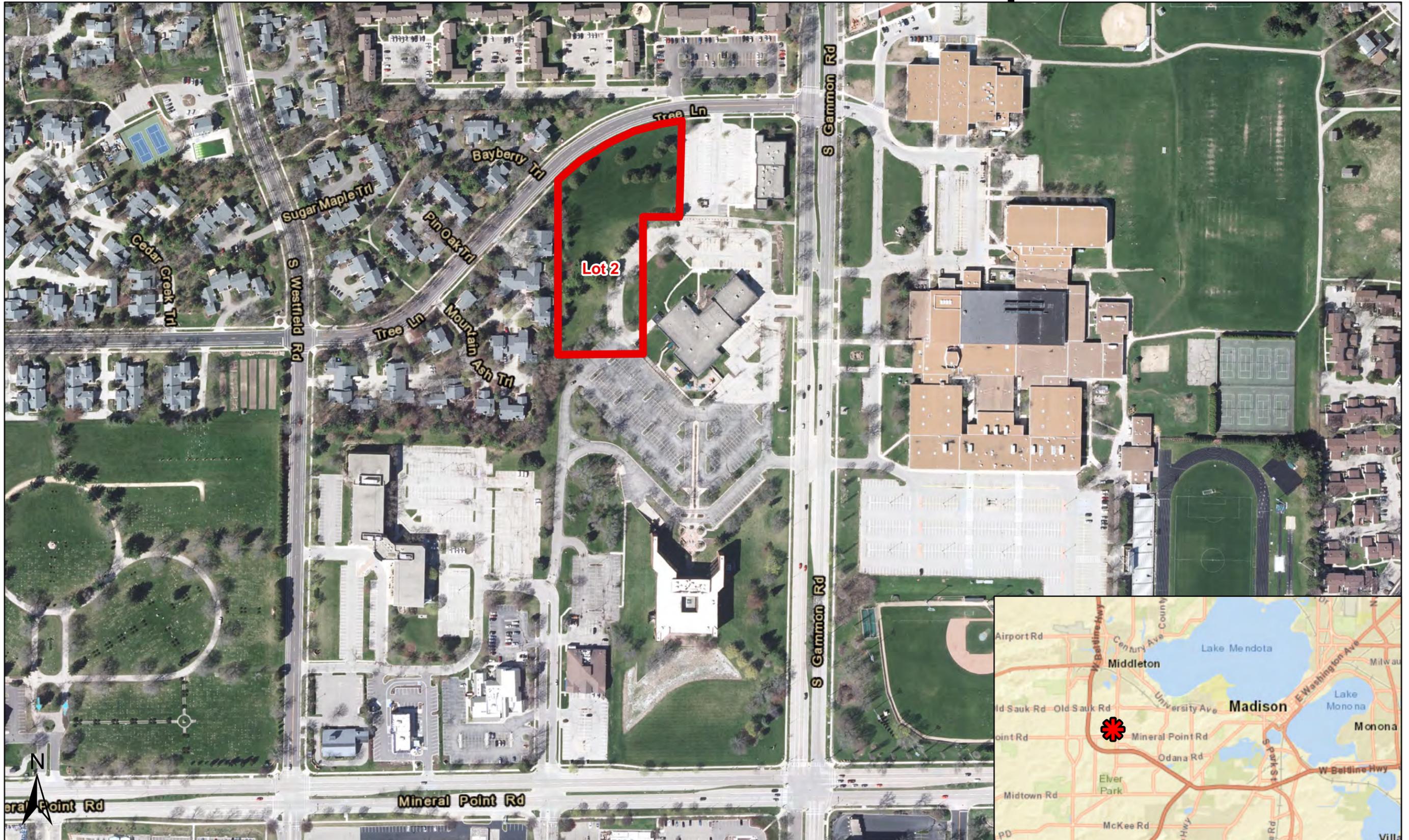
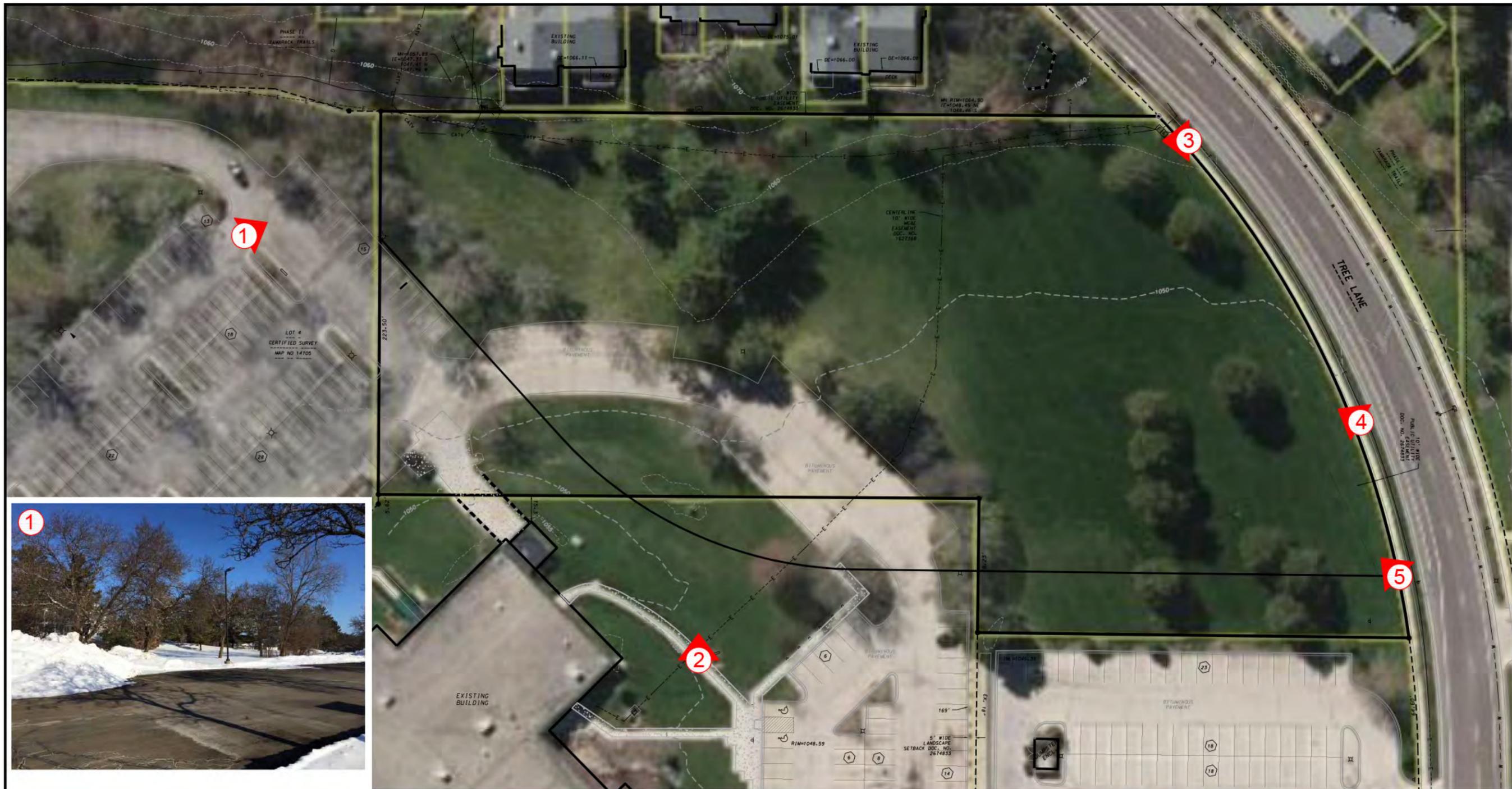


Tree Lane - Lot 2 Context Map



*Tree Lane Lot 2 Outline is an approximation based on the Jan. 2018 CSM

0 500 1,000 2,000 Feet



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CITY OF MADISON, DANE COUNTY, WISCONSIN



DATE: 02-19-19
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NAVITUS DEVELOPMENT



TAMARACK TRAIL



WEXFORD RIDGE



NEIGHBORHOOD CONTEXT G222

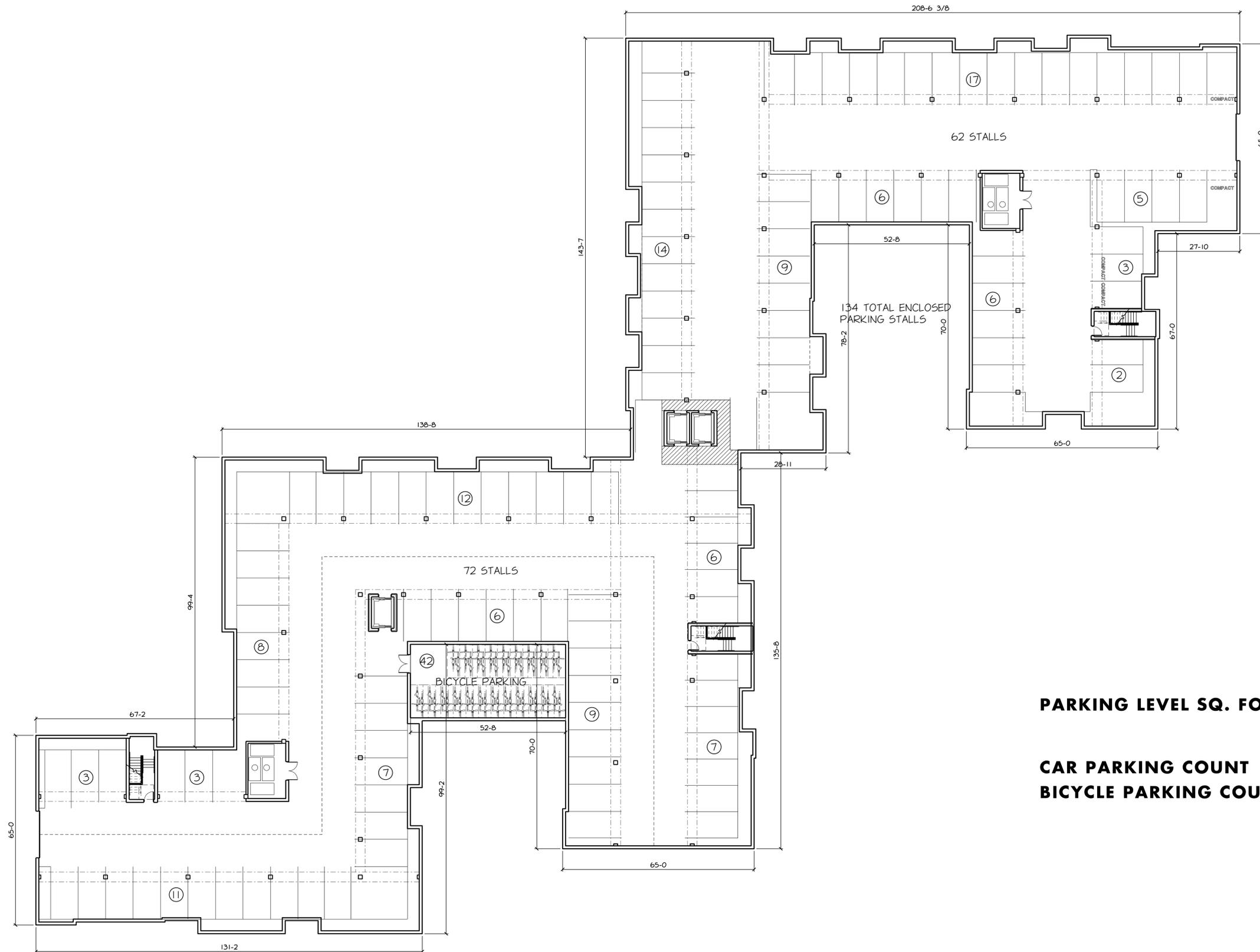
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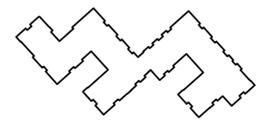
DRAWING LIMIT LINE



PARKING LEVEL SQ. FOOTAGE 48,650

CAR PARKING COUNT 134

BICYCLE PARKING COUNT 42



1/16" LOWER LEVEL FLOOR PLAN A200

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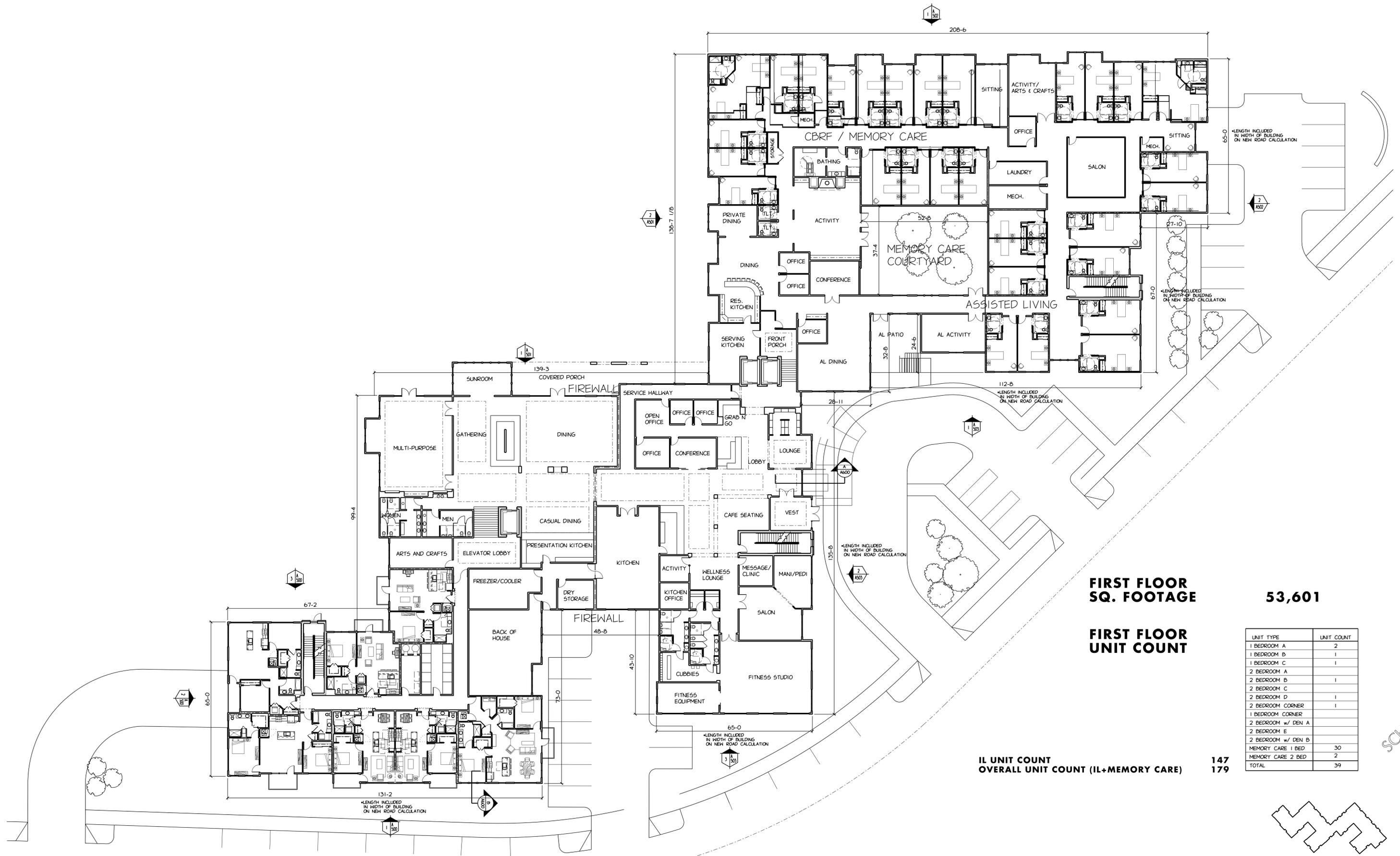
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PROJECT PARAMETERS: FILED IN 1/18/2019 CADSWALDEN.DWG
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 SHEET: 1/18

DRAWING LIMIT LINE



FIRST FLOOR SQ. FOOTAGE 53,601

FIRST FLOOR UNIT COUNT

117 UNIT COUNT
OVERALL UNIT COUNT (IL+MEMORY CARE) 147 179

UNIT TYPE	UNIT COUNT
1 BEDROOM A	2
1 BEDROOM B	1
1 BEDROOM C	1
2 BEDROOM A	
2 BEDROOM B	1
2 BEDROOM C	
2 BEDROOM D	1
2 BEDROOM E	
2 BEDROOM CORNER	1
1 BEDROOM CORNER	
2 BEDROOM w/ DEN A	
2 BEDROOM E	
2 BEDROOM w/ DEN B	
MEMORY CARE 1 BED	30
MEMORY CARE 2 BED	2
TOTAL	39

