

Woodland Reserve Redevelopment

3205 Stevens Street, Madison, WI 5 NEW APARTMENT BUILDINGS- 63 UNITS



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CA101	ARCHITECTURAL SITE PLAN - OVERALL	С
CA101a	PARTIAL SITE PLAN - NORTHWEST	C
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CA101c	PARTIAL SITE PLAN - SOUTHEAST	C
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C100	EXISTING CONDITIONS
C101	DEMOLITION PLAN
C200	OVERALL SITE PLAN

LOT COVERAGE

<u>CIVIL</u>

C201	SITE PLAN - NORTH
C202	SITE PLAN - SOUTH
C300	GRADING & EROSION CONTROL PLAN
C301	GRADING PLAN - NORTH
C302	GRADING PLAN - SOUTH
C400	OVERALL UTILITY PLAN
C401	UTILITY PLAN - NORTH STORM SEWER
C402	UTILITY PLAN - SOUTH STORM SEWER
C403	UTILITY PLAN - NORTH SANITARY SEWE
C404	UTILITY PLAN - SOUTH SANITARY SEWER
C405	UTILITY PLAN - NORTH WATER MAIN
C406	UTILITY PLAN - SOUTH WATER MAIN

LANDSCAPE

L001	PLANT SCHEDULE & LANDSCAPE POINTS
L101	LANDSCAPE PLAN
L401	LANDSCAPE PLAN - NORTH
L402	LANDSCAPE PLAN - SOUTH
L501	PLANTING DETAILS

ARCHITECTURAL

AC101.1	FIRST FLOOR PLAN - BLDG #1
AC102.1	SECOND FLOOR PLAN - BLDG #1
AC103.1	THIRD FLOOR PLAN - BLDG #1
AC104.1	FOURTH FLOOR / LOFT PLAN - BLDG #1
AC105.1	ROOF PLAN - BLDG #1
AC201.1	EXTERIOR ELEVATIONS - BLDG #1
AC202.1	EXTERIOR ELEVATIONS COLORED - BLDG #1
AC100.2	BASEMENT PLAN - BLDG #2
AC101.2	FIRST FLOOR PLAN - BLDG #2
AC102.2	SECOND FLOOR PLAN - BLDG #2
AC103.2	THIRD FLOOR PLAN - BLDG #2
AC104.2	FOURTH FLOOR / LOFT PLAN - BLDG #2
AC105.2	ROOF PLAN - BLDG #2
AC201.2	EXTERIOR ELEVATIONS - BLDG #2
AC202.2	EXTERIOR ELEVATIONS COLORED - BLDG #2
AC101 2	FIRST FLOOD DLAN DLDC #3
ACIUI.3	FIRST FLOOR PLAN - BLDG #3

AC102.3 SECOND FLOOR PLAN - BLDG #3

AC201.3 EXTERIOR ELEVATIONS - BLDG #3

AC202.3 EXTERIOR ELEVATIONS COLORED - BLDG #3

AC103.3 LOFT FLOOR PLAN - BLDG #3

AC104.3 ROOF PLAN - BLDG #3

AC100.1 BASEMENT PLAN - BLDG #1

ARCHITECTURAL

AC101.4 FIRST FLOOR PLAN - BLDG #4

AC102.4 SECOND FLOOR PLAN - BLDG #4

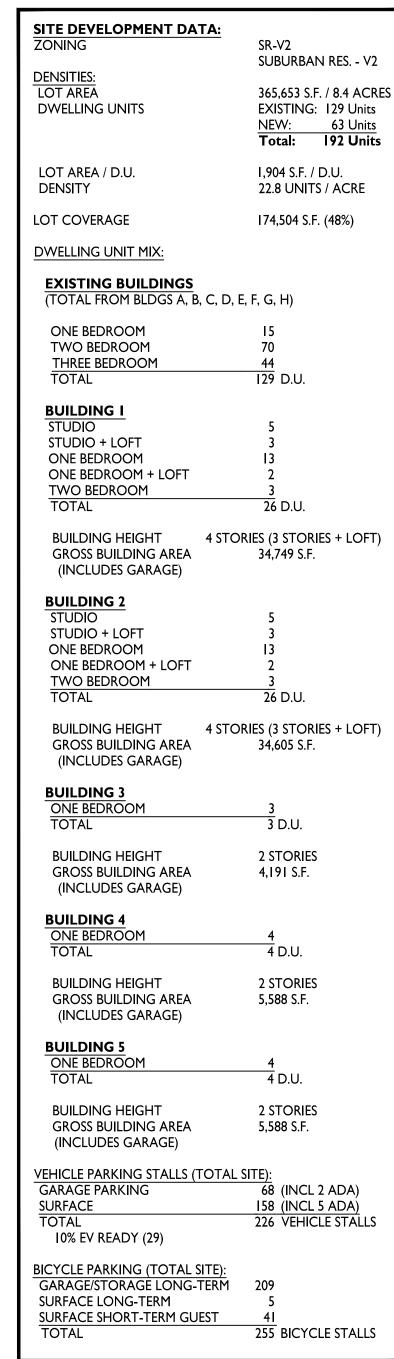
AC103.4	LOFT FLOOR PLAN - BLDG #4
AC104.4	ROOF PLAN - BLDG #4
AC201.4	EXTERIOR ELEVATIONS - BLDG #4
AC202.4	EXTERIOR ELEVATIONS COLORED - BLDG #4
AC101.5	FIRST FLOOR PLAN - BLDG #5
AC102.5	SECOND FLOOR PLAN - BLDG #5
AC103.5	LOFT FLOOR PLAN - BLDG #5
AC104.5	ROOF PLAN - BLDG #5
AC201.5	EXTERIOR ELEVATIONS - BLDG #5
AC202.5	EXTERIOR ELEVATIONS COLORED - BLDG #5
	CONCEPT IMAGES

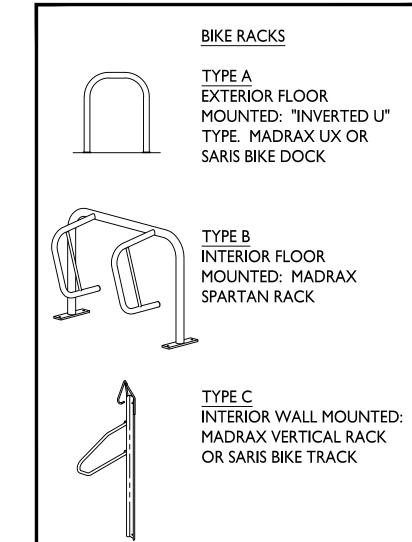
ISSUED FOR:

2025.10.06 - LU & UDC SUBMITTAL 2025.10.14 - LU & UDC SUBMITTAL PROJECT NUMBER 2425









I. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA

4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE:

CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE:
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ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

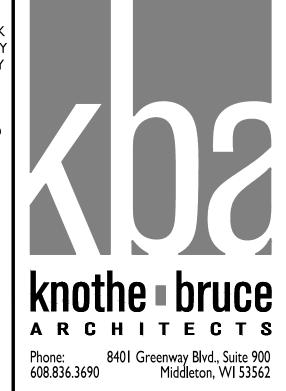
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9. STREET TREE PRUNING SHALL BE
COORDINATED WITH MADISON FORESTRY AT A
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II. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).

I2. THE PUBLIC 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 THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



ISSUED

KEY PLAN

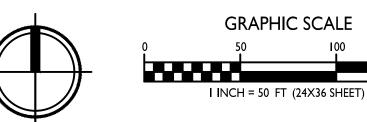
2025.10.06 - LU / UDC SUBMITTAL 2025.10.14 - LU / UDC RESUBMITTAL

PROJECT TITLE
Woodland Reserve
Redevelopment

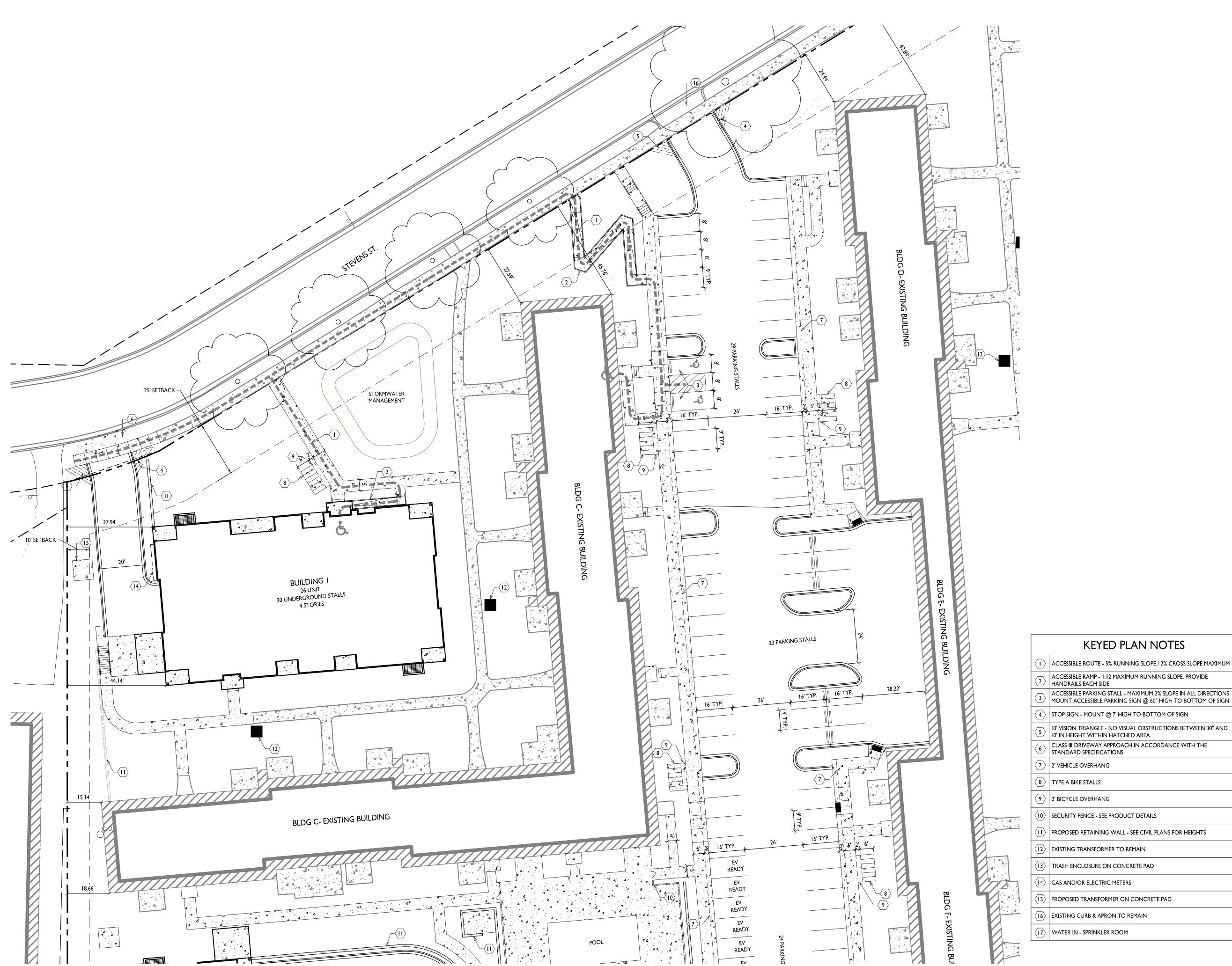
3101-3211 Stevens St. & 3102-3214 Bluff St. Madison, WI

SHEET TITLE
Architectural
Site Plan

SHEET NUMBER







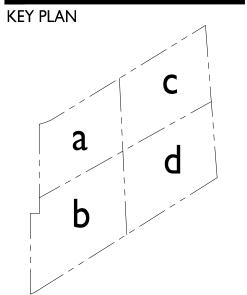
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ARCHITECTS

608.836.3690 Middleton, WI 53562

8401 Greenway Blvd., Suite 900



ISSUED 2025.10.06 - LU / UDC SUBMITTAL

2025.10.14 - LU / UDC RESUBMITTAL

PROJECT TITLE Woodland Reserve Redevelopment

3101-3211 Stevens St. & 3102-3214 Bluff St. Madison, WI

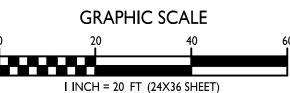
SHEET TITLE Partial Site Plan -Northwest

SHEET NUMBER

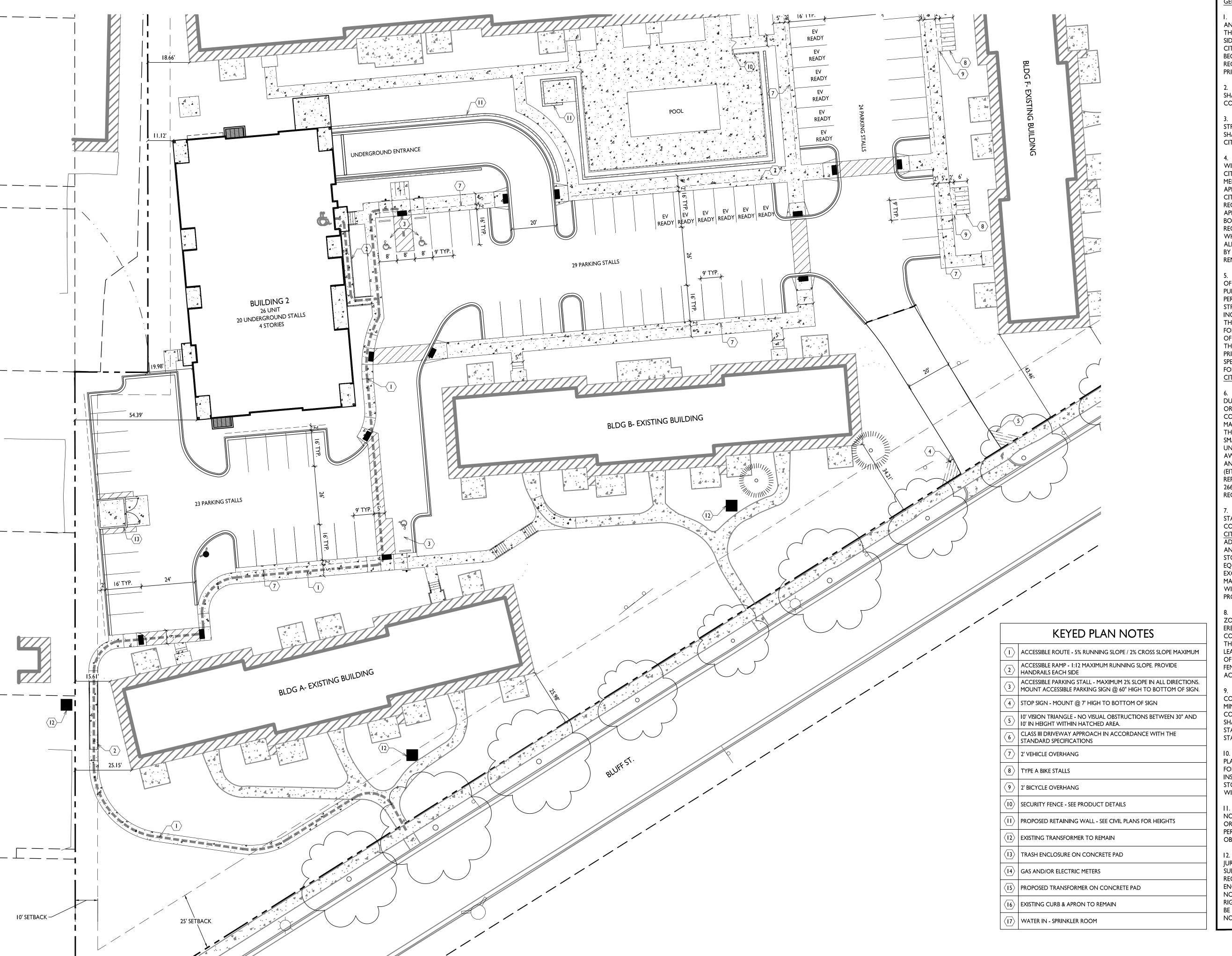
PARTIAL ARCHITECTURAL SITE PLAN



KEYED PLAN NOTES



CA 10 la



PARTIAL

ARCHITECTURAL SITE PLAN

GENERAL NOTES:

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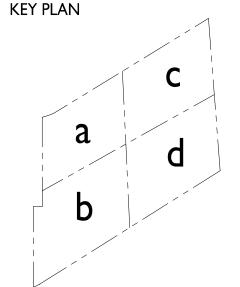
knothe bruce

8401 Greenway Blvd., Suite 900

Middleton, WI 53562

/ PI AN

608.836.3690



ISSUED 2025.10.06 - LU / UDC SUBMITTAL 2025.10.14 - LU / UDC RESUBMITTAL

Woodland Reserve Redevelopment

3101-3211 Stevens St. & 3102-3214 Bluff St. Madison, WI

SHEET TITLE
Partial Site Plan Southwest

SHEET NUMBER

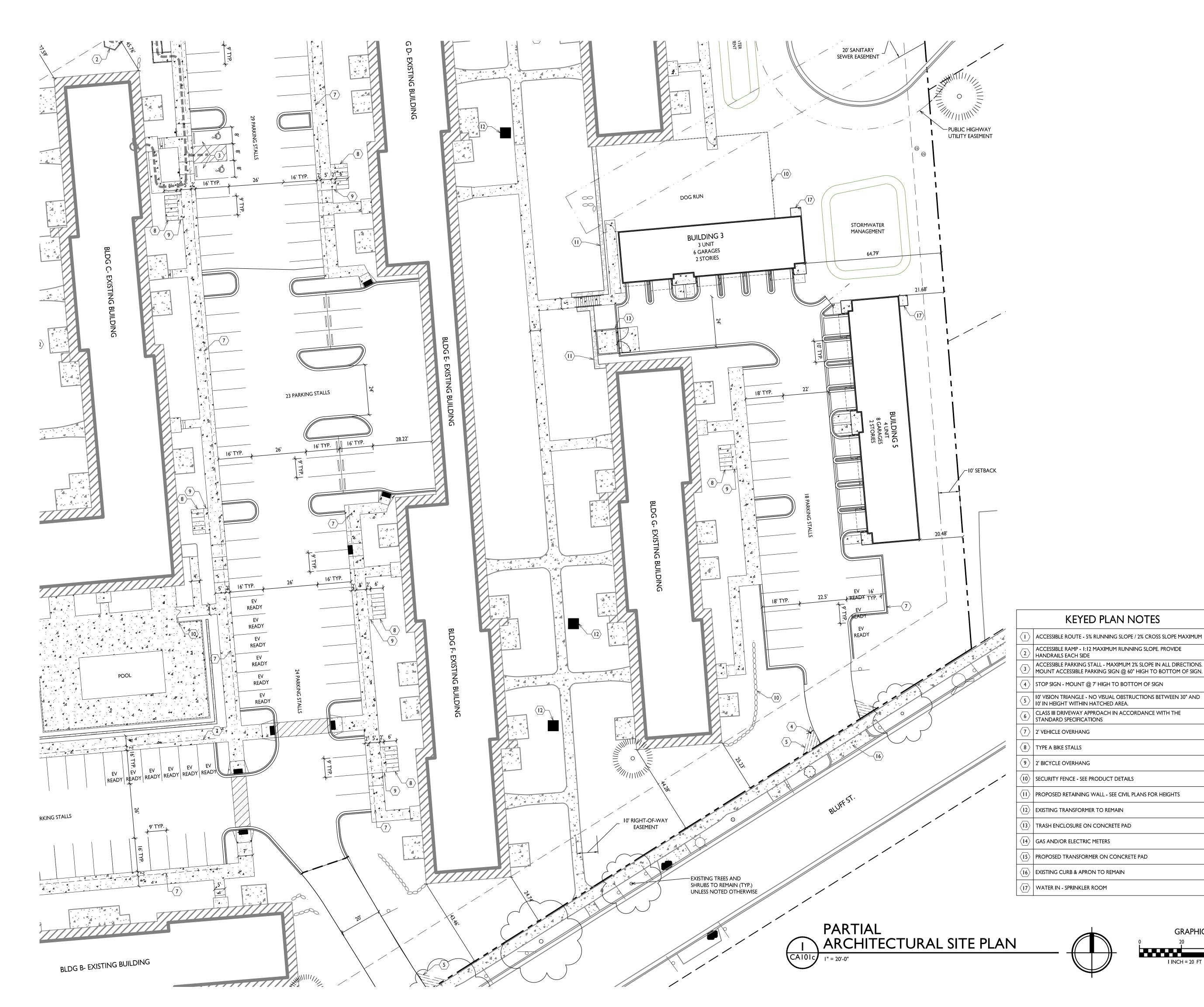
GRAPHIC SCALE

0 20 40

I INCH = 20 FT (24X36 SHEET)

CAIOIb

PROJECT NO.



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- 7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM ` ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- 8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- 9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART I STANDARDS FOR PRUNING.
- AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- II. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE **OBTAINED FROM THE CITY FORESTER (266-4816)**
- 12. THE PUBLIC 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 THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



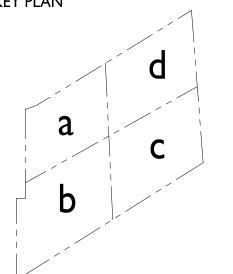
ARCHITECTS

8401 Greenway Blvd., Suite 900

Middleton, WI 53562

KEY PLAN

608.836.3690



ISSUED 2025.10.06 - LU / UDC SUBMITTAL 2025.10.14 - LU / UDC RESUBMITTAL

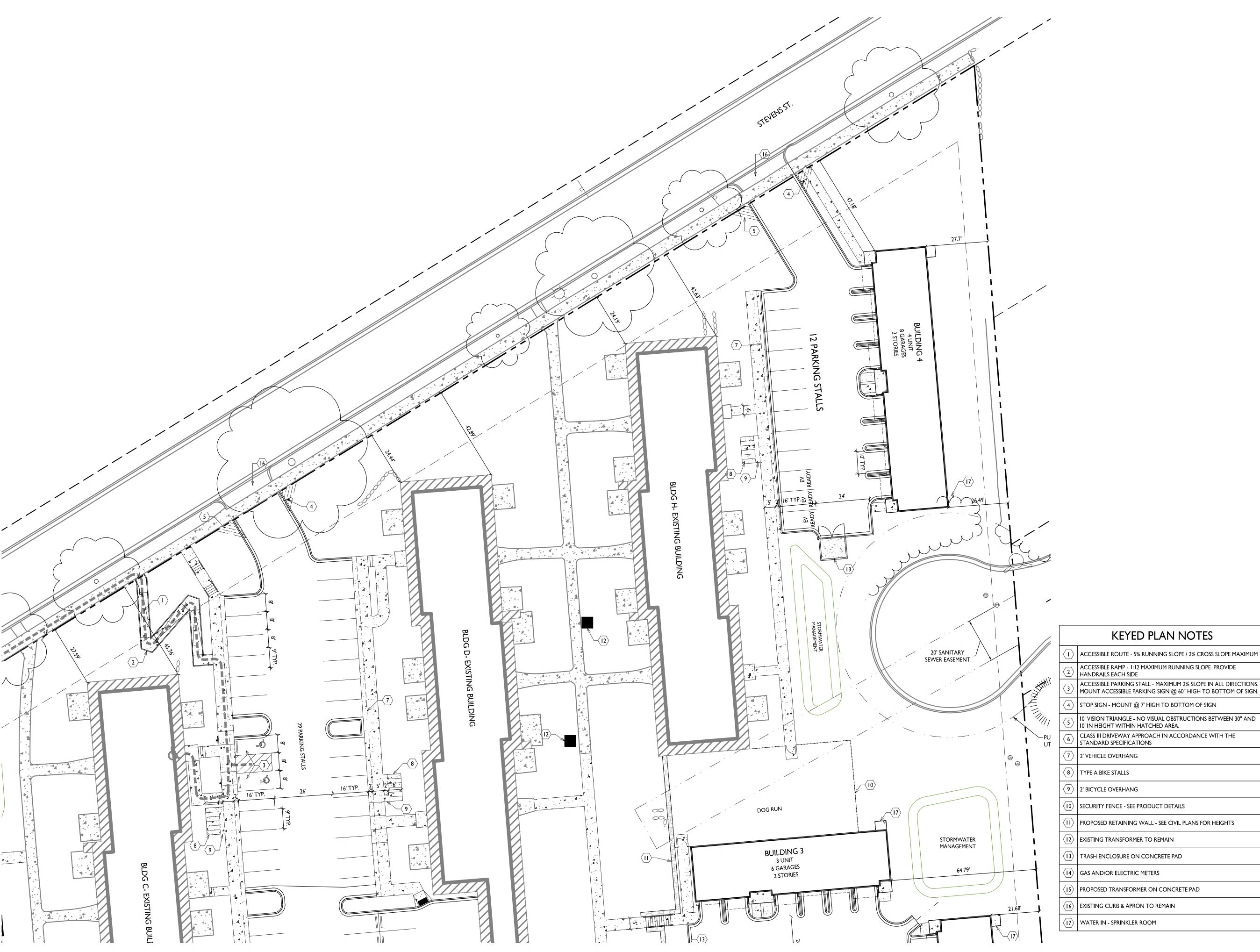
PROJECT TITLE Woodland Reserve Redevelopment

3101-3211 Stevens St. & 3102-3214 Bluff St. Madison, WI

SHEET TITLE Partial Site Plan -Southeast

SHEET NUMBER

GRAPHIC SCALE I INCH = $20 \text{ FT } (24 \times 36 \text{ SHEET})$ CA101c

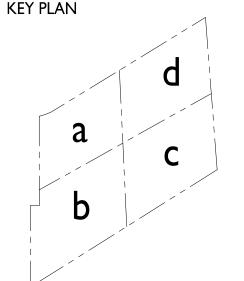


- I. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- 2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- 3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA
- 4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- 5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
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- 7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
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- 10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- II. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE **OBTAINED FROM THE CITY FORESTER (266-4816)**
- 12. THE PUBLIC 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 THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

ARCHITECTS

8401 Greenway Blvd., Suite 900

608.836.3690 Middleton, WI 53562



ISSUED 2025.10.06 - LU / UDC SUBMITTAL

2025.10.14 - LU / UDC RESUBMITTAL

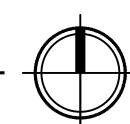
PROJECT TITLE Woodland Reserve Redevelopment

3101-3211 Stevens St. & 3102-3214 Bluff St. Madison, WI

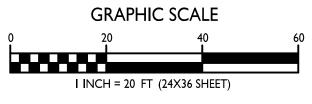
SHEET TITLE Partial Site Plan -Northeast

SHEET NUMBER

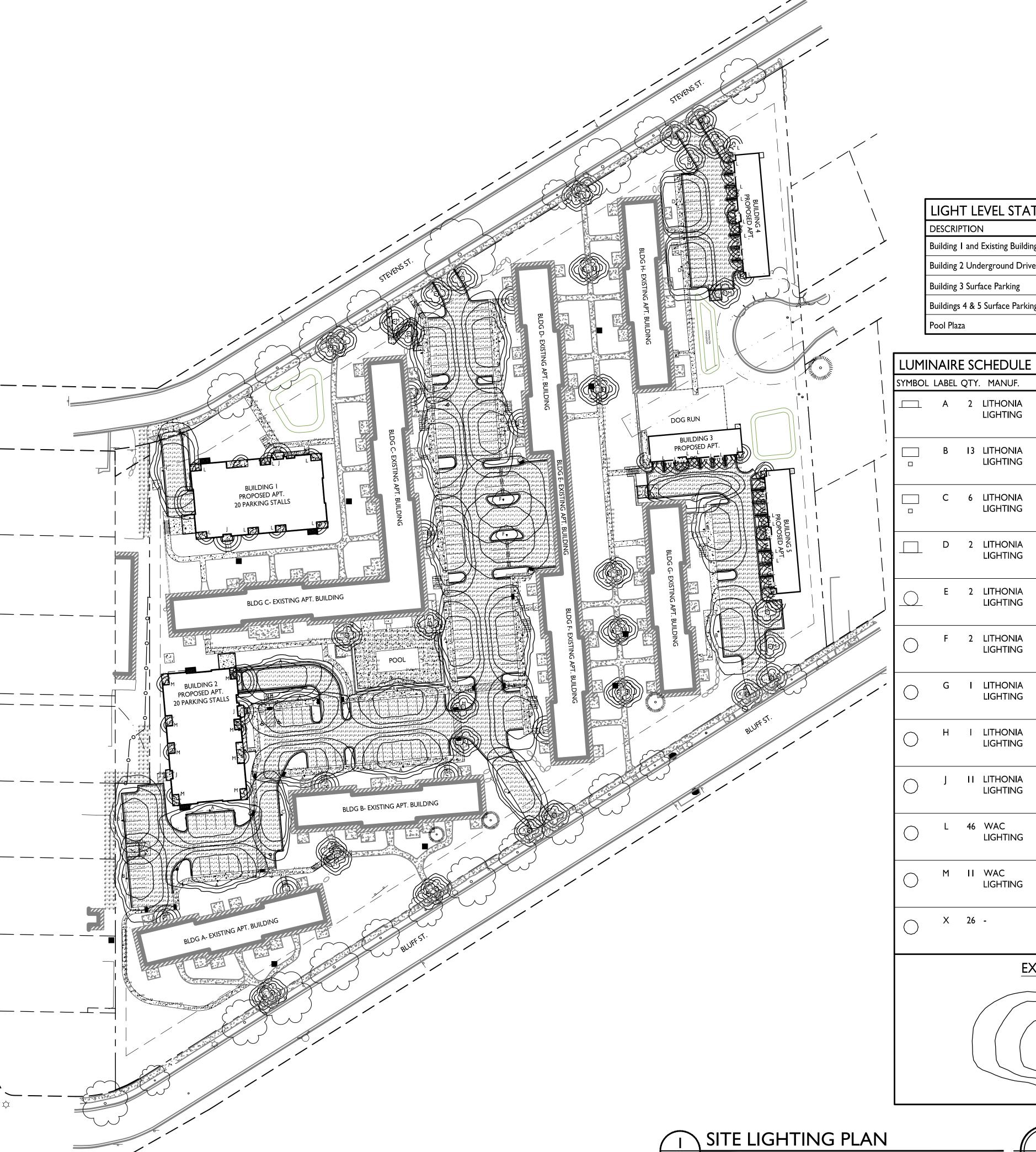
PARTIAL ARCHITECTURAL SITE PLAN

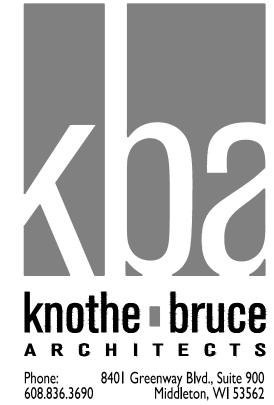


KEYED PLAN NOTES



CAIOId





KEY PLAN

ISSUED

PROJECT TITLE

2025.10.06 - LU / UDC SUBMITTAL 2025.10.14 - LU / UDC RESUBMITTAL

LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Building I and Existing Buildings Parking & Drive Aisle	+	0.9 fc	2.5 fc	0.2 fc	12.5:1	4.5:1
Building 2 Underground Driveway	+	1.5 fc	3.3 fc	0.3 fc	11.0:1	5.0:1
Building 3 Surface Parking	+	0.8 fc	3.0 fc	0.2 fc	15.0:1	4.0:1
Buildings 4 & 5 Surface Parking	+	0.9 fc	4.0 fc	0.2 fc	20.0:I	4.5:1
Pool Plaza	+	0.1 fc	I.3 fc	0.0 fc	N/A:I	N/A:I

		F 2(CHEDULE	•			
SYMBOL	LABEL	QTY	. MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	Α	2	LITHONIA LIGHTING	WDGEI LED P0 30K 80CRI VF	LED WALLPACK, 3000K, 80CRI, FORWARD THROW, BLACK FINISH	WDGEI LED P0 30K 80CRI VF.ies	I0'-0" ABOVE GRADE ON BUILDING
	В	13	LITHONIA LIGHTING	DSX0 LED PI 30K T3M MVOLT HS DBLXD	DSX0 LED LIGHT, T3M, BLACK FINISH W/ HOUSE SIDE SHIELD	DSXWPM_LED_30K_ T3M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	С	6	LITHONIA LIGHTING	DSX0 LED PI 30K T4M MVOLT HS DBLXD	DSX0 LED LIGHT, T4M, BLACK FINISH W/ HOUSE SIDE SHIELD	DSXWPM_LED_30K_ T4M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	D	2	LITHONIA LIGHTING	DSX0 LED PI 30K T5S MVOLT HS DBLXD	DSX0 LED LIGHT, T5S, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_PI_30K _T5S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
<u> </u>	E	2	LITHONIA LIGHTING	DSX0 LED PI 30K T2S MVOLT HS DBLXD	DSX0 LED LIGHT, T2S, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_PI_30K _T2S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
\bigcirc	F	2	LITHONIA LIGHTING	DSX0 LED PI 30K T5W MVOLT DBLXD	DSX0 LED LIGHT, T5W, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_PI_30K _T5W_MVOLT.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
\bigcirc	G	İ	LITHONIA LIGHTING	DSX0 LED PI 30K TIS MVOLT HS DBLXD	DSX0 LED LIGHT, TIS, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_PI_30K _TIS_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
0	Н	I	LITHONIA LIGHTING	DSX0 LED PI 30K T3S MVOLT HS DBLXD	DSX0 LED LIGHT, T3S, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_PI_30K _T3S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
\bigcirc	J	П	LITHONIA LIGHTING	WF3 LED 30K	3" MATTE WHITE LED WAFER DOWNLIGHT, 3000K CCT, 2835 LED	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
\bigcirc	L	46	WAC LIGHTING	SCONCE	LED LANTERN WALL SCONCE, 3000K, 90CRI, BLACK FINISH	WS-W17214.IESF.ies	7'-0" ABOVE GRADE ON BUILDING
\bigcirc	М	11	WAC LIGHTING	LANTERN POST	LED LANTERN LAMP POST, 2700K, 90CRI, BLACK FINISH	PM-W33516-2700K _IESF_20250111.ies	9'-0" POLE ON FLUSH CONC. BASE
\bigcirc	X	26	-	FREE-STANDING LAMP POST	LANTERN LAMP POST, SCREW-IN BULBS, BLACK FINISH	ESTIMATED LIGHT THROW SHOWN	7'-0" ABOVE GRADE IN SOIL

SHEET TITLE
Site Lighting Plan

SHEET NUMBER

GRAPHIC SCALE

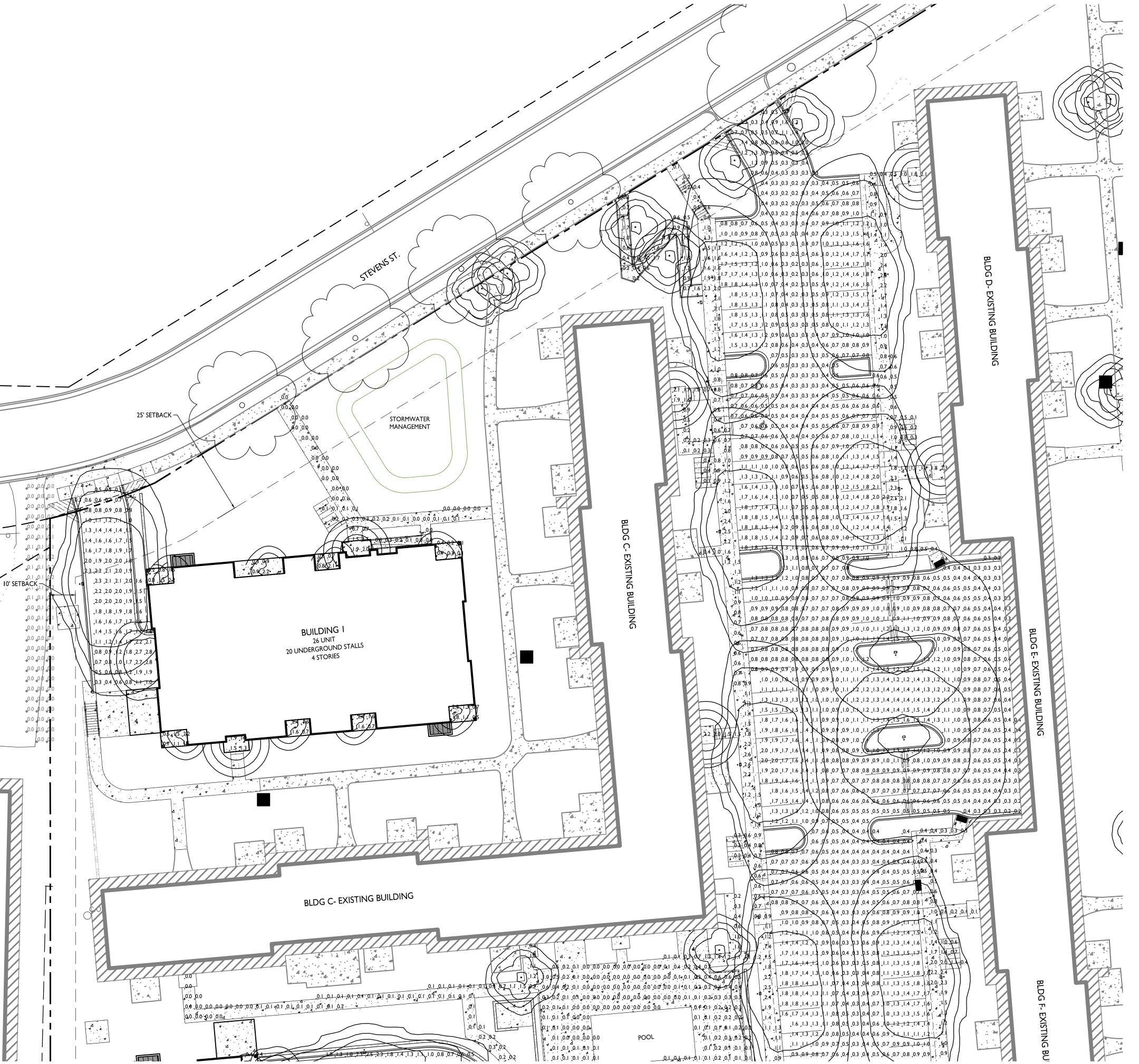
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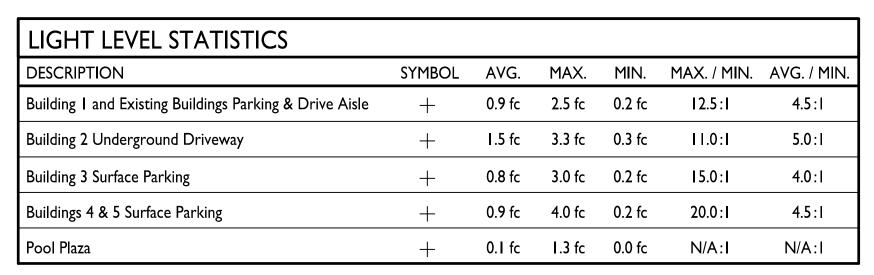
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LIGHT FIXTURE

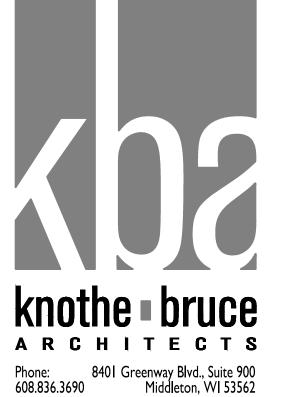
CAI02

PROJECT NO.





SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	Α	2	LITHONIA LIGHTING	WDGEI LED P0 30K 80CRI VF	LED WALLPACK, 3000K, 80CRI, FORWARD THROW, BLACK FINISH	WDGEI LED P0 30K 80CRI VF.ies	I0'-0" ABOVE GRADE ON BUILDING
	В	13	LITHONIA LIGHTING	DSX0 LED PI 30K T3M MVOLT HS DBLXD	DSX0 LED LIGHT, T3M, BLACK FINISH W/ HOUSE SIDE SHIELD	DSXWPM_LED_30K_ T3M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	С	6	LITHONIA LIGHTING	DSX0 LED PI 30K T4M MVOLT HS DBLXD	DSX0 LED LIGHT, T4M, BLACK FINISH W/ HOUSE SIDE SHIELD	DSXWPM_LED_30K_ T4M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	D	2	LITHONIA LIGHTING	DSX0 LED PI 30K T5S MVOLT HS DBLXD	DSX0 LED LIGHT, T5S, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_PI_30K _T5S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	Е	2	LITHONIA LIGHTING	DSX0 LED PI 30K T2S MVOLT HS DBLXD	DSX0 LED LIGHT, T2S, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_PI_30K _T2S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
\bigcirc	F	2	LITHONIA LIGHTING	DSX0 LED PI 30K T5W MVOLT DBLXD	DSX0 LED LIGHT, T5W, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_PI_30K _T5W_MVOLT.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
\bigcirc	G	I	LITHONIA LIGHTING	DSX0 LED PI 30K TIS MVOLT HS DBLXD	DSX0 LED LIGHT, TIS, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_PI_30K _TIS_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
\bigcirc	Н	I	LITHONIA LIGHTING	DSX0 LED PI 30K T3S MVOLT HS DBLXD	DSX0 LED LIGHT, T3S, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_PI_30K _T3S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
\bigcirc	J	Ш	LITHONIA LIGHTING	WF3 LED 30K	3" MATTE WHITE LED WAFER DOWNLIGHT, 3000K CCT, 2835 LED	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
\bigcirc	L	46	WAC LIGHTING	SCONCE	LED LANTERN WALL SCONCE, 3000K, 90CRI, BLACK FINISH	WS-W17214.IESF.ies	7'-0" ABOVE GRADE ON BUILDING
\bigcirc	M	Ш	WAC LIGHTING	LANTERN POST	LED LANTERN LAMP POST, 2700K, 90CRI, BLACK FINISH	PM-W33516-2700K _IESF_20250111.ies	9'-0" POLE ON FLUSH CONC. BASE
\bigcirc	X	26	-	FREE-STANDING LAMP POST	LANTERN LAMP POST, SCREW-IN BULBS, BLACK FINISH	ESTIMATED LIGHT THROW SHOWN	7'-0" ABOVE GRADE IN SOIL
			Ē	XAMPLE LIGH	T FIXTURE DISTRII	BUTION	
					ISO	LUX CONTOUR = 0.25 FC	
) ISO	LUX CONTOUR = 0.5 FC	
			(ISO	LUX CONTOUR = 1.0 FC	



KEY PLAN

C

a

d

b

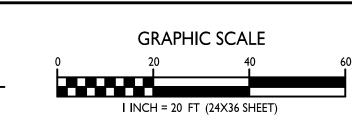
ISSUED 2025.10.06 - LU / UDC SUBMITTAL 2025.10.14 - LU / UDC RESUBMITTAL

PROJECT TITLE
Woodland Reserve
Redevelopment

3101-3211 Stevens St. & 3102-3214 Bluff St. Madison, WI

Partial Site
Lighting Plan Northwest

SHEET NUMBER

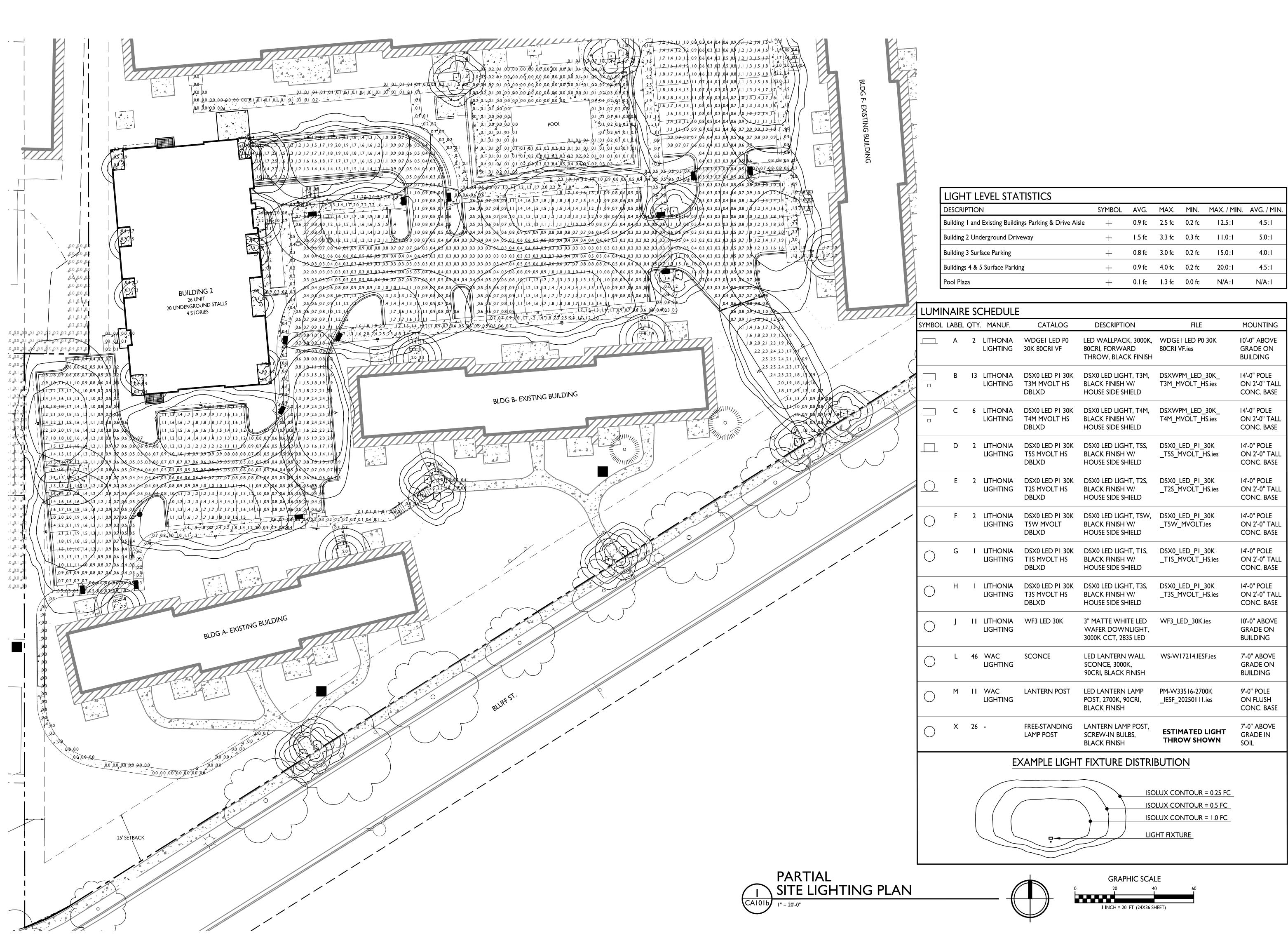


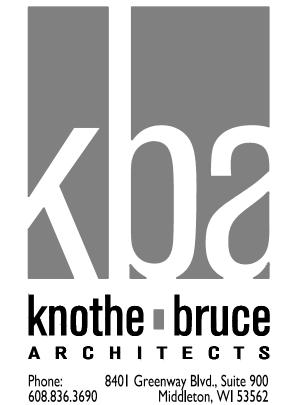
PARTIAL

SITE LIGHTING PLAN

CA102a

PROJECT NO.





KEY PLAN

C

d

b

ISSUED 2025.10.06 - LU / UDC SUBMITTAL 2025.10.14 - LU / UDC RESUBMITTAL

Woodland Reserve Redevelopment

3101-3211 Stevens St. & 3102-3214 Bluff St. Madison, WI

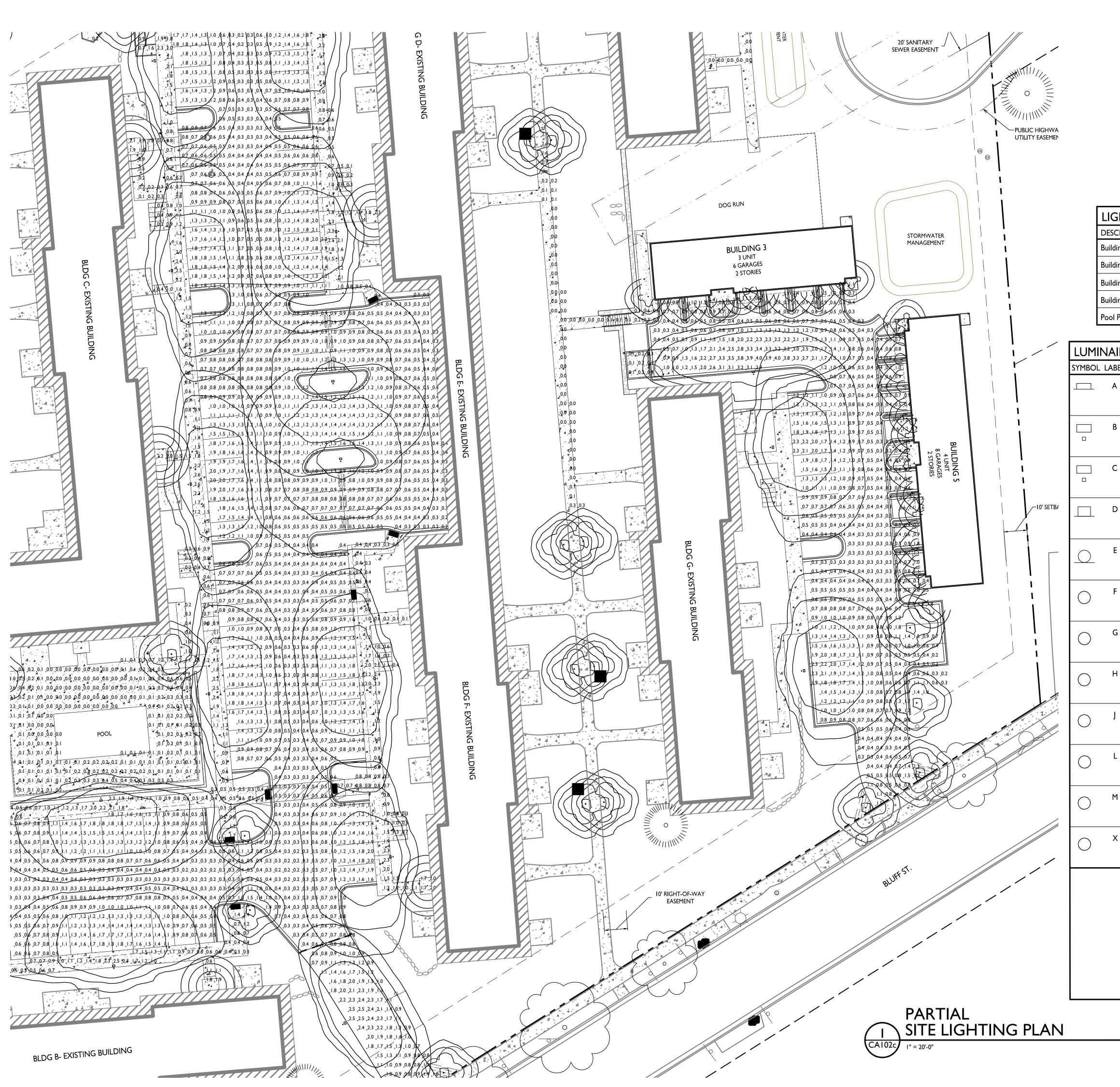
Partial Site
Lighting Plan Southwest

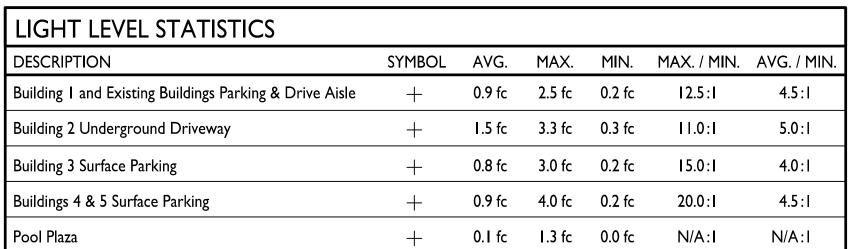
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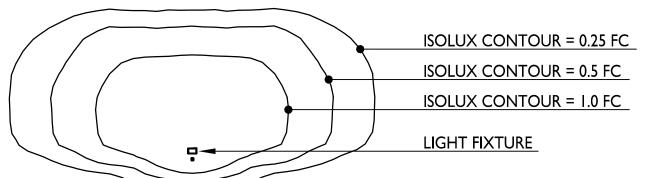
PROJECT NO.

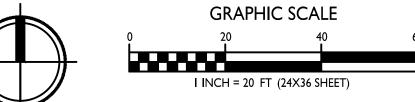
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LITHONIA LIGHTING LITHONIA LIGHTING LITHONIA LIGHTING LITHONIA LIGHTING LITHONIA LIGHTING LITHONIA LIGHTING	DSX0 LED PI 30K T3M MVOLT HS DBLXD DSX0 LED PI 30K T4M MVOLT HS DBLXD DSX0 LED PI 30K T5S MVOLT HS DBLXD DSX0 LED PI 30K T5S MVOLT HS DBLXD DSX0 LED PI 30K T2S MVOLT HS DBLXD DSX0 LED PI 30K T2S MVOLT HS DBLXD	LED WALLPACK, 3000K, 80CRI, FORWARD THROW, BLACK FINISH DSX0 LED LIGHT, T3M, BLACK FINISH W/ HOUSE SIDE SHIELD DSX0 LED LIGHT, T4M, BLACK FINISH W/ HOUSE SIDE SHIELD DSX0 LED LIGHT, T5S, BLACK FINISH W/ HOUSE SIDE SHIELD DSX0 LED LIGHT, T2S, BLACK FINISH W/ HOUSE SIDE SHIELD DSX0 LED LIGHT, T2S, BLACK FINISH W/ HOUSE SIDE SHIELD DSX0 LED LIGHT, T5W, BLACK FINISH W/ HOUSE SIDE SHIELD	WDGEI LED P0 30K 80CRI VF.ies DSXWPM_LED_30K_ T3M_MVOLT_HS.ies DSXWPM_LED_30K_ T4M_MVOLT_HS.ies DSX0_LED_PI_30KT5S_MVOLT_HS.ies DSX0_LED_PI_30KT2S_MVOLT_HS.ies	I0'-0" ABOVE GRADE ON BUILDING I4'-0" POLE ON 2'-0" TALL CONC. BASE
LITHONIA LIGHTING LITHONIA LIGHTING LITHONIA LIGHTING LITHONIA LIGHTING	T3M MVOLT HS DBLXD DSX0 LED PI 30K T4M MVOLT HS DBLXD DSX0 LED PI 30K T5S MVOLT HS DBLXD DSX0 LED PI 30K T2S MVOLT HS DBLXD DSX0 LED PI 30K T2S MVOLT HS DBLXD	BLACK FINISH W/ HOUSE SIDE SHIELD DSX0 LED LIGHT, T4M, BLACK FINISH W/ HOUSE SIDE SHIELD DSX0 LED LIGHT, T5S, BLACK FINISH W/ HOUSE SIDE SHIELD DSX0 LED LIGHT, T2S, BLACK FINISH W/ HOUSE SIDE SHIELD DSX0 LED LIGHT, T5W, BLACK FINISH W/	T3M_MVOLT_HS.ies DSXWPM_LED_30K_ T4M_MVOLT_HS.ies DSX0_LED_PI_30K _T5S_MVOLT_HS.ies DSX0_LED_PI_30K _T2S_MVOLT_HS.ies	ON 2'-0" TALL CONC. BASE 14'-0" POLE ON 2'-0" TALL CONC. BASE 14'-0" POLE ON 2'-0" TALL CONC. BASE 14'-0" POLE ON 2'-0" TALL CONC. BASE
LITHONIA LIGHTING LITHONIA LIGHTING LITHONIA LIGHTING	DSX0 LED PI 30K T5S MVOLT HS DBLXD DSX0 LED PI 30K T2S MVOLT HS DBLXD DSX0 LED PI 30K T2S MVOLT HS DBLXD DSX0 LED PI 30K T5W MVOLT DBLXD	BLACK FINISH W/ HOUSE SIDE SHIELD DSX0 LED LIGHT, T5S, BLACK FINISH W/ HOUSE SIDE SHIELD DSX0 LED LIGHT, T2S, BLACK FINISH W/ HOUSE SIDE SHIELD DSX0 LED LIGHT, T5W, BLACK FINISH W/	T4M_MVOLT_HS.ies DSX0_LED_PI_30K _T5S_MVOLT_HS.ies DSX0_LED_PI_30K _T2S_MVOLT_HS.ies DSX0_LED_PI_30K	ON 2'-0" TALL CONC. BASE 14'-0" POLE ON 2'-0" TALL CONC. BASE 14'-0" POLE ON 2'-0" TALL CONC. BASE
LITHONIA LIGHTING LITHONIA LIGHTING	DSX0 LED PI 30K T2S MVOLT HS DBLXD DSX0 LED PI 30K T5W MVOLT DBLXD	BLACK FINISH W/ HOUSE SIDE SHIELD DSX0 LED LIGHT, T2S, BLACK FINISH W/ HOUSE SIDE SHIELD DSX0 LED LIGHT, T5W, BLACK FINISH W/	_T5S_MVOLT_HS.ies DSX0_LED_PI_30K _T2S_MVOLT_HS.ies DSX0_LED_PI_30K	ON 2'-0" TALL CONC. BASE 14'-0" POLE ON 2'-0" TALL CONC. BASE 14'-0" POLE ON 2'-0" TALL
LITHONIA LIGHTING	T2S MVOLT HS DBLXD DSX0 LED PI 30K T5W MVOLT DBLXD	BLACK FINISH W/ HOUSE SIDE SHIELD DSX0 LED LIGHT, T5W, BLACK FINISH W/	_T2S_MVOLT_HS.ies DSX0_LED_P1_30K	ON 2'-0" TALL CONC. BASE 14'-0" POLE ON 2'-0" TALL
LIGHTING	T5W MVOLT DBLXD	BLACK FINISH W/		ON 2'-0" TALL
	DC)/0 ED DI 201/			
LIGITING	DSX0 LED PI 30K TIS MVOLT HS DBLXD	DSX0 LED LIGHT, TIS, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_P1_30K _TIS_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
LITHONIA LIGHTING	DSX0 LED PI 30K T3S MVOLT HS DBLXD	DSX0 LED LIGHT, T3S, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_PI_30K _T3S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
LITHONIA LIGHTING	WF3 LED 30K	3" MATTE WHITE LED WAFER DOWNLIGHT, 3000K CCT, 2835 LED	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
WAC LIGHTING	SCONCE	LED LANTERN WALL SCONCE, 3000K, 90CRI, BLACK FINISH	WS-W17214.IESF.ies	7'-0" ABOVE GRADE ON BUILDING
WAC LIGHTING	LANTERN POST	LED LANTERN LAMP POST, 2700K, 90CRI, BLACK FINISH	PM-W33516-2700K _IESF_20250111.ies	9'-0" POLE ON FLUSH CONC. BASE
-	FREE-STANDING LAMP POST	LANTERN LAMP POST, SCREW-IN BULBS, BLACK FINISH	ESTIMATED LIGHT THROW SHOWN	7'-0" ABOVE GRADE IN SOIL
<u>E</u> >	XAMPLE LIGH	T FIXTURE DISTRII	BUTION	
	LIGHTING LITHONIA LIGHTING WAC LIGHTING WAC LIGHTING	LIGHTING T3S MVOLT HS DBLXD LITHONIA LIGHTING WAC SCONCE LIGHTING WAC LANTERN POST LIGHTING FREE-STANDING LAMP POST	LIGHTING T3S MVOLT HS DBLXD BLACK FINISH W/HOUSE SIDE SHIELD LITHONIA LIGHTING WF3 LED 30K 3" MATTE WHITE LED WAFER DOWNLIGHT, 3000K CCT, 2835 LED WAC LIGHTING SCONCE LED LANTERN WALL SCONCE, 3000K, 90CRI, BLACK FINISH WAC LIGHTING LANTERN POST LED LANTERN LAMP POST, 2700K, 90CRI, BLACK FINISH FREE-STANDING LANTERN LAMP POST, SCREW-IN BULBS, BLACK FINISH	LIGHTING T3S MVOLT HS DBLXD BLACK FINISH W/ HOUSE SIDE SHIELD WF3 LED 30K 3" MATTE WHITE LED WAFER DOWNLIGHT, 3000K CCT, 2835 LED WAC LIGHTING SCONCE LED LANTERN WALL SCONCE, 3000K, 90CRI, BLACK FINISH WAC LIGHTING WAC LIGHTING LANTERN POST LED LANTERN LAMP POST, 2700K, 90CRI, BLACK FINISH PM-W33516-2700K LESF_20250111.ies ESTIMATED LIGHT THROW SHOWN







KEY PLAN

2025.10.06 - LU / UDC SUBMITTAL 2025.10.14 - LU / UDC RESUBMITTAL

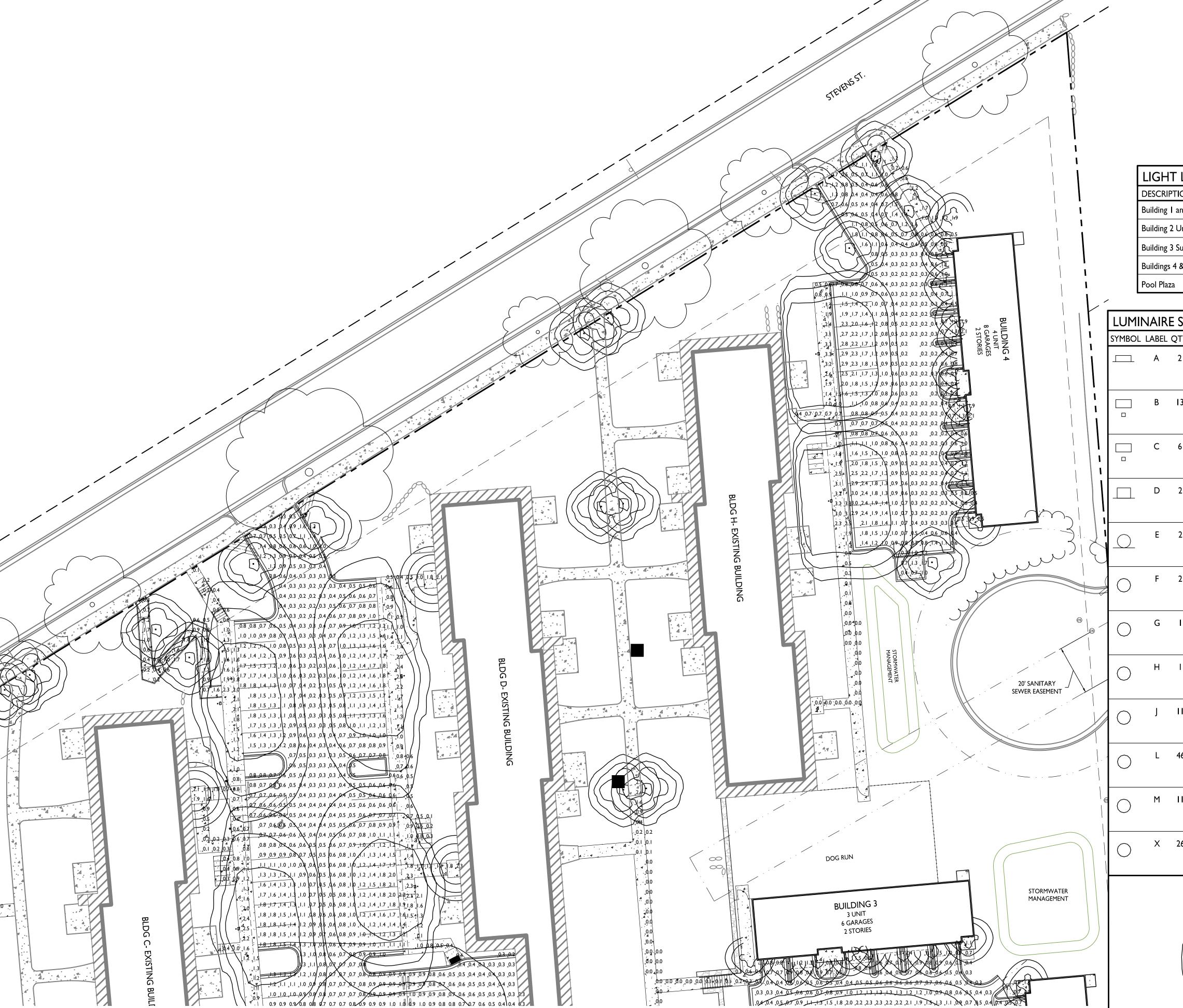
PROJECT TITLE Woodland Reserve Redevelopment

3101-3211 Stevens St. & 3102-3214 Bluff St. Madison, WI

SHEET TITLE Partial Site Lighting Plan -Southeast

SHEET NUMBER

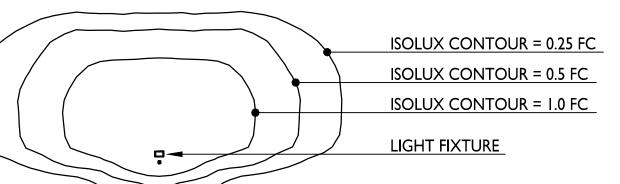
CA102c



LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Building I and Existing Buildings Parking & Drive Aisle	+	0.9 fc	2.5 fc	0.2 fc	12.5:1	4.5:1
Building 2 Underground Driveway	+	1.5 fc	3.3 fc	0.3 fc	11.0:1	5.0:1
Building 3 Surface Parking	+	0.8 fc	3.0 fc	0.2 fc	15.0:1	4.0:1
Buildings 4 & 5 Surface Parking	+	0.9 fc	4.0 fc	0.2 fc	20.0:1	4.5:1
Pool Plaza	+	0.1 fc	I.3 fc	0.0 fc	N/A:I	N/A:I

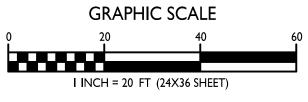
SYMBOL	LABEL	QTY.	. MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	Α	2	LITHONIA LIGHTING	WDGEI LED P0 27K 80CRI VF	LED WALLPACK, 2700K, 80CRI, FORWARD THROW, BLACK FINISH	WDGEI LED P0 27K 80CRI VF.ies	I 0'-0" ABOVE GRADE ON BUILDING
	В	13	LITHONIA LIGHTING	DSX0 LED PI 30K T3M MVOLT HS DBLXD	DSX0 LED LIGHT, T3M, BLACK FINISH W/ HOUSE SIDE SHIELD	DSXWPM_LED_30K_ T3M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
	С	6	LITHONIA LIGHTING	DSX0 LED PI 30K T4M MVOLT HS DBLXD	DSX0 LED LIGHT, T4M, BLACK FINISH W/ HOUSE SIDE SHIELD	DSXWPM_LED_30K_ T4M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALI CONC. BASE
	D	2	LITHONIA LIGHTING	DSX0 LED PI 30K T5S MVOLT HS DBLXD	DSX0 LED LIGHT, T5S, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_P1_30K _T5S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALI CONC. BASE
	E	2	LITHONIA LIGHTING	DSX0 LED PI 30K T2S MVOLT HS DBLXD	DSX0 LED LIGHT, T2S, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_PI_30K _T2S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALI CONC. BASE
0	F	2	LITHONIA LIGHTING	DSX0 LED PI 30K T5W MVOLT DBLXD	DSX0 LED LIGHT, T5W, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_PI_30K _T5W_MVOLT.ies	14'-0" POLE ON 2'-0" TALI CONC. BASE
\bigcirc	G	I	LITHONIA LIGHTING	DSX0 LED PI 30K TIS MVOLT HS DBLXD	DSX0 LED LIGHT, TIS, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_PI_30K _TIS_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALI CONC. BASE
\bigcirc	Н	1	LITHONIA LIGHTING	DSX0 LED PI 30K T3S MVOLT HS DBLXD	DSX0 LED LIGHT, T3S, BLACK FINISH W/ HOUSE SIDE SHIELD	DSX0_LED_PI_30K _T3S_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
\bigcirc	J	11	LITHONIA LIGHTING	WF3 LED 27K	3" MATTE WHITE LED WAFER DOWNLIGHT, 2700K CCT, 2835 LED	WF3_LED_27K.ies	10'-0" ABOVE GRADE ON BUILDING
\bigcirc	L	46	WAC LIGHTING	SCONCE	LED LANTERN WALL SCONCE, 3000K, 90CRI, BLACK FINISH	WS-W17214.IESF.ies	7'-0" ABOVE GRADE ON BUILDING
\bigcirc	М	Ш	WAC LIGHTING	LANTERN POST	LED LANTERN LAMP POST, 2700K, 90CRI, BLACK FINISH	PM-W33516-2700K _IESF_20250111.ies	9'-0" POLE ON FLUSH CONC. BASE
\bigcirc	Х	26	-	FREE-STANDING LAMP POST	LANTERN LAMP POST, SCREW-IN BULBS, BLACK FINISH	ESTIMATED LIGHT THROW SHOWN	7'-0" ABOVE GRADE IN SOIL

EXAMPLE LIGHT FIXTURE DISTRIBUTION

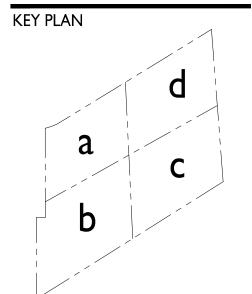


PARTIAL SITE LIGHTING PLAN









ISSUED 2025.10.06 - LU / UDC SUBMITTAL 2025.10.14 - LU / UDC RESUBMITTAL

Woodland Reserve Redevelopment

3101-3211 Stevens St. & 3102-3214 Bluff St. Madison, WI

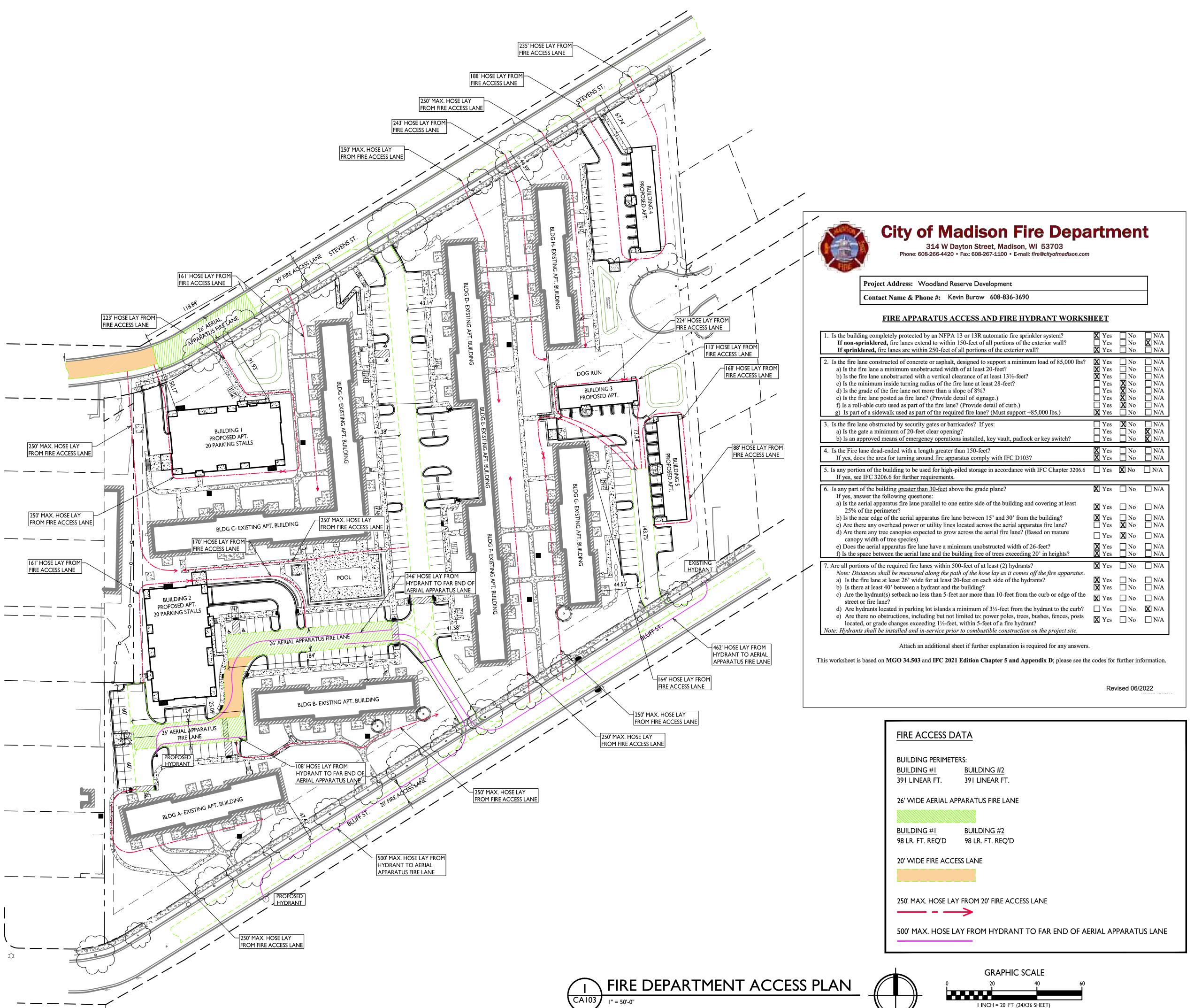
Partial Site
Lighting Plan Northeast

SHEET NUMBER

CAI02d

PROJECT NO.

242



Knothe bruce
ARCHITECTS

Phone:
608.836.3690

8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED

KEY PLAN

2025.10.06 - LU / UDC SUBMITTAL 2025.10.14 - LU / UDC RESUBMITTAL

Woodland Reserve Redevelopment

3101-3211 Stevens St. & 3102-3214 Bluff St. Madison, WI

SHEET TITLE
Fire Department
Access Plan

SHEET NUMBER

CAI03

PROIECT NO.





2025.10.06 - LU / UDC SUBMITTAL 2025.10.14 - LU / UDC RESUBMITTAL

Woodland Reserve Redevelopment

3101-3211 Stevens St. & 3102-3214 Bluff St. Madison, VVI

SHEET TITLE

Lot Coverage

SHEET NUMBER

LOT COVERAGE

ZONING SR-V2 MAXIMUM LOT COVERAGE 219,898 S.F. / 60%

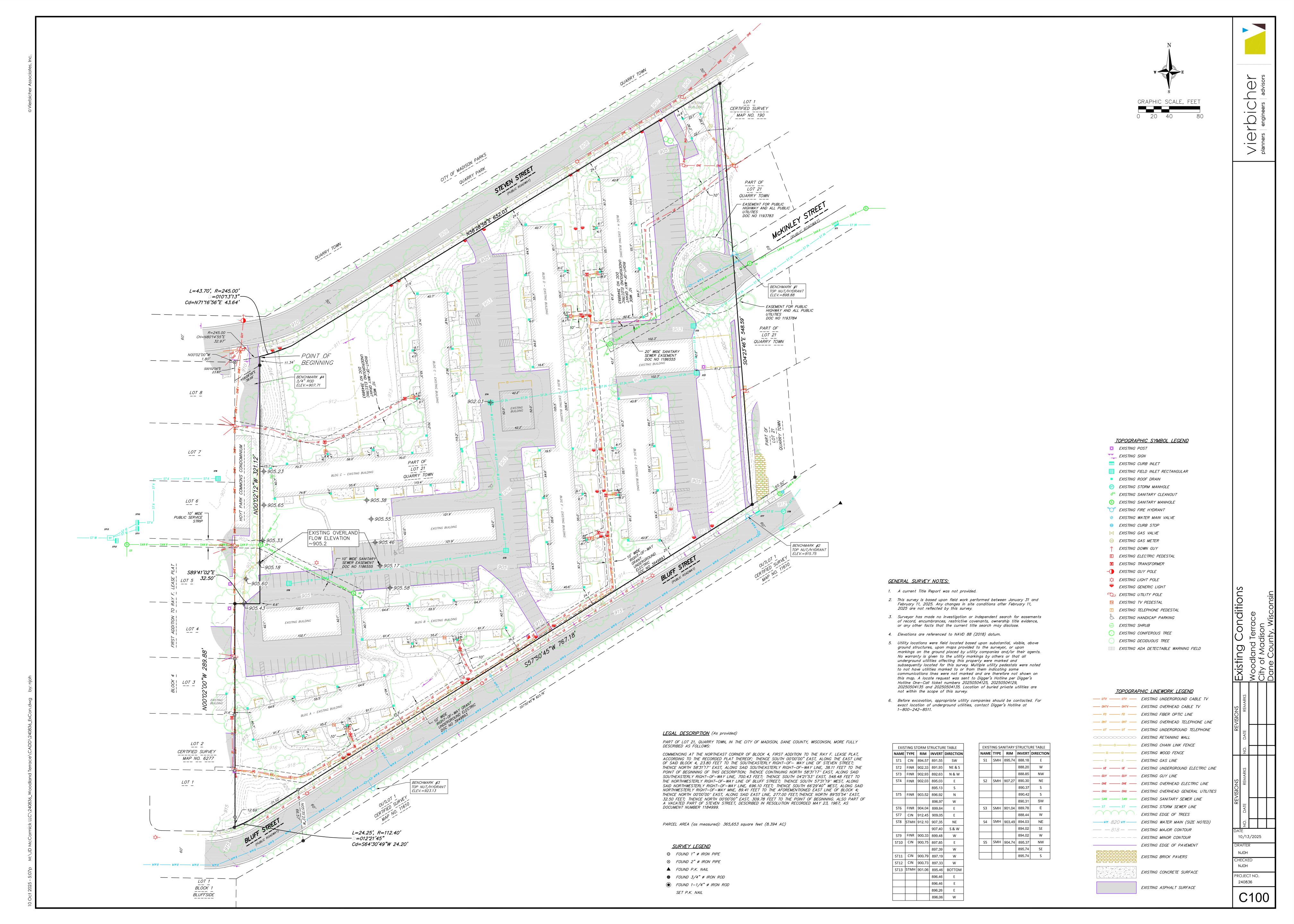
LOT AREA 365,653 S.F. PROPOSED LOT COVERAGE 174,504 S.F. / 48%

GRAPHIC SCALE

I INCH = 50 FT (24X36 SHEET)

CAI04

PROJECT NO.



VIERDICHE

REVISIONS Demolition Plan

S NO. DATE REMARKS Woodland Terrace

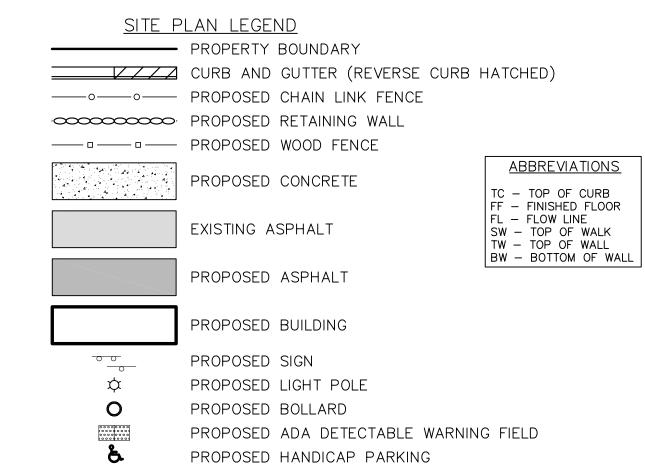
City of Madison

Dane County, Wisconsin

OZ DATE 10/13/2025 DRAFTER NJOH CHECKED NJOH

PROJECT NO. 240836

C101



SITE PLAN NOTES:

RIGHT-OF-WAY GRANT TO BE RELEASED AND NEW ELECTRICAL

EASEMENT RECORDED

BIORETENTION

BUILDING 1 FF=914.50 LL=905.00

BLDG C — EXISTING BUILDING

BLDG B — EXISTING BUILDING

BOULDER WALL (DESIGNED BY OTHERS)

BUILDING 2 FF=907.00

LL=897.50

RIGHT-OF-WAY GRANT TO BE RELEASED AND NEW ELECTRICAL EASEMENT RECORDED.

SANITARY SEWER EASEMENT

TO BE RELEASED AND NEW EASEMENT GRANTED.

POURED RETAINING WALL -

(DESIGNED BY OTHERS)

RETAINING WALL (TYP.)

DESIGNED BY OTHERS

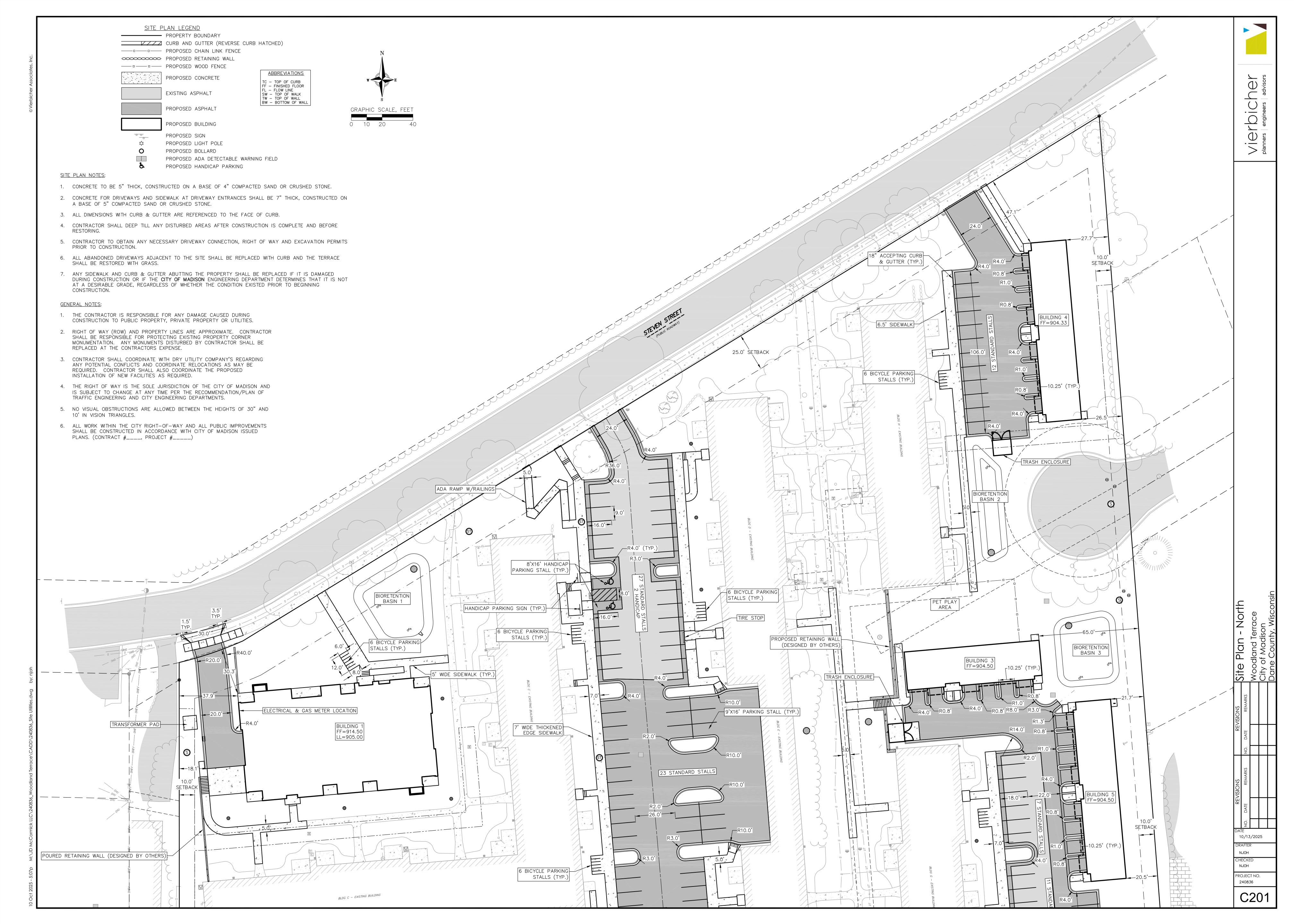
- 1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
- 2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
- 3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
- 4. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- 5. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
- 6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY OF MADISON ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

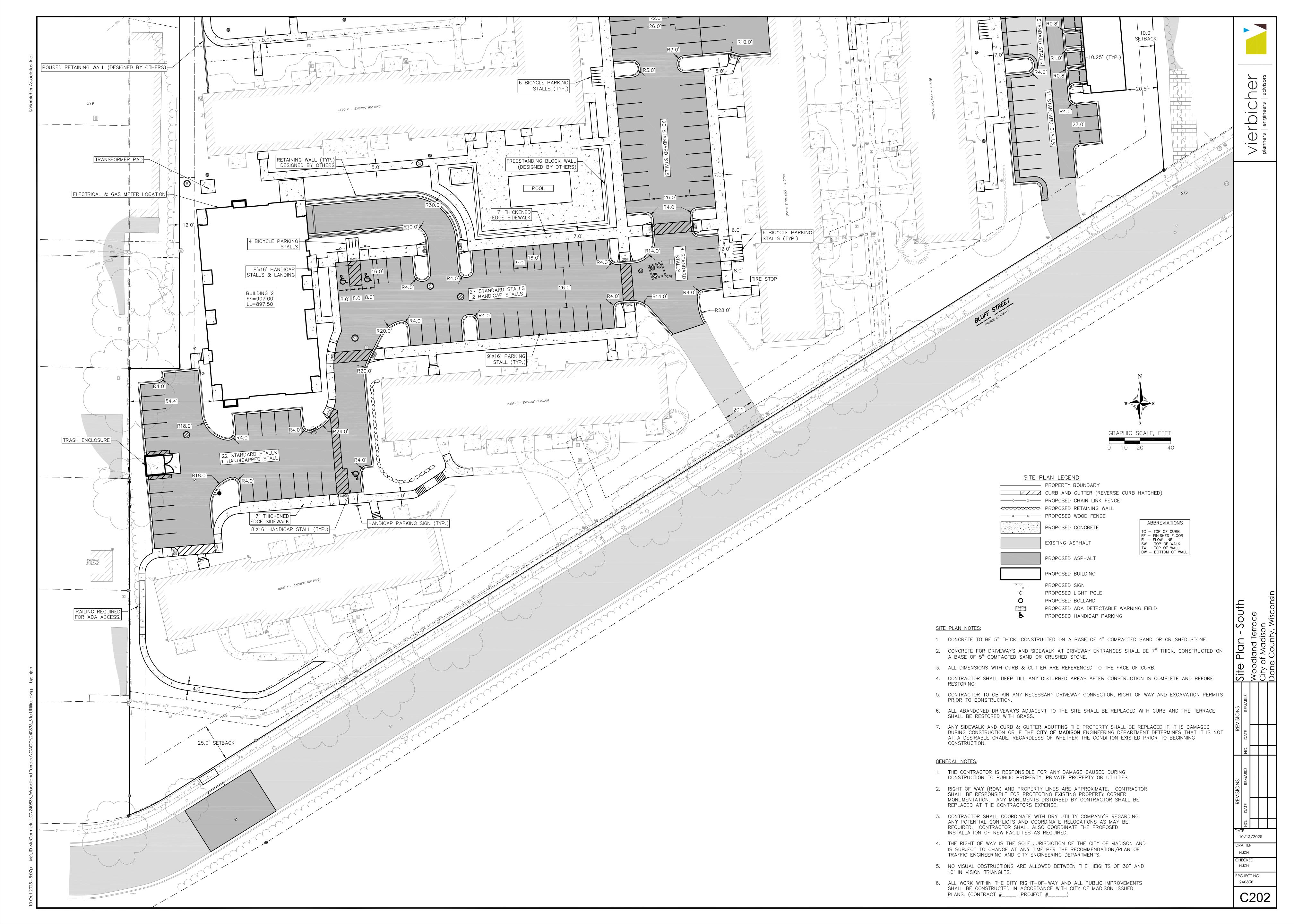
GENERAL NOTES:

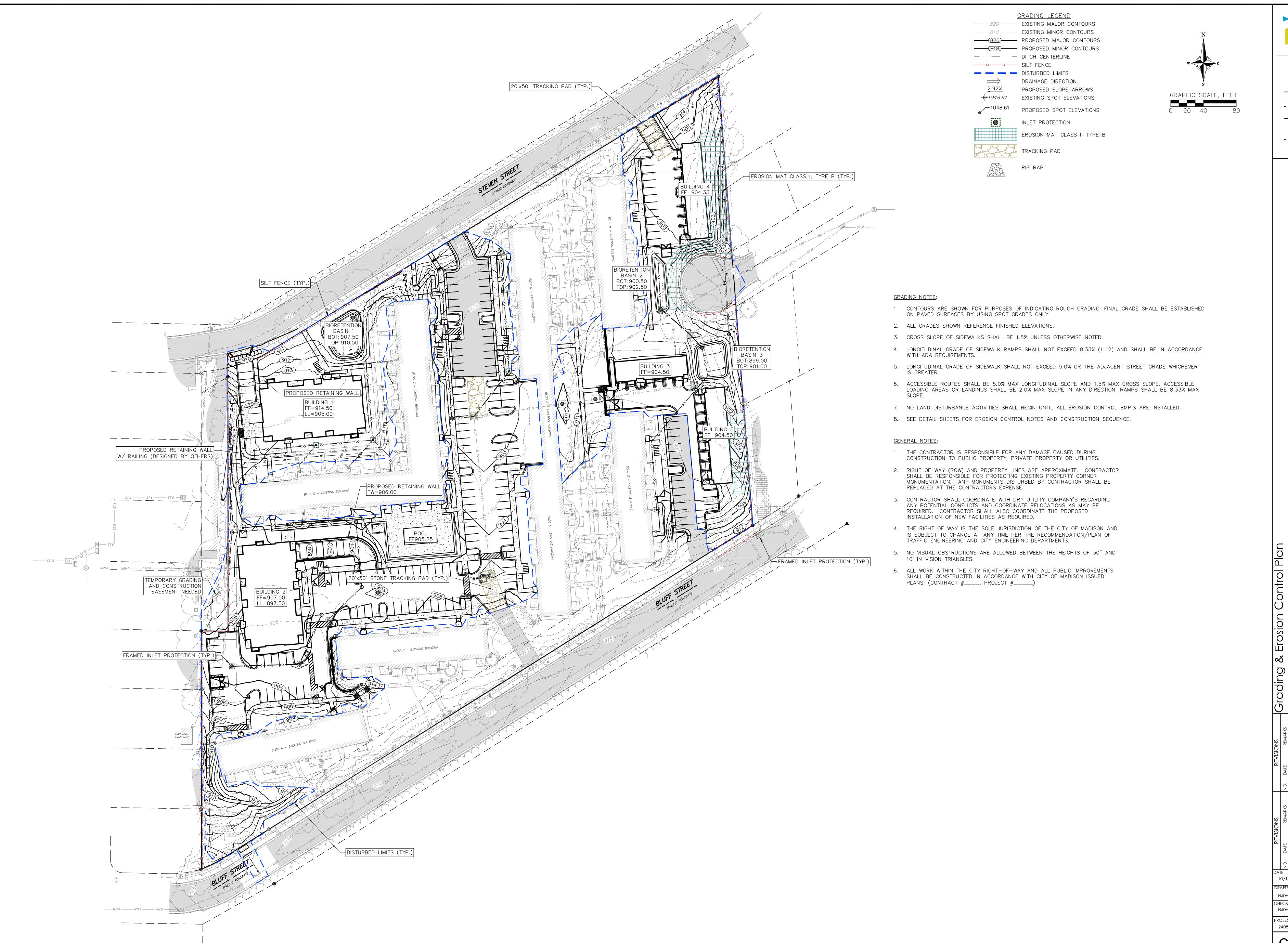
- 1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
- 2. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- 3. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- 4. 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 DEPARTMENTS.
- 5. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" AND 10' IN VISION TRIANGLES.
- 6. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS. (CONTRACT #____, PROJECT #____)

SITE PLAN INFORMATION	
LOT AREA	366,498 SF
IMPERVIOUS SURFACE AREA	209,593 SF
TOTAL UNCOVERED STANDARD PARKING STALLS PROVIDED	153 STALLS
ADA ACCESSIBLE STALLS PROVIDED	5 STALLS
OUTDOOR BIKE PARKING STALLS PROVIDED	46 STALLS

C200

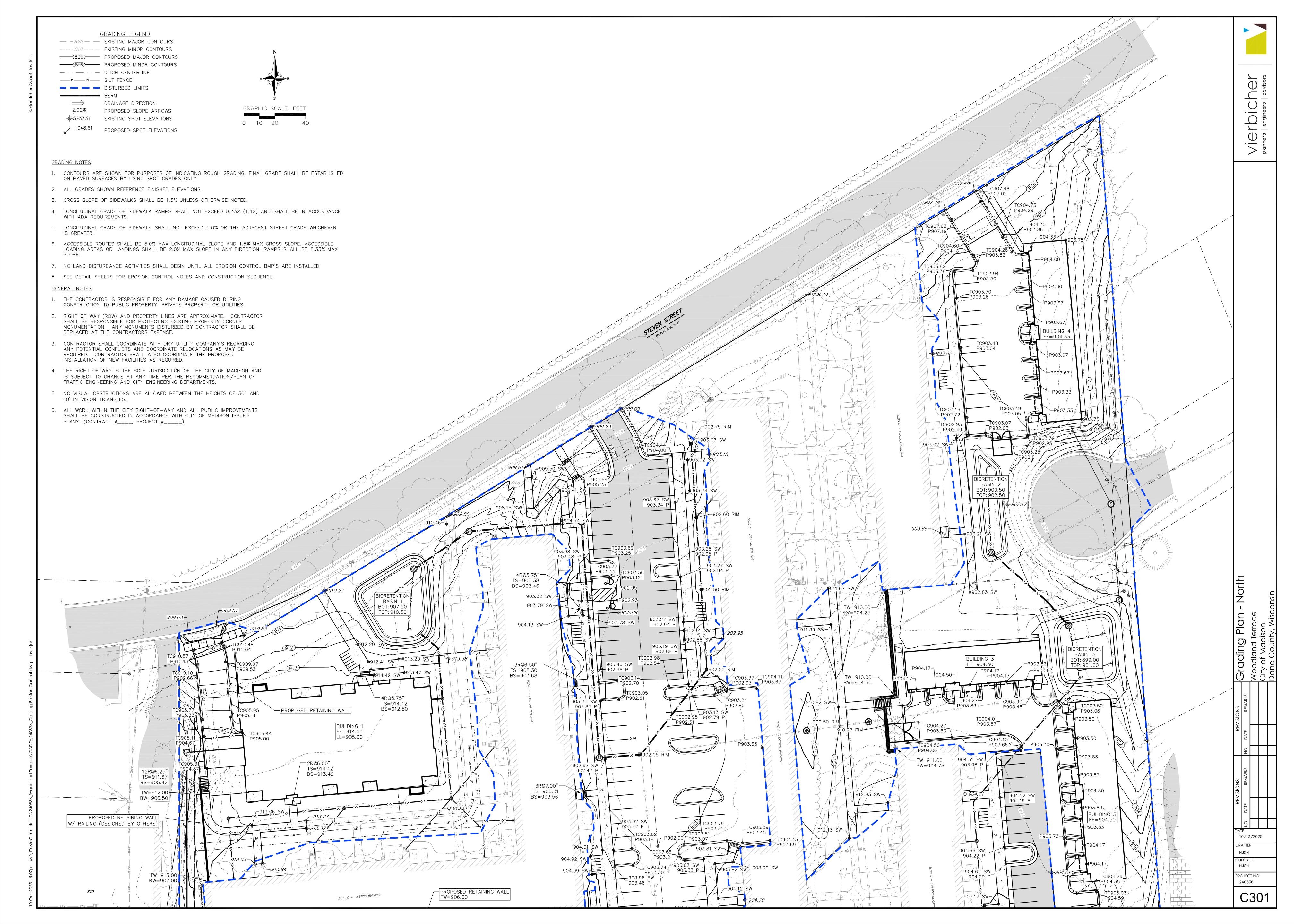


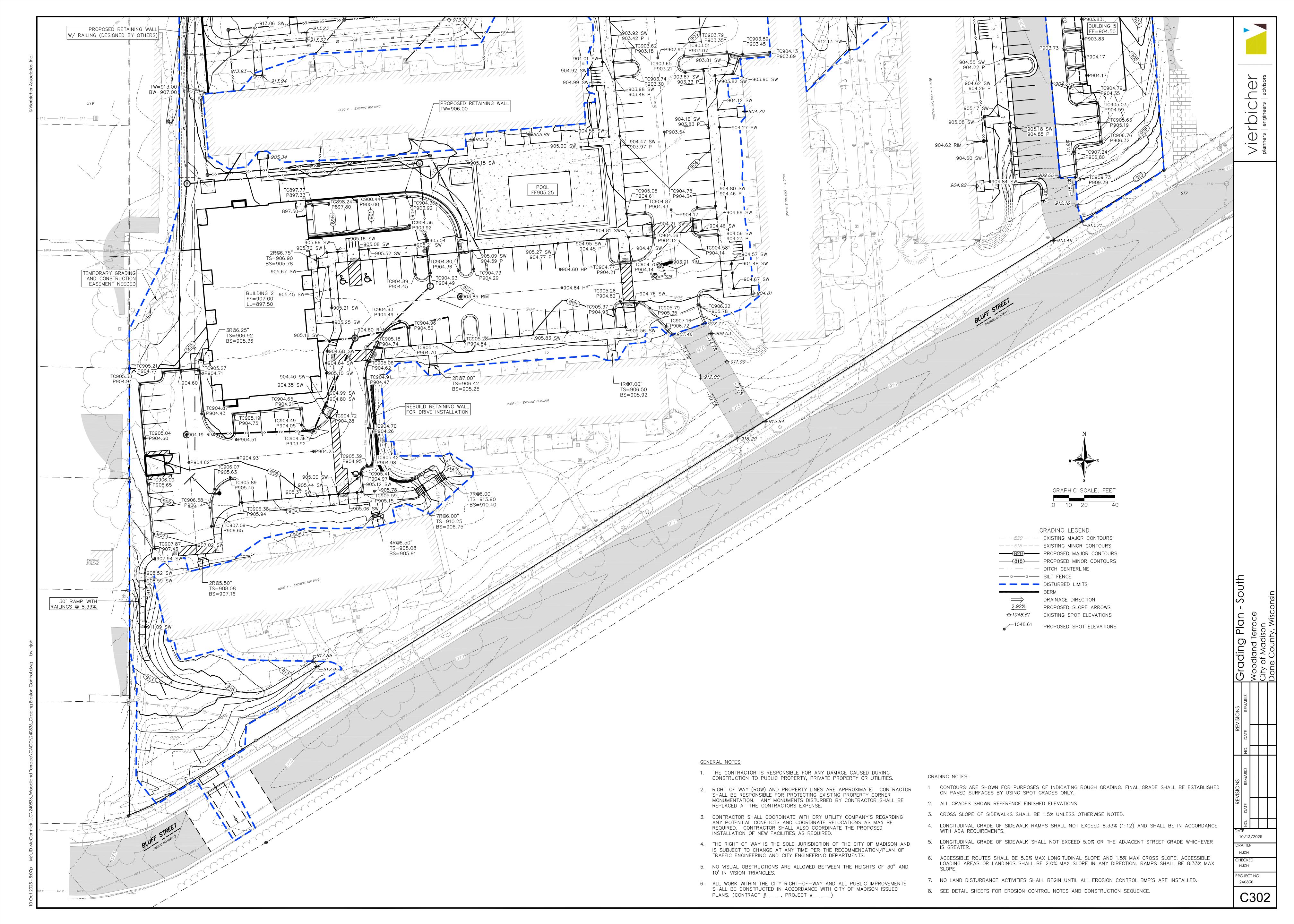


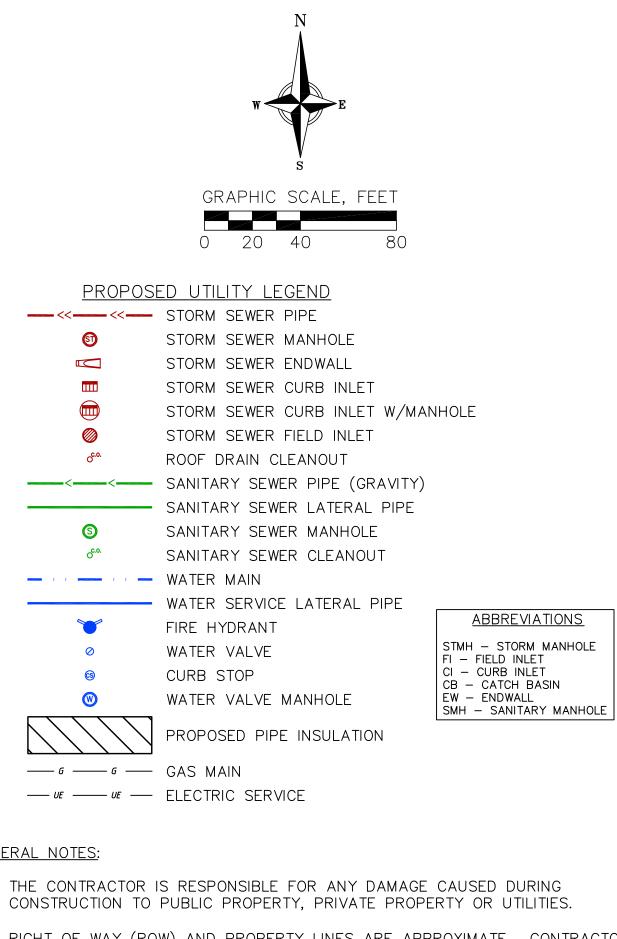


PROJECT NO.

C300







- 1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING
- 2. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE
- 3. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- 4. 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 DEPARTMENTS.
- 5. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" AND 10' IN VISION TRIANGLES.
- 6. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS. (CONTRACT #____, PROJECT #____)

UTILITY NOTES:

FF = 904.33

BASIN 3

FF=904.50

BASIN 2

FF=904.50

RIGHT-OF-WAY GRANT TO BE

EASEMENT RECORDED

RELEASED AND NEW ELECTRICAL

- 1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- 2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.

REPLACED AT THE CONTRACTORS EXPENSE.

- 3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- 4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- 6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- 7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AT PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- 8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTAT
- PRIOR TO INSTALLATION OF ANY NEW UTILITIES. 9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3
- 10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2
- 11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- 12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- 13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.30(11)(H) AND SPS 382.40(8)
- 14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
- 15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFET AND PROFESSIONAL SERVICES PER S.145.06.
- 16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILD BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERAL
- 17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- 18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- 19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- 20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHA BE SDR 35.
- 21. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACIL AS REQUIRED.
- 22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 1.0' IF WA CROSSES ABOVE.
- 23. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRU WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- 24. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS. 25. UNDERGROUND ENTRY CURB INLET AND STORM SEWER HAS BEEN SIZED BASED ON 500-YEAR PEAK FLOW FROM THE

DRIVEWAY AREA. THIS FLOW WAS CALCULATED TO BE 0.50 CFS (224 GPM). THE FLOW RATE FROM DSPS SIZING

26. POOL DRAIN TO BE LIMITED TO 100 GPM MAXIMUM DISCHARGE.

REQUIREMENTS HAS BEEN USED FOR THE UPSTREAM PIPE.

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PROJECT NO.

240836

RIGHT-OF-WAY GRANT TO BE├ RELEASED AND NEW ELECTRICAL EASEMENT RECORDED. SANITARY SEWER EASEMENT TO BE RELEASED AND NEW EASEMENT GRANTED.

BUILDING

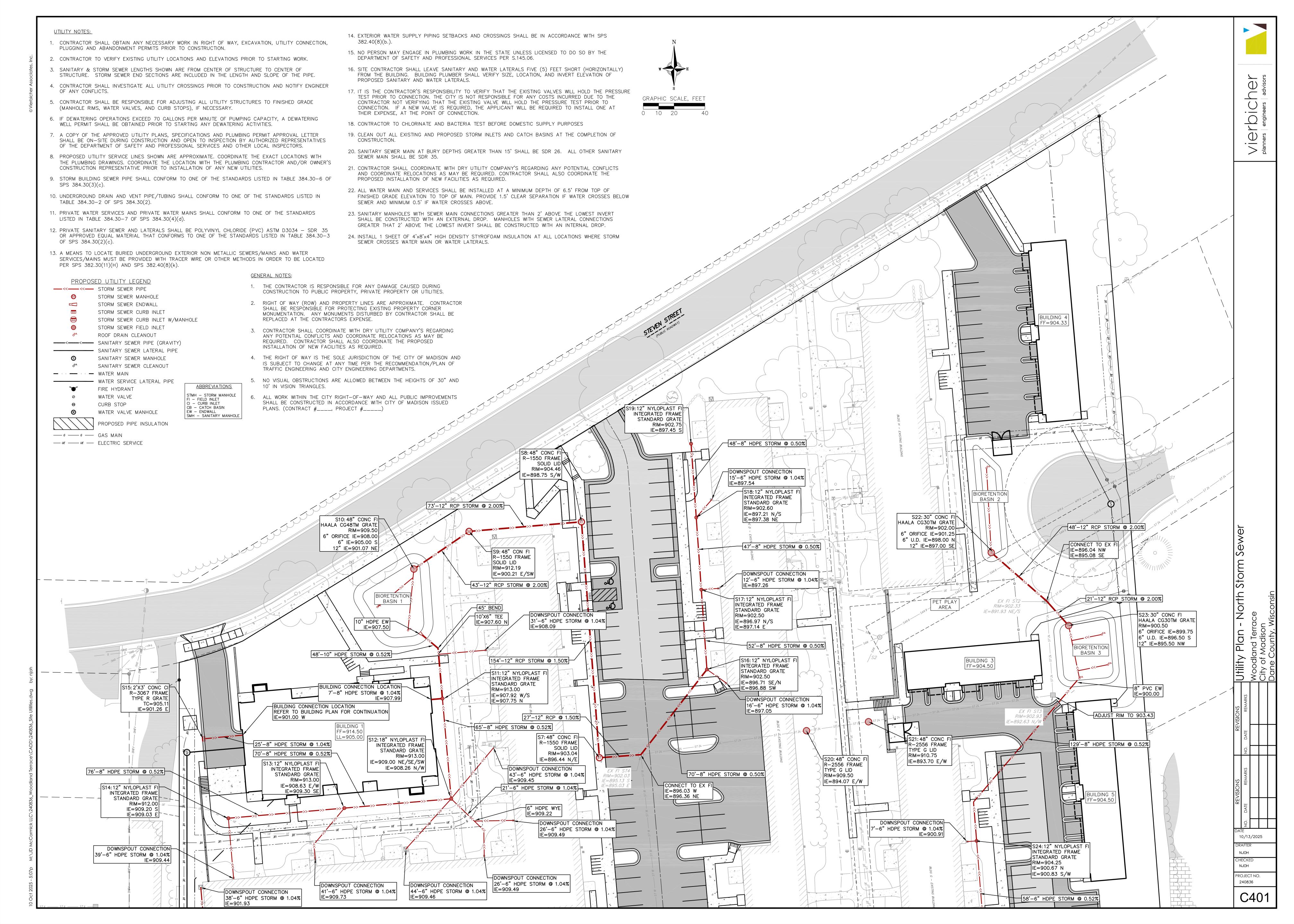
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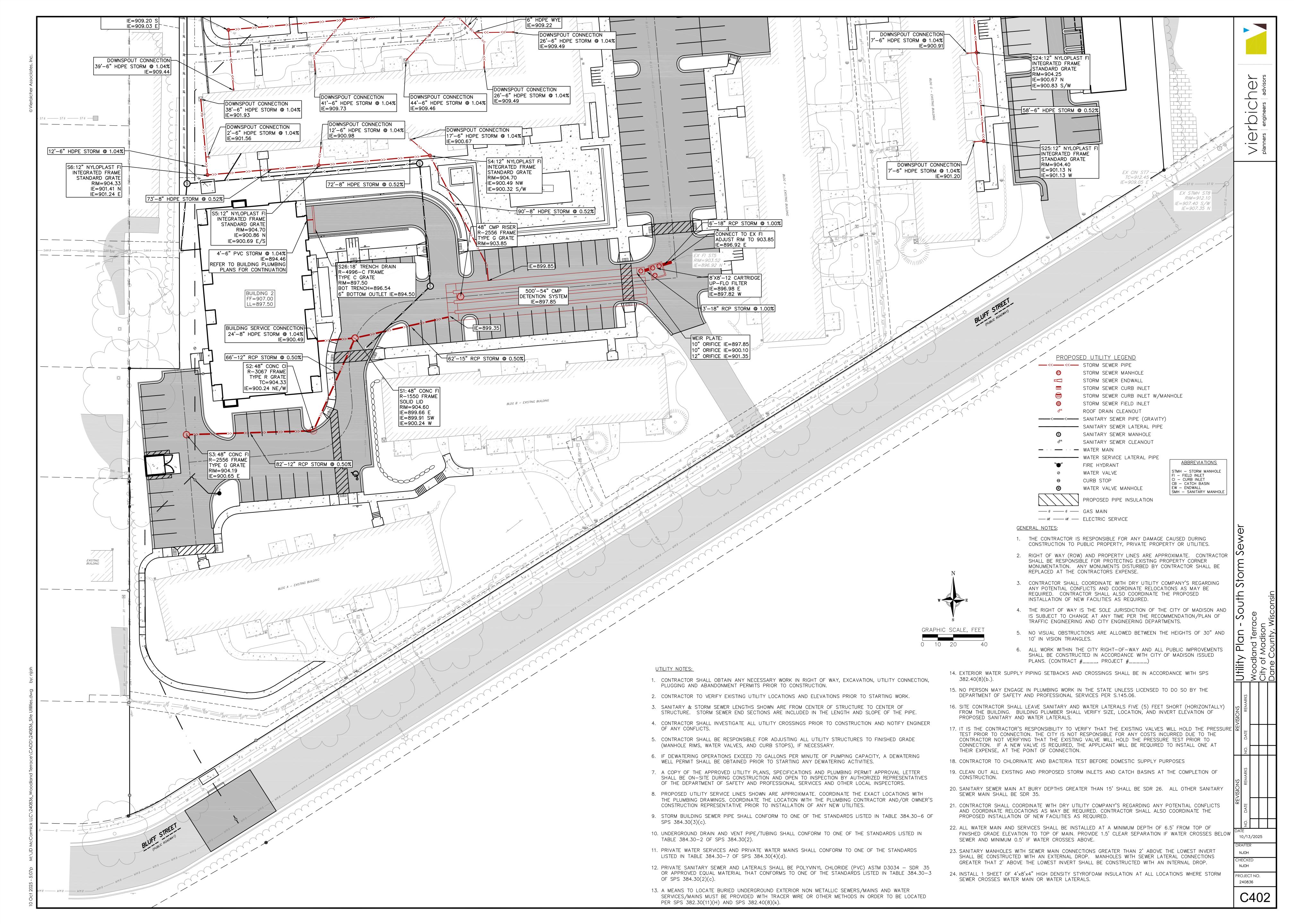
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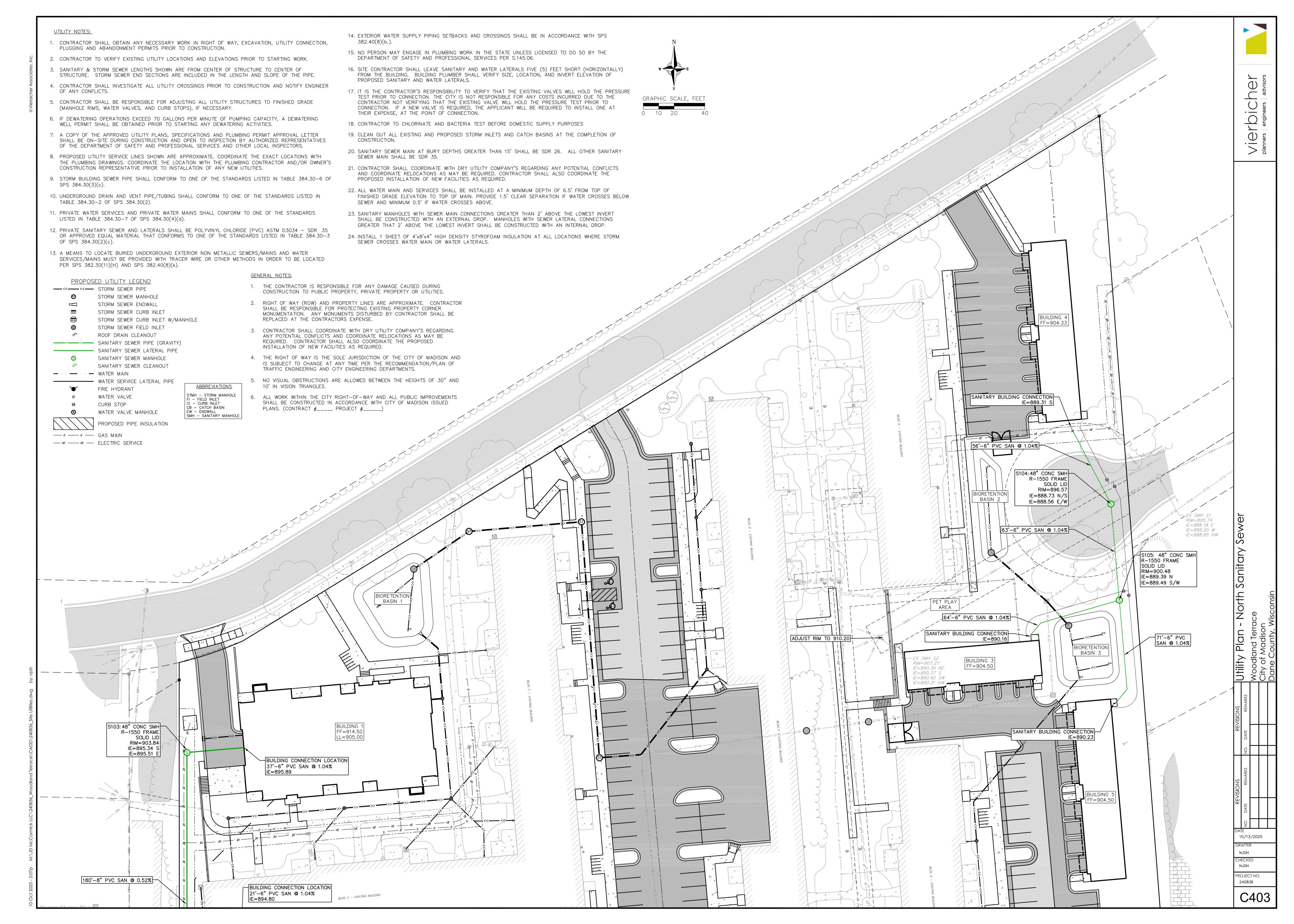
BLDG C — EXISTING BUILDING

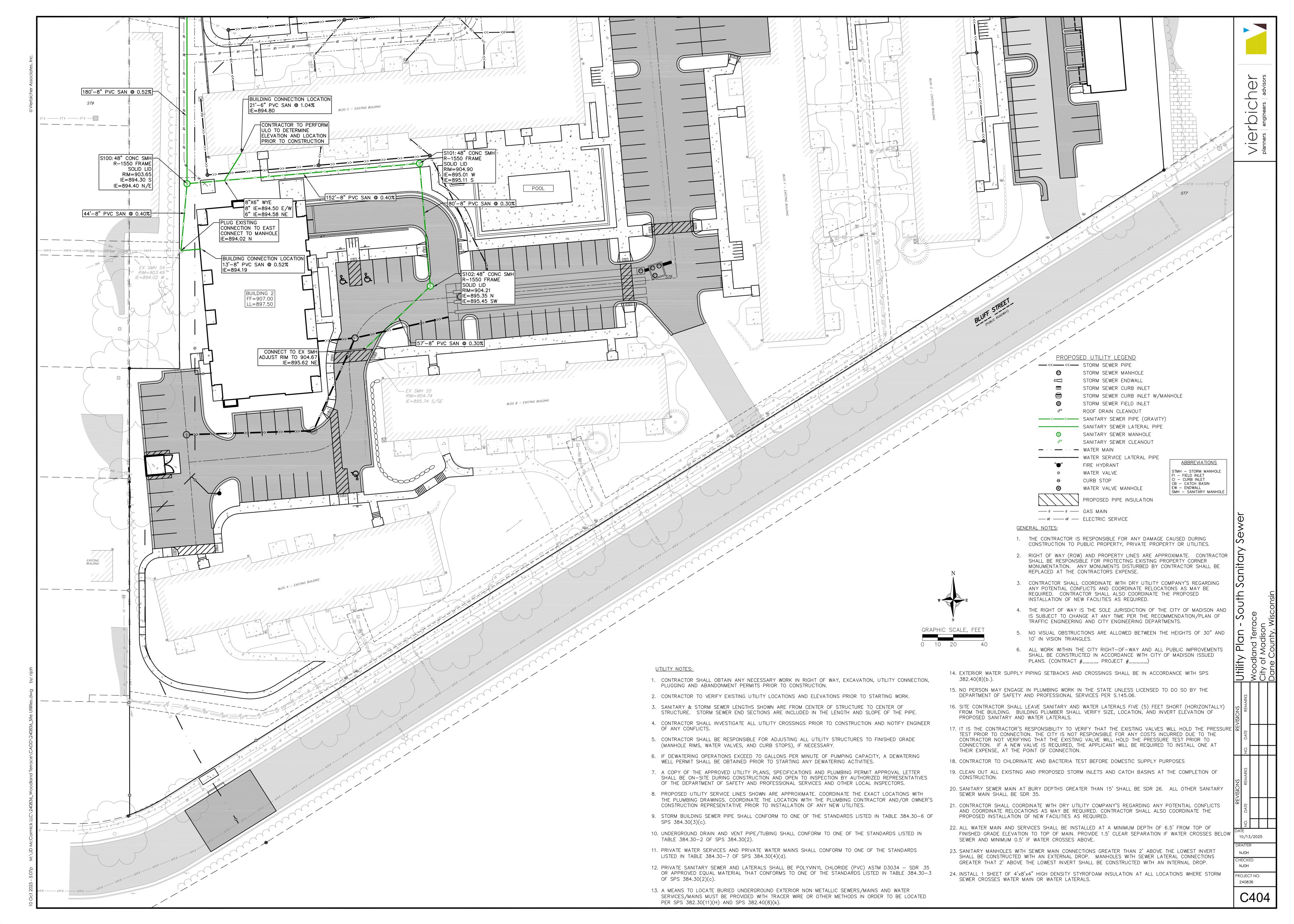
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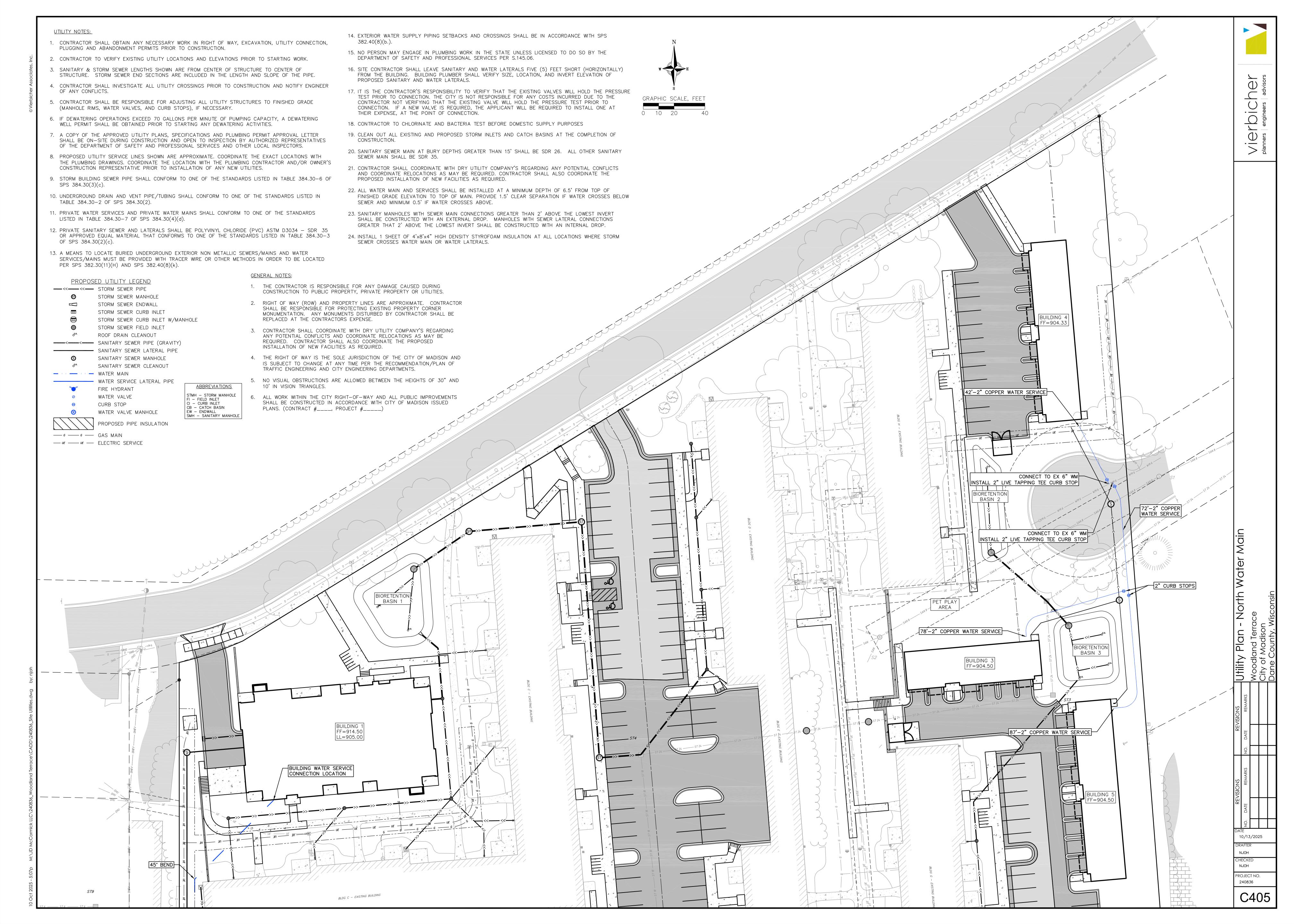
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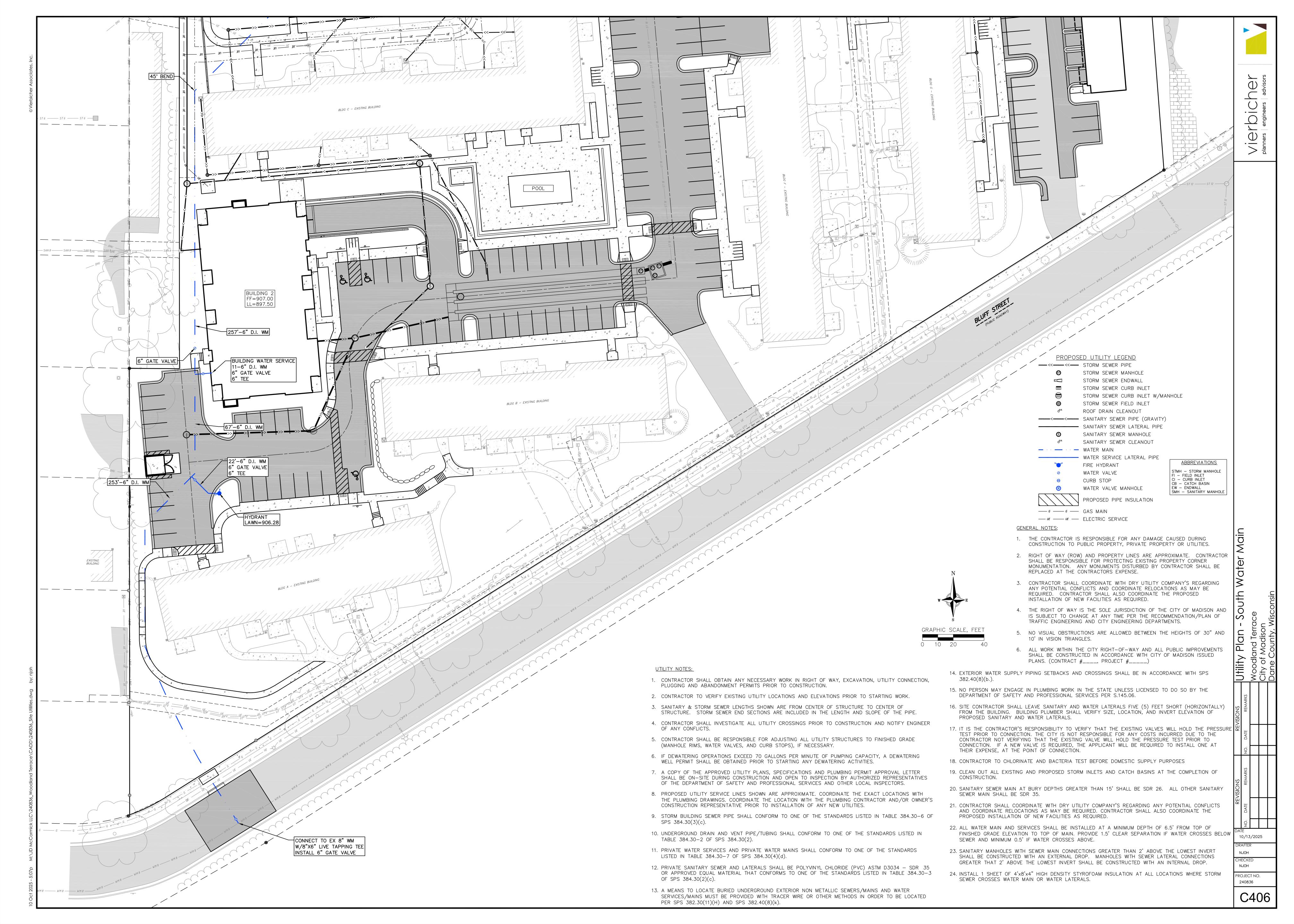












SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT COND.	<u>SIZE</u>	<u>NOTES</u>	<u>QTY</u>
DECIDUO	US TREES					
	AS	Acer saccharum / Sugar Maple	B & B	2.5"Cal		7
	СО	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		3
	GT	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	B & B	2.5"Cal		11
	QB	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		5
	QM	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal		9
VERGREE	EN TREES					
Management of the second of th	PD	Picea glauca densata / Black Hills Spruce	B & B	2.5"Cal		6
Market Commence of the Commenc	TO-2	Thuja occidentalis 'Nigra' / Black Arborvitae	B & B	5` ht.		9
	EVERGRE	<u>EN TREE</u>				
	TO-E	Thuja occidentalis / Arborvitae	Existing			4
XISTING T	TREES					
•	FA-E	Fraxinus americana / White Ash	Existing			2
	GT-E	Gleditsia triacanthos / Honey Locust	Existing			3
XISTING I	Jndersta	DRY TREES				
	AT-E	Acer tataricum / Tatarian Maple	Existing			1
000000000000000000000000000000000000000	MA-E	Malus angustifolia / Crabapple	Existing			6
	SA-E	Syringa x chinensis 'Alba' / White Chinese Lilac	Existing			2
NDERSTO	ORY TREES					
XX XX	AL2	Amelanchier laevis / Allegheny Serviceberry	B & B	4` ht.	Multi-Stem	22
	СР	Carpinus caroliniana / American Hornbeam	B & B	7` ht.		7
	CE	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	2.5"Cal		13
	Cl	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	1.5"Cal		9
+	HV	Hamamelis virginiana / Common Witch Hazel	B & B	5` ht.		8
	us shrub					
••	Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.		8
	Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		56
	Ca-2	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.		9
	Су	Corylus americana / American Hazelnut	Cont.	5 Gal.		4
J. S.	Ea	Euonymus alatus / Burning Bush	Existing	5 Gal.		1
to the second	Ld	Lonicera diervilla / Honeysuckle Physocarpus apulifalius 'Napus' / Dwarf Nipabark	Cont.	3 Gal.		43
	Po-2	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark Spiraea iaponica 'Goldmound' / Goldmound, Japanese Spirea	Cont.	3 Gal.		27
	Sg Vc	Spiraea japonica 'Goldmound' / Goldmound Japanese Spirea Viburnum carlesii 'Compactum' / Compact Koreanspice Viburnum	Existing Existing	3 Gal. 5 Gal.		140 63
	Vc		-			
0	Vg	Viburnum lentago / Nannyberry	Cont.	5 Gal.		6
	Vp	Viburnum prunifolium / Blackhaw Viburnum	B & B	4` ht.		8
VERGREE	EN SHRUB	<u>S</u>				
	Те	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	Existing	3 Gal.		233
ZWZ	Th	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	Existing	5 Gal.		44
ERENNIA	<u>LS</u> Hw	Hosta x 'Wide Brim' / Wide Brim Hosta	Existing	1 Gal.		154

Address:	Woodland Terrace			10/9/2025				
Total Square Footag	(Site Area)	-	(Building Footprint at Grade)		=	274533.2	sf	
Area:		366497.6			91964.4			
Total Landscape Points	Required (<5 ac):	217,800	/ 300 =	726	x 5 =	3,630		
Lansdcape Points Requried >5 ac:		56,733	/ 100 =	567.332	x 1 =	567	4	,197
		Credits/ Existing New/ Proposed Landscaping Landscaping		-				
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved		
Overstory deciduous tree	2.5" cal	35	6	210	35	1225		
Tall Evergreen Tree	5-6 feet tall	35		0	6	210		
Ornamental tree	1.5" cal	15	13	195	68	1020		
Upright evergreen shrub	3-4 feet tall	10		0		0		
Shrub, deciduous	#3 gallon	3	204	612	161	483		
Shrub, evergreen	#3 gallon	4	277	1108		0		
Ornamental grasses/perennials	#1 gallon	2	154	308		0		
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0		
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0		
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0		
Sub Totals				2433		2938		
			Total Poi	nts Provided:	5371			

STREET FRONTAGE REQUIREMENTS NOT SUITABLE FOR SITE PER EXISTING STREET TREES. MATURE STREET TREE CANOPY EXTENDS INTO SITE. PROPOSED TREES WITHIN SITE EXCEED TOTAL REQUIREMENTS FOR FRONTAGE.

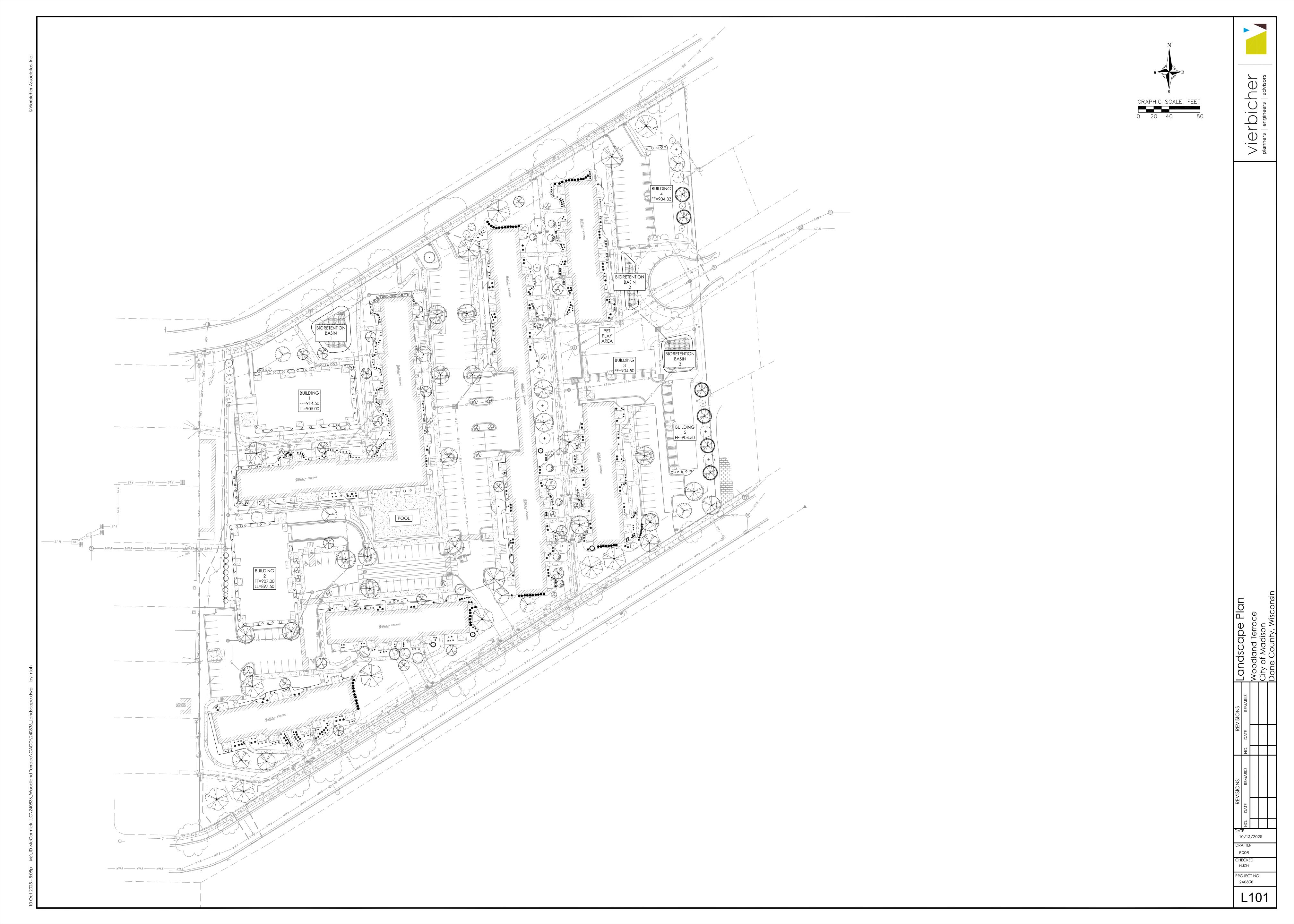
CONCEPT PLANT SCHEDULE

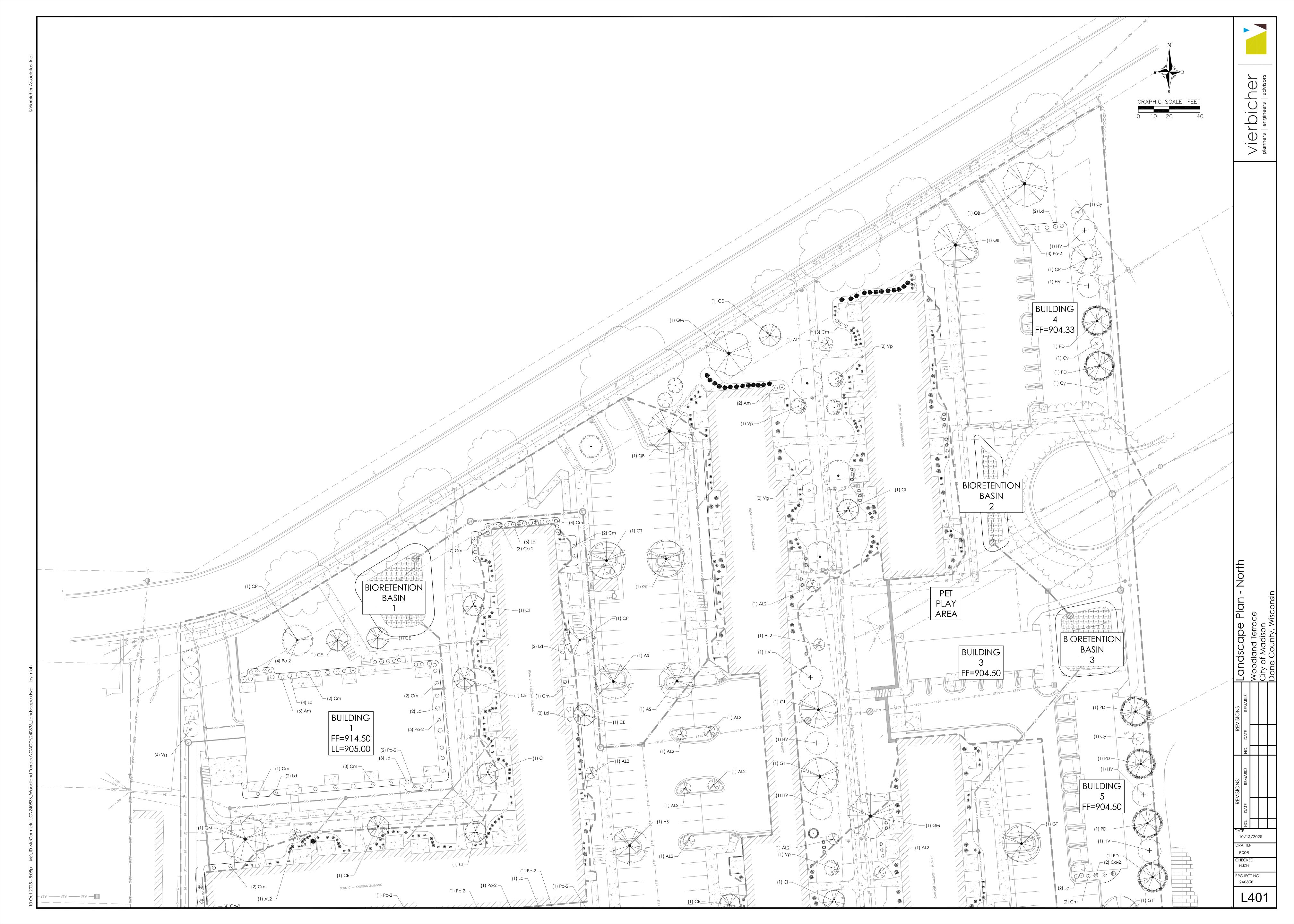
INFILTRATION PLUGS (PER PLUG)	3,066 s 128
Asclepias incarnata / Swamp Milkweed Carex annectens / Yellow-fruited Sedge	255
Carex bebbii / Bebb's Sedge	255 255
Carex bebbli / Bebbs seage Carex bicknellii / Prairie Seage	63
Carex blanda / Woodland Sedge	63
Carex biariaa / Woodiaria seage Carex bromoides / Brome-like Seage	128
Carex cristatella / Crested Oval Sedge	128
Carex hystericina / Porcupine Sedge	191
Carex scoparia / Broom Sedge	191
Carex stricta / Tussock Sedge	383
Carex vulpinoidea / Fox Sedge	191
Elymus virginicus / Virginia Wild Rye	63
Eutrochium maculatum / Spotted Joe Pye Weed	32
Iris versicolor / Blue Flag	128
Liatris pycnostachya / Gayfeather	63
Liatris spicata / Blazing Star	128
Lobelia cardinalis / Cardinal Flower	63
Lobelia siphilitica / Great Lobelia	63
Monarda fistulosa / Bergamot	32
Panicum virgatum / Switch Grass	128
Pycnanthemum virginianum / Mountain Mint	63
Rudbeckia subtomentosa / Sweet Black-eyed Sus	an 63
Scirpus pendulus / Nodding Bulrush	63
Solidago ridellii / Ridell's Goldenrod	32
Symphyotrichum puniceum / Swamp Aster	63
Tradescantia ohiensis / Ohio Spiderwort	32
Verbena hastata / Blue Vervain	63
Vernonia fasciculata / Ironweed	63
Veronicastrum virginicum / Culver's Root	63

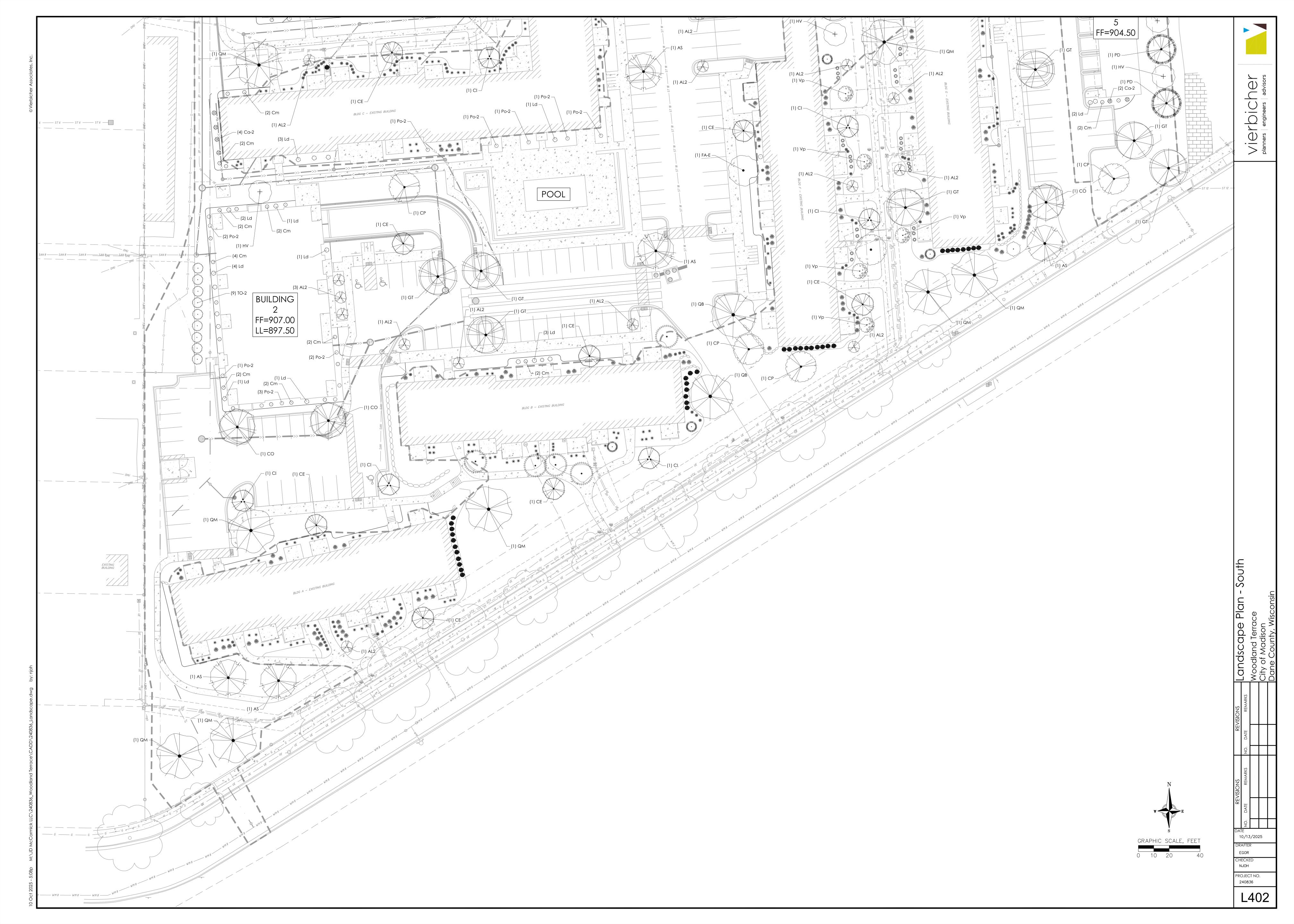
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bic	engineers
Viel	planners

Plant Schadille and Landscape Points		Woodland Terrace	City of Madison	Dane County, Wisconsin	
REVISIONS	REMARKS	_	_	_	
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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, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- 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. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF 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. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

LANDSCAPE MATERIAL NOTES:

- 1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- 2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
- 3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
- 4. LANDSCAPE BEDS, STONE BORDERS, AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 3"X4" OR EQUAL, COLOR BLACK ANODIZED.
- 4. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6' DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

SEEDING AND PLUG PLANTING NOTES:

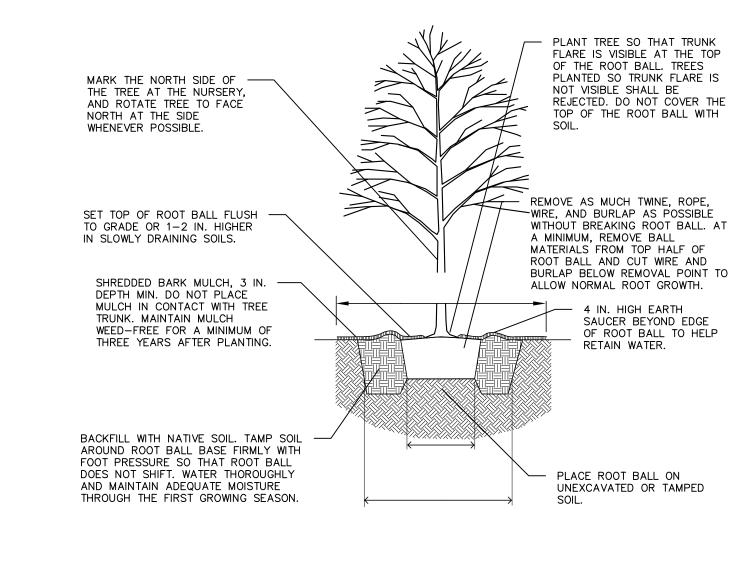
- 1. ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY ½" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6".) PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
- 2. INSTALL BIO-RETENTION PLANTINGS AS 2". BIORETENTION PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING SPECIFIED RATIO OF SPECIES THROUGHOUT PLANTING. APPLY 1' WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. FOLLOWING PLANTING, AREA TO BE SEEDED WITH 'STORMWATER/BIOINFULTRATION' BY AGRECOL OR EQUAL, PER MANUFACTURER'S RECOMMENDATIONS AND BROADCAST MULCHED WITH A LAYER OF WEED FREE STRAW MULCH. STRAW MULCH MUST ALLOW FOR SUFFICIENT AIR AND LIGHT PENETRATION.

GENERAL LANDSCAPE NOTES:

- 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. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
- 5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
- 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. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

NOTES:

- 1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- 2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 3. WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

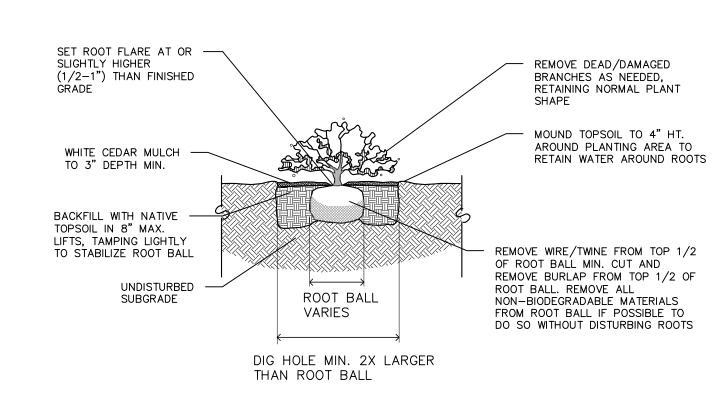


1 B&B TREE PLANTING DETAIL 1 NOT TO SCALE

NOTES:

- KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
- 2. APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE
- PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.

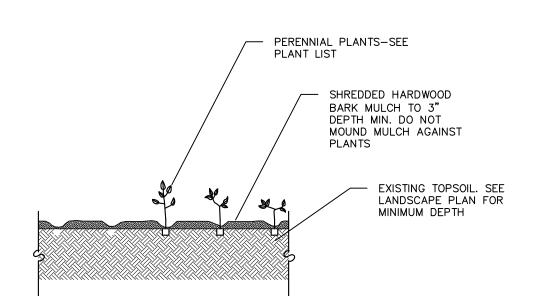
 3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.





NOTES:

- 1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
- 2. APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
- 3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.







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REVISIONS REVISIONS REVISIONS Planting Details

REVISIONS NO. DATE REMARKS NO. DATE REMARKS

OUT OF THE REMARKS NO. DATE REMARKS

OUT OF Madison City of Madison Dane County, Wisconsin

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