

NOTES CORRESPONDING TO SCHEDULE B - SECTION 2
 (COOK) TITLE INSURANCE COMPANY ALTA COMMITMENT NO. C-136531 REVISION 1/14, EFFECTIVE DATE AUGUST 18, 2004.

(1) EASEMENT AND CONDITIONS RECORDED ON FEBRUARY 28, 1984, IN VOLUME 191 OF MISS. PAGE 186, AS DOCUMENT NO. 718979. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY. THIS ITEM IS BLANKET IN NATURE OVER LOTS FOUR (4) AND FIVE (5), AND IS PLOTTED HEREON.

(2) RIGHT OF WAY GRANT AND CONDITIONS CONTAINED IN INSTRUMENT RECORDED ON DECEMBER 19, 1984, IN VOLUME 9233 OF RECORDS, PAGE 8, AS DOCUMENT NO. 189574. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, AND IS PLOTTED HEREON.

(3) RIGHT OF WAY GRANT AND CONDITIONS CONTAINED IN INSTRUMENT RECORDED ON DECEMBER 19, 1984, IN VOLUME 9233 OF RECORDS, PAGE 7, AS DOCUMENT NO. 189575. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(4) RIGHT OF WAY GRANT AND CONDITIONS CONTAINED IN INSTRUMENT RECORDED ON DECEMBER 19, 1984, IN VOLUME 9233 OF RECORDS, PAGE 6, AS DOCUMENT NO. 189576. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, AND IS PLOTTED HEREON.

(5) RIGHT OF WAY GRANT AND CONDITIONS CONTAINED IN INSTRUMENT RECORDED ON DECEMBER 19, 1984, IN VOLUME 9233 OF RECORDS, PAGE 5, AS DOCUMENT NO. 189577. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(6) RIGHT OF WAY GRANT AND CONDITIONS CONTAINED IN INSTRUMENT RECORDED ON DECEMBER 19, 1984, IN VOLUME 9233 OF RECORDS, PAGE 4, AS DOCUMENT NO. 189578. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(7) RIGHT OF WAY GRANT AND CONDITIONS CONTAINED IN INSTRUMENT RECORDED ON DECEMBER 19, 1984, IN VOLUME 9233 OF RECORDS, PAGE 3, AS DOCUMENT NO. 189579. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(8) RIGHT OF WAY GRANT AND CONDITIONS CONTAINED IN INSTRUMENT RECORDED ON DECEMBER 19, 1984, IN VOLUME 9233 OF RECORDS, PAGE 2, AS DOCUMENT NO. 189580. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(9) RIGHT OF WAY GRANT AND CONDITIONS CONTAINED IN INSTRUMENT RECORDED ON DECEMBER 19, 1984, IN VOLUME 9233 OF RECORDS, PAGE 1, AS DOCUMENT NO. 189581. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(10) EASEMENT AND CONDITIONS CONTAINED IN INSTRUMENT RECORDED ON DECEMBER 14, 2003, AS DOCUMENT NO. 3841482. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGEND

○	PROPERTY CORNER FOLDO
○	3/4" DIAMETER X 24" LONG IRON REBAR SET, WEDGING 1.50 LB/AL
○	SECTION CORNER
○	BENCH MARK LOCATION & NUMBER
○	CONTROL POINT LOCATION & NAME
○	MONITORING WELL
○	MISCELLANEOUS POST OR BOLLARD
○	STREET SIGN
○	WATER OR GAS VALVE
○	FIRE HYDRANT
○	UTILITY MANHOLE
○	STORM SEWER INLET
○	UTILITY POLE WITH GUY WIRE
○	STREET LIGHT POLE
○	TRAFFIC LIGHT POLE
○	UTILITY PEDESTAL
○	ELECTRIC METER
○	GAS METER
○	SPOT ELEVATION
○	BUILDINGS
○	PROPERTY LINE
○	EASEMENT LINE
○	WATER LINE
○	SANITARY SEWER
○	STORM SEWER
○	UNDERGROUND ELECTRICAL POWER
○	OVERHEAD ELECTRICAL POWER
○	UNDERGROUND FIBER OPTIC
○	UNDERGROUND TELEPHONE
○	UNDERGROUND CABLE
○	GAS MAIN
○	FENCE
○	CONCRETE CURB & GUTTER
○	PAVEMENT EDGE
○	INDEX CONTOUR
○	INTERMEDIATE CONTOUR

NOTES:

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY.
2. ELEVATIONS FOR THIS SURVEY AND MAP ARE BASED ON CITY OF MADISON VERTICAL DATUM, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) = CITY OF MADISON VERTICAL DATUM + 845.60.
3. CONTOUR INTERVAL IS ONE FOOT.
4. TOPOGRAPHIC AND UTILITY SURVEY PERFORMED BY JENKINS SURVEY & DESIGN, INC. THE WEEK OF OCTOBER 14, 2004 & JANUARY 10, 2005.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND APPEARANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS (LOCATION REQUEST TICKET NO. B228742), AND BY REFERENCE TO UTILITY RECORDS AND MAPS.
6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.248.8111.
7. LOCATION OF WATER MAIN, STORM SEWER, AND SANITARY SEWER IS BASED ON CITY OF MADISON UTILITY RECORDS AND WSDOT PLANS.
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9. LOCATION OF TELECOMMUNICATION FACILITIES IS BASED ON DIGGERS HOTLINE FIELD MARKINGS ONLY.
10. THE ACCURACY OF THE CONTROL POINTS AND BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JENKINS SURVEY AND DESIGN DOES NOT WARRANT THE ACCURACY OF THESE CONTROL POINTS AND BENCHMARKS.
11. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS, BOTH RECORDED AND UNRECORDED.
12. AT THE TIME OF THIS SURVEY EAST WASHINGTON AVENUE WAS UNDER CONSTRUCTION.
13. THIS SITE LIES IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) PER FIRM PANEL 550030428Z, EFFECTIVE DATE JUNE 17, 2002.

