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Code Information

GOVERNING REGULATIONS

WISCONSIN DEPARTMENT OF HEALTH SERVICES	2014 FGI GUIDELINE (HVAC ONLY)	DHS 124
NATIONAL FIRE PROTECTION ASSOCIATION - LIFE SAFETY CODE		NFPA-101 2012 EDITION
WISCONSIN COMMERCIAL BUILDING CODE WITH AMENDMENTS		
→ INTERNATIONAL BUILDING CODE		IBC - 2015 EDITION
→ INTERNATIONAL ENERGY CONSERVATION CODE		IECC - 2009 EDITION
→ INTERNATIONAL MECHANICAL CODE		IMC - 2015 EDITION
→ INTERNATIONAL FIRE CODE		IFC - 2015 EDITION
→ INTERNATIONAL PLUMBING CODE		IPC - 2015 EDITION
→ ELECTRICAL CODE		NEC - 2014 EDITION
→ INTERNATIONAL FUEL GAS CODE		IFGC - 2015 EDITION

PROJECT DESCRIPTION

THE PROPOSED NEW BEHAVIORAL HEALTH HOSPITAL SHALL BE A FREE-STANDING FACILITY COMPRISED OF 11 (11) LICENSED PSYCHIATRIC BEDS. THE HOSPITAL SHALL BE APPROXIMATELY 80,300 GSF CONSISTING OF (4) DISTINCT PATIENT UNITS EACH WITH (28) LICENSED BEDS AS WELL AS THE FOLLOWING DEPARTMENTS AND SUPPORT SERVICES: ADMISSIONS, ADMINISTRATION, DINING/KITCHEN, OUTPATIENT SERVICES, ACTIVITY THERAPY, AND ADDITIONAL SUPPORT SPACES.

THE NEW HOSPITAL SHALL BE COMPRISED OF (3) BUILDINGS. THE ORIGINAL TWO-STORY ~80,000SF BUILDING WITH SELECTIVE DEMOLITION AND RENOVATION; THE NEW ONE-STORY ~27,000SF ADMINISTRATION/PATIENT SUPPORT BUILDING; AND THE NEW ONE-STORY ~3,300SF PATIENT GYMNASIUM.

ALSO INCLUDED IN PROJECT SCOPE ARE ALL ASSOCIATED WALKWAYS, PARKING, DRIVES, LANDSCAPING, AND GRADING.

ACADIA

HEALTHCARE

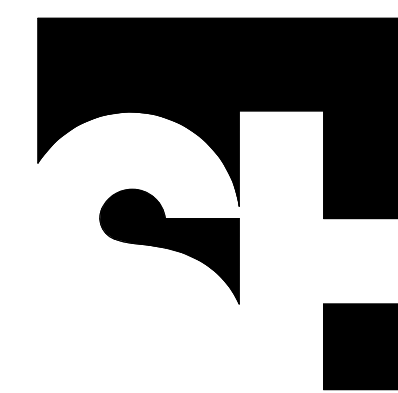
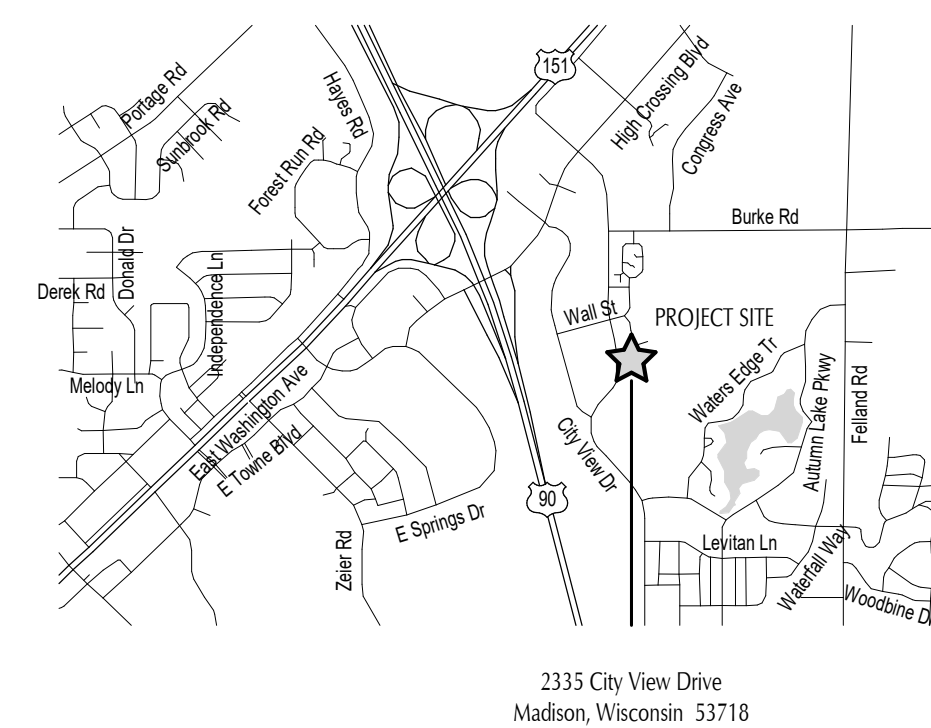
NEW BEHAVIORAL HEALTH HOSPITAL
ACADIA HEALTHCARE
MADISON, WISCONSIN

2335 CITY VIEW DRIVE
MADISON, WISCONSIN 53718

25% SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

16 DECEMBER 2022
AHC2119

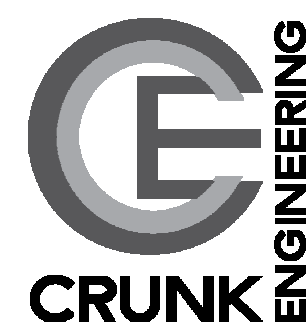
Location Map



STENGENL HILL ARCHITECTURE

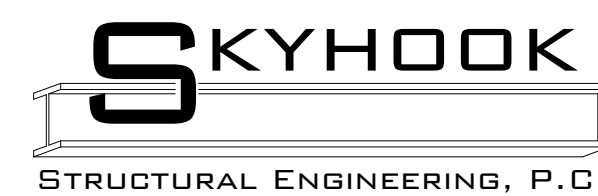
613 WEST MAIN STREET LOUISVILLE, KENTUCKY 40202 502.893.1875 502.893.1876 fax

Civil Engineering



Crunk Engineering
1894 General George Patton Dr. #600 / Franklin, TN / 37067
615.873.1795

Structural Engineering



Skyhook Structural Engineering, PC
229 Ward Circle, Suite B23 / Brentwood, TN / 37027
615.777.0097

Interior Design



Stengel Hill Architecture
613 West Main Street / Louisville, KY / 40202
502.893.1875

Mechanical/Electrical Engineering



CMTA, Inc.
10411 Meeting Street / Prospect, KY / 40059
502.326.3085

NEW BEHAVIORAL HOSPITAL

ACADIA HEALTHCARE MADISON, WISCONSIN REVIEW DOCUMENTS

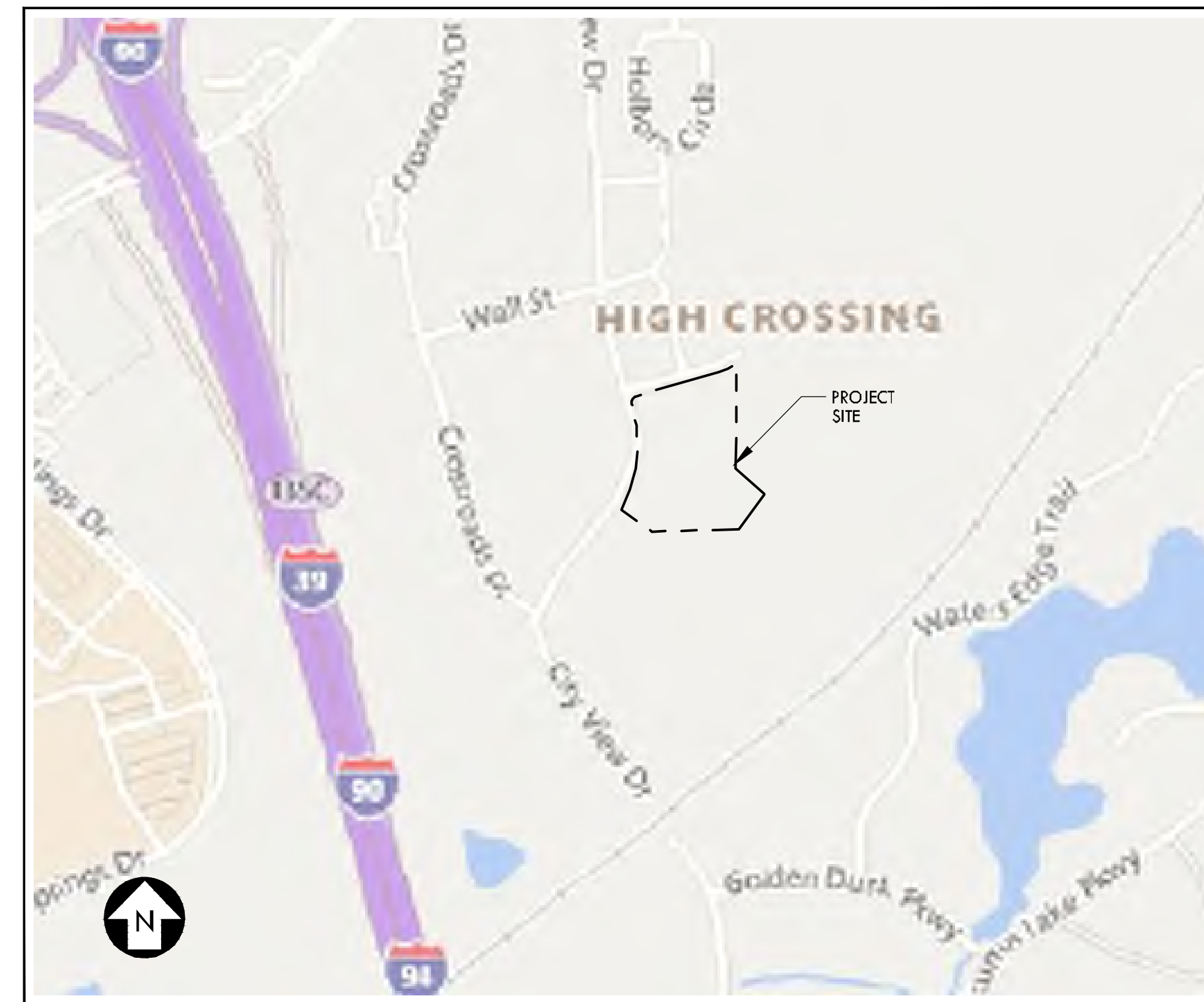
GENERAL INFORMATION

DEVELOPER

ACADIA HEALTHCARE COMPANY
6100 TOWER CIRCLE, SUITE 1000
FRANKLIN, TN 37067
Contact: TAMMY RUSSELL
Phone: (615) 861-7419

CIVIL ENGINEER

Crunk Engineering LLC
7112 Crossroads Boulevard, Suite 201
Brentwood, TN 37027
Contact: Adam Crunk, PE
Phone: 615.873.1795
Email: adam@crunkeng.com



LOCATION MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	NOTES
C3.0	INITIAL EROSION & SEDIMENT CONTROL PLAN
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Civil Engineering



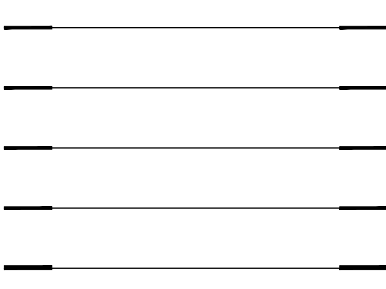
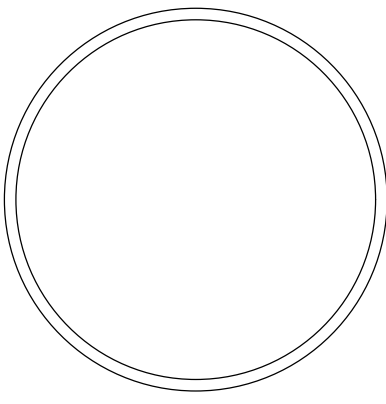
Structural Engineering



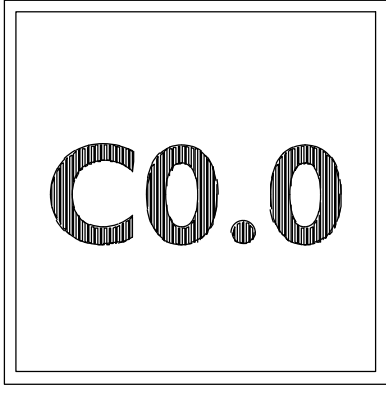
Mechanical/Electrical Engineering



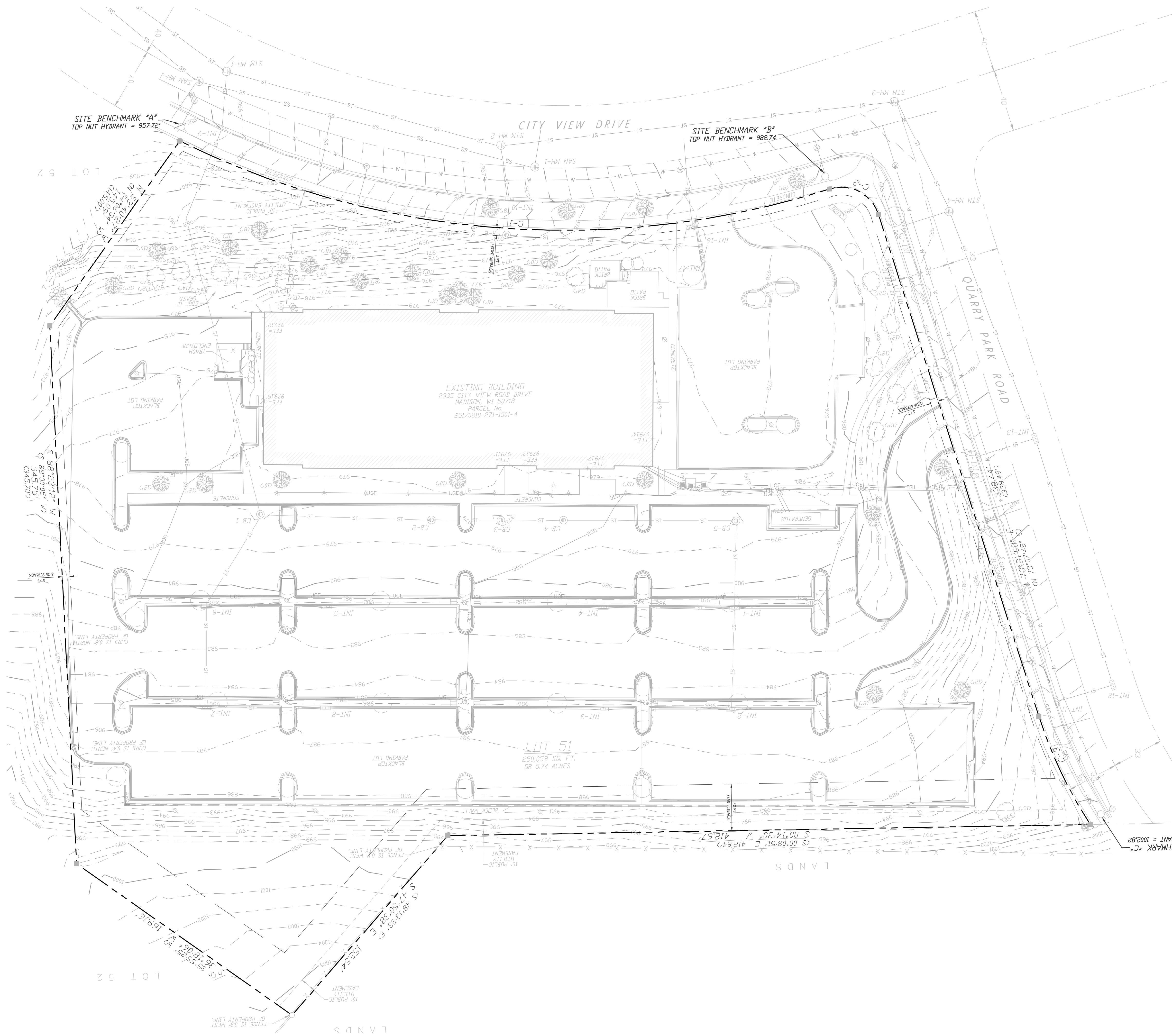
Interior Design



16 DECEMBER 2022
ACH2119



SCHEMATIC DESIGN - NOT FOR CONSTRUCTION



SITE DATA TABLE

SITE ACREAGE: 5.74 AC
 ZONING: SUBURBAN EMPLOYMENT DISTRICT
 EXISTING USE: OFFICE SPACE
 PROPOSED USE: BEHAVIORAL HEALTH HOSPITAL

BUILDING SETBACKS:
 FRONT = 5 FT
 SIDE = 5 FT
 REAR = 30 FT

MAXIMUM BUILDING HEIGHT: 5 STORIES/ 68 FT

EXISTING BUILDING: 2 STORIES
PROPOSED BUILDING: 1 STORIES

EXISTING BUILDING SQ-FT: 50,400 SQ-FT / 1.16 AC
PROPOSED BUILDING SQ-FT: 33,373 SQ-FT / 0.77 AC
TOTAL BUILDING SQ-FT: 83,733 SQ-FT / 1.92 AC

TOTAL BUILDING FOOTPRINT: 1.34 ACRES
TOTAL BUILDING LOT COVERAGE: 1.34/5.74 = 23%

TOTAL IMPERVIOUS AREA: 3.45 ACRES
TOTAL LOT COVERAGE: 3.45/5.74 = 60%

TOTAL BED COUNT: 128 BEDS

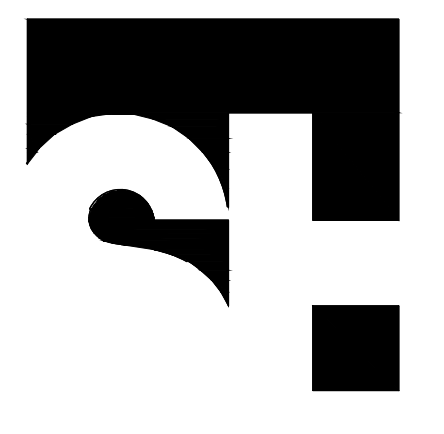
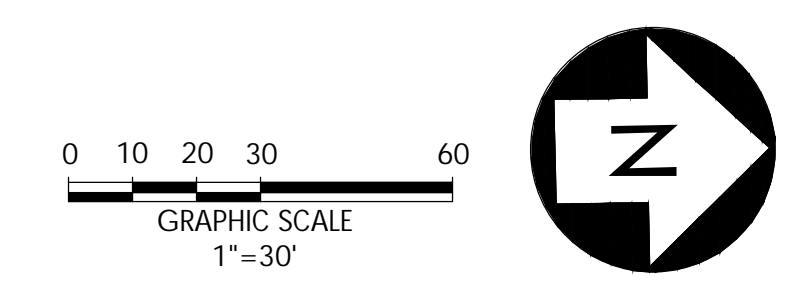
SITE PARKING TABLE

CODE REQUIRED PARKING - PROPOSED BUILDING:	BEDS	PARKING RATIO (SPACE/BED)	REQUIRED SPACES
HOSPITAL	128	1/4	32

EXISTING PARKING:
 11 ADA IDENTIFIED SPACES
 315 NON-ADA IDENTIFIED SPACES
 326 TOTAL SPACES

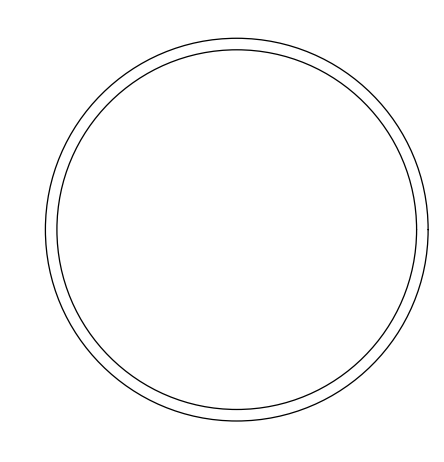
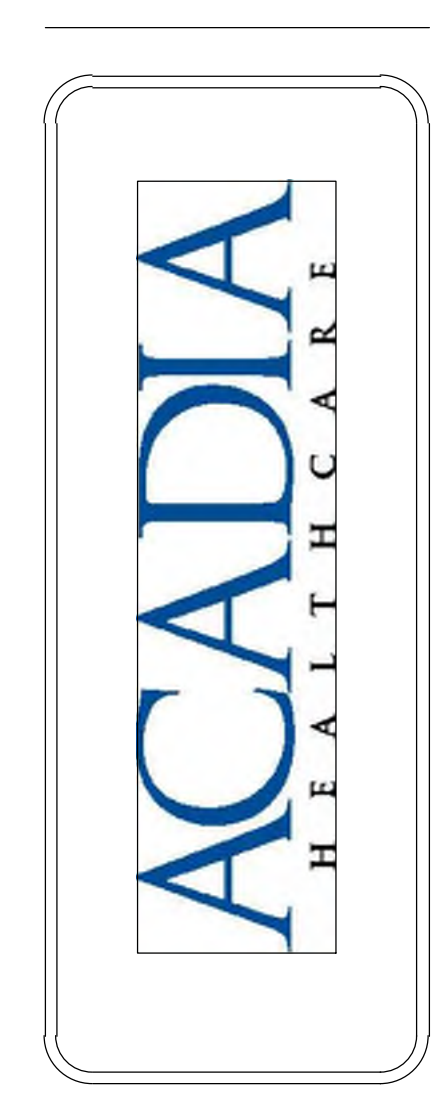
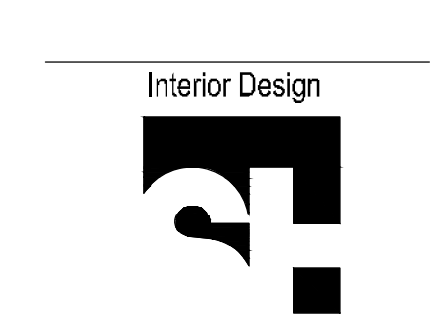
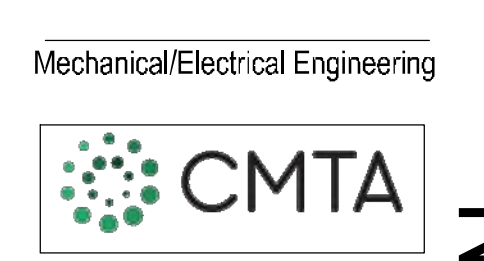
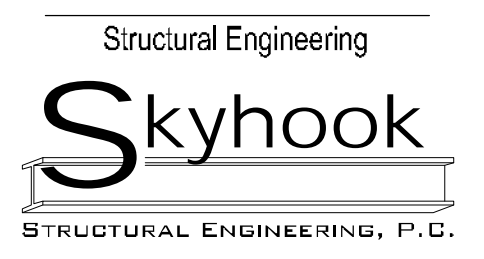
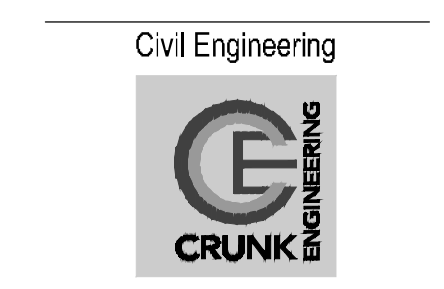
PROPOSED PARKING:
 6 ADA IDENTIFIED SPACES
 142 NON-ADA IDENTIFIED SPACES
 148 TOTAL SPACES

PARKING ADJUSTMENTS:
 219 REMOVED SPACES
 107 REMAINING
 41 ADDED SPACES



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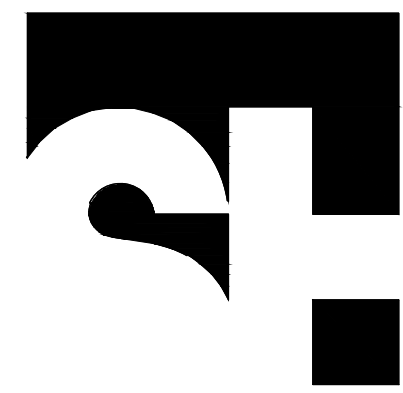


EXISTING CONDITIONS
 NEW BEHAVIORAL HEALTH HOSPITAL
 ACADIA HEALTHCARE
 MADISON, WISCONSIN

16 DECEMBER 2022
ACH2119

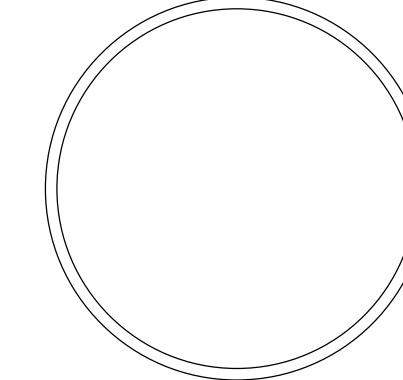
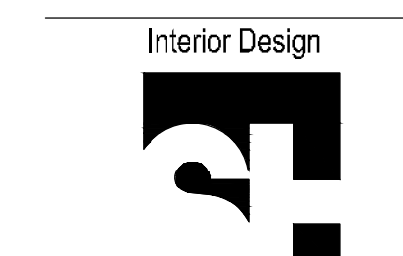
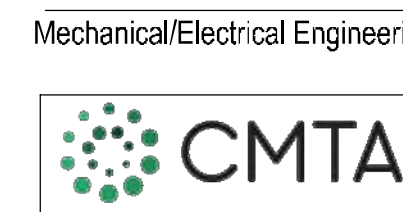
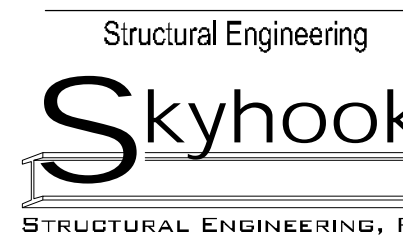
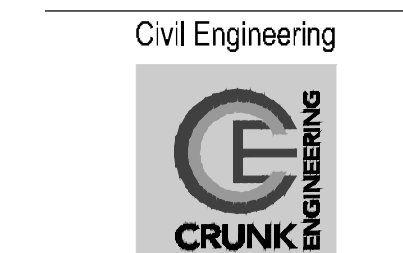
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NOTES NEW BEHAVIORAL HEALTH HOSPITAL ACADIA HEALTHCARE MADISON, WISCONSIN

16 DECEMBER 2022 ACH2119

C2.0

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

GENERAL NOTES:

- 1. BASE INFORMATION WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY WILLIAMSON SURVEYING & ASSOCIATES DATED DECEMBER 6, 2022. CRUNK ENGINEERING LLC SHALL NOT BE RESPONSIBLE FOR ERRORS AND OMISSIONS RESULTING FROM THIS INFORMATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE PROJECT AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
3. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC., DURING THE BID PROCESS. ANY QUANTITIES PROVIDED ON PLANS ARE PROVIDED AS A COURTESY. WHEN DISCREPANCIES OCCUR, THE PHYSICAL PLAN TAKES PRECEDENCE.
5. A COPY OF THE ELECTRONIC DRAWING FILE MAY BE REQUESTED FROM ENGINEER BY CONTRACTOR TO PROVIDE COORDINATES FOR LOCATION IN FIELD. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST ELECTRONIC FILES AFTER ANY REVISIONS TO PLANS, IF ANY OCCUR.
6. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, UTILITY INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL CALL NATIONAL ONE CALL (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION. THE CONTRACTOR SHALL REPAIR ANY DAMAGED UTILITIES ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS. ALL AS-BUILTS SHALL BE PREPARED IN ACCORDANCE WITH LOCAL AGENCY(S) REQUIREMENTS. IF A CERTIFIED AS-BUILT SURVEY IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STAMPER SURVEY AND SUBMITTING TO ENGINEER.
9. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION.
10. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.
11. DIMENSIONS AND COORDINATES PROVIDED ARE TO FACE OF CURBS AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
13. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY WORKS SUCH AS BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC. AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC.
14. PORTIONS OF THE WORK SHOWN ON THESE PLANS MAY REQUIRE TRENCH AND/OR MASS EXCAVATION. IN SOME CASES, THIS WILL REQUIRE THE REMOVAL OF ROCK. IN THE USE OF EXPLOSIVES FOR THE SUBSEQUENT EXCAVATION OF ROCK MATERIAL, ALL APPLICABLE LOCAL AND STATE REQUIREMENTS REGARDING THE USE AND STORAGE OF EXPLOSIVE MATERIAL SHALL BE FOLLOWED. THE PROPER PERMITS MUST BE SECURED AND PRE-BLAST SURVEYS WILL BE CONDUCTED IN AREAS WHERE ADJACENT PROPERTIES OR IMPROVEMENTS OFF OF THE PROJECT PROPERTY COULD BE IMPACTED. IN PORTIONS OF THE PROJECT WHERE TRENCH EXCAVATION IS REQUIRED, THE CONTRACTOR WILL BECOME FAMILIAR WITH ALL APPLICABLE TRENCH SAFETY REQUIREMENTS AND REGULATIONS AND TAKE THE NECESSARY MEASURES TO INSURE THE SAFETY OF HIS EMPLOYEES AND ANY OTHER INDIVIDUALS HAVING A NEED TO BE IN AND AROUND THE WORK.
15. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL AGENCY(S) SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

DEMOLITION NOTES:

- 1. THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
2. THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL. UPON REMOVAL NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER PAVED FOOTINGS OR PAVED AREAS.
3. IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED, SAW CUT TO PROVIDE A CLEAN EDGE. COORDINATE EXTENT OF PAVEMENT DEMOLITION WITH THE LIMIT OF IMPROVEMENTS ON THE SITE LAYOUT PLAN AND UTILITY PLAN.
4. THE CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND UTILITY PROVIDERS PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL AGENCY(S) AND UTILITY PROVIDER(S).
5. THE EXISTING SITE MAY CONTAIN AN UNDERGROUND IRRIGATION SYSTEM. THE CONTRACTOR MUST PROVIDE CAPS FOR LINES THAT MUST BE CUT, AND RE-ROUTE THE IRRIGATION SYSTEM TO ACCOMMODATE EXCAVATION FOR THE PROPOSED PROJECT. THE IRRIGATION SYSTEM SHALL BE REINSTALLED ON A DESIGN BUILD BASIS PRIOR TO THE END OF CONSTRUCTION.
6. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED AND ARE PLACED INTO OPERATION.
7. THE CONTRACTOR SHALL INCORPORATE INTO THEIR WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES AND DEMOLISH EXISTING UTILITY LINES.
8. WHERE WATER LINE AND SEWER LINE ABANDONMENT IS PLANNED, THE CONTRACTOR MAY ABANDON WATER LINES AND SEWER LINES IN PLACE WHERE THEY OCCUR AT LEAST 24 INCHES (TO TOP OF PIPE) BELOW FINAL SUBGRADE ELEVATIONS AND OUTSIDE THE BUILDING FOOT PRINT. ALL UTILITY LINES BEING ABANDONED IN PLACE SHALL HAVE ALL ENDS PERMANENTLY CLOSED USING A CONCRETE PLUG.
9. CAVITIES AND TRENCHES LEFT BY DEMOLITION WORK SHALL BE BACKFILLED AND COMPACTED BY ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
10. ALL MATERIALS BEING REMOVED AND NOT RELOCATED UNDER THE NEW CONSTRUCTION, INCLUDING TREES AND SHRUBS, SIGNS, LIGHT POLES, UTILITY STRUCTURES, ETC. SHALL BE FIRST OFFERED TO THE OWNER'S REPRESENTATIVE AND IF NOT ACCEPTED SHALL THEN BE PROPERLY DISPOSED OF BY THE CONTRACTOR.

SITE GRADING NOTES:

- 1. THE EXISTING AND PROPOSED TOPOGRAPHIC INFORMATION IS BASED OFF THE TOPOGRAPHIC SURVEY PERFORMED BY WILLIAMSON SURVEYING & ASSOCIATES DATED DECEMBER 6, 2022. ELEVATIONS ARE BASED ON NAVD 83. BENCHMARK LOCATION AND ELEVATIONS ARE AS REPRESENTED BY THE SURVEYOR AT THE TIME OF THE SURVEY. THE CONTRACTOR SHALL VERIFY ITS CORRECTNESS PRIOR TO CONSTRUCTION.
2. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY ____ ACRES.
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 55025C0268H OF THE FEMA. FLOOD INSURANCE RATE MAPS FOR DANE COUNTY, MADISON, WISCONSIN, DATED 9/17/2014.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
5. THE CONTRACTOR SHALL CHECK EXISTING GRADES AND DIMENSIONS PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED AND IS AVAILABLE FROM THE OWNER. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
6. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION THE OWNER'S REPRESENTATIVE AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY. PERMANENT MEDICATION MAY BE REQUIRED, THE LOCATION AND SPECIFICATION OF WHICH WILL BE DETERMINED BY THE CONDITIONS WHICH ARE ENCOUNTERED.
7. THE PROPOSED GRADING AND DRAINAGE PLAN CONTAIN CONTOUR LINES AND SPOT ELEVATIONS RESULTING FROM AN ENGINEERED DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
8. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON PLANS. FILL SLOPES OF 3:1 AND GREATER SHALL BE PLACED AND COMPACTED A MINIMUM OF 3 FEET BEYOND THE PROPOSED SLOPE LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
9. THE MAXIMUM SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL BE 2.0% IN ANY DIRECTION. THE MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0% UNLESS OTHERWISE INDICATED ON PLANS.
10. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT MAY BE REQUIRED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
11. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL AFFECTED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY A GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXPECTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
12. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. THE CONTRACTOR SHALL NOT DISTURB VEGETATION OR REMOVE ANY TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
14. THE CONTRACTOR SHALL STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE. UPON COMPLETION OF GENERAL GRADING THE TOPSOIL SHALL BE PLACED OVER ALL DISTURBED AREAS TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL PROVIDE ADDITIONAL TOPSOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE. THE CONTRACTOR SHALL PROVIDE MEASURES TO PREVENT SEDIMENT FROM STOCKPILED TOPSOIL OR FILL MATERIAL FROM CONTAMINATING SURROUNDING AREAS OR ENTERING NEARBY STREAMS.
15. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE PLACED IN LIFTS AND COMPACTED AS DIRECTED BY THE GEOTECHNICAL ENGINEER (TO 95% STANDARD PROCTOR).
16. THE CONTRACTOR IS RESPONSIBLE FOR PERMITTING ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL FOR SUCH ACTIVITY. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
17. ANY EXCESS EARTH MATERIAL AS A RESULT FROM GRADING ACTIVITIES SHALL BE FIRST OFFERED TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR SHALL DISPOSE OF EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL FOR GRADING ACTIVITIES IF SUFFICIENT AMOUNTS OF EARTH MATERIAL ARE NOT AVAILABLE ON SITE AT NO ADDITIONAL COST TO THE OWNER.
18. SEGMENTAL WALLS SHALL BE PROVIDED BY THE CONTRACTOR ON A DESIGN BUILD BASIS. WALL DESIGN PLANS STAMPED BY A REGISTERED ENGINEER IN THE STATE OF THE PROJECT SHALL BE SUBMITTED TO THE ENGINEER AS A SHOP DRAWING AND INCLUDED IN THE CONSTRUCTION DOCUMENTS.
19. TOP OF GRATE ELEVATIONS FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE DETAIL AND GRADING PLAN, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE WITH THE PAVEMENT AND/OR CURB AND GUTTER GRADES. LOCATION OF DRAINAGE STRUCTURES IS AS SHOWN ON THE GRADING PLAN.
20. THE CONTRACTOR SHALL COORDINATE EXACT LOCATION OF STORM DRAIN CONNECTIONS AT THE BUILDING WITH THE PLUMBING PLANS.
21. REINFORCED CONCRETE STORM PIPE SHALL MEET ASTM 76CLASS III, WALL TYPE "B" MESH REINFORCEMENT. HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL MEET ASTM F 2648. POLYVINYLCHLORIDE PIPE (PVC) SHALL MEET ASTM D3034, SDR 35.

EROSION CONTROL NOTES:

- 1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE GRADING ACTIVITIES BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. THE CONTRACTOR SHALL SEQUENCE CONSTRUCTION TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDEED AREAS.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. PROVIDE TEMPORARY CONSTRUCTION ACCESS[ES] AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
5. EXISTING VEGETATION AND GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEED[ED] AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
6. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
7. INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE PERFORMED ON A REGULAR BASIS. IF AT ANY TIME DURING CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY CONSTRUCTION ACTIVITY. THE USE OF MOTOR OILS AND OTHER PETROLIUM BASED OR TOXIC LIQUIDS FOR DUST CONTROL ARE PROHIBITED.
9. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
10. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.
11. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT AND EROSION CONTROL DEVICES AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL REMOVE SEDIMENT BUILD UP FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
13. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER A GOOD STAND OF VEGETATIVE COVER HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.

UTILITY NOTES:

- 1. ALL WATER LINES, SEWER LINES AND APPURTENANCES SHALL BE CONSTRUCTED OF MATERIALS THAT CONFORM WITH LOCAL AGENCY(S) AND UTILITY PROVIDER DETAILS AND SPECIFICATIONS.
2. SANITARY SEWER SHALL BE OF MATERIAL AS SPECIFIED ON PLANS. POLYVINYLCHLORIDE (PVC) SHALL MEET ASTM D3034 SDR35. DUCTILE IRON PIPE (DIP) SHALL MEET ANSI/21.51/AWWA C-151 CLASS 52.
3. WATER LINES SHALL BE OF MATERIAL AS SPECIFIED ON PLANS. CEMENT LINED DUCTILE IRON (DIP) SHALL MEET AWWA C-151CLASS 52. POLYVINYLCHLORIDE (PVC) SHALL MEET AWWA C-900, SDR 18, CLASS 150.
4. A MINIMUM COVER OF 36" SHALL BE PROVIDED OVER ALL WATER LINES.
5. THE CONTRACTOR SHALL MAINTAIN A HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
6. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE SURVEYOR AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
7. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF THE POINT OF CONNECTIONS OF ALL UTILITIES PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR SHALL COORDINATE THE SEQUENCE OF CONSTRUCTION FOR ALL UTILITY LINES TO PREVENT CONFLICTS WITH EXISTING OR PROPOSED WATER LINES, SANITARY SEWER LINES, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE.
9. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE LOCAL AGENCY(S) AND UTILITY PROVIDER(S) WATER AND SEWER SPECIFICATIONS.
10. REDUCED PRESSURE BACKFLOW PREVENTOR (RBP) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY LOCAL AGENCY AND UTILITY PROVIDER.
11. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES (ALL BENDS AND BRACES NEEDED MAY NOT BE SHOWN ON THESE PLANS). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED.
12. THE CONTRACTOR SHALL COORDINATE EXACT LOCATION OF UTILITY CONNECTIONS AT THE BUILDING WITH PLUMBING PLANS.
13. PROPOSED GAS LINE, ELECTRIC LINE AND TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDERS.
14. THE EXISTING SITE MAY CONTAIN AN UNDERGROUND IRRIGATION SYSTEM. THE CONTRACTOR MUST PROVIDE CAPS FOR LINES THAT MUST BE CUT, AND RE-ROUTE THE IRRIGATION SYSTEM TO ACCOMMODATE EXCAVATION FOR THE PROPOSED PROJECT. THE IRRIGATION SYSTEM SHALL BE REINSTALLED ON A DESIGN BUILD BASIS PRIOR TO THE END OF CONSTRUCTION.
15. EXISTING CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
16. THE CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH 8" WIRE.
17. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
18. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
19. ALL FIRE LINES SHALL BE INSTALLED BY A SPRINKLER CONTRACTOR LICENSED IN THE STATE OF THE PROJECT.
20. PRIOR TO SUBMITTING OF BID, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED AROUND UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.

EROSION CONTROL TYPICAL NOTES:

- 1. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE CONTRACT DOCUMENTS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.
2. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THIS PERMIT DOES NOT, HOWEVER, AUTHORIZE ACCESS TO PRIVATE PROPERTY.
3. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 33%.
4. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
5. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEED[ED] AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
6. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
7. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDEED AREAS.
8. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
9. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE, THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
10. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO SITUATIONS: 1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL, OR 2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
11. CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED. AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 21 DAYS AFTER ANOTHER PHASE HAS BEEN INITIATED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
12. TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 15 DAYS AFTER FINAL GRADING OR OTHER EARTH WORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.
13. NO SOLID MATERIALS INCLUDING BUILDING MATERIAL, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT
14. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

SITE DESCRIPTION:

- 1. THE SITE IS LOCATED IN MADISON, WISCONSIN, DANE COUNTY, MAP 251, PARCEL 0810-271-1501-4. THE SITE IS LOCATED AT 2333 CITY VIEW DRIVE. THE SITE CONSISTS OF 5.74 ACRES, 2.59 ACRES WILL BE DISTURBED AS PART OF THIS PROJECT.
2. APPROXIMATE CONSTRUCTION TIME TABLE: BEGIN CONSTRUCTION - FEBRUARY 2023 COMPLETE CONSTRUCTION - AUGUST 2024
3. CONSTRUCTION SEQUENCE:
A. INSTALL CONSTRUCTION SIGN.
B. INSTALL SILT FENCES AND TREE PROTECTION.
C. CLEAR GRUB AND GRADE THE REMAINING SITE.
D. INSTALL GRASSSED CHANNEL AND DRY-DETENTION POND PER APPROVED PLANS. INSTALL POND OUTLET WITH MODIFIED ORIFICE.
E. UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, MODIFIED ORIFICE AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES WILL BE REMOVED.
H. ROCK CHECK DAMS ARE TO BE CLEANED.
4. TOTAL SITE AREA = 5.74 ACRES DISTURBED AREA = 2.59 ACRES
5. THE ESTIMATED EXISTING CURVE NUMBER IS 96. UPON COMPLETION OF THE SITE, THE ESTIMATED CURVE NUMBER WILL INCREASE TO 97.
6. THE RECEIVING WATER FOR THE DISCHARGE FROM THIS SITE IS A REGIONAL DETENTION FACILITY. DOWNSTREAM WATERWAY IS EAST BRANCH STARK WEATHER CREEK.
7. PROPERTY ZONING: SE SUBURBAN EMPLOYMENT

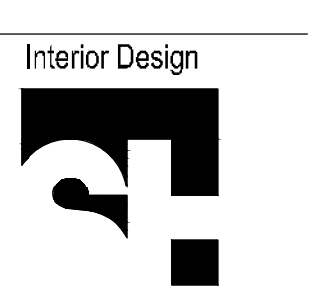
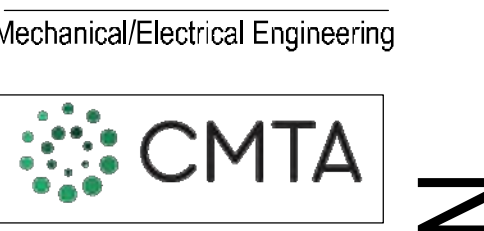
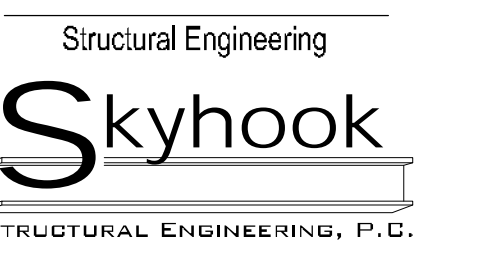
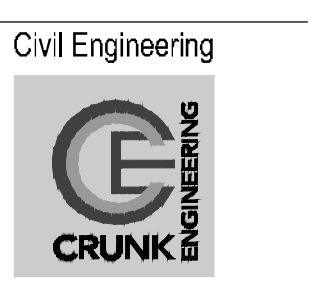
SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

- 1. INSPECTIONS SHALL BE DONE BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS) AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.25 INCHES OR GREATER, AND AT LEAST TWICE EVERY SEVEN CALENDAR DAYS, NOT ON CONSECUTIVE DAYS, WHEN PORTIONS OF THE SITE HAVE BEEN FINALLY OR TEMPORARILY STABILIZED, OR RUNOFF IS LIKELY DUE TO WETTER CONDITIONS (E.G. SITE COVERED WITH SNOW, ICE OR FROZEN GROUND). SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH.
2. INSPECTIONS AND ASSOCIATED NECESSARY REPAIRS DONE 60 HOURS BEFORE A RAIN EVENT CONSTITUTE COMPLIANCE WITH "BEFORE ANTICIPATED STORM EVENTS", AND INSPECTIONS AND REPAIRS ON A FRIDAY MEET THE REQUIREMENTS FOR RAIN EVENTS OVER THE WEEKEND.
3. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
4. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN AND IN THE CONTRACT DOCUMENTS SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
5. OUTFALL POINTS (WHERE DISCHARGES FROM THE SITE ENTER STREAMS OR WET WEATHER CONVEYANCES) SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED IF POSSIBLE. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
6. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE NEED IS IDENTIFIED. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRACTICABLE.
7. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION PROVIDED, AND THE POLLUTION PREVENTION MEASURES PRESENTED IN THIS PLAN MAY BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 14 CALENDAR DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THIS PLAN IN NO CASE LATER THAN 21 CALENDAR DAYS FOLLOWING THE INSPECTION.
8. INSPECTIONS SHALL BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION AND ACTIONS TAKEN IN ACCORDANCE IN PARAGRAPH 6 ABOVE.



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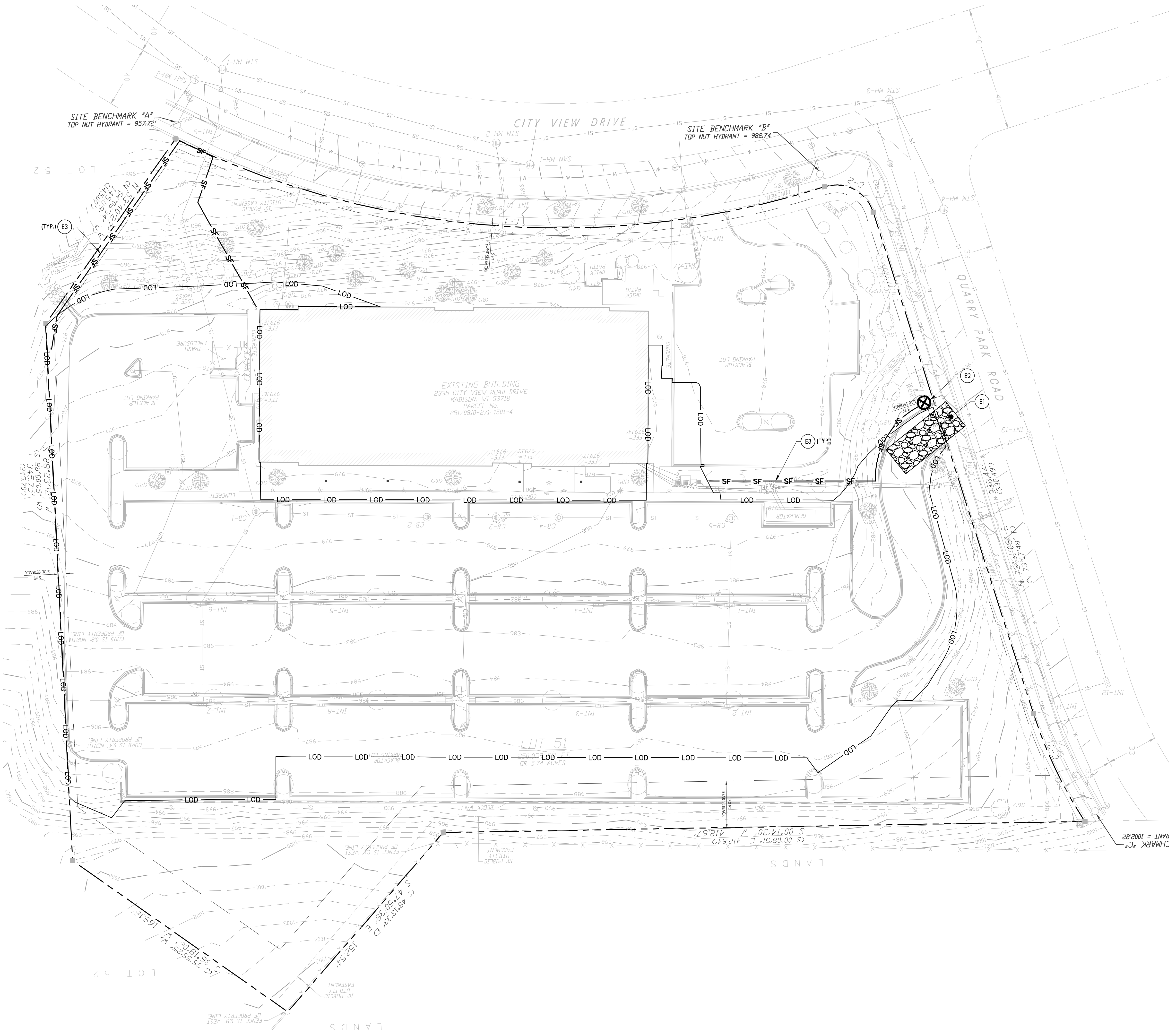


INITIAL EROSION & SEDIMENT
CONTROL PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
ACADIA HEALTHCARE
MADISON, WISCONSIN

16 DECEMBER 2022
ACH2119

C3.0

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

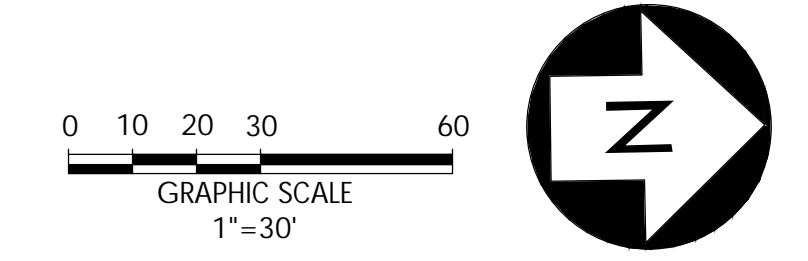


EROSION CONTROL PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
E1	TEMPORARY CONSTRUCTION ENTRANCE	C3.3 - 1
E2	CONCRETE WASHOUT AREA	C3.3 - 2
E3	TEMPORARY SILT FENCE	C3.3 - 3
E4	TEMPORARY INLET PROTECTION	C3.3 - 4
E5	RIP RAP OUTLET PROTECTION	C3.3 - 5

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED EROSION & SEDIMENT CONTROL LEGEND

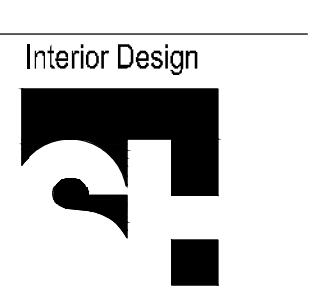
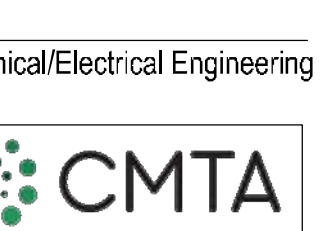
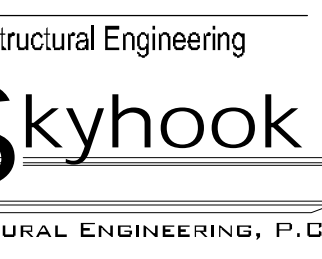
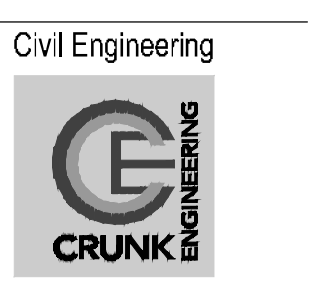
- TEMPORARY CONSTRUCTION ENTRANCE
- TEMPORARY TREE PROTECTION
- TEMPORARY SILT FENCE
- TEMPORARY INLET PROTECTION
- LIMITS OF DISTURBANCE





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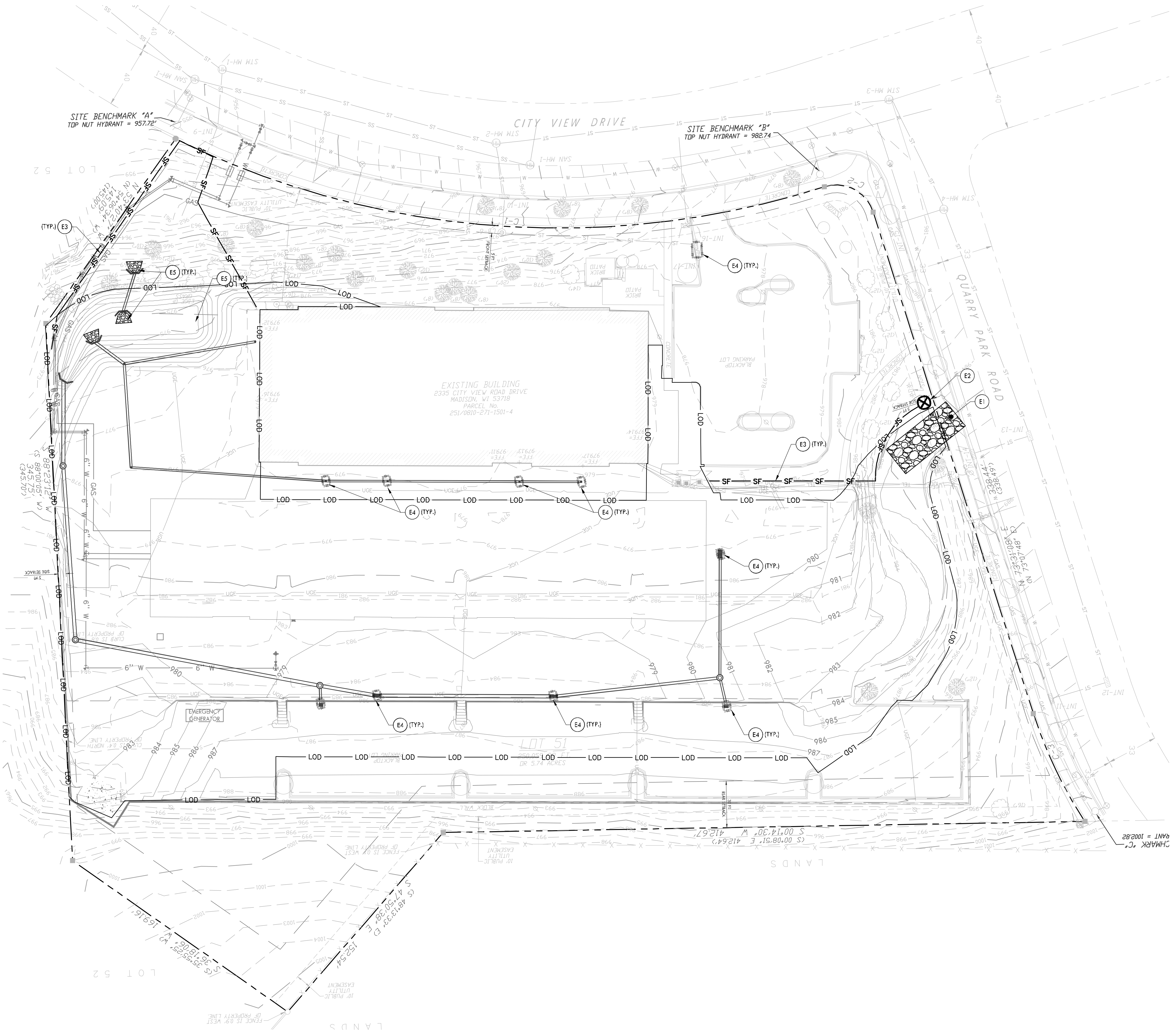


INTERIM EROSION & SEDIMENT
CONTROL PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
ACADIA HEALTHCARE
MADISON, WISCONSIN

16 DECEMBER 2022
ACH2119

C3.1

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

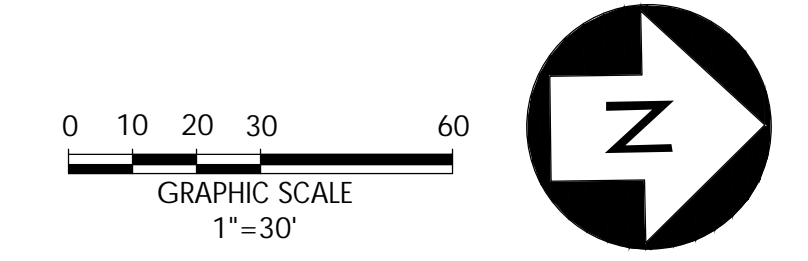


EROSION CONTROL PLAN KEYNOTES		
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PROPOSED EROSION & SEDIMENT CONTROL LEGEND

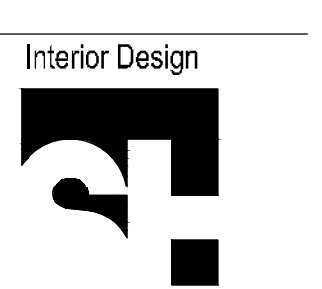
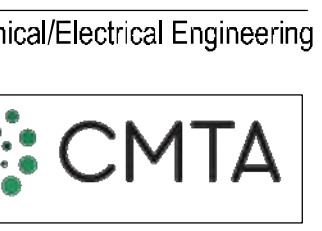
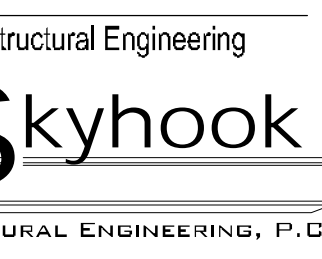
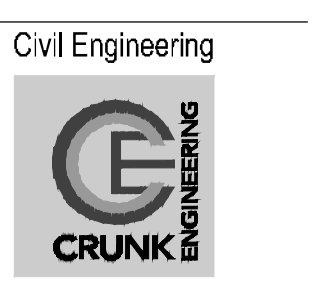
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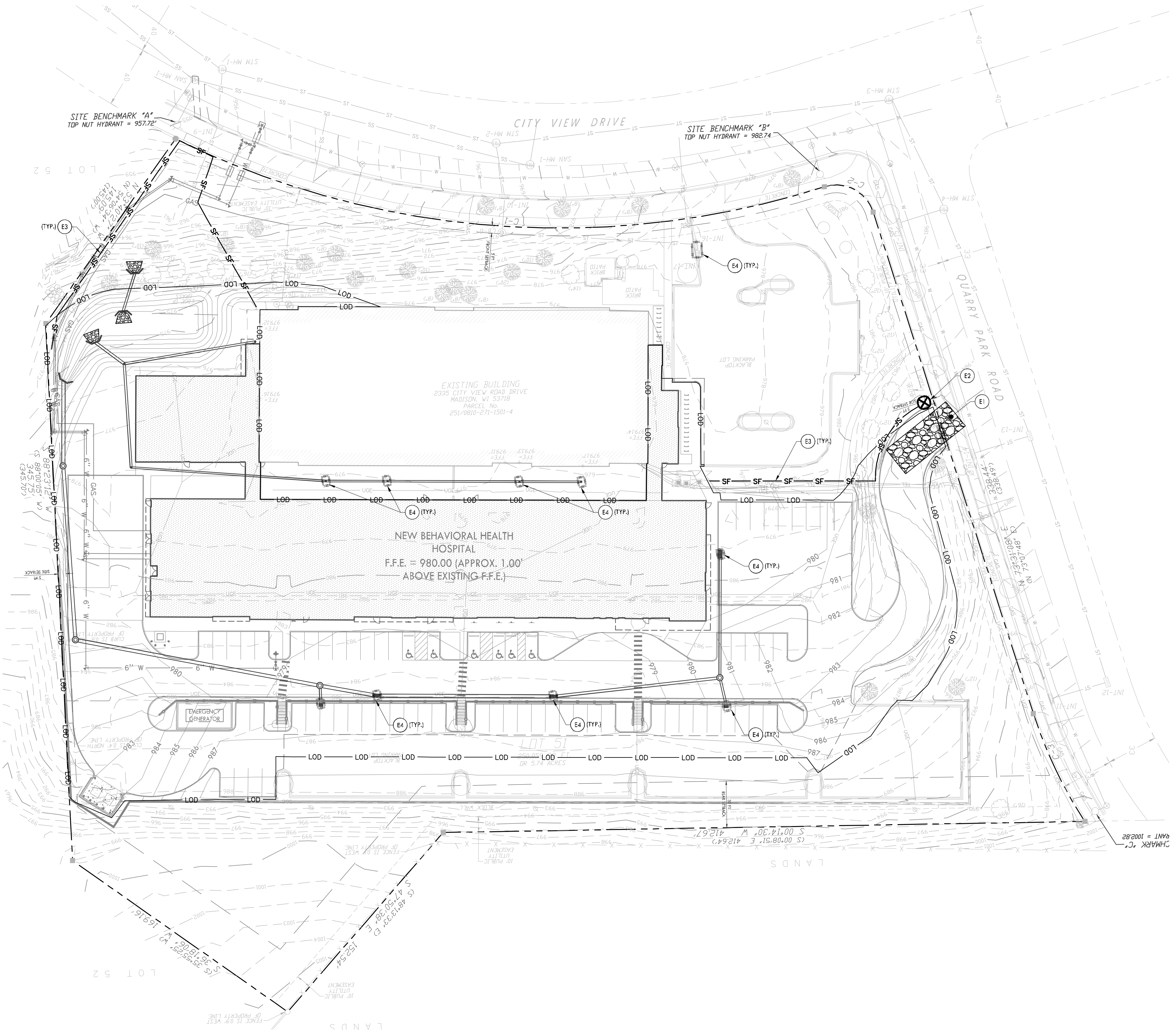


FINAL EROSION & SEDIMENT
CONTROL PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
ACADIA HEALTHCARE
MADISON, WISCONSIN

16 DECEMBER 2022
ACH2119

C3.2

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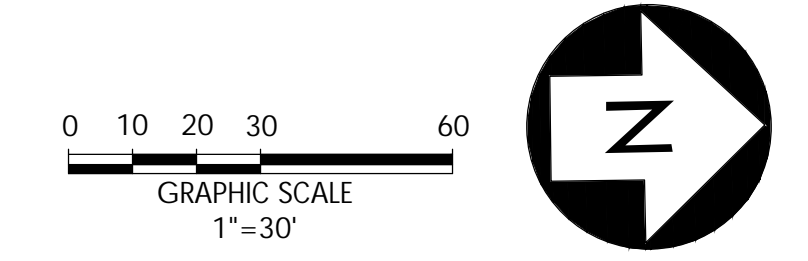
EROSION CONTROL PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
E1	TEMPORARY CONSTRUCTION ENTRANCE	C3.3 - 1
E2	CONCRETE WASHOUT AREA	C3.3 - 2
E3	TEMPORARY SILT FENCE	C3.3 - 3
E4	TEMPORARY INLET PROTECTION	C3.3 - 4
E5	RIP RAP OUTLET PROTECTION	C3.3 - 5

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED EROSION & SEDIMENT CONTROL LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
- TEMPORARY TREE PROTECTION
- TEMPORARY SILT FENCE
- TEMPORARY INLET PROTECTION
- LIMITS OF DISTURBANCE

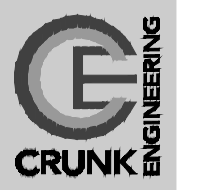




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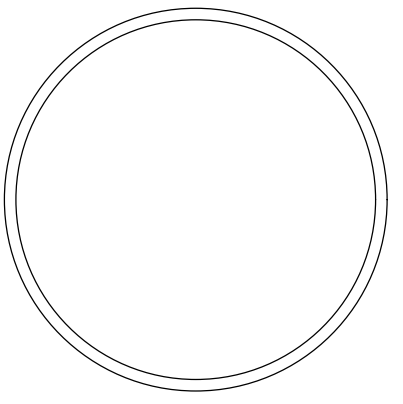
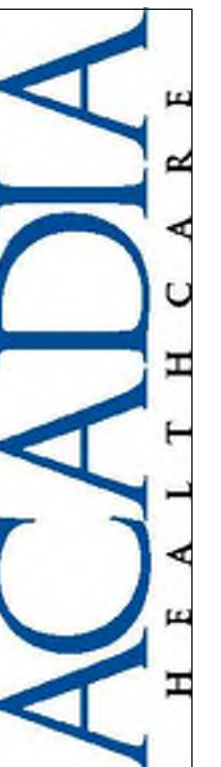
Structural Engineering



Mechanical/Electrical Engineering



Interior Design

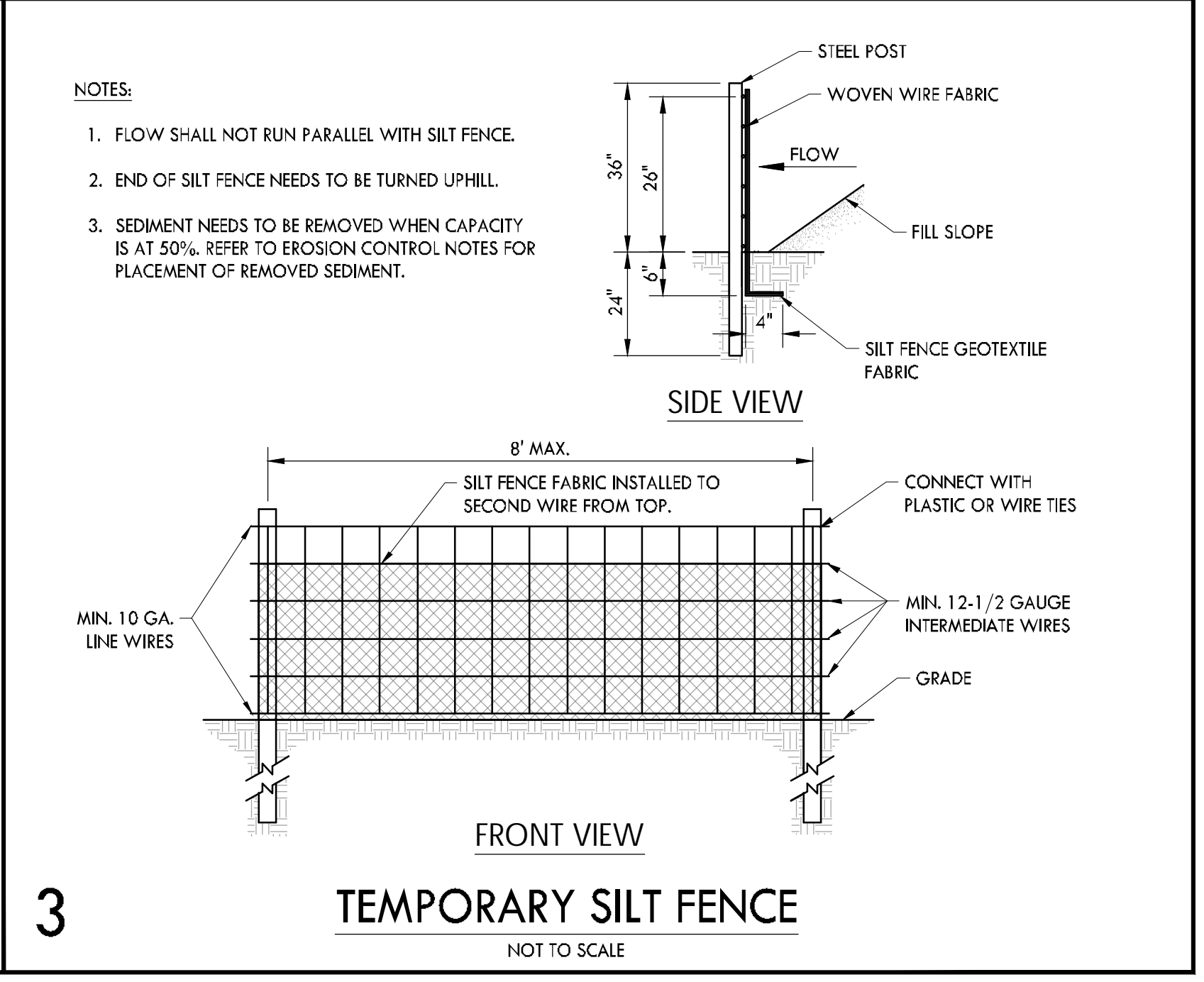
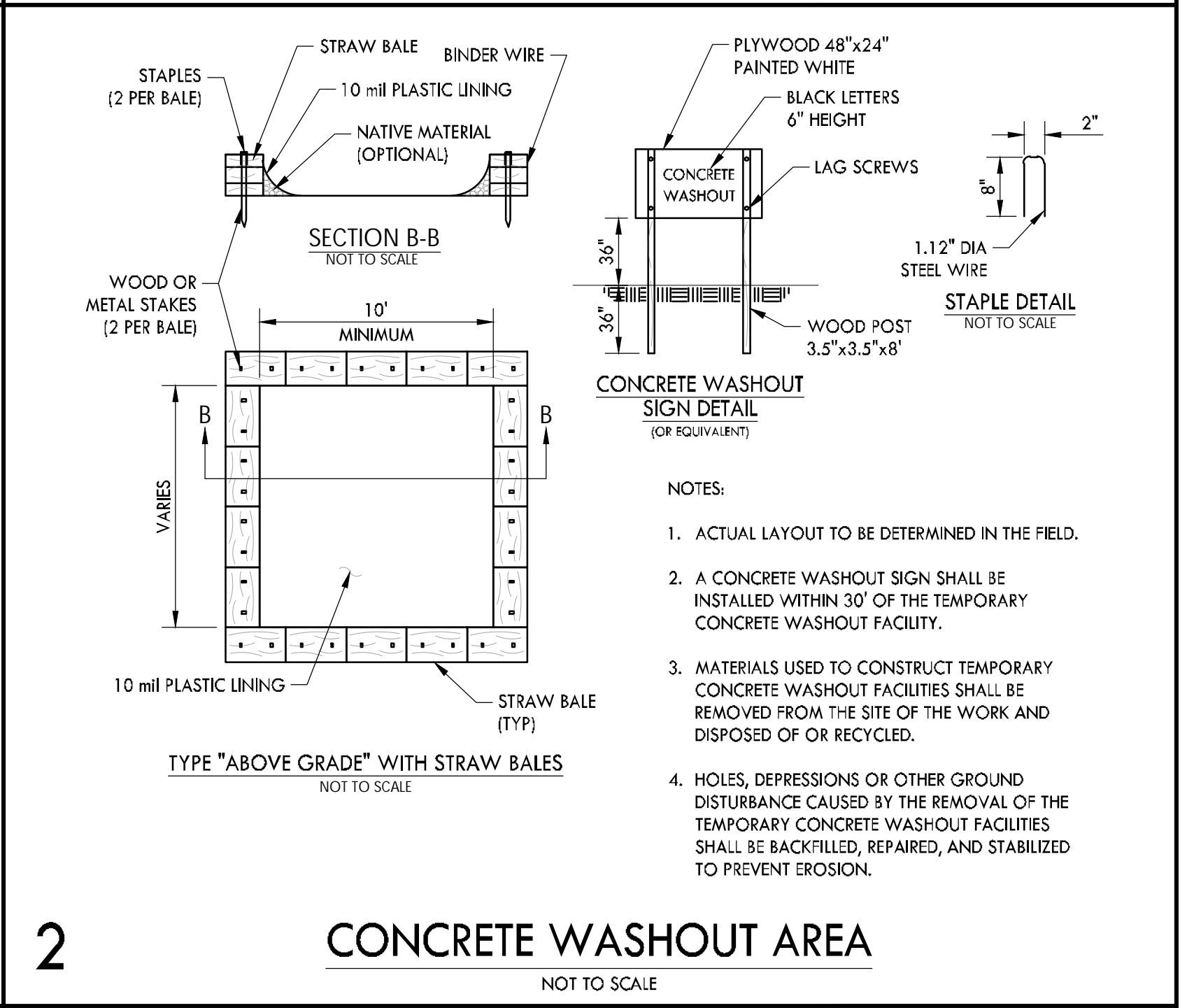
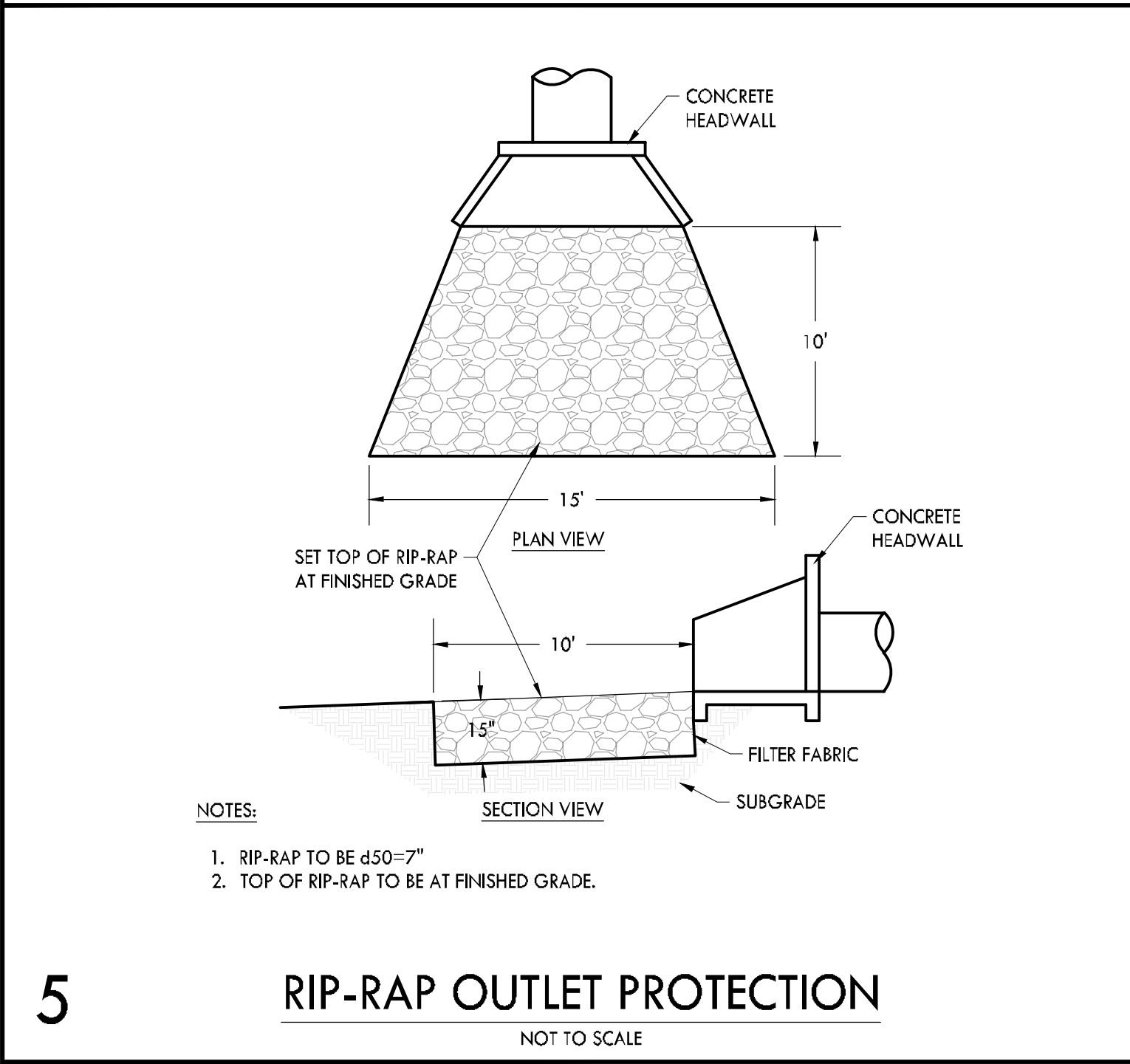
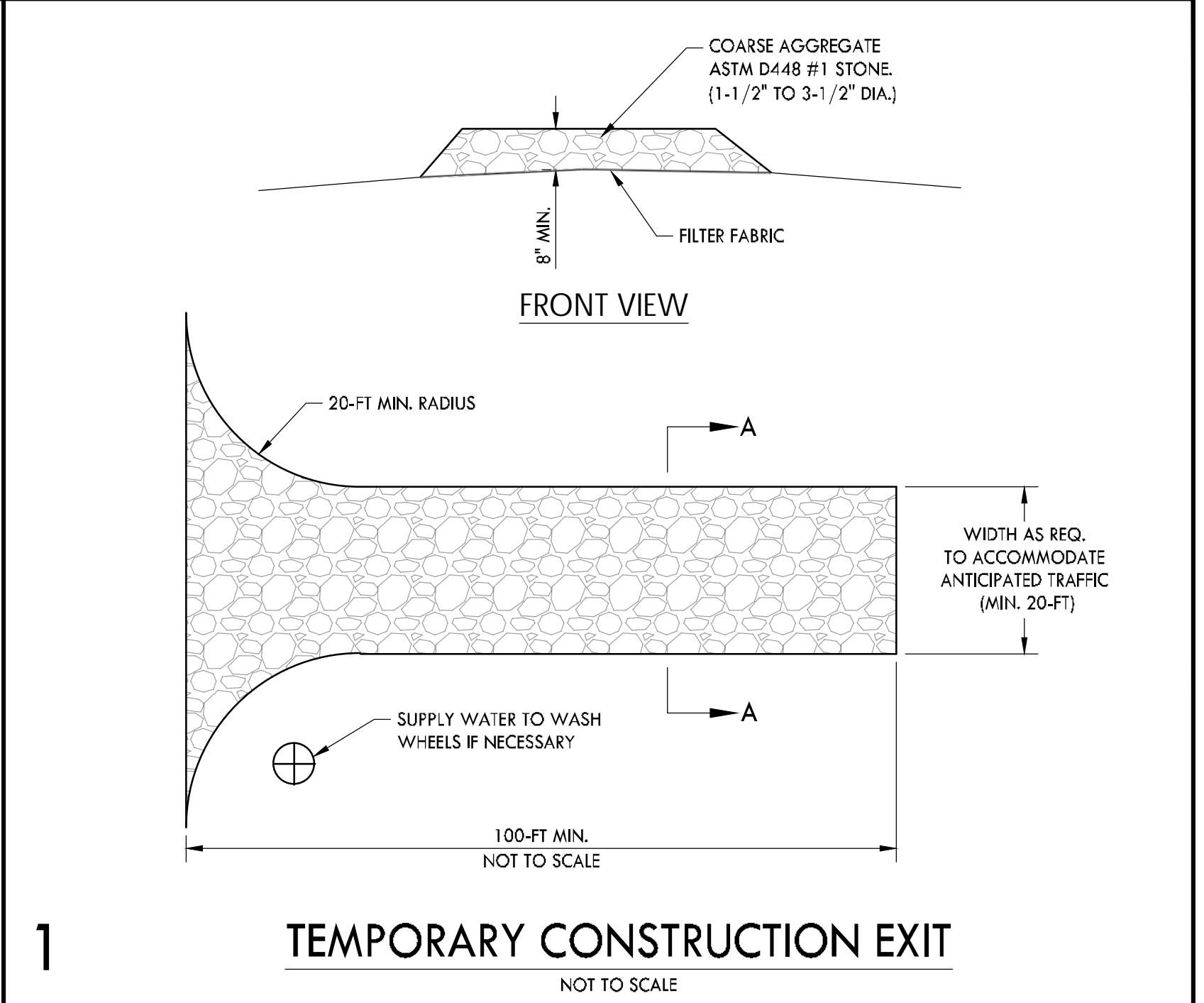
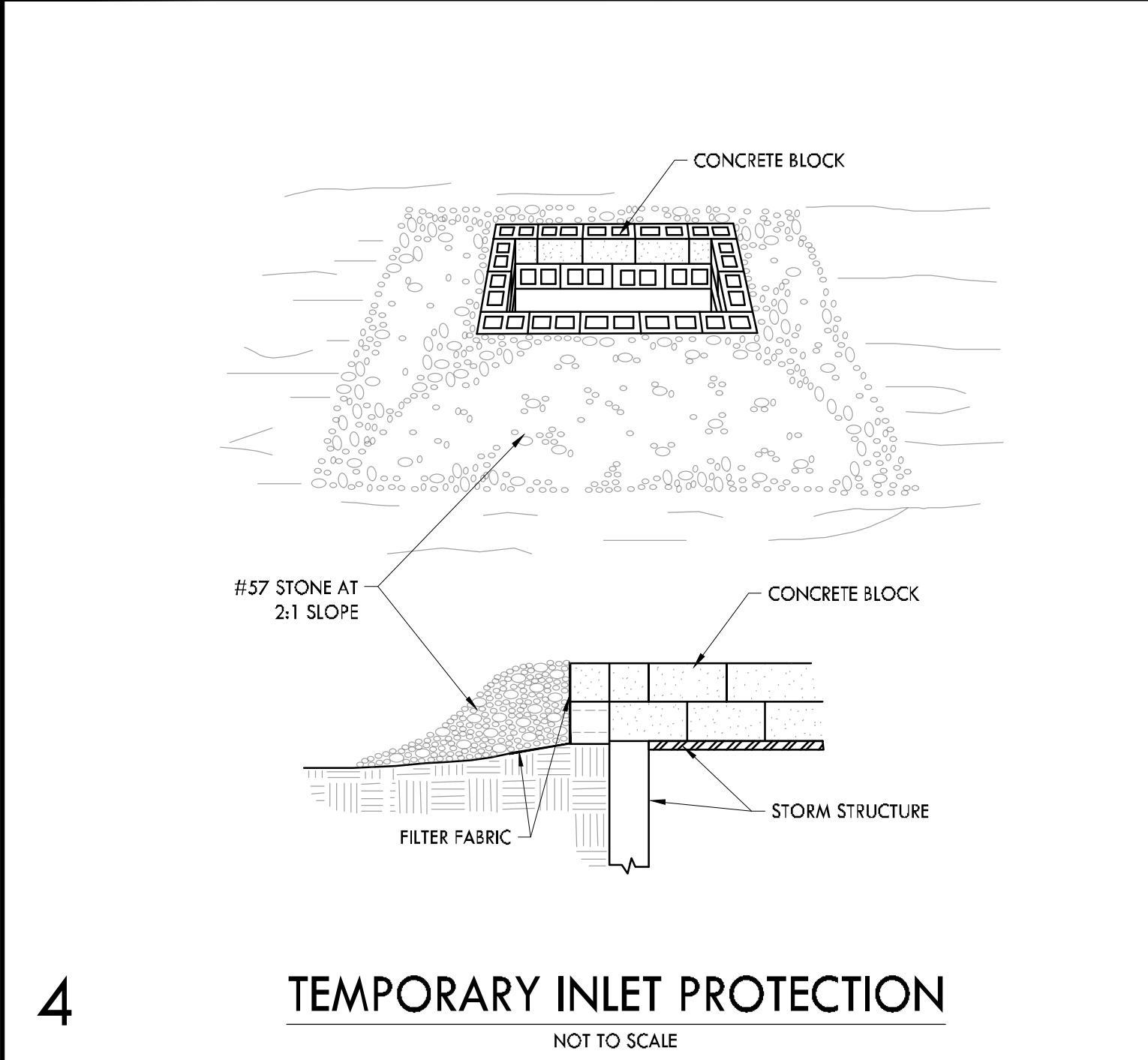


EROSION & SEDIMENT
CONTROL DETAILS
NEW BEHAVIORAL HEALTH HOSPITAL
ACADIA HEALTHCARE
MADISON, WISCONSIN

16 DECEMBER 2022
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C3.3

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

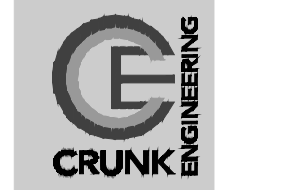




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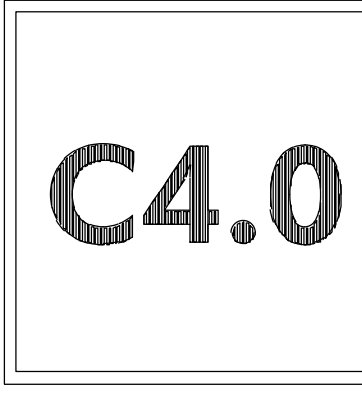


Interior Design

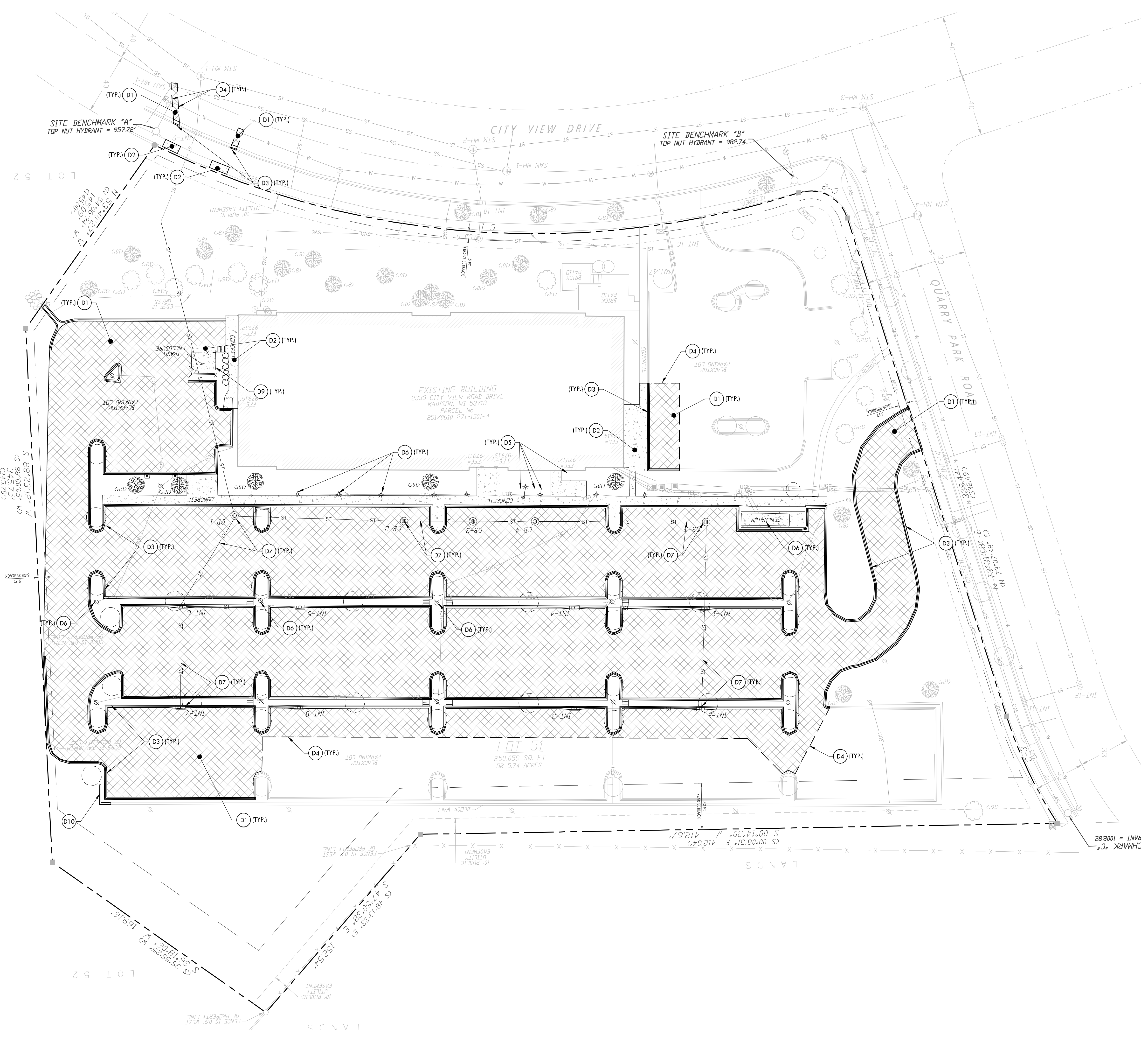


DEMOLITION PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
ACADIA HEALTHCARE
MADISON, WISCONSIN

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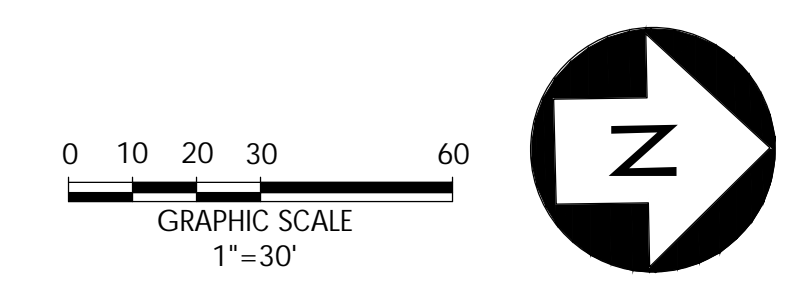
DEMOLITION PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
D1	REMOVE EXISTING ASPHALT PAVEMENT	-
D2	REMOVE EXISTING CONCRETE PAVEMENT	-
D3	REMOVE EXISTING CURB	-
D4	SAWCUT EDGE OF PAVEMENT DEMOLITION	-
D5	REMOVE EXISTING SIGN	-
D6	REMOVE EXISTING ELECTRICAL EQUIPMENT	-
D7	REMOVE EXISTING STORM LINE & STRUCTURES	-
D8	REMOVE EXISTING ELECTRICAL LINE	-
D9	REMOVE EXISTING FENCE	-
D10	REMOVE EXISTING RETAINING WALL	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED DEMOLITION LEGEND

- ASPHALT PAVEMENT DEMOLITION
- CONCRETE PAVEMENT DEMOLITION
- CONCRETE SIDEWALK DEMOLITION
- EDGE OF PAVEMENT REMOVAL





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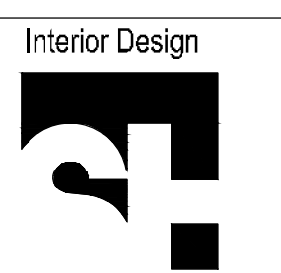
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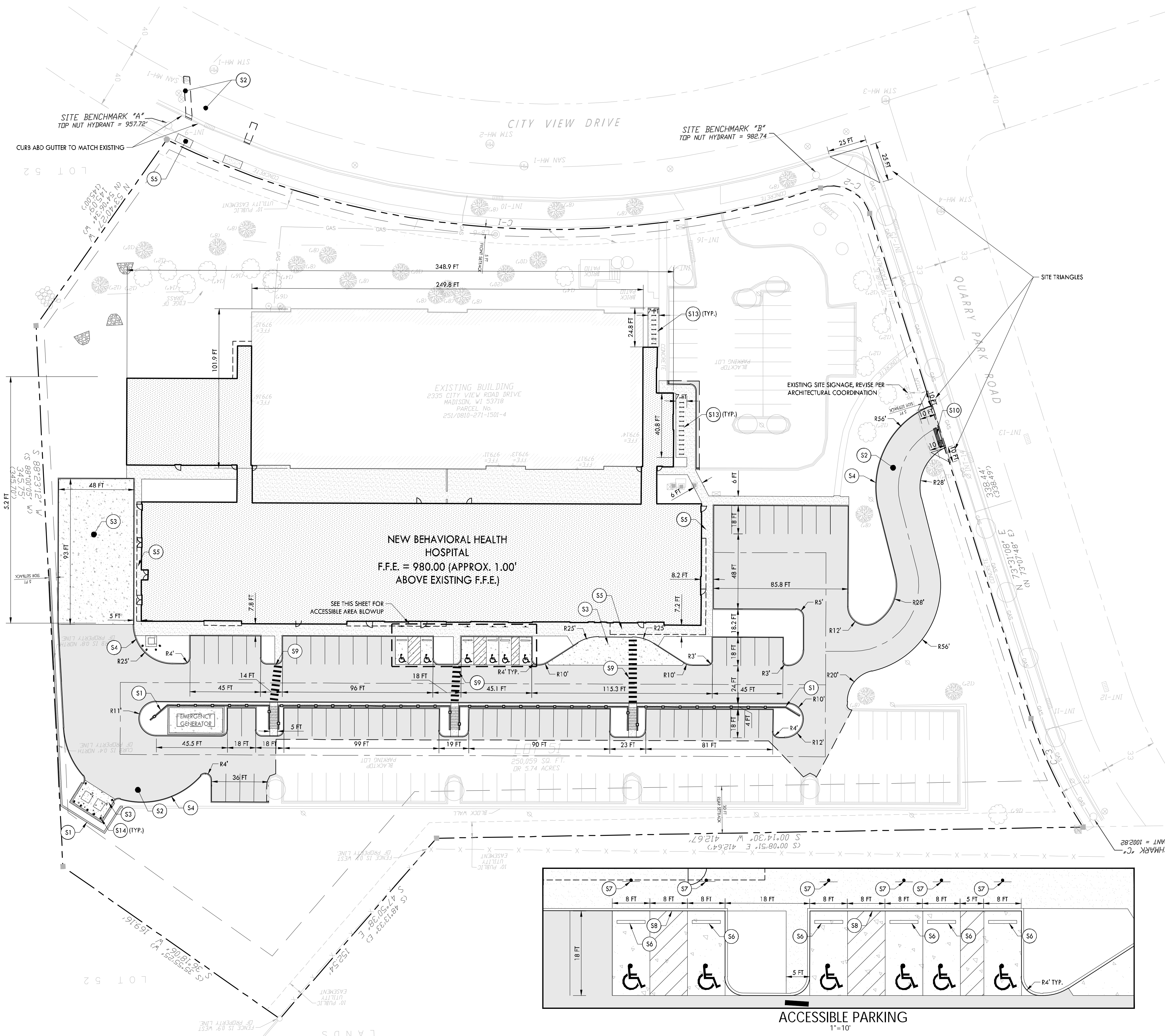


SITE LAYOUT PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
ACADIA HEALTHCARE
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C5.0

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION



LAYOUT PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
S1	RETAINING WALL (SEE STRUCTURAL)	N/A
S2	ASPHALT PAVEMENT HEAVY DUTY	C8.0 - 1
S3	CONCRETE PAVEMENT	C8.0 - 1
S4	POST CURB	C8.0 - 2
S5	CONCRETE SIDEWALK	C8.0 - 3
S6	CONCRETE WHEEL STOP	C8.0 - 4
S7	ACCESSIBLE PARKING SIGN	C8.0 - 5
S8	ACCESSIBLE RAMP - ADA	C8.0 - 6
S9	PEDESTRIAN CROSSWALK	C8.0 - 7
S10	24" PAINTED STOP BAR	C8.0 - 8
S11	DIRECTIONAL ARROW	C8.0 - 9
S12	ACCESSIBLE RAMP - TYPE A	C8.0 - 10
S13	BIKE RACK	C8.1 - 7
S14	CONCRETE BOLLARD	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED LAYOUT LEGEND

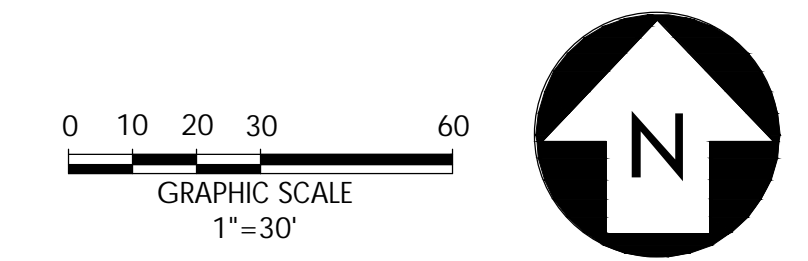
	PROPOSED BUILDING	0.75 AC
	HEAVY DUTY ASPHALT PAVEMENT	0.85 AC
	CONCRETE PAVEMENT	0.10 AC
	CONCRETE SIDEWALK	0.12 AC
	PROPERTY LINE	
	EDGE OF NEW PAVEMENT	

SITE DATA TABLE

SITE ACREAGE: 5.74 AC	
ZONING: SUBURBAN EMPLOYMENT DISTRICT	
EXISTING USE: OFFICE SPACE	
PROPOSED USE: BEHAVIORAL HEALTH HOSPITAL	
BUILDING SETBACKS:	
FRONT	= 5 FT
SIDE	= 5 FT
REAR	= 30 FT
MAXIMUM BUILDING HEIGHT: 5 STORIES / 48 FT	
EXISTING BUILDING: 2 STORIES	
PROPOSED BUILDING: 1 STORIES	
EXISTING BUILDING SQ-FT: 50,400 SQ-FT / 1.16 AC	
PROPOSED BUILDING SQ-FT: 33,373 SQ-FT / 0.77 AC	
TOTAL BUILDING SQ-FT: 83,773 SQ-FT / 1.92 AC	
TOTAL BUILDING FOOTPRINT: 1.34 ACRES	
TOTAL BUILDING LOT COVERAGE: 1.34 / 5.74 = 23%	
TOTAL IMPERVIOUS AREA: 3.45 ACRES	
TOTAL LOT COVERAGE: 3.45 / 5.74 = 60%	
TOTAL BED COUNT: 128 BEDS	

SITE PARKING TABLE

BUILDING USE AND DESCRIPTION	BEDS	PARKING RATIO (SPACE/BED)	REQUIRED SPACES
HOSPITAL	128	1/4	32
EXISTING PARKING:			
11 ADA IDENTIFIED SPACES			
315 NON-ADA IDENTIFIED SPACES			
326 TOTAL SPACES			
PROPOSED PARKING:			
6 ADA IDENTIFIED SPACES			
142 NON-ADA IDENTIFIED SPACES			
148 TOTAL SPACES			
PARKING ADJUSTMENTS:			
219 REMOVED SPACES			
107 REMAINING			
41 ADDED SPACES			





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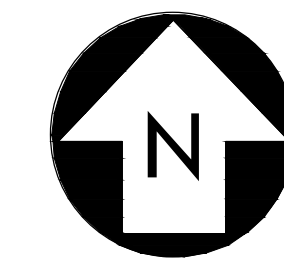
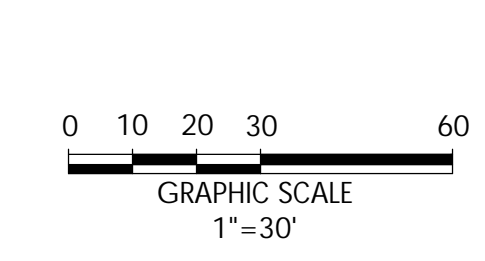
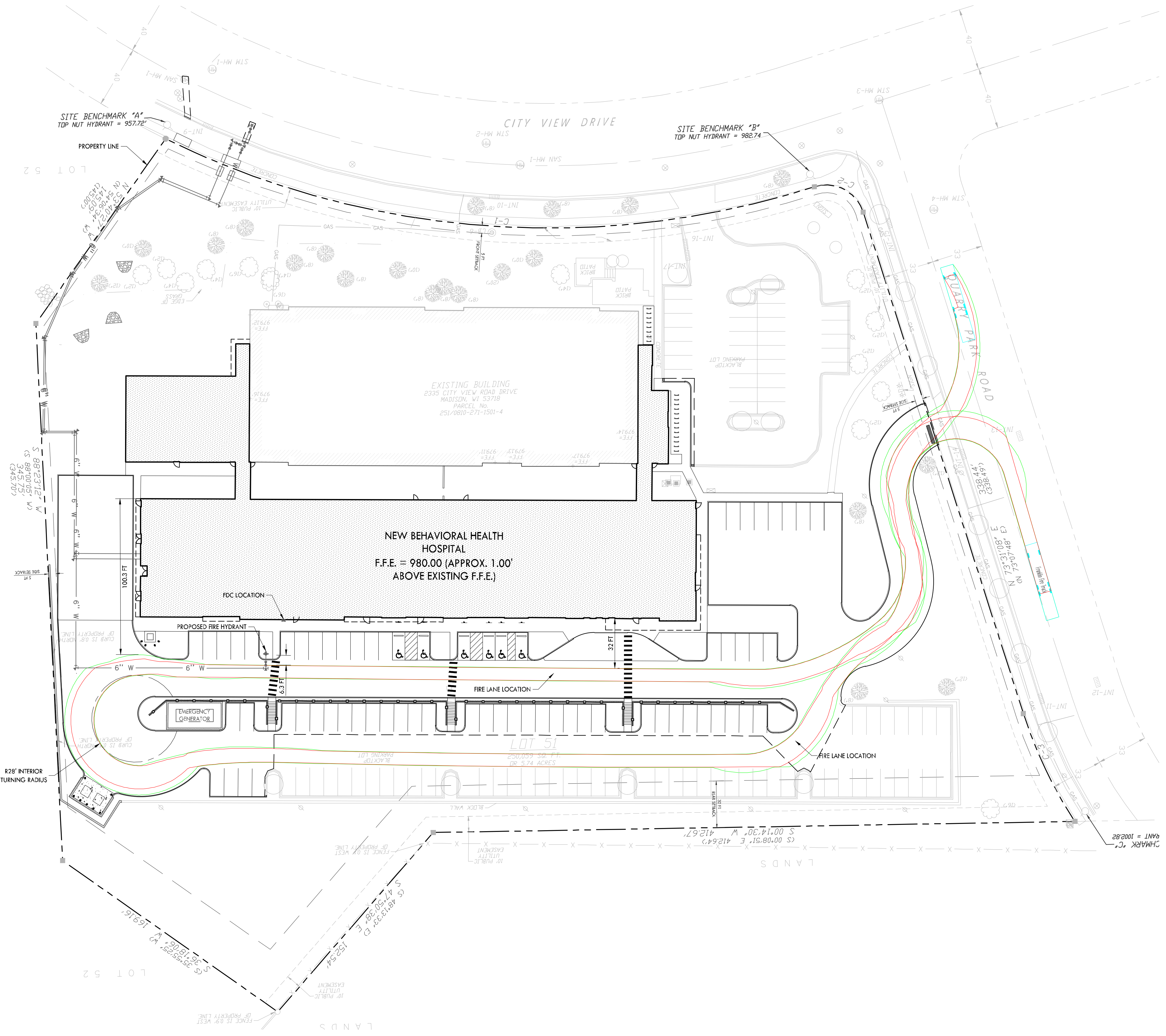


FIRE ACCESS PLAN
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C6.0

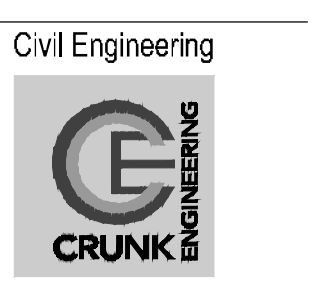
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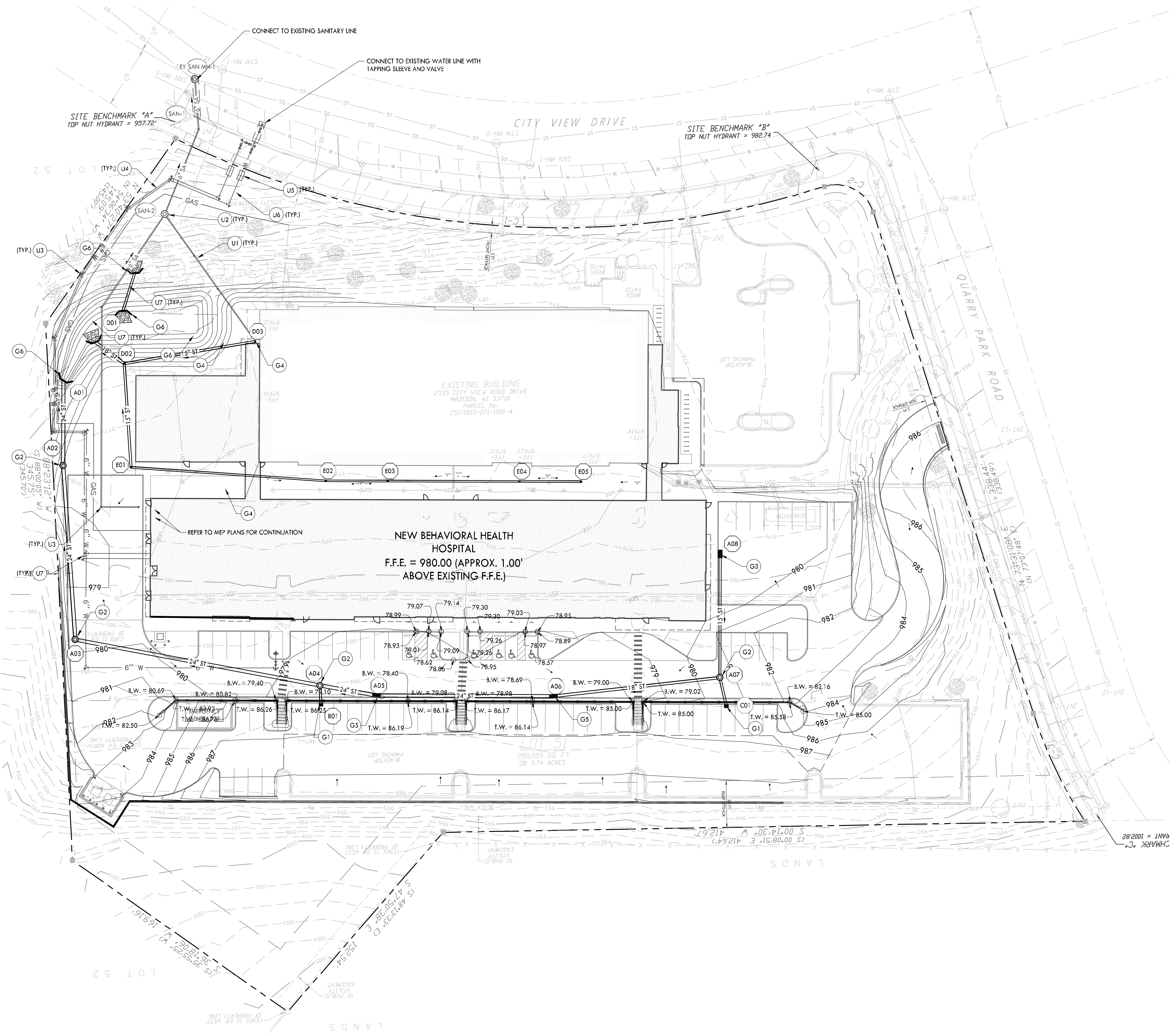


GRADING, DRAINAGE, AND
UTILITY PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
ACADIA HEALTHCARE
MADISON, WISCONSIN

16 DECEMBER 2022
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C7.0

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	-
G2	DOUBLE CATCH BASIN	-
G3	JUNCTION BOX	-
G4	CLEANOUT	-
G5	DOUBLE CURB INLET	-
G6	CONCRETE HEADWALL	-
G7	POND OUTLET STRUCTURE	-

UTILITY PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
U1	SANITARY SEWER LINE - SEE PLAN FOR SIZE	-
U2	SANITARY SEWER MANHOLE	CB.1 - 2
U3	CLEANOUT	CB.1 - 1
U4	WATER LINE - SEE PLAN FOR SIZE	-
U5	WATER METER	-
U6	REDUCE PRESSURE BACKFLOW PREVENTER	CB.1 - 5
U7	THRUST BLOCK	-

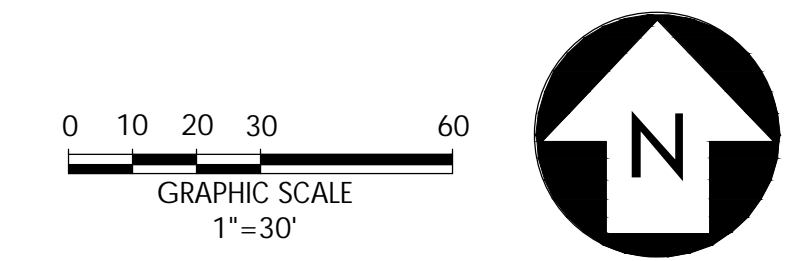
NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.
2. REFER TO SHEET C7.1 FOR STORM PIPE AND STRUCTURE TABLES

PROPOSED GRADING & DRAINAGE LEGEND

- 55- PROPOSED CONTOUR
- +55.10 PROPOSED SPOT ELEVATION
- (A1) STORM STRUCTURE LABEL
- ST STORM PIPE
- [Symbol] SINGLE CURB INLET
- [Symbol] SINGLE CATCH BASIN
- [Symbol] JUNCTION BOX
- [Symbol] FLOW ARROW

PROPOSED UTILITY LEGEND

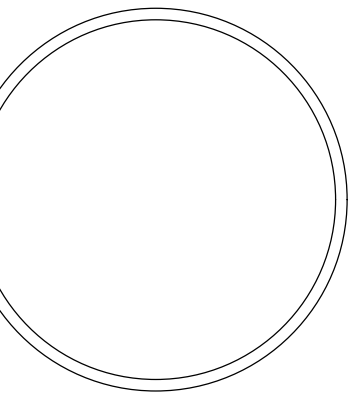
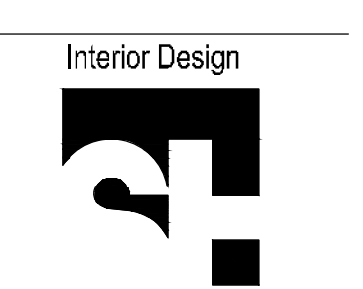
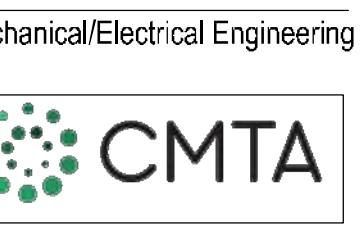
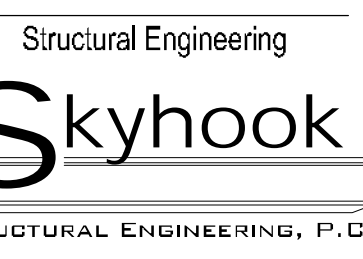
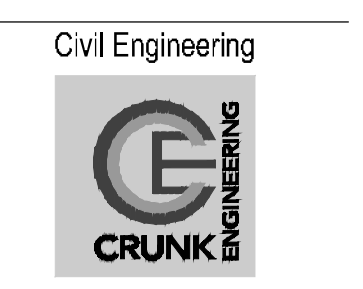
- [Symbol] SS SANITARY SEWER LINE
- [Symbol] W WATER LINE
- (A1) SEWER STRUCTURE LABEL



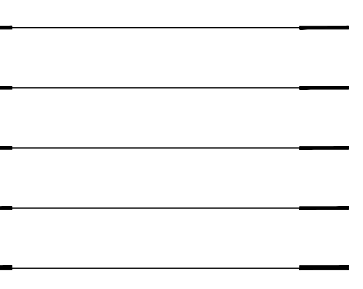


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STORM PIPE & STRUCTURE TABLES
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STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
A01	975.25	971.86	CONCRETE HEADWALL
A02	977.56	972.15	JUNCTION MANHOLE
A03	979.66	972.91	JUNCTION MANHOLE
A04	978.46	973.95	JUNCTION MANHOLE
A05	978.07	974.30	DOUBLE CURB INLET
A06	977.95	975.07	DOUBLE CURB INLET
A07	981.02	975.82	JUNCTION MANHOLE
A08	979.39	976.41	DOUBLE CATCH BASIN
B01	986.10	974.20	SINGLE CURB INLET
C01	985.95	976.11	SINGLE CURB INLET
D01	974.15	972.00	CONCRETE HEADWALL
D02	978.38	972.73	STORM CLEANOUT
D03	978.82	478.82	STORM CLEANOUT
E01	977.93	974.82	STORM CLEANOUT
E02	978.25	975.47	12" NYLOPLAST
E03	978.25	975.87	12" NYLOPLAST
E04	978.25	976.71	12" NYLOPLAST
E05	978.25	977.01	12" NYLOPLAST
F01	972.89	971.00	CONCRETE HEADWALL
F02	973.89	972.00	CONCRETE HEADWALL

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
A02	972.16	A01	972.00	54.66	0.29%	CIRCULAR	24	HDPE
A03	972.70	A02	972.36	112.14	0.30%	CIRCULAR	24	HDPE
A04	973.38	A03	972.90	160.05	0.30%	CIRCULAR	24	HDPE
A05	973.69	A04	973.58	36.91	0.30%	CIRCULAR	24	HDPE
A06	974.23	A05	973.89	113.82	0.30%	CIRCULAR	24	HDPE
A07	975.51	A06	974.43	107.60	1.00%	CIRCULAR	18	HDPE
A08	976.51	A07	975.71	79.63	1.00%	CIRCULAR	15	HDPE
B01	974.32	A04	973.58	12.31	6.01%	CIRCULAR	15	HDPE
C01	976.83	A07	975.71	18.72	5.98%	CIRCULAR	15	HDPE
D02	972.73	D01	972.00	23.14	3.16%	CIRCULAR	18	HDPE
D03	973.71	D02	972.93	85.52	0.91%	CIRCULAR	15	HDPE
E01	974.82	D02	972.93	66.82	2.83%	CIRCULAR	15	HDPE
E02	975.47	E01	974.82	125.41	0.52%	CIRCULAR	12	HDPE
E03	975.87	E02	975.47	39.82	1.00%	CIRCULAR	12	HDPE
E04	976.71	E03	975.87	84.80	0.99%	CIRCULAR	12	HDPE
E05	977.01	E04	976.71	39.62	0.76%	CIRCULAR	12	HDPE
F02	972.00	F01	971.00	25.39	3.94%	CIRCULAR	15	HDPE

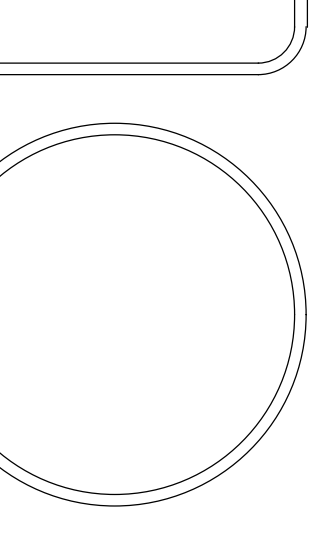
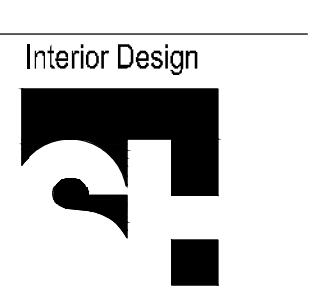
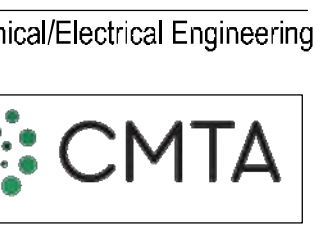
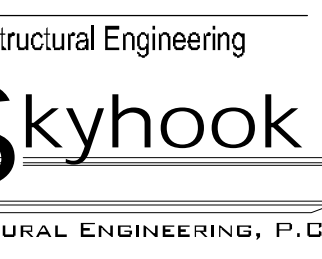
SANITARY SEWER STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
EX SAN MH-1	954.62	946.00	SANITARY JUNCTION MANHOLE
SAN-1	955.50	948.60	SANITARY CLEANOUT
SAN-2	960.97	953.90	SANITARY JUNCTION MANHOLE
SAN-3	973.70	960.00	SANITARY CLEANOUT
SAN-4	979.10	973.00	SANITARY CLEANOUT
SAN-5	979.28	974.00	SANITARY CLEANOUT
SAN-6	968.91	957.40	SANITARY CLEANOUT
SAN-7	975.38	965.00	SANITARY CLEANOUT
SAN-8	979.00	974.00	SANITARY CLEANOUT

SANITARY SEWER PIPE TABLE							
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	DIAMETER (IN)	MATERIAL
SAN-1	948.60	EX SAN MH-1	946.00	32	8.05%	6	PVC
SAN-2	953.90	SAN-1	948.70	59	8.85%	6	PVC
SAN-3	960.00	SAN-2	954.00	72	8.30%	6	PVC
SAN-4	973.00	SAN-3	960.00	128	10.13%	6	PVC
SAN-5	974.00	SAN-4	973.00	24	4.14%	6	PVC
SAN-6	957.40	SAN-2	954.50	33	8.82%	6	PVC
SAN-7	965.00	SAN-6	962.40	26	9.93%	6	PVC
SAN-8	974.00	SAN-7	970.00	37	10.68%	6	PVC



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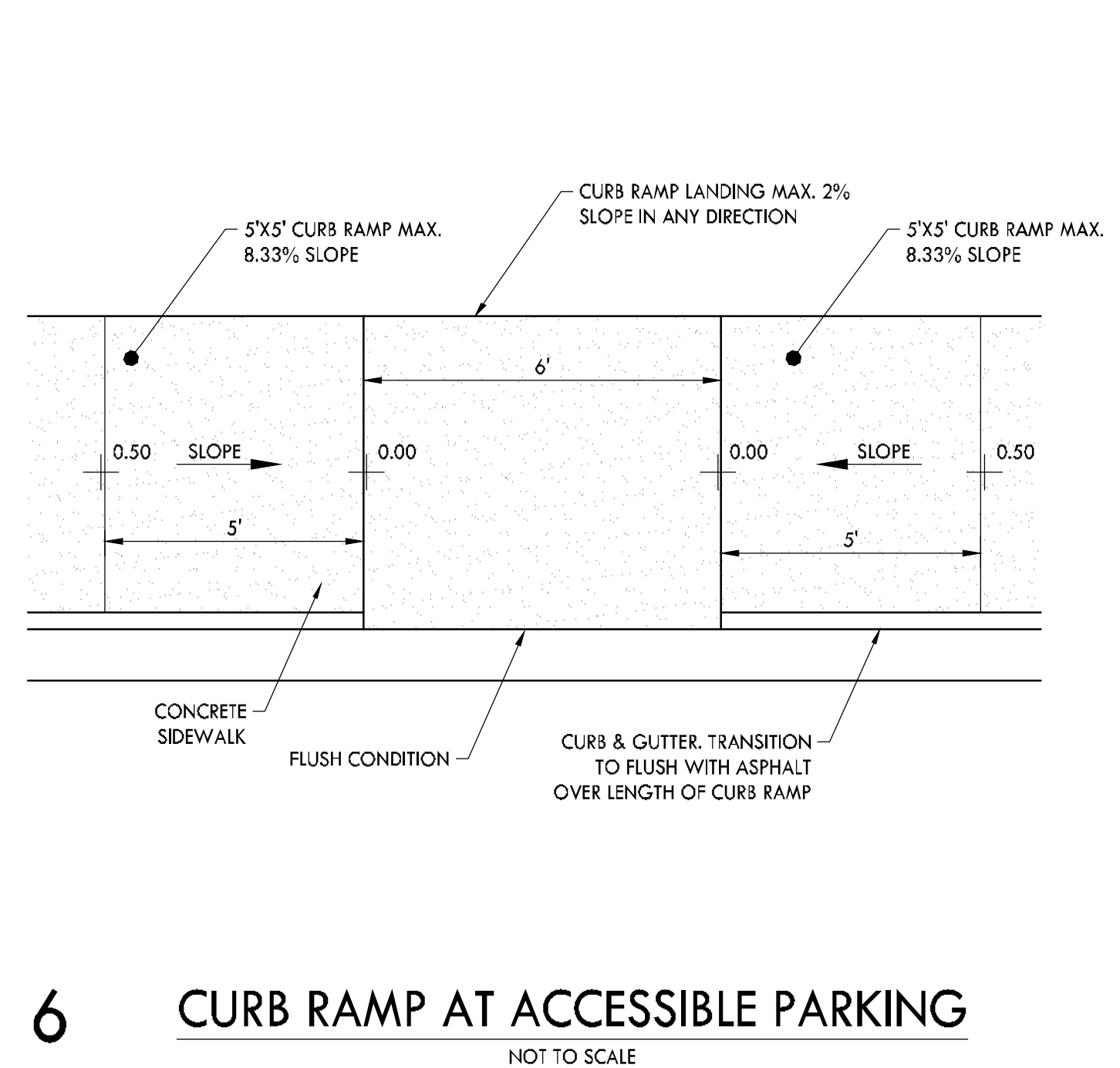
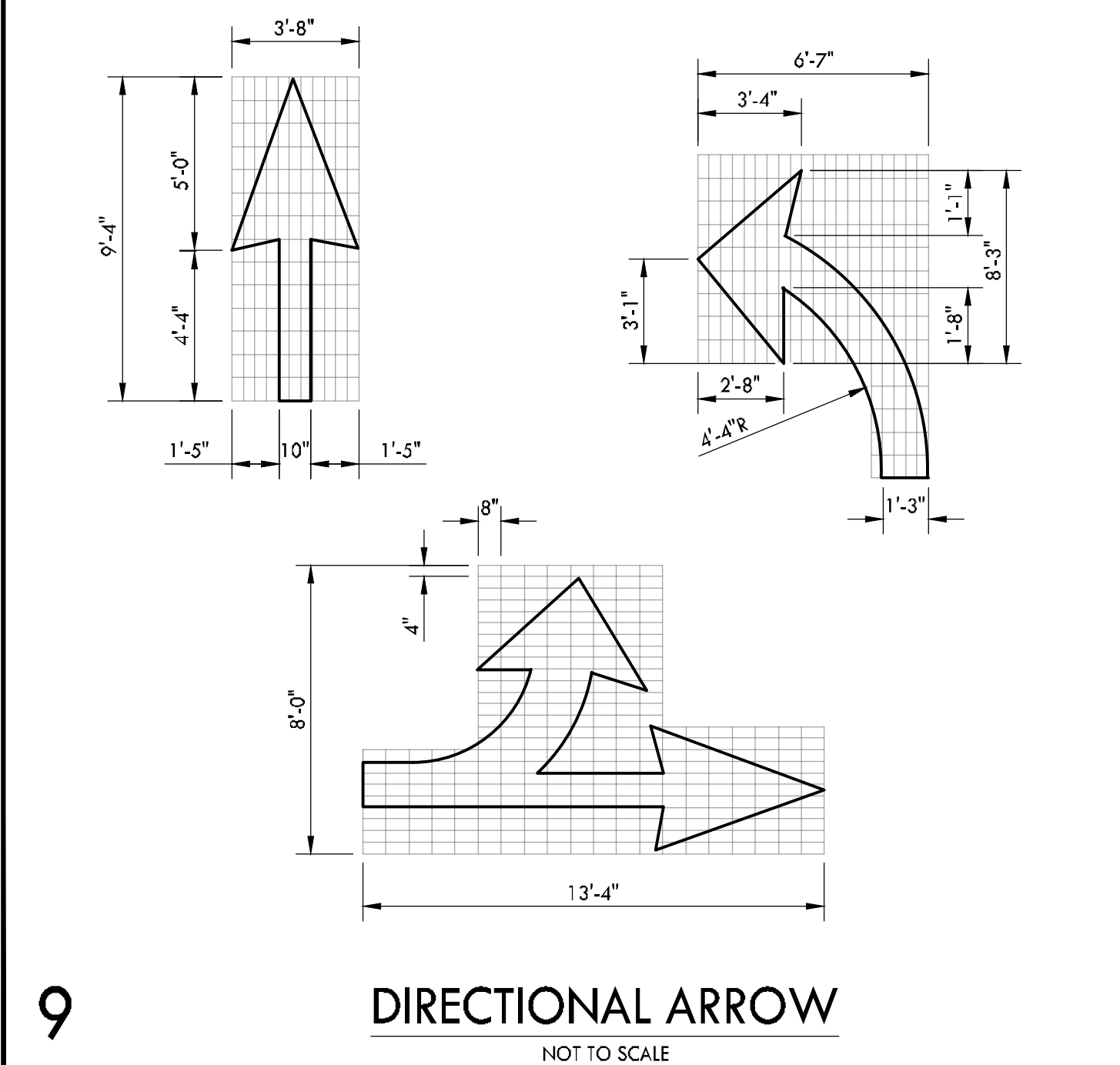
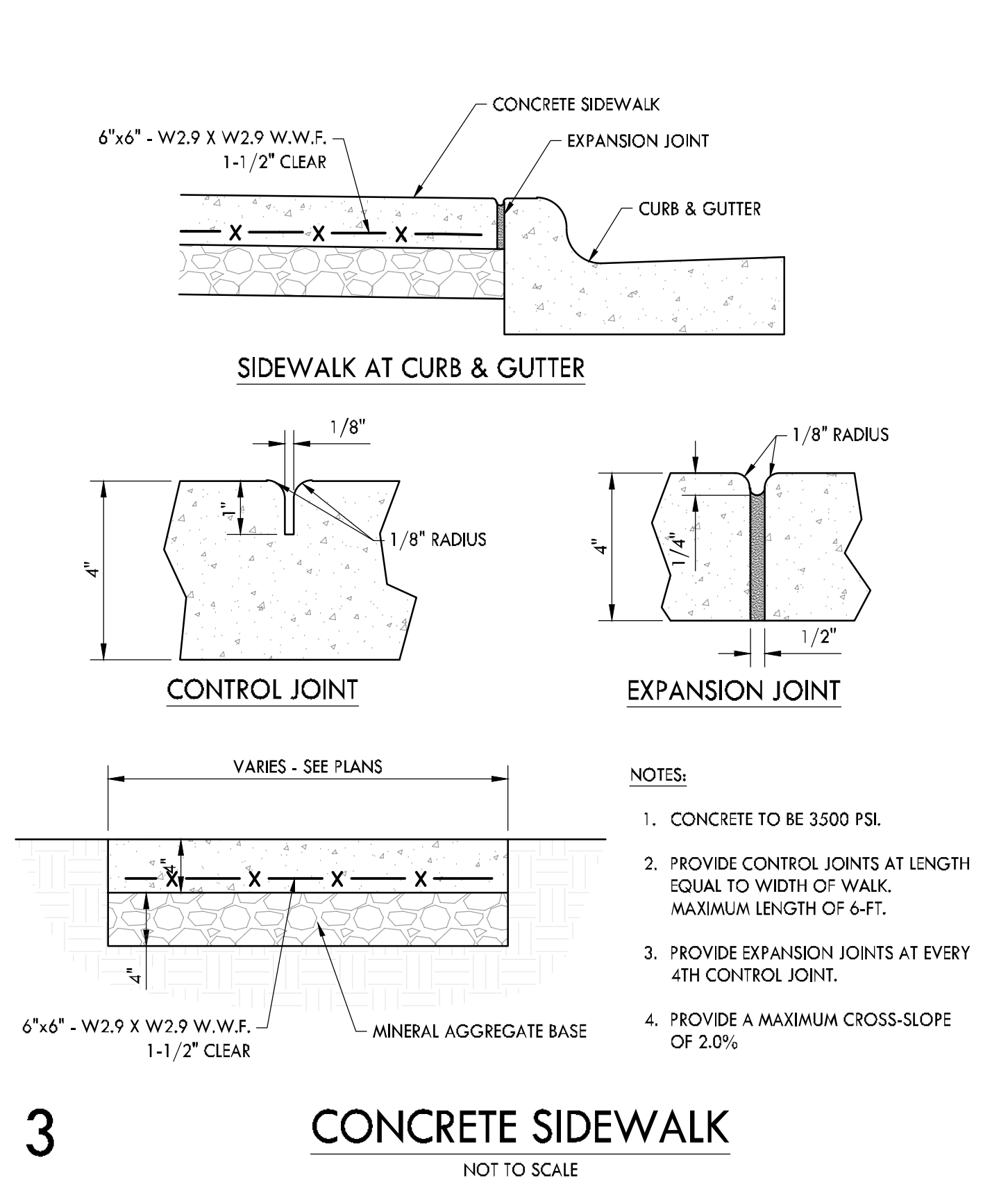
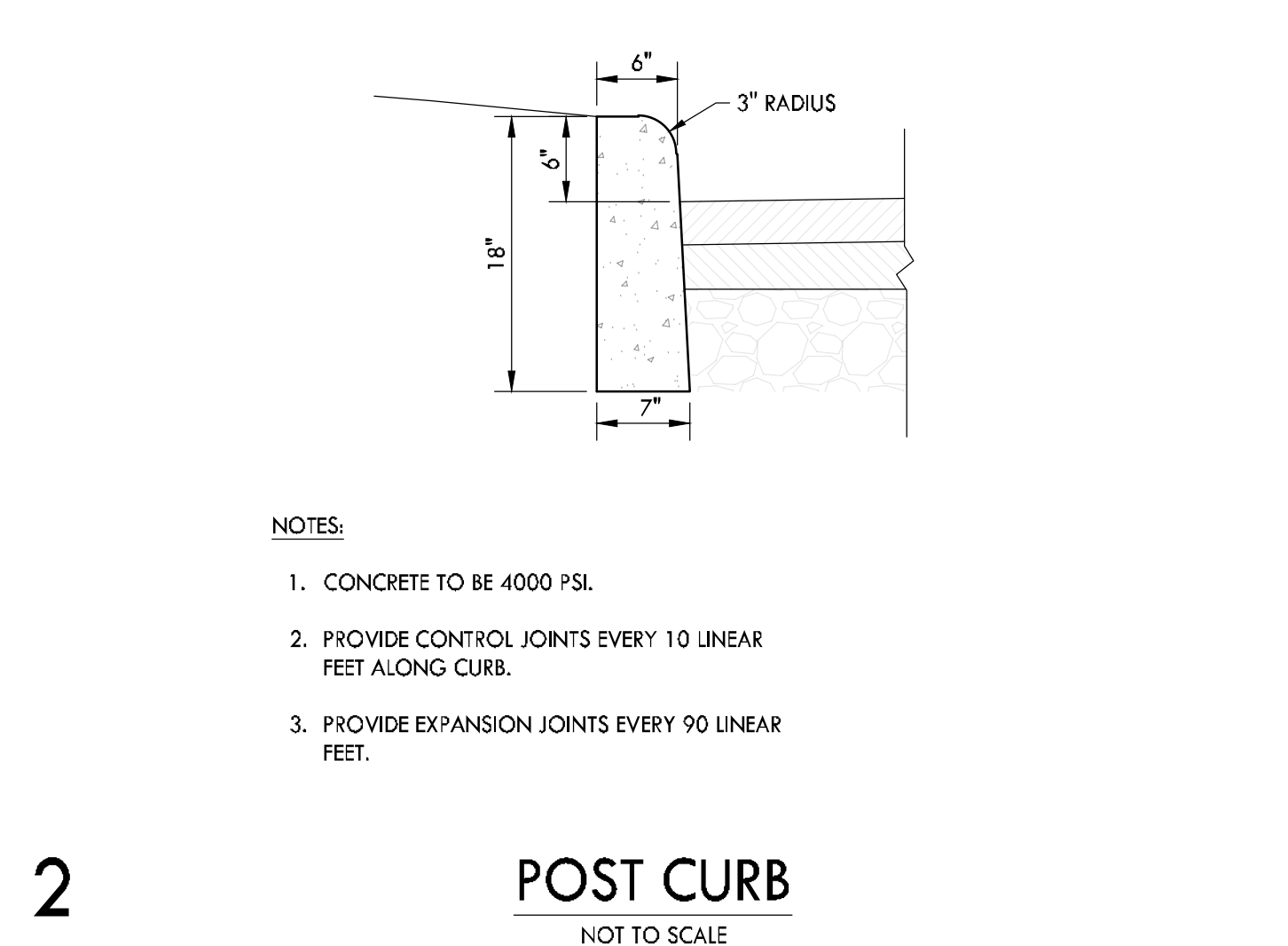
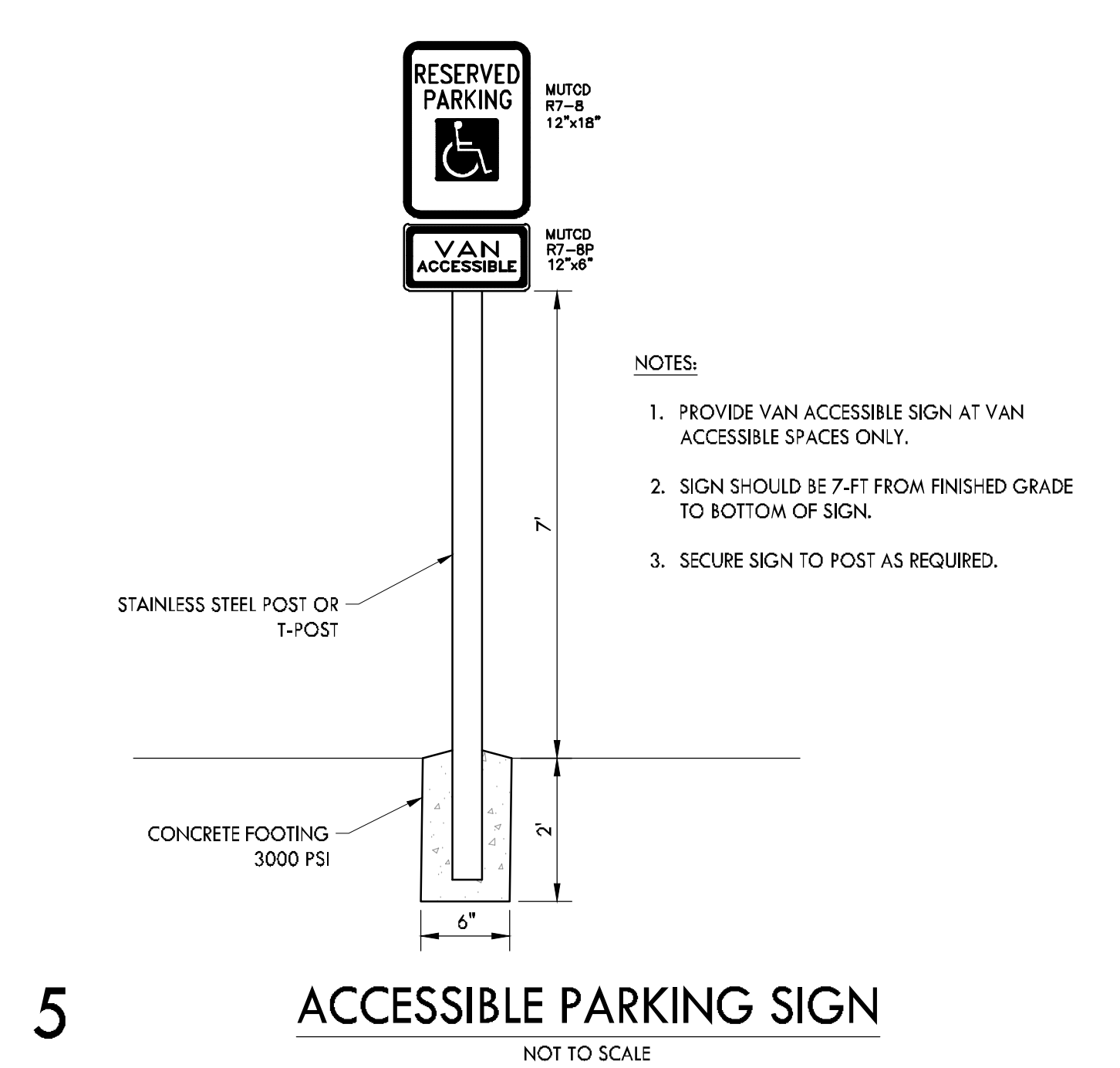
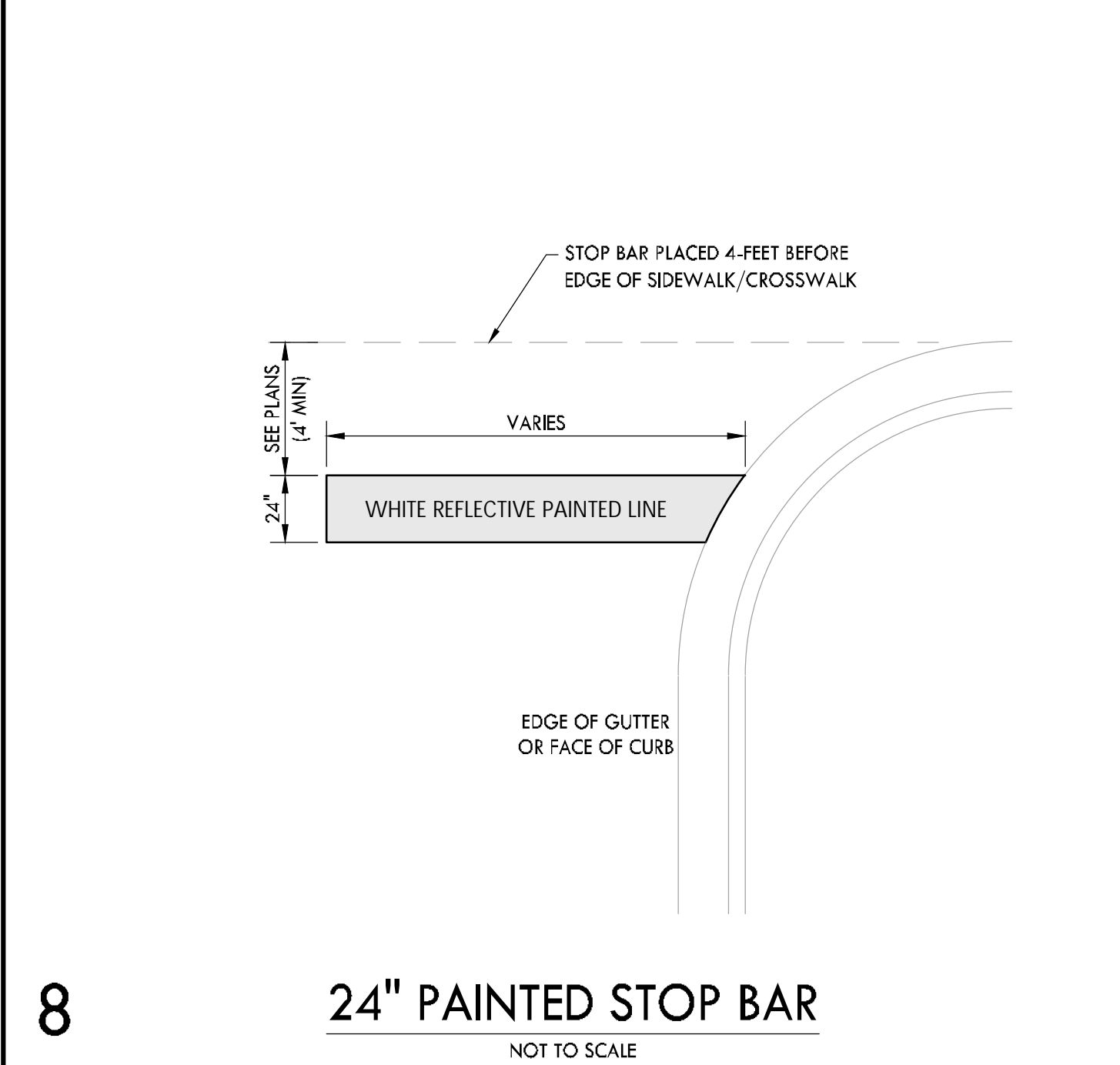
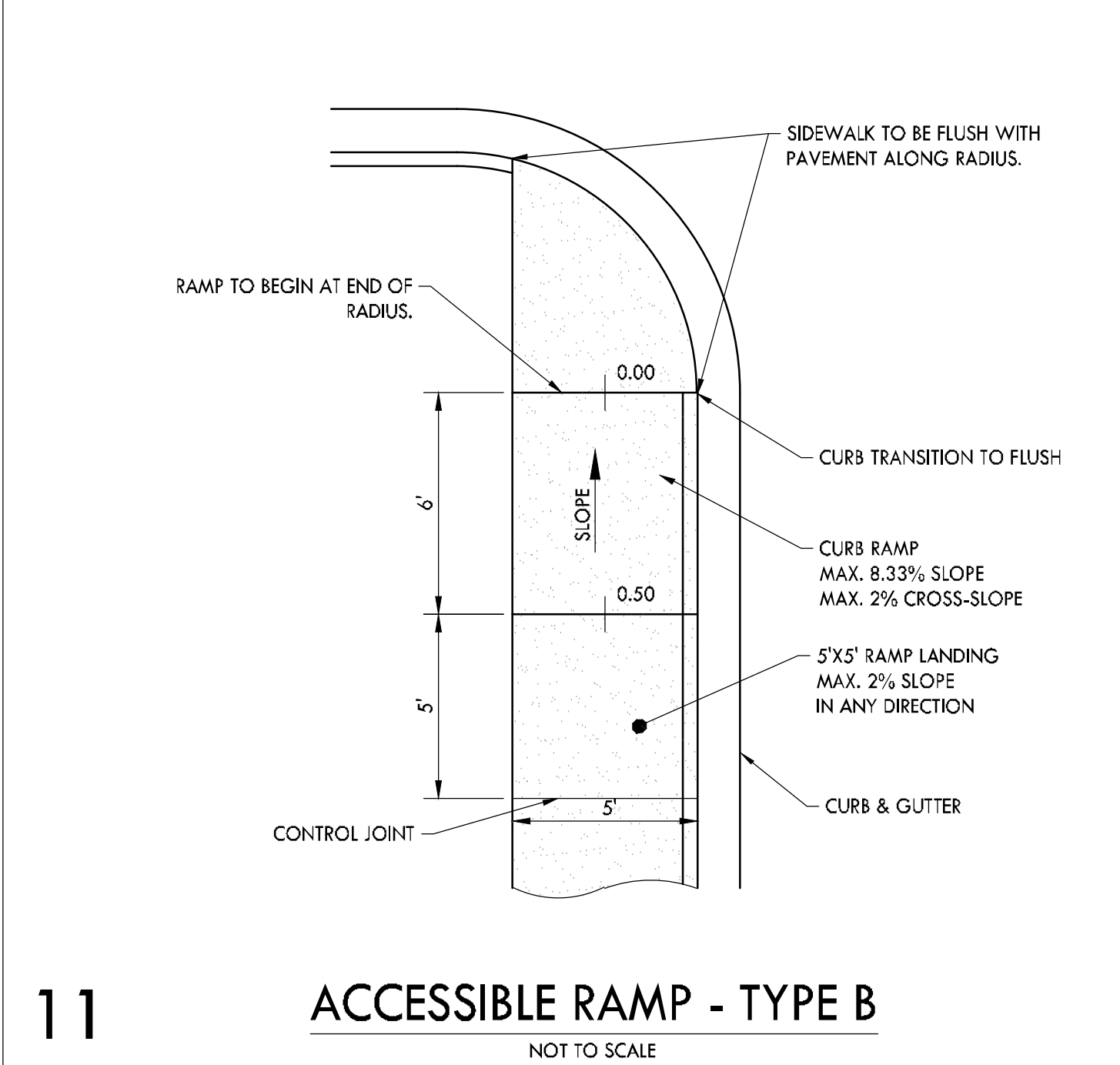
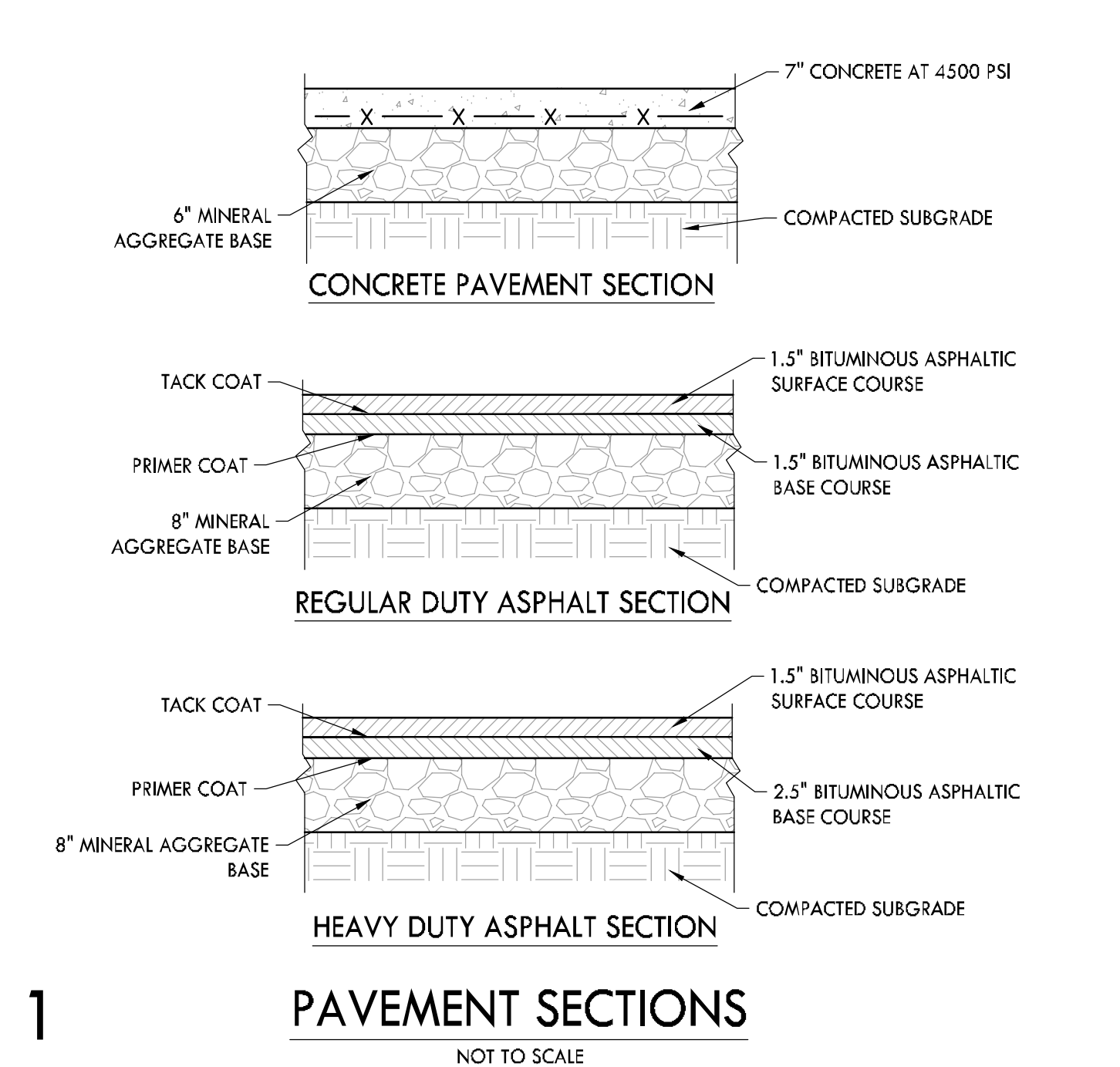
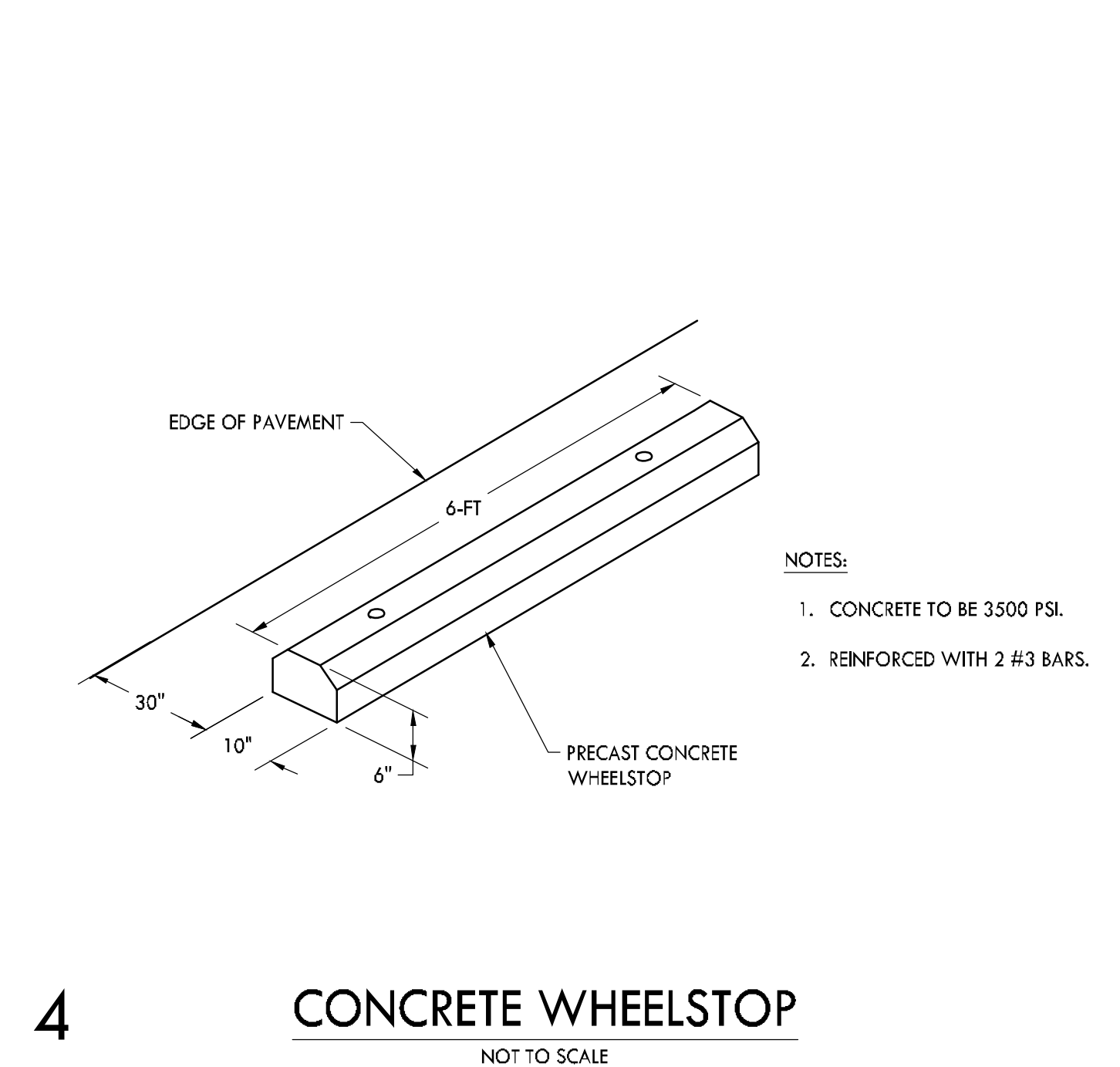
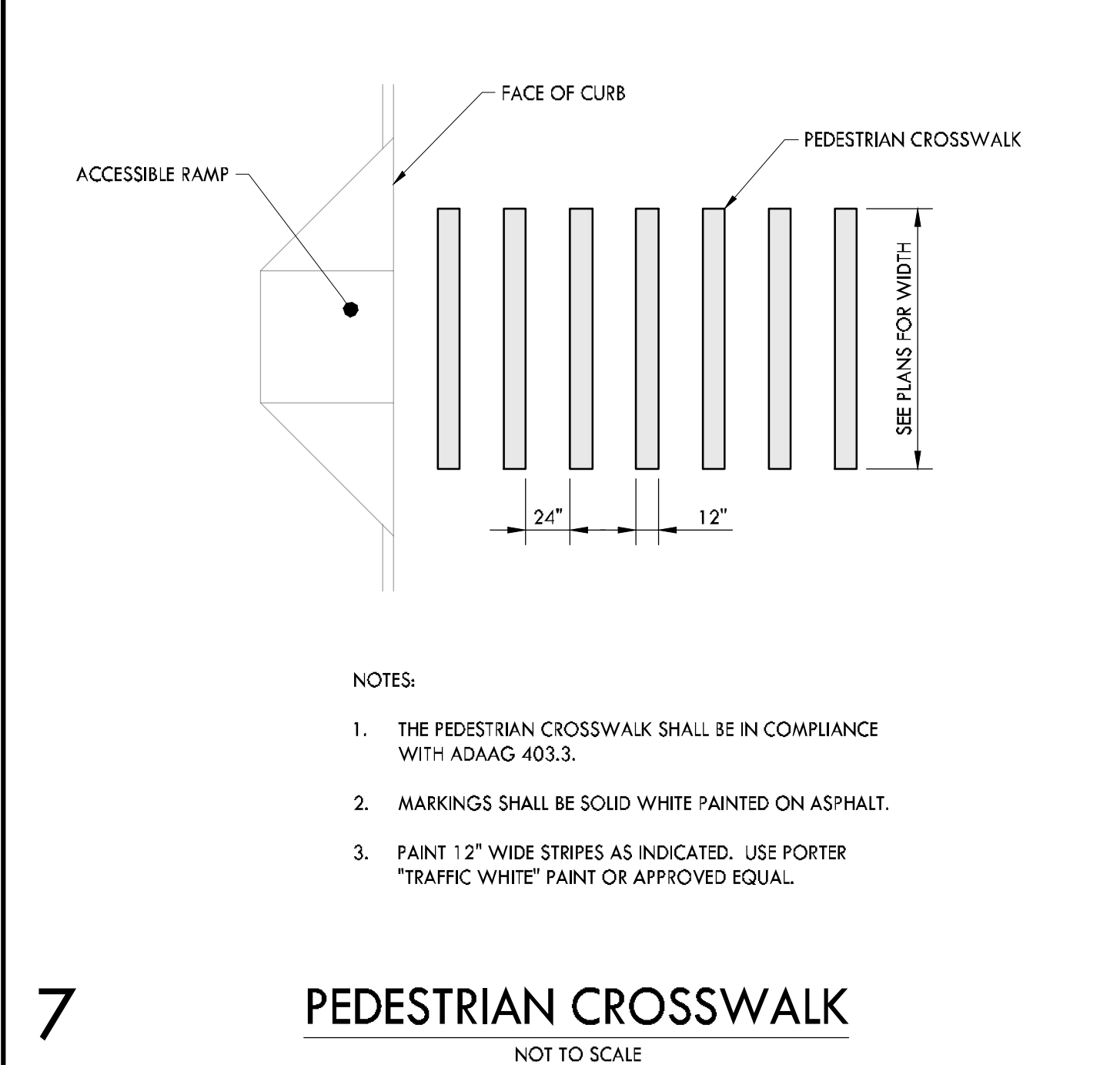
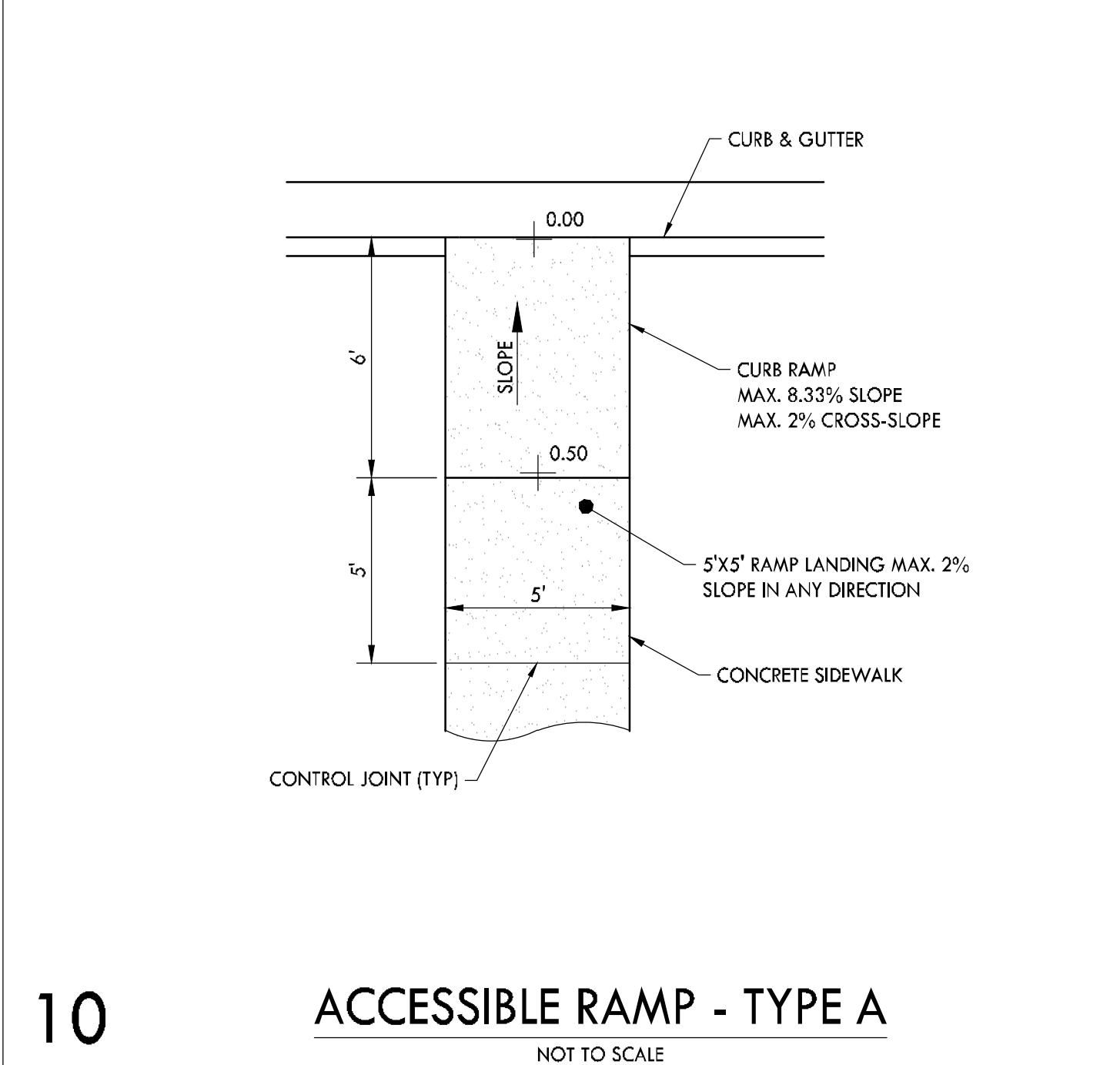


DETAILS
NEW BEHAVIORAL HEALTH HOSPITAL
ACADIA HEALTHCARE
MADISON, WISCONSIN

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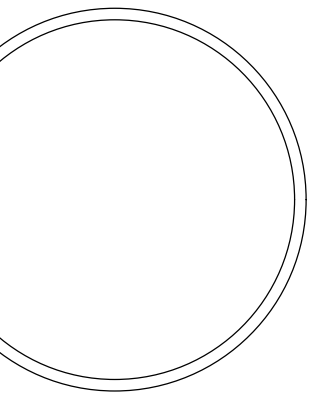
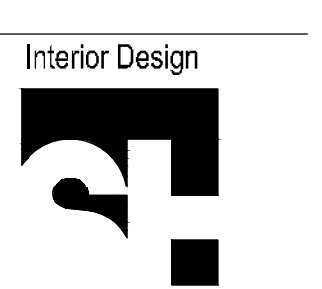
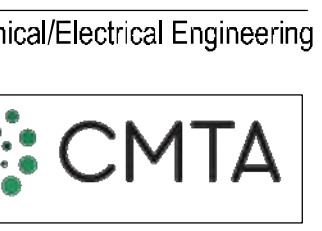
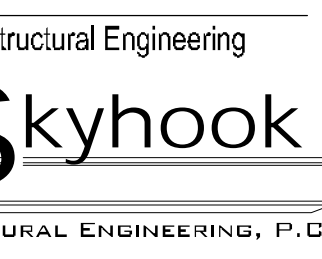
SCHEMATIC DESIGN - NOT FOR CONSTRUCTION





STENDEL HILL ARCHITECTURE

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THRUST BLOCK DIMENSIONS

PIPE SIZE (IN)	2" & 2-1/4"	3" & 4"	6"	8"	10"	12"
L1	18"	24"	24"	36"	48"	54"
L2	10"	12"	16"	18"	24"	30"
H	12"	12"	18"	18"	18"	24"
D	18"	18"	18"	18"	24"	24"
CU. FT.	1.90	2.25	3.50	5.05	7.15	13.40

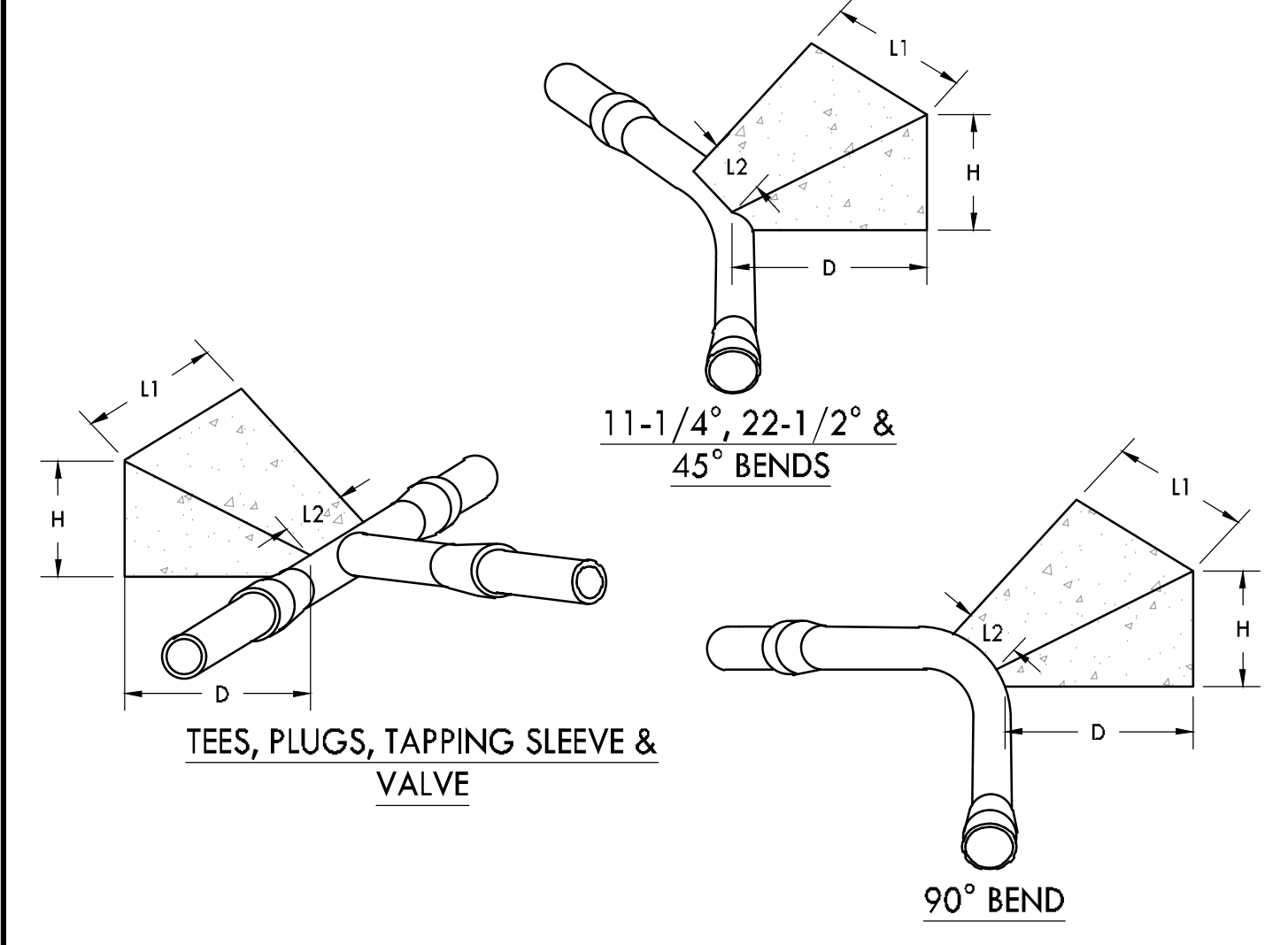
TEES, PLUGS & TAPPING SLEEVES	2" & 2-1/4"	3" & 4"	6"	8"	10"	12"
L1	18"	24"	30"	39"	54"	54"
L2	10"	12"	16"	18"	32"	32"
H	12"	12"	18"	24"	24"	36"
D	18"	18"	18"	18"	18"	24"
CU. FT.	1.90	2.25	4.05	7.30	10.25	18.15

90° BENDS	2" & 2-1/4"	3" & 4"	6"	8"	10"	12"
L1	18"	24"	30"	39"	54"	54"
L2	10"	12"	16"	18"	32"	32"
H	12"	12"	18"	24"	24"	36"
D	18"	18"	18"	18"	18"	24"
CU. FT.	1.90	2.25	4.05	7.30	10.25	18.15

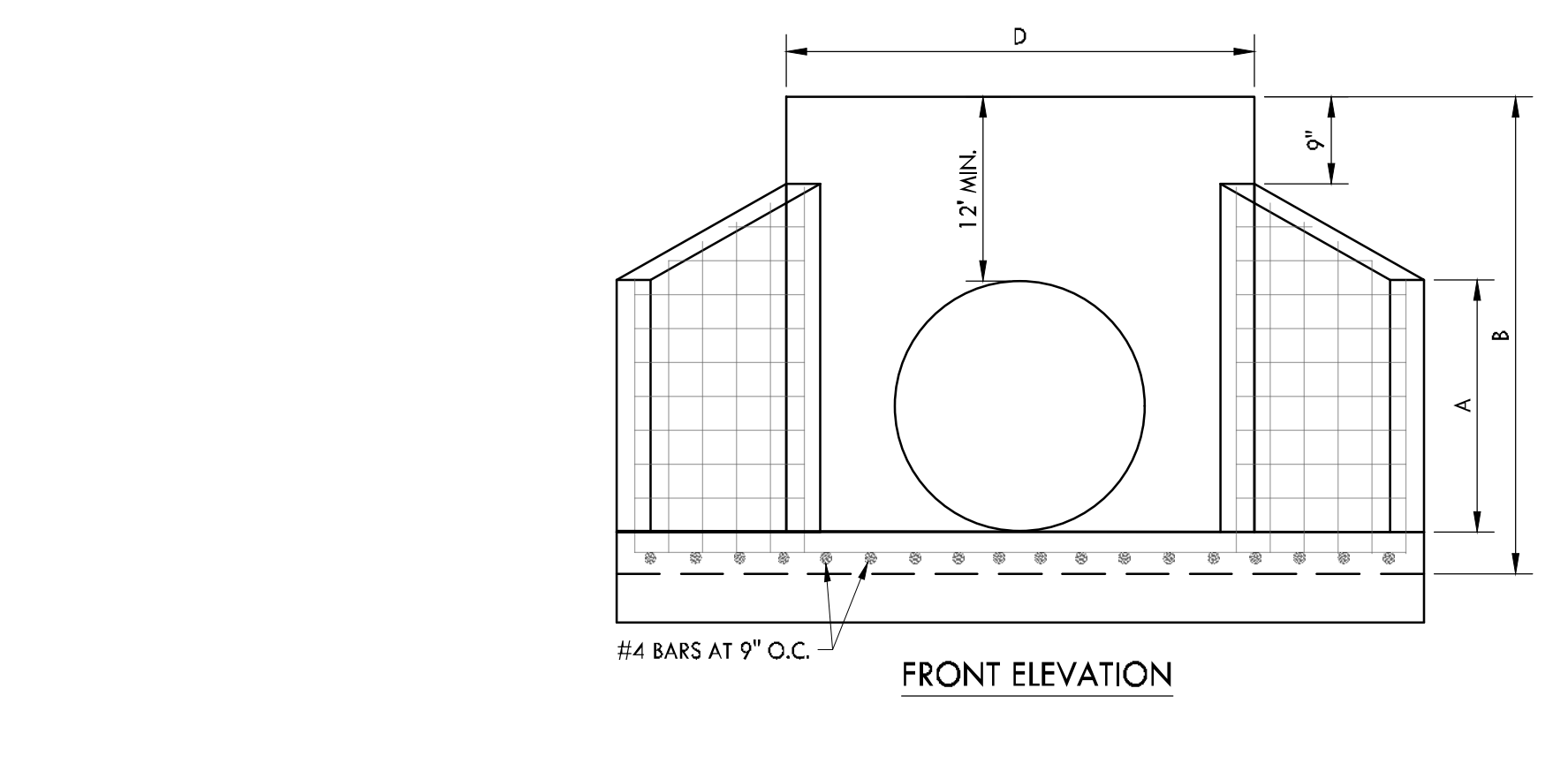
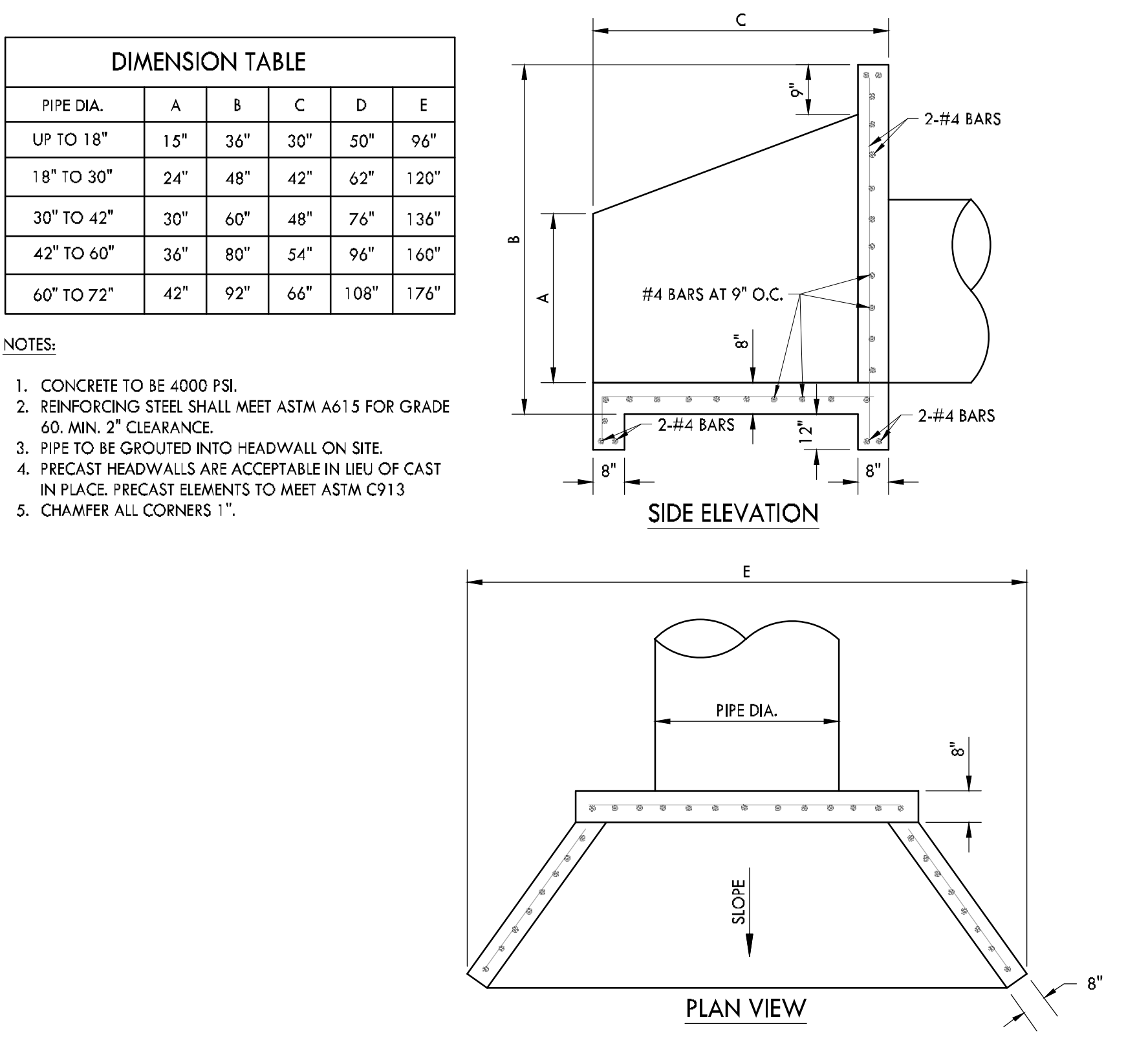
45° BENDS	2" & 2-1/4"	3" & 4"	6"	8"	10"	12"
L1	18"	24"	30"	39"	54"	54"
L2	10"	12"	16"	18"	32"	32"
H	12"	12"	18"	21"	24"	24"
D	18"	18"	18"	18"	18"	24"
CU. FT.	1.50	1.60	3.20	3.95	4.60	9.60

22-1/2° BENDS	2" & 2-1/4"	3" & 4"	6"	8"	10"	12"
L1	18"	24"	24"	24"	24"	24"
L2	6"	8"	10"	11"	18"	18"
H	12"	12"	16"	18"	21"	21"
D	18"	18"	18"	18"	18"	24"
CU. FT.	1.50	1.60	3.20	3.40	4.60	6.80

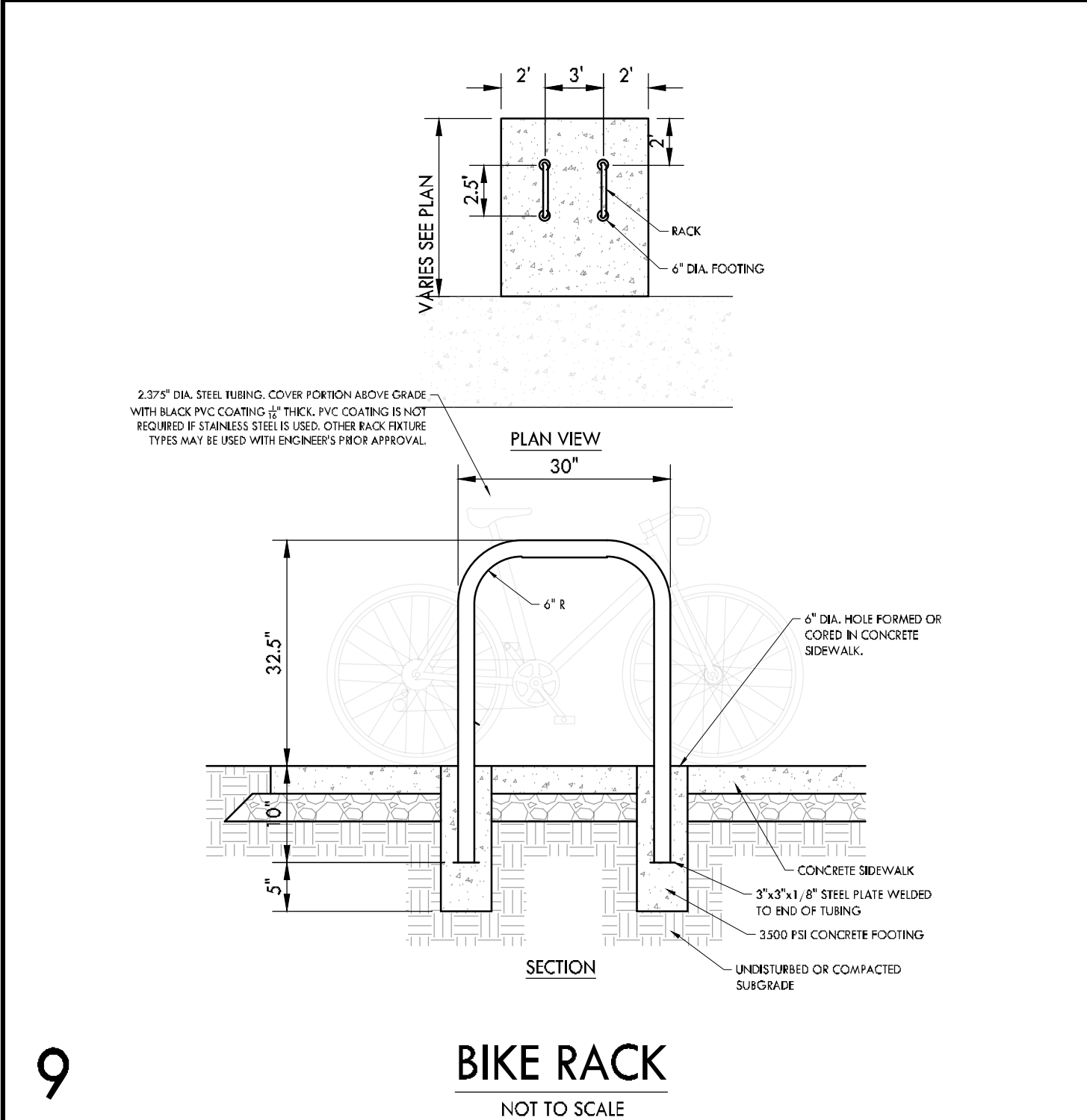
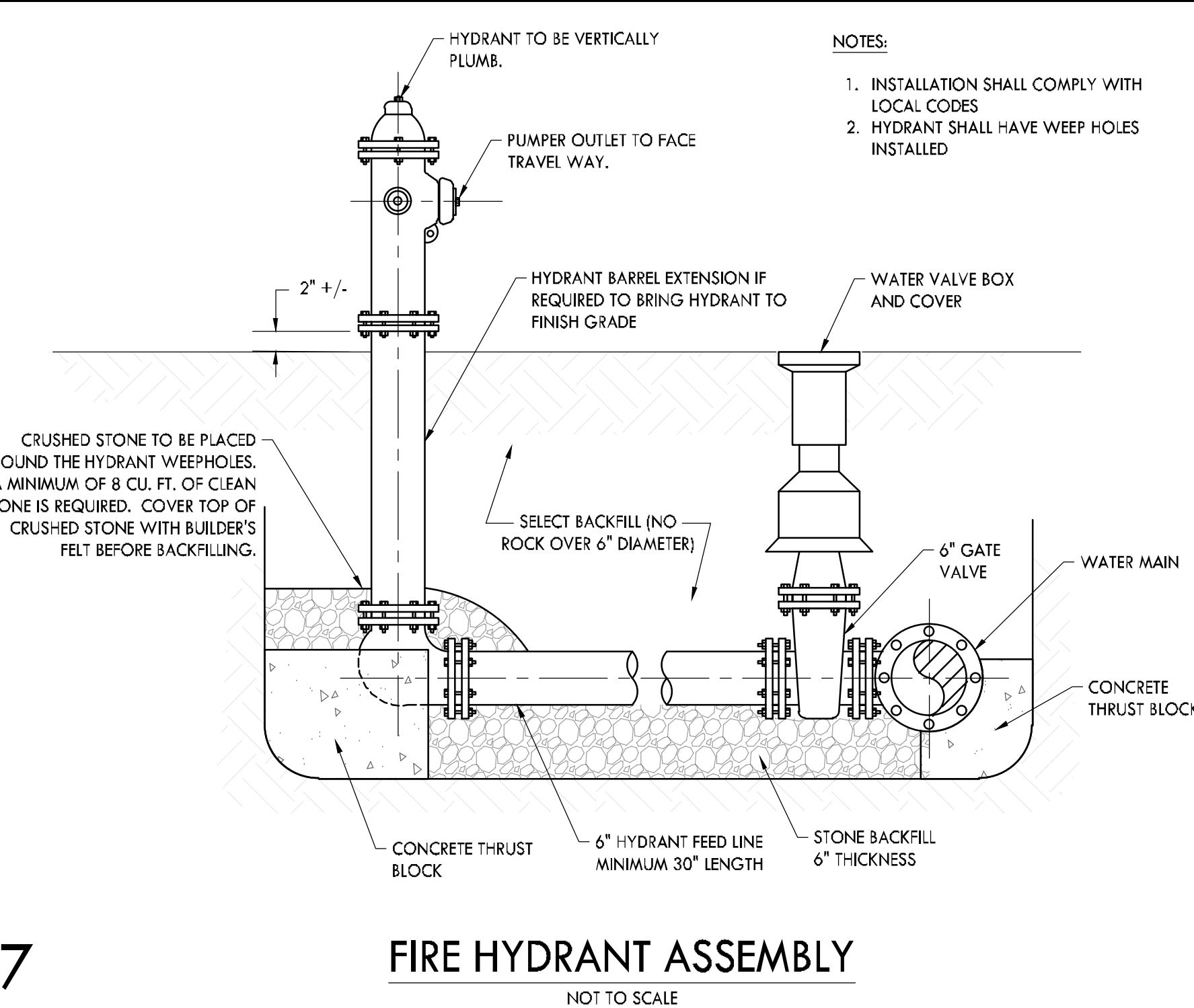
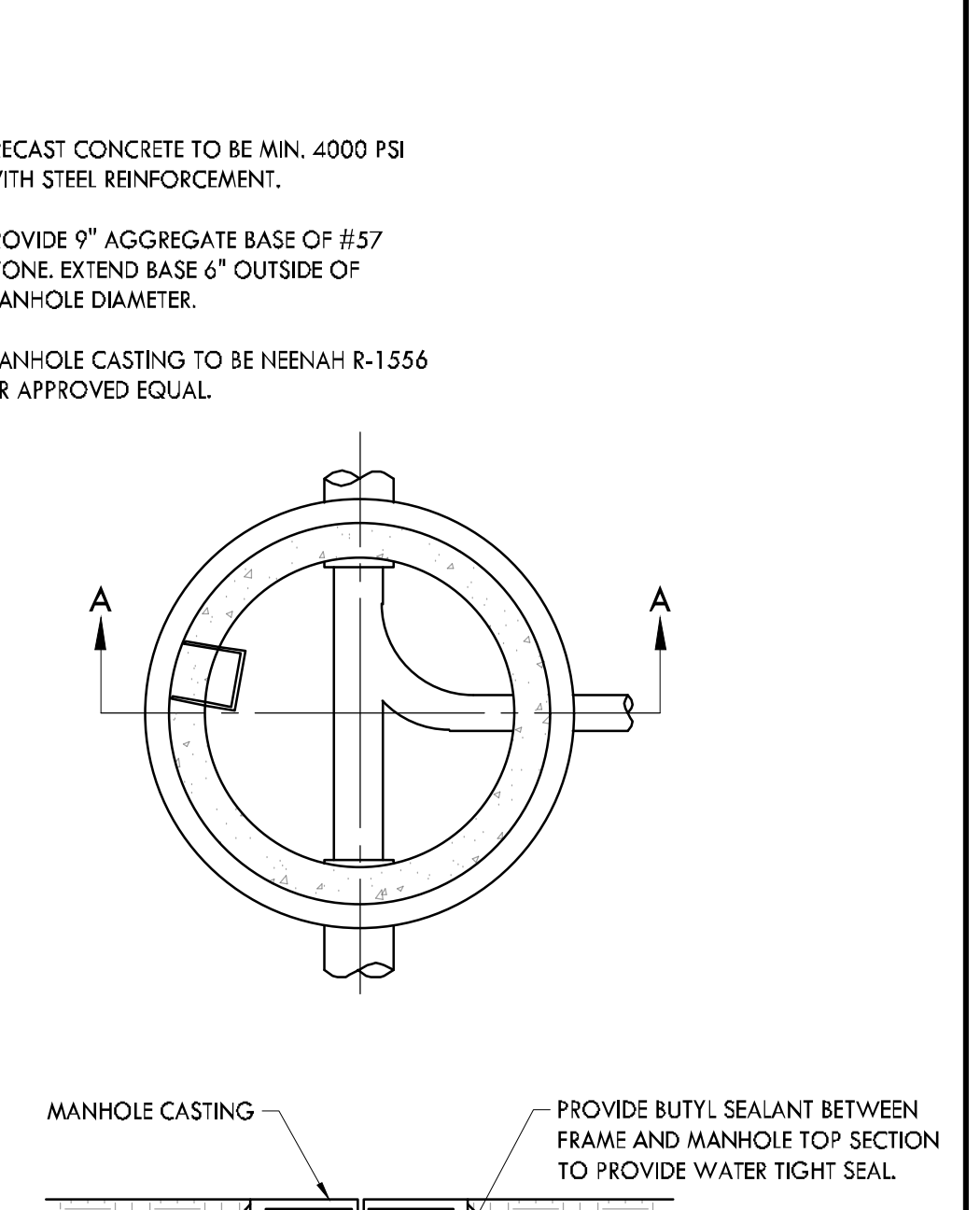
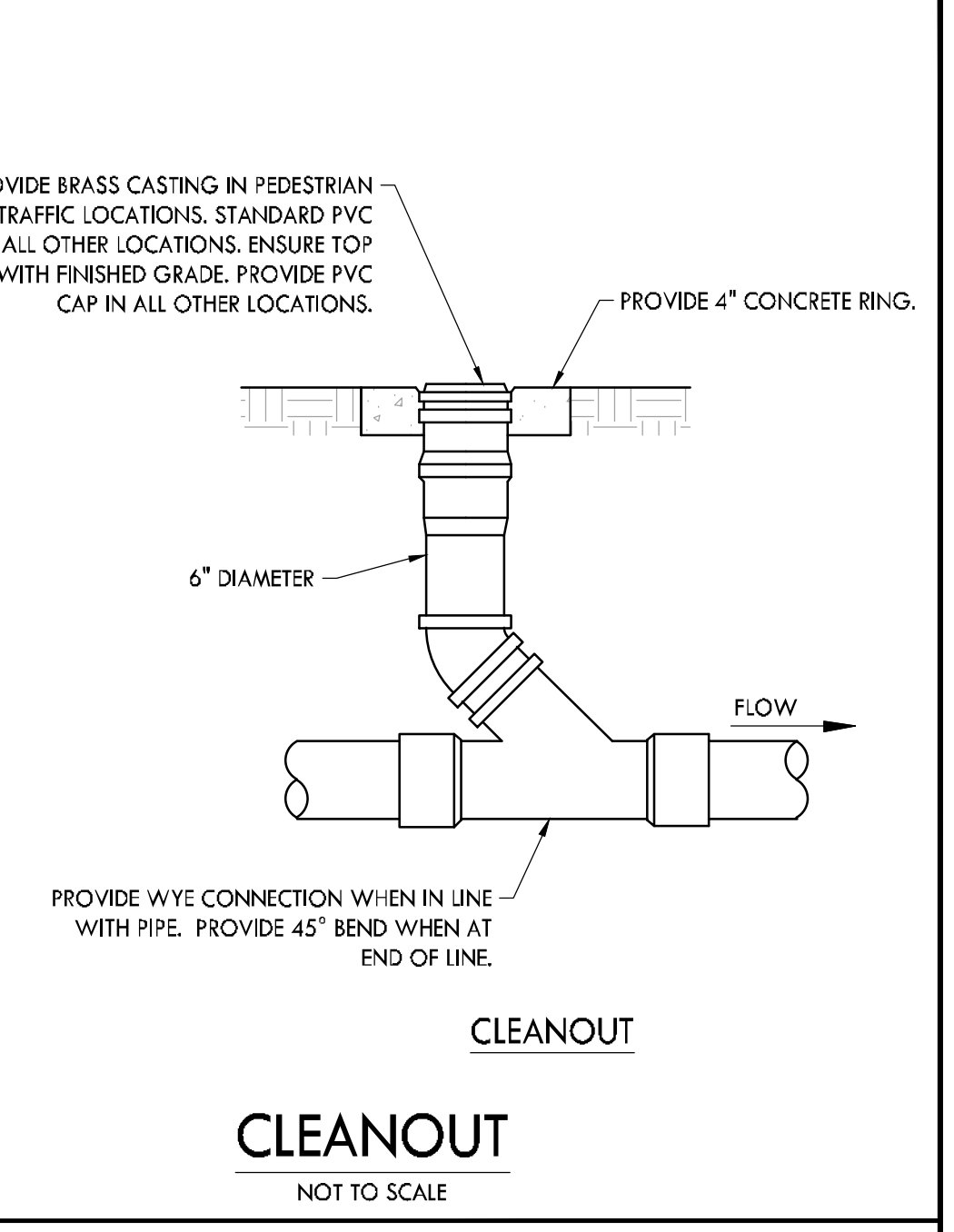
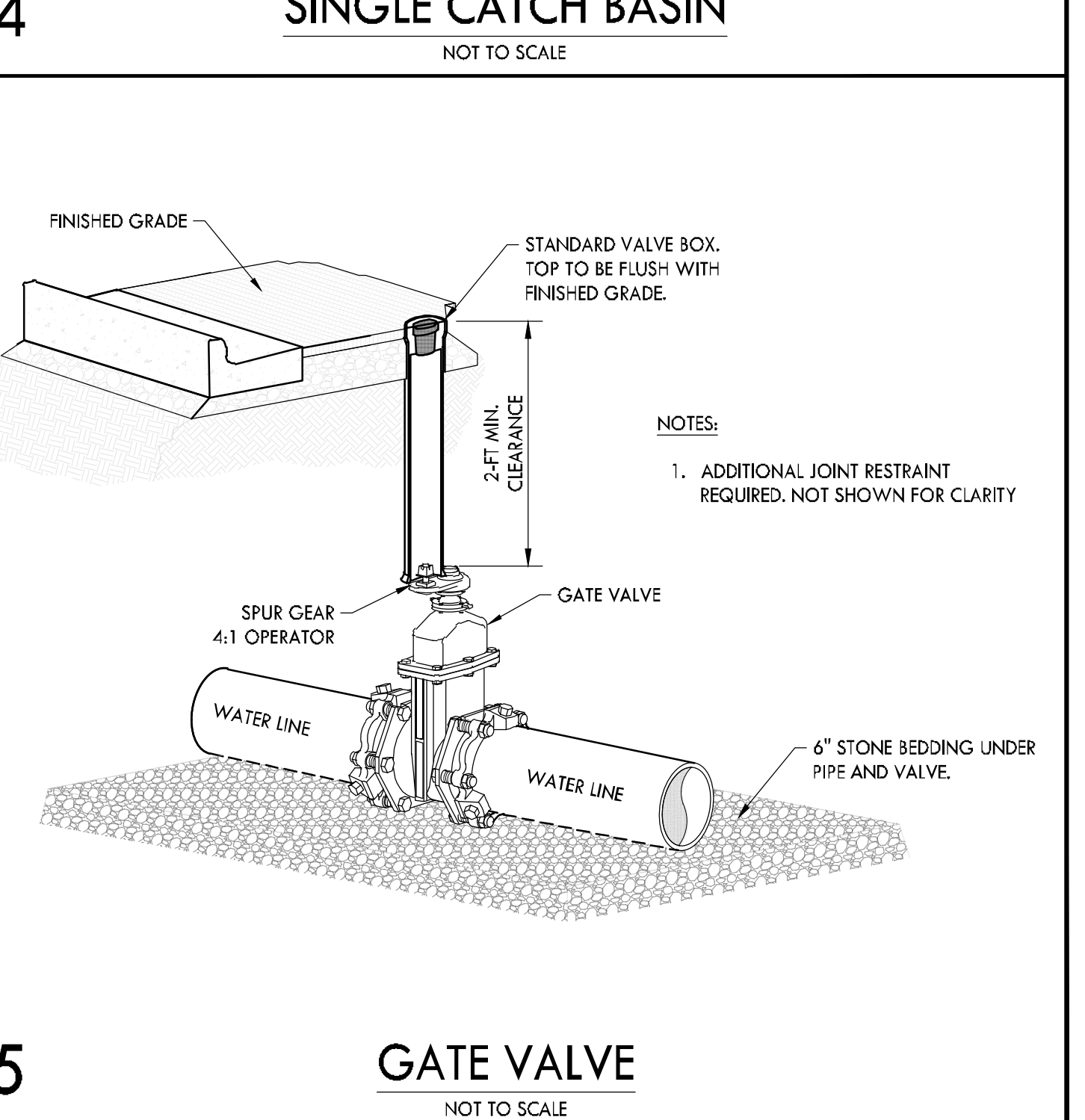
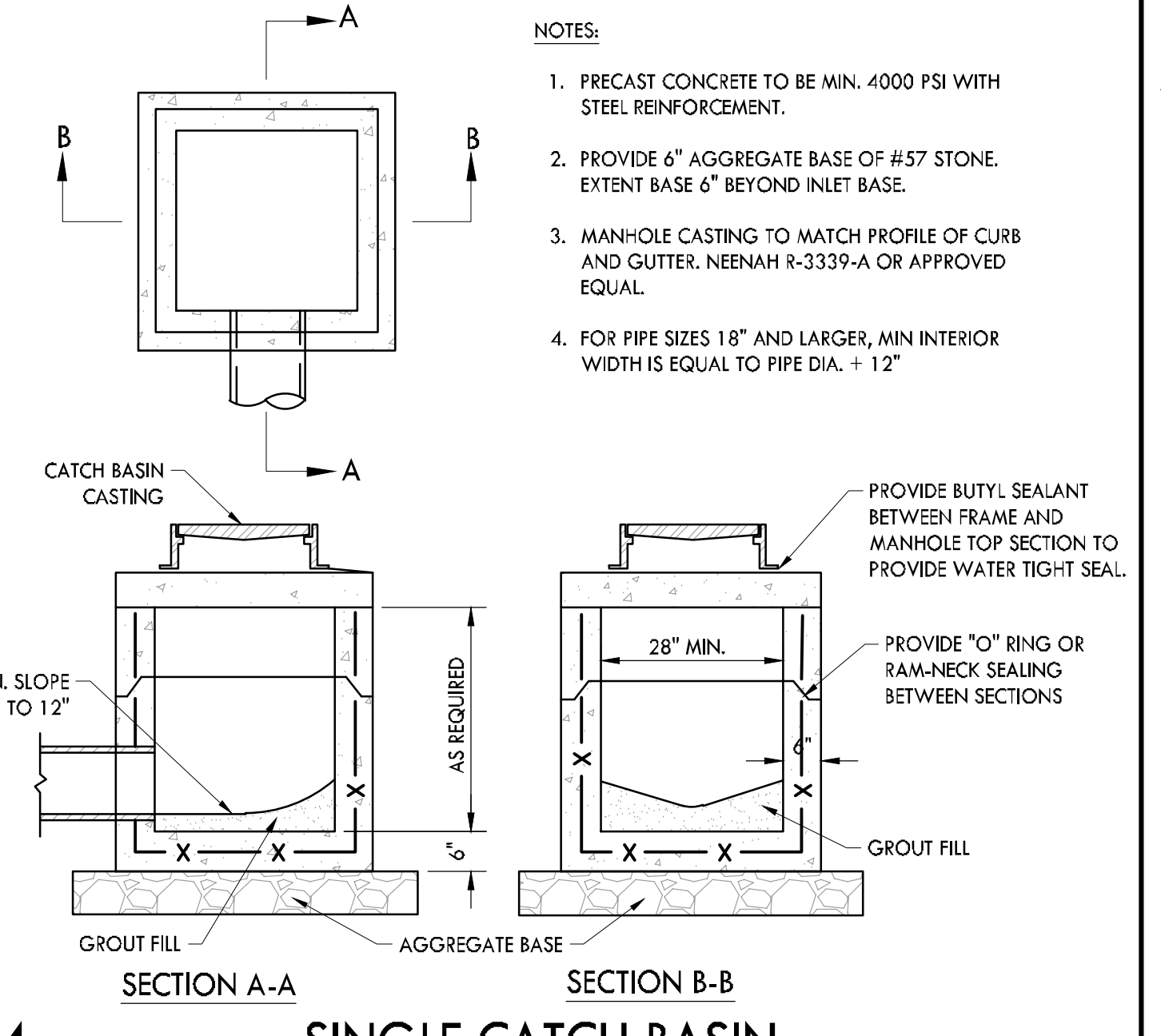
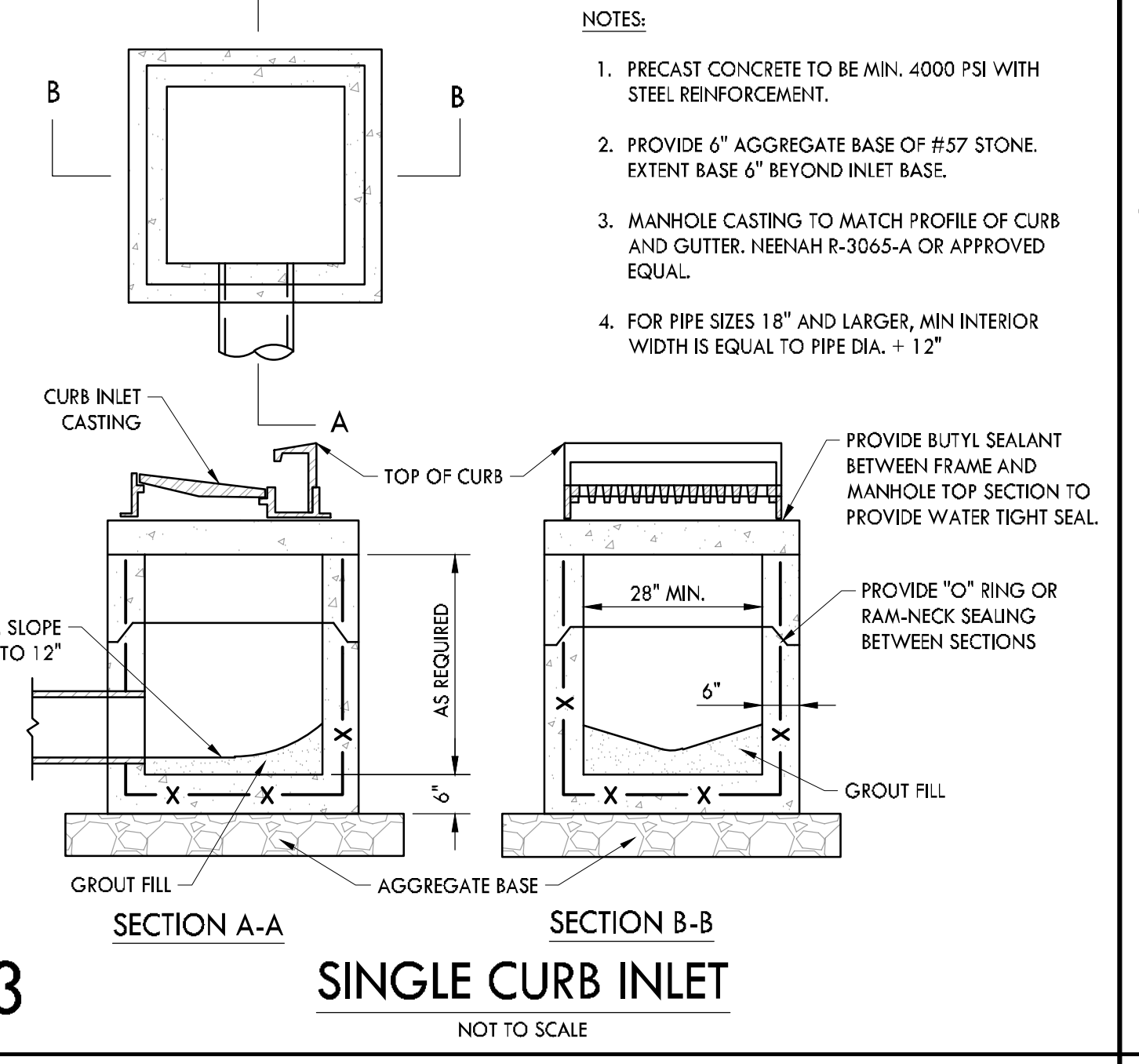
11-1/4° BENDS	2" & 2-1/4"	3" & 4"	6"	8"	10"	12"
L1	18"	24"	24"	24"	24"	24"
L2	6"	8"	10"	11"	18"	18"
H	12"	12"	16"	18"	21"	21"
D	18"	18"	18"	18"	18"	24"
CU. FT.	1.50	1.60	3.20	3.40	4.60	6.10



8 THRUST BLOCKS NOT TO SCALE

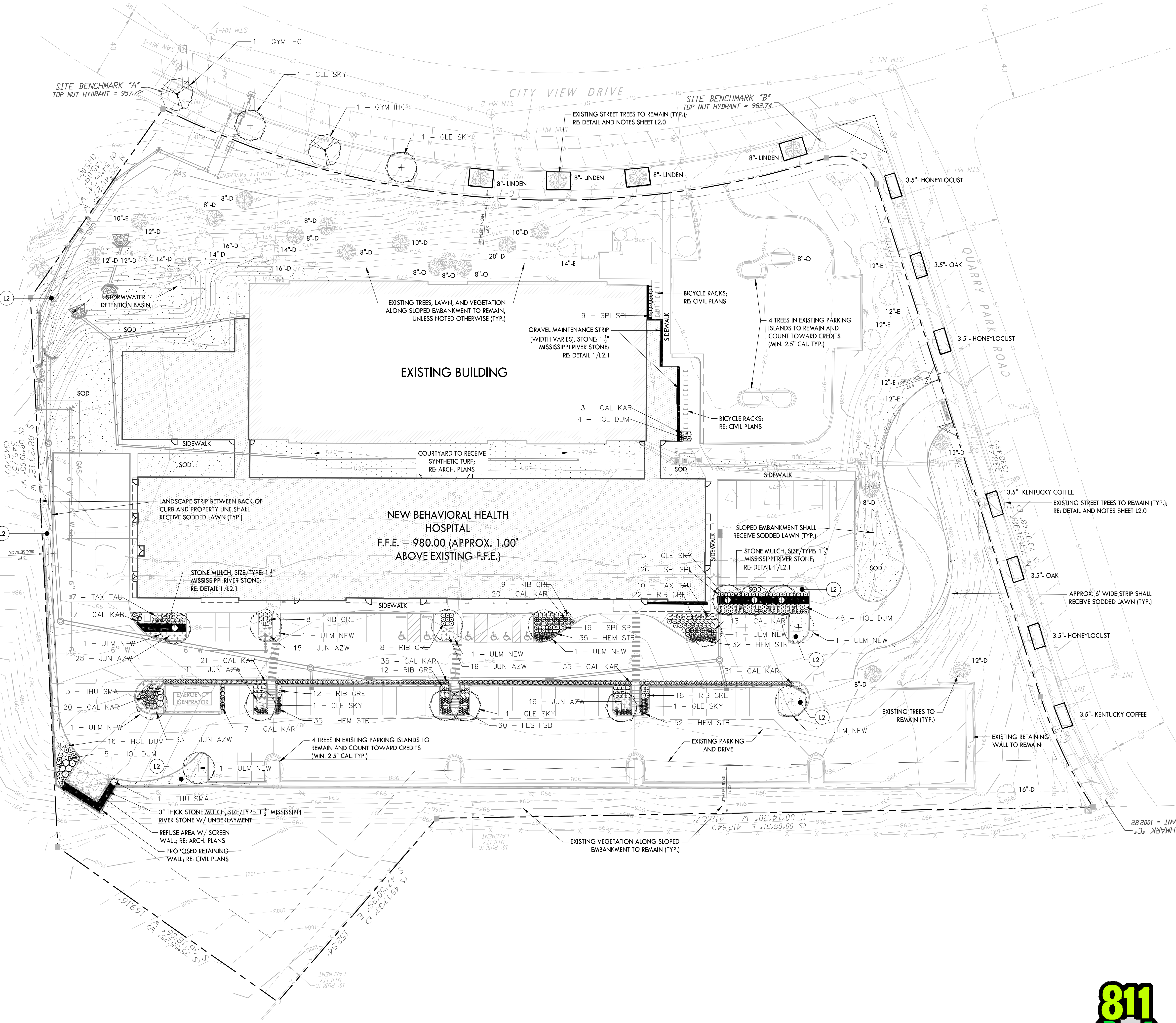


6 CONCRETE HEADWALL NOT TO SCALE



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS	
GYM IHC	2	Gymnocladus dioica 'McKBranded' / Deca® Kentucky Coffeetree	2" Cal.	30 Gal.	Well branched canopy, limb up to 4' Ht., uniform appearance	
THU SMA	10	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	6' Ht.	B&B	Dense foliage, full to ground, symmetrical w/ uniform shape	
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS	
GLE SKY	9	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	3" Cal.	B&B	Well branched, uniform appearance, full canopy. Limb up 4' Ht.,	
ULM NEW	9	Ulmus americana 'New Harmony' / New Harmony American Elm	3" Cal.	B&B	Well branched, full canopy w/ symmetrical appearance, limb up 4' Ht.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS	
CAL KAR	205	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Pot	Full crown	
FES FSB	60	Festuca x 'Cool as Ice' / Cool as Ice Blue Fescue	1 gal.	Pot	Full crown	
HEM STR	154	Hemerocallis x 'Strawberry Candy' / Strawberry Candy Daylily	1 gal.	Pot	Full crown, Dense foliage	
HOL DUM	68	Holidiscus dumosus / Rock Spirea	3 gal.	Pot	Dense foliage, uniform appearance	
RIB GRE	89	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	3 gal.	Pot	Dense foliage, uniform appearance	
SPI SPI	54	Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea	3 gal.	Pot	Dense foliage, uniform appearance	
TAX TAU	17	Taxus x media 'Tauntonia' / Taunton's Anglo-Japanese Yew	2" Ht.	B&B	Dense foliage, full to ground	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
JUN AZW	217	Juniperus horizontalis 'Wisconsin' / Wisconsin Creeping Juniper	3 gal.	Pot	18" o.c.	Dense Foliage, full, no broken or dead tips



1 OVERALL PLANTING PLAN
1" = 30'-0"

LANDSCAPE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
L1	AREA TO BE SEEDED LAWN	AS NOTED
L2	AREA TO BE SODDED LAWN	AS NOTED
L3	PLANTING BED LIMITS	-
L4	IRRIGATION LIMITS	-

- GENERAL NOTES:
- REFER TO SHEET L2.0 FOR ADDITIONAL NOTES.
 - REFER TO SHEET L2.0 FOR PLANT LIST

LANDSCAPE ORDINANCE REQUIREMENTS

CITY OF MADISON, WI SECTION 28.142 OF GENERAL ORDINANCE

SITE LANDSCAPE REQUIREMENT

ENTIRE DEVELOPMENT SITE MUST BE BROUGHT INTO COMPLIANCE WITH LANDSCAPE REQUIREMENTS

TOTAL DEVELOPED AREA

- OVERALL SITE = 250,059 S.F. MINUS BUILDING FOOTPRINTS = 58,009 S.F. 192,050 S.F.
- FOR LOTS 5 ACRES OR LESS 5 P.TS. SHALL BE PROVIDED PER 300 S.F. OF DEVELOPED ACRES
- TOTAL S.F. OF DEVELOPED AREA = 192,050 S.F.
- TOTAL LANDSCAPE POINTS REQUIRED = 3,200.8
- LANDSCAPE POINTS PROVIDED = 4,419
- 2.5" CAL. OVERSTORY DECID. TREE CREDITS: 41 @ 35 PNTS.
- 5-6" HT. TALL, EVERGREEN TREE CREDITS: 7 @ 35 PNTS.
- 1.5" CAL. ORNAMENTAL TREE CREDITS: 3 @ 15 PNTS.
- 3-4" HT. UPRIGHT EVERGREEN SHRUB CREDITS: 19 @ 10 PNTS.
- #3 GAL. DECIDUOUS SHRUB CREDITS: 122 @ 3 PNTS.
- #3 GAL. EVERGREEN SHRUB CREDITS: 105 @ 4 PNTS.
- #1 GAL. ORN. GRASS PERENNIALS CREDITS: 459 @ 2 PNTS.
- ORN. DECORATIVE FENCE/WALL: NONE
- EXISTING SIGNIFICANT TREE: 4 @ 200 PNTS.
- LANDSCAPE FURNITURE FOR PUBLIC: NONE

DEVELOPMENT FRONTAGE

- BUILDING OR PARKING AREAS ADJACENT TO STREET(S)
- LINEAR FEET OF FRONTAGE: 884' (884')
- MIN. ONE (1) OVERSTORY DECIDUOUS TREE AND FIVE (5) SHRUBS PER 30 L.F. OF LOT FRONTAGE. TWO (2) ORNAMENTAL OR TWO (2) EVERGREEN TREES MAY BE USED IN LIEU OF ONE (1) OVERSTORY TREE.
- REQUIRED
 - OVERSTORY TREES (884 L.F./30) = 30
 - SHRUBS (884 L.F./30) = 30
- PROPOSED
 - OVERSTORY DECIDUOUS TREES (EXISTING) = 21
 - EVERGREEN TREES (EXISTING) = 7
 - ORNAMENTAL TREES (EXISTING) = 3
 - SHRUBS (EXISTING) = MIN. 30

INTERIOR PARKING LOT LANDSCAPE

- REQUIRED FOR ALL PARKING LOTS WITH 20 OR MORE PARKING SPACES
- MIN. 5% OF THE ASPHALT/CONCRETE AREA SHALL BE INTERIOR PLANTING ISLANDS, ETC.
- ASPHALT/CONCRETE AREA: 75,151 S.F.
- MIN. REQUIRED (@ 5%): 3,758 S.F.
- PROVIDED: 5,748 S.F.
- PLANTING ISLAND SHALL BE LOCATED AT LEAST EVERY TWELVE (12) CONTIGUOUS STALLS WITH NO BREAK AND LANDSCAPE STRIPS AT LEAST SEVEN (7) FEET WIDE
- MIN. ONE DECIDUOUS CANOPY TREE PER 160 S.F. OF REQUIRED LANDSCAPE AREA. TWO (2) ORNAMENTAL TREES MAY COUNT TOWARD ONE (1) CANOPY TREE, BUT NOT MORE THAN 25% OF THE REQUIRED.
- NO LIGHT POLES SHALL BE WITHIN THE AREA OF 60% OF MATURE GROWTH FROM THE CENTER OF ANY TREE
- MIN. REQUIRED LANDSCAPE AREA = 3,758 S.F.
- REQUIRED TREES (3,758/160) = 24 TREES
- TOTAL TREES PROVIDED = 24 TREES
 - EXISTING: 8 TREES
 - PROPOSED: 16 TREES

FOUNDATION PLANTINGS

BUILDING FOUNDATION PLANTING HAS BEEN SHOWN EXCEPT WHERE BUILDING FACADE DIRECTLY ABUTS SIDEWALK OR OTHER PAVEMENT FEATURES

SCREENING ALONG DISTRICT BOUNDARIES (ADJACENT TO NON-COMPATIBLE LAND USES)

- REQUIRED = NONE, OTHER SIDES OF PROPERTY ADJUT UNDEVELOPED LAND
- PROPOSED = EXISTING VEGETATION TO REMAIN; NO OTHER IMPROVEMENT HAS BEEN ANTICIPATED

SCREENING OF OTHER SITE ELEMENTS (REFUSE AREAS, OUTDOOR STORAGE, MECHANICAL EQUIP., LOADING)

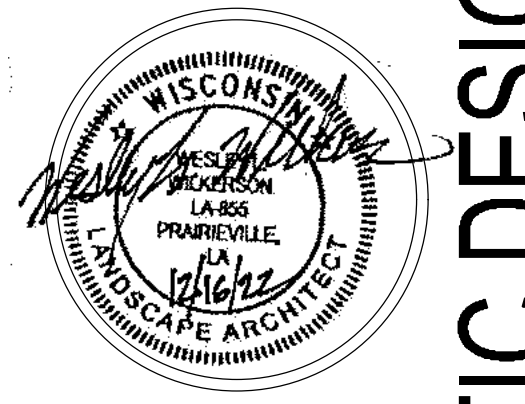
- REFUSE DISPOSAL AREA SHALL RECEIVE SOLID WALL. REFER TO ARCHITECTURAL OR CIVIL PLANS
- MECHANICAL EQUIPMENT (TRANSFORMER AND EMERGENCY GENERATOR) HAVE RECEIVED APPROPRIATE PLANTING/SCREENING WHILE ALLOWING ACCESS TO EQUIPMENT FOR SERVICE NEEDS
- NO OUTDOOR STORAGE OR LOADING HAS BEEN PROVIDED OR WILL BE SEEN FROM STREET VIEW

EXISTING TREES TO REMAIN:

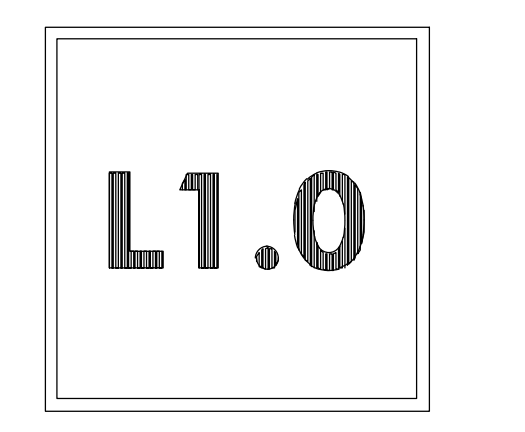
- OVERSTORY DECIDUOUS
 - 8" DBH = 7
 - 10" DBH = 2
 - 12" DBH = 5
 - 14" DBH = 3 (ONLY 1 SIGNIFICANT)
 - 16" DBH = 3 (SIGNIFICANT)
 - 20" DBH = 1 (SIGNIFICANT)
- EVERGREEN
 - 10" DBH = 1
 - 12" DBH = 5
 - 14" DBH = 1
- ORNAMENTAL
 - 8" DBH = 3



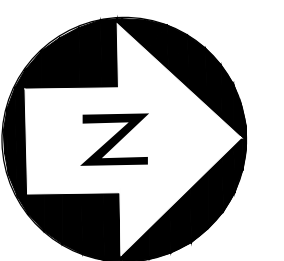
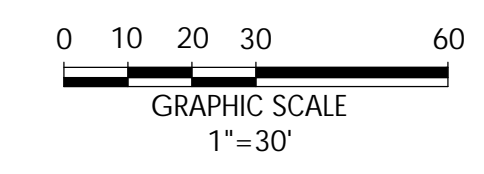
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LANDSCAPE NOTES:

SITE PREPARATION

- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES TO UTILITIES.
- PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH QUALITY TOPSOIL FREE OF ROOTS AND ROCKS. SEE TOPSOIL SPECIFICATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- ALL CONTRACTORS APPLYING CHEMICALS ON SITE SHALL SUBMIT COPIES OF CERTIFICATION(S) AND LICENSES TO THE LANDSCAPE ARCHITECT.
- PLANTING BEDS SHALL BE CLEARED OF GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS.
- SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS GROUND COVER AREAS.

TOPSOIL

- ALL PLANTED AREAS TO HAVE A MINIMUM OF 6" OF QUALITY TOPSOIL.
- ALL COMPACTED AREAS TO BE AERATED AND AMENDED AS NEEDED.
- TOPSOIL IS TO BE NATURAL, FERTILE, FRIABLE, PRODUCTIVE SOIL, NEITHER EXCESSIVELY ACID NOR ALKALINE, AND FREE FROM TOXIC SUBSTANCES, STONES WEEDS, CLAY, CLODS, ROOTS, CINDERS, DEBRIS, AND CONSTRUCTION MATERIAL.

PLANTING

- ALL PLANTING BEDS OR MULCH BEDS SHALL BE FREE OF WEEDS PRIOR TO THE INSTALLATION OF MULCH.
- THE OPTIMUM TIME OF PLANTING IS FROM OCTOBER 1 TO APRIL 1. SCHEDULING FOR PLANTING AT OTHER TIMES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. CONTRACTOR TO ACCOUNT FOR TEMPORARY WATERING AS PART OF THEIR BID FOR ANY PLANTING INSTALLED DURING PERIODS OF HIGH TEMPERATURES.
- UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR A PRE-INSTALLATION INSPECTION IN ORDER TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATIONS. TREES OF SAME SPECIES ARE TO BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
- PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
- AFTER PLANTING, TREE BRANCHES SHALL BE SELECTIVELY TRIMMED BY 25%, MAINTAINING NATURAL SHAPE. ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS SHALL ALSO BE PRUNED. REMOVE TAGS, TWINE, OR OTHER NON-BIODEGRADABLE MATERIAL.
- WATERING: ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED WITHIN ONE HOUR OF INSTALLATION.

GENERAL LANDSCAPE NOTES:

- GRASS OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
- THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS (ILA) SHALL BE PLANTED USING EITHER SHRUBS, GROUND COVER, OR TURF.
- EXISTING TREES AND PLANT MATERIAL ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS. IF ANY TREES OR SCREENING VEGETATION DIE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.
- IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ASSOCIATED VEGETATION AND DRAINAGE SYSTEM WITHIN THE STORMWATER BASIN.
- ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
- ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10 REQUIREMENTS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LOCAL ZONING ORDINANCE. GOVERNING AGENCY SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, ETC.
- CONTRACTOR SHALL COORDINATE ANY UTILITY, SIDEWALK, OR GRADE CHANGES WITH LANDSCAPE ARCHITECT PRIOR TO BED PREPARATION, IRRIGATION, OR PLANTING INSTALLATION.
- IRRIGATION WILL BE PROVIDED ON A DESIGN-BUILD BASIS. THIS IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATERING OF THE PROPOSED PLANT MATERIAL AND LAWN AREAS. THE SYSTEM SHALL CONSIST OF SEVERAL WATERING ZONES CONTROLLED BY A CENTRAL TIMER WITH EITHER POP-UP AND ROTATING IRRIGATION HEADS OR A DRIP LINE SYSTEM. THE PROPOSED SYSTEM SHALL BE INSTALLED PRIOR TO PLANTING. (IF APPLICABLE)
- AN AUTHORIZED INSPECTOR OR LOCAL AGENCY OFFICIAL SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS, LOCATED IN THE RIGHT OF WAY, PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.
- LANDSCAPE ARCHITECT SHALL INSPECT AND CERTIFY THAT ALL REQUIRED LANDSCAPING, INCLUDING SCREEN FENCING, HAS BEEN INSTALLED OR PLANTED AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
- LANDSCAPE PLANTINGS MUST BE INSTALLED PRIOR TO OCCUPANCY OF THE SITE OR AT THE NEXT AVAILABLE PLANTING SEASON. THESE PLANTINGS ARE TO BE MAINTAINED THEREAFTER.

PLANT MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- CONTRACTOR TO WARRANT ALL MATERIAL FOR 2 YEARS AFTER DATE OF FINAL ACCEPTANCE.
- ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST. OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.

MULCHING

- ALL PLANTING BEDS OR MULCH BEDS SHALL HAVE WEEDS REMOVED PRIOR TO THE INSTALLATION OF MULCH.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF AGED SHREDDED HARDWOOD BARK MULCH OR A MINIMUM OF 4" DEEP PINE STRAW MULCH.
- CONTRACTORS SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
- MULCH SHALL NOT CONTACT OUTER BARK AT BASE OF TREES. PULL BACK MULCH 3-4" FROM TRUNK.

PLANT MATERIALS

- THE LANDSCAPE CONTRACTORS SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK; ANSI - LATEST EDITION FOR SIZE AND QUALITY.
- ALL PLANT MATERIAL SHALL BE A MINIMUM OF "NUMBER ONE" AS DEFINED IN THE MOST CURRENT EDITION OF THE GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE STATES DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANTS THAT ARE INFERIOR, DAMAGED, OR DISEASED WILL NOT BE ACCEPTED.
- THE PLANTS DELIVERED TO THE PROJECT SITE SHALL BE PLANTED AS SOON AS SITE CONDITIONS PERMIT. TAKE CARE IN SCHEDULING PLANT DELIVERIES AND THE SIZE OF DELIVERIES SO THAT LONG PERIODS OF STORAGE ARE AVOIDED. ADEQUATELY PROTECT PLANTS PLACED IN TEMPORARY STORAGE FROM THE SUN AND WIND. WATER PLANTS SO AS TO MAINTAIN THEIR APPEARANCE AND HEALTH. PLANTS THAT HAVE NOT BEEN PROPERLY MAINTAINED DURING TEMPORARY STORAGE MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL BE FIRST QUALITY REPRESENTATIVES OF THEIR SPECIES AND SHALL MEET ALL REQUIREMENTS OTHERWISE STIPULATED. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTED MATERIAL IN THE FIELD, AT THE GROWING SITE OR ON THE JOB SITE.

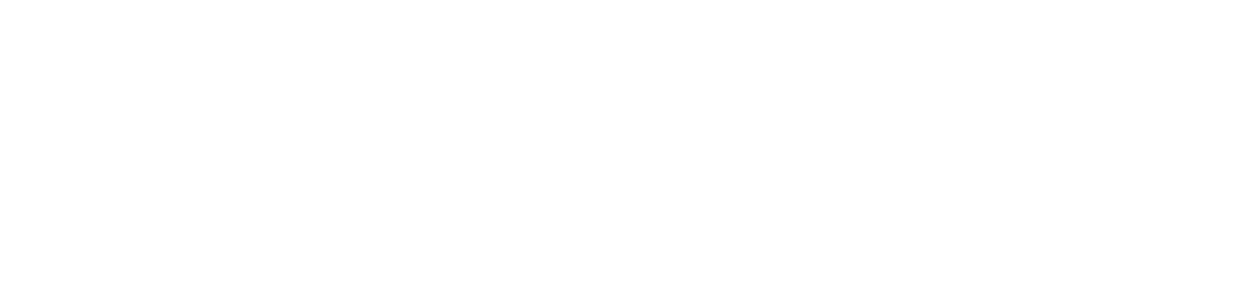
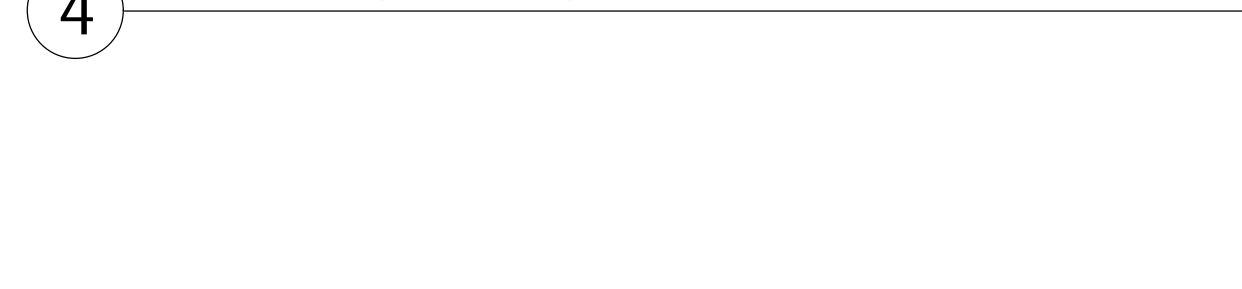
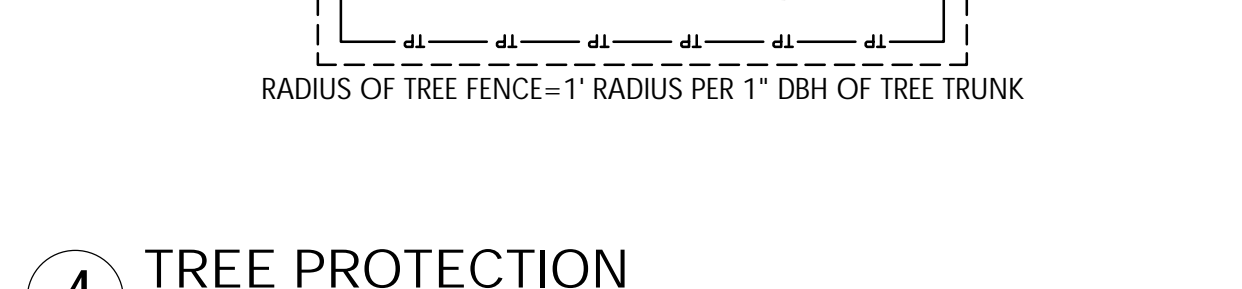
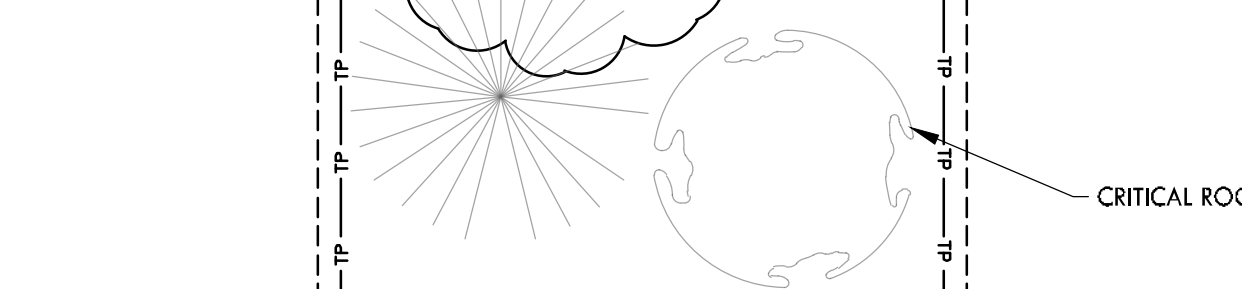
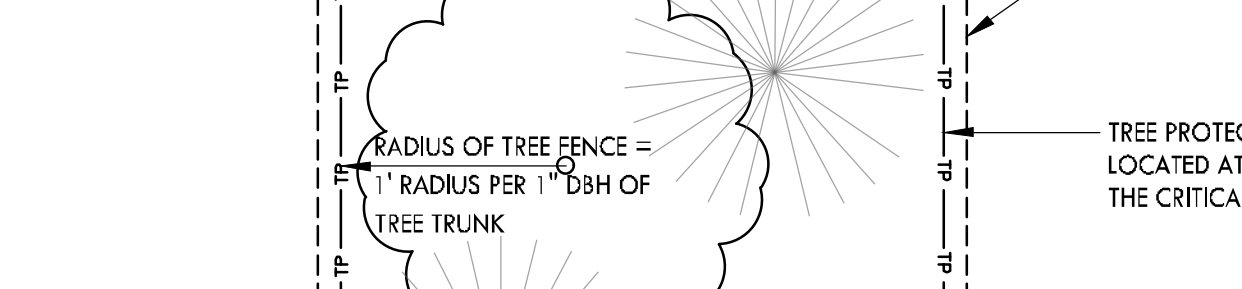
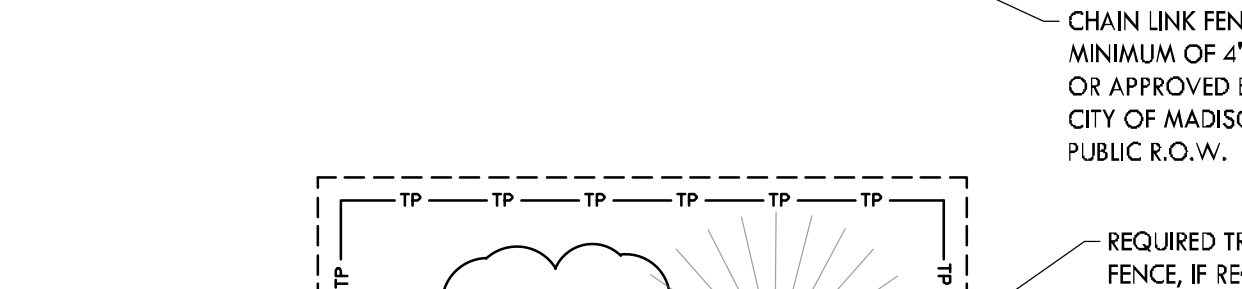
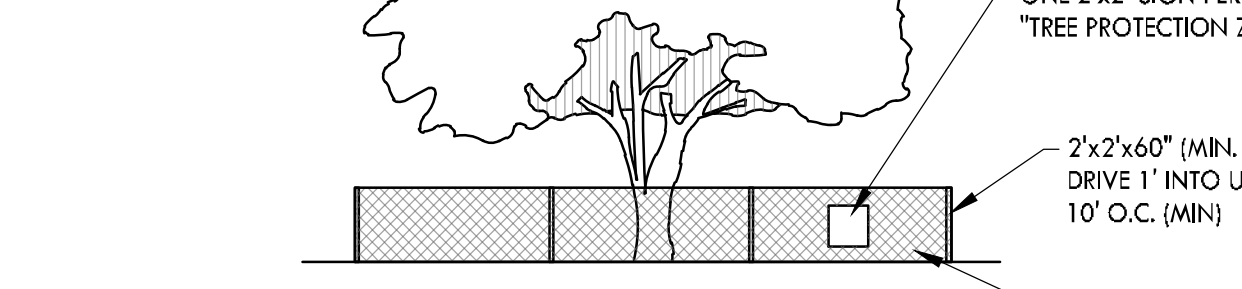
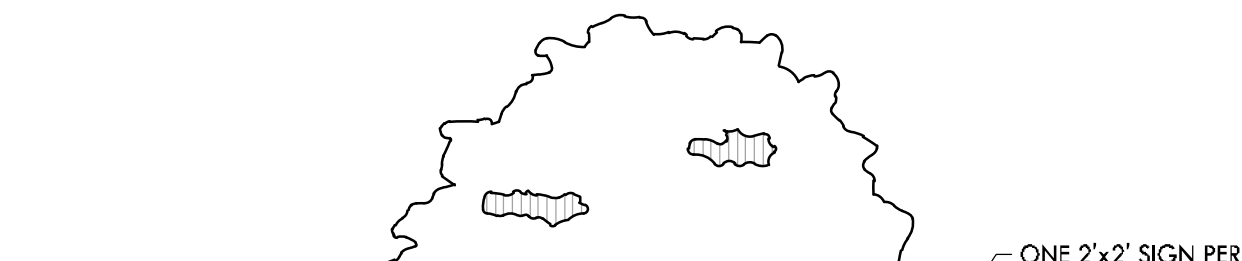
GENERAL TREE PRESERVATION/PROTECTION NOTES

GENERAL TREE PRESERVATION/PROTECTION NOTES

- Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Construction fencing shall be erected on the edge of the limits of disturbance area, prior to any grading or construction activities - preventing compaction of existing root systems of trees to be preserved and off-site trees. The fencing shall enclose the entire area beneath the drip line of the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
- Construction fencing shall be erected at the edge of the limits of disturbance area, prior to any grading or construction activities. The fencing shall be placed until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Construction fencing shall be erected prior to any grading or construction activities - preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Prior to site disturbance or construction activities a site inspection by local agency staff or designer shall be scheduled to confirm and verify the Tree Preservation/Protection Fencing and Signage is installed and correctly placed.
- The contractor shall post signage on the Tree Preservation/Protection Fencing and Construction Fencing identifying the enclosed area as Tree Preservation/Protection Area. The signs shall include the following text: STAY OUT TREE PRESERVATION / PROTECTION AREA. NO equipment, materials, or vehicles shall be stored or placed within the area enclosed by this Tree Preservation/Protection Fence. This fence may not be removed without the approval of the City Arborist. Failure to comply will result in fines and tree mitigation. Report non-compliance to local agency.
- The Tree Preservation/Protection Area signage shall be posted every 50 feet along the Tree Preservation Fence. The signs shall be a minimum size of 8" X 10" and weather resistant. If the signs are damaged or faded, they shall be replaced within 10 working days or 2 weeks.
- The original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading and construction activity and shall be made available to any local inspector or enforcement officer upon request.
- An authorized inspector shall have the right to enter onto any property to inspect the health and general condition of plant material that is, located in the right of way, part of an approved development/landscape plan; or reported as a public hazard.

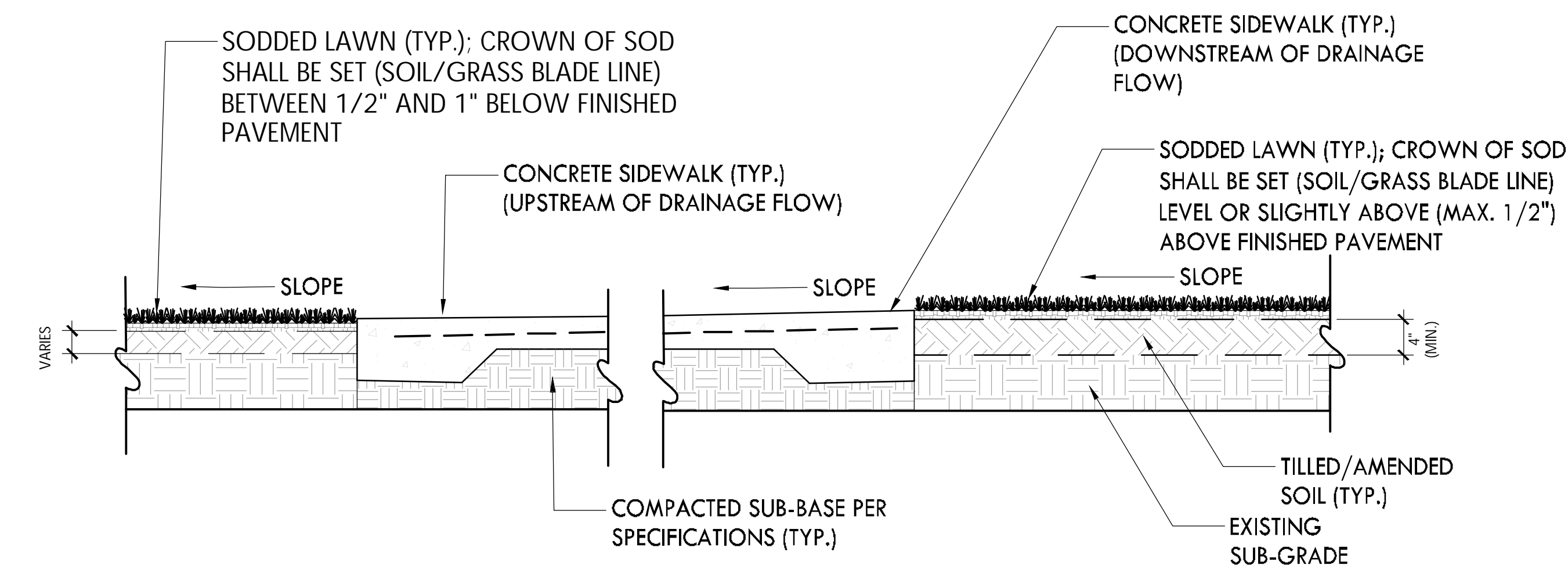
TREE CANOPY PROTECTION AREA/ TREE CANOPY CREDIT AREA (TCPA/TCCA)

- Tree Canopy Preservation Area (TCPA)/Tree Canopy Credit Area (TCCA) identified on this plan represent individual trees and/or portions of the site designated to meet the tree planting requirements of Chapter 10 of the Land Development Code and are to be permanently protected. All clearing, grading, and fill activity in these areas must be in keeping with restrictions established at the time of plan approval. As trees designed as TCPAs/TCCAs are lost through natural causes, new trees shall be planted in order to maintain minimum tree requirements as specified on the approved development or preliminary subdivision plan.
- Dimension lines have been used on this plan to establish the general location of TCPAs/TCCAs and represent minimum distances. The final boundary for each TCPA/TCCA shall be established in the field to include canopy area of all trees at or within the dimension line.
- Tree protection fencing shall be erected adjacent to all TCPAs/TCCAs prior to Site Disturbance Approval to protect the existing tree stands and their root systems. The fencing shall be located at least three (3) feet from the outside edges of the tree canopy and shall remain in place until all construction is completed.
- No parking, material storage or construction activities are permitted within TCPAs/TCCAs.



4 TREE PROTECTION

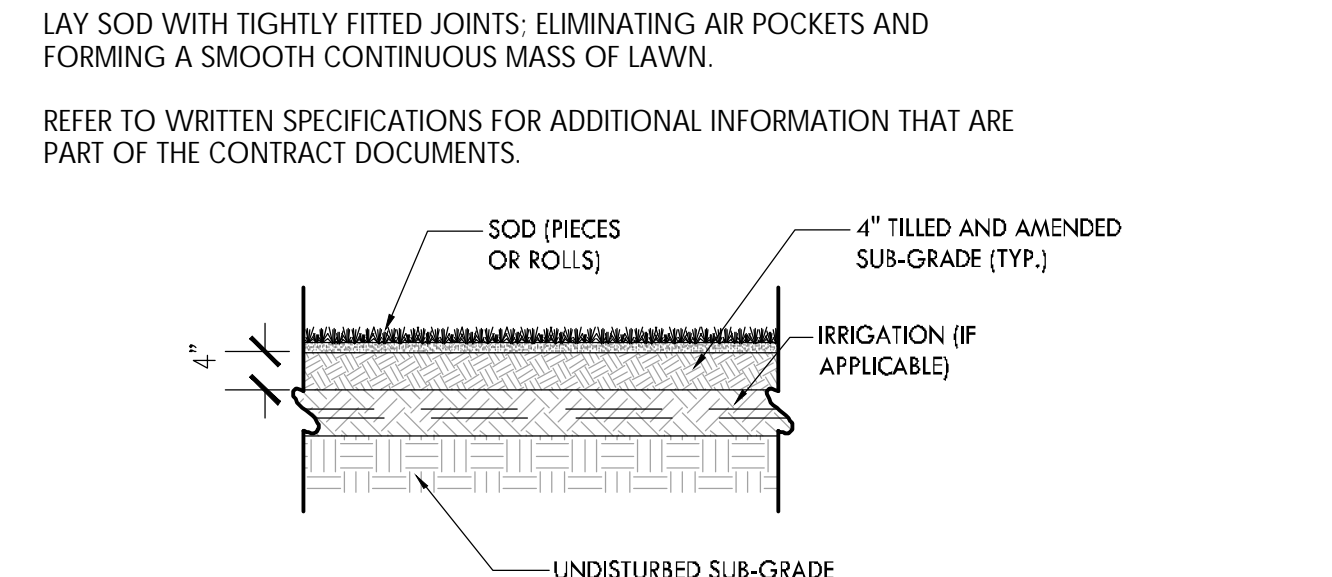
NOT TO SCALE



1 PAVEMENT/LAWN TRANSITION (NO CURB)

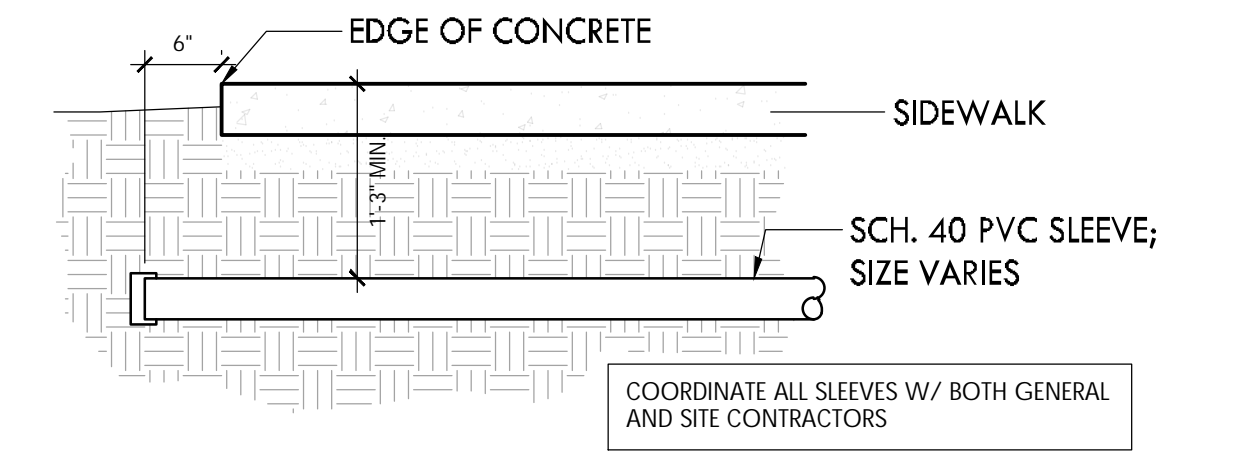
NOT TO SCALE

NOTES:
CONTRACTOR SHALL OBTAIN A SOIL ANALYSIS FROM AN INDEPENDENT LABORATORY APPROVED BY THE STATE DEPARTMENT OF AGRICULTURE. ANY RECOMMENDED AMENDMENTS SHALL BE INCORPORATED INTO PREPARATION.
CONTRACTOR SHALL LOOSEN THE TOP FOUR (4) INCHES OF SOIL IN AREAS TO RECEIVE LAWN. REMOVE ALL DEBRIS, STICKS, ROOTS, RUBBISH, CLUMPS OF SOIL, STONES OVER ONE (1) INCH IN DIAMETER, AND ALL OTHER EXTRANEOUS MATTER PRIOR TO FINE GRADING FOR SOD AREAS AS PER SPECIFICATIONS.
LAY SOD WITH TIGHTLY FITTED JOINTS, ELIMINATING AIR POCKETS AND FORMING A SMOOTH CONTINUOUS MASS OF LAWN.
REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION THAT ARE PART OF THE CONTRACT DOCUMENTS.



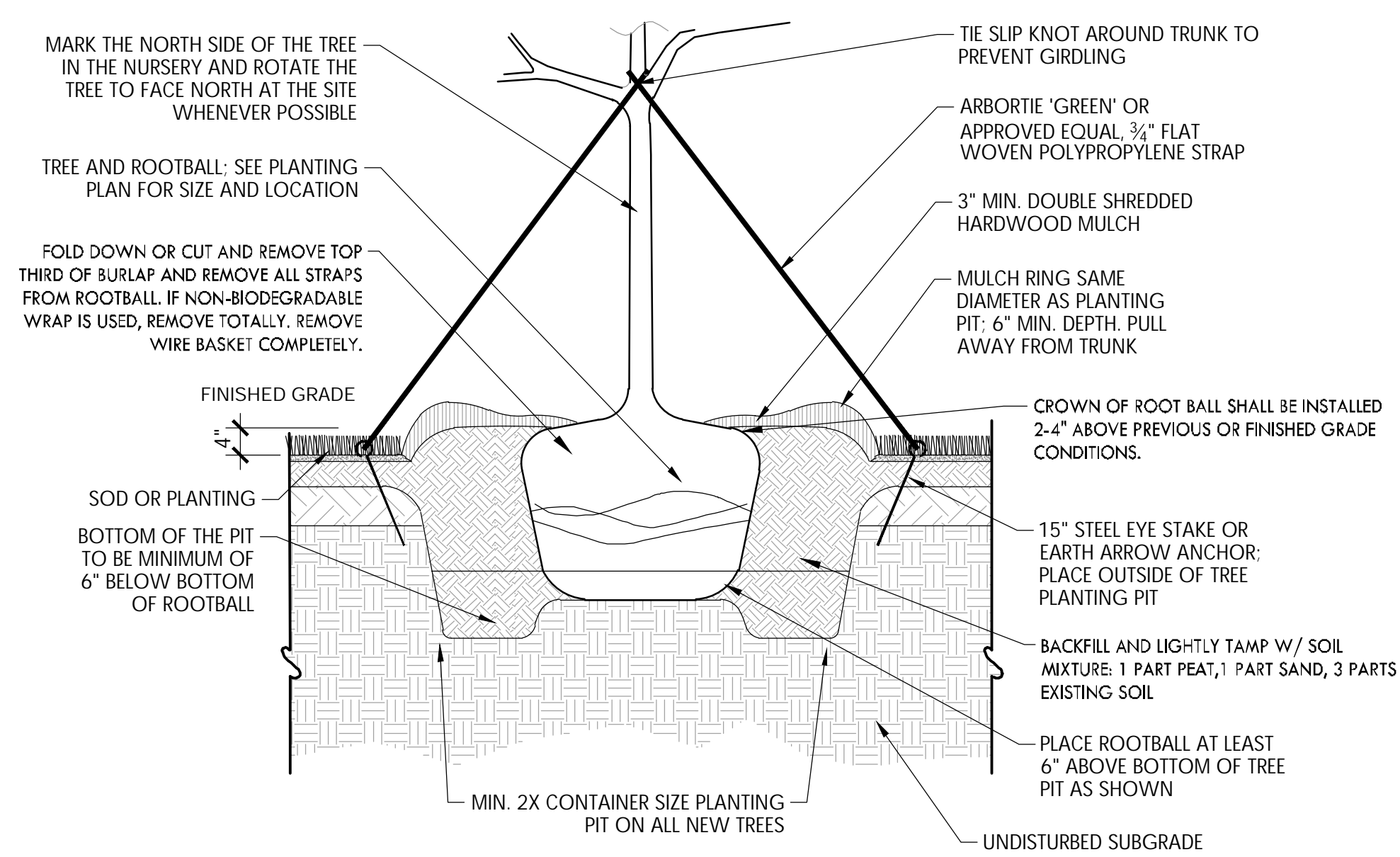
2 LAWN

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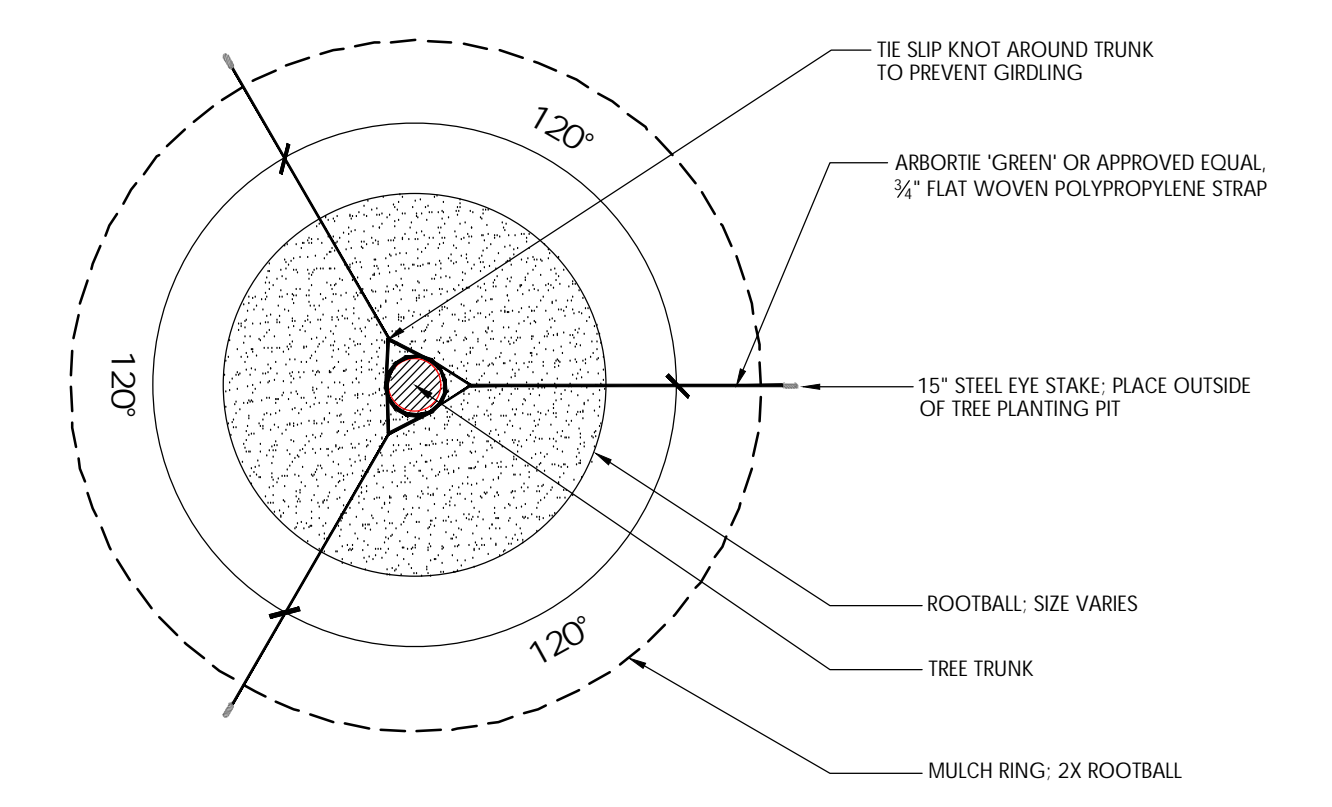
3 SLEEVE UNDER PAVEMENT

NOT TO SCALE



5 TREE PLANTING

NOT TO SCALE



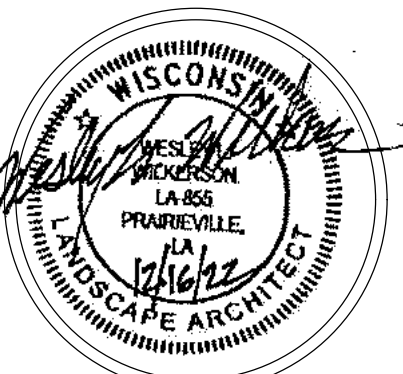
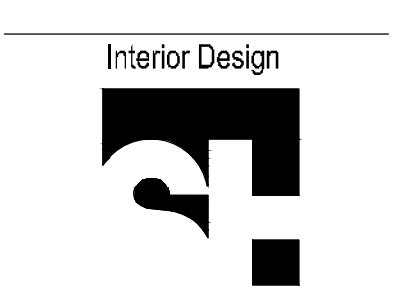
6 TREE STAKING

NOT TO SCALE



STENGEL-HILL ARCHITECTURE

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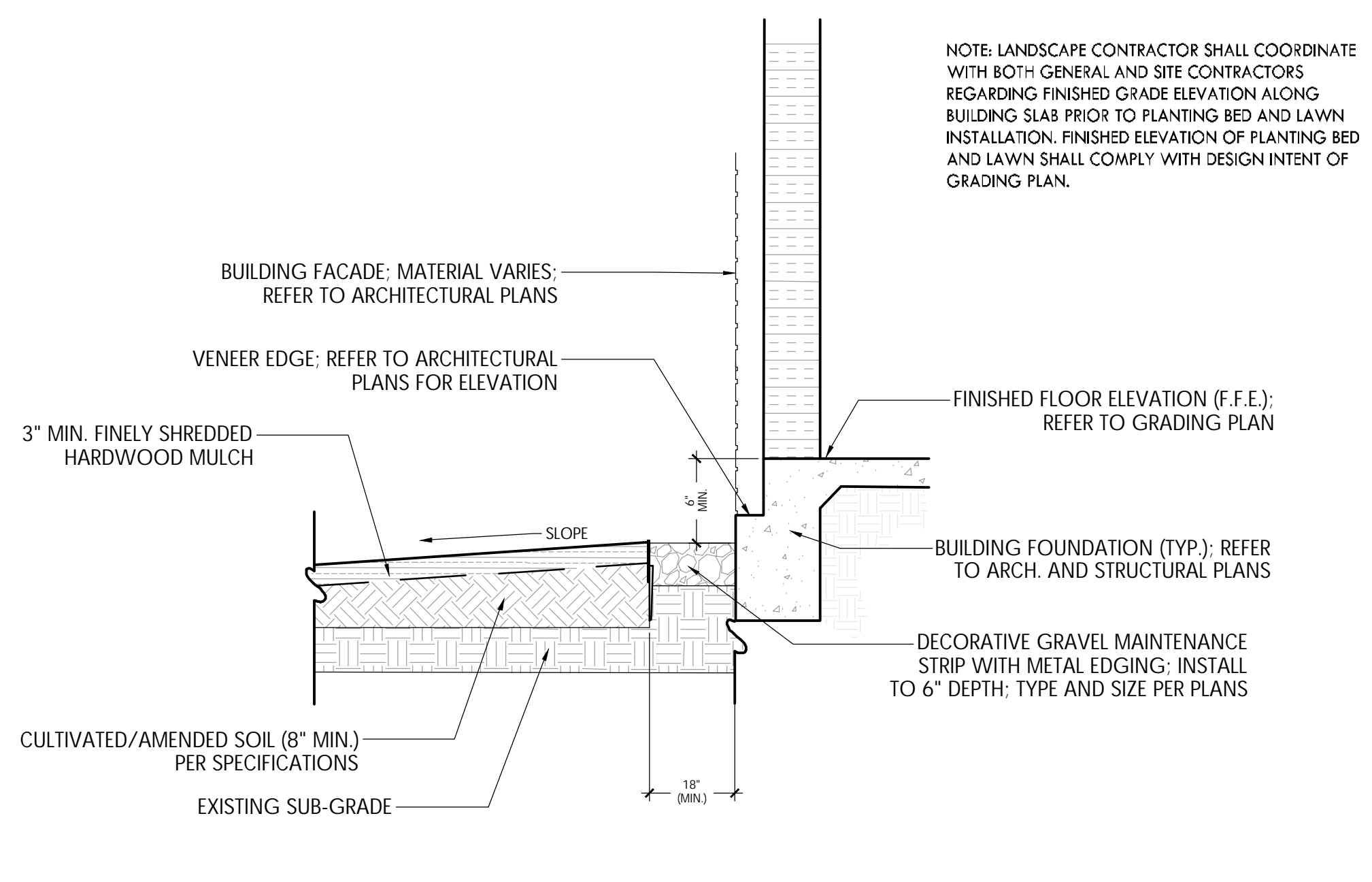


LANDSCAPE DETAILS
NEW BEHAVIORAL HEALTH HOSPITAL
ACADIA HEALTHCARE
MADISON, WISCONSIN

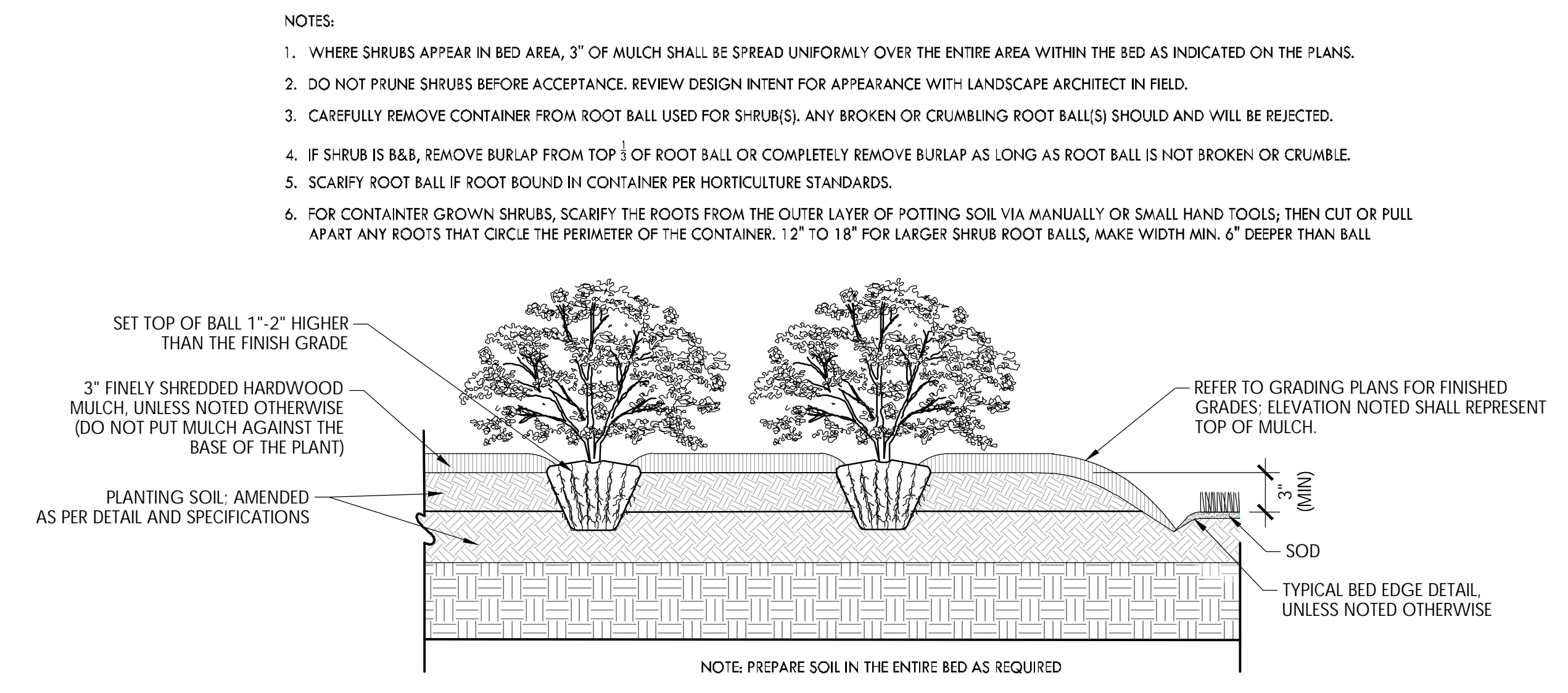
16 DECEMBER 2022
ACH2119

L2.1

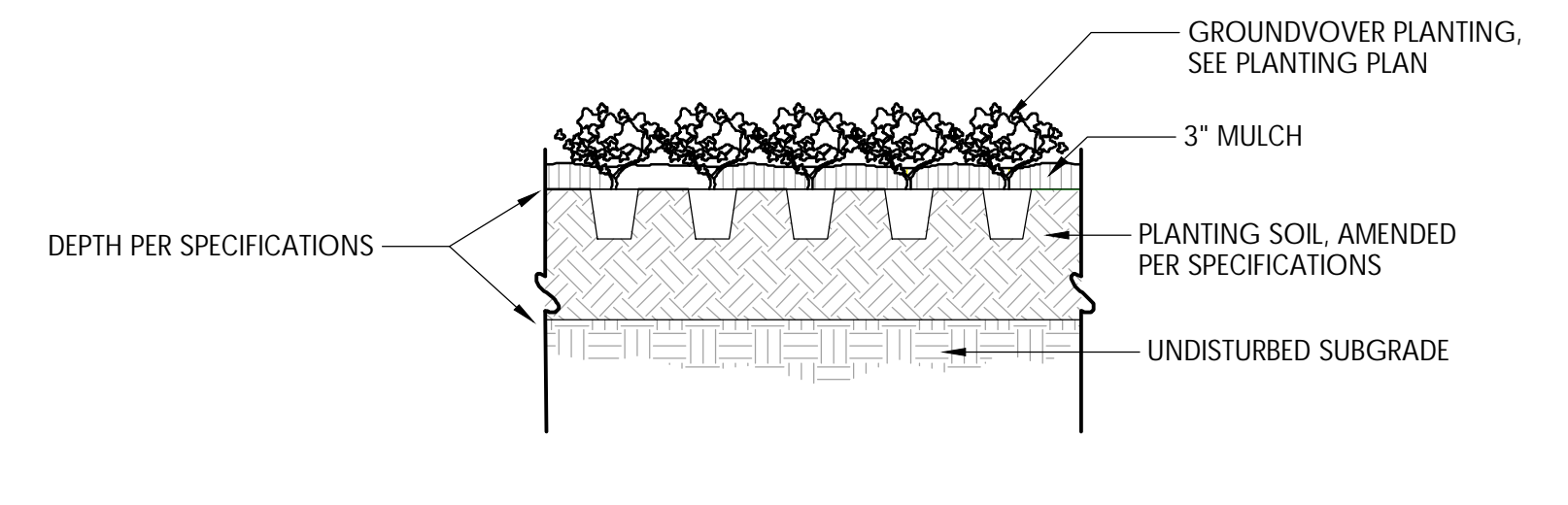
SCHEMATIC DESIGN - NOT FOR CONSTRUCTION



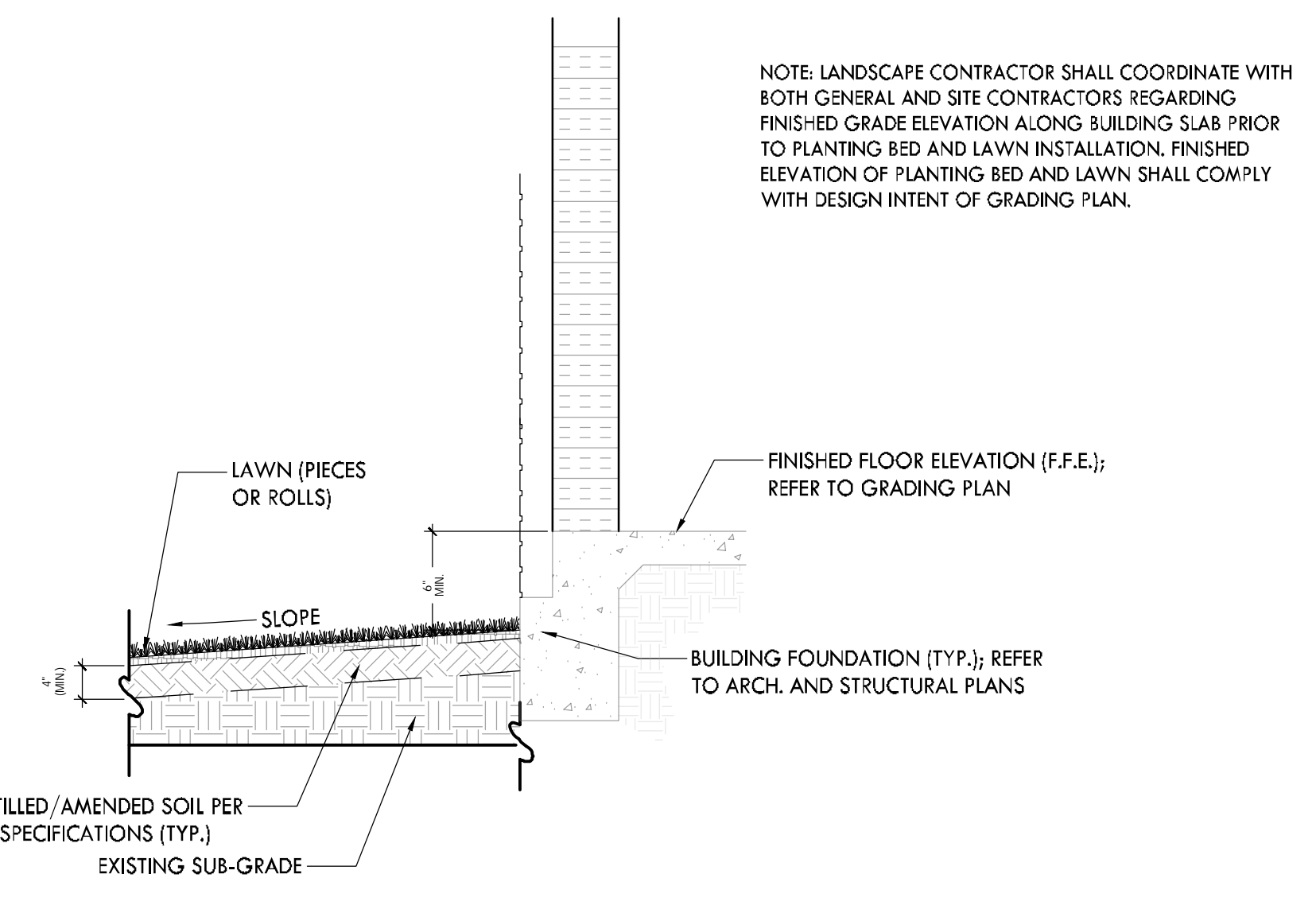
1 GRAVEL/PLANTING BED AT BUILDING FOUNDATION
NOT TO SCALE



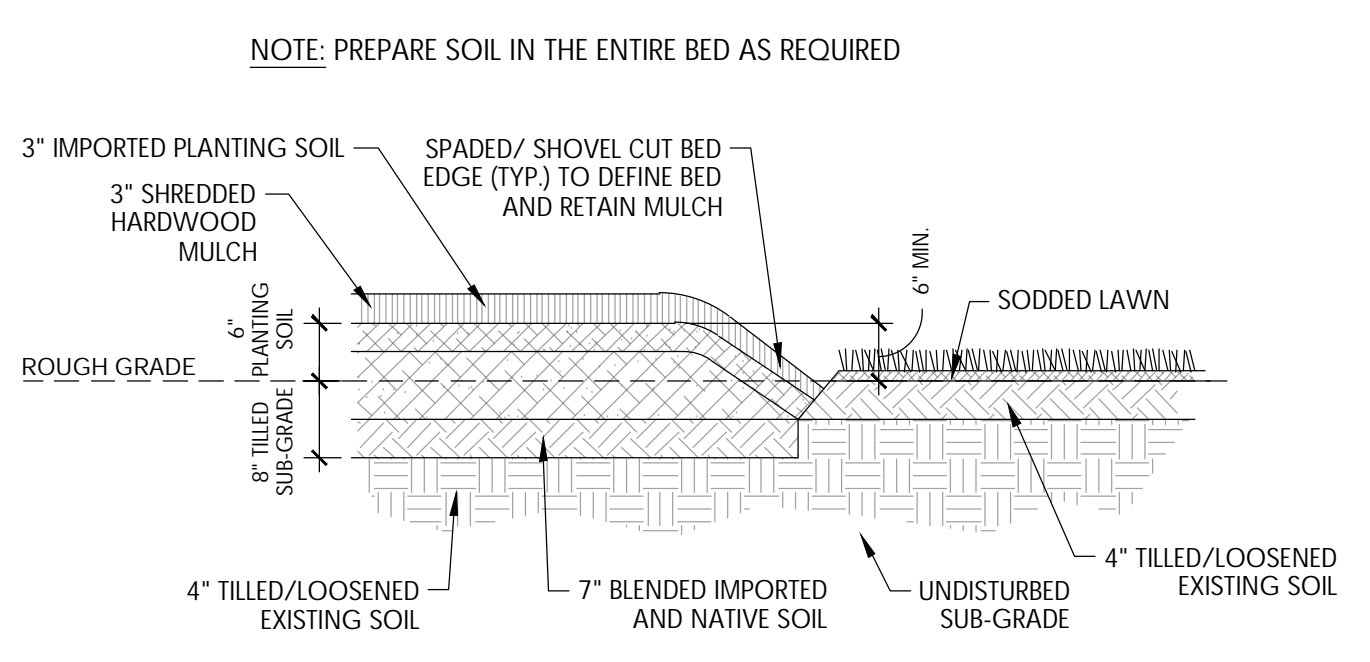
2 SHRUB PLANTING
NOT TO SCALE



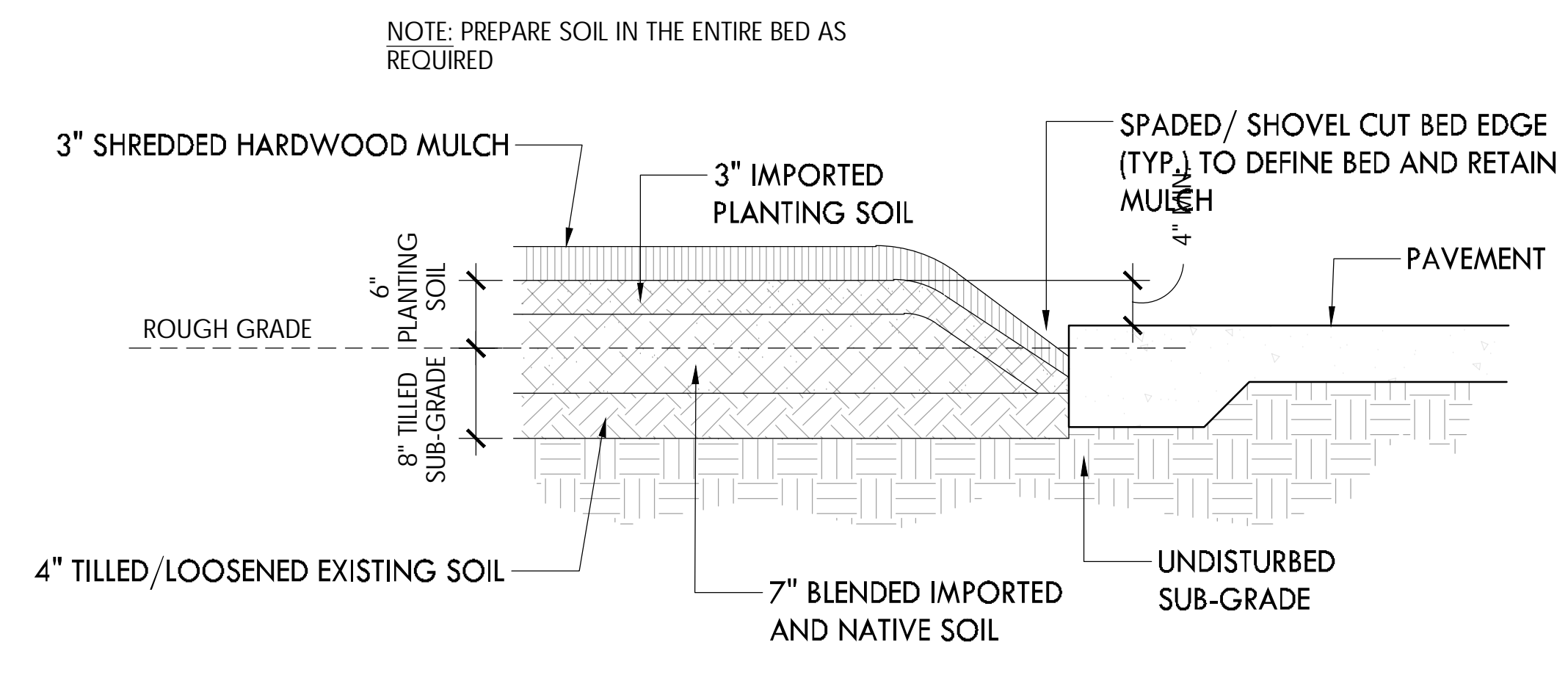
3 GROUNDCOVER PLANTING
NOT TO SCALE



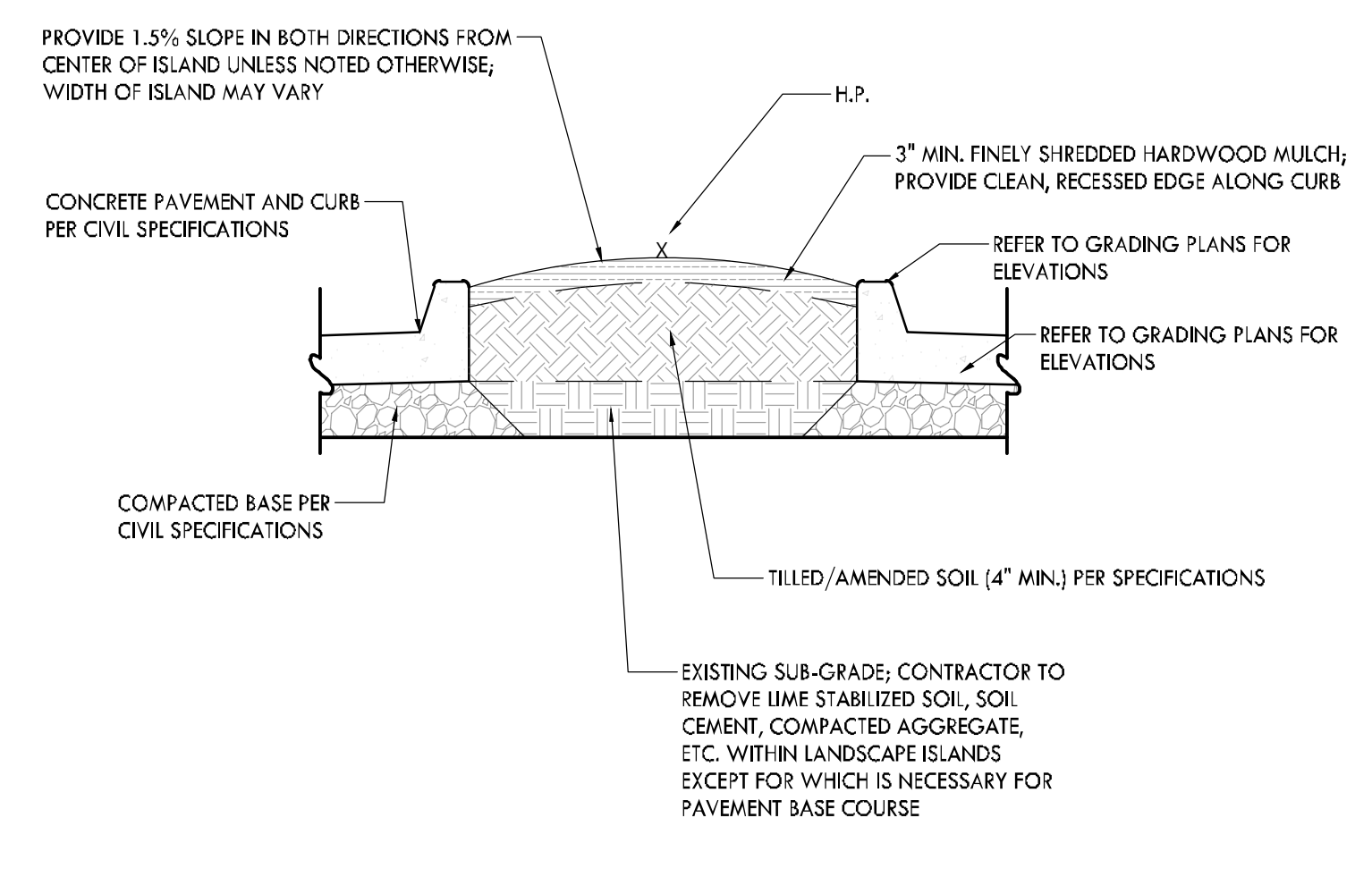
4 LAWN AT BUILDING FOUNDATION
NOT TO SCALE



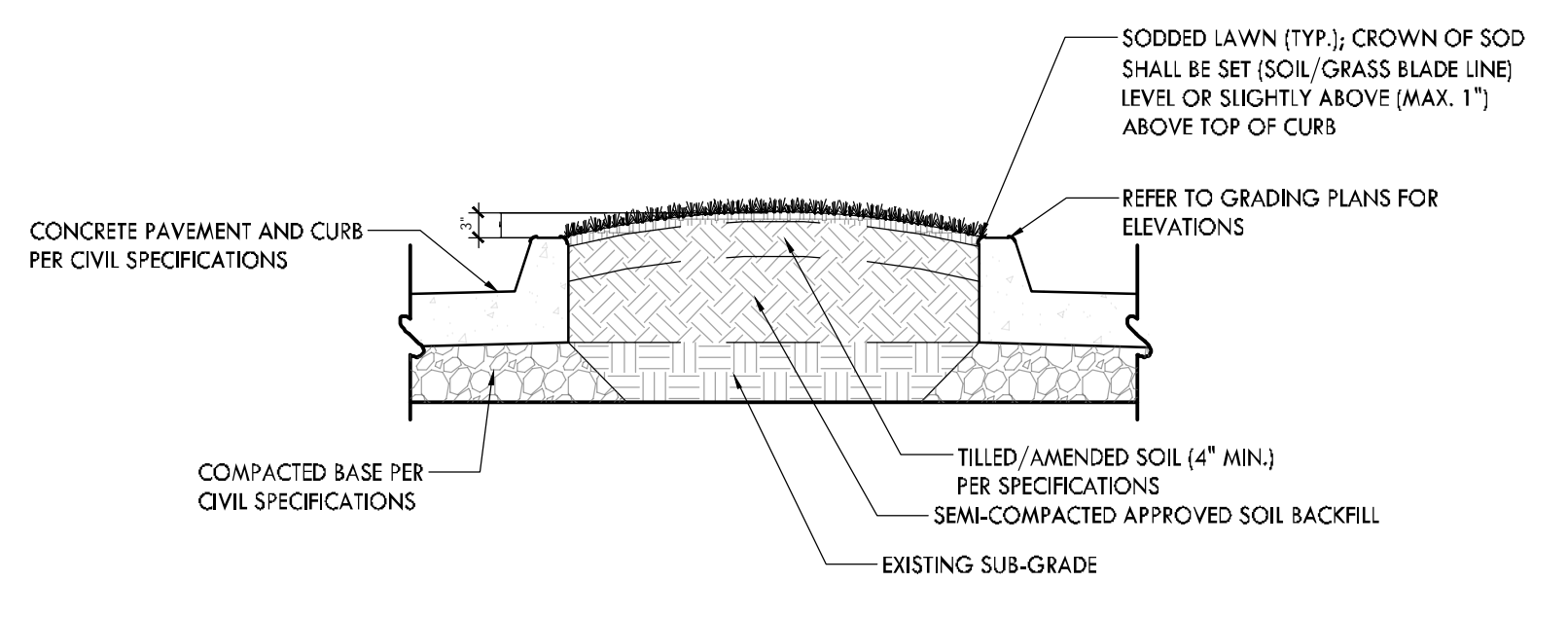
5 BED PREPARATION
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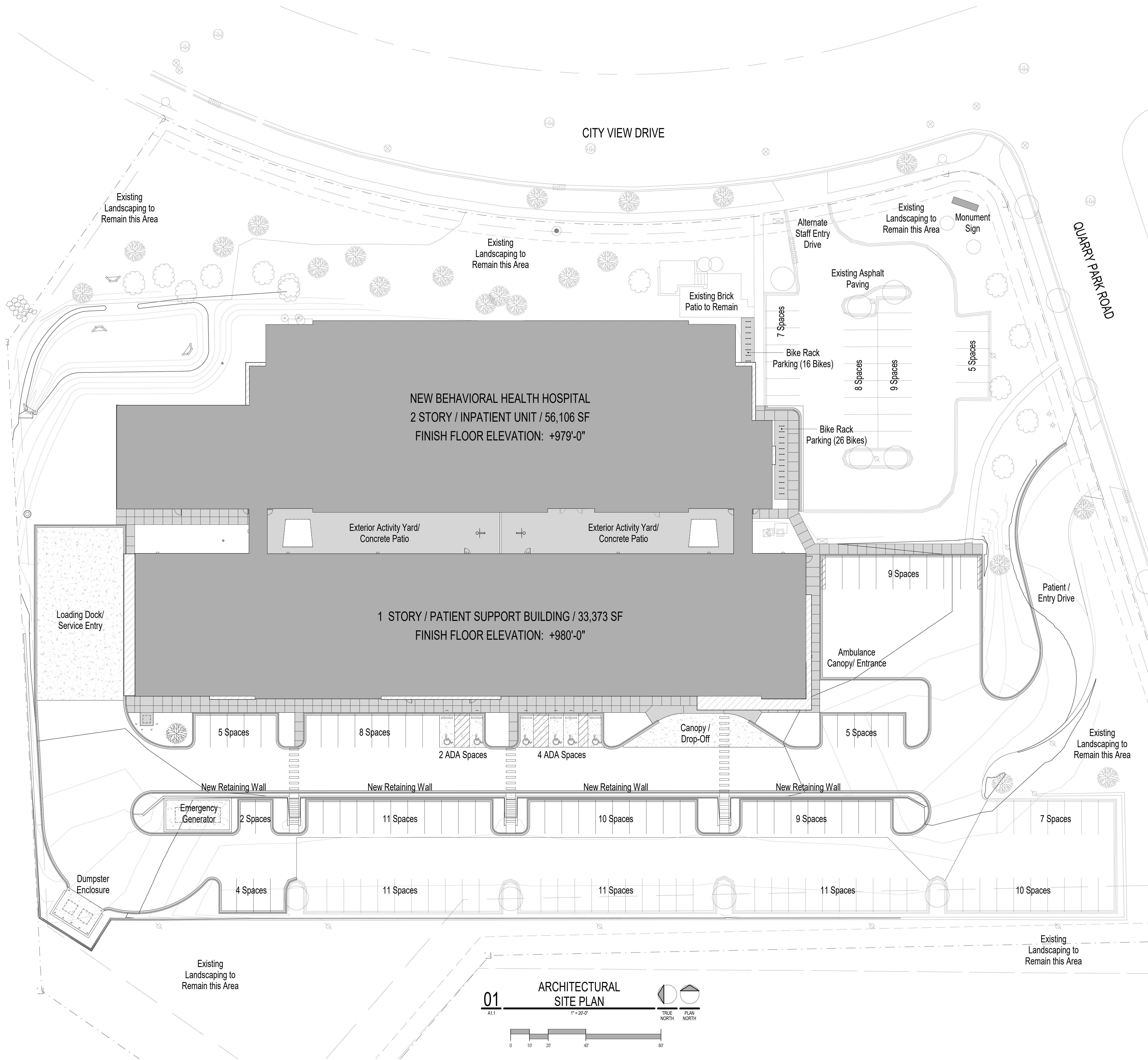
6 BED PREPARATION AT PAVEMENT
NOT TO SCALE



7 INTERIOR PARKING ISLAND (PLANTING)
NOT TO SCALE



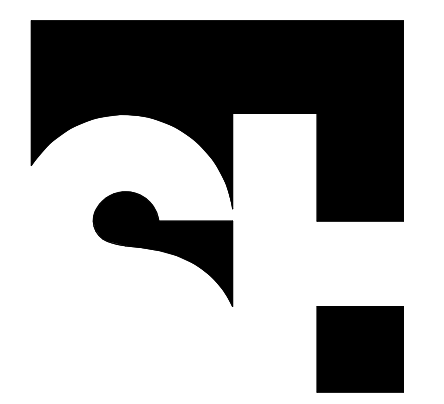
8 INTERIOR PARKING ISLAND (LAWN)
NOT TO SCALE



GENERAL NOTES

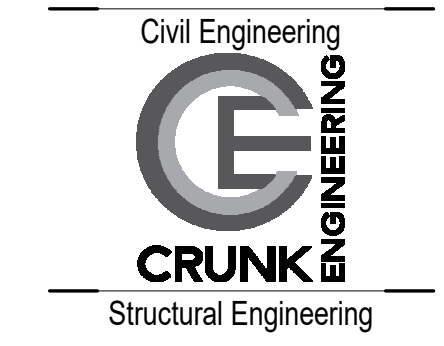
1. REFERENCE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL EMPLOY DUST REDUCTION MEASURES WHEN PERFORMING EXCAVATION, GRADING, OR DEMOLITION WORK ON SITE.
3. CONTRACTOR SHALL PROVIDE WASH-DOWN FACILITIES TO CLEAN LOOSE DIRT, ROCK, VEGETATION OR ANY TYPE OF DEMOLITION DEBRIS FROM TRUCKS EXITING THE PROPERTY.
4. ALL TRUCKS EXITING THE SITE MUST BE COVERED BY DUST-REDUCING TOPS.
5. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONFIGURATIONS SHOWN IN CONSTRUCTION DRAWINGS.
6. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR-FURNISHED CIVIL, STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
8. SILT AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MAINTAIN ALL SEDIMENT ON SITE. CONTRACTOR TO FOLLOW EPA'S 1992 "STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES" MANUAL.
9. CIVIL ENGINEER SHALL PROVIDE CONTRACTOR ALL COORDINATES NECESSARY FOR CONSTRUCTION OF FEATURES SHOWN INCLUDING NEW CURBS, ROADWAYS, STORM SEWERS AND OTHER FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. REFER TO CIVIL DRAWINGS FOR CURB RADI.

SITE PLAN KEYNOTES

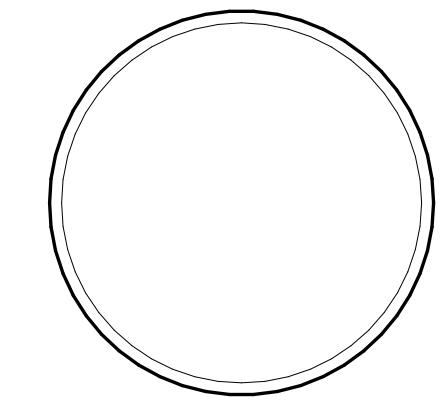
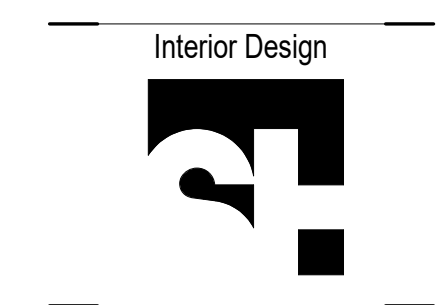


STENGEL-HILL ARCHITECTURE

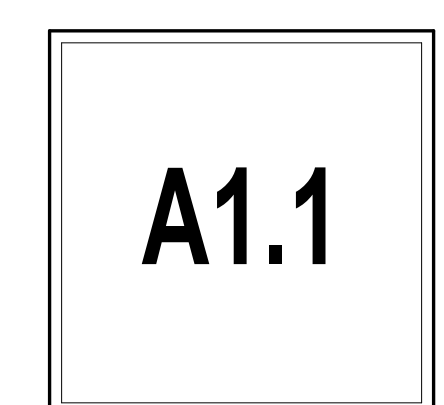
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16 DECEMBER 2022
AHC2119



SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

01
A1.1

ARCHITECTURAL SITE PLAN

1" = 20'-0"

TRUE NORTH PLAN NORTH

LEGEND	
●	Activity Therapy
●	Administration
●	Admissions
●	General Support Facilities
●	Horizontal Circulation
●	Inpatient Nursing Unit
●	Outpatient Support Area
●	Patient Support Facilities
●	Physician Support Facilities
●	Vertical Circulation
TOTAL FACILITY AREA 84,302 SF	



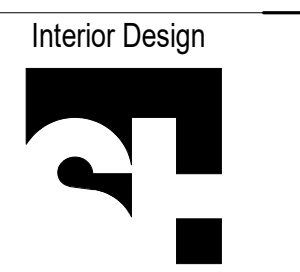
STENGENL-HILL
ARCHITECTURE

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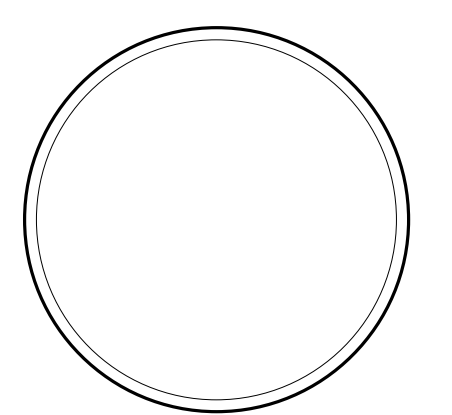


SKYHOOK
STRUCTURAL ENGINEERING, P.C.

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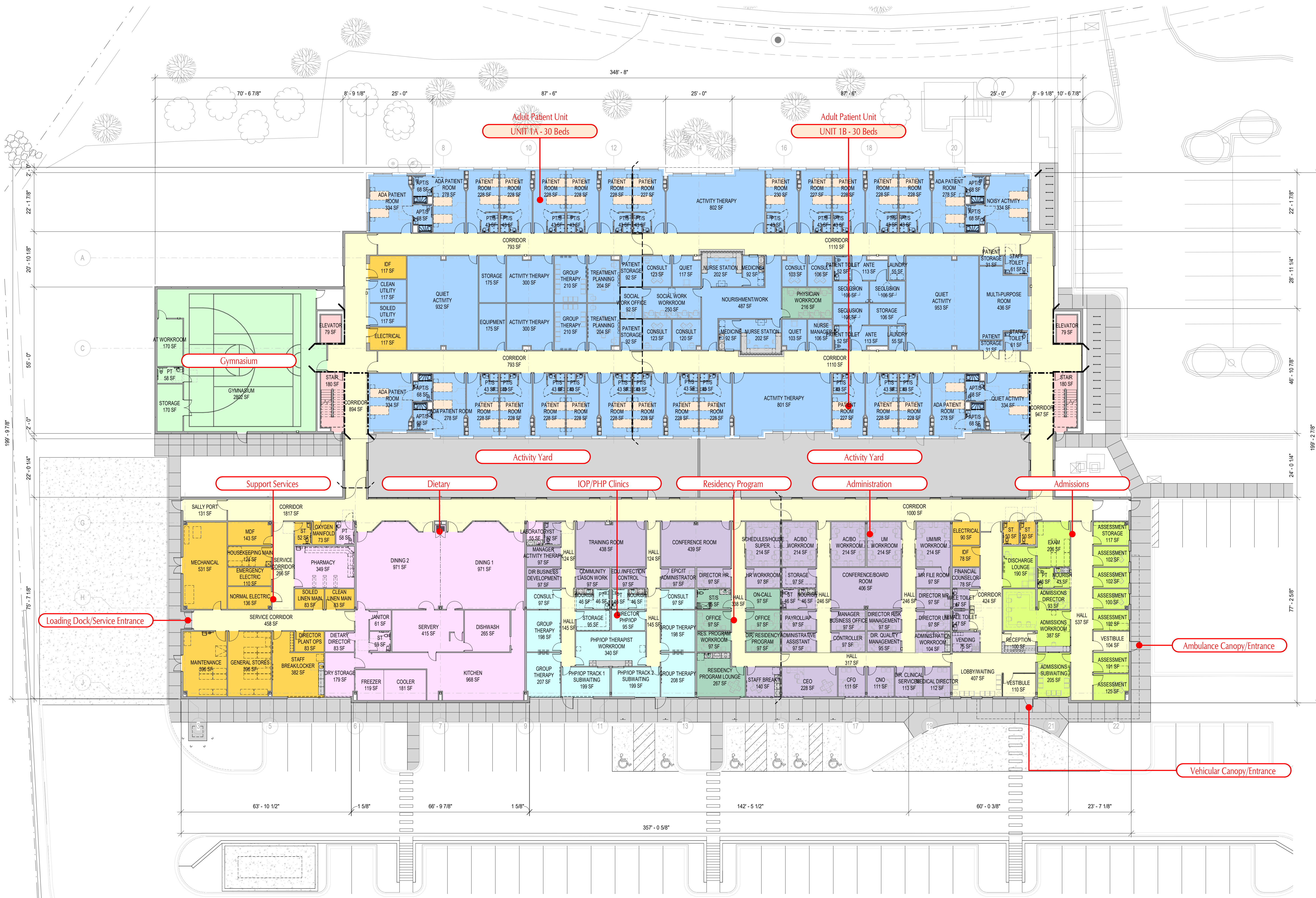
ACADIA
HEALTHCARE



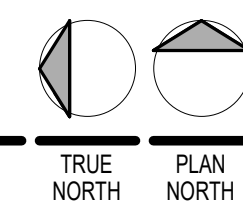
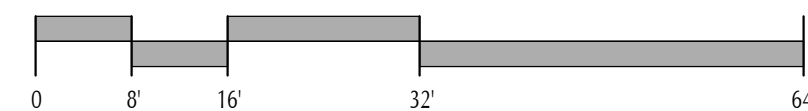
COMPOSITE FIRST FLOOR PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
ACADIA HEALTHCARE
MADISON, WISCONSIN

16 DECEMBER 2022
AHC2119

A4.1

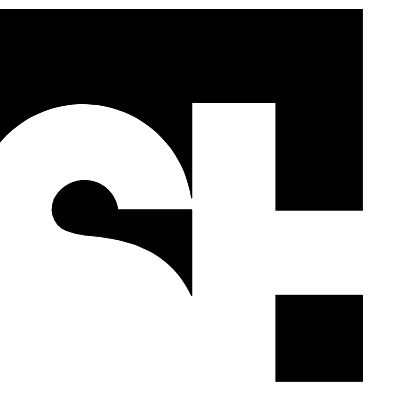


01 COMPOSITE
FIRST FLOOR PLAN
1/16" = 1'-0"



SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

LEGEND	
●	Activity Therapy
●	Administration
●	Admissions
●	General Support Facilities
●	Horizontal Circulation
●	Inpatient Nursing Unit
●	Outpatient Support Area
●	Patient Support Facilities
●	Physician Support Facilities
●	Vertical Circulation
TOTAL FACILITY AREA 84,302 SF	



STENGENL-HILL
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Civil Engineering



Structural Engineering



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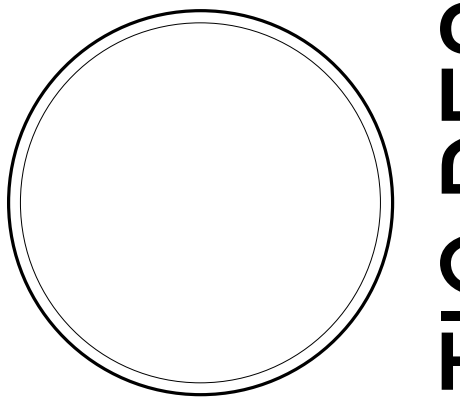
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Interior Design

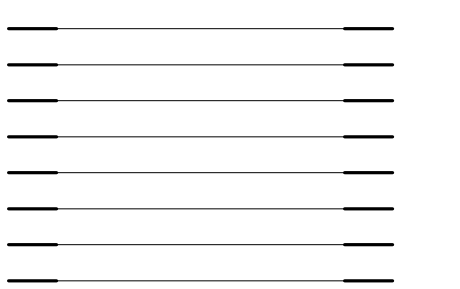


ACADIA
HEALTHCARE



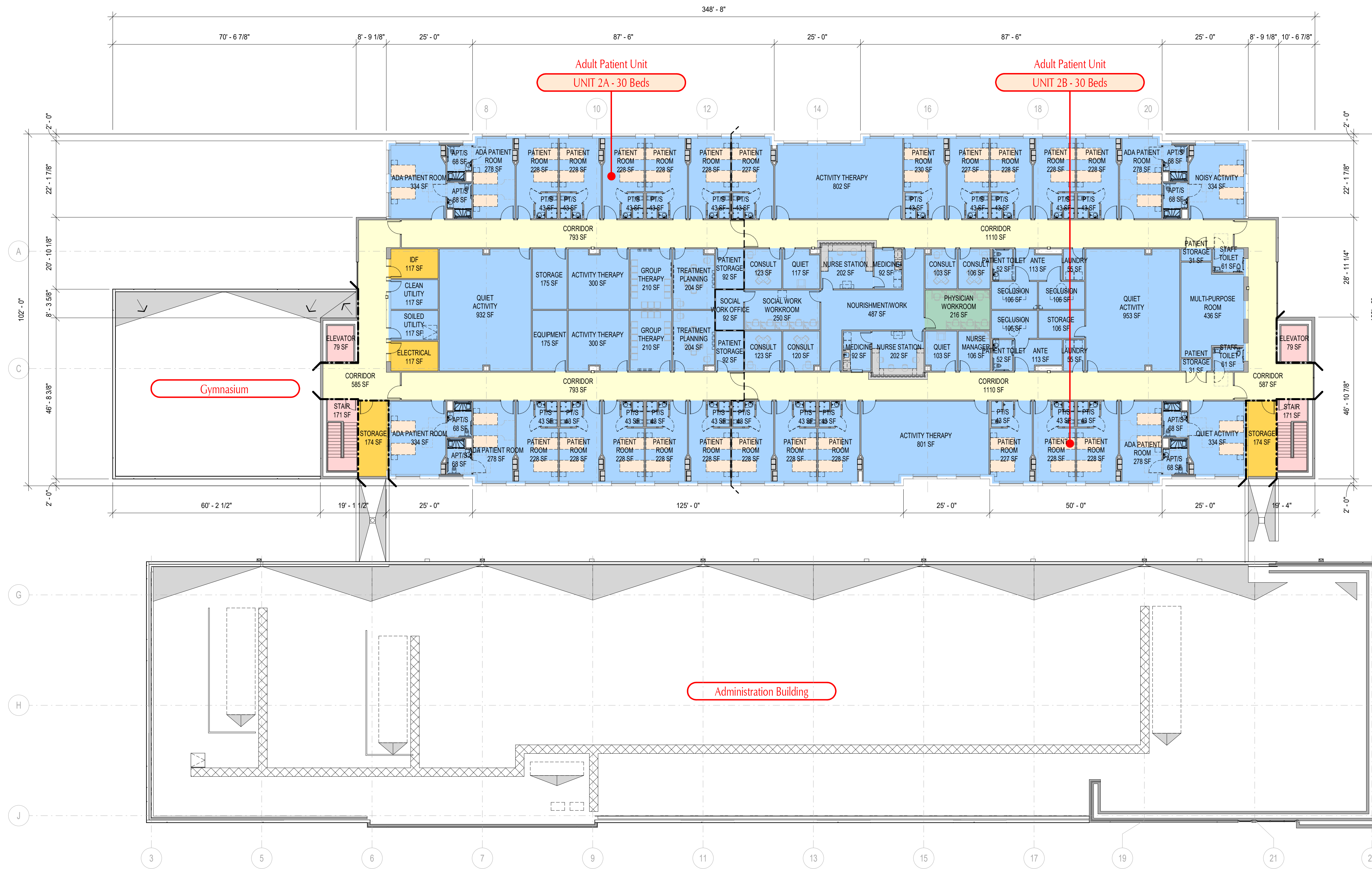
COMPOSITE SECOND FLOOR PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
ACADIA HEALTHCARE
MADISON, WISCONSIN

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION



16 DECEMBER 2022
AHC2119

A4.2

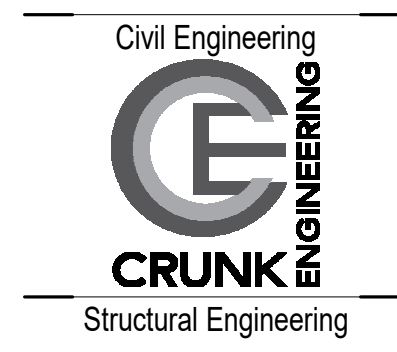


01 COMPOSITE SECOND FLOOR PLAN
1/16" = 1'-0"
TRUE NORTH PLAN NORTH



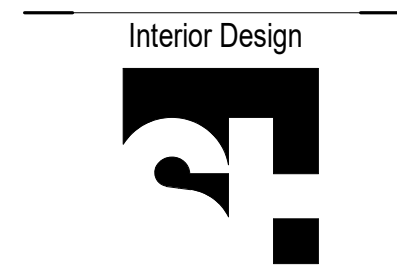
STENGEL-HILL ARCHITECTURE

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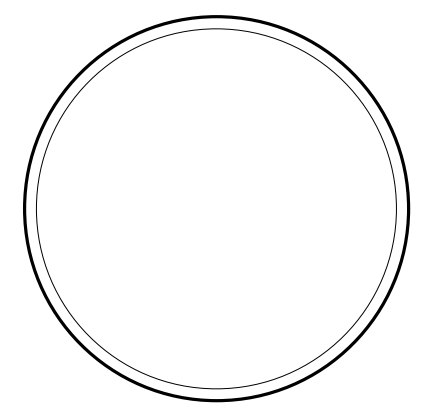


SKYHOOK
STRUCTURAL ENGINEERING, P.C.

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ACADIA
HEALTHCARE



COMPOSITE ROOF PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
ACADIA HEALTHCARE
MADISON, WISCONSIN

16 DECEMBER 2022
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A6.1

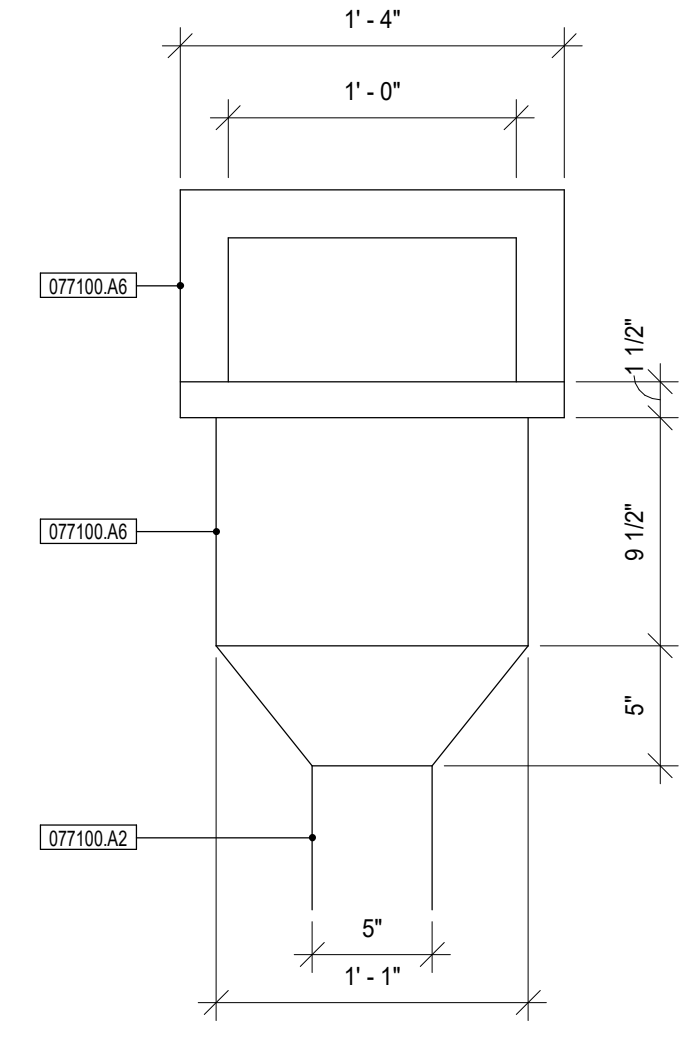
GENERAL NOTES

1. REFERENCE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED CIVIL, STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. COORDINATE LOCATIONS OF MECHANICAL, PLUMBING, AND/OR ELECTRICAL ROOF PENETRATIONS, CURBS, AND/OR EQUIPMENT WITH ARCHITECT AND MPE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. TYPICAL ROOF SLOPE SHALL BE 1/4"12".
5. MINIMUM THICKNESS OF ROOF INSULATION SHALL BE 2" AT ROOF DRAINS.

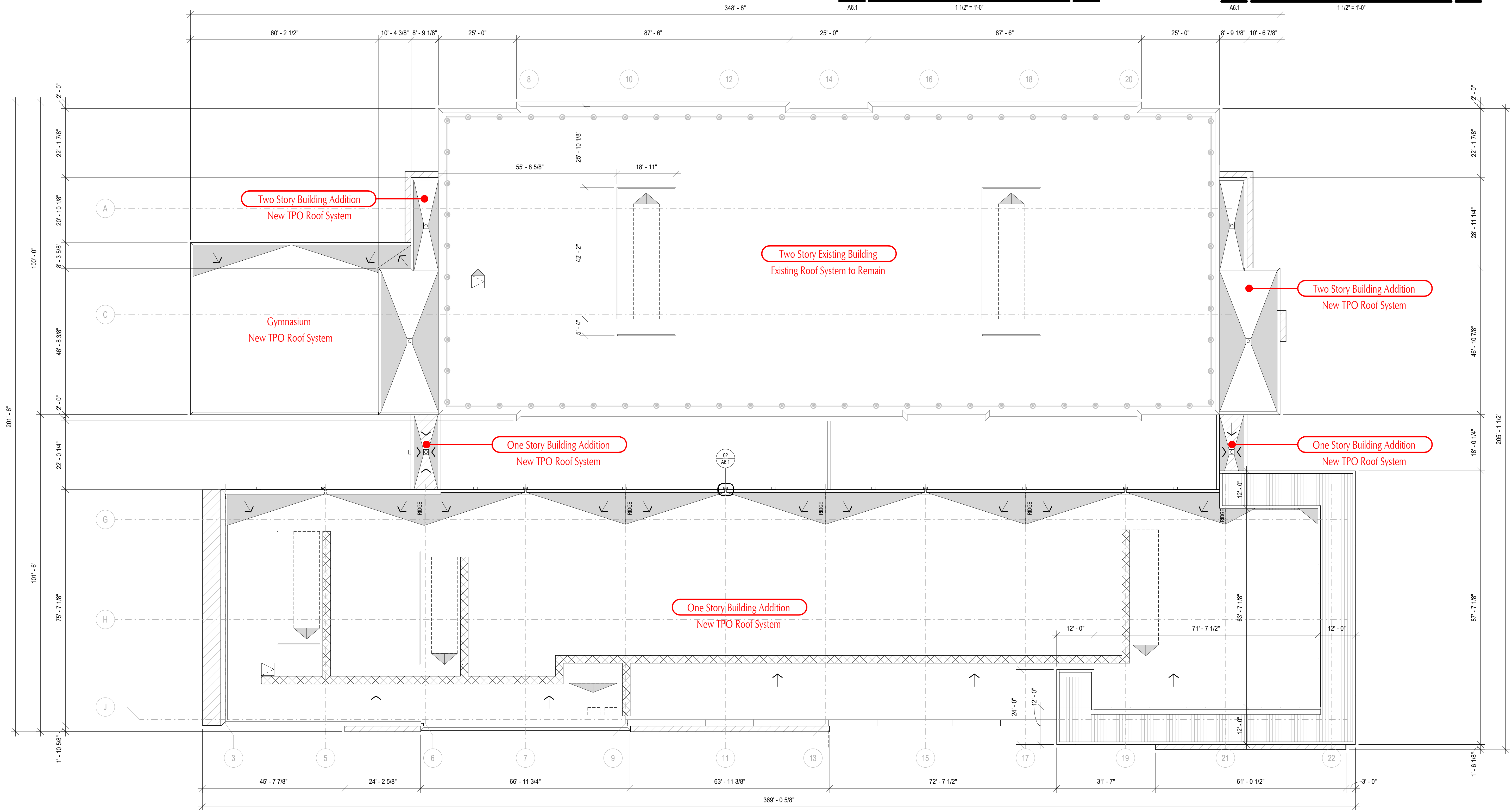
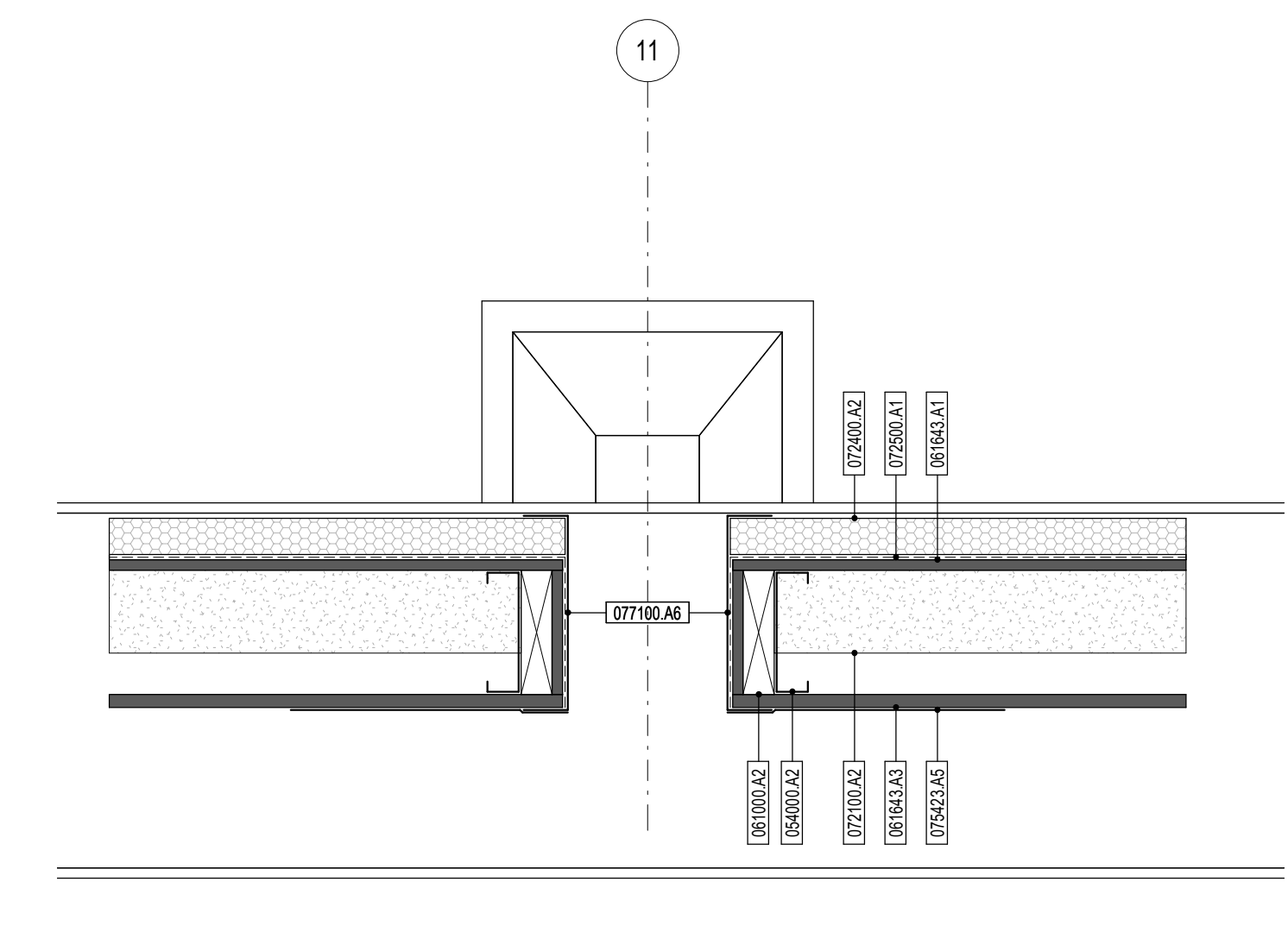
ROOF PLAN KEYNOTES

- | | |
|-----------|--|
| 054000.A2 | 6" METAL STUDS |
| 061000.A2 | WOOD BLOCKING |
| 061643.A1 | 1/2" CONTINUOUS EXTERIOR SHEATHING BOARD |
| 061643.A3 | 5/8" EXTERIOR PARAPET SHEATHING BOARD |
| 071100.A2 | SIRIAX-4500 RED CELL-CELL POLYURETHANE FOAM INSULATION (TYPE 3) |
| 072400.A2 | EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS (CJ) AND REVEALS (RV) AS INDICATED ON EXTERIOR ELEVATIONS. |
| 072500.A1 | FLUE APPLIES WEATHER RESISTANT MEMBRANE |
| 075423.A5 | 60 MIL TPO MEMBRANE ROOFING TURNED UP UNDER COPING TO FACE OF METAL PANEL OR BRICK |
| 077100.A2 | 22 GA. STEEL 4" X 6" DOWNSPOUT WITH KYNAR 500 FINISH. COLOR TO BE SELECTED BY ARCHITECT. |
| 077100.A6 | PREFABRICATED METAL COMBINATION ROOF DRAIN/OVERFLOW DRAIN SCUPPER ASSEMBLY. |

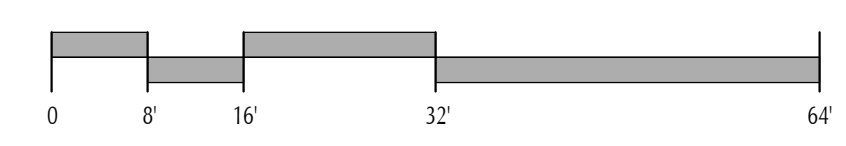
03 SCUPPER/DOWNSPOUT TYPICAL ELEVATION DETAIL



02 TYPICAL SCUPPER PLAN DETAIL



01 COMPOSITE ROOF PLAN
A6.1
1/16" = 1'-0"
TRUE NORTH
PLAN NORTH





STENGENL-HILL
ARCHITECTURE

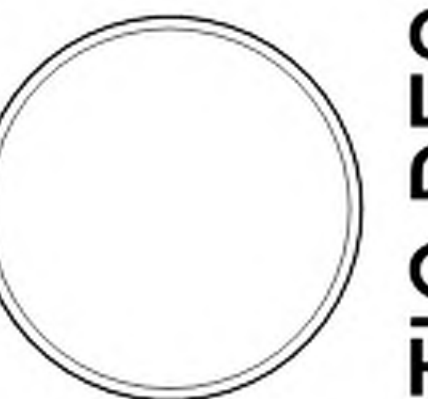
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ACADIA
HEALTHCARE



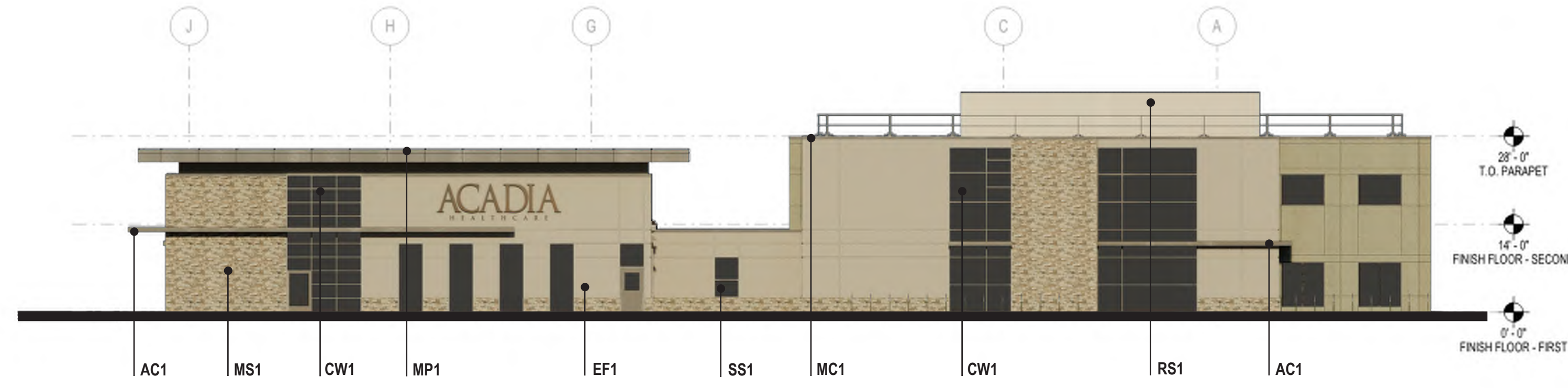
NEW BEHAVIORAL HEALTH HOSPITAL
ACADIA HEALTHCARE
MADISON, WISCONSIN

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

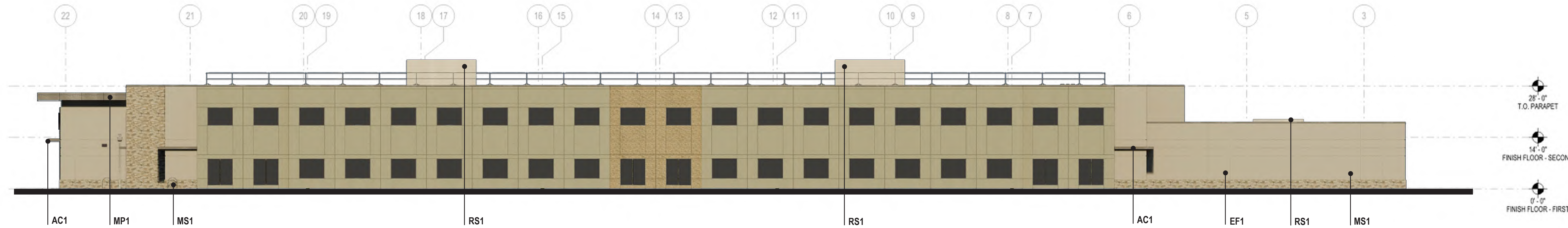
GENERAL NOTES

1. REFERENCE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
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3. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
4. NO ELEMENT OF CONSTRUCTION SHALL BE ADDED TO THE EXTERIOR OF THE BUILDING WITHOUT APPROVAL OF THE ARCHITECT. ALL EXTERIOR ELEMENTS NOT SHOWN ON THE ELEVATIONS SHALL BE COORDINATED WITH THE ARCHITECT, AND FINAL LOCATIONS APPROVED BY THE ARCHITECT.
5. COORDINATE PLACEMENT OF MASONRY CONTROL JOINTS WITH ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTROL JOINTS SHALL BE WHERE INDICATED BY C/J AND/OR SPACING SHALL NOT EXCEED 30'-0".
6. REFER TO A3.1.2 SECURITY PROVISIONS PLAN FOR LOCATION AND EXTENT OF HIGH IMPACT EIFS INSTALLATION. REFER TO BUILDING SECTIONS AND SECTION DETAILS FOR EIFS THICKNESS AND LOCATION.

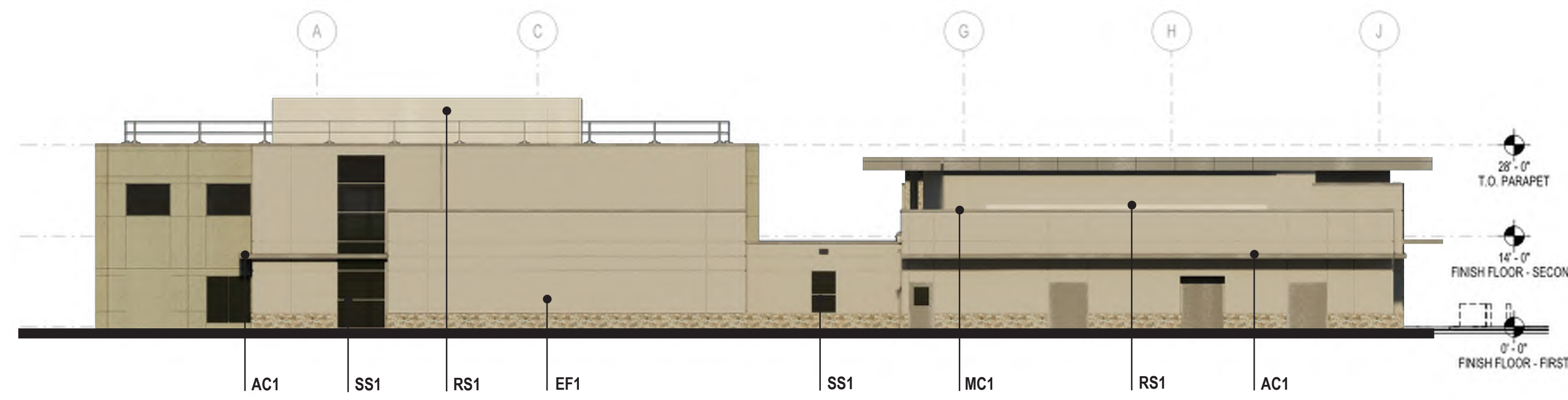
ELEVATION KEYNOTES



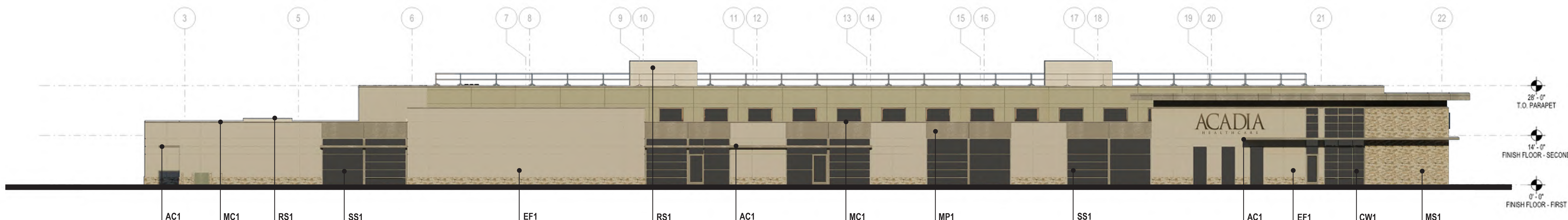
04 NORTH
EXTERIOR ELEVATION
A7.1 1/16" = 1'-0"



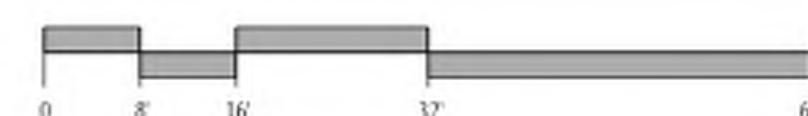
03 WEST
EXTERIOR ELEVATION
A7.1 1/16" = 1'-0"



02 SOUTH
EXTERIOR ELEVATION
A7.1 1/16" = 1'-0"



01 EAST
EXTERIOR ELEVATION
A7.1 1/16" = 1'-0"

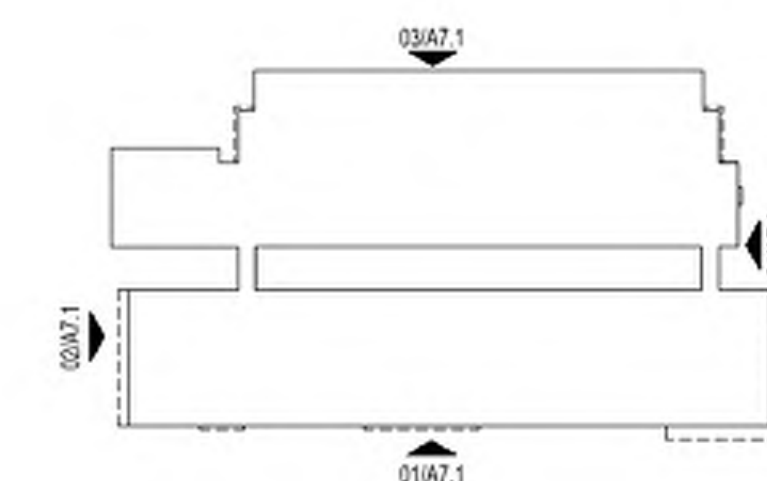


MATERIAL LEGEND

INSULATED METAL PANEL COLOR 1	METAL PANEL COLOR 1	METAL ROOFING COLOR 1
GLAZING SPANDREL	GLAZING VISION	GLAZING TEMPERED
EIFS COLOR 1	EIFS COLOR 2	MODULAR FACE STONE - TYPE 1

KEYPLAN

NOT TO SCALE



NEW BEHAVIORAL HEALTH HOSPITAL

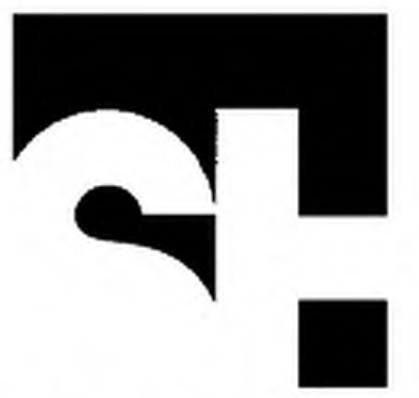
16 DECEMBER 2022
AHC2119

A7.1

GENERAL NOTES

1. REFERENCE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED CIVIL, STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
4. NO ELEMENT OF CONSTRUCTION SHALL BE ADDED TO THE EXTERIOR OF THE BUILDING WITHOUT APPROVAL OF THE ARCHITECT. ALL EXTERIOR ELEMENTS NOT SHOWN ON THE ELEVATIONS SHALL BE COORDINATED WITH THE ARCHITECT, AND FINAL LOCATIONS APPROVED BY THE ARCHITECT.
5. COORDINATE PLACEMENT OF MASONRY CONTROL JOINTS WITH ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTROL JOINTS SHALL BE WHERE INDICATED BY CJ AND/OR SPACING SHALL NOT EXCEED 30'-0".
6. REFER TO A3.1.2 SECURITY PROVISIONS PLAN FOR LOCATION AND EXTENT OF HIGH IMPACT EFS INSTALLATION. REFER TO BUILDING SECTIONS AND SECTION DETAILS FOR EFS THICKNESS AND LOCATION.

ELEVATION KEYNOTES

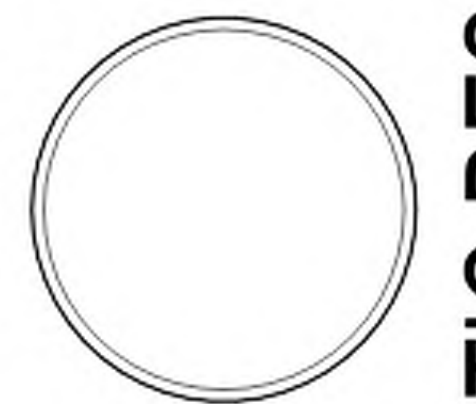


**STENGEN-HILL
ARCHITECTURE**

613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax

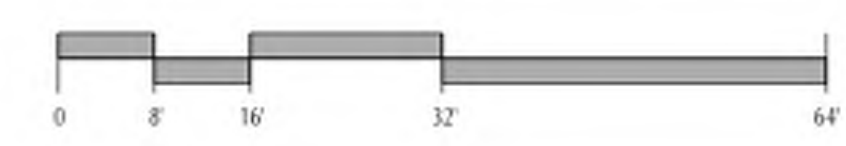
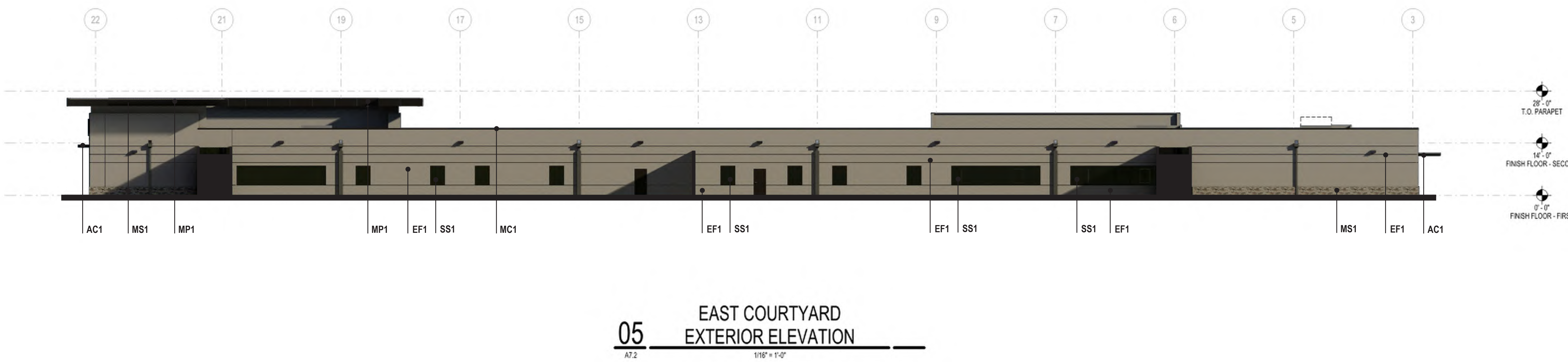
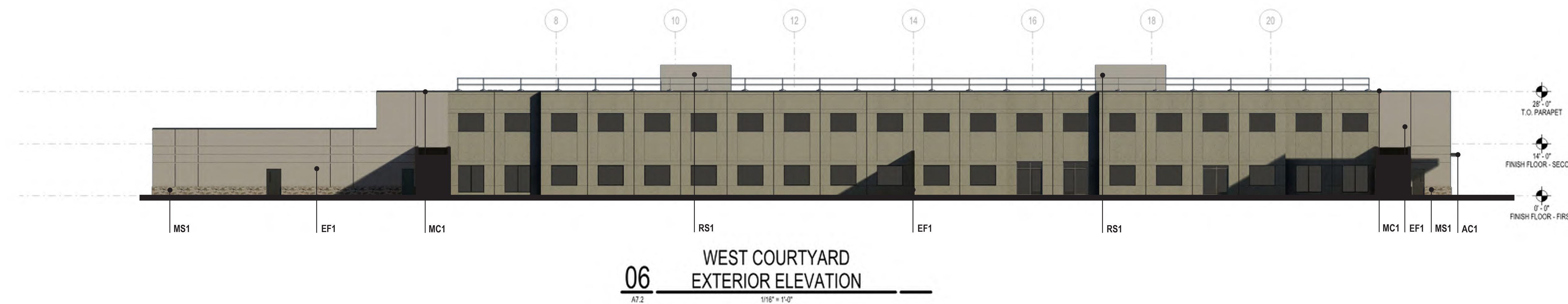
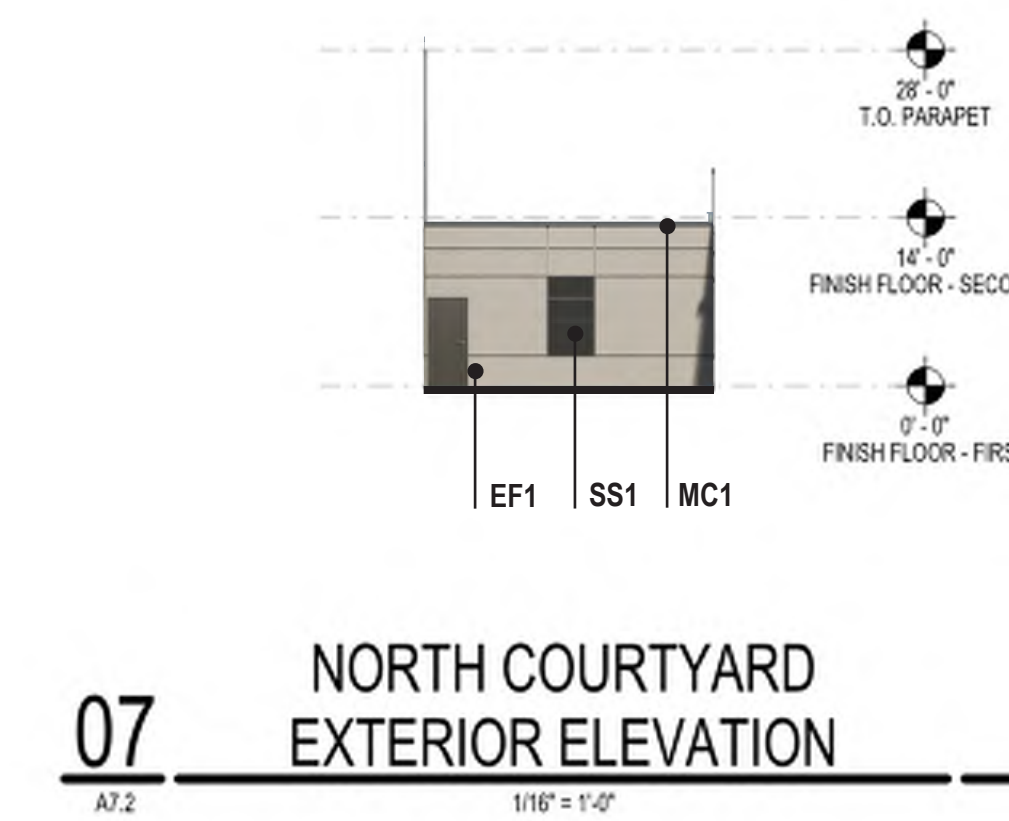
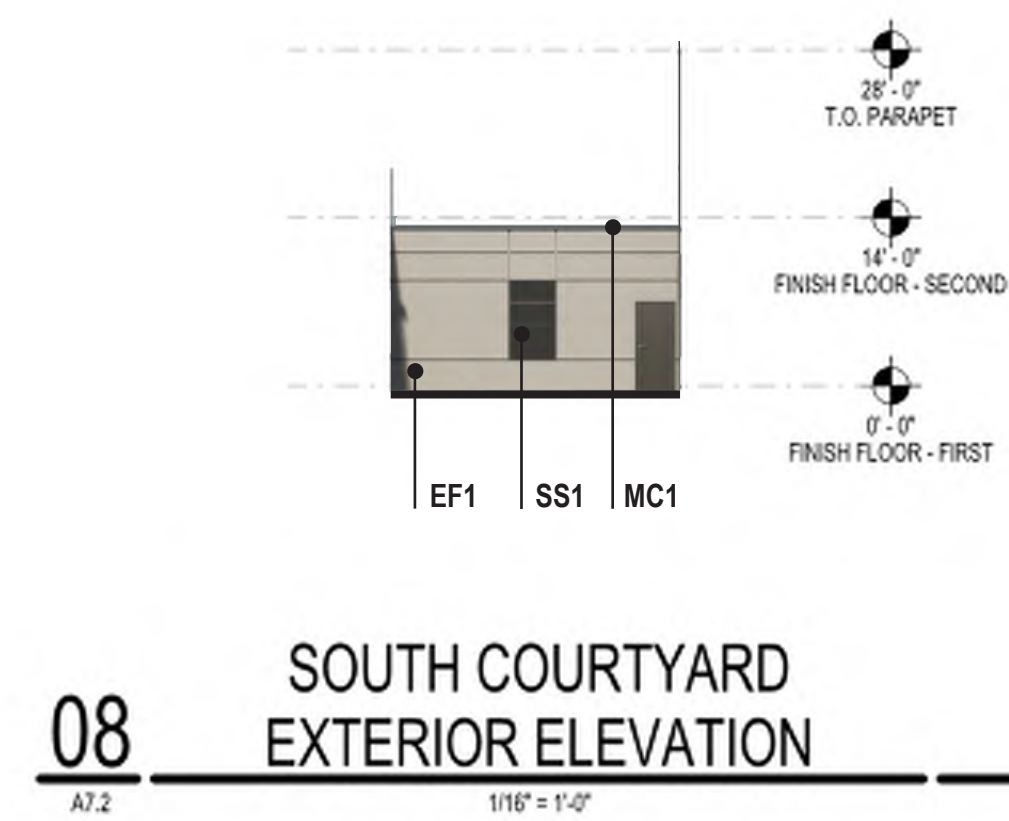


Mechanical/Electrical Engineering



EXTERIOR ELEVATIONS
NEW BEHAVIORAL HEALTH HOSPITAL
ACADIA HEALTHCARE
MADISON, WISCONSIN

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

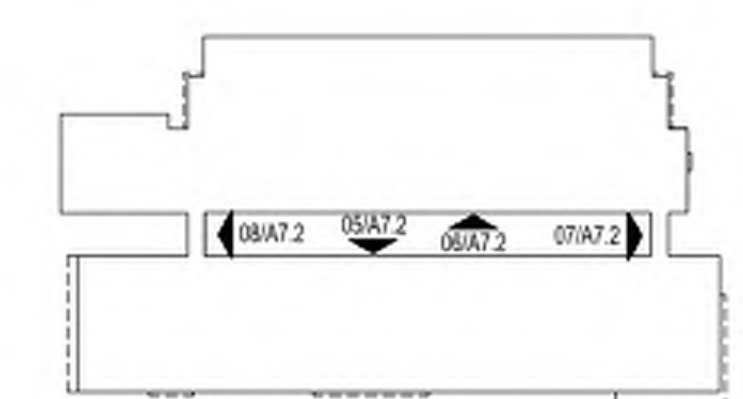


MATERIAL LEGEND

INSULATED METAL PANEL COLOR 1	METAL PANEL COLOR 1	METAL ROOFING COLOR 1
GLAZING SPANDREL	GLAZING VISION	GLAZING TEMPERED
EFS COLOR 1	EFS COLOR 2	MASONRY FACE STONE, TYPE 1

KEYPLAN

NOT TO SCALE



NEW BEHAVIORAL HEALTH HOSPITAL

16 DECEMBER 2022
AHC2119

A7.2



STENGENL-HILL
ARCHITECTURE

613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax

Civil Engineering



Structural Engineering



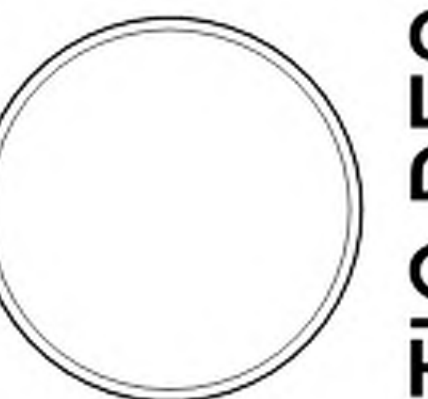
Mechanical/Electrical Engineering



Interior Design



ACADIA
HEALTHCARE



EXTERIOR BUILDING ENVELOPE MATERIALS
NEW BEHAVIORAL HEALTH HOSPITAL
ACADIA HEALTHCARE
MADISON, WISCONSIN

16 DECEMBER 2022
AHC2119

A7.10

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION



EXISTING CONDITIONS

PRE-CAST CONCRETE
TILT-UP CONSTRUCTION
TWO-TONE NATURAL FINISH

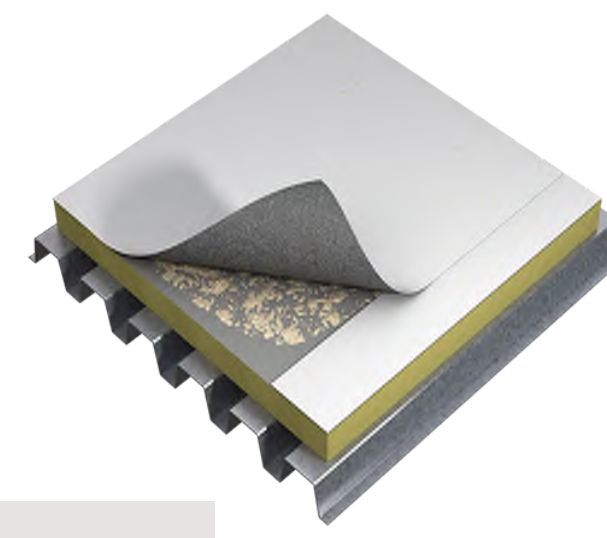


RS1 - RTU SCREENING

CITYSCAPES
ENVISOR - RIB HORIZONTAL 3" LINEAL TOP TRIM
SHADOW GRAY

AC1 - ARCHITECTURAL CANOPY

LAWRENCE FABRIC & METAL STRUCTURES
FLAT METAL CANOPY FLS
DARK BRONZE



R1 - ROOFING

CARLISLE SYNTEC
SURE-WELD TPO
WHITE



MC1 - METAL COPING

PAC CLAD
24 GA STEEL
STANDARD COLOR OPTIONS
WHITEBURNISHED SLATE



SS1 - STOREFRONT SYSTEMS

KAWNEER TRIFAB VERSA GLAZE
45/145/11" FRAMING SYSTEM
ANODIZED FINISH
#29 - BLACK
GLAZING SHALL COMPLY WITH BIRD SAFE GLASS ORDINANCE

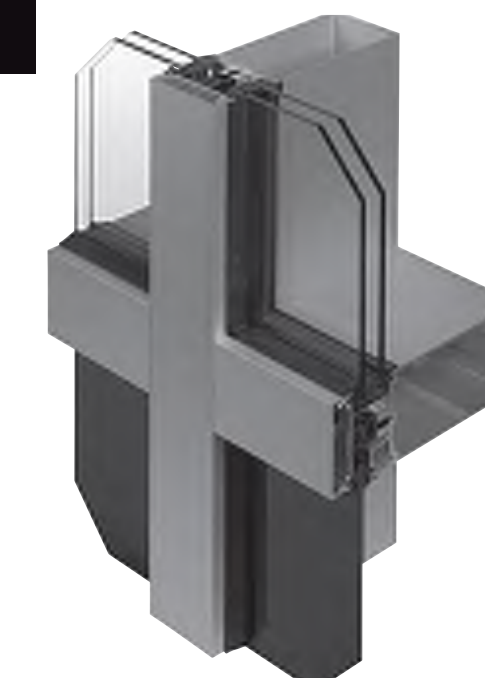


MP1 - METAL PANEL

CENTRIA
FORMAWALL - INSULATED METAL PANEL DS68
154 DARK BRONZE

CW1 - CURTAIN WALL SYSTEMS

KAWNEER 1600 WALL SYSTEM
CURTAIN WALL
ANODIZED FINISH
#29 - BLACK
GLAZING SHALL COMPLY WITH BIRD SAFE GLASS ORDINANCE



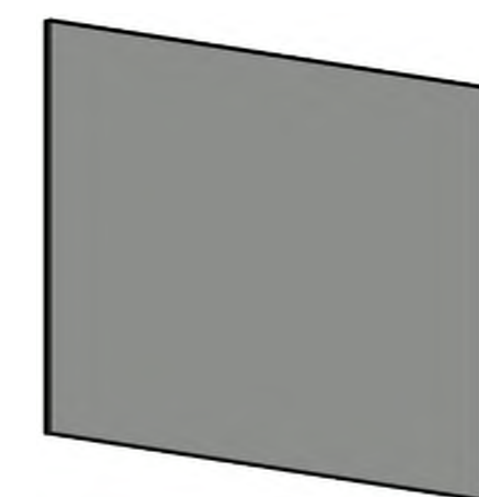
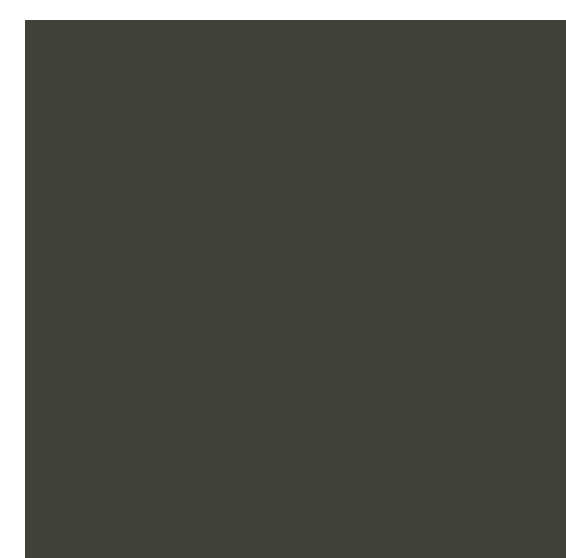
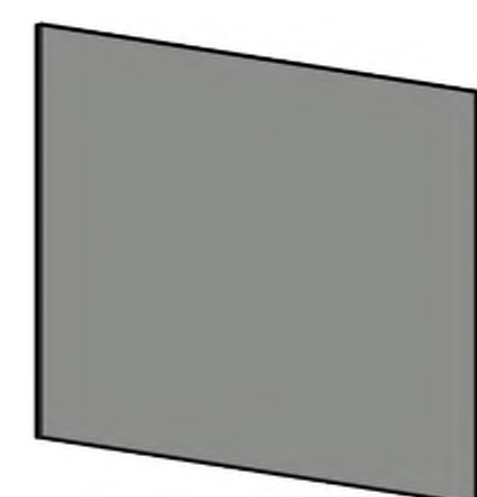
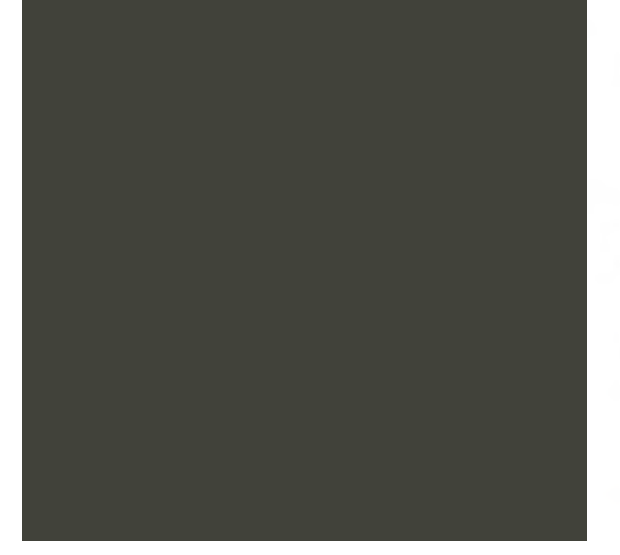
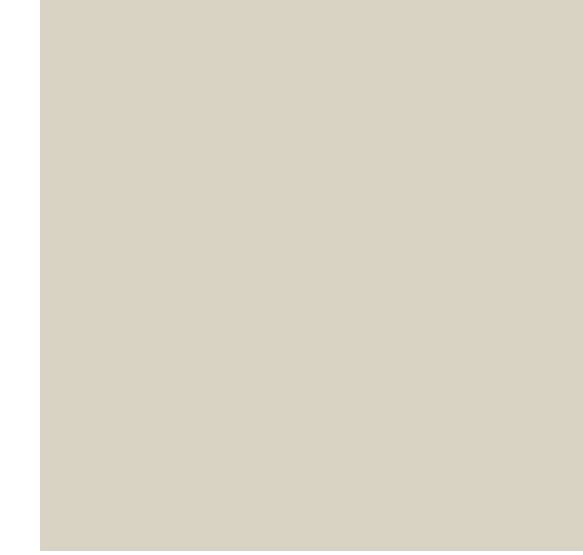
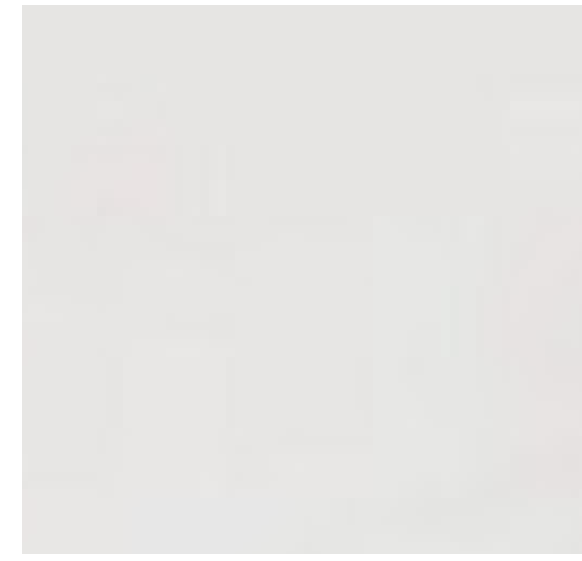
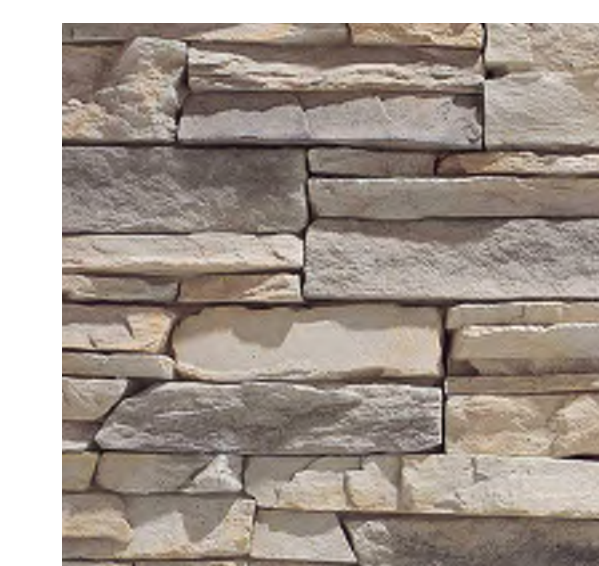
EF1 - EXTERIOR INSULATED FINISH SYSTEM

STO CORPORATION
STO THERM CI LOTUSAN
FINE TEXTURE
FRENCH VANILLA - 10609_79



MS1 - MODULAR STONE

ELDORADO STONE
STACKE STONE
ALDERWOOD





CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 2335 CITY VIEW ROAD DRIVE, MADISON, WI 53718

Name of Project AHC MADISON

Owner / Contact AHC

Contact Phone _____ Contact Email _____

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size
MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 192,050 S.F.

Total landscape points required 3,200.8

- (b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = _____

First five (5) developed acres = _____

Remainder of developed area _____

Total landscape points required _____

- (c) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35	25	875	16	560
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35	7	245	0	0
Ornamental tree	1 1/2 inch caliper	15	3	45	0	0
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10	5	50	14	140
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3	0	0	122	366
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4	0	0	105	420
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2	44	88	415	830
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.	0	0	0	0
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200	4	800	0	0
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”	0	0	0	0
Sub Totals				2,103		2,316

Total Number of Points Provided 4,419

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

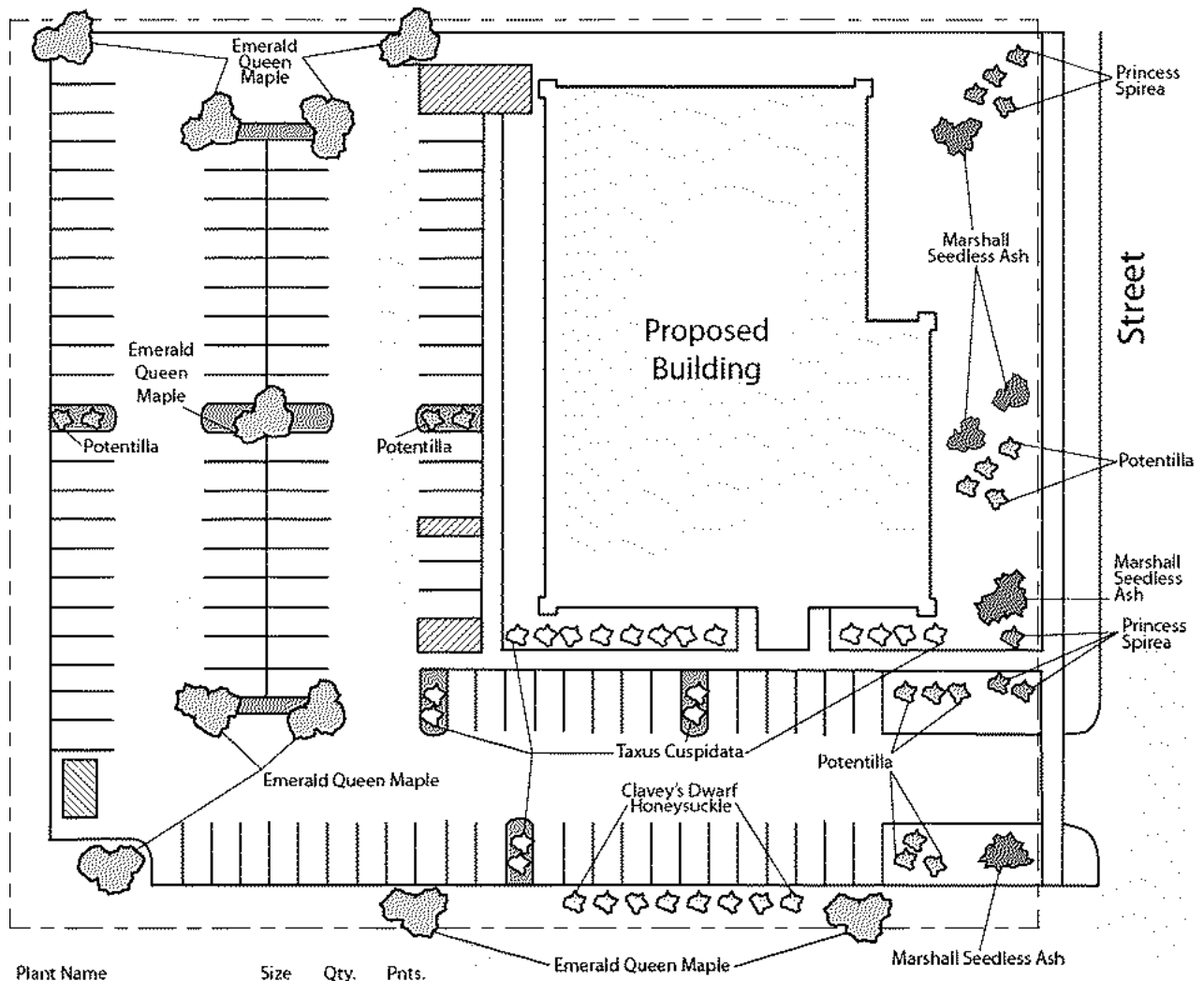
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
TOTAL			585

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

Applicability.

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
 2. Site amenities, including bike racks, benches, trash receptacles, etc.
 3. Storage areas including trash and loading.
 4. Lighting (landscape, pedestrian or parking area).
 5. Irrigation.
 6. Hard surface materials.
 7. Labeling of mulching, edging and curbing.
 8. Areas of seeding or sodding.
 9. Areas to remain undisturbed and limits of land disturbance.
 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
 11. Existing trees eight (8) inches or more in diameter.
 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, parking driveways and docking/loading facilities, but **excluding** the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.