

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 9604 Wilrich Street, Middleton, WI. 53562
Title: Paragon Place at Bear Claw Way - Building #4

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested July 31st, 2019

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex
- Signage**
 Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)
- Other**
 Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Ryan McMurtrie Company United Financial Group, Inc.
Street address 660 W. Ridgeview Drive City/State/Zip Appleton, WI. 54911
Telephone (920) 968-8100 ext. 137 Email RMcMurtrie@UFGGroup.net

Project contact person Ryan McMurtrie Company United Financial Group, Inc.
Street address 660 W. Ridgeview Drive City/State/Zip Appleton, WI. 54911
Telephone (920) 968-8100 ext. 137 Email RMcMurtrie@UFGGroup.net

Property owner (if not applicant) Paragon Place at Bear Claw Way LLC
Street address 660 W. Ridgeview Drive City/State/Zip Appleton, WI. 54911
Telephone (920) 968-8100 ext. 137 Email RMcMurtrie@UFGGroup.net

5. Required Submittal Materials

- **Application Form**
- **Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- **Development plans** (Refer to checklist provided below for plan details)
- **Filing fee**
- **Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on June 4th, 2019.
2. 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.

Applicant name Ryan McMurtrie Relationship to property Applicant & Project Contact Person
 Authorized signature of Property Owner Paragon Place at Bear Claw Way LLC Date June 10th, 2019
 By: United Apartments, Inc., Manager
 By: Marshal Gorwitz, President Shelley Austinson, Secretary

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

August 29th, 2019

Ms. Janine Glaeser
Department of Planning & Community & Economic Development
City of Madison
215 Martin Luther King Jr. Blvd., Suite 017 (Level Zero "0")
Madison, Wisconsin 53703

RE: **Letter of Intent – Major Alteration to an Approved Conditional Use
Paragon Place at Bear Claw Way – Building #4: 9604 Wilrich Street
Resubmittal to Urban Design Commission per 7.31.19 UDC meeting**

Ms. Janine Glaeser:

The plans reflecting the proposed design for the 4th building (9604 Wilrich Street) of the Paragon Place at Bear Claw Way residential building complex have been revised in the following ways to address the comments received during the July 31st Urban Design Commission meeting:

- **The building design has been simplified as a whole:**
 - Roof plan has been revised to reduce complexity
 - Replaced all roof breaks with hips
 - Reduced the number of gables
 - Eliminated the General Shale Chaldean brick to reduce # of materials
- **Dryer vents are now reflected on the elevations and perspectives**
- **Alterations to north elevation:**
 - Windows have been added to the ground level
 - Louver has been centered to provide balance
- **Landscaping Plan:**
 - Planting bed edges have been smoothed
 - Raised garden bed areas are now reflected

The Development Data affected by the proposed changes to the design are reflected below in **red**:

Development Data:

Site Data:

Lot Area:	386,616 square feet (8.88 acres)
Dwelling Units:	158 units (Building #4 increased to 45 from 32)
Lot Area/Unit:	2,447 (2,000 required)
Density:	17.79 units/acre
Useable Open Space:	88,835 square feet vs. 87,708 (79,000 required)
Useable Open Space/Unit:	562.25 square feet vs. 555 (500 required)
Lot coverage:	47.6% vs. 48.1% (60% maximum)

Vehicle Parking:

Surface Parking stalls:	149 (includes 10 accessible stalls)
<u>Underground Parking stalls:</u>	<u>167 (includes 4 accessible stalls)</u>
Total Parking stalls:	316 or 2.00/unit (2.5 maximum)

Bicycle Parking:

Surface guest stalls:	27 (16 required)
<u>Underground:</u>	<u>168 (158 required)</u>
Total Bicycle Stalls:	195

Building Area: **232,667 (0.6)** vs. 240,613 (0.62 FAR)

Building Height: 3 stories of housing (U/G parking exposed on north side)

Dwelling Unit Mix:

One Bedroom:	52 vs. 50
<u>Two Bedroom:</u>	<u>106 vs. 108</u>
Total Dwelling Units:	158

Thank you for taking the time to review and consider our proposal.

Sincerely,

Ryan McMurtrie

Ryan McMurtrie

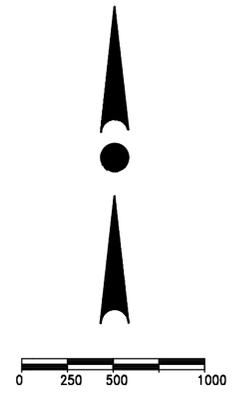
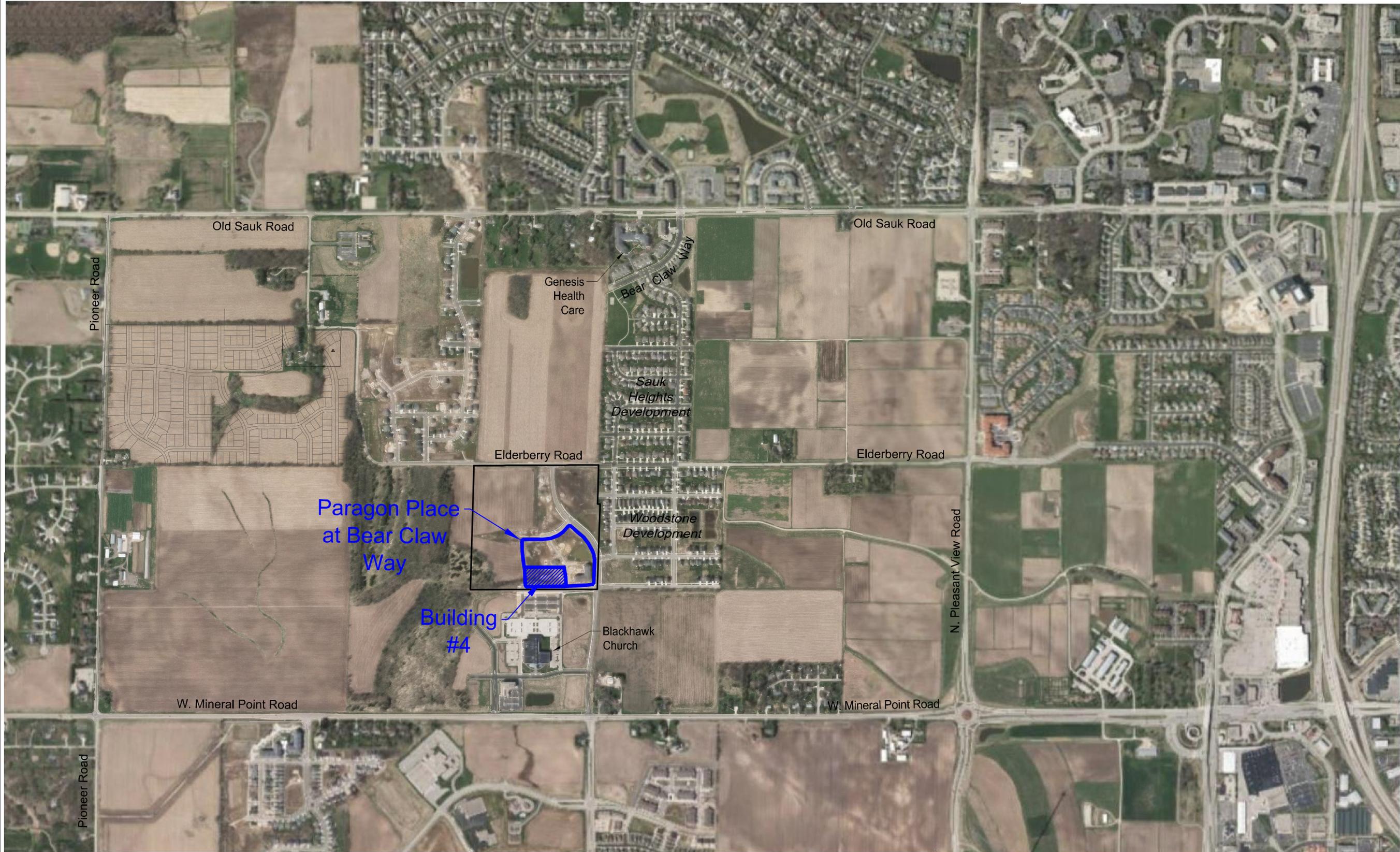
EVP, Director of Development

VICINITY MAP

"PARAGON PLACE AT BEAR CLAW WAY"

MADISON, WI

by
UNITED FINANCIAL GROUP, INC.
660 W. Ridgeview Drive
Appleton, WI 54911



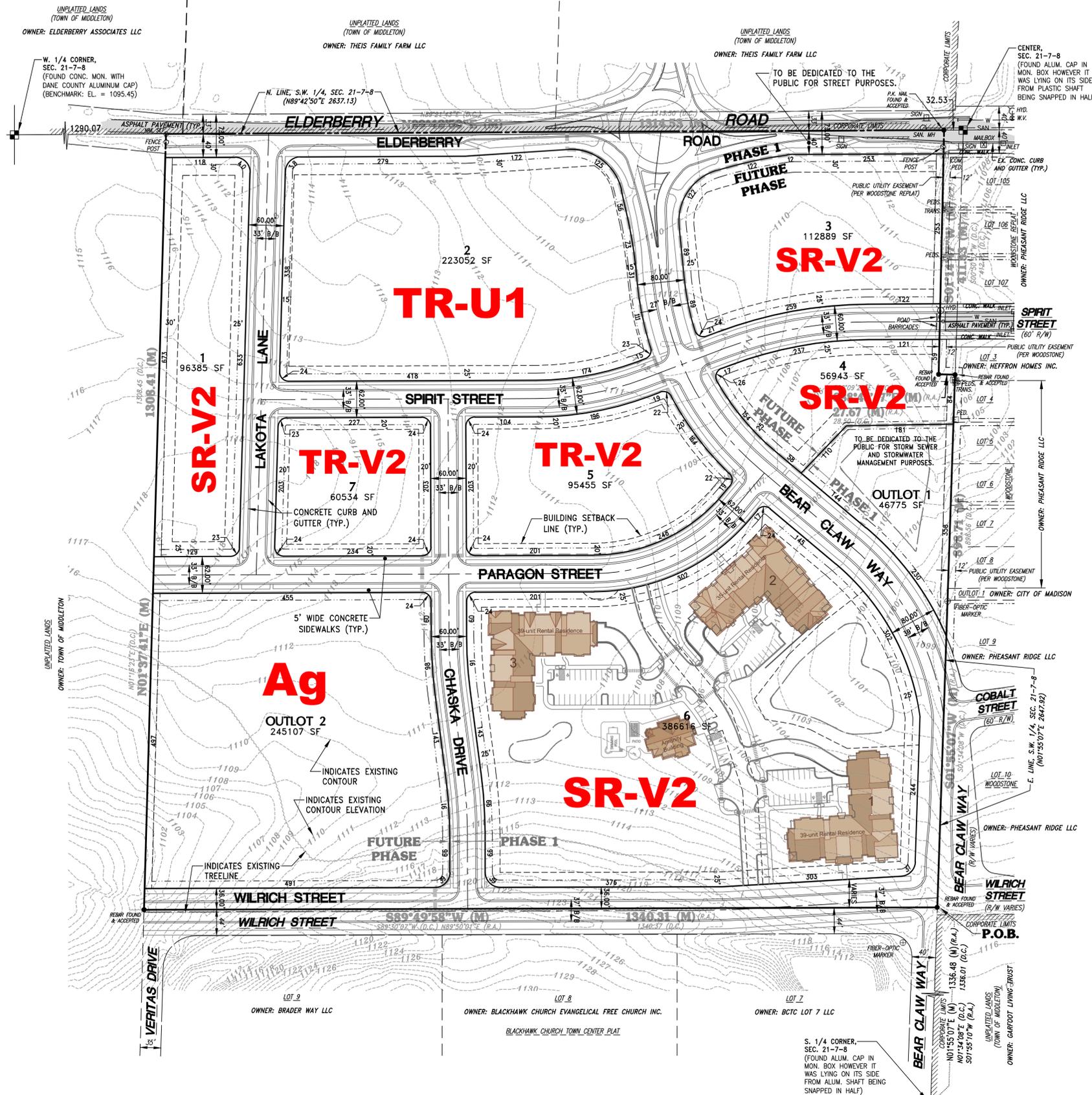
Scale: 1" = 500' (22"x34")
Scale: 1" = 1000' (11"x17")

Date: 06-06-2019

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Ziegler Site: CURRENT Zoning, Approved Road Layout & Land Use

(Approved Preliminary Plat dated June 30, 2014)
 (Phase 1 Final Plat recorded September 8, 2014)



ZONING LEGEND

- TR-U1** Traditional Residential - Urban District 1
- TR-V2** Traditional Residential - Varied District 2
- SR-V2** Suburban Residential - Varied District 2

TRADITIONAL RESIDENTIAL - URBAN DISTRICTS TR-U1 DISTRICT ZONING REQUIREMENTS

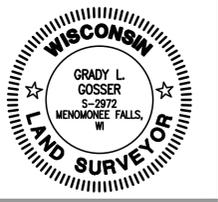
	Multi-Family TR-U1 District Requirements (>8 units)
Lot Area (sq. ft.)	1,000/d.u. + 300 per bedroom >2
Lot Width	50 ft.
Front Yard Setback	15 ft. or avg.
Maximum Front Yard Setback	No more than 20% greater than block ave. up to 30ft. Max.
Side Yard Setback	10 ft.
Rev. Corner Side Yard Setback	12 ft.
Rear Yard Setback	25% lot depth but at least 25 ft.
Maximum Height	5 stories / 65 ft.
Maximum Lot Coverage	75%
Usable Open Space (sq. ft. per d.u.)	320

TRADITIONAL RESIDENTIAL - VARIED DISTRICTS TR-V2 DISTRICT ZONING REQUIREMENTS

	Multi-Family TR-V2 District Requirements
Lot Area (sq. ft.)	2,000/d.u.
Lot Width	60 ft.
Front Yard Setback	20 ft.
Maximum Front Yard Setback	No more than 20% greater than block ave. up to 30ft. max.
Side Yard Setback	10 ft.
Rev. Corner Side Yard Setback	12 ft.
Rear Yard Setback	25% lot depth but at least 25 ft.
Maximum Height	3 stories / 40 ft.
Maximum Lot Coverage	70%
Usable Open Space (sq. ft. per d.u.)	500

SURBURBAN RESIDENTIAL - VARIED DISTRICTS SR-V2 DISTRICT ZONING REQUIREMENTS

	Multi-Family SR-V2 District Requirements
Lot Area (sq. ft.)	2,000/d.u.
Lot Width	60 ft.
Front Yard Setback	25 ft.
Side Yard Setback	10 ft.
Rev. Corner Side Yard Setback	12 ft.
Rear Yard Setback	25% lot depth but at least 30 ft.
Maximum Height	4 stories / 52 ft.
Maximum Lot Coverage	60%
Usable Open Space (sq. ft. per d.u.)	500



PROJECT:
PARAGON PLACE
 ELDERBERRY NEIGHBORHOOD
 CITY OF MADISON, WI

BY: United Financial Group, Inc.
 660 W. Ridgeway Drive
 Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
08/30/14	REV. PER COMMENTS
03/11/14	REV. PER COMMENTS
02/11/14	REV. PER COMMENTS
01/22/14	REV. PER COMMENTS
03/06/13	INITIAL SUBMITTAL

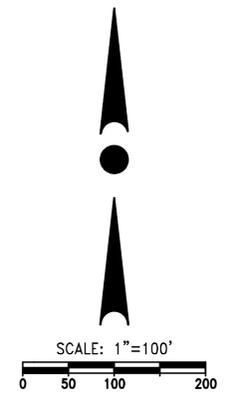
DATE:
 MARCH 6, 2013

JOB NUMBER:
 12-041-311-01

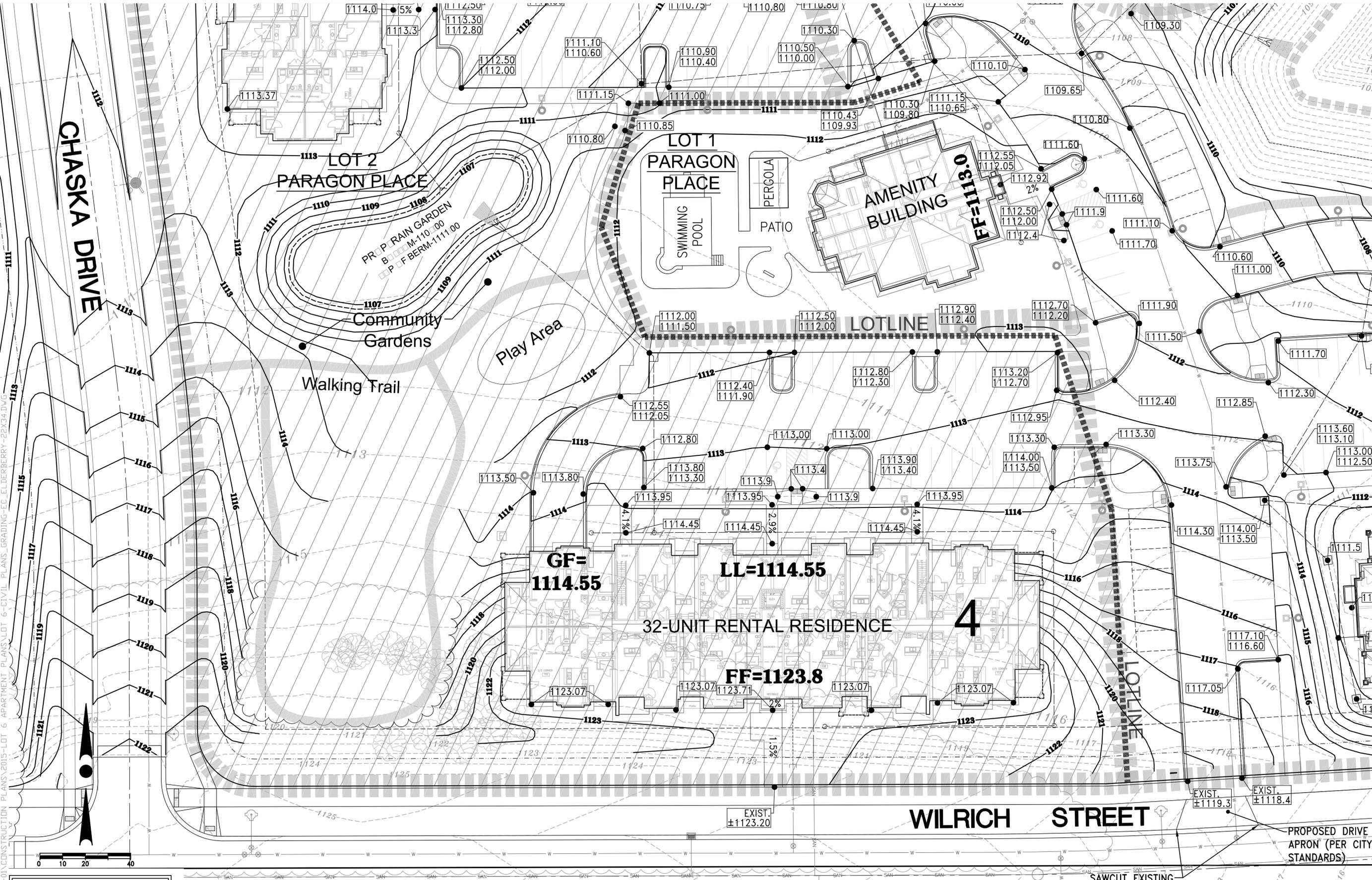
DESCRIPTION:
 PRELIMINARY
 PLAT

SHEET

1 OF 1



A:\(2009\3111\2041-01\LEHIBS\2018-11-21-1PG NEIGHBORHOOD MEETING\CURRENT ZIEGLER SITE_2019-03-04.DWG



LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW ARROW
- PROPOSED SPOT ELEVATION

NOTE: CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. **CALL DIGGERS HOTLINE 1-800-242-8511**

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



TRIO
 DESIGN • LAND SURVEYING
 CIVIL ENGINEERING
 12660 W. NORTH AVENUE
 BROOKFIELD, WI 53005
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: jpuedelko@trioeng.com



PROJECT:
PARAGON PLACE AT BEAR CLAW WAY

ELDERBERRY NEIGHBORHOOD
 CITY OF MADISON, WI
 BY: United Financial Group, Inc.
 660 W. Ridgeview Drive
 Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
06/22/16	AMENITY AREA UPDATES
04/28/16	PER CITY COMMENTS
03/25/16	PER CITY COMMENTS
02/02/16	PHASE I PLANS
12/21/15	PER CITY COMMENTS
10/15/15	CIVIL PLAN SET

DATE:
 JUNE 22, 2016

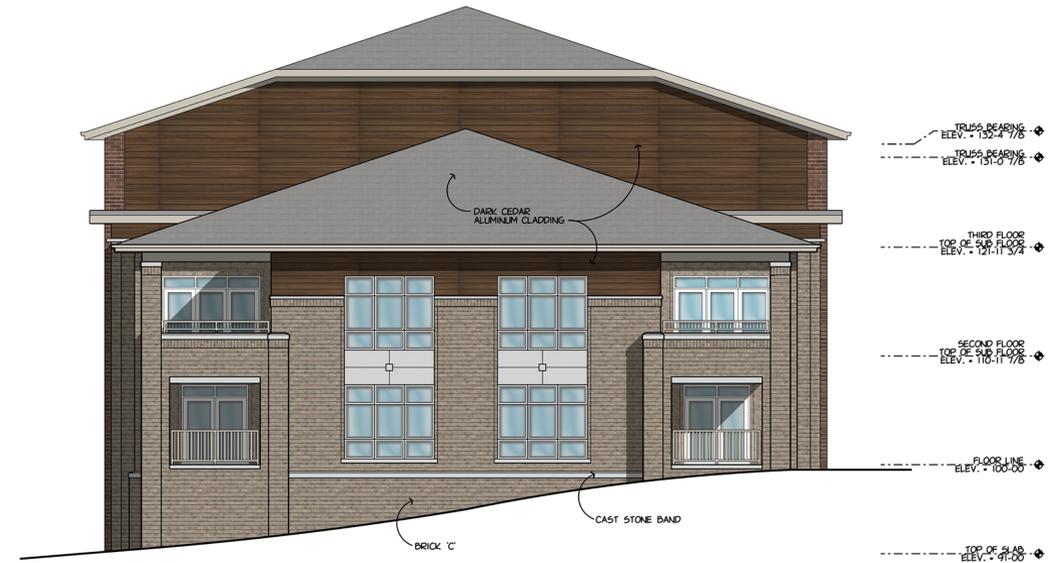
JOB NUMBER:
 12041

DESCRIPTION:
 SW DETAIL
 GRADING AND
 DRAINAGE PLAN

SHEET
C2.4



EAST ELEVATION

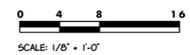


WEST ELEVATION



WILRICH STREET ELEVATION

05 Jan 2016



Paragon Place at Bear Claw Way
Approved Building #4, Three/Two Story, 32 Unit
Madison, Wisconsin





NORTH COURTYARD ELEVATION

05 Jan 2016



Paragon Place at Bear Claw Way
Approved Building #4, Three/Two Story, 32 Unit
Madison, Wisconsin



FOUNDATION & BUILDING PERIMETER PLANTING

- o This area shall incorporate a layered combination of evergreen and deciduous plant material that is native with the possible inclusion of some exotics, such as, Japanese Maples, Magnolias, Seven Son Flower Trees, and White Fringe Trees. These are plants that you would typically see in a garden setting and not in a commercial development setting.
- o Along with this, the intent is to use mass bold grasses to create the appearance of a native prairie where the buildings rise above, yet are in harmony with the plantings.

by
UNIFIED FINANCIAL GROUP, INC
 0 Ridgevie Drive
 Appleton, WI 54911



GARLAND ALLIANCE
 LANDSCAPE ARCHITECTS
 P.O. BOX 510125
 MILWAUKEE, WI 53203
 PHONE: (414) 9-2-1-02
 EMAIL: tim.garland@garland.com



PARAGON PLACE

PROJECT: PARAGON PLACE AT BEAR CLAW WAY
 CITY OF MADISON, WI
 BY: United Financial Group, Inc.
 660 W. Ridgeview Drive
 Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
6-22-16	AVENUE AREA UPDATES
4-28-16	PER CITY COMMENTS
3-25-16	PER CITY COMMENTS
2-02-16	PHASE 1 PLANS
12-21-15	PER CITY COMMENTS
6-26-15	PER UDC COMMENT
4-16-15	INITIAL SUBMITTAL

DATE:
 JUNE 22, 2016

JOB NUMBER:
 12041

DESCRIPTION:
 OVERALL
 LANDSCAPE PLAN

SHEET

L1.0

COMMUNITY CENTER

- o Again we will use a combination of grasses, natives and ornamentals to frame the facility but also as one is inside the facility looking out the plants will also screen the parking lot area to the viewer
- o This area will be designed to be multi-functional, including a patio space, swimming pool, play area and community garden

COMMUNITY GARDENS

- o The size of the raised planters will be 4' wide by 40' long
- o The pads for the planters will be 20' wide by 50' long
- o A Versa-Loc block system will be used to raise top of planter to 24" above grade

ALONG TRAIL SYSTEM

- o The walking trail will provide the walker with the ability to exercise, view existing wildlife and take part in educational opportunities as he/she moves in and out of the existing woodlands, open meadows, and pond areas
- o The walking path will consist of 3"-4" compacted CB, thus minimizing long term maintenance of the path versus installing a mulch path that will generally need to be re-urbished every 2-3 years
- o It will be approximately 8' wide and will be scaled appropriately for up to four people to walk side by side in order to accommodate people walking on both sides of path

GARLAND ALLIANCE
 P.O. BOX 510125
 MILWAUKEE, WI 53203
MR. TIM R.S. GARLAND, RLA
 MASTER LANDSCAPE ARCHITECT

H:\C300\311\12041-01\CONSTRUCTION PLANS\2015-LOT 6 APARTMENT PLANS\LOT 6 LANDSCAPE_PLANS\ELDERBERRY-22X34.DWG

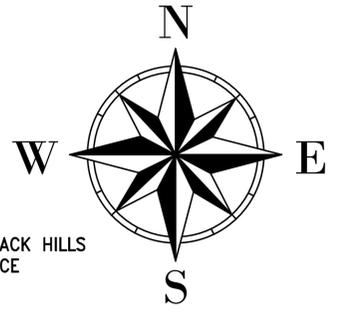
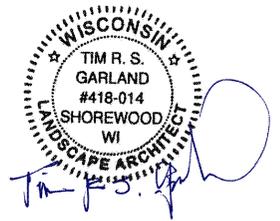


STREET TREE PLANTING

- o The Landscape Architect chooses to select native cultivars that are unique in use for a commercial setting.
- o The plants will be selected for their hardiness, their urban tolerance and their aesthetic value.
- o The street tree planting, in effect, creates the large scale outdoor room of this approximately 9 acre development and it sets the stage for the gardens within.

FOCAL POND FEATURE

- o Landscape Architect will incorporate plantings specifically to the pond to further enhance and create a major focal element of this lot.
- o This will ultimately become a destination point for the immediate community, the overall local community, and the surrounding wildlife.
- o It will be enhanced with benches, bird feeders/houses and plant material that will attract not only waterfowl but also songbirds and other wildlife typically found in an arboretum setting.

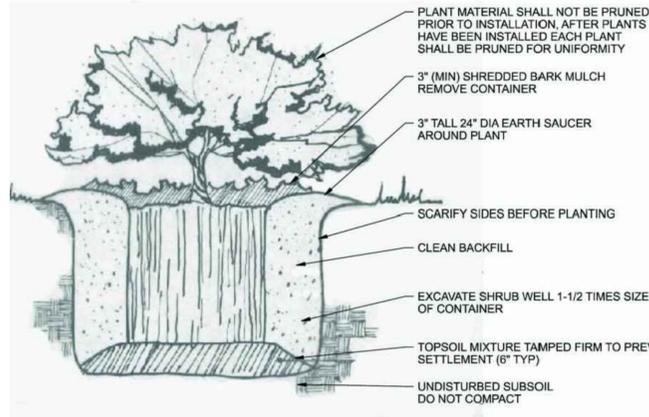


Scale: 1" = 40' (22"x34")
 Scale: 1" = 80' (11"x17")

LANDSCAPE SCAPING

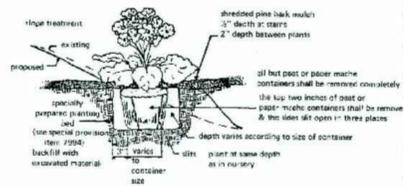
The Landscape Architect would like to create an "Arboretum Quality Effect" within this rental residence and create a "Naturalized Landscape" that provides minimal developed building envelopes where nature rules. We would also like to provide an educational tool for both the immediate and outlying community.

