

LEGEND (PROPOSED)

- PROPERTY LINE
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- GAS SERVICE (DESIGN BY UTILITY)
- ELECTRIC SERVICE (DESIGN BY UTILITY)
- TELEPHONE SERVICE (DESIGN BY UTILITY)
- CURB AND GUTTER
- REJECT CURB AND GUTTER
- TRENCH PATCH LIMITS
- ASPHALTIC PAVEMENT
- CONCRETE PAVEMENT
- SILT FENCE

**GENERAL NOTES**

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY DATED 02-28-2013 FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. 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 OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

**CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**

1. 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://www.dnr.wisconsin.gov/soil/soilwater/techstandards>
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING 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 MODIFICATIONS CONFORM TO WDR TECHNICAL STANDARDS.
3. 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. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 1/2" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE IN PLACE FOR MORE THAN 7 DAYS.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDR TECHNICAL STANDARDS.
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM 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. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE Dewatering Technical Standards No. 1001 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WSDOT FDM FOR RESPECTIVE DETAILS.
11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH A CLASS II, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WOOD APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDR REQUIREMENTS.
15. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDR TECHNICAL STANDARD 1068.
16. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

**GRADING AND SEEDING NOTES**

1. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. CONTRACTOR SHALL STABILIZE ANY EXPOSED SOIL SURFACES ON THE SITE WITH MULCH PRIOR TO WINTER.
3. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
5. CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING. THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS-BUILT CERTIFICATION.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.

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LONGFELLOW SCHOOL APARTMENTS

The Alexander Company  
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ISSUE DATES:
LAND USE: 05-08-13
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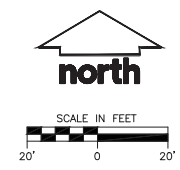
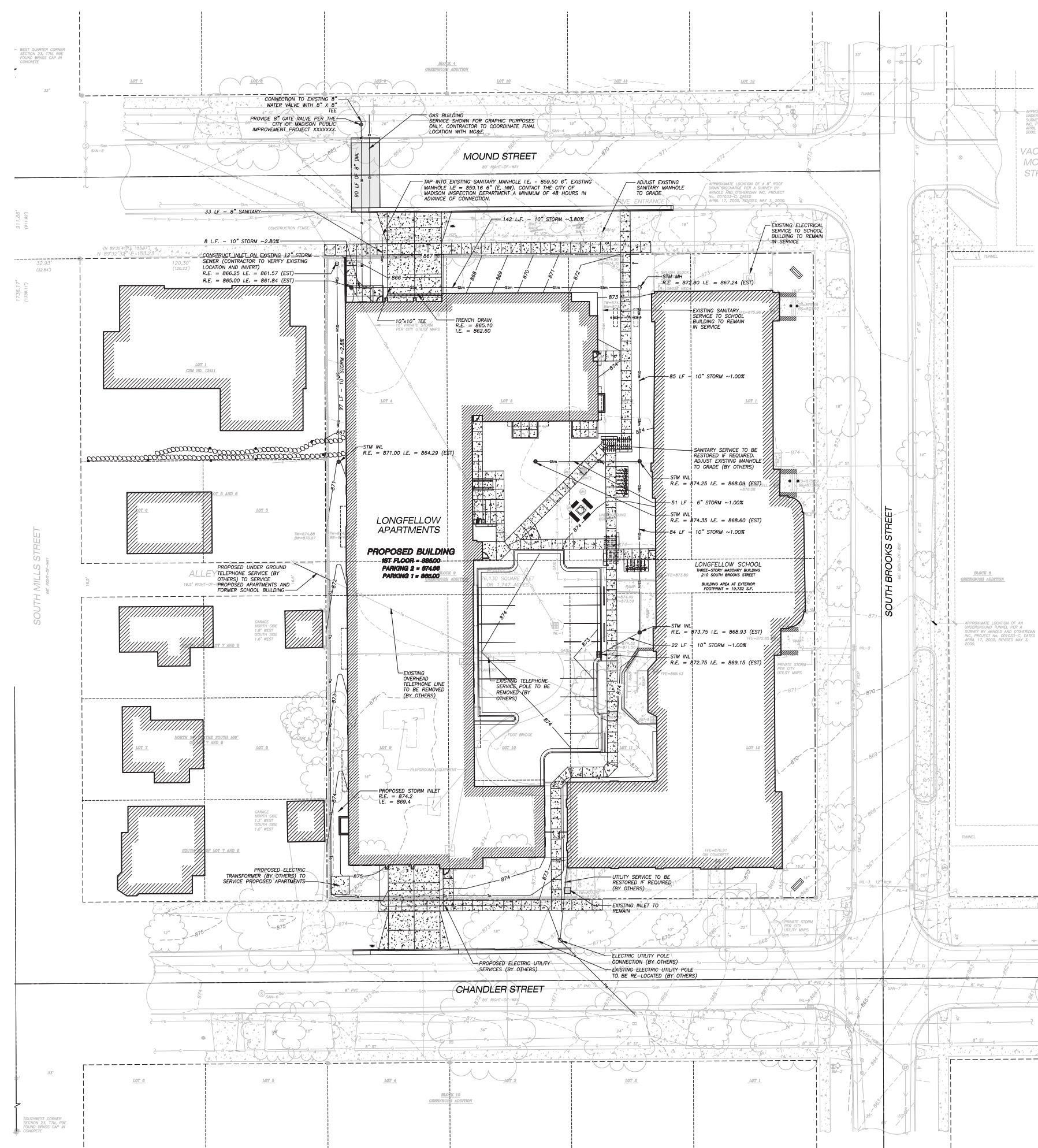
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PROJECT #: 20130050  
 SHEET NUMBER

**C200**

**GRADING AND EROSION CONTROL PLAN**





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- LEGEND (PROPOSED)**
- PROPERTY LINE
  - STORM SEWER
  - SANITARY SEWER
  - WATER MAIN
  - GAS SERVICE (DESIGN BY UTILITY)
  - ELECTRIC SERVICE (DESIGN BY UTILITY)
  - TELEPHONE SERVICE (DESIGN BY UTILITY)
  - LIGHT POLES (DESIGN BY THE CITY OF MADISON)
  - TRENCH PATCH LIMITS
  - ASPHALTIC PAVEMENT
  - CONCRETE PAVEMENT
- UTILITY NOTES**
1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
  2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
  3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
  4. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
  5. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
  6. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISCONSIN, WDOPS, AND WORK.
  7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
    - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
    - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY INCLUDING BUT NOT LIMITED TO EXISTING SERVICE ABANDONMENT.
    - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
    - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
    - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
  8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
  9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
  10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
  11. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
  12. ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON PROJECT NUMBER 5382326. PUBLIC IMPROVEMENTS ONLY SHOWN ON THIS PLAN FOR GRAPHIC PURPOSES. CONTRACTOR SHALL COORDINATE A PRECONSTRUCTION MEETING WITH CITY OF MADISON INSPECTION A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES OR DOING ANY OTHER WORK WITHIN THE PUBLIC RIGHT-OF-WAY. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  13. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-6.
  14. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
  15. ALL PRIVATE SANITARY SEWER BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-6.
  16. COORDINATE AND OBTAIN ALL PERMITS FOR EXISTING PRIVATE SERVICES TO BE ABANDONED WITH THE CITY OF MADISON.
  17. Dewatering, if applicable, shall be conducted per WDMR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

**LONGFELLOW SCHOOL APARTMENTS**  
MOUND STREET  
MADISON, WI

The Alexander Company  
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**ISSUE DATES:**

LAND USE: 05-08-13
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PROJECT #: 20130050  
SHEET NUMBER  
**C300**

