

Paragon Place at Bear Claw Way Ziegler Site Lot 2

Lot 2: 354 Bear Claw Way, Madison, WI

PROJECT NUMBER: **2244**

PROJECT TEAM

OWNER

UNITED FINANCIAL GROUP, INC.
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Director of Development
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Phone: 920-968-8137

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TRIO ENGINEERING
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ARCHITECTURAL

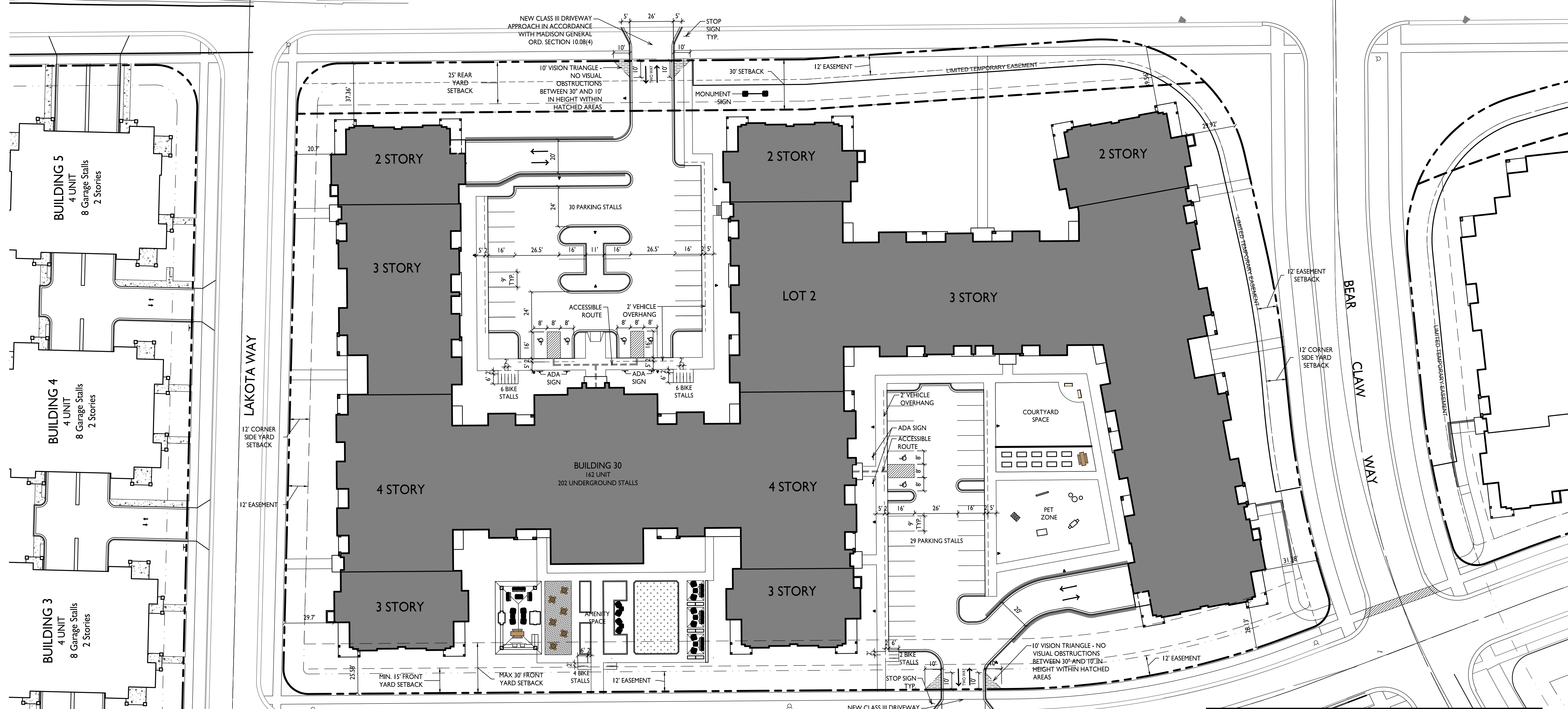
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LAND USE SUBMITTAL - SEPTEMBER 18, 2023



ELDERBERRY ROAD



GENERAL NOTES:

1. 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.
2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
3. 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.
4. 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 WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. 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: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)

6. 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.

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 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.

8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED 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.

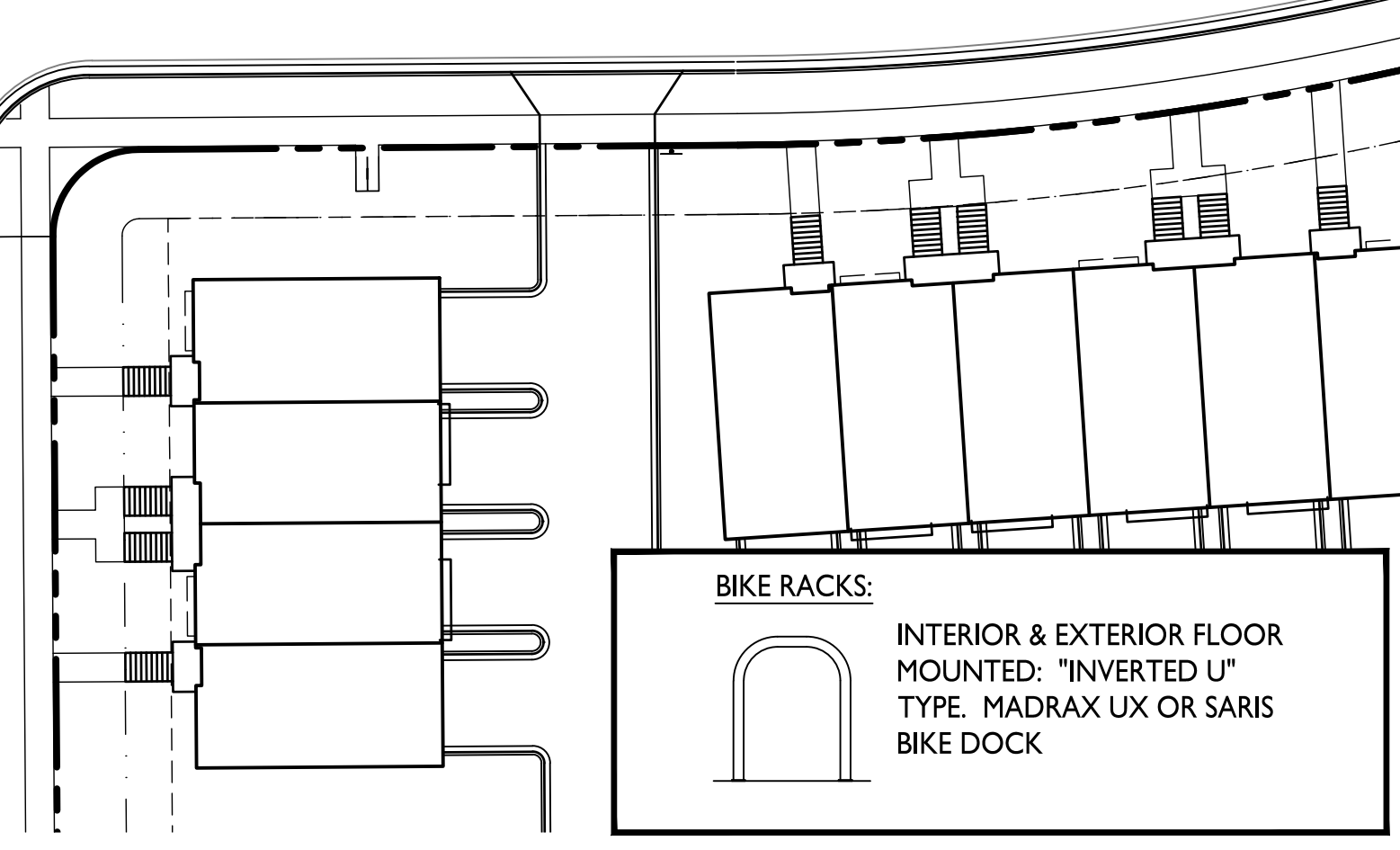
9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE

START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

10. 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).

11. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. 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.

SPIRIT STREET



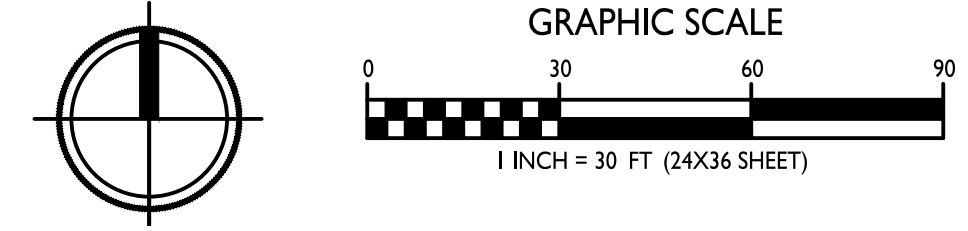
SITE DEVELOPMENT DATA:

ZONING: TR-UI (Traditional Residential - Urban I)

| DENSIITIES | | REQUIRED | | PROVIDED | |
|--------------------------|-------------------------|----------|--------------------|---------------------------|---------------------------|
| Lot Area | 223,073 S.F./5.12 ACRES | 75% MAX. | 130,663 S.F. (59%) | 25,920 S.F./160 S.F./D.U. | 63,328 S.F./391 S.F./D.U. |
| Dwelling Units | 162 UNITS | | | | |
| Lot Area/D.U. | 1,377 S.F./UNIT | | | | |
| Density | 31.6 UNITS/ACRE | | | | |
| Lot Coverage | 5 STORIES = 65' MAX. | | | | |
| Usable Open Space | 4 STORIES = 58'-6" | | | | |
| Building Height | | | | | |
| Dwelling Unit Mix: | | | | | |
| One bedroom | 47 D.U. | | | | |
| Two bedroom | 115 D.U. | | | | |
| Total | 162 D.U. | | | | |
| Vehicle Parking Stalls: | | | | | |
| Underground Garage | 202 | | | | |
| Surface Stalls | 59 | | | | |
| Total | 261 | | | | |
| BIKE PARKING | | | | | |
| Long-term Covered/Garage | 162 | | | | |
| Short-Term Guest/Surface | 18 | | | | |
| Total | 180 | | | | |

AGE RESTRICTED 55+ HIGHLANDS SENIOR COMMUNITY

1 SITE PLAN
C-1.1 1" = 30'-0"



ISSUED
Issued for UDC Submittal - September 18, 2023
Issued for LUA Submittal - September 18, 2023

PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site
Lot 2**

Lot 2 : 354 Bear Claw Way
Madison, Wisconsin
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

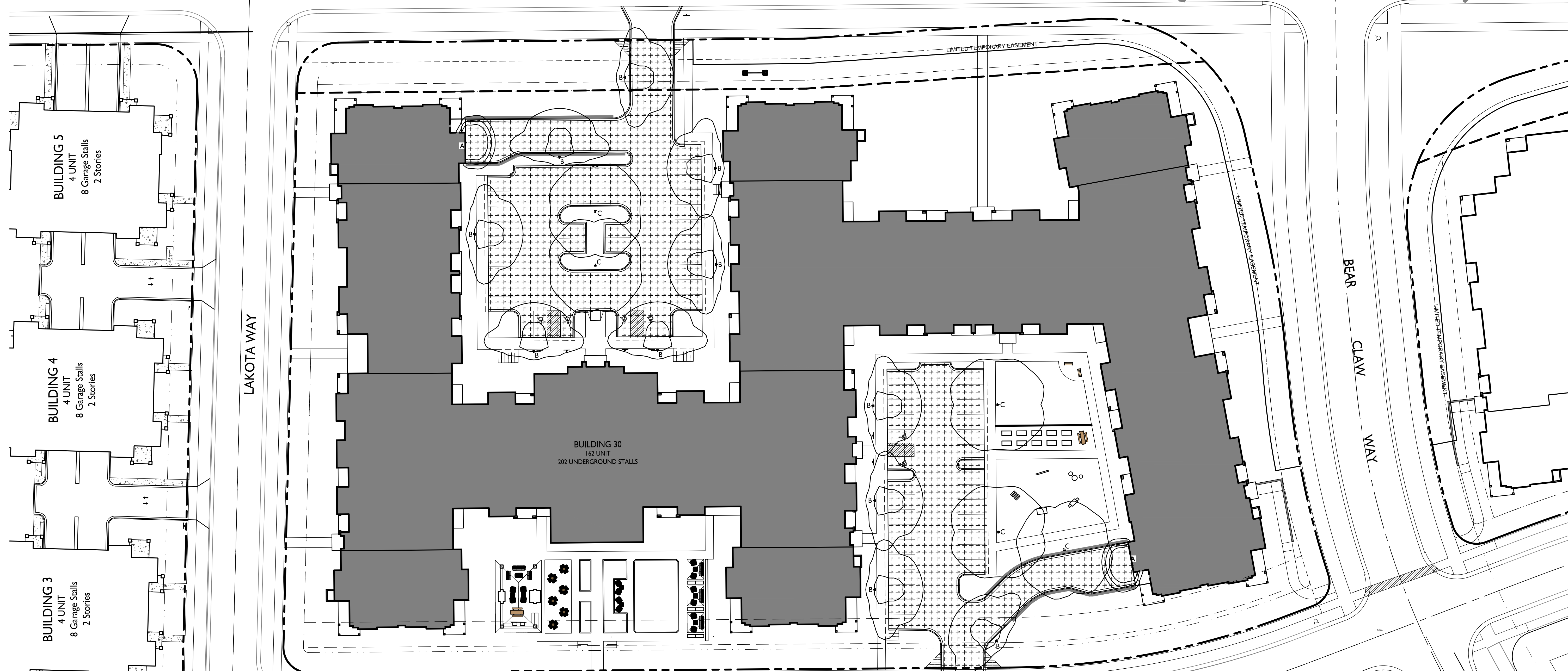
C-1.2

PROJECT NO. **2244**
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ELDERBERRY ROAD

