



# Johnson Financial Group - Building Renovation

448 S. Gammon Road | Madison, WI 53719

## PROJECT TEAM

### TENANT

**Johnson Financial Group**  
555 Main Street  
Racine, WI 53403

### ARCHITECT

**The Redmond Company**  
W228 N745 Westmound Drive  
Waukesha, WI 53186

PROJECT CONTACT: Eric Ohlfs  
EMAIL: eohlfs@theredmondco.com  
P: 262.896.3787

### CONTRACTOR

**Stevens Construction**  
2 Buttonwood Court  
Madison, WI 53718

PROJECT CONTACT: Matt Hartenstein  
EMAIL: mhartenstein@stevensconstruction.com  
P: 608.222.5930

### STRUCTURAL ENGINEER

**REYN Engineering Inc.**  
131 Seeboth Suite 220  
Milwaukee, WI 53204

PROJECT CONTACT: Ken Sosinski  
EMAIL: ken@reynengineering.com  
P: 414-644-0109

### LANDSCAPE ARCHITECT

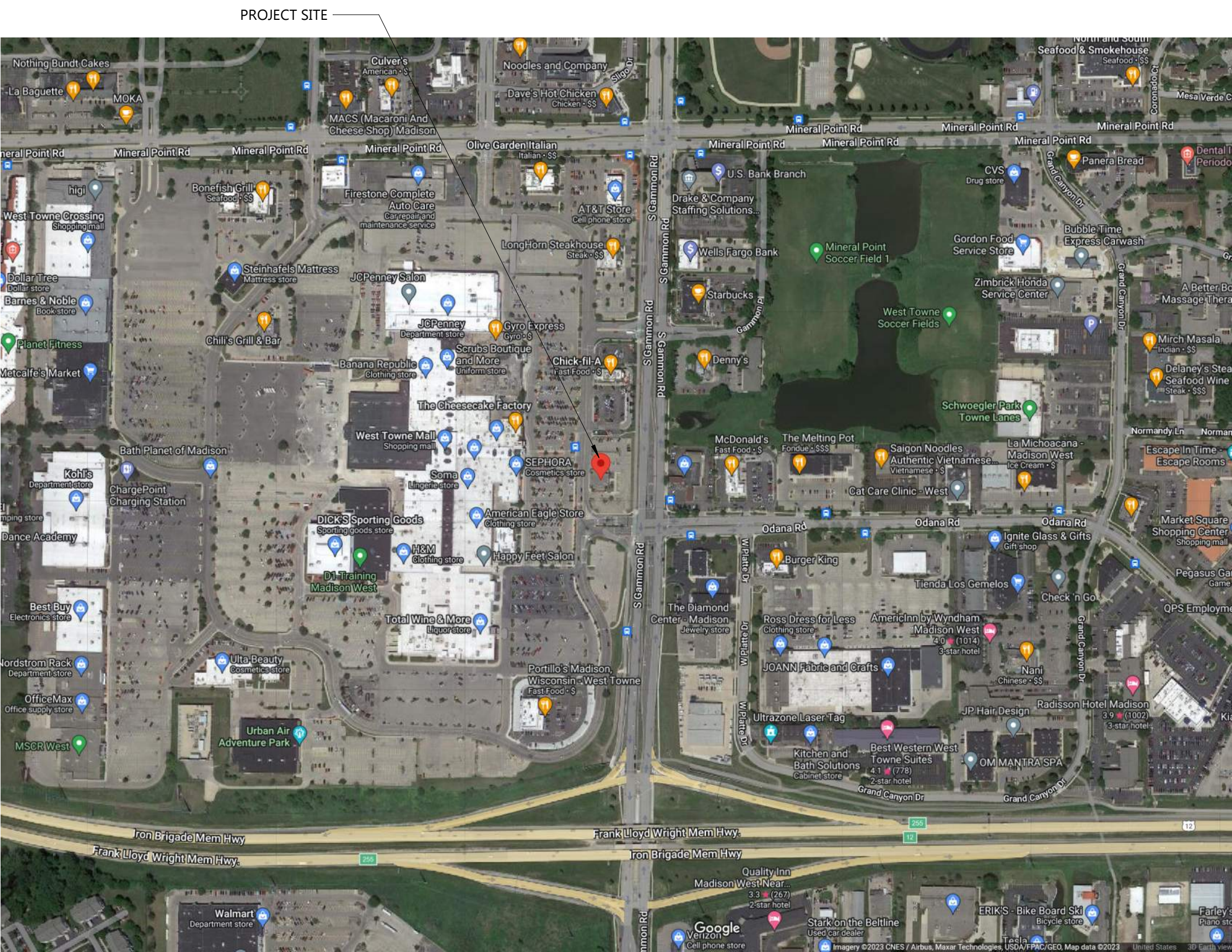
**Heller & Associates, LLC**  
PO Box 1359  
Lake Geneva, WI 53147

PROJECT CONTACT: David Heller  
EMAIL: david@wdavidheller.com  
P: 262.639.9733

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## VICINITY MAP



## Johnson Financial Group - Building Renovation

448 S. Gammon Road | Madison, WI 53719

## UDC SUBMITTAL

Project Number		24013
Date		10/17/2023
Revisions		
#	Description	Date

## UDC Index

G001





ADJACENT CHICK-FIL-A PROPERTY TO THE NORTH ON GAMMON RD.



PROPERTY ACROSS GAMMON RD. TO THE EAST



WESTPOINTE MALL TO THE WEST OF THE PROPERTY



VACANT LOT TO THE SOUTH

UDC SUBMITTAL

Project Number			24013
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EXISTING EAST ELEVATION OF CURRENT PROPERTY



EXISTING NORTH ELEVATION OF CURRENT PROPERTY



EXISTING SOUTH ELEVATION OF CURRENT PROPERTY



EXISTING WEST ELEVATION OF CURRENT PROPERTY

UDC SUBMITTAL

Project Number		24013
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PLAT OF SURVEY  
WITH TOPOGRAPHY

## CLIENT

Johnson Financial Group

## SITE ADDRESS

448 S. Gammon Road, Madison, Dane County, Wisconsin.

## LEGAL DESCRIPTION

Lot 3 of Certified Survey Map No. 13442, Part of Lot 2 of Dane County Certified Survey Map Number 3422 and lands being part of the Northeast 1/4 of Section 26, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin.

## TITLE REPORT

This survey was prepared based on Knight Barry Title Group, Letter Report No. 2234003, dated of August 24, 2023 which lists the following easements and/or restrictions:

Easement recorded as Document No. 518065; Easement Assignment recorded as Document No. 1172678. **Affects property by location, general in nature cannot be plotted.**

Easements, restrictions and operating agreement recorded as Document No. 1239177; Supplements recorded as Document Nos. 1303874, 1288279, 1359322, 1657737, 1752610, 1786646 and 2124846. **Affects property by location, shown.**

Easements, restrictions and operating agreement recorded as Document No. 1902238 and amended in instruments recorded as Document Nos. 2124847, 2654695, and 4001570. **Use restriction, cannot be plotted.**

Easement recorded as Document No. 1272585 and modified in instruments recorded as Document Nos. 2142936, 2890668, 3250638, 3250639, and 4198529. **Does not affect property by location, not shown.**

Public Sanitary Sewer Easement recorded as Document No. 1281760; amended and modified by instruments recorded as Document Nos. 1677835, 2142191 and 2145961. **Does not affect property by location, not shown.**

Public Sanitary Sewer Easement recorded as Document No. 1355553; as amended and modified by instruments recorded as Document Nos. 1677835, 2142191, and 2145961. **Does not affect property by location, not shown.**

Amended and Restated Easement, Restriction and Operating Agreement recorded as Document No. 1740913; as amended in instrument recorded as Document No. 2610739. **Use restriction, cannot be plotted.**

Easement, Restriction and Operating Agreement recorded as Document No. 2388740 and Assumption Agreement recorded as Document No. 2388741. **Affects property by location, general in nature cannot be plotted.**

Easement, Restriction and Operating Agreement recorded as Document No. 2297282; Assumption Agreement recorded as Document No. 2297283. **Affects property by location, general in nature cannot be plotted.**

Planned Commercial Site recorded as Document No. 2291039 and as Document No. 2112324. **Affects property by location, general in nature cannot be plotted.**

Construction and Operating Agreement recorded as Document No. 3198520. **Affects property by location, general in nature cannot be plotted.**

Construction and Operating Agreement recorded as Document No. 3198523. **Affects property by location, general in nature cannot be plotted.**

Declaration of Conditions, Covenants and Restrictions recorded as Document No. 4195268. **Affects property by location, general in nature cannot be plotted.**

Easements, restrictions and other matters shown on Certified Survey Map No. 13442 recorded February 4, 2013 as Document No. 4957544. **Affects property by location, shown.**

Transportation Project Plat No. 5992-10-30-4.02 recorded April 8, 2019, as Document No. 5479243. **Affects property by location, shown.**

Access Easement Agreement recorded September 18, 2019, as Document No. 5523181. **Affects property by location, shown.**

Operating and Reciprocal Easement Agreement recorded July 27, 2021, as Document No. 5754862. **Affects property by location, shown.**

## BASIS OF BEARINGS

-Revised per CSM note, all bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone. The E. Line of the NE 1/4 of Section 26, T 7 N, R 8 E, is measured to bear S01°18'41"W, per CSM 13442. -Vertical Datum is based North American Vertical Datum of 1988

## MUNICIPAL ZONING

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A Item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 28.069

Site is zoned: RMX (Regional Mixed Use)

Front setback: Min. of 50% of street-facing building shall be set back no more than 25'

Side setback: None

Rear setback: The lesser of 20% of lot depth or 20 feet

Maximum building height: 5 stories/78 feet

## FLOOD NOTE

According to the flood insurance rate map of the County of Dane, see Community Panel No. 550250395G, effective date of January 2, 2009, not printed.