DATE: 06-22-2016



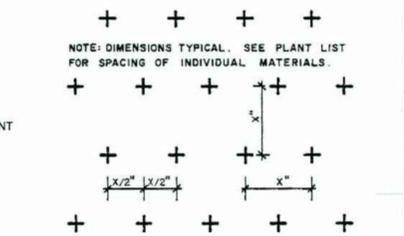
CONTAINER SHRUB DETAIL

NTS



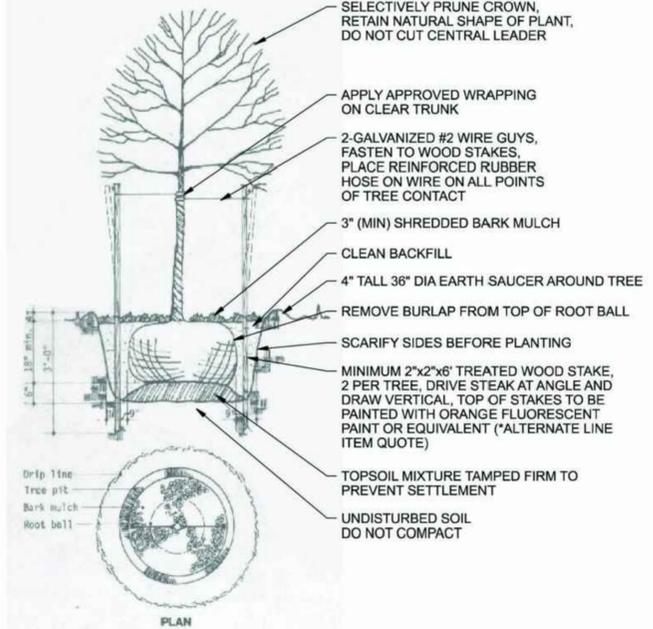
PERENNIAL PLANTING DETAIL

NTS



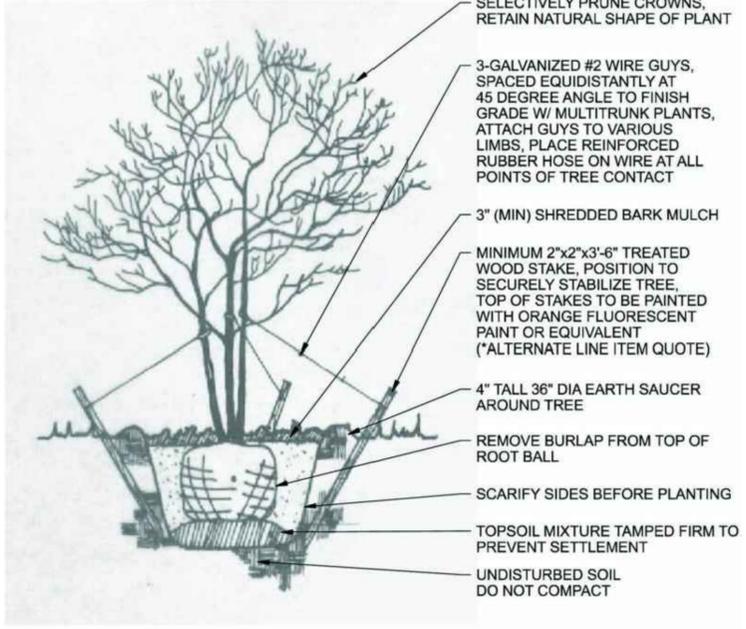
GROUND COVER PLANTING DETAIL

NTS



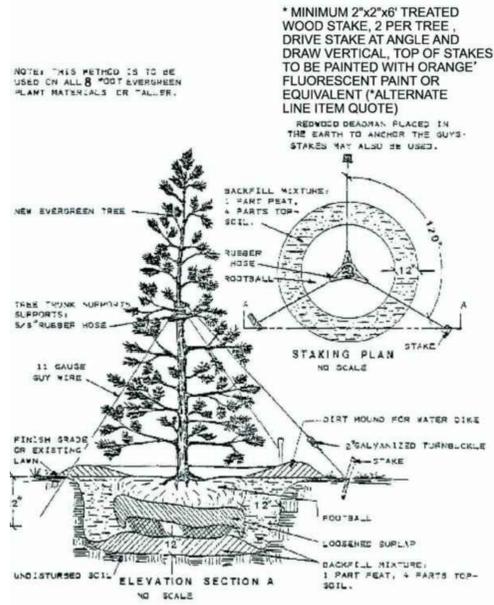
SMALL TREE PLANTING DETAIL

NTS



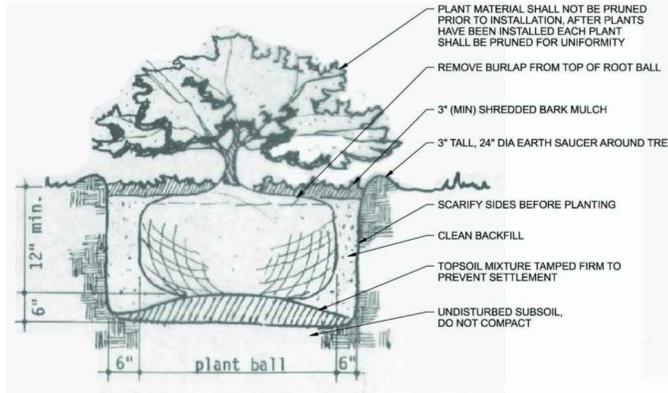
MULTI-TRUNK TREE PLANTING

NTS



EVERGREEN TREE PLANTING DETAIL

NTS



B&B SHRUB PLANTING DETAIL

NTS

THE LANDSCAPE CONTRACTOR SHALL VERIFY GRADES ESTABLISHED DURING FINAL SOIL PREPARATION AS BEING TRUE TO FINISH CONTOURS SHOWN, AND SHALL MAINTAIN SUCH AREAS UNTIL THE EFFECTIVE DATE TO BEGIN SODDING AND/OR SEEDING OPERATIONS. IN SUCH INSTANCES WHERE A SPLIT RESPONSIBILITY EXISTS BETWEEN GRADING AND GRASSING CONTRACTORS, IT SHALL BE THE RESPONSIBILITY OF THE GRASSING CONTRACTOR TO MAINTAIN A SUITABLE GRADE FOR GRASSING ONCE HE HAS ACCEPTED THE GRADE PROVIDED TO HIM. IN ALL CASES, THE GROUND SHALL BE HAND RAKED IMMEDIATELY PRIOR TO BEING SODDED TO REMOVE ANY IRREGULARITIES IN THE GRADE.

GUARANTEE PERIOD FOR PLANT MATERIALS SHALL BE AS FOLLOWS:

LAWNS (SEED AND SOD)*	3 MONTHS
GROUND COVER	3 MONTHS
SHRUBS	12 MONTHS
TREES	12 MONTHS
PERENNIALS AND ROSES	90 DAYS FROM INTRODUCTION

* IF LAWN IS INSTALLED IN FALL AND NOT GIVEN FULL 90 DAYS OF GUARANTEE PERIOD, OR IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE GUARANTEE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.

ALL SHRUB PLANTING BEDS TO BE LINED WITH A MINIMUM OF 3\"/>

A 10/10/10 FERTILIZER MIXTURE SHALL BE APPLIED AT 20#/1000 SF WORKED INTO THE LAWN BED BEFORE SEEDING OR SODDING.

TYPICAL SEED FIXTURE:

#1 KENTUCKY BLUEGRASS	50%
RED FESCUE	30%
PERENNIAL RYE GRASS	20%

PROPOSED TREES TO BE OPTIONALLY STAKED AS PER PLANTING DETAILS. (PLEASE SPECIFY LINE ITEM IN PROPOSAL FOR STAKING).

ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. TREES OF SAME SPECIES TO BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY. ANY TREES MISPLACED WILL BE SUBJECT TO REJECTION.

UPON ACCEPTANCE OF THE LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUPPLY THE LANDSCAPE ARCHITECT WITH A COMPLETE AND ADEQUATE MAINTENANCE PROGRAM TO BE FOLLOWED DURING AND AFTER THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE JOB DURING THE GUARANTEE PERIOD TO DETERMINE IF PROPER MAINTENANCE IS BEING GIVEN.

IT SHALL BE UNDERSTOOD THAT IN ACCORDANCE WITH THE TERMS OF THE GUARANTEE THAT THE LANDSCAPE CONTRACTOR MUST PROMPTLY INFORM THE OWNER IF PROPER MAINTENANCE IS NOT BEING GIVEN TO THE INSTALLATION. SUCH NOTICE SHALL BE IN WRITING, OUTLINING CORRECTIVE MEASURES TO BE TAKEN, WITH A COPY TO THE LANDSCAPE ARCHITECT. AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO REPLACE ALL PLANTS THAT ARE DEAD OR IN UNSATISFACTORY CONDITION OF GROWTH. ALL REPLACEMENT PLANTS SHALL BE OF LIKE SIZE AND KIND OF THE PLANTS REMOVED. ANY SEED AREAS OVER ONE FOOT SQUARE NOT COVERED BY TURF SHALL BE RESEED BY THE CONTRACTOR. ANY SODDED AREAS OVER ONE FOOT SQUARE THAT ARE DEAD OR DYING SHALL BE RESEED BY THE LANDSCAPE CONTRACTOR. ALL REPLACEMENTS INCLUDED WITHIN THE GUARANTEE SHALL BE THE LANDSCAPE CONTRACTOR'S EXPENSE.

ANY ALTERATIONS TO THE LANDSCAPE PLAN WILL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE LANDSCAPE CONTRACTORS ARE RESPONSIBLE FOR MAKING SURE ALL TREE BALLS ARE MOIST AT THE CORE, WHEN TREES ARE INSTALLED.

LAWN EDGES THAT ABUT PARKING LOTS WITH NO CURBING SHALL BE DOUBLE SEED TO A WIDTH OF 5'-0\"/>

HERBICIDE (TRIFLORAL OR EQUIVALENT) TO BE APPLIED TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL.

THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.

PLANTING AND LANDSCAPE NOTES:
 THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COORDINATION OF PLANTING OPERATIONS AND RELATED CONTRACTUAL OPERATIONS WITH THE OTHER CONTRACTORS ON THE JOB. REPAIR OF DAMAGE TO PLANTS, GRADES, LAWNS, ETC., DURING INSTALLATION SHALL NOT BE CONSIDERED AS AN EXTRA, AND NOT CHARGEABLE TO THE OWNER. DAMAGE CAUSED BY OTHER CONTRACTORS SHALL BE THE RESPONSIBILITY OF SAID CONTRACTOR.

THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL, SOIL AND/OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK. CONTRACTOR SHALL CLEAN BEHIND HIS WORK IMMEDIATELY AND SHALL TAKE NECESSARY PRECAUTIONS TO KEEP CONCRETE, BRICK AND OTHER PAVING MATERIAL CLEAN OF SOIL.

MATERIALS PLANTED AND DAMAGED OR DESTROYED BY ANY PHENOMENA CONSIDERED AS AN ACT OF GOD, E.G., VANDALISM, WIND, FIRE, FLOOD, FREEZE, THEFT, RAIN, HAIL, ETC., SHALL BELONG TO THE OWNER AND SHALL BE HIS RESPONSIBILITY. MATERIALS STORED ON-SITE AS YET NOT PLANTED ARE NOT COVERED BY THIS CLAUSE AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE NO. 1 GRADE OR BETTER IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS. THE LANDSCAPE ARCHITECT RESERVES ALL RIGHTS TO DETERMINE ACCEPTABILITY OF PLANT MATERIAL SUBMITTED FOR PLANTING.

ALL PLANTS SHALL BE PLANTED IN PITS, CENTERED AND SET ON SIX-INCHES OF COMPACTED TOPSOIL TO SUCH A DEPTH THAT THE FINISH GRADE WILL AT THE PLANT AFTER SETTLEMENT WILL BE THE SAME AS THAT AT WHICH THE PLANT WAS GROWN. ALL PLANTING AREAS SHALL RECEIVE ADEQUATE FERTILIZATION WITH 'EENEESY GROW' 1-YEAR (1 OZ.) FERTILIZER PACKETS OR EQUIVALENT, OR AGREED UPON GRANULAR FERTILIZER AS DISCUSSED WITH LANDSCAPE ARCHITECT.

APPLICATION RATES SHALL BE AS FOLLOWS:

TREES:
 1-1/2\"/>

SHRUBS:
 1 PACKET FOR EVERY 12\"/>

CONTRACTOR IS RESPONSIBLE FOR WATERING PLANTS DURING THE DURATION OF THE INSTALLATION.

PERFORM ALL WORK NECESSARY FOR INSTALLING SOD AND/OR SEED AS SHOWN ON THE DRAWINGS OR INFERRED THEREFROM AND/OR AS SPECIFIED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. IMMEDIATELY PRIOR TO SEEDING, THE GROUND SHALL BE MECHANICALLY SCARIFIED AND RAKED TO A FRIABLE FINE TEXTURE. LAWN AREAS SHALL BE SEED WITH A MECHANICAL SPREADER AT THE RATE OF 6#/1000SF. AFTER SEEDING, ALL AREAS SHALL BE RAKED AND ROLLED TO SATISFACTORILY COVER SEED, AND THEN THOROUGHLY WATERED, AND COVERED WITH TREATED SHREDDED PAPER MULCH OR STRAW MULCH. THE METHOD OF SEEDING MAY BE VARIED BY THE CONTRACTOR BY HIS OWN RESPONSIBILITY TO ESTABLISH A SMOOTH UNIFORM TURF. INSTALL EROSION CONTROL FABRIC ON EMBANKMENTS THAT EXCEED 1:3 SLOPE.

SEED SHALL BE TRUE TO SPECIE AS CALLED FOR ON THE SEEDING PLAN. ALL SEED SHALL BE DELIVERED TO THE JOB SITE IN PACKS PLAINLY MARKED AND CERTIFIED AS TO CONTENT.

SOD SHALL BE PLACED WHEN THE GROUND IS IN WORKABLE CONDITION AND TEMPERATURES ARE LESS THAN 90 DEGREES FAHRENHEIT.

LANDSCAPE CONTRACTOR SHALL WATER SOD IMMEDIATELY AFTER INSTALLATION TO PREVENT EXCESSIVE DRYING DURING PROGRESS OF THE WORK. AS SODDING IS COMPLETED IN ANY ONE SECTION, THE ENTIRE AREA SHALL BE ROLLED. IT SHALL THEN BE THOROUGHLY IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE NEW SOD PAD AND SOIL IMMEDIATELY BELOW THE SOD ARE THOROUGHLY WET.



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 LANDSCAPE ARCHITECTS
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 EMAIL: tim@gardensbygarland.com



PARAGON PLACE

PROJECT:
PARAGON PLACE AT
BEAR CLAW WAY
 CITY OF MADISON, WI
 BY: **United Financial Group, Inc.**
 660 W. Ridgeview Drive
 Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
6-22-16	AMENITY AREA UPDATES
4-28-16	PER CITY COMMENTS
3-25-16	PER CITY COMMENTS
2-02-16	PHASE 1 PLANS
12-21-15	PER CITY COMMENTS
6-26-15	PER UDC COMMENT
4-16-15	INITIAL SUBMITTAL

DATE:
JUNE 22, 2016

JOB NUMBER:
12041

DESCRIPTION:
LANDSCAPE
DETAIL PLAN

SHEET

L1.7



GARLAND ALLIANCE
 P.O. BOX 510125
 MILWAUKEE, WI 53203
 MR. TIM R.S. GARLAND, RLA
 MASTER LANDSCAPE ARCHITECT

PARAGON PLACE- SHEET L1.0 FEBRUARY 02, 2016					
Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
3	Acer saccharum "Bonfire"	Bonfire sugar Maple	2-1/2"	B&B	
2	Celtis occidentalis "Chicagoland"	Chicagoland Hackberry	2-1/2"	B&B	
4	Ginkgo biloba "Autumn gold"	Autumn Gold Ginkgo	2-1/2"	B&B	
0	Gymnocladus dioica	Kentucky Coffeetree	2-1/2"	B&B	Noted on sheet L1.5
5	Larix	American Larch	10-12"	B&B	
56	Plantanus x acerifolia	Ovation Planetree	2-1/2"	B&B	
4	Taxodium distichum	Bald Cypress	8-10"	B&B	
1	Nyssa sylvatica	Black tupelo	2-1/2"	B&B	Noted on sheet L1.4
11	Picea abies	Norway Spruce	6-7"	B&B	
14	Picea pungens densata	Black Hills Spruce	5-6"	B&B	
3	Pinus sylvestris	Scot Pine	6-7"	B&B	

PARAGON PLACE- SHEET L1.2 FEBRUARY 02, 2016					
Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
4	Acer pseudo	Fullmoon Maple	6-7"	B&B	
15	Betula nigra 'Heritage'	Heritage river Birch	10-12"	B&B	Multi-trunk
3	Cornus alternifolia	Pagoda Dogwood	6-7"	B&B	Multi-trunk
2	Chionanthus virginicus	White Fringe Tree	6-7"	B&B	Multi-trunk
1	Carpinus betulus "Fastigiata"	Columnare European Hornbeam	3"	B&B	Multi-trunk
1	Crataegus viridis "Winterking"	Winter King Hawthorn	2"	B&B	
3	Fagus sylvatica "Red Obelisk"	Red Obelisk Beech Tree	2"	B&B	
3	Quercus robur "Fastigiata"	Skyrocket Oak	2-1/2"	B&B	
5	Picea Glauca densata	lack Hills Spruce	6-7"	B&B	
1	Pinus sylvestris	Scot Pine	6-7"	B&B	
1	Magnolia x "Leonard Messel"	Leonard Messel Magnolia	7-8"	B&B	Multi-trunk
15	Amelanchier stolonifera	Running Serviceberry	15-18"	cont.	
5	Cornus sericea "Cardinal"	Cardinal Redtwig Dogwood	3-4"	cont.	
9	Hydrangea x "Limelight"	Limelight Hydrangea	18"	3 gal	"Shiner"
8	Rhus aromatica 'Gro-Low'	Gro-low sumac	18"	3 gal	
15	Rosa rugosa 'Hansa'	Hansa Shrub Rose	18"	3 gal	
5	Rosa x 'Purple Pavement'	Purple Pavement shrub Rose	18"	3 gal	
3	Syringa x 'Miss Kim'	Miss Kim Lilac	18"	3 gal	
3	Syringa patula 'Little Boy blue'	Little Boy Blue Lilac	24"	3 gal	
1	Viburnum x 'Juddii'	Judd Viburnum	30-36"	B&B	
4	Viburnum lantana 'Mohican'	Mohawk viburnum	3-4"	cont.	
1	Viburnum carlesii	Korean spice Viburnum	30-36"	B&B	
6	Viburnum trilobum 'Hahs'	Hah's Viburnum	3-4"	cont.	
9	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	3-4"	cont.	
7	Weigela florida 'Wine and Roses'	Wine and Roses Weigela	24-30"	cont.	
54	Buxus x 'Green Mountain'	Green Mountain Boxwood	18"	cont.	
9	Illex x 'Berrimagic'	Berrymagic Winterberry	18"	cont.	
14	Juniperus chinensis Pfitzeriana	Pfitzer Juniper	24-30"	cont.	
3	Juniperus chinensis 'Kallay's'	Kallays Compact Juniper	24"	cont.	
9	Juniperus x 'Sea Green'	Sea Green Juniper	24-30"	cont.	
12	Mahonia aquifolium	Oregongrape Holly	18-24"	cont.	Compact variety
10	Taxus x 'Tautonii'	Taunton yew	24-30"	cont.	
2	Picea x 'Birds Nest'	Birds Nest Spruce	18"	cont.	
3	Pinus mugho 'Encl'	Encl Mugo Pine	18"	cont.	
2	Pinus x Globosum	Globe White Pine	24"	cont.	
1	Pinus x 'Mops'	Mop's Pine	24"	cont.	
594	Euonymus fortunei var. coloratus	Purpleleaf Wintercreeper	3"	pot	
30	Aster	Fall Aster	1 gal	pot	
30	Hemerocallis	Tetraploid Daylily	1 gal	pot	
132	Hosta	Hosta	1 gal	pot	
60	Sedum	Sedum	1 gal	pot	
582	Ornamental Grasses	Grasses	1 gal	pot	

PARAGON PLACE- SHEET L1.3 FEBRUARY 02, 2016					
Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
3	Acer griseum	Paperbark Maple	2-1/2"	B&B	
1	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	6-7"	B&B	
3	Amelanchier x 'Cumulus'	Cumulus Serviceberry	8-9"	B&B	Multi-trunk
15	Betula nigra 'Heritage'	Heritage' River Birch	10-12"	B&B	
3	Cornus mas 'Golden Glory'	Golden Glory' Corneliancherry	7-8"	B&B	Multi-trunk
2	Crataegus crus galli inermis	Thornless Hawthorn	5-6"	B&B	Multi-trunk
1	Magnolia x "Ann"	Ann Magnolia	5-6"	B&B	
3	Ostrya virginiana	Ironwood	2-1/2"	B&B	
1	Syringa reticulata	Japanese Tree Lilac	2"	B&B	
1	Picea abies	Norway Spruce	10'	B&B	
4	Pinus sylvestris	Scot Pine	6-7"	B&B	
15	Diervilla sessilifolia 'Coolsplash'	Honeysuckle	18"	cont.	
15	Diervilla sessilifolia 'Butterfly'	Butterfly' Dwfbush Honeysuckle	18"	cont.	
6	Hydrangea quercifolia 'sikes'	Sikes' Hydrangea	18"	cont.	
7	Kerria japonica 'Geisha'	Geisha' Kerria	18"	cont.	
9	Rhus aromatica "Gro-low"	Gro-Low Fragrant Sumac	18"	cont.	
5	Rosa rugosa "Purple Pavement"	Purple Pavement' Shrub Rose	18"	cont.	
1	Viburnum x "Juddii"	Judd Viburnum	24-30"	B&B	
1	Viburnum carlesii	Koreanspice Viburnum	24-30"	B&B	
3	Viburnum dentatum "Blue Muffin"	Blue Muffin Viburnum	30-36"	B&B	
10	Viburnum dentatum "Chicago Lustre"	Chicago Lustre Viburnum	3-4"	cont.	
5	Viburnum prunifolium	Blackhaw Viburnum	5-6"	B&B	
6	Physocarpus opulifolius "Summer Wine"	Summer Wine Ninebark	4-Mar	cont.	
42	Buxus x 'Green Mountain'	Green Mountain Boxwood	18"	B&B	
8	Juniperus chinensis Pfitzeriana	"Kallays Compact"	24-30"	cont.	
10	Juniperus sargentii viridis	Green Sargent Juniper	24-30"	cont.	
5	Juniperus sargentii var. glauca	Blue Sargent Juniper	24-30"	cont.	
9	Juniperus x "Grey Owl"	Grey Owl Juniper	24-30"	cont.	
2	Picea omorika 'Nana'	Dwarf Serbian spruce	18"	cont.	
10	Taxus x 'Tautonii'	Taunton Yew	24-30"	B&B	
2944	Pachysandra terminalis	Pachysandra	plug	32/flat	
240	Geranium	Perennial Geranium	1 gal	cont.	
360	Sedum	Sedum	1 gal	cont.	
288	Ornamental Grasses	Grasses	1 gal	cont.	
420	Carex	Sedges	1 gal	cont.	



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MASTER LANDSCAPE ARCHITECT

DATE 02-22-2016

PARAGON PLACE- SHEET L1.4 FEBRUARY 02, 2016					
Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
2	Amelanchier x 'Princess diana'	Princess Diana Serviceberry	8-Jul	B&B	Multi-trunk
15	Betula nigra 'Heritage'	Heritage River Birch	8-10'	B&B	Multi-trunk
3	Cercis canadensis	Eastern Redbud	6-7"	B&B	Multi-trunk
2	Cotinus x 'Young Lady'	Young lady Smokebush	6-7"	B&B	
3	Cornus alternifolia	Pagoda Dogwood	7-8"	B&B	Multi-trunk
1	Hamamelis vernalis 'Diana'	Diana Witchhazel	5-6"	B&B	
1	Heptacodium miconiodes	Seven Son flower	6-7"	B&B	
1	Magnolia stellata	Star Magnolia	5-6"	B&B	Multi-trunk
3	Malus x 'Tina'	Tina flowering Crab	5-6"	B&B	Multi-trunk
1	Nyssa sylvatica	Black Tupelo	2-1/2"	B&B	
1	Syringa reticulata	Japanese Tree Lilac	6-7"	B&B	Multi-trunk
2	Picea omorika 'Compactum'	Dwarf Serbian Spruce	18"	cont.	
2	Pinus flexis 'Vanderwolf's Pyramid'	Vanderwolf's Pine	6-7"	B&B	
8	Hydrangea 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	18"	cont.	
12	Hydrangea quercifolia 'Sikes'	Sikes Hydrangea	18"	3 gal	
1	Illex 'shamrock'	Male Holly	18"	3 gal	
6	Illex x 'Afterglow'	Afterglow Holly	18"	3 gal	
5	Itea 'Merlot'	Merlot itea	24"	3 gal	
3	Syringa patula 'Palabin'	Dwarf Korean Lilac	24"	3 gal	
9	Rosa rugosa 'Hansa'	Hansa Shrub Rose	18"	cont.	
7	Rosa rugosa 'Purple Pavement'	Purple Pavement Shrub Rose	18"	cont.	
22	Rhus aromatica 'Gro-Low'	Gro Low Sumac	18"	3 gal	
3	Spiraea bumalda 'Anthony Waterer'	Anthony Water Spirea	18"	cont.	
4	Viburnum prunifolium	Blackhaw Viburnum	5-6"	B&B	
7	Viburnum trilobum 'Red Wing'	Red Wing Viburnum	24-30"	3 gal	
7	Weigela florida 'Fine Wine'	Fine Wine Weigela	24-30"	cont.	
26	Buxus x 'Green Mountain'	Green Mountain Boxwood	18"	B&B	
7	Juniperus x 'Grey Owl'	Grey Owl Juniper	24-30"	cont.	
3	Juniperus x 'Sea Green'	Sea Green Juniper	24-30"	cont.	
5	Juniperus sargentii viridis	Green Sargent Juniper	24-30"	cont.	
7	Juniperus chinensis 'Gold Tip'	Gold Tip Juniper	24-30"	cont.	
9	Mahonia aquifolium 'Compactum'	Dwarf Oregon Grape Holly	24"	cont.	
2	Picea omorika 'Nana'	Dwarf Serbian spruce	18"	cont.	
3	Rhododendron x PJM	PJM Rhododendron	18"	B&B	
10	Taxus x 'Tautonii'	Taunton Yew	24-30"	B&B	
1	Tsuga canadensis 'sargentii'	Sargent Hemlock	24-30"	cont.	
1664	Pachysandra terminalis	Pachysandra	plug	32/flat	
408	Lamiastrum 'Herma's Pride'	Archangel	4-1/2"	cont.	
30	Sedum 'Frosty Morn'	Frosty Morn Sedum	1 gal	cont.	
120	Sedum 'Autumn fire'	Autumn Fire Sedum	4-1/2"	cont.	
200	Sedum 'Angelina'	Angelina Sedum	4-1/2"	cont.	
144	Hakonechloa 'Aureora'	All Gold Hakonechloa Grass	4-1/2"	cont.	
170	Ornamental Grasses	Grasses	1 gal	cont.	

PARAGON PLACE- SHEET L1.5 JUNE 9, 2016					
Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
1	Acer palmatum 'Emperor One'	Emperor One' Japanese Maple	6-7"	B&B	
1	Acer platanoides 'Royal Red'	Royal Red Maple	2-1/2"	B&B	
3	Betula nigra 'Heritage'	Heritage' River Birch	10-12"	B&B	
1	Aesculus flava	Yellow Buckeye	2-1/2"	B&B	
1	Amelanchier x "Cumulus"	Cumulus Serviceberry	8-10"	B&B	Multi-trunk
1	Carpinus betulus "Fastigiata"	Columnare European Hornbeam	2"	B&B	
3	Cornus mas 'Golden Glory'	Golden Glory' Corneliancherry	7-10"	B&B	Multi-trunk
3	Gymnocladus dioica	Kentucky Coffeetree	2-1/2"	B&B	
2	Cotinus coggygia 'Royal Purple'	Royal Purple' smokebush	6-7"	B&B	Multi-trunk
1	Heptacodium miconiodes	Seven Son flower	6-7"	B&B	Multi-trunk
2	Fagus fastigiata 'Red Obelisk'	Red Obelisk' Beech	10'	B&B	
1	Magnolia stellata	Star Magnolia	5-6"	B&B	
2	Malus x "Red Jewel"	Red Jewel Crab	6-7"	B&B	
1	Picea omorika	Serbian spruce	7-8"	B&B	
1	Picea pungens glauca	Blue Spruce	6-7"	B&B	
14	Diervilla sessilifolia "Butterfly"	Butterfly' Dwfbush Honeysuckle	18"	cont.	
38	Buxus x 'Green Velvet'	Green Velvet' Boxwood	18"	B&B	
7	Juniperus virginiana 'Grey Owl'	Grey Owl' Juniper	24-30"	cont.	
16	Juniperus chinensis pfitzeriana	"Sea Green"	24"	cont.	
7	Juniperus sargentii glauca	Blue Sargent Juniper	24-30"	cont.	
10	Juniperus sargentii viridis	Green Sargent Juniper	24-30"	cont.	
1	Picea nana 'Pumilo'	Pumilo' Dwarf spruce	18"	cont.	
1	Picea omorika	Serbian Spruce	6-7"	B&B	
5	Taxus x 'Tautonii'	Taunton Yew	24-30"	cont.	
450	Euonymus fortunei var. coloratus	Purpleleaf Wintercreeper	3"	cont.	
168	Sedum	Sedum	1 gal	cont.	
324	Ornamental Grasses	Grasses	1 gal	cont.	
32	Aster	Fall Aster	1 gal	cont.	
42	Hemerocallis	Tetraploid Daylily	1 gal	cont.	

PARAGON PLACE- SHEET L1.6 FEBRUARY 02, 2016					
Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
3	Betula nigra 'Heritage'	Heritage' River Birch	10-12'	B&B	
1	Larix kamperifera	Japanese Larch	9-10'	B&B	
3	Larix decidua	European Larch	9-10'	B&B	
6	Taxodium distichum	Baldcypress	10-12'	B&B	
2	Salix x 'Niobe'	Niobe' Willow	2-1/2"	B&B	
9	Aronia arbutifolia	Red Chokeberry	3-4"	cont.	"Brilliantissima"
18	Conus x 'Artic Fire'	Artic Fire' Dogwood	3-4"	cont.	
5	Salix purpera 'Nana'	Dwarf Blue Artic Willow	5-6"	cont.	
310	Ornamental Grasses	Grasses	1 gal	cont.	

H:\C300\311\12041-01\CONSTRUCTION PLANS\2015-LDT 6 APARTMENT PLANS\1.DWG LANDSCAPE_PLANS\ELDERBERRY-22X34.DWG

by
UNITED FINANCIAL GROUP, INC
100 Ridgeview Drive
Appleton, WI 54911



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PARAGON PLACE

PROJECT:
PARAGON PLACE AT
BEAR CLAW WAY
CITY OF MADISON, WI
BY: **United Financial Group, Inc.**
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY	
DATE	DESCRIPTION
6-22-16	AMENITY AREA UPDATES
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4-16-15	INITIAL SUBMITTAL

DATE:
JUNE 22, 2016

JOB NUMBER:
12041

DESCRIPTION:
LANDSCAPE PLANT LIST

SHEET



BEAR CLAW WAY ELDERBERRY SITE PLAN

Designer

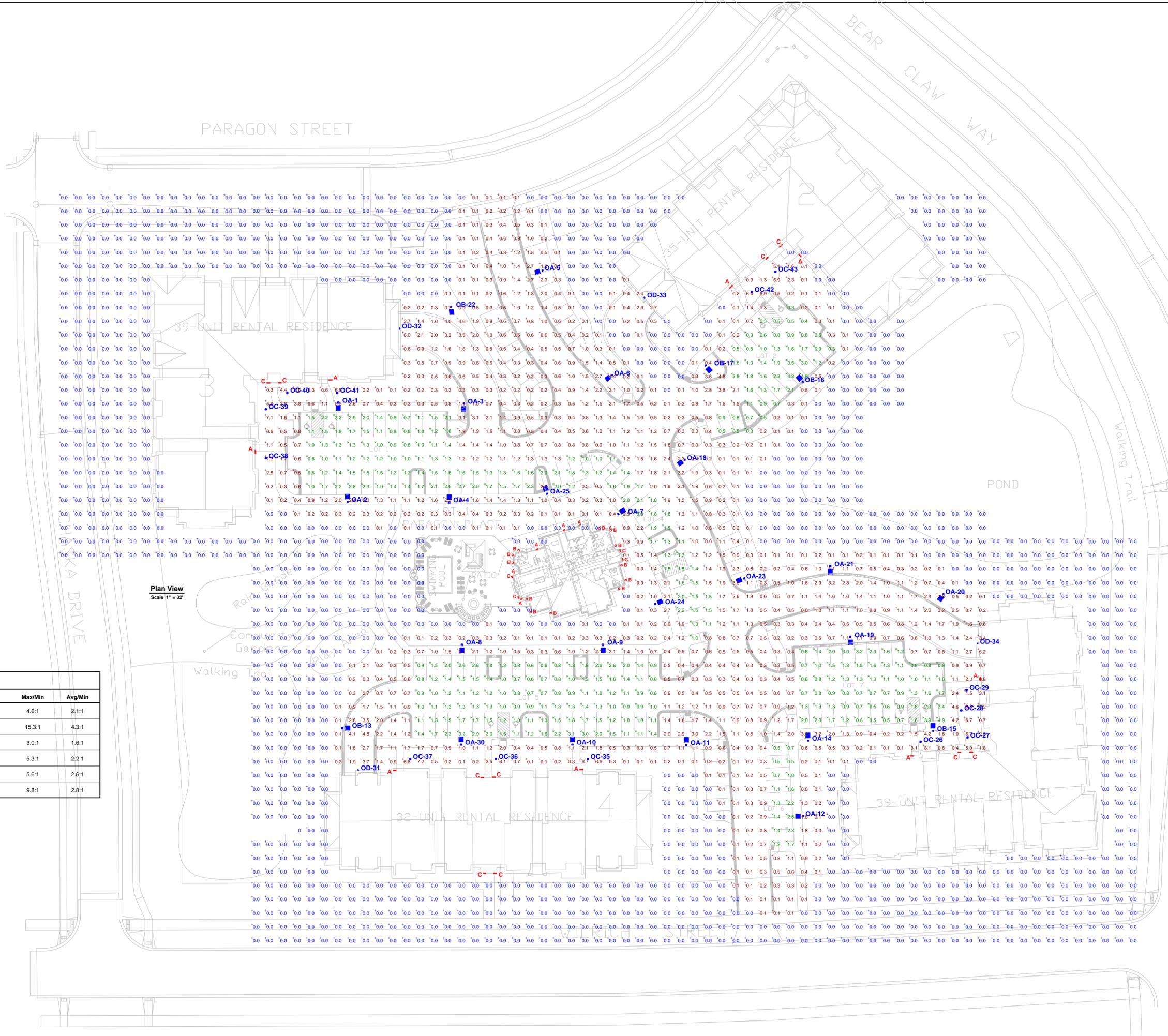
JAB

Date

3-18-16

Scale

Drawing No.



Plan View
Scale 1" = 32'

LUMINAIRE SCHEDULE					
Symbol	Label	Qty	Catalog Number	LLF	Watts
■	OA	21	ALED3T50 - MOUNTED @ 18AFG (TYPE 3)	0.95	51.7
■	OB	5	ALED4T50 - MOUNTED @ 18AFG (TYPE 4)	0.95	52.1
●	OC	13	BLEDR24 (42" ROUND BOLLARD)	0.95	31.2
■	OD	4	XTOR2A-N	0.95	21.6

LUMINAIRE SCHEDULE (CON'T)	
A	49278AZTLEDE
B	S9538/S9516/S9508/S9501
C	BL4603BZ

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT 1	X	1.5 fc	3.2 fc	0.7 fc	4.6:1	2:1:1
PARKING LOT 2	X	1.3 fc	4.6 fc	0.3 fc	15.3:1	4.3:1
PARKING LOT 4	X	1.6 fc	3.0 fc	1.0 fc	3:0:1	1.6:1
PARKING LOT 5	X	1.3 fc	3.2 fc	0.6 fc	5.3:1	2.2:1
PARKING LOT 6	X	1.3 fc	2.8 fc	0.5 fc	5.6:1	2.6:1
PARKING LOT 7	X	1.4 fc	4.9 fc	0.5 fc	9.8:1	2.8:1

Building 3: Looking Southeast from Chaska Drive/
Paragon St
Primary Brick: Autumn Ridge



**PARAGON PLACE
AT
BEAR CLAW WAY**

Building 2: Looking Southwest from
Paragon St/Bear Claw Way
Primary Brick: Chaldean



**CONTEXTUAL
SITE
INFORMATION**

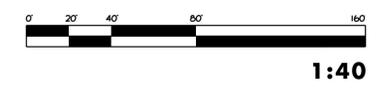
Building 1: Looking West from Bear Claw Way



Building 1: Looking Northwest from Wilrich St/
Bear Claw Way
Primary Brick: Chaldean



DEVELOPMENT SUMMARY					
	PRODUCT DESCRIPTION	ZONING DISTRICT	PARCEL SIZE (ACRES)	# OF UNITS	DENSITY (UNITS / ACRE)
1	3-STORY FLATS (Building #4 @ 32 Units)	SR-V2	8.87	145 (Approved)	16.35
1	3-STORY FLATS (Building #4 @ 45 Units)	SR-V2	8.87	158 (Proposed)	17.81



29 AUGUST 2019



Paragon Place at Bear Claw Way
Proposed Building #4, Three Story, 45 Unit
Madison, Wisconsin
SITE PLAN

ag
 Architecture
 1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213
 414.431.2131 TEL
 414.431.0521 FAX
 WWW.AGARCH.COM

OVERALL BUILDING STATISTICS

BUILDING AREA

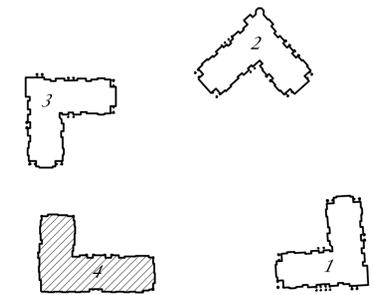
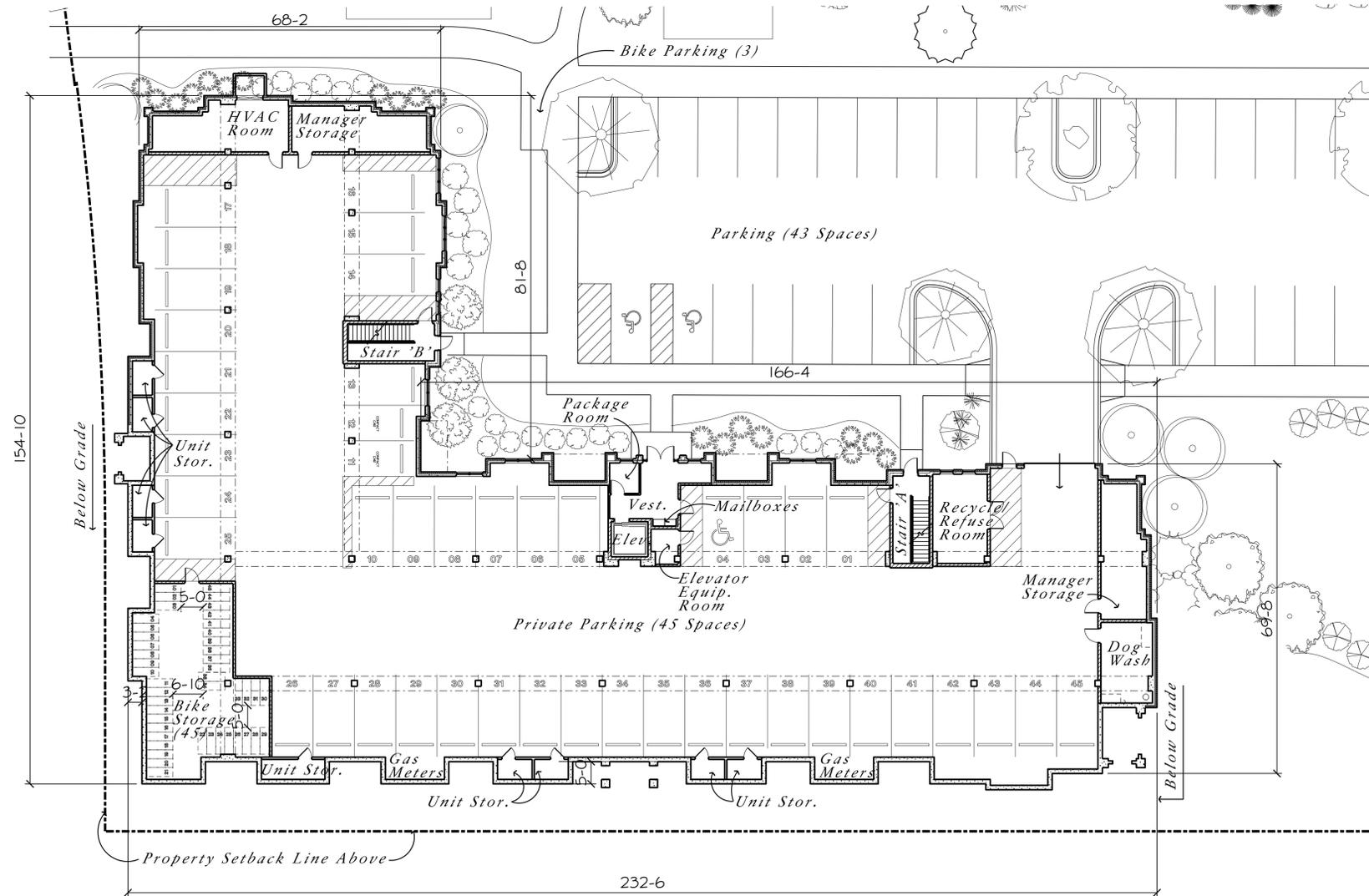
LOWER LEVEL	21,240 SQ. FT.
FIRST FLOOR	20,910 SQ. FT.
SECOND FLOOR	20,908 SQ. FT.
THIRD FLOOR	20,898 SQ. FT.
TOTAL AREA	83,956 SQ. FT.

BIKE PARKING (45 Required Stalls 1:1)

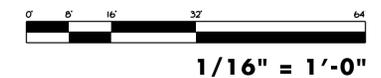
SHORT TERM	6 STALLS (12%)
LONG TERM	45 STALLS (88%)
TOTAL BIKE PARKING	51 STALLS

PARKING (45 Required Stalls 1:1)

COMPACT	2 STALLS (4%)
HANDICAP	1 STALL (2%)
REGULAR	42 STALLS (94%)
TOTAL PARKING	45 STALLS



29 AUGUST 2019



Paragon Place at Bear Claw Way
Proposed Building #4, Three Story, 45 Unit
Madison, Wisconsin
LOWER LEVEL FLOOR PLAN



OVERALL BUILDING STATISTICS

BUILDING AREA

LOWER LEVEL	21,240 SQ. FT.
FIRST FLOOR	20,910 SQ. FT.
SECOND FLOOR	20,908 SQ. FT.
THIRD FLOOR	20,898 SQ. FT.
TOTAL AREA	83,956 SQ. FT.

BIKE PARKING (45 Required Stalls 1:1)

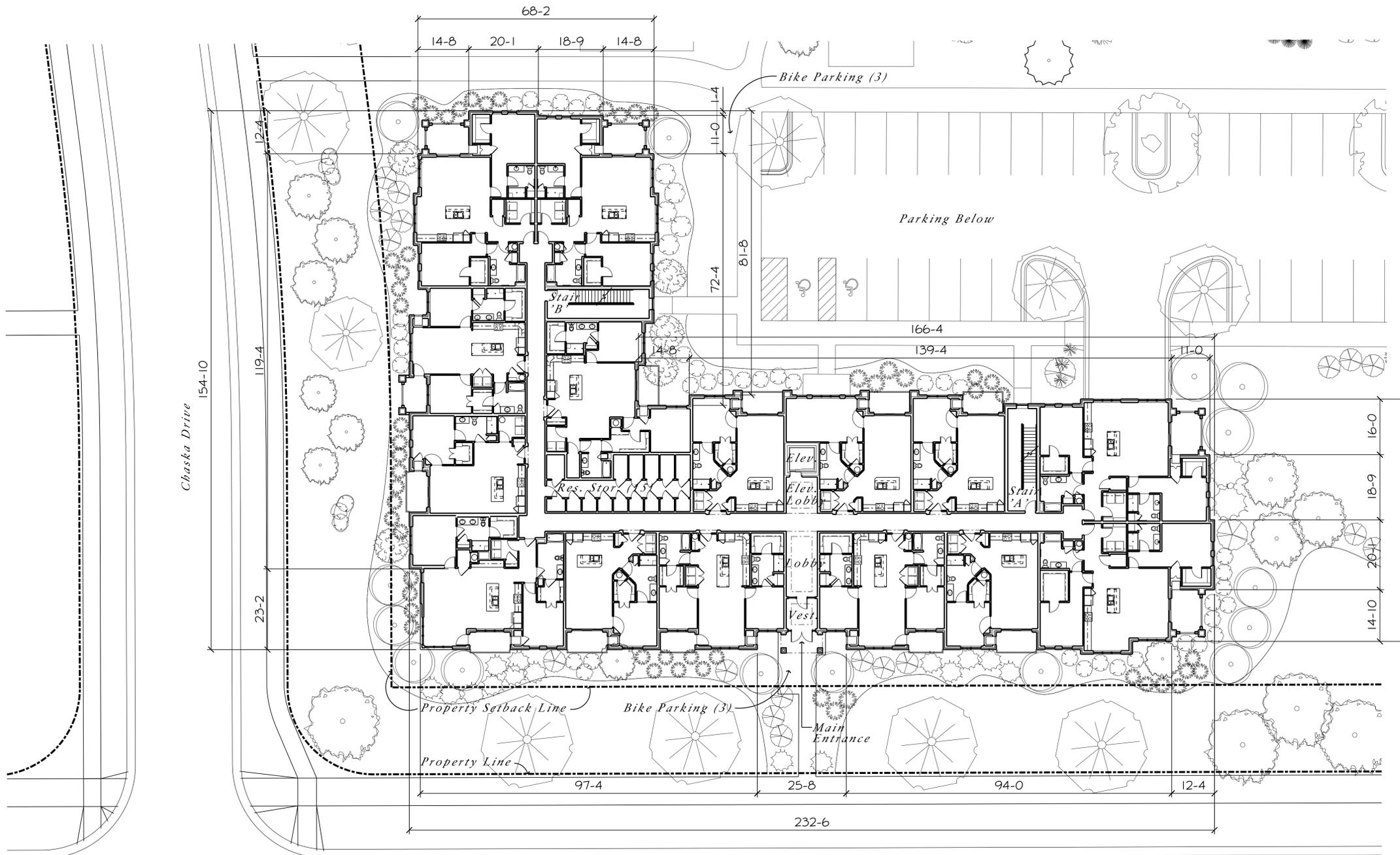
SHORT TERM	6 STALLS (12%)
LONG TERM	45 STALLS (88%)
TOTAL BIKE PARKING	51 STALLS

UNIT COUNT

LOWER LEVEL	0 UNITS
FIRST FLOOR	15 UNITS
SECOND FLOOR	15 UNITS
THIRD FLOOR	15 UNITS
TOTAL UNIT COUNT	45 UNITS

UNIT TYPE

1/1 STANDARD	12 (26%)
1/1 STANDARD + DINING	3 (7%)
1/1 ELEVATOR	3 (7%)
2/2 SPLIT	5 (11%)
2/2 SPLIT + DINING	4 (9%)
2/2 INSIDE CORNER	3 (7%)
2/2 GREAT 'A'	3 (7%)
2/2 GREAT 'B'	12 (26%)



Wilrich Street

Paragon Place at Bear Claw Way
Proposed Building #4, Three Story, 45 Unit
Madison, Wisconsin
FIRST FLOOR PLAN



29 AUGUST 2019



OVERALL BUILDING STASTICS

BUILDING AREA

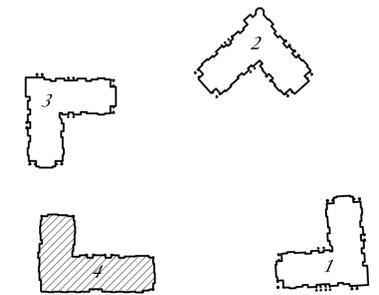
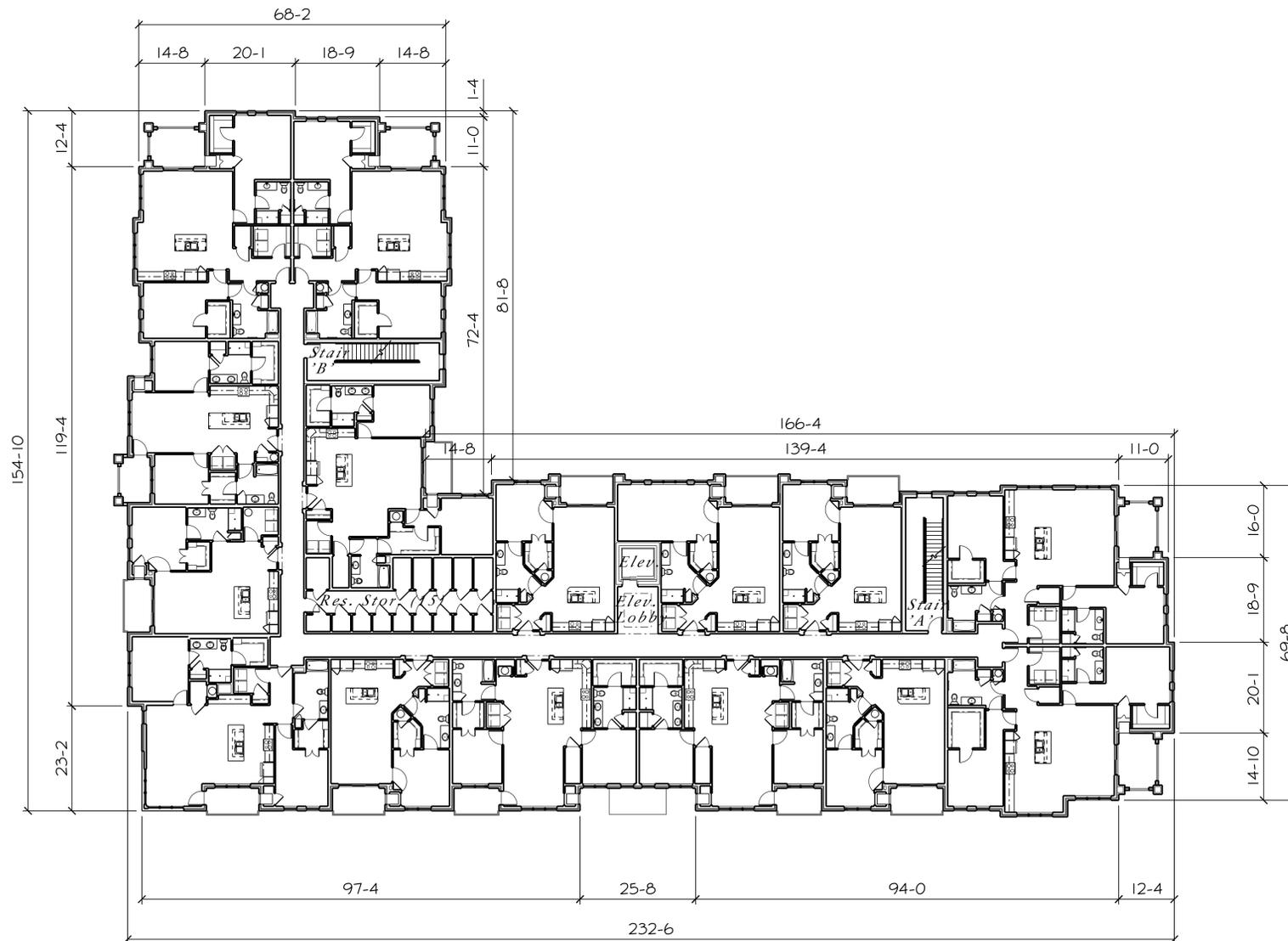
LOWER LEVEL	21,240 SQ. FT.
FIRST FLOOR	20,910 SQ. FT.
<u>SECOND FLOOR</u>	<u>20,908 SQ. FT.</u>
THIRD FLOOR	20,898 SQ. FT.
TOTAL AREA	83,956 SQ. FT.

UNIT COUNT

LOWER LEVEL	0 UNITS
FIRST FLOOR	15 UNITS
<u>SECOND FLOOR</u>	<u>15 UNITS</u>
THIRD FLOOR	15 UNITS
TOTAL UNIT COUNT	45 UNITS

UNIT TYPE

1/1 STANDARD	12 (26%)
1/1 STANDARD + DINING	3 (7%)
1/1 ELEVATOR	3 (7%)
2/2 SPLIT	5 (11%)
2/2 SPLIT + DINING	4 (9%)
2/2 INSIDE CORNER	3 (7%)
2/2 GREAT 'A'	3 (7%)
2/2 GREAT 'B'	12 (26%)



29 AUGUST 2019



Paragon Place at Bear Claw Way
Proposed Building #4, Three Story, 45 Unit
Madison, Wisconsin
SECOND FLOOR PLAN



OVERALL BUILDING STASTICS

BUILDING AREA

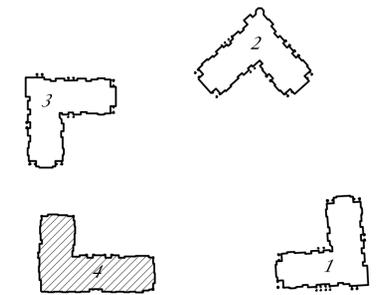
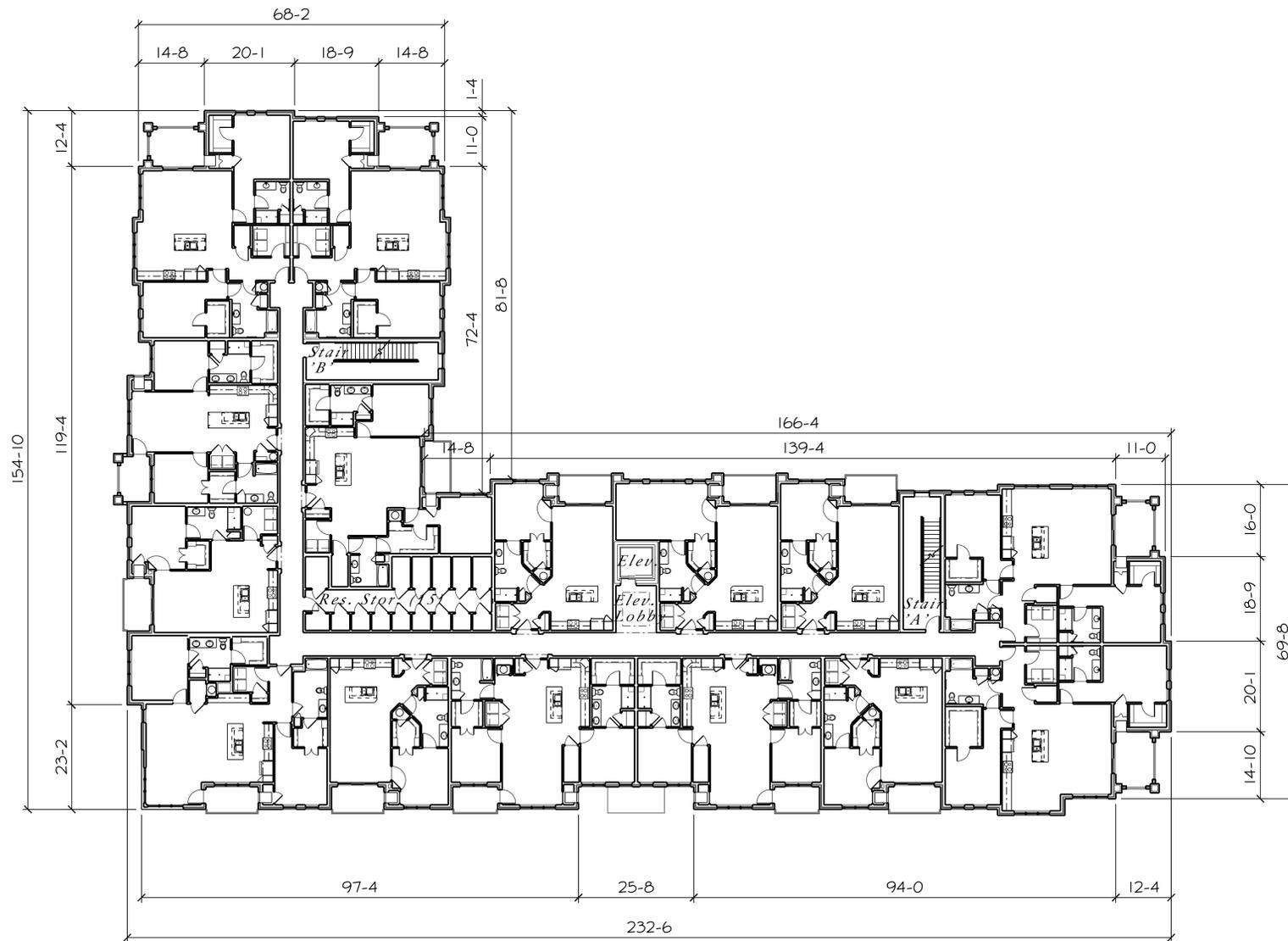
LOWER LEVEL	21,240 SQ. FT.
FIRST FLOOR	20,910 SQ. FT.
SECOND FLOOR	20,908 SQ. FT.
<u>THIRD FLOOR</u>	<u>20,898 SQ. FT.</u>
TOTAL AREA	83,956 SQ. FT.

