



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:  
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100  
 PO Box 2985; Madison, Wisconsin 53701-2985  
 Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>November 23, 2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>3-9-16</u>	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>January 25, 2016</u>	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 1801 East Washington Avenue UDD No. 8  
 Project Title (if any): 1801 Washington

2. This is an application for (Check all that apply to this UDC application):

☒ New Development ☐ Alteration to an Existing or Previously-Approved Development

**A. Project Type:**

- ☒ Project in an Urban Design District\* (public hearing-\$300 fee)  
☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)  
☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)  
☐ Planned Development (PD)  
☐ General Development Plan (GDP)  
☐ Specific Implementation Plan (SIP)  
☐ Planned Multi-Use Site or Planned Residential Complex

**B. Signage:**

- ☐ Comprehensive Design Review\* (public hearing-\$300 fee) ☐ Street Graphics Variance\* (public hearing-\$300 fee)  
☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

**C. Other:**

☐ Please specify: \_\_\_\_\_

AGENDA ITEM #  
 LEGISTAR # 70143  
 ALD. DIST. 6

**3. Applicant, Agent & Property Owner Information:**

Applicant Name: MMP CCG Madison, LLC Company: (same)  
 Street Address: 5887 Glenridge Drive NE, Suite 360 City/State: Sandy Springs, GA Zip: 30328  
 Telephone: (678) 485-3672 Fax: ( ) Email: MCampbell@icloud.com

Project Contact Person: Michael J. Campbell Company: \_\_\_\_\_  
 Street Address: same as Applicant City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

Project Owner (if not applicant): Marling Lumber  
 Street Address: 1801 East Washington Avenue City/State: Madison, WI Zip: 53704  
 Telephone: ( ) 608-244-4777 Fax: ( ) Email: \_\_\_\_\_

**4. Applicant Declarations:**

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on 10/1/15.  
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant MMP CCG Madison, LLC Relationship to Property Buyer  
 Authorized Signature Kenneth A. Morigel Date 11/9/15



1 East Washington Perspective  
Scale: nts

Elevation







1 East Washington Perspective  
Scale: nts

Elevation







1 East Washington Perspective  
Scale: nts

Elevation







1 East Main Street Perspective  
Scale: nts

Elevation







1 East Main Street Perspective  
Scale: nts

Elevation







1 East Main Street Courtyard Perspective  
Scale: nts

Elevation







1 East Main Street Courtyard Perspective  
Scale: nts

Elevation







1 East Main Street Courtyard Perspective  
Scale: nts

Elevation







1 East Main Street Courtyard Perspective  
Scale: nts

Elevation







1 River Courtyard Perspective  
Scale: nts

Elevation







1 River Courtyard Perspective  
Scale: nts

Elevation







1 River Courtyard Perspective  
Scale: nts

Elevation







1 Sky Lounge Perspective  
Scale: nts

Elevation











2 East Main St. Enlarged Elevation  
Scale: 1/32" = 1'-0"

Elevation



1 East Main St. Enlarged Elevation  
Scale: 1/32" = 1'-0"

Elevation







EXISTING DRIVEWAY, LOOKING NORTH



EXISTING DRIVEWAY, LOOKING WEST





EXISTING DRIVEWAY, LOOKING SOUTH



WASHINGTON AVENUE, LOOKING SOUTH





WASHINGTON AVENUE, LOOKING NORTH



YAHARA RIVER, LOOKING EAST





YAHARA RIVER, LOOKING NORTH



YAHARA RIVER, LOOKING WEST





MAIN STREET, LOOKING NORTH



MAIN STREET, LOOKING NORTH



# 1801 WASHINGTON

1801 EAST WASHINGTON AVENUE  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

## SITE DEVELOPMENT PLANS

**PROPERTY DETAILS:**  
**ADDRESS:** 1801 EAST WASHINGTON AVENUE  
**OWNER:** CAMPBELL CAPITAL GROUP, LLC  
**LEGAL DESCRIPTION:**

Part of the southwest quarter of section six (6), and fractional lot two (2) of section seven (7) in township seven (7) north, range ten (10) east being a part of block two hundred seventy-five (275) of farmwells rapier and addition to the city of madison, bounded on the southwest by the yahara river, on the southeast by east main street, on the northwest by east washington avenue and of the northeast by a line drawn from a point on the southeasterly side of east washington avenue four hundred fifteen and two tenths (415.2) feet southwesterly therefrom intersects said southerly line of said right-of-way of the right-of-way of the chicago & northwestern railway company intersects said block, thence easterly along the southerly line of said right-of-way to a point where a line drawn parallel with south first street two hundred fifty-one (251) feet southwesterly therefrom intersects said southerly line of said right-of-way, thence southeasterly parallel with south first street to a point on the northwesterly line of east main street two hundred fifty-one (251) feet from the east corner of said block, excepting therefrom a strip of land fifty (50) feet in width off the south corner of said block, the balance of the above described premises are hereby sold to the city of madison, those lands in award of compensation recorded october 11, 2005 as document no. 4191468 corrected by affidavit recorded september 12, 2006 as document no. 4233949.



**OWNER/DEVELOPER:**  
**CAMPBELL CAPITAL GROUP, LLC**  
 5887 GLENRIDGE DRIVE NE  
 SUITE 360  
 SANDY SPRINGS, GEORGIA 30328  
 PH.: 678.485.3672 (MOBILE)  
 E-MAIL: Mcampbell1@icloud.com

CIVIL ENGINEER:

## R.A. Smith National

*Beyond Surveying  
and Engineering*

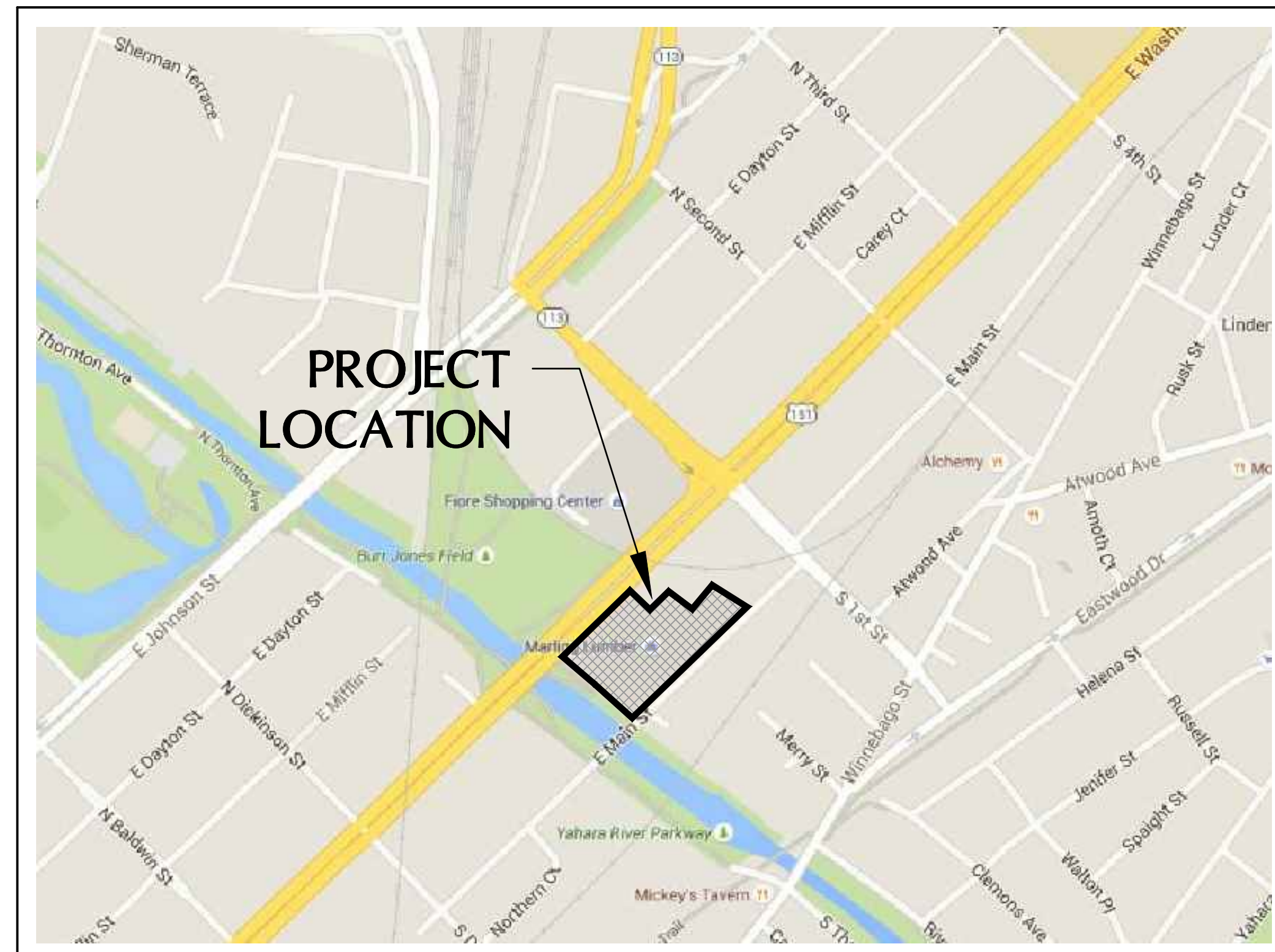
16745 W. Bluemound Road, Brookfield, WI 53005-5938  
262-781-1000 Fax 262-781-8466, [www.rasmithnational.com](http://www.rasmithnational.com)  
Appleton, WI      Orange County, CA      Pittsburgh, PA



ARCHITECT:

**POOLE & POOLE ARCHITECTURE**  
3736 WINTERFIELD ROAD  
SUITE 102  
MIDLOTHIAN, VA 23113  
PH.: 804-225-0215  
E-MAIL: mpool@2pa.net

## VICINITY MAP



## PLAN INDEX

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
C000	PROJECT INFORMATION
C001	ALTA SURVEY
C100	EROSION CONTROL & SITE DEMOLITION PLAN
C200	DIMENSIONED SITE PLAN
C300	GRADING PLAN
C400	UTILITY PLAN
L100	LANDSCAPE PLAN

**MUNICIPAL REVIEW  
DOCUMENTS**

NOT FOR  
CONSTRUCTION

PLAN DATE: FEBRUARY 10, 2016

[illegible]

DESCRIPTION

DATE \_\_\_\_\_

**R.A. Smith National**  
*Beyond Surveying  
and Engineering*  
[www.ra-smithnational.com](http://www.ra-smithnational.com)

1801 WASHINGTON  
CITY OF MADISON, WI

## PROJECT INFORMATION

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R.A. Smith National, Inc.

DATE: 02/10/16

SCALE: NOT TO SCALE

JOB NO. 3150290

PROJECT MANAGER:  
MICHAEL A. BACH, P.E.

DESIGNED BY: MAB

CHECKED BY: CDH

SHEET NUMBER

C000



ALTA/ACSM LAND TITLE SURVEY
WITH TOPOGRAPHIC DATA

Known as 1801 East Washington Avenue, in the City of Madison, Dane County Wisconsin.

That part of the Southwest quarter of Section Six (6), and fractional Lot Two (2) of Section Seven (7) in Township Seven (7) North, Range Ten (10) East being a part of Block Two Hundred Seventy-five (275) of Farwells Replat and Addition to the City of Madison, bounded on the southwest by the Yahara River, on the southeast by East Main Street, on the northwest by East Washington Avenue and of the northeast by a line drawn from a point on the southeasterly side of East Washington Avenue four hundred fifteen and two tenths (415.2) feet southwesterly from the north corner of said block where the southerly side of the right-of-way of the Chicago & Northwestern Railway Company intersects said block, thence easterly along the southerly line of said right-of-way to a point where a line drawn parallel with South First Street two hundred fifty-one (251) feet southwesterly therefrom intersects said southerly line of said right-of-way; thence southeasterly parallel with South First Street to a point on the northwesterly line of East Main Street two hundred fifty-one (251) feet from the east corner of said block, excepting therefrom a strip of land fifty (50) feet in width off the southwest end of said block immediately adjoining the northeast bank of said river. Excepting therefrom those lands in Award of Compensation recorded October 11, 2005 as Document No. 4119468 corrected by Affidavit recorded September 12, 2006 as Document No. 4233949.