## PARKING SPACES

There are 79 regular parking spaces and 4 handicap space marked on this site.

## LAND AREA

The Land Area of the subject property is 50,434 square feet or 1.1578 acres.

## NOTE:

Site Ingress and Egress to a Public Road provided by Document No. 5754862

## NOTE:

Inlet 6413 is full of debris.

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the locations and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: July 27, 2013

Daniel E. Bednar  
S-2812  
GERMANTOWN, WI  
Professional Land Surveyor  
Registration Number S-2812

CHAPUT  
LAND SURVEYS

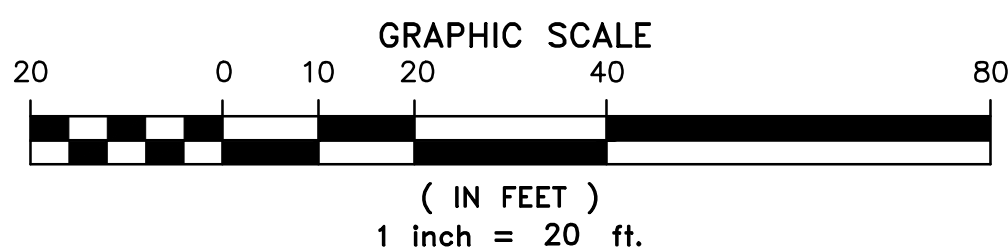
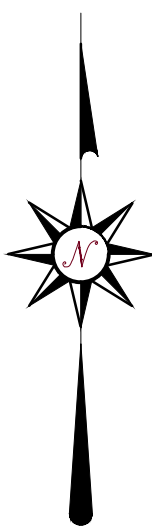
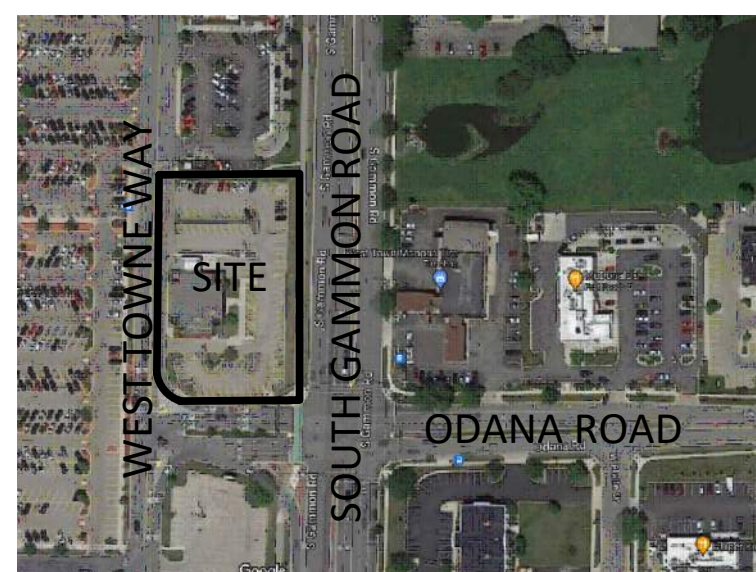
234 W. Florida Street  
Milwaukee, WI 53204

414-224-8068

www.chaputlandsurveys.com

This document is an instrument of professional service, and may be protected by the surveyor's work product doctrine or surveyor's client privilege. The information shown herein is intended solely for the use of the client and client-directed third parties.  
Drawing No. 5025-haw

## VICINITY MAP

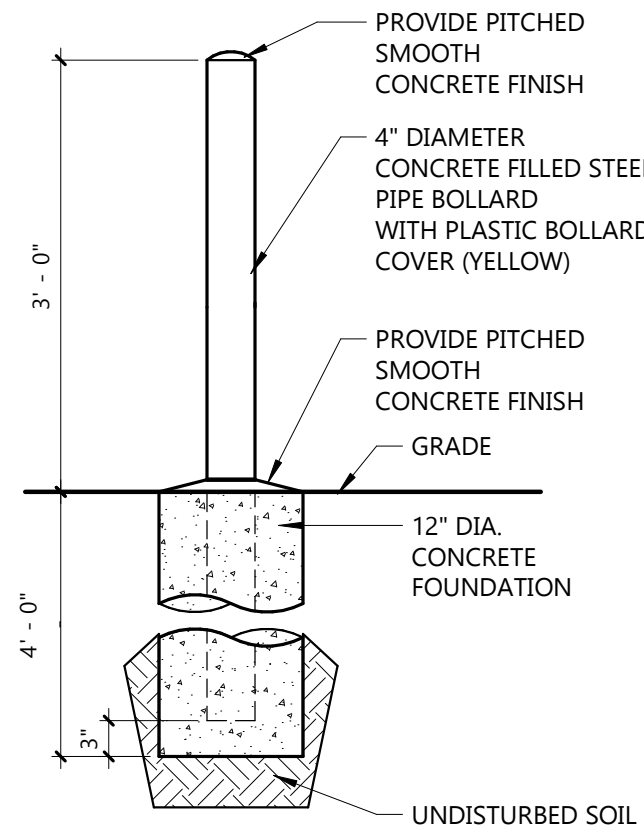
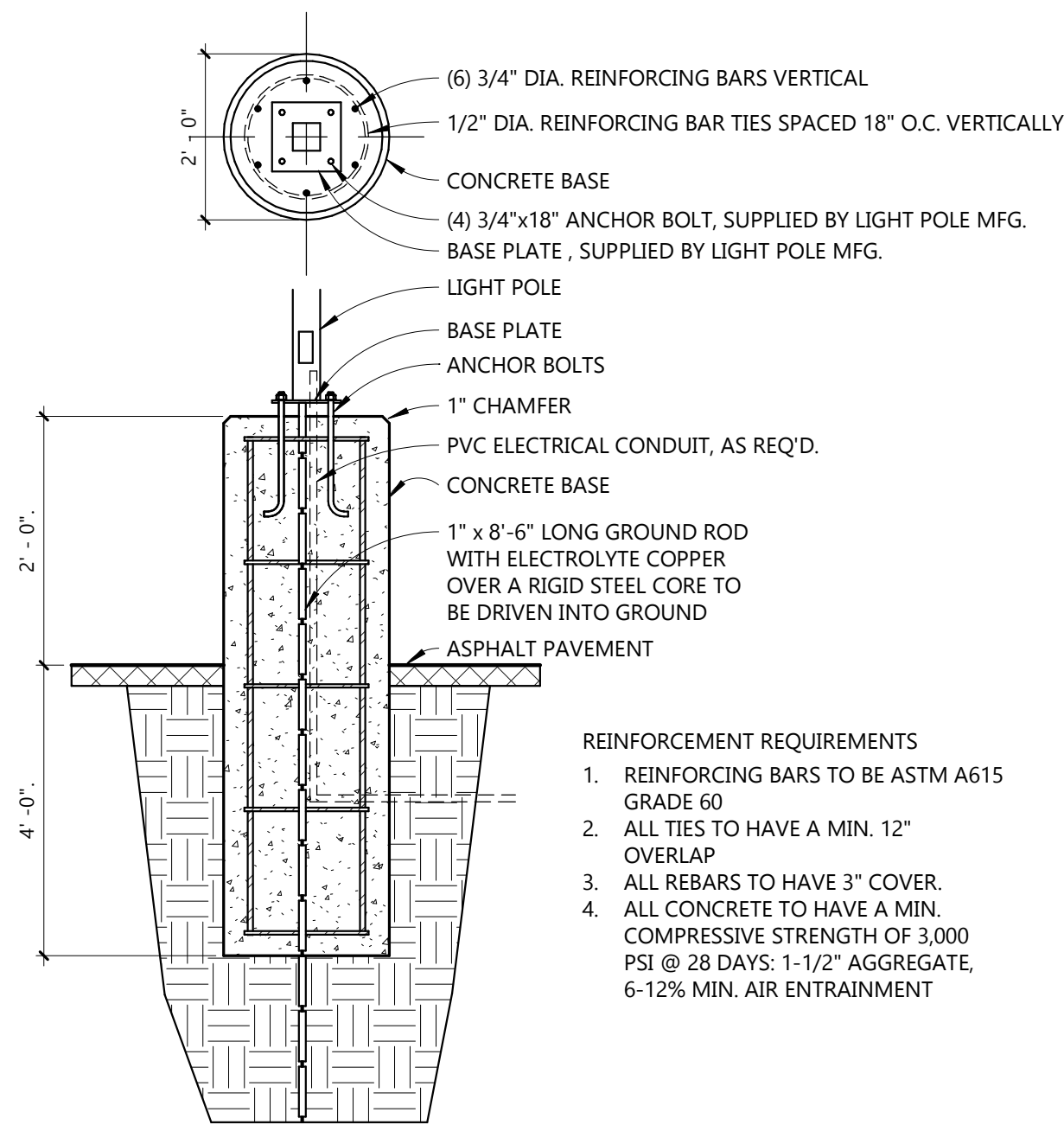


## LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- + INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC PEDESTAL/SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- ▲ MARSH
- ▲ FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- ★ CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE



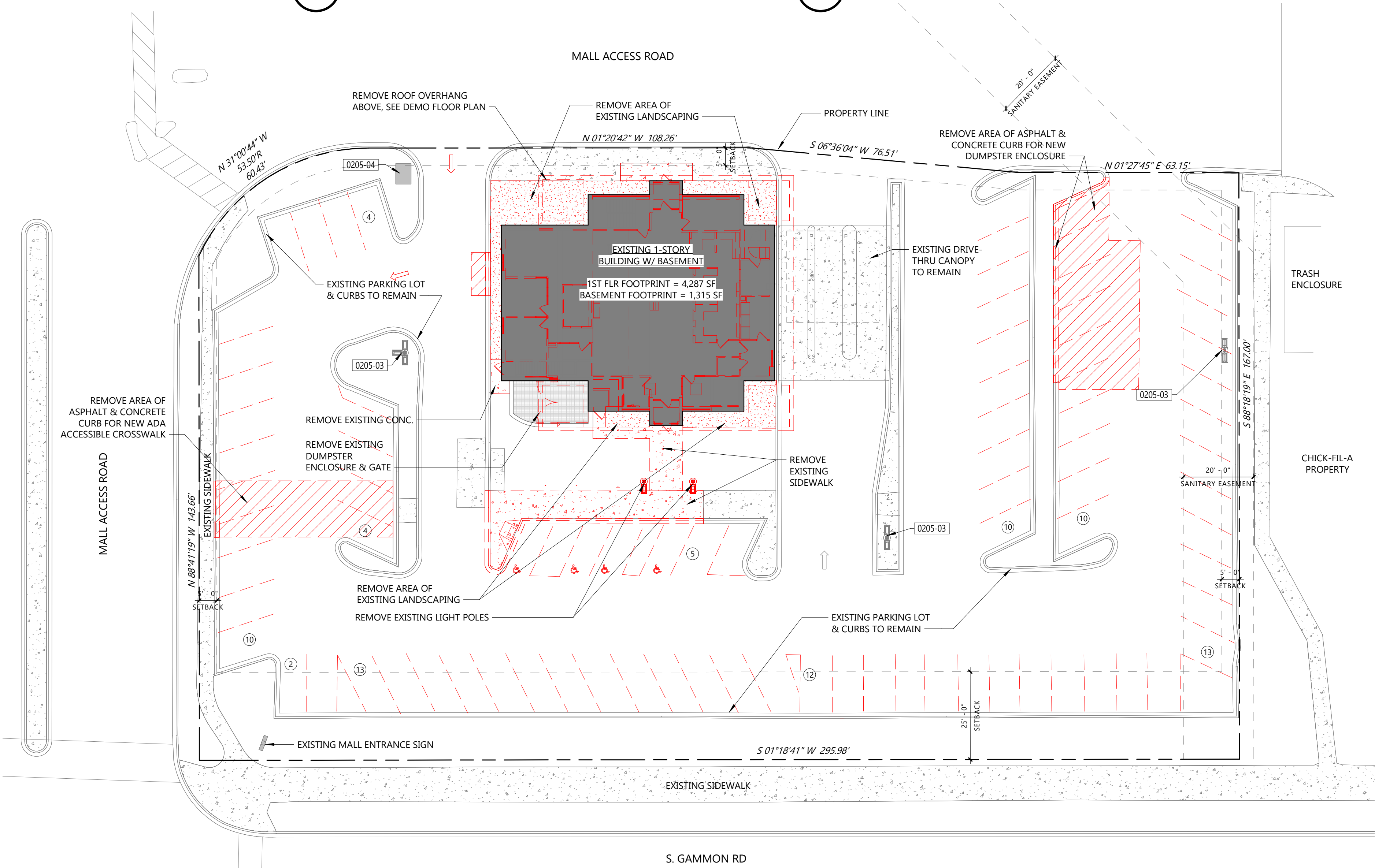
KEYNOTES PER SHEET	
0205-03	EXISTING LIGHT POLES TO REMAIN
0205-04	EXISTING ELECTRICAL TRANSFORMER TO REMAIN



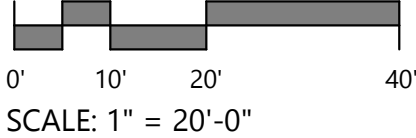
- REINFORCEMENT REQUIREMENTS
1. REINFORCING BARS TO BE ASTM A615 GRADE 60
  2. ALL TIES TO HAVE A MIN. 12" OVERLAP
  3. ALL REBARS TO HAVE 3" COVER
  4. ALL CONCRETE TO HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS: 1-1/2" AGGREGATE, 6-12% MIN. AIR ENTRAINMENT

C3 LIGHT POLE BASE  
1/2" = 1'-0"

C4 BOLLARD DETAIL  
3/4" = 1'-0"



A2 DEMO SITE PLAN  
1" = 20'-0"



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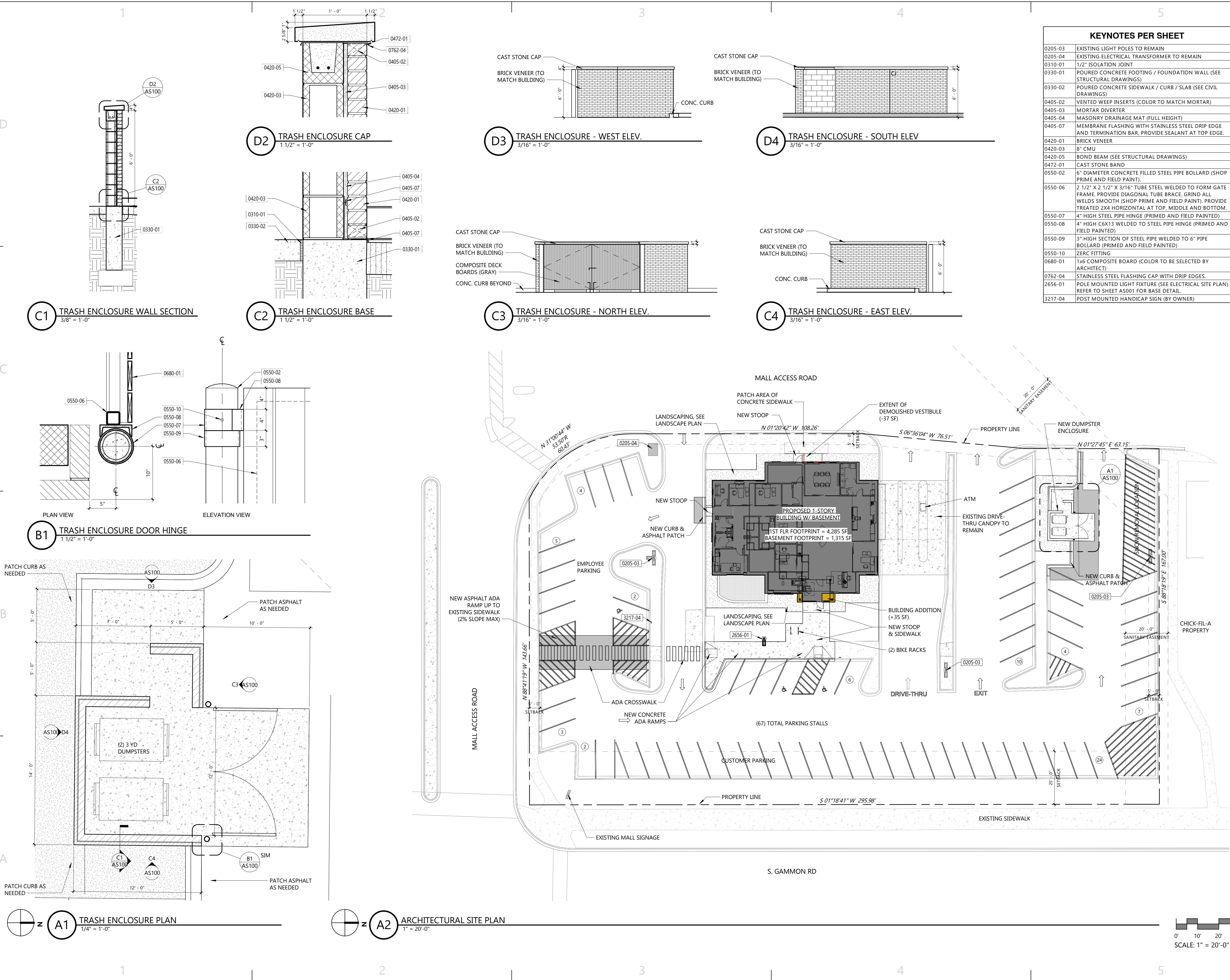
## UDC SUBMITTAL

