

Threshold Development
Zion Lutheran Site Development
2165 Linden Ave, Madison, WI
January 26, 2022





Threshold Development
Zion Lutheran Site Development
2165 Linden Ave, Madison, WI
January 26, 2022





LINDEN AVE.

BUILDING 1
32 UNIT
42 UNDERGROUND STALLS
2 TO 3 STORIES

DIVISION STREET

DUNNING STREET

Threshold Development
Zion Lutheran Site Development
2165 Linden Ave, Madison, WI
January 26, 2022





knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for UDC & Land Use - Jan. 10, 2022

PROJECT TITLE
**Threshold
Development
Zion Lutheran Site
Development**

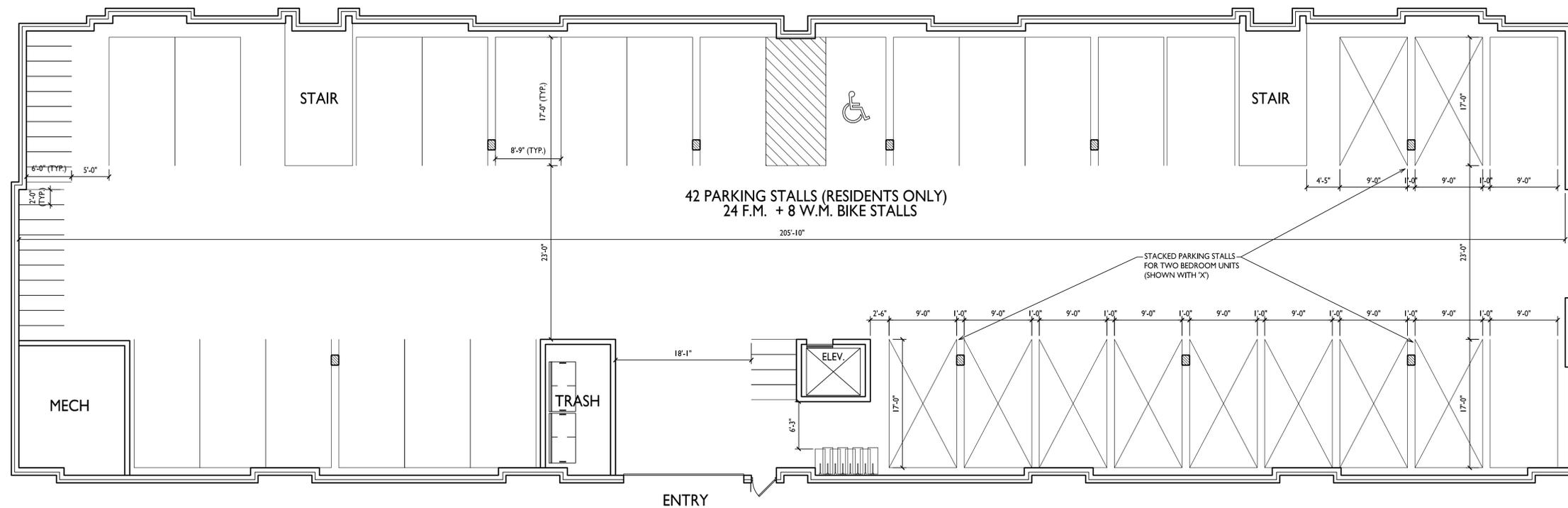
2165 Linden Ave
Madison, Wisconsin
SHEET TITLE
**Basement Floor
Plan**

