

H  
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MULTI-FAMILY HOUSING  
THE MEADOWLANDS  
KGC HOUSING DEVELOPMENT

MADISON, WI

Project Number 4-1125  
ISSUANCE

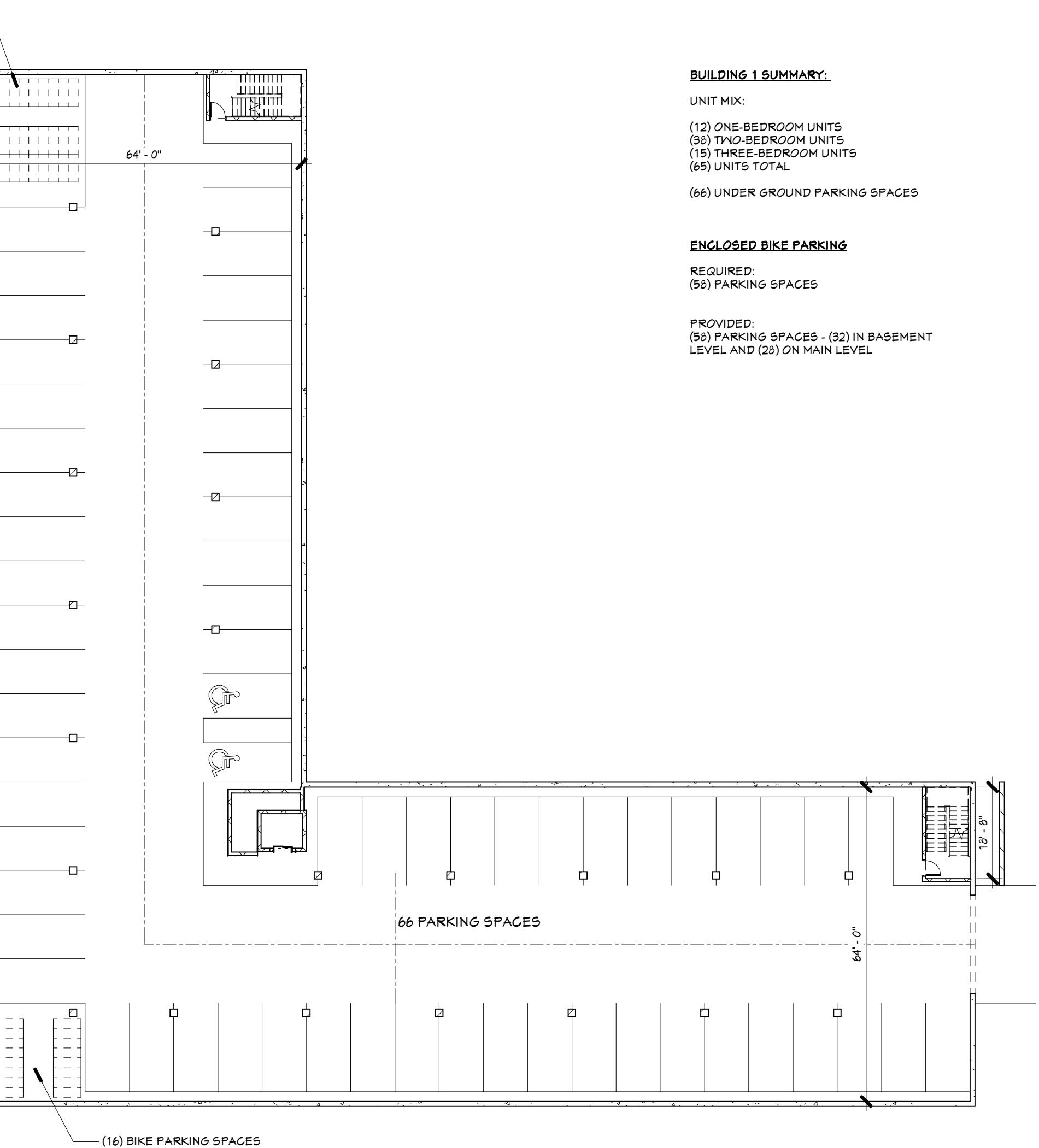
No. Date Description  
1 2019.08.27 SITE PLAN REVIEW

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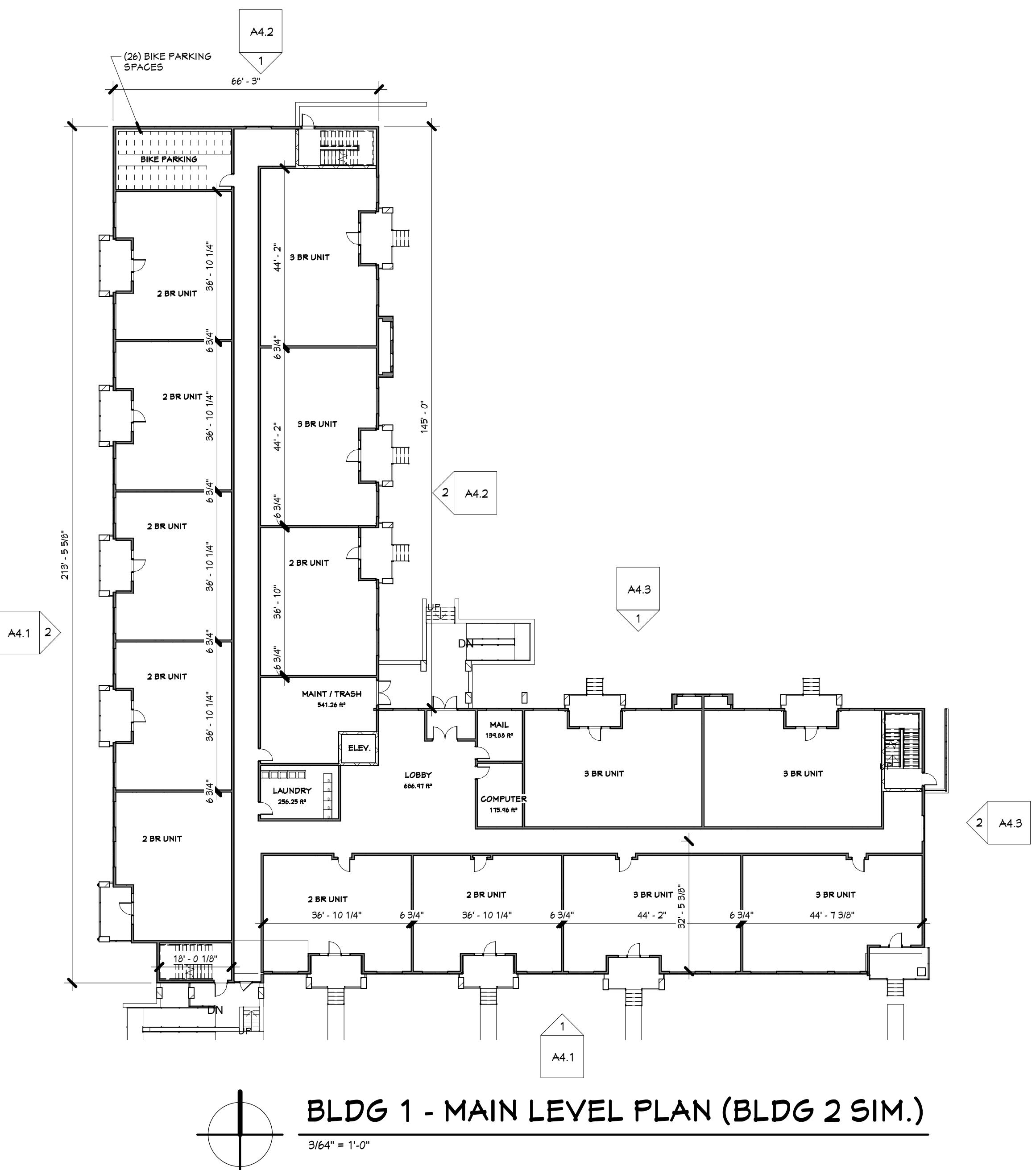
OVERALL FLOOR  
PLANS - BLDG 1  
(BLDG 2 SIM.)

A0.1

NOT FOR  
CONSTRUCTION



BLDG 1 - PARKING LEVEL PLAN (BLDG 2 SIM.)  
3/64" = 1'-0"



BLDG 1 - MAIN LEVEL PLAN (BLDG 2 SIM.)  
3/64" = 1'-0"

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MULTI-FAMILY HOUSING  
**THE MEADOWLANDS**  
KGC HOUSING DEVELOPMENT  
MADISON, WI

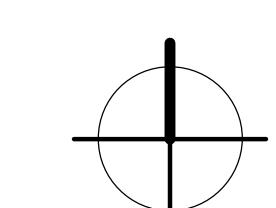
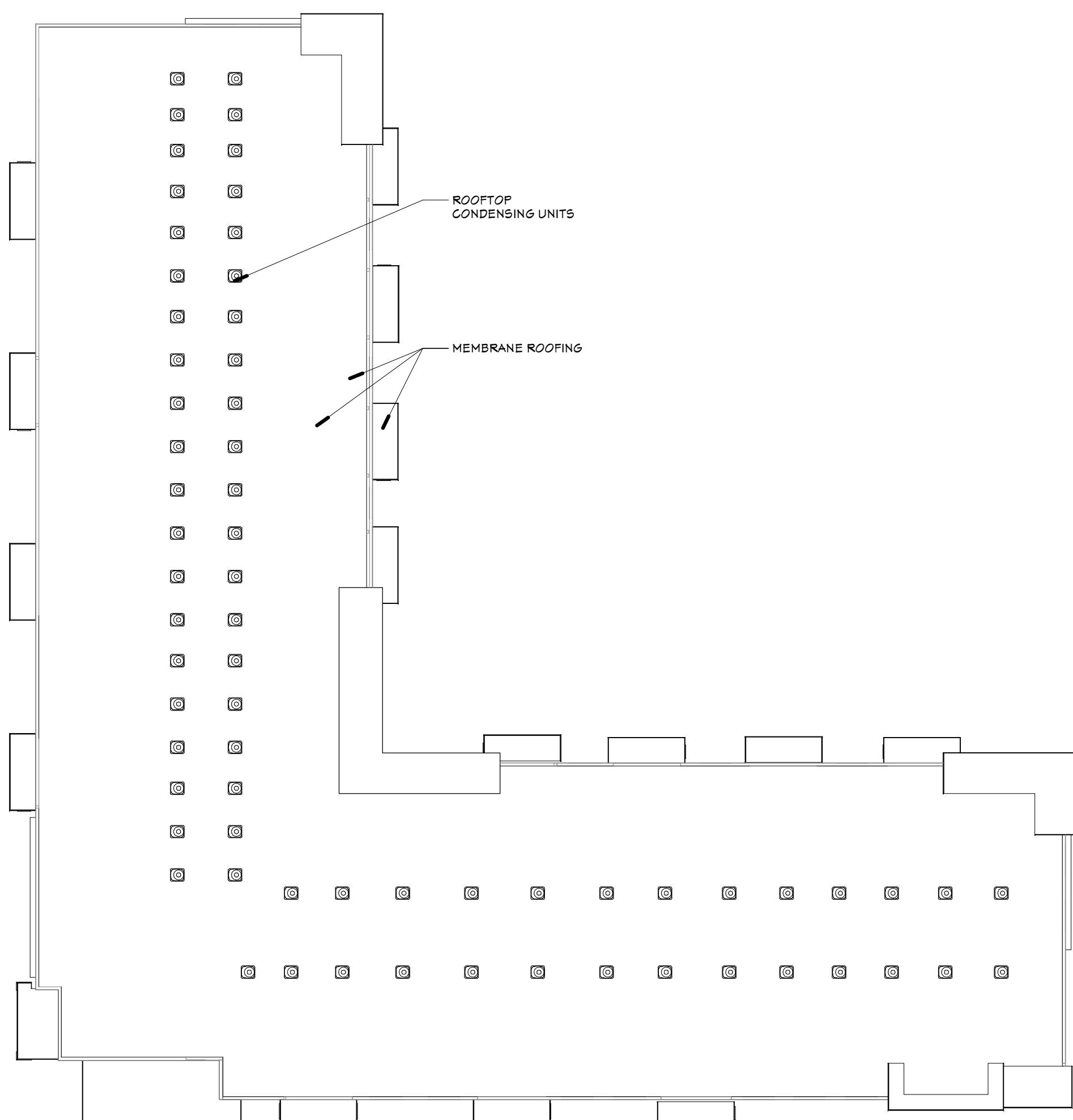
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OVERALL FLOOR  
PLANS - BLDG 1  
(BLDG 2 SIM.)

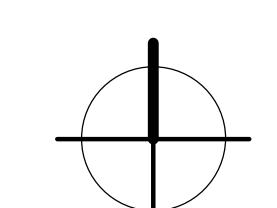
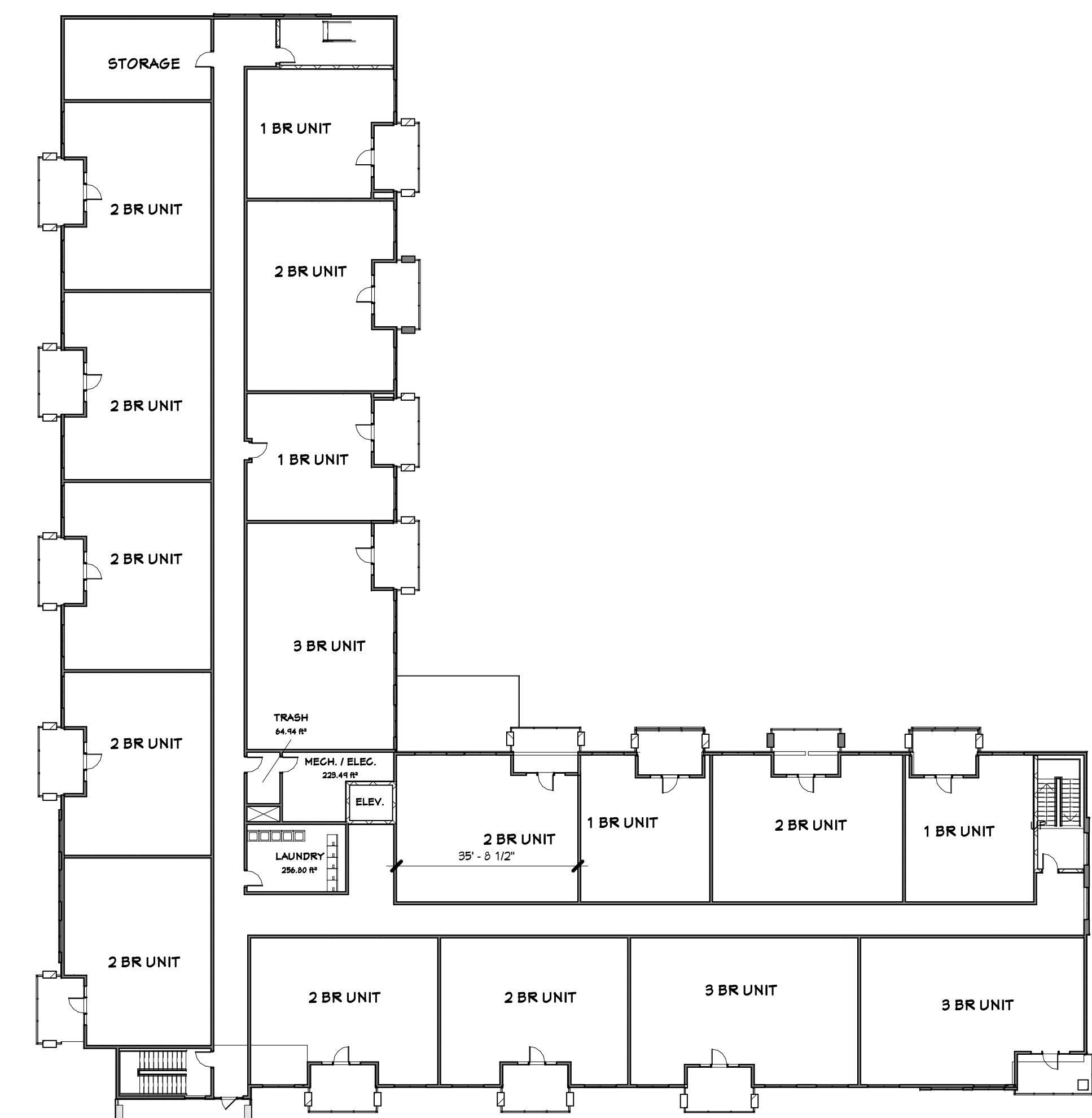
A0.2

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ROOF PLAN - (BUILDING 2 SIM)

3/64" = 1'-0"



BLDG 1 - SECOND FLOOR PLAN (BLDG 2 SIM)

(THIRD AND FOURTH SIM.)

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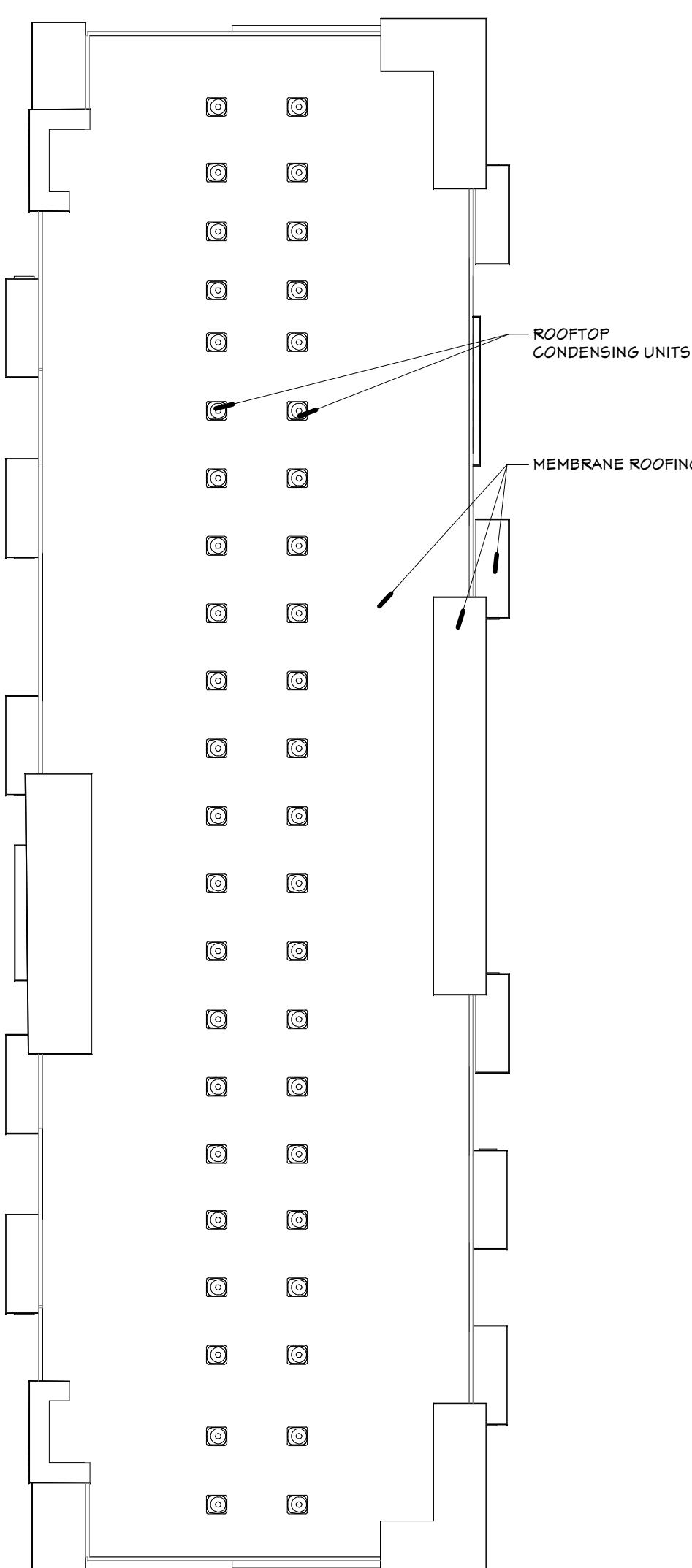
OVERALL FLOOR  
PLANS - BLDG 3

A0.3

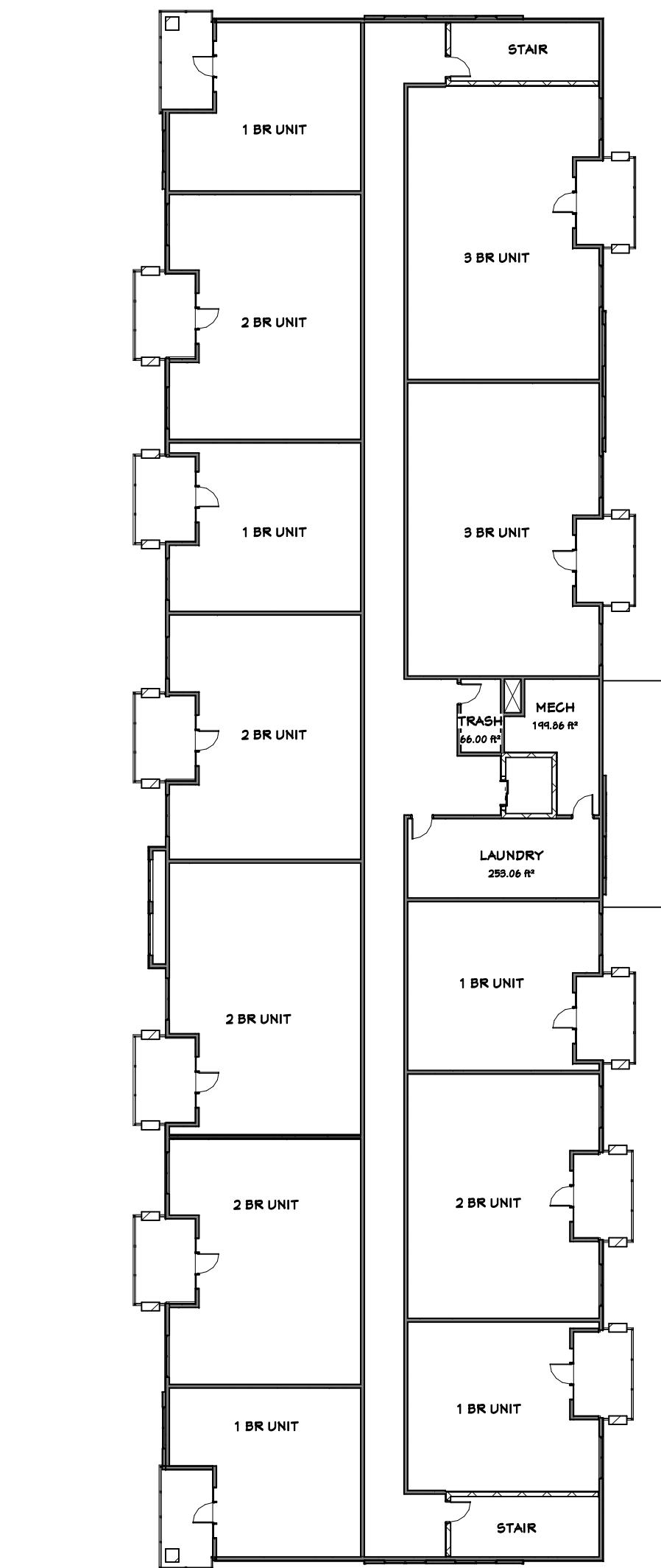
**BUILDING 3 SUMMARY:**  
UNIT MIX:  
(15) ONE-BEDROOM UNITS  
(15) TWO-BEDROOM UNITS  
(14) THREE-BEDROOM UNITS  
(44) UNITS TOTAL  
(44) UNDER GROUND PARKING SPACES

**ENCLOSED BIKE PARKING**  
REQUIRED:  
(31) PARKING SPACES

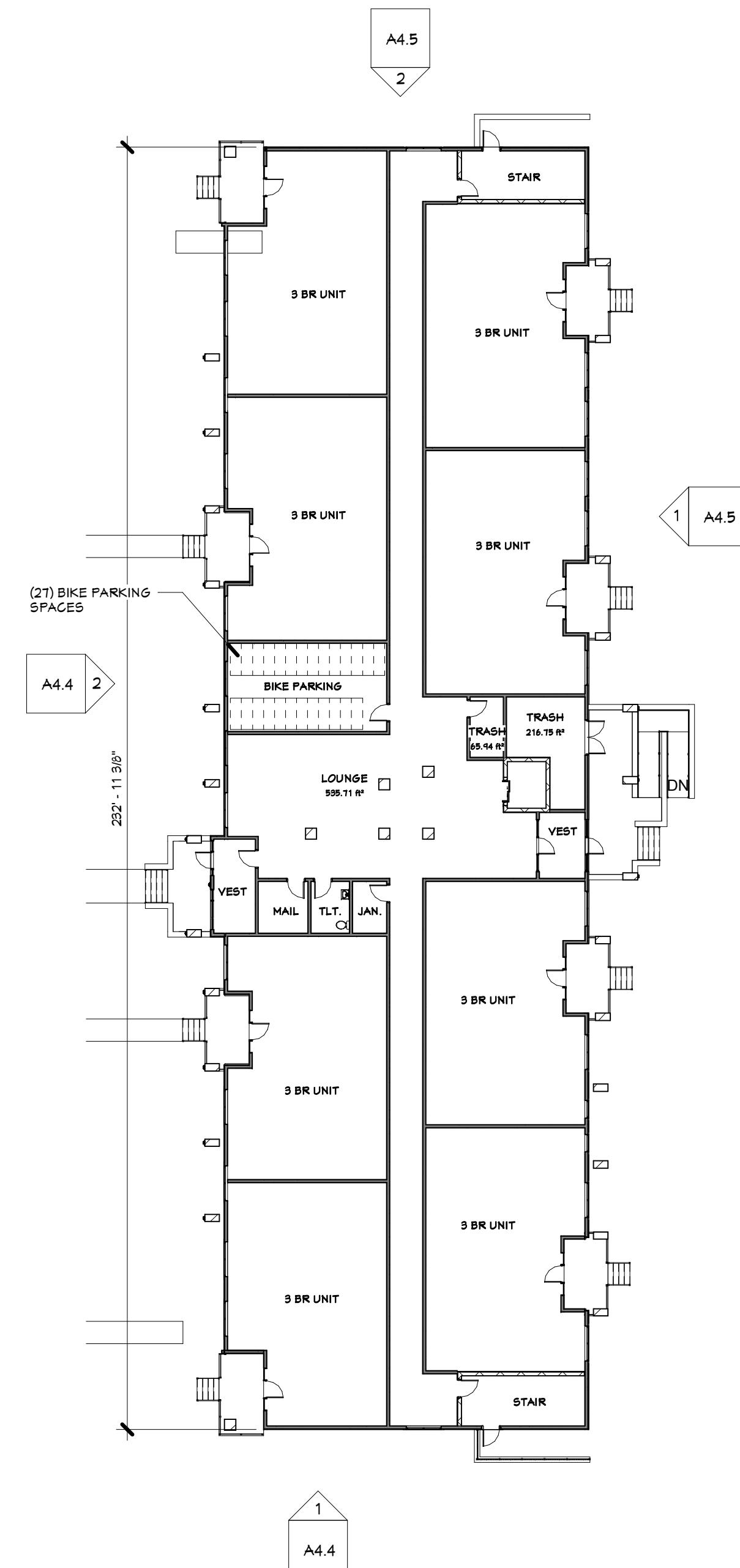
**PROVIDED**  
(31) PARKING SPACES - (12) IN BASEMENT  
LEVEL AND (25) ON MAIN LEVEL



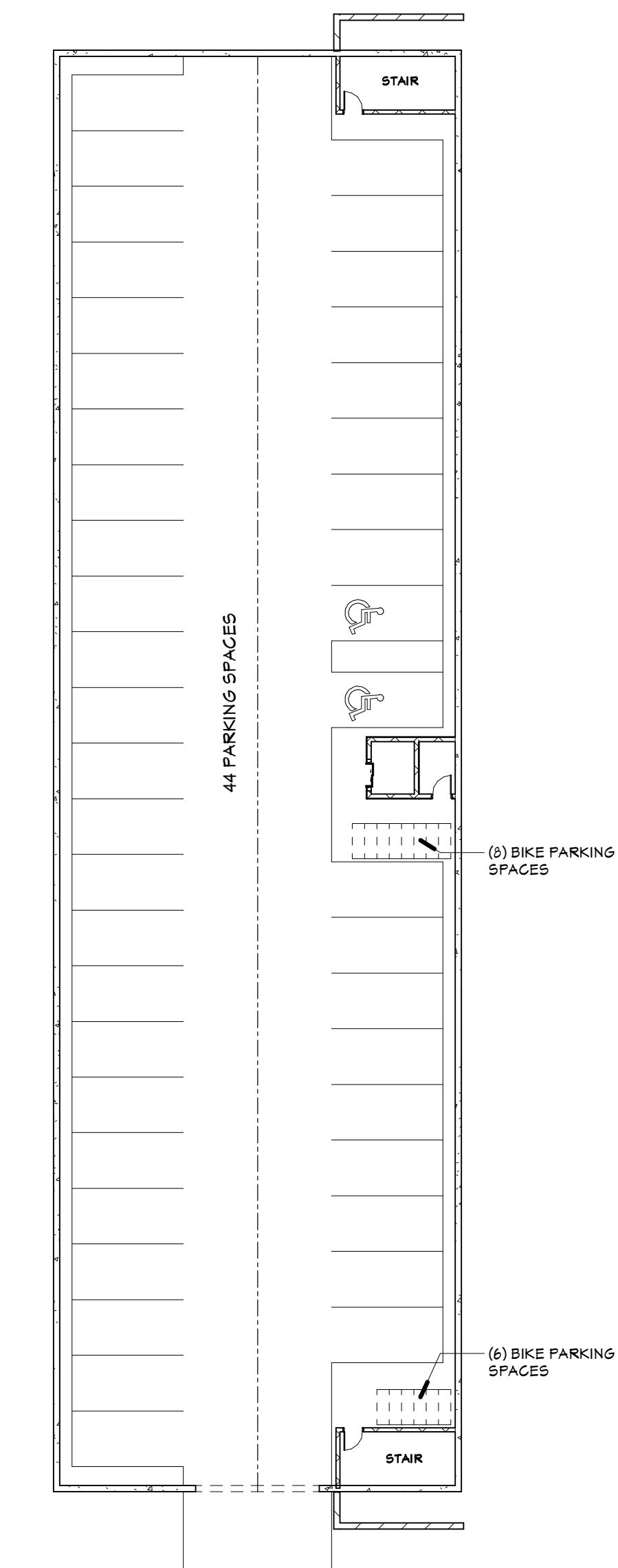
BLDG 3 - ROOF PLAN  
3/64" = 1'-0"



BLDG 3 - SECOND FLOOR  
(THIRD AND FOURTH FLOOR SIM.)  
3/64" = 1'-0"



BLDG 3 - FIRST FLOOR  
3/64" = 1'-0"



BLDG 3 - PARKING LEVEL  
3/64" = 1'-0"

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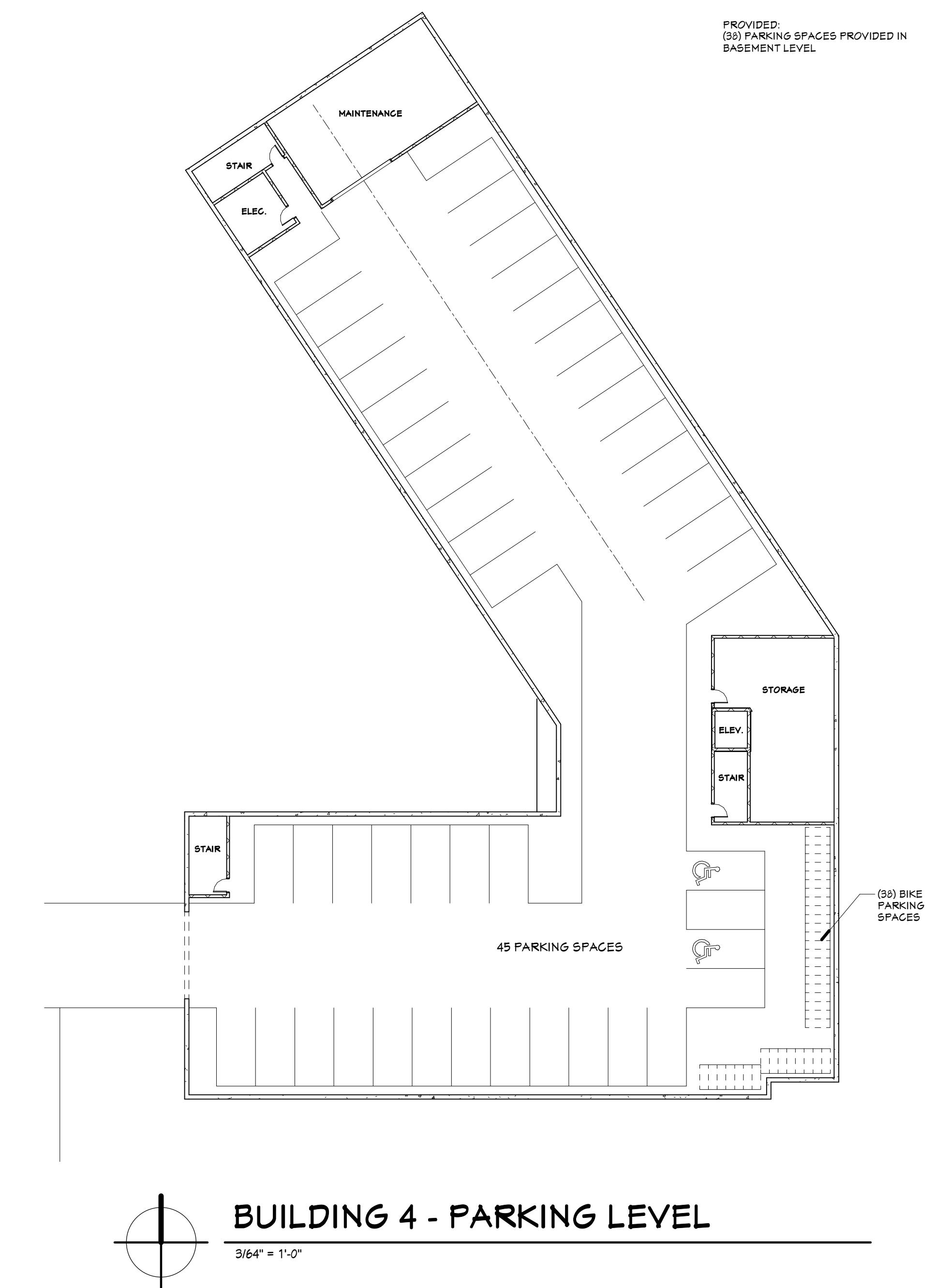
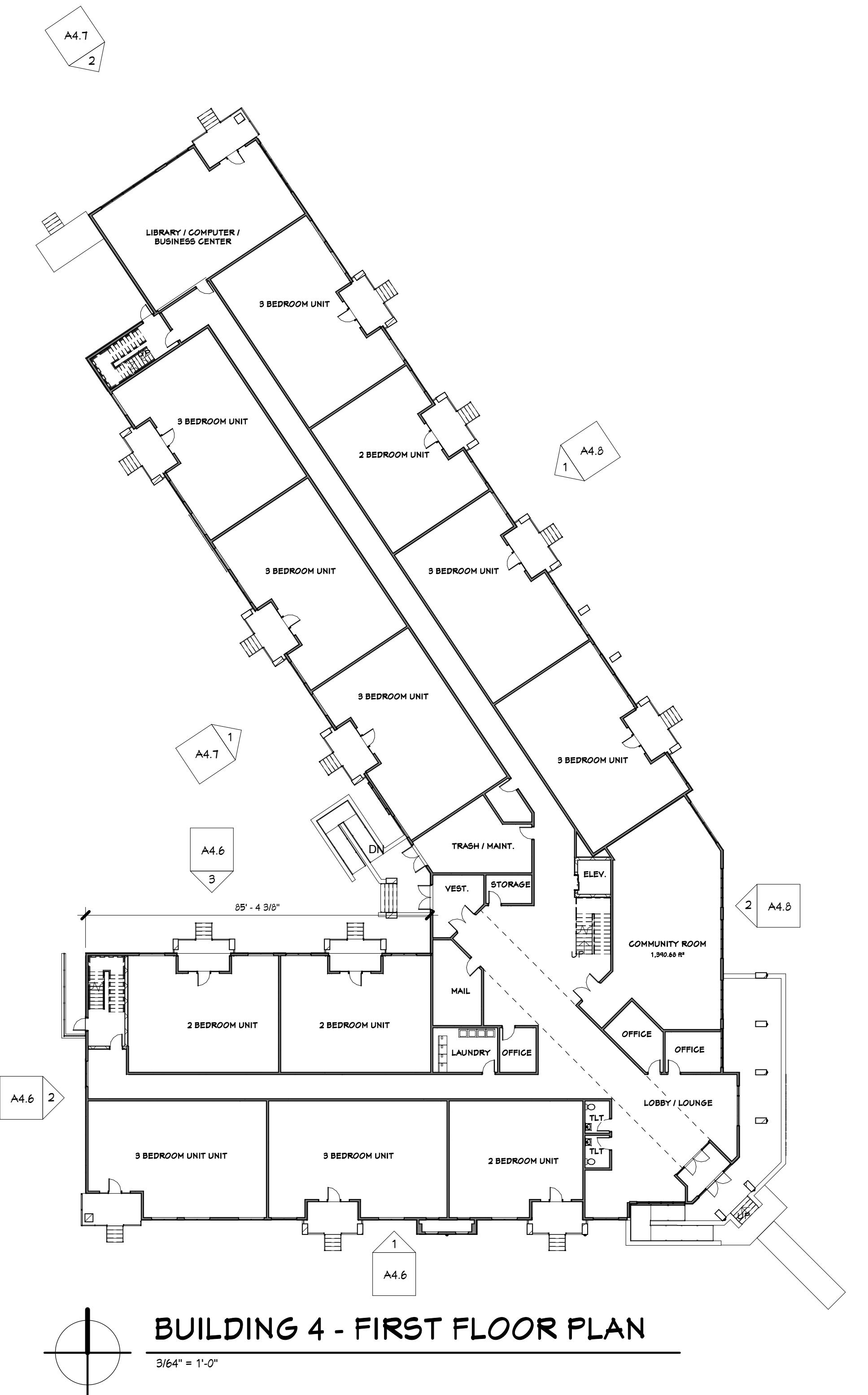
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OVERALL FLOOR  
PLANS - BLDG 4

A0.4



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**THE MEADOWLANDS**

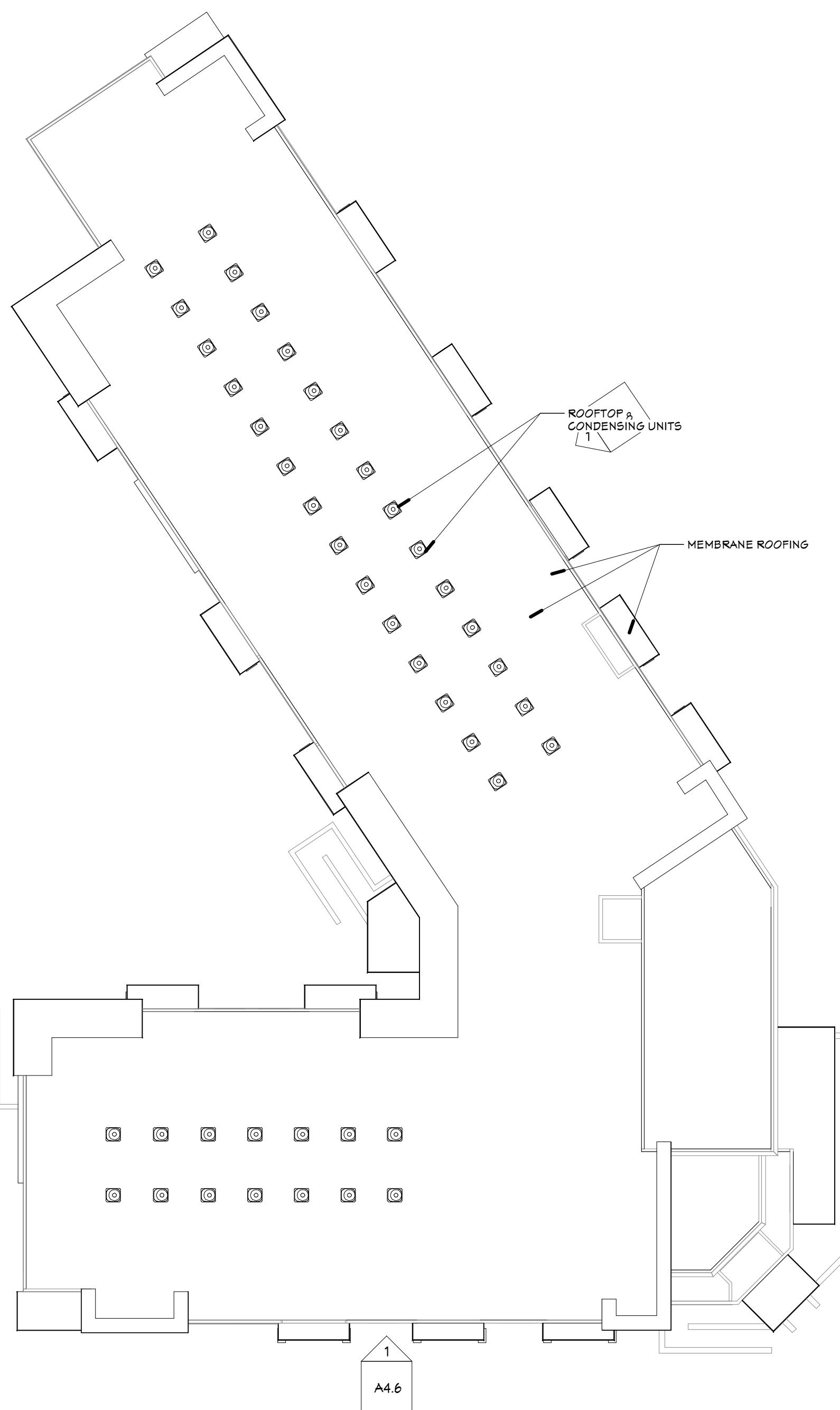
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# OVERALL FLOOR PLANS - BLDG 4

A0.5

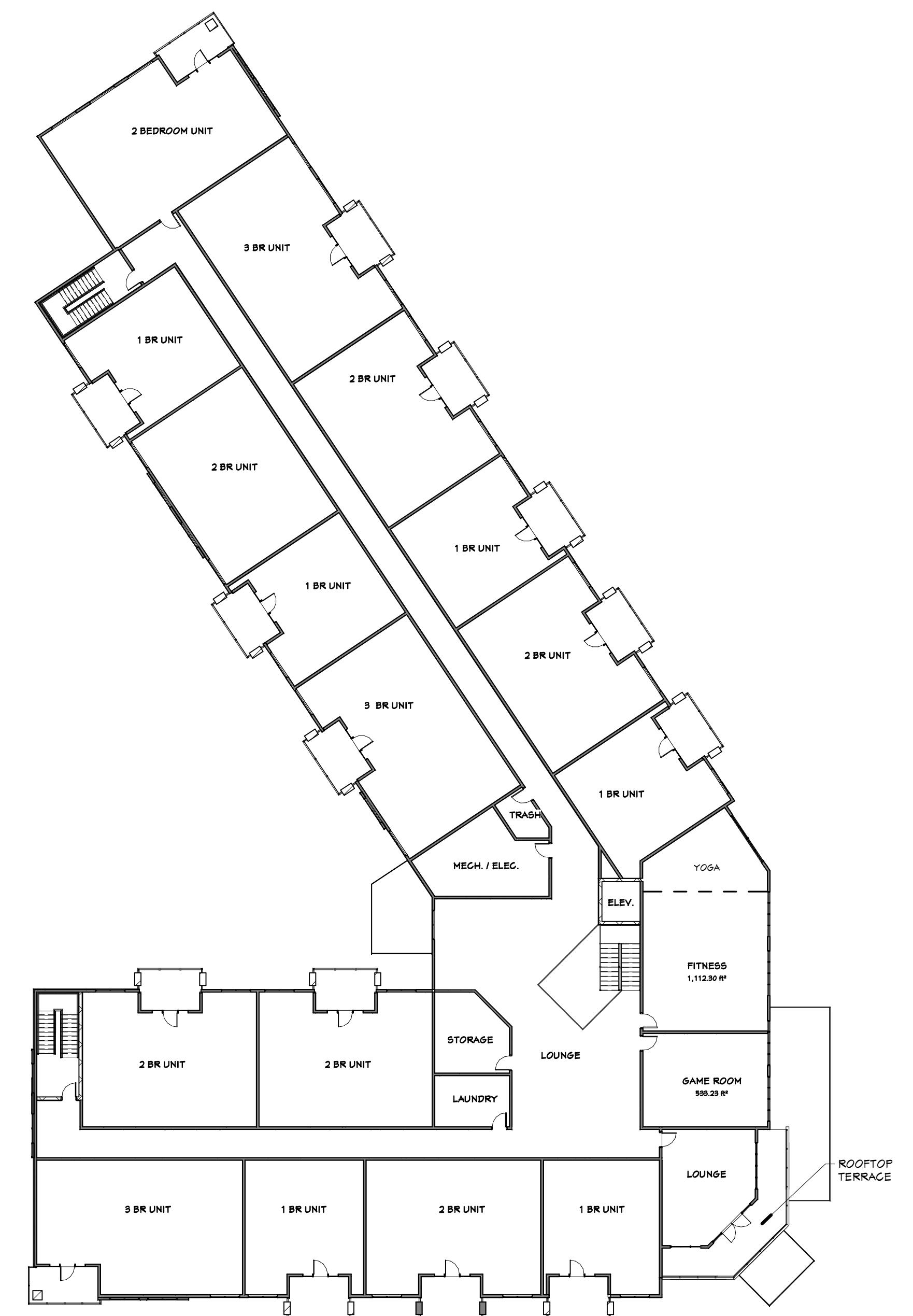




# ROOF PLAN

---

3/64" = 1'-0"





# BUILDING 4 - SECOND FLOOR PLAN

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3/64" = 1'-0" (THIRD FLOOR SIM.)

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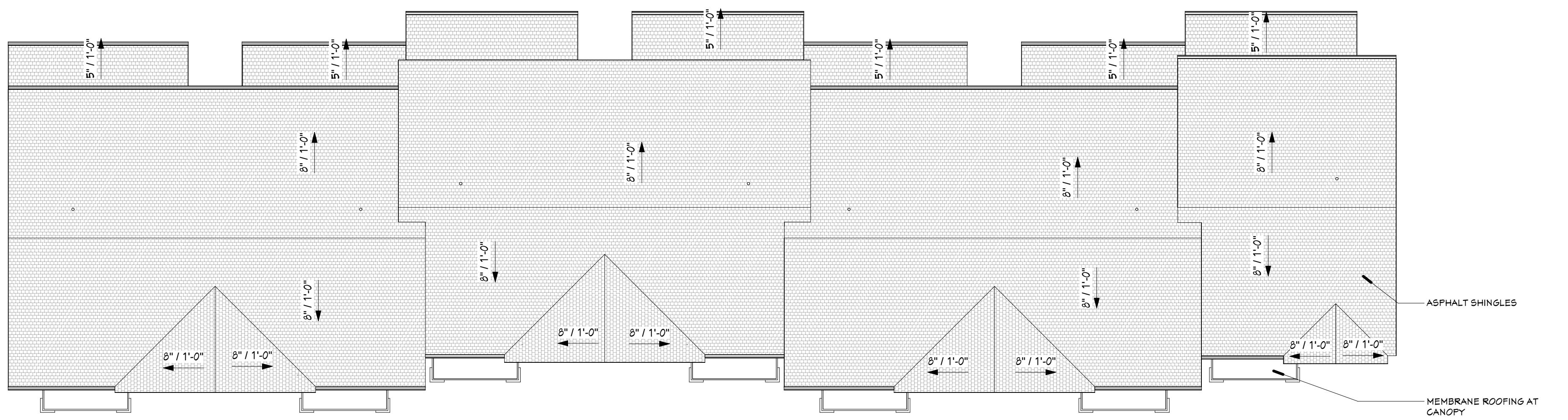
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MULTI-FAMILY HOUSING  
THE MEADOWLANDS

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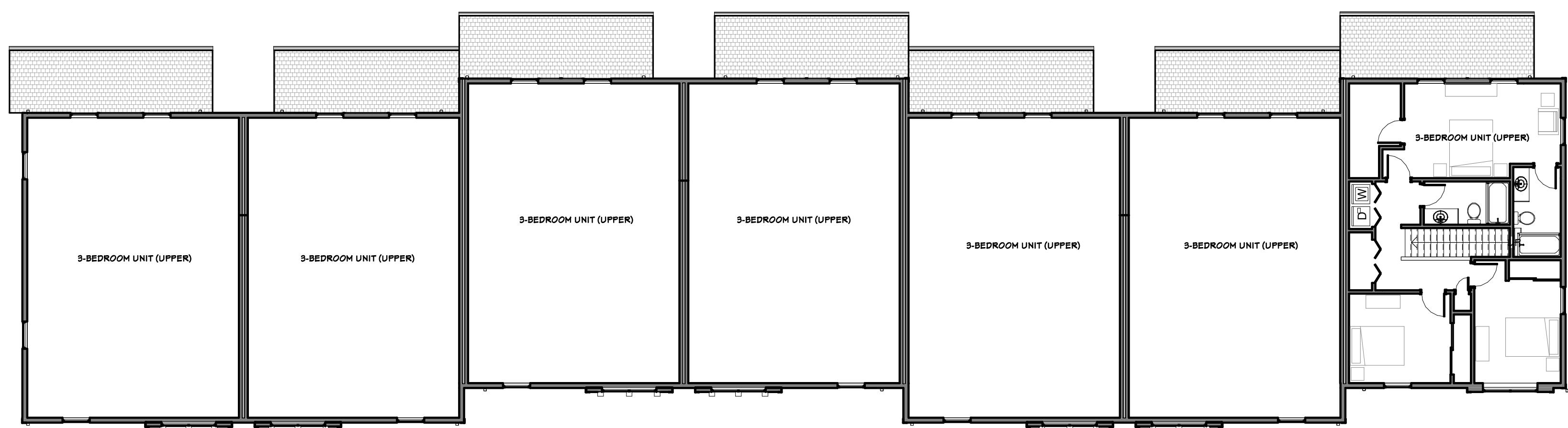
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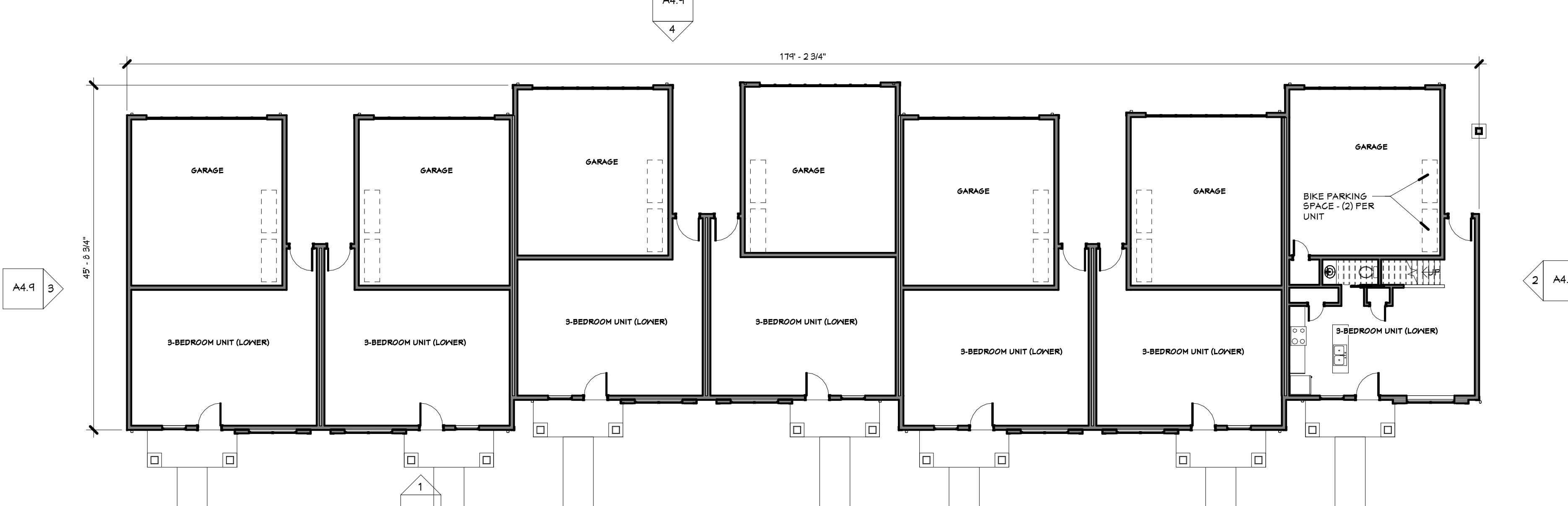
3  
A0.6  
3/32" = 1'-0"

OVERALL ROOF PLAN - BLDG 5



2  
A0.6  
3/32" = 1'-0"

OVERALL SECOND FLOOR PLAN - BLDG 5



1  
A0.6  
3/32" = 1'-0"

OVERALL FIRST FLOOR PLAN - BLDG 5

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BUILDING 5 SUMMARY:

UNIT MIX:  
(7) THREE-BEDROOM UNITS  
(7) UNITS TOTAL  
(14) GARAGE PARKING SPACES

ENCLOSED BIKE PARKING:

REQUIRED:  
(11) PARKING SPACES

PROVIDED:  
(14) PARKING SPACES - 2 SPACES PER UNIT IN GARAGE

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OVERALL FLOOR  
PLANS - BLDG 5

A0.6

## ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FIBER CEMENT
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY CANOPY COLUMN WITH FACE BRICK
10. BALCONY CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASIA
12. MECHANICAL UNIT
13. COMPOSITE CORBEL
14. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
15. PAINTED METAL GUARDRAIL
16. BUILDING STOREFRONT SYSTEM
17. ALUMINUM GUTTER AND DOWNSPOUTS
18. MECHANICAL PENETRATION
19. ASPHALT SHINGLES
20. INSULATED GLASS DOOR
21. CAST STONE HEADER

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EXTERIOR  
ELEVATIONS

A4.1



BUILDING 1 - WEST ELEVATION (BLDG 2 SIM)

2  
A4.1  
1/8" = 1'-0"



BUILDING 1 - SOUTH ELEVATION (BLDG 2 SIM)

1  
A4.1  
1/8" = 1'-0"

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EXTERIOR  
ELEVATIONS

A4.2

**ELEVATION KEYNOTES**

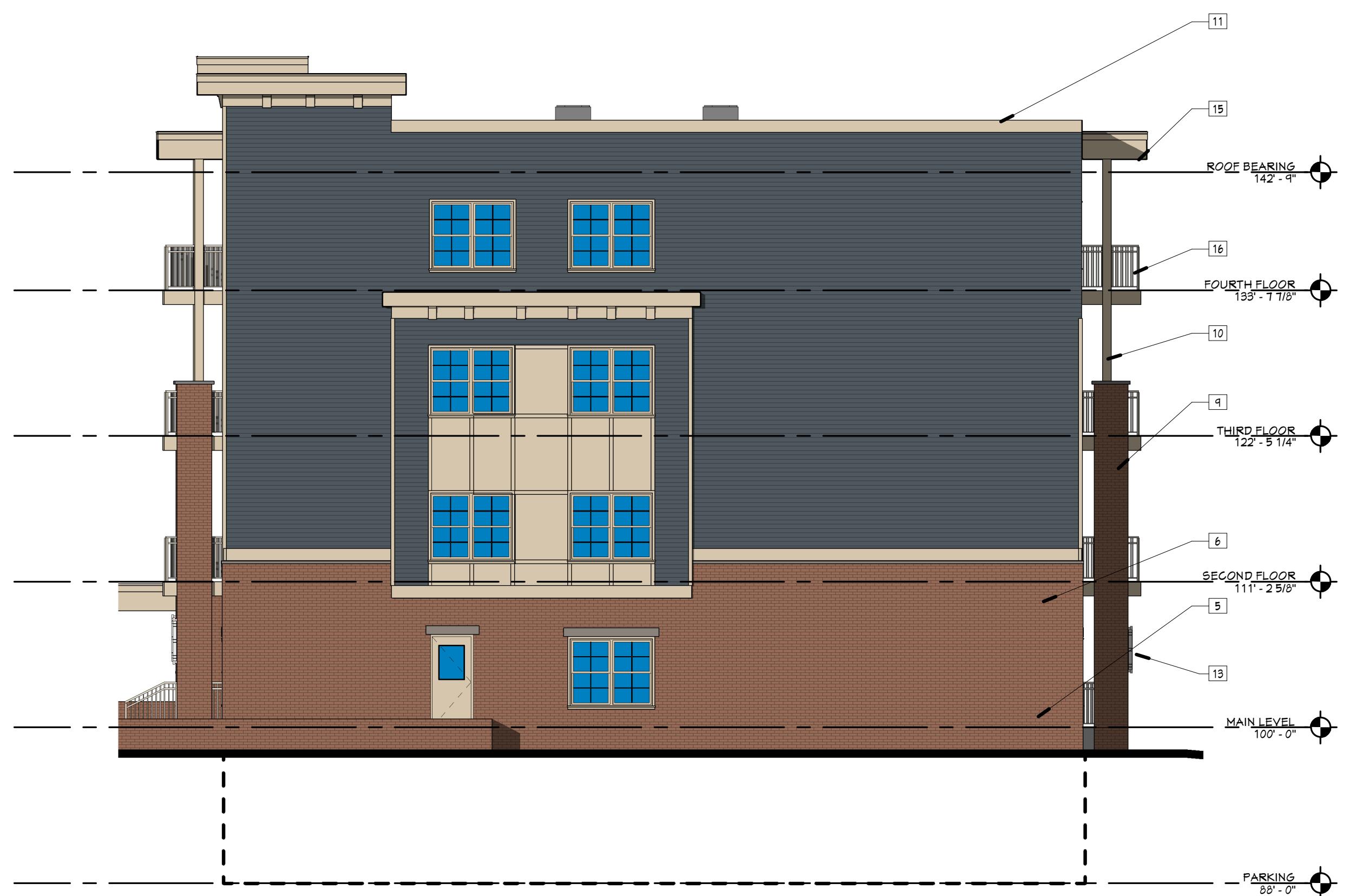
1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. VINYL DOOR
9. BALCONY/CANOPY COLUMN WITH FACE BRICK
10. BALCONY/CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL VENT
13. OPERATING LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. FABRICATED METAL GUARDRAIL
17. ALUMINUM DOOR FRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. INSULATED GLASS
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

**GENERAL ELEVATION NOTES**

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL



**BUILDING 1 - EAST ELEVATION (BLDG 2 SIM)**



**BUILDING 1 - NORTH ELEVATION (BLDG 2 SIM)**

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EXTERIOR  
ELEVATIONS

A4.3

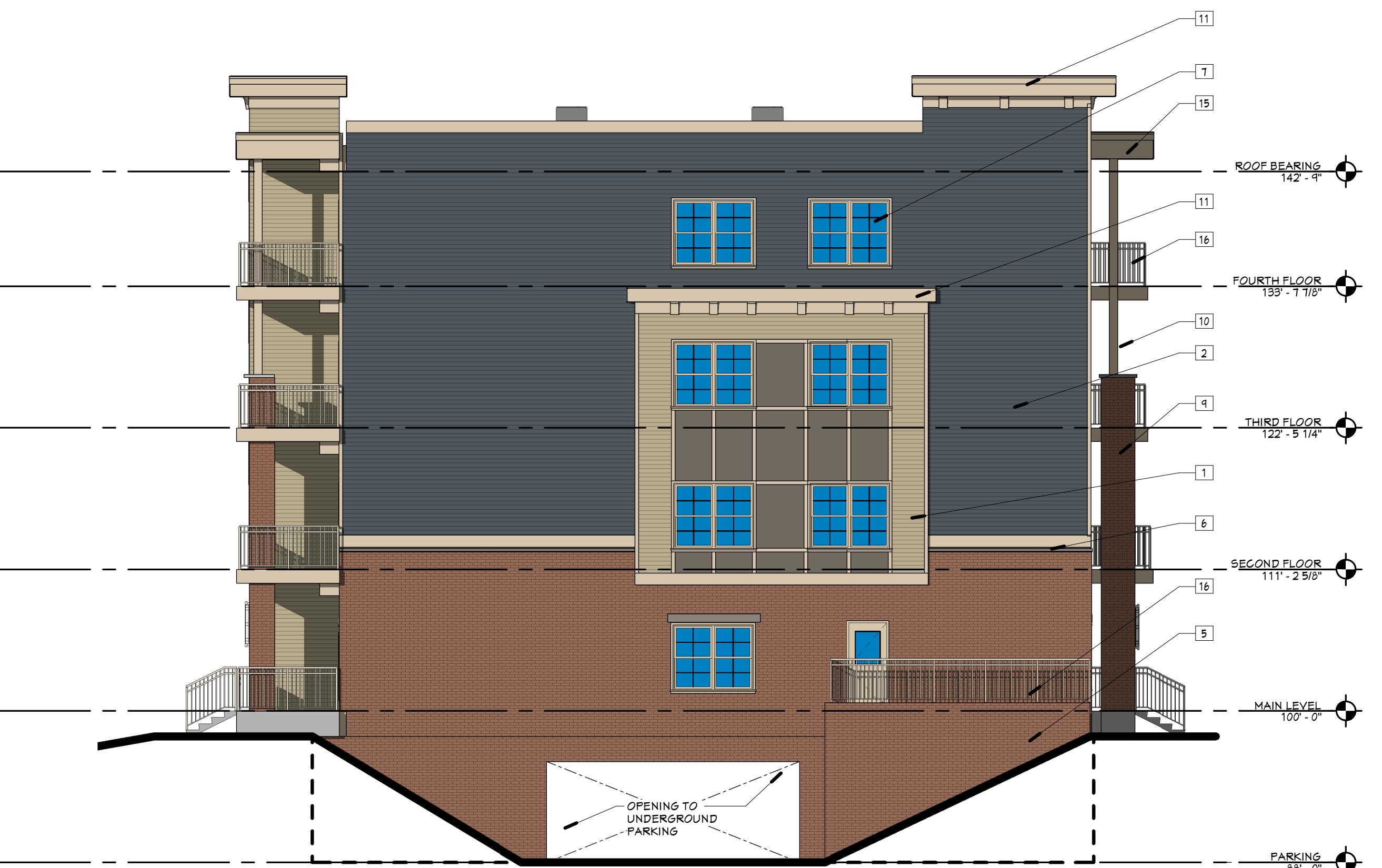
ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. BALCONY CANOPY
9. BALCONY CANOPY COLUMN WITH FACE BRICK
10. BALCONY CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL LIGHT FIXTURE
13. COMPOSITE CORBEL
14. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
15. PAINTED METAL GUARDRAIL
16. ALUMINUM GUARDRAIL
17. DOOR SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. MECHANICAL PENETRATION
21. INSULATED GARAGE DOOR
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL  
ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL

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2  
A4.3  
1/8" = 1'-0"  
BUILDING 1 - EAST ELEVATION (BLDG 2 SIM)



1  
A4.3  
1/8" = 1'-0"  
BUILDING 1 - NORTH ELEVATION (BLDG 2 SIM)

## ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING, COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FIBER CEMENT
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY COLUMN WITH FACE BRICK
10. BALCONY CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL LIGHT
13. COMPOSITE CORBEL
14. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
15. PAINTED METAL GUARDRAIL
16. ALUMINUM DOOR/FRONT SYSTEM
17. BUILDING SIGNAGE
18. ALUMINUM GUTTER AND DOWNSPOUTS
19. MECHANICAL PENETRATION
20. ASBESTOS BRICKLES
21. BUILDING GATE DOOR
22. CAST STONE HEADER

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## GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL

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MULTI-FAMILY HOUSING  
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EXTERIOR  
ELEVATIONS

A4.4



1  
A4.4  
1/8" = 1'-0"

BUILDING 3 - SOUTH ELEVATION



2  
A4.4  
1/8" = 1'-0"

BUILDING 3 - WEST ELEVATION

## ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. BALCONY CANOPY COLUMN WITH FACE BRICK
9. FIBER CEMENT DOOR
10. FIBER CEMENT COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FAÇADE
12. MECHANICAL UNIT
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE GORE
15. ALUMINUM FAÇADE WITH FIBER CEMENT TRIM
16. PAINTED METAL GUARDRAIL
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. GUTTER, DRAIN, DOWNSPOUTS
20. MECHANICAL PENETRATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

## GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL

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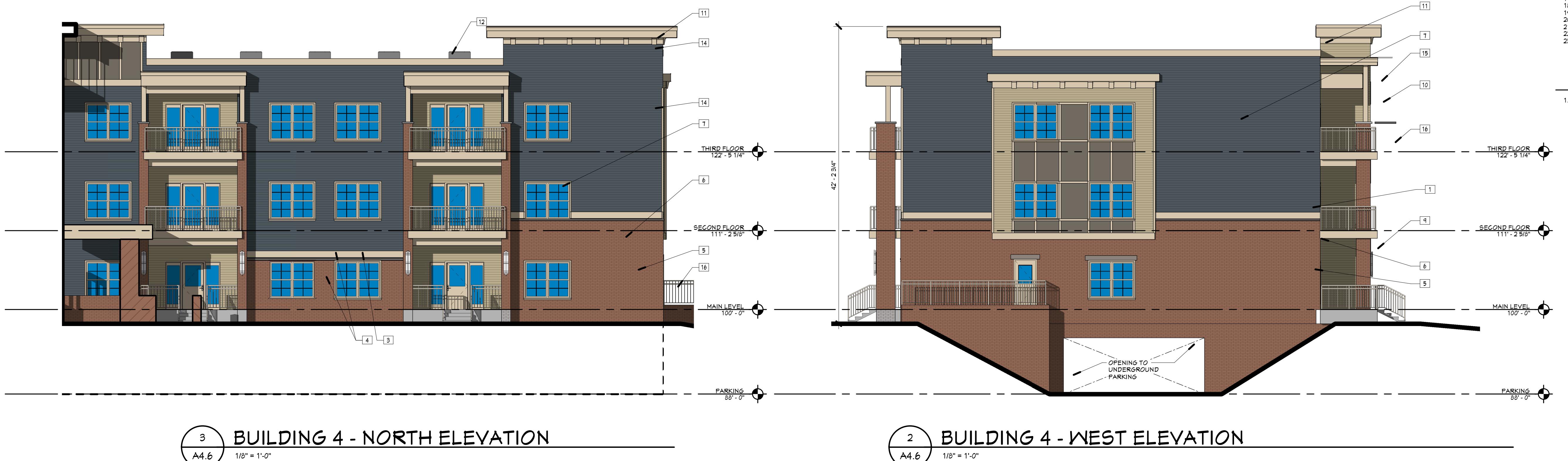
ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING, COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING, COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. FIBER CEMENT DOOR
9. BALCONY CANOPY COLUMN WITH FACE BRICK
10. BALCONY CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. MECHANICAL LIGHT FIXTURE
13. COMPOSITE CORBEL
14. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
15. PAINTED METAL GUARDRAIL
16. ALUMINUM DOOR
17. BUILDING SIGNAGE
18. ALUMINUM GUTTER AND DOWNSPOUTS
19. MECHANICAL PENETRATION
20. INSULATED GARAGE DOOR
21. INSULATED GARAGE DOOR
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL

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A4.7

ELEVATION KEYNOTES

- HORIZONTAL FIBER CEMENT SIDING - COLOR 1
- HORIZONTAL FIBER CEMENT SIDING - COLOR 2
- FIBER CEMENT PANEL
- FIBER CEMENT TRIM
- FACE BRICK
- STONE SILL
- VINYL WINDOW WITH FIBER CEMENT TRIM
- BALCONY CANOPY COLUMN WITH FACE BRICK
- BALCONY CANOPY COLUMN WITH FIBER CEMENT WRAP
- FIBER CEMENT FASCIA
- MECHANICAL UNIT
- DECORATIVE LIGHT FIXTURE
- BALCONY RAILING
- BALCONY STRUCTURE WITH FIBER CEMENT TRIM
- PAINTED METAL GUARDRAIL
- ALUMINUM STOREFRONT SYSTEM
- BURNT BRICK
- ALUMINUM GUTTER AND DOWNSPOUTS
- MECHANICAL PENETRATION
- ASPHALT SHINGLES
- INSULATED GARAGE DOOR
- CAST STONE HEADER

GENERAL  
ELEVATION NOTES

- MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL

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BUILDING 4 - NORTHWEST ELEVATION

A4.7

BUILDING 4 - SOUTHWEST ELEVATION

A4.7



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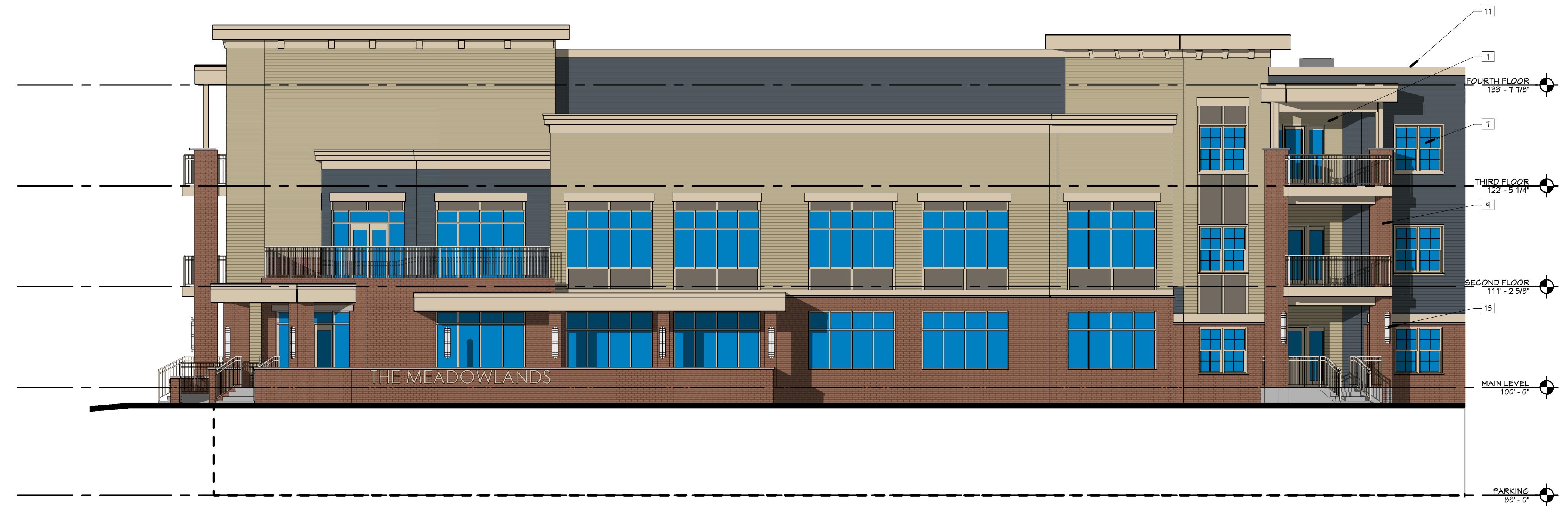
ELEVATION KEYNOTES

1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VINYL WINDOW WITH FIBER CEMENT TRIM
8. THIN SLAB CONCRETE
9. BALCONY CANOPY COLUMN WITH FACE BRICK
10. BALCONY CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. DECORATIVE LIGHT FIXTURE
13. COMPOSITE CORBEL
14. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
15. PAINTED METAL RAILING
16. ALUMINUM STOREFRONT SYSTEM
17. BUILDING SIGNAGE
18. ALUMINUM GUTTER AND DOWNSPOUTS
19. MECHANICAL PENETRATION
20. EXTERIOR LINING
21. INSULATED GARAGE DOOR
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

GENERAL  
ELEVATION NOTES

1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL

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BUILDING 4 - EAST ELEVATION  
A4.8 1/8" = 1'-0"



BUILDING 4 - NORTHEAST ELEVATION  
A4.8 1/8" = 1'-0"

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MADISON, WI

Project Number 4-1125  
ISSUANCE  
No. Date Description  
1 2019.08.27 SITE PLAN REVIEW

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NOT FOR  
CONSTRUCTION

EXTERIOR  
ELEVATIONS

A4.9

## ELEVATION KEYNOTES

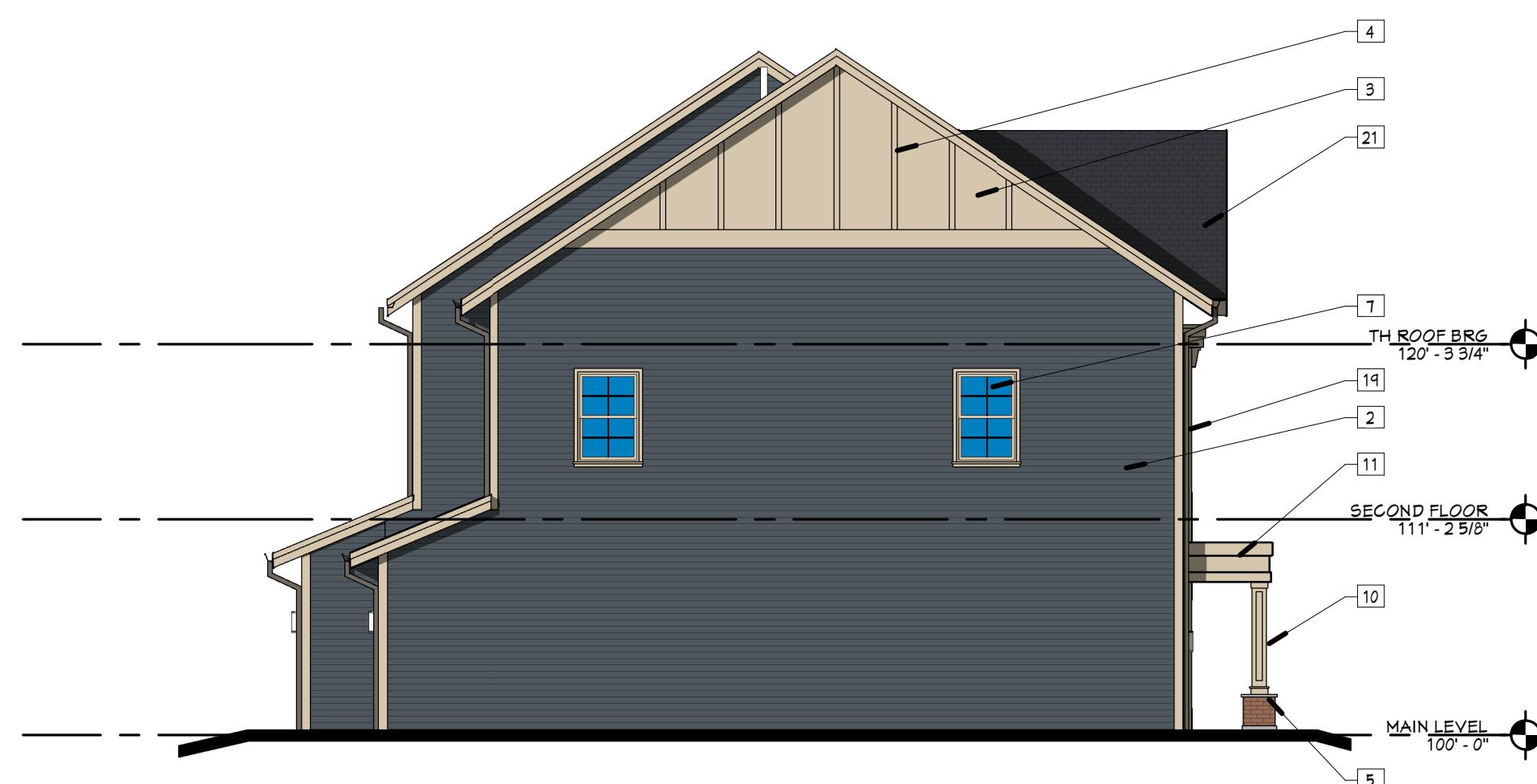
1. HORIZONTAL FIBER CEMENT SIDING - COLOR 1
2. HORIZONTAL FIBER CEMENT SIDING - COLOR 2
3. FIBER CEMENT PANEL
4. FIBER CEMENT TRIM
5. FACE BRICK
6. CAST STONE SILL
7. VENEER STONE WITH FIBER CEMENT TRIM
8. FIBERGLASS DOOR
9. BALCONY CANOPY COLUMN WITH FACE BRICK
10. BALCONY CANOPY COLUMN WITH FIBER CEMENT WRAP
11. FIBER CEMENT FASCIA
12. FIBER CEMENT CORBEL
13. DECORATIVE LIGHT FIXTURE
14. COMPOSITE CORBEL
15. BALCONY STRUCTURE WITH FIBER CEMENT TRIM
16. ALUMINUM GUTTER DRAINS
17. ALUMINUM STOREFRONT SYSTEM
18. BUILDING SIGNAGE
19. ALUMINUM GUTTER AND DOWNSPOUTS
20. ALUMINUM ROOF DOWNSPOUT RATION
21. ASPHALT SHINGLES
22. INSULATED GARAGE DOOR
23. CAST STONE HEADER

## GENERAL ELEVATION NOTES

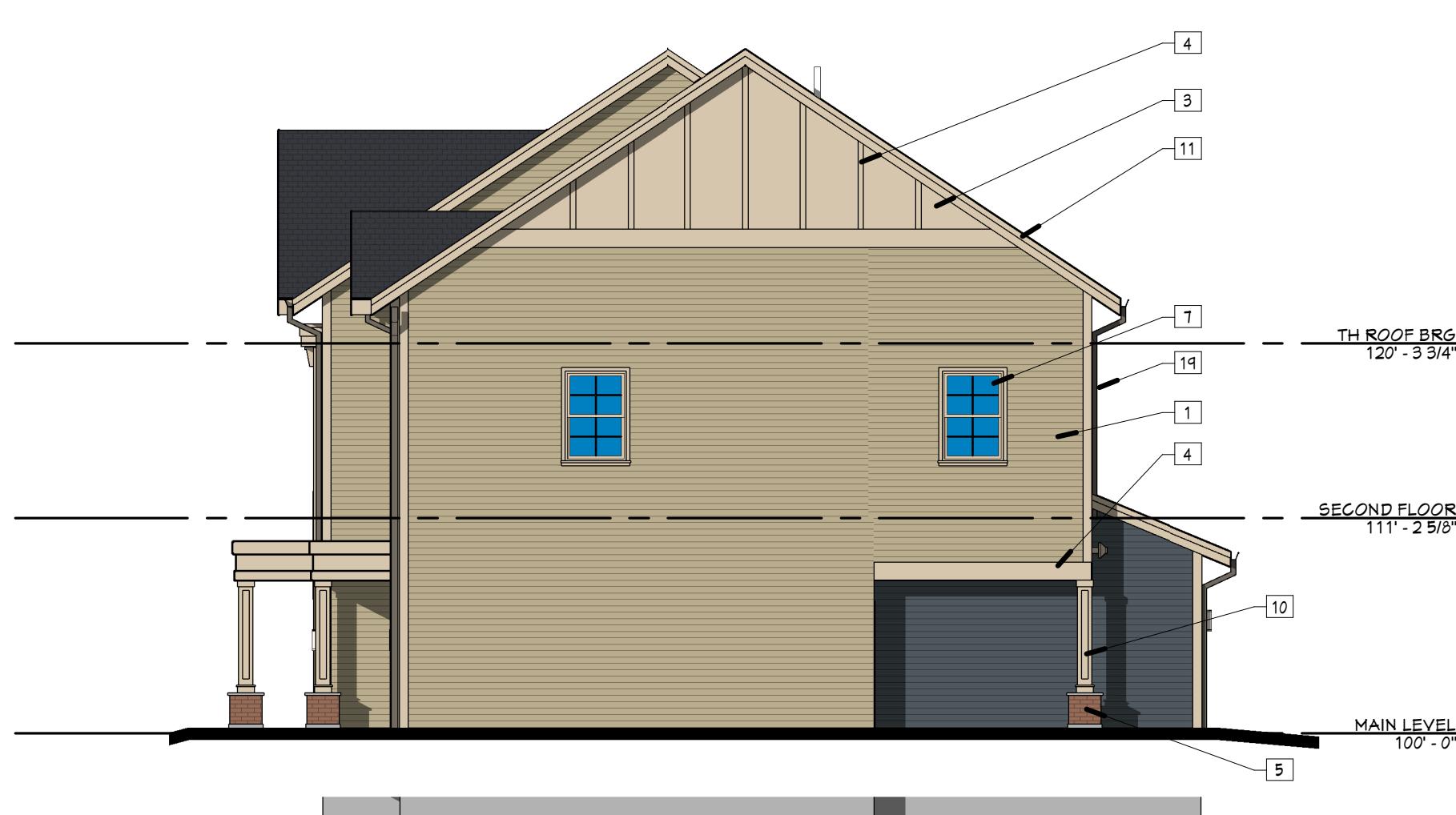
1. MECHANICAL PENETRATIONS AT 3 AND 4 STORY BUILDINGS TO EXTEND THROUGH ROOF, BELOW PARAPET LEVEL



4  
A4.9  
1/8" = 1'-0"  
BUILDING 5 - EAST ELEVATION



3  
A4.9  
1/8" = 1'-0"  
BUILDING 5 - NORTH ELEVATION



2  
A4.9  
1/8" = 1'-0"  
BUILDING 5 - SOUTH ELEVATION



1  
A4.9  
1/8" = 1'-0"  
BUILDING 5 - WEST ELEVATION



VIEW DOWN WIND STONE DRIVE



VIEW ALONG MILWAUKEE AVE



EXTERIOR RENDERINGS - OVERALL | PR-1  
THE MEADOWLANDS  
MADISON, WI



VIEW FROM PARKING LOT



VIEW FROM MILWAUKEE AVE



## EXTERIOR RENDERINGS - BUILDING 1 (BLDG 2 SIM.) | PR-2

THE MEADOWLANDS  
MADISON, WI



VIEW ALONG WIND STONE

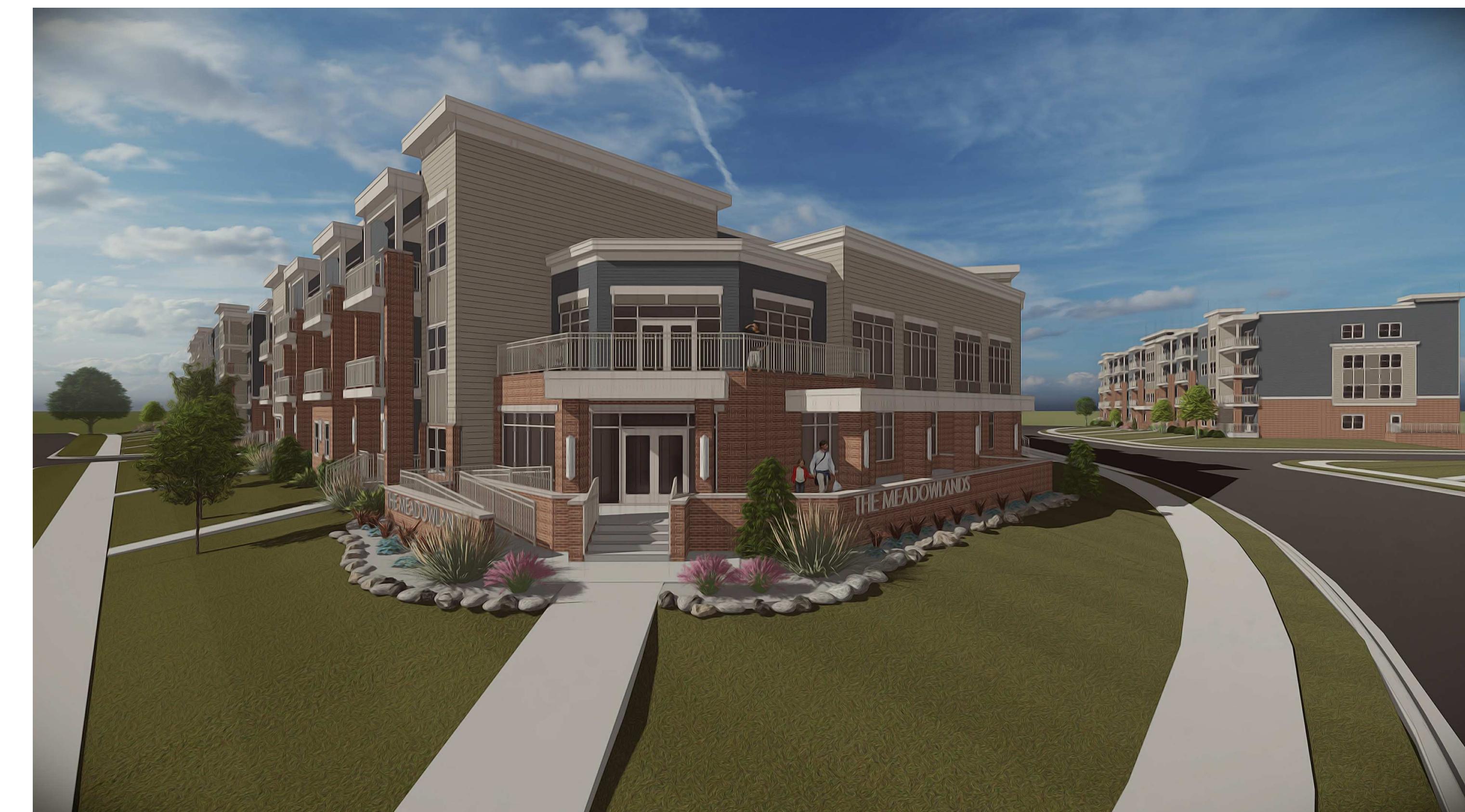


## EXTERIOR RENDERINGS - BUILDING 3 | PR-3

THE MEADOWLANDS  
MADISON, WI



VIEW FROM MILWAUKEE AVE



VIEW FROM CORNER OF MILWAUKEE AND WIND STONE



## EXTERIOR RENDERINGS - BUILDING 4 | PR-4

THE MEADOWLANDS  
MADISON, WI



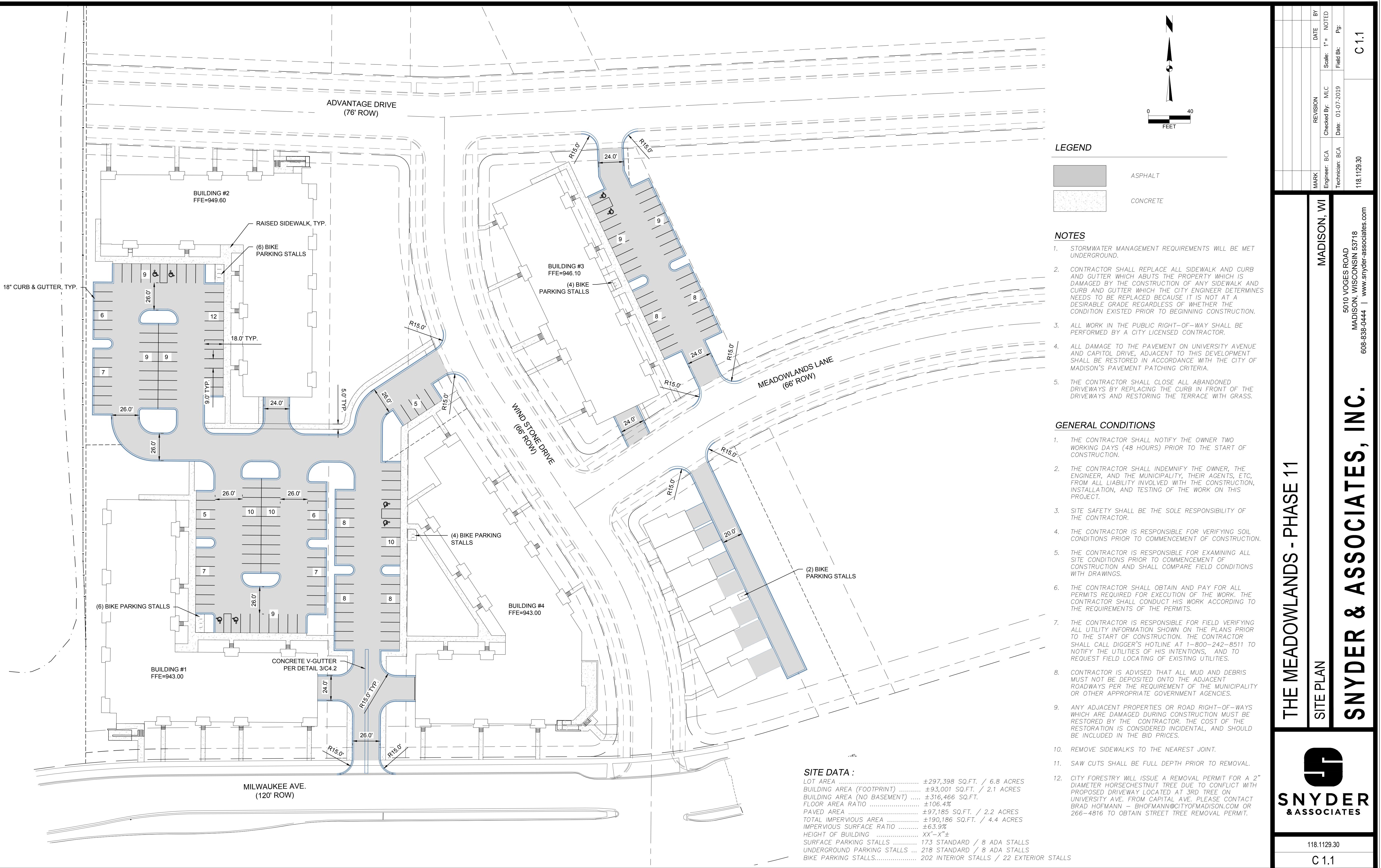
VIEW ALONG WIND STONE

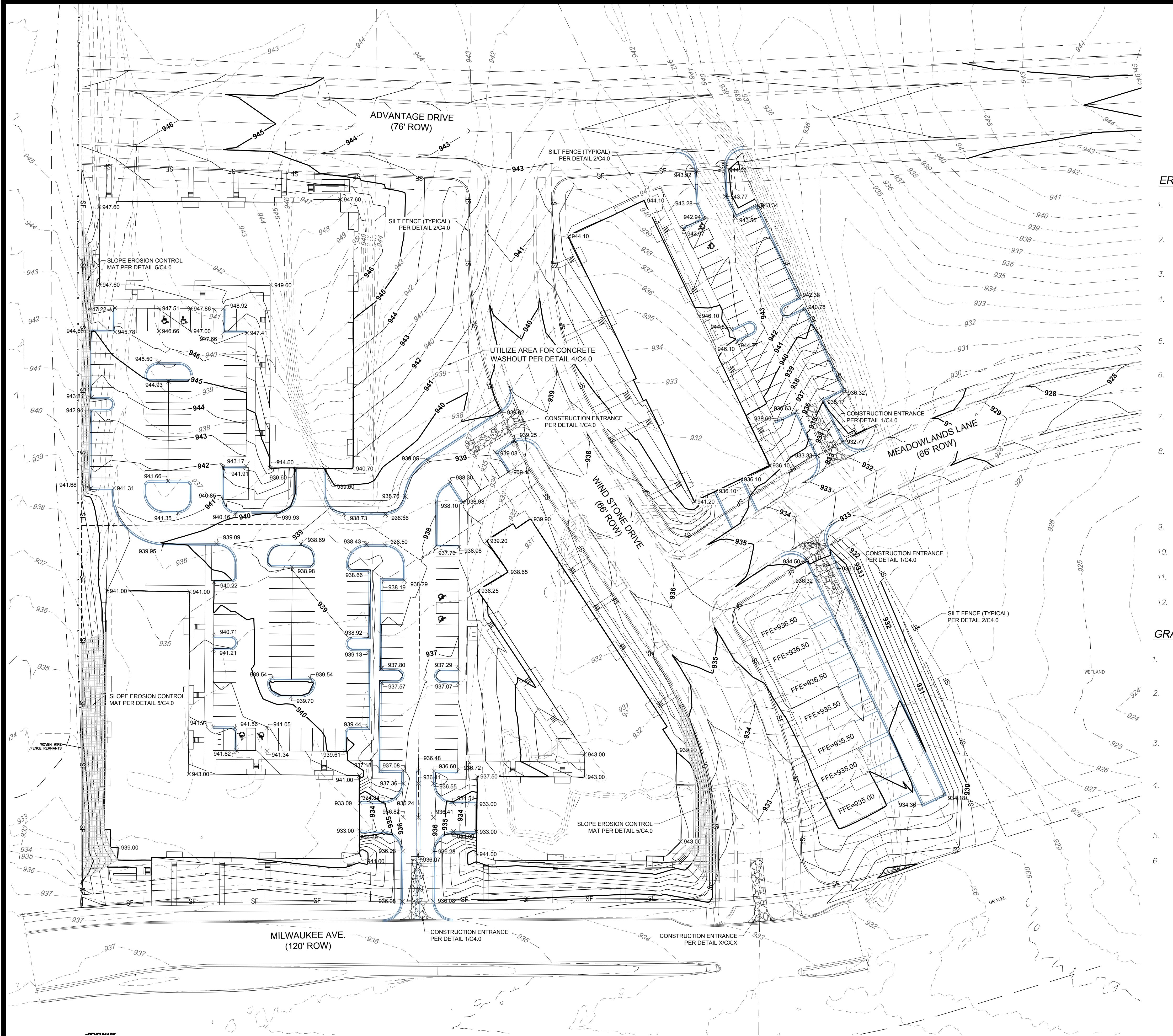


## EXTERIOR RENDERINGS - BUILDING 5 | PR-5

THE MEADOWLANDS  
MADISON, WI







## EROSION CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WPDES DISCHARGE PERMITS (IF APPLICABLE). CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD.
3. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD.
4. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
5. ALL DISTURBED GROUND LEFT INACTIVE FOR THIRTY DAYS OR MORE SHALL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS 1059 AND 1058.
6. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING EROSION MAT IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
7. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
8. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
9. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
10. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
11. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES.
12. REFER TO SPECIFICATION SECTIONS 31 20 00 31 25 00 32 91 19 AND 32 92 00

## GRADING

1. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
2. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE SITE HAS BEEN STABILIZED WITH VEGETATION AND THE APPROVAL OF THE GOVERNING AGENCY.
3. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL GRADING, CUT AND FILL CALCULATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
4. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
5. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE ENGINEER BEFORE ANY MATERIAL IS PLACED.
6. REFER TO SPECIFICATION SECTIONS 31 20 00, 31 25 00, 32 91 19, AND 32 92 00.

# GRADING PLAN

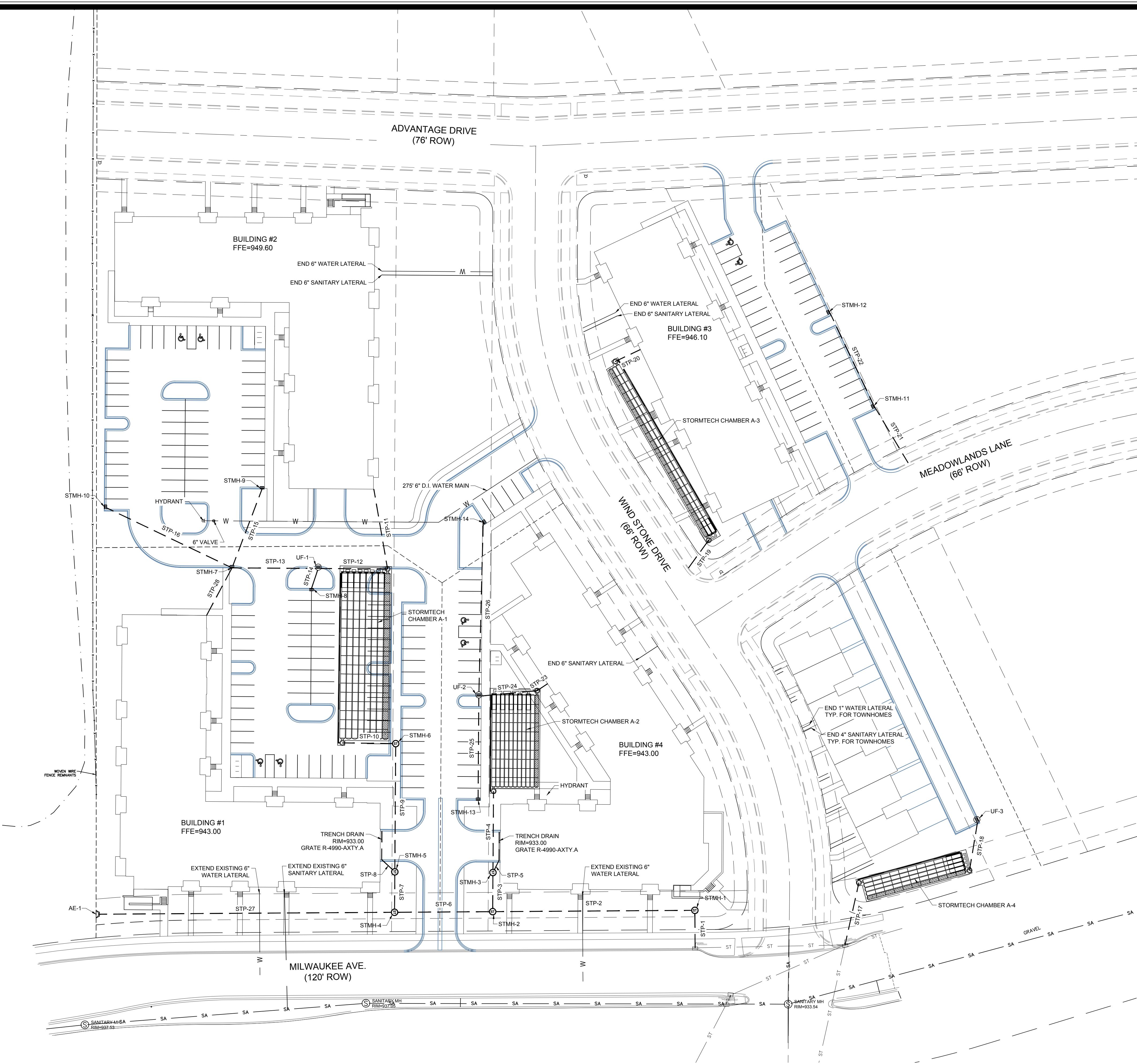
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5

# SNYDER

18.1129.30

C 2.0



MARK REVISION DATE BY

Engineer: BCA Checked By: MLC Scale: 1" = 100' NOTED

Technician: BCA Date: 01-07-2019 Field Bk: Pg: C 3.0

118.1129.30

118.1129.30

THE MEADOWLANDS - PHASE 11

UTILITY PLAN

SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD  
MADISON, WI  
53718

608-838-0444 | www.snyder-associates.com

STRUCTURE TABLE

STRUCT #	RIM EL	STRUCT TYPE	FRAME/GRATE	INVERTS IN	INVERTS OUT
AE-1	934.47	ARROW ENDWALL	ARROW ENDWALL	INV E = 932.39	
STMH-1	937.86	48" CONC STMH	R-1550	INV W = 929.56	INV S = 929.56
STMH-2	937.75	48" CONC STMH	R-1550	INV W = 930.35	INV E = 930.35
STMH-3	937.55	48" CONC STMH	R-1550	INV N = 930.50	INV NE = 930.50
STMH-4	938.23	48" CONC STMH	R-1550	INV N = 931.23	INV W = 931.23
STMH-5	937.62	48" CONC STMH	R-1550	INV N = 931.39	INV NW = 931.39
STMH-6	938.89	48" CONC STMH	R-1550	INV W = 932.48	INV S = 932.48
STMH-7	939.57	2' X 3' CI	R-3067	INV NW = 935.61	INV E = 935.36
STMH-8	939.42	2' X 3' CI	R-3067	INV N = 936.16	
STMH-9	943.03	2' X 3' CI	R-3067	INV S = 939.11	
STMH-10	942.19	2' X 3' CI	R-3067	INV SE = 938.12	
STMH-11	936.97	2' X 3' CI	R-1550	INV NW = 931.00	INV SE = 931.00
STMH-12	942.86	2' X 3' CI	R-1550	INV SE = 935.28	
STMH-13	936.70	2' X 3' CI	R-3067	INV N = 932.66	
STMH-14	938.90	2' X 3' CI	R-3067	INV S = 934.92	
UF-1	939.14	UPFLOW FILTER	R-3067	INV W = 933.88	INV E = 933.63
UF-2	937.22	UPFLOW FILTER	R-3067	INV N = 931.60	INV S = 931.60
UF-3	934.65	UPFLOW FILTER	R-3067	INV E = 931.60	INV S = 930.44

STORM PIPE TABLE

PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
STP-1	CORRUGATED HDPE	30	EX INLET		29	929.56	929.41	0.50%
STP-2	CORRUGATED HDPE	30	STMH-2	STMH-1	157	930.35	929.56	0.50%
STP-3	CORRUGATED HDPE	15	STMH-3	STMH-2	30	930.50	930.35	0.50%
STP-4	CORRUGATED HDPE	A-2	STMH-3		63	931.00	930.50	0.79%
STP-5	CORRUGATED HDPE	TRENCH DRAIN	STMH-3		11	931.00	930.50	4.72%
STP-6	CORRUGATED HDPE	30	STMH-4	STMH-2	76	930.73	930.35	0.50%
STP-7	CORRUGATED HDPE	15	STMH-5	STMH-4	31	931.39	931.23	0.50%
STP-8	CORRUGATED HDPE	TRENCH DRAIN	STMH-5		14	931.46	931.39	0.50%
STP-9	CORRUGATED HDPE	15	STMH-6	STMH-5	100	932.48	931.39	1.09%
STP-10	CORRUGATED HDPE	A-1	STMH-6		41	933.13	932.48	1.57%
STP-11	CORRUGATED HDPE	BUILDING #2	A-1		63	933.76	933.13	1.00%
STP-12	CORRUGATED HDPE	18	A-1		54	933.63	933.13	0.93%
STP-13	CORRUGATED HDPE	15	STMH-7	UF-1	67	935.36	933.88	2.21%
STP-14	CORRUGATED HDPE	12	STMH-8	UF-1	16	936.16	935.64	3.19%
STP-15	CORRUGATED HDPE	12	STMH-9	STMH-7	66	939.11	935.61	5.34%
STP-16	CORRUGATED HDPE	12	STMH-10	STMH-7	110	938.12	935.61	2.28%
STP-17	CORRUGATED HDPE	A-4	EX INLET		50	928.25	927.75	1.01%
STP-18	CORRUGATED HDPE	12	A-4		40	930.44	928.25	5.41%
STP-19	CORRUGATED HDPE	A-3	EX INLET		27	933.00	932.79	0.79%
STP-20	CORRUGATED HDPE	BUILDING #3	A-3		22	933.22	933.00	1.00%
STP-21	CORRUGATED HDPE	12	EX INLET		52	931.00	927.82	6.16%

## GENERAL NOTES

- DRAWINGS ARE INTENDED TO BE PRINTED ON 22" X 34" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
- NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.

## GENERAL NOTES CONTINUED

- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

## GENERAL LANDSCAPE NOTES

- UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEY MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMprise ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
- ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
- TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
- LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
- ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
- CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ON SITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.

## GENERAL LANDSCAPE NOTES CONTINUED

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8"- 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.

- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.

- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.

- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.

- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.

- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.

- WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.

- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.

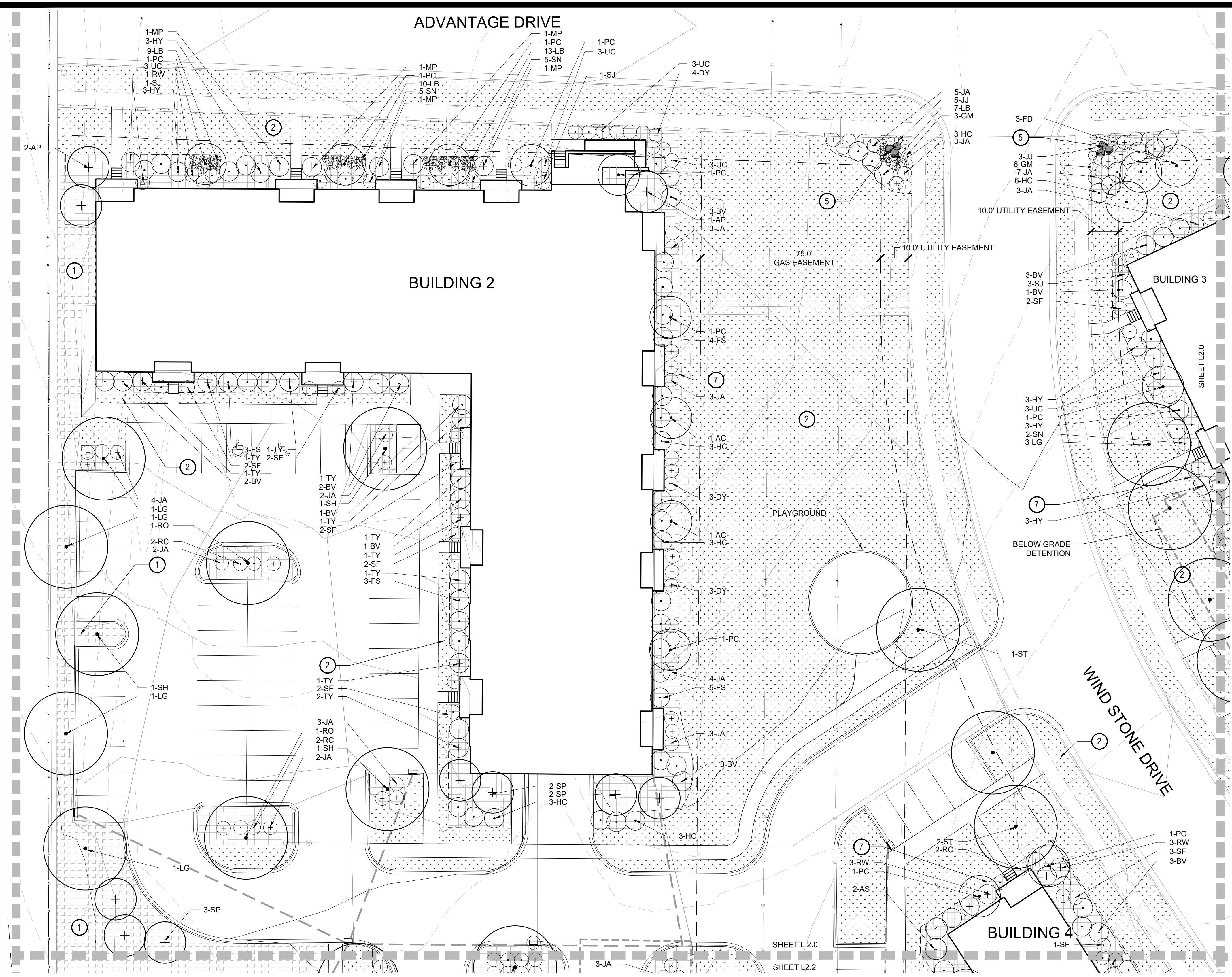
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.

- ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.

- REFER TO SHEET IR101-IR104 FOR THE IRRIGATION PLAN AND POINT OF CONNECTION INFORMATION.

## PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS
<b>CANOPY TREES</b>						
4	AG	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2 1/2" Cal.	50'h x 40'w	B&B (MALE ONLY)
2	RO	Quercus rubra	NORTHERN RED OAK	2 1/2" Cal.	60'h x 60'w	B&B
9	SH	Gleditsia triacanthos var. inermis 'Skycole'	SKYLINE HONEYLOCUST	2 1/2" Cal.	50'h x 20'w	B&B
3	TE	Ulmus 'Morton Glossy'	TRIUMPH ELM	2 1/2" Cal.	55'h x 45'w	B&B
7	ST	Acer miyabei 'Morton'	STATE STREET MAPLE	2 1/2" Cal.	50'h x 40'w	B&B
11	LG	Tilia cordata	GREENSPIRE LINDEN	2 1/2" Cal.	40'h x 30'w	B&B
<b>EVERGREEN TREES</b>						
13	SJ	Juniperus scopulorum 'Balogh'	SKYHIGH JUNIPER	4'	12'h x 5'w	B&B
10	AP	Pinus nigra	AUSTRIAN PINE	8'	50'h x 20'w	B&B
7	SP	Pinus Sylvestris	SCOTCH PINE	8'	50'h x 20'w	B&B
<b>ORNAMENTAL TREES</b>						
20	PC	Malus x 'Prairifire'	PRAIRIFIRE CRABAPPLE	1 1/2" Cal.	20'h x 20'w	B&B
15	FD	Cornus Florida	WHITE FLOWERING DOGWOOD	1 1/2" Cal.	25'h x 25'w	B&B
9	AC	Prunus maackii	AMUR CHOCKCHERRY	1 1/2" Cal.	25'h x 20'w	B&B
7	BW	Betula populifolia 'Whitespire'	WHITESPIRE BIRCH TWIN	1 1/2" Cal.	40'h x 20'w	B&B
<b>DECIDUOUS SHRUBS</b>						
9	GM	Spiraea japonica 'Gold Mound'	JAPANESE SPIREA 'GOLD MOUND'	18" Ht.	3'h x 4'w	#5 CONT. (4' O.C.)
0	GS	Spiraea betulifolia 'TorGold'	GLOW GIRL SPIREA	18" Ht.	2'h x 4'w	#5 CONT. (4' O.C.)
10	AF	Cornus stolonifera 'Farrow'	ARCTIC FIRE DOGWOOD	18" Ht.	3'h x 3'w	#5 CONT. (3' O.C.)
<b>2'-4' SPREAD</b>						
18	RC	Cotoneaster horizontalis var. perpusillus	ROCK COTONEASTER	6" Ht.	1.5'h x 5'w	#5 CONT. (6' O.C.)
27	SF	Forsythia x intermedia 'Midor'	SHOW OFF FORSYTHIA	24" Ht.	6'h x 6'w	#5 CONT. (6' O.C.)
61	UC	Aronia 'Erecta'	UPRIGHT RED CHokeBERRY	18" Ht.	5'h x 5'w	#5 CONT. (6' O.C.)
51	SN	Nipponica 'Snowmound'	SNOWMOUND SPIREA	24" Ht.	3'h x 5'w	#5 CONT. (6' O.C.)
<b>5'-7' SPREAD</b>						
16	AS	Amelanchier x grandiflora	AUTUMN BRILLIANCE SERVICEBERRY	36" Ht.	15'h x 10'	CLUMP #15 CONT.
40	HC	Viburnum opulus var. americanum	AMERICAN CRANBERRY BUSH	36" Ht.	8'h x 8'w	#5 CONT. (8' O.C.)
51	HY	Hydrangea paniculata 'Quick Fire'	QUICK FIRE HARDY HYDRANGEA	36" Ht.	7'h x 7'w	#5 CONT. (7' O.C.)
71	FS	Rhus aromatica	FRAGRANT SUMAC	24" Ht.	5'h x 8'w	#5 CONT. (7' O.C.)
51	BV	Virburnum prunifolium	BLACKHAW VIBURNUM	24" Ht.	12'h x 12'w	#5 CONT. (10' O.C.)
<b>EVERGREEN SHRUBS</b>						



# PLANTING PLAN



## PLANTING PLAN CONSTRUCTION NOTES

1. TURF SEED MIX SHALL BE VELVET GREEN TURF MIX BY HERITAGE SEED COMPANY OR APPROVED EQUAL. MIX SHALL INCLUDE 40% KENTUCKY BLUEGRASS, 40% PERENNIAL RYEGRASS, 20% FINE FESCUE.
2. BLACK BEAUTY TALL FESCUE KENTUCKY BLUEGRASS (TFKB SOD) PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
3. 2-6" COBBLE MULCH PROVIDED BY MILESTONE MATERIALS OR APPROVED EQUAL. SUBMIT SAMPLE FOR APPROVAL.
4. DECOMPOSED BROWN GRANITE WITH TACKIFIER PROVIDED BY MIDWEST DECORATIVE STONE & LANDSCAPE SUPPLY (608.273.9787) OR APPROVED EQUAL.
5. AQUA BLUE BOULDERS APPROXIMATELY 3' X 3' X 3' PROVIDED BY MIDWEST DECORATIVE STONE & LANDSCAPE SUPPLY (608.273.9787) OR APPROVED EQUAL. SUBMIT PHOTO SAMPLES PRIOR TO PURCHASE.
6. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
7. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
8. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

PLANT SCHEDULE		
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CANOPY TREES		
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	RO	NORTHERN RED OAK
	SH	SKYLINE HONEYLOCUST
	SM	SIENNA GLEN MAPLE
	TE	TRIUMPH ELM
	EQ	EMERALD QUEEN MAPLE
	LG	GREENSPIRE LINDEN
EVERGREEN TREES		
	SJ	SKYHIGH JUNIPER
	AP	AUSTRIAN PINE
	SP	SCOTCH PINE
ORNAMENTAL TREES		
	PC	PRAIRIFIRE CRABAPPLE
	JP	JACK FLOWERING PEAR
	AC	AMUR CHOCKCHERRY
	BW	WHITESPIRE BIRCH TWIN
DECIDUOUS SHRUBS		
2'-4' SPREAD		
	GP	GOLDFINGER POTENTILLA
	GS	GLOW GIRL SPIREA
	AF	ARCTIC FIRE DOGWOOD
5'-7' SPREAD		
	RC	ROCK COTONEASTER
	SF	SHOW OFF FORSYTHIA
	UC	UPRIGHT RED CHOKEBERRY
	SN	SNOWMOUND SPIREA
7' + SPREAD		
	AS	AUTUMN BRILLIANCE SERVICEBERRY
	DB	DWARF-WINGED BURNING BUSH
	FS	FRAGRANT SUMAC
	BV	BLACKHAW VIBURNUM
EVERGREEN SHRUBS		
2'-4' SPREAD		
	JJ	DWARF JAPANESE GARDEN JUNIPER
5'-7' SPREAD		
	JA	ANDORRA JUNIPER
	DY	DWARF YEW (BREVIFOLIA)
7' + SPREAD		
	MP	DWARF MUGO PINE
	RW	WHITE CATAWBA RHODODENDRO
	TY	TAUNTON YEW
ORNAMENTAL GRASSES		
	BA	BLONDE AMBITION BLUE GRAMA GRA
	SS	SHENANDOAH SWITCH GRASS
	PD	PRAIRIE DROPSEED
	BB	BIG BLUESTEM
	LB	LITTLE BLUESTEM

## LANDSCAPE LEGEND

	SOD, REFER TO CONSTRUCTION NOTES FOR TYPE
	SHRUB BED WITH HARDWOOD MULCH, REFER TO CONSTRUCTION NOTES FOR TYPE
	TURF SEED, REFER TO CONSTRUCTION NOTES FOR TYPE
	DECOMPOSED GRANITE, REFER TO CONSTRUCTION NOTES FOR TYPE
	COBBLE, REFER TO CONSTRUCTION NOTES FOR TYPE
— — — — —	SPADE CUT EDGER AT 4" DEPTH
	DECIDUOUS CANOPY TREE
	LARGE DECIDUOUS ORNAMENTAL TREE
	EVERGREEN
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	UPRIGHT EVERGREEN
	ORNAMENTAL GRASSES
	LANDSCAPE BOULDERS

# LANDSCAPE PLAN

# LANDSCAPE PLAN



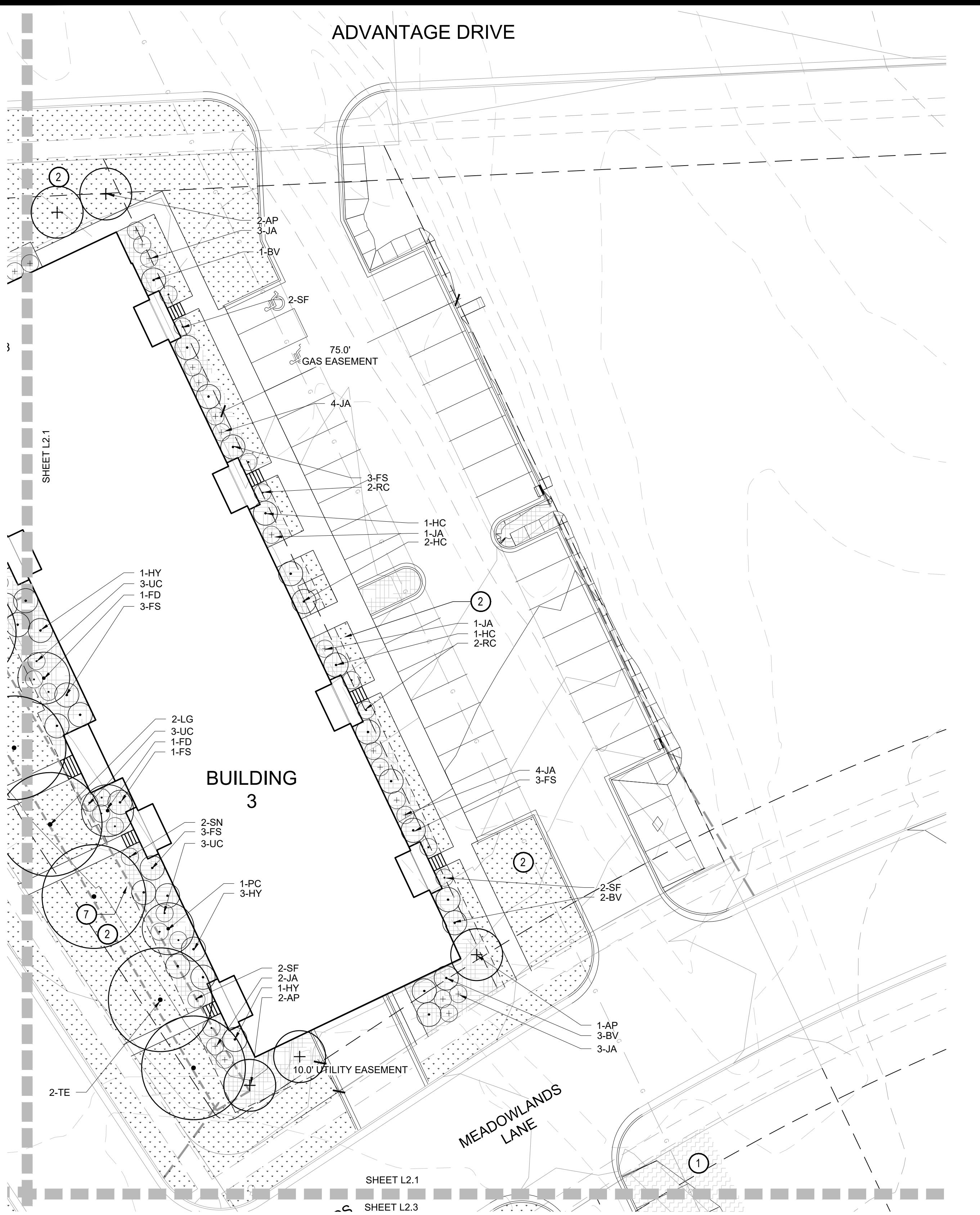
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TO OBTAIN LOCATION OF  
PARTICIPANTS' UNDERGROUND  
FACILITIES BEFORE YOU  
DIG IN WISCONSIN

WIS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

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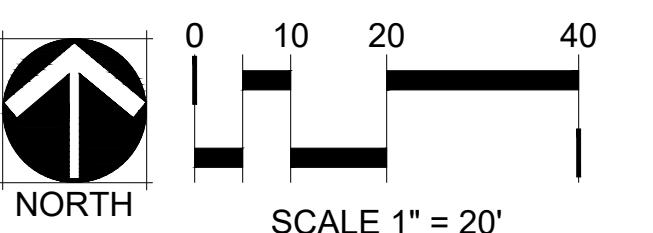


PLANTING PLAN

ADVANTAGE DRIVE

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MEADOWLANDS  
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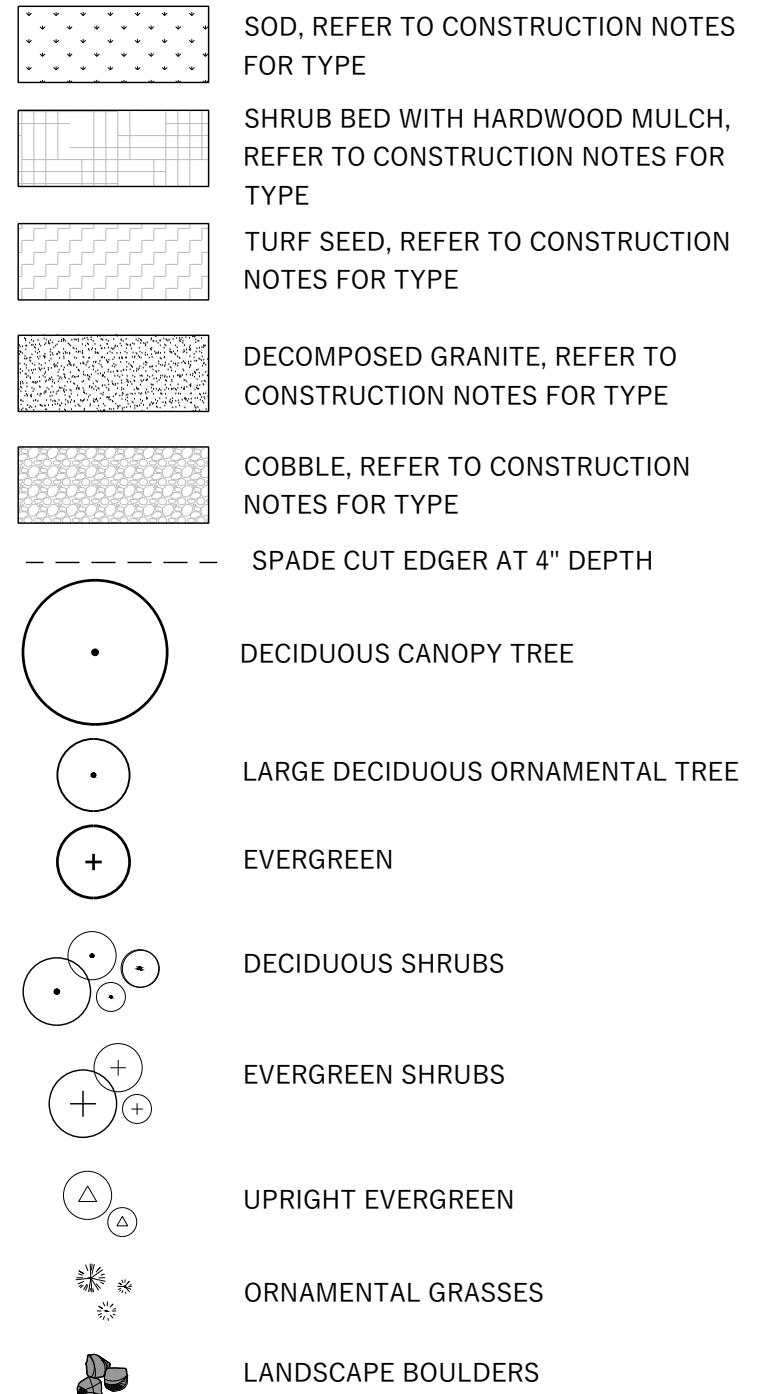
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LG	GREENSPIRE LINDEN
<b>EVERGREEN TREES</b>	
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SP	SCOTCH PINE
<b>ORNAMENTAL TREES</b>	
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PD	PRairie DROPSeed
BB	BIG BLUESTEM
LB	LITTLE BLUESTEM

LANDSCAPE LEGEND



THE MEADOWLANDS - PHASE 11

LANDSCAPE PLAN

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MADISON, WI

MADISON, WI

5010 VOGES ROAD

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MADISON, WISCONSIN 53718

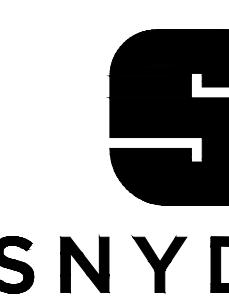
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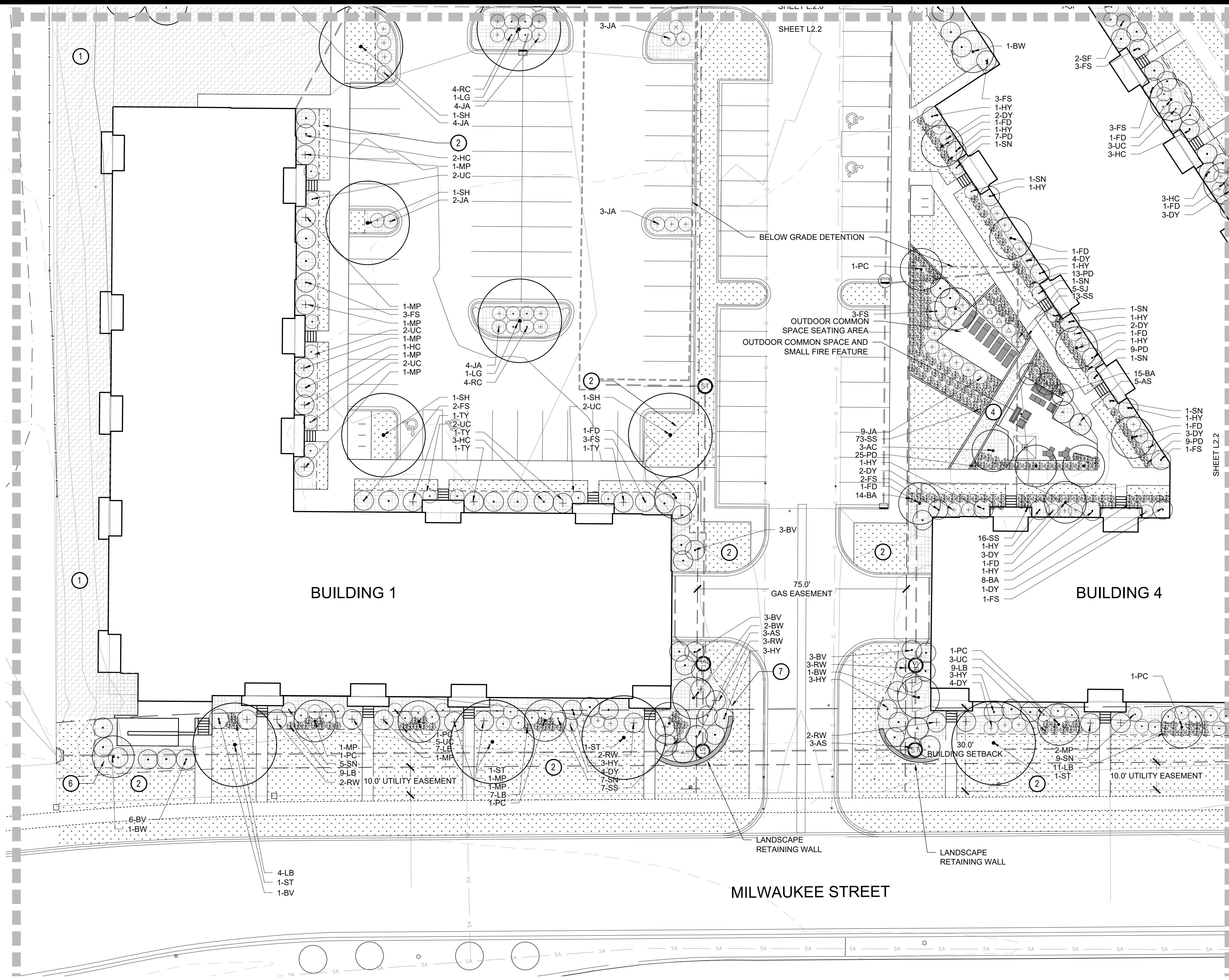
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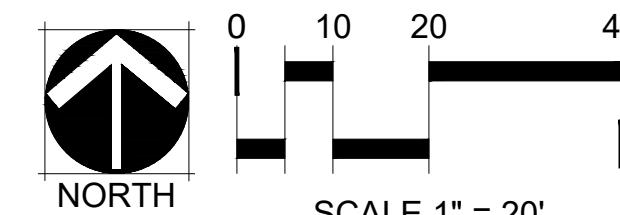
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PLANTING PLAN



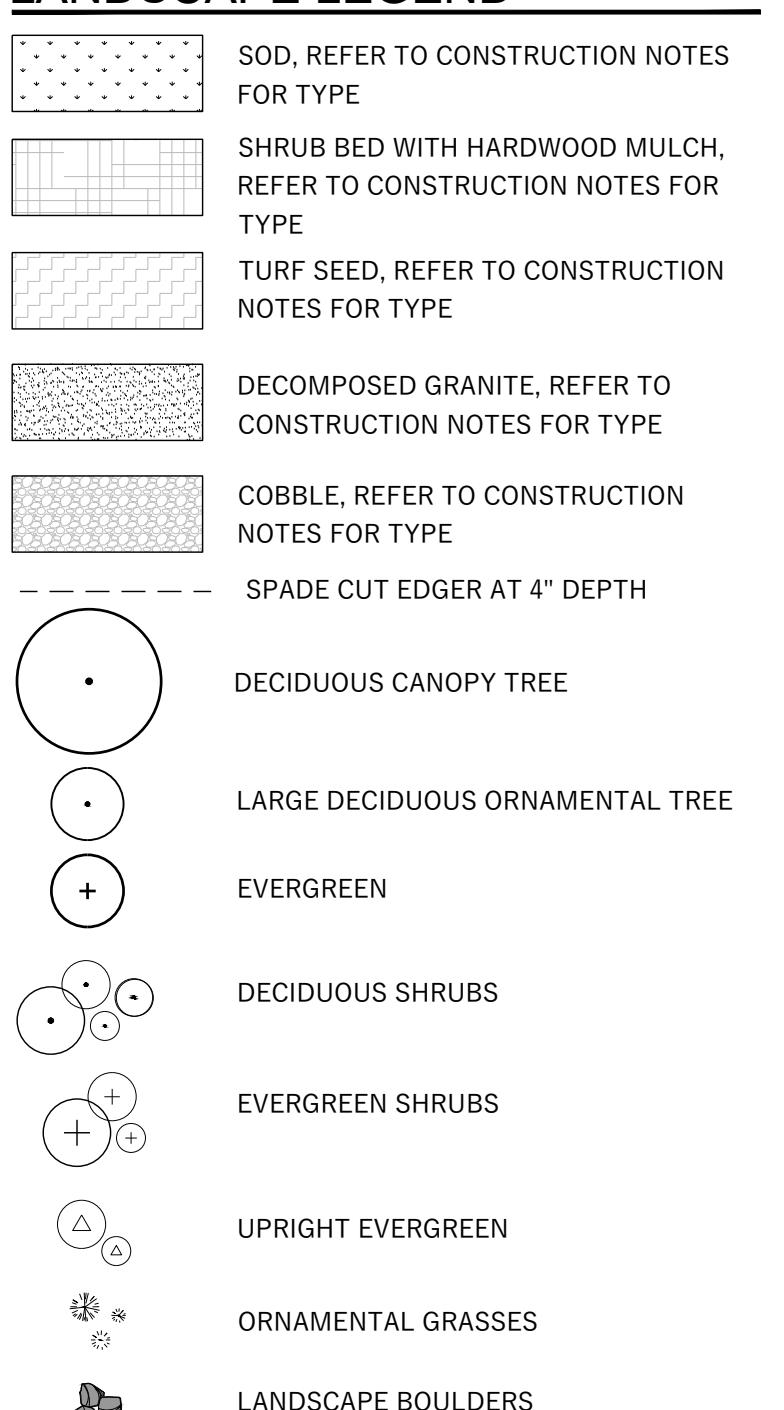
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LANDSCAPE LEGEND

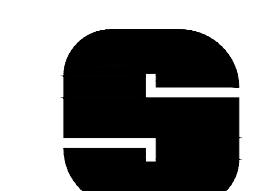


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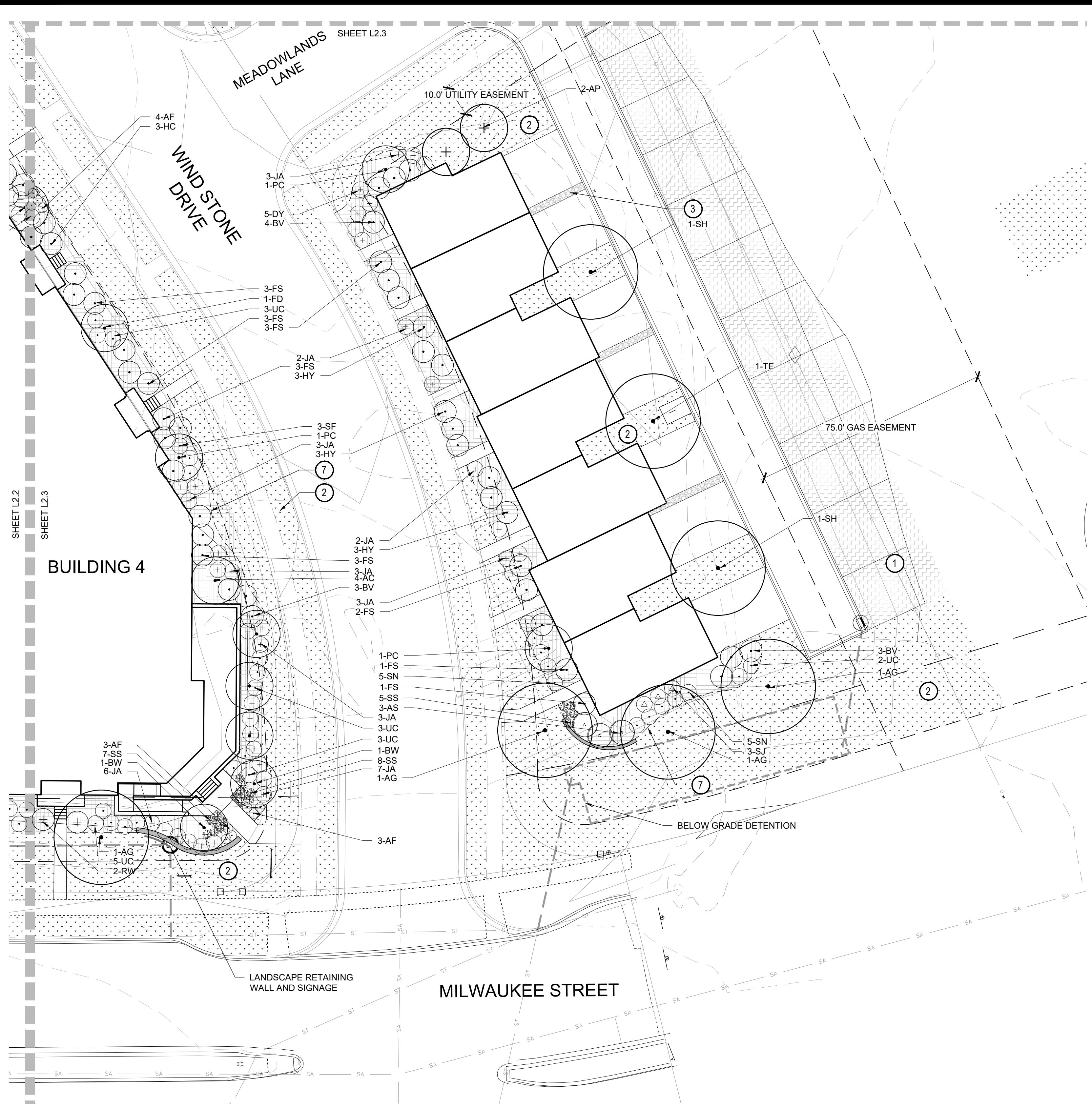


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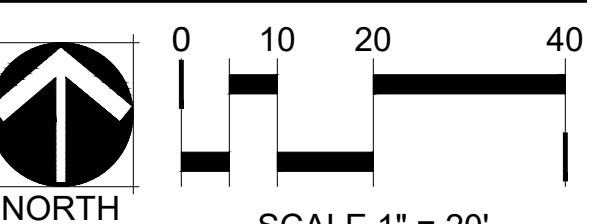
L2.2

#	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#
MARK	REVISION	DATE	BY																	
Engineer: BCA	Checked by: MLC	Date: 01-07-2019	Field Rk:	Pg:																

118.1129.30



## PLANTING PLAN



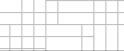
## PLANTING PLAN CONSTRUCTION NOTES

1. TURF SEED MIX SHALL BE VELVET GREEN TURF MIX BY HERITAGE SEED COMPANY OR APPROVED EQUAL. MIX SHALL INCLUDE 40% KENTUCKY BLUEGRASS, 40% PERENNIAL RYEGRASS, 20% FINE FESCUE.
2. BLACK BEAUTY TALL FESCUE KENTUCKY BLUEGRASS (TFKB SOD) PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
3. 2-6" COBBLE MULCH PROVIDED BY MILESTONE MATERIALS OR APPROVED EQUAL. SUBMIT SAMPLE FOR APPROVAL.
4. DECOMPOSED BROWN GRANITE WITH TACKIFIER PROVIDED BY MIDWEST DECORATIVE STONE & LANDSCAPE SUPPLY (608.273.9787) OR APPROVED EQUAL.
5. AQUA BLUE BOULDERS APPROXIMATELY 3' X 3' X 3' PROVIDED BY MIDWEST DECORATIVE STONE & LANDSCAPE SUPPLY (608.273.9787) OR APPROVED EQUAL. SUBMIT PHOTO SAMPLES PRIOR TO PURCHASE.
6. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
7. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
8. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

## PLANT SCHEDULE

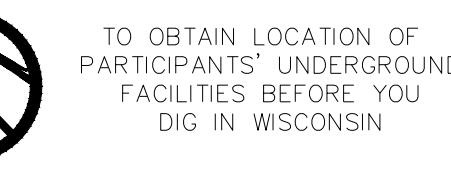
	KEY	COMMON NAME
<b>CANOPY TREES</b>		
	AG	AUTUMN GOLD GINKGO
	RO	NORTHERN RED OAK
	SH	SKYLINE HONEYLOCUST
	SM	SIENNA GLEN MAPLE
	TE	TRIUMPH ELM
	EQ	EMERALD QUEEN MAPLE
	LG	GREENSPIRE LINDEN
<b>EVERGREEN TREES</b>		
	SJ	SKYHIGH JUNIPER
	AP	AUSTRIAN PINE
	SP	SCOTCH PINE
<b>ORNAMENTAL TREES</b>		
	PC	PRAIRIFIRE CRABAPPLE
	JP	JACK FLOWERING PEAR
	AC	AMUR CHOCKCHERRY
	BW	WHITESPIRE BIRCH TWIN
<b>DECIDUOUS SHRUBS</b>		
<b>2'-4' SPREAD</b>		
	GP	GOLDFINGER POTENTILLA
	GS	GLOW GIRL SPIREA
	AF	ARCTIC FIRE DOGWOOD
<b>5'-7' SPREAD</b>		
	RC	ROCK COTONEASTER
	SF	SHOW OFF FORSYTHIA
	UC	UPRIGHT RED CHOKEBERRY
	SN	SNOWMOUND SPIREA
<b>7' + SPREAD</b>		
	AS	AUTUMN BRILLIANCE SERVICEBERRY
	DB	DWARF-WINGED BURNING BUSH
	FS	FRAGRANT SUMAC
	BV	BLACKHAW VIBURNUM
<b>EVERGREEN SHRUBS</b>		
<b>2'-4' SPREAD</b>		
	JJ	DWARF JAPANESE GARDEN JUNIPER
<b>5'-7' SPREAD</b>		
	JA	ANDORRA JUNIPER
	DY	DWARF YEW (BREVIFOLIA)
<b>7' + SPREAD</b>		
	MP	DWARF MUGO PINE
	RW	WHITE CATAWBA RHODODENDRON
	TY	TAUNTON YEW
<b>ORNAMENTAL GRASSES</b>		
	BA	BLONDE AMBITION BLUE GRAMA GRASS
	SS	SHENANDOAH SWITCH GRASS
	PD	PRAIRIE DROPSEED
	BB	BIG BLUESTEM
	LB	LITTLE BLUESTEM

## LANDSCAPE LEGEND

	SOD, REFER TO CONSTRUCTION NOTES FOR TYPE
	SHRUB BED WITH HARDWOOD MULCH, REFER TO CONSTRUCTION NOTES FOR TYPE
	TURF SEED, REFER TO CONSTRUCTION NOTES FOR TYPE
	DECOMPOSED GRANITE, REFER TO CONSTRUCTION NOTES FOR TYPE
	COBBLE, REFER TO CONSTRUCTION NOTES FOR TYPE
<hr/>	SPADE CUT EDGER AT 4" DEPTH
	DECIDUOUS CANOPY TREE
	LARGE DECIDUOUS ORNAMENTAL TREE
	EVERGREEN
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	UPRIGHT EVERGREEN
	ORNAMENTAL GRASSES
	LANDSCAPE BOULDERS

# LANDSCAPE PLAN

6



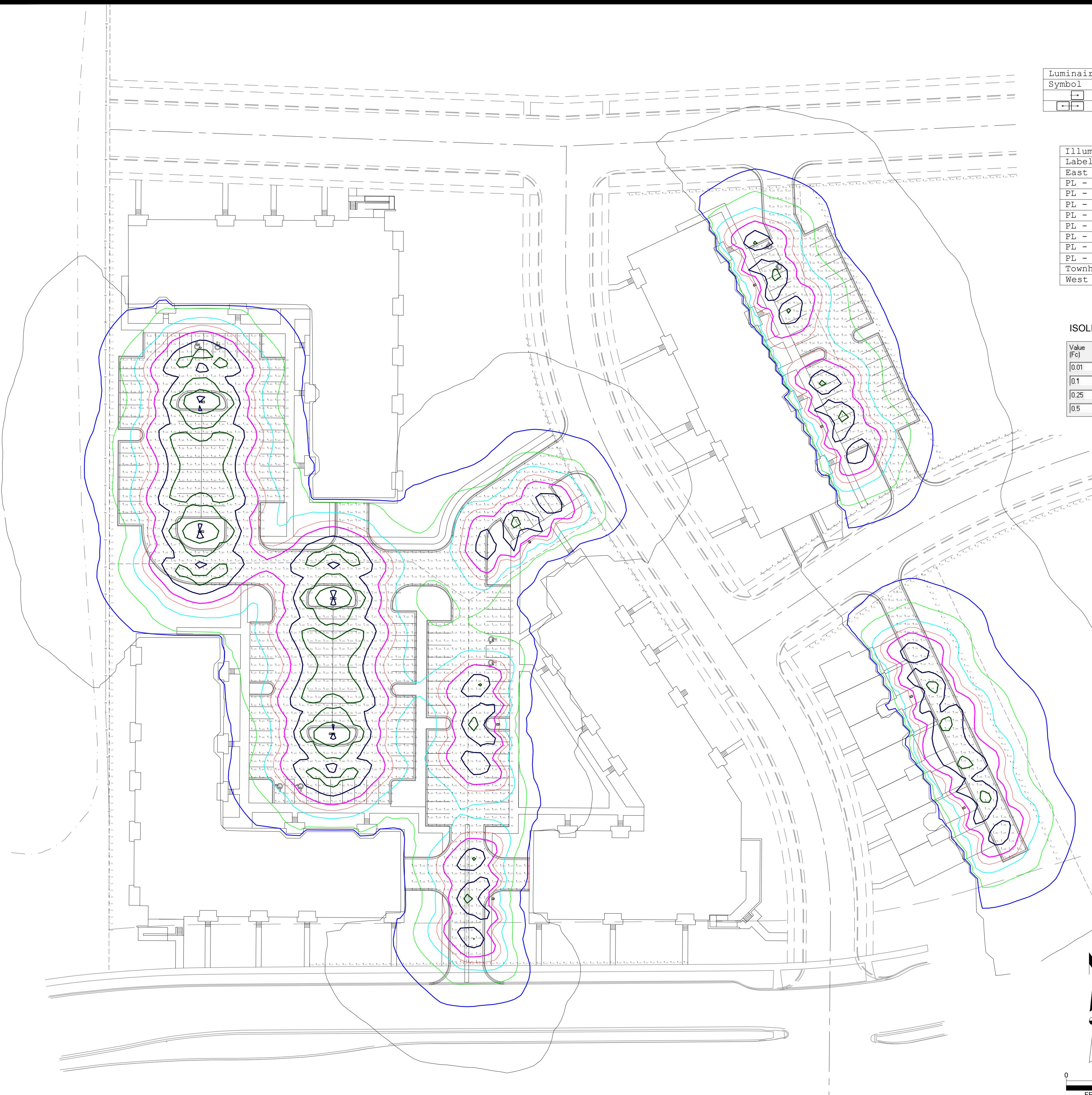
TO OBTAIN LOCATION OF  
PARTICIPANTS' UNDERGROUND  
FACILITIES BEFORE YOU  
DIG IN WISCONSIN

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

WIS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

118.1129.30

## L2.3



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Mntg Ht	LLF	Description
[Solid Box]	7	et3p35-8014k	SINGLE	20	0.850	ET3P35-80L4K - Kim Lighting
[Hatched Box]	4	et3p35-8014k-Twin	BACK-BACK	20	0.850	ET3P35-80L4K - Kim Lighting

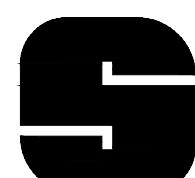
Illumination Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
East Parking	Fc	0.77	2.27	0.12	6.42	18.92
PL - Advantage Dr	Fc	0.03	0.13	0.00	N.A.	N.A.
PL - Apartment - East	Fc	0.12	0.16	0.07	1.71	2.29
PL - Meadows Lane - North	Fc	0.06	0.24	0.00	N.A.	N.A.
PL - Meadows Lane - South	Fc	0.02	0.09	0.00	N.A.	N.A.
PL - Milwaukee St	Fc	0.11	0.49	0.00	N.A.	N.A.
PL - Townhomes - East	Fc	0.30	0.49	0.04	7.50	12.25
PL - West	Fc	0.04	0.14	0.00	N.A.	N.A.
PL - Wind Stone Dr	Fc	0.09	0.37	0.00	N.A.	N.A.
Townhome	Fc	1.40	2.31	0.14	10.00	16.50
West Parking	Fc	1.13	2.83	0.09	12.56	31.44

ISOLINE LEGEND

Value [Fc]	Color	Value [Fc]	Color	Value [Fc]	Color
0.01	Black	0.75	Red	3	Dark Red
0.1	Blue	1	Magenta	4	Purple
0.25	Green	1.5	Dark Blue	5	Dark Green
0.5	Cyan	2	Dark Magenta	10	Dark Olive Green

**SNYDER & ASSOCIATES, INC.**

5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
608-838-0444 | [www.snyder-associates.com](http://www.snyder-associates.com)



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118.1129.30

E 1.0

MARK: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Engineer: BCA Checked By: MLC Scale: 1" = \_\_\_\_\_ NOTED  
Technician: BCA Date: 01-07-2019 Field Bk: Pg: \_\_\_\_\_  
118.1129.30

E 1.0