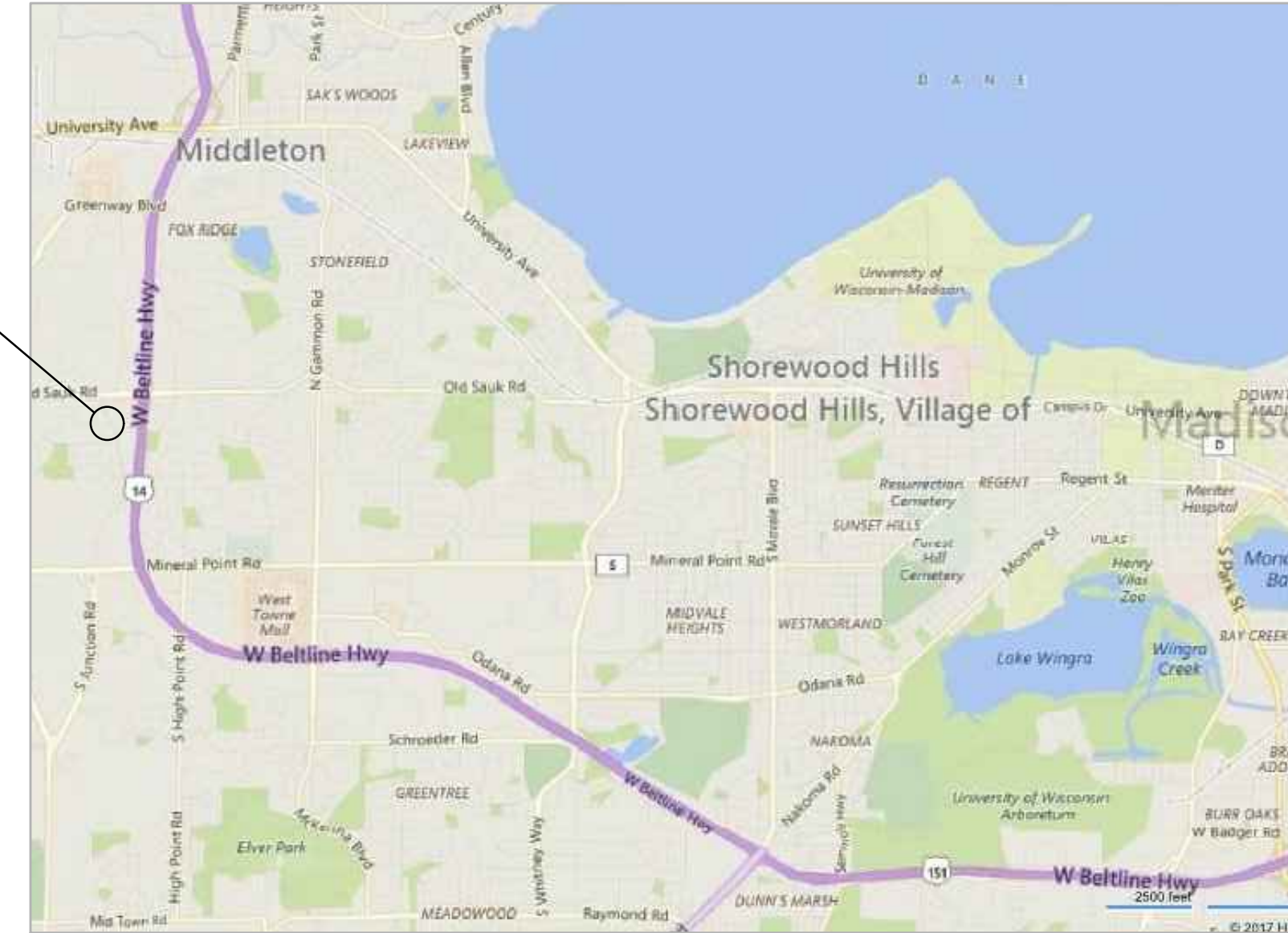


CONTEXT / AREA MAPS AND PHOTOS

PROPOSED MIXED USE BUILDING: CITY CENTER PHASE 2

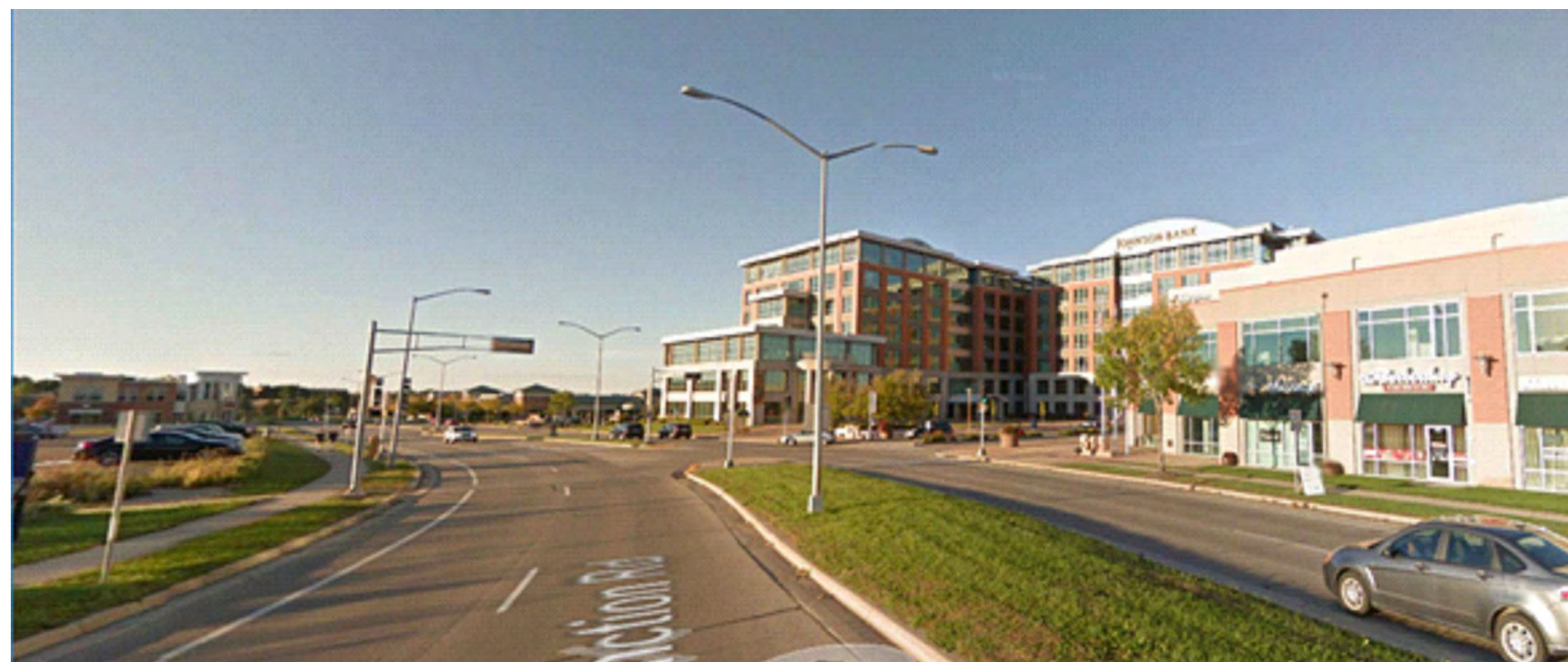
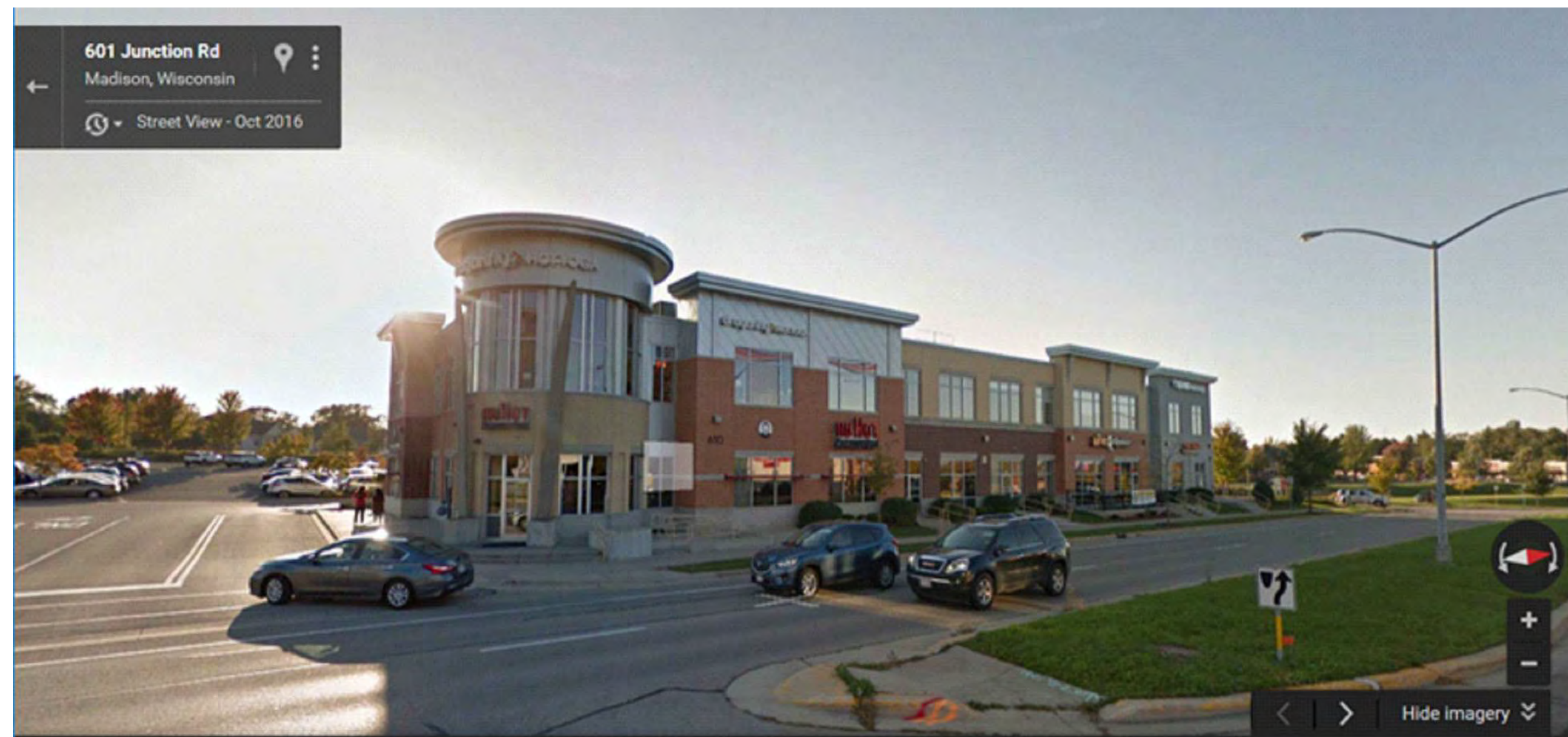


PROJECT LOCATION
530 JUNCTION RD



SHEET INDEX:

- A0.1 CONTEXT INFO
- ARCHITECTURAL**
- A1.0 AREA SITE PLAN
- A1.1 OVERALL SITE PLAN
- A1.2 ENLARGED SITE PLAN
- A1.3 FIRE ACCESS PLAN
- A2.1 UNDERGROUND PARKING PLAN
- A2.2 RETAIL FLOOR PLAN
- A2.3 RESIDENTIAL FLOOR PLAN
- A2.4 RESIDENTIAL FLOOR PLAN
- A2.5 RESIDENTIAL FLOOR PLAN
- A2.6 RESIDENTIAL FLOOR PLAN
- A3.1 COLOR BUILDING ELEVATIONS
- A3.2 COLOR BUILDING ELEVATIONS
- A3.3 COLOR BUILDING PERSPECTIVE VIEWS
- A3.4 COLOR BUILDING PERSPECTIVE VIEWS
- A3.5 COLOR BUILDING PERSPECTIVE VIEWS
- A3.6 COLOR BUILDING PERSPECTIVE VIEWS
- A3.7 COLOR SITE PERSPECTIVE VIEWS
- A3.8 COLOR SITE PERSPECTIVE VIEWS
- A3.9 COLOR SITE PERSPECTIVE VIEWS
- ES0.1 EXTERIOR SITE LIGHTING PLAN**
- CIVIL**
- 1 EXISTING CONDITIONS SURVEY
- C100 SITE PLAN
- C200 GRADING, EROSION CONTROL PLAN
- C300 DETAILS
- L100 LANDSCAPE PLAN
- L200 LANDSCAPE DETAILS AND NOTES



