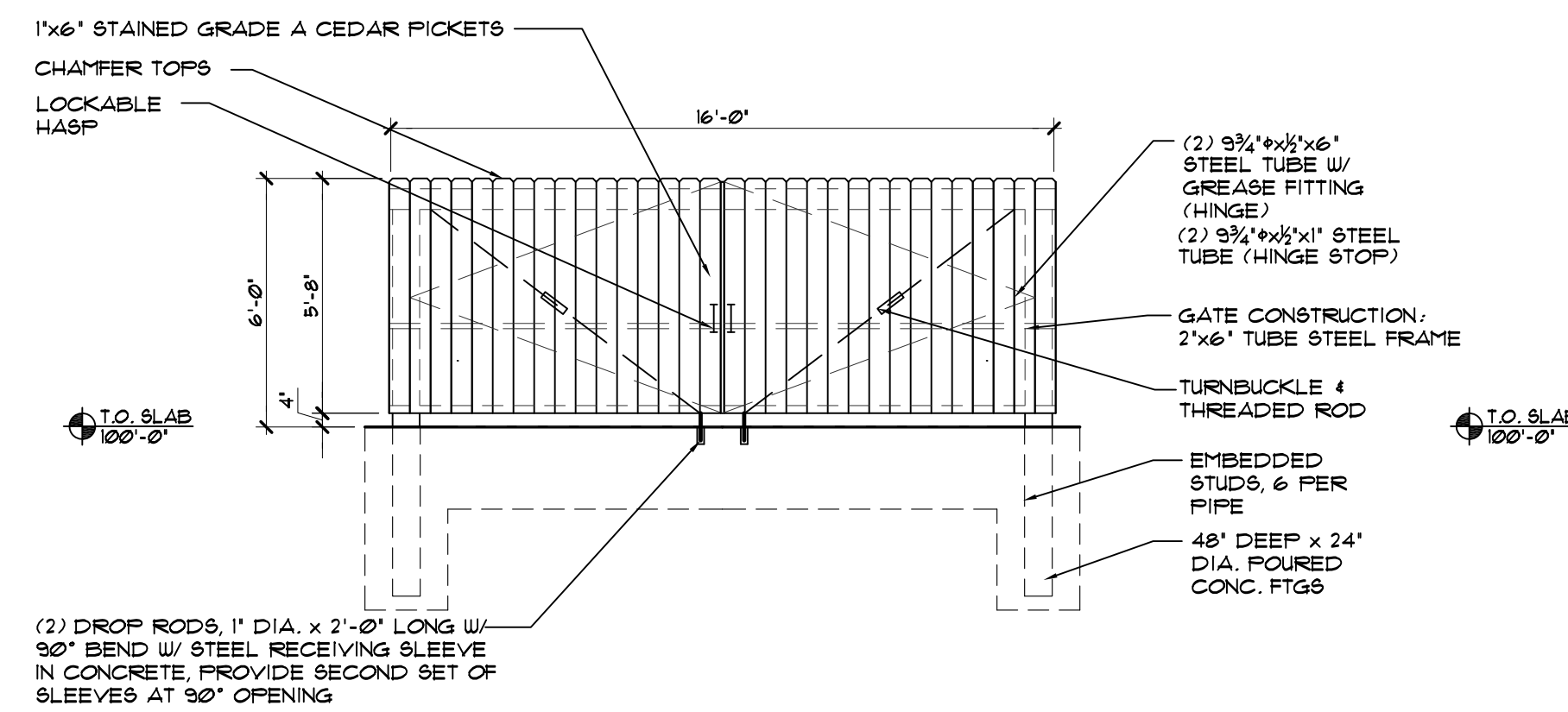
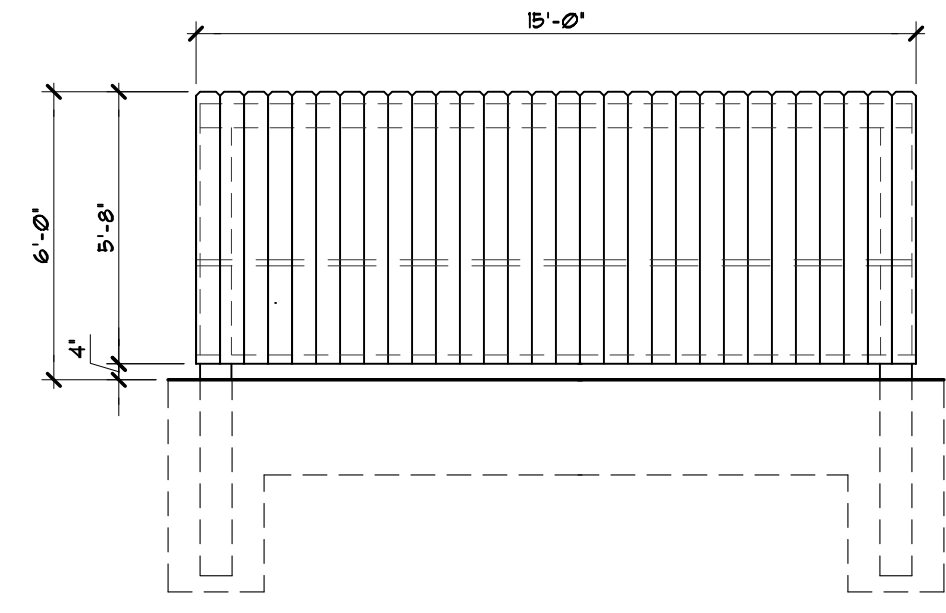


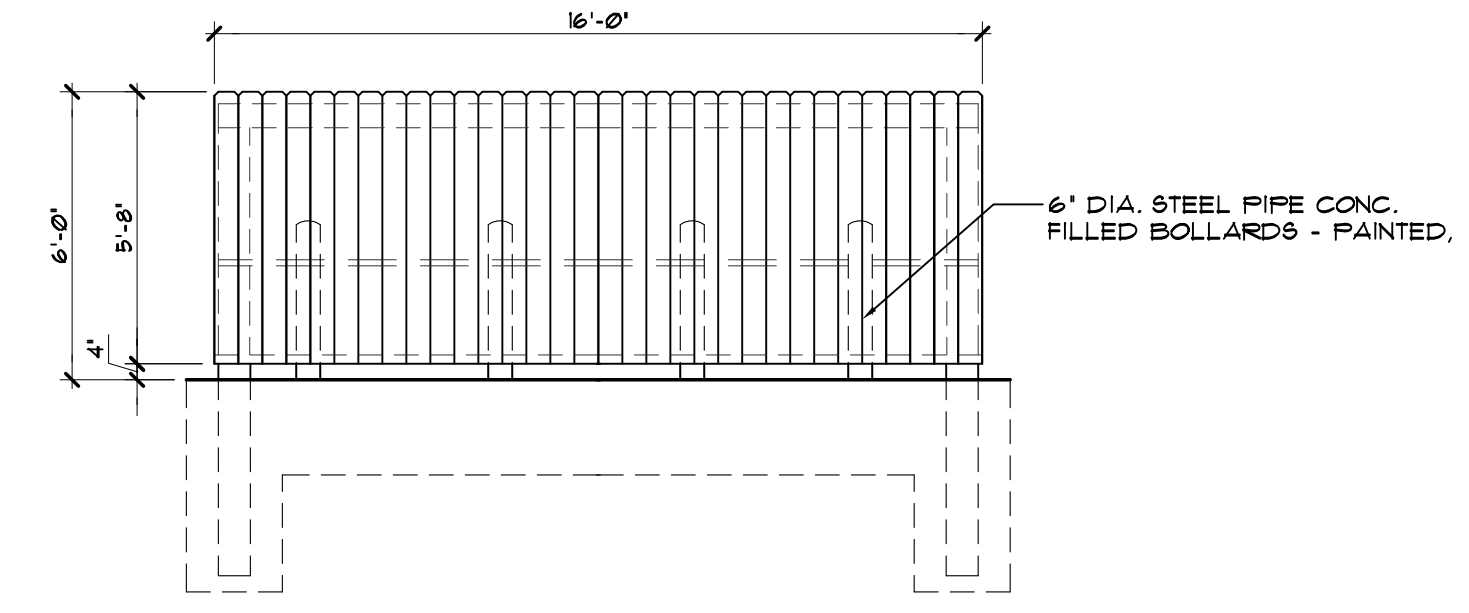
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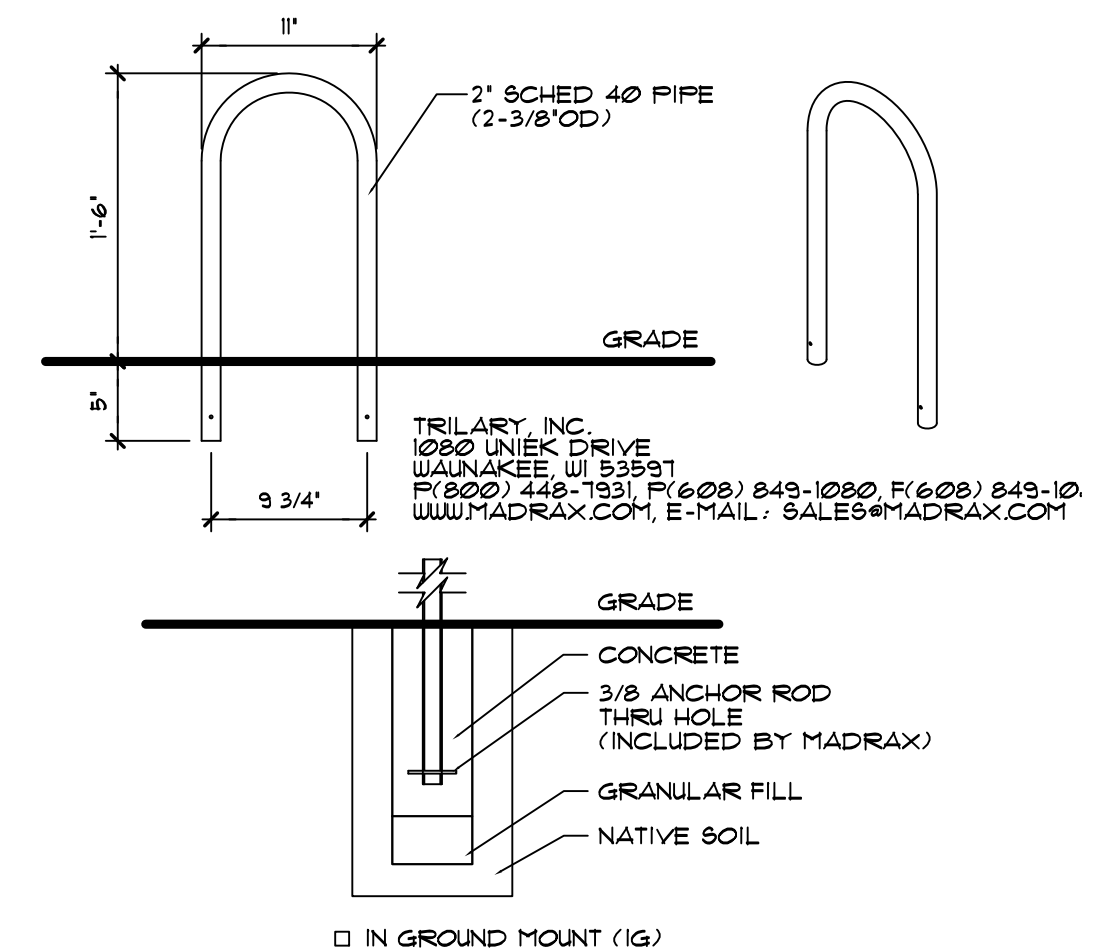
1 TRASH ENCLOSURE - FRONT ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