UNIT COUNT

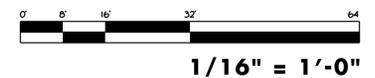
LOWER LEVEL	0 UNITS
FIRST FLOOR	15 UNITS
SECOND FLOOR	15 UNITS
<u>THIRD FLOOR</u>	<u>15 UNITS</u>
TOTAL UNIT COUNT	45 UNITS

UNIT TYPE

1/1 STANDARD	12 (26%)
1/1 STANDARD + DINING	3 (7%)
1/1 ELEVATOR	3 (7%)
2/2 SPLIT	5 (11%)
2/2 SPLIT + DINING	4 (9%)
2/2 INSIDE CORNER	3 (7%)
2/2 GREAT 'A'	3 (7%)
2/2 GREAT 'B'	12 (26%)

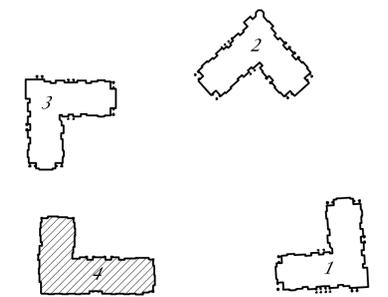
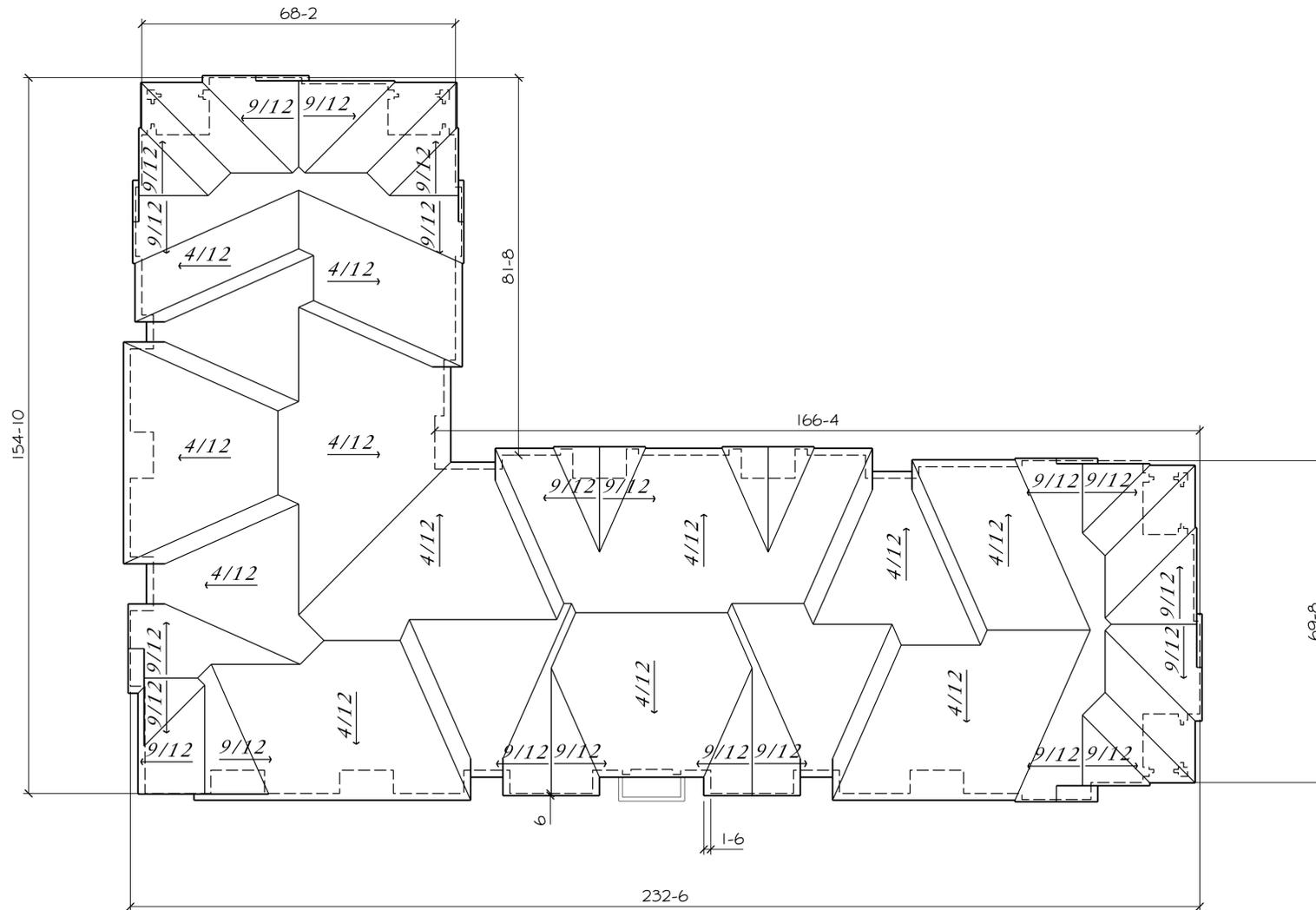


29 AUGUST 2019



Paragon Place at Bear Claw Way
Proposed Building #4, Three Story, 45 Unit
Madison, Wisconsin
THIRD FLOOR PLAN





29 AUGUST 2019



Paragon Place at Bear Claw Way
Proposed Building #4, Three Story, 45 Unit
Madison, Wisconsin
ROOF PLAN

Architecture
 1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213
 414.431.2121 TEL
 414.431.0521 FAX
 WWW.AGARCH.COM



NORTH ELEVATION



CHASKA DRIVE ELEVATION



- TOP OF ROOF ELEV = 149'-5"
- TRUSS BEARING ELEV = 132'-4 7/8"
- TRUSS BEARING ELEV = 131'-0 7/8"
- THIRD FLOOR TOP OF SUB. FLOOR ELEV = 121'-11 3/4"
- SECOND FLOOR TOP OF SUB. FLOOR ELEV = 110'-11 7/8"
- TOP OF CONCRETE ELEV = 100'-0"
- TOP OF SLAB ELEV = 91'-0"



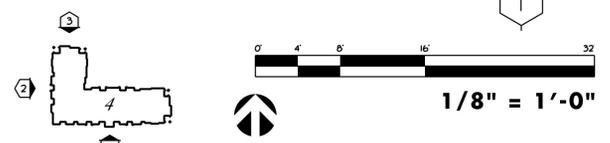
WILRICH STREET ELEVATION



- TOP OF ROOF ELEV = 149'-5"
- TRUSS BEARING ELEV = 132'-4 7/8"
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- SECOND FLOOR TOP OF SUB. FLOOR ELEV = 110'-11 7/8"
- TOP OF CONCRETE ELEV = 100'-0"

MATERIAL LEGEND

- B1 - GENERAL SHALE - AUTUMN RIDGE
- B2 - GENERAL SHALE - CORTEZ
- S - FOND DU LAC DIMENSIONAL STONE
- LB - LONGBOARD - ITALIAN ROSEWOOD
- A - WEATHERED WOOD ROOF SHINGLES



29 AUGUST 2019

Paragon Place at Bear Claw Way
Proposed Building #4, Three Story, 45 Unit
Madison, Wisconsin
EXTERIOR ELEVATIONS



1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213
 414-431-3131 TEL
 414-431-0521 FAX
 WWW.AGARCH.COM



EAST COURTYARD ELEVATION

3



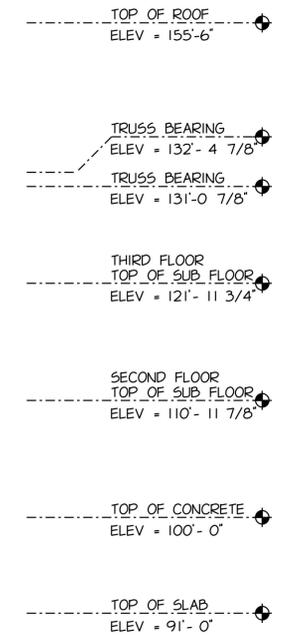
EAST ELEVATION

2



NORTH COURTYARD ELEVATION

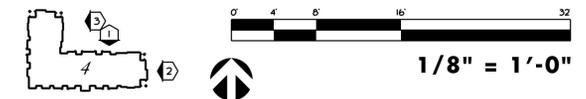
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29 AUGUST 2019

MATERIAL LEGEND

- B1 - GENERAL SHALE - AUTUMN RIDGE
- B2 - GENERAL SHALE - CORTEZ
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Paragon Place at Bear Claw Way
Proposed Building #4, Three Story, 45 Unit
Madison, Wisconsin
EXTERIOR ELEVATIONS





NORTH ELEVATION



CHASKA DRIVE ELEVATION



- TOP OF ROOF
ELEV = 149'-5"
- TRUSS BEARING
ELEV = 132'-4 7/8"
- TRUSS BEARING
ELEV = 131'-0 7/8"
- THIRD FLOOR
TOP OF SUB FLOOR
ELEV = 121'-11 3/4"
- SECOND FLOOR
TOP OF SUB FLOOR
ELEV = 110'-11 7/8"
- TOP OF CONCRETE
ELEV = 100'-0"
- TOP OF SLAB
ELEV = 91'-0"



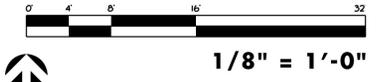
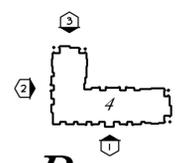
WILRICH STREET ELEVATION



- TOP OF ROOF
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ELEV = 132'-4 7/8"
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- TOP OF CONCRETE
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MATERIAL LEGEND

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29 AUGUST 2019

Paragon Place at Bear Claw Way
Proposed Building #4, Three Story, 45 Unit
Madison, Wisconsin
EXTERIOR ELEVATIONS





EAST COURTYARD ELEVATION

3



EAST ELEVATION

2

- TOP OF ROOF
ELEV = 149'-0"
- TRUSS BEARING
ELEV = 132'-4 7/8"
- TRUSS BEARING
ELEV = 131'-0 7/8"
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TOP OF SUB FLOOR
ELEV = 121'-11 3/4"
- SECOND FLOOR
TOP OF SUB FLOOR
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- TOP OF CONCRETE
ELEV = 100'-0"
- TOP OF SLAB
ELEV = 91'-0"



NORTH COURTYARD ELEVATION

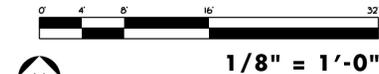
1

- TOP OF ROOF
ELEV = 155'-6"
- TRUSS BEARING
ELEV = 132'-4 7/8"
- TRUSS BEARING
ELEV = 131'-0 7/8"
- THIRD FLOOR
TOP OF SUB FLOOR
ELEV = 121'-11 3/4"
- SECOND FLOOR
TOP OF SUB FLOOR
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- TOP OF CONCRETE
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29 AUGUST 2019

MATERIAL LEGEND

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Paragon Place at Bear Claw Way
Proposed Building #4, Three Story, 45 Unit
Madison, Wisconsin
EXTERIOR ELEVATIONS





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Paragon Place at Bear Claw Way
Proposed Building #4, Three Story, 45 Unit
Madison, Wisconsin



Architecture

1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213
414-431-2121 TEL
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29 AUGUST 2019

Paragon Place at Bear Claw Way
Proposed Building #4, Three Story, 45 Unit
Madison, Wisconsin

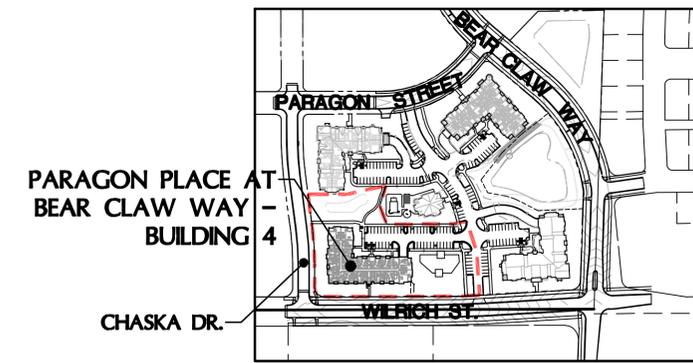


GENERAL NOTES

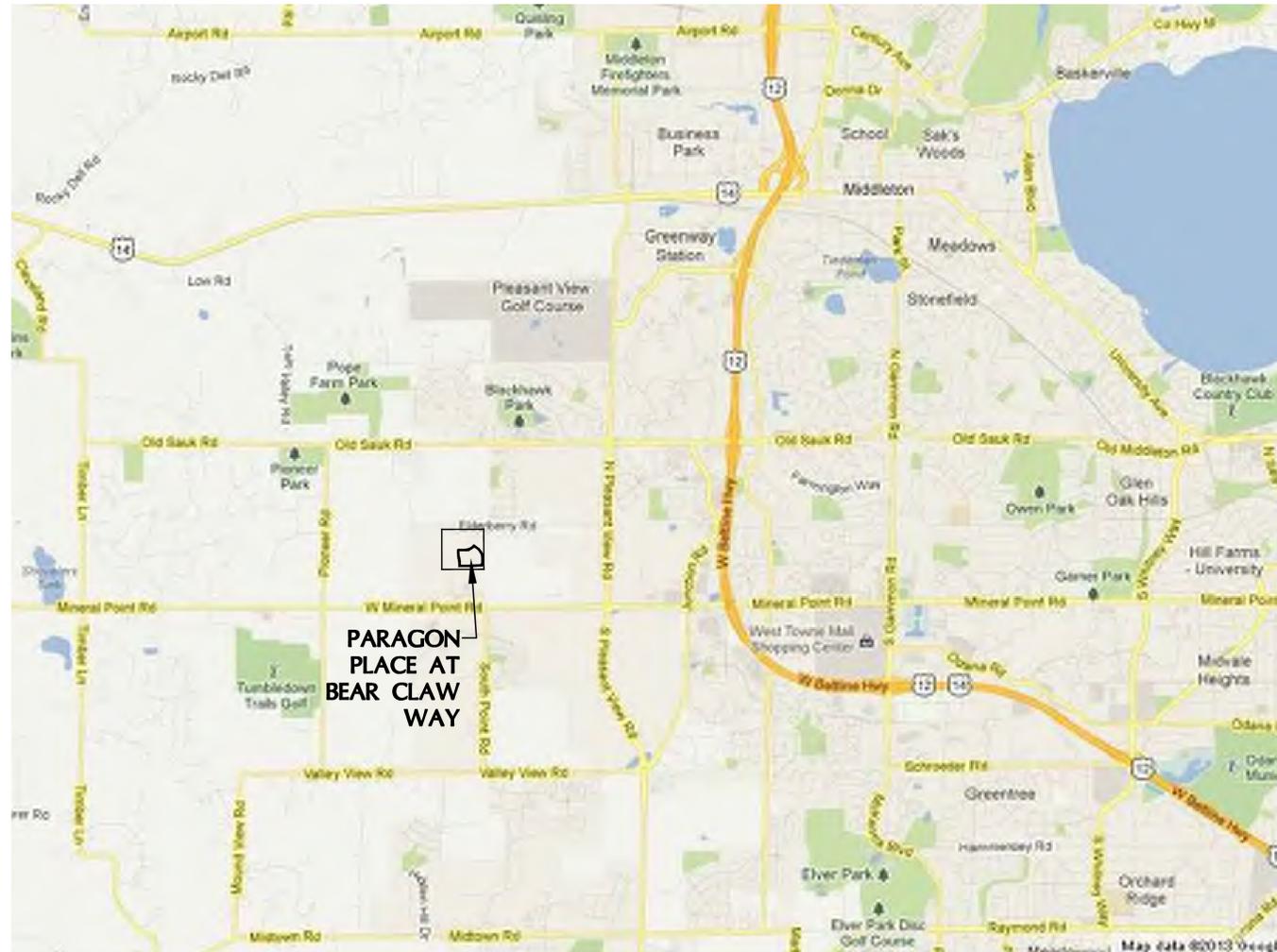
- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 -STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
 -THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 -MNR STORMWATER RUNOFF TECHNICAL STANDARDS.
 -WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 -CITY OF MADISON DEVELOPMENT STANDARDS, LATEST EDITION.
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY.

PARAGON PLACE AT BEAR CLAW WAY BUILDING 4 DEVELOPMENT PLANS ELDERBERRY NEIGHBORHOOD

CITY OF MADISON, WISCONSIN

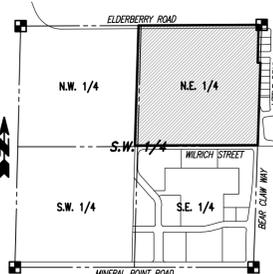


SITE AREA MAP
SCALE: 1" = 250'



VICINITY MAP
NOT TO SCALE

PARAGON PLACE - "LOTS 1&2"		
SR-V2 DISTRICT ZONING REQUIREMENTS		
	Multi-Family SR-V2 District Requirements (>8 units)	Paragon Place Subdivision Lots 1 + 2 of CSM #14165
	Multi-Family	Elevator, Underground Parking, Rental Residences
Total Number of Units		158
Lot Area (sq. ft.) per d.u.	2,000/d.u.	2,447
Required Lot Area (sq. ft.)	292,000	386,616
Lot Width	60 ft.	± 495 ft.
Front Yard Setback	25 ft.	25 ft.
Side Yard Setback	10 ft.	N/A*
Rev. Corner Side Yard Setback	12 ft.	N/A*
Rear Yard Setback	30 ft.	30 ft.
Maximum Height - Permitted Use	3 stories / 40 ft.	3 stories max. / 44 ft.
Conditional Use	4 stories / 52 ft.	
Maximum Lot Coverage (% impervious)	60%	47.6%
Usable Open Space (sq. ft. per d.u.)	500	562
	Total Usable Open Space =	88,835
	Total Open Space =	202,399
* Side Yard setbacks are not applied since the lot has street frontage on all four sides		
Total Floor Area (sq. ft.)		232,667
Floor Area Ratio (F.A.R.)		0.60
Total Building Coverage Area (s.f.)	N/A	82,906 s.f. (21.4% of site)



LOCALITY MAP:
S.W. 1/4, SEC. 21,
T. 7 N., R. 8 E.
SCALE: 1"=1000'

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-242-8511

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

12660 W. NORTH AVENUE
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudello@trioeng.com

PARAGON PLACE

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
BUILDING #4: MAJOR ALTERATION TO AN APPROVED CONDITIONAL USE
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
08/07/19	BLDG 4 PLAN
08/27/19	BLDG 4 PLAN

DATE:
AUGUST 27, 2019

JOB NUMBER:
12041

DESCRIPTION:

COVER SHEET

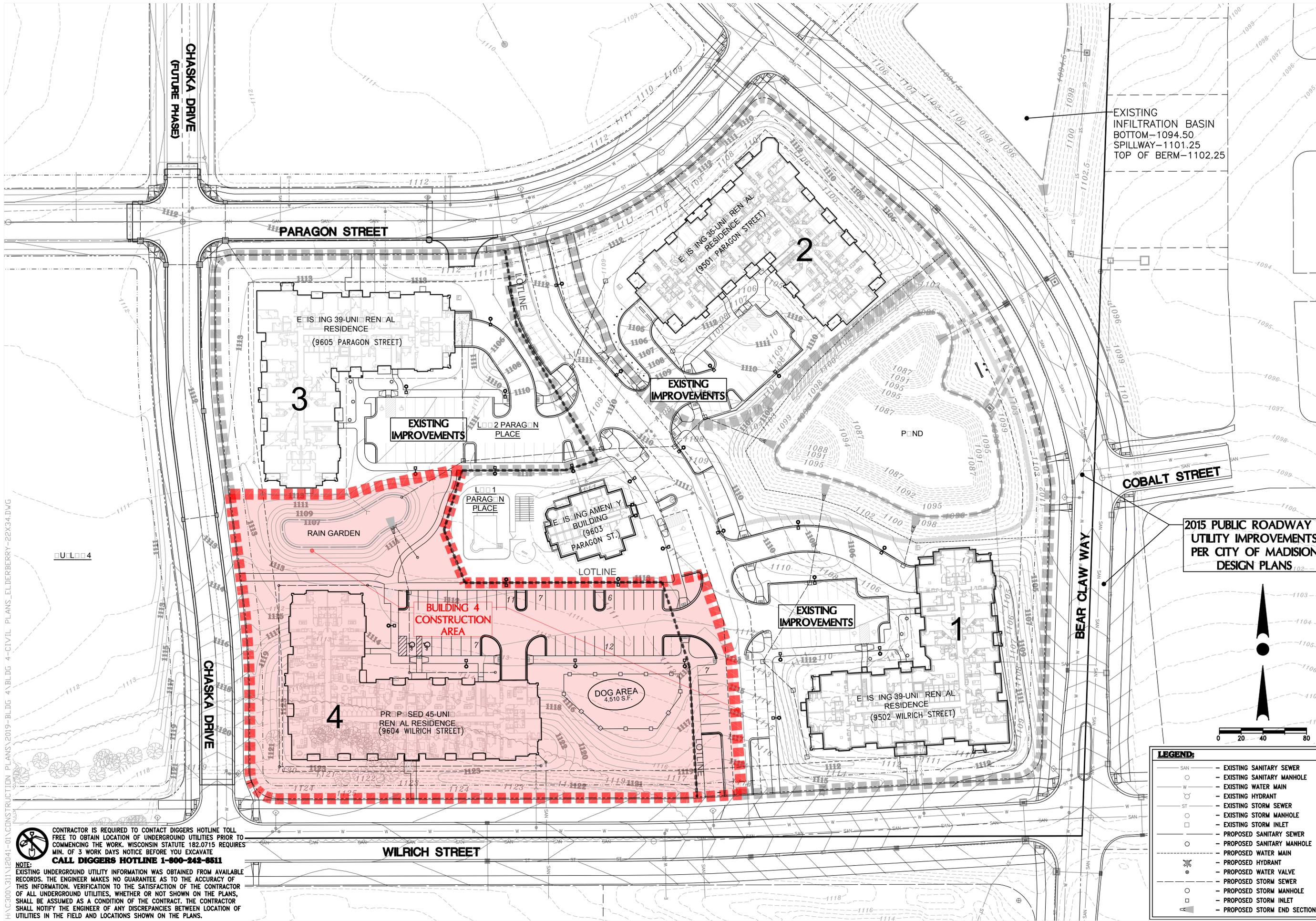
SHEET

T1

SHEET INDEX

CIVIL	
T1	- COVER SHEET
C1.0	- OVERALL SITE DEVELOPMENT PLAN
C1.1	- BUILDING 4 PROPOSED SITE PLAN
C2.0	- BUILDING 4 GRADING AND DRAINAGE PLAN
C2.1	- BUILDING 4 EROSION CONTROL PLAN
C3.0	- BUILDING 4 UTILITY PLAN
C4.0	- RAIN GARDEN DETAIL
C5.0-5.1	- CONSTRUCTION NOTES & DETAILS
FD1.0	- FIRE DEPARTMENT ACCESS PLAN

H:\C300\311\12041-01\CONSTRUCTION PLANS\2019-BLDG 4\CIVIL PLANS_ELDERBERRY-22X34.DWG



H:\C300\311\12041-01\CONSTRUCTION PLANS\2019-BLDG 4\BLDG 4-CIVIL PLANS_ELDERBERRY-22X34.DWG
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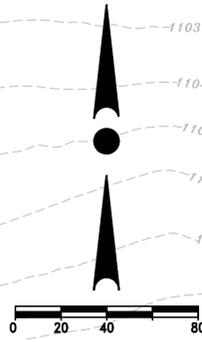
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 EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

EXISTING INFILTRATION BASIN
 BOTTOM-1094.50
 SPILLWAY-1101.25
 TOP OF BERM-1102.25

2015 PUBLIC ROADWAY &
 UTILITY IMPROVEMENTS
 PER CITY OF MADISON
 DESIGN PLANS

LEGEND:

— SAN	— EXISTING SANITARY SEWER
○	— EXISTING SANITARY MANHOLE
— W	— EXISTING WATER MAIN
○	— EXISTING HYDRANT
— ST	— EXISTING STORM SEWER
○	— EXISTING STORM MANHOLE
□	— EXISTING STORM INLET
—	— PROPOSED SANITARY SEWER
○	— PROPOSED SANITARY MANHOLE
—	— PROPOSED WATER MAIN
○	— PROPOSED HYDRANT
○	— PROPOSED WATER VALVE
—	— PROPOSED STORM SEWER
○	— PROPOSED STORM MANHOLE
□	— PROPOSED STORM INLET
—	— PROPOSED STORM END SECTION



PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
BUILDING #4: MAJOR ALTERATION TO AN APPROVED
CONDITIONAL USE
CITY OF MADISON, WI
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 660 W. Ridgeview Drive
 Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
08/07/19	BLDG 4 PLAN
08/27/19	BLDG 4 PLAN

DATE:
 AUGUST 27, 2019

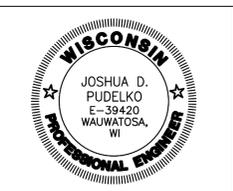
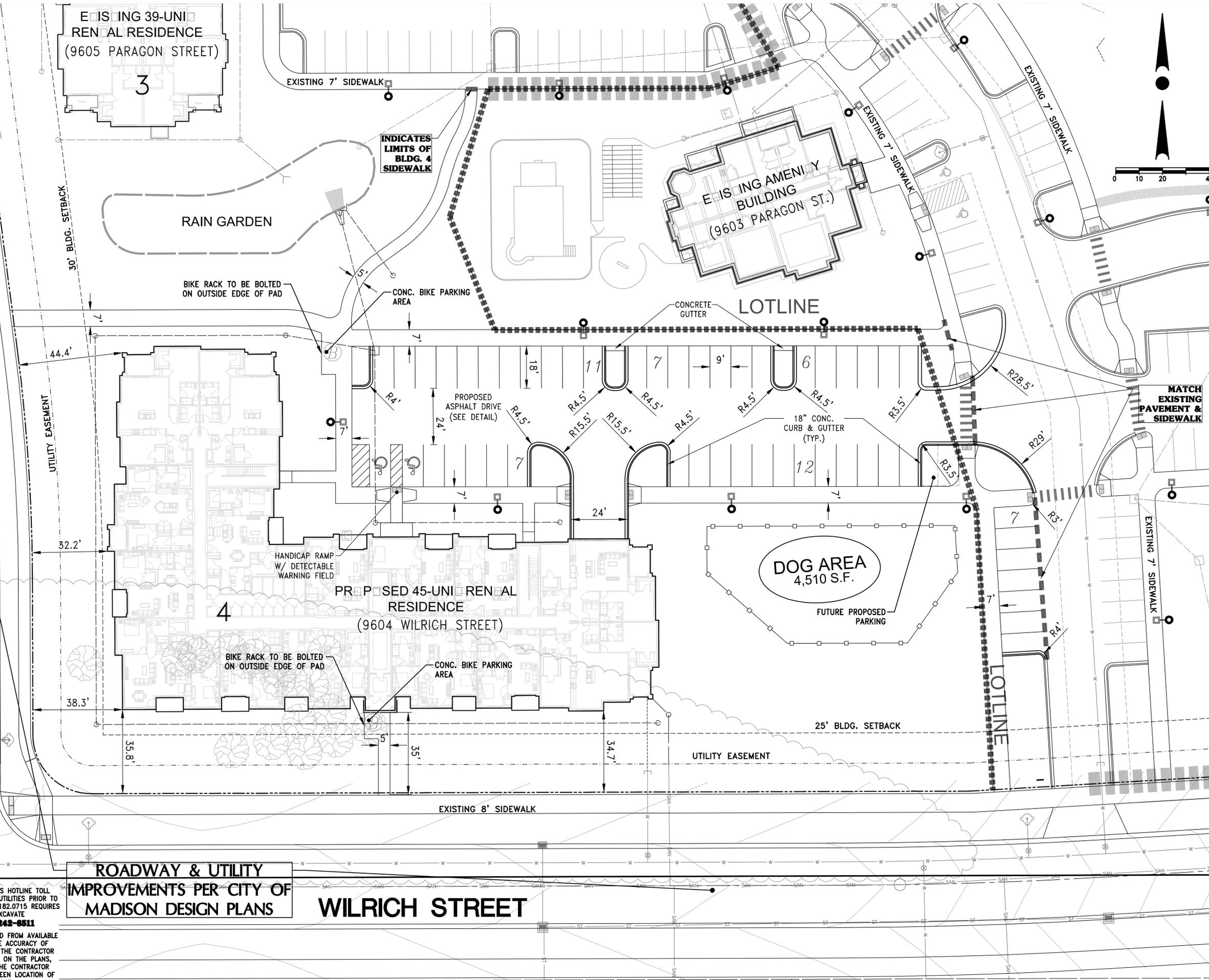
JOB NUMBER:
 12041

DESCRIPTION:
 OVERALL SITE PLAN

SHEET
C1.0

LEGEND:

SAN	- EXISTING SANITARY SEWER
○	- EXISTING SANITARY MANHOLE
W	- EXISTING WATER MAIN
○	- EXISTING HYDRANT
ST	- EXISTING STORM SEWER
○	- EXISTING STORM MANHOLE
○	- EXISTING STORM INLET
○	- PROPOSED SANITARY SEWER
○	- PROPOSED SANITARY MANHOLE
W	- PROPOSED WATER MAIN
○	- PROPOSED HYDRANT
○	- PROPOSED WATER VALVE
○	- PROPOSED STORM SEWER
○	- PROPOSED STORM MANHOLE
○	- PROPOSED STORM INLET
○	- PROPOSED STORM END SECTION



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 12660 W. NORTH AVENUE
 BROOKFIELD, WI 53005
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 EMAIL: jpuddico@trioeng.com



PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
BUILDING #4: MAJOR ALTERATION TO AN APPROVED
CONDITIONAL USE
 CITY OF MADISON, WI
 BY: United Financial Group, Inc.
 660 W. Ridgeview Drive
 Appleton, WI 54911

REVISION HISTORY

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08/27/19	BLDG 4 PLAN

DATE:
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DESCRIPTION:
 BUILDING 4
 PROPOSED SITE
 PLAN

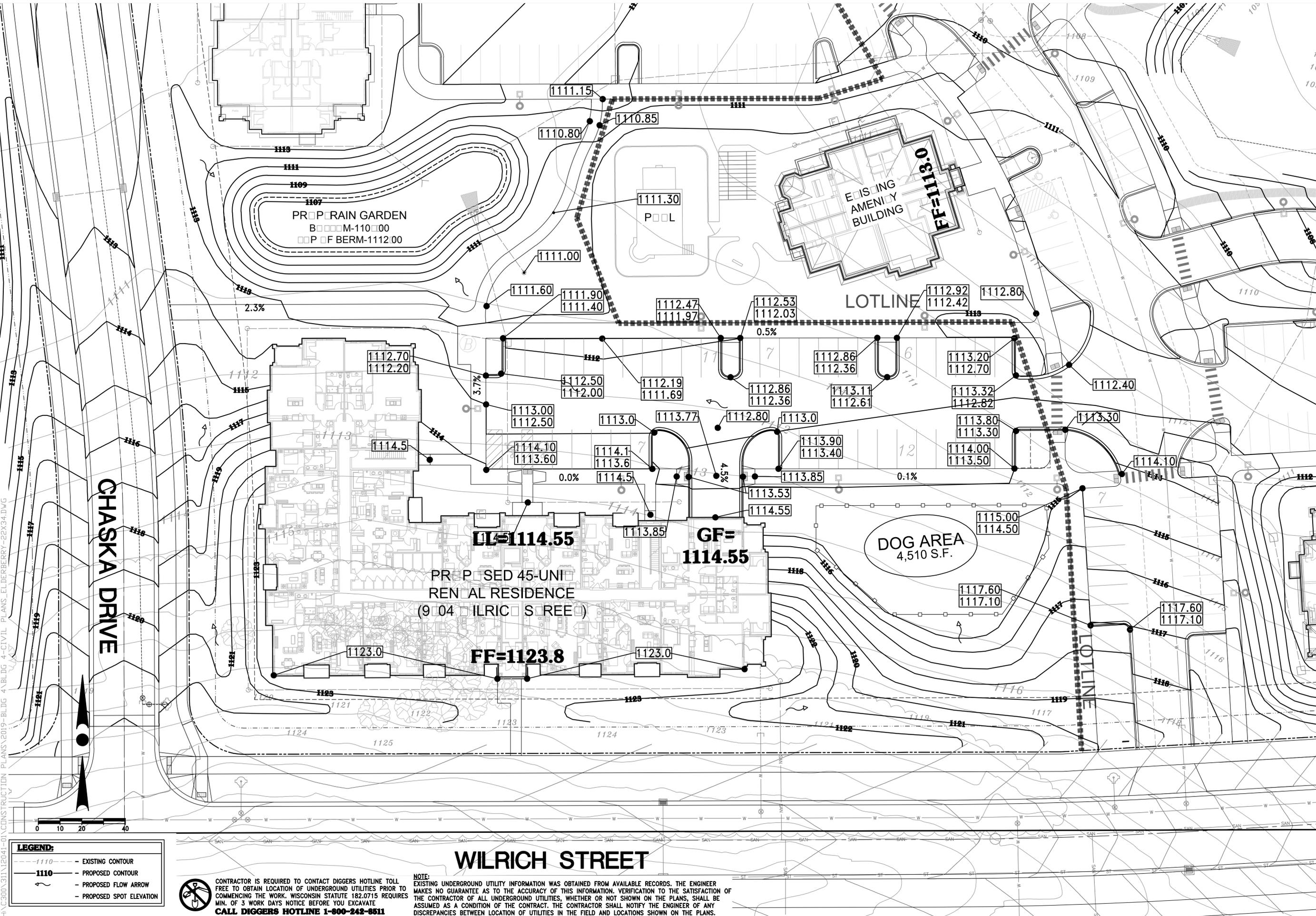
SHEET

C1.1

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NOTE:
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ROADWAY & UTILITY IMPROVEMENTS PER CITY OF MADISON DESIGN PLANS
WILRICH STREET



