



City of Duluth
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197
218-730-5580 • Fax: 218-730-5904 • www.duluthmn.gov

An Equal Opportunity Employer

TO:

Alison Lutterman, Duluth City Attorney
Tom Johnson, Duluth Project Engineer
Chris Kleist, Duluth Utility Operations
Cindy Voigt, Duluth City Engineer
Kelly Fleissner, Duluth Administration
Eric Shaffer, Duluth Chief Engineer-Utilities
Gordon Ramsay, Duluth Police
Jack Ezell, WLSSD
Jim Foldesi, St Louis Co. Pub. Works
John Strongitharm, Duluth Fire Chief
Howard Smith, Duluth Project Engineer
Marnie Grondahl, Duluth Fire Marshal
Richard Nelson, Minnesota Power
Howard Jacobson, Duluth Utility Ops Mngr
Nate LaCoursiere, Duluth City Attorney
Mark Bauer, Duluth Parking

Patrick Geiger, CenturyLink
Cari Pederson, Duluth Project Engineer
Keith Hamre, Planning and Construction Services
Dennis Jensen, DTA
Karen Zeisler, County Land Department
Greg Stoewer, Duluth Project Engineer
Jim Benning, Duluth Public Works & Utilities
Chris Eng, Duluth Business Development
Kathy Bergen, Duluth Parks & Recreation
Kyle Deming, Duluth Building Safety
Patty Fowler, MnDNR
John Hinzmann, MnDOT
Todd Carlson, Duluth Utility Operations
Wendy Rannenber, Duluth Building Safety
Matt Kennedy, Duluth Parking
Peggy Billings, Engineering Technician

DATE: July 16, 2014

SUBJECT: Planning Commission Agenda Items for August 12, 2014.

The Duluth City Planning Commission has received 12 applications for review. Please review the technical aspects and desirability of the proposals and provide comments at your earliest convenience. They are grouped by general theme for easier review.

Comprehensive Plan Amendment

PL 14-089 Change Future Land Use From Business Park to Rural Residential between Kruger Road and Airpark Road by City of Duluth

Vacation

PL 14-088 Vacation of Easement at 1408 Maple Grove Road by PLB Miller Hill, LLC
PL 14-092 Vacation of Street Easement at 9830 Grand Avenue by Paul Koski

Subdivision

PL 14-082 Quick Plat at 1408 Maple Grove Road by PLB Miller Hill, LLC
PL 14-083 Quick Plat at 1205 N 47th Avenue E by Ray and Charlotte Antiel
PL 14-085 Quick Plat at Mall Drive by Duluth Hill, LLC
PL 14-095 Quick Plat at 2120 London Road by Blackhoof Development
PL 14-094 Quick Plat at 2333 Lochaire Avenue by Dennis and Judy Moran

Planning Review

PL 14-084 MU-C Planning Review for Grocery Store at 4426 Grand Avenue by Whole Foods Co-op
PL 14-086 MU-C Planning Review for New Hotel at Mall Drive
PL 14-096 MU-C Planning Review at 2120 London Road by Blackhoof Development

Variance

PL 14-087 Variance from Corner Side Yard Setback at 1540 Minnesota Avenue by Alan and Cheryl Dartanyan
PL 14-093 Shoreland Variance at 4896 Arnold Road by Kathleen Howard

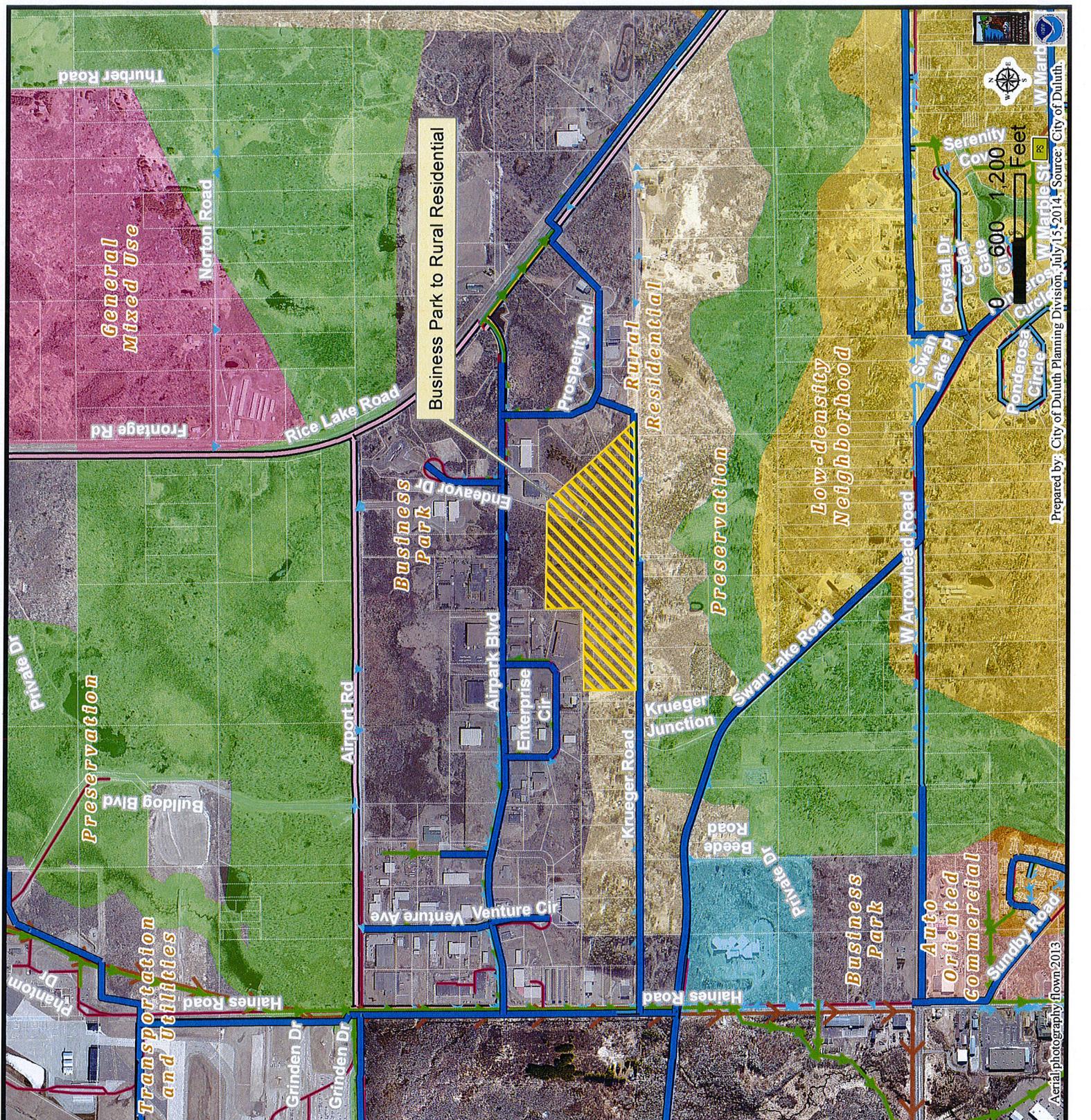
We appreciate your time and input. If you have any questions or comments, or need additional background information, please feel free to call me at 730-5328 or e-mail me at jmoses@duluthmn.gov. Thank you!

Jenn Reed Moses, Planner II



City Planning
 PL 14-089
 Future Land Use Change
 Business Park to Rural Residential

Legend	
	Water Distribution System
	30 - 60" Water Pipe
	16 - 24" Water Pipe
	4 - 6" Water Pipe
	Sanitary Sewer Collection System
	Sanitary Sewer Collector
	Sanitary Sewer Interceptor
	Sanitary Sewer Forced Main
	Storage Basin
	Pump Station
	Gas Distribution Main
	8" - 16" Gas Pipes
	4" - 6" Gas Pipes
	0" - 4" Gas Pipes
	Storm Sewer Collection System
	Storm Sewer Pipe
	Future Land Use
	Preservation
	Recreation
	Rural Residential
	Low-density Neighborhood
	Traditional Neighborhood
	Urban Residential
	Neighborhood Commercial
	Neighborhood Mixed Use
	General Mixed Use
	Central Business Secondary
	Central Business Primary
	Auto Oriented Commercial
	Large-scale Commercial
	Business Park
	Tourism/Entertainment District
	Medical District
	Institutional
	Commercial Waterfront
	Industrial Waterfront
	Light Industrial
	General Industrial
	Transportation and Utilities



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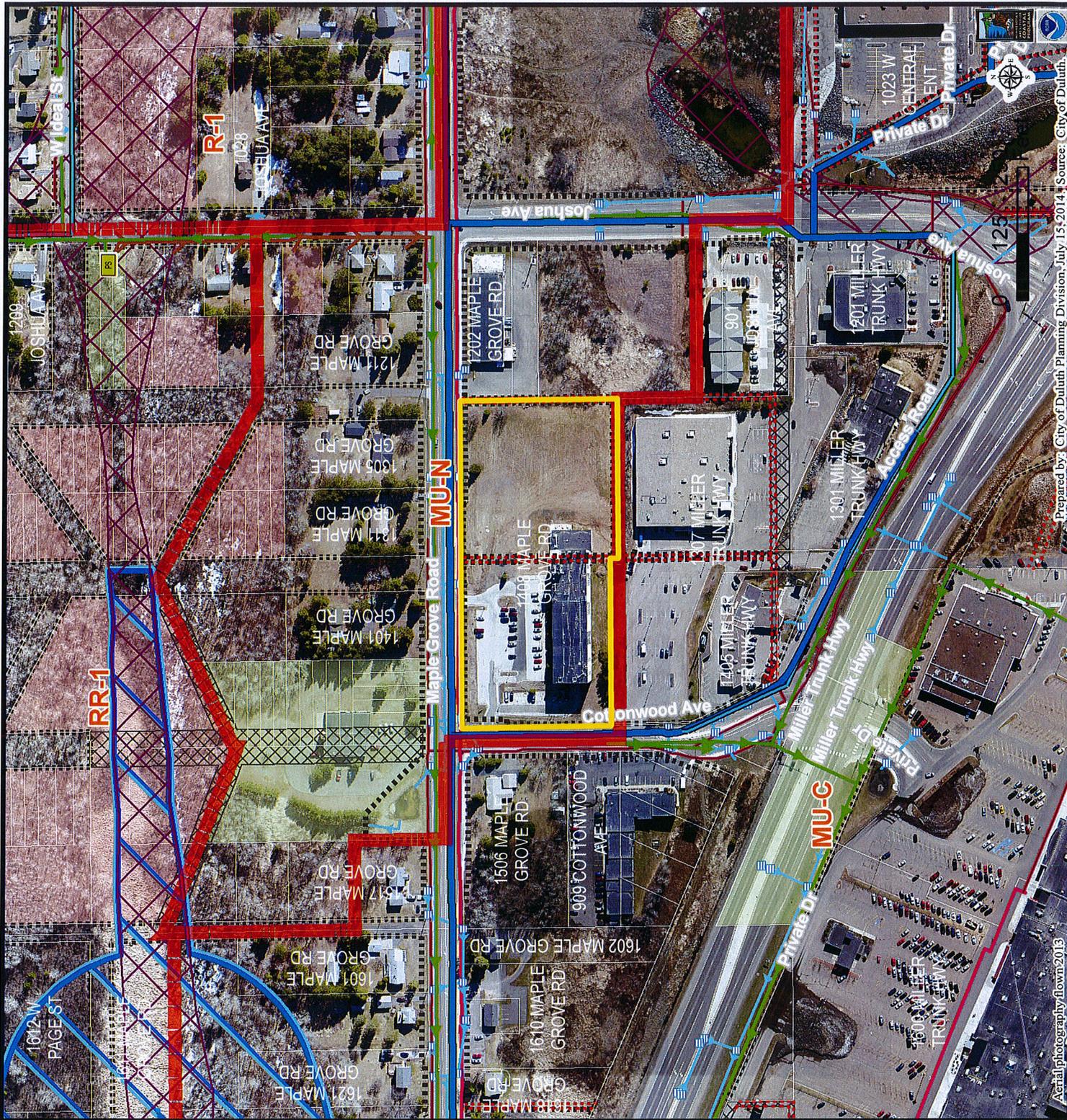


City Planning

PL 14-082 and 14-088
1408 Maple Grove Road

Legend

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



Prepared by: City of Duluth Planning Division, July 15, 2014. Source: City of Duluth.

