

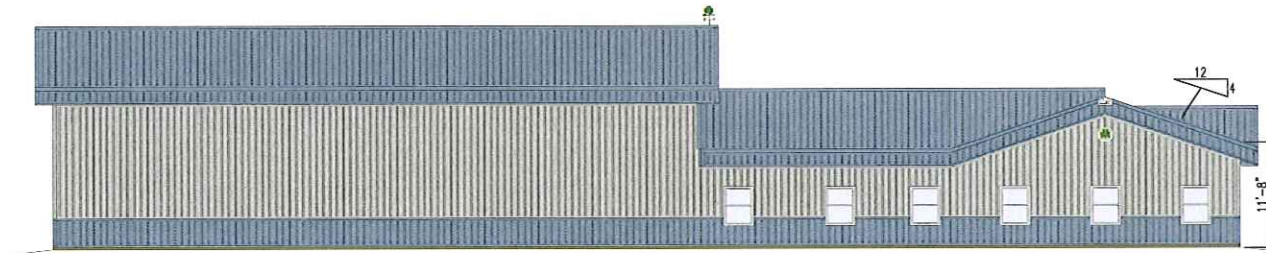


Proposed Building for: Madison Taxi

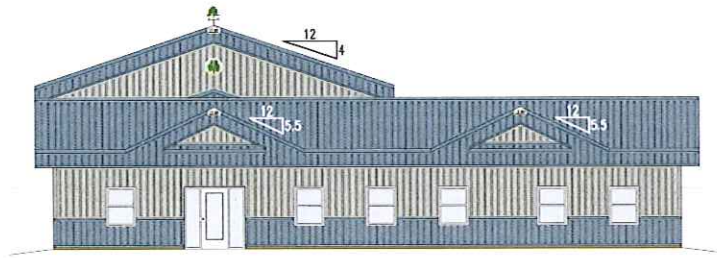
36'x72'x18'-8" / 36'x30'x11'-8" / 30'x70'x11'-8" Commercial



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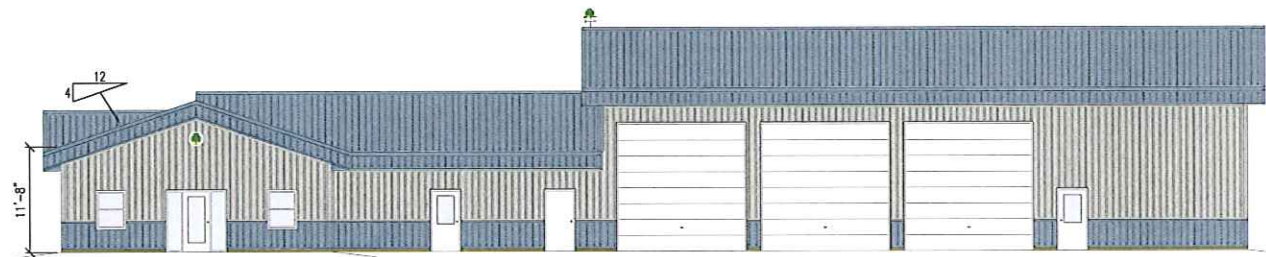
SIDE ELEVATION