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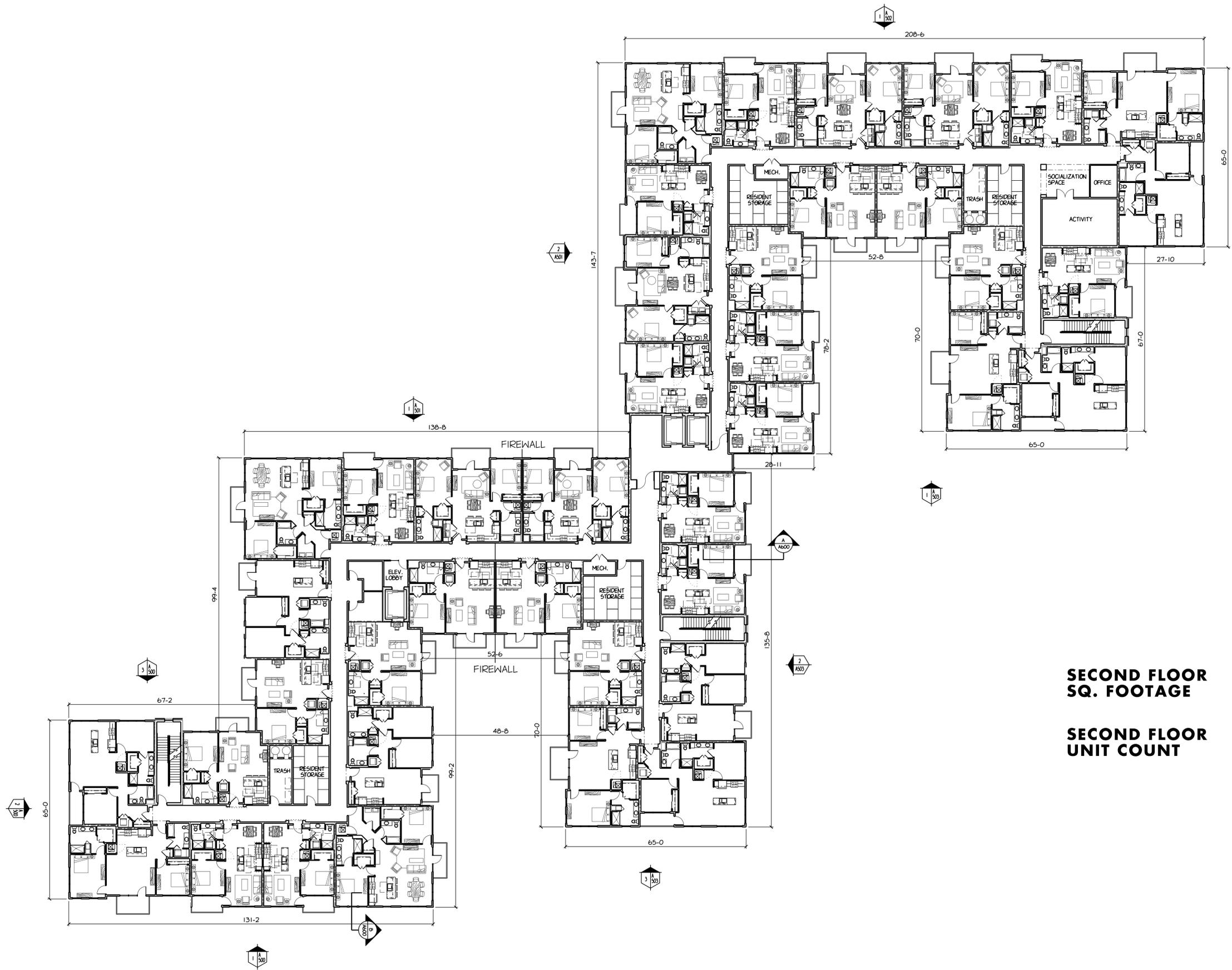
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1/16" FIRST FLOOR PLAN A201

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**SECOND FLOOR
SQ. FOOTAGE**

48,557

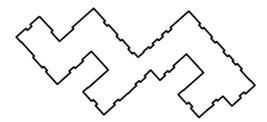
**SECOND FLOOR
UNIT COUNT**

UNIT TYPE	UNIT COUNT
1 BEDROOM A	12
1 BEDROOM B	5
1 BEDROOM C	5
2 BEDROOM A	3
2 BEDROOM B	4
2 BEDROOM C	5
2 BEDROOM D	4
2 BEDROOM CORNER	3
1 BEDROOM CORNER	
2 BEDROOM w/ DEN A	
2 BEDROOM E	
2 BEDROOM w/ DEN B	
TOTAL	41

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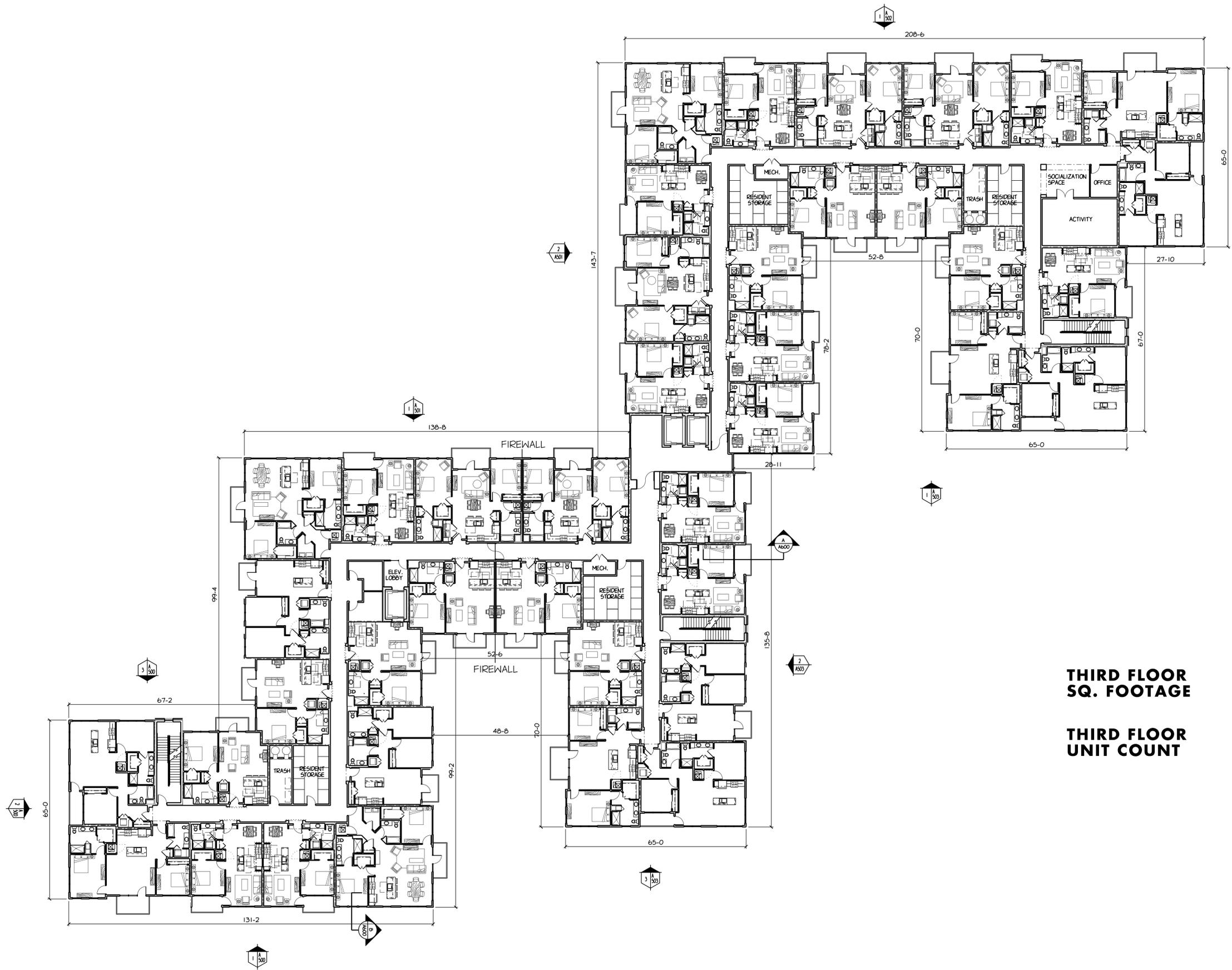
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1/16" SECOND FLOOR PLAN A202

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**THIRD FLOOR
SQ. FOOTAGE**

48,557

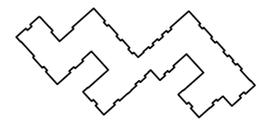
**THIRD FLOOR
UNIT COUNT**

UNIT TYPE	UNIT COUNT
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1 BEDROOM B	5
1 BEDROOM C	5
2 BEDROOM A	3
2 BEDROOM B	4
2 BEDROOM C	5
2 BEDROOM D	4
2 BEDROOM CORNER	3
1 BEDROOM CORNER	
2 BEDROOM w/ DEN A	
2 BEDROOM E	
2 BEDROOM w/ DEN B	
TOTAL	41

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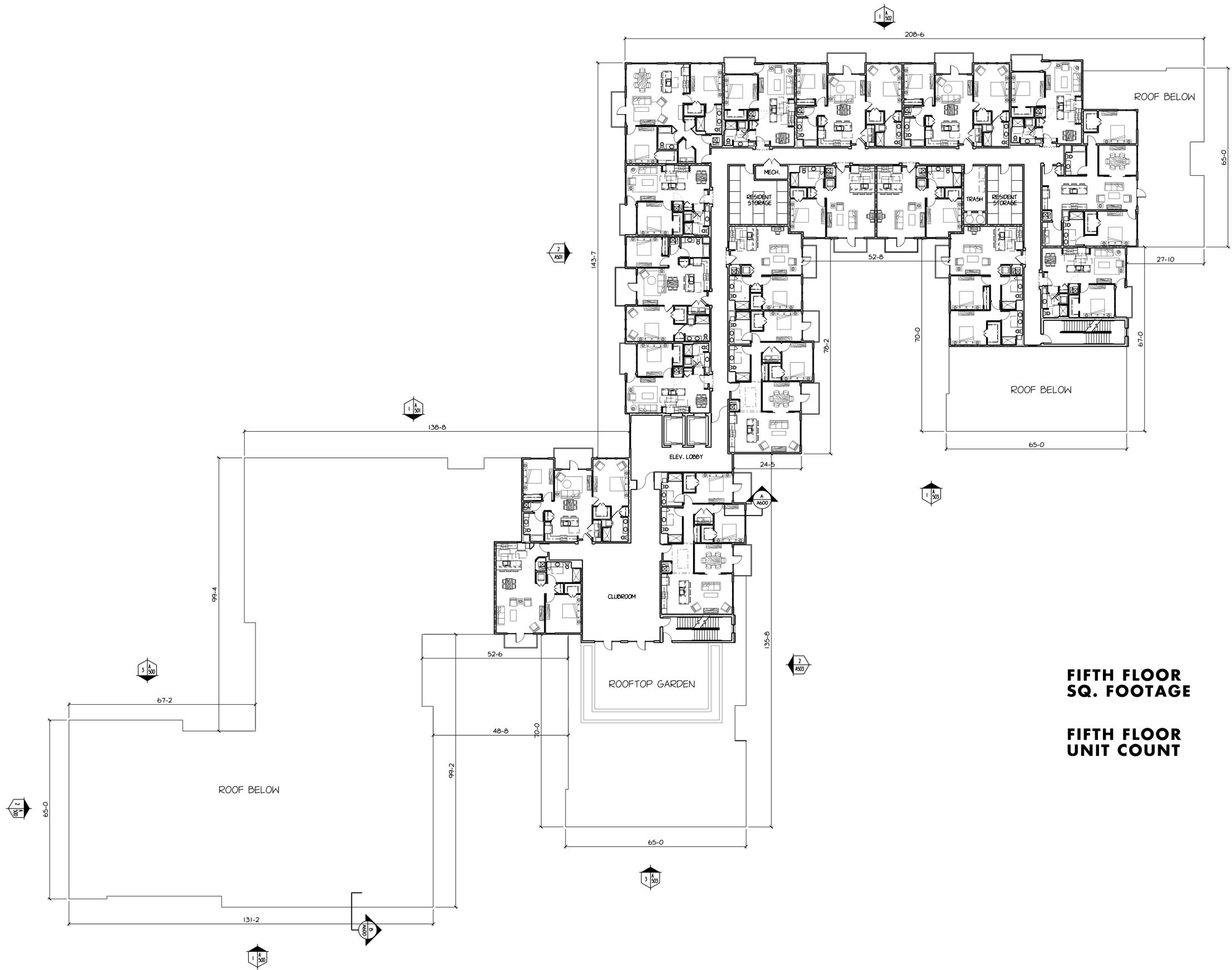
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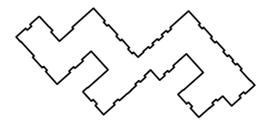
**FIFTH FLOOR
 SQ. FOOTAGE**

24,153

**FIFTH FLOOR
 UNIT COUNT**

UNIT TYPE	UNIT COUNT
1 BEDROOM A	5
1 BEDROOM B	
1 BEDROOM C	2
2 BEDROOM A	
2 BEDROOM B	
2 BEDROOM C	4
2 BEDROOM D	
2 BEDROOM CORNER	1
1 BEDROOM CORNER	1
2 BEDROOM w/ DEN A	2
2 BEDROOM E	1
2 BEDROOM w/ DEN B	1
TOTAL	17

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1/16" FIFTH FLOOR PLAN A205

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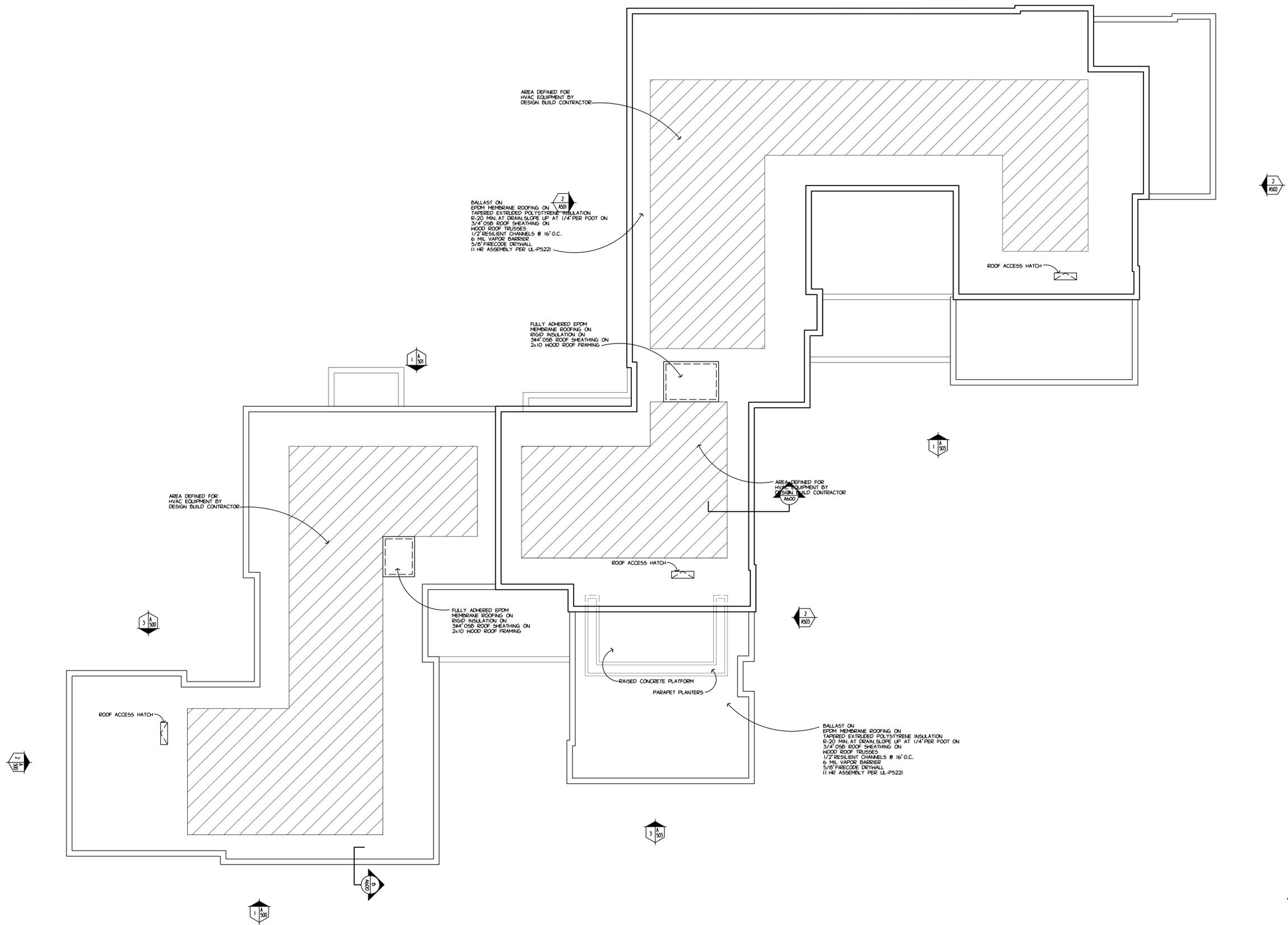
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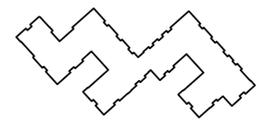
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1/8" = 1'-0"
 2
 A502



