



CITY OF DULUTH

Community Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

File Number	PL 16-090		Contact	Chris Lee, clee@duluthmn.gov	
Type	Planning Review		Planning Commission Date	September 13, 2016	
Deadline for Action	Application Date	May 17, 2016	60 Days	September 10, 2016	
	Date Extension Letter Mailed	August 29, 2016	120 Days	November 9, 2016	
Location of Subject	Corner of West Central and West Myrtle Street				
Applicant	MedExpress		Contact	Eric Dietz, edietz@medexpress.com	
Agent	Nathan Anderson, LJA Architects		Contact	nanderson@lja-1.com	
Legal Description	010-4314-00020				
Site Visit Date	August 25, 2016		Sign Notice Date	August 30, 2016	
Neighbor Letter Date	August 30, 2016		Number of Letters Sent	20	

Proposal

Applicant proposes to build a 4736 square foot walk-in medical clinic, with the associated site improvements, including parking, lighting, and landscaping. This is located in the Duluth Heights neighborhood adjacent to a Residence Inn hotel.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-C	Mixed Use Commercial	Neighborhood Mixed Use
North	R-1	Single Family Residential	Traditional Neighborhood
South	MU-N	Mixed Use Neighborhood	Neighborhood Mixed Use
East	MU-N	Mixed Use Neighborhood	Neighborhood Mixed Use
West	MU-C	Mixed Use Commercial	Neighborhood Mixed Use

Summary of Code Requirements

50-15.6 MU-C District - Planning review by the Planning Commission is required for new development, redevelopment, and expansions in the MU-C district. Additional development standards in 50-15.3.E

50-18.1E Storm Water Management - Addresses water runoff quality and quantity pre- and post-construction.

50-23 Connectivity and Circulation - Focuses on pedestrian and bicycle accommodations.

50-24 Parking and Loading - Addresses required minimum and maximum parking spaces and loading docks, dimensional standards, snow storage and pedestrian circulation.

50-25 Landscaping and Tree Preservation - Landscaping standards such as materials, plant size, location, and tree preservation

50-26 Screening, Walls, and Fences - Screening of mechanical equipment, loading areas, and commercial containers, plus regulations regarding fences and retaining walls.

50-30 Design Standards - Building standards for multi-family, commercial, institutional, and industrial buildings.

50-31 Exterior Lighting - Directs the minimum and maximum illumination values and lighting fixtures for a site.
50-37.11 Planning Review - Planning Commission shall approve the Planning Review or approve it with modifications, if it is determined that the application complies with all applicable provisions of this Chapter.

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

Governing Principle #5: Strengthen neighborhoods. Support neighborhood scale commercial areas.
Governing Principle #6: Reinforce the place-specific. This includes commercial areas providing neighborhood goods and services.
Governing Principle #8: Encourage mix of activities, uses, and densities.

Future Land Use - Neighborhood Mixed Use: A transitional use between more intensive commercial uses and purely residential neighborhoods. Includes conversions of houses to office or live-work spaces. May include limited commercial-only space oriented to neighborhood or specialty retail markets.

A medical clinic in this location will provide the residents in the area a new opportunity to access healthcare that does not involve them travel far from home.

Review and Discussion Items

- 1.) 50-15.3.E (Development Standards) – There is to be only one curb cut on to West Myrtle Street. Traffic to and from the proposed development will minimally impact traffic patterns in the area.
- 2.) 50-23 (Connectivity) - A sidewalk running north-south of the property will connect pedestrians to an existing sidewalk along West Central Entrance. There is regular DTA service on West Central Entrance (btw, do we have to say W? I think everyone knows w/o West)
- 3.) 50-24 (Parking) - Nineteen parking spaces are required. Applicant is proposing 44 parking spaces. Some parking spaces to the west will be shared with the neighboring Residence Inn.
- 4.) 50-25 (Landscaping and Tree Preservation) – There are no trees on the site today. The Landscape Plan shows project will provide 51% tree canopy coverage and will exceed street frontage landscaping requirements
- 5.) 50-26 (Screening, Walls and Fences) - The proposed building will feature roof-top mechanicals that will meet screening requirements in the UDC.
- 6.) 50-27 (Signage) - Any signs will need to apply for and receive a sign permit prior to installation.
- 7.) 50-30 (Building Design Standards) - Project meets building design standards.
- 8.) 50-31 (Exterior Lighting) - Applicant states that full cut-off fixtures will meet UDC requirements. Photometric plan shows elevated light levels at the southeast property line.
- 9.) No public, agency, or City comments were received.

Staff Recommendation

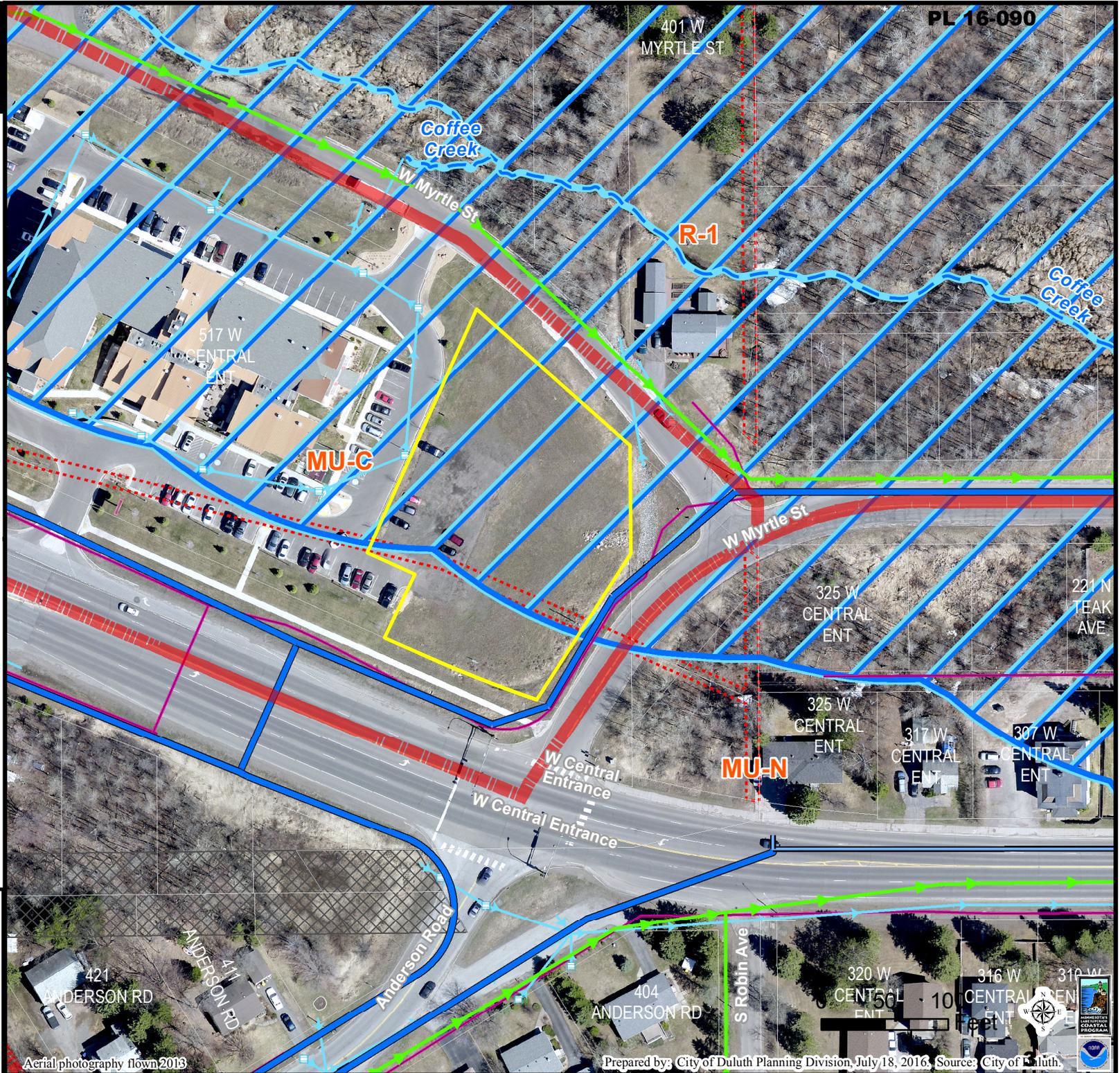
Based on the above findings, Staff recommends that Planning Commission approve the MedExpress Planning Review, subject to the following conditions:

- 1.) The project be limited to, constructed, and maintained according to: the construction and building plans dated 7/7/16; "Utilities and Stormwater Plan C100," dated 7/11/16; and "Landscape and Tree Plan," dated 7/22/16.
- 2.) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.
- 3.) Per UDC 50-37.1.N, an approved Planning Review will expire if the project or activity authorized is not begun within 1 year.

Legend

-  Trout Stream (GPS)
-  Other Stream (GPS)
- Zoning Boundaries**
-  Zoning Boundaries
- Water Distribution System**
-  30 - 60" Water Pipe
-  16 - 24" Water Pipe
-  4 - 6" Water Pipe
- Sanitary Sewer Collection System**
-  Sanitary Sewer Collector
-  Sanitary Sewer Interceptor
-  Sanitary Sewer Forced Main
-  Storage Basin
-  Pump Station
- Gas Distribution Main**
-  8" - 16" Gas Pipes
-  4" - 6" Gas Pipes
-  0" - 4" Gas Pipes
- Storm Sewer Collection System**
-  Storm Sewer Pipe
-  Storm Sewer Catch Basin
-  Vacated ROW
- Easement Type**
-  Utility Easement
-  Other Easement
- Shoreland (UDC)**
- Shoreland Overlay Zone**
-  Cold Water
-  Natural Environment
-  General Development

