URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District 3

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # 54624

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

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

1. Project Information

Address: 6810 Milwaukee Street (See attached packet for additional addresses)

Title: Milwaukee Street Multi-Family

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

UDC meeting date requested September 4, 2019

☑ New development ☑ Alteration to an existing or previously-approved development

☐ Informational ☑ Initial approval ☐ Final approval

3. Project Type

☐ Project in an Urban Design District

☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

☑ Planned Development (PD)

- ☑ General Development Plan (GDP)
- ☑ Specific Implementation Plan (SIP)

☐ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other

☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Matt Gilhooly — Company KCG Development, Inc.

Street address 9333 N Meridian Street, Suite 230 — City/State/Zip Indianapolis, IN 46260

Telephone (317)409-7776 — Email Matt.Gilhooly@kcgcompanies.com

Project contact person Brian Munson — Company Vandewalle & Associates

Street address 120 East Lakeside Street — City/State/Zip Madison, WI 53715

Telephone (608)255-3988 — Email bmunson@vandewalle.com

Property owner (if not applicant) James Eric Hovde

Street address 1314 Manassas Trail — City/State/Zip Madison, WI 53718

Telephone (608)417-9374 — Email Jim.Hovdegroup@gmail.com

5. Required Submittal Materials

- ☑ **Application Form**
- ☑ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☑ **Development plans** (Refer to checklist on Page 4 for plan details)
- ☐ **Filing fee**
- ☑ **Electronic Submittal***

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

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

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

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on January 7, 2019.

2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Matthew Gilhooly Relationship to property Purchaser

Authorizing signature of property owner [signature] for James Houde Date 5/28/19

7. Application Filing Fees

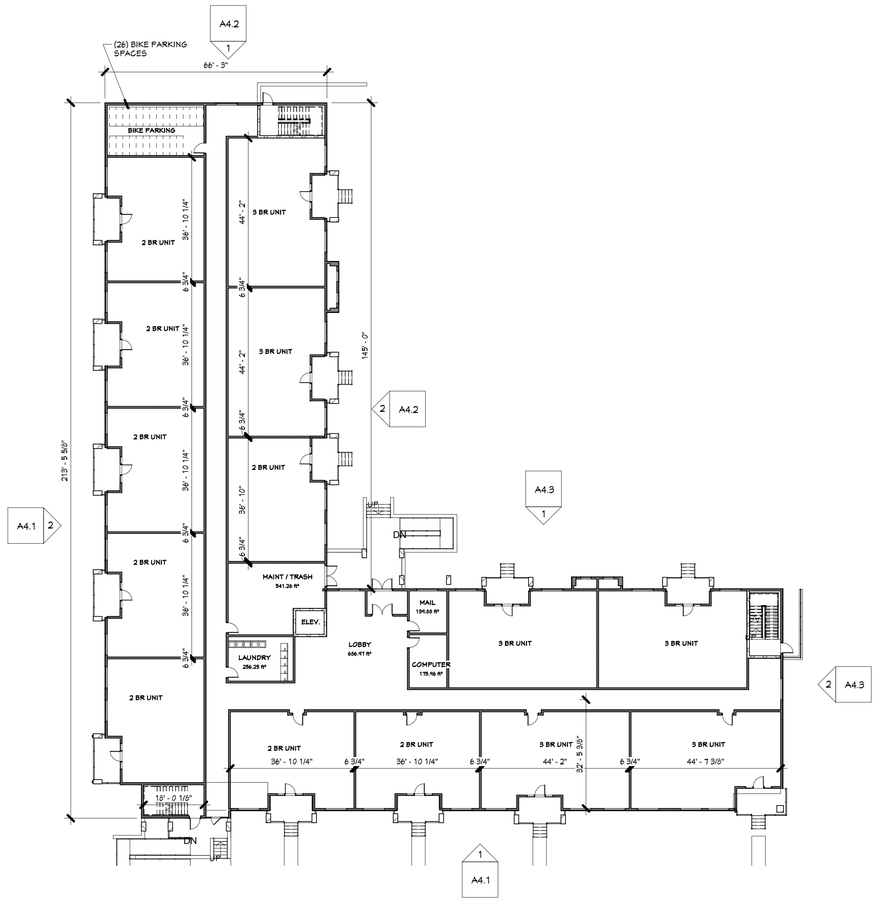
Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable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

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

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

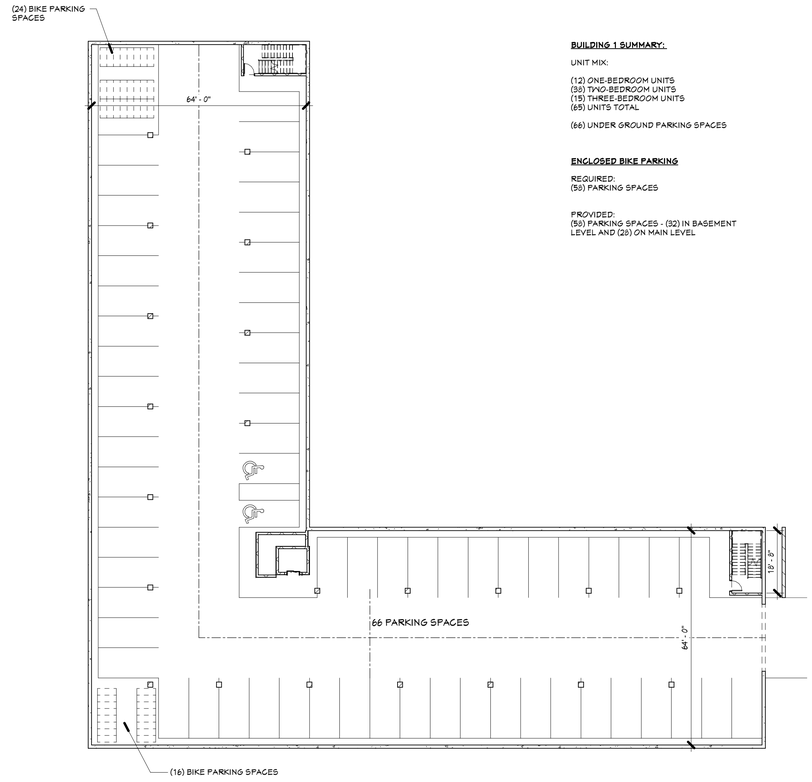
A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

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



BLDG 1 - MAIN LEVEL PLAN (BLDG 2 SIM.)

3/64" = 1'-0"



BLDG 1 - PARKING LEVEL PLAN (BLDG 2 SIM.)

3/64" = 1'-0"

BUILDING 1 SUMMARY:

UNIT MIX:

(12) ONE-BEDROOM UNITS
(36) TWO-BEDROOM UNITS
(15) THREE-BEDROOM UNITS
(65) UNITS TOTAL

(66) UNDER GROUND PARKING SPACES

ENCLOSED BIKE PARKING

REQUIRED:
(50) PARKING SPACES

PROVIDED:
(50) PARKING SPACES - (32) IN BASEMENT LEVEL AND (28) ON MAIN LEVEL

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

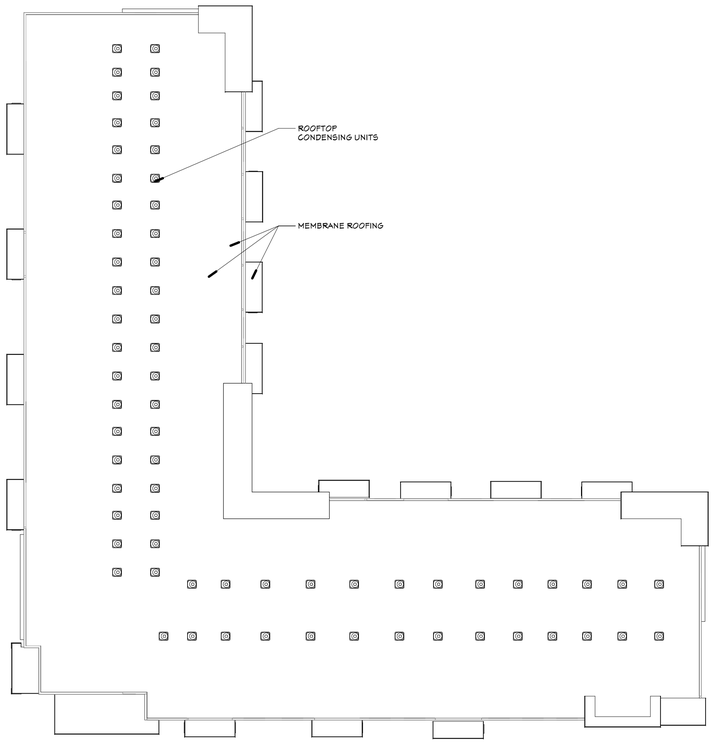
NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

OVERALL FLOOR PLANS - BLDG 1 (BLDG 2 SIM.)

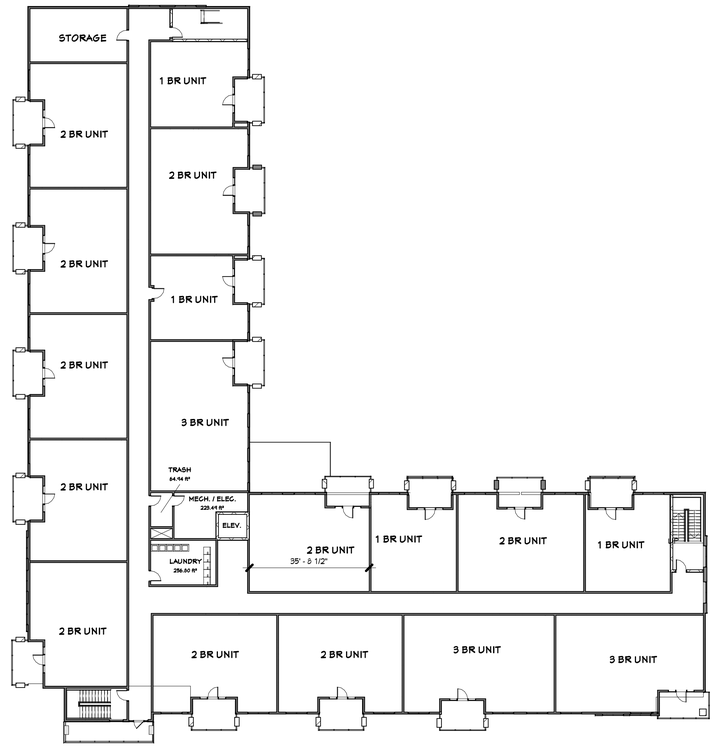
A0.1

8/27/2019 4:44:59 PM
C:\Users\eriem\OneDrive - Hooker DeJong\KCG\41-1125 - ARCH - Revised.rvt



ROOF PLAN - (BUILDING 2 SIM)

3/64" = 1'-0"



BLDG 1 - SECOND FLOOR PLAN (BLDG 2 SIM)

3/64" = 1'-0"

(THIRD AND FOURTH SIM.)

H
DJ

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

OVERALL FLOOR PLANS - BLDG 1 (BLDG 2 SIM.)

A0.2

8/27/2019 4:45:01 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt

BUILDING 3 SUMMARY:

UNIT MIX:

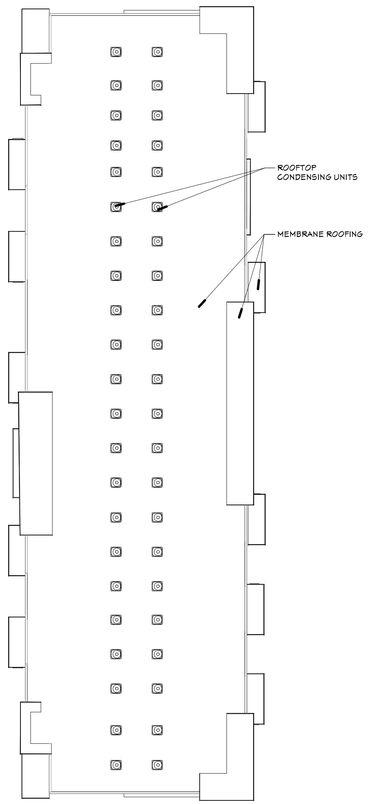
(15) ONE-BEDROOM UNITS
(15) TWO-BEDROOM UNITS
(14) THREE-BEDROOM UNITS
(44) UNITS TOTAL

(44) UNDER GROUND PARKING SPACES

ENCLOSED BIKE PARKING

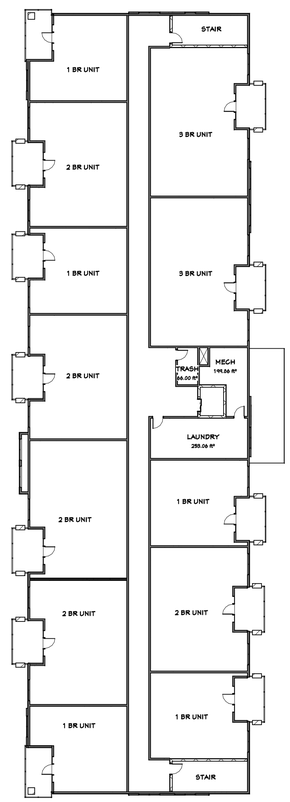
REQUIRED:
(37) PARKING SPACES

PROVIDED:
(37) PARKING SPACES - (12) IN BASEMENT LEVEL AND (25) ON MAIN LEVEL



BLDG 3 - ROOF PLAN

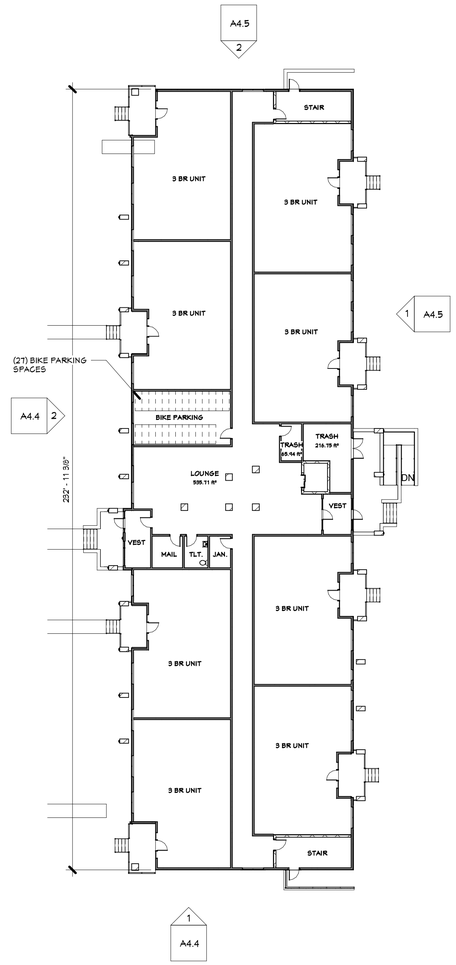
3/64" = 1'-0"



BLDG 3 - SECOND FLOOR

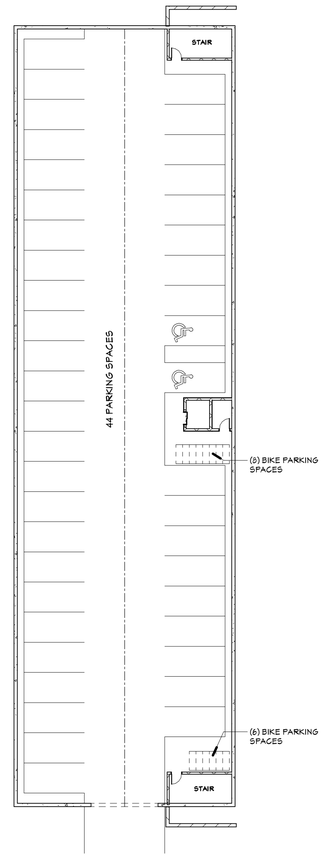
3/64" = 1'-0"

(THIRD AND FOURTH FLOOR SIM.)



