







Qty	Botanical Name	Common Name	Size/Condition
Tre	es	A STATE OF THE PARTY OF THE PAR	
3	Acer miyabei Morton'	STATE STREET MYABE MAPLE	2 1/2"/b. b.
3	Carpinus betulus 'Fastigiata'	FASTIGIATA COMMON HORNBEAM	2 1/2"/b. b.
2	Cornus mas 'Golden Glory'	GOLDEN GLORY CORNELIAN CHERRY DOGWOOD	41/b. b.
2	Prunus x cerosifera 'Cripoizorn' Plant Patent #19,564	CRIMSON POINTE FLOWERING PLUM	21/b. b.
3	Prunus maackii	AMUR CHOKE CHERRY	2 V2"/b. b.
5	Quercus robur x bicolor 'Long'	REGAL PRINCE(R) OAK	2 1/2"/b. b.
16	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	6'/b. b.
2	Tilia cordata 'Greenspire'	GREENSPRE SMALL-LEAVED LINDEN	2 1/2"/b. b.
Shri	ubs		
8	Aronia melanocarpa Morton'	ROQUOS BEAUTY BLACK BERRIED ARONA	18-24"/cont.
25	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	18-24"/b. b.
4	Chamaecyparis pisifera 'Golden Maps'	GOLDEN MOPS JAPANESE FALSE CYPRESS	18-24"/cont.
6	Cornus stolonifero Kelseyi'	KELSEYS DOGWOOD	18-24"/cont.
7	Diervilla lonicera	BUSH HONEYSUCKLE	18-24"/cont.
3	Diervilla sessilifolia 'Cool Splash'	COOL SPLASH BUSH HONEYSUCKLE	18-24"/cont.
4	Euonymus fortunei 'Emerald Gaiety'	EMERALD GAIETY EUONYMUS	18-24"/cont.
21	Hydrangea arborescens 'Abetwa' pp#20,571, cbr#4166 (Proven Winners)	NCREDIBALL (SMOOTH HYDRANGEA (Proven Winners)	18-24"/cont.
5	Hydrangea arborescens 'Annabelle'	ANNABELLE HYDRANGEA	18-24"/cont.
8	Hydrangea arborescens NCHAI PP: 20765	hvincibelle@ Spirit Hydrongea	18-24"/cont.
13	Hydrangea pariculata 'SMHPLQF' pp#25,136, cbrof (Proven Winners)	LITTLE QUICK FIREQ HARDY HYDRANGEA (Proven Winners)	18-24"/cont.
1	Physocorpus apulifolis Donna May	LITTLE DEVIL NINEBARK	24-30"/cont
5	Picea doies Nidiformis'	NIDIFORMS NORWAY SPRUCE	18-24"/cont.
1	Pinus mugo 'Compocta'	COMPACTA MUGO PINE	18-24"/cont.
0	Rhus aromatica 'Gro-low'	GRO-LOW FRAGRANT SUMAC	18-24"/cont.
6	Ribes alpinum 'Green Mound'	GREEN MOUND ALPINE CURRANT	18-24"/cont.
3	Symphoricarpos 'Sofie' pp#21,226 (Proven Winners)	PROUD BERRY CORAL BERRY (Proven Winners)	18-24"/cont
2	Syringa patula 'Miss Kim'	MISS KIM MANCHURIAN LILAC	24-30"/cont
Ю	Syringa vulgaris 'Sensation'	SENSATION COMMON LILAC	6'/b. b.
12	Taxus x media 'Everlau'	EVERLOW YEW	18-24"/cont.
Orn	amental Grasses	3000	
17	Colomogrostis x acutiflora Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#I cont
26	Calamagrastis x acutiflora 'Overdam'	OVERDAM FEATHER REED GRASS	#I cont.
22	Deschampsia caespitosa	TUFTED HAIR GRASS	#I cont
Per	ennials and Annuals		
28	Achillea millefolium 'Summer Berries'	SUMMER BERRIES YARROW	#I cont.
12	Asclepios tuberosa	BUTTERFLY WEED	#I cont.
В	Baptisia australis	BLUE WILD NDIGO	#I cont.
0	Echinacea purpurea Kims Knee High!	KIMS KNEE HIGH CONEFLOWER	#I cont.
12	Geranium x cantabrigiense 'Biokova'	BIOKOVO CRANESBLL	#I cont.
В	Hemerocallis 'Prairie Blue Eyes'	PRAIRIE BLUE EYES DAYLLY	#I cont.
12	Hemerocallis 'Strauberry Candy'	STRAWBERRY CANDY DAYLLY	#I cont.
15	Heuchera microntha 'Palace Purple'	PALACE PURPLE CORAL BELLS	#I cont.
6	Hosto fortunei 'Patriot'	PATRIOT HOSTA	#I cont.
27	Nepeta x faassenii Walkers Law	WALKERS LOW CATMINT	#I cont
12	Penstemon digitalis Husker Red	HUSKER RED PENSTEMON	#I cont.
5	Perovskia atriplicifolia Little Spire'	LITTLE SPIRE RUSSIAN SAGE	#I cont.
6	Pycnanthemum virginianum	VIRGINA MOUNTAIN MINT	#I cont.
В	Rudbeckia fulgida 'Goldsturm'	GOLDSTURM BLACK-EYED SUSAN	#I cont.
6	Sedum 'Autumn Joy'	AUTUMN JOY SEDUM	#I cont.
28	Solidago shortii 'Solar Cascade'	SOLAR CASCADE GOLDENROD	#I cont.
В	Stochys monnieri 'Hummelo'	HUMMELO COMMON BETONY	#I cont.
	TETT (E. C. C. C. C. C. L. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	100 market (m) and market	30.00
Vine	25		
6	Parthenocissus quinquefolia	VIRGNA CREEPER	#I cont.