1/8" = 1'-0"
 1
 A502

MATERIAL LEGEND

- DB - POLISHED BLOCK
- FP1 - SMOOTH FIBER CEMENT PANEL - ARTIC WHITE
- FP2 - SMOOTH FIBER CEMENT PANEL - AGED PEPPER
- WP - VINTAGEWOOD FIBER CEMENT PANEL



PLOT PARAMETERS: FILED IN 181801-CD-001-A502-01.DWG
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2019 MAY 6

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Google Earth

2019 MAY 6

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Image NOAA

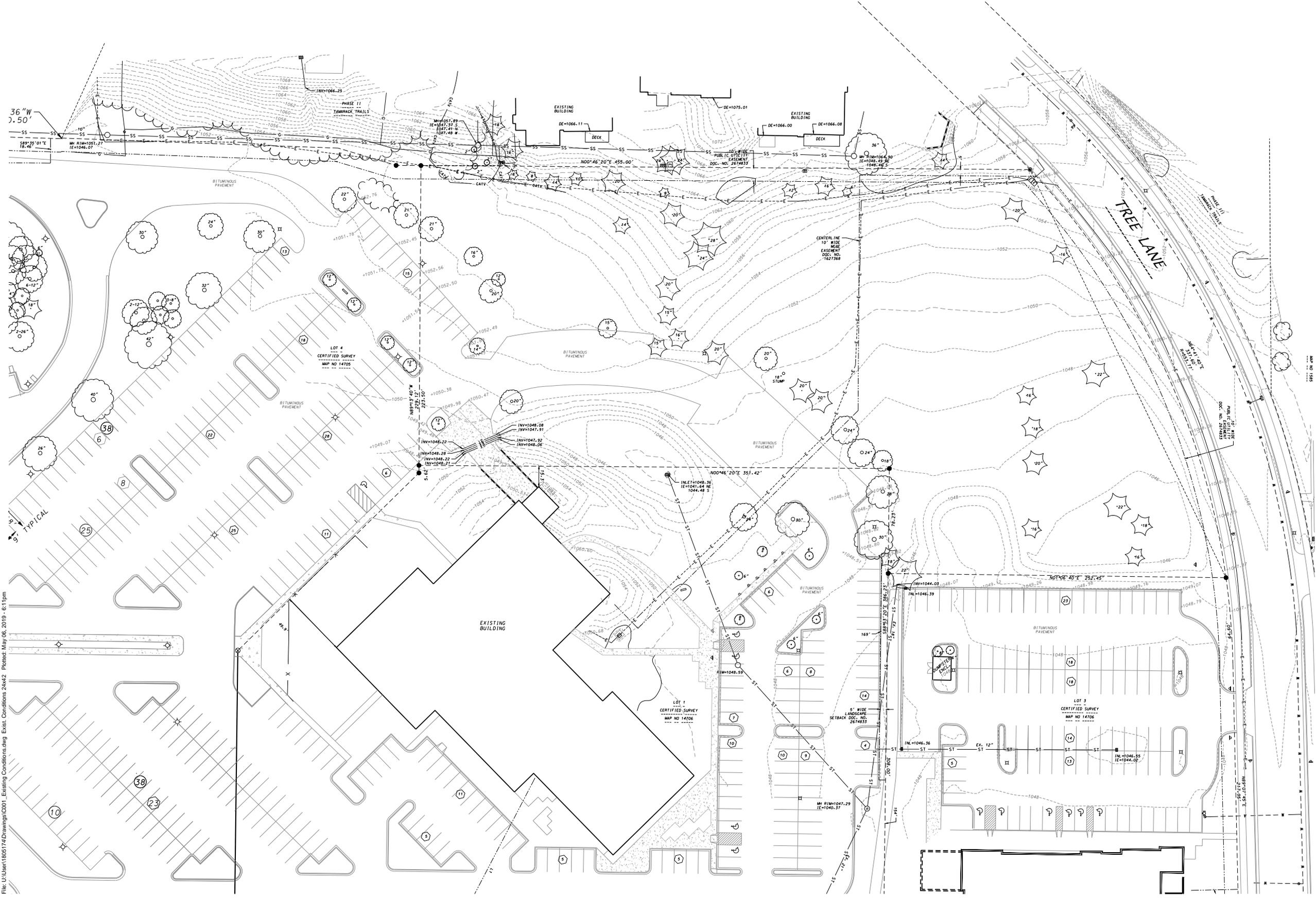
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2019 MAY 6



Architecture

File: U:\User\1805174\Drawings\C001_Existing Conditions.dwg, Exist. Conditions 2x42, Plotted: May 06, 2019 - 6:11pm



- LEGEND**
- FOUND 3/4" SOLID ROUND IRON STAKE
 - FOUND 1-1/4" SOLID ROUND IRON STAKE
 - FOUND CHISELED X
 - ST — ST — STORM SEWER
 - SS — SS — SANITARY SEWER
 - W — W — WATER MAIN
 - G — G — GAS MAIN
 - E — E — UNDERGROUND ELECTRIC
 - T — T — UNDERGROUND TELEPHONE
 - CATV — CATV — UNDERGROUND CABLE TV
 - ⊕ ELECTRIC TRANSFORMER/VALVE
 - ⊕ TELECOMMUNICATION PED
 - MANHOLE
 - CATCH BASIN/INLET
 - LIGHT POLE
 - VALVE
 - HYDRANT
 - SIGN
 - PINE TREE
 - TREE
 - TREE LINE
 - ACCESSIBLE PARKING SPACE
 - NUMBER OF PARKING SPACES
 - CONCRETE WALL
 - CONC. CURB
 - EXISTING CONTOUR
 - CONCRETE

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File: U:\User\1805174\Drawings\C100_Demolition Plan.dwg DEMO 24x42 Plotted: May 06, 2019 - 6:11 pm



LEGEND

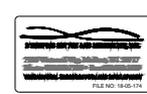
- FOUND 3/4" SOLID ROUND IRON STAKE
- FOUND 1-1/4" SOLID ROUND IRON STAKE
- ⊗ FOUND CHISELED X
- ST — ST STORM SEWER
- SS — SS SANITARY SEWER
- W — W WATER MAIN
- G — G GAS MAIN
- E — E UNDERGROUND ELECTRIC
- T — T UNDERGROUND TELEPHONE
- CATV — CATV UNDERGROUND CABLE TV
- ⊕ ELECTRIC TRANSFORMER/VAULT
- ⊞ TELECOMMUNICATION PED
- MANHOLE
- CATCH BASIN/INLET
- LIGHT POLE
- VALVE
- HYDRANT
- SIGN
- PINE TREE
- TREE
- TREE LINE
- ACCESSIBLE PARKING SPACE
- NUMBER OF PARKING SPACES
- CONCRETE WALL
- CONC. CURB
- EXISTING CONTOUR
- CONCRETE
- LIMITS OF DISTURBANCE
- PAVEMENT AND BASE TO BE REMOVED
- ⊗ TREES TO BE REMOVED

LIMITS OF DISTURBANCE = 174,715 SF

TREE LANE DEVELOPMENT
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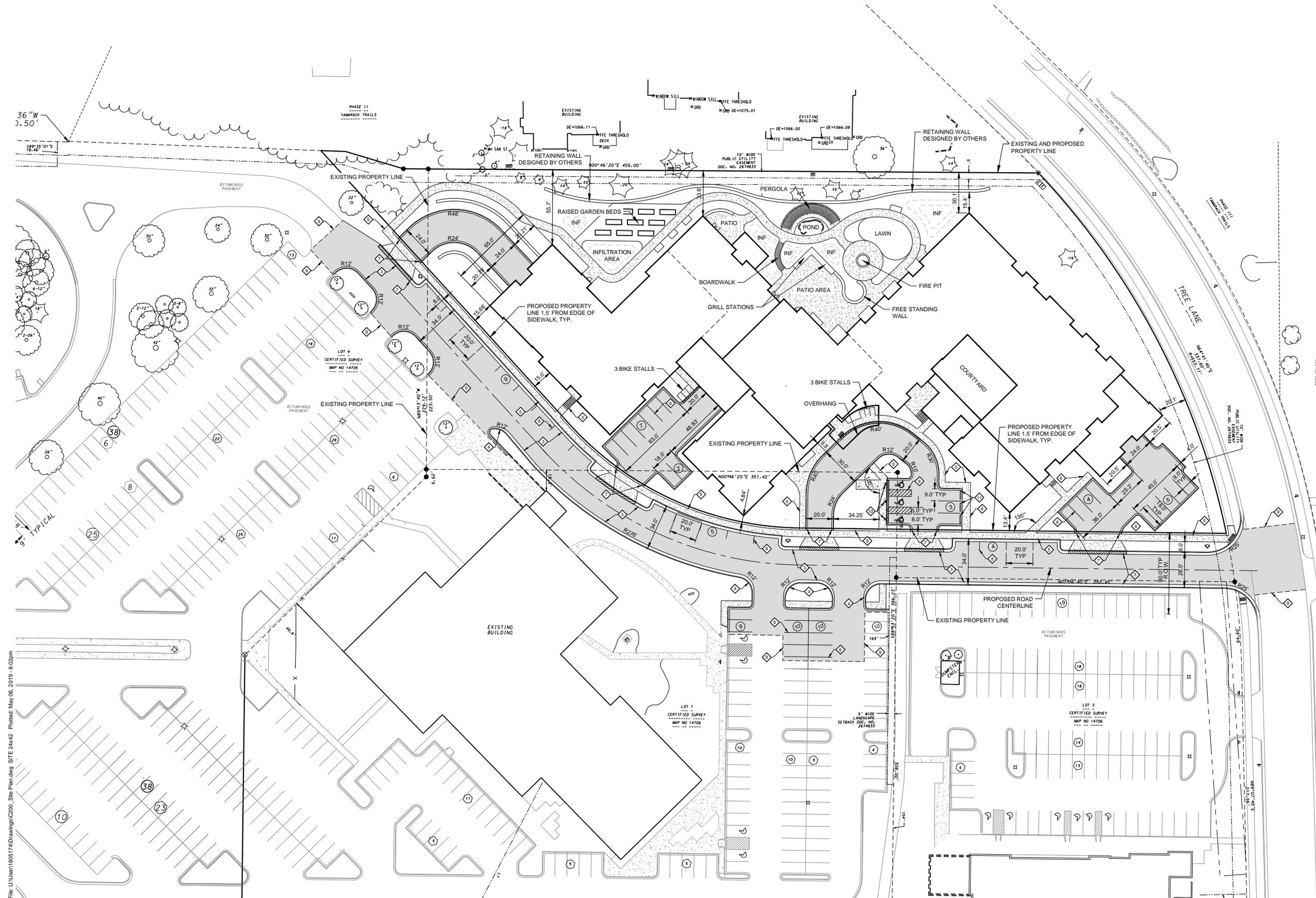
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LEGEND

- FOUND 3/4" SOLID ROUND IRON STAKE
- FOUND 1-1/4" SOLID ROUND IRON STAKE
- ✕ FOUND CHISEL ✕
- ⊠ ELECTRIC TRANSFORMER/Vault
- ⊞ TELECOMMUNICATION PED
- ⊞ LIGHT POLE
- ⊞ HYDRANT
- ⊞ SIGN
- ⊞ PINE TREE
- TREE
- TREE LINE
- ACCESSIBLE PARKING SPACE
- NUMBER OF PARKING SPACES
- CONCRETE WALL
- CONC. CURB
- CONCRETE

SITE PLAN INFORMATION BLOCK

Existing Lot Area	138,244 sf
Proposed Lot Area	128,640 sf
Building Area	51,555 sf
Total Accessible Stalls	3
Total On-Site Standard Parking Stalls	21
Total Parallel Parking Stalls	18

PROPOSED IMPROVEMENTS LEGEND

- HMA PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED PARKING SPACE COUNT
- ▨ DEPRESSED CURB

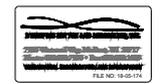
- KEYNOTES**
- ◇ 18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
 - ◇ 18-INCH CURB & GUTTER (TYPE D - REJECTING PAN)
 - ◇ 30-INCH CURB & GUTTER
 - ◇ TRANSITION FROM 18" TO 30" CURB
 - ◇ 5' SIDEWALK
 - ◇ 6' SIDEWALK
 - ◇ 2' CURB TERMINUS
 - ◇ PARKING SPACE STRIPING - TYP
 - ◇ MEET EXISTING ASPHALT PAVEMENT
 - ◇ ACCESSIBLE PARKING SIGN
 - ◇ CONCRETE WHEEL STOP

- NOTES**
- SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.
 - PROVIDE CONTROL JOINTS 10'± O.C. PROVIDE EXPANSION JOINTS 50' O.C.
 - EARTHWORK CONTRACTOR TO SUBGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPACTED LEVELING BASE FOR CURB AND GUTTER.
 - EARTHWORK CONTRACTOR TO REMOVE ALL EXCESS STONE BEHIND BACK OF CURB IN LANDSCAPE ISLANDS. THIS APPLIES TO EXCESS STONE BEYOND 12" AT BACK OF CURB.
 - PAVING CONTRACTOR SHALL PROVIDE FLUSH ASPHALT PAVING TO CONCRETE CURB. IF SURFACE COURSE IS RAISED AFTER PAVING, PAVING CONTRACTOR SHALL HEAT UP, REMOVE AND COMPACT EXCESS PAVEMENT.
 - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REPLACE CURB AND GUTTER AND PAVEMENT WHICH ABUTS THE PROJECT AND IS DAMAGED BY CONSTRUCTION OR CURB AND GUTTER WHICH THE ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.
 - ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - ALL PARCELS WITHIN THIS DEVELOPMENT ARE BOUND BY THE CROSS ACCESS AGREEMENT ON FILE WITH THE REGISTER OF DEEDS.
 - UPON CONSULTATION, THE CITY TRAFFIC ENGINEER MAY DETERMINE A DELAY IN CONSTRUCTION OF THE STREETS IS APPROPRIATE.