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



Legend

Zoning Boundaries

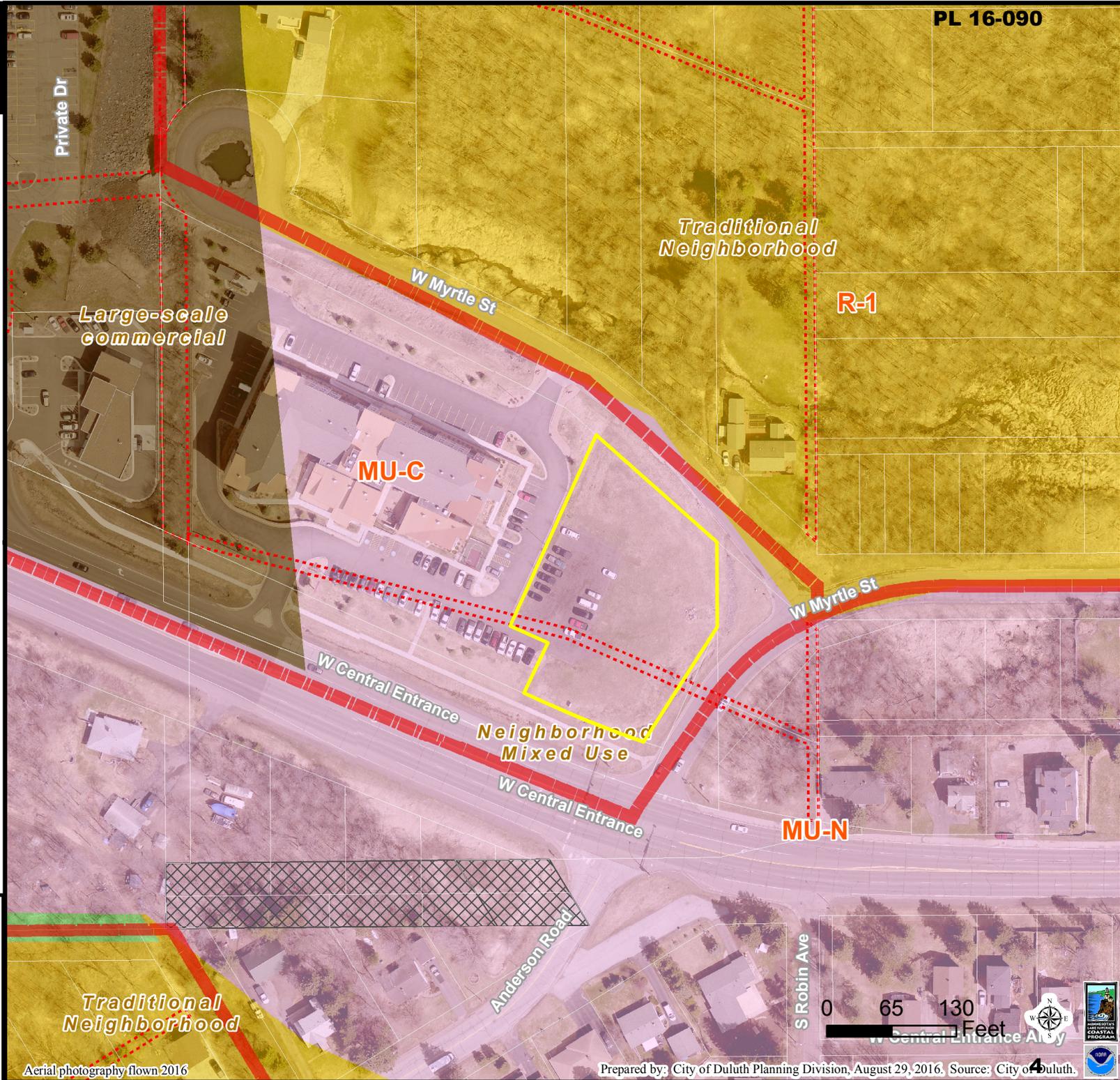
- Zoning Boundaries
- Vacated ROW

Easement Type

- Utility Easement
- Other Easement

Future Land Use

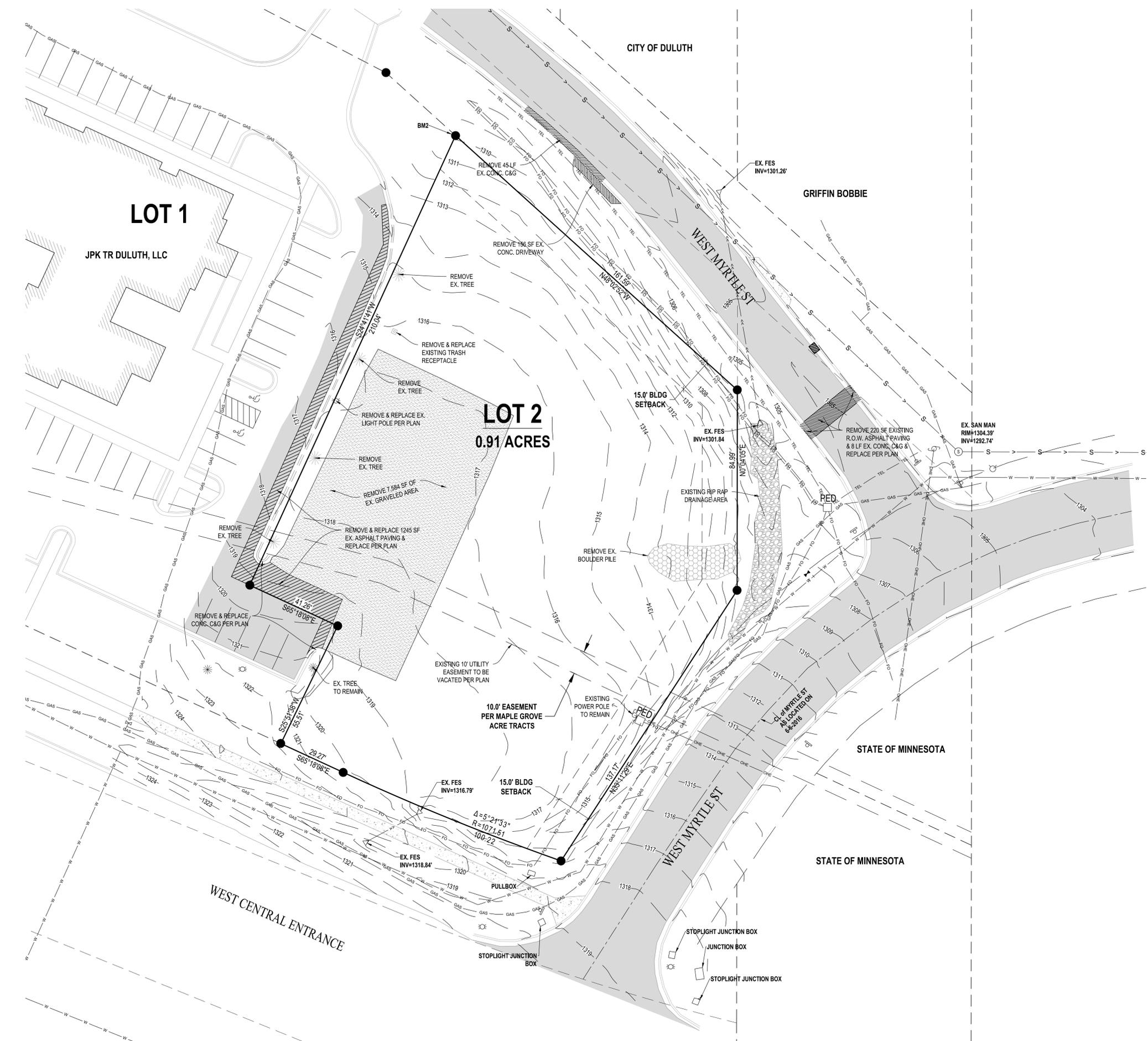
- Preservation
- Recreation
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Neighborhood Mixed Use
- General Mixed Use
- Central Business Secondary
- Central Business Primary
- Auto Oriented Commercial
- Large-scale Commercial
- Business Park
- Tourism/Entertainment District
- Medical District
- Institutional
- Commercial Waterfront
- Industrial Waterfront
- Light Industrial
- General Industrial
- Transportation and Utilities



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Aerial photography flown 2016





