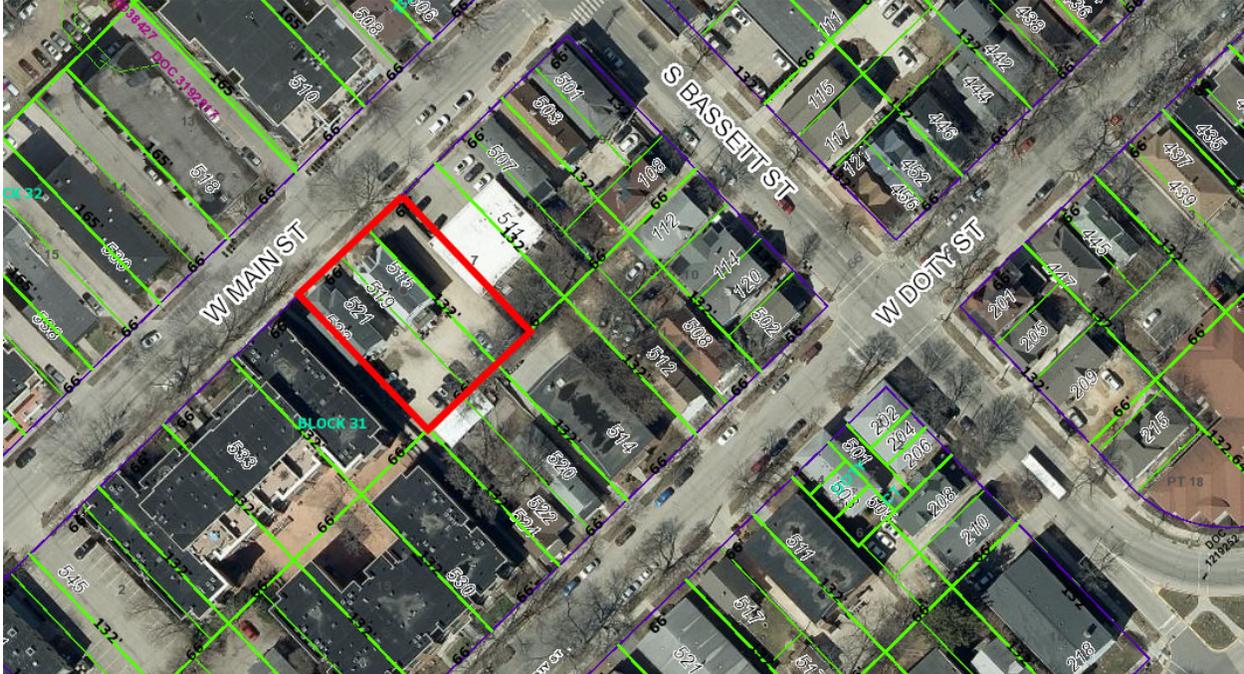


517 W Main Street
Contract 9552
MUNIS 15350
Developer: Vanilla 301 LLC



Summary of Improvements:

- Extend public storm sewer on W Main Street to provide storm connection to serve the redevelopment.
- Reconstruct public sidewalk on W Main Street adjacent to the redevelopment as needed to provide ADA grades.
- Repair or replace existing public sidewalk, street terrace, curb and gutter, street terrace, and street pavement as necessary to accommodate the private redevelopment project.
- Close abandoned driveways with curb and gutter.
- Construct new private drive apron on W Main Street.
- Construct private sanitary, storm, and water service laterals.
- Protect existing public street terrace trees on W Main Street. Tree removals as approved by City Forestry (currently none – but public storm sewer construction may impact additional trees depending on final design)

TITLE COMMITMENT (PARCEL A):

ISSUING AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
COMMITMENT NUMBER: NCS-1195116-MAD
COMMITMENT DATE: OCTOBER 6, 2023 AT 7:30AM
PROPERTY ADDRESS: 519 WEST MAIN STREET, MADISON, WI 53703
TITLE OFFICER: KEVIN NEUBERGER
ESCROW OFFICER: RACHEL SCHROEDER

LEGAL DESCRIPTION (BASED ON TITLE COMMITMENT, THIS SHEET):

THE NORTHEAST 28.9 FEET OF LOT SIX (6) AND THE SOUTHWEST 1/2 OF LOT SEVEN (7), BLOCK THIRTY-ONE (31), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.
PROPERTY ADDRESS: 519 WEST MAIN STREET, MADISON, WI 53703
TAX KEY NUMBER: 251/0709-231-3210-7 (PARCEL A)
CURRENT ZONING: DR2 (DOWNTOWN RESIDENTIAL 2)

TITLE COMMITMENT EXCEPTIONS:

THE FOLLOWING WERE DISCLOSED AS EXCEPTIONS IN THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, FILE NO. NCS-1195116-MAD WITH COMMITMENT DATE: OCTOBER 6, 2023 AT 7:30AM

ITEMS 1-3 AND 10-13 VISIBLE EVIDENCE SHOWN ON MAP, IF ANY.
ITEMS 4-9 AND 14-16 ARE NOT SURVEY RELATED AND THEREFORE ARE INTENTIONALLY OMITTED.

- 1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.
2. EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
3A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS.
10. PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MATTER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSES.
11A. TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE DRIVEWAY ACCESS EASEMENT AS SET FORTH IN WARRANTY DEED RECORDED ON JULY 09, 1952 IN VOLUME 580, PAGE 548, AS DOCUMENT NO. 837301.
12. TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE AGREEMENT RECORDED ON NOVEMBER 04, 1964 IN VOLUME 417, PAGE 422, AS DOCUMENT NO. 1116863.
13A. UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION, DATED AUGUST 07, 1989, RECORDED/FILED NOVEMBER 13, 1989 IN VOLUME 13537, PAGE 22 AS DOCUMENT NO. 2171865.

