

21155 11th St SE | Suite 201 | Minneapolis | MN 55414
 ccs@cpn.com



3546 Dakota Ave S
 Suite D
 St. Louis Park, MN 55416

**PRELIMINARY
 NOT FOR CONSTRUCTION**

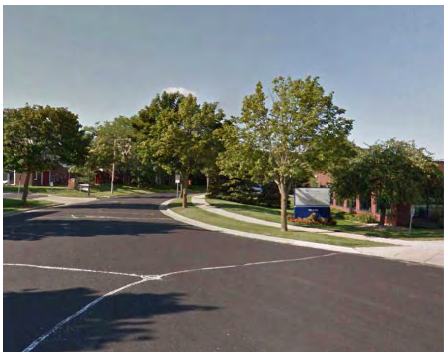
Revisions		
No.	Date	Description

Project Information		
Project	Location	Date
Madison Mixed Use	3546 Dakota Ave S, St. Louis Park, MN	08/05/2021

Sheet Title: Existing Conditions

Sheet Number: _____ Current Revision: _____

© 2021 Cunningham Inc. All Rights Reserved.



A



B



C



D



E



F



G



FRONT



H



I



J



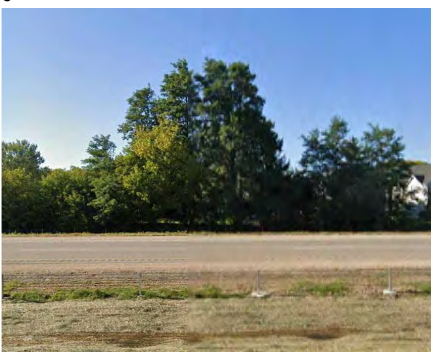
AERIAL



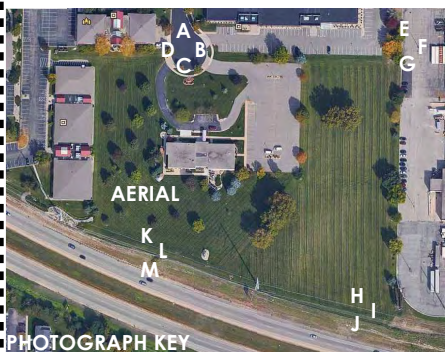
K



L



M



PHOTOGRAPH KEY

Multifamily at 575 Zor Shrine Place



Site Map

Sheet Index - LUA

Number	Sheet Name
A-0	Cover Sheet
A-1	Site Plan (Overall)
A-2	Floor Plan - Parking Level
A-3	Floor Plan - Level 1
A-4	Floor Plan - Level 2
A-5	Floor Plan - Level 3
A-6	Floor Plan - Level 4
A-7	Floor Plan - Level 5
A-8	Roof Plan
A-9	Building Elevations - West Building
A-10	Building Elevations - East Building
A-11	Exterior Lighting Illustration
S-1	Site Demo

Area Schedule (Gross Building)

Level	Area
Parking Level 1	61187 SF
Level 1	41507 SF
Level 2	41507 SF
Level 3	41507 SF
Level 4	41507 SF
Level 5	41507 SF
West	296309 SF
Parking Level 1	44828 SF
Level 1	33511 SF
Level 2	33511 SF
Level 3	33511 SF
Level 4	33511 SF
Level 5	33511 SF
Grand total:	471478 SF

Area Schedule (Rental & Common)

Level	Name	Area
Common Area		
Parking Level 1	Common Area	61187 SF
Level 1	Common Area	13808 SF
Level 2	Common Area	13808 SF
Level 3	Common Area	13808 SF
Level 4	Common Area	13808 SF
Level 5	Common Area	13808 SF
Rentable Area		
Level 1	Rentable Area	15040 SF
Level 2	Rentable Area	15040 SF
Level 3	Rentable Area	15040 SF
Level 4	Rentable Area	15040 SF
Level 5	Rentable Area	15040 SF
West		
Common Area		
Parking Level 1	Common Area	44828 SF
Level 1	Common Area	13849 SF
Level 2	Common Area	13849 SF
Level 3	Common Area	13849 SF
Level 4	Common Area	13849 SF
Level 5	Common Area	13849 SF
Rentable Area		
Level 1	Rentable Area	19952 SF
Level 2	Rentable Area	19952 SF
Level 3	Rentable Area	19952 SF
Level 4	Rentable Area	19952 SF
Level 5	Rentable Area	19952 SF
Grand Total		
		471480 SF



211 East Street SE | Suite 201 | Minneapolis | MN 55414
cunningham.com



3546 Dakota Ave S
Suite D
St. Louis Park, MN 55416

**PRELIMINARY
NOT FOR CONSTRUCTION**

Revisions	No.	Date	Description

Project Information

Phase:	LUA - 001	Date:	03/05/2021
Project No.:	280306	FE - 02	20200801

Multifamily at 575 Zor Shrine Place

Sheet Title:
Cover Sheet

Sheet Number: **A-0** Current Revision

Project Team

Architect	Civil	MEP			
Name: Cunningham Contact: Dave Stahl Address: 201 SE 15th Street Suite 201 Minneapolis, MN 55414 Phone: (612) 279-5400 Fax: (612) 279-0889 E-Mail: dsp@ Cunningham.com	Name: Velsor Associates, Inc. Contact: Matthew Schreier Address: 588 Foster Drive Suite 201 Minnetonka, MN 55317 Phone: (818) 123-2081 Fax: (818) 123-2081 E-Mail: msch@vsa.com	Name: Entersystems/Phas Contact: Matthew Furb Address: 7115 Bush Lake Road Edina, MN 55439 Phone: (612) 335-0050 Fax: (612) 335-0050 E-Mail: mfk@phas.com	Name: Contact: Address:	Name: Contact: Address:	Name: Contact: Address:
Name: Cunningham Contact: Mike Jones Address: 201 SE 15th Street Suite 201 Minneapolis, MN 55414 Phone: (612) 279-5400 Fax: (612) 279-0889 E-Mail: mjones@ Cunningham.com	Name: Contact: Address:	Name: Contact: Address:	Name: Contact: Address:	Name: Contact: Address:	Name: Contact: Address:
Name: Cunningham Contact: Mike Jones Address: 201 SE 15th Street Suite 201 Minneapolis, MN 55414 Phone: (612) 279-5400 Fax: (612) 279-0889 E-Mail: mjones@ Cunningham.com	Name: Contact: Address:	Name: Contact: Address:	Name: Contact: Address:	Name: Contact: Address:	Name: Contact: Address:

PHOTO COURTESY OF CUNNINGHAM ASSOCIATES

DATE: 03/05/2021



3546 Dakota Ave S
 Suite D
 St. Louis Park, MN 55416

**PRELIMINARY
 NOT FOR CONSTRUCTION**

Revisions

No.	Date	Description

Project Information

Item	Unit	Date
Project No.	24-006	7/2/24
Project Name		24-006

Multifamily at 575 Zor Shrine Place
 Shrine Place

Sheet Title:
 Site Plan (Overall)

Sheet Number: **A-1** Current Revision:

A-1

SITE METRICS
 EXISTING ADDRESS: 575 ZOR SHRINE PLACE, MADISON, WI
 EXISTING SITE ACREAGE: 6.87 ACRES
 EXISTING ZONING: (SE) SUBURBAN EMPLOYMENT
 PROPOSED ZONING: (TR-02) TRADITION RESIDENTIAL - URBAN DISTRICT

TR-02 REQUIREMENTS
MAX HEIGHT
 REQUIRED - MAX. 6 STORES OR 70'
 PROVIDED - 5 STORES AT 62'

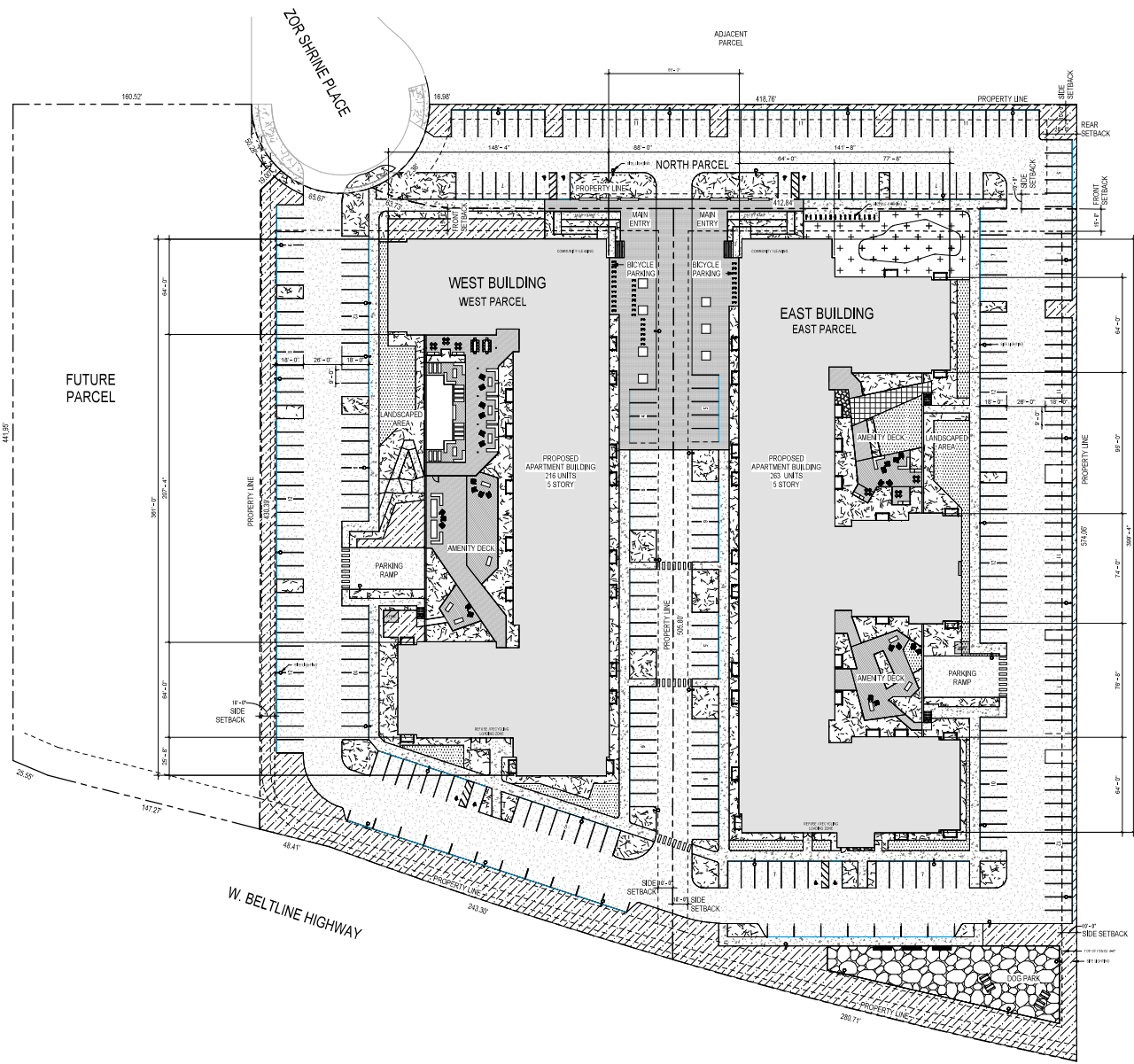
NORTH PARCEL
 SITE: 21,357 SF (0.719 ACRES)
 LOT COVERAGE
 REQUIRED - 80% MAX
 PROVIDED - 71% COVERAGE
 USABLE OPEN SPACE
 REQUIRED - MIN. 140 SF PER D.U. (0 UNITS = 0 SF REQUIRED)
 PROVIDED - 7,152 SF
 *NO UNITS ARE PROVIDED ON THIS PARCEL
 PAVED AREA: 22,238 SF
 LANDSCAPED AREA: 9,119 SF
 BUILDING: 0 SF
 PARKING: 69 SPACES (NOT INCLUDED IN REQUIRED TOTALS)

WEST PARCEL
 SITE: 129,781 SF (3.707 ACRES)
 LOT COVERAGE
 REQUIRED - 80% MAX
 PROVIDED: 67,804 SF / 67.8% COVERAGE
 USABLE OPEN SPACE
 REQUIRED - MIN. 140 SF PER D.U. (216 UNITS x 140 SF = 30,240 SF)
 PROVIDED - 52,363 SF
 PAVED AREA: 63,278 SF
 LANDSCAPED AREA: 86,983 SF
 BUILDING FOOTPRINT: 41,528 SF
 MAX. BUILDING COVERAGE: N/A
 GROSS BUILDING TOTAL: 213,081 SF
 UNITS: 216
 NUMBER OF BEDS: 247 (SEE A2 - A5 FOR DETAILS)
 PARKING
 REQUIRED: 216 SPACES (1 PER UNIT)
 117 BELOW GRADE / 100 AT GRADE (217 TOTAL SPACES)
 *SEE PARKING NOTES BELOW
 BICYCLE PARKING
 REQUIRED: 216 SPACES (INDOOR) / 22 (OUTSIDE) (1 PER UNIT COVERED + 216, 1 PER 10 UNITS OUTDOOR = 22)
 PROVIDED: 216 (INDOOR) - 22 (OUTSIDE)

EAST PARCEL
 SITE: 147,257 SF (3.381 ACRES)
 LOT COVERAGE
 REQUIRED - 80% MAX
 PROVIDED: 100,828 SF / 68.4% COVERAGE
 USABLE OPEN SPACE
 REQUIRED - MIN. 140 SF PER D.U. (263 UNITS x 140 SF = 36,820 SF REQUIRED)
 PROVIDED: 33,914 SF
 PAVED AREA: 69,641 SF
 LANDSCAPED AREA: 55,842 SF
 BUILDING FOOTPRINT: 51,187 SF
 GROSS BUILDING TOTAL: 259,399 SF
 UNITS: 203
 NUMBER OF BEDS: 305 (SEE A2 / A5 FOR DETAILS)
 PARKING
 REQUIRED: 263 SPACES (1 PER UNIT)
 PROVIDED: 130 BELOW GRADE / 136 AT GRADE (266 TOTAL SPACES)
 *SEE PARKING NOTES BELOW
 BICYCLE PARKING
 REQUIRED: 263 SPACES (INDOOR) / 27 (OUTSIDE) (1 PER UNIT COVERED - 263, 1 PER 10 UNITS OUTDOOR = 27)
 PROVIDED: 263 SPACES (INDOOR) / 27 (OUTSIDE)