UTILITY PLAN

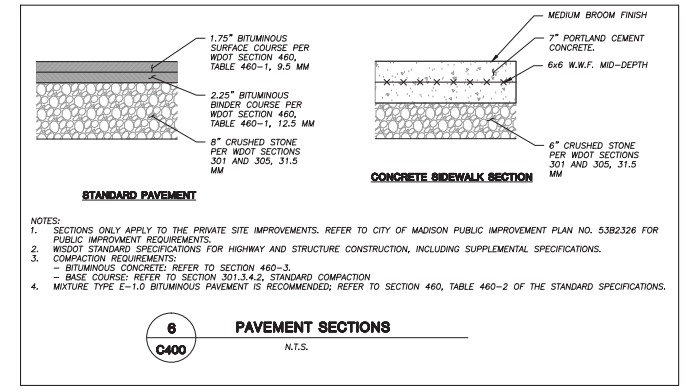
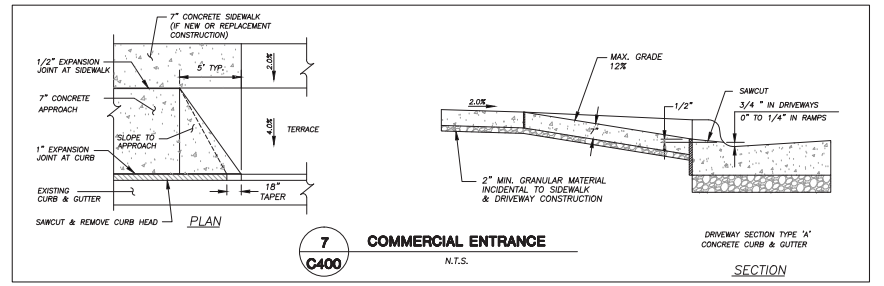
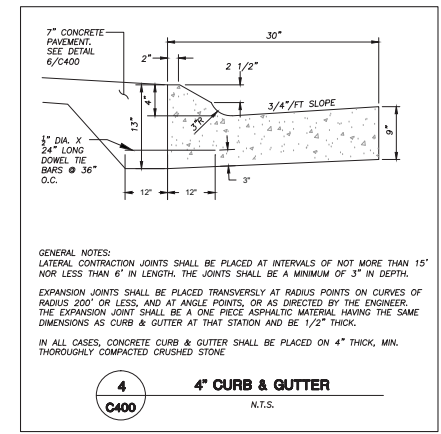
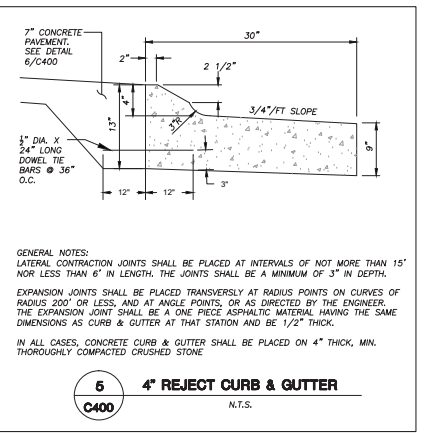
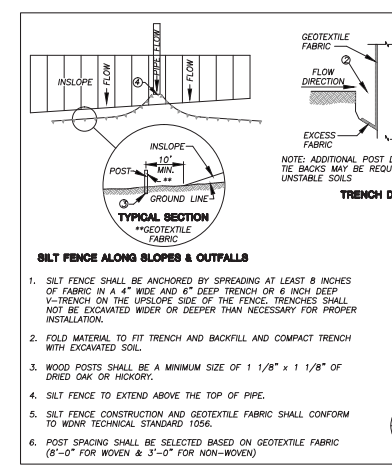
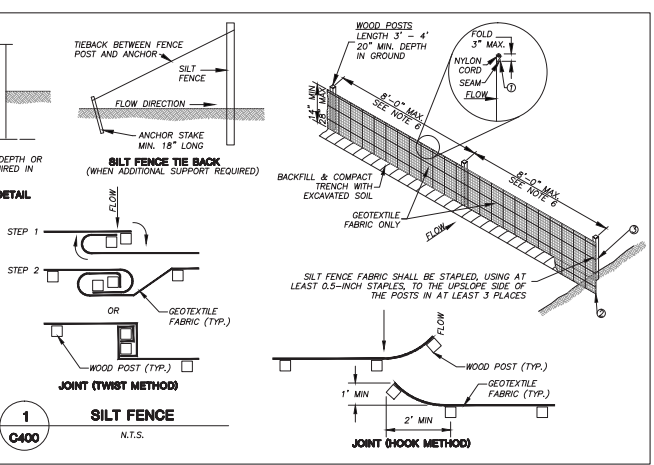
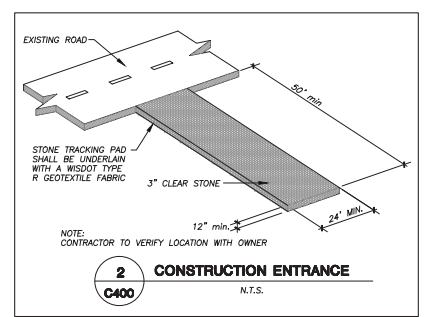
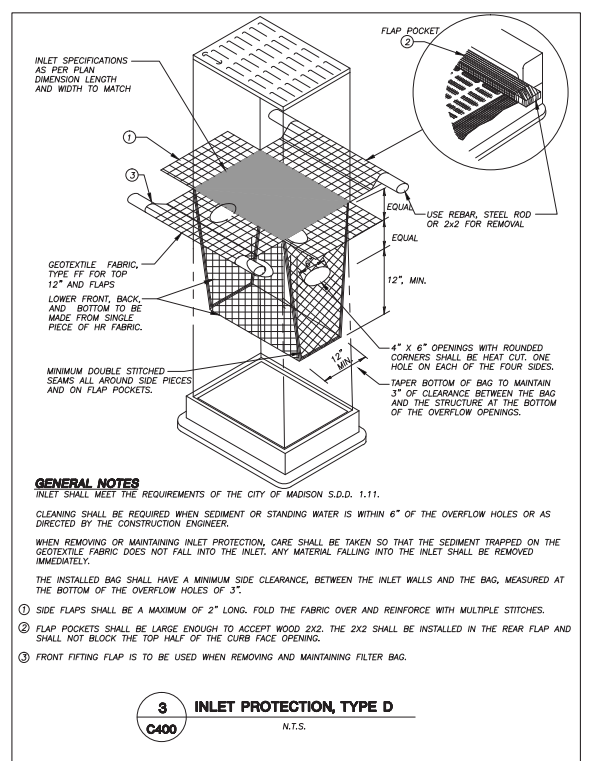
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PROJECT #: 20130050  
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**C400**