TITLE COMMITMENT (PARCEL B):

ISSUING AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
COMMITMENT NUMBER: NCS-1209225-MAD
COMMITMENT DATE: FEBRUARY 15, 2024 AT 7:30AM
PROPERTY ADDRESS: 521 AND 523 WEST MAIN STREET, MADISON, WI 53703
TITLE OFFICER: KEVIN NEUBERGER
ESCROW OFFICER: RACHEL SCHROEDER

LEGAL DESCRIPTION (BASED ON TITLE COMMITMENT, THIS SHEET):

THE SOUTHWEST 33.1 FEET OF LOT SIX (6), BLOCK THIRTY-ONE (31), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.
PROPERTY ADDRESS: 521 AND 523 WEST MAIN STREET, MADISON, WI 53703
TAX KEY NUMBER: 251/0709-231-3211-5 (PARCEL B)
CURRENT ZONING: DR2 (DOWNTOWN RESIDENTIAL 2)

TITLE COMMITMENT EXCEPTIONS:

THE FOLLOWING WERE DISCLOSED AS EXCEPTIONS IN THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, FILE NO. NCS-1209225-MAD WITH COMMITMENT DATE: FEBRUARY 15, 2024 AT 7:30AM

ITEMS 1-3 AND 9-10 VISIBLE EVIDENCE SHOWN ON MAP, IF ANY.
ITEMS 4-8 AND 11-14 ARE NOT SURVEY RELATED AND THEREFORE ARE INTENTIONALLY OMITTED.

- 1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.
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3B. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS.
9. RESERVATIONS FOR EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS SHOWN ON THE RECORDED PLAT OR CERTIFIED SURVEY MAP OF THE SUBJECT PROPERTY REFERRED TO IN SCHEDULE A HEREOF.
10B. DRIVEWAY EASEMENT AND RESERVATION CONTAINED IN A DEED RECORDED JULY 9, 1952 IN VOLUME 580, PAGE 548 AS DOCUMENT NO. 837301.

CONTROL / BENCHMARK TABLE with columns: POINT NO., NORTHING, EASTING, ELEVATION, DESCRIPTION. Includes sites BM 1, BM 2, BM 3, CP1, CP2, CP3.

(CONTROL POINTS AND BENCHMARKS WITH * ARE NOT SHOWN ON THIS SHEET, LOCATION FROM SITE SHOWN IN [DD])

LEGEND

Legend detailing symbols for utilities (manholes, valves, poles), setbacks, boundaries, and surfaces (asphalt, concrete, gravel).

LEGAL DESCRIPTION (BASED ON TITLE COMMITMENT, THIS SHEET):

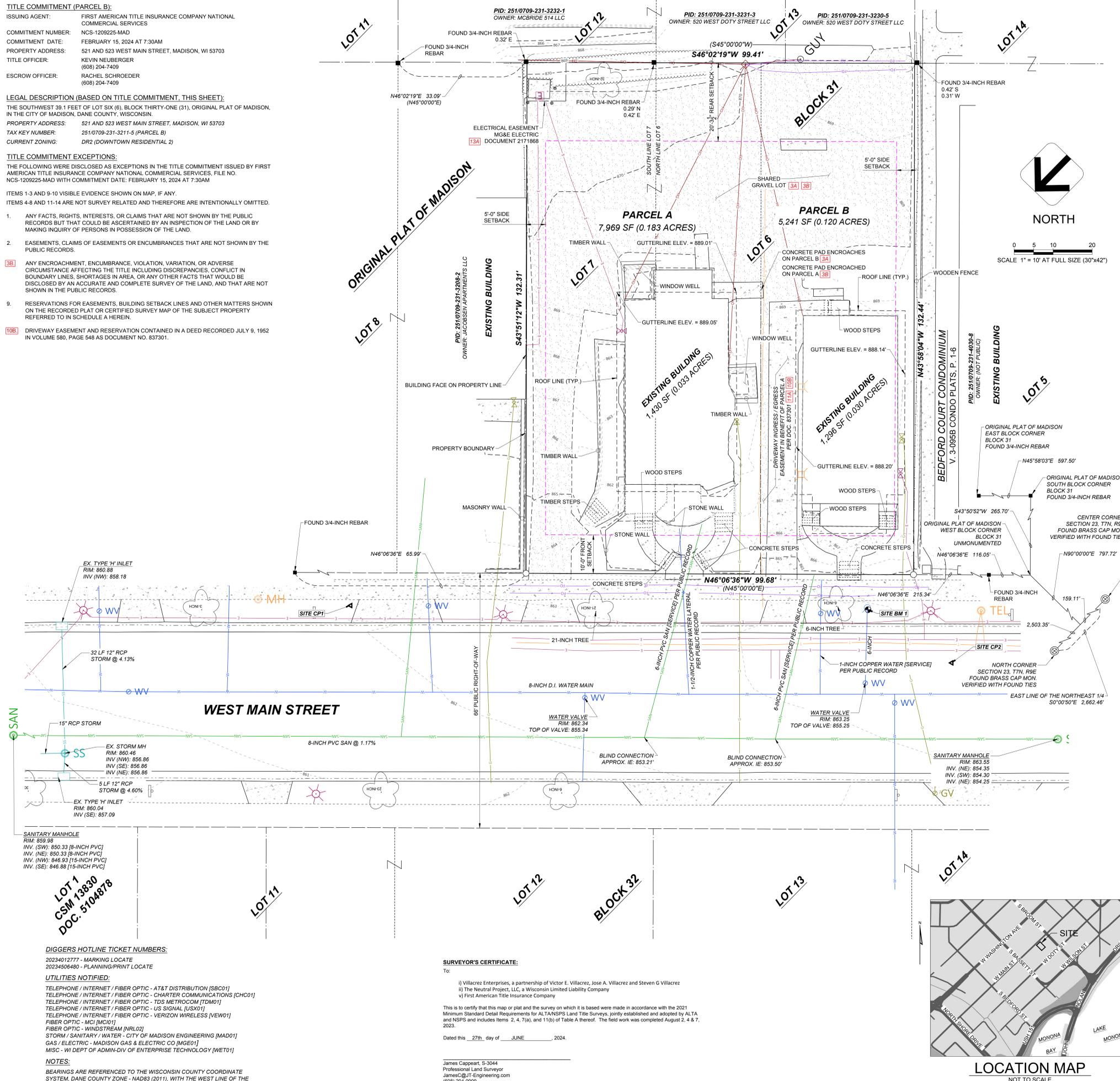
THE SOUTHWEST 33.1 FEET OF LOT SIX (6), BLOCK THIRTY-ONE (31), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.
PROPERTY ADDRESS: 521 AND 523 WEST MAIN STREET, MADISON, WI 53703
TAX KEY NUMBER: 251/0709-231-3211-5 (PARCEL B)
CURRENT ZONING: DR2 (DOWNTOWN RESIDENTIAL 2)

