

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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

MADISON | MILWAUKEE | KENOSHA

– www.jsdinc.com

SERVICES PROVIDED TO:
MADISON COLLEGE

3550 ANDERSON ST
MADISON, WI 53704

PROJECT LOCATION:

JSD PROJECT NO.: 09-3867

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 TRADE
AND BE RESPONSIBLE FOR THE SAME.

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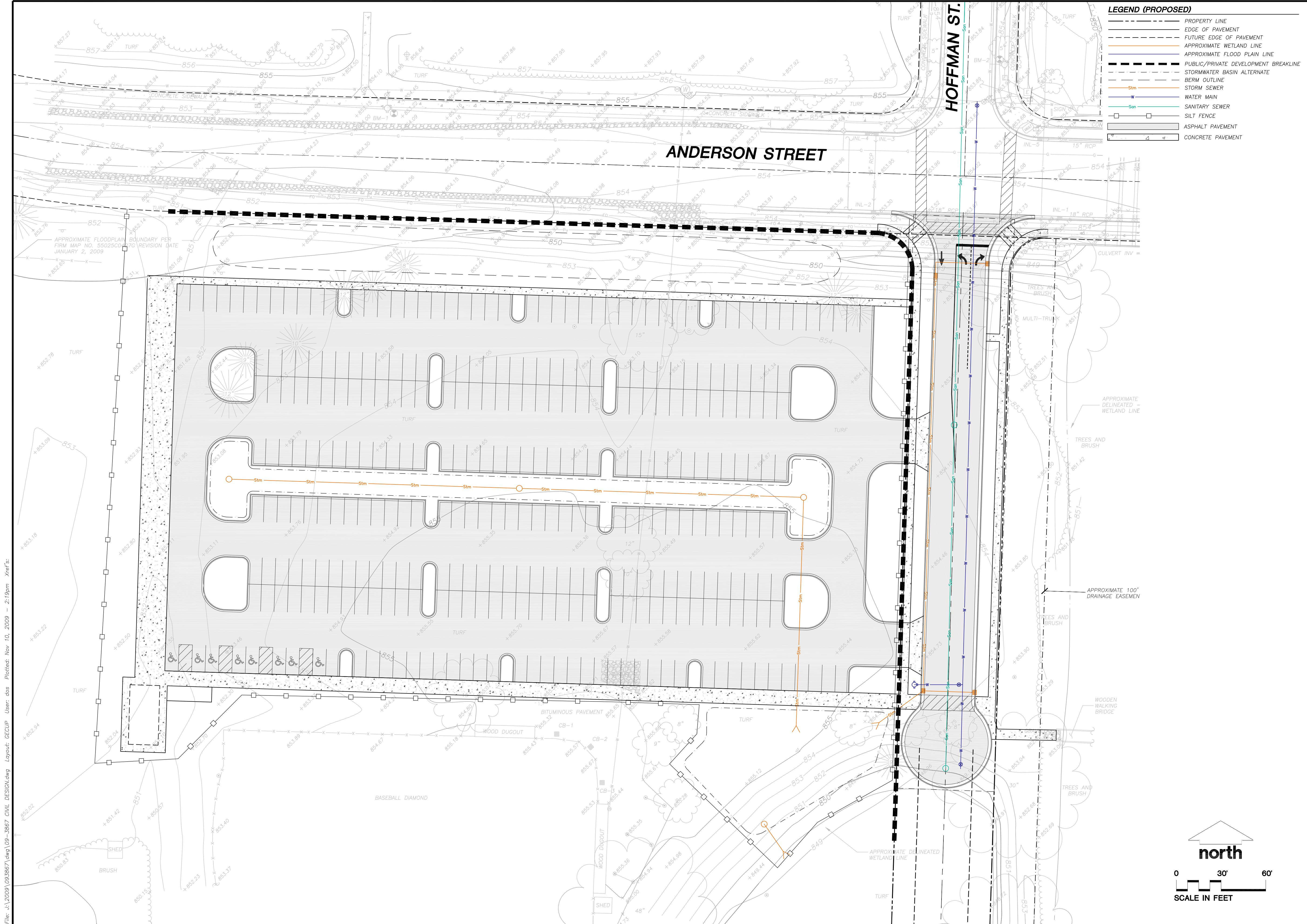
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SHEET TITLE:

SHEET NUMBER:

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LEGEND (PROPOSED)

