

CATALINA CROSSING APARTMENTS

4525 Secret Garden Drive
Madison, Wisconsin 53558



TR-P REZONING SUBMITTAL

JLA
architects

JLA PROJECT NUMBER: 14-1103

17 FEBRUARY 2016

DECKER PROPERTIES,
INC.

CATALINA CROSSING
APARTMENTS

DATE OF ISSUANCE 17 FEBRUARY 2016

| Revision Schedule | | |
|-------------------|-------------|------|
| Mark | Description | Date |
| | | |

SHEET TITLE

VICINITY MAP

SHEET NUMBER

ASP-100



| CONCEPTUAL DATA | | | | | | | | | | | | | | 12.84 ACRES - 8.80 UNITS/ACRE | | | |
|-----------------|-----|-------|-----|------|-----|-----|-------|--------------|-------|---------|---------|---------|-------|-------------------------------|--|--|--|
| BUILDING | | UNITS | | | | | | BIKE PARKING | | PARKING | | | | | | | |
| TYPE | QTY | ST | 1BR | 1BR+ | 2BR | 3BR | TOTAL | BR'S | TOTAL | RATIO | COVERED | SURFACE | TOTAL | RATIO | | | |
| A | 3 | 0 | 0 | 0 | 18 | 0 | 18 | 36 | | | 24 | 15 | 39 | 2.17 / UNIT | | | |
| B | 4 | 0 | 0 | 0 | 8 | 16 | 24 | 64 | | | 32 | 20 | 52 | 2.17 / UNIT | | | |
| C | 1 | 0 | 0 | 0 | 12 | 0 | 12 | 24 | | | 16 | 10 | 26 | 2.17 / UNIT | | | |
| D | 2 | 0 | 0 | 0 | 8 | 0 | 8 | 16 | | | 16 | 2 | 18 | 2.25 / UNIT | | | |
| E | 4 | 0 | 0 | 0 | 24 | 0 | 24 | 48 | | | 48 | 5 | 53 | 2.21 / UNIT | | | |
| F | 3 | 0 | 0 | 0 | 27 | 0 | 27 | 54 | | | 54 | 5 | 59 | 2.18 / UNIT | | | |
| TOTALS | | 0 | 0 | 0 | 97 | 16 | 113 | 242 | | | 190 | 57 | 247 | 2.18 / UNIT | | | |
| | | 0% | 0% | 0% | 86% | 14% | | | | | | | | | | | |



NOTE:
LANDSCAPE & SITE LIGHTING ELEMENTS
SHOWN FOR GRAPHIC PURPOSES ONLY.
REFER TO CIVIL, LANDSCAPE, AND SITE
LIGHTING DRAWINGS FOR MORE
INFORMATION.

JLA
JOSEPH LEE & ASSOCIATES

JOSEPH LEE & ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
MADISON, WISCONSIN 53718
P: 608.241.9500

JLA PROJECT NUMBER: 14-1103

DECKER PROPERTIES,
INC.

CATALINA CROSSING
APARTMENTS

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

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|-------------------|-------------|------|
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| | | |

SHEET TITLE

OVERALL
MASTERPLAN

SHEET NUMBER

ASP-101

| CONCEPTUAL DATA | | | | | | | | | | | | | | 12.84 ACRES - 8.80 UNITS/ACRE | | | |
|-----------------|-------|-----|----|-----|------|-----|-----|--------------|------|---------|-------|---------|---------|-------------------------------|-------------|--|--|
| BUILDING | UNITS | | | | | | | BIKE PARKING | | PARKING | | | | | | | |
| | TYPE | QTY | ST | 1BR | 1BR+ | 2BR | 3BR | TOTAL | BR'S | TOTAL | RATIO | COVERED | SURFACE | TOTAL | RATIO | | |
| A | 3 | 0 | 0 | 0 | 18 | 0 | 18 | 36 | | | | 24 | 15 | 39 | 2.17 / UNIT | | |
| B | 4 | 0 | 0 | 0 | 8 | 16 | 24 | 64 | | | | 32 | 20 | 52 | 2.17 / UNIT | | |
| C | 1 | 0 | 0 | 0 | 12 | 0 | 12 | 24 | | | | 16 | 10 | 26 | 2.17 / UNIT | | |
| D | 2 | 0 | 0 | 0 | 8 | 0 | 8 | 16 | | | | 16 | 2 | 18 | 2.25 / UNIT | | |
| E | 4 | 0 | 0 | 0 | 24 | 0 | 24 | 48 | | | | 48 | 5 | 53 | 2.21 / UNIT | | |
| F | 3 | 0 | 0 | 0 | 27 | 0 | 27 | 54 | | | | 54 | 5 | 59 | 2.18 / UNIT | | |
| TOTALS | 0 | 0 | 0 | 0 | 97 | 16 | 113 | 242 | | | | 190 | 57 | 247 | 2.18 / UNIT | | |
| | 0% | 0% | 0% | 0% | 86% | 14% | | | | | | | | | | | |



JLA
JOSEPH LEE & ASSOCIATES

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MADISON, WISCONSIN 53718
P: 608.241.9500

CATALINA CROSSING
MASTERPLAN

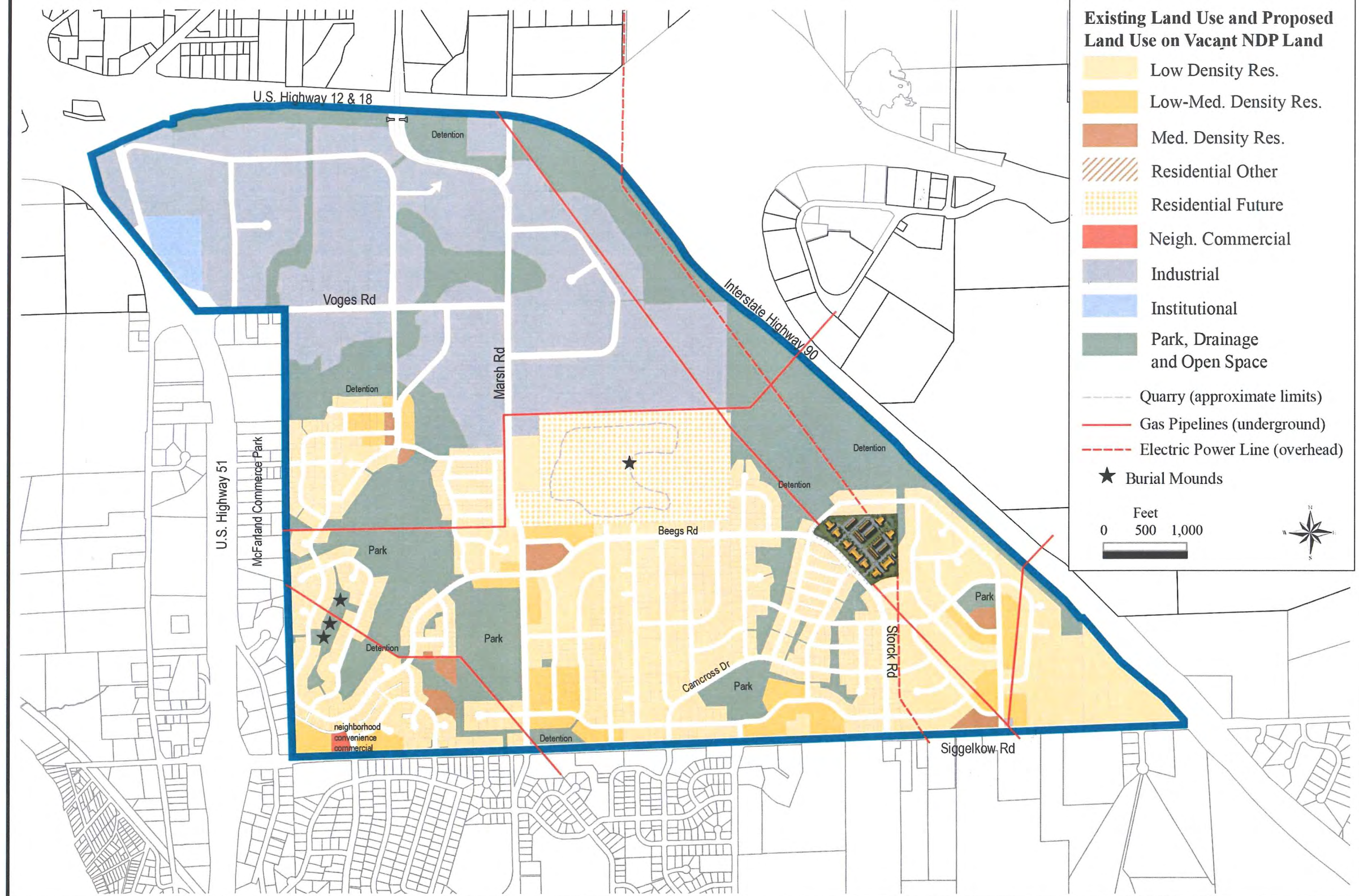
17 FEBRUARY, 2016

SCALE: 1"=70'



Marsh Road Neighborhood Development Plan

As Adopted October 1999 and *implemented through subdivision and zoning approvals



Existing Land Use and Proposed Land Use on Vacant NDP Land

- Low Density Res.
- Low-Med. Density Res.
- Med. Density Res.
- Residential Other
- Residential Future
- Neigh. Commercial
- Industrial
- Institutional
- Park, Drainage and Open Space
- Quarry (approximate limits)
- Gas Pipelines (underground)
- Electric Power Line (overhead)
- ★ Burial Mounds

Feet
0 500 1,000



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SHEET TITLE

NEIGHBORHOOD
DEVELOPMENT PLAN

SHEET NUMBER

ASP-102

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DECKER PROPERTIES, INC.

CATALINA CROSSING TRP REZONING SUBMITTAL

DATE OF ISSUANCE 17 FEBRUARY 2016

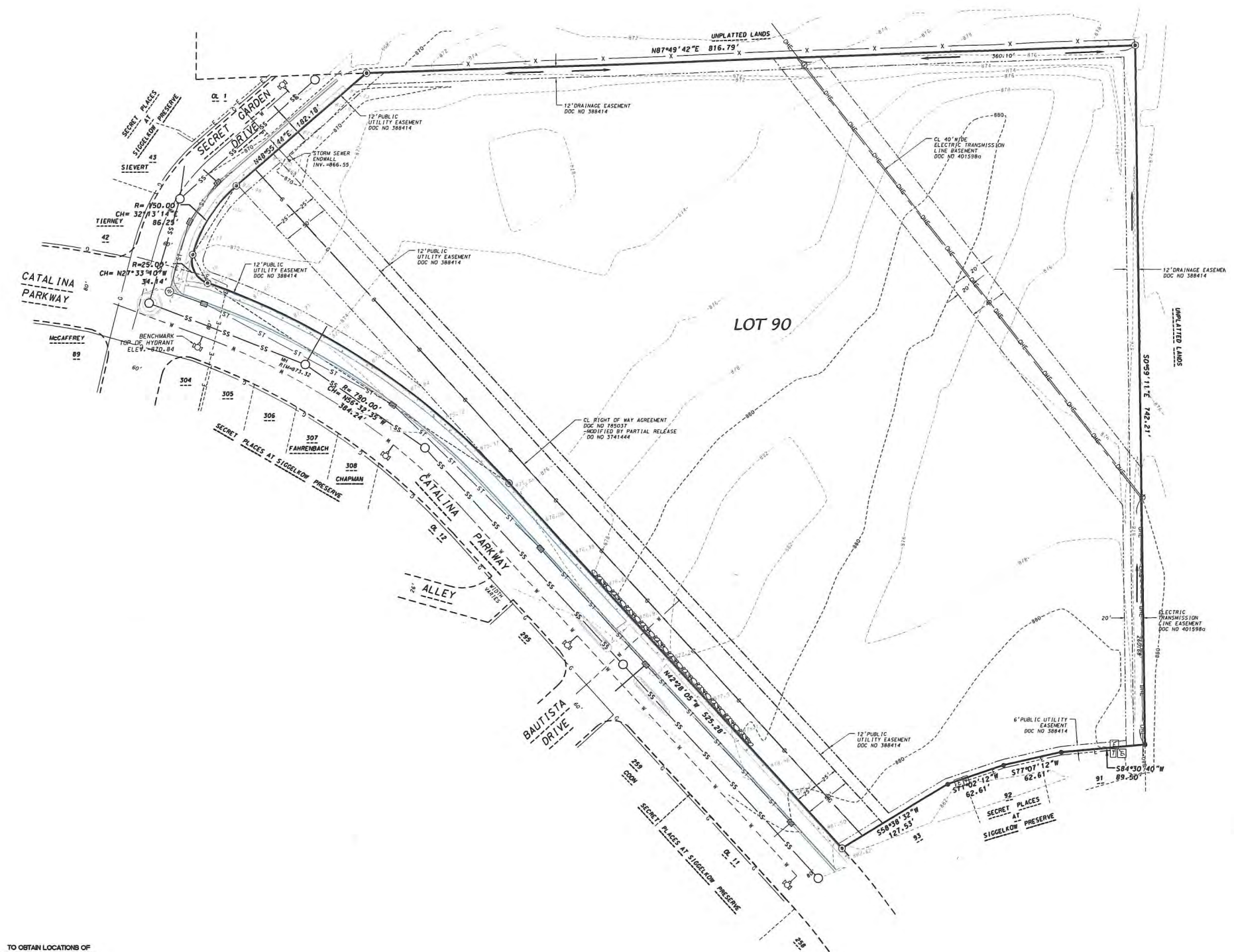
| Revision Schedule | | |
|-------------------|-------------|------|
| Mark | Description | Date |
| | | |

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
C100

LEGEND

| | |
|--|---------------------------------|
| | FOUND 1-1/4" IRON REBAR |
| | FOUND 3/4" IRON REBAR |
| | UNDERGROUND ELECTRIC |
| | SANITARY SEWER |
| | WATER MAIN |
| | GAS MAIN |
| | OVERHEAD ELECTRIC |
| | STORM SEWER |
| | ELECTRIC TRANSFORMER |
| | TELEPHONE PEDESTAL |
| | MANHOLE |
| | CATCH BASIN/INLET |
| | POWER POLE |
| | HYDRANT |
| | CONCRETE |
| | BOULDER RETAINING WALL |
| | CONC. CURB |
| | DRAINAGE DIRECTION (SEE NOTE 9) |
| | EXISTING CONTOUR |



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

EXISTING CONDITONS



- GENERAL NOTES
1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
 2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY.
 4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
 5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION.

