

Madison Regional Office

161 Horizon Drive  
 Suite 101  
 Verona, WI 53593  
 608.848.5060 p  
 608.848.2255 f

Milwaukee Regional Office

N22 W22931 Nancy Court  
 Suite 3  
 Waukesha, WI 53186  
 262.513.0666 p  
 262.513.1232 f

www.jsdinc.com

letter of transmittal

To:	<b>Alan J. Martin</b> <b>Planner III/ Secretary, Urban Design Commission</b> <b>Madison Municipal Building</b> <b>215 Martin Luther King, Jr. Blvd</b> <b>PO Box 2985</b> <b>Madison, WI 53701-2985</b>	Cc:	<b>Dan Carlson – Vogel Bros. Building Co.</b> <b>John McKegney – Don Miller Dodge</b>
From:	<b>Wade P. Wyse, E.I.T.</b>	Project Name:	<b>Don Miller – 854 E Washington Ave.</b>
Re:	<b>Revised Text for UDC Approval Submittal</b>	Project Number:	<b>07-2859</b>
Date:	<b>08/29/07</b>	Location:	<b>Madison, WI</b>

We are Transmitting The following:

Copies	Date	No.	Description
14	08/29/07	1	Letter of Intent
14	08/29/07	2	Revised Narrative for UDC Submittal
14	08/29/07	3	UDC Revision Memo (Including Locator Map, Site Plan, Grading Plan, and Landscape Plan)

They are transmitted as indicated:

<input checked="" type="checkbox"/> For your use	<input type="checkbox"/> For review & comment	<input checked="" type="checkbox"/> For Approval	<input type="checkbox"/> As requested
--	---	--	---------------------------------------

**Notes:**

Please do not hesitate to contact our office if you have any questions or require additional information.

Wade P. Wyse

August 29, 2007

City of Madison Planning Commission  
215 Martin Luther King Jr. Blvd.  
Room LL-100  
PO Box 2985  
Madison, WI 53701-2985

Subject: ***Letter of Intent***  
***Temporary Don Miller Dodge Central Parking Lot Expansion***  
***854 E. Washington Avenue***  
***Madison, Wisconsin 53703***  
***JSD Project No. 07-2859***

Dear Plan Commission Members:

Per your requirement for a Land Use Application Submittal we are providing the following written Letter of Intent for the proposed temporary Don Miller Central Parking Lot Expansion development at 854 East Washington Avenue. Currently, the site has a 2,400 square foot one story masonry building that was formerly the sales office and garage of Budget Auto Outlet. A gravel parking lot surrounds the building and served as the parking site for the business.

For the proposed development, Vogel Bros. Building Corporation has been designated as the general contractor and overall project coordinator. Jenkins Survey & Design, Inc. will serve as the designer, landscape architect, surveyor, and engineer for the project. This project is proposed to begin in early-October 2008 and finish by early-November 2008.

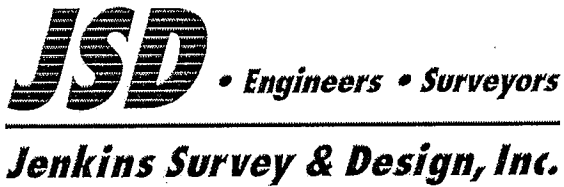
This project will be a temporary parking facility as defined under the Madison Municipal Code. It will include demolition and removal of the Budget Auto Outlet building that currently serves the site. A new 35 stall parking lot will be re-installed without changing the existing grades. The new parking facility will not be marked and will serve as additional display grounds for Don Miller Dodge Central. No buildings are proposed on the site, although within the next three years a redevelopment of the entire area has been proposed. The new parking lot will be paved with bituminous asphalt. The pavement will cover 12,287 square feet, replacing the existing impervious gravel and building areas that currently cover the site. The overall site is 15,228 square feet.

This redevelopment will not be used for any retail or business offices and, as such, will not have any employees or places for assembly on-site. The parking lot will be utilized by patrons of Don Miller Dodge Central during the normal operating business hours, 9 A.M. to 9 P.M. The site will not add any of the following to the area: dwelling units, school children, or trash removal. A plow will be the only snow removal equipment necessary to clear the project area of snow. General maintenance of asphalt will include sealing for the parking lot.

Please contact our office if there are any further questions or comments.

Thank You,

Wade Wyse, E.I.T.



