

LEGEND (PROPOSED)

 BUILDING LINE - GRADE BREAK — — — RIGHT-OF-WAY — WINNEBAGO STREET PUBLIC WORKS APPROVAL — — FUTURE PATH - SILT FENCE

SPOT ELEVATION
EP - EDGE OF PAVEMENT
FG - FINAL GRADE
HP - HIGH POINT
SW - SIDEWALK
IS - TOP OF STEP
IS - BOTTOM OF STEP
RE - RIM ELEVATION



GENERAL NOTES

- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- 2. EXISTING CONDITION SURVEY AS PROVIDED BY POINT OF BEGINNING, INC. ON 4-14-2014. ANY DISCREPANCIES TO BE REPORTED TO JSD IMMEDIATELY UPON DISCOVERY.
- 3. ALL WORK IN THE ROW 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 OR ALL REGULATORY AGENCIES.
- 5. 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:
- 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 WORM 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.
- 6. 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.
- 7. INSTALL CHECK DAMS WITHIN DRAINAGESDITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
- 8. 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 MIMEDIATELY AFTER PIPE CONSTRUCTION.
 C. DISCHARGE TRENCH WATER INTO A SEDWENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRINAGE 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 WISDOT 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 WOOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIACITIONS TO PROJECT ENGINEER FOR APPROVAL.
- 14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WIDNE TECHNICAL STANDARD
- 15. 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 IN R.O.W. SHALL BE SODDED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- 2. 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.
- 3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING OR OTHER APPLICABLE MEASURES FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
- 4. CONTRACTOR SHALL WATER ALL NEWLY SODDED AREAS IN R.O.W. DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- 5. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING OR SEEDING AND MULCHING. THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS-BUILT CERTIFICATION.
- 6. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.



Plot Date: Drawn by: JFL, MG, Date Issue Descripti

UDC-INITIAL

Project No.

REAL ESTATE DEVELOPMEN MANAGEMENT 200 N. MAIN STREET

OREGON, WI 53575

MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 608.848.5060 PHONE

■ 608.848.2255 FAX MADISON MILWAUKEE KENOSHA APPLETON WWW.jsdinc.com

SPECIFIC

UNION CORNERS

COMPANY

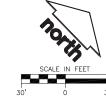
Ø

GORMAN

PLAN

IMPLEMENTATION

07-22-15





CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE MISCONSIN STATE STATUTE 182.0175(1974) REQUIRES MINIMUM THREE (3) MORK DAYS NOTICE REFORE YOU EXCAVATE

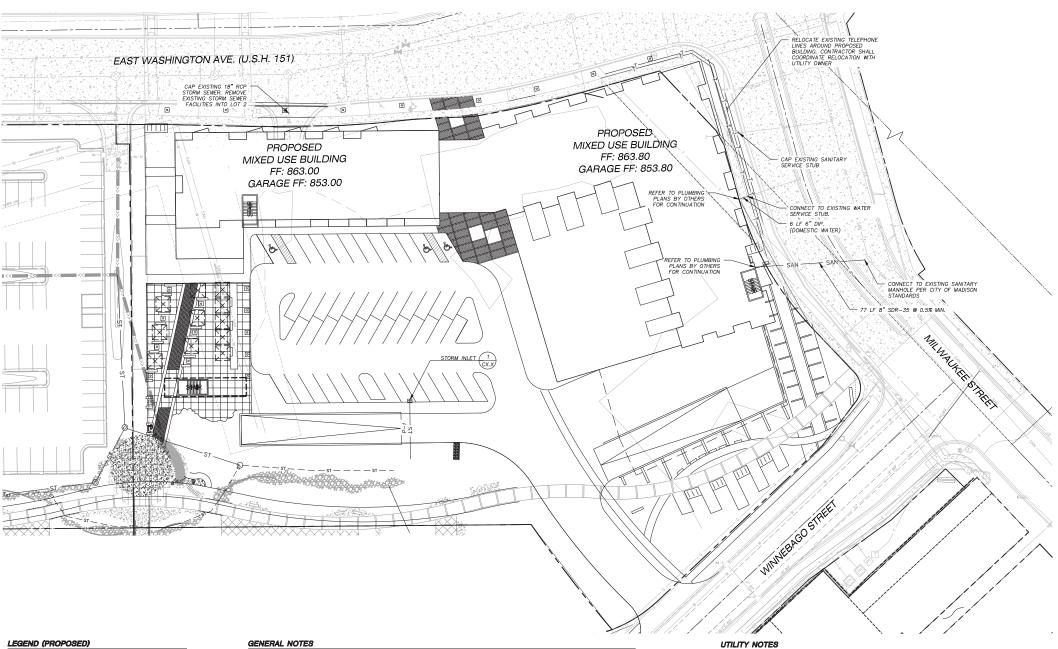


Sheet Title

GRADING AND EROSIC CONTROL PLAN

Sheet No.

C300



	PROPERTY LINE
ST	STORM SEWER
SAN	SANITARY SEWER
w	WATER MAIN
——G———	GAS SERVICE (DESIGN BY UTILITY)
——E——	UNDERGROUND ELECTRIC SERVICE (DESIGN BY UTIL
	UNDERGROUND TELEPHONE SERVICE (DESIGN BY U
777777777777777777777777777777777777777	TRENCH DATCH LIMITS

- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND
- 2. EXISTING CONDITIONS SURVEY DATED 11-18-2013. ANY DISCREPANCIES TO BE REPORTED TO JSD IMMEDIATELY UPON DISCOVERY.
- 3. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 4. 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.
- 5. DRAWING FOR REVIEW NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- 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 REDESIGN MAY OCCUR.
- 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 WISDOT, WDCOMM, AND WDDR.

- 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 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.

 * VERIEVING 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.
- 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. CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- 13. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO S&B 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. CONSTRUCTION CONSTRUCTION. CONSTRUCTION CONSTRUCTION. CONSTRUCTION CONTRACTOR CONSTRUCTION.
- 15. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. PRE-CONSTRUCTION MEETING WITH THE CITY OF MADISON IS REQUIRED PRIOR TO INSTALLATION.
- 16. THE CONTRACTOR SHALL DETERMINE LOCATION, DEPTH AND SIZE OF EXISTING SANITARY AND WATER SERVICES AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION.



