

**LEGEND**

—	= EX. PROPERTY LINE	⊠	= EX. HANDHOLE
- - -	= EX. EASEMENT LINE	⊞	= EX. TELEPHONE PEDESTAL
---	= EX. SECTION LINE	⊟	= EX. TELEPHONE MARKER
---	= EX. SIDEWALK	⊠	= EX. TELEVISION PEDESTAL
---	= EX. CONCRETE CURB & GUTTER	⊟	= EX. TELEVISION LINE MARKER
---	= EX. DEPRESSED CURB	⊟	= EX. UTILITY POLE
---	= EX. EDGE OF PAVEMENT	⊟	= EX. UTILITY POLE WITH LIGHT
---	= EX. CHAIN-LINK FENCE	⊟	= EX. GUY WIRE
---	= EX. OVERHEAD WIRES	⊟	= EX. LIGHT STANDARD
---	= EX. TREE/BRUSH LINE	⊟	= EX. STREET LIGHT
---	= EX. WATER LINE	⊟	= EX. WALL LIGHT
---	= EX. LANDSCAPE AREA	⊟	= EX. TRAFFIC SIGNAL
---	= EX. GUARD RAIL	⊟	= EX. TRAFFIC SIGNAL WITH ARM
⊟	= EX. MISCELLANEOUS MANHOLE (MH)	⊟	= EX. TRAFFIC SIGNAL MANHOLE
⊟	= EX. STORM MANHOLE (MH)	⊟	= EX. SIGN
⊟	= EX. STORM CATCH BASIN (CB)	⊟	= EX. DOUBLE POLE SIGN
⊟	= EX. STORM INLET (INL)	⊟	= EX. MAILBOX
⊟	= EX. FLARED END SECTION (FES)	⊟	= EX. BOLLARD
⊟	= EX. STORM SEWER MARKER	⊟	= EX. FLAG POLE
⊟	= EX. SANITARY MANHOLE (SMH)	⊟	= EX. FIRE SIAMASE/ALARM BOX
⊟	= EX. CLEANOUT	⊟	= EX. AIR CONDITIONING UNIT
⊟	= EX. SANITARY SEWER MARKER	⊟	= EX. HANDICAPPED PARKING
⊟	= EX. FIRE HYDRANT/AUX. VALVE	⊟	= EX. BUSHES
⊟	= EX. VALVE BOX	⊟	= EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
⊟	= EX. VALVE VAULT (V.V.)	⊟	= EX. CONIFEROUS TREE WITH HEIGHT IN FEET
⊟	= EX. WATER METER	⊟	= EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES AND TREE TAG NUMBER
⊟	= EX. BUFFALO BOX	CONC.	= CONCRETE
⊟	= EX. AUXILIARY VALVE	D.S.	= DOWN SPOUT
⊟	= EX. WELL HEAD	⊟	= SPRINKLER CONTROL BOX
⊟	= EX. WATER MARKER	---	= EX. PARKING STRIPING
⊟	= EX. GAS VALVE		
⊟	= EX. GAS METER		
⊟	= EX. JULIE GAS MARKER		
⊟	= EX. ELECTRICAL METER		
⊟	= EX. ELECTRICAL MANHOLE		
⊟	= EX. JULIE ELECTRIC MARKER		

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REVISIONS  
 DATE

**PROPOSED WAL-MART SUPERCENTER NO. 2335-11**  
 CITY OF MADISON, DANE COUNTY, WISCONSIN  
**EXISTING CONDITIONS PLAN**

PROJ. MGR.: TTR  
 PROJ. ASSOC.: RJS  
 DRAWN BY: MH  
 DATE: 6-24-14  
 SCALE: 1"=60'  
 SHEET  
**1 OF 11**  
 WALMAW 120750



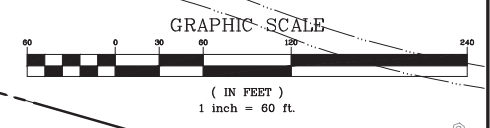
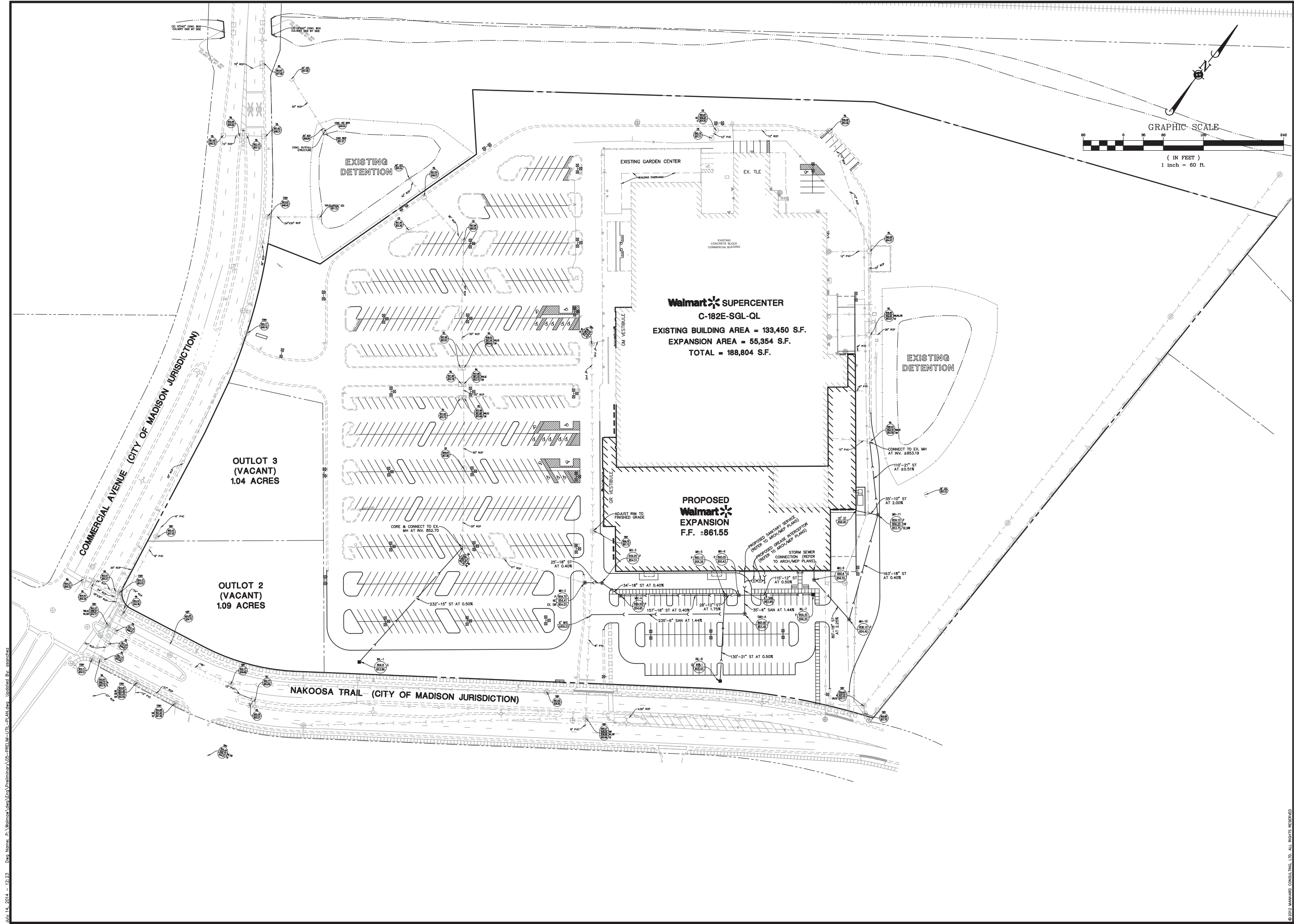












