements pertaining to the proposed use, which Section 154.019 (Conditional Use Permit) of the City Code directs the City Council to evaluate during consideration of conditional use applications:

(1) Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city?

See attached

(2) Will be harmonious with the general and applicable specific objectives of the comprehensive plan and code provisions?

See attached

(3) Will be designed, constructed, operated and maintained so as to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general vicinity and will not change the essential character of that area, nor substantially diminish or impair property values within the neighborhood?

See attached

(4) Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including streets, police and fire protection, drainage, structures, refuse disposal, water and sewer systems and schools?

See attached

(5) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be hazardous or detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?

See attached



(6) Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets?

See attached

(7) Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance?

See attached

8. Signature(s): By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner:  Date: 3/17/22
Applicant:  Date: 3/18/2022



March 18, 2022

Conditional Use Permit for new tenant located 1205 W Lincoln Avenue Fergus Falls, MN

5. Statement of Intent

The applicant will be leasing 17,023 sf of the existing 59,144 sf building located at 1205 West Lincoln Avenue to create a package delivery station. The proposed project will require interior renovations to create 1,130 sf of office space including, bathroom sets, employee breakroom, and mother's room, as well as 15,893 sf of package sorting and warehousing area. This facility will receive packages directly from an off-site source in the inbound truck dock along St. Andrews Street. The packages will then be sorted and placed on mobile racks. The packages for delivery are typically less than 50 pounds each. Once mobile racks are ready, they will be moved to the dispatch area on the west side of the building and loaded into delivery vans utilizing an outdoor loading zone.

The proposed use will employ 15 associates during the highest shift and there will be 3 shifts per day. Hours of operations will be 24 hours a day with little to no activities between 10:00 pm and 2:00 am. The inbound and sorting of packages will occur from 2:00 am to 7:00 am, then loading of the vans for delivery will be one shift, however during the peak months of November and December there will be two shifts for loading till 8:00 pm.

The amount of proposed site work will be minimum. We will be mostly milling and resurfacing pavement that is in need of reconditioning. The project will also require new pavement striping to allow for associate and, delivery van parking, as well as loading of the delivery vans. There will be 20 associate parking spaces which include 2 ADA accessible spaces, 10 van loading (dispatch spaces), 19 van parking spaces, and one tractor trailer (line haul) loading space. The existing adjacent tenant on the west end of the building will require 10 parking spaces along the west elevation of the building. The proposed site plan, attached to this application, depicts these parking and loading areas.

5. Written Narrative

- (1) Will not be detrimental to or endanger public health, safety, or general welfare of the neighborhood or the city? The proposed use of warehouse and distribution will not endanger the public health or safety in anyway. The majority of the activity will occur inside the building with loading of delivery vans happening in an area on the west side of the building outside out of the general traffic flow for the site. The package carts will not need to cross vehicle traffic patterns and there will be dedicated sidewalk for the carts.
- (2) Will be harmonious with the general and applicable specific objectives of the comprehensive plan and code provisions? The proposed use warehouse and distribution is taking place within a district that is mostly commercial in nature. The zoning code allows this proposed use with a conditional use permit.
- (3) Will be designed, constructed, operated, and maintained to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general vicinity and will not change the character of that area, nor substantially diminish or impair property values within the neighborhood? The proposed project does not propose to change the exterior facade of the



existing building other than adding a new associate entry door and a new exit door for the package carts. The site work will mostly be fixing any pavement that requires reconditioning and restriping the parking lot on the west side of the building to allow for parking and loading of the delivery vans. The applicant feels the proposed use will be compatible with the existing character of the surrounding commercial properties.

- (4) Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including street, police and fire protection, drainage, structures, refuse, disposal, water and sewer systems and schools? The proposed use will utilize the existing infrastructure already in place for the commercial property. The existing sewer, water, storm and electrical services are sufficient for the proposed use and will not require upsizing. Given the proposed use will only occupy roughly 29% of the overall building square footage, the demand for fire protection, police, emergency services or schools will not increase.
- (5) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be hazardous or detrimental to any persons, property or the general welfare because of the excessive production of traffic, noise, smoke, fumes, glare, or odors. The proposed use will not create a hazardous or detrimental condition for any persons occupying the property. The amount of traffic is considerably less than what the initial property was designed for. Traffic expected includes 2-3 tractor trailers (line hauls) per day. A traffic study is currently being completed and will be provided for review. No fumes, glare, or odors from the proposed use are expected and a noise study is currently being prepared and will be provided for review.
- (6) Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic, noise, on surrounding public street? The proposed use is utilizing the existing driveway and loading dock. No new traffic patterns are being proposed.

Sincerely,
Bergmann

Andrew M. Hart, RLA, ASLA
Commercial Practice Leader – NE Region



Legal Description of Property

The land referred to in this Commitment is situated in the City of Fergus Falls, County of Otter tail, State of Minnesota, and is described as follows:

All that part of Sublot 3 and Sublot 1 of the SE1/4 of SE1/4 of Section 33, Township 133N, Range 43W of the 5th Principal Meridian, Otter Tail County, Minnesota lying west of the northerly extensions of the West line of platted St. Andrew Street as said Street is shown on said Plat of Hill and Tod's Addition of Fergus Falls, Minnesota.

And

All of Block 9 of Hill and Tod's Addition to City of Fergus Falls, Minnesota.

And

All that part of Government Lot 3 of Section 4, Lot 3 of Section 4, Township 132N, Range 43W of the 5th Principal Meridian, Otter Tail County, Minnesota, being all of vacated Bismark Avenue lying between the South line of Block 9 and the North line of Block 10 of Hill and Tod's Addition to the City of Fergus Falls, Minnesota.