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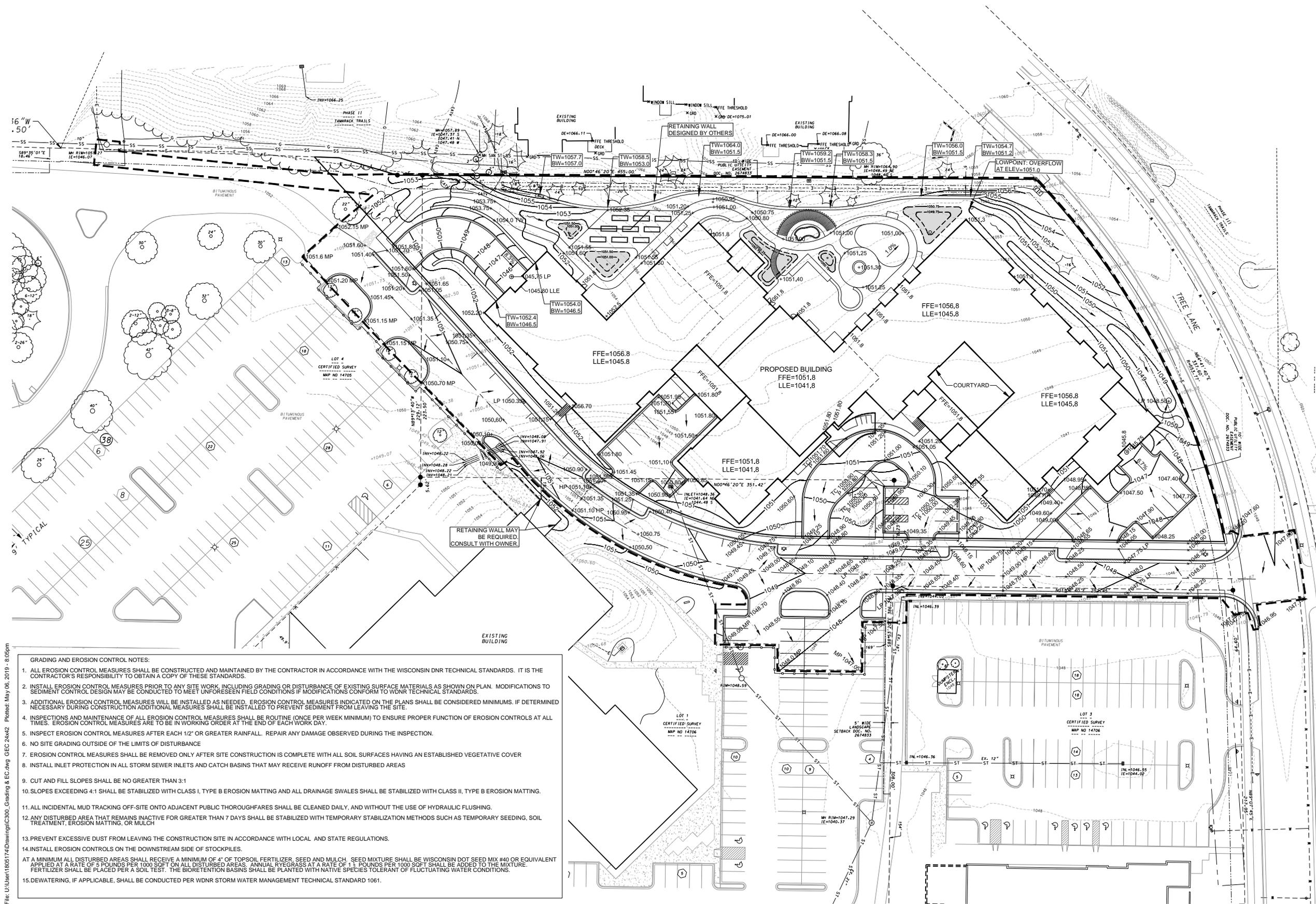


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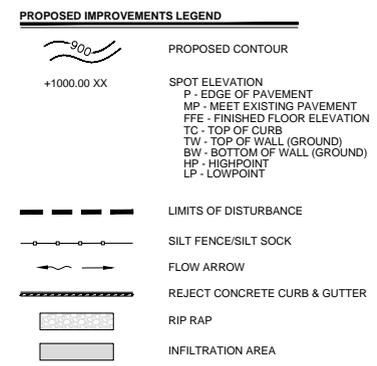
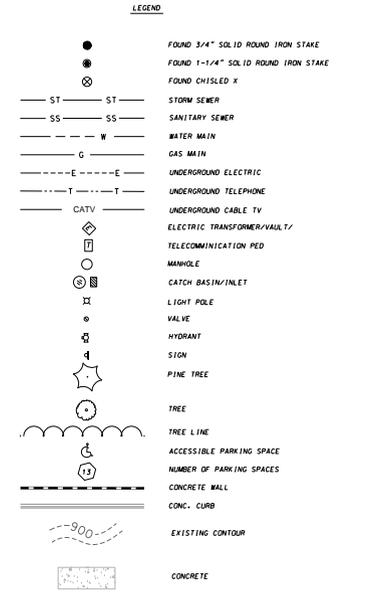
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File: U:\User\18017AD\Drawings\C300_Grading & EC.dwg GEC 2442 Plotter: May 06, 2019 - 8:05pm



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.
- ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED. 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
- INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
- CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
- 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 OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED DAILY, AND WITHOUT THE USE OF HYDRAULIC FLUSHING.
- ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
- PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- INSTALL EROSION CONTROLS 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 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. THE BIORETENTION BASINS WILL BE PLANTED WITH NATIVE SPECIES TOLERANT OF FLUCTUATING WATER CONDITIONS.
- DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.



- SEQUENCE OF CONSTRUCTION**
- INSTALL EROSION CONTROL
 - ROUGH SITE GRADING.
 - FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETE, AND UTILITIES.
 - BIO-RETENTION CONSTRUCTION
 - RE-SPREAD TOPSOIL AND FINAL RESTORATION
 - REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.

- GENERAL NOTES**
- ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
 - CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION

LIMITS OF DISTURBANCE = 174,715 SF

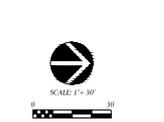
TREE LANE DEVELOPMENT
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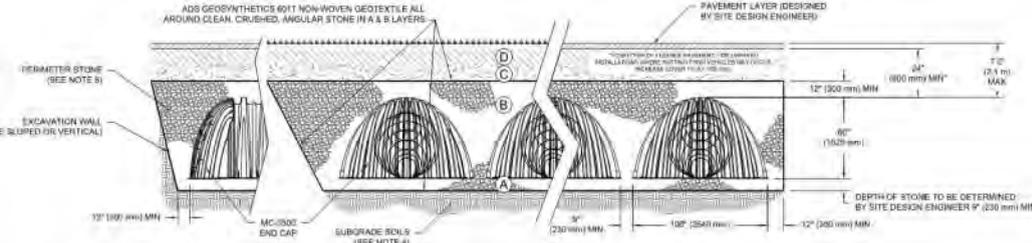
THE ENGINEER'S DESIGN CONFORMS TO THE CITY OF MADISON STANDARD SPECIFICATIONS FOR ROAD AND STRUCTURE AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER.
 DRAWN BY: ---
 DATE: 8 MAY 2019
 PROJECT: 181801
 SHEET NO.: ---

Site Grading & Erosion Control Plan
C300

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE D LAYER.	As per engineer's plans	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 2" (50 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE C LAYER.	AASHTO M145 A-1, A-2, A-3 OR AASHTO M247 3, 3B7, 4, 4B7, 5, 5B, 6, 6B, 7, 7B, 8, 8B, 8.5	BEGIN COMPACTIONS AFTER 3" (75 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 2" (50 mm) MAX LIFTS TO A MIN 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 93% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE C LAYER ABOVE.	AASHTO M33 3.8	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBERS.	AASHTO M33 3.8	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE **

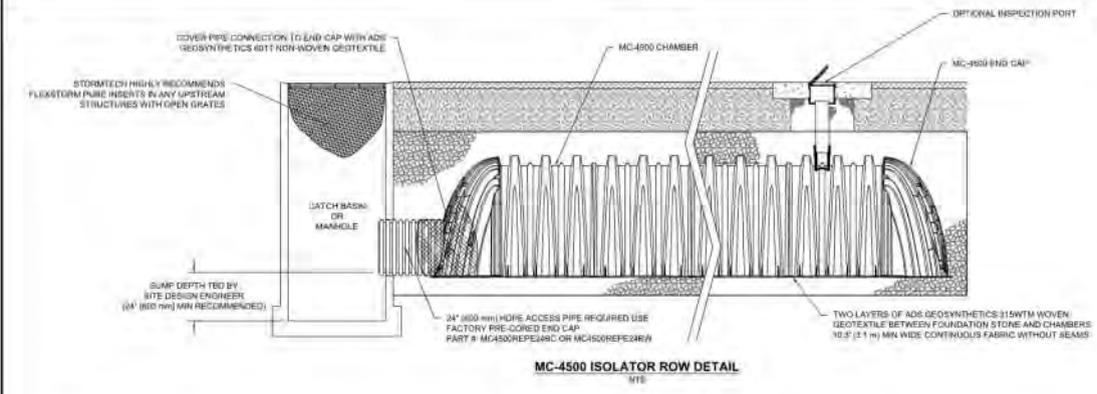
PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR M33 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M33) STONE".
 2. STORMTECH COMPACTION PROCEDURES ARE MET FOR A LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 2" (50 mm) MAX LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAWDING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOADS (TRUCKS), CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

- MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS.
- MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2781 STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS.
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- ONCE LAYER "C" IS PLACED, ANY FILL MATERIAL CAN BE PLACED IN LAYER "D" UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER "C" OR "D" AT THE SITE DESIGN ENGINEER'S DISCRETION.
- HERMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

REV: [] DATE: [] PROJECT # []
 CAPRI SENIOR LIVING - BED A
 MADISON, WI
 DRAWN: TT
 CHECKED: AMB
 DESCRIPTION: []
 STORMTECH
 4300 TRILEMAN BLVD
 MADISON, WI 53711-1474
 SHEET 3 OF 5



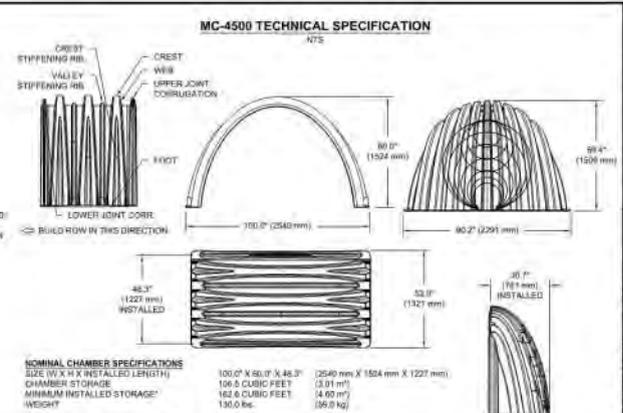
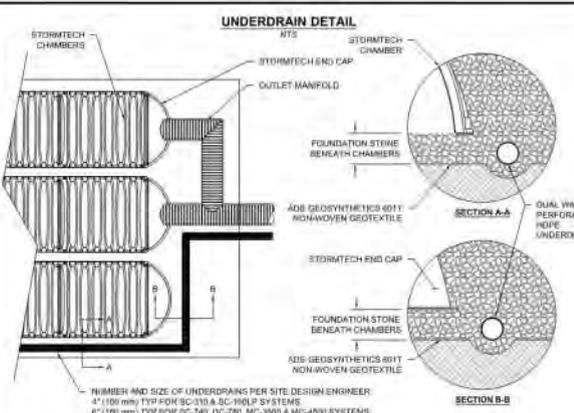
INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT**
- REMOVE/OPEN LID OR PROPLAST PLUG DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW**
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 3) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS**
- A FIXED CURVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY SMALL CIRCLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 4) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.**
- STEP 5) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.**

NOTES

- INSPECT EVERY 3 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

REV: [] DATE: [] PROJECT # []
 CAPRI SENIOR LIVING - BED A
 MADISON, WI
 DRAWN: TT
 CHECKED: AMB
 DESCRIPTION: []
 STORMTECH
 4300 TRILEMAN BLVD
 MADISON, WI 53711-1474
 SHEET 4 OF 5



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H INSTALLED LENGTH)	CHAMBER STORAGE	MINIMUM INSTALLED STORAGE*	WEIGHT
100.0" X 80.0" X 48.3" (2540 mm X 2032 mm X 1227 mm)	106.5 CUBIC FEET (3.01 m³)	162.6 CUBIC FEET (4.60 m³)	130.0 lbs (59.0 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H INSTALLED LENGTH)	END CAP STORAGE	MINIMUM INSTALLED STORAGE*	WEIGHT
80.2" X 68.4" X 30.7" (2021 mm X 1739 mm X 771 mm)	35.7 CUBIC FEET (1.01 m³)	106.7 CUBIC FEET (3.08 m³)	130.0 lbs (59.0 kg)

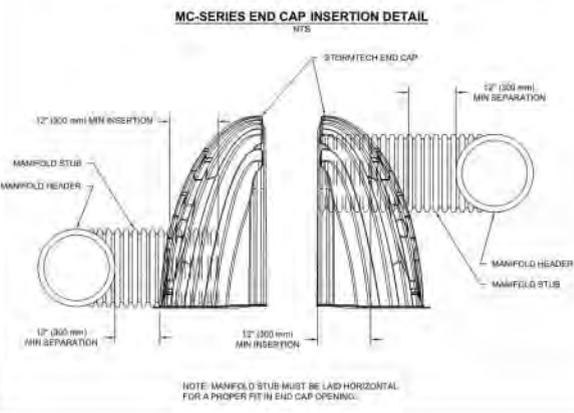
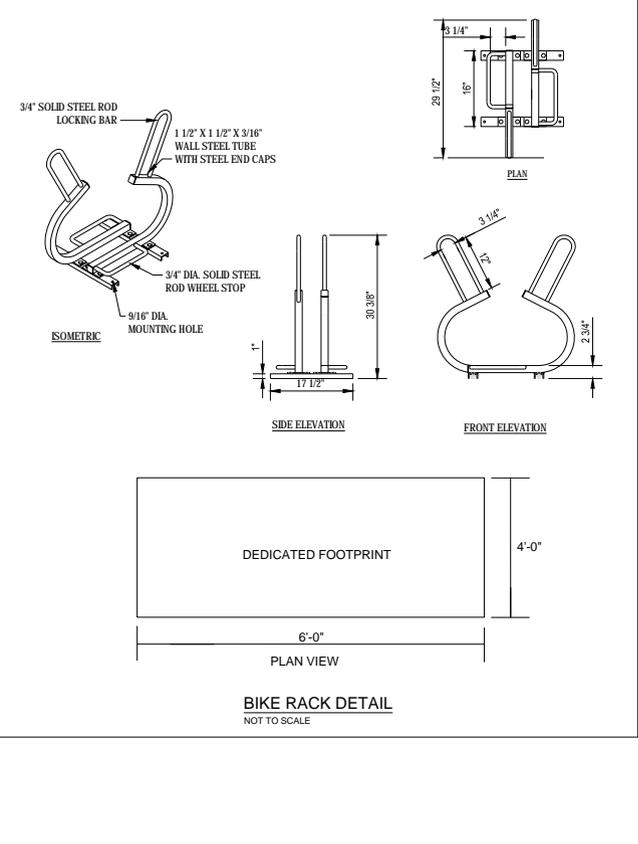
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BT"

PART #	STUB	B	C
MC4500REPE00T	8" (193 mm)	43.54" (1107 mm)	—
MC4500REPE00R	—	40.50" (1028 mm)	30.80" (782 mm)
MC4500REPE00T	8" (193 mm)	—	1.01" (26 mm)
MC4500REPE00R	—	38.57" (979 mm)	—
MC4500REPE10T	10" (254 mm)	—	1.30" (34 mm)
MC4500REPE10R	—	33.68" (867 mm)	—
MC4500REPE12T	12" (305 mm)	—	1.00" (26 mm)
MC4500REPE12R	—	32.72" (831 mm)	—
MC4500REPE15T	15" (375 mm)	—	1.70" (43 mm)
MC4500REPE15R	—	28.80" (736 mm)	—
MC4500REPE18T	18" (450 mm)	—	1.97" (50 mm)
MC4500REPE18R	—	23.00" (584 mm)	—
MC4500REPE24T	24" (600 mm)	—	2.28" (57 mm)
MC4500REPE24R	—	—	2.30" (58 mm)
MC4500REPE30T	30" (750 mm)	—	3.25" (83 mm)
MC4500REPE30R	—	—	3.55" (90 mm)

*ASSUMES 12" (305 mm) STONE ABOVE, 3" (75 mm) STONE FOUNDATION AND BETWEEN CHAMBERS. 1/2" (12.5 mm) STONE PERIMETER IN FRONT OF END CAPS AND 4IN. STONE POROSITY.

NOTE: ALL DIMENSIONS ARE NOMINAL.