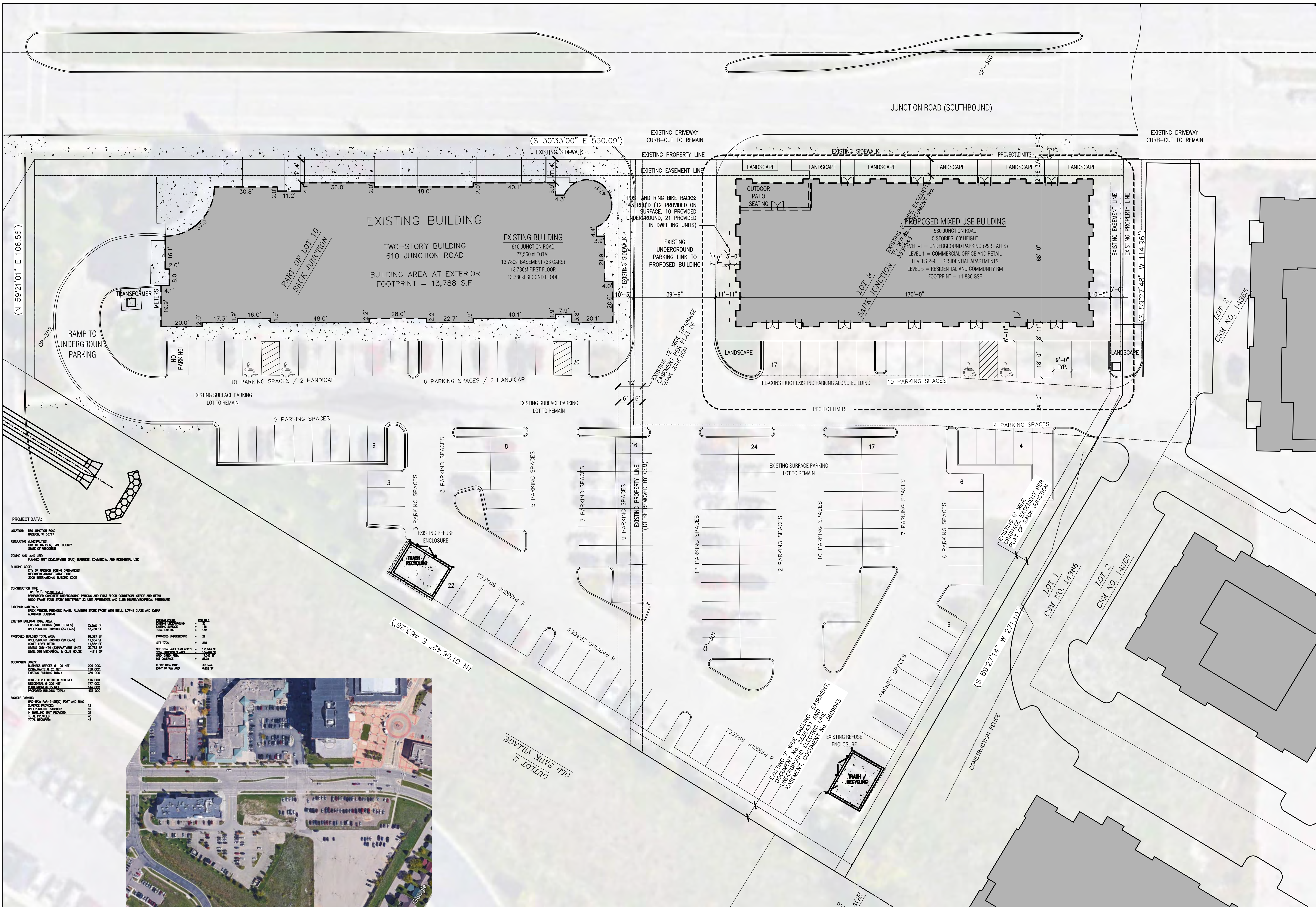
7790 SILVERWOOD AVE., SUITE 4000
MADISON, WI 53717
TELEPHONE 608.261.9700
FAX 608.261.9600

CITY CENTER PHASE 2
MIXED USE DEVELOPMENT
530 JUNCTION ROAD
MADISON, WI 53717

CONTEXT IMAGES

06/28/2017
LAND USE SUBMITTAL

A0.1



PROJECT DATA:

LOCATION: 530 JUNCTION ROAD
MADISON, WI 53717

REGULATING JURISDICTIONS:
CITY OF MADISON, DAKE COUNTY
STATE OF WISCONSIN

ZONING AND LAND USE:
PLANNED UNIT DEVELOPMENT (PUD) BUSINESS, COMMERCIAL AND RESIDENTIAL USE

BUILDING CODES:
CITY OF MADISON ZONING ORDINANCES
WISCONSIN ADMINISTRATIVE CODE
2009 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE:
TYPE "IV" - COMBUSTIBLE
REINFORCED CONCRETE UNDERGROUND PARKING AND FIRST FLOOR COMMERCIAL OFFICE AND RETAIL
WOOD FRAME FOUR STORY MULTIFAMILY 22 UNIT APARTMENTS AND CLUB HOUSE/MECHANICAL PentHOUSE

EXTERIOR MATERIALS:
BRICK VENEER, PANDOLIC PANEL, ALUMINUM STORE FRONT WITH BRICK, LOW-E GLASS AND KINER
ALUMINUM CLADDING

EXISTING BUILDING TOTAL AREA	PROPOSED BUILDING TOTAL AREA	SEE TOTAL	SEE TOTAL AREA 2 TO 4000
EXISTING BUILDING (700 STORES)	81,362 SF	121,013 SF	121,013 SF
EXISTING UNDERGROUND PARKING (33 CARS)	11,884 SF	132,897 SF	132,897 SF
UNDERGROUND PARKING (29 CARS)	11,834 SF	144,731 SF	144,731 SF
LOWER LEVEL RETAIL	11,834 SF	156,565 SF	156,565 SF
LEVELS 2ND-4TH (22 APARTMENT UNITS)	30,763 SF	187,328 SF	187,328 SF
LEVELS 5TH MECHANICAL & CLUB HOUSE	4,249 SF	191,577 SF	191,577 SF
LOT COVERING		191,577 SF	191,577 SF

OCUPANCY LOADS	FLOOR AREA RATIO	MAXIMUM PERMITTED
BUSINESS OFFICES @ 100 NET	3.0	3.0
RESTAURANTS @ 200 NET	3.0	3.0
EXISTING BUILDING TOTAL	6.0	6.0
LOWER LEVEL RETAIL @ 100 NET	1.16	1.16
RETAIL @ 300 NET	1.77	1.77
CLUB ROOM @ 25 NET	1.66	1.66
PROPOSED BUILDING TOTAL	4.71	4.71

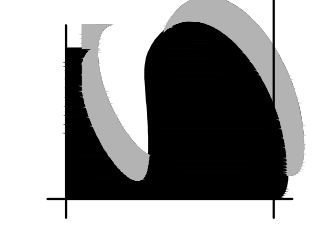
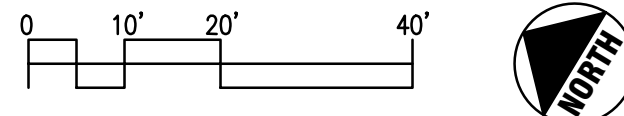
BICYCLE PARKING:

W/O-RACK (PUB-2-SHOCK) POST AND RING SURFACE PROVIDED	12
UNDERGROUND PROVIDED	10
RECYCLING AND STORAGE	23
TOTAL PROVIDED	45
TOTAL REQUIRED	45