Madison Regional Office

161 Horizon Drive  
Suite 101  
Verona, WI 53593  
608.848.5060 p  
608.848.2255 f

Milwaukee Regional Office

N22 W22931 Nancy Court  
Suite 3  
Waukesha, WI 53186  
262.513.0666 p  
262.513.1232 f

[www.jsdinc.com](http://www.jsdinc.com)

# memorandum

To: **City of Madison Urban Design Commission**

From: **Wade Wyse, E.I.T.**

Re: **Don Miller – 854 E Washington Avenue**

Date: **8/29/2007**

CC: **Dan Carlson – Vogel Bros. Building Co.**

**Comments:**

A temporary parking facility is being proposed by Don Miller Dodge Central at 854 E. Washington Avenue, which is at the corner of East Washington Avenue and North Paterson Street. Please refer to Exhibit A for the Site Locator Map and Existing Conditions Survey. This lot will be used to store new and used cars in support of their existing facilities. The existing site includes a 2,400 square foot one story masonry building with a gravel parking lot and associated utilities to serve the building. The proposed project will include razing the existing building and installing a 35 stall parking lot. A five foot (5') setback from the property line has been included along North Paterson Street, and a fifteen foot (15') setback from the property line has been included along East Washington Avenue. Please refer to Exhibit B for the proposed Site Plan and Erosion Control & Grading Plan.

This development falls under the criteria of Temporary parking facilities under the City of Madison Municipal Code 10.08(6)(b)2. The permit for temporary parking will be renewed annually for a period not to exceed three (3) years. The total site will result in 15,000 square feet of land disturbance. The parking lot will be designed to applicable stormwater requirements. A Landscape Plan has been prepared and can be found in Exhibit D.

The temporary parking facility will be consistent with the existing and surrounding land uses. North of the site is a collision repair center and associated parking facilities. To the west of the site is a used car sales parking lot. To the south of the site are commercial properties along East Washington Avenue. East of the site is Patterson Street and Breese Stevens Field.



**Jenkins Survey & Design, Inc.**

Madison Regional Office

161 Horizon Drive  
Suite 101  
Verona, WI 53593  
608.848.5060 p  
608.848.2255 f

Milwaukee Regional Office

N22 W22931 Nancy Court  
Suite 3  
Waukesha, WI 53186  
262.513.0666 p  
262.513.1232 f

[www.jsdinc.com](http://www.jsdinc.com)

## memorandum

To: **City of Madison Urban Design Commission**

From: **Wade Wyse, E.I.T.**

Re: **Don Miller – 854 E Washington Avenue**

Date: **8/29/2007**

CC: **John McKegney – Don Miller**  
**Dan Carlson – Vogel Bros. Building Co.**

**Comments:**

The proposed Don Miller Central Dodge temporary parking facility at 854 E. Washington Avenue, which is at the corner of East Washington Avenue and North Paterson Street has been revised per UDC comments. Below, please find the revisions requested at the August 8, 2007 UDC meeting and the associated revisions made or justification of no revision. Please refer to Exhibit A for the Site Locator Map and Existing Conditions Survey, Exhibit B for the Site Plan and Erosion Control & Grading Plan, and Exhibit C for the Landscape Plan.

UDC revisions requested and responses to those requests are as follows:

1. A proposed paved area located in the apex of the corner of the site should be cut out and be utilized to provide for more landscaped green area due to its unusability for parking and display purposes.

*The paved area in the apex of the corner of the site has been removed and has been replaced with landscaped green area. Please refer to sheet C-2.0 for the Site Plan and Sheet C-3.0 for the Landscape Plan detailing plant selection and planting pattern for this area.*

2. Consider angle parking with a 1-way directional traffic drive-aisle loop, create more greenspace in lieu of the proposed development of display area featuring a 2-way drive-aisle system.

*The parking area has been revised in coordination with John Leach, City of Madison Traffic Engineering. There is a 26' fire access lane running through the parking lot and all stalls have been drawn in for graphic purposes only. There will be no striping of the parking lot, as it will serve as additional display area for Don Miller Dodge Central. Display area has been loaded along East Washington Avenue in an effort to create more greenspace in the northwesterly portion of the site.*

3. Add a 2-1/2 foot tall hedge along East Washington Avenue since it is not a show lot for display cars with parking for employees. \*Noted as for display of cars in application.

*This is in fact a display lot for Don Miller Dodge Central. Therefore, the hedge has been kept at approximately 2 feet in height. A curvilinear planting diagram has been established along East Washington Avenue in response to UDC requests. The relative planting density has also been increased in an effort for improved site aesthetics. Please refer to Sheet C-3.0 for the Landscape Plan detailing plant selection and planting pattern in this area.*

4. Do something with the corner to complement corner treatment of the adjacent Breese Stevens Field.

*Please refer to revision note no. 1. The Landscaping Plan has been created to provide an unobstructed line of sight around the intersection and towards Breese Stevens Field. Please refer to Sheet C-3.0 for the Landscape Plan detailing plant selection and planting pattern in this area.*

5. The building's poor condition is not a reason to support project.

*This is understood.*

6. Consider redesigning to create a double-loaded parking to provide for more green space along the westerly property line.