FUTURE PARCEL 77,825 SF (1.787 ACRES)
 **NOT TO BE DEVELOPED AT THIS TIME - NOT INCLUDED IN REQUIRED TOTALS

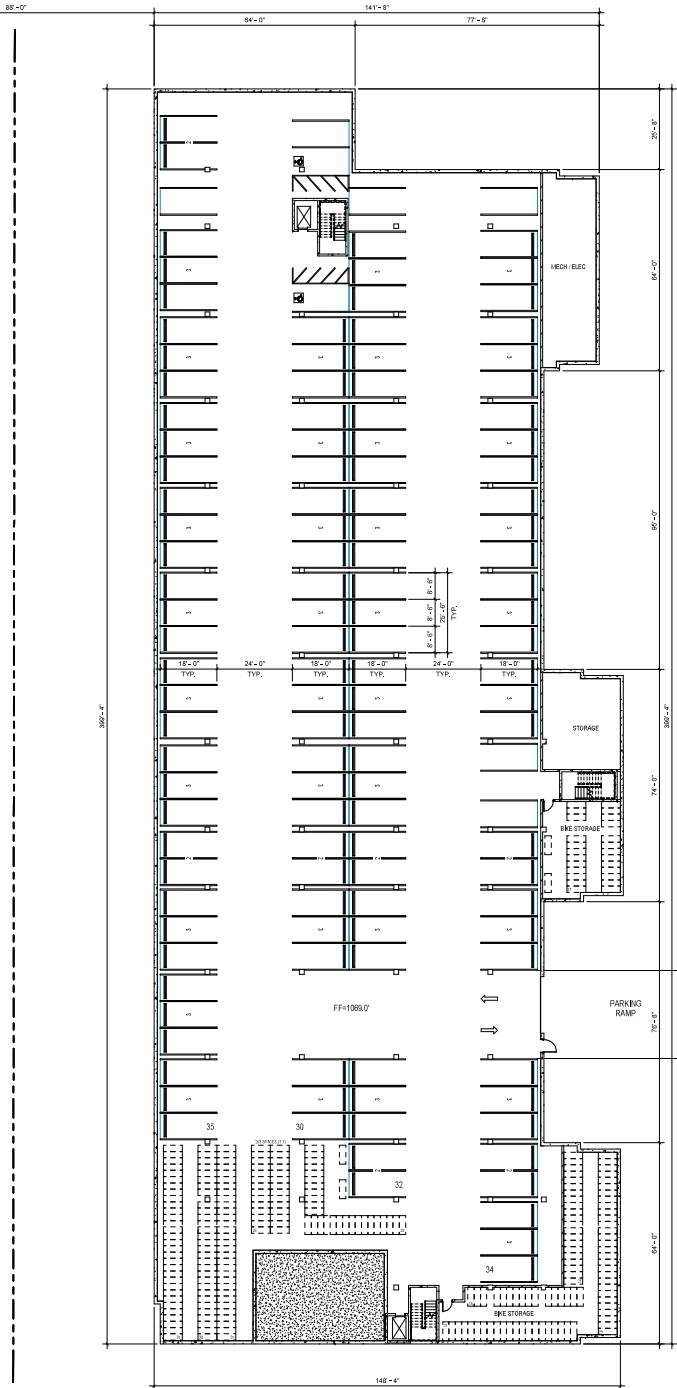
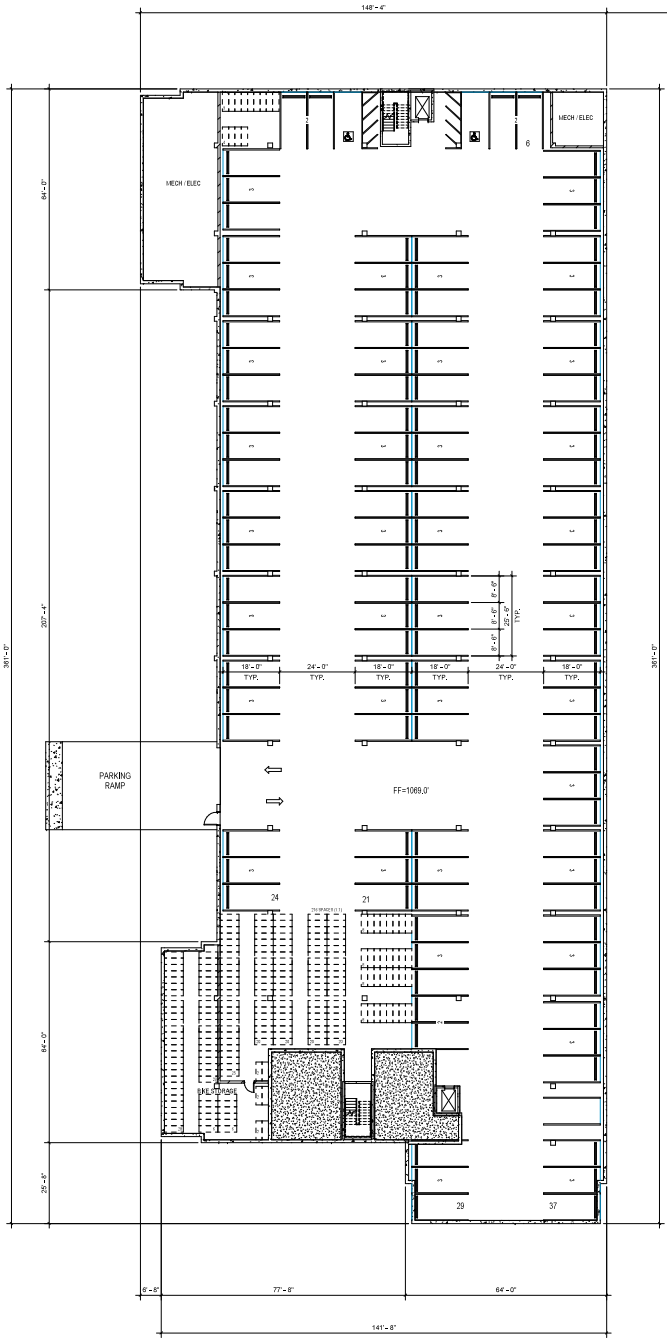
PARKING NOTES
 23,141 PARKING AND LOADING STANDARDS
 30% 2005 - 10% EV READY SPACES / 2% EV INSTALLED



Site Plan (Overall)
 1" = 30'-0"

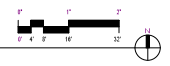


10/20/24 11:58 AM C:\Users\james\OneDrive\Documents\575 Zor Shrine Place\575 Zor Shrine Place.dwg



PARKING NOTES
 28,141 PARKING AND LOADING STANDARDS
 2021-2025- 10% EV READY SPACES / 2% EV INSTALLED

1 Parking Level
 SWP TYP



2510 Mac Street SE | Suite 203 | Minneapolis | MN 55414
 cnc@cumc.com



3546 Dakota Ave S
 Suite D
 St. Louis Park, MN 55416

**PRELIMINARY
 NOT FOR CONSTRUCTION**

Revisions
 No. Date Description

Project Information
 Phase: L04 Date: 03.09.2021
 Project No.: 281006 P2: AE: J2484444

Multifamily at 575 Zor
 Shrine Place

Sheet Title:
 Floor Plan - Parking Level

Sheet Number: A-2
 Consent Revision

A-2

© 2021 Cunningham Group



3546 Dakota Ave S
Suite D
St. Louis Park, MN 55416

**PRELIMINARY
NOT FOR CONSTRUCTION**

Revisions
No. Date Description

Project Information
Phase: Unit: Date: 8/16/2021
Project No.: 261006 P/E: JZ: JZ@Cunningham.com

Multifamily at 575 Zor
Shrine Place

Sheet Title:
Floor Plan - Level 1

Sheet Number: _____ Current Revision: _____

A-3

© 2021 Cunningham Properties



Typical Units Area

Unit Type	Area
Studio Unit	445 SF
Above Unit	542 SF
Corner Above Unit	644 SF
1 Bedroom Unit	662 SF
2 Bedroom Unit	1,067 SF

Room Matrix - West Building

Unit Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total Units	Unit Percentage
1 Bedroom Unit	6	9	9	9	6	42	19%
2 Bedroom Unit	4	7	7	7	6	31	14%
Above Unit	10	10	10	10	10	50	24%
Studio Unit	13	14	14	14	14	69	32%
	33	40	40	40	42	219	100%

Room Matrix - East Building

Unit Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total Units	Unit Percentage
1 Bedroom Unit	9	11	11	11	11	53	20%
2 Bedroom Unit	7	9	9	9	6	42	16%
Above Unit	18	22	22	22	23	108	40%
Studio Unit	10	13	13	13	13	62	24%
	44	55	55	55	53	260	100%



3546 Dakota Ave S
Suite D
St. Louis Park, MN 55416

**PRELIMINARY
NOT FOR CONSTRUCTION**

Revisions
No. Date Description

Project Information
Phase: Unit: Date: 03/05/2021
Project No.: 263004 P2: 02: 03/04/2021

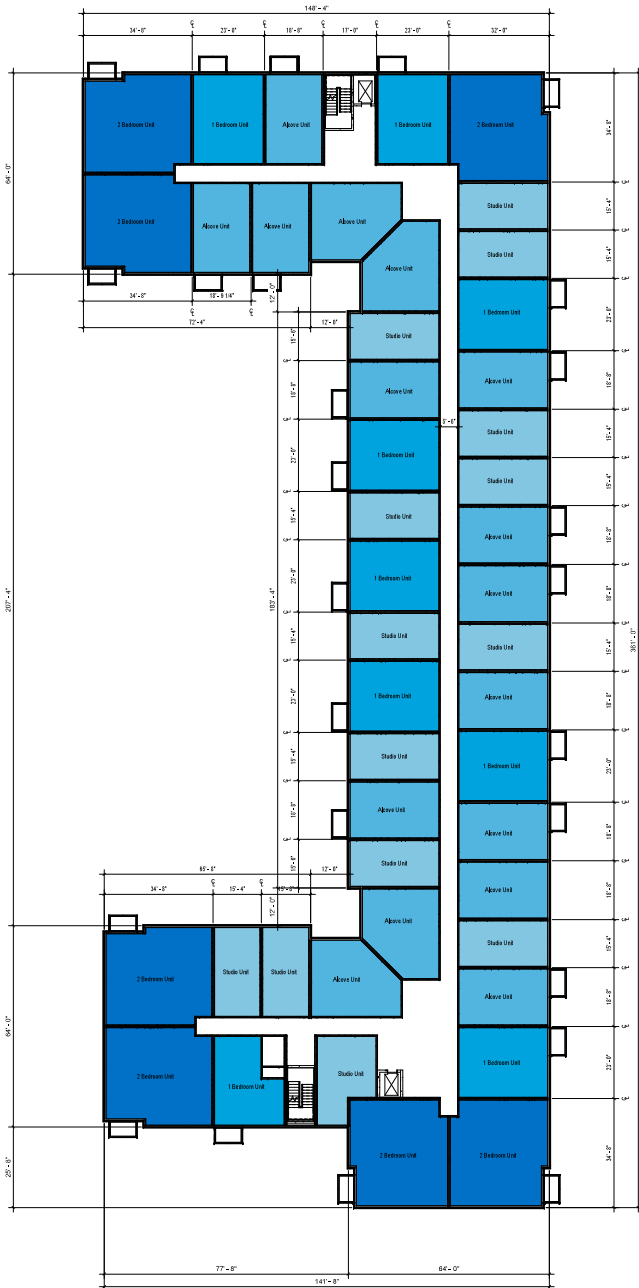
Multifamily at 575 Zor
Shrine Place

Sheet Title:
Floor Plan - Level 2 thru 4

Sheet Number: _____ Current Revision: _____

A-4

© 2021 Cunningham Properties



Typical Units Area

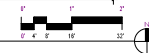
Unit Type	Area
Studio Unit	445 SF
Access Unit	542 SF
Corner Access Unit	544 SF
1 Bedroom Unit	693 SF
2 Bedroom Unit	1,007 SF

Room Matrix - West Building

Unit Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total Units	Min. Percentage
1 Bedroom Unit	6	9	9	9	6	42	19%
2 Bedroom Unit	4	7	7	7	6	31	14%
Access Unit	10	10	10	10	10	50	24%
Studio Unit	13	14	14	14	14	69	32%
	33	40	40	40	42	219	100%

Room Matrix - East Building

Unit Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total Units	Min. Percentage
1 Bedroom Unit	9	11	11	11	11	53	20%
2 Bedroom Unit	7	9	9	9	6	42	16%
Access Unit	18	22	22	22	23	109	40%
Studio Unit	10	13	13	13	13	62	24%
	44	55	55	55	53	265	100%



211 Main Street SE | Suite 211 | Minneapolis | MN 55414
cunningham.com



3546 Dakota Ave S
Suite D
St. Louis Park, MN 55416

**PRELIMINARY
NOT FOR CONSTRUCTION**

Revisions
No. Date Description

Project Information
Phase: Unit: Date: 03/05/2021
Project No.: 263004 P2-02 2/26/2020

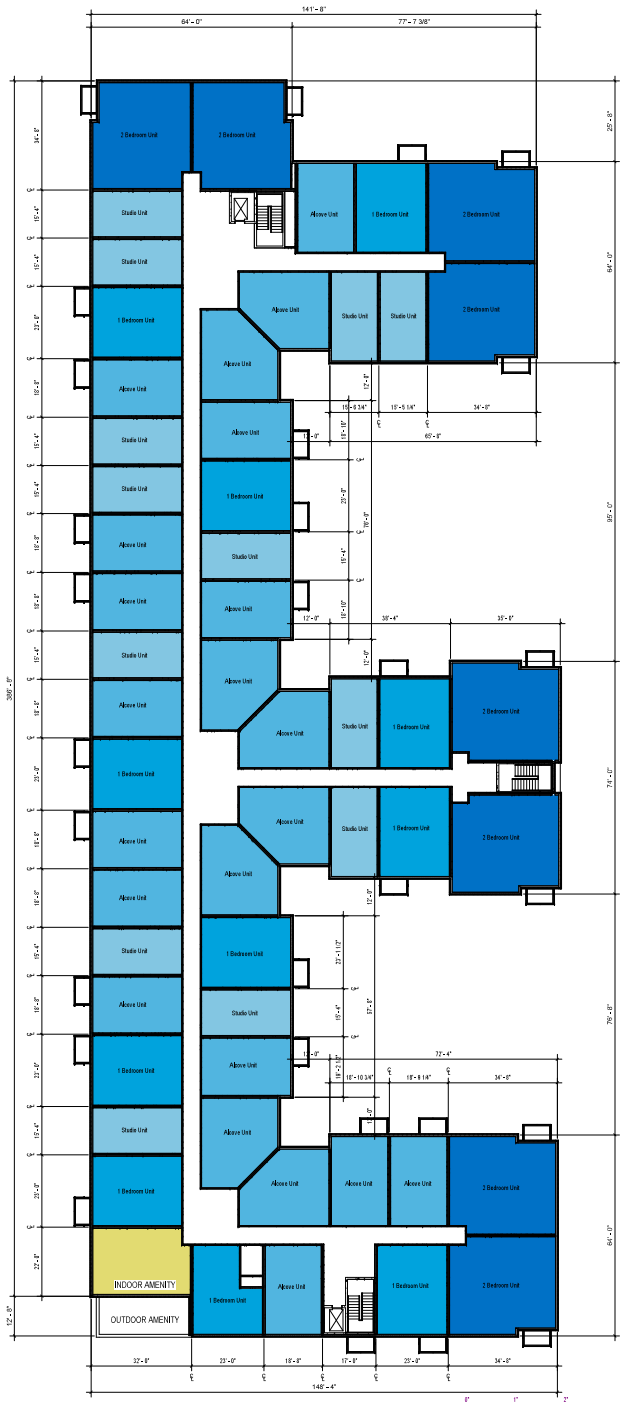
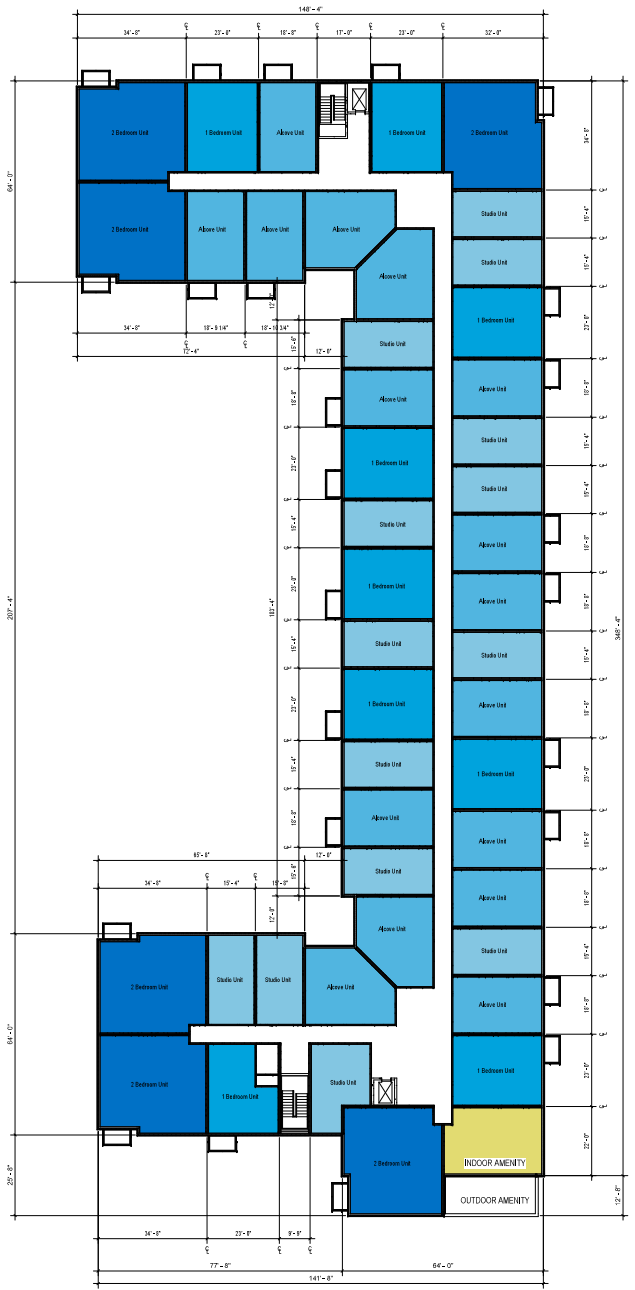
Multifamily at 575 Zor
Shrine Place