Aerial photography flown 2013

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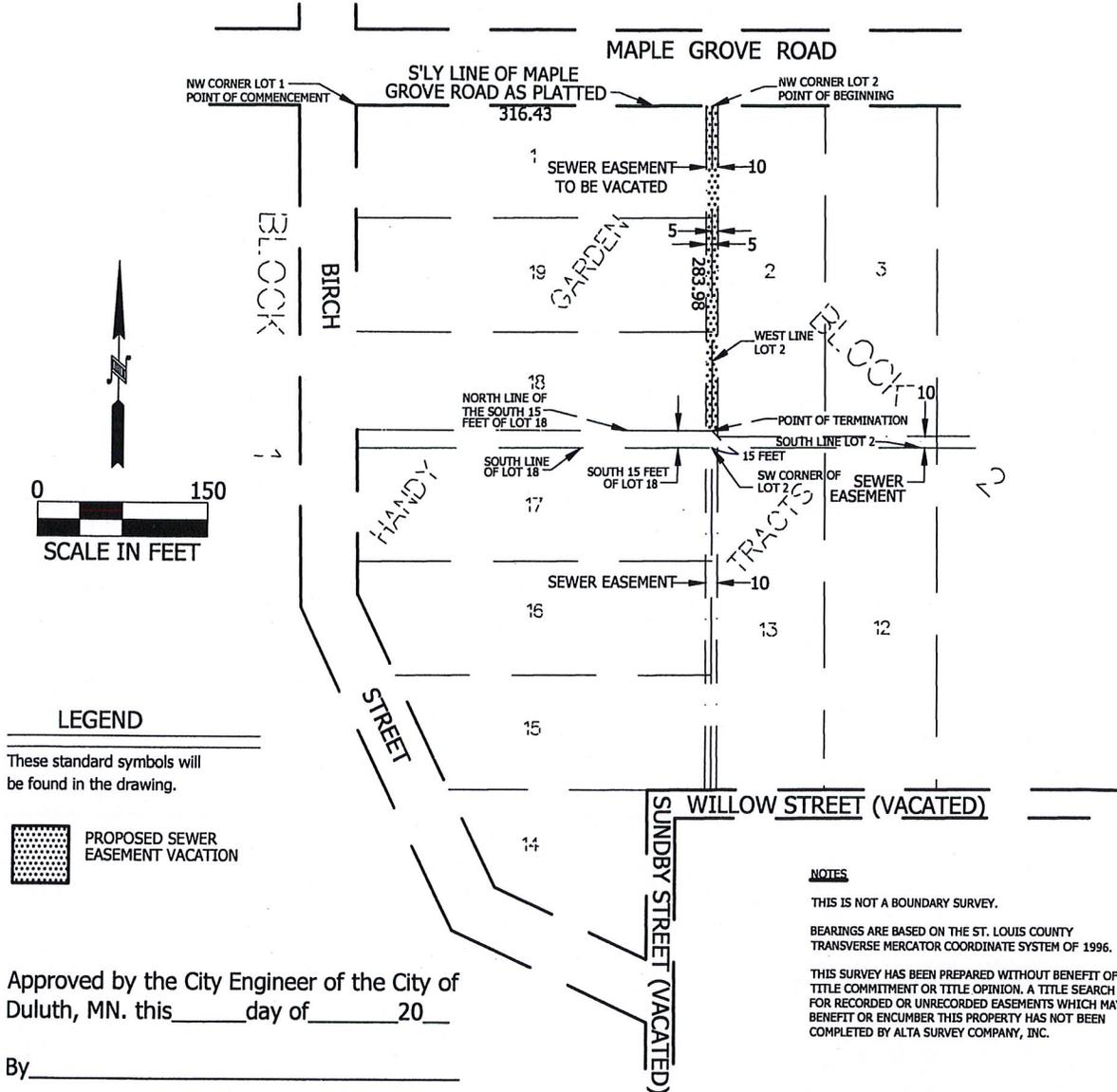
PL 14-088 & 14-082

LEGAL DESCRIPTION OF VACATION SEWER EASEMENT

All that part of the platted 10 foot wide sewer easement lying in Block 2 of HANDY GARDEN TRACTS, according to the recorded plat thereof, St. Louis County, Minnesota, the centerline of said easement is described as follows:

Commencing at the northwest corner of Lot 1, said Block 2; thence easterly, along the southerly right of way line of Maple Grove road as platted, a distance of 316.43 feet to the northwest corner of Lot 2, said Block 2, said point being the Point of Beginning of the easement centerline; thence southerly along the westerly line of said Lot 2, a distance of 283.98 feet to a point which lies 15 feet north of the southwest corner of said Lot 2, and there terminating.

Said easement contains 2,843 sq. ft or 0.07 acres, more or less.



Approved by the City Engineer of the City of Duluth, MN. this _____ day of _____ 20____
 By _____

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Date: 7-07-14
David R. Evans
 David R. Evans MN License No. 49505

VACATION SKETCH OF SEWER EASEMENT	
CLIENT: PLB MILLER HILL LLC	REVISIONS: XXX
DATE: 7-07-14	
ADDRESS: XXX	
JOB NUMBER: 14-325	

ALTA
 LAND SURVEY COMPANY
 * LAND SURVEYING PHONE: 218-727-5211
 * LAND DEVELOPMENT FAX: 218-727-3798
 * PLATTING LICENSED IN MN & WI
 * LEGAL DESCRIPTIONS CERTIFIED FEDERAL SURVEYOR
 * CONSTRUCTION STAKING WWW.ALTA-SURVEY.COM

EXHIBIT
 3

PL 14-088



City Planning

PL 14-092

9830 Grand Avenue

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Water Distribution System**
- 30 - 60" Water Pipe
- 16 - 24" Water Pipe
- 4 - 6" Water Pipe
- Sanitary Sewer Collection System**
- Sanitary Sewer Collector
- Sanitary Sewer Interceptor
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Gas Distribution Main**
- 8" - 16" Gas Pipes
- 4" - 6" Gas Pipes
- 0" - 4" Gas Pipes
- Storm Sewer Collection System**
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Right-of-Way Type**
- Road or Alley ROW
- Vacated ROW
- Easement Type**
- Utility Easement
- Other Easement
- Floodplain Type**
- General Flood Plain
- Flood Way
- Flood Fringe

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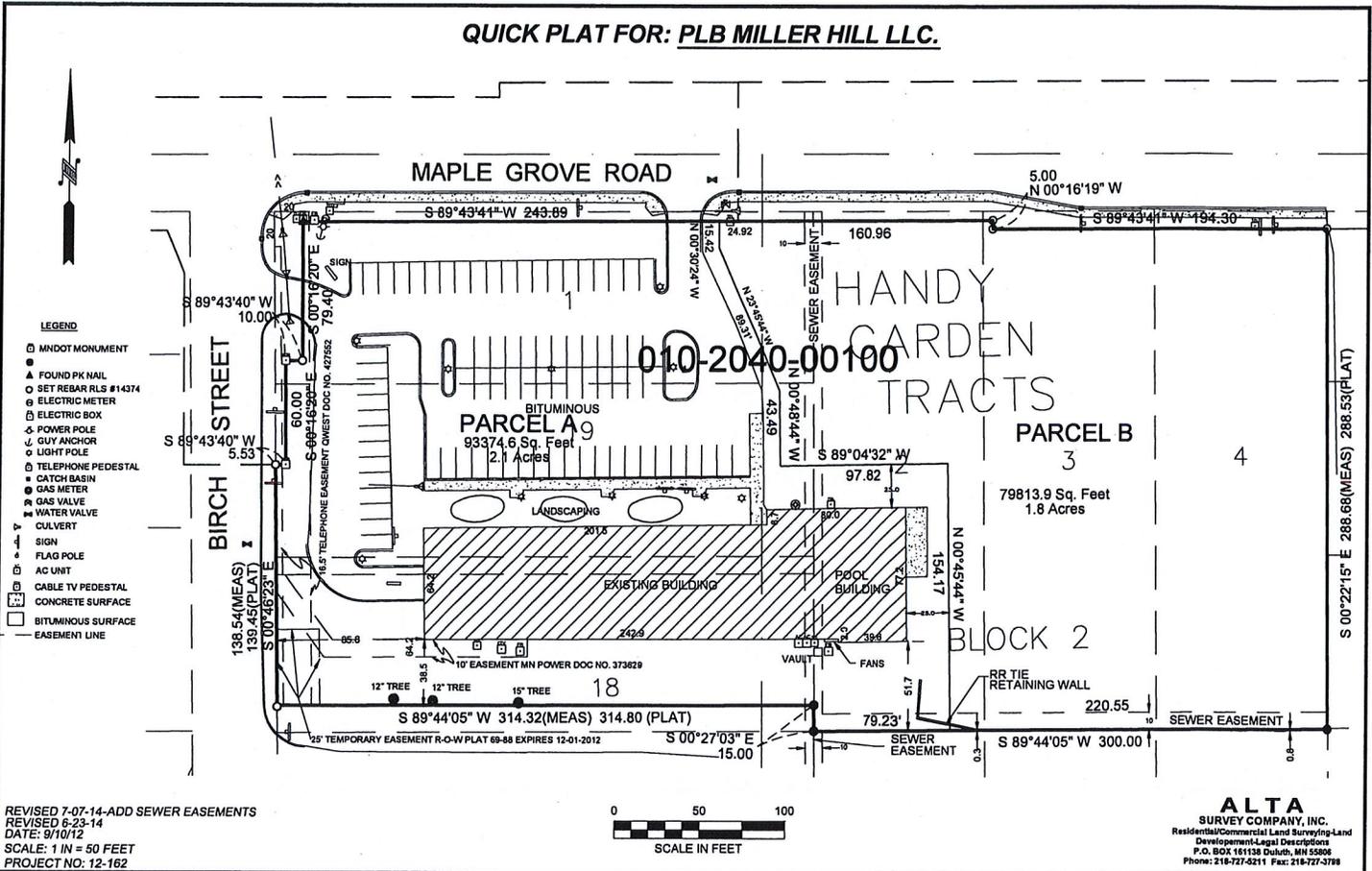


Aerial photography flown 2013

Prepared by: City of Duluth Planning Division, July 15, 2014. Source: City of Duluth.