END ELEVATION



END ELEVATION



SIDE ELEVATION

BUILDING COLORS
ROOF: CARIBBEAN BLUE
SIDES: LIGHT GRAY
TRIM: LIGHT GRAY / CARIBBEAN BLUE
WAINSCOTING: CARIBBEAN BLUE

We Protect What You Value™

NOTE:
THE COLORS SHOWN ON THIS
PROPOSAL ARE AS CLOSE TO
THE ACTUAL PAINTED COLORS
AS PERMITTED BY THE PRINTING
PROCESS

DATE:
7/3/2013
DRAWN BY:
T. KALDENBERG
SCALE:
NONE
SALES SPECIALIST:
ACKER
VERONA

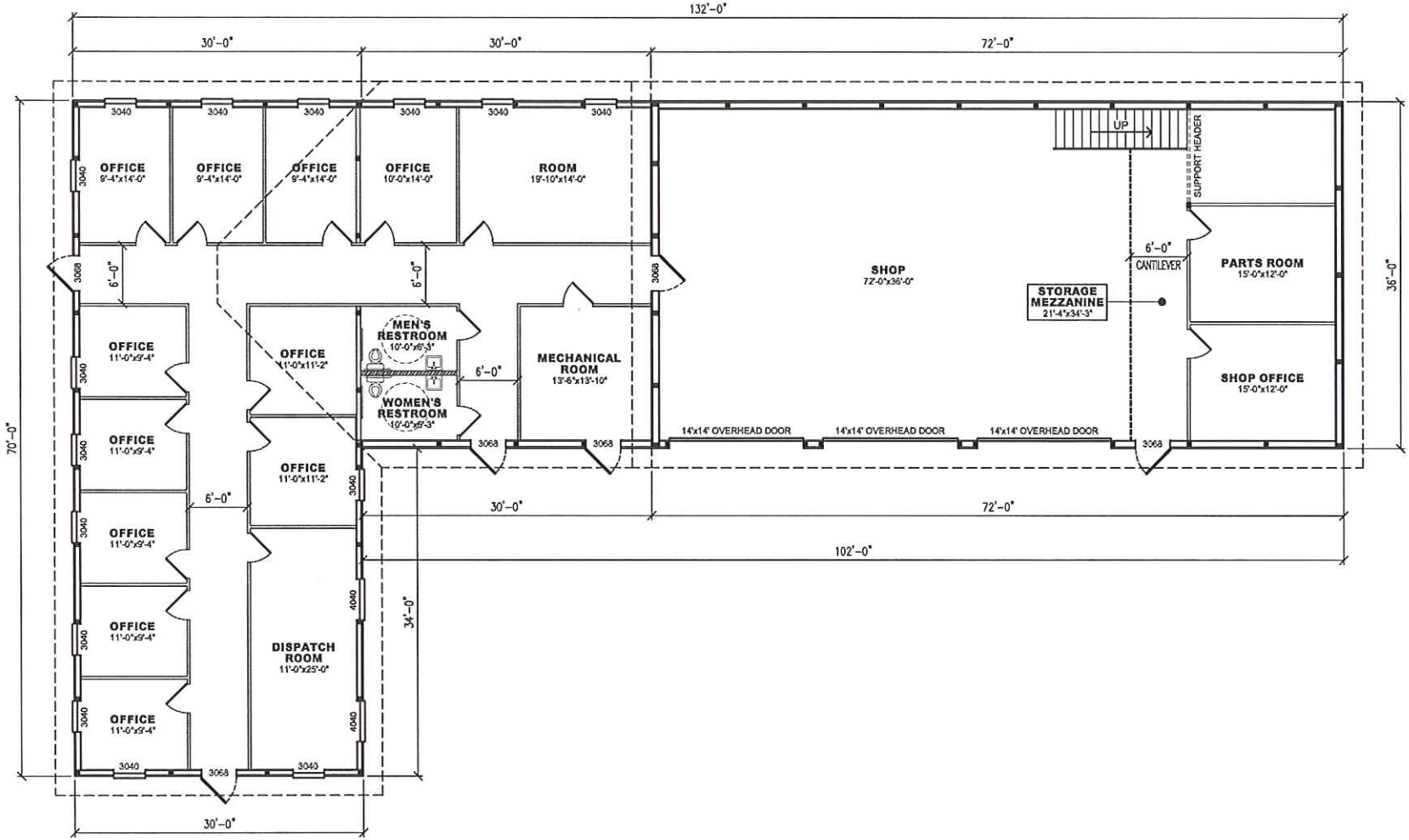
REVISIONS:		
NO	DATE	BY
1	8/12/13	TK
2	9/3/13	TK
3	---	---

MADISON TAXI
 36'x72'x18'-8" / 36'x30'x11'-8" / 30'x70'x11'-8" COMMERCIAL
FLOOR PLAN


CLEARY
 BUILDING CORP.
 ClearyBuilding.com
 190 PAOLI STREET
 P.O. BOX 930220
 VERONA, WI 53593
 (800) 373-5550

JOB NO.
 PR2013157

SHEET
 2 OF 2



"BEING AWARE OF THE NEED FOR A COMMITMENT TO CLIENT SATISFACTION THROUGH EXCELLENCE IN SERVICE AND EXPERTISE"

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 • LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 608.848.5000 PHONE | 608.848.2255 FAX
 MADISON OFFICE
 1400 S. MONROE
 MADISON, WI 53704
 www.jsdinc.com

SERVICES PROVIDED TO:
CLEARY BUILDING CORPORATION

190 Park Street
 Verona, WI 53593

PROJECT:
**MADISON TAXI
 GILSON SITE**

PROJECT LOCATION:
 MADISON, WI
 DANE COUNTY, WI
 JSD PROJECT NO.: 13-5565

SCALE/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR WORK AND BE RESPONSIBLE FOR THE SAME.

DESIGN	JTB	08-24-13
DRAWN	KCS	09-24-13
APPROVED	IG	04-24-13

PLAN MODIFICATIONS	DATE

DIGGERS & HOTLINE

Toll Free (800) 242-8511
 Milwaukee 414-238-1101
 Peering Fremont 100-820-943-2283
 www.DiggerandHotline.com

SHEET TITLE
**SITE PLAN /
 DEMOLITION PLAN**

SHEET NUMBER:
C-1.0

LEGEND (PROPOSED)

---	PROPERTY LINE
---	BUILDING LINE
---	EDGE OF PAVEMENT
---	1" CONCRETE CURB & GUTTER
---	3" PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT

- GENERAL NOTES**
- REFER TO THE BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND
 - ALL WORK IN THE ROW AND/OR FOR PUBLIC PLACEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OF ALL REGULATORY AGENCIES
 - NO SITE GRADING, DRAINAGE OR CONCRETE OF PROPOSED SILT FENCE LOCATION NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN
 - DESIGNED FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK

- SITE PLAN NOTES**
- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
 - ALL PAVE TO FACE OF CURB UNLESS OTHERWISE NOTED
 - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHENEVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE IV-260V CONCRETE SEALANT
 - USE 4" WIDE HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES
 - MARK AND STRIKE ADA PARKING SPACES APPROPRIATELY
 - 2' x 4' TRUNCATED DOME SECTIONS SHALL BE PLACED AT ALL ADA RAMPS