Sheet Title:
Floor Plan - Level 5

Sheet Number: _____ Current Revision: _____

A-5

© 2020 Cunningham Properties



Typical Units Area

Unit Type	Area
Studio Unit	465 SF
Above Unit	542 SF
Corner Above Unit	844 SF
1 Bedroom Unit	682 SF
2 Bedroom Unit	1,067 SF

Room Matrix - West Building

Unit Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total Units	Max Percentage
1 Bedroom Unit	6	9	9	9	6	42	19%
2 Bedroom Unit	4	7	7	7	6	31	14%
Above Unit	10	10	10	10	10	50	24%
Studio Unit	13	14	14	14	14	69	32%
	33	40	40	40	40	210	100%

Room Matrix - East Building

Unit Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total Units	Max Percentage
1 Bedroom Unit	9	11	11	11	11	53	20%
2 Bedroom Unit	7	9	9	9	6	42	16%
Above Unit	18	22	22	22	23	109	40%
Studio Unit	10	13	13	13	13	62	24%
	44	55	55	55	53	260	100%





3546 Dakota Ave S
Suite D
St. Louis Park, MN 55416

**PRELIMINARY
NOT FOR CONSTRUCTION**

Revisions		
No.	Date	Description

Project Information

Phase:	Lot:	Site:	03.05.2021
Project No.:	28-0304	FE: AR:	20200401

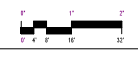
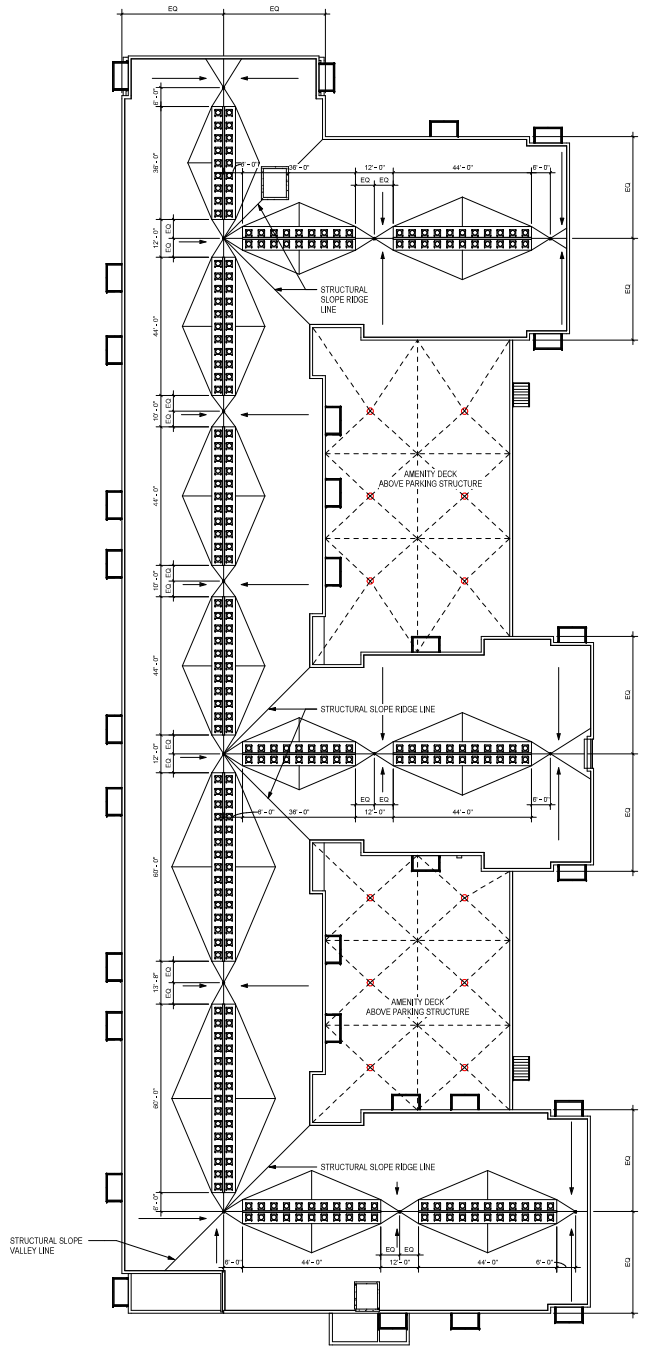
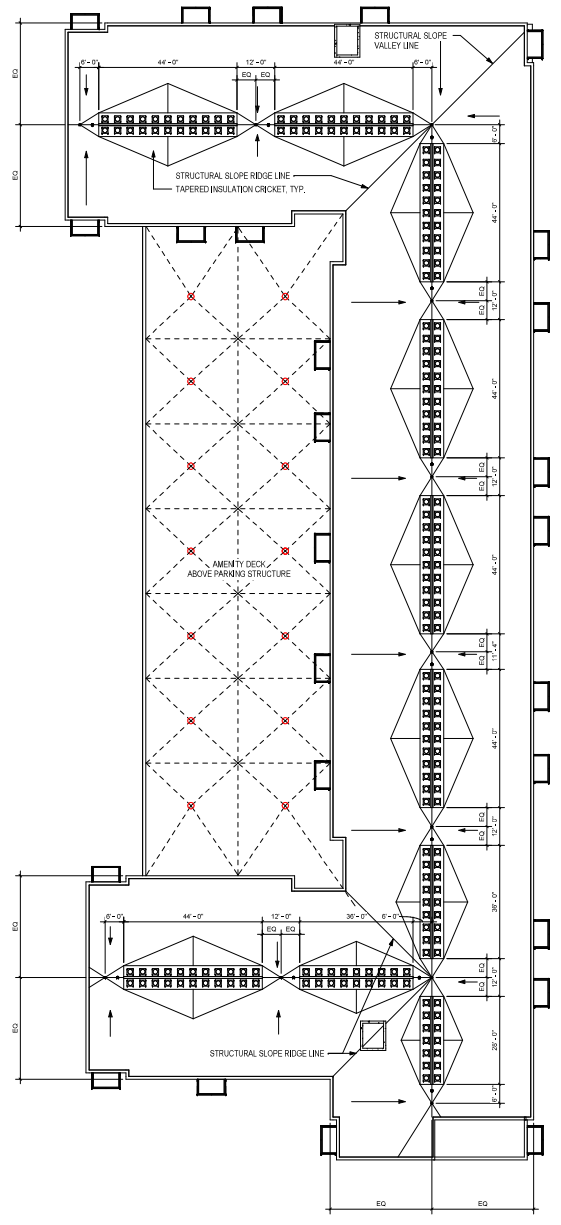
Multifamily at 575 Zor Shrine Place

Sheet Title:
Roof Plan

Sheet Number: **A-6** Consent Revision

ROOF NARRATIVE

1. HIGH ROOF TO BE TPO ROOFING AND AMENITY DECK TO BE LIQUID MEMBRANE ROOFING BELOW LANDSCAPE.
2. MECHANICAL ROOF CONDENSING UNITS WITH DRAIN LAY-OUT TO BE REVISED PER DESIGN DEVELOPMENT.
3. STRUCTURAL ROOF SLOPE AND DRAIN LOCATION SHOWN ARE CONCEPTUAL.
4. ROOF TOP MECHANICAL EQUIPMENT SCREENED PER CODE REQUIREMENTS.





3546 Dakota Ave S
Suite D
St. Louis Park, MN 55416

**PRELIMINARY
NOT FOR CONSTRUCTION**

Revisions
No. Date Description

Project Information
Phase: L14 Date: 03/05/2021
Project No.: 28-006 P2: 02 2D/Revit

Multifamily at 575 Zor
Shrine Place

Sheet Title:
Building Elevations - West
Building

Sheet Number: A-7
Current Revision:

A-7

© 2021 Cunningham Inc.

MECHANICAL SCREENING
ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH 28.060



1 West Building - East Elevation
1/8" = 1'-0"



2 West Building - West Elevation
1/8" = 1'-0"



3 West Building - North Elevation
1/8" = 1'-0"



4 West Building - South Elevation
1/8" = 1'-0"

10/20/21 11:52 AM
 W:\Projects\28-006\28-006_P2_02\Drawings\28-006_P2_02_Sheet A-7.dwg
 10/20/21 11:52 AM



1
A4 East Building - West Elevation
1/16" = 1'-0"

2515 Mac Street SE | Suite 201 | Minneapolis | 55414
cunningham.com



3016 Dakota Ave S
Suite D
St. Louis
Park, MN 55416



2
A4 East Building - East Elevation
1/16" = 1'-0"



1
A4 East Building - North Elevation
1/16" = 1'-0"



1
A4 East Building - South Elevation
1/16" = 1'-0"

**PRELIMINARY
NOT FOR CONSTRUCTION**

Revisions

No.	Date	Description

Project Information

Phase	Lot	Dir.	Rev.

Multifamily at 575 Zor Shrine Place

Sheet Title:
Building Elevations - East Building

Sheet Number: **A-8** Current Revision

MECHANICAL SCREENING
ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH 28.060

© 2020 Cunningham Properties

EXTERIOR MATERIALS KEYNOTES

1. SPLIT FACE CMU, DARK, COLORED MORTAR
2. ALUMINUM BALCONY AND RAILING, 8" X 5" (260 TOTAL)
3. 5/8" FIBER CEMENT TRIM BOARD (EDGES, WINDOWS/DOORS)
4. VINYL WINDOWS SINGLE HUNG, 1" SILL HEIGHT, 8" HEAD HEIGHT
5. FIBER CEMENT LAP SIDING
6. ARCHITECTURAL BAND, FIBER CEMENT FINISH
7. FIBER CEMENT BOARD AND DARTER
8. STONE OR FACE BRICK
9. WOODSTONE™ LAP SIDING
10. ALUMINUM STOREFRONT SYSTEM
11. SLIDING PATIO DOOR - 8" H X 6.4" W (OR OTHER ADA COMPLIANT WIDTH)



Enlarged Building Elevation
A-9 1/2" = 1'-0"

Cunningham

2515 Mac Street SE | Suite 202 | Minneapolis | MN 55414
cunningham.com



3546 Dakota Ave S
Suite D
St. Louis Park, MN 55416



**PRELIMINARY
NOT FOR CONSTRUCTION**

Revisions		
No.	Date	Description

Project Information			
Phase	Lot	Exp.	03/05/2021
Project No.	26-006	FE: A2	2/24/2021

Multifamily at 575 Zor Shrine Place

Sheet Title:
Enlarged Building Elevation

Sheet Number: **A-9** Current Revision

© 2021 Cunningham Properties



3546 Dakota Ave S
 Suite D
 St. Louis Park, MN 55416

**PRELIMINARY
 NOT FOR CONSTRUCTION**

Revisions

No.	Date	Description

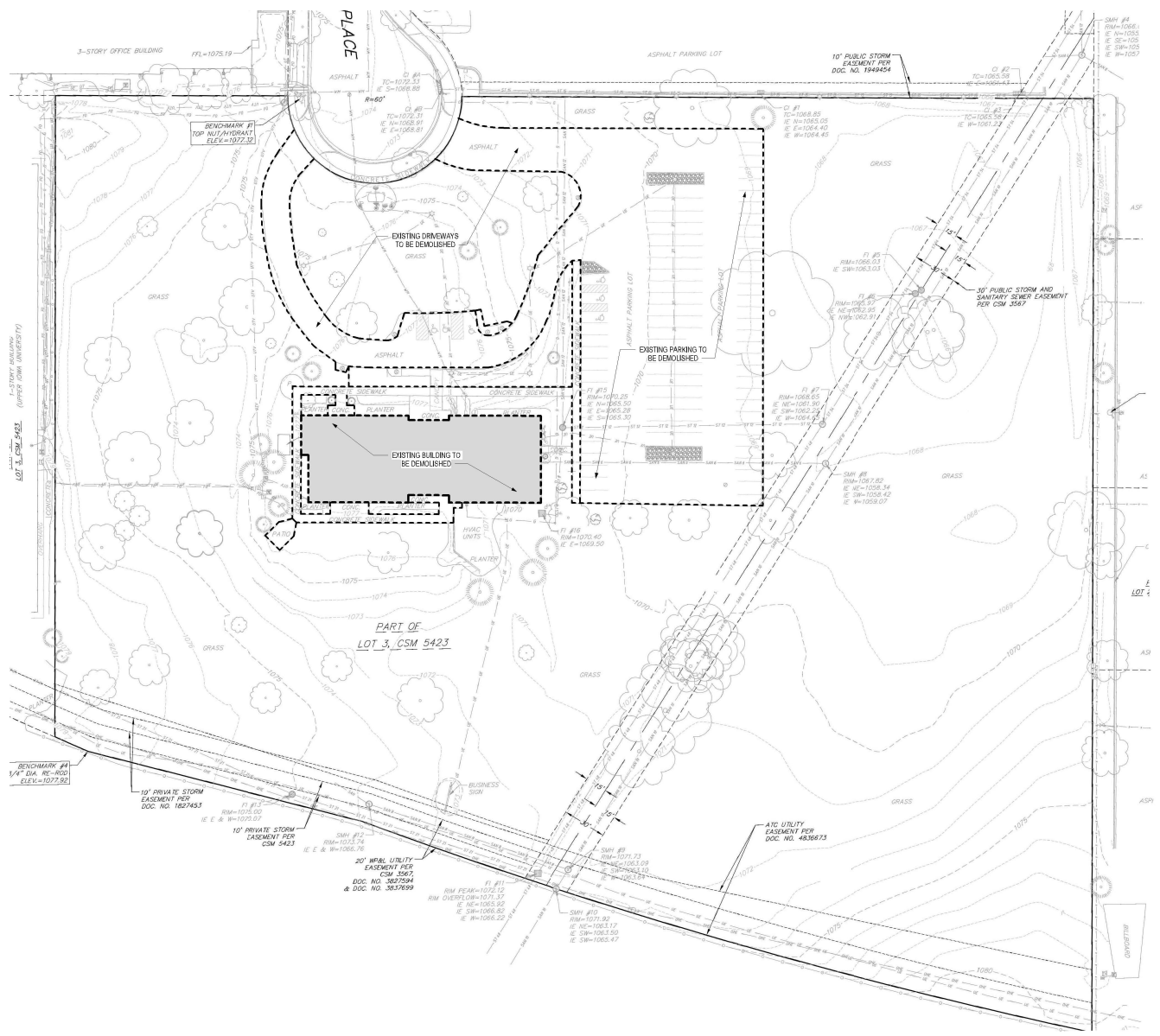
Project Information

Phase	Lot	Date

Multifamily at 575 Zor Shrine Place

Sheet Title:
 Site Demo

Sheet Number: **D-1** Current Revision



1 Site Demo
 T=10'



3546 Dakota Ave S
 Suite D
 St. Louis Park, MN 55416

**PRELIMINARY
 NOT FOR CONSTRUCTION**

Revisions
 No. Date Description

Project Information
 Project: CITY SUBMITTAL Date: 5-5-2021
 Project No.: 200147 Rev: 01