LAKOTA WAY

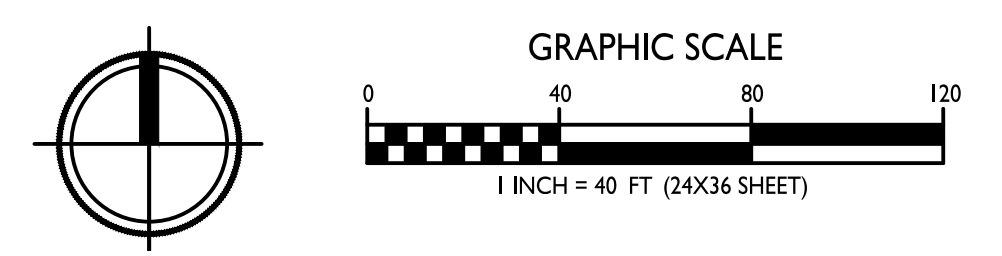
BEAR CLAW WAY

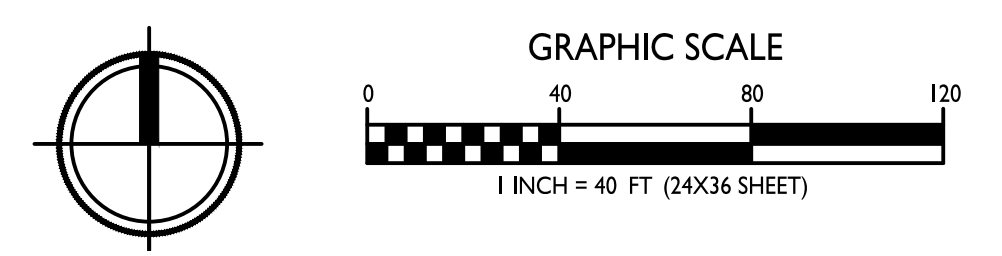
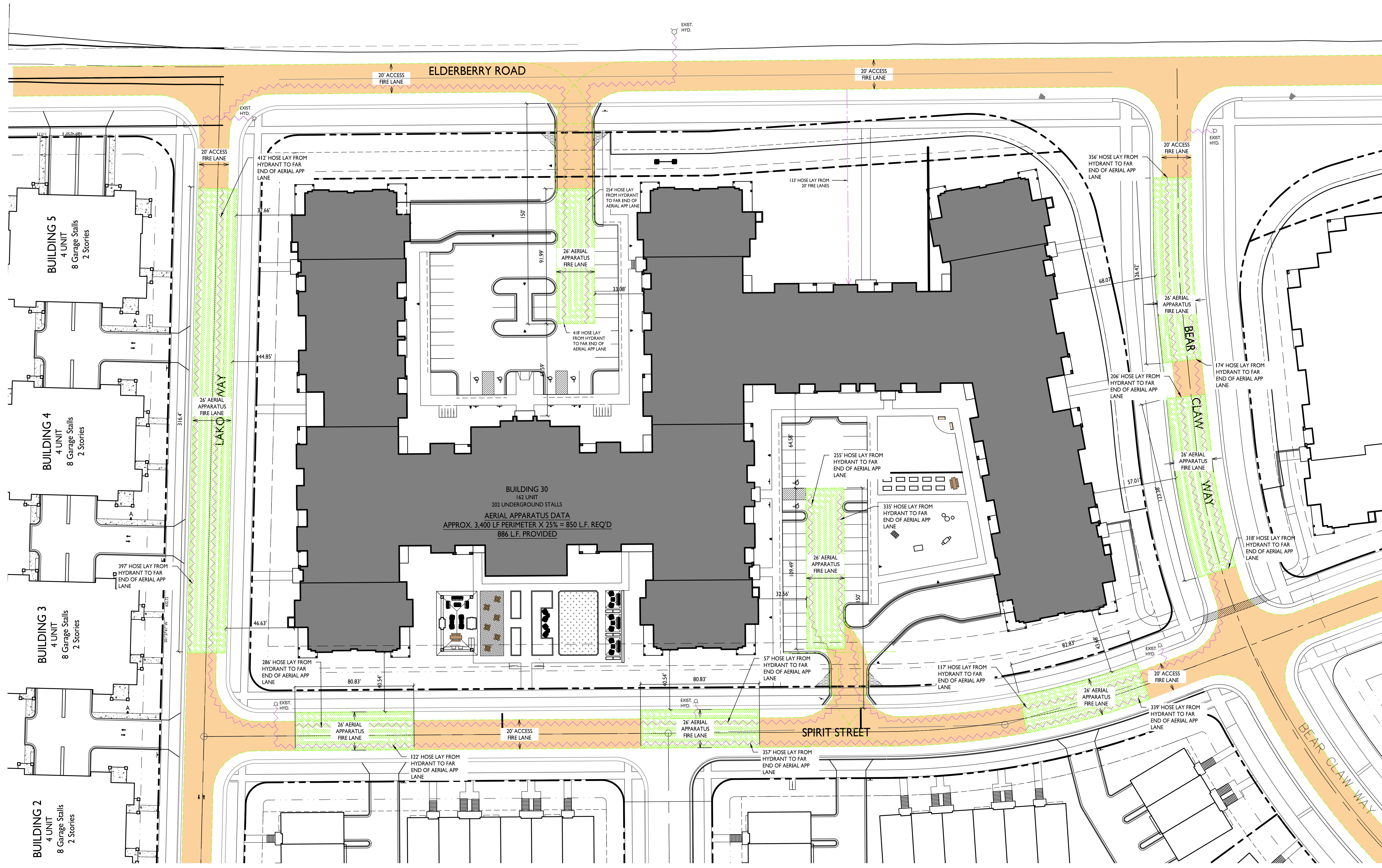


| LUMINAIRE SCHEDULE | | | | | | | |
|--------------------|-------|------|-------------------|-------------------------------------|--|---|--------------------------------------|
| SYMBOL | LABEL | QTY. | MANUF. | CATALOG | DESCRIPTION | FILE | MOUNTING |
| | A | 2 | LITHONIA LIGHTING | WDGE1 LED P1 30K 80CRI VF | WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC | WDGE1_LED_P1_30K_80CRI_VF.ies | 8'-0" ABOVE GRADE ON BUILDING |
| | B | 11 | LITHONIA LIGHTING | DSXWPM LED 10C 350 30K T2M MVOLT HS | DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2M OPTIC, 3000K AT 350mA, WITH HOUSE SIDE SHIELDS | DSXWPM_LED_10C_350_30K_T2M_MVOLT_HS.ies | 16'-0" POLE ON 2'-0" TALL CONC. BASE |
| | C | 5 | LITHONIA LIGHTING | DSXWPM LED 10C 530 30K T5M MVOLT | DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T5M OPTIC, 3000K AT 530mA. | DSXWPM_LED_10C_530_30K_T5M_MVOLT.ies | 16'-0" POLE ON 2'-0" TALL CONC. BASE |

| EXAMPLE LIGHT FIXTURE DISTRIBUTION | |
|------------------------------------|--------------------------|
| | ISOLUX CONTOUR = 0.25 FC |
| | ISOLUX CONTOUR = 0.5 FC |
| | ISOLUX CONTOUR = 1.0 FC |
| | LIGHT FIXTURE |

| LIGHT LEVEL STATISTICS | | | | | | |
|---------------------------|--------|--------|--------|--------|-------------|-------------|
| DESCRIPTION | SYMBOL | AVG. | MAX. | MIN. | MAX. / MIN. | AVG. / MIN. |
| Lot 2 - North Parking Lot | + | 0.5 fc | 6.3 fc | 0.2 fc | 31.5:1 | 2.5:1 |
| Lot 2 - South Parking Lot | + | 0.5 fc | 7.3 fc | 0.2 fc | 36.5:1 | 2.5:1 |







knothe + bruce
ARCHITECTS

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608.836.3690 Middleton, WI 53562

ISSUED
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PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site
Lot 2**

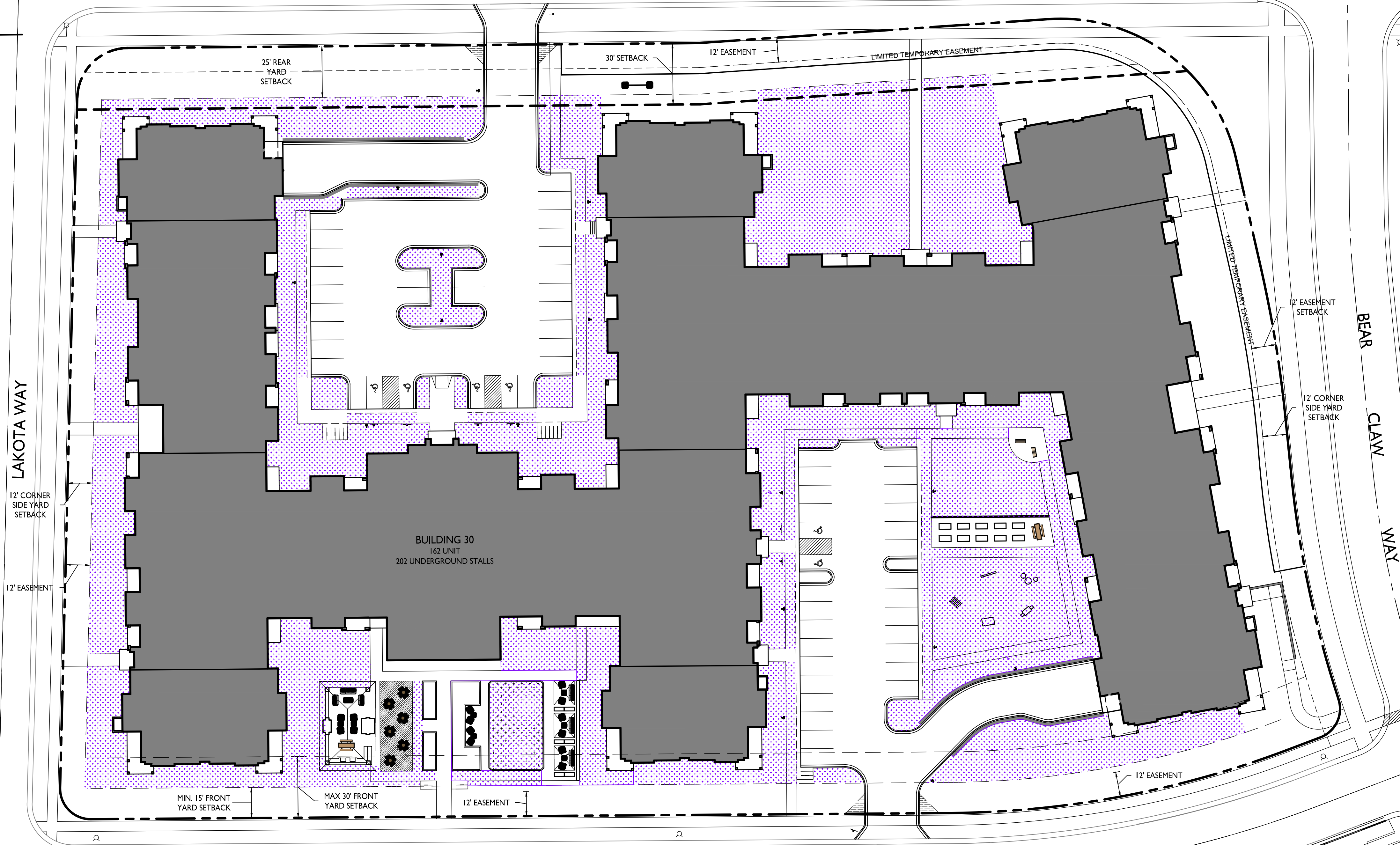
Lot 2 : 354 Bear Claw Way
Madison, Wisconsin
SHEET TITLE
**Usable Open
Space**

SHEET NUMBER

C-1.4

PROJECT NO. **2244**
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ELDERBERRY ROAD



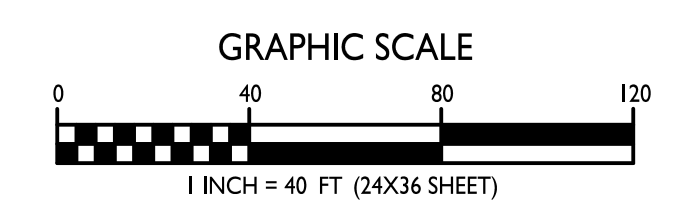
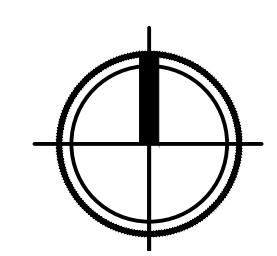
LAKOTA WAY

BEAR CLAW WAY

SPIRIT STREET

BEAR CLAW WAY

| USABLE OPEN SPACE | |
|------------------------|---------------------------------------|
| ZONING | TR-UI TRADITIONAL RESIDENTIAL - URBAN |
| OPEN SPACE REQUIREMENT | 160 S.F./DWELLING UNIT |
| DWELLING UNITS | 162 D.U. |
| TOTAL | 25,920 S.F. REQUIRED |
| PROVIDED | |
| BALCONIES/PORCHES | 11,664 S.F. |
| SURFACE | 51,664 S.F. |
| TOTAL | 63,328 S.F. PROVIDED |



ISSUED
Issued for UDC Submittal - September 18, 2023
Issued for LUA Submittal - September 18, 2023