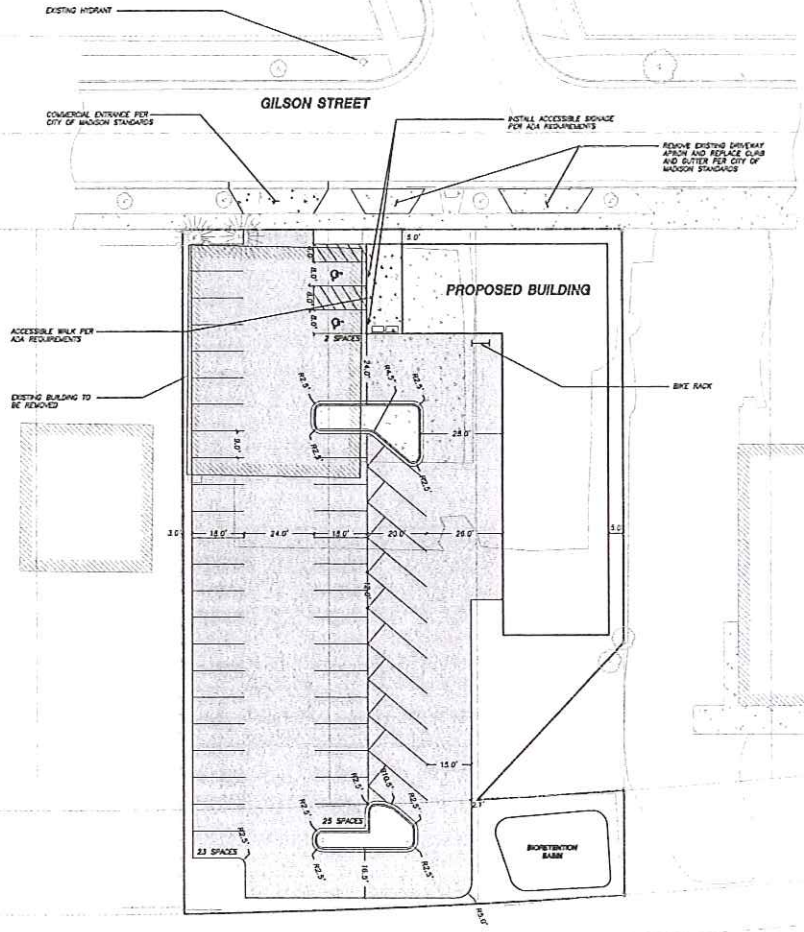
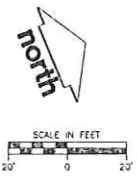
- DEMOLITION NOTES**
- THE DEMOLITION PLAN SHOULD NOT BE CONSIDERED ALL-INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION TO COMPLETE THE PROPOSED IMPROVEMENTS
 - PRIOR TO BUILDING DEMOLITION, THE MADISON WATER UTILITY SHALL BE CONTACTED TO REMOVE THE WATER METER
 - REMOVE ALL STRUCTURES WITHIN THE PROJECT AREA. REMOVAL TO BE IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND DEMOLITION STANDARDS
 - CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS
 - ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED
 - SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH ARTICLE 5.03 AND WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH ARTICLE 204.12 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. (LATEST EDITION)
 - CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL, ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION
 - PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION
 - ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE. DISPOSE OF OFF-SITE
 - PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION INTERFERES WITHIN THE EXISTING DAP LINE OF THE TREES TO REMAIN. ALL PRUNING WITHIN THE EXISTING DAP LINE OF THE TREES TO REMAIN SHALL BE DONE RADICALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY PORTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSDERME PRUNING
 - ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH UTILITY OR ENGINEER AND OWNER PRIOR TO CONSTRUCTION
 - CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A FEASIBLE SPACE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION
 - ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED CITY OF MADISON RECYCLING PLAN
 - EXISTING GRAVEL SURFACE SHALL BE REMOVED IN AREAS TO BE LANDSCAPED TO A DEPTH OF 12 INCHES
 - ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL

Parking Lot Plan Information Block

Site Address: 1403 GILSON STREET
 Site acreage (total): 2.8
 Number of building stories (above grade):
 Building height: 18'-0"
 CUR type of construction (new structures or addition):
 Total square footage of building: 3778

Use of property: OFFICE/CLUBHOUSE
 Gross Square Feet of office: 3778
 Gross Square Feet of retail: 0
 Number of employees in administrative: 0
 Number of employees in production area: 0
 Capacity of restaurant/food or assembly: 0
 Number of bicycle storage: 6
 Number of parking stalls:
 Small car: 48
 Large car: 48
 Accessible: 2
 Total: 98
 Number of trees shown: 0

Small car	48
Large car	48
Accessible	2
Total	98



Date: 11/07/13 13:00:00 Location: C:\Users\jstern\Desktop\proj_130413\Site Plan - 130413.dwg User: jstern PlotDate: 11/07/13 13:00:00 PlotPath: C:\Users\jstern\My Documents\Projects\130413\130413.dwg

LEGEND (PROPOSED)