- PROPERTY LINE
- EDGE OF PAVEMENT
- FUTURE EDGE OF PAVEMENT
- APPROXIMATE WETLAND LINE
- APPROXIMATE FLOOD PLAIN LINE
- PUBLIC/PRIVATE DEVELOPMENT BREAKLINE
- STORMWATER BASIN ALTERNATE
- BERM OUTLINE
- STORM SEWER
- WATER MAIN
- SANITARY SEWER
- SILT FENCE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

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MADISON REGIONAL OFFICE
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3550 ANDERSON ST
MADISON, WI 53704

**MADISON COLLEGE
PARKING EXPANSION**

PROJECT LOCATION:
MADISON, WI

JSD PROJECT NO.: 09-3867

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| PLAN MODIFICATIONS: | DATE: |
| CITY OF MADISON | 11-06-09 |

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SHEET TITLE:
**GRADING, EROSION
CONTROL AND
UTILITY PLAN**

SHEET NUMBER:
C-2.0

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LANDSCAPE WORKSHEET
Parking Lcts, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

| | |
|---------------------------|--|
| Project Location/Address: | 3201 ANDERSON STREET |
| Name of Project: | MATC TRUAX PARKING LOT |
| Owner/Contact: | FRED BRECHLIN |
| Address: | 3550 ANDERSON ST. PO BOX 7506, MADISON, WI 53704 |

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANTS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points).

Number of Parking Stalls 321

Total Square Footage of the Storage Area 0
Divided by Three Hundred (300) Square Feet

Number of Canopy Shade Trees Required (2' - 2 1/2" Caliper) 20
(See Schedule on reverse side)

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 48.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 48.5 points would be rounded down to 48.0 points required.

The number of points required for loading areas is (75) points for each loading berth. (See Schedule on reverse side) 0

Number of Points Required (See Schedule on reverse side) 1217

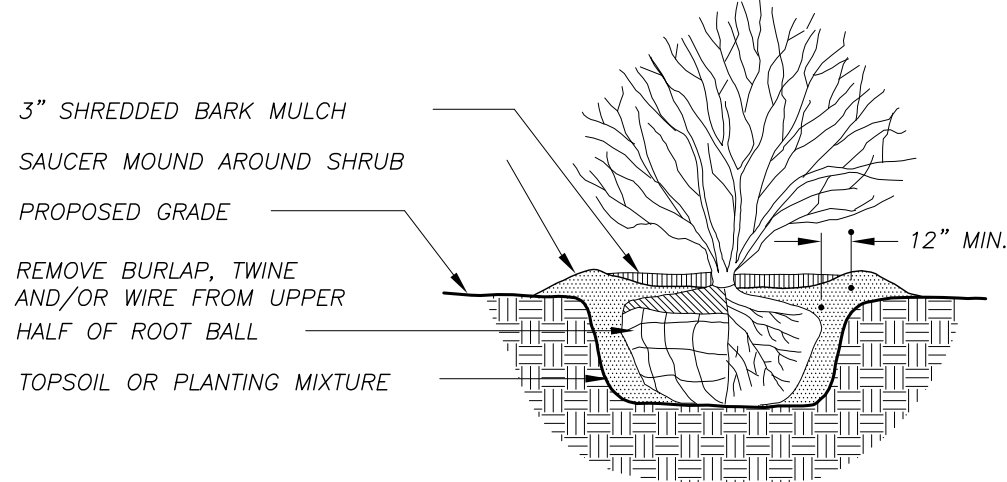
Tabulation of Points and Credits
Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

| ELEMENT | POINT VALUE | QUANTITY | POINTS ACHIEVED | CREDITS | |
|--|-------------|----------|-----------------|----------|--------|
| | | | | QUANTITY | POINTS |
| Canopy Tree: 2" - 2 1/2" | 35 | 39 | 665 | 4 | 140 |
| Deciduous Shrub | 2 | 18 | 36 | | |
| Evergreen Shrub | 3 | | | | |
| Decorative Wall or Fence (per 10 L.F.) | 5 | | | | |
| Earth Berm (per 10 L.F.) | | | | | |
| Avg. Height 30" | 5 | | | | |
| Avg. Height 15" | 2 | | | | |
| Evergreen Trees 3' height minimum | 15 | 23 | 345 | | |
| Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn) | 15 | 21 | 315 | | |
| Sub Totals | | | 1361 | + | 140 |

TOTAL
Total No. of Points Provided (Equal to or greater than points required)
= 1501

*Trees required in Part I above, are not to be included in the point count.