*Please refer to revision note no. 2. Loading the parking along East Washington Avenue has created enough room along the northwesterly portion of the site to install a 5' greenspace buffer. This buffer has been designed with plantings that will significantly increase the number of landscape points on the site. Please refer to Sheet C-2.0 for the Site Plan that illustrates the greenspace area and Sheet C-3.0 for the Landscape Plan detailing plant selection and planting pattern in this area.*

7. Redesign to incorporate more tree islands at minimum interval of 12 to 15 stalls.

*The display area has been significantly altered and will no longer have drive aisles through the middle of the parking lot. A small tree island has been added along the entrance into the display lot and the area under the billboard will no longer be paved. Instead, the area under the billboard has been converted to greenspace and has been landscaped with trees and shrubs, neither of which will encroach on the billboard visibility. Please refer to Sheet C-2.0 for the Site Plan illustrating the additional greenspace and Sheet C-3.0 for the Landscape Plan detailing plant selection and planting pattern in this area.*

8. Revise the landscape plan to address the Urban Design Commission's usual standard of 2 to 3 times the number of required landscape points.

*The landscape plan has been revised and the number of landscape points has been increased substantially from the amount required. Please refer to Sheet C-3.0 for the Landscape Plan that includes a landscape points table and details the planting selection for the site.*

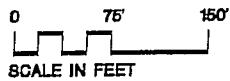
Additionally, the 15' greenspace buffer along East Washington Avenue has been maintained in accordance with Matt Tucker's notes on provisions for the East Washington Avenue Gateway Build Plan. The 15' setback is entirely based upon the overall build plan for the East Washington Avenue corridor.