PL 14-092

QUICK PLAT FOR: PLB MILLER HILL LLC.



PL 14-082



City Planning

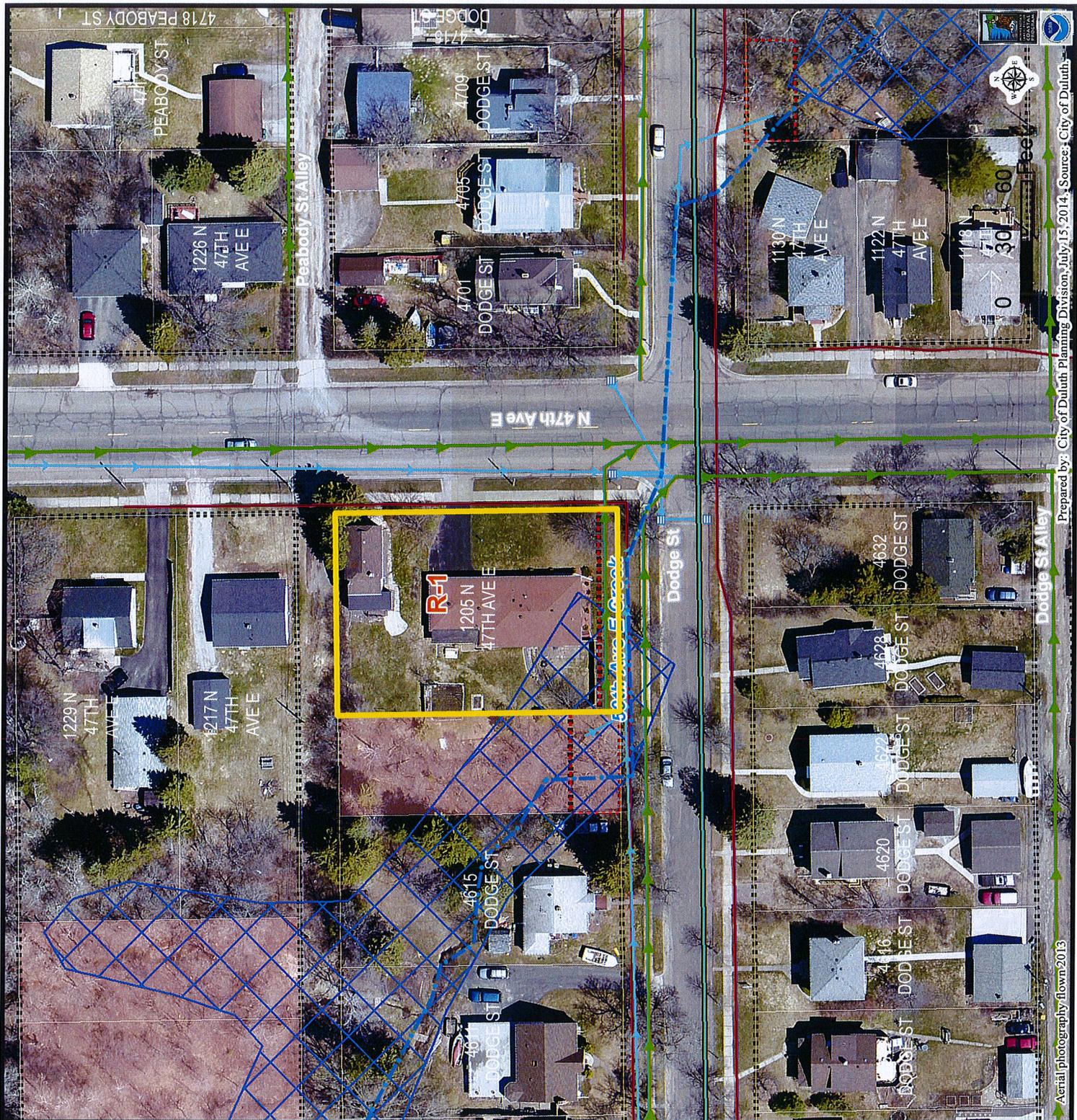
PL 14-083

1205 N 47th Avenue E

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Zoning Boundaries**
- Zoning Boundaries
- Water Distribution System**
- 30 - 60" Water Pipe
- 16 - 24" Water Pipe
- 4 - 6" Water Pipe
- Sanitary Sewer Collection System**
- Sanitary Sewer Collector
- Sanitary Sewer Interceptor
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Gas Distribution Main**
- 8" - 16" Gas Pipes
- 4" - 6" Gas Pipes
- 0" - 4" Gas Pipes
- Storm Sewer Collection System**
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Right-of-Way Type**
- Road or Alley ROW
- Vacated ROW
- Easement Type**
- Utility Easement
- Other Easement
- Floodplain Type**
- General Flood Plain
- Flood Way
- Flood Fringe

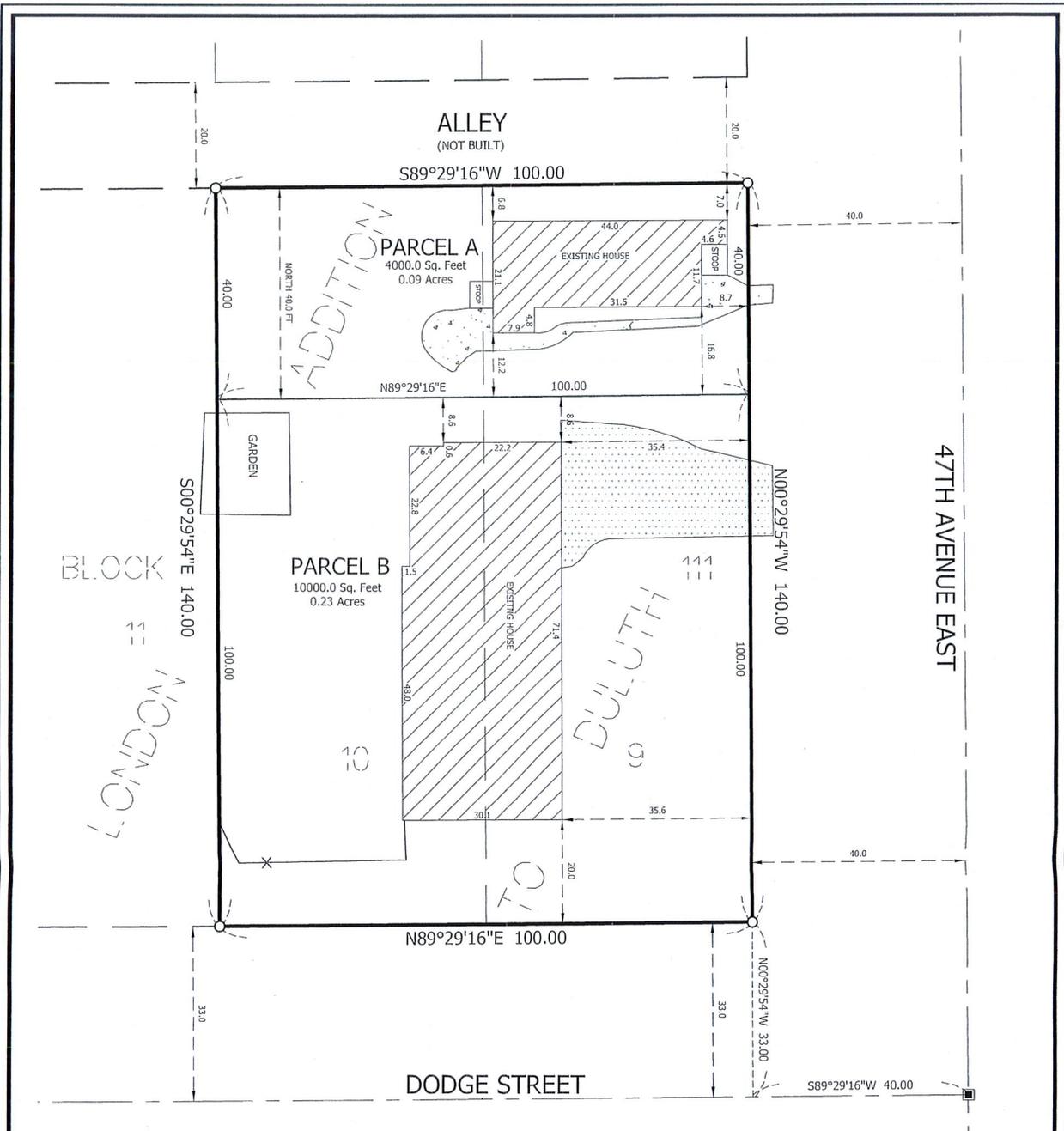
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Aerial photography flown 2013

Prepared by: City of Duluth Planning Division, July 15, 2014, Source: City of Duluth

PL 14-083



LEGAL DESCRIPTION PARCEL A

The North 40.00 feet of Lots 9 and 10, Block 111, LONDON ADDITION TO DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota.

said parcel containing 4,000 sq. ft. or 0.09 acres

LEGAL DESCRIPTION PARCEL B

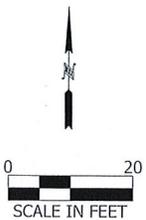
Lots 9 and 10, Block 111, LONDON ADDITION TO DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Except: The North 40.00 feet thereof.

said parcel containing 10,000 sq. ft. or 0.23 acres

LEGEND

These standard symbols will be found in the drawing.

- X—X— FENCE LINE
- FOUND CITY MONUMENT
- SET REBAR CAPPED WITH RLS. NO. 49505



NOTES

BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996.

BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY.

THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA SURVEY COMPANY, INC.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date: 7/7/2014

David R. Evanson MFL License No. 49505

CERTIFICATE OF SURVEY

CLIENT: RAYMOND ANTIEL REVISIONS: XXX

DATE: 7-2-14

ADDRESS: 1205 N 47TH AVE E

JOB NUMBER: 14-137

ALTA
LAND SURVEY COMPANY

- * LAND SURVEYING
- * LAND DEVELOPMENT
- * PLATTING
- * LEGAL DESCRIPTIONS
- * CONSTRUCTION STAKING

PHONE: 218-727-5211
FAX: 218-727-3798
LICENSED IN MN & WI
CERTIFIED FEDERAL SURVEYOR
WWW.ALTA-SURVEY.COM

PL 14-083



City Planning

PL 14-085 & 14-086
Mall Drive

Legend

- Trout Stream (GPS)
- Other Stream (GPS)

Zoning Boundaries

- Zoning Boundaries
- Water Distribution System
- 30 - 60" Water Pipe
- 16 - 24" Water Pipe
- 4 - 6" Water Pipe

Sanitary Sewer Collection System

- Sanitary Sewer Collector
- Sanitary Sewer Interceptor
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station

- Gas Distribution Main
- 8" - 16" Gas Pipes
- 4" - 6" Gas Pipes
- 0" - 4" Gas Pipes

Storm Sewer Collection System

- Storm Sewer Pipe
- Storm Sewer Catch Basin

Right-of-Way Type

- Road or Alley ROW
- Vacated ROW

Easement Type

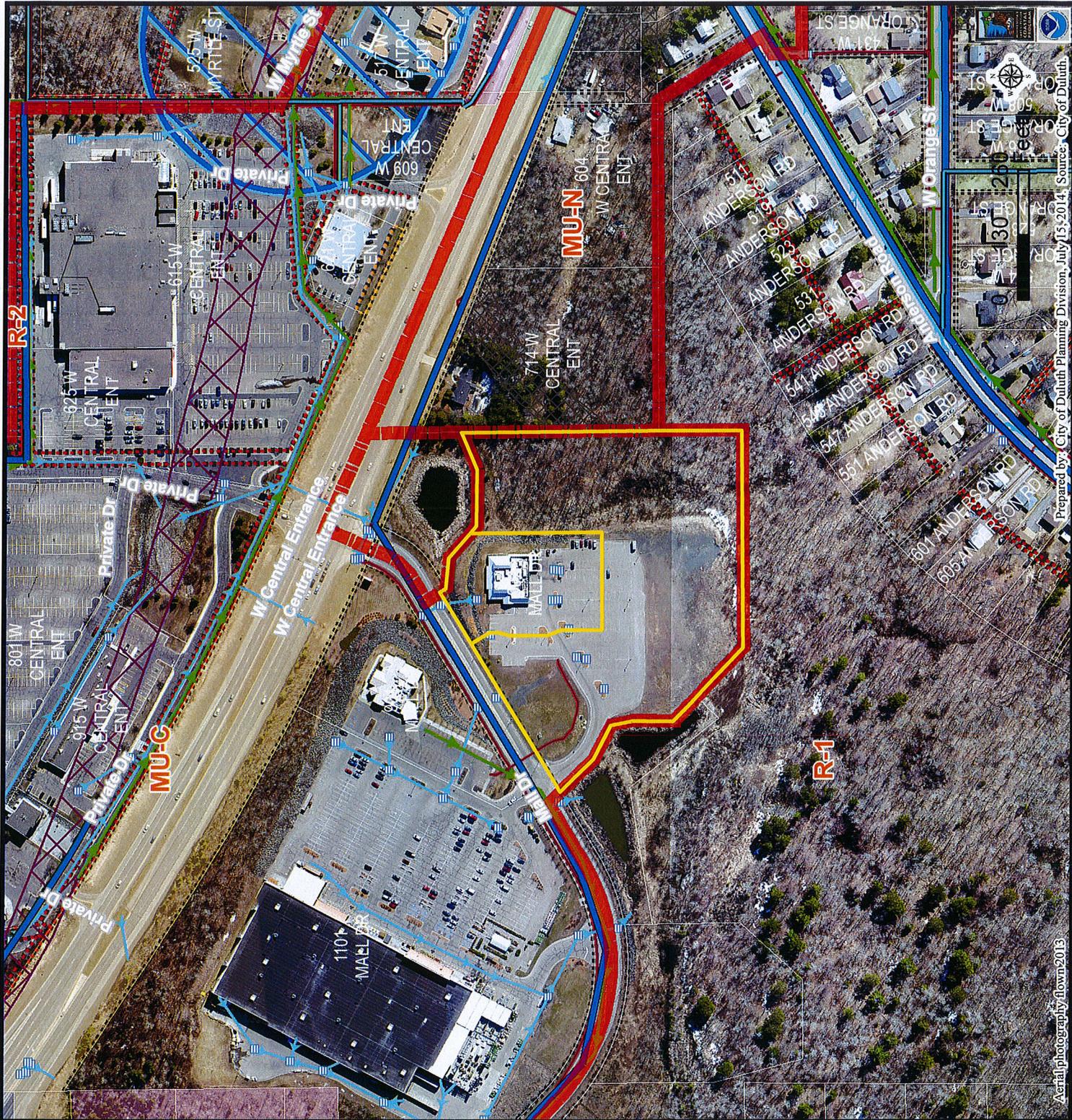
- Utility Easement
- Other Easement
- Shoreland Overlay Zone

- Cold Water
- Natural Environment
- General Development

Floodplain Type

- General Flood Plain
- Flood Way
- Flood Fringe

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PL 14-085 & 14-086

Certificate of Survey

Prepared for: Hampton Inn & Suites

Tract A, REGISTERED LAND SURVEY No. 87

City of Duluth

St. Louis County, Minnesota

LEGAL DESCRIPTIONS:

PARCEL I

All that part of Tract A, REGISTERED LAND SURVEY No. 87 as recorded in the Registrar of Titles Office, St. Louis County, Minnesota lying south and west of the following described line:

Commencing at the most westerly corner of said Tract A, Registered Land Survey Number 87, thence North 59 degrees 06 minutes 44 seconds East along the northwesterly line of said Tract A and being the southerly Right-of-Way line of Mall Drive, a distance of 34.17 feet to the Point of Beginning of the Parcel to be described; thence South 32 degrees 54 minutes 58 seconds East, a distance of 56.42 feet; thence 61.50 feet along a tangential curve concave northeasterly having a radius of 100.00 feet, a central angle of 35 degrees 13 seconds, and a chord bearing of South 50 degrees 32 seconds 04 minutes East; thence 28.50 feet along a compound curve concave northeasterly having a radius of 300.00 feet, a central angle of 5 degrees 26 minutes 35 seconds, and a chord bearing of South 70 degrees 50 seconds 32 minutes East; thence 58.09 feet along a reverse curve concave southwesterly having a radius of 50.00 feet, a central angle of 66 degrees 33 minutes 54 seconds, and a chord bearing of South 40 degrees 18 seconds 53 minutes East; thence North 90 degrees 00 minutes 00 seconds East, a distance of 379.18 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 252.00 feet to the south line of said Tract A and said line there terminating.

Containing 97,175 Sq. Feet or 2.231 Acres, more or less.

Subject to existing easements, restrictions, or reservations of record, if any.

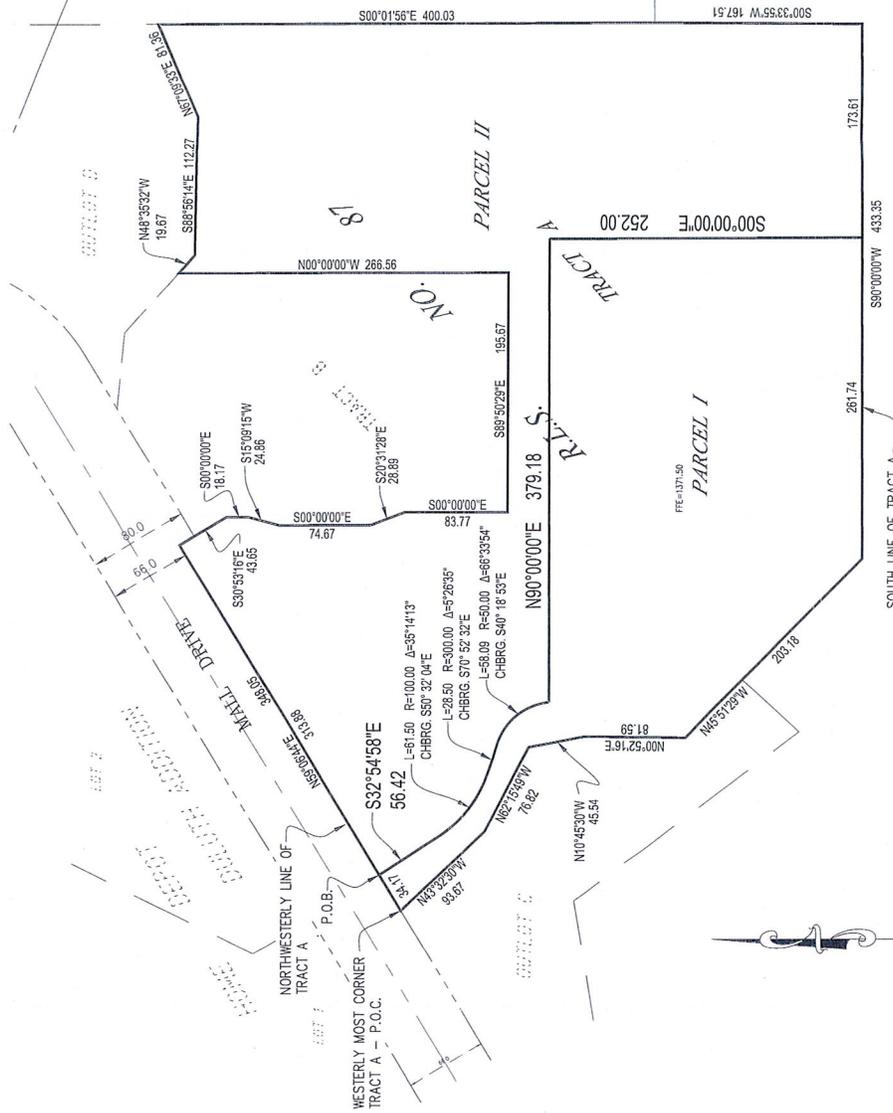
PARCEL II

All that part of Tract A, REGISTERED LAND SURVEY No. 87 as recorded in the Registrar of Titles Office, St. Louis County, Minnesota lying north and east of the following described line:

Commencing at the most westerly corner of said Tract A, Registered Land Survey Number 87, thence North 59 degrees 06 minutes 44 seconds East along the northwesterly line of said Tract A and being the southerly Right-of-Way line of Mall Drive, a distance of 34.17 feet to the Point of Beginning of the Parcel to be described; thence South 32 degrees 54 minutes 58 seconds East, a distance of 56.42 feet; thence 61.50 feet along a tangential curve concave northeasterly having a radius of 100.00 feet, a central angle of 35 degrees 13 seconds, and a chord bearing of South 50 degrees 32 seconds 04 minutes East; thence 28.50 feet along a compound curve concave northeasterly having a radius of 300.00 feet, a central angle of 5 degrees 26 minutes 35 seconds, and a chord bearing of South 70 degrees 50 seconds 32 minutes East; thence 58.09 feet along a reverse curve concave southwesterly having a radius of 50.00 feet, a central angle of 66 degrees 33 minutes 54 seconds, and a chord bearing of South 40 degrees 18 seconds 53 minutes East; thence North 90 degrees 00 minutes 00 seconds East, a distance of 379.18 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 252.00 feet to the south line of said Tract A and said line there terminating.

Containing 185,895 Sq. Feet or 3.808 Acres, more or less.

Subject to existing easements, restrictions, or reservations of record, if any.



