

**ISSUE DATES:**

Issue	Description	Date
1	UDC INITIAL/FINAL	05/29/2018

**PRELIMINARY NOT FOR CONSTRUCTION**

This document contains confidential or proprietary information of Iconica. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Iconica.

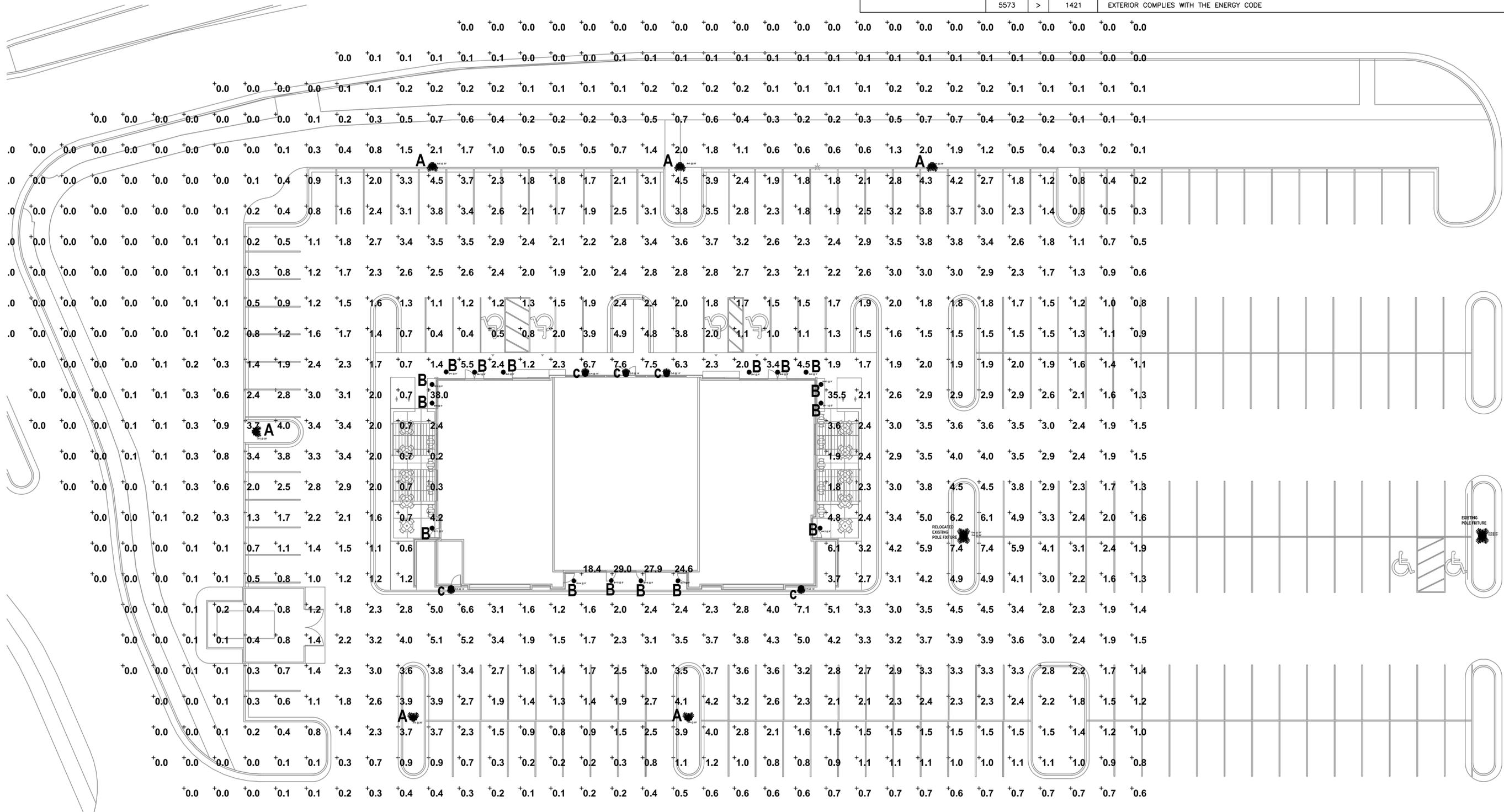
Sheet Title  
**DETAILS**

Project Number: Project Number  
Sheet Number

**C4.0**

LIGHT FIXTURE SCHEDULE								
ID	Description	Size	Manufacturer	Model #	Voltage	Lamps	Mounting	Remarks
A	LED FULL CUTOFF POST MOUNTED AREA LIGHT	15"x40"	LITHONIA	DX2 LED P3 40K TFM MVOLT RPA HS DBLXD	120	LED, 4000K, 13,449L, 125W, 70CRI	20' ROUND POLE	BLACK FINISH, HOUSESIDE SHIELD
B	RECESSED 4" LED CAN	4"	GOIHAM	EVO 40/15 4AR MD LSS MVOLT	120	LED, 4000K, 1500L, 17.3W, CRI 80	RECESSED	
C	SURFACE WALL MOUNT FULL CUTOFF LED	6.5"x8.75" x3.9"	RAB	SLIM 18N	120	LED, 4000K, 2560L, 18W, 71 CRI	WALL	CUSTOM COLOR - BLACK

EXTERIOR LIGHTING POWER CALCULATION												
BUILDING TYPE: RETAIL ZONE: 3												
Description	Code	Area (sf)	Allowable (W)	Light Fixtures								
				ID	# Fixtures	Watts /Fixture	Total Watts	ID	# Fixtures	Watts /Fixture	Total Watts	
PARKING LOT & DRIVES	0.1000	W/SF	38,632	3863	A	5	125	625	-	0	0	0
MAIN ENTRY	30	W/LF	18	540	B	16	17	272	-	0	0	0
OTHER DOORS	20	W/LF	21	420	C	5	18	90	-	0	0	0
BASE ALLOWANCE	750	W		750	EXISTING	2	217	434				
TOTALS	LIGHTING ALLOWANCE			5573	DESIGN TOTAL			1421				
	5573	>	1421	EXTERIOR COMPLIES WITH THE ENERGY CODE								



PRAIRIE TOWNE CENTER - NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

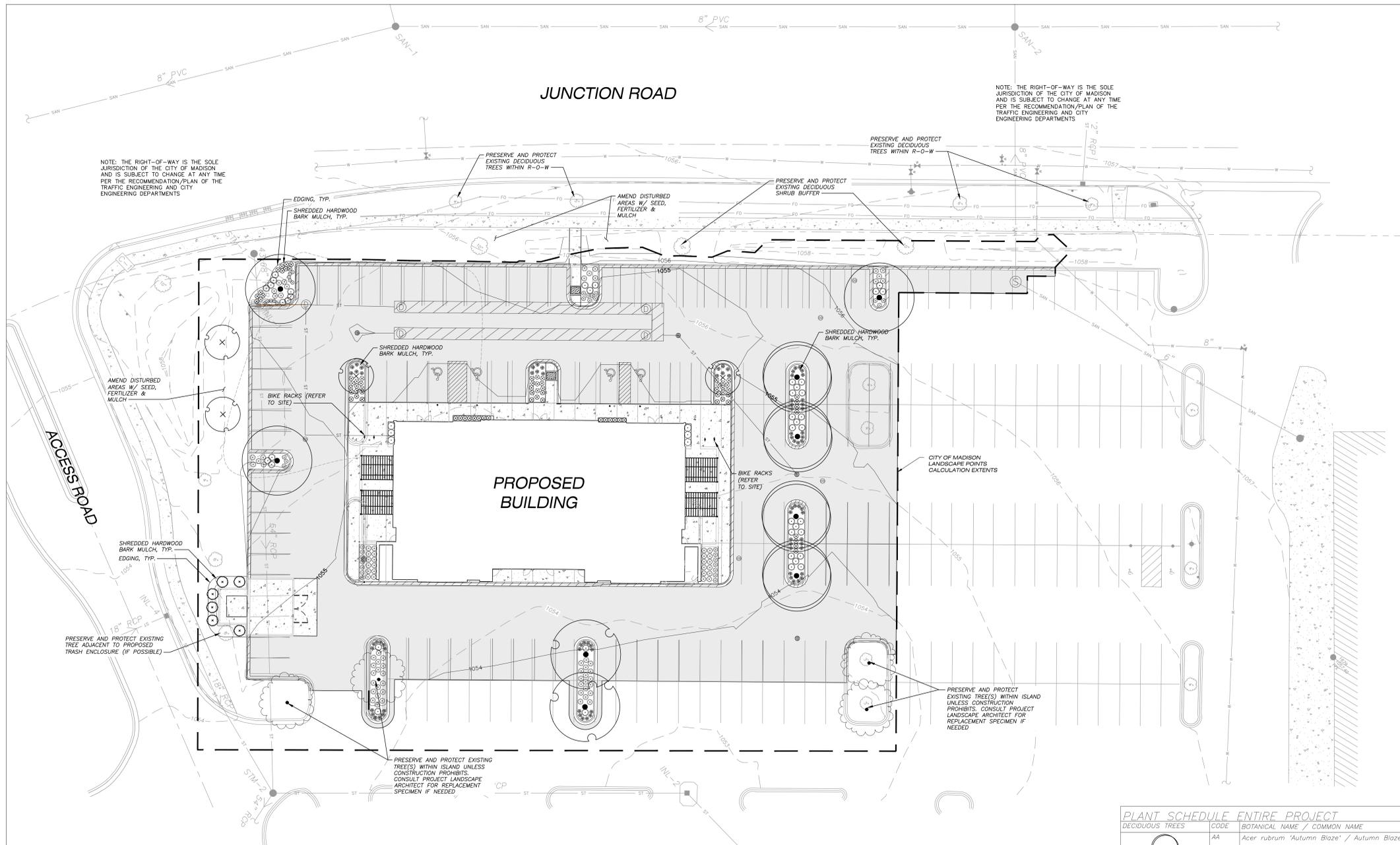
SITE PLAN - PHOTOMETRICS

SHEET: 17  
05/30/2018



901 DEWING WAY / MADISON, WI 53717  
PH: 608.664.3500 / FX: 608.664.3535  
iconicacreatives.com

Copyright © 2018 by Iconica (All Rights Reserved)



**LEGEND (LANDSCAPE PLAN)**

---	PROPERTY LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
ST	STORM SEWER
ST	EXISTING STORM SEWER
SAN	EXISTING SANITARY SEWER
W	EXISTING WATERMAIN
FO	EXISTING FIBER OPTIC
+	ADA PARKING BOLLARDS/SIGNS
I	BIKE RACK
---	LANDSCAPE EXTENTS

- GENERAL NOTES:**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
  - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
  - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
  - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
  - REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.



**PRAIRIE TOWNE CENTER - NORTH OUTLOT**

241 JUNCTION ROAD, MADISON, WI  
 UBS GLOBAL RE  
 2515 McKinney Avenue  
 Dallas, TX 75201

**PLANT SCHEDULE ENTIRE PROJECT**

DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	AA	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple	B & B	2.5" Cal	4
	CO	Celtis occidentalis / Common Hackberry	B & B	2.5" Cal	2
	GD	Gleditsia triacanthos f. inermis 'Draves' / Streetkeeper Honey Locust	B & B	2.5" Cal	3
EVERGREEN TREES	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	TH	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	B & B	6 ft tall min.	6
ORNAMENTAL TREES	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	AP	Amelanchier x grandiflora 'Princess Diana' / Princess Diana Serviceberry	B & B	1.5" Cal	4
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	BG	Buxus x 'Green Velvet' / Boxwood	3 gal	24" Min. Ht.	6
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	BA	Baptisia australis / Blue Wild Indigo	1 Gal	18-12" Ht.	41
	EM	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	1 Gal	18-12" Ht.	18
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	18-12" Ht.	49
	PA	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 Gal	18-12" Ht.	27
	RF	Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan Coneflower	1 gal	18-12" Ht.	27
	SH	Sedum x 'Herbstfreude' / Autumn Joy Sedum	1 gal	18-12" Ht.	38
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	18-12" Ht.	81
	SL	Schizachyrium scoparium / Little Bluestem Grass	1 gal	18-12" Ht.	49

**ISSUE DATES:**

Issue	Description	Date
1	UDC INITIAL/FINAL	05/29/2018

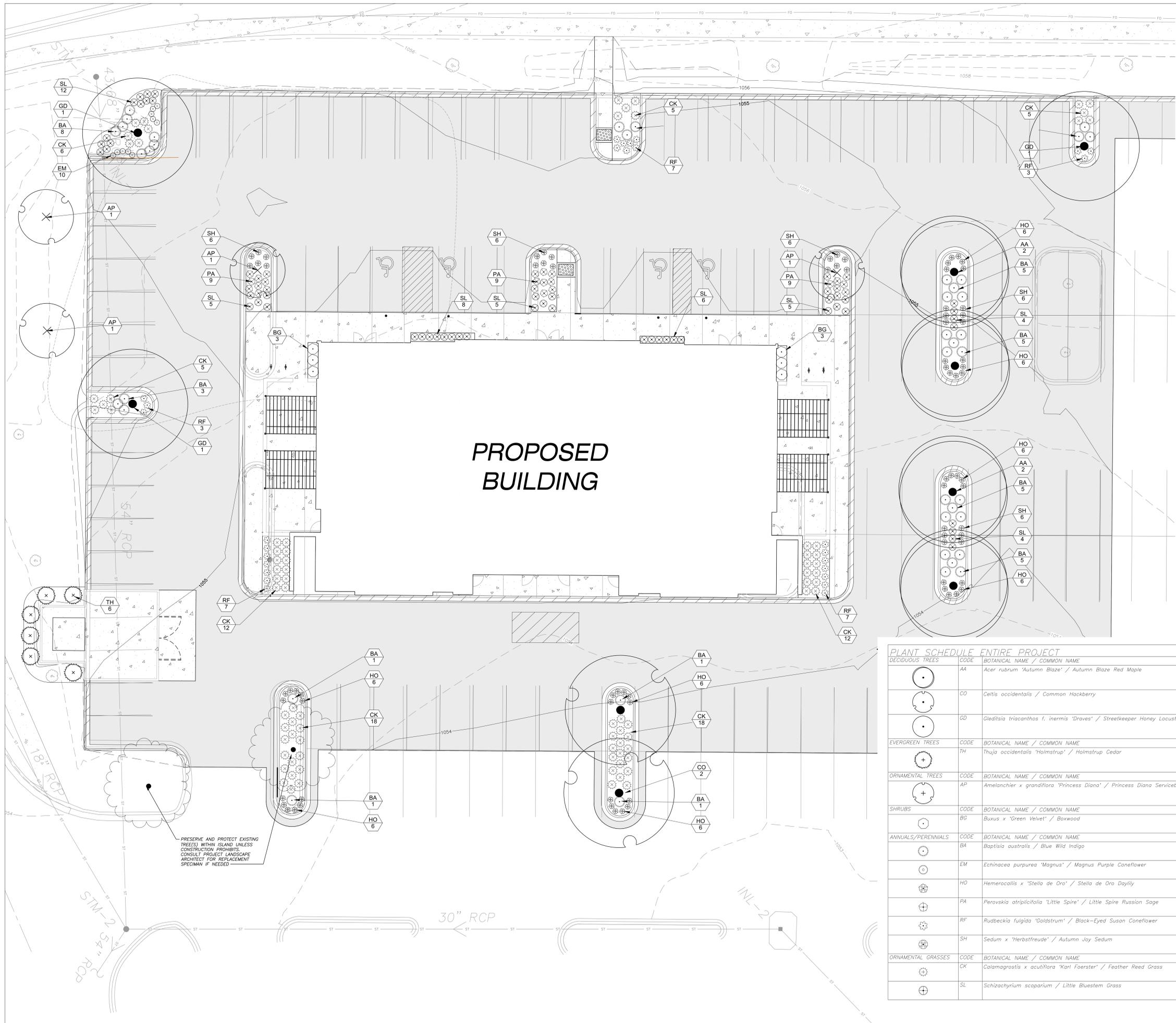
**PRELIMINARY NOT FOR CONSTRUCTION**

This document contains confidential or proprietary information of Iconica. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Iconica.

Sheet Title  
**OVERALL LANDSCAPE PLAN**

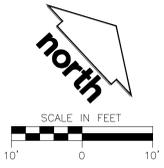
Project Number: Project Number  
 Sheet Number

**L1.0**



**LEGEND (LANDSCAPE PLAN)**

---	PROPERTY LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	STORM SEWER
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATERMAIN
---	EXISTING FIBER OPTIC
---	ADA PARKING BOLLARDS/SIGNS
---	BIKE RACK
---	LANDSCAPE EXTENTS



**PROPOSED BUILDING**

PRESERVE AND PROTECT EXISTING TREES WITHIN ISLAND UNLESS CONSTRUCTION PROHIBITS. CONSULT PROJECT LANDSCAPE ARCHITECT FOR REPLACEMENT SPECIMAN IF NEEDED.

**PLANT SCHEDULE ENTIRE PROJECT**

DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
AA	AA	<i>Acer rubrum</i> 'Autumn Blaze' / Autumn Blaze Red Maple	B & B	2.5" Cal	4
CO	CO	<i>Celtis occidentalis</i> / Common Hackberry	B & B	2.5" Cal	2
GD	GD	<i>Gleditsia triacanthos f. inermis</i> 'Draves' / Streetkeeper Honey Locust	B & B	2.5" Cal	3
EVERGREEN TREES	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
TH	TH	<i>Thuja occidentalis</i> 'Holstrup' / Holstrup Cedar	B & B	6 ft tall min.	6
ORNAMENTAL TREES	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
AP	AP	<i>Amelanchier x grandiflora</i> 'Princess Diana' / Princess Diana Serviceberry	B & B	1.5" Cal	4
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
BG	BG	<i>Buxus x 'Green Velvet'</i> / Boxwood	3 gal	24" Min. Ht.	6
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
BA	BA	<i>Baptisia australis</i> / Blue Wild Indigo	1 Gal	10-12" Ht.	41
EM	EM	<i>Echinacea purpurea</i> 'Magnus' / Magnus Purple Coneflower	1 Gal	10-12" Ht.	10
HO	HO	<i>Hemerocallis x 'Stella de Oro'</i> / Stella de Oro Daylily	1 gal	10-12" Ht.	49
PA	PA	<i>Perovskia atriplicifolia</i> 'Little Spire' / Little Spire Russian Sage	1 Gal	10-12" Ht.	27
RF	RF	<i>Rudbeckia fulgida</i> 'Goldstrum' / Black-Eyed Susan Coneflower	1 gal	10-12" Ht.	27
SH	SH	<i>Sedum x 'Herbstfreude'</i> / Autumn Joy Sedum	1 gal	10-12" Ht.	30
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
CK	CK	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass	1 gal	10-12" Ht.	81
SL	SL	<i>Schizachyrium scaparium</i> / Little Bluestem Grass	1 gal	10-12" Ht.	49

**PRAIRIE TOWNE CENTER - NORTH OUTLOT**  
241 JUNCTION ROAD, MADISON, WI

UBS GLOBAL RE  
2515 McKinney Avenue  
Dallas, TX 75201

**ISSUE DATES:**

Issue	Description	Date
1	UDC INITIAL/FINAL	05/29/2018

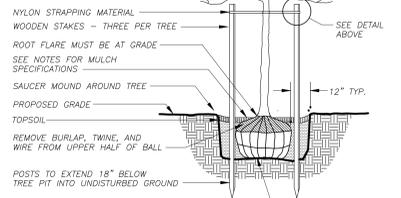
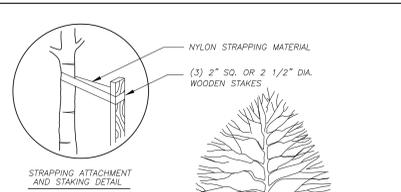
**PRELIMINARY NOT FOR CONSTRUCTION**

This document contains confidential or proprietary information of Iconica. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Iconica.

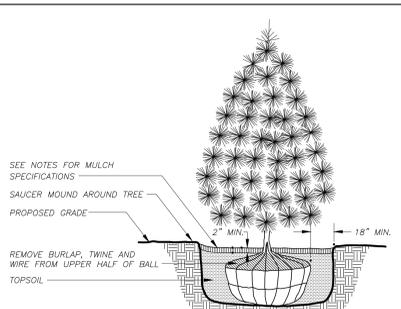
Sheet Title  
**DETAILED LANDSCAPE PLAN**

Project Number: Project Number  
Sheet Number

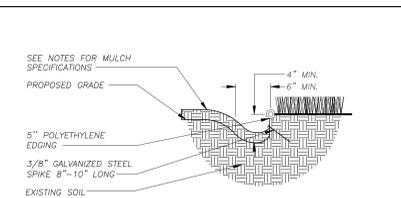
**L1.1**



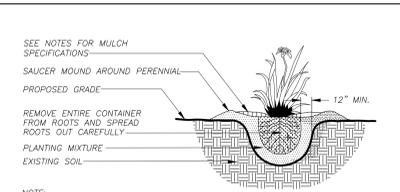
**DECIDUOUS TREE PLANTING DETAIL**  
N.T.S.



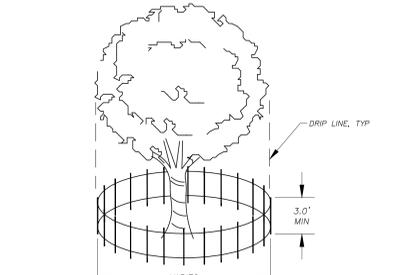
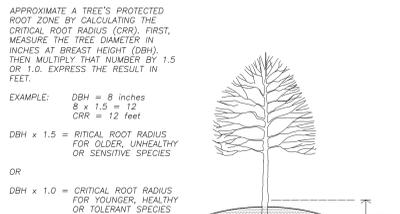
**EVERGREEN TREE PLANTING DETAIL**  
N.T.S.



**LANDSCAPE EDGING DETAIL**  
N.T.S.

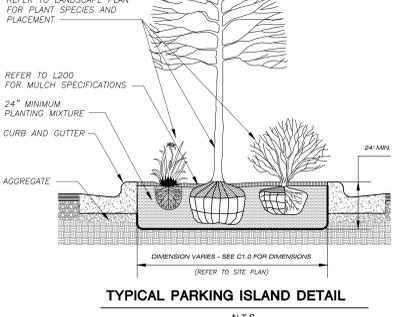
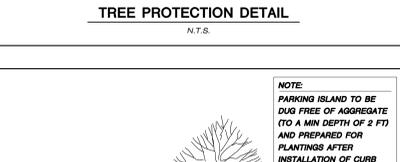


**PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL**  
N.T.S.



**TREE PROTECTION DETAIL**  
N.T.S.

TREE NOTES:  
1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS  
2. NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS  
3. IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.



**TYPICAL PARKING ISLAND DETAIL**  
N.T.S.

**GENERAL NOTES**

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5844 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MATERIALS. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEW OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE 'FRESHLY' DIG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND FUNCTIONAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON", DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

**CONTRACTOR AND OWNER RESPONSIBILITY NOTES**

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDING AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT, MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MAINTAINED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE 60 DAY CONTRACTOR GUARANTEE PERIOD.

**CITY OF MADISON**  
**LANDSCAPE WORKSHEET**  
Section 28.142 Madison General Ordinance

Project Location / Address: 241 JUNCTION ROAD, MADISON, WI  
Name of Project: PRAIRIE TOWNE CENTER NORTH OUTLOT  
Owner / Contact: UBS GLOBAL RE  
Contact Phone: (608) 848-5060 Contact Email: KEVIN.YESKA@JSDINC.COM

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

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

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

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

- For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.  
Total square footage of developed area = **44,523**  
Total landscape points required = **743**
- For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.  
Total square footage of developed area = \_\_\_\_\_  
Five (5) acres = 217,800 square feet  
First five (5) developed acres = 3,630 points  
Remainder of developed area = \_\_\_\_\_  
Total landscape points required = \_\_\_\_\_
- For the Industrial - Limited (I1) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.  
Total square footage of developed area = \_\_\_\_\_  
Total landscape points required = \_\_\_\_\_

10/2013 1

**Tabulation of Points and Credits**

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

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35			9	315
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			4	60
Upright evergreen shrub (i.e. arbutus)	3-4 feet tall	10			6	60
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			6	18
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			314	628
Ornamental/ decorative fencing or wall	n/a	4 per 10 linear ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200	4	222		
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
<b>Sub Totals</b>				222		1,081

Total Number of Points Provided = **1,303**

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

**ICONICA**  
961 DENNING WAY / MADISON, WI 53717  
Ph: 608.864.3500 / Fx: 608.864.3535  
iconica.com

**JSD Professional Services, Inc.**  
Engineers • Surveyors • Planners

**PRAIRIE TOWNE CENTER - NORTH OUTLOT**  
241 JUNCTION ROAD, MADISON, WI

**UBS GLOBAL RE**  
2515 McKinney Avenue  
Dallas, TX 75201

**ISSUE DATES:**

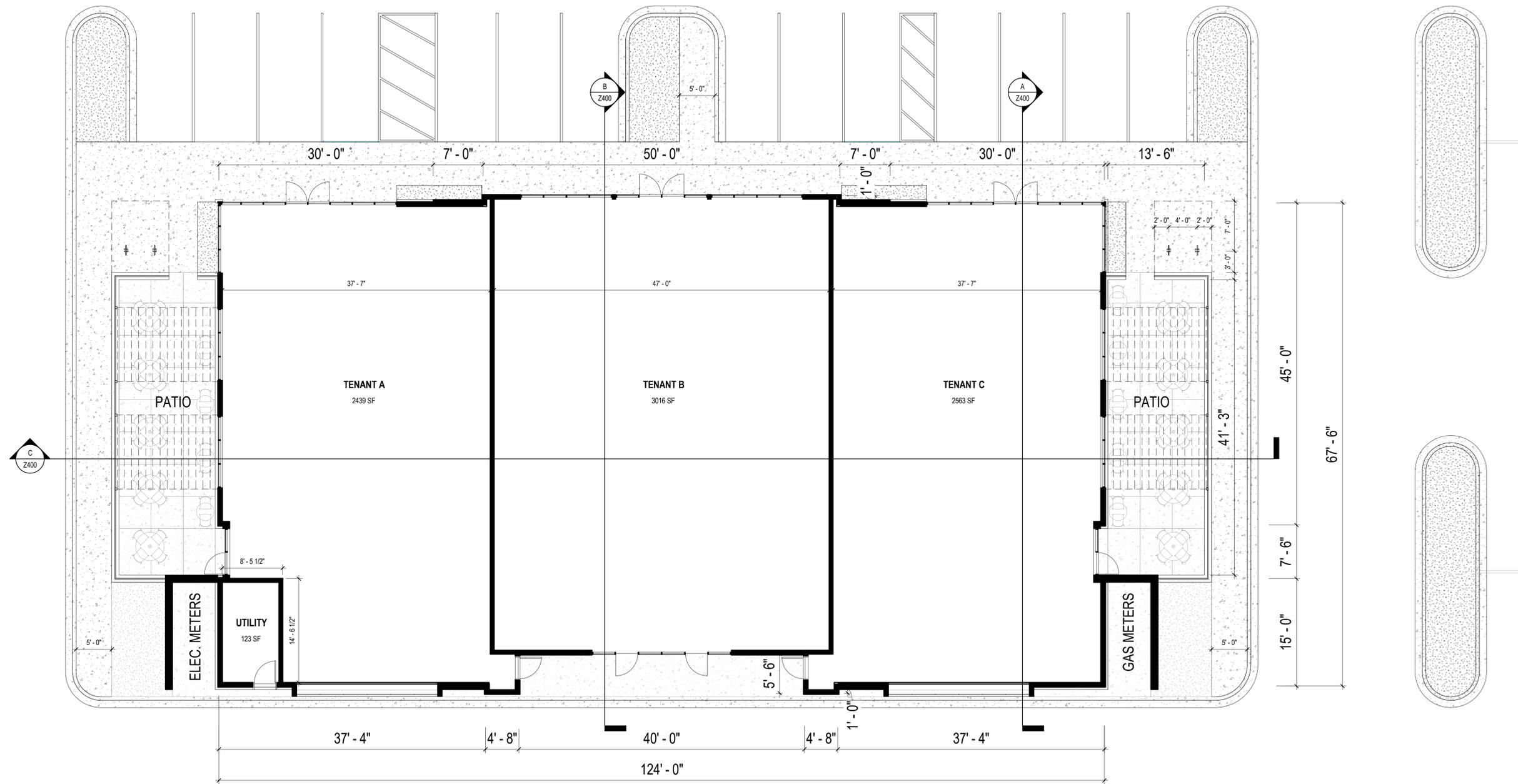
Issue	Description	Date
1	UDC INITIAL/FINAL	05/29/2018

**PRELIMINARY NOT FOR CONSTRUCTION**

This document contains confidential or proprietary information of Iconica. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Iconica.

Sheet Title  
**LANDSCAPE DETAILS AND SPECIFICATIONS**  
Project Number: Project Number  
Sheet Number

**L2.0**



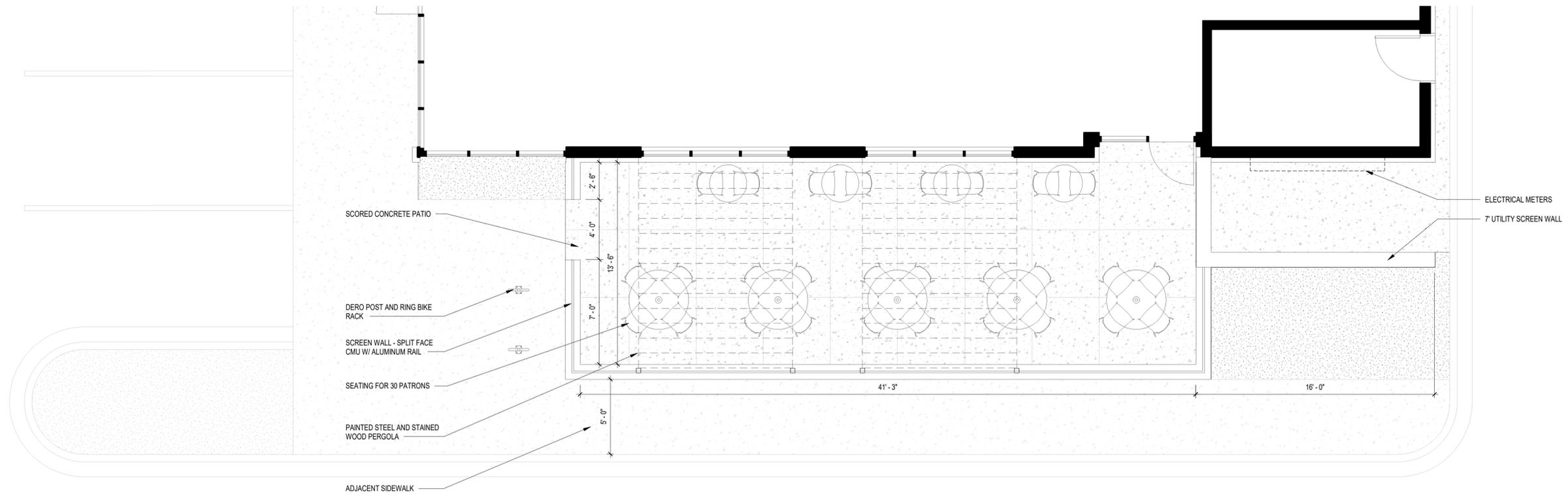
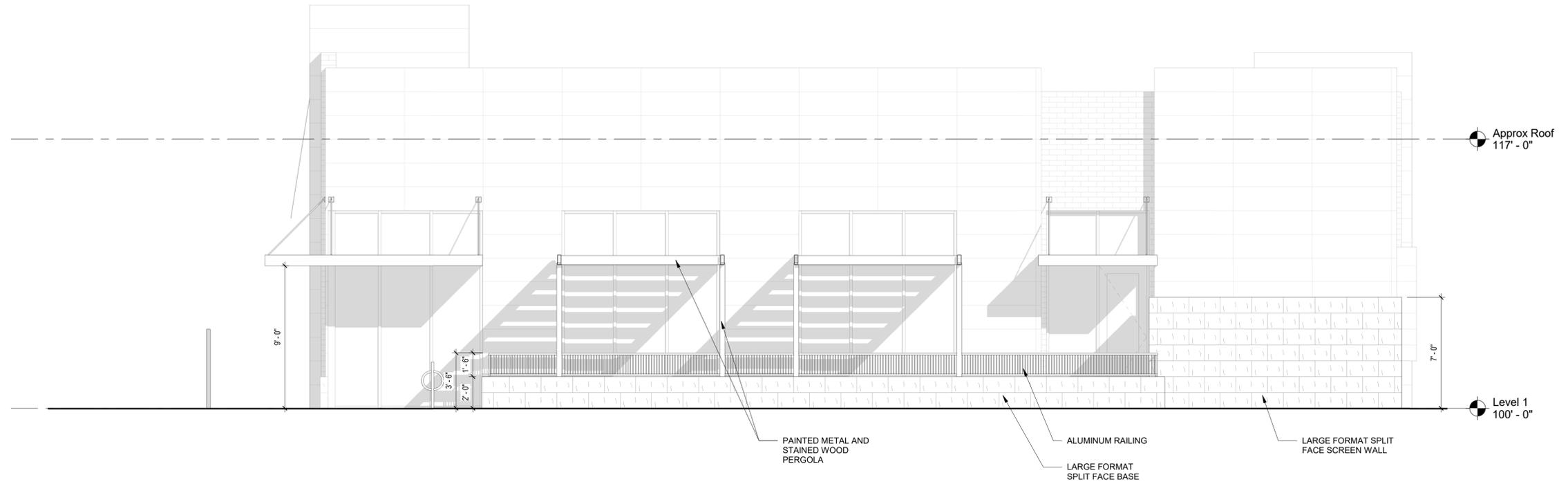
PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 21  
05/30/2018



# FIRST FLOOR PLAN



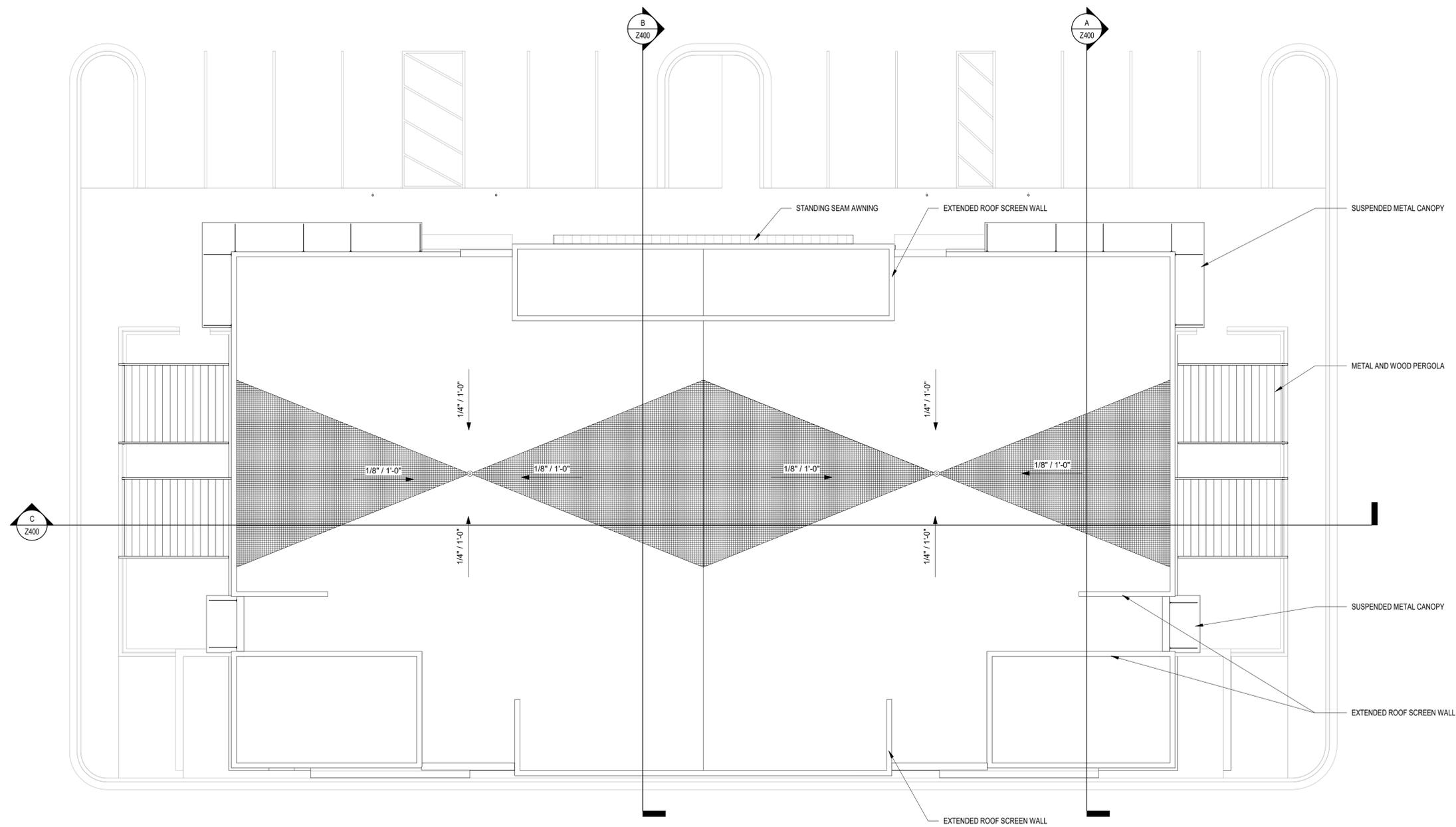
PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 22  
05/30/2018



# OUTDOOR SEATING AREA PLAN



PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

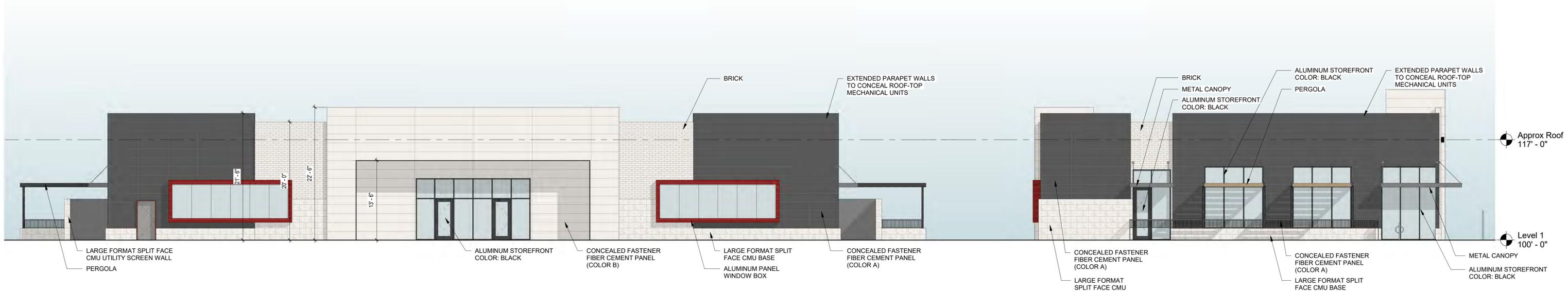
SHEET: 23  
05/30/2018



# ROOF PLAN

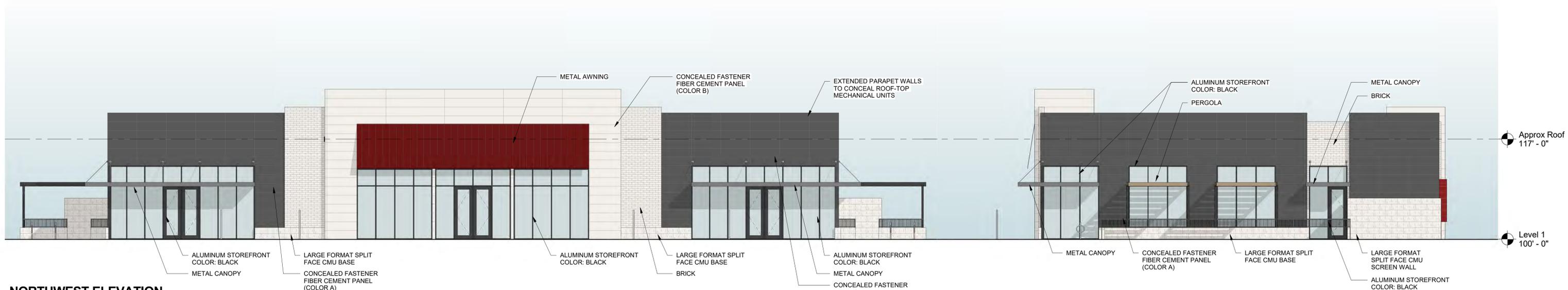
EXTERIOR MATERIAL LEGEND											
HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION
		BRICK	BELDEN UTILITY BRICK COLOR: ALASKA WHITE VELOUR			FIBER CEMENT COLOR A	CERACLAD CONTEMPORARY SMOOTH COLOR: SUMI 18" X 60"			METAL AWNING	STANDING SEAM METAL ROOF ON ALUMINUM FRAME COLOR: PAC-CLAD COLONIAL RED OR EQUIVALENT
		LARGE FORMAT CMU	COUNTY MATERIALS CMU 12" X 24" COLOR: WHITE FINISH: SPLIT FACE			FIBER CEMENT COLOR B	CERACLAD CONTEMPORARY SMOOTH COLOR: SILK 18" X 60"			METAL CANOPY	SUSPENDED METAL CANOPY COLOR: BLACK

NOTE: MATERIAL SWATCHES NOT TO SCALE - FOR REFERENCE ONLY



**COLOR - SOUTHEAST ELEVATION**  
1/8" = 1'-0"

**COLOR - NORTHEAST ELEVATION**  
1/8" = 1'-0"



**NORTHWEST ELEVATION  
(VIEW FROM JUNCTION ROAD)**  
1/8" = 1'-0"

**COLOR - SOUTHWEST ELEVATION**  
1/8" = 1'-0"

**PRAIRIE TOWNE CENTER -  
NORTH OUT LOT**  
241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 24  
05/30/2018

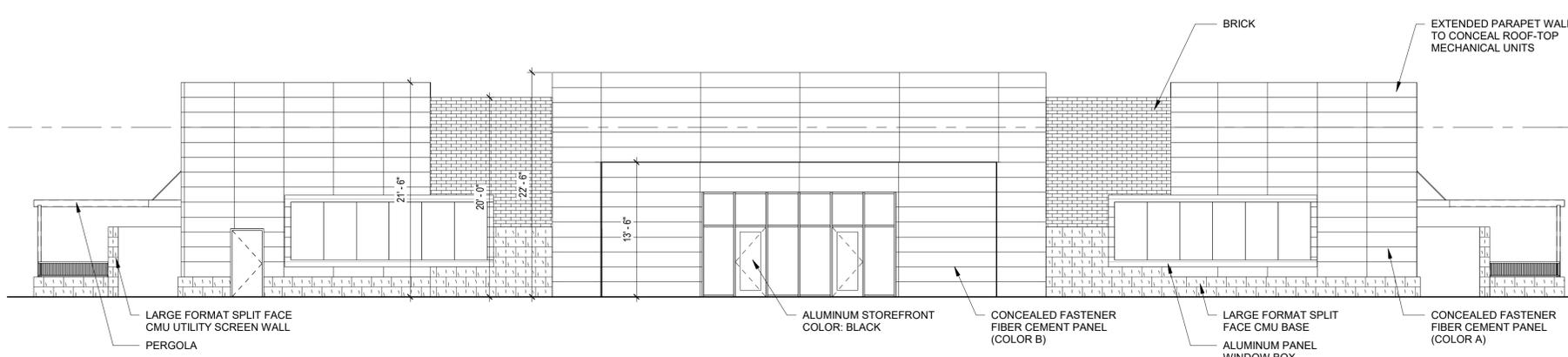
**ELEVATIONS - COLOR**



Copyright © 2018 by Iconica (All Rights Reserved)

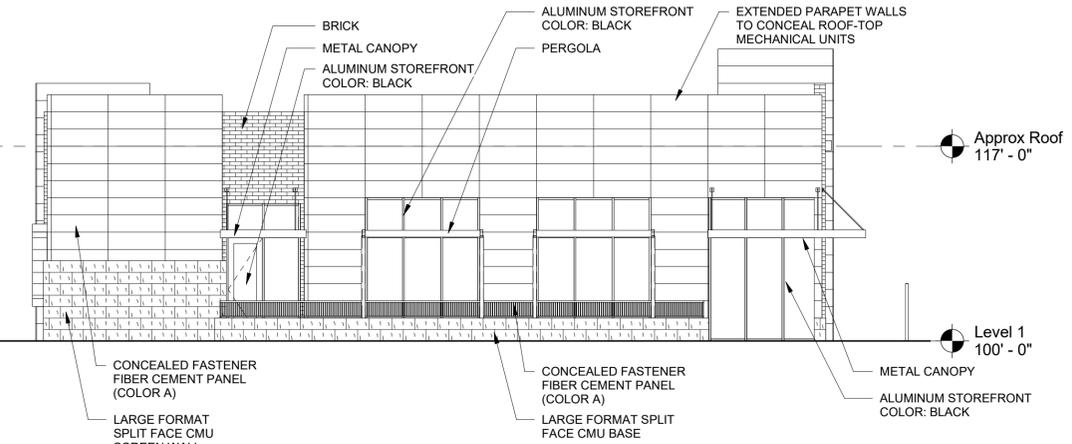
EXTERIOR MATERIAL LEGEND											
HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION
		BRICK	BELDEN UTILITY BRICK COLOR: ALASKA WHITE VELOUR			FIBER CEMENT COLOR A	CERACLAD CONTEMPORARY SMOOTH COLOR: SUMI 18" X 60"			METAL AWNING	STANDING SEAM METAL ROOF ON ALUMINUM FRAME PAC-CLAD COLONIAL RED OR EQUIVALENT
		LARGE FORMAT CMU	COUNTY MATERIALS CMU 12" X 24" COLOR: WHITE FINISH: SPLIT FACE			FIBER CEMENT COLOR B	CERACLAD CONTEMPORARY SMOOTH COLOR: SILK 18" X 60"			METAL CANOPY	SUSPENDED METAL CANOPY COLOR: BLACK

NOTE: MATERIAL SWATCHES NOT TO SCALE - FOR REFERENCE ONLY



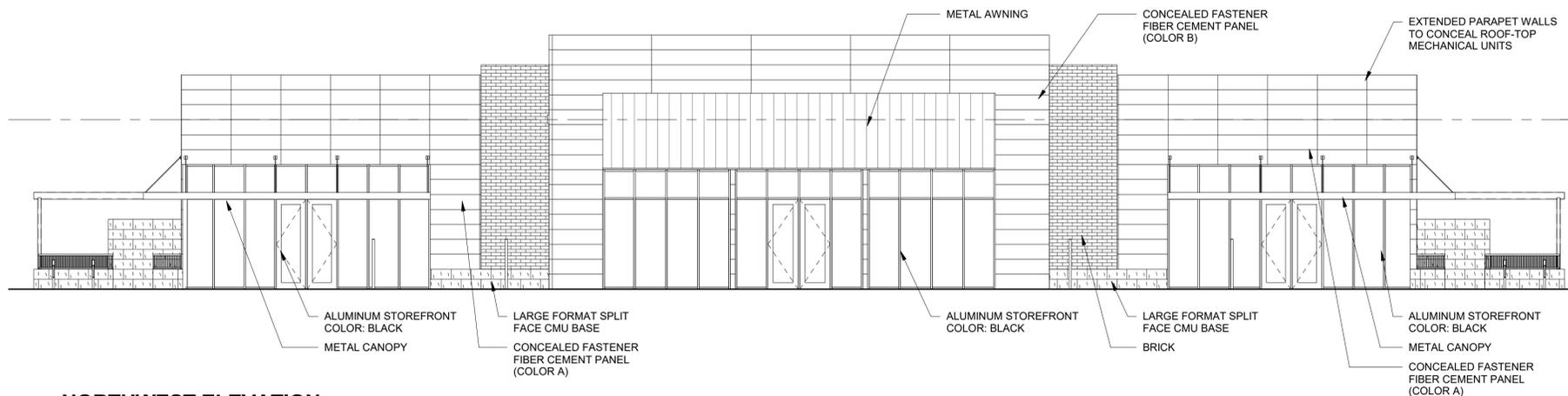
**SOUTHEAST ELEVATION**

1/8" = 1'-0"



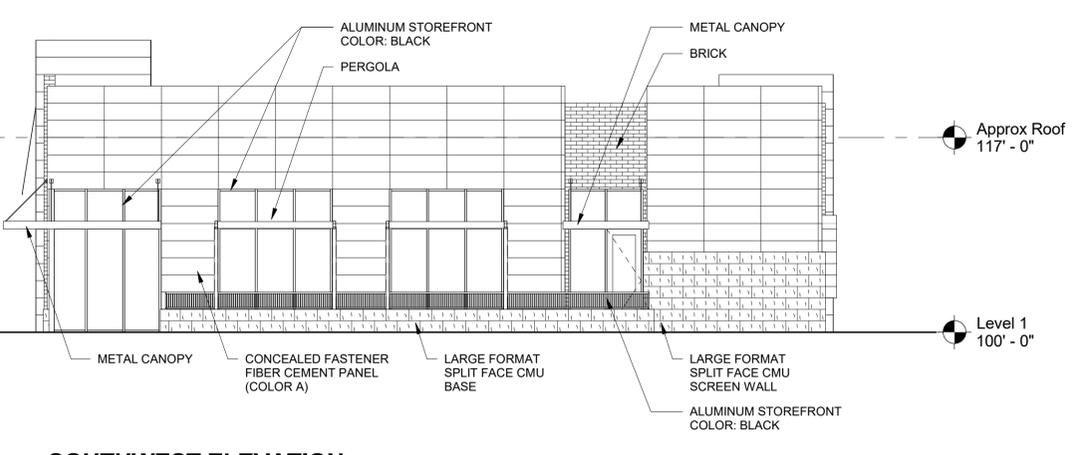
**NORTHEAST ELEVATION**

1/8" = 1'-0"



**NORTHWEST ELEVATION**

1/8" = 1'-0"



**SOUTHWEST ELEVATION**

1/8" = 1'-0"

PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

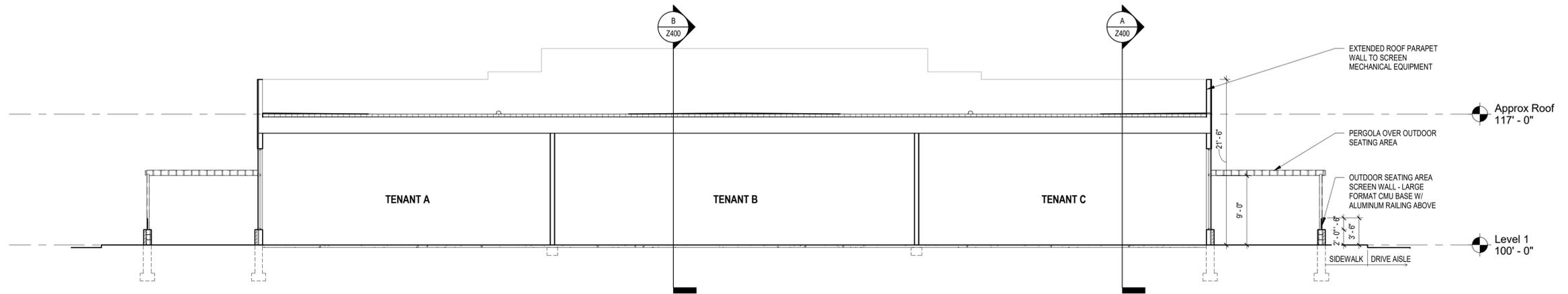
241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 25  
05/30/2018

ELEVATIONS - B&W

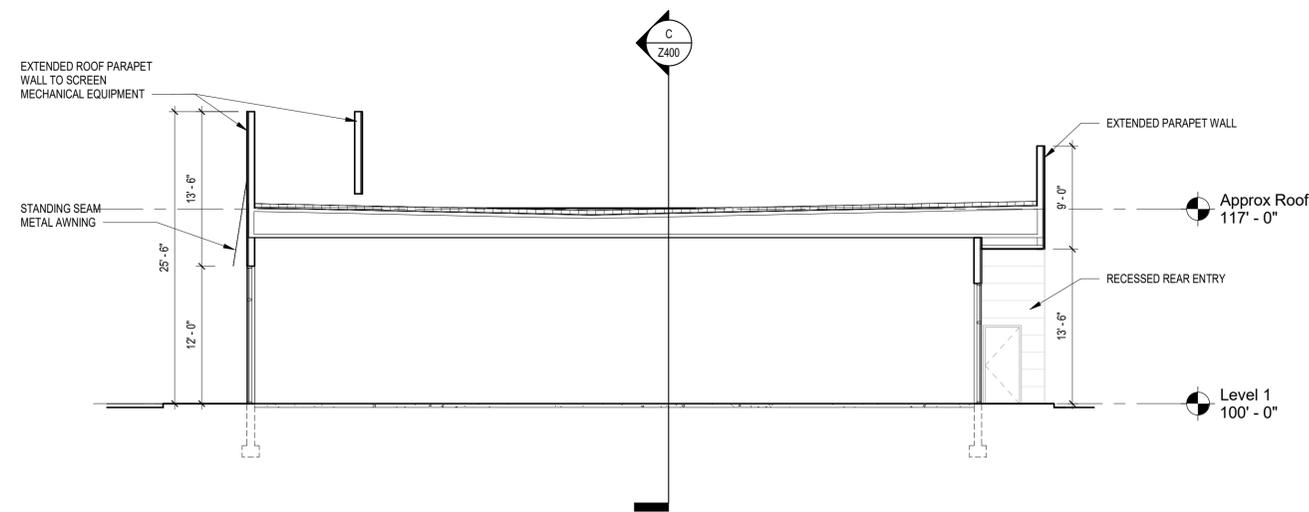


Copyright © 2018 by Iconica (All Rights Reserved)



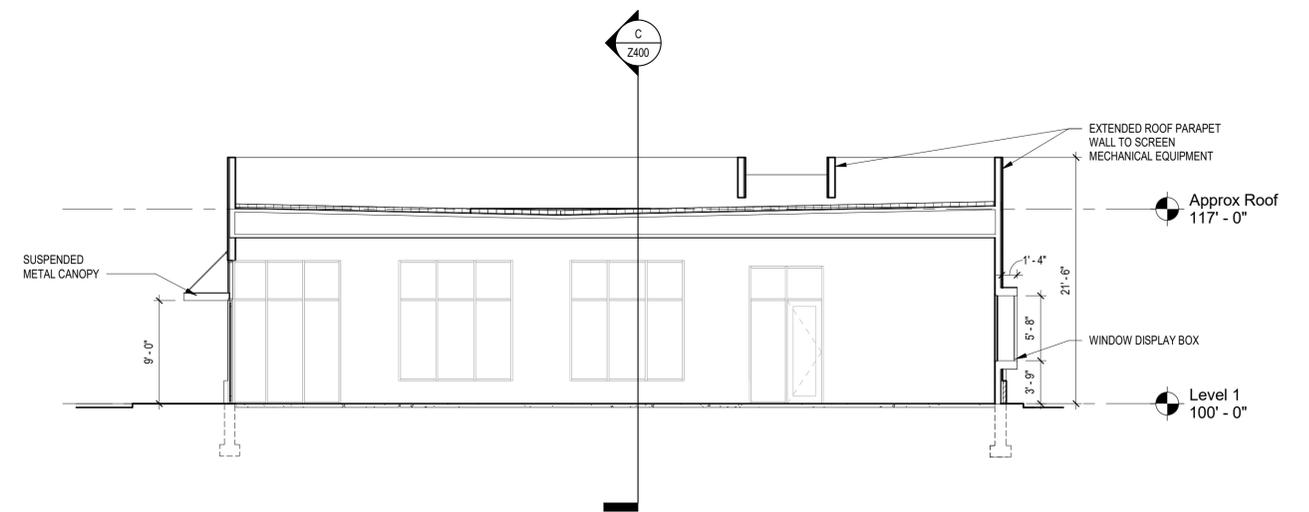
**BUILDING SECTION C**

1/8" = 1'-0"



**BUILDING SECTION B**

1/8" = 1'-0"



**BUILDING SECTION A**

1/8" = 1'-0"



PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 27  
05/30/2018

PERSPECTIVE



PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 28  
05/30/2018

PERSPECTIVE



PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 29  
05/30/2018

PERSPECTIVE



Copyright © 2018 by Iconica (All Rights Reserved)



PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 30  
05/30/2018

PERSPECTIVE