**EXHIBIT A**

***Site Location Map  
Existing Conditions Survey***



----- Property Boundary



*DON MILLER DODGE CENTRAL  
PROJECT LOCATION MAP*

161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
PHONE: (608)848-5060

**JSD** • Engineers • Surveyors  
**Jenkins Survey & Design, Inc.**

DRAWN BY: DOS  
DATE: 7/16/07

CHECKED BY: WPW  
DATE: 7/18/07

PROJECT NO: 07-2859

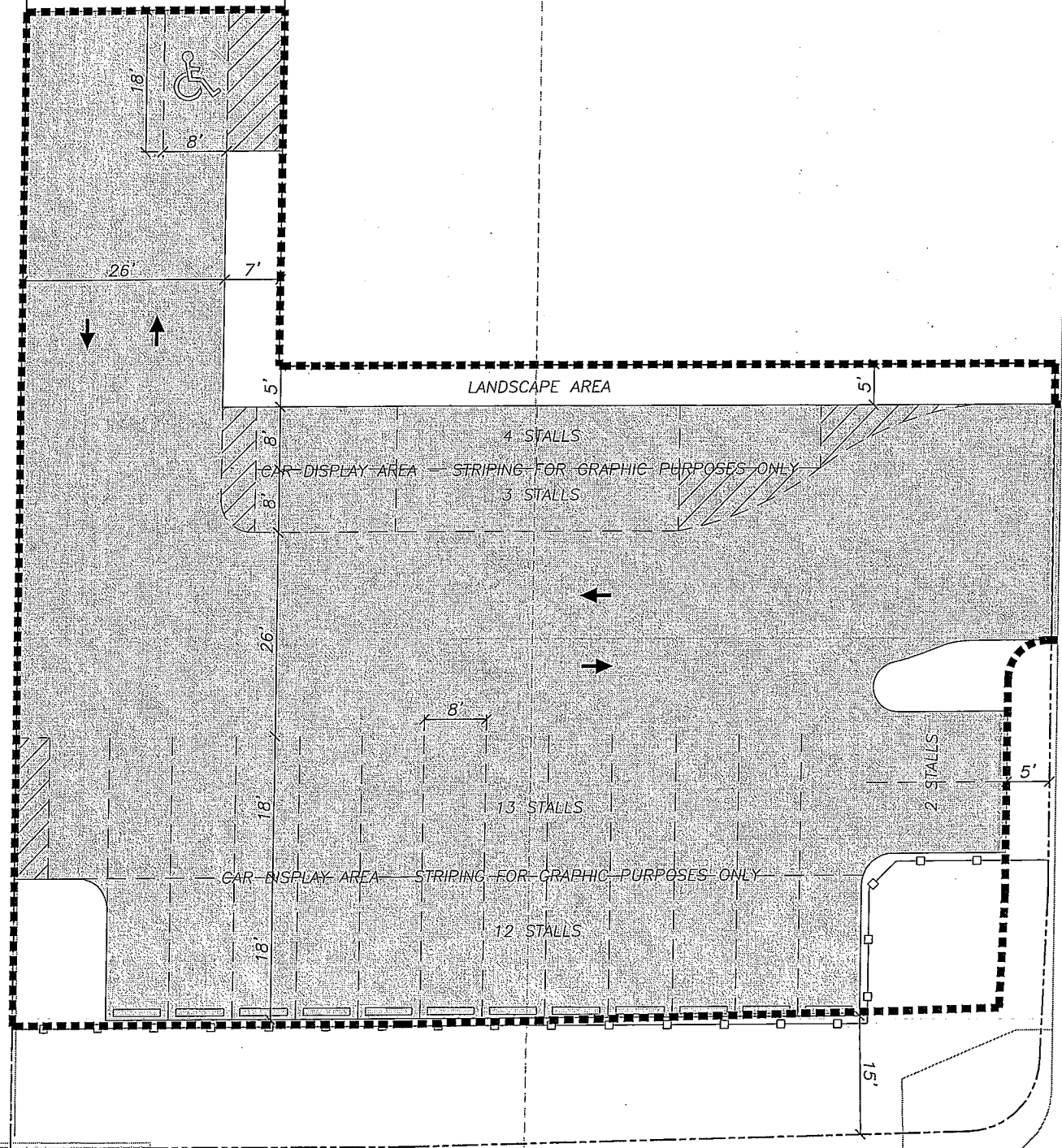




**EXHIBIT B**

***Site Plan  
Erosion Control & Grading Plan***

File: J:\2007\072859\dwg\07-2859 Civil Design (UDC Revisions).dwg Layout: C-2.0 Site Plan User: bjk Plotted: Aug 28, 2007 - 7:59am .xref:



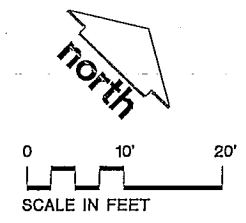
**EAST WASHINGTON AVENUE**  
132' RIGHT-OF-WAY

**NORTH PATERSON STREET**  
66' RIGHT-OF-WAY

**LEGEND (PROPOSED)**  
 - - - - - PROPERTY LINE  
 - - - - - CONSTRUCTION LIMITS  
 [ ] WHEEL STOP

**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	35
Accessible	0
Display/Inventory Stalls:	
Total	35



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
 CALL DIGGERS HOTLINE  
 1-800-242-8511 TOLL FREE  
USE ONLY FOR YOUR OWN USE. DO NOT REPRODUCE OR TRANSMIT WITHOUT PERMISSION.

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND LOCATIONS OF UNDERGROUND UTILITIES BY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BY EXCAVATION.

**JSD** • Engineers • Surveyors  
 Jenkins Survey & Design, Inc.  
 • PLANNING & DEVELOPMENT  
 • CIVIL ENGINEERING  
 • TRANSPORTATION ENGINEERING  
 • SURVEYING AND MAPPING  
 • CONSTRUCTION MANAGEMENT

**MADISON REGIONAL OFFICE**  
 161 Horizon Drive  
 Suite 101  
 Verona, Wisconsin 53593  
 (608) 848-5060

**MILWAUKEE REGIONAL OFFICE**  
 N22 W22931 Nancy Court  
 Suite 3  
 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

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.  
 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

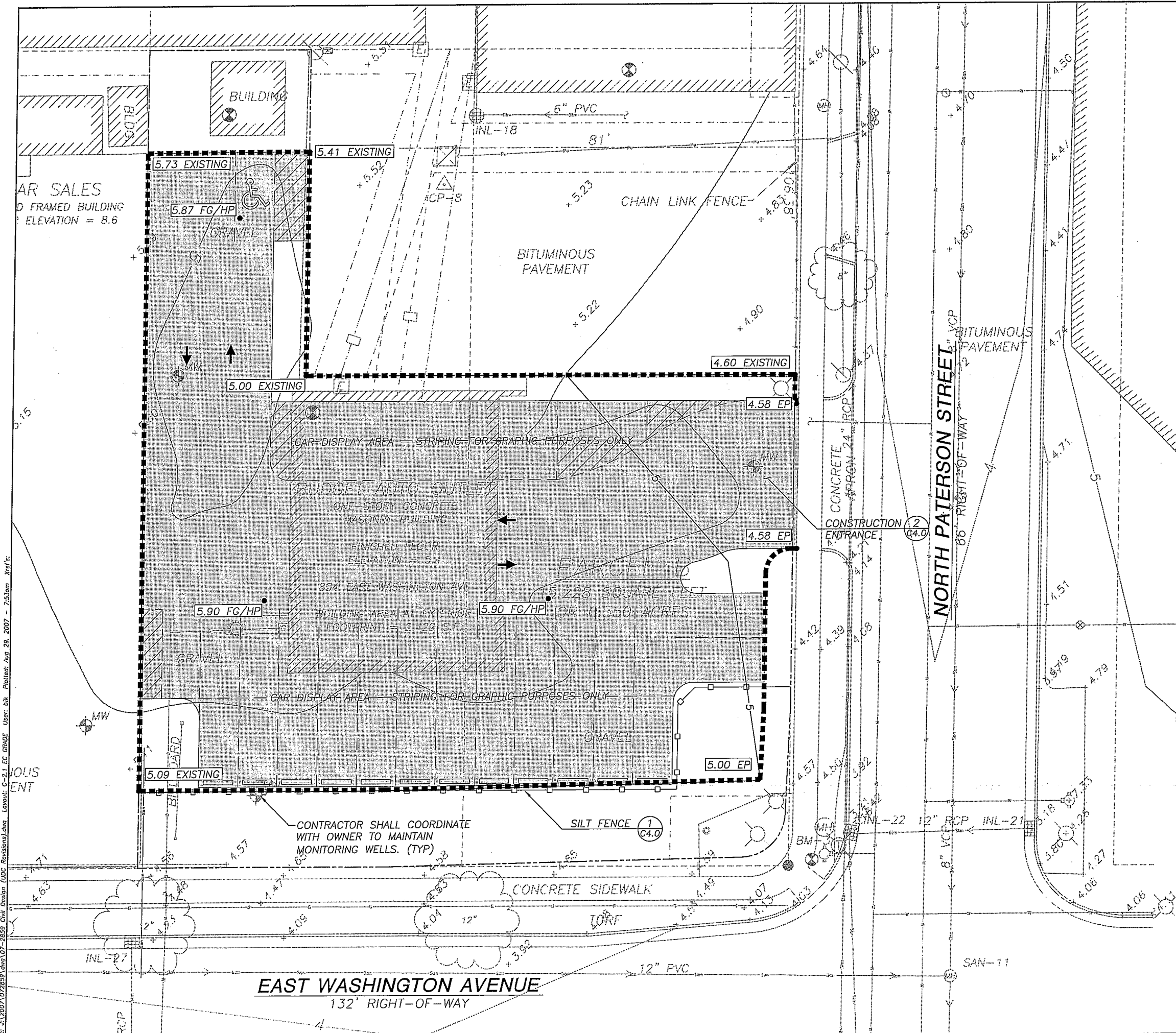
SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**C-20**