REV: [] DATE: [] PROJECT # []
 CAPRI SENIOR LIVING - BED A
 MADISON, WI
 DRAWN: TT
 CHECKED: AMB
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 MADISON, WI 53711-1474
 SHEET 5 OF 5



File: U:\User\1805174\Drawings\C500_Details.dwg DETAILS 2x4x2 (2) Plotted: May 06, 2019 - 6:12pm

TREE LANE DEVELOPMENT
SENIOR LIVING COMMUNITY
 Madison Wisconsin

1014 UNDERWOOD AVE.
 WAUKESHA, WI 53186
 414.401.8101 TEL
 414.401.8801 FAX
 WWW.JANDJ.COM

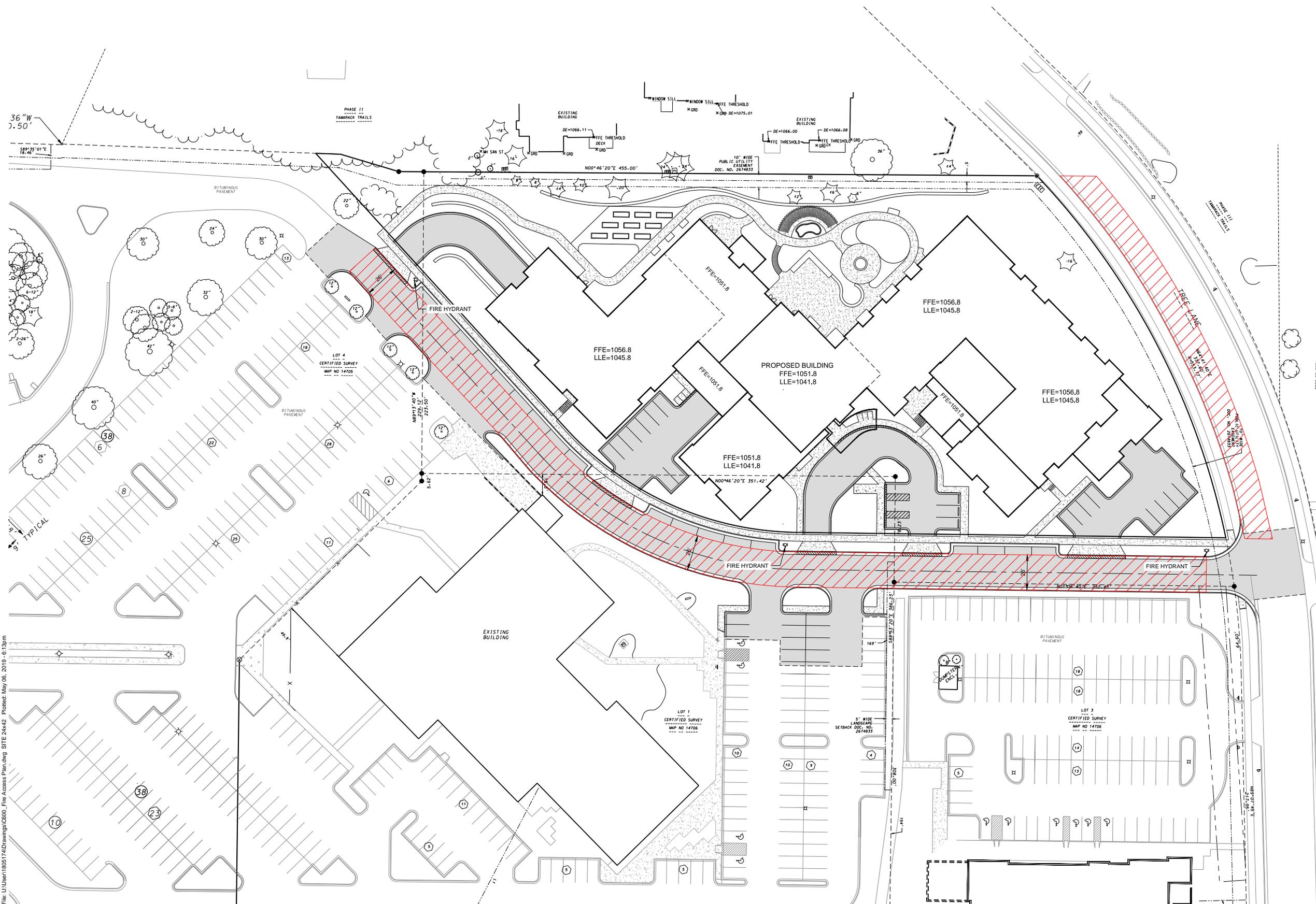
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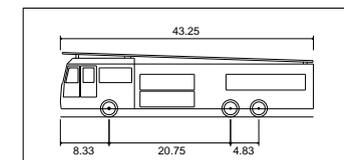
SCALE: 1" = 30'

DRAWN BY: []
 DATE: 13 MARCH 2019
 PROJECT: 181801
 SHEET NO.:

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 FIRE LANE



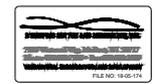
FIRE RESCUE VEHICLE	43.250ft
Overall Length	8.333ft
Overall Width	11.000ft
Overall Body Height	1.393ft
Min Body Ground Clearance	8.333ft
Track Width	6.00s
Lock-to-lock time	45.00°
Max Wheel Angle	

Fire Access Plan

TREE LANE DEVELOPMENT
SENIOR LIVING COMMUNITY
 Madison Wisconsin



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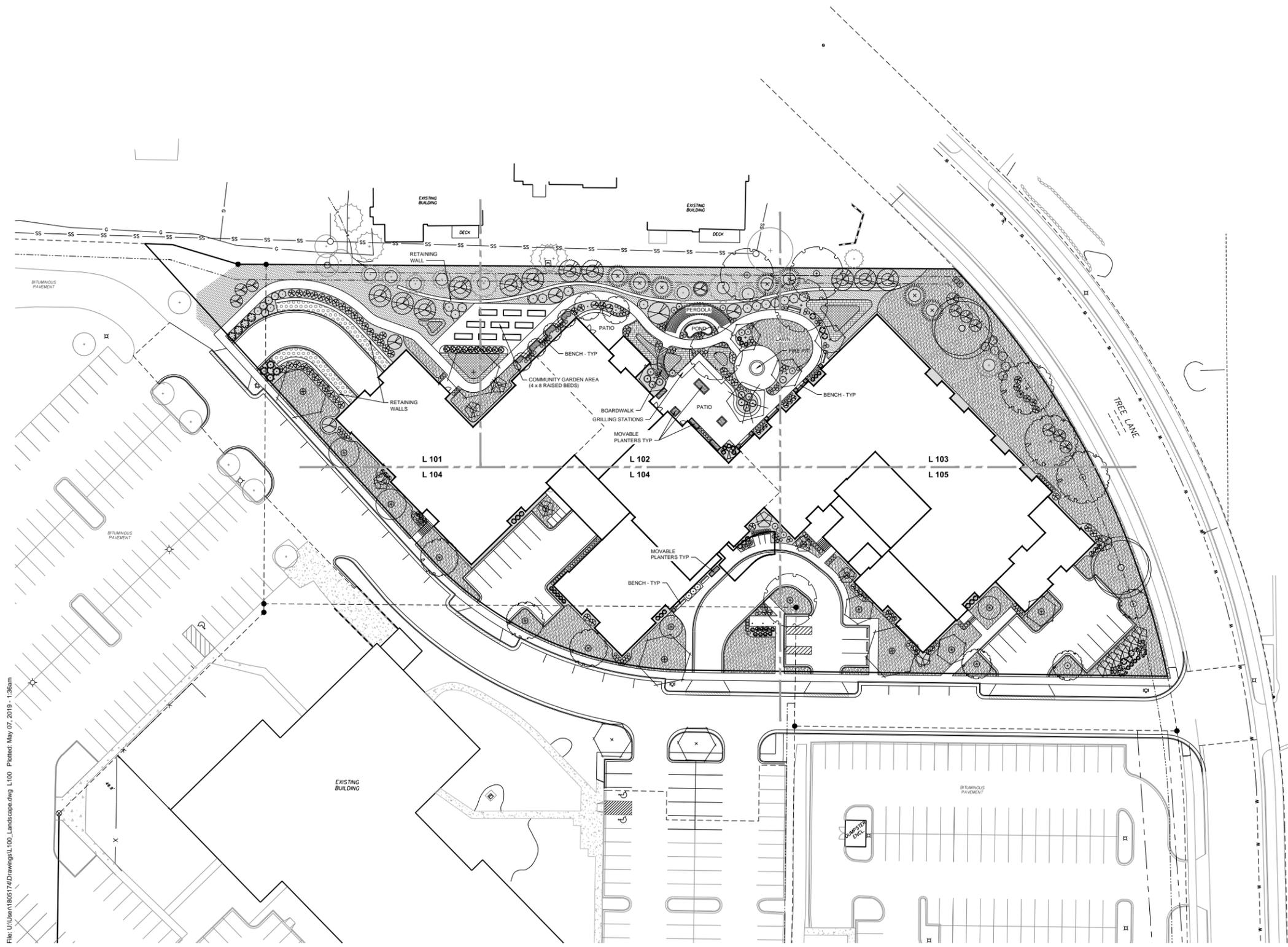
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C600

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LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:
 5 POINTS PER 300 SF OF DEVELOPED AREA
 GROSS DEVELOPED AREA = 91,271 SQ FT
 BUILDING FOOTPRINTS = 52,894 SQ FT
 NET DEVELOPED AREA = 38,377 SQ FT (0.88 ACRE)

TOTAL POINTS REQUIRED = 640 POINTS
 POINTS PROVIDED = 3,748 POINTS

STREET FRONTAGE REQUIREMENT:
 1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 FT

TREE LANE FRONTAGE = 308 FT
 PLANTS REQUIRED = 10 OVERSTORY TREES OR
 20 EVERGREEN / ORNAMENTAL TREES
 50 SHRUBS
 PLANTS PROVIDED = 6 OVERSTORY TREES
 3 EVERGREEN TREES
 5 ORNAMENTAL TREES
 50 SHRUBS

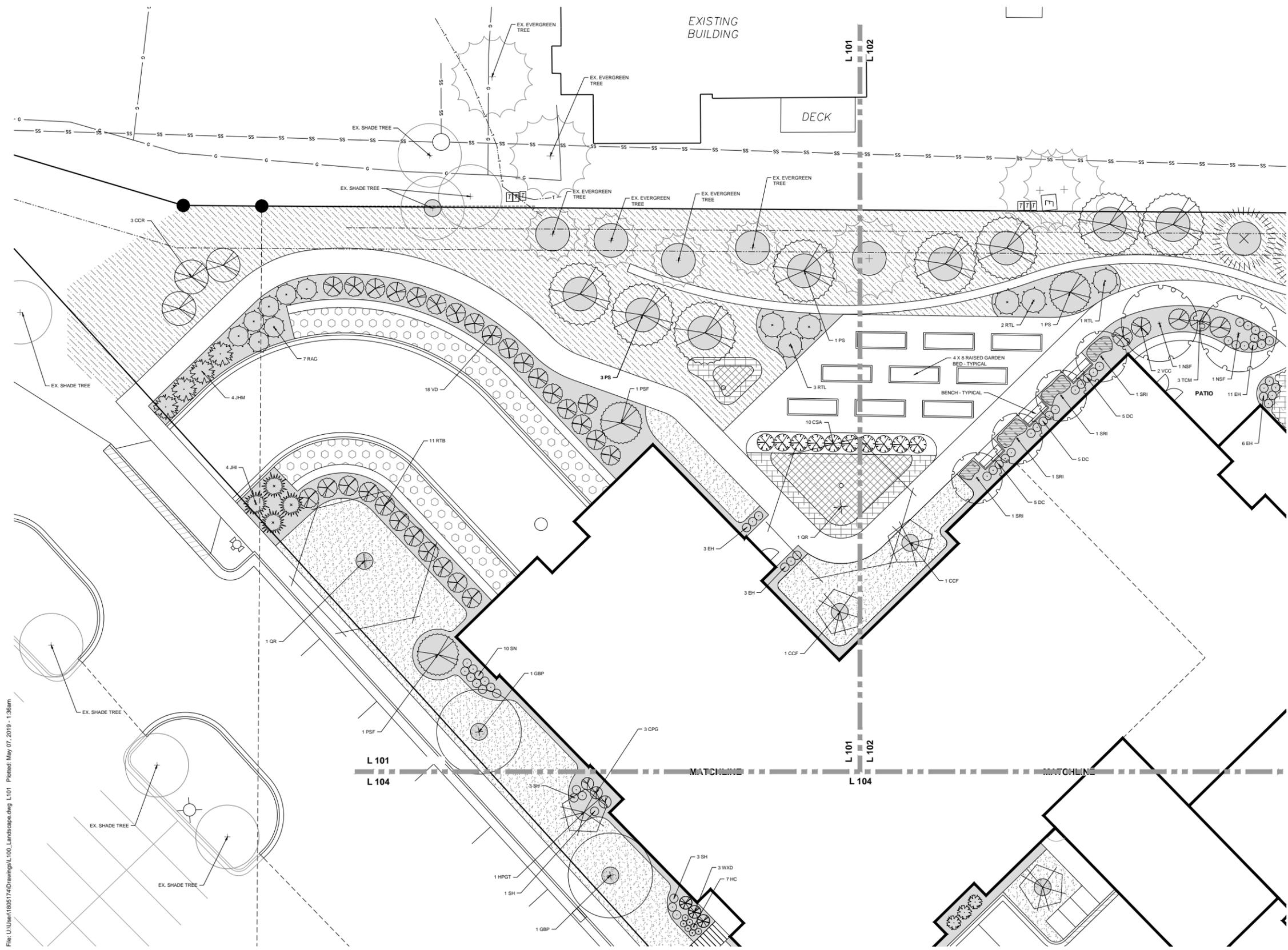
PARKING LOT LANDSCAPING REQUIREMENT:
 1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 15,598 SQ FT
 REQUIRED LANDSCAPED AREA = 1,248 SQ FT (8% TOTAL PARKING LOT AREA)

OVERSTORY TREES REQUIRED = 8 OVERSTORY TREES
 OVERSTORY TREES PROVIDED = 8 OVERSTORY TREES

PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS	PLANT	SUM	TOTAL	SIZE	ROOT	NOTES
001	ADONIS VITIS 110 1 1 1	Adonis	1	1						
002	ADONIS VITIS 110 1 1 1	Adonis	1	1						
003	ADONIS VITIS 110 1 1 1	Adonis	1	1						
004	ADONIS VITIS 110 1 1 1	Adonis	1	1						
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092	ADONIS VITIS 110 1 1 1	Adonis	1	1						
093	ADONIS VITIS 110 1 1 1	Adonis	1	1						
094	ADONIS VITIS 110 1 1 1	Adonis	1	1						
095	ADONIS VITIS 110 1 1 1	Adonis	1	1						
096	ADONIS VITIS 110 1 1 1	Adonis	1	1						
097	ADONIS VITIS 110 1 1 1	Adonis	1	1						
098	ADONIS VITIS 110 1 1 1	Adonis	1	1						
099	ADONIS VITIS 110 1 1 1	Adonis	1	1						
100	ADONIS VITIS 110 1 1 1	Adonis	1	1						
101	ADONIS VITIS 110 1 1 1	Adonis	1	1						
102	ADONIS VITIS 110 1 1 1	Adonis	1	1						
103	ADONIS VITIS 110 1 1 1	Adonis	1	1						
104	ADONIS VITIS 110 1 1 1	Adonis	1	1						
105	ADONIS VITIS 110 1 1 1	Adonis	1	1						
106	ADONIS VITIS 110 1 1 1	Adonis	1	1						
107	ADONIS VITIS 110 1 1 1	Adonis	1	1						
108	ADONIS VITIS 110 1 1 1	Adonis	1	1						
109	ADONIS VITIS 110 1 1 1	Adonis	1	1						
110	ADONIS VITIS 110 1 1 1	Adonis	1	1						
111	ADONIS VITIS 110 1 1 1	Adonis	1	1						
112	ADONIS VITIS 110 1 1 1	Adonis	1	1						
113	ADONIS VITIS 110 1 1 1	Adonis	1	1						
114	ADONIS VITIS 110 1 1 1	Adonis	1	1						
115	ADONIS VITIS 110 1 1 1	Adonis	1	1						
116	ADONIS VITIS 110 1 1 1	Adonis	1	1						
117	ADONIS VITIS 110 1 1 1	Adonis	1	1						
118	ADONIS VITIS 110 1 1 1	Adonis	1	1						
119	ADONIS VITIS 110 1 1 1	Adonis	1	1						
120	ADONIS VITIS 110 1 1 1	Adonis	1	1						
121	ADONIS VITIS 110 1 1 1	Adonis	1	1						
122	ADONIS VITIS 110 1 1 1	Adonis	1	1						
123	ADONIS VITIS 110 1 1 1	Adonis	1	1						
124	ADONIS VITIS 110 1 1 1	Adonis	1	1						
125	ADONIS VITIS 110 1 1 1	Adonis	1	1						



LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:
 5 POINTS PER 300 SF OF DEVELOPED AREA
 GROSS DEVELOPED AREA = 91,271 SQ FT
 BUILDING FOOTPRINTS = 52,894 SQ FT
 NET DEVELOPED AREA = 38,377 SQ FT (0.88 ACRE)
 TOTAL POINTS REQUIRED = 640 POINTS
 POINTS PROVIDED = 3,748 POINTS