REAL ESTATE DEVELOPMEN MANAGEMENT

> 200 N. MAIN STREET OREGON, WI 53575



MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 608.848.5060 PHONE

■ 608.848.2255 FAX MADISON MILWAUKEE KENOSHA APPLETON WWW.jsdinc.com

SPECIFIC **PLAN** COMPANY IMPLEMENTATION **UNION CORNERS** Ø GORMAN

Project No. Plot Date: Drawn by: JLF, MG,

Date Issue Descripti UDC-INITIAL 07-22-15

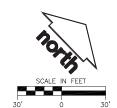
Sheet Title

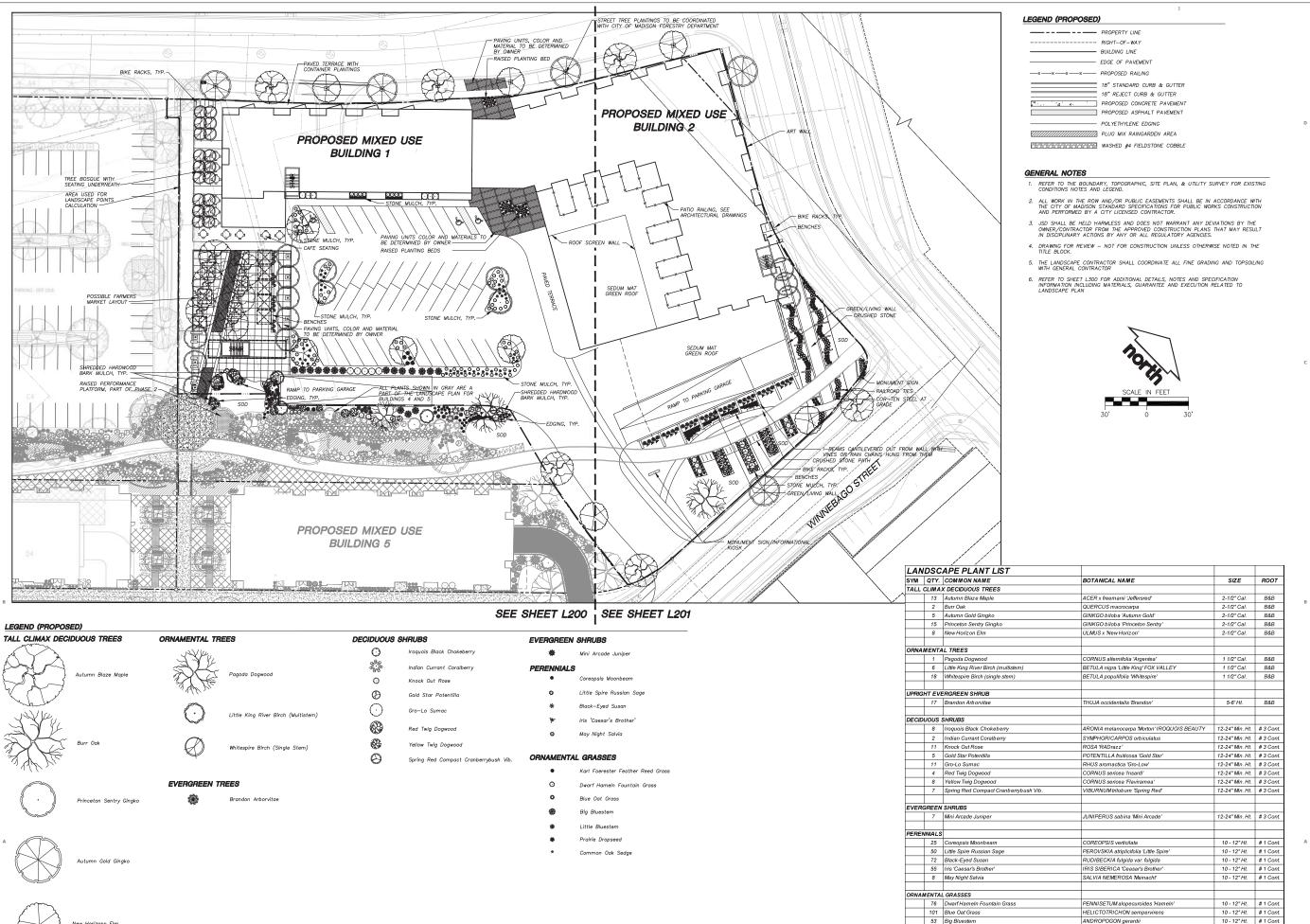
UTILITY PLAN

Sheet No.

C400







155 Prairie Dropseed

SPOROBOLOUS heterolepsis

REAL ESTATE DEVELOPMENT & MANAGEMENT

> 200 N. MAIN STREET OREGON, WI 53575

MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 608.848.5060 PHONE 608.848.2255 FAX

MADISON | MILWAUKEE KENOSHA | APPLETON WWW.jsdinc.com SPECIFIC PLAN

COMPANY **IMPLEMENTATION** CORNERS Ø GORMAN UNION

Project No. 15-6830 Plot Date: Drawn by: JLF, KJY, MG, ABK

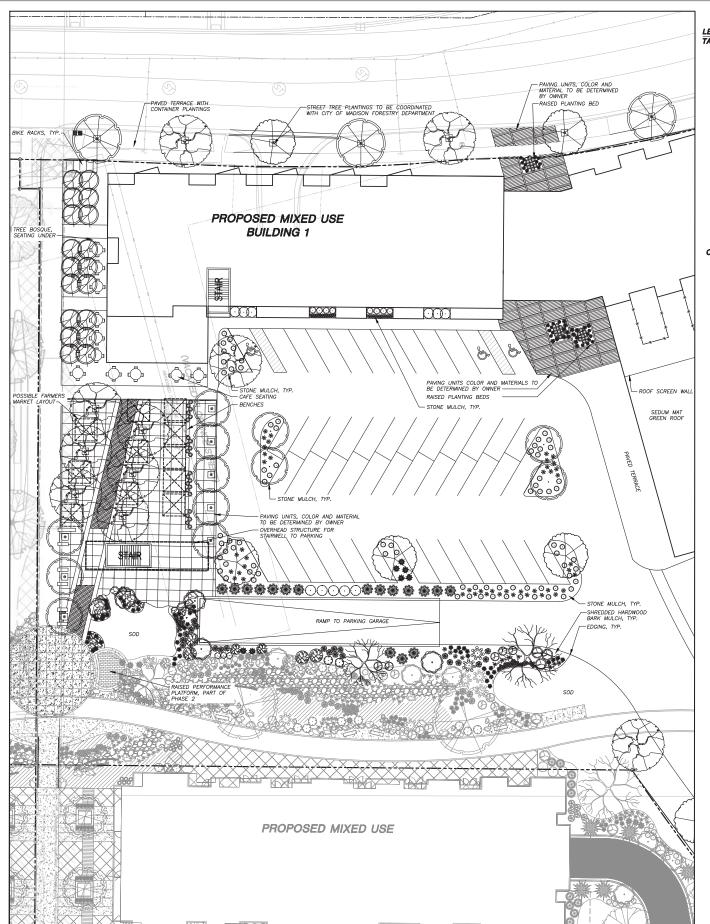
Date Issue Description UDC-INITIAL 07-22-15

Sheet Title

OVERALL LANDSCAPE PLAN

Sheet No.

