

Checked By: SS  
 Drawn By: 2/24/14 RS  
 Revised: DRAFT  
 4/2/14 RS  
 Revised: 12/15/14 RS  
 Revised: 1/19/15 RS  
 Revised: 3/20/15 RS  
 Revised: 5/12/16 RS  
 Revised:  
 Revised:  
 Revised:  
 Revised:

- GENERAL NOTES**
- A) Areas labeled "Brown Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
  - B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3" wide beds for shrub groupings).
  - C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
  - D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
  - E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
  - F) Seed shall consist of the following mixture:  
 10% Palmer IV Perennial Ryegrass  
 20% Dragon Kentucky Bluegrass  
 20% Dura Kentucky Bluegrass  
 20% Foxy II Creeping Red Fescue  
 15% Vail II Perennial Ryegrass  
 15% Ginny Kentucky Bluegrass
  - G) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
  - H) Areas labeled "Seed/Mat" shall receive class 1-urban type A erosion mat that is 100% biodegradable and anchored with biodegradable staples.
  - I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.
  - J) Bio-retention areas to receive coconut matting.
  - K) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction-  
<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.
  - L) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.

**BIO-RETENTION DEVICE PLANT LIST**

Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing
992	VIRGINIA WILD RYE	ELYMUS VIRGINICUS	2.5" POT	12" O.C. Rect. Spacing
992	SWITCH GRASS	PANICUM VIRGATUM	2.5" POT	12" O.C. Rect. Spacing
992	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	2.5" POT	12" O.C. Rect. Spacing
960	INDIAN GRASS	SORBASTRUM NUTANS	2.5" POT	12" O.C. Rect. Spacing

(Planting schedule based on 12" on center spacing)

**GRASSES AND SEDGES**

Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing
384	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	2.5" POT	12" O.C. Rect. Spacing
384	PURPLE CONEFLOWER	ECHINACEA PURPUREA	2.5" POT	12" O.C. Rect. Spacing
384	FALSE SUNFLOWER	HELIOPSIS HELIANTHOIDES	2.5" POT	12" O.C. Rect. Spacing
384	WILD IRIS	IRIS VIRGINIANA SHREVEI	2.5" POT	12" O.C. Rect. Spacing
384	BERGAMOT	MONARDA FISTULOSA	2.5" POT	12" O.C. Rect. Spacing
352	SWEET BLACK-EYED SUSAN	RUDBECKIA SUBTOMENTOSA	2.5" POT	12" O.C. Rect. Spacing
352	STIFF GOLDENROD	SOLIDAGO RIGIDA	2.5" POT	12" O.C. Rect. Spacing

**FORBS**

**Plant Material List**

Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	SSMM	State Street Miyabi Maple	Acer Miyabi 'morton'	2' B&B
1	RPM	Redpointe Red Maple	Acer Rubrum 'Frank Jr.'	2' B&B
12	ARM	Armstrong Maple	Acer X. Freemanii 'armstrong'	2' B&B
4	ABS	Autumn Brill Serviceberry	Ambelochier X. Grand 'autumn Brill'	6' B&B
2	WBC	Whitespire Gray Birch (cp)	Betula Populifolia 'whitespire' (cp)	8' B&B
4	TCHT	This Cockspur Hawthorn (df)	Crataegus Crus-Galli 'Var hier' (df)	6' B&B
3	SHL	Skyline Thins Honeylocust	Gleditsia Tracian 'hier' 'skydec'	2' B&B
2	JMA	Jane Magnolia	Magnolia 'jane'	5' B&B
6	ADC	Adirondack Crabapple	Malus 'adronidick'	1 3/4" B&B
4	RJC	Red Jewel Crabapple	Malus 'jewelcole'	2' B&B
3	RJCC	Red Jewel Crabapple (cp)	Malus 'jewelcole' (cp)	2' B&B
5	RRC	Royal Raindrops Crabapple	Malus 'fs-Kw's'	2' B&B
1	TCS	Tina Crabapple (std)	Malus Sargentii 'ima' (std)	2' B&B
2	GRC	Golden Raindrops Crabapple	Malus Transitoria 'schmidtcutleaf'	2' B&B
5	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
3	SWO	Swamp White Oak	Quercus bicolor	2 1/2" B&B
1	RPO	Regal Prince English Oak	Quercus Robur 'long'	2' B&B
10	ISL	Ivory Silk Japanese Lilac	Syringa Reticulata 'Ivory Silk'	2 1/2" B&B
1	RAL	Redmond Amer Linden	Tilia Americana 'redmond'	2 1/2" B&B
2	GSL	Greenspire Littleleaf Linden	Tilia Cordata 'greenspire'	2' B&B
8	PE	Pioneer Elm	Ulmus 'pioneer'	2 1/2" B&B

**Conifer Evergreen**

Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	KCJ	Kaljay Compact Juniper	Juniperus Chinen 'kaljays Compacta'	3" CONT.
21	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	4' B&B
5	MAJ	Mini Arcadia Juniper	Juniperus Sabina 'mini Arcadia'	3" CONT.
11	BHS	Black Hills Spruce	Picea Glauca Var. densata	5' B&B
8	AP	Austrian Pine	Pinus Nigra	5' B&B
8	EWP	Eastern White Pine	Pinus Strobus	5' B&B
15	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
43	HA	Holmstrup Arborvitae	Thuja Occidentalis 'holmstrup'	6" CONT.
32	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	6" B&B
21	TMA	Techy/mission Arborvitae	Thuja Occidentalis 'techy'	5' B&B

**Perennial**

Quantity	Code Name	Common Name	Scientific Name	Planting Size
27	SBA	Summer Beauty Allium	Allium 'summer Beauty'	#1 CONT.
98	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
28	FBG	Fall Blooming Feather Reed Grass	Calamagrostis Brachytricha	#1 CONT.
9	GBD	Going Bananas Daylily	Hemerocallis 'going Bananas'	#1 CONT.
40	RDR	Rosy Returns Daylily	Hemerocallis 'rosy Returns'	#1 CONT.
18	PMG	Purple Maiden Grass	Miscanthus Sinensis Var. Purpurescens	#1 CONT.
15	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
3	AJS	Autumn Joy Sedum	Sedum 'herbstfreude'	#1 CONT.
52	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.

**Shrub**

Quantity	Code Name	Common Name	Scientific Name	Planting Size
40	GBC	Glossy Black Chokeberry	Aronia Melanocarpa Var. Elata	#5 CONT.
20	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#3 CONT.
3	LHDS	Little Henry Dwf Sweetspire	Itea Virginia 'sprich'	#5 CONT.
3	SWN	Summer Wine Ninebark	Physocarpus Opulifolius 'seward'	#5 CONT.
54	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#2 CONT.
15	DKOR	Double Knock Out Rose	Rosa 'radiko'	#2 CONT.
17	GFS	Goldflame Spiraea	Spiraea Japonica 'goldflame'	#3 CONT.
23	PL	Palibin Lilac	Syringa Meyeri 'palibin'	3' B&B
6	CKV	Compact Koreanspice Viburnum	Viburnum Carlesii 'compactum'	30" B&B
10	NBV	Northern Burgundy Arwd Viburnum	Viburnum Dentatum 'morton'	4' B&B

**Plant Material List (Duplex Unit)**

Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	WBC	Whitespire Gray Birch (cp)	Betula Populifolia 'whitespire' (cp)	8' B&B

**Conifer Evergreen**

Quantity	Code Name	Common Name	Scientific Name	Planting Size
1	BHS	Black Hills Spruce	Picea Glauca Var. densata	5' B&B
2	EWP	Eastern White Pine	Pinus Strobus	5' B&B
2	MAJ	Mini Arcadia Juniper	Juniperus Sabina 'mini Arcadia'	#3 CONT.
4	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	4' B&B
4	TMA	Techy/mission Arborvitae	Thuja Occidentalis 'techy'	5' B&B

**Perennial**

Quantity	Code Name	Common Name	Scientific Name	Planting Size
3	OBH	Olive Bailey Langdon Hosta	Hosta X. 'olive Bailey Langdon'	#1 CONT.
6	RAD	Rosy Returns Daylily	Hemerocallis 'rosy Returns'	#1 CONT.
2	LTC	Little Torch Camellia	Nyctea Racemosa 'litle Torch'	#1 CONT.
3	ZC	Zagreb Coropsis	Coreopsis Verticillata 'zagreb'	#1 CONT.
2	PMG	Purple Maiden Grass	Miscanthus Sinensis Var. Purpurescens	#1 CONT.
3	SBA	Summer Beauty Allium	Allium 'summer Beauty'	#1 CONT.
5	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.

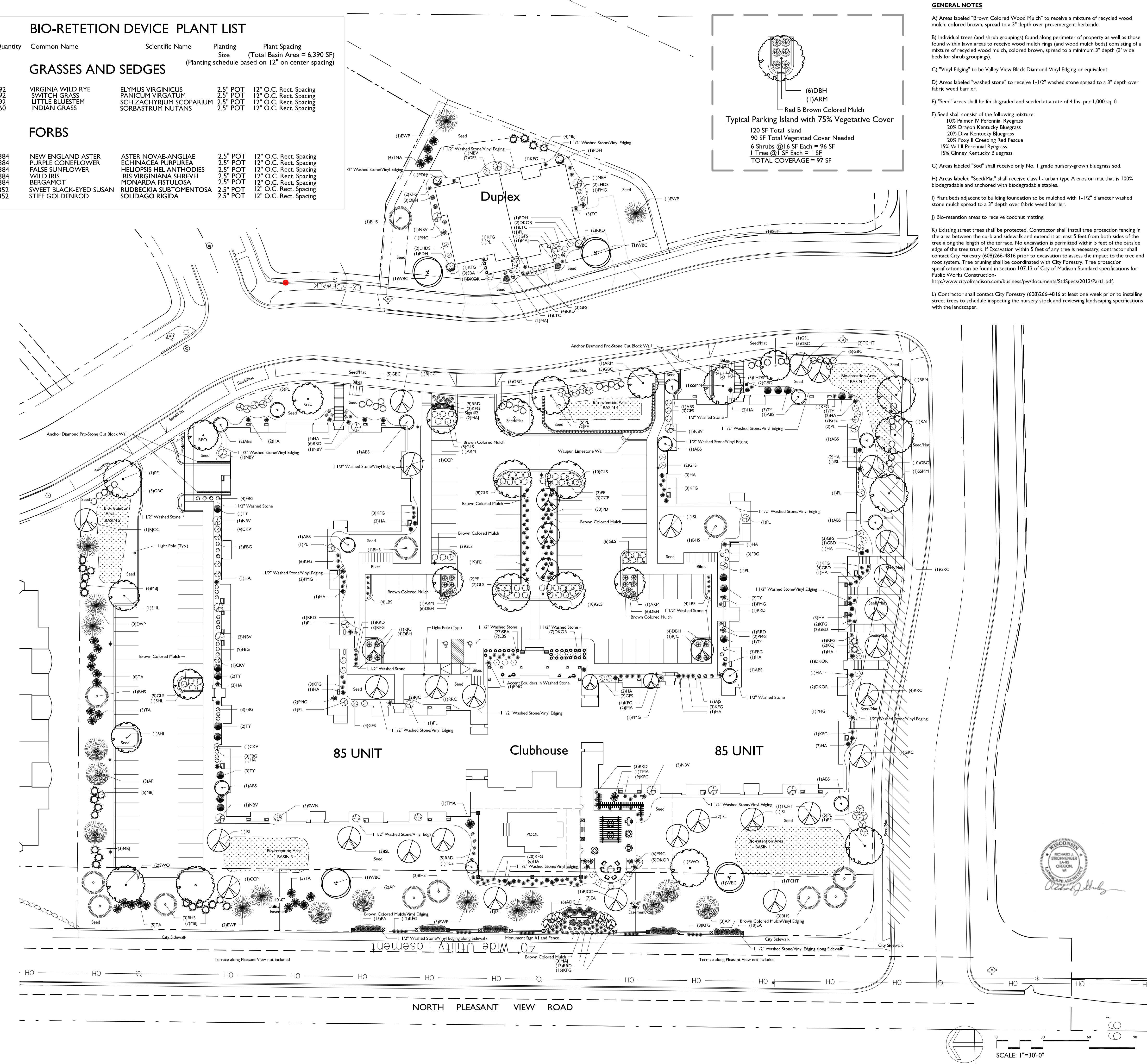
**Shrub**

Quantity	Code Name	Common Name	Scientific Name	Planting Size
3	NBV	Northern Burgundy Arwd Viburnum	Viburnum Dentatum 'morton'	4' B&B
3	DKOR	Double Knock Out Rose	Rosa 'radiko'	#2 CONT.
4	PDH	Pink Diamond Hydrangea	Hydrangea Paniculata 'pink Diamond'	#5 CONT.
2	PL	Palibin Lilac	Syringa Meyeri 'palibin'	3' B&B
4	LHDS	Little Henry Dwf Sweetspire	Itea Virginia 'sprich'	#5 CONT.
6	GFS	Goldflame Spiraea	Spiraea Japonica 'goldflame'	#3 CONT.

**LANDSCAPE WORKSHEET**  
**Tuscany Apartments**  
 Zoning district is PD-SIP  
 Total square footage of developed area = 125,447 SF  
 Total square footage of first 5 acres of developed area = 300 square feet = 418 Landscape Units  
 Total square footage of 0 additional acres of developed area = 100 square feet = 0 Landscape Units

**NUMBER OF LANDSCAPE POINT REQUIRED**  
 418 Landscape Units x 5 landscape points for first 5 acres = 2,090 points  
 0 Landscape Units x 1 landscape point for additional 0 acres = 0 points  
**TOTAL LANDSCAPE POINTS REQUIRED = 2,090 points**

PLANT TYPE OR ELEMENT	Point Value	NEW		EXISTING	
		Qty.	Points Achieved	Qty.	Points Achieved
Overstory Deciduous Tree - 2-1/2" (dbh)	35	27	945		
Tall Evergreen Tree - 5-6 feet tall	35	27	945		
Ornamental Tree - 1-1/2" Caliper (dbh)	15	54	810		
Upright Evergreen Shrub - 3-4 feet tall	10	117	1170		
Shrub, deciduous : 3 gallon / 12"-24"	3	188	564		
Shrub, evergreen : 3 gallon / 12"-24"	4	22	88		
Ornamental grass/perennial - 1gallon / 8"-18"	2	290	580		
Ornamental / Decorative fencing or wall	4 per 10 l.f.	155	62		
Existing significant specimen tree	14 per Cal. In.				
Landscape furniture for public seating and/or transit connections	5 per 'seat'				
<b>Sub Totals</b>			<b>5,164</b>	<b>+</b>	<b>0</b>
					<b>TOTAL POINTS PROVIDED = 5,164</b>



Quantity	Code Name	Common Name	Scientific Name	Planting Size
5	RRC	Royal Ranunculus Crataegus	Muhlenbergia	2' B&B
2	GRC	Golden Ranunculus Crataegus	Muhlenbergia	2' B&B
4	JPA	Red Jewel Crabapple	Malus 'Jewel'	2' B&B
4	JPA	Red Jewel Crabapple	Magnolia 'Jewel'	5' B&B
1	RPO	Regal Prince Red Oak	Quercus 'Regal Prince'	2' B&B
2	GSL	Crespage Red English Oak	Quercus 'Crespage'	2' B&B
1	RJC	Red Jewel Crabapple (C)	Malus 'Jewel' (C)	2' B&B
3	SHL	Shylah Thin Honeylocust	Gleditsia 'Shylah'	2' B&B
4	AHM	Amorog Maple	Acer 'Amorog'	2' B&B
2	WBC	Winged Gray Birch (C)	Betula 'Winged'	2' B&B
3	SVO	Swamp White Oak	Quercus 'Swamp'	2' B&B
8	FE	Pioneer Elm	Ulmus 'Pioneer'	2' B&B
4	TCMT	Thin Caddisfly Hawthorn (C)	Crataegus 'Caddisfly'	2' B&B
1	RM	Redmond Red Maple	Acer 'Redmond'	6' B&B
1	RM	Redmond Red Maple	Tilia 'Redmond'	2' B&B
12	ARS	Autumn Rain Tree	Ailanthus 'Autumn Rain'	6' B&B
5	CCR	Camden Cherry Pear	Pyrus 'Camden'	2' B&B
1	SSPH	State Street Maple	Acer 'State Street'	2' B&B
2	TCS	Tim Caddisfly Maple	Malus 'Tim Caddisfly'	2' B&B
10	ISL	Irony Silver Japanese Tree Lilac	Syringa 'Irony Silver'	2' B&B

Quantity	Code Name	Common Name	Scientific Name	Planting Size
15	TY	Taxus Yellow Pine	Taxus 'Yellow Pine'	18" B&B
5	KCJ	Kelly Compact Juniper	Juniperus 'Kelly Compact'	48" CONT.
2	M4	Mini Ardis Juniper	Juniperus 'Mini Ardis'	48" CONT.
42	HA	Hatsune Japanese Arborvitae	Thuja 'Hatsune'	48" CONT.
11	BPS	Black Hills Spruce	Picea 'Black Hills'	5' B&B
8	AP	Autumn Pine	Pinus 'Autumn'	5' B&B
8	EVP	Eastern White Pine	Pinus 'Eastern White'	5' B&B

Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	WBC	Winged Gray Birch (C)	Betula 'Winged'	8" B&B
2	WBC	Winged Gray Birch (C)	Betula 'Winged'	8" B&B

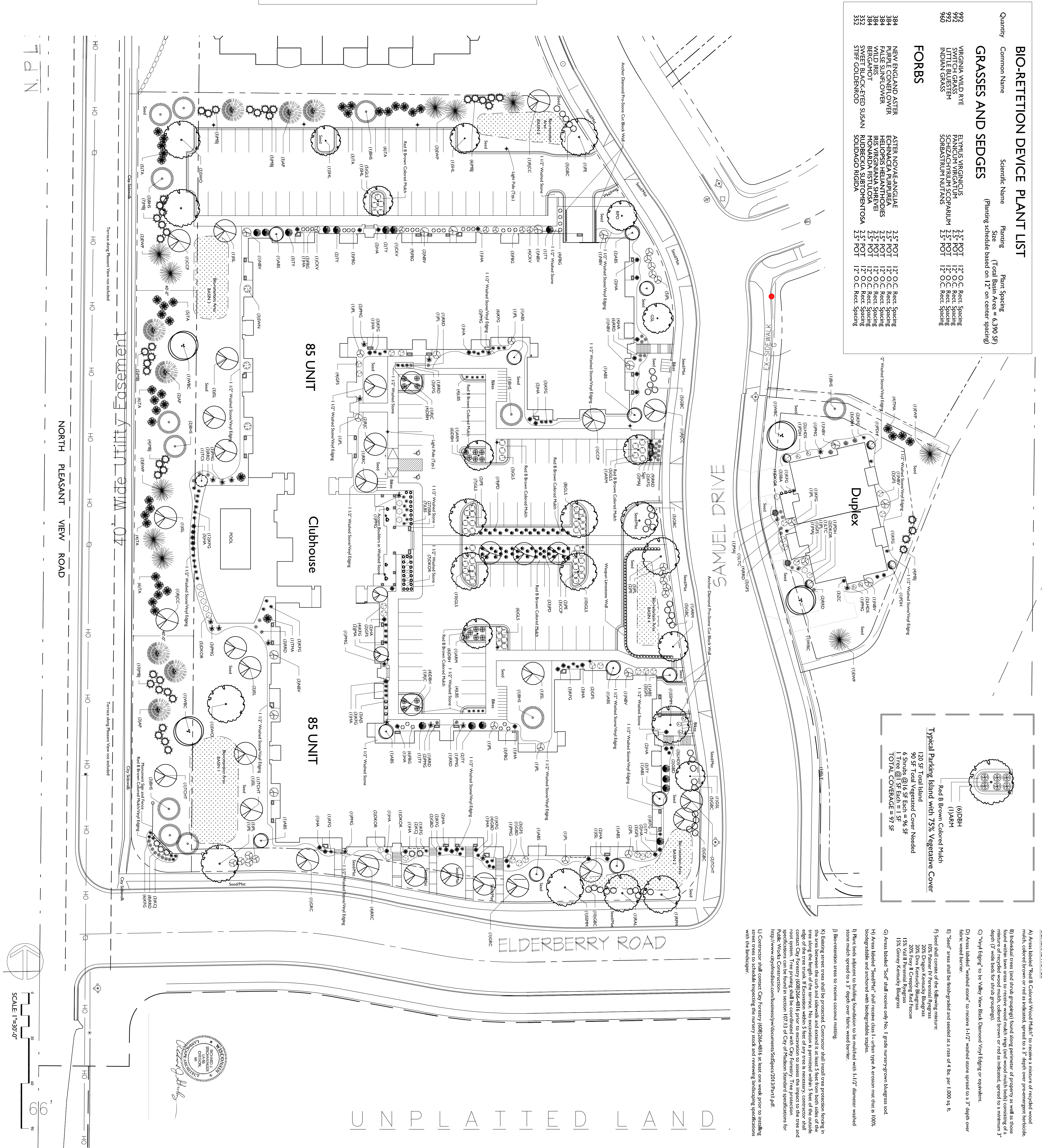
Quantity	Code Name	Common Name	Scientific Name	Planting Size
1	BHS	Black Hills Spruce	Picea 'Black Hills'	5' B&B
2	EVP	Eastern White Pine	Pinus 'Eastern White'	5' B&B
4	M4	Mini Ardis Juniper	Juniperus 'Mini Ardis'	48" CONT.
2	HJ	Hatsune Japanese Arborvitae	Thuja 'Hatsune'	48" CONT.
4	TYA	Taxus Yellow Pine	Taxus 'Yellow Pine'	5' B&B

BIO-RETENTION DEVICE PLANT LIST

Quantity	Common Name	Scientific Name	Planting Size	Total Basin Area = 6,390 SF
384	NEW ENGLAND ASTER	ASTER NOVA-ANGIAE	2.5" POT	Planning schedule based on 12" on center spacing
384	PURPLE CONIFER OVER	ECHINACEA PURPUREA	12" O.C. Rect. Spacing	
384	WILD SUNFLOWER	HELIOPSIS SCUTELLARIA	12" O.C. Rect. Spacing	
384	BEEBAMOT	HELIOPSIS SCUTELLARIA	12" O.C. Rect. Spacing	
384	NOVARDA	NOVARDA	12" O.C. Rect. Spacing	
352	SHYFT BLACK-EYED SUSAN	RUDEBECKIA SUBTOMENTOSA	2.5" POT	
352	SWEET GOLDENROD	SOLIDAGO NIGDA	12" O.C. Rect. Spacing	
992	VIRGINIA WILD RYE	Panicum virginicum	12" O.C. Rect. Spacing	
992	SWITCH GRASS	SCHIZACHYRIUM SCOPARIUM	12" O.C. Rect. Spacing	
992	LITTLE BLUESTEM	SPOROBOLUS NUDANS	12" O.C. Rect. Spacing	

FORBS

120 SF	Total Island
90 SF	Total Vegetative Cover Needed
6 Shrubs @ 16 SF Each = 96 SF	
1 Tree @ 1 SF Each = 1 SF	
TOTAL COVERAGE = 97 SF	



GENERAL NOTES

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-erectured hardscape.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within trees areas to receive wood mulch (and wood mulch bed) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3" wide beds for shrub groupings).
- C) "Vegetal Edge" to be Yellow Birch, Diamond Vinyl Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1.12" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finished/graded and seeded at a rate of 4 lbs per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:
  - 100% Pioneer IV Perennial Ryegrass
  - 20% Durog Kentucky Bluegrass
  - 200% Fory II Caring Field Fescue
  - 15% Fall Perennial Ryegrass
  - 15% Green Kentucky Bluegrass
- G) Areas labeled "Seed" shall receive only No. 1 grade nursery-grown bluegrass seed.
- H) Areas labeled "Shepherd" shall receive dark 1" urban type A erosion mat that is 100% biodegradable and anchored with biodegradable staples.
- I) Plant beds adjacent to building foundation to be mulched with 1.12" diameter washed stone mulch, spread to a 3" depth over fabric weed barrier.
- J) Bio-retention areas to receive concrete lining.
- K) Existing street trees shall be protected. Contractors shall install tree protection fencing in the street and around the tree trunk and extend at least 5 feet from the trunk to the edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)756-4816 for protection details. Tree protection tree and excavation specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction: <http://www.codotmunicipal.com/business/pw/documents/StdSpec2013Jan11.pdf>.
- L) Contractor shall contact City Forestry (608)756-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.

UNPLATTED LAND

TUSCANY APARTMENTS  
N. PLEASANT VIEW ROAD and ELDERBERRY DRIVE  
MADISON, WISCONSIN

Checked By: SS  
Drawn By: 2/24/14 RS  
Revised: DRAFT  
4/21/14 RS  
Revised: 12/15/14 RS  
Revised: 1/19/15 RS  
Revised: 3/20/15 RS  
Revised:  
Revised:  
Revised:  
Revised:

