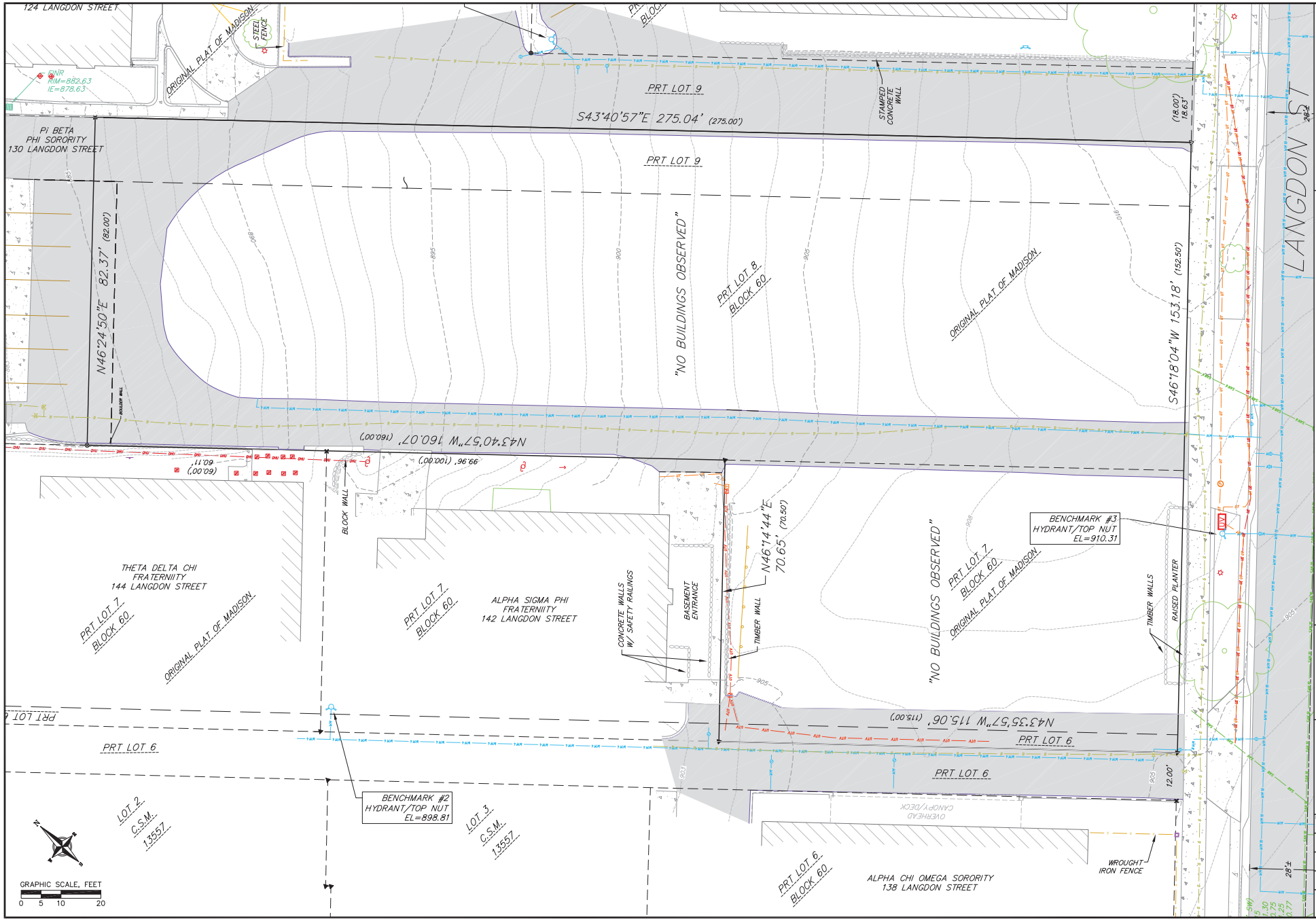


**128 Langdon Street
Contract 9596
MUNIS 15477
Developer: 126 Langdon Street, LLC**



Summary of Improvements:

- Complete and record the Certified Survey Map required for the redevelopment.
- Construct public sidewalk, terrace, curb & gutter, and pavement improvements on Langdon Street adjacent to the redevelopment per plans approved by the City Engineer.
- Construct private sanitary, storm, and water service laterals needed to serve the redevelopment.
- Relocate existing private water service for neighboring property that crosses the redevelopment project area.
- Repair or replace existing public sidewalk, street terrace, curb and gutter, street terrace, and street pavement as necessary to accommodate the private redevelopment project.
- Close abandoned driveways with curb and gutter and construct new driveway aprons per approved commercial driveway permits from City Traffic Engineer and per plans approved by the City Engineer.
- Protect existing public street terrace trees on Langdon Street.



GRAPHIC SCALE, FEET
0 5 10 20

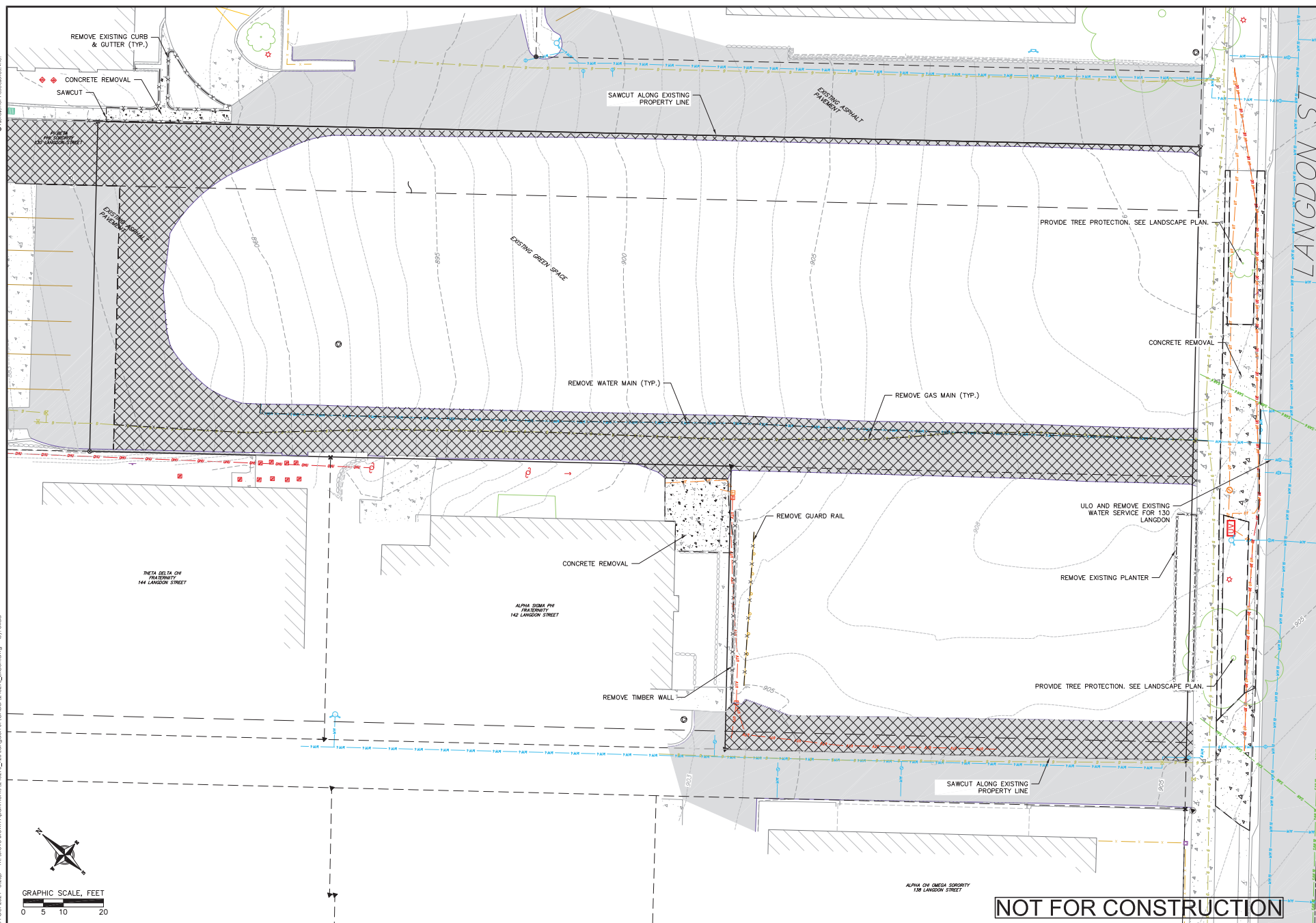
LOT 2
C.S.M.
13957

LOT 3
C.S.M.
13957

BENCHMARK #2
HYDRANT/TOP NUT
EL=898.81

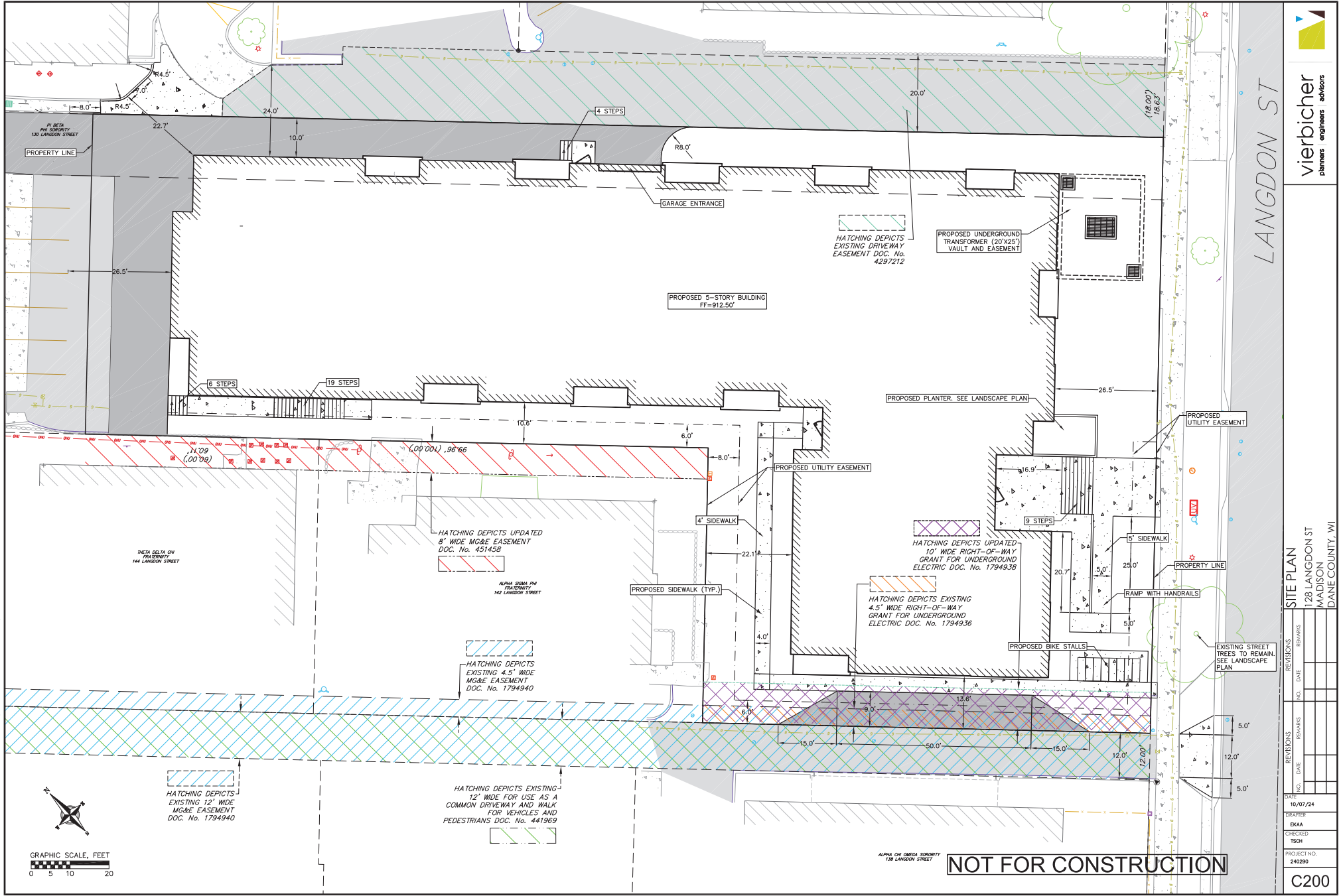
BENCHMARK #3
HYDRANT/TOP NUT
EL=910.31

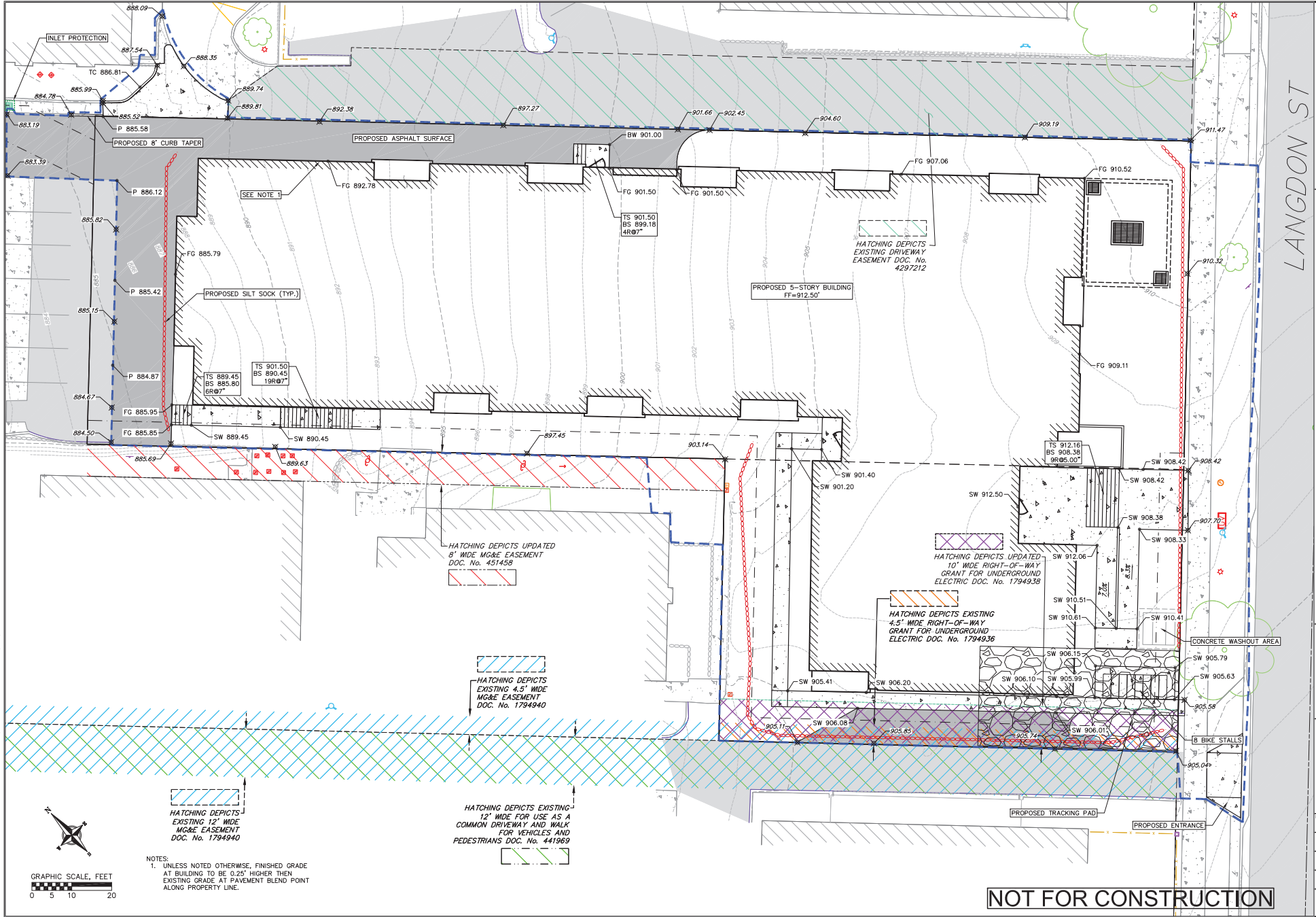
REVISIONS		NO.	DATE	REMARKS



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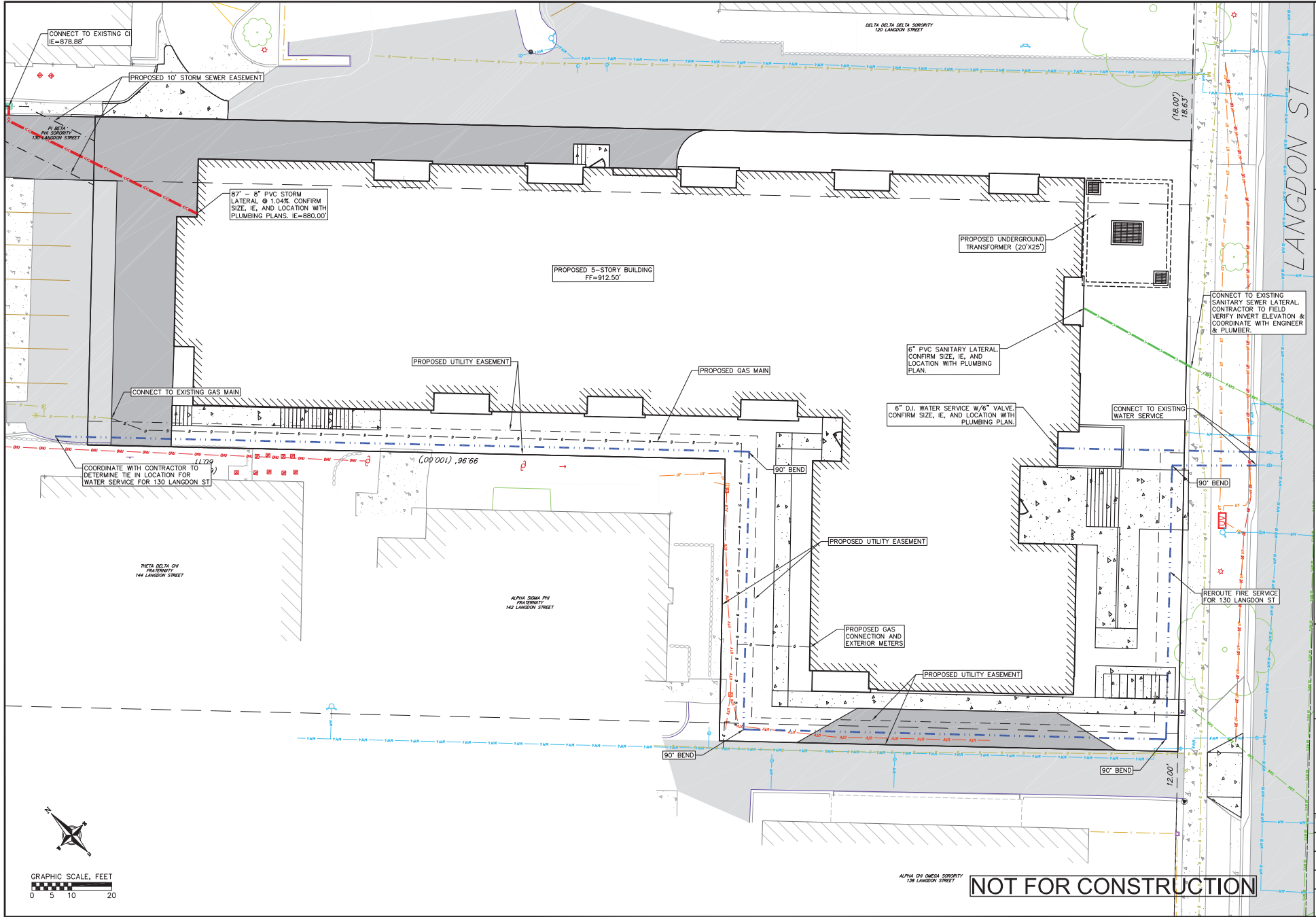




NOTES:
1. UNLESS NOTED OTHERWISE, FINISHED GRADE AT BUILDING TO BE 0.25' HIGHER THAN EXISTING GRADE AT PAVEMENT BLEND POINT ALONG PROPERTY LINE.

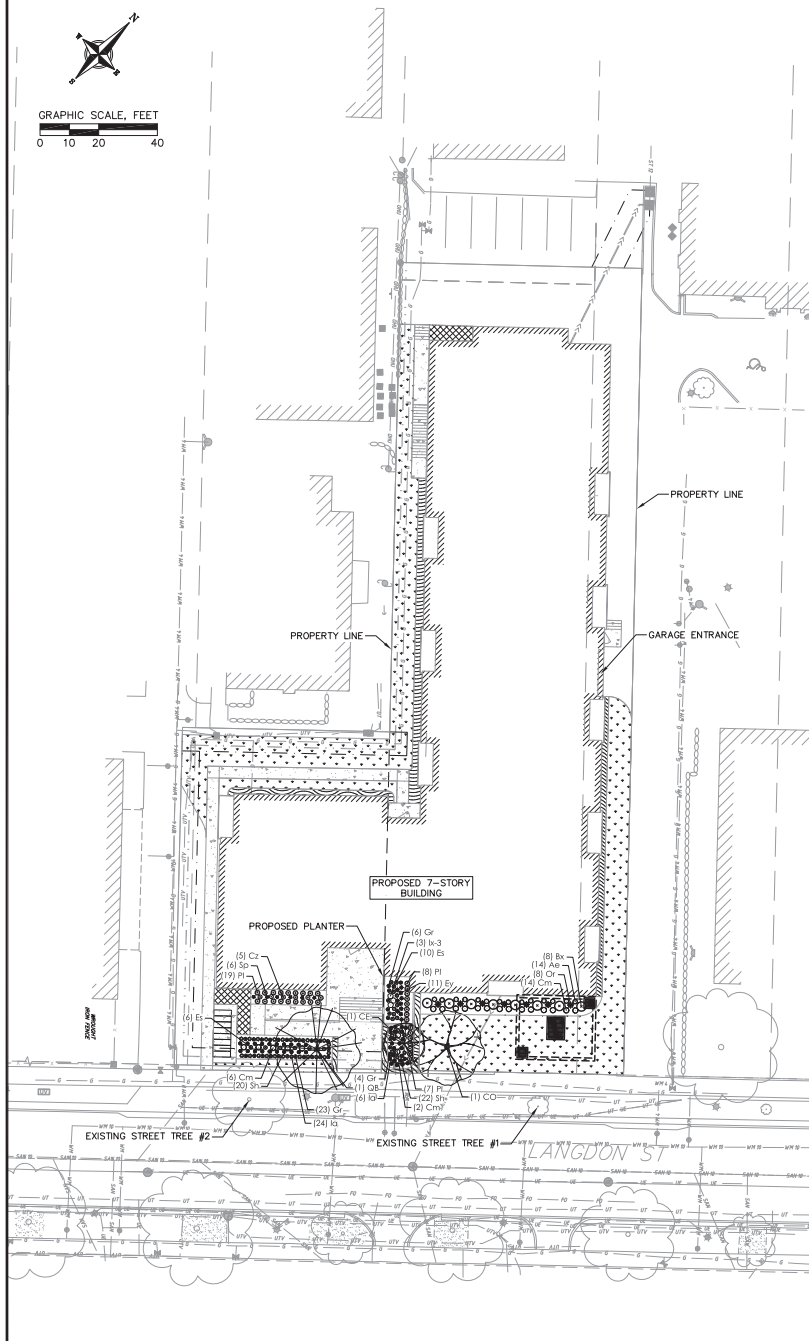
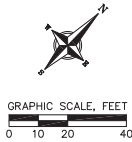
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	REMARKS



REVISIONS		NO.	DATE	REMARKS

DATE	10/07/24
DRAWN	
CHECKED	
IN CHARGE	



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
C8	Calli occidentalis / Common Hackberry	B & B	2.5' Cal	1
Q8	Quercus bicolor / Swamp White Oak	C & B	2.5' Cal	1
UNDERSTORY TREES				
CE	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	5' Ht.	1
DECIDUOUS SHRUBS				
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.	21
EVERGREEN SHRUBS				
Bx	Buxus / Green Mountain / Green Mountain Boxwood	Cont.	3 Gal.	8
W-3	W. glabra SHINGABILL / Green Boob (Inkberry Holly)	Cont.	5 Gal.	3
PERENNIALS				
Ac	Achillea racemosa / Black Snakeroot	Cont.	1 Gal.	14
Is	Calluna involucrata / Purple Pyramidal-wood	Cont.	1 Gal.	30
Cz	Careopsis hirsuta / Tall Coreopsis	Cont.	4 In.	5
Er	Eragrostis spectabilis / Purple Lovegrass	Cont.	4 In.	16
Ly	Lythrum hyssarifolium / Red-tinted Master	Cont.	1 Gal.	11
Gr	Geum triflorum / Prairie Smoke	Cont.	4 In.	33
Or	Osmanthus fragrans / Royal Fern	Cont.	1 Gal.	8
Tr	Trifolium virginicum / Red Head Switch Grass	Cont.	1 Gal.	34
Sp	Spine rose / Royal Catchfly	Cont.	4 In.	6
Sh	Sporobolus heterostachys / Prairie Dropseed	Cont.	1 Gal.	42

CONCEPT PLANT SCHEDULE

	<u>TURF</u>	4,547 sf
	<u>AGGREGATE STONE</u>	687 sf
	<u>GC #1</u>	190 sf
	Allium cernuum / Nodding Onion	32
	Anemone canadensis / Canadian Anemone	8
	Sporobolus heterodept / Prairie Dropseed	158

PLANT MATERIAL NOTES

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS TO AVOID COSTLY DELAYS.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT VARIATIONS ARE ACCEPTABLE, OVERALL PLANTING SCHEME SHALL BE MAINTAINED TO AS NEARLY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

LANDSCAPE MATERIAL NOTES:

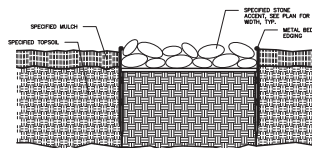
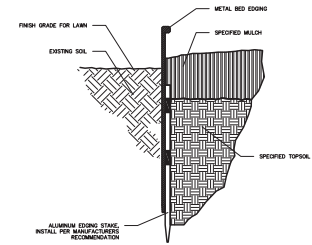
- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDMENT TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS SPECIFIED IN SECTION 625.03 OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION" PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDS/SPROUTED.
- SUBSURFACE UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINAGE AND LOOSE TO PERMIT AIR AND WATER TO PASS THROUGH. SUBSURFACE SHALL BE INSTALLED BY A LICENSED GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDESHED SHREDDED HARDWOOD BARK MULCH 3/4" DEPTH TO 1" DEPTH TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. MULCH TO BE INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTING AREAS.
- LANDSCAPE BEDS BORDERED AS AGGREGATE STONE ARE TO BE INSTALLED USING 1/2" - 2" FRACTURED/ANGULAR COLORLESS RED AGGREGATE AS SUPPLIED BY "NAFKA GRANITE" OR EQUIV. TO A DEPTH OF 4" MINIMUM. LAWN COMMERCIAL GRADE LANDSCAPE FABRIC TO BE INSTALLED OVER STONE.
- LANDSCAPE BEDS, STONE BORDERS, AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CELESTINE 1/4"x4" OR EQUIV. COLOR BLACK ANODIZED.
- ALL TREES AND/OR SHRUBS PLANTED IN SEED AREAS TO BE INSTALLED WITH A 4" DIAMETER UNDESHED SHREDDED HARDWOOD BARK MULCH 3/4" DEPTH TO 1" DEPTH. SHOVEL CUT EDGE A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULANT SHOULD BE APPLIED TO TOPSOIL LAWN PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

GENERAL LANDSCAPE NOTES:

2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
5. CONTRACTOR SHALL CLEAN ALL PAVED AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISBURSEMENT DELINEATION DAILY.
6. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN SHALL BE SUBJECT TO INSPECTION BY PLANTINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLANS AND FIELD MEASUREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS PRIOR TO INSTALLATION.
7. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
8. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
9. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS AND TREES FOR 60 DAYS FOLLOWING INSTALLATION. CONTRACTOR SHALL

City of Madison Landscape Worksheet

Address: 126 Langdon Street		Date: 08/03/2024					
Total Square Footage of Developed Area:		(Site Area)	30801	(Building Footprint at Grade)	=	13513	sf
Total Landscape Points Required <5 ac>:		13,513	/ 300 =	45	x 5 =	225	225
Landscape Points Required >5 ac>:			/ 100 =	0	x 1 =	-	
		Credits/ Existing Landscaping		New/ Proposed Landscaping			
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved	
Overstory deciduous tree	2.5' cal	35	0	2	70		
Tall Evergreen Tree	8-6 foot tall	35	0	0			
Ornamental tree	2.5' cal	15	0	1	15	15	
Upright evergreen shrub	1-4 foot tall	10	0	0			
Shrub, deciduous	#3 gallon	3	0	21	63		
Shrub, evergreen	#3 gallon	4	0	11	44		
Ornamental grasses/perennials	#1 gallon	2	0	139	278		
Ornamental/decorative fencing or wall	n/a	4 per 10 LF	0	0	0		
Existing significant specimen tree	Min. Size 2.5' cal	14 per caliper inch	0	0			
Landscape Furniture for public seating and/or transit connections		5 points per "seat"	0	0	0		
Sub Totals			0		470		
		Total Points Provided:		470			



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