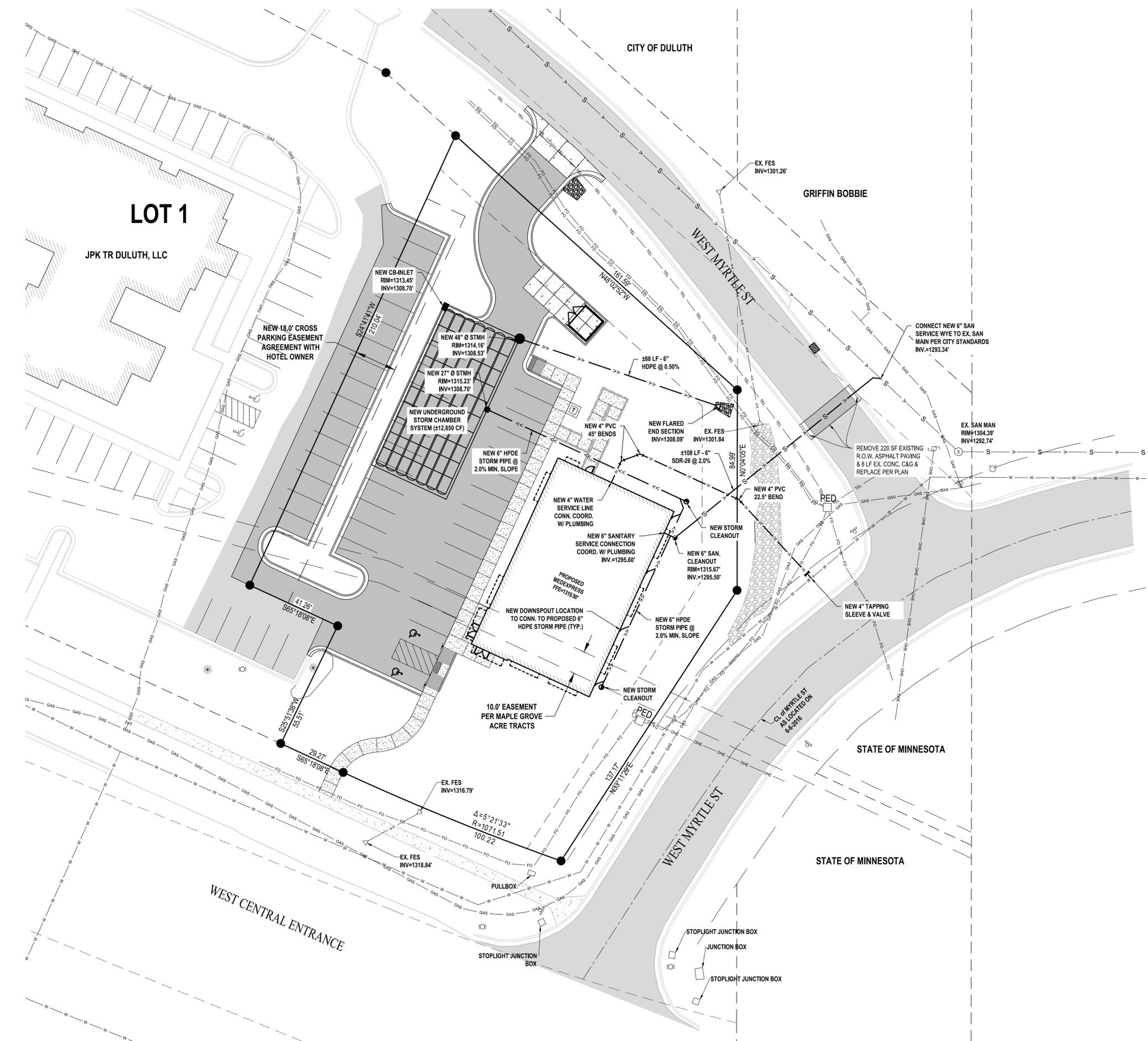
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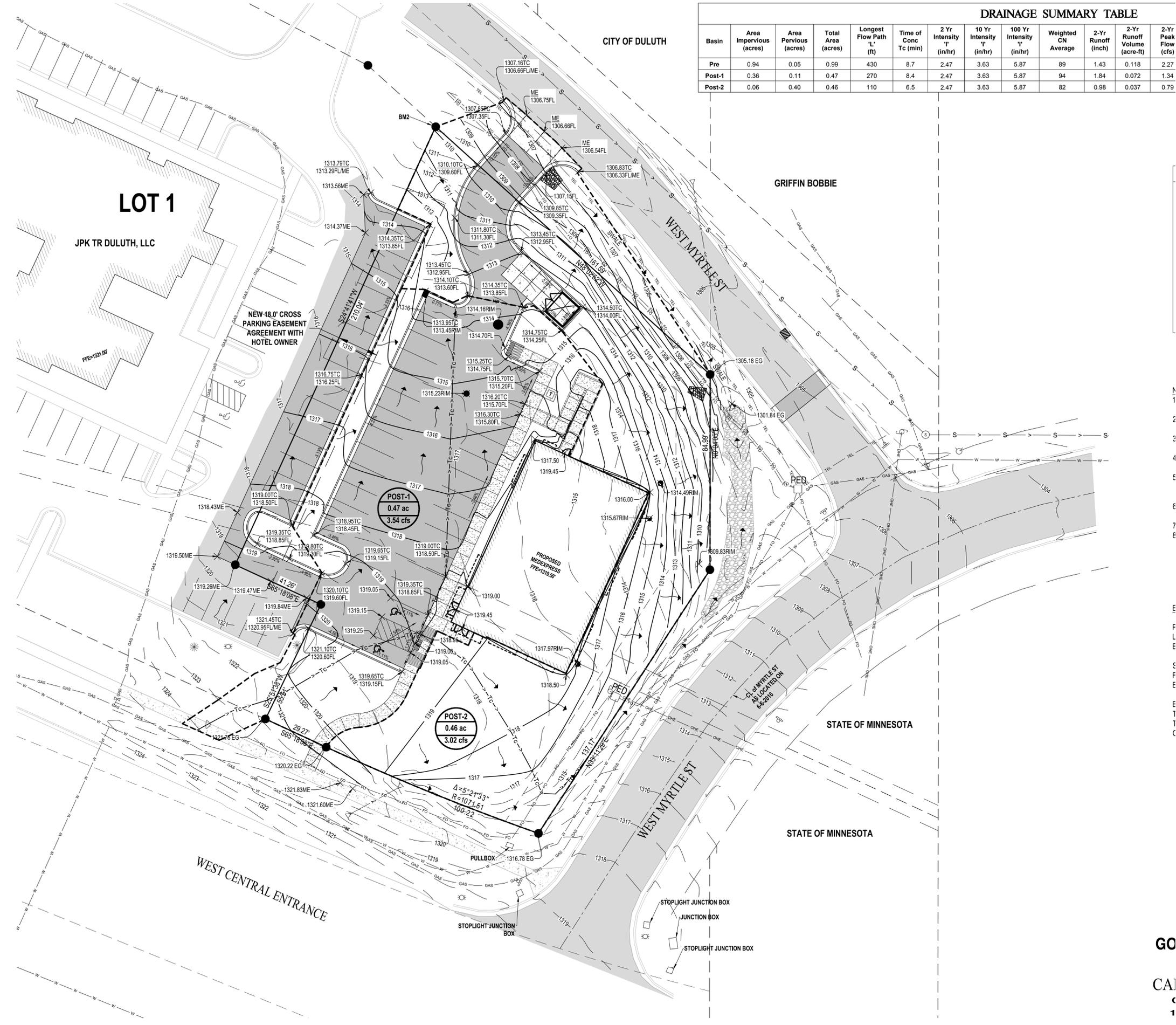
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DRAINAGE SUMMARY TABLE

Basin	Area Impervious (acres)	Area Pervious (acres)	Total Area (acres)	Longest Flow Path 'L' (ft)	Time of Conc Tc (min)	2 Yr Intensity 'I' (in/hr)	10 Yr Intensity 'I' (in/hr)	100 Yr Intensity 'I' (in/hr)	Weighted CN Average	2-Yr Runoff (inch)	2-Yr Runoff Volume (acre-ft)	2-Yr Peak Flow (cfs)
Pre	0.94	0.05	0.99	430	8.7	2.47	3.63	5.87	89	1.43	0.118	2.27
Post-1	0.36	0.11	0.47	270	8.4	2.47	3.63	5.87	94	1.84	0.072	1.34
Post-2	0.06	0.40	0.46	110	6.5	2.47	3.63	5.87	82	0.98	0.037	0.79