LANDSCAPE CALCULATIONS & DISTRIBUTION:

TOTAL SQUARE FOOTAGE OF DEVELOPED AREA = 35,483 SQUARE FEET TOTAL LANDSCAPE POINTS REQUIRED = 595

Tabulation of Points and Credits

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

Blant Tona/Flor	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
Plant Type/ Element			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			16	560
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			2	30
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			16	160
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			107	321
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			47	188
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			332	664
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						1923

Total Number of Points Provided 1923

PLANTING NOTES:

1)CONTRACTOR SHALL VERIFY LOCATION OF ALL ON-SITE UTILITIES PRIOR TO COMMENCING ANY WORK ON SITE. WI STATE STATUTE 182.0715 REQUIRES THREE WORK DYAS NOTICE BEFORE YOU EXCAVATE. CALL DIGGER'S HOTLINE AT 1-800-242-8511. 2)SUPPLY AND INSTALL ALL WISCONSIN GROWN NURSERY STOCK. GUARANTEE ALL STOCK FOR A PERIOD OF ONE YEAR. ALL PLANTING MATERIAL IS TO MEET AMERICAN STANDARDS FOR NURSERY STOCK ANSI Z60.1-2004. ALL PLANT MATERIAL IS TO BE PLANTED IMMEDIATELY AFTER ARRIVAL AND UNLOADING ON SITE. PLANT TYPES, SIZES, AND QUANTITIES ARE ACCORDING TO THE PROPOSED PLANS. IF ANY DISCREPANCIES ARE PRESENT BETWEEN PLANT LEGEND AND GRAPHIC DEPICTION, GRAPHICALLY DEPICTED QUANTITIES SHALL HOLD PRECEDENCE. ANY POTENTIAL PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING.

3)ACTUAL LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO FINAL SITE LAYOUT AND CONDITIONS AND MAY BE ADJUSTED ACCORDINGLY.
4)ALL DECIDUOUS TREES SHALL BE GUYED AND STAKED ACCORDINGLY AS PER

5)ALL PLANTS ARE TO BE BACKFILLED WITH A 50/50 MIX OF PLANT STARTER AND TOPSOIL BLEND AND IS TO BE FREE OF ROOTS, ROCKS LARGER THAN 1" IN DIAMETER,

SUBSOIL DEBRIS, AND WEEDS.
6)OPEN AND REMOVE THE TOP BURLAP AND TWINE OR STRING FROM ALL BALLED AND BURLAPPED PLANTS AND SET ALL PLANTS AT FINISH GRADE.
7)SUPPLY AND INSTALL 3" OF WASHED STONE MULCH IN ALL PLANTING BEDS. STONE MULCH SHALL BE SPREAD EVENLY OVER A COMMERCIAL GRADE, WEED-BARRIER, NON-WOVEN LANDSCAPE FABRIC, AND SHALL BE SECURED WITH 4" STEEL STAPLES AND

8)SUPPLY AND INSTALL BLACK VINYL EDGING 'ACE OF DIAMOND' MANUFACTURED BY VALLEY VIEW INDUSTRIES IN ALL PLANTING BEDS THAT ADJOIN TURF AREAS. INSTALL ACCORDING TO MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. IN ADDITION, INSTALL 1'-O" SPIKES 3'-O" ON CENTER IN ADDITION TO MANUFACTURER SUPPLIED HARDWARE TO PREVENT FROST HEAVING.