10 - 12" Ht. # 1 Cont



LEGEND (PROPOSED) TALL CLIMAX DECIDUOUS TREES







ORNAMENTAL TREES





Little King River Birch (Multistern)



Whitespire Birch (Single Stem)

EVERGREEN TREES

DECIDUOUS SHRUBS

 \odot 85.50 84.50

Indian Currant Coralberry Knock Out Rose \otimes Gold Star Potentilla

Iroquois Black Chokeberry

 \odot Gro-Lo Sumac

Red Twig Dogwood Yellow Twig Dogwood

0

EVERGREEN SHRUBS

Mini Arcade Juniper

PERENNIALS

Iris 'Caesar's Brother

May Night Salvia

ORNAMENTAL GRASSES

Little Bluestern

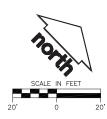
Prairie Dropseed

LEGEND (PROPOSED)

	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING LINE
	EDGE OF PAVEMENT
—x —x —x —x	PROPOSED RAILING
	18" STANDARD CURB & GUTTER 18" REJECT CURB & GUTTER
4 4	PROPOSED CONCRETE PAVEMENT PROPOSED ASPHALT PAVEMENT
	POLYETHYLENE EDGING
	PLUG MIX RAINGARDEN AREA

WASHED #4 FIELDSTONE COBBLE

- REFER TO THE BOUNDARY, TOPOGRAPHIC, SITE PLAN, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- 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.
- 5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- 6. REFER TO SHEET L300 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE FLAN



		APE PLANT LIST			
SYM		COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TALL	CLIM A	X DECIDUOUS TREES			
	13	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2-1/2" Cal.	B&B
	2	Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B
	5	Autumn Gold Gingko	GINKGO biloba 'Autumn Gold'	2-1/2" Cal.	B&B
	15	Princeton Sentry Gingko	GINKGO biloba 'Princeton Sentry'	2-1/2" Cal.	B&B
	8	New Horizon Elm	ULMUS x 'New Horizon'	2-1/2" Cal.	B&B
ORNA	MENTA	AL TREES			
	1	Pagoda Dogwood	CORNUS alternifolia 'Argentea'	1 1/2" Cal.	B&B
	6	Little King River Birch (multistem)	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B
	18	Whitespire Birch (single stern)	BETULA populifolia 'Whitespire'	1 1/2" Cal.	8&8
UPRIG	HT EV	ERGREEN SHRUB			
2	17	Brandon Arborvitae	THUJA occidentalis 'Brandon'	5-6' Ht.	B&B
DECID	UOUS	SHRUBS		-	
	8	Iroquois Black Chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	#3 Cont
0	2	Indian Current Coralberry	SYMPHORICARPOS orbiculatus	12-24" Min. Ht.	# 3 Cont
-	11	Knock Out Rose	ROSA 'RADrazz'	12-24" Min. Ht.	# 3 Cont
	5	Gold Star Potentilla	POTENTILLA fruiticosa 'Gold Star'	12-24" Min. Ht.	# 3 Cont
	11	Gro-Lo Sumac	RHUS aromactica 'Gro-Low'	12-24" Min. Ht.	# 3 Cont
	4	Red Twig Dogwood	CORNUS sericea 'Insanti'	12-24" Min. Ht.	#3 Cont
-	8	Yellow Twig Dogwood	CORNUS sericea 'Hsain' CORNUS sericea 'Flaviramea'	12-24" Min. Ht.	# 3 Cont
	7	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24 Min. Ht.	# 3 Cont
EVER	_	SHRUBS			
3	7	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht.	# 3 Cont
PERE	NNIALS				
	25	Coreopsis Moonbeam	COREOPSIS verticilata	10 - 12"Ht.	#1 Cont
	50	Little Spire Russian Sage	PEROVSKIA atriplicifolia "Little Spire"	10 - 12"Ht.	# 1 Cont
oi .	72	Black-Eyed Susan	RUDIBECKIA fulgida var. fulgida	10 - 12"Ht.	# 1 Cont
gi .	55	Iris 'Caesar's Brother'	IRIS SIBERICA 'Ceasar's Brother'	10 - 12"Ht.	# 1 Cont
	8	May Night Salvia	SALVIA NEMEROSA 'Mainacht'	10 - 12"Ht.	# 1 Cont
ORNA	MENTA	L GRASSES			
	76	Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12"Ht.	#1 Cont
	101	Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12"Ht.	# 1 Cont
	53	Big Bluestem	ANDROPOGON gerardii	10 - 12"Ht.	# 1 Cont
	155	Prairie Dropseed	SPOROBOLOUS heterolepsis	10 - 12"Ht.	#1 Con
	290	Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG



REAL ESTATE DEVELOPMENT & MANAGEMENT

> 200 N. MAIN STREET OREGON, WI 53575

MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 608.848.5060 PHONE 608.848.2255 FAX

UNION CORNERS SPECIFIC PLAN COMPANY **IMPLEMENTATION** Ø GORMAN

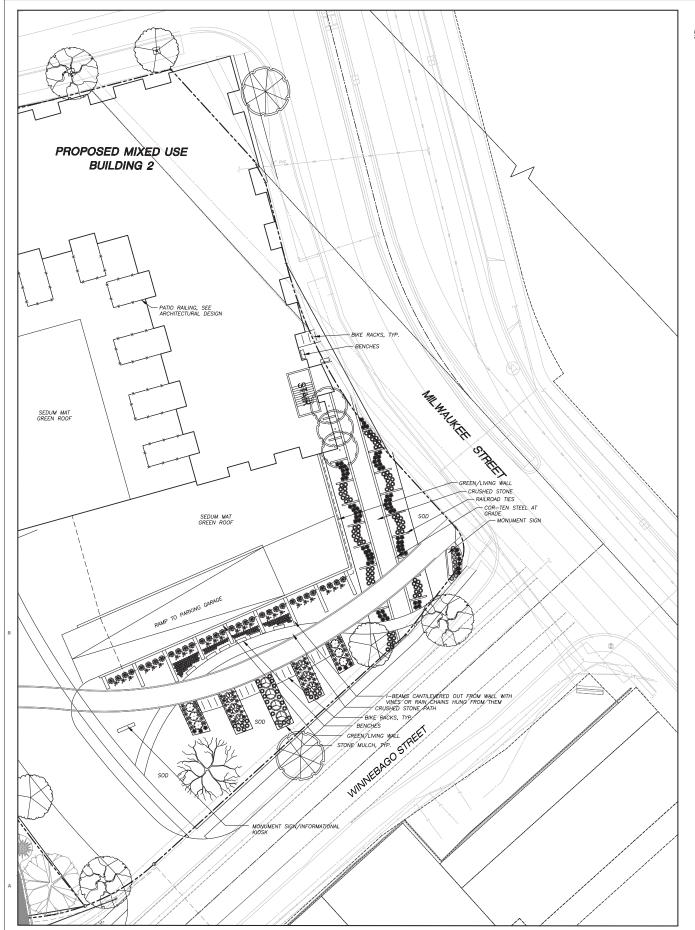
Project No.	15-683
Plot Date:	
Drawn by: JLF, KJY, MG,	ABK

Issue Description UDC-INITIAL 07-22-15

Sheet Title

BUILDING 1 LANDSCAPE PLAN

Sheet No.