JSD PROJECT NUMBER  
 07-2859

JSD PROJECT FILE  
 Task 1

SCALE

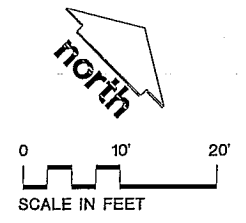


- LEGEND (PROPOSED)**
- PROPERTY LINE
  - - - CONSTRUCTION LIMITS
  - - - 5 - PROPOSED MAJOR CONTOUR
  - WHEEL STOP
  - SILT FENCING
  - SPOT ELEVATION
  - FG - FINISH GRADE
  - HP - HIGH POINT
  - EP - EDGE OF PAVEMENT

- 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 WDMR 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" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF VERONA.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH BMP'S.
9. 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 IMMEDIATELY AFTER PIPE CONSTRUCTION.
  - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. STONE CHECK DAMS SHALL BE PLACED IN FRONT OF SILT FENCING IN ANY LOW AREA.
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 CLASS II, TYPE B EROSION MATTING OR APPLICATION OF A WDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
14. ALL STORM SEWER STRUCTURES SHALL HAVE INLET PROTECTION TYPE C. STANDARD DETAILS FOR INLET PROTECTION ARE LOCATED IN THE WSDOT FACILITIES DEVELOPMENT MANUAL (FDM), CHAPTER 16, SDD NUMBER BE10-2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THE FDM.
15. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDMR AND WDDCOMM REQUIREMENTS.



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG OR RELOCATE

CALL DIGGERS HOTLINE  
1-800-242-8511 TOLL FREE

BEFORE YOU DIG YOU MUST CALL THE DIGGER HOTLINE TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG OR RELOCATE. THE INFORMATION SHOWN ON THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES AT THE TIME AND LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE FACILITIES DEVELOPMENT MANUAL (FDM), CHAPTER 16, SDD NUMBER BE10-2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THE FDM.

**MADISON REGIONAL OFFICE**  
161 Horizon Drive  
Suite 101  
Verona, Wisconsin 53593  
(608) 848-5060

**MILWAUKEE REGIONAL OFFICE**  
N22 W22931 Nancy Court  
Suite 3  
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

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

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	07-18-07
Checked: MAS	07-18-07
Approved: DJL	07-18-07
City of Madison	08-29-07

SEAL/SIGNATURE

SHEET TITLE  
**EROSION CONTROL & GRADING PLAN**

SHEET NUMBER  
**C-21**

JSD PROJECT NUMBER  
07-2859

JSD PROJECT FILE  
Task 1

SCALE

File: H:\2007\072859.dwg User: bjk PlotDate: Aug 29, 2007 - 7:53am Xref's: Layout: C-21 EC GRADE

**EXHIBIT C**

***Landscape Plan***

**MADISON REGIONAL OFFICE**

161 Horizon Drive  
Suite 101  
Verona, Wisconsin 53593  
(608) 848-5060

**MILWAUKEE REGIONAL OFFICE**

N22 W22931 Nancy Court  
Suite 3  
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

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

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: MAS	08-29-07
Checked: WFW	08-29-07
Approved: DMJ	08-29-07
City of Madison	08-29-07