- PROPERTY LINE
 - PROPOSED 1 FOOT CONTOUR
 - PROPOSED 3 FOOT CONTOUR
 - BUILDING LINE
 - STORY SEWER
 - SILT FENCE
 - EDGE OF PAVEMENT
 - 12" CONCRETE CURB & GUTTER
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED ASPHALT PAVEMENT
- SPOT ELEVATION
 EP = EDGE OF PAVEMENT
 FE = FINISHED FLOOR ELEVATION
 TC = TOP OF CURB
 S = SEEABLE
 FG = FINAL GRADE
 SM = STRUCTURE H/W
- UNAVAILABLE
- CURB ALLET

GENERAL NOTES

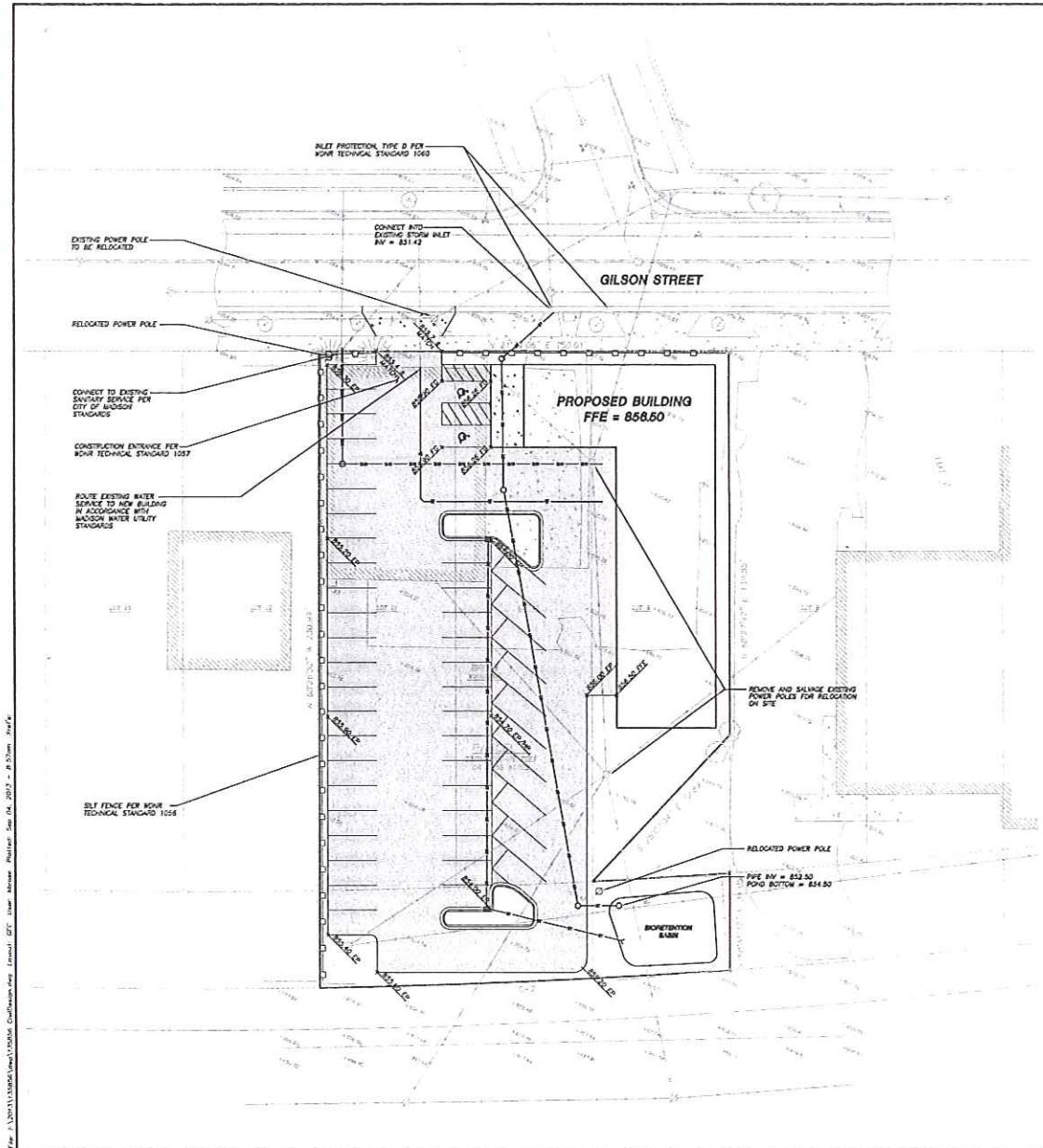
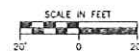
- REFER TO THE BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE AFFORDED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES
- NO SITE GRADING OUTSIDE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