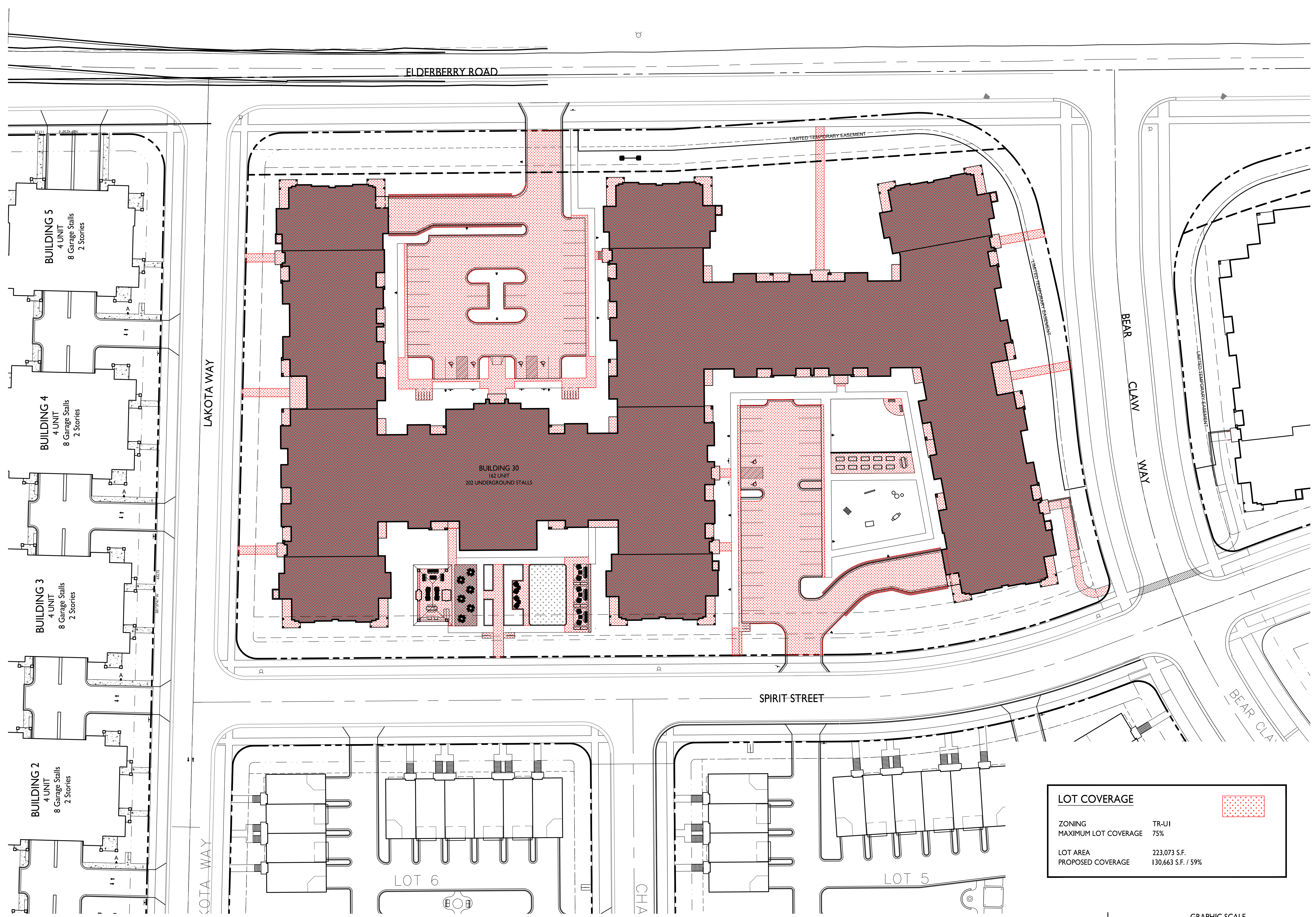
PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site
Lot 2**

Lot 2 : 354 Bear Claw Way
Madison, Wisconsin
SHEET TITLE
Lot Coverage

SHEET NUMBER

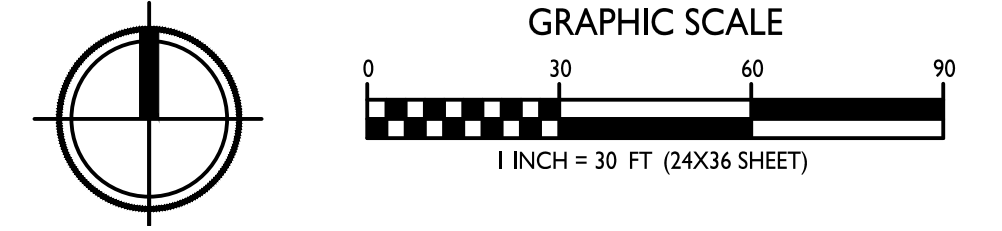
C-1.5

PROJECT NO. **2244**
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| LOT COVERAGE | |
|----------------------|--------------------|
| ZONING | TR-UI |
| MAXIMUM LOT COVERAGE | 75% |
| LOT AREA | 223,073 S.F. |
| PROPOSED COVERAGE | 130,663 S.F. / 59% |

LOT COVERAGE
C-1.5 1" = 30'-0"



GENERAL NOTES

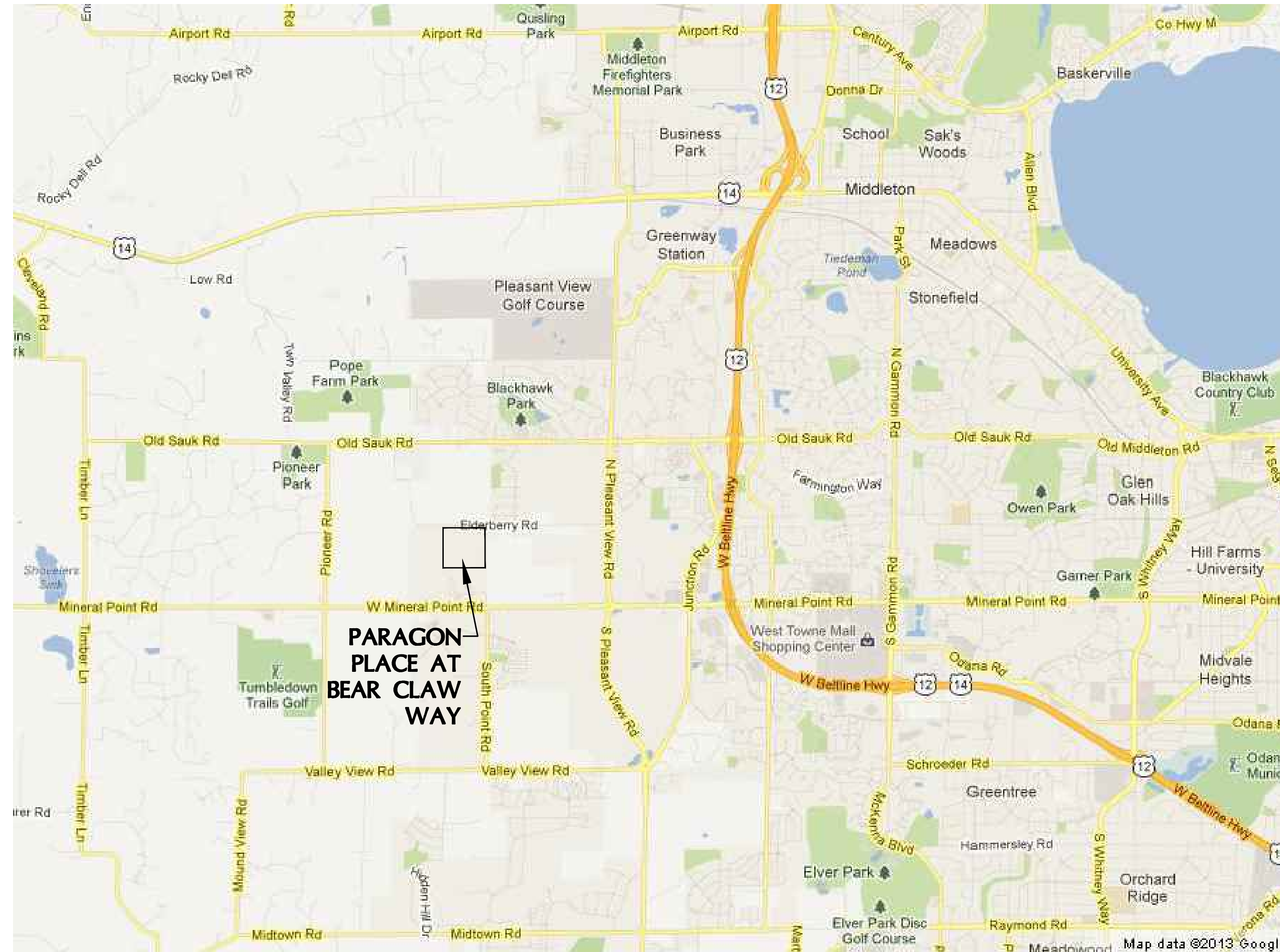
1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
 - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 - WDR STORMWATER RUNOFF TECHNICAL STANDARDS.
 - WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 - CITY OF MADISON DEVELOPMENT STANDARDS, LATEST EDITION.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY.
12. THE 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 TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

PARAGON PLACE AT BEAR CLAW WAY

LOT 2

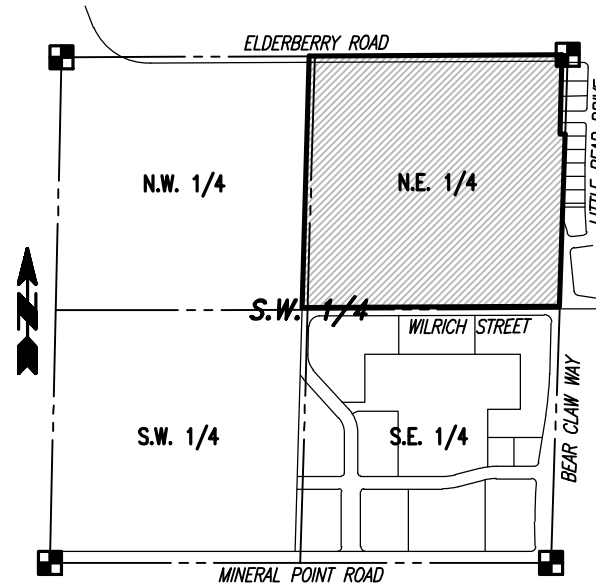
PRELIMINARY SITE DEVELOPMENT PLANS

CITY OF MADISON, WISCONSIN

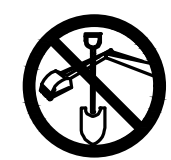


VICINITY MAP
NOT TO SCALE

PRELIMINARY SET
NOT FOR CONSTRUCTION.



LOCALITY MAP:
S.W. 1/4, SEC. 21,
T. 7 N., R. 8 E.
SCALE: 1"=1000'

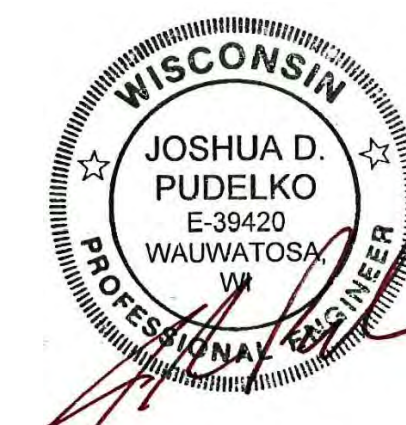


CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

SHEET INDEX

| CIVIL | |
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| C0.0 | - COVER SHEET |
| C1.0 | - CONTRACT LIMITS PLAN |
| C1.1 | - PRELIMINARY SITE PLAN |
| C2.0 | - PRELIMINARY LOT GRADING & PAVING PLAN |
| C3.0 | - PRELIMINARY UTILITY PLAN |



4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
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FAX: (262) 790-1481
EMAIL: jpuudelko@trioeng.com

PARAGON PLACE

knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 2
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

| DATE | DESCRIPTION |
|-----------|-------------------|
| 3/15/2023 | CONCEPT GRADING |
| 6/9/2023 | PRELIMINARY PLANS |
| 6/23/2023 | CITY SUBMITTAL |
| 8/2/2023 | SITE UPDATES |
| 8/16/2023 | SITE UPDATES |
| 9/14/2023 | SITE UPDATES |

DATE:
SEPTEMBER 14, 2023

JOB NUMBER:
12041

DESCRIPTION:

COVER SHEET

SHEET

C0.0



4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 2
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

| REVISION HISTORY | |
|------------------|-------------------|
| DATE | DESCRIPTION |
| 3/16/2023 | CONCEPT GRADING |
| 6/9/2023 | PRELIMINARY PLANS |
| 6/23/2023 | CITY SUBMITTAL |
| 8/2/2023 | SITE UPDATES |
| 8/16/2023 | SITE UPDATES |
| 8/14/2023 | SITE UPDATES |

DATE:
SEPTEMBER 14, 2023

JOB NUMBER:
12041

DESCRIPTION:
CONTRACT
LIMITS PLAN

SHEET

C1.0

ROADWAY & UTILITY
IMPROVEMENTS PER
CITY OF MADISON
DESIGN PLANS

ELDERBERRY ROAD

LAKOTA WAY

BEAR CLAW WAY

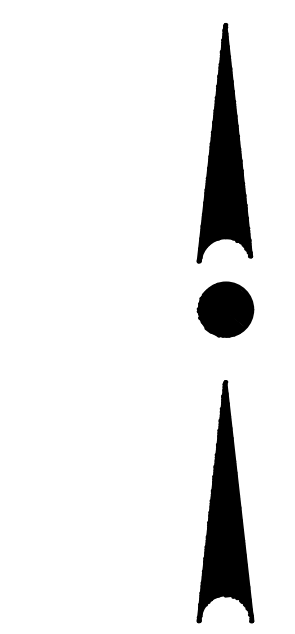
LITTLE BEAR DRIVE

SPIRIT STREET

SPIRIT STREET

2024
CONSTRUCTION
LIMITS

ROADWAY & UTILITY
IMPROVEMENTS PER
CITY OF MADISON
DESIGN PLANS



0 25 50 100

Scale: 1" = 50' (22"X34")

Scale: 1" = 100' (11"X17")

PUBLIC IMPROVEMENTS NOTE:
THE 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 TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.