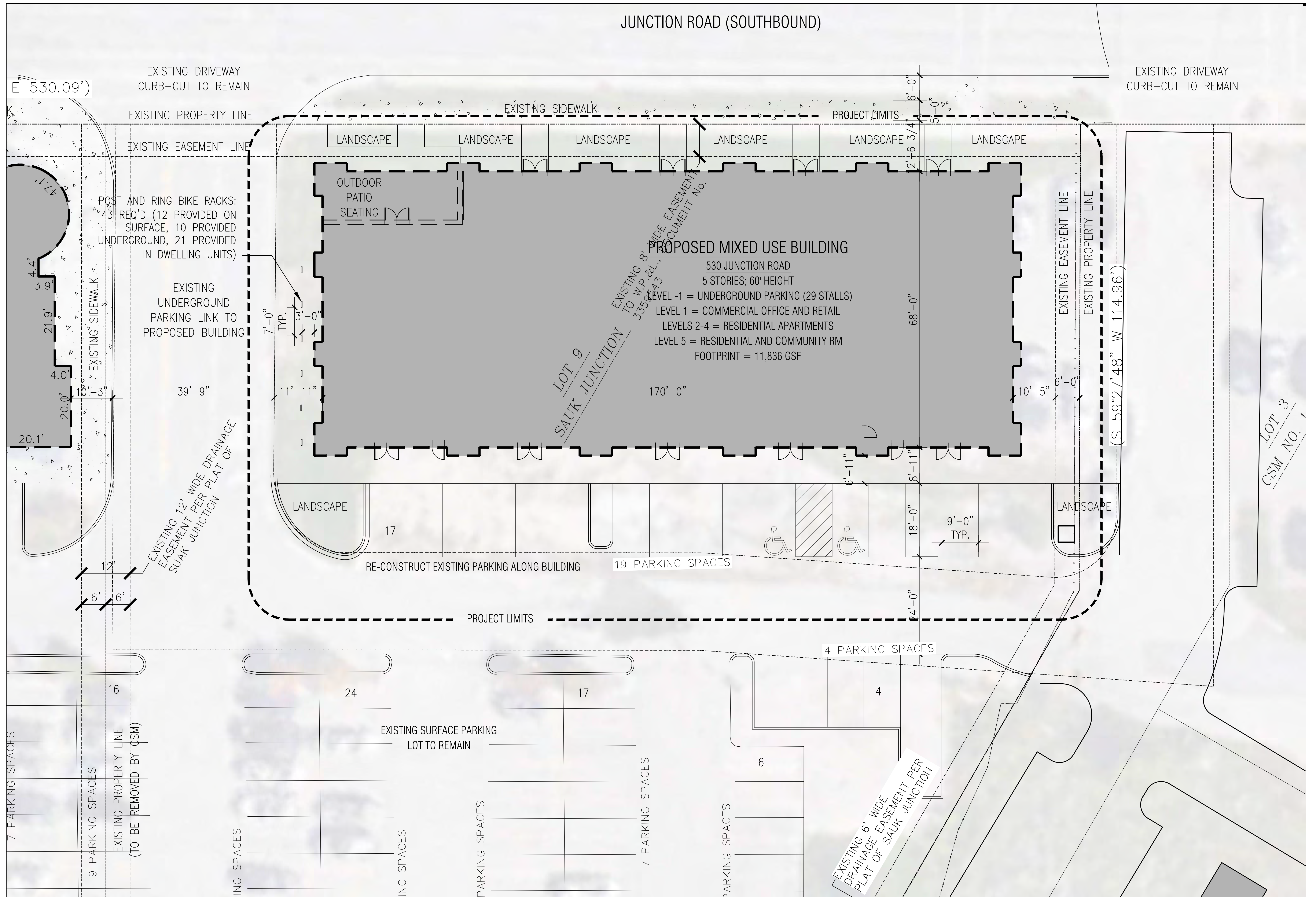


1 SITE EXISTING AERIAL PHOT FOR REFERENCE
NOT TO SCALE

1 OVERALL SITE PLAN
1" = 20'-0"



JUNCTION ROAD (SOUTHBOUND)



POST AND RING BIKE RACKS:
43 REQ'D (12 PROVIDED ON SURFACE, 10 PROVIDED UNDERGROUND, 21 PROVIDED IN DWELLING UNITS)

PROPOSED MIXED USE BUILDING
530 JUNCTION ROAD
5 STORIES; 60' HEIGHT
LEVEL -1 = UNDERGROUND PARKING (29 STALLS)
LEVEL 1 = COMMERCIAL OFFICE AND RETAIL
LEVELS 2-4 = RESIDENTIAL APARTMENTS
LEVEL 5 = RESIDENTIAL AND COMMUNITY RM
FOOTPRINT = 11,836 GSF