2 TRASH ENCLOSURE EAST & WEST ELEVATIONS
SCALE: 1/4"=1'-0"

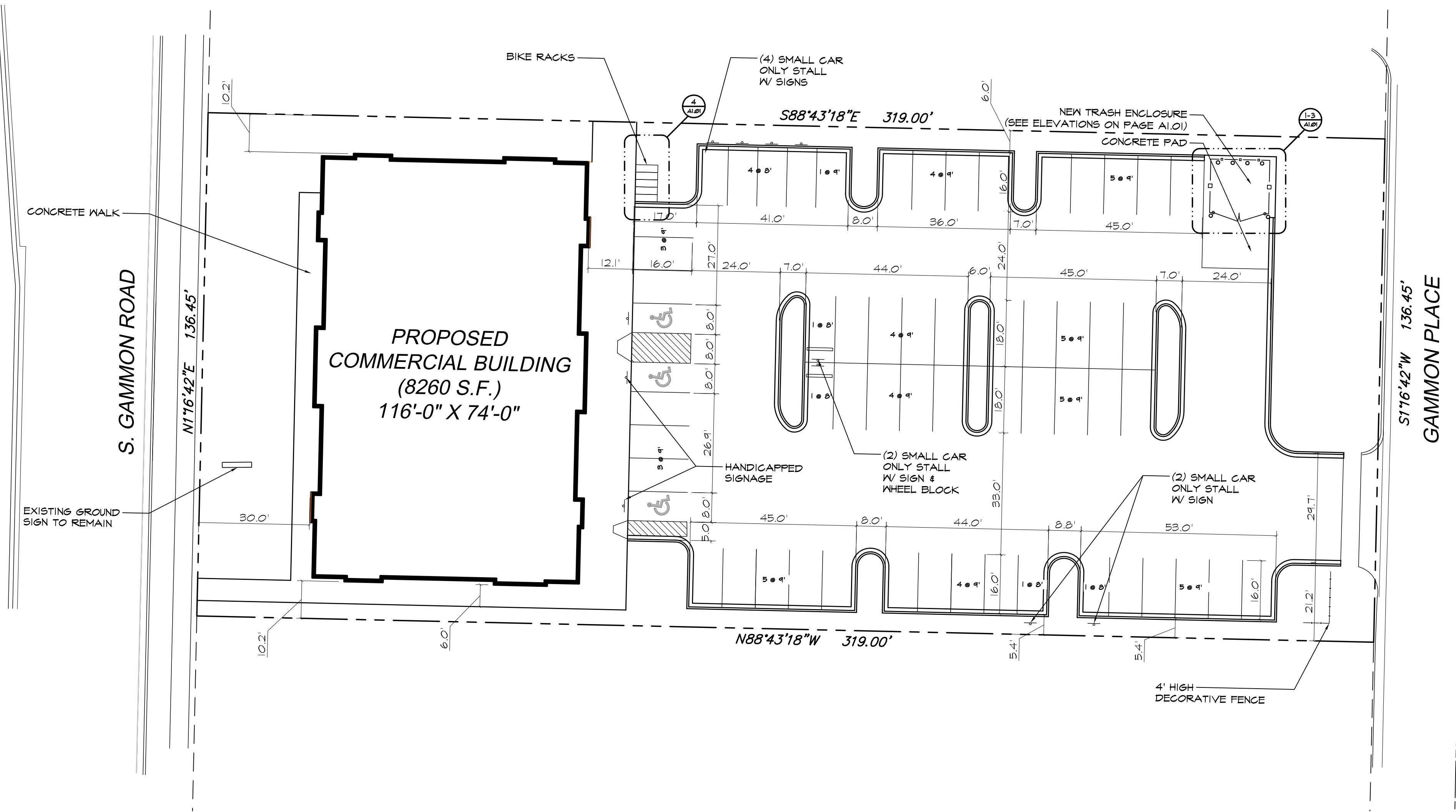


3 TRASH ENCLOSURE - BACK ELEVATION (NORTH)
SCALE: 1/4"=1'-0"



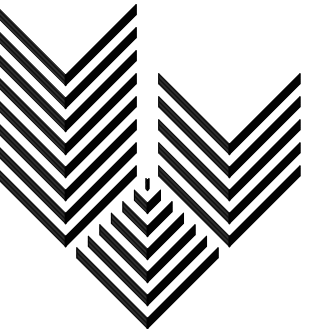
4 DETAIL - TYPICAL BIKE RACK
SCALE: NONE
PRODUCT: CHP-3-1G(8F&G)
DESCRIPTION: CHALLENGER PLUS BIKE RACK 3 BIKE, IN-GROUND MOUNT

SITE INFORMATION BLOCK	
Site Address	420 GAMMON PLACE
Site acreage (total)	0.29 ACRES (11,572 SF)
Number of building stories (above grade)	1
Building height	
DLUR type of construction (new structures or additions)	SA
Total square footage of building	8,258 SF
Lot coverage	76.3%
Useable open space	24.3%
Use of property	MULTI-TENANT RETAIL
Gross square feet of office	
Gross square feet of retail area	
Number of employees in workspace	
Number of employees in production	
Capacity of restaurant/office of assembly	
Number of bicycle stalls shown	5
Number of Parking stalls:	SHOWN
Small Car	8
Large Car	43
Accessible	3
Total	59
Number of trees shown	(See Landscape Plan)



PROJECT: 420 GAMMON PLACE
420 GAMMON PLACE
MADISON, WI 53719
CLIENT: PARK TOWNE DEVELOPMENT
402 GAMMON PLACE, SUITE 300
MADISON, WI 53719

PROJECT: 201211
DRAWN BY: KD
DATE:
SCALE: AS NOTED
PRELIMINARY 05.23.2013
SUBMITTAL 06.05.2013
REVISED SITE PLAN 06.24.2013



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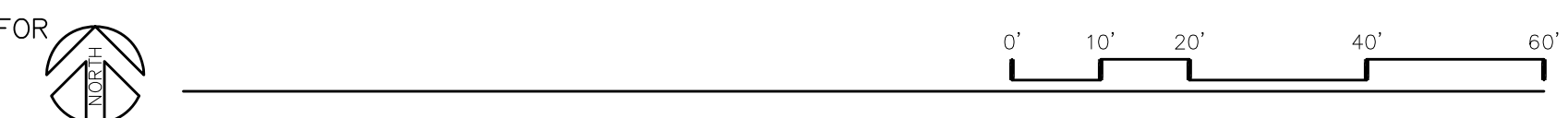
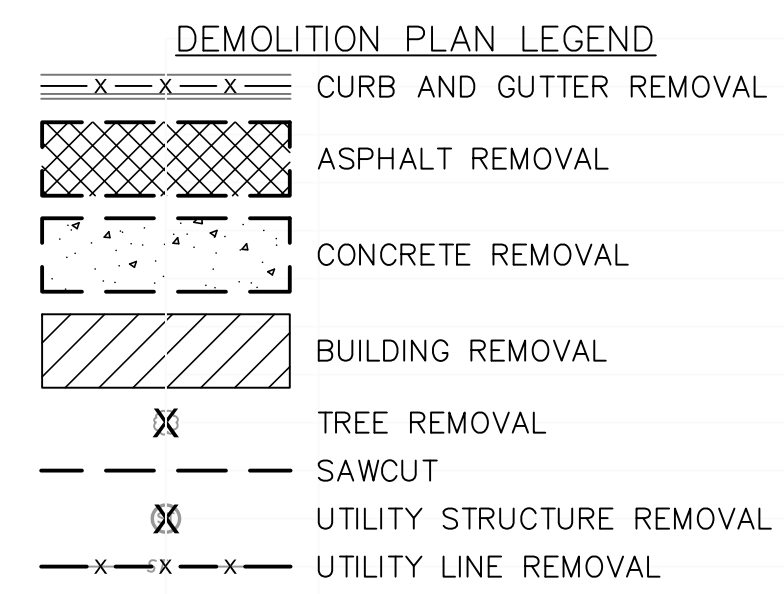
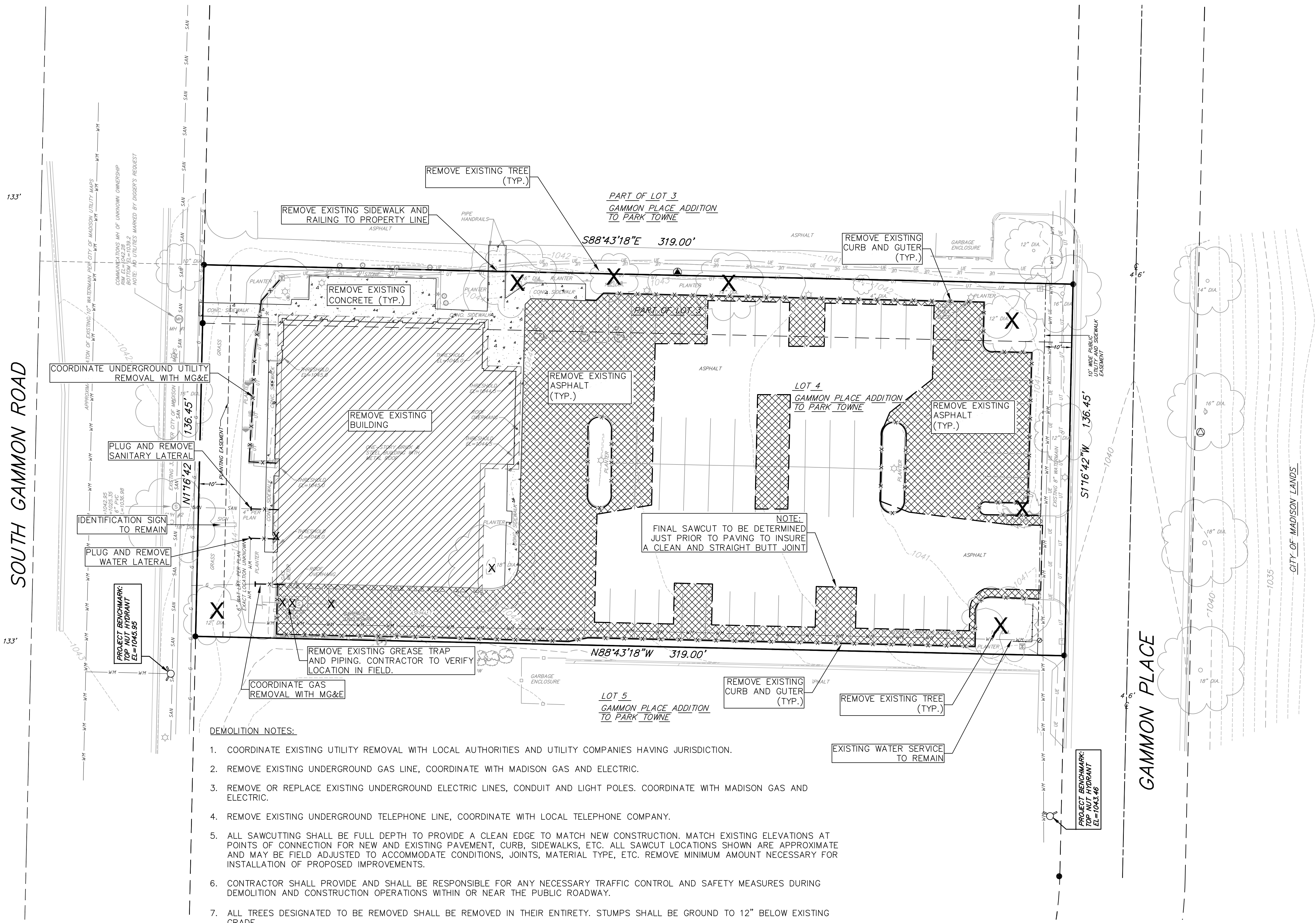


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PARK TOWNE DEVELOPMENT
402 GAMMON PLACE, SUITE 300
MADISON, WI 53719

PROJECT: **420 GAMMON PLACE**
420 GAMMON PLACE
MADISON, WI 53719
CLIENT: **PARK TOWNE DEVELOPMENT**

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PROJECT: 201211
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SCALE: AS NOTED
PRELIMINARY 06.05.2013
REV. 1 06.24.2013



- PROPOSED LEGEND**
- PROPERTY BOUNDARY
 - 18" CURB AND GUTTER (ALL REVERSE)
 - 18" RIBBON CURB
 - PROPOSED FENCE
 - PROPOSED CONCRETE
 - PROPOSED LIGHT-DUTY ASPHALT
 - PROPOSED SIGN
 - PROPOSED LIGHT POLE
 - PROPOSED BOLLARD
 - PROPOSED ADA DETECTABLE WARNING FIELD
 - PROPOSED HANDICAP PARKING
 - PROPOSED PIPE INSULATION
 - SANITARY SEWER LATERAL PIPE
 - WATER SERVICE LATERAL PIPE
 - ROOF DRAIN