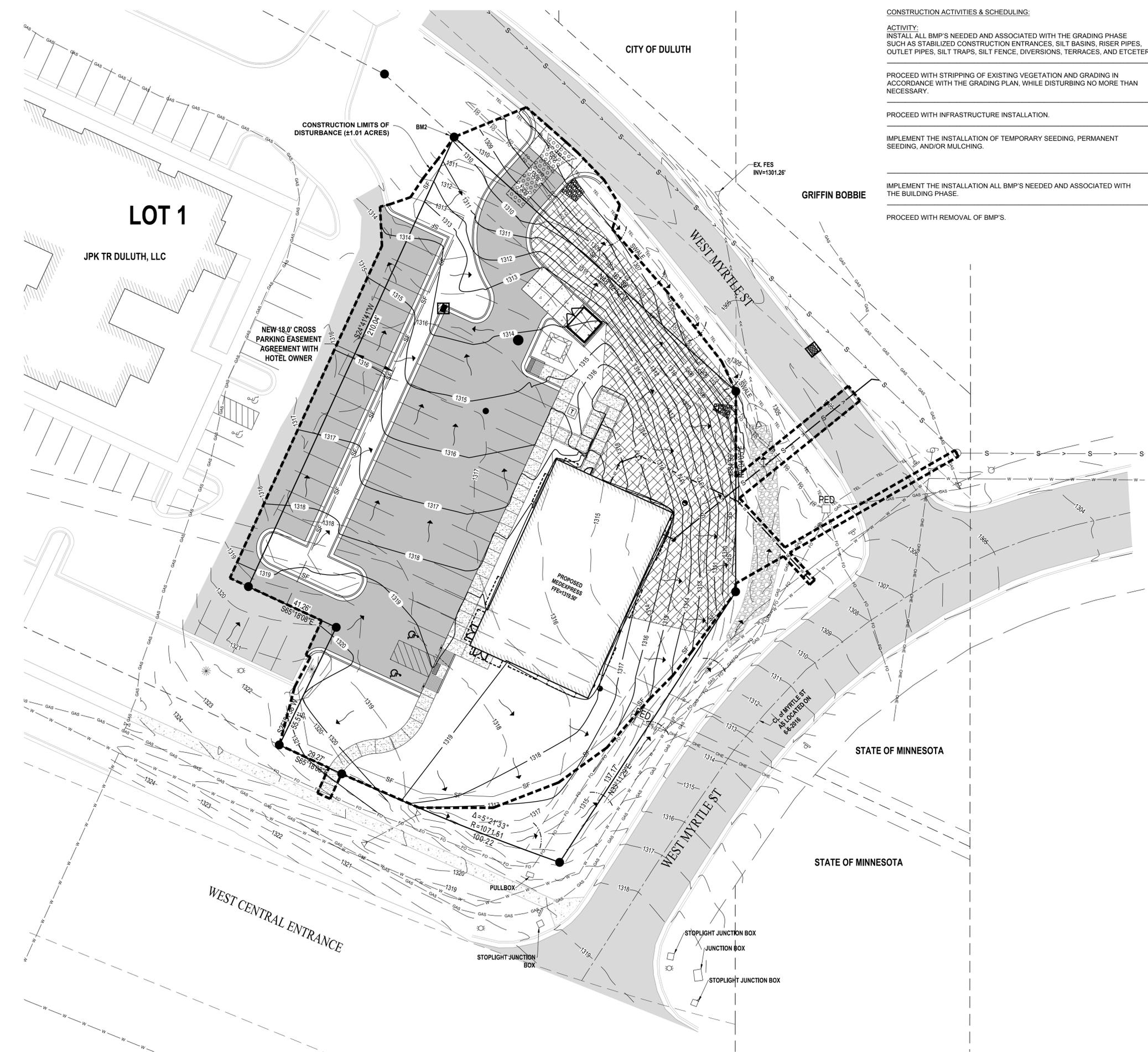


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CONSTRUCTION ACTIVITIES & SCHEDULING:	
ACTIVITY: INSTALL ALL BMP'S NEEDED AND ASSOCIATED WITH THE GRADING PHASE SUCH AS STABILIZED CONSTRUCTION ENTRANCES, SILT BASINS, RISER PIPES, OUTLET PIPES, SILT TRAPS, SILT FENCE, DIVERSIONS, TERRACES, AND ETCETERA.	SCHEDULE: PRIOR TO AI
PROCEED WITH STRIPPING OF EXISTING VEGETATION AND GRADING IN ACCORDANCE WITH THE GRADING PLAN, WHILE DISTURBING NO MORE THAN NECESSARY.	AFTER INST. FURTHERM(ANY STRIPP
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IMPLEMENT THE INSTALLATION OF TEMPORARY SEEDING, PERMANENT SEEDING, AND/OR MULCHING.	STABILIZATI THE SITE WI CEASED, BU THAT PORTI
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CITY OF DULUTH

GRIFFIN BOBBIE

STATE OF MINNESOTA

STATE OF MINNESOTA

PLANT LIST - TREES:

TREES		
ABM	Acer x freemanii 'Jeffersred'	AUTUMN BLAZE
ACE	Ulmus 'Morton' Accolade	ACCOLADE EL
AML	Tilia americana	AMERICAN LIN
NAH	Gleditsia triacanthos 'Harve'	NORTHERN AC
NPO	Quercus ellipsoidalis	NORTHERN PIN

-  SOD/NATIVE SEED
-  WOOD MULCH
-

TOTAL SITE AREA : 39,734 SF (0.91 ACRES)

GREENSPACE: 19,523 SF (49.0%)
 IMPERVIOUS: 20,211 SF (50.9%)

LEGAL DESCRIPTION:
 LOT 2, BLOCK 1 TKO ADDITION, ST. LO
 CITY OF DULUTH, STATE OF MINNESO

ADDRESS:
 408 - 504 WEST MYRTLE ST.
 DULUTH, MN

ZONING:
 MU-C (MIXED USE COMMERCIAL)

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE REQUIREMENTS:
 LOT SIZE: 39,734 SF
 FRONT STREET YARD: 15'
 SIDE STREET YARD: 10'
 REAR LOT LINES: 5'

1 TREE PER 35 LF FRONTAGE
 TOTAL FRONTAGE = 513 LF
 REQUIRED: 513 LF / 35 LF = 15 TRE
 PROVIDED: 15 TREES

1 LARGE SHRUB PER 25 LF FRONT.
 REQUIRED: 513 LF / 25 LF = 21 LAR
 PROVIDED: 22 LARGE SHRUBS

PARKING LOT SCREENING REQUIREMENT
 MINIMUM WIDTH: 5'
 TREES REQUIRED: 1 TREE PER 35
 SHRUBS REQUIRED: 1 LARGE SHR

INTERIOR REQUIREMENTS:
 MINIMUM LANDSCAPE ARE/
 INTERIOR PARKING SF: 13,0
 REQUIRED: 13,242 SF X 10%
 PROVIDED: 2,073 SF
 TREES REQUIRED: 1 TREE
 REQUIRED: 1,330 SF / 300 S
 PROVIDED: 7 TREES

LOT 1

JPK TR DULUTH, LLC

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PROPOSED
 MEDEXPRESS
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PROPOSED SIDEWALK TYP.