LANDSCAPE LANDSCAPE LANDSCAPE LANDSCAPE LANDSCAPE LANDSCAPE

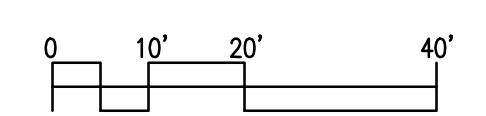
OUTDOOR PATIO SEATING

EXISTING UNDERGROUND PARKING LINK TO PROPOSED BUILDING

RE-CONSTRUCT EXISTING PARKING ALONG BUILDING 19 PARKING SPACES

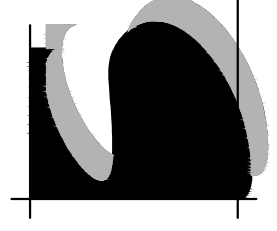
4 PARKING SPACES

EXISTING SURFACE PARKING LOT TO REMAIN



1 ENLARGED SITE PLAN
1" = 10'-0"

7700 HARMWOOD AVE., SUITE 400B
MADISON, WI 53717
TELEPHONE 608.261.9700
FAX 608.261.0000

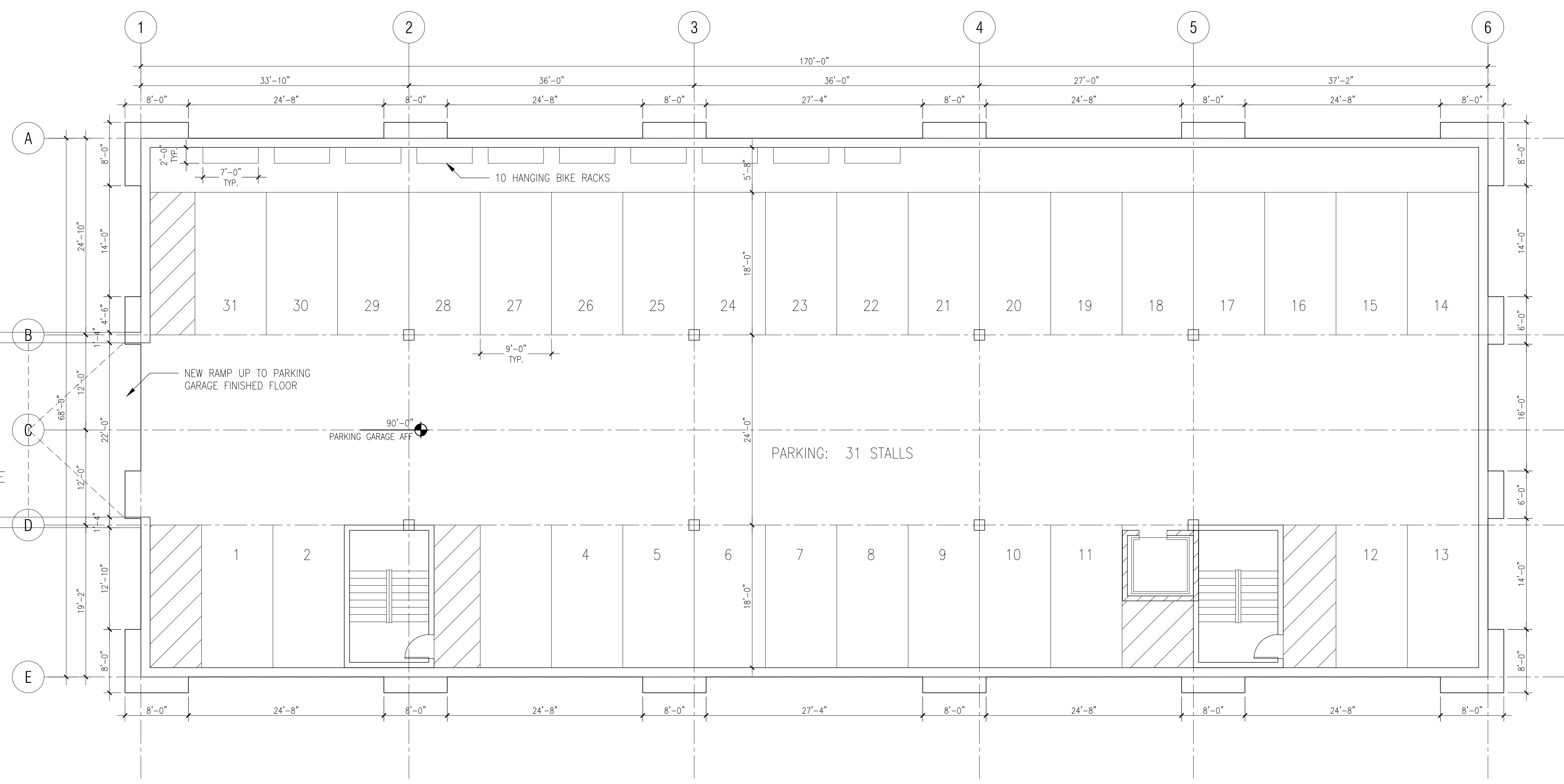


CITY CENTER PHASE 2
MIXED USE DEVELOPMENT
530 JUNCTION ROAD
MADISON, WI 53717

ENLARGED SITE PLAN

06/28/2017
LAND USE SUBMITTAL

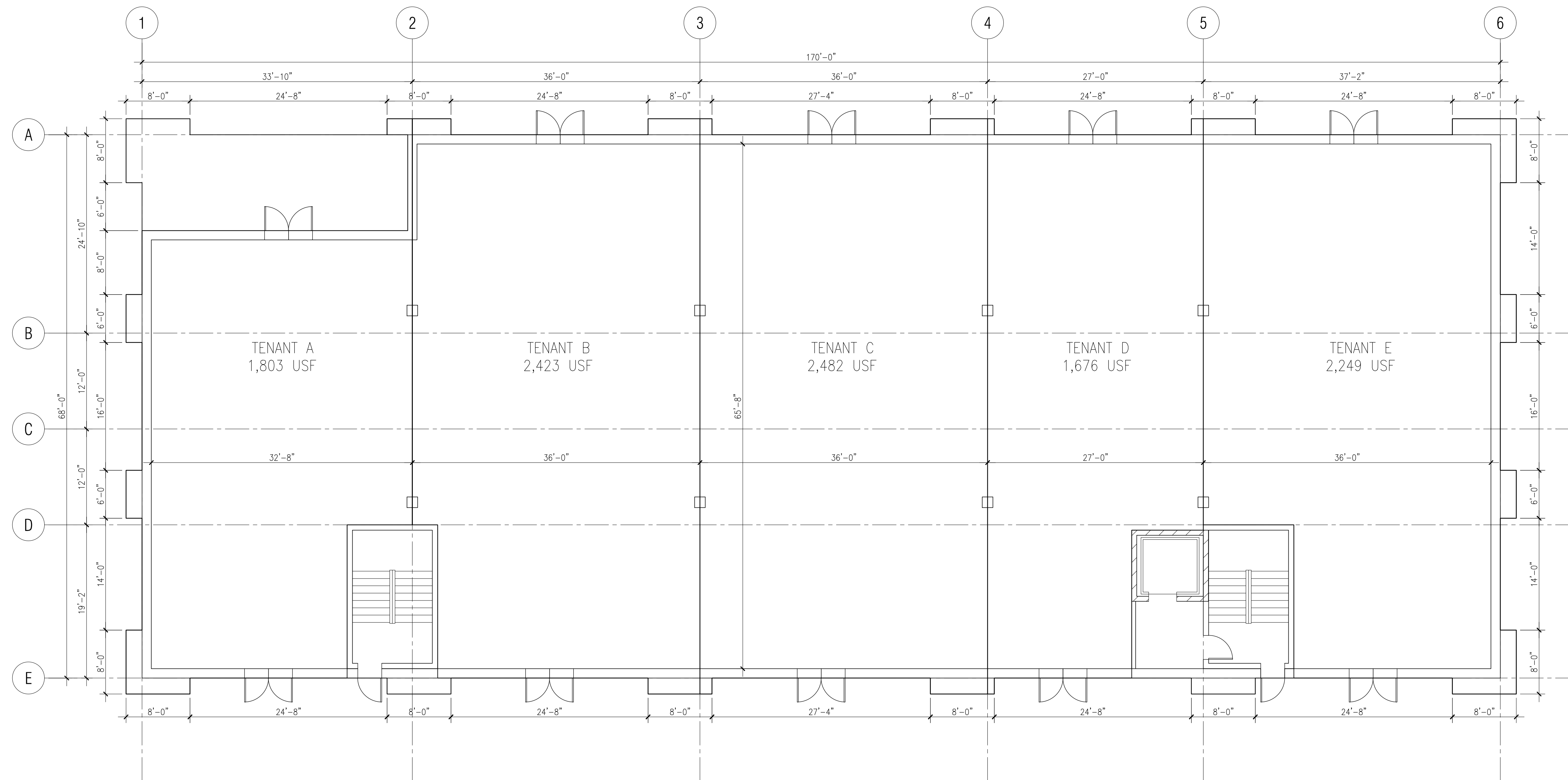
A1.2



LOWER LEVEL: UNDERGROUND PARKING
11,864 SF

1 UNDERGROUND PARKING PLAN
1/8" = 1'-0"

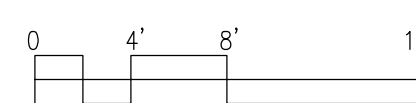
NOT FOR CONSTRUCTION



