

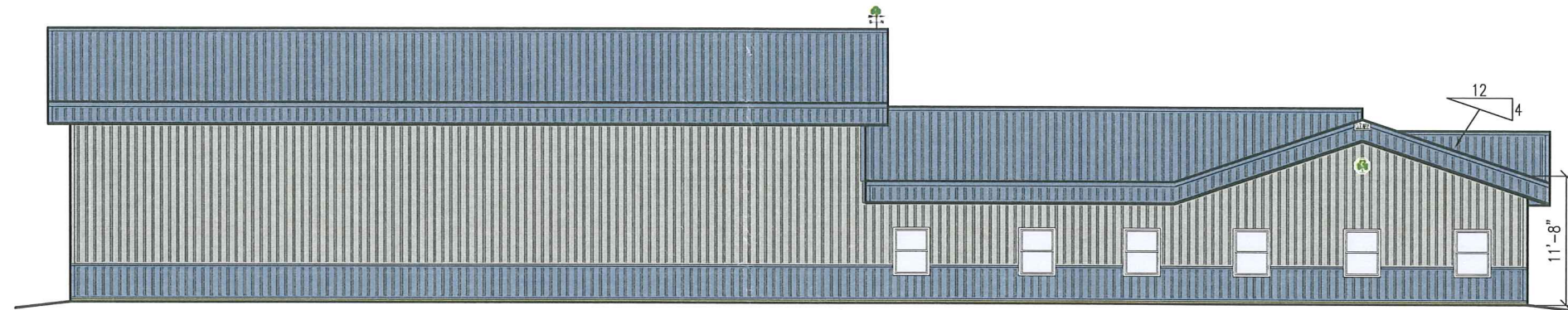


Proposed Building for: Madison Taxi

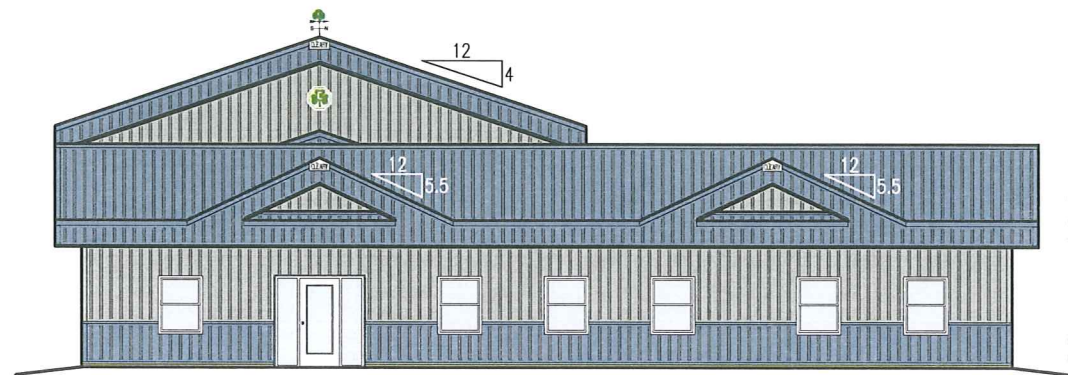
36'x72'x18'-8" / 36'x30'x11'-8" / 30'x70'x11'-8" Commercial



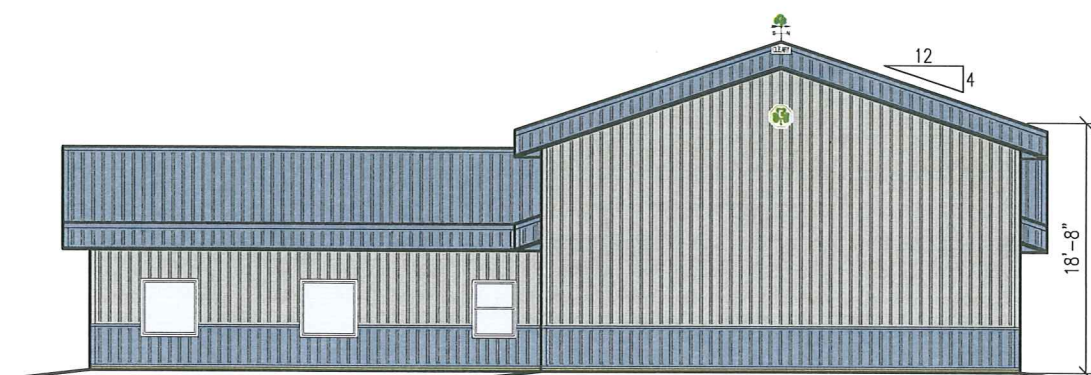
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SIDE ELEVATION



END ELEVATION



END ELEVATION

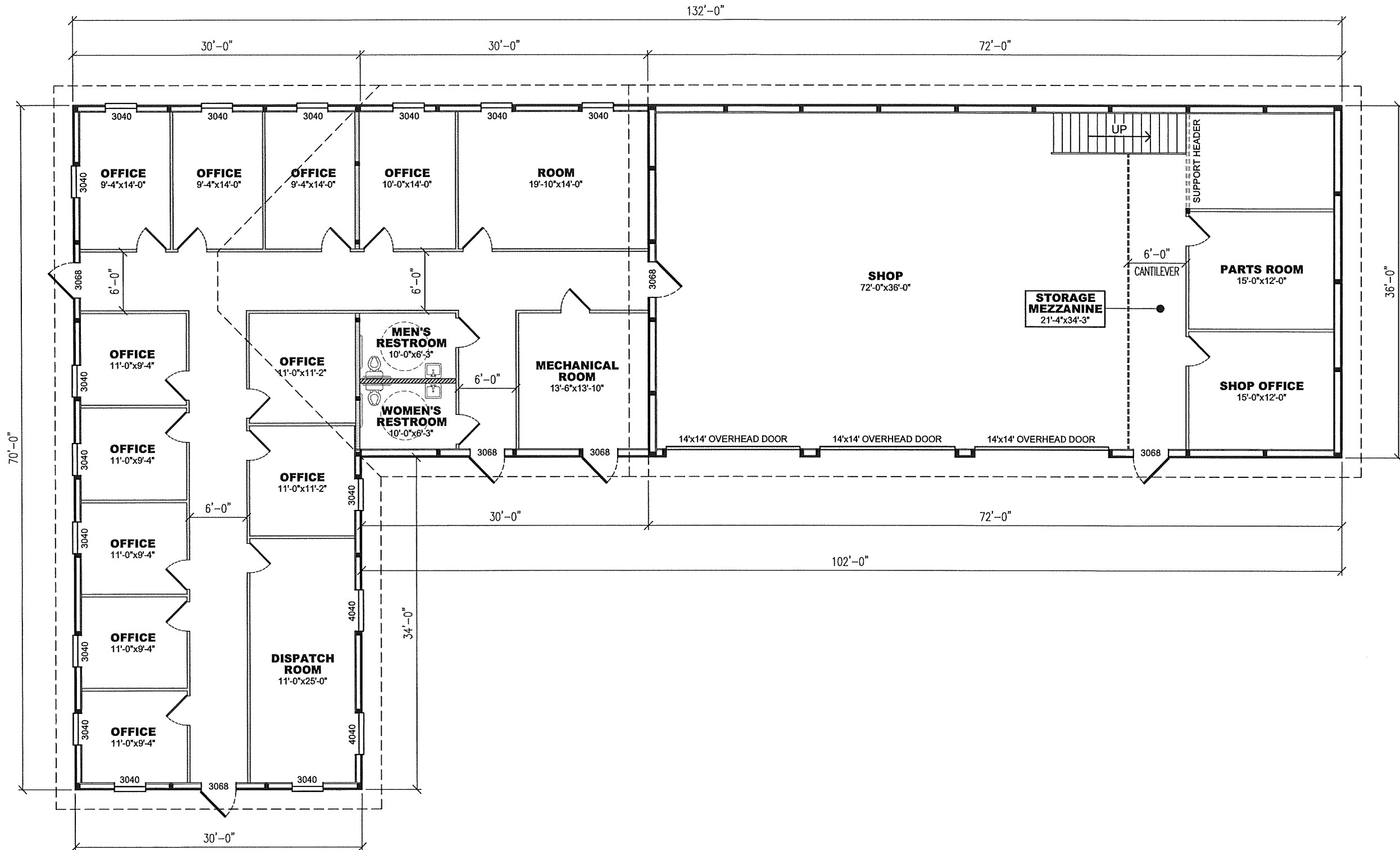


SIDE ELEVATION

BUILDING COLORS
ROOF: CARIBBEAN BLUE
SIDES: LIGHT GRAY
TRIM: LIGHT GRAY / CARIBBEAN BLUE
WAINSCOTING: CARIBBEAN BLUE

We Protect What You Value™

NOTE:
THE COLORS SHOWN ON THIS
PROPOSAL ARE AS CLOSE TO
THE ACTUAL PAINTED COLORS
AS PERMITTED BY THE PRINTING
PROCESS



DATE: 7/3/2013		
DRAWN BY: T. KALDENBERG		
SCALE: NONE		
SALES SPECIALIST: ACKER VERONA		
REVISIONS:		
NO.	DATE	BY
1	8/12/13	TK
2	9/3/13	TK
3	---	---

MADISON TAXI
36'x72'x18'-8" / 36'x30'x11'-8" / 30'x70'x11'-8" COMMERCIAL

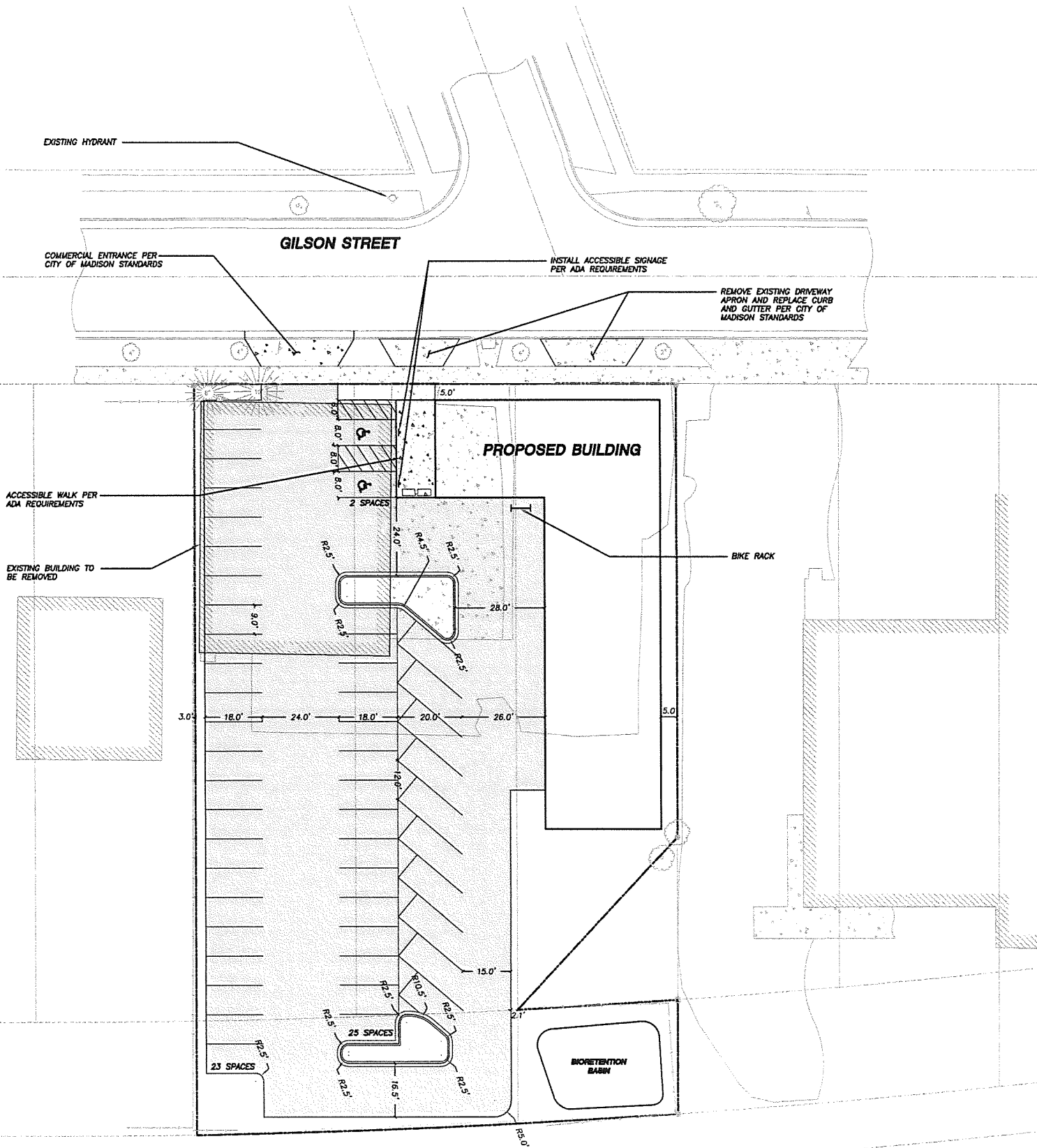
FLOOR PLAN

CLEARY
BUILDING CORP.
ClearyBuilding.com
190 PAOLI STREET
P.O. BOX 930220
VERONA, WI 53593
(800) 373-5550