LEGAL DESCRIPTION (FURNISHED):

PARCEL A:
 LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), EXCEPT THEREFROM THE SOUTHWEST 1/2 OF LOT ELEVEN (11), THE SOUTHWEST 89 FEET OF LOT TEN (10), AND THE SOUTHWEST 89 FEET OF THE NORTHEAST 1/2 OF LOT ELEVEN (11), BLOCK ONE HUNDRED FORTY-THREE (143), MADISON, ACCORDING TO THE RECORDED PLAT THEREOF, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, ACCORDING TO THE RECORDED PLAT THEREOF, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

TAX ROLL PARCEL NUMBER: 251-0709-132-1203-4

PARCEL B:
 THE SOUTHWEST 1/2 OF LOT ELEVEN (11), THE SOUTHWEST 89 FEET OF LOT TEN (10), AND THE SOUTHWEST 89 FEET OF THE NORTHEAST 1/2 OF LOT ELEVEN (11), BLOCK ONE HUNDRED FORTY-THREE (143), MADISON, ACCORDING TO THE RECORDED PLAT THEREOF, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THEREFROM THAT PART CONVEYED BY WARRANTY DEED RECORDED ON NOVEMBER 14, 2003, AS DOCUMENT NO. 3841483.

TAX ROLL PARCEL NUMBER: 251-0709-132-1215-9

SURVEYOR'S CERTIFICATE:

I, DAVE M. JENKINS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED.

DAVE M. JENKINS, S-2255
 REGISTERED LAND SURVEYOR

DATE _____

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	8.30	TOP NUT ON HYDRANT AT WEST CORNER OF MIFFLIN & WASHINGTON
BM-2	8.19	TOP NUT OF HYDRANT AT WEST CORNER OF MIFFLIN & PATTERSON
BM-3	8.09	TOP NUT HYDRANT AT WEST CORNER OF UNIVERSITY AND PATTERSON

CONTROL MONUMENTS

CONTROL POINT	NORTHING	EASTING	ELEV	DESCRIPTION
CP-1	485378.54	823411.26	3.97	X IN CONC.
CP-2	485306.88	823378.87	4.02	600 NAIL
CP-3	485306.84	823310.26	3.78	600 NAIL
CP-4	485318.42	823765.89	4.84	600 NAIL
CP-5	485314.71	823504.89	5.47	PK NAIL
CP-6	485370.63	823815.16	5.37	PK NAIL
CP-8	485522.68	823456.83	4.21	X IN CONC.

SANITARY SEWER MANHOLES

STRUCT. #	RM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	4.89	NE -0.33	6"	VCP
SAN-2	4.38	SE -0.39	6"	VCP
SAN-3	4.91	SW -1.44	6"	VCP
SAN-4	3.91	SW -4.80	10"	PVC
SAN-5	5.68	NW -5.40	16"	VCP
SAN-6	4.07	SE -5.20	24"	VCP
SAN-7	3.54	SE -5.85	6"	PVC
SAN-8	3.83	SW -5.77	24"	RCP
SAN-9	4.80	NW -6.40	8"	PVC
SAN-10	4.50	NE -6.70	30"	RCP
SAN-11	4.15	SE -6.85	12"	PVC
SAN-12	3.78	SW -6.72	10"	PVC
SAN-13	4.91	NW -6.80	30"	RCP
SAN-14		SE -6.85	12"	PVC
SAN-15		NE -6.90	30"	RCP

STORM SEWER INLETS

INLET #	RM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	2.47	E 0.37	12"	CMP
INL-2	2.20	E 0.25	12"	CMP
INL-3	2.32	SE 0.68	12"	VCP
INL-4	2.32	NW 0.02	12"	VCP
INL-5	2.75	SW 0.00	12"	VCP
INL-6	2.75	SE 0.32	12"	VCP
INL-7	2.75	NW -0.50	24"	RCP
INL-8	3.32	SW -0.75	24"	RCP
INL-9	3.14	NW -0.30	24"	RCP
INL-10	2.89	SE 0.81	12"	RCP
INL-11	2.87	NW 0.87	12"	RCP
INL-12	3.69	NW 1.83	12"	RCP
INL-13	3.69	NW 1.79	12"	RCP
INL-14	3.39	NW 1.20	12"	RCP
INL-15	3.69	SW 1.44	12"	RCP
INL-16	3.69	E 1.59	12"	RCP
INL-17	3.69	NW 1.44	12"	RCP
INL-18	4.02	SW 1.02	12"	RCP
INL-19	3.82	SW 1.12	15"	RCP
INL-20	4.83	NE 3.41	6"	PVC
INL-21	4.52	NW 3.71	6"	PVC
INL-22	4.52	SE 3.07	6"	PVC
INL-23	3.91	NW 3.84	10"	PVC
INL-24	3.91	SW 0.01	24"	RCP
INL-25	3.91	SW 2.86	10"	PVC
INL-26	3.91	SE 0.01	24"	RCP
INL-27	3.18	SW 0.53	12"	RCP
INL-28	3.18	NE 0.02	12"	RCP
INL-29	3.22	NW 0.15	12"	RCP
INL-30	3.68	W 0.08	12"	RCP
INL-31	3.68	SE 0.08	24"	RCP
INL-32	3.45	SW 0.08	12"	RCP
INL-33	3.67	NW -1.23	12"	RCP
INL-34	3.67	SE -1.35	24"	RCP
INL-35	4.18	SE 0.08	12"	RCP
INL-36	4.29	NW -0.10	12"	RCP
INL-37	4.18	E -0.18	12"	RCP
INL-38	3.38	W -0.83	12"	RCP
INL-39	3.38	SE -0.85	12"	RCP
INL-40	3.33	NW -0.87	12"	RCP
INL-41	4.89	SE 4.89	12"	RCP
INL-42	4.89	NW 0.08	12"	RCP