- ABBREVIATIONS**
- STMH - STORM MANHOLE
 - FI - FIELD INLET
 - CI - CURB INLET
 - CB - CATCH BASIN
 - EW - ENDWALL
 - SMH - SANITARY MANHOLE



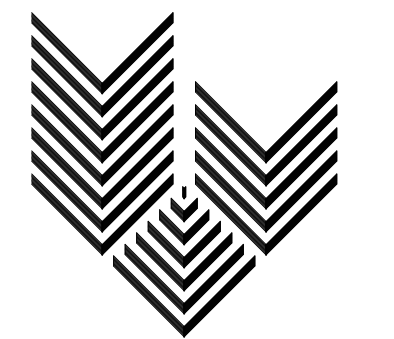
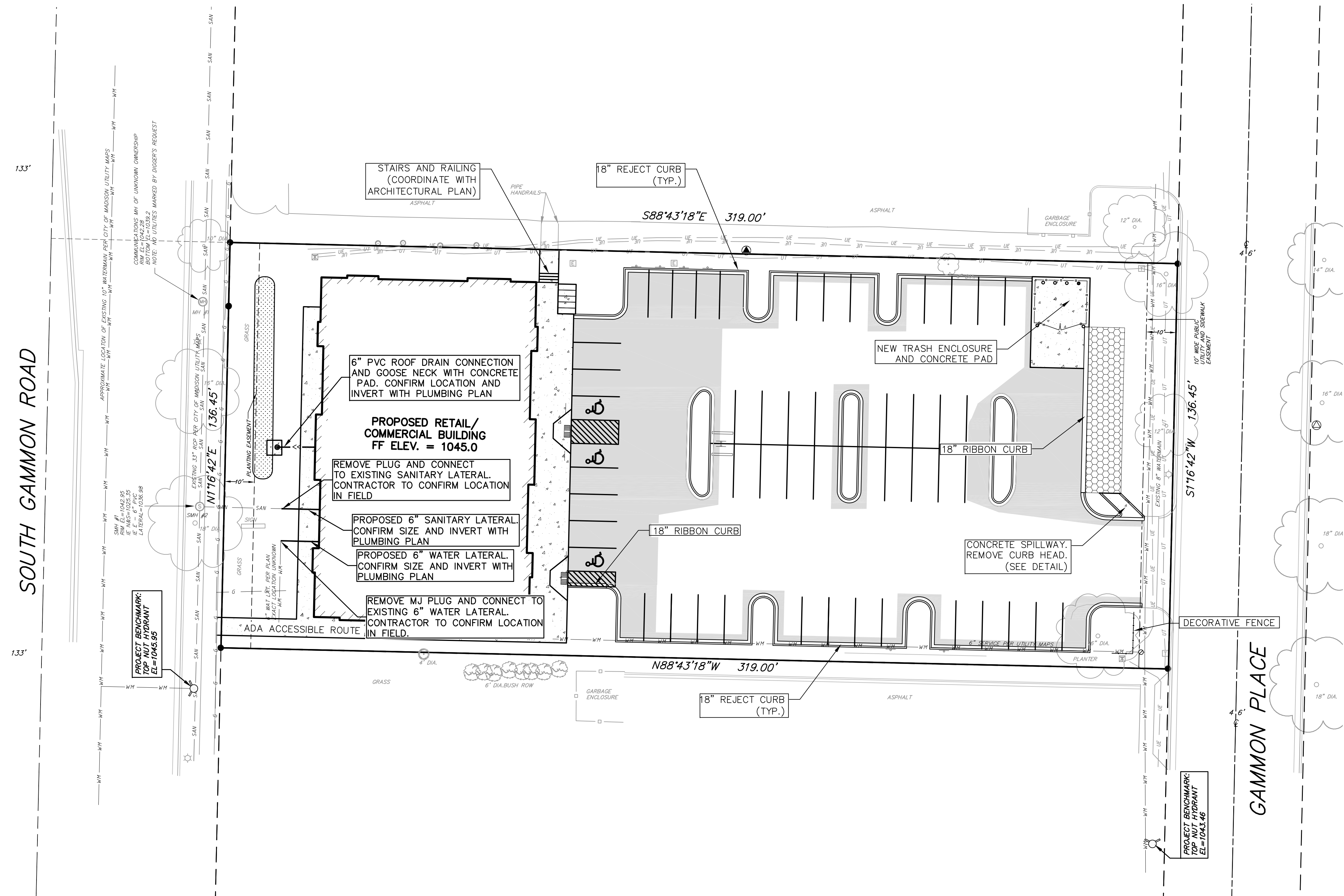
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TOLL FREE

TELEFAX: 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289

WS. STATUTE 182.0175 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

SITE AND UTILITY NOTES:

1. 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 DSPS AND OTHER LOCAL INSPECTORS.
2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO SPS 384.
3. 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.
4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.
5. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO.
6. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
7. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
8. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
10. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
11. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
12. ALL DIMENSIONS GIVEN ARE TO FACE OF CURB OR EDGE OF ASPHALT WHEN CURB IS ABSENT.
13. CONTRACTOR TO SUBMIT CONCRETE JOINT PATTERNS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.



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PROJECT: **420 GAMMON PLACE**
420 GAMMON PLACE
MADISON, WI 53719
CLIENT: **PARK TOWNE DEVELOPMENT**
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SITE UTILITY PLAN

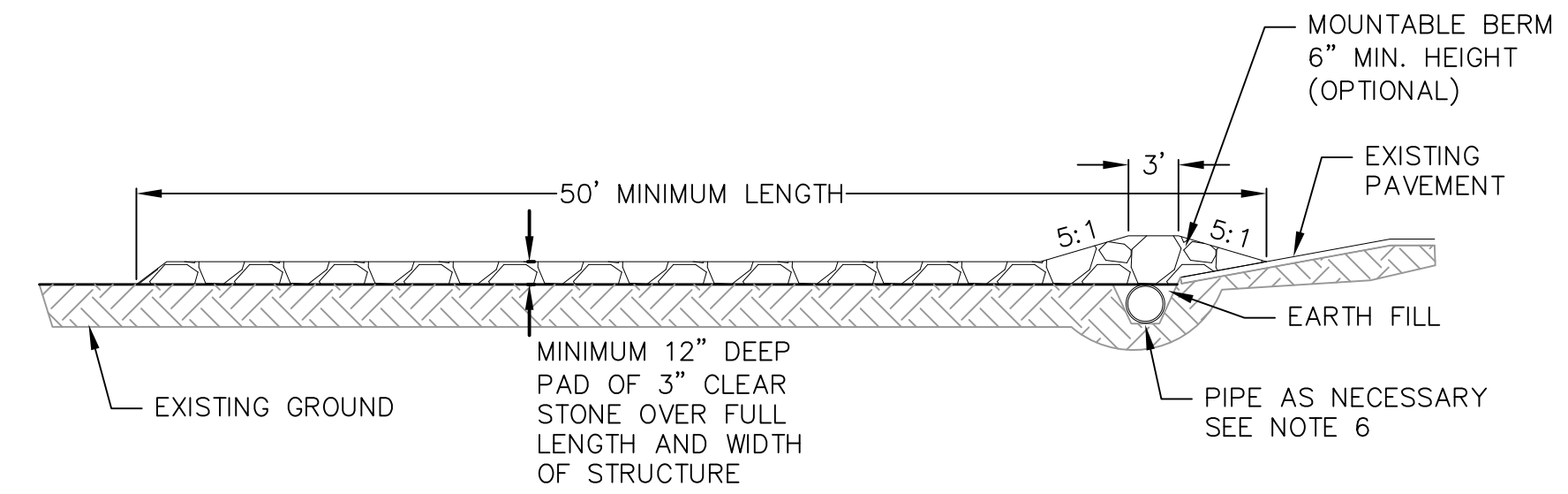
C3.0

EROSION CONTROL MEASURES

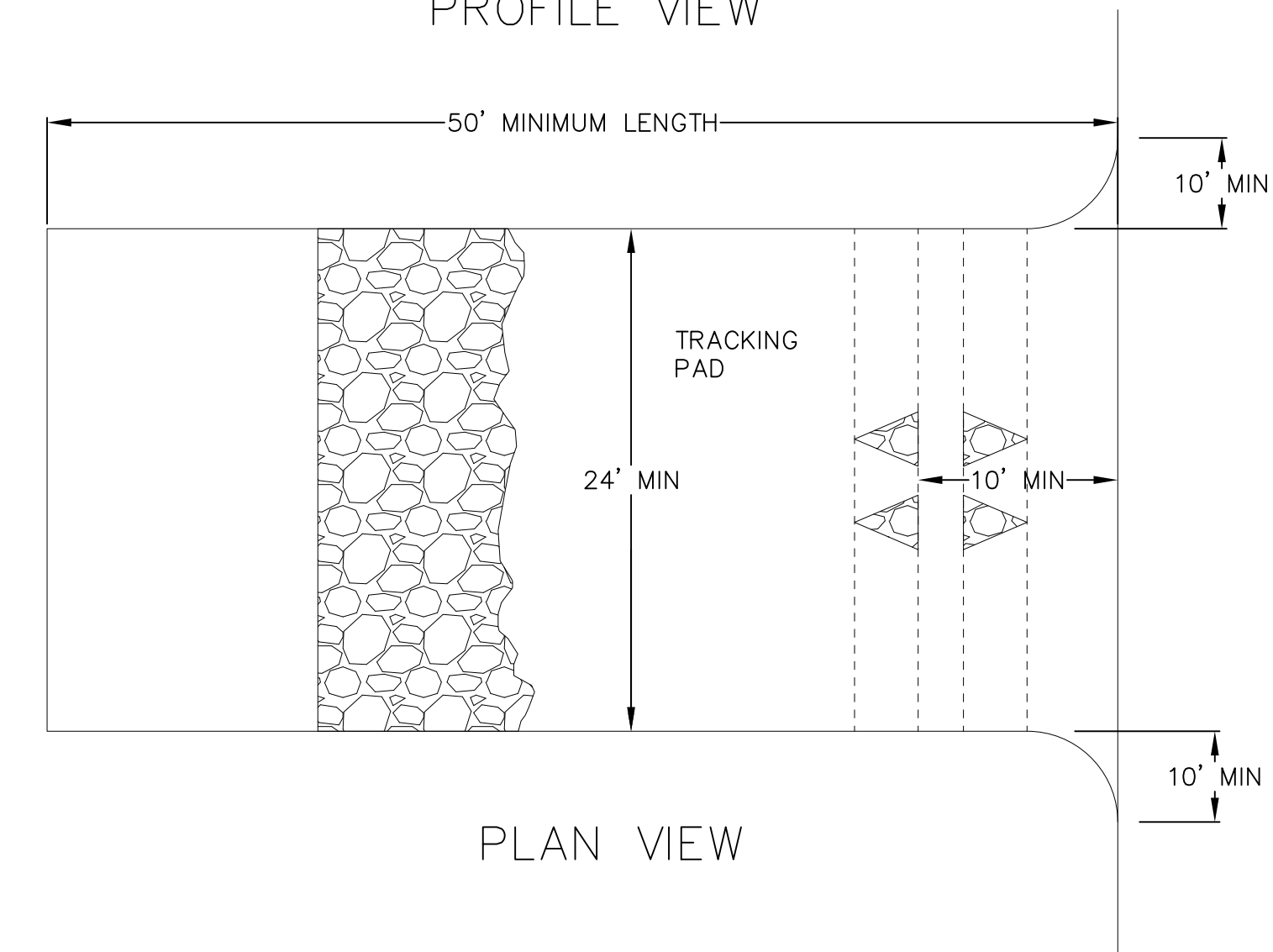
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) 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 WISDNR 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 7-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 DEWATERING 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).
- SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
- LAWN AREAS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
- 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, SOD) 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 A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
- EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
- 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 5% AND MORE THAN 10 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.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY CITY OF MADISON ENGINEERING.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE/SILT SOCK AND TRACKING PAD
- DEMOLITION OF EXISTING BUILDING, SIDEWALK, AND PARKING AREA PER DEMOLITION PLAN.
- ROUGH GRADE DISTURBED AREA
- SEED AND EROSION MAT THE DISTURBED PROPOSED LAWN AREAS
- CONSTRUCT UNDERGROUND UTILITIES
- CONSTRUCT PARKING AREAS (STONE BASE, CURB & GUTTER, AND SIDEWALK).
- CONSTRUCT OIL AND GREASE CONTROL ROCK TRENCH (PER DETAIL).
- REMOVE TRACKING PAD AND SILT FENCE/SILT SOCK