LEGEND (PROPOSED) TALL CLIMAX DECIDUOUS TREES











ORNAMENTAL TREES





Little King River Birch (Multistem)



Whitespire Birch (Single Stem)

EVERGREEN TREES

DECIDUOUS SHRUBS \odot Iroquois Black Chokeberry

84.48 84.48 Indian Currant Coralberry

Knock Out Rose 0

 \odot Gold Star Potentilla

 \odot Gro-Lo Sumac

Red Twig Dogwood *** Yellow Twig Dogwood

0

EVERGREEN SHRUBS

Mini Arcade Juniper

PERENNIALS

Black-Eyed Susan

Iris 'Caesar's Brother May Night Salvia

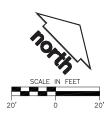
ORNAMENTAL GRASSES

LEGEND (PROPOSED)

---- RIGHT-OF-WAY - BUILDING LINE - EDGE OF PAVEMENT PROPOSED RAILING = 18" STANDARD CURB & GUTTER = 18" REJECT CURB & GUTTER PROPOSED CONCRETE PAVEMENT PROPOSED ASPHALT PAVEMENT POLYETHYLENE EDGING

WASHED #4 FIELDSTONE COBBLE

- REFER TO THE BOUNDARY, TOPOGRAPHIC, SITE PLAN, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- 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.
- 5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- 6. REFER TO SHEET L300 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN



LAN	DSC	APE PLANT LIST			
SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TALL	CLIM A.	X DECIDUOUS TREES			
	13	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2-1/2" Cal.	B&B
	2	Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B
	5	Autumn Gold Gingko	GINKGO biloba 'Autumn Gold'	2-1/2" Cal.	B&B
	15	Princeton Sentry Gingko	GINKGO biloba 'Princeton Sentry'	2-1/2" Cal.	B&B
	8	New Horizon Elm	ULMUS x 'New Horizon'	2-1/2" Cal.	B&B
ORNA	 MENTA	LAL TREES			
	1	Pagoda Dogwood	CORNUS alternifolia 'Argentea'	1 1/2" Cal.	B&B
	6	Little King River Birch (multistem)	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B
	18	Whitespire Birch (single stem)	BETULA populifolia 'Whitespire'	1 1/2" Cal.	B&B
UPRIG	HT EV	ERGREEN SHRUB			
	17	Brandon Arborvitae	THUJA occidentalis 'Brandon'	5-6' Ht.	B&B
DECID	uous	 SHRUBS			
	8	Iroquois Black Chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	# 3 Co
	2	Indian Currant Coralberry	SYMPHORICARPOS orbiculatus	12-24" Min. Ht.	# 3 Co
	11	Knock Out Rose	ROSA 'RADrazz'	12-24" Min. Ht.	# 3 Co
	5	Gold Star Potentilla	POTENTILLA fruiticosa 'Gold Star'	12-24" Min. Ht.	# 3 Co
	11	Gro-Lo Sumac	RHUS aromactica 'Gro-Low'	12-24" Min. Ht.	# 3 Co
	4	Red Twig Dogwood	CORNUS sericea 'Insanti'	12-24" Min. Ht.	# 3 Co
	8	Yellow Twig Dogwood	CORNUS sericea 'Flaviramea'	12-24" Min. Ht.	# 3 Co
	7	Spring Red Compact Cranberrybush Vib.	VIBURNUMtrilobum 'Spring Red'	12-24" Min. Ht.	# 3 Co
EVER	 GREEN	SHRUBS			
	7	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht.	# 3 Co
PEREI	VNIALS				
	25	Coreopsis Moonbeam	COREOPSIS verticilata	10 - 12" Ht.	# 1 Co
	50	Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Co
	72	Black-Eyed Susan	RUDIBECKIA fulgida var. fulgida	10 - 12" Ht.	# 1 Co
	55	Iris 'Caesar's Brother'	IRIS SIBERICA 'Ceasar's Brother'	10 - 12" Ht.	# 1 Co
	8	May Night Salvia	SALVIA NEMEROSA 'Mainacht'	10 - 12" Ht.	# 1 Co
ORNA	MENTA.	L GRASSES			
	76	Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	# 1 Co
	101	Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12" Ht.	# 1 Co
	53	Big Bluestem	ANDROPOGON gerardii	10 - 12" Ht.	# 1 Co
	155	Prairie Dropseed	SPOROBOLOUS heterolepsis	10 - 12" Ht.	# 1 Co
	290	Common Oak Sedge	CAREX pensylvanica	PLUG	PLU



REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET OREGON, WI 53575

MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 608.848.5060 PHONE 608.848.2255 FAX

UNION CORNERS SPECIFIC COMPANY

જ

GORMAN

IMPLEMENTATION

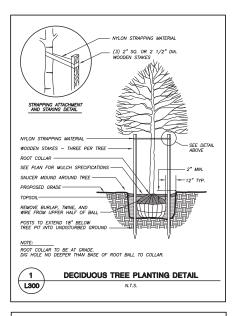
Project No.	15-6830
Plot Date:	
Drawn by: JLF, KJY, MG,	ABK

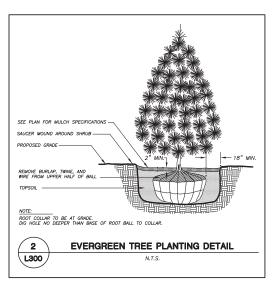
Issue Description UDC-INITIAL 07-22-15

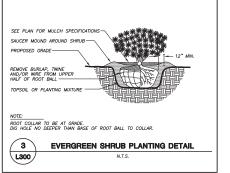
Sheet Title

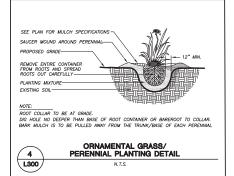
BUILDING 2 LANDSCAPE PLAN

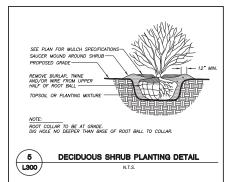
Sheet No.