And

All that part of Government Lot 4 of Section 4, Township 132N, Range 43W of the 5th Principal Meridian, Otter Tail County, Minnesota, described as follows: Beginning at the iron monument marked "RLS 13620" at the Northwest Corner of said Government Lot. 4; thence on an assumed bearing of South 00 degrees 15 minutes 42 seconds West on and along the East line of said Government Lot 4 a distance of 292.30 feet to the Northwest Corner of Block 10 Hill and Tod's Addition to the City of Fergus Falls, Minnesota; thence South 89 degrees 50 minutes 28 seconds West and parallel with the North line of said Section 4 a distance of 25.00 feet; thence North 00 degrees 09 minutes 32 seconds West a distance of 292.29 feet to said North line of Section 4; thence North 89 degrees 50 minutes 28 seconds East on and along said North line of Section 4 a distance of 27.14 feet to the point of beginning.

And

All that part of Sublot 4 of the SE1/4 of SE1/4 of Section 33, Township 133N, Rang 43W, Otter Tail County, Minnesota lying West of that certain tract known as Parcel 227A, said Parcel described and recorded in Book S of Judgments on page 469 and lying South of the South right-of-way line of Minnesota Trunk Highway No. 210, and being more particularly described as follows: Beginning at the iron monument marking the Southwest Corner of said Sublot 4; thence on an assumed bearing of North 00 degrees 20 minutes 29 seconds West on and along the West line of said Sublot 4 a distance of 170.30 feet to an iron monument on the southerly right-of-way line of said Minnesota Trunk Highway No. 210 on a curve that is concave to the North, said curve having a chord bearing of South 85 degrees 58 minutes 32 seconds East and a chord distance of 81.94 feet to an existing iron monument; thence South 36 degrees 21 minutes 00 seconds East on and along said southerly right-of-way line a distance of 68.38 feet to an existing iron monument; thence South 00 degrees 55 minutes 12 seconds West on and along the West line of that certain tract known as



Parcel 227A and described and recorded in Book S of Judgments page 469, said Book on file in the office of the County Recorder in and for said Otter Tail County, Minnesota, a distance of 109.56 feet to an existing iron monument on the South line of said Sublot 4; thence North 89 degrees 57 minutes 49 seconds West on and along said South line of said Sublot 4 a distance of 119.50 feet to the point of beginning.

And

That part of the SW1/4 of SE1/4 of Section 33, Township 133, Range 43, Otter Tail County, Minnesota, described as follows: Commencing at the Southwest corner of said SE1/4; thence on an assumed bearing of North 89 degrees 50 minutes 28 seconds East on the Southerly line of said Section 33 for a distance of 1228.00 feet to point of beginning of tract to be described; thence on a bearing of North and parallel to the Westerly line of said SE1/4 for a distance of 342.84 feet to the Southerly right-of-way line of Trunk Minnesota Highway No. 210 existing and constructed and as described in certain Judgments filed of public record in the Office of the County Recorder in Book S of Judgments, page 449; thence Southeasterly on said right-of-way for a distance of 90.86 feet to the Easterly line of SW1/4 of SE1/4 of said Section 33; thence South 00 degrees 07 minutes 12 seconds East on said Easterly line for a distance of 334.41 feet to the Southeast corner of SW1/4 of SE1/4 of said Section 33; thence South 89 degrees 50 minutes 28 seconds West on the Southerly line of said Section 33 for a distance of 91.15 feet to point of beginning.

And

All that part of Sublot 1 and Sublot 3 of the SE1/4 of SE1/4 of Section 33, Township 133N, Range 43W of the 5th Principle Meridian, Otter Tail County, Minnesota, and also being a part of that certain tract known as Parcel 227A, described and recorded in Book S of Judgments page 469, said Book on file in the Office of the County Recorder in and for said Otter Tail County, Minnesota, described as follows: Commencing at the iron monument marking the Southwest Corner of said Sublot 1; thence on an assumed bearing of North 89 degrees 45 minutes 40 seconds East on and along the South line of said Sublot 1 a distance of 110.36 feet to the northeast Corner of Block 9, Hill and Tod's Addition to the City of Fergus Falls, Minnesota, (also being the West right-of-way line of platted St. Andrew Street), and to the point of beginning; thence North 00 degrees 00 minutes 08 seconds West on and along the northerly extension of said West line of platted St. Andrews Street a distance of 164.64 feet to the North line of said Sublot 3; thence South 89 degrees 57 minutes 49 seconds East on and along said North line of Sublot 3 a distance of 9.00 feet to an existing iron monument; thence South 00 degrees 00 minutes 11 seconds West a distance of 164.62 feet to an existing iron monument on the South line of said Sublot 1; thence South 89 degrees 48 minutes 18 seconds West on and along said South line of Sublot 1 a distance of 8.99 feet to the point of beginning.

Parcel 2:

All that part of Government Lot 4, Section 4, Township 132 North, Range 43 West of the 5th Principal Meridian, city of Fergus Falls, Otter Tail County, Minnesota, described as follows: Commencing at the iron monument marking the Northeast Corner of said Government Lot 4; thence on an assumed bearing of South 89 degrees 50 minutes 28 seconds West on and along the north line of said Section 4 a distance of 27.14 feet to the point of beginning; thence at a right angle, South 00 degrees 09 minutes 32 seconds East a distance of 292.29 feet; thence South 89 degrees 50 minutes 28 seconds West, parallel with said north line of Section 4, a distance of 30.00 feet; thence at a right angle, North 00 degrees 09 minutes 32 seconds West a distance of 292.29 feet to a point on the north line of said Section 4; thence North 89 degrees 50 minutes 28 seconds East on and along said north line of Section 4 a distance of 30.00 feet to the point of beginning.