PROFILE VIEW



PLAN VIEW

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:

- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:

- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

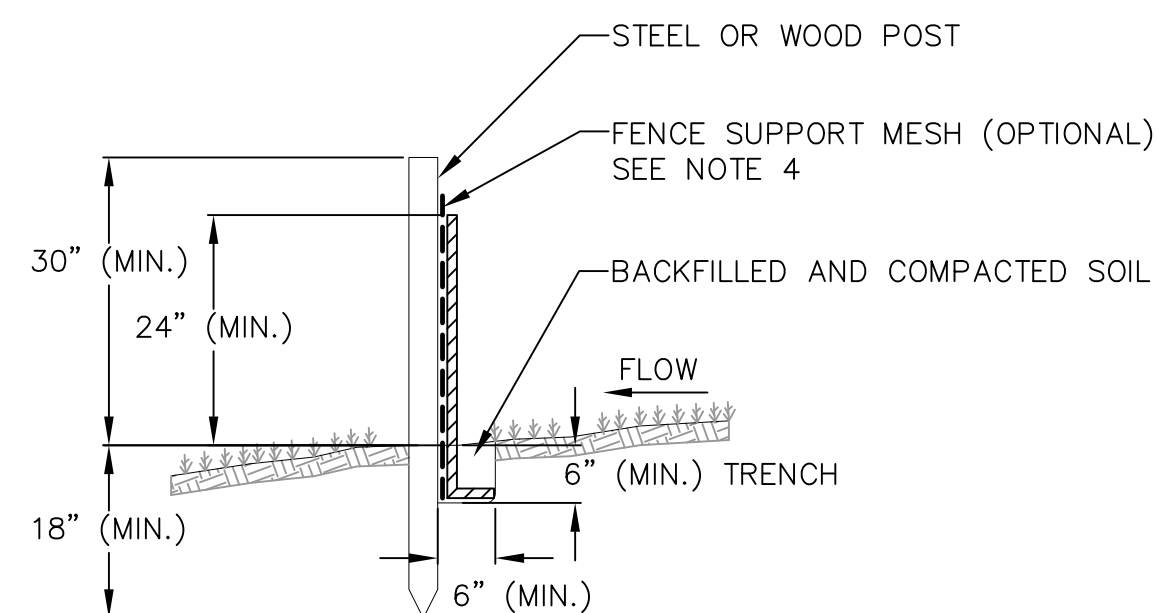
TEMPORARY AND PERMANENT:

- USE 1/2" TO 1-1/2" 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

- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'.
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1 TRACKING PAD

1 NOT TO SCALE

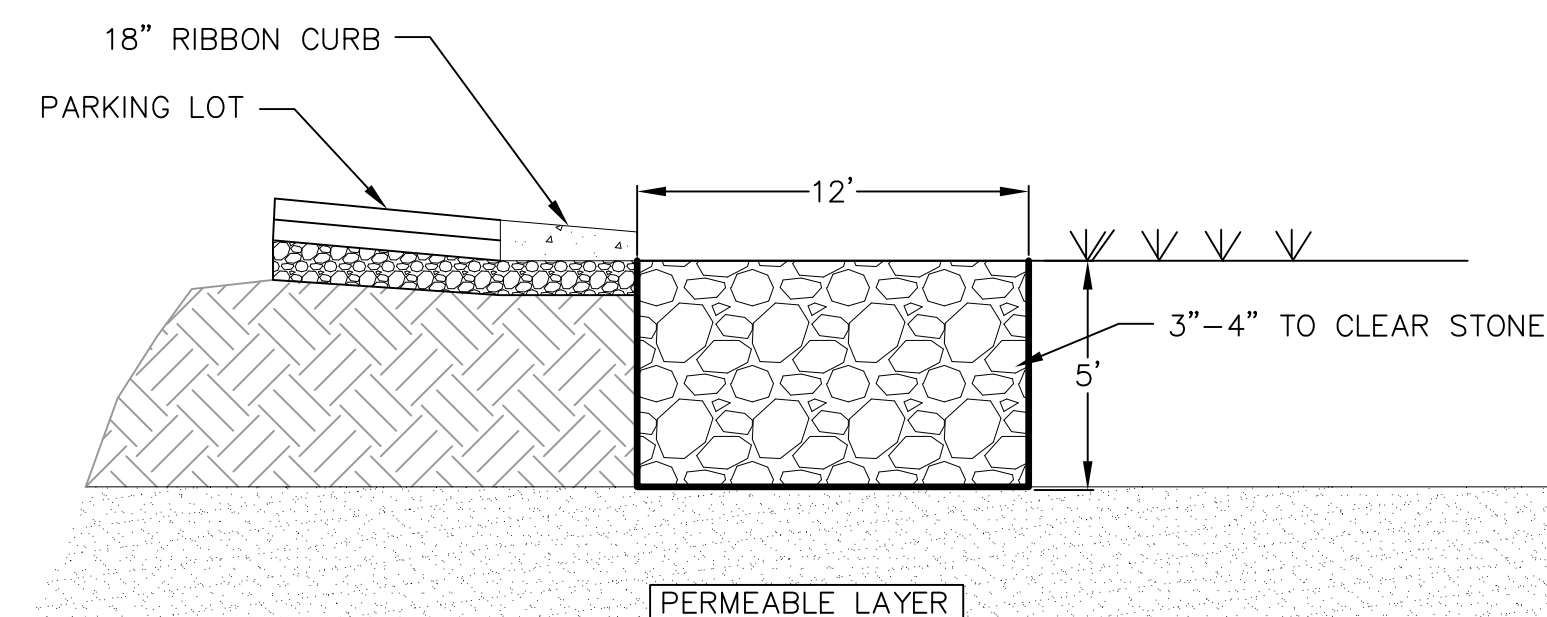


NOTES:

- 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

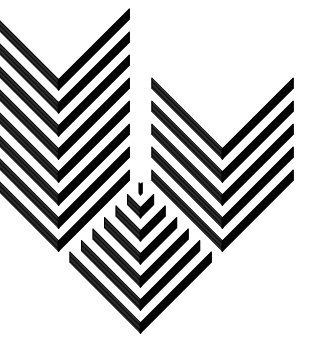
1 SILT FENCE

1 NOT TO SCALE



1 ROCK TRENCH

1 NOT TO SCALE



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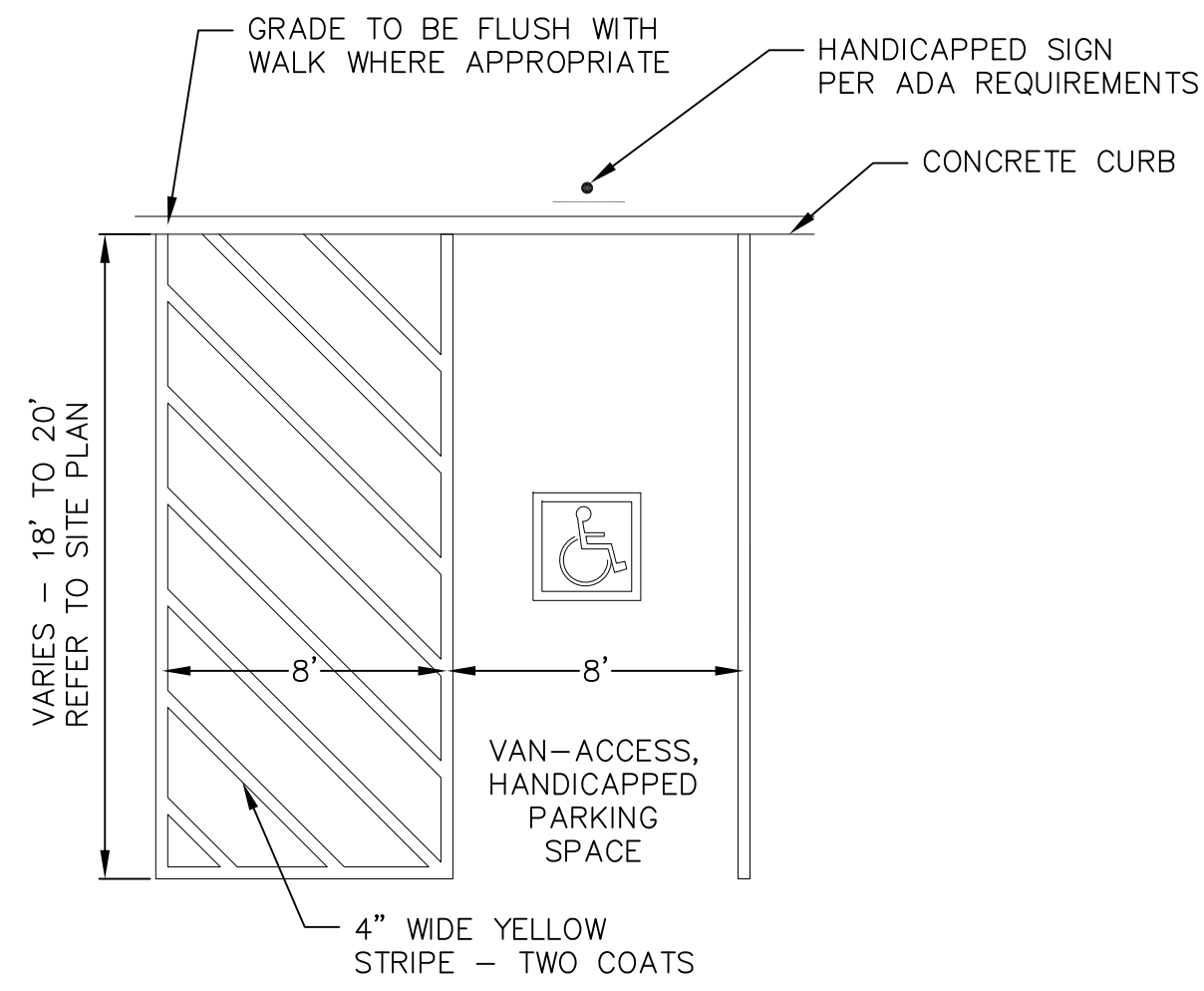
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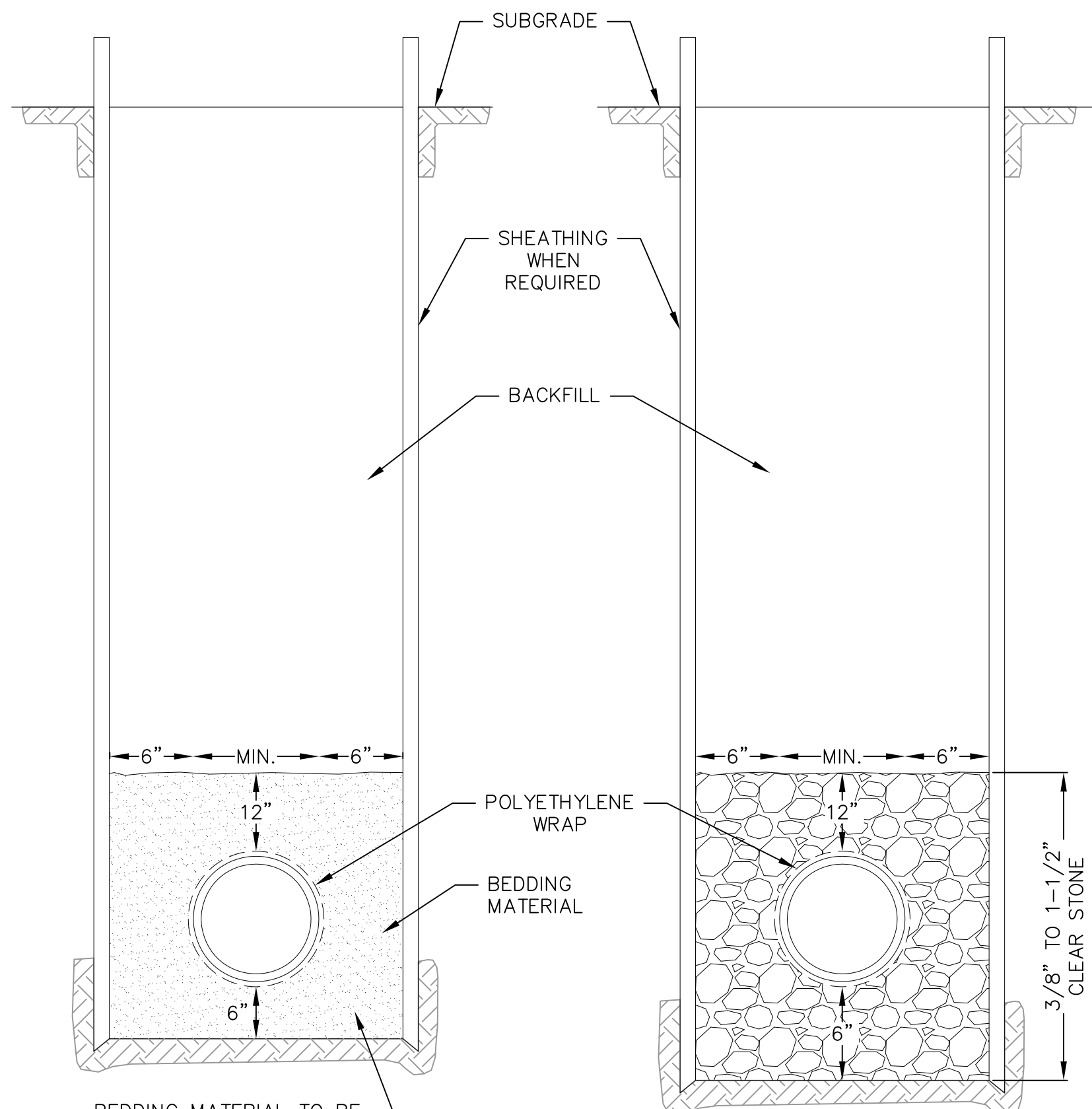
PRELIMINARY 06.05.2013