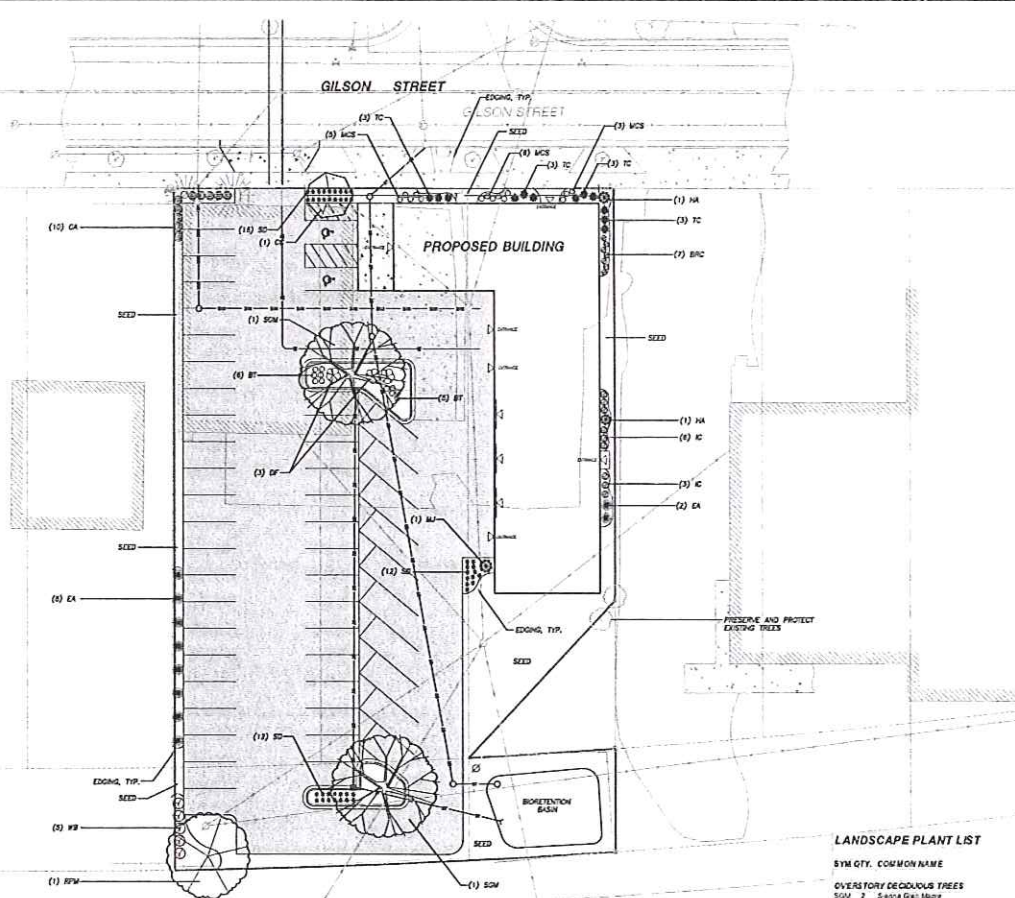
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT <http://dnr.wisconsin.gov/topic/water/erosioncontrol.htm>
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, HOLDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF APPROVED BY THE PROJECT ENGINEER.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- INSTALL A TRADING PAD 30' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRADING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH MOHR TECHNICAL STANDARDS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORY SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 C. DIVERT TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD AND 108 PRIOR TO RELEASE INTO THE STORY SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- INSTALL TYPE B ALLET PROTECTION AROUND ALL STORY SEWER ALLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION.
- APPLY AND/OR POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- ALL SLOPES EXCEEDING 3:1 (SIDE) AND DRAINAGE SLOPES SHALL BE STABILIZED WITH CLASS I TYPE B EROSION MATTING OR APPLICATION OF A MOIST APPROVED POLYMER SOIL STABILIZER ON TREATMENT OF A COAGULANT THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO MOHR TECHNICAL STANDARD 102B.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORY SEWER SYSTEM.

GRADING AND SEEDING NOTES

- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES HAVE BEEN SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
- CONTRACTOR SHALL WATER ALL NEWLY SEEDING AREAS DURING THE SLUGGER MONTHS WHENEVER THERE IS A 7 DAY PERIOD WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO KEEP ALL ALL COMPACTED PAVED SURFACES PRIOR TO SEEDING AND MULCHING.

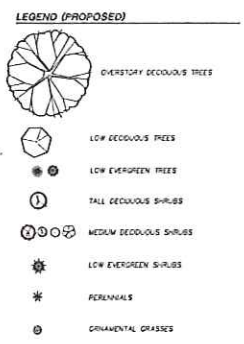
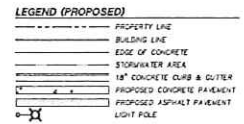


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 Plot Date: 08/04/13 10:46 AM
 Plot File: J:\2013\13-5855\13-5855.dwg (C:\Program Files\Autodesk\AutoCAD 2013) - P: 2/28/13 10:46 AM
 User: jsd\jsd
 Plot Date: 08/04/13 10:46 AM
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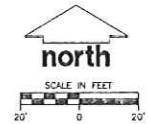
GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR STREETS & HIGHWAY CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON REQUIREMENTS
3. NO SITE GRADING OUTSIDE OR DOWNDRAPE OF PROPOSED BLDG LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINE UNLESS OTHERWISE SHOWN.
4. THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE MICHIGAN BRAPP PERMIT APPLICATION STANDARDS.