**Walmart** SUPERCENTER  
 C-182E-SGL-QL  
 EXISTING BUILDING AREA = 133,450 S.F.  
 EXPANSION AREA = 55,354 S.F.  
 TOTAL = 188,804 S.F.

**PROPOSED**  
**Walmart**  
 EXPANSION  
 F.F. ≈ 861.55

COMMERCIAL AVENUE (CITY OF MADISON JURISDICTION)

NAKOOSA TRAIL (CITY OF MADISON JURISDICTION)

OUTLOT 3  
 (VACANT)  
 1.04 ACRES

OUTLOT 2  
 (VACANT)  
 1.09 ACRES

EXISTING  
 DETENTION

EXISTING  
 DETENTION

EXISTING GARDEN CENTER

EXISTING CONCRETE BLOCK  
 COMMERCIAL BUILDING

DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

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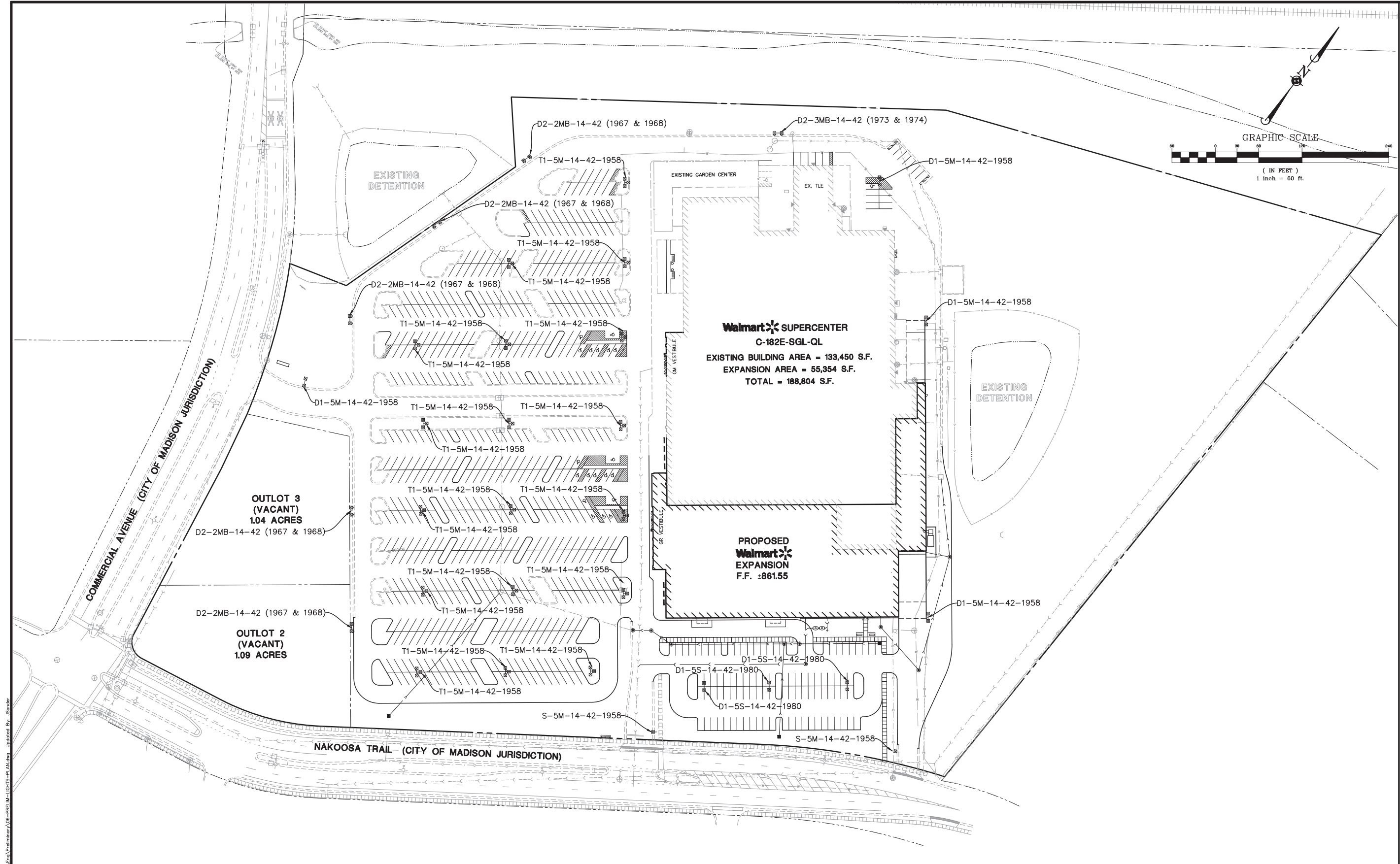
300 Wisconsin Avenue, Suite 1100, Madison, WI 53703  
 Phone: 608/255-1100, Fax: 608/255-1101  
 Email: info@manhard.com, www.manhard.com  
 Services: Environmental Science • Landscaping Architecture • Planning