Sheet Title
NOTES AND LEGENDS

Sheet Number: _____ Current Revision: _____
C000
 10/10 © 2010-2014 CUNNINGHAM

GRADING NOTES:

- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
- CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
- LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
- LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
- ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL NOT EXCEED 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
- NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
- SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

UTILITY NOTES:

- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CROSSINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DETERMINED OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DETERMINED WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DETERMINED ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(3)(C).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(C).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(C).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(1)(H) AND SPS 382.40(8)(K).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(B).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S31.05.00.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE LOCAL MUNICIPALITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
- CONTRACTOR TO INSTALL BENDS AND CLEANOUTS AS NECESSARY ON WATER AND SEWER LATERALS.

GENERAL NOTES:

- THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL ALSO VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO INSTALLATION OF SUCH ITEM.
- RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, DRIVEWAY, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.

DEMOLITION NOTES:

- CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GRIND TO 12" BELOW PROPOSED SUBGRADE.
- IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
- ANY DAMAGE TO THE PUBLIC STREETS, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY PATCHING CRITERIA.

SITE PLAN NOTES:

- CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED BASE COURSE UNLESS OTHERWISE NOTED.
- CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE COURSE OF 5" COMPACTED SAND OR CRUSHED STONE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
- CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS TO BE RESTORED WITH TOPSOIL AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
- CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- SEE ARCHITECT'S PLANS FOR THE BUILDING DIMENSIONS. ALL BUILDING DIMENSIONS SHALL BE COORDINATED AND VERIFIED WITH THE ARCHITECT'S PLANS. ALL DIMENSIONS TO BUILDINGS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING FLAG POLE
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING HANDICAP PARKING
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING 1/2" - 3" DIAMETER STONE
- EXISTING PLANTER (ABBREVIATION)
- EXISTING CONCRETE (ABBREVIATION)

EROSION CONTROL LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- INLET PROTECTION
- EROSION MAT CLASS
- EROSION MAT CLASS
- TRACKING PAD
- RIP RAP

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DRAINAGE DIRECTION
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

SMH	= STORM MANHOLE
FI	= FIELD INLET
CI	= CURB INLET
CB	= CATCH BASIN
DMH	= DRAIN MANHOLE
SMH	= SANITARY MANHOLE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING GUY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WASHED STONE

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- PLANTER REMOVAL
- GRAVEL REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED FENCE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED DECORATIVE CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING



3546 Dakota Ave S
 Suite D
 St. Louis Park, MN 55416

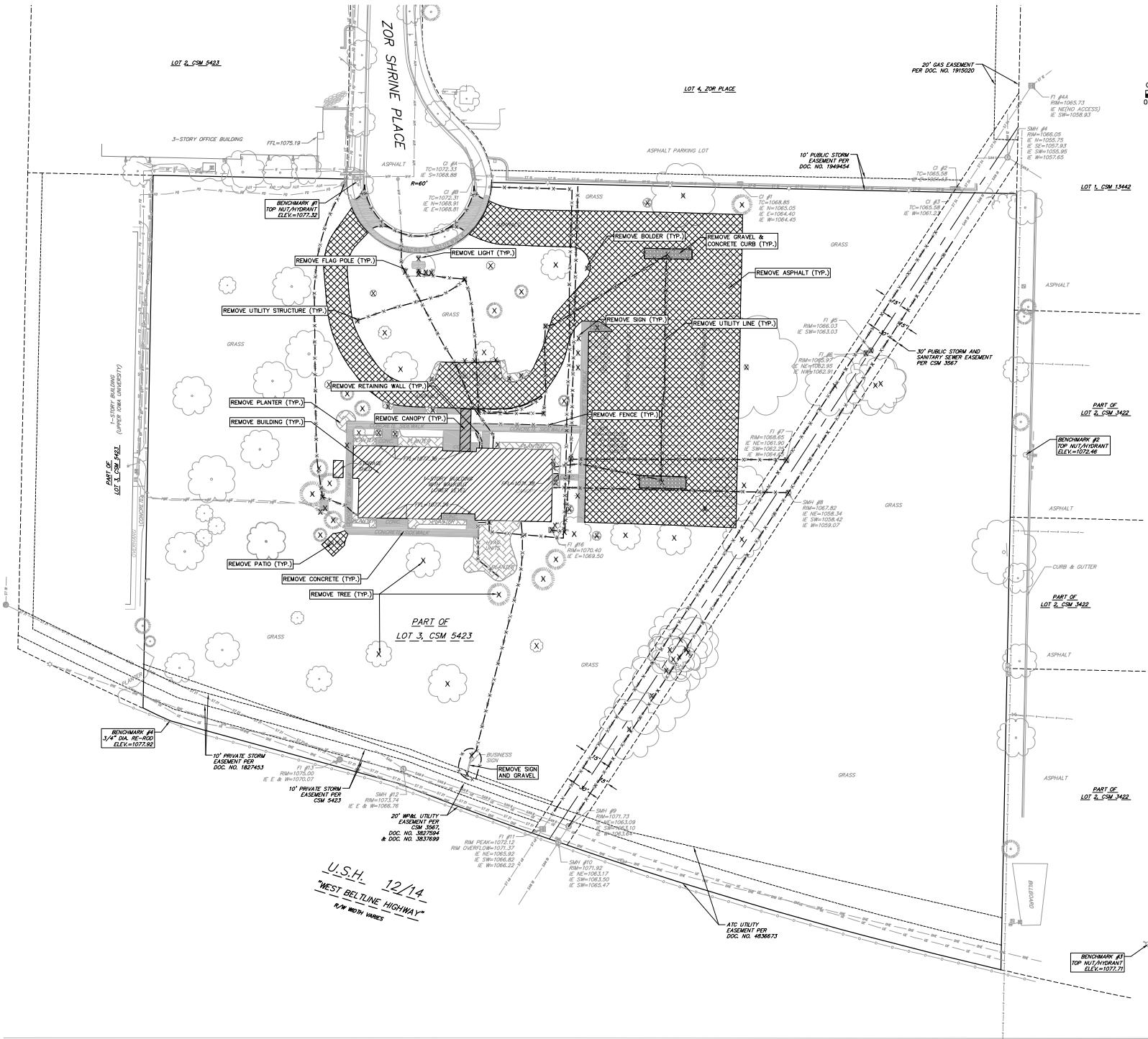
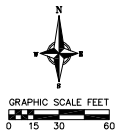
**PRELIMINARY
 NOT FOR CONSTRUCTION**

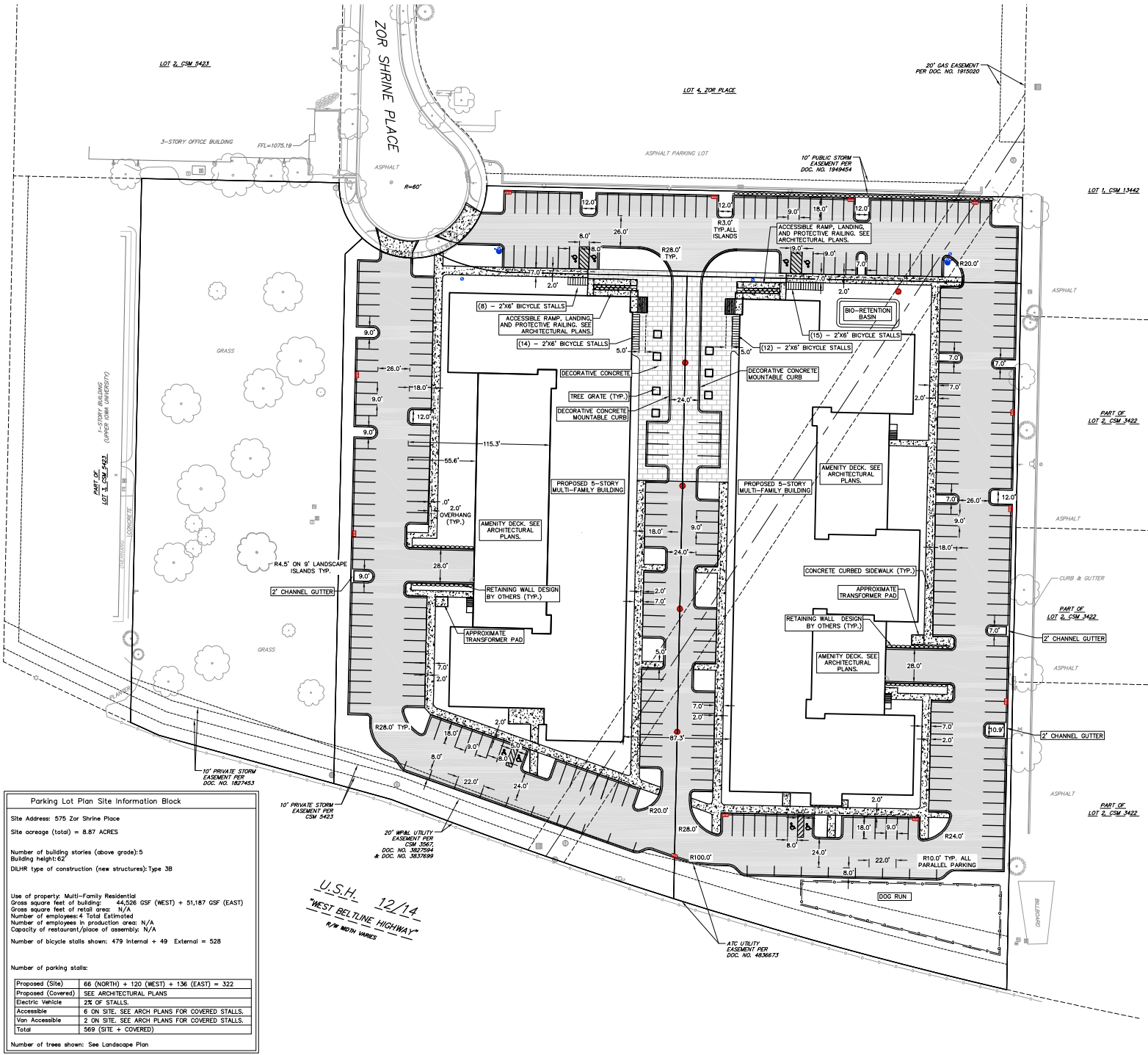
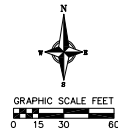
Revisions
No. Date Description

Project Information	
Project: CITY SUBMITTAL	Draw: 5-5-2021
Project No.: 200147	Rev: 01

Sheet: **11B**
DEMOLITION PLAN

Sheet Number: _____ Current Revision: _____
C200
 11/17 © 2020 Cunningham





Parking Lot Plan Site Information Block

Site Address: 575 Zor Shrine Place
Site acreage (total) = 8.87 ACRES

Number of building stories (above grade): 5
Building height: 62
DLNR type of construction (new structures): Type 3B

Use of property: Multi-Family Residential
Gross square feet of building: 44,526 GSF (WEST) + 51,187 GSF (EAST)
Gross square feet of retail area: N/A
Number of employees: 4 Total Estimated
Number of employees in production area: N/A
Capacity of restaurant/pace of assembly: N/A
Number of bicycle stalls shown: 479 Internal + 49 External = 528

Number of parking stalls:

Proposed (Site)	68 (NORTH) + 120 (WEST) + 136 (EAST) = 322
Proposed (Covered)	SEE ARCHITECTURAL PLANS
Electric Vehicle	2% OF STALLS
Accessible	6 ON SITE. SEE ARCH PLANS FOR COVERED STALLS.
Non Accessible	2 ON SITE. SEE ARCH PLANS FOR COVERED STALLS.
Total	569 (SITE + COVERED)

Number of trees shown: See Landscape Plan

U.S.H. 12/14
"WEST BELTLINE HIGHWAY"
R/W WIDTH VARIES

21 Main Street SE | Suite 303 | Minneapolis | MN 55414
cunningham.com
vierebicher
planners | engineers | architects
Phone: (952) 261-0998