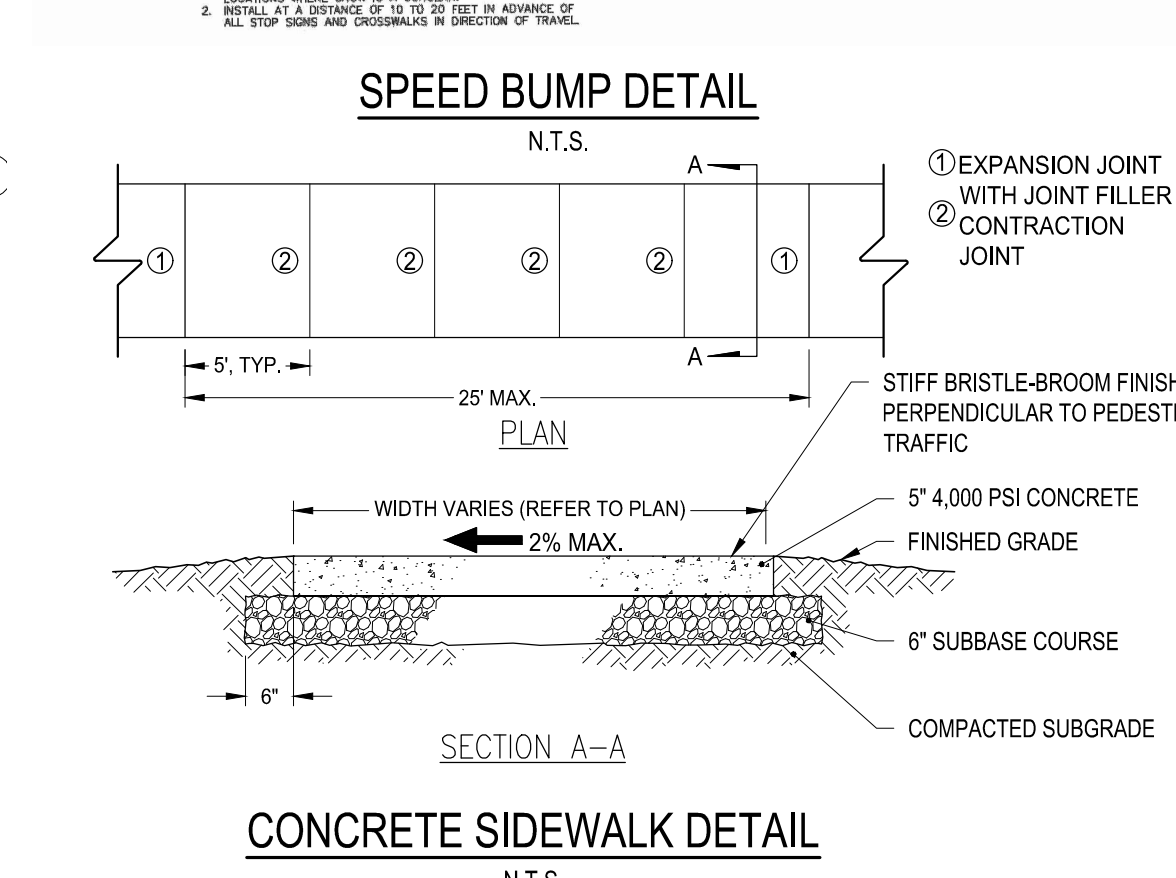
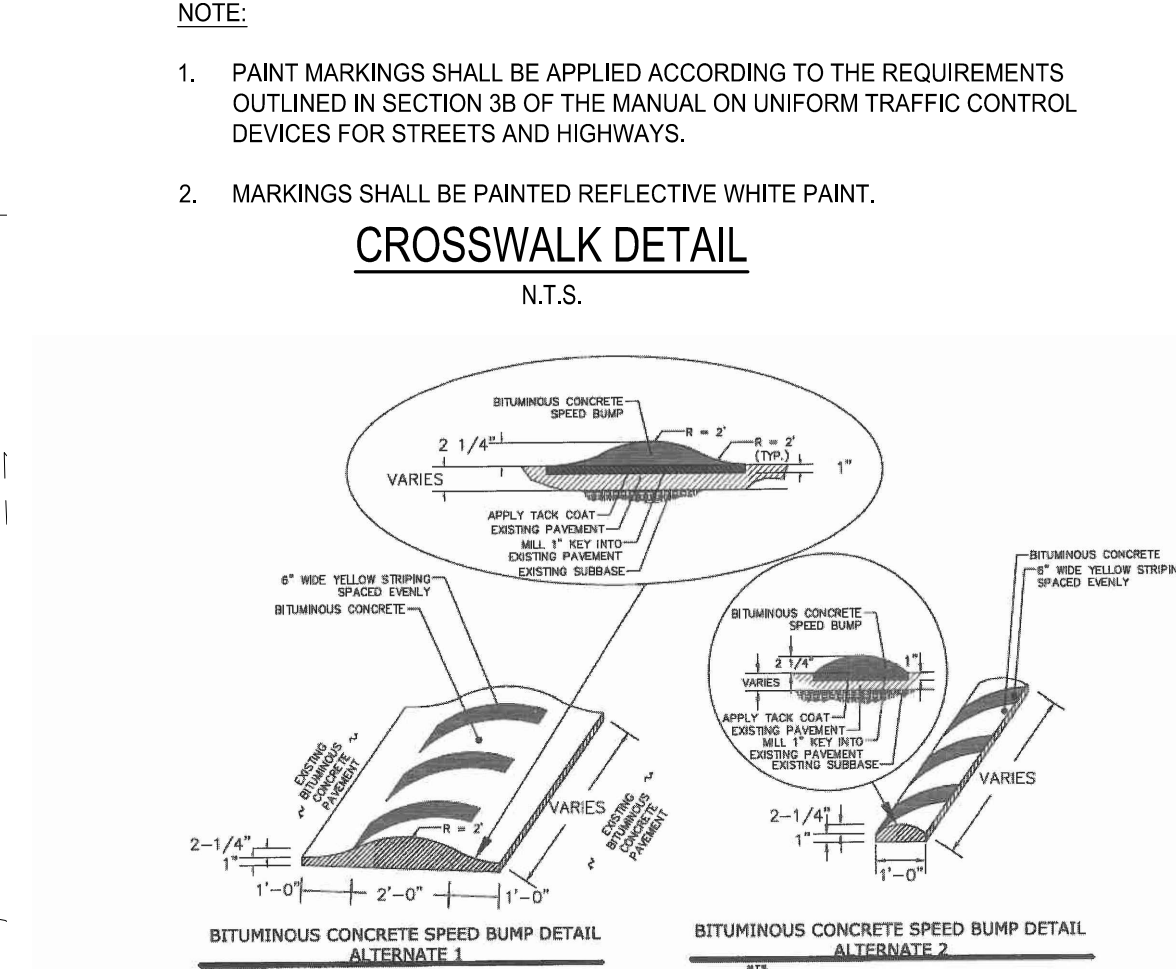