PROPOSED WAL-MART SUPERCENTER NO. 2335-11  
 CITY OF MADISON, DANE COUNTY, WISCONSIN  
 PRELIMINARY UTILITY PLAN

PROJ. MGR.: TIR  
 PROJ. ASSOC.: RJS  
 DRAWN BY: MH  
 DATE: 6-24-14  
 SCALE: 1"=60'  
 SHEET  
**5** OF **11**  
 WALMAW 120750

July 14, 2014 - 12:23 Day Name: P:\Walmart\Eng\A\Pre\11000\A05-PR-11000-UTL-PLAN.dwg Updated By: asanchez

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**Walmart** SUPERCENTER  
 C-182E-SGL-QL  
 EXISTING BUILDING AREA = 133,450 S.F.  
 EXPANSION AREA = 55,354 S.F.  
 TOTAL = 188,804 S.F.

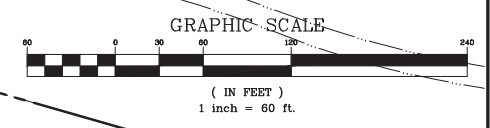
**PROPOSED**  
**Walmart**  
 EXPANSION  
 F.F. ±861.55

COMMERCIAL AVENUE (CITY OF MADISON JURISDICTION)

OUTLOT 3 (VACANT)  
 1.04 ACRES

OUTLOT 2 (VACANT)  
 1.09 ACRES

NAKOOSA TRAIL (CITY OF MADISON JURISDICTION)



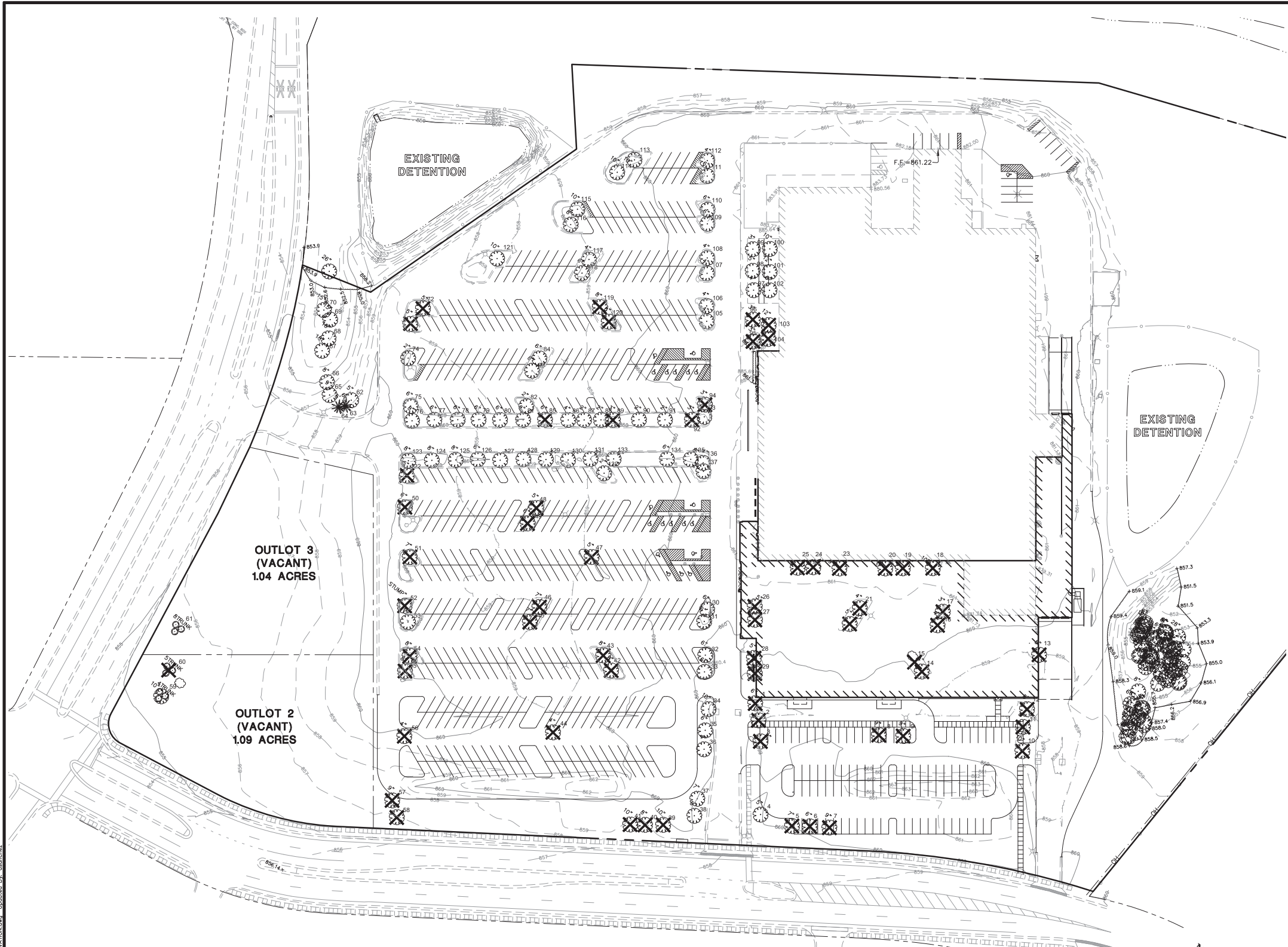
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	4	D1-5M-14-42-1958	BACK-BACK	0.810	2-ARE-EDG-5M-DA-14-D-UH-BK-525-57K 39ft pole on 3ft base	466	38664	B4-U0-G3
	3	D1-5S-14-42-1980	BACK-BACK	0.810	2-ARE-EDG-5S-DA-14-D-UH-BK-525-57K 39ft pole on 3ft base	466	42958	B4-U0-G2
	5	D2-2MB-14-42 (1967 & 1968)	ROTATED	0.810	1-ARE-EDG-2MB-DA-14-D-UH-BK-525-57K-RL & 1-ARE-EDG-2MB-DA-14-D-UH-BK-525-57K-RR	466	27686	B1-U1-G3
	1	D2-3MB-14-42 (1973 & 1974)	ROTATED	0.810	1-ARE-EDG-3MB-DA-14-D-UH-BK-525-57K-RL & 1-ARE-EDG-3MB-DA-14-D-UH-BK-525-57K-RR	466	25776	B2-U0-G3
	2	S-5M-14-42-1958	SINGLE	0.810	1-ARE-EDG-5M-DA-14-D-UH-BK-525-57K 39ft pole on 3ft base	233	19332	B4-U0-G3
	18	T1-5M-14-42-1958	3 @ 90 DEGREES	0.810	3-ARE-EDG-5M-DA-14-D-UH-BK-525-57K 39ft pole on 3ft base	699	57996	B4-U0-G3