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Print Name: Paul A. Vogel License # 44075 Date: 07/07/2014

Signature: *[Signature]*

DATE PREPARED: 7/07/14
 PROJ. NO.: 140303
 FILE: 140303.VPROP
 SHEET 1 of 1 SHEETS

L&B
PERFORMANCE DRIVEN DESIGN.
 LHDcorp.com
 21 W. Superior St., Ste. 500 Duluth, MN 55802 | 218.727.8446
 FILE: 14030309 DrawingSurvey\44033_VPROP.dwg

PL 14-085



City Planning

21st Avenue & London Road

Legend

Trout Stream (GPS)

Other Stream (GPS)

Zoning Boundaries

Zoning Boundaries

Water Distribution System

30 - 60" Water Pipe

16 - 24" Water Pipe

4 - 6" Water Pipe

Sanitary Sewer Collection System

Sanitary Sewer Collector

Sanitary Sewer Interceptor

Sanitary Sewer Forced Main

Storage Basin

Pump Station

Gas Distribution Main

8" - 16" Gas Pipes

4" - 6" Gas Pipes

0" - 4" Gas Pipes

Storm Sewer Collection System

Storm Sewer Pipe

Storm Sewer Catch Basin

Right-of-Way Type

Road or Alley ROW

Vacated ROW

Easement Type

Utility Easement

Other Easement

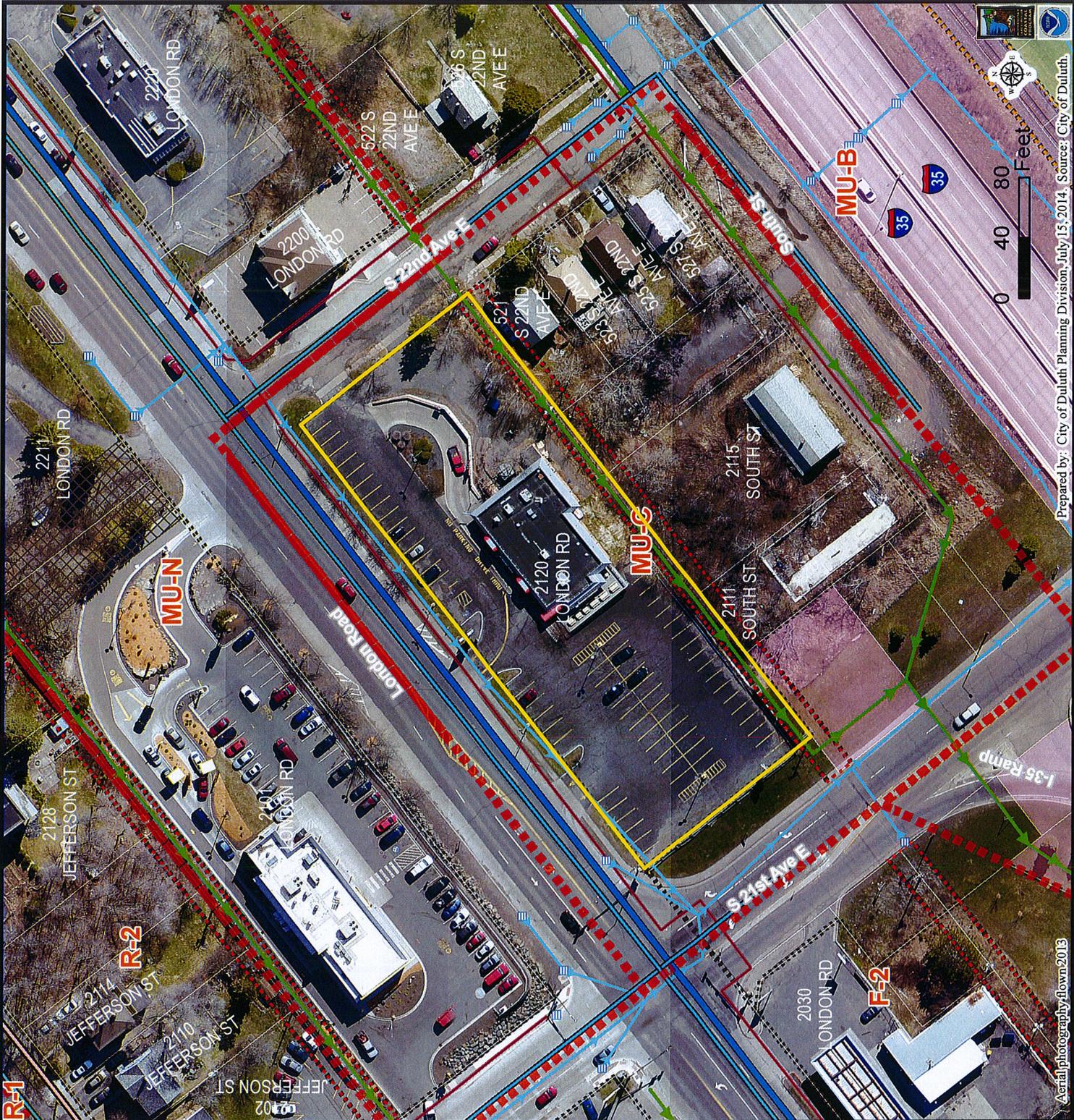
Floodplain Type

General Flood Plain

Flood Way

Flood Fringe

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Aerial photography: flowm2013

Prepared by: City of Duluth Planning Division, July 15, 2014. Source: City of Duluth.

PL



City Planning

PL 14-094
4333 Lochaire Avenue

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Zoning Boundaries**
- Zoning Boundaries
- Water Distribution System**
- 30 - 60" Water Pipe
- 16 - 24" Water Pipe
- 4 - 6" Water Pipe
- Sanitary Sewer Collection System**
- Sanitary Sewer Collector
- Sanitary Sewer Interceptor
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Gas Distribution Main**
- 8" - 16" Gas Pipes
- 4" - 6" Gas Pipes
- 0" - 4" Gas Pipes
- Storm Sewer Collection System**
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Wetlands (NRR1)
- Right-of-Way Type**
- Road or Alley ROW
- Vacated ROW
- Easement Type**
- Utility Easement
- Other Easement
- Shoreland Overlay Zone**
- Cold Water
- Natural Environment
- General Development
- Floodplain Type**
- General Flood Plain
- Flood Way
- Flood Fringe

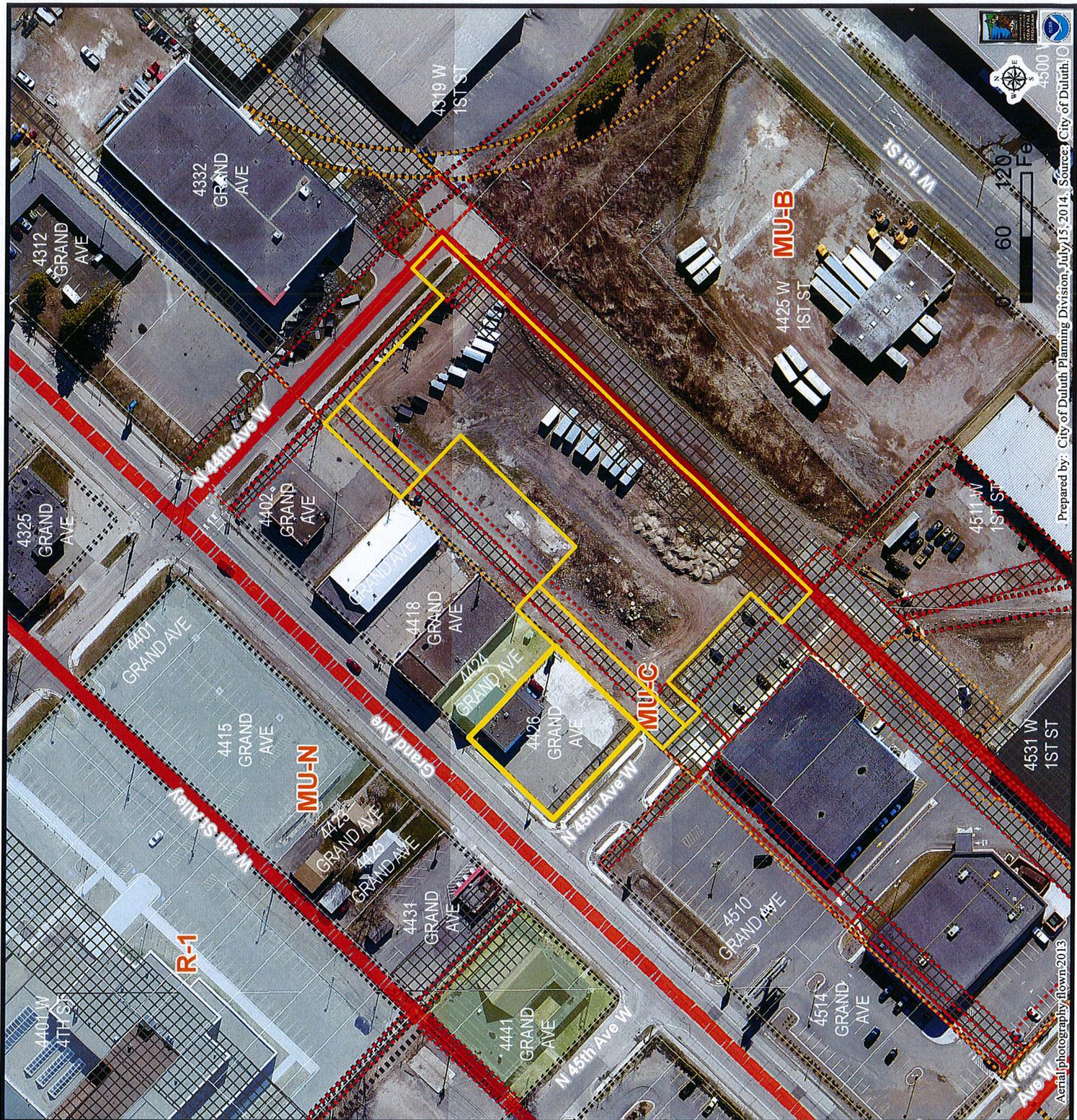
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Aerial photography flown 2013

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Prepared by: City of Duluth Planning Division; July 15, 2014. Source: City of Duluth, MN

City Planning
 PL 14-084
 4426 Grand Avenue

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Zoning Boundaries**
- Zoning Boundaries
- Right-of-Way Type**
- Road or Alley ROW
- Vacated ROW
- Easement Type**
- Utility Easement
- Other Easement
- Shoreland Overlay Zone**
- Cold Water
- Natural Environment
- General Development
- Floodplain Type**
- General Flood Plain
- Flood Way
- Flood Fringe

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PL 14-084

JEFFREY A. WILLIAMS
 1000 25th Ave. SW
 Suite 300
 Grand Rapids, MI 49503
 Phone: 269.749.8300

Professional Seal
 License # 48888
 State of Michigan
 Jeffrey A. Williams
 Licensed Professional Engineer
 License # 48888
 State of Michigan
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Michigan.