CONSTRUCTION
DETAILS

C5.0



1 HANDICAP STRIPING
1 NOT TO SCALE



BEDDING MATERIAL TO BE PLACED BEFORE SETTING PIPE - 6" MINIMUM UNDER BARREL WITH 5" UNDER BELL

DRY TRENCH CONDITION

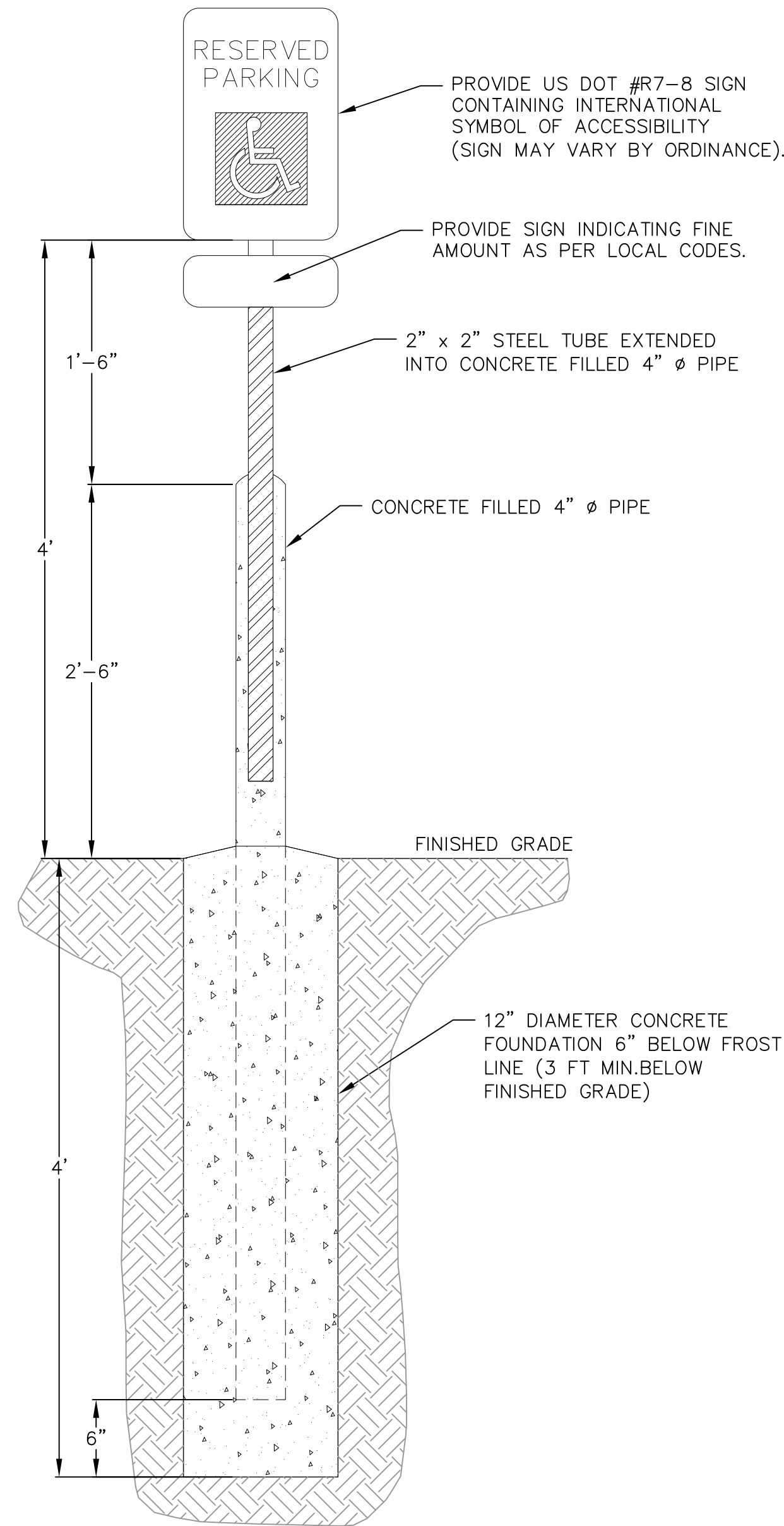
WATERMAIN:
3/8" TO 1/2" CRUSHED STONE, OR SAND

SANITARY SEWER:
3/8" TO 1-1/2" CLEAR STONE

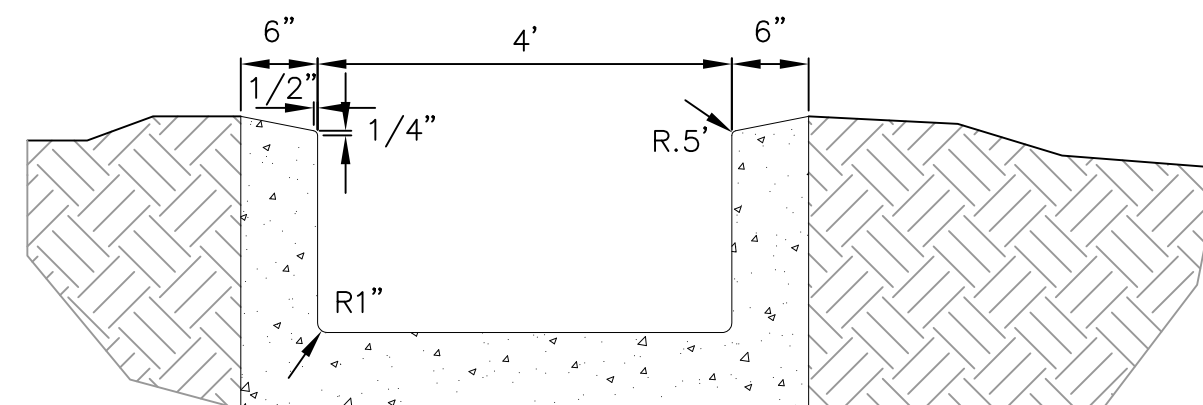
STORM SEWER:
3/4" TO 1-1/2" CRUSHED STONE

WET OR UNSTABLE CONDITION

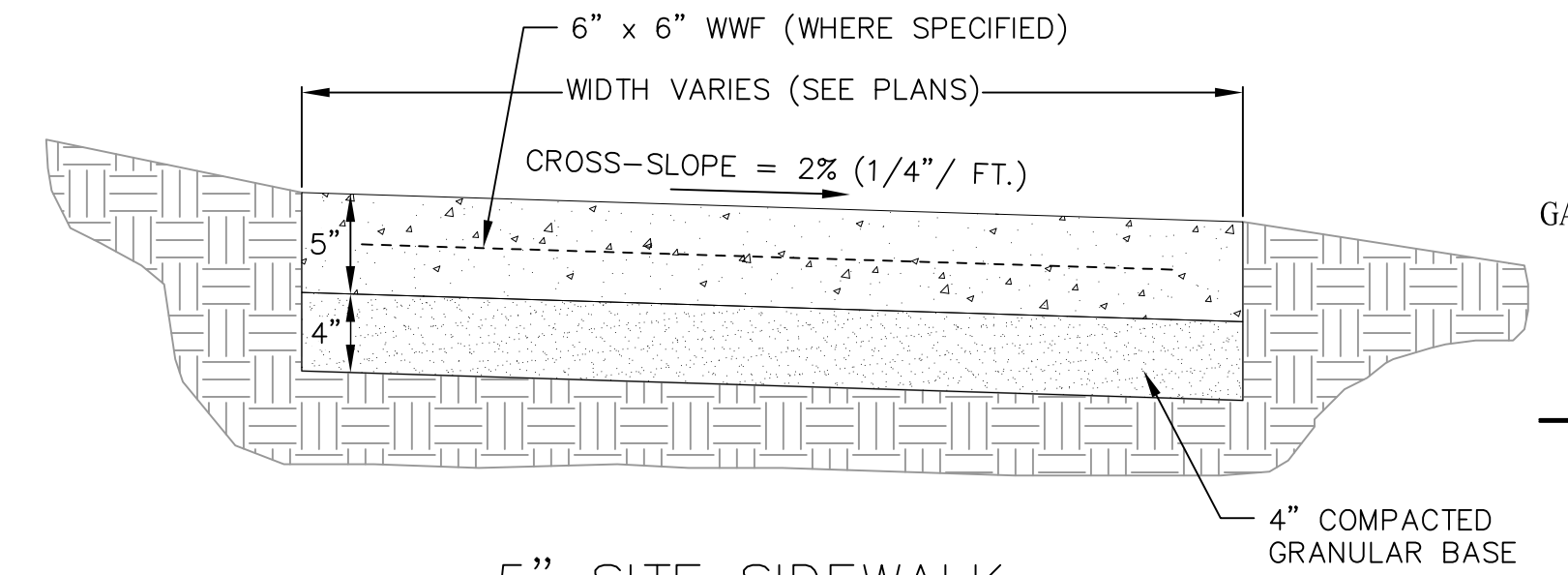
1 STANDARD TRENCH SECTION
1 NOT TO SCALE