9)SUPPLY AND INSTALL 3-4" OF SHREDDED HARDWOOD BARK MULCH 1'-0" PAST THE DRIPLINE OF ALL INDIVIDUAL TREES. DO NOT PLACE MULCH AGAINST TREE TRUNK OR ROOT FLARE AT TREE BASE.

10)ALL TURE AREAS SHALL BE FINE GRADED REMOVING ALL SURFACE STONES 1" OR

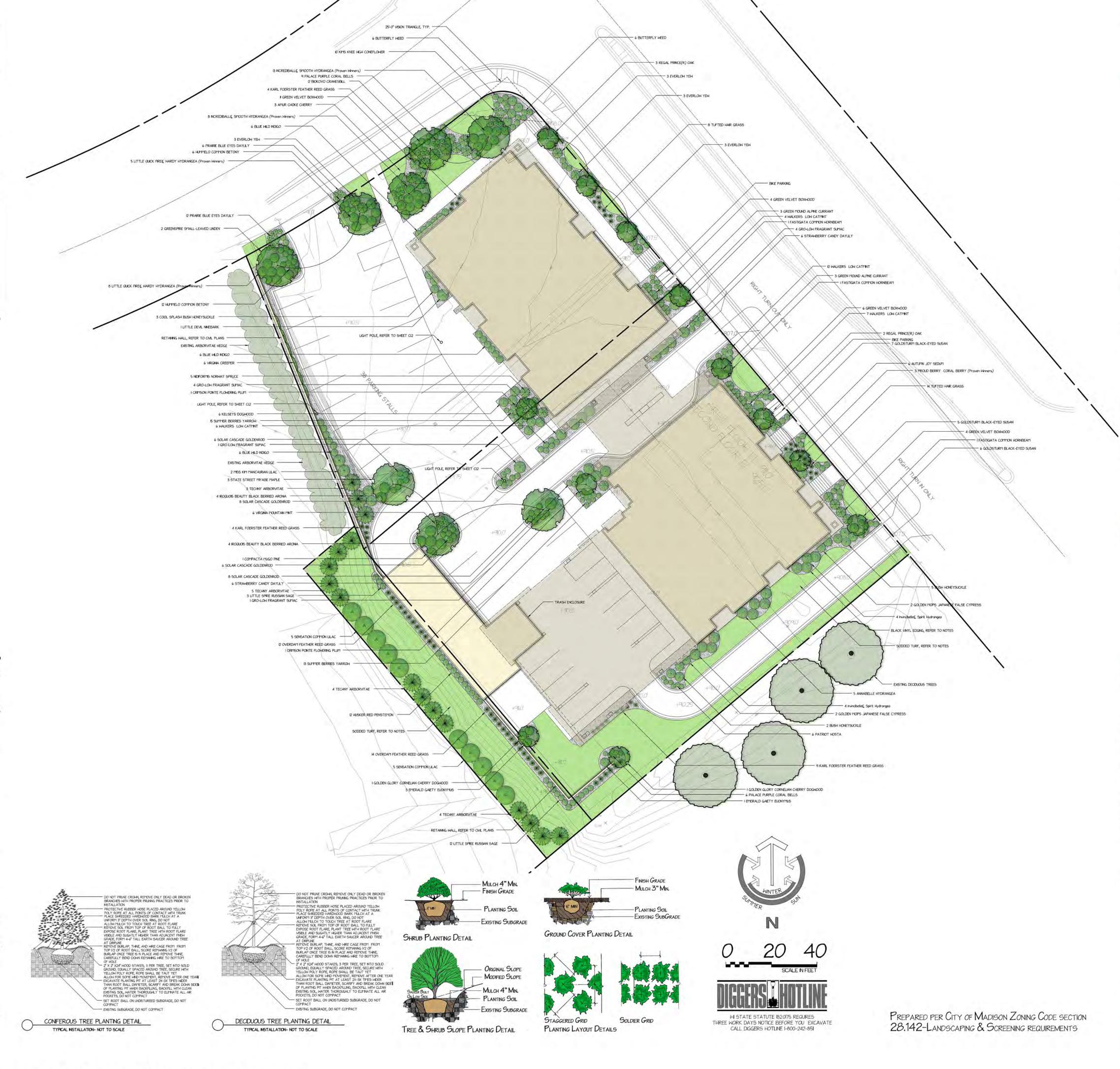
10)ALL TURF AREAS SHALL BE FINE GRADED, REMOVING ALL SURFACE STONES 1" OR LARGER. APPLY A STARTER FERTILIZER AT THE RECOMMENDED RATE IN ALL TURF AREAS. ALL TURF AREAS SHALL BE SODDED WITH A KENTUCKY BLUEGRASS BLEND SOD, INSTALLED IN A STAGGERED JOINT LAYING FASHION. ALL SODDED AREAS SHALL BE WATERED IMMEDIATELY AFTER INSTALLATION AND SATURATED TO A DEPTH OF 3".