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PROJECT: PROPOSED WAL-MART SUPERCENTER NO. 2335-11  
 CITY OF MADISON, DANE COUNTY, WISCONSIN  
 SHEET: 6 OF 11  
 SCALE: 1"=60'  
 DATE: 6-24-14  
 DRAWN BY: MH  
 PROJ. ASSOC.: RJS  
 PROJ. MGR.: TTR





**Tree Survey**

Tree Number	DBH (inches)	Scientific Name	Common Name	Condition (1-5)	Form (1-5)	Removal	Notes
1	6	Tilia cordata	Little Leaf Linden	4	2	X	Deadwood
2	5	Tilia cordata	Little Leaf Linden	2	2		
3	7	Tilia cordata	Little Leaf Linden	2	2	X	
4	5	Acer saccharinum	Silver Maple	2	2		
5	7	Fraxinus americana	White Ash	1	1	X	
6	6	Fraxinus americana	White Ash	1	1	X	
7	9	Fraxinus americana	White Ash	1	1	X	
8	9	Gleditsia triacanthos	Honeylocust	1	1	X	
9	9	Gleditsia triacanthos	Honeylocust	1	1	X	
10	10	Gleditsia triacanthos	Honeylocust	1	1	X	
11	8	Gleditsia triacanthos	Honeylocust	1	1	X	
12	8	Gleditsia triacanthos	Honeylocust	1	1	X	
13	5	Gleditsia triacanthos	Honeylocust	1	1	X	
14	4	Gleditsia triacanthos	Honeylocust	2	2	X	
15	4	Gleditsia triacanthos	Honeylocust	2	2	X	
16	3	Malus sp	Crabapple	2	2	X	
17	3	Malus sp	Crabapple	2	2	X	
18	10	Betula nigra	River Birch	2	2	X	
19	3	Crataegus sp	Thornless Hawthorn	1	1	X	
20	3	Crataegus sp	Thornless Hawthorn	1	1	X	
21	4	Gleditsia triacanthos	Honeylocust	2	2	X	
22	5	Gleditsia triacanthos	Honeylocust	2	2	X	
23	9	Betula nigra	River Birch	2	2	X	
24	4	Crataegus sp	Thornless Hawthorn	1	1	X	
25	4	Crataegus sp	Thornless Hawthorn	1	1	X	
26	5	Gleditsia triacanthos	Honeylocust	4	4	X	Deadwood, topped
27	2	Gleditsia triacanthos	Honeylocust	4	4	X	Deadwood
28	5	Gleditsia triacanthos	Honeylocust	3	3	X	
29	4	Gleditsia triacanthos	Honeylocust	3	3	X	
30	6	Gleditsia triacanthos	Honeylocust	2	2		
31	6	Gleditsia triacanthos	Honeylocust	2	2		
32	6	Gleditsia triacanthos	Honeylocust	3	4		Pruned
33	6	Gleditsia triacanthos	Honeylocust	3	4		Pruned
34	10	Tilia cordata	Little Leaf Linden	1	1		
35	6	Tilia cordata	Little Leaf Linden	1	1		
36	4	Tilia cordata	Little Leaf Linden	2	2		
37	7	Acer saccharinum	Silver Maple	2	2		
38	5	Acer rubrum	Red Maple	4	2		
39	10	Fraxinus americana	White Ash	1	1	X	Deadwood
40	8	Fraxinus americana	White Ash	1	1	X	
41	10	Fraxinus americana	White Ash	1	1	X	
42	8	Fraxinus americana	White Ash	2	1	X	
43	8	Fraxinus americana	White Ash	2	1	X	
44	4	Acer saccharinum	Silver Maple	3	2	X	
45	7	Acer saccharinum	Silver Maple	3	2	X	
46	7	Acer saccharinum	Silver Maple	3	2	X	
47	5	Fraxinus americana	White Ash	4	3	X	Deadwood
48	4	Acer rubrum	Red Maple	4	2	X	Deadwood
49	5	Acer rubrum	Red Maple	4	2	X	Deadwood
50	6	Gone		5	5	X	Stump
51	7	Fraxinus americana	White Ash	2	1	X	
52	6	Gone		5	5	X	Stump
53	6	Acer saccharinum	Silver Maple	2	2		
54	8	Fraxinus americana	White Ash	2	2	X	
55	8	Fraxinus americana	White Ash	2	2	X	
56	4	Acer saccharinum	Silver Maple	2	2	X	
57	9	Fraxinus americana	White Ash	2	2	X	
58	10	Fraxinus americana	White Ash	1	1	X	
59	10	Acer negundo	Box Elder	2	3		
60	10	Fraxinus americana	White Ash	2	3	X	Deadwood
61	10	Acer negundo	Box Elder	4	3		Deadwood
62	5	Acer rubrum	Red Maple	4	2		Deadwood
63	6	Pinus strobus	White Pine	3	1		Die Back
64	5	Pinus strobus	White Pine	3	1		
65	9	Acer saccharinum	Silver Maple	1	1		
66	8	Acer saccharinum	Silver Maple	1	1		
67	18	Populus deltoides	Cottonwood	3	2		