H:\C300\311\12041-01\CONSTRUCTION PLANS\2023-LOTS 2 & 3\CIVIL\LOT 2-PARAGON PLACE CIVIL PLANS.DWG

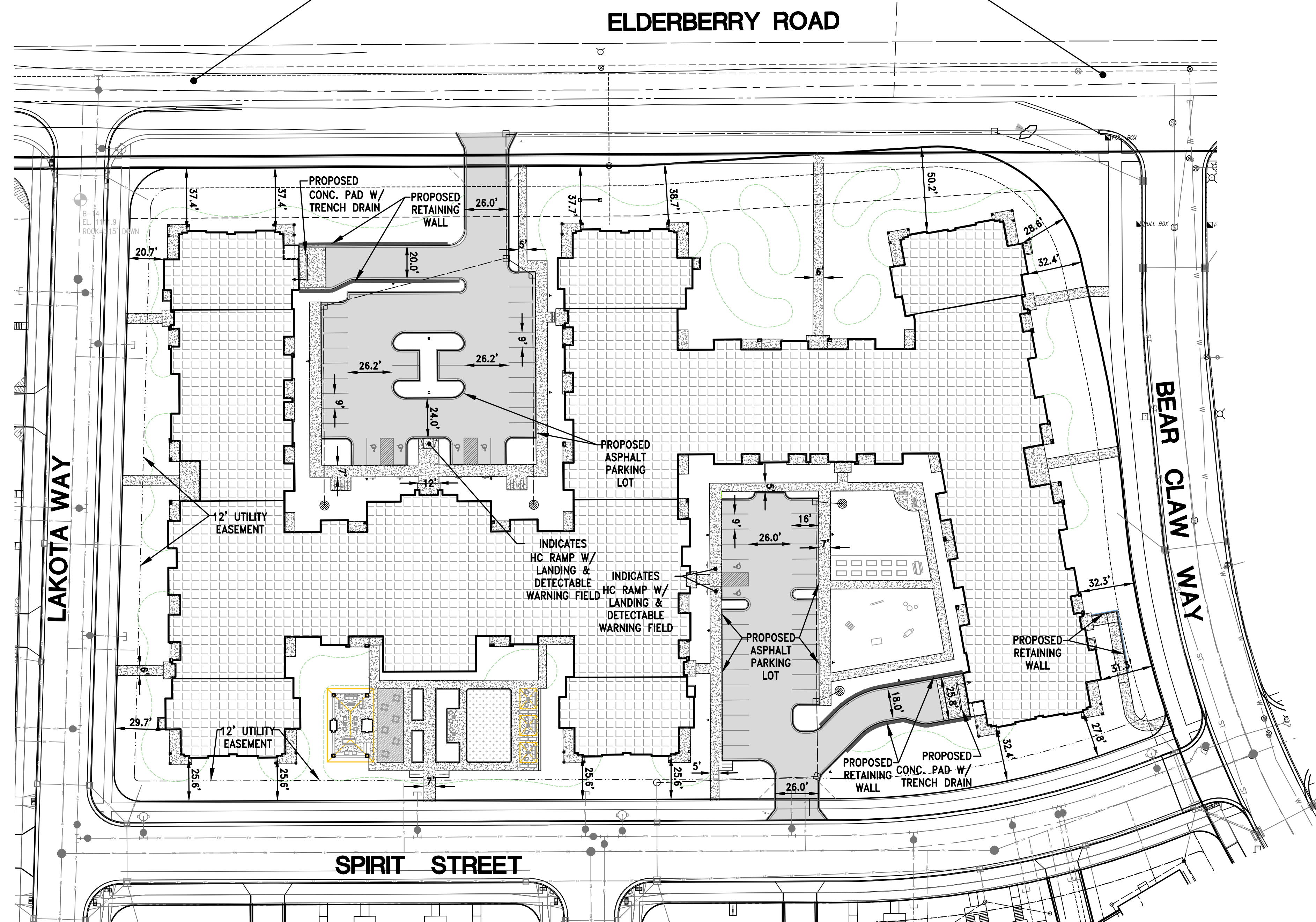


CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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**ROADWAY & UTILITY
IMPROVEMENTS PER
CITY OF MADISON
DESIGN PLANS**



4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuudelko@trioeng.com



knothe • bruce
ARCHITECTS
Phone: 7601 University Ave. Ste 201
608.836.3690 Middleton, WI 53562

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 2
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

| DATE | DESCRIPTION |
|-----------|-------------------|
| 3/15/2023 | CONCEPT GRADING |
| 6/9/2023 | PRELIMINARY PLANS |
| 6/23/2023 | CITY SUBMITTAL |
| 8/2/2023 | SITE UPDATES |
| 8/16/2023 | SITE UPDATES |
| 9/14/2023 | SITE UPDATES |

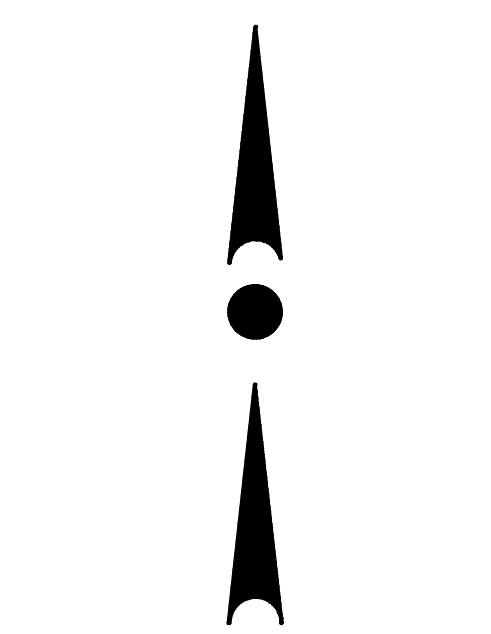
DATE:
SEPTEMBER 14, 2023

JOB NUMBER:
12041

DESCRIPTION:
PRELIMINARY
SITE PLAN

SHEET

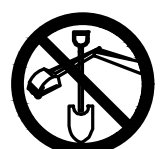
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Scale: 1" = 80" (11"x17")

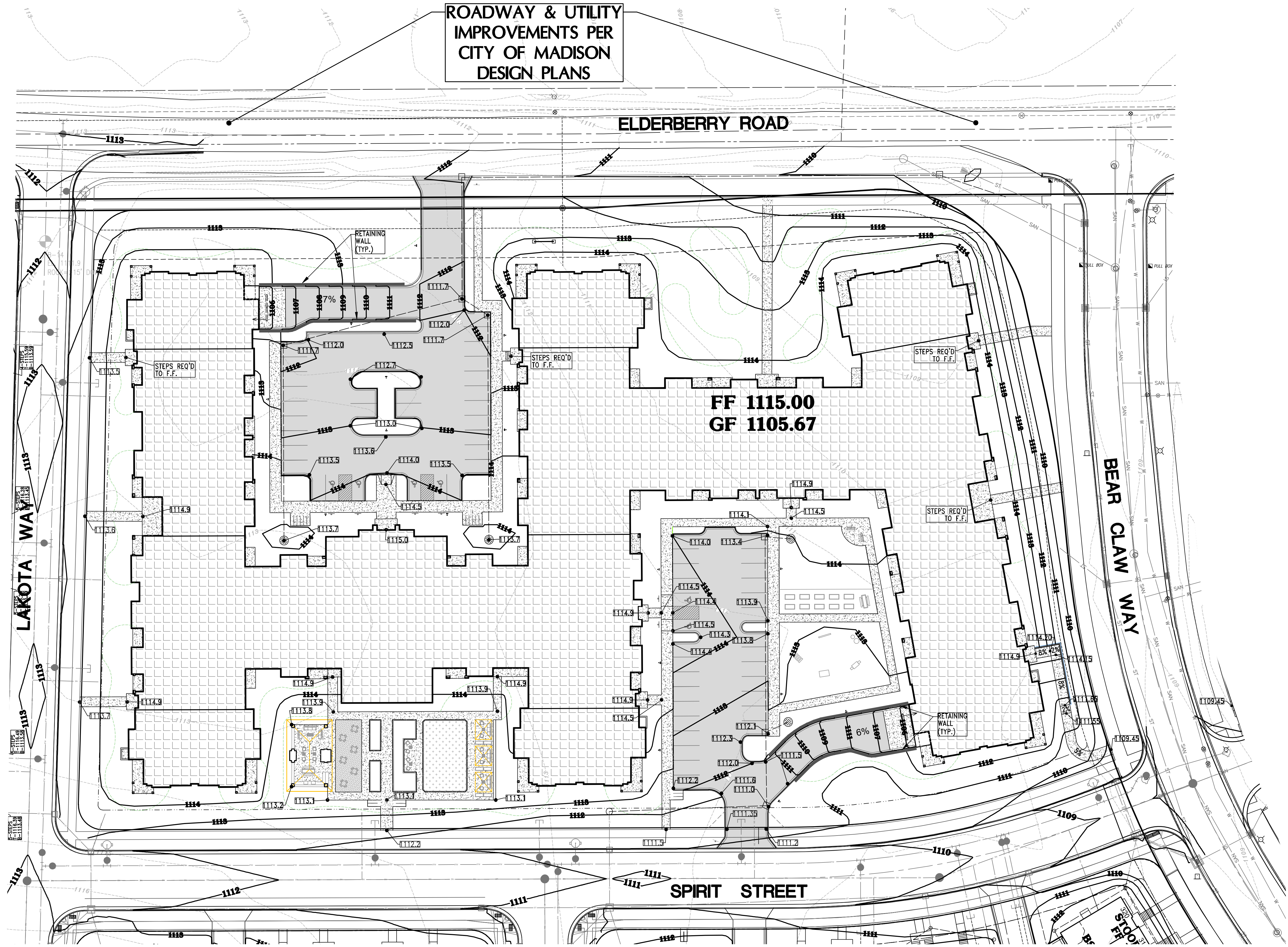
PUBLIC IMPROVEMENTS NOTE:
THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.

H:\C300\311\12041-01\CONSTRUCTION PLANS\2023-LOTS 2 & 3\CIVIL_LOT 2-PARAGON PLACE CIVIL PLANS.DWG

 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

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**ROADWAY & UTILITY
IMPROVEMENTS PER
CITY OF MADISON
DESIGN PLANS**



**FF 1115.00
GF 1105.67**

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Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")



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PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 2
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

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| 9/14/2023 | SITE UPDATES |

DATE:
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JOB NUMBER:
12041

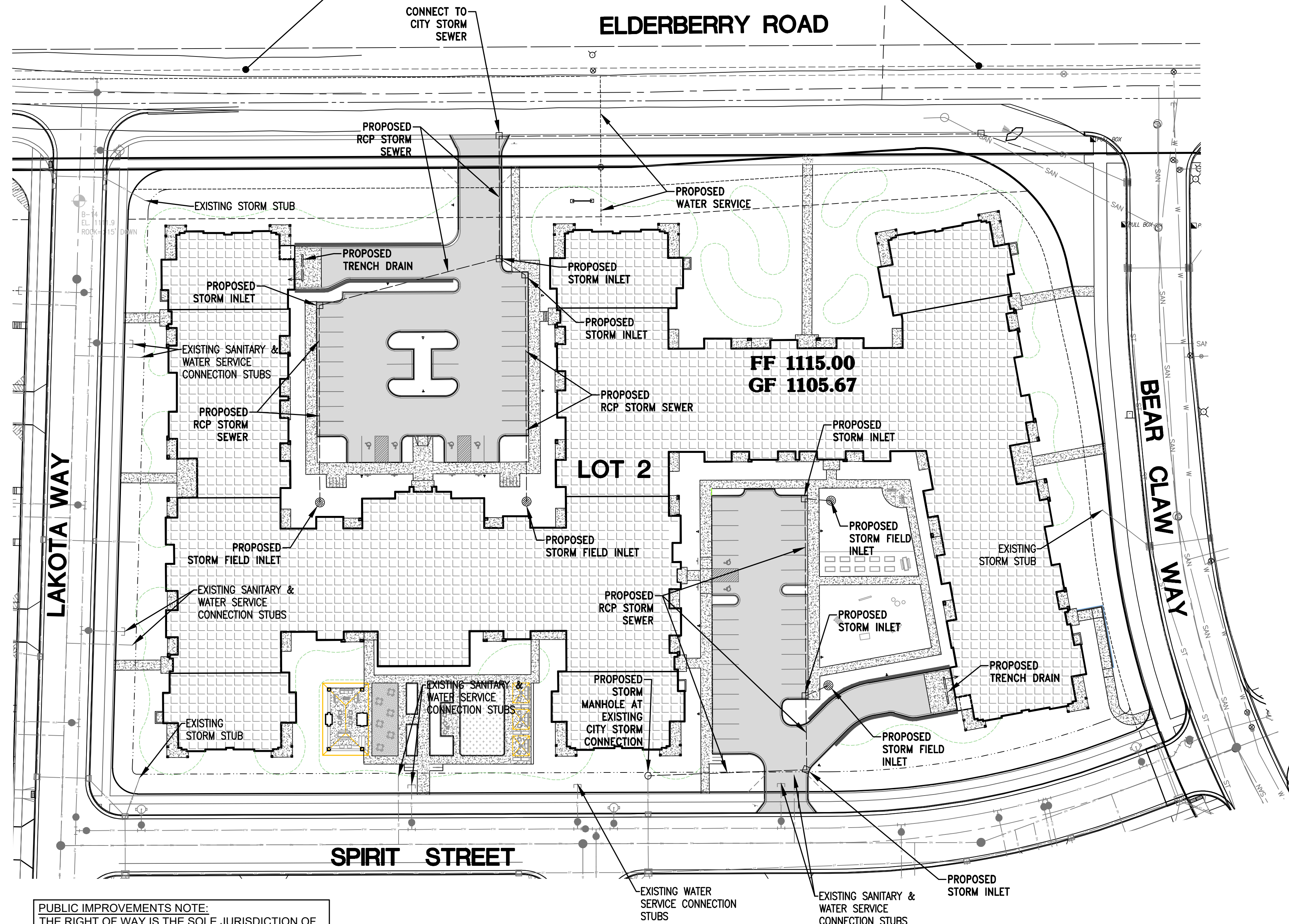
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PRELIMINARY
GRADING
& PAVING PLAN

SHEET

C2.0

H:\C300\311\12041-01\CONSTRUCTION PLANS\2023-LOTS 2 & 3\CIVIL_LOT 2-PARAGON PLACE CIVIL PLANS.DWG

**ROADWAY & UTILITY
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PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 2
CITY OF MADISON, WI
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REVISION HISTORY

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| 3/15/2023 | CONCEPT GRADING |
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DATE:
SEPTEMBER 14, 2023