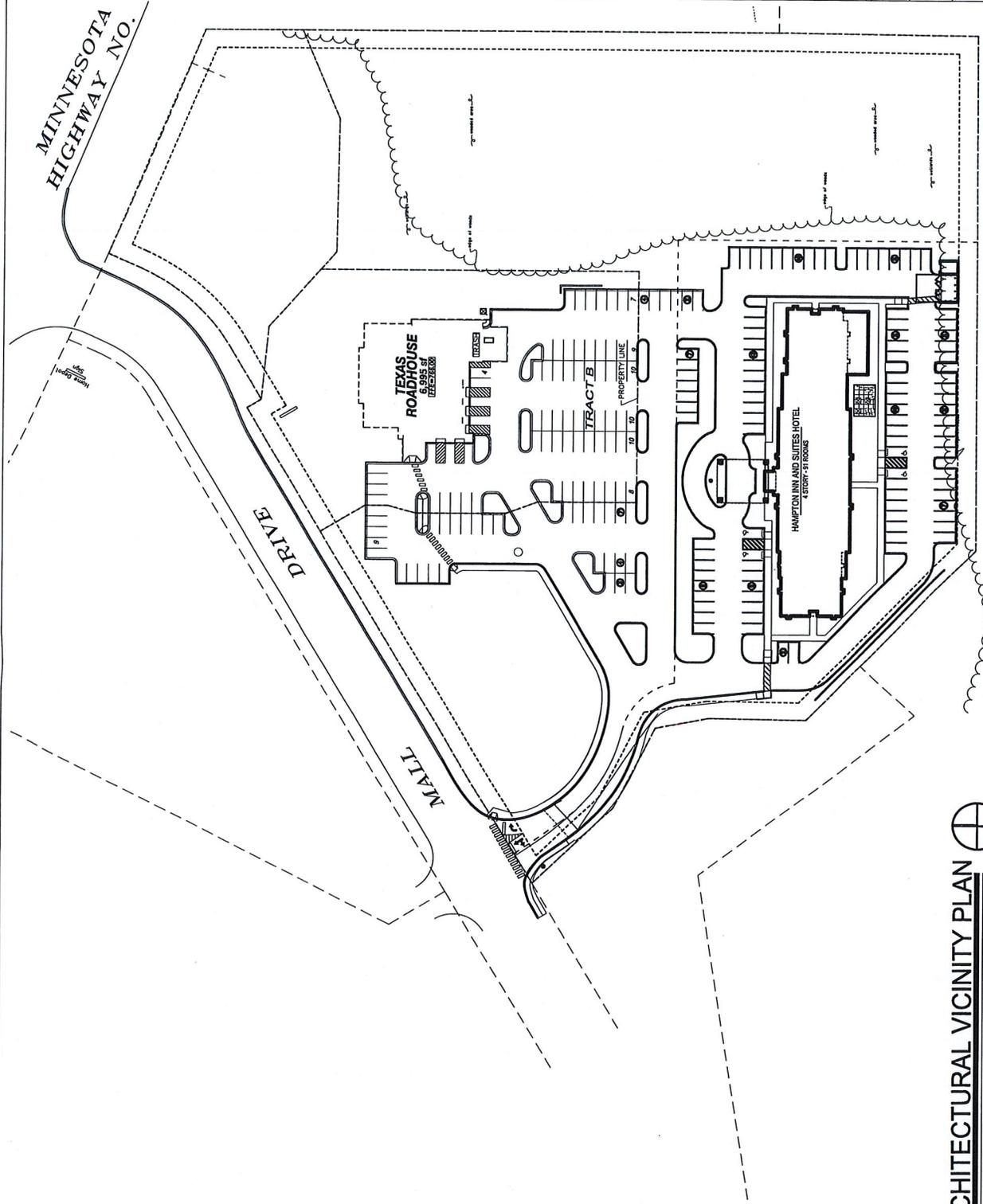
DATE:	02/09/11
ISSUE DATE:	02/09/11
SCALE:	
PROJECT:	
DESCRIPTION:	

HAMPTON INN & SUITES
 1000 25th Ave. SW
 Suite 300
 Grand Rapids, MI 49503
 Phone: 269.749.8300
 OWNER:
 JEFFREY A. WILLIAMS
 1000 25th Ave. SW
 Suite 300
 Grand Rapids, MI 49503
 Phone: 269.749.8300



PROJECT # 1413
 PREPARED BY 1413 A010
 DRAWN BY: ST
 ARCHITECTURAL
 VICINITY
 PLAN

A1.1
 PLANNING REVIEW



1
 ARCHITECTURAL VICINITY PLAN
 SCALE: 1" = 80'-0"

PLH-086



PERFORMANCE
DRIVEN DESIGN.
Landscape Architecture

21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 718.727.8448

CLIENT: TKO HOTELS

PROJECT: PO BOX 15
ABERDEEN, SD 57402

THIS SQUARE APPEARS ON 1/16" ON
FULL SIZE SHEETS

NO.	DATE	ISSUED FOR

PRELIMINARY
NOT FOR CONSTRUCTION
07/08/14

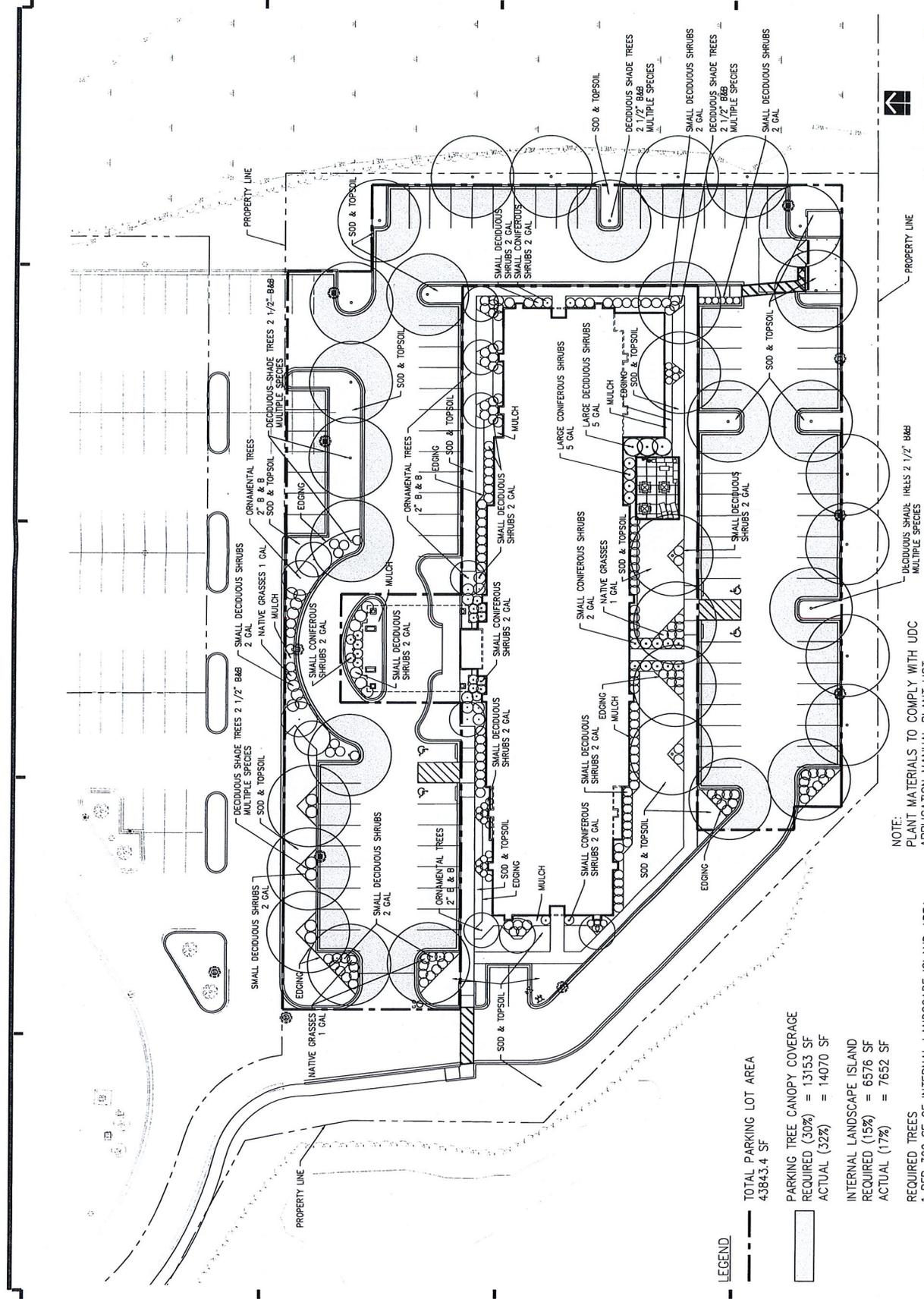
COMPILED BY: [Name]

PROJECT NAME: HAMPTON INN & SUITES
DULUTH, MN

DRAWING TITLE: LANDSCAPING PLAN

FILE: ...
DRAWN BY: ...
CHECKED BY: ...
PROJECT NO.: ...
DRAWING NO.: ...

C6.00



NOTE:
PLANT MATERIALS TO COMPLY WITH UDC
APPLICATION MANUAL PLANT LIST

LEGEND

- TOTAL PARKING LOT AREA
43843.4 SF
- PARKING TREE CANOPY COVERAGE
REQUIRED (30%) = 13153 SF
ACTUAL (32%) = 14070 SF
- INTERNAL LANDSCAPE ISLAND
REQUIRED (15%) = 6576 SF
ACTUAL (17%) = 7652 SF
- REQUIRED TREES
1 PER 300 SF OF INTERNAL LANDSCAPE ISLAND AREA
REQUIRED = 29 TREES
ACTUAL = 34 TREES

PL 14-0864



BLACKHOOF



CLIENT:

LONDON ACQ.