68	18	Populus deltoides	Cottonwood	3	2		
69	18	Populus deltoides	Cottonwood	3	2		
70	18	Populus deltoides	Cottonwood	3	2		
71	26	Populus deltoides	Cottonwood	2	2		
72	5	Fraxinus americana	White Ash	3	2	X	
73	6	Fraxinus americana	White Ash	3	2	X	
74	2	Gleditsia triacanthos	Honeylocust	4	2		
75	6	Tilia cordata	Little Leaf Linden	4	2		Die Back, Deadwood
76	6	Tilia cordata	Little Leaf Linden	1	1		
77	6	Tilia cordata	Little Leaf Linden	3	1		
78	6	Tilia cordata	Little Leaf Linden	2	1		
79	6	Tilia cordata	Little Leaf Linden	2	1		
80	6	Tilia cordata	Little Leaf Linden	4	2		Die Back, Deadwood
81	8	Tilia cordata	Little Leaf Linden	3	2		
82	2	Gleditsia triacanthos	Honeylocust	4	2		
83	8	Acer rubrum	Red Maple	4	2		Deadwood
84	6	Acer rubrum	Red Maple	4	2		Deadwood
85	6	Tilia cordata	Little Leaf Linden	5	3	X	Dead
86	4	Tilia cordata	Little Leaf Linden	5	4		Dying, Deadwood
87	2	Tilia cordata	Little Leaf Linden	1	1		
88	2	Tilia cordata	Little Leaf Linden	1	1		
89	2	Tilia cordata	Little Leaf Linden	5	4	X	Dead
90	2	Tilia cordata	Little Leaf Linden	1	1		
91	2	Tilia cordata	Little Leaf Linden	1	1		
92	3	Tilia cordata	Little Leaf Linden	5	4	X	Dead
93	2	Crataegus sp	Thornless Hawthorn	2	3		
94	3	Crataegus sp	Thornless Hawthorn	5	4	X	Dead
95	3	Malus sp	Crabapple	4	3	X	Die back
96	3	Malus sp	Crabapple	5	4	X	Dead
97	3	Malus sp	Crabapple	2	2		
98	5	Malus sp	Crabapple	4	3		Die back
99	3	Acer saccharum	Sugar Maple	4	3		Deadwood
100	10	Gleditsia triacanthos	Honeylocust	2	3		
101	12	Gleditsia triacanthos	Honeylocust	2	3		
102	5	Gleditsia triacanthos	Honeylocust	2	3		
103	12	Gleditsia triacanthos	Honeylocust	2	3	X	
104	12	Gleditsia triacanthos	Honeylocust	2	3	X	
105	4	Crataegus sp	Thornless Hawthorn	1	1		
106	4	Crataegus sp	Thornless Hawthorn	1	1		
107	4	Crataegus sp	Thornless Hawthorn	4	3		Die Back
108	4	Crataegus sp	Thornless Hawthorn	4	3		Die Back
109	6	Gleditsia triacanthos	Honeylocust	2	2		
110	6	Gleditsia triacanthos	Honeylocust	2	2		
111	6	Gleditsia triacanthos	Honeylocust	4	3		Die Back
112	4	Gleditsia triacanthos	Honeylocust	2	2		
113	10	Gleditsia triacanthos	Honeylocust	3	2		
114	10	Gleditsia triacanthos	Honeylocust	2	2		
115	10	Gleditsia triacanthos	Honeylocust	2	2		
116	8	Gleditsia triacanthos	Honeylocust	2	2		
117	4	Gleditsia triacanthos	Honeylocust	3	2		
118	6	Gleditsia triacanthos	Honeylocust	2	2		
119	8	Fraxinus americana	White Ash	3	2	X	
120	8	Fraxinus americana	White Ash	3	2	X	
121	10	Acer saccharinum	Silver Maple	1	1		
122	4	Tilia cordata	Little Leaf Linden	5	4	X	Dead
123	8	Tilia cordata	Little Leaf Linden	3	2		
124	8	Tilia cordata	Little Leaf Linden	3	2		
125	6	Tilia cordata	Little Leaf Linden	3	2		
126	6	Tilia cordata	Little Leaf Linden	4	2		Die Back
127	6	Tilia cordata	Little Leaf Linden	4	2		Die Back
128	6	Tilia cordata	Little Leaf Linden	3	2		
129	6	Tilia cordata	Little Leaf Linden	3	2		
130	6	Tilia cordata	Little Leaf Linden	3	2		
131	6	Tilia cordata	Little Leaf Linden	3	2		
132	2	Gleditsia triacanthos	Honeylocust	2	3		
133	6	Tilia cordata	Little Leaf Linden	2	2		
134	6	Tilia cordata	Little Leaf Linden	4	3		Deadwood, Lean
135	8	Tilia cordata	Little Leaf Linden	4	3		Die Back
136	3	Crataegus sp	Thornless Hawthorn	1	1		
137	3	Crataegus sp	Thornless Hawthorn	1	1		