TITLE COMMITMENT EXCEPTIONS:

THE FOLLOWING WERE DISCLOSED AS EXCEPTIONS IN THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, FILE NO. NCS-1209225-MAD WITH COMMITMENT DATE: FEBRUARY 15, 2024 AT 7:30AM

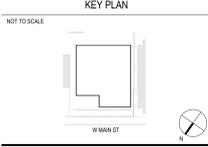
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10B. DRIVEWAY EASEMENT AND RESERVATION CONTAINED IN A DEED RECORDED JULY 9, 1952 IN VOLUME 580, PAGE 548 AS DOCUMENT NO. 837301.



THE NEUTRAL PROJECT logo and contact information for THE NEUTRAL PROJECT, LLC, ARCHITECT OF RECORD, DESIGN CONSULTANT, STRUCTURAL ENGINEERS, LANDSCAPE ARCHITECT, and CIVIL ENGINEERS.

- GENERAL NOTES: 1. Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawing. 2. All dimensions shall be verified on site before proceeding with the work. 3. All dimensions shall be verified on site before proceeding with the work.



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ISSUANCES / REVISIONS table with columns: REV, DESCRIPTION, DATE, ISSUED BY.

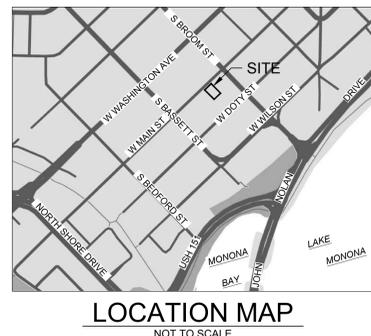
SEAL

PROJECT: 519-521 W MAIN ST
MADISON, WI

SHEET NAME: EXISTING CONDITIONS PLAN

C001

DRAWING SCALE, SEE SHEET, ARCH E1 (30' X 42'), PROJECT NO., REVISION, REVISION DATE table.



DEMOLITION NOTES:

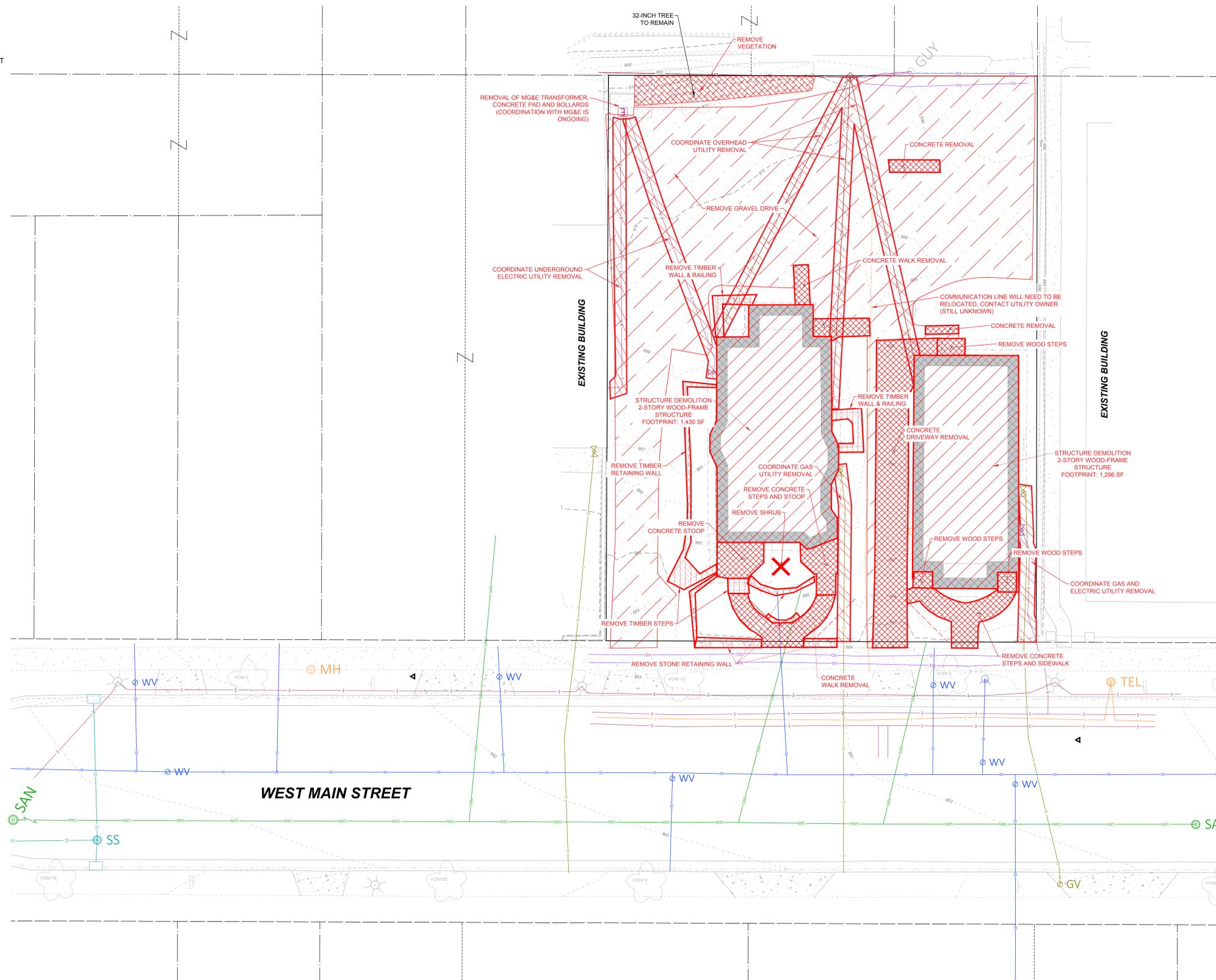
- SEE ALTA/NSPS TITLE SURVEY, SHEET 1 OF 1 FOR ADDITIONAL NOTES, DETAILS, AND LEGENDS.
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 CLEAN DRYWALL
 SHINGLES
 CORRUGATED CARDBOARD
 METAL
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- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE MOVEMENT OF ANY UTILITY REQUIRED TO COMPLETE CONSTRUCTION.
- UTILITY RELOCATION COORDINATION WILL BEGIN FOLLOWING APPROVAL OF THE CONDITIONAL APPROVAL BY THE CITY OF MADISON PLAN COMMISSION AND PUBLIC WORKS DEPARTMENT.