JOB NUMBER:
12041

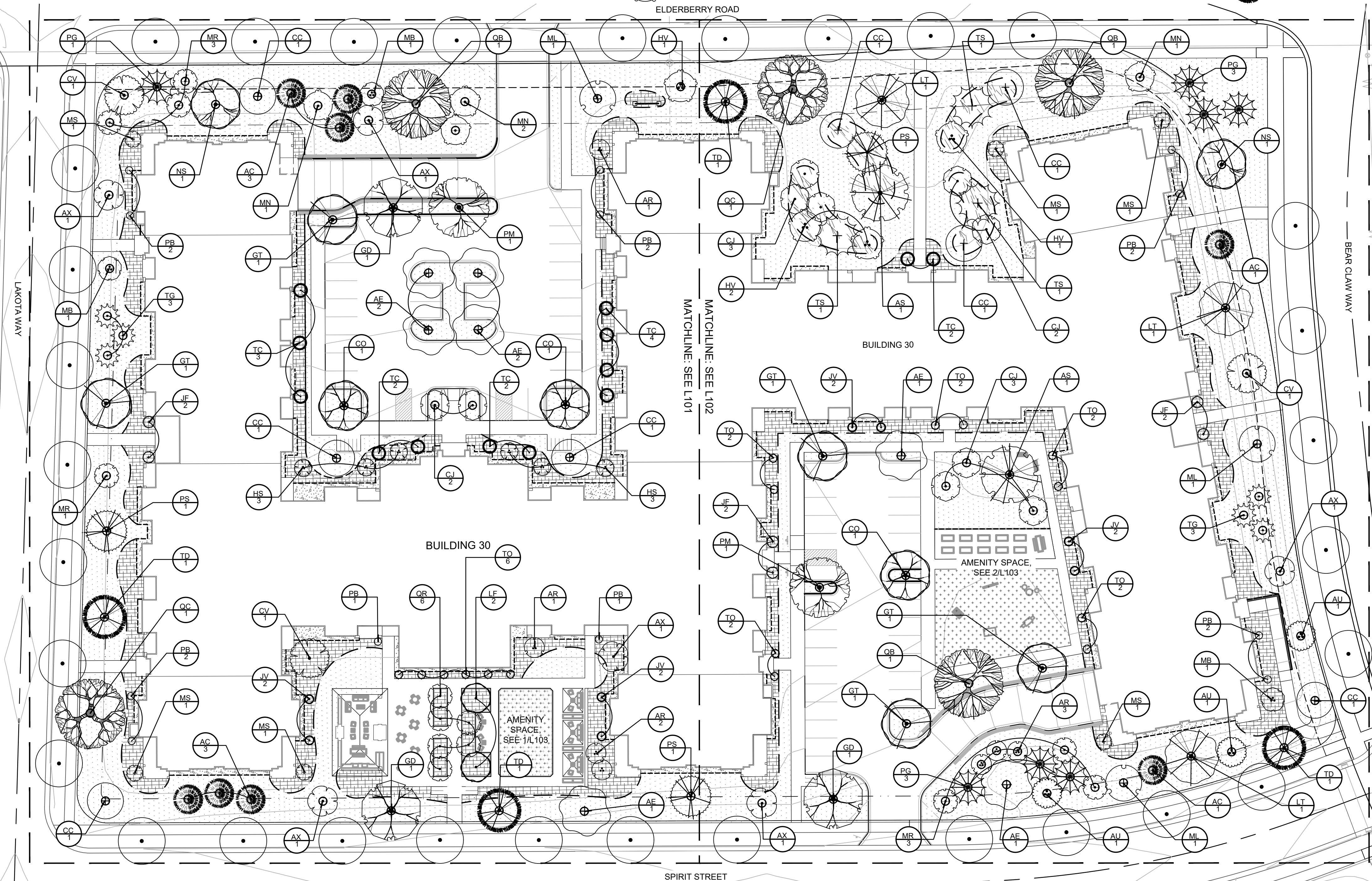
DESCRIPTION:
**PRELIMINARY
UTILITY
PLAN**

SHEET

C3.0

PLANT LIST- TREES

| EVERGREEN TREES | | | | | ORNAMENTAL TREES | | | | | SHADE TREES | | | | |
|-----------------|--|-------|---------------|-----|------------------|--|-------|----------------------------------|-----|-------------|--|-------|----------|-----|
| CODE | BOTANICAL / COMMON NAME | CONT. | SIZE | QTY | CODE | BOTANICAL / COMMON NAME | CONT. | SIZE | QTY | CODE | BOTANICAL / COMMON NAME | CONT. | SIZE | QTY |
| AC | Abies concolor / Concolor Fir | B&B | 6' HT. (MIN.) | 8 | AX | Aesculus x bushii 'Aaron1' / Mystic Ruby™ Buckeye | B&B | 1.5' Cal | 6 | AS | Acer saccharum / Sugar Maple | B&B | 2" Cal | 2 |
| JF | Juniperus chinensis 'Fairview' / Fairview Juniper | B&B | 5' HT. (MIN.) | 6 | AU | Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry | B&B | 6' HT. (MIN.) UPRIGHT MULTI-STEM | 3 | AE | Aesculus glabra 'J.N. Select' / Early Glow Buckeye | B&B | 2" Cal | 7 |
| JV | Juniperus virginiana 'J.N. Select Green' / Emerald Feather™ Eastern Redcedar | B&B | 4' HT. (MIN.) | 8 | AR | Amelanchier x grandiflora 'Robin Hill' / Robin Hill Serviceberry | B&B | 6' HT. (MIN.) UPRIGHT MULTI-STEM | 7 | CO | Celtis occidentalis 'Chicagoland' / Common Hackberry | B&B | 3" Cal | 3 |
| PG | Picea glauca var. densata / Black Hills Spruce | B&B | 6' HT. (MIN.) | 7 | CJ | Carpinus caroliniana 'J.N. Select A' / Fire King™ American Hornbeam | B&B | 2" Cal | 10 | GT | Gleditsia triacanthos inermis 'Shademaster'™ / Shademaster Honeycuscot | B&B | 2.5" Cal | 5 |
| PB | Picea pungens 'Iseli Fastigiata' / Iseli Fastigiata Blue Spruce | B&B | 5' HT. (MIN.) | 12 | CC | Cercis canadensis / Eastern Redbud | B&B | 2" Cal | 8 | GD | Gymnocladus dioica 'Espresso' / Espresso Coffeetree | B&B | 3" Cal | 3 |
| PS | Pinus strobus / White Pine | B&B | 6' HT. (MIN.) | 3 | CV | Chionanthus virginicus / White Fringetree | B&B | 1.5' Cal | 3 | LT | Liriodendron tulipifera / Tulip Tree | B&B | 2" Cal | 3 |
| TC | Taxus cuspidata 'Capitata' / Capitata Japanese Yew | B&B | 5' HT. (MIN.) | 13 | HS | Hamamelis vernalis / Ozark Witchhazel | B&B | 4' HT. (MIN.) | 6 | LF | Liriodendron tulipifera 'Fastigiata' / Columnar Tulip Poplar | B&B | 2" Cal | 2 |
| TO | Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae | B&B | 5' HT. (MIN.) | 16 | HV | Hamamelis virginiana / Common Witch Hazel | B&B | 5' HT. (MIN.) | 4 | NS | Nyssa sylvatica / Black Tupelo | B&B | 3" Cal | 2 |
| TG | Thuja x 'Green Giant' / Green Giant Arborvitae | B&B | 6' HT. (MIN.) | 6 | MS | Magnolia stellata 'Royal Star' / Royal Star Magnolia | B&B | 1.5' Cal | 6 | PM | Platanus x acerifolia 'Morton Circle' / Exclamation London Plane Tree | B&B | 2" Cal | 2 |
| TS | Tsuga canadensis / Eastern Hemlock | B&B | 6' HT. (MIN.) | 3 | MB | Magnolia x 'Butterflies' / Butterflies Magnolia | B&B | 6' HT. (MIN.) UPRIGHT MULTI-STEM | 3 | OB | Quercus bicolor / Swamp White Oak | B&B | 3" Cal | 3 |
| | | | | | ML | Magnolia x loebneri 'Leonard Messel' / Leonard Messel Magnolia | B&B | 1.5' Cal | 3 | QR | Quercus bicolor 'Bonnie and Mike' / Beacon® Oak | B&B | 3" Cal | 6 |
| | | | | | MR | Malus x 'Royal Raindrops' / Royal Raindrops Crabapple | B&B | 2" Cal | 7 | QC | Quercus muehlenbergii / Chinkapin Oak | B&B | 3" Cal | 2 |
| | | | | | MN | Malus x 'Spring Snow' / Spring Snow Crabapple | B&B | 2" Cal | 4 | TD | Taxodium distichum / Bald Cypress | B&B | 2.5" Cal | 4 |

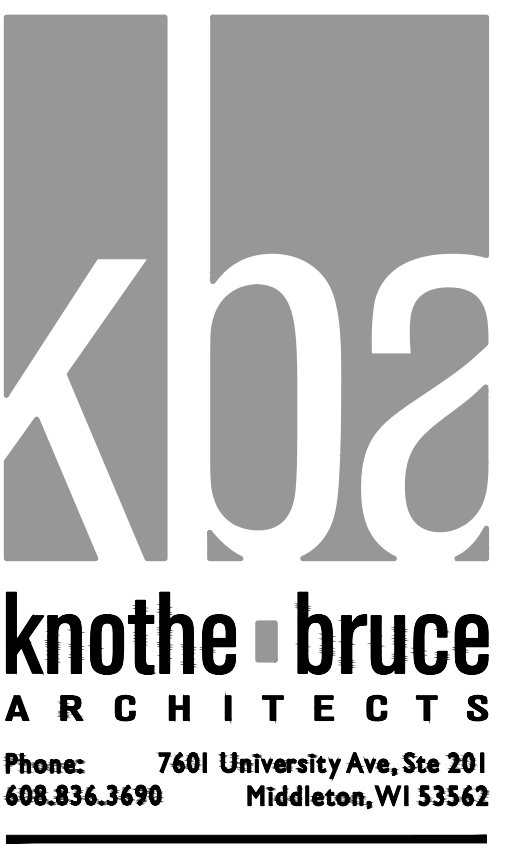
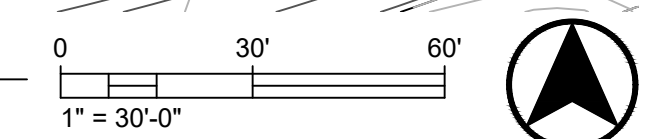


NOTES

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- CONTRACTOR SHALL PROTECT BENCHMARKS.
- THERE ARE ZERO EXISTING TREES GREATER THAN 8" DBH ON THIS PROJECT SITE.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
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- AS DEFINED BY MADISON GENERAL ORDINANCE 10.10, CITY FORESTRY WILL ASSESS THE FULL COST OF THE STREET TREE INSTALLATION TO THE ADJACENT PROPERTY OWNER. CITY FORESTRY WILL DETERMINE STREET TREE PLANTING SITES AND TREE SPECIES TYPE. STREET TREE PLANTING WILL BE SCHEDULED AFTER THERE IS SUBSTANTIAL COMPLETION OF THE NEW PLAT DEVELOPMENT ALONG THE STREET SEGMENT.
- CONTRACTOR WILL BE REQUIRED TO SUBMIT TOPSOIL TEST RESULTS PRIOR TO PLACEMENT OF SOIL MATERIALS ON THIS PROJECT.

LEGEND

- ALUMINUM EDGING
- - - MOW EDGE
- [Pattern] BLUEGRASS TURF
- [Pattern] DECORATIVE STONE COBBLES
- [Pattern] SHREDDED HARDWOOD BARK MULCH
- [Pattern] STONE MULCH MAINTENANCE EDGE
- [Pattern] ARTIFICIAL TURF GRASS
- [Pattern] NO-MOW TALL FESCUE
- (Circle with dot) PROPOSED STREET TREE



ISSUED
Land Use Application - September 18, 2023



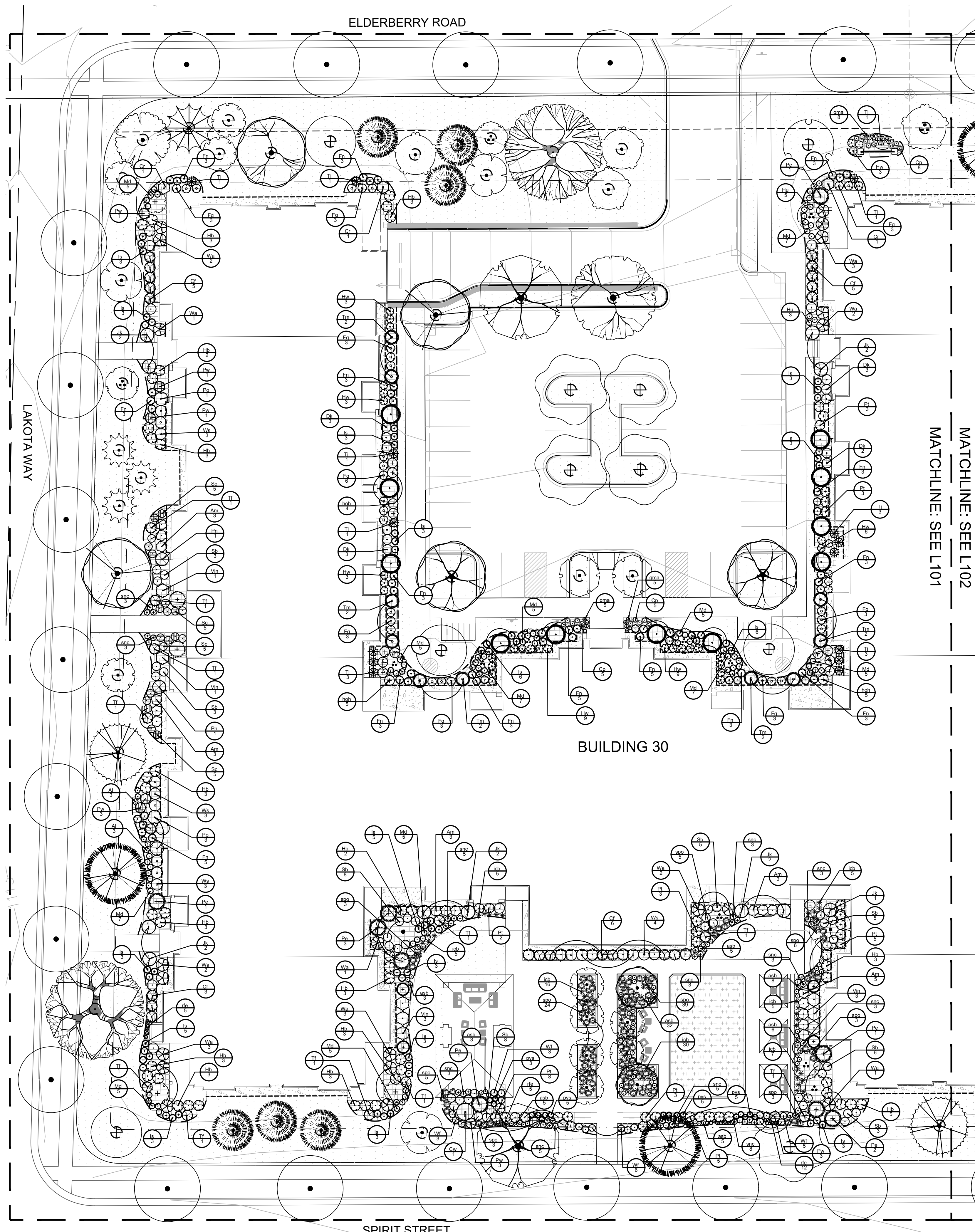
PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site
Lot 2