**Tree Preservation Plan**  
 Scale: 1" = 60'-0"

Tree Survey dated 5-30-14  
 Information Prepared by:  
 Bollinger Environmental, Inc.  
 4901 Forest Avenue, Suite C  
 Downers Grove, Illinois 60515  
 Phone: 630-968-1960

✕ Indicates Tree to be Removed

CALL DIGGERS HOTLINE  
  
 1-800-242-8511  
 TOLL FREE  
 WIS STATUTE 182.0175(1974)  
 REQUIRES MIN. 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE  
 1-800-242-8511

SEAL  
  
 Glenn M Christensen, ASLA, RLA  
 Wisconsin Registered Landscape Architect LA-172

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PROPOSED WAL-MART SUPERCENTER NO. 2335-11  
 CITY OF MADISON, DANE COUNTY, WISCONSIN  
 TREE PRESERVATION PLAN



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 PROJ. ASSOC.: RJS  
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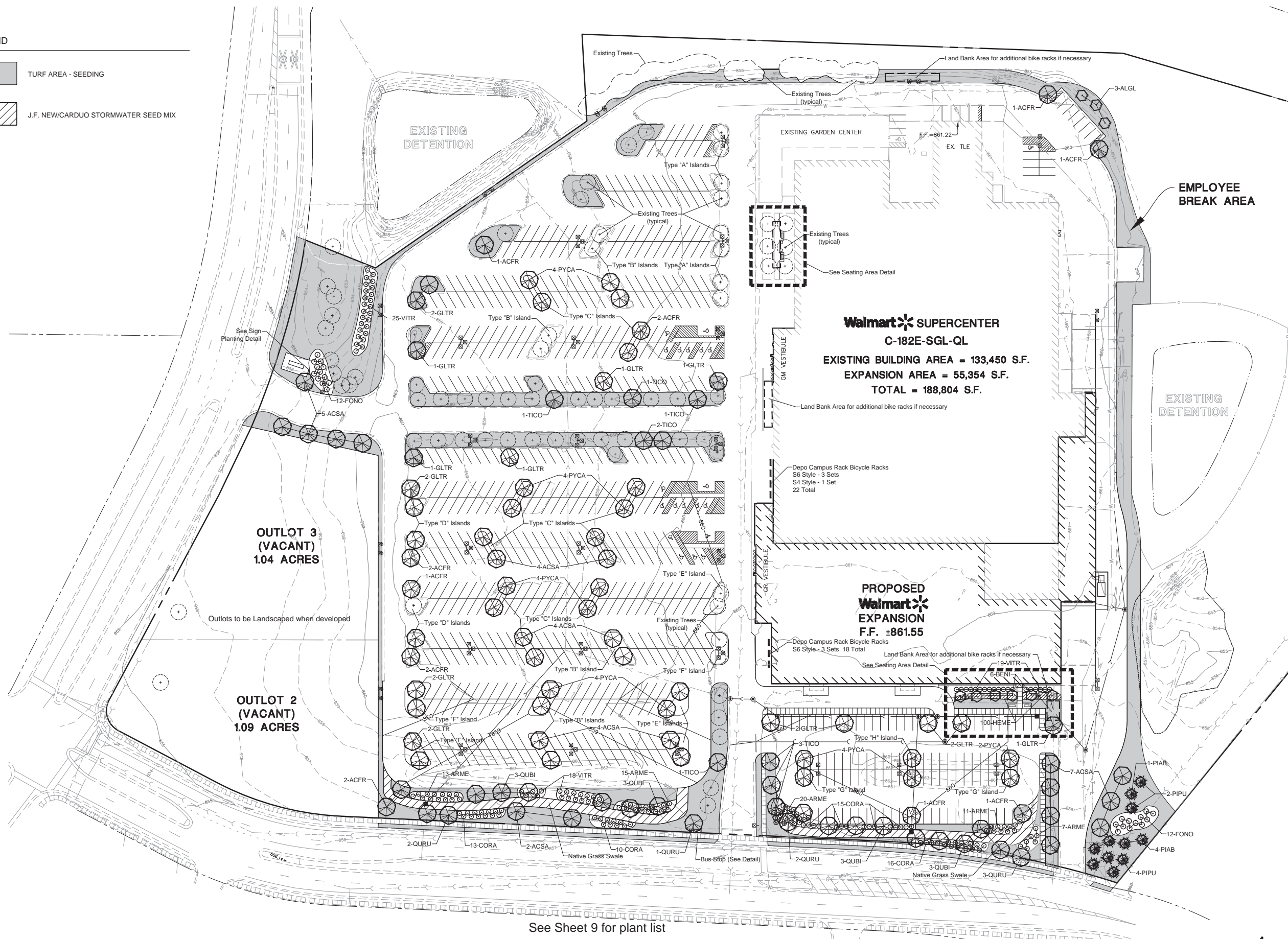
SHEET  
**7** OF **11**  
 WALMAW 120750

July 14, 2014, 12:23 PM Dwg Name: P:\Walmart\04\07-TREE-PRESERVATION.dwg Updated By: ebanchez



LEGEND

-  TURF AREA - SEEDING
-  J.F. NEWCARDUO STORMWATER SEED MIX



See Sheet 9 for plant list

Landscape Plan - Overall  
Scale:

1" = 50'-0"



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PROPOSED WAL-MART SUPERCENTER NO. 2335-11  
 CITY OF MADISON, DANE COUNTY, WISCONSIN  
 OVERALL LANDSCAPE PLAN