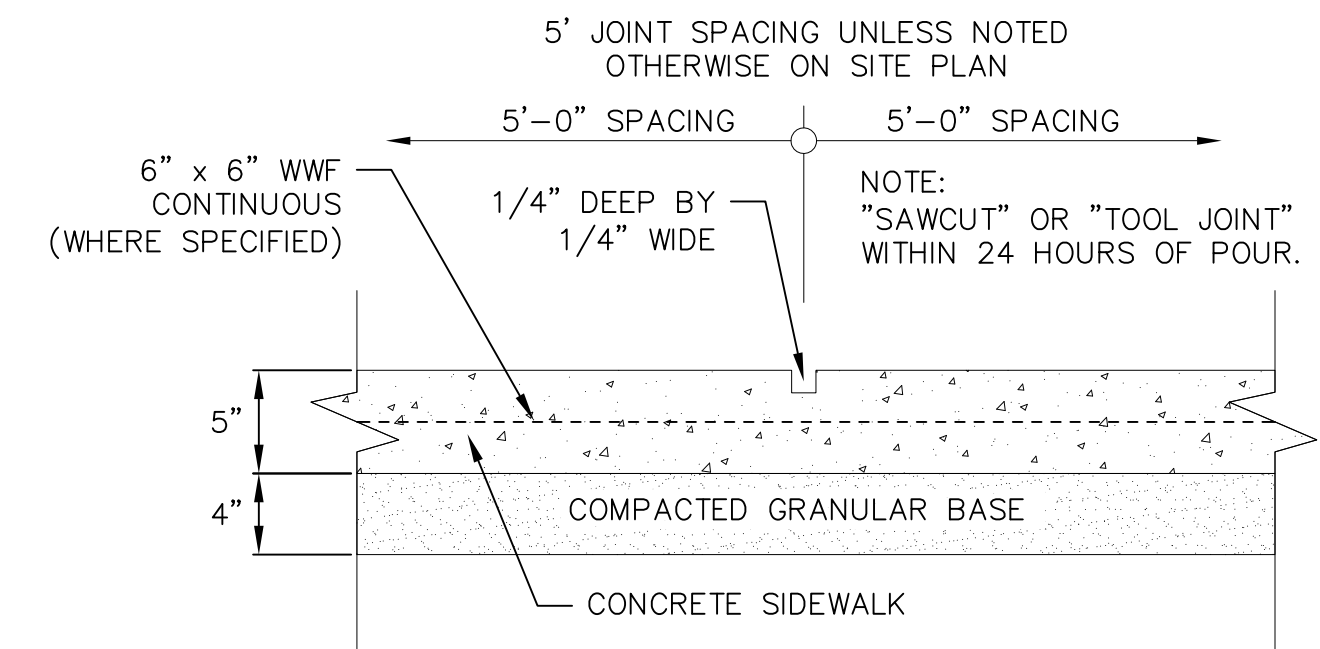
1 HANDICAP PARKING SIGN
1 NOT TO SCALE



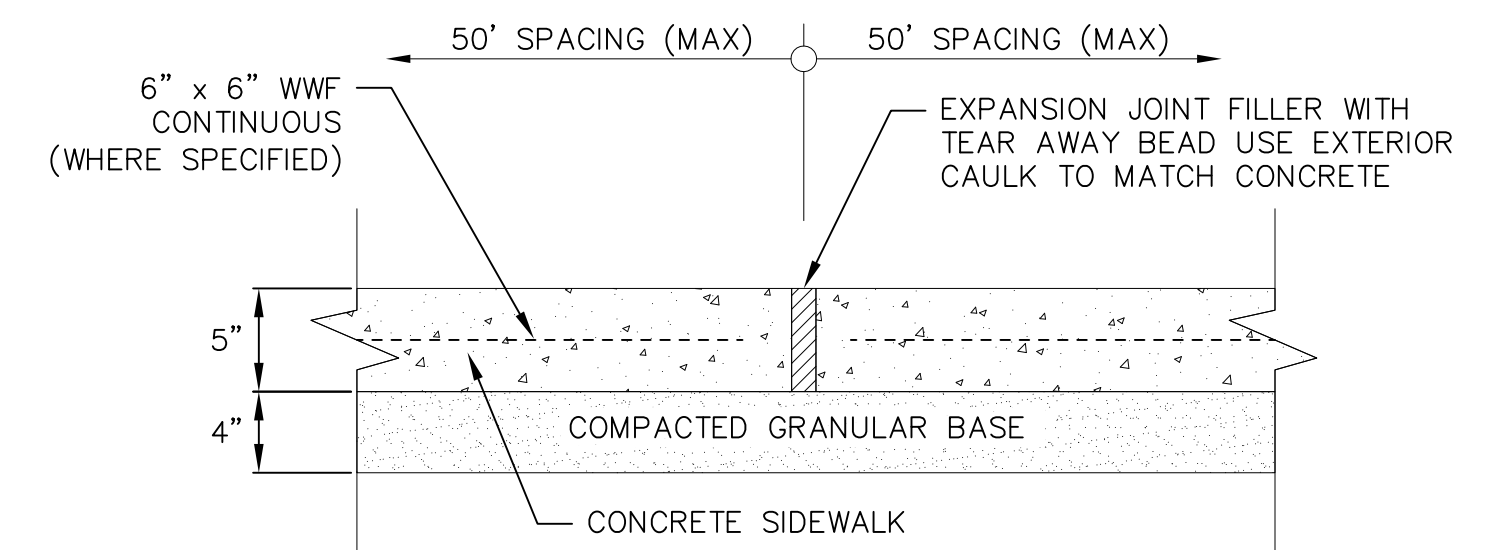
1 CONCRETE SPILLWAY/CURB CUT
1 NOT TO SCALE