LEGEND

-  BUILDING DEMOLITION
-  GRAVEL PAVEMENT DEMOLITION
-  TIMBER DEMOLITION
-  STONE DEMOLITION
-  CONCRETE DEMOLITION
-  VEGETATION REMOVAL - AREA
-  UTILITY REMOVAL
-  VEGETATION REMOVAL



SCALE 1" = 10' AT FULL SIZE (30" X 42")



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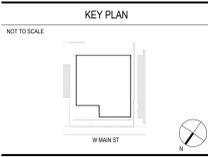
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REV.	DESCRIPTION	DATE	ISSUED BY
2	ENTITLEMENT APPLICATION	06/27/2024	DG
1	LAND USE APPLICATION	04/05/2024	DG

ISSUANCES / REVISIONS

PROJECT
519-521 W MAIN ST
 519-521 W MAIN ST
 MADISON, WI

SHEET NAME
DEMOLITION PLAN - SITE

C002

DRAWN BY SMR	REVIEWED BY DAD	APPROVED BY DAD
DRAWING SCALE SEE SHEET	PAGE FORMAT ARCH E1 (30" X 42")	
PROJECT NO. V301	REVISION Current Revision	REVISION DATE 06/27/2024

DEMOLITION NOTES:

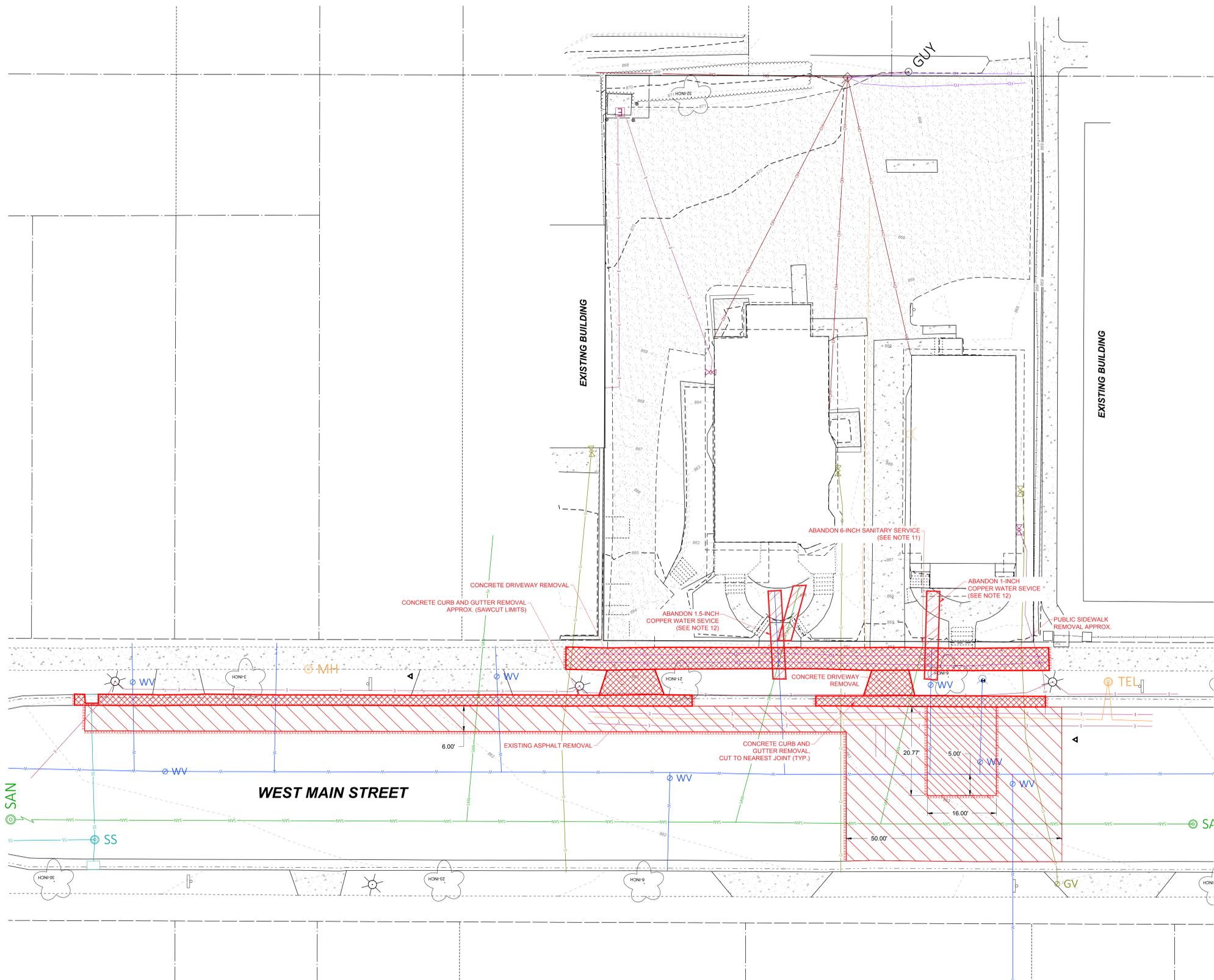
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- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE MOVEMENT OF ANY UTILITY REQUIRED TO COMPLETE CONSTRUCTION.
- UTILITY RELOCATION COORDINATION WILL BEGIN FOLLOWING APPROVAL OF THE CONDITIONAL APPROVAL BY THE CITY OF MADISON PLAN COMMISSION AND PUBLIC WORKS DEPARTMENT.
- SANITARY SERVICE ABANDONMENT:** REMOVE EXISTING SANITARY LATERAL TO THE PROPERTY LINE. COORDINATE PERMANENT PLUG WITH THE CITY OF MADISON ENGINEERING.
- WATER SERVICE ABANDONMENT:** WATER SERVICES SHALL BE ABANDONED BY SHUTTING OFF THE CURB STOP VALVE, CUTTING AND CRIMPING THE EXISTING WATER SERVICE. CURB BOXES SHALL BE REMOVED. COORDINATE REMOVAL WITH MADISON WATER UTILITY PRIOR TO REMOVALS WITHIN THE RIGHT OF WAY.