SHEET NUMBER

A-1.0

PROJECT NO. **2102**

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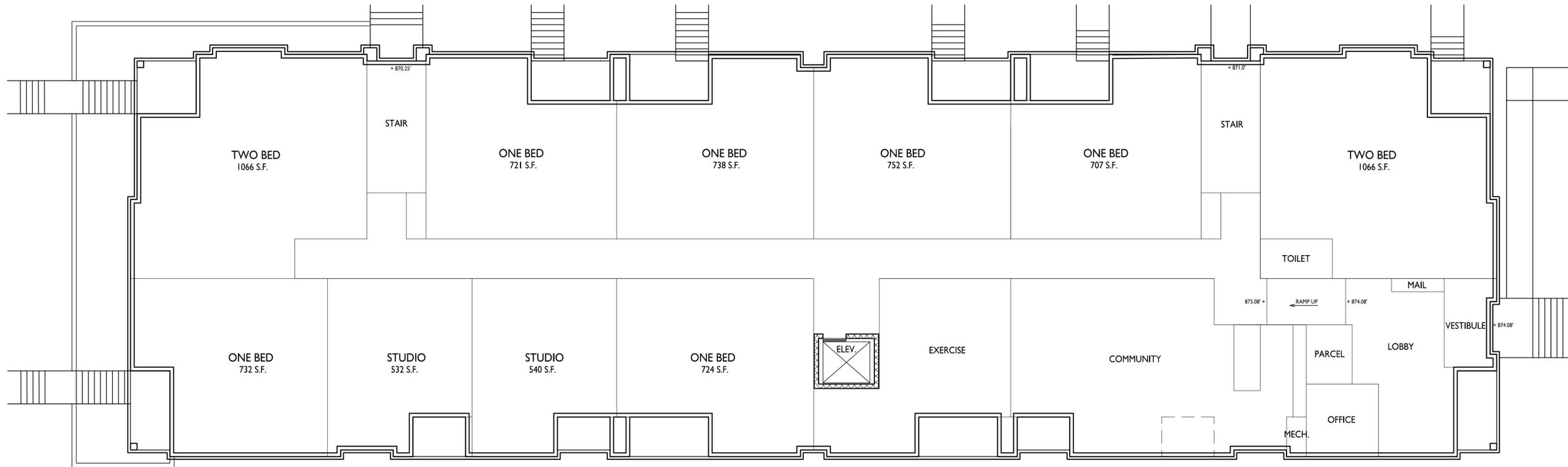
BASEMENT FLOOR PLAN
A-1.0 1/8" = 1'-0"





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UNIT MIX:	
STUDIO	12
ONE BEDROOM	10
TWO BEDROOM	6
LOFTED TWO BED	4
	32
PARKING:	
BASEMENT	42

2165 Linden Ave
Madison, Wisconsin
SHEET TITLE
First Floor Plan

FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"