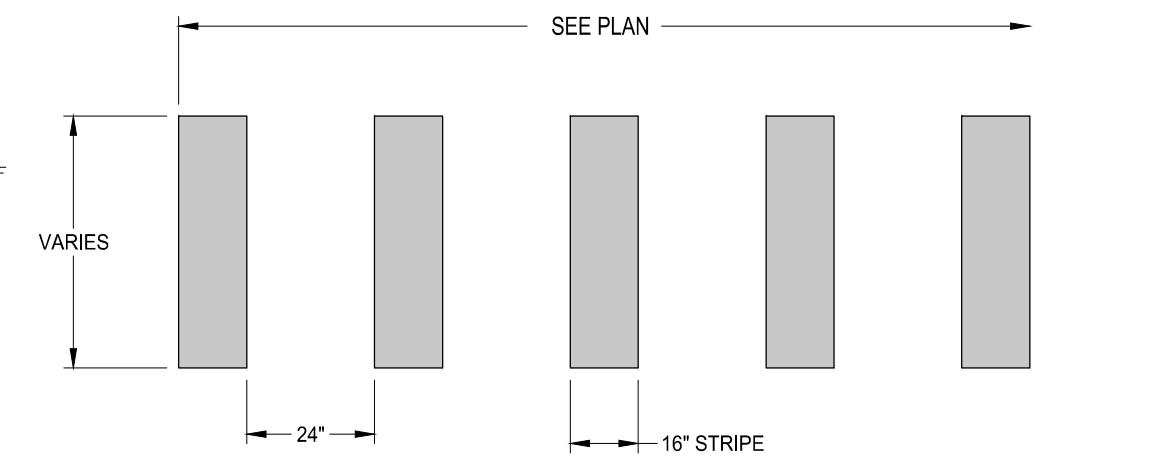
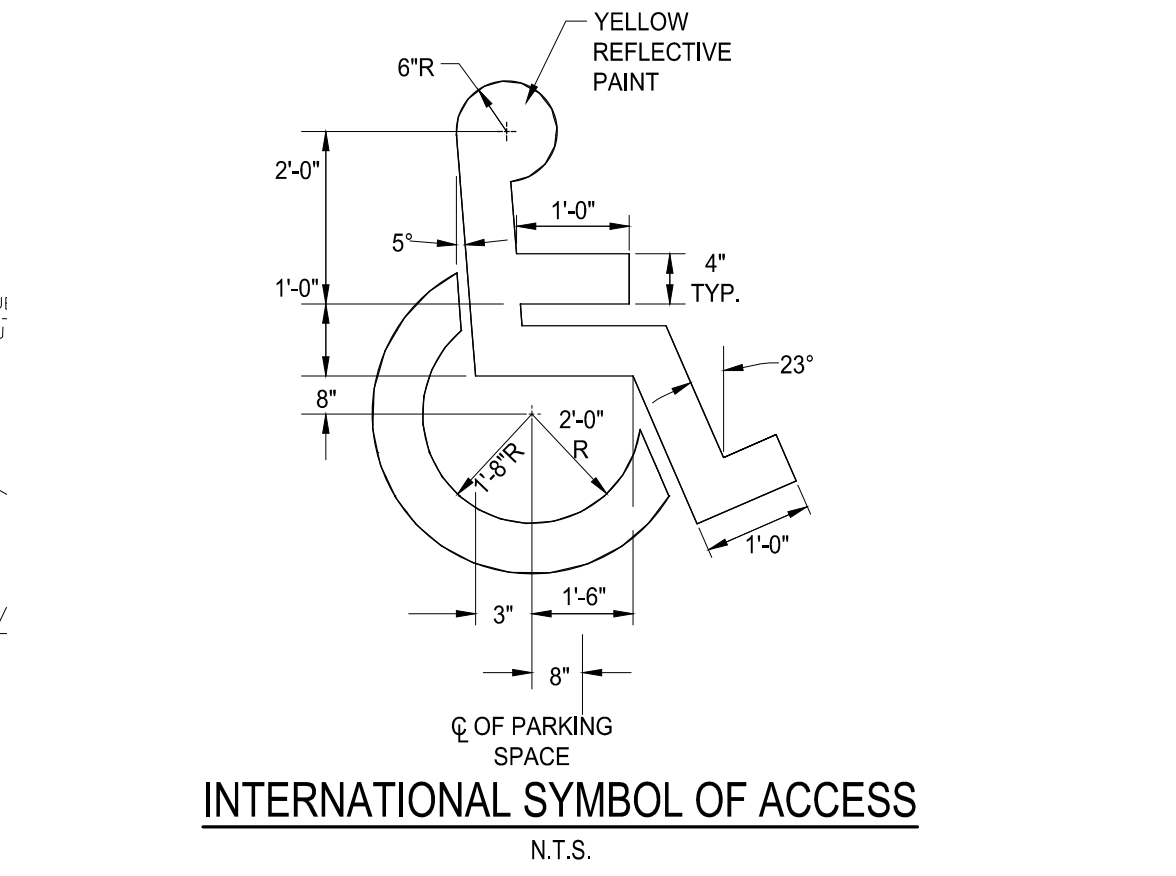