JOB NO.
PR2013157

SHEET
2 OF 2

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LEGEND (PROPOSED)

---	PROPERTY LINE
---	BUILDING LINE
---	EDGE OF PAVEMENT
---	18" CONCRETE CURB & GUTTER
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT

GENERAL NOTES

1. REFER TO THE BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
5. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

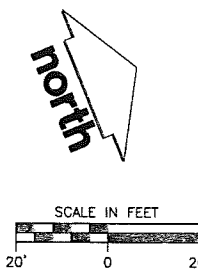
SITE PLAN NOTES

1. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
5. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
6. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
7. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
8. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
9. 2' x 4' TRUNCATED DOME SECTIONS SHALL BE PLACED AT ALL ADA RAMPS.

DEMOLITION NOTES

1. THE DEMOLITION PLAN SHOULD NOT BE CONSIDERED ALL-INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION TO COMPLETE THE PROPOSED IMPROVEMENTS.
2. PRIOR TO BUILDING DEMOLITION, THE MADISON WATER UTILITY SHALL BE CONTACTED TO REMOVE THE WATER METER.
3. REMOVE ALL STRUCTURES WITHIN THE PROJECT AREA. REMOVAL TO BE IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND DEMOLITION STANDARDS.
4. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
6. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH ARTICLE 503 AND WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH ARTICLE 704.12 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
7. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
8. PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
9. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE. DISPOSE OF OFF-SITE.
10. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENDOACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TREES TO REMAIN SHALL BE DONE RADIALY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
11. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH UTILITY OR ENGINEER AND OWNER PRIOR TO DEMOLITION.
12. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT 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.
13. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED CITY OF MADISON RECYCLING PLAN.
14. EXISTING GRAVEL SURFACE SHALL BE REMOVED IN AREAS TO BE LANDSCAPED TO A DEPTH OF 12 INCHES.
15. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.

Parking Lot Plan Site Information Block	
Site Address	1403 GILSON STREET
Site acreage (total)	.75
Number of building stories (above grade)	1
Building height	18-20'
DILHR type of construction (new structures or additions)	-
Total square footage of building	5770
Use of property	OFFICE/GARAGE
Gross Square Feet of office	5770
Gross Square Feet of retail	0
Number of employees in warehouse	-
Number of employees in production area	-
Capacity of restaurant/place of assembly	0
Number of bicycle stalls shown	4
Number of parking stalls:	shown
Small car	-
Large car	48
Accessible	2
Total	50
Number of trees shown	-



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- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX
MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

SERVICES PROVIDED TO:

CLEARY BUILDING CORPORATION

190 Paoli Street
Verona, WI 53593

PROJECT:

**MADISON TAXI
GILSON SITE**

PROJECT LOCATION:
MADISON, WI
DANE COUNTY, WI

JSD PROJECT NO.: 13-5856

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	KWB	09-04-13
DRAWN:	KWB	09-04-13
APPROVED:	BD	09-04-13

PLAN MODIFICATIONS:	DATE:

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
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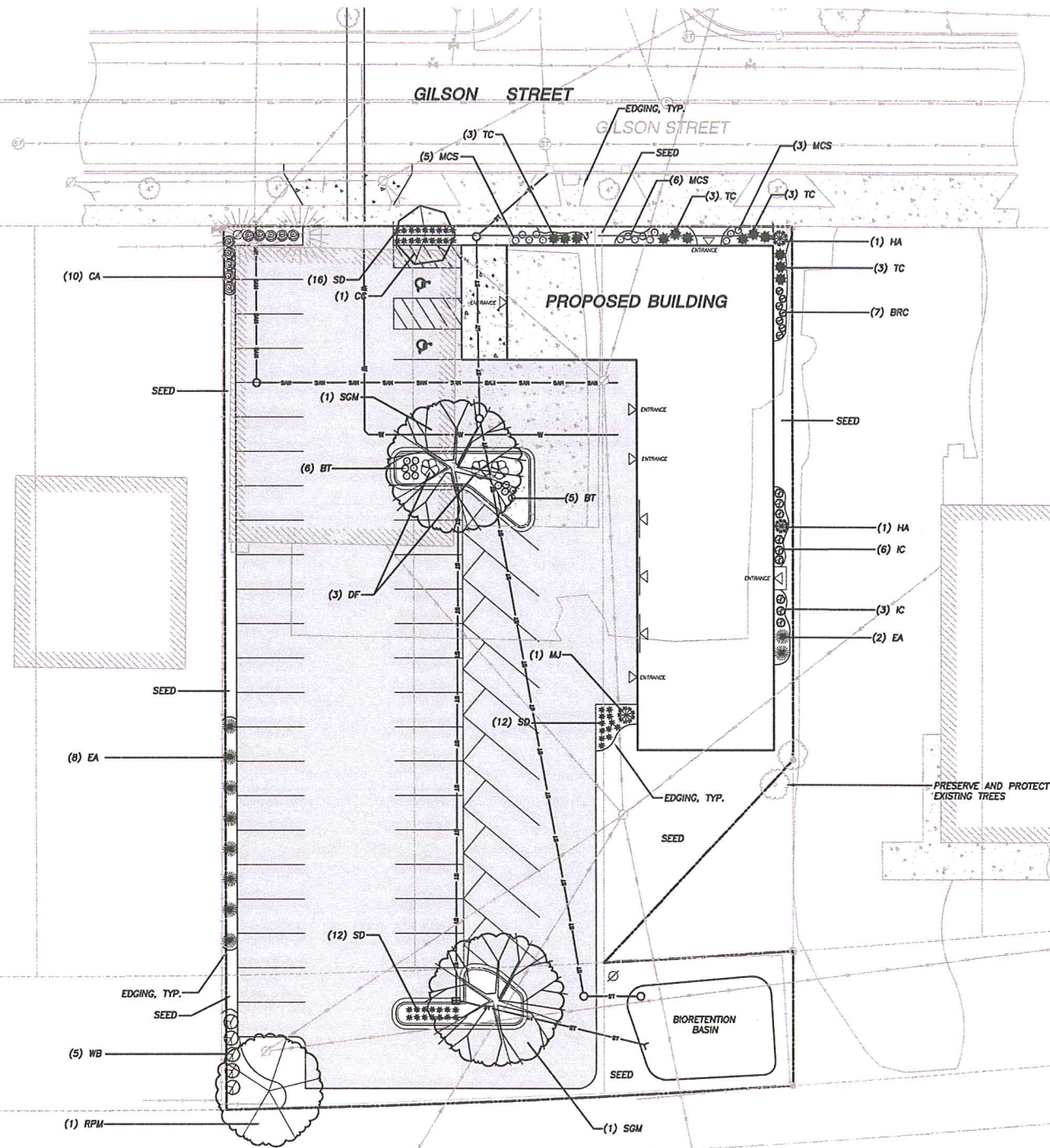
SHEET TITLE:

**SITE PLAN /
DEMOLITION PLAN**

SHEET NUMBER:

C-1.0

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CITY OF MADISON LANDSCAPE REQUIREMENTS:

Developed Area	27,227 Sq. Ft.
Requirement	1 Landscape Unit provided for each 300 Sq. Ft. of developed area
Calculation	27,227 sq. ft./300 sq. ft./Landscape unit = 91 Landscape Units
Requirement	1 Landscape Unit consists of (5) Landscape Points
Calculation	91 Plant Units x 5 Landscape Points per unit = 455 Landscape Points
Total Plant Units Required	455.00 Landscape Points
Total Plant Units Provided	459.00 Landscape Points

Species: Common Name	Species: Scientific Name	QTY	POINT VALUE	TOTAL POINTS
Sienna Glen Maple	ACER x freemanii 'Sienna' (PP11322)	2	35	70
Redpoint Maple	ACER rubrum 'Frank J.' PP 16769	1	35	35
J.N. Strain Muscledwood	CARPINUS caroliniana 'J.F. Strain'	1	15	15
Holmstrup Arborvitae	THUJA occidentalis 'Holmstrup'	2	15	30
Emerald Arborvitae	THUJA occidentalis 'Smaragd'	10	15	150
Brilliant Red Chokeberry	ARONIA arbutifolia	7	2	14
Spring Fire Barberry	BERBERIS thunbergii 'Diabolic'	11	2	22
Red Sprite Winterberry	ILEX verticillata 'Nana' Red Sprite	5	2	10
Dwarf Fothergilla	FOTHERGILLA gardenii	3	2	6
Indian Currant Coralberry	SYMPHORICARPOS orbiculatus	9	2	18
Magic Carpet Spirea	SPIREA japonica 'Magic Carpet'	14	2	28
Mountain Juniper	JUNIPERUS chinensis 'Mountain Juniper'	1	3	3
Dwarf Japanese Yew (Brevifolia)	TAXUS cuspidata 'Nana'	12	3	36
Stella D'Oro Daylily	HEMEROCALLIS 'Stella D'Oro'	40	0	0
Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10	2	20
TOTALS =				457