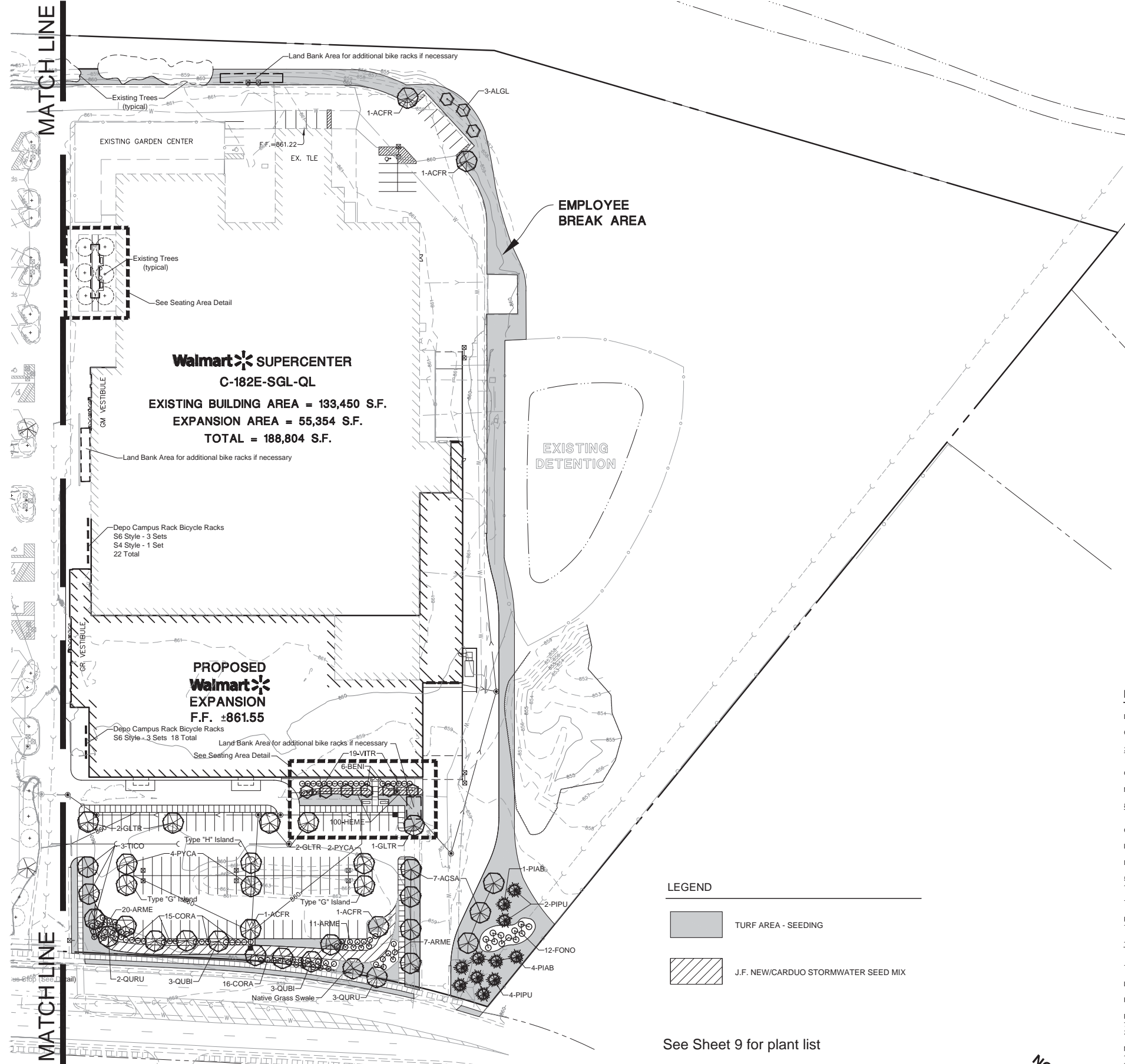
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PROJ ASSOC:	RJS
DRAWN BY:	BD
DATE:	6-24-14
SCALE:	1"=50'
SHEET	8 OF 11
WALMAW	120750

July 14, 2014 - 12:51 Dwg Name: F:\Walmart\Eng\Prelim\LANDSCAPE.dwg Updated By: Dstz

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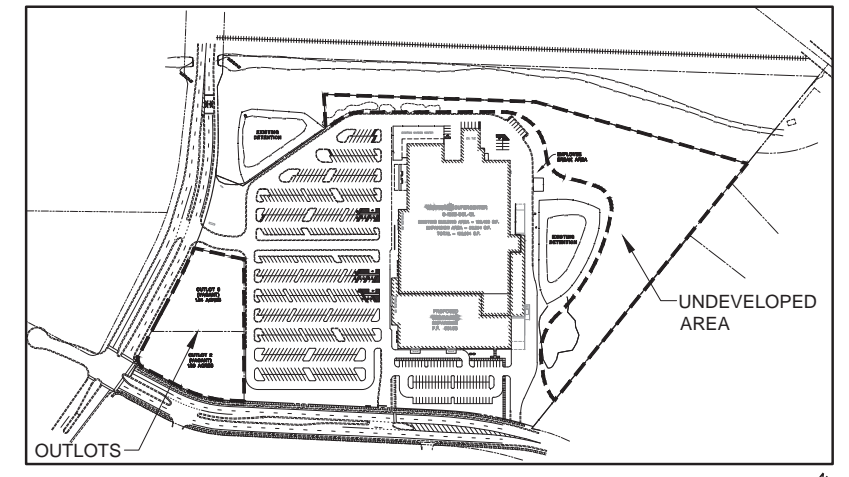
Landscape Plan - East Section  
Scale:

1" = 50'-0"