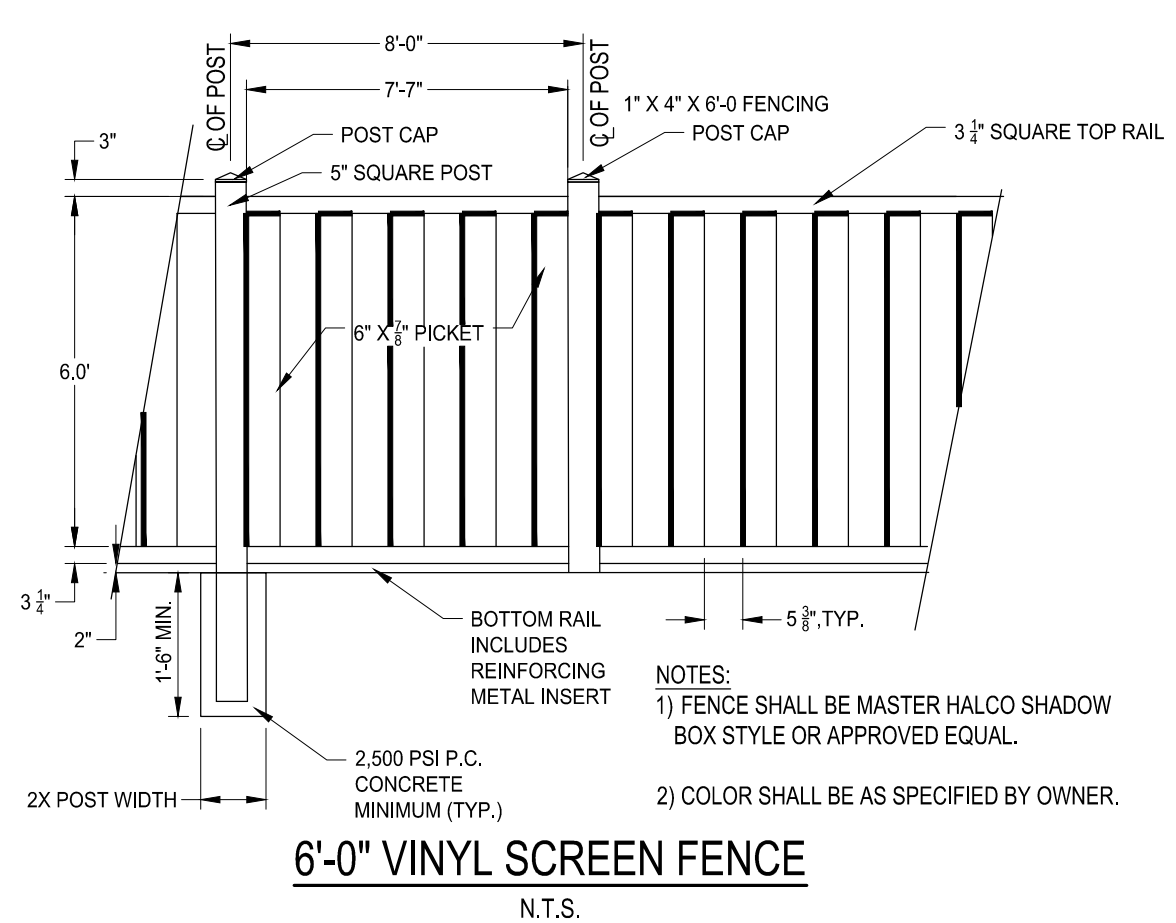
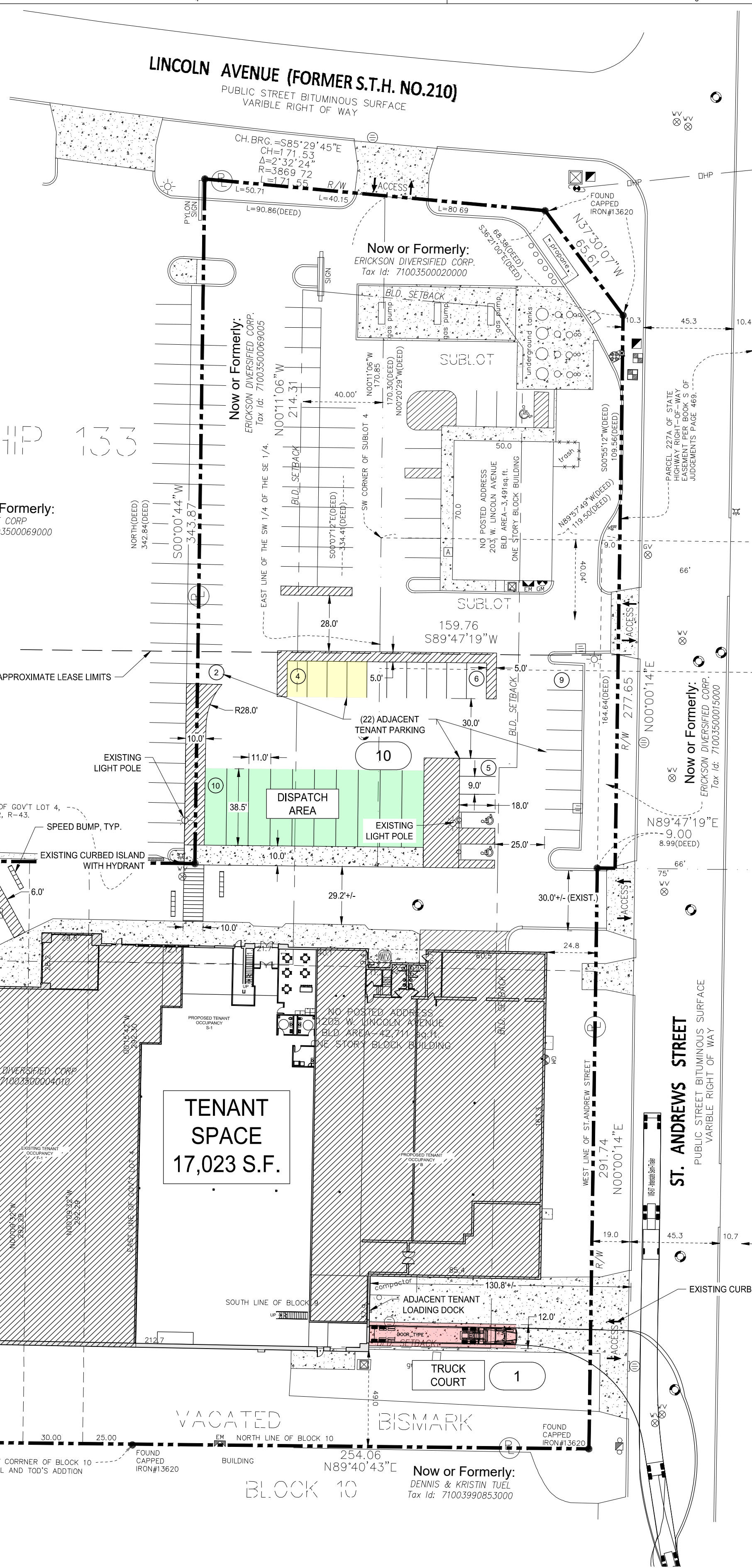


