



SIP PACKAGE MADISON YARDS: BLOCK 1

BLOCK 1 AT MADISON YARDS
MADISON, WISCONSIN

KAHLER SLATER PROJECT:
FEBRUARY 1, 2021

ARCHITECT:
KAHLER SLATER, INC.
111 WEST WISCONSIN AVENUE
MILWAUKEE, WISCONSIN 53203
414.272.2000



NOT FOR
CONSTRUCTION

SHEET INDEX - ARCHITECTURAL

SHEET NO.	SHEET NAME
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A300	OVERALL SECTIONS

SHEET INDEX - CIVIL & LANDSCAPE

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B1-L1.0	BLOCK 1 OVERALL LANDSCAPE PLAN
B1-L1.1	BLOCK 1 DETAILED LANDSCAPE PLAN - NORTHWEST
B1-L1.2	BLOCK 1 DETAILED LANDSCAPE PLAN - NORTHEAST
B1-L1.3	BLOCK 1 DETAILED LANDSCAPE PLAN - SOUTHEAST
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A114A	4TH FLOOR PLAN
A115A	5TH FLOOR PLAN
A116A	6TH FLOOR PLAN
A117A	7TH FLOOR PLAN
A118A	ROOF PLAN
A210A	EXTERIOR ELEVATIONS
A211A	EXTERIOR ELEVATIONS
A310A	BUILDING SECTIONS
A320A	WALL SECTIONS

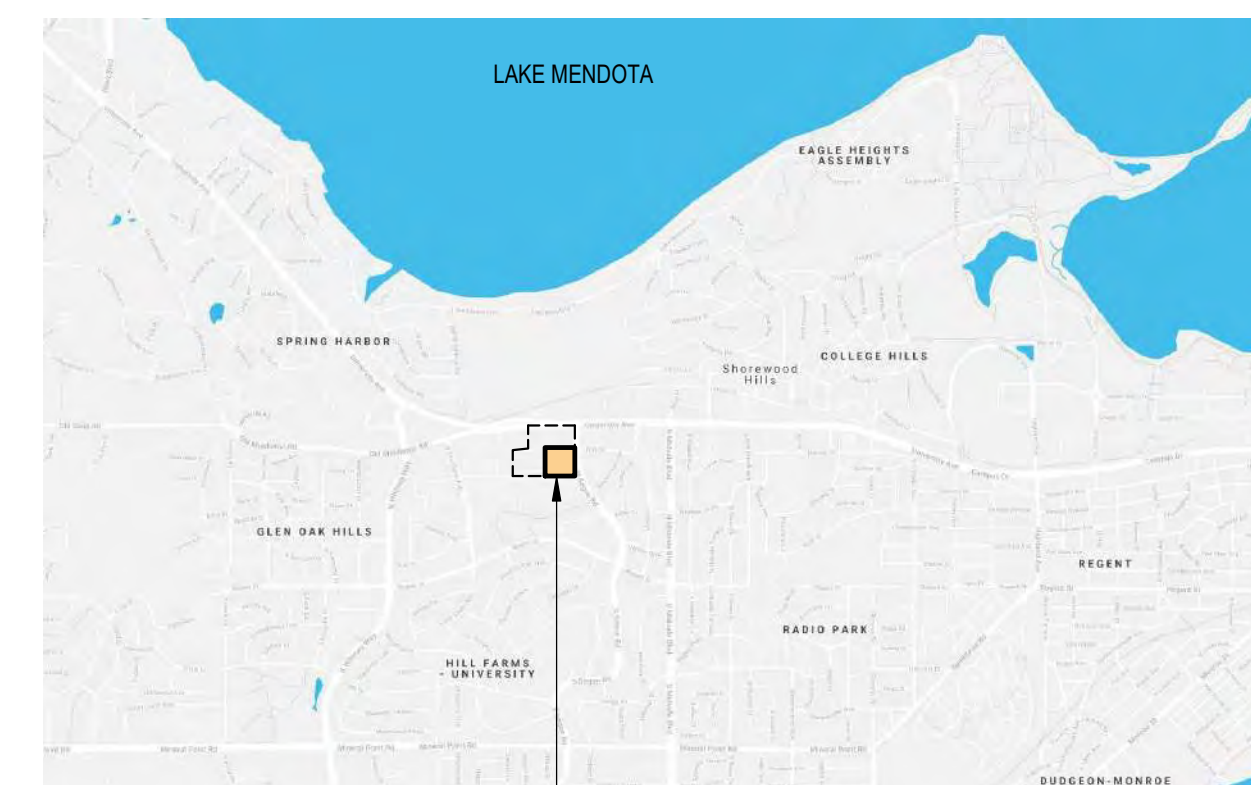
SHEET INDEX - ARCHITECTURAL BUILDING B

SHEET NO.	SHEET NAME
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A115B	5TH FLOOR PLAN
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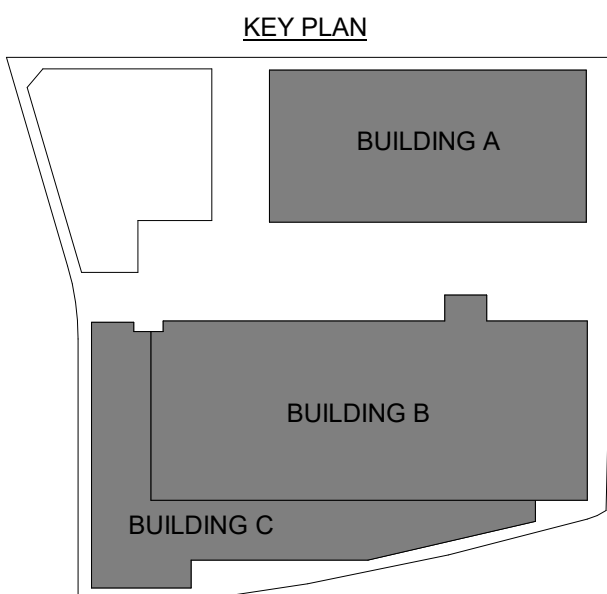
SHEET INDEX - ARCHITECTURAL BUILDING C

SHEET NO.	SHEET NAME
A111C	1ST FLOOR PLAN
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A113C	3RD FLOOR PLAN
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A22	OVERALL EXTERIOR ELEVATIONS
A23	OVERALL EXTERIOR ELEVATIONS
A30	EXTERIOR PERSPECTIVES
A31	EXTERIOR PERSPECTIVES
A32	EXTERIOR PERSPECTIVES
A33	EXTERIOR PERSPECTIVES
A34	EXTERIOR PERSPECTIVES
A35	EXTERIOR PERSPECTIVES
A36	EXTERIOR PERSPECTIVES



SITE LOCATION MAP



Revisions

GMP PACKAGE

Drawing Date
FEBRUARY 1, 2021

**MADISON YARDS:
BLOCK 1**

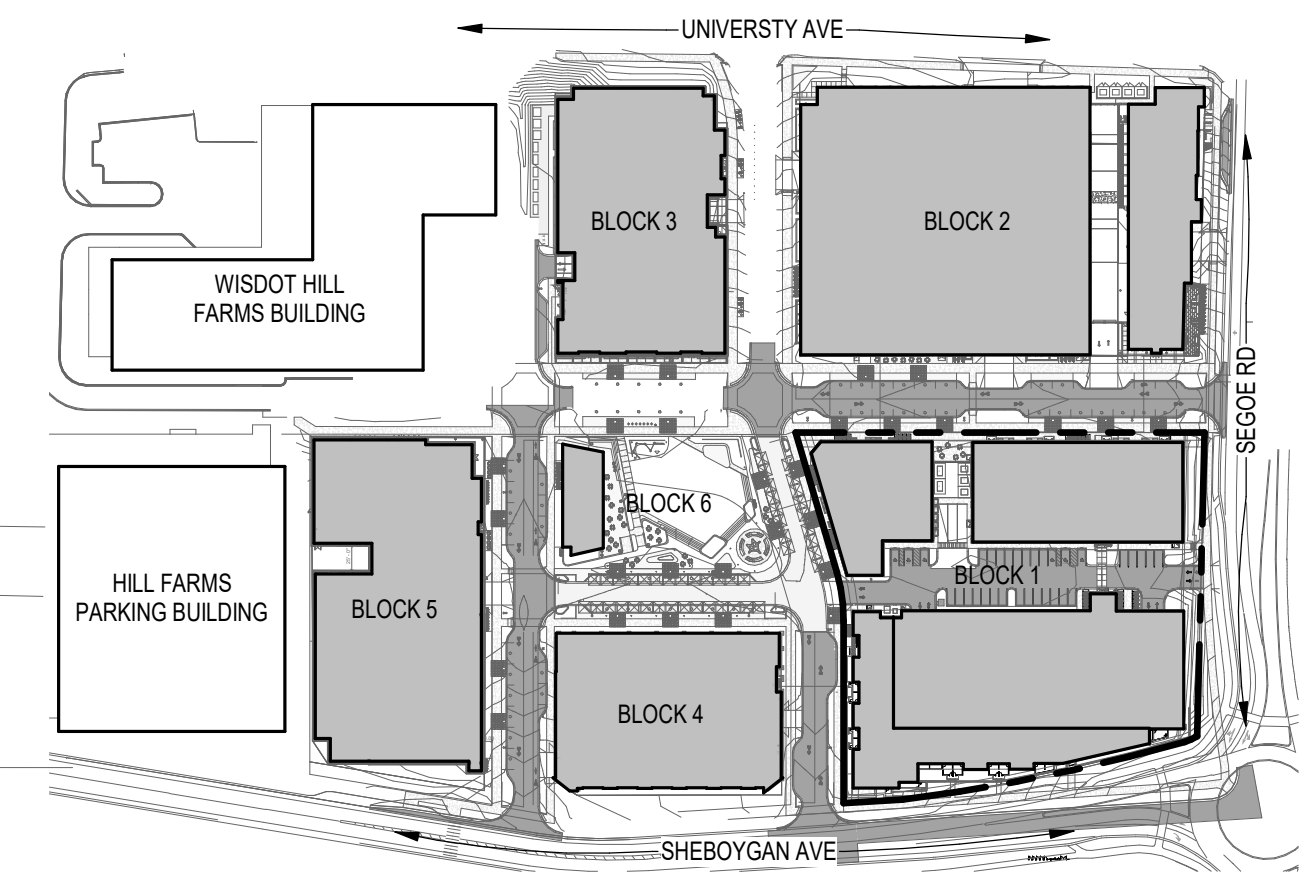
BLOCK 1 AT MADISON YARDS
MADISON, WISCONSIN

Project No.
220126.00

Sheet Title
COVER SHEET

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Telephone 804.787.2500
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.263.8300 Fax 608.263.8317
125 South Clark Street, Suite 675-2, Chicago, Illinois 60603
Telephone 312.789.4516

Sheet No.
G000

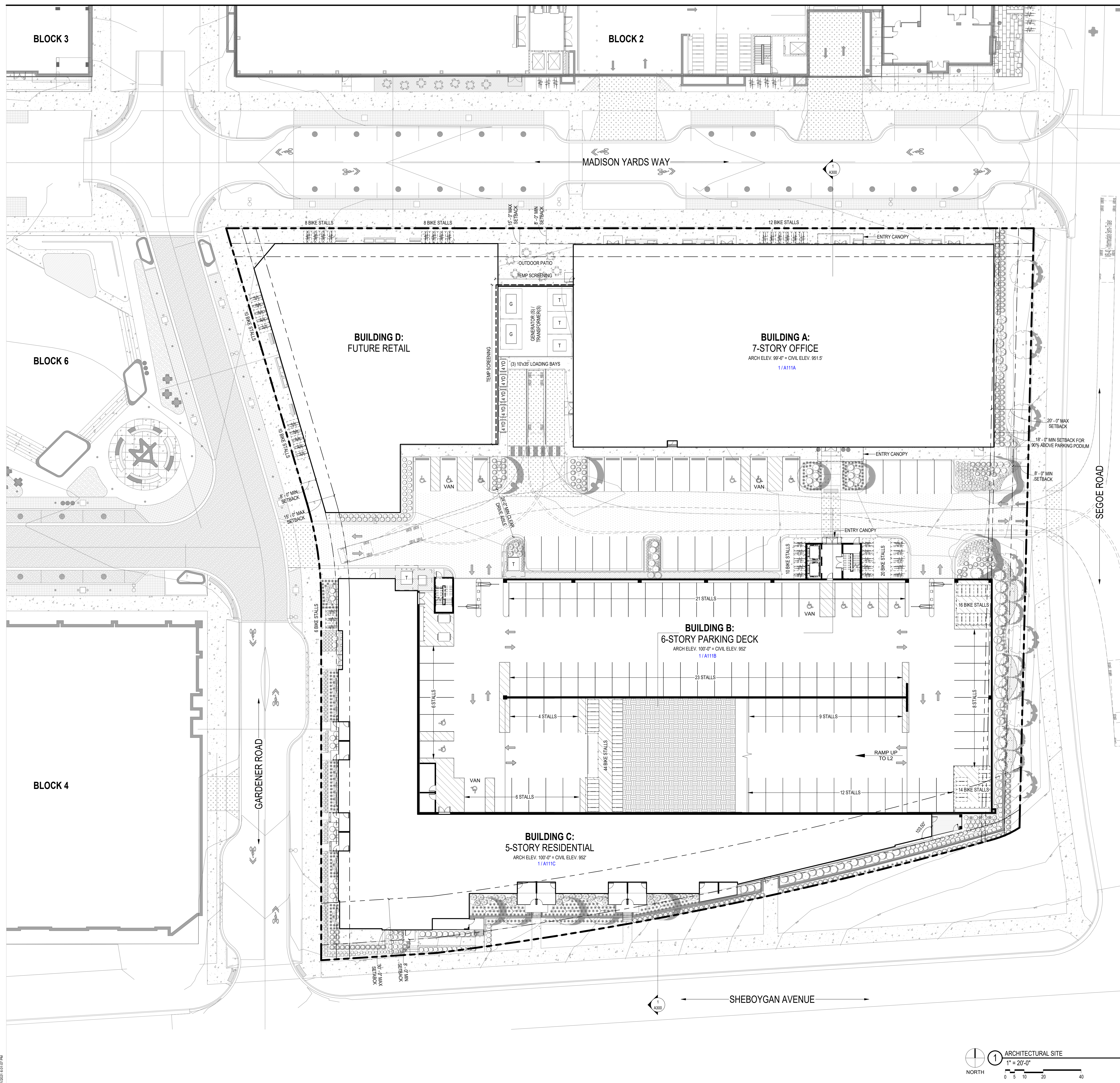


MADISON YARDS KEY PLAN

PARKING MATRIX

LEVEL	STALL TYPE	SIZE	NO. OF STALLS
PARKING DECK			
L1 - PARKING	ACCESSIBLE STALL	9'-0" x 18'-0" + 5'-0" ACCESS AISLE	5
L1 - PARKING	STANDARD STALL	9'-0" x 18'-0"	84
L1 - PARKING	VAN ACCESSIBLE STALL	11'-0" x 18'-0" + 5'-0" ACCESS AISLE	2
L2 - PARKING	STANDARD STALL	9'-0" x 18'-0"	120
L3 - PARKING	STANDARD STALL	9'-0" x 18'-0"	120
L4 - PARKING	STANDARD STALL	9'-0" x 18'-0"	120
L5 - PARKING	STANDARD STALL	9'-0" x 18'-0"	120
L6 - PARKING	STANDARD STALL	9'-0" x 18'-0"	33
SURFACE PARKING			
L1 - PARKING	ACCESSIBLE STALL	9'-0" x 18'-0" + 5'-0" ACCESS AISLE	4
L1 - PARKING	STANDARD STALL	9'-0" x 18'-0"	27
L1 - PARKING	VAN ACCESSIBLE STALL	9'-0" x 18'-0" + 8'-0" ACCESS AISLE	2
TOTAL STALLS			637

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Revisions

GMP PACKAGE

Drawing Date
FEBRUARY 1, 2021

MADISON YARDS:
BLOCK 1

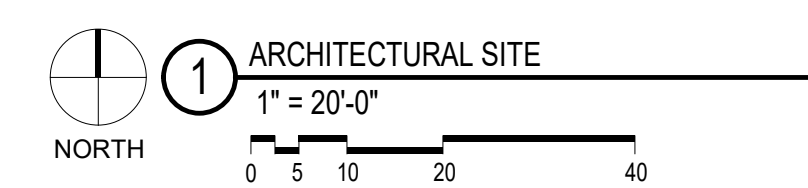
BLOCK 1 AT MADISON YARDS
MADISON, WISCONSIN

Project No.
220126.00

Sheet Title
ARCHITECTURAL SITE
PLAN

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Telephone 804.787.2500
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Telephone 312.789.4516

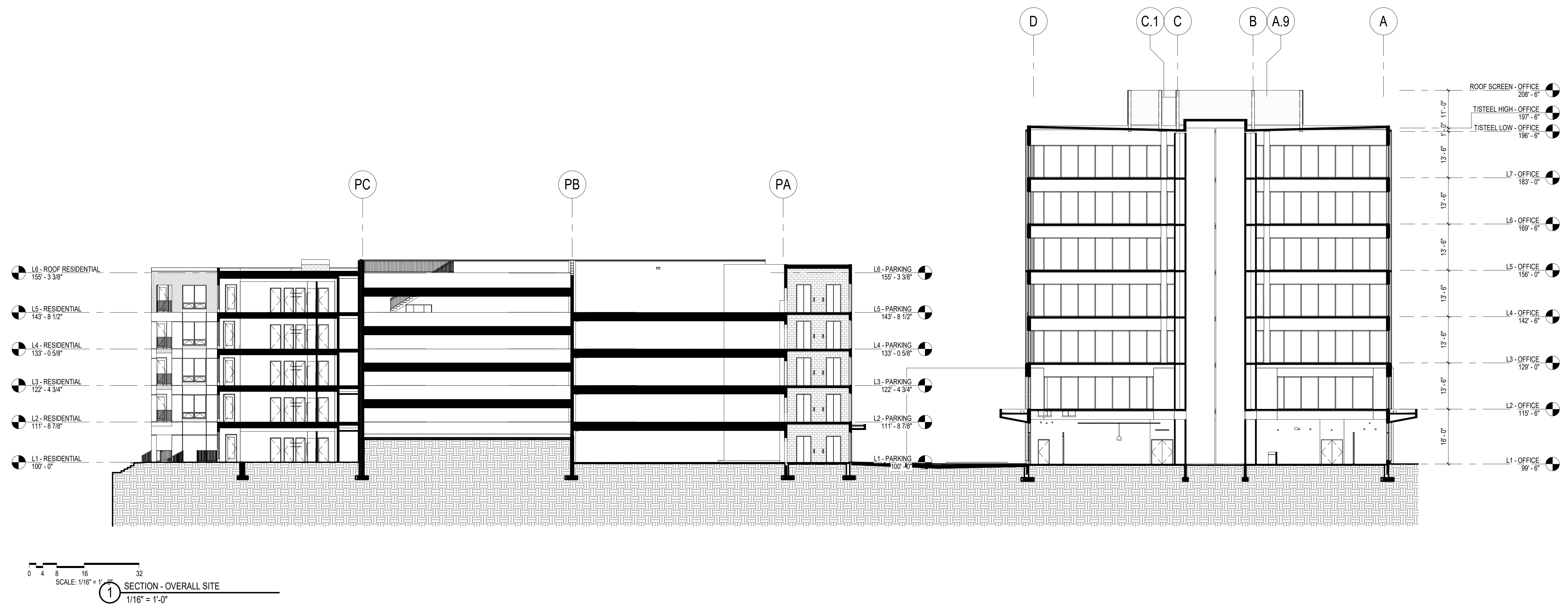
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Revisions

GMP PACKAGE

Drawing Date
FEBRUARY 1, 2021

MADISON YARDS:
BLOCK 1

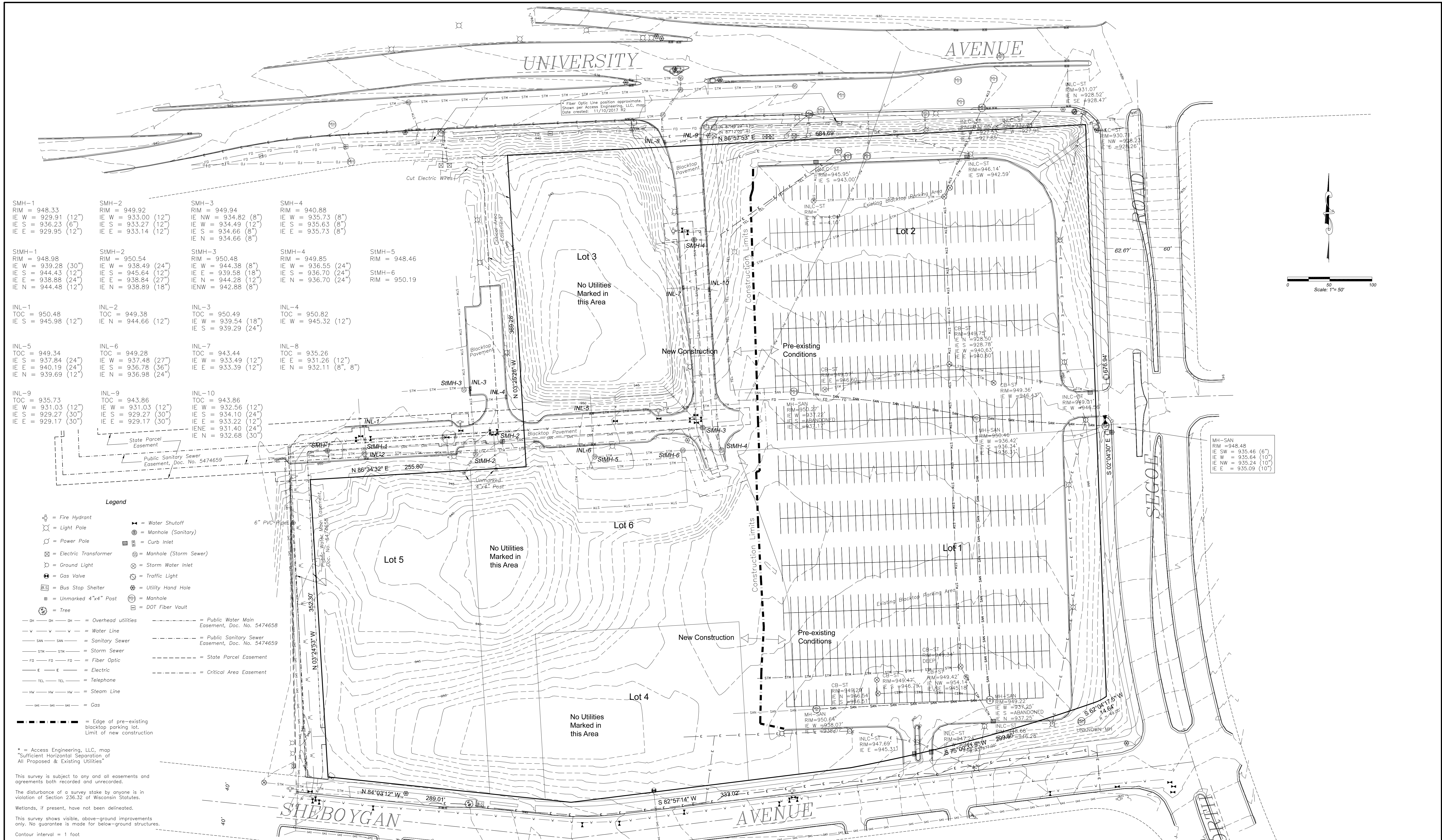
BLOCK 1 AT MADISON YARDS
MADISON, WISCONSIN

Project No.
220126.00

Sheet Title
OVERALL SECTIONS

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Sheet No.
A300



SMH-1 RIM = 948.33 IE W = 929.91 (12") IE S = 936.23 (6") IE E = 929.95 (12")	SMH-2 RIM = 949.92 IE W = 933.00 (12") IE S = 933.27 (12") IE E = 933.14 (12")	SMH-3 RIM = 949.94 IE NW = 934.82 (8") IE W = 934.49 (12") IE S = 934.66 (8") IE N = 934.66 (8")	SMH-4 RIM = 940.88 IE W = 935.73 (8") IE S = 935.63 (8") IE E = 935.73 (8")	SMH-5 RIM = 948.46	SMH-6 RIM = 950.19
StMH-1 RIM = 948.98 IE W = 939.28 (30") IE S = 944.43 (12") IE E = 938.88 (24") IE N = 944.48 (12")	StMH-2 RIM = 950.54 IE W = 938.49 (24") IE S = 945.64 (12") IE E = 938.84 (27") IE N = 938.89 (18")	StMH-3 RIM = 950.48 IE W = 944.38 (8") IE E = 939.58 (18") IE N = 938.84 (27") IENW = 942.88 (8")	StMH-4 RIM = 949.85 IE W = 936.55 (24") IE S = 936.70 (24") IE N = 936.70 (24")		
INL-1 TOC = 950.48 IE S = 945.98 (12")	INL-2 TOC = 949.38 IE N = 944.66 (12")	INL-3 TOC = 950.49 IE W = 939.54 (18") IE S = 939.29 (24")	INL-4 TOC = 950.82 IE N = 945.32 (12")		
INL-5 TOC = 949.34 IE S = 937.84 (24") IE E = 940.19 (24") IE N = 939.69 (12")	INL-6 TOC = 949.28 IE W = 937.48 (27") IE S = 936.78 (36") IE N = 936.98 (24")	INL-7 TOC = 943.44 IE W = 933.49 (12") IE E = 933.39 (12")	INL-8 TOC = 935.26 IE E = 931.26 (12") IE N = 932.11 (8", 8")		
INL-9 TOC = 935.73 IE W = 931.03 (12") IE S = 929.27 (30") IE E = 929.17 (30")	INL-9 TOC = 943.86 IE W = 931.03 (12") IE S = 929.27 (30") IE E = 929.17 (30")	INL-10 TOC = 943.86 IE W = 932.56 (12") IE S = 934.10 (24") IE E = 933.22 (12") IE N = 931.40 (24") IE N = 932.68 (30")			

- Legend**
- ⊕ = Fire Hydrant
 - ⊙ = Light Pole
 - ⊖ = Power Pole
 - ⊗ = Electric Transformer
 - ⊕ = Ground Light
 - ⊕ = Gas Valve
 - ⊕ = Bus Stop Shelter
 - ⊕ = Unmarked 4"x4" Post
 - ⊕ = Tree
 - = Overhead utilities
 - = Water Line
 - = Sanitary Sewer
 - = Storm Sewer
 - = Fiber Optic
 - = Electric
 - = Telephone
 - = Steam Line
 - = Gas
 - = Water Shutoff
 - ⊕ = Manhole (Sanitary)
 - ⊕ = Curb Inlet
 - ⊕ = Manhole (Storm Sewer)
 - ⊕ = Storm Water Inlet
 - ⊕ = Traffic Light
 - ⊕ = Utility Hand Hole
 - ⊕ = Manhole
 - ⊕ = DOT Fiber Vault
 - = Public Water Main Easement, Doc. No. 5474658
 - = Public Sanitary Sewer Easement, Doc. No. 5474659
 - = State Parcel Easement
 - = Critical Area Easement
 - = Edge of pre-existing blacktop parking lot. Limit of new construction

* = Access Engineering, LLC, map
 "Sufficient Horizontal Separation of
 All Proposed & Existing Utilities"

This survey is subject to any and all easements and
 agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in
 violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present, have not been delineated.

This survey shows visible, above-ground improvements
 only. No guarantee is made for below-ground structures.

Contour interval = 1 foot.

BIRRENKOTT SURVEYING INC.
 LAND SURVEYING & PERC TESTING

P.O. BOX 237
 1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590

(608) 837-7463
 FAX (608) 837-1081

Rev: OCTOBER 12, 2020
 Rev: OCTOBER 6, 2020
 Rev: MARCH 2, 2020
 Rev: FEBRUARY 20, 2020

TOPOGRAPHIC MAP
 FEBRUARY 10, 2020

SURVEYED BY	T.A.S.
DRAWN BY	M.A.P.
CHECKED BY	M.A.P./D.V.B.
APPR'V'D BY	D.V.B.

PREPARED FOR:
 SG HILL FARMS LLC
 889 E. JOHNSON STREET
 FOND DU LAC, WI 54935
 414-453-0110

JOB NO.	171132
SHEET	1 of 1
FB	375/42

BLOCK 2

MADISON YARDS WAY

BLOCK 1
PROPOSED
BUILDING
RETAIL

BLOCK 1
PROPOSED BUILDING
OFFICE / RETAIL

BLOCK 1
PROPOSED
BUILDING
PARKING
STRUCTURE

BLOCK 4
(FUTURE
BUILDING)

GARDENER ROAD

RESIDENTIAL

SHEBOYGAN AVENUE

SEGOGUE ROAD (SB)

SEGOGUE ROAD (NB)

LEGEND

REFER TO SHEET B1-C0.1 NOTES AND LEGENDS FOR PLAN LINEWORK, HATCHING AND SYMBOL IDENTIFICATION

SITE INFORMATION BLOCK

SITE ADDRESS	4702 SHEBOYGAN ROAD
PROPERTY ACREAGE	3.166 ACRES
NUMBER OF BUILDING STORIES	
RETAIL	2
OFFICE/RETAIL/AMENITIES	7
RESIDENTIAL/PARKING STRUCTURE	5
TOTAL BUILDING SQUARE FOOTAGE	93,052 SF
RETAIL	13,895 SF
OFFICE/RETAIL/AMENITIES	23,699 SF
RESIDENTIAL/PARKING STRUCTURE	55,458 SF
NUMBER OF EXTERNAL PARKING STALLS	33
NUMBER OF STRUCTURED PARKING STALLS	604
NUMBER OF BICYCLE STALLS:	
EXTERIOR	84
INTERNAL (OFFICE)	24
INTERNAL (PARKING STRUCTURE)	74
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	117,943 SF
EXISTING PERVIOUS SURFACE AREA	19,967 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.86
PROPOSED IMPERVIOUS SURFACE AREA	123,940 SF
PROPOSED PERVIOUS SURFACE AREA	13,949 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.90



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COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
SMITH Gilbane

CLIENT ADDRESS:
241 N. BROADWAY, SUITE 400
MILWAUKEE, WI 53202

PROJECT:
MADISON YARDS AT
HILL FARMS
BLOCK 1

PROJECT LOCATION:
701 GARDENER ROAD
MADISON, WI 53705

REVIEW DRAWING
NOT TO BE USED
FOR CONSTRUCTION

PLAN MODIFICATIONS:

#	Date	Description
1	02.01.2021	GMP SET
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Design/Drawn:
Approved:

SHEET TITLE:
BLOCK 1
OVERALL SITE PLAN

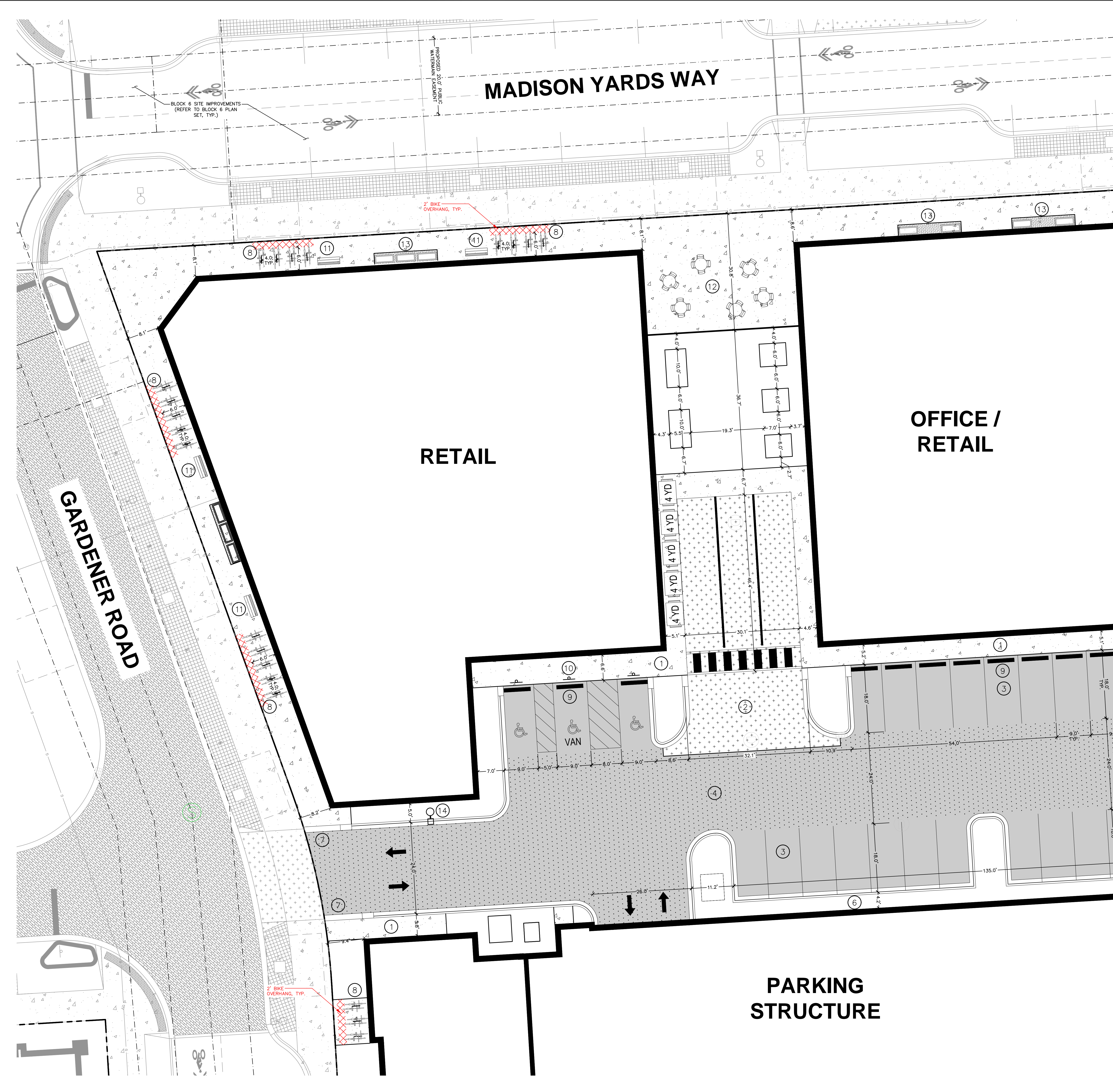
SHEET NUMBER:
B1-C1.0

JSD PROJECT NO: 19-0366



DIGGERS HOTLINE
Toll Free (800) 242-8511

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- LEGEND**
REFER TO SHEET B1-C0.1 NOTES AND LEGENDS FOR PLAN LINEWORK, HATCHING AND SYMBOL IDENTIFICATION
- NOTES**
1. CONCRETE SIDEWALK SECTION
 2. HEAVY-DUTY CONCRETE SECTION
 3. STANDARD ASPHALT PAVEMENT
 4. HEAVY DUTY ASPHALT PAVEMENT
 5. STANDARD CURB AND GUTTER
 6. REJECT CURB AND GUTTER
 7. RIBBON CURB
 8. BIKE RACK
 9. RECYCLED RUBBERIZED CURB STOP
 10. ADA PARKING SIGN
 11. BENCH SEATING (SPECIFICATION TBD)
 12. TABLE AND CHAIRS (BY OTHERS)
 13. MOVEABLE PLANTER (SPECIFICATION TBD)
 14. LIGHT POLE (REFER TO PHOTOMETRIC)



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Design/Drawn: MWS
Approved: KYJ

SHEET TITLE:
BLOCK 1 DETAILED SITE PLAN - NORTHWEST

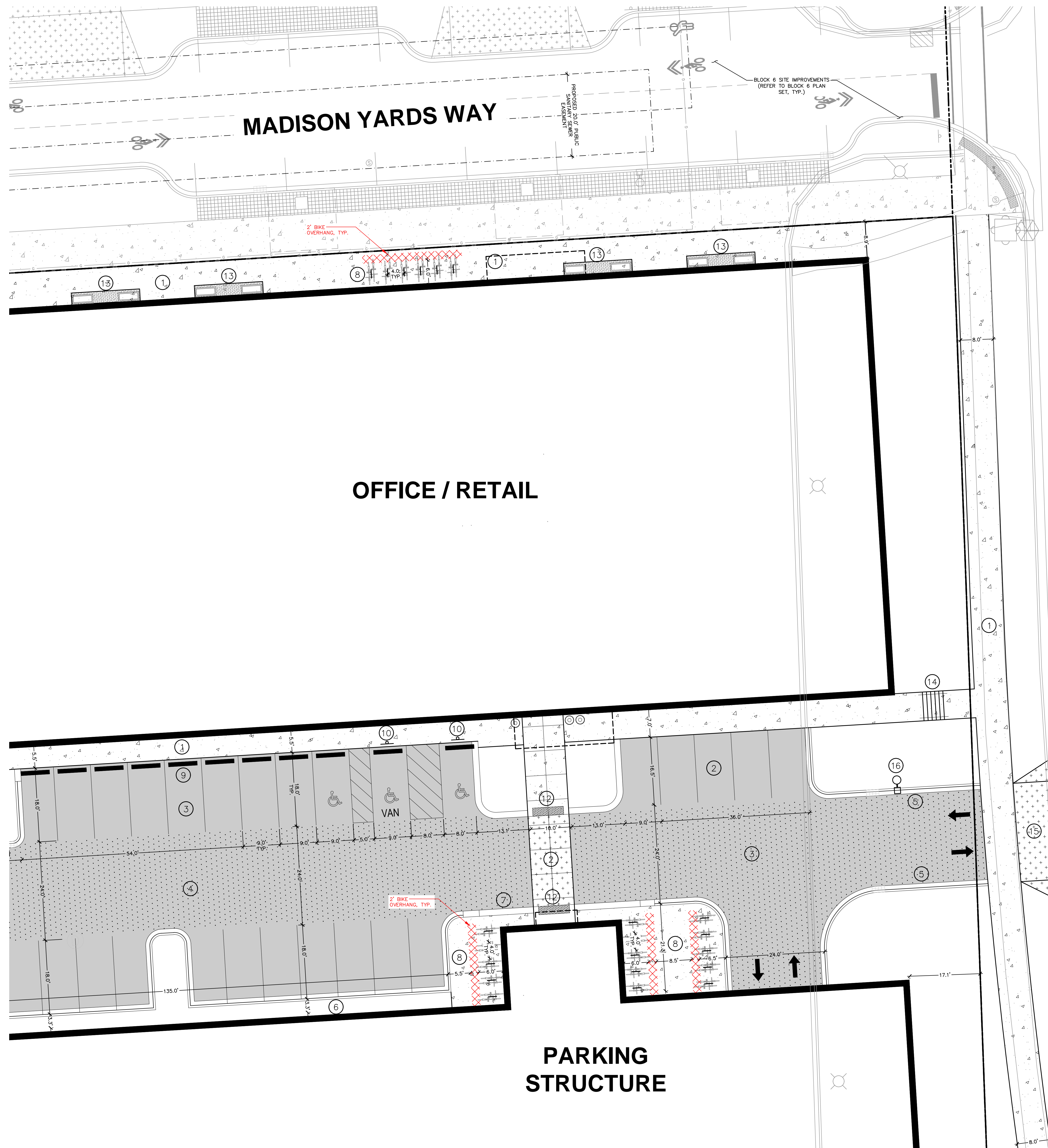
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B1-C1.1

JSD PROJECT NO: 19-0366



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- LEGEND**
REFER TO SHEET B1-C0.1 NOTES AND LEGENDS FOR PLAN LINEWORK, HATCHING AND SYMBOL IDENTIFICATION
- NOTES**
1. CONCRETE SIDEWALK SECTION
 2. HEAVY DUTY CONCRETE SECTION
 3. STANDARD ASPHALT PAVEMENT
 4. HEAVY DUTY ASPHALT PAVEMENT
 5. STANDARD CURB AND GUTTER
 6. REJECT CURB AND GUTTER
 7. RIBBON CURB
 8. BIKE RACK
 9. RECYCLED RUBBERIZED CURB STOP
 10. ADA PARKING SIGN
 11. BENCH SEATING (SPECIFICATION TBD)
 12. WARNING DETECTOR
 13. MOVEABLE PLANTER (SPECIFICATION TBD)
 14. STAIRCASE AND HANDRAIL
 15. COMMERCIAL ENTRANCE
 16. LIGHT POLE (REFER TO PHOTOMETRIC)



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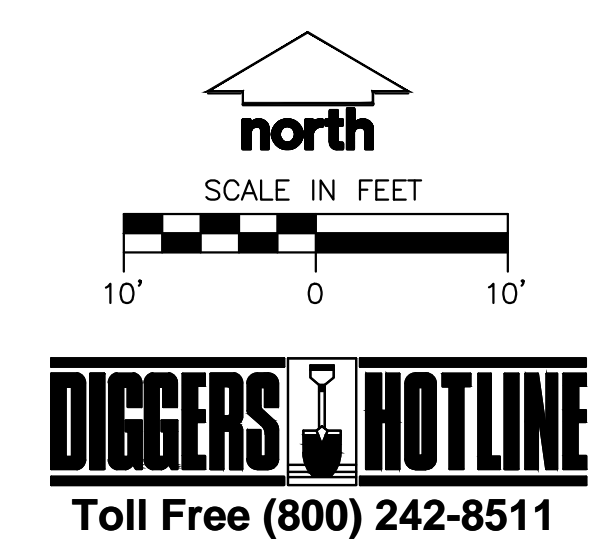
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Design/Drawn:
Approved:

SHEET TITLE:
BLOCK 1 DETAILED SITE PLAN - NORTHEAST

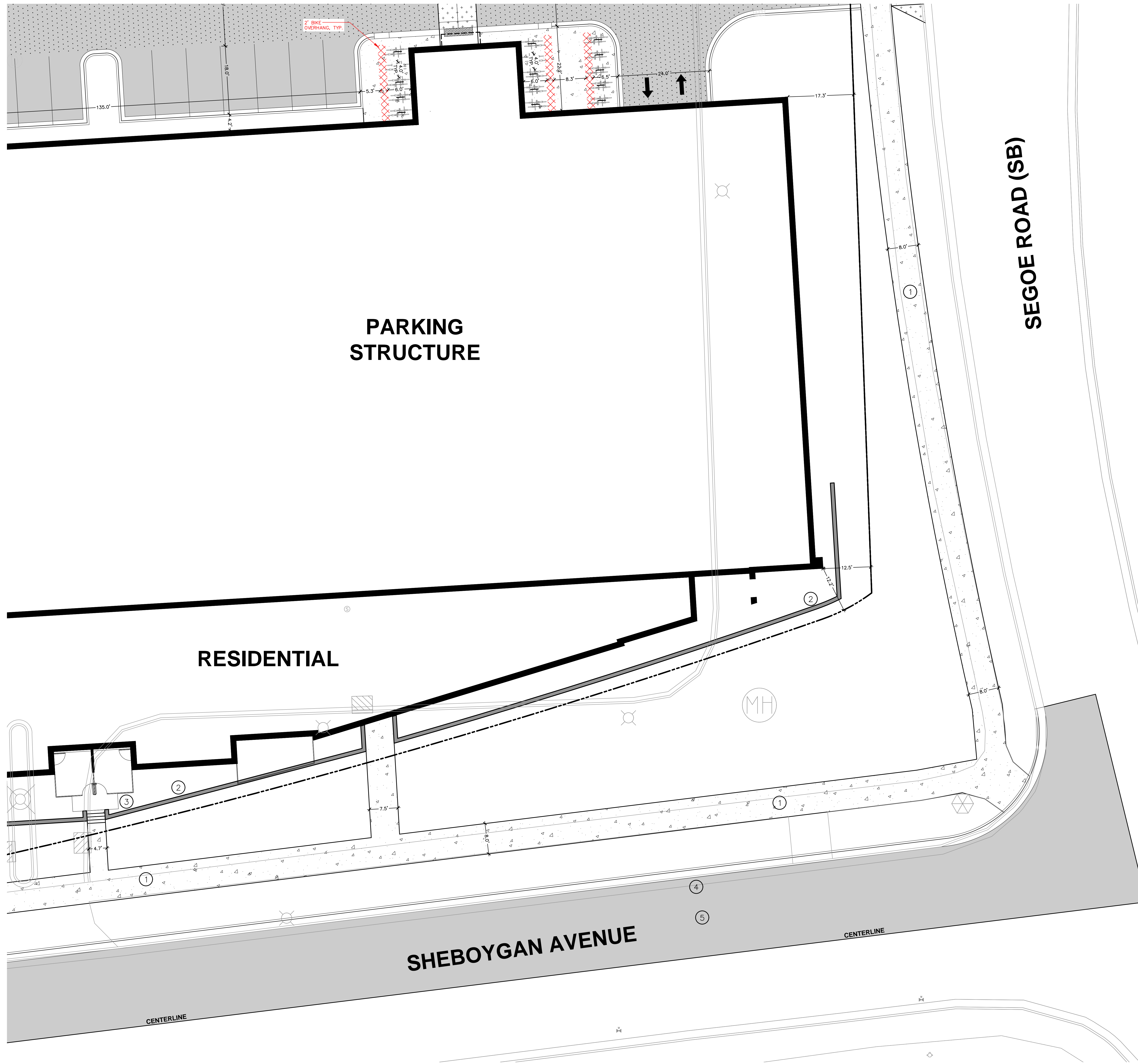
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JSD PROJECT NO: 19-0366



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- LEGEND**
 REFER TO SHEET B1-C0.1 NOTES AND LEGENDS FOR PLAN LINEWORK, HATCHING AND SYMBOL IDENTIFICATION
- NOTES**
1. CONCRETE SIDEWALK SECTION
 2. MODULAR BLOCK RETAINING WALL
 3. STAIRCASE AND PATIO STOOP (REFER TO ARCHITECTURAL/STRUCTURAL)
 4. 30" CURB AND GUTTER (PER CITY OF MADISON SPECIFICATION)
 5. ASPHALT PAVEMENT (PER CITY OF MADISON SPECIFICATION)



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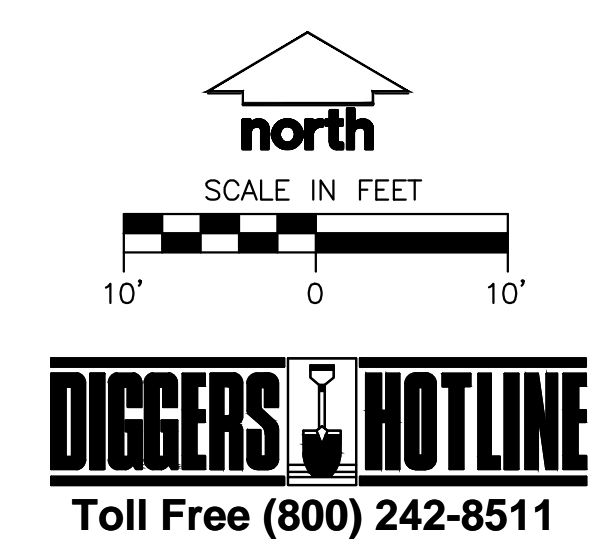
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 Approved:

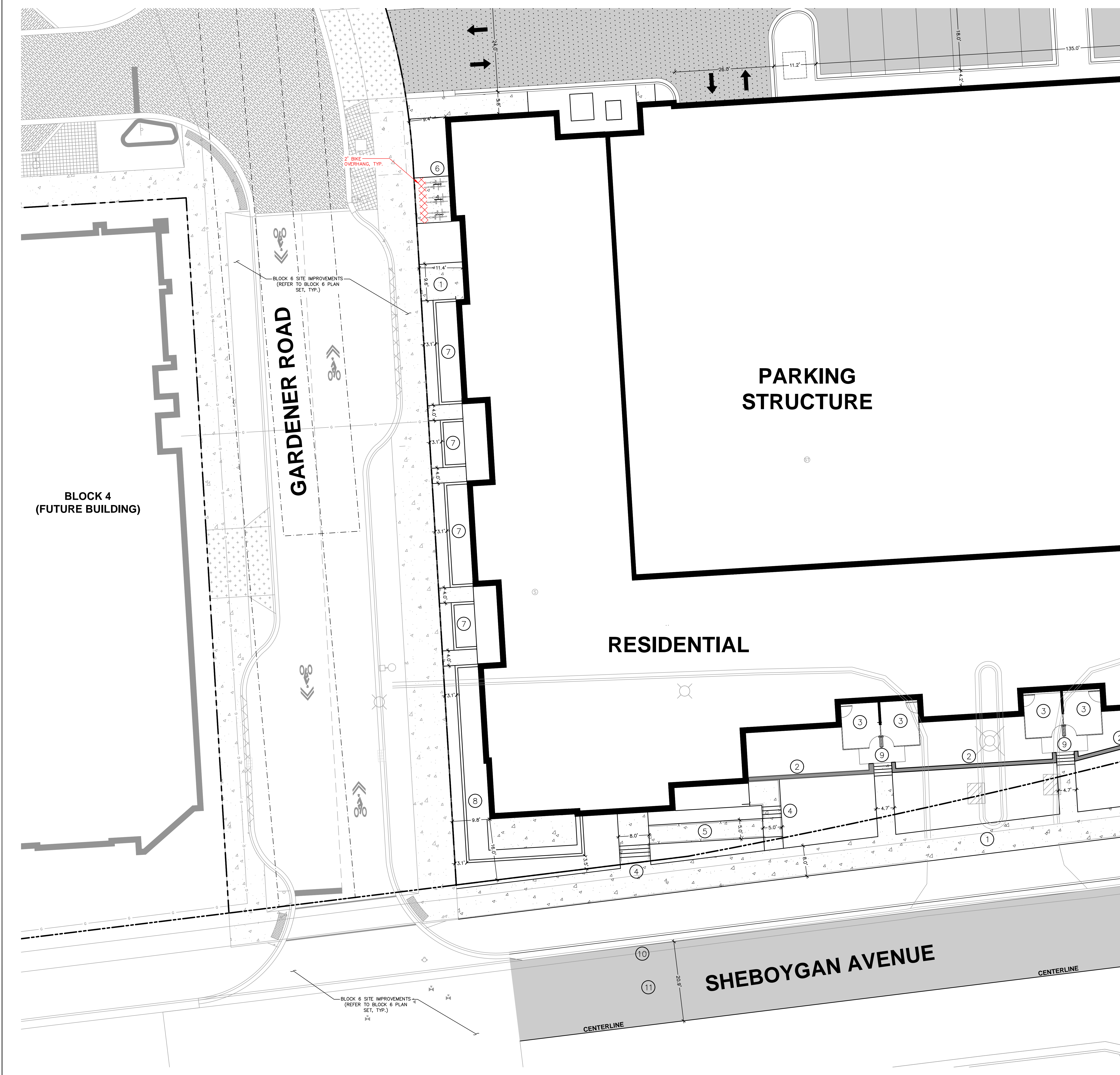
SHEET TITLE:
BLOCK 1 DETAILED SITE PLAN - SOUTHEAST

SHEET NUMBER:
B1-C1.3



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 2. MODULAR BLOCK RETAINING WALL
 3. PATIO STOOP AND RAIL (REFER TO ARCHITECTURAL/STRUCTURAL)
 4. CONCRETE STAIRCASE AND GUARDRAIL
 5. CONCRETE SIDEWALK RAMP AND RAIL
 6. BIKE RACK
 7. PLANTER BED CONCRETE CURB EDGING
 8. SCREEN WALL (REFER TO ARCHITECTURAL/STRUCTURAL)
 9. CONCRETE STAIRCASE AND HANDRAIL
 10. 30" CURB AND GUTTER (PER CITY OF MADISON SPECIFICATION)
 11. ASPHALT PAVEMENT (PER CITY OF MADISON SPECIFICATION)



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APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
SMITH Gilbane

CLIENT ADDRESS:
241 N. BROADWAY, SUITE 400
MILWAUKEE, WI 53202

PROJECT:
MADISON YARDS AT HILL FARMS BLOCK 1

PROJECT LOCATION:
701 GARDENER ROAD
MADISON, WI 53705

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION

PLAN MODIFICATIONS:

#	Date:	Description:
1	02.01.2021	GMP SET
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Design/Drawn:
Approved:

SHEET TITLE:
**BLOCK 1
DETAILED SITE PLAN -
SOUTHWEST**

SHEET NUMBER:
B1-C1.4

JSD PROJECT NO: 19-0366

File: L:\2019\190366_190366 - Block 1\DWG\Site - Landscape Sheets\190366_B1-C1-C1.4_SITE PLAN.dwg Layout: C1.4 User: kymara Plotted: Feb 01, 2021 - 11:48am View:

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DIGGERS HOTLINE
Toll Free (800) 242-8511

BLOCK 2

MADISON YARDS WAY

BLOCK 1
PROPOSED
BUILDING
RETAIL

BLOCK 1
PROPOSED BUILDING
OFFICE / RETAIL

BLOCK 1
PROPOSED
BUILDING
PARKING
STRUCTURE

RESIDENTIAL

SEGOE ROAD (SB)

BLOCK 4
(FUTURE
BUILDING)

GARDENER ROAD

SHEBOYGAN AVENUE

FINISHED GRADES OF SHEBOYGAN
PAVEMENT AND CURB AND
GUTTER TO BE DETERMINED

LEGEND

REFER TO SHEET B2-C0.1 NOTES AND LEGENDS FOR PLAN
LINEWORK, HATCHING AND SYMBOL IDENTIFICATION

NOTES

1. FRAMED INLET PROTECTION, TYP. SEE DETAIL.
2. CONSTRUCTION ENTRANCE, SEE DETAIL.
3. SILT FENCE, TYP. SEE DETAIL.



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P. 608.848.5060

CLIENT:
SMITH Gilbane

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MILWAUKEE, WI 53202

PROJECT:
**MADISON YARDS AT
HILL FARMS
BLOCK 1**

PROJECT LOCATION:
701 GARDENER ROAD
MADISON, WI 53705

REVIEW DRAWING
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FOR CONSTRUCTION

PLAN MODIFICATIONS:

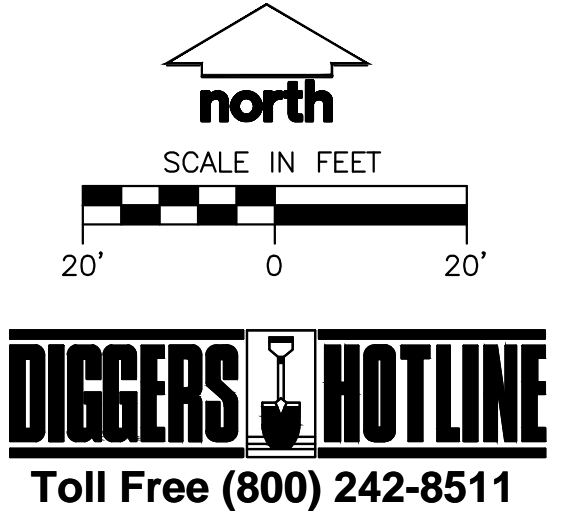
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Design/Drawn:
Approved:

SHEET TITLE:
**BLOCK 1
GRADING & EROSION
CONTROL PLAN**

SHEET NUMBER:
B1-C2.0

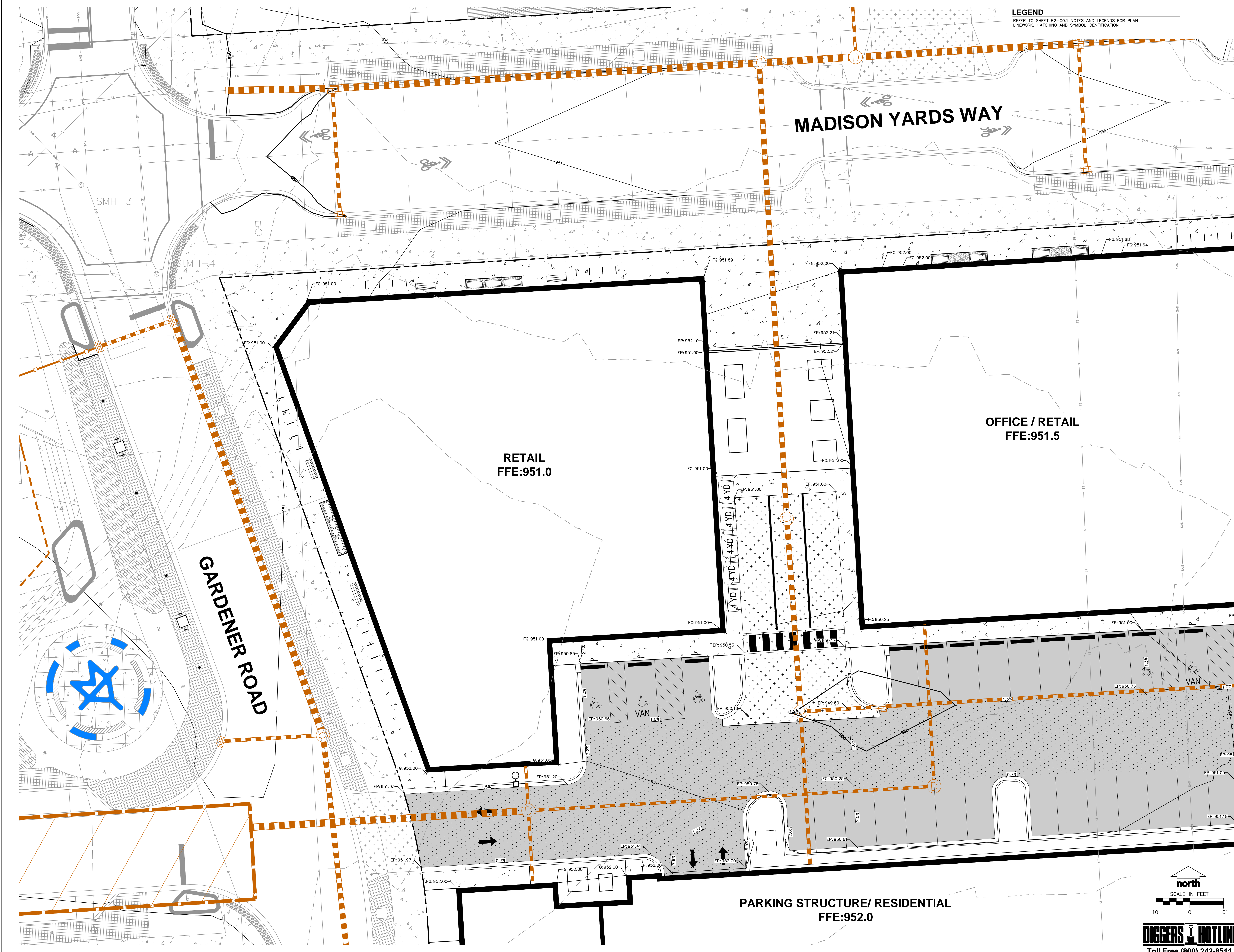
JSD PROJECT NO: 19-0366



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LEGEND
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 LINEWORK, HATCHING AND SYMBOL IDENTIFICATION



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 VERONA, WISCONSIN 53593
 P. 608.848.5060

CLIENT:
SMITH Gilbane

CLIENT ADDRESS:
 241 N. BROADWAY, SUITE 400
 MILWAUKEE, WI 53202

PROJECT:
**MADISON YARDS AT
 HILL FARMS
 BLOCK 1**

PROJECT LOCATION:
 701 GARDENER ROAD
 MADISON, WI 53705

REVIEW DRAWING
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Design/Drawn:
 Approved:

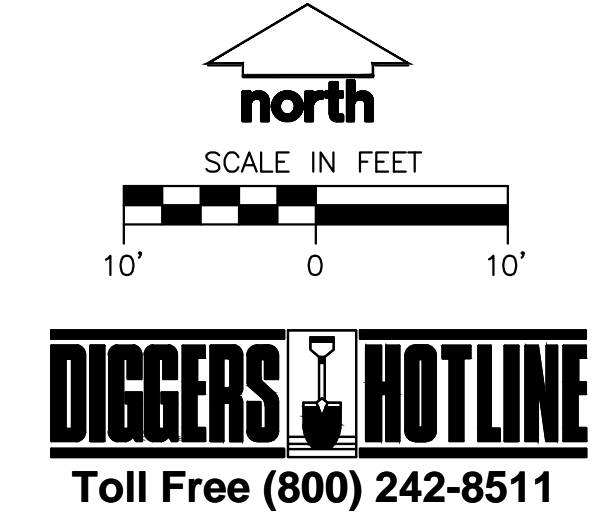
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**BLOCK 1
 DETAILED GRADING PLAN
 - NORTHWEST**

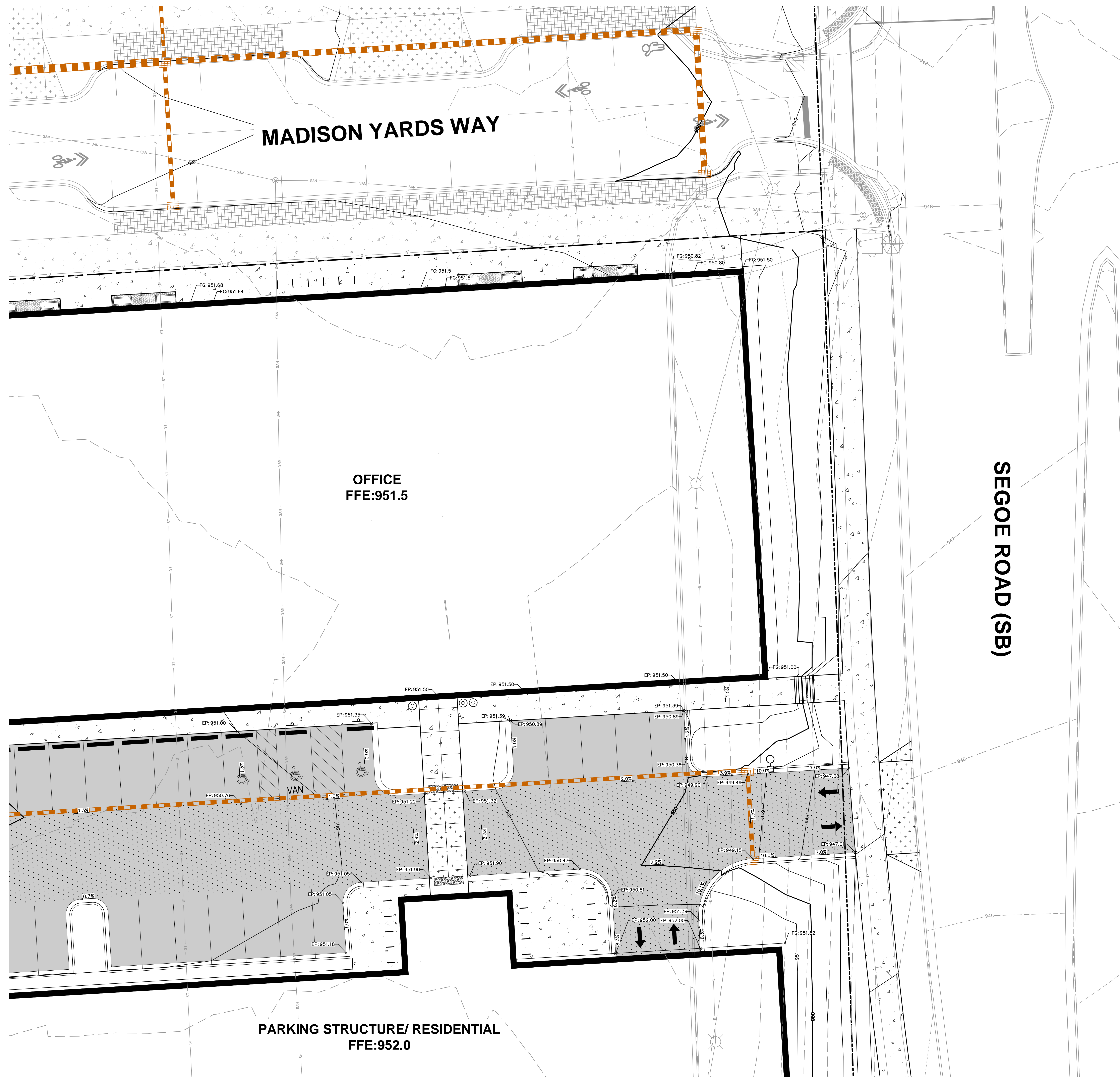
SHEET NUMBER:
B1-C2.1

JSD PROJECT NO: 19-0366

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 User: kysaka
 Plotted: Feb 02, 2021 - 2:12pm
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LEGEND
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 LINEWORK, HATCHING AND SYMBOL IDENTIFICATION



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 P. 608.848.5060

CLIENT:
SMITH Gilbane

CLIENT ADDRESS:
 241 N. BROADWAY, SUITE 400
 MILWAUKEE, WI 53202

PROJECT:
**MADISON YARDS AT
 HILL FARMS
 BLOCK 1**

PROJECT LOCATION:
 701 GARDENER ROAD
 MADISON, WI 53705

REVIEW DRAWING
 NOT TO BE USED
 FOR CONSTRUCTION

PLAN MODIFICATIONS:

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Design/Drawn:
 Approved:

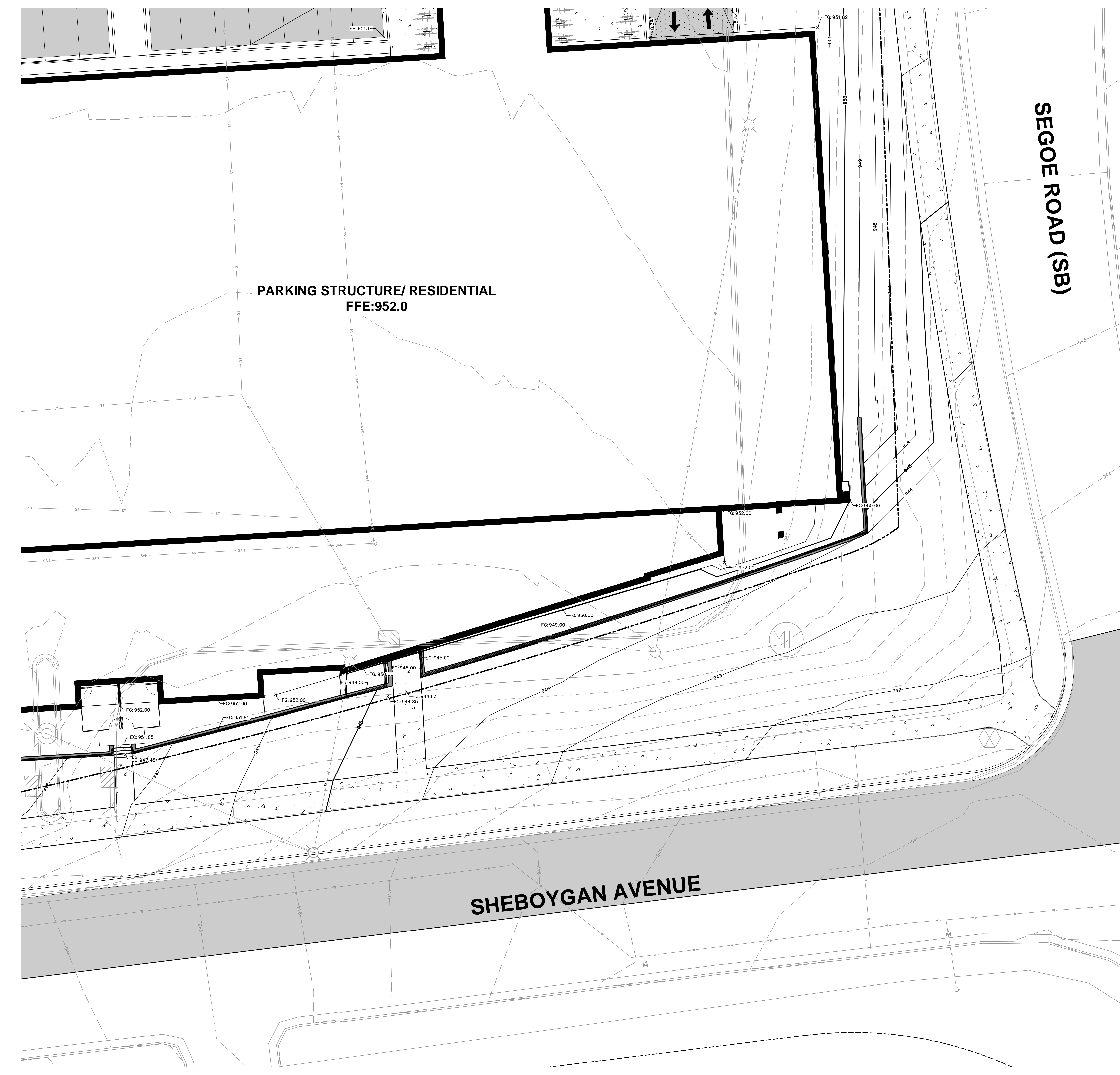
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**BLOCK 1
 DETAILED GRADING PLAN
 - NORTHEAST**

SHEET NUMBER:
B1-C2.2

JSD PROJECT NO: 19-0366

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LEGEND
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 VERONA, WISCONSIN 53593
 P. 608.848.5060

CLIENT:
SMITH Gilbane

CLIENT ADDRESS:
 241 N. BROADWAY, SUITE 400
 MILWAUKEE, WI 53202

PROJECT:
**MADISON YARDS AT
 HILL FARMS
 BLOCK 1**

PROJECT LOCATION:
 701 GARDENER ROAD
 MADISON, WI 53705

REVIEW DRAWING
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 FOR CONSTRUCTION

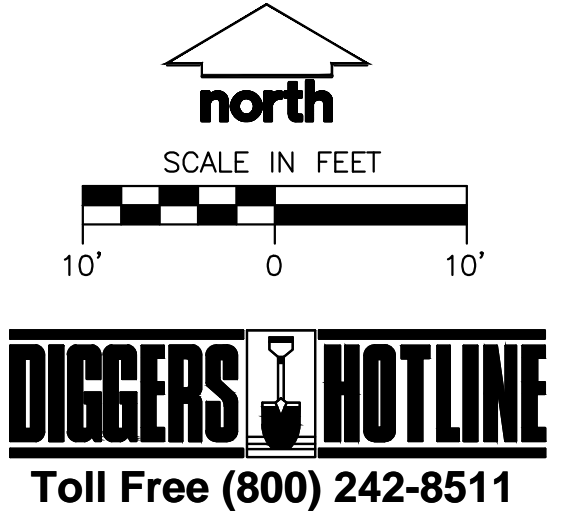
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 Approved:

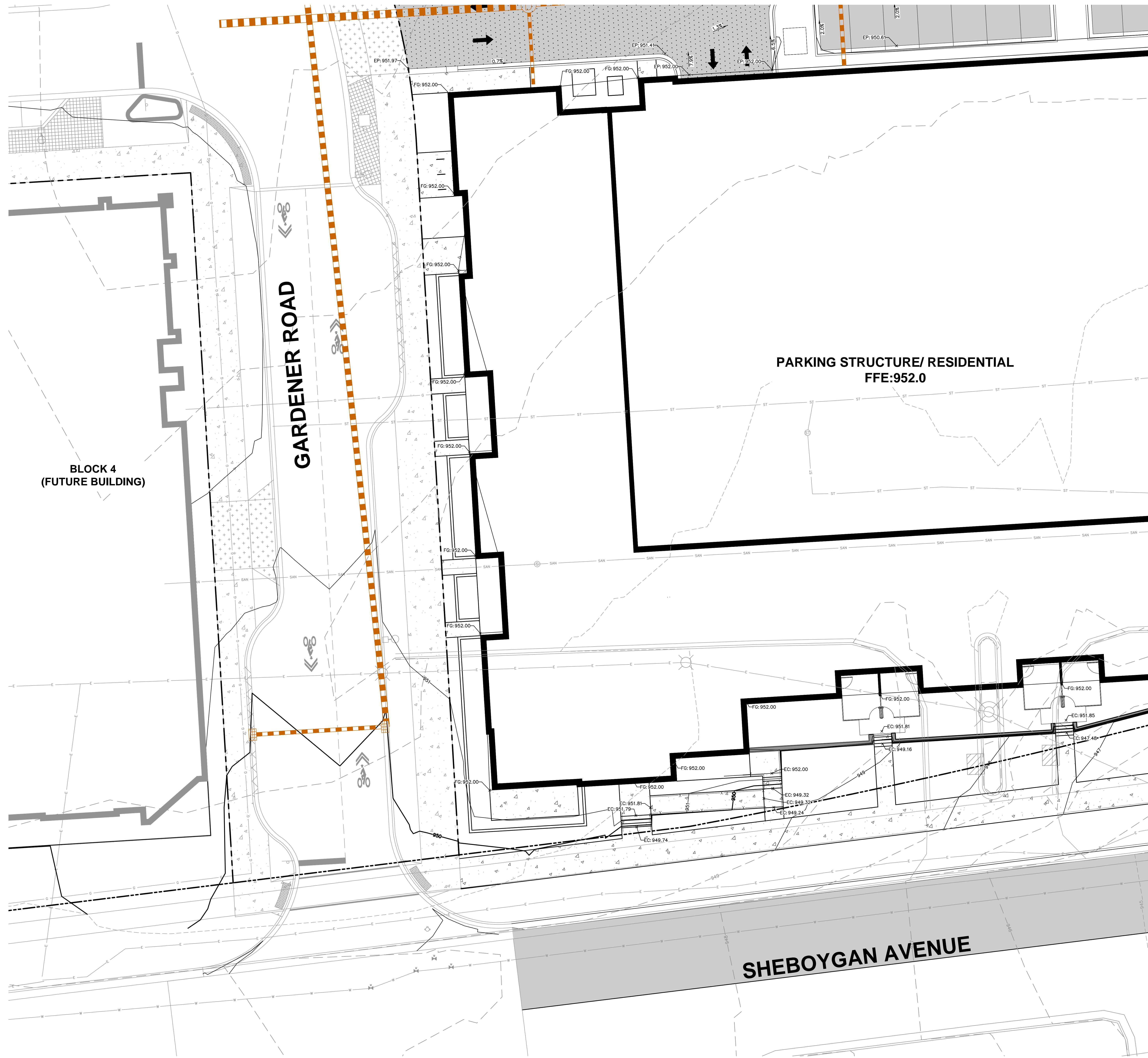
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**BLOCK 1
 DETAILED GRADING PLAN
 - SOUTHEAST**

SHEET NUMBER:
B1-C2.3



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LEGEND
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 P. 608.848.5060

CLIENT:
SMITH Gilbane

CLIENT ADDRESS:
 241 N. BROADWAY, SUITE 400
 MILWAUKEE, WI 53202

PROJECT:
MADISON YARDS AT HILL FARMS BLOCK 1

PROJECT LOCATION:
 701 GARDENER ROAD
 MADISON, WI 53705

REVIEW DRAWING
 NOT TO BE USED FOR CONSTRUCTION

PLAN MODIFICATIONS:

#	Date:	Description:
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Design/Drawn:
 Approved:

SHEET TITLE:
BLOCK 1 DETAILED GRADING PLAN - SOUTHWEST

SHEET NUMBER:
B1-C2.4

JSD PROJECT NO: 19-0366

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BLOCK 2

BLOCK 6 UTILITIES
(REFER TO BLOCK 6 PLAN SET, TYP.)

MADISON YARDS WAY

**BLOCK 1
PROPOSED
BUILDING
RETAIL**

**BLOCK 1
PROPOSED BUILDING
OFFICE / RETAIL**

**BLOCK 1
PROPOSED
BUILDING
PARKING
STRUCTURE**

RESIDENTIAL

**BLOCK 4
(FUTURE
BUILDING)**

GARDENER ROAD

SEGOE ROAD (SB)

SEGOE ROAD (NB)

SHEBOYGAN AVENUE

LEGEND
REFER TO SHEET B1-C0.1 NOTES AND LEGENDS FOR PLAN
LINEWORK, HATCHING AND SYMBOL IDENTIFICATION



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161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
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CLIENT:
SMITH Gilbane

CLIENT ADDRESS:
241 N. BROADWAY, SUITE 400
MILWAUKEE, WI 53202

PROJECT:
**MADISON YARDS AT
HILL FARMS
BLOCK 1**

PROJECT LOCATION:
701 GARDENER ROAD
MADISON, WI 53705

PROPOSED STRUCTURES TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO-68	951.29	N INV: 944.69 (18") S INV: 944.79 (18")	6.6	48 IN MH (FLAT)	R-1550 SOLID LID
STO-69	949.98	N INV: 945.08 (18") E INV: 945.18 (12") S INV: 946.13 (12")	4.9	48 IN MH (FLAT)	R-1550 SOLID LID
STO-71	949.67	N INV: 946.67 (12")	3.0	2 x 3 INLET	R-3067 TYPE L
STO-72	949.43	S INV: 946.55 (12") W INV: 946.45 (12")	3.0	2 x 3 INLET	R-3067 TYPE L
STO-73	948.07	E INV: 945.40 (12") W INV: 945.30 (12")	2.8	2 x 3 INLET	R-3067 TYPE L
STO-76	951.48	W INV: 946.16 (24") E INV: 947.16 (10") N INV: 947.16 (10") S INV: 947.16 (10")	5.3	48 IN MH (FLAT)	R-1550 SOLID LID
STO-77	950.43	W INV: 947.76 (10") N INV: 947.86 (10")	2.7	48 IN MH (FLAT)	R-1550 SOLID LID

PROPOSED PIPES TABLE

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
P-65	STO-68	STO-67	135'	944.69	944.01	0.50%	18 IN RCP
P-66	STO-69	STO-68	57'	945.08	944.79	0.50%	18 IN RCP
P-67	ROOF	STO-69	45'	946.58	946.13	1.00%	12 IN RCP
P-68	STO-72	STO-71	24'	946.55	946.67	0.50%	12 IN RCP
P-69	STO-73	STO-72	210'	945.40	946.45	0.50%	12 IN RCP
P-70	STO-69	STO-73	24'	945.18	945.30	0.50%	12 IN RCP
P-72	STO-76	STO-76	82'	946.16	945.75	0.50%	24 IN RCP
P-73	STO-77	STO-76	120'	947.76	947.16	0.50%	10 IN HDPE
P-74	ROOF	STO-77	48'	948.10	947.86	0.50%	10 IN HDPE
P-75	ROOF	STO-76	13'	947.29	947.16	1.00%	10 IN HDPE
P-76	ROOF	STO-76	21'	947.37	947.16	1.00%	10 IN HDPE

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PLAN MODIFICATIONS:

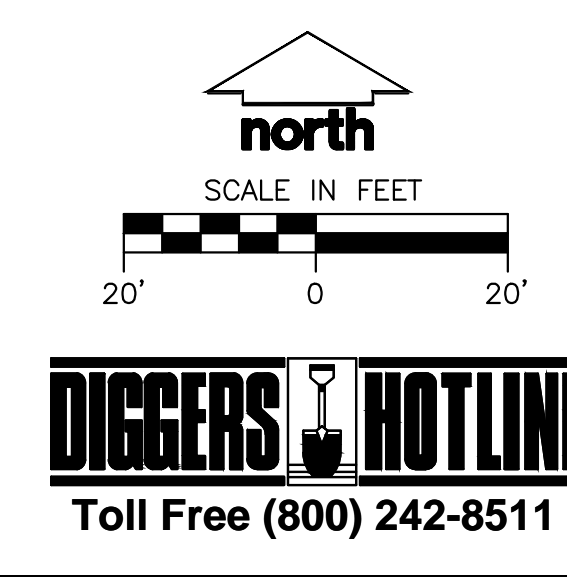
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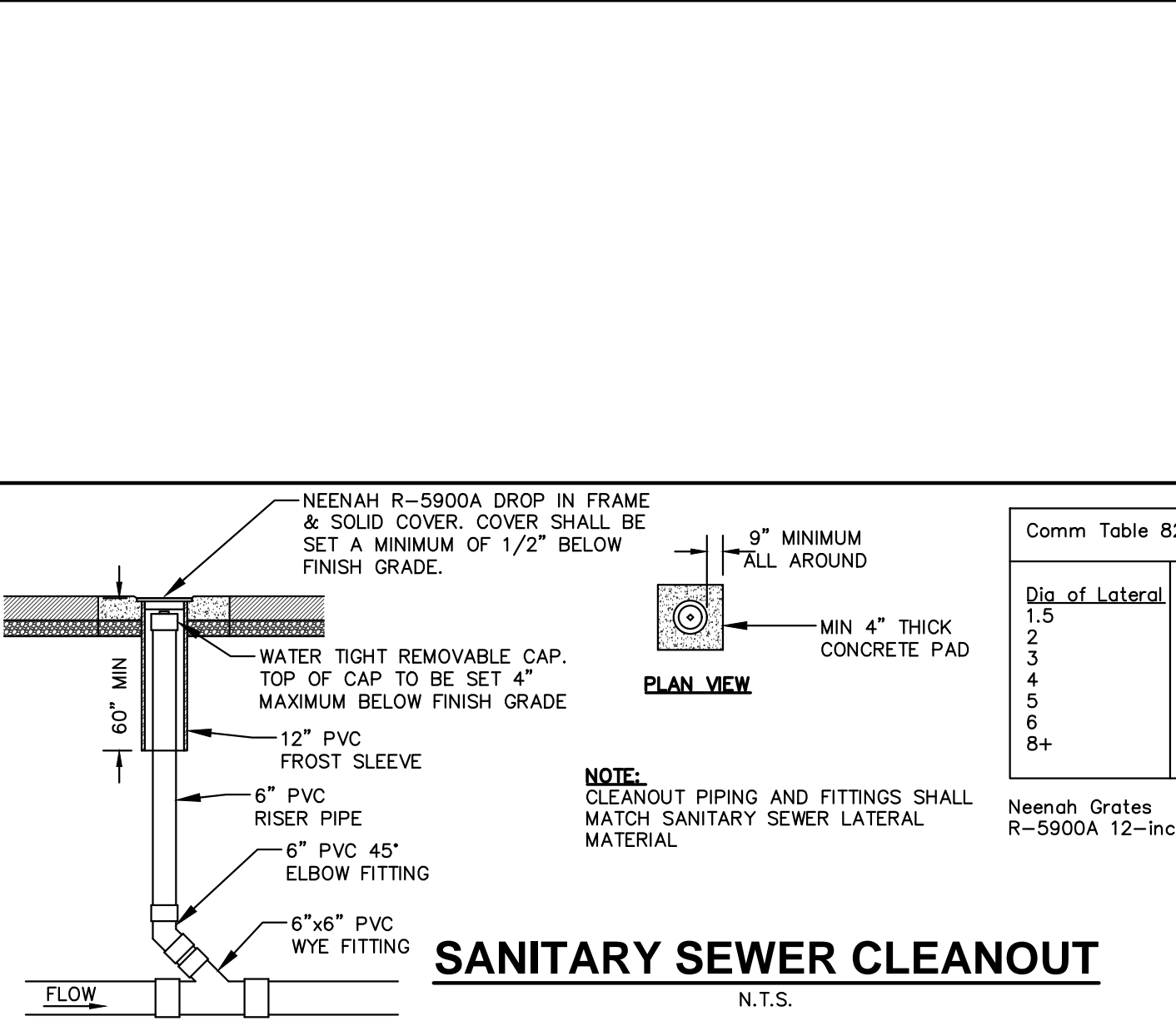
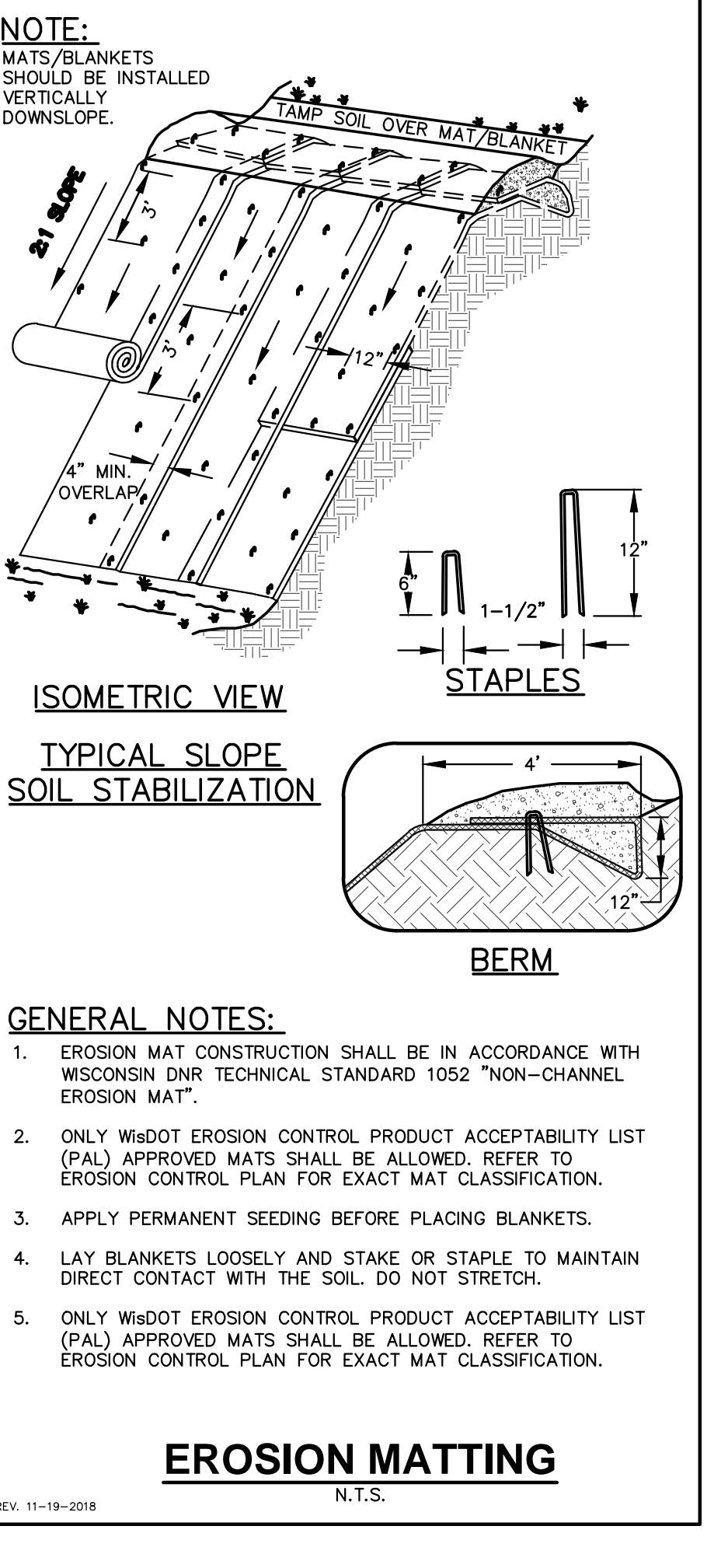
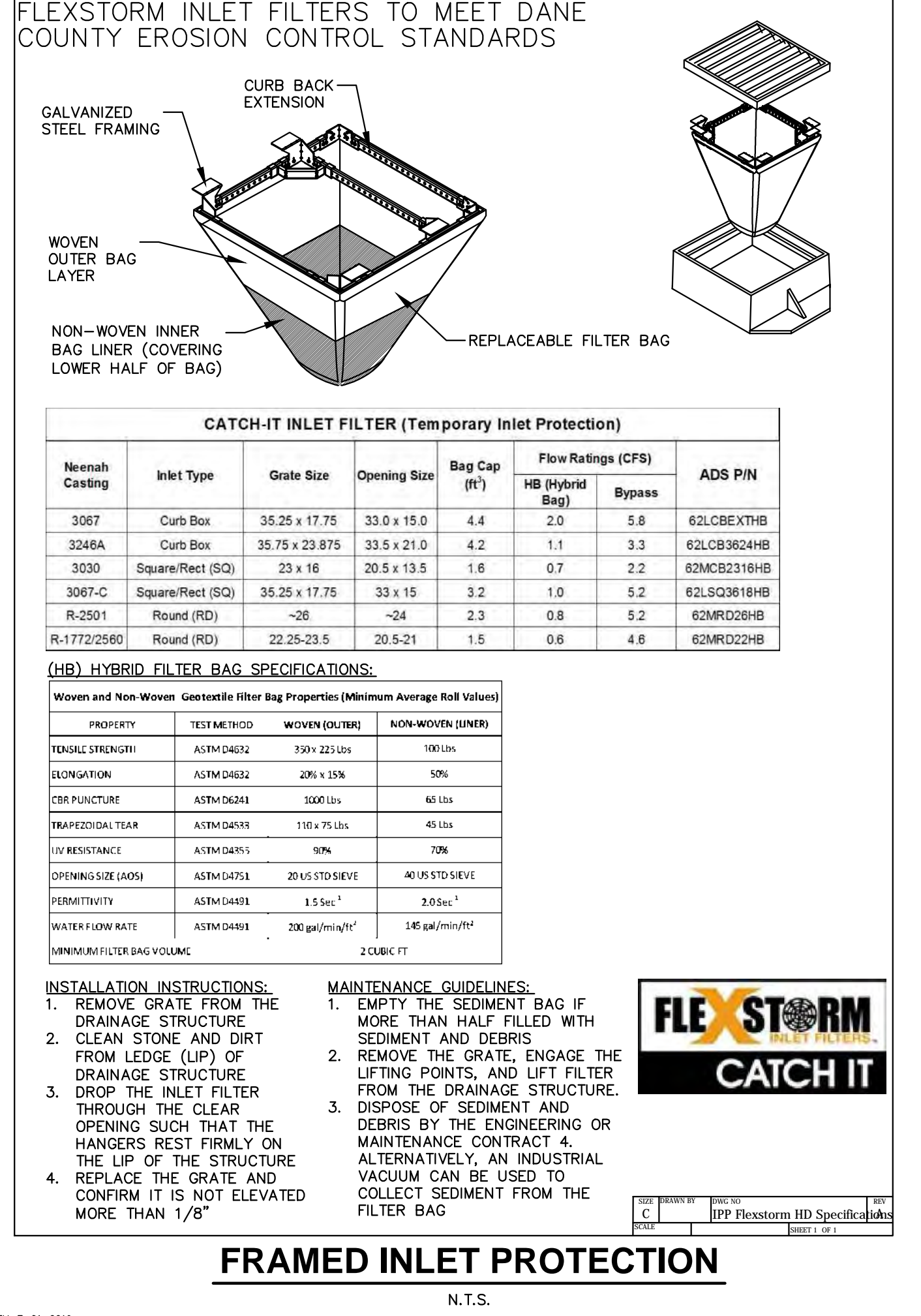
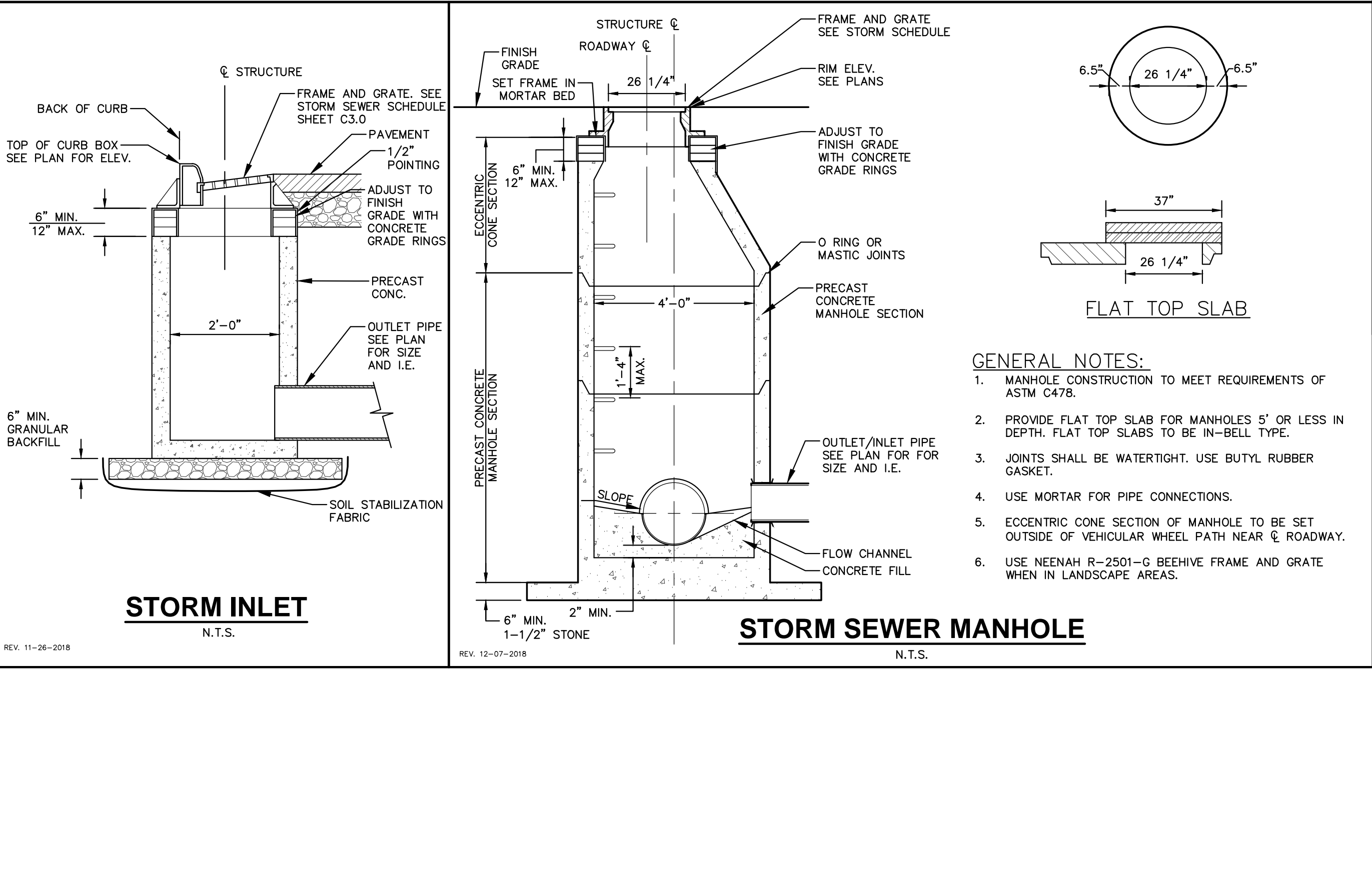
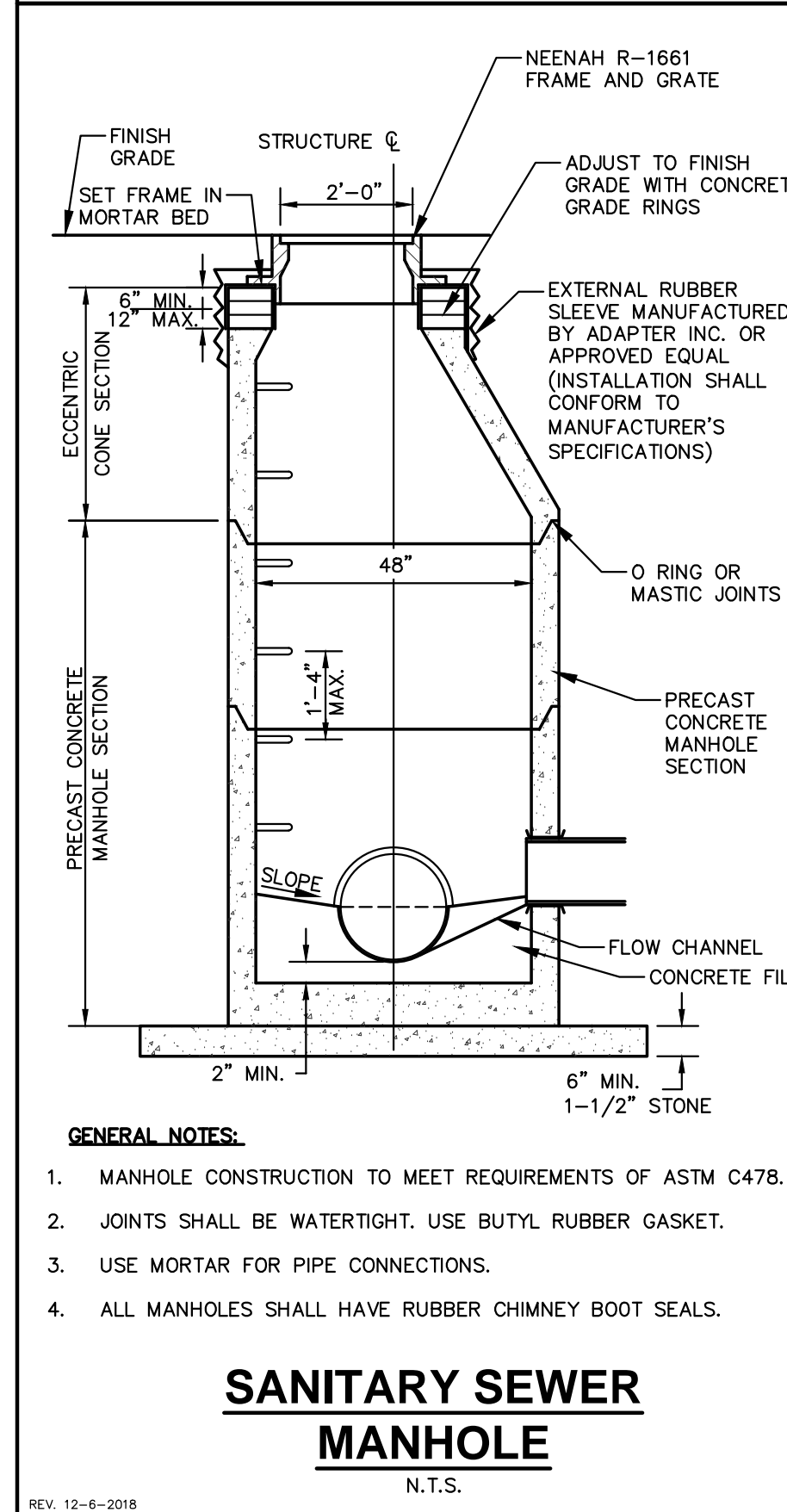
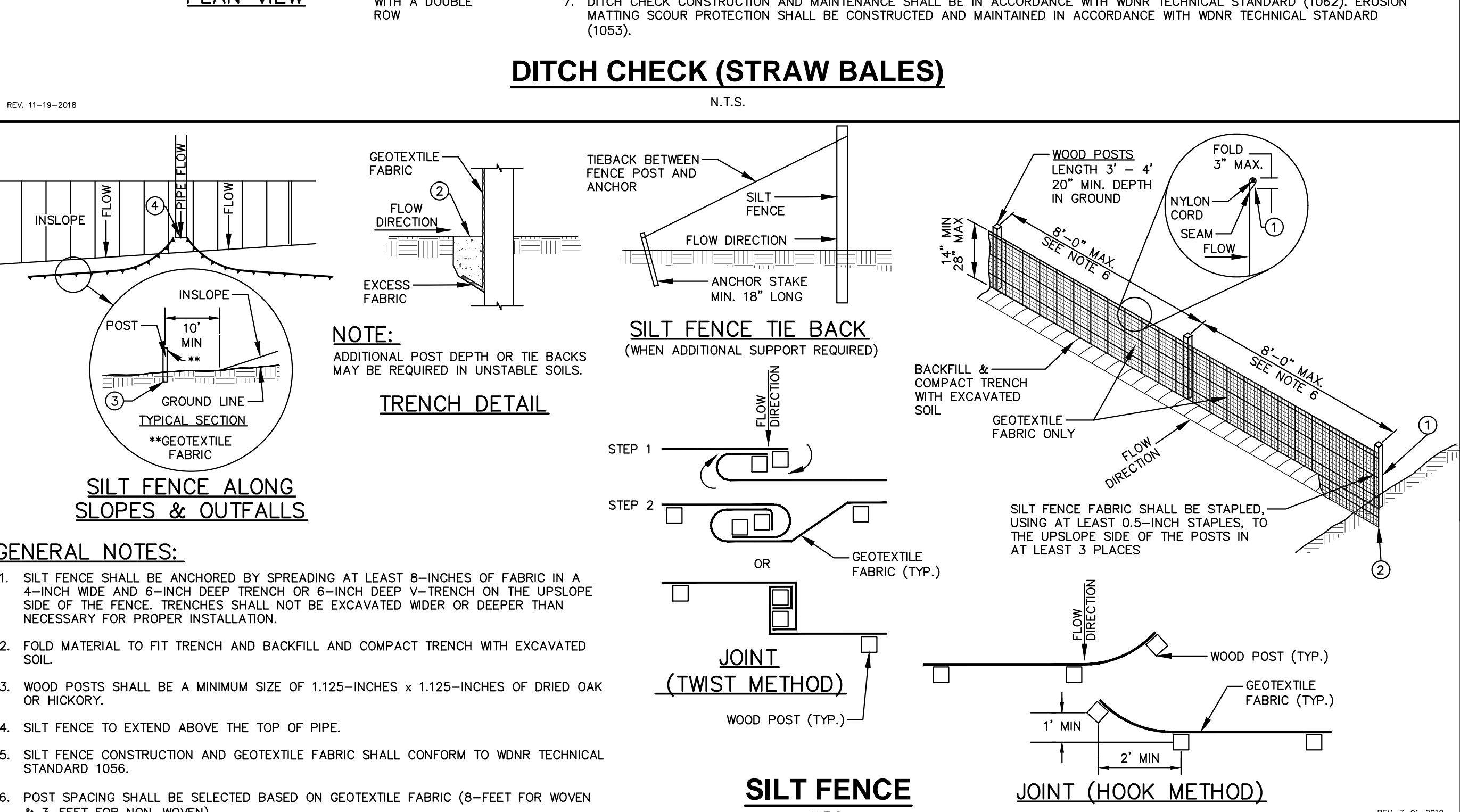
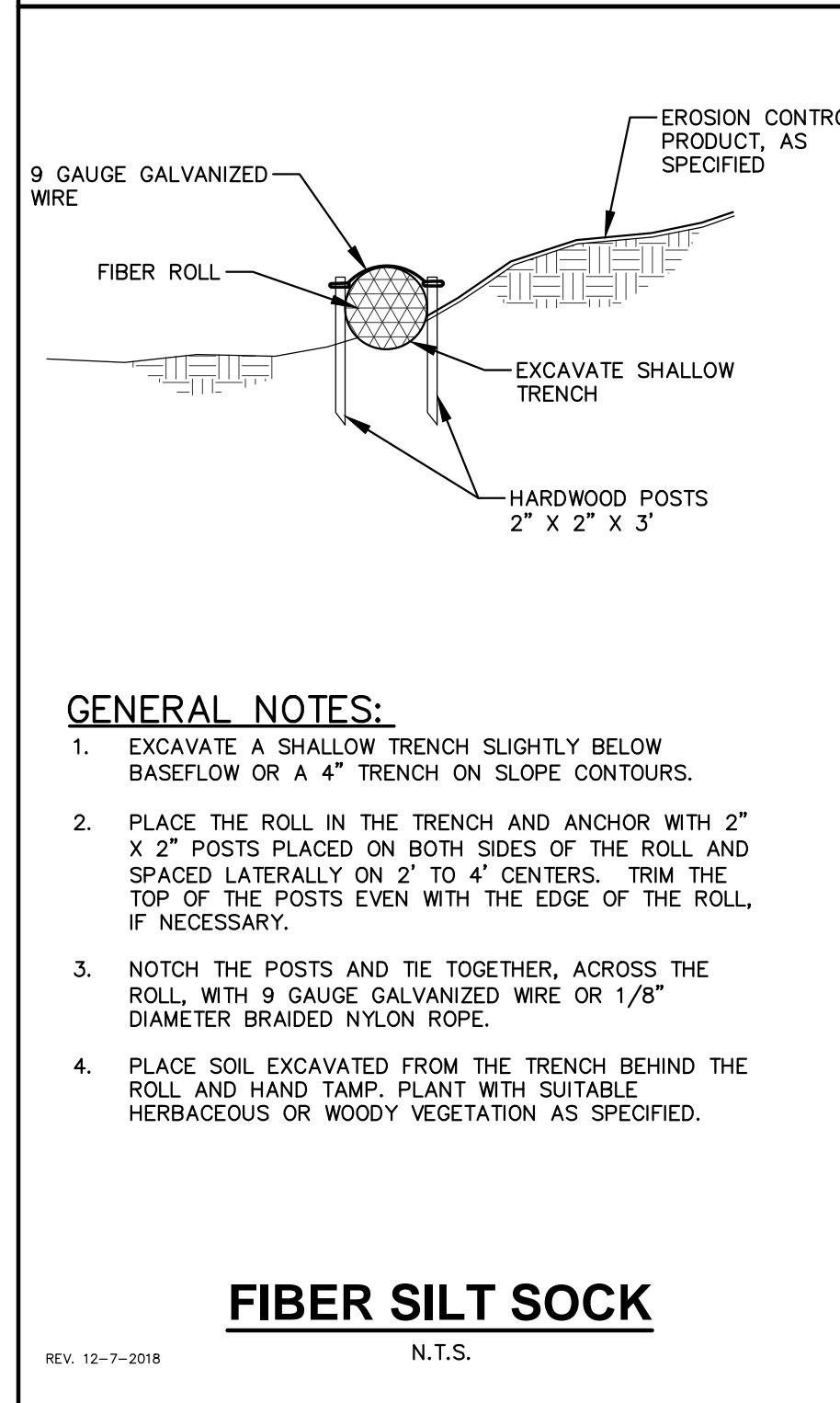
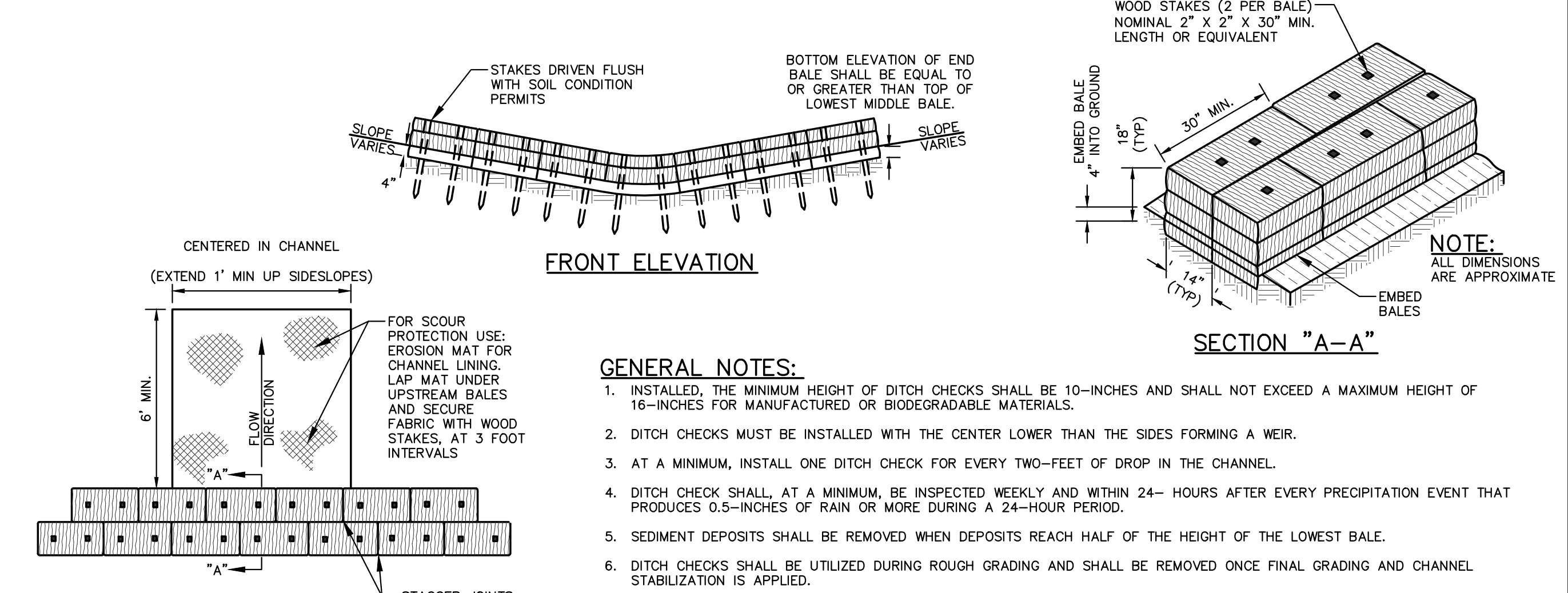
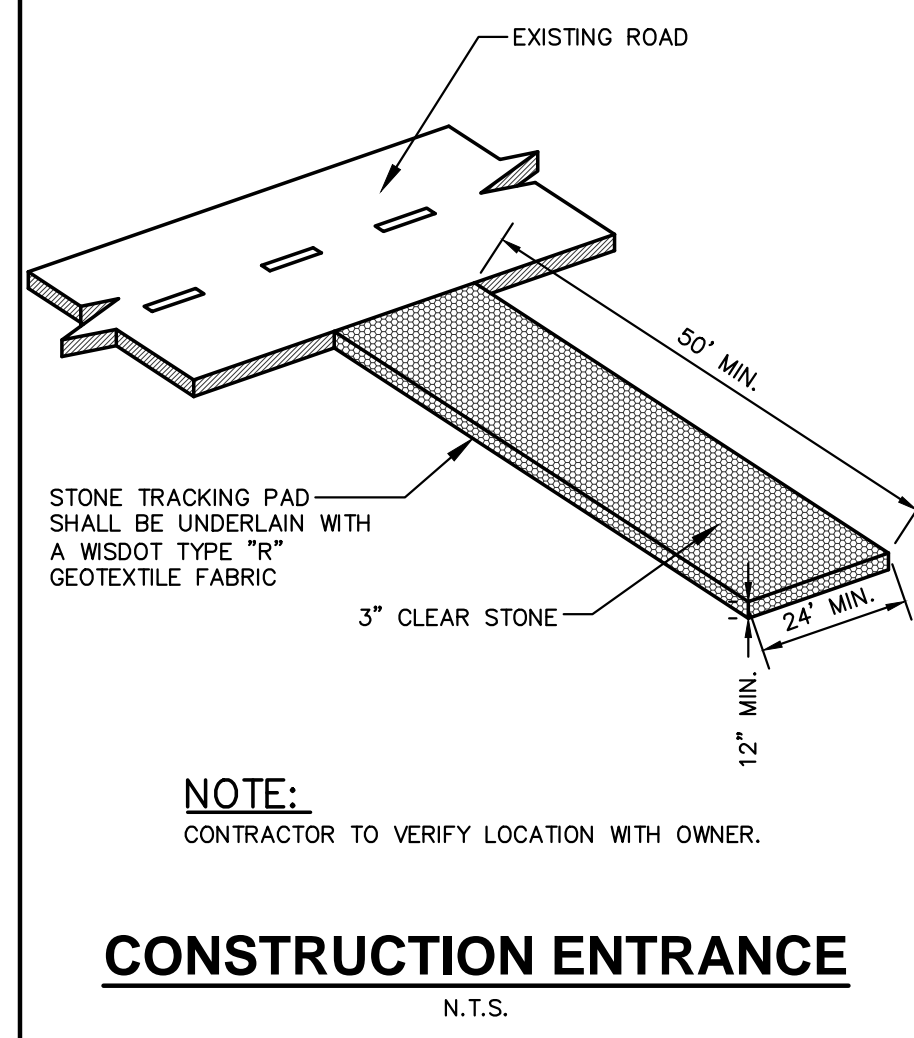
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**BLOCK 1
UTILITY PLAN**

SHEET NUMBER:
B1-C3.0

JSD PROJECT NO: 19-0366



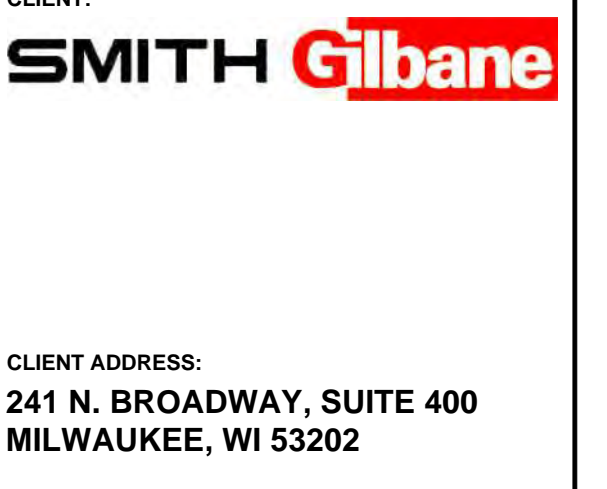
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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060



PROJECT:
MADISON YARDS AT HILL FARMS BLOCK 1

PROJECT LOCATION:
701 GARDENER ROAD
MADISON, WI 53705

REVIEW DRAWING
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PLAN MODIFICATIONS:

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Approved:

SHEET TITLE:
**BLOCK 1
DETAILS - EROSION
CONTROL & UTILITIES**

SHEET NUMBER:
B1-C4.0

JSD PROJECT NO: 19-0366

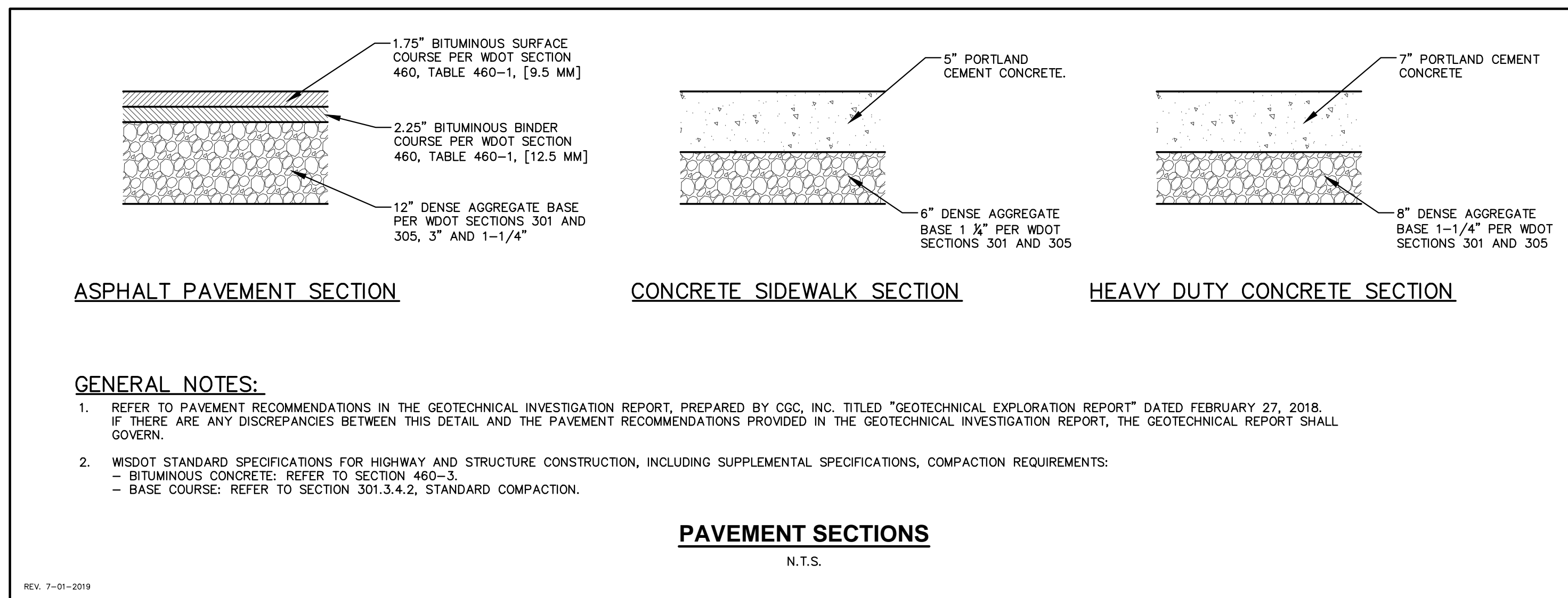
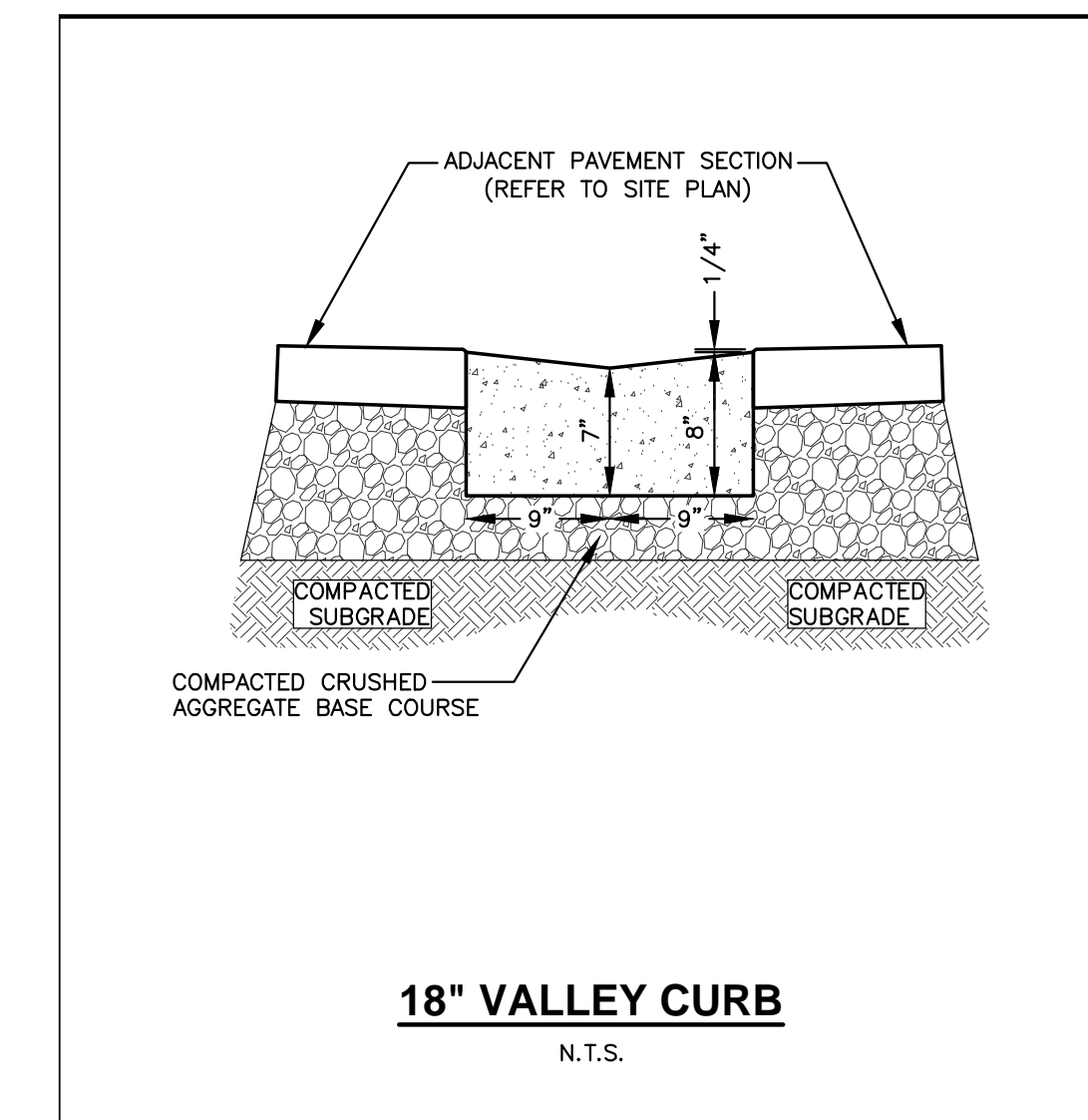


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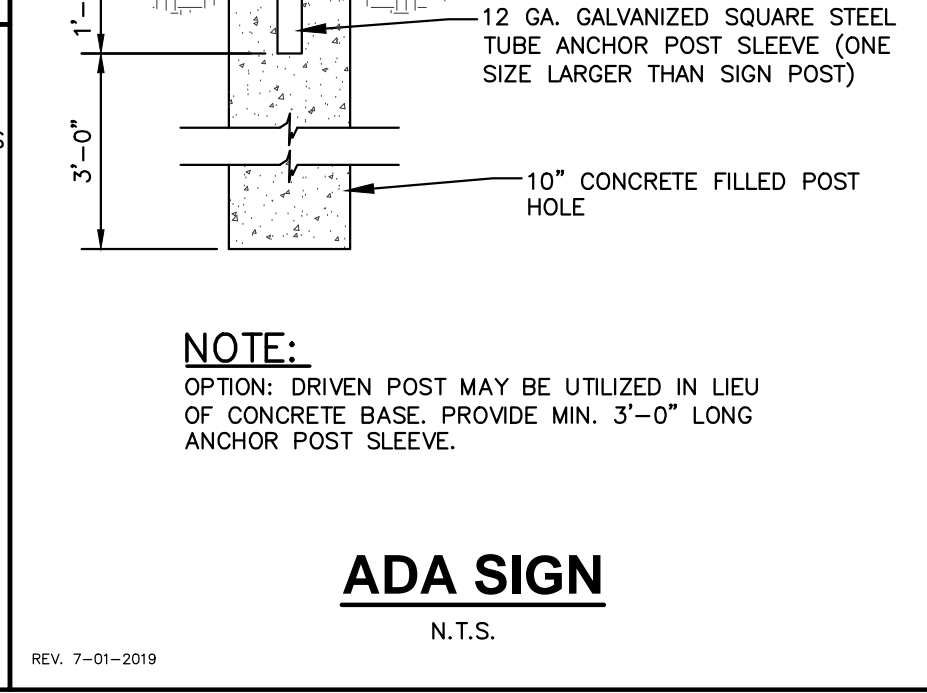
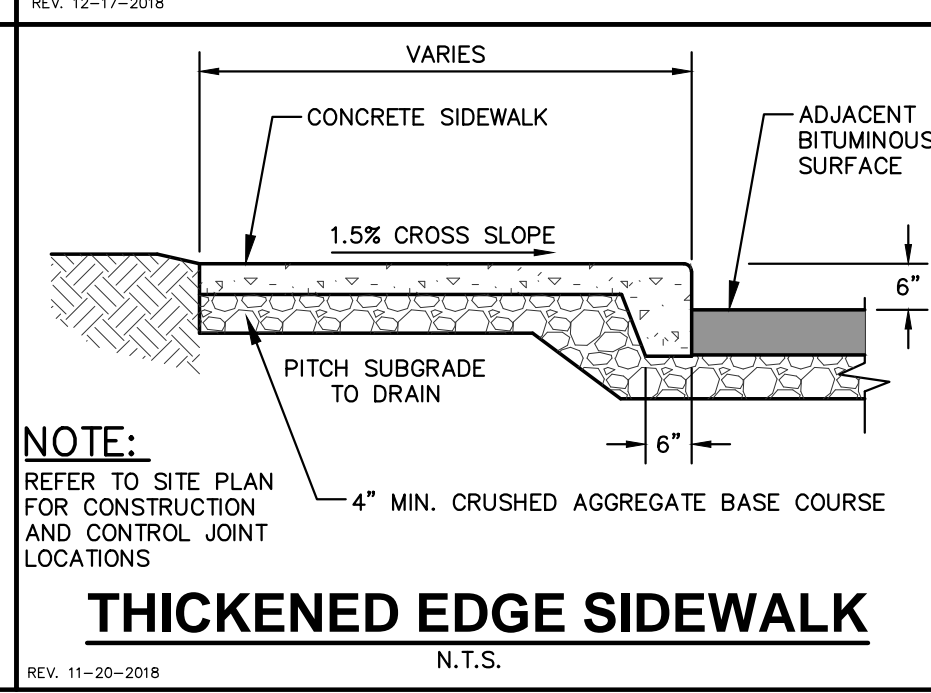
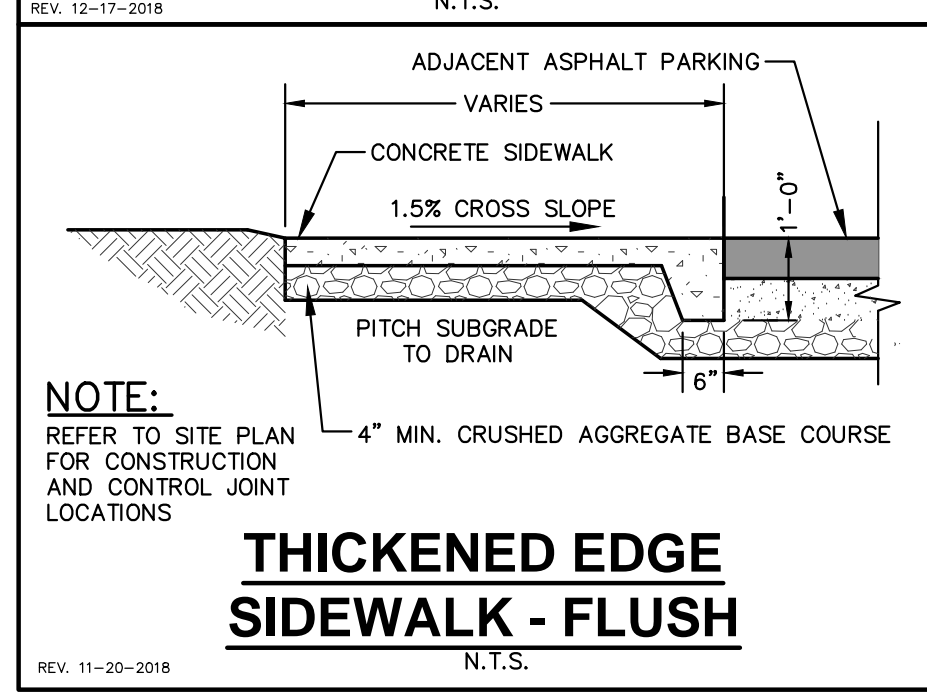
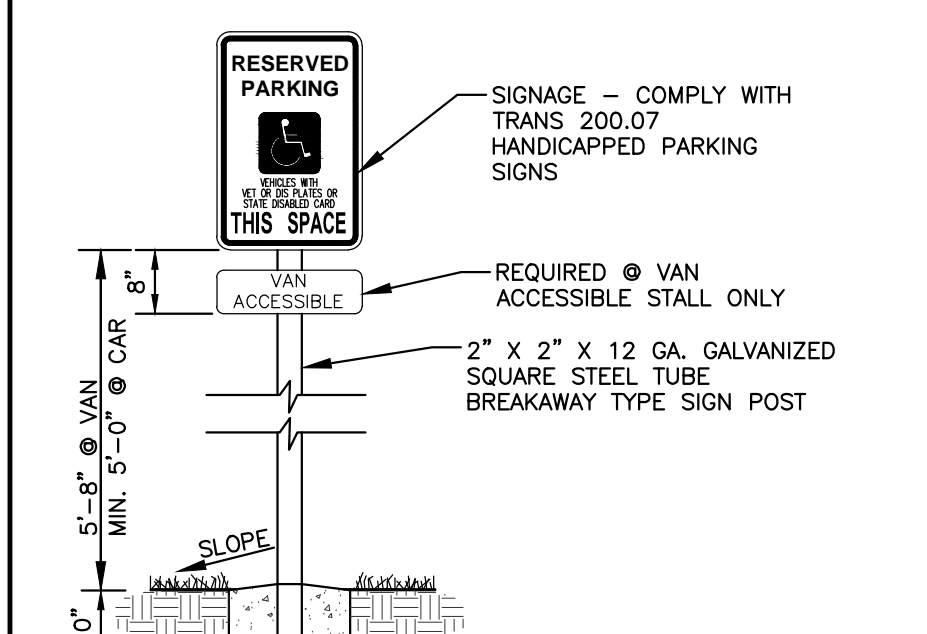
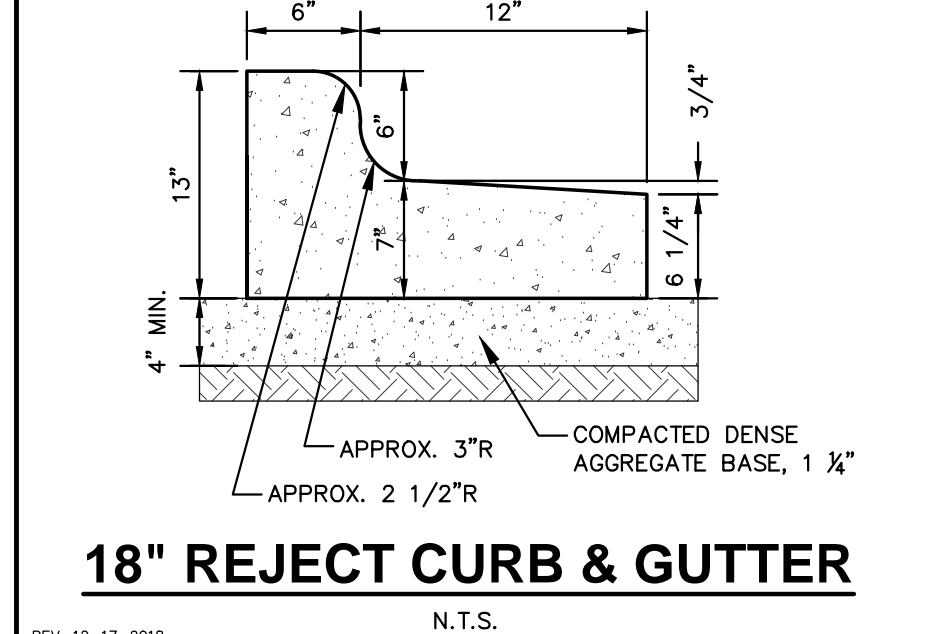
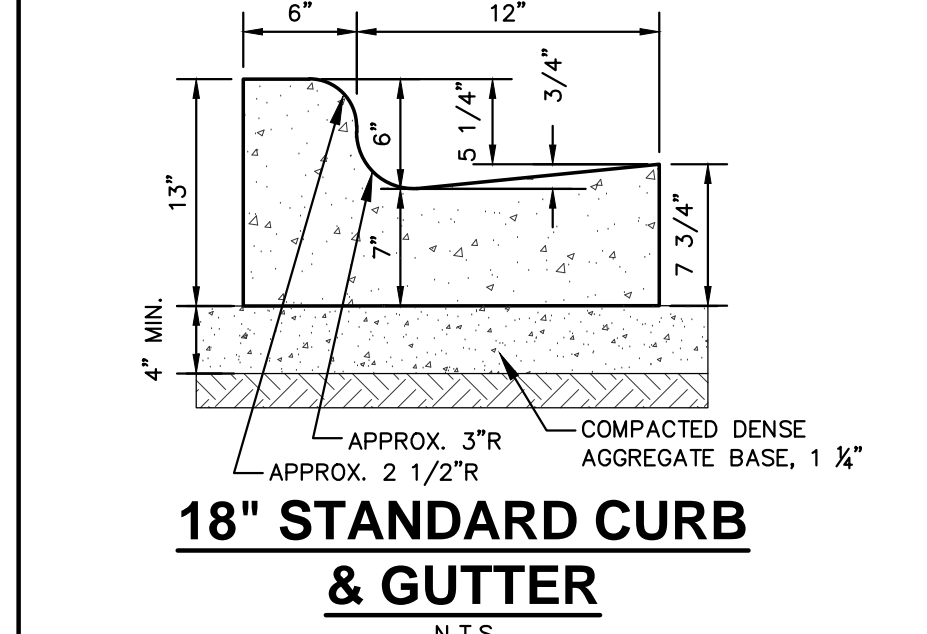
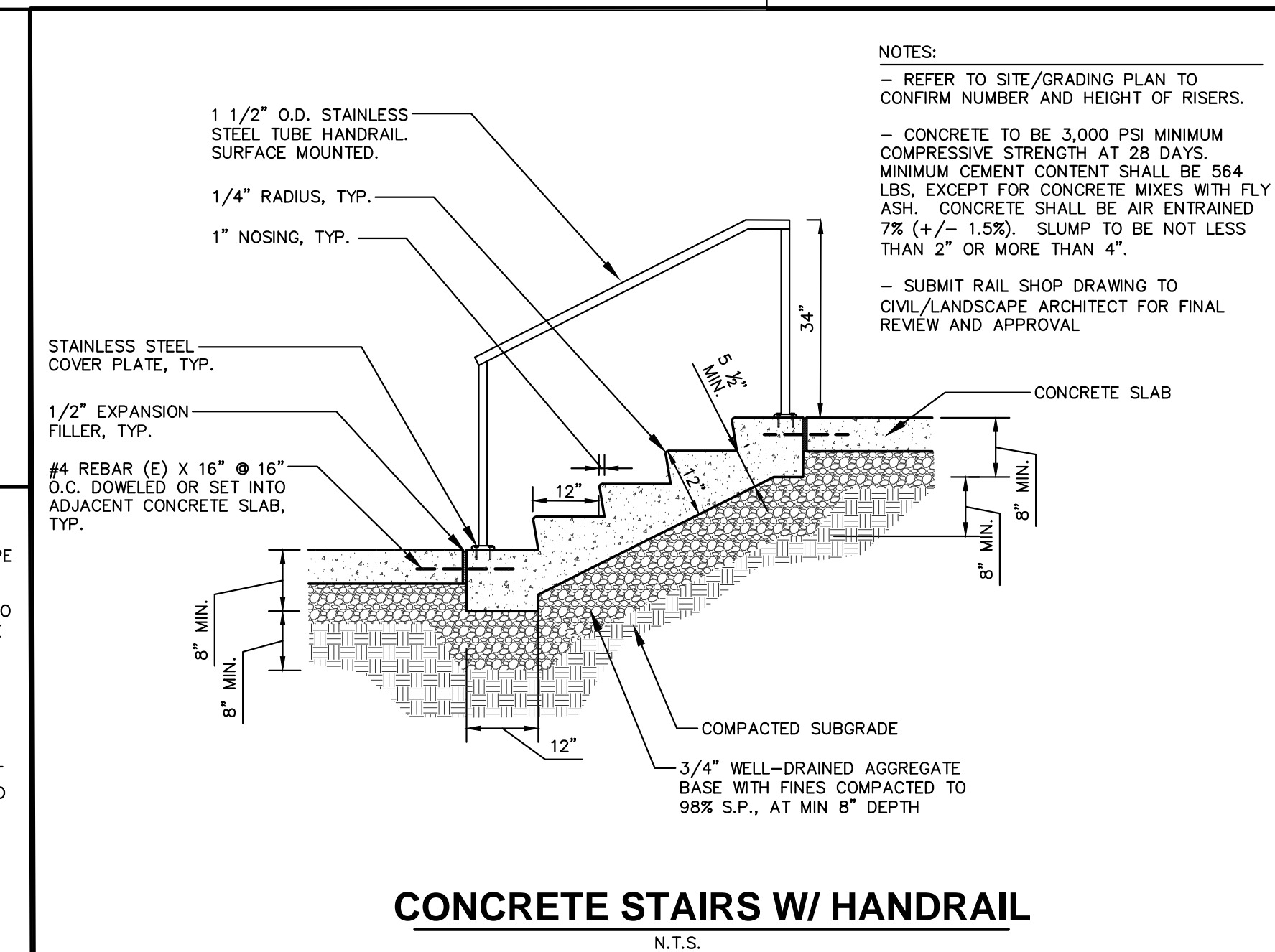
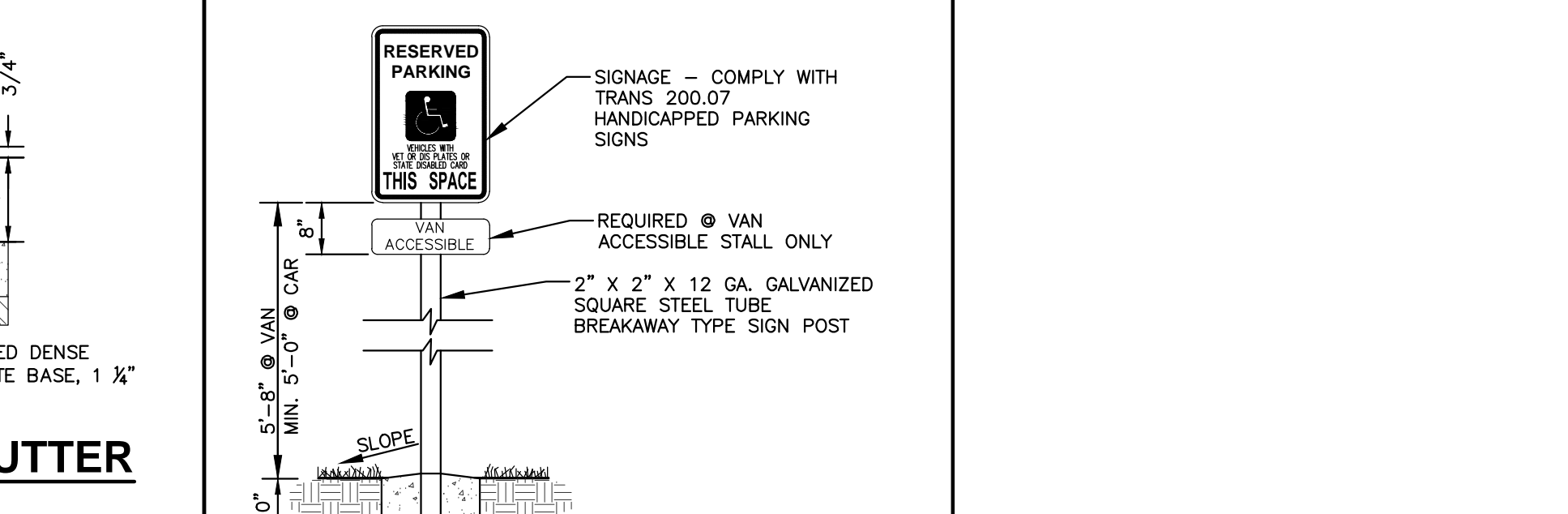
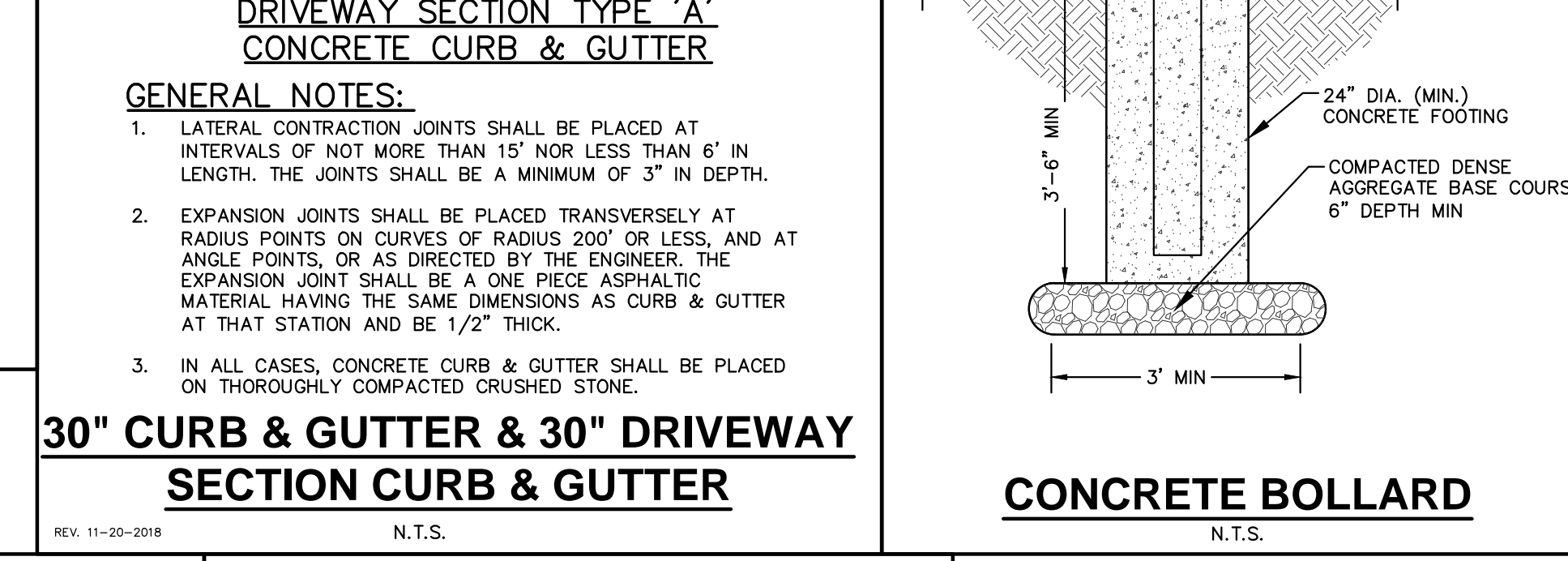
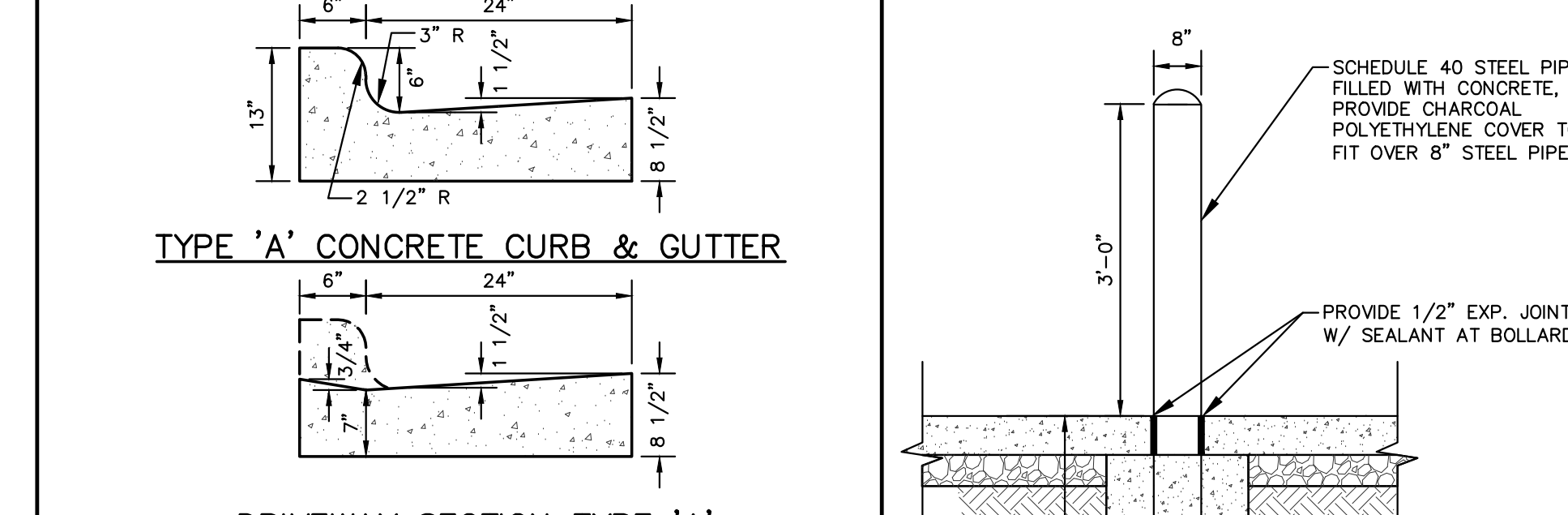
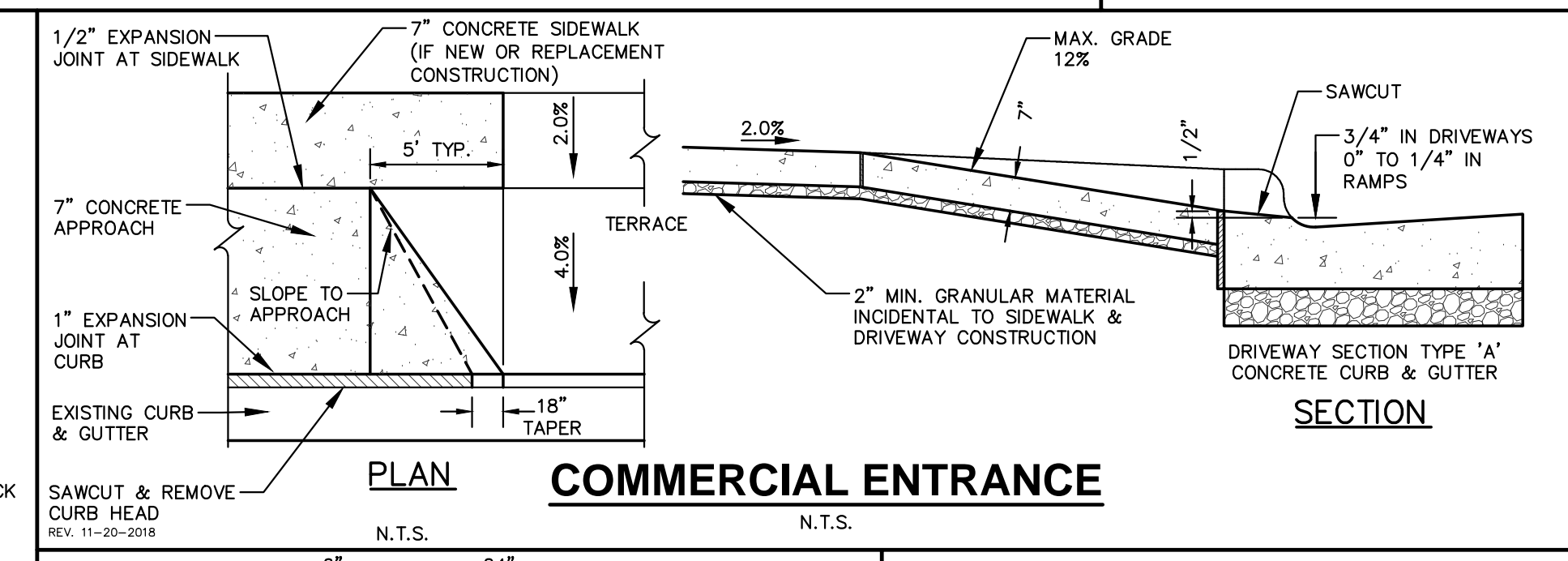
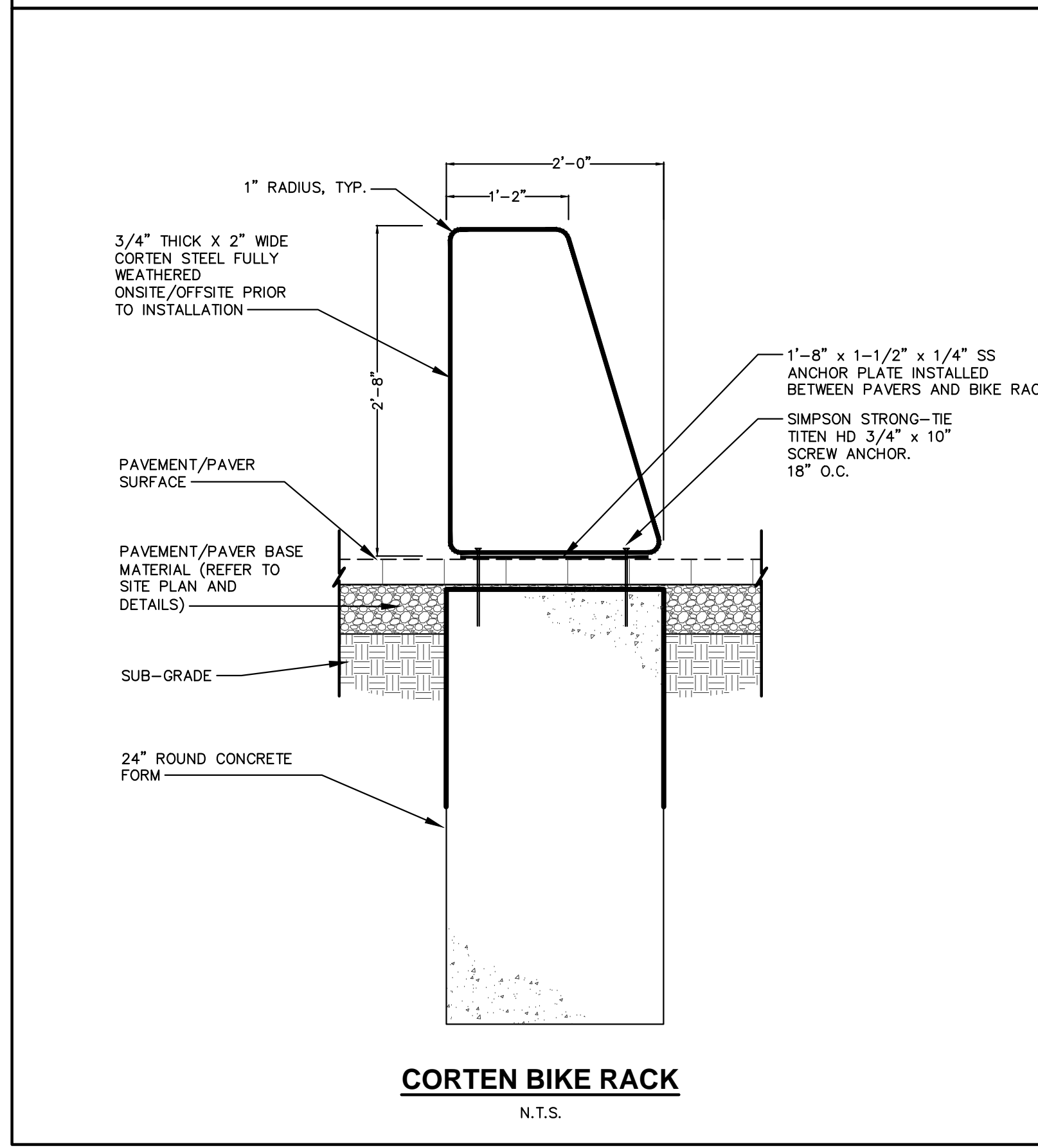
Design/Drawn:
Approved:

SHEET TITLE:
**BLOCK 1
DETAILS - SITE**

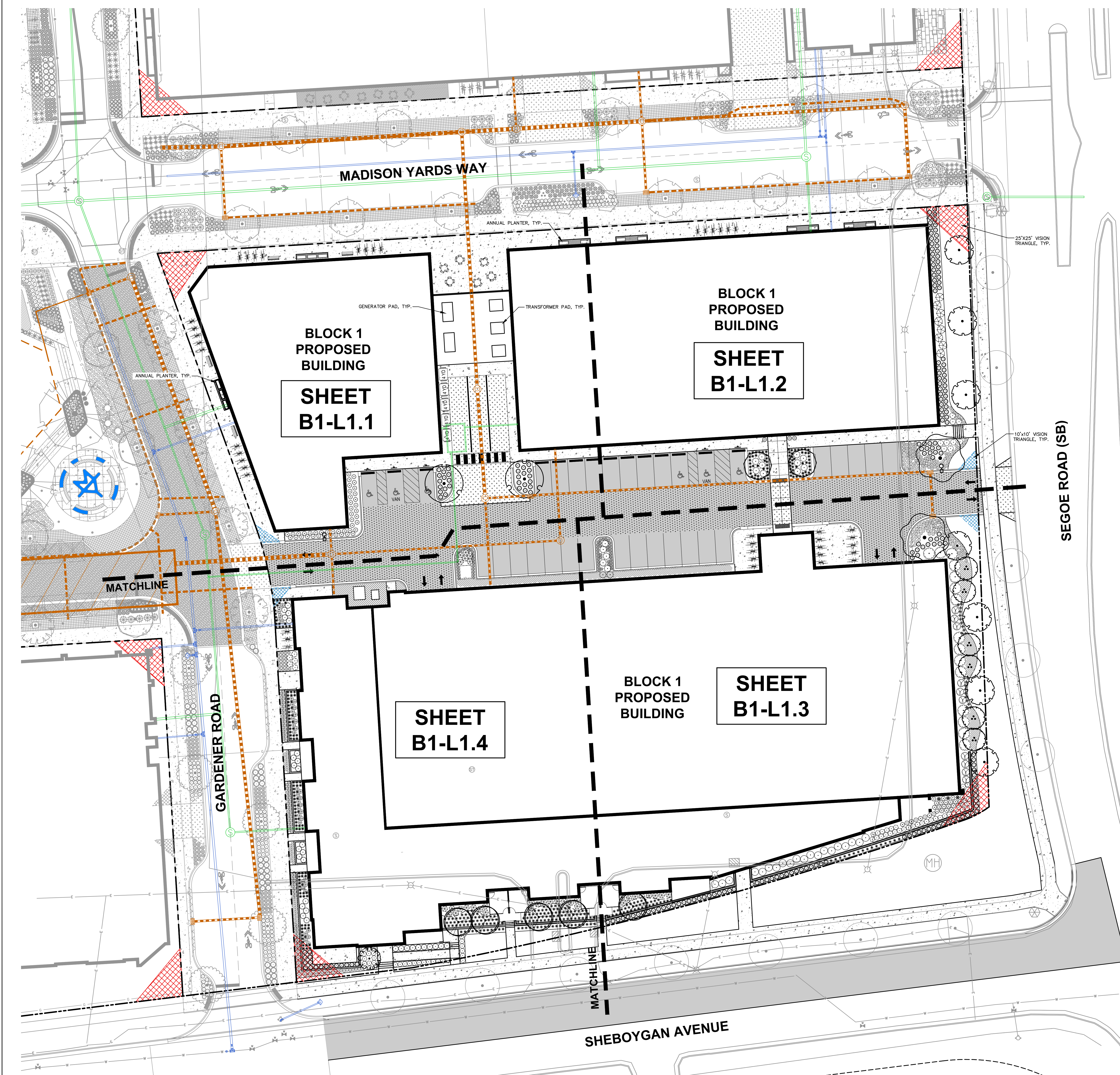


GENERAL NOTES:
1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY CGG, INC., TITLED "GEOTECHNICAL EXPLORATION REPORT" DATED FEBRUARY 27, 2018. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
- BITUMINOUS CONCRETE: REFER TO SECTION 460-3
- BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.

REV: 7-01-2019



File: I:\2019\19398 - Block 1\DWG\DWG - Landscape Sheets\19398_BLK1 - L1.0_LANDSCAPE.dwg Layer: L1.0 User: miniscapc Date: Feb 02, 2021 2:22pm Xref's: 19398_BLK1 Madison Yards Block 1



LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
---	BUILDING OUTLINE
---	BUILDING OVERHANG
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATERMAIN
---	EXISTING STORM SEWER
---	RETAINING WALL
---	RAILING
---	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
---	ADA PARKING SIGN
---	BIKE RACK
---	POLYETHYLENE EDGING
---	ALUMINUM EDGING

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
 - CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SURFACE FLOOD, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

PLANT SCHEDULE

ORNAIMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	AG	Amelanchier x grandiflora 'Autumn Brilliance' (T.F.) / Autumn Brilliance Serviceberry (T.F.)
	CE	Cercis canadensis / Eastern Redbud Multi-trunk
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	AA	Acer rubrum 'Armstrong' / Armstrong Red Maple
	BP	Betula populifolia 'Whitespire' - Single / Whitespire Birch - Single
	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust
	TA	Tilia americana 'Kraemeri' TM / Sweet Street American Linden
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AB	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry
	CF	Cornus stolonifera 'Farrow' / Arctic Fire Dogwood
	PJ	Physocarpus opulifolius 'Jefam' / Amber Jubilee
	SI	Spiraea fritschiana 'J.N. Select A' TM / Pink-a-licious Fritsch Spirea
	VJ	Viburnum x juddii / Judd Viburnum
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	BG	Buxus x 'Green Velvet' / Green Velvet Boxwood
	JS	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper
	PP	Pinus mugo 'Pumilio' / Mugo Pine
	TM	Taxus x media 'Everlow' / Everlow Yew
	TMT	Taxus x media 'Tautanini' / Tautan Yew
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	AS	Allium x 'Summer Beauty' / Summer Beauty Allium
	AV	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe
	CO2	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass
	EP	Echinacea x 'C9C Cone 2' TM / Pixie Meadowbrite Purple Coneflower
	ET	Echinacea x 'Tiki Torch' / Coneflower
	PVN	Panicum virgatum 'North Wind' / Northwind Switch Grass
	PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
	PQ	Parthenocissus quinquefolia / Virginia Creeper
	RFS	Rudbeckia fulgida speciosa / Showy Coneflower
	SA	Sesleria autumnalis / Autumn Moor Grass
	SH	Sporobolus heterolepis 'Tara' / Prairie Dropseed
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	LB	Liriope spicata 'Big Blue' / Creeping Lily Turf

PLAN MODIFICATIONS:

#	Date	Description
1	02.01.2021	GMP SET
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Design/Drawn: MWS
Approved: KJV

SHEET TITLE:
BLOCK 1
OVERALL
LANDSCAPE PLAN

SHEET NUMBER:
B1-L1.0

JSD PROJECT NO: 19-0366

JSD
Professional Services, Inc.
Engineers • Surveyors • Planners

CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE | WAUSAU
APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
SMITH Gilbane

CLIENT ADDRESS:
241 N. BROADWAY, SUITE 400
MILWAUKEE, WI 53202

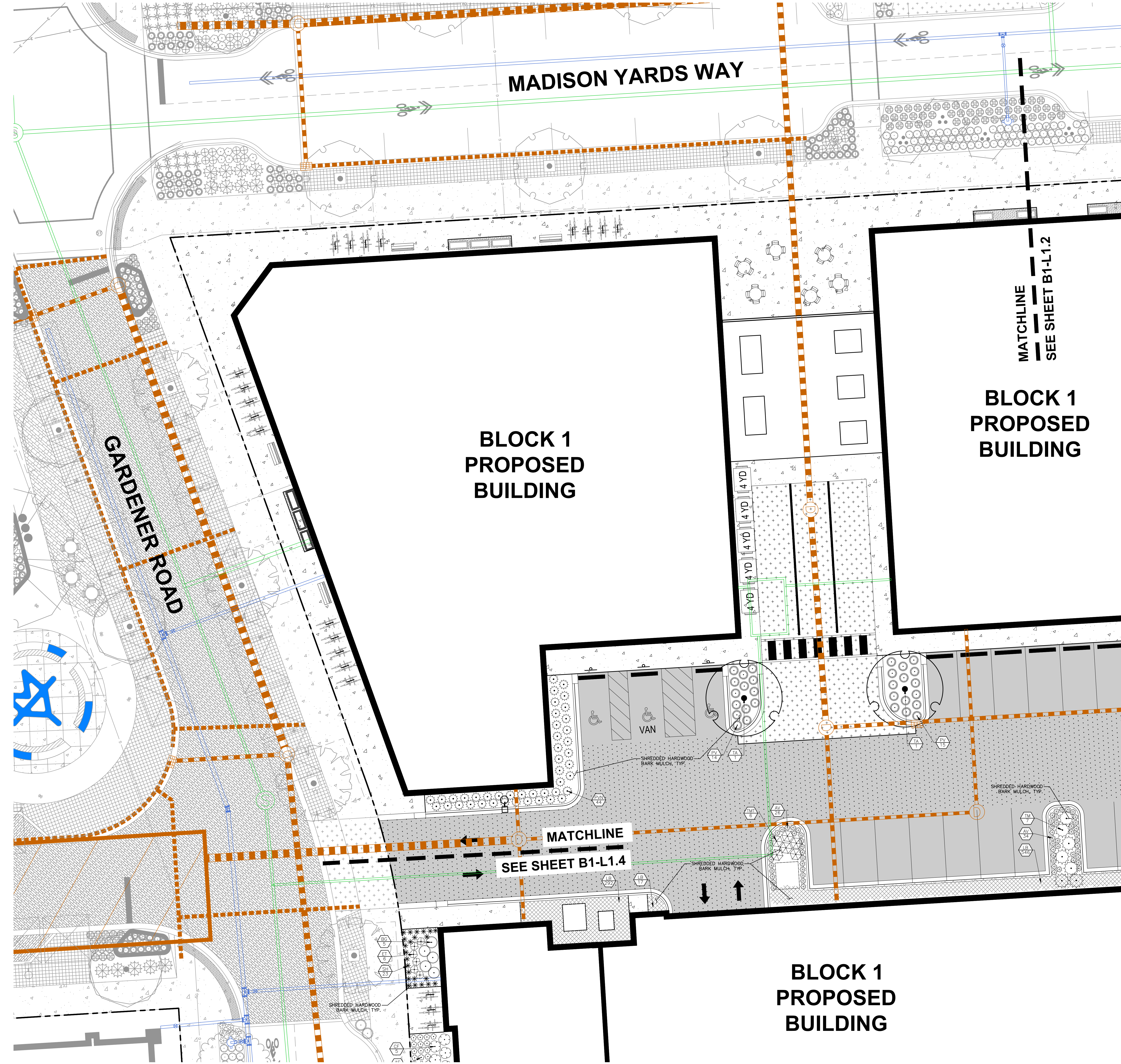
PROJECT:
**MADISON YARDS AT
HILL FARMS
BLOCK 1**

PROJECT LOCATION:
701 GARDENER ROAD
MADISON, WI 53705

REVIEW DRAWING
NOT TO BE USED
FOR CONSTRUCTION

DIGGERS HOTLINE
Toll Free (800) 242-8511

File: L:\2019\193268 - Block 1\DWG\DWG - Landscape Sheets\193268_BLK1_L1.0_LANDSCAPE.dwg Layer: L1.1 User: minniebach PlotDate: Feb 02, 2021 2:23pm Xref's: 193268_BLK1 Madison Yards Block 1



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	REJECT CURB AND GUTTER
	STANDARD CURB AND GUTTER
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	RETAINING WALL
	RAILING
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
	BIKE RACK
	POLYETHYLENE EDGING
	ALUMINUM EDGING

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
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	CE	Cercis canadensis / Eastern Redbud Multi-trunk
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	AA	Acer rubrum 'Armstrong' / Armstrong Red Maple
	BP	Betula populifolia 'Whitespire' - Single / Whitespire Birch - Single
	GS	Gleditsia triacanthos 'Inermis' 'Shademaster' TM / Shademaster Locust
	TA	Tilia americana 'Kromm' TM / Sweet Street American Linden
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AB	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry
	CF	Cornus stolonifera 'Farrow' / Arctic Fire Dogwood
	PJ	Physocarpus opulifolius 'Jefam' / Amber Jubilee
	SI	Spiraea fritschiana 'J.N. Select A' TM / Pink-a-licious Frith Spirea
	VJ	Viburnum x juddii / Judd Viburnum
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	BG	Buxus x 'Green Velvet' / Green Velvet Boxwood
	JS	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper
	PP	Pinus mugo 'Pumila' / Mugo Pine
	TM	Taxus x media 'Everlow' / Everlow Yew
	TMT	Taxus x media 'Tautoniti' / Tauton Yew
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
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	AV	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe
	CO2	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass
	EP	Echinacea x 'CBC Cone 2' TM / Pixie Meadowbrite Purple Coneflower
	ET	Echinacea x 'Tiki Torch' / Coneflower
	PVN	Panicum virgatum 'North Wind' / Northwind Switch Grass
	PV	Panicum virgatum 'Shenadoah' / Shenadoah Switch Grass
	PG	Parthenocissus quinquefolia / Virginia Creeper
	RFS	Rudbeckia fulgida speciosa / Showy Coneflower
	SA	Sesleria autumnalis / Autumn Moor Grass
	SH	Sporobolus heterolepis 'Tara' / Prairie Dropseed
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	LB	Liriope spicata 'Big Blue' / Creeping Lily Turf



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COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
SMITH Gilbane

CLIENT ADDRESS:
241 N. BROADWAY, SUITE 400
MILWAUKEE, WI 53202

PROJECT:
MADISON YARDS AT HILL FARMS BLOCK 1

PROJECT LOCATION:
701 GARDENER ROAD
MADISON, WI 53705

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION

PLAN MODIFICATIONS:

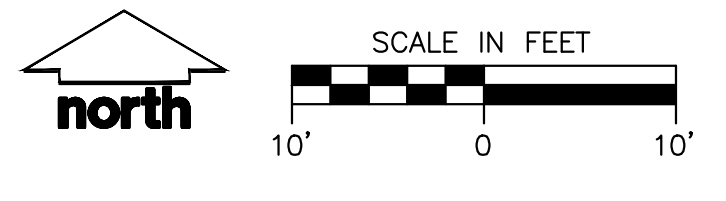
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Design/Drawn: MWS
Approved: KJV

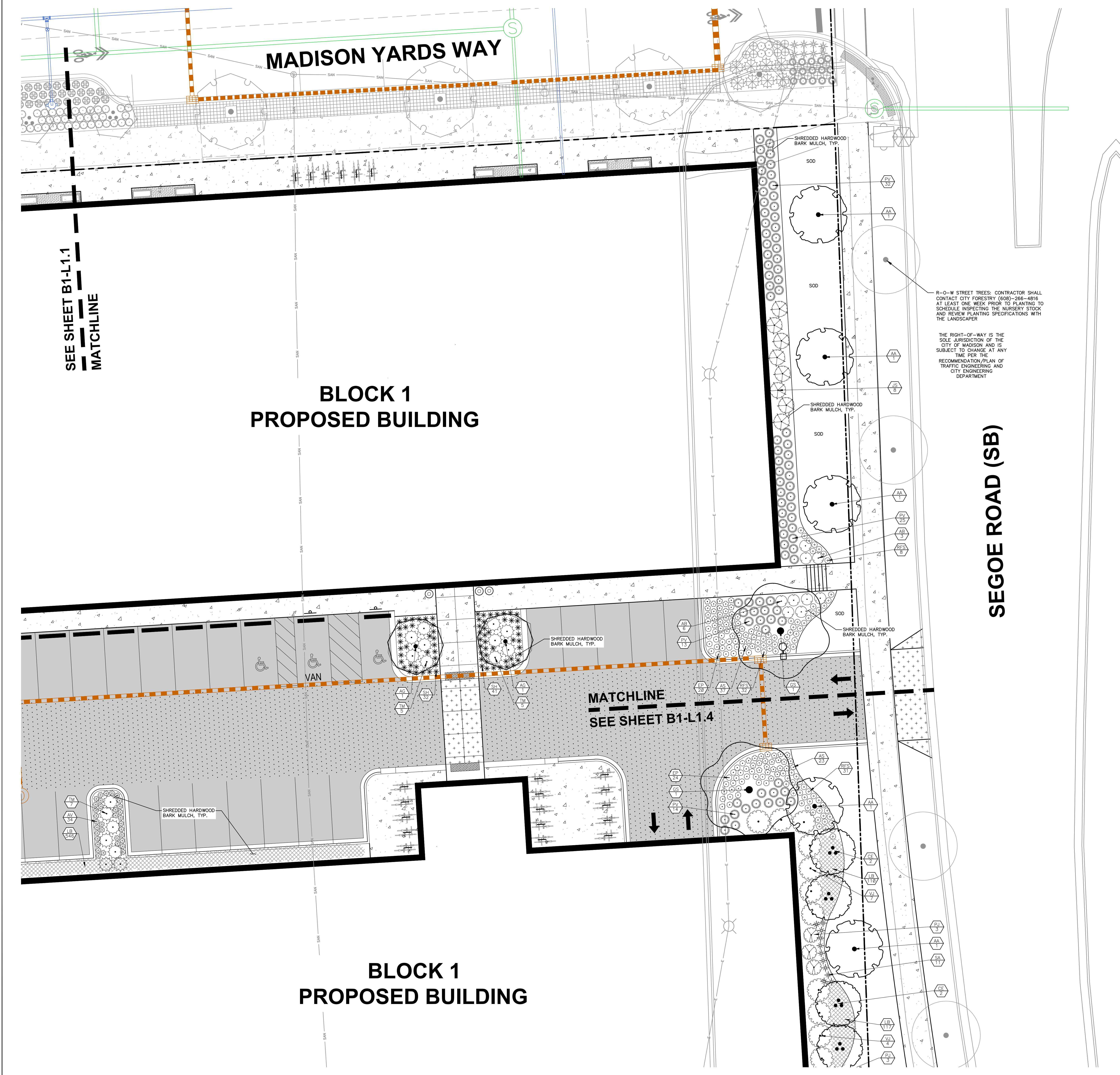
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BLOCK 1 DETAILED LANDSCAPE PLAN - NORTHWEST

SHEET NUMBER:
B1-L1.1

JSD PROJECT NO: 19-0366



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LEGEND

---	PROPERTY LINE
- - -	RIGHT-OF-WAY
---	BUILDING OUTLINE
---	BUILDING OVERHANG
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT
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---	RAILING
---	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
---	ADA PARKING SIGN
---	BIKE RACK
---	POLYETHYLENE EDGING
---	ALUMINUM EDGING

R-O-W STREET TREES: CONTRACTOR SHALL CONTACT CITY FORESTRY (608)-266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	AG	Amelanchier x grandiflora 'Autumn Brilliance' (T.F.) / Autumn Brilliance Serviceberry (T.F.)
	CE	Cercis canadensis / Eastern Redbud Multi-trunk
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	AA	Acer rubrum 'Armstrong' / Armstrong Red Maple
	BP	Betula populifolia 'Whitespire' - Single / Whitespire Birch - Single
	GS	Gleditsia triacanthos 'Inermis' 'Shademaster' TM / Shademaster Locust
	TA	Tilia americana 'Kromm' TM / Sweet Street American Linden
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AB	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry
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	PJ	Physocarpus opulifolius 'Jefam' / Amber Jubilee
	SI	Spiraea fritchensiana 'J.N. Select A' TM / Pink-a-licious Frithc Spirea
	VJ	Viburnum x juddii / Judd Viburnum
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	BG	Buxus x 'Green Velvet' / Green Velvet Boxwood
	JS	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper
	PP	Pinus mugo 'Pumila' / Mugo Pine
	TM	Taxus x media 'Everlow' / Everlow Yew
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PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
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	AV	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe
	CO2	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass
	EP	Echinacea x 'CBC Cone 2' TM / Pixie Meadowbrite Purple Coneflower
	ET	Echinacea x 'Tiki Torch' / Coneflower
	PVN	Panicum virgatum 'North Wind' / Northwind Switch Grass
	PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
	PG	Parthenocissus quinquefolia / Virginia Creeper
	RFS	Rudbeckia fulgida speciosa / Showy Coneflower
	SA	Sesleria autumnalis / Autumn Moor Grass
	SH	Sporobolus heterolepis 'Tara' / Prairie Dropseed
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	LB	Liriope spicata 'Big Blue' / Creeping Lily Turf



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MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.848.5060

CLIENT:
SMITH Gilbane

CLIENT ADDRESS:
 241 N. BROADWAY, SUITE 400
 MILWAUKEE, WI 53202

PROJECT:
MADISON YARDS AT HILL FARMS BLOCK 1

PROJECT LOCATION:
 701 GARDENER ROAD
 MADISON, WI 53705

REVIEW DRAWING
 NOT TO BE USED FOR CONSTRUCTION

PLAN MODIFICATIONS:

#	Date	Description
1	02.01.2021	GMP SET
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Design/Drawn: MWS
 Approved: KJV

SHEET TITLE:
BLOCK 1 DETAILED LANDSCAPE PLAN - NORTHEAST

SHEET NUMBER:
B1-L1.2

Scale in Feet: 10' 0' 10'

DIGGERS HOTLINE
 Toll Free (800) 242-8511

BLOCK 1 PROPOSED BUILDING

SHEBOYGAN AVENUE

SEGOE ROAD (SB)

SEE SHEET B1-L1.2
MATCHLINE

SEE SHEET B1-L1.4
MATCHLINE

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	RETAINING WALL
	RAILING
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
	BIKE RACK
	POLYETHYLENE EDGING
	ALUMINUM EDGING

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
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	CE	Cercis canadensis / Eastern Redbud Multi-trunk
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	BP	Betula populifolia 'Whitespire' - Single / Whitespire Birch - Single
	GS	Gleditsia triacanthos 'Inermis' 'Shademaster' TM / Shademaster Locust
	TA	Tilia americana 'Kromm' TM / Sweet Street American Linden
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	AB	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry
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	ET	Echinacea x 'Tiki Torch' / Coneflower
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	PV	Panicum virgatum 'Shenadoah' / Shenadoah Switch Grass
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	RFS	Rudbeckia fulgida speciosa / Showy Coneflower
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	SH	Sporobolus heterolepis 'Tara' / Prairie Dropseed
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	LB	Liriope spicata 'Big Blue' / Creeping Lily Turf

R-O-W STREET TREES: CONTRACTOR SHALL CONTACT CITY FORESTRY (608)-266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

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P. 608.848.5060

CLIENT:
SMITH Gilbane

CLIENT ADDRESS:
241 N. BROADWAY, SUITE 400
MILWAUKEE, WI 53202

PROJECT:
MADISON YARDS AT HILL FARMS BLOCK 1

PROJECT LOCATION:
701 GARDENER ROAD
MADISON, WI 53705

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION

PLAN MODIFICATIONS:

#	Date	Description
1	02.01.2021	GMP SET
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Design/Drawn: MWS
Approved: KJV

SHEET TITLE:
**BLOCK 1
DETAILED
LANDSCAPE PLAN -
SOUTHEAST**

SHEET NUMBER:
B1-L1.3



Toll Free (800) 242-8511

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION

PLAN MODIFICATIONS:

#	Date	Description
1	02.01.2021	GMP SET
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Design/Drawn: MWS
Approved: KJV

SHEET TITLE:
BLOCK 1 DETAILED LANDSCAPE PLAN - SOUTHWEST

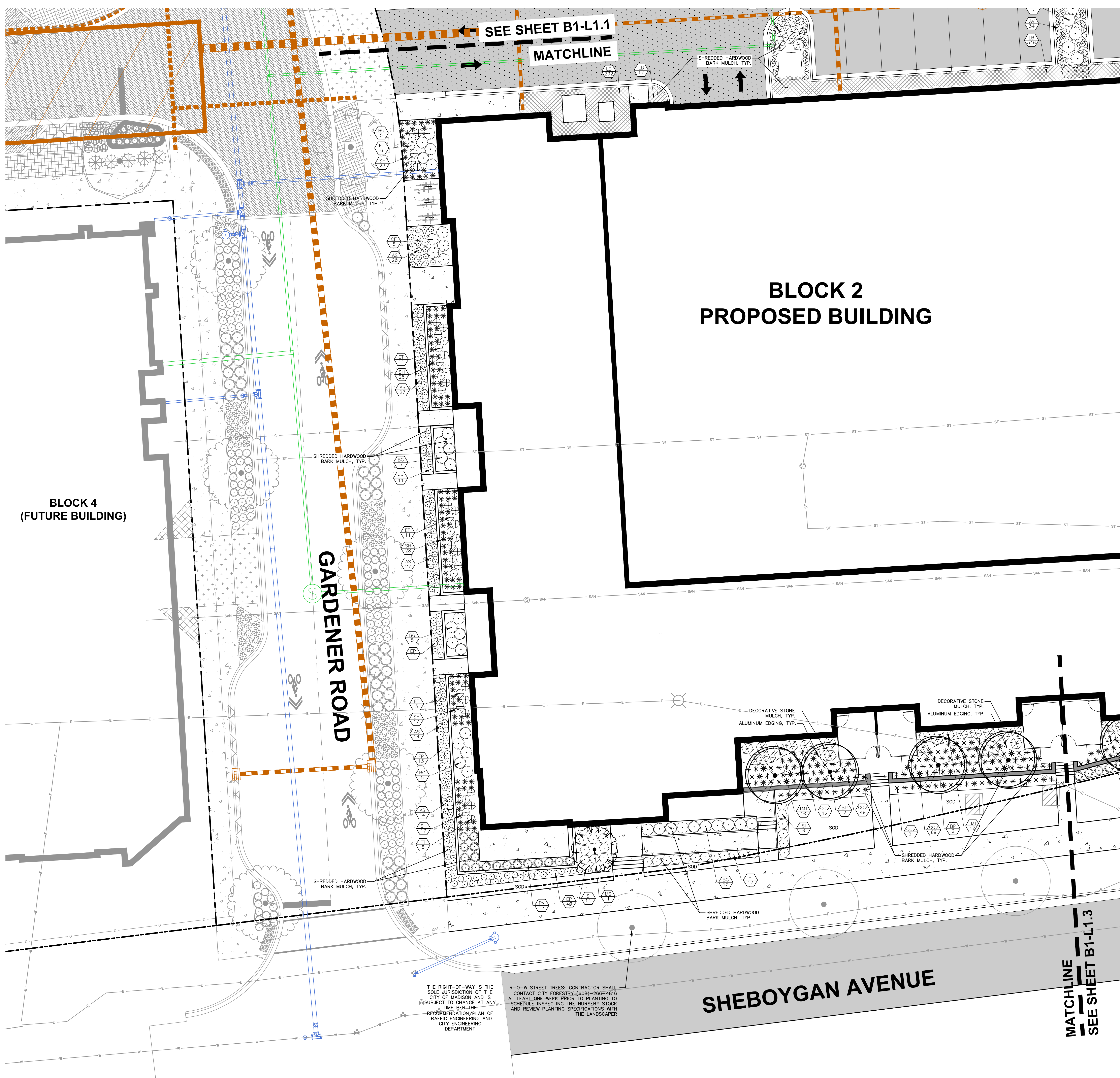
SHEET NUMBER:
B1-L1.4

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	SANITARY SEWER
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	RETAINING WALL
	RAILING
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
	BIKE RACK
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PLANT SCHEDULE

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	AB	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry
	CF	Cornus stolonifera 'Farrow' / Arctic Fire Dogwood
	PJ	Physocarpus opulifolius 'Jefam' / Amber Jubilee
	SI	Spiraea fritschiana 'J.N. Select A' TM / Pink-a-licious Fritsch Spirea
	VJ	Viburnum x juddii / Judd Viburnum
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	BG	Buxus x 'Green Velvet' / Green Velvet Boxwood
	JS	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper
	PP	Pinus mugo 'Pumila' / Mugo Pine
	TM	Taxus x media 'Everlow' / Everlow Yew
	TMT	Taxus x media 'Tautonit' / Tauton Yew
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	AS	Allium x 'Summer Beauty' / Summer Beauty Allium
	AV	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe
	CO2	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass
	EP	Echinacea x 'CBC Cone 2' TM / Pixie Meadowbrite Purple Coneflower
	ET	Echinacea x 'Tiki Torch' / Coneflower
	PVN	Panicum virgatum 'North Wind' / Northwind Switch Grass
	PV	Panicum virgatum 'Shenadoah' / Shenadoah Switch Grass
	PG	Parthenocissus quinquefolia / Virginia Creeper
	RFS	Rudbeckia fulgida speciosa / Showy Coneflower
	SA	Sesleria autumnalis / Autumn Moor Grass
	SH	Sporobolus heterolepis 'Tara' / Prairie Dropseed
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	LB	Liriope spicata 'Big Blue' / Creeping Lily Turf



SEE SHEET B1-L1.1
MATCHLINE

**BLOCK 2
PROPOSED BUILDING**

**BLOCK 4
(FUTURE BUILDING)**

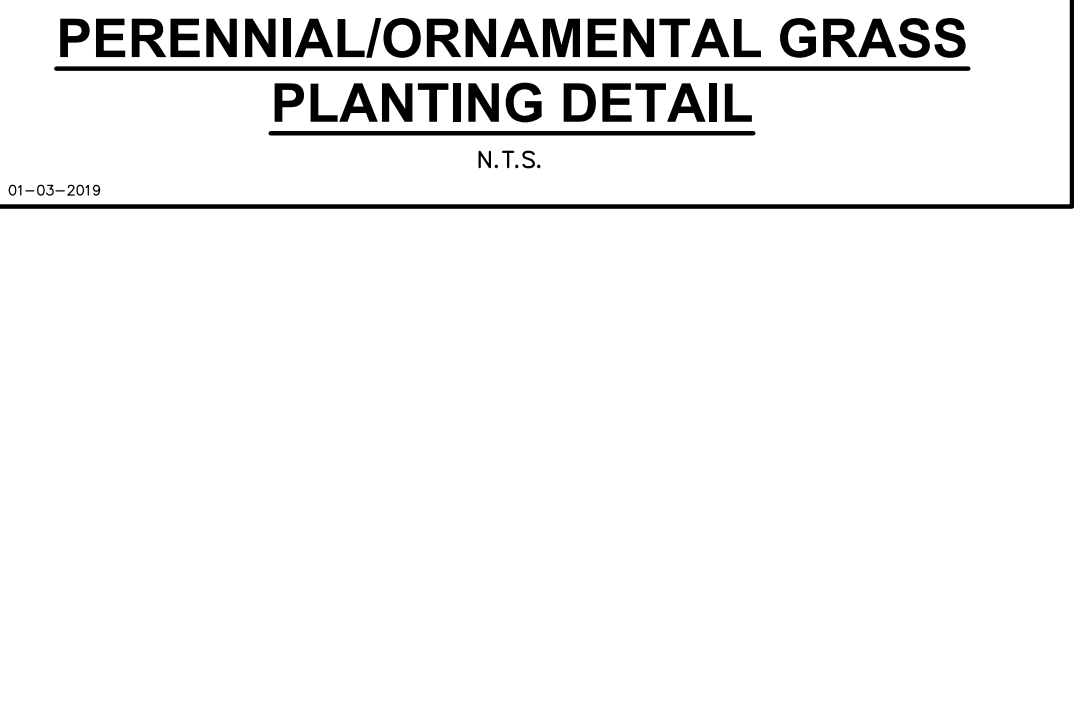
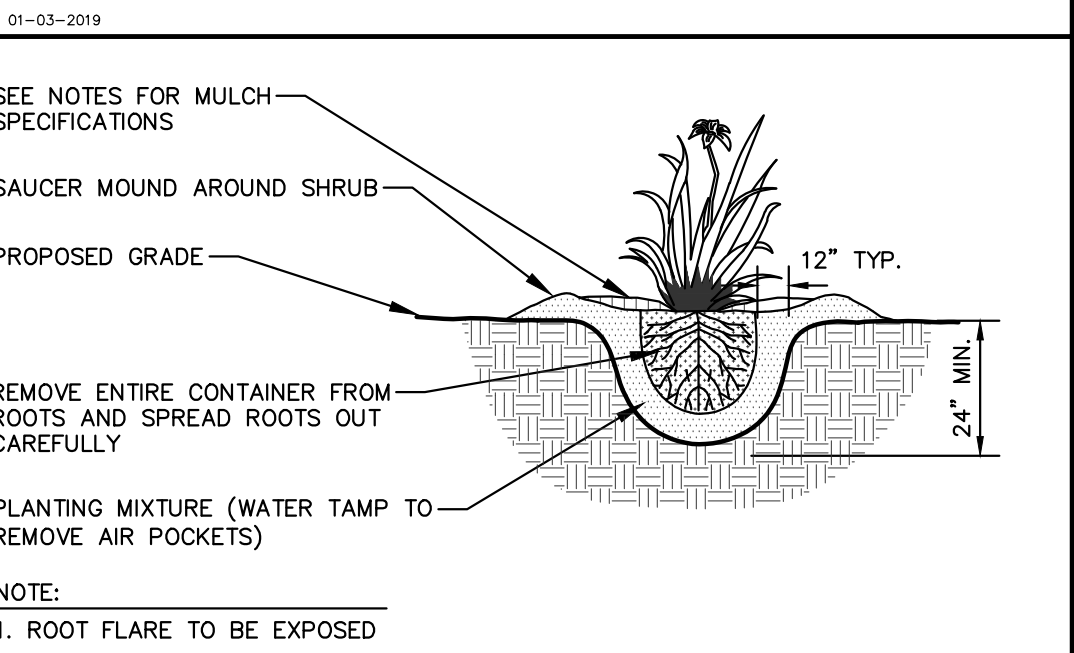
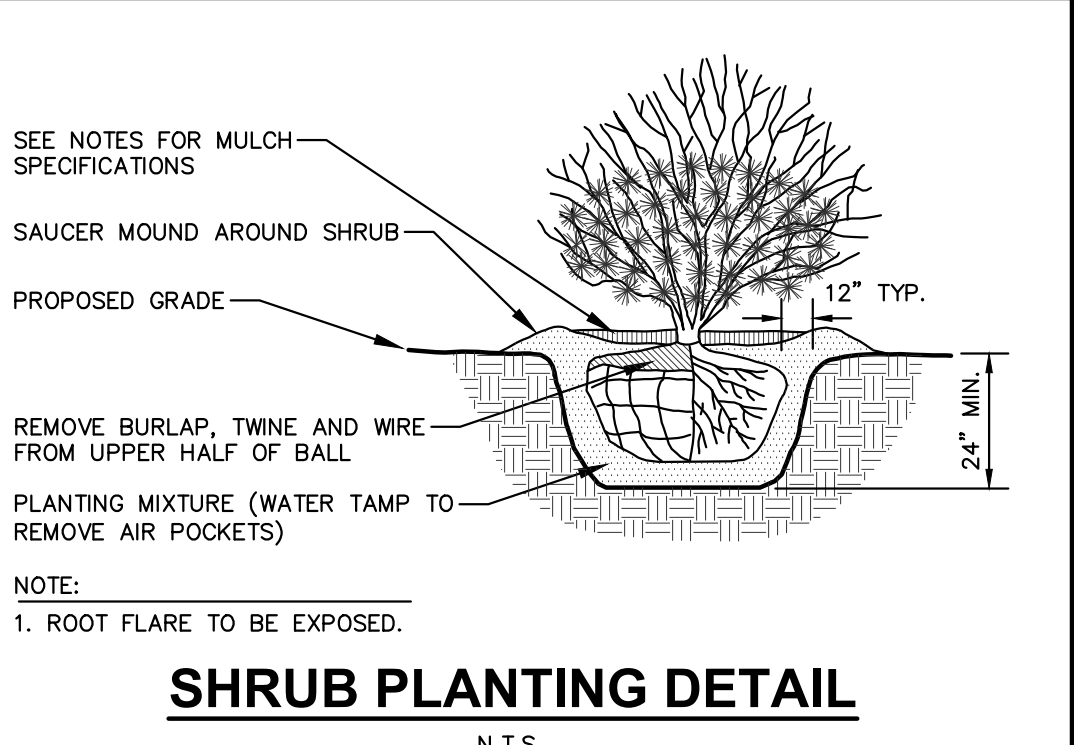
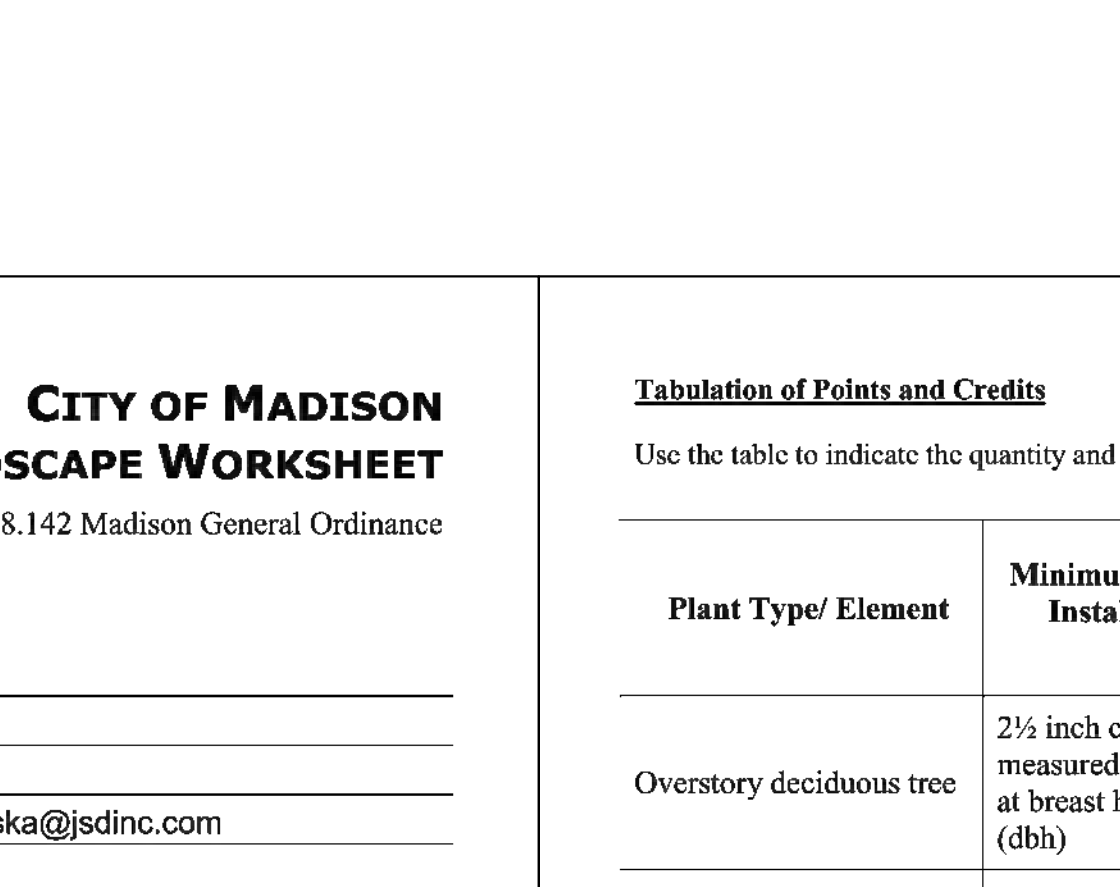
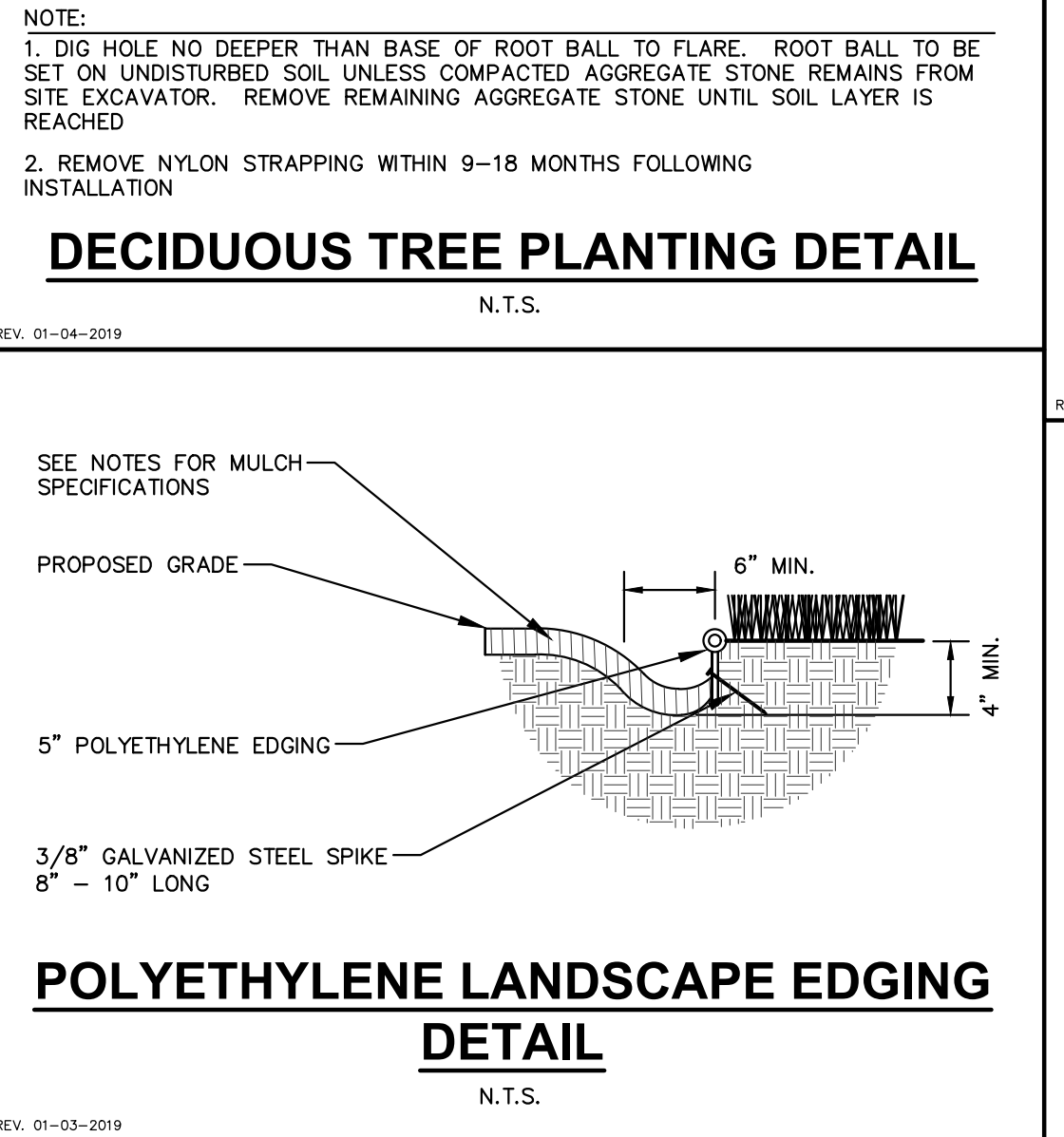
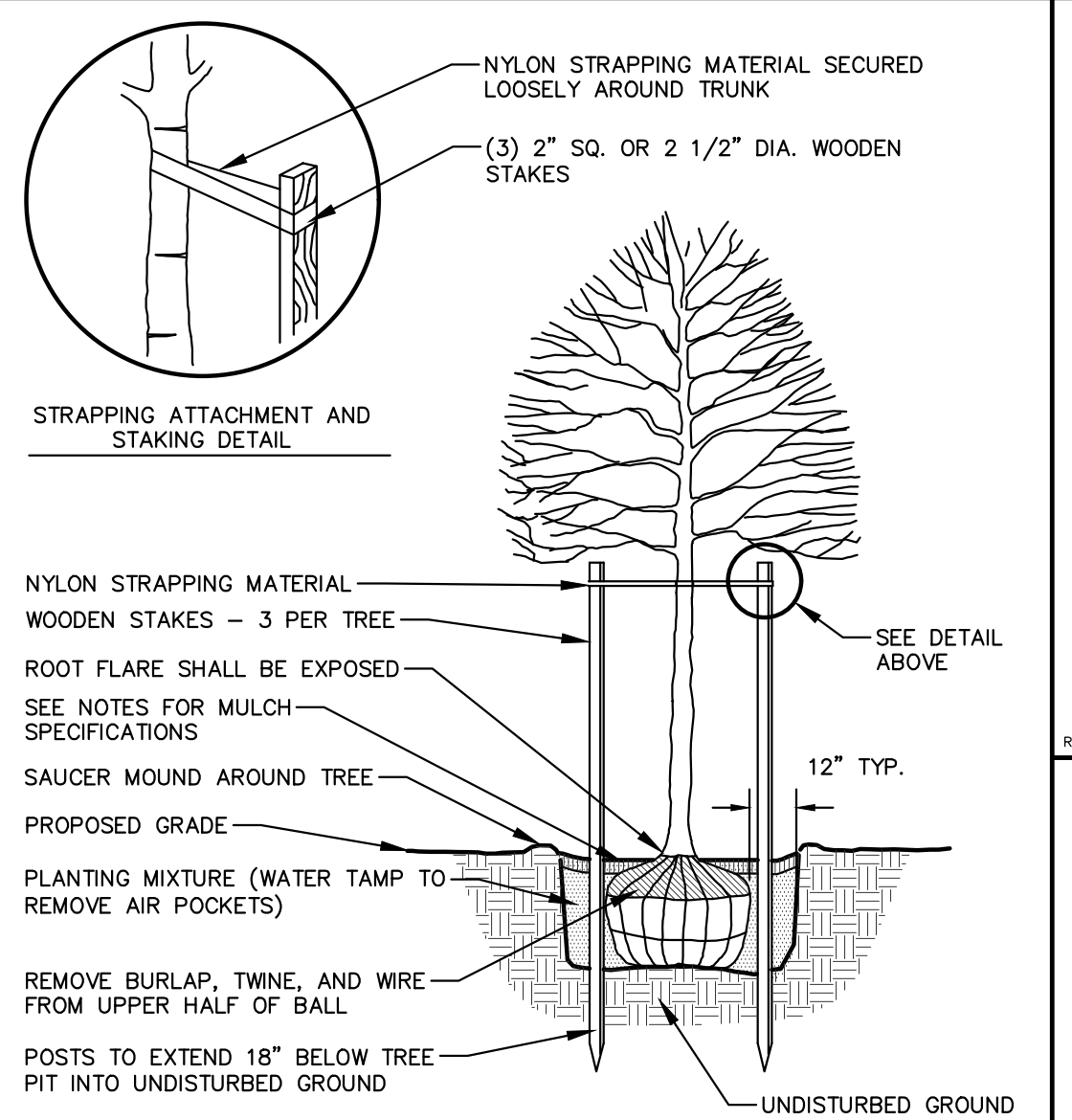
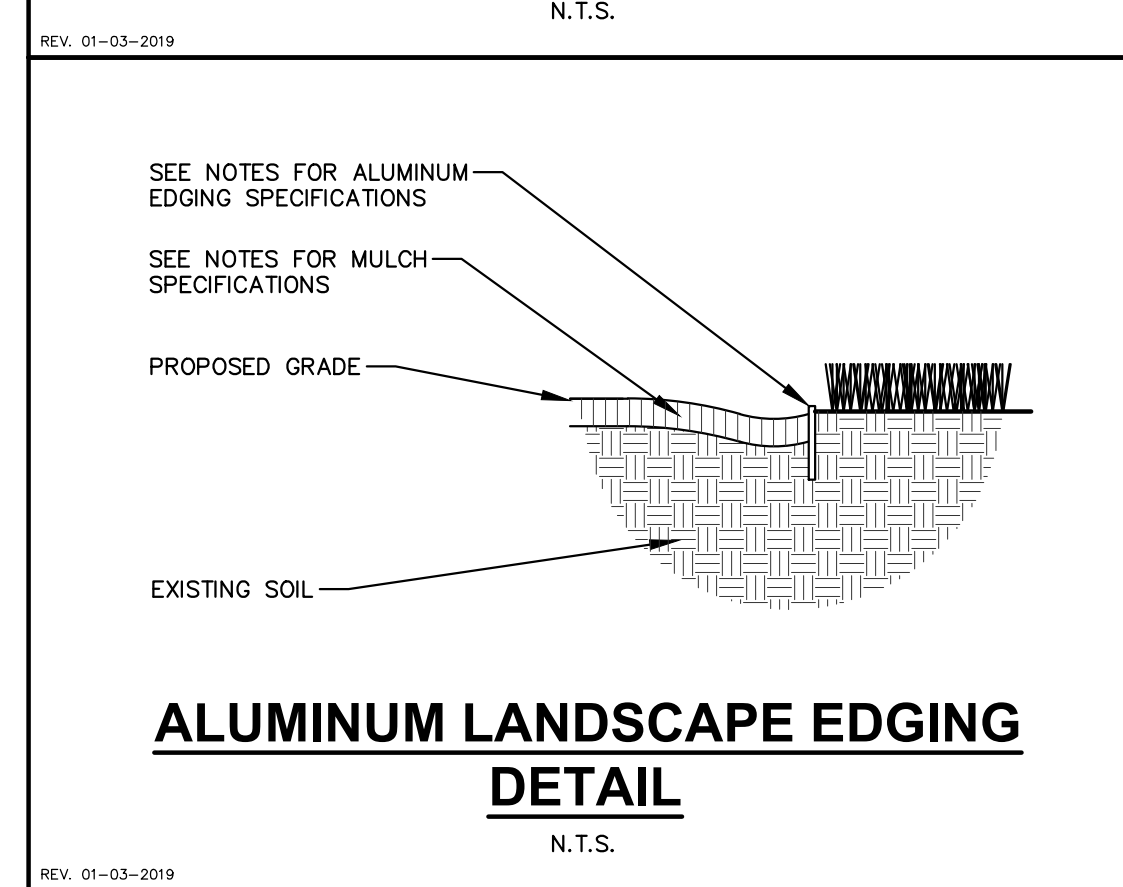
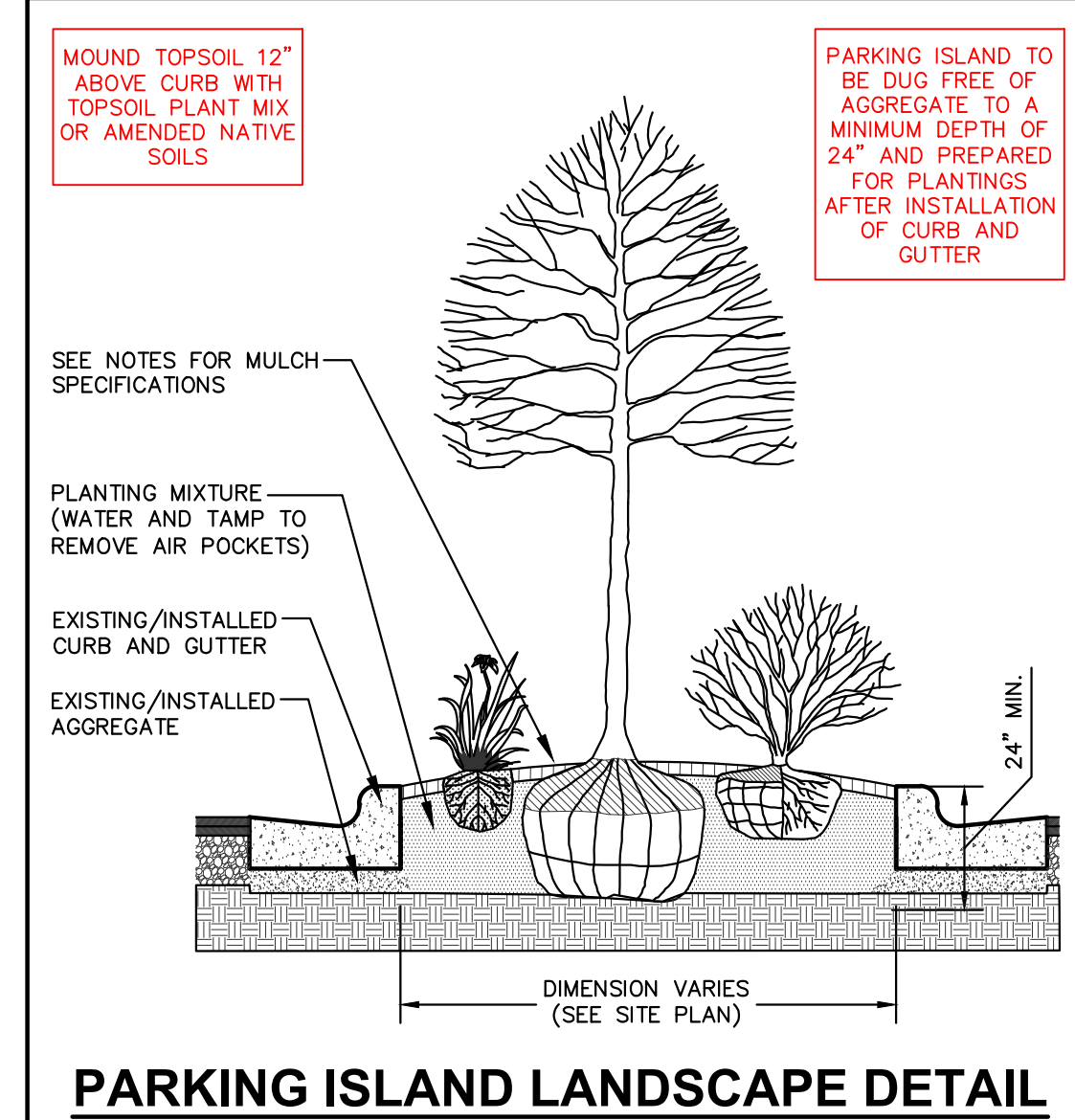
GARDENER ROAD

SHEBOYGAN AVENUE

MATCHLINE
SEE SHEET B1-L1.3

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

R-O-W STREET TREES: CONTRACTOR SHALL CONTACT CITY FORESTRY (608)-266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER



PLANT SCHEDULE							
ORNAMENTAL TREES							
	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY	
	AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' (T.F.) / Autumn Brilliance Serviceberry (T.F.)	B & B	1.5" Cal	15	2	
	CE	<i>Cercis canadensis</i> / Eastern Redbud Multi-trunk	B & B	Min. 6" Ht.	15	7	
	MS	<i>Malus</i> x 'Spring Snow' / Spring Snow Crabapple	B & B	1.5" Cal	15	1	
OVERSTORY DECIDUOUS TREES							
	AA	<i>Acer rubrum</i> 'Armstrong' / Armstrong Red Maple	B & B	2.5" Cal	35	7	
	BP	<i>Betula populifolia</i> 'Whitespire' - Single / Whitespire Birch - Single	B & B	2.5" Cal	35	5	
	GS	<i>Gleditsia triacanthos inermis</i> 'Shademaster' TM / Shademaster Locust	B & B	2.5" Cal	35	2	
	TA	<i>Tilia americana</i> 'Kromm' TM / Sweet Street American Linden	B & B	2.5" Cal	35	2	
DECIDUOUS SHRUBS							
	AB	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry	B & B	Min. 12"-24"	3	9	
	CF	<i>Cornus stolonifera</i> 'Farrow' / Arctic Fire Dogwood	B & B	Min. 12"-24"	3	5	
	PJ	<i>Physocarpus opulifolius</i> 'Jefam' / Amber Jubilee	B & B	Min. 12"-24"	3	10	
	SI	<i>Spiraea fritschiana</i> 'J.N. Select A' TM / Pink-a-licious Fritsch Spirea	B & B	Min. 12"-24"	3	66	
	VJ	<i>Viburnum x juddii</i> / Judd Viburnum	B & B	Min. 12"-24"	3	15	
EVERGREEN SHRUBS							
	BG	<i>Buxus</i> x 'Green Velvet' / Green Velvet Boxwood	B & B	Min. 12"-24"	4	30	
	JS	<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini Arcadia Juniper	B & B	Min. 12" Wide	4	8	
	PP	<i>Pinus mugo</i> 'Pumilio' / Mugo Pine	B & B	Min. 12"-24"	4	20	
	TM	<i>Taxus x media</i> 'Everlow' / Everlow Yew	B & B	Min. 12" Wide	4	17	
	TMT	<i>Taxus x media</i> 'Tautoni' / Tauton Yew	B & B	Min. 12"-24"	4	35	
PERENNIALS & GRASSES							
	AS	<i>Allium</i> x 'Summer Beauty' / Summer Beauty Allium	#1	Min. 8"-18"	2	162	
	AV	<i>Astilbe chinensis</i> 'Vision in White' / Vision in White Chinese Astilbe	#1	Min. 8"-18"	2	60	
	CO2	<i>Calamagrostis</i> x 'acutiflora' 'Overdam' / Overdam Feather Reed Grass	#1	Min. 8"-18"	2	203	
	EP	<i>Echinacea</i> x 'CGB Cone 2' TM / Pixie Meadowbrite Purple Coneflower	#1	Min. 8"-18"	2	119	
	ET	<i>Echinacea</i> x 'Tiki Torch' / Coneflower	#1	Min. 8"-18"	2	38	
	PVN	<i>Panicum virgatum</i> 'North Wind' / Northwind Switch Grass	#1	Min. 8"-18"	2	74	
	PV	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	2	199	
	PQ	<i>Parthenocissus quinquefolia</i> / Virginia Creeper	#1	Min. 24" wide	2	3	
	RFS	<i>Rudbeckia fulgida speciosa</i> / Showy Coneflower	#1	Min. 8"-18"	2	70	
	SA	<i>Sesleria autumnalis</i> / Autumn Moor Grass	#1	Min. 8"-18"	2	22	
	SH	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed	#1	Min. 8"-18"	2	186	
GROUND COVERS							
	LB	<i>Liriope spicata</i> 'Big Blue' / Creeping Lily Turf	4" plug			1,191	

- GENERAL NOTES**
- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE LANDSCAPE. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
 - DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. UNLESS ADEQUATE APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE, AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUNLIGHT. DELIVER PLANTS WITH LEADERS IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADY AREA. SECURE AREA WITH WET SOIL OR PROTECTIVE COVERS. DO NOT STORE PLANTS IN OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GRAFTS WITH MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP PLANTS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCAL ACCEPTED BEST HORTICULTURAL PRACTICES.
 - MATERIALS - PLANTS:** ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND STAMEN. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE AND INSECTS OR PESTS (E.G., PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE THAT WOULD PREVENT THRIVING GROWTH AND PRODUCTION OF PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY, PESTS AND DISEASE. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
 - PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND PRAIRIE ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR WEAKENED DURING THE PLANTING PROCESS, SHALL BE REMOVED. DOUBLE LEADERS SHALL BE ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK. PRUNING SHALL BE ACCORDING TO THE AMERICAN HORTICULTURAL GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUSES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE. PRUNING SHALL BE ACCORDING TO THE AMERICAN HORTICULTURAL GUIDELINES. DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
 - CLEANUP:** THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS. ANY REMAINING PLANTS, SHRUBS, TREE TRUNKS, AND BRANCHES SHALL BE PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. OTHERWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
 - ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

- LANDSCAPE MATERIAL NOTES**
- MATERIALS - PLANTING MIXTURE:** ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND OAKS WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
 - MATERIALS - TOPSOIL:** TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
 - MATERIALS - SHREDDED HARDWOOD BARK MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
 - MATERIALS - DECORATIVE STONE MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE 1.5" TRAP STONE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
 - MATERIALS - TREE & SHRUB RINGS:** ALL TREES AND/OR SHRUBS PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
 - MATERIALS - POLYETHYLENE EDGING:** EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
 - MATERIALS - ALUMINUM EDGING:** EDGING SHALL BE 1/8" X 4" ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
 - MATERIALS - (ALTERNATE 1):** TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT ORIGINAL SLOW RELEASE WATERING BAG, PRODUCT NO. 9813-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - MATERIALS - RETAINING WALL:** UNLOCK "U-CARA" W/ TOP CAP. UMBRIANO FINISH, FRENCH GREY COLOR. COLOR SAMPLE TO BE SUBMITTED TO ARCHITECT FOR VERIFICATION PRIOR TO ORDER/INSTALL.

- SODDING NOTES**
- MATERIALS - SOD:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREEMERGENT GRANULAR HERBICIDE. TURFGRASS SOD, ONLY IMPROVED TYPES OF SOD (GLUE) ARE ACCEPTABLE. TURFGRASS SOD SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH. AT THE TIME OF CUTTING, MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STORING ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET. AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BE IMMEDIATELY AFTER SOD IS INSTALLED.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE AS HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING, REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENED GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL THE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, SEED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY WEEDS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ALL PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE | WAUSAU
APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060



CLIENT:

CLIENT ADDRESS:
241 N. BROADWAY, SUITE 400
MILWAUKEE, WI 53202

PROJECT:
MADISON YARDS AT HILL FARMS
BLOCK 1

PROJECT LOCATION:
701 GARDENER ROAD
MADISON, WI 53705

REVIEW DRAWING
NOT TO BE USED
FOR CONSTRUCTION

PLAN MODIFICATIONS:

#	Date	Description
1	02.01.2021	GMP SET
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: MWS
Approved: KJV

SHEET TITLE:
**BLOCK 1
LANDSCAPE DETAILS
AND NOTES**

SHEET NUMBER:
B1-L2.0

JSD PROJECT NO: 19-036



**CITY OF MADISON
LANDSCAPE WORKSHEET**
Section 28.142 Madison General Ordinance

Project Location / Address 701 Gardener Road, Madison, WI 53705
Name of Project Madison Yards at Hill Farms - Block 1
Owner / Contact JSD Professional Services / Kevin Yeska
Contact Phone 608.848.5060 Contact Email kevin.yeska@sdinc.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size
MUST be prepared by a registered landscape architect. ****

Applicability
The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- No demolition of a principal building is involved.
- Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

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. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.
Total square footage of developed area 30,888 SF
Total landscape points required 514 POINTS
- For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.
Total square footage of developed area
Five (5) acres = 217,800 square feet
First five (5) developed acres = 3,630 points
Remainder of developed area
Total landscape points required
- For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.
Total square footage of developed area
Total landscape points required

Tabulation of Points and Credits
Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/Element	Minimum Size at Installation	Points	Credits/Existing Landscaping		New/Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35			16	560
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			10	150
Upright evergreen shrub (i.e. arbovitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			105	315
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			110	440
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2			1,136	2,272
Ornamental/decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points. * Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200 5 points per "seat"				
Sub Totals						3,737

* 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.

Total Number of Points Provided 3,737



LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- ▨ 20' WIDE FIRE LANE
- ▨ 26' WIDE FIRE LANE - AERIAL APPARATUS
- HYDRANT LOCATION
- PROPOSED STREET TREE LOCATION
- PROPOSED LIGHT POLE

NOTE:
ALL HOSE LAY ROUTES SHOWN
MEASURE 500 FEET



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-5100 • E-mail: fire@cityofmadison.com

Project Address: 4702 SHEBOYGAN AVENUE
Contact Name & Phone #: Kevin Yeska, 608-848-5060

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	Yes	No	N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13 1/2-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane no more than a slope of 5%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a rollable curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	Yes	No	N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	Yes	No	N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	Yes	No	N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	Yes	No	N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	Yes	No	N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3 1/2-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1 1/2-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	Yes	No	N/A

Attach an additional sheet if further explanation is required for any answers.
This worksheet is based on MGO 34.503 and IFC 2015 Edition Chapter 5 and Appendix D; please see the codes for further information.
Revised 12/12/2016



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE | WAUSAU
APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
SMITH Gilbane

CLIENT ADDRESS:
241 N. BROADWAY, SUITE 400
MILWAUKEE, WI 53202

PROJECT:
**MADISON YARDS AT
HILL FARMS
BLOCK 1**

PROJECT LOCATION:
701 GARDENER ROAD
MADISON, WI 53705

REVIEW DRAWING
NOT TO BE USED
FOR CONSTRUCTION

PLAN MODIFICATIONS:

#	Date	Description
1	02.01.2021	GMP SET
2		
3		
4		
5		
6		
7		
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14		
15		

Design/Drawn:
Approved:

SHEET TITLE:
**BLK 1
FIRE ACCESS EXHIBIT**

SHEET NUMBER:
EX. A

JSD PROJECT NO: 19-0366

File: I:\2019\190366\W02\W02\Sheet190366_BLK1_EX_A_FIRE_ACCESS.dwg Layer: B1 User: kyeska Plotted: Feb 02, 2021 - 11:23:09 Feet:

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