Lot 2, 354 Bear Claw Way
Madison, Wisconsin
SHEET TITLE
Planting and
Landscape
Restoration Plan

SHEET NUMBER

L100

PROJECT NO. 2244
© Knothe & Bruce Architects, LLC



PLANT LIST- SHRUBS, PERENNIALS AND GRASSES

| DECIDUOUS SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
|-----------------------|--|-------------------------|-------|------|-----|
| Am | Aronia melanocarpa 'Morton' / Iroquois Beauty Black Chokeberry | 3 gal | CONT. | 17 | |
| Al | Aronia melanocarpa 'UCONNAM185' / Low Scape Mound® Black Chokeberry | 2 gal | CONT. | 6 | |
| Cr | Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet | 5 gal | CONT. | 3 | |
| Cf | Cornus stolonifera 'Farrow' / Arctic Fire® Red Twig Dogwood | 3 gal | CONT. | 19 | |
| Cw | Cotinus coggygria 'NCC01' / Winecraft Black® Smoke Tree | 5 gal | CONT. | 1 | |
| Dk | Diervilla lonicera 'Kodiak Orange' / Kodiak Orange Dwarf Bush Honeysuckle | 3 gal | CONT. | 11 | |
| Fn | Forsythia x intermedia 'Nimbus' / Show Off® Sugar Baby® Dwarf Forsythia | 1 gal | CONT. | 51 | |
| Fg | Fothergilla gardenii 'Beaver Creek' / Dwarf Witchhazel | 3 gal | CONT. | 30 | |
| Hb | Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea | 5 gal | CONT. | 42 | |
| Hw | Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea | 3 gal | CONT. | 36 | |
| Hu | Hydrangea serrata 'MAKO' / Tiny Tuff Stuff™ Mountain Hydrangea | 3 gal | CONT. | 8 | |
| Is | Itea virginica 'Sprich' / Little Henry® Sweetspire | 3 gal | CONT. | 58 | |
| Po | Physocarpus opulifolius 'Jefam' / Amber Jubilee® Ninebark | 5 gal | CONT. | 4 | |
| Pt | Physocarpus opulifolius 'SMPOTW' / Tiny Wine® Ninebark | 3 gal | CONT. | 32 | |
| Sb | Spiraea betulifolia 'Tor' / Birchleaf Spirea | 2 gal | CONT. | 41 | |
| Sc | Syringa x 'SMNJRPU' / Bloomerang® Dwarf Purple Lilac | 3 gal | CONT. | 20 | |
| Vjn | Viburnum carlesii 'J.N. Select A' / Spice Island Koreanspice Viburnum | 3 gal | CONT. | 8 | |
| Wa | Weigela florida 'Alexandra' / Wine & Roses® Weigela | 3 gal | CONT. | 20 | |
| Ws | Weigela florida 'Bokrasopin' / Sonic Bloom® Pink Weigela | 3 gal | CONT. | 13 | |
| Wf | Weigela florida 'Bokraspivi' / Spilled Wine® Weigela | 3 gal | CONT. | 17 | |
| EVERGREEN SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
| Jk | Juniperus chinensis 'Pfitzeriana Kallay' / Kallays Compact Pfitzer Juniper | 3 gal | CONT. | 11 | |
| Md | Microbiota decussata 'Condavis' / Fuzzball Siberian Carpet Cypress | 2 gal | CONT. | 68 | |
| Pn | Picea omorika 'Nana' / Dwarf Serbian Spruce | 5 gal | CONT. | 2 | |
| Pw | Pinus mugo 'Carsten's Wintergold' / Carsten's Wintergold Mugo Pine | 3 gal | CONT. | 12 | |
| Pe | Pinus strobus 'Nana' / Dwarf White Pine | 5 gal | CONT. | 9 | |
| Tm | Taxus x media 'Tautonii' / Tauton Yew | 5 gal | CONT. | 10 | |
| Tt | Thuja occidentalis 'Congabe' / Fire Chief™ Arborvitae | 3 gal | CONT. | 11 | |
| Tj | Tsuga canadensis 'Jeddleloh' / Jeddleloh Eastern Hemlock | 3 gal | CONT. | 15 | |
| HERBACEOUS PERENNIALS | CODE | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
| asb | Allium tanguticum 'Summer Beauty' / Summer Beauty Allium | QUART | CONT. | 67 | |
| gma | Geranium maculatum / Spotted Geranium | QUART | CONT. | 18 | |
| hoh | Hosta x 'Halcyon' / Halcyon Hosta | QUART | CONT. | 14 | |
| icb | Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris | QUART | CONT. | 73 | |
| rfe | Rubbeckia fulgida 'Early Bird Gold' / Early Bird Gold Coneflower | QUART | CONT. | 22 | |
| snc | Salvia nemorosa 'Caradonna' / Caradonna Perennial Salvia | QUART | CONT. | 47 | |
| ORNAMENTAL GRASSES | CODE | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
| Cp | Carex pensylvanica / Pennsylvania Sedge | QUART | CONT. | 18 | |
| pvs | Panicum virgatum 'Shenendoah' / Shenendoah Switch Grass | 1 gal | CONT. | 18 | |
| spo | Sporobolus heterolepis / Prairie Dropseed | 1 gal | CONT. | 91 | |

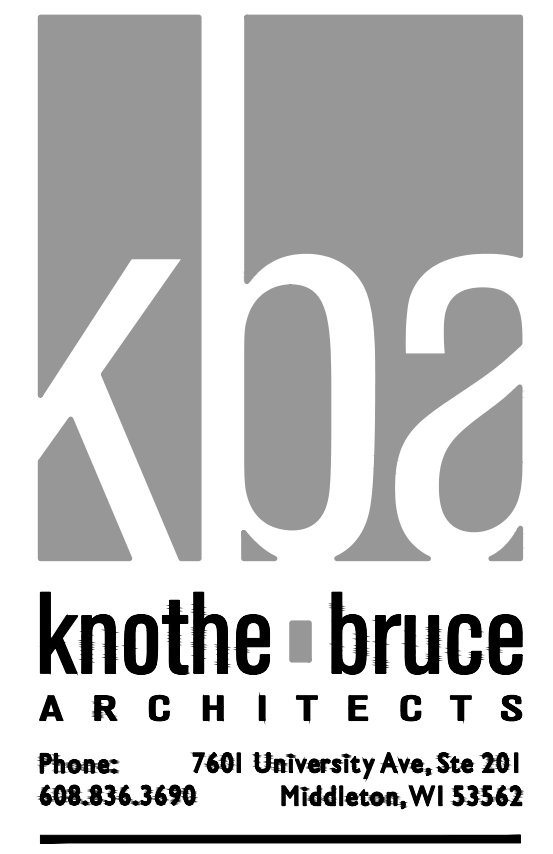
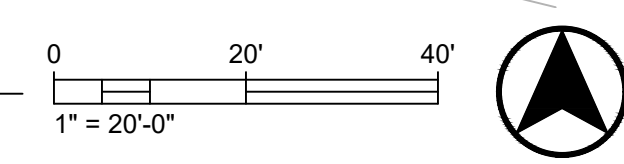
LEGEND

- ALUMINUM EDGING
- - - MOW EDGE
- [Pattern] BLUEGRASS TURF
- [Pattern] DECORATIVE STONE COBBLES
- [Pattern] SHREDDED HARDWOOD BARK MULCH
- [Pattern] STONE MULCH MAINTENANCE EDGE
- [Pattern] ARTIFICIAL TURF GRASS
- [Pattern] NO-MOW TALL FESCUE
- [Symbol] PROPOSED STREET TREE

NOTES

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7. CONTRACTOR WILL BE REQUIRED TO SUBMIT TOPSOIL TEST RESULTS PER PRIOR TO PLACEMENT OF SOIL MATERIALS ON THIS PROJECT.

1 PLANTING ENLARGEMENT 2
SCALE: 1"=20'-0"



ISSUED
Land Use Application - September 18, 2023



PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site
Lot 2**

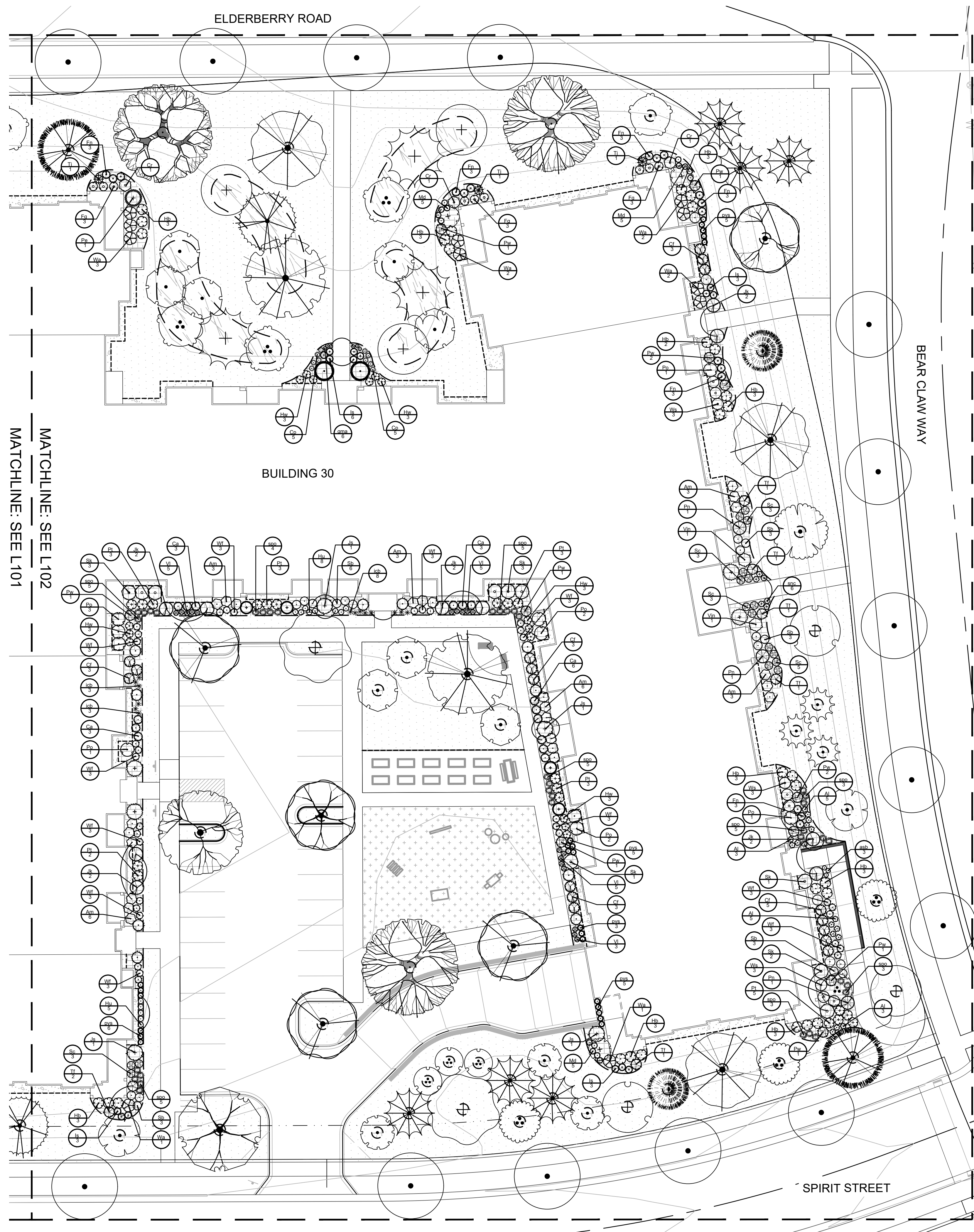
Lot 2: 354 Bear Claw Way
Madison, Wisconsin