SEAL/SIGNATURE

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NUMBER  
**C-3.0**

JSD PROJECT NUMBER  
07-2859

JSD PROJECT FILE  
Task 1





SCALE

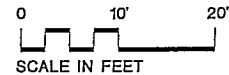
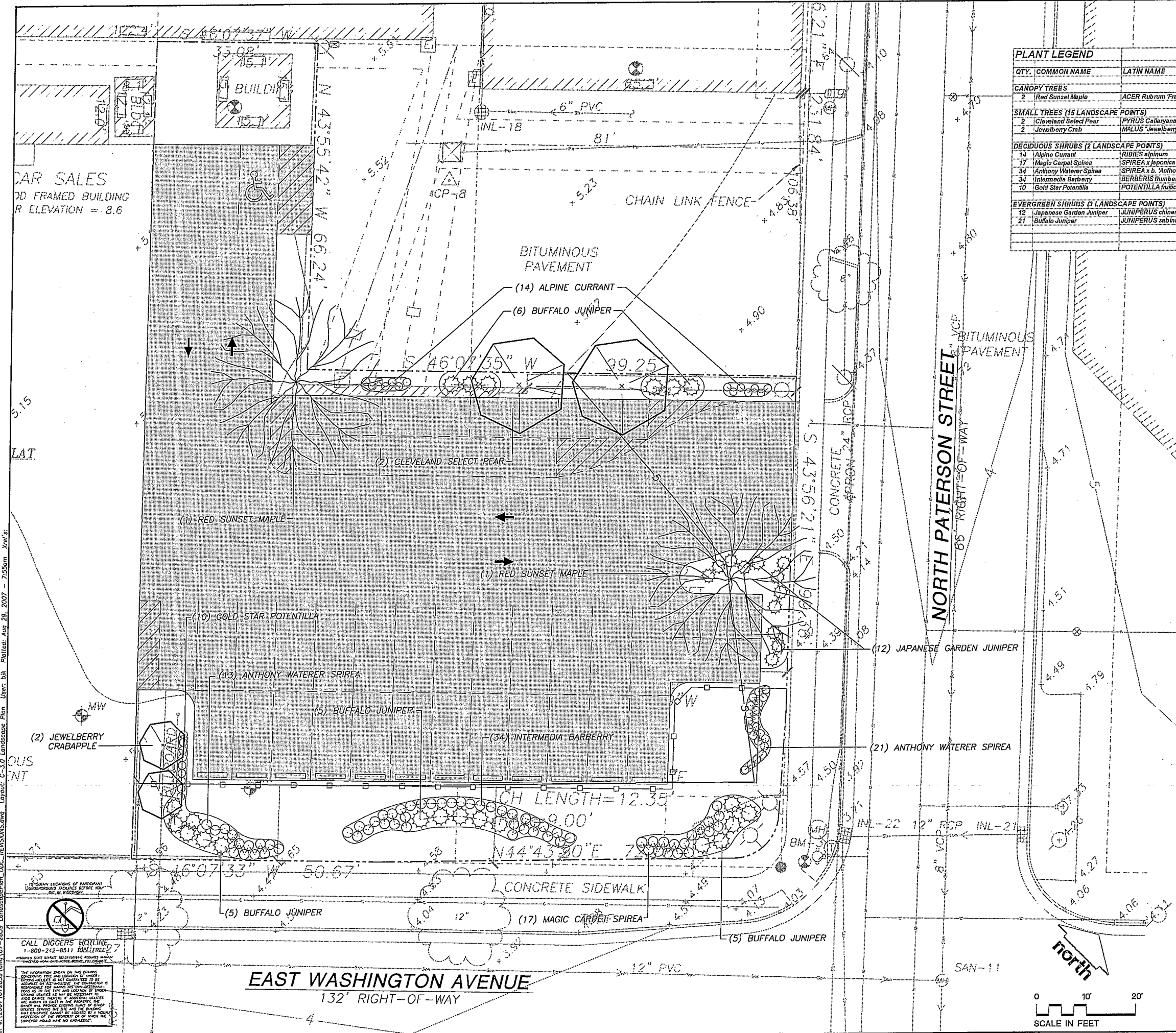
QTY.	COMMON NAME	LATIN NAME	SIZE	ROOT	SPACING	LS POINTS
<b>CANOPY TREES</b>						
2	Red Sunset Maple	ACER Rubrum 'Franksred'	2" Cal.	B&B	See Plan	N/A
<b>SMALL TREES (15 LANDSCAPE POINTS)</b>						
2	Cleveland Select Pear	PYRUS Calleryana 'Cleveland Select'	12" Cal.	B&B	See Plan	30
2	Jewelberry Crab	MALUS 'Jewelberry'	12" Cal.	B&B	See Plan	30
<b>DECIDUOUS SHRUBS (2 LANDSCAPE POINTS)</b>						
14	Alpine Currant	RIBES alpinum	15-18" Min. Ht.	# 2 Cont.	24" OC	28
17	Magic Carpet Spirea	SPIREA x Japonica 'Magic Carpet'	15-18" Min. Ht.	# 2 Cont.	24" OC	34
34	Anthony Waterer Spirea	SPIREA x l. 'Anthony Waterer'	15-18" Min. Ht.	# 2 Cont.	24" OC	68
34	Intermedia Barberrry	BERBERIS thunbergii var. atropurpurea 'Intermedia'	15-18" Min. Ht.	# 2 Cont.	24" OC	68
10	Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	15-18" Min. Ht.	# 2 Cont.	24" OC	20
<b>EVERGREEN SHRUBS (3 LANDSCAPE POINTS)</b>						
12	Japanese Garden Juniper	JUNIPERUS chinensis var. procumbens	15-18" Min. Ht.	# 3 Cont.	4" OC	36
21	Buffalo Juniper	JUNIPERUS sabina 'Buffalo'	15-18" Min. Ht.	# 3 Cont.	4" OC	63
<b>TOTAL LANDSCAPE POINTS:</b>						<b>377</b>
<b>REQUIRED:</b>						<b>146</b>