H:\C300\311\12041-01\CONSTRUCTION PLANS\2019-BLDG 4\BLDG 4-CIVIL PLANS_ELDERBERRY-22X34.DWG

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW ARROW
- PROPOSED SPOT ELEVATION



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WILRICH STREET



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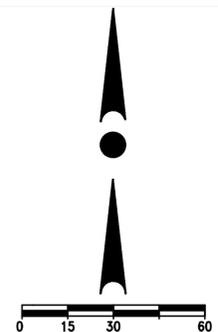
DATE:
 AUGUST 27, 2019

JOB NUMBER:
 12041

DESCRIPTION:
 BUILDING #4
 GRADING AND
 DRAINAGE PLAN

SHEET

C2.0



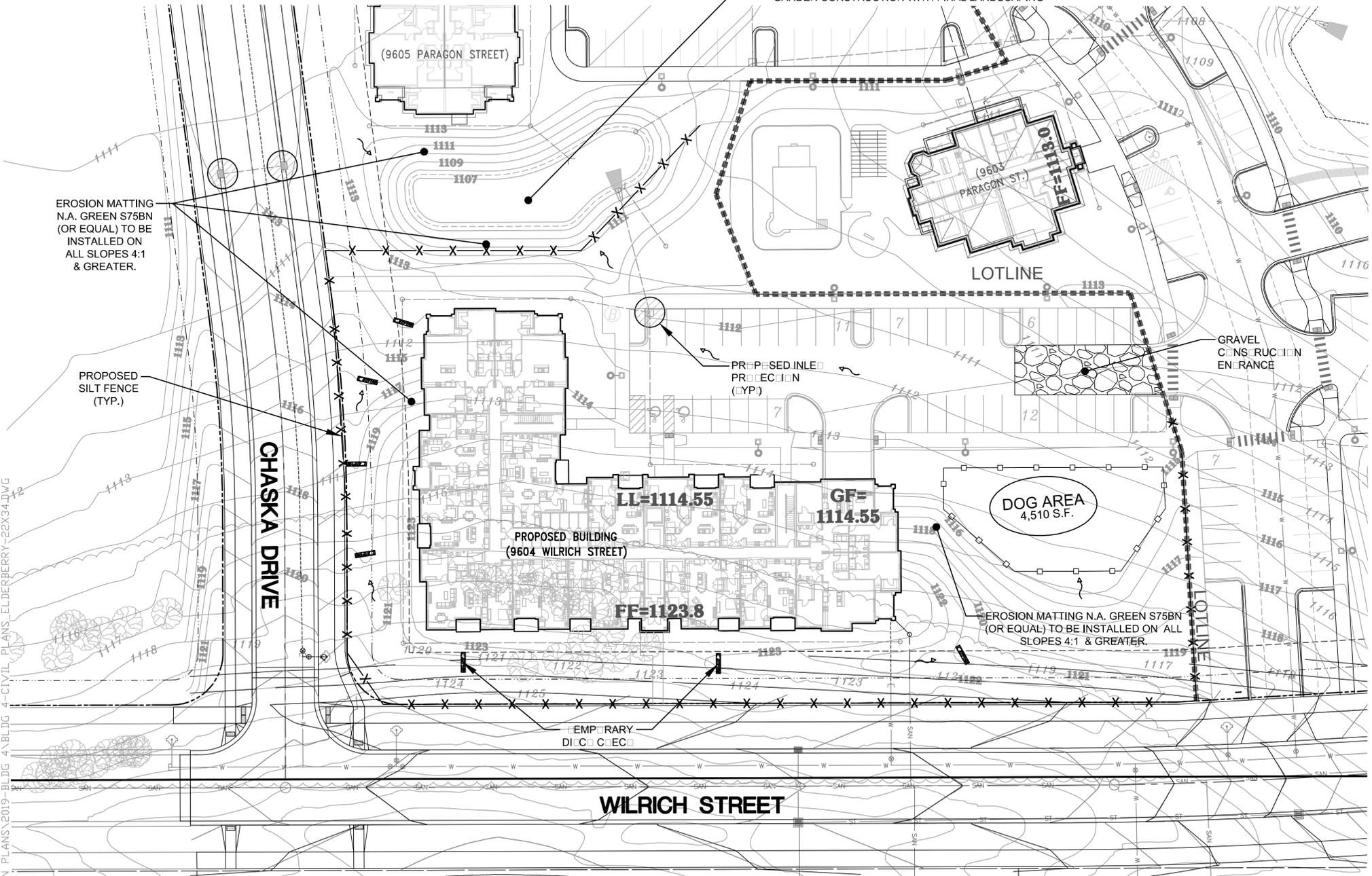
LEGEND:

- - - 1110 - - - EXISTING CONTOUR
- 1110 - - - PROPOSED CONTOUR
- X X X X PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- ▨ PROPOSED TRACKING PAD

**WISCONSIN DEPARTMENT OF NATURAL RESOURCES,
CONSERVATION PRACTICE STANDARD:**

- 1052 - NON-CHANNEL EROSION MAT
- 1055 - SEDIMENT BALE BARRIER (NON-CHANNEL)
- 1056 - SILT FENCE
- 1060 - STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES
- 1062 - DITCH CHECK
- 1057 - STONE TRACKING PAD AND TIRE WASHING
- 1058 - MULCHING FOR CONSTRUCTION SITES
- 1059 - TEMPORARY SEEDING
- 1061 - DE-WATERING (NOT ANTICIPATED PER SOIL BORINGS)
- 1064 - SEDIMENT BASIN

RAIN GARDEN SHALL FUNCTION AS A TEMPORARY SEDIMENTS TRAP DURING SITE CONSTRUCTION. REMOVE CONSTRUCTION SEDIMENT AND FINISH RAIN GARDEN CONSTRUCTION WITH FINAL LANDSCAPING



EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - B. PROTECT DOWNSTREAM OR ADJACENT DRAINAGEWAYS WITH SILT FENCE AND/OR STONE DITCH CHECKS.
 - C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - D. PLACE SILT FENCE OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - E. MAINTAIN SEDIMENT BASIN AS DICTATED BY SITE CONDITIONS.
 - F. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
 - G. PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - H. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
 - I. CONSTRUCTION OF TRACKING PAD TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
 - J. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - K. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
 - L. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDED AS OF THAT DATE.
5. TEMPORARY EROSION CONTROL MEASURES.
 - A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
 - B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
6. ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING.
7. TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
9. ALL RIP RAP AT PIPE OUTLETS SHALL BE 3'x5' MEDIUM RIP RAP OVER TYPE R FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
10. EROSION CONTROL INSPECTION AND MAINTENANCE
 - A. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
11. ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.

**CONSTRUCTION SEQUENCE PLAN
PARAGON PLACE - BUILDING 4.**

- SPRING**
1. INSTALL TRACKING PAD AND PROJECT PERIMETER SILT FENCE AND INLET PROTECTION PER PLAN. MAINTAIN/REPAIR EXISTING SILT FENCE INSTALLED WITH 2018-2019 LAND DISTURBANCE (UNDER SEPARATE PERMIT) AS NEEDED.
 2. BUILDING CONSTRUCTION MAY COMMENCE AT ANY TIME ONCE CITY AND STATE APPROVALS FOR SAID WORK HAVE BEEN ISSUED (BUILDING CONSTRUCTION IS A NON-SEQUENTIAL ITEM).
- SUMMER**
3. COMPLETE ROUGH GRADING. NOTE THAT SEDIMENT TRAP INSTALLED IN 2018-2019 SHALL PROVIDE EROSION CONTROL PROTECTION FOR PROJECT SITE AND THAT THE SITE WAS SUBSTANTIALLY ROUGH GRADED IN THE PRIOR YEAR (UNDER SEPARATE PERMIT).
 4. INSTALL SANITARY SEWER LATERALS, WATER MAIN, AND STORM SEWER FOR BUILDING 4, PER PLANS.
 5. INSTALL INLET PROTECTION AND STRAW WATTLES AT TEMPORARY PIPE END SECTIONS CONCURRENT WITH COMPLETION OF STORM SEWER INSTALLATION.
 6. FINISH GRADE SITE. NOTE THAT THIS STEP MAY OCCUR CONCURRENT WITH STORM SEWER INSTALLATION.
 7. INSTALL NEW GAS/ELECTRIC/TELEPHONE UTILITIES PER PLANS BY OTHERS. NOTE THAT THIS STEP MAY OCCUR ANY TIME AFTER FINISH GRADING.
 8. RESPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE OUTSIDE OF PAVEMENT AND ACTIVE BUILDING CONSTRUCTION AREAS UPON COMPLETION OF FINISH GRADING. INSTALL EROSION MATTING ON ALL SLOPES AND WHERE NEEDED OR INDICATED ON THE PLAN (OUTSIDE OF ACTIVE BUILDING CONSTRUCTION ZONE).
 9. INSTALL STONE BASE COURSE - INSTALL CURB & GUTTER AND BINDER PAVEMENT FOR BUILDING 4 IN AREAS DIRECTED BY THE CONSTRUCTION MANAGER AND AS INDICATED ON THE PLAN.
 10. COMPLETE BUILDING 4 CONSTRUCTION.
 11. COMPLETE ANY REMAINING BUILDING 4 CURB & GUTTER AND BINDER COURSE PAVEMENT INSTALLATION.
 12. INSTALL SIDEWALK AROUND BUILDING 4 AND THE SITE AS INDICATED ON THE PLAN, PER CONSTRUCTION MANAGER'S SCHEDULE AND DIRECTION.
 13. RESPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE BUILDING CONSTRUCTION ZONE AREA. INSTALL LANDSCAPING PER LANDSCAPE PLAN AND CONSTRUCTION MANAGER'S SCHEDULE/DIRECTION.
 14. COMPLETE RAIN GARDEN CONSTRUCTION, REMOVING CONSTRUCTION SEDIMENT FROM THE BOTTOM, DEEP TILLING BOTTOM LATER, AND LANDSCAPING PER LANDSCAPE PLAN AND RAIN GARDEN DETAILS
 15. REMOVE PERIMETER SILT FENCE ONCE THE PHASE 1 AREA IS SUBSTANTIALLY STABILIZED/VEGETATED - ANTICIPATED TO BE CONCURRENT WITH COMPLETION OF FINAL LANDSCAPING AROUND BUILDING 4.

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08/27/19	BLDG 4 PLAN

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DESCRIPTION:
 BUILDING 4
 EROSION
 CONTROL PLAN

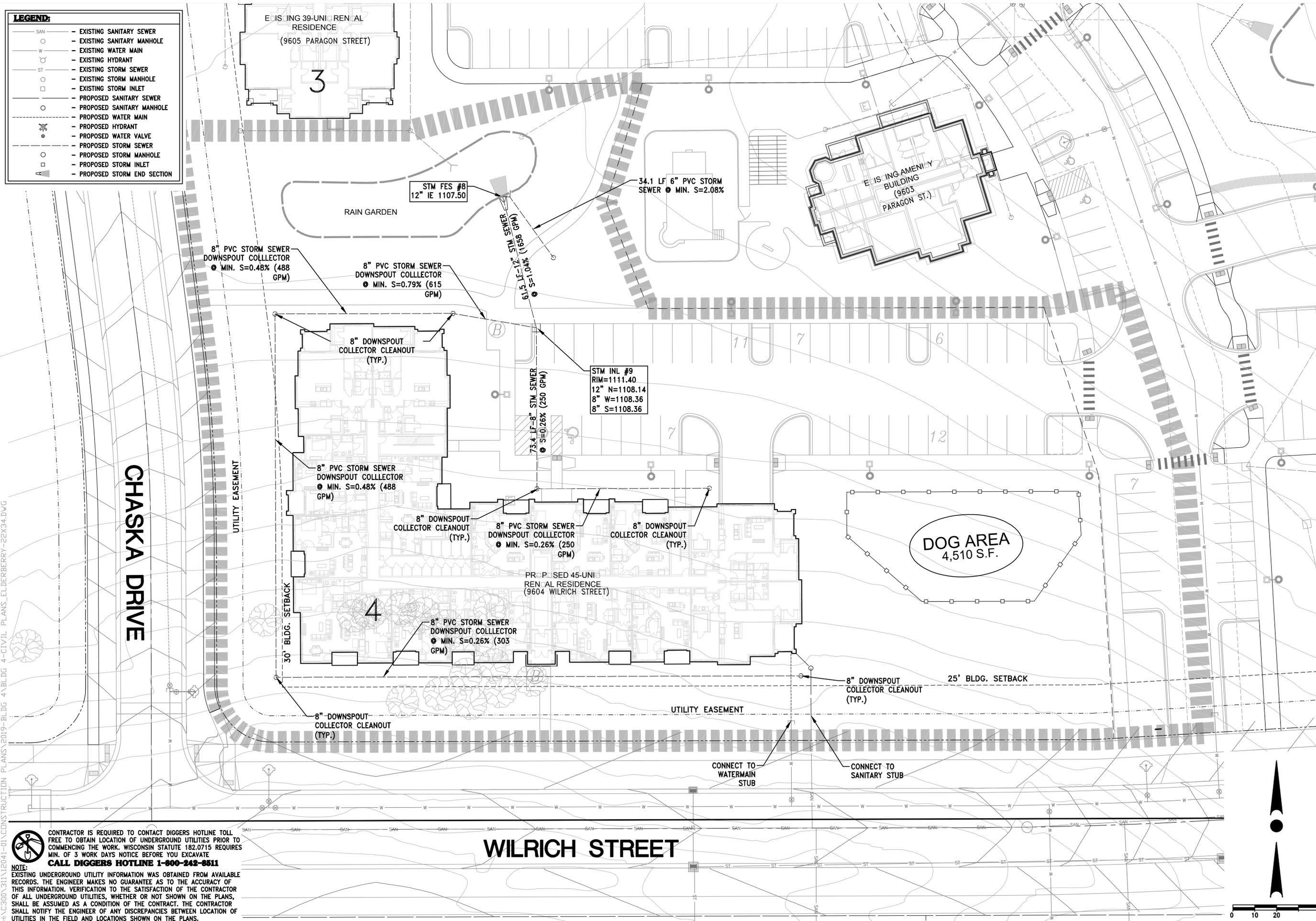
SHEET

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LEGEND:

SAN	- EXISTING SANITARY SEWER
○	- EXISTING SANITARY MANHOLE
W	- EXISTING WATER MAIN
⊕	- EXISTING HYDRANT
ST	- EXISTING STORM SEWER
○	- EXISTING STORM MANHOLE
□	- EXISTING STORM INLET
○	- PROPOSED SANITARY SEWER
○	- PROPOSED SANITARY MANHOLE
W	- PROPOSED WATER MAIN
⊕	- PROPOSED HYDRANT
⊕	- PROPOSED WATER VALVE
○	- PROPOSED STORM SEWER
□	- PROPOSED STORM MANHOLE
○	- PROPOSED STORM INLET
—	- PROPOSED STORM END SECTION



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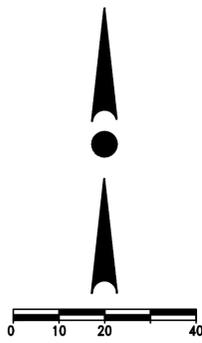
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 BUILDING 4 UTILITY PLAN

SHEET

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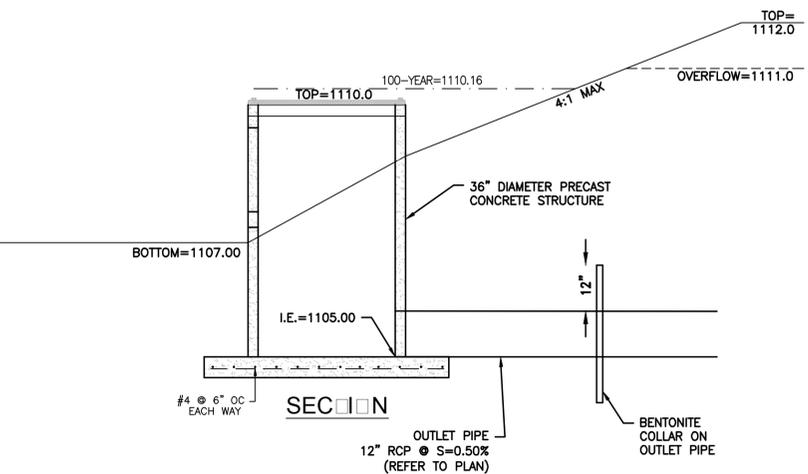
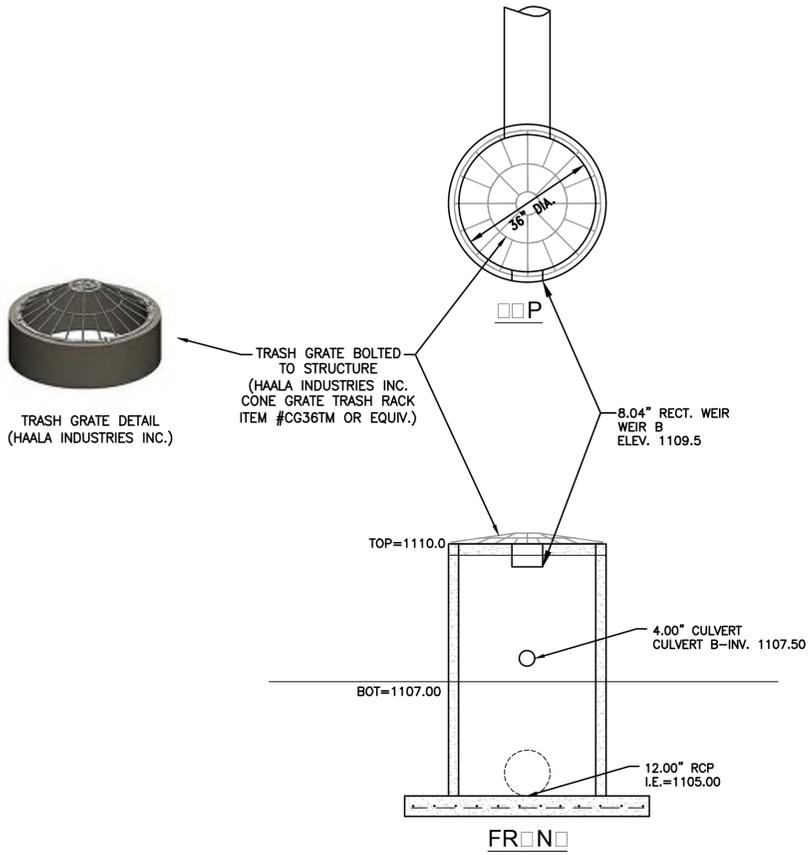
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RAIN GARDEN NOTE:

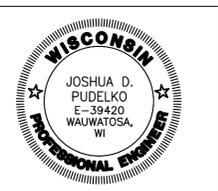
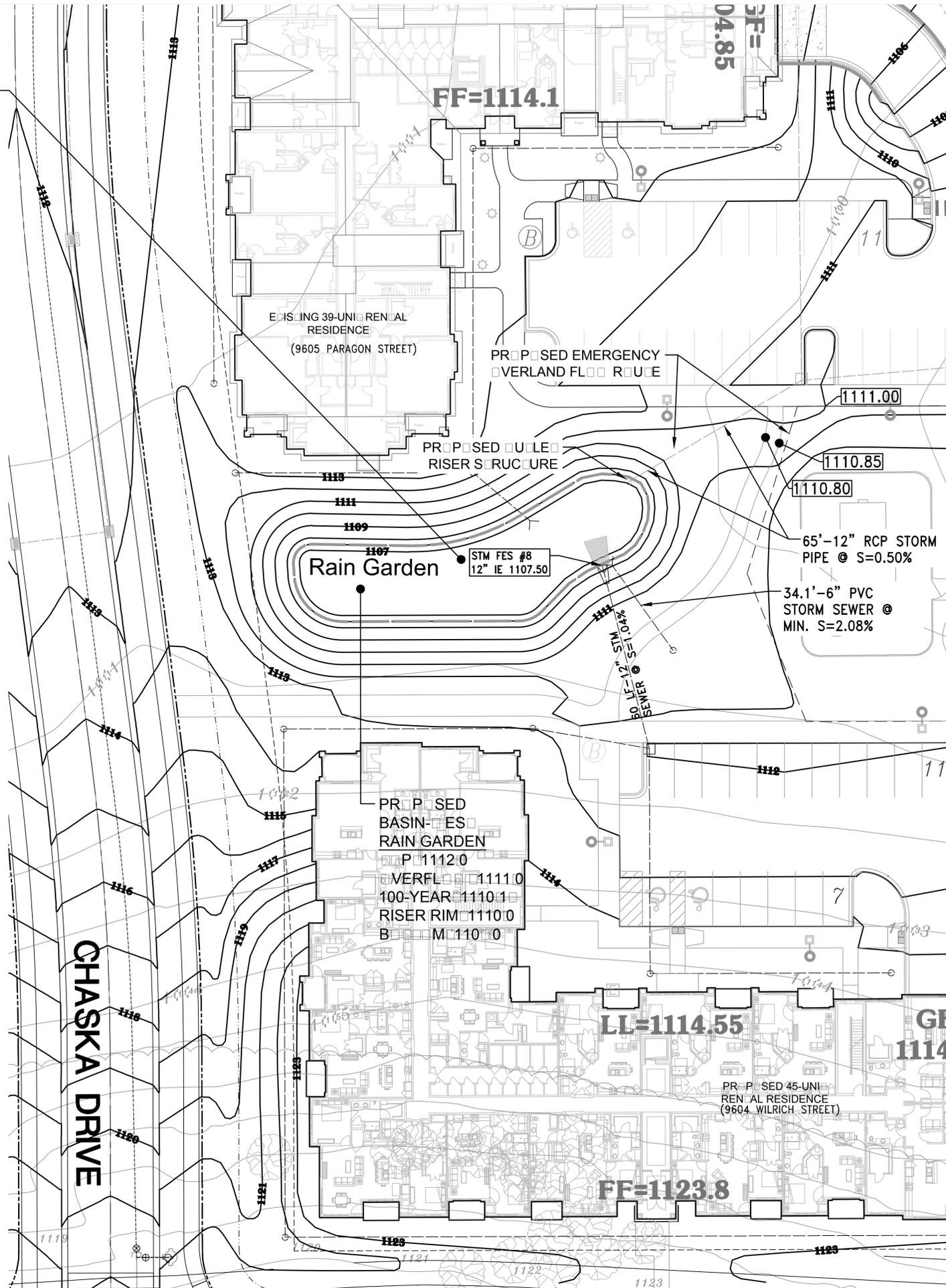
1. TRACKED EQUIPMENT AND LOW WEIGHT VEHICLES SHALL BE USED TO CONSTRUCT RAIN GARDEN.
2. RAIN GARDEN SHALL BE CONSTRUCTED IN A MANNER THAT MINIMIZES SOIL COMPACTION.
3. EXCAVATE RAIN GARDEN TO SUBGRADE ELEVATION. PROVIDE A 3" TOP SOIL CAP OVER BOTTOM OF RAIN GARDEN.
4. ONCE SITE IS STABILIZED REMOVE TOP SOIL CAP AND ANY SEDIMENT PRESENT WITHIN RAIN GARDEN.
5. BRING RAIN GARDEN BACK TO PROPOSED GRADE. PROVIDE DEEP TILLING OF THE RAIN GARDEN BOTTOM.
6. PROVIDE 3" COMPOST AND NATURAL GRANULAR BLEND. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS S100 - COMPOST.
7. REFER TO THE PROPOSED LANDSCAPING PLAN FOR RAIN GARDEN PLANTINGS.
8. ALL RAIN GARDEN SLOPES 4:1 OR GREATER SHALL BE PROVIDED WITH N.A. GREEN S75BN (OR EQUAL) EROSION MATTING.



BASIN - OVERFLOW FALL STRUCTURE DETAIL
NOT TO SCALE

LEGEND:

- - - - - EXISTING CONTOUR
- 1110** - - - - - PROPOSED CONTOUR
- - - - - - PROPOSED FLOW ARROW
- - - - - - PROPOSED SPOT ELEVATION



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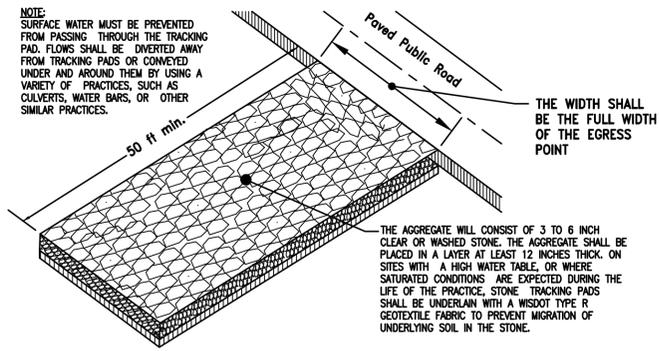
JOB NUMBER:
12041

DESCRIPTION:
RAIN GARDEN DETAIL

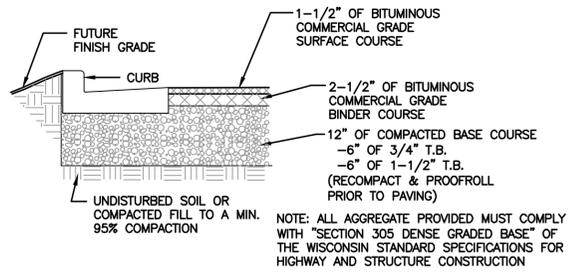
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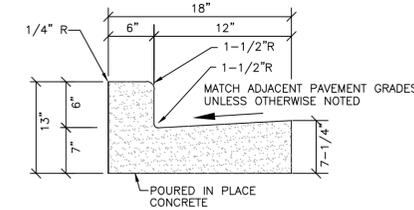
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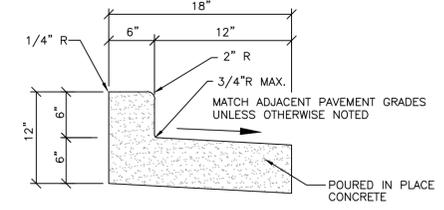
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NO SCALE



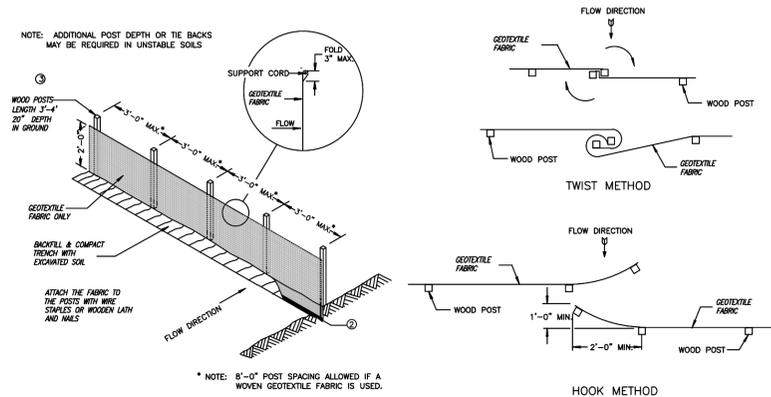
STANDARD PARKING LOT ASPHALT PAVING DETAIL
NO SCALE



18" CONCRETE CURB & GUTTER
NO SCALE

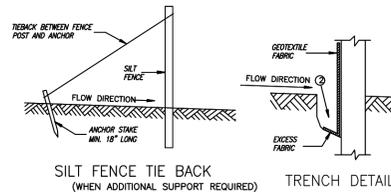


18" REJECT CURB & GUTTER DETAIL
NO SCALE



SILT FENCE

JOINING TWO LENGTHS OF SILT FENCE

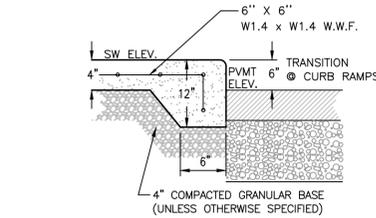


SILT FENCE INSTALLATION DETAIL
NO SCALE

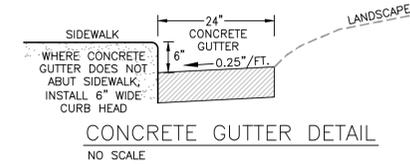
GENERAL NOTES

- HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD FABRIC TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXHAUSTED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" OF OAK OR HICKORY.
- SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TRUST OF ROAD, AT LEAST 180 DEGREES; B) HOOK THE END OF EACH SILT FENCE LENGTH.

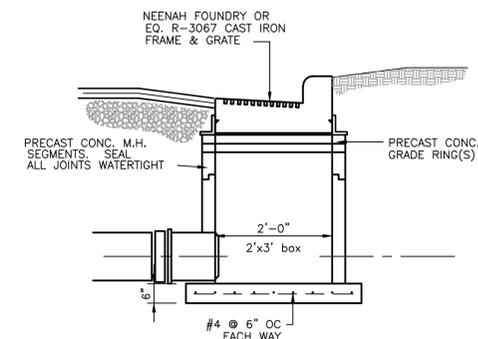
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.



INTEGRAL SIDEWALK & BARRIER CURB
(WHERE SIDEWALK ADJOINS DRIVEWAYS/PARKING AREAS)
NO SCALE



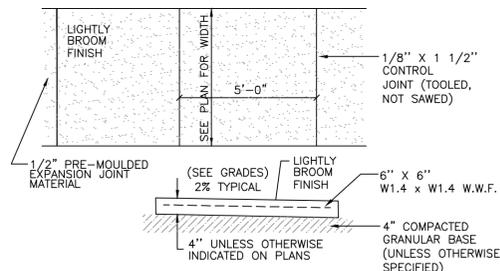
CONCRETE GUTTER DETAIL
NO SCALE



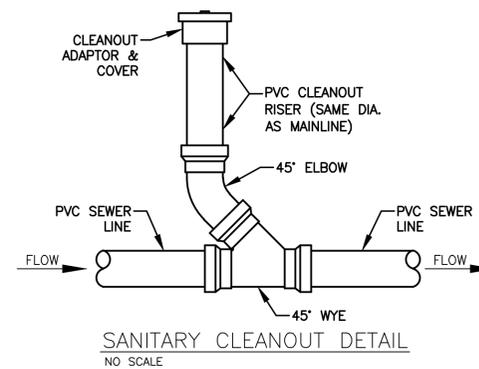
STORM CURB INLET
NO SCALE

PARKING LOT STORM INLET NOTE:
PROPOSED STORM SEWER INLETS WITHIN THE PARKING LOT SHALL HAVE AN OIL AND GREASE FILTER INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ACCEPTABLE PRODUCTS INCLUDE FloStorm Inlet Filters BY INLET & PIPE PROTECTION, INC.; FloGard+Plus® CATCH BASIN INSERT FILTER BY KRISTAR ENTERPRISES, INC.; Catch-All HR-1 Inlet and Catch Basin Filtration Device BY MARATHON MATERIALS, INC.; OR APPROVED EQUAL.

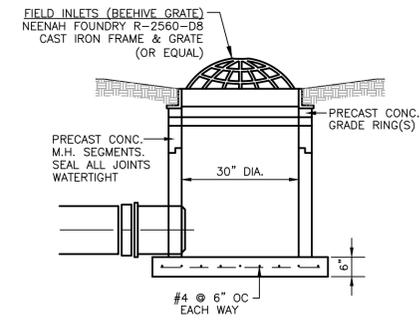
STORM TRENCH DRAIN NOTE:
PROPOSED STORM SEWER TRENCH DRAINS SHALL BE POLYCAST® 600 SERIES PRE-SLOPED TRENCH DRAIN SYSTEM, OR APPROVED EQUAL.



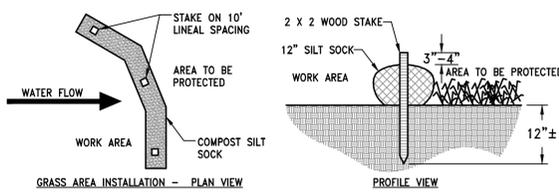
CONCRETE SIDEWALK
NO SCALE



SANITARY CLEANOUT DETAIL
NO SCALE

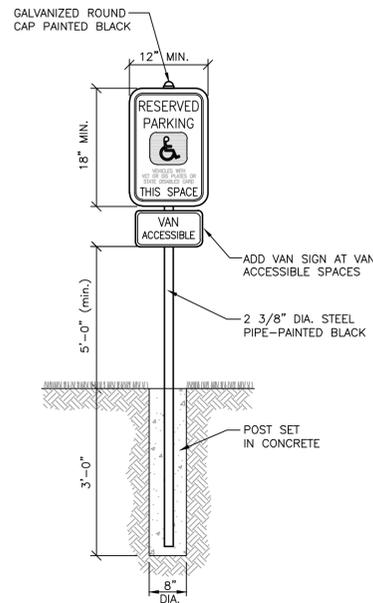


STORM SEWER FIELD INLET DETAIL
NO SCALE

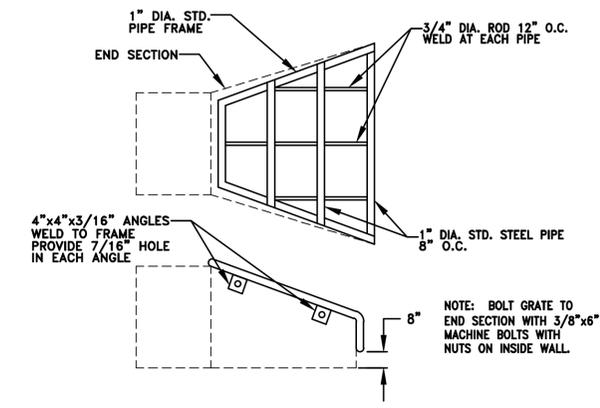


- NOTES:
- ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
 - REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
 - ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.

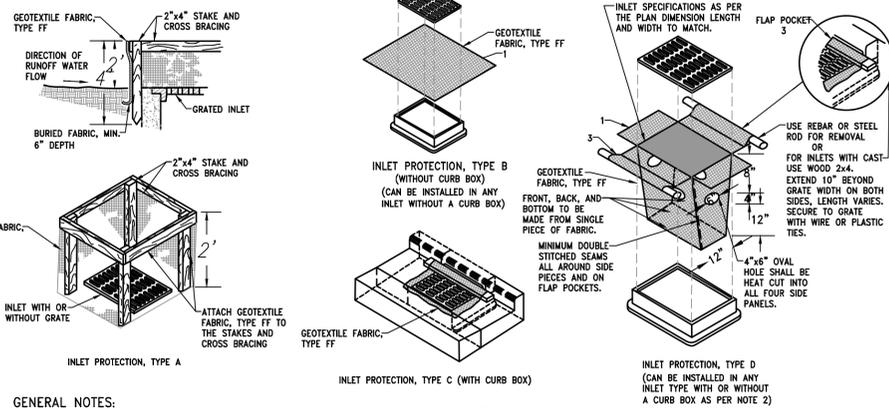
SILT SOCK DETAIL
NO SCALE



HANDICAP SIGNAGE DETAIL
NO SCALE



APRON END WALL GRATE DETAIL
NO SCALE



GENERAL NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INLET PROTECTION DETAIL
NO SCALE

INSTALLATION NOTES:

TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



12660 W. NORTH AVENUE
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuddello@trioeng.com



PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
BUILDING #4: MAJOR ALTERATION TO AN APPROVED CONDITIONAL USE
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
08/07/19	BLDG 4 PLAN
08/27/19	BLDG 4 PLAN

DATE:
AUGUST 27, 2019

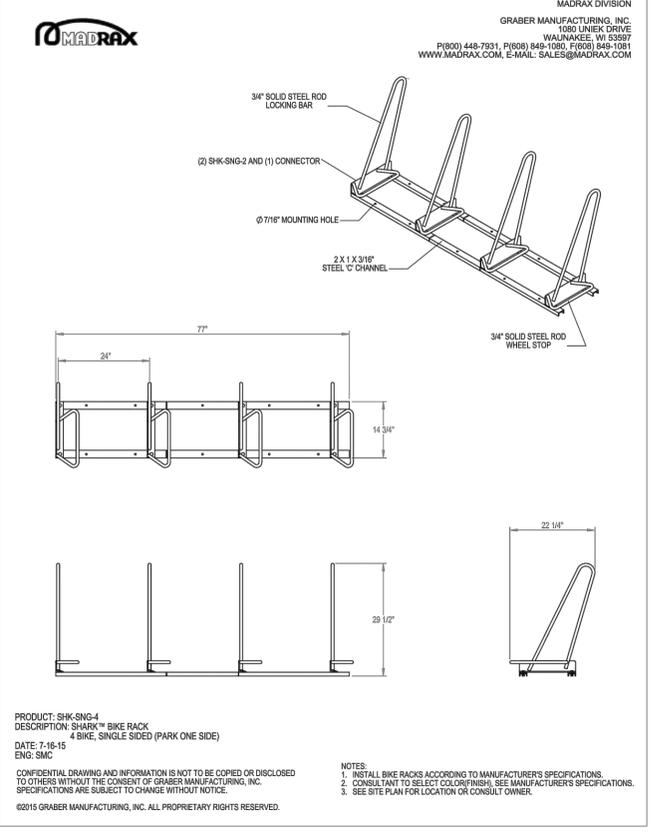
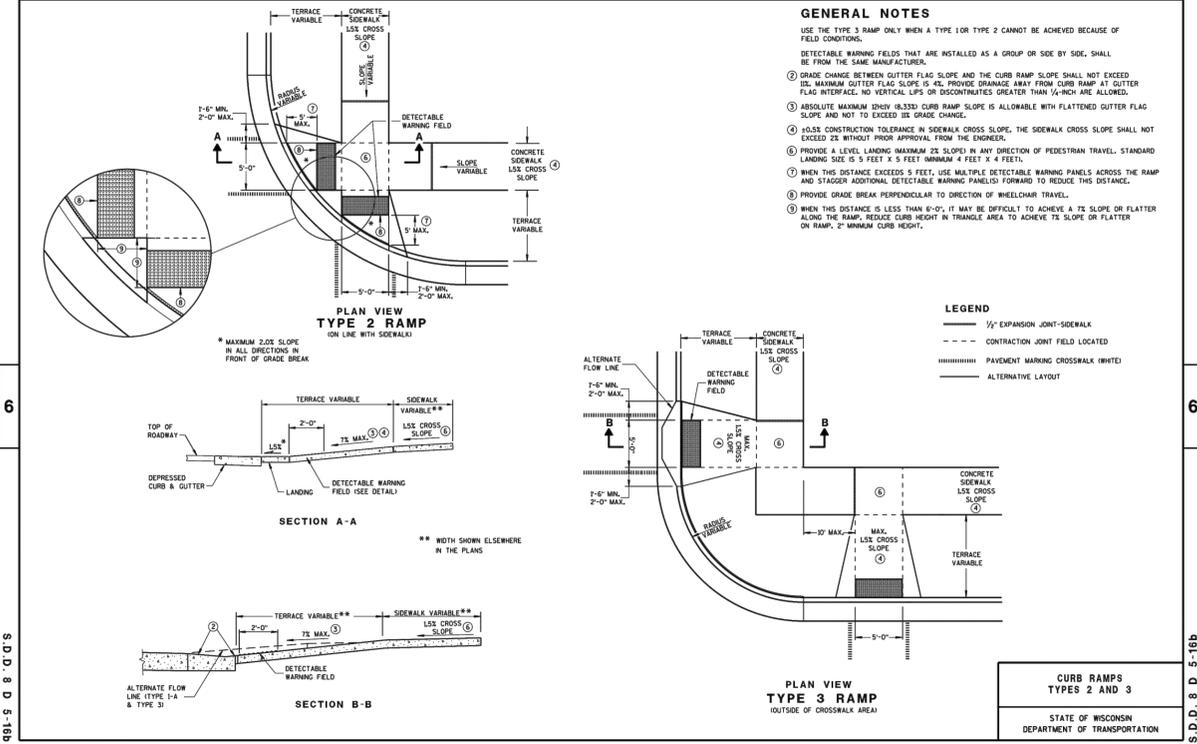
JOB NUMBER:
12041

DESCRIPTION:
CONSTRUCTION NOTES & DETAILS

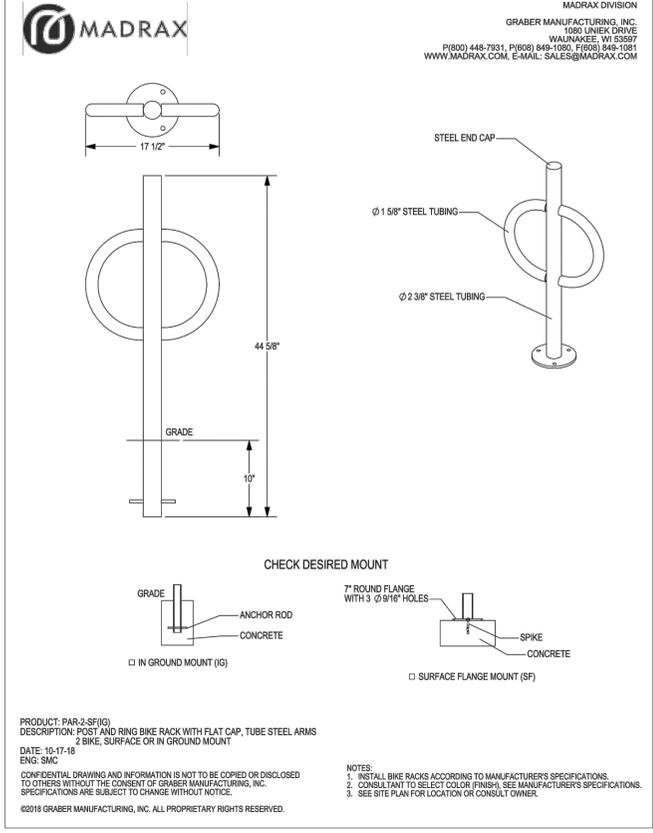
SHEET

C5.0

8D5 sheet b: Curb Ramps Types 2 and 3

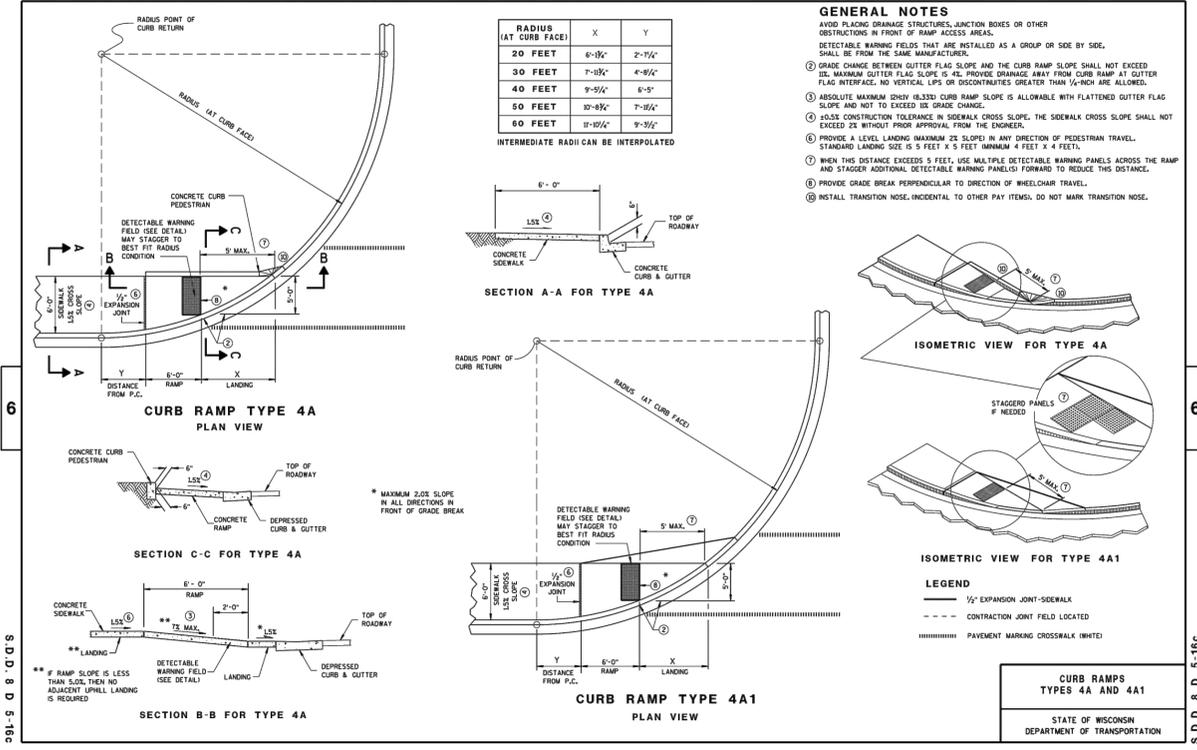


BIKE PARKING RACK DETAIL (INTERIOR)
NO SCALE

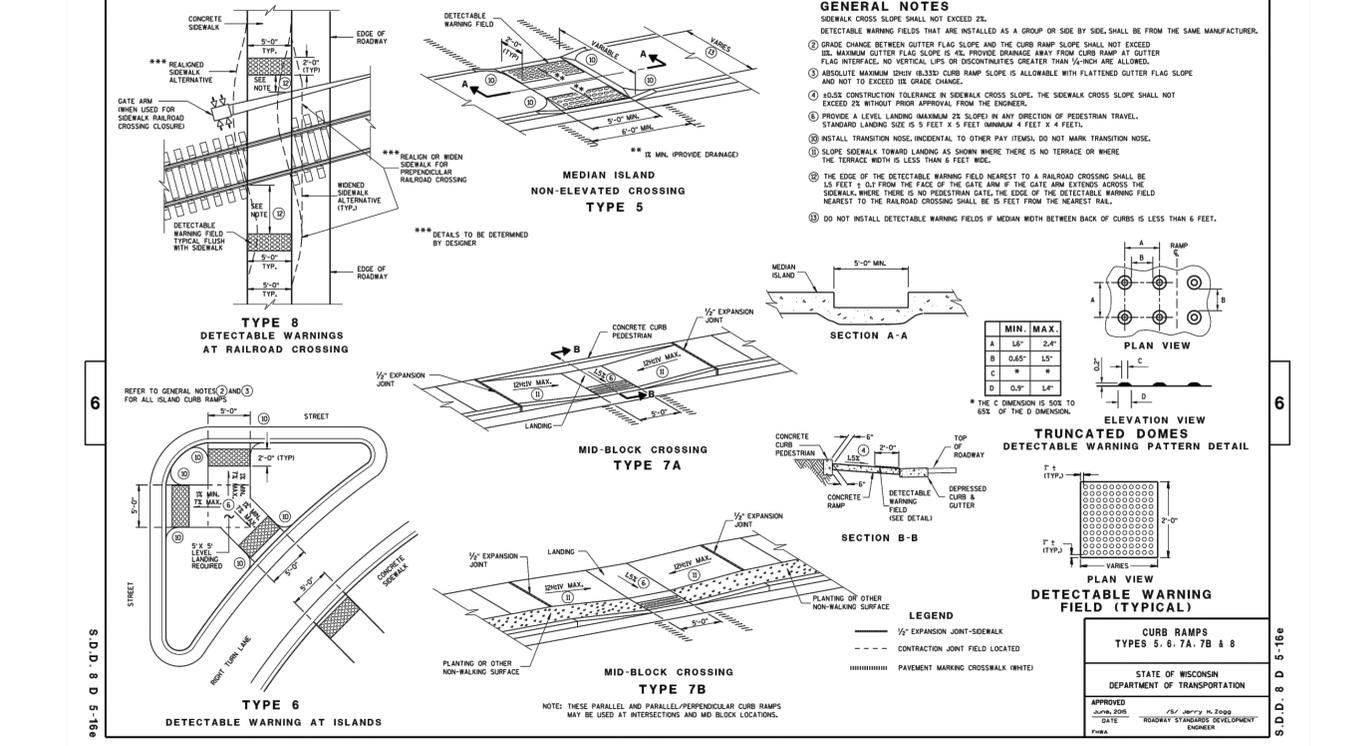


BIKE PARKING RACK DETAIL (EXTERIOR)
NO SCALE

8D5 sheet c: Curb Ramps Type 4A



8D5 sheet e: Curb Ramps Type 5, 6, 7A, 7B & 8



STANDARD CURB RAMP DETAILS
NO SCALE

WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN & LAND SURVEYING
CIVIL ENGINEERING

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PARAGON PLACE

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
BUILDING #4: MAJOR ALTERATION TO AN APPROVED
CONDITIONAL USE
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
08/07/19	BLDG 4 PLAN
08/27/19	BLDG 4 PLAN

DATE:
AUGUST 27, 2019

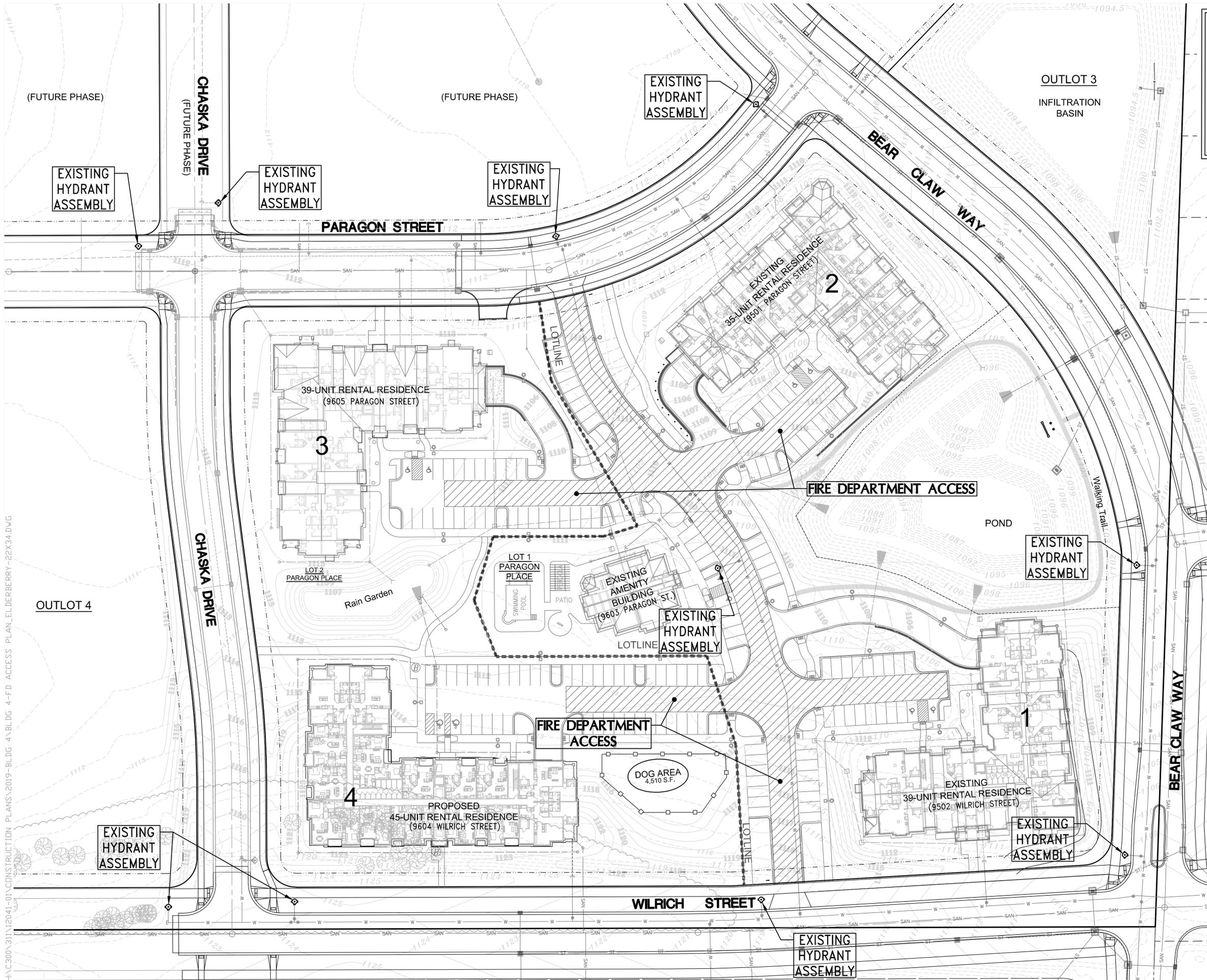
JOB NUMBER:
12041

DESCRIPTION:
CONSTRUCTION NOTES & DETAILS

SHEET

C5.1

H:\C300\311\12041-01\CONSTRUCTION PLANS\2019-BLDG 4\BLDG 4-CIVIL PLANS_ELDERBERRY-22X34.DWG



NOTE:
 IN LIEU OF FIRE
 DEPARTMENT AERIAL
 TRUCK ACCESS,
 BUILDINGS WILL BE
 SPRINKLER PROTECTED
 BY NFPA13.



PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
BUILDING #4: MAJOR ALTERATION TO AN APPROVED
CONDITIONAL USE
 CITY OF MADISON, WI
 BY: United Financial Group, Inc.
 660 W. Ridgeview Drive
 Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
08/07/19	BLDG 4 PLAN
08/27/19	BLDG 4 PLAN

DATE:
 AUGUST 27, 2019

JOB NUMBER:
 12041

DESCRIPTION:
 LOT 1
**FIRE DEPARTMENT
 ACCESS PLAN**

SHEET

FD1.0

LEGEND:

SAN	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
○	EXISTING HYDRANT
ST	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
○	EXISTING STORM INLET
○	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY MANHOLE
○	PROPOSED WATER MAIN
○	PROPOSED HYDRANT
○	PROPOSED WATER VALVE
○	PROPOSED STORM SEWER
○	PROPOSED STORM MANHOLE
○	PROPOSED STORM INLET
○	PROPOSED STORM END SECTION

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PROPOSED GARDEN DESIGN FOR:
PARAGON PLACE AT BEAR CLAW WAY
BUILDING #4

CITY OF MADISON, WI
 UNITED FINANCIAL GROUP, INC.
 660 W RIDGEVIEW DRIVE
 APPLETON, WI 54911

22-MAR-2019

GARLAND ALLIANCE
 LANDSCAPE ARCHITECTS

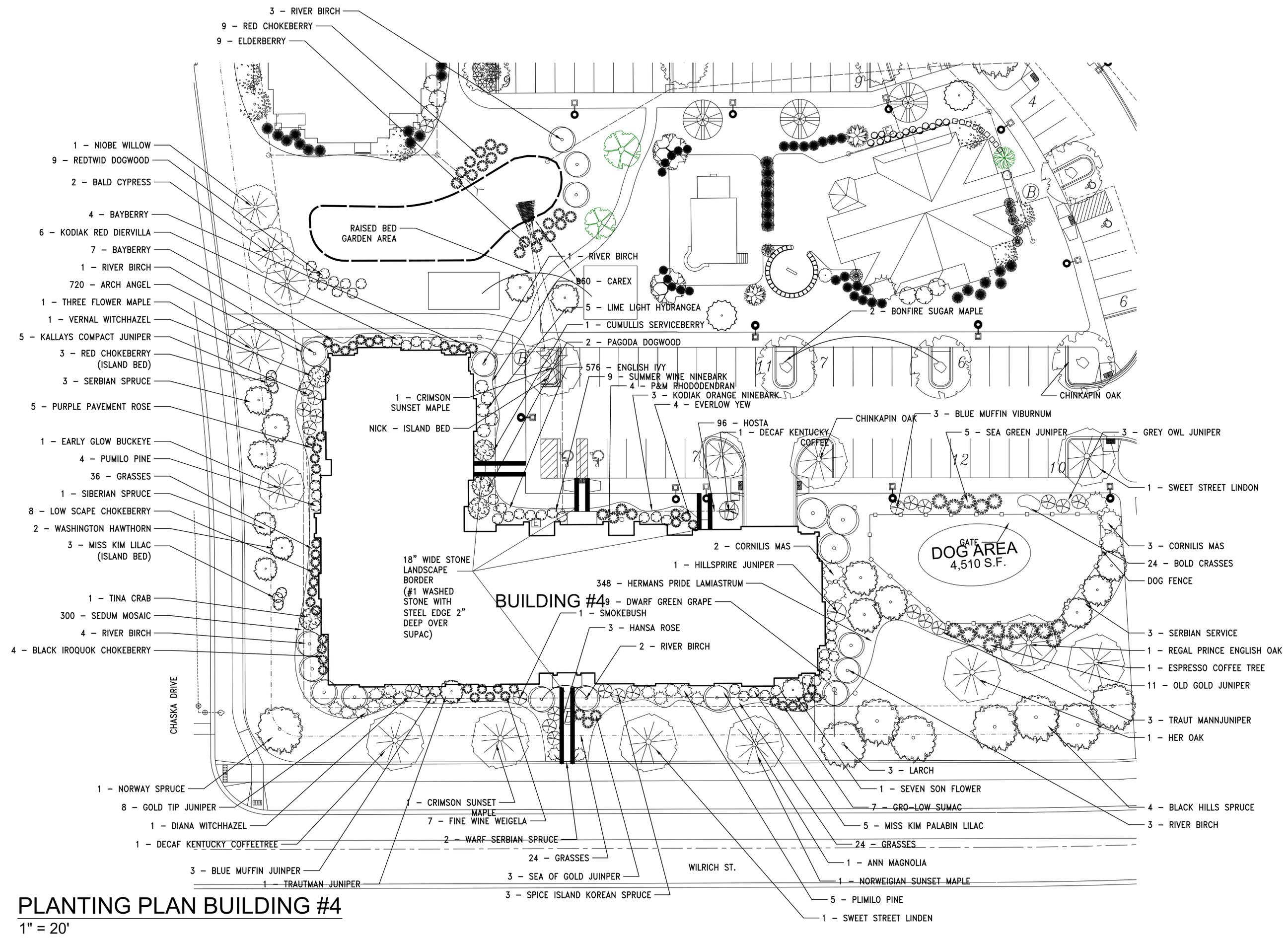


5707 6th AVENUE
 Kenosha, WI 53140
 (414) 688-1641 garlandalliance@gmail.com

REVISIONS:

REVISION	DATE
01 - MAY - 2019	
22 - AUGUST - 2019	
27 - AUGUST - 2019	

SCALE: 1" = 20'
 SHEET NUMBER: **L1.2**



PLANTING PLAN BUILDING #4

1" = 20'

GENERAL PLANTING NOTES

The landscape contractor shall be responsible for complete coordination of planting operation as well as other contracted work, with the other contractors on the job. Repair of damage to the plants, grade, lawns, etc. during installation shall not be considered as an extra, and not chargeable to the Owner. Damage caused by other contractors shall be the responsibility of said contractor.

The contractor shall, at all times, keep the premises free from accumulation of waste material, soil and/or rubbish caused by his employees or work. Contractor shall clean behind his work immediately, and shall take necessary precautions to keep concrete, brick and other paving material clean of soil.

Materials planted and damaged or destroyed by any phenomena considered as an act of God, e.g., vandalism, wind, fire, flood, frost, theft, rain, hail, etc., shall belong to the Owner and shall be his responsibility. Materials stored on-site as not yet planted are not covered by this clause and are the sole responsibility of the contractor.

All plant material furnished by the contractor, unless otherwise specified, shall be No. 1 grade or better in accordance with GRADED AND STANDARDS FOR NURSERY PLANTS as described in ANSI 260.1 1996. Landscape Architect reserves all right to determine acceptability of plant material submitted for planting.

All plants shall be planted in pits, centered and set on six inches of compacted topsoil to such a depth that the finish grade level, at the plant, after settlement will be the same as that at which the plant was grown. All planting areas shall received adequate fertilization with "Easy Grow" 3 yr. (1 oz.) fertilizer packets or equivalent. Granular fertilizer will be accepted, but must be approved by Landscape Architect. Please submit specifications.

Application Rates shall be as follows:

Trees:
 1-1/2" to 3" cal.: 2 packets, one each side
 Greater than 3": Add 1 packet per 1" cal. (i.e. 4"- 4 packets)

Shrubs:
 1 packet for every 12" height or spread. (Space evenly if 2 or more packets required)

Perform all work necessary for installing sod and/or seed as shown on the drawings or inferable therefrom and/or as specified, in accordance with the requirements of the contract documents. Immediately prior to seeding, the ground shall be scarified and raked to a friable fine texture. Lawn areas shall be seeded with a mechanical spreader at the rate as recommended for local conditions. After seeding, all areas shall be raked to satisfactorily cover seed, and then thoroughly watered and covered with treated shredded paper mulch or straw mulch. The methods of seeding may be varied by the contractor by his own responsibility to establish a smooth uniform turf. Hydro mulch embankments that exceed 1:4 slopes.

Seed shall be true to specie as called for on the seeding plan. All seed shall be delivered to the job site in sacks plainly marked and certified as to content.

Sod shall be placed when the ground is in workable condition and temperatures are less than 90 degrees Fahrenheit.

Landscape contractor shall water sod immediately after installation to prevent excessive drying during progress of the work. As sodding is completed in any one section, the entire area shall be rolled. It shall then be thoroughly irrigated to a depth sufficient that the underside of the new sod pad and soil immediately below the sod are thoroughly wet.

The landscape contractor shall verify grades established during final soil preparation as being true to finish contours shown, and shall maintain such areas until the effective date to begin sodding and/or seeding operation. In such instances where a split responsibility existing between grading and grassing contractors, it shall be the responsibility of the grassing contractor to maintain a suitable grade for grassing once he has accepted the grade provided to him. In all cases, the ground shall be hand raked immediately prior to being sodded to remove any irregularities in the grade.

Guarantee period for plant materials shall be as follows:	
Lawns (seed & sod)*	3 months
Ground Cover	3 months
Shrubs	12 months
Trees	12 months
Perennials, Roses & Japanese Maples	90 days from installation

* (If lawn is installed in fall and not given full 90 days of guarantee periods, or if not considered acceptable at that time, continue guarantee the following spring until acceptable lawn is established.)

All shrub planting beds to be lined with a minimum of 2-3" shredded bark mulch (no plastic liners). Place mulch at base of all trees (minimum 4' diameter).

A 10/10/10 fertilizer mixture shall be applied at 20#/1000 SF and worked into the lawn bed before seeding or sodding.

Recommended seed mix:	
Premium 60 grass seed mix - Reinder's (262-786-3300)	No-Mow low grow grass seed mix - Reinder's
20% America Kentucky Bluegrass	45% Spartan II Hard Fescue
20% Granite Kentucky Bluegrass	40% Quatro Sheep Fescue
20% Mercury Kentucky Bluegrass	15% Turf Type Annual Ryegrass
20% Longfellow 3 Chewings Fescue	Apply at a rate of 175 Pounds per acre.
10% Replicator Perennial Ryegrass	Refer to supplier specification and installation cut sheets for further information.
10% Fiesta 4 Perennial Ryegrass	
Apply at a rate of 175 pounds per acre.	
Refer to supplier specification and installation cut sheets for further information.	

Proposed trees to be staked as required. Verify with Landscape Architect if exposure and wind conditions prevalent.

Any series of trees to be placed in a particular arrangement will be field checked for accuracy. Trees of same species to be matched in growth character and uniformity. Any trees misplaced will be subject to rejection.

Upon acceptance of the landscape installation, the landscape contractor shall supply the Landscape Architect with a complete and adequate maintenance program to be followed during and after the guarantee period. The landscape contractor shall make periodic inspections of the job during the guaranteed period to determine if proper maintenance is being given.

It shall be understood that in accordance with the terms of the guarantee that the landscape contractor must promptly inform the Owner if proper maintenance is not being given to the installation. Such notice shall be in writing, outlining corrective measures to be taken, with a copy to Landscape Architect. At any time during the guarantee period, the landscape contractor shall be required to replace all plants that are dead or in unsatisfactory condition of growth. All replacement plants shall be of like size and kind of the plants removed. Any seed areas over one foot square not covered by turf shall be reseeded by the contractor. Any seed areas over one foot square that are dead or dying shall be replacements included within the guarantee and shall be landscape contractor's expense.

Any alteration to the landscape plan will be submitted to the Project Manager for approval by the Landscape Architect.

Landscape contractors are responsible for making sure all tree balls are moist at the core when trees are installed.

Lawn edges that abut parking lots with no curbing shall be double seeded to a width of 5'.

Pre-Emergent Herbicide (Treflan or Equiv.) to be applied to all plant beds prior to planting for noxious weed control.

The quantities indicated on the material schedule are provided for the benefit of the contractor, but should not be assumed to always be correct. In the even of a discrepancy, the planting plan will take precedence over the material schedule. The contractor shall be responsible for his own quantity calculation and the liability pertaining to those quantities and any related contract documents and/or price quotations.

****PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH****
 At least seventy-two hours prior to any excavation, contractor shall verify utility location as given by the electric, gas, telephone, water, sewer, and cable companies, utilities or entities. Review with the owner's representative, site mechanical, site electrical and lighting, Site grading and drainage, site irrigation and all other drawings pertaining to underground utility locations record set of information the same as in possession of owner's representative. Also review owner's "mark sets" of all of these drawings in possession of the contractor or owner. Mark all such utilities on the site prior to commencing. Coordinate with the owner before and during construction. Repair any damage to any system that is caused by landscape contractor at no cost to owner.

Deviations from these plans shall be noted on the record drawing by the contractor and only with prior approval of the landscape architect and owner's representative. Verbal agreements of revisions without a change order will not be recognized by the landscape architect and owner.

All plants must be bid and selected per the species specified on the plans. The sizes of plant material listed herein is a minimum acceptable size. Additionally, if excessive pruning reduces the crown and the plant shall be replaced.

Protect public from construction barrier and barricades.

All areas that are disturbed during construction and areas not covered with pavement, building, planting beds, or tree pits are to be top soiled 4-6" deep (min.) and shall be sodded/seeded with specified lawn grass. Landscape contractor shall include cost per square yard for additional seed operation as may possibly be required to reestablish adjacent turf grass areas which may become damaged during the construction process or to repair damage done by others.

Contractor is responsible for furnishing all materials, tools, equipment, labor and plants necessary for proper planting and installation of all landscape material.

Contractor is responsible for all estimating and bidding. All areas, quantities and materials should be field verified with site conditions.

Where discrepancies occur between the landscape plans and/or architectural and/or civil drawing (and any other site drawings) the discrepancies must be brought to the landscape architect's attention for coordination and resolution.

All diseased, noxious or inappropriate materials shall be removed from the proposed site prior to the start of construction and during the maintenance period.

General contractor shall leave the site free of construction debris.

All lawn and planting areas shall slope to drain a minimum of 2% unless noted otherwise and reviewed with owner's representative for final approval.

Finish grades for shrub and ground cover areas shall be held 1" below top of adjacent pavements and curb, unless noted otherwise on the plans. Refer to planting details for further information.

All perennial, annual, and ground cover areas to receive a blend of organic soil amendments prior to planting. Till the following materials into existing topsoil to a depth of approximately 8". A depth of 12" in tree pits. Proportions and quantities may require adjustment depending on the condition of existing soil. Refer to planting details for further information.

- Per every 100 square feet add:
- One - 2 Cubic foot bale of peat moss
 - 2 pounds of 5-10-5 garden fertilizer
 - ¾ cubic yard of composted manure
 - Plant starter or other composted, organic material
- ** Premixed soils will be accepted, i.e. Purple Cow, Soil-Life, etc. Please notify Landscape Architect of alternatives used.

All shrubs to be pocket planted with a 50/50 mix of plant starter and existing soil. Install topsoil into all beds as needed to achieve proper grad. Remove all excessive gravel, clay and stones. Refer to planting details for further information.

Plant all trees slightly higher than finished grade at root flare. Back fill hole with 2/3 existing topsoil and 1/3 peat moss. Avoid any air pockets, discard any gravel, clay or stones. Refer to planting details for further information.

All trees to be installed, staked or guyed according to details. Refer to planting details for further information.

All planting to be watered at the time planting throughout construction and upon completion of project as required.

Where specified, all plant beds, pits and tree rings are to receive a minimum of 2-3" dressing of shredded hardwood oak bark mulch shavings (or brown enviro-mulch) free of growth, weeds, foreign matter detrimental to plant life or germination inhibiting ingredients. Landscape contractor to provide a sample to owner for approval. Contractor to take care with installation not to damage or cover plants. Refer to planting details for further information.

During the initial 30 day maintenance period the landscape contractor is required to provide an on-going pleasant visual environment whereas any plant which is not responding to transplanting or thriving shall immediately be replaced. New lawns shall be watered and repaired and weeds must constantly be removed. No exceptions will be granted.

Landscape/site demolition contractor to verify locations of existing trees and shrubs to be salvaged and clearly tag them with marking tape and construction fence.

Landscape/site demolition contractor to verify locations of existing trees and shrubs to be relocated. All plant materials to be relocated is to be clearly tagged with marking tape and moved before site demolition is to begin.

Irrigation system to be designed for a overlapping sprinkler head system in all lawn & island areas and a drip system for all foundation planting areas.

Contractor Note:
 Before site grading and demolition is to begin for proposed new pavement, the area is to be staked and all trees and shrubs that are to be preserved are to be tagged by landscape architect and relocated by landscape contractor. If required a tree preservation plan will be produced and coordinated with city staff. Demolition contractor to coordinate w/landscape architect, owner and landscape contractor.

PLANT SCHEDULE

PARAGON PLACE- SHEET L1.3 Building #3 Updated					
REVISED: 21.FEBRUARY.2019					
Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
3	Acer griseum	Paperbark Maple	2-1/2"	B&B	
1	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	6-7"	B&B	
3	Amelanchier x 'Cumulus'	Cumulus Serviceberry	8-9"	B&B	Multi-trunk
15	Betula nigra 'Heritage'	'Heritage' River Birch	10-12"	B&B	
3	Cornus mas 'Golden Glory'	Golden Glory' Corneliancherry	7-8"	B&B	Multi-trunk
2	Crataegus crus galli inermis	Thornless Hawthorn	5-6"	B&B	Multi-trunk
1	Magnolia x "Ann"	Ann Magnolia	5-6"	B&B	
3	Ostrya virginiana	Ironwood	2-1/2"	B&B	
1	Syringa reticulata	Japanese Tree Lilac	2"	B&B	
1	Picea abies	Norway Spruce	10'	B&B	
4	Pinus sylvestris	Scot Pine	6-7"	B&B	Waterir'
15	Diervilla sessilifolia 'Coolsplash'	Cool Splash Dwarfbush Honeysuckle	18"	cont.	
15	Diervilla sessilifolia 'Butterfly'	'Butterfly' Dwfubush Honeysuckle	18"	cont.	
6	Hydrangea quercifolia 'Sikes'	'Sikes' Hydrangea	18"	cont.	
7	Kerria japonica 'Geisha'	'Geisha' Kerria	18"	cont.	
9	Rhus aromatica 'Gro-low'	Gro-Low Fragrant Sumac	18"	cont.	
5	Rosa rugosa "Purple Pavement"	Purple Pavement' Shrub Rose	18"	cont.	
1	Viburnum x "Juddii"	Judd Viburnum	24-30"	B&B	
1	Viburnum carlesii	Koreanspice Viburnum	24-30"	B&B	
3	Viburnum dentatum "Blue Muffin"	Blue Muffin Viburnum	30-36"	B&B	
10	Viburnum dentatum "Chicago Lustre"	Chicago Lustre Viburnum	3-4"	cont.	
5	Viburnum prunifolium	Blackhaw Viburnum	5-6"	B&B	
6	Physocarpus opulifolius "Summer Wine"	Summer Wine Ninebark	4-Mar	cont.	
42	Buxus x 'Green Mountain'	Green Mountain Boxwood	18"	B&B	
8	Juniperus chinensis Pfizeriana "Kallays Compact"	Kallays Compact Pfitzer Juniper	24-30"	cont.	
10	Juniperus sargentii viridis	Green Sargent Juniper	24-30"	cont.	
5	Juniperus sargentii var. glauca	Blue Sargent Juniper	24-30"	cont.	
9	Juniperus x "Grey Owl"	Grey Owl Juniper	24-30"	cont.	
2	Picea omorika 'Nana'	Dwarf Serbian spruce	18"	cont.	
10	Taxus x 'Tautonii'	Tuaton Yew	24-30"	B&B	
600	Lamium galeobdolon	Archangel	4-1/2"	32/flat	'Herman's Pride'
240	Geranium	Perennial Geranium	1 gal.	cont.	'Bevan's Variety'
120	Sedum	Assorted	1 gal.	cont.	Autumn Fire', 'Matrona', 'Brilliant', 'Frosty Morn'
360	Sedum	Assorted	4-1/2"	cont.	6 cultivars of creeping variety, mixed colors and foliage
288	Ornamental Grasses	Grasses	1 gal.	cont.	90-'Shenandoah, 36-'Deschampsia, 36-'Sesleria autumnalis
48-	Sporobolus-Prairie Dropseed	78-Sporobolus-Prairie Dropseed			
420	Carex glauca	Sedges	1 gal.	cont.	Blue Zinger'

NOTE: The seed mixes for the rain gardens

Wildflowers						
COMMON NAME:	BOTANICAL NAME:	% of Mix	LIFESPAN	BLOOM COLOR	BLOOM HEIGHT	BLOOM PERIOD
Bergamot (Bee Balm)	Monarda fistulosa	2%	Perennial	Lavender	2'-4'	July-Sept
Black-eyed Susan	Rudbeckia hirta	8%	Biennial	Yellow	1'-3'	June-Oct
Blue Vervain	Verbena hastata	8%	Perennial	Blue	2'-6'	July-Sept
Canadian Milkvech	Astagalus Canadensis	4%	Perennial	Cream	1'-4'	June-August
Cup Plant	Silphium Perfoliatum	3%	Perennial	Yellow	3'-8'	July-Sept
New England Aster	Aster Novae-Angliae	2%	Perennial	Purple	2'-5'	August-Oct
Ox-eye (False Sunflower)	Helopsis Helianthoides	4%	Perennial	Yellow	2'-5'	June-Sept
Prairie Blazing Star	Liatris Pycnostachya	2%	Perennial	Purple	2'-4'	July-Sept
Red Milkweed	Asclepias incarnata	2%	Perennial	Red	3'-5'	June-August
Stiff Goldenrod (Rigid)	Solidago Rigid	4%	Perennial	Yellow	1'-5'	August-Oct
Wild Golden Glow	Rudbeckia Laciniata	3%	Perennial	Yellow	3'-12'	July-Oct
Yellow Coneflower	Ratibida Pinnata	8%	Perennial	Yellow	3'-6'	July-Sept
Native Grass, Sedge & Rush Seed:						
COMMON NAME:	BOTANICAL NAME:	% of Mix	LIFESPAN	HEIGHT		
Big Bluestem	Andropogon Gerardi	20%	Perennial	3'-8'		
Fox Sedge	Carex Vulpinoidea	10%	Perennial	1'-3'		
Virginia Wild Rye	Elymus Virginicus	20%	Perennial	2'-4'		



PROPOSED GARDEN DESIGN FOR:
PARAGON PLACE AT BEAR CLAW WAY

CITY OF MADISON, WI
 UNITED FINANCIAL GROUP, INC.
 660 W RIDGEVIEW DRIVE
 APPLETON, WI 54911

22-MAR-2019

GARLAND ALLIANCE
 LANDSCAPE ARCHITECTS



5707 6th AVENUE
 Kenosha, WI 53140
 (414) 688-1641
 garlandalliance@gmail.com

SCALE: X" = XX'
 SHEET NUMBER: **L1.3**

REVISIONS:
 07-MAY-2019

GENERAL PLANTING NOTES

The landscape contractor shall be responsible for complete coordination of planting operation as well as other contracted work, with the other contractors on the job. Repair of damage to the plants, grade, lawns, etc. during installation shall not be considered as an extra, and not chargeable to the Owner. Damage caused by other contractors shall be the responsibility of said contractor.

The contractor shall, at all times, keep the premises free from accumulation of waste material, soil and/or rubbish caused by his employees or work. Contractor shall clean behind his work immediately, and shall take necessary precautions to keep concrete, brick and other paving material clean of soil.

Materials planted and damaged or destroyed by any phenomena considered as an act of God, e.g., vandalism, wind, fire, flood, frost, theft, rain, hail, etc., shall belong to the Owner and shall be his responsibility. Materials stored on-site as not yet planted are not covered by this clause and are the sole responsibility of the contractor.

All plant material furnished by the contractor, unless otherwise specified, shall be No. 1 grade or better in accordance with GRADED AND STANDARDS FOR NURSERY PLANTS as described in ANSI 260.1 1996. Landscape Architect reserves all right to determine acceptability of plant material submitted for planting.

All plants shall be planted in pits, centered and set on six inches of compacted topsoil to such a depth that the finish grade level, at the plant, after settlement will be the same as that at which the plant was grown. All planting areas shall receive adequate fertilization with "Easy Grow" 3 yr. (1 oz.) fertilizer packets or equivalent. Granular fertilizer will be accepted, but must be approved by Landscape Architect. Please submit specifications.

Application Rates shall be as follows:

Trees:
 1-1/2" to 3" cal.: 2 packets, one each side
 Greater than 3": Add 1 packet per 1" cal. (i.e. 4"- 4 packets)

Shrubs:
 1 packet for every 12" height or spread. (Space evenly if 2 or more packets required)

Perform all work necessary for installing sod and/or seed as shown on the drawings or inferable therefrom and/or as specified, in accordance with the requirements of the contract documents. Immediately prior to seeding, the ground shall be scarified and raked to a friable fine texture. Lawn areas shall be seeded with a mechanical spreader at the rate as recommended for local conditions. After seeding, all areas shall be raked to satisfactorily cover seed, and then thoroughly watered and covered with treated shredded paper mulch or straw mulch. The methods of seeding may be varied by the contractor by his own responsibility to establish a smooth uniform turf. Hydro mulch embankments that exceed 1:4 slopes.

Seed shall be true to specie as called for on the seeding plan. All seed shall be delivered to the job site in sacks plainly marked and certified as to content.

Sod shall be placed when the ground is in workable condition and temperatures are less than 90 degrees Fahrenheit.

Landscape contractor shall water sod immediately after installation to prevent excessive drying during progress of the work. As sodding is completed in any one section, the entire area shall be rolled. It shall then be thoroughly irrigated to a depth sufficient that the underside of the new sod pad and soil immediately below the sod are thoroughly wet.

The landscape contractor shall verify grades established during final soil preparation as being true to finish contours shown, and shall maintain such areas until the effective date to begin sodding and/or seeding operation. In such instances where a split responsibility existing between grading and grassing contractors, it shall be the responsibility of the grassing contractor to maintain a suitable grade for grassing once he has accepted the grade provided to him. In all cases, the ground shall be hand raked immediately prior to being sodded to remove any irregularities in the grade.

Guarantee period for plant materials shall be as follows:

Lawns (seed & sod)*	3 months
Ground Cover	3 months
Shrubs	12 months
Trees	12 months
Perennials, Roses & Japanese Maples	90 days from installation

*If lawn is installed in fall and not given full 90 days of guarantee periods, or if not considered acceptable at that time, continue guarantee the following spring until acceptable lawn is established.)

All shrub planting beds to be lined with a minimum of 2-3" shredded bark mulch (no plastic liners). Place mulch at base of all trees (minimum 4" diameter).

A 10/10/10 fertilizer mixture shall be applied at 20#/1000 SF and worked into the lawn bed before seeding or sodding.

Recommended seed mix:

Premium 60 grass seed mix - Reinder's (262-786-3300)	No-Mow low grow grass seed mix - Reinder's
20% America Kentucky Bluegrass	45% Spartan II Hard Fescue
20% Granite Kentucky Bluegrass	40% Quatro Sheep Fescue
20% Mercury Kentucky Bluegrass	15% Turf Type Annual Ryegrass
20% Longfellow 3 Chewings Fescue	Apply at a rate of 175 Pounds per acre.
10% Replicator Perennial Ryegrass	Refer to supplier specification and installation cut sheets for further information.
10% Fiesta 4 Perennial Ryegrass	

Apply at a rate of 175 pounds per acre. Refer to supplier specification and installation cut sheets for further information.

Proposed trees to be staked as required. Verify with Landscape Architect if exposure and wind conditions prevalent.

Any series of trees to be placed in a particular arrangement will be field checked for accuracy. Trees of same species to be matched in growth character and uniformity. Any trees misplaced will be subject to rejection.

Upon acceptance of the landscape installation, the landscape contractor shall supply the Landscape Architect with a complete and adequate maintenance program to be followed during and after the guarantee period. The landscape contractor shall make periodic inspections of the job during the guaranteed period to determine if proper maintenance is being given.

It shall be understood that in accordance with the terms of the guarantee that the landscape contractor must promptly inform the Owner if proper maintenance is not being given to the installation. Such notice shall be in writing, outlining corrective measures to be taken, with a copy to Landscape Architect. At any time during the guarantee period, the landscape contractor shall be required to replace all plants that are dead or in unsatisfactory condition of growth. All replacement plants shall be of like size and kind of the plants removed. Any seed areas over one foot square not covered by turf shall be reseeded by the contractor. Any seed areas over one foot square that are dead or dying shall be replacements included within the guarantee and shall be landscape contractor's expense.

Any alteration to the landscape plan will be submitted to the Project Manager for approval by the Landscape Architect.

Landscape contractors are responsible for making sure all tree balls are moist at the core when trees are installed.

Lawn edges that abut parking lots with no curbing shall be double seeded to a width of 5'.

Pre-Emergent Herbicide (Treflan or Equiv.) to be applied to all plant beds prior to planting for noxious weed control.

The quantities indicated on the material schedule are provided for the benefit of the contractor, but should not be assumed to always be correct. In the event of a discrepancy, the planting plan will take precedence over the material schedule. The contractor shall be responsible for his own quantity calculation and the liability pertaining to those quantities and any related contract documents and/or price quotations.

****PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH****

At least seventy-two hours prior to any excavation, contractor shall verify utility location as given by the electric, gas, telephone, water, sewer, and cable companies, utilities or entities. Review with the owner's representative, site mechanical, site electrical and lighting, Site grading and drainage, site irrigation and all other drawings pertaining to underground utility locations record set of information the same as in possession of owner's representative. Also review owner's "mark sets" of all of these drawings in possession of the contractor or owner. Mark all such utilities on the site prior to commencing. Coordinate with the owner before and during construction. Repair any damage to any system that is caused by landscape contractor at no cost to owner.

Deviations from these plans shall be noted on the record drawing by the contractor and only with prior approval of the landscape architect and owner's representative. Verbal agreements of revisions without a change order will not be recognized by the landscape architect and owner.

All plants must be bid and selected per the species specified on the plans. The sizes of plant material listed herein is a minimum acceptable size. Additionally, if excessive pruning reduces the crown and the plant shall be replaced.

Protect public from construction barrier and barricades.

All areas that are disturbed during construction and areas not covered with pavement, building, planting beds, or tree pits are to be top soiled 4-6" deep (min.) and shall be sodded/seeded with specified lawn grass. Landscape contractor shall include cost per square yard for additional seed operation as may possibly be required to reestablish adjacent turf grass areas which may become damaged during the construction process or to repair damage done by others.

Contractor is responsible for furnishing all materials, tools, equipment, labor and plants necessary for proper planting and installation of all landscape material.

Contractor is responsible for all estimating and bidding. All areas, quantities and materials should be field verified with site conditions.

Where discrepancies occur between the landscape plans and/or architectural and/or civil drawing (and any other site drawings) the discrepancies must be brought to the landscape architect's attention for coordination and resolution.

All diseased, noxious or inappropriate materials shall be removed from the proposed site prior to the start of construction and during the maintenance period.

General contractor shall leave the site free of construction debris.

All lawn and planting areas shall slope to drain a minimum of 2% unless noted otherwise and reviewed with owner's representative for final approval.

Finish grades for shrub and ground cover areas shall be held 1" below top of adjacent pavements and curb, unless noted otherwise on the plans. Refer to planting details for further information.

All perennial, annual, and ground cover areas to receive a blend of organic soil amendments prior to planting. Till the following materials into existing topsoil to a depth of approximately 8". A depth of 12" in tree pits. Proportions and quantities may require adjustment depending on the condition of existing soil. Refer to planting details for further information.

- Per every 100 square feet add:
- One - 2 Cubic foot bale of peat moss
 - 2 pounds of 5-10-5 garden fertilizer
 - ¾ cubic yard of composted manure
 - Plant starter or other composted, organic material
- ** Premixed soils will be accepted, i.e. Purple Cow, Soil-Life, etc. Please notify Landscape Architect of alternatives used.

All shrubs to be pocket planted with a 50/50 mix of plant starter and existing soil. Install topsoil into all beds as needed to achieve proper grad. Remove all excessive gravel, clay and stones. Refer to planting details for further information.

Plant all trees slightly higher than finished grade at root flare. Back fill hole with 2/3 existing topsoil and 1/3 peat moss. Avoid any air pockets, discard any gravel, clay or stones. Refer to planting details for further information.

All trees to be installed, staked or guyed according to details. Refer to planting details for further information.

All planting to be watered at the time planting throughout construction and upon completion of project as required.

Where specified, all plant beds, pits and tree rings are to receive a minimum of 2-3" dressing of shredded hardwood oak bark mulch shavings (or brown enviro-mulch) free of growth, weeds, foreign matter detrimental to plant life or germination inhibiting ingredients. Landscape contractor to provide a sample to owner for approval. Contractor to take care with installation not to damage or cover plants. Refer to planting details for further information.

During the initial 30 day maintenance period the landscape contractor is required to provide an on-going pleasant visual environment whereas any plant which is not responding to transplanting or thriving shall immediately be replaced. New lawns shall be watered and repaired and weeds must constantly be removed. No exceptions will be granted.

Landscape/site demolition contractor to verify locations of existing trees and shrubs to be salvaged and clearly tag them with marking tape and construction fence.

Landscape/site demolition contractor to verify locations of existing trees and shrubs to be relocated. All plant materials to be relocated is to be clearly tagged with marking tape and moved before site demolition is to begin.

Irrigation system to be designed for a overlapping sprinkler head system in all lawn & island areas and a drip system for all foundation planting areas.

Contractor Note:
 Before site grading and demolition is to begin for proposed new pavement, the area is to be staked and all trees and shrubs that are to be preserved are to be tagged by landscape architect and relocated by landscape contractor. If required a tree preservation plan will be produced and coordinated with city staff. Demolition contractor to coordinate w/landscape architect, owner and landscape contractor.

PLANT SCHEDULE

PARAGON PLACE- SHEET L1.4 Building #4 Updated						
REVISED: 16.March.2019 REVISED:1.MAY.2019						
Qty	Botanical Name	Common Name	Size	Root Cnd	Comments	
1	Amelanchier x 'Cumulus'	Cumulus Serviceberry	8-10'	B&B	Multi-trunk	
1	Aesculus glabra 'JN Select'	Early Glow Buckeye	2-1/2'	B&B		
1	Acer triflorum	Three-flower Maple	2-1/2'	B&B		
2	Acer saccharum 'Bonfire'	Bonfire Sugar Maple	2-1/2'	B&B		
1	A. truncatum x A. Platanoides 'JFS.'	Crimson Sunset Maple	2-1/2'	B&B		
1	A. truncatum x A. Plat. 'Keithform'	Norwegian Sunset Maple	2-1/2'	B&B		
21	Betula nigra 'Heritage'	Heritage River Birch	8-10'	B&B	Multi-trunk	
1	Cotinus x 'Young Lady'	Young Lady Smokebush	6-7'	B&B		
2	Cornus alternifolia	Pagoda Dogwood	7-8'	B&B	Multi-trunk	
3	Cornus mas	Corneliancherry Dogwood	6-7'	B&B	Multi-trunk	
2	Crataegus phanopygium	Washington Hawthorn	5-6'	B&B	Multi-trunk	
1	Gymnocladus dioica 'Espresso'	Washington Hawthorn	5-6'	B&B	Multi-trunk	
1	Gymnocladus dioica 'McKBranded'	Decaf Kentucky Coffeetree	2-1/2'	B&B		
2	Hamamelis vernalis 'Diana'	Diana Witchhazel	5-6'	B&B		
1	Heptastadium micranthoides	Seven Star flower	6-7'	B&B		
1	Larix decidua	American Larch	6-7'	B&B		
1	Liriodendron tulipifera 'Arnold'	Arnold Tulip Tree	2-1/2'	B&B		
1	Magnolia 'Ann'	Ann Magnolia	4-5'	B&B	Multi-trunk	
2	Makia x 'Tina'	Tina Flowering Crab	5-6'	B&B	Multi-trunk	
1	Quercus macrocarpa x robur 'Clemens'	Heritage Oak	2-1/2'	B&B		
1	Quercus mealembergii	Chimlaquin Oak	2-1/2'	B&B		
1	Quercus robur x bicolor	Regal Prince English Oak	2-1/2'	B&B		
3	Syringa reticulata 'Elliott'	Snowcap Japanese Tree Lilac	6-7'	B&B	Multi-trunk	
1	Salix alba 'Tristis'	Niobe Weeping Willow	2-1/2'	B&B		
4	Taxodium distichum	Bald Cypress	7-8'	B&B		
1	Tilia americana 'Kromm'	Sweet Street Linden	2-1/2'	B&B		
4	Juniperus chinensis 'Trautman'	Trautman Juniper	4-5'	B&B		
1	Juniperus virginiana 'Cupressifolia'	Hillspire Juniper	7'	B&B		
8	Picea omorika	Serbian Spruce	6-7'	cont.		
2	Pseudotsuga menziesii	Douglas Fir	6-7'	B&B		
1	Picea abies	Norway Spruce	6-7'	B&B		
4	Picea glauca var. densata	Black Hills Spruce	6'	B&B		
9	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	24"	cont.		
7	Aronia melancarpa 'Morton'	Iroquois Beauty Black Chokeberry	24"	cont.		
9	Aronia mel. 'Low Scope'	Low Scope chokeberry	15"	cont.		
1	Cornus sericea var. balleyi	Balney Redwing Dogwood	36"	cont.		
5	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	18"	cont.		
3	Hydrangea quercifolia 'Sikes'	Sikes Hydrangea	18"	3 gal.		
3	Myrica pennsylvanica	Northern Bayberry	18"	cont.		
3	Physocarpus op. 'Kodak Orange'	Kodak Orange Ninebark	24"	cont.		
5	Physocarpus op. 'Kodak Red'	Kodak Red Ninebark	24"	cont.		
5	Physocarpus op. 'Seward'	Summer Wine Ninebark	24"	cont.		
9	Sambucus canadensis	American Elderberry	36"	cont.		
5	Syringa patula 'Palatini'	Dwarf Korean Lilac	24"	3 gal.		
3	Rosa rugosa 'Hansa'	Hansa Shrub Rose	18"	cont.		
5	Rosa rugosa 'Purple Pavement'	Purple Pavement Shrub Rose	18"	cont.		
13	Rhus aromatica 'Gro-Low'	Gro Low Sumac	18"	3 gal.		
2	Viburnum prunifolium	Blackhaw Viburnum	5-6'	B&B		
3	Viburnum carlesii 'J.N. Select A'	Spice Island Koreanspice Vib.	24-30"	3 gal.		
5	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	30-36"	cont.		
7	Wegelia florida 'Tine Wine'	Fine Wine Wegelia	24-30"	cont.		
3	Juniperus x 'Grey Owl'	Grey Owl Juniper	24-30"	cont.		
10	Juniperus x 'Sea Green'	Sea Green Juniper	24-30"	cont.		
6	Juniperus sargentii glauca	Blue Sargent Juniper	24-30"	cont.		
8	Juniperus chinensis 'Old Gold'	Old Gold Juniper	24-30"	cont.		
5	Juniperus chinensis' Pfiz. Kallay'	Kallays Compact Juniper	24-30"	cont.		
6	Juniperus chinensis 'Gold Tip'	Gold Tip Juniper	24-30"	cont.		
9	Mahonia aquifolium 'Compactum'	Dwarf Oregon Grape Holly	24"	cont.		
2	Picea omorika 'Nana'	Dwarf Serbian spruce	18"	cont.		
9	Pinus mugo var. pumilio	Pumilio Mugo Pine	18"	cont.		
4	Rhododendron x PJM	PJM Rhododendron	18"	B&B		
27	Taxus x 'Erebor'	Erebor Yew	18"	B&B		
1296	Lamiastrium galeobdolon	Archangel	2.5'	cont.	18/flat	
	Hosta	Blue Cadet' and 'Stained Glass'	4.5'	cont.	4 flats of each cultivar	
348	Lamistomum Hermsen's Pride'	Archangel	4.5'	cont.		
320	Liriope muscari	Liriope	2.5'	cont.	32/flat	
30	Sedum Mosaic	Additional schedule to follow	4.5'	cont.	12/flat	
1600	Carex glauca 'Blue Zinger'	Blue Zinger Carex	2.5'	cont.	32/flat	
252	Ornamental Grasses	Assorted Grasses	1 gal.	cont.	Additional schedule to follow	

NOTE: The seed mixes for the rain gardens

A blend of native wildflowers, grasses and sedges, designed specifically for damp soils. It can withstand ponding up to 48 hours. This mix will also tolerate periodic dry spells and is perfect for retention ponds, detention basins and drainage areas. It does best in full sun to partial shade. Seed @ 1/4 lb. / 1000 sq. ft. (10 lbs. / acre).