LEGEND

CONCRETE PAVEMENT

EXISTING CONDITIONS LEGEND

- FOUND 3/4" SOLID ROUND IRON STAKE
- UNDERGROUND ELECTRIC
- SANITARY SEWER
- WATER MAIN
- GAS MAIN
- OVERHEAD ELECTRIC
- TELECOMMUNICATION LINE
- STORM SEWER
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- MANHOLE
- CATCH BASIN/INLET
- POWER POLE
- LIGHT POLE
- GAS METER
- VALVE
- HYDRANT
- GUY WIRE
- CONCRETE
- BOULDER RETAINING WALL
- CHAIN-LINK FENCE
- CONC. CURB
- EXISTING CONTOUR
- TOP OF CURB SPOT ELEVATION (@ DECIMAL PT.)
- SPOT ELEVATION (@ DECIMAL PT.)
- "RECORDED AS" INFORMATION

SITE PLAN INFORMATION BLOCK
CATALINA CROSSING

| | |
|---|-------------|
| LOT AREA | 12.84 AC ± |
| EXISTING TOTAL IMPERVIOUS AREA | 0 SF± |
| PROPOSED TOTAL IMPERVIOUS AREA | 272,120 SF± |
| TOTAL BUILDING ROOF AREA | 119,040 SF± |
| NUMBER OF PROPOSED SURFACE PARKING STALLS | 53 |

JLA

JOSEPH L. ASSOCIATES
2014 E. MONROE DRIVE, SUITE 200
DANE COUNTY, WISCONSIN 53744
978.241.0300

JLA PROJECT NUMBER: 14-1103

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
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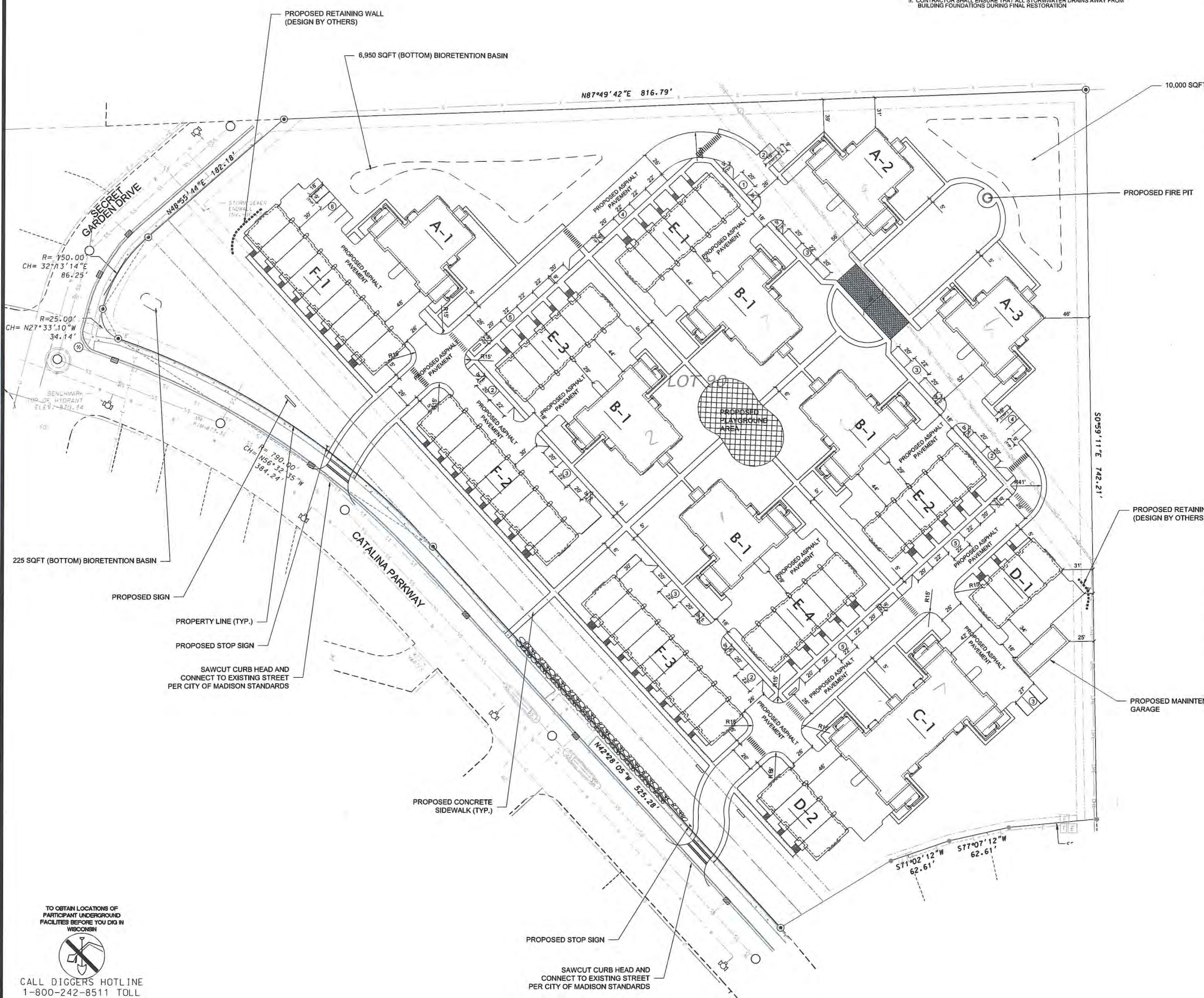
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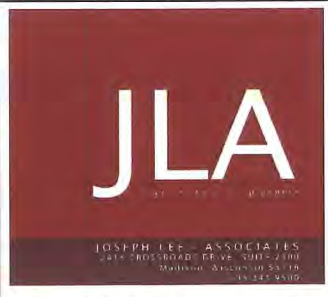
SHEET TITLE
SITE PLAN

SHEET NUMBER
C101



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
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SITE PLAN



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SHEET TITLE
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER
C102

LEGEND

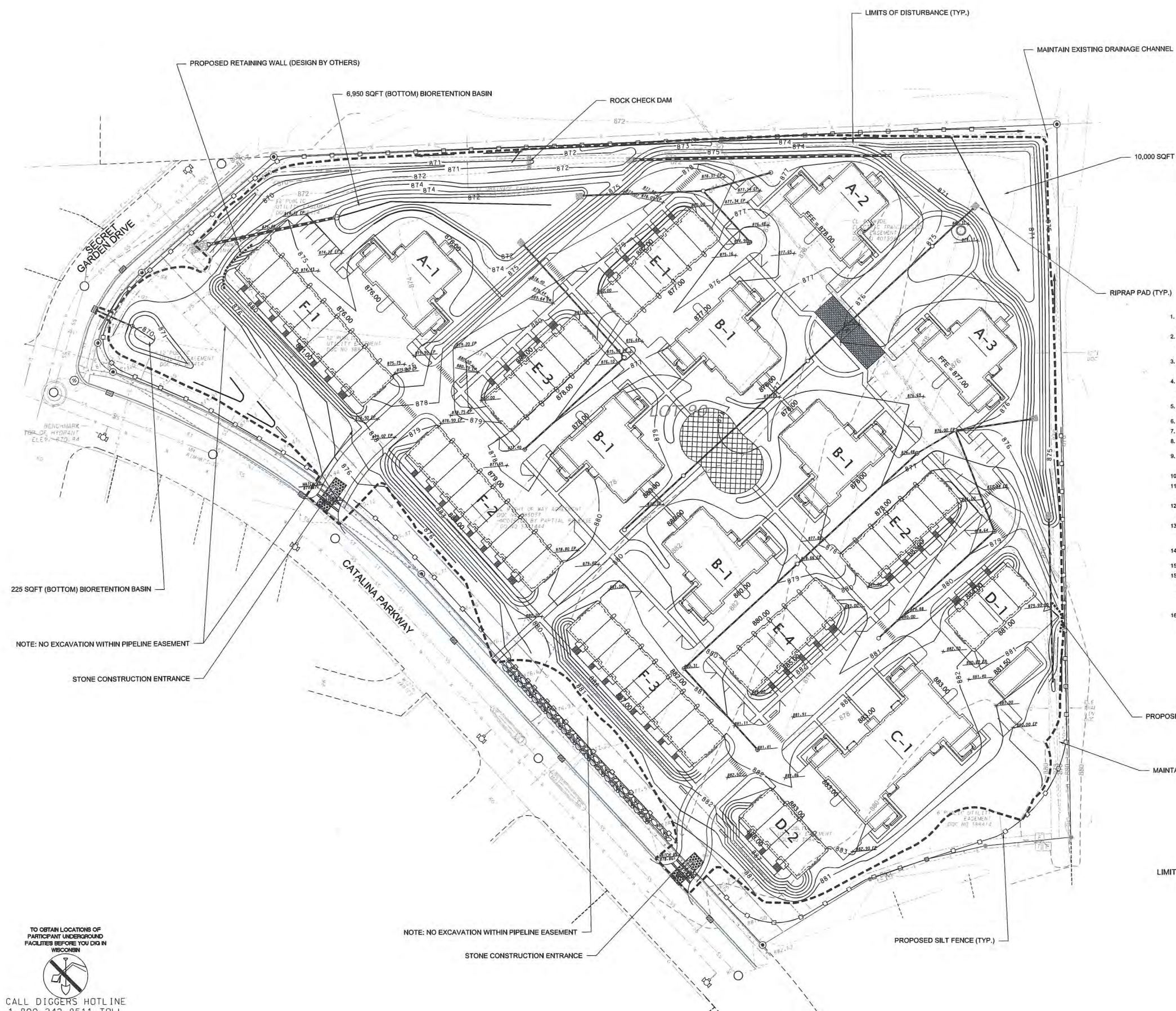
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION EP - EDGE OF PAVEMENT
- LIMITS OF DISTURBANCE
- FLOW ARROW
- SILT FENCE/SILT SOCK
- RIPRAP PAD
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)

GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY.
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUM. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS
7. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
8. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
9. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS, INCLUDING PUBLIC STREETS.
10. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
11. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II TYPE B EROSION MATTING.
12. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
13. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH.
14. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
15. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
16. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A 4" OF TOPSOIL, FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE PER THE LANDSCAPE PLAN OR AT A MINIMUM WISCONSIN DOT SEED MIX #41 OR EQUIVALENT APPLIED AT A RATE OF 3 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1.1 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. THE BIORETENTION BASINS SHALL BE PLANTED PER THE LANDSCAPE PLAN WITH PLANTS TOLERANT OF FLUCTUATING WATER CONDITIONS.
17. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1001.



PROPOSED RETAINING WALL (DESIGN BY OTHERS)

6,950 SQFT (BOTTOM) BIORETENTION BASIN

ROCK CHECK DAM

LIMITS OF DISTURBANCE (TYP.)

MAINTAIN EXISTING DRAINAGE CHANNEL

10,000 SQFT (BOTTOM) BIORETENTION BASIN

RIPRAP PAD (TYP.)