LANDSCAPE PLANT LIST

SYM QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
OVERSTORY DECIDUOUS TREES						
SGM 2	Sienna Glen Maple	ACER x freemanii 'Sienna' (PP11322)	2" Cal.	B&B	35	70
RPM 1	Redpoint Maple	ACER rubrum 'Frank J.' PP 16769	2" Cal.	B&B	35	35
LOW DECIDUOUS TREES						
CC 1	J.N. Strain Muscledwood	CARPINUS caroliniana 'J.F. Strain'	1 1/2" Cal.	B&B	15	15
LOW EVERGREEN TREES						
HA 2	Holmstrup Arborvitae	THUJA occidentalis 'Holmstrup'	36" Mn. Ht.	#3 Cont.	15	30
EA 10	Emerald Arborvitae	THUJA occidentalis 'Smaragd'	36" Mn. Ht.	#3 Cont.	15	150
TALL DECIDUOUS SHRUBS						
BRC 7	Brilliant Red Chokeberry	ARONIA arbutifolia	18 - 24" Mn. Ht.	#3 Cont.	2	14
MEDIUM DECIDUOUS SHRUBS						
BT 11	Spring Fire Barberry	SYMPHORICARPOS orbiculatus	18" Mn. Ht.	#3 Cont.	2	22
WB 5	Red Sprite Winterberry	BERBERIS thunbergii 'Diabolic'	18" Mn. Ht.	#2 Cont.	2	10
DF 3	Dwarf Fothergilla	FOTHERGILLA gardenii	18" Mn. Ht.	#2 Cont.	2	6
IC 9	Indian Currant Coralberry	SYMPHORICARPOS orbiculatus	18" Mn. Ht.	#3 Cont.	2	18
MCS 14	Magic Carpet Spirea	SPIREA japonica 'Magic Carpet'	18" Mn. Ht.	#3 Cont.	2	28
MEDIUM EVERGREEN SHRUBS						
MJ 1	Mountain Juniper	JUNIPERUS chinensis 'Mountain Juniper'	24" Mn. Ht.	#3 Cont.	3	3
TC 12	Dwarf Japanese Yew (Brevifolia)	TAXUS cuspidata 'Nana'	18" Mn. Ht.	#3 Cont.	3	36
PERENNIALS						
SD 40	Stella D'Oro Daylily	HEMEROCALLIS 'Stella D'Oro'	10 - 12" Ht.	#1 Cont.	0	0
ORNAMENTAL GRASSES						
CA 10	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	18" Mn. Ht.	#1 Cont.	2	20
						457

GENERAL NOTES

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LEGEND (PROPOSED)

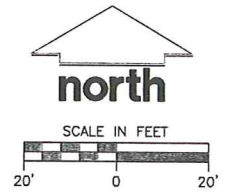
---	PROPERTY LINE
---	BUILDING LINE
---	EDGE OF CONCRETE
---	STORMWATER AREA
---	18" CONCRETE CURB & GUTTER
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT
---	LIGHT POLE

LEGEND (PROPOSED)

	OVERSTORY DECIDUOUS TREES
	LOW DECIDUOUS TREES
	LOW EVERGREEN TREES
	TALL DECIDUOUS SHRUBS
	MEDIUM DECIDUOUS SHRUBS
	LOW EVERGREEN SHRUBS
	PERENNIALS
	ORNAMENTAL GRASSES

SITE INFORMATION BLOCK

Site Address	1403 GILSON ST. MADISON, WI
Site Square Footage	33,019
Site Developed Total Square Footage	27,227
Number of Building Stories (above grade)	1
Building Height	<26 FT.
Total Square Footage of Building	APPROX. 5,772
Use of property	COMMERCIAL
Number of employees	-
Existing Number of parking stalls:	
Large car	48
Accessible	2
Total	50



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SERVICES PROVIDED TO:
CLEARY BUILDING CORPORATION

190 Paoli Street
Verona, WI 53593

PROJECT:
MADISON TAXI GILSON SITE

PROJECT LOCATION:
MADISON, WI
DANE COUNTY, WI

JSD PROJECT NO.: 13-5856

SEAL/SIGNATURE:

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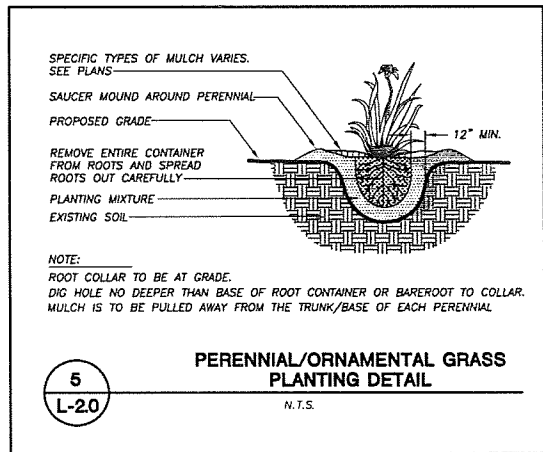
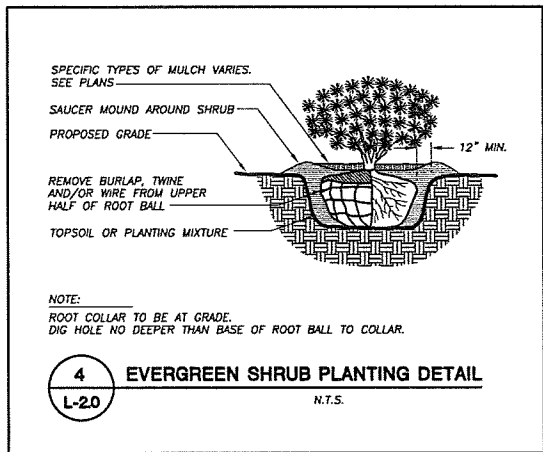
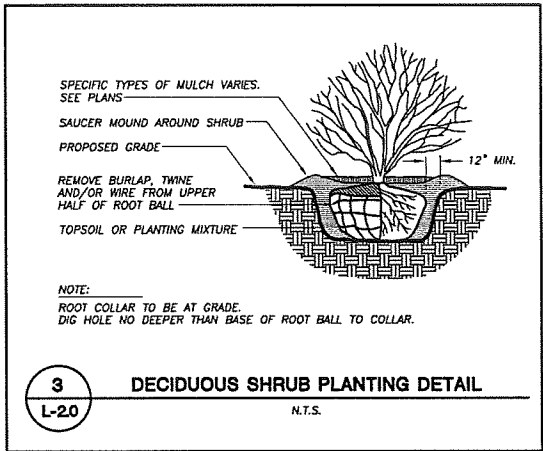
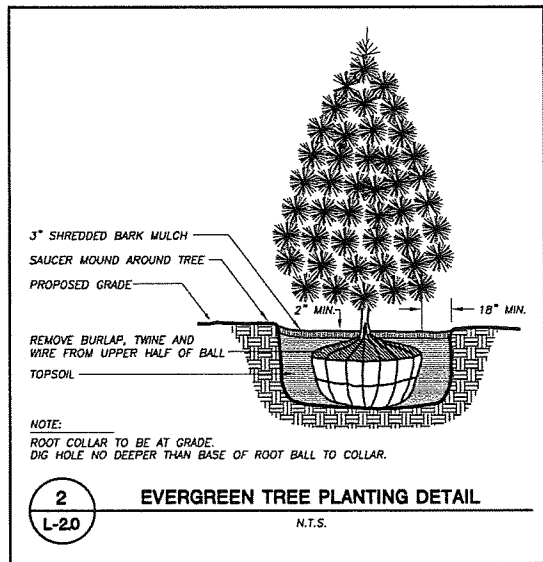
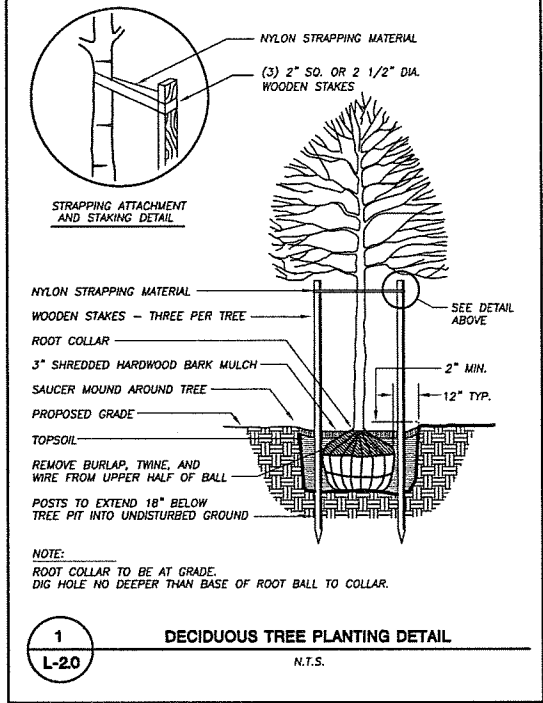
DESIGN:	MAS	09-04-13
DRAWN:	MAS	09-04-13
APPROVED:	BD	09-04-13

PLAN MODIFICATIONS:	DATE:

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Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-1.0



GENERAL NOTES

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4. THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WDNR WRAPP PERMIT APPLICATION STANDARDS.