LEGEND

-  ASPHALTIC SURFACE MILLING
-  FULL DEPTH ASPHALTIC SURFACE REMOVAL
-  CONCRETE DEMOLITION
-  UTILITY REMOVAL
-  SAWCUT



NORTH



OWNER/DEVELOPER
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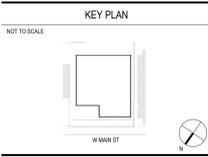
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2	ENTITLEMENT APPLICATION	06/27/2024	DG
1	LAND USE APPLICATION	04/05/2024	DG

SEAL:

519-521 W MAIN ST

519-521 W MAIN ST
 MADISON, WI

SHEET NAME
 DEMOLITION PLAN -
 WORK WITHIN RIGHT-OF-WAY

C003

DRAWN BY	REVIEWED BY	APPROVED BY
SMR	DAD	DAD

DRAWING SCALE	PAGE FORMAT
SEE SHEET	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	06/27/2024

PROPERTY DESCRIPTION:
 ALL OF LOT 6 AND THE SOUTHWEST 1/2 OF LOT 7, ALL IN BLOCK 31 OF THE ORIGINAL PLAT OF MADISON, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL TAX ID (CURRENT AS OF 11/07/2023):
 251/0709-231-3210-7 (PARCEL A)
 251/0709-231-3211-5 (PARCEL B)

SITE INFORMATION:

TOTAL SITE AREA:	0.303 ACRES (13,177 S.F.)
TOTAL DISTURBED AREA:	0.303 ACRES (13,177 S.F.)
EXISTING PERVIOUS (AREA):	0.062 ACRES (2,664 S.F.)
EXISTING IMPERVIOUS (AREA):	0.241 ACRES (10,513 S.F.)
EXISTING IMPERVIOUS AREA (PERCENT):	79.78%
PROPOSED PERVIOUS (AREA):	0.042 ACRES (1,834 S.F.)
PROPOSED IMPERVIOUS (AREA):	0.143 ACRES (6,234 S.F.)
PROPOSED PERVIOUS PAVES (AREA):	0.040 ACRES (1,758 S.F.)
PROPOSED GREEN ROOF (AREA):	0.076 ACRES (3,300 S.F.)
PROPOSED IMPERVIOUS AREA (PERCENT):	47.31%
DECREASE IN IMPERVIOUS AREA:	0.098 ACRES (4,279 S.F.)

NUMBER OF BUILDING STORIES: FOUR
SQUARE FOOTAGE OF BUILDING: 7,700 S.F.
PROPERTY ZONING: DR2 - DOWNTOWN RESIDENTIAL 2

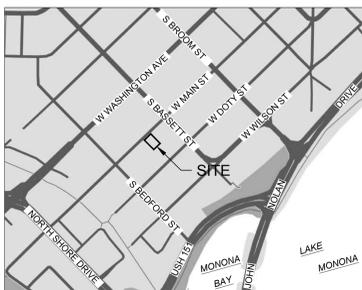
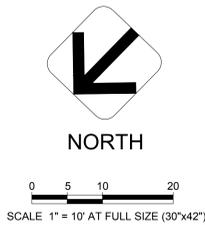
PARKING (SEE NOTE 8):

REGULAR PARKING STALLS:	9 STALLS
ADA ACCESSIBLE STALLS (EV READY):	1 STALL
EV READY STALLS:	2 STALLS
EV INSTALLED STALLS:	5 STALLS
EV INSTALLED SHARED VEHICLE:	1 STALL
TOTAL PARKING STALLS:	18 STALLS
BICYCLE PARKING:	35 STALLS