SECRET GARDEN DRIVE

CATALINA PARKWAY

225 SQFT (BOTTOM) BIORETENTION BASIN

NOTE: NO EXCAVATION WITHIN PIPELINE EASEMENT

STONE CONSTRUCTION ENTRANCE

NOTE: NO EXCAVATION WITHIN PIPELINE EASEMENT

STONE CONSTRUCTION ENTRANCE

PROPOSED SILT FENCE (TYP.)

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

MAINTAIN EXISTING DRAINAGE CHANNEL

LIMITS OF DISTURBANCE = 521,100 SQFT

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GRADING AND EROSION CONTROL PLAN

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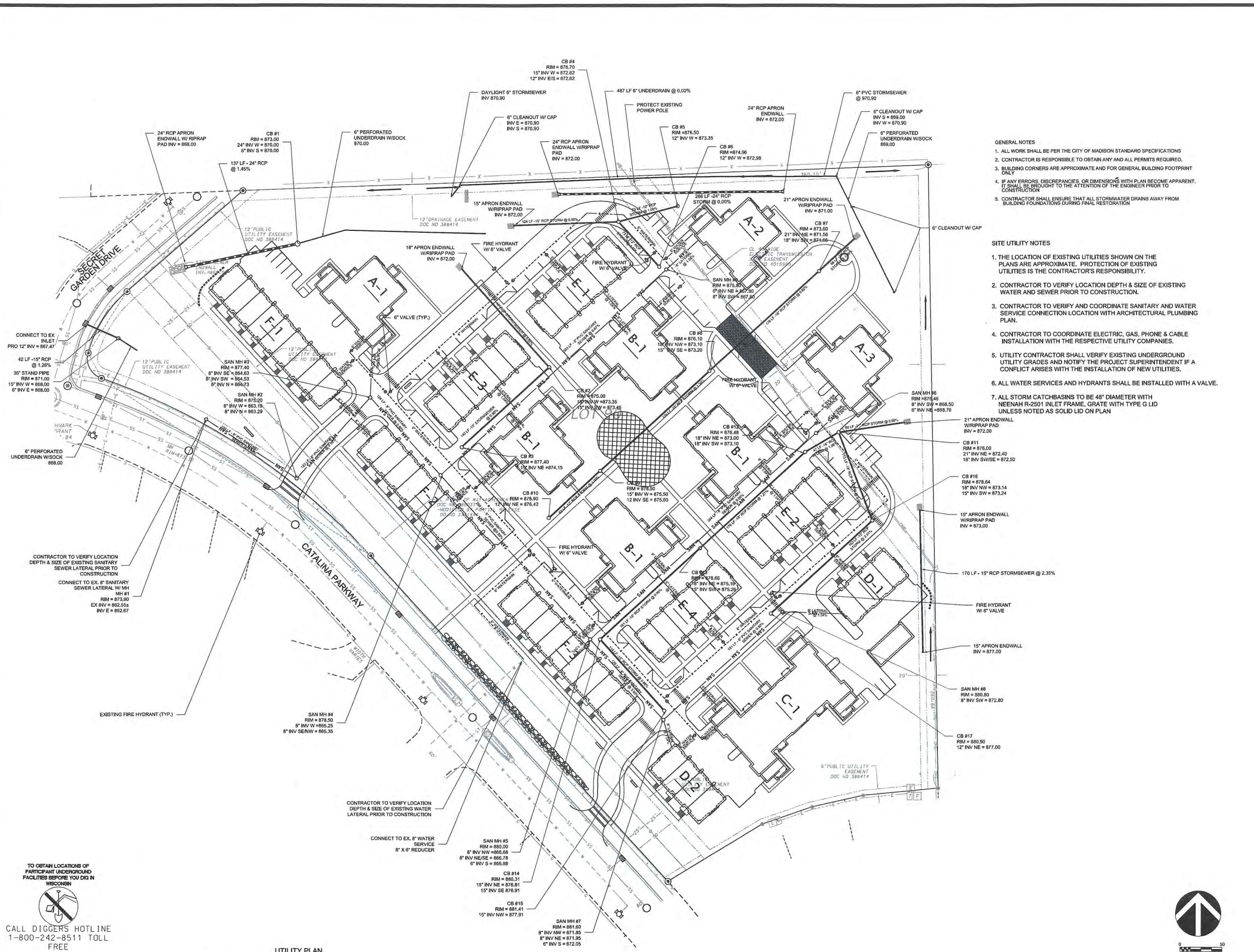
CATALINA CROSSING TRP REZONING SUBMITTAL

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SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C103

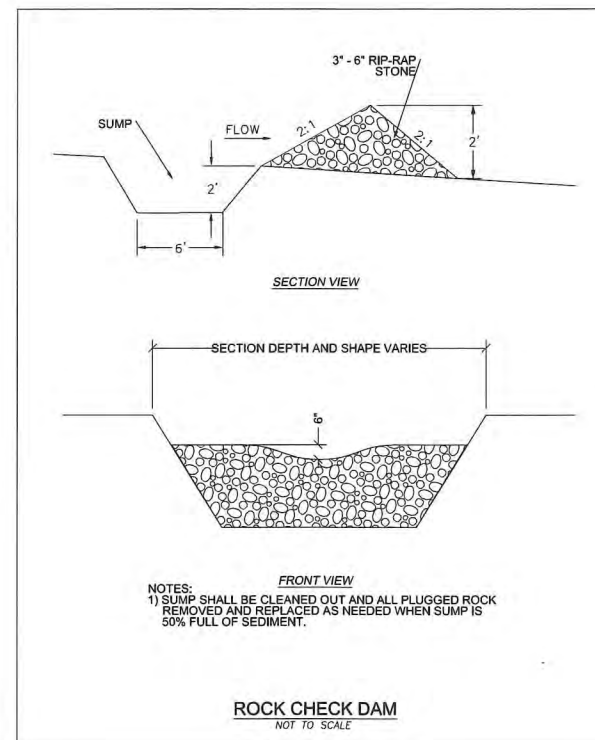
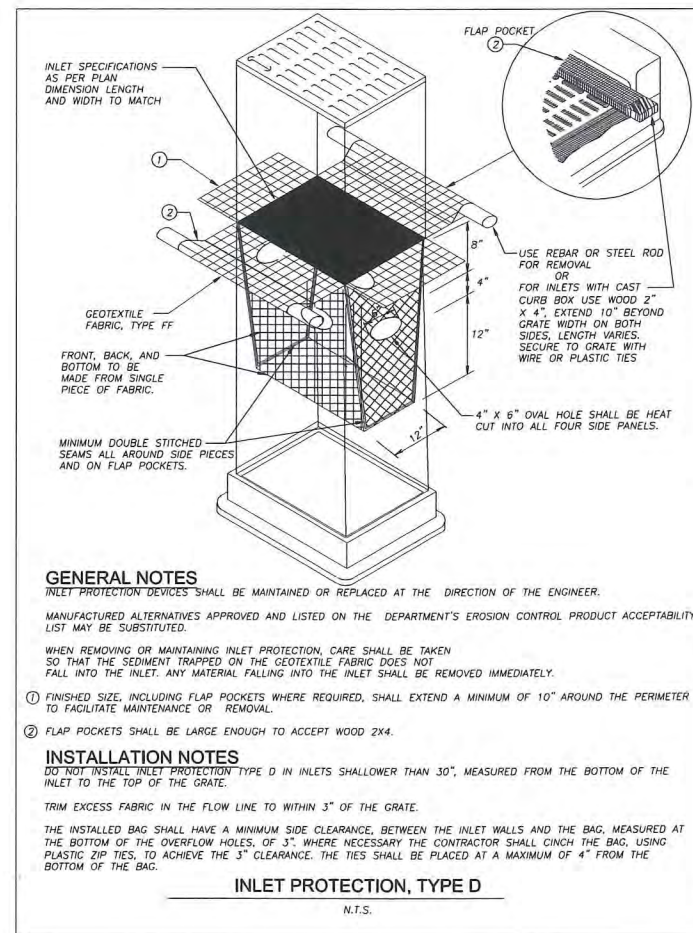
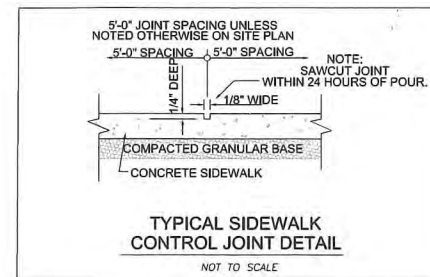
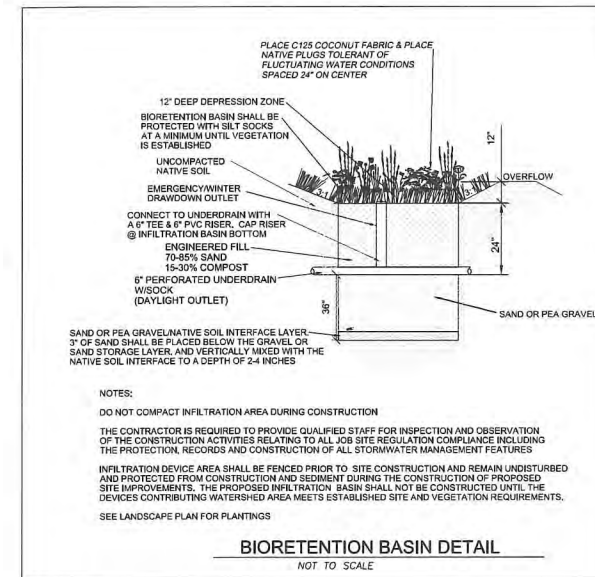
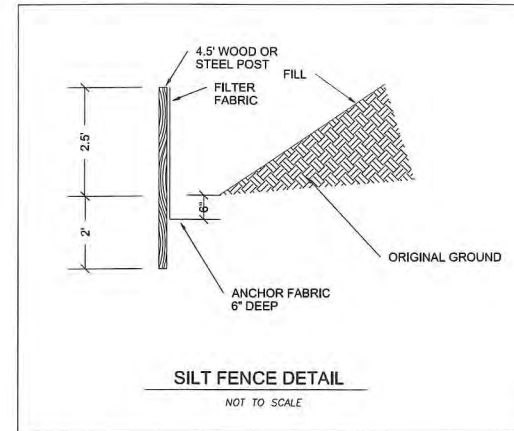
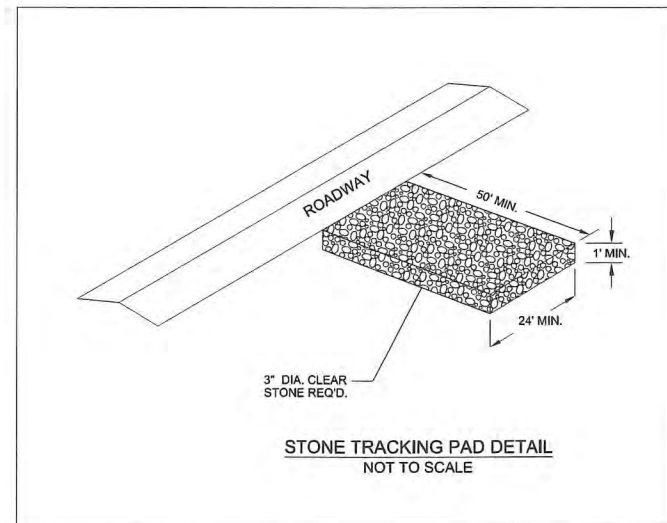


- GENERAL NOTES**
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 2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
 4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
 5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION

- SITE UTILITY NOTES**
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
 2. CONTRACTOR TO VERIFY LOCATION DEPTH & SIZE OF EXISTING WATER AND SEWER PRIOR TO CONSTRUCTION.
 3. CONTRACTOR TO VERIFY AND COORDINATE SANITARY AND WATER SERVICE CONNECTION LOCATION WITH ARCHITECTURAL PLUMBING PLAN.
 4. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
 5. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
 6. ALL WATER SERVICES AND HYDRANTS SHALL BE INSTALLED WITH A VALVE.
 7. ALL STORM CATCHBASINS TO BE 48" DIAMETER WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN

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UTILITY PLAN



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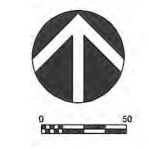
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SHEET TITLE
DETAIL SHEET

SHEET NUMBER
C104



LEGEND

-  FIRE LANE ACCESS (20' WIDE LANE AT ALL POINTS & ALL INSIDE TURNING RADI ARE 28' AS REQUIRED)
-  HOSELAY (ALL HOSELAYS SHOWN ARE 500' OR LESS) (2 HYDRANTS WITHIN 500' OF ALL SIDES OF THE BUILDING)