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CITY OF DULUTH

GRIFFIN BOBBIE

STATE OF MINNESOTA

STATE OF MINNESOTA

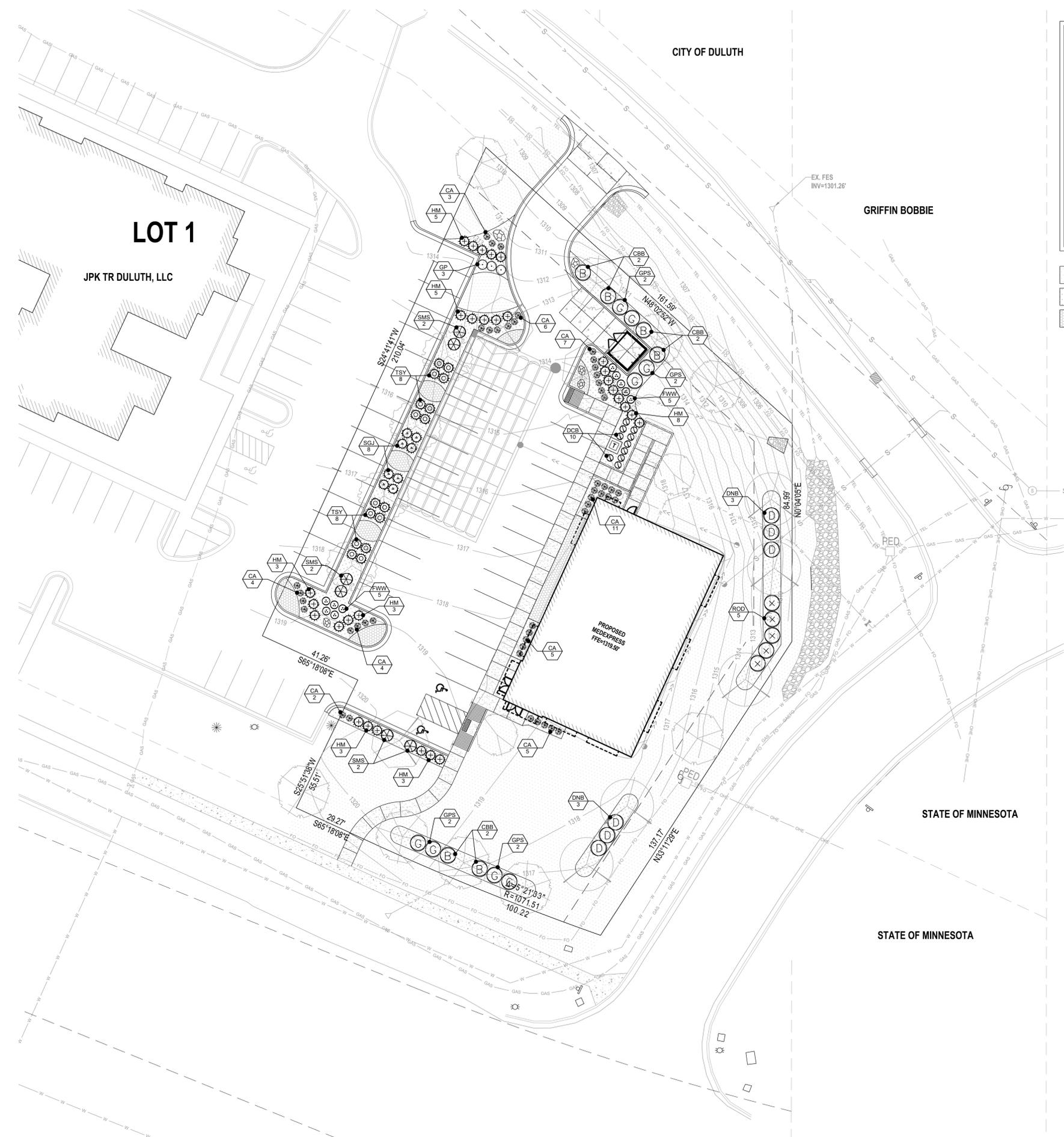
LOT 1

JPK TR DULUTH, LLC

PLANT LIST - SHRUBS & PERENNIA

SHRUBS		
CBB	Euonymus alatus 'Cole's Compact'	COLE'S COMPA
DCB	Viburnum trilobum 'Compactum'	DWARF CRANB
DNB	Physocarpus opulifolius 'Monlo'	DIABOLO NINEB
FWW	Weigela florida 'Bramwell'	FINE WINE WEI
GP	Potentilla fruticosa 'Goldfinger'	GOLDFINGER P
GPS	Caragana frutex 'Globosa'	GLOBE PEASHF
ROD	Cornus sericea	RED OSIER DOC
SMS	Spiraea nipponica 'Snowmound'	SNOWMOUND €
HM	Thuja occidentalis 'Hetz Midget'	HETZ MIDGET A
SGJ	Juniperus x pfitzeriana 'Sea Green'	SEA GREEN JU
TSY	Taxus x media 'Taunton'	TAUNTON SPRE
GRASSES		
CA	Calamagrostis acutiflora 'Karl Foerster'	FEATHER REED

-  SOD/NATIVE SEED
-  WOOD MULCH
-  2" RIVER ROCK (VERIFY COLOR WITH OWNER)



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GENERAL LANDSCAPE NOTES:

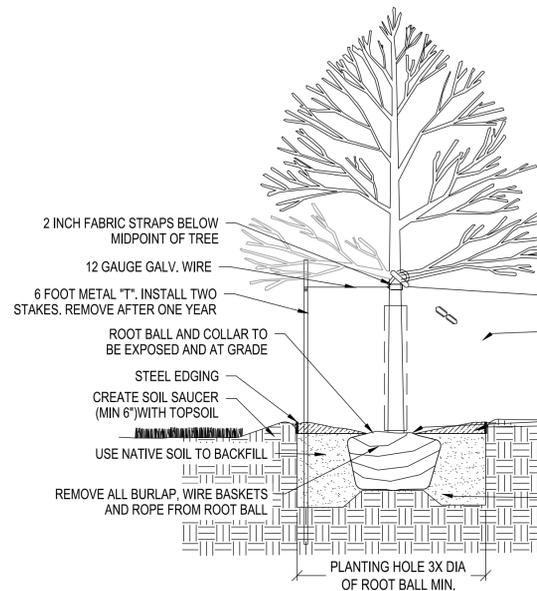
1. LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS ON THE PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING THE UTILITIES UNDERGROUND LOCATION SERVICE PRIOR TO STAKING PLANT LOCATIONS.
2. THE OWNER RESERVES THE RIGHT TO INCREASE THE TOTAL QUANTITIES OF THE LANDSCAPE MATERIAL AND/OR UNITS, USE LARGER UNIT SIZES OR VARY THE SPECIES AT THE TIME OF PLANTING IF THERE ARE AVAILABILITY CONSTRAINTS PER THE LANDSCAPE DESIGNER'S WRITTEN APPROVAL.
3. COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
4. NO INSTALLATIONS SHALL OCCUR UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
5. NO PLANTING SUBSTITUTIONS SHALL BE ACCEPTED UNLESS APPROVAL IS REQUESTED FROM THE LANDSCAPE DESIGNER PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTE.
6. CONTRACTOR IS RESPONSIBLE FOR ALL ON-GOING MAINTENANCE OF THE NEWLY INSTALLED MATERIALS UNTIL THE TIME OF OWNER SIGN-OFF AND SHALL WARRANTY ALL PLANT MATERIAL FOR ONE YEAR AFTER OWNER SIGN-OFF. ANY AND ALL ACTS OF VANDALISM OR DAMAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST TO THE LANDSCAPE DESIGNER FOR THE OWNER ACCEPTANCE INSPECTION.
8. CONTRACTORS SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE AFTER THE COMPLETION OF PLANTING ALL LANDSCAPE MATERIALS AND UNITS. ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
9. SOD IS RECOMMENDED AT ENTRY AREAS AND NOTED ON PLANS. SEED OPEN AREAS UNLESS OTHERWISE NOTED. REFERENCE SWPPP NOTES FOR PROPER INSTALLATION AND MIXTURE.