LANDSCAPE PLANT LIST

Autumn Blaze Maple

SYM QTY, COMMON NAME TALL CLIMAX DECIDUOUS TREES

Burr Oak

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ERENNIALS

LIPRIGHT EVERGREEN SHRUB

5 New Horizon Elm

Pagoda Dogwood

Little King River Birch (multistem)

18 Whitespire Birch (single stem)

Iroquois black chokeberry

Indian Currant Coralberry

11 Knock Out Rose

4 Red Twig Dogwood

7 Mini Arcade Juniper

50 Little Spire Russian Sag

Iris 'Caesar's Brothe

76 Dwarf Hameln Fountain Grass

72 Black-Eyed Susan

8 May Night Salvia

101 Blue Oat Grass

53 Big Bluestem

290 Common Oak Sedge

NAMENTAL GRASSES

Gold Star Potentilla 11 Growl o Sumac

Yellow Twig Dogwood

7 Spring Red Compact Cranberrybush Vib.

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 DEVAILORS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION LAUGH LAUGH THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL RESOLVATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR 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. MADO DIG AND INSTALL ALL PLANTS THAT ARE WERE EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRACES. CONTRACTOR IS ASSOCIATED THE SYMPHOLY TO ANY OWNERS BY OWNER THORY TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESOLUTION WITH THE GRADNE CONTRACTOR.
- 2. DELIVERY AND HANDING: DO NOT DELIVER MORE PLANT MATERIAS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUME PRIOR TO DELIVERY. ALL TREES AND SHEVEDS SHALL BE PLANTED ON THE DAY OF DELIVERY; IT THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORMEN STOCK IN A SHAMED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK IN A STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BUILLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- CUARANTEE: 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 THRIWING CONDITION. REPLACEMENT FLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALL'S SPECIFED UNKESS 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. CONTRACTOR SHALL PROVIDE A TWO (2)—YEAR STRAIGHTENING GUARANTEE FOR ALL TREVIEW.
- MITERIALS PLANTS: ALL JURINTS SHALL OFFICE AND STRUCTURE TO ALL IRCES.

 MITERIALS PLANTS: CHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI ZBO.1-2004, PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILIAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS, PLANTS SHALL BE FRESHLY DUG (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 SYMMETRY. PLANTS SHALL BE SOUTH, HEALTHY, VICEOUS, WELL BRANCHED AND DENSELY FOLATED WHIN IL EAR, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALE BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT HERWING SCROWNH, PLANTS SHALL BE OF THE MICHEST GUALTH, LIVE TYPICAL GROWTH HABITS FOR THEM SPECIES, BE SOURD, HEALTHY, VIGOROUS AND FREE OF MILITEY, PURRICHAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROWN OF AGENUTE WISHLAL AND PARKING THE SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROWN OF AGENUTE WISHLAL AND PHYSICAL CLARAMACCI.
- 5 MATERIALS SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:

PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE 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 GONFORM 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.

- 6. MATERIALS ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE-FREE) SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- RAINGARDEN PLUG PLANTINGS: ALL PLUG PLANTINGS SHALL BE PLANTED 2'-0" ON CENTER. CONTRACTOR IS TO RANDOMIZE PLUG PLANTING SELECTION THROUGHOUT BASIN AND DISTRIBUTE SPECIES VARIETY THROUGHOUT PLUG PLANTING AREAS, PRIOR TO PLANTING, BIODEGRADABLE PLANT CONTAINERS SHALL BE SPLIT AND NON-BIODEGRADABLE CONTAINERS BE REMOVED. THE ROOT SYSTEMS OF ALL SUCH PLANTS SHALL BE SPLIT OR CRUMBLED BY HAND PRIOR TO INSTALLATION.
- 8. MATERIALS ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE WASHED STONE MULCH AS APPROVED BY OWNER. STONE SHALL BE SPREAD TO A CONSISTENT DEPTH OF THREE NICHES OVER ENTIRE PLANTING AREA. UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCOSIN REQUIREMENTS.
- 9. MATERIALS RAINWATER DRY STREAM ADJACENT TO BUILDING SHALL RECEIVE WASHED #4 FIELDSTONE COBBLE STONE SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS.
- 10. MATERIALS TREE RINGS: ALL TREES PLANTED IN SODDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 3' DIAMETER SHREDDED HARDWOOD MULCH MARIEM THEE RING SPEED TO A CONSISTENT DEPTH OF 3 INCHES ALL TIREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 3" DIAMETER ABOUT THE CENTER OF THEE PLANTING. A PRE-EMERGENT GRANULE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO RINSHED INSTALLATION OF TREE RING.

11. MATERIALS: SOD ALL DISTURBED AREAS AS SPECIFIED IN THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUIT AT A UNIFORM THICKNESS OF SOD INCH. PLUS OR MINUS. 25 NICH, AT TIME OF CUITTING, MEASUREMENT FOR THICKNESS SHALL EXCLUDE TO PROWNER HAD THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUIT TO THE SUPPLIER'S STANDARD WIDTH (36-48 NICHES) AND LENGTH, BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENDUGH SO THAT IT CAN BE PICKED UP AND HANDLED MITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHITH MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL POST-PLAIN IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALUF AND ROLT ON SOL. THE CONTRACTOR IS RESPONSIBLE OF THAT OF A HOUSE AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE STRONG SOL SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE STRONG SOLD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE REASONABLY PREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL—BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIES SHALL BARE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE. THE WATERING SCHEDULE. THE WATERING SCHEDULE.

BOTANICAL NAME

ACFR x freemanii 'Jeffersred

GINKGO biloba 'Princeton Sentry

CORNUS alternifolia 'Argentea'

BETULA populifolia 'Whitespire'

THUJA occidentalis 'Brandon'

SYMPHORICARPOS orbiculatus

POTENTILLA fruiticosa 'Gold Star'

RHUS aromactica 'Gro-Low'

CORNUS sericea 'Flaviramea

VIBURNUM trilohum 'Spring Red'

JUNIPERUS sabina 'Mini Arcade'

PEROVSKIA atriplicifolia 'I ittle Spire

RUDIBECKIA fulgida var. fulgida

IRIS SIBERICA 'Ceasar's Brothe

PENNISETUM alopecuroides 'Hameln'

HELICTOTRICHON sempervirens

ANDROPOGON gerardii

CAREX pensylvanica

SPOROBOLOUS heterolepsis

SALVIA NEMEROSA 'Mainacht'

CORNUS sericea 'Insanti'

ROSA 'RADrazz'

BETULA nigra 'Little King' FOX VALLEY

ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY

QUERCUS macrocarpa

ULMUS x 'New Horizon'

- 12. 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.
- 13. MATERIALS EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL APPROVE PRODUCT PROVIDED BY LANDSCAPE CONTRACTOR.
- 14. 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 AMERICAN STANDARD FOR TREE CARE OPERATIONS, AND 14300. PRUNE TREES IN ACCORDANCE WITH NAM GUIDELINES. DO MOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBION 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.
- 15. CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING 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 CONDITION 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.
- 16. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 60 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY WORKOUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR THY PRIVING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND DAY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- 17. 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.



LS POINTS

SIZE

2-1/2" Cal

2-1/2" Cal.

2-1/2" Cal.

2-1/2" Cal.

1 1/2" Cal.