**LONGFELLOW SCHOOL APARTMENTS**  
 MOUND STREET  
 MADISON, WI

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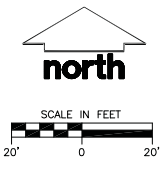
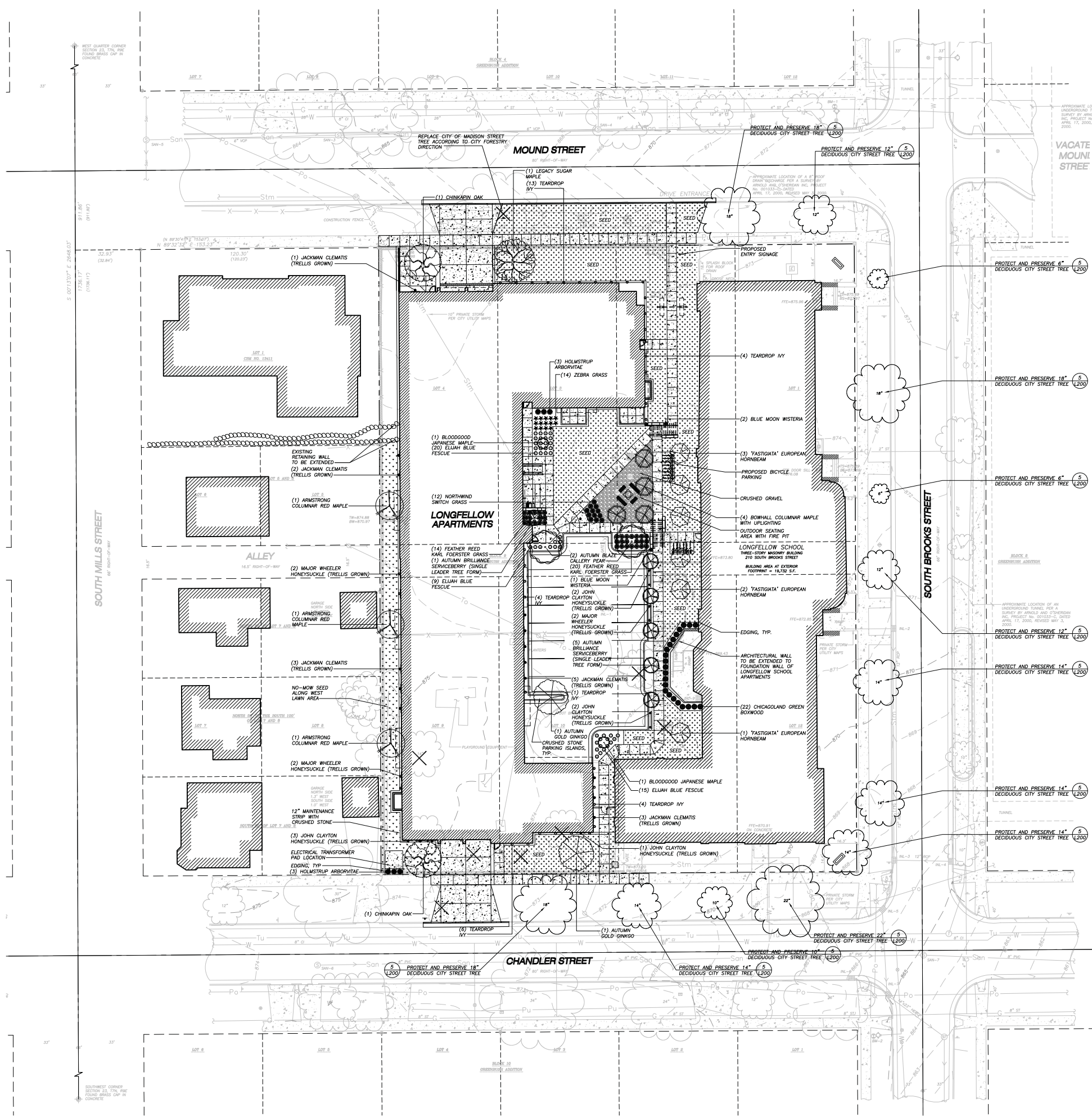
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PROJECT #: 20130250  
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**L100**



