West Place

302 S. Gammon Road
Madison, WI 53717
2017.15.00

08/16/2017 Madison Land Use Application

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C = Issued for Construction
B = Issued for Bidding
R = Issued for Reference Only

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E109	Site Lighting Enlargement	R
E110	Site Lighting Enlargement	R

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Architect:
749 University Row Suite 300
Madison, WI 53705
608-274-2741

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West Place

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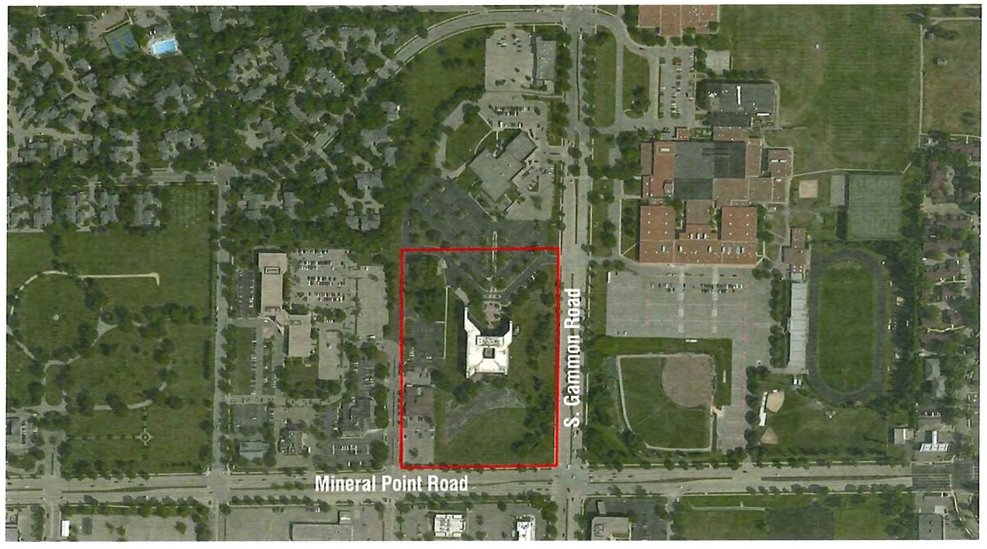
Cover Drawing

CD01

Site Locator

NORTH



Site Aerial

NORTH

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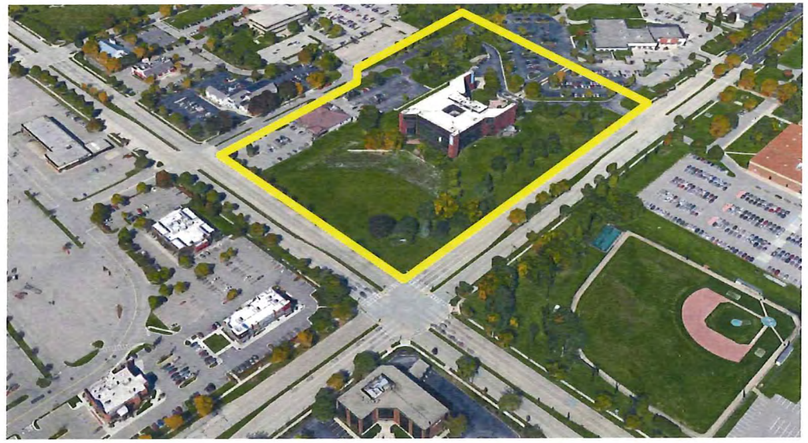
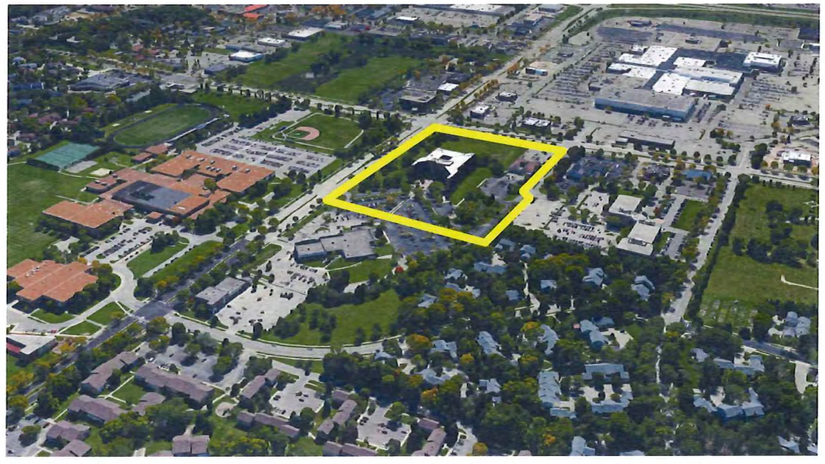
Site Locator

G001

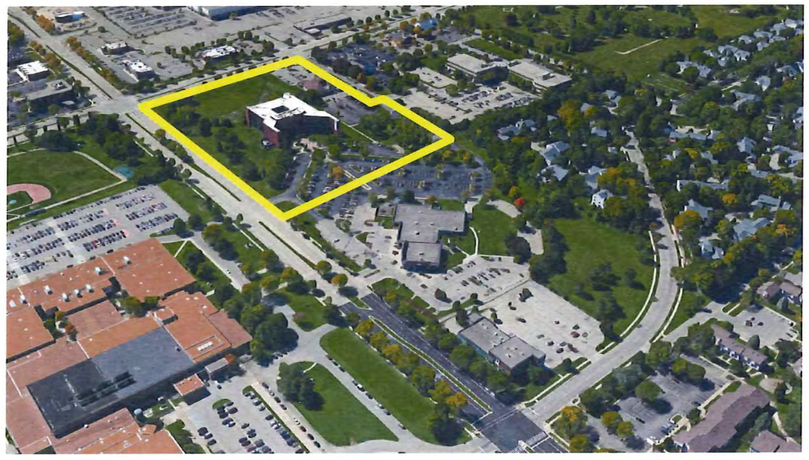
Aerial looking Northeast



Aerial looking Northwest



Aerial looking Southeast



Aerial looking Southwest

Development North of the Site

Memorial High School to the East of the Site

Development West of the Site

US Bank Southeast of the Site

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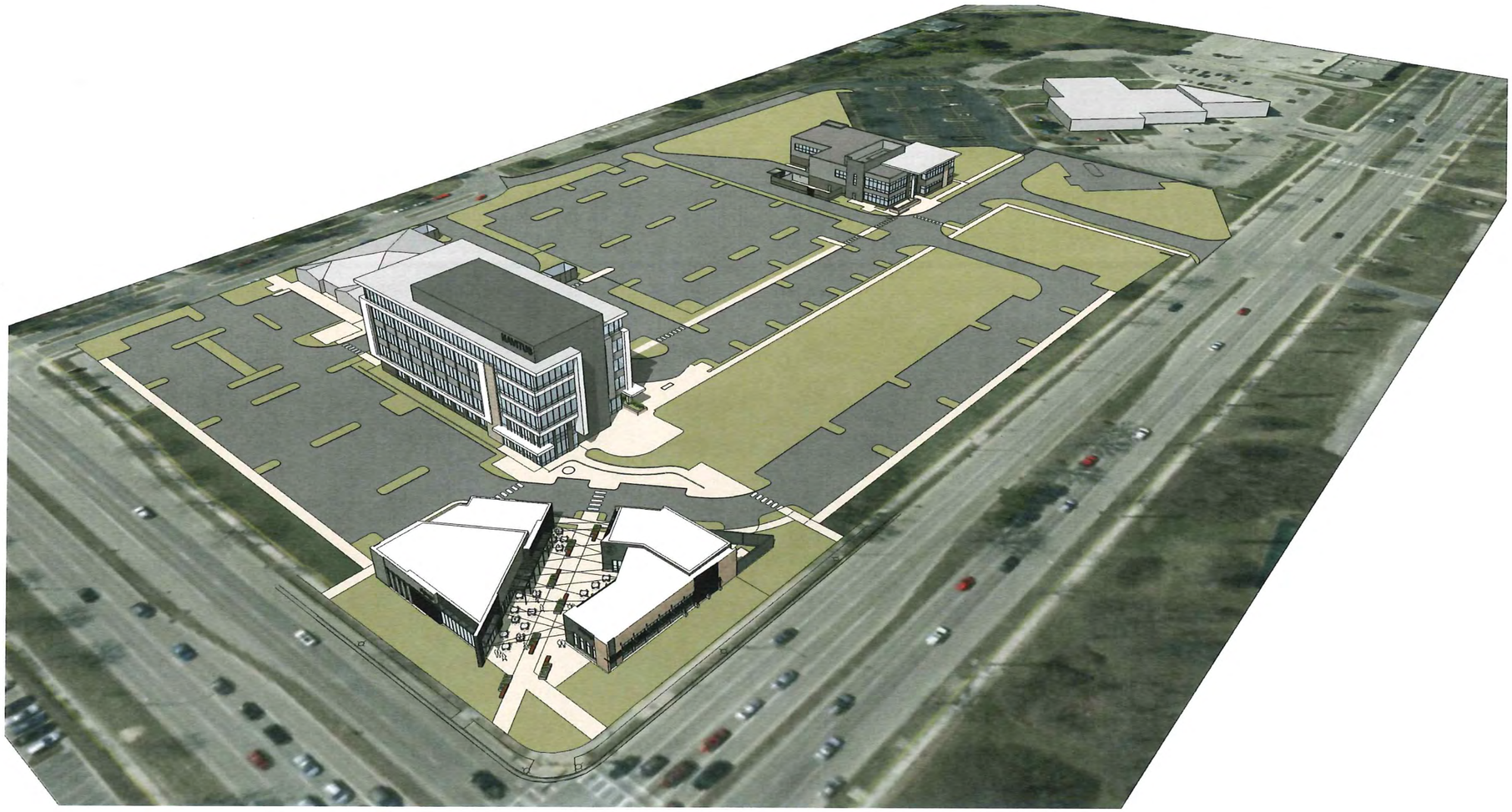
Site Context Images

G002



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Site Images - Phase 1

G003

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Site Images - Master Plan

G004

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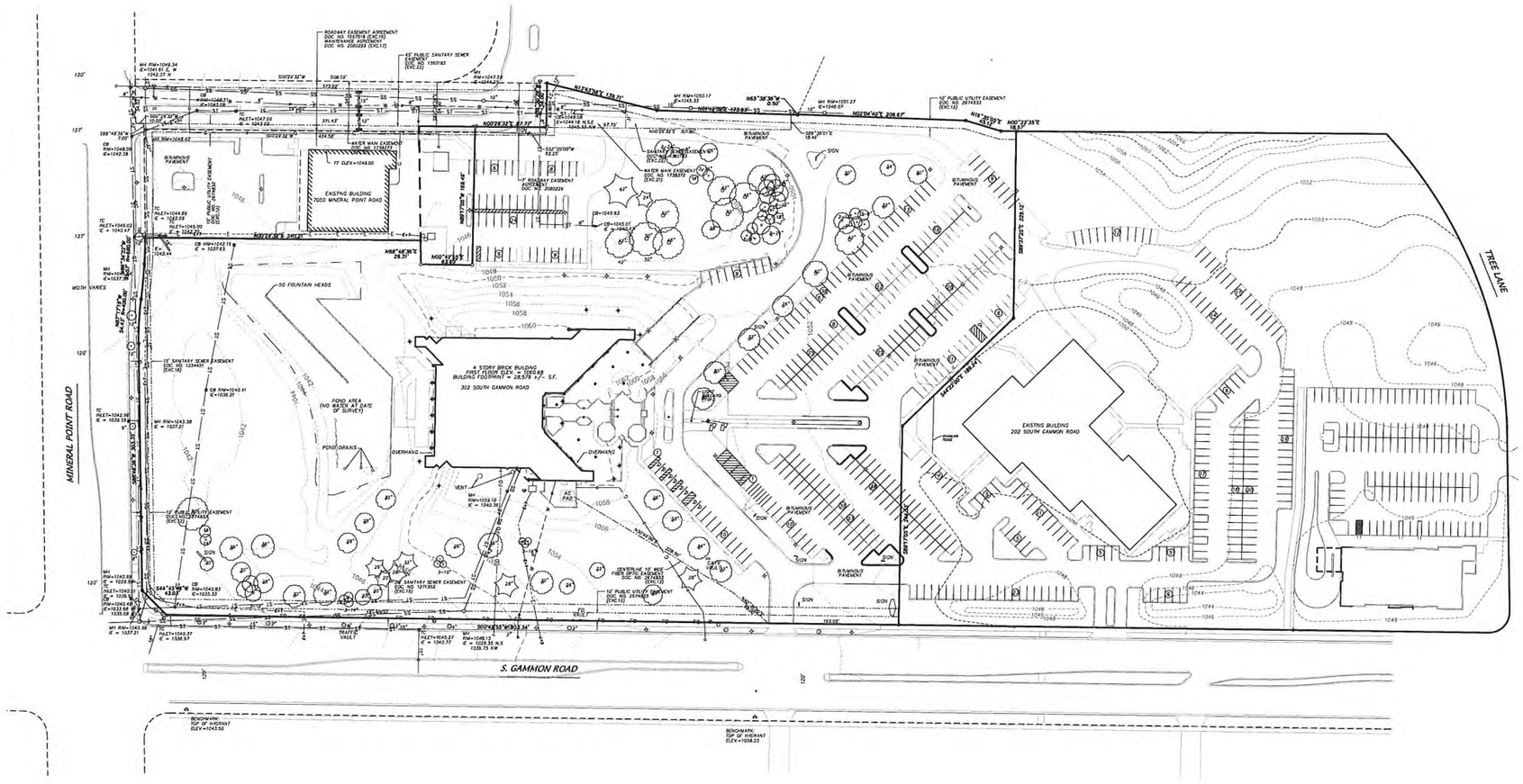
Buildiing C & D Images

G005



LEGEND

- FOUND 3/4" SOLID ROUND IRON STAKE
- PLACED 3/4" SOLID ROUND IRON STAKE
- PLACED CHISELED X
- PLACED PK NAIL
- E — E — E — UNDERGROUND ELECTRIC
- SS — SS — SS — SANITARY SEWER
- W — W — W — WATER MAIN
- G — GAS MAIN
- FO — FO — FO — UNDERGROUND FIBER OPTICS
- ST — STORM SEWER
- ELECTRIC TRANSFORMER/VAULT/ TELECOMMUNICATION PED
- ELECTRIC/TELEPHONE MH
- MANHOLE
- CATCH BASIN/INLET
- LIGHT POLE
- FLOODLIGHT
- HYDRANT
- SIGN
- FLAGPOLE
- TREE
- ACCESSIBLE PARKING SPACE
- NUMBER OF PARKING SPACES
- CONCRETE WALL
- CONC. CURB
- EXISTING CONTOUR

SCALE: 1" = 40'
(PAGE SIZE: 30x42)
0 40

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FN: 17-05-118

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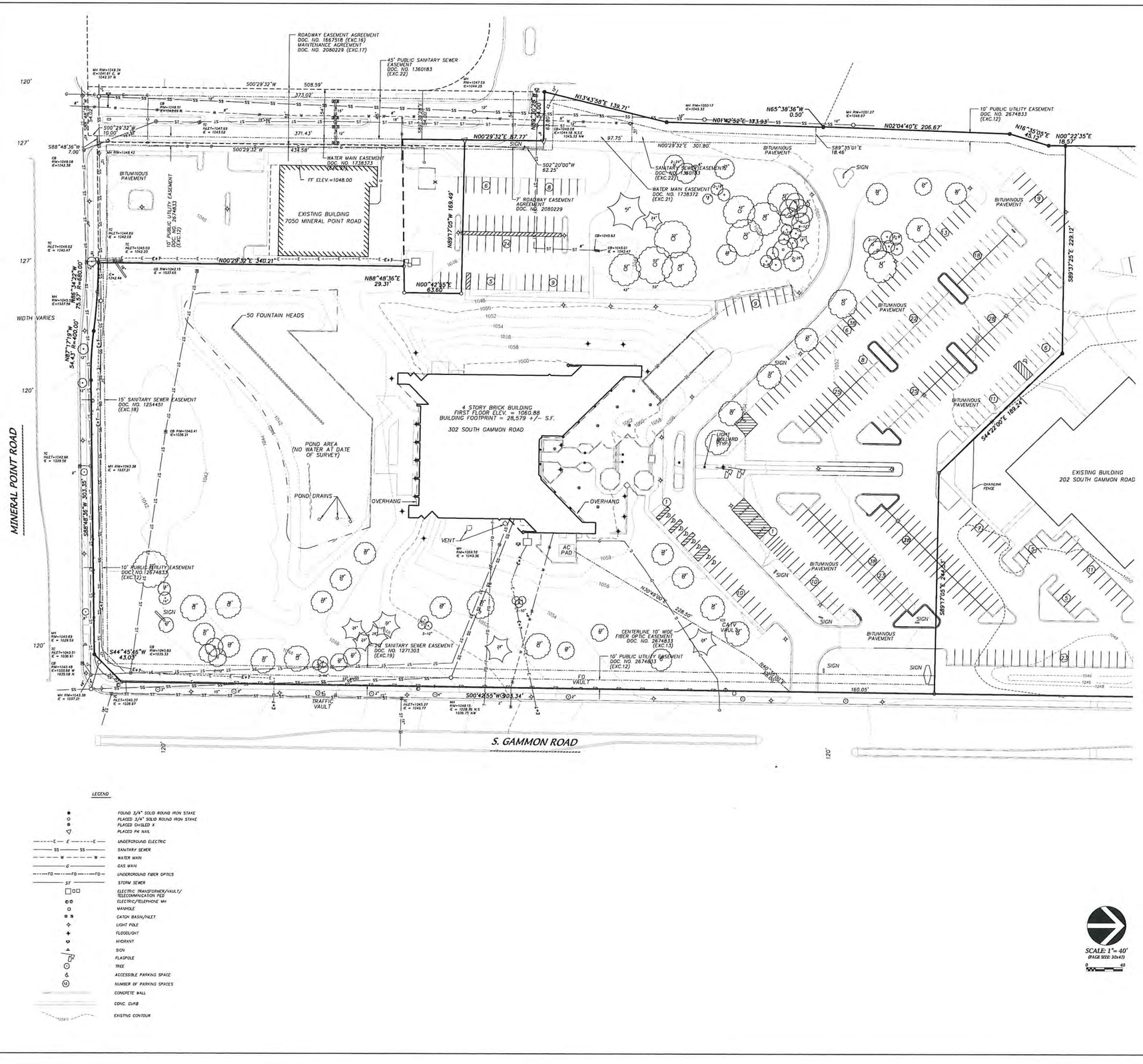
Existing Conditions Overall

C001



LEGEND

- FOUND 3/4" SOLID ROUND IRON STAKE
- PLACED 3/4" SOLID ROUND IRON STAKE
- PLACED CHISLED X
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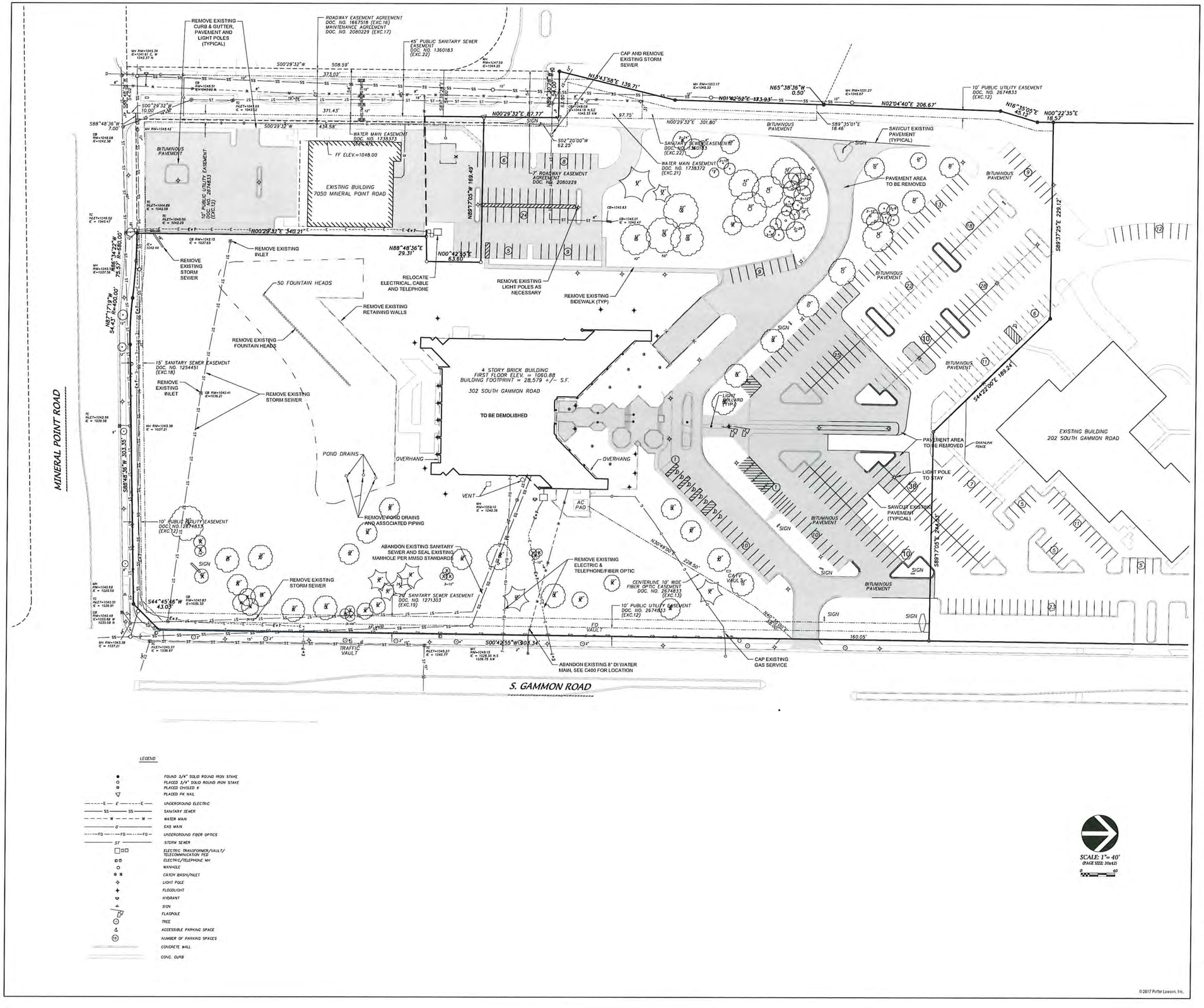
Existing Conditions Phase I

C002



LEGEND

- FOUND 3/4" SOLID ROUND IRON STAKE
- PLACED 3/4" SOLID ROUND IRON STAKE
- PLACED CHISELED X
- PLACED PK NAIL
- UNDERGROUND ELECTRIC
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- CONCRETE WALL
- CONC. CURB

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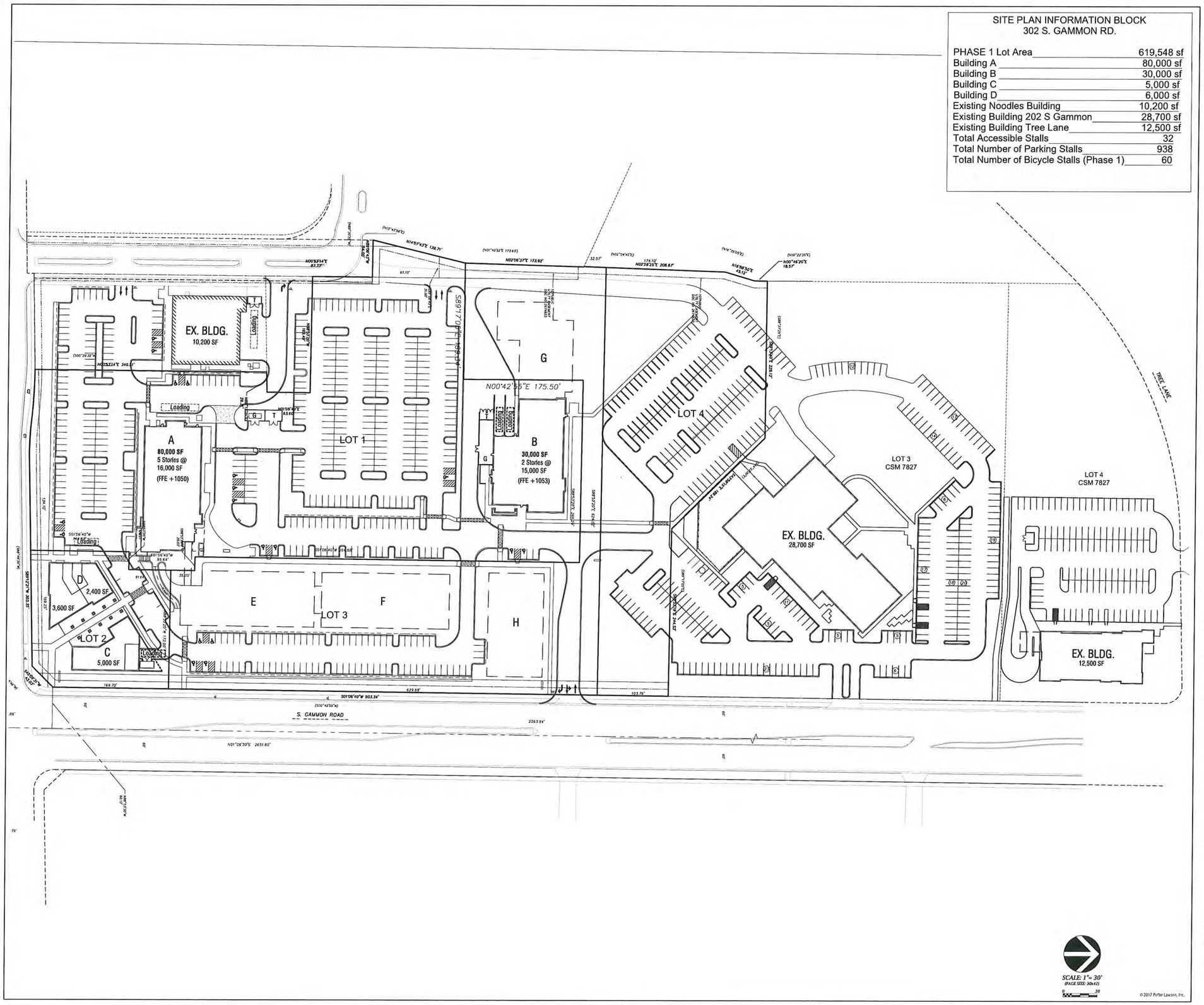
Demolition Plan

C100

SITE PLAN INFORMATION BLOCK 302 S. GAMMON RD.	
PHASE 1 Lot Area	619,548 sf
Building A	80,000 sf
Building B	30,000 sf
Building C	5,000 sf
Building D	6,000 sf
Existing Noodles Building	10,200 sf
Existing Building 202 S Gammon	28,700 sf
Existing Building Tree Lane	12,500 sf
Total Accessible Stalls	32
Total Number of Parking Stalls	938
Total Number of Bicycle Stalls (Phase 1)	60



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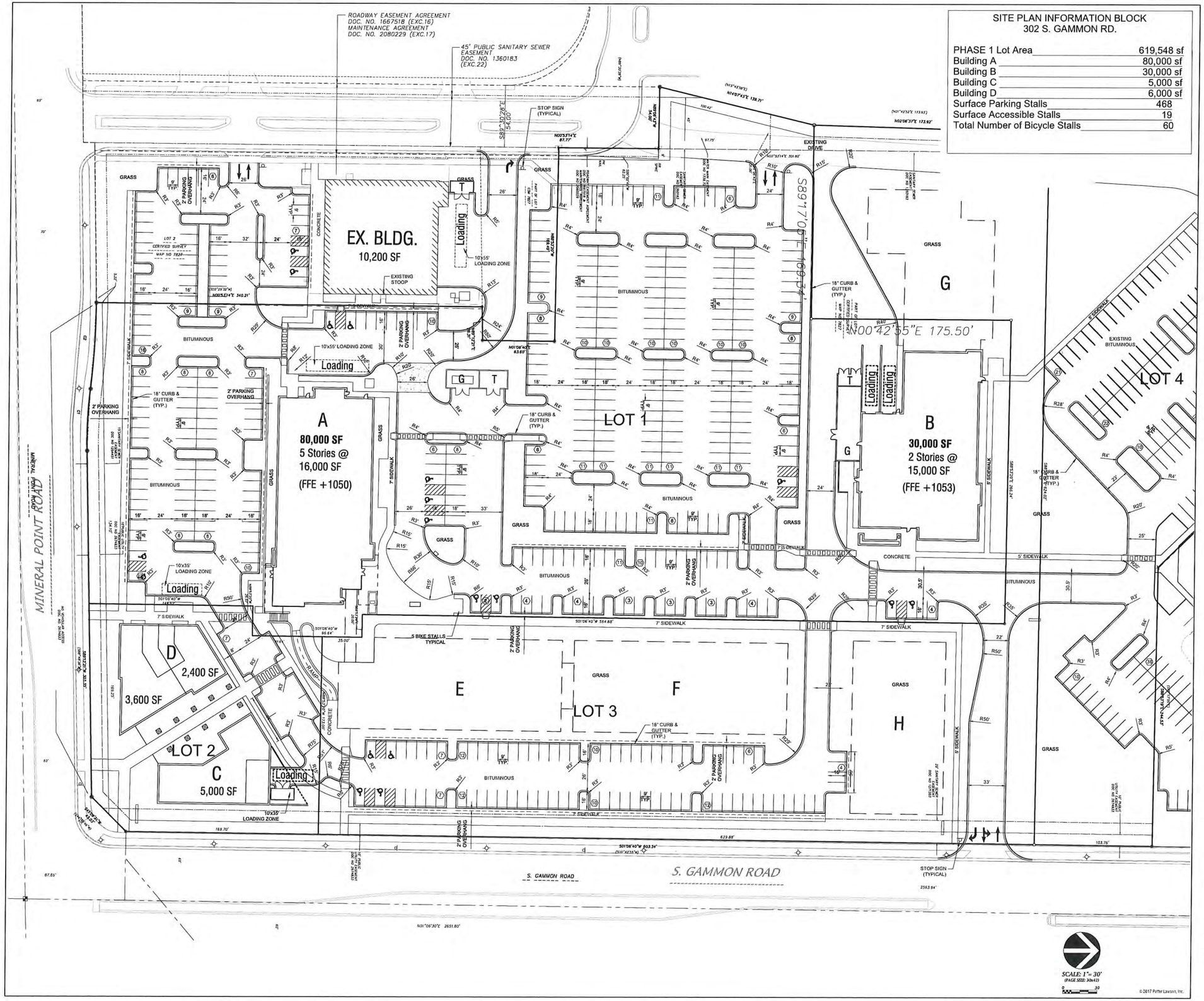
Site Plan
Phase I - Overall

C200



SITE PLAN INFORMATION BLOCK
302 S. GAMMON RD.

PHASE 1 Lot Area	619,548 sf
Building A	80,000 sf
Building B	30,000 sf
Building C	5,000 sf
Building D	6,000 sf
Surface Parking Stalls	468
Surface Accessible Stalls	19
Total Number of Bicycle Stalls	60

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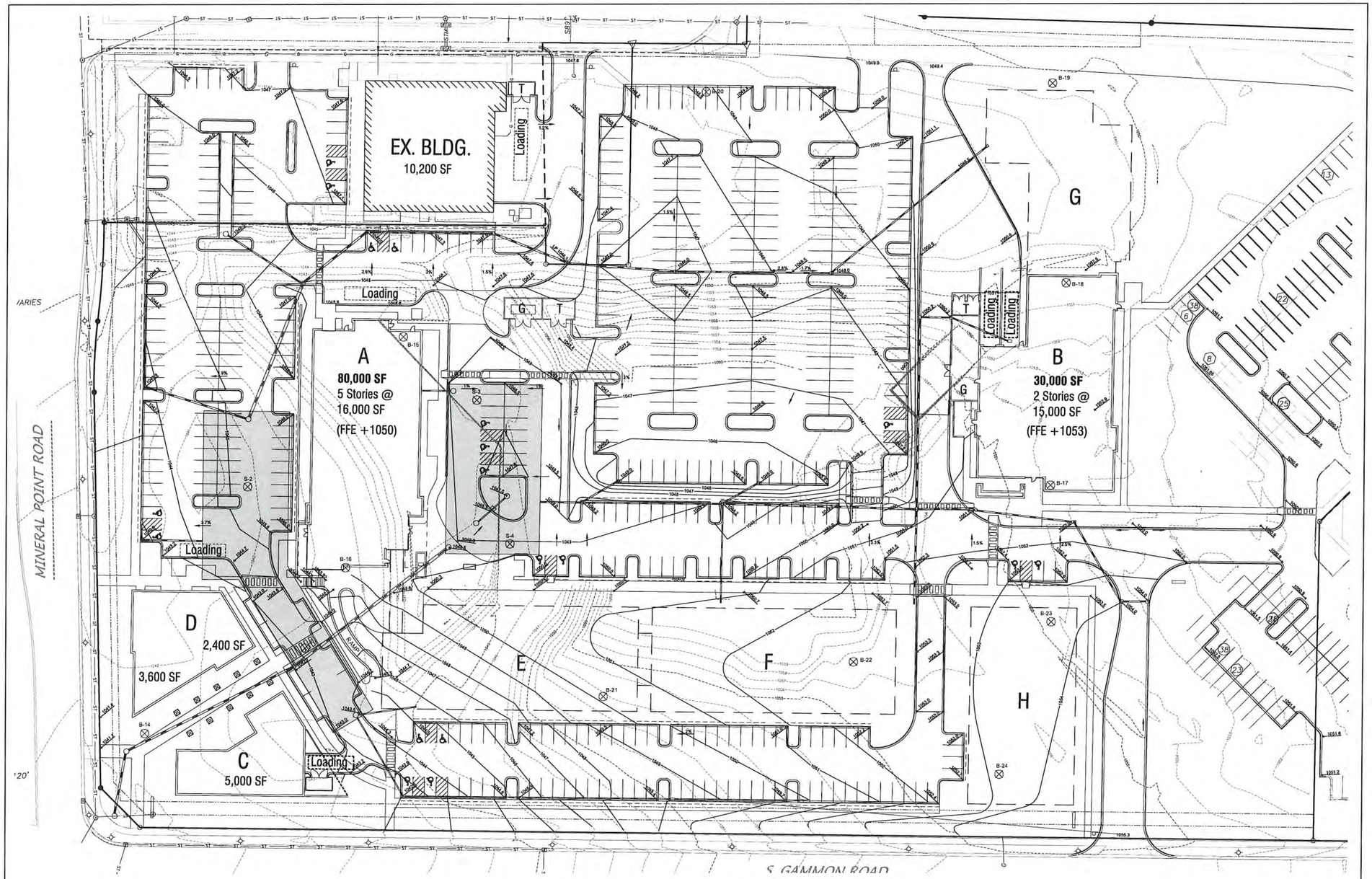
Site Plan
Phase I

C201



LEGEND

- 900 — PROPOSED CONTOUR
- EXISTING CONTOUR
- LIMITS OF DISTURBANCE
- x — SILT FENCE/SILT SOCK

GENERAL NOTES

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

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED DAILY, AND WITHOUT THE USE OF HYDRAULIC FLUSHING.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.

AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1.1 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. THE BIORETENTION BASINS SHALL BE PLANTED WITH NATIVE SPECIES TOLERANT OF FLUCTUATING WATER CONDITIONS.

15. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

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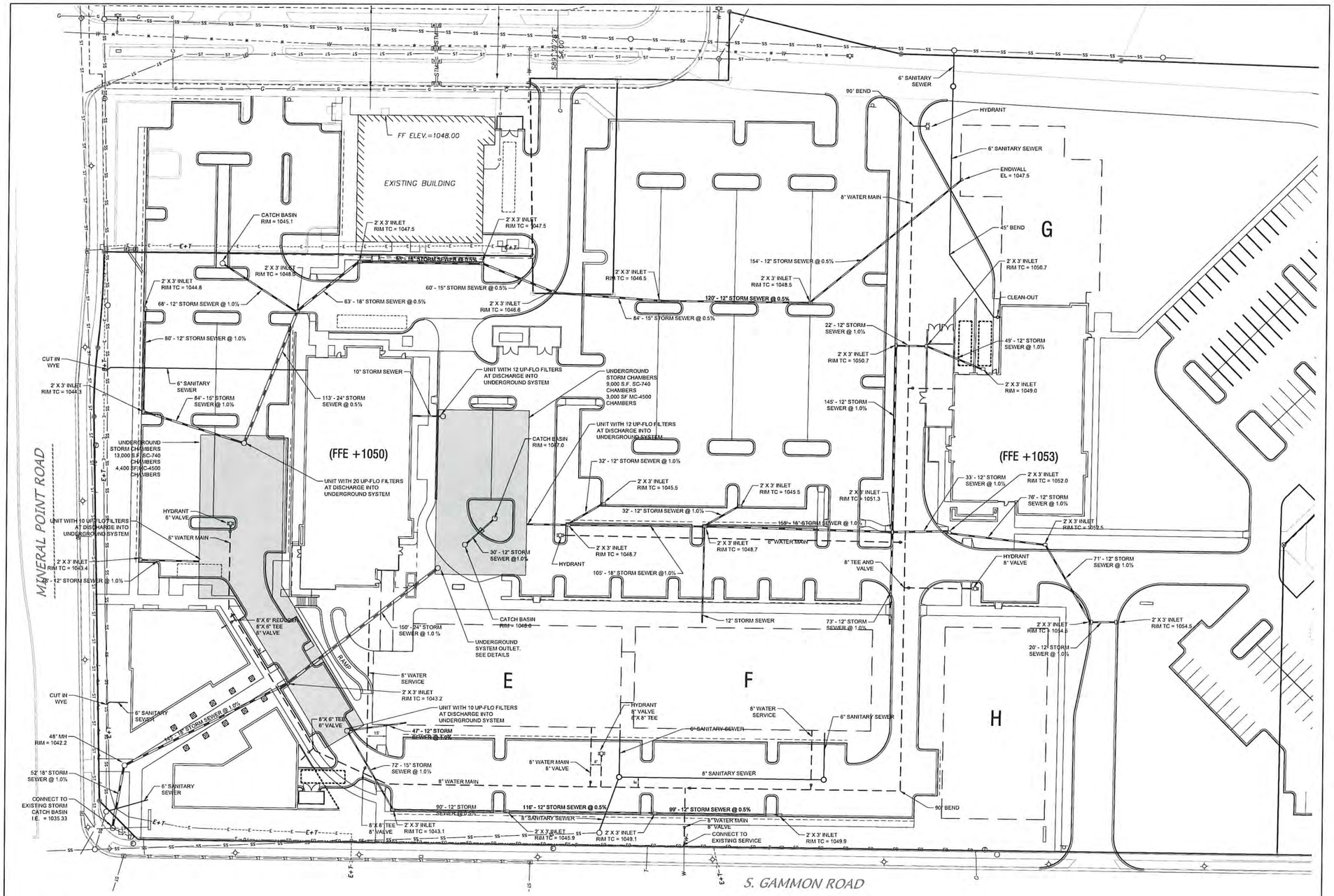
Site Grading Plan Phase 1 South

C300

Natasha Madison



SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.

2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.

3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.

4. WATER MAIN SHALL HAVE A MINIMUM 6.5' BURY TO TOP OF PIPE.

5.CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.

4. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.

5. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID

6. ALL STORM MANHOLES TO BE 48" DIAMETER MANHOLE WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN

7. ALL ROOF DRAIN STORM PIPES TO BE N-12 @ 1.0%.

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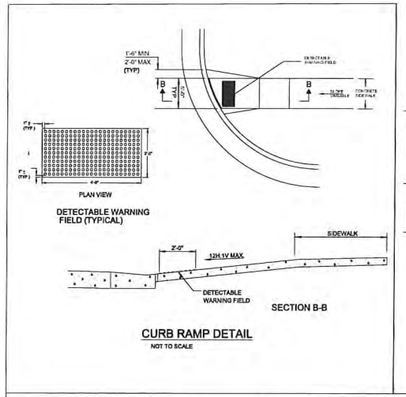
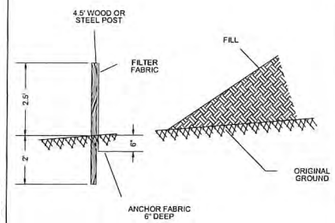
Utility Plan

C400

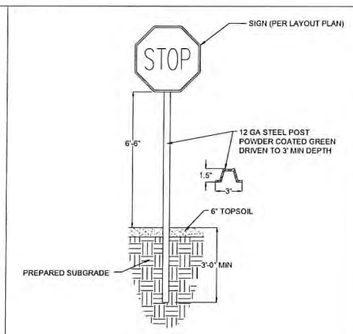


CURB RAMP DETAIL
NOT TO SCALE

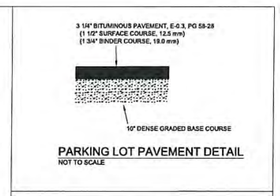


SILT FENCE DETAIL
NOT TO SCALE

HANDICAPPED PARKING SIGN



STOP SIGN



PARKING LOT PAVEMENT DETAIL
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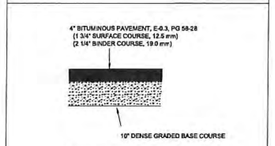
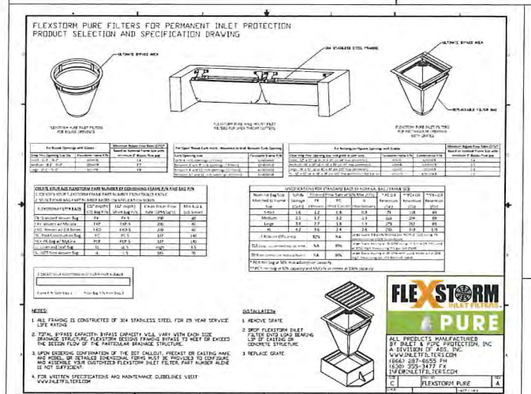
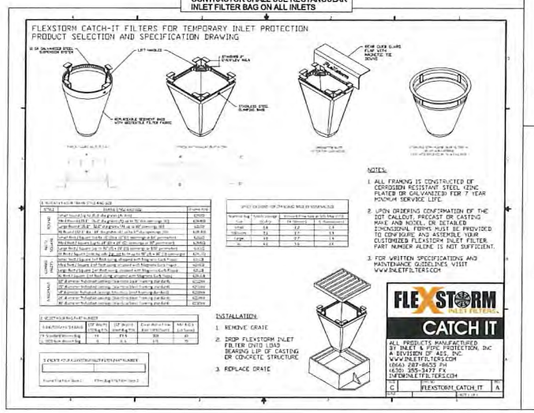
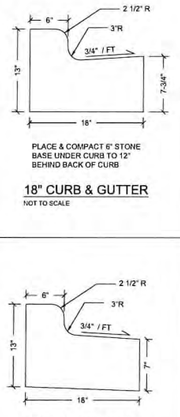


MEMORIAL DRIVE AISLE PAVEMENT DETAIL
NOT TO SCALE



NOTE:
CONTRACTOR SHALL USE RECTANGULAR INLET FILTER BAG ON ALL INLETS



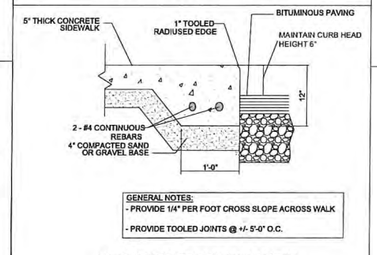


PLACE & COMPACT 6" STONE BASE UNDER CURB TO 12" BEHIND BACK OF CURB

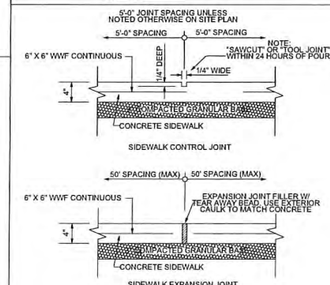
18" CURB & GUTTER
NOT TO SCALE

PLACE & COMPACT 6" STONE BASE UNDER CURB TO 12" BEHIND BACK OF CURB

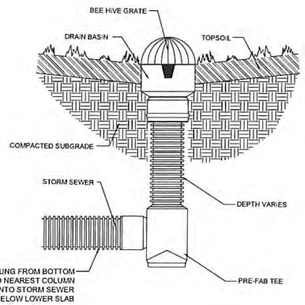
18" REJECT CURB & GUTTER
NOT TO SCALE



THICKENED EDGE WALK DETAIL
NOT TO SCALE



SIDEWALK ON SITE
NOT TO SCALE



NYOPLAST INLINE DRAIN BASIN

STONE TRACKING PAD DETAIL
NOT TO SCALE

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2017.15.00

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Site Details

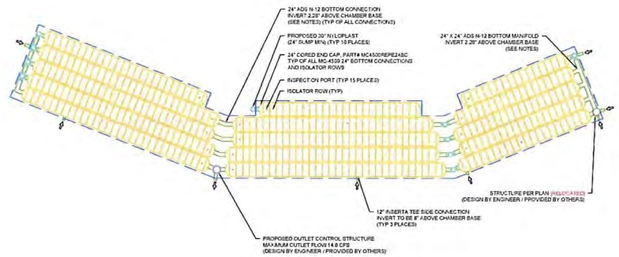
C500

CONCEPTUAL LAYOUT

(375) STORMTECH MC-4500 CHAMBERS
(32) STORMTECH MC-4500 END CAPS
(8) ROWS OF 4" STONE, 9" BASE STONE, 40% STONE VOID
INSTALLED SYSTEM VOLUME: 69,362 CF (FEATHER STONE INCLUDED)
AREA OF SYSTEM: 16,206 ft²
PERIMETER OF SYSTEM: 572 FT

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH SHEET #7 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



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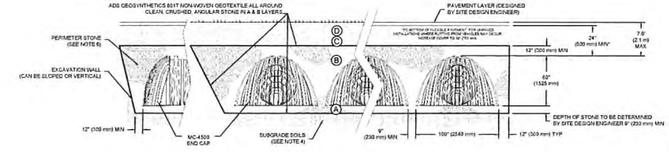
SHEET 2 OF 7

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION 2 LAYERS 24" (600 mm) OF MATERIAL OVER STONE FOUNDATION AND BETWEEN CHAMBERS. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43 STONE)".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

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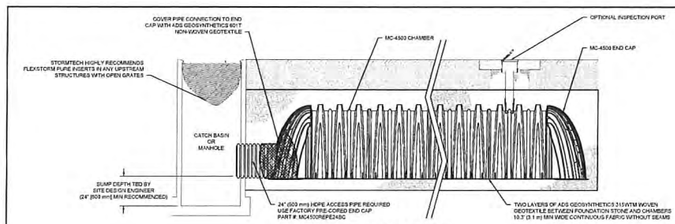
SHEET 4 OF 7



MC-4500 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1 REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2 REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3 USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4 LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5 IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1 REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2 USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3 IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

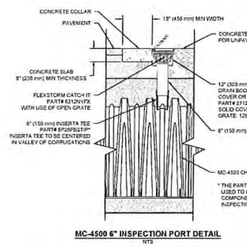
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY



MC-4500 6" INSPECTION PORT DETAIL
NTS

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MADISON, WI
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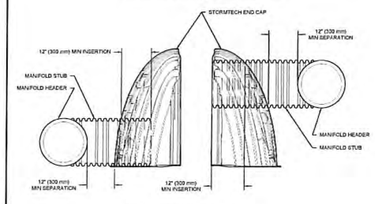
SHEET 5 OF 7

MC-SERIES END CAP INSERTION DETAIL

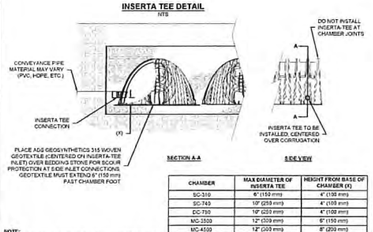
NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING

INSERTA TEE DETAIL

NTS



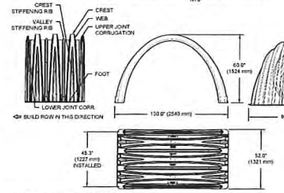
CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (Y)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (220 mm)	4" (100 mm)
MC-3500	12" (309 mm)	9" (150 mm)
MC-4500	12" (309 mm)	9" (200 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SCH 35, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD. N-12 HP STORM, C-900 OR DUCTILE IRON

NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION

MC-4500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	109.0" X 60.0" X 45.3"	(2343 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m³)
MINIMUM INSTALLED STORAGE*	152.6 CUBIC FEET	(4.82 m³)
WEIGHT	130.0 lbs	(59.0 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	90.2" X 59.4" X 33.7"	(2291 mm X 1509 mm X 781 mm)
END CAP STORAGE	35.7 CUBIC FEET	(1.62 m³)
MINIMUM INSTALLED STORAGE*	108.7 CUBIC FEET	(3.08 m³)
WEIGHT	153.0 lbs	(61.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS. 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
MC4500PEPE06T	6" (150 mm)	42.54" (1,081 mm	
MC4500PEPE06B		—	6.69" (22 mm)
MC4500PEPE08T	8" (200 mm)	40.33" (1,025 mm)	—
MC4500PEPE08B		—	1.81" (28 mm)
MC4500PEPE10T	10" (250 mm)	38.37" (975 mm)	—
MC4500PEPE10B		—	1.33" (24 mm)
MC4500PEPE12T	12" (300 mm)	33.89" (977 mm)	—
MC4500PEPE12B		—	1.55" (39 mm)
MC4500PEPE15T	15" (375 mm)	32.72" (831 mm)	—
MC4500PEPE15B		—	1.70" (43 mm)
MC4500PEPE18TC	18" (450 mm)	29.39" (746 mm)	—
MC4500PEPE18BC		—	1.97" (50 mm)
MC4500PEPE24TC	24" (600 mm)	23.62" (555 mm)	—
MC4500PEPE24BC		—	2.20" (57 mm)
MC4500PEPE30BC	30" (750 mm)	—	2.63" (73 mm)
MC4500PEPE36BC	36" (900 mm)	—	3.23" (83 mm)
MC4500PEPE42BC	42" (1058 mm)	—	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVERTGRID MANIFOLDS INCLUDE 12-24" (300-609 mm) SIZE ON SIZE AND 10-48" (375-1200 mm) ECCENTRIC MANIFOLDS.
CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 12" (250 mm).
THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

WEST PLACE MINERAL POINT DEV.
MADISON, WI
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SHEET 6 OF 7

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Notes:

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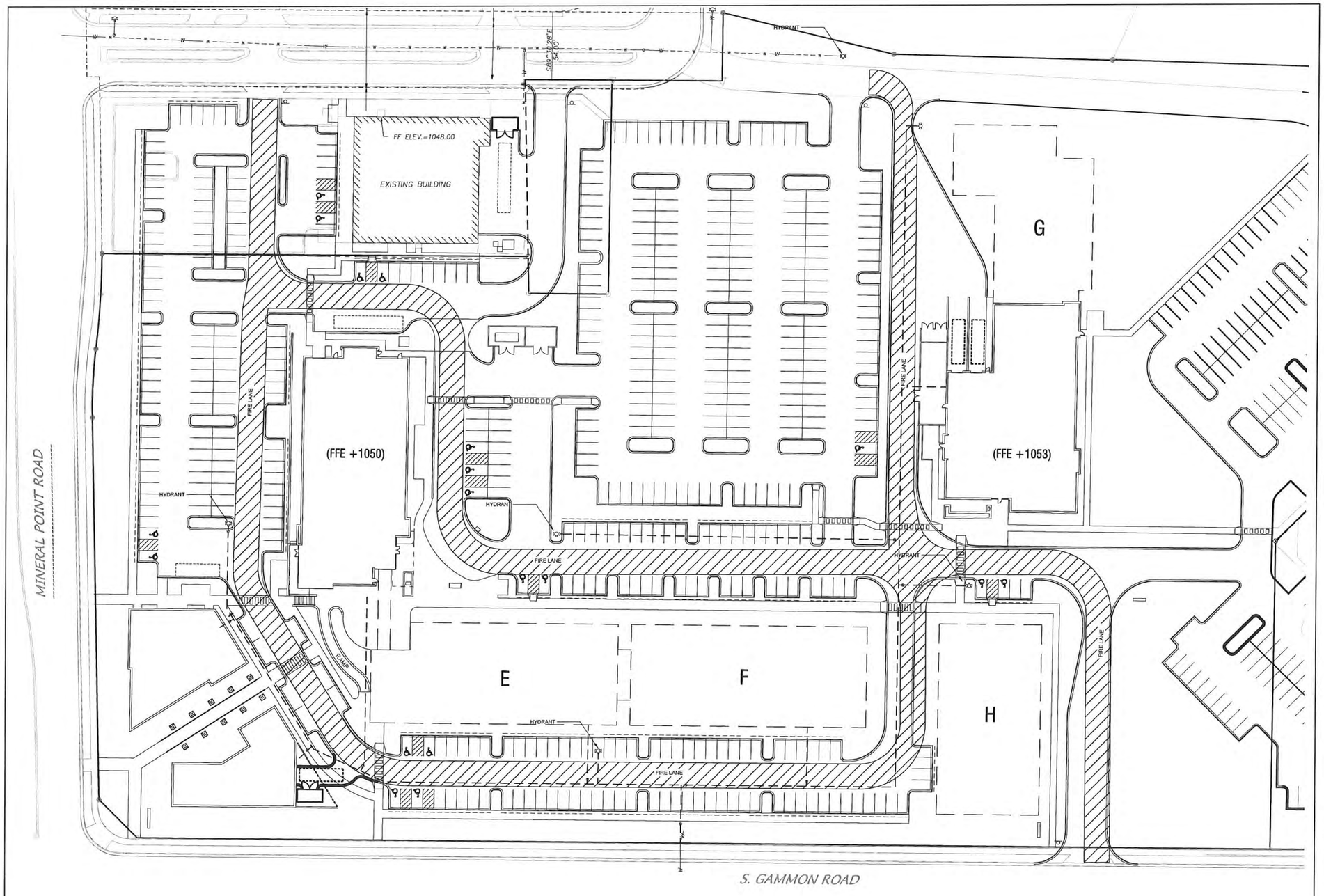
08/16/2017	Madison Land Use Application	

Site Details

C501



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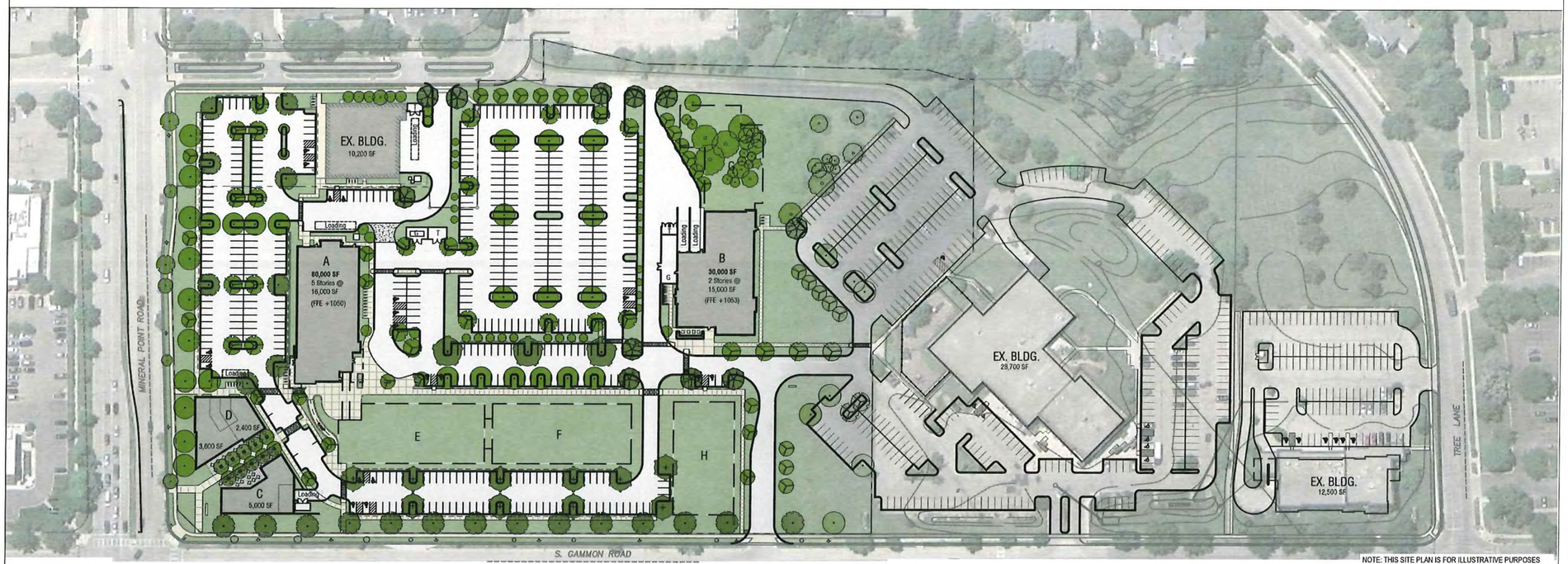
Fire Access Plan

C600

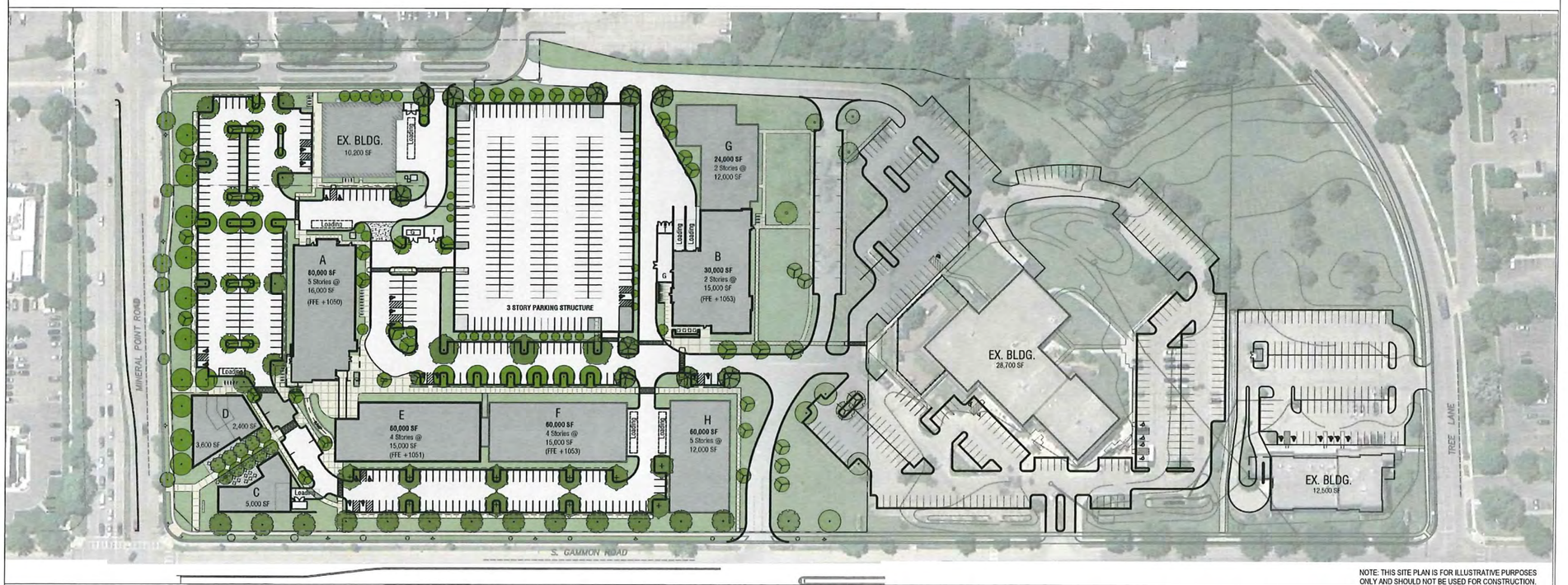


1 PHASE 1 ILLUSTRATIVE CONTEXTUAL PLAN

SCALE:1"=60' on 30"x42" SHEET

NOTE: THIS SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

0 60' 120'
1" = 60'-0"
N



2 CONCEPTUAL ILLUSTRATIVE MASTER PLAN

SCALE:1"=60' on 30"x42" SHEET

NOTE: THIS SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

0 60' 120'
1" = 60'-0"
N

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KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
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Notes:

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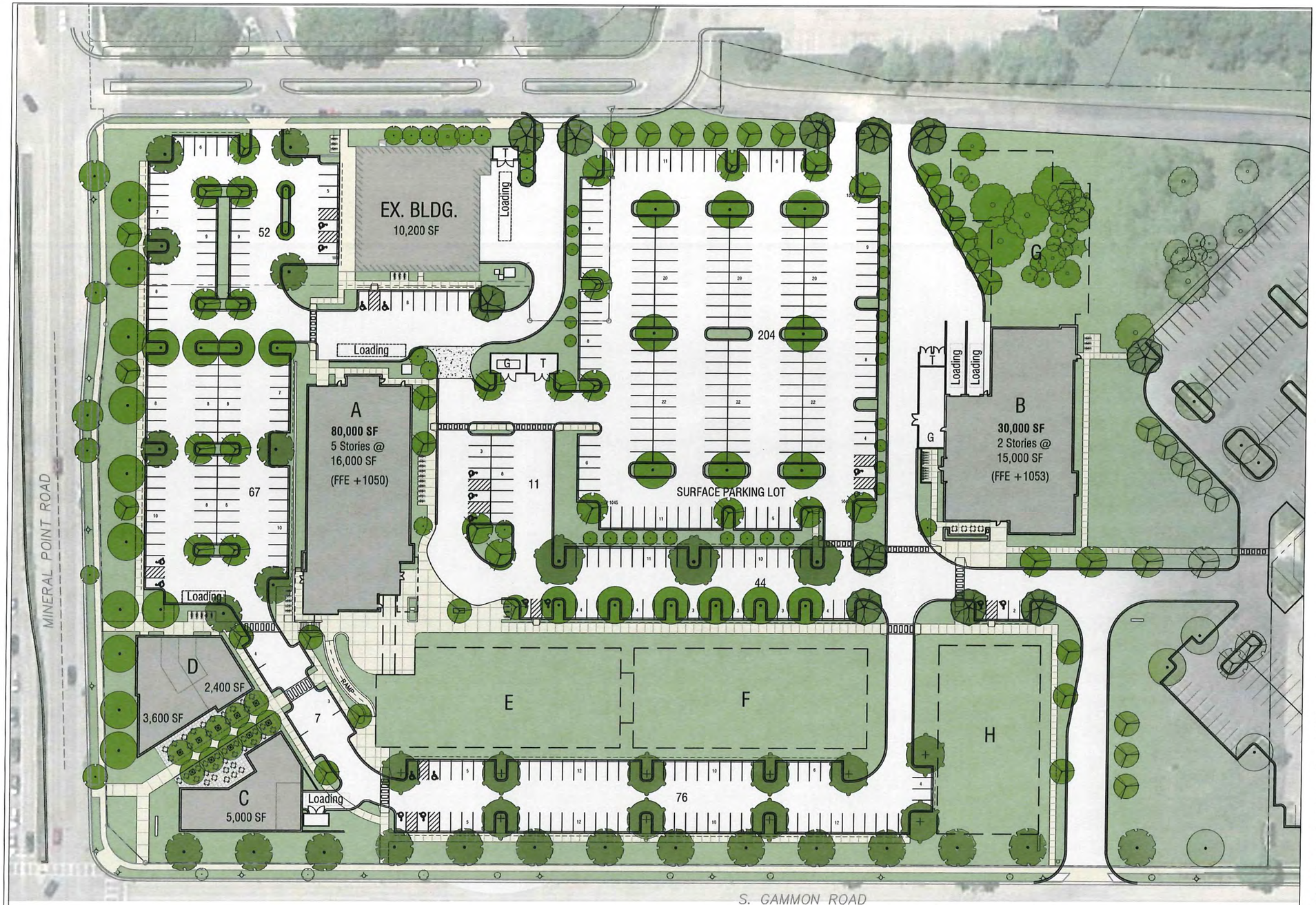
Contextual Illustrative Plans

L001



1 PHASE 1 ILLUSTRATIVE PLAN
SCALE: 1"=30' on 30"x42" SHEET

0 30' 60'
1" = 30'-0"

N

NOTE: THIS SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

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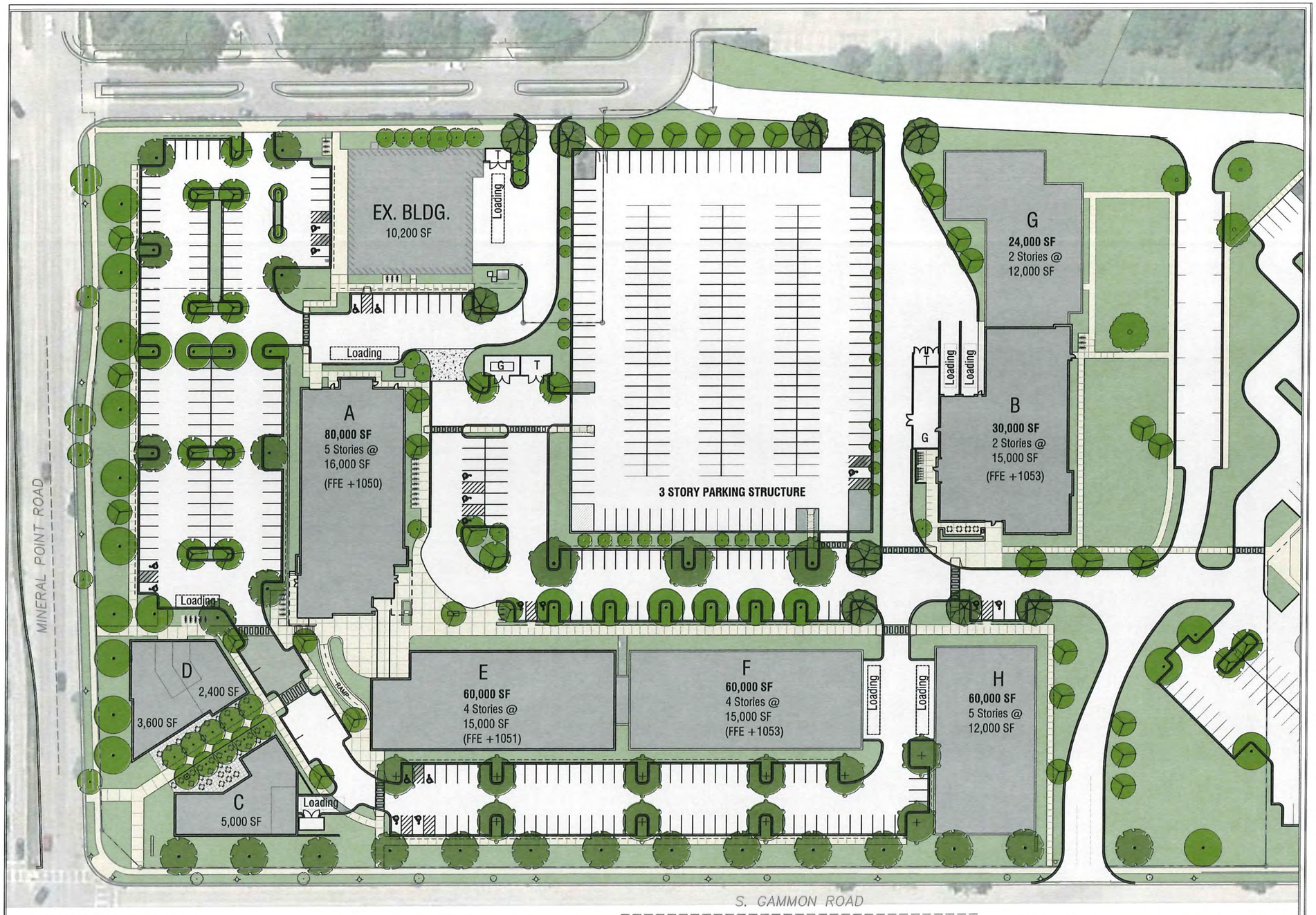
Phase 1 Illustrative Plan

L002



1 CONCEPTUAL MASTER PLAN
SCALE: 1"=30' on 30"x42" SHEET

0 30' 60'
1" = 30'-0"

N

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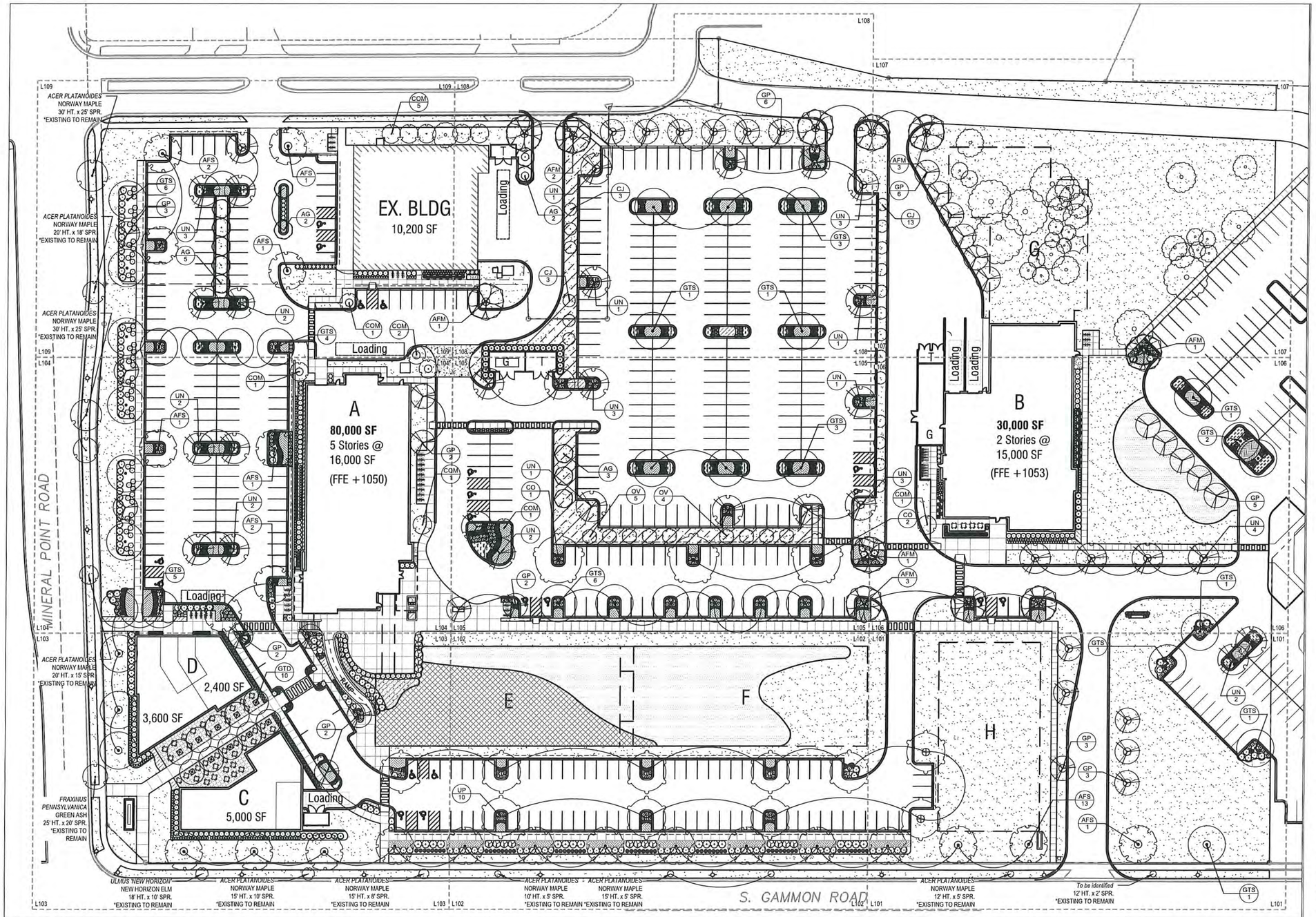
Conceptual Illustrative Master Plan

L003



1 CANOPY PLANTING PLAN

SCALE: 1"=30' on 30"x42" SHEET

0 30' 60'
1" = 30'-0"

N

THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPATING UNDERGROUND FACILITIES, SERVICE YOU DIG IN WISCONSIN

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

FAX A LOCATE 1-800-338-3860
TDD (FOR HEARING IMPAIRED) 1-800-542-2289

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

PLANT LIST

Key	Botanical Name	Common Name
	Deciduous Trees	
AFM	*Acer x freemanii 'Marmo'*	Marmo Maple
AFS	*Acer x freemanii 'Sienna'*	Sienna Glenn Maple
CJ	*Carpinus caroliniana 'J.N. Upright'*	Firespice Musclewood
CO	*Celtis occidentalis*	Common Hackberry
COM	*Cornus mas*	Cornelianchery Dogwood
GP	*Ginkgo biloba 'Princeton Sentry'*	Princeton Sentry Ginkgo
GTD	*Gleditsia triacanthos 'Draves'*	Street Keeper Honeylocust
GTS	*Gleditsia triacanthos f. inermis 'Skyline'*	Skyline Thornless Honey Locust
OV	*Ostrya virginiana*	American Hophornbeam
UP	*Ulmus americana 'Princeton'*	Princeton Elm
UN	*Ulmus 'New Horizon'*	New Horizon Elm
	Ornamental Trees	
AG	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry

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6. All at-grade planting areas shall receive 18" planting soil minimum.
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8. All plant beds shall have 3" shredded hardwood bark mulch unless otherwise noted.
9. All plant material shall be warranted for 12 months following substantial completion.

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KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

West Place

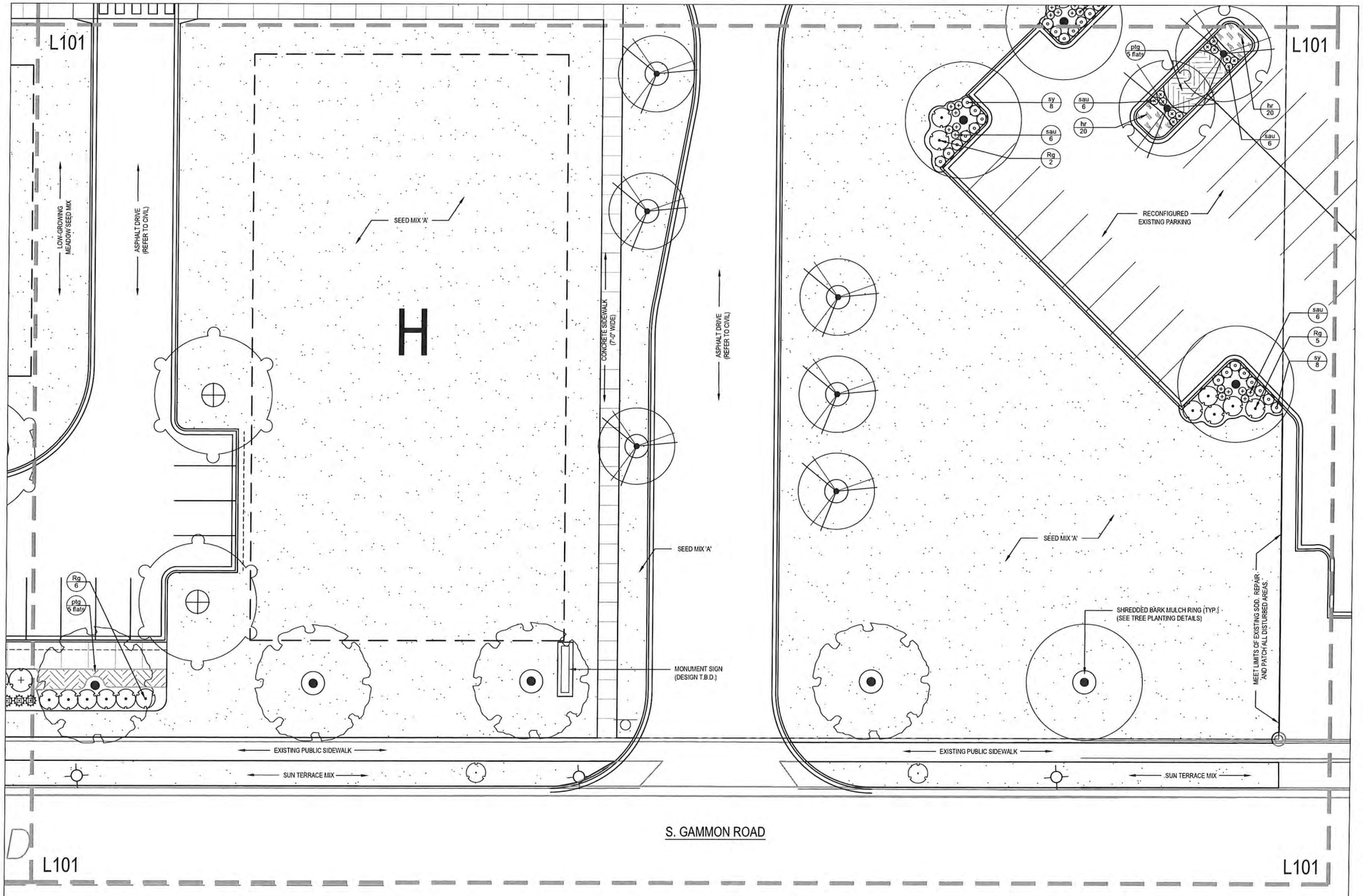
302 S. Gammon Road
Madison, WI 53717

2017.15.00

Date	Issuance Revisions	Symbol
08/16/2017	Madison Land Use Application	

Canopy Planting Plan

L100



1 LANDSCAPE PLAN ENLARGEMENT

SCALE: 1"=10' on 30"x42" SHEET

0 10' 20'
1" = 10'-0"

N

PLANT LIST

Key	Botanical Name	Common Name
	Deciduous Shrubs	
Amm	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Black Chokeberry
Di	*Diervilla lonicera*	Dwarf Bush-Honeysuckle
Rg	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac
Sb	*Spirea betulifolia 'Tor'*	Tor Birchleaf Spirea
Sp	*Syringa meyeri 'Palibin'*	Dwarf Korean Lilac
Vci	*Viburnum carlesii*	Koreanspice Viburnum
	Evergreen Shrubs	
Jsa	*Juniperus sabina 'Mona'*	Calgary Carpet Juniper
Pm	*Pinus mugo 'Big Tuna'*	Big Tuna Mugo Pine
Tm	*Taxus x media 'Tauntonii'*	Taunton Yew

PLANT LIST

Key	Botanical Name	Common Name
	Perennials & Groundcovers	
axs	*Allium x 'Summer Beauty'*	Summer Beauty Allium
atb	*Amsonia tabernaemontana 'Blue Ice'*	Blue Ice Blue Star
aer	*Aster ericoides*	Heath Aster
hr	*Hemerocallis 'Happy Returns'*	Going Bananas Daylily
ptg	*Pachysandra terminalis 'Green Carpet'*	Japanese Spurge
pep	*Phlox subulata 'Emerald Pink'*	Emerald Pink Creeping Phlox
rfg	*Rudbeckia fulgida 'Goldsturm'*	Black-eyed Susan
snc	*Salvia nemorosa 'Caradonna'*	Caradonna Meadow Sage
sy	*Symphyotrichum oblongifolium*	Fall Aster
	Grasses	
g-ps	*Panicum virgatum 'Shenandoah'*	Shenandoah Red Switch Grass
sc	*Schizachyrium scoparium 'Blue Heaven'*	Blue Heaven Little Bluestem
sau	*Sesleria autumnalis*	Autumn Moor Grass
sht	*Sporobolus heterolepis 'Tara'*	Dwarf Prairie Dropseed

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Notes:

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West Place

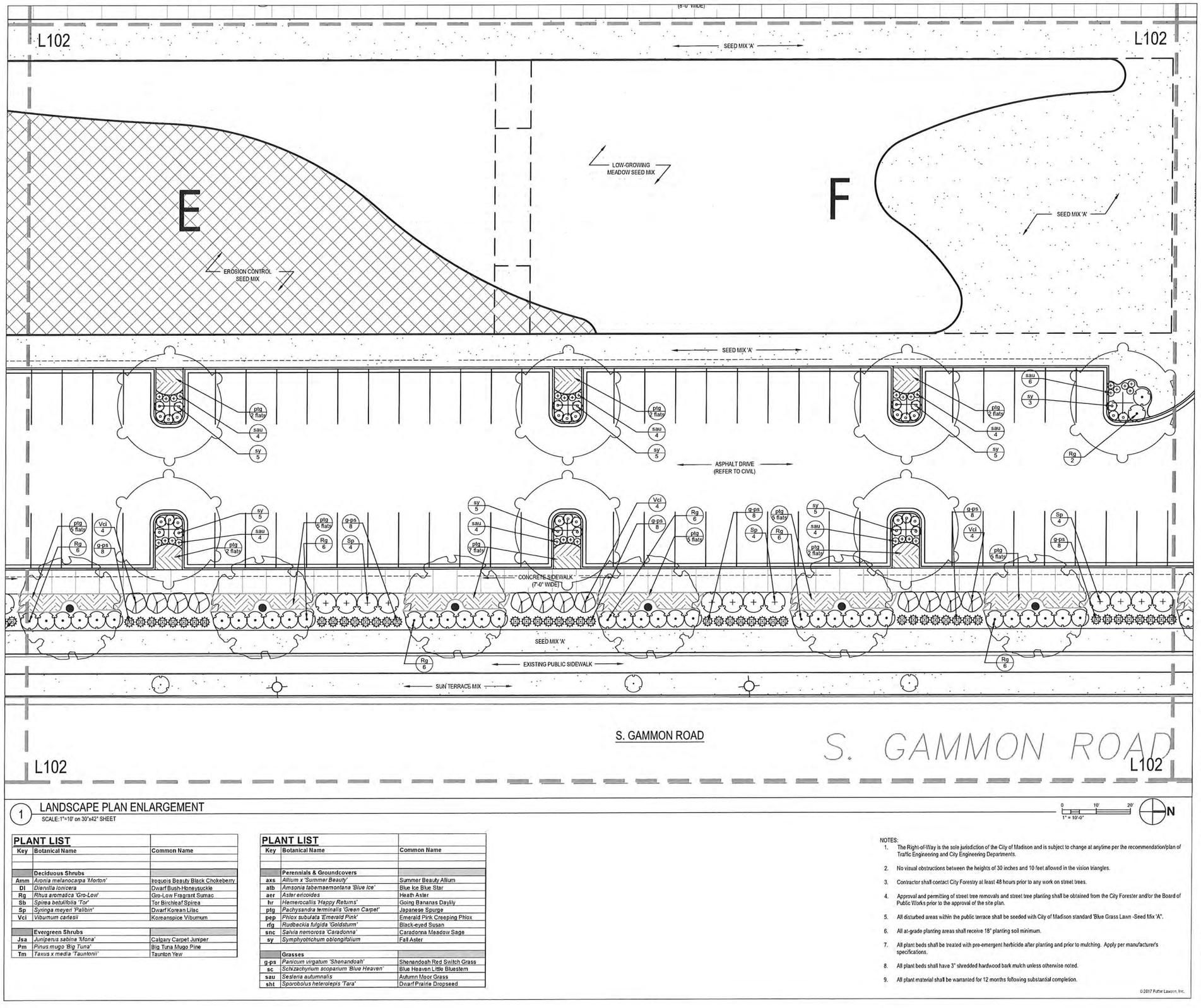
302 S. Gammon Road
Madison, WI 53717

2017.15.00

Date	Issuance/Revisions	Symbol
03/16/2017	Madison Land Use Application	

Landscape Plan Enlargement

L101



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SCALE: 1"=10' on 30"x42" SHEET

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N

PLANT LIST		
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Amm	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Black Chokeberry
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Sp	*Syringa meyeri 'Palibin'*	Dwarf Korean Lilac
Vcl	*Viburnum carlesii*	Koreanspice Viburnum
	Evergreen Shrubs	
Jsa	*Juniperus sabina 'Mona'*	Calgary Carpet Juniper
Pm	*Pinus mugo 'Big Tuna'*	Big Tuna Mugo Pine
Tm	*Taxus x media 'Taunton'*	Taunton Yew

PLANT LIST		
Key	Botanical Name	Common Name
	Perennials & Groundcovers	
axs	*Allium x 'Summer Beauty'*	Summer Beauty Allium
atb	*Amsonia tabernaemontana 'Blue Ice'*	Blue Ice Blue Star
aer	*Aster ericoides*	Heath Aster
hr	*Hemerocallis 'Happy Returns'*	Going Bananas Daylily
ptg	*Pachysandra terminalis 'Green Carpet'*	Japanese Spurge
pep	*Phlox subulata 'Emerald Pink'*	Emerald Pink Creeping Phlox
rfg	*Rudbeckia fulgida 'Goldsturm'*	Black-eyed Susan
snc	*Salvia nemorosa 'Caradonna'*	Caradonna Meadow Sage
sy	*Symphyotrichum oblongifolium*	Fall Aster
	Grasses	
g-ps	*Panicum virgatum 'Shenandoah'*	Shenandoah Red Switch Grass
sc	*Schizachyrium scoparium 'Blue Heaven'*	Blue Heaven Little Bluestem
sau	*Sesleria autumnalis*	Autumn Moor Grass
sht	*Sporobolus heterolepis 'Tara'*	Dwarf Prairie Dropseed

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Notes:

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West Place

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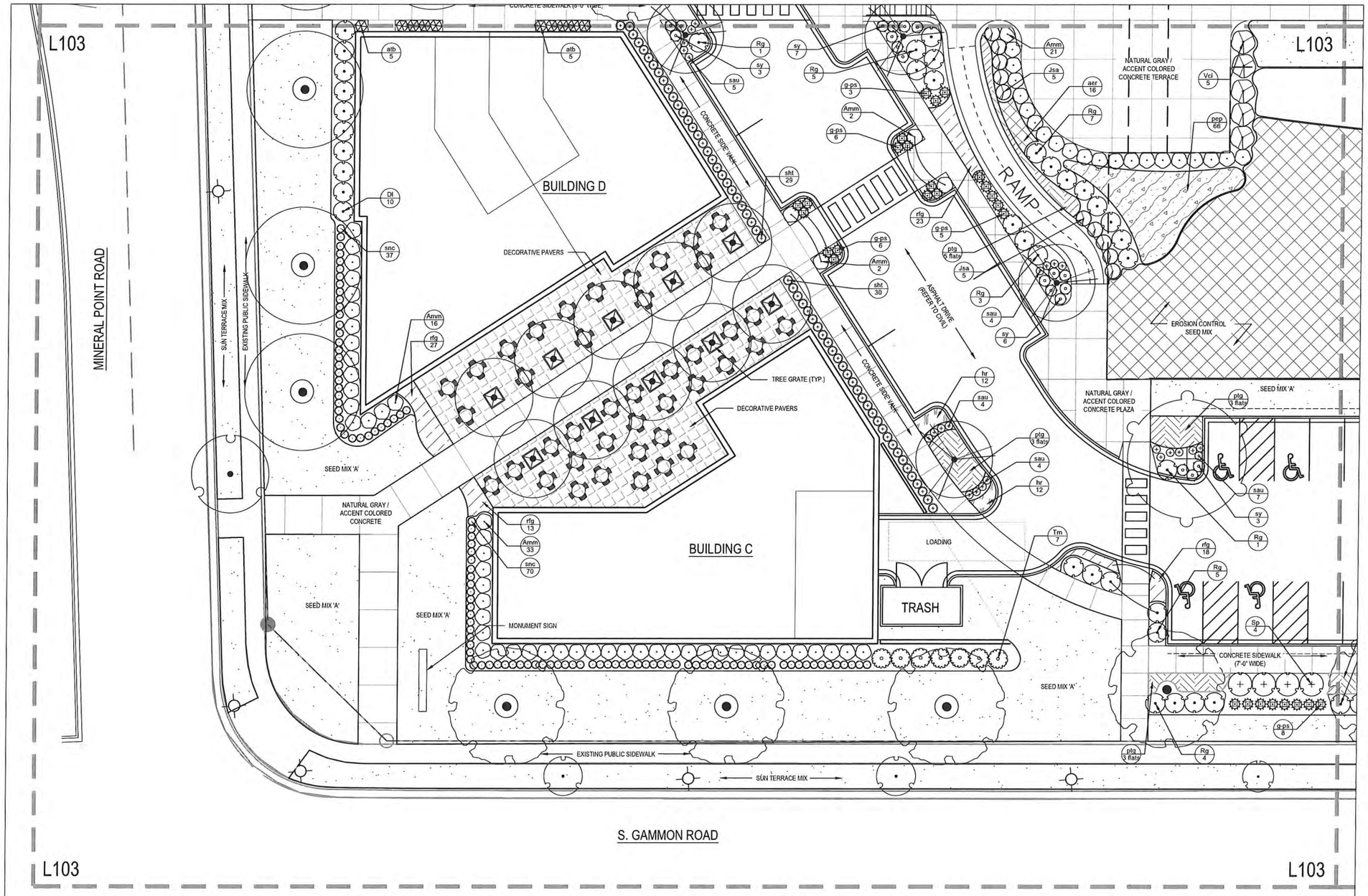
Date	Issuance/Revisions	Symbol
03/16/2017	Madison Land Use Application	

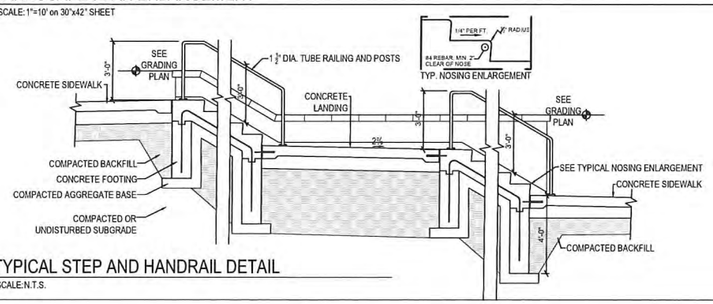
Landscape Plan Enlargement

L102



1 LANDSCAPE PLAN ENLARGEMENT

SCALE: 1"=10' on 30"x42" SHEET



2 TYPICAL STEP AND HANDRAIL DETAIL

SCALE: N.T.S.

0 10' 20'
1" = 10'-0"
N

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West Place

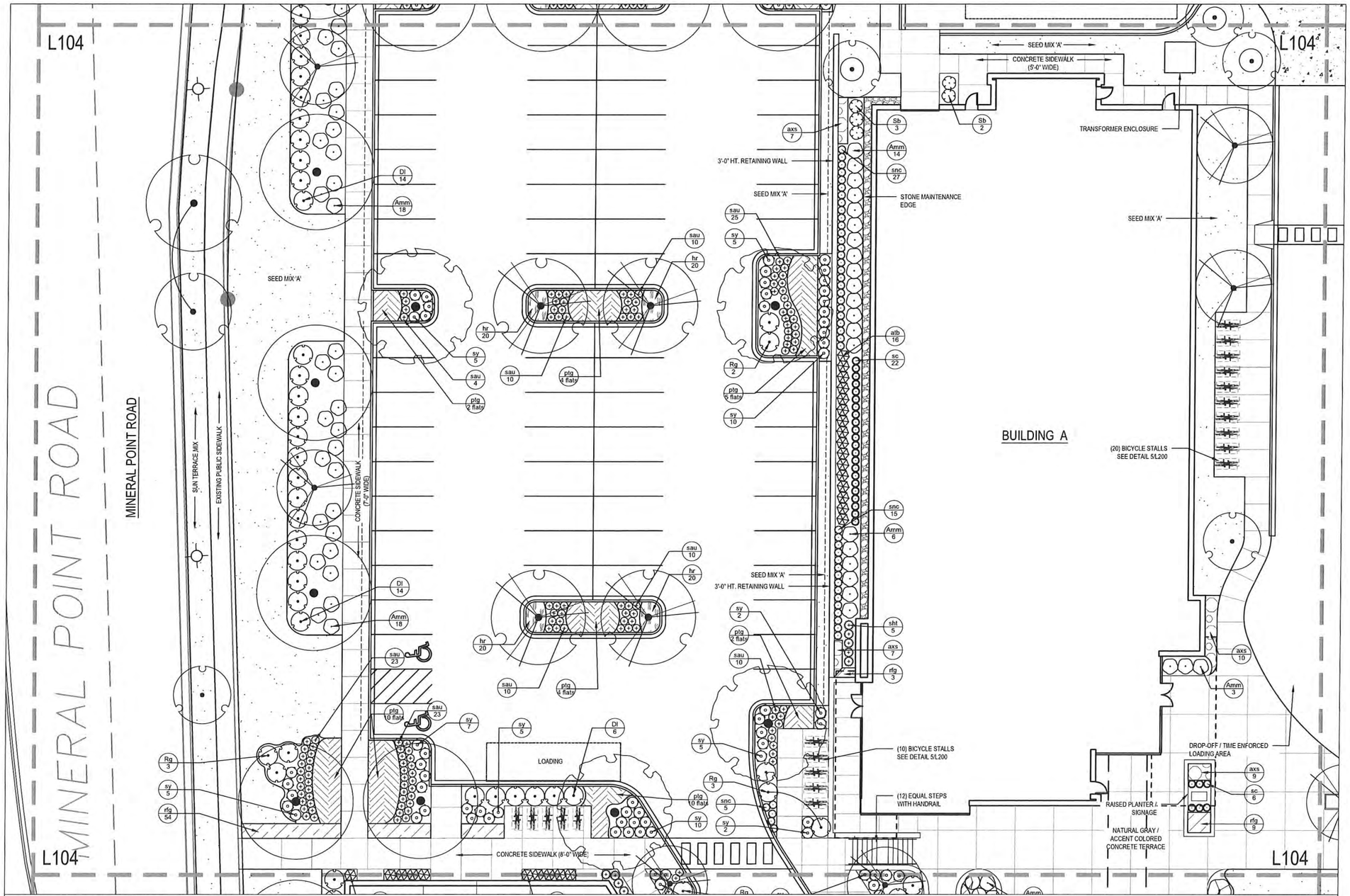
302 S. Gammon Road
Madison, WI 53717

2017.15.00

Date	Issuance/Revisions	Symbol
08/16/2017	Madison Land Use Application	

Landscape Plan Enlargement

L103



1 LANDSCAPE PLAN ENLARGEMENT

SCALE: 1"=10' on 30"x42" SHEET

PLANT LIST

Key	Botanical Name	Common Name
	Deciduous Shrubs	
Amn	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Black Chokeberry
Dl	*Diervilla lonicera*	Dwarf Bush-Honeysuckle
Rg	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac
Sb	*Spirea betulifolia 'Tor'*	Tor Birchleaf Spirea
Sp	*Syringa meyeri 'Palibin'*	Dwarf Korean Lilac
Vci	*Viburnum carlesii*	Koreanspice Viburnum
	Evergreen Shrubs	
Jsa	*Juniperus sabina 'Mona'*	Calgary Carpet Juniper
Pm	*Pinus mugo 'Big Tuna'*	Big Tuna Mugo Pine
Tm	*Taxus x media 'Tauntonii'*	Taunton Yew

PLANT LIST

Key	Botanical Name	Common Name
	Perennials & Groundcovers	
axs	*Allium x 'Summer Beauty'*	Summer Beauty Allium
atb	*Amsonia tabernaemontana 'Blue Ice'*	Blue Ice Blue Star
aer	*Aster ericoides*	Heath Aster
hr	*Hemerocallis 'Happy Returns'*	Going Bananas Daylily
ptg	*Pachysandra terminalis 'Green Carpet'*	Japanese Spurge
pep	*Phlox subulata 'Emerald Pink'*	Emerald Pink Creeping Phlox
rfg	*Rudbeckia fulgida 'Goldsturm'*	Black-eyed Susan
snc	*Salvia nemorosa 'Caradonna'*	Caradonna Meadow Sage
sy	*Symphyotrichum oblongifolium*	Fall Aster
	Grasses	
g-ps	*Panicum virgatum 'Shenandoah'*	Shenandoah Red Switch Grass
sc	*Schizachyrium scoparium 'Blue Heaven'*	Blue Heaven Little Bluestem
sau	*Sesleria autumnalis*	Autumn Moor Grass
sht	*Sporobolus heterolepis 'Tara'*	Dwarf Prairie Dropseed

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SUITE ONE
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Notes:

PRELIMINARY
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West Place

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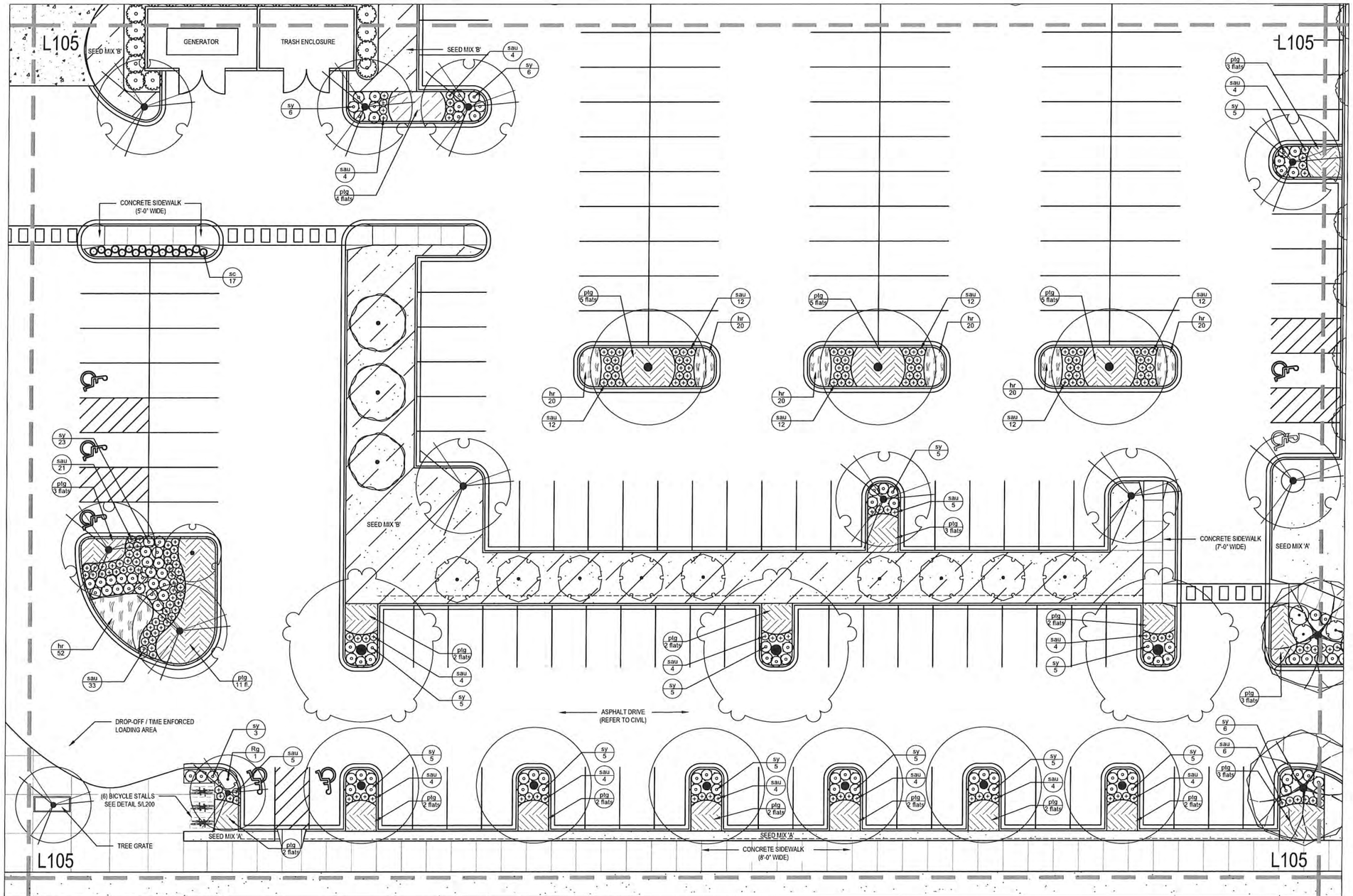
Madison, WI 53717

2017.15.00

Date	Issuance Revisions	Symbol
6/16/2017	Madison Land Use Application	

Landscape Plan Enlargement

L104



1 LANDSCAPE PLAN ENLARGEMENT

SCALE: 1"=10' on 30"x42" SHEET

1" = 10'-0"

PLANT LIST

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	Evergreen Shrubs	
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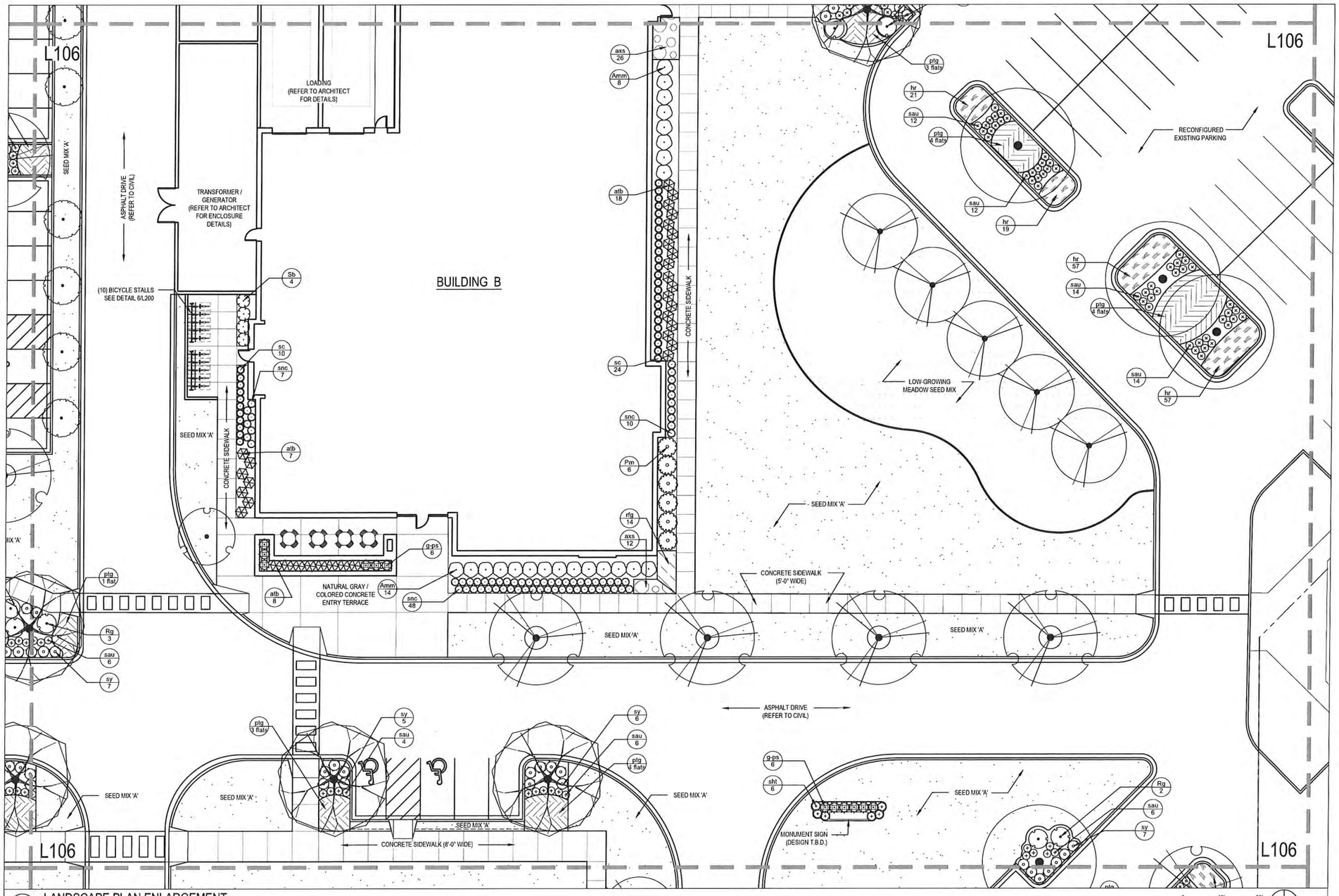
08/16/2017	Madison Land Use Applications	

Landscape Plan Enlargement

L105



1 LANDSCAPE PLAN ENLARGEMENT

SCALE: 1"=30' on 10"x42" SHEET

0 10' 20'
1" = 10'-0"

N

PLANT LIST

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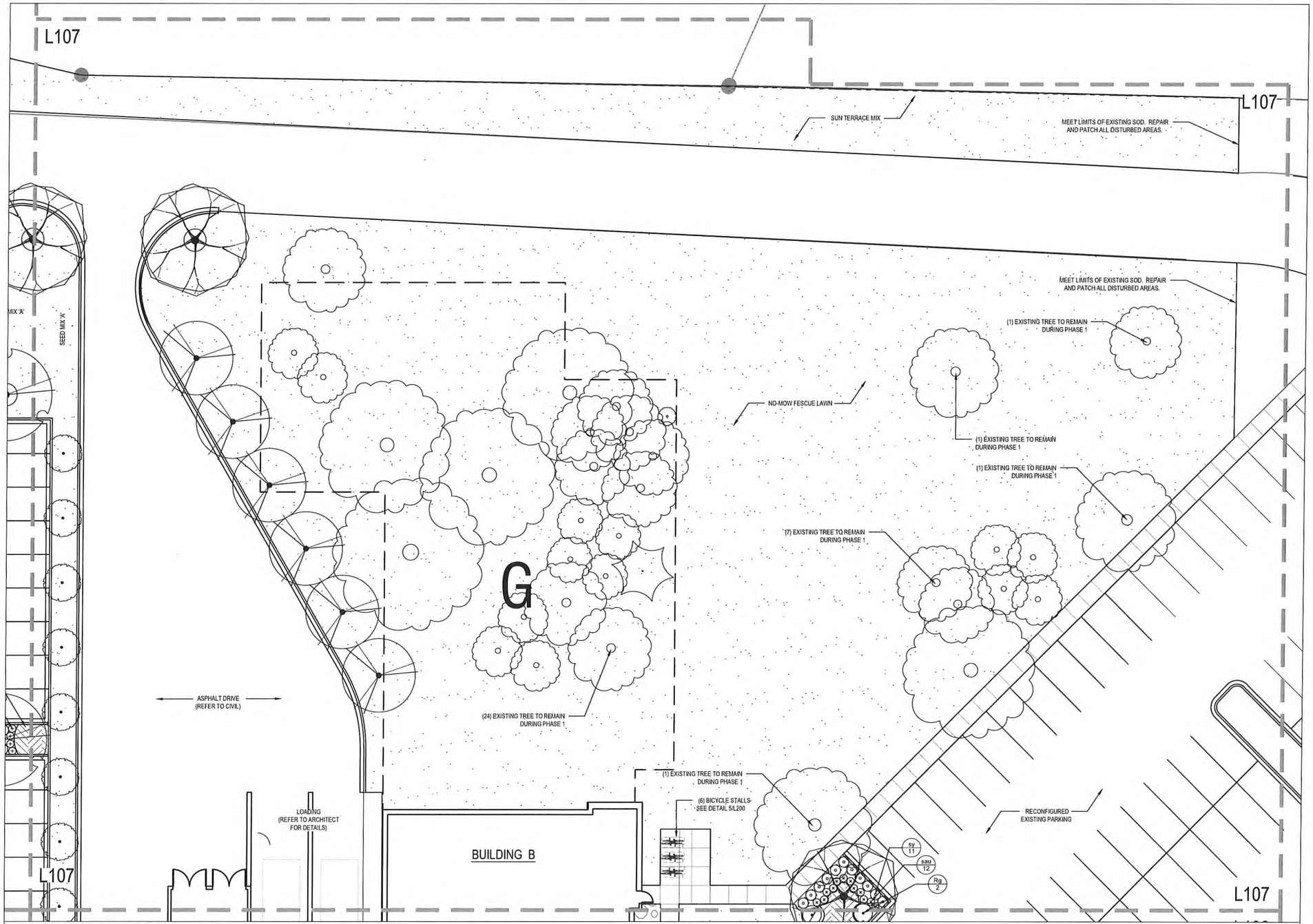
6/16/2017	Madison Land Use Application	

Landscape Plan Enlargement

L106



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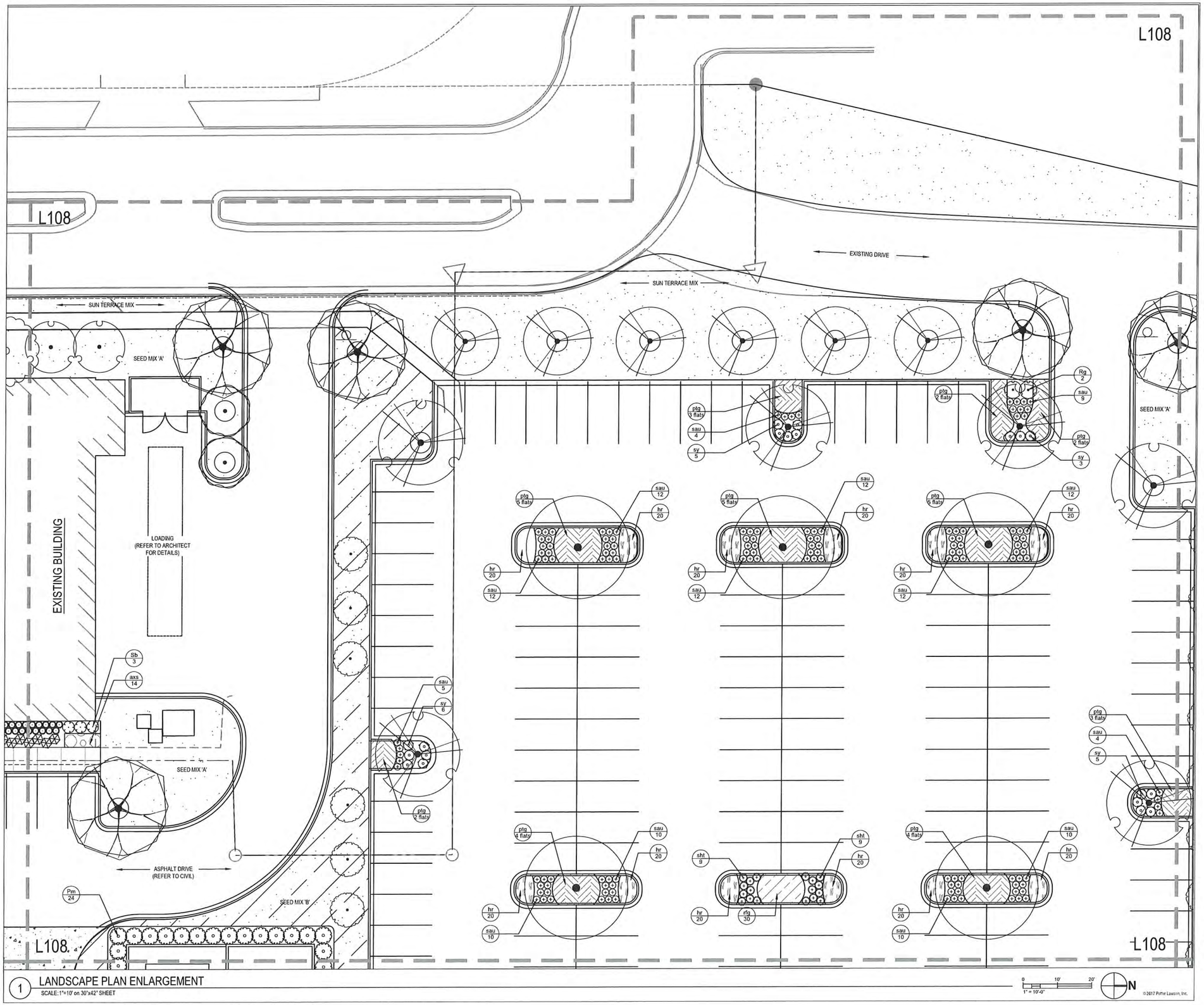
Landscape Plan Enlargement

L107



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Landscape Plan Enlargement

L108

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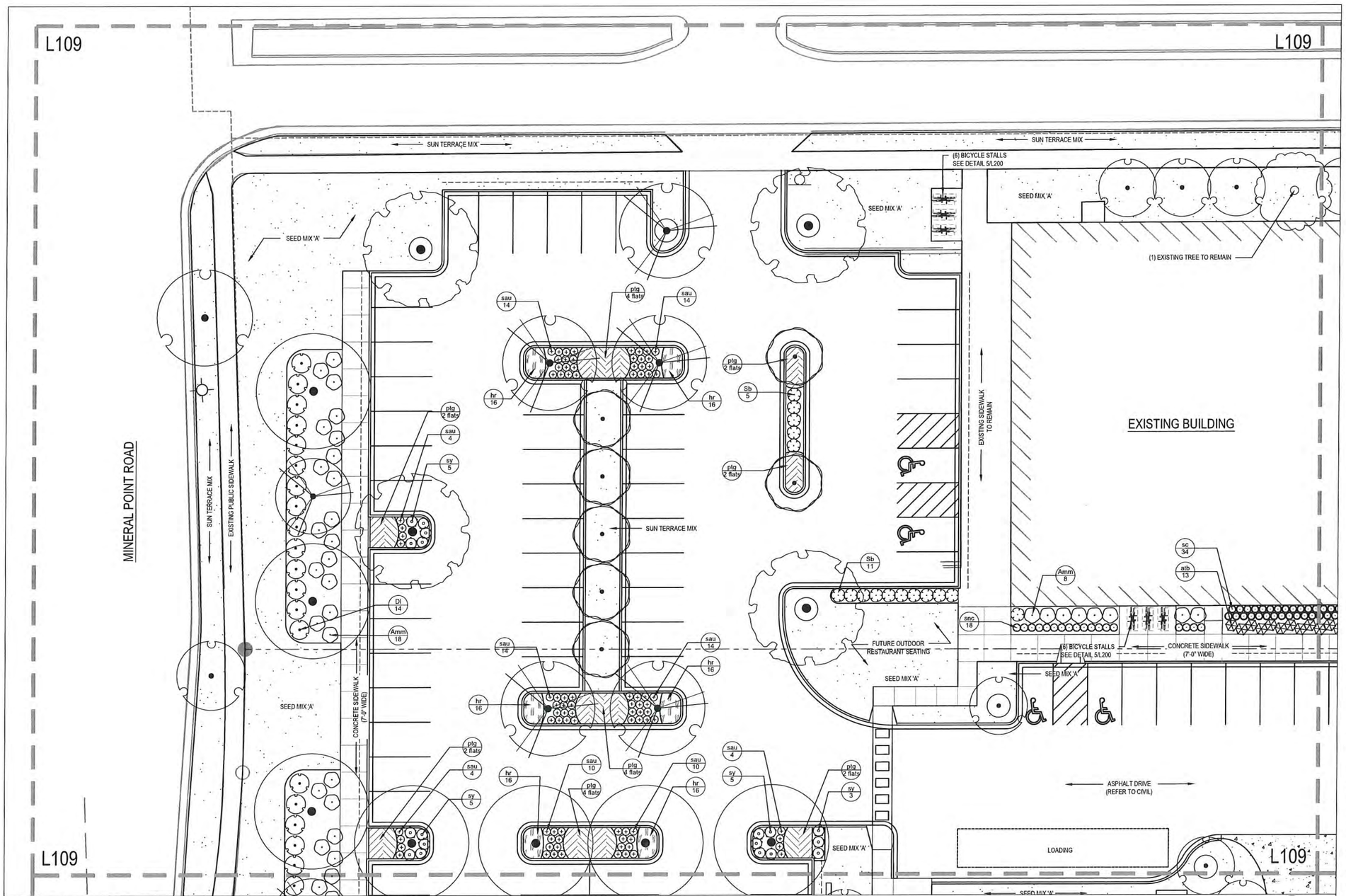

1 LANDSCAPE PLAN ENLARGEMENT

SCALE: 1"=10' on 30"x42" SHEET

PLANT LIST		
Key	Botanical Name	Common Name
	Deciduous Shrubs	
Amm	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Black Chokeberry
Dl	*Diervilla lonicera*	Dwarf Bush-Honeysuckle
Rg	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac
Sb	*Spirea betulifolia 'Tor'*	Tor Birchleaf Spirea
Sp	*Syringa meyeri 'Palibin'*	Dwarf Korean Lilac
Vci	*Viburnum carlesii*	Koreanspice Viburnum
	Evergreen Shrubs	
Jsa	*Juniperus sabina 'Mona'*	Calgary Carpet Juniper
Pm	*Pinus mugo 'Big Tuna'*	Big Tuna Mugo Pine
Tm	*Taxus x media 'Tauntonii'*	Taunton Yew

PLANT LIST		
Key	Botanical Name	Common Name
	Perennials & Groundcovers	
axs	*Allium x 'Summer Beauty'*	Summer Beauty Allium
atb	*Amsonia tabernaemontana 'Blue Ice'*	Blue Ice Blue Star
aer	*Aster ericoides*	Heath Aster
hr	*Hemerocallis 'Happy Returns'*	Going Bananas Daylily
ptg	*Pachysandra terminalis 'Green Carpet'*	Japanese Spurge
pep	*Phlox subulata 'Emerald Pink'*	Emerald Pink Creeping Phlox
rfg	*Rudbeckia fulgida 'Goldsturm'*	Black-eyed Susan
snc	*Salvia nemorosa 'Caradonna'*	Caradonna Meadow Sage
sy	*Symphyotrichum oblongifolium*	Fall Aster
	Grasses	
g-ps	*Panicum virgatum 'Shenandoah'*	Shenandoah Red Switch Grass
sc	*Schizachyrium scoparium 'Blue Heaven'*	Blue Heaven Little Bluestem
sau	*Sesleria autumnalis*	Autumn Moor Grass
sht	*Sporobolus heterolepis 'Tara'*	Dwarf Prairie Dropseed

NOTES:

1. The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at anytime per the recommendation/plan of Traffic Engineering and City Engineering Departments.
2. No visual obstructions between the heights of 30 inches and 10 feet allowed in the vision triangles.
3. Contractor shall contact City Forestry at least 48 hours prior to any work on street trees.
4. Approval and permitting of street tree removals and street tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
5. All disturbed areas within the public terrace shall be seeded with City of Madison standard 'Blue Grass Lawn -Seed Mix 'A".
6. All at-grade planting areas shall receive 18" planting soil minimum.
7. All plant beds shall be treated with pre-emergent herbicide after planting and prior to mulching. Apply per manufacturer's specifications.
8. All plant beds shall have 3" shredded hardwood bark mulch unless otherwise noted.
9. All plant material shall be warranted for 12 months following substantial completion.

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Potter Lawson
Success by Design

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

West Place

302 S. Gammon Road
Madison, WI 53717

2017.15.00

Date	Issuance/Revisions	Symbol
08/16/2017	Madison Land Use Application	

Landscape Plan Enlargement

L109

PLANT LIST

Key	Botanical Name	Common Name	Quantity	Size (Minimum)	Root	Comments	Nursery / Availability (Or other Suppliers)	Mature Size
	Deciduous Trees							
AFM	*Acer x freemanii 'Marmo'*	Marmo Maple	11	2.5" Cal.	B&B	Heavy, Symmetical	Mariani Plants	55' HT. x 45' SPR.
AFS	*Acer x freemanii 'Sienna'*	Sienna Glenn Maple	22	2.5" Cal.	B&B	Heavy, Symmetical	Johnson's Nursery, Inc.	50' HT. x 40' SPR.
CJ	*Carpinus caroliniana 'J.N. Upright'*	Firespire Musclewood	19	6' HT.	B&B	Symmetrical, Shrub form	Johnson's Nursery, Inc.	20' HT. x 10' SPR.
CO	*Celtis occidentalis*	Common Hackberry	3	2.5" Cal.	B&B	Symmetrical	Mariani Plants	60' HT. x 60' SPR.
COM	*Cornus mas*	Cornelliancherry Dogwood	12	6' HT.	B&B	Shrub form	Johnson's Nursery, Inc.	25' HT. x 20' SPR.
GP	*Ginkgo biloba 'Princeton Sentry'*	Princeton Sentry Ginkgo	34	2"Cal	B&B	Symmetrical	Johnson's Nursery, Inc.	40' HT. x 15' SPR
GTD	*Gleditsia triacanthos 'Draves'*	Street Keeper Honeylocust	10	2.5" Cal.	B&B	Symmetrical	Johnson's Nursery, Inc.	45' HT. x 20' SPR.
GTS	*Gleditsia triacanthos f. inermis 'Skyline'*	Skyline Thornless Honey Locust	36	2.5" Cal.	B&B	Symmetrical	Mariani Plants	70' HT. x 35' SPR.
OV	*Ostrya virginiana*	American Hophornbeam	9	2.5" Cal.	B&B	Symmetrical	Mariani Plants	35' HT. x 25' SPR.
UP	*Ulmus americana 'Princeton'*	Princeton Elm	10	2.5" Cal.	B&B	Symmetrical	Mariani Plants	65' HT. x 50' SPR.
UN	*Ulmus 'New Horizon'*	New Horizon Elm	31	2" Cal.	B&B	Symmetrical	Johnson's Nursery, Inc.	50' HT. x 40' SPR
	Ornamental Trees							
AG	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	12	#20	Cont.	Shrub form	Johnson's Nursery, Inc.	25' HT. x 15' SPR.
	Deciduous Shrubs							
Amm	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Black Chokeberry	181	5 Gal., 18" HT.	Cont.	Space 48" O.C.	Mariani Plants	48" HT. x 60" SPR.
DI	*Diervilla lonicera*	Dwarf Bush-Honeysuckle	58	5 Gal., 18" HT.	Cont.	Space 48" O.C.	Mariani Plants	36" HT. x 48" SPR.
Rg	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	95	3 Gal., 15" HT.	Cont.	Space as shown on plan	Mariani Plants	36" HT. x 84" SPR.
Sb	*Spirea betulifolia 'Tor'*	Tor Birchleaf Spirea	28	5 Gal., 18" HT.	Cont.	Space 36" O.C.	Mariani Plants	36" HT. x 36" SPR.
Sp	*Syringa meyeri 'Palibin'*	Dwarf Korean Lilac	16	5 Gal., 18" HT.	Cont.	Space 72" O.C.	Mariani Plants	5' HT. x 7' SPR.
Vci	*Viburnum carlesii*	Koreanspice Viburnum	17	5 Gal., 18" HT.	Cont.	Space 72" O.C.	Mariani Plants	8' HT. x 8' SPR.
	Evergreen Shrubs							
Jsa	*Juniperus sabina 'Mona'*	Calgary Carpet Juniper	10	5 Gal.	Cont.	Space 48" O.C.	Johnson's Nursery, Inc.	10" HT. x 60" SPR.
Pm	*Pinus mugo 'Big Tuna'*	Big Tuna Mugo Pine	30	5 Gal., 15" HT.	Cont.	Space 60" O.C.	Johnson's Nursery, Inc.	6' HT. x 6' SPR.
Tm	*Taxus x media 'Tauntonii'*	Taunton Yew	7	5 Gal., 15" HT.	Cont.	Space 60" O.C.	Johnson's Nursery, Inc.	5' HT. x 8' SPR.
	Perennials & Groundcovers							
axs	*Allium x 'Summer Beauty'*	Summer Beauty Allium	85	#1 or 1 Gal.	Cont.	Space 12" O.C.	W. & E. Radtke, Inc.	12" HT. x 12" SPR.
atb	*Amsonia tabernaemontana 'Blue Ice'*	Blue Ice Blue Star	72	#1 or 1 Gal.	Cont.	Space 30" O.C.	Mariani Plants	18" HT. x 24" SPR.
aer	*Aster ericoides*	Health Aster	16	#1 or 1 Gal.	Cont.	Space 18" O.C.	W. & E. Radtke, Inc.	24" HT. x 18" SPR.
hr	*Hemerocallis 'Happy Returns'*	Going Bananas Daylily	806	#1 or 1 Gal.	Cont.	Space 18" O.C.	Mariani Plants	22" HT. x 24" SPR.
ptg	*Pachysandra terminalis 'Green Carpet'*	Japanese Spurge	241	flats	Cont.	Space 12" O.C.	Johnson's Nursery, Inc.	12" HT. x 18" SPR.
pep	*Phlox subulata 'Emerald Pink'*	Emerald Pink Creeping Phlox	66	#1 or 1 Gal.	Cont.	Space 12" O.C.	Mariani Plants	6" HT. x 12" SPR.
rfg	*Rudbeckia fulgida 'Goldsturm'*	Black-eyed Susan	191	#1 or 1 Gal.	Cont.	Space 18" O.C.	W. & E. Radtke, Inc.	18" HT. x 18" SPR.
snc	*Salvia nemorosa 'Caradonna'*	Caradonna Meadow Sage	237	#1 or 1 Gal.	Cont.	Space 24" O.C.	Mariani Plants	30" HT. x 18" SPR.
sy	*Symphyotrichum oblongifolium*	Fall Aster	268	#1 or 1 Gal.	Cont.	Space 30" O.C.	W. & E. Radtke, Inc.	24" HT. x 36" SPR.
	Grasses							
g-ps	*Panicum virgatum 'Shenandoah'*	Shenandoah Red Switch Grass	88	#1 or 1 Gal.	Cont.	Space 30" O.C.	Mariani Plants	48" HT. x 18" SPR.
sc	*Schizachyrium scoparium 'Blue Heaven'*	Blue Heaven Little Bluestem	113	#1 or 1 Gal.	Cont.	Space 24" O.C.	W. & E. Radtke, Inc.	36" HT. x 30" SPR.
sau	*Sesleria autumnalis*	Autumn Moor Grass	726	Quart	Cont.	Space 18" O.C.	W. & E. Radtke, Inc.	18" HT. x 20" SPR.
sht	*Sporobolus heterolepis 'Tara'*	Dwarf Prairie Dropseed	88	#1 or 1 Gal.	Cont.	Space 24" O.C.	Mariani Plants	36" HT. x 36" SPR.
	Erosion Control Seed Mix							
	Seed Mix #50065. Supplier: Prairie Nursery, P.O. Box 306, Westfield, WI 53964, 800.476.9453, Or approved equal							
	Low-Growing Meadow Seed Mix							
	Seed Mix #50010, Supplier: Prairie Nursery, P.O. Box 306, Westfield, WI 53964, 800.476.9453, Or approved equal							
	Fescue Seed Mix							

Sun Terrace Mix - For street terraces in accordance with City of Madison Standard Specifications, Article 207 for material quality and mix composition.
Seed mixture shall be composed of seeds of the purity, germination and proportions, by weight, as given below.

Composition	% by weight
Dawson Red Fescue	30%
Puccinella Distans	30%
Geronimo Kentucky Bluegrass	30%
SR 4000 Perennial Rye Grass	10%

Seed Mix 'A' - Boulevard Mix by Heritage Seed Company; 2532 Advance Road, Madison, WI 53718; 1.855.248.3237, 608.661.0794, or approved equal. This product is also available through local retailers.
Seed mixture shall be compose of seeds of the purity, germination and proportions, by weight, as given below.

Composition	% by weight
Argyle Kentucky Bluegrass	13%
Ronde Kentucky Bluegrass	12%
Boreal Creeping Red Fescue	13%
Sea Fire Slender Creeping Red Fescue	12%
Alkali Grass	25%
Nexus Perennial Ryegrass	13%
Primary Perennial Ryegrass	12%

No-Mow Fescue Lawn - Seed Mix 'B': Mix a 50/50 blend of the following two seed mixes: Bruiser Tall Fescue Blend & Meadow Fine Fescue Blend - both by Heritage Seed Company; 2532 Advance Road, Madison, WI 53718; 1.855.248.3237, 608.661.0794, or approved equal. These products are also available through local retailers.

Bruiser Tall Fescue Blend

Composition	% by weight
Talladega Tall Fescue	30%
Darlington Tall Fescue	30%
Tahoe Tall Fescue	30%
Corsair Kentucky Bluegrass	10%

Meadow Fine Fescue Blend

Composition	% by weight
Quatro Sheeps Fescue	10%
Sea Fire Slender Creeping Red Fescue	10%
Kent / Lustrous Creeping Red Fescue	20%
Jamestown IV Chewings Fescue	20%
Shadow II Chewings Fescue	15%
Sword / Henry Hard Fescue	15%
Aurora / Rhino Hard Fescue	10%

City of Madison, WI Landscape Worksheet
302 South Gammon Road
16-Aug-17

Developed Lots	SF		Landscape Points Subtotal
Total Developed Area (Lot - Building Area)	567,348		
		Landscape Points Required	7125

Development Frontage Deduction (S. Gammon Rd.)	LF	Overstory Trees Required	Shrubs Required
Total LF of Street Frontage Between Building & Street	903	30	150

Element	Point Value	Quantity Required	Quantity Proposed	Points Earned
Overstory Deciduous Tree	35	30	15	525
Shrub, deciduous	3	150	107	321
Shrub, evergreen	4		7	28
Ornamental grasses / Perennials	2		126	252
		Development Frontage Points Earned		1126
		Development Frontage Points Required		1500
		Development Frontage Points Deduction		-374

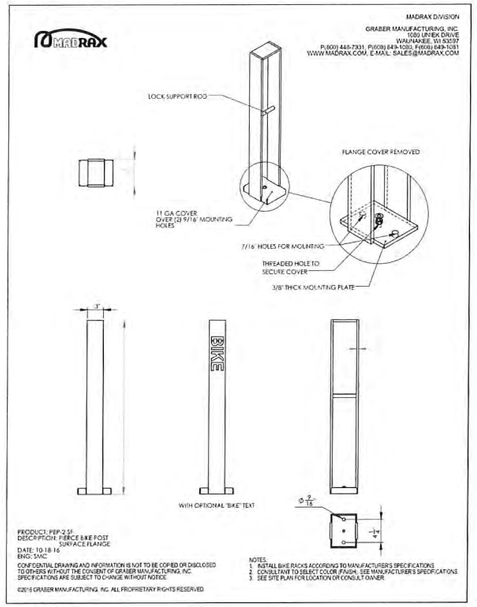
Development Frontage Deduction (Mineral Point Rd.)	LF	Overstory Trees Required	Shrubs Required
Total LF of Street Frontage Between Building & Street	556	18	90

Element	Point Value	Quantity Required	Quantity Proposed	Points Deducted
Overstory Deciduous Tree	35	18	13	455
Shrub, deciduous	3	90	124	372
Ornamental grasses / Perennials	2		5	10
		Development Frontage Points Earned		937
		Development Frontage Points Required		900
		Development Frontage Points Deduction		-63

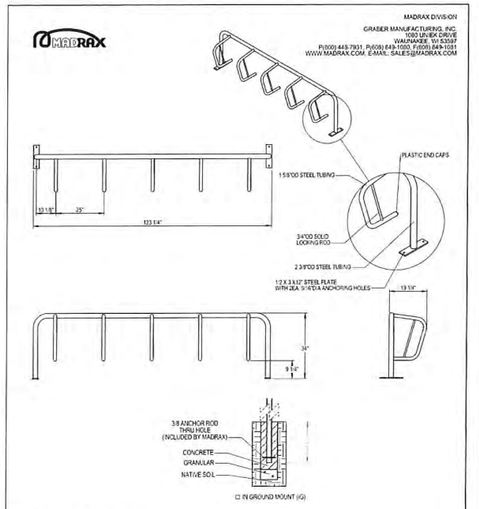
Interior Parking Lots	SF		
Total Parking Lot Area	207,975		
Min. Parking Lot Islands (8%)	16,638	Parking Lot Islands Proposed	17,366

Element	Point Value	Quantity Required	Quantity Proposed	Points Achieved
Overstory Deciduous Tree	35	104	76	2660
Ornamental Tree	17.5		7	122.5
		Development Frontage Points Earned		2782.5
		Development Frontage Points Required		3640
		Development Frontage Points Surplus		-857.5

General Site, Foundation, Screening				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	32		1,120
Ornamental Tree	15	5		75
Upright Evergreen Shrub	10	30		300
Shrub, deciduous	3	164		492
Shrub, evergreen	4	10		40
Ornamental Grass/Perennial	2	1,699		3,798
		Foundation Plantings Total		5825
		TOTAL LANDSCAPE POINTS EARNED		10570



5 BICYCLE RACK (L200) N.T.S.



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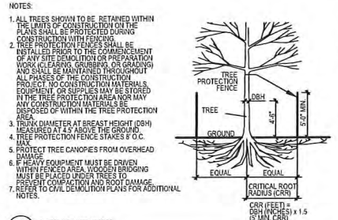
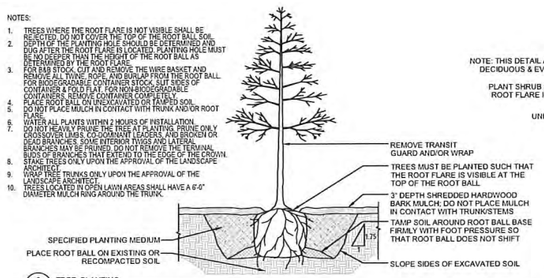
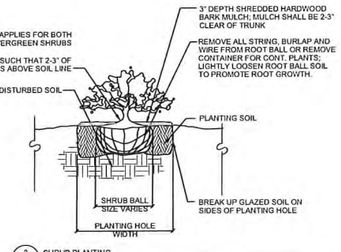


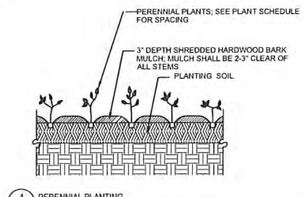
1 TREE PROTECTION (L200) N.T.S.



2 TREE PLANTING (L200) N.T.S.



3 SHRUB PLANTING (L200) N.T.S.



4 PERENNIAL PLANTING (L200) N.T.S.

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West Place

302 S. Gammon Road
Madison, WI 53717

2017.15.00

Date	Issuance Revisions	Symbol
6/16/2017	Madison Land Use Application	

Plant List / Landscape Worksheet / Planting Details

L200