SITE INFORMATION BLOCK

Site Address	1423 GILSON ST. MADISON, WI
Site Square Footage	33,019
Site Developed Total Square Footage	27,227
Number of Building Stories	1
Building Height (above grade)	428 FT
Total Square Footage of Building	APPROX. \$772
Use of Property	COMMERCIAL
Number of employees	-
Existing Number of parking stalls:	
Large car	48
Accessible	2
Total	50



CITY OF MADISON LANDSCAPE REQUIREMENTS:

Developed Area
Requirement: 1 LANDSCAPE POINT PROVIDED FOR EACH 300 SQ. FT. OF DEVELOPED AREA
Calculation: 27227 sq. ft. / 300 sq. ft. = 91 LANDSCAPE POINTS
Requirement: 1 LANDSCAPE POINT PROVIDED FOR EACH 300 SQ. FT. OF DEVELOPED AREA
Calculation: 81 PLANTINGS AT 1 LANDSCAPE POINT PER POINT = 81 LANDSCAPE POINTS
Total Plantings Provided: 457 LANDSCAPE POINTS

Species	Common Name	Botanical Name	QTY	POINT VALUE	TOTAL POINTS
Serviceberry	ACEPHELETHES STRANA (PP11323)	ACEPHELETHES STRANA (PP11323)	2	15	30
Redstart	ACER RUBRUM PLAIN 3" PP 18763	ACER RUBRUM PLAIN 3" PP 18763	1	35	35
Japanese Anemone	CARRANUS CAROLINANA 2 1/2" SPAN	CARRANUS CAROLINANA 2 1/2" SPAN	4	15	60
Emerald Anemone	THALIA OCCIDENTALIS 3" SPAN	THALIA OCCIDENTALIS 3" SPAN	2	35	70
Brown Red Clematis	THALIA OCCIDENTALIS 3" SPAN	THALIA OCCIDENTALIS 3" SPAN	10	15	150
Spring Fire Bellwether	ARNOCA ARISTOLIS	ARNOCA ARISTOLIS	7	2	14
Red Spine Milkwort	BEARDENS PURPUREA DUBIUS	BEARDENS PURPUREA DUBIUS	11	2	22
Deer Penstemon	ILEX VEVANSIS PLAIN 18" SPAN	ILEX VEVANSIS PLAIN 18" SPAN	5	2	10
Indian Cucumber	FOUR O' CLOCK GARDENS	FOUR O' CLOCK GARDENS	3	2	6
Midget Cape Sedge	SYPHOCARPUS OXYANTHUS	SYPHOCARPUS OXYANTHUS	9	2	18
Mud-Batter Juniper	SPHEREA JAPONICA MAGE CAPS	SPHEREA JAPONICA MAGE CAPS	14	2	28
Deer Japanese Tree Anemone	JANIFERUS CHIMENIS MOUND 4" BT	JANIFERUS CHIMENIS MOUND 4" BT	1	3	3
Star Flower	TALUS OCCIDENTALIS PLAIN	TALUS OCCIDENTALIS PLAIN	12	2	24
Kill Footnote Feather Reed Grass	HELMICHOCLIS STIVA 4" BT	HELMICHOCLIS STIVA 4" BT	40	0	0
	CALAMAGROSTIS 1 1/2" BT 18" FOCUS	CALAMAGROSTIS 1 1/2" BT 18" FOCUS	10	2	20
			TOTALS =		457

LANDSCAPE PLANT LIST

SYM QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
OVERSTORY DECIDUOUS TREES						
SOOP 2	Santa Eva Maple	ACER x hybrid Santa (PP11323)	2" CA	648	35	70
ROP 1	Rudolph Maple	ACER rubrum plain 3" PP 18763	2" CA	648	35	35
LOW DECIDUOUS TREES						
CC 1	J N Star Macadamia	CARRANUS carolinana 2 1/2" SPAN	1 1/2" CA	648	15	15
LOW EVERGREEN TREES						
MA 2	Plain Red Anemone	THALIA occidentalis plain 3" sp	36" MA- PE	#3 Cult	15	30
EA 10	Emerald Anemone	THALIA occidentalis 3" span sp	36" MA- PE	#3 Cult	15	150
TALL DECIDUOUS SHRUBS						
ERIC 7	Brilliant Red Cerebella	ARNOCA aristolis	18-24" MA- Ht	#3 Cond	2	14
MEDIUM DECIDUOUS SHRUBS						
BT 11	Spring Fire Bellwether	SYPHOCARPUS OXYANTHUS	18" MA- PE	#1 Cult	2	22
SOB 5	Red Spine Milkwort	BEARDENS PURPUREA DUBIUS	18" MA- PE	#2 Cult	2	10
DF 3	Deer Penstemon	ILEX VEVANSIS PLAIN 18" SPAN	18" MA- PE	#2 Cult	2	6
IC 5	Indian Cucumber	SYPHOCARPUS OXYANTHUS	18" MA- PE	#3 Cult	3	15
MCS 14	Midget Cape Sedge	SYPHOCARPUS OXYANTHUS	18" MA- PE	#3 Cult	2	28
MEDIUM EVERGREEN SHRUBS						
MO 1	Mud-Batter Juniper	JANIFERUS CHIMENIS MOUND 4" BT	24" MA- PE	#1 Cult	3	3
TC 12	Star Flower	TALUS OCCIDENTALIS PLAIN	18" MA- PE	#3 Cult	3	36
PERENNIALS						
SD 40	Star Flower	TALUS OCCIDENTALIS PLAIN	12-18" Ht	#1 Cult	0	0
ORNAMENTAL GRASSES						
CA 10	Kill Footnote Feather Reed Grass	CALAMAGROSTIS 1 1/2" BT 18" FOCUS	18" MA- PE	#1 Cult	2	20

JSD Professional Services, Inc.
Landscape • Survey • Planning

"BEING RELIABLE WITH A COMMITMENT TO CLIENTS' SATISFACTION THROUGH EXCELLENCE AND INTEGRITY"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.550.7000 FAX 608.550.7005
MADISON 608.784.4666
KENDISHA J. APFELTAN
www.jsdinc.com

SERVICES PROVIDED TO:
CLEARY BUILDING CORPORATION

190 Paul Street
Verona, WI 53593

PROJECT:
MADISON TAXI GILSON SITE

PROJECT LOCATION:
MADISON, WI DANE COUNTY, WI
JOB PROJECT NO.: 13-5550

REAL SIGNATURE

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN	DATE	BY
DESIGN	12-11-13	MS
CHECK	12-11-13	MS
APPROVED	12-11-13	MS

PLAN MODIFICATIONS

NO.	DATE

DIGGERS & HOTLINE
Toll Free (800) 242-8511
Madison, WI 53718
Phone: 608.442.5228
www.DiggersandHotline.com

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-1.0

File: S:\2013\13060000\13060000.dwg Date: 12/11/13 User: jstark Plot Date: 12/11/13 10:34 AM Plotter: HP DesignJet 2400

**CITY OF MADISON
 LANDSCAPE WORKSHEET**
 Section 28.142 Madison General Ordinance



Project Location: A&C via 1403 GILSON STREET, MADISON, WI 53716
 Name of Project: MADISON TAXI
 Owner / Contact: MADISON TAXI/
 Contact Person: _____ Contact Email: _____

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

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, drive ways, internal walkways, patios, and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

- (a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the lot, and the lot distance as specified in the below.
- Total square footage of developed area = **27,812**
- Developed area divided by three hundred (300) square feet = **93** Landscape Units
- (b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.
- Total square footage of developed area = _____
- Developed area divided by six hundred (600) square feet = _____ Landscape Units
- (c) One (1) landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table.
- Landscape units multiplied by five (5) landscape points = **465** Total Points Required

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements. Calculations yielding a fraction up to one-half (1/2 or 0.5) shall be rounded down to the nearest whole number; fraction of more than one-half (1/2) shall be rounded up.

Plant Type/Element	Minimum Size at Installation	Points	Credit/ Existing Landscape		New/ Proposed Landscape	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35			3	108
Ornamental tree	1 1/2 inch caliper	15		1	1	15
Evergreen tree	3 feet tall	15			13	180
Shrub deciduous	18" or 3 gallon container size	2			41	82
Shrub evergreen	18" or 3 gallon container size	3			14	42
Ornamental grasses	18" or 3 gallon container size	2			10	20
Ornamental decorative fencing or wall	4 post 10 lineal ft	n/a				
Sub Totals						437
			Total Number of Points Provided: 437			

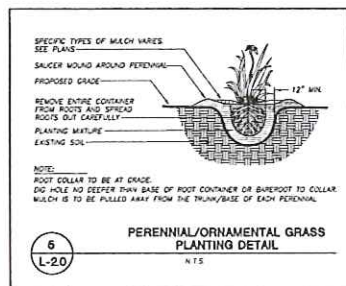
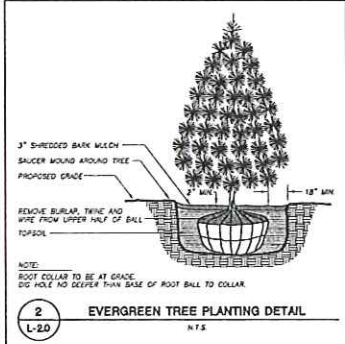
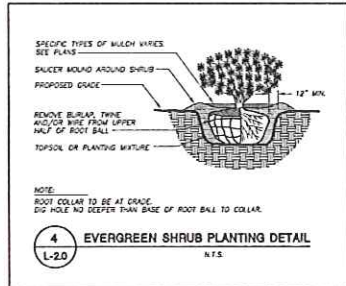
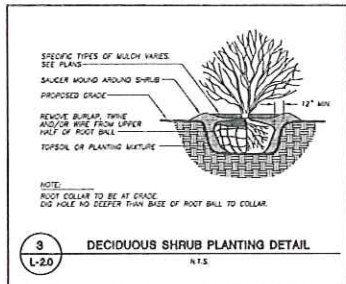
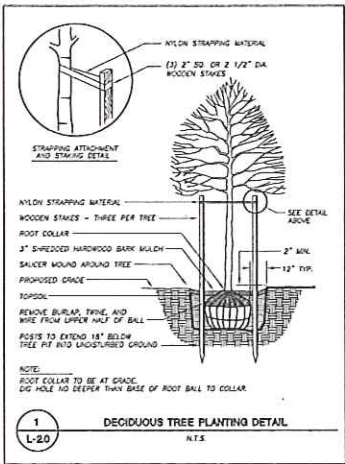
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GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON REQUIREMENTS.
- NO SITE GRADING OUTSIDE OF CONTOUR OR PROPOSED SELF PROTECTIVE LOCATION, NO LAND DISTURBANCE BEYOND BUFFERED LINES OF OPEN BLOW WATER COVERAGE (EXCEPT THAT WHICH MAY BE NECESSARY FOR OCCASIONAL ACTIONS BY ANY OR ALL REGULATORY AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE BASE BID PRICE DOES NOT INCLUDE UTILITY RELOCATION AND IS AN APPROXIMATION OF SITE LAYOUT BASED ON CURRENT AERIAL PHOTOGRAPHY AND ADJACENT PROPERTY SURVEY INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-342-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT EXISTING UTILITIES. NOTIFY WORK OF OTHER PLANTS. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE NEIGH NEARUP PERMIT APPLICATION STANDARDS.