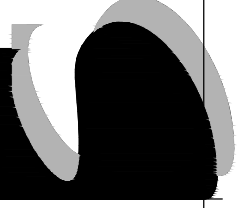
FIRST FLOOR: RETAIL
11,832 GSF



1 RETAIL FLOOR PLAN
1/8" = 1'-0"



7790 SILVERWOOD AVE., SUITE # 4000
MADISON, WI 53719
TELEPHONE 608.261.9200
FAX 608.261.0000



SHULFER
ARCHITECTS, LLC

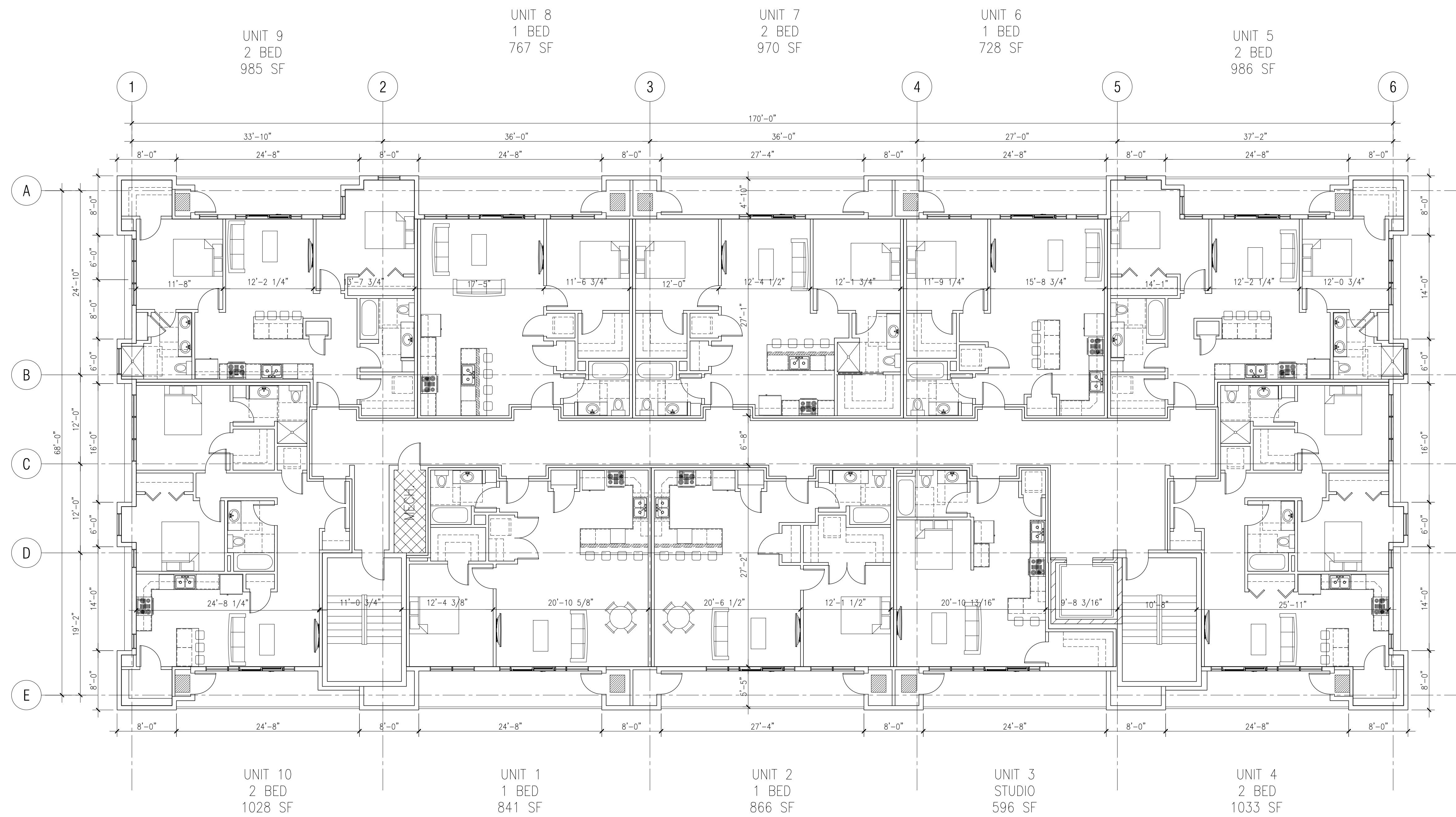
CITY CENTER PHASE 2

MIXED USE DEVELOPMENT
530 JUNCTION ROAD
MADISON, WI 53717

FLOOR PLAN
RETAIL LEVEL

05/07/2017
UDC INFO
06/28/2017
LAND USE SUBMITTAL

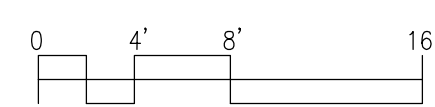
NOT FOR CONSTRUCTION



SECOND FLOOR: RESIDENTIAL
11,150 SF

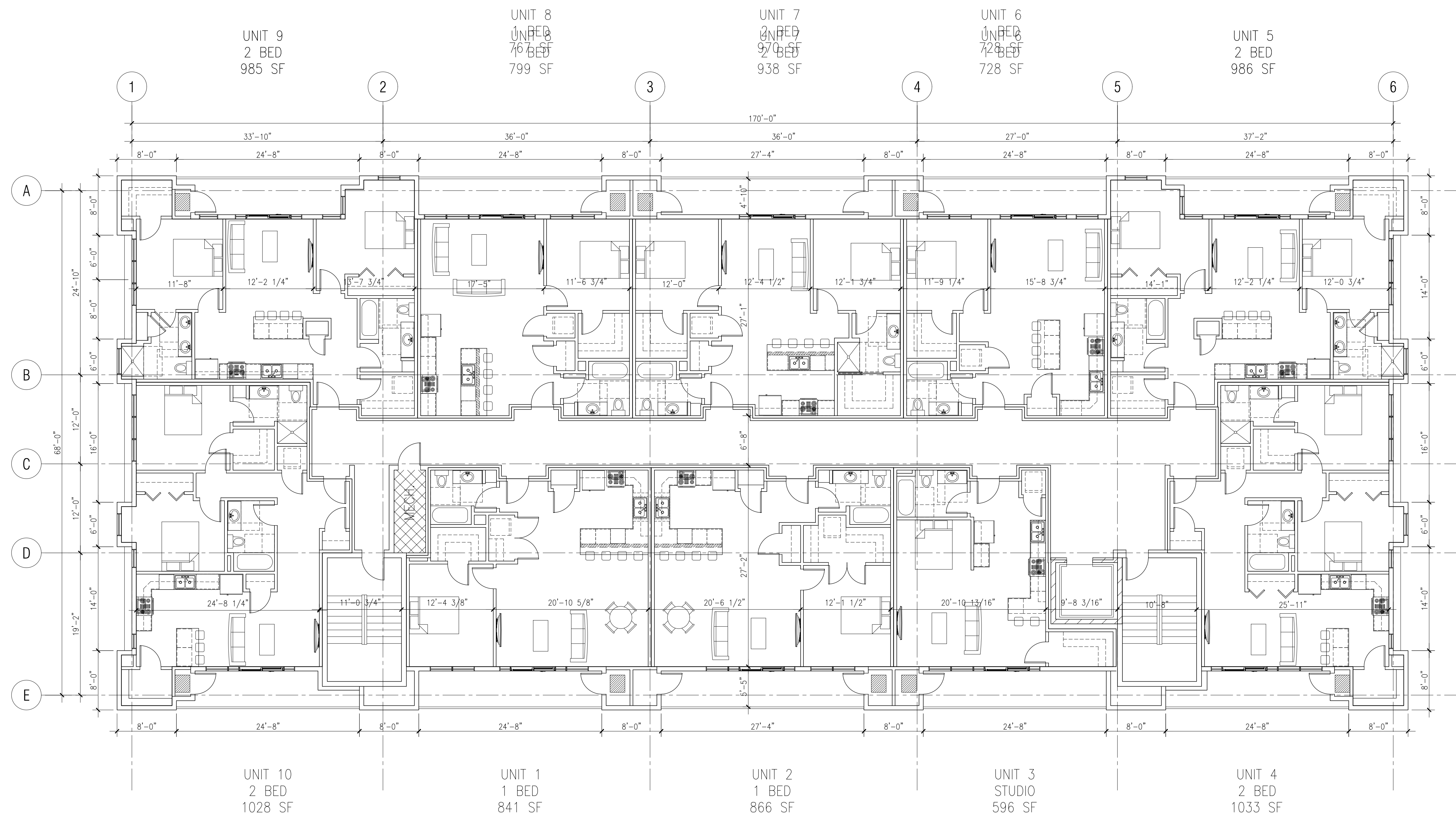


1 RESIDENTIAL FLOOR PLAN
1/8" = 1'-0"



	Floor 2	Floor 3	Floor 4	Floor 5	Total Units	% of Total	Ave. SF
Studio	1	1	1	0	3	9%	634
1 Bedroom	4	4	8	0	16	50%	507
1 Bed + Den	0	0	0	1	1	3%	1097
2 Bedroom	5	5	1	0	11	34%	984
2 Bed + Den	0	0	0	1	1	3%	1343
Total	10	10	10	2	32	100%	913