JOSEPH LEE ASSOCIATES
2475 W. HORTON DRIVE - SUITE 200
MADISON, WISCONSIN 53713
608.241.3340

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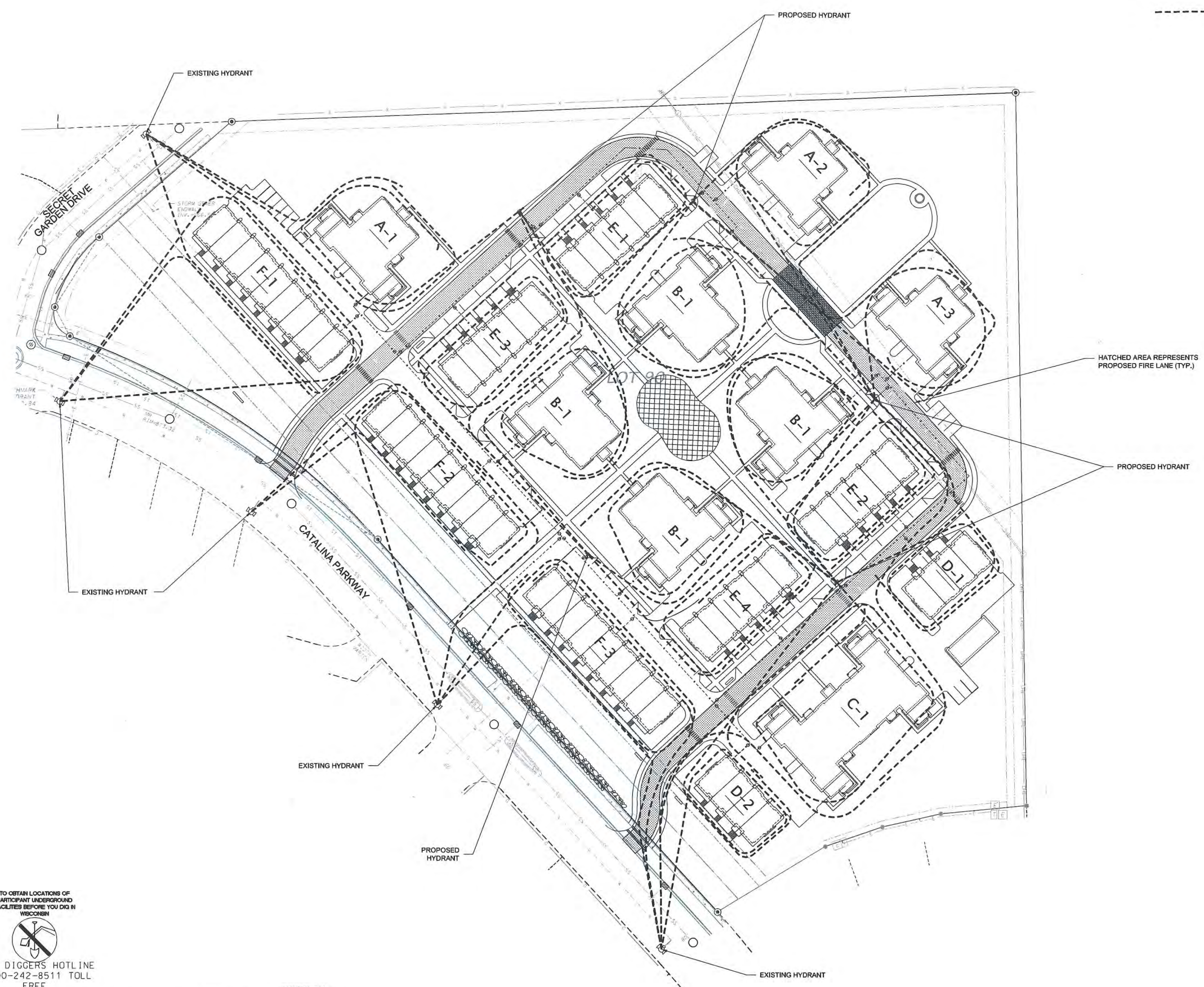
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SHEET TITLE
FIRE PLAN

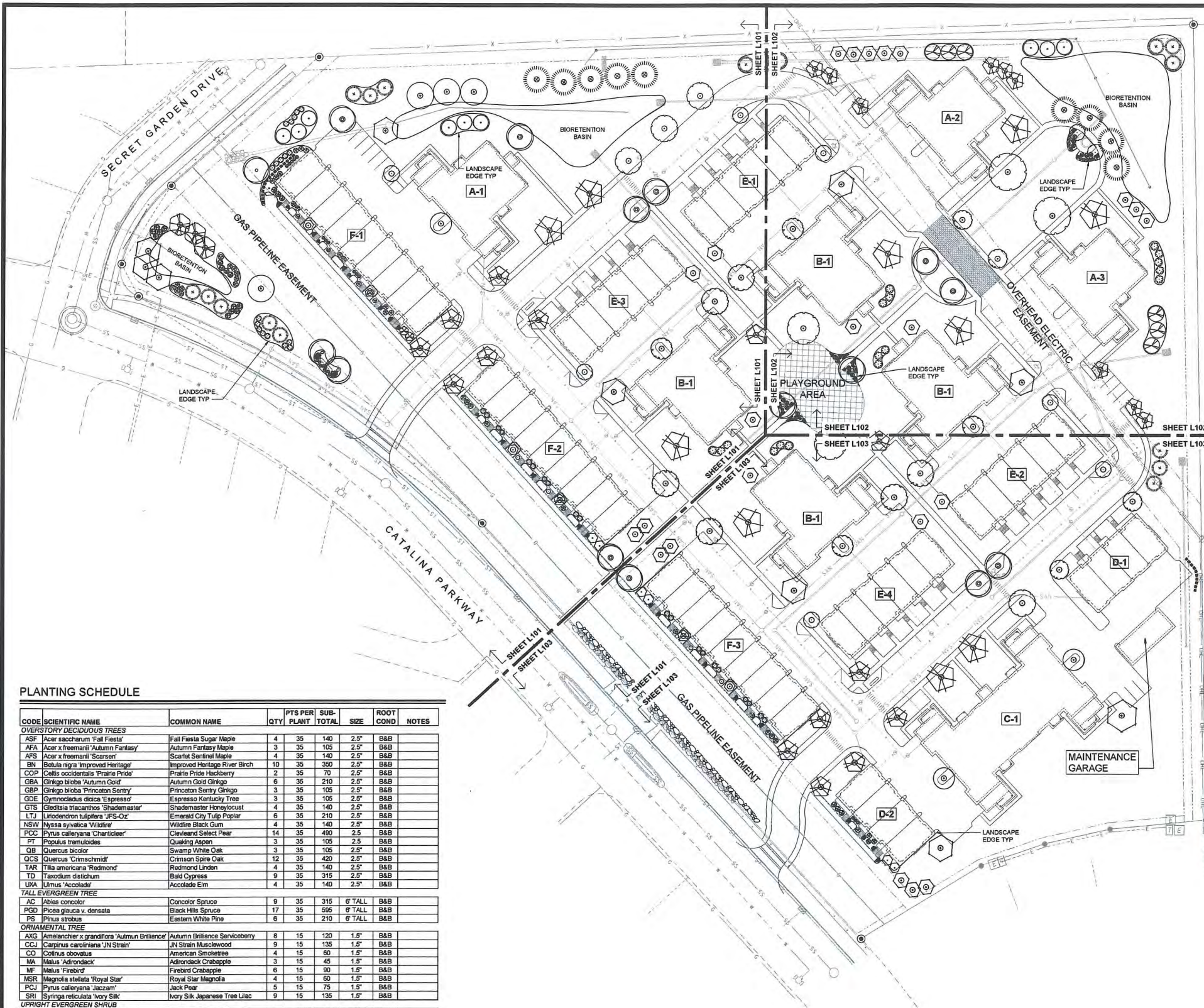
SHEET NUMBER
C105



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FIRE PLAN



LANDSCAPE REQUIREMENTS SUMMARY

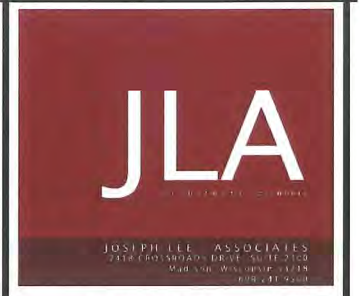
- BUILDING TYPE A - (3)**
AREA = 5,550 SF (16,650 SF)
- BUILDING TYPE B - (4)**
AREA = 6,146 SF (24,584 SF)
- BUILDING TYPE C - (1)**
AREA = 10,995 SF (10,995 SF)
- BUILDING TYPE D - (2)**
AREA = 3,425 SF (6,850 SF)
- BUILDING TYPE E - (4)**
AREA = 5,128 SF (20,512 SF)
- BUILDING TYPE F - (3)**
AREA = 7,681 SF (23,043 SF)
- MAINTENANCE GARAGE**
AREA = 1,000 SF
- TOTAL BUILDING FOOTPRINT**
AREA = 103,634 SF
- DEVELOPED AREA REQUIREMENT:**
GROSS DEVELOPED AREA = 366,611 SQ FT
BUILDING FOOTPRINTS = 103,634 SQ FT
NET DEVELOPED AREA = 262,977 SQ FT (6.04 ACRE)
- 5 POINTS / 300 SF = 3,630 POINTS (FOR FIRST 5 ACRE)
1 POINT / 100 SF = 452 POINTS (FOR DEVELOPED AREA OVER 5 ACRE)
- TOTAL POINTS REQUIRED = 4,082 POINTS
POINTS PROVIDED = 6,465 POINTS
- STREET FRONTAGE REQUIREMENT:**
1 OVERSTORY TREE OR 2 EVERGREEN & 5 SHRUB PER 30 LF
- CATALINA PARKWAY FRONTAGE = 935 FT**
PLANTS REQUIRED = 31 OVERSTORY TREES OR
62 EVERGREEN / ORNAMENTAL TREES
156 SHRUBS
PLANTS PROVIDED = 20 OVERSTORY TREES
19 ORNAMENTAL TREES
106 SHRUBS
***DEFICIENCIES DUE TO GAS PIPELINE EASEMENT**
- SECRET GARDEN DRIVE FRONTAGE = 115 FT**
PLANTS REQUIRED = 4 OVERSTORY TREES OR
8 EVERGREEN / ORNAMENTAL TREES
19 SHRUBS
PLANTS PROVIDED = 2 OVERSTORY TREES
4 EVERGREEN / ORNAMENTAL TREES
21 SHRUBS
- PARKING LOT LANDSCAPING REQUIREMENT:**
1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA
- TOTAL PARKING LOT AREA = 116,940 SQ FT
REQUIRED LANDSCAPED AREA = 9,355 SQ FT (8% TOTAL PARKING LOT AREA)
- LANDSCAPED AREA PROVIDED = 16,130 SQ FT
- OVERSTORY TREES REQUIRED = 58 OVERSTORY TREES
ORNAMENTAL TREES ALLOWED = 29 ORNAMENTAL TREES MAX
- OVERSTORY TREES PROVIDED = 46 OVERSTORY TREES
ORNAMENTAL TREES PROVIDED = 29 ORNAMENTAL TREES

SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 5" DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
6. ALL GENERAL LANDSCAPE AREAS BE SEEDDED WITH LAWN SEED PER PER THE PROJECT MANUAL.
7. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
8. LAWN AREAS SHALL BE SEEDDED WITH MADISON PARKS SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS.
9. BIORETENTION BASINS SHALL BE PLANTED WITH RAINWATER RENEWAL GARDEN PLANT MIX AS MANUFACTURED BY AGRECOL NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 9"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
10. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