BLDG 3 - FIRST FLOOR

3/64" = 1'-0"



BLDG 3 - PARKING LEVEL

3/64" = 1'-0"

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

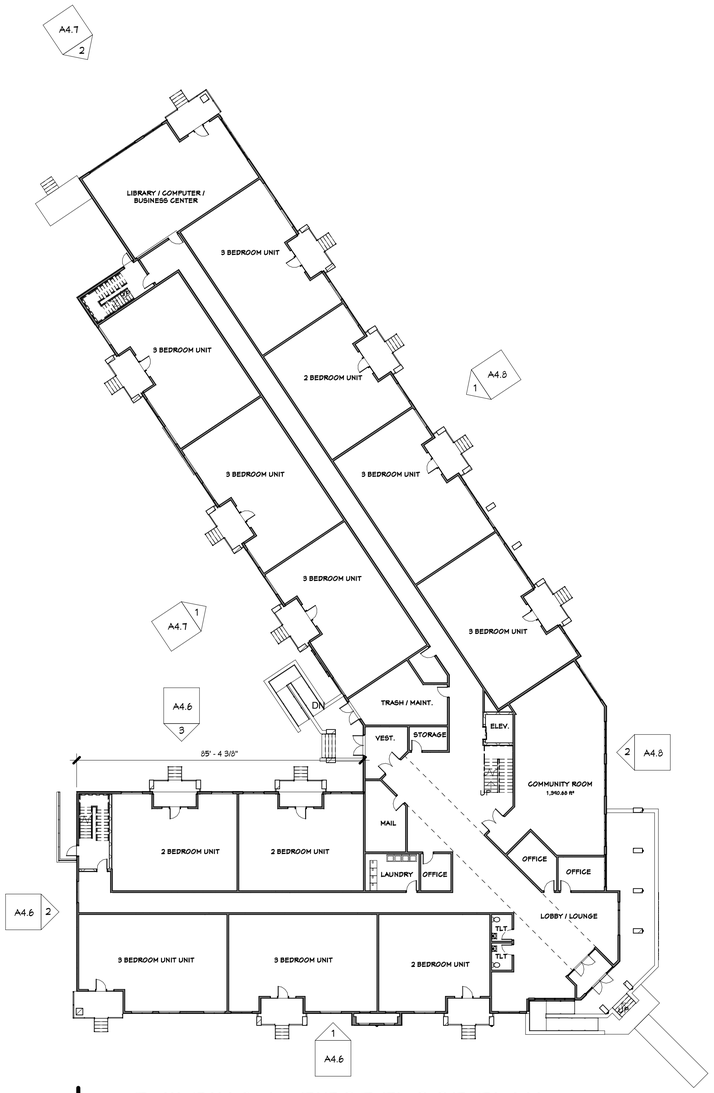
NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

OVERALL FLOOR PLANS - BLDG 3

A0.3

8/27/2019 4:45:02 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt



BUILDING 4 - FIRST FLOOR PLAN

3/64" = 1'-0"

BUILDING 4 SUMMARY:

UNIT MIX:

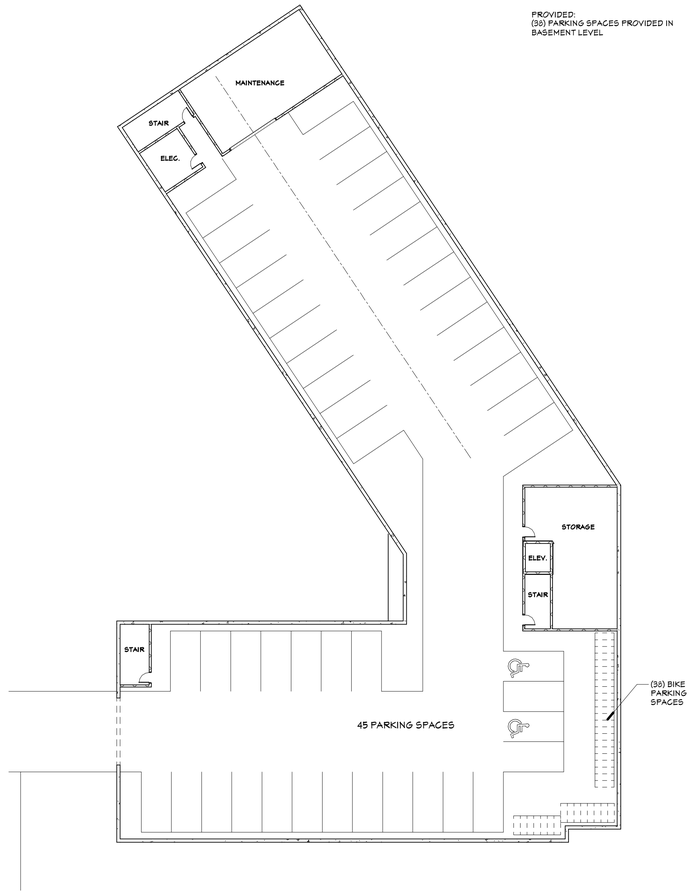
(12) ONE-BEDROOM UNITS
(18) TWO-BEDROOM UNITS
(14) THREE-BEDROOM UNITS
(44) UNITS TOTAL

(66) UNDER GROUND PARKING SPACES

ENCLOSED BIKE PARKING

REQUIRED:
(37) PARKING SPACES

PROVIDED:
(38) PARKING SPACES PROVIDED IN BASEMENT LEVEL



BUILDING 4 - PARKING LEVEL

3/64" = 1'-0"

H
DJ

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

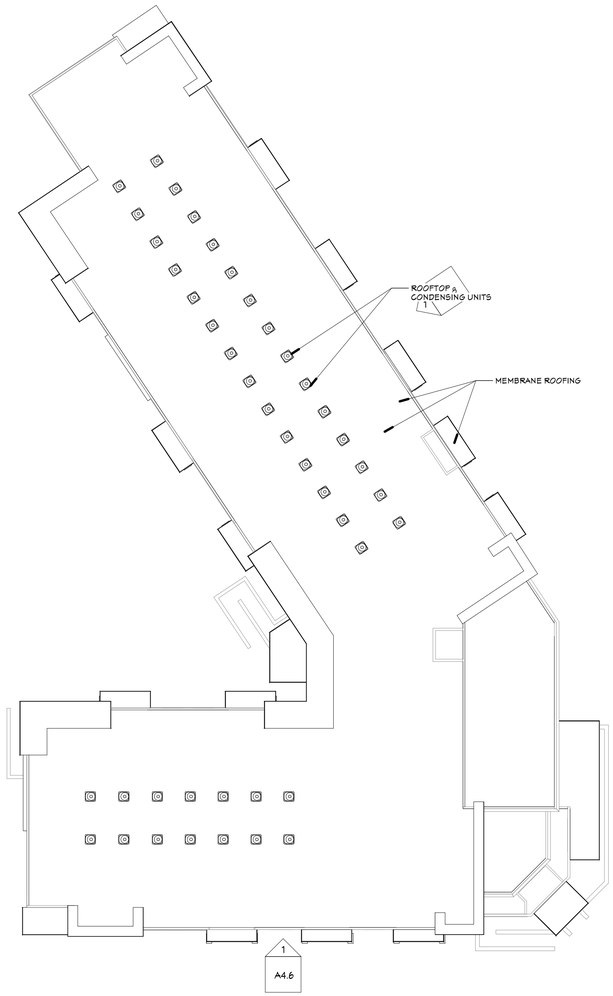
NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

OVERALL FLOOR PLANS - BLDG 4

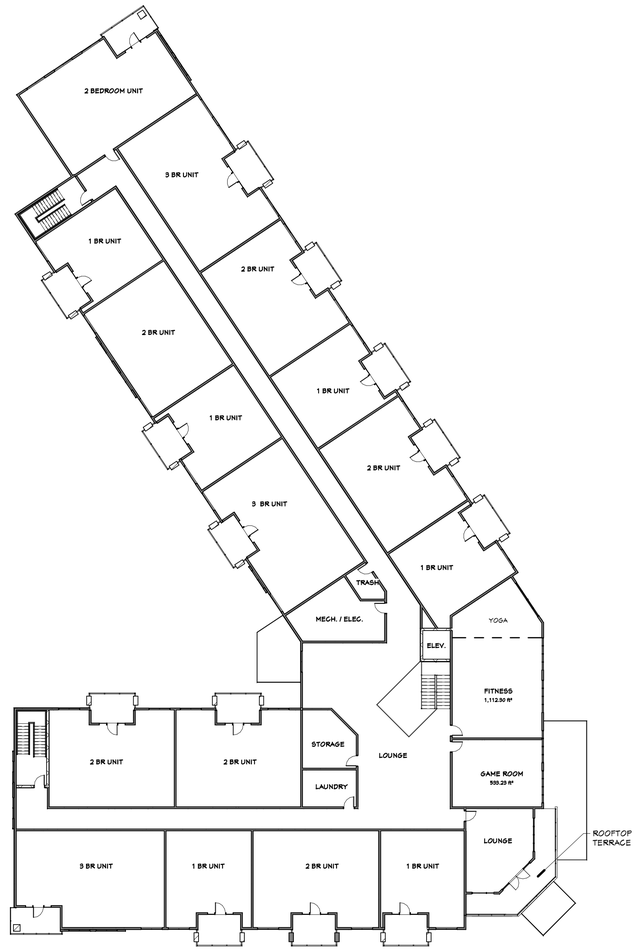
A0.4

8/27/2019 4:45:06 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt



ROOF PLAN

3/64" = 1'-0"



BUILDING 4 - SECOND FLOOR PLAN

3/64" = 1'-0"

(THIRD FLOOR SIM.)

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI
KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

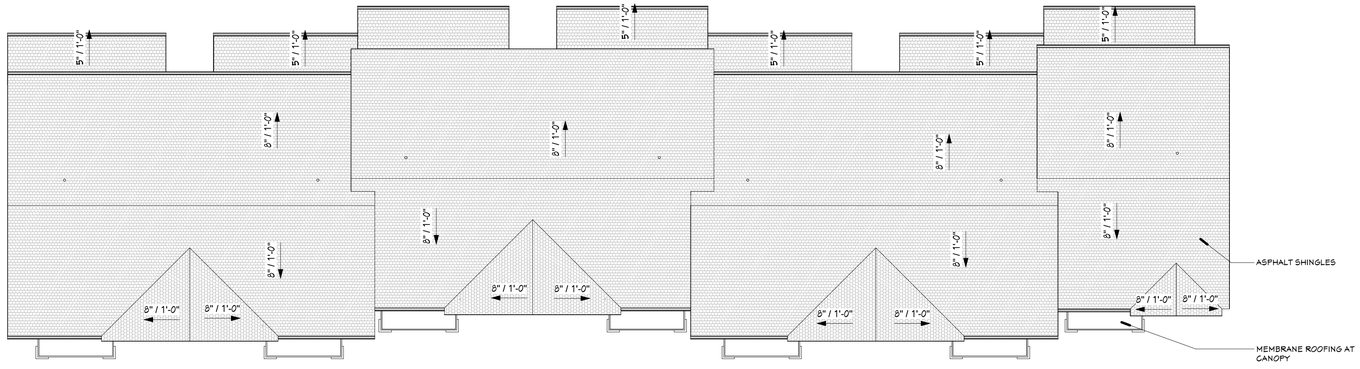
NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

OVERALL FLOOR PLANS - BLDG 4

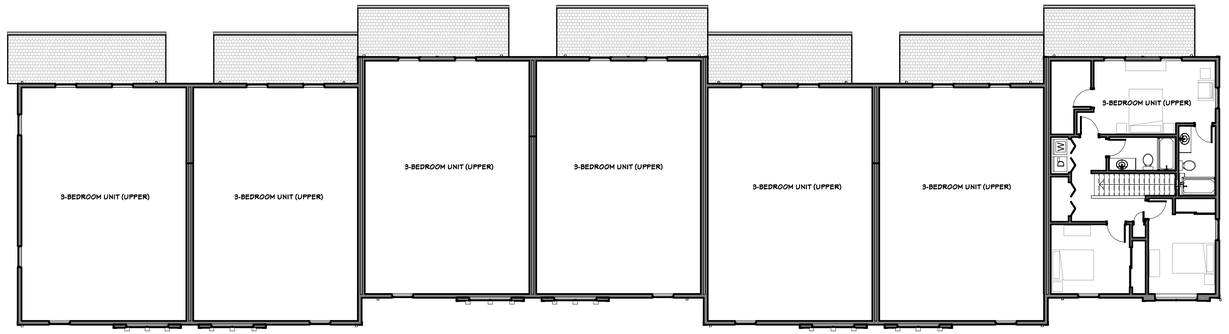
A0.5

8/27/2019 4:45:07 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt



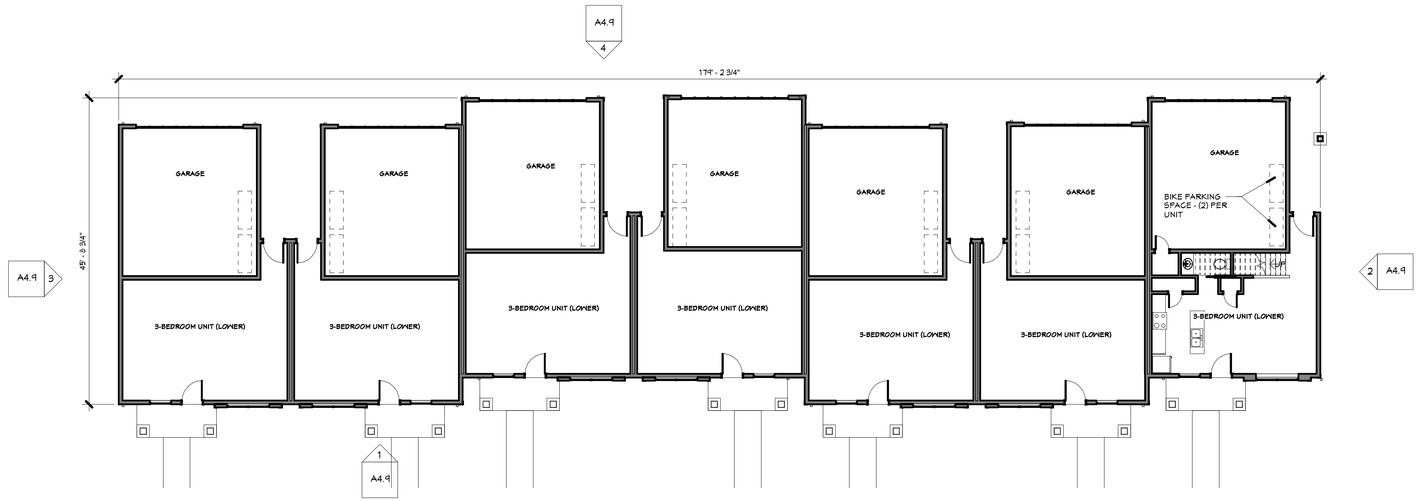
3 A0.6 OVERALL ROOF PLAN - BLDG 5

3/32" = 1'-0"



2 A0.6 OVERALL SECOND FLOOR PLAN - BLDG 5

3/32" = 1'-0"



1 A0.6 OVERALL FIRST FLOOR PLAN - BLDG 5

3/32" = 1'-0"

BUILDING 5 SUMMARY:

UNIT MIX:

(1) THREE-BEDROOM UNITS
(1) UNITS TOTAL

(14) GARAGE PARKING SPACES

ENCLOSED BIKE PARKING

REQUIRED:
(11) PARKING SPACES

PROVIDED:
(14) PARKING SPACES - 2 SPACES PER UNIT IN GARAGE

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

OVERALL FLOOR PLANS - BLDG 5

A0.6

8/27/2019 4:45:11 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt

ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY/ CANOPY COLUMN WITH FACE BRICK
10. BALCONY/ CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL



2 A4.1 BUILDING 1 - WEST ELEVATION (BLDG 2 SIM)
1/8" = 1'-0"



1 A4.1 BUILDING 1 - SOUTH ELEVATION (BLDG 2 SIM)
1/8" = 1'-0"

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

A4.1

8/27/2019 4:52:20 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt

ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY/ CANOPY COLUMN WITH FACE BRICK
10. BALCONY/ CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL



2 A4.1 BUILDING 1 - WEST ELEVATION (BLDG 2 SIM)
1/8" = 1'-0"



1 A4.1 BUILDING 1 - SOUTH ELEVATION (BLDG 2 SIM)
1/8" = 1'-0"

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

A4.1

8/27/2019 4:50:09 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt



2 A4.2 BUILDING 1 - EAST ELEVATION (BLDG 2 SIM)

1/8" = 1'-0"



1 A4.2 BUILDING 1 - NORTH ELEVATION (BLDG 2 SIM)

1/8" = 1'-0"

ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY/ CANOPY COLUMN WITH FACE BRICK
10. BALCONY/ CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

A4.2

8/27/2019 4:52:26 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt



2 A4.2 BUILDING 1 - EAST ELEVATION (BLDG 2 SIM)

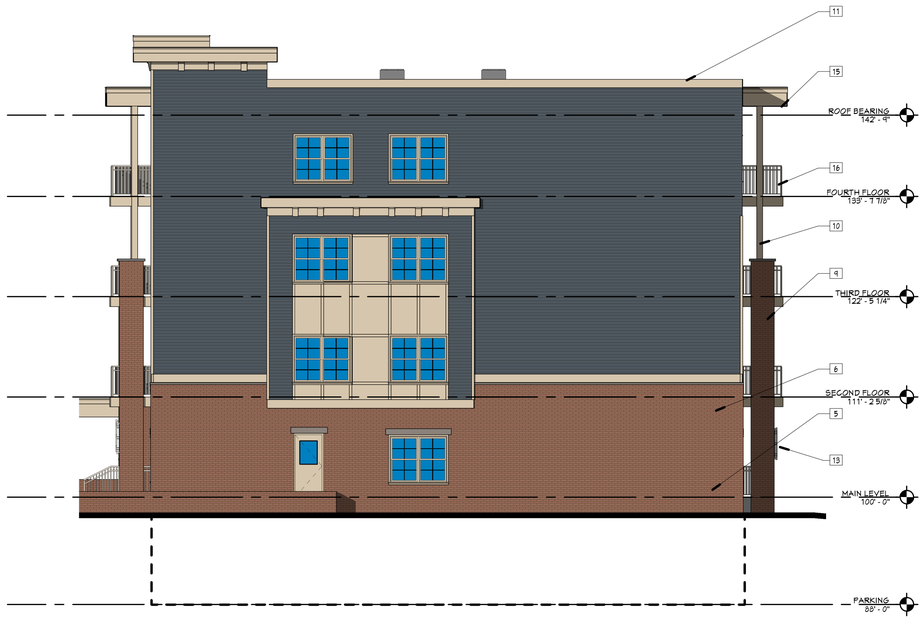
1/8" = 1'-0"

ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY/ CANOPY COLUMN WITH FACE BRICK
10. BALCONY/ CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL



1 A4.2 BUILDING 1 - NORTH ELEVATION (BLDG 2 SIM)

1/8" = 1'-0"

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

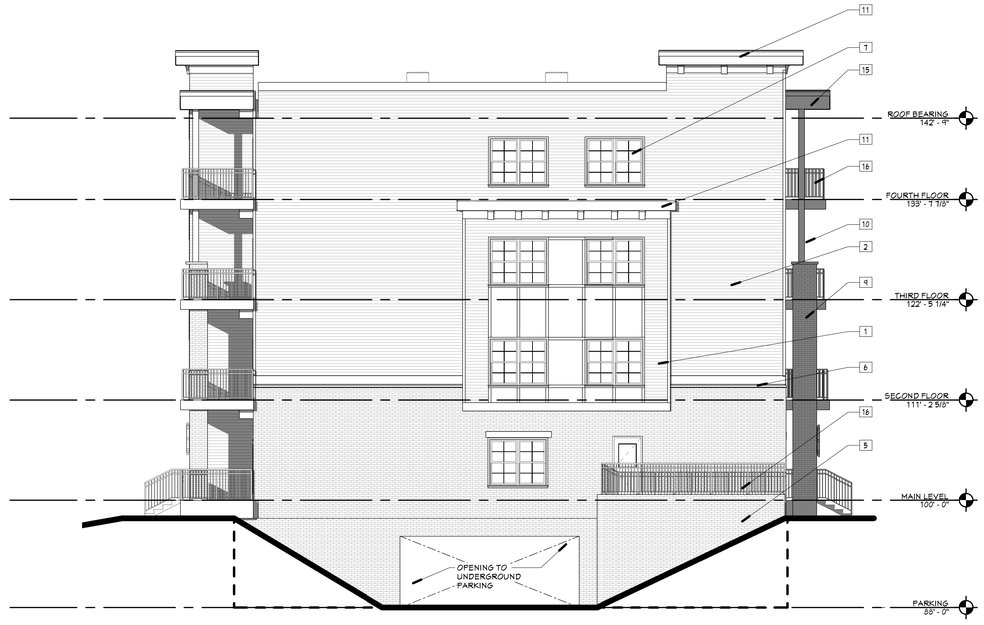
NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