Prepared for: Campbell Capital Group, LLC Survey No.166475-BMJ

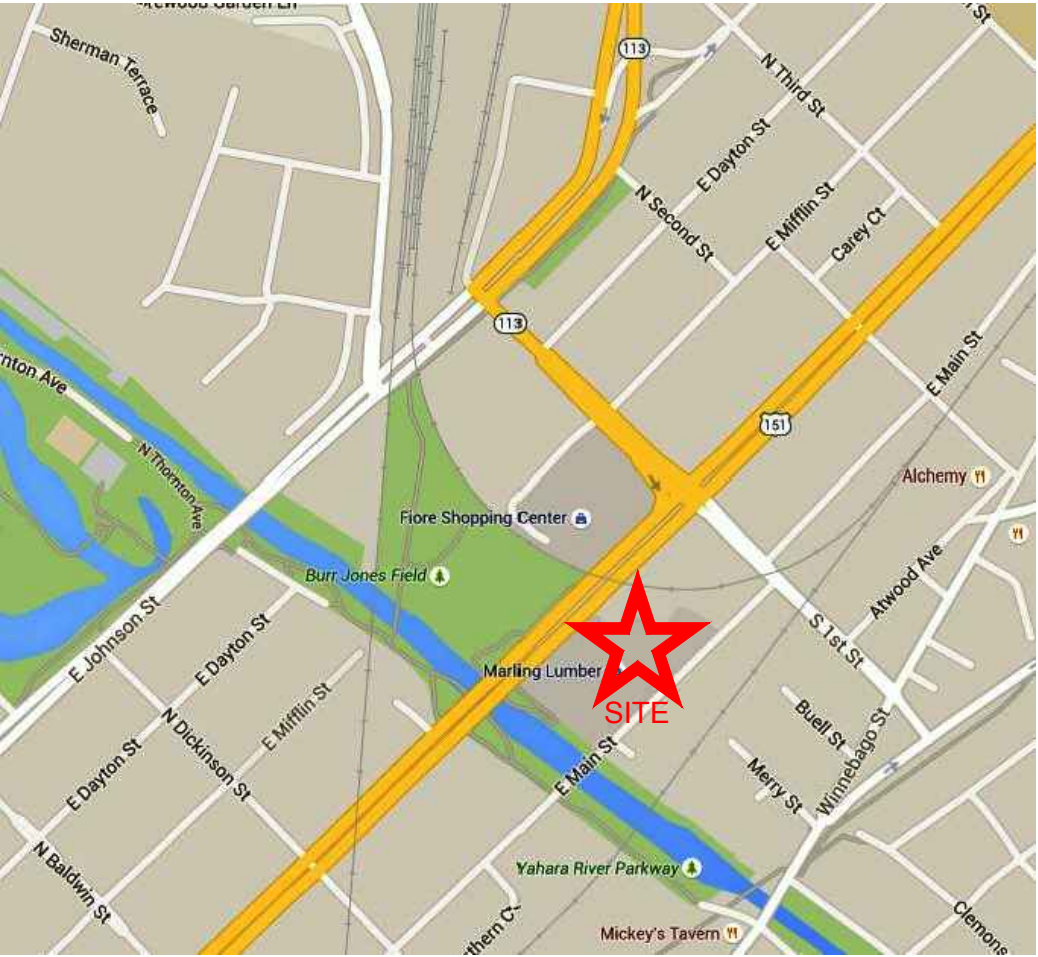
- A. Basis of Bearings
Bearings are based on the South line of East Washington Avenue, which is assumed to bear North 45°58'04" East.
B. Title Commitment
This survey was prepared based on First American Title Insurance Company title commitment number NCS-735670-MAD, effective date of June 24, 2015, which lists the following easements and/or restrictions from schedule B-II:

- 1-3, 10. Visible evidence shown, if any.
4-9. Not survey related.
11. Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises. Affects site by location - Spur tracks shown.
12. Model Ground Use Restriction Agreement recorded December 3, 1997 as Document No. 2911960. Affects site by location - General in nature, cannot be plotted.
13. Grant of Right-of-way to Madison Gas and Electric Company recorded November 8, 1995 as Document No. 2717361. Affects site by location - Shown.

- C. Flood Note
According to flood insurance rate map of the City of Madison, community panel number 55025C0428G, effective date of January 2, 2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)
D. Elevations
Elevations refer to NGVD 1929 Datum.

LEGEND

- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
BOLLARD
SOIL BORING/MONITORING WELL
FLAGPOLE
MAILBOX
SIGN
BILLBOARD
AIR CONDITIONER
CONTROL BOX
TRAFFIC SIGNAL
RAILROAD CROSSING SIGNAL
CABLE PEDESTAL
POWER POLE
GUY POLE
GUY WIRE
LIGHT POLE
SPOT/YARD/PEDESTAL LIGHT
HANDICAPPED PARKING
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC METER
ELECTRIC TRANSFORMER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
MARKED FIBER OPTIC
GAS VALVE
GAS METER
GAS WARNING SIGN
STORM MANHOLE
ROUND INLET
SQUARE INLET
STORM SEWER END SECTION
SANITARY MANHOLE
SANITARY CLEANOUT OR SEPTIC VENT
SANITARY INTERCEPTOR MANHOLE
MISCELLANEOUS MANHOLE
WATER VALVE
HYDRANT
WATER SERVICE CURB STOP
WATER MANHOLE
WELL
WATER SURFACE
WETLANDS FLAG
MARSH
CONIFEROUS TREE
DECIDUOUS TREE
SHRUB
EDGE OF TREES
SANITARY SEWER
STORM SEWER
WATERMAIN
MARKED GAS MAIN
MARKED ELECTRIC
OVERHEAD WIRES
BUREAU ELEC. SERV.
MARKED TELEPHONE
MARKED CABLE TV LINE
MARKED FIBER OPTIC
INDICATES EXISTING CONTOUR ELEVATION
INDICATES EXISTING SPOT ELEVATION
780
x 780.55



VICINITY MAP
NOT TO SCALE

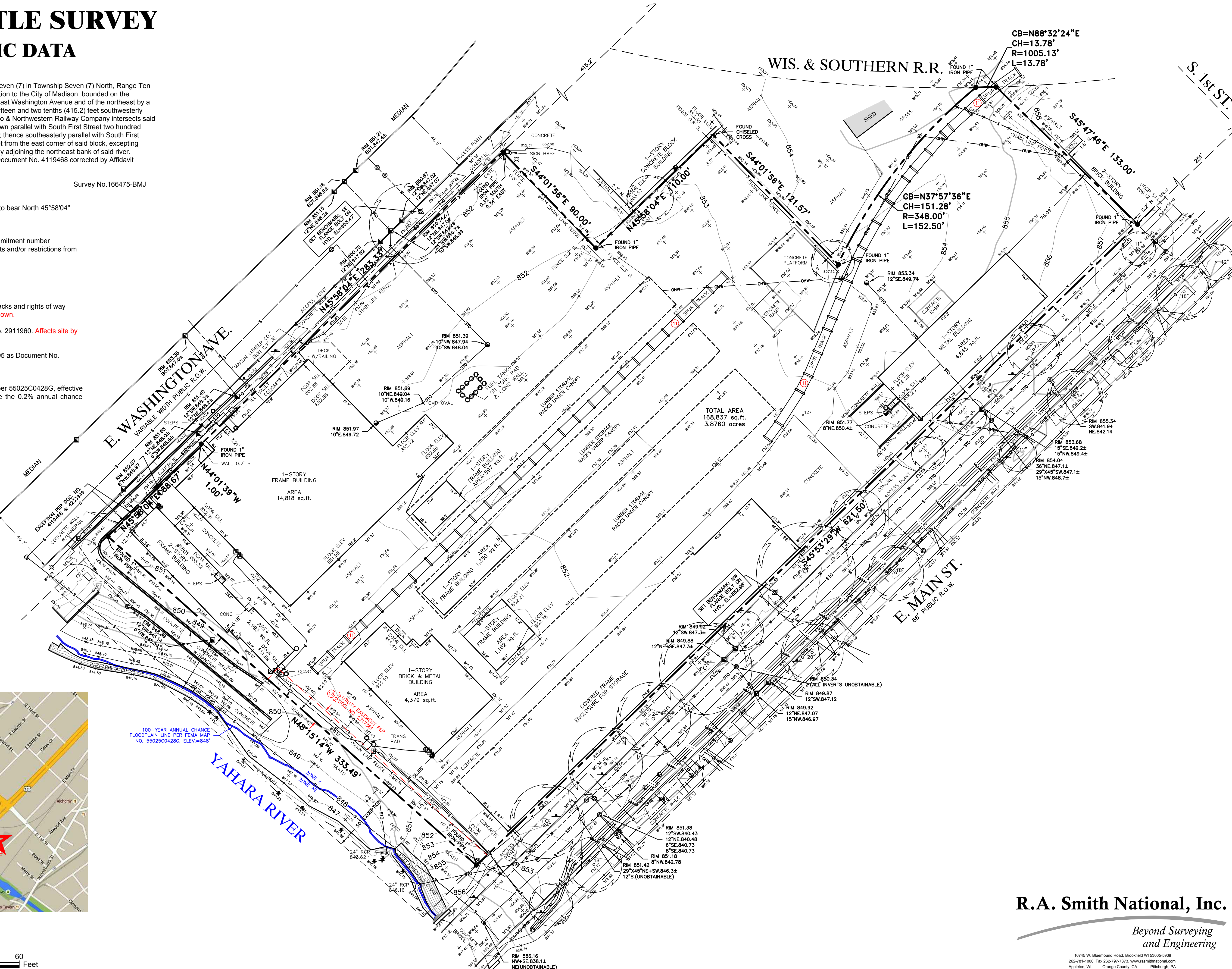


THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

STARTING BENCHMARK:
NW COR. OF NW 1/4
SEC. 7-7-10, FOUND
CONC. MON. W/BRASS
CAP, EL=852.51'

100-YEAR ANNUAL CHANCE
FLOODPLAIN LINE PER FEMA MAP
NO. 55025C0428G, ELEV.=848'



R.A. Smith National, Inc.

Beyond Surveying
and Engineering

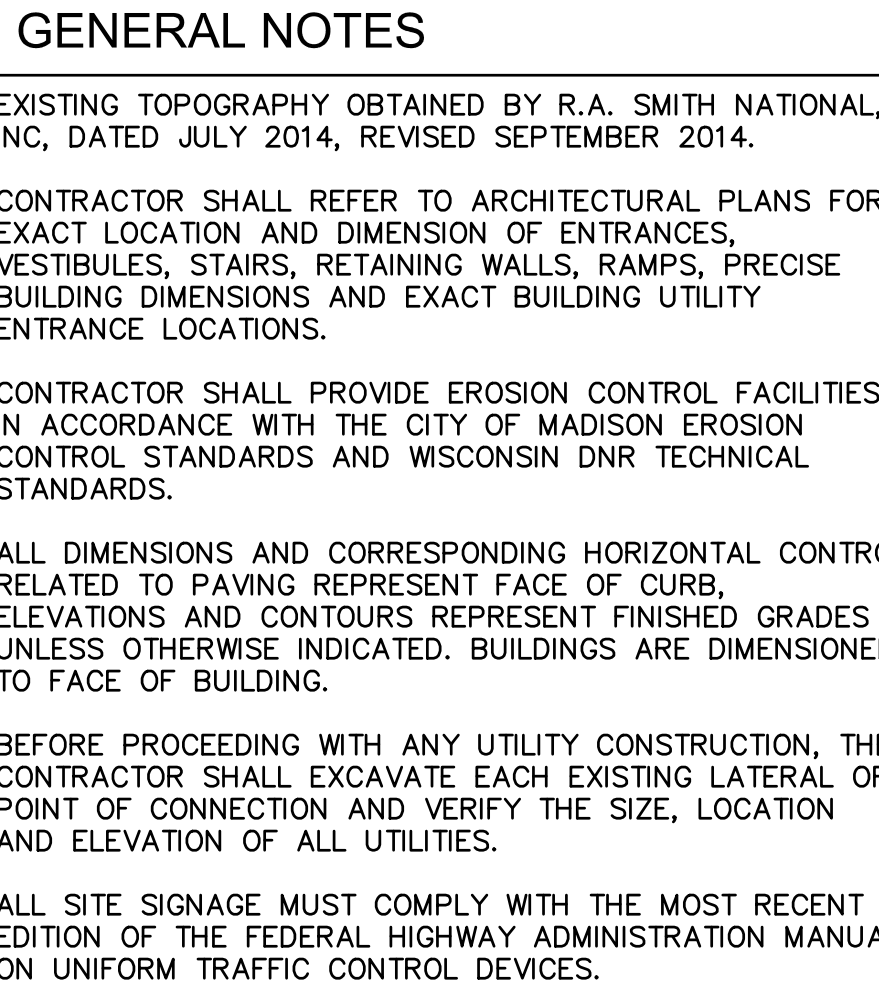
16745 W. Bluemound Road, Brookfield WI 53005-9938
262-781-1000 Fax 262-797-7373, www.ra-smithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA
P:\3150290\DWG\CS1618260\BMP COPY.dwg \ALTA

R.A. Smith National, Inc.









SITE CALCULATIONS			
	ACRES	SQUARE FEET	% OF OVERALL DEVELOPMENT
TOTAL PARCEL AREA	3.88	168,837	100%
TOTAL DISTURBED AREA	4.08	177,777	
EXISTING IMPERVIOUS AREA	3.72	160,016	
PROPOSED IMPERVIOUS AREA	2.96	128,837	76.3%
REMAINING GREENSPACE	0.92	40,000	23.7%
USEABLE OPEN SPACE	0.46	26,477	15.7%

[illegible]

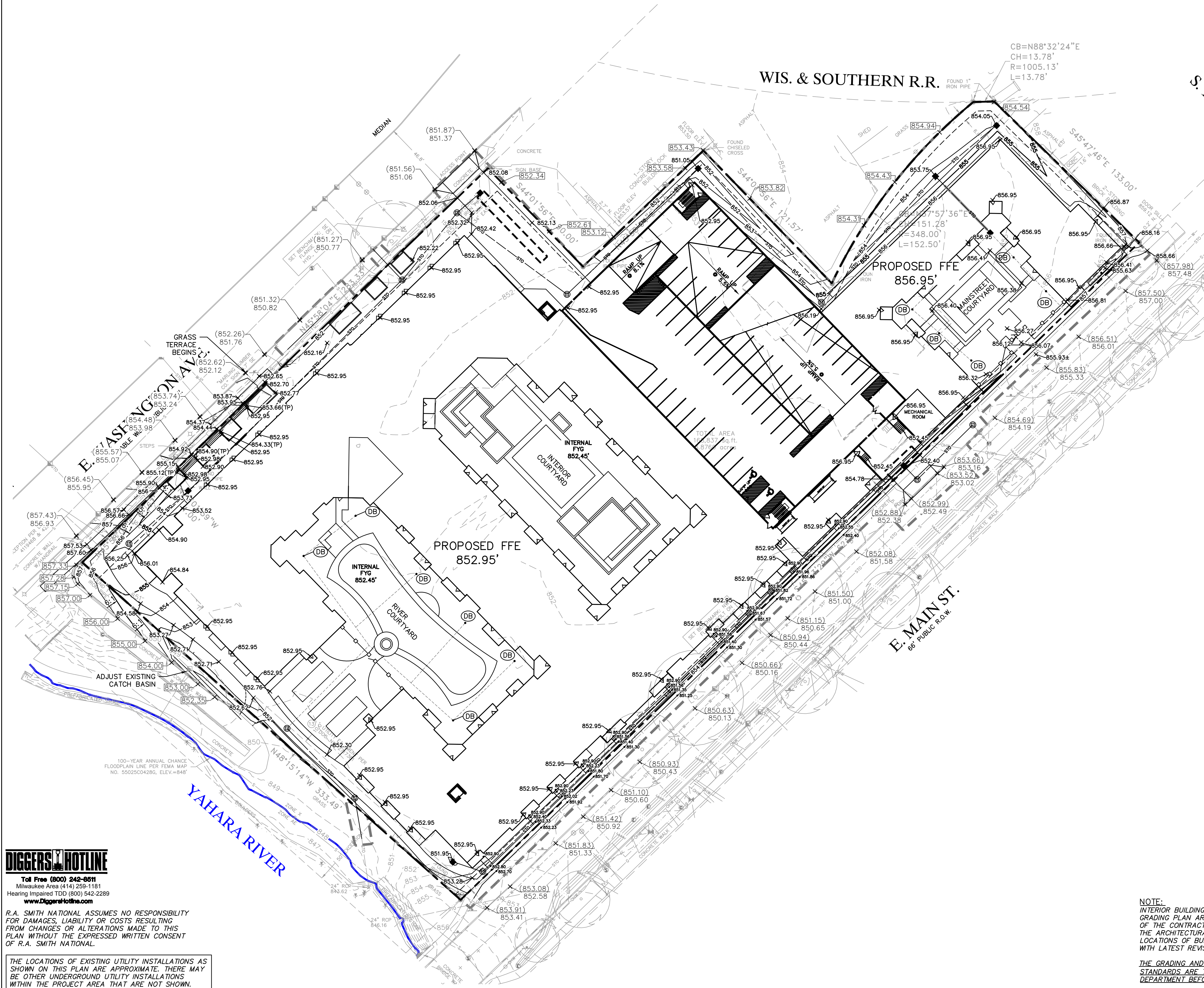




Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



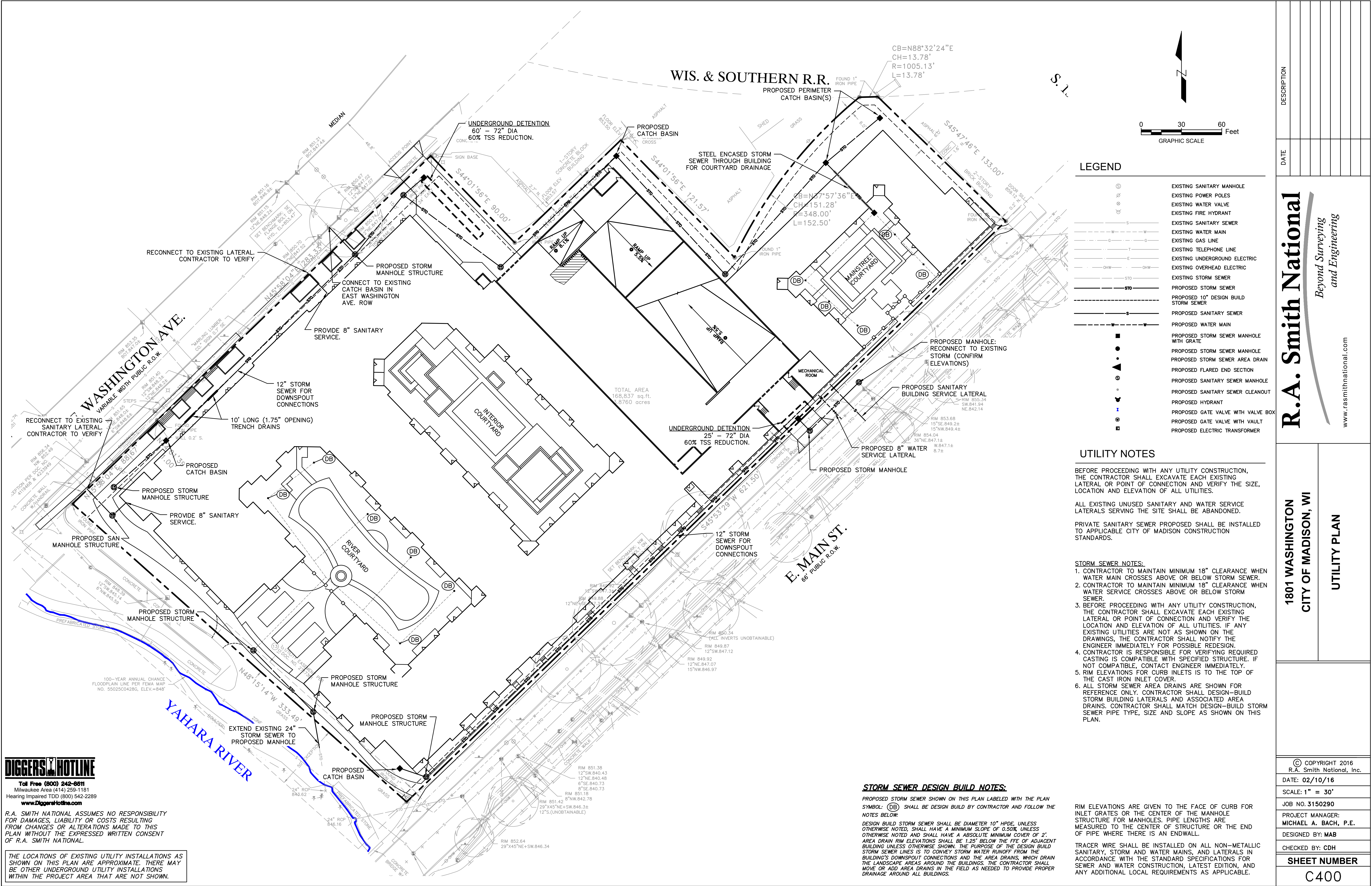
- LEGEND**
- 80 --- EXISTING 5-FT CONTOUR
  - 81 --- EXISTING 1-FT CONTOUR
  - 80 --- PROPOSED 5-FT CONTOUR
  - 81 --- PROPOSED 1-FT CONTOUR
  - 80.00 X PROPOSED SPOT GRADE AT GUTTER OR SPOT GRADE ON PAVEMENT
  - (80.50) X PROPOSED SPOT GRADE AT TOP OF CURB
  - 85.00TW 80.00BW X PROPOSED GRADE AT TOP/WALL PROPOSED GRADE AT BOTTOM/WALL
  - LIMITS OF DISTURBANCE=4.08 AC
  - X 850.60 EXISTING ELEVATION AT FLOW LINE
  - X (851.10) EXISTING ELEVATION AT TOP OF CURB
  - X 851.96 EXISTING SURFACE SPOT ELEVATION AT VARIOUS LOCATIONS

**NOTE:**  
INTERIOR BUILDING STEPS AND FLOOR ELEVATIONS ILLUSTRATED ON THE SITE GRADING PLAN ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM INTERIOR BUILDING STEP LOCATIONS WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION ACTIVITIES. ACTUAL LOCATIONS OF BUILDING STEPS ARE SUBJECT - VERIFY ACTUAL LOCATIONS WITH LATEST REVISION OF ARCHITECTURAL PLANS.

THE GRADING AND DRAINAGE RECORD DRAWINGS WHICH ARE PREPARED TO CITY STANDARDS ARE TO BE REVIEWED AND APPROVED BY THE CITY'S ENGINEERING DEPARTMENT BEFORE OCCUPANCY PERMIT IS ISSUED.

DESCRIPTION	
DATE	
<b>R.A. Smith National</b> <i>Beyond Surveying and Engineering</i> www.rasmithnational.com	
<b>1801 WASHINGTON</b> <b>CITY OF MADISON, WI</b>	
<b>GRADING PLAN</b>	
© COPYRIGHT 2016 R.A. Smith National, Inc.	
DATE: 02/10/16	
SCALE: 1" = 30'	
JOB NO. 3150290	
PROJECT MANAGER: MICHAEL A. BACH, P.E.	
DESIGNED BY: MAB	
CHECKED BY: CDH	
<b>SHEET NUMBER</b>	
<b>C300</b>	





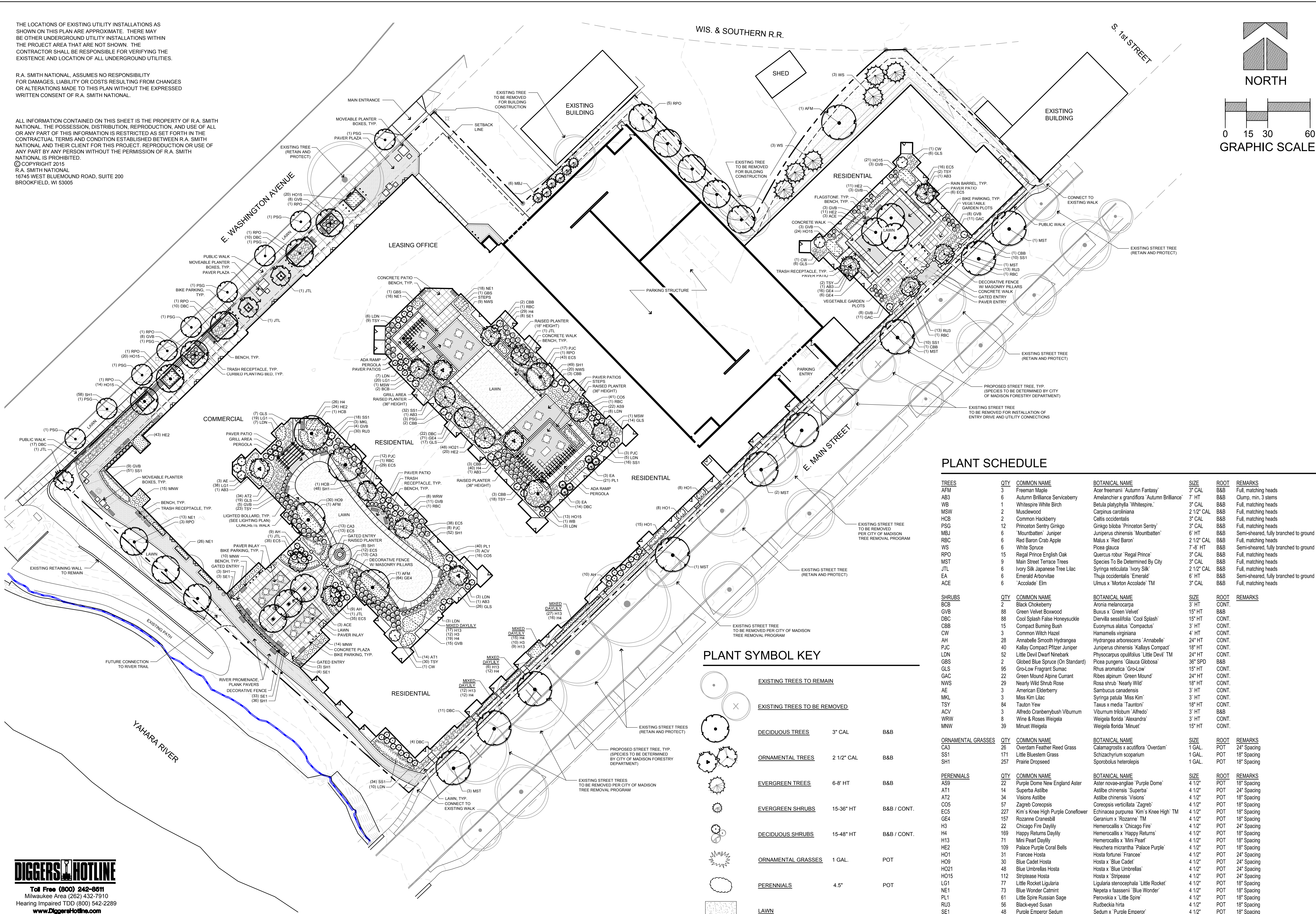
DESCRIPTION	
DATE	
<b>R.A. Smith National</b> <i>Beyond Surveying and Engineering</i> www.rasmithnational.com	
<b>1801 WASHINGTON</b> CITY OF MADISON, WI	
<b>UTILITY PLAN</b>	
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DATE: 02/10/16	
SCALE: 1" = 30'	
JOB NO. 3150290	
PROJECT MANAGER: MICHAEL A. BACH, P.E.	
DESIGNED BY: MAB	
CHECKED BY: CDH	
<b>SHEET NUMBER</b> C400	



THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH NATIONAL, ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

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R.A. SMITH NATIONAL  
16745 WEST BLUEMOUND ROAD, SUITE 200  
BROOKFIELD, WI 53005



## PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AFM	3	Freeman Maple	Acer freemanii 'Autumn Fantasy'	3" CAL	B&B	Full, matching heads
AB3	6	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	7" HT	B&B	Clump, min. 3 stems
WB	1	Whitespire White Birch	Betula papyrifera 'Whitespire.'	3" CAL	B&B	Full, matching heads
MSW	2	Musclewood	Carpinus caroliniana	2 1/2" CAL	B&B	Full, matching heads
HCB	2	Common Hackberry	Celtis occidentalis	3" CAL	B&B	Full, matching heads
PSG	12	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	3" CAL	B&B	Full, matching heads
MBJ	6	'Mountbatten' Juniper	Juniperus chinensis 'Mountbatten'	6" HT	B&B	Semi-sheared, fully branched to ground
RBC	6	Red Baron Crab Apple	Malus x 'Red Baron'	2 1/2" CAL	B&B	Full, matching heads
WS	6	White Spruce	Picea glauca	7'-8" HT	B&B	Semi-sheared, fully branched to ground
RPO	15	Regal Prince English Oak	Quercus robur 'Regal Prince'	3" CAL	B&B	Full, matching heads
MST	9	Main Street Terrace Trees	Species To Be Determined By City	3" CAL	B&B	Full, matching heads
JTL	6	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2 1/2" CAL	B&B	Full, matching heads
EA	6	Emerald Arborvitae	Thuja occidentalis 'Emerald'	6" HT	B&B	Semi-sheared, fully branched to ground
ACE	6	'Accolade' Elm	Ulmus x 'Morton Accolade' TM	3" CAL	B&B	Full, matching heads
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
BCB	2	Black Chokeberry	Aronia melanocarpa	3" HT	CONT.	
GVB	88	Green Velvet Boxwood	Buxus x 'Green Velvet'	15" HT	B&B	
DBC	88	Cool Splash False Honeysuckle	Diervilla sessilifolia 'Cool Splash'	15" HT	CONT.	
CBB	15	Compact Burning Bush	Euonymus alatus 'Compactus'	3" HT	CONT.	
CW	3	Common Witch Hazel	Hamamelis virginiana	4" HT	CONT.	
AH	28	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	24" HT	CONT.	
PJC	40	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	18" HT	CONT.	
LDN	52	Little Devil Dwarf Ninebark	Physocarpus opulifolius 'Little Devil' TM	24" HT	CONT.	
GBS	2	Globed Blue Spruce (On Standard)	Picea pungens 'Glaucia Globosa'	36" SPD	B&B	
GLS	95	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	15" HT	CONT.	
GAC	22	Green Mound Alpine Currant	Ribes alpinum 'Green Mound'	24" HT	CONT.	
NWS	29	Nearly Wild Shrub Rose	Rosa shrub 'Nearly Wild'	18" HT	CONT.	
AE	3	American Elderberry	Sambucus canadensis	3" HT	CONT.	
MKL	3	Miss Kim Lilac	Syringa patula 'Miss Kim'	3" HT	CONT.	
TSY	84	Tauton Yew	Taxus x media 'Tauntont'	18" HT	CONT.	
ACV	3	Alfredo Cranberrybush Viburnum	Viburnum trilobum 'Alfredo'	3" HT	B&B	
WRW	8	Wine & Roses Weigela	Weigela florida 'Alexandra'	3" HT	CONT.	
MNW	39	Minuet Weigela	Weigela florida 'Minuet'	15" HT	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA3	26	Overdam Feather Reed Grass	Calamagrostis x acutiflora 'Overdam'	1 GAL.	POT	24" Spacing
SS1	171	Little Bluestem Grass	Schizachyrium scoparium	1 GAL.	POT	18" Spacing
SH1	257	Prairie Dropseed	Sporobolus heterolepis	1 GAL.	POT	18" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AS9	22	Purple Dome New England Aster	Aster novae-angliae 'Purple Dome'	4 1/2" POT	18" Spacing	
AT1	14	Superba Astilbe	Astilbe chinensis 'Superba'	4 1/2" POT	24" Spacing	
AT2	34	Visions Astilbe	Astilbe chinensis 'Visions'	4 1/2" POT	18" Spacing	
CO5	57	Zagreb Coreopsis	Coreopsis verticillata 'Zagreb'	4 1/2" POT	18" Spacing	
EC5	227	Kim's Knee High Purple Coneflower	Echinacea purpurea 'Kim's Knee High' TM	4 1/2" POT	18" Spacing	
GE4	157	Rozanne Cranesbill	Geranium x 'Rozanne' TM	4 1/2" POT	18" Spacing	
H3	22	Chicago Fire Daylily	Hemerocallis x 'Chicago Fire'	4 1/2" POT	24" Spacing	
H4	169	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2" POT	18" Spacing	
H13	71	Mini Pearl Daylily	Hemerocallis x 'Mini Pearl'	4 1/2" POT	18" Spacing	
HE2	109	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	4 1/2" POT	18" Spacing	
HO1	31	Francee Hosta	Hosta fortunei 'Francee'	4 1/2" POT	24" Spacing	
HO9	30	Blue Cadet Hosta	Hosta x 'Blue Cadet'	4 1/2" POT	24" Spacing	
HO21	48	Blue Umbrellas Hosta	Hosta x 'Blue Umbrellas'	4 1/2" POT	24" Spacing	
HO15	112	Striptease Hosta	Hosta x 'Striptease'	4 1/2" POT	24" Spacing	
LG1	77	Little Rocket Ligularia	Ligularia stenocarpa 'Little Rocket'	4 1/2" POT	18" Spacing	
NE1	73	Blue Wonder Calamint	Nepeta x 'baesseni' 'Blue Wonder'	4 1/2" POT	18" Spacing	
PL1	611	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2" POT	18" Spacing	
RU3	56	Black-eyed Susan	Rudbeckia hirta	4 1/2" POT	18" Spacing	
SE1	48	Purple Emperor Sedum	Sedum x 'Purple Emperor'	4 1/2" POT	18" Spacing	

## PLANT SYMBOL KEY

### EXISTING TREES TO REMAIN

### EXISTING TREES TO BE REMOVED

### DECIDUOUS TREES

### ORNAMENTAL TREES

### EVERGREEN TREES

### EVERGREEN SHRUBS

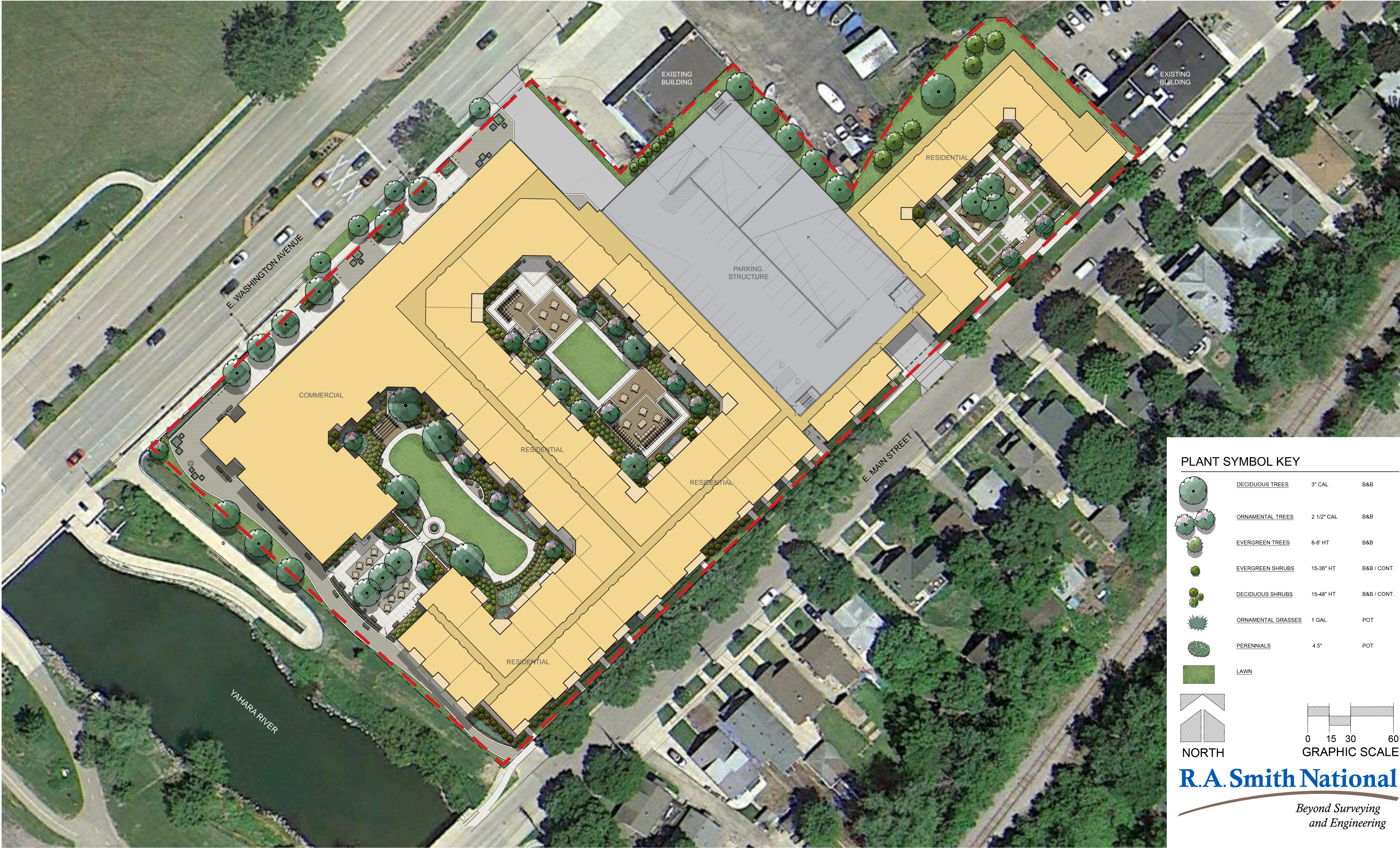
### DECIDUOUS SHRUBS

### ORNAMENTAL GRASSES

### PERENNIALS

### LAWN





**PLANT SYMBOL KEY**

	DECIDUOUS TREES	3" CAL	B&B
	ORNAMENTAL TREES	2 1/2" CAL	B&B
	EVERGREEN TREES	6-8' HT	B&B
	EVERGREEN SHRUBS	15-36" HT	B&B / CONT.
	DECIDUOUS SHRUBS	15-48" HT	B&B / CONT.
	ORNAMENTAL GRASSES	1 GAL.	POT
	PERENNIALS	4.5"	POT
	LAWN		

NORTH

0 15 30 60  
GRAPHIC SCALE

**R.A. Smith National**  
*Beyond Surveying  
and Engineering*