5" SITE SIDEWALK

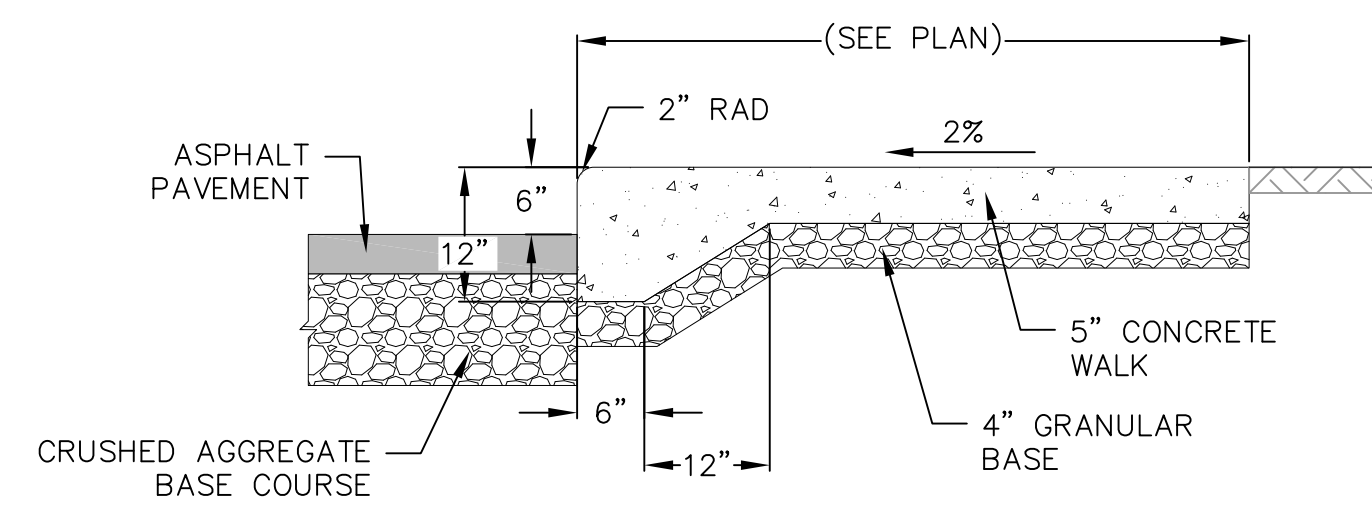


SIDEWALK CONTROL JOINT

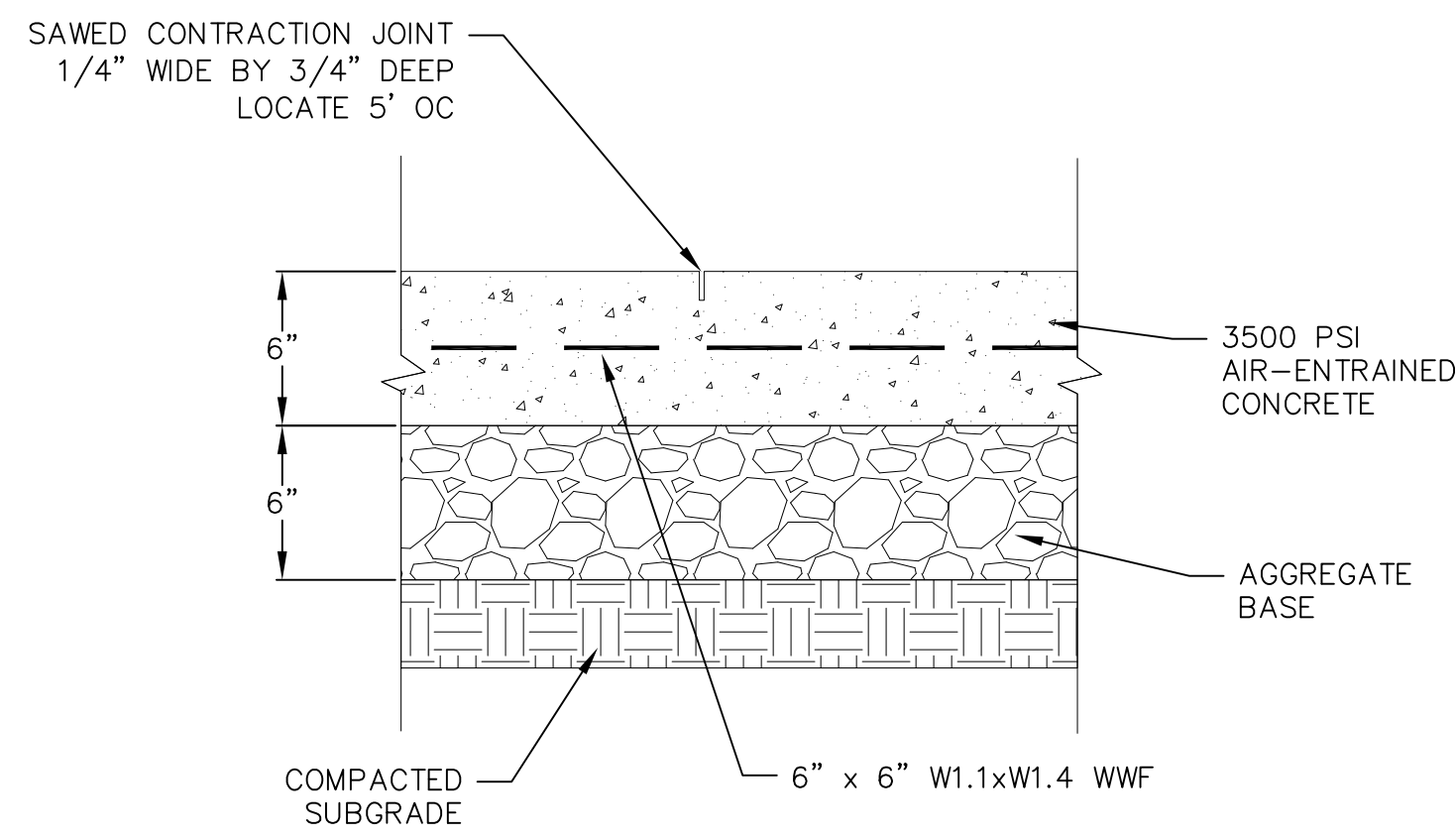


SIDEWALK EXPANSION JOINT

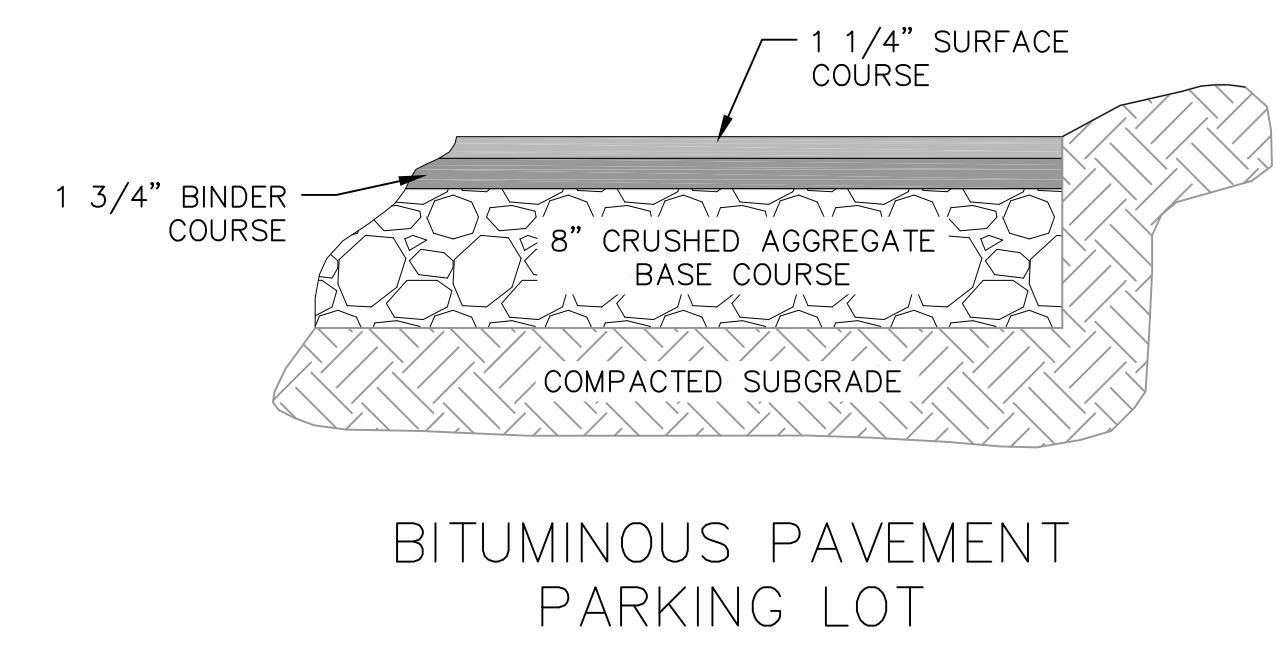
1 5" SIDEWALK
1 NOT TO SCALE



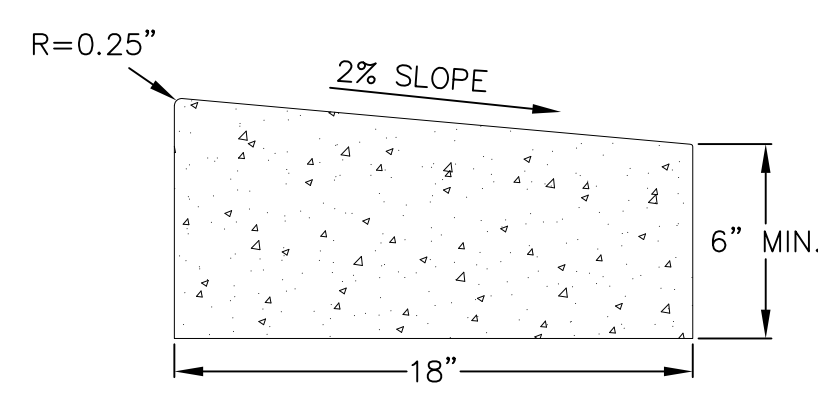
1 CURBED SIDEWALK SITE DETAIL
1 NOT TO SCALE