LANDSCAPE NOTES AND SPECIFICATIONS

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH DANE COUNTY AND CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE BASE SITE PLAN DOES NOT INCLUDE UTILITY INFORMATION AND IS AN APPROXIMATION OF SITE LAYOUT BASED ON CURRENT AERIAL PHOTOGRAPHY AND ADJACENT PROPERTY SURVEY INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL MOIST. DO NOT REMOVE OR DAMAGE THE KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, GRASS, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWNS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
3. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A WOODRUS THIRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, GRASS, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWNS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
4. MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
5. MATERIALS - EDGING: EDGING SHALL BE 5\"/>
6. MATERIALS - WEED BARRIER FABRIC: ALL FOUNDATION PLANTING BEDS SHALL BE INSTALLED AN APPROVED WITH WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISOUEEN.
7. MATERIALS - MULCH: ALL PLANTING AREAS INCLUDING FOUNDATION BEDS TO RECEIVE FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE-FREE) SPREAD TO A CONSISTENT DEPTH OF FOUR INCHES OVER ENTIRE AREA. FERTILIZER SHALL BE IN ACCORDANCE WITH DANE COUNTY AND STATE OF WISCONSIN REQUIREMENTS. ALL TREE PLANTINGS OUTSIDE OF PLANTING BEDS TO RECEIVE A MINIMUM RADIUS 5' TREE RING. TREE RING TO BE MULCHED WITH FINELY SHREDDED, WEED FREE HARDWOOD BARK MULCH SPREAD TO A CONSISTENT DEPTH OF FOUR INCHES OVER ENTIRE AREA. A SHOVEL-CUT EDGE TO BE INSTALLED AT A MINIMUM RADIUS OF 5' FROM CENTRAL LEADER OF TREE.
9. SEED: ALL DISTURBED LAWN AREAS SHALL BE SEEDED WITH EARTH CARPET'S 'BOULEVARD' OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
10. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4\"/>
11. CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
12. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SEEDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
13. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND BARRIERS AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



Project Location / Address 1403 GILSON STREET, MADISON, WI 53715
Name of Project MADISON TAXI
Owner / Contact MADISON TAXI
Contact Phone _____ Contact Email _____

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

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, internal sidewalks, patios, and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the IL and the IG districts as specified in (b) below.

Total square footage of developed area 27,227
Developed area divided by three hundred (300) square feet = 91 Landscape Units

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.

Total square footage of developed area _____
Developed area divided by six hundred (600) square feet = _____ Landscape Units

(c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table.

Landscape units multiplied by five (5) landscape points = 455 Total Points Required

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements. Calculations yielding a fraction up to one-half (1/2 or 0.5) shall be rounded down to the nearest whole number; fractions of more than one half (1/2) shall be rounded up.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35			3	105
Ornamental tree	1 1/2 inch caliper	15			1	15
Evergreen tree	3 feet tall	15			13	180
Shrub, deciduous	18" or 3 gallon container size	2			41	88
Shrub, evergreen	18" or 3 gallon container size	3			14	39
Ornamental grasses	18" or 3 gallon container size	2			10	20
Ornamental decorative fencing or wall	n/a	4 per 10 lineal ft.				
Sub Totals						457

Total Number of Points Provided 457

3/2013

1

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608.848.5060 PHONE 608.848.2255 FAX

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www.jsdinc.com

SERVICES PROVIDED TO:

CLEARY BUILDING CORPORATION

190 Paoli Street
Verona, WI 53593

PROJECT:

**MADISON TAXI
GILSON SITE**

PROJECT LOCATION:

MADISON, WI
DANE COUNTY, WI

JSD PROJECT NO.:

13-5856

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: MAS 09-04-13
DRAWN: MAS 09-04-13
APPROVED: BD 09-04-13

PLAN MODIFICATIONS:

DATE:

DIGGERS HOTLINE

Toll Free (800) 242-8511

Milwaukee Area (414) 259-1181

Hearing Impaired TDD (800) 542-2269

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SHEET TITLE:

**LANDSCAPE DETAILS
AND SPECIFICATIONS**

SHEET NUMBER:

L-2.0