GENERAL NOTES:

1'-0" LAP JOINTS.

1)REFER TO GRADING AND CIVIL PLANS FOR RETAINING WALLS,
2)SUPPLY AND INSTALL A DESIGN/BUILD IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS. CONTRACTOR TO PROVIDE CAD SHOP DRAWINGS AND ALL PRODUCT LITERATURE SUBMITTALS PRIOR TO FINAL APPROVAL. AS-BUILT DRAWINGS, MANUALS, AND, WARRANTIES SHALL BE PROVIDED TO THE OWNER UPON PROJECT

3)THE OWNER IS RESPONSIBLE FOR ALL ON-GOING MAINTENANCE OF LANDSCAPING ON THE SITE. ALL PLANTING BEDS SHALL BE KEPT FREE OF WEEDS, ANY PLANT MATERIAL THAT HAS DIED SHALL BE REPLACED NO LATER THAN THE UPCOMING JUNE 1. ANY PLANT MATERIAL THAT HAS DIED DURING THE FIRST YEAR WARRANTLY PERIOD SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.



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PROPOSED DEVELOPMENT

Post Office Box 823

262-549-6111

262-549-9229

Sheet Title:

Project:

Client:

Plan Notes:

Drawn By: C. J. N.

Revisions: 10-04-17

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Designed By:

Date: 10-03-17

Notice:

Incorporated.