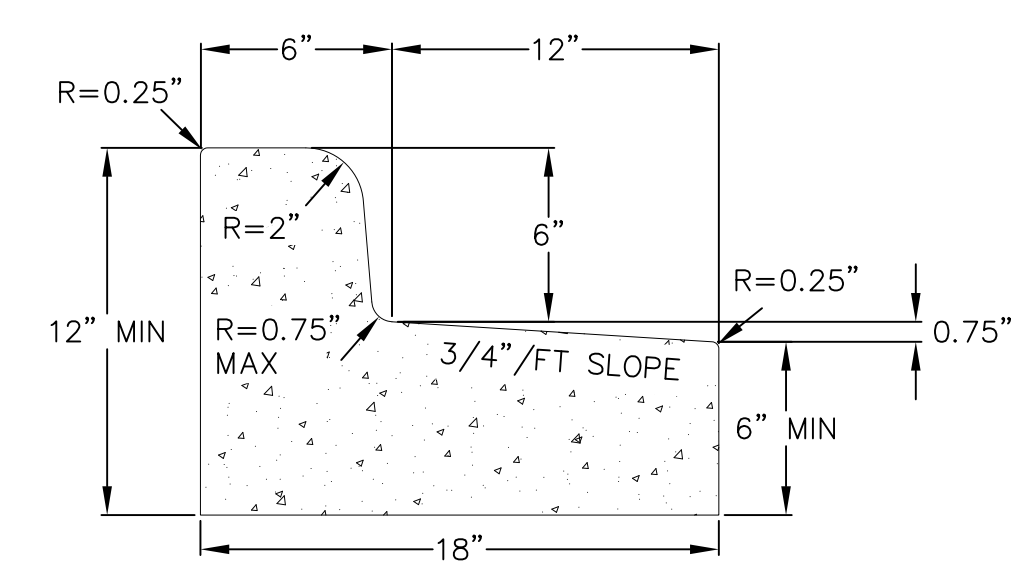
1 CONCRETE PAD
1 NOT TO SCALE



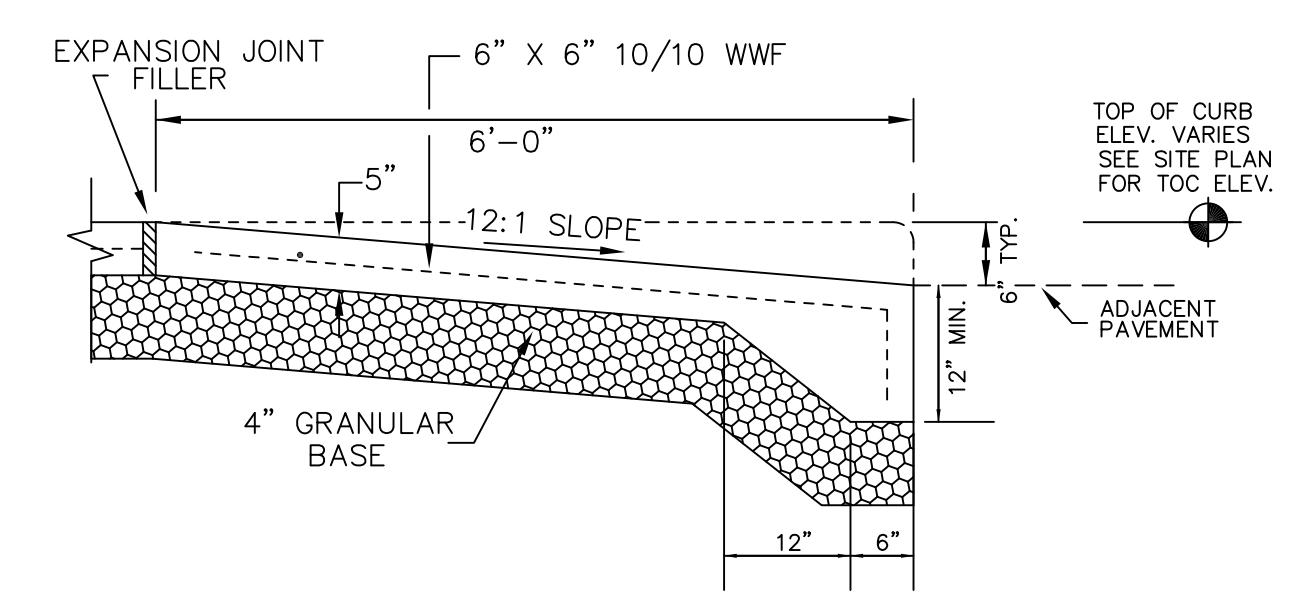
1 SITE PAVEMENT
1 NOT TO SCALE



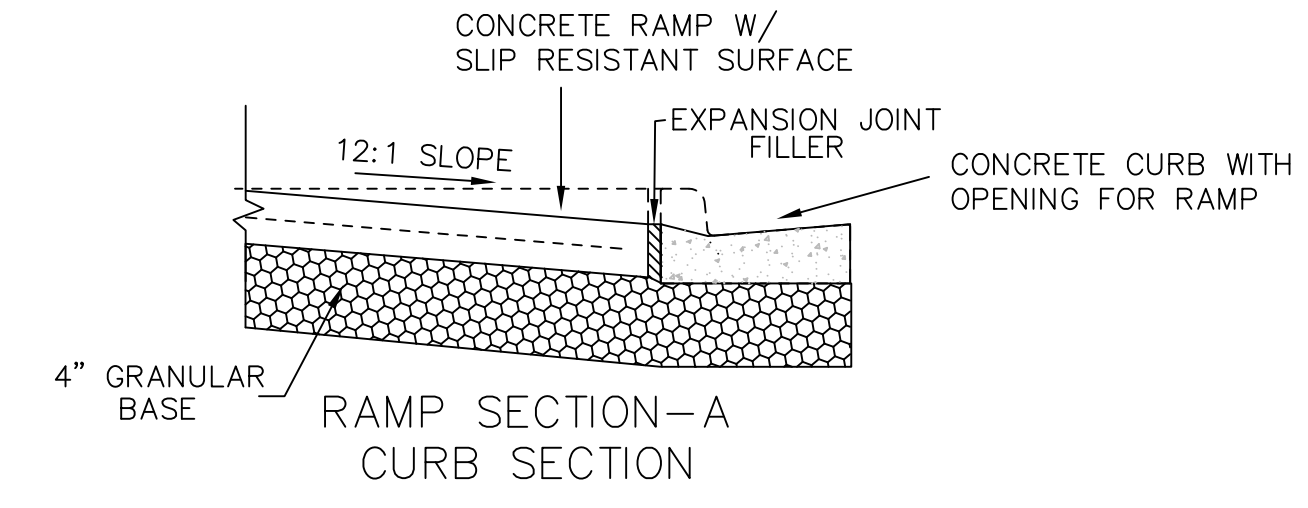
RIBBON CURB



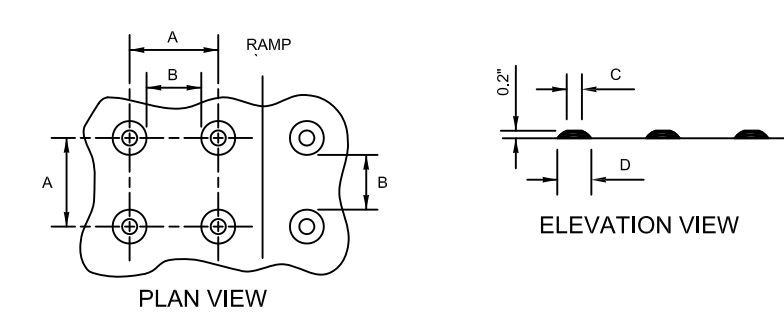
CURB AND GUTTER REJECT SECTION



RAMP SECTION-A SIDEWALK / CURB COMBINATION

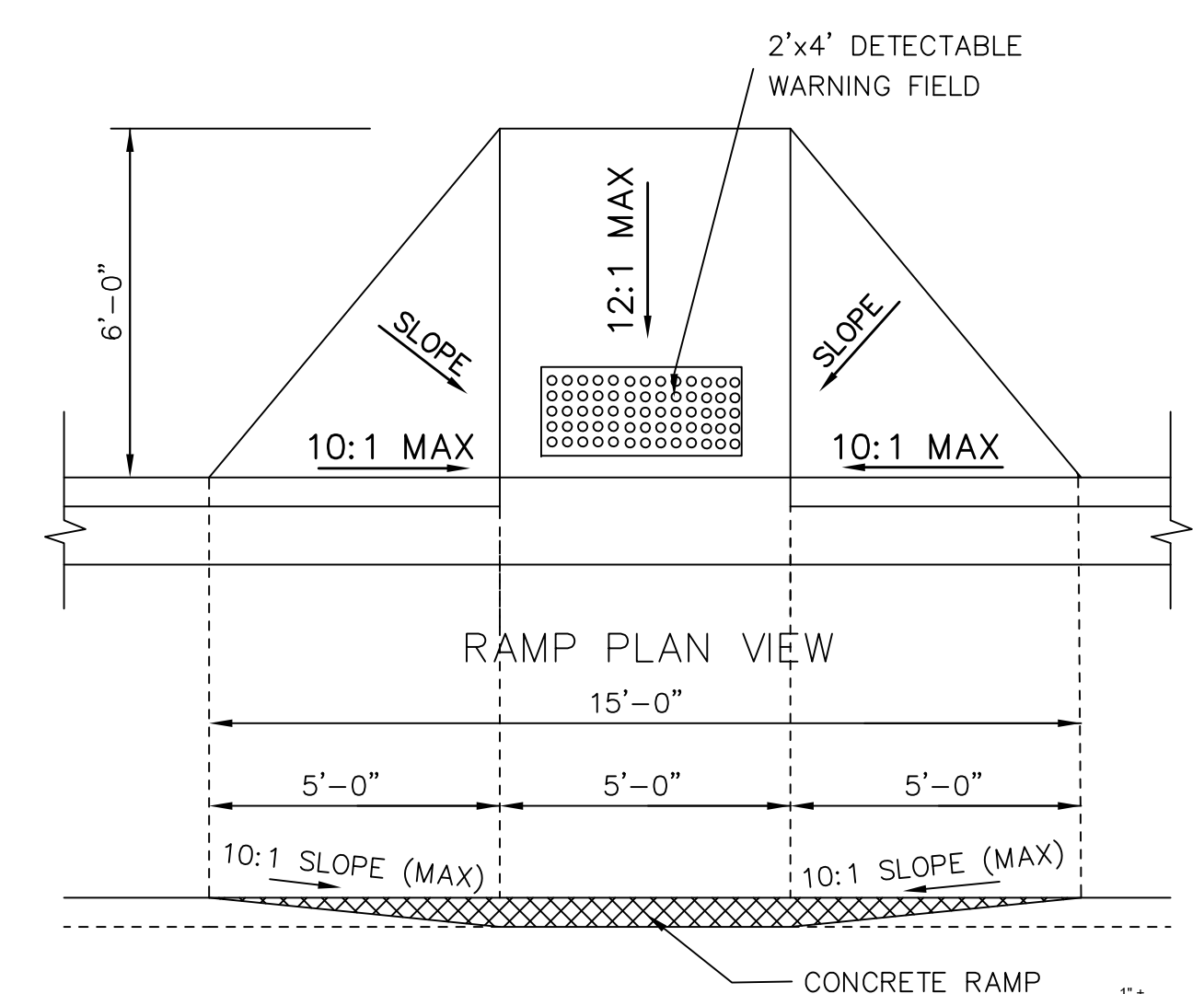


RAMP SECTION-A CURB SECTION



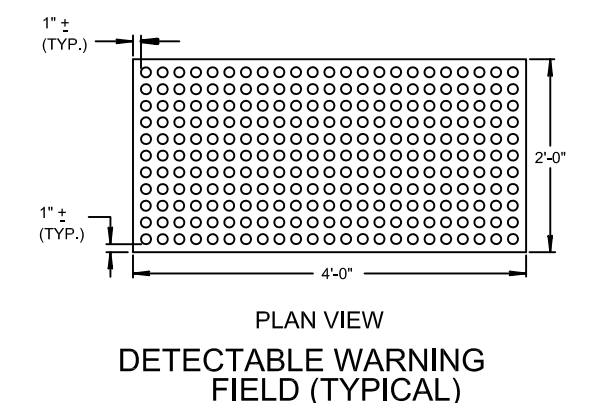
TRUNCATED DOMES DETECTABLE WARNING PATTERN DETAIL

NOTE: 1) MATERIALS AND METHOD OF CONSTRUCTION FOR TRUNCATED DOMES SHALL BE SPECIFIED IN SPECIAL PROVISIONS OR AS REQUIRED BY THE VILLAGE ENGINEER
2) COLOR SHALL BE A DISSIMILAR COLOR FROM THE ADJACENT PAVED SURFACE AND APPROVED BY THE OWNER AND ENGINEER



RAMP PROFILE VIEW

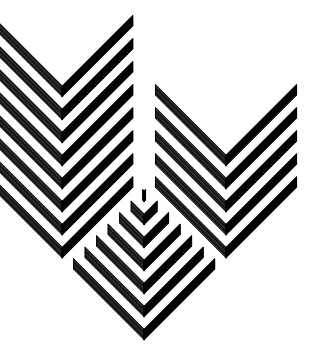
GENERAL NOTES
RAMPS SHALL BE BUILT AT 12:1 OR FLATTER. WHEN NECESSARY, THE SIDEWALK ELEVATION MAY BE LOWERED TO MEET THE HIGH POINT ON THE RAMP.



PLAN VIEW DETECTABLE WARNING FIELD (TYPICAL)

1 CURB RAMP DETAIL
1 NOT TO SCALE

1 18" CONCRETE CURB AND GUTTER
1 NOT TO SCALE



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999 F. Phone: (608) 826-0332 Fax: (608) 826-0330

PROJECT: 420 GAMMON PLACE
420 GAMMON PLACE
MADISON, WI 53719

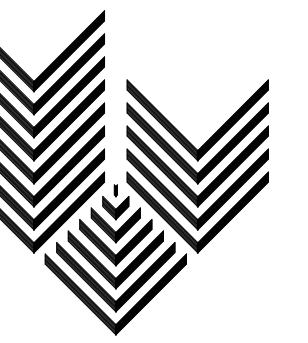
CLIENT: PARK TOWNE DEVELOPMENT
402 GAMMON PLACE, SUITE 300
MADISON, WI 53719

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PROJECT: 201211
DRAWN BY: DEHL
DATE:
SCALE: AS NOTED
PRELIMINARY 06.05.2013

CONSTRUCTION DETAILS

C7.0



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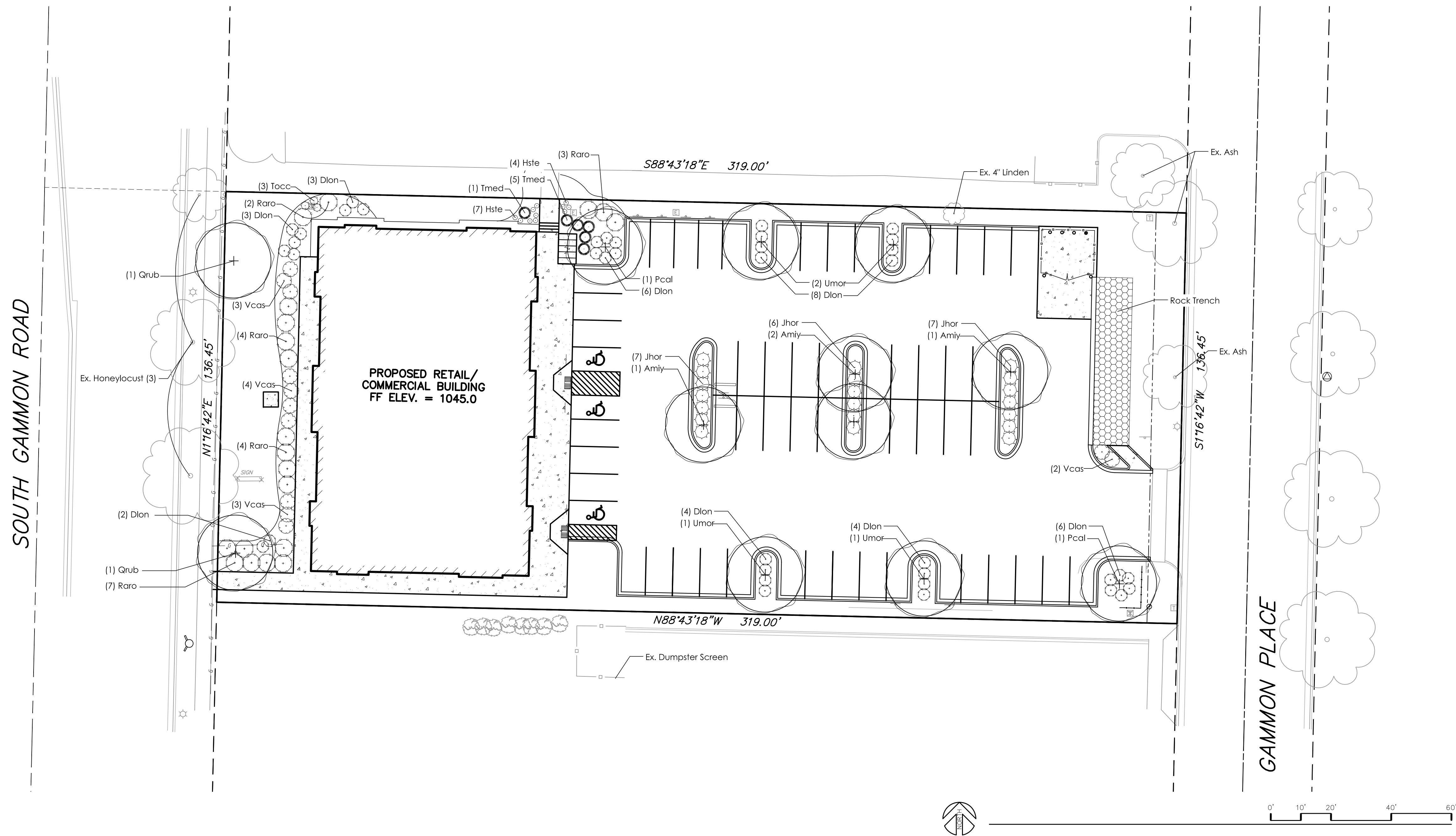
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PROJECT: 201211
DRAWN BY: SVIN
DATE:
SCALE: AS NOTED

PRELIMINARY 06.05.2013
REV. #1 06.24.2013

LANDSCAPE
PLAN

L1.0



Plant List						
key	qty.	botanical name	common name	planting size	root cond.	mature size
shade trees						
Amiy	4	<i>Acer miyabei</i> 'Morton'	State Street Maple	2.5" cal.	B&B	50' x 40'
Pcal	2	<i>Pyrus calleryana</i> 'Cleveland Select'	Cleveland Select Pear	2.5" cal.	B&B	35' x 15'
Qrub	2	<i>Quercus rubra</i>	Red Oak	2.5" cal.	B&B	wi native
Umor	4	<i>Ulmus</i> 'Morton Glossy'	Triumph Elm	2.5" cal.	B&B	55' x 45'
deciduous shrubs						
Dlon	36	<i>Diervilla lonicera</i>	Dwarf Bush-Honeysuckle	#5	cont.	3' x 4'
Raro	20	<i>Rhus aromatica</i> 'Gro-low'	Gro-low Sumac	#5	cont.	30" x 6"
Vcas	12	<i>Viburnum cassinoides</i>	Witherod Viburnum	#5	cont.	4' x 5'
evergreen shrubs						
Jhor	20	<i>Juniperus horizontalis</i> 'Wisconsin'	Wisconsin Juniper	#5	cont.	8" x 5'
Tmed	6	<i>Taxus x media</i> 'Everlow'	Everlow Yew	#5	cont.	30" x 4"
Tocc	3	<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Arb	5' ht.	cont.	14' x 3'
perennials						
Hste	11	<i>Heemerocallis</i> 'Stella d'Oro'	Stella D'Oro Daylily	#1	cont.	18" x 18"

LANDSCAPING REQUIREMENTS: CITY OF MADISON

Total Developed Area: 43,527.6 SF
Developed Area / 300 SF= 145.1 Landscape Units
Landscape Units x 5 landscape points = 725.5 Total Points Required

Credit for Existing Landscape: 105 Points
Overstory Deciduous Tree: 3 x 35 points = 105

Total for Proposed Landscape: 665 Points
Overstory Deciduous Tree: 12 x 35 points = 420
Ornamental Tree: 0 x 15 points = 0
Evergreen Tree: 0 x 15 points = 0
Deciduous Shrub: 68 x 2 points = 136
Evergreen Shrub: 29 x 3 points = 87
Perennial: 11 x 2 points = 22

Total Points Provided: 770 Points

GENERAL NOTES:

- All plantings shall conform to quality requirements as per ANSI Z60.1.
- All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
- Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
- All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
- Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
- Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min.
- Landscape beds to be edged with black vinyl edging, Black Diamond or equal.
- Protect existing trees from damage due to construction activity.