Parcel 3:

All that part of Government Lot 4, Section 4, Township 132 North, Range 43 West of the 5th Principal Meridian, city of Fergus Falls, Otter Tail County, Minnesota, described as follows: Commencing at the iron monument marking the Northeast Corner of said Government Lot 4; thence on an assumed bearing of South 89 degrees 50 minutes 28 seconds West on and along the north line of said Section 4 a distance of 57.14 feet to the POINT OF BEGINNING; thence at a right angle, South 00 degrees 09 minutes 32 seconds East a distance of 292.29 feet; thence South 89 degrees 50 minutes 28 seconds West, parallel with said North line of Section 4, a distance of 240.93 feet; thence North 00 degrees 15 minutes 32 seconds West a distance of 292.30 feet to a point on the north line of said Section 4; thence North 89 degrees 50 minutes 28 seconds East on and along said north line of Section 4 a distance of 238.80 feet to the POINT OF BEGINNING.

SITE LEGEND:

	PROPERTY LINE
	CONCRETE
	STANDARD PAVEMENT SECTION
	NUMBER OF PARKING SPACES



PARKING BREAKDOWN

	PARKING	REQUIRED PER SITE	REQUIRED PER DESIGN	PROPOSED ON SITE	PROPOSED OFF-SITE	GAP
AUTO (10'X18')	ASSOCIATE SPACES	28	18	18	0	0
	ADA SPACES	N/A	2	2	0	0
	DPS PERSONAL SPACES	N/A	0	0	0	0
DISPATCH PAD	TOTAL	28	20	20	0	0
	VAN SPACES	N/A	10	10	0	0
LINEHAUL (12'X60')	LINEHAUL DOCKING	N/A	1	1	0	0
	LINEHAUL PARKING	N/A	0	0	0	0
VAN (11'X27')	TOTAL	0	1	1	0	0
	VAN PERSONAL VEHICLE SPACES	N/A	0	0	0	0
TOTAL	VAN PARKING SPACES	N/A	10	10	0	0
	TOTAL	0	19	19	0	0

PRELIMINARY ZONING INFORMATION

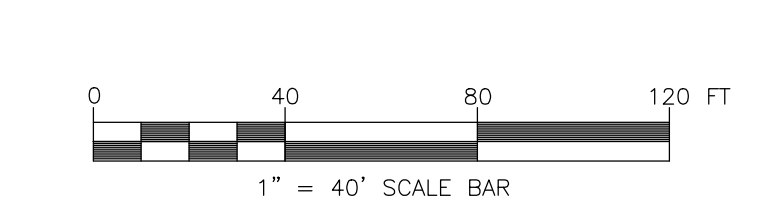
APPROXIMATE ACREAGE	83.25 ACRES
ZONING/LAND USE	B-8 - SUB-REGIONAL SHOPPING CENTER
REQUIRED PARKING	SEC. 154.203: (28) STORAGE OR WAREHOUSE ESTABLISHMENTS SHALL HAVE ONE OFF-STREET PARKING SPACE FOR EACH EMPLOYEE ON THE MAJOR SHIFT, PLUS ONE SPACE FOR EACH 2,000 SQUARE FEET OF FLOOR AREA. OFF-STREET PARKING SHALL BE IN ADDITION TO ANY OUTSIDE LOADING SPACE PROVIDED.
FRONT SET BACK	BUILDING: 50 FT PARKING: 20 FT
SIDE SET BACK	BUILDING: 50 FT PARKING: 20 FT
REAR SET BACK	BUILDING: 50 FT PARKING: 20 FT
LA REQUIREMENTS	SEC. 154.194: OFF-STREET PARKING AND LOADING AREAS NEAR OR ADJOINING RESIDENCE DISTRICTS SHALL BE SCREENED BY A BUFFER FENCE OF ADEQUATE DESIGN OR A PLANTING BUFFER SCREEN. PLANS OF THE SCREEN OR FENCE SHALL BE SUBMITTED FOR APPROVAL AS A PART OF THE REQUIRED SITE OR PLOT PLAN AND THE FENCE OR LANDSCAPING SHALL BE INSTALLED AS A PART OF THE INITIAL CONSTRUCTION.
MINIMUM SIZE REQUIREMENTS	SEC. 154.190: (A) EACH SPACE SHALL CONTAIN A MINIMUM AREA OF NOT LESS THAN 300 SQUARE FEET, INCLUDING ACCESS DRIVES, A WIDTH OF NOT LESS THAN EIGHT AND ONE-HALF FEET, AND A DEPTH OF NOT LESS THAN 20 FEET. (B) EACH SPACE SHALL BE ADEQUATELY SERVED BY ACCESS DRIVES.
MINIMUM PARKING STALL DIMENSIONS	STANDARD: 8.5' X 20'