Waukesha, WI 53187-0823

LANDSCAPE PLAN

5533 UNIVERSITY AVENUE

MADISON, WI 53705



ISSUED Issued for Land Use - October 4, 2017

PROJECT TITLE

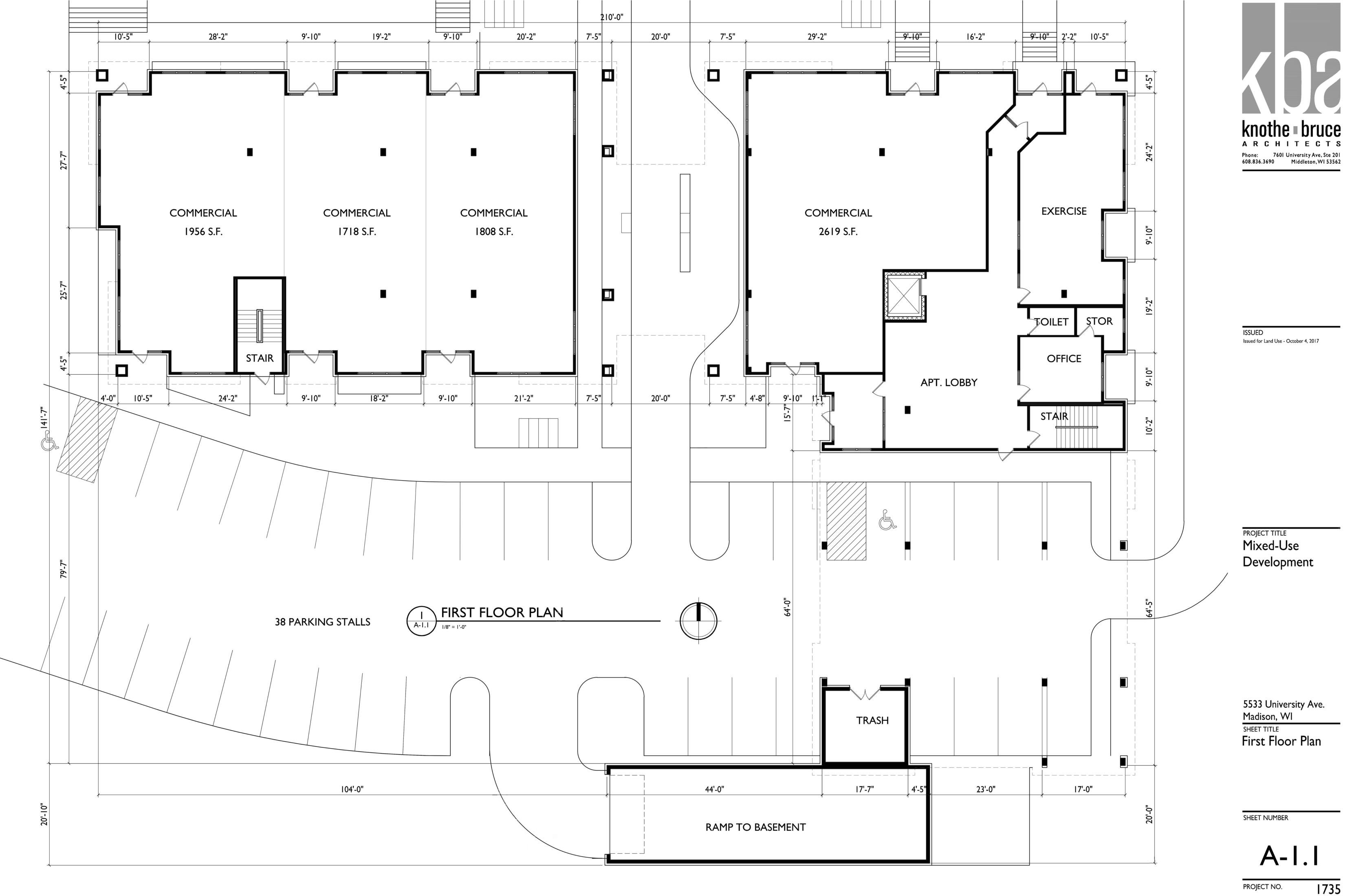
Mixed-Use Development

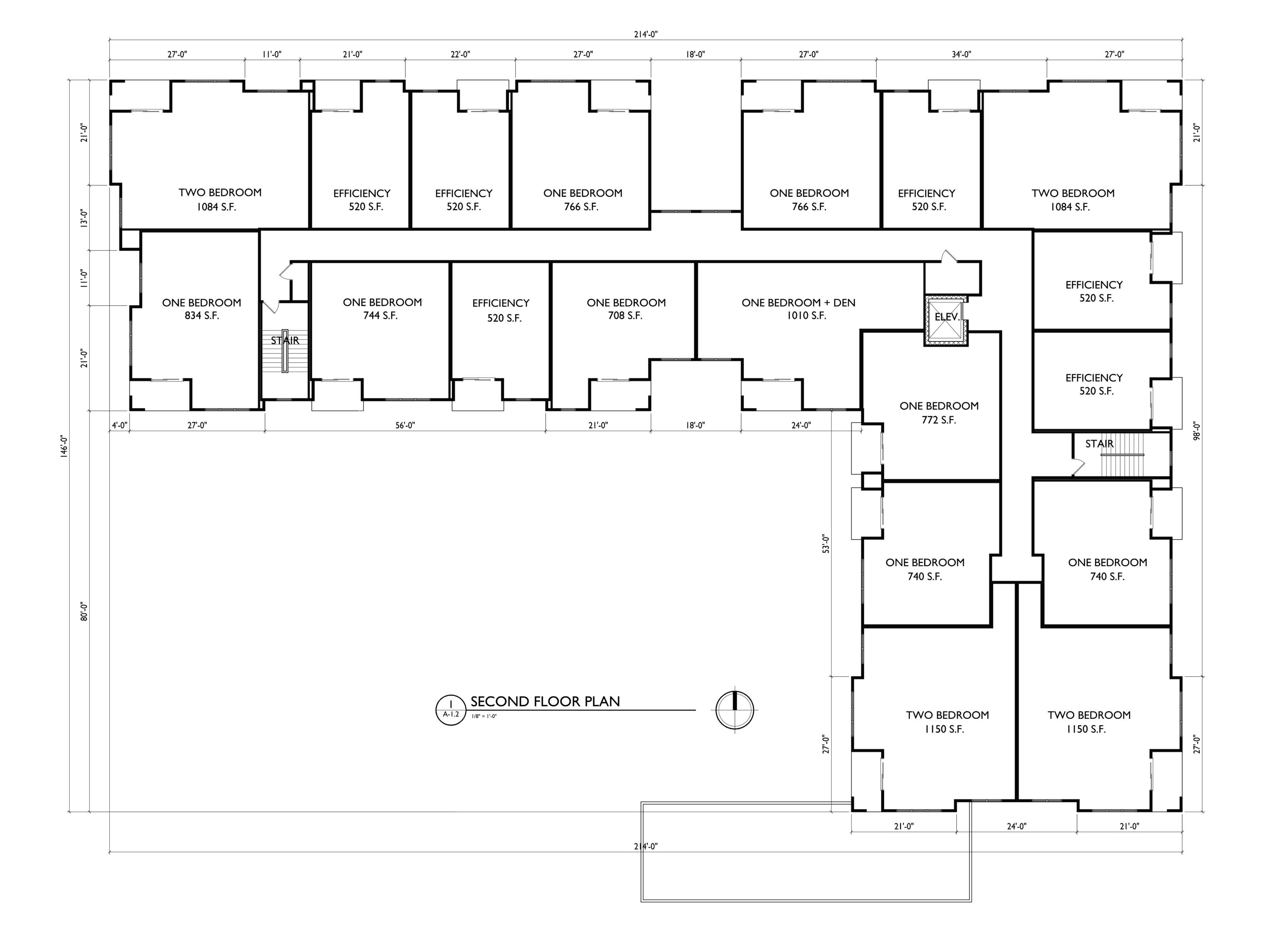
5533 University Ave. Madison, WI SHEET TITLE

Basement Floor Plan

SHEET NUMBER

PROJECT NO. 1735







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PROJECT TITLE Mixed-Use Development

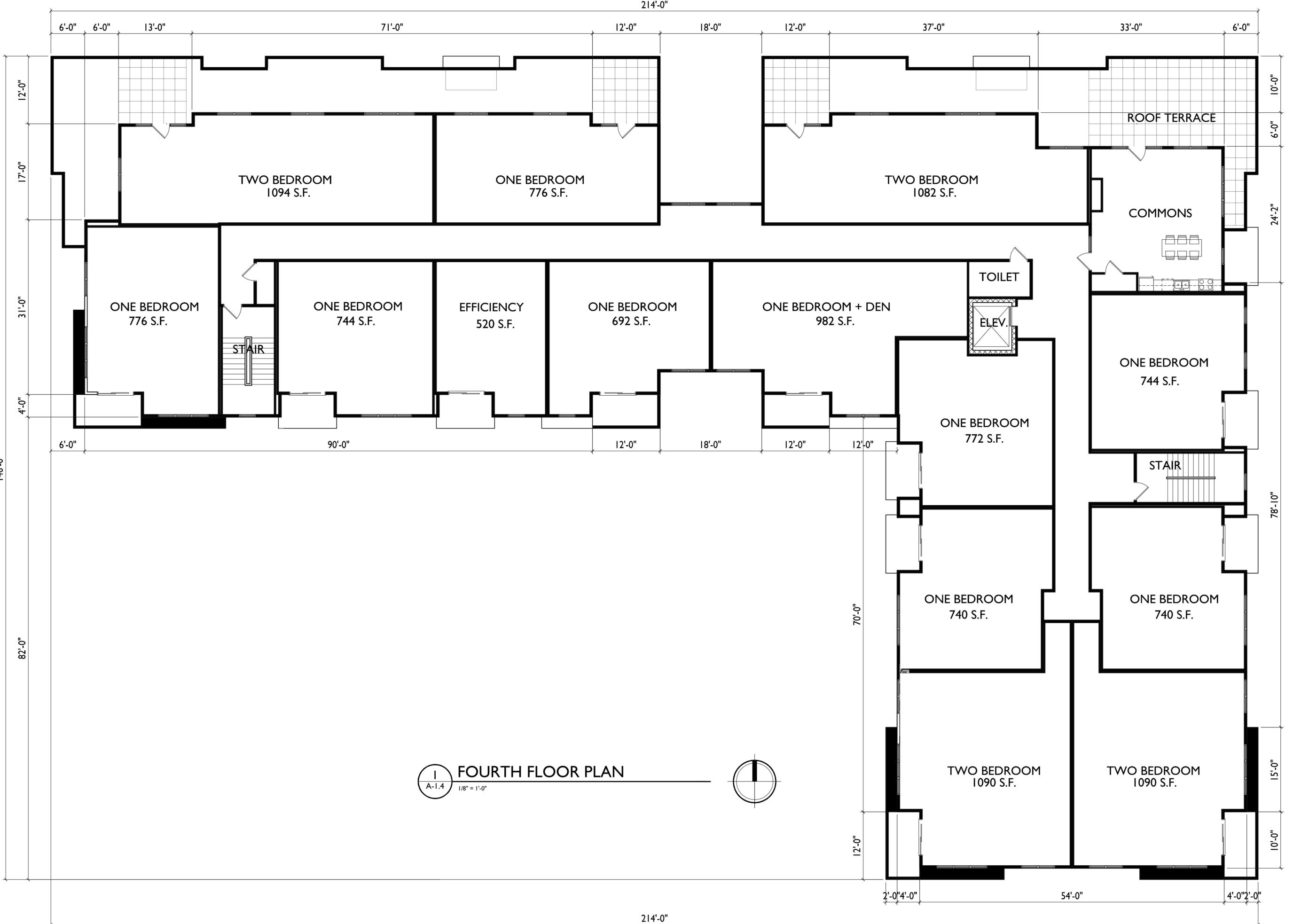
5533 University Ave. Madison, WI

SHEET TITLE

Second Floor Plan

SHEET NUMBER

PROJECT NO. 1735





ISSUED Issued for Land Use - October 4, 2017

PROJECT TITLE Mixed-Use Development