PLANTING SCHEDULE

| CODE | SCIENTIFIC NAME | COMMON NAME | QTY | PTS PER PLANT | SUB-TOTAL | SIZE | ROOT COND | NOTES |
|----------------------------------|---|--------------------------------|---------------|---------------|-------------|---------------|-----------|-------|
| OVERSTORY DECIDUOUS TREES | | | | | | | | |
| ASF | Acer saccharum 'Fall Fiesta' | Fall Fiesta Sugar Maple | 4 | 35 | 140 | 2.5" | B&B | |
| ZFA | Acer x freemanii 'Autumn Fantasy' | Autumn Fantasy Maple | 3 | 35 | 105 | 2.5" | B&B | |
| AFS | Acer x freemanii 'Scarson' | Scarlet Sentinel Maple | 4 | 35 | 140 | 2.5" | B&B | |
| BN | Betula nigra 'Improved Heritage' | Improved Heritage River Birch | 10 | 35 | 350 | 2.5" | B&B | |
| COP | Celtis occidentalis 'Prairie Pride' | Prairie Pride Hackberry | 2 | 35 | 70 | 2.5" | B&B | |
| GSA | Ginkgo biloba 'Autumn Gold' | Autumn Gold Ginkgo | 6 | 35 | 210 | 2.5" | B&B | |
| GBP | Ginkgo biloba 'Princeton Sentry' | Princeton Sentry Ginkgo | 3 | 35 | 105 | 2.5" | B&B | |
| GDE | Gymnocladus dioica 'Espresso' | Espresso Kentucky Tree | 3 | 35 | 105 | 2.5" | B&B | |
| GTS | Gleditsia triacanthos 'Shademaster' | Shademaster Honeylocust | 4 | 35 | 140 | 2.5" | B&B | |
| LTI | Liriodendron tulipifera 'JFS-02' | Emerald City Tulip Poplar | 6 | 35 | 210 | 2.5" | B&B | |
| NSW | Nyssa sylvatica 'Wildfire' | Wildfire Black Gum | 4 | 35 | 140 | 2.5" | B&B | |
| PCJ | Pyrus calleryana 'Charicleer' | Cleveland Select Pear | 14 | 35 | 490 | 2.5" | B&B | |
| PT | Populus tremuloides | Quaking Aspen | 3 | 35 | 105 | 2.5" | B&B | |
| QB | Quercus bicolor | Swamp White Oak | 3 | 35 | 105 | 2.5" | B&B | |
| QCS | Quercus 'Crimschmidt' | Crimson Spire Oak | 12 | 35 | 420 | 2.5" | B&B | |
| TAR | Tilia americana 'Redmond' | Redmond Linden | 4 | 35 | 140 | 2.5" | B&B | |
| TD | Taxodium distichum | Bald Cypress | 9 | 35 | 315 | 2.5" | B&B | |
| LXA | Liriodendron tulipifera 'Accolade' | Accolade Elm | 4 | 35 | 140 | 2.5" | B&B | |
| TALL EVERGREEN TREE | | | | | | | | |
| AC | Abies concolor | Concolor Spruce | 9 | 35 | 315 | 6' TALL | B&B | |
| POD | Picea glauca v. densata | Black Hills Spruce | 17 | 35 | 595 | 6' TALL | B&B | |
| PS | Pinus strobus | Eastern White Pine | 6 | 35 | 210 | 6' TALL | B&B | |
| ORNAMENTAL TREE | | | | | | | | |
| AXG | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 8 | 15 | 120 | 1.5" | B&B | |
| CCJ | Carpinus caroliniana 'JN Strain' | JN Strain Musclewood | 9 | 15 | 135 | 1.5" | B&B | |
| CO | Cornus obovata | American Smoketree | 4 | 15 | 60 | 1.5" | B&B | |
| MA | Malus 'Adirondack' | Adirondack Crabapple | 3 | 15 | 45 | 1.5" | B&B | |
| MF | Malus 'Firebird' | Firebird Crabapple | 6 | 15 | 90 | 1.5" | B&B | |
| MSR | Magnolia stellata 'Royal Star' | Royal Star Magnolia | 4 | 15 | 60 | 1.5" | B&B | |
| PCJ | Pyrus calleryana 'Jazzam' | Jack Pear | 5 | 15 | 75 | 1.5" | B&B | |
| SRI | Syringa reticulata 'Ivory Silk' | Ivory Silk Japanese Tree Lilac | 9 | 15 | 135 | 1.5" | B&B | |
| UPRIGHT EVERGREEN SHRUB | | | | | | | | |
| JCC | Juniperus communis 'Gold Cone' | Gold Cone Juniper | 14 | 10 | 140 | 3' TALL | B&B | |
| JSM | Juniperus scopulorum 'Moon Glow' | Moon Glow Juniper | 17 | 10 | 170 | 4' TALL | B&B | |
| JSW | Juniperus scopulorum 'Welch' | Welch Juniper | 8 | 10 | 80 | 4' TALL | B&B | |
| DECIDUOUS SHRUB | | | | | | | | |
| CSA | Cornus sericea 'Arctic Fire' | Arctic Fire Dogwood | 11 | 3 | 33 | 24" TALL | POT | |
| CSI | Cornus sericea 'Ivory Halo' | Ivory Halo Dogwood | 16 | 3 | 48 | 24" TALL | POT | |
| POD | Physocarpus opulifolius 'Little Devil' | Little Devil Ninebark | 16 | 3 | 48 | 24" TALL | POT | |
| POG | Physocarpus opulifolius 'Dart's Gold' | Dart's Gold Ninebark | 14 | 3 | 42 | 24" TALL | POT | |
| RB | Rosa 'Buck' | Carefree Beauty Rose | 4 | 3 | 12 | 24" TALL | POT | |
| RTB | Rhus typhina 'Balliger' | Tiger Eyes Sumac | 23 | 3 | 69 | 36" TALL | POT | |
| SM | Syringa 'Pendant' | Pendant Lilac | 2 | 3 | 6 | 36" TALL | POT | |
| SXM | Spiraea 'Magic Carpet' | Magic Carpet Spiraea | 19 | 3 | 57 | 12" TALL | POT | |
| VCC | Viburnum coccineum 'Compactum' | Compact Koreanspice Viburnum | 9 | 3 | 27 | 24" TALL | POT | |
| WDX | Wegelia 'Dark Horse' | Dark Horse Wegelia | 19 | 3 | 57 | 12" TALL | POT | |
| EVERGREEN SHRUB | | | | | | | | |
| PSB | Pinus strobus 'Blue Shadow' | Blue Shadow Dwarf White Pine | 6 | 4 | 24 | 24" TALL | POT | |
| ORNAMENTAL GRASSES | | | | | | | | |
| EH | Elymus hystrix | Bottle Brush Grass | 98 | 2 | 196 | 1 GAL | POT | |
| SH | Sporobolus heterolepis | Prairie Dropseed | 93 | 2 | 186 | 1 GAL | POT | |
| | | | TOTAL: | | 6465 | POINTS | | |



JLA PROJECT NUMBER: 14-1103

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DECKER PROPERTIES, INC.

CATALINA CROSSING TRP REZONING SUBMITTAL

DATE OF ISSUANCE 17 FEBRUARY 2016

| Revision Schedule | | |
|-------------------|-------------|------|
| Mark | Description | Date |
| | | |

SHEET TITLE
OVERALL LANDSCAPE PLAN

SHEET NUMBER
L100



File: U:\User14\03108\Drawings\Landscapes.dwg L101 Plotted: Feb 17, 2016 1:53am



SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
6. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED WITH LAWN SEED PER THE PROJECT MANUAL.
7. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
8. LAWN AREAS SHALL BE SEEDED WITH MADISON PARKS SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS.
9. BIORETENTION BASINS SHALL BE PLANTED WITH RAINWATER RENEWAL GARDEN PLANT MIX AS MANUFACTURED BY AGRECOL NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 9"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
10. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

PLANTING SCHEDULE

| CODE | SCIENTIFIC NAME | COMMON NAME | QTY | PTS PER PLANT | SUB-TOTAL | SIZE | ROOT COND | NOTES |
|----------------------------------|---|--------------------------------|---------------|---------------|-------------|---------------|-----------|-------|
| OVERSTORY DECIDUOUS TREES | | | | | | | | |
| ASF | Acer saccharum 'Fall Fiesta' | Fall Fiesta Sugar Maple | 4 | 35 | 140 | 2.5' | B&B | |
| AFA | Acer x freemanii 'Autumn Fantasy' | Autumn Fantasy Maple | 3 | 35 | 105 | 2.5' | B&B | |
| AFS | Acer x freemanii 'Scarlet' | Scarlet Sentinel Maple | 4 | 35 | 140 | 2.5' | B&B | |
| BN | Betula nigra 'Improved Heritage' | Improved Heritage River Birch | 10 | 35 | 350 | 2.5' | B&B | |
| COP | Celtis occidentalis 'Prairie Pride' | Prairie Pride Hackberry | 2 | 35 | 70 | 2.5' | B&B | |
| GBA | Ginkgo biloba 'Autumn Gold' | Autumn Gold Ginkgo | 6 | 35 | 210 | 2.5' | B&B | |
| GBF | Ginkgo biloba 'Princeton Sentry' | Princeton Sentry Ginkgo | 3 | 35 | 105 | 2.5' | B&B | |
| ODE | Corymbodorus dioica 'Espresso' | Espresso Kentucky Tree | 3 | 35 | 105 | 2.5' | B&B | |
| GTS | Gleditsia inaequalis 'Shademaster' | Shademaster Honeylocust | 4 | 35 | 140 | 2.5' | B&B | |
| LTA | Liriodendron tulipifera 'JFS-Dz' | Emerald City Tulip Poplar | 6 | 35 | 210 | 2.5' | B&B | |
| NSW | Nyssa sylvatica 'Wildfire' | Wildfire Black Gum | 4 | 35 | 140 | 2.5' | B&B | |
| PCC | Pinus caryiniana 'Chanticleer' | Cleveland Select Pear | 14 | 35 | 490 | 2.5' | B&B | |
| PT | Populus tremuloides | Quaking Aspen | 3 | 35 | 105 | 2.5' | B&B | |
| QB | Quercus bicolor | Swamp White Oak | 3 | 35 | 105 | 2.5' | B&B | |
| QCS | Quercus 'Crimschmidt' | Crimson Spire Oak | 12 | 35 | 420 | 2.5' | B&B | |
| TAR | Tilia americana 'Redmond' | Redmond Linden | 4 | 35 | 140 | 2.5' | B&B | |
| TD | Taxodium distichum | Bald Cypress | 9 | 35 | 315 | 2.5' | B&B | |
| UA | Ulmus 'Accolade' | Accolade Elm | 4 | 35 | 140 | 2.5' | B&B | |
| TALL EVERGREEN TREE | | | | | | | | |
| AC | Abies concolor | Concolor Spruce | 9 | 35 | 315 | 6' TALL | B&B | |
| PGD | Picea glauca v. densata | Black Hills Spruce | 17 | 35 | 595 | 6' TALL | B&B | |
| PS | Pinus strobus | Eastern White Pine | 6 | 35 | 210 | 6' TALL | B&B | |
| ORNAMENTAL TREE | | | | | | | | |
| AXG | Aamelancher x grandiflora 'Autumn Brilliance' | Autumn Brilliance Sanceosberry | 8 | 15 | 120 | 1.5' | B&B | |
| CCJ | Carpinus caroliniana 'JN Strain' | JN Strain Musclewood | 9 | 15 | 135 | 1.5' | B&B | |
| CO | Cotinus obovatus | American Smoketree | 4 | 15 | 60 | 1.5' | B&B | |
| MA | Malus 'Adirondack' | Adirondack Crabapple | 3 | 15 | 45 | 1.5' | B&B | |
| MF | Malus 'Firebird' | Firebird Crabapple | 6 | 15 | 90 | 1.5' | B&B | |
| MSR | Magnolia stellata 'Royal Star' | Royal Star Magnolia | 4 | 15 | 60 | 1.5' | B&B | |
| PCJ | Pyrus calleryana 'Jazzam' | Jack Pear | 5 | 15 | 75 | 1.5' | B&B | |
| SRI | Syringa reticulata 'Ivory Silk' | Ivory Silk Japanese Tree Lilac | 9 | 15 | 135 | 1.5' | B&B | |
| UPRIGHT EVERGREEN SHRUB | | | | | | | | |
| JGC | Juniperus communis 'Gold Cone' | Gold Cone Juniper | 14 | 10 | 140 | 3' TALL | B&B | |
| JSM | Juniperus scopulorum 'Moonglow' | Moonglow Juniper | 17 | 10 | 170 | 4' TALL | B&B | |
| JSW | Juniperus scopulorum 'Weitch' | Weitch Juniper | 9 | 10 | 90 | 4' TALL | B&B | |
| DECIDUOUS SHRUB | | | | | | | | |
| CSA | Cornus sericea 'Arctic Fire' | Arctic Fire Dogwood | 11 | 3 | 33 | 24" TALL | POT | |
| CSI | Cornus sericea 'Ivory Halo' | Ivory Halo Dogwood | 16 | 3 | 48 | 24" TALL | POT | |
| POD | Physocarpus opulifolius 'Little Devil' | Little Devil Ninebark | 16 | 3 | 48 | 24" TALL | POT | |
| PCG | Physocarpus opulifolius 'Diana's Gold' | Diana's Gold Ninebark | 14 | 3 | 42 | 24" TALL | POT | |
| RB | Rosa 'Buchi' | Carefree Beauty Rose | 4 | 3 | 12 | 24" TALL | POT | |
| RTB | Rhus typhina 'Baltiger' | Tiger Eyes Sumac | 23 | 3 | 69 | 36" TALL | POT | |
| SM | Syringa 'Pencis' | Pencis Lilac | 2 | 3 | 6 | 36" TALL | POT | |
| SXM | Spiraea 'Magic Carpet' | Magic Carpet Spirea | 19 | 3 | 57 | 12" TALL | POT | |
| VCC | Viburnum carlesii 'Compactum' | Compact Koreanspice Viburnum | 9 | 3 | 27 | 24" TALL | POT | |
| WXD | Weigela 'Dark Horse' | Dark Horse Weigela | 19 | 3 | 57 | 12" TALL | POT | |
| EVERGREEN SHRUB | | | | | | | | |
| PSB | Pinus strobus 'Blue Star' | Blue Star Dwarf White Pine | 6 | 4 | 24 | 24" TALL | POT | |
| ORNAMENTAL GRASSES | | | | | | | | |
| EH | Elymus hystrix | Bottle Brush Grass | 98 | 2 | 196 | 1 GAL | POT | |
| SH | Sporobolus heterostachys | Prairie Dropseed | 93 | 2 | 186 | 1 GAL | POT | |
| | | | TOTAL: | | 6466 | POINTS | | |



JLA PROJECT NUMBER: 14-1103



DECKER PROPERTIES, INC.

CATALINA CROSSING TRP REZONING SUBMITTAL

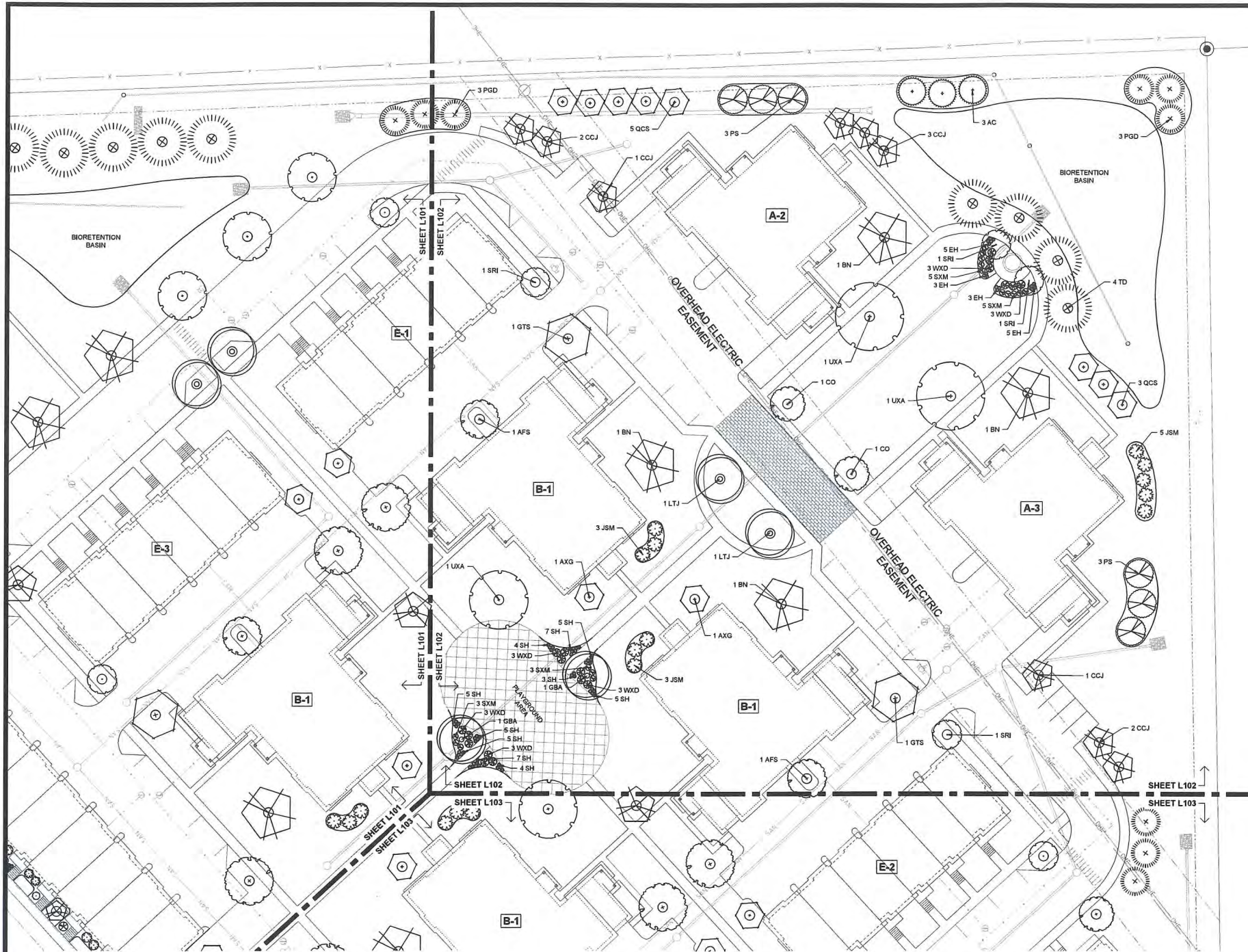
DATE OF ISSUANCE 17 FEBRUARY 2016

| Revision Schedule | | |
|-------------------|-------------|------|
| Mark | Description | Date |
| | | |

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L101





SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
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PLANTING SCHEDULE

| CODE | SCIENTIFIC NAME | COMMON NAME | QTY | PTS PER PLANT | SUB-TOTAL | SIZE | ROOT COND | NOTES |
|----------------------------------|---|--------------------------------|---------------|---------------|-------------|---------------|-----------|-------|
| OVERSTORY DECIDUOUS TREES | | | | | | | | |
| ASP | Acer saccharum 'Fall Fiesta' | Fall Fiesta Sugar Maple | 4 | 35 | 140 | 2.5' | B&B | |
| AFS | Acer x freemanii 'Autumn Fantasy' | Autumn Fantasy Maple | 3 | 35 | 105 | 2.5' | B&B | |
| AFS | Acer x freemanii 'Scarson' | Scarlet Sentinel Maple | 4 | 35 | 140 | 2.5' | B&B | |
| BN | Betula nigra 'Improved Heritage' | Improved Heritage River Birch | 10 | 35 | 350 | 2.5' | B&B | |
| COB | Celtis occidentalis 'Prairie Pride' | Prairie Pride Hackberry | 2 | 35 | 70 | 2.5' | B&B | |
| GBA | Girgigo bioba 'Autumn Gold' | Autumn Gold Girgigo | 6 | 35 | 210 | 2.5' | B&B | |
| GBR | Girgigo bioba 'Princeton Sentry' | Princeton Sentry Girgigo | 3 | 35 | 105 | 2.5' | B&B | |
| GDS | Gymnocladia dioica 'Espresso' | Espresso Kentucky Tree | 3 | 35 | 105 | 2.5' | B&B | |
| GTS | Gleditsia triacanthos 'Shademaster' | Shademaster Honeylocust | 4 | 35 | 140 | 2.5' | B&B | |
| LTJ | Liriodendron tulipifera 'JFS-Oz' | Emerald City Tulip Poplar | 6 | 35 | 210 | 2.5' | B&B | |
| NSW | Nyssa sylvatica 'Wildfire' | Wildfire Black Gum | 4 | 35 | 140 | 2.5' | B&B | |
| PCC | Pinus caleyana 'Charicleer' | Cleveland Select Pear | 14 | 35 | 490 | 2.5' | B&B | |
| PT | Populus tremuloides | Quaking Aspen | 3 | 35 | 105 | 2.5' | B&B | |
| QB | Quercus bicolor | Swamp White Oak | 3 | 35 | 105 | 2.5' | B&B | |
| QCS | Quercus 'Crimschmid' | Crimson Spire Oak | 12 | 35 | 420 | 2.5' | B&B | |
| TAR | Tilia americana 'Redmond' | Redmond Linden | 4 | 35 | 140 | 2.5' | B&B | |
| TD | Taxodium distichum | Bald Cypress | 9 | 35 | 315 | 2.5' | B&B | |
| LXA | Ulmus 'Accolade' | Accolade Elm | 4 | 35 | 140 | 2.5' | B&B | |
| TALL EVERGREEN TREE | | | | | | | | |
| AC | Abies concolor | Concolor Spruce | 9 | 35 | 315 | 6' TALL | B&B | |
| PGD | Picea glauca v. densata | Black Hills Spruce | 17 | 35 | 595 | 6' TALL | B&B | |
| PS | Pinus strobus | Eastern White Pine | 6 | 35 | 210 | 6' TALL | B&B | |
| ORNAMENTAL TREE | | | | | | | | |
| ANZ | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 8 | 15 | 120 | 1.5' | B&B | |
| CCJ | Carpinus caroliniana 'JN Strain' | JN Strain Musclewood | 9 | 15 | 135 | 1.5' | B&B | |
| CO | Cotinus obovatus | American Smoketree | 4 | 15 | 60 | 1.5' | B&B | |
| MA | Malus 'Adirondack' | Adirondack Crabapple | 3 | 15 | 45 | 1.5' | B&B | |
| MF | Malus 'Firebird' | Firebird Crabapple | 6 | 15 | 90 | 1.5' | B&B | |
| MSR | Negundo stellata 'Royal Star' | Royal Star Magnolia | 4 | 15 | 60 | 1.5' | B&B | |
| PCJ | Pinus caleyana 'Jazzam' | Jack Pear | 5 | 15 | 75 | 1.5' | B&B | |
| SRI | Syringa reticulata 'Ivory Silk' | Ivory Silk Japanese Tree Lilac | 9 | 15 | 135 | 1.5' | B&B | |
| UPRIGHT EVERGREEN SHRUB | | | | | | | | |
| JCC | Juniperus communis 'Gold Cone' | Gold Cone Juniper | 14 | 10 | 140 | 3' TALL | B&B | |
| JSM | Juniperus scopulorum 'Moonbow' | Moonbow Juniper | 17 | 10 | 170 | 4' TALL | B&B | |
| JSW | Juniperus scopulorum 'Weitch' | Weitch Juniper | 8 | 10 | 80 | 4' TALL | B&B | |
| DECIDUOUS SHRUB | | | | | | | | |
| CSA | Cornus sericea 'Arctic Fire' | Arctic Fire Dogwood | 11 | 3 | 33 | 24" TALL | POT | |
| CSI | Cornus sericea 'Ivory Halo' | Ivory Halo Dogwood | 16 | 3 | 48 | 24" TALL | POT | |
| POD | Physocarpus opulifolius 'Little Delf' | Little Delf Ninebark | 16 | 3 | 48 | 24" TALL | POT | |
| POG | Physocarpus opulifolius 'Dart's Gold' | Dart's Gold Ninebark | 14 | 3 | 42 | 24" TALL | POT | |
| RB | Rosa 'Buchi' | Carefree Beauty Rose | 4 | 3 | 12 | 24" TALL | POT | |
| RTB | Rhus typhina 'Baltiger' | Tiger Eyes Sumac | 23 | 3 | 69 | 36" TALL | POT | |
| SM | Syringa 'Pancini' | Pancini Lilac | 2 | 3 | 6 | 36" TALL | POT | |
| SXM | Sorbus 'Magic Carpet' | Magic Carpet Spirea | 19 | 3 | 57 | 12" TALL | POT | |
| VCC | Viburnum carlesii 'Compactum' | Compact Koreanspice Viburnum | 9 | 3 | 27 | 24" TALL | POT | |
| WXD | Weigela 'Dark Horse' | Dark Horse Weigela | 19 | 3 | 57 | 12" TALL | POT | |
| EVERGREEN SHRUB | | | | | | | | |
| PSB | Pinus strobus 'Blue Shag' | Blue Shag Dwarf White Pine | 6 | 4 | 24 | 24" TALL | POT | |
| ORNAMENTAL GRASSES | | | | | | | | |
| EH | Elymus hystrix | Bottle Brush Grass | 98 | 2 | 196 | 1 GAL | POT | |
| SH | Sporobolus heterolopis | Prairie Dropseed | 93 | 2 | 186 | 1 GAL | POT | |
| | | | TOTAL: | | 6465 | POINTS | | |



JLA PROJECT NUMBER: 14-1103

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DECKER PROPERTIES, INC.