A4.2

8/27/2019 4:50:14 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt



2 / A4.3 BUILDING 1 - EAST ELEVATION (BLDG 2 SIM)

1/8" = 1'-0"



1 / A4.3 BUILDING 1 - NORTH ELEVATION (BLDG 2 SIM)

1/8" = 1'-0"

ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY/ CANOPY COLUMN WITH FACE BRICK
10. BALCONY/ CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

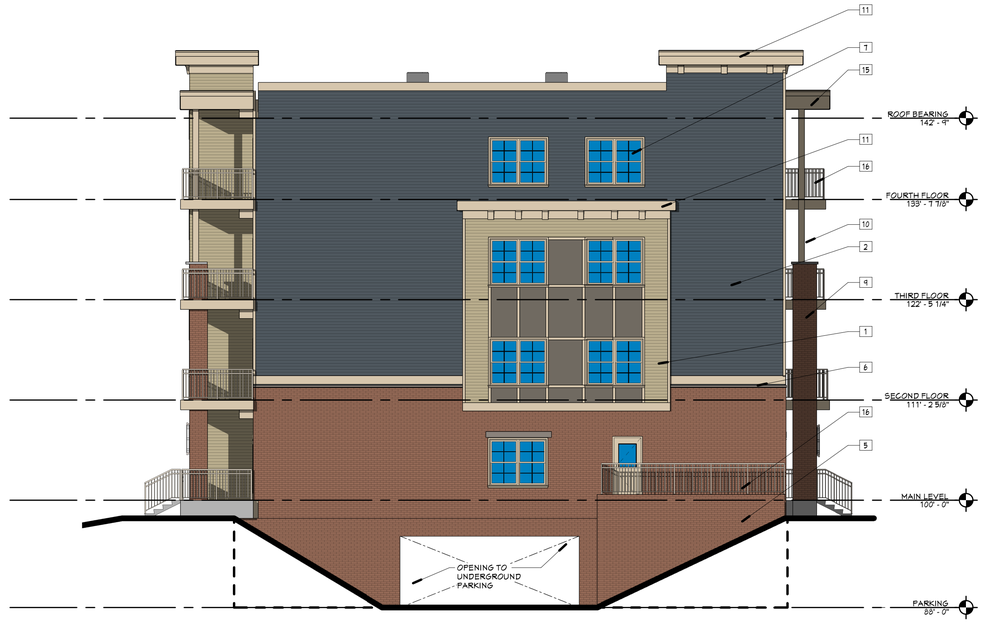
NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

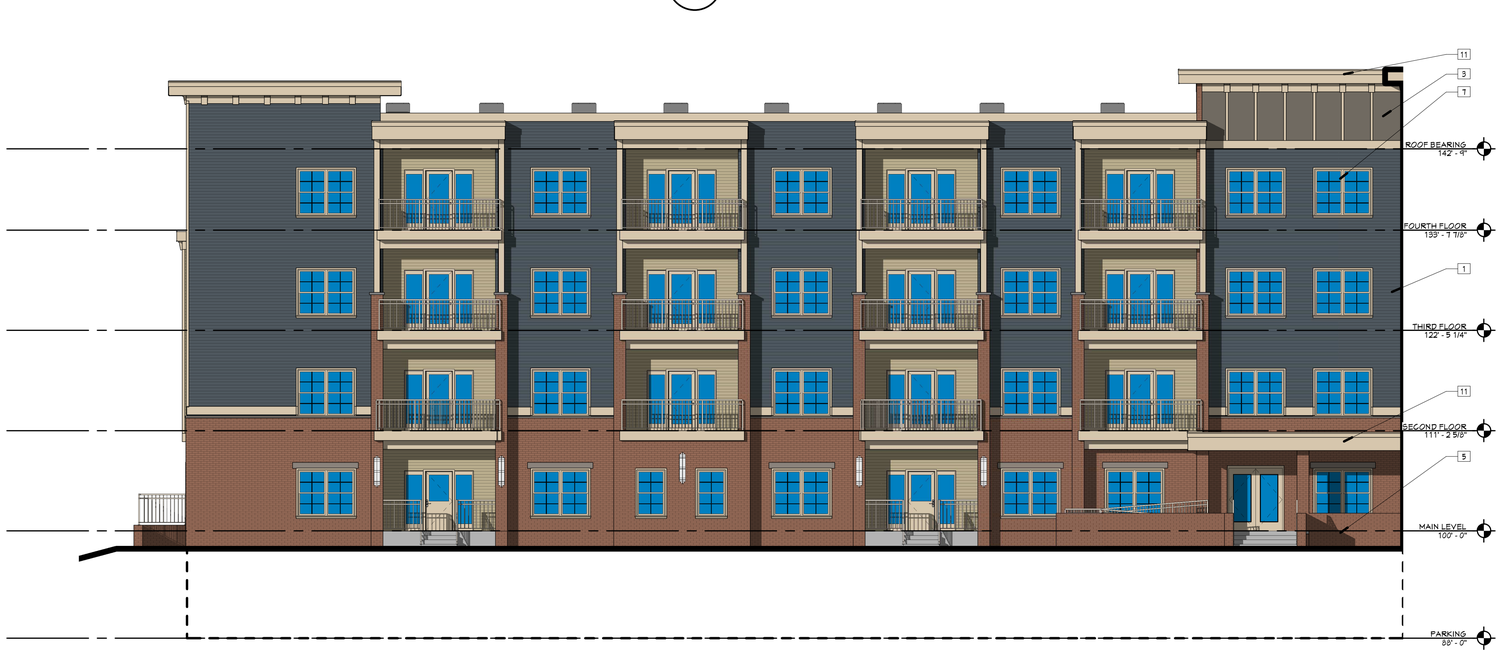
A4.3

8/27/2019 4:52:30 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt



2 / A4.3 BUILDING 1 - EAST ELEVATION (BLDG 2 SIM)

1/8" = 1'-0"



1 / A4.3 BUILDING 1 - NORTH ELEVATION (BLDG 2 SIM)

1/8" = 1'-0"

ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY/ CANOPY COLUMN WITH FACE BRICK
10. BALCONY/ CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

A4.3

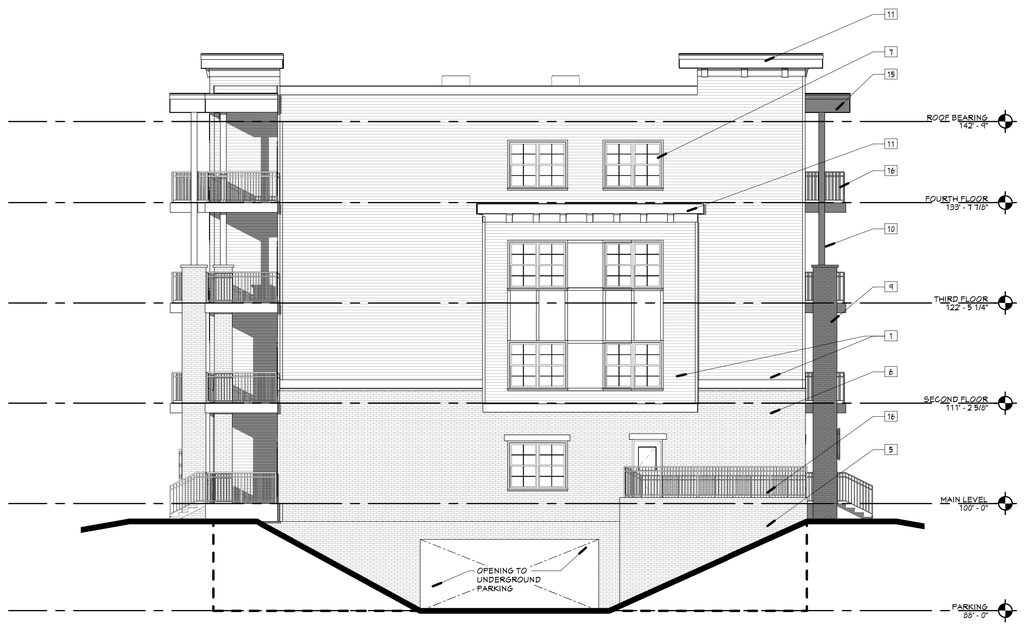
8/27/2019 4:50:19 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt

ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY/ CANOPY COLUMN WITH FACE BRICK
10. BALCONY/ CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

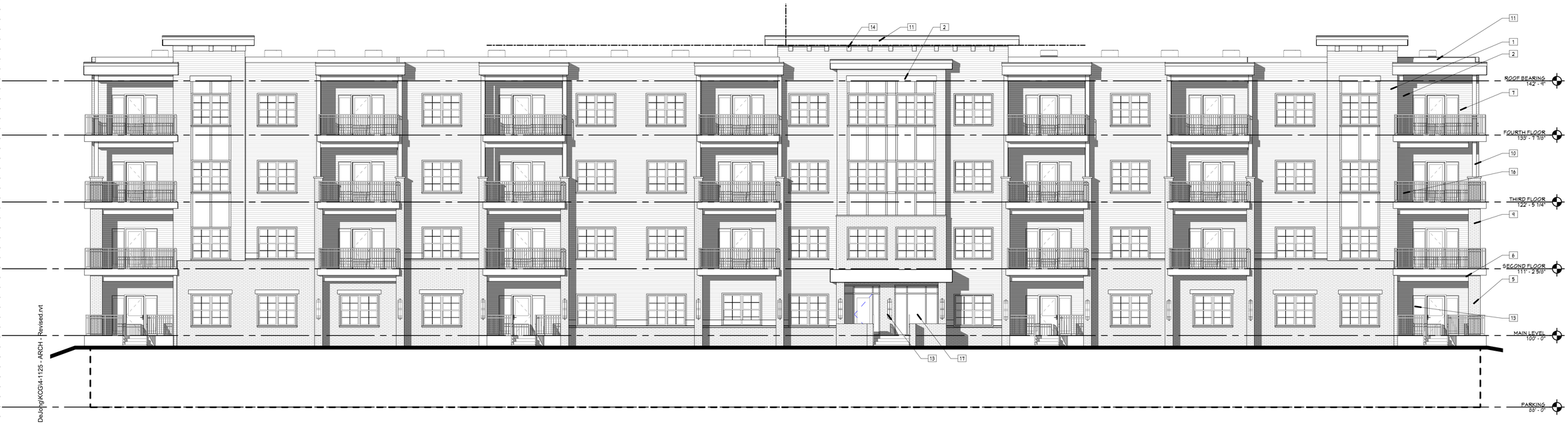
GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL



1 / A4.4 BUILDING 3 - SOUTH ELEVATION

1/8" = 1'-0"



2 / A4.4 BUILDING 3 - WEST ELEVATION

1/8" = 1'-0"

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING

THE MEADOWLANDS

MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

A4.4

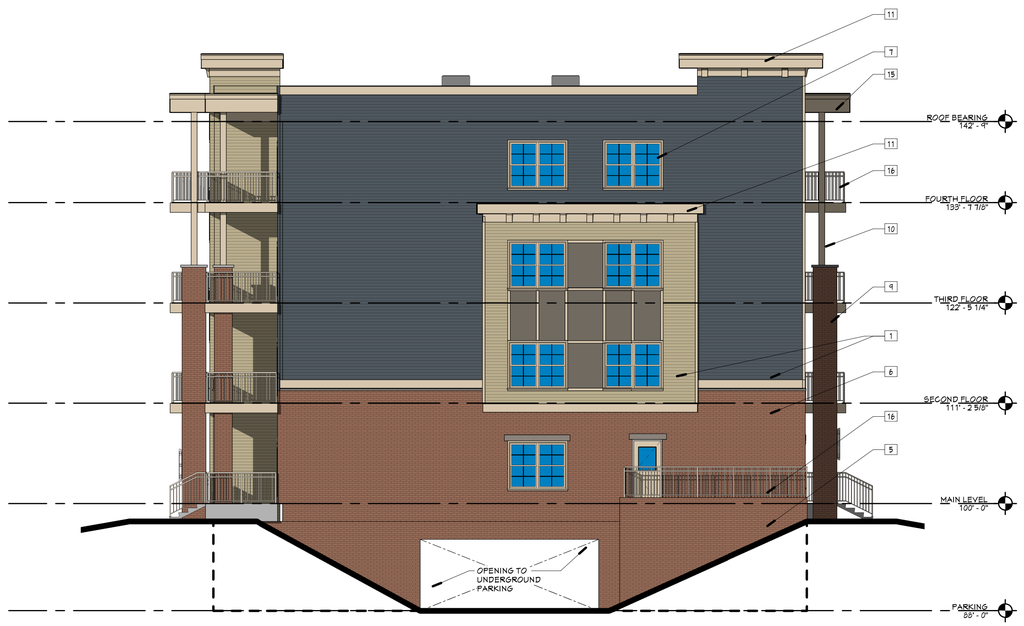
8/27/2019 4:52:36 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt

ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY/ CANOPY COLUMN WITH FACE BRICK
10. BALCONY/ CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL



1 / A4.4 BUILDING 3 - SOUTH ELEVATION

1/8" = 1'-0"



2 / A4.4 BUILDING 3 - WEST ELEVATION

1/8" = 1'-0"

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING

THE MEADOWLANDS

MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

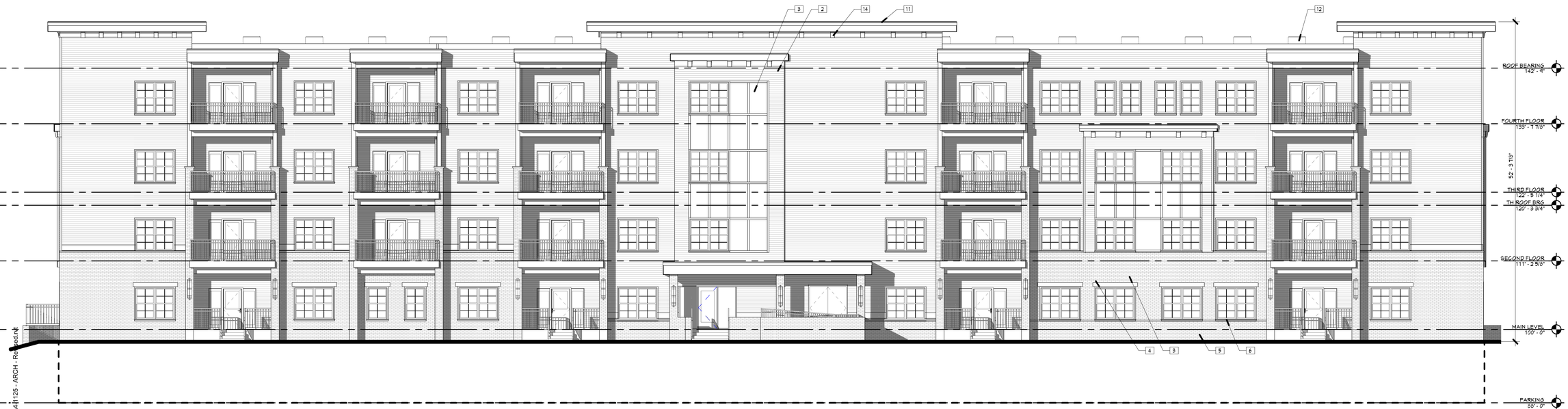
A4.4

8/27/2019 4:50:24 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt



2 / A4.5 BUILDING 3 - NORTH ELEVATION

1/8" = 1'-0"



1 / A4.5 BUILDING 3 - EAST ELEVATION

1/8" = 1'-0"

ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY/ CANOPY COLUMN WITH FACE BRICK
10. BALCONY/ CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI
KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

A4.5

8/27/2019 4:52:42 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt



2 / A4.5 BUILDING 3 - NORTH ELEVATION

1/8" = 1'-0"



1 / A4.5 BUILDING 3 - EAST ELEVATION

1/8" = 1'-0"

ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY/ CANOPY COLUMN WITH FACE BRICK
10. BALCONY/ CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI
KGC HOUSING DEVELOPMENT

Project Number 4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

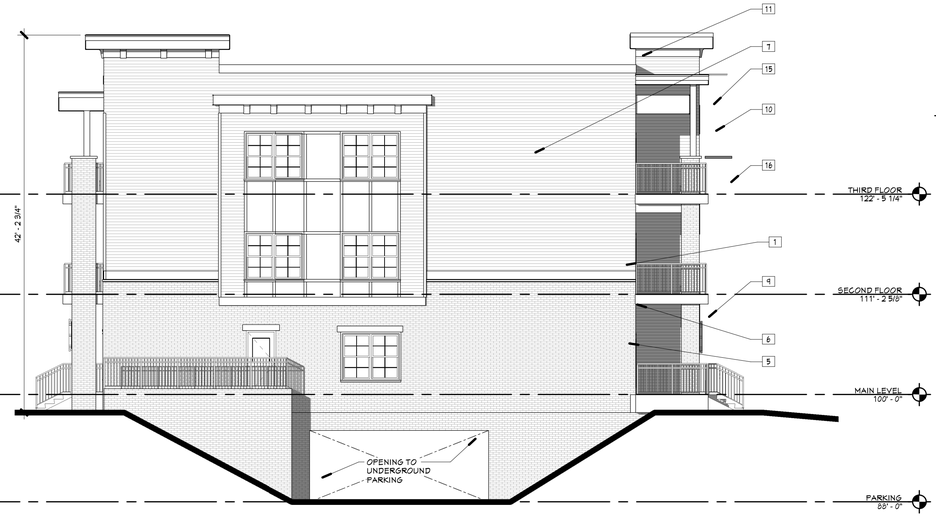
A4.5

8/27/2019 4:50:30 PM
C:\Users\erlcm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt



3 A4.6 BUILDING 4 - NORTH ELEVATION

1/8" = 1'-0"



2 A4.6 BUILDING 4 - WEST ELEVATION

1/8" = 1'-0"



1 A4.6 BUILDING 4 - SOUTH ELEVATION

1/8" = 1'-0"

ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY CANOPY COLUMN WITH FACE BRICK
10. BALCONY CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