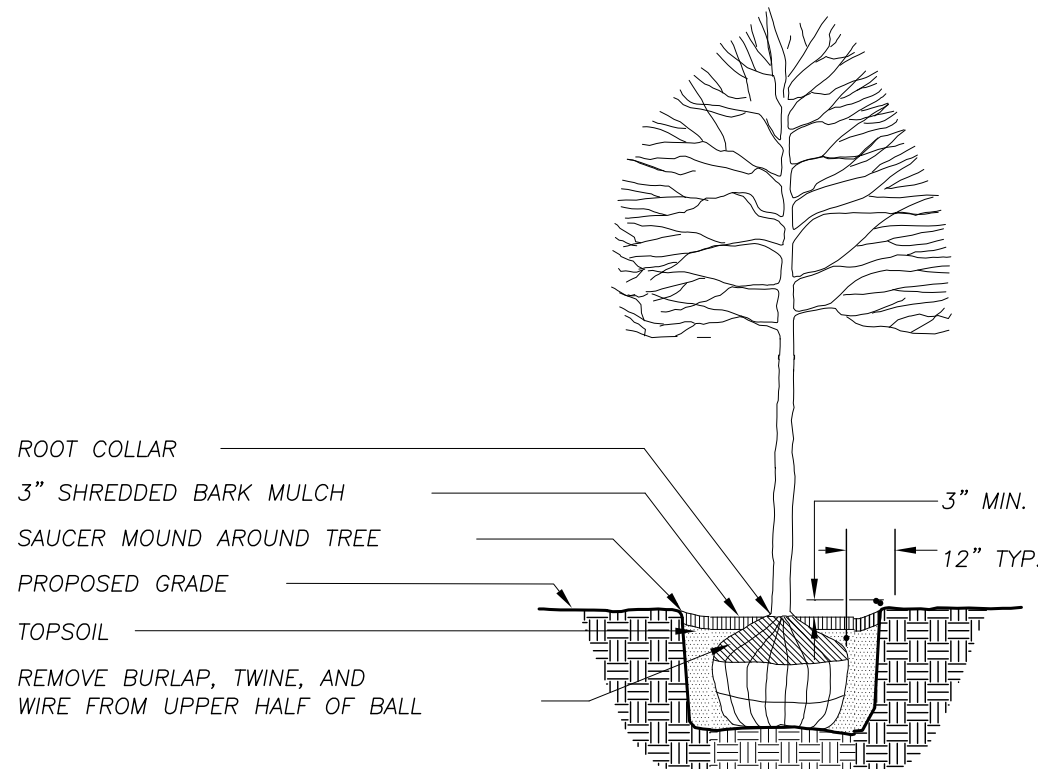
Approved by: _____ Date: _____



NOTE:

ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

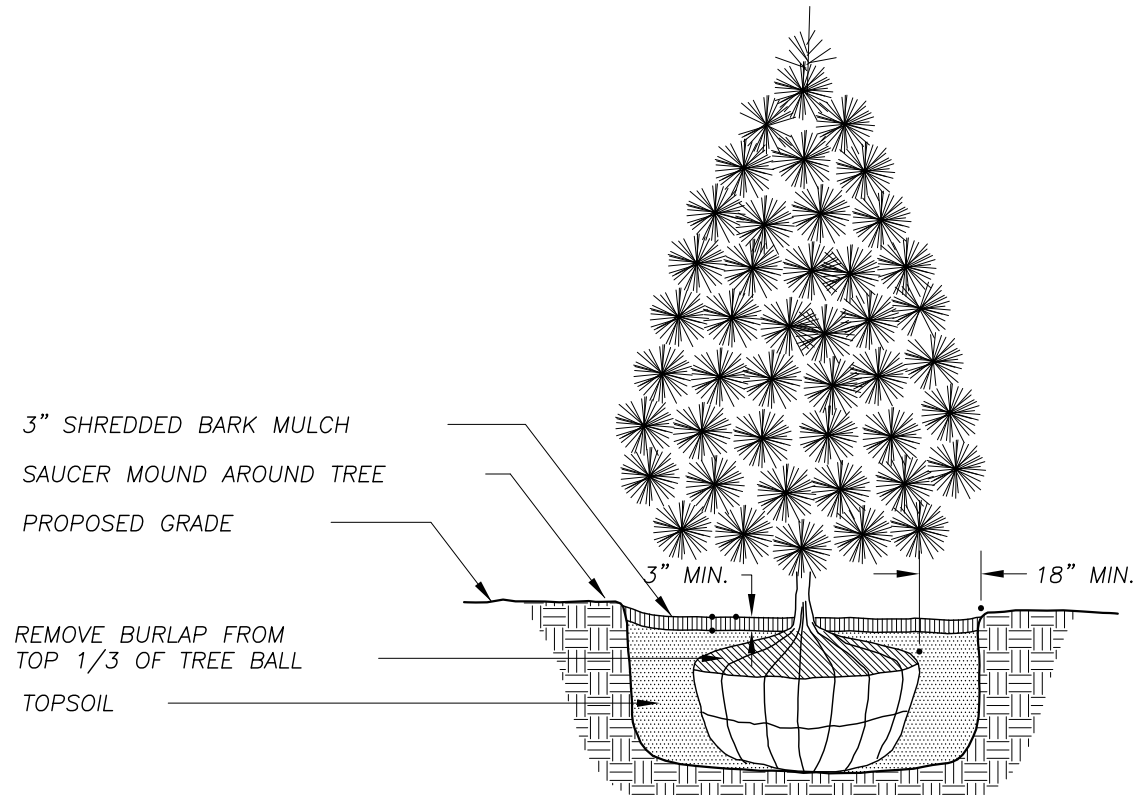
1 SHRUB/PERENNIAL PLANTING DETAIL
L-2.0 N.T.S.



