

PLAN KEY

- 1 18" CURB AND GUTTER
- 2 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
- 3 ACCESSIBLE STALL, TYP.
- 4 VAN ACCESSIBLE PARKING SIGN, TYP.
- 5 CONCRETE SIDEWALK, TYP.
- 6 CURB RAMP, W/DETECTABLE WARNING FIELD, TYP
- 7 SCREENED DUMPSTER, (SEE ARCHITECTURAL PLANS)
- 8 BIKE RACKS TO BE DERO PART# BH-FIT-EPX BIKE RACKS SURFACE MOUNT POWDER COAT FINISH
- 9 DRIVE-THRU MENU BOARD
- 10 66' RIGHT OF WAY FOR FUTURE PUBLIC STREET
- 11 EXISTING 10' ELECTRIC EASEMENT PER DOC. NO. 1272585, 1657742
- 12 EXISTING 10' WP&L EASEMENT PER DOC. NO. 1673482, 5066938
- 13 EXISTING ACCESS EASEMENT PER DOC. NO. 5067726 AND APPROXIMATE LOCATION OF ACCESS EASEMENT PER DOC. NO. 2610739, 4158594, 5066938, 5215856, 5812480, 5855256
- 14 BIORETENTION STORMWATER MANAGEMENT DEVICE
- 15 350SF OUTDOOR PATIO
- 16 LIGHT POLE

NOTE:
 RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

KEY

- ASPHALT PAVEMENT
- CONCRETE
- CONCRETE PAVEMENT
- SAWCUT ASPHALT

SCALE : 1" = 40' (11 X 17)

ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	3-2-26

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 www.pe-wi.com

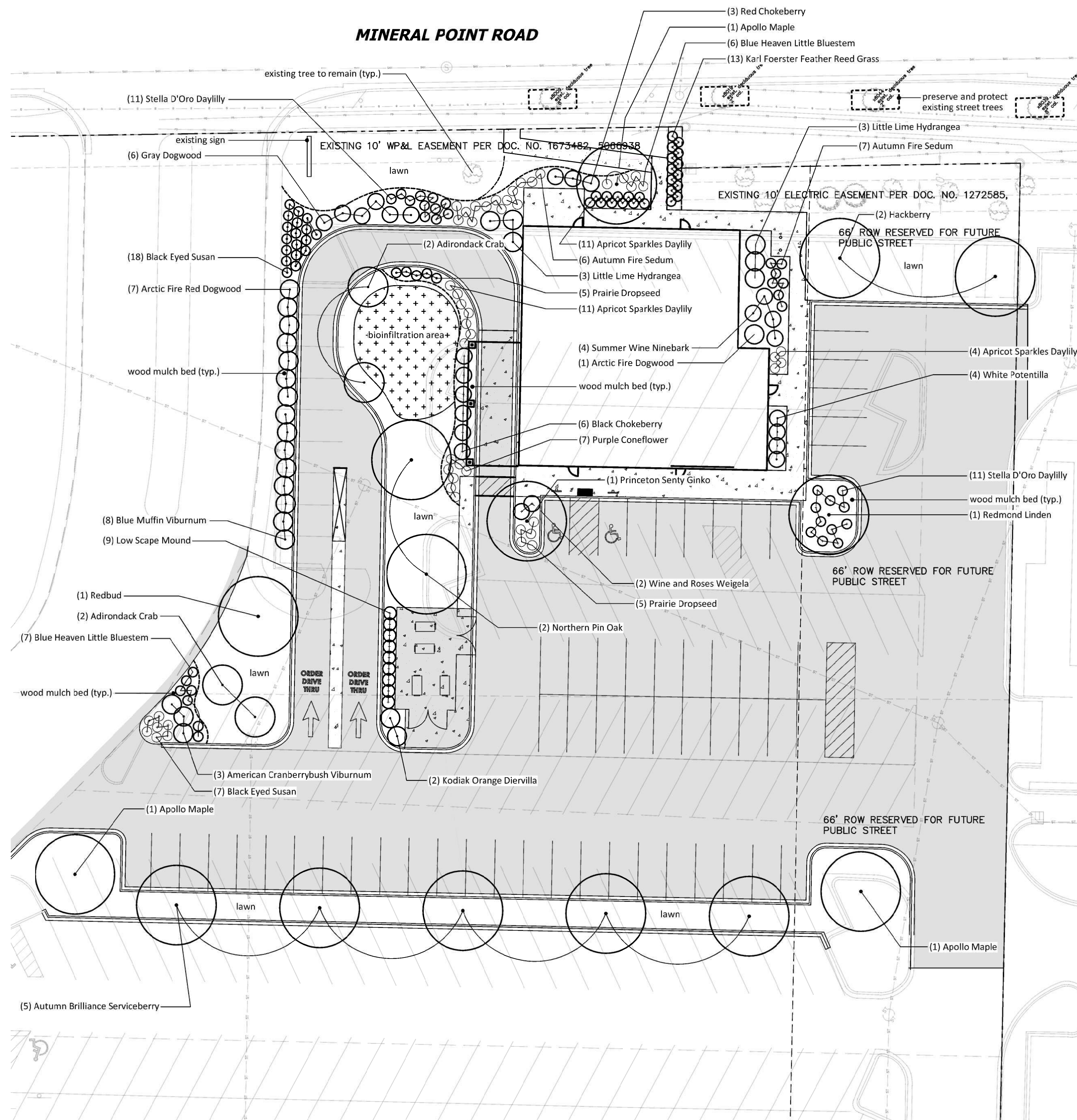
PROFESSIONAL ENGINEERING LLC

MULTI-TENANT DEVELOPMENT SITE PLAN

MADISON, WISCONSIN

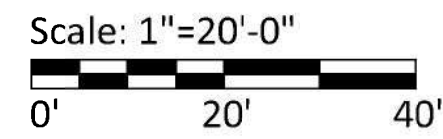
7401 MINERAL POINT ROAD

C201



1 LANDSCAPE PLAN

1"=20'-0"



- GENERAL NOTES:**
- Trees and shrub groupings are to receive wood mulch beds consisting of a mixture of recycled wood dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
 - "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)
 - Landscape Contractor shall provide regular maintenance until a date 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.
 - Landscape Contractor shall guarantee to replace once, without charge, any plant material that dies within one year of installation providing the Owner gives normal plant care (regular watering). The Owner must report plant losses within the guarantee period.
 - Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). Any damage or injury to existing street trees (either above or belowground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required.
 - As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm>
 - Street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Removal of fencing is not allowed for deliveries or equipment access through the tree protection zone.
 - Pruning Street tree pruning shall be coordinated with Madison Forestry at a minimum of two weeks prior to the start of construction for this project. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on the plan set.
 - Soil Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited.
 - An inventory of street trees located within the right of way and to be protected has been included on the landscape plan. It includes the following: location and size of existing street trees.

Landscape Calculations and Distribution:

Five (5) landscape points shall be provided per each (300) sf of developed area
 Total sf of developed area = 38,161 sf
 Developed area divided by (300) x 5 = 636 Points Required

Development Frontage Landscaping
 Total lf of lot frontage = 229
 Required Trees = 8 Provided Trees = 9 (all existing and numbered; see plan)
 Required Shrubs = 40 Provided Shrubs = **0

**** Owner requests waiver from required shrubs along north development frontage due to multiple existing easements (shown) and easterly 66' of this project site is reserved for public street right of way (see civil).**