Project Number	24013	
Date	10/17/2023	
Revisions		
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Site Demolition Plan & Site Details

AS001





KEYNOTES PER SHEET	
0205-03	EXISTING LIGHT POLES TO REMAIN
0205-04	EXISTING ELECTRICAL TRANSFORMER TO REMAIN
0310-01	1/2" ISOLATION JOINT
0330-01	POURED CONCRETE FOOTING / FOUNDATION WALL (SEE STRUCTURAL DRAWINGS)
0330-02	POURED CONCRETE SIDEWALK / CURB / SLAB (SEE CIVIL DRAWINGS)
0405-02	VENTED WEEP INSERTS (COLOR TO MATCH MORTAR)
0405-03	MORTAR DIVERTER
0405-04	MASONRY DRAINAGE MAT (FULL HEIGHT)
0405-07	MEMBRANE FLASHING WITH STAINLESS STEEL DRIP EDGE AND TERMINATION BAR, PROVIDE SEALANT AT TOP EDGE.
0420-01	BRICK VENEER
0420-03	8" CMU
0420-05	BOND BEAM (SEE STRUCTURAL DRAWINGS)
0472-01	CAST STONE BAND
0550-02	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD (SHOP PRIME AND FIELD PAINT).
0550-06	2 1/2" X 2 1/2" X 3/16" TUBE STEEL WELDED TO FORM GATE FRAME. PROVIDE DIAGONAL TUBE BRACE. GRIND ALL WELDS SMOOTH (SHOP PRIME AND FIELD PAINT). PROVIDE TREATED 2X4 HORIZONTAL AT TOP, MIDDLE AND BOTTOM.
0550-07	4" HIGH STEEL PIPE HINGE (PRIMED AND FIELD PAINTED)
0550-08	4" HIGH C6X13 WELDED TO STEEL PIPE HINGE (PRIMED AND FIELD PAINTED)
0550-09	3" HIGH SECTION OF STEEL PIPE WELDED TO 6" PIPE BOLLARD (PRIMED AND FIELD PAINTED)
0550-10	ZERC FITTING
0680-01	1x6 COMPOSITE BOARD (COLOR TO BE SELECTED BY ARCHITECT)
0762-04	STAINLESS STEEL FLASHING CAP WITH DRIP EDGES.
2656-01	POLE MOUNTED LIGHT FIXTURE (SEE ELECTRICAL SITE PLAN). REFER TO SHEET AS001 FOR BASE DETAIL.
3217-04	POST MOUNTED HANDICAP SIGN (BY OWNER)

Johnson Financial Group -  
Building Renovation

448 S. Gammon Road | Madison, WI 53719

UDC SUBMITTAL

Project Number	2401	
Date	10/17/2023	
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Architectural Site Plan

AS100

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EXIT ACCESS TRAVEL DISTANCE	
PATH A	69' - 7"
PATH B	55' - 0"
PATH C	65' - 1"



⊕ z (A1) LOWER LEVEL PRESENTATION  
1/4" = 1'-0"

0' 2' 4' 8'  
SCALE: 1/4" = 1'-0"

PRELIMINARY INTERIOR FLOOR PLAN - PLAN PROVIDED FOR REFERENCE ONLY

Johnson Financial Group -  
Building Renovation

448 S. Gammon Road | Madison, WI 53719

UDC SUBMITTAL		
Project Number		24013
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New Lower Level  
Presentation Plan

AP100





ROOMS IN THE BASEMENT

- IT CLOSET
- MECHANICAL/ELEC ROOM

**A1** FIRST FLOOR PRESENTATION  
1/4" = 1'-0"

0' 2' 4' 8'  
SCALE: 1/4" = 1'-0"

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448 S. Gammon Road | Madison, WI 53719



W228 N745 WESTWIND DRIVE | WAUKESHA, WISCONSIN 53186 | P: 262.549.9600

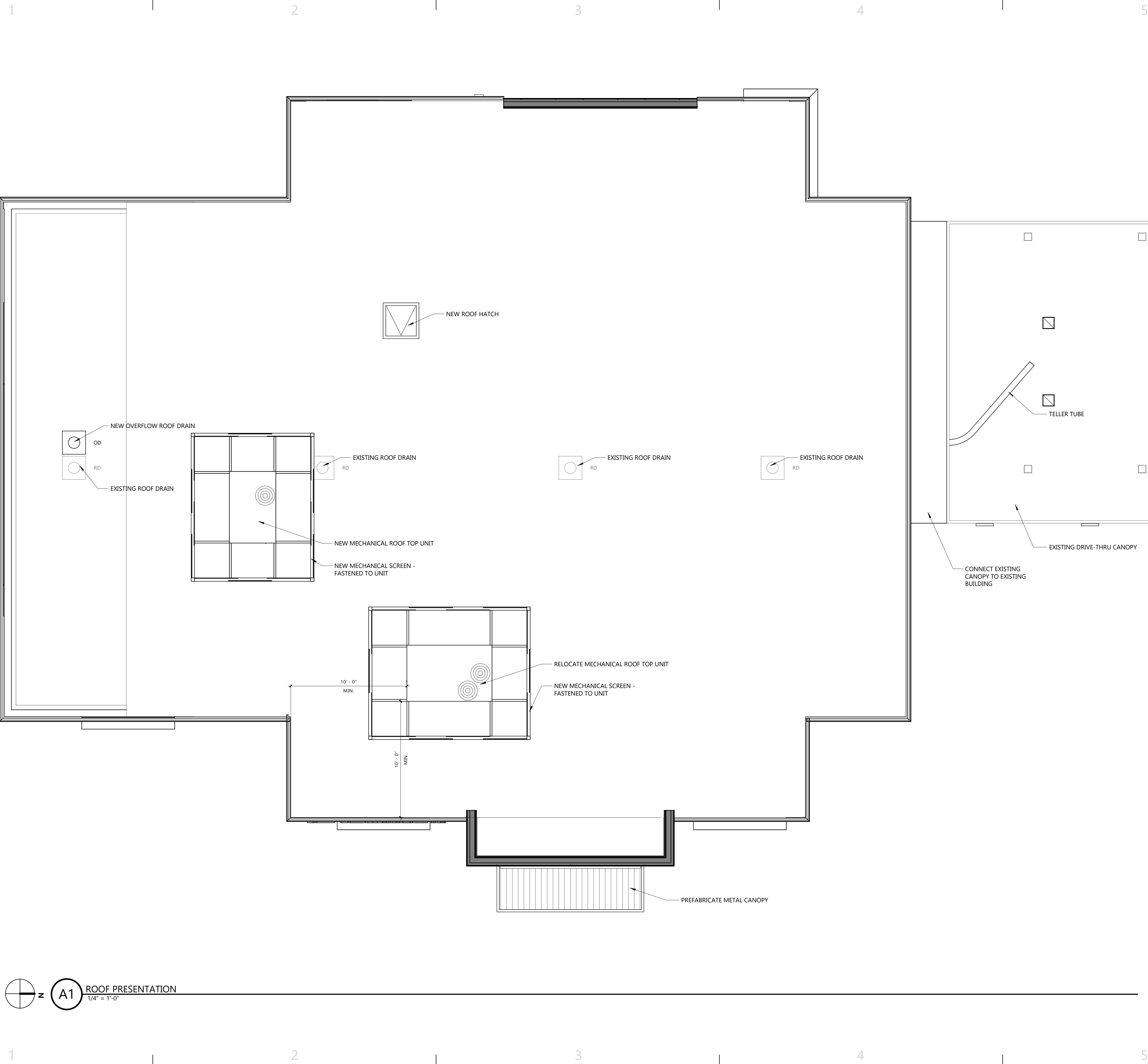
## UDC SUBMITTAL

Project Number	24013	
Date	10/17/2023	
Revisions		
#	Description	Date

New First Floor Presentation Plan

# AP101





1/4" = 1'-0"

0' 2' 4' 8'

UDC SUBMITTAL

Project Number		24013
Date		10/17/2023
Revisions		
#	Description	Date

New Roof Presentation  
Plan

AP102





VIEW FROM NORTHEAST

NOTE: RENDERING IS SCHAMTIC IN NATURE. REFER TO LANDCAPING PLANS FOR LANDSCAPE DESIGN. REFER TO PRODUCT SAMPLES FOR EXTERIOR BUILDING MATERIALS.