STREET FRONTAGE REQUIREMENT:
 1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 LF

TREE LANE FRONTAGE = 308 FT
 PLANTS REQUIRED = 10 OVERSTORY TREES OR
 20 EVERGREEN / ORNAMENTAL TREES
 50 SHRUBS
 PLANTS PROVIDED = 6 OVERSTORY TREES
 3 EVERGREEN TREES
 5 ORNAMENTAL TREES
 50 SHRUBS

PARKING LOT LANDSCAPING REQUIREMENT:
 1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA
 TOTAL PARKING LOT AREA = 15,598 SQ FT
 REQUIRED LANDSCAPED AREA = 1,248 SQ FT (8% TOTAL PARKING LOT AREA)
 OVERSTORY TREES REQUIRED = 8 OVERSTORY TREES
 OVERSTORY TREES PROVIDED = 8 OVERSTORY TREES

PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PLANT	SUM	ROOT	NOTES
001	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
002	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
003	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
004	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
005	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
006	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
007	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
008	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
009	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
010	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
011	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
012	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
013	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
014	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
015	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
016	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
017	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
018	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
019	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
020	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
021	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
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028	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
029	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
030	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
031	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
032	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
033	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
034	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
035	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
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037	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
038	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
039	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
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041	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
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060	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
061	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
062	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
063	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
064	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
065	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
066	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
067	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
068	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
069	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
070	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
071	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
072	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
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074	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
075	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
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078	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
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080	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
081	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
082	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
083	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
084	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
085	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
086	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
087	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
088	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
089	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
090	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
091	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
092	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
093	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
094	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
095	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
096	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
097	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
098	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
099	ADONIS VITIS	ADONIS VITIS	1	1	1	1	
100	ADONIS VITIS	ADONIS VITIS	1	1	1	1	

GROUND COVER LEGEND

- LAWN SEED
- GRASSLAND MIX - LOW GROWING MEADOW FOR MEDIUM SOILS AS SPECIFIED BY PRAIRIE NURSERY
- INFILTRATION BOTTOM MIX - MOIST MEADOW MIX AS SPECIFIED BY PRAIRIE NURSERY
- INFILTRATION SIDE MIX - LOW GROWING MEADOW FOR DRY SOILS AS SPECIFIED BY PRAIRIE NURSERY
- ANNUALS - BY OWNER
- BARK MULCH
- 1.5" LOCAL WASHED STONE OVER FILTER FABRIC - 3" DEPTH

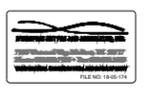
LANDSCAPE PLAN NOTES

1. CONTACT DIGGERS' HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
5. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
6. LAWN AREAS SHALL BE SEEDED WITH MADISON PARKS SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC, PER MANUFACTURER'S SPECIFICATIONS.
7. INFILTRATION AREA PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 6"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
8. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

TREE LANE DEVELOPMENT
 SENIOR LIVING COMMUNITY
 Madison Wisconsin



1616 BIRCHWOOD AVE.
 WAUKESHA, WI 53186
 414.461.9191 TEL
 414.461.9901 FAX
 WWW.JGAArch.com

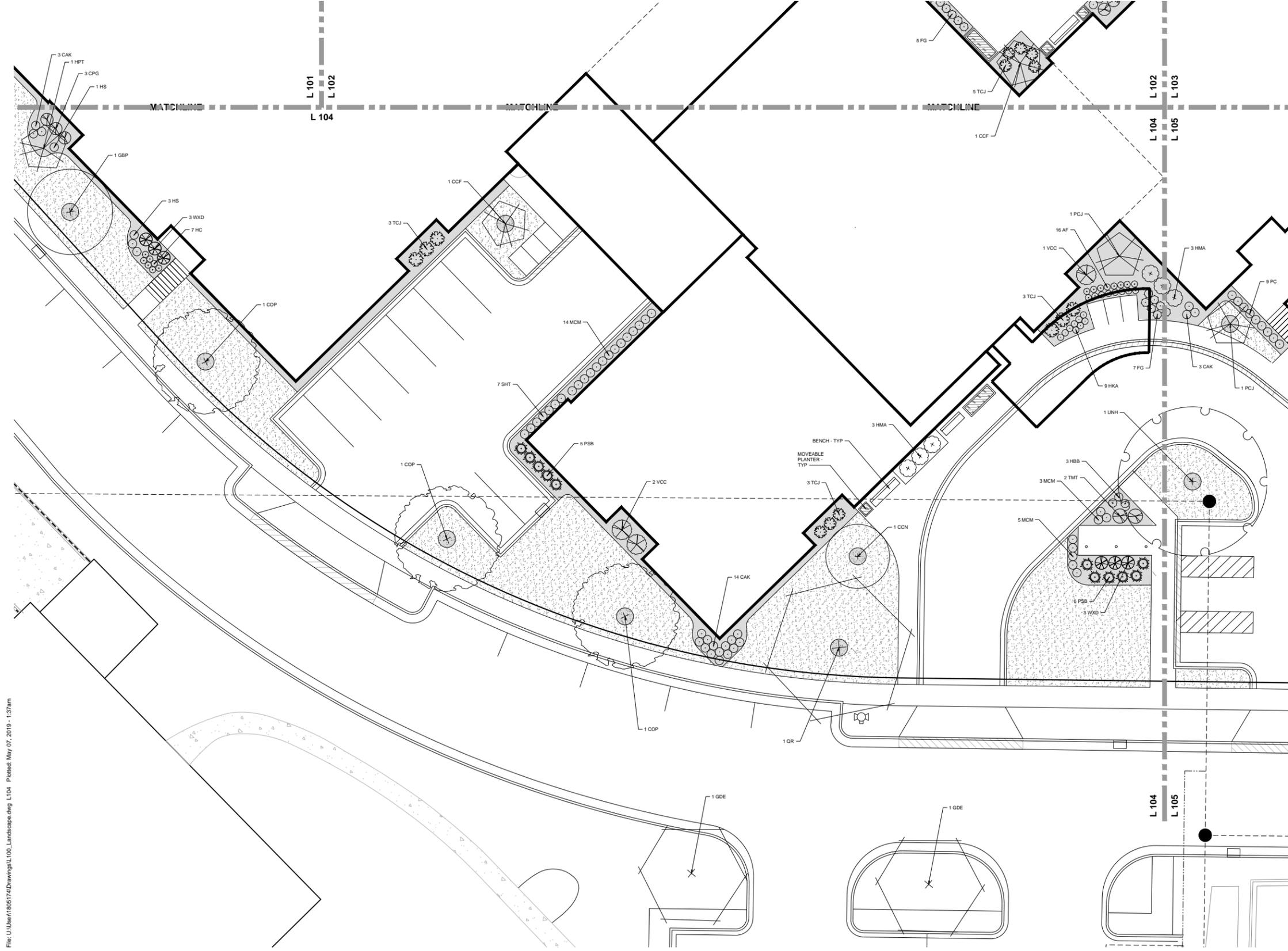


TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS' HOTLINE
 Dial 811 or (800) 242-8511
 DiggersHotline.com



DRAWN BY
 DATE
 8 MAY 2019
 PROJECT
 181801
 SHEET NO.

File: U:\User\180574\Drawings\100_Landscape.dwg L101 Plotted: May 07, 2019 - 1:36am



LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:
 5 POINTS PER 300 SF OF DEVELOPED AREA
 GROSS DEVELOPED AREA = 91,271 SQ FT
 BUILDING FOOTPRINTS = 52,894 SQ FT
 NET DEVELOPED AREA = 38,377 SQ FT (0.88 ACRE)

TOTAL POINTS REQUIRED = 640 POINTS
 POINTS PROVIDED = 3,748 POINTS

STREET FRONTAGE REQUIREMENT:
 1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 FT

TREE LANE FRONTAGE = 308 FT
 PLANTS REQUIRED = 10 OVERSTORY TREES OR
 20 EVERGREEN / ORNAMENTAL TREES
 50 SHRUBS
 PLANTS PROVIDED = 6 OVERSTORY TREES
 3 EVERGREEN TREES
 5 ORNAMENTAL TREES
 50 SHRUBS

PARKING LOT LANDSCAPING REQUIREMENT:
 1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 15,598 SQ FT
 REQUIRED LANDSCAPED AREA = 1,248 SQ FT (8% TOTAL PARKING LOT AREA)

OVERSTORY TREES REQUIRED = 8 OVERSTORY TREES
 OVERSTORY TREES PROVIDED = 8 OVERSTORY TREES

PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB TOTAL	ROOT SIZE	NOTES
01	QUERCUS PRINCEPIANA	White Oak	1	20	20	18"	
02	QUERCUS BICOLOR	Swamp White Oak	1	20	20	18"	
03	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
04	QUERCUS ROBUR	Red Oak	1	20	20	18"	
05	QUERCUS ALBA	White Oak	1	20	20	18"	
06	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
07	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
08	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
09	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
10	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
11	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
12	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
13	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
14	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
15	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
16	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
17	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
18	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
19	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
20	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
21	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
22	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
23	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
24	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
25	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
26	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
27	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
28	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
29	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
30	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
31	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
32	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
33	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
34	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
35	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
36	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
37	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
38	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
39	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
40	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
41	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
42	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
43	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
44	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
45	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
46	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
47	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
48	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
49	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
50	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
51	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
52	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
53	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
54	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
55	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
56	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
57	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
58	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
59	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
60	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
61	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
62	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
63	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
64	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
65	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
66	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
67	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
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69	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
70	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
71	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
72	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
73	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
74	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
75	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
76	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
77	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
78	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
79	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
80	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
81	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
82	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
83	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
84	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
85	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
86	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
87	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
88	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
89	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
90	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
91	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
92	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
93	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
94	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
95	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
96	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
97	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
98	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
99	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
100	QUERCUS LAEVOGEMMATA	Scarlet Oak	1	20	20	18"	
TOTAL			3748		3748		

GROUND COVER LEGEND

- LAWN SEED
- GRASSLAND MIX - LOW GROWING MEADOW FOR MEDIUM SOILS AS SPECIFIED BY PRAIRIE NURSERY
- INFILTRATION BOTTOM MIX - MOIST MEADOW MIX AS SPECIFIED BY PRAIRIE NURSERY
- INFILTRATION SIDE MIX - LOW GROWING MEADOW FOR DRY SOILS AS SPECIFIED BY PRAIRIE NURSERY
- ANNUALS - BY OWNER
- BARK MULCH
- 1.5" LOCAL WASHED STONE OVER FILTER FABRIC - 3" DEPTH

LANDSCAPE PLAN NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 4" DIAMETER CIRCLE OF 3" DEPTH SHREDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
6. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
7. LAWN AREAS SHALL BE SEEDED WITH MADISON PARKS SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC, PER MANUFACTURER'S SPECIFICATIONS.
8. INFILTRATION AREA PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 6" x 12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
9. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

TREE LANE DEVELOPMENT
 SENIOR LIVING COMMUNITY
 Madison Wisconsin



1414 BIRCHWOOD AVE.
 MADISON, WI 53704
 608.261.9191 TEL
 608.261.9001 FAX
 WWW.JAARCH.COM



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

Dial 811 or (800) 242-8511
 DiggersHotline.com



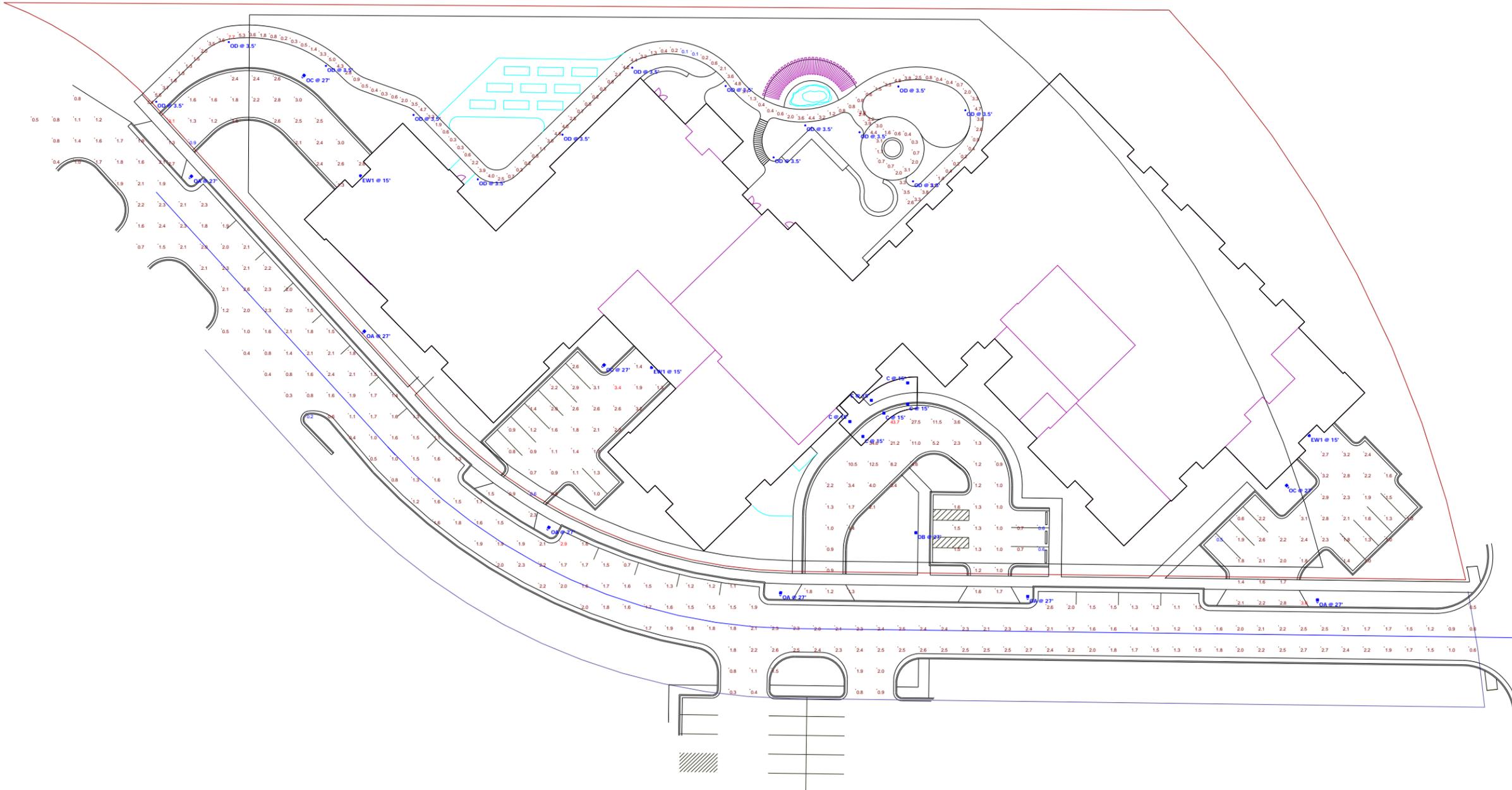
DRAWN BY
 DATE
 8 MAY 2019
 PROJECT
 181801
 SHEET NO.