PLANTING SPECIFICATIONS:

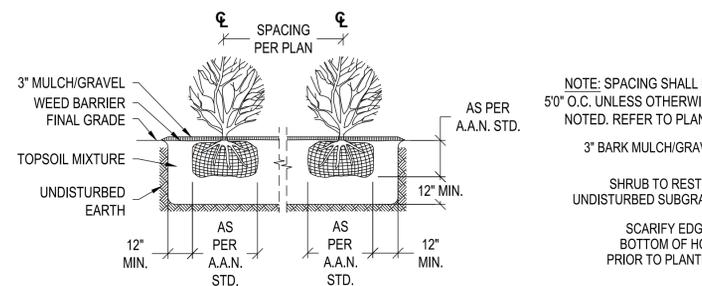
1. PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF TEN (10) INCHES. AMENDMENTS SHALL BE APPLIED AFTER CULTIVATION.
2. BACKFILL/TOP SOIL: USE TOP SOIL EXCAVATED FROM THE SITE AND PLANTING HOLES AND PROVIDE AMENDMENTS TO MEET NDDOT TOP SOIL SPECIFICATIONS. REMOVE ALL DEBRIS INCLUDING ROCKS LARGER THAN THREE (3) INCHES IN DIAMETER.
3. FERTILIZER: ALL PLANT MATERIALS SHALL BE FERTILIZED, UPON INSTALLATION, WITH DRIED BONE MEAL AND/OR OTHER SPECIFIED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS UNLESS NOTED OTHERWISE.
4. MULCH MATERIAL: AS SPECIFIED ON THE LANDSCAPE PLANS. MULCH MASS PLANTING BEDS TO 3" DEPTH OVER FIBER MAT WEED BARRIER. ALL FOUNDATION PLANTING BEDS TO RECEIVE 4" PVC COMMERCIAL GRADE EDGER AND 4" OF WASHED RIVER ROCK MULCH OVER 6 MIL BLACK POLY LANDSCAPE FABRIC. SITE PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO FIBER MAT WEED BARRIER. ALL DECIDUOUS AND EVERGREEN TREES TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH THE TREE TRUNK.
5. TREE STAKING: IT SHALL BE THE CONTRACTOR'S OPTION TO STAKE AND/OR GUY THE TREES ACCORDING TO THE PROVIDED DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD, ESPECIALLY WHERE SOIL OR WIND CONDITIONS ARE A PROBLEM. AT THE END OF THE PLANT GUARANTEE PERIOD THE CONTRACTOR SHALL REMOVE STAKING, IF INSTALLED, PRIOR TO OWNER ACCEPTANCE.
6. PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN THE QUANTITIES EXIST. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.
7. EDGING: EDGING SHALL BE 4" COMMERCIAL GRADE EDGING WITH THREE (3) METAL ANCHOR STAKES PER 20 FOOT SECTION. ALL MASS PLANTING BEDS SHALL HAVE EDGING PLACED BETWEEN MULCH AREA AND ANY ADJACENT TURF AREA.

PLANTING NOTES:

1. PLANT LOCATIONS ARE TO BE ADJUSTED AS NECESSARY TO SCREEN UTILITIES BUT NOT BLOCK WINDOWS OR IMPEDE ACCESS.
2. ALL GROUND COVER AREAS SHALL BE TOP-DRESSED WITH A 2" LAYER OF BARK MULCH OVER FIBER MAT WEED BARRIER. ALL PERENNIAL PLANTING BEDS TO RECEIVE 2" OF MULCH WITH NO FIBER MAT WEED BARRIER. ALL TREES ARE TO BE STAKED PER DETAIL.
3. ALL GROUND COVER PLANTINGS WILL BE PLACED NO FARTHER THAN 6" FROM EDGE OF PAVEMENT, EDGE OF HEADER OR BACK OF CURB. SPACING SHALL ENSURE FULL COVERAGE IN ONE YEAR.
4. ALL TREES SHALL RECEIVE 3-0" DIAMETER MULCH RING, UNLESS OTHERWISE NOTED.
5. THERE SHALL BE NO STORING OF MATERIAL OR EQUIPMENT, PERMITTING OF ANY BURNING OR OPERATING OR PARKING OF EQUIPMENT UNDER BRANCHES OF ANY EXISTING PLANTS TO REMAIN. IF EXISTING PLANTS TO REMAIN ARE DAMAGED DURING CONSTRUCTION, THE PLANTS SHALL BE REPLACED WITH THE SAME SPECIES AN SIZE AS THOSE DAMAGED.
6. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK AND MEET ANSI Z60.1 STANDARDS. ALL PLANT MATERIALS SHALL BE TAGGED AT THE NURSERY AT LEAST 1 MONTH PRIOR TO PLANTING FOR THE LANDSCAPE DESIGNER'S REVIEW.
7. REVIEW LAYOUT OF ALL LANDSCAPE ELEMENTS WITH THE LANDSCAPE DESIGNER PRIOR TO INSTALLATION. FIELD MODIFICATIONS MAY BE NECESSARY. FINAL LAYOUT TO BE REVIEWED BY THE LANDSCAPE ARCHITECT. ANY CHANGES MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
8. THE QUALITY OF PLANT MATERIAL SHALL FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK.
9. PLANTINGS SHALL BE WARRANTED (FOR REPLACEMENT) FOR ONE YEAR AFTER FINAL ACCEPTANCE.
10. UNLESS STREETScape HAS BEEN APPROVED, THE DEVELOPER SHALL LANDSCAPE ALL RIGHT-OF-WAY WITH SOD AND TREES. NO LOOSE MATERIAL (I.E., ROCK, BARK, GRAVEL, ETC.) SHALL BE ALLOWED. DECORATIVE CONCRETE OR LOW GROWING PLANT MATERIAL MAY BE ALLOWED ONLY WITH THE SPECIFIC APPROVAL OF DESIGNER. TREES SHALL BE PRE-APPROVED BY THE CITY FORESTER'S OFFICE AND SHALL BE A MINIMUM OF 25' FROM PROPERTY CORNERS AT INTERSECTIONS, 25' FROM STREET LIGHTS AND 10' FROM EDGE OF DRIVEWAYS.
11. THE NOTED LANDSCAPE TOTALS ARE GIVEN AS A CONVENIENCE TO THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING COUNTS WITH THE LANDSCAPE PLAN.
12. WHERE EXISTING TREE MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON DRAWINGS OR OTHERWISE, THEY SHALL BE PROTECTED AND SAVED. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE DESIGNER PRIOR TO REMOVAL.
13. ALL EXISTING TREES NEED TO BE PRUNED TO REMOVE DEAD WOOD AND ANY DAMAGED BRANCHES.
14. ALL PLANTINGS SHALL RECEIVE COMMERCIAL GRADE EDGING. ALL MASS PLANTING AREAS SHALL HAVE EDGING PLACED BETWEEN THE MULCHED AREA AND ANY ADJACENT TURF.
15. PROVIDE AN 18" CLEARANCE BETWEEN THE BUFFER PLANTINGS AND THE FENCE LINE.
16. ALL PLANTING UNITS IN THE STREET FRONTAGE AND BUFFER YARDS ARE BASED OFF ONE HUNDRED (100) FOOT DIMENSIONS UNLESS NOTED OTHERWISE.
17. REFER TO GRADING PLAN AND SWPPP PLAN FOR LOCATION OF SILT FENCE AND LIMITS OF CONSTRUCTION
18. FILL CANNOT BE PLACED AGAINST THE TRUNK OF THE TREE, ROOT CROWN OR UNDER THE DRIP LINE. INSTALL TREES PER PLANTING DETAILS.
19. ALL GREEN SPACE SHALL BE HYDROSEEDED UNLESS NOTED OTHERWISE.
20. ONE SHRUB AND PERENNIAL PER TYPE AND SIZE IN EACH PLANTING BED SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC IDENTIFICATION TAG WHICH SHALL NOT BE REMOVED UNTIL AFTER OWNER ACCEPTANCE. EVERY TREE SHALL BE IDENTIFIED AND SHALL NOT BE REMOVED UNTIL AFTER OWNER ACCEPTANCE.