CATALINA CROSSING TRP REZONING SUBMITTAL

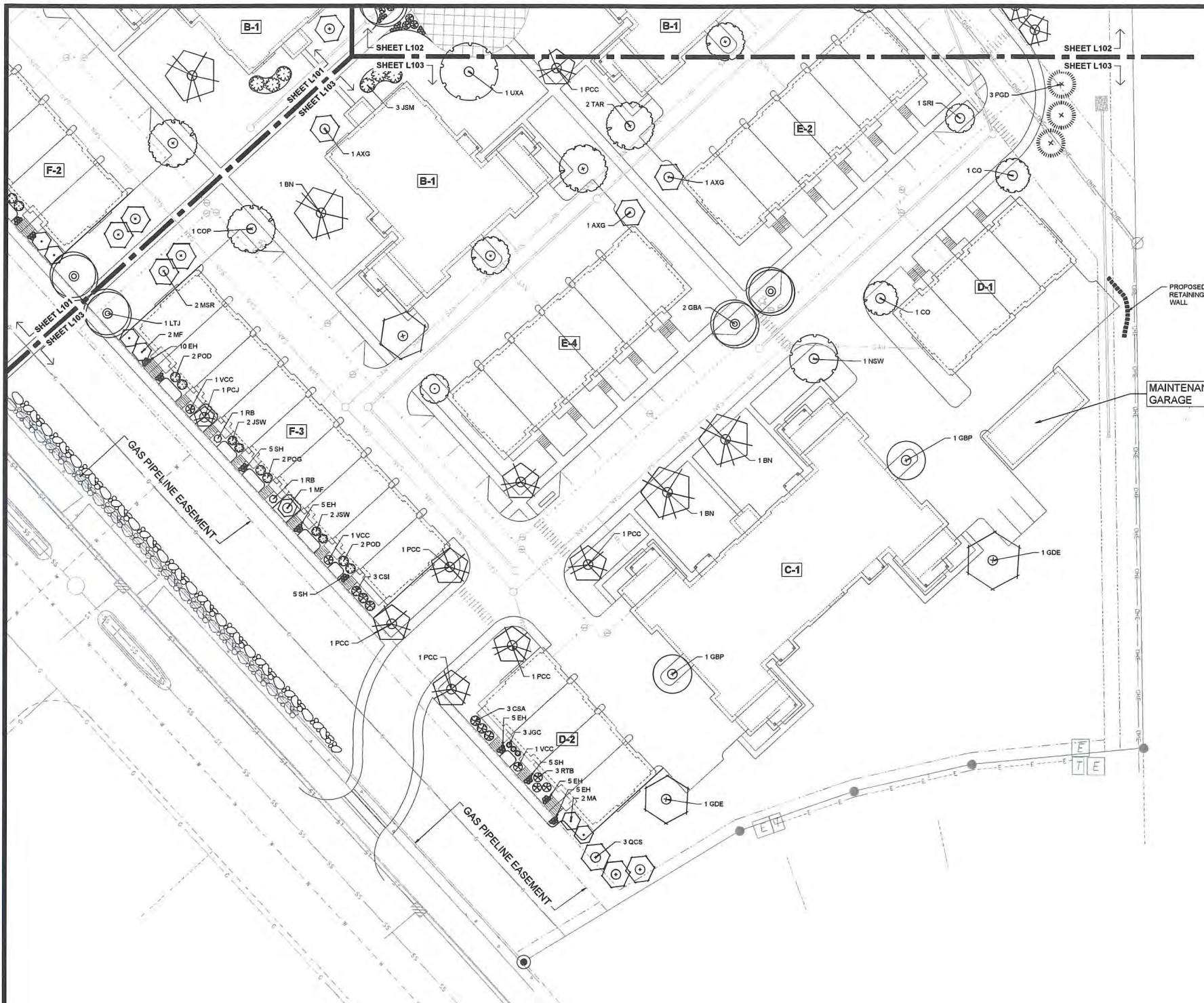
DATE OF ISSUANCE 17 FEBRUARY 2016

| Revision Schedule | | |
|-------------------|-------------|------|
| Mark | Description | Date |
| | | |

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L102

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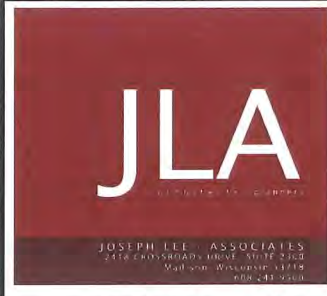


SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
6. ALL GENERAL LANDSCAPE AREAS SHALL BE SEED WITH LAWN SEED PER PER THE PROJECT MANUAL.
7. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
8. LAWN AREAS SHALL BE SEED WITH MADISON PARK'S SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS.
9. BIORETENTION BASINS SHALL BE PLANTED WITH RAINWATER RENEWAL GARDEN PLANT MIX AS MANUFACTURED BY AGRECOL NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 9"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
10. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

PLANTING SCHEDULE

| CODE | SCIENTIFIC NAME | COMMON NAME | QTY | PTS PER PLANT | SUB-TOTAL | SIZE | ROOT COND | NOTES |
|----------------------------------|--|--------------------------------|---------------|---------------|-------------|---------------|-----------|-------|
| OVERSTORY DECIDUOUS TREES | | | | | | | | |
| ASF | Acer saccharum 'Fall Fiesta' | Fall Fiesta Sugar Maple | 4 | 35 | 140 | 2.5' | B&B | |
| AFA | Acer x freemanii 'Autumn Fantasy' | Autumn Fantasy Maple | 3 | 35 | 105 | 2.5' | B&B | |
| AFS | Acer x freemanii 'Scarlet' | Scarlet Sentinel Maple | 4 | 35 | 140 | 2.5' | B&B | |
| BN | Betula nigra 'Improved Heritage' | Improved Heritage River Birch | 10 | 35 | 350 | 2.5' | B&B | |
| COP | Celtis occidentalis 'Prairie Pride' | Prairie Pride Hackberry | 2 | 35 | 70 | 2.5' | B&B | |
| GBA | Ginkgo biloba 'Autumn Gold' | Autumn Gold Ginkgo | 6 | 35 | 210 | 2.5' | B&B | |
| GBP | Ginkgo biloba 'Princeton Sentry' | Princeton Sentry Ginkgo | 3 | 35 | 105 | 2.5' | B&B | |
| GDE | Gymnocladia dioica 'Espresso' | Espresso Kentucky Tree | 3 | 35 | 105 | 2.5' | B&B | |
| GTS | Gleditsia triacanthos 'Shademaster' | Shademaster Honeylocust | 4 | 35 | 140 | 2.5' | B&B | |
| LTJ | Liriodendron tulipifera 'JFS-02' | Emerald City Tulip Poplar | 6 | 35 | 210 | 2.5' | B&B | |
| NSW | Nyssa sylvatica 'Wildfire' | Wildfire Black Gum | 4 | 35 | 140 | 2.5' | B&B | |
| PCC | Pyrus calleryana 'Chanticleer' | Cleveland Select Pear | 14 | 35 | 490 | 2.5' | B&B | |
| PT | Populus tremuloides | Quaking Aspen | 3 | 35 | 105 | 2.5' | B&B | |
| QB | Quercus bicolor | Swamp White Oak | 3 | 35 | 105 | 2.5' | B&B | |
| QCS | Quercus 'Crimson King' | Crimson Spire Oak | 12 | 35 | 420 | 2.5' | B&B | |
| TAR | Tilia americana 'Redmond' | Redmond Linden | 4 | 35 | 140 | 2.5' | B&B | |
| TD | Taxodium distichum | Bald Cypress | 9 | 35 | 315 | 2.5' | B&B | |
| LXA | Ulmus 'Accolade' | Accolade Elm | 4 | 35 | 140 | 2.5' | B&B | |
| TALL EVERGREEN TREE | | | | | | | | |
| AC | Abies concolor | Concolor Spruce | 9 | 35 | 315 | 6' TALL | B&B | |
| PGD | Picea glauca v. densata | Black Hills Spruce | 17 | 35 | 595 | 6' TALL | B&B | |
| PS | Pinus strobus | Eastern White Pine | 6 | 35 | 210 | 6' TALL | B&B | |
| ORNAMENTAL TREE | | | | | | | | |
| AXG | Amesiacler x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 8 | 15 | 120 | 1.5' | B&B | |
| CCJ | Carpinus caroliniana 'JN Strain' | JN Strain Musclewood | 9 | 15 | 135 | 1.5' | B&B | |
| CO | Cofinus obovatus | American Smoketree | 4 | 15 | 60 | 1.5' | B&B | |
| MA | Malus 'Adirondack' | Adirondack Crabapple | 3 | 15 | 45 | 1.5' | B&B | |
| MF | Malus 'Firebird' | Firebird Crabapple | 6 | 15 | 90 | 1.5' | B&B | |
| MSR | Magnolia stellata 'Royal Star' | Royal Star Magnolia | 4 | 15 | 60 | 1.5' | B&B | |
| PCL | Pyrus calleryana 'Jazzam' | Jack Pear | 5 | 15 | 75 | 1.5' | B&B | |
| SRI | Syringa reticulata 'Ivory Silk' | Ivory Silk Japanese Tree Lilac | 9 | 15 | 135 | 1.5' | B&B | |
| UPRIGHT EVERGREEN SHRUB | | | | | | | | |
| JOC | Juniperus communis 'Gold Cone' | Gold Cone Juniper | 14 | 10 | 140 | 3 TALL | B&B | |
| JSM | Juniperus scopulorum 'Moonlow' | Moonlow Juniper | 17 | 10 | 170 | 4 TALL | B&B | |
| JSW | Juniperus scopulorum 'Welch' | Welch Juniper | 9 | 10 | 90 | 4 TALL | B&B | |
| DECIDUOUS SHRUB | | | | | | | | |
| CSA | Cornus sericea 'Arctic Fire' | Arctic Fire Dogwood | 11 | 3 | 33 | 24" TALL | POT | |
| CSI | Cornus sericea 'Ivory Halo' | Ivory Halo Dogwood | 16 | 3 | 48 | 24" TALL | POT | |
| POD | Physocarpus opulifolius 'Little Devil' | Little Devil Ninebark | 16 | 3 | 48 | 24" TALL | POT | |
| POB | Physocarpus opulifolius 'Dart's Gold' | Dart's Gold Ninebark | 14 | 3 | 42 | 24" TALL | POT | |
| RB | Rosa 'Buxby' | Carefree Beauty Rose | 4 | 3 | 12 | 24" TALL | POT | |
| RTB | Rhus typhina 'Balliger' | Tiger Eyes Sumac | 23 | 3 | 69 | 36" TALL | POT | |
| SM | Syringa 'Patens' | Panda Lilac | 2 | 3 | 6 | 36" TALL | POT | |
| SXM | Spiraea 'Magic Carpet' | Magic Carpet Spirea | 19 | 3 | 57 | 12" TALL | POT | |
| VCC | Viburnum carlesii 'Compactum' | Compact Koreanspice Viburnum | 9 | 3 | 27 | 24" TALL | POT | |
| WVD | Weigela 'Dark Horse' | Dark Horse Weigela | 19 | 3 | 57 | 12" TALL | POT | |
| EVERGREEN SHRUB | | | | | | | | |
| FSB | Pinus strobus 'Blue Star' | Blue Star Dwarf White Pine | 6 | 4 | 24 | 24" TALL | POT | |
| ORNAMENTAL GRASSES | | | | | | | | |
| EH | Elymus hystrix | Bottle Brush Grass | 98 | 2 | 196 | 1 GAL | POT | |
| SH | Sporobolus heterolepis | Prairie Dropseed | 93 | 2 | 186 | 1 GAL | POT | |
| | | | TOTAL: | | 6465 | POINTS | | |



JLA PROJECT NUMBER: 14-1103

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
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DECKER PROPERTIES, INC.

CATALINA CROSSING TRP REZONING SUBMITTAL

DATE OF ISSUANCE 17 FEBRUARY 2016

| Revision Schedule | | |
|-------------------|-------------|------|
| Mark | Description | Date |
| | | |

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L103



File: U:\User1\1403\108\Drawings\Landscapes.dwg L103 Plotted: Feb 17, 2016 - 1:54am

DECKER PROPERTIES,
 INC.