1 1/2" Cal.

1 1/2" Cal.

3-4' Ht.

12-24" Min. Ht. # 3 Cont

12-24" Min. Ht. # 3 Cont.

12-24" Min. Ht. # 3 Cont.

12-24" Min. Ht. # 3 Cont.

12-24" Min Ht # 3 Cont

12-24" Min. Ht. # 3 Cont.

10 - 12"Ht. # 1 Cont.

10 - 12" Ht. # 1 Cont.

10 - 12" Ht.

PLUG

1 Cont.

1 Cont.

1 Cont

1 Cont.

1 Cont.

1 Cont.

PLUG

B&B

B&B

B&B

TOTAL POINT

525

175

270

170

28

144

152

106

CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location /	Address	UNION CORNERS - MADISON, WI
Name of Project	UNION	CORNERS BUILDING 1 & 2 SPECIFIC IMPLEMENTATION PLAN
Owner / Contact	GORMA	N & COMPANY

Contact Email JUSTIN.FRAHM@JSDINC.COM Contact Phone (608) 848-5060 ** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size
MUST be prepared by a registered landscape architect. **

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parting lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The centre development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10)
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period. (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan

Landscape Calculations and Distribution

Rounired landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area

Total square footage of developed area 24,888 Total landscape points required ______415

(b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area Five (5) acres = 217,800 square feet First five (5) developed acres = 3,630 points Remainder of developed area

(c) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided

Credits/ Existing

Total square footage of developed area _____

10/2013

Tabulation of Points and Credits

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

D . T . (D)	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
Plant Type/ Element			Quantity	Points Achieved	Quantity	Points Achieve
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			31	1085
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			25	375
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			17	170
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			56	168
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			7	28
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			595	1190
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						3016

Total Number of Points Provided 3016

* As determined by ANSI, ANI.A- American standards for nursery stock. For each size, minimum plant sizes shall conform to the

REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET OREGON, WI 53575



ECIFIC LAN COMPANY <u>a</u> SPI ATION S CORNER Ø MENT/ GORMAN UNION Ш P \leq

MADISON,

Project No. 15-6830 Plot Date: Drawn by: XXX

Date Issue Description UDC-INITIAL 07-22-15

Sheet Title

LANDSCAPE DETAILS. NOTES, AND **SPECIFICATIONS**

Sheet No.