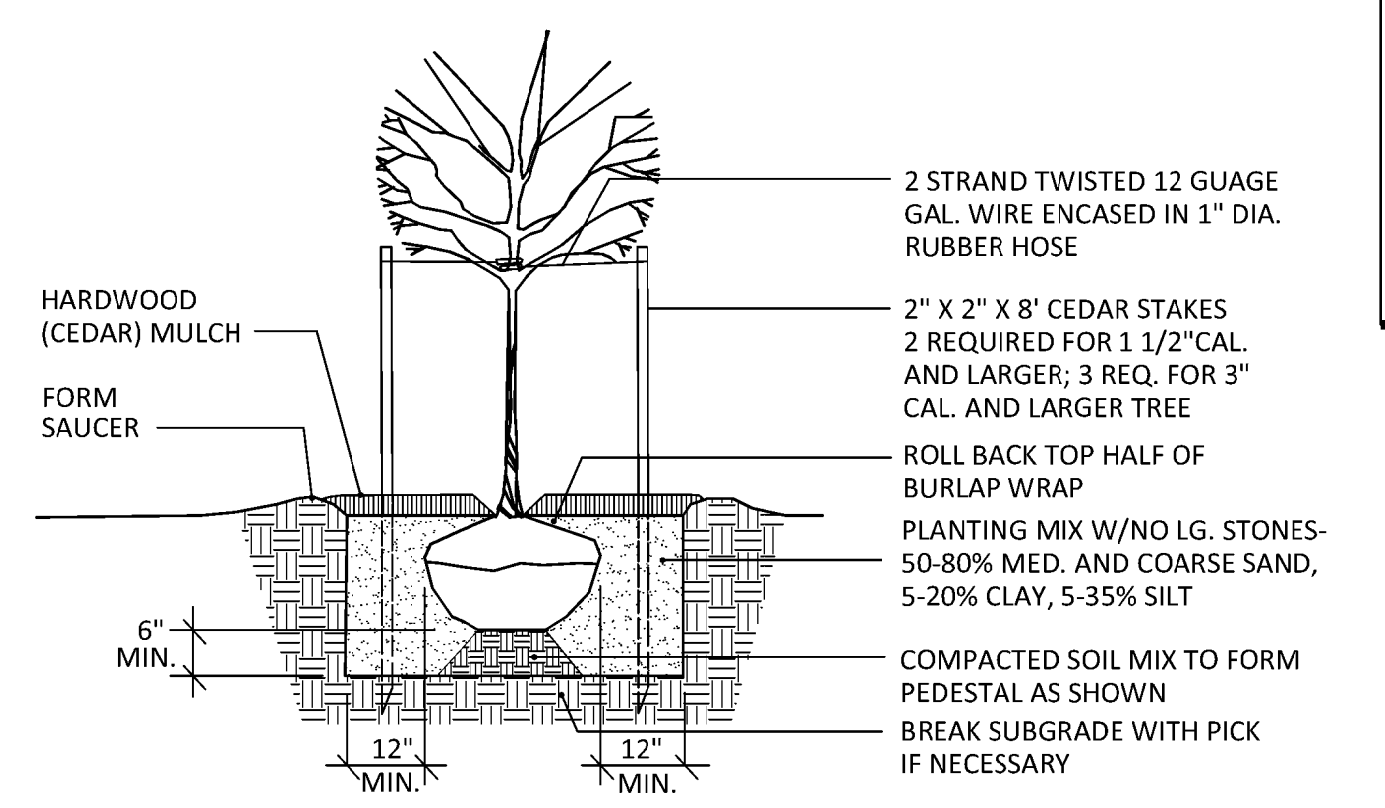
Tabulation of Points and Credits (includes Development Frontage Landscaping):

Plant Type/Element	Min. size	Points	Proposed Qty.	Pts.
Overstory Deciduous Tree	2 1/2" cal.	35	9	315
Ornamental tree	1 1/2" cal.	15	10	150
Upright evergreen shrub	3-4 feet tall	10	-	-
Shrub, deciduous	18" or 3 gal.	3	61	183
Shrub, evergreen	18" or 3 gal.	4	-	-
Ornamental grasses or perennials	18" or 3 gal.	2	125	250
Ornamental fence or wall	na	4 per 10 lf	-	-
Total				898