WILDFLOWERS	COMMON NAME	BOTANICAL NAME	% of Mix	LIFESPAN	BLOOM COLOR	BLOOM HEIGHT	BLOOM PERIOD
	Bergamot (Bee Balm)	Monarda fistulosa	2%	Perennial	Lavender	2'-4'	July-Sept
	Black-eyed Susan	Rudbeckia hirta	8%	Biennial	Yellow	1'-3'	June-Oct
	Blue Verben	Verbena hastata	8%	Perennial	Blue	2'-6'	July-Sept
	Canadian Milkvech	Astagalus canadensis	4%	Perennial	Cream	1'-4'	June-August
	Cup Plant	Silphium perfoliatum	3%	Perennial	Yellow	3'-6'	July-Sept
	New England Aster	Aster novae-angliae	2%	Perennial	Purple	2'-6'	August-Oct
	Ox-eye (False Sunflower)	Helopsis helianthoides	4%	Perennial	Yellow	2'-6'	June-Sept
	Prairie Bleeding Star	Liatris pycnostachya	2%	Perennial	Purple	2'-4'	July-Sept
	Red Milkweed	Asclepias incarnata	2%	Perennial	Red	3'-6'	June-August
	Stiff Goldenrod (Rigid)	Solidago rigida	4%	Perennial	Yellow	1'-6'	August-Oct
	Wild Golden Glow	Rudbeckia laciniata	3%	Perennial	Yellow	3'-12'	July-Oct
	Yellow Coneflower	Ratibida pinnata	8%	Perennial	Yellow	3'-6'	July-Sept
NATIVE GRASS, SEDGE & RUSH SEED.	COMMON NAME	BOTANICAL NAME	% of Mix	LIFESPAN	HEIGHT		
	Bla Bluestem	Andropogon gerardi	20%	Perennial	3'-8'		
	Carex Vulpinodea	Carex vulpinodea	10%	Perennial	1'-3'		
	Virginia Wild Rye	Elymus virginicus	20%	Perennial	2'-4'		



PROPOSED GARDEN DESIGN FOR:
PARAGON PLACE AT BEAR CLAW WAY

CITY OF MADISON, WI
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 660 W RIDGEVIEW DRIVE
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22-MAR-2019

GARLAND ALLIANCE
 LANDSCAPE ARCHITECTS



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REVISIONS:
 01 - MAY - 2019
 07 - MAY - 2019

SCALE: X" = XX'
 SHEET NUMBER: **L1.4**



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Building 4, 9605 Paragon Street

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

(a) Five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 23,453 sf

Total landscape points required 23,453/300 x 5 = 390.88 SAY 391 points

Tabulation of Points and Credits

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			3	105
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			17	595
Ornamental tree	1 1/2 inch caliper	15			20	300
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			1	10
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			103	309
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			88	352
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2				
Sub Totals						1,671

Total Number of Points Provided 1,671

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Street Frontage

Chaska Drive Required Trees: 273.65 lf x 1 Tree/30 lf = 9.12 Provided Trees: 9
 Chaska Drive Required Shrubs: 273.65 lf x 5 Shrubs/30 lf = 45.60 Provided Shrubs: 46

Wilrich Street Required Trees: 403.50 lf x 1 Tree/30 lf = 13.45 Provided Trees: 14
 Wilrich Street Required Shrubs: 403.50 lf x 5 Shrubs/30 lf = 67.25 Provided Shrubs: 71

Parking Lot

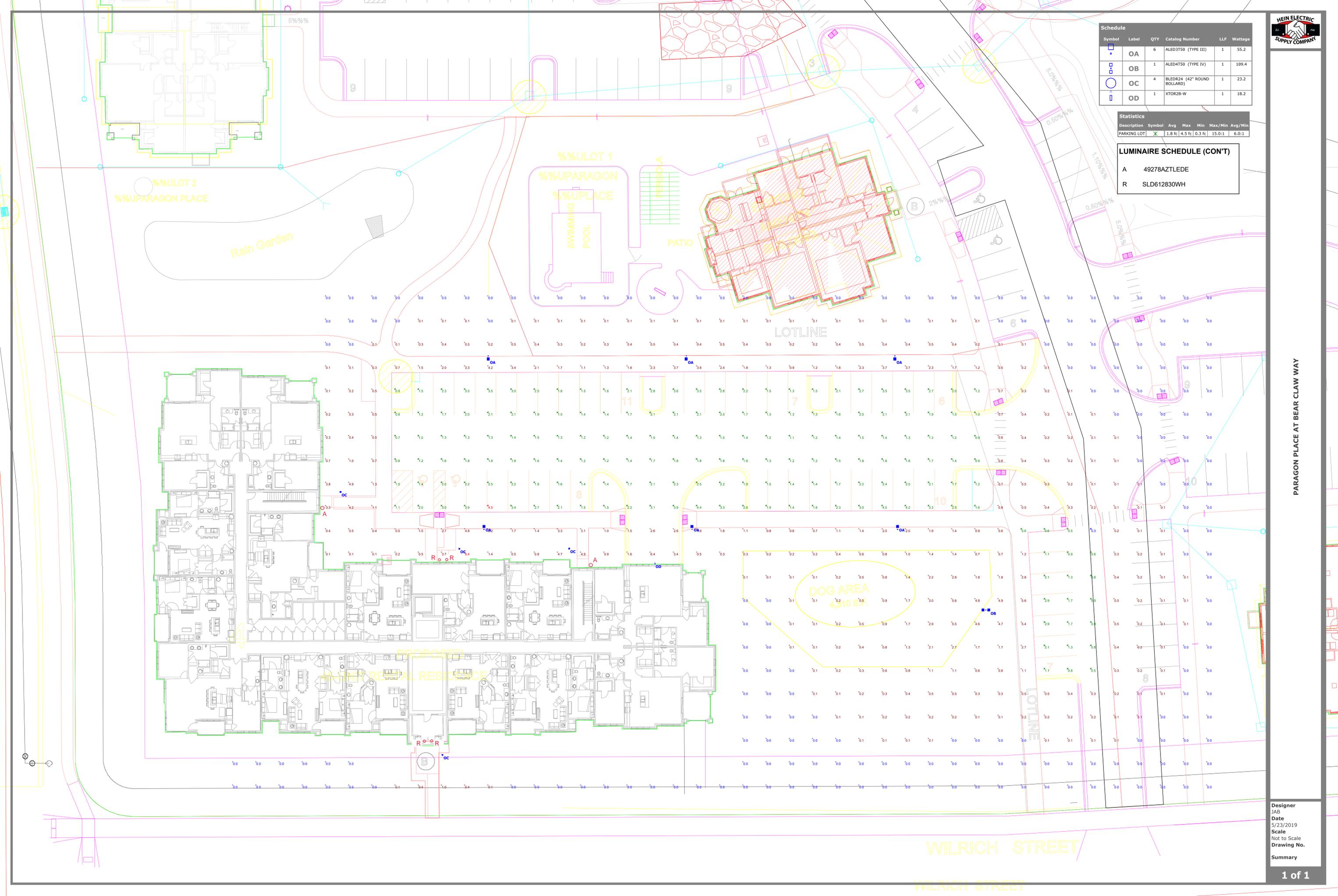
Required Interior Planting Islands: 14,465 sf x 0.08 = 1,157 sf Provided Area: 1,200 sf
 Required Trees: 1 Tree/160 sf of Required Landscape Area
 1 Tree x 1,157 sf/160 sf = 7.23 Provided Trees: 7

Symbol	Label	QTY	Catalog Number	LLF	Wattage
□	OA	6	ALED3T50 (TYPE III)	1	55.2
□	OB	1	ALED4T50 (TYPE IV)	1	109.4
○	OC	4	BLEDR24 (42" ROUND BOLLARD)	1	23.2
□	OD	1	XTOR2B-W	1	18.2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	X	1.8 ft	4.5 ft	0.3 ft	15.0:1	6.0:1

LUMINAIRE SCHEDULE (CON'T)

- A 49278AZTLEDE
- R SLD612830WH



PARAGON PLACE AT BEAR CLAW WAY

WILRICH STREET

WILRICH STREET



Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Mounts to 4" square steel poles at 20-35'. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:
PARAGON PLACE AT BEAR

Type:
OA

Prepared By:

Date:
3-17-16

Driver Info

Type: Constant Current
120V: 0.46A
208V: 0.27A
240V: 0.23A
277V: 0.20A
Input Watts: 52W
Efficiency: 97%

LED Info

Watts: 50W
Color Temp: 4000K (Neutral)
Color Accuracy: 81 CRI
L70 Lifespan: 100,000
Lumens: 4,134
Efficacy: 80 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

DLC Listed:

This product is on Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior patent pending thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments.

Effective Projected Area:

EPA = 0.75

Housing:

Die cast aluminum housing, lens frame and mounting arm.

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.9% at 120V, 7.5% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Equivalency:

ALED™ 50W replaces 200W metal halide

California Title 24:

See ALED3T50/PC, ALED3T50/PCS or ALED3T50/PCT for a 2013 California Title 24 compliant model.

Technical Specifications (continued)

Other

Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

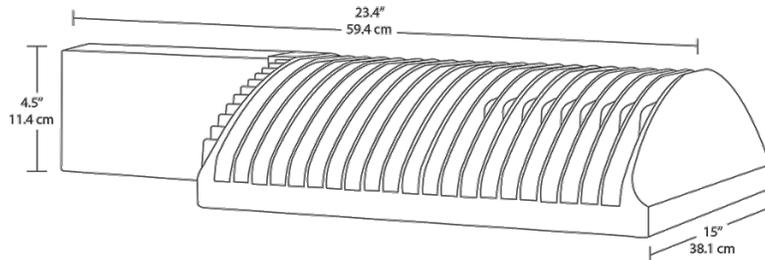
Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
ALED	3T	50		N						
	2T = Type II	50 = 50W	= Arm	= Cool	=	= 120-277V	= No Photocell	= No Dimming	/WS2 = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 50W)	= No Bi-Level
	3T = Type III		SF = Slipfitter	Y = Warm	W = White	/480 = 480V	/PC = 120V Button	/D10 = Dimmable		/BL = Bi-Level
	4T = Type IV			N = Neutral	RG = Gray		/PC2 = 277V Button			
							/PCS = 120V Swivel			
							/PCS2 = 277V Swivel			
							/PCT = 120-277V Twistlock			
							/PCS4 = 480V Swivel			
							/PCT4 = 480V Twistlock			



Specification grade area lights available in IES Type IV distributions. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Mounts to 4" square steel poles at 20-35'. Patent pending management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:
PARAGON PLACE AT BEAR

Type:
OB

Prepared By:

Date:
3-17-16

Driver Info

Type: Constant Current
120V: 0.46A
208V: 0.27A
240V: 0.23A
277V: 0.20A
Input Watts: 52W
Efficiency: 96%

LED Info

Watts: 50W
Color Temp: 4000K (Neutral)
Color Accuracy: 82 CRI
L70 Lifespan: 100,000
Lumens: 4,586
Efficacy: 88 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

DLC Listed:

This product is on Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior patent pending thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.9% at 120V, 7.9% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Equivalency:

ALED™ 50W replaces 200W metal halide

California Title 24:

See ALED4T50/PC, ALED3T50/PCS or ALED3T50/PCT for a 2013 California Title 24 compliant model.

Technical Specifications (continued)

Other

Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

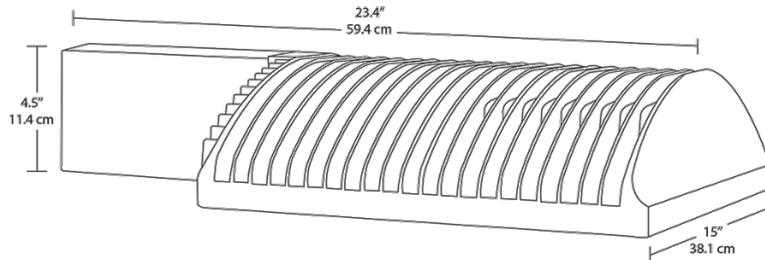
Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
ALED	4	50		N						
	2T = Type II 3T = Type III 4T = Type IV	50 = 50W	= Arm SF = Slipfitter	= Cool Y = Warm N = Neutral	= Bronze W = White RG = Gray	= 120-277V /480 = 480V	= No Photocell /PC = 120V Button /PC2 = 277V Button /PCS = 120V Swivel /PCS2 = 277V Swivel /PCT = 120-277V Twistlock /PCS4 = 480V Swivel /PCT4 = 480V Twistlock	= No Dimming /D10 = Dimmable	/WS2 = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 50W)	= No Bi-Level /BL = Bi-Level



LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with round head. Available in 12, 18 and 24 Watt versions that provide 90, 180, 270 and 360 degree lighting patterns.

Color: Bronze

Weight: 18.6 lbs

Project:
PARAGON PLACE AT BEAR

Type:
OC

Prepared By:

Date:
3-17-16

Driver Info

Type: Constant Current
120V: 0.26A
208V: 0.18A
240V: 0.15A
277V: 0.14A
Input Watts: 31W
Efficiency: 78%

LED Info

Watts: 24W
Color Temp: 4000K (Neutral)
Color Accuracy: 86 CRI
L70 Lifespan: 100,000
Lumens: 1,203
Efficacy: 39 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

LEDs:

6W multi-chip, long-life LEDs

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011

Electrical

Driver:

Two Drivers, Constant Current, Class 2, 100-277V, 50/60 Hz, 4kV Surge Protection, 100-240VAC 0.3 - 0.15 A, 277VAC 0.03 A.

THD:

10.9% at 120V

Construction

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°F/-40°C

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The BLEED is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

Housing:

Die-cast aluminum with extruded aluminum bollard shaft

Lens:

Clear, vandal-resistant polycarbonate

Mounting:

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

Reflector:

Specular polycarbonate

Gaskets:

High-temperature silicone gaskets seal out moisture

Gaskets:

High-temperature silicone gaskets seal out moisture

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

Patents:

The design of BLEED is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

Technical Specifications (continued)

Other

GSA Schedule:

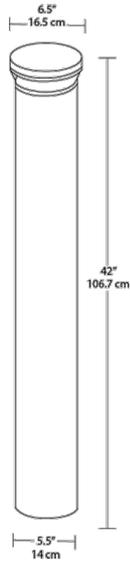
Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:

B1 U1 G0

Dimensions



Features

- Patent-pending base mount design for super sturdy installation
- Durable construction and vandal-resistant polycarbonate lens
- 3 configurations to provide 360°, 270°, 180° or 90° lighting pattern
- Precision-engineered optics deliver maximum downward lighting w/o glare
- Four leveling screws provided for easy installation
- 100,000-hour LED lifespan

Ordering Matrix

Family	Shape	Watts	Color Temp	Finish	Type
BLED	R	24	N		
	R = Round	12 = 12W 18 = 18W 24 = 24W	= Cool Y = Warm N = Neutral	= Bronze W = White	= 90° (12W), 270° (18W), 360° (24W) lighting patterns 180 = 180° lighting pattern (12W)

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 7W and 18W. The large housing is available in the 26W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 7W models operate in -40°C to 40°C [-40°F to 104°F]. 18W and 26W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 90% of initial

Catalog #	XTOR2A-N	Type	OD
Project	ELDERBERRY SITE	Date	
Comments			
Prepared by			

light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box includes three (3) electrical wiring compartments. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

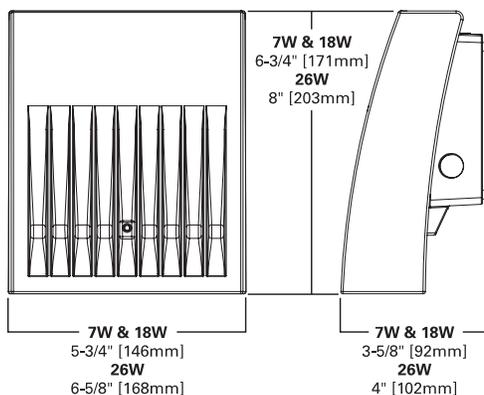
Five-year warranty.



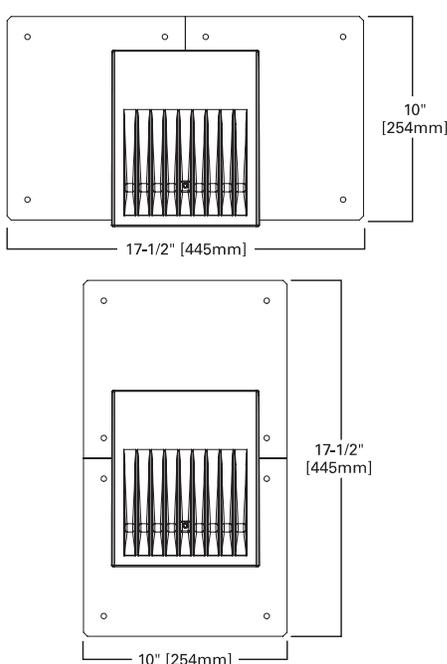
XTOR CROSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1A/XTOR2A=0,34
XTOR3A=0,45

SHIPPING DATA:

Approximate Net Weight:
3,7 – 5,25 lbs. [1,7 – 2,4 kgs.]

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1A Model		
25°C	> 92%	> 290,000
40°C	> 92%	> 290,000
50°C	> 91%	> 270,000
XTOR2A Model		
25°C	> 91%	> 270,000
40°C	> 90%	> 260,000
50°C	> 88%	> 225,000
XTOR3A Model		
25°C	> 91%	> 280,000
40°C	> 91%	> 270,000
50°C	> 89%	> 240,000

LUMENS - CRI/CCT TABLE

LED Information	XTOR1A	XTOR2A	XTOR2A-N	XTOR3A	XTOR3A-N
Delivered Lumens (Wall Mount)	722	1,633	1,523	2,804	2,284
Delivered Lumens (With Flood Accessory Kit) ¹	468	1,060	978	2,168	1,738
B.U.G. Rating ²	B0-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0
CCT (Kelvin)	5,000	5,000	3,500	5,000	3,500
CRI (Color Rendering Index)	65	65	70	65	70
Power Consumption (Watts)	7W	18W	18W	26W	26W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

CURRENT DRAW

Voltage	Model Series		
	XTOR1A	XTOR2A	XTOR3A
120V	0,05A	0,15A	0,22A
208V	0,03A	0,08A	0,13A
240V	0,03A	0,07A	0,11A
277V	0,03A	0,06A	0,10A
347V	0,025A	0,058A	0,082A

ORDERING INFORMATION

Sample Number: XTOR2A-N-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1A=Small Door, 7W XTOR2A=Small Door, 18W XTOR3A=Small Door, 26W	[Blank]=Bright White (Standard) 5000K N=Neutral Warm White, 3500K ²	[Blank]=Carbon Bronze (Standard) WT=Summit White	PC1=Photocontrol 120V ³ PC2=Photocontrol 208-277V ^{3,4} 347V=347V ⁵ HA=50°C High Ambient ⁵	WG/XTOR=Wire Guard ⁶ XTORFLD-KNC=Knuckle Floodlight Kit ⁷ XTORFLD-TRN=Trunnion Floodlight Kit ⁷ XTORFLD-KNC-WT=Knuckle Floodlight Kit, Summit White ⁷ XTORFLD-TRN-WT=Trunnion Floodlight Kit, Summit White ⁷ EWP/XTOR=Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT=Escutcheon Wall Plate, Summit White

NOTES: 1 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2 XTOR1A not available in 3500K. 3 Photocontrols are factory installed. 4 Order PC2 for 347V models. 5 Thru-branch wiring not available with HA option or with 347V. 6 Wire guard for wall/surface mount. Not for use with floodlight kit accessory. 7 Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

7W Series	18W Series	26W Series
XTOR1A=7W, 5000K, Carbon Bronze	XTOR2A=18W, 5000K, Carbon Bronze	XTOR3A=26W, 5000K, Carbon Bronze
XTOR1A-WT=7W, 5000K, Summit White	XTOR2A-N=18W, 3500K, Carbon Bronze	XTOR3A-N=26W, 3500K, Carbon Bronze
XTOR1A-PC1=7W, 5000K, 120V PC, Carbon Bronze	XTOR2A-WT=18W, Summit White	XTOR3A-WT=26W, Summit White
	XTOR2A-PC1=18W, 120V PC, Carbon Bronze	XTOR3A-PC1=26W, 120V PC, Carbon Bronze

5-DAY QUICK SHIP ORDERING INFORMATION

7W Series	18W Series	26W Series
XTOR1A-WT-PC1=7W, 5000K, Summit White, 120V PC	XTOR2A-PC2=18W, 5000K, 208-277V PC, Carbon Bronze	XTOR3A-PC2=26W, 5000K, 208-277V PC, Carbon Bronze
	XTOR2A-WT-PC1=18W, 5000K, Summit White, 120V PC	XTOR3A-WT-PC1=26W, 5000K, Summit White, 120V PC
	XTOR2A-WT-PC2=18W, 5000K, Summit White, 208-277V PC	XTOR3A-WT-PC2=26W, 5000K, Summit White, 208-277V PC
	XTOR2A-N-WT=18W, 3500K, Summit White	XTOR3A-N-WT=26W, 3500K, Summit White
	XTOR2A-N-PC1=18W, 3500K, 120V PC, Carbon Bronze	XTOR3A-N-PC1=26W, 3500K, 120V PC, Carbon Bronze
	XTOR2A-N-PC2=18W, 3500K, 208-277V PC, Carbon Bronze	XTOR3A-N-PC2=26W, 3500K, 208-277V PC, Carbon Bronze
	XTOR2A-N-WHT-PC1=18W, 3500K, Summit White, 120V PC	XTOR3A-N-WHT-PC1=26W, 3500K, Summit White, 120V PC
	XTOR2A-N-WT-PC2=18W, 3500K, Summit White, 208-277V PC	XTOR3A-N-WT-PC2=26W, 3500K, Summit White, 208-277V PC



HEIN ELECTRIC SUPPLY COMPANY
12745 W. TOWNSEND ST.
BROOKFIELD, WI. 53005
262-790-8400

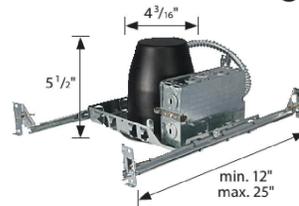
UNITED CONSTRUCTION – ELDERBERRY SITE



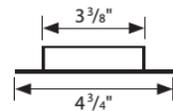
PART NUMBER: 49278AZTLED

DESCRIPTION: WALL MOUNT, UP/DOWN ILLUMINATION, CLEAR TEMPERED ETCHED GLASS ON TOP AND BOTTOM, TEXTURED ARCHITECTURAL BRONZE FINISH. 7" WIDE, 7-1/2" HIGH

**LAMPS:
8 WATT LED**



4" Round



**A – SECONDARY/STAIR
ENTRANCE EXTERIOR**

PART NUMBER: S9538 (HSG) / S9516 (TRIM) / S9508 (REFLECTOR) / S9501 (LED INSERT)

DESCRIPTION: RECESS MOUNT, 30 DEGREE, 3000K, 90CRI LED INSERT. 550 LUMENS

B – SOFFIT RECESS



PART NUMBER: BL4603BZ

DESCRIPTION: WALL MOUNT, BRONZE FINISH WITH OPAL WHITE GLASS. 7-1/4" WIDE, 17-1/4" HIGH

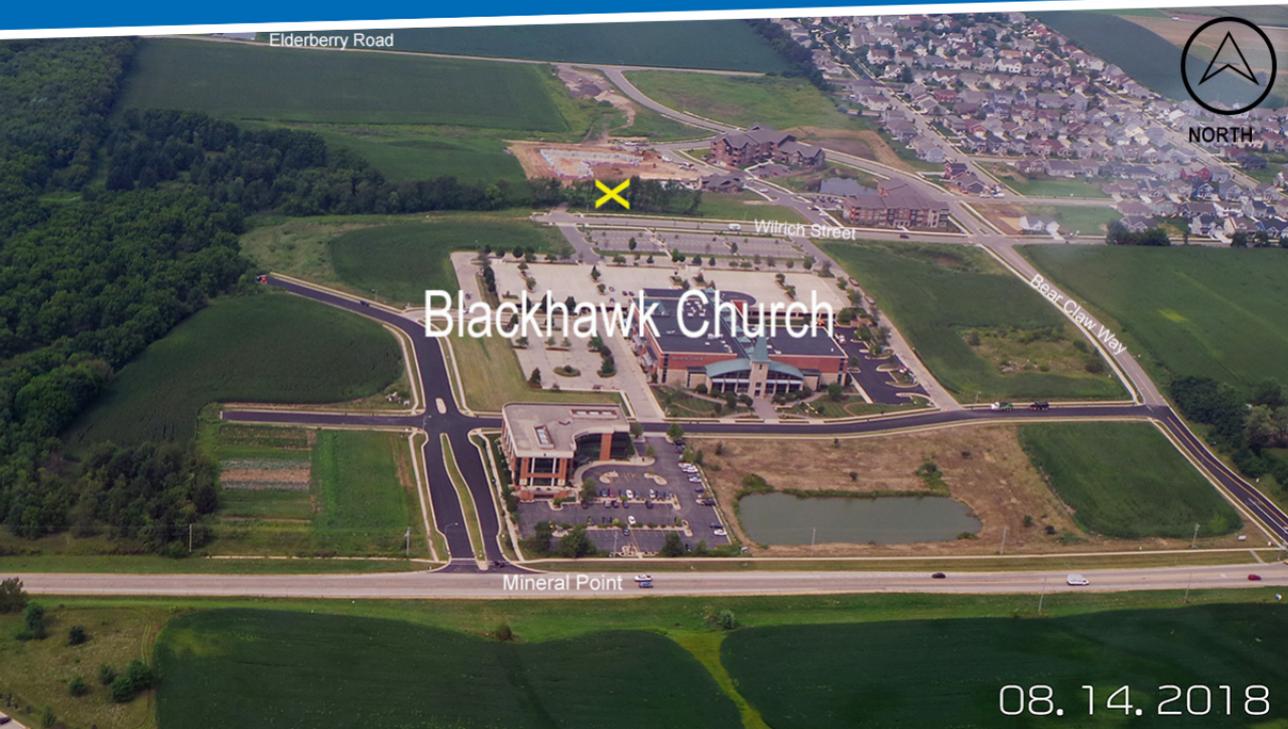
**LAMPS:
18 WATT LED, 1260 LUMENS
2700K**

C – EXTERIOR WALL LANTERN

APPROVED BY: _____

DATE: _____

United Financial Group / Paragon Place @ Bear Claw Way LLC cordially invites you to join us at an informal OPEN HOUSE



08.14.2018

OPEN HOUSE
Tuesday, June 4
6pm - 8pm



United Financial Group, Inc.
660 West Ridgeview Drive
Appleton, WI 54911

**Please join us for an informal
OPEN HOUSE to review prior to
application: Alteration of Existing
Conditional Use for Paragon Place
at Bear Claw Way - Building #4**

Blackhawk Church - Upper Level Fireside Room
9620 Brader Way in Middleton

**From Mineral Point Road, enter on Bear Claw Way
(east of church) or on Veritas Drive (west of church).**

Choose upper deck parking.

United Financial Group, Inc.
Judy / Toll Free 877-968-8105
JHusar@ufgroup.net