LANDSCAPE NOTES AND SPECIFICATIONS

- GENERAL: ALL WORK IN THE R.O.W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH DANE COUNTY AND CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY REMEDIATION BY THE OWNER/CONTRACTOR FROM THE APPLICATED CONSTRUCTION PLANS THAT MAY BE REQUIRED BY OCCASIONAL ACTIONS BY ANY OR ALL REGULATORY AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE BASE BID PRICE DOES NOT INCLUDE UTILITY RELOCATION AND IS AN APPROXIMATION OF SITE LAYOUT BASED ON CURRENT AERIAL PHOTOGRAPHY AND ADJACENT PROPERTY SURVEY INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-342-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT EXISTING UTILITIES. NOTIFY WORK OF OTHER PLANTS. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. SHOOTER PLANTS BEARING IDENTIFIERS AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PLANTS THAT STAY OUTSIDE CONTAINERS SHALL BE STORED IN A SHADED AREA PROTECTING THE ABOVE GROUND PARTS OF THE SOIL. USES OF OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER DRIPEN STOCK FROM CONTAINERS BEFORE THE TIME OF PLANTING. DO NOT RIP UP CONTAINER OR BALEE PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY UNDER WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- QUARRANTED: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTH AND FLOURISHING CONDITION AT THE END OF THE GUARRANTED PERIOD. THE CONTRACTOR SHALL REPAIR WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED BY THE CONTRACTOR. REPLACEMENTS SHALL BE MADE AS SOON AS POSSIBLE FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO REPAIRING EDGING, MULCH, GRASS ETC. REPAIR DAMAGE TO OTHER PLANTS OR LANDS DURING THE REPLACEMENT AT THE COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARRANTEE FOR ALL TREES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK AND BEST PRACTICES. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 3 YEARS. PLANTS SHALL BE FREELY GROWN DURING THE MOST RECENT FAVORABLE HARVEST SEASON. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS AND HEALTHY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS AND BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT PROPER GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE FIRM, GROWN HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF HEAVY DUTY. ALL TREES AND PARROT PALM TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF 54" (3) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- MATERIALS - EDGING: EDGING SHALL BE 3" DEEP, BLACK POLYETHYLENE EDGING EXCEPT FOR TREE RINGS. ALL DECORATIVE TREES NOT WITHIN EDGED LANDSCAPE BEDS OR PARKING PLACES SHALL BE INSTALLED WITH A 6" DIAMETER TREE RING WITH SHOVEL-OUT EDGING.
- MATERIALS - WOOD BARRIER FABRIC: ALL FOUNDATION PLANTING BEDS SHALL BE INSTALLED AN APPROVED WOOD BARRIER FABRIC. NO PLASTIC/IMPREGIATED BARRIERS WILL BE PERMITTED EXCEPT BLACK POLYETHYLENE.
- MATERIALS - MULCH: ALL PLANTING AREAS INCLUDING FOUNDATION BEDS TO RECEIVE FINELY SPREAD, WEED FREE HARDWOOD BARK MULCH (EYE-FREE) SPREAD TO A CONSISTENT DEPTH OF FOUR INCHES OVER ENTIRE AREA. FERTILIZER SHALL BE IN ACCORDANCE WITH DANE COUNTY AND STATE OF WISCONSIN REQUIREMENTS. ALL TREE PLANTINGS OUTSIDE OF PLANTING BEDS TO RECEIVE A MINIMUM RADIUS 5' TREE RING. TREE RING TO BE MULCHED WITH FINELY SPREAD, WEED FREE HARDWOOD BARK MULCH SPREAD TO A CONSISTENT DEPTH OF FOUR INCHES OVER ENTIRE AREA. A SHOVEL-OUT EDGE TO BE INSTALLED AT A MINIMUM RADIUS OF 5' FROM CENTRAL LEADER OF TREE.
- SEEDS: ALL DISTURBED LAWN AREAS SHALL BE SEEDED WITH BIRTH CARPET'S "BOLIVARD" OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADER, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS AND ALSO: PRUNE TREES IN ACCORDANCE WITH THE GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 5/8" IN DIAMETER USE BRASS OR BANG; TRICE THE BURIED CROWN LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE BOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISETIC TREE PAINT.
- CLEANUP: DISPOSAL OF EXCESS SOIL: REMOVE ALL OUTTINGS AND WHITE MATERIALS, SOIL BRANCHED, BRUSHES AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROPERLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHED OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY, SUCH AS WALKS OR RAILS IN A PUBLIC MARKET. LICENSE UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SEEDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FALL. ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT AND LAWN CARE DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHARPING AND/OR REPLACEMENT OF PERCENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND BARRIERS AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARRANTEE PERIOD.



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