STORM SEWER MANHOLES

STRUCT. #	RM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	3.38	NW -0.02	18"	VCP
STM-2	3.11	NW -0.03	12"	CMP
STM-3	3.17	W 0.21	12"	CMP
STM-4	3.17	SE -0.09	24"	VCP
STM-5	3.17	SE -0.13	18"	VCP
STM-6	3.18	NE -0.09	15"	RCP
STM-7	3.18	SE -0.13	18"	VCP
STM-8	3.18	SE -0.13	18"	VCP
STM-9	3.98	SE 0.81	12"	RCP
STM-10	3.98	SE 0.81	12"	RCP
STM-11	4.58	SE 0.81	12"	RCP
STM-12	4.58	SE 0.81	12"	RCP
STM-13	4.58	SE 1.80	12"	RCP
STM-14	4.61	SE 1.80	12"	RCP
STM-15	4.61	SE 0.57	12"	RCP
STM-16	4.69	SE 0.55	12"	RCP
STM-17	4.69	SE 0.55	24"	RCP
STM-18	4.69	NW 0.70	12"	RCP
STM-19	4.69	NW 0.70	12"	RCP
STM-20	4.69	NW 0.94	12"	RCP
STM-21	4.69	NE 0.79	15"	RCP
STM-22	4.69	NE 0.79	12"	RCP
STM-23	4.69	SE 0.65	24"	RCP
STM-24	3.65	BOTTOM -1.30	5'x10'	CONC BOX
STM-25	4.23	NW -1.00	12"	RCP
STM-26	4.51	BOTTOM -3.10	5'x10'	CONC BOX
STM-27	3.88	BOTTOM -4.57	5'x10'	CONC BOX
STM-28	3.72	BOTTOM -4.02	5'x10'	CONC BOX
STM-29	3.98	BOTTOM -4.50	5'x10'	CONC BOX
STM-30	3.40	SE -3.10	24"	RCP
STM-31	3.40	NW -3.20	30"	RCP

CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE
 608-785-5555 LOCAL
 MAIL TO: 800-242-8511, P.O. BOX 2000, MADISON, WI 53702

LEGEND

TO OBTAIN LOCATIONS OF PARTSHEET CONTAINING THIS AND LOCATIONS OF ADJACENT SHEETS, PLEASE CONTACT THE SURVEYOR OR THE CITY OF MADISON, DANE COUNTY, WISCONSIN, AT THE TIME AND LOCATION OF INTERESTED UTILITIES. THE CITY OF MADISON, DANE COUNTY, WISCONSIN, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE.

EXISTING CONDITIONS SURVEY

PROJECT NO. 04-1718
 FILE NO. E-2
 SURVEYED: WLM/TG
 F.I. NO./PG.: 170/B-9
 SHEET NO. 1 OF 1

1244 S. PARK ST.
 MADISON, WI 53715

DATE: 10-21-2004
 CHECKED BY: SD
 APPROVED BY: DMJ
 ORIGINAL: J.2004/041718/leg(041718) second.dwg