**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:**

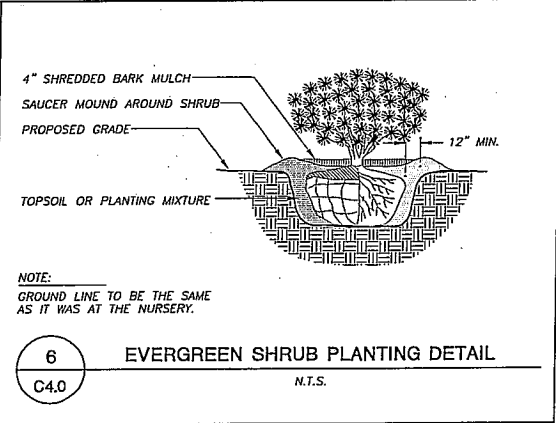
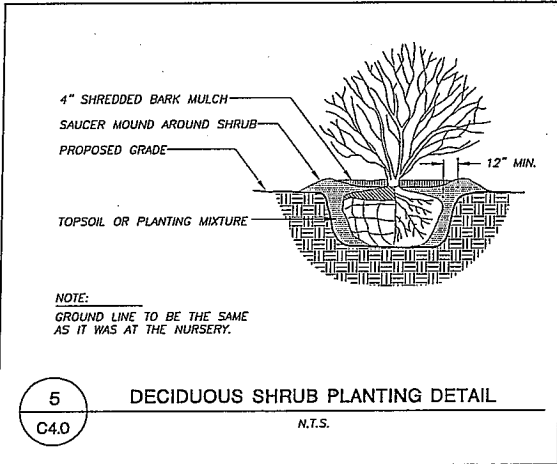
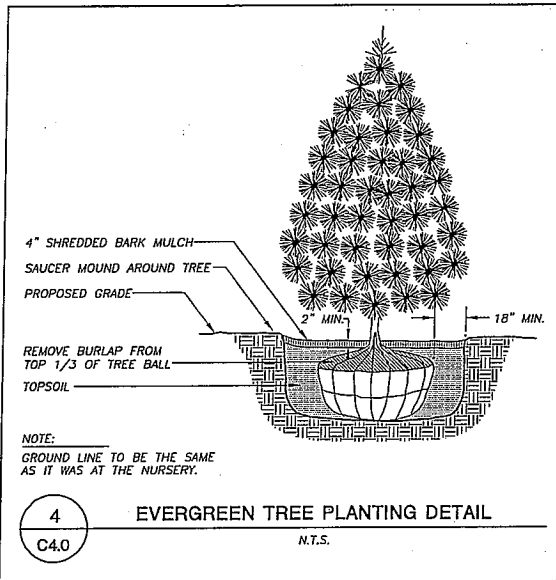
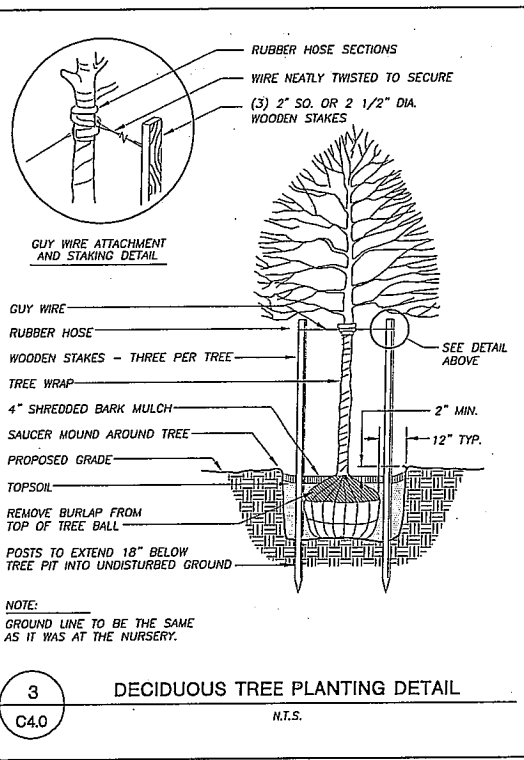
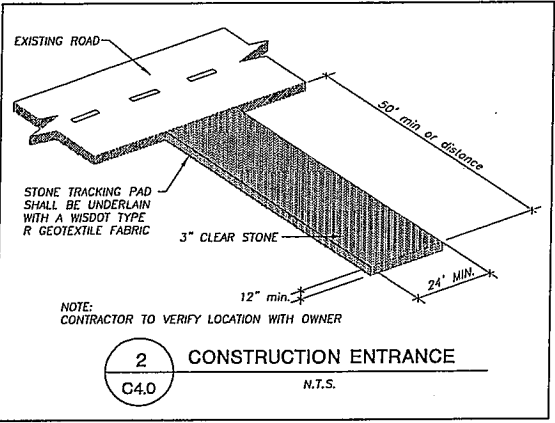
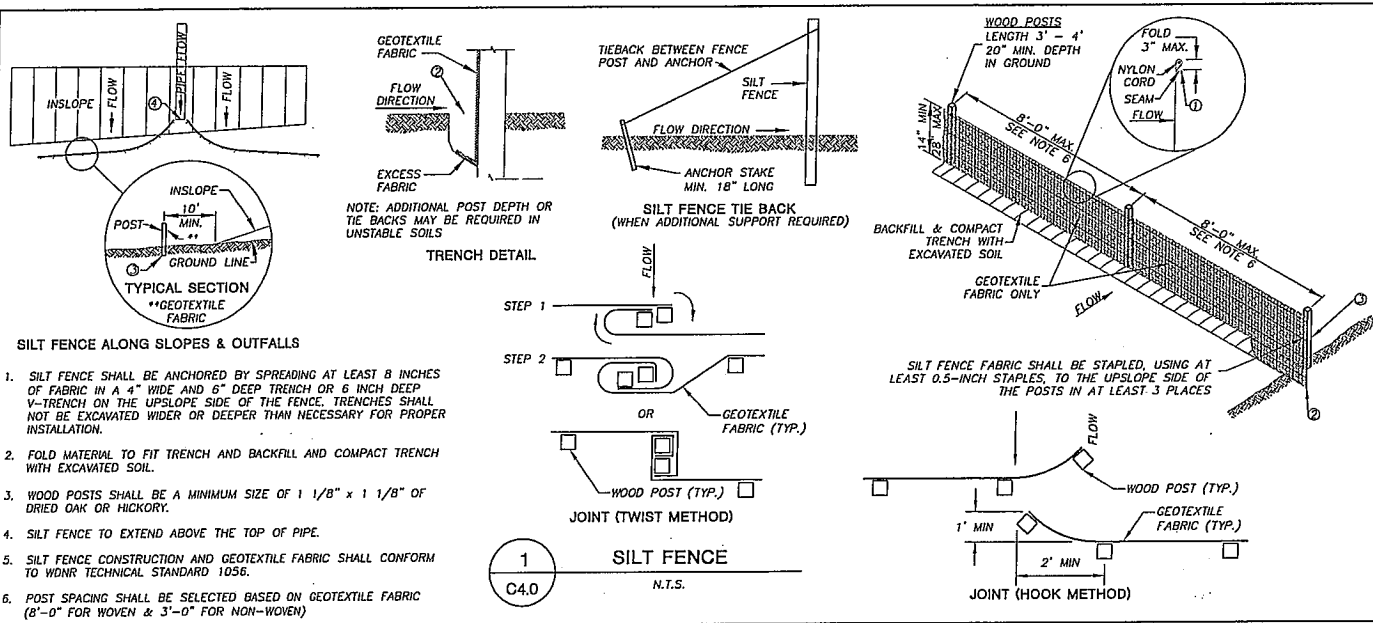
-  DECIDUOUS SHRUBS
-  CONIFEROUS SHRUBS
-  CONIFEROUS TREE
-  LARGE DECIDUOUS TREE