CATALINA CROSSING
 APARTMENTS

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

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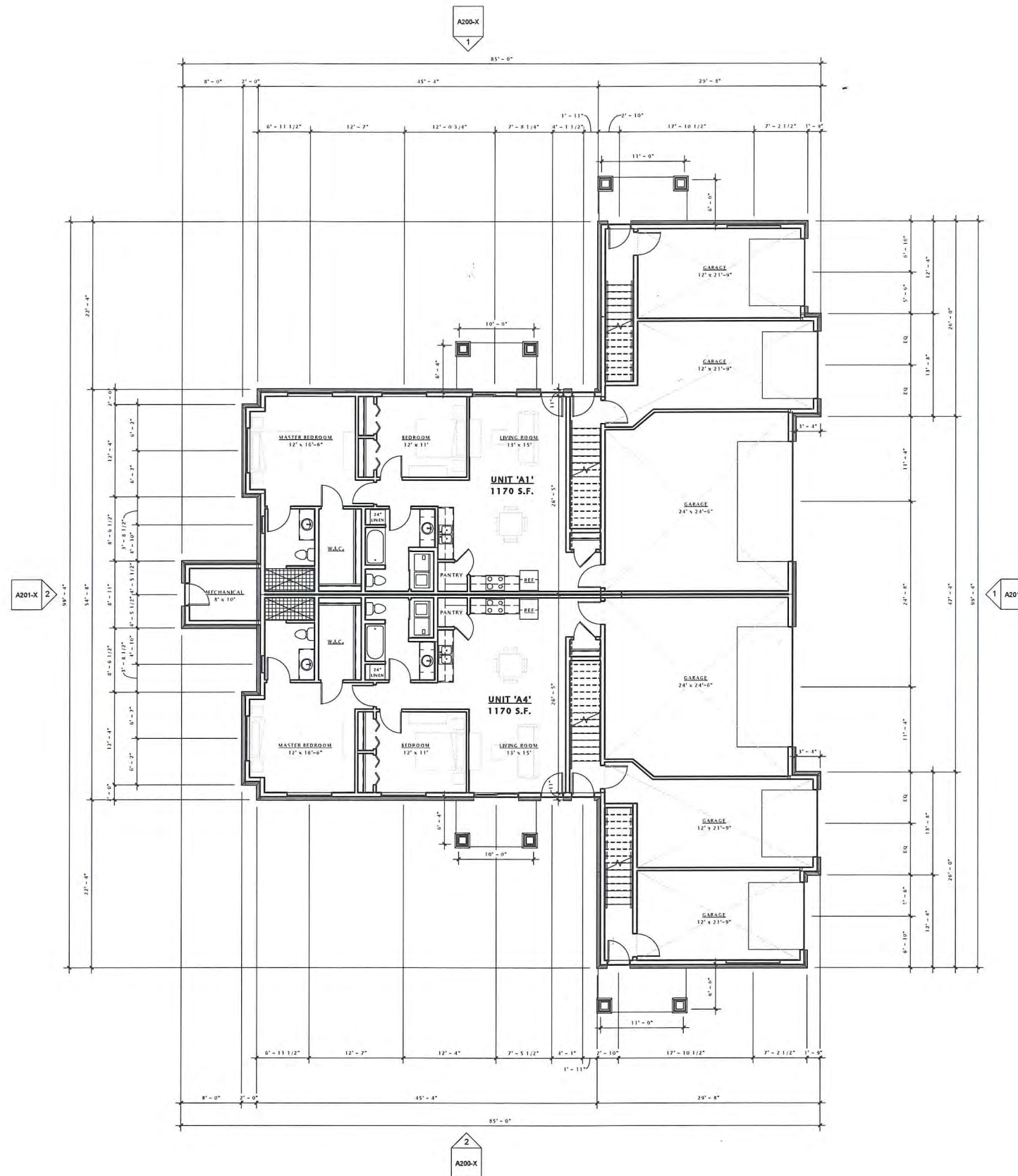
| Revision Schedule | | |
|-------------------|-------------|------|
| Mark | Description | Date |
| | | |

SHEET TITLE

FIRST FLOOR PLAN -
 BUILDING TYPE 'A'

SHEET NUMBER

A101-A



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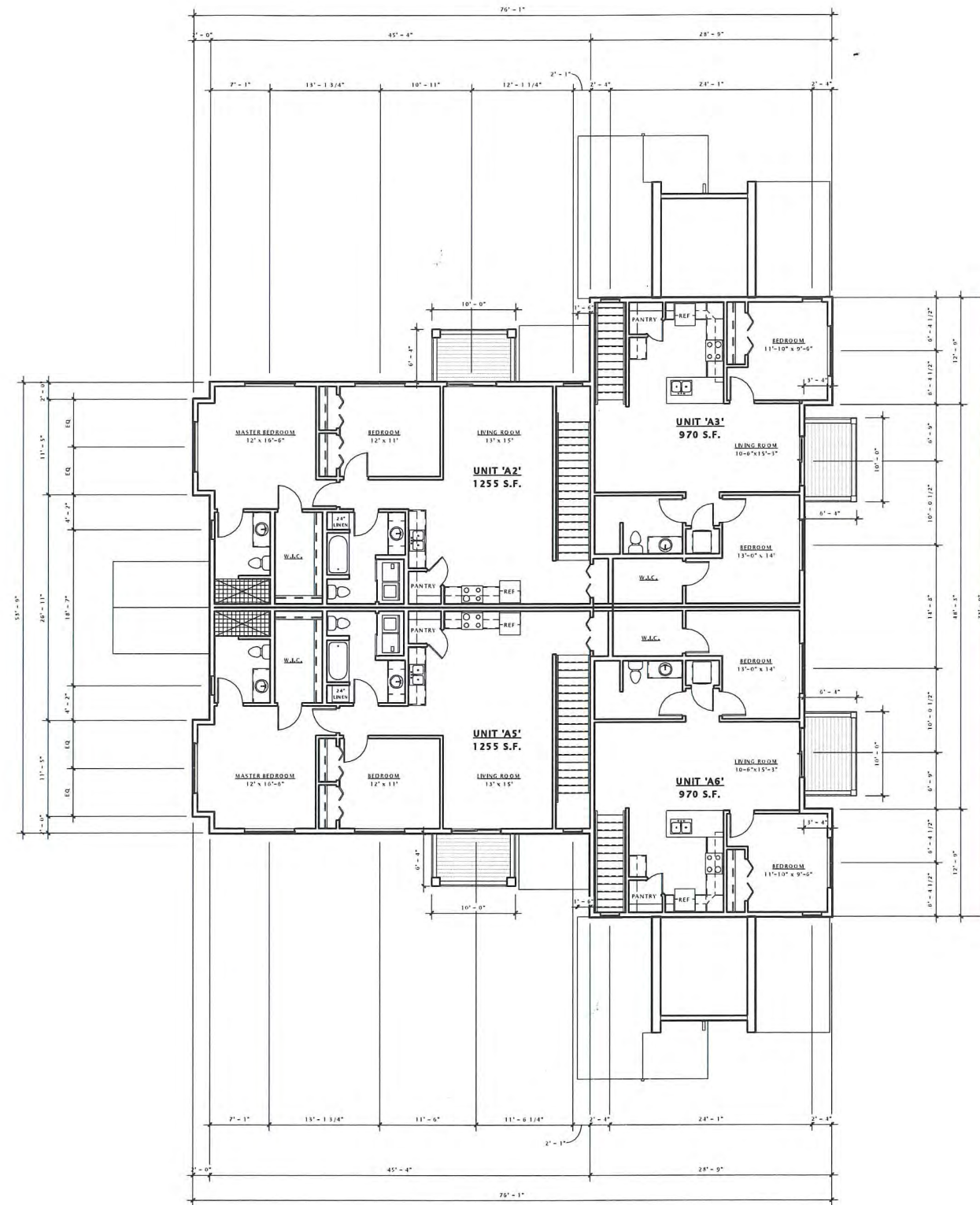
| Revision Schedule | | |
|-------------------|-------------|------|
| Mark | Description | Date |
| | | |

SHEET TITLE

SECOND FLOOR PLAN
 - BUILDING TYPE 'A'

SHEET NUMBER

A102-A



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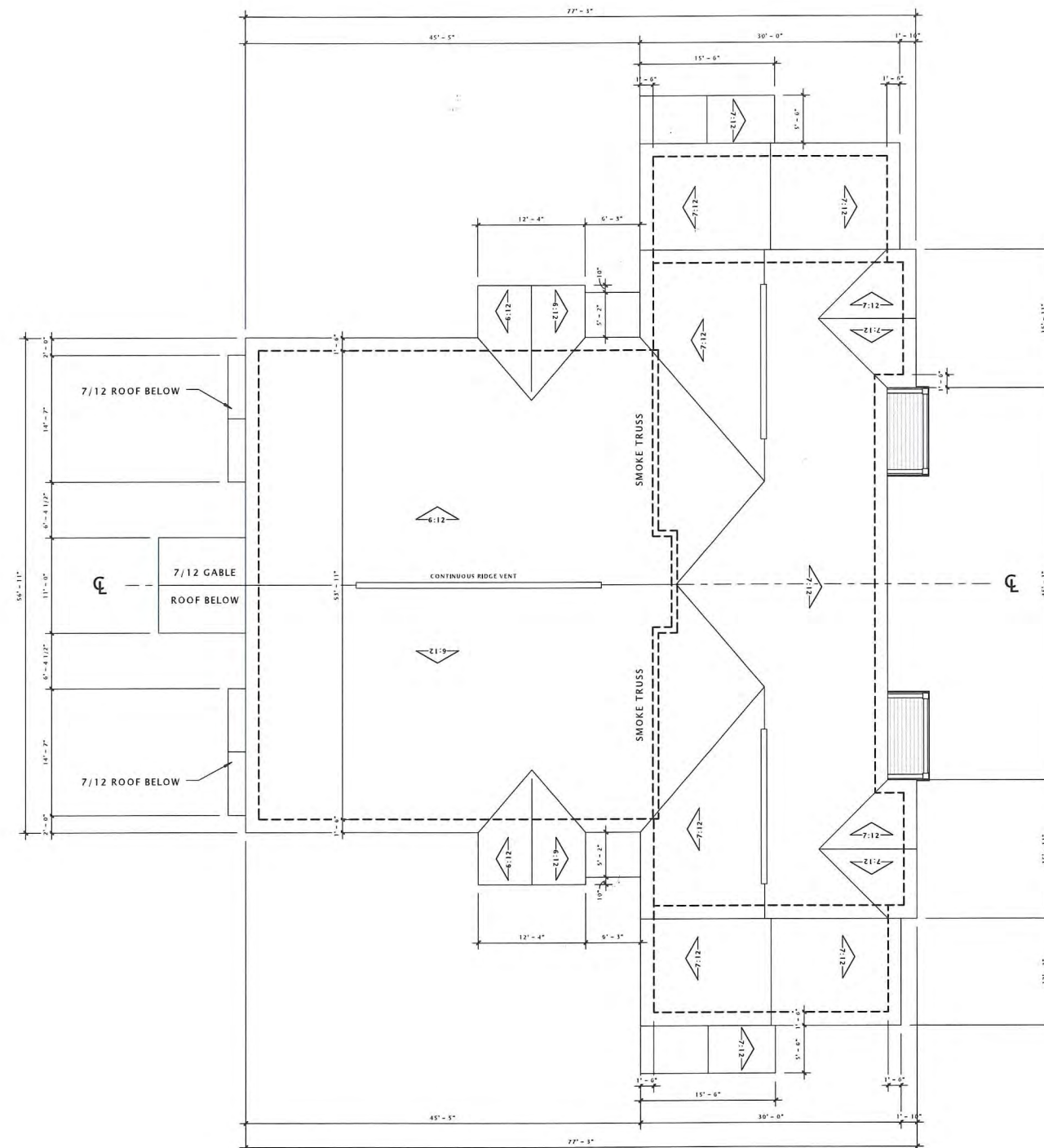
| Revision Schedule | | |
|-------------------|-------------|------|
| Mark | Description | Date |
| | | |

SHEET TITLE

ROOF PLAN -
BUILDING TYPE 'A'

SHEET NUMBER

A109-A



18 ROOF PLAN - BUILDING TYPE 'A'
1/8" = 1'-0"

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DATE OF ISSUANCE 17 FEBRUARY 2016

| Revision Schedule | | |
|-------------------|-------------|------|
| Mark | Description | Date |
| | | |

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200-A



- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 6' X 8' VINYL SLIDING PATIO DOOR
- 3' X 6' SINGLE VINYL WINDOW
- 2'-6" X 2'-6" VINYL WINDOW
- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 9" VINYL SHAKES (SABLE BROWN)
- 6" COMPOSITE TRIM
- 2' X 2'-6" TRIPLE VINYL WINDOW
- 9" HORIZONTAL COMPOSITE SIDING (HEARTHSTONE)
- STONE VENEER
- 3' X 6'-8" ENTRY DOOR (WOOD)

6 BUILDING 'A' - SIDE ELEVATION 1
 3/16" = 1'-0"



16 BUILDING 'A' - SIDE ELEVATION 2
 3/16" = 1'-0"

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APARTMENTS

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| Revision Schedule | | |
|-------------------|-------------|------|
| Mark | Description | Date |
| | | |

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201-A



- DECORATIVE BRACKET
- 3' X 6' DOUBLE VINYL WINDOW
- 6" COMPOSITE TRIM
- 9" VINYL SHAKES (SABLE BROWN)
- 6" HORIZONTAL COMPOSITE SIDING (MOUNTAIN CEDAR)
- 6" COMPOSITE TRIM
- 9" HORIZONTAL COMPOSITE SIDING (HEARTHSTONE)
- 3' X 6' DOUBLE VINYL WINDOW
- STONE VENEER
- 3' X 6'-8" ENTRY DOOR (WOOD)

6 BUILDING 'A' - FRONT ELEVATION
3/16" = 1'-0"



16 BUILDING 'A' - REAR ELEVATION
3/16" = 1'-0"