SHEET NUMBER

A-1.1

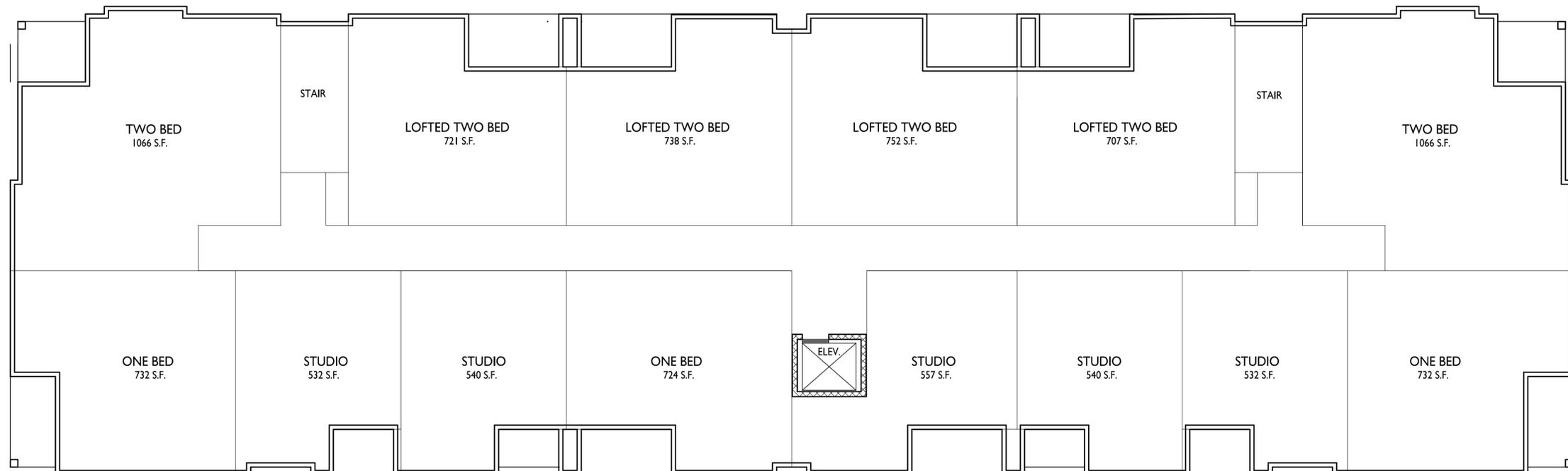
PROJECT NO. **2102**

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PROJECT TITLE
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2165 Linden Ave
Madison, Wisconsin
SHEET TITLE
Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. **2102**
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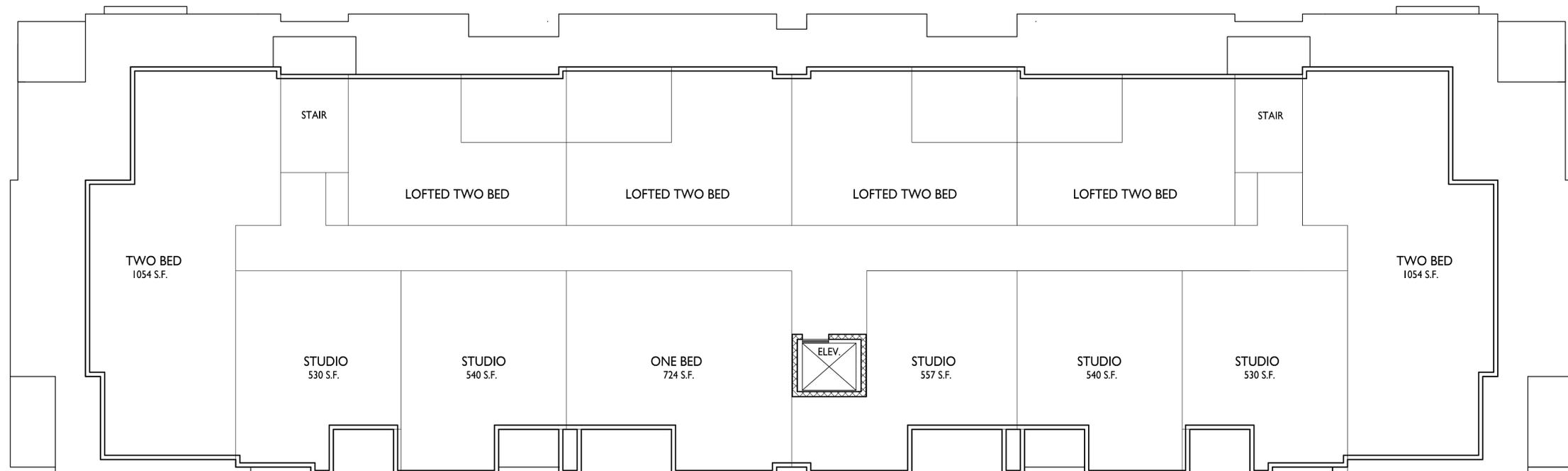
1 SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"





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2165 Linden Ave
Madison, Wisconsin
SHEET TITLE
Third Floor Plan

1 THIRD FLOOR PLAN
A-1.3 1/8" = 1'-0"

SHEET NUMBER

A-1.3

PROJECT NO. 2102
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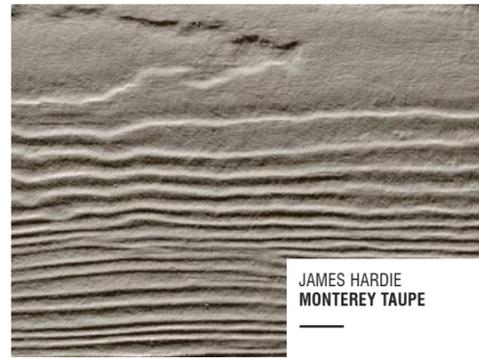




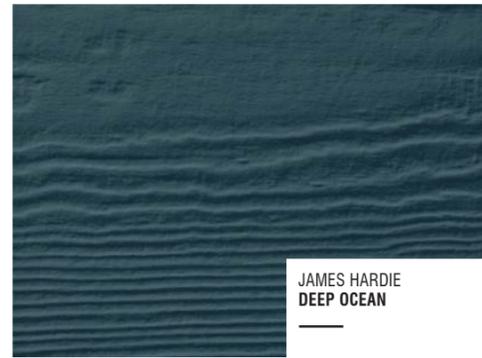




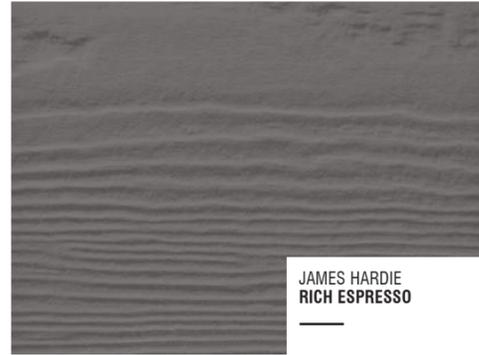




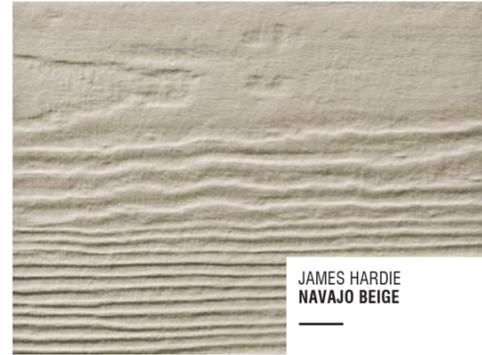
JAMES HARDIE
MONTEREY TAUPE



JAMES HARDIE
DEEP OCEAN



JAMES HARDIE
RICH ESPRESSO



JAMES HARDIE
NAVAJO BEIGE

COMPOSITE HORIZONTAL SIDING, PANELS, CANOPY, & TRIM



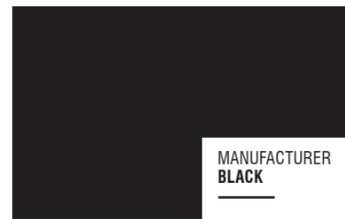
PRAIRIE STONE
GRIS | SMOOTH

CAST STONE VENEER, SILLS & BANDS



MANUFACTURER
WALNUT

CORBEL ACCENTS



MANUFACTURER
BLACK

**RAILINGS & WINDOWS
ALUM. STOREFRONT**

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	MONTEREY TAUPE
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN
(#3) - COMPOSITE LAP SIDING	JAMES HARDIE	RICH ESPRESSO
(#4) - COMPOSITE PANEL	JAMES HARDIE	NAVAJO BEIGE
COMPOSITE TRIM	JAMES HARDIE	NAVAJO BEIGE
(#5) - BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
(#6) - BRICK VENEER	TBD	DARK TERRACOTTA
(#7) - MASONRY BASE VENEER	PRAIRIE STONE	GRIS
CAST STONE BANDS & SILLS	PRAIRIE STONE	GRIS
(#8) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#9) - ALUM. STOREFRONT	N/A	BLACK
(#10) - INSULATED METAL DOORS/FRAMES	N/A	TBD
CANOPY & BAY SOFFITS	JAMES HARDIE	NAVAJO BEIGE
(#12) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#13) - CORBEL ACCENTS	N/A	WALNUT
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



INTERSTATE BRICK
TUMBLEWEED

BRICK VENEER



HEBRON
CRIMSON CREEK

BRICK VENEER



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Middleton, WI 53562

TRUE NORTH



KEY PLAN



1 ELEVATION - NORTH COLOR
A-2.3 1/8" = 1'-0"



2 ELEVATION - SOUTH COLOR
A-2.3 1/8" = 1'-0"

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2165 Linden Ave
Madison, Wisconsin
SHEET TITLE
**EXTERIOR
ELEVATIONS
COLOR**

SHEET NUMBER

A-2.3
PROJECT NUMBER 2102

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EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	MONTEREY TOUP
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN
(#3) - COMPOSITE LAP SIDING	JAMES HARDIE	RICH ESPRESSO
(#4) - COMPOSITE PANEL	JAMES HARDIE	NAVAJO BEIGE
COMPOSITE TRIM	JAMES HARDIE	NAVAJO BEIGE
(#5) - BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
(#6) - BRICK VENEER	TBD	DARK TERRACOTTA
(#7) - MASONRY BASE VENEER	PRAIRIE STONE	GRIS
CAST STONE BANDS & SILLS	PRAIRIE STONE	GRIS
(#8) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#9) - ALUM. STOREFRONT	N/A	BLACK
(#10) - INSULATED METAL DOORS/FRAMES	N/A	TBD
CANOPY & BAY SOFFITS	JAMES HARDIE	NAVAJO BEIGE
(#12) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#13) - CORBEL ACCENTS	N/A	WALNUT
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



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TRUE NORTH



KEY PLAN

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PROJECT TITLE

**Threshold
Development
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Site Development**

2165 Linden Ave
Madison, Wisconsin

SHEET TITLE

**EXTERIOR
ELEVATIONS
COLOR**

SHEET NUMBER

A-2.4

PROJECT NUMBER **2102**

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NOT FOR CONSTRUCTION



1 ELEVATION - EAST COLOR
A-2.4 1/8" = 1'-0"



2 ELEVATION - WEST COLOR
A-2.4 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	MONTEREY TROUP
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN
(#3) - COMPOSITE LAP SIDING	JAMES HARDIE	RICH ESPRESSO
(#4) - COMPOSITE PANEL	JAMES HARDIE	NAVAJO BEIGE
COMPOSITE TRIM	JAMES HARDIE	NAVAJO BEIGE
(#5) - BRICK VENEER	INTERSTATE BRICK	TUMBLEWEED
(#6) - BRICK VENEER	TBD	DARK TERRACOTTA
(#7) - MASONRY BASE VENEER	PRAIRIE STONE	GRIS
CAST STONE BANDS & SILLS	PRAIRIE STONE	GRIS
(#8) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#9) - ALUM. STOREFRONT	N/A	BLACK
(#10) - INSULATED METAL DOORS/FRAMES	N/A	TBD
CANOPY & BAY SOFFITS	JAMES HARDIE	NAVAJO BEIGE
(#12) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#13) - CORBEL ACCENTS	N/A	WALNUT
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5

FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON

THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED

BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

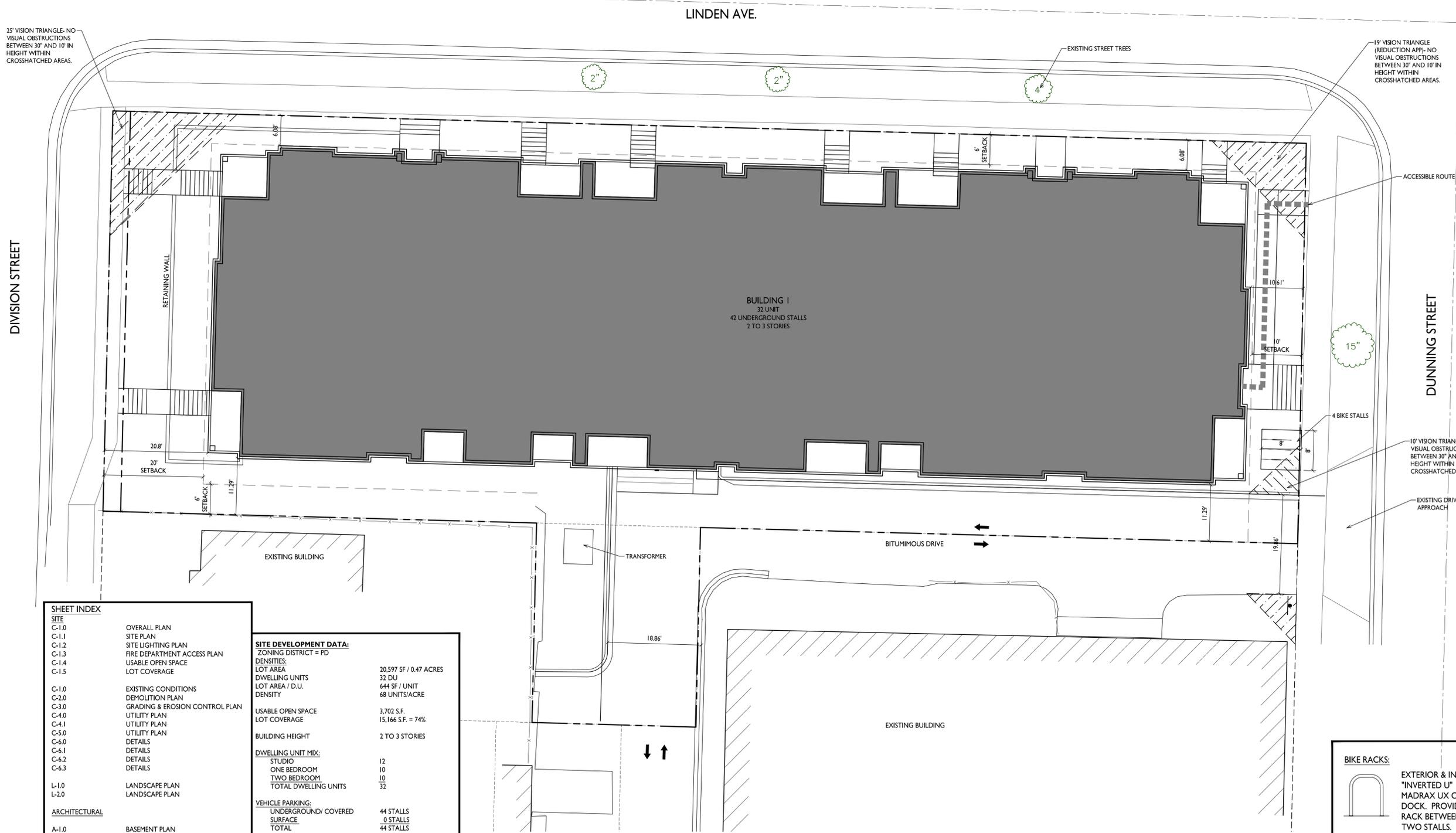
9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF

NURSERY TREE STOCK, AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).

12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.



SHEET INDEX

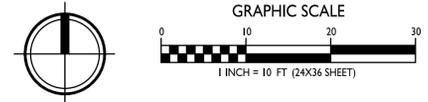
SITE	
C-1.0	OVERALL PLAN
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	USABLE OPEN SPACE
C-1.5	LOT COVERAGE
EXISTING CONDITIONS	
C-2.0	DEMOLITION PLAN
C-3.0	GRADING & EROSION CONTROL PLAN
C-4.0	UTILITY PLAN
C-4.1	UTILITY PLAN
C-5.0	UTILITY PLAN
C-6.0	DETAILS
C-6.1	DETAILS
C-6.2	DETAILS
C-6.3	DETAILS
LANDSCAPE PLAN	
L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	ELEVATIONS - RENDERED
A-2.4	ELEVATIONS - RENDERED
	RENDERED PERSPECTIVE

SITE DEVELOPMENT DATA:

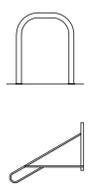
ZONING DISTRICT = PD

DENSITIES:	
LOT AREA	20,597 SF / 0.47 ACRES
DWELLING UNITS	32 DU
LOT AREA / D.U.	644 SF / UNIT
DENSITY	68 UNITS/ACRE
USABLE OPEN SPACE	
USABLE OPEN SPACE	3,702 S.F.
LOT COVERAGE	15,166 S.F. = 74%
BUILDING HEIGHT	
BUILDING HEIGHT	2 TO 3 STORIES
DWELLING UNIT MIX:	
STUDIO	12
ONE BEDROOM	10
TWO BEDROOM	10
TOTAL DWELLING UNITS	32
VEHICLE PARKING:	
UNDERGROUND/ COVERED	44 STALLS
SURFACE	0 STALLS
TOTAL	44 STALLS
BICYCLE PARKING:	
UNDERGROUND GARAGE - WALL	8 STALLS (COVERED)
UNDERGROUND/STD. 2X6'	24 STALLS (COVERED)
SURFACE GUEST	4 STALLS (10% OF UNITS)
TOTAL	36 STALLS

SITE PLAN
C-1.1 1" = 10'-0"



BIKE RACKS:



EXTERIOR & INTERIOR: "INVERTED U" TYPE MADRAX UX OR SARIS BIKE DOCK. PROVIDE ONE RACK BETWEEN EVERY TWO STALLS.

INTERIOR: MADRAX VERTICAL WALL MOUNT

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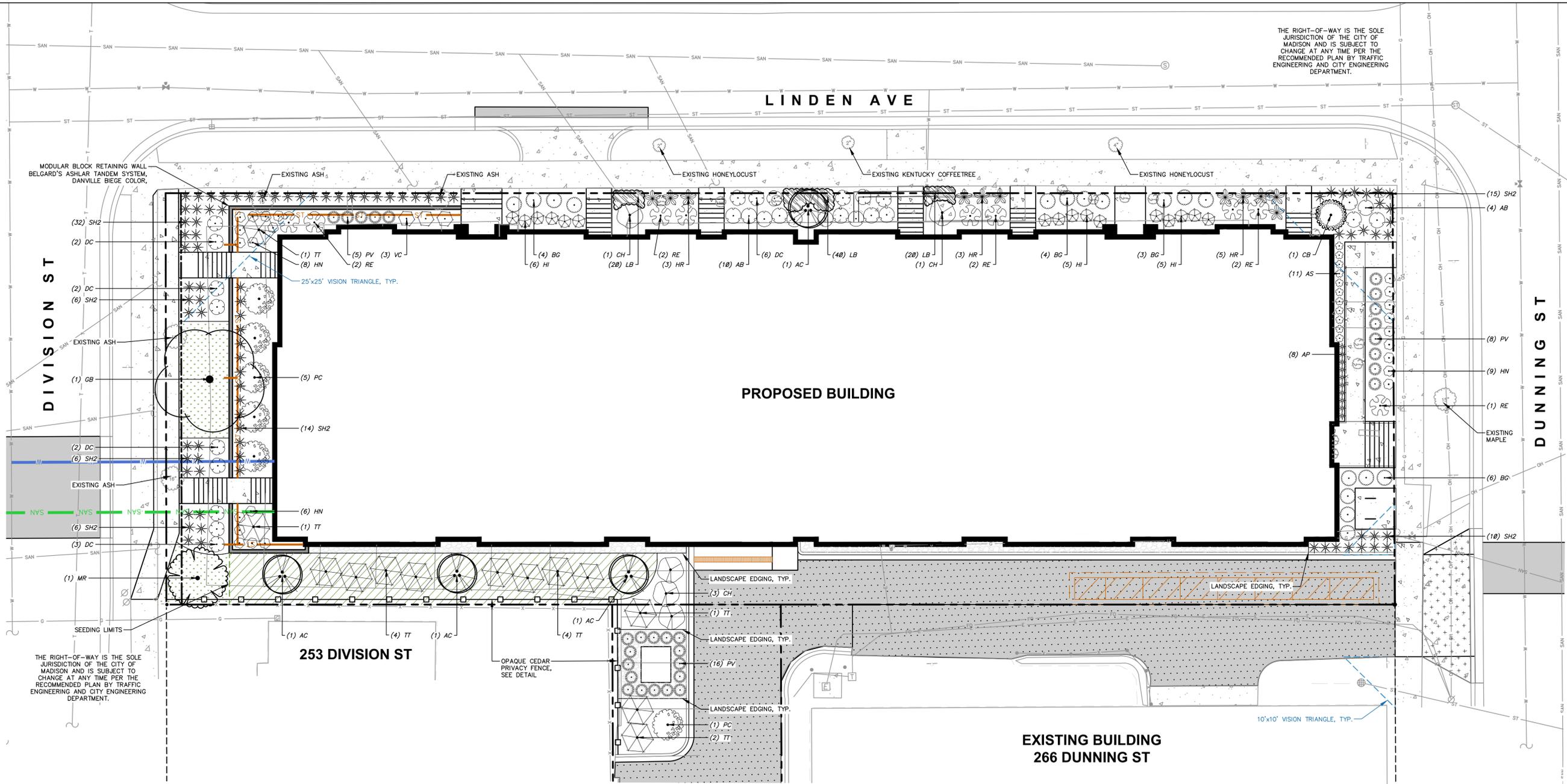
PROJECT TITLE
**Threshold Development
Zion Lutheran Site Development**