File: J:\2007\072859\Draw\07-2859 LandscapePlan.LDC REVISIONS.dwg Layout: C-3.0 Landscape Plan User: bjk Plotfile: Aug 29, 2007 - 7:55am xref's:

CALL DIGGERS HOTLINE  
 1-800-242-8511 TOLL FREE

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF JENKINS SURVEY AND DESIGN, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF JENKINS SURVEY AND DESIGN, INC. IS STRICTLY PROHIBITED.



**JSD** Engineers • Surveyors  
Jenkins Survey & Design, Inc.

- PLANNING & DEVELOPMENT
- CIVIL ENGINEERING
- TRANSPORTATION ENGINEERING
- SURVEYING AND MAPPING
- CONSTRUCTION MANAGEMENT

**MADISON REGIONAL OFFICE**  
161 Horizon Drive  
Suite 101  
Verona, Wisconsin 53593  
(608) 848-5060

**MILWAUKEE REGIONAL OFFICE**  
N22 W22931 Nancy Court  
Suite 3  
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

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

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	08-29-07

SEAL/SIGNATURE

SHEET TITLE  
**DETAILS**

SHEET NUMBER  
**C-4.0**

JSD PROJECT NUMBER  
07-2859

JSD PROJECT FILE  
Task 1

SCALE  
N.T.S.

File: J:\2007\072859\Draw\07-2859 Civil Design (UDC Revisions)\dwg Layout: C-4.0 DETAILS User: bjk Plotlet: Aug 29, 2007 - 7:54am Xref: s: