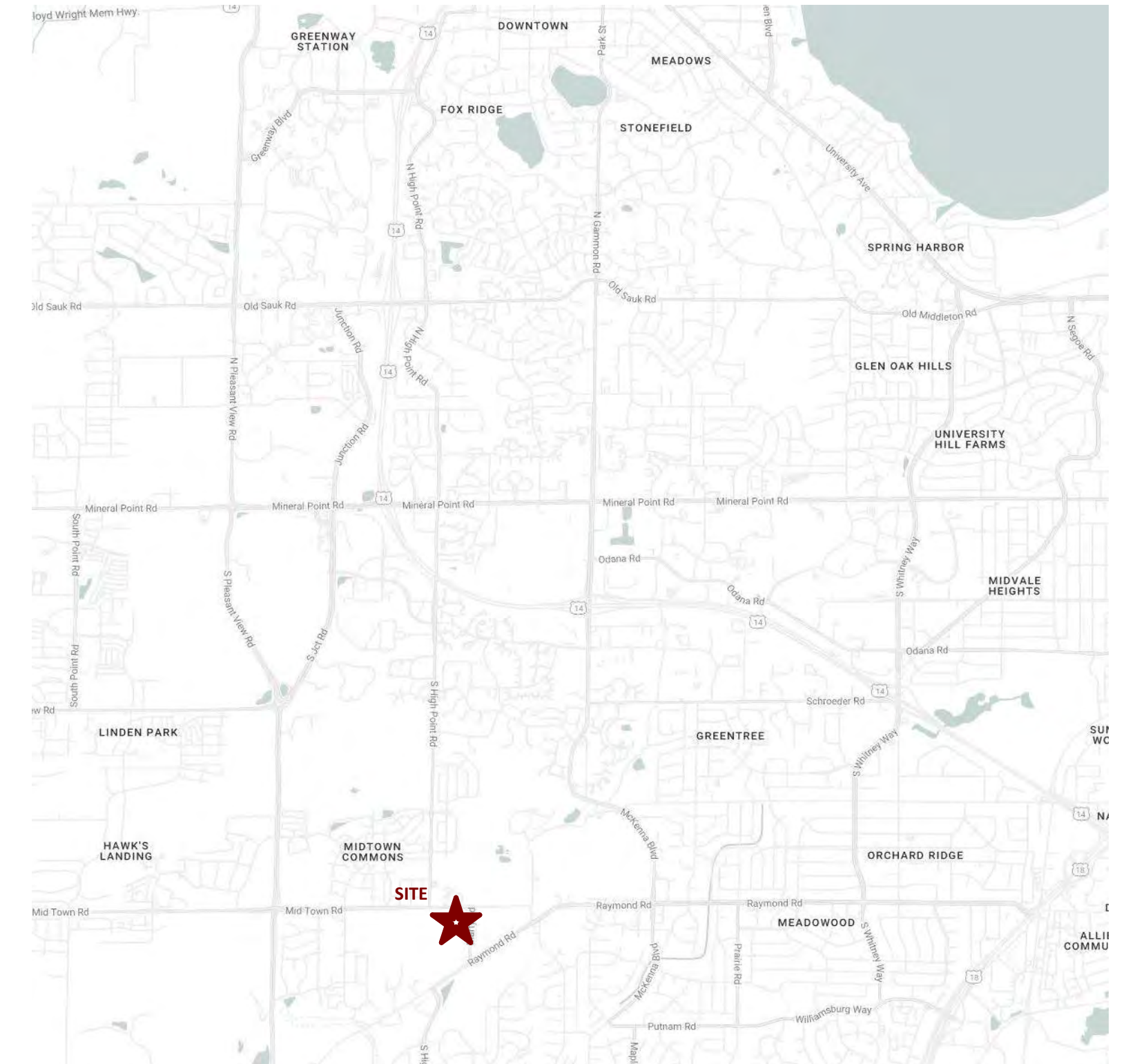




Midpoint Meadows

Multi-Family Development Lot 218

Six 2-3 Story Buildings, All with 1 Level Underground Parking & One Club House Building



SHEET INDEX

G 000	Cover Sheet	AC100-1	Building 1 - Basement Floor Plan	AC100-3	Building 3 - Basement Floor Plan	AC100-5	Building 5 - Basement Floor Plan	AC101-7	Clubhouse - First & Lower Floor
C001	Civil Notes	AC101-1	Building 1 - First Floor Plan	AC101-3	Building 3 - First Floor Plan	AC101-5	Building 5 - First Floor Plan	AC102-7	Clubhouse - Roof Plan
C100	Existing Conditions	AC102-1	Building 1 - Second Floor Plan	AC102-3	Building 3 - Second Floor Plan	AC102-5	Building 5 - Second Floor Plan	AC201-7	Clubhouse - Exterior Elevations
C101	Demolition Plan	AC103-1	Building 1 - Third Floor Plan	AC103-3	Building 3 - Third Floor Plan	AC103-5	Building 5 - Third Floor Plan	AC202-7	Clubhouse - Exterior Elevations Colored
C102	Site Plan	AC104-1	Building 1 - Roof Plan	AC104-3	Building 3 - Roof Plan	AC104-5	Building 5 - Roof Plan	AC900	Material Board
C103	Grading Plan - North	AC201-1	Building 1 - Exterior Elevations	AC201-3	Building 3 - Exterior Elevations	AC201-5	Building 5 - Exterior Elevations		Concept Images
C104	Grading Plan - South	AC202-1	Building 1 - Exterior Elevations	AC202-3	Building 3 - Exterior Elevations	AC202-5	Building 5 - Exterior Elevations		
C106	Erosion Control	AC203-1	Building 1 - Exterior Elevations Colored	AC203-3	Building 3 - Exterior Elevations Colored	AC203-5	Building 5 - Exterior Elevations Colored		
C108	Utility Plan	AC204-1	Building 1 - Exterior Elevations Colored	AC204-3	Building 3 - Exterior Elevations Colored	AC204-5	Building 5 - Exterior Elevations Colored		
C501	Construction Details	AC100-2	Building 2 - Basement Floor Plan	AC100-4	Building 4 - Basement Floor Plan	AC100-6	Building 6 - Basement Floor Plan		
CA101	Architectural Site Plan	AC101-2	Building 2 - First Floor Plan	AC101-4	Building 4 - First Floor Plan	AC101-6	Building 6 - First Floor Plan		
CA102	Site Lighting Plan	AC102-2	Building 2 - Second Floor Plan	AC102-4	Building 4 - Second Floor Plan	AC102-6	Building 6 - Second Floor Plan		
CA102a	Partial Site Lighting Plan	AC103-2	Building 2 - Third Floor Plan	AC103-4	Building 4 - Third Floor Plan	AC103-6	Building 6 - Third Floor Plan		
CA102b	Partial Site Lighting Plan	AC104-2	Building 2 - Roof Plan	AC104-4	Building 4 - Roof Plan	AC104-6	Building 6 - Roof Plan		
CA102c	Partial Site Lighting Plan	AC201-2	Building 2 - Exterior Elevations	AC201-4	Building 4 - Exterior Elevations	AC201-6	Building 6 - Exterior Elevations		
CA102d	Partial Site Lighting Plan	AC202-2	Building 2 - Exterior Elevations	AC202-4	Building 4 - Exterior Elevations	AC202-6	Building 6 - Exterior Elevations		
CA104	Lot Coverage	AC203-2	Building 2 - Exterior Elevations Colored	AC203-4	Building 4 - Exterior Elevations Colored	AC203-6	Building 6 - Exterior Elevations Colored		
L100	Overall Landscape Plan	AC204-2	Building 2 - Exterior Elevations Colored	AC204-4	Building 4 - Exterior Elevations Colored	AC204-6	Building 6 - Exterior Elevations Colored		
L101	Detail Landscape Plan								
L102	Detail Landscape Plan								
L103	Detail Landscape Plan								
L104	Plant Schedule and Landscape Points								

PROJECT NUMBER 2411

ISSUED

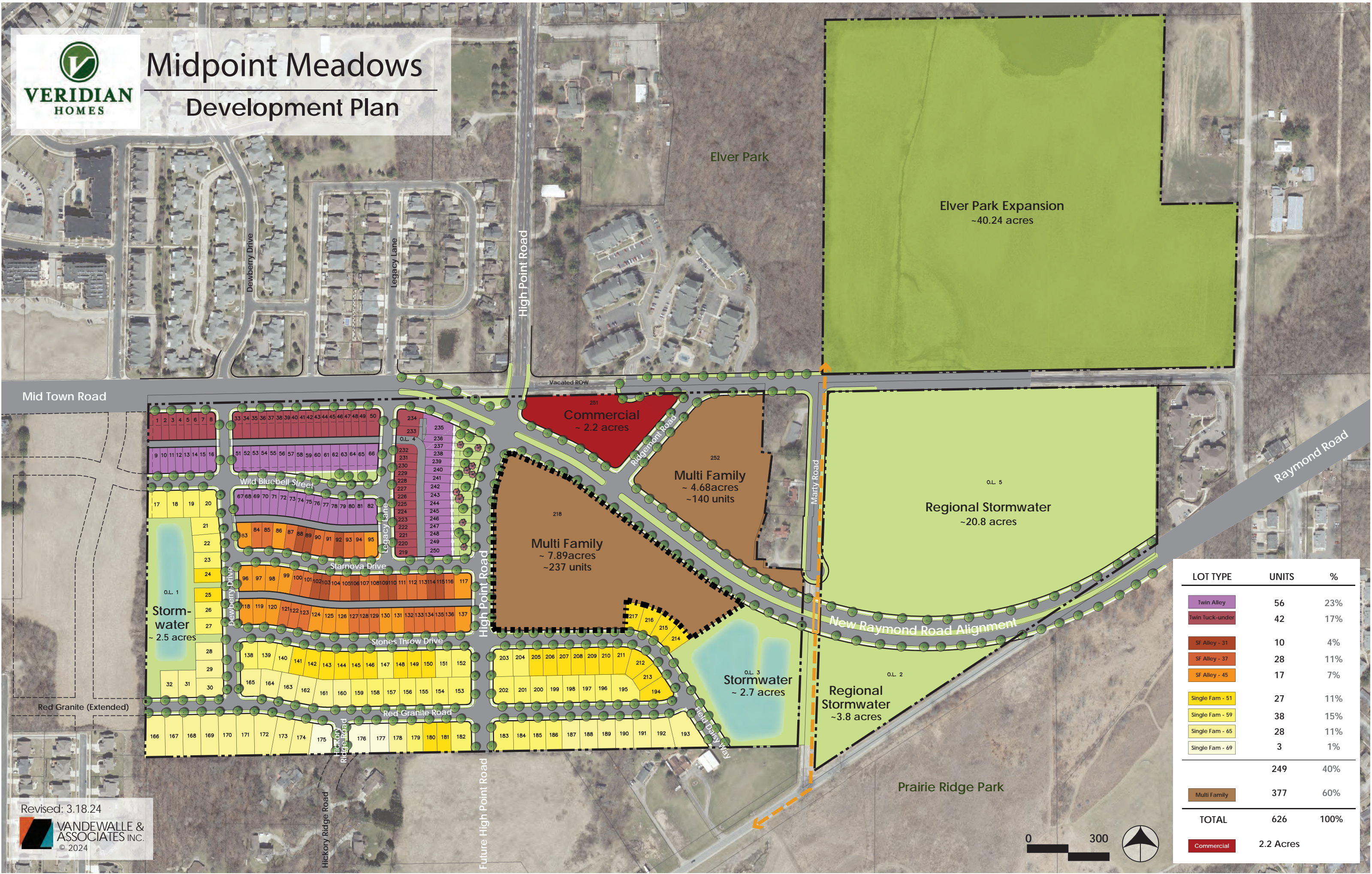
LUA/UDC SUBMITTAL - 2024.10.07

SHEET NUMBER
G 000





Midpoint Meadows Development Plan



LOT TYPE	UNITS	%
Twin Alley	56	23%
Twin Tuck-under	42	17%
SF Alley - 31	10	4%
SF Alley - 37	28	11%
SF Alley - 45	17	7%
Single Fam - 51	27	11%
Single Fam - 59	38	15%
Single Fam - 65	28	11%
Single Fam - 69	3	1%
TOTAL	249	40%
Multi Family	377	60%
TOTAL	626	100%
Commercial	2.2 Acres	

Revised: 3.18.24
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knothe + bruce ARCHITECTS

Phone: 608.836.3690 8401 Greenway Blvd., Suite 900 Middleton, WI 53562

ISSUED UDC / LUA SUBMITTAL 2024.10.07

PROJECT TITLE MIDPOINT MEADOWS

Multi-Family Development Lot 218 SHEET TITLE Architectural Site Plan

SHEET NUMBER

CA101

PROJECT NO. 2411

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SITE DEVELOPMENT DATA:

ZONING: TR-P (TRADITIONAL RESIDENTIAL- PLANNED)

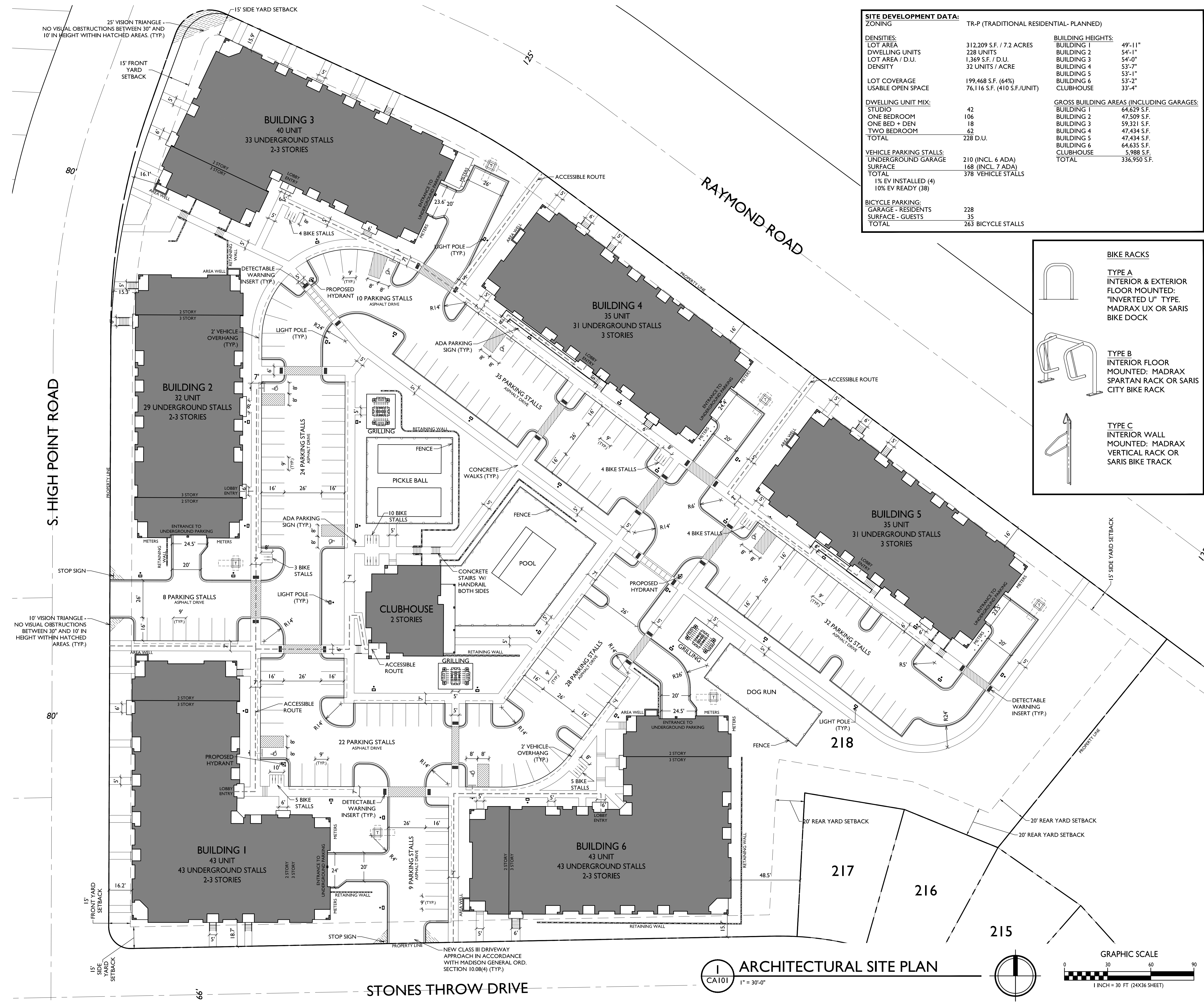
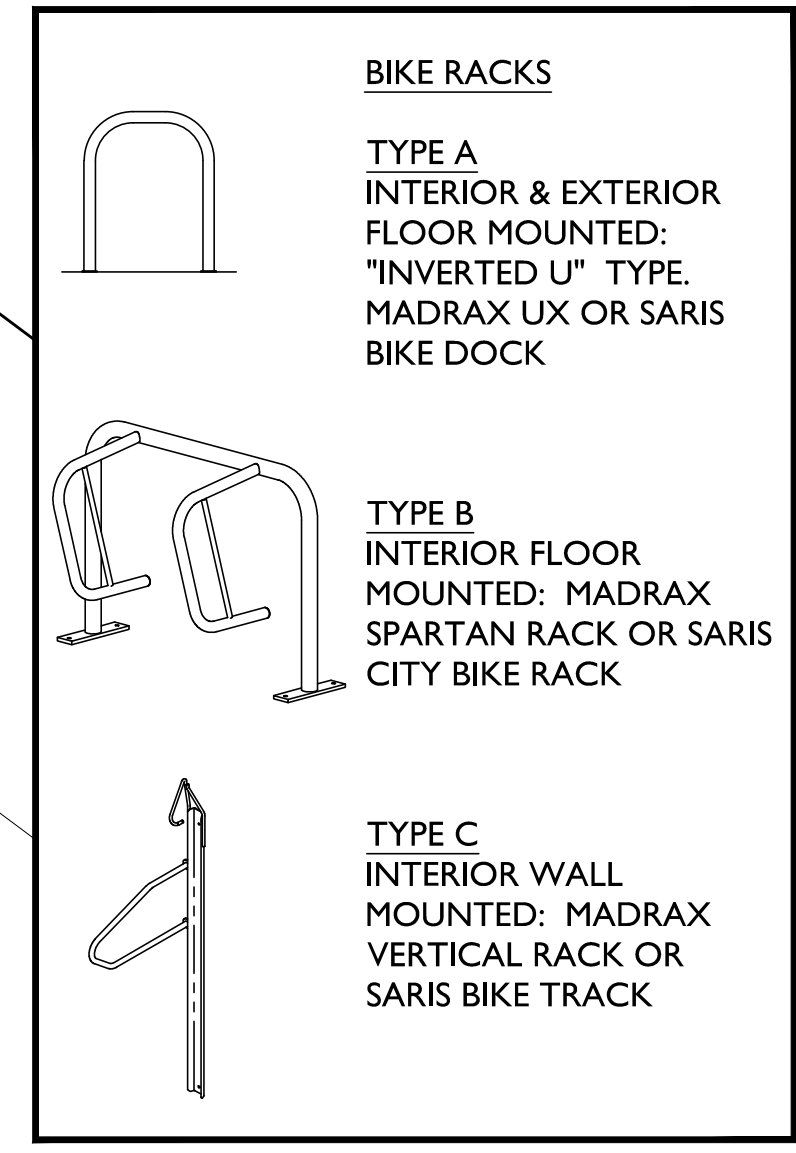
DENSITIES:	312,209 S.F. / 7.2 ACRES	BUILDING HEIGHTS:	49'-11"
LOT AREA	228 UNITS	BUILDING 1	54'-0"
DWELLING UNITS	1,369 S.F. / D.U.	BUILDING 2	54'-0"
LOT AREA / D.U.	32 UNITS / ACRE	BUILDING 3	53'-7"
DENSITY		BUILDING 4	53'-1"
		BUILDING 5	53'-2"
		BUILDING 6	33'-4"
		CLUBHOUSE	33'-4"

LOT COVERAGE	199,468 S.F. (64%)	GROSS BUILDING AREAS (INCLUDING GARAGES):	64,629 S.F.
USABLE OPEN SPACE	76,116 S.F. (410 S.F./UNIT)	BUILDING 1	47,509 S.F.
		BUILDING 2	59,321 S.F.
		BUILDING 3	47,434 S.F.
		BUILDING 4	47,434 S.F.
		BUILDING 5	64,635 S.F.
		BUILDING 6	5,988 S.F.
		CLUBHOUSE	336,950 S.F.
		TOTAL	

DWELLING UNIT MIX:	42	VEHICLE PARKING STALLS:	210 (INCL. 6 ADA)
STUDIO	106	UNDERGROUND GARAGE	168 (INCL. 7 ADA)
ONE BEDROOM	18	SURFACE	378 VEHICLE STALLS
ONE BED + DEN	62	TOTAL	
TWO BEDROOM	228 D.U.	1% EV INSTALLED (4)	
TOTAL		10% EV READY (38)	

VEHICLE PARKING STALLS:	210 (INCL. 6 ADA)	BICYCLE PARKING:	228
UNDERGROUND GARAGE	168 (INCL. 7 ADA)	GARAGE - RESIDENTS	35
SURFACE	378 VEHICLE STALLS	SURFACE - GUESTS	35
TOTAL		TOTAL	263 BICYCLE STALLS

- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
 - AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
 - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
 - THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



ARCHITECTURAL SITE PLAN



knothe bruce
ARCHITECTS

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Middleton, WI 53562

ISSUED
UDC / LUA SUBMITTAL 2024.10.07

PROJECT TITLE
MIDPOINT
MEADOWS

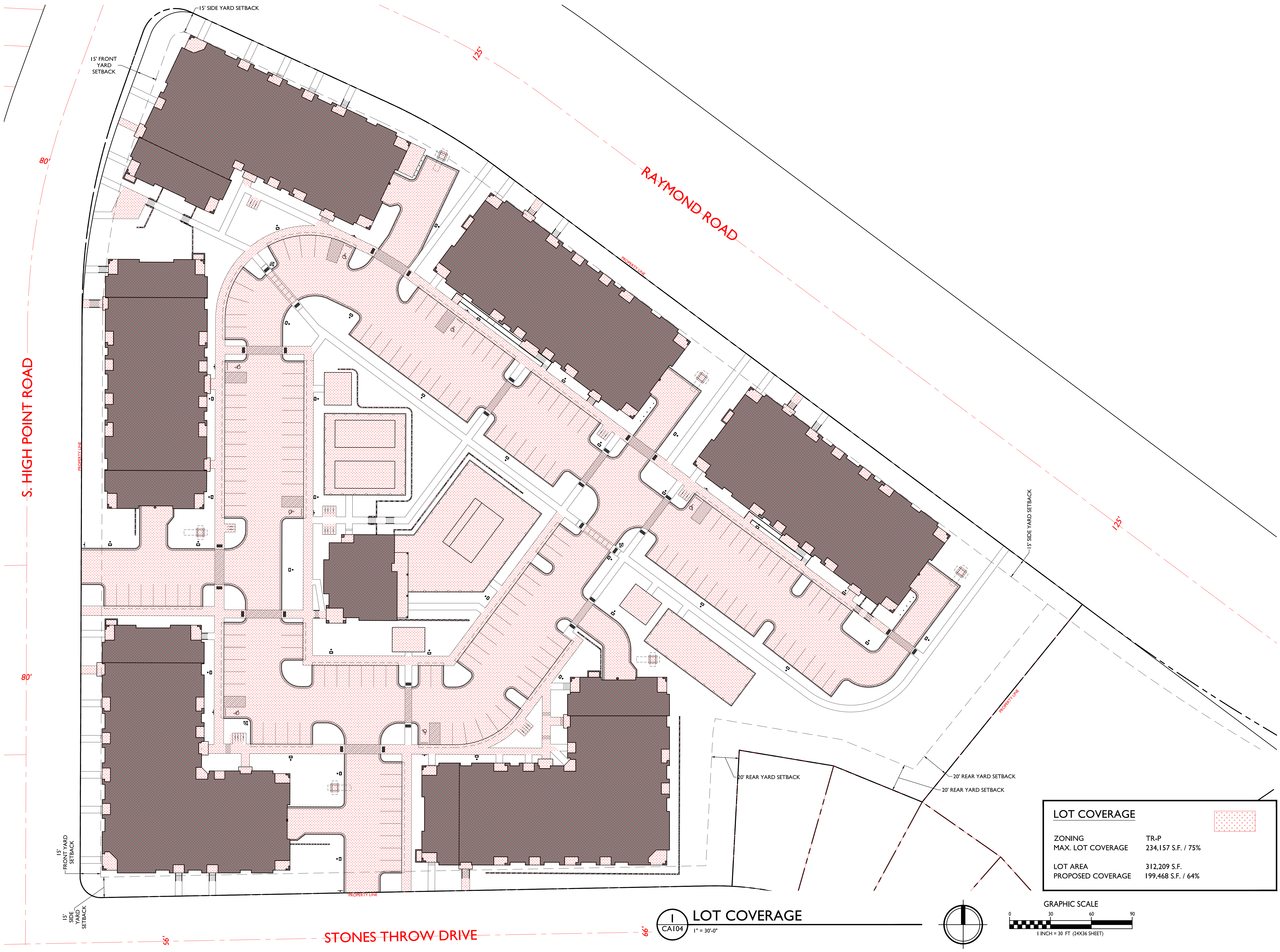
Multi-Family
Development Lot 218
SHEET TITLE
Lot Coverage

SHEET NUMBER

CA104

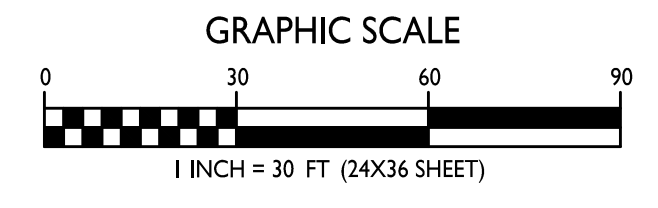
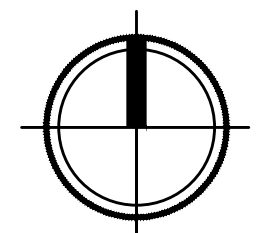
PROJECT NO. 2411

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LOT COVERAGE	
ZONING	TR-P
MAX. LOT COVERAGE	234,157 S.F. / 75%
LOT AREA	312,209 S.F.
PROPOSED COVERAGE	199,468 S.F. / 64%

LOT COVERAGE
CA104 1" = 30'-0"



STONES THROW DRIVE

S. HIGH POINT ROAD

RAYMOND ROAD

15' SIDE YARD SETBACK

15' FRONT YARD SETBACK

15' FRONT YARD SETBACK

15' SIDE YARD SETBACK

15' SIDE YARD SETBACK

20' REAR YARD SETBACK

20' REAR YARD SETBACK

20' REAR YARD SETBACK

66'

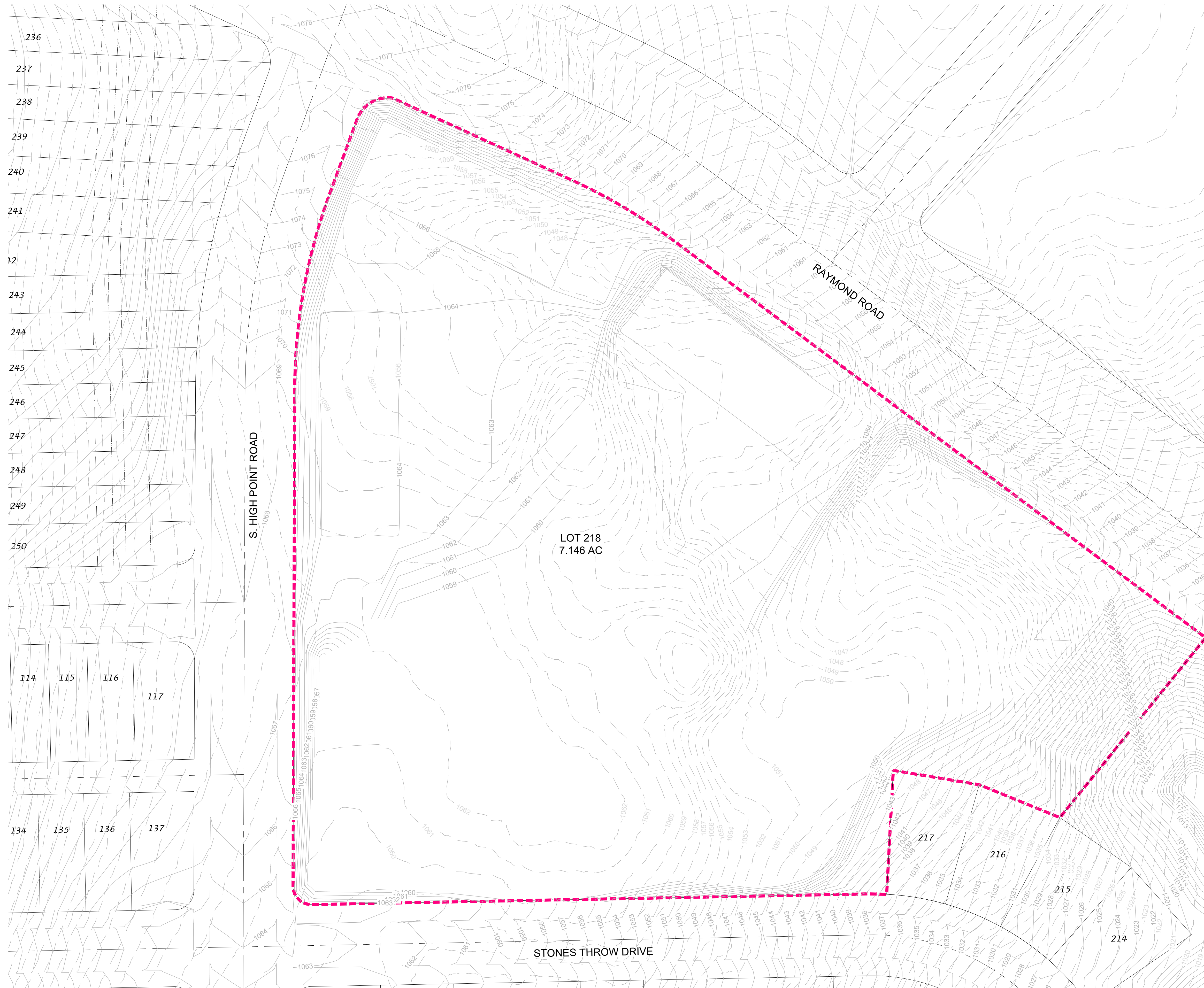
66'

125'

125'

80'

80'



EXISTING SITE CONDITIONS LEGEND

■	FOUND PLS MONUMENT
●	FOUND 3/4" RED CAPPED REBAR
▲	FOUND 3/4" REBAR
●	FOUND PK NAIL
×	FOUND CHISELED "X" IN CONCRETE
○	PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)
SS	SANITARY SEWER
W	WATER MAIN
ST	STORM SEWER
G	GAS MAIN
DHE	OVERHEAD ELECTRIC
E	UNDERGROUND ELECTRIC
FO	UNDERGROUND FIBER OPTIC
T	UNDERGROUND TELECOMMUNICATION
E	ELECTRIC TRANSFORMER
V	TELEPHONE PEDESTAL/Vault
○	MANHOLE
○	CATCH BASIN/INLET
○	POWER POLE
○	POWER POLE W/LIGHT
○	LIGHT POLE
○	TRAFFIC SIGNAL
○	GAS METER
○	VALVE
○	HYDRANT
○	GUARD POST
○	SIGN
○	GUY WIRE
○	DECIDUOUS TREE
○	BUSH
○	CONIFEROUS TREE
○	TREE/SHRUB LINE
○	FLAGPOLE
○	GUARD RAIL
○	CONCRETE
○	BOULDER RETAINING WALL
○	CONCRETE RETAINING WALL
○	FENCE
○	CONCRETE CURB AND GUTTER
○	EXISTING CONTOUR
○	BACK OF WALK SPOT ELEVATION (R +)
○	"RECORDED AS" INFORMATION

DEMOLITION LEGEND

○	REMOVE EXISTING PAVEMENT OR GRAVEL
○	REMOVE EXISTING STRUCTURES
○	REMOVE EXISTING UTILITY STRUCTURE
○	REMOVE EXISTING STREET TREE
○	REMOVE EXISTING UTILITIES
○	SAWCUT EXISTING CURB OR PAVEMENT
○	LIMITS OF DISTURBANCE

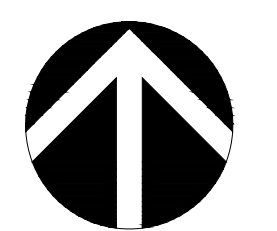


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7530 Westwood Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

ISSUED
Issued for LUA Submittal - October 7, 2024

PROJECT TITLE
MIDPOINT MEADOWS

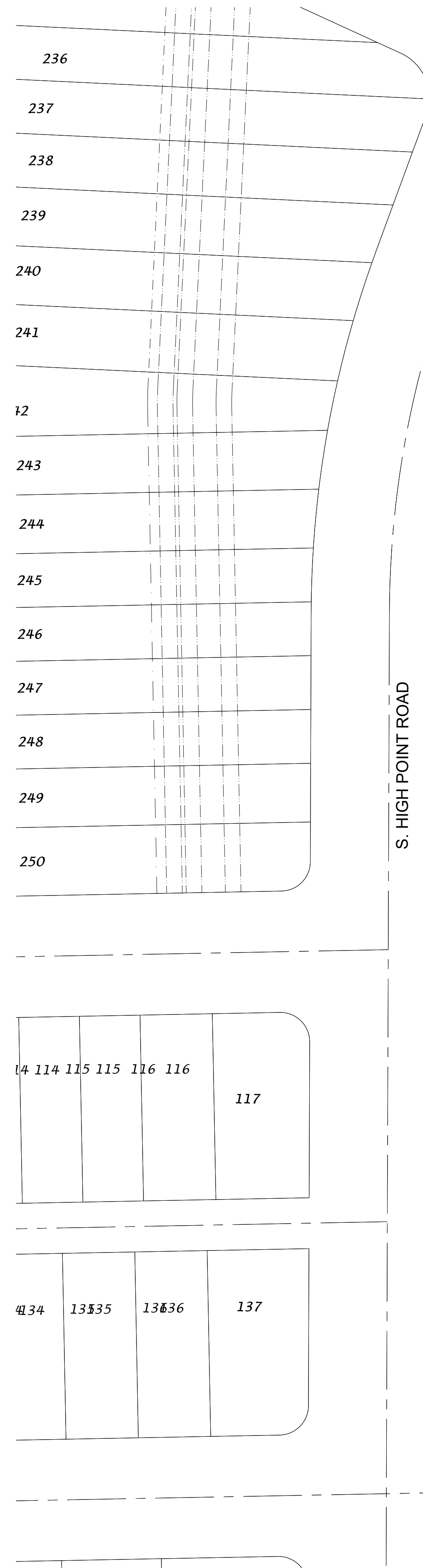


SCALE: 1" = 40'
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SHEET TITLE
EXISTING CONDITIONS AND DEMO PLAN

SHEET NUMBER
C001

PROJECT NO. 24-03-101
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MIDPOINT MEADOWS - SITE CALCULATIONS			
Total Property	311,318 sf	7.15 ac	
Zoning District:	X		
Setbacks:	15'-0"	Street Yard 1st Floor	
	15'-0"	Corner Lots	
	20'-0"	Side Yard	
	20'-0"	Rear Yard	
Maximum Building Height:			
Minimum Greenspace Requirement:	40%	124,527 sf	
Use:	Multi-Family		

Existing Site:			
Existing Buildings	0 sf	0.00 ac	
Existing Pavement	0 sf	0.00 ac	
Total Existing Impervious	0 sf	0.00 ac	0%
Remainder Greenspace	311,318 sf	7.15 ac	100%

Proposed Site:			
New Buildings	91,395 sf	2.10 ac	
New Pavement	116,458 sf	2.67 ac	
Total New & Existing Impervious	207,853 sf	4.77 ac	67%
Remainder Greenspace	103,465 sf	2.38 ac	33%

Total Additional New Impervious Area	207,853 sf		
--------------------------------------	------------	--	--

LEGEND

- BUILDING (IMPERVIOUS AREA)
- PAVEMENT (IMPERVIOUS AREA)
- GRASS (PERVIOUS AREA)

LIMITS OF DISTURBANCE = 311,318 SQ FT
= 7.146 AC

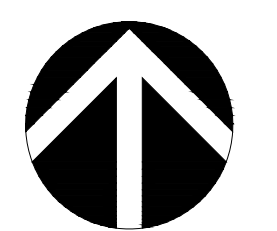


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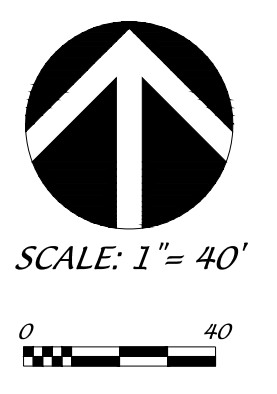
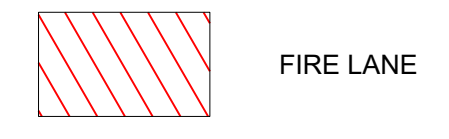
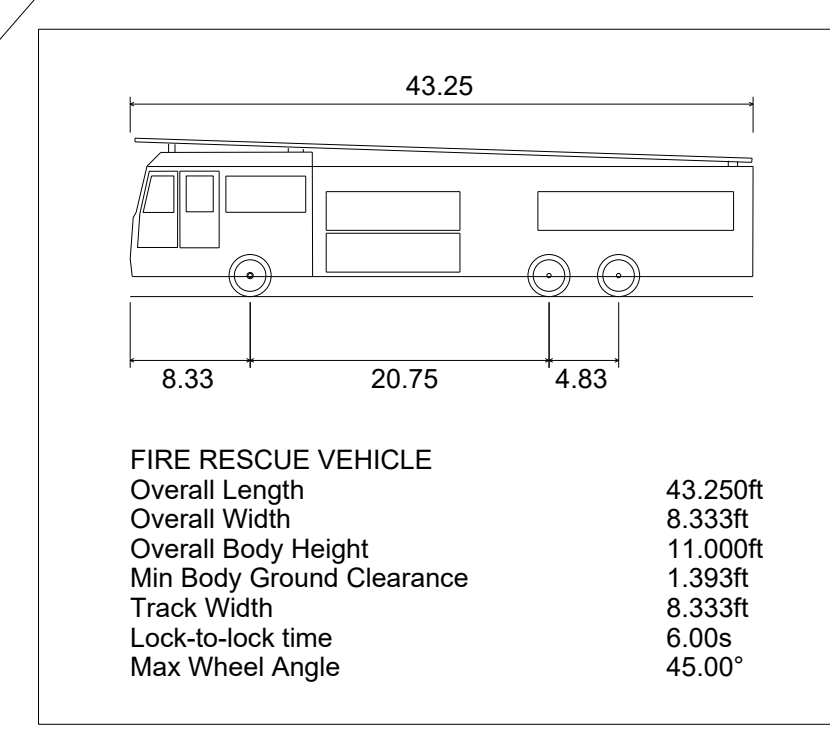
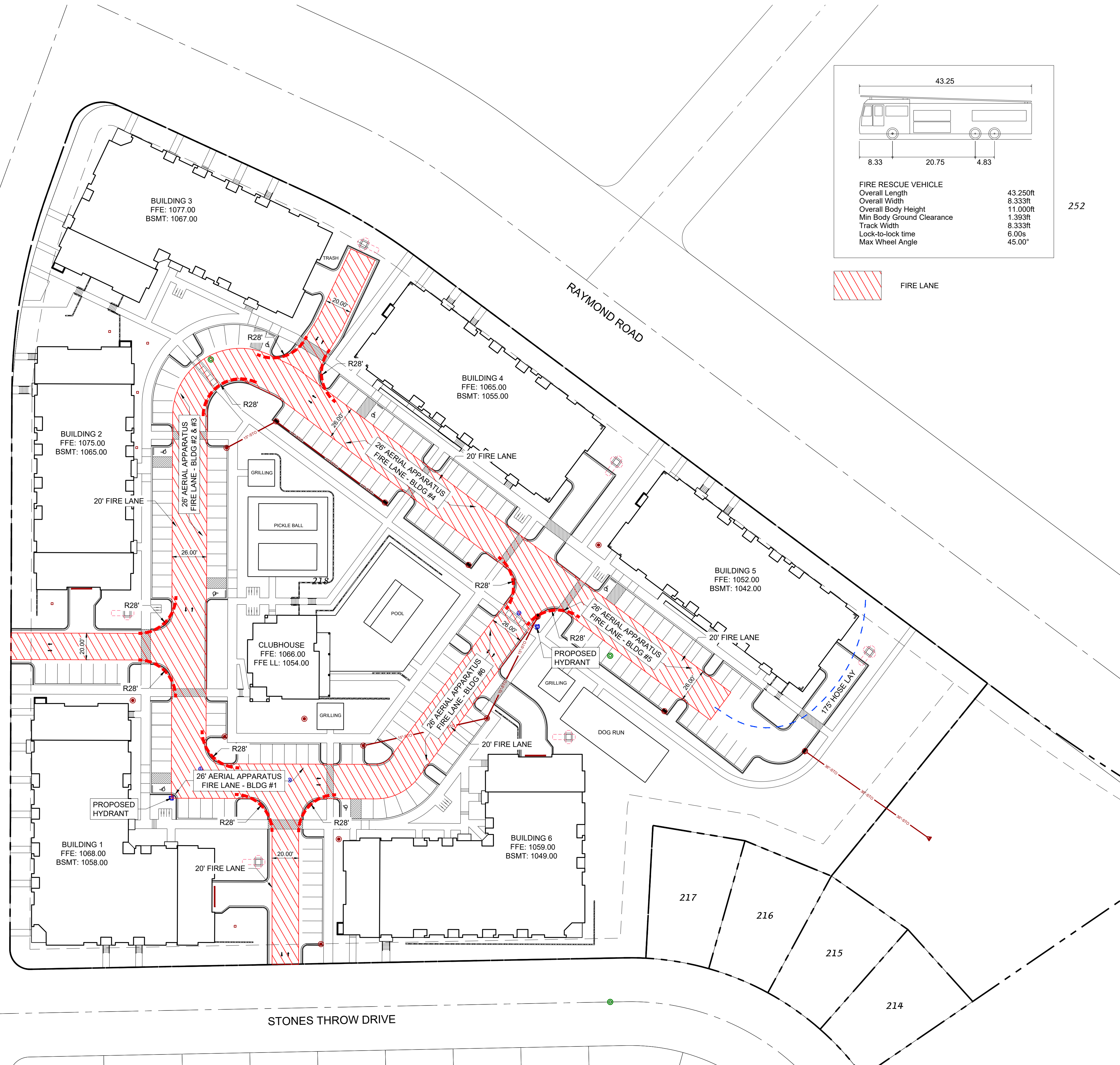
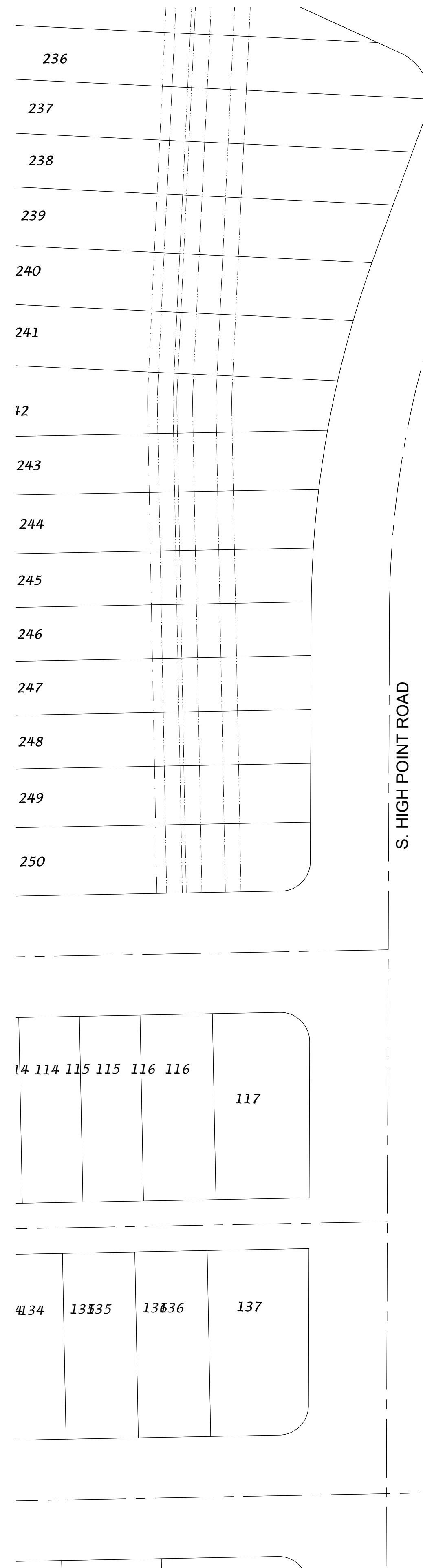


SCALE: 1" = 40'
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SHEET TITLE
SITE LAND USE PLAN - OVERALL

SHEET NUMBER
C101

PROJECT NO. 24-03-101
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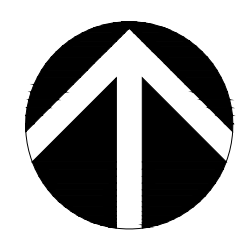
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PROJECT TITLE
MIDPOINT MEADOWS



SCALE: 1" = 40'

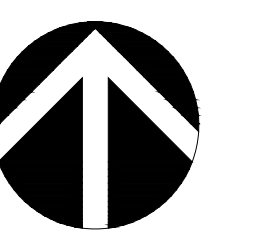


SHEET TITLE
GRADING PLAN - OVERALL

SHEET NUMBER

C300

PROJECT NO. 24-03-101
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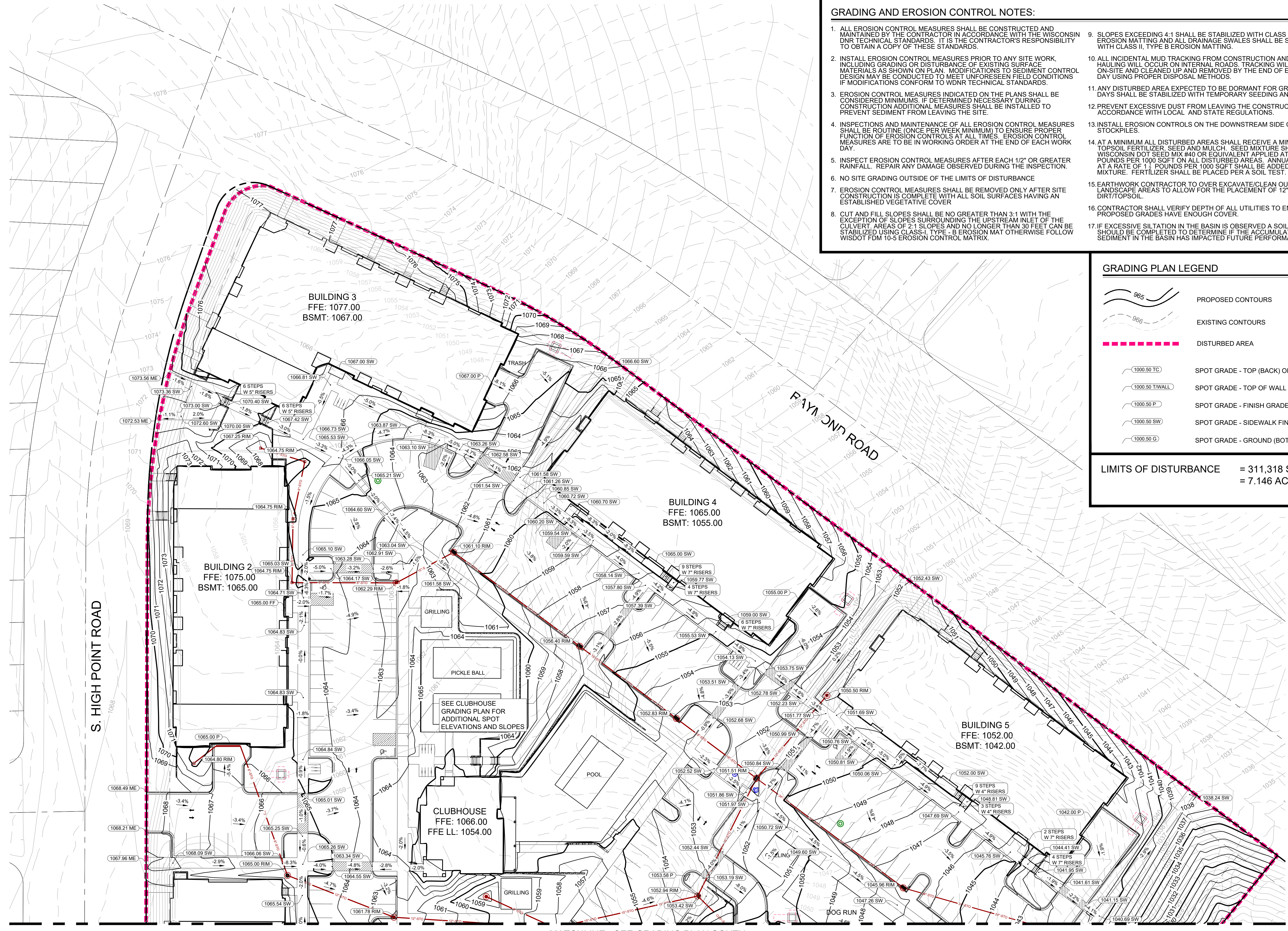
GRADING AND EROSION CONTROL NOTES:

- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
- CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1 WITH THE EXCEPTION OF SLOPES SURROUNDING THE UPSTREAM INLET OF THE CULVERT. AREAS OF 2:1 SLOPES AND NO LONGER THAN 30 FEET CAN BE STABILIZED USING CLASS I, TYPE B EROSION MAT OTHERWISE FOLLOW WISDOT FDM 10-5 EROSION CONTROL MATRIX.
- SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
- ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL BE KEPT ON-SITE AND CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
- ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
- PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- INSTALL EROSION CONTROL ON THE DOWNSTREAM SIDE OF STOCKPILES.
- AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1.5 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.
- EARTHWORK CONTRACTOR TO OVER EXCAVATE/CLEAN OUT ALL LANDSCAPE AREAS TO ALLOW FOR THE PLACEMENT OF 12" OF BLACK DIRT/TOPSOIL.
- CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.
- IF EXCESSIVE SILTATION IN THE BASIN IS OBSERVED A SOILS PROBE SHOULD BE COMPLETED TO DETERMINE IF THE ACCUMULATED DEPTH OF SEDIMENT IN THE BASIN HAS IMPACTED FUTURE PERFORMANCE.

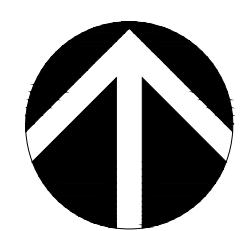
GRADING PLAN LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- DISTURBED AREA
- SPOT GRADE - TOP (BACK) OF CURB
- SPOT GRADE - TOP OF WALL
- SPOT GRADE - FINISH GRADE (PAVEMENT)
- SPOT GRADE - SIDEWALK FINISH GRADE
- SPOT GRADE - GROUND (BOTTOM OF WALL)

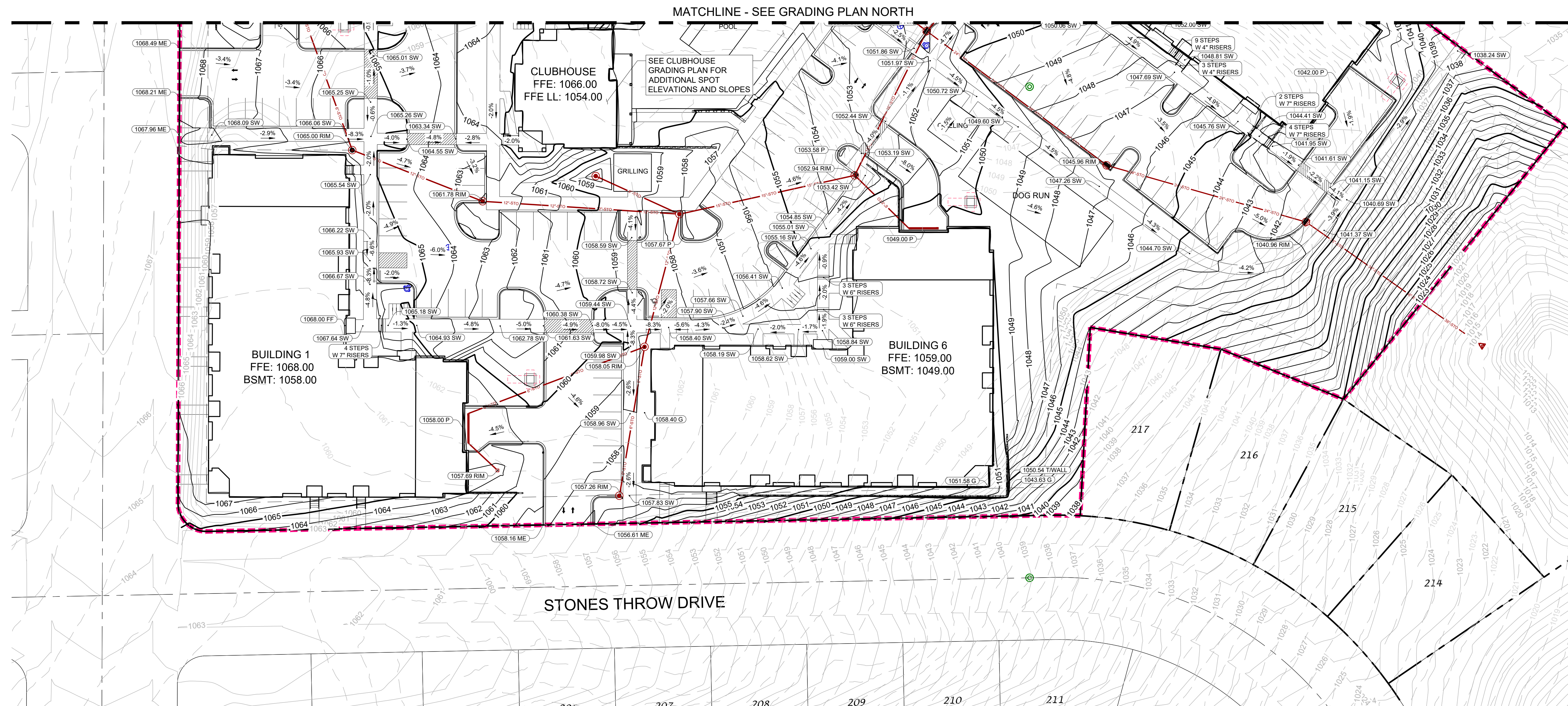
LIMITS OF DISTURBANCE = 311,318 SQ FT
= 7.146 AC



MATCHLINE - SEE GRADING PLAN SOUTH



SCALE: 1" = 30'
0 30



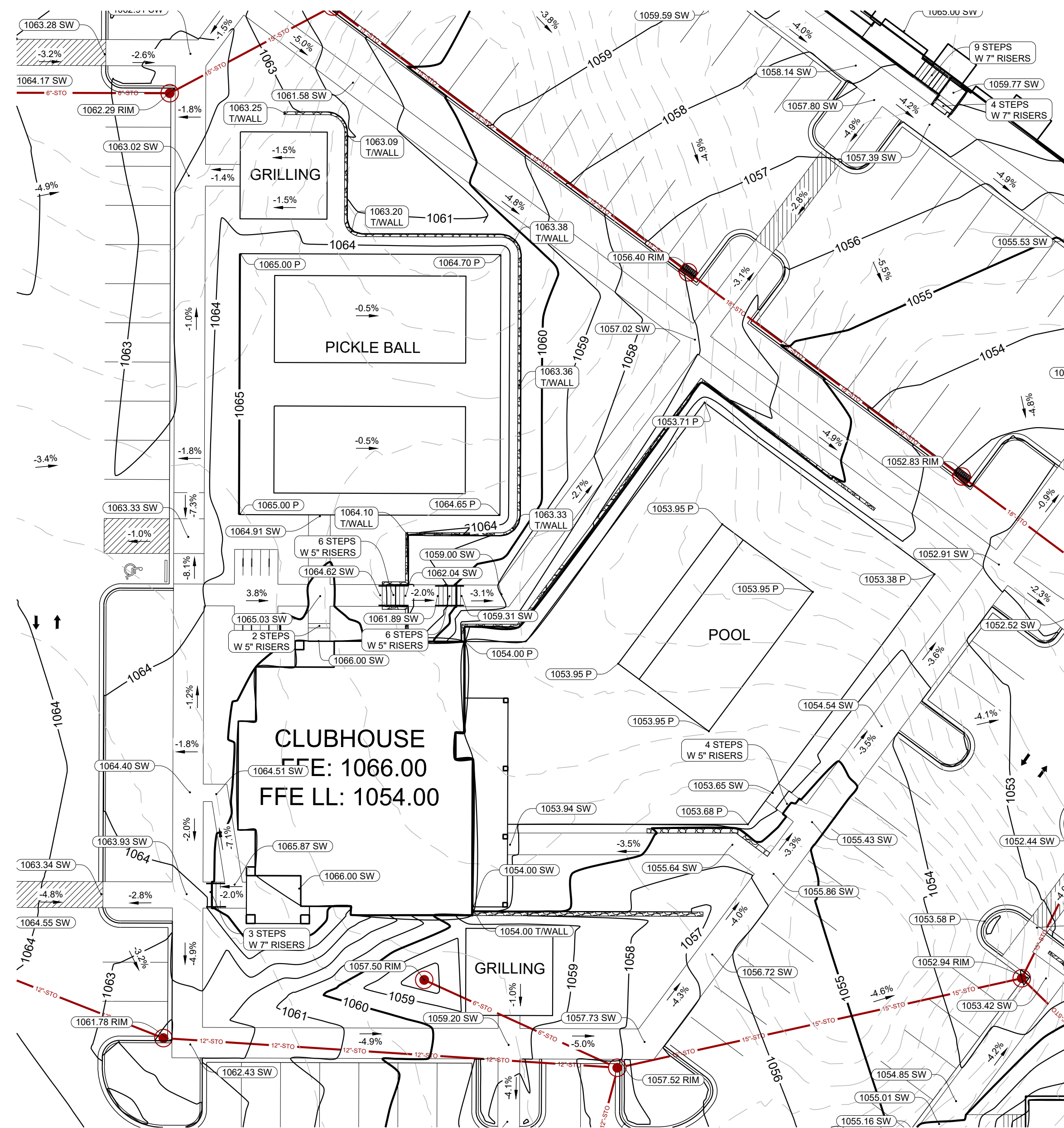
GRADING PLAN LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- DISTURBED AREA
- SPOT GRADE - TOP (BACK) OF CURB
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LIMITS OF DISTURBANCE = 311,318 SQ FT
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GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
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5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
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7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1 WITH THE EXCEPTION OF SLOPES SURROUNDING THE UPSTREAM INLET OF THE CULVERT. AREAS OF 2:1 SLOPES AND NO LONGER THAN 30 FEET CAN BE STABILIZED USING CLASS I, TYPE - B EROSION MAT OTHERWISE FOLLOW WISDOT FDM 10-5 EROSION CONTROL MATRIX.
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11. ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
12. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
13. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
14. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQ FT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQ FT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.
15. EARTHWORK CONTRACTOR TO OVER EXCAVATE/CLEAN OUT ALL LANDSCAPE AREAS TO ALLOW FOR THE PLACEMENT OF 12" OF BLACK DIRT/TOPSOIL.
16. CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.
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- SPOT GRADE - TOP OF WALL
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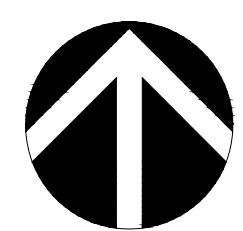


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Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

ISSUED
Issued for LUA Submittal - October 7, 2024

PROJECT TITLE
MIDPOINT MEADOWS

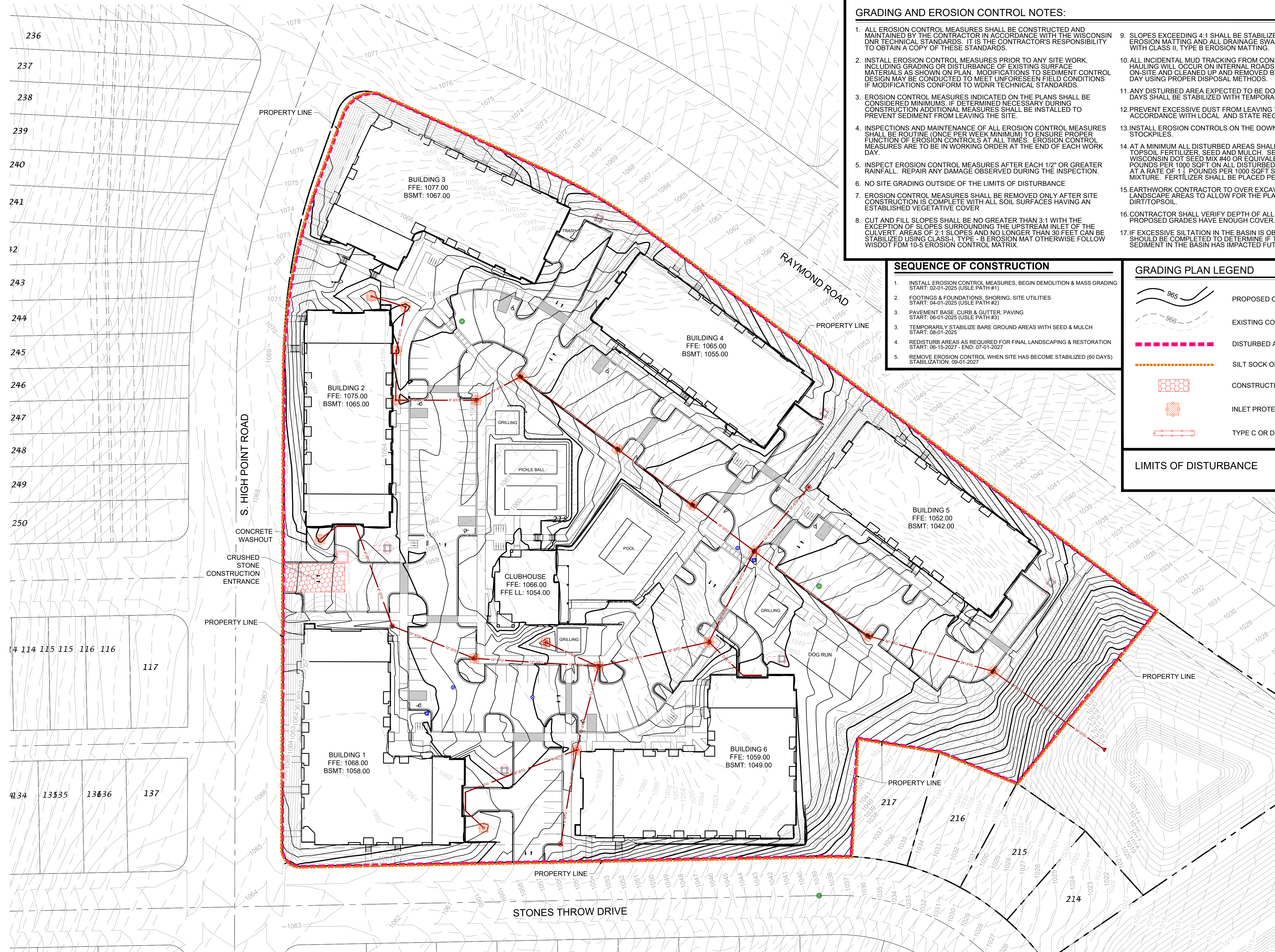


SCALE: 1" = 20'
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SHEET TITLE
GRADING PLAN - CLUBHOUSE

SHEET NUMBER
C303

PROJECT NO. 24-03-101
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- GRADING AND EROSION CONTROL NOTES:**
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- SEQUENCE OF CONSTRUCTION**
- INSTALL EROSION CONTROL MEASURES, BEGIN DEMOLITION & MASS GRADING
START: 02-01-2025 (USLE PATH #1)
 - FOOTINGS & FOUNDATIONS, SHORING, SITE UTILITIES
START: 04-01-2025 (USLE PATH #2)
 - PAVEMENT BASE, CURB & GUTTER, PAVING
START: 06-01-2025 (USLE PATH #3)
 - TEMPORARILY STABILIZE BARE GROUND AREAS WITH SEED & MULCH
START: 08-01-2025
 - REDISTURB AREAS AS REQUIRED FOR FINAL LANDSCAPING & RESTORATION
START: 09-15-2027 - END: 07-01-2028
 - REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED (60 DAYS)
STABILIZATION: 09-01-2027

GRADING PLAN LEGEND

- PROPOSED CONTOURS (solid line with elevation)
- EXISTING CONTOURS (dashed line with elevation)
- DISTURBED AREA (red dashed line)
- SILT SOCK OR SILT FENCE (orange dashed line)
- CONSTRUCTION ENTRANCE PER WDNR-1057 (red hatched area)
- INLET PROTECTION PER WDNR-1060 (red hatched area)
- TYPE C OR D - INLET PROTECTION (red dashed line with cross-ticks)

LIMITS OF DISTURBANCE = 311,318 SQ FT
= 7.146 AC

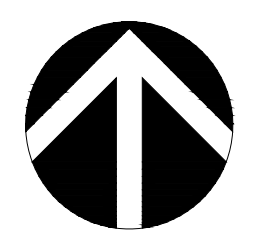


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PROJECT TITLE
MIDPOINT MEADOWS



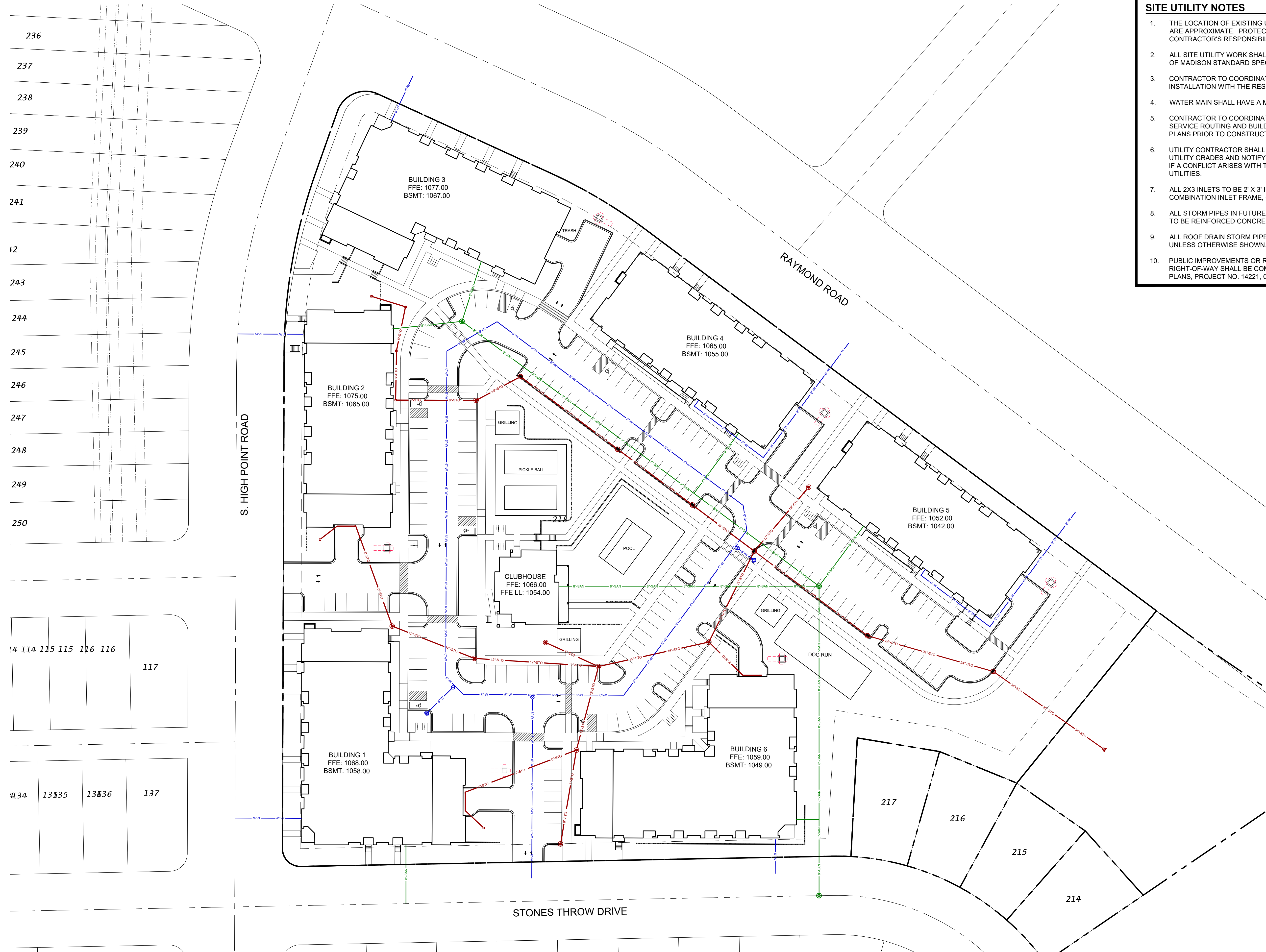
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SHEET TITLE
EROSION CONTROL PLAN - OVERALL

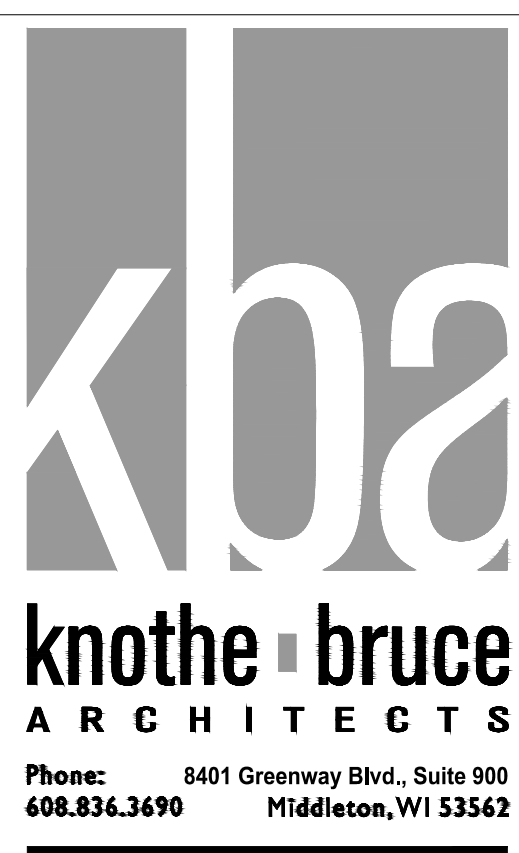
SHEET NUMBER

C304

PROJECT NO. 24-03-101
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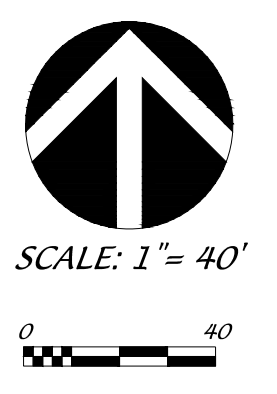
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 2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
 4. WATER MAIN SHALL HAVE A MINIMUM 6.5' BURY TO TOP OF PIPE.
 5. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
 6. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
 7. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE.
 8. ALL STORM PIPES IN FUTURE CITY OF MADISON RIGHT-OF-WAY TO BE REINFORCED CONCRETE PIPE.
 9. ALL ROOF DRAIN STORM PIPES TO BE ADS N-12 @ 1.0% UNLESS OTHERWISE SHOWN.
 10. PUBLIC IMPROVEMENTS OR RESTORATION OF THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED PER THE CITY ISSUED PLANS, PROJECT NO. 14221, CONTRACT NO. 9189.



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PROJECT TITLE
MIDPOINT MEADOWS



SHEET TITLE
SITE UTILITY PLAN - OVERALL

SHEET NUMBER
C400

PROJECT NO. 24-03-101
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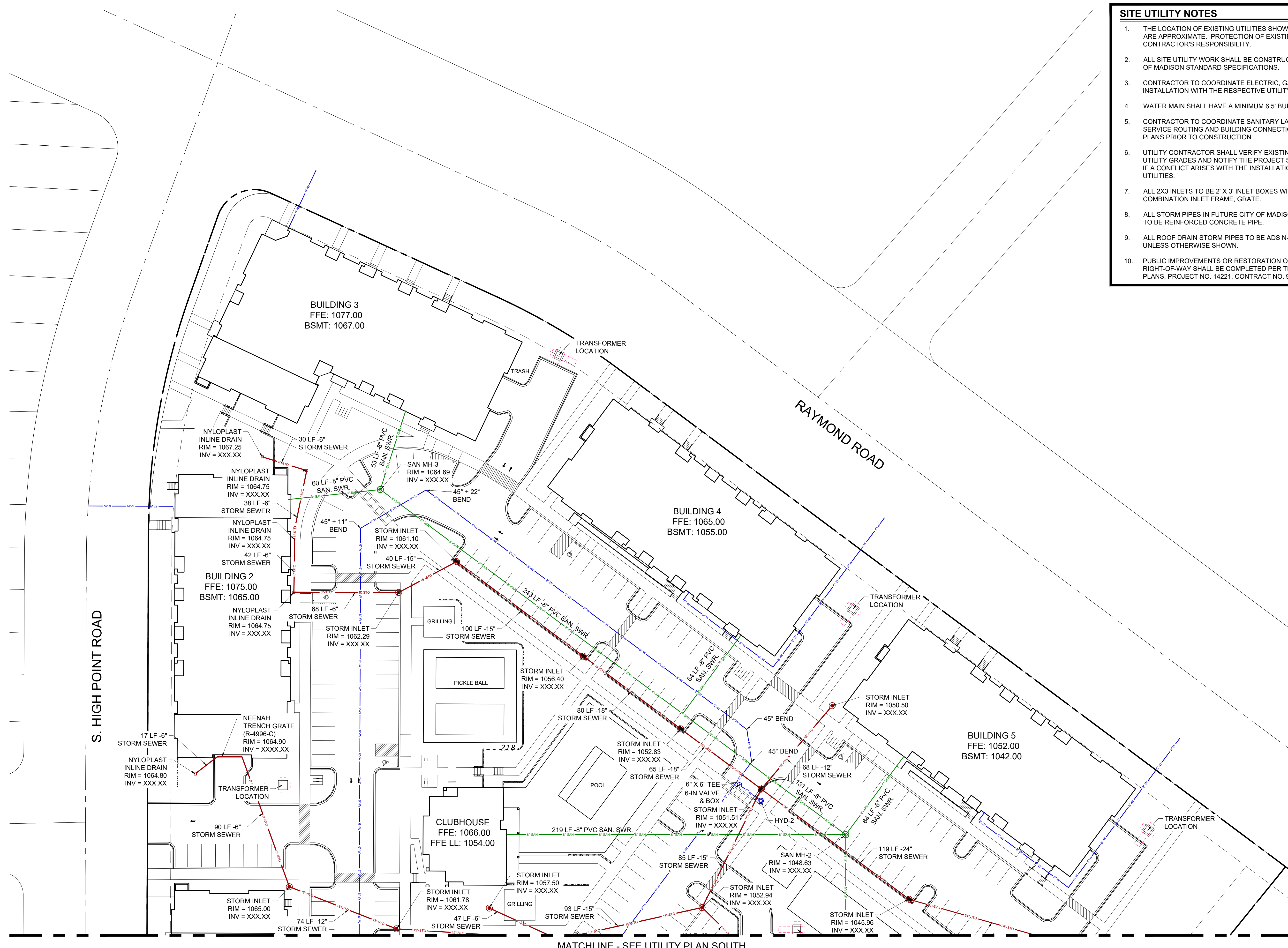
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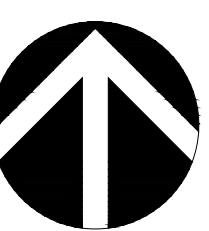
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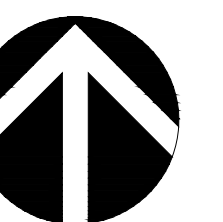
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SHEET TITLE
SITE UTILITY PLAN - NORTH

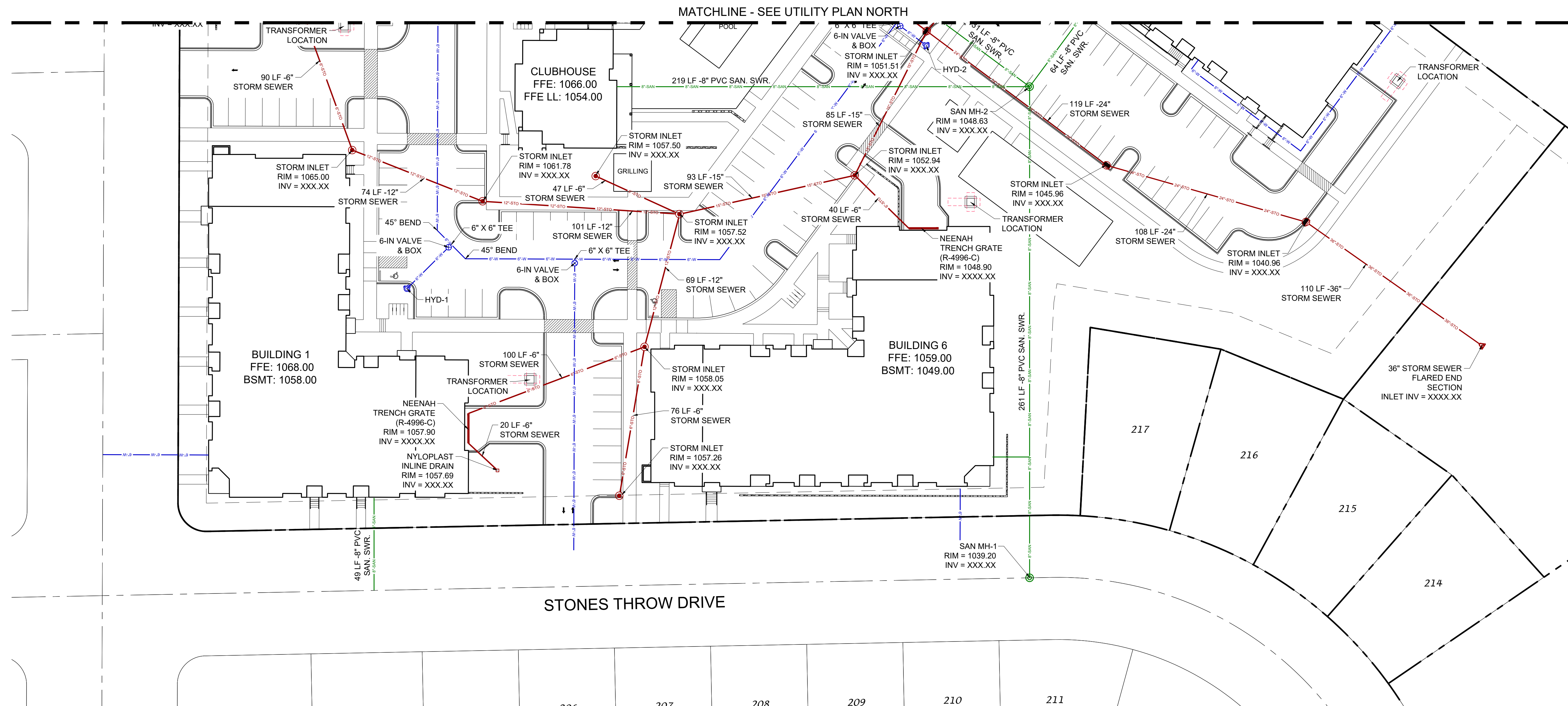
SHEET NUMBER

C401

PROJECT NO. 24-03-101
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SCALE: 1" = 30'



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CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 2150 Marty Road & 7751 Mid Town Road
 Name of Project Residential Building Complex for Midpoint Meadows Multi-Family Development
 Owner / Contact DSI Real Estate Group, Inc. Dan Brinkman
 Contact Phone (608)575-9023 Contact Email dbrinkman@dsirealestate.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:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) 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.

- (a) 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 199,468 sf
 Total landscape points required 1718

- (b) **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 _____

- (c) **For the Industrial – Limited (IL) 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 _____

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	2½ inch caliper measured diameter at breast height (dbh)	35			57	1995
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			14	490
Ornamental tree	1 1/2 inch caliper	15			58	870
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			55	550
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			370	1110
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			116	464
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			487	974
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ 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				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals						6453

Total Number of Points Provided 6453

* 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.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

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.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

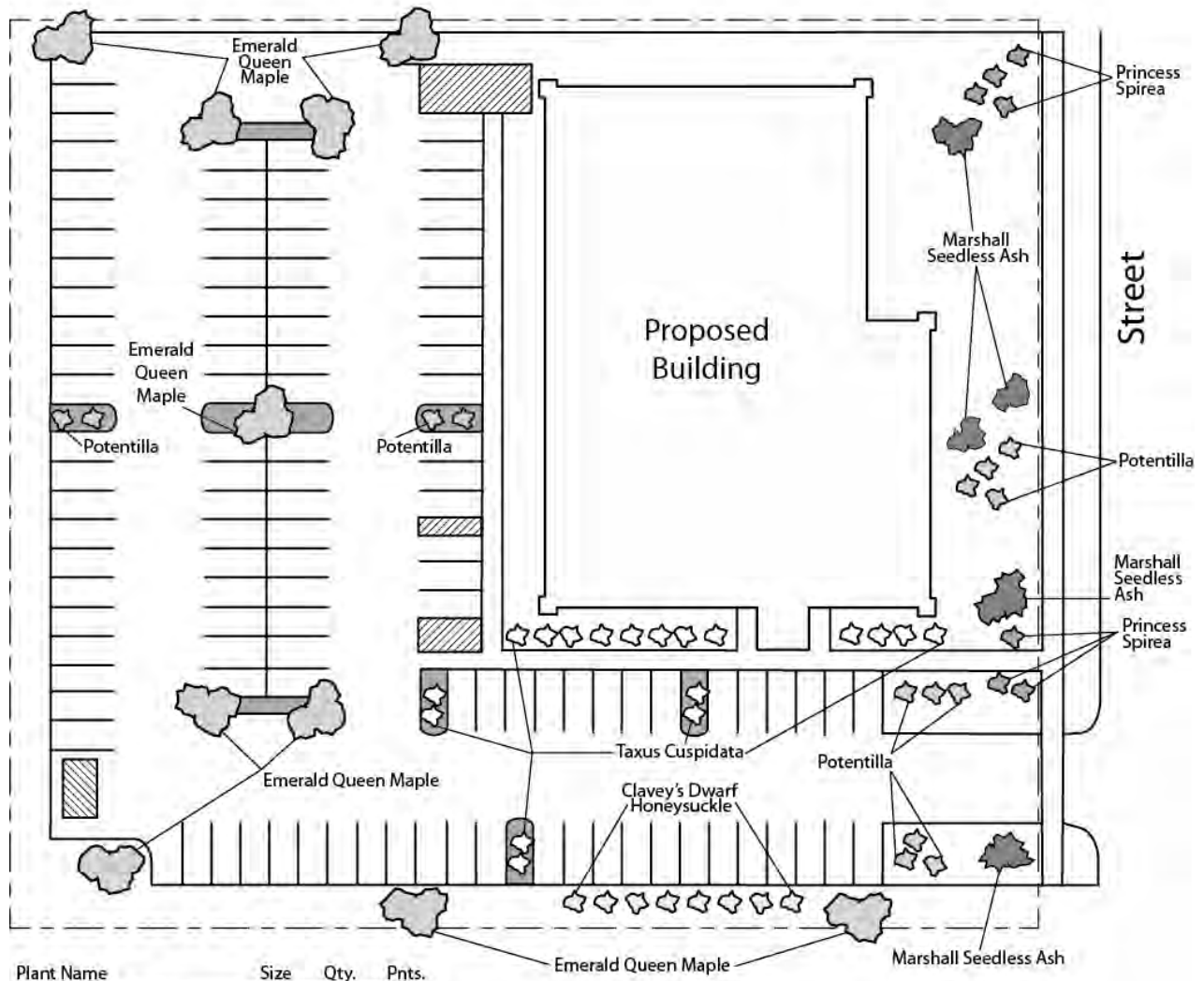
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
			TOTAL 585

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

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:

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

Landscape Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
 2. Site amenities, including bike racks, benches, trash receptacles, etc.
 3. Storage areas including trash and loading.
 4. Lighting (landscape, pedestrian or parking area).
 5. Irrigation.
 6. Hard surface materials.
 7. Labeling of mulching, edging and curbing.
 8. Areas of seeding or sodding.
 9. Areas to remain undisturbed and limits of land disturbance.
 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
 11. Existing trees eight (8) inches or more in diameter.
 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, 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.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.

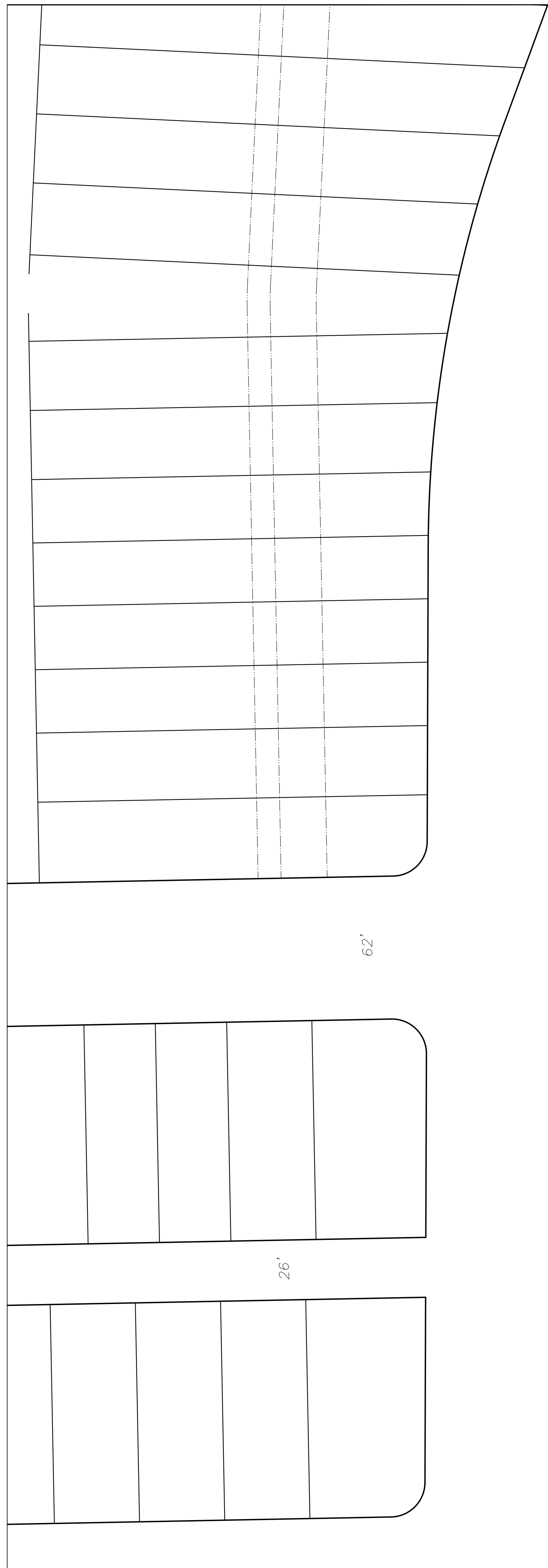
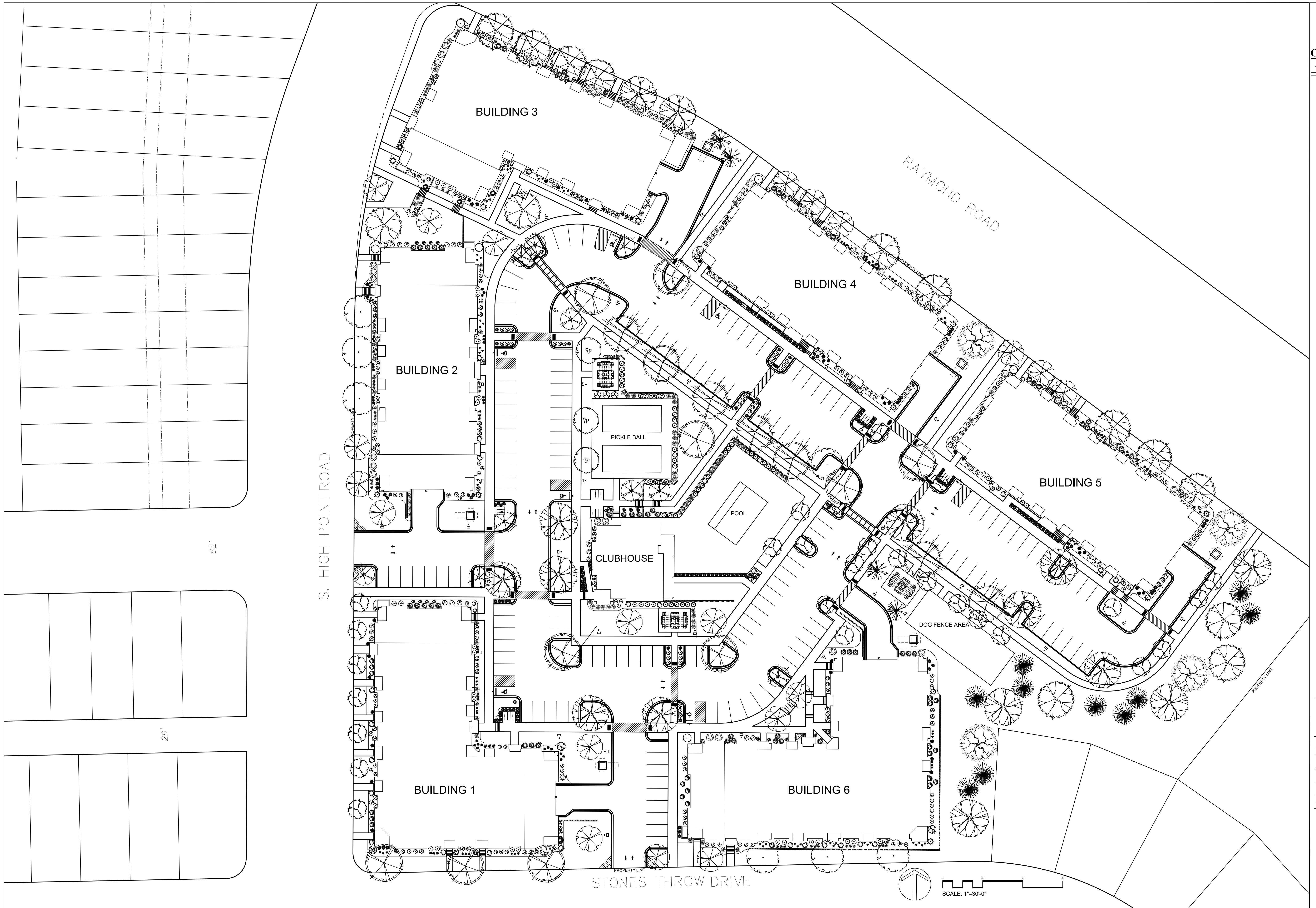
MIDPOINT MEADOWS
OVERALL LANDSCAPE PLAN
Madison, Wisconsin

Date: October 7, 2024
Scale: 1"=30'-0"
Designer: kms
Job #

Seal:
To protect against legal liability,
the plans presented herein are
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Revisions:

Reference Name:
DSI



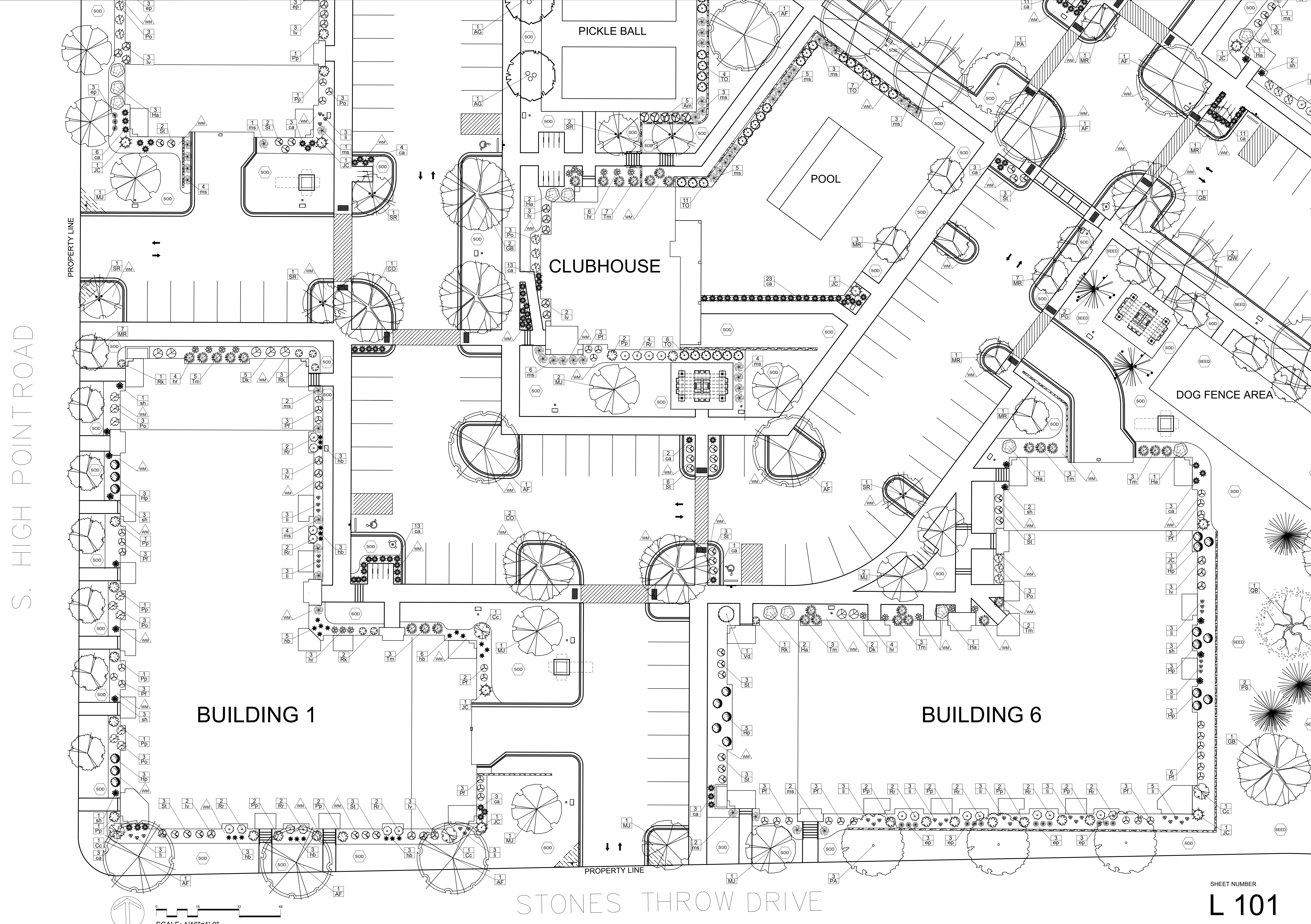
MIDPOINT MEADOWS
DETAIL LANDSCAPE PLAN
Madison, Wisconsin

Date: October 7, 2024
Scale: 1/16" = 1'-0"
Designer: kms
Job #

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BUILDING 1

BUILDING 6

CLUBHOUSE

POOL

PICKLE BALL

DOG FENCE AREA

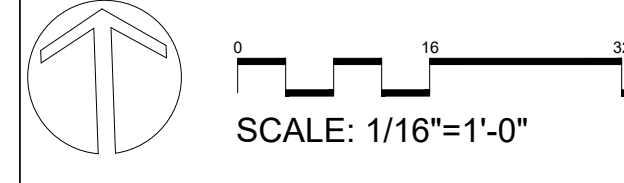
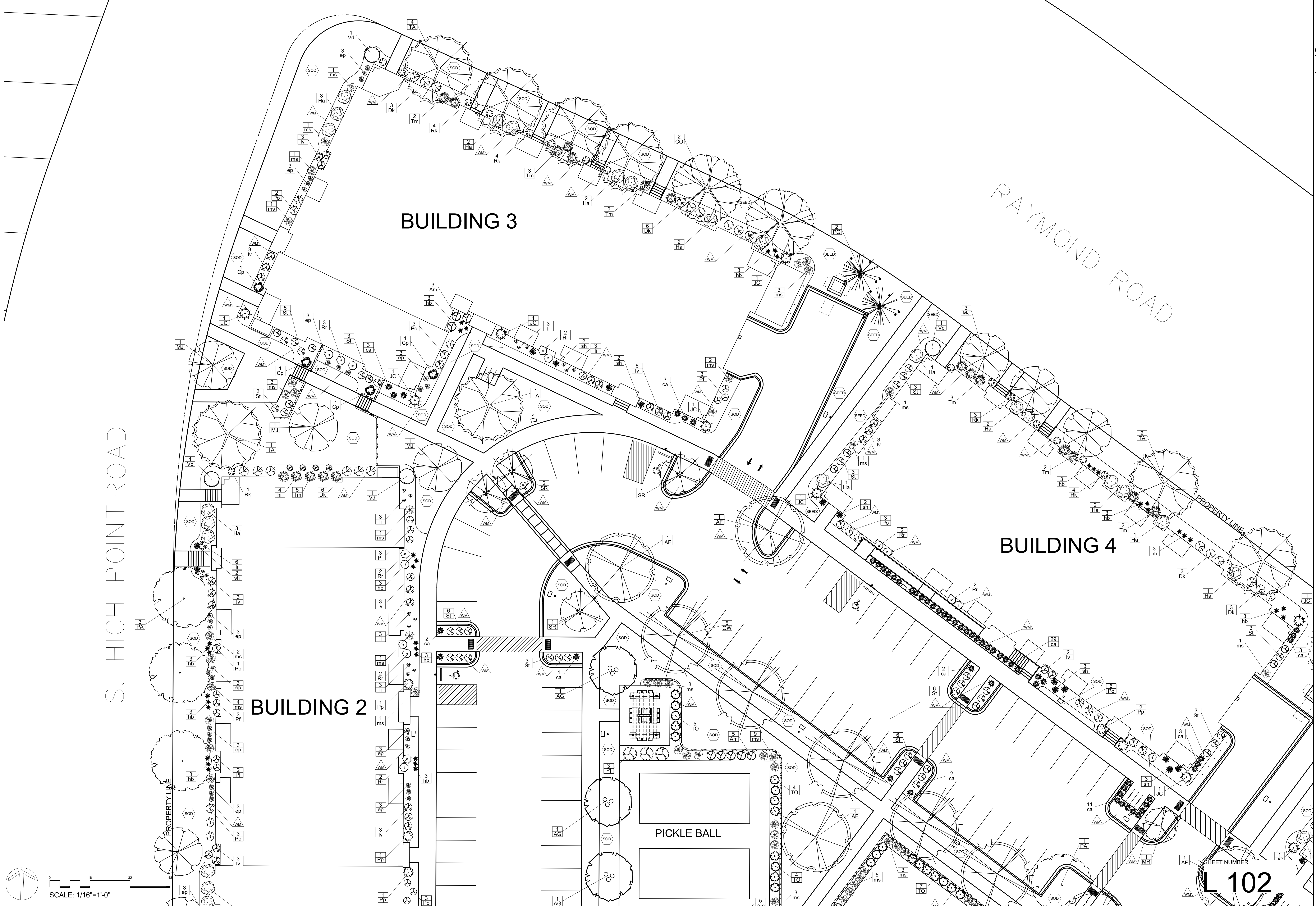
STONES THROW DRIVE

S. HIGH POINT ROAD

SCALE: 1/16"=1'-0"

SHEET NUMBER
L 101

MIDPOINT MEADOWS
DETAIL LANDSCAPE PLAN
Madison, Wisconsin



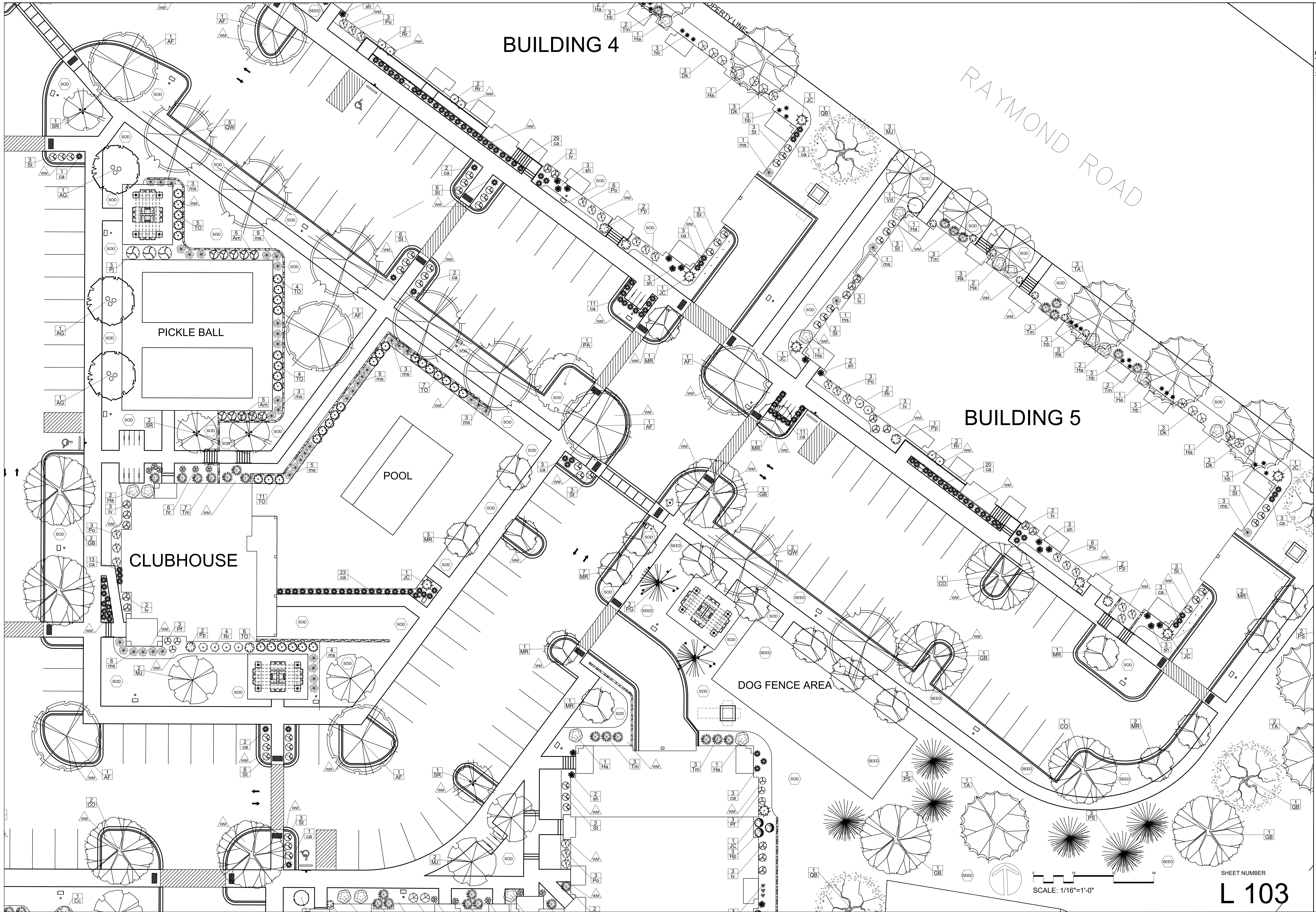
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**OLSON TOON
LANDSCAPING**

3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

MIDPOINT MEADOWS
DETAIL LANDSCAPE PLAN
Madison, Wisconsin

Date: October 7, 2024
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SCALE: 1/16"=1'-0"

SHEET NUMBER
L 103

Reference Name:
Cascade Development

STREET TREE NOTE:

Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (Wayne Buckley 608-266-4892) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of *City of Madison Standard Specifications for Public Works Construction* - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.


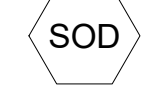

Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Contractor shall contact City Forestry (Wayne Buckley 608-266-4892) at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.

LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual tree and shrub groupings in lawn areas to receive organic bark mulch rings with trench edge.

CITY OF MADISON LANDSCAPE WORKSHEET					
Total Developed Area	SQUARE FEET	POINTS PER 300 sq. ft.		LANDSCAPE POINTS REQ.	
199 468 sf (dot) - 96,394 sf (building footprint)	103,074			1718	
		CREDITS / EXISTING LANDSCAPING	NEW / PROPOSED LANDSCAPING		
PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
Overstory Deciduous (2.5" caliper)	35	0	0	57	1995
Tall Evergreen Tree (5'-6')	35	0	0	14	490
Ornamental Tree (1.5" caliper)	15	0	0	58	870
Upright Evergreen Shrub (i.e. arborvitae) 3'-4' tall	10	0	0	55	550
Shrub, deciduous (#3 gal. cont)	3	0	0	370	1110
Shrub, evergreen (#3 gal. cont)	4	0	0	116	464
Ornamental Grasses/Perennials (#1 gal. cont)	2	0	0	487	974
Ornamental/Decorative Fencing or Wall (4pts / 100 ft)	4	0	0	0	0
Existing Significant Specimen Tree (2.5" dbh)	14	0	0	0	0
Landscape Furniture for public seating and/or transit connections (5pts. per seat)	5	0	0	0	0
				0	6453
				TOTAL POINTS ACHIEVED	6453

-  All planting beds to be Organic Bark Mulch with Dimex EdgePro polyvinyl (black plastic) edging
-  Premium Kentucky Bluegrass sod
-  Premium sunny grass seed blend with straw mat. (Class 1 Type B single net)

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES						
AF	<i>Acer x freemanii</i> 'Jefersred'	Autumn Blaze Maple	10	2"	B&B	
CO	<i>Celtis occidentalis</i>	Common Hackberry	4	2"	B&B	
GB	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	11	2"	B&B	
PA	<i>Platanus x acerifolia</i> 'Exclamation'	Exclamation London Planetree	7	2"	B&B	
QB	<i>Quercus bicolor</i>	Swamp White Oak	4	2"	B&B	
QW	<i>Quercus x warei</i> 'Long'	Regal Prince Oak	7	2"	B&B	
TA	<i>Tilia americana</i> 'McKSentry'	American Sentry Linden	14	2"	B&B	

ORNAMENTAL TREES						
AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	3	2"	B&B	
MJ	<i>Malus</i> 'Red Jewel'	Red Jewel Crabapple	22	2"	B&B	
MR	<i>Malus</i> 'Royal Raindrops'	Royal Raindrops Crabapple	23	2"	B&B	
SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	10	2"	B&B	

EVERGREEN TREES						
JC	<i>Juniperus chinensis</i> 'Trautman'	Trautman Juniper	18	6'	B&B	
PG	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	4	6'	B&B	
PS	<i>Pinus strobus</i>	Eastern White Pine	10	6'	B&B	
TO	<i>Thuja occidentalis</i> 'Emerald Green'	Emerald Green Arborvitae	37	6'	B&B	

EVERGREEN SHRUBS						
Cp	<i>Chamaecyparis pisifera</i> 'Golden Mop'	Golden Mop Japanese False Cypress	4	#5	Cont.	
Pp	<i>Picea pungens</i> 'Globosa'	Dwarf Globe Blue Spruce	26	#5	Cont.	
Rk	<i>Rhododendron</i> 'Karen'	Karen Rhododendron	30	#5	Cont.	
Tm	<i>Taxus x media</i> 'Tautonii'	Taunton Yew	56	#5	Cont.	

DECIDUOUS SHRUBS						
Am	<i>Aronia melanocarpa</i> 'UCONNAM166'	Low Scape Hedger Aronia	13	#3	Cont.	
Cc	<i>Cotinus coggygria</i> 'NCCO1'	Winecraft Black Smokebush	4	#5	Cont.	
Dk	<i>Diervilla</i> 'G2X885411'	Kodiak Red Bush Honeysuckle	34	#3	Cont.	
Ha	<i>Hydrangea arborescens</i> 'Abetwo'	Incrediball Hydrangea	35	#3	Cont.	
Hp	<i>Hydrangea paniculata</i> 'NCHP1'	Puffer Fish Hydrangea	20	#3	Cont.	
Iv	<i>Itea virginica</i> 'Sprich'	Little Henry Dwarf Virginia Sweetspire	47	#3	Cont.	
Pf	<i>Potentilla fruticosa</i> 'Bailbrule'	Creme Brulee Potentilla	49	#3	Cont.	
Pj	<i>Physocarpus opulifolius</i> 'Jefam'	Amber Jubilee Ninebark	3	#3	Cont.	
Po	<i>Physocarpus opulifolius</i> 'SMPOTW'	Tiny Wine Ninebark	45	#3	Cont.	
Rr	<i>Rosa</i> 'Meigilli'	Coral Drift Rose	41	#3	Cont.	
St	<i>Spiraea betulifolia</i> 'Tor'	Tor Birchleaf Spirea	73	#3	Cont.	
Vd	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Arrowwood Viburnum	6	#5	Cont.	

ORNAMENTAL GRASSES & PERENNIALS						
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	174	#1	Cont.	
ep	<i>Echinacea</i> 'Prairie Splendor'	Prairie Splendor Coneflower	45	#1	Cont.	
hb	<i>Hemerocallis</i> 'Going Bananas'	Going Bananas Daylily	74	#1	Cont.	
hr	<i>Hosta</i> 'Rainbow's End'	Rainbow's End Hosta	22	#1	Cont.	
li	<i>Lavandula x intermedia</i> 'Niko'	Phenomenal Lavender	59	#1	Cont.	
ms	<i>Miscanthus sinensis</i> 'Purpurascens'	Purple Maiden Grass	80	#1	Cont.	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	33	#1	Cont.	

Date: October 7, 2024
Scale: 1/16"=1'-0"
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Job #

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