3546 Dakota Ave S
Suite D
St. Louis Park, MN 55416

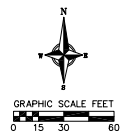
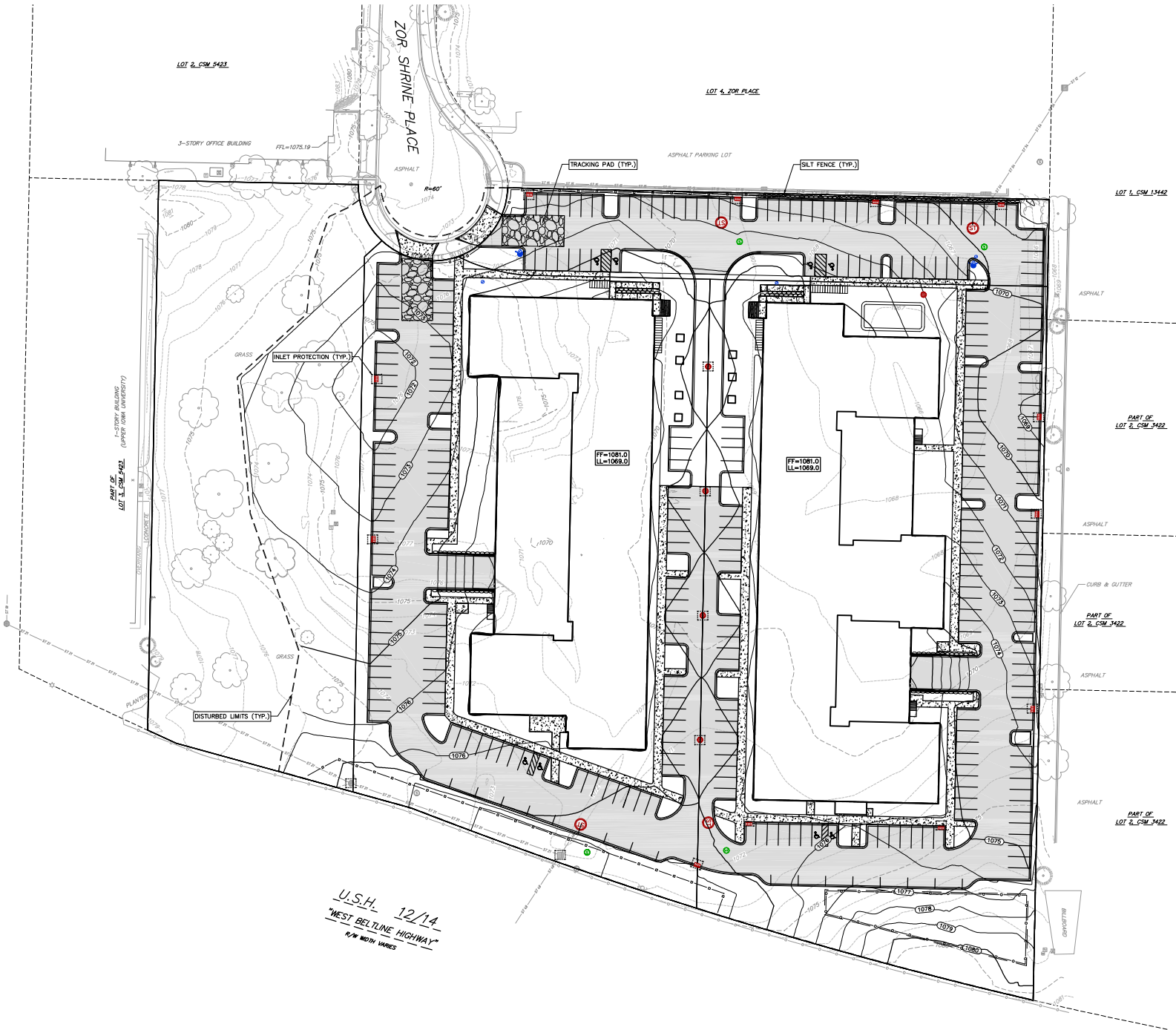
**PRELIMINARY
NOT FOR CONSTRUCTION**

Revisions		
No.	Date	Description

Project Information			
Phase	City Submittal	Date	5-5-2021
Project No.	200147	Rev.	1E

Sheet Title
SITE PLAN

Sheet Number
C300
Cunningham



Cunningham

21 Main Street SE | Suite 202 | Minneapolis | MN 55414
cunningham.com
vierbicher
planners | engineers | architects
Phone: (612) 261-8988



3546 Dakota Ave S
Suite D
St. Louis Park, MN 55416

**PRELIMINARY
NOT FOR CONSTRUCTION**

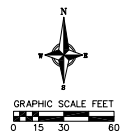
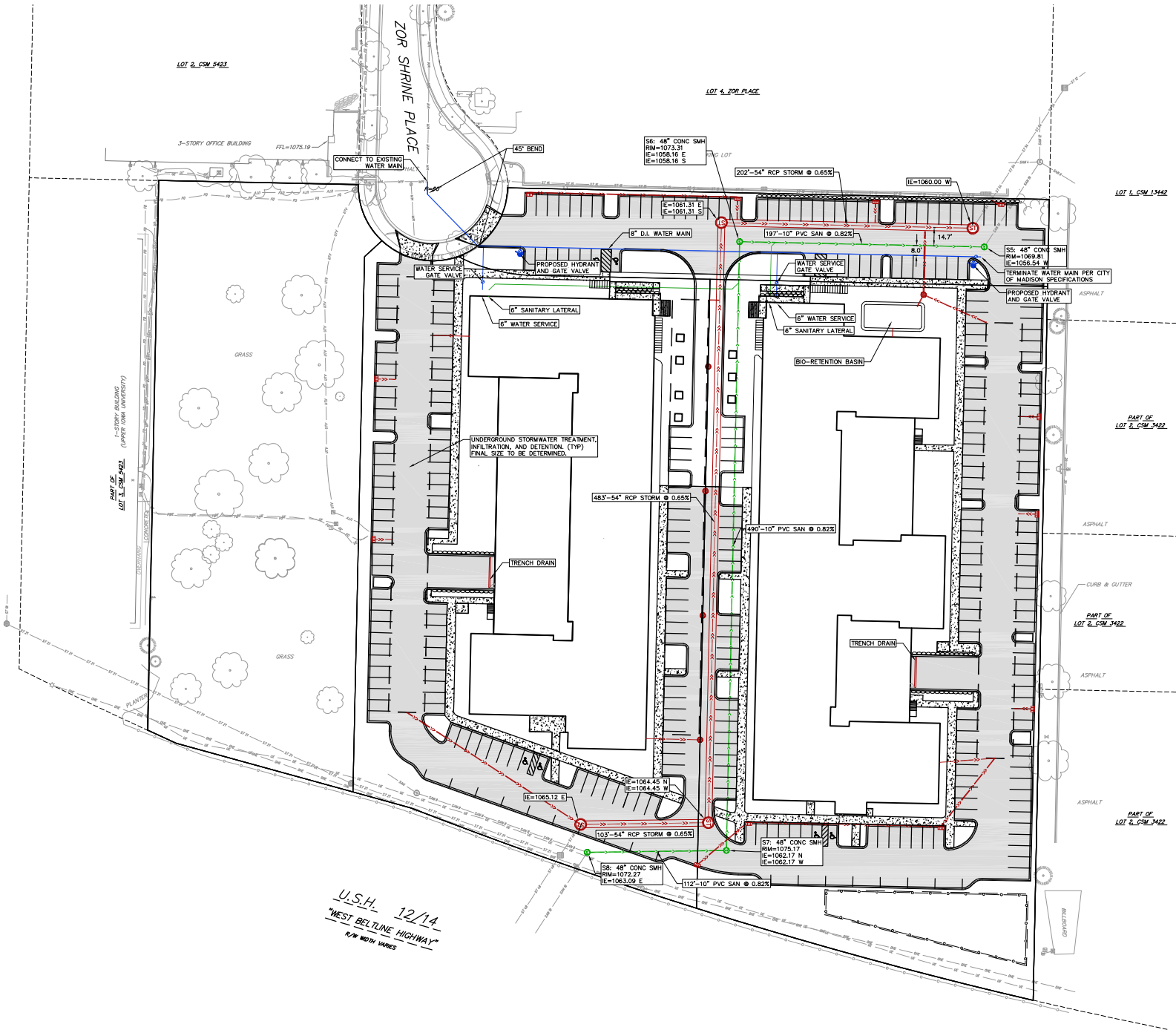
Revisions
No. Date Description

Project Information	
Phase: CITY SUBMITTAL	Date: 5-5-2021
Project No: 200147	Sheet No:

Sheet Title:
**EROSION CONTROL
PLAN**

Sheet Number: **C400** Current Revision:

10/2020 2020/04/01



Cunningham

21 Main Street SE | Suite 202 | Minneapolis | MN 55414
 cunycorp.com
vierebicher | 
 planners | engineers | architects
 Phone: (952) 261-0998



3546 Dakota Ave S
 Suite D
 St. Louis Park, MN 55416

**PRELIMINARY
 NOT FOR CONSTRUCTION**

Revisions		
No.	Date	Description

Project Information	
Prepared by: CITY SUBMITTAL	Date: 5-5-2021
Project No.: 200147	Sheet No.:

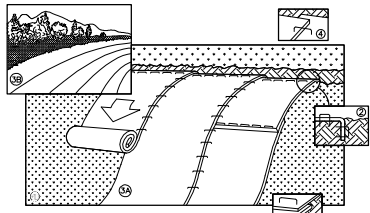
U.S.H. 12/14
 "WEST BELTLINE HIGHWAY"
 R/W WITH VARIANCE

Sheet Title
UTILITY PLAN

Sheet Number: **C600**
 Current Revision: **C600**

EROSION CONTROL MEASURES

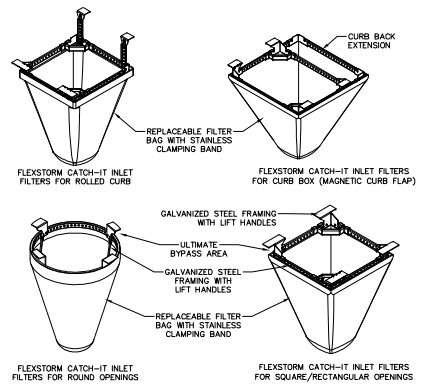
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wis.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISCONSIN TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- CHANNELIZED RUNOFF, FROM ADJACENT AREAS PASSING THROUGH THE SITE, SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND, ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25'-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL, (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER, AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DRAINING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- WASHED STONE WEEDERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- SEE GRADING AND EROSION CONTROL PLAN FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. THE FILTERS SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE BOTH 70% RESTORED AND PAVED.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOO) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE, WITHOUT A RAIN EVENT.
- EROSION MAT (CLASS I, TYPE B PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN SIX AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY AND STATE.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
- THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR STAPLE INSTALLATIONS.

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT USE PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS (A-J) DOWN, OR (K) HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
- ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

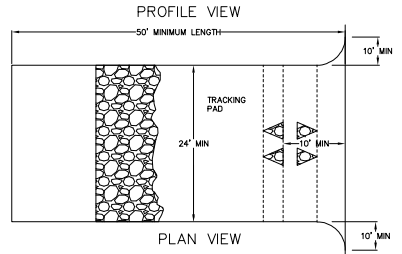
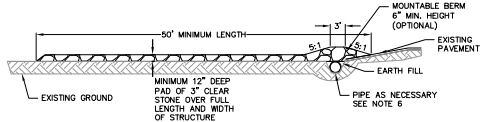
1 EROSION MAT
1 NOT TO SCALE



NOTE:

- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DISCRETION OF THE ENGINEER.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

1 FRAMED INLET PROTECTION
1 NOT TO SCALE



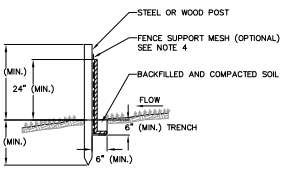
CONSTRUCTION SEQUENCE:

- INSTALL EROSION CONTROL MEASURES
- CONDUCT DEMOLITION
- STRIP TOPSOIL (UNWORKED AREAS MAY REMAIN NON-STABILIZED FOR A MAXIMUM OF 14 DAYS)
- ROUGH GRADE SITE
- CONSTRUCT UNDERGROUND UTILITIES
- INSTALL INLET PROTECTION IN NEW INLETS
- CONSTRUCT BUILDING
- CONSTRUCT PAVEMENT
- FINAL GRADE AND PERMANENTLY RESTORE DISTURBED AREAS
- REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE 70% RESTORED OR PAVED.
- CONSTRUCT BIO-RETENTION BASIN

NOTES:

- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
- POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
- SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

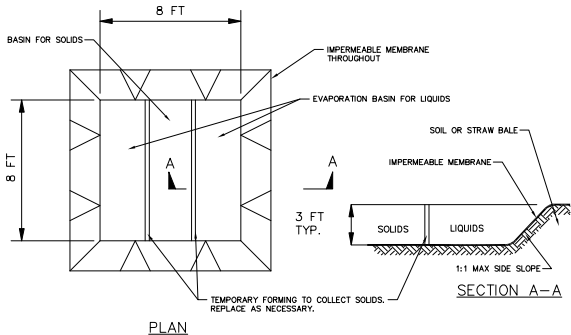
- SEEDING RATES:**
- TEMPORARY:**
- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 - USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
- PERMANENT:**
- SEE LANDSCAPE PLAN.
- FERTILIZING RATES:**
- TEMPORARY AND PERMANENT:**
- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.
- MULCHING RATES:**
- TEMPORARY AND PERMANENT:**
- USE 2" TO 1-3" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3 OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



1 SILT FENCE
1 NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 ML OR THICKER UV RESISTANT, IMPERMEABLE SHEETING FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. NET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



1 TEMPORARY CONCRETE WASHOUT
1 NOT TO SCALE

1 TRACKING PAD
1 NOT TO SCALE



3546 Dakota Ave S
Suite D
St. Louis Park, MN 55416

PRELIMINARY
NOT FOR CONSTRUCTION

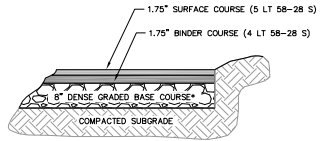
Revisions
No. Date Description

Project Information
Sheet: CITY SUBMITTAL Date: 5-5-2021
Project No.: 200147 No. 00

Sheet Title
CONSTRUCTION
DETAILS - 1

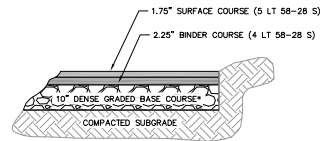
Sheet Number
C701

Sheet Title
CONSTRUCTION
DETAILS - 1



*THE UPPER 4" SHOULD CONSIST OF 1 1/4" DENSE GRADED BASE; THE BOTTOM PART OF THE LAYER CAN CONSIST OF 3" DENSE GRADED BASE

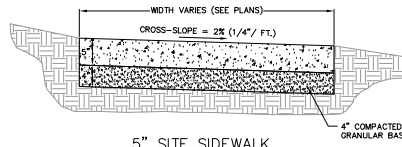
PARKING STALLS
BITUMINOUS PAVEMENT



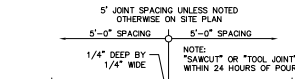
*THE UPPER 4" SHOULD CONSIST OF 1 1/4" DENSE GRADED BASE; THE BOTTOM PART OF THE LAYER CAN CONSIST OF 3" DENSE GRADED BASE