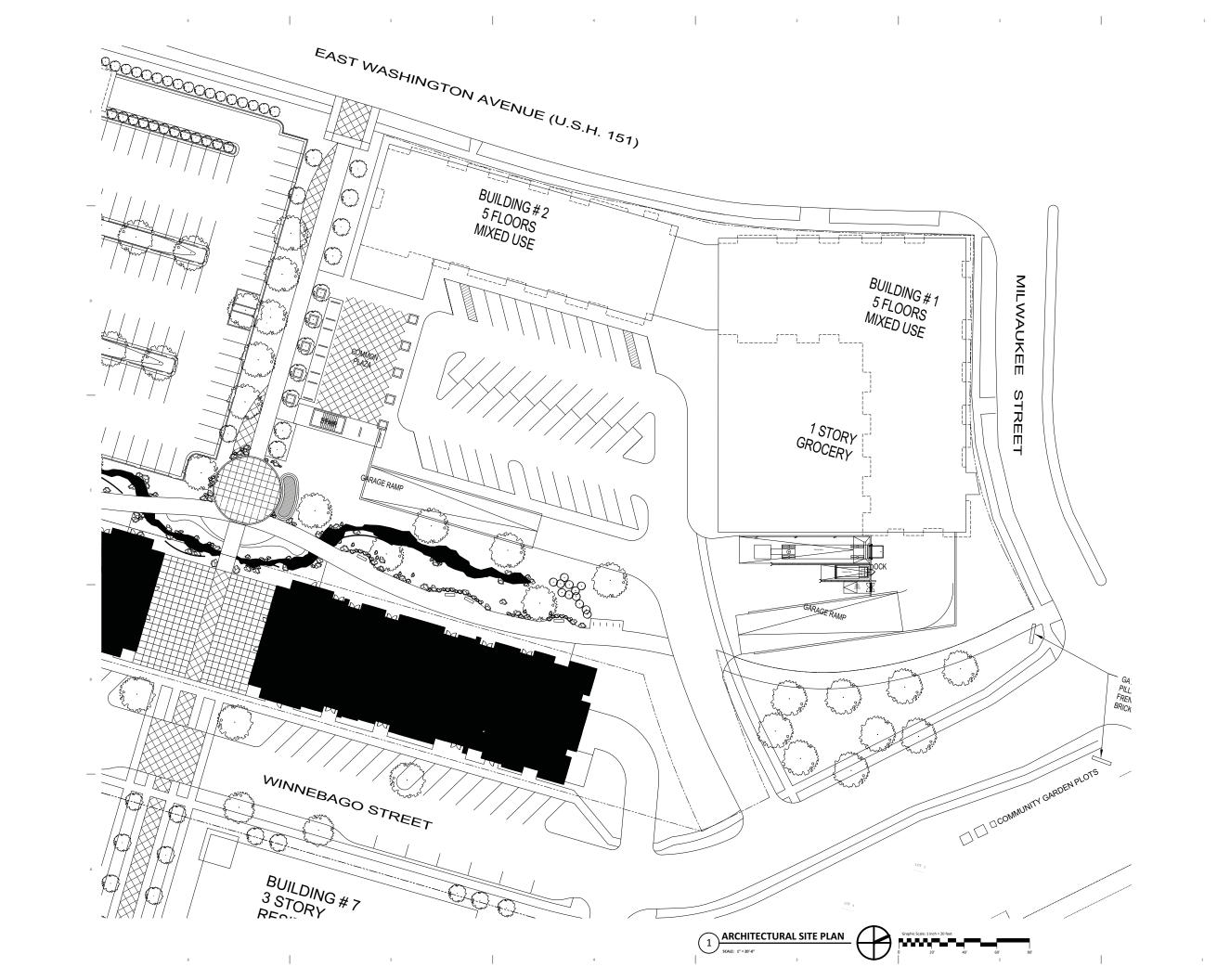


BUILDING 1 MILWAUKEE & EAST WASHINGTON MADISON, WI **UNION CORNERS**

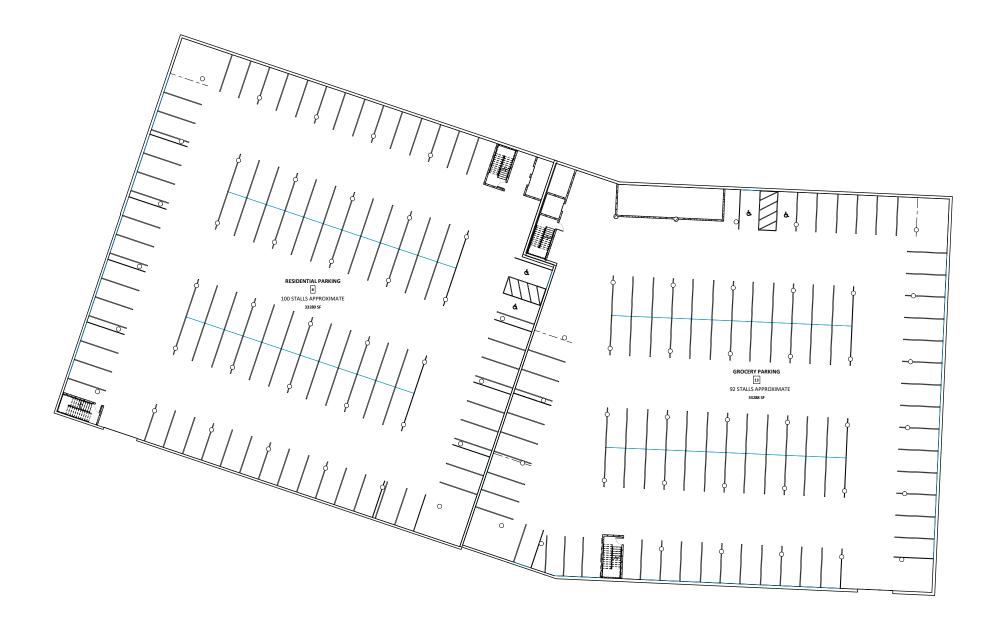
SUB	MITTAL
Project No.	Project Number
Plot Date:	7/22/2015 10:25:25 AM
Drawn by:	ms

Sheet Title
OVERALL SITE

A1







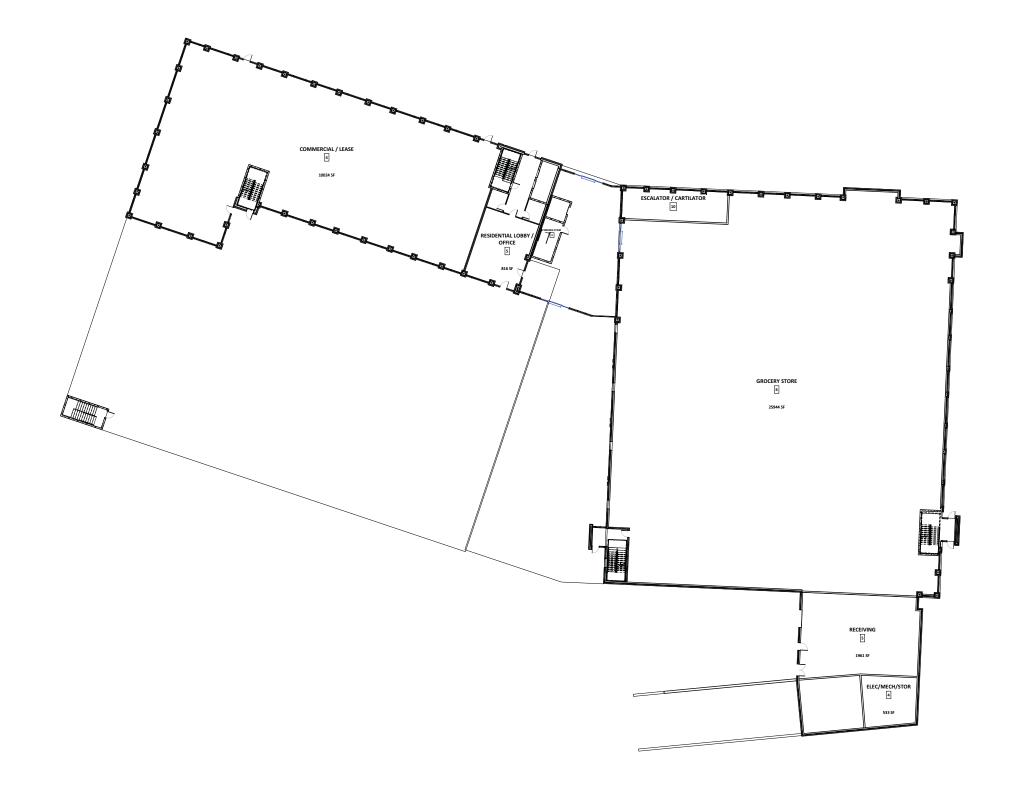
UNION CORNERS BUILDING 1 MILWAUKEE & EAST WASHINGTON MADISON, WI

SUB	MITTAL
Project No.	Project Number
Plot Date:	7/22/2015 10:25:25 AM
Drawn by:	ms