898 Total Points Provided (636 Required)

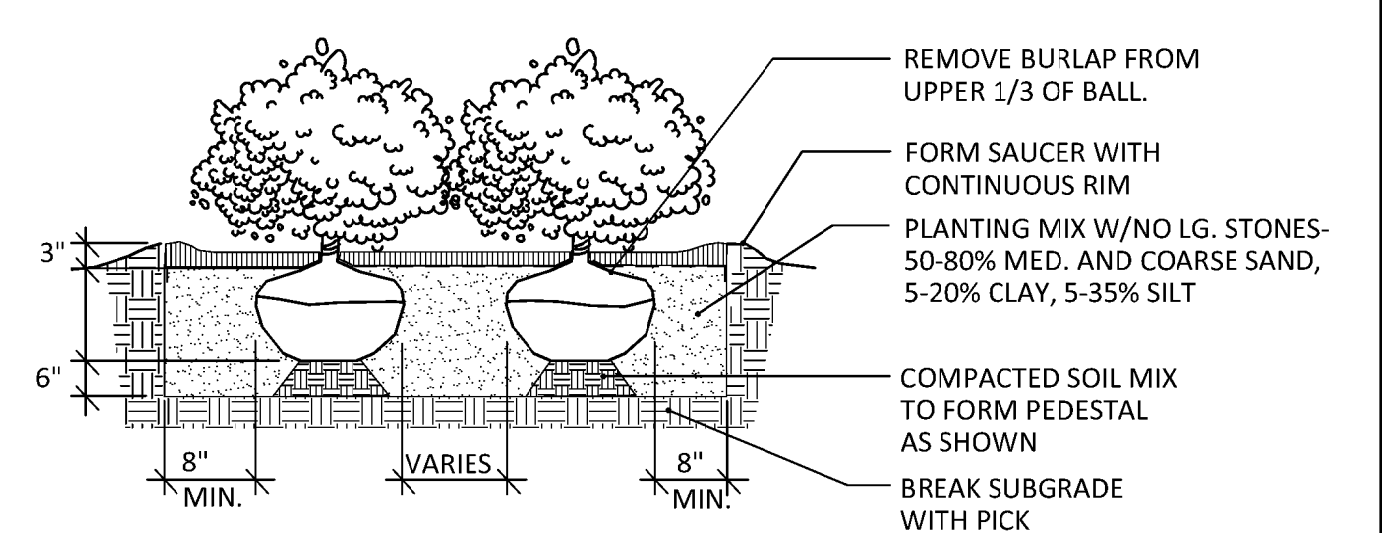
Plant Schedule

Qty.	Overstory and Ornamental Trees		
1	Redbud	<i>Cercis canadensis</i>	2 1/2" cal.
2	Hackberry	<i>Celtis occidentalis</i>	2 1/2" cal.
2	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	2 1/2" cal.
5	Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	2 1/2" cal.
3	Apollo Maple	<i>Acer saccharum 'Barrett Cole'</i>	2 1/2" cal.
1	Redmond Linden	<i>Tilia americana 'Redmond'</i>	2 1/2" cal.
4	Adirondack Crab	<i>Malus Adirondack</i>	2 1/2" cal.
1	Princeton Sentry Ginkgo	<i>Ginkgo biloba 'PNI 2720'</i>	2 1/2" cal.
Shrubs			
6	Black Chokeberry	<i>Aronia melanocarpa</i>	24" ht.
9	Low Scape Mound	<i>Aronia melanocarpa 'Low Scape Mound'</i>	18" ht.
6	Gray Dogwood	<i>Cornus racemosa</i>	24" ht.
8	Arctic Fire Red Dogwood	<i>Cornus sericea 'Arctic Fire'</i>	24" ht.
2	Kodiak Orange Diervilla	<i>Diervilla 'Kodiak Orange'</i>	18" ht.
6	Little Lime Hydrangea	<i>Hydrangea paniculata 'Little Lime'</i>	24" ht.
4	Summer Wine Ninebark	<i>Physocarpus opulifolius</i>	18" ht.
8	Blue Miffin Viburnum	<i>Viburnum dentatum 'Christom'</i>	24" ht.
4	White Potentilla	<i>Potentilla fruticosa 'McKay's White'</i>	18" ht.
3	American Cranberrybush Viburnum	<i>Viburnum opulus var. americanum</i>	24" ht.
3	Red Chokeberry	<i>Aronia arbutifolia 'Brilliantissima'</i>	24" ht.
2	Wine and Roses Weigela	<i>Weigela florida 'Alexandra'</i>	24" ht.
Perennials			
25	Black Eyed Susan	<i>Rudbeckia fulgida</i>	1 gal.
7	Purple Coneflower	<i>Echinacea purpurea</i>	1 gal.
13	Blue Heaven Little Bluestem	<i>Schizachyrium scoparium 'Blue Heaven'</i>	1 gal.
13	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	1 gal.
22	Apricot Sparkles Daylily	<i>Hemerocallis 'Apricot Sparkles'</i>	1 gal.
10	Prairie Dropseed	<i>Sporobolus heterolepis</i>	1 gal.
22	Stella D'Oro Daylily	<i>Hemerocallis 'Stella de Oro'</i>	1 gal.
13	Autumn Fire Sedum	<i>Hylotelephium 'Autumn Fire'</i>	1 gal.



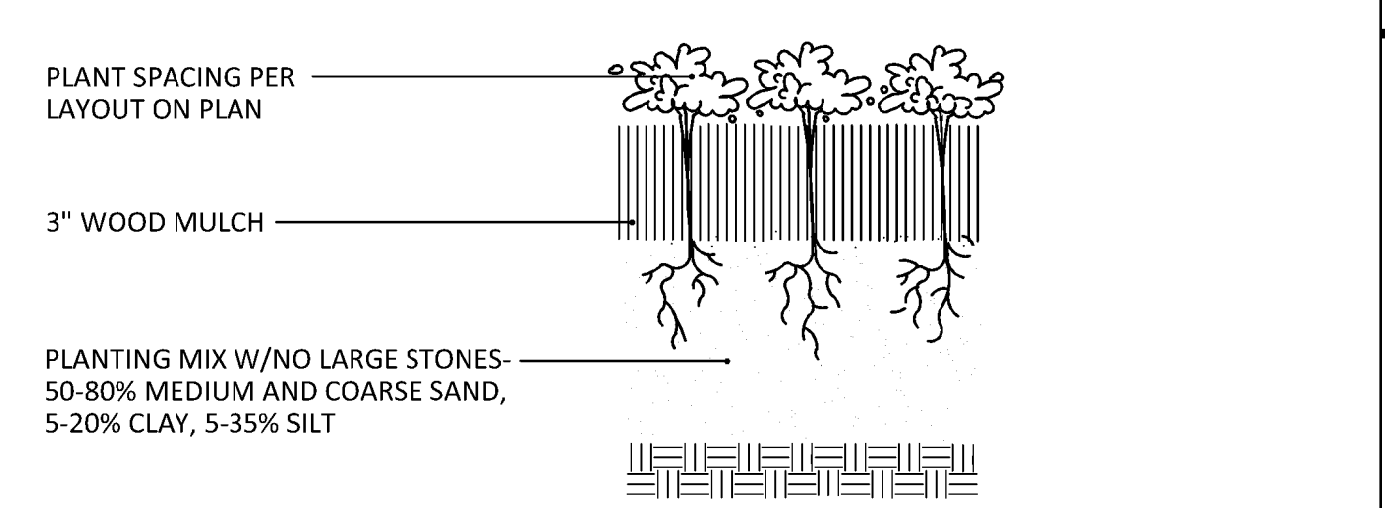
2 TREE PLANTING

NTS



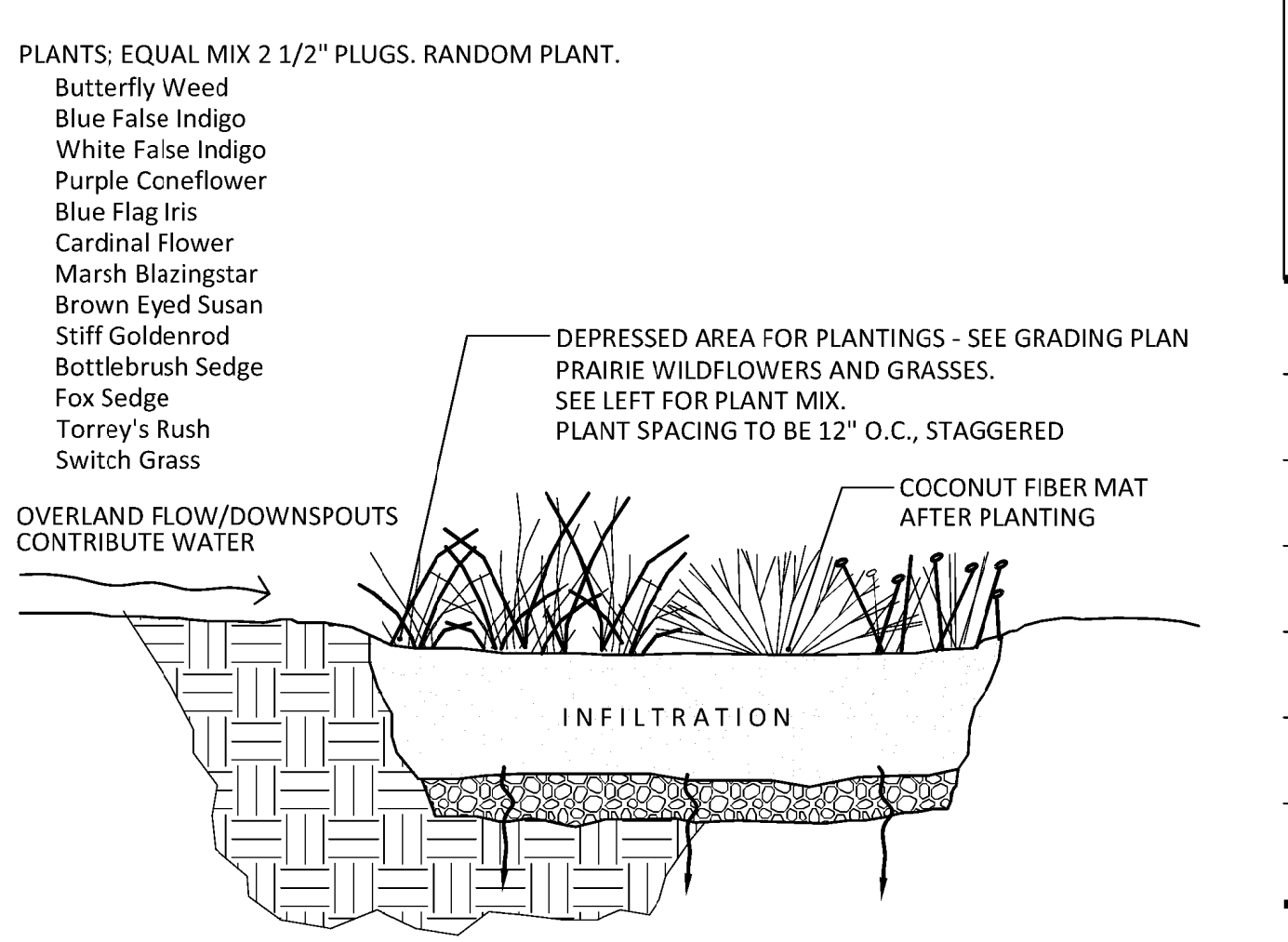
3 SHRUB PLANTING

NTS



4 PERENNIAL PLANTING

NTS



5 BIOINFILTRATION AREA

NTS