NOTE:

ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

2 DECIDUOUS TREE PLANTING DETAIL
L-2.0 N.T.S.



NOTE:

ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

3 EVERGREEN TREE PLANTING DETAIL
L-2.0 N.T.S.

LANDSCAPE NOTES AND SPECIFICATIONS

1. 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.

2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. 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 ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.

3. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE 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, GRASS, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWNS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A 2-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.

4. MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z601-2004. 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 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 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.

5. MATERIALS - SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
1. SEEDED AREAS = 6"
2. SHRUBS BEDS = 18"
3. TREE RINGS AND PITS = SEE DETAILS

PLANTING SOIL TO BE A MINIMUM 6" 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 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.

6. MATERIALS - FERTILIZER AND MULCH: ALL PLANT BEDS, TREE RINGS, AND PLANTED PARKING ISLANDS SHALL RECEIVE 3" OF MUSHROOM COMPOST, TILED INTO THE TOP 12" OF ALL PLANTING BEDS. ALL PLANTING BEDS, TREE RINGS, AND PLANTED PARKING ISLANDS SHALL RECEIVE 3" DEPTH, FINELY SHREDDED, WEED FREE, CEDAR BARK MULCH (DYE-FREE) OVER ENTIRE BED, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH DANE COUNTY AND STATE OF WISCONSIN REQUIREMENTS. ALL TREE RINGS SHALL BE AT LEAST 6' IN DIAMETER, EXCEPT FOR TREES PLANTED IN INTERIOR ISLANDS, WHICH SHALL HAVE A 4' DIAMETER TREE RING.

7. MATERIALS - SEED: ALL LAWN SEED SHALL BE EARTH CARPET'S 'SPARTAN GRADE A', INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. REFER TO PLANS FOR PRAIRIE SEED MIX.

8. MATERIALS - EDGING: ALL EDGING SHALL BE BLACK DIAMOND POLYETHYLENE EDGING (OR EQUIVALENT) INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ALL TREES NOT WITHIN PLANT BEDS SHALL BE INSTALLED WITH A 6' DIAMETER TREE RING EDGING BORDER.

9. PLANTING OPERATIONS: PLANTING OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 11 OF THE WISCONSIN DNR TREE PURCHASE AND PLANTING SPECIFICATIONS. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL LANDSCAPE BEDS. PRE-EMERGENT HERBICIDE TO BE APPLIED TO ALL LANDSCAPE BEDS

10. LAWN SEEDING OPERATIONS: FOLLOW MANUFACTURER'S SPECIFICATIONS FOR LAWN SEEDING, UNLESS OTHERWISE SPECIFIED IN THESE SPECIFICATIONS. SPECIFICATION'S FOR SEEDING WITH DOT SEED MIX CAN BE FOUND AT [HTTPS://TRUST.DOT.STATE.WI.US/STATIC/STANDARDS/STNDSPEC/SECT630.PDF](https://trust.dot.state.wi.us/static/standards/STNDSPEC/SECT630.PDF). IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED WITH FINAL ACCEPTANCE FROM THE OWNER.

11. 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, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT 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 CAMBIUM 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.

12. 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.

13. MAINTENANCE FOR PLANTINGS AND LAWN SEED: THE CONTRACTOR SHALL MAINTAIN PLANTINGS AND LAWN FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN DURING THIS 30 DAY PERIOD. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING HEALTHY VIGOROUS LAWN GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING, AND/OR SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH. LONG TERM MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.

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