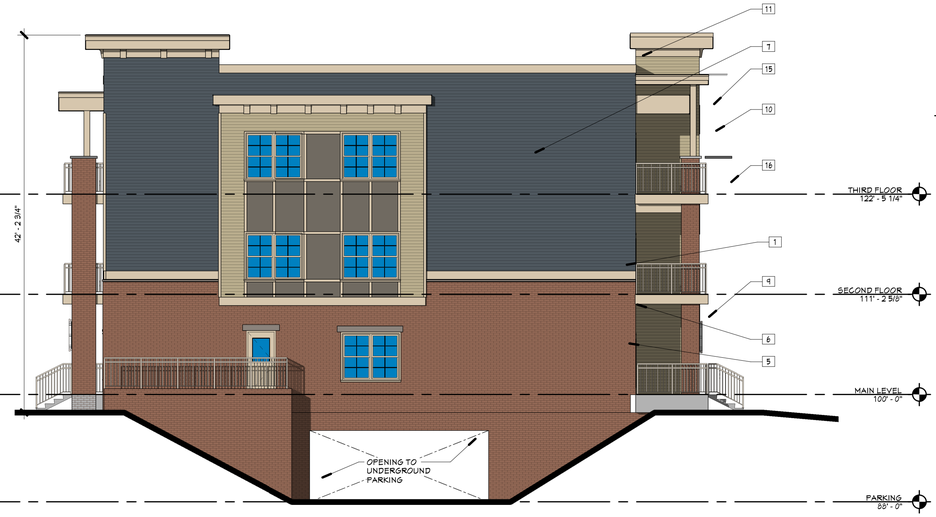
A4.6

8/27/2019 4:52:47 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\34-1125 - ARCH - Revised.rvt



3 A4.6 BUILDING 4 - NORTH ELEVATION

1/8" = 1'-0"



2 A4.6 BUILDING 4 - WEST ELEVATION

1/8" = 1'-0"



1 A4.6 BUILDING 4 - SOUTH ELEVATION

1/8" = 1'-0"

ELEVATION KEYNOTES

#	
1.	HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2.	HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3.	FIBER CEMENT PANEL
4.	FIBER CEMENT TRIM
5.	FACE BRICK
6.	CAST STONE SILL
7.	VINYL WINDOW WITH FIBER CEMENT TRIM
8.	FIBERGLASS DOOR
9.	BALCONY CANOPY COLUMN WITH FACE BRICK
10.	BALCONY CANOPY COLUMN WITH FIBER CEMENT WRAP
11.	FIBER CEMENT FASCIA
12.	MECHANICAL UNIT
13.	DECORATIVE LIGHT FIXTURE
14.	COMPOSITE CORBEL
15.	BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16.	PAINTED METAL GUARDRAIL
17.	ALUMINUM STOREFRONT SYSTEM
18.	BUILDING SIGNAGE
19.	ALUMINUM GUTTER AND DOWNSPOUTS
20.	MECHANICAL PENETRATION
21.	ASPHALT SHINGLES
22.	INSULATED GARAGE DOOR
23.	CAST STONE HEADER

GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

A4.6

8/27/2019 4:50:34 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt

ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY/ CANOPY COLUMN WITH FACE BRICK
10. BALCONY/ CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

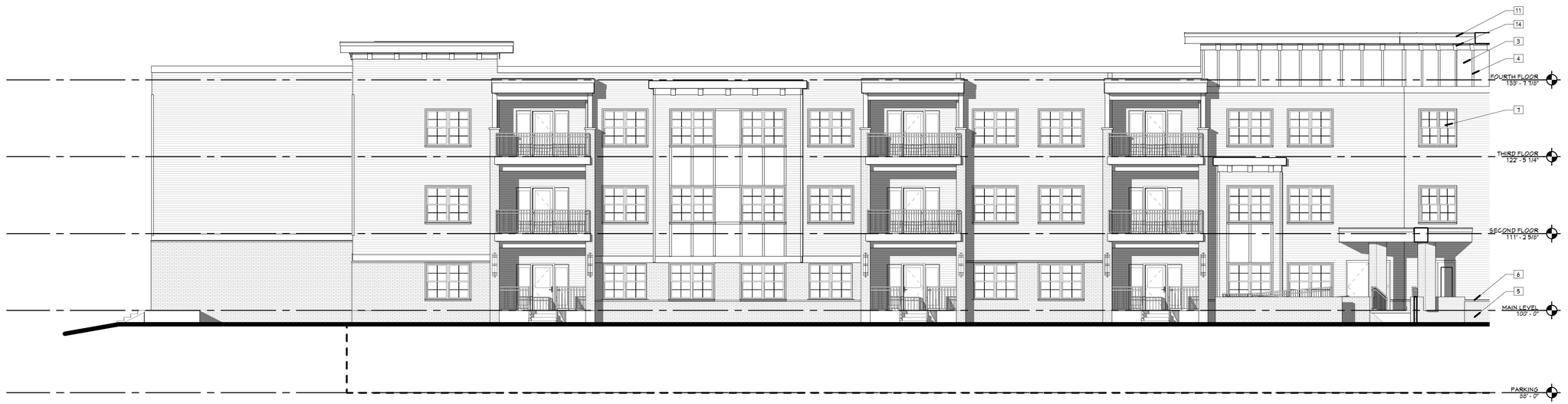
GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL



2 / A4.7 BUILDING 4 - NORTHWEST ELEVATION

1/8" = 1'-0"



1 / A4.7 BUILDING 4 - SOUTHWEST ELEVATION

1/8" = 1'-0"

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

A4.7

8/27/2019 4:52:52 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt



2 / A4.7 BUILDING 4 - NORTHWEST ELEVATION

1/8" = 1'-0"



1 / A4.7 BUILDING 4 - SOUTHWEST ELEVATION

1/8" = 1'-0"

ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY/ CANOPY COLUMN WITH FACE BRICK
10. BALCONY/ CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

A4.7

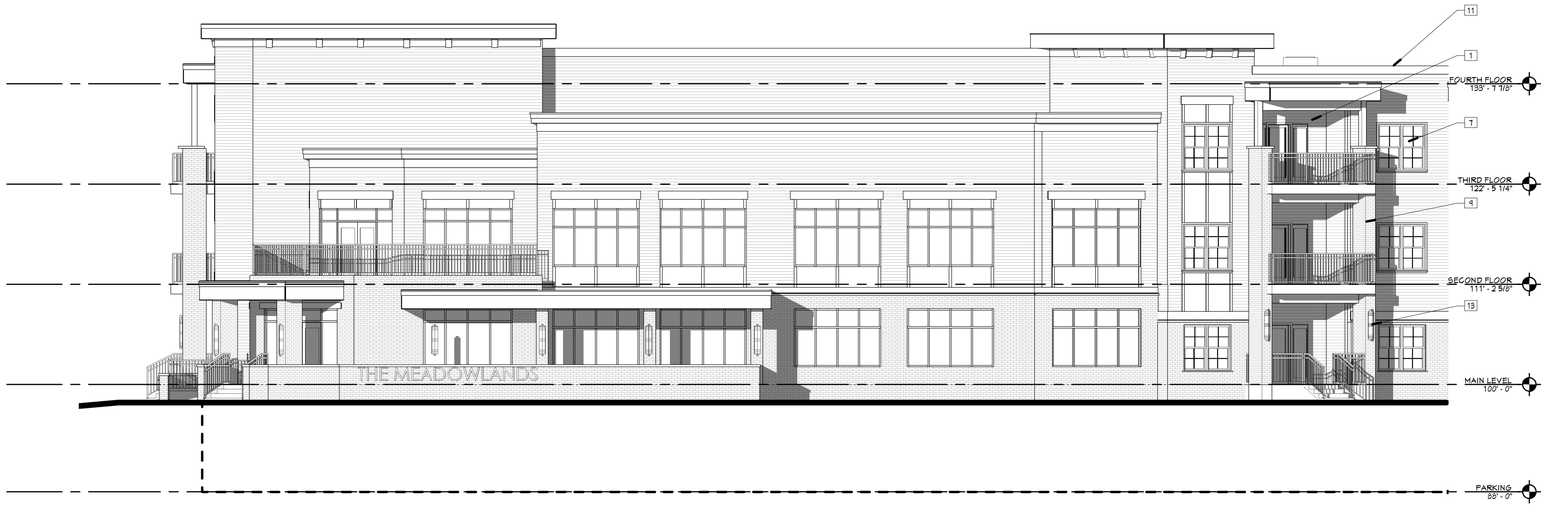
8/27/2019 4:50:38 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt

ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY CANOPY COLUMN WITH FACE BRICK
10. BALCONY CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL



2 / A4.8 BUILDING 4 - EAST ELEVATION

1/8" = 1'-0"



1 / A4.8 BUILDING 4 - NORTHEAST ELEVATION

1/8" = 1'-0"

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

A4.8

8/27/2019 4:52:55 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt

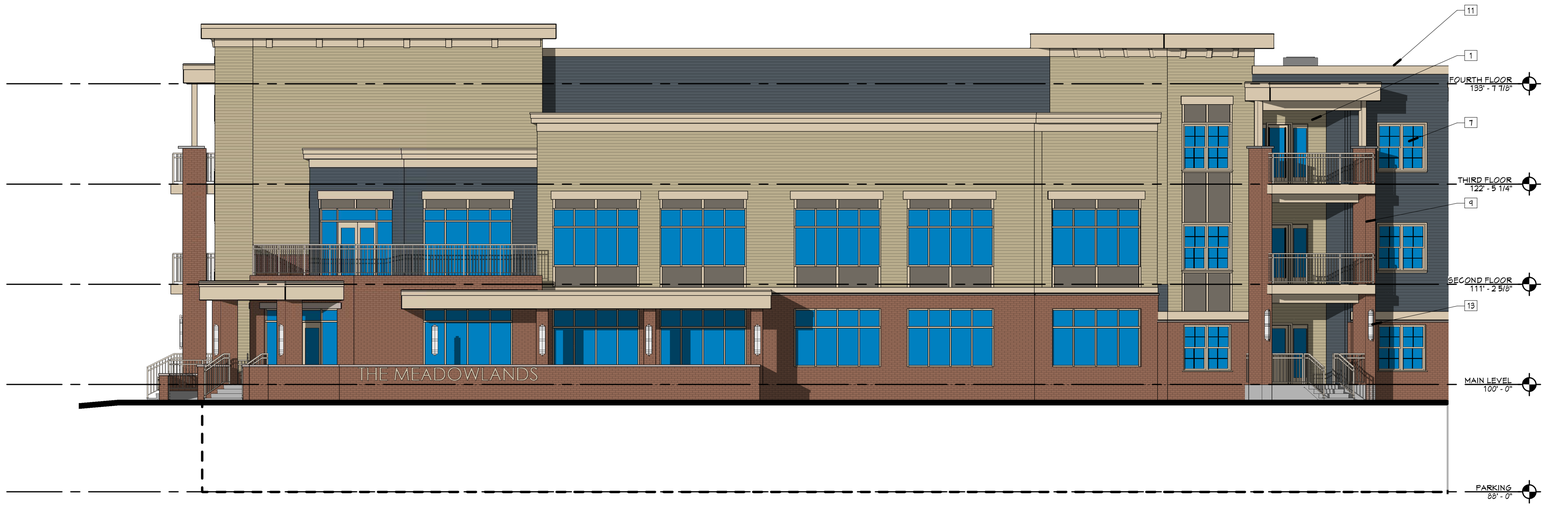
ELEVATION KEYNOTES

8

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY CANOPY COLUMN WITH FACE BRICK
10. BALCONY CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL



2 / A4.8 BUILDING 4 - EAST ELEVATION

1/8" = 1'-0"



1 / A4.8 BUILDING 4 - NORTHEAST ELEVATION

1/8" = 1'-0"

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

A4.8

8/27/2019 4:50:43 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt



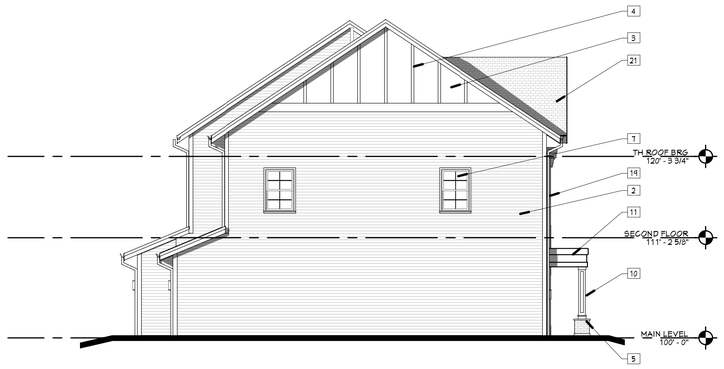
ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY/ CANOPY COLUMN WITH FACE BRICK
10. BALCONY/ CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL

4 / A4.9 — BUILDING 5 - EAST ELEVATION
1/8" = 1'-0"



3 / A4.9 — BUILDING 5 - NORTH ELEVATION
1/8" = 1'-0"



2 / A4.9 — BUILDING 5 - SOUTH ELEVATION
1/8" = 1'-0"



1 / A4.9 — BUILDING 5 - WEST ELEVATION
1/8" = 1'-0"

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI

KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

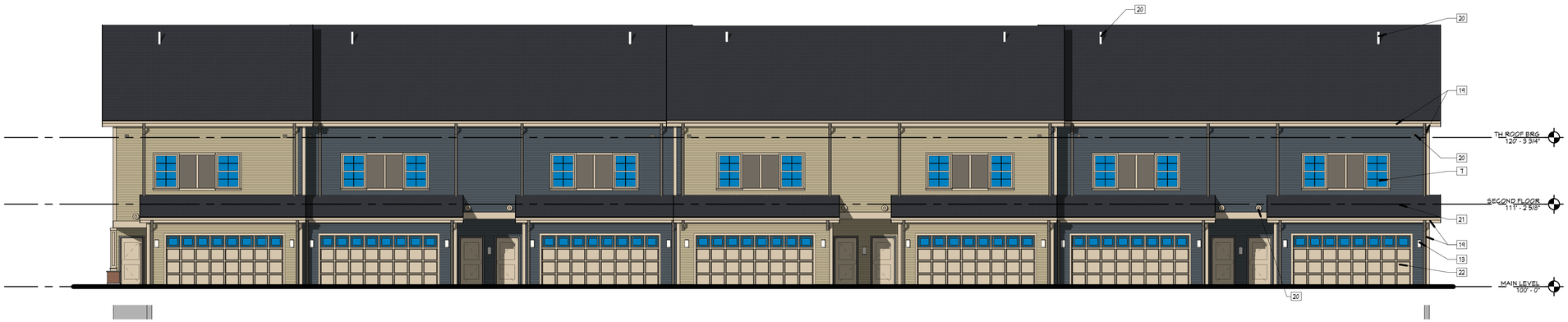
NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

A4.9

8/27/2019 4:53:01 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\4-1125 - ARCH - Revised.rvt



4 A4.9 BUILDING 5 - EAST ELEVATION

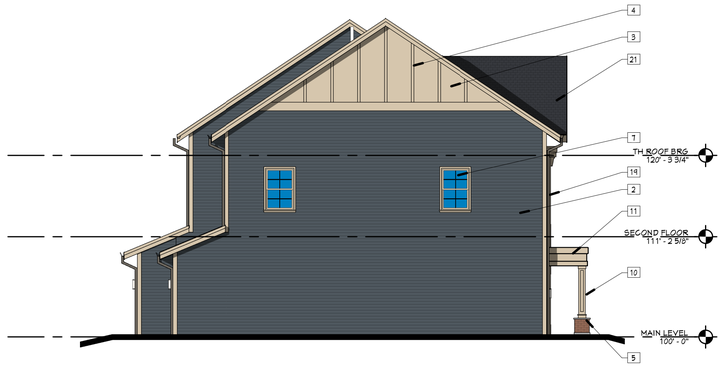
1/8" = 1'-0"

ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY/ CANOPY COLUMN WITH FACE BRICK
10. BALCONY/ CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

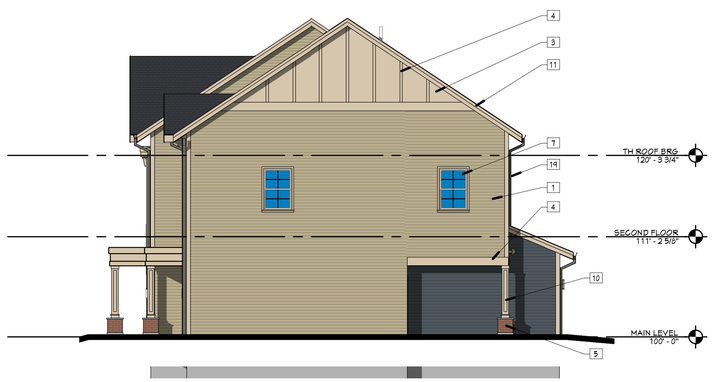
GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL



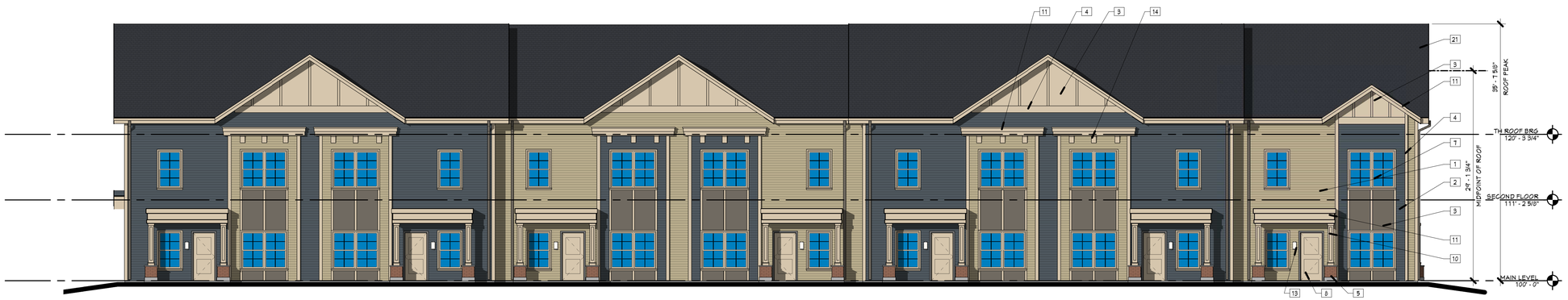
3 A4.9 BUILDING 5 - NORTH ELEVATION

1/8" = 1'-0"



2 A4.9 BUILDING 5 - SOUTH ELEVATION

1/8" = 1'-0"



1 A4.9 BUILDING 5 - WEST ELEVATION

1/8" = 1'-0"

HOOKER | DE JONG
Architects & Engineers
316 Morris Avenue
Studio Suite 410
Muskegon, MI 49440
P 231 | 722 | 3407
F 231 | 722 | 2589

MULTI-FAMILY HOUSING
THE MEADOWLANDS
MADISON, WI
KGC HOUSING DEVELOPMENT

Project Number	4-1125

ISSUANCE

No.	Date	Description
1	2019.08.27	SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Copyright © 2019 HDJ Inc. All Rights Reserved

EXTERIOR ELEVATIONS

A4.9

8/27/2019 4:50:48 PM
C:\Users\ericm\OneDrive - Hooker DeJong\KCG\34-1125 - ARCH - Revised.rvt



VIEW DOWN WIND STONE DRIVE



VIEW ALONG MILWAUKEE AVE

EXTERIOR RENDERINGS - OVERALL | PR-1

THE MEADOWLANDS

MADISON, WI

8/27/2019

HDJ HOOKER | DEJONG'S Architects Engineers Planners

KCG DEVELOPMENT



VIEW FROM PARKING LOT



VIEW FROM MILWAUKEE AVE

HOOKER | DE JONG x
Architects
Engineers
Planners

KCG DEVELOPMENT

EXTERIOR RENDERINGS - BUILDING 1 (BLDG 2 SIM.) | PR-2

THE MEADOWLANDS

MADISON, WI

8/27/2019



VIEW ALONG WIND STONE

HOOKER | DE JONG'S
Architects
Engineers
Planners

KCG DEVELOPMENT

EXTERIOR RENDERINGS - BUILDING 3 | PR-3

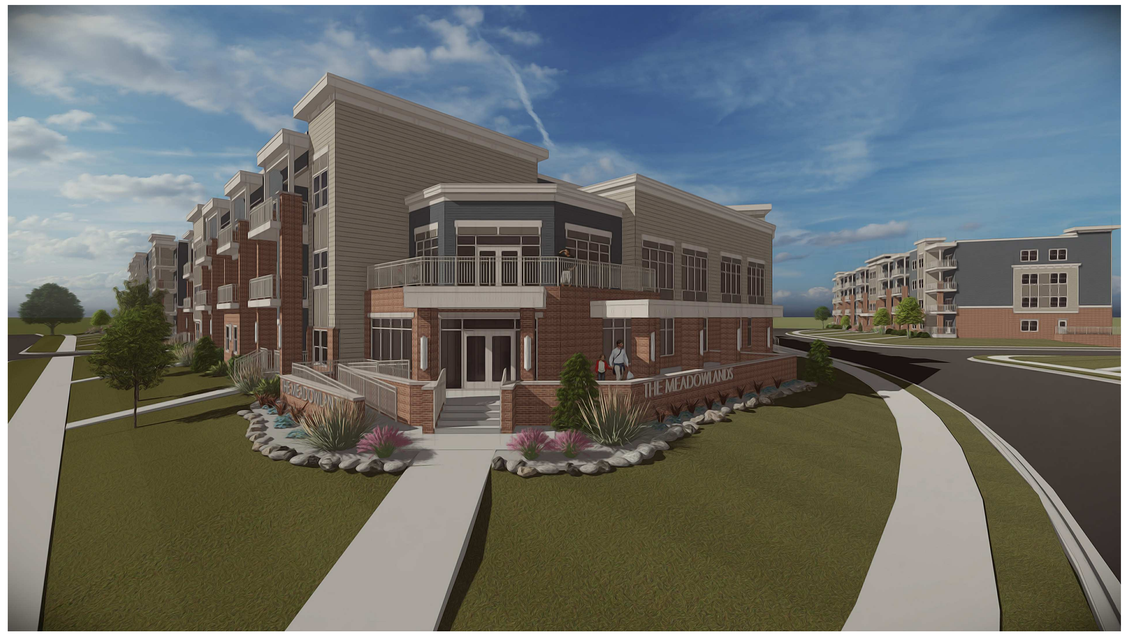
THE MEADOWLANDS

MADISON, WI

8/27/2019



VIEW FROM MILWAUKEE AVE



VIEW FROM CORNER OF MILWAUKEE AND WIND STONE

HOOKER | DE JONG
Architects
Engineers
Planners

KCG DEVELOPMENT

EXTERIOR RENDERINGS - BUILDING 4 | PR-4

THE MEADOWLANDS

MADISON, WI

8/27/2019



VIEW ALONG WIND STONE

HDJ HOOKER | DE JONG x Architects Engineers Planners

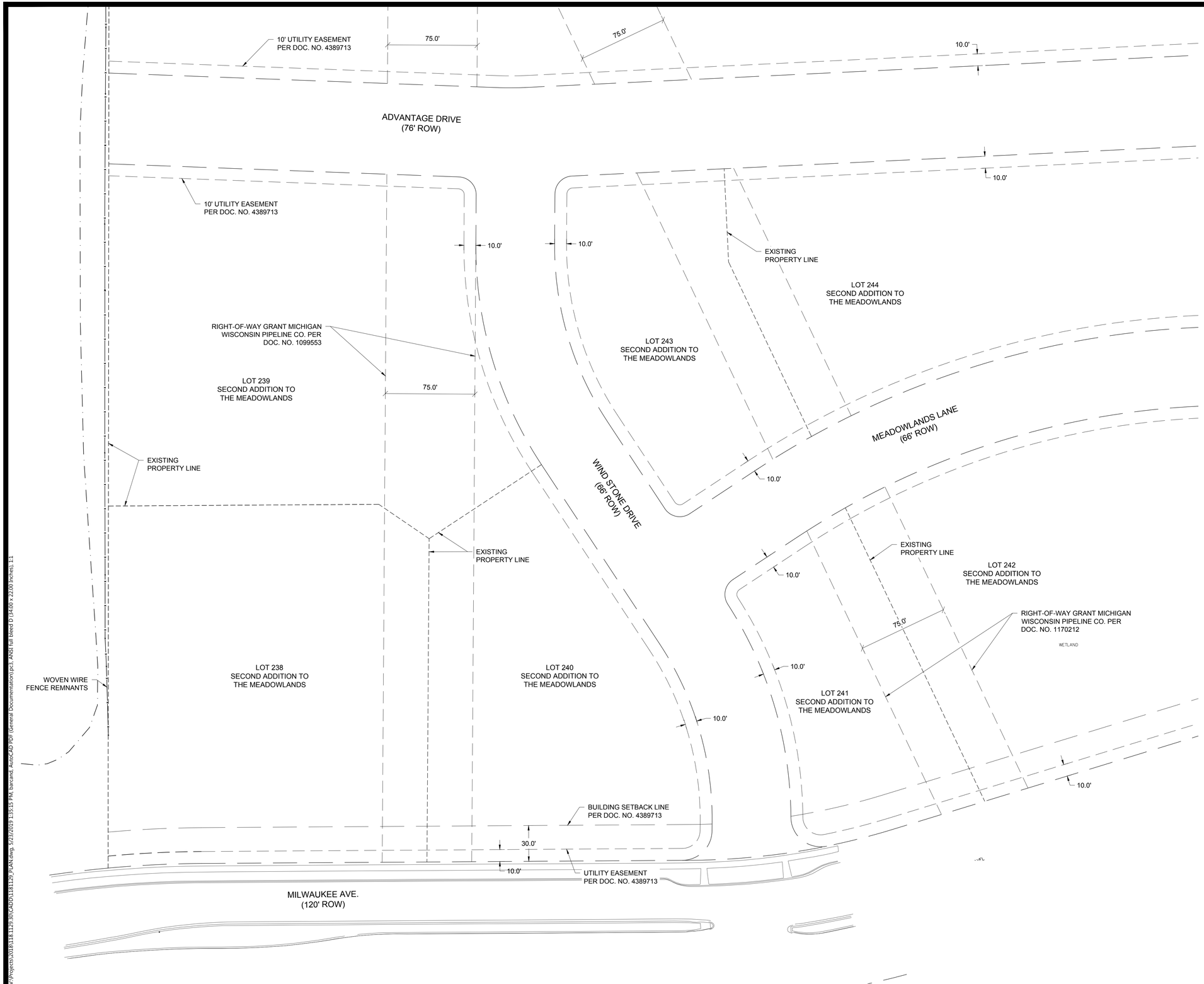
KCG DEVELOPMENT

EXTERIOR RENDERINGS - BUILDING 5 | PR-5

THE MEADOWLANDS

MADISON, WI

8/27/2019



V:\Projects\2018\118.1129.30\CADD\118129-PLAN.dwg, 5/23/2019 1:35:15 PM, barcand, AutoCAD PDF (General Documentation).pc3, ANSI full bleed D (34.00 x 22.00 Inches), 1:1

MARK	REVISION	DATE	BY

Engineer: BCA
Checked By: MLC
Scale: 1" = NOTED
Technician: BCA
Date: 01-07-2019
Field Bk: Pg:

118.1129.30

C 1.0

MADISON, WI

THE MEADOWLANDS - PHASE 11

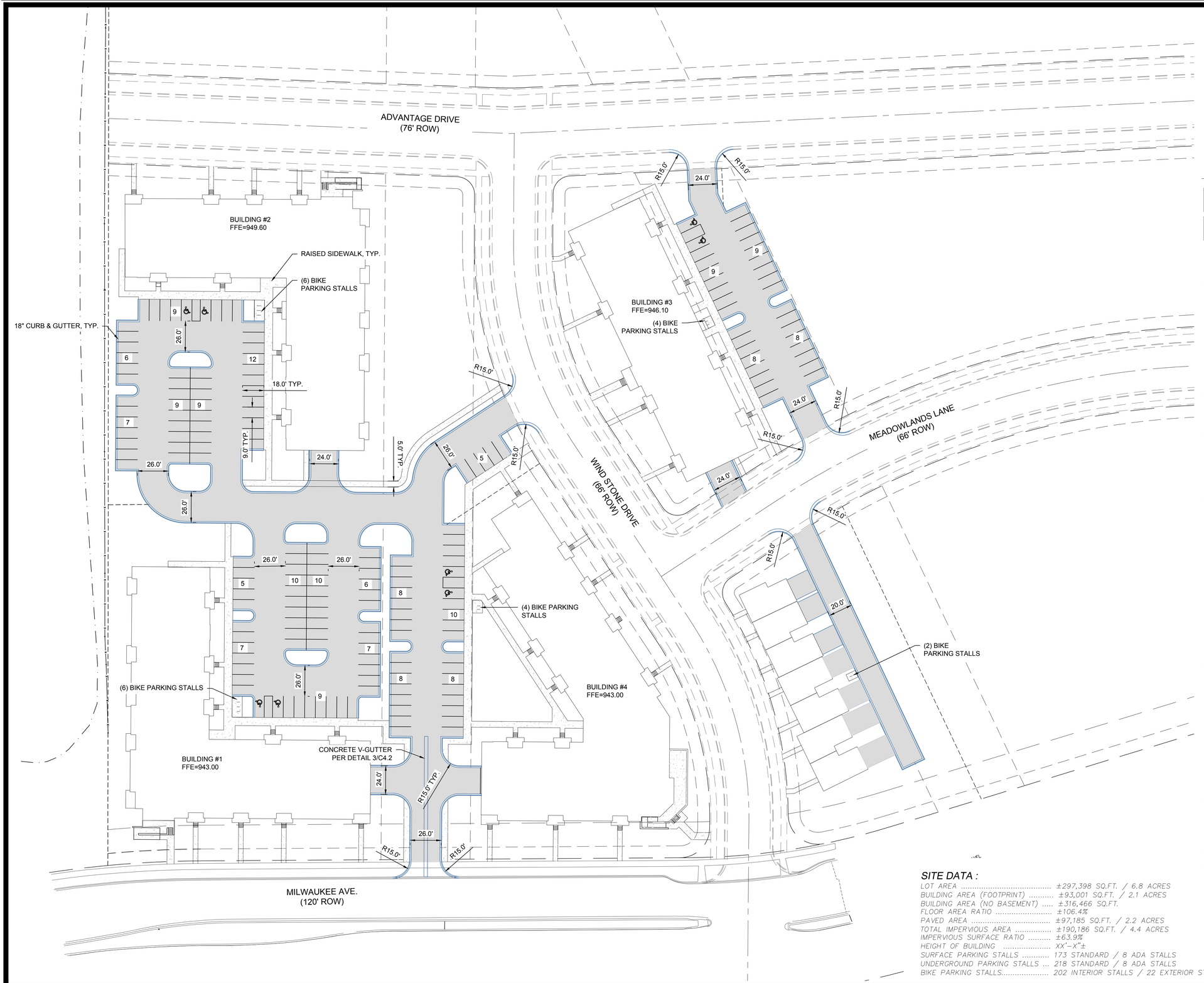
EXISTING SITE PLAN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

118.1129.30

C 1.0



LEGEND

ASPHALT

CONCRETE

NOTES

1. STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET UNDERGROUND.
2. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OF 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.
3. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
4. ALL DAMAGE TO THE PAVEMENT ON UNIVERSITY AVENUE AND CAPITOL DRIVE, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
5. THE CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.

GENERAL CONDITIONS

1. THE CONTRACTOR SHALL NOTIFY THE OWNER TWO WORKING DAYS (48 HOURS) PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD LOCATING OF EXISTING UTILITIES.
8. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
10. REMOVE SIDEWALKS TO THE NEAREST JOINT.
11. SAW CUTS SHALL BE FULL DEPTH PRIOR TO REMOVAL.
12. CITY FORESTRY WILL ISSUE A REMOVAL PERMIT FOR A 2" DIAMETER HORSECHESTNUT TREE DUE TO CONFLICT WITH PROPOSED DRIVEWAY LOCATED AT 3RD TREE ON UNIVERSITY AVE. FROM CAPITAL AVE. PLEASE CONTACT BRAD HOFMANN - BHOFMANN@CITYOFMADISON.COM OR 266-4816 TO OBTAIN STREET TREE REMOVAL PERMIT.

SITE DATA :

LOT AREA	±297,398 SQ.FT. / 6.8 ACRES
BUILDING AREA (FOOTPRINT)	±93,001 SQ.FT. / 2.1 ACRES
BUILDING AREA (NO BASEMENT)	±316,466 SQ.FT.
FLOOR AREA RATIO	±106.4%
PAVED AREA	±97,185 SQ.FT. / 2.2 ACRES
TOTAL IMPERVIOUS AREA	±190,186 SQ.FT. / 4.4 ACRES
IMPERVIOUS SURFACE RATIO	±63.9%
HEIGHT OF BUILDING	XX'-X"±
SURFACE PARKING STALLS	173 STANDARD / 8 ADA STALLS
UNDERGROUND PARKING STALLS	218 STANDARD / 8 ADA STALLS
BIKE PARKING STALLS	202 INTERIOR STALLS / 22 EXTERIOR STALLS

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1"=	NOTED
Technician: BCA	Date: 01-07-2019	Field Bk:	Pg:

118.1129.30

C 1.1

THE MEADOWLANDS - PHASE 11

SITE PLAN

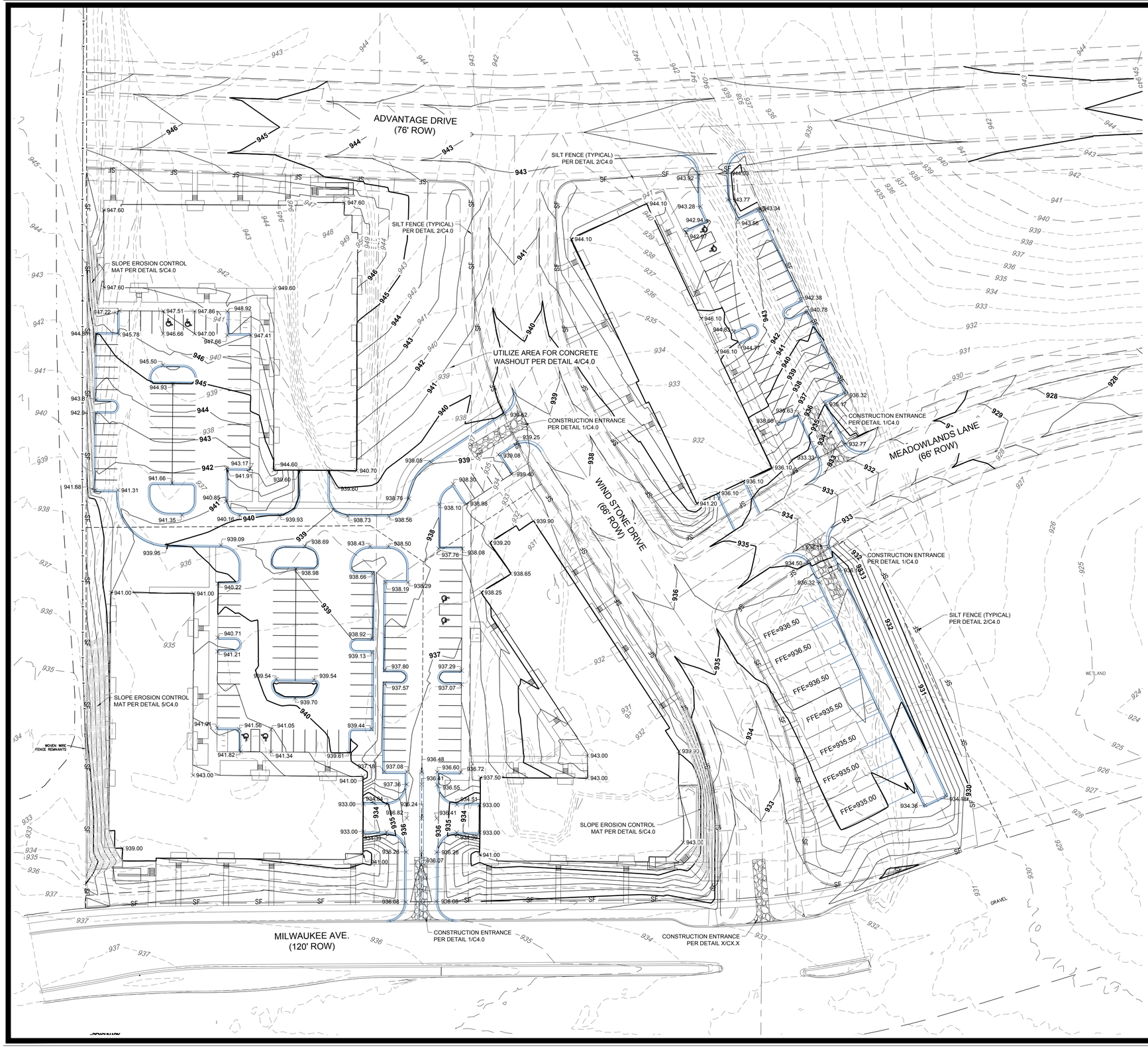
MADISON, WI

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

118.1129.30

C 1.1



EROSION CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WPDES DISCHARGE PERMITS (IF APPLICABLE). CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD.
3. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD.
4. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
5. ALL DISTURBED GROUND LEFT INACTIVE FOR THIRTY DAYS OR MORE SHALL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS 1059 AND 1058.
6. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING EROSION MAT IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
7. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
8. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
9. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
10. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
11. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES.
12. REFER TO SPECIFICATION SECTIONS 31 20 00, 31 25 00, 32 91 19, AND 32 92 00.

GRADING

1. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
2. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE SITE HAS BEEN STABILIZED WITH VEGETATION AND THE APPROVAL OF THE GOVERNING AGENCY.
3. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL GRADING, CUT AND FILL CALCULATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
4. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
5. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE ENGINEER BEFORE ANY MATERIAL IS PLACED.
6. REFER TO SPECIFICATION SECTIONS 31 20 00, 31 25 00, 32 91 19, AND 32 92 00.

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1"=	NOTED
Technician: BCA	Date: 01-07-2019	Field Bk:	Pg:

C 2.0

MADISON, WI

THE MEADOWLANDS - PHASE 11

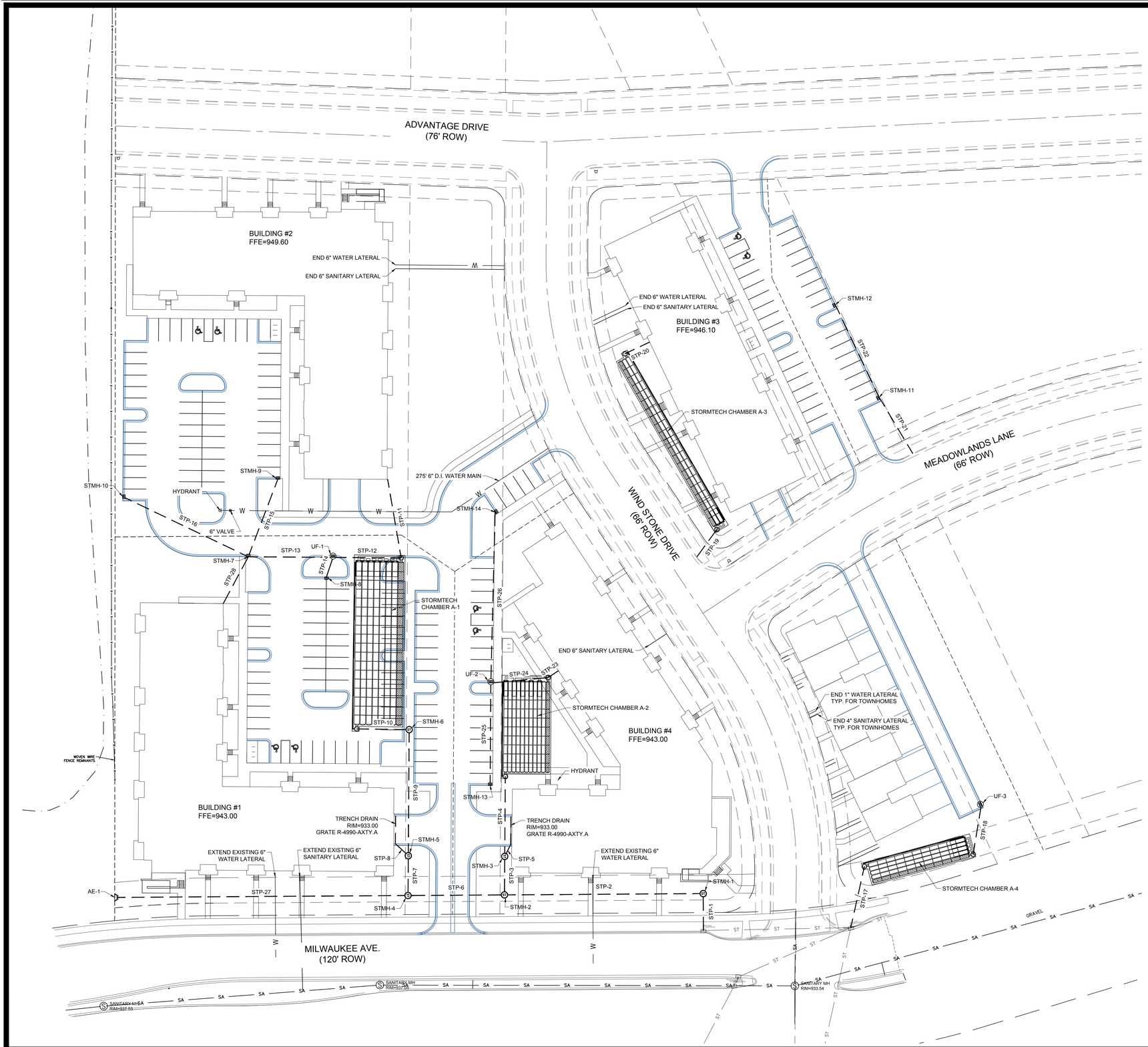
GRADING PLAN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

118.1129.30

C 2.0



STRUCTURE TABLE					
STRUCT #	RIM EL	STRUCT TYPE	FRAME/GRATE	INVERTS IN	INVERTS OUT
AE-1	934.47	APRON ENDWALL	APRON ENDWALL	INV E = 932.39	
STMH-1	937.86	48" CONC STMH	R-1550	INV W = 929.56	INV S = 929.56
STMH-2	937.75	48" CONC STMH	R-1550	INV W = 930.35 INV N = 930.35	INV E = 930.35
STMH-3	937.55	48" CONC STMH	R-1550	INV N = 930.50 INV NE = 930.50	INV S = 930.50
STMH-4	938.23	48" CONC STMH	R-1550	INV N = 931.23	INV E = 930.73 INV W = 931.23
STMH-5	937.62	48" CONC STMH	R-1550	INV N = 931.39 INV NW = 931.39	INV S = 931.39
STMH-6	938.89	48" CONC STMH	R-1550	INV W = 932.48	INV S = 932.48
STMH-7	939.57	2' X 3' CI	R-3067	INV NW = 935.61 INV SW = 935.61 INV N = 935.61	INV E = 935.36
STMH-8	939.42	2' X 3' CI	R-3067		INV N = 936.16
STMH-9	943.03	2' X 3' CI	R-3067		INV S = 939.11
STMH-10	942.19	2' X 3' CI	R-3067		INV SE = 938.12
STMH-11	936.97	2' X 3' CI	R-1550	INV NW = 931.00	INV SE = 931.00
STMH-12	942.86	2' X 3' CI	R-1550		INV SE = 935.28
STMH-13	936.70	2' X 3' CI	R-3067		INV N = 932.66
STMH-14	938.90	2' X 3' CI	R-3067		INV S = 934.92
UF-1	939.14	UPFLOW FILTER	R-3067	INV W = 933.88 INV S = 935.64	INV E = 933.63
UF-2	937.22	UPFLOW FILTER	R-3067	INV N = 931.60 INV S = 931.60	INV E = 931.60
UF-3	934.65	UPFLOW FILTER	R-3067		INV S = 930.44

STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
STP-1	CORRUGATED HDPE	30	EX INLET		29	929.56	929.41	0.50%
STP-2	CORRUGATED HDPE	30	STMH-2	STMH-1	157	930.35	929.56	0.50%
STP-3	CORRUGATED HDPE	15	STMH-3	STMH-2	30	930.50	930.35	0.50%
STP-4	CORRUGATED HDPE	A-2		STMH-3	63	931.00	930.50	0.79%
STP-5	CORRUGATED HDPE	TRENCH DRAIN		STMH-3	11	931.00	930.50	4.72%
STP-6	CORRUGATED HDPE	30	STMH-4	STMH-2	76	930.73	930.35	0.50%
STP-7	CORRUGATED HDPE	15	STMH-5	STMH-4	31	931.39	931.23	0.50%
STP-8	CORRUGATED HDPE	TRENCH DRAIN		STMH-5	14	931.46	931.39	0.50%
STP-9	CORRUGATED HDPE	15	STMH-6	STMH-5	100	932.48	931.39	1.09%
STP-10	CORRUGATED HDPE	A-1		STMH-6	41	933.13	932.48	1.57%
STP-11	CORRUGATED HDPE	BUILDING #2	A-1		63	933.76	933.13	1.00%
STP-12	CORRUGATED HDPE	18	A-1		54	933.63	933.13	0.93%
STP-13	CORRUGATED HDPE	15	STMH-7	UF-1	67	935.36	933.88	2.21%
STP-14	CORRUGATED HDPE	12	STMH-8	UF-1	16	936.16	935.64	3.19%
STP-15	CORRUGATED HDPE	12	STMH-9	STMH-7	66	939.11	935.61	5.34%
STP-16	CORRUGATED HDPE	12	STMH-10	STMH-7	110	938.12	935.61	2.28%
STP-17	CORRUGATED HDPE	A-4	EX INLET		50	928.25	927.75	1.01%
STP-18	CORRUGATED HDPE	12	A-4		40	930.44	928.25	5.41%
STP-19	CORRUGATED HDPE	A-3	EX INLET		27	933.00	932.79	0.79%
STP-20	CORRUGATED HDPE	BUILDING #3	A-3		22	933.22	933.00	1.00%
STP-21	CORRUGATED HDPE	12	EX INLET		52	931.00	927.82	6.16%
STP-22	CORRUGATED HDPE	12	STMH-12	STMH-11	81	935.28	931.00	5.28%
STP-23	CORRUGATED HDPE	BUILDING #4	A-2		10	931.10	931.00	1.00%
STP-24	CORRUGATED HDPE	12	A-2		46	931.60	931.00	1.32%
STP-25	CORRUGATED HDPE	12	STMH-13	UF-2	81	932.66	931.60	1.31%
STP-26	CORRUGATED HDPE	12	STMH-14	UF-2	135	934.92	931.60	2.46%
STP-27	CORRUGATED HDPE	24	STMH-4	AE-1	232	931.23	932.39	0.50%
STP-28	CORRUGATED HDPE	BUILDING #1		STMH-7	42	935.95	935.61	0.81%
TRENCH DRAIN 1	CORRUGATED HDPE	6			22	931.11	931.00	0.50%
TRENCH DRAIN 2	CORRUGATED HDPE	6			22	931.57	931.46	0.50%

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" =	NOTED
Technician: BCA	Date: 01-07-2019	Field Bk:	Pg:

118.1129.30

C 3.0

MADISON, WI

THE MEADOWLANDS - PHASE 11

UTILITY PLAN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

118.1129.30

C 3.0

GENERAL NOTES

1. DRAWINGS ARE INTENDED TO BE PRINTED ON 22" X 34" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
5. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
6. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
9. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
10. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
13. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
14. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
15. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
18. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
19. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
20. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
21. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.

GENERAL NOTES CONTINUED

22. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
23. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
24. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
25. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

GENERAL LANDSCAPE NOTES

1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
5. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
6. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
7. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
8. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
9. PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY, CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
10. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
11. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
12. CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
14. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
15. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
16. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
17. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.

GENERAL LANDSCAPE NOTES CONTINUED

18. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
19. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
20. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
21. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
22. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
23. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
24. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
25. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
26. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
27. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
28. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
29. WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
30. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
31. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
32. ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.
33. REFER TO SHEET IR101-IR104 FOR THE IRRIGATION PLAN AND POINT OF CONNECTION INFORMATION.

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS
CANOPY TREES						
4	AG	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2 1/2" Cal.	50'h x 40'w	B&B (MALE ONLY)
2	RO	Quercus rubra	NORTHERN RED OAK	2 1/2" Cal.	60'h x 60'w	B&B
9	SH	Gleditsia tricanthos var. inermis 'Skycole'	SKYLINE HONEYLOCUST	2 1/2" Cal.	50'h x 20'w	B&B
3	TE	Ulmus "Morton Glossy'	TRIUMPH ELM	2 1/2" Cal.	55'h x 45'w	B&B
7	ST	Acer miyabei 'Morton'	STATE STREET MAPLE	2 1/2" Cal.	50'h x 40'w	B&B
11	LG	Tilia cordata	GREENSPIRE LINDEN	2 1/2" Cal.	40'h x 30'w	B&B
EVERGREEN TREES						
13	SJ	Juniperus scopulorum 'Baligh'	SKYHIGH JUNIPER	4'	12'h x 5'w	B&B
10	AP	Pinus nigra	AUSTRIAN PINE	8'	50'h x 20'w	B&B
7	SP	Pinus Sylvestris	SCOTCH PINE	8'	50'h x 20'w	B&B
ORNAMENTAL TREES						
20	PC	Malus x 'Prairifire'	PRAIRIFIRE CRABAPPLE	1 1/2" Cal.	20'h x 20'w	B&B
15	FD	Cornus Florida	WHITE FLOWERING DOGWOOD	1 1/2" Cal.	25'h x 25'w	B&B
9	AC	Prunus maackii	AMUR CHOCKCHERRY	1 1/2" Cal.	25'h x 20'w	B&B
7	BW	Betula populifolia 'Whitespire'	WHITESPIRE BIRCH TWIN	1 1/2" Cal.	40'h x 20'w	B&B
DECIDUOUS SHRUBS						
2'-4' SPREAD						
9	GM	Spiraea japonica 'Gold Mound'	JAPANESE SPIREA 'GOLD MOUND'	18" Ht.	3'h x 4'w	#5 CONT. (4' O.C.)
0	GS	Spiraea betulifolia 'TorGold'	GLOW GIRL SPIREA	18" Ht.	2'h x 4'w	#5 CONT. (4' O.C.)
10	AF	Cornus stolonifera 'Farrow'	ARCTIC FIRE DOGWOOD	18" Ht.	3'h x 3'w	#5 CONT. (3' O.C.)
5'-7' SPREAD						
18	RC	Cotoneaster horizontalis var. perpusilus	ROCK COTONEASTER	6" Ht.	1.5'h x 5'w	#5 CONT. (6' O.C.)
27	SF	Forsythia x intermedia 'Mindor'	SHOW OFF FORSYTHIA	24" Ht.	6'h x 6'w	#5 CONT. (6' O.C.)
61	UC	Aronia 'Erecta'	UPRIGHT RED CHOKEBERRY	18" Ht.	5'h x 5'w	#5 CONT. (6' O.C.)
51	SN	Nipponica 'Snowmound'	SNOWMOUND SPIREA	24" Ht.	3'h x 5'w	#5 CONT. (6' O.C.)
7' + SPREAD						
16	AS	Amelanchier x grandiflora	AUTUMN BRILLIANCE SERVICEBERRY	36" Ht.	15'h x 10'	CLUMP #15 CONT.
40	HC	Viburnum opulus var. americanum	AMERICAN CRANBERRY BUSH	36" Ht.	8'h x 8'w	#5 CONT. (8' O.C.)
51	HY	Hydrangea paniculata 'Quick Fire'	QUICK FIRE HARDY HYDRANGEA	36" Ht.	7'h x 7'w	#5 CONT. (7' O.C.)
71	FS	Rhus aromatica	FRAGRANT SUMAC	24" Ht.	5'h x 8'w	#5 CONT. (7' O.C.)
51	BV	Virburnum prunifolium	BLACKHAW VIBURNUM	24" Ht.	12'h x 12'w	#5 CONT. (10' O.C.)
EVERGREEN SHRUBS						
2'-4' SPREAD						
8	JJ	Juniperus procumbens 'Nana'	DWARF JAPANESE GARDEN JUNIPER	12" Ht.	1.5'h x 4'w	#5 CONT. (4' O.C.)
5'-7' SPREAD						
123	JA	Juniperus horizontalis 'Plumosa'	ANDORRA JUNIPER	6" Ht.	18"h x 5'w	#5 CONT. (6' O.C.)
43	DY	T. Cuspidata 'Nana'	DWARF YEW (BREVIFOLIA)	18" Ht.	3'h x 6'w	#5 CONT. (6' O.C.)
7' + SPREAD						
17	MP	Pinus mugo var. pumilio	DWARF MUGO PINE	24" Ht.	4'h x 10w	#5 CONT. (8' O.C.)
21	RW	Rhododendron catawbiense 'Album'	WHITE CATAWBA RHODODENDRON	24" Ht.	6'h x 7w	#5 CONT. (6' O.C.)
15	TY	T. x media 'Tauntoni'	TAUNTON YEW	24" Ht.	4'h x 7w	#5 CONT. (6'O.C.)
ORNAMENTAL GRASSES						
37	BA	Bouteloua gracilis 'blonde ambition'	BLONDE AMBITION BLUE GRAMA GRASS	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)
129	SS	Panicum virgatum 'shenandoah'	SHENANDOAH SWITCH GRASS	8" Ht.	48" Ht.	#1 CONT. (6' O.C.)
63	PD	Sporobolus heterolepis	PRAIRIE DROPSEED	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)
0	BB	Andropogon gerardii	BIG BLUESTEM	8" Ht.	62" Ht.	#1 CONT. (4' O.C.)
86	LB	Schizachyrium scoparium	LITTLE BLUESTEM	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)

LANDSCAPE CALCULATIONS AND DISTRIBUTION

STREET FRONTAGE REQUIREMENTS:
REQUIREMENT: 1 OVERSTORY TREE AND 5 SHRUBS PER 30 LF OF FRONTAGE

ADVANTAGE DRIVE: 269 LF/30 LF
REQUIRED: 8.96 OVERSTORY TREES AND 44.8 SHRUBS
PROPOSED*: 6 TREES (12 ORNAMENTAL/EVERGREEN TREES COUNTED AS 6) AND 127 SHRUBS
*EASEMENTS RESTRICT THE ADDITION OF 3 CANOPY TREES.

WIND STONE DRIVE (WEST SIDE OF STREET): 525 LF/30LF
REQUIRED: 17.5 OVERSTORY TREES AND 87.5 SHRUBS
PROPOSED*: 8 TREES (3 OVERSTORY AND 10 ORNAMENTAL COUNTED AS 5) AND 90 SHRUBS
*EASEMENTS RESTRICT THE ADDITION OF 10 CANOPY TREES.

WIND STONE DRIVE (EAST SIDE OF STREET): 487 LF/30LF
REQUIRED 16.2 OVERSTORY TREES AND 81.6 SHRUBS
PROPOSED*: 11 (8 OVERSTORY TREES AND 7 ORNAMENTAL/EVERGREEN TREES COUNTED AS 3) AND 82 SHRUBS
*EASEMENTS RESTRICT THE ADDITION OF 6 CANOPY TREES

MILWAUKEE STREET: 390 LF/30LF
REQUIRED: 13 OVERSTORY TREES AND 65 SHRUBS
PROPOSED: 13 TREES (8 OVERSTORY TREES AND 10 ORNAMENTAL TREES COUNTED AS 5) AND 144 SHRUBS

MEADOWS LAND DRIVE (NORTH SIDE OF STREET): 70 LF/30LF
REQUIRED: 2.3 OVERSTORY TREES AND 11.6 SHRUBS
PROPOSED*: 1 TREES (3 EVERGREEN/ORNAMENTAL TREES COUNTED AS 1) AND 7 SHRUBS
*EASEMENTS RESTRICT THE ADDITION OF 2 CANOPY TREES.

MEADOWS LAND DRIVE (SOUTH SIDE OF STREET) 70 LF/30LF
REQUIRED: 2.3 OVERSTORY TREES AND 11.6 SHRUBS
PROPOSED: 1 TREES (3 EVERGREEN/ORNAMENTAL TREES COUNTED AS 1) AND 8 SHRUBS
*EASEMENTS RESTRICT THE ADDITION OF 2 CANOPY TREES

INTERIOR PARKING LOT REQUIREMENTS:
REQUIREMENT: 8% OF PAVEMENT AREA TO BE USED AS LANDSCAPED AREAS
1 DECIDUOUS TREE FOR EVERY 160 SF OF LANDSCAPE AREA
42,820 SF X 8% = 3,427 REQUIRED (5,970 SF PROVIDED)

REQUIREMENT: 1 SHADE TREE PER 160 SF OF REQUIRED LANDSCAPED AREA
3,426 SF /160 SF = 21 TREES REQUIRED (17 PROVIDED - EXISTING GAS EASEMENTS RESTRICT THE AVAILABLE SPACE FOR REQUIRED TREES)

DEVELOPED LOT REQUIREMENTS:
REQUIREMENT: 5 POINTS PER 300 SF OF DEVELOPED AREA FOR 5 ACRES AND 1 POINT PER 100 SF FOR ADDITIONAL ACRES
TOTAL DEVELOPED AREA: 87,102 SF
FIRST 5 ACRES = 3,630 POINTS
REMAINING 2 ACRES = 871.20 POINTS
TOTAL POINTS = 4,202
TOTAL PROPOSED = 5,503

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MARK	DATE	REVISION	BY

Engineer: BCA
Checked By: MLC
Date: 01-07-2019
Technician: BCA
Scale: 1" =
Field Bk:
Pg:
NOTED

L1.0

MADISON, WI

THE MEADOWLANDS - PHASE 11

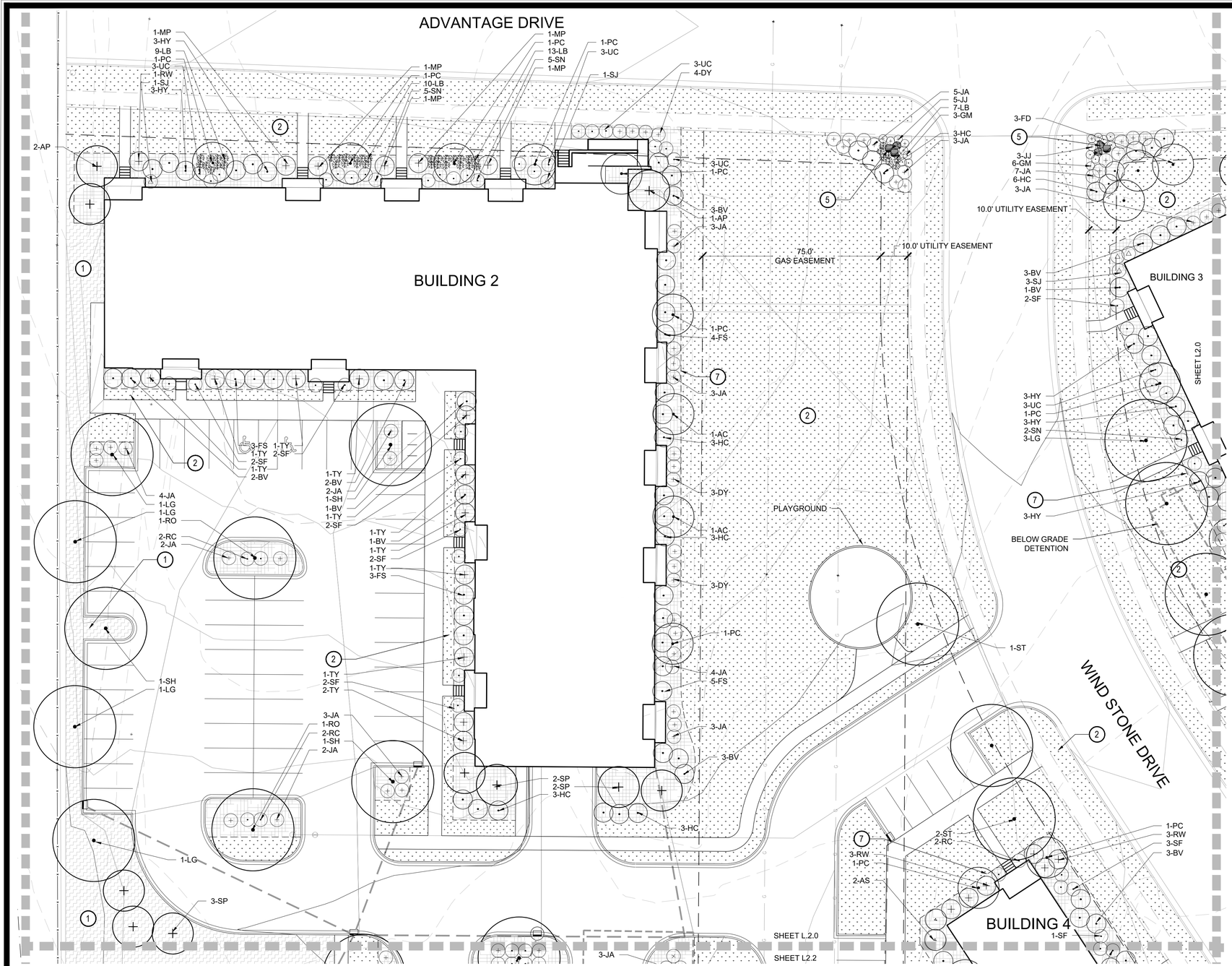
LANDSCAPE NOTES

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

118.1129.30

L1.0



PLANTING PLAN

NORTH

0 10 20 40

SCALE 1" = 20'

PLANTING PLAN CONSTRUCTION NOTES

1. TURF SEED MIX SHALL BE VELVET GREEN TURF MIX BY HERITAGE SEED COMPANY OR APPROVED EQUAL. MIX SHALL INCLUDE 40% KENTUCKY BLUEGRASS, 40% PERENNIAL RYEGRASS, 20% FINE FESCUE.
2. BLACK BEAUTY TALL FESCUE KENTUCKY BLUEGRASS (TFKB SOD) PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
3. 2-6" COBBLE MULCH PROVIDED BY MILESTONE MATERIALS OR APPROVED EQUAL. SUBMIT SAMPLE FOR APPROVAL.
4. DECOMPOSED BROWN GRANITE WITH TACKIFIER PROVIDED BY MIDWEST DECORATIVE STONE & LANDSCAPE SUPPLY (608.273.9787) OR APPROVED EQUAL.
5. AQUA BLUE BOULDERS APPROXIMATELY 3' X 3' X 3' PROVIDED BY MIDWEST DECORATIVE STONE & LANDSCAPE SUPPLY (608.273.9787) OR APPROVE EQUAL. SUBMIT PHOTO SAMPLES PRIOR TO PURCHASE.
6. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
7. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
8. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

PLANT SCHEDULE

KEY	COMMON NAME
CANOPY TREES	
AG	AUTUMN GOLD GINKGO
RO	NORTHERN RED OAK
SH	SKYLINE HONEYLOCUST
SM	SIENNA GLEN MAPLE
TE	TRIUMPH ELM
EQ	EMERALD QUEEN MAPLE
LG	GREENSPIRE LINDEN
EVERGREEN TREES	
SJ	SKYHIGH JUNIPER
AP	AUSTRIAN PINE
SP	SCOTCH PINE
ORNAMENTAL TREES	
PC	PRAIRIFIRE CRABAPPLE
JP	JACK FLOWERING PEAR
AC	AMUR CHOCKCHERRY
BW	WHITESPIRE BIRCH TWIN
DECIDUOUS SHRUBS	
2'-4' SPREAD	
GP	GOLDFINGER POTENTILLA
GS	GLOW GIRL SPIREA
AF	ARCTIC FIRE DOGWOOD
5'-7' SPREAD	
RC	ROCK COTONEASTER
SF	SHOW OFF FORSYTHIA
UC	UPRIGHT RED CHOKEBERRY
SN	SNOWMOUND SPIREA
7' + SPREAD	
AS	AUTUMN BRILLIANCE SERVICEBERRY
DB	DWARF-WINGED BURNING BUSH
FS	FRAGRANT SUMAC
BV	BLACKHAW VIBURNUM
EVERGREEN SHRUBS	
2'-4' SPREAD	
JJ	DWARF JAPANESE GARDEN JUNIPER
5'-7' SPREAD	
JA	ANDORRA JUNIPER
DY	DWARF YEW (BREVIFOLIA)
7' + SPREAD	
MP	DWARF MUGO PINE
RW	WHITE CATAWBA RHODODENDRON
TY	TAUNTON YEW
ORNAMENTAL GRASSES	
BA	BLONDE AMBITION BLUE GRAMA GRASS
SS	SHENANDOAH SWITCH GRASS
PD	PRAIRIE DROPSEED
BB	BIG BLUESTEM
LB	LITTLE BLUESTEM

LANDSCAPE LEGEND

- SOD, REFER TO CONSTRUCTION NOTES FOR TYPE
- SHRUB BED WITH HARDWOOD MULCH, REFER TO CONSTRUCTION NOTES FOR TYPE
- TURF SEED, REFER TO CONSTRUCTION NOTES FOR TYPE
- DECOMPOSED GRANITE, REFER TO CONSTRUCTION NOTES FOR TYPE
- COBBLE, REFER TO CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- DECIDUOUS CANOPY TREE
- LARGE DECIDUOUS ORNAMENTAL TREE
- EVERGREEN
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- UPRIGHT EVERGREEN
- ORNAMENTAL GRASSES
- LANDSCAPE BOULDERS

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MARK	REVISION	DATE	BY
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#

Engineer: BCA
Technician: BCA
Checked By: MLC
Date: 01-07-2019
Scale: 1" = NOTED
Field Bk: Pg:

118.1129.30

MADISON, WI

THE MEADOWLANDS - PHASE 11

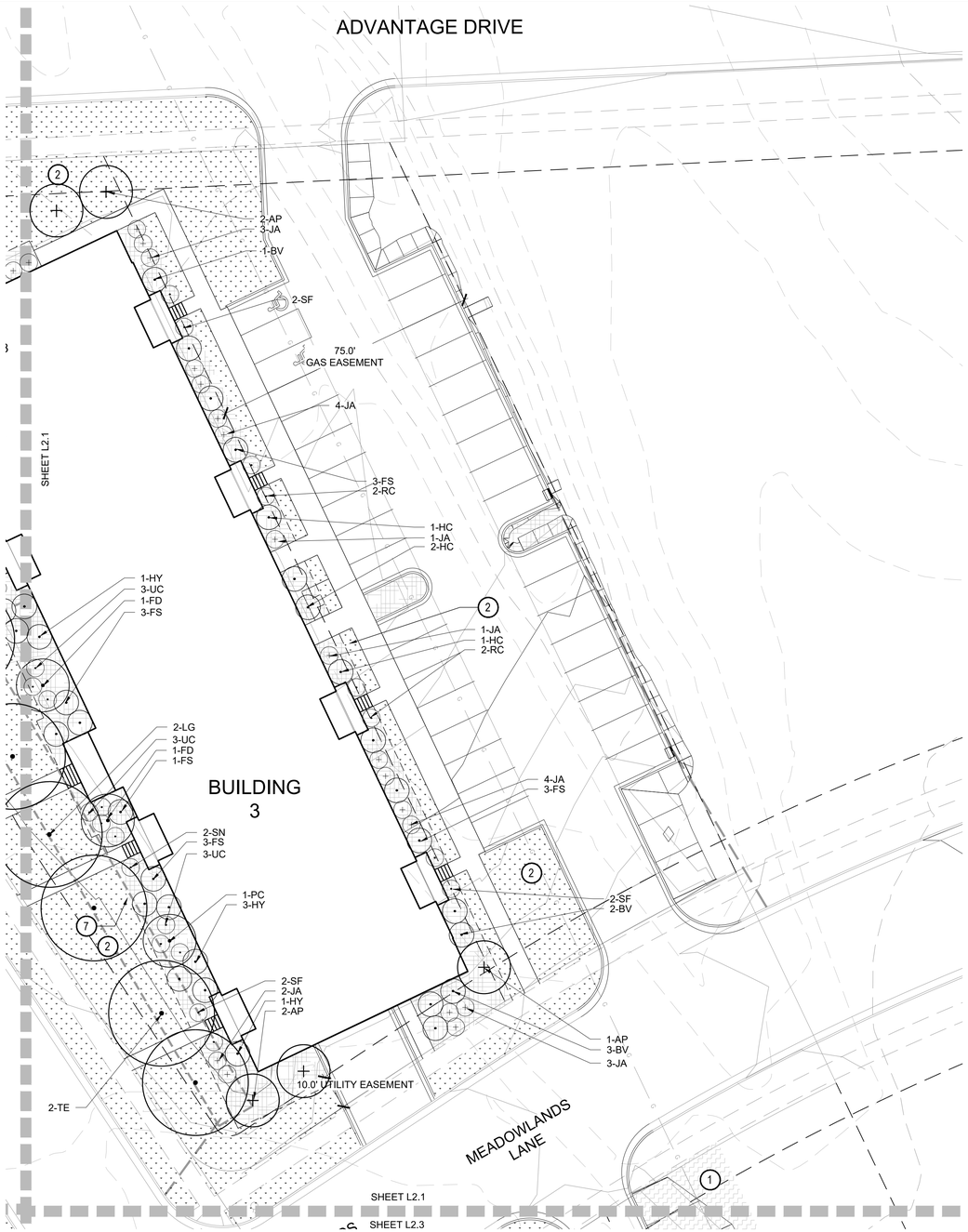
LANDSCAPE PLAN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

118.1129.30

L2.0



PLANTING PLAN

PLANTING PLAN CONSTRUCTION NOTES

1. TURF SEED MIX SHALL BE VELVET GREEN TURF MIX BY HERITAGE SEED COMPANY OR APPROVED EQUAL. MIX SHALL INCLUDE 40% KENTUCKY BLUEGRASS, 40% PERENNIAL RYEGRASS, 20% FINE FESCUE.
2. BLACK BEAUTY TALL FESCUE KENTUCKY BLUEGRASS (TFKB SOD) PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
3. 2-6" COBBLE MULCH PROVIDED BY MILESTONE MATERIALS OR APPROVED EQUAL. SUBMIT SAMPLE FOR APPROVAL.
4. DECOMPOSED BROWN GRANITE WITH TACKIFIER PROVIDED BY MIDWEST DECORATIVE STONE & LANDSCAPE SUPPLY (608.273.9787) OR APPROVED EQUAL.
5. AQUA BLUE BOULDERS APPROXIMATELY 3' X 3' X 3' PROVIDED BY MIDWEST DECORATIVE STONE & LANDSCAPE SUPPLY (608.273.9787) OR APPROVE EQUAL. SUBMIT PHOTO SAMPLES PRIOR TO PURCHASE.
6. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
7. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
8. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

PLANT SCHEDULE		
	KEY	COMMON NAME
CANOPY TREES		
	AG	AUTUMN GOLD GINKGO
	RO	NORTHERN RED OAK
	SH	SKYLINE HONEYLOCUST
	SM	SIENNA GLEN MAPLE
	TE	TRIUMPH ELM
	EQ	EMERALD QUEEN MAPLE
	LG	GREENSPIRE LINDEN
EVERGREEN TREES		
	SJ	SKYHIGH JUNIPER
	AP	AUSTRIAN PINE
	SP	SCOTCH PINE
ORNAMENTAL TREES		
	PC	PRAIRIFIRE CRABAPPLE
	JP	JACK FLOWERING PEAR
	AC	AMUR CHOCKCHERRY
	BW	WHITESPIRE BIRCH TWIN
DECIDUOUS SHRUBS		
2'-4' SPREAD		
	GP	GOLDFINGER POTENTILLA
	GS	GLOW GIRL SPIREA
	AF	ARCTIC FIRE DOGWOOD
5'-7' SPREAD		
	RC	ROCK COTONEASTER
	SF	SHOW OFF FORSYTHIA
	UC	UPRIGHT RED CHOKEBERRY
	SN	SNOWMOUND SPIREA
7' + SPREAD		
	AS	AUTUMN BRILLIANCE SERVICEBERRY
	DB	DWARF-WINGED BURNING BUSH
	FS	FRAGRANT SUMAC
	BV	BLACKHAW VIBURNUM
EVERGREEN SHRUBS		
2'-4' SPREAD		
	JJ	DWARF JAPANESE GARDEN JUNIPER
5'-7' SPREAD		
	JA	ANDORRA JUNIPER
	DY	DWARF YEW (BREVIFOLIA)
7' + SPREAD		
	MP	DWARF MUGO PINE
	RW	WHITE CATAWBA RHODODENDRON
	TY	TAUNTON YEW
ORNAMENTAL GRASSES		
	BA	BLONDE AMBITION BLUE GRAMA GRASS
	SS	SHENANDOAH SWITCH GRASS
	PD	PRAIRIE DROPSEED
	BB	BIG BLUESTEM
	LB	LITTLE BLUESTEM

LANDSCAPE LEGEND

- SOD, REFER TO CONSTRUCTION NOTES FOR TYPE
- SHRUB BED WITH HARDWOOD MULCH, REFER TO CONSTRUCTION NOTES FOR TYPE
- TURF SEED, REFER TO CONSTRUCTION NOTES FOR TYPE
- DECOMPOSED GRANITE, REFER TO CONSTRUCTION NOTES FOR TYPE
- COBBLE, REFER TO CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- DECIDUOUS CANOPY TREE
- LARGE DECIDUOUS ORNAMENTAL TREE
- EVERGREEN
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- UPRIGHT EVERGREEN
- ORNAMENTAL GRASSES
- LANDSCAPE BOULDERS

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MARK	REVISION	BY	DATE

Engineer: BCA
Technician: BCA
Checked By: MLC
Date: 01-07-2019
Scale: 1" = NOTED
Field Bk:
Pg:
118.1129.30

MADISON, WI

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

THE MEADOWLANDS - PHASE 11

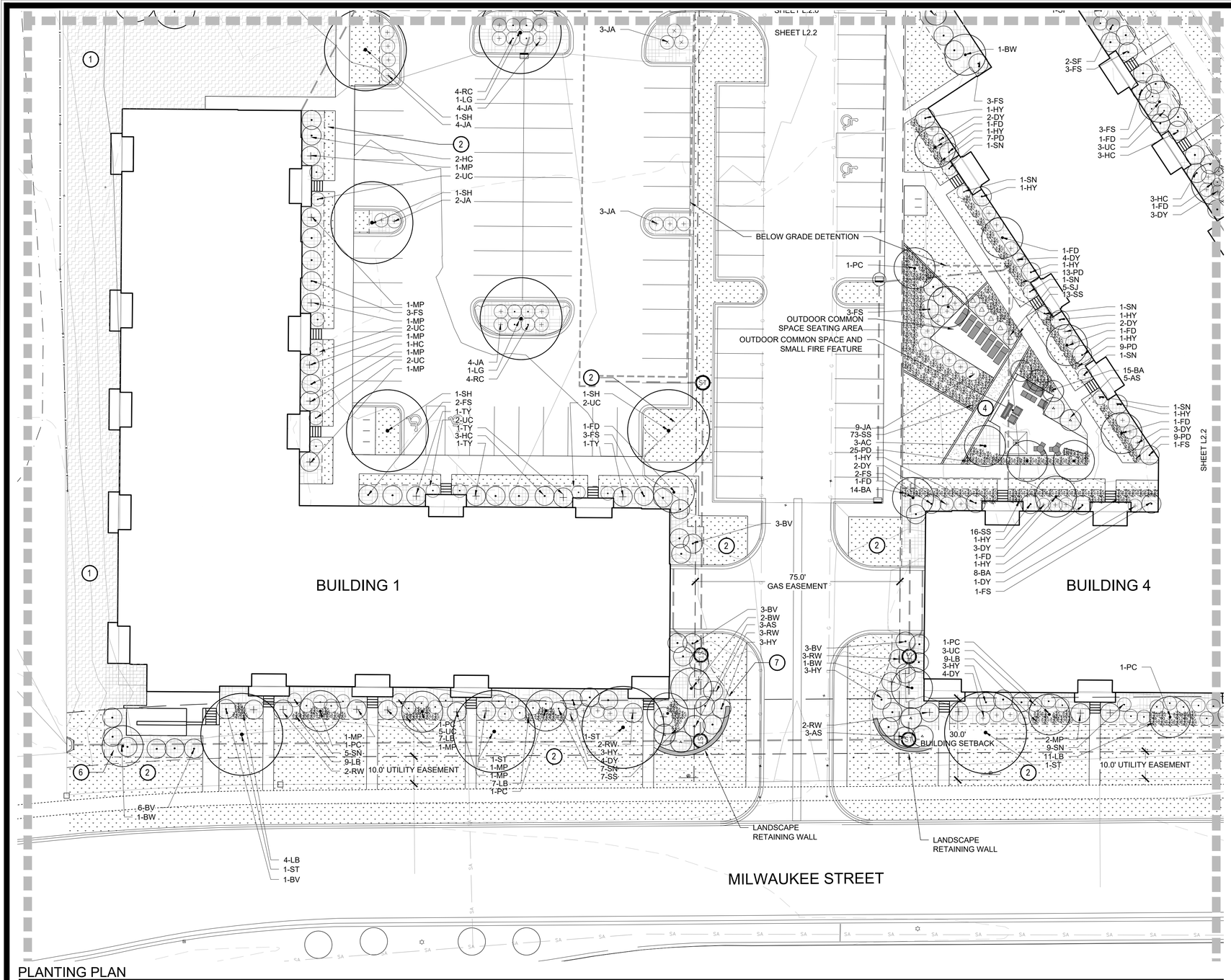
LANDSCAPE PLAN

SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

118.1129.30

L2.1



PLANTING PLAN

NORTH

0 10 20 40

SCALE 1" = 20'

PLANTING PLAN CONSTRUCTION NOTES

1. TURF SEED MIX SHALL BE VELVET GREEN TURF MIX BY HERITAGE SEED COMPANY OR APPROVED EQUAL. MIX SHALL INCLUDE 40% KENTUCKY BLUEGRASS, 40% PERENNIAL RYEGRASS, 20% FINE FESCUE.
2. BLACK BEAUTY TALL FESCUE KENTUCKY BLUEGRASS (TFKB SOD) PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
3. 2-6" COBBLE MULCH PROVIDED BY MILESTONE MATERIALS OR APPROVED EQUAL. SUBMIT SAMPLE FOR APPROVAL.
4. DECOMPOSED BROWN GRANITE WITH TACKIFIER PROVIDED BY MIDWEST DECORATIVE STONE & LANDSCAPE SUPPLY (608.273.9787) OR APPROVED EQUAL.
5. AQUA BLUE BOULDERS APPROXIMATELY 3' X 3' X 3' PROVIDED BY MIDWEST DECORATIVE STONE & LANDSCAPE SUPPLY (608.273.9787) OR APPROVE EQUAL. SUBMIT PHOTO SAMPLES PRIOR TO PURCHASE.
6. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
7. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
8. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

PLANT SCHEDULE		
	KEY	COMMON NAME
CANOPY TREES		
	AG	AUTUMN GOLD GINKGO
	RO	NORTHERN RED OAK
	SH	SKYLINE HONEYLOCUST
	SM	SIENNA GLEN MAPLE
	TE	TRIUMPH ELM
	EQ	EMERALD QUEEN MAPLE
	LG	GREENSPIRE LINDEN
EVERGREEN TREES		
	SJ	SKYHIGH JUNIPER
	AP	AUSTRIAN PINE
	SP	SCOTCH PINE
ORNAMENTAL TREES		
	PC	PRAIRIFIRE CRABAPPLE
	JP	JACK FLOWERING PEAR
	AC	AMUR CHOCKCHERRY
	BW	WHITESPIRE BIRCH TWIN
DECIDUOUS SHRUBS		
2'-4' SPREAD		
	GP	GOLDFINGER POTENTILLA
	GS	GLOW GIRL SPIREA
	AF	ARCTIC FIRE DOGWOOD
5'-7' SPREAD		
	RC	ROCK COTONEASTER
	SF	SHOW OFF FORSYTHIA
	UC	UPRIGHT RED CHOKEBERRY
	SN	SNOWMOUND SPIREA
7' + SPREAD		
	AS	AUTUMN BRILLIANCE SERVICEBERRY
	DB	DWARF-WINGED BURNING BUSH
	FS	FRAGRANT SUMAC
	BV	BLACKHAW VIBURNUM
EVERGREEN SHRUBS		
2'-4' SPREAD		
	JJ	DWARF JAPANESE GARDEN JUNIPER
5'-7' SPREAD		
	JA	ANDORRA JUNIPER
	DY	DWARF YEW (BREVIFOLIA)
7' + SPREAD		
	MP	DWARF MUGO PINE
	RW	WHITE CATAWBA RHODODENDRON
	TY	TAUNTON YEW
ORNAMENTAL GRASSES		
	BA	BLONDE AMBITION BLUE GRAMA GRASS
	SS	SHENANDOAH SWITCH GRASS
	PD	PRAIRIE DROPSEED
	BB	BIG BLUESTEM
	LB	LITTLE BLUESTEM

LANDSCAPE LEGEND

- SOD, REFER TO CONSTRUCTION NOTES FOR TYPE
- SHRUB BED WITH HARDWOOD MULCH, REFER TO CONSTRUCTION NOTES FOR TYPE
- TURF SEED, REFER TO CONSTRUCTION NOTES FOR TYPE
- DECOMPOSED GRANITE, REFER TO CONSTRUCTION NOTES FOR TYPE
- COBBLE, REFER TO CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- DECIDUOUS CANOPY TREE
- LARGE DECIDUOUS ORNAMENTAL TREE
- EVERGREEN
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- UPRIGHT EVERGREEN
- ORNAMENTAL GRASSES
- LANDSCAPE BOULDERS

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MARK	REVISION	DATE	BY

Engineer: BCA
Technician: BCA
Checked By: MLC
Date: 01-07-2019
Scale: 1" = NOTED
Field Bk: Pg:

118.1129.30

MADISON, WI

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

THE MEADOWLANDS - PHASE 11

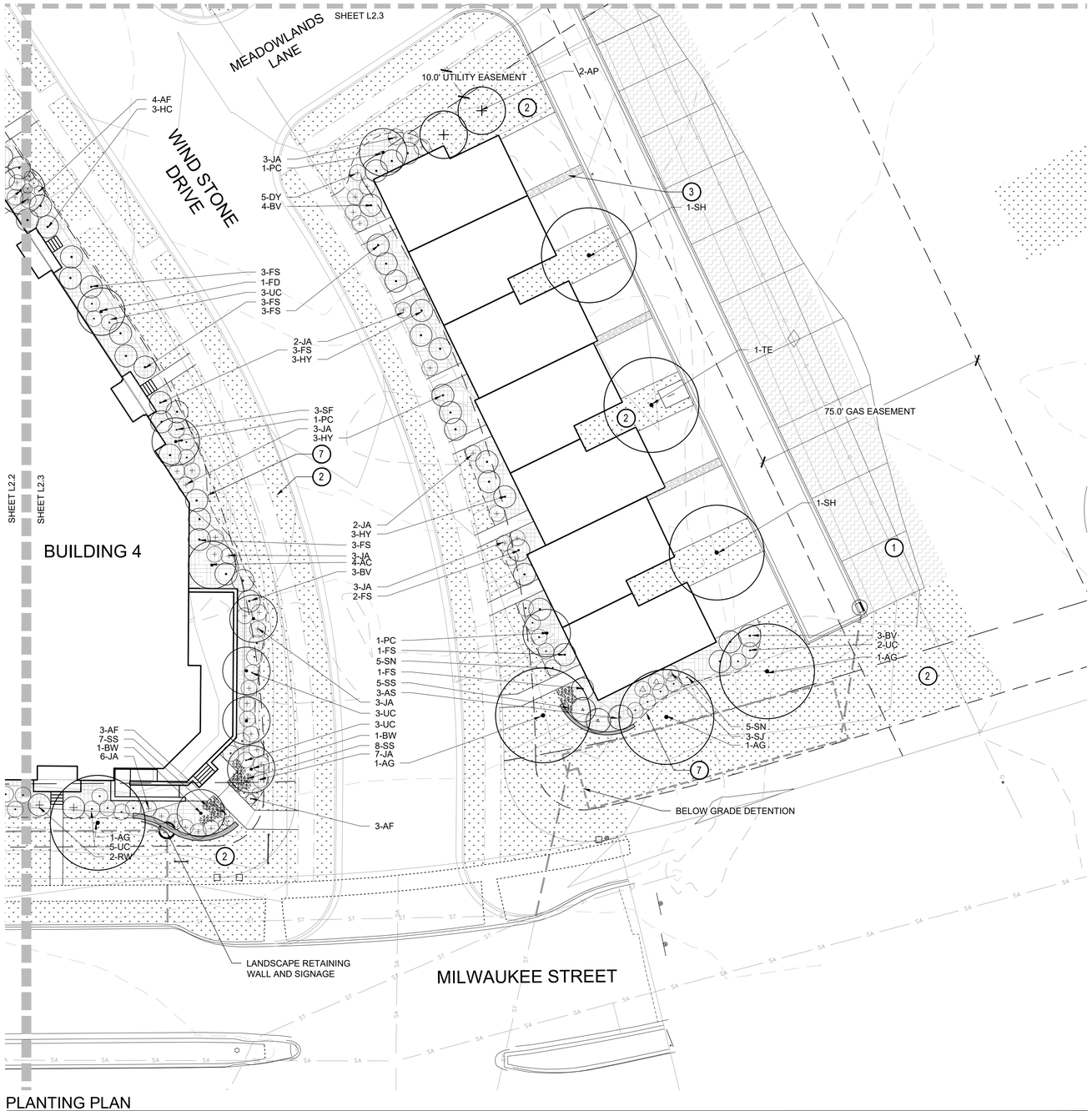
LANDSCAPE PLAN

SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

118.1129.30

L2.2



PLANTING PLAN

NORTH

0 10 20 40

SCALE 1" = 20'

PLANTING PLAN CONSTRUCTION NOTES

1. TURF SEED MIX SHALL BE VELVET GREEN TURF MIX BY HERITAGE SEED COMPANY OR APPROVED EQUAL. MIX SHALL INCLUDE 40% KENTUCKY BLUEGRASS, 40% PERENNIAL RYEGRASS, 20% FINE FESCUE.
2. BLACK BEAUTY TALL FESCUE KENTUCKY BLUEGRASS (TFKB SOD) PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
3. 2-6" COBBLE MULCH PROVIDED BY MILESTONE MATERIALS OR APPROVED EQUAL. SUBMIT SAMPLE FOR APPROVAL.
4. DECOMPOSED BROWN GRANITE WITH TACKIFIER PROVIDED BY MIDWEST DECORATIVE STONE & LANDSCAPE SUPPLY (608.273.9787) OR APPROVED EQUAL.
5. AQUA BLUE BOULDERS APPROXIMATELY 3' X 3' X 3' PROVIDED BY MIDWEST DECORATIVE STONE & LANDSCAPE SUPPLY (608.273.9787) OR APPROVE EQUAL. SUBMIT PHOTO SAMPLES PRIOR TO PURCHASE.
6. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
7. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
8. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

PLANT SCHEDULE		
	KEY	COMMON NAME
CANOPY TREES		
	AG	AUTUMN GOLD GINKGO
	RO	NORTHERN RED OAK
	SH	SKYLINE HONEYLOCUST
	SM	SIENNA GLEN MAPLE
	TE	TRIUMPH ELM
	EQ	EMERALD QUEEN MAPLE
	LG	GREENSPIRE LINDEN
EVERGREEN TREES		
	SJ	SKYHIGH JUNIPER
	AP	AUSTRIAN PINE
	SP	SCOTCH PINE
ORNAMENTAL TREES		
	PC	PRAIRIFIRE CRABAPPLE
	JP	JACK FLOWERING PEAR
	AC	AMUR CHOCKCHERRY
	BW	WHITESPIRE BIRCH TWIN
DECIDUOUS SHRUBS		
2'-4' SPREAD		
	GP	GOLDFINGER POTENTILLA
	GS	GLOW GIRL SPIREA
	AF	ARCTIC FIRE DOGWOOD
5'-7' SPREAD		
	RC	ROCK COTONEASTER
	SF	SHOW OFF FORSYTHIA
	UC	UPRIGHT RED CHOKEBERRY
	SN	SNOWMOUND SPIREA
7' + SPREAD		
	AS	AUTUMN BRILLIANCE SERVICEBERRY
	DB	DWARF-WINGED BURNING BUSH
	FS	FRAGRANT SUMAC
	BV	BLACKHAW VIBURNUM
EVERGREEN SHRUBS		
2'-4' SPREAD		
	JJ	DWARF JAPANESE GARDEN JUNIPER
5'-7' SPREAD		
	JA	ANDORRA JUNIPER
	DY	DWARF YEW (BREVIFOLIA)
7' + SPREAD		
	MP	DWARF MUGO PINE
	RW	WHITE CATAWBA RHODODENDRON
	TY	TAUNTON YEW
ORNAMENTAL GRASSES		
	BA	BLONDE AMBITION BLUE GRAMA GRASS
	SS	SHENANDOAH SWITCH GRASS
	PD	PRAIRIE DROPSEED
	BB	BIG BLUESTEM
	LB	LITTLE BLUESTEM

LANDSCAPE LEGEND

- SOD, REFER TO CONSTRUCTION NOTES FOR TYPE
- SHRUB BED WITH HARDWOOD MULCH, REFER TO CONSTRUCTION NOTES FOR TYPE
- TURF SEED, REFER TO CONSTRUCTION NOTES FOR TYPE
- DECOMPOSED GRANITE, REFER TO CONSTRUCTION NOTES FOR TYPE
- COBBLE, REFER TO CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- DECIDUOUS CANOPY TREE
- LARGE DECIDUOUS ORNAMENTAL TREE
- EVERGREEN
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- UPRIGHT EVERGREEN
- ORNAMENTAL GRASSES
- LANDSCAPE BOULDERS

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MARK	REVISION	BY	DATE

Engineer: BCA
Technician: BCA
Checked By: MJC
Date: 01-07-2019
Scale: 1" = NOTED
Field Bk: Pg:

118.1129.30

MADISON, WI

THE MEADOWLANDS - PHASE 11

LANDSCAPE PLAN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

118.1129.30

L2.3

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Mntg Ht	LLF	Description
	7	et3p35-8014k	SINGLE	20	0.850	ET3P35-80L4K - Kim Lighting
	4	et3p35-8014k-Twin	BACK-BACK	20	0.850	ET3P35-80L4K - Kim Lighting

Illumination Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
East Parking	Fc	0.77	2.27	0.12	6.42	18.92
PL - Advantage Dr	Fc	0.03	0.13	0.00	N.A.	N.A.
PL - Apartment - East	Fc	0.12	0.16	0.07	1.71	2.29
PL - Meadows Lane - North	Fc	0.06	0.24	0.00	N.A.	N.A.
PL - Meadows Lane - South	Fc	0.02	0.09	0.00	N.A.	N.A.
PL - Milwaukee St	Fc	0.11	0.49	0.00	N.A.	N.A.
PL - Townhomes - East	Fc	0.30	0.49	0.04	7.50	12.25
PL - West	Fc	0.04	0.14	0.00	N.A.	N.A.
PL - Wind Stone Dr	Fc	0.09	0.37	0.00	N.A.	N.A.
Townhome	Fc	1.40	2.31	0.14	10.00	16.50
West Parking	Fc	1.13	2.83	0.09	12.56	31.44

ISOLINE LEGEND

Value (Fc)	Color	Value (Fc)	Color	Value (Fc)	Color
0.01		0.75		3	
0.1		1		4	
0.25		1.5		5	
0.5		2		10	

0 40
FEET

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" =	NOTED
Technician: BCA	Date: 01-07-2019	Field Bk:	Pg:

118.1129.30

E 1.0

MADISON, WI

THE MEADOWLANDS - PHASE 11

PARKING LOT LIGHTING

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

118.1129.30

E 1.0