GENERAL NOTES:

- THESE PLANS ARE BASED ON A SURVEY PROVIDED BY NORTHSTAR SURVEYING NAMED "NASH FINCH" DATED 12/19/2011.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
- ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
- REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS.
- THE CONTRACTOR SHALL CONSULT THE CONSTRUCTION MANAGER BEFORE DEVIATING FROM THESE PLANS.
- IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE, USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
- ALL EXISTING SURFACE APPURTENANCES (I.E. WATER VALVES, CATCH BASIN FRAMES AND GRATES, MANHOLE COVERS) WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISHED GRADE.
- AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECT'S CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL CALL "GOPHER STATE ONE CALL" AT LEAST 3 WORKING DAYS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES, DESIGN STANDARDS AND STANDARD SPECIFICATIONS OF THE AGENCIES WHICH HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS INCLUDED IN THESE PLANS.
- UNLESS SPECIFICALLY STATED, THE CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT PRIOR TO THE BEGINNING OF WORK FROM THE PREVIOUSLY MENTIONED AGENCIES.
- THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY AND COORDINATE THE WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR FOR ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- THE CONTRACTOR IS TO VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE/SHE IS BUILDING FROM ARE THE VERY LATEST PLANS AND SPECIFICATIONS THAT HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE/SHE SHALL SEEK CLARIFICATION IN WRITING FROM THE CONSTRUCTION MANAGER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT THE SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS FROM APPROVED DRAWINGS.
- ALL SIGNS AND TRAFFIC CONTROL MEASURES DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE CONSTRUCTED AND INSTALLED PER THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE STANDARDS OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION.

DEMOLITION NOTES:

- ALL REQUIRED DEMOLITION PERMITS MUST BE OBTAINED FROM ALL REQUIRED AGENCIES PRIOR TO COMMENCEMENT OF WORK.
- ALL UTILITY COMPANIES MUST BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF DEMOLITION.
- PROPER FENCING OR PUBLIC PROTECTION DEVICES MUST BE CONSTRUCTED AND MAINTAINED AROUND THE PERIMETER OF THE SITE AT ALL TIMES DURING DEMOLITION PHASE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL DUST, DIRT AND DEBRIS DURING DEMOLITION AND CONSTRUCTION PHASES.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL, INCLUDING ASBESTOS ABATEMENT.



B
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 Consultants

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Revisions

NO.	DATE	DESCRIPTION

WFS1 - FERGUS FALLS

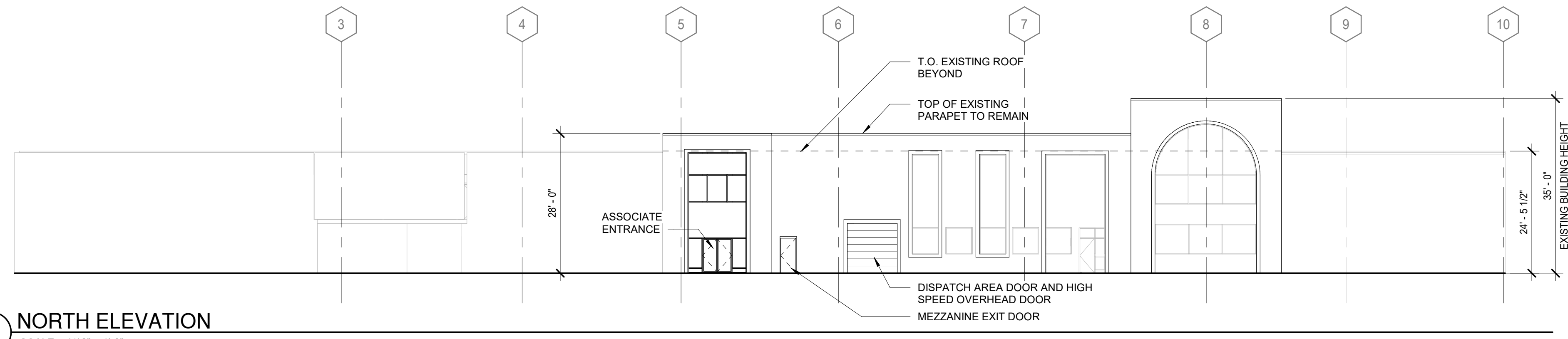
WFS1 - FERGUS FALLS
1205 W. LINCOLN AVENUE
FERGUS FALLS, MN 56557

Project Manager:
 ARAM PILIGIAN
 Checked by:
 AMH
 Drawn by:
 CMK
 Document date:
 03/17/2022
 Project No.
 01617.00