**LEGEND (PROPOSED)**



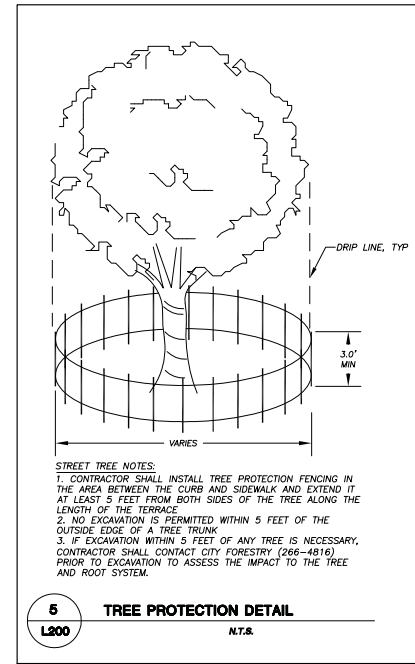
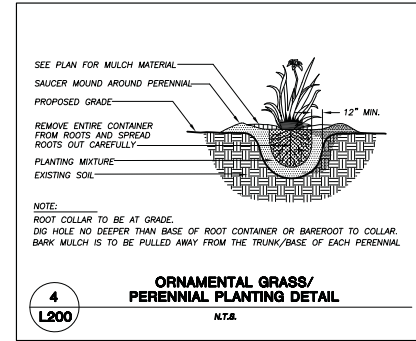
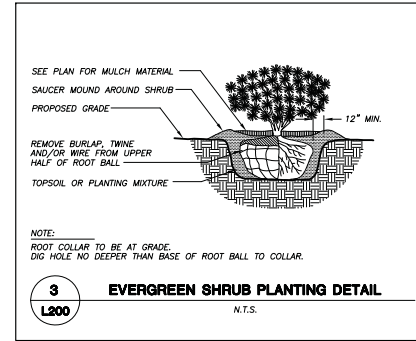
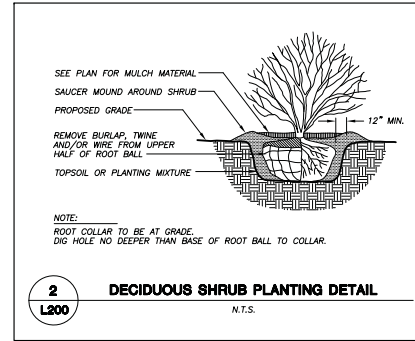
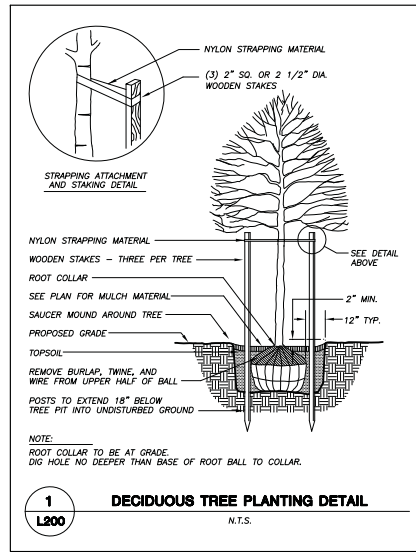
**LANDSCAPE NOTES AND SPECIFICATIONS**