**Johnson Financial Group -  
Building Renovation**

448 S. Gammon Road | Madison, WI 53719

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Exterior Rendering

**AP200**





1 VIEW FROM SOUTHEAST



2 VIEW FROM NORTHEAST



3 VIEW FROM NORTHWEST



4 VIEW FROM SOUTHWEST

**Johnson Financial Group -  
Building Renovation**

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UDC SUBMITTAL

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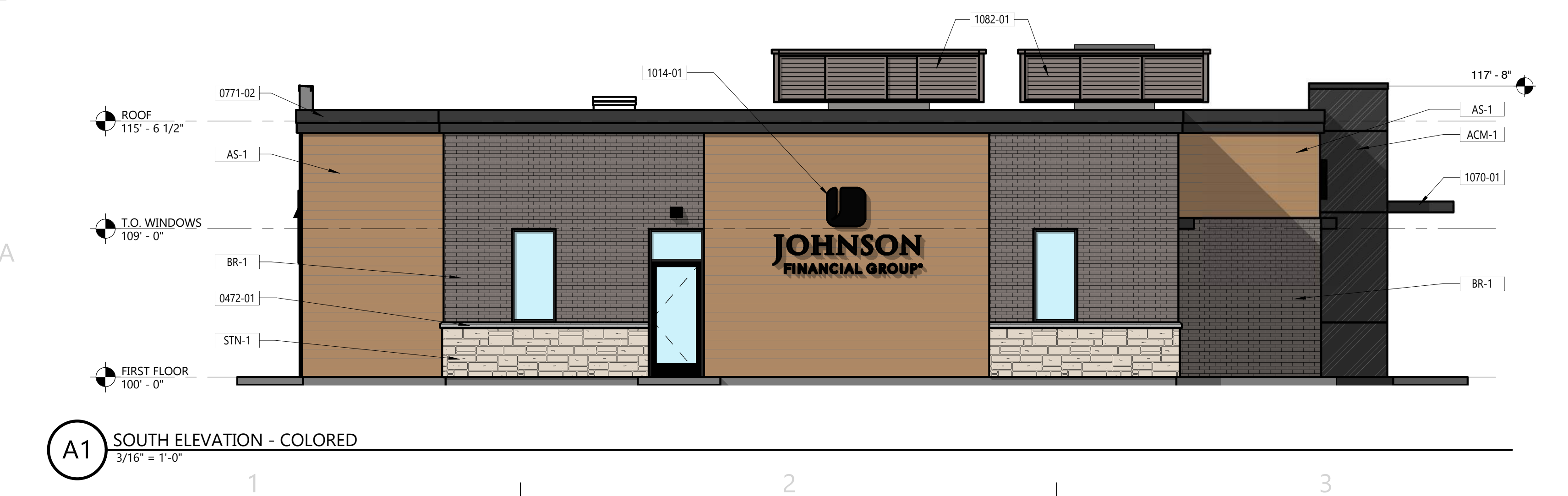
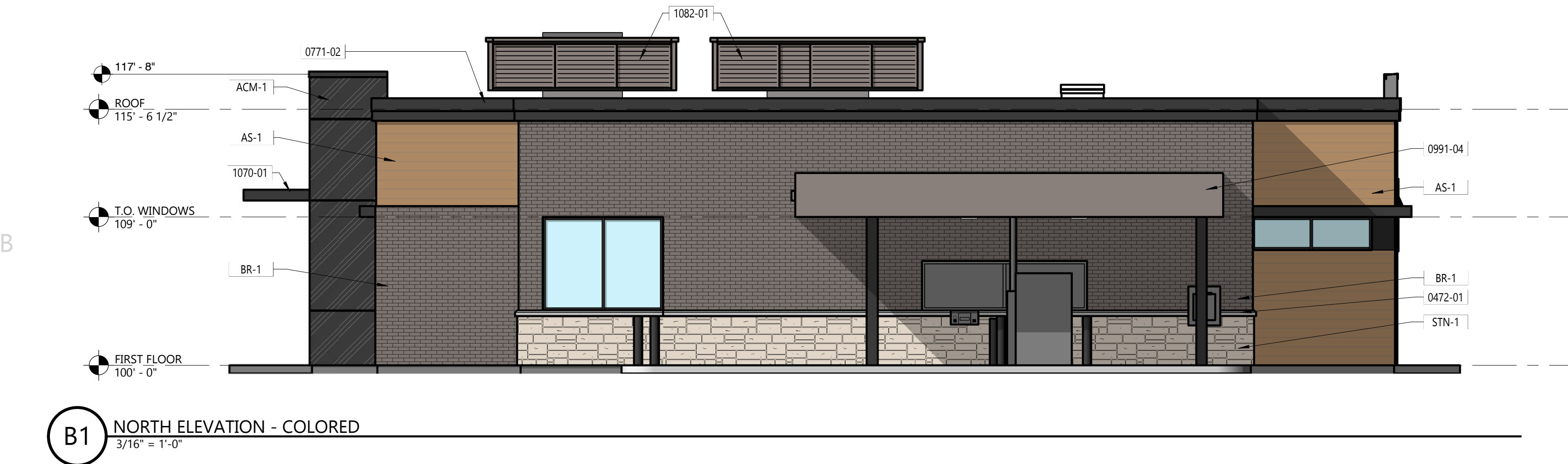
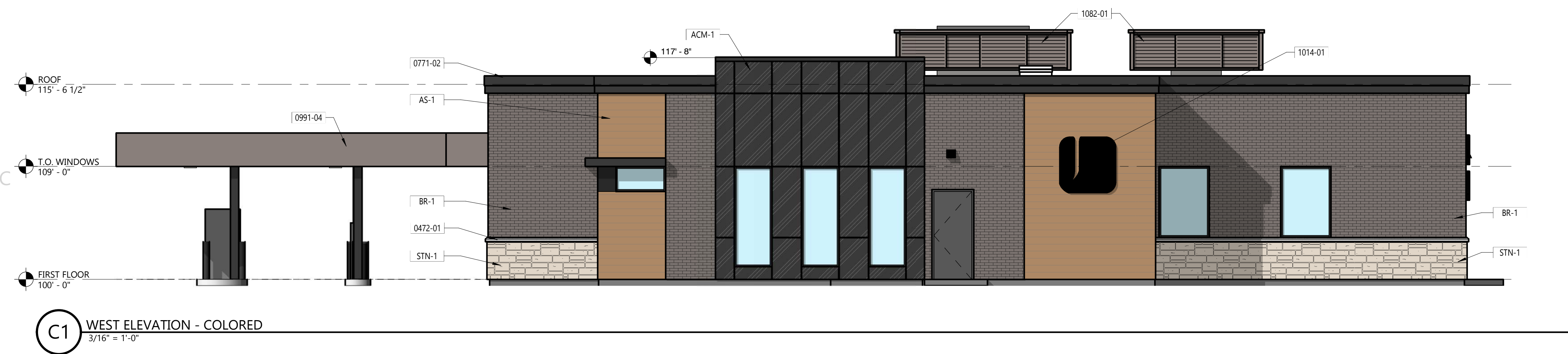
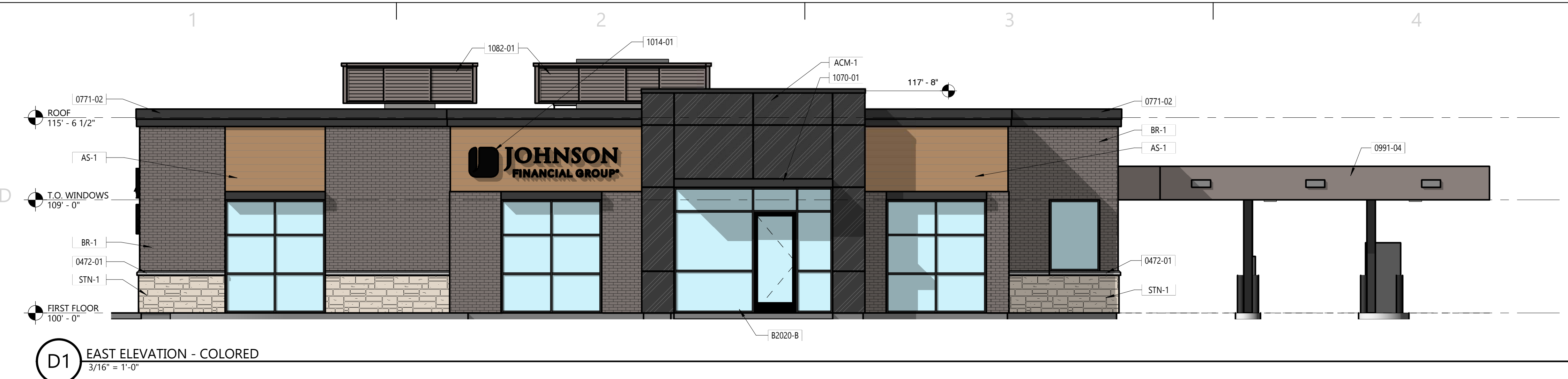
Revisions