SHEET TITLE
**Planting
Enlargements**

SHEET NUMBER

L101

PROJECT NO. **2244**
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PLANT LIST- SHRUBS, PERENNIALS AND GRASSES

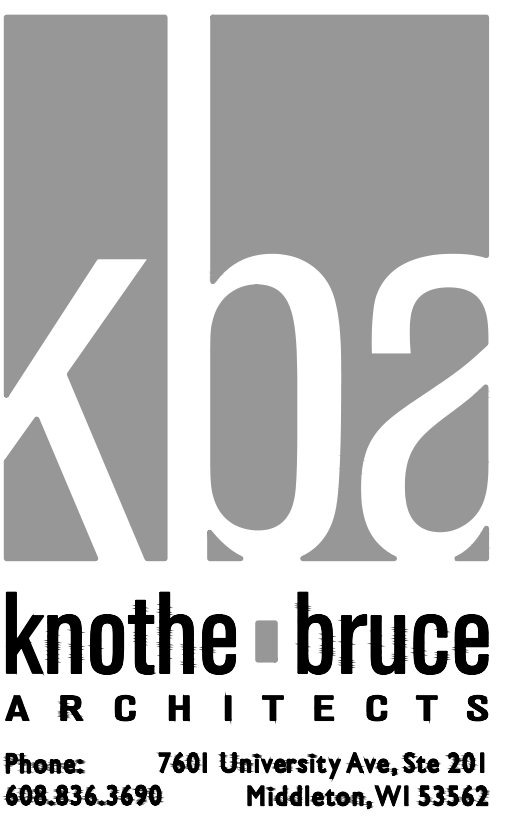
| DECIDUOUS SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
|-----------------------|--|-------------------------|-------|------|-----|
| Am | Aronia melanocarpa 'Morton' / Iroquois Beauty Black Chokeberry | 3 gal | CONT. | 24 | |
| Al | Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry | 2 gal | CONT. | 16 | |
| Ca | Ceanothus americanus / New Jersey Tea | 5 gal | CONT. | 15 | |
| Cr | Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet | 5 gal | CONT. | 3 | |
| Cf | Cornus stolonifera 'Farrow' / Arctic Fire® Red Twig Dogwood | 3 gal | CONT. | 17 | |
| Fn | Forsythia x intermedia 'Nimbus' / Show Off® Sugar Baby® Dwarf Forsythia | 1 gal | CONT. | 18 | |
| Fg | Fothergilla gardenii 'Beaver Creek' / Dwarf Wiltchelder | 3 gal | CONT. | 9 | |
| Hb | Hydrangea paniculata 'L'VOBO' / Bobo® Panicle Hydrangea | 5 gal | CONT. | 29 | |
| Hw | Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea | 3 gal | CONT. | 15 | |
| Hu | Hydrangea serrata 'MAKD' / Tiny Tuff Stuff™ Mountain Hydrangea | 3 gal | CONT. | 13 | |
| Is | Itea virginica 'Sprich' / Little Henry® Sweetspire | 3 gal | CONT. | 15 | |
| Po | Physocarpus opulifolius 'Jefam' / Amber Jubilee® Ninebark | 5 gal | CONT. | 10 | |
| Pt | Physocarpus opulifolius 'SMPOTW' / Tiny Wine® Ninebark | 3 gal | CONT. | 19 | |
| Sb | Spiraea betulifolia 'Tor' / Birchleaf Spirea | 2 gal | CONT. | 18 | |
| Sk | Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac | 5 gal | CONT. | 10 | |
| Sc | Syringa x 'SMNJRPJ' / Blooming® Dwarf Purple Lilac | 3 gal | CONT. | 17 | |
| Vjn | Viburnum carlesii 'J.N. Select A' / Spice Island Koreanspice Viburnum | 3 gal | CONT. | 2 | |
| Vi | Viburnum cassinoides 'SMNVCCD' / Li'l Ditty® Viburnum | 2 gal | CONT. | 18 | |
| Wa | Weigela florida 'Alexandra' / Wine & Roses® Weigela | 3 gal | CONT. | 11 | |
| Ws | Weigela florida 'Bokrasopin' / Sonic Bloom® Pink Weigela | 3 gal | CONT. | 9 | |
| Wf | Weigela florida 'Bokraspiw' / Spilled Wine® Weigela | 3 gal | CONT. | 33 | |
| EVERGREEN SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
| Jk | Juniperus chinensis 'Pfitzeriana Kallay' / Kallays Compact Pfitzer Juniper | 3 gal | CONT. | 10 | |
| Js | Juniperus chinensis 'Sea Green' / Sea Green Juniper | 3 gal | CONT. | 4 | |
| Md | Microbiota decussata 'Condavis' / Fuzzball Siberian Carpet Cypress | 2 gal | CONT. | 15 | |
| Pn | Picea omorika 'Nansi' / Dwarf Serbian Spruce | 5 gal | CONT. | 3 | |
| Pw | Pinus mugo 'Carsten's Wintergold' / Carsten's Wintergold Mugo Pine | 3 gal | CONT. | 11 | |
| Pe | Pinus strobus 'Nansi' / Dwarf White Pine | 5 gal | CONT. | 1 | |
| Tf | Thuja occidentalis 'Congabe' / Fire Chief™ Arborvitae | 3 gal | CONT. | 7 | |
| Tj | Tsuga canadensis 'Jeddloch' / Jeddloch Eastern Hemlock | 3 gal | CONT. | 3 | |
| HERBACEOUS PERENNIALS | CODE | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
| asb | Allium tanguticum 'Summer Beauty' / Summer Beauty Allium | QUART | CONT. | 3 | |
| gma | Geranium maculatum / Spotted Geranium | QUART | CONT. | 6 | |
| icb | Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris | QUART | CONT. | 14 | |
| snc | Salvia nemorosa 'Caradonna' / Cardonna Perennial Salvia | QUART | CONT. | 6 | |
| ORNAMENTAL GRASSES | CODE | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
| Cp | Carex pensylvanica / Pennsylvania Sedge | QUART | CONT. | 10 | |
| pvs | Panicum virgatum 'Shenendoah' / Shenendoah Switch Grass | 1 gal | CONT. | 24 | |
| spo | Sporobolus heterolepis / Prairie Dropseed | 1 gal | CONT. | 38 | |

LEGEND

- ALUMINUM EDGING
- MOW EDGE
- Bluegrass Turf
- Decorative Stone Cobbles
- Shredded Hardwood Bark Mulch
- Stone Mulch Maintenance Edge
- Artificial Turf Grass
- No-Mow Tall Fescue
- Proposed Street Tree
- Existing Tree to Remain

NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT BENCHMARKS.
3. THERE ARE ZERO EXISTING TREES GREATER THAN 8" DBH ON THIS PROJECT SITE.
4. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
5. ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
6. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
7. AS DEFINED BY MADISON GENERAL ORDINANCE 10.10, CITY FORESTRY WILL ASSESS THE FULL COST OF THE STREET TREE INSTALLATION TO THE ADJACENT PROPERTY OWNER. CITY FORESTRY WILL DETERMINE STREET TREE PLANTING SITES AND TREE SPECIES TYPE. STREET TREE PLANTING WILL BE SCHEDULED AFTER THERE IS SUBSTANTIAL COMPLETION OF THE NEW PLAT DEVELOPMENT ALONG THE STREET SEGMENT.
8. CONTRACTOR WILL BE REQUIRED TO SUBMIT TOPSOIL TEST RESULTS PRIOR TO PLACEMENT OF SOIL MATERIALS ON THIS PROJECT.



ISSUED
Land Use Application - September 18, 2023



PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site
Lot 2**

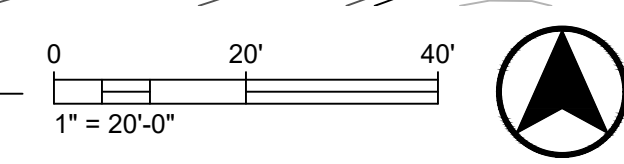
Lot 2: 354 Bear Claw Way
Madison, Wisconsin
SHEET TITLE
**Planting
Enlargements**

SHEET NUMBER

L102

PROJECT NO. **2244**
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1 **PLANTING ENLARGEMENT 2**
SCALE: 1"=20'-0"

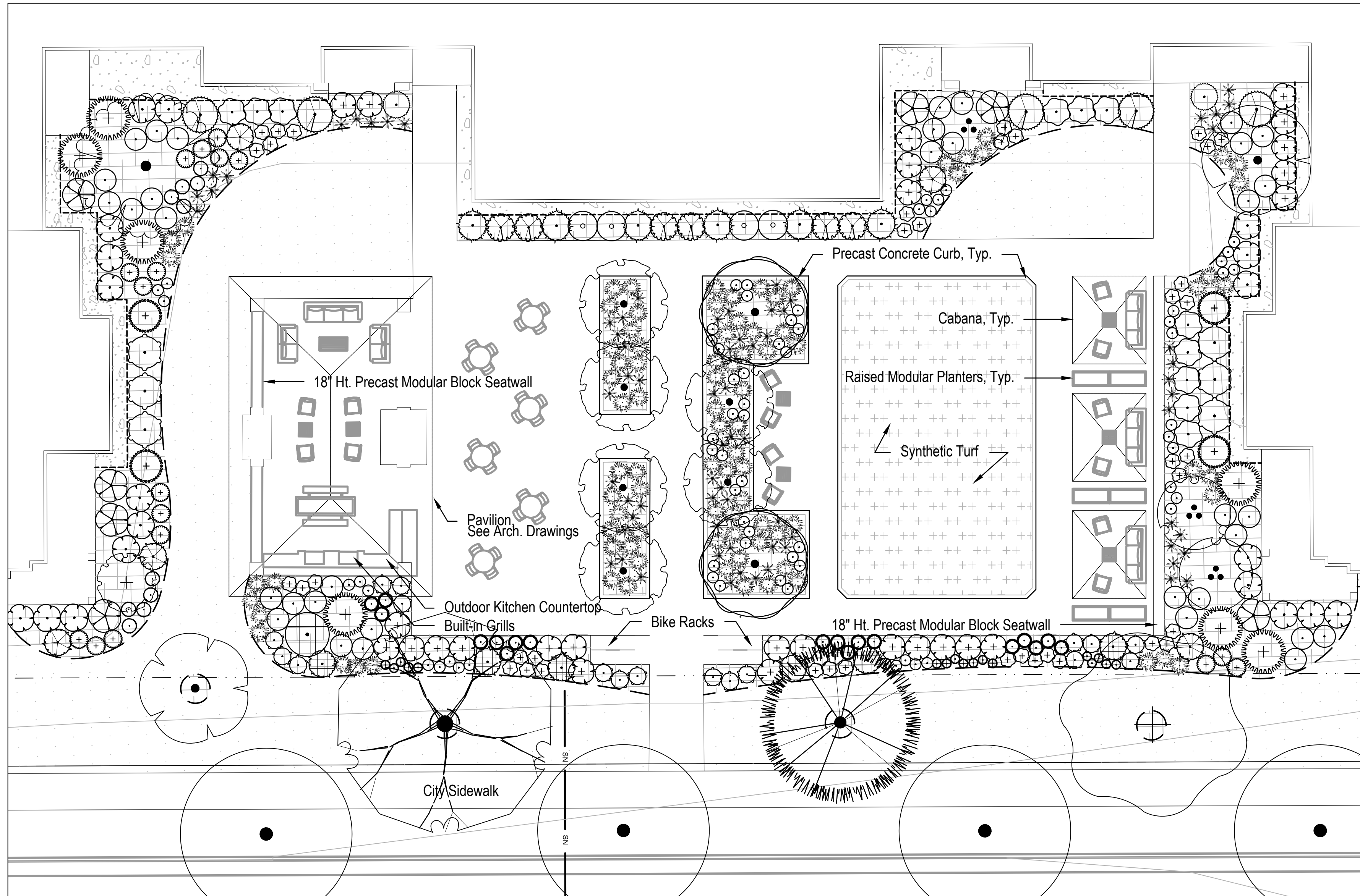


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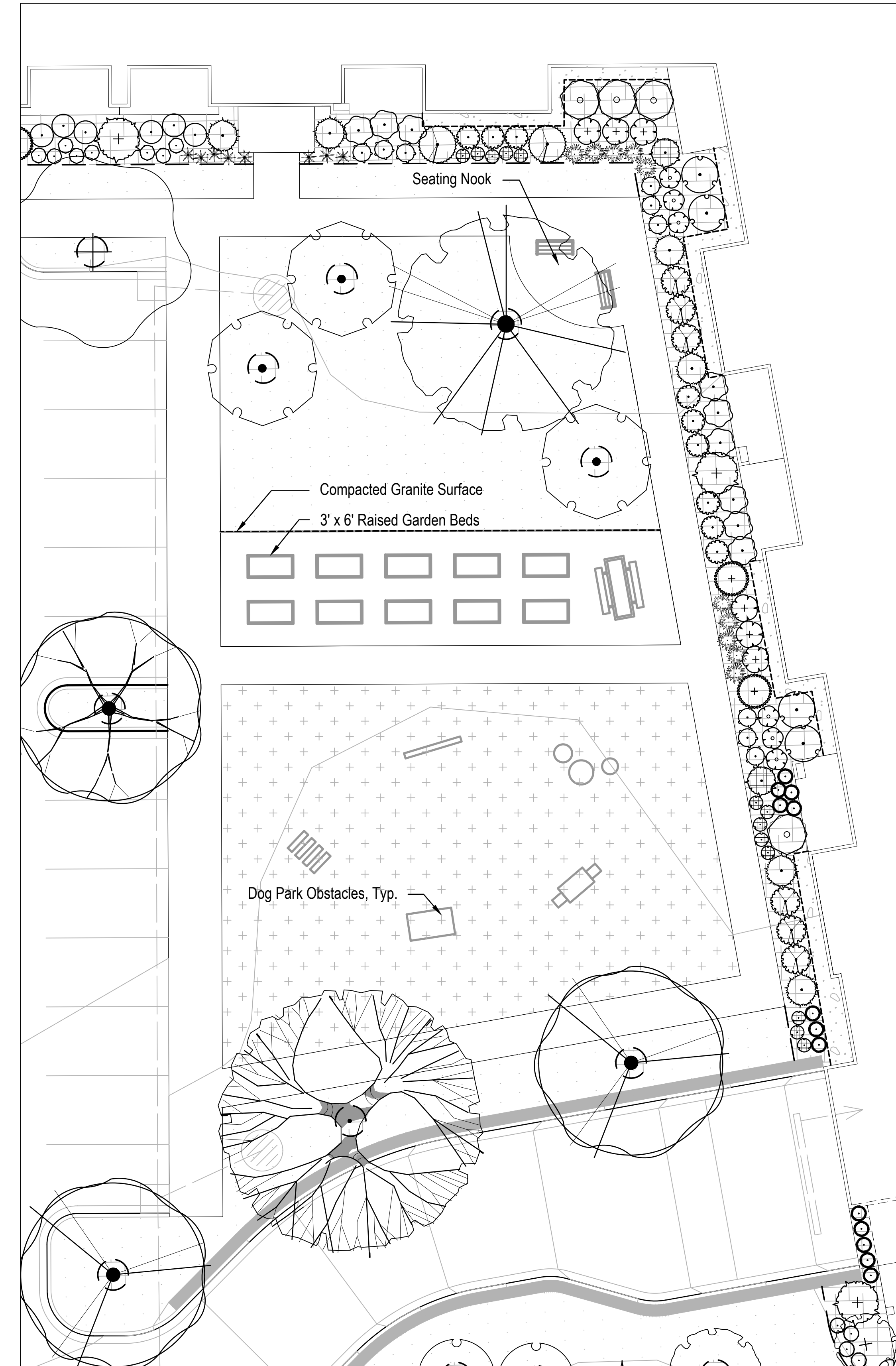
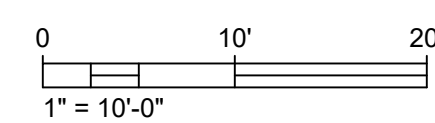
- ALUMINUM EDGING
- MOW EDGE
- BLUEGRASS TURF
- ▨ DECORATIVE STONE COBBLES
- ▩ SHREDDED HARDWOOD BARK MULCH
- ▧ STONE MULCH MAINTENANCE EDGE
- ▦ ARTIFICIAL TURF GRASS
- ▥ NO-MOW TALL FESCUE
- PROPOSED STREET TREE

NOTES

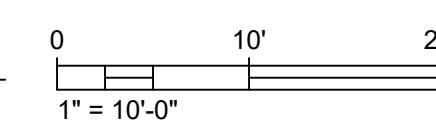
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7. AS DEFINED BY MADISON GENERAL ORDINANCE 10.10, CITY FORESTRY WILL ASSESS THE FULL COST OF THE STREET TREE INSTALLATION TO THE ADJACENT PROPERTY OWNER. CITY FORESTRY WILL DETERMINE STREET TREE PLANTING SITES AND TREE SPECIES TYPE. STREET TREE PLANTING WILL BE SCHEDULED AFTER THERE IS SUBSTANTIAL COMPLETION OF THE NEW PLAT DEVELOPMENT ALONG THE STREET SEGMENT.
8. CONTRACTOR WILL BE REQUIRED TO SUBMIT TOPSOIL TEST RESULTS PRIOR TO PLACEMENT OF SOIL MATERIALS ON THIS PROJECT.



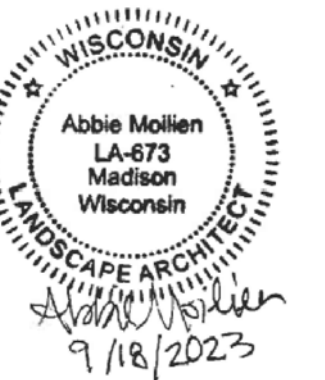
1 AMENITY ENLARGEMENT 1
SCALE: 1"=10'-0"



2 AMENITY ENLARGEMENT 2
SCALE: 1"=10'-0"



ISSUED
Land Use Application - September 18, 2023



PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site
Lot 2**

Lot 2: 354 Bear Claw Way
Madison, Wisconsin
SHEET TITLE
**Amenity
Enlargements**

SHEET NUMBER

L103

PROJECT NO. 2244

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City of Madison, WI Landscape Worksheet
18-Sep-23
Paragon Place Lot 2

| Developed Lots | | SF | LANDSCAPE POINTS REQUIRED |
|----------------------|--|----------------------------------|---------------------------|
| Total Developed Area | | 131,686 | |
| 5 pts/300 SF | | | |
| | | Landscape Points Required | 2193 |

| Development Frontage - Elderberry Road | | LF | *Overstory Trees Required | Shrubs Required |
|---|--|-----|---------------------------|-----------------|
| Total LF of Street Frontage | | | | |
| Between Bldg./Parking & street | | 534 | 18 | 89 |
| 1 Overstory Deciduous Tree* & 5 Shrubs for each 30 lineal feet of Lot Frontage [*2 Ornamental Trees or 2 Evergreen Trees may be used in place of 1 Overstory Deciduous Tree] | | | | |

| Element | Point Value | Quantity Proposed | Quantity Existing | Points Achieved |
|-----------------------------------|-------------|-------------------|-------------------|-----------------|
| Overstory Deciduous Tree ** | 35 | 6 | 0 | 210 |
| Ex. Significant Specimen Tree | 0 | 0 | 0 | 0 |
| Tall Evergreen Tree | 35 | 8 | 0 | 280 |
| Ornamental Tree | 15 | 16 | 0 | 240 |
| Upright Evergreen Shrub | 10 | 0 | 0 | 0 |
| Shrub, Deciduous | 3 | 68 | 0 | 204 |
| Shrub, Evergreen | 4 | 27 | 0 | 108 |
| Ornamental Grass/Perennial | 2 | 16 | 0 | 32 |
| Development Frontage Total | | | | 1074 |

| Development Frontage - Bear Claw Way | | LF | *Overstory Trees Required | Shrubs Required |
|--|--|-----|---------------------------|-----------------|
| Total LF of Street Frontage | | | | |
| Between Bldg./Parking & street | | 343 | 11 | 57 |
| 1 Overstory Deciduous Tree* & 5 Shrubs for each 30 lineal feet of Lot Frontage. [*2 Ornamental Trees or 2 Evergreen Trees may be used in place of 1 Overstory Deciduous Tree] | | | | |

| Element | Point Value | Quantity Proposed | Quantity Existing | Points Achieved |
|-----------------------------------|-------------|-------------------|-------------------|-----------------|
| Overstory Deciduous Tree ** | 35 | 3 | 0 | 105 |
| Ex. Significant Specimen Tree | 0 | 0 | 0 | 0 |
| Tall Evergreen Tree | 35 | 10 | 0 | 350 |
| Ornamental Tree | 15 | 6 | 0 | 90 |
| Upright Evergreen Shrub | 10 | 0 | 0 | 0 |
| Shrub, Deciduous | 3 | 105 | 0 | 315 |
| Shrub, Evergreen | 4 | 17 | 0 | 68 |
| Ornamental Grass/Perennial | 2 | 28 | 0 | 56 |
| Development Frontage Total | | | | 984 |

| Development Frontage - Spirit Street | | LF | *Overstory Trees Required | Shrubs Required |
|--|--|-----|---------------------------|-----------------|
| Total LF of Street Frontage | | | | |
| Between Bldg./Parking & street | | 631 | 21 | 105 |
| 1 Overstory Deciduous Tree* & 5 Shrubs for each 30 lineal feet of Lot Frontage. [*2 Ornamental Trees or 2 Evergreen Trees may be used in place of 1 Overstory Deciduous Tree] | | | | |

| Element | Point Value | Quantity Proposed | Quantity Existing | Points Achieved |
|-----------------------------------|-------------|-------------------|-------------------|-----------------|
| Overstory Deciduous Tree ** | 35 | 10 | 0 | 350 |
| Ex. Significant Specimen Tree | 0 | 0 | 0 | 0 |
| Tall Evergreen Tree | 35 | 8 | 0 | 280 |
| Ornamental Tree | 15 | 15 | 0 | 225 |
| Upright Evergreen Shrub | 10 | 0 | 0 | 0 |
| Shrub, Deciduous | 3 | 96 | 0 | 288 |
| Shrub, Evergreen | 4 | 26 | 0 | 104 |
| Ornamental Grass/Perennial | 2 | 179 | 0 | 358 |
| Development Frontage Total | | | | 1605 |

| Development Frontage - Lakota Way | | LF | *Overstory Trees Required | Shrubs Required |
|--|--|-----|---------------------------|-----------------|
| Total LF of Street Frontage | | | | |
| Between Bldg./Parking & street | | 369 | 12 | 62 |
| 1 Overstory Deciduous Tree* & 5 Shrubs for each 30 lineal feet of Lot Frontage. [*2 Ornamental Trees or 2 Evergreen Trees may be used in place of 1 Overstory Deciduous Tree] | | | | |

| Element | Point Value | Quantity Proposed | Quantity Existing | Points Achieved |
|-----------------------------------|-------------|-------------------|-------------------|-----------------|
| Overstory Deciduous Tree ** | 35 | 3 | 0 | 105 |
| Ex. Significant Specimen Tree | 0 | 0 | 0 | 0 |
| Tall Evergreen Tree | 35 | 10 | 0 | 350 |
| Ornamental Tree | 15 | 8 | 0 | 120 |
| Upright Evergreen Shrub | 10 | 0 | 0 | 0 |
| Shrub, Deciduous | 3 | 121 | 0 | 363 |
| Shrub, Evergreen | 4 | 37 | 0 | 148 |
| Ornamental Grass/Perennial | 2 | 11 | 0 | 22 |
| Development Frontage Total | | | | 1108 |

| Interior Parking - Northwest | | SF | *Overstory Trees Required | SF Planting Space Required |
|---|--|--------|---------------------------|----------------------------|
| Total SF of parkign lot area | | 15,266 | 5 | 763 |
| 1 Overstory Deciduous Tree* & 5 Shrubs for each 30 lineal feet of Lot Frontage [*2 Ornamental Trees or 2 Evergreen Trees may be used in place of 1 Overstory Deciduous Tree] | | | | |

| Element | Point Value | Quantity Proposed | Quantity Existing | Points Achieved |
|-----------------------------------|-------------|-------------------|-------------------|-----------------|
| Overstory Deciduous Tree ** | 35 | 9 | 0 | 315 |
| Ex. Significant Specimen Tree | 0 | 0 | 0 | 0 |
| Tall Evergreen Tree | 35 | 0 | 0 | 0 |
| Ornamental Tree | 15 | 2 | 0 | 30 |
| Upright Evergreen Shrub | 10 | 0 | 0 | 0 |
| Shrub, Deciduous | 3 | 0 | 0 | 0 |
| Shrub, Evergreen | 4 | 0 | 0 | 0 |
| Ornamental Grass/Perennial | 2 | 0 | 0 | 0 |
| Development Frontage Total | | | | 345 |

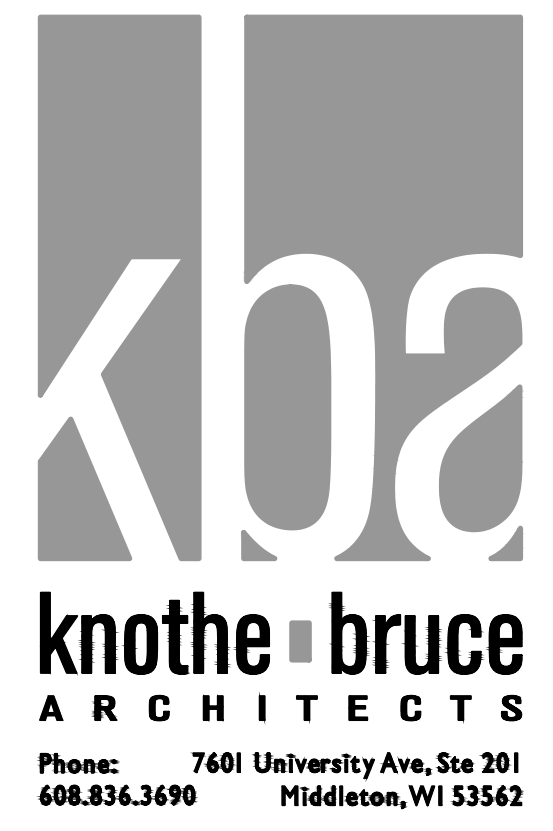
| Interior Parking - Southeast | | SF | *Overstory Trees Required | SF Planting Space Required |
|---|--|-------|---------------------------|----------------------------|
| Total SF of parkign lot area | | 9,557 | 3 | 478 |
| 1 Overstory Deciduous Tree* & 5 Shrubs for each 30 lineal feet of Lot Frontage [*2 Ornamental Trees or 2 Evergreen Trees may be used in place of 1 Overstory Deciduous Tree] | | | | |

| Element | Point Value | Quantity Proposed | Quantity Existing | Points Achieved |
|-----------------------------------|-------------|-------------------|-------------------|-----------------|
| Overstory Deciduous Tree ** | 35 | 5 | 0 | 175 |
| Ex. Significant Specimen Tree | 0 | 0 | 0 | 0 |
| Tall Evergreen Tree | 35 | 0 | 0 | 0 |
| Ornamental Tree | 15 | 0 | 0 | 0 |
| Upright Evergreen Shrub | 10 | 0 | 0 | 0 |
| Shrub, Deciduous | 3 | 0 | 0 | 0 |
| Shrub, Evergreen | 4 | 0 | 0 | 0 |
| Ornamental Grass/Perennial | 2 | 0 | 0 | 0 |
| Development Frontage Total | | | | 175 |

| General Site, Foundation, Screening | | | | |
|---|-------------|-------------------|-------------------|-----------------|
| Element | Point Value | Quantity Proposed | Quantity Existing | Points Achieved |
| Overstory Deciduous Tree | 35 | 8 | 0 | 280 |
| Tall Evergreen Tree | 35 | 46 | 0 | 1610 |
| Ornamental Tree | 15 | 23 | 0 | 345 |
| Upright Evergreen Shrub | 10 | 0 | 0 | 0 |
| Shrub, Deciduous | 3 | 369 | 0 | 1107 |
| Shrub, Evergreen | 4 | 84 | 0 | 336 |
| Ornamental Grass/Perennial | 2 | 235 | 0 | 470 |
| Ornamental/Decorative Fence or Wall (4 pts/10 LF) | 4 | 0 | 0 | 0 |
| Foundation Plantings Total | | | | 4148 |

| | |
|--|-------------|
| TOTAL LANDSCAPE POINTS REQUIRED | 2193 |
| TOTAL LANDSCAPE POINTS PROVIDED | 9439 |

NOTE: * In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.



ISSUED
Land Use Application - September 18, 2023



PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site
Lot 2**

Lot 2, 354 Bear Claw Way
Madison, Wisconsin
SHEET TITLE
**Landscape Points
Worksheet**

SHEET NUMBER

L104

PROJECT NO. **2244**
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