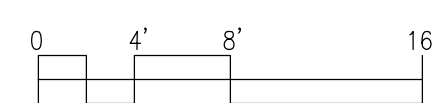
NOT FOR CONSTRUCTION



THIRD FLOOR: RESIDENTIAL
11,150 SF

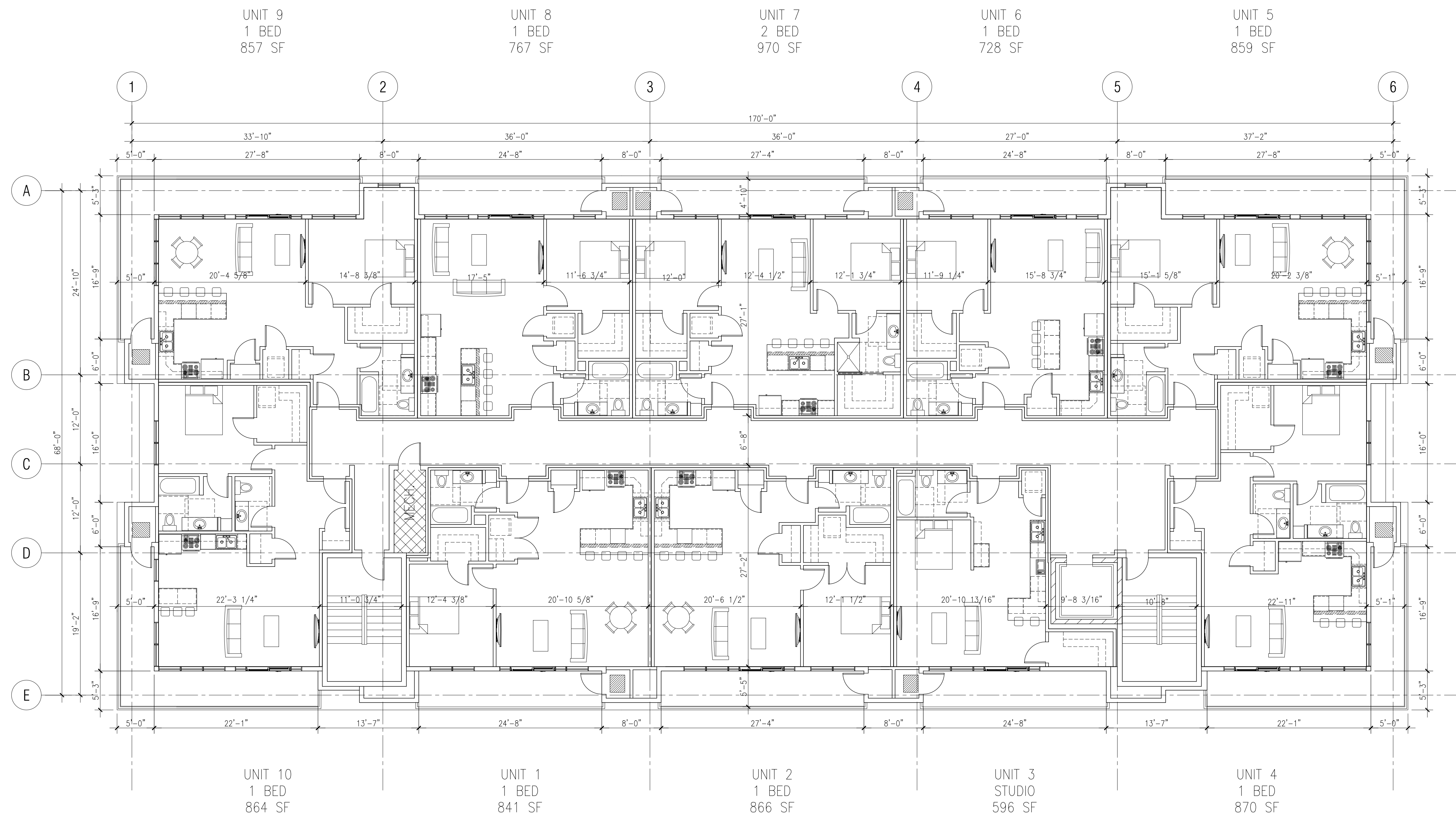


1 RESIDENTIAL FLOOR PLAN
1/8" = 1'-0"



	Floor 2	Floor 3	Floor 4	Floor 5	Total Units	% of Total	Ave. SF
Studio	1	1	1	0	3	9%	634
1 Bedroom	4	4	8	0	16	50%	507
1 Bed + Den	0	0	0	1	1	3%	1097
2 Bedroom	5	5	1	0	11	34%	984
2 Bed + Den	0	0	0	1	1	3%	1343
Total	10	10	10	2	32	100%	913

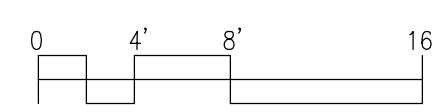
NOT FOR CONSTRUCTION



FOURTH FLOOR: RESIDENTIAL
10,483 SF



1 RESIDENTIAL FLOOR PLAN
1/8" = 1'-0"



	Floor 2	Floor 3	Floor 4	Floor 5	Total Units	% of Total	Ave. SF
Studio	1	1	1	0	3	9%	634
1 Bedroom	4	4	8	0	16	50%	507
1 Bed + Den	0	0	0	1	1	3%	1097
2 Bedroom	5	5	1	0	11	34%	984
2 Bed + Den	0	0	0	1	1	3%	1343
Total	10	10	10	2	32	100%	913