Sheet Title
OVERALL LOWER LEVEL
PARKING

A2



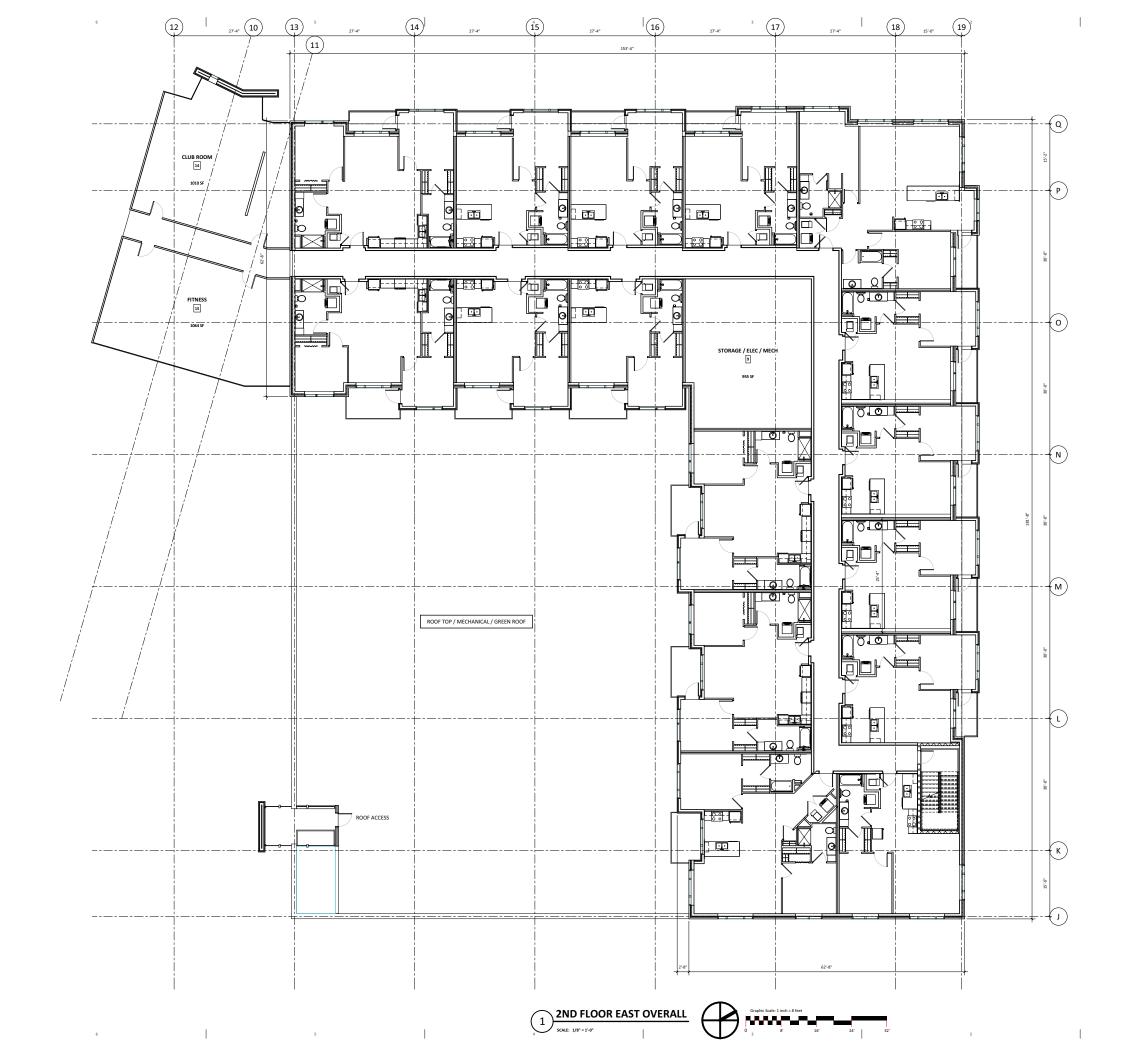


UNION CORNERS BUILDING 1 MILWAUKEE & EAST WASHINGTON MADISON, WI

SUBMITTAL		
Project No.	Project Number	
Plot Date:	7/22/2015 10:25:26 AM	
Drawn by:	ms	

Sheet Title
OVERALL 1ST FLOOR

A3





UNION CORNERS BUILDING 1 MILWAUKEE & EAST WASHINGTON MADISON, WI

SUBMITTAL Project No. Project Number Plot Date: 7/22/2015 8-49-06 AA Drawn by: ms

lssue Description

Sheet Title

2ND FLOOR EAST RESIDENTIAL

Sheet No.

Α4



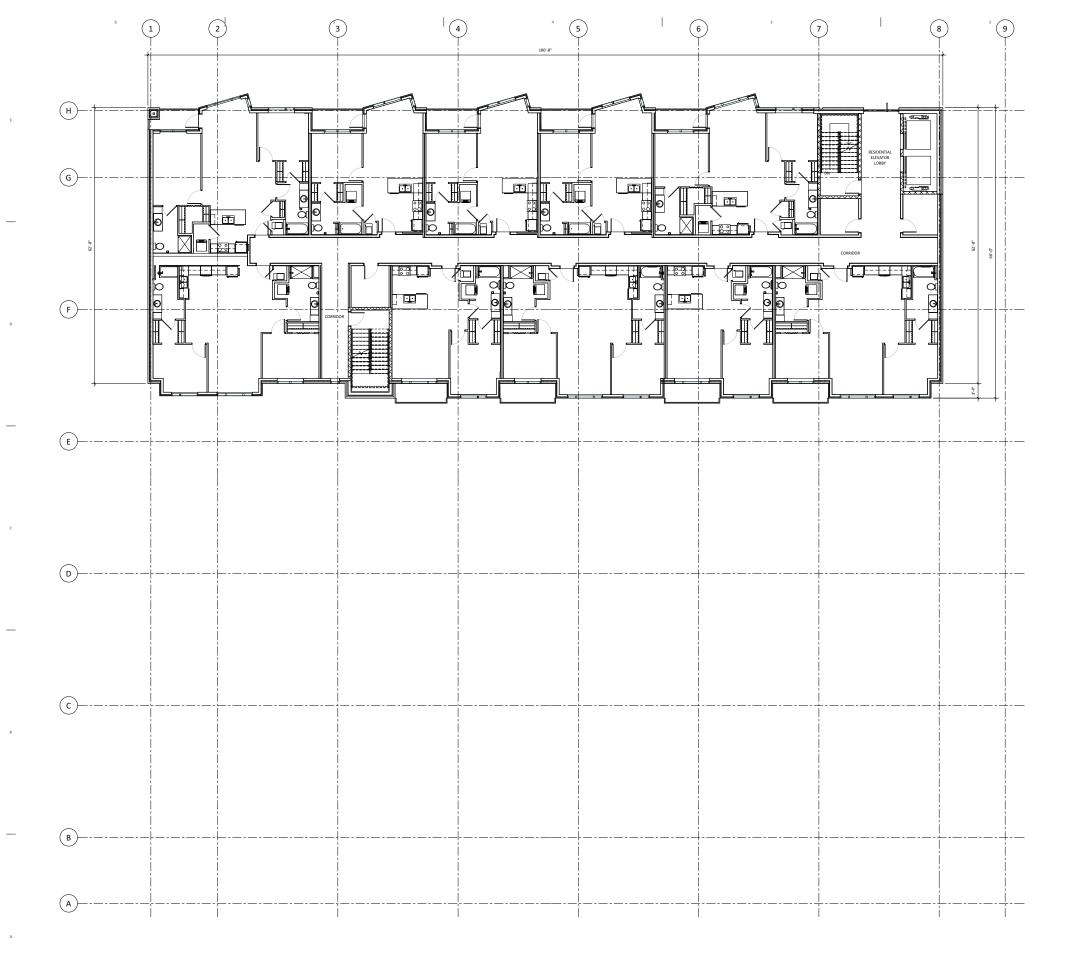
UNION CORNERS BUILDING 1

MILWAUKEE & EAST WASHINGTON MADISON, WI

Sheet Title

3RD FLOOR WEST RESIDENTIAL

A5



3RD FLOOR WEST OVERALL

SCALE: 1/8"=1'-0"

SCALE: 1/8" = 1'-0"





ARCHITECTURAL METAL PANEL חחח FACE BRICK ППП ROOFTOP DECK H STOREFRONT WINDOW / FNTRY

WINNEBAGO STREET ELEVATION PRIMARY BUILDING ENTRANCE



WEST ELEVATION

REAL ESTATE DEVELOPMENT & MANAGEMENT 200 N. MAIN STREET OREGON, WI 53575

UNION CORNERS BUILDING 1

-ROOFTOP DECK

MILWAUKEE & EAST WASHINGTON

MADISON, WI

Project No. Project Number Plot Date: 7/21/2015 3:17:22 PM Drawn by: MARK S.

Date Issue Description 7.22.15 SIP / UDC SUBMITTAL

Sheet Title

BUILDING ELEVATIONS

Sheet No.