5533 University Ave. Madison, WI

SHEET TITLE

Fourth Floor Plan

SHEET NUMBER

PROJECT NO. 1735











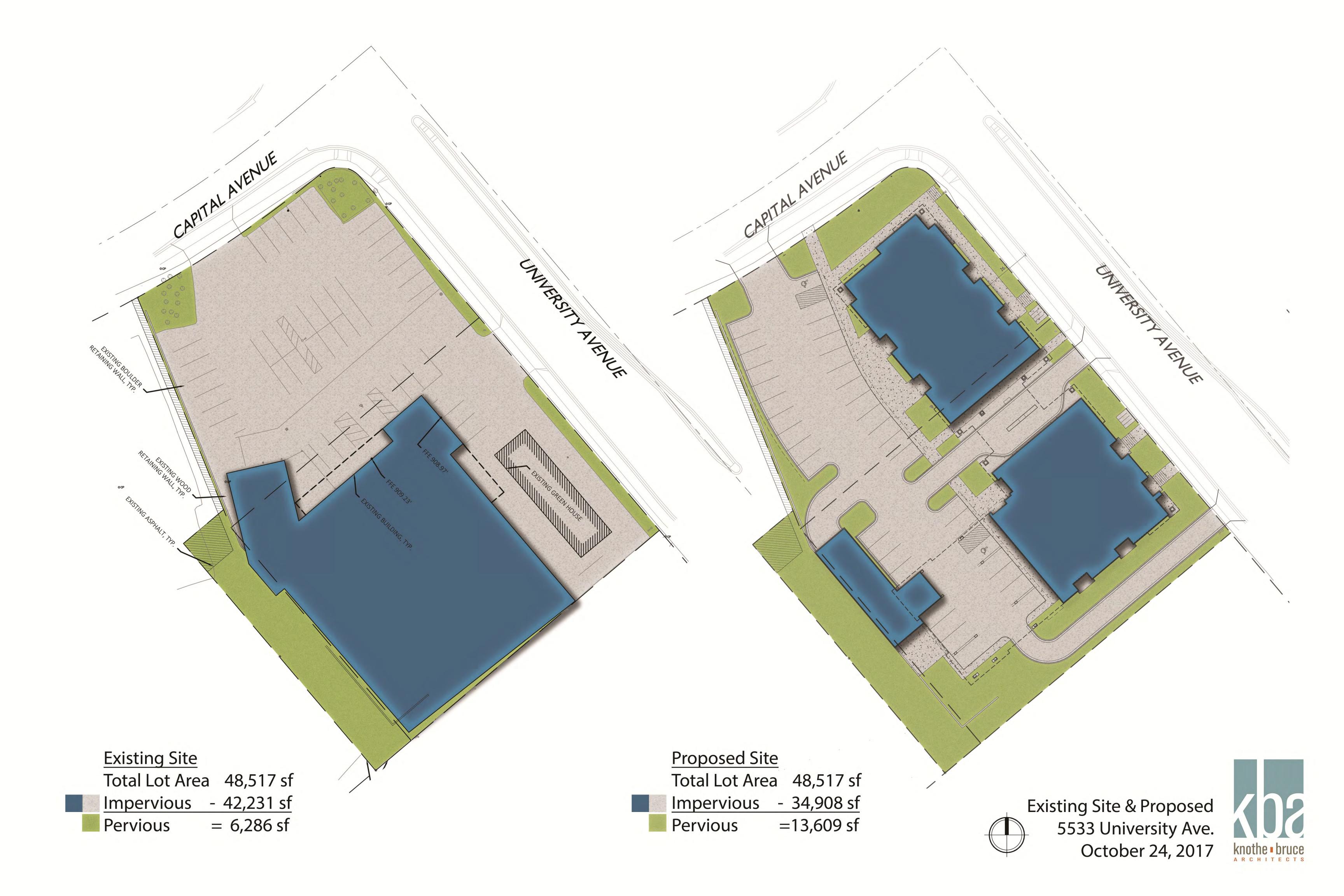


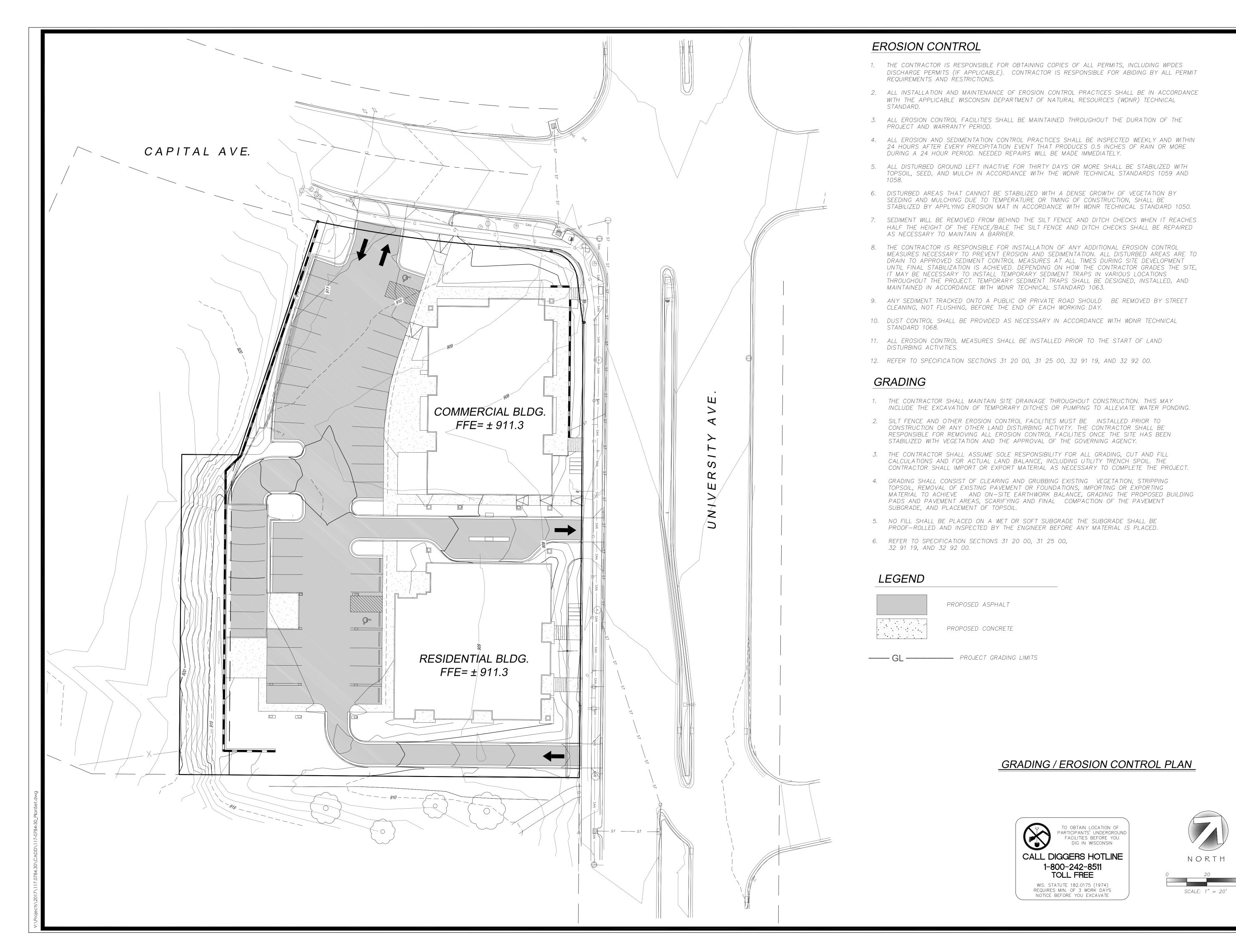












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& ASSOCIATES.

DING & EROSION CONTROL

SNYDER & ASSOCIATES

Project No: 117.0784.30

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