NOT FOR CONSTRUCTION

CITY CENTER PHASE 2

MIXED USE DEVELOPMENT
530 JUNCTION ROAD
MADISON, WI 53717

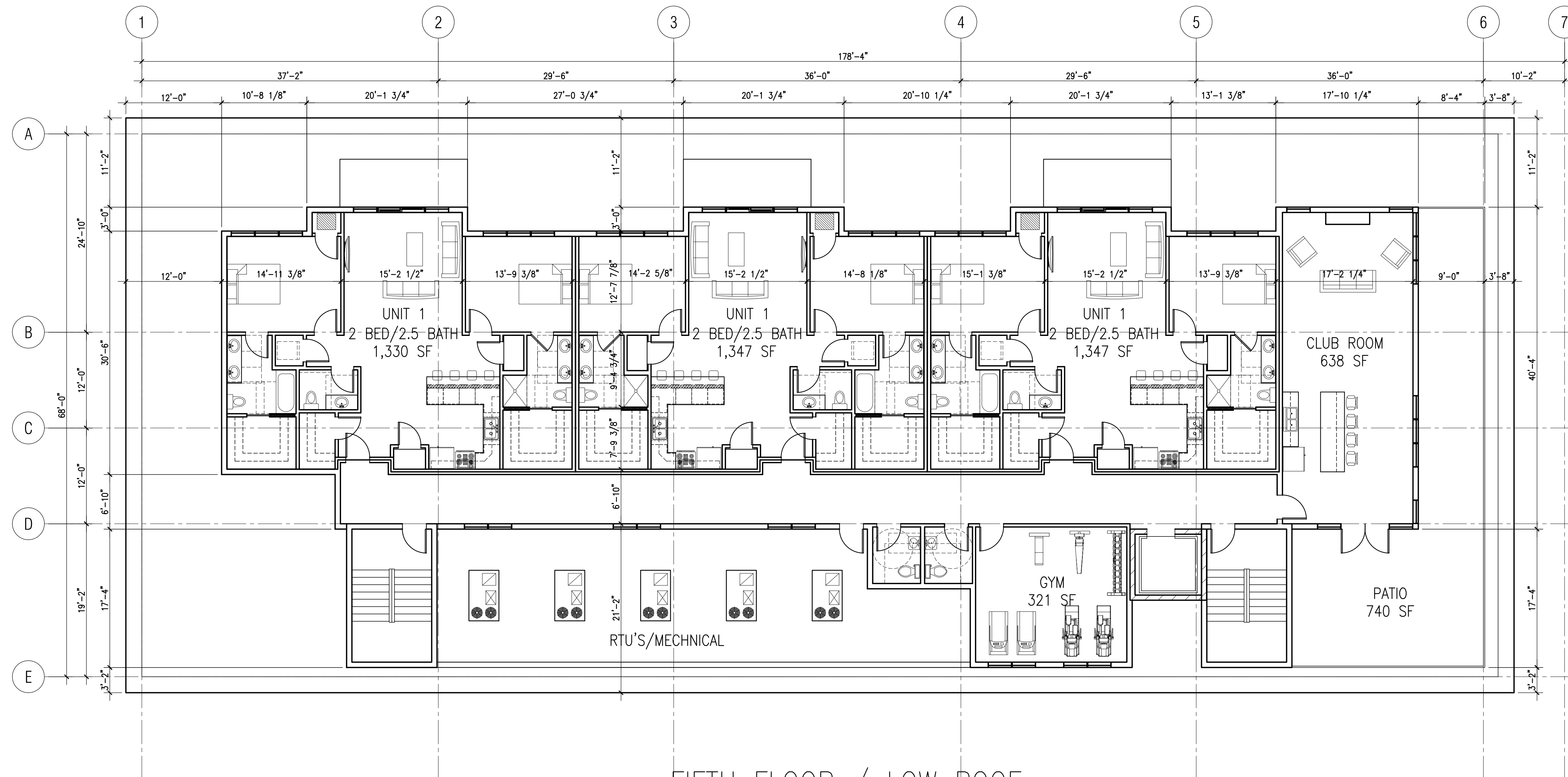
FLOOR PLAN
RESIDENTIAL LEVEL - FLOOR

05/10/2017
UDC INFO
06/28/2017
LAND USE SUBMITTAL

A2.5

7790 SILVERWOOD AVE., SUITE 400B
MILWAUKEE, WI 53219
TELEPHONE 414.224.2200
FAX 414.224.2205

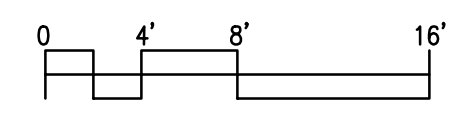
SHULFER
ARCHITECTS, LLC



FIFTH FLOOR / LOW ROOF:
COMMUNITY
6,656 SF



1 RESIDENTIAL FLOOR PLAN
1/8" = 1'-0"



City Center Junction - Lokre 7/20/2017

	Floor 2	Floor 3	Floor 4	Floor 5	Total Units	% of Total	Ave. SF
Studio	1	1	1	0	3	9%	596
1 Bedroom	4	4	8	0	16	48%	816
2 Bedroom	5	5	1	3	14	42%	1071
Total	10	10	10	3	33	100%	828

NOT FOR CONSTRUCTION

Exterior Material List			
#	MANUFACTURER	COLOR	MATERIAL DESCRIPTION
1	TRESPA OR SIMILAR	ENGLISH CHERRY	PHENOLIC PANEL
2	NICHIHA OR SIMILAR	BLUE OR GREY	LAP FIBER CEMENT
3		GREY	PARAPET - CONCRETE
4	BELDEN OR SIMILAR	BLACK DIAMOND VELOUR A	BRICK - DARK BLUE / BLACK
5	PRODEMA OR SIMILAR	CREAM	PHENOLIC PANEL
6	BELDEN OR SIMILAR	MIX - 40% NAPIER BLEND A 20% LANDMARK GRAY VELOUR A 20% SIENNA BLEND VELOUR A 20% DUTCH GRAY VELOUR A	SIDING - BRICK
7		GREY	ALUMINUM STOREFRONT
8	NICHIHA OR SIMILAR	DARK BLUE	LAP FIBER CEMENT
9	FC LIGHTING OR SIMILAR	GUNMETAL	DOWNLIGHT
10	ANDERSON	GREY	100 SERIES WINDOWS AND DOORS



① EAST ELEVATION PRESENTATION
1/8" = 1'-0"



② WEST ELEVATION PRESENTATION
1/8" = 1'-0"

CITY CENTER PHASE II
NEW MULTI-TENANT & MULTI-FAMILY
530 JUNCTION ROAD
MADISON, WI 53717

EXTERIOR ELEVATIONS

06/28/2017
LAND USE SUBMITTAL

PRELIMINARY

A3.1

Exterior Material List			
#	MANUFACTURER	COLOR	MATERIAL DESCRIPTION
1	TRESPA OR SIMILAR	ENGLISH CHERRY	PHENOLIC PANEL
2	NICHIHA OR SIMILAR	BLUE OR GREY	LAP FIBER CEMENT
3		GREY	PARAPET - CONCRETE
4	BELDEN OR SIMILAR	BLACK DIAMOND VELOUR A	BRICK - DARK BLUE / BLACK
5	PRODEMA OR SIMILAR	CREAM	PHENOLIC PANEL
6	BELDEN OR SIMILAR	MIX - 40% NAPIER BLEND A 20% LANDMARK GRAY VELOUR A 20% SIENNA BLEND VELOUR A 20% DUTCH GRAY VELOUR A	SIDING - BRICK
7		GREY	ALUMINUM STOREFRONT
8	NICHIHA OR SIMILAR	DARK BLUE	LAP FIBER CEMENT
9	FC LIGHTING OR SIMILAR	GUNMETAL	DOWNLIGHT
10	ANDERSON	GREY	100 SERIES WINDOWS AND DOORS



① NORTH ELEVATION PRESENTATION
 1/8" = 1'-0"



② SOUTH ELEVATION PRESENTATION
 1/8" = 1'-0"

CITY CENTER PHASE II
 NEW MULTI-TENANT & MULTI-FAMILY
 530 JUNCTION ROAD
 MADISON, WI 53717

EXTERIOR ELEVATIONS

06/28/2017
 LAND USE SUBMITTAL

PRELIMINARY

A3.2









CITY CENTER PHASE II
NEW MULTI-TENANT & MULTI-FAMILY
530 JUNCTION ROAD
MADISON, WI 53717

SITE PERSPECTIVE

06/28/2017
LAND USE SUBMITTAL

PRELIMINARY



CITY CENTER PHASE II
 NEW MULTI-TENANT & MULTI-FAMILY
 530 JUNCTION ROAD
 MADISON, WI 53717

SITE PERSPECTIVE

06/28/2017
 LAND USE SUBMITTAL

PRELIMINARY

A3.7