DRIVE LANE
BITUMINOUS PAVEMENT

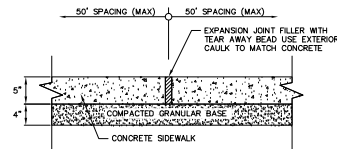
1 SITE PAVEMENT
1 NOT TO SCALE



5" SITE SIDEWALK

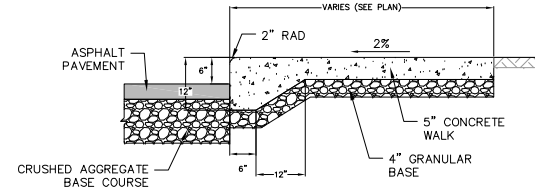


SIDEWALK CONTROL JOINT

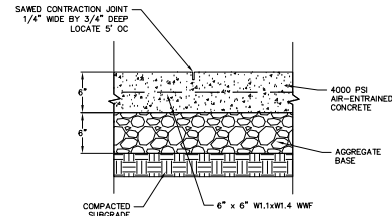


SIDEWALK EXPANSION JOINT

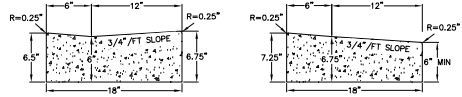
1 5" SIDEWALK
1 NOT TO SCALE



1 CURBED SIDEWALK SITE DETAIL
1 NOT TO SCALE

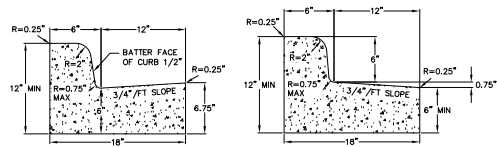


1 CONCRETE PAD
1 NOT TO SCALE



ACCESS RAMP
GUTTER CROSS SECTION

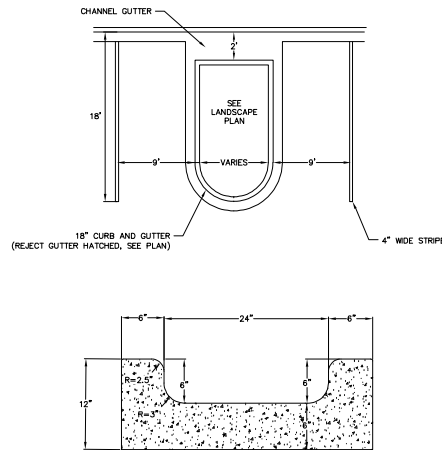
ACCESS RAMP
GUTTER REJECT SECTION



CURB AND GUTTER
CROSS SECTION

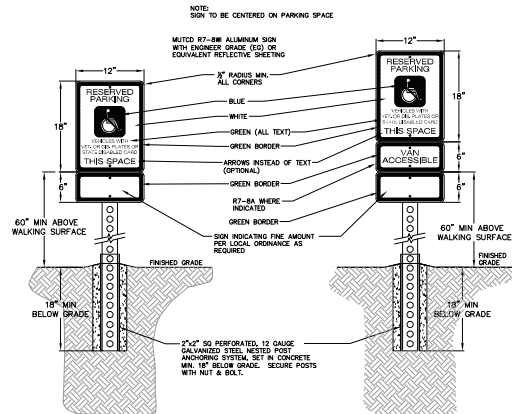
CURB AND GUTTER
REJECT SECTION

1 18" CONCRETE CURB AND GUTTER
1 NOT TO SCALE



CHANNEL GUTTER SECTION

1 CHANNEL GUTTER
1 NOT TO SCALE



1 ADA SIGN
1 NOT TO SCALE



PRELIMINARY
NOT FOR CONSTRUCTION

Revisions
No. Date Description

Project Information
Phase: CITY SUBMITTAL Date: 5-5-2021
Project No.: 200147 No. 100

Sheet Title:
CONSTRUCTION
DETAILS - 2

Sheet Number: C702

Corrected Edition:
C702



3546 Dakota Ave S
 Suite D
 St. Louis Park, MN 55416

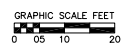
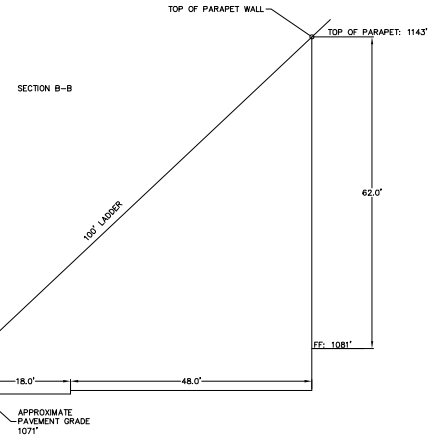
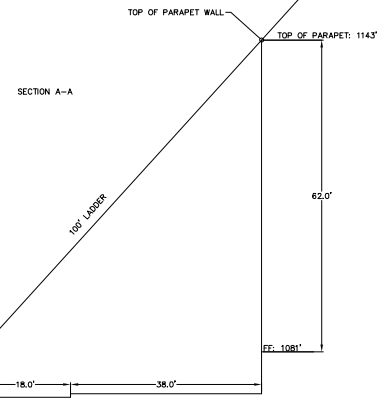
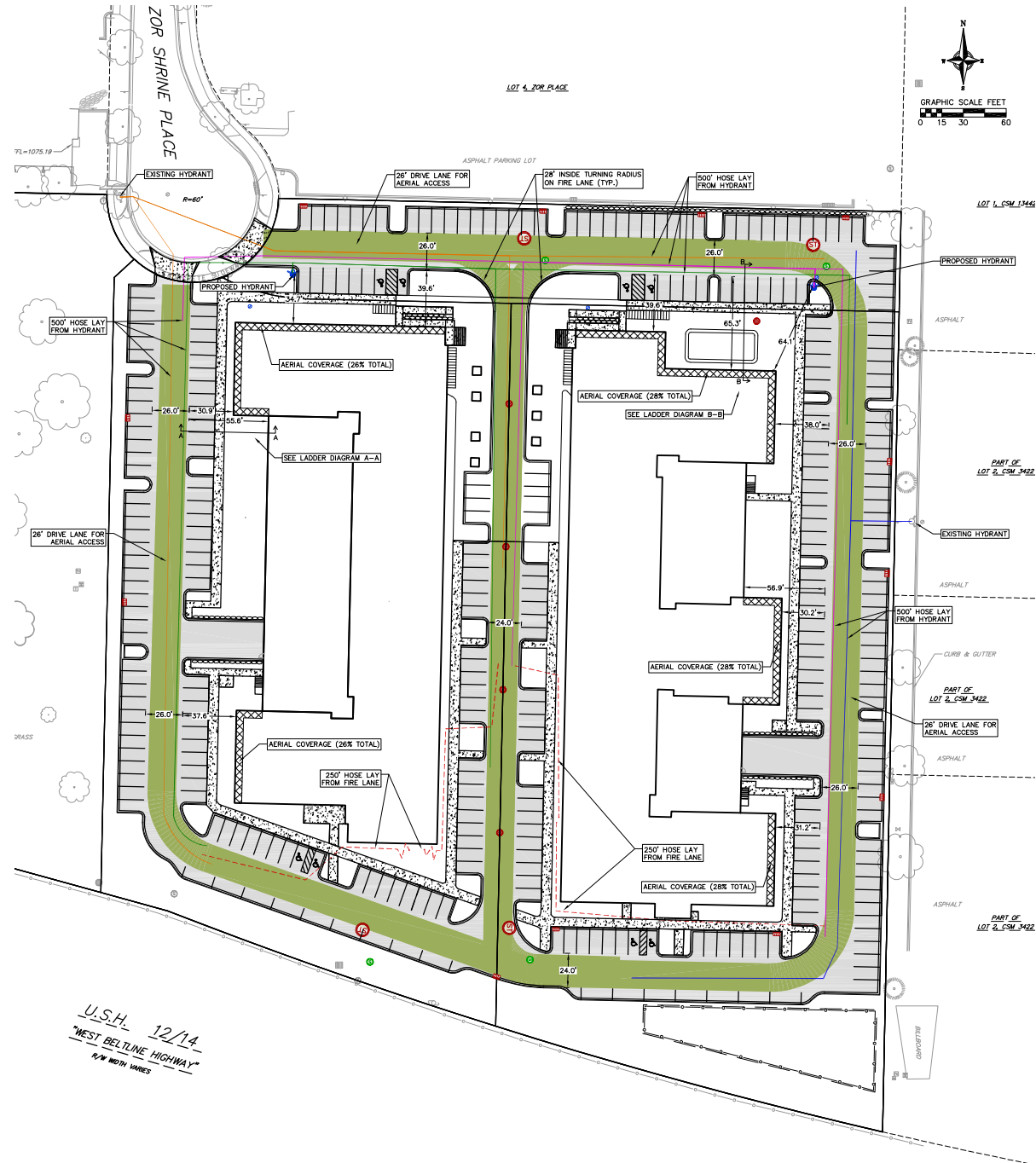
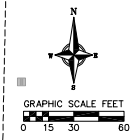
**PRELIMINARY
 NOT FOR CONSTRUCTION**

Revisions		
No.	Date	Description

Project Information	
Phase:	Disc
Project No.:	181-162

Sheet Title
FIRE ACCESS PLAN

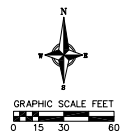
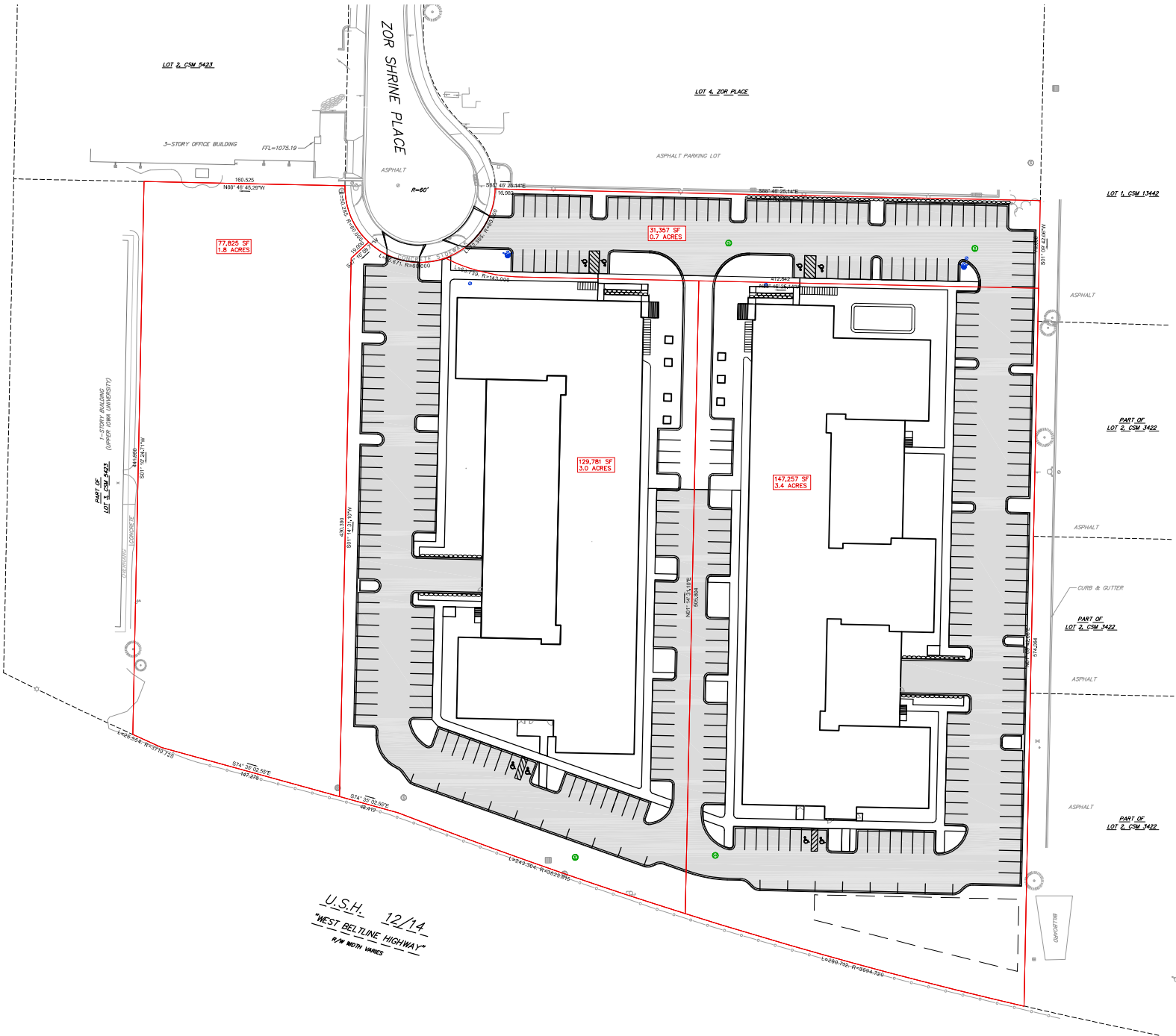
Sheet Number _____ Current Revision _____
EX 1



- LEGEND**
- = 500' HOSE LAY FROM HYDRANT
 - = 250' HOSE LAY FROM FIRE LANE
 - = FIRE ACCESS LANE
 - = AERIAL COVERAGE

U.S.H. 12/14
"WEST BELTLINE HIGHWAY"
N/W 100' MARKS

181-162-001.dwg (12/14/14) 11:58 AM



Cunningham

21 Main Street SE | Suite 202 | Minneapolis | MN 55414
 cunycorp.com
vierbicher
 planners | engineers | architects
 Phone: (612) 261-0998



3546 Dakota Ave S
 Suite D
 St. Louis Park, MN 55416

**PRELIMINARY
 NOT FOR CONSTRUCTION**

Revisions		
No.	Date	Description

Project Information	
Phase:	Disc:
Project No.:	181-162

U.S.H. 12/14
 "WEST BELTLINE HIGHWAY"
 R/W WITH VARIANCE

Sheet Title
**CONCEPT LAND
 DIVISION EXHIBIT**

Sheet Number **EX 2**
 Current Revision



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address:	575 Zor Shrine Place
Contact Name & Phone #:	Spencer Christiansen - 608-821-3948 - Vierbicher

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.



May 5th, 2021

RE: Site Fire Access Narrative

Dear Bill,

The fire access route for the site will follow the exterior drive lane in a looping pattern around the two proposed buildings. Two new fire hydrants are proposed on the north side of the buildings. In combination with one existing hydrant on Zor Shrine Place and one existing hydrant along the east property line, this placement will allow for all portions of the fire access lane (used for hose reach) to be within 500' of at least two hydrants. From this proposed fire lane, all portions of building perimeter can be accessed with a 250' hose.

Aerial access for the proposed buildings is achieved on the north side and sides facing the exterior loop. Although the fire lane will be greater than 30' away from the building at these locations, we have completed ladder reach diagrams to show that the top of building can still be accessed.

Please do not hesitate to contact me with questions.

Sincerely,

A handwritten signature in black ink that reads "Spencer Christiansen". The signature is written in a cursive, flowing style.