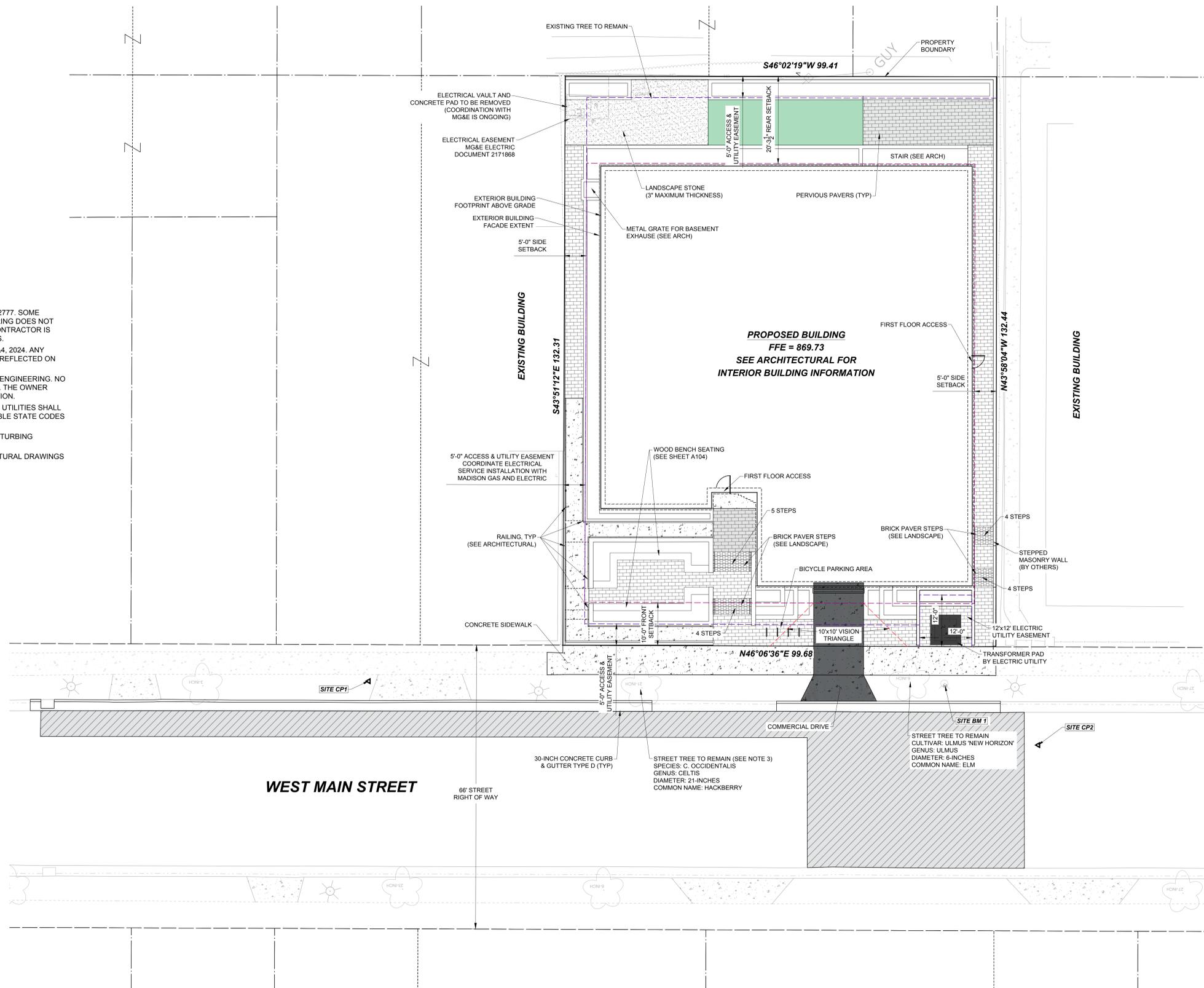
- SITE PLAN NOTES:**
- SEE PREVIOUS SHEETS FOR ADDITIONAL DETAILS, NOTES AND LEGENDS.
 - INTERIOR LOT LINES FOR THE PROJECT PARCEL HAVE BEEN TURNED OFF FOR LEGIBILITY.
 - UTILITIES ARE SHOWN AS SURVEYED PER MARKINGS FROM DIGGERS HOTLINE TICKETS 20234012777. SOME UTILITIES WERE NOT MARKED BUT ARE AS SHOWN BASED ON RECORD DRAWINGS. JT ENGINEERING DOES NOT WARRANT THE ACCURACIES OR LOCATIONS OF ANY UTILITIES AS SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 - FIELD SURVEY WAS CONDUCTED BY JT ENGINEERING, INC. ON OCTOBER 18, 2023 AND MARCH 18, 2024. ANY IMPROVEMENTS OR CHANGES TO THE PROJECT AREA FOLLOWING THE FIELD SURVEY ARE NOT REFLECTED ON THIS PLAN.
 - A STORMWATER MANAGEMENT PLAN (SWMP) HAS BEEN DEVELOPED FOR THE PROPERTY BY JT ENGINEERING. NO BUILDING PERMIT SHALL BE ISSUED WITHOUT ACKNOWLEDGING THE PLAN AND ADHERING TO IT. THE OWNER MUST SIGN AND RECORD THE MAINTENANCE AGREEMENT PRIOR TO THE START OF CONSTRUCTION.
 - CONSTRUCTION WITHIN THE ROAD RIGHT-OF-WAY, AND ANY CONSTRUCTION IMPACTING PUBLIC UTILITIES SHALL CONFORM TO CONSTRUCTION STANDARDS OF THE CITY OF MADISON AS WELL AS ANY APPLICABLE STATE CODES AND STANDARDS.
 - CONTRACTOR SHALL NOTIFY THE CITY OF MADISON AT LEAST 24 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES SO THAT EROSION CONTROL MEASURES CAN BE INSPECTED BY THE CITY.
 - PARKING AND BICYCLE STALLS ARE LOCATED UNDERGROUND BELOW BUILDING. SEE ARCHITECTURAL DRAWINGS FOR PARKING LAYOUT AND DIMENSIONS.