#	Description	Date
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Exterior Renderings

**AP201**





EXTERIOR MATERIAL LEGEND

ACM-1  
ALLUCOBOND ACM  
BRUSHED ALUMINUM

AS-1  
ROCKWOOD 6" ALUMINUM SIDING  
IKONO WOODGRAIN

BR-1  
GLEN GERY BRICK  
URBAN GREY

STN-1  
STONE VENEER  
HALQUIST STONE  
FON DU LAC LEDGE

CANOPY PAINT COLOR  
SHERWIN WILLIAMS  
SW 9167 POLISHED CONCRETE

KEYNOTES PER SHEET	
0472-01	CAST STONE BAND
0771-02	PREFINISHED ALUMINUM FASCIA ANCHORED TO TREATED WOOD BLOCKING AND SET IN NON-CURING SEALANT PER MANUFACTURER'S INSTALLATION GUIDELINES. COLOR TO MATCH BREAK METAL BM-1.
0991-04	PAINT EXISTING PRE-ENGINEERED CANOPY FASCIA & SOFFIT PAINT COLOR PT-7. PAINT COLUMNS PAINT COLOR PT-6.
1014-01	BACK LIT SIGNAGE. PROVIDE PLYWOOD BACKING FOR SIGNAGE ATTACHMENT.
1070-01	CANTILEVERED CANOPY - COLOR TO MATCH BREAK METAL BM-1.
1082-01	MECHANICAL SCREENING ATTACHED TO EXISTING ROOF TOP
ACM-1	ALUMINUM COMPOSITE METAL PANEL - COLOR #1
AS-1	ALUMINUM SIDING
B2020-B	4.5" DEEP THERMALLY BROKEN CENTER SET COMMERCIAL STOREFRONT SYSTEM. BLACK MULLIONS.
BR-1	BRICK VENEER
STN-1	STONE VENEER

THE

REDMOND

COMPANY

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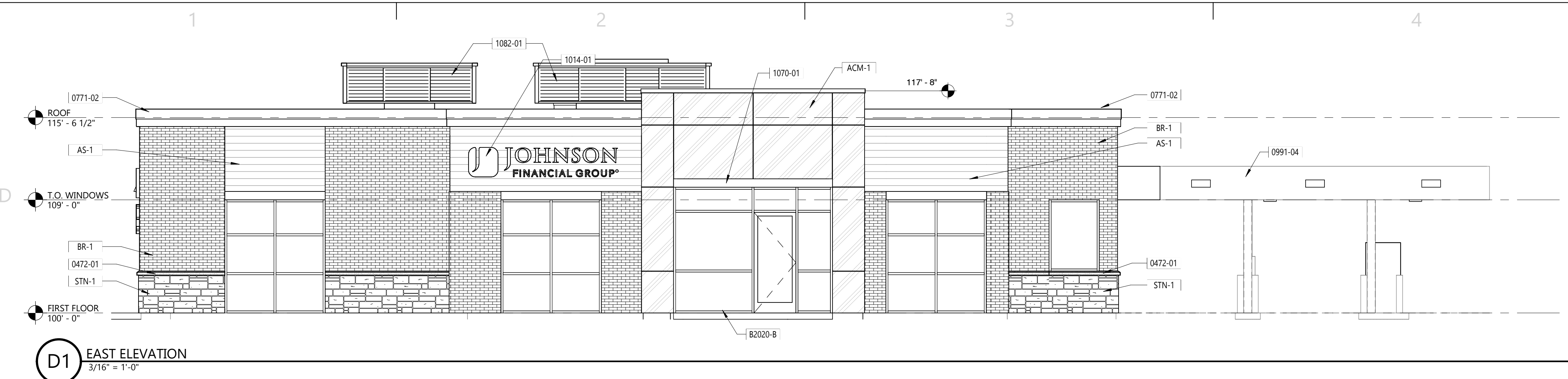
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New Exterior Elevations - Colored

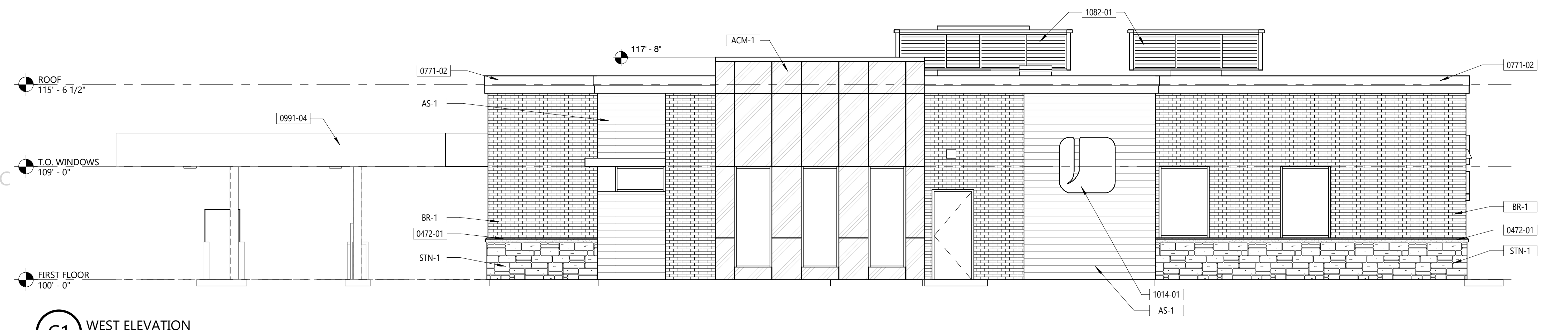
AP202

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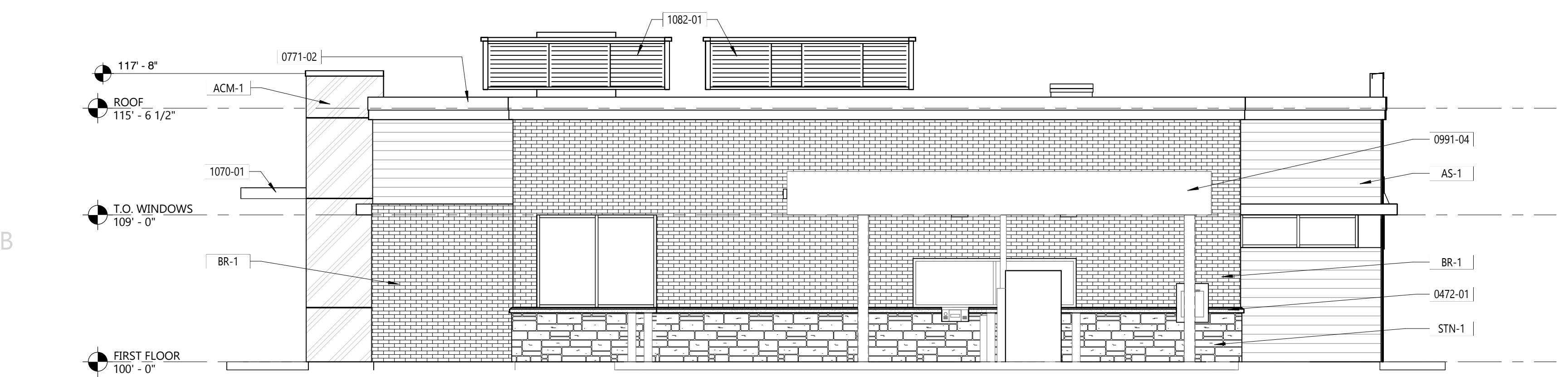




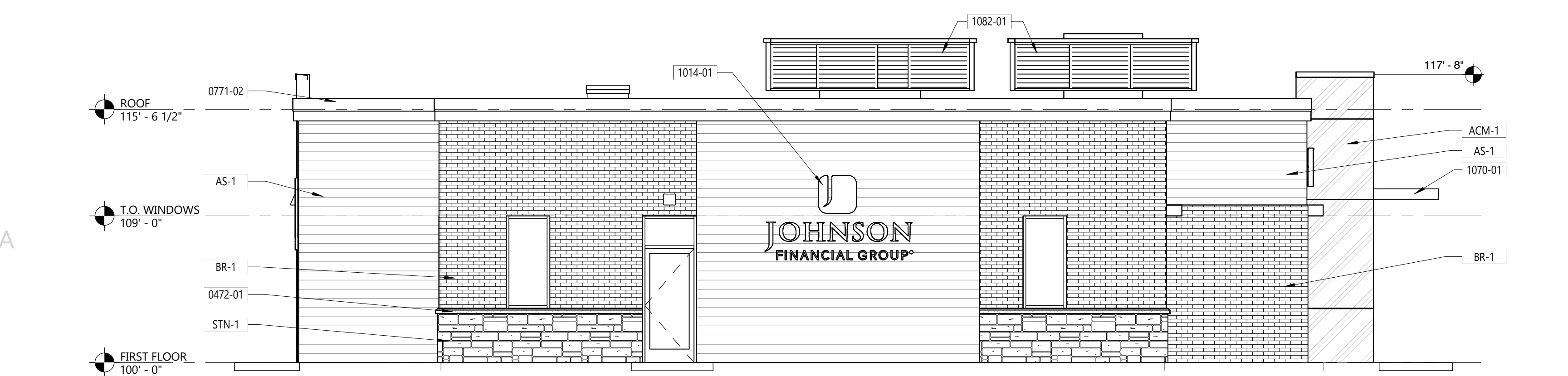
D1 EAST ELEVATION  
3/16" = 1'-0"



C1 WEST ELEVATION  
3/16" = 1'-0"



B1 NORTH ELEVATION  
3/16" = 1'-0"