Spencer Christiansen, PE



**PRELIMINARY
NOT FOR CONSTRUCTION**

Revisions	No.	Date	Description

Project Information			
Plan	Lot	Date	

Madison Mixed Use

Sheet Title:
Landscape Plan

Sheet Number: **L-1** Current Revision: **1**

Master Planting Schedule

Type Mark	Common Name	Botanical Name	Quantity	Installed Size	Mature Height	Mature Width	Points Per Plant
Coniferous Shrub							
DMT	Tussock Yew	Taxus x media 'Isabelloni'	86	42 CONT	4'-0"	6'-0"	4
Deciduous Shrub							
AM	Autumn Magic Black Chokeberry	Aronia melanocarpa 'Autumn Magic'	73	42 CONT	5'-0"	5'-0"	3
CRM	Muskingum Dogwood	Domus racemosa 'Musang'	83	42 CONT	0"	0"	3
CSG	Central Dogwood	Cornus virginica 'Central'	16	42 CONT	5'-0"	5'-0"	3
AFD	Arctic Fire Dogwood	Cornus stolonifera 'Farrow'	38	42 CONT	3'-0"	5'-0"	3
IVA	Afterglow Winterberry	Ilex verticillata 'Afterglow'	58	45 CONT	6'-0"	5'-0"	3
SS	Sem Ash Leaf Spines	Sorbaria sorbifolia 'Sem'	459	42 CONT	5'-0"	3'-0"	3
YBC	Baldy Compact American Cranberrybush	Viburnum trilobum 'Baldy Compact'	4	42 CONT	6'-0"	5'-0"	3
Deciduous Tree							
DM	Red Maple	Acer rubrum	6	2.5' B&B	50'-0"	40'-0"	35
BTN	Fraxin Birch	Betula nigra	2	2.5' B&B	30'-0"	40'-0"	35
WSS	Whitespire Birch	Betula populifolia	24	2.5' B&B	40'-0"	30'-0"	35
CTO	Common Hackberry	Celtis occidentalis	17	2.5' B&B	70'-0"	50'-0"	35
POT	Quaking Aspen	Populus tremuloides	28	2.5' B&B	40'-0"	20'-0"	35
CSK	Swamp White Oak	Quercus bicolor	1	2.5' B&B	80'-0"	60'-0"	35
CMC	Bur Oak	Quercus macrocarpa	4	2.5' B&B	70'-0"	60'-0"	35
GRB	Northern Red Oak	Quercus rubra	6	2.5' B&B	70'-0"	70'-0"	35
ULM	Woodside Elm	Ulmus Morton'	28	2.5' B&B	60'-0"	40'-0"	35
Ornamental Tree							
AAB	Autumn Brilliance Serviceberry	Amelechier x grandiflora 'Autumn Brilliance'	19	42 CONT CLUMP	20'-0"	10'-0"	15
Perennial							
ATX	Blackhawk Big Bluestem	Andropogon gerardi 'Blackhawk'	176	81 CONT	5'-0"	2'-0"	2
ACD	Columbine	Aquilegia canadensis	76	81 CONT	2'-8"	2'-0"	2
AST	Butterfly Milkweed	Asclepias tuberosa	89	81 CONT	1'-6"	1'-0"	2
LRP	Lady in Red Fern	Alyrium 'Isis-lenna Lady in Red'	271	81 CONT	5'-0"	2'-0"	2
ESP	Flame Coreopsis	Echinacea purpurea	222	81 CONT	1'-0"	1'-0"	2
HKM	Japanese Forest Grass	Hakonechloa macra	779	81 CONT	2'-0"	1'-8"	2
BAR	Blue Arrows Rush	Juncus inflexus 'Blue Arrows'	571	82 CONT	5'-0"	2'-0"	2
LS	Koala Bluegrass	Liatris spicata 'Koala'	138	81 CONT	1'-0"	1'-0"	2
PLR	Purple Flowering Beabalm	Mitella diplopetala 'Purple Flower'	162	81 CONT	2'-0"	2'-0"	2
PFB	Blue Fountain Switchgrass	Panicum virgatum 'Blue Fountain'	120	82 CONT	5'-0"	3'-0"	2
RF	Goldsturm Black Eyed Susan	Rudbeckia hirta 'Goldsturm'	352	81 CONT	2'-0"	1'-0"	2
SSP	Light Bluebellium	Soltichthyan scoparium	249	81 CONT	2'-0"	2'-0"	2
SP	Flame Shrimp	Sporanalis heterophylla	63	81 CONT	2'-0"	2'-0"	2
Upright Evergreen Shrub							
TDB	First Edition Tachibana Arborvitae	Thuja occidentalis 'Baikang'	49	4" HT, BB	6'-0"	4'-0"	10
TCH	Holiday Arborvitae	Thuja occidentalis 'Holiday'	49	4" HT, BB	7'-0"	3'-0"	10

Landscape Worksheet

LANDSCAPE POINTS INCLUDES NORTH, WEST AND EAST PARCELS:

TOTAL SQUARE FOOTAGE OF EXISTING AREA: 58,300 SF
NET AREA ACROSS SITE: 1,300 SQUARE FEET
TOTAL LANDSCAPE POINTS REQUIRED: 4,588 POINTS

PLANT TYPE	SEE	POINTS	QTY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5' CAL	35	114	3,900
ORNAMENTAL TREE	1.5' CAL	15	18	265
UPRIGHT EVERGREEN SHRUB	4" HT, BB	18	44	364
DECIDUOUS SHRUB	45" CAL	7	76	2,175
EVERGREEN SHRUB	45" CAL	4	44	364
ORNAMENTAL GRASS/PERENNIAL	45" CAL	7	3,679	1,358

TOTAL POINTS: 16,330

INTERIOR PARKING LOT LANDSCAPING

1% OF THE ASPHALT OR CONCRETE PARKING LOT SHALL BE DEVOTED TO INTERIOR PARKING ISLANDS, PERENNIALS OR LANDSCAPED STRIPS.

PARKING LOT AREA: 118,000 SF
PROPOSED LANDSCAPE AREA: 800 SF (0.7% OF TOTAL PARKING AREA)
PROPOSED: 11,800 SF (10% OF TOTAL PARKING AREA)

Landscape General Notes

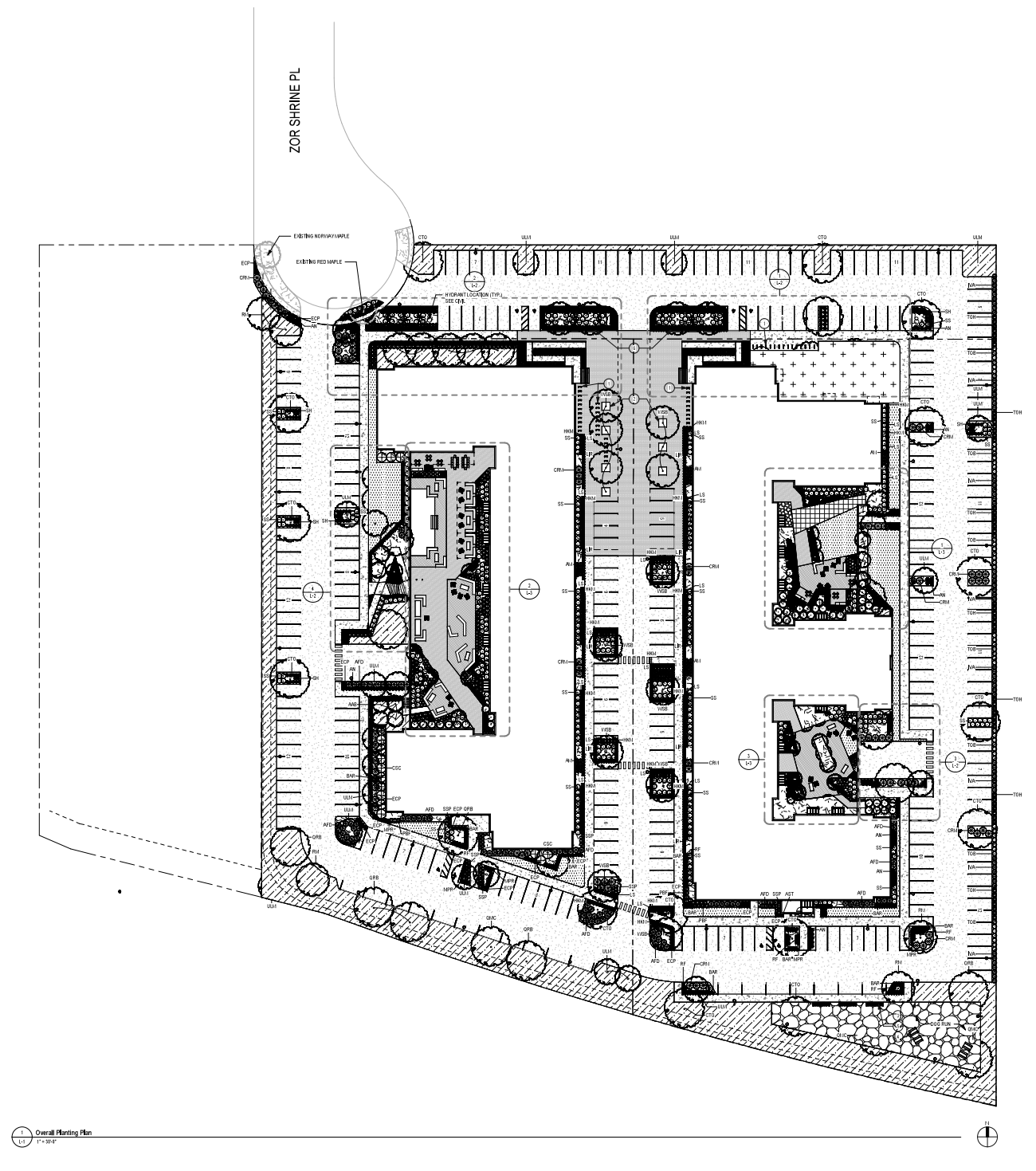
- LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND RECORD AS SHOWN WITH EXISTING CONDITIONS RELATIVE TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLANT LISTS AND QUANTITIES SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AREA OR INTENT OF THE PROJECT.
- LANDSCAPE CONTRACTOR SHALL VERIFY THE SITE FOR DISCREPANCIES IN THE PLANT LISTINGS, SELECTIONS AND OTHER SITE CONDITIONS WHICH MAY AFFECT PLANT SURVIVAL AND GROWTH. DISCREPANCIES SHALL BE BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND OTHER MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS, SIDEWALKS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT LANDSCAPE CONTRACTOR'S COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY VOLUME, TYPE AND LOCATION OF UNDERGROUND AND ABOVE GROUND UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGIN. MATERIALS SHALL BE PROTECTED BY 18" OF CONCRETE.
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING UTILITIES, TRAILS, SIDEWALKS, CURBS AND OTHER ELEMENTS ARE SHOWN AS SHOWN UNLESS NOTED OTHERWISE BY THE LANDSCAPE ARCHITECT BY OTHER LANDSCAPE CONTRACTOR SHALL VERIFY OPERATIONS PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- ALIGNMENT AND GRADES OF THE PROPOSED DRIVE, TRAIL AND/OR DRIVEWAY ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MAINTAIN THE DESIGN INTENT AND FUNCTION OF THE DRIVE, TRAIL AND/OR DRIVEWAY.
- NO FUTURE UTILITIES SHALL BE INSTALLED UNTIL THE DRIVEWAY AND CONSTRUCTION ARE COMPLETED IN THE RESERVE AREA.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI), UNLESS NOTED OTHERWISE. DECIDUOUS SHRUBS SHALL HAVE A CALIBER GROUNDLINE AT THE SPREADER BAR, OR 1.5" ABOVE THE SPREADER BAR, UNLESS NOTED OTHERWISE. TREES SHALL HAVE A DBH MEASURED 4" ABOVE THE GROUND LINE. ALL MEASUREMENTS SHALL BE TAKEN AT THE THINNEST POINT OF THE TRUNK. MEASUREMENTS SHALL BE TAKEN AT THE THINNEST POINT OF THE TRUNK. MEASUREMENTS SHALL BE TAKEN AT THE THINNEST POINT OF THE TRUNK. MEASUREMENTS SHALL BE TAKEN AT THE THINNEST POINT OF THE TRUNK.
- PLANTING AREAS SHALL BE LANDSCAPED PRIOR TO BEGINS OF A FINAL CERTIFICATE OF OCCUPANCY CONTAINING THE GROWING SEASON OF APRIL 15 TO OCTOBER 15 AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
- UNLESS NOTED OTHERWISE, THE APPROVED LANDSCAPE PLAN AND MATERIAL INSTALLATION AND DESIGN PACKAGE IS FROM THE SITE GROUND HAS TAKEN TO JUNE 15.
- CONCRETE PLANTING IS GENERALLY ACCEPTABLE FROM AUGUST 15 TO OCTOBER 15. FALL DECIDUOUS PLANTING IS GENERALLY ACCEPTABLE FROM THE FIRST FROST UNTIL NOVEMBER 15.
- ADJUSTMENTS TO PLANTING QUANTITIES SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.
- ANNUAL AND PERENNIAL PLANTING SEEDS TO RECEIVE A DEEP SHREDDED HARDWOOD MULCH WITH NO VIBRA-BARK. SHRUBS SEEDS TO RECEIVE A DEEP SHREDDED HARDWOOD MULCH WITH REPTILE-WEED BARRIER.
- PLANTING AREAS AND DESIGN DETAIL APPLICABLE TO BE INSTALLED. IRRIGATION MAINLINE TO BE LOCATED UNDER PLANT PROPERTY.
- PLANTING PRECEDENCE OVER PLANT CONCERN IS OBSERVED BY THE CONTRACTOR. SEE PLANT MATERIAL SUBSTITUTIONS AND NOTES, PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND OTHER CONSTRUCTION WORKING ON SITE.
- ADJUSTMENTS TO PLANTING QUANTITIES SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND OTHER CONSTRUCTION WORKING ON SITE.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.

Material Legend

- CONCRETE SIDEWALK
- SPECIALTY SITE PAVING
- PEDESTAL PAVING TYPE 1
- PEDESTAL PAVING TYPE 2
- PEDESTAL PAVING TYPE 3
- HARDWOOD MULCH PLANTING AREA
- TURF SEED
- NATIVE SEED MIX TYPE 1 - SHORTGRASS PRIME
- NATIVE SEED MIX TYPE 2 - WILDTERRAIN BARK
- ROCK MULCH-DOG PUN

Keynote Legend

- BIKE RACK
- TREE BRACK
- 4" BLACK CHAINLINK FENCE
- PENAL TABLE
- BENCH
- SEATWALL





**PRELIMINARY
NOT FOR CONSTRUCTION**

Revisions
No. Date Description

Project Information
 Project: UH Date: 8/3/2021
 Project No.: 262006 P/E: AE, DMH, JH, KMM
 Madison Mixed Use

Sheet Title:
Enlarged Landscape Plans

Sheet Number: _____ Current Revision: _____

L-2

Planting Schedule - Enlargements

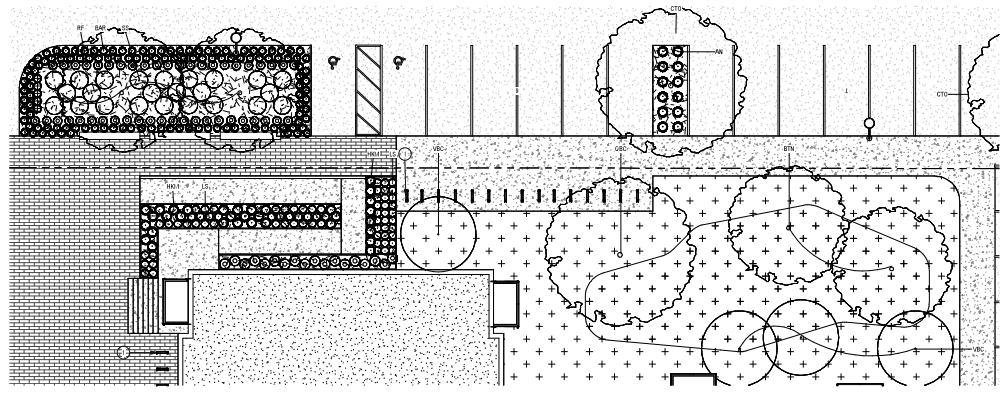
Type Mark	Common Name	Botanical Name
Coniferous Shrub		
TMT	Tauntun Yew	Taxus x media 'Tauntun'
Deciduous Shrub		
AM	Autumn Magic Black Chokeberry	Aronia melanocarpa 'Autumn Magic'
PSM	Bluestem Dogwood	Cornus rostrata 'Bluestem'
CSC	Cardinal Dogwood	Cornus sericea 'Cardinal'
AFD	Arctic Fire Dogwood	Cornus stolonifera 'Farrow'
IVA	Atterglow Winterberry	Ilex verticillata 'Atterglow'
CS	Cow Alder Leaf Spirea	Spiraea verticillata 'Sue'
VBC	Baldy Compact American Cranberrybush	Viburnum trilobum 'Baldy Compact'
Deciduous Tree		
RM	Red Maple	Acer rubrum
BTM	River Birch	Betula nigra
WDB	Whitepine Birch	Betula papyrifera
CTO	Common Hackberry	Celtis occidentalis
POT	Quaking Aspen	Populus tremuloides
QBC	Swamp White Oak	Quercus bicolor
QMC	Star Oak	Quercus macrocarpa
QRB	Northern Red Oak	Quercus rubra
ULM	Acadole Elm	Ulmus 'Marlot'
Ornamental Tree		
BAE	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'
Perennial		
AN	Blackhawk Big Bluestem	Andropogon gerardi 'Blackhawk'
ACD	Columbine	Acquilegia canadensis
AST	Starry Milkweed	Asclepias tuberosa
LR	Lady in Red Fern	Rhynchospora 'Lady in Red'
EDP	Purple Coneflower	Echinacea purpurea
HKM	Japanese Forest Grass	Hakonechloa macra
BAR	Blue Arrow Rush	Juncus inflexus 'Blue Arrow'
LS	Lowland Bluestem	Liatris spicata 'Nobility'
MFR	Purple Rooster Beak	Monarda didyma 'Purple Rooster'
PF	Blue Fountain Switchgrass	Panicum virgatum 'Blue Fountain'
RF	Edenium Black Eyed Susan	Rudbeckia hirta 'Edenium'
SPP	Little Bluestem	Schizanthus scoparium
SH	Prairie Dropseed	Sporobolus heterophyllus
Upright Evergreen Shrub		
TOB	First Edition Teahwa Arborvitae	Thuja occidentalis 'Baikari'
TOH	Traditup Arborvitae	Thuja occidentalis 'Traditup'