2165 Linden Ave
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. **2102**
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THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

ORNAMENTAL TREES		
ORNA	CODE	BOTANICAL / COMMON NAME
	AC	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry
	CB	<i>Carpinus caroliniana</i> 'J.N. Globe' TM / Ball O' Fire American Hornbeam
	MR	<i>Malus x 'Royal Raindrops'</i> / Royal Raindrops Crabapple
OVERSTORY DECIDUOUS TREES		
ORNA	CODE	BOTANICAL / COMMON NAME
	GB	<i>Ginkgo biloba</i> 'Autumn Gold' TM / Autumn Gold Maidenhair Tree
DECIDUOUS SHRUBS		
ORNA	CODE	BOTANICAL / COMMON NAME
	AB	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry
	CH	<i>Cornus hessei</i> 'UMN970507' TM / Garden Glow Dogwood
	DC	<i>Diervilla sessilifolia</i> 'Cool Splash' / Cool Splash False Honeysuckle
	HI	<i>Hydrangea arborescens</i> 'Incrediball' / Incrediball White Hydrangea
	PC	<i>Physocarpus opulifolius</i> 'Center Glow' / Center Glow Ninebark
	RE	<i>Rhododendron x 'P.J.M.'</i> / PJM Rhododendron

	VC	<i>Viburnum carlesii</i> 'SMVCB' TM / Spice Baby Koreanspice Viburnum
EVERGREEN SHRUBS		
ORNA	CODE	BOTANICAL / COMMON NAME
	BG	<i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood
PERENNIALS & GRASSES		
ORNA	CODE	BOTANICAL / COMMON NAME
	AS	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium
	AP	<i>Astilbe chinensis</i> 'Vision in Pink' / Vision in Pink Chinese Astilbe
	HN	<i>Heuchera x 'Appletini'</i> TM / Dolce Appletini Coral Bells
	HR	<i>Hosta x 'Regal Splendor'</i> / Regal Splendor Hosta
	PV	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass
	SH2	<i>Sporobolus heterolepis</i> / Prairie Dropseed
UPRIGHT EVERGREEN SHRUBS		
ORNA	CODE	BOTANICAL / COMMON NAME
	TT	<i>Thuja occidentalis</i> 'Techny' / Techny Arborvitae
GROUND COVERS		
ORNA	CODE	BOTANICAL / COMMON NAME
	LB	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf

- ### GENERAL NOTES
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
 - CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

- ### CONTRACTOR NOTES
- ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH (TYP), UNLESS OTHERWISE DEPICTED.

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	6' OPAQUE CEDAR PRIVACY FENCE
	POLYETHYLENE EDGING
	SEEDING LIMITS
	DECORATIVE STONE MULCH
	SOD - BLUEGRASS
	SEED - BLUEGRASS



DIGGERS HOTLINE
Toll Free (800) 242-8511

PLAN MODIFICATIONS:

#	Date:	Description:
1	01.10.2021	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: MWS
Reviewed By: KJY
Approved By: KJY

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0