File: U:\User\180574\Drawings\L100_Landscape.dwg L104 Plotted: May 07, 2019 - 1:37am

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	C	6	Cree Inc	CPY250-B-xx-F-B-UL-xx-	Canopy Fixture	LED 3000K	1	CPY250-B-XX-F-B-UL-XX-30K_CONFIGURED.ies	11846	1	96
	OA	6	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-SL2-7030-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K, 1050mA LIGHTSQUARES WITH 16 LEDs EACH AND TYPE II SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	LED 3000K	32	GLEON-AF-02-LED-E1-SL2-7030-HSS.ies	305	1	113
	OB	1	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-03-LED-E1-SWQ-7030	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 3000K, 1050mA LIGHTSQUARES WITH 16 LEDs EACH AND TYPE V WIDE OPTICS	LED 3000K	48	GLEON-AF-03-LED-E1-SWQ-7030.ies	386	1	166
	OC	3	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-03-LED-E1-SL4-7030-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 3000K, 1050mA LIGHTSQUARES WITH 16 LEDs EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	LED 3000K	48	GLEON-AF-03-LED-E1-SL4-7030-HSS.ies	297	1	166
	EW1	3	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	1ST-E01-LED-E1-BL3-7030	IMPACT ELITE LED LUMINAIRE (1) LIGHTBARS WITH AccuLED OPTICS - TYPE 3 W/ BACK LIGHT CONTROL	LED 3000K	21	1ST-E01-LED-E1-BL3-7030.ies	117	1	24.7
	OD	14	RAB LIGHTING INC. RC LIGHTING	BLEDR24Y, (42" ROUND BOLLARD)	3.5' Bollard	LED 3000K	20	rab03645.ies	109	1	22.8

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entrance Drive	+	2.2 fc	3.1 fc	0.9 fc	3.4:1	2.4:1
Parking Lot 1	+	1.7 fc	3.4 fc	0.6 fc	5.7:1	2.8:1
Parking Lot 2	+	5.1 fc	43.7 fc	0.6 fc	72.8:1	8.5:1
Parking Lot 3	+	2.0 fc	3.6 fc	0.5 fc	7.2:1	4.0:1
Roadway	+	1.7 fc	2.9 fc	0.2 fc	14.5:1	8.9:1
Sidewalk	+	2.1 fc	7.7 fc	0.1 fc	77.0:1	21.0:1

Note
 FC Measured at 0' AFG
 Pole Mounted Fixtures = 27' AFG
 (25' Pole + 2' Base)



Plan View
 Scale - 1" = 25ft

Capri Madison Development REV1

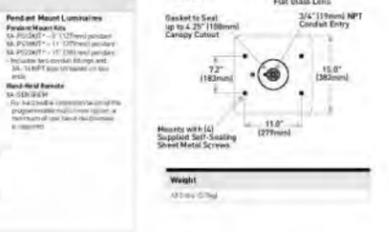
Designer	
Date	5/6/2019
Scale	Not to Scale
Drawing No.	
Summary	

CPY Series - Version B

CPY250[®] LED Canopy/Suffit Luminaire
Product Description
 The CPY250[®] LED Canopy/Suffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted or recessed into the ceiling deck and can be pre-mounted. Direct mounting of the LED is eliminated with a highly efficient patented clear glass lens.
Applications: Petroleum pumps, DCS testing stations, etc.

Performance Summary
 Manufactured in the USA of U.S. and imported parts.
Initial Delivered Lumens: up to 10,000
Efficiency: up to 151 LPW
CE: Minimum 70 CRI
CEC: 10000 (1-2000), 4000 (4-3000), 1000 (4-1000)
Warranty: 5 years on luminaire/10 years on Colorfast Delivered[®] Finish
Life Span: (Direct Mounting)
 Class 1, Division 2 Hazardous Locations for select models
 See application notes for complete details.

Accessories
 See application notes for complete details.



Product	Series	Mounting	Size	Power/Facet	Color	CRI	Notes
CPY250	B	DM	4"	10000	Black	70	See application notes for complete details.



McGraw-Edison

The GLEON[®] LED luminaire delivers exceptional performance in a highly scalable, low profile design. Patented, high efficiency AccuLED Optics[™] system provides uniform, anti-glare, non-heat emitting illumination for work areas, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/ULC Listed for wet locations.

Catalog #	Type
IST-AF-350-LED-EI-SL3-BZ-7030	Impact Elite

DESCRIPTION
 The GLEON[®] LED luminaire delivers exceptional performance in a highly scalable, low profile design. Patented, high efficiency AccuLED Optics[™] system provides uniform, anti-glare, non-heat emitting illumination for work areas, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/ULC Listed for wet locations.

CONSTRUCTION FEATURES
Construction: Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy wall, die-cast aluminum and cap enclosure housing and die-cast aluminum heat sinks. A unique, patented heat sink design, featuring a heat sink profile, scale-able with superior structural rigidity. 3G with light sealed and sealed. Optional tool-less hardware available for ease of entry into electrical channels. Housing is IP66 rated.

Optics: Patented, high efficiency injection-molded AccuLED Optics technology. Optics are precision designed to shape the output into maximizing efficiency and application specific. AccuLED Optics create illumination distributions with the capability to meet customized application requirements. Offered or standard in 4000K, 5000K and 5700K CCT. 70 CRI.

Electrical: LED drivers are mounted to removable tray assembly for ease of replacement. 120-277V, 8000mAh, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wire systems only. Standard with 0.5V dimming. Single-pole standard with Eaton proprietary solid module designed for withstanding 10kV of transient line-voltage. The GLEON LED luminaire is not able for operation in 40°C to 40°C ambient environments. For applications with ambient temperature exceeding 40°C, apply the 10% High Ambient application. Light Squares are IP66 rated. Greater than 90% lumens maintenance expected at 50,000 hours. Available in standard 1A, 1.5A current and optional 300mA, 300mA and 1200mA drive currents (non-trim).

Mounting: STANDARD ARM MOUNT: Extruded aluminum arm includes internal limit gauge allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA standardized arm may be required. Refer to the

Finish: Housing finished in super durable, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing gaskets include black, bronze, gray, white, dark platinum, and graphite metallic. RAL and custom color matches available.

Warranty: Five-year warranty.

DIMENSIONS



Height	Width	Weight	Warranty
1.1"	4.1"	0.8 lbs	5 Year

CERTIFICATION DATA

Height	Width	Weight	Warranty
1.1"	4.1"	0.8 lbs	5 Year

DRILLING PATTERN



GLEON GALLEON LED

Sample Number: GLEON-AF-04-LED-EI-73-GM-0M

Product Family	Light Engine	Number of Light Squares	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON-Galleon	AF-1A Drive Current	01-2 02-3 03-4 04-5 05-6 06-7 07-8 08-9 09-10 10-11	LED-Solid State Light Emitting Diodes	E1-120/277V E2-347V E3-480-60V	T2-Type II T3-Type III T4-Type IV Forward Throw T5-Type V Wide T6-Type VI Forward T7-Type VII Square Medium T8-Type VIII Spill Control T9-Type IX Spill Control T10-Type X Spill Control T11-Type XI Spill Control T12-Type XII Spill Control T13-Type XIII Spill Control T14-Type XIV Spill Control T15-Type XV Spill Control T16-Type XVI Spill Control T17-Type XVII Spill Control T18-Type XVIII Spill Control T19-Type XIX Spill Control T20-Type XX Spill Control T21-Type XXI Spill Control T22-Type XXII Spill Control T23-Type XXIII Spill Control T24-Type XXIV Spill Control T25-Type XXV Spill Control T26-Type XXVI Spill Control T27-Type XXVII Spill Control T28-Type XXVIII Spill Control T29-Type XXIX Spill Control T30-Type XXX Spill Control T31-Type XXXI Spill Control T32-Type XXXII Spill Control T33-Type XXXIII Spill Control T34-Type XXXIV Spill Control T35-Type XXXV Spill Control T36-Type XXXVI Spill Control T37-Type XXXVII Spill Control T38-Type XXXVIII Spill Control T39-Type XXXIX Spill Control T40-Type XL Spill Control T41-Type XLI Spill Control T42-Type XLII Spill Control T43-Type XLIII Spill Control T44-Type XLIV Spill Control T45-Type XLV Spill Control T46-Type XLVI Spill Control T47-Type XLVII Spill Control T48-Type XLVIII Spill Control T49-Type XLIX Spill Control T50-Type L Spill Control T51-Type LI Spill Control T52-Type LII Spill Control T53-Type LIII Spill Control T54-Type LIV Spill Control T55-Type LV Spill Control T56-Type LVI Spill Control T57-Type LVII Spill Control T58-Type LVIII Spill Control T59-Type LIX Spill Control T60-Type LX Spill Control T61-Type LXI Spill Control T62-Type LXII Spill Control T63-Type LXIII Spill Control T64-Type LXIV Spill Control T65-Type LXV Spill Control T66-Type LXVI Spill Control T67-Type LXVII Spill Control T68-Type LXVIII Spill Control T69-Type LXIX Spill Control T70-Type LXX Spill Control T71-Type LXXI Spill Control T72-Type LXXII Spill Control T73-Type LXXIII Spill Control T74-Type LXXIV Spill Control T75-Type LXXV Spill Control T76-Type LXXVI Spill Control T77-Type LXXVII Spill Control T78-Type LXXVIII Spill Control T79-Type LXXIX Spill Control T80-Type LXXX Spill Control T81-Type LXXXI Spill Control T82-Type LXXXII Spill Control T83-Type LXXXIII Spill Control T84-Type LXXXIV Spill Control T85-Type LXXXV Spill Control T86-Type LXXXVI Spill Control T87-Type LXXXVII Spill Control T88-Type LXXXVIII Spill Control T89-Type LXXXIX Spill Control T90-Type LXXXX Spill Control T91-Type LXXXXI Spill Control T92-Type LXXXXII Spill Control T93-Type LXXXXIII Spill Control T94-Type LXXXXIV Spill Control T95-Type LXXXXV Spill Control T96-Type LXXXXVI Spill Control T97-Type LXXXXVII Spill Control T98-Type LXXXXVIII Spill Control T99-Type LXXXXIX Spill Control T100-Type LXXXXX Spill Control		

Options (Add as Suffix)
 7020-70 CR 1200K CCT
 7030-70 CR 3000K
 7040-70 CR 5000K
 7050-70 CR 5700K
 7060-70 CR 6000K
 7070-70 CR 6500K
 7080-70 CR 7000K
 7090-70 CR 7500K
 7100-70 CR 8000K
 7110-70 CR 8500K
 7120-70 CR 9000K
 7130-70 CR 9500K
 7140-70 CR 10000K
 7150-70 CR 10500K
 7160-70 CR 11000K
 7170-70 CR 11500K
 7180-70 CR 12000K
 7190-70 CR 12500K
 7200-70 CR 13000K
 7210-70 CR 13500K
 7220-70 CR 14000K
 7230-70 CR 14500K
 7240-70 CR 15000K
 7250-70 CR 15500K
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 8900-70 CR 98000K
 8910-70 CR 98500K
 8920-70 CR 99000K
 8930-70 CR 99500K
 8940-70 CR 100000K

Accessories (Order Separately)
 OAR1016-NEMA Photocell Multi-Tap-100-200V
 OAR1021-NEMA Photocell-300V
 OAR1022-NEMA Photocell-340V
 OAR1023-NEMA Photocell-380V
 OAR1024-NEMA Photocell-420V
 OAR1025-NEMA Photocell-460V
 OAR1026-NEMA Photocell-500V
 OAR1027-NEMA Photocell-540V
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 OAR1118-NEMA Photocell-4180V
 OAR1119-NEMA Photocell-4220V
 OAR1120-NEMA Photocell-4260V
 OAR1121-NEMA Photocell-4300V
 OAR1122-NEMA Photocell-4340V
 OAR1123-NEMA Photocell-4380V
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 OAR1127-NEMA Photocell-4540V
 OAR1128-NEMA Photocell-4580V
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 OAR1166-NEMA Photocell-6100V
 OAR1167-NEMA Photocell-6140V
 OAR1168-NEMA Photocell-6180V
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 OAR1171-NEMA Photocell-6300V
 OAR1172-NEMA Photocell-6340V
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 OAR1232-NEMA Photocell-8740V



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 7043 Tree Lane

Contact Name & Phone #: Bruce Hollar 608-833-7530

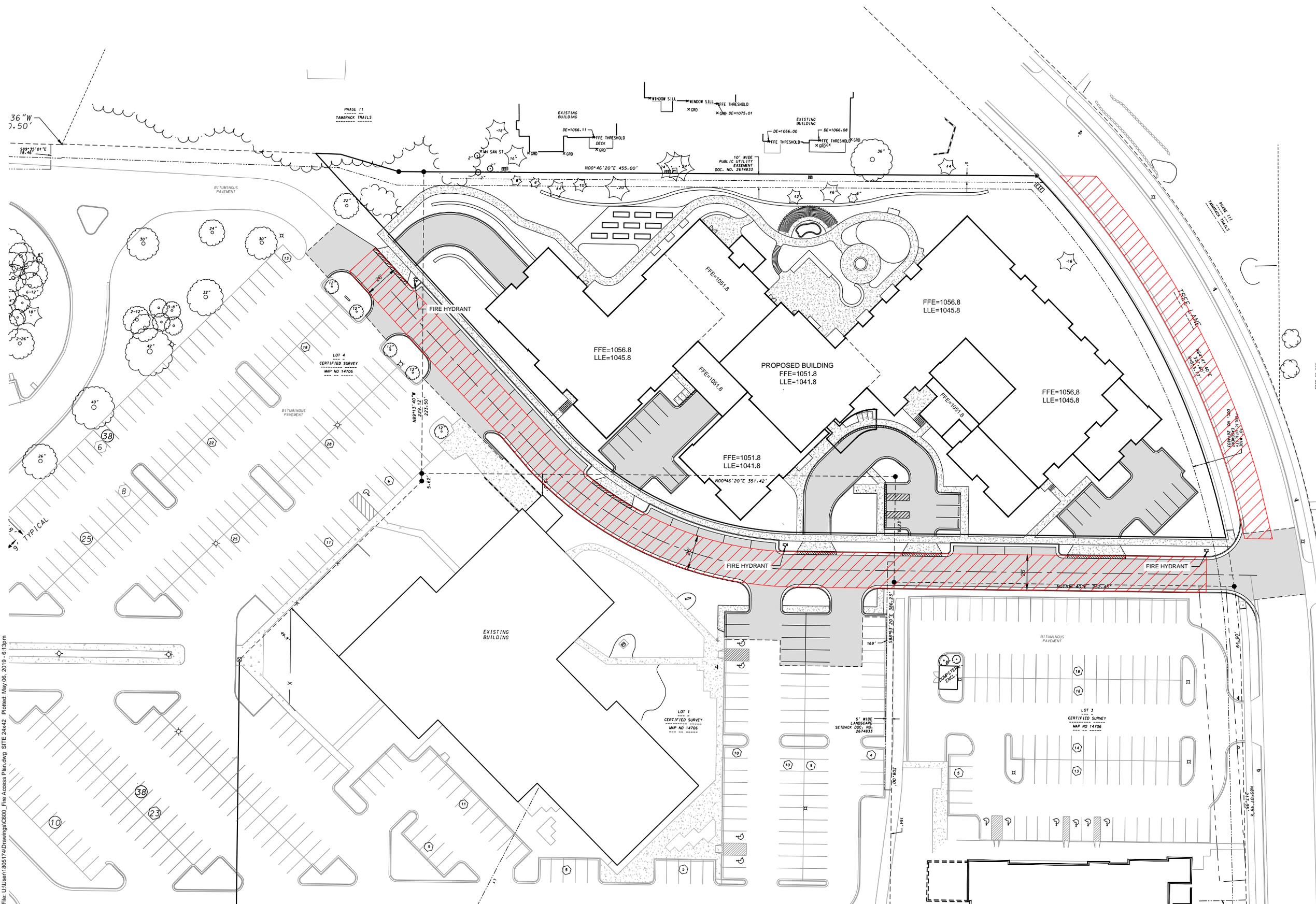
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

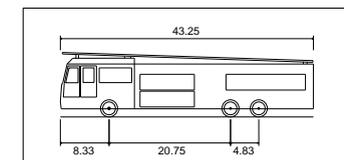
Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

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 FIRE LANE



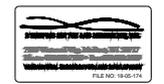
FIRE RESCUE VEHICLE	43.250ft
Overall Length	8.333ft
Overall Width	11.000ft
Overall Body Height	1.393ft
Min Body Ground Clearance	8.333ft
Track Width	6.00s
Lock-to-lock time	45.00°
Max Wheel Angle	

Fire Access Plan

TREE LANE DEVELOPMENT
SENIOR LIVING COMMUNITY
 Madison Wisconsin



1414 HARBORWOOD AVE.
 WAUKESHA, WI 53186
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 WWW.ASARCH.COM



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DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
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 DRAWN BY
 DATE
 8 MAY 2019
 PROJECT
 181801
 SHEET NO.

C600



Policy and Procedure

Category: Emergency Plan	Policy #:
Title: Fire Drill and Evacuation Procedure	Effective Date:

DRAFT – TREE LANE MADISON DEVELOPMENT – *final review and approval by local authority having jurisdiction*

Policy:

It is the company's policy to conduct monthly fire drills and simulate evacuation of the facility during each drill. At least one simulated night drill will be conducted annually with participants being staff members normally assigned to work the night shift. It is the company's policy to safely evacuate residents in danger during a fire emergency.

Procedure:

In the event of actual fire or smoke, all staff should immediately revert to the Evacuation Procedures within this document.