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. 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 OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. 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 LEADERS IDENTIFIED AND LABELLED. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING AT OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE 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 UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DIG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNDISTURBINGLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. 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 SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW FOR ADEQUATE VISION AND PHYSICAL CLEARANCE.
- MATERIALS - SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:  
 1. PLANTING AREAS = 24"  
 2. TREE PITS = SEE DETAILS  
 PLANTING SOIL TO BE A MINIMUM 30" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRANKLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS - FOUNDATION MAINTENANCE STRIPS: LANDSCAPE AREAS SHALL RECEIVE DECORATIVE CRUSHED STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES. OWNER SHALL APPROVE COLOR, TEXTURE AND SIZE EXAMPLE PRIOR TO INSTALLATION. AN APPROVED PROFESSIONAL FERTILIZER SHALL BE INSTALLED PRIOR TO MULCH INSTALLATION. PLANT FERTILIZER SHALL BE IN ACCORDANCE WITH DANE COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - TREE RINGS: ALL TREES PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5" DIAMETER SHREDDED HARDWOOD MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLES 45 DEGREES INTO SOIL AT A 1' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULE NEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, ALUMINUM EDGING. OWNER SHALL APPROVE SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, 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 ANSI STANDARDS FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH MA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRIDGES OF SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP: DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BRINGS AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY 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, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. (LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY).
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SOODED LAWN AREAS. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUDICATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT 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 WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

**LANDSCAPE PLANT LIST**

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
<b>CANOPY TREES</b>					
1	1	Legacy Sugar Maple	Acer saccharum	12" DBH	EXISTING
2	1	Jackman Clematis	Clematis integrifolia	12" DBH	EXISTING
3	1	Jackman Clematis	Clematis integrifolia	12" DBH	EXISTING
4	1	Teardrop Ivy	Hedera helix	12" DBH	EXISTING
5	1	Jackman Clematis	Clematis integrifolia	12" DBH	EXISTING
6	1	Teardrop Ivy	Hedera helix	12" DBH	EXISTING
7	1	Jackman Clematis	Clematis integrifolia	12" DBH	EXISTING
8	1	Teardrop Ivy	Hedera helix	12" DBH	EXISTING
9	1	Jackman Clematis	Clematis integrifolia	12" DBH	EXISTING
10	1	Teardrop Ivy	Hedera helix	12" DBH	EXISTING
11	1	Jackman Clematis	Clematis integrifolia	12" DBH	EXISTING
12	1	Teardrop Ivy	Hedera helix	12" DBH	EXISTING
13	1	Jackman Clematis	Clematis integrifolia	12" DBH	EXISTING
14	1	Teardrop Ivy	Hedera helix	12" DBH	EXISTING
15	1	Jackman Clematis	Clematis integrifolia	12" DBH	EXISTING
16	1	Teardrop Ivy	Hedera helix	12" DBH	EXISTING
17	1	Jackman Clematis	Clematis integrifolia	12" DBH	EXISTING
18	1	Teardrop Ivy	Hedera helix	12" DBH	EXISTING
19	1	Jackman Clematis	Clematis integrifolia	12" DBH	EXISTING
20	1	Teardrop Ivy	Hedera helix	12" DBH	EXISTING
<b>MEDIUM DECIDUOUS TREES</b>					
1	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
2	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
3	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
4	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
5	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
6	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
7	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
8	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
9	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
10	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
11	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
12	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
13	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
14	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
15	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
16	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
17	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
18	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
19	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
20	1	Blue Moon Wisteria	Wisteria floribunda	12" DBH	EXISTING
<b>LARGE DECIDUOUS SHRUBS</b>					
1	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
2	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
3	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
4	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
5	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
6	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
7	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
8	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
9	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
10	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
11	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
12	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
13	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
14	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
15	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
16	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
17	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
18	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
19	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
20	1	Major Wheeler HoneySuckle	Lonicera maackii	12" DBH	EXISTING
<b>LOW EVERGREEN TREES</b>					
1	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
2	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
3	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
4	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
5	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
6	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
7	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
8	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
9	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
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18	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
19	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
20	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
<b>PERENNIALS AND VINES</b>					
1	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
2	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
3	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
4	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
5	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
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19	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
20	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
<b>ORNAMENTAL GRASSES</b>					
1	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
2	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
3	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
4	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING
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20	1	Autumn Brilliance Serviceberry	Amelanchier alnifolia	12" DBH	EXISTING

**LANDSCAPE PLAN**



LONGFELLOW SCHOOL APARTMENTS  
 MOUND STREET  
 MADISON, WI

The Alexander Company  
 141 E. Badger Road, Suite 200  
 MADISON, WI 53710

ISSUE DATES:
LAND USE: 05-08-13
LAND USE: 07-01-13
LAND USE: 08-13-13
LAND USE: 09-04-13

RFI/SI DATE:

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PROJECT #: 20130050  
 SHEET NUMBER