A1 SOUTH ELEVATION  
3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

ACM-1  
ALLUCOBOND ACM  
BRUSHED ALUMINUM

AS-1  
ROCKWOOD 6" ALUMINUM SIDING  
KONO WOODGRAIN

BR-1  
GLEN GERY BRICK  
URBAN GREY

STN-1  
STONE VENEER  
HALQUIST STONE  
FON DU LAC LEDGE

CANOPY PAINT COLOR  
SHERWIN WILLIAMS  
SW 9167 POLISHED CONCRETE

KEYNOTES PER SHEET	
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ACM-1	ALUMINUM COMPOSITE METAL PANEL - COLOR #1
AS-1	ALUMINUM SIDING
B2020-B	4.5" DEEP THERMALLY BROKEN CENTER SET COMMERCIAL STOREFRONT SYSTEM. BLACK MULLIONS.
BR-1	BRICK VENEER
STN-1	STONE VENEER

THE REDMOND COMPANY

W228 N745 WESTWIND DRIVE | WAUKESHA, WISCONSIN 53186 | P: 262.549.9600

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Revisions

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New Exterior Elevations - Black & White

AP203

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PROJECT

JOHNSON  
FINANCIAL  
GROUP

448 S. Gammon Rd.  
Madison, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
7.26.23	FIRST ISSUE
7.28.23	REV. SITE PLAN
9.20.23	REV. SITE PLAN
10.02.23	REV. SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

OVERALL  
LANDSCAPE  
PLAN

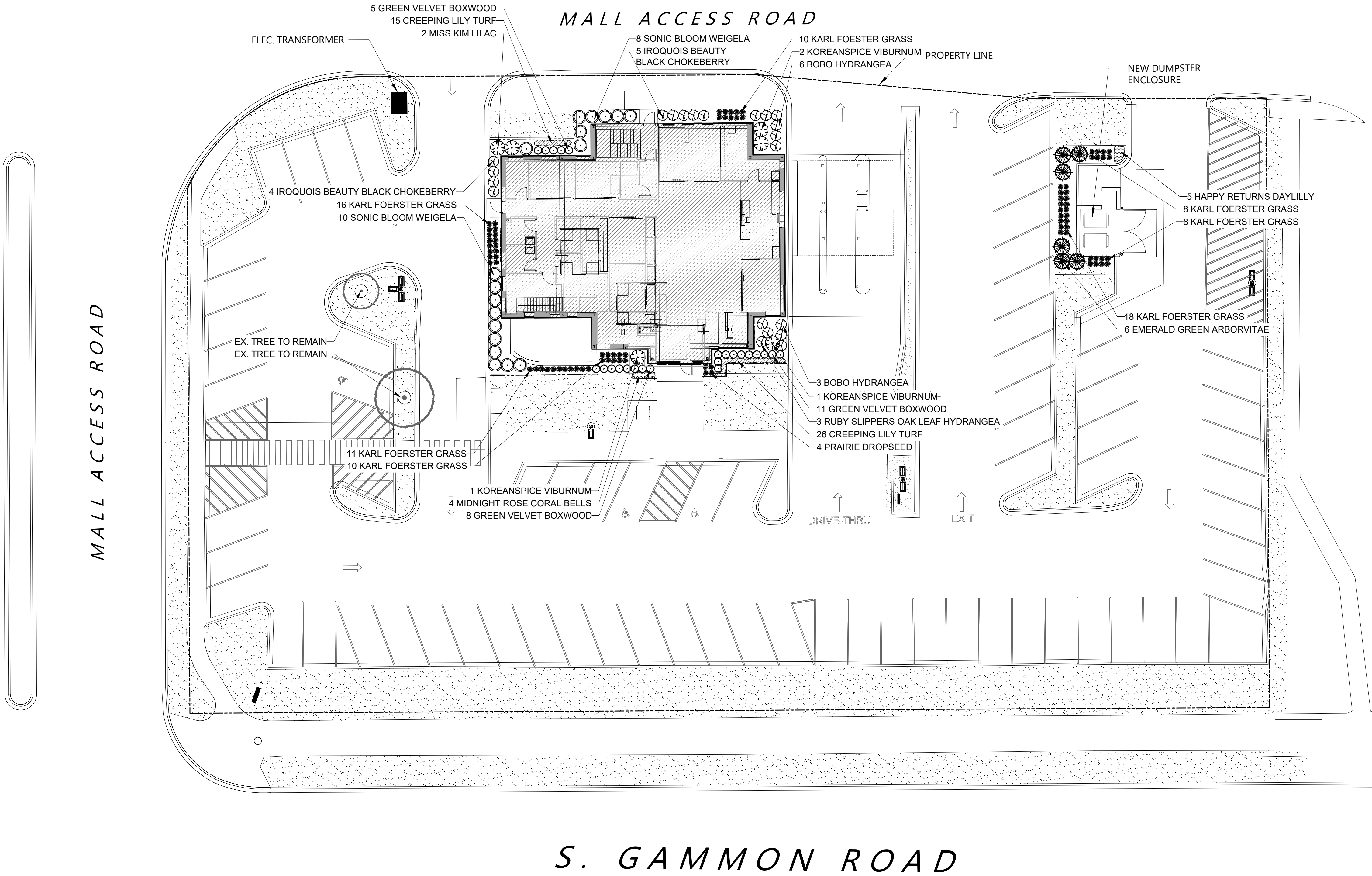
PROJECT MANAGER WDH

PROJECT NUMBER 23-041

DATE 10.02.23

SHEET NUMBER

L 1.0



OVERALL LANDSCAPE PLAN

Scale: 1" = 16'0"

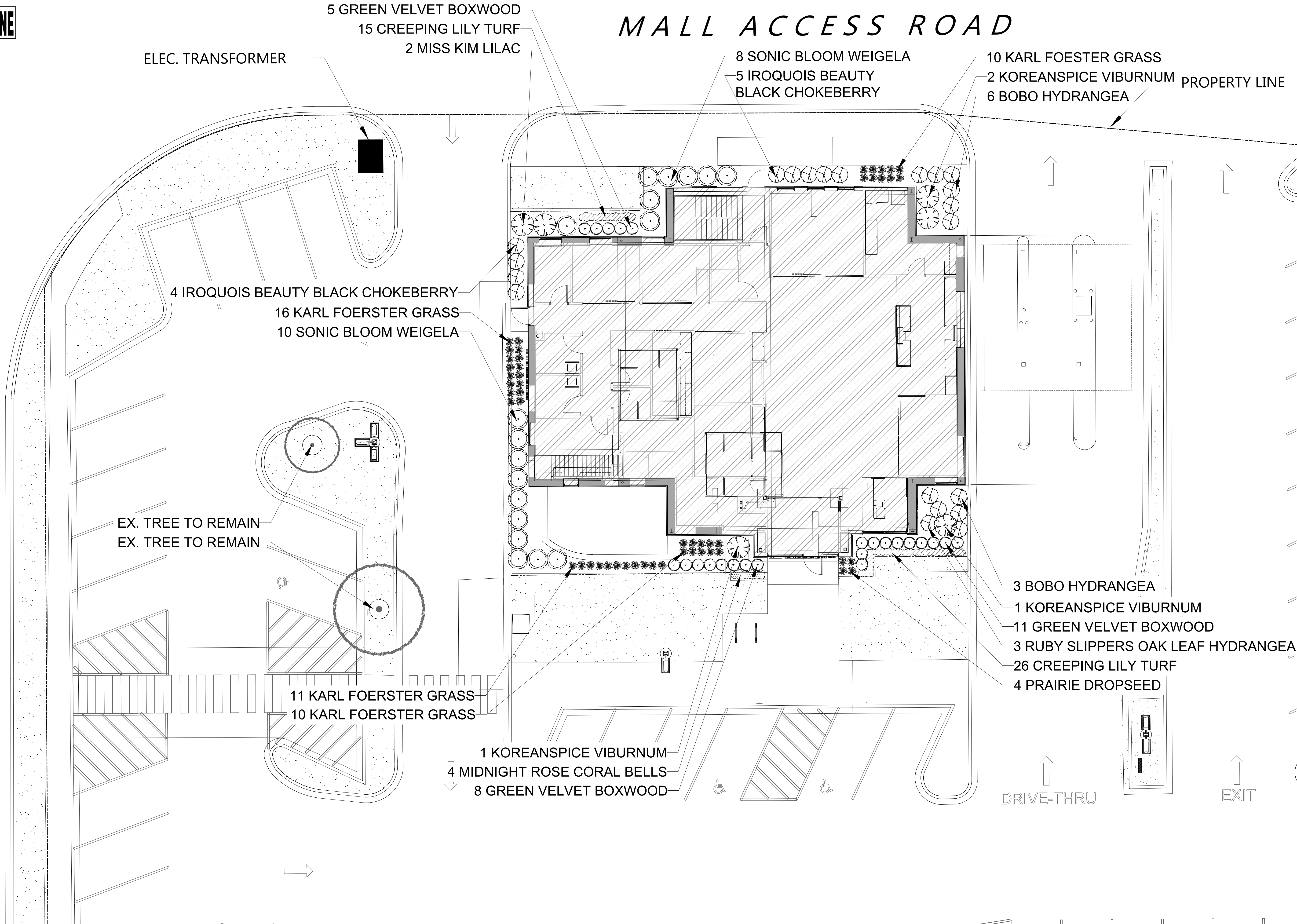


TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERSHOTLINE

CALL DIGGERS HOTLINE 811 or 1-800-242-8811 MILW. AREA 259-1181 WIS. STATUTE: 182.075(1874) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MALL ACCESS ROAD



HELLER & ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE

P.O. Box 1359  
Lake Geneva, Wisconsin 53147-1359  
ph 262.639.9733  
david@wdavidheller.com  
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PROJECT

JOHNSON FINANCIAL GROUP

448 S. Gammon Rd.  
Madison, WI

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
7.26.23	FIRST ISSUE
7.28.23	REV. SITE PLAN
9.20.23	REV. SITE PLAN
10.02.23	REV. SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

ENLARGED LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	23-041
DATE	10.02.23
SHEET NUMBER	

L 1.1



ENLARGED LANDSCAPE PLAN

Scale: 1" = 8'0"



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

DIGGERSHOTLINE

CALL DIGGERS HOTLINE 811 or 1-800-242-8811 MLW AREA 259-1181 WS STATUTE 182.075(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 12" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 4" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top ¼ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining ¾ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is ¾ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are ¾ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diameter of shrub at planting.