LEGEND

PROPERTY CORNER FOLDO
 3/4" DIAMETER X 24" LONG IRON REBAR SET, WEDGING 1.50 LB/AL
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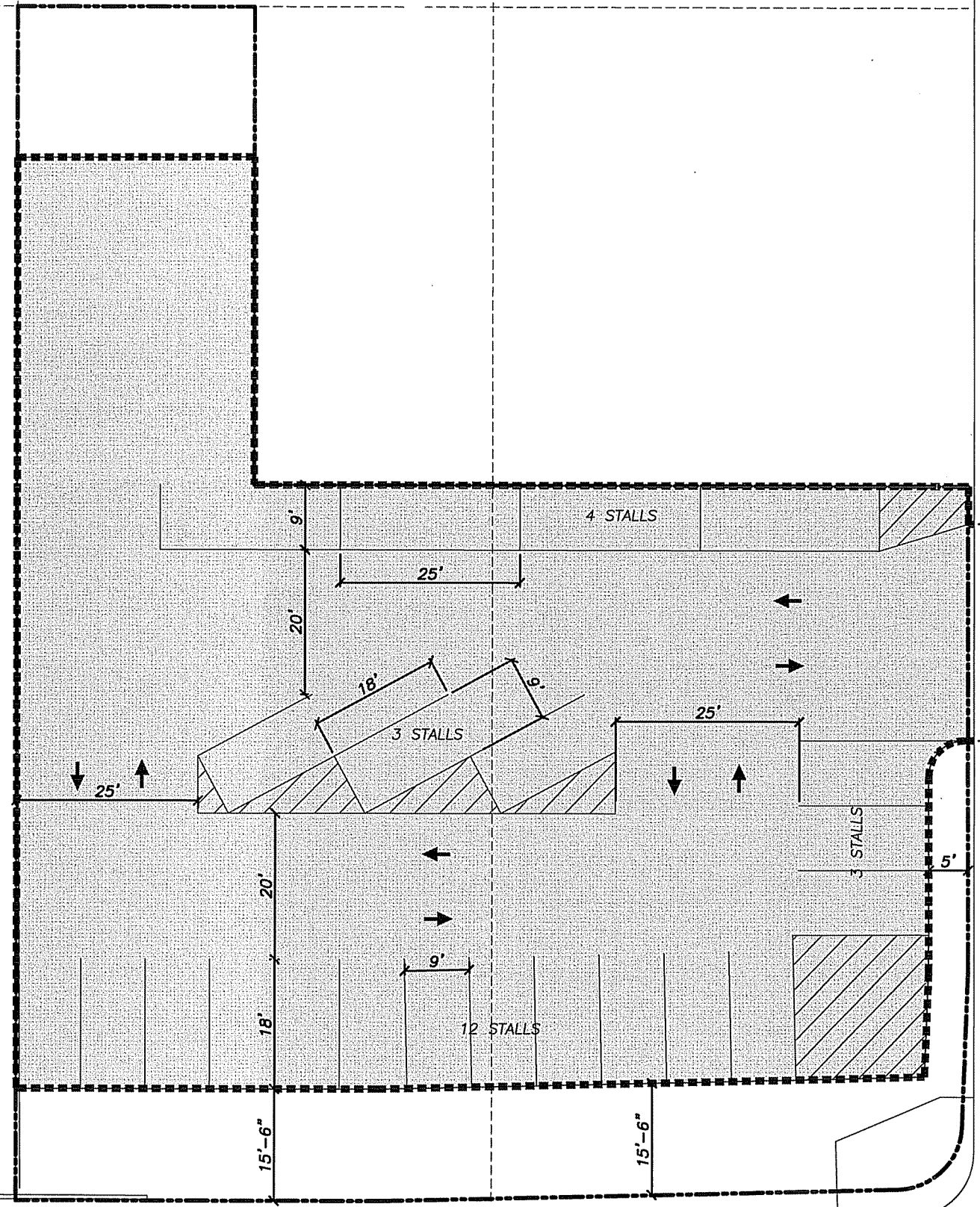
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DAVE M. JENKINS, S-2255
 REGISTERED LAND SURVEYOR

DATE _____

File: J:\2007\072859.dwg 07-28-2007 11:08am User: jmadison Plotfile: Jul 18, 2007 - 11:08am Xref: s



EAST WASHINGTON AVENUE
132' RIGHT-OF-WAY

NORTH PATERSON STREET
66' RIGHT-OF-WAY

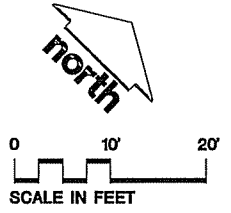
LEGEND (PROPOSED)

- PROPERTY LINE
- CONSTRUCTION LIMITS

GENERAL NOTES

1. REFER TO SHEET C-1.0 FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION.
3. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APRIL 2004.

PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address	854 E. Washington Ave.
Site Acreage (total)	0.350
Number of Building Stories (above grade)	N/A
Building Height	N/A
DILHR Type of Construction (new structures or additions)	N/A
Total Square Footage of Building	N/A
Use of property	Temporary Parking Lot
Gross Square Feet of office	N/A
Gross Square Feet of retail	N/A
Number of employees	N/A
Number of employees in production area	N/A
Capacity of restaurant/place of assembly	N/A
Number of bicycle stalls shown	0
Number of parking stalls:	
Small car	0
Large car	22
Accessible	0
Display/Inventory Stalls:	0
Total	22



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
WISCONSIN STATE SECURE RELAYING SERVICE NUMBER THREE (3) NEW DIAL NUMBERS BEFORE YOU DIG.

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE OWNERSHIP, TYPE AND LOCATION OF UNDERGROUND UTILITIES AS WELL AS NECESSARY TO PROTECT THEM. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST AT THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY OR OF WHICH THE CONTRACTOR SHALL HAVE NO KNOWLEDGE.

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MILWAUKEE REGIONAL OFFICE
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Waukesha, Wisconsin 53186
(262) 513-0666

PREPARED FOR:
VOGEL BROS. BUILDING CO.
2701 Packers Avenue
Madison, Wisconsin 53707

PROJECT
DON MILLER DODGE CENTRAL
854 E. Washington Ave.
Madison, Wisconsin 53703

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These plans and designs are copyright protected and may not be used in whole or in part without the written consent of Jenkins Survey and Design, Inc.

ITEM	DATE
Drawn: ALH	07-16-07
Checked: MAS	07-18-07
Approved: DMJ	07-18-07
City of Madison	07-18-07