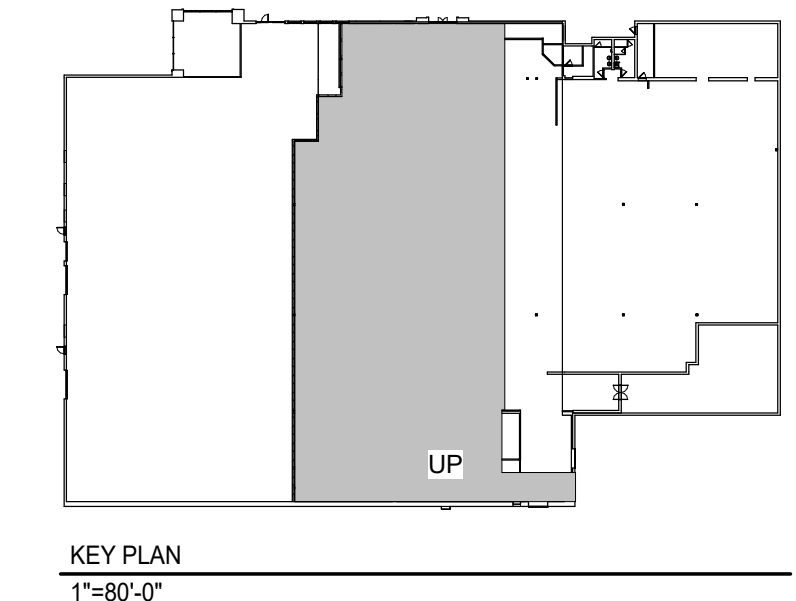
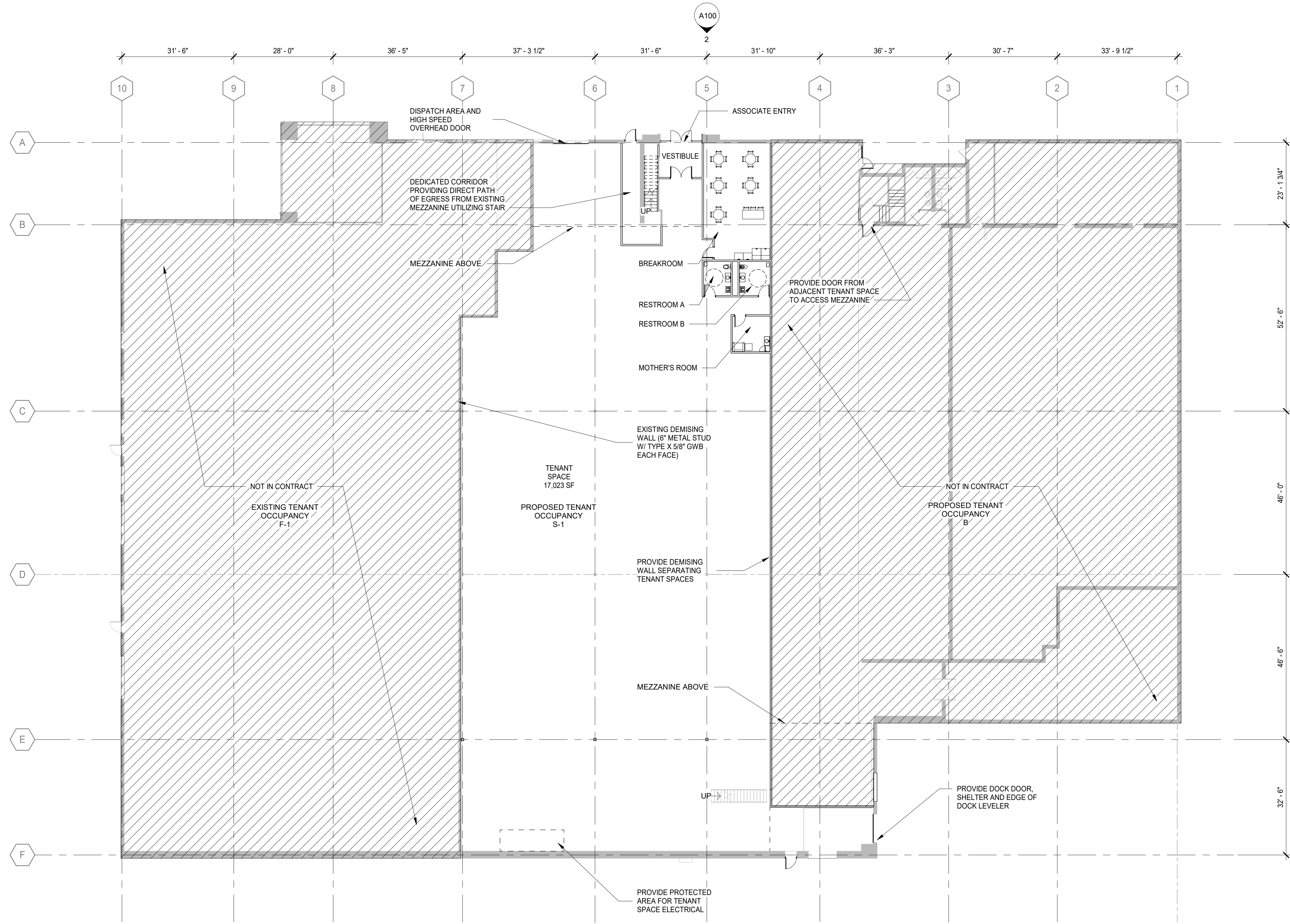
Professional Seal

Sheet Title
PRELIMINARY SITE PLAN
 Sheet No.
C100

2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1 FLOOR PLAN (OVERALL)
SCALE: 1/16" = 1'-0"



B
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Revisions

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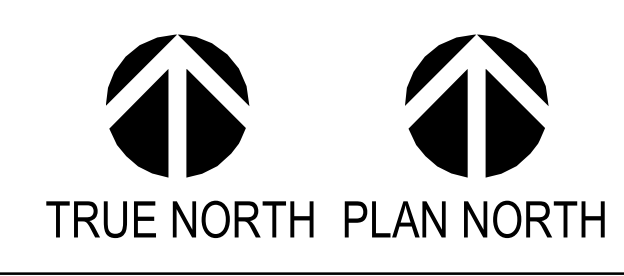
WFS1 - FERGUS FALLS

WFS1 - FERGUS FALLS
1205 W. LINCOLN AVENUE
FERGUS FALLS, MN 56537

Project Manager:
ARAM PILIGIAN
Checked By:
TS
Drawn By:
RJM
Document date:
03/16/2022

Project No.
01617.00

Professional Seal



Sheet Title
FLOOR PLAN
Sheet No.
A100