**L200**

















*the Longfellow*

**Alexander**  
*Company*



WEST ELEVATION



the Longfellow



WEST ELEVATION

- A = Horizontal architectural metal panel - Terra Cota
- B = White aluminum window and door frames
- C = Brick - Ultra Brown
- D = Cedar fascia and soffit - Dark Brown
- E = White coping drip edge
- F = Brick - Autumn Haze
- G = Colored Masonry Block - Camel (light tan)

*the Longfellow*

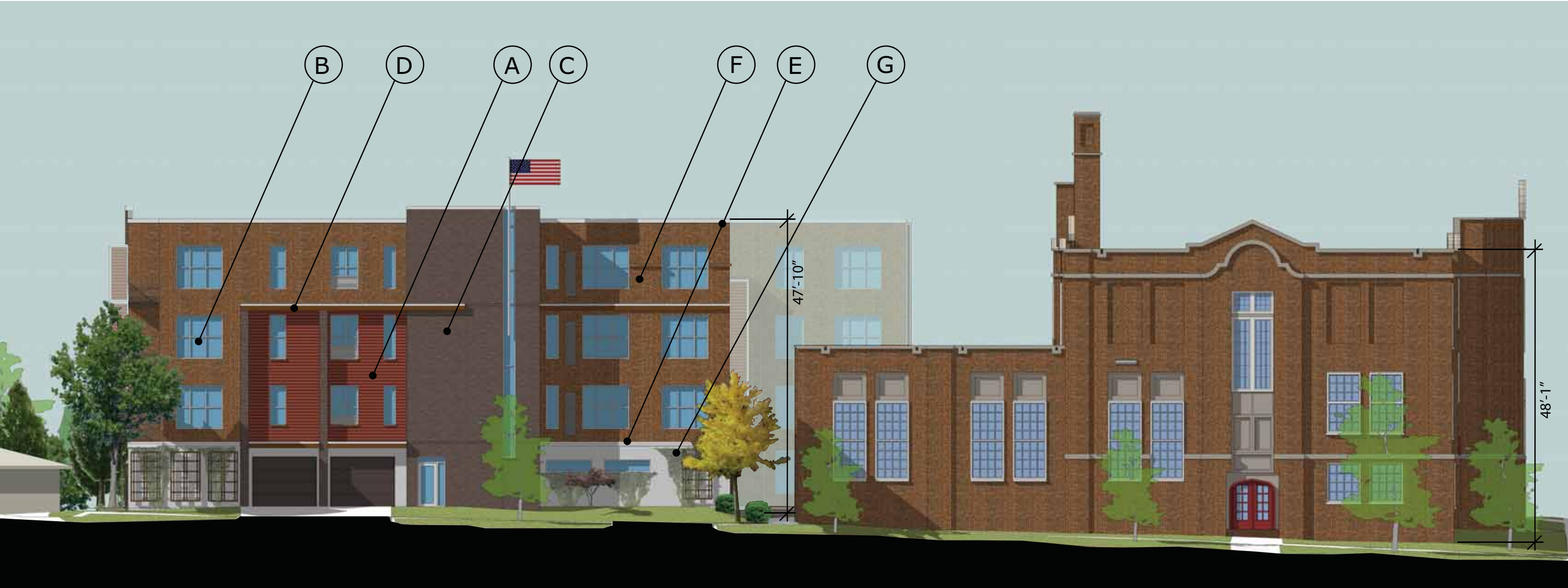
**Alexander**  
*Company*



SOUTH WEST PEDESTRIAN VIEW



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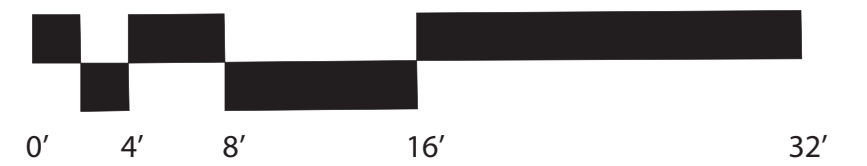


SOUTH ELEVATION

- A = Horizontal architectural metal panel - Terra Cota
- B = White aluminum window and door frames
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*the* Longfellow  
Partial Courtyard Section  
- looking north





*the Longfellow*



SOUTH EAST CORNER - PEDESTRIAN VIEW



*the Longfellow*

**Alexander**  
*Company*



SOUTH EAST CORNER FROM  
ACROSS THE STREET -  
PEDESTRIAN VIEW





**ICONICA**  
True Design-Build

*the Longfellow - Parking analysis*  
9/3/13

**CARS:**

- 119 on property stalls provided
- 104 residential units
- 59 (50%) of 119 will daytime commute outside of property M-F

Daytime parking requirements:

Meriter = 44  
Residents = 59  
Flex stalls = 16

Evening/Weekend parking requirements:

Available = 119  
Units = 104  
1.14 stalls available per unit

**BIKES:**

- 104 Residential units

	<u>Available</u>	
Exterior Bike Racks	14	
Interior Bike Racks	50	
Interior Bike Hooks	41	
<b>TOTAL</b>	<b>105</b>	
<b>Bike space/Unit space provided</b>		<b>= 1 bike for every unit</b>

*Capital West property data*

- 141 Residential units
- 111 Units occupied (79%)

	<u>Available</u>	<u>Used</u>	
Exterior Bike Racks	15	6	
Interior Bike Racks	110	46	
Interior Bike Hooks	163	26	
<b>TOTAL</b>	<b>288</b>	<b>78 (26%)</b>	
<b>Bike space /Unit provided</b>			<b>= 2.04 bikes for every unit</b>
<b>Bike space /Unit space utilization</b>			
<b>(78 bike stalls/111 occupied units)</b>			<b>= .70 bikes for every unit</b>

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**NORTH WEST - PEDESTRIAN VIEW**



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NORTH ELEVATION

- A = Horizontal architectural metal panel - Terra Cota
- B = White aluminum window and door frames
- C = Brick - Ultra Brown
- D = Cedar fascia and soffit - Dark Brown
- E = White coping drip edge
- F = Brick - Autumn Haze
- G = Colored Masonry Block - Camel (light tan)



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NORTH EAST CORNER  
- PEDESTRIAN VIEW



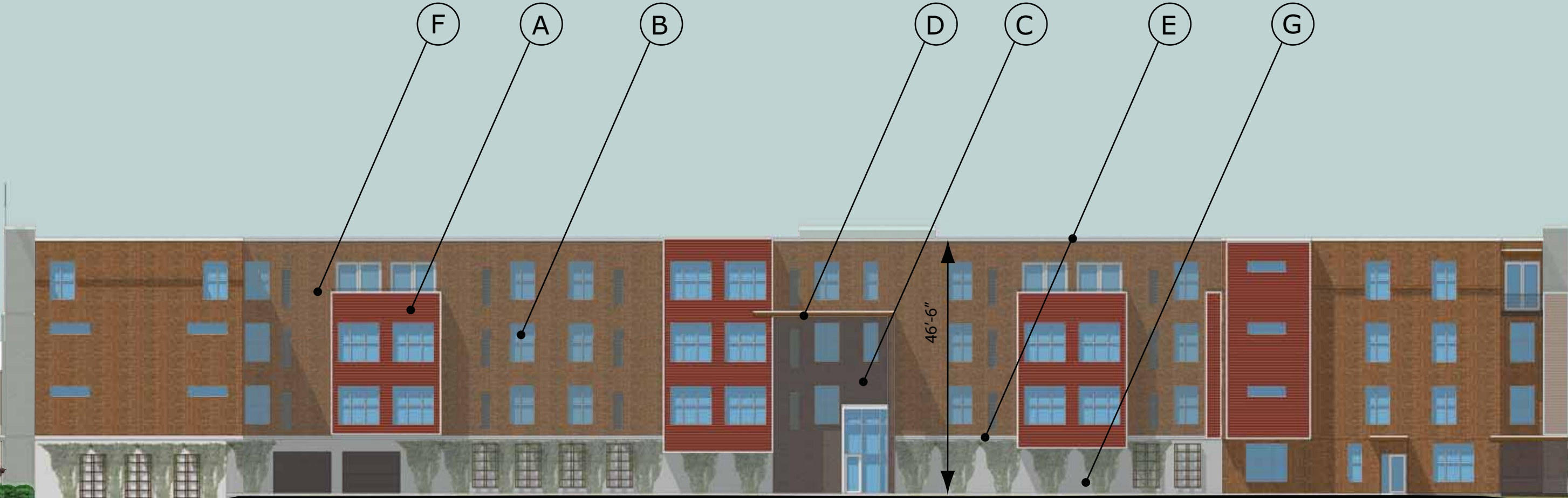
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NORTH EAST CORNER  
FROM ACROSS STREET  
- PEDSTRIAN VIEW

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EAST ELEVATION

- A = Horizontal architectural metal panel - Terra Cota
- B = White aluminum window and door frames
- C = Brick - Ultra Brown
- D = Cedar fascia and soffit - Dark Brown
- E = White coping drip edge
- F = Brick - Autumn Haze
- G = Colored Masonry Block - Camel (light tan)