DRILL

- 1) Upon hearing the fire alarm, the Lead Caregiver on duty will proceed to the fire panel located at the front door of main entrance and front door of Memory Care entrance. The fire panel will provide a general location of the alarm. All other staff not providing direct care to a resident should report to the main lobby to confirm the location of the fire. Should a Lead Caregiver not be present in the building, this responsibility will move to the 1st floor medication passer. The fire alarm **SHOULD NOT BE SILENCED** at this time.
- 2) During an after hour fire emergency all staff should consider the Lead Caregiver or the 1st floor medication passer the person in charge.
- 3) The person in charge will relay the location of the alarm to all staff present and assign staff member(s) to investigate the extent of the fire.
- 4) Fire Emergency Assignment cards will be kept in the emergency boxes located in each laundry room. There will be an assignment card for each floor, kitchen staff, and the person in charge. Those individuals not in immediate proximity to the alarm location will head to their emergency box and begin completing the tasks on their Emergency Assignment Cards. There are additional Emergency Assignment Cards located in the Kitchen, the Front Office, and duplicate master posted in the staff rooms.
- 5) When the extent and location of the fire is confirmed, the staff member at the scene of the alarm will immediately report back to the person in charge what they have found by using the hand held radio or direct verbal communication if the hand held radios cannot be properly used.

- 6) If a fire has been found and the alarm is legitimate, the person in charge will be notified of details. The individual who found the fire will immediately begin assessing the environment for safe evacuation of residents.
- 7) The person in charge will proceed to notify remaining staff of the location of the fire. The person in charge will proceed to the fire location to assist with staff evacuation.
- 8) In order to ensure the safety of all residents, each floor or department should complete their respective Emergency Assignment Card prior to proceeding to the location of fire and assisting with evacuation. Upon completion of their Emergency Assignment Cards remaining staff should head directly to fire location to aid in evacuation/relocation of residents.
- 9) In the performance of a fire drill or false alarm, the person in charge will relay an "all clear" call to all floors using the hand held radio when the drill is completed. If the person in charge has not already done so they will proceed to silence the fire alarm system using the system control panel. In the event of a fire the system should NOT be reset, this should be left for the local fire department. Should the alarm be connected to a scheduled exercise, person in charge will reset the alarm after successful completion of the drill.
- 10) If the alarm was intentionally tripped as part of a scheduled fire drill, the person in charge will finish the exercise by completing a *Fire Drill/Evacuation Form*.

EVACUATION:

- 1) If a fire is found on a unit and cannot be easily extinguished within 30 seconds staff should begin evacuation procedures. **[REMEMBER TRASH CAN RULE: if a fire appears to be larger than a small office trash can- you should not attempt to extinguish- begin evacuation and relocation immediately.]**
- 2) **STOP**- has a fire alarm been pulled, has 911 been called? Confirm emergency personnel have been dispatched before you begin evacuation procedures.
- 3) The person in charge should direct evacuation with the goals of efficiency, accountability, and safety in mind. The evacuating staff should never endanger themselves or other residents in order to complete an evacuation (**safety**). Staff will focus on properly assisting as many residents to safety as quickly as possible (**efficiency**). The person in charge should have the updated resident roster and staff schedule to make note of the remaining residents (**accountability**). This information is to be relayed to emergency personnel as soon as they arrive on the premises.
- 4) The facility's elevators cannot be used in a fire emergency. Only residents who can safely manipulate stairs independently should be directed to use the stairwells as a means of evacuation.
- 5) Residents that can be safely evacuated should be escorted to _____ **TBD** _____. If residents are being evacuated, a staff member must remain with the residents. Evacuated residents should never be left alone and should be supervised by at least one staff member whenever possible (**safety and accountability**).
- 6) During an evacuation residents on safe floors are protected by the facility's fire rated construction and should not be evacuated unless their room is directly above, below, or

adjacent to the location of the fire. Residents should be escorted to their rooms and remain with their doors closed until an “all clear” announcement is made over the hand held radios or further direction from emergency services is provided.

EMERGENCY EVENT BACKUPS

Evacuation Safe Shelter

Determine with fire department

Emergency Medication Supply

Determine at occupancy

Emergency Food Supply

American Red Cross

Determine location



Parking Adjustments

(To be accompanied by a site plan and information supporting the requested adjustment.)

FOR OFFICE USE ONLY
Date:
Received by:
Zoning District:
Parcel No.:
Special Conditions:

Type or print, using pen, not pencil. Check the parking adjustment(s) which is requested.

- | | |
|---|--|
| <input type="checkbox"/> Deferred provision of parking | <input type="checkbox"/> Off-site parking availability |
| <input type="checkbox"/> Shared parking (see separate request form) | <input type="checkbox"/> Moped substitution |
| <input type="checkbox"/> Parking stall reduction | <input type="checkbox"/> Bicycle substitution |
| <input checked="" type="checkbox"/> Bicycle parking reduction | <input type="checkbox"/> Parking exceeding maximum |
| <input type="checkbox"/> Shared car availability | |
| <input type="checkbox"/> Transit corridor proximity | |

Address of Property: 7043 Tree Lane	
Name & Address of Owner: Capri Senior Communities	
20875 Crossroads Circle, Suite 400 Waukesha, WI 53186	
Name & Address of Applicant (or owner's representative): same as above	
owner's representative: Amy Schoenemann	
Phone Number: 262-289-2759	Email: aschoenemann@capricommunities.com
Brief Summary of Proposal:	

The bike parking requirement indicates 1:1 independent units, 1:4 assisted living units, 1:5 employees. The proposed Tree Lane senior development will include 150 independent units (150 bikes), 32 assisted living units (8 bikes) and will accommodate 28 staff members (6 bikes) which requires 164 total bicycle stalls.

Capri has 27-years of experience owning and operating senior communities across Wisconsin. Our portfolio includes 17 campuses comprised of over 2,200 units with diversity across urban and suburban locations, most of which offer a micro-continuum of services for independent, assisted, memory care and employees over 600 team members. Statistically, Capri's resident bicycle ownership averages 3 bikes: 100 independent living units, 1 bike: 50 assisted living units, and 2 staff bikes: building. Applying this data would suggest a total of 8 bicycle stalls at Tree Lane. Capri is currently constructing a 118-unit senior development in downtown Milwaukee along the Van Buren bus line in a high-density area in which 12 parking stalls were required (70% inside / 30 % public) by the Department of Community Development (DCD). The average age of our independent living residents is 83 years old; whereas Capri is trying to attract a younger demographic target of 75 years old at the Madison development. For this reason and due to the micro-cultural differences in wellness & fitness in the city of Madison, we believe 32 stalls (a 300% increase over Capri's existing campuses) would provide adequate bicycle parking.

The following section is to be filled in by the applicant with Zoning staff assistance. The applicant must submit information to support the request for a parking adjustment.

1) On bus route: YES NO

2) Within 1000 feet of bicycle path: YES NO

3) Bicycle rack on private property: YES NO

4) Public bike parking in public right of way within 200 feet: YES NO

If yes, number of bike stalls:

5) Hours of operation: 7am to 8pm* *appx 3 care staff on site 24 x 7

6) Is this peak demand time for other uses: YES NO

7) Is this a change of use? NO

8) New Building: YES

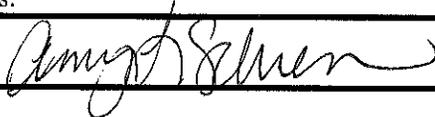
9) Addition to existing building: NO

10) Existing or potential shared parking: YES NO

If yes, address:

Number of stalls:

Applicant's Signature:



Date:

5.6.2019

Parking Adjustments To Be Filled in by Zoning Staff

Existing Parking Requirement:	Existing Number of Stalls Provided:
Proposed Parking Requirement:	Proposed Number of Stalls Provided:
Number of Stalls Adjusted:	Percent of Adjustment Requested:

11) Availability & Accessibility of Alternative Parking [1=Plenty available, 5=Little available (*bad*):

a) On-street availability (Rate 1 to 5):

b) Public parking within 500 feet: _____ stalls

c) Other _____ stalls

12) Impact on adjacent residential neighborhoods. Rate 1 to 5 [1=Low impact, 5=High impact (*bad*):

13) Number of residential parking permits issued in the block (if applicable): n/a.

14) Anticipated increased demand. Rate 1 to 5 [1=Low, 5=high (*bad*):

Because of the diversity of situations and neighborhoods, some of the above criteria have greater influence on the parking stall reduction request. The following criteria are significant in this case.

1	4	7	11.a.	10
2	5	8	11.b.	12
3	6	9	11.c.	13

Administrative Approval of Parking Stall Reduction Request

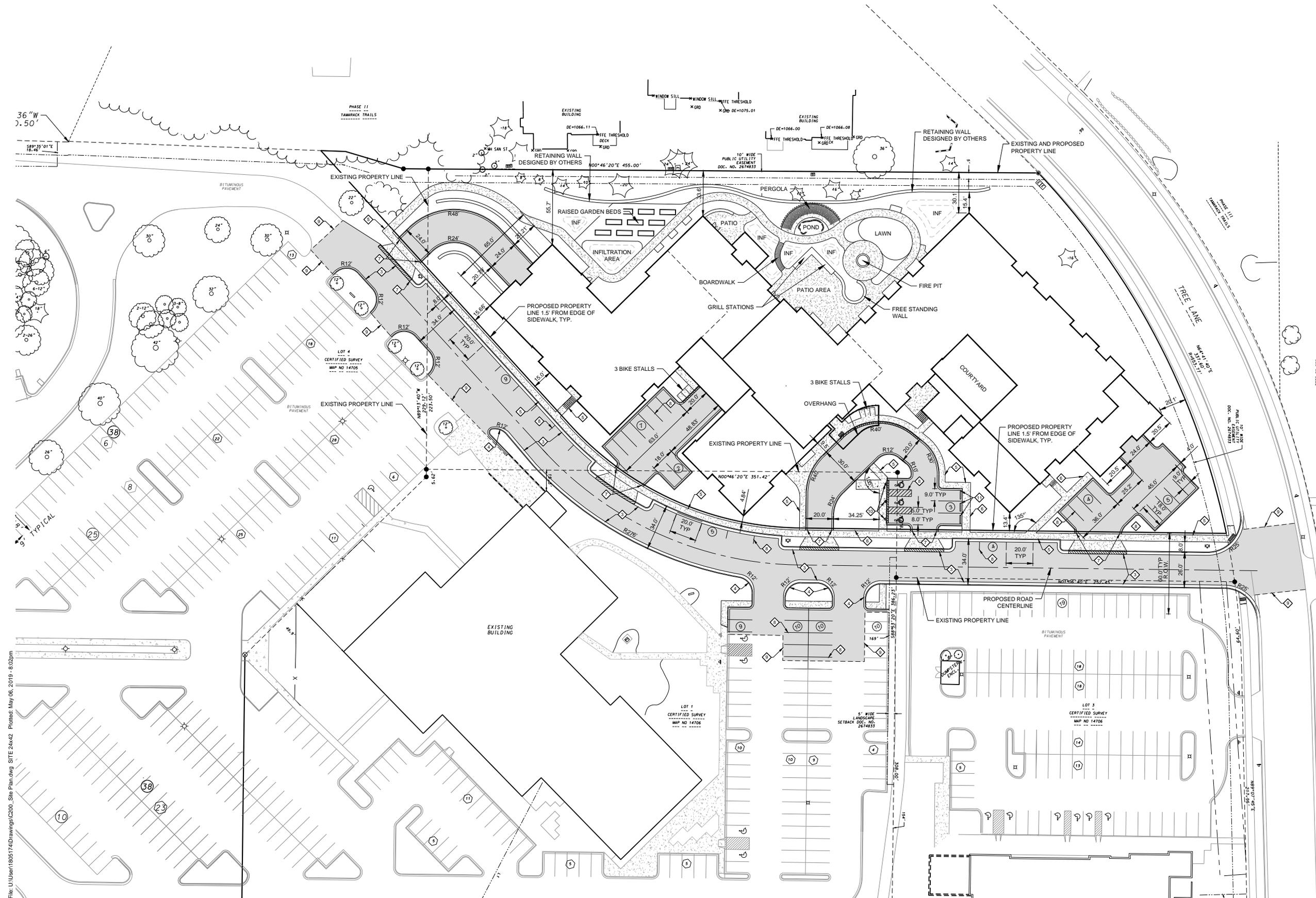
Parking requirement reduced by the greater of 5 parking stalls or 10% of the required parking: Applicant:
Parking reduction up to 20 parking stalls: Zoning Administrator:
Parking reduction of more than 20 stalls but less than 25% of the required parking: Director of Planning & Community & Economic Development:

Zoning Administrator: _____

Administrative Approval of Parking in Excess of the Maximum Number of Stalls

Parking exceeding the requirement by the lesser of 5 parking stalls or 10% of maximum: Applicant:
Parking exceeding maximum by up to 20 stalls: Zoning Administrator:
Parking exceeding maximum by more than 20 stalls but not more than 10% of the maximum: Director of Planning & Community & Economic Development:

Zoning Administrator: _____



- LEGEND**
- FOUND 3/4" SOLID ROUND IRON STAKE
 - FOUND 1-1/4" SOLID ROUND IRON STAKE
 - ✕ FOUND CHISEL ✕
 - ⊠ ELECTRIC TRANSFORMER/VALVE
 - ⊞ TELECOMMUNICATION PED
 - ⊞ LIGHT POLE
 - ⊞ HYDRANT
 - ⊞ SIGN
 - ⊞ PINE TREE
 - ⊞ TREE
 - ⊞ TREE LINE
 - ⊞ ACCESSIBLE PARKING SPACE
 - ⊞ NUMBER OF PARKING SPACES
 - ⊞ CONCRETE WALL
 - ⊞ CONC. CURB
 - ⊞ CONCRETE

SITE PLAN INFORMATION BLOCK

Existing Lot Area	138,244 sf
Proposed Lot Area	128,640 sf
Building Area	51,555 sf
Total Accessible Stalls	3
Total On-Site Standard Parking Stalls	21
Total Parallel Parking Stalls	18

- PROPOSED IMPROVEMENTS LEGEND**
- HMA PAVEMENT
 - CONCRETE PAVEMENT
 - ⊞ PROPOSED PARKING SPACE COUNT
 - ▨ DEPRESSED CURB

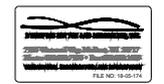
- KEYNOTES**
- ⊞ 18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
 - ⊞ 18-INCH CURB & GUTTER (TYPE D - REJECTING PAN)
 - ⊞ 30-INCH CURB & GUTTER
 - ⊞ TRANSITION FROM 18" TO 30" CURB
 - ⊞ 5' SIDEWALK
 - ⊞ 6' SIDEWALK
 - ⊞ 2' CURB TERMINUS
 - ⊞ PARKING SPACE STRIPING - TYP
 - ⊞ MEET EXISTING ASPHALT PAVEMENT
 - ⊞ ACCESSIBLE PARKING SIGN
 - ⊞ CONCRETE WHEEL STOP

- NOTES**
- SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.
 - PROVIDE CONTROL JOINTS 10'± O.C. PROVIDE EXPANSION JOINTS 50' O.C.
 - EARTHWORK CONTRACTOR TO SUBGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPACTED LEVELING BASE FOR CURB AND GUTTER.
 - EARTHWORK CONTRACTOR TO REMOVE ALL EXCESS STONE BEHIND BACK OF CURB IN LANDSCAPE ISLANDS. THIS APPLIES TO EXCESS STONE BEYOND 12" AT BACK OF CURB.
 - PAVING CONTRACTOR SHALL PROVIDE FLUSH ASPHALT PAVING TO CONCRETE CURB. IF SURFACE COURSE IS RAISED AFTER PAVING, PAVING CONTRACTOR SHALL HEAT UP, REMOVE AND COMPACT EXCESS PAVEMENT.
 - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REPLACE CURB AND GUTTER AND PAVEMENT WHICH ABUTS THE PROJECT AND IS DAMAGED BY CONSTRUCTION OR CURB AND GUTTER WHICH THE ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.
 - ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - ALL PARCELS WITHIN THIS DEVELOPMENT ARE BOUND BY THE CROSS ACCESS AGREEMENT ON FILE WITH THE REGISTER OF DEEDS.
 - UPON CONSULTATION, THE CITY TRAFFIC ENGINEER MAY DETERMINE A DELAY IN CONSTRUCTION OF THE STREETS IS APPROPRIATE.

TREE LANE DEVELOPMENT
SENIOR LIVING COMMUNITY
 Madison Wisconsin



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DRAWN BY
 DATE
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 PROJECT
 181801
 SHEET NO.

File: U:\User\1805174\Drawings\C200_Site Plan.dwg SITE 24442 Plotted: May 06, 2019 - 8:02pm