07-26-14 UDC SUBMITAL

NO DATE REGION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

Signature: *[Signature]*

Title: *[Title]*

Date: 7-26-14 Reg. No. 55232

PROJECT NAME:

LONDON ROAD COMMERCIAL ALT 1

DRAWING TITLE:

PARKING STALLS & ISLANDS

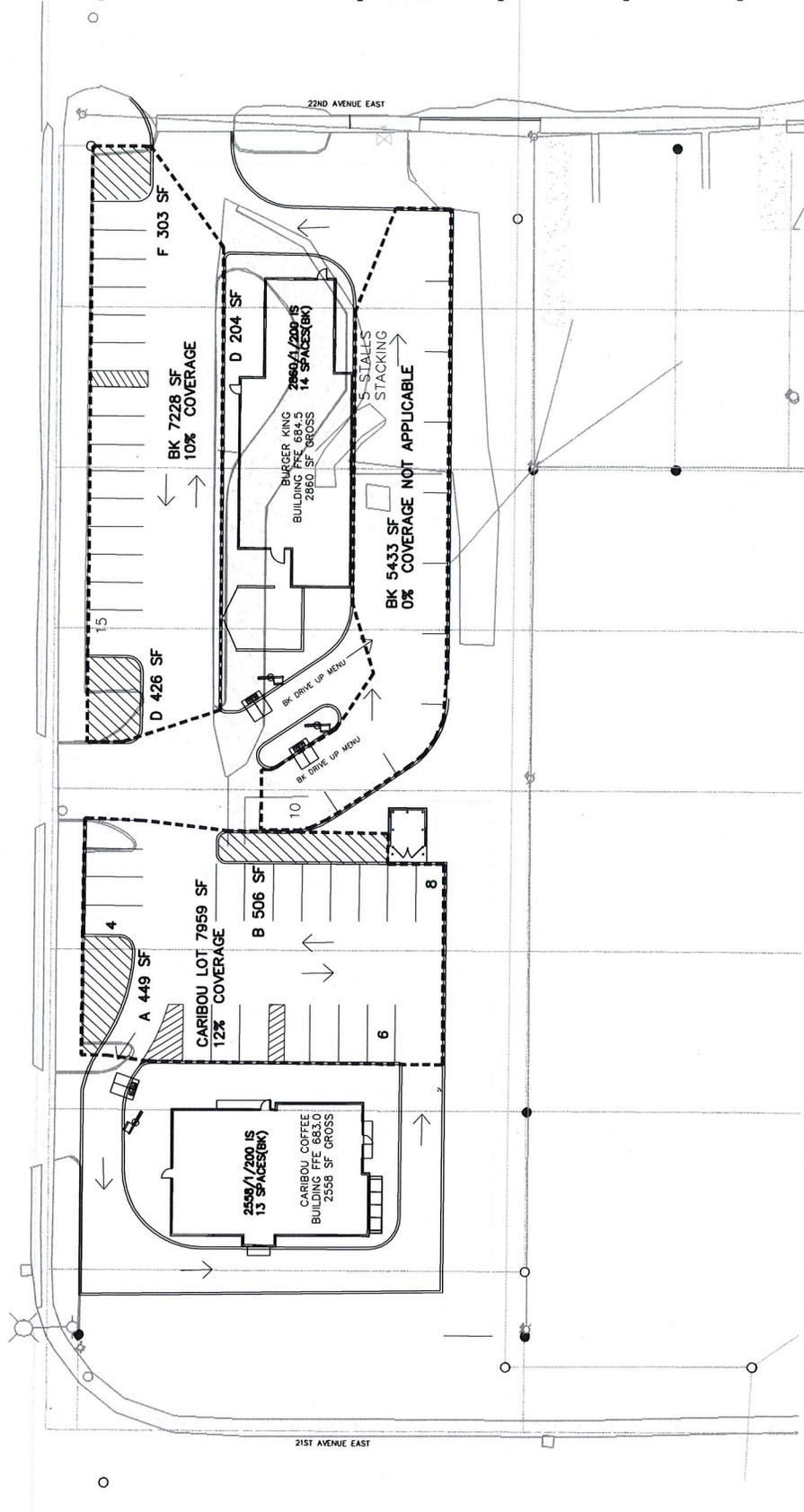
FILE:

DATE: PK1

PROJECT: LONDON ACQ.

DRAWING NO:

LONDON ROAD



PL 14



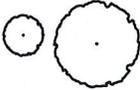
BLACKHOOF

130' PROPERTY FRONTAGE ON 21ST AVE EAST. 1 TREE/35LF OR 4 TREES 1 SHRUB/25LF OR 6 SHRUBS TURF GRASS COVER IN PARKING LOT ISLANDS AND PENINSULAS

SHRUB PLANTING BEDS ALONG ROAD AND AVENUES 5' IN WIDTH, CONFINED BY COMMERCIAL LANDSCAPE EDGING, AMENDED SOIL, ROCK MULCH COVER OVER FABRIC

☼ LIGHT STANDARD - 1 FOOTCANDLE

SMALL TREE - DOLGO CRAB MAXIMUM CANOPY RANGE 30' DIA



LARGE TREE - BUR OAK MAXIMUM CANOPY RANGE 80' DIA

○ SELECT SHRUB SPECIES - MAX HT 2.5'

372' PROPERTY FRONTAGE ON LONDON ROAD. 1 TREE/35LF OR 15 TREES 3 SHRUB/25LF OR 45 SHRUBS 130' PROPERTY FRONTAGE ON 22ND AVE EAST. 1 TREE/35LF OR 4 TREES 1 SHRUB/25LF OR 6 SHRUBS

LONDON ROAD

EXISTING MALUS SP.



CLIENT:

LONDON ACQ.

DATE: 07-08-14 LOC: SUBMITAL

NO. DATE REVISION

1. Heavy credit and site plan, landscape, or report area. This drawing is not to be used for construction or other purposes without the written consent of Blackhoof. Signature: [Signature] Title: [Title] Date: 07-08-14 Proj. No.: 14202

PROJECT NAME:

LONDON ROAD COMMERCIAL ALT 1

DRAWING TITLE:

LANDSCAPE COVERAGES

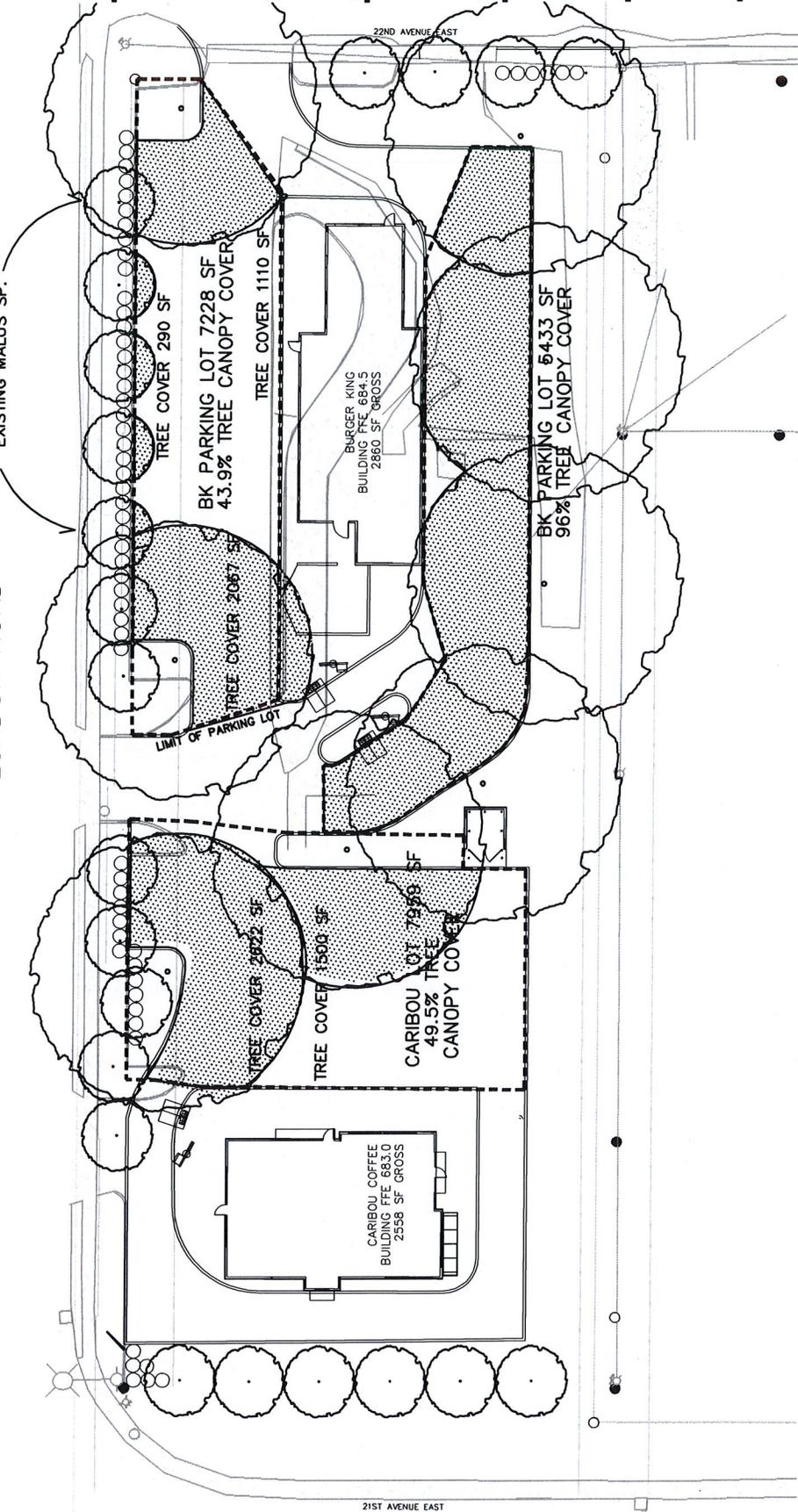
FILE NO.:

PROJECT NO.:

PROJ. NO.:

DRAWING NO.:

LS1



21ST AVENUE EAST



City Planning

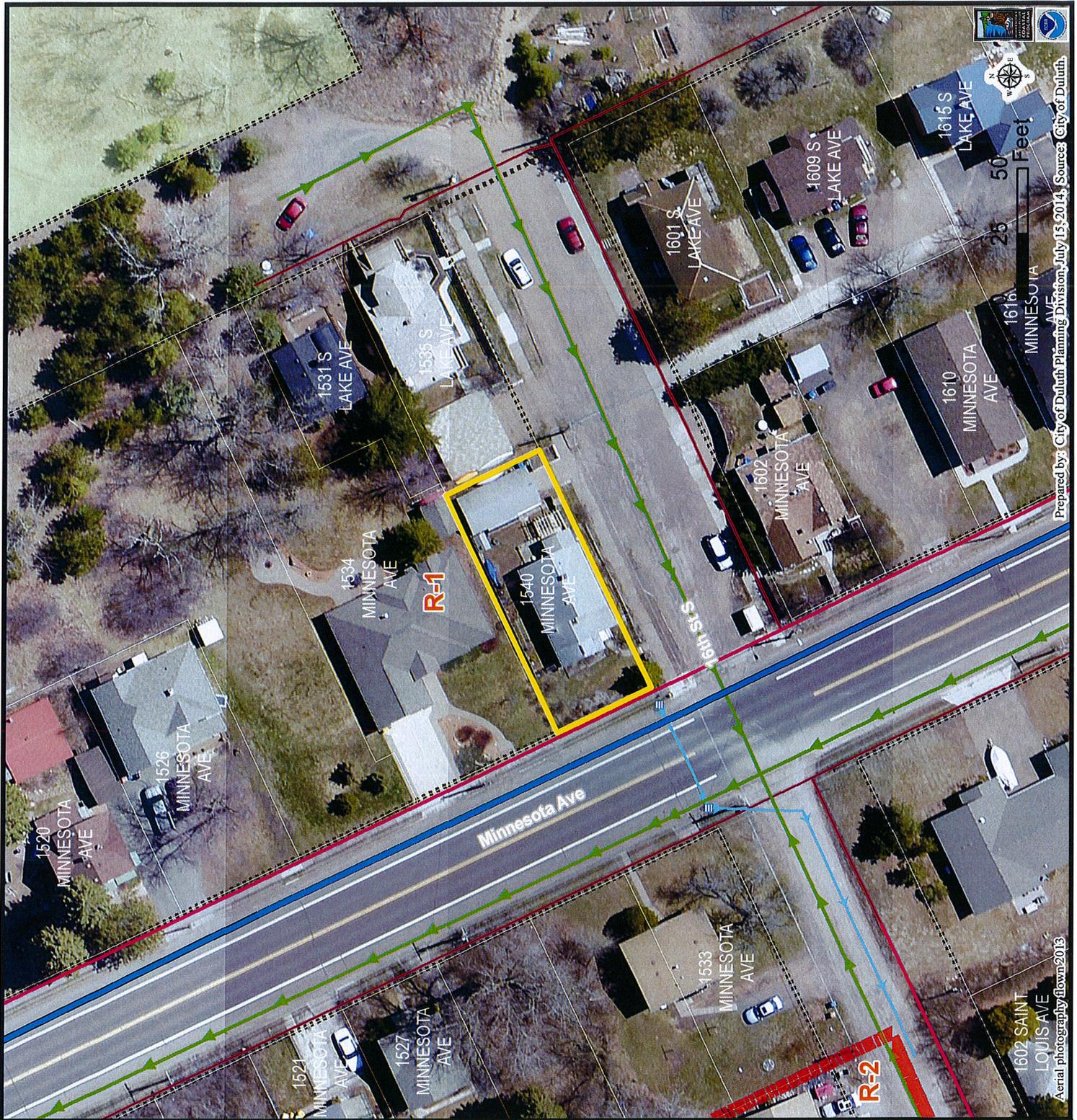
PL 14-087

1540 Minnesota Avenue

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Zoning Boundaries**
- Zoning Boundaries
- Water Distribution System**
- 30 - 60" Water Pipe
- 16 - 24" Water Pipe
- 4 - 6" Water Pipe
- Sanitary Sewer Collection System**
- Sanitary Sewer Collector
- Sanitary Sewer Interceptor
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Gas Distribution Main**
- 8" - 16" Gas Pipes
- 4" - 6" Gas Pipes
- 0" - 4" Gas Pipes
- Storm Sewer Collection System**
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Right-of-Way Type**
- Road or Alley ROW
- Vacated ROW
- Easement Type**
- Utility Easement
- Other Easement
- Floodplain Type**
- General Flood Plain
- Flood Way
- Flood Fringe

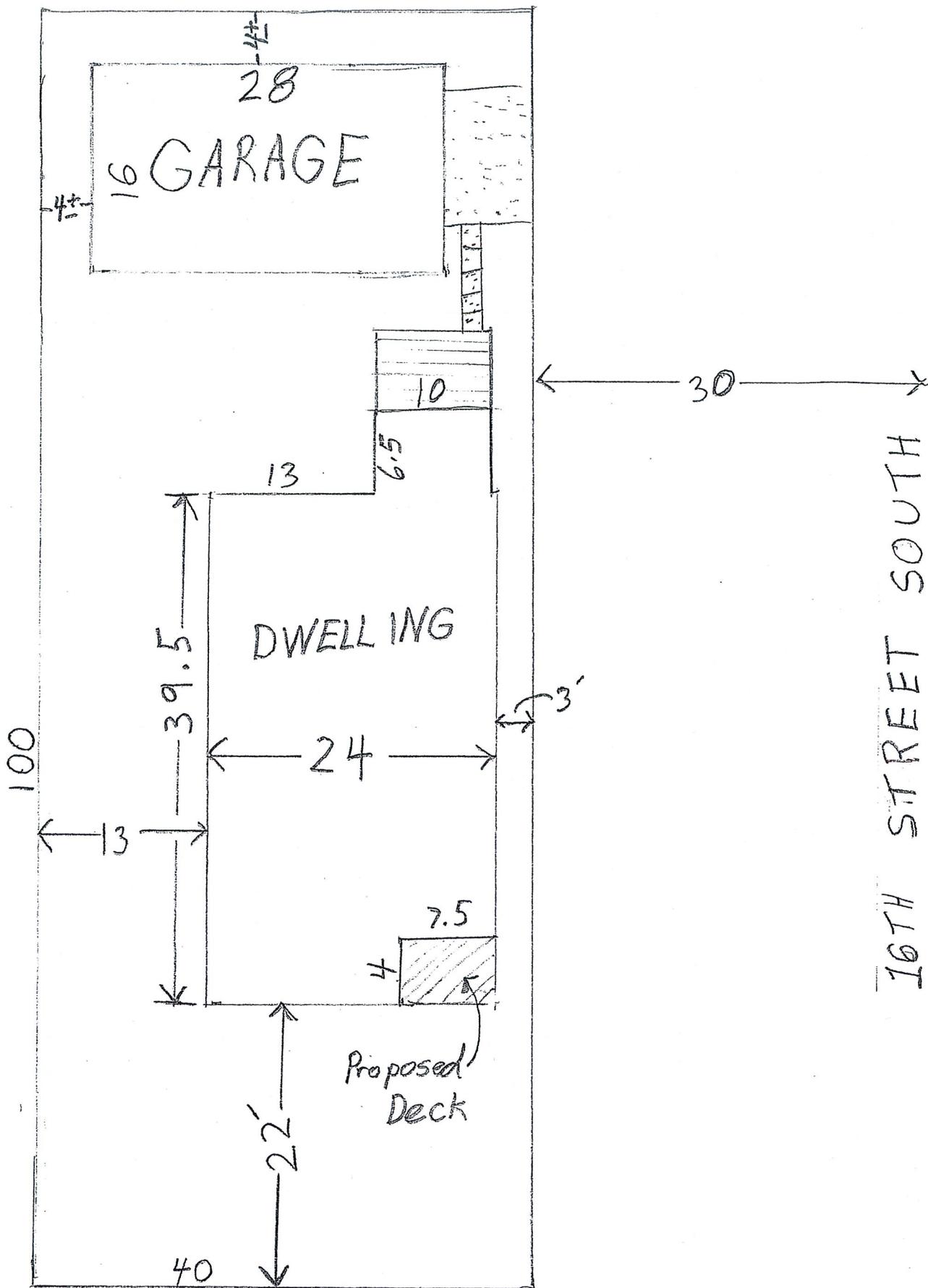
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Prepared by: City of Duluth Planning Division, July 15, 2014. Sources: City of Duluth.

Aerial photography @down2013

PL 14-087



16TH STREET SOUTH

1540 MINNESOTA AVE.

PL14-087



City Planning

PL 14-087

1540 Minnesota Avenue

Legend

- Trout Stream (GPS)
- Other Stream (GPS)

Zoning Boundaries

- Zoning Boundaries

Water Distribution System

- 30 - 60" Water Pipe
- 16 - 24" Water Pipe
- 4 - 6" Water Pipe

Sanitary Sewer Collection System

- Sanitary Sewer Collector
- Sanitary Sewer Interceptor
- Sanitary Sewer Forced Main

- Storage Basin
- Pump Station

Gas Distribution Main

- 8" - 16" Gas Pipes
- 4" - 6" Gas Pipes
- 0" - 4" Gas Pipes

Storm Sewer Collection System

- Storm Sewer Pipe
- Storm Sewer Catch Basin

Right-of-Way Type

- Road or Alley ROW
- Vacated ROW

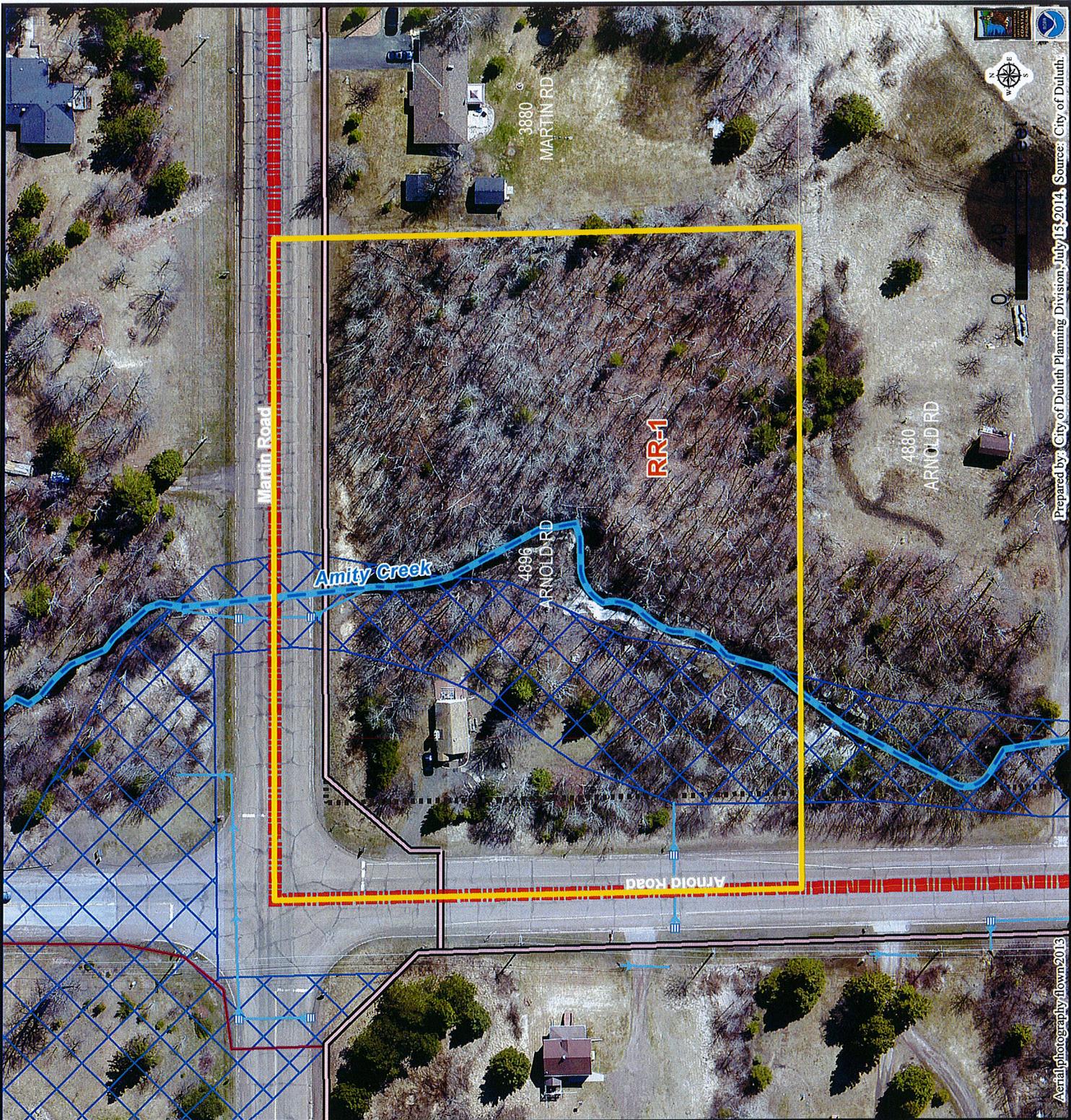
Easement Type

- Utility Easement
- Other Easement

Floodplain Type

- General Flood Plain
- Flood Way
- Flood Fringe

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Aerial photography flown 2013

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PL 14-093