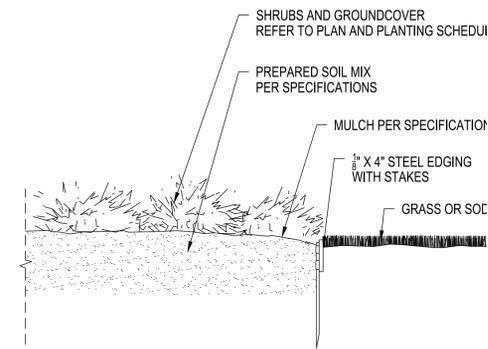
1 DECIDUOUS TREE PLANTING
NOT TO SCALE



2 SHRUB SPACING DETAIL
NOT TO SCALE

NOTE: SPACING SHALL I
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3 SHF
NOT TO



4 STEEL EDGING DETAIL
NOT TO SCALE

CITY OF DULUTH

GRIFFIN BOBBIE

LOT 1

JPK TR DULUTH, LLC

EX. FES
INV=1301.26'

TOTAL SITE AREA : 39,734 SF (0.91 ACRES)

GREENSPACE: 19,523 SF (49.0%)
IMPERVIOUS: 20,211 SF (50.9%)

LEGAL DESCRIPTION:
LOT 2, BLOCK 1 TKO ADDITION, ST. LO
CITY OF DULUTH, STATE OF MINNESO

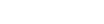
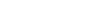
ADDRESS:
408 - 504 WEST MYRTLE ST.
DULUTH, MN

ZONING:
MU-C (MIXED USE COMMERCIAL)

LANDSCAPE REQUIREMENTS:

INTERIOR REQUIREMENTS:
MINIMUM LANDSCAPE AREA/
INTERIOR PARKING SF: 13,300
REQUIRED: 13,242 SF X 10%
PROVIDED: 2,073 SF
TREES REQUIRED: 1 TREE
REQUIRED: 1,330 SF / 300 S
PROVIDED: 7 TREES

30% SHADE REQUIREMENT:
PARKING LOT PAVING SF =
REQUIRED: 11,461 SF X 30%
PROVIDED: 5,834 SF

-  SOD/NATIVE SEED
-  WOOD MULCH
-  2" RIVER ROCK (VERIFY)
-  AREA SHADED BY TREE
-  INTERIOR PARKING BOU
-  MATURE TREE DIAMETE

STATE OF MINNESOTA

STATE OF MINNESOTA

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Looking south from Myrtle Street.



View of Easement location from Myrtle St.



WEST ELEVATION

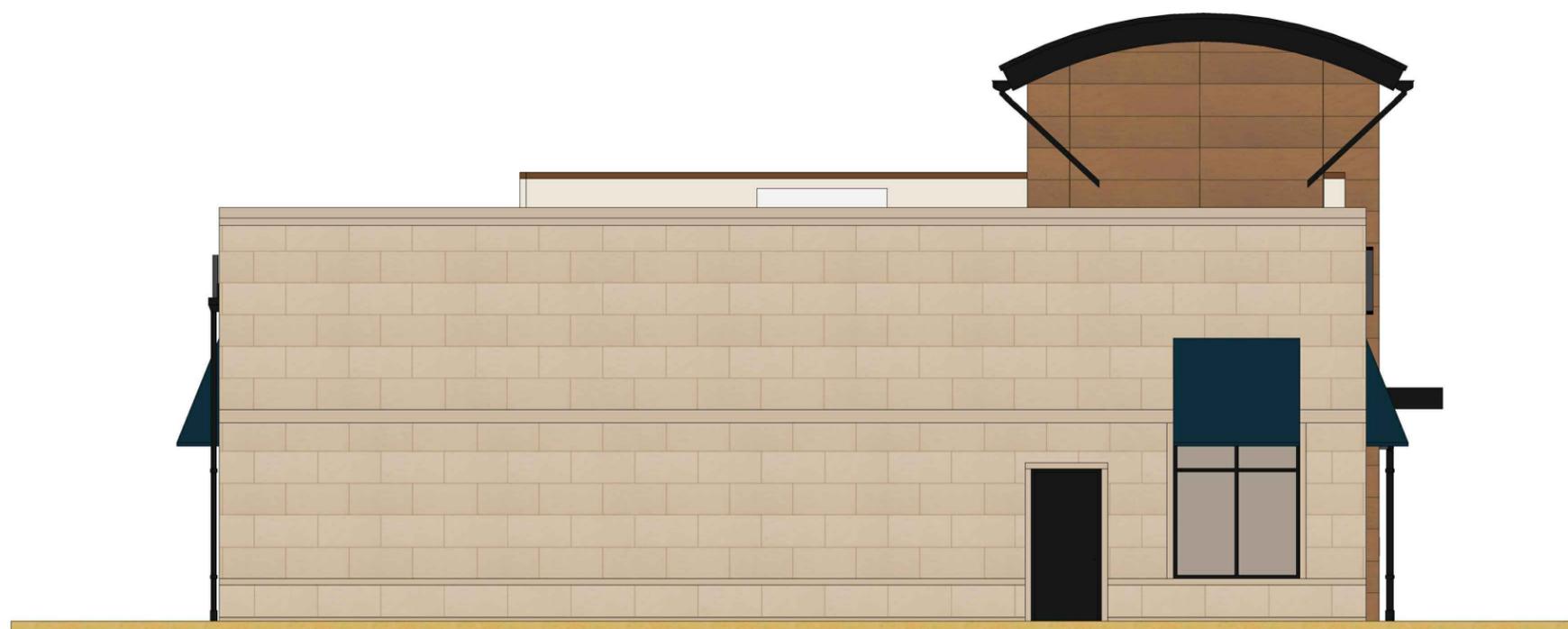


SOUTH ELEVATION

EXTERIOR MODEL



EAST ELEVATION



NORTH ELEVATION

EXTERIOR MODEL