

128 Langdon Street
Contract 9596
MUNIS 15477
Developer: 126 Langdon Street, LLC

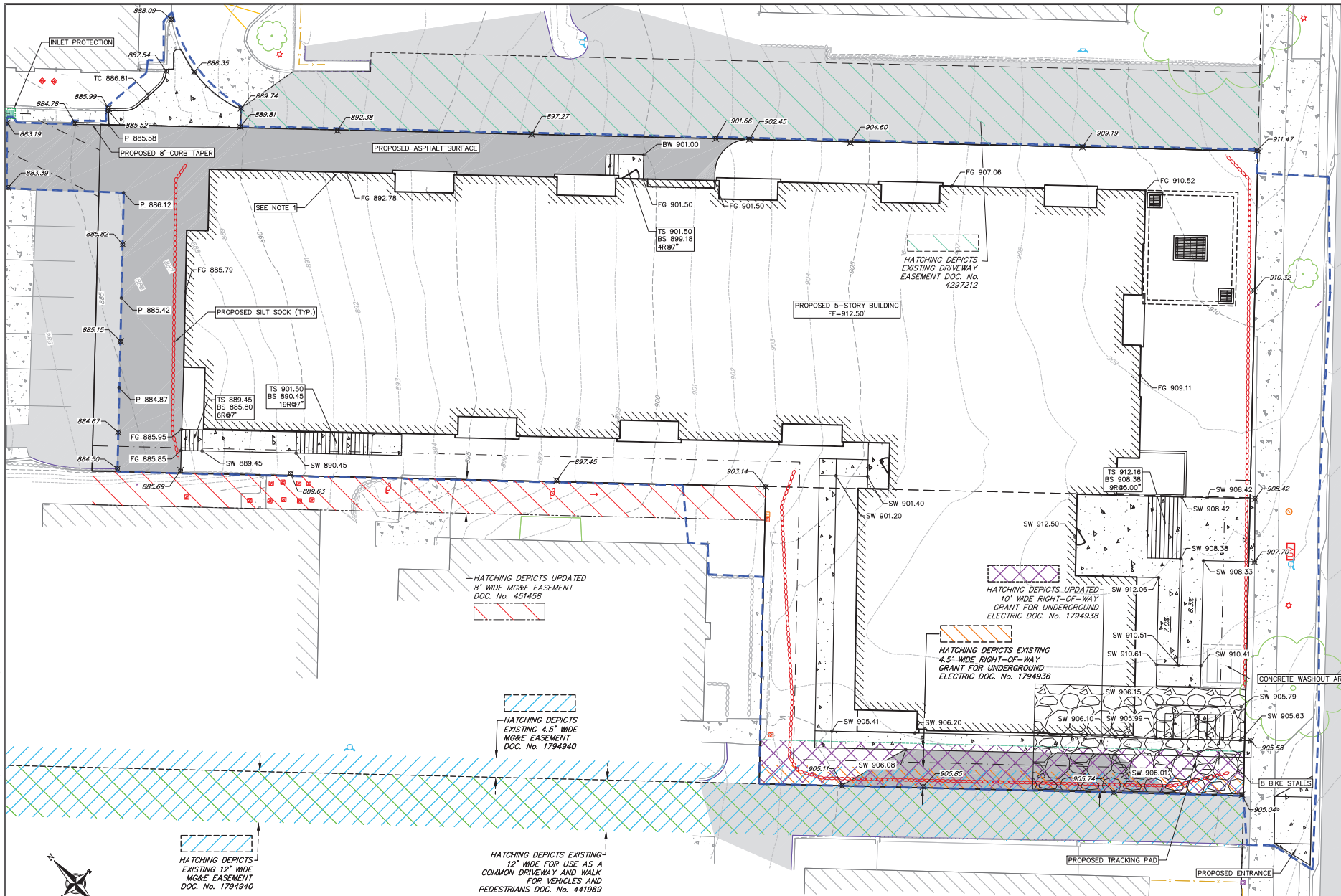


Summary of Improvements:

- Complete and record the Certified Survey Map required for the redevelopment.
- Construct public sidewalk, terrace, curb & gutter, and pavement improvements on Langdon Street adjacent to the redevelopment per plans approved by the City Engineer.
- Construct private sanitary, storm, and water service laterals needed to serve the redevelopment.
- Relocate existing private water service for neighboring property that crosses the redevelopment project area.
- Repair or replace existing public sidewalk, street terrace, curb and gutter, street terrace, and street pavement as necessary to accommodate the private redevelopment project.
- Close abandoned driveways with curb and gutter and construct new driveway aprons per approved commercial driveway permits from City Traffic Engineer and per plans approved by the City Engineer.
- Protect existing public street terrace trees on Langdon Street.

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04-Oct-2024 2:31:46 M:\Steve Brown Apartments\24029\24_Langdon St CAD\DWG\24029_Corridor.dwg by: elson



NOTES:
 1. UNLESS NOTED OTHERWISE, FINISHED GRADE AT BUILDING TO BE 0.25' HIGHER THAN EXISTING GRADE AT PAVEMENT BLEND POINT ALONG PROPERTY LINE.

NOT FOR CONSTRUCTION

LANGDON ST

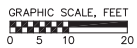
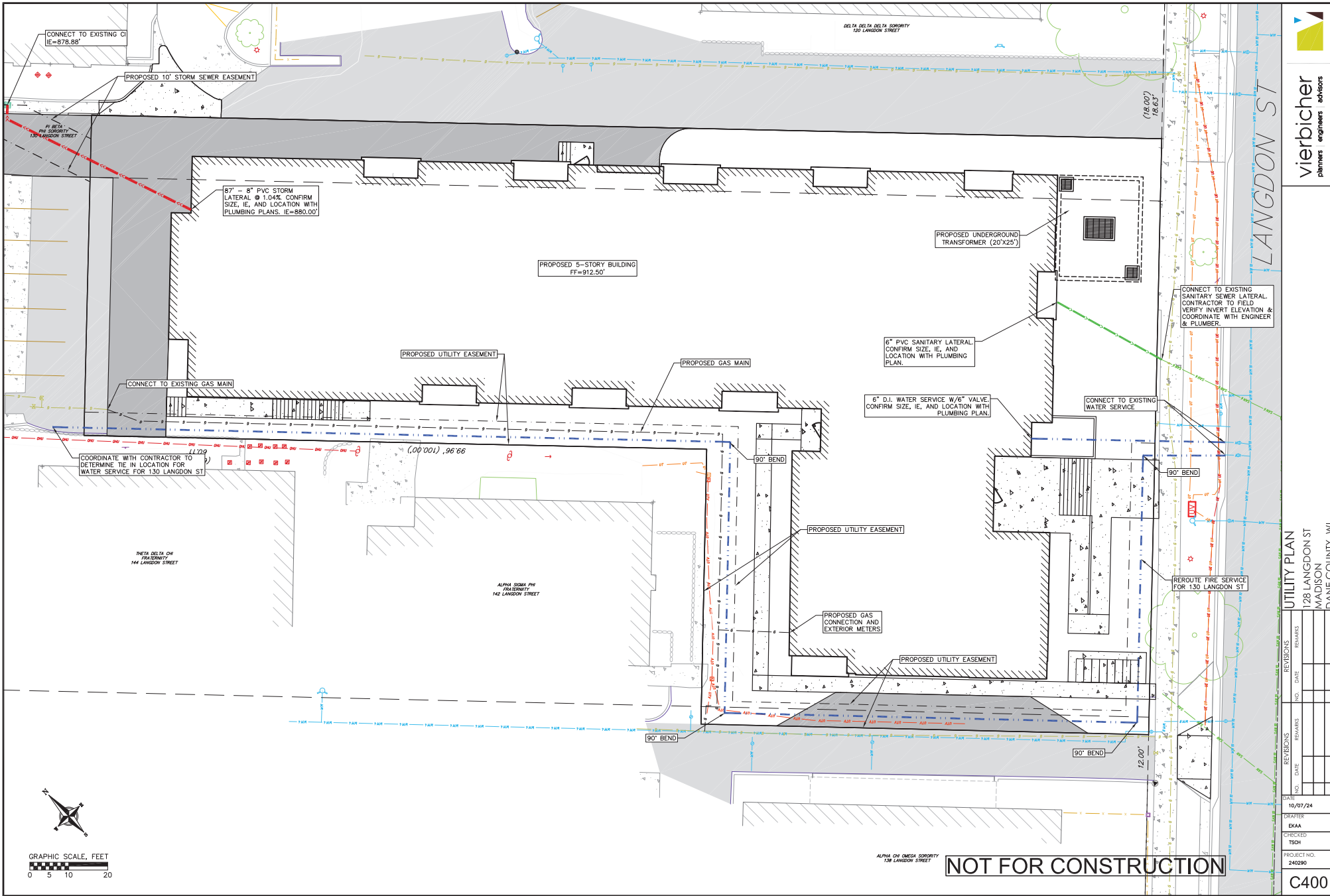
OVERALL GRADING & EROSION CONTROL PLAN

128 LANGDON ST
 MADISON
 DANE COUNTY, WI



NO.	DATE	REVISIONS	REMARKS

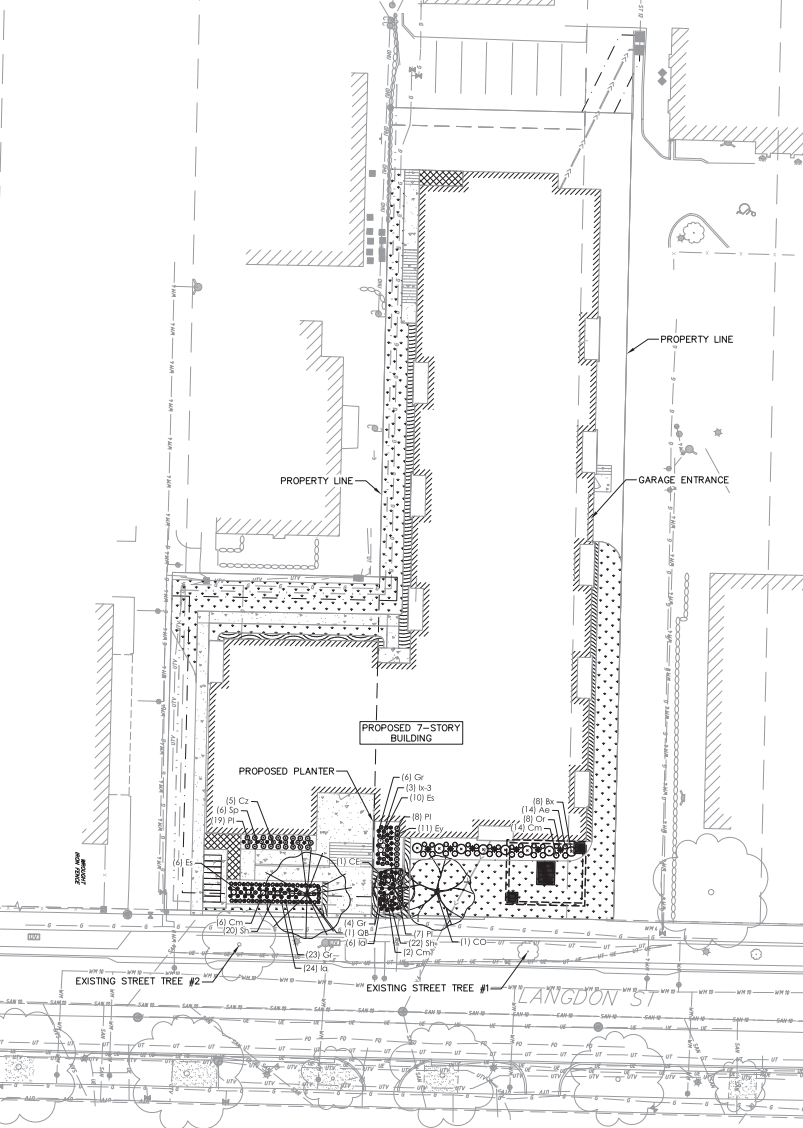
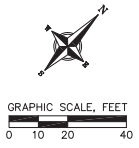
DRAWN: 10/07/24
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 CHECKED: ECAA
 PROJECT NO.: 240290
 C300



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REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	10/07/24
DRAWER	EKAA
CHECKED	TSSH
PROJECT NO.	240229



PLANT SCHEDULE

Table with columns: CODE, BOTANICAL / COMMON NAME, ROOT COND., SIZE, QTY. Includes sections for DECIDUOUS TREES, UNDERSTORY TREES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, and PERENNIALS.

CONCEPT PLANT SCHEDULE

Table listing materials and quantities: TURF (4,547 sf), AGGREGATE STONE (687 sf), Gc #1 (190 sf), Gc #2 (32), Gc #3 (158).

PLANT MATERIAL NOTES

- 1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED...
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION...
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN, WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE.

LANDSCAPE MATERIAL NOTES

- 1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH...
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE...
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN...
4. LANDSCAPE BORDERS IDENTIFIED AS AGGREGATE STONE ARE TO BE INSTALLED USING 1"-2" FRACTURED/ANGULAR COLONIAL RED GRANITE...
5. LANDSCAPE BEDS, STONE BORDERS, AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING...
6. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 4" DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING...
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

GENERAL LANDSCAPE NOTES

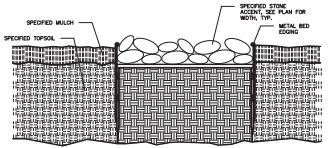
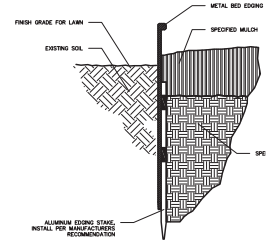
- 1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR...
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION.

City of Madison Landscape Worksheet

Worksheet table with columns: Address, Date, Total Square Footage of Developed Area, Total Landscape Points Required, Credits/Existing Landscaping, New/Proposed Landscaping.

SEEDING AND PLUG PLANTING NOTES

- 1. ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT...
2. INSTALL GROUNDCOVERS (GC) AS PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN...



NOT FOR CONSTRUCTION



LANDSCAPE PLAN
128 LANGDON ST
MADISON
DANE COUNTY, WI

Table with columns: REVISIONS, NO., DATE, REMARKS.

DATE: 10/07/24
DRAFTER: EGOR
CHECKED: TSHO
PROJECT NO: 24029P
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