LEGEND

- | | |
|--|---|
| | ELECTRIC VAULT |
| | LIGHT POLE |
| | STORM INLET |
| | FIRE HYDRANT |
| | DECIDUOUS TREE |
| | TREELINE |
| | EXISTING ASPHALT |
| | EXISTING CONCRETE DRIVEWAY |
| | EXISTING CONCRETE |
| | EXISTING GRAVEL SURFACE |
| | PROPOSED GREEN SPACE |
| | PROPOSED COMMERCIAL DRIVE |
| | PROPOSED CONCRETE PAVEMENT |
| | PROPOSED CONCRETE (SIDEWALK) |
| | PROPOSED PERVIOUS PAVERS |
| | PROPOSED HMA PAVEMENT - REPLACE IN KIND |
| | NEW UTILITY EASEMENT |
| | SITE SETBACK LINE |



LOCATION MAP
 NOT TO SCALE



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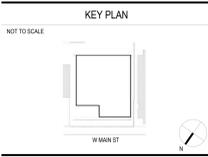
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 - All dimensions are in feet and inches unless stated otherwise.
 - The Neutral Project shall be verified on-site by the contractor.
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 - All information shown on this drawing is by date of specific project only and shall not be used otherwise without written permission.



FOR REFERENCE ONLY

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REV	DESCRIPTION	DATE	ISSUED BY
2	ENTITLEMENT APPLICATION	06/27/2024	DG
1	LAND USE APPLICATION	04/05/2024	DG

SEAL:

PROJECT
519-521 W MAIN ST

519-521 W MAIN ST
 MADISON, WI

SHEET NAME
SITE PLAN

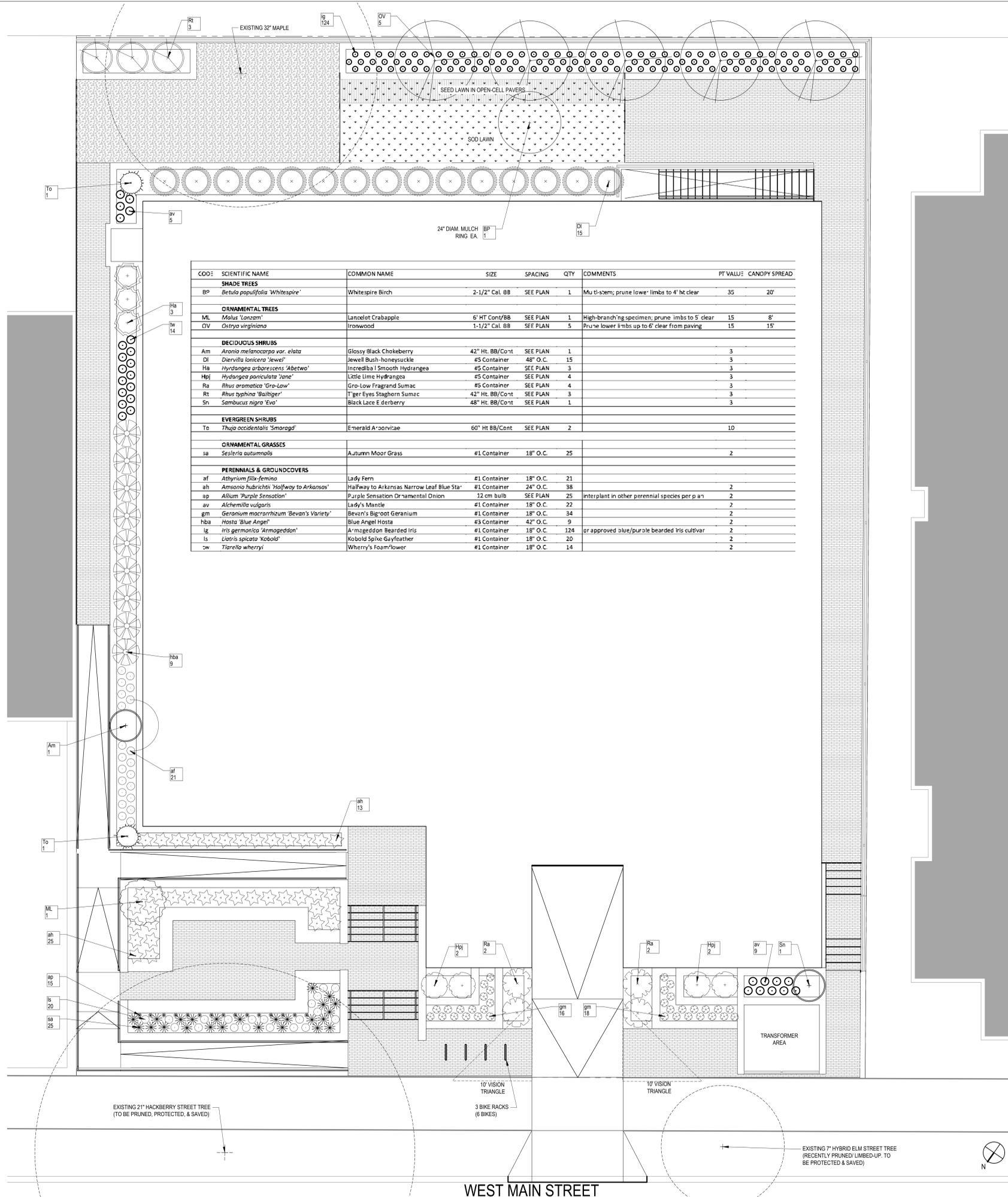
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DRAWN BY SMR	REVIEWED BY DAD	APPROVED BY DAD
DRAWING SCALE SEE SHEET	PAGE FORMAT ARCH E1 (30" X 42")	
PROJECT NO. V301	REVISION Current Revision	REVISION DATE 06/27/2024

