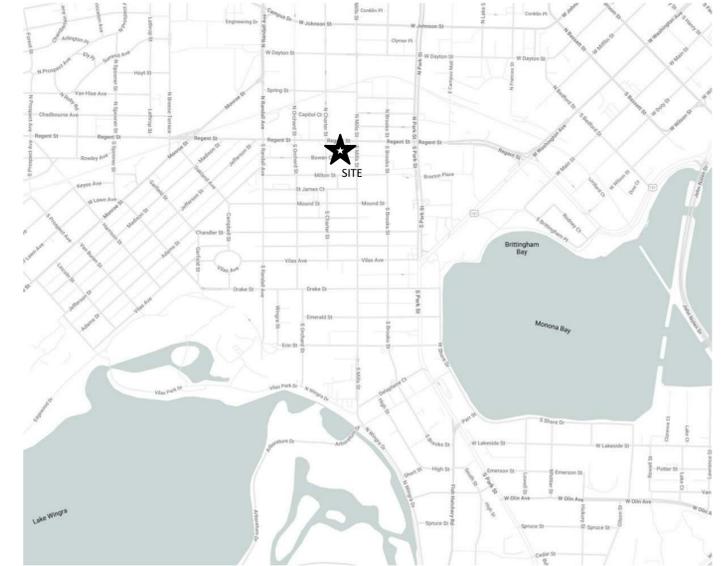




Mixed Use Redevelopment

2 S MILLS ST. / 1111-11135 REGENT ST
MADISON, WI 53715

STORY, ## UNIT APARTMENT BUILDING; #
LEVEL UNDERGROUND PARKING



SHEET INDEX

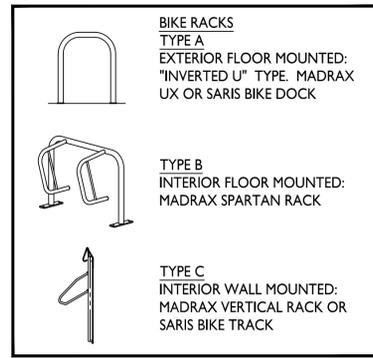
G000	COVER SHEET	A100	BASEMENT FLOOR PLAN
CA101	ARCHITECTURAL SITE PLAN	A101	FIRST FLOOR PLAN
CA102	SITE LIGHTING PLAN	A102	SECOND FLOOR PLAN
CA103	FIRE DEPARTMENT ACCESS PLAN	A103	THIRD FLOOR PLAN
CA104	LOT COVERAGE	A104	FOURTH FLOOR PLAN
CA105	SOLAR IMPACT STUDY	A105	FIFTH FLOOR PLAN
		A106	SIXTH FLOOR PLAN
		A107	ROOF PLAN
C001	SITE SURVEY	A201	EXTERIOR ELEVATIONS
C002	SITE PREPARATION & EROSION CONTROL PLAN	A202	EXTERIOR ELEVATIONS
C100	SITE DIMENSION PLAN	A203	EXTERIOR COLORED ELEVATIONS
C200	GRADING PLAN	A204	EXTERIOR COLORED ELEVATIONS
C300	UTILITY PLAN		
C400	EROSION CONTROL DETAILS		CONCEPT RENDERINGS
C401	DETAILS		
C500	SPECIFICATIONS		
C501	SPECIFICATIONS		
L100	OVERALL LANDSCAPE PLAN		
L101	LANDSCAPE ENLARGEMENT		
L102	LANDSCAPE ENLARGEMENT		
L200	LANDSCAPE DETAILS		
L201	LANDSCAPE DETAILS		
L300	LANDSCAPE SPECIFICATIONS		

PROJECT NUMBER 2526

ISSUED FOR:

2026-03-02 - LU SUBMITTAL





SITE DEVELOPMENT DATA:

ZONING TSS
TRAD. SHOPPING STREET

DENSITIES:
LOT AREA 36,418 S.F. / 0.83 ACRES
DWELLING UNITS 111 UNITS
LOT AREA / D.U. 328 S.F. / D.U.
DENSITY 134 UNITS / ACRE

LOT COVERAGE 30,949 S.F. (85%)

BUILDING HEIGHT 6 STORIES / 77'-8"

COMMERCIAL AREA 1,200 S.F.

GROSS BUILDING AREA (INCLUDES GARAGE) 168,373 S.F.

DWELLING UNIT MIX:

STUDIO	10
ONE BEDROOM	01
TWO BEDROOM	44
FOUR BEDROOM	37
FIVE BEDROOM	19
TOTAL	111 D.U.

VEHICLE PARKING STALLS:

UNDERGROUND GARAGE	60 (INCL 2 ADA)
SURFACE	0
TOTAL	60 VEHICLE STALLS
10% EV READY (6)	

BICYCLE PARKING:

GARAGE LONG-TERM RESIDENT	177
SURFACE SHORT-TERM GUEST	12
SURFACE COMMERCIAL	02
TOTAL	191 BICYCLE STALLS

- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERCTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
 - AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
 - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
 - THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



ISSUED
2026-03-02 - LAND USE SUBMITTAL

PROJECT TITLE
**Mixed-Use
Redevelopment**

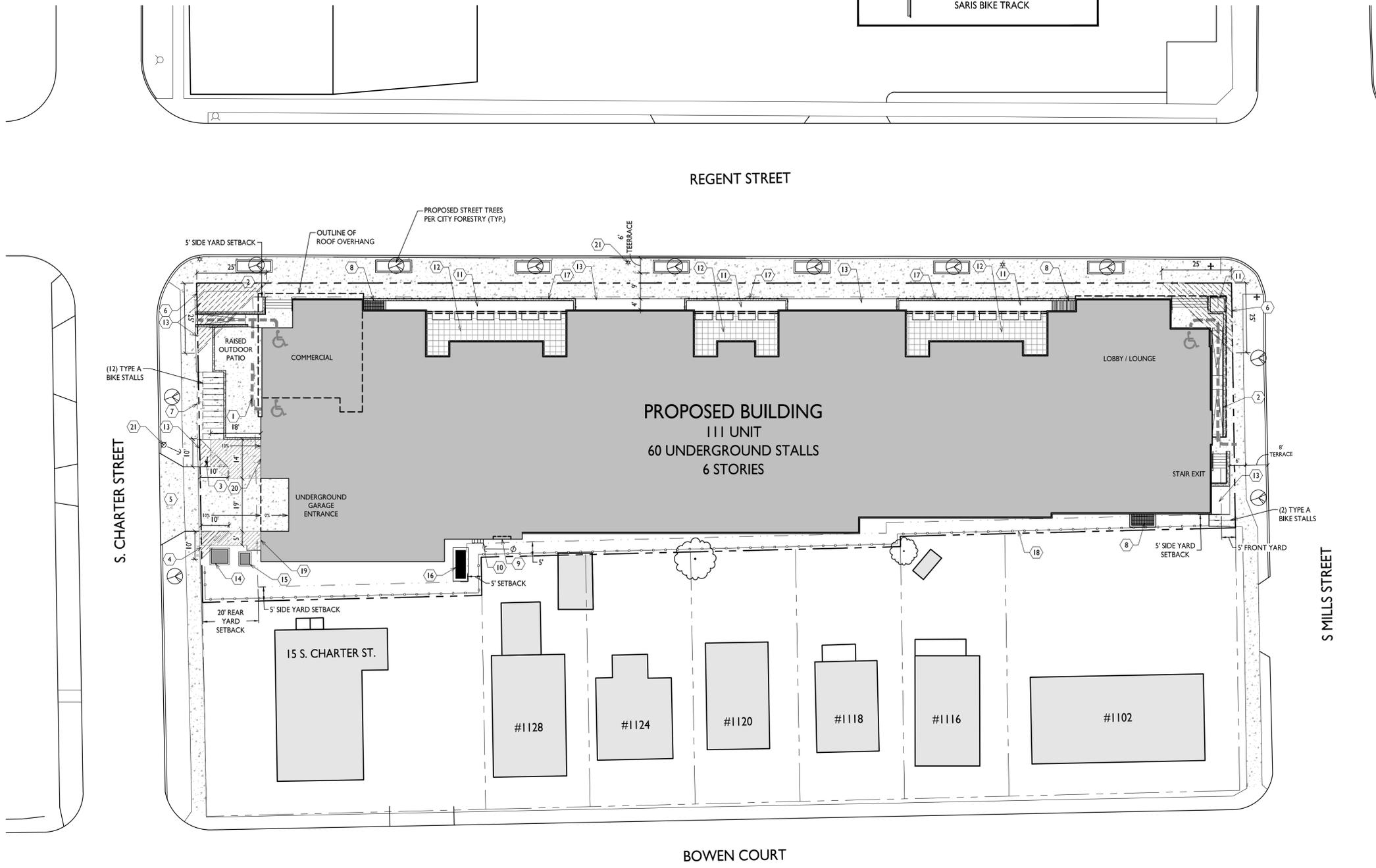
Regent Street, S. Mills
St., S. Charter Street,
Madison WI

SHEET TITLE
**Architectural
Site Plan**

SHEET NUMBER

CA101

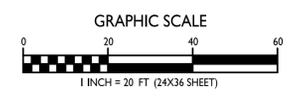
PROJECT NO. **2526**
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KEYED PLAN NOTES

- ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM.
- ACCESSIBLE RAMP: 1:12 MAXIMUM RUNNING SLOPE. PROVIDE HANDRAILS EACH SIDE.
- STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
- 10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
- CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
- 25' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
- 2' BICYCLE OVERHANG
- AREA WELL
- PARKING GARAGE EXHAUST LOUVER
- GAS METERS
- RAISED PLANTER ON GROUND-LEVEL
- RAISED PLAZA DECK WITH PLANTERS - NON-OCCUPIED
- AT-GRADE LANDSCAPE BED
- TRANSFORMER ON CONCRETE PAD
- SERVICE TERMINATION CABINET
- BACKUP GENERATOR ON CONCRETE PAD
- 36" HIGH MASONRY WALL W/ 24" HIGH ORNAMENTAL METAL FENCE
- NEW 6' HIGH WOOD FENCE - SHADOW-BOX STYLE
- MAN-DOOR TO BIKE STORAGE
- 6' WIDE OVERHEAD DOOR TO TRASH ROOM
- EXISTING LIGHT OR UTILITY POLE

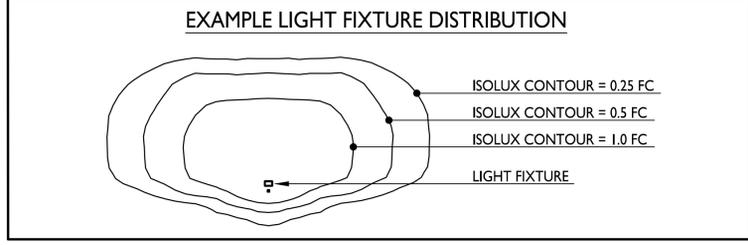
ARCHITECTURAL SITE PLAN
CA101 1" = 20'-0"



CA101

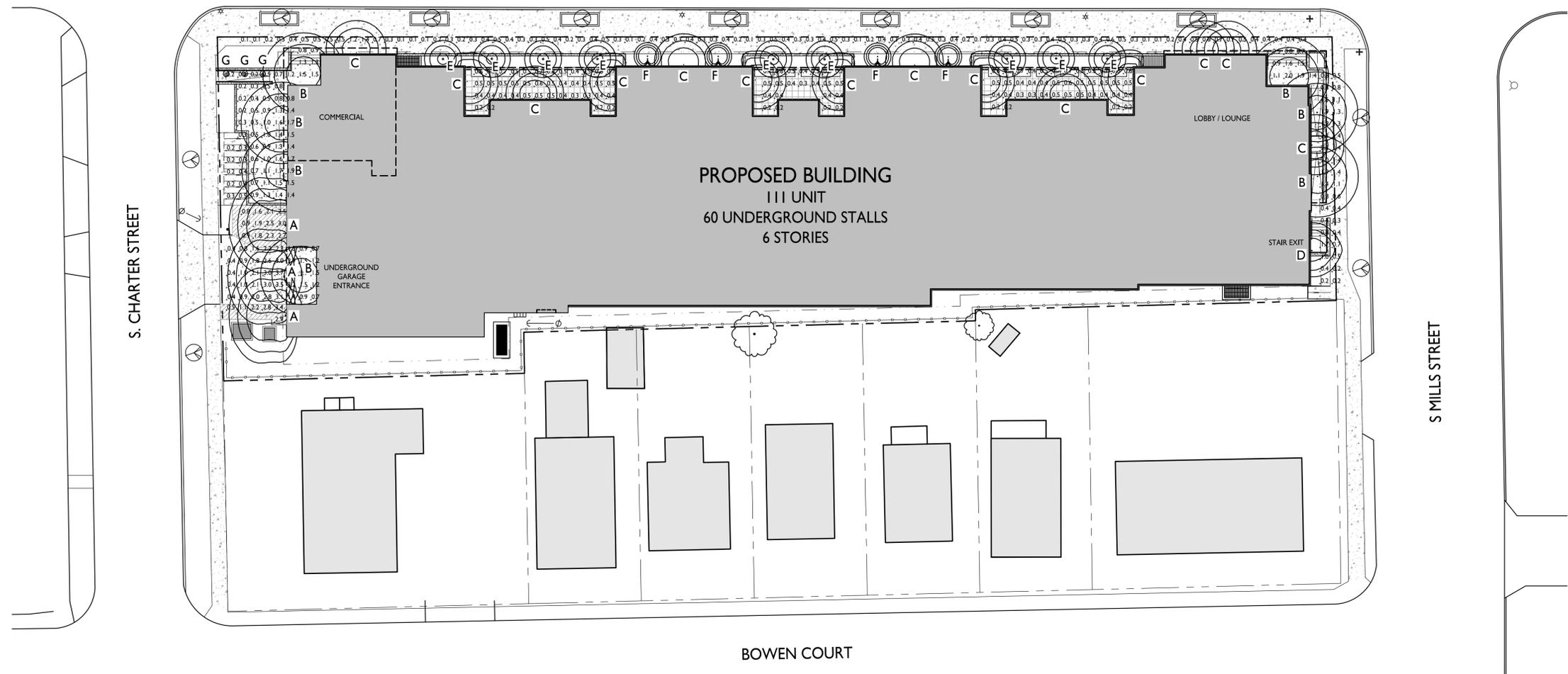
PROJECT NO. **2526**
© Knothe + Bruce Architects, LLC

LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Underground Driveway Entrance	+	1.5 fc	2.9 fc	0.3 fc	9.7:1	4.0:1
Trash Loading Zone	+	1.9 fc	3.0 fc	0.8 fc	3.8:1	2.4:1
Lobby Entrance & Ramp	+	1.2 fc	2.4 fc	0.3 fc	8.0:1	4.0:1
Raised Patio Seating	+	0.8 fc	1.8 fc	0.2 fc	9.0:1	4.0:1



LUMINAIRE SCHEDULE									
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING		
□	A	3	LITHONIA LIGHTING	WDGE1 LED P0 27K 80CRI VF	LED WALLPACK, 2700K, 80CRI, BLACK FINISH	WDGE1 LED P0 27K 80CRI VF.ies	10'-0" ABOVE GRADE ON BUILDING		
○	B	7	LITHONIA LIGHTING	WF3 LED 27K	LED CANOPY WAFER LIGHT, 2700K, 80CRI, MATTE BLACK FINISH	WF3_LED_27K.ies	11'-6" ABOVE GRADE ON BUILDING		
○	C	14	WAC LIGHTING	WS-W54614	LED WALL SCNCE, 3000K, 90CRI, 458lm, BLACK FINISH	WS-W54614.ies	9' ABOVE GRADE ON BUILDING		
□	D	1	WAC LIGHTING	WS-W77211	LED WALL SCNCE, 3000K, 90CRI, BLACK FINISH	WS-W77211.ies	7'-0" ABOVE GRADE ON BUILDING		
□	E	9	AURORA-LIGHT INC.	PTA625204 -2705-BLPX	LED PATH LIGHT, 2700K, 5W, 80CRI, EXTRA DARK BRONZE FINISH	PTA625204.ies	3'-0" ABOVE GRADE IN PLANTER		
□	F	4	AURORA-LIGHT INC.	LPL1-27 (2700K)	LED PATH LIGHT, 2700K, 3.5W, 80CRI, EXTRA DARK BRONZE FINISH	LPL1-27 (2700K).ies	1'-6" ABOVE GRADE IN SOIL		
□	G	3	WAC LIGHTING	WL-LED200 -AM-65-GH	LED STEP LIGHT, AMBER, 120V, GRAPHITE ON ALUMINUM FINISH	WL-LED200.ies	1'-0" ABOVE GRADE ON WALL		

REGENT STREET



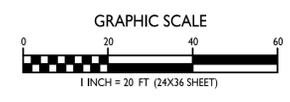
ISSUED
2026-03-02 - LAND USE SUBMITTAL

PROJECT TITLE
**Mixed-Use
Redevelopment**

Regent Street, S. Mills St., S. Charter Street, Madison WI
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

I SITE LIGHTING PLAN
CA102 1" = 20'-0"



CA102

PROJECT NO. **2526**
© Knothe & Bruce Architects, LLC

FIRE ACCESS DATA	
BUILDING PERIMETER	942 LINEAR FEET
26' WIDE AERIAL APPARATUS FIRE LANE	236 LR. FT. REQUIRED (25%) 340 LR. FT. PROVIDED
20' WIDE FIRE ACCESS LANE	
250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE	
500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE	

ISSUED
 2026-03-02 - LAND USE SUBMITTAL

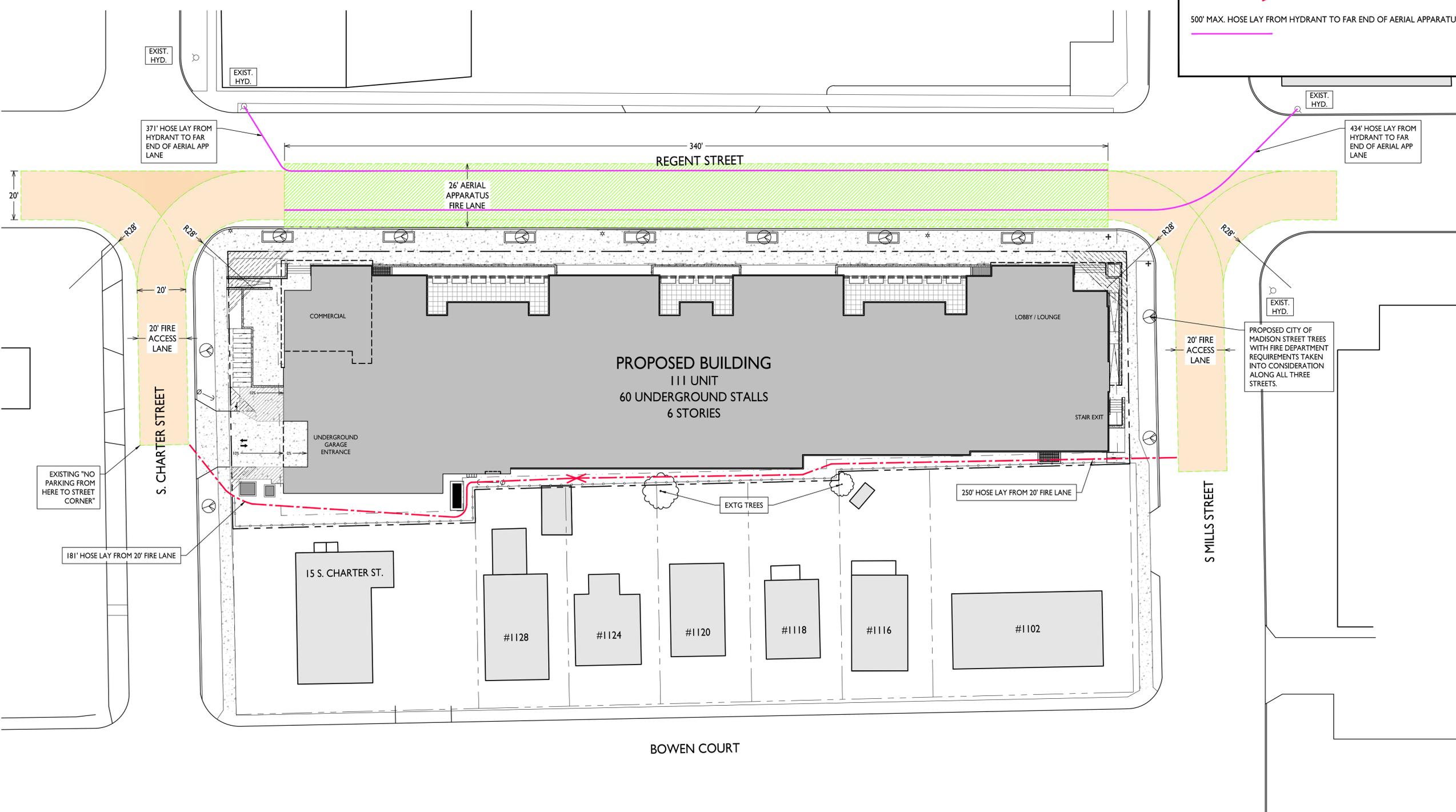
PROJECT TITLE
**Mixed-Use
 Redevelopment**

Regent Street, S. Mills
 St., S. Charter Street,
 Madison WI
 SHEET TITLE
**Fire Department
 Access Plan**

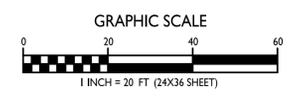
SHEET NUMBER

CA103

PROJECT NO. **2526**
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FIRE DEPARTMENT ACCESS PLAN
 CA103 1" = 20'-0"



LOT COVERAGE	
ZONING	TSS
MAXIMUM LOT COVERAGE	30,956 S.F. / 85%
LOT AREA	36,418 S.F.
PROPOSED LOT COVERAGE	30,949 S.F. / 85%



ISSUED
2026-03-02 - LAND USE SUBMITTAL

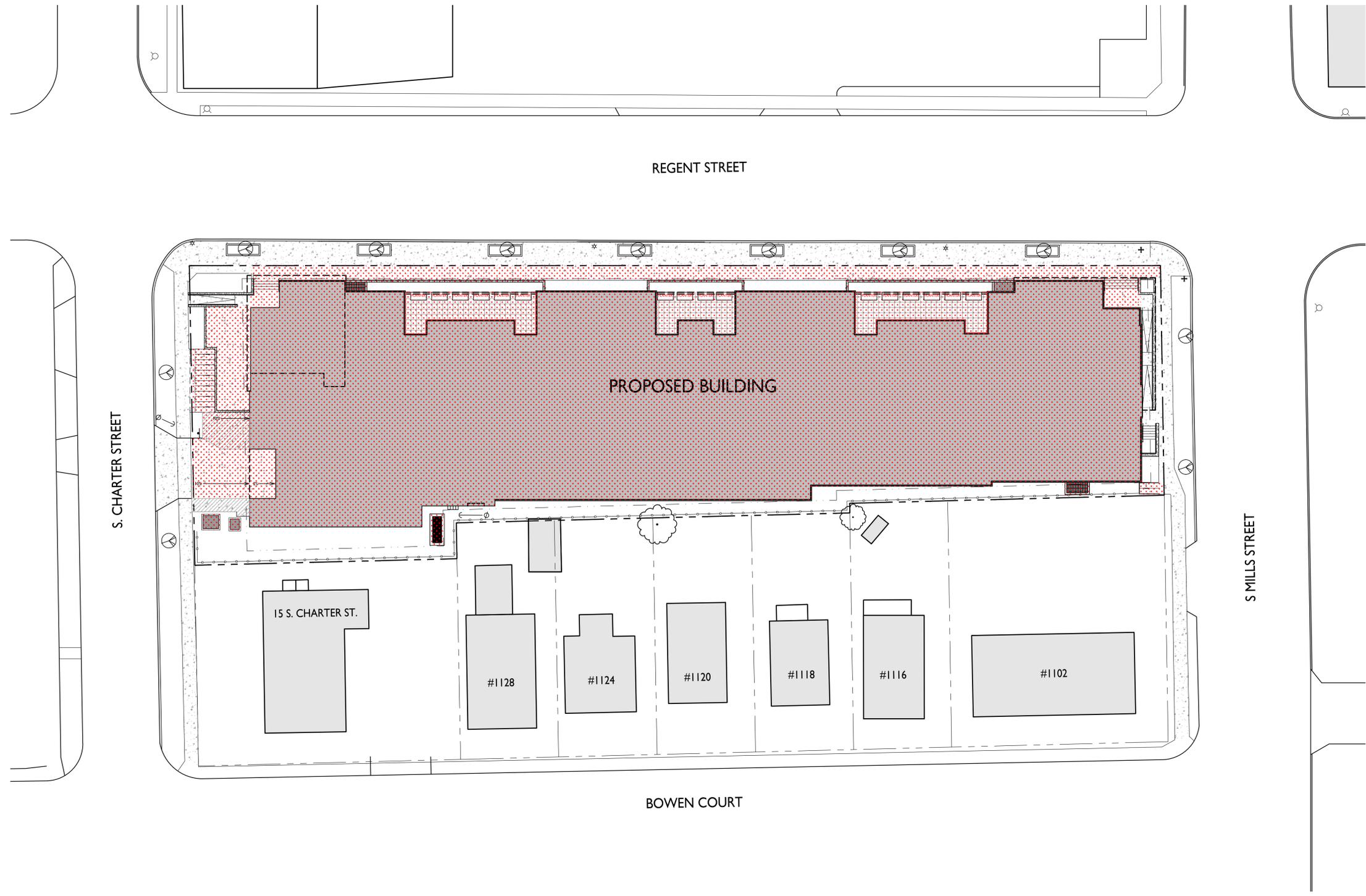
PROJECT TITLE
**Mixed-Use
Redevelopment**

Regent Street, S. Mills
St., S. Charter Street,
Madison WI
SHEET TITLE
Lot Coverage

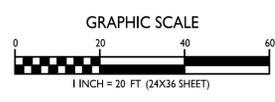
SHEET NUMBER

CA104

PROJECT NO. **2526**
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LOT COVERAGE
CA104 1" = 20'-0"



SUMMER - JUNE 21ST

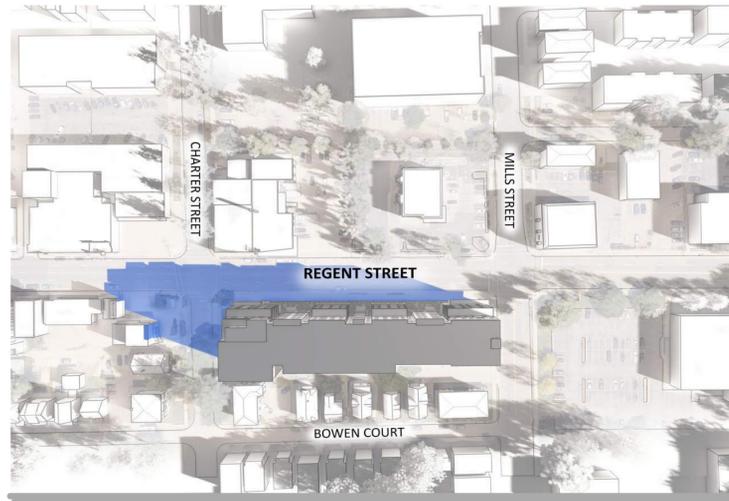
SPRING - MAR. 21ST

WINTER - DEC. 22ND

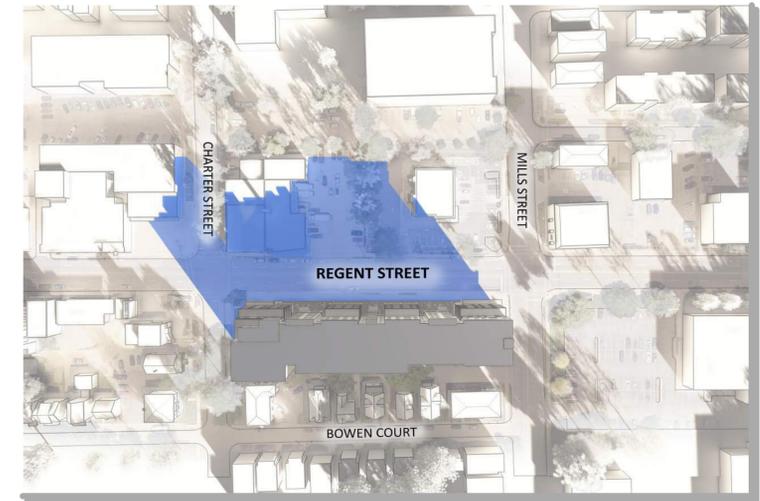
FALL - SEPT. 23RD



7:00am



8:00am



9:00am



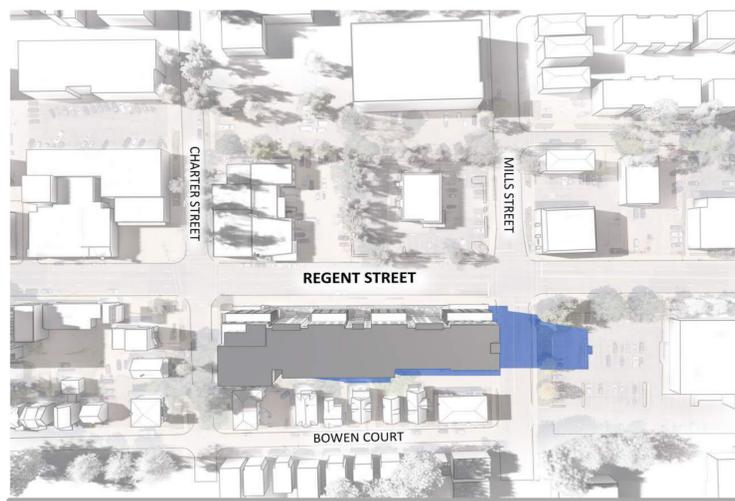
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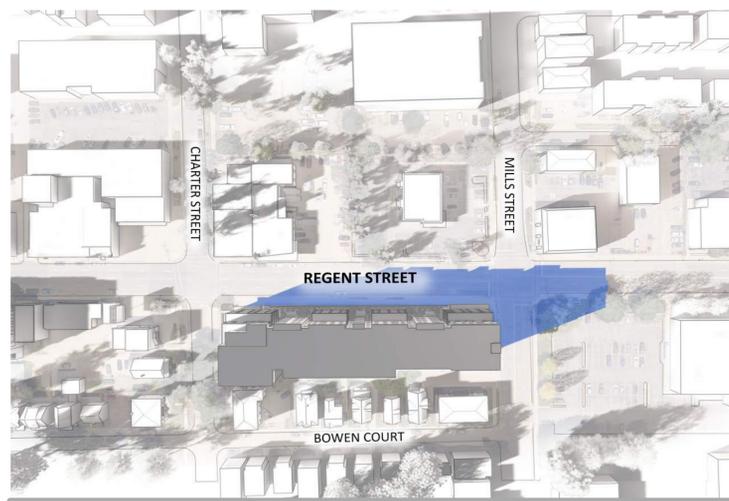
12:00pm



12:00pm



5:00pm



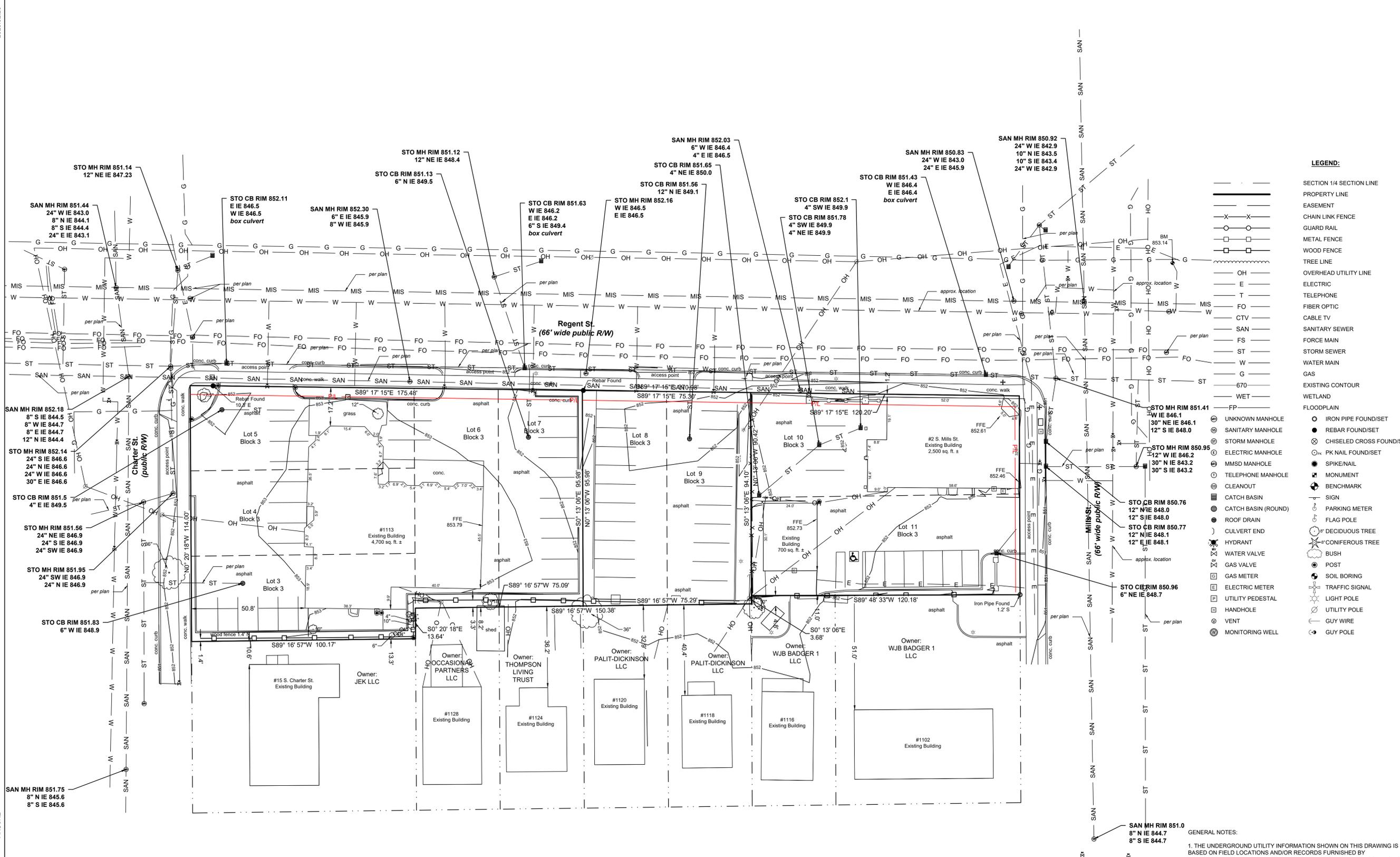
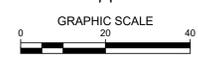
4:00pm



3:00pm



SOLAR IMPACT STUDY



LEGEND:

- SECTION 1/4 SECTION LINE
- PROPERTY LINE
- EASEMENT
- CHAIN LINK FENCE
- GUARD RAIL
- METAL FENCE
- WOOD FENCE
- TREE LINE
- OVERHEAD UTILITY LINE
- ELECTRIC
- TELEPHONE
- FIBER OPTIC
- CTV
- CABLE TV
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- WATER MAIN
- GAS
- EXISTING CONTOUR
- WETLAND
- FLOODPLAIN
- UNKNOWN MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- MMSD MANHOLE
- TELEPHONE MANHOLE
- CLEANOUT
- CATCH BASIN
- CATCH BASIN (ROUND)
- ROOF DRAIN
- CULVERT END
- HYDRANT
- WATER VALVE
- GAS VALVE
- GAS METER
- ELECTRIC METER
- UTILITY PEDESTAL
- HANDHOLE
- VENT
- MONITORING WELL
- IRON PIPE FOUND/SET
- REBAR FOUND/SET
- CHISELED CROSS FOUND/SET
- PK NAIL FOUND/SET
- SPIKE/NAIL
- MONUMENT
- BENCHMARK
- SIGN
- PARKING METER
- FLAG POLE
- 8" DECIDUOUS TREE
- 8" CONIFEROUS TREE
- BUSH
- POST
- SOIL BORING
- TRAFFIC SIGNAL
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- GUY POLE

REGENT STREET RESIDENTIAL
 1105-1135 REGENT STREET
 MADISON, WI 53715
 SITE SURVEY

PRELIMINARY
 NOT FOR
 CONSTRUCTION

ISSUANCE	DATE
----------	------

NO. REVISION	DATE
--------------	------

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON NOVEMBER 14, 2025.
 4. DATUM FOR THE PROJECT SURVEY IS USGS NAVD88. BENCHMARK FOR THE PROJECT SURVEY IS THE NORTHEASTERLY HYDRANTS FLANGE BOLT, WITH AND ELEVATION OF 853.14'.
 5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

PROJECT NO:	24192
DESIGN DATE:	---
PLOT DATE:	2026.02.26
DRAWN BY:	---
CHECKED BY:	---
APPROVED BY:	---
SHEET NO:	C001



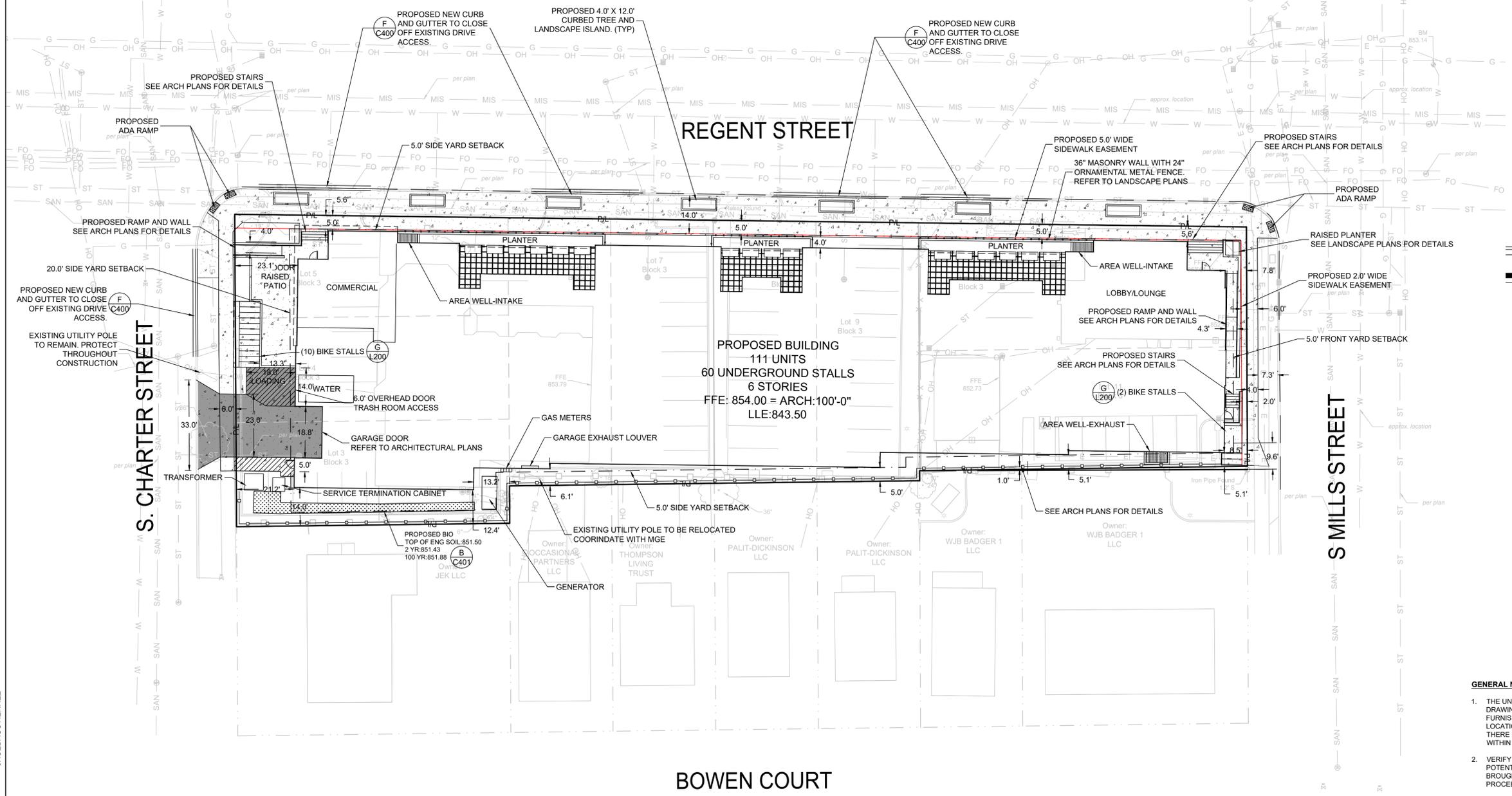
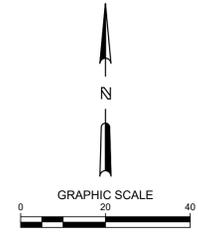
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

WE STATUTE 182.07(2)(97A)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

SITE INFORMATION		
SITE AREA	36415	0.836 AC
SITE DISTURBED AREA	41309	0.948 AC
EXISTING IMPERVIOUS AREA	33453	0.768 AC 91.9 %
PROPOSED IMPERVIOUS AREA	29190	0.670 AC 80.2 %
TOTAL UNDERGROUND PARKING SPACES	60	
ADA PARKING SPACES	---	

THE SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210



LEGEND:

	(D C400) 5' THICK CONCRETE WALK
	(E C400) CONCRETE PAVEMENT
	BIO-FILTRATION BASIN
	(F C400) CURB & GUTTER (ACCEPT)
	(E C400) CURB & GUTTER (REJECT)

REGENT STREET RESIDENTIAL
 1105-1135 REGENT STREET
 MADISON, WI 53715
 SITE DIMENSION PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE	DATE
NO. REVISION	DATE

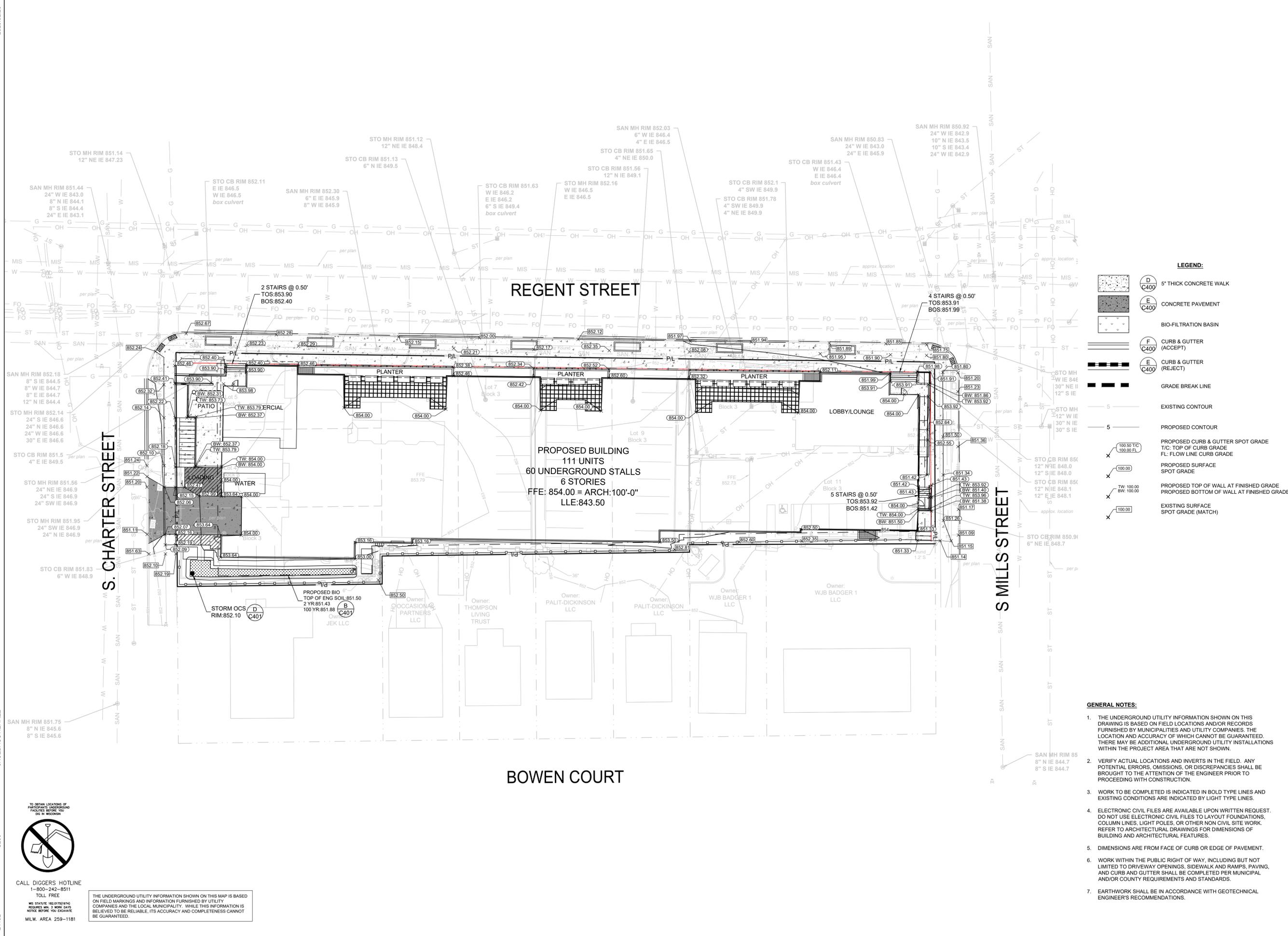
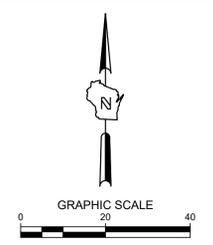
- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
 7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

PROJECT NO:	24192
DESIGN DATE:	---
PLOT DATE:	2026.02.26
DRAWN BY:	---
CHECKED BY:	---
APPROVED BY:	---
SHEET NO:	C100



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

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



LEGEND:

- 5" THICK CONCRETE WALK
- CONCRETE PAVEMENT
- BIO-FILTRATION BASIN
- CURB & GUTTER (ACCEPT)
- CURB & GUTTER (REJECT)
- GRADE BREAK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER SPOT GRADE
T/C: TOP OF CURB GRADE
FL: FLOW LINE CURB GRADE
- PROPOSED SURFACE SPOT GRADE
- PROPOSED TOP OF WALL AT FINISHED GRADE
- PROPOSED BOTTOM OF WALL AT FINISHED GRADE
- EXISTING SURFACE SPOT GRADE (MATCH)

REGENT STREET RESIDENTIAL
 1105-1135 REGENT STREET
 MADISON, WI 53715
 GRADING PLAN

PRELIMINARY
 NOT FOR
 CONSTRUCTION

ISSUANCE	DATE

NO. REVISION	DATE

- GENERAL NOTES:**
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 - VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 - DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 - WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
 - EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

PROJECT NO:	24192
DESIGN DATE:	---
PLOT DATE:	2026.02.26
DRAWN BY:	---
CHECKED BY:	---
APPROVED BY:	---
SHEET NO:	C200

TO OBTAIN LOCATIONS OF ADJACENT UNDERGROUND FACILITIES BEFORE YOU DIG IN MICHIGAN

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

MS STATUTE 182.07(2)(274)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

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 1105-1135 REGENT STREET
 MADISON, WI 53715

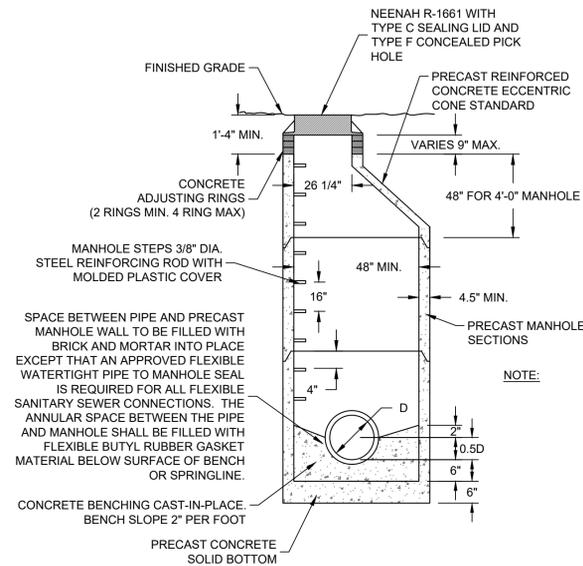
DETAILS

PRELIMINARY
 NOT FOR
 CONSTRUCTION

ISSUANCE DATE

NO. REVISION DATE

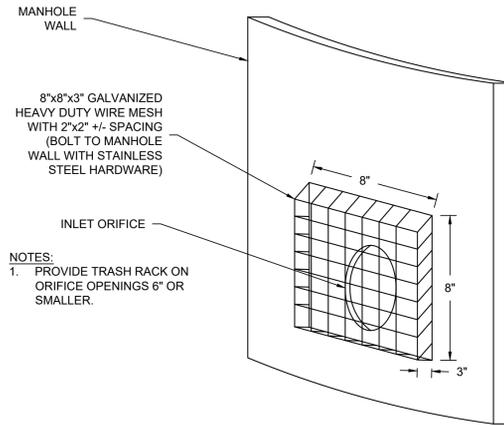
PROJECT NO:	24192
DESIGN DATE:	---
PLOT DATE:	2026.02.26
DRAWN BY:	---
CHECKED BY:	---
APPROVED BY:	---
SHEET NO:	C401



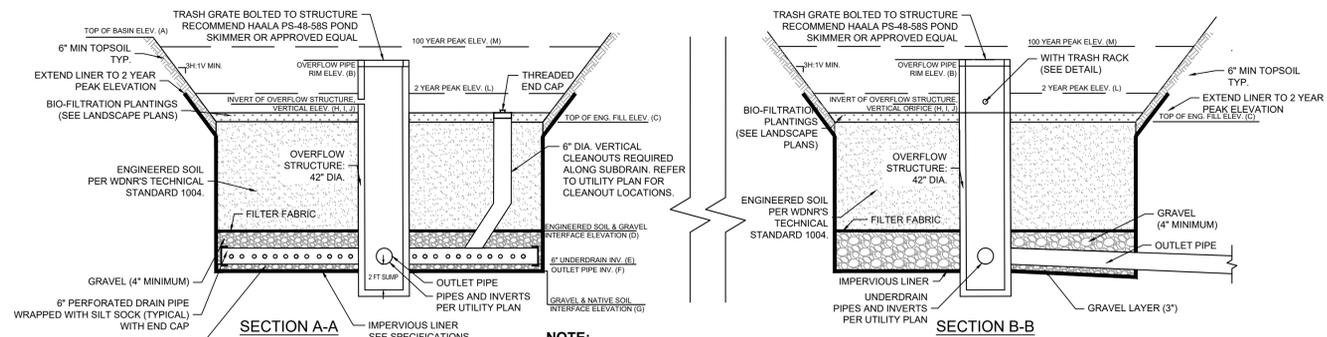
NOTES:

1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
2. CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
4. JOINTS BETWEEN RINGS AND STRUCTURE SECTIONS SHALL BE WATERTIGHT AND SHALL BE MADE USING FLEXIBLE RUBBER TYPE GASKETS OR MORTAR.
5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
6. 3" MIN OF BEDDING STONE UNDER BASE. ADDITIONAL BEDDING STONE MAY BE REQUIRED ON WET SUBGRADE.
7. ALL SANITARY MANHOLES SHALL BE PROVIDED WITH EXTERNAL CHIMNEY SEALS AND SELF-SEALING LIDS WITH CONCEALED PICK HOLES.
8. UNLESS NOTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR ALL MANHOLE SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.
9. MASTIC SEALS BETWEEN BARREL AND CONE SECTIONS

A PRECAST SANITARY MANHOLE
 SCALE: NTS



C TRASH RACK
 SCALE: NTS



NOTE:
 BIO-INFILTRATION BASIN SHALL NOT BE BROUGHT ONLINE UNTIL AREA DRAINING TO THE BASIN HAS ACHIEVED 90% STABILIZATION FROM EROSION (I.E. DO NOT PLACE ENGINEERED SOIL UNTIL SITE HAS BEEN STABILIZED).

- NOTE:**
1. BIO-FILTRATION BASINS THAT HAVE MULTIPLE VERTICAL ORIFICES SHALL BE INSTALLED AT THE SAME ELEVATION AS IDENTIFIED IN THE TABLE.
 2. MULTIPLE VERTICAL ORIFICES SHALL HAVE A MINIMUM OF 12 INCHES HORIZONTAL SEPARATION.

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	
BIO-FILTRATION AREA	TOP OF POND RIM (CURB FLOW LINE)	OVERFLOW RIM ELEVATION	TOP OF ENGINEERED FILL ELEVATION	ENGINEERED SOIL AND GRAVEL INTERFACE ELEVATION	6" DIAMETER UNDERDRAIN ELEVATION	OUTLET PIPE SIZE	OUTLET PIPE ELEVATION	GRAVEL AND NATIVE SOIL INTERFACE ELEVATION	VERTICAL ORIFICE DIAMETER (INCH)	VERTICAL ORIFICE ELEVATION	# OF VERTICAL ORIFICES	SPILLWAY CREST ELEVATION	2 YR WATER ELEVATION	100 YR WATER ELEVATION
BIO 1	852.50	852.10	851.50	850.00	849.00	10"	849.00	849.00	3	849.00	1	852.25	851.43	852.21

B BIOFILTRATION BASIN
 SCALE: NTS

D OUTLET CONTROL STRUCTURE
 SCALE: NTS

GENERAL:

- 1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.
2. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS.

SITE CLEARING:

- 1. EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
2. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
3. SALVAGE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.
4. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.

SITE WATER SERVICE:

- 1. COMPLY WITH STANDARDS OF STATE PLUMBING CODE (SPS CH. 382, 384), LOCAL WATER UTILITY REQUIREMENTS AND STANDARDS OF AUTHORITIES HAVING JURISDICTION FOR FIRE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIALS, FITTINGS, APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC.
2. DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SUCH FACILITIES AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY WATER-DISTRIBUTION SERVICE.
3. WATER SERVICE PIPING MAY BE EITHER DUCTILE IRON WATER PIPE OR PVC WATER PIPE AS ALLOWED BY THE LOCAL WATER UTILITY.

SITE WATER SERVICE CONT.:

- 17. BEDDING AND COVER FOR WATER SERVICE PIPING SHALL BE IN ACCORDANCE WITH SECTION 4.3.3 AND FILE NO. 36 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
18. INSTALL TRACER WIRE FOR NON-METALLIC WATER SERVICES IN ACCORDANCE WITH SPS SECTION 382.40(8)(K).
19. DUCTILE-IRON PIPING, RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 4.4.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
20. PVC PIPING GASKETED JOINTS: USING JOINING MATERIALS ACCORDING TO AWWA C900.

SANITARY SEWERAGE:

- 1. ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
4. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478.

STORM DRAINAGE:

- 1. ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
4. REINFORCED CONCRETE PIPE: ASTM C76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS IN ACCORDANCE WITH CHAPTER 8.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

EARTH MOVING:

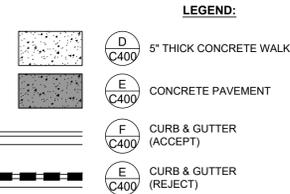
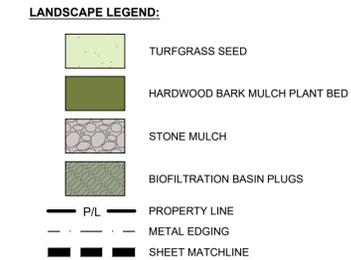
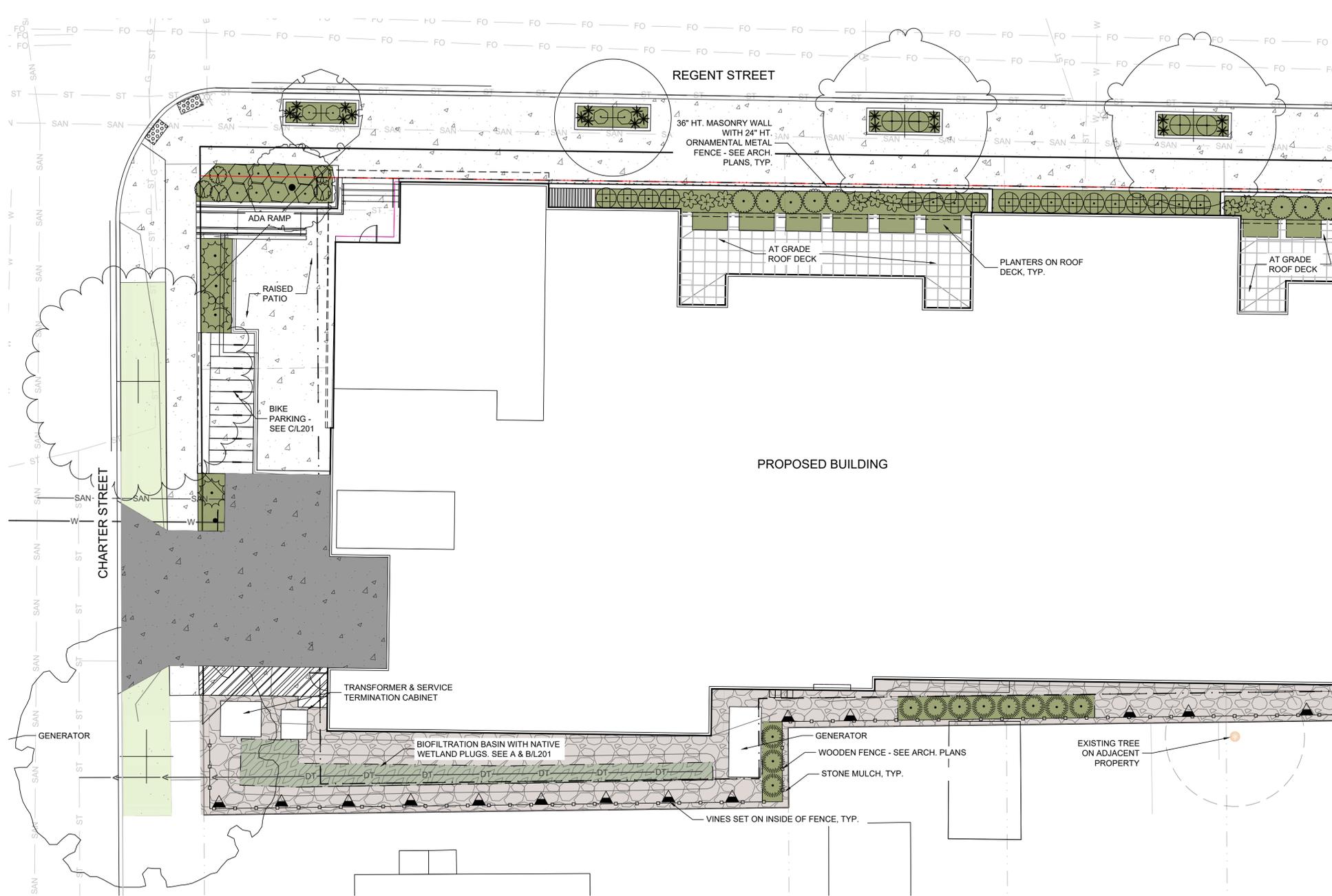
- 1. ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND PROVIDED REPORTS. IN THE FIELD AND THESE SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
3. CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.
4. THE SITE IS KNOWN TO CONTAIN ENVIRONMENTALLY CONTAMINATED SOILS. REFER TO THE REMEDIAL ACTION PLAN PREPARED BY THE SIGMA GROUP, INC. FOR DETAILS.



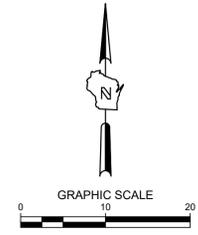
REGENT STREET RESIDENTIAL
1105-1135 REGENT STREET
MADISON, WI 53715
SPECIFICATIONS



Table with columns for ISSUANCE, DATE, NO. REVISION, and DATE. Includes project details: PROJECT NO: 24192, DESIGN DATE: 2026.02.26, SHEET NO: C500.



THE SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210



REGENT STREET RESIDENTIAL
 1105-1135 REGENT STREET
 MADISON, WI 53715
 LANDSCAPE ENLARGEMENT

**PRELIMINARY
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 CONSTRUCTION**

PLANT SCHEDULE L101

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	GP2	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	2.5" Cal.	B&B	1
STREET TREES					
	CO	Celtis occidentalis / Common Hackberry	2" Cal.	B&B	1
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	2" Cal.	B&B	1
	GD	Gleditsia triacanthos inermis 'Draves' / Street Keeper® Honey Locust	2" Cal.	B&B	1
	TM	Tilia americana 'McK Sentry' / American Sentry® Linden	2" Cal.	B&B	2
	UP	Ulmus x 'New Horizon' / New Horizon Elm	2" Cal.	B&B	1

DECIDUOUS SHRUBS

	FW	Fothergilla gardenii 'Windy City' / Windy City Dwarf Fothergilla	3 gal.	Cont.	8
	HR	Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Oakleaf Hydrangea	3 gal.	Cont.	8
	SF	Spiraea fritschiana / Fritch Spirea	3 gal.	Cont.	4
	SC	Stephanandra incisa 'Crispa' / Cutleaf Stephanandra	2 gal.	Cont.	4
EVERGREEN SHRUBS					
	BW	Buxus x 'Wilson' / Northern Charm™ Boxwood	3 gal.	Cont.	18
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	4
	TS	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	5' Ht.	Cont.	11
	TL	Thuja occidentalis 'SMTOBAB' / Tater Tot® Arborvitae	3 gal.	Cont.	5
ORNAMENTAL GRASSES					
	CL	Chasmanthium latifolium / Northern Sea Oats	1 gal.	Cont.	20
PERENNIALS					
	HG	Hosta x 'Guacamole' / Guacamole Hosta	1 gal.	Cont.	9

VINE/ESPALIER

	PE	Parthenocissus quinquefolia engelmannii / Engelmann Virginia Creeper	1 gal.	Cont.	14
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CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS. STATUTE 182.07(2)(1974)
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 MILW. AREA 259-1181

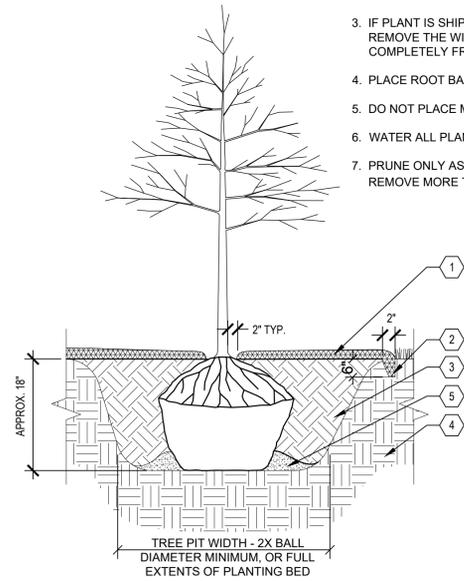
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

- LANDSCAPE GENERAL NOTES:**
- VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
 - INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
 - COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
 - RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
 - PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

ISSUANCE	DATE
NO. REVISION	DATE
PROJECT NO:	24192
DESIGN DATE:	---
PLOT DATE:	2026.02.26
DRAWN BY:	---
CHECKED BY:	---
APPROVED BY:	---
SHEET NO:	L101

NOTES:

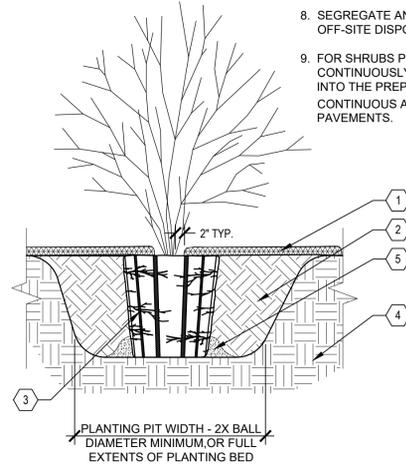
1. PLANT EACH TREE SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET ENTIRELY. REMOVE ALL TWINE, ROPE, AND BURLAP COMPLETELY FROM ALL ROOT BALLS.
4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
5. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/2 OF THE ORIGINAL PLANT MASS.



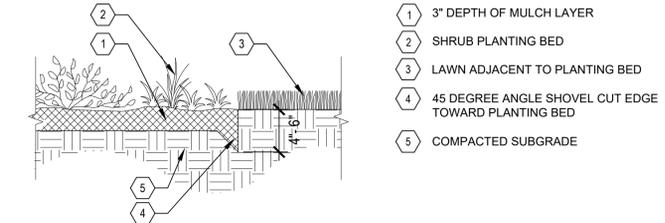
A TYPICAL TREE PLANTING
SCALE:NTS

NOTES:

1. MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING TO LOOSEN POT-BOUND ROOTS.
2. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/2 OF THE ORIGINAL PLANT MASS.
8. SEGREGATE ANY SOIL FROM BELOW WARNING LAYER EXCAVATED DURING PLANTING FOR OFF-SITE DISPOSAL. COORDINATE DISPOSAL WITH ENVIRONMENTAL CONSULTANT.
9. FOR SHRUBS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD 3/4" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.



B TYPICAL SHRUB PLANTING
SCALE:NTS



C SHOVEL CUT PLANT BED EDGE
SCALE:NTS

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 MADISON, WI 53715
 LANDSCAPE DETAILS

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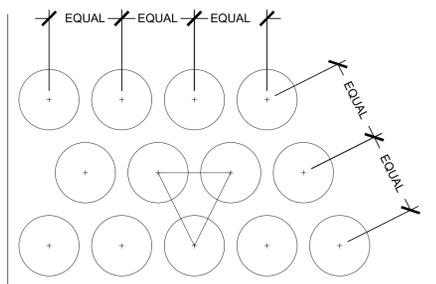
ISSUANCE DATE

NO. REVISION DATE

PROJECT NO:	24192
DESIGN DATE:	---
PLOT DATE:	2026.02.26
DRAWN BY:	---
CHECKED BY:	---
APPROVED BY:	---
SHEET NO:	L200

NOTES:

1. SET FINISH GRADE OF PLANTING AREA 2" BELOW FINISH SURFACE OF PAVING, CURB, OR HEADER
2. SEE PLANTING SCHEDULE FOR SPACING OF ALL SHRUBS AND GROUNDCOVERS
3. ALL SHRUBS / GROUNDCOVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS.
4. TO DETERMINE APPROPRIATE PLANT QUANTITIES REFER TO THE PLANTING SCHEDULE OR PLAN.



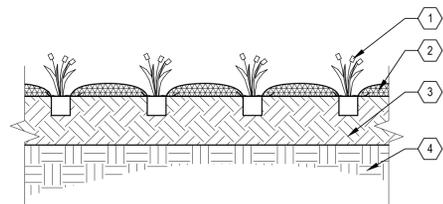
D TYPICAL PLANT SPACING
SCALE:NTS

NOTES:

1. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
4. WATER ALL PLANTS THOROUGHLY WITHIN 2 HOURS OF INSTALLATION.
5. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY OR DEAD PLANT PARTS. DO NOT REMOVE MORE THAN 1/2 OF THE ORIGINAL PLANT MASS.
6. FOR PLANTS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD 3/4" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.

KEYED LEGEND

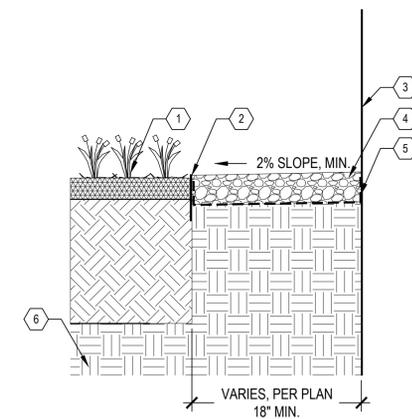
- 1 PERENNIAL, ORNAMENTAL GRASS, OR GROUNDCOVER PLUG. SEE LANDSCAPE PLAN SHEETS L100-L103
- 2 3" DEPTH TWICE-SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE INDICATED, KEEP 3" CLEAR OF STEMS
- 3 PLANTING SOIL, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED
- 4 PREPARED SUBGRADE



E TYPICAL PERENNIAL & ORNAMENTAL GRASS PLANTING
SCALE:NTS

KEYED LEGEND

- 1 ADJACENT PLANTING BED
- 2 BLACK ANODIZED ALUMINUM EDGING
- 3 BUILDING FACE
- 4 3" DEPTH STONE MULCH
- 5 WOVEN GEOTEXTILE FILTER FABRIC, WRAP UP SIDES OF BUILDING AND EDGING
- 6 PREPARED SUBGRADE



F STONE MAINTENANCE EDGE
SCALE:NTS

PLANTING QUALITY ASSURANCE

- 1. PLANTS ARE TO BE INSPECTED UPON DELIVERY TO PROJECT SITE AND THE LANDSCAPE ARCHITECT OR OWNER'S PROJECT REPRESENTATIVE MAY REJECT ANY SPECIMENS NO LONGER MEETING THE SPECIFIED STANDARDS OR THAT HAVE BEEN DAMAGED IN TRANSIT.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES AND VARIETY/HYBRID/CULTIVAR SPECIFIED, AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES...
3. TREES:
3.1. SHALL BE TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY...
3.2. WITH A DAMAGED, CUT OR CROOKED LEADER, ABRASION OF BARK, SUNSCALD, FROST CRACK, DISFIGURING KNOTS, INSECTS (INCLUDING EGGS AND LARVAE) OR INSECT DAMAGE...
3.3. SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS, AND BE FREE FROM PHYSICAL DAMAGE OR OTHER HINDRANCES TO HEALTHY GROWTH...
3.4. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH SOLID BALLS OF A DIAMETER NOT LESS THAN THAT RECOMMENDED BY THE AMERICAN STANDARDS FOR NURSERY STOCK...
4. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED WITHIN THE PLANT SCHEDULE.

PLANTING PROJECT CONDITIONS:

- 1. VERIFY SERVICE AND UTILITY LOCATIONS, AND DIMENSIONS OF CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
2. INTERRUPTION OF EXISTING SERVICES OR UTILITIES; DO NOT INTERRUPT SERVICES OR UTILITIES UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY SERVICES OR UTILITIES ACCORDING TO REQUIREMENTS INDICATED:
2.1. NOTIFY OWNER'S PROJECT REPRESENTATIVE NO FEWER THAN TWO DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF EACH SERVICE OR UTILITY.
2.2. DO NOT PROCEED WITH INTERRUPTION OF SERVICES OR UTILITIES WITHOUT REPRESENTATIVE'S WRITTEN PERMISSION.
3. PLANTING RESTRICTIONS: PLANTING SHALL OCCUR DURING THE FOLLOWING ACCEPTABLE INSTALLATION PERIODS:
3.1. DECIDUOUS TREES AND SHRUBS - APRIL 15 TO OCTOBER 15.
3.2. NATIVE SEEDING AND TURFGRASS: APRIL 15 - OCTOBER 15
4. WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED...
5. CONTRACTOR SHALL PROTECT ALL EXISTING AND/OR NEWLY INSTALLED PLANTS, LAWNS, AND GRASS AREAS FROM DAMAGE AT ALL TIMES...
6. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE...
6.1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE, DRYING WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE...
6.2. DO NOT MIX OR PLACE SOILS IN FROZEN, WET, OR MUDDY CONDITIONS.

PLANTING DELIVERY, STORAGE, & HANDLING:

- 1. BULK MATERIALS;
1.1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE...
3. HANDLE PLANTING STOCK BY ROOT BALL.
4. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY...
4.1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
4.2. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY...
5. EXCAVATION FOR TREES & SHRUBS
5.1. EXCAVATE CIRCULAR PLANTING PITS AS INDICATED IN DRAWINGS...
5.2. DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL...
5.3. IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP...
5.4. MAINTAIN REQUIRED ANGLES OF REPOSE OF ADJACENT MATERIALS...
5.5. MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS...
5.6. KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.
6. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL...
7. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED...
8. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

TREE & SHRUB PLANTING

- 1. BEFORE PLANTING VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK...
2. PLANTS FOUND TO HAVE STEM GIRDLING ROOTS AND/OR KINKED ROOTS AT THE TIME OF PLANTING WILL BE REJECTED AND REPLACEMENTS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
3. REMOVE ALL TWINE, STRING, WIRE, AND ALL OTHER NON-BIODEGRADABLE MATERIAL ENTIRELY FROM ROOT BALL AREA.
4. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE. DO NOT CUT TREE LEADERS.
5. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 2 INCHES ABOVE ADJACENT FINISH GRADES.
5.1. USE SOIL MATERIALS FROM EXCAVATION FOR BACKFILL.
5.2. CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM THE ENTIRE ROOT BALL...
5.3. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS...
5.4. CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

TREE & SHRUB MATERIAL:

- 1. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN AND DRAWINGS...
1.1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK...
1.2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD...
1.3. PLANT MATERIAL SHALL BE PROVIDED IN THE CONTAINER TYPE INDICATED IN THE DRAWINGS...
2. FURNISH TREES WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
3. SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD.

PLANTING SOIL:

- PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE WIDTH OF LANDSCAPE AREAS, AND A MINIMUM OF 3X THE DIAMETER OF THE ROOT BALL LENGTHWISE
1. INSTALL PLANTING SOIL FOR PLANT BEDS IN 6" LIFTS, MINIMUM 8" DEPTH.
2. DO NOT APPLY PLANTING SOIL TO SATURATED OR FROZEN SUBGRADES.
3. PLANTING SOIL SHALL BE A MIX OF 6-PARTS TOPSOIL, 1-PART COMPOST (APPROVED FOR USE ON THE PROJECT)...
3.1. THE PROJECT WILL ACCEPT ONLY CLEAN, SALVAGED OR IMPORTED TOPSOIL CAPABLE OF PASSING THE 1" SIEVE...
3.2. STRIPPED, SALVAGED, OR MINED TOPSOIL MUST BE TAKEN FROM THE TOP 6-INCHES OF THE A-HORIZON...
4. STANDARD PROFILE, COMMERCIAL-GRADE, EXTRUDED ALUMINUM EDGING, FABRICATED IN STANDARD LENGTHS WITH INTERLOCKING SECTIONS WITH LOOPS STAMPED FROM FACE OF SECTIONS TO RECEIVE STAKES.
4.1. BASIS OF DESIGN: CLEANLINE BY PERMALOC OR APPROVED EQUAL.
4.2. EDGING SIZE: 3/16-INCH-WIDE BY 5.5 INCHES DEEP
4.3. STAKES: ALUMINUM, ASTM 221, ALLOY 6061-T6, 18-INCHES LONG.
4.4. FINISH: BLACK DURAFLEX
4.5. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK...
5. INSTALL METAL EDGE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
6. ENSURE THAT METAL EDGING IS PROPERLY INSTALLED AND SECURED BEFORE INSTALLING STONE MULCH.

METAL EDGING

- 1. STANDARD PROFILE, COMMERCIAL-GRADE, EXTRUDED ALUMINUM EDGING, FABRICATED IN STANDARD LENGTHS WITH INTERLOCKING SECTIONS WITH LOOPS STAMPED FROM FACE OF SECTIONS TO RECEIVE STAKES.
1.1. BASIS OF DESIGN: CLEANLINE BY PERMALOC OR APPROVED EQUAL.
1.2. EDGING SIZE: 3/16-INCH-WIDE BY 5.5 INCHES DEEP
1.3. STAKES: ALUMINUM, ASTM 221, ALLOY 6061-T6, 18-INCHES LONG.
1.4. FINISH: BLACK DURAFLEX
1.5. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK...
2. INSTALL METAL EDGE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. ENSURE THAT METAL EDGING IS PROPERLY INSTALLED AND SECURED BEFORE INSTALLING STONE MULCH.

STONE MULCH MATERIAL & INSTALLATION:

- 1. SHALL BE HARD, DURABLE, STONE, WASHED FREE OF LOAM, SAND, CLAY, AND OTHER FOREIGN SUBSTANCES, OF THE FOLLOWING TYPE, SIZE RANGE, AND COLOR:
1.1. MATERIAL: ANGULAR WASHED STONE.
1.2. SIZE: 1-1/2" DIAMETER
1.3. DEPTH: 3" MINIMUM DEPTH PLACED IN ONE LIFT
1.4. COLOR RANGE: BLEND OF DARK GREY & BLUE TONES
1.5. BASIS OF DESIGN: 1-1/2" 'AMERICAN HERITAGE' AGGREGATE BY COUNTY MATERIALS.
2. LIGHTLY COMPACT AREAS TO RECEIVE STONE MULCH
3. INSTALL WEED BARRIER FABRIC IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS...
4. PLACE AND FINISH STONE MULCH AS INDICATED IN DRAWINGS, ENSURING A SMOOTH, LEVEL TOP SURFACE...
5. BARK MULCH MATERIAL & INSTALLATION
5.1. TWICE-SHREDDED HARDWOOD BARK MULCH TO BE PROVIDED AS TOP-DRESSING FOR ALL AT-GRADE PLANTING BEDS...
5.1.1. SIZE RANGE: MAXIMUM 2.5" TO 3"
5.1.2. COLOR: NATURAL, UN-DYED
5.1.3. PROVIDE 3" DEPTH MULCH FOR ALL PLANTING BEDS...
5.2. KEEP BARK MULCH 2" CLEAR OF ALL STEMS OF PLANT MATERIAL.

TURF SEEDING:

- 1. DELIVERY:
1.1. DELIVER PACKAGED SEED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS LABELED AS TO NAME AND ADDRESS OF SUPPLIER...
2. PROJECT CONDITIONS:
2.1. SEED DURING ONE OF THE FOLLOWING PERIODS.
2.1.1. SPRING SEEDING SEASON: APRIL 1 TO JUNE 15.
2.1.2. FALL SEEDING SEASON: AUGUST 15 TO OCTOBER 1.
3. PRODUCTS
3.0.1. PROVIDE THE FOLLOWING FOR TURFGRASS SEED BASIS OF DESIGN: REINDEERS DELUXE 50 SEED MIX OR APPROVED EQUAL.
3.0.2. TURFGRASS SEED MIX TO BE FERTILIZED WITH 'SCOTT'S STARTER FERTILIZER'...
4. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN MET.
5. DO NOT APPLY SEED UNTIL FIVE TO SEVEN DAYS AFTER LAST HERBICIDE TREATMENT.
6. FINISH GRADING: GRADE AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE...
7. MOISTEN PREPARED AREA BEFORE SEEDING IF SOIL IS DRY...
8. NO SEEDING SHALL OCCUR ON FROZEN GROUND OR AT TEMPERATURES LOWER THAN 32 DEGREES FARENHEIT...
9. SEEDING RATES TO BE PERFORMED IN ACCORDANCE WITH SEED SUPPLIER RECOMMENDATIONS.

NATIVE SEEDING:

- 1. PROVIDE THE FOLLOWING SEED TYPES FROM: AGRECOL LLC 10101 N. CASEY ROAD EVANSVILLE, WISCONSIN 53536:
1.1. AGRECOL'S 'XXXXXX' MIX' FOR AREAS SHOWN AS 'XXXXXXX SEED MIX'
1.2. AGRECOL'S 'XXXXXX' SEED MIX' FOR AREAS SHOWN AS 'XXXXXXXXXX SEED MIX'
1.3. REFER TO DETAIL XXXXXX ON SHEET L2XX, FOR SEED MIX COMPOSITION.
2. REFER TO CIVIL PLANS FOR LOCATIONS AND EXTENTS OF EROSION CONTROL MAT...
3. WITHIN 4 WEEKS FOLLOWING THE ISSUANCE OF THE NOTICE TO PROCEED...
4. ALL SEED MATERIAL SHALL ORIGINATE FROM LOCAL SOURCES...
5. ALL SEEDING ZONE BOUNDARIES SHALL BE SURVEYED AND STAKED ON THE PROJECT SITE...
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST SEED LIMITS WITHOUT ADJUSTING TOTAL SEEDED AREAS...
7. COORDINATION IS REQUIRED TO ENSURE RAINFALL/GROUNDWATER SEEPAGE DOES NOT RESULT IN SOIL MOISTURE CONDITIONS THAT WILL CAUSE EXCESSIVE RUTTING...
8. WHERE SEEDING OCCURS IN CLOSE PROXIMITY TO OTHER SITE IMPROVEMENTS...
9. FOLLOWING NATIVE SEED MIX INSTALLATION...
10. GENERAL INSTALLATION:
10.1. SEEDING OF NATIVE SEED MIXES SHALL OCCUR IN THE EARLY SPRING:
10.1.1. APRIL 15 THROUGH MAY 31.
10.2. DO NOT SOW SEED DURING ADVERSE WEATHER...
10.3. DO NOT SOW SEED IN AREAS WHERE STANDING WATER IS PRESENT.
11. GRADE PREPARATION:
11.1. SUBGRADE AND FINISH GRADE PREPARATION SHALL BE IN ACCORDANCE WITH SITE EARTHWORK REQUIREMENTS...
11.2. PRIOR TO SEEDING, REPAIR ANY RUTS, RILLS, OR GULLIES...
11.3. IF THE PREPARED GRADE IS ERODED OR COMPACTED...
11.4. IMMEDIATELY BEFORE SEEDING, SCARIFY, LOOSEN, FLOAT, AND DRAG TOPSOIL...
11.5. NO FURTHER GRADE PREPARATION IS REQUIRED.
12. IF REQUIRED DUE TO CONSTRUCTION SEQUENCING...
12.1. IF SEEDED MAY 15 THROUGH SEPTEMBER 1: MIX OF 32 POUNDS PER ACRE OF SEED OATS...
12.2. IF SEEDED SEPTEMBER 1 THROUGH OCTOBER 15: 20 POUNDS PER ACRE WINTER WHEAT...
13. BROADCASTING:
13.1. FOR SPRING SEEDING OF NATIVE SEED...
13.2. INCREASE THE VOLUME OF THE BROADCASTED SEED MIX...
13.2.1. USE HALF OF THE TOTAL SEED QUANTITY...
13.2.2. LIGHT SEEDS, AWNED SEEDS, OR BEARDED SEEDS...
13.2.3. RAKE OR DRAG THE SEED INTO THE SOIL...
14. DRILL SEEDER OR DROP SEEDER/SPREADER:
14.1. FOR SPRING DRILL SEEDING...
14.2. CHECK THE EQUIPMENT FREQUENTLY TO ENSURE THE SEED IS DISPERSING EVENLY...

- 14.3. IF THE EQUIPMENT IS NOT EQUIPPED WITH A ROLLER...
14.3.1. DO NOT MIX THE NATIVE SEED WITH ANY CARRIER MATERIAL.
14.3.2. EVENLY DISTRIBUTE THE SEED ACROSS THE ENTIRE SITE...
14.4. KEEP THE TOPSOIL MOIST...
15. ALL AREAS OVER WHICH HAULING OPERATIONS HAVE BEEN CONDUCTED...
16. UPON COMPLETION OF SEED INSTALLATION...
17. RESTORE ANY EXISTING AREAS DAMAGED BY OPERATIONS...
18. ANY DAMAGE BY THE CONTRACTOR TO ESTABLISHED OR NEWLY SEEDED AREAS...

CLEAN-UP AND PROTECTION

- 1. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN...
2. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS...
3. AFTER INSTALLATION REMOVE ALL NURSERY TAGS, NURSERY STAKES, TIE TAPE, LABELS, WIRE, STRING, AND OTHER DEBRIS...

VEGETATION MONITORING AND MANAGEMENT

MANAGEMENT AND MONITORING: THE MANAGEMENT AND MONITORING OF NATIVE PLANTINGS (INCLUDING SEED MIXES, FORBS AND PLUGS) SHOULD BE DIRECTED TOWARD THE GOAL OF CREATING A STABLE, NATIVE PLANT COMMUNITY...
UNDESIRABLE PLANT CONTROL: OVERALL MANAGEMENT OF VEGETATED AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO: RESEEDING OR REPLANTING DAMAGED OR NON-ACTIVE GROWTH AREAS...
SHORT-TERM VEGETATION MANAGEMENT: LONG-TERM VEGETATION MANAGEMENT (MAINTENANCE PERIOD AFTER SEEDING/PLUG INSTALLATION) OCCURS WHILE THE LANDSCAPE CONTRACTOR OR SPECIALTY SEEDING/RESTORATION CONTRACTOR IS RESPONSIBLE TO THE PROJECT OWNER...

INSPECTIONS SHOULD BE MADE FREQUENTLY DURING THE GROWING SEASON TO PROPERLY DOCUMENT ANY INVASIVE SPECIES, WEEDS, DEHYDRATION, DAMAGE, EROSION, DISEASES, BARE AREAS, AND PESTS...
LONG TERM VEGETATION MANAGEMENT: LONG-TERM VEGETATION MANAGEMENT (AFTER MAINTENANCE AGREEMENT ENDS) WILL BE THE RESPONSIBILITY OF THE PROJECT OWNER/MANAGEMENT ASSOCIATION...

MOWING FREQUENCIES:

MOWING FREQUENCIES WILL DEPEND ON FIELD CONDITIONS. THE NATIVE SEEDLING/GRASS AREAS SHOULD NEVER BE MOWED SHORTER THAN SIX (6) INCHES...
MOWING SHOULD BE DONE THREE (3) TIMES DURING THE ESTABLISHMENT PERIOD:

Table with 4 columns: ACTIVITY, TIMING, SUGGESTED MOWING HEIGHTS, REASON. Rows include First Mowing, Second Mowing, and Third Mowing.

MOWING TIMES ARE APPROXIMATE: ACTUAL MOWING TIMES SHOULD BE BASED ON THE GROWTH OF NATURAL GRASSES AND UNDESIRABLE WEEDS.

AFTER THE DESIRED VEGETATION HAS BECOME ESTABLISHED THE FIRST AND SECOND MOWINGS (MAY, AUGUST) MAY NOT BE NECESSARY...
BURNING (IF APPROPRIATE FOR SITE): PRIOR TO BURNING, CONTACT WITH THE LOCAL MUNICIPALITY / FIRE DEPARTMENT IS REQUIRED...

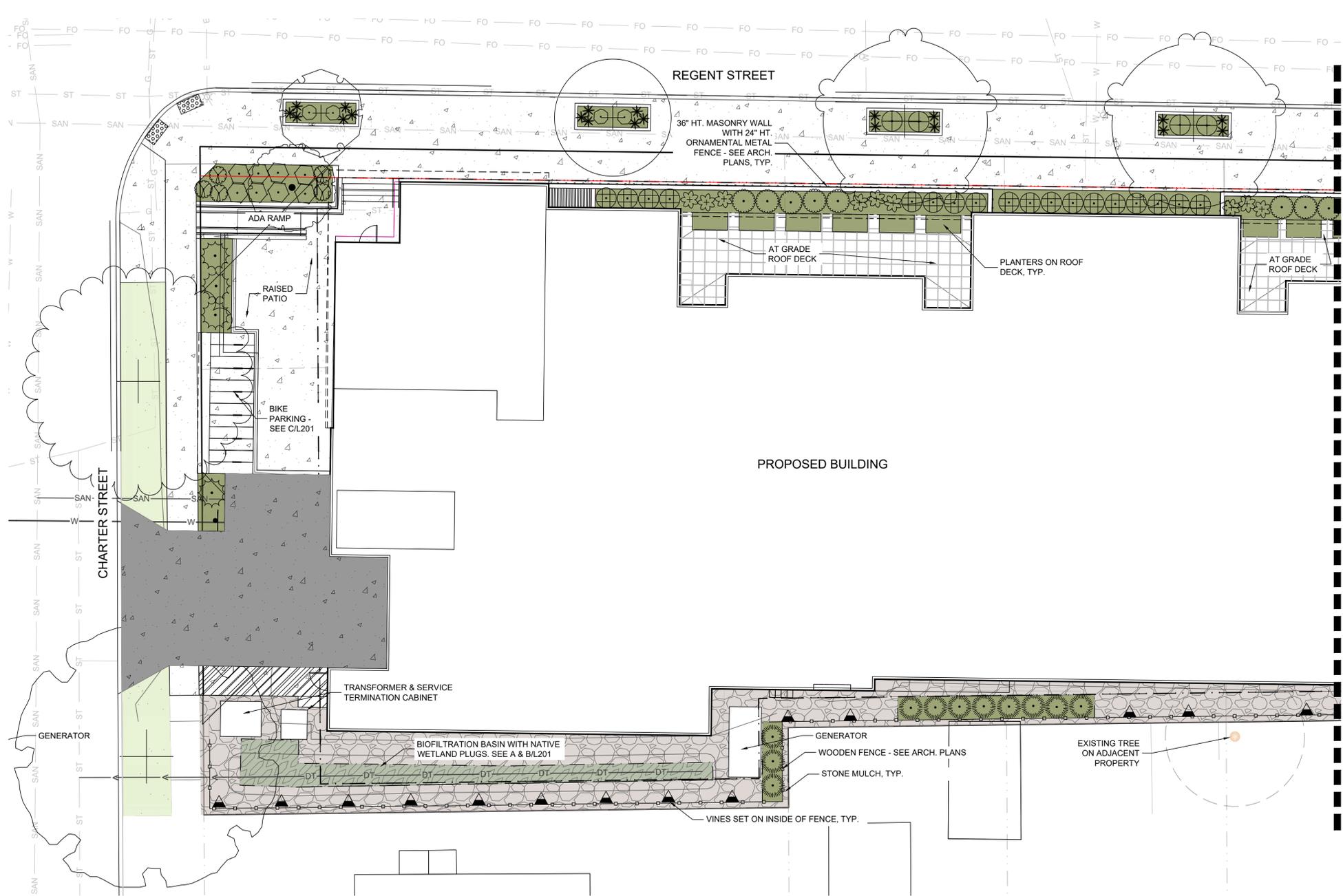
IF ALLOWED BY LOCAL CODE AND ORDINANCES, ONLY BURN WHEN THE DEAD VEGETATION MATTER CAN SUSTAIN FIRE...
L300



REGENT STREET RESIDENTIAL
1105-1135 REGENT STREET
MADISON, WI 53715
LANDSCAPE SPECIFICATIONS



Table with 2 columns: NO. REVISION, DATE. Includes a revision table and a project information table with fields like PROJECT NO., DESIGN DATE, PLOT DATE, etc.



LANDSCAPE LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
- BIOFILTRATION BASIN PLUGS
- P/L PROPERTY LINE
- METAL EDGING
- SHEET MATCHLINE

LEGEND:

- 5" THICK CONCRETE WALK
- CONCRETE PAVEMENT
- CURB & GUTTER (ACCEPT)
- CURB & GUTTER (REJECT)

THE SIGMA GROUP
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 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
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 Fax: 414-643-4210

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 LANDSCAPE ENLARGEMENT

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

PLANT SCHEDULE L101					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	GP2	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	2.5" Cal.	B&B	1
STREET TREES					
	CO	Celtis occidentalis / Common Hackberry	2" Cal.	B&B	1
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	2" Cal.	B&B	1
	GD	Gleditsia triacanthos inermis 'Draves' / Street Keeper® Honey Locust	2" Cal.	B&B	1
	TM	Tilia americana 'McKSentry' / American Sentry® Linden	2" Cal.	B&B	2
	UP	Ulmus x 'New Horizon' / New Horizon Elm	2" Cal.	B&B	1

DECIDUOUS SHRUBS					
	FW	Fothergilla gardenii 'Windy City' / Windy City Dwarf Fothergilla	3 gal.	Cont.	8
	HR	Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Oakleaf Hydrangea	3 gal.	Cont.	8
	SF	Spiraea fritschiana / Fritch Spirea	3 gal.	Cont.	4
	SC	Stephanandra incisa 'Crispa' / Cutleaf Stephanandra	2 gal.	Cont.	4
EVERGREEN SHRUBS					
	BW	Buxus x 'Wilson' / Northern Charm™ Boxwood	3 gal.	Cont.	18
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	4
	TS	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	5' Ht.	Cont.	11
	TL	Thuja occidentalis 'SMTOBAB' / Tater Tot® Arborvitae	3 gal.	Cont.	5
ORNAMENTAL GRASSES					
	CL	Chasmanthium latifolium / Northern Sea Oats	1 gal.	Cont.	20
PERENNIALS					
	HG	Hosta x 'Guacamole' / Guacamole Hosta	1 gal.	Cont.	9

VINE/ESPALIER					
	PE	Parthenocissus quinquefolia engelmannii / Engelmann Virginia Creeper	1 gal.	Cont.	14



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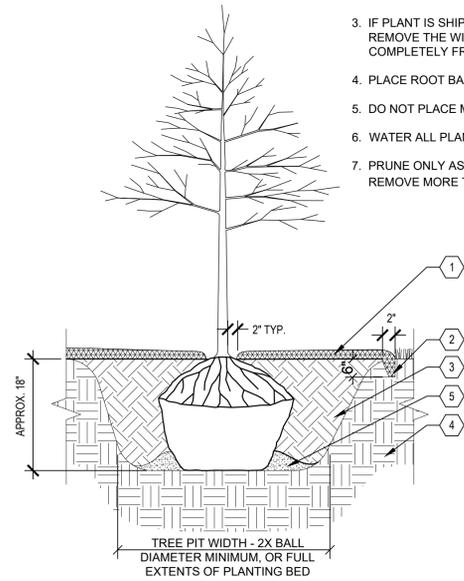
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

- LANDSCAPE GENERAL NOTES:**
- VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
 - INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
 - COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
 - RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
 - PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

ISSUANCE	DATE
NO. REVISION	DATE
PROJECT NO:	24192
DESIGN DATE:	---
PLOT DATE:	2026.02.26
DRAWN BY:	---
CHECKED BY:	---
APPROVED BY:	---
SHEET NO:	L101

NOTES:

1. PLANT EACH TREE SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET ENTIRELY. REMOVE ALL TWINE, ROPE, AND BURLAP COMPLETELY FROM ALL ROOT BALLS.
4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
5. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/2 OF THE ORIGINAL PLANT MASS.

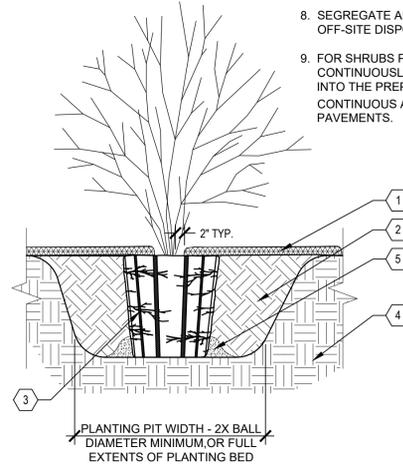


- 1 3" DEPTH SHREDDED HARDWOOD BARK MULCH. PROVIDE 4'-0" DIAMETER MULCH RINGS AT THE BASE OF ANY TREES PLANTED IN LAWN.
- 2 PROVIDE SPADED EDGE, 2" WIDE, 6" DEEP FOR ENTIRE PERIMETER OF BARK MULCH RINGS AT BASE OF TREES PLANTED IN LAWNS
- 3 PLANTING SOIL, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED.
- 4 PREPARED SUBGRADE
- 5 TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT BALL DOES NOT SHIFT

A TYPICAL TREE PLANTING
SCALE:NTS

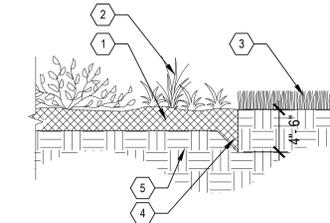
NOTES:

1. MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING TO LOOSEN POT-BOUND ROOTS.
2. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/2 OF THE ORIGINAL PLANT MASS.
8. SEGREGATE ANY SOIL FROM BELOW WARNING LAYER EXCAVATED DURING PLANTING FOR OFF-SITE DISPOSAL. COORDINATE DISPOSAL WITH ENVIRONMENTAL CONSULTANT.
9. FOR SHRUBS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD 3/4" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.



- 1 3" DEPTH TWICE-SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE INDICATED, KEEP 2" CLEAR OF STEMS
- 2 PLANTING SOIL AS SPECIFIED, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED
- 3 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND PERIMETER
- 4 PREPARED SUBGRADE
- 5 TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT BALL DOES NOT SHIFT

B TYPICAL SHRUB PLANTING
SCALE:NTS

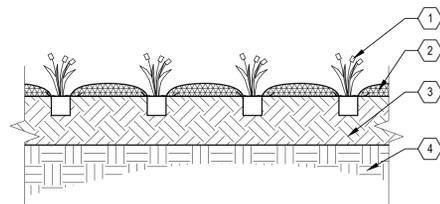


- 1 3" DEPTH OF MULCH LAYER
- 2 SHRUB PLANTING BED
- 3 LAWN ADJACENT TO PLANTING BED
- 4 45 DEGREE ANGLE SHOVEL CUT EDGE TOWARD PLANTING BED
- 5 COMPACTED SUBGRADE

C SHOVEL CUT PLANT BED EDGE
SCALE:NTS

NOTES:

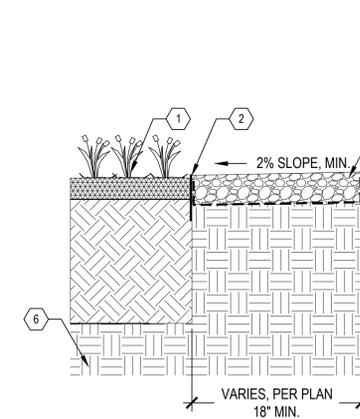
1. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
4. WATER ALL PLANTS THOROUGHLY WITHIN 2 HOURS OF INSTALLATION.
5. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY OR DEAD PLANT PARTS. DO NOT REMOVE MORE THAN 1/2 OF THE ORIGINAL PLANT MASS.
6. FOR PLANTS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD 3/4" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.



KEYED LEGEND

- 1 PERENNIAL, ORNAMENTAL GRASS, OR GROUNDCOVER PLUG. SEE LANDSCAPE PLAN SHEETS L100-L103
- 2 3" DEPTH TWICE-SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE INDICATED, KEEP 3" CLEAR OF STEMS
- 3 PLANTING SOIL, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED
- 4 PREPARED SUBGRADE

E TYPICAL PERENNIAL & ORNAMENTAL GRASS PLANTING
SCALE:NTS



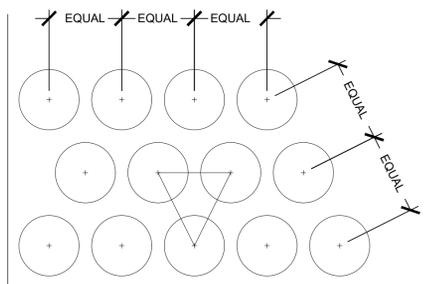
KEYED LEGEND

- 1 ADJACENT PLANTING BED
- 2 BLACK ANODIZED ALUMINUM EDGING
- 3 BUILDING FACE
- 4 3" DEPTH STONE MULCH
- 5 WOVEN GEOTEXTILE FILTER FABRIC. WRAP UP SIDES OF BUILDING AND EDGING
- 6 PREPARED SUBGRADE

F STONE MAINTENANCE EDGE
SCALE:NTS

NOTES:

1. SET FINISH GRADE OF PLANTING AREA 2" BELOW FINISH SURFACE OF PAVING, CURB, OR HEADER
2. SEE PLANTING SCHEDULE FOR SPACING OF ALL SHRUBS AND GROUNDCOVERS
3. ALL SHRUBS / GROUNDCOVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS.
4. TO DETERMINE APPROPRIATE PLANT QUANTITIES REFER TO THE PLANTING SCHEDULE OR PLAN.



- 1 EDGE OF ADJACENT PAVEMENT
- 2 SHRUB, PERENNIAL OR ORNAMENTAL GRASS PLANT CENTER LOCATION

D TYPICAL PLANT SPACING
SCALE:NTS

REGENT STREET RESIDENTIAL
 1105-1135 REGENT STREET
 MADISON, WI 53715
 LANDSCAPE DETAILS

PRELIMINARY
 NOT FOR
 CONSTRUCTION

ISSUANCE DATE

NO. REVISION DATE

PROJECT NO: 24192

DESIGN DATE: ---

PLOT DATE: 2026.02.26

DRAWN BY: ---

CHECKED BY: ---

APPROVED BY: ---

SHEET NO:

L200

PLANTING QUALITY ASSURANCE

- 1. PLANTS ARE TO BE INSPECTED UPON DELIVERY TO PROJECT SITE AND THE LANDSCAPE ARCHITECT OR OWNER'S PROJECT REPRESENTATIVE MAY REJECT ANY SPECIMENS NO LONGER MEETING THE SPECIFIED STANDARDS OR THAT HAVE BEEN DAMAGED IN TRANSIT.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES AND VARIETY/HYBRID/CULTIVAR SPECIFIED, AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES...
3. TREES:
3.1. SHALL BE TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY...
3.2. WITH A DAMAGED, CUT OR CROOKED LEADER, ABRASION OF BARK, SUNSCALD, FROST CRACK, DISFIGURING KNOTS, INSECTS (INCLUDING EGGS AND LARVAE) OR INSECT DAMAGE...
3.3. SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS, AND BE FREE FROM PHYSICAL DAMAGE OR OTHER HINDRANCES TO HEALTHY GROWTH...
3.4. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH SOLID BALLS OF A DIAMETER NOT LESS THAN THAT RECOMMENDED BY THE AMERICAN STANDARDS FOR NURSERY STOCK...
4. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED WITHIN THE PLANT SCHEDULE.

PLANTING PROJECT CONDITIONS:

- 1. VERIFY SERVICE AND UTILITY LOCATIONS, AND DIMENSIONS OF CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
2. INTERRUPTION OF EXISTING SERVICES OR UTILITIES; DO NOT INTERRUPT SERVICES OR UTILITIES UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY SERVICES OR UTILITIES ACCORDING TO REQUIREMENTS INDICATED:
2.1. NOTIFY OWNER'S PROJECT REPRESENTATIVE NO FEWER THAN TWO DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF EACH SERVICE OR UTILITY.
2.2. DO NOT PROCEED WITH INTERRUPTION OF SERVICES OR UTILITIES WITHOUT REPRESENTATIVE'S WRITTEN PERMISSION.
3. PLANTING RESTRICTIONS: PLANTING SHALL OCCUR DURING THE FOLLOWING ACCEPTABLE INSTALLATION PERIODS:
3.1. DECIDUOUS TREES AND SHRUBS - APRIL 15 TO OCTOBER 15.
3.2. NATIVE SEEDING AND TURFGRASS: APRIL 15 - OCTOBER 15
4. WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED...
5. CONTRACTOR SHALL PROTECT ALL EXISTING AND/OR NEWLY INSTALLED PLANTS, LAWNS, AND GRASS AREAS FROM DAMAGE AT ALL TIMES...
6. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE...
6.1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE CURRY, CONCRETE CURRY OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN PLANTING AREAS.
6.2. DO NOT MIX OR PLACE SOILS IN FROZEN, WET, OR MUDDY CONDITIONS.

PLANTING DELIVERY, STORAGE, & HANDLING:

- 1. BULK MATERIALS;
1.1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE...
3. HANDLE PLANTING STOCK BY ROOT BALL.
4. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY...
4.1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
4.2. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY...
5. EXCAVATION FOR TREES & SHRUBS
5.1. EXCAVATE CIRCULAR PLANTING PITS AS INDICATED IN DRAWINGS...
5.2. DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL...
5.3. IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO CORRECT LEVEL...
5.4. MAINTAIN REQUIRED ANGLES OF REPOSE OF ADJACENT MATERIALS AS SHOWN IN DRAWINGS...
5.5. MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS...
5.6. KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.
6. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL IF THEY CONFORM TO THE REQUIREMENTS LISTED IN THESE SPECIFICATIONS.

EXCAVATION FOR TREES & SHRUBS

- 1. EXCAVATE CIRCULAR PLANTING PITS AS INDICATED IN DRAWINGS. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER...
1.1. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.
1.2. DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.
1.3. IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.
1.4. MAINTAIN REQUIRED ANGLES OF REPOSE OF ADJACENT MATERIALS AS SHOWN IN DRAWINGS. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDSCAPES, OR OTHER NEW OR EXISTING IMPROVEMENTS.
1.5. MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.
1.6. KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.
2. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL IF THEY CONFORM TO THE REQUIREMENTS LISTED IN THESE SPECIFICATIONS.
3. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
4. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

TREE & SHRUB PLANTING

- 1. BEFORE PLANTING VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK...
2. PLANTS FOUND TO HAVE STEM GIRDLING ROOTS AND/OR KINKED ROOTS AT THE TIME OF PLANTING WILL BE REJECTED AND REPLACEMENTS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
3. REMOVE ALL TWINE, STRING, WIRE, AND ALL OTHER NON-BIODEGRADABLE MATERIAL ENTIRELY FROM ROOT BALL AREA.
4. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE. DO NOT CUT TREE LEADERS.
5. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 2 INCHES ABOVE ADJACENT FINISH GRADES.
5.1. USE SOIL MATERIALS FROM EXCAVATION FOR BACKFILL.
5.2. CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM THE ENTIRE ROOT BALL...
5.3. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS...
5.4. CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

TREE & SHRUB MATERIAL:

- 1. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN AND DRAWINGS...
1.1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK...
1.2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD...
1.3. PLANT MATERIAL SHALL BE PROVIDED IN THE CONTAINER TYPE INDICATED IN THE DRAWINGS...
2. FURNISH TREES WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
3. SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD.

PLANTING SOIL:

- PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE WIDTH OF LANDSCAPE AREAS, AND A MINIMUM OF 3X THE DIAMETER OF THE ROOT BALL LENGTHWISE
1. INSTALL PLANTING SOIL FOR PLANT BEDS IN 6" LIFTS, MINIMUM 8" DEPTH.
2. DO NOT APPLY PLANTING SOIL TO SATURATED OR FROZEN SUBGRADES.
3. PLANTING SOIL SHALL BE A MIX OF 6-PARTS TOPSOIL, 1-PART COMPOST (APPROVED FOR USE ON THE PROJECT)...
3.1. THE PROJECT WILL ACCEPT ONLY CLEAN, SALVAGED OR IMPORTED TOPSOIL CAPABLE OF PASSING THE 1" SIEVE...
3.2. STRIPPED, SALVAGED, OR MINED TOPSOIL MUST BE TAKEN FROM THE TOP 6-INCHES OF THE A-HORIZON...
4. FOLLOWING NATIVE SEED MIX INSTALLATION, THE LANDSCAPE ARCHITECT AND CONTRACTOR SHALL CONDUCT A SUBSTANTIAL COMPLETION INSPECTION ON ALL SEEDED AREAS...
4.1. SEEDING OF NATIVE SEED MIXES SHALL OCCUR IN THE EARLY SPRING:
4.1.1. APRIL 15 THROUGH MAY 31.
4.2. DO NOT SOW SEED DURING ADVERSE WEATHER OR WHEN WIND SPEEDS EXCEED TEN MILES PER HOUR.
4.3. DO NOT SOW SEED IN AREAS WHERE STANDING WATER IS PRESENT.
4.4. GRADE PREPARATION:
4.4.1. SUBGRADE AND FINISH GRADE PREPARATION SHALL BE IN ACCORDANCE WITH SITE EARTHWORK REQUIREMENTS...
4.4.2. PRIOR TO SEEDING, REPAIR ANY RUTS, RILLS, OR GULLIES GREATER THAN 2 INCHES IN DEPTH...
4.4.3. IF THE PREPARED GRADE IS ERODED OR COMPACTED BY RAINFALL OR OTHER REASONS...
4.4.4. IMMEDIATELY BEFORE SEEDING, SCARIFY, LOOSEN, FLOAT, AND DRAG TOPSOIL AS NECESSARY...
4.4.5. NO FURTHER GRADE PREPARATION IS REQUIRED.
4.5. IF REQUIRED DUE TO CONSTRUCTION SEQUENCING, SEED THE SITE WITH A TEMPORARY COVER CROP TO HOLD IT FOR SPRING SEEDING AS FOLLOWS:
4.5.1. IF SEEDED MAY 15 THROUGH SEPTEMBER 1: MIX OF 32 POUNDS PER ACRE OF SEED OATS...
4.5.2. IF SEEDED SEPTEMBER 1 THROUGH OCTOBER 15: 20 POUNDS PER ACRE WINTER WHEAT...
4.6. BROADCASTING:
4.6.1. FOR SPRING SEEDING OF NATIVE SEED, SOW SEED DIRECTLY ONTO BARE GROUND OR GROUND WHERE THE PREVIOUS YEAR'S PLANT STUBBLE HAS BEEN CUT TO 2-INCH HEIGHT...
4.6.2. INCREASE THE VOLUME OF THE BROADCASTED SEED MIX BY MIXING IT WITH AN APPROVED CARRIER...
4.6.3. USE HALF OF THE TOTAL SEED QUANTITY AND CROSS THE ENTIRE AREA TO BE SEEDED...
4.6.4. LIGHT SEEDS, AWNED SEEDS, OR BEARDED SEEDS TEND TO RISE TO THE TOP OF THE SPREADER...
4.6.5. RAKE OR DRAG THE SEED INTO THE SOIL...
4.7. DRILL SEEDER OR DROP SEEDER/SPREADER:
4.7.1. FOR SPRING DRILL SEEDING, SOW SEED DIRECTLY ONTO BARE GROUND OR GROUND WHERE THE PREVIOUS YEAR'S PLANT STUBBLE HAS BEEN CUT TO 2-INCH HEIGHT...
4.7.2. CHECK THE EQUIPMENT FREQUENTLY TO ENSURE THE SEED IS DISPERSING EVENLY AND IS NOT CLOGGING.

METAL EDGING

- 1. STANDARD PROFILE, COMMERCIAL-GRADE, EXTRUDED ALUMINUM EDGING, FABRICATED IN STANDARD LENGTHS WITH INTERLOCKING SECTIONS WITH LOOPS STAMPED FROM FACE OF SECTIONS TO RECEIVE STAKES.
1.1. BASIS OF DESIGN: CLEANLINE BY PERMALOC OR APPROVED EQUAL.
1.2. EDGING SIZE: 3/16-INCH-WIDE BY 5.5 INCHES DEEP
1.3. STAKES: ALUMINUM, ASTM 221, ALLOY 6061-T6, 18-INCHES LONG.
1.4. FINISH: BLACK DURAFLEX
1.5. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: CURV-RITE, INC., PERMALOC CORPORATION, RUSSELL, J.D. COMPANY (THE), SURE-LOG EDGING CORPORATION.
2. INSTALL METAL EDGE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. ENSURE THAT METAL EDGING IS PROPERLY INSTALLED AND SECURED BEFORE INSTALLING STONE MULCH.

STONE MULCH MATERIAL & INSTALLATION:

- 1. SHALL BE HARD, DURABLE, STONE, WASHED FREE OF LOAM, SAND, CLAY, AND OTHER FOREIGN SUBSTANCES, OF THE FOLLOWING TYPE, SIZE RANGE, AND COLOR:
1.1. MATERIAL: ANGULAR WASHED STONE.
1.2. SIZE: 1-1/2" DIAMETER
1.3. DEPTH: 3" MINIMUM DEPTH PLACED IN ONE LIFT
1.4. COLOR RANGE: BLEND OF DARK GREY & BLUE TONES
1.5. BASIS OF DESIGN: 1-1/2" 'AMERICAN HERITAGE' AGGREGATE BY COUNTY MATERIALS.
2. LIGHTLY COMPACT AREAS TO RECEIVE STONE MULCH
3. INSTALL WEED BARRIER FABRIC IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS...
4. PLACE AND FINISH STONE MULCH AS INDICATED IN DRAWINGS, ENSURING A SMOOTH, LEVEL TOP SURFACE FOR ALL STONE MULCH AREAS HELD APPROXIMATELY 1/2" BELOW THE TOP SURFACE OF ADJACENT PAVED AREAS OR METAL EDGING.

BARK MULCH MATERIAL & INSTALLATION

- 1. TWICE-SHREDDED HARDWOOD BARK MULCH TO BE PROVIDED AS TOP-DRESSING FOR ALL AT-GRADE PLANTING BEDS IN LOCATIONS INDICATED ON PLANTING PLANS.
1.1. SIZE RANGE: MAXIMUM 2.5" TO 3"
1.2. COLOR: NATURAL, UN-DYED
1.3. PROVIDE 3" DEPTH MULCH FOR ALL PLANTING BEDS INDICATED AS BARK MULCH PLANTING BED.
2. KEEP BARK MULCH 2" CLEAR OF ALL STEMS OF PLANT MATERIAL.

TURF SEEDING:

- 1. DELIVERY:
1.1. DELIVER PACKAGED SEED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS LABELED AS TO NAME AND ADDRESS OF SUPPLIER, SPECIFIC BLEND OF SEED, AND INDICATION OF CONFORMANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.
2. PROJECT CONDITIONS:
2.1. SEED DURING ONE OF THE FOLLOWING PERIODS.
2.1.1. SPRING SEEDING SEASON: APRIL 1 TO JUNE 15.
2.1.2. FALL SEEDING SEASON: AUGUST 15 TO OCTOBER 1.
3. PRODUCTS
3.0.1. PROVIDE THE FOLLOWING FOR TURFGRASS SEED BASIS OF DESIGN: REINDEERS DELUXE 50 SEED MIX OR APPROVED EQUAL.
3.0.2. TURFGRASS SEED MIX TO BE FERTILIZED WITH 'SCOTT'S STARTER FERTILIZER' BY THE 'SCOTT'S MIRACLE-GRO COMPANY' OR APPROVED EQUAL.
4. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN MET.
5. REMOVE ANY AND ALL UNDESIRABLE VEGETATION THAT HAS GERMINATED IN THE AREAS TO BE SEEDED OR SODDED...
6. FINISH GRADING: GRADE AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE...
7. MOISTEN PREPARED AREA BEFORE SEEDING IF SOIL IS DRY...
8. NO SEEDING SHALL OCCUR ON FROZEN GROUND OR AT TEMPERATURES LOWER THAN 32 DEGREES FARENHEIT...
9. SEEDING RATES TO BE PERFORMED IN ACCORDANCE WITH SEED SUPPLIER RECOMMENDATIONS.

NATIVE SEEDING:

- 1. PROVIDE THE FOLLOWING SEED TYPES FROM: AGRECOL LLC 10101 N. CASEY ROAD EVANSVILLE, WISCONSIN 53536:
1.1. AGRECOL'S 'XXXXXX' MIX' FOR AREAS SHOWN AS 'XXXXXXX SEED MIX'
1.2. AGRECOL'S 'XXXXXX' SEED MIX' FOR AREAS SHOWN AS 'XXXXXXXXXX SEED MIX'
1.3. REFER TO DETAIL XXXXXX ON SHEET L2XX, FOR SEED MIX COMPOSITION.
2. REFER TO CIVIL PLANS FOR LOCATIONS AND EXTENTS OF EROSION CONTROL MAT. IN GENERAL, PROVIDE CURLEX NET FREE FOR SEEDED AREAS WITH SLOPES OF 4:1 OR LESS...
3. WITHIN 4 WEEKS FOLLOWING THE ISSUANCE OF THE NOTICE TO PROCEED, SUBMIT NAME AND LOCATION OF SEED SUPPLIER(S) AND A COMPLETE LIST OF EACH SEED MIX BY WEIGHT AND PROPORTION...
4. ALL SEED MATERIAL SHALL ORIGINATE FROM LOCAL SOURCES TO THE EXTENT POSSIBLE...
5. ALL SEEDING ZONE BOUNDARIES SHALL BE SURVEYED AND STAKED ON THE PROJECT SITE...
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST SEED LIMITS WITHOUT ADJUSTING TOTAL SEEDED AREAS...
7. COORDINATION IS REQUIRED TO ENSURE RAINFALL/GROUNDWATER SEEPAGE DOES NOT RESULT IN SOIL MOISTURE CONDITIONS THAT WILL CAUSE EXCESSIVE RUTTING DURING SEEDING...
8. WHERE SEEDING OCCURS IN CLOSE PROXIMITY TO OTHER SITE IMPROVEMENTS OR AREAS TO REMAIN UNDISTURBED...
9. FOLLOWING NATIVE SEED MIX INSTALLATION, THE LANDSCAPE ARCHITECT AND CONTRACTOR SHALL CONDUCT A SUBSTANTIAL COMPLETION INSPECTION ON ALL SEEDED AREAS...
10. GENERAL INSTALLATION:
10.1. SEEDING OF NATIVE SEED MIXES SHALL OCCUR IN THE EARLY SPRING:
10.1.1. APRIL 15 THROUGH MAY 31.
10.2. DO NOT SOW SEED DURING ADVERSE WEATHER OR WHEN WIND SPEEDS EXCEED TEN MILES PER HOUR.
10.3. DO NOT SOW SEED IN AREAS WHERE STANDING WATER IS PRESENT.
11. GRADE PREPARATION:
11.1. SUBGRADE AND FINISH GRADE PREPARATION SHALL BE IN ACCORDANCE WITH SITE EARTHWORK REQUIREMENTS...
11.2. PRIOR TO SEEDING, REPAIR ANY RUTS, RILLS, OR GULLIES GREATER THAN 2 INCHES IN DEPTH...
11.3. IF THE PREPARED GRADE IS ERODED OR COMPACTED BY RAINFALL OR OTHER REASONS...
11.4. IMMEDIATELY BEFORE SEEDING, SCARIFY, LOOSEN, FLOAT, AND DRAG TOPSOIL AS NECESSARY...
11.5. NO FURTHER GRADE PREPARATION IS REQUIRED.
12. IF REQUIRED DUE TO CONSTRUCTION SEQUENCING, SEED THE SITE WITH A TEMPORARY COVER CROP...
12.1. IF SEEDED MAY 15 THROUGH SEPTEMBER 1: MIX OF 32 POUNDS PER ACRE OF SEED OATS...
12.2. IF SEEDED SEPTEMBER 1 THROUGH OCTOBER 15: 20 POUNDS PER ACRE WINTER WHEAT...
13. BROADCASTING:
13.1. FOR SPRING SEEDING OF NATIVE SEED, SOW SEED DIRECTLY ONTO BARE GROUND OR GROUND WHERE THE PREVIOUS YEAR'S PLANT STUBBLE HAS BEEN CUT TO 2-INCH HEIGHT...
13.2. INCREASE THE VOLUME OF THE BROADCASTED SEED MIX BY MIXING IT WITH AN APPROVED CARRIER...
13.2.1. USE HALF OF THE TOTAL SEED QUANTITY AND CROSS THE ENTIRE AREA TO BE SEEDED...
13.2.2. LIGHT SEEDS, AWNED SEEDS, OR BEARDED SEEDS TEND TO RISE TO THE TOP OF THE SPREADER...
13.2.3. RAKE OR DRAG THE SEED INTO THE SOIL...
14. DRILL SEEDER OR DROP SEEDER/SPREADER:
14.1. FOR SPRING DRILL SEEDING, SOW SEED DIRECTLY ONTO BARE GROUND OR GROUND WHERE THE PREVIOUS YEAR'S PLANT STUBBLE HAS BEEN CUT TO 2-INCH HEIGHT...
14.2. CHECK THE EQUIPMENT FREQUENTLY TO ENSURE THE SEED IS DISPERSING EVENLY AND IS NOT CLOGGING.

- 14.3. IF THE EQUIPMENT IS NOT EQUIPPED WITH A ROLLER, PASS OVER THE SEEDED AREA WITH A ROLLER TO FIRM THE SEED INTO THE SOIL...
14.3.1. DO NOT MIX THE NATIVE SEED WITH ANY CARRIER MATERIAL.
14.3.2. EVENLY DISTRIBUTE THE SEED ACROSS THE ENTIRE SITE TO BE SEEDED.
14.4. KEEP THE TOPSOIL MOIST (TO A DEPTH OF 3 INCHES) FOR 3-6 WEEKS FOLLOWING SEEDING...
15. ALL AREAS OVER WHICH HAULING OPERATIONS HAVE BEEN CONDUCTED SHALL BE KEPT CLEAN ON A DAILY BASIS...
16. UPON COMPLETION OF SEED INSTALLATION, REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL TRASH AND DEBRIS...
17. RESTORE ANY EXISTING AREAS DAMAGED BY OPERATIONS UNDER THE CONTRACT...
18. ANY DAMAGE BY THE CONTRACTOR TO ESTABLISHED OR NEWLY SEEDED AREAS NOT WITHIN THE PROJECT SCOPE OF WORK SHALL BE REPAIRED AND RESEDED AT NO COST TO THE OWNER.

CLEAN-UP AND PROTECTION

- 1. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
2. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES...
3. AFTER INSTALLATION REMOVE ALL NURSERY TAGS, NURSERY STAKES, TIE TAPE, LABELS, WIRE, STRING, AND OTHER DEBRIS FROM PLANT MATERIAL, PLANTING AREAS, AND PROJECT SITE.

VEGETATION MONITORING AND MANAGEMENT

- MANAGEMENT AND MONITORING: THE MANAGEMENT AND MONITORING OF NATIVE PLANTINGS (INCLUDING SEED MIXES, FORBS AND PLUGS) SHOULD BE DIRECTED TOWARD THE GOAL OF CREATING A STABLE, NATIVE PLANT COMMUNITY...
UNDESIRABLE PLANT CONTROL: OVERALL MANAGEMENT OF VEGETATED AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO: RESEEDING OR REPLANTING DAMAGED OR NON-ACTIVE GROWTH AREAS...
SHORT-TERM VEGETATION MANAGEMENT: LONG-TERM VEGETATION MANAGEMENT (MAINTENANCE PERIOD AFTER SEEDING/PLUG INSTALLATION) OCCURS WHILE THE LANDSCAPE CONTRACTOR OR SPECIALTY SEEDING/RESTORATION CONTRACTOR IS RESPONSIBLE TO THE PROJECT OWNER...
INSPECTIONS SHOULD BE MADE FREQUENTLY DURING THE GROWING SEASON TO PROPERLY DOCUMENT ANY INVASIVE SPECIES, WEEDS, DEHYDRATION, DAMAGE, EROSION, DISEASES, BARE AREAS, AND PESTS...
LONG TERM VEGETATION MANAGEMENT: LONG-TERM VEGETATION MANAGEMENT (AFTER MAINTENANCE AGREEMENT ENDS) WILL BE THE RESPONSIBILITY OF THE PROJECT OWNER/MANAGEMENT ASSOCIATION...
MOWING FREQUENCIES: MOWING FREQUENCIES WILL DEPEND ON FIELD CONDITIONS. THE NATIVE SEEDLING/GRASS AREAS SHOULD NEVER BE MOWED SHORTER THAN SIX (6) INCHES...
MOWING SHOULD BE DONE THREE (3) TIMES DURING THE ESTABLISHMENT PERIOD:

Table with 4 columns: ACTIVITY, TIMING, SUGGESTED MOWING HEIGHTS, REASON. Rows include First Mowing, Second Mowing, and Third Mowing.

MOWING TIMES ARE APPROXIMATE. ACTUAL MOWING TIMES SHOULD BE BASED ON THE GROWTH OF NATURAL GRASSES AND UNDESIRABLE WEEDS.

AFTER THE DESIRED VEGETATION HAS BECOME ESTABLISHED THE FIRST AND SECOND MOWINGS (MAY, AUGUST) MAY NOT BE NECESSARY... BURNING (IF APPROPRIATE FOR SITE): PRIOR TO BURNING, CONTACT WITH THE LOCAL MUNICIPALITY / FIRE DEPARTMENT IS REQUIRED...

IF ALLOWED BY LOCAL CODE AND ORDINANCES, ONLY BURN WHEN THE DEAD VEGETATION MATTER CAN SUSTAIN FIRE... PRAIRIE TO HAVE ENOUGH "FUEL" TO STAGE AN EFFETIVE CONTROLLED BURN.

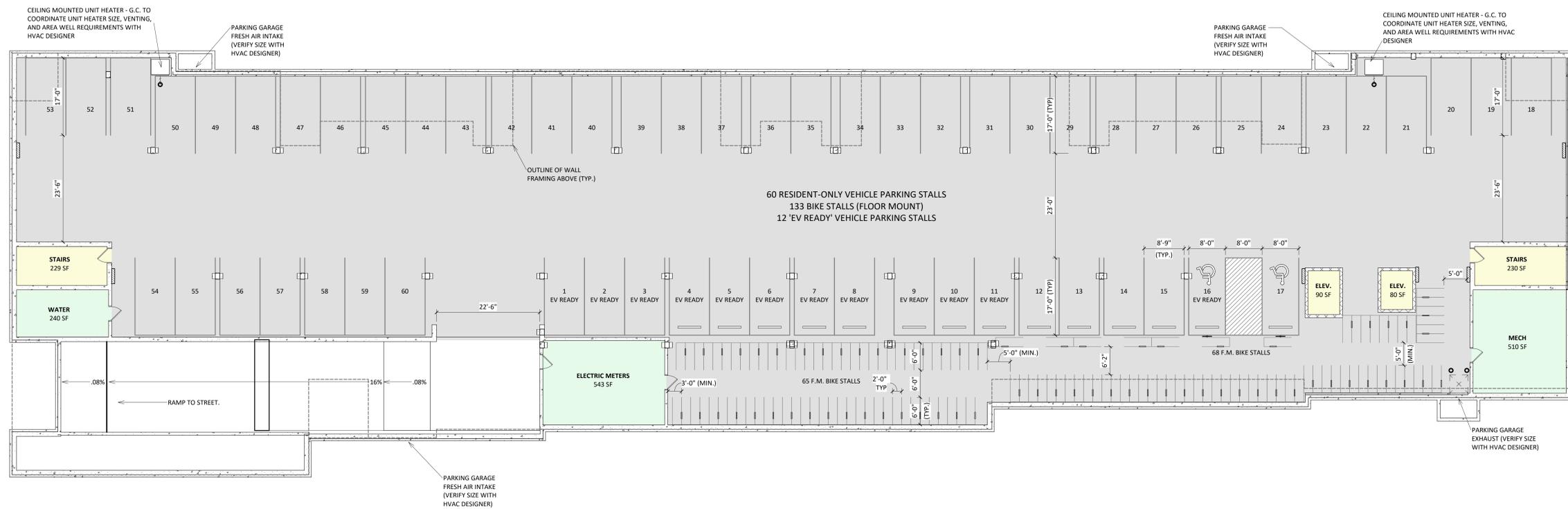


REGENT STREET RESIDENTIAL
1105-1135 REGENT STREET
MADISON, WI 53715
LANDSCAPE SPECIFICATIONS



Table with 2 columns: NO. REVISION, DATE. Includes a revision table and a project information table with fields for PROJECT NO., DESIGN DATE, PLOT DATE, DRAWN BY, CHECKED BY, APPROVED BY, SHEET NO.

L300



1 BASEMENT FLOOR PLAN
A100 3/32" = 1'-0"

ISSUED FOR
2026-03-02 - LU SUBMITTAL

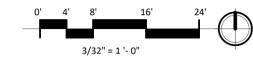
PROJECT
Mixed Use Redevelopment

2 S MILLS ST. / 1111-11135
REGENT ST MADISON, WI
53715

SHEET TITLE
BASEMENT FLOOR
PLAN

SHEET NUMBER
A100

PROJECT NUMBER 2526
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1 FIRST FLOOR PLAN
 A101 3/32" = 1'-0"

ISSUED FOR
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PROJECT
 Mixed Use Redevelopment

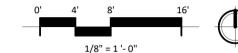
2 S MILLS ST. / 1111-11135
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 53715

SHEET TITLE
 FIRST FLOOR PLAN

SHEET NUMBER

A101

PROJECT NUMBER 2526
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1 SECOND FLOOR PLAN
A102 3/32" = 1'-0"

ISSUED FOR
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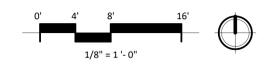
PROJECT
Mixed Use Redevelopment

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REGENT ST MADISON, WI
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SHEET TITLE
SECOND FLOOR
PLAN

SHEET NUMBER
A102

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1 THIRD FLOOR PLAN
 A103 3/32" = 1'-0"

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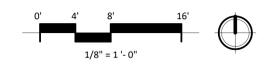
PROJECT
 Mixed Use Redevelopment

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 REGENT ST MADISON, WI
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SHEET TITLE
 THIRD FLOOR PLAN

SHEET NUMBER
A103

PROJECT NUMBER **2526**
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1 FOURTH FLOOR PLAN
A104 3/32" = 1'-0"

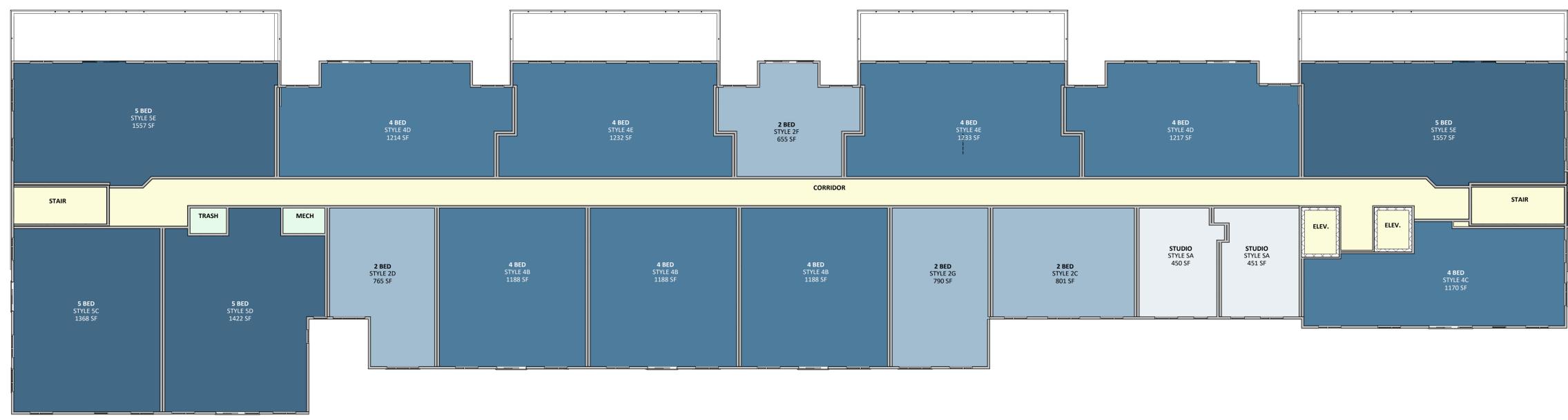
PROJECT
Mixed Use Redevelopment

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REGENT ST MADISON, WI
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SHEET TITLE
FOURTH FLOOR
PLAN

SHEET NUMBER
A104

PROJECT NUMBER 2526
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1 FIFTH FLOOR PLAN
A105 3/32" = 1'-0"

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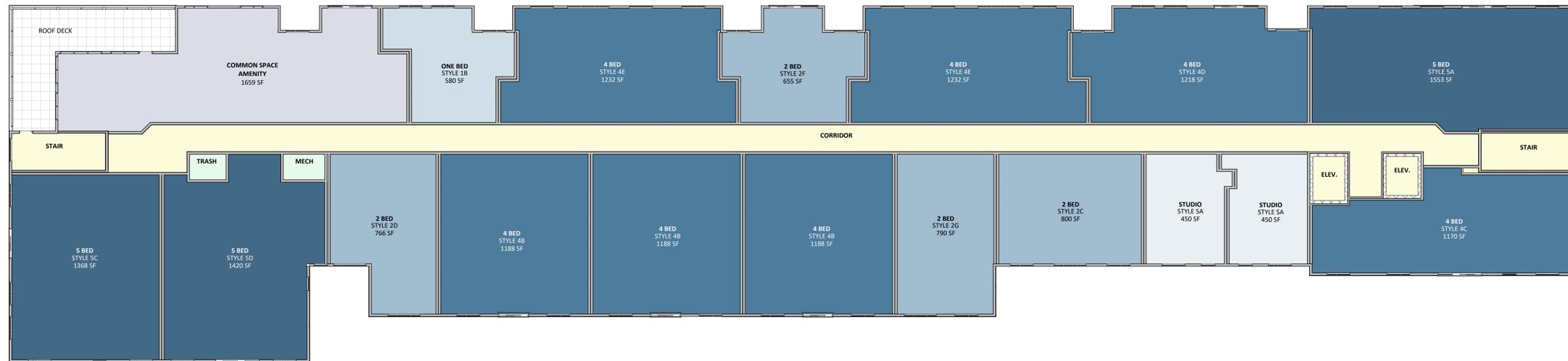
PROJECT
Mixed Use Redevelopment

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53715

SHEET TITLE
FIFTH FLOOR PLAN

SHEET NUMBER
A105

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1 SIXTH FLOOR PLAN
 A106 3/32" = 1'-0"

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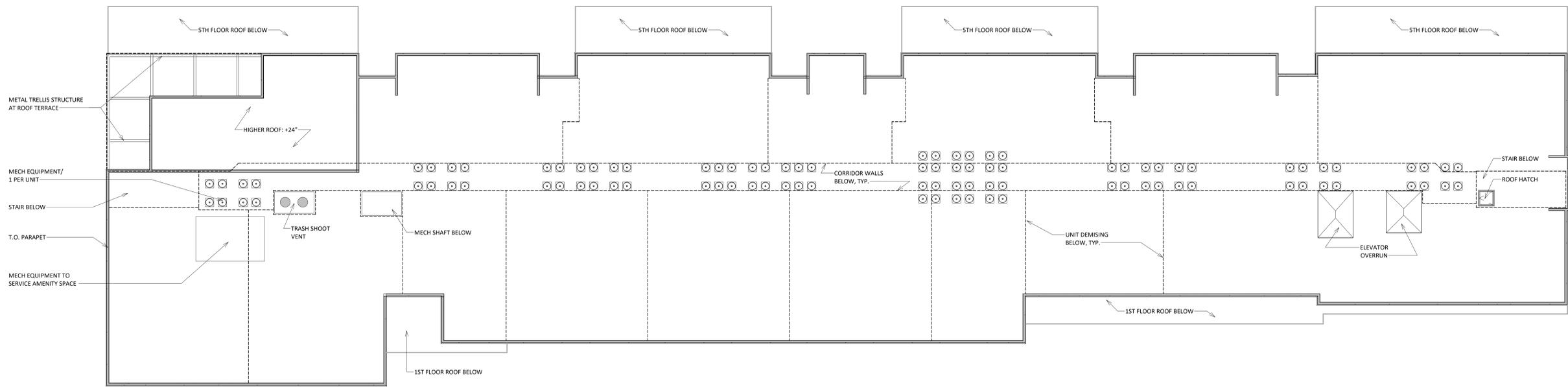
PROJECT
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SHEET TITLE
 SIXTH FLOOR PLAN

SHEET NUMBER
A106

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1 ROOF PLAN
A107 / 3/32" = 1'-0"

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REGENT ST MADISON, WI
53715

SHEET TITLE
ROOF PLAN

SHEET NUMBER

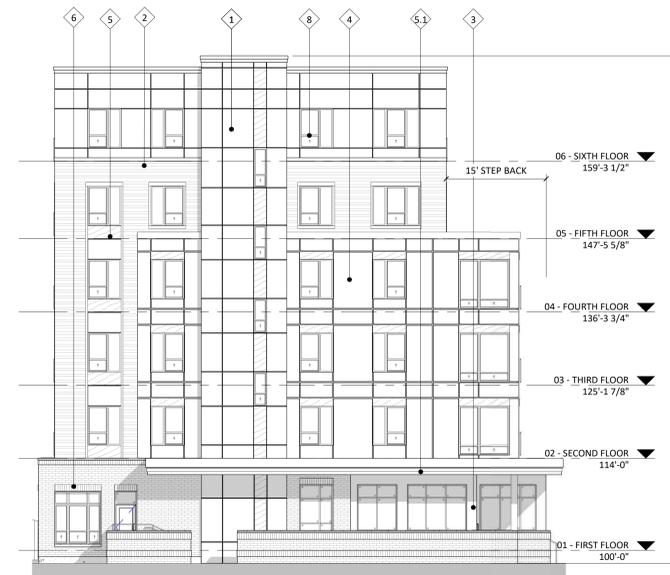
A107

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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	CEMENT FIBER PANEL	JAMES HARDIE	COBBLESTONE
2	CEMENT FIBER SIDING	JAMES HARDIE	TIMBER BARK
3	METAL PANEL - CONCEALED FASTENER	TBD	BLACK
4	METAL PANEL - CONCEALED FASTENER	ALFREX	BRONZE
5	SIMULATED WOOD- ALUMINUM PANEL	LONGBOARD	DARK FIR
5.1	SIMULATED WOOD SOFFIT	LONGBOARD	DARK FIR
6	MASONRY VENEER	CLOUD CERAMICS	EBONY IS
7	CAST STONE	PRAIRIE STONE	ASH
8	COMPOSITE WINDOW	TBD	BLACK
9	HANDRAILS AND RAILINGS- POWDER COATED ALUMINUM	TBD	BLACK



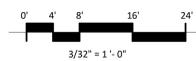
3 ELEVATION - WEST
A201 3/32" = 1'-0"



2 ELEVATION - EAST
A201 3/32" = 1'-0"



1 ELEVATION - NORTH
A201 3/32" = 1'-0"



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Mixed Use Redevelopment

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REGENT ST MADISON, WI
53715

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER

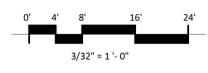
A201

PROJECT NUMBER 2526
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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	CEMENT FIBER PANEL	JAMES HARDIE	COBBLESTONE
2	CEMENT FIBER SIDING	JAMES HARDIE	TIMBER BARK
3	METAL PANEL - CONCEALED FASTENER	TBD	BLACK
4	METAL PANEL - CONCEALED FASTENER	ALFRED	BRONZE
5	SIMULATED WOOD- ALUMINUM PANEL	LONGBOARD	DARK FIR
5.1	SIMULATED WOOD SOFFIT	LONGBOARD	DARK FIR
6	MASONRY VENEER	CLOUD CERAMICS	EBONY IS
7	CAST STONE	PRAIRIE STONE	ASH
8	COMPOSITE WINDOW	TBD	BLACK
9	HANDRAILS AND RAILINGS- POWDER COATED ALUMINUM	TBD	BLACK



1 ELEVATION - SOUTH
A202
3/32" = 1'-0"



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Mixed Use Redevelopment

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SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
A202

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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	CEMENT FIBER PANEL	JAMES HARDIE	COBBLESTONE
2	CEMENT FIBER SIDING	JAMES HARDIE	TIMBER BARK
3	METAL PANEL - CONCEALED FASTENER	TBD	BLACK
4	METAL PANEL - CONCEALED FASTENER	ALFREX	BRONZE
5	SIMULATED WOOD- ALUMINUM PANEL	LONGBOARD	DARK FIR
5.1	SIMULATED WOOD SOFFIT	LONGBOARD	DARK FIR
6	MASONRY VENEER	CLOUD CERAMICS	EBONY IS
7	CAST STONE	PRAIRIE STONE	ASH
8	COMPOSITE WINDOW	TBD	BLACK
9	HANDRAILS AND RAILINGS- POWDER COATED ALUMINUM	TBD	BLACK



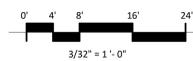
3 COLORED ELEVATION - WEST
A203 3/32" = 1'-0"



2 COLORED ELEVATION - EAST
A203 3/32" = 1'-0"



1 CITY COLORED ELEVATION - NORTH
A203 3/32" = 1'-0"



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2 S MILLS ST. / 1111-11135
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SHEET TITLE
EXTERIOR COLORED
ELEVATIONS

SHEET NUMBER

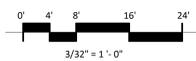
A203

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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	CEMENT FIBER PANEL	JAMES HARDIE	COBBLESTONE
2	CEMENT FIBER SIDING	JAMES HARDIE	TIMBER BARK
3	METAL PANEL - CONCEALED FASTENER	TBD	BLACK
4	METAL PANEL - CONCEALED FASTENER	ALFRED	BRONZE
5	SIMULATED WOOD- ALUMINUM PANEL	LONGBOARD	DARK FIR
5.1	SIMULATED WOOD SOFFIT	LONGBOARD	DARK FIR
6	MASONRY VENEER	CLOUD CERAMICS	EBONY IS
7	CAST STONE	PRAIRIE STONE	ASH
8	COMPOSITE WINDOW	TBD	BLACK
9	HANDRAILS AND RAILINGS- POWDER COATED ALUMINUM	TBD	BLACK



1 CITY COLORED ELEVATION - SOUTH
A204 3/32" = 1'-0"



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SHEET TITLE
EXTERIOR COLORED
ELEVATIONS

SHEET NUMBER

A204

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NORTHWEST PERSPECTIVE

VIEW FROM REGENT ST / S. CHARTER ST INTERSECTION

Mixed Use Redevelopment
2 S MILLS ST. / 1111-11135 REGENT ST MADISON, WI 53715



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ARCHITECTS



NORTHEAST PERSPECTIVE

VIEW FROM REGENT ST / S. MILLS ST INTERSECTION

Mixed Use Redevelopment
2 S MILLS ST. / 1111-11135 REGENT ST MADISON, WI 53715



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SOUTHEAST PERSPECTIVE

VIEW FROM S. MILLS ST

Mixed Use Redevelopment
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NORTH ELEVATION

AERIAL VIEW FROM NORTH

Mixed Use Redevelopment
2 S MILLS ST. / 1111-11135 REGENT ST MADISON, WI 53715



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ARCHITECTS



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 2 S. Mills / 1111-1135 Regent St- Redevelopment
Contact Name & Phone #: Matthew Tills 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.