Material Legend

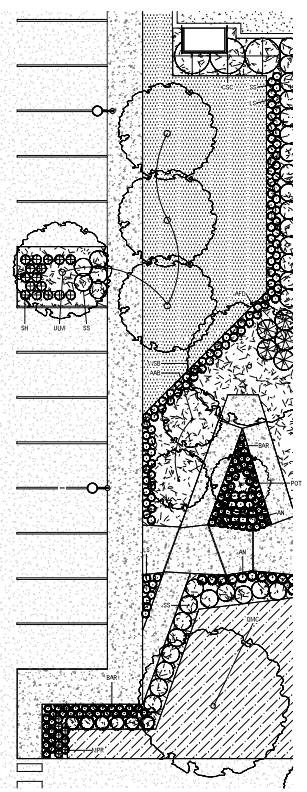
- CONCRETE SIDEWALK
- SPECIALTY SET PAVERS
- PEDESTAL FINERS TYPE 1
- PEDESTAL FINERS TYPE 2
- PEDESTAL FINERS TYPE 3
- HARDWOOD FLOOR PLANTING AREA
- TURF SEED
- NATURAL SEED-BL TYPE 1 - SHORTGRASS PRIME
- NATURAL SEED-BL TYPE 2 - MIXTURE BURN
- ROCK LEACH-DOG RUN

Keynote Legend

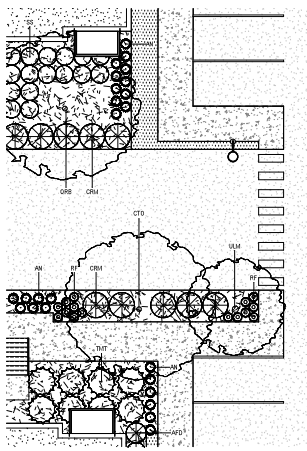
- BIKE RACK
- TREE GRATE
- #1/2" BLACK CHAIN-LINK FENCE
- PENK-TABLE
- BENCH
- SEAT WALL



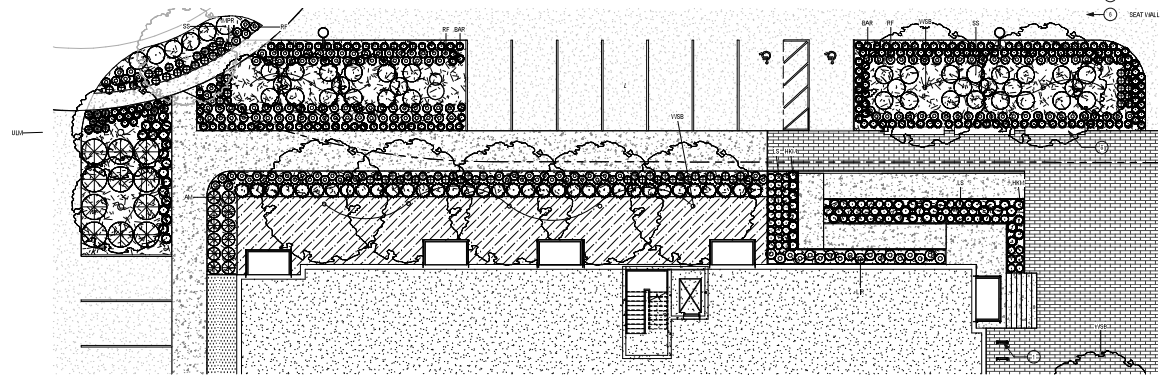
1 Overall Planting Plan - Callout 1
1" = 10'-0"



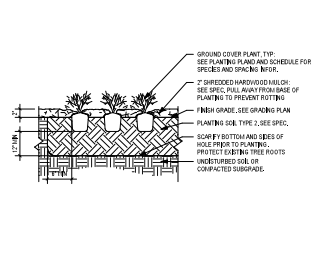
7 Overall Planting Plan - Callout 7
1" = 10'-0"



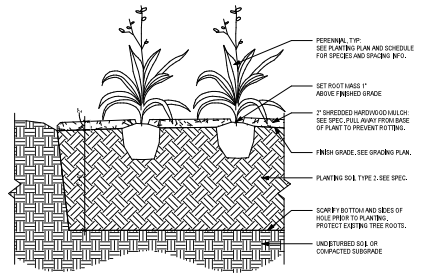
5 Overall Planting Plan - Callout 5
1" = 10'-0"



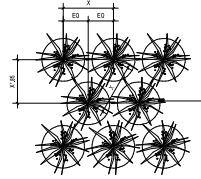
2 Overall Planting Plan - Callout 2
1" = 10'-0"



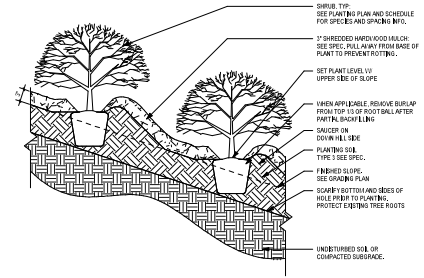
1 Ground Cover Planting Detail
1/4" = 1'-0"



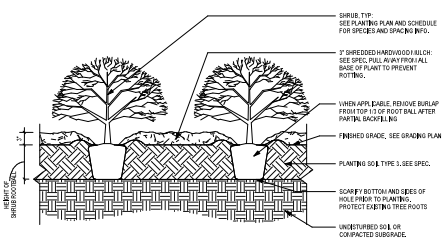
2 Perennial Planting Detail
1/4" = 1'-0"



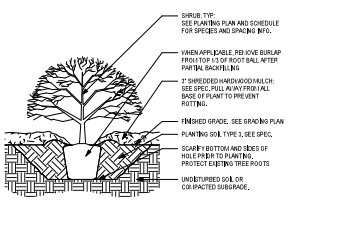
3 Triangular Spacing for Shrubs and Perennials Details
1/4" = 1'-0"



4 Shrub Planting On A Slope Detail
1/4" = 1'-0"

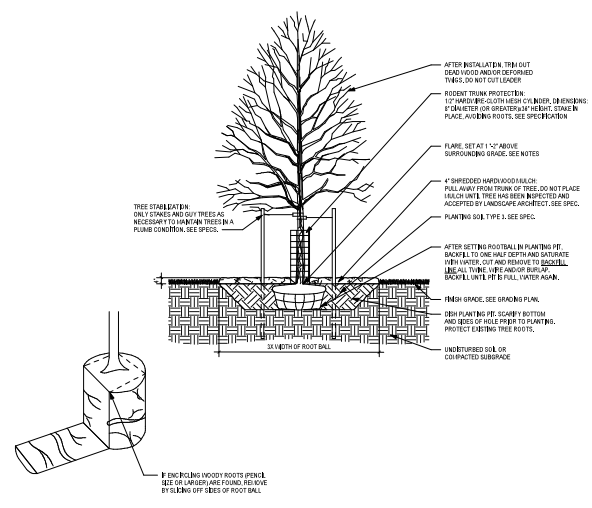


A Shrub Planting in Planting Beds



B Shrub Planting in Individual Planting Pit

5 Shrub Planting Detail
1/4" = 1'-0"



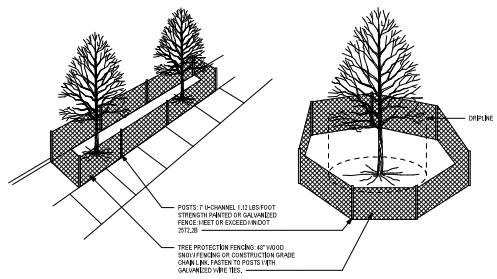
7 Typical Tree Planting Detail
3/8" = 1'-0"

NOTE:

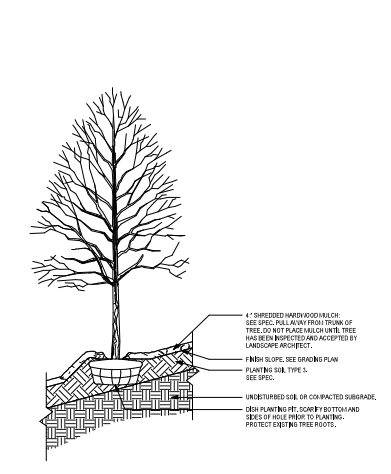
- 1. PRIOR TO DELIVERY TO THE SITE, THE CONTRACTOR SHALL LOCATE THE BUTTRESS ROOTS OR TRUNK FLARE OF EACH TREE. IF ANY ARE LOCATED ABOVE TRUNK 2\"/>

TREES WILL BE REJECTED FOR THE FOLLOWING REASONS:

- POOR FORM
- DAMAGED TRUNK
- BURIED TRUNK FLARES
- EXCESSIVE TRANSPORT ROOTS
- UNCONFINED ROOTBALL SOIL (DUE TO EXCESSIVE HANDLING) NO OR DAMAGED CENTRAL LEADER



8 Tree Protection Detail
1/4" = 1'-0"



9 Tree Planting on a Slope Detail
3/8" = 1'-0"

NOTES:

1. ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEVELOPMENT. AFTER CONSTRUCTION IS COMPLETE, NECESSARY TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
2. CONTRACTOR SHALL NOT STORE OR MATERIALS OR ANY UNNECESSARY TREE PROTECTED ZONES. THE FENCE SHALL PREVENT TRAFFIC AND THE PLACEMENT OF BOUNDARY MATERIALS, EQUIPMENT, STORAGE AND SUPPLY FROM DAMAGING VEGETATION WITHIN THE LIMITS OF PROTECTION.
3. THE CONTRACTOR SHALL LOCATE ALL ROOTS EXPOSED BY GRACING AS DIRECTED BY LANDSCAPE ARCHITECT.

251444 1/24/2021 11:43:23 AM 1/24/2021 1:00:00 PM
cunningham.com



3546 Dakota Ave S
Suite D
St. Louis Park, MN 55416

**PRELIMINARY
NOT FOR CONSTRUCTION**

Revisions		
No.	Date	Description

Project Information			
Phase	Unit	Drawn	3/3/2021
Project No.	26306	File No.	20241_000000

Madison Mixed Use

Sheet Title:
Planting Details

Sheet Number: _____ Current Revision: _____

L-4

© 2021 Cunningham Inc.



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 575 Zor Shrine Place, Madison, WI
 Name of Project Saturday - Madison Mixed Use
 Owner / Contact Saturday Properties - Mark Laverty
 Contact Phone _____ Contact Email mlaverty@saturdayproperties.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size
 MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 308,395 SF

Total landscape points required 4,536 points

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area 308,395 SF

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area 90,595 SF

Total landscape points required 4,536 points

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			114	3990
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			0	0
Ornamental tree	1 1/2 inch caliper	15			19	285
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			98	980
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			791	2373
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			66	264
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			3679	7358
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						15250

Total Number of Points Provided 15250

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. All parking lots with twenty (20) or more parking spaces shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

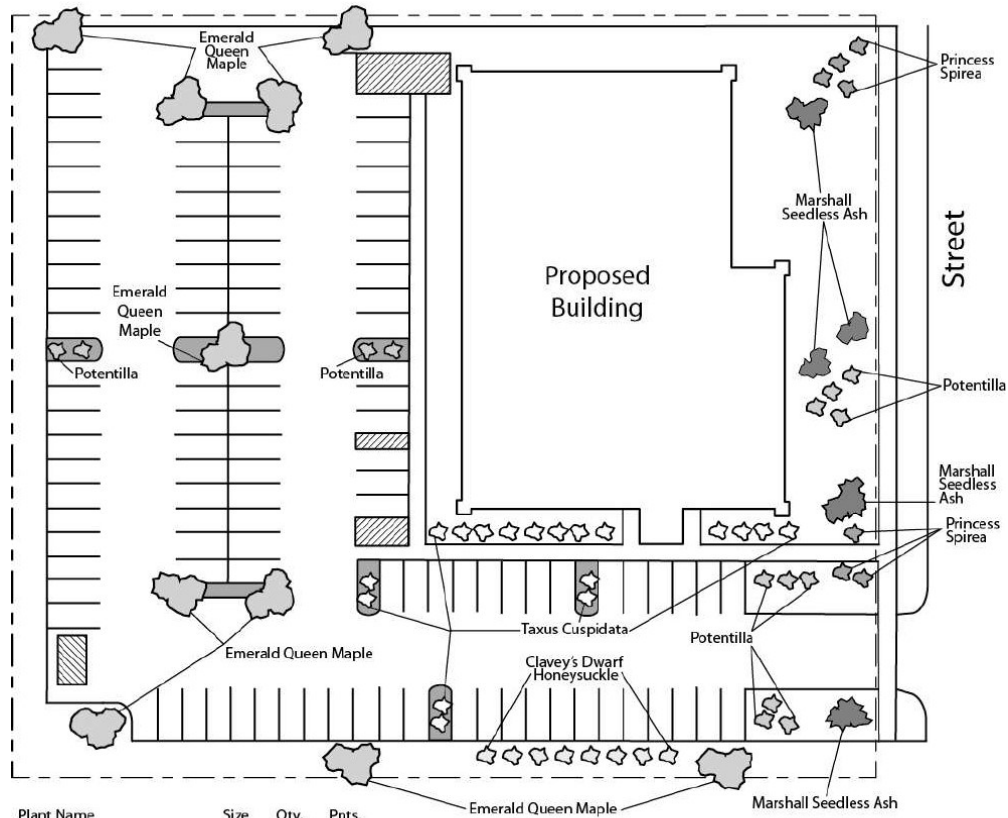
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
			TOTAL 585

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

Applicability.

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
 2. Site amenities, including bike racks, benches, trash receptacles, etc.
 3. Storage areas including trash and loading.
 4. Lighting (landscape, pedestrian or parking area).
 5. Irrigation.
 6. Hard surface materials.
 7. Labeling of mulching, edging and curbing.
 8. Areas of seeding or sodding.
 9. Areas to remain undisturbed and limits of land disturbance.
 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
 11. Existing trees eight (8) inches or more in diameter.
 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, parking driveways and docking/loading facilities, but **excluding** the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.