9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of double-shredded hardwood bark mulch, and groundcover areas a 2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):  
¾ CY Peat Moss or Mushroom Compost  
¼ CY blended/pulverized Topsoil  
¼ CY composted manure

In roto-tilled beds only, also include in above mixture:  
2 lbs Starter Fertilizer

12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones ½" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix, stormwater seed mix, and other native seed mixes. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

## LANDSCAPE GENERAL NOTES

PLANT TREE AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE. PLANT SLIGHTLY HIGHER THAN SURROUNDING FINISHED GRADE.

REMOVE STUBS AND OVERLAPPING, BROKEN BRANCHES. PRUNE PLANTS IF NEEDED ONLY AFTER PLANTING. PRUNING IS SUBJECT TO TIME OF YEAR, AND SPECIFIC TREE SPECIES.

WRAP TREE IN FALL FOR PROTECTION FROM USER IF APPLICABLE.

2" DEPTH WOOD MULCH OVER SOIL RING. DO NOT PLACE MULCH AGAINST TREE TRUNK.

REMOVE BURLAP, SYNTHETIC TWINE, AND WIRE CAGE FROM TOP 1/4 OF ROOTBALL. SCORE REMAINING 3/4 OF BURLAP ONCE TREE IS IN PLACE, AND STRENGTHENED. CAREFULLY BEND REMAINING CAGE DOWN TO BOTTOM OF HOLE.

INSTALL ONE (1) SLOW RELEASE FERTILIZER PACKET PER 1" CALIPER OF TREE. PLACE AGAINST ROOT BALL.

DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BALL. BACK FILL WITH SPECIFIED SOIL. AVOID AIR POCKETS BY TAMPING SOIL MATURE IN 4" LIFTS.

EXISTING SUBGRADE

WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING.

1 DETAIL N.T.S. SHADE TREE PLANTING SECTION

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE.

PRUNE OUT DEAD & BROKEN BRANCHES. RETAIN NORMAL PLANT SHAPE.

2" DEPTH WOOD MULCH OVER SOIL RING. DO NOT PLACE MULCH AGAINST STEMS, OR BURY BOTTOM BRANCHES.

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CAREFULLY REMOVE PLANT FROM PLASTIC POT & SCORE ROOTS 1" DEEP WITH A SHARP KNIFE.

FIBER POT

CONTAINER

2 DETAIL N.T.S. DECIDUOUS SHRUB PLANTING (POTTED) SECTION

USE EXISTING AROUND PERIMETER OF GRAVEL MULCH AREA OR ALONG BEDLINE.

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BALLED & BURLAPPED

POTTED

3 DETAIL N.T.S. EVERGREEN SHRUB PLANTING SECTION

7" SHREDDED HARDWOOD MULCH BED TOP OF MULCH SHOULD BE CREATED 1/2" ABOVE TURF FOR POSITIVE DRAINAGE. SLOPE GROUND TO THOROUGH AND DEEP, SLOW RELEASE WATERING. BEDLINES ARE TO BE CUT CRISP AS PER PLAN. A CLEAN RELEASE LINE BETWEEN TURF AND PLANTING BED IS REQUIRED.

TOPSOIL PLANTING MIX (TURFGRASS TYPICAL)

2" DOUBLE SHREDDED HARDWOOD MULCH OR LEAF COMPOST.

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SPACING OF PERENNIALS WILL VARY ON THE VARIETY OF PERENNIAL SELECTED. SPACING PLAN, IF NOT INDICATED ON PLANT & MATERIAL LIST, WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING. PLANTING MIX DEPTH OF 9" TO BE ROTO-TILLED AT ALL PERENNIAL AREAS.

2" DOUBLE SHREDDED HARDWOOD MULCH OR LEAF COMPOST.

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE.

PRUNE OUT DEAD & BROKEN BRANCHES. RETAIN NORMAL PLANT SHAPE.

2" DEPTH WOOD MULCH OVER SOIL RING. DO NOT PLACE MULCH AGAINST STEMS, OR BURY BOTTOM BRANCHES.

REMOVE BURLAP AND SYNTHETIC TWINE FROM TOP 1/4 OF ROOTBALL. SCORE REMAINING 3/4 OF BURLAP AGAINST ROOT BALL.

DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BALL. BACK FILL WITH SPECIFIED PLANTING MIX. AVOID AIR POCKETS BY TAMPING MIXTURE IN 4" LIFTS.

WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING.

CAREFULLY REMOVE PLANT FROM PLASTIC POT & SCORE ROOTS 1" DEEP WITH A SHARP KNIFE.

SPACING OF PERENNIALS WILL VARY ON THE VARIETY OF PERENNIAL SELECTED. SPACING PLAN, IF NOT INDICATED ON PLANT & MATERIAL LIST, WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING. PLANTING MIX DEPTH OF 9" TO BE ROTO-TILLED AT ALL PERENNIAL AREAS.

2" DOUBLE SHREDDED HARDWOOD MULCH OR LEAF COMPOST.

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE.

PRUNE OUT DEAD & BROKEN BRANCHES. RETAIN NORMAL PLANT SHAPE.

2" DEPTH WOOD MULCH OVER SOIL RING. DO NOT PLACE MULCH AGAINST STEMS, OR BURY BOTTOM BRANCHES.

REMOVE BURLAP AND SYNTHETIC TWINE FROM TOP 1/4 OF ROOTBALL. SCORE REMAINING 3/4 OF BURLAP AGAINST ROOT BALL.

DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BALL. BACK FILL WITH SPECIFIED PLANTING MIX. AVOID AIR POCKETS BY TAMPING MIXTURE IN 4" LIFTS.

WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING.

CAREFULLY REMOVE PLANT FROM PLASTIC POT & SCORE ROOTS 1" DEEP WITH A SHARP KNIFE.

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2" DOUBLE SHREDDED HARDWOOD MULCH OR LEAF COMPOST.

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE.

PRUNE OUT DEAD & BROKEN BRANCHES. RETAIN NORMAL PLANT SHAPE.

2" DEPTH WOOD MULCH OVER SOIL RING. DO NOT PLACE MULCH AGAINST STEMS, OR BURY BOTTOM BRANCHES.

REMOVE BURLAP AND SYNTHETIC TWINE FROM TOP 1/4 OF ROOTBALL. SCORE REMAINING 3/4 OF BURLAP AGAINST ROOT BALL.

DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BALL. BACK FILL WITH SPECIFIED PLANTING MIX. AVOID AIR POCKETS BY TAMPING MIXTURE IN 4" LIFTS.

WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING.

CAREFULLY REMOVE PLANT FROM PLASTIC POT & SCORE ROOTS 1" DEEP WITH A SHARP KNIFE.

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2" DOUBLE SHREDDED HARDWOOD MULCH OR LEAF COMPOST.

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE.

PRUNE OUT DEAD & BROKEN BRANCHES. RETAIN NORMAL PLANT SHAPE.

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REMOVE BURLAP AND SYNTHETIC TWINE FROM TOP 1/4 OF ROOTBALL. SCORE REMAINING 3/4 OF BURLAP AGAINST ROOT BALL.

DIG HOLE 2X WIDER THAN DIAMETER OF ROOT BALL. BACK FILL WITH SPECIFIED PLANTING MIX. AVOID AIR POCKETS BY TAMPING MIXTURE IN 4" LIFTS.

WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING.

CAREFULLY REMOVE PLANT FROM PLASTIC POT & SCORE ROOTS 1" DEEP WITH A SHARP KNIFE.

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2" DOUBLE SHREDDED HARDWOOD MULCH OR LEAF COMPOST.

PLANT SHRUB AT SAME LEVEL AS PREVIOUS GROWING CONDITION AT ROOT FLARE.

PRUNE OUT DEAD & BROKEN BRANCHES. RETAIN NORMAL PLANT SHAPE.

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WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING.

CAREFULLY REMOVE PLANT FROM PLASTIC POT & SCORE ROOTS 1" DEEP WITH A SHARP KNIFE.

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WATER IMMEDIATELY AFTER PLANTING WITH A THOROUGH AND DEEP, SLOW RELEASE WATERING.

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