For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area:	13,210	SF
Building Footprints	7,650	SF
Development Area Minus Building Footprints	5,560	SF
Five (5) acres:	217,800	SF
First five (5) developed acres:	93	points
Remainder of developed area over 5 acres:	-212,240.00	SF
Total landscape points required:	93	points

Plant Type/Element	Min. Size at Installation	Points	Exist. Credits QTY.	New/Proposed Landscape QTY.	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35		1	35
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35		0	0
Ornamental tree	1 1/2 inch caliper	15		6	90
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10		2	20
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3		31	93
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4		0	0
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2		307	614
Ornamental/decorative fencing or wall	n/a	4 per 10 lineal ft			
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points. *Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200			
Landscape furniture for public seating and/or transit connections		5 points per "seat"			
Subtotals			0		
General Site/Foundation Total					852



CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QTY	COMMENTS	PT VALUE	CANOPY SPREAD
SHADE TREES								
Bp	<i>Betula populifolia</i> 'Whitespire'	Whitespire Birch	2-1/2" Cal. BB	SEE PLAN	1	Multistem; prune lower limbs to 4' ht clear	35	20'
ORNAMENTAL TREES								
ML	<i>Malus 'Lanzan'</i>	Lancelot Crabapple	6' HT Cont/BB	SEE PLAN	1	High-branching specimen; prune limbs to 5' clear	15	8'
OV	<i>Ostrya virginiana</i>	Ironwood	1-1/2" Cal. BB	SEE PLAN	5	Prune lower limbs up to 6' clear from paving	15	15'
DECIDUOUS SHRUBS								
Am	<i>Aronia melanocarpa</i> var. <i>elata</i>	Glossy Black Chokeberry	42" Ht. BB/Cont	SEE PLAN	1		3	
DI	<i>Diervilla laevis</i> 'Jewel'	Jewel Bush-honeysuckle	#5 Container	48" O.C.	15		3	
Ha	<i>Hydrangea arborescens</i> 'Abetwo'	Incrediball Smooth Hydrangea	#5 Container	SEE PLAN	3		3	
Hpl	<i>Hydrangea paniculata</i> 'Lane'	Little Lime Hydrangea	#5 Container	SEE PLAN	4		3	
Ra	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	#5 Container	SEE PLAN	4		3	
Rt	<i>Rhus typhina</i> 'Baltiger'	Tiger Eyes Staghorn Sumac	42" Ht. BB/Cont	SEE PLAN	3		3	
Sn	<i>Sambucus nigra</i> 'Evo'	Black Lace Elderberry	48" Ht. BB/Cont	SEE PLAN	1		3	
EVERGREEN SHRUBS								
To	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Arborvitae	60" Ht BB/Cont	SEE PLAN	2		10	
ORNAMENTAL GRASSES								
sa	<i>Sesleria autumnalis</i>	Autumn Moor Grass	#1 Container	18" O.C.	25		2	
PERENNIALS & GROUNDCOVERS								
af	<i>Athyrium filix-femina</i>	Lady Fern	#1 Container	18" O.C.	21			
ah	<i>Amsania hubrichtii</i> 'Halfway to Arkansas'	Halfway to Arkansas Narrow Leaf Blue Star	#1 Container	24" O.C.	38		2	
ap	<i>Allium</i> 'Purple Sensation'	Purple Sensation Ornamental Onion	12 cm bulb	SEE PLAN	25	interplant in other perennial species per plan	2	
av	<i>Alicemilla vulgaris</i>	Lady's Mantle	#1 Container	18" O.C.	22		2	
gm	<i>Geranium macrorrhizum</i> 'Bevan's Variety'	Bevan's Big-foot Geranium	#1 Container	18" O.C.	34		2	
hba	<i>Hosta</i> 'Blue Angel'	Blue Angel Hosta	#3 Container	42" O.C.	9		2	
ig	<i>Iris germanica</i> 'Armageddon'	Armageddon Bearded Iris	#1 Container	18" O.C.	124	or approved blue/purple bearded iris cultivar	2	
ls	<i>Liatris spicata</i> 'Kobold'	Kobold Spike Gayfeather	#1 Container	18" O.C.	20		2	
tw	<i>Tiarella wherryi</i>	Wherry's Foamflower	#1 Container	18" O.C.	14		2	

SHEET NOTES

- ALL PLANTING BEDS TO RECEIVE 3" DEPTH SHREDDED HARDWOOD BARK MULCH. SEE SPECIFICATIONS. VOIDS IN PLANTINGS AROUND BUILDING FOUNDATIONS SHALL RECEIVE 3" MIN. DEPTH MULCH.
- SEE SOIL PREPARATION SPECIFICATION FOR PREPARING THE SITE PRIOR TO PLANTING.
- PRIOR TO INSTALLATION, CONTACT CITY OF MADISON FORESTRY TO COORDINATE CONSTRUCTION OBSERVATION.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.
- TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION.
- ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
- CONTRACTOR SHALL CONTACT CITY FORESTRY BRAD HOFMANN BHOFMANN@CITYOFMADISON.COM OR 266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
- SEE L102 FOR GREEN ROOF PLANTING.

THE NEUTRAL PROJECT

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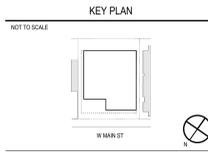
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ISSUANCES / REVISIONS

REV	DESCRIPTION	DATE	ISSUED BY
2	ENTITLEMENT APPLICATION	06/27/2024	DC
1	LAND USE APPLICATION	04/09/2024	DC



PROJECT
517 W MAIN ST
 517 W MAIN ST
 MADISON, WI

SHEET NAME
 LANDSCAPE PLAN

L101

DRAWN BY	REVIEWED BY	APPROVED BY
SAB		

DRAWING SCALE: PER EACH DRAWING RCH E1 (30" X 42")
 PAGE FORMAT: RCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	0	06/26/2024