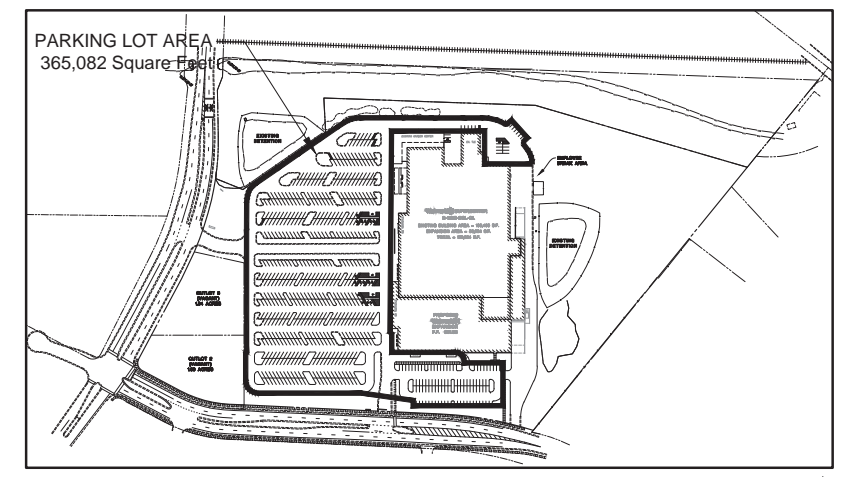
**LEGEND**

- TURF AREA - SEEDING
- J.F. NEW/CARDUO STORMWATER SEED MIX

See Sheet 9 for plant list



Landscape Plan - Undeveloped Areas  
Scale: 1" = 250'-0"



Landscape Plan - Parking Lot Area  
Scale: 1" = 250'-0"

**Required Landscaping**

**DEVELOPMENT FRONTAGE LANDSCAPING**  
Commercial Avenue Frontage - 220 feet  
220 feet / 30 feet = 7.3  
One overstory tree and five shrubs per 30 feet X 7.3 = (7.3) = 7 trees & (36.5) = 37 shrubs

**Nakoosa Trail Frontage - 828 feet**  
828 feet / 30 feet = 27.6  
One overstory tree and five shrubs per 30 feet X 27.6 = (27.6) = 28 trees & (138.0) = 138 shrubs

Landscaping on plan meets or exceeds the required landscaping.

**INTERIOR PARKING LOT LANDSCAPING**

5% of parking lot shall be interior planting islands, peninsulas, or landscape strips. One tree per 160 square feet of required landscape area.

Total Square Footage of Parking Lot (see drawing) - 365,082 square feet  
Required (5%) Landscape Area - 18,254.1 square feet  
Total Landscape Area on Plan - 45,967 square feet (12%)

18,254.1 square feet / 160 square feet = (114.08) = 114 trees

Trees in islands on plan both existing and proposed exceed the 114 trees.

**LANDSCAPE POINTS REQUIRED** - (see map & calculations above) - 4,739 points

Points on the Plan

Existing Plant Material to Remain  
76 deciduous trees @ 35 points = 2,660 points  
2 evergreen trees @ 35 points = 70

New Plant Material  
111 deciduous trees @ 35 points = 3,885 points  
11 evergreen trees @ 35 points = 385  
10 ornamental trees @ 15 points = 150  
188 deciduous shrubs @ 3 points = 564  
109 Ornamental Grasses & perennials @ 2 points = 218

**TOTAL POINTS ON PLAN** 7,932 Points

**Preliminary Site Calculations**

Total Site	24.89 acres	1,084,208.4 sq.ft.
Less		
2 Outlots	2.13 acres	92,782.8 sq.ft.
Undeveloped Area	5.79 acres	252,225.0 sq.ft.
Building Footprint	4.33 acres	188,804.0 sq.ft.
<b>Total Landscape Area</b>		<b>550,396.6 sq.ft.</b>
First 5 developed acres @ 5 points per 300 sq.ft. (217,800 sq.ft.)		3,630 points
Remainder of developed area @ 1 point per 300 sq.ft. (332,596.6 sq.ft.)		1,109 points
<b>Total landscape points required</b>		<b>4,739 points</b>

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PROJECT: PROPOSED WAL-MART SUPERCENTER NO. 2335-11  
 CITY OF MADISON, DANE COUNTY, WISCONSIN  
 LANDSCAPE PLAN - EAST SECTION

PROJ. MGR.: TTR  
 PROJ. ASSOC.: RJS  
 DRAWN BY: BD  
 DATE: 6-24-14  
 SCALE: 1"=50'  
 SHEET 10 OF 11  
 WALMAW 120750

**Manhard CONSULTING LTD.**  
 3000 Wisconsin Avenue, Suite 1000, Madison, WI 53706  
 608.261.7800  
 www.manhardconsulting.com  
 Services: Environmental Sciences • Landscape Architecture • Planning



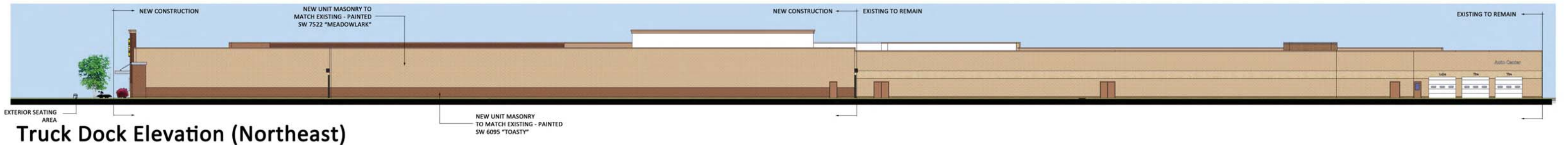




View from Commercial Avenue



View from Nakoosa Trail



Truck Dock Elevation (Northeast)



Garden Center Elevation (Northwest)



Front Elevation Detail



JULY 15, 2014

MADISON WI #2335-11

BUILDING ELEVATIONS

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