SEAL/SIGNATURE

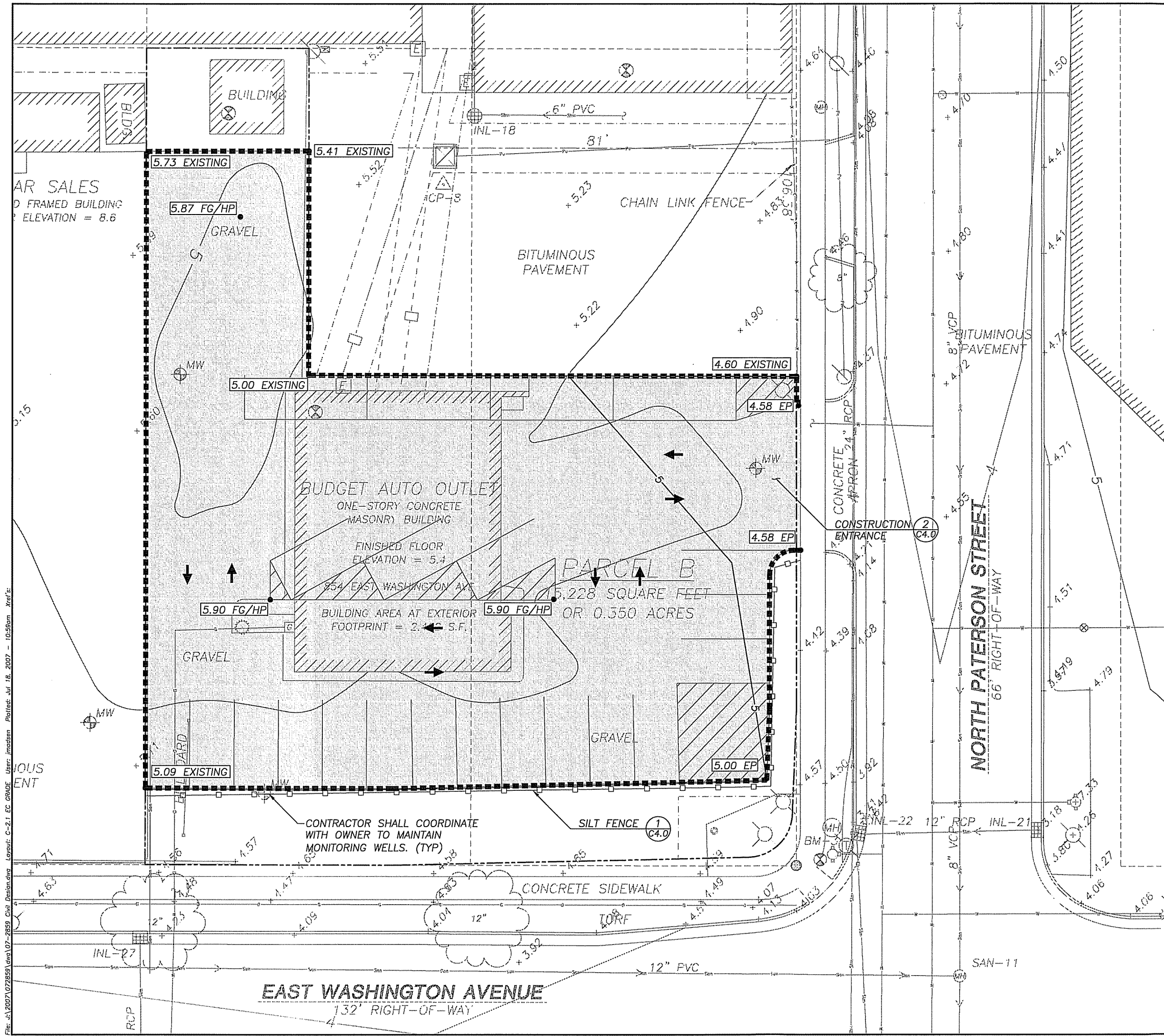
SHEET TITLE
SITE PLAN

SHEET NUMBER
C-2.0

JSD PROJECT NUMBER
07-2859

JSD PROJECT FILE
Task 1

SCALE



- LEGEND (PROPOSED)**
- PROPERTY LINE
 - - - CONSTRUCTION LIMITS
 - 5 PROPOSED MAJOR CONTOUR
 - SILT FENCING
 - SPOT ELEVATION
 - FG - FINISH GRADE
 - HP - HIGH POINT
 - EP - EDGE OF PAVEMENT

- GENERAL NOTES**
1. REFER TO SHEET C-1.0 FOR EXISTING CONDITIONS NOTES AND LEGEND.
 2. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION.
 3. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 4. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION, MATCH EXISTING GRADES AT PROPERTY BOUNDARIES.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION & SEDIMENT CONTROL TECHNICAL STANDARDS (FORMERLY REFERRED TO AS BMP'S). IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
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 WDNR 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.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2\"/>

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PREPARED FOR:
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 Madison, Wisconsin 53707

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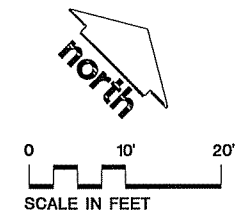
SHEET TITLE
EROSION CONTROL & GRADING PLAN

SHEET NUMBER
C-21

JSD PROJECT NUMBER
 07-2859

JSD PROJECT FILE
 Task 1

SCALE

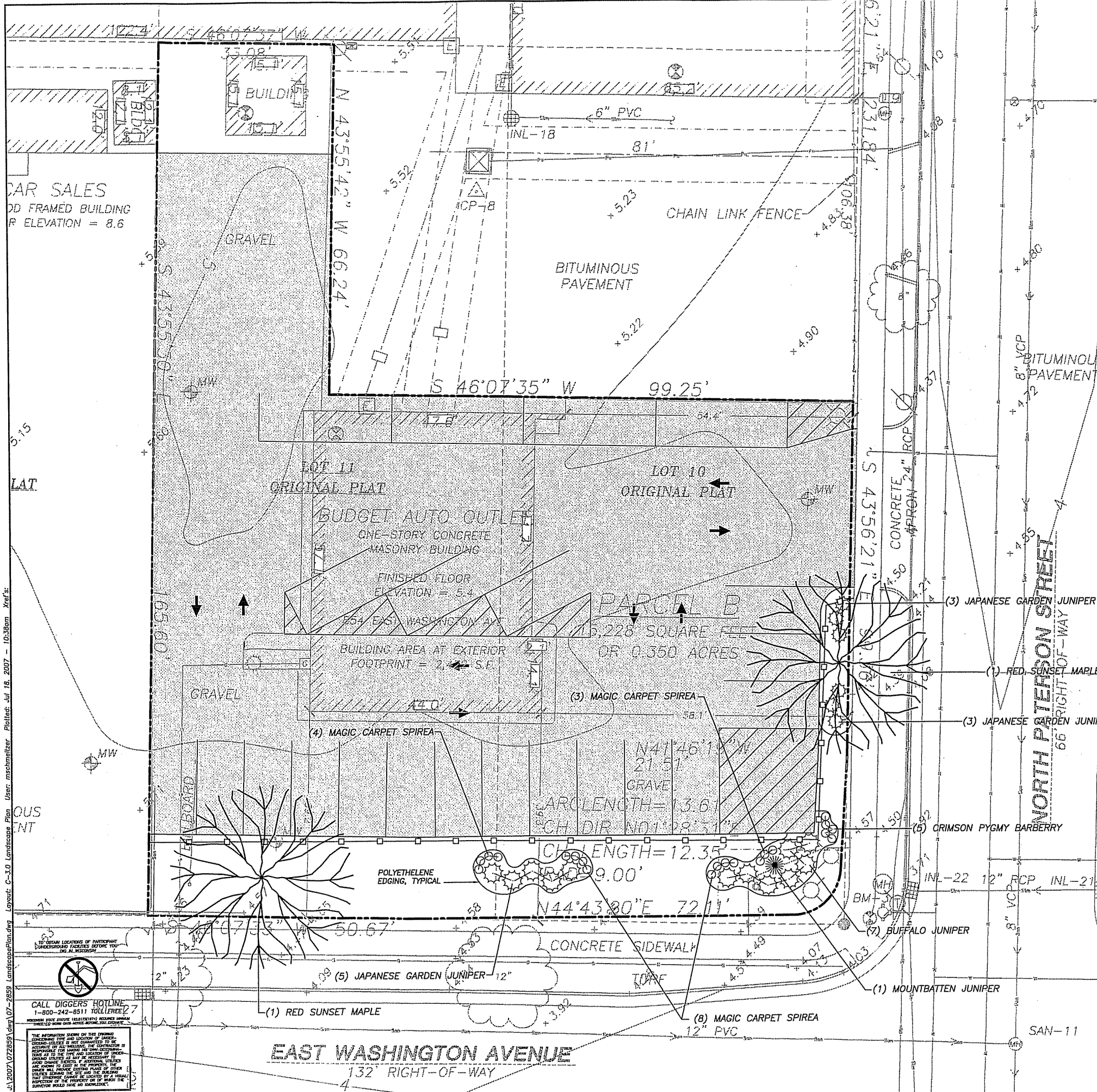


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CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE
WISCONSIN STATE STATUTE 10.01(2) REQUIRES ANYONE WHO DIGS TO KNOW AND MARK BEFORE YOU DIG

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INCLUDING THE EXISTENCE OF UNDERGROUND UTILITIES AS WELL AS ACCESSING THE RECORD DRAWINGS TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND ANY UNKNOWN UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE RECORD DRAWINGS FROM THE CITY OF MADISON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE RECORD DRAWINGS FROM THE CITY OF MADISON.

File: J:\2007\072859\Draw\07-2859 Civil Design.dwg Layout: C-21 EC GRADE User: jmadison Plotfile: Jul 18, 2007 - 10:59am Xref: S



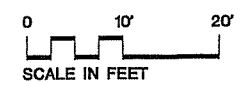
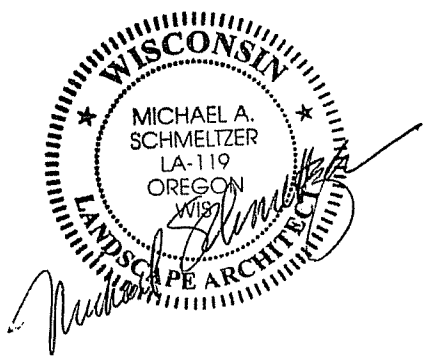
PLANT LEGEND						
QTY.	COMMON NAME	LATIN NAME	SIZE	ROOT	SPACING	LS POINTS
CANOPY TREES						
2	Red Sunset Maple	ACER Rubrum 'Franksred'	2" Cal	B&B	See Plan	NA
MEDIUM EVERGREEN TREES (15 LANDSCAPE POINTS)						
1	Mountain Juniper	JUNIPERUS chinensis 'Mountain'	3' Ht	B&B	See Plan	15
LOW DECIDUOUS SHRUBS (2 LANDSCAPE POINTS)						
15	Magic Carpet Spirea	SPIREA x japonica 'Magic Carpet'	15-18" Min. Ht.	# 2 Cont.	18" OC	30
5	Crimson Pymy Barberry	BERBERIS thunbergii 'Crimson Pymy'	15-18" Min. Ht.	# 2 Cont.	18" OC	10
LOW EVERGREEN SHRUBS (3 LANDSCAPE POINTS)						
7	Buffalo Juniper	JUNIPERUS sibirica 'Buffalo'	15-18" Min. Ht.	# 3 Cont.	4" OC	21
11	Japanese Garden Juniper	JUNIPERUS chinensis var. procumbens	15-18" Min. Ht.	# 3 Cont.	4" OC	33
TOTAL LANDSCAPE POINTS:						109
REQUIRED:						108

NOTES

- LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL DIGGERS HOTLINE AT 1-800-242-8511 FOR UTILITY LOCATIONS THREE DAYS PRIOR TO DIGGING.
- CONTRACTOR TO STAKE LOCATION OF PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND IS RESPONSIBLE FOR ADEQUATELY WATERING ALL PLANT MATERIALS INSTALLED UNDER CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
- LANDSCAPE BEDS TO RECEIVE 4" DEPTH WEED FREE SHREDDED HARDWOOD BARK MULCH OVER AN APPROVED WOVEN FABRIC WEED BARRIER.
- EDGING TO BE BLACK DIAMOND POLYETHYLENE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AROUND ALL PLANT BEDS.
- PRE-EMERGENT HERBICIDE TO BE APPLIED TO ALL LANDSCAPE BEDS.
- CONDUCT SOIL TEST TO VERIFY FERTILITY OF TOPSOIL. AMEND SOIL IF PH IS LESS THAN 5.0 OR GREATER THAN 7.5. MAKE OTHER ADJUSTMENTS AS SOIL ANALYSIS INDICATES.
- TOPSOIL TO BE A 4" MINIMUM DEPTH. TOPSOIL TO BE CLEAN FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM HERBICIDES OR OTHER TOXINS.
- GROUPINGS OF PLANTINGS TO BE MULCHED IN THEIR ENTIRETY AS ONE BED. ALL TREES NOT INCORPORATED INTO DEFINED PLANTING BEDS WILL BE ENCLOSED BY A 5' RADIUS OF WEED FREE SHREDDED HARDWOOD BARK MULCH.
- TOPSOIL AND HYDROSEED ANY DISTURBED, EXPOSED OR UNSURFACED AREAS NOT DESIGNATED TO RECEIVE SOD. WATER ON A REGULAR BASIS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- REFER TO DETAIL SHEET FOR SPECIFIC PLANTING INSTRUCTIONS.
- SURVEY FOR BASEMAP INFORMATION PROVIDED BY JENKINS SURVEY AND DESIGN, INC.

LEGEND:

- DECIDUOUS SHRUBS
- CONIFEROUS SHRUBS
- CONIFEROUS TREE
- LARGE DECIDUOUS TREE



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SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
C-3.0

JSD PROJECT NUMBER
 07-2859

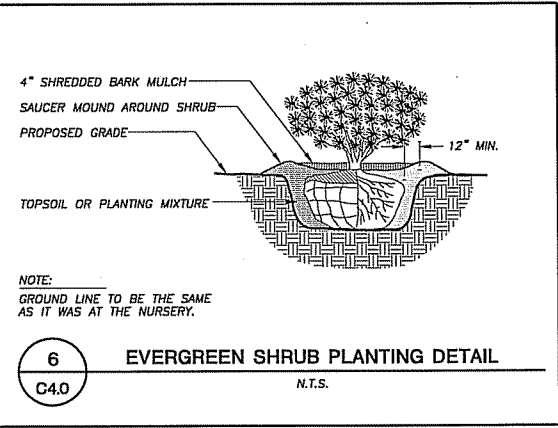
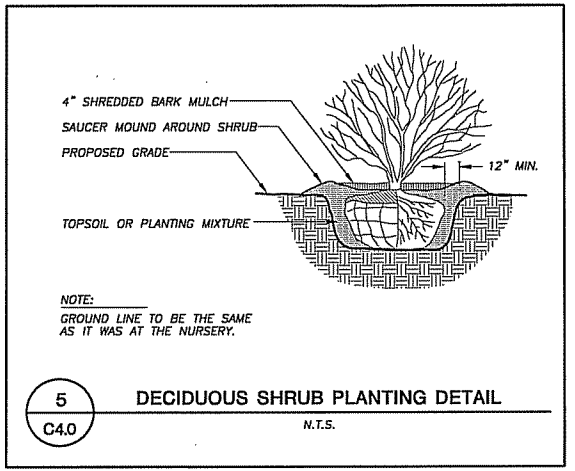
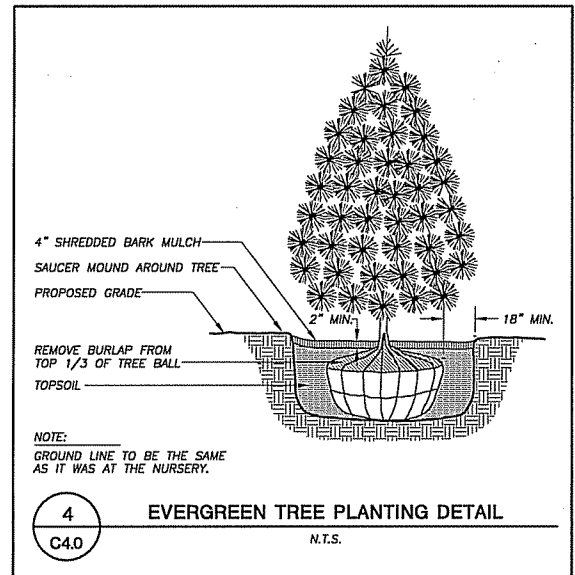
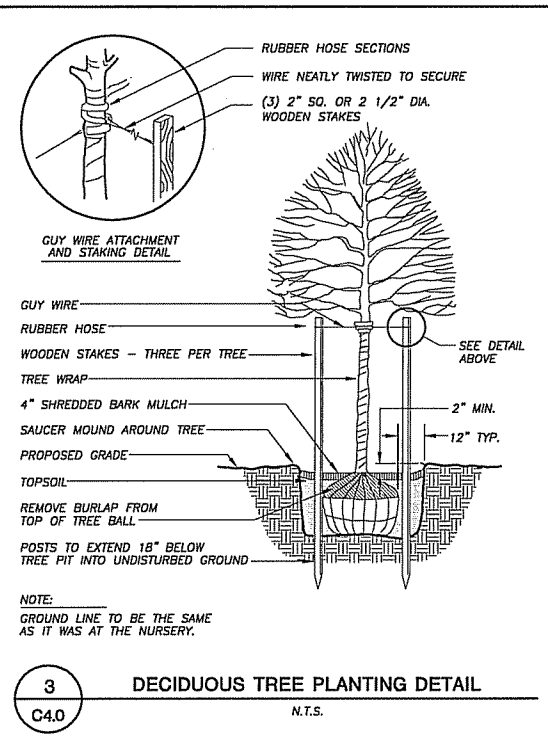
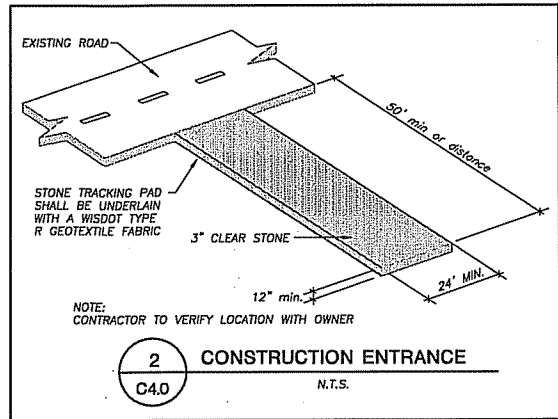
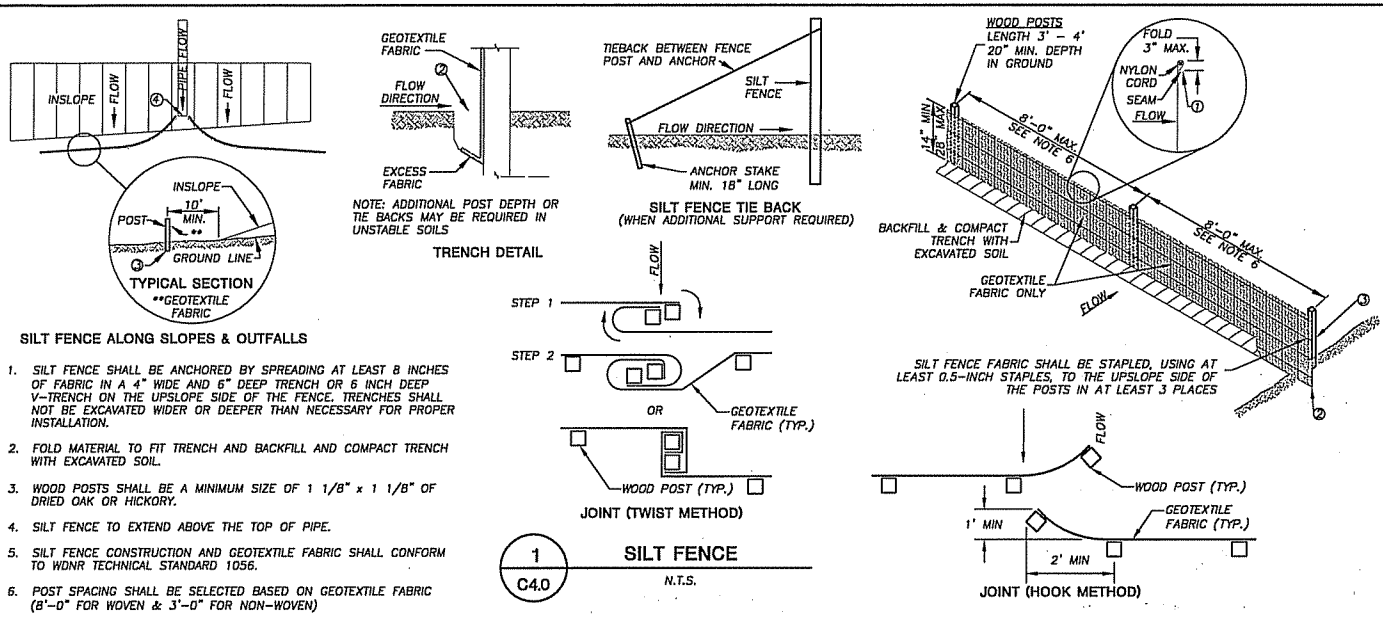
JSD PROJECT FILE
 Task 1

SCALE

File: J:\2007\07270550\07-2859 LandscapePlan.dwg Layout: C-3.0 LandscapePlan.dwg Plotter: Jul 18, 2007 - 10:38am Xref's:

CALL DIGGERS HOTLINE
 1-800-242-8511 TOLLFREE 24/7
 MINIMUM FEE \$100 (RESIDENTS \$50)
 SERVICE AREA ONLY (SEE SERVICE AREA MAP)

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SHEET TITLE
DETAILS

SHEET NUMBER
C-4.0

JSD PROJECT NUMBER
07-2859

JSD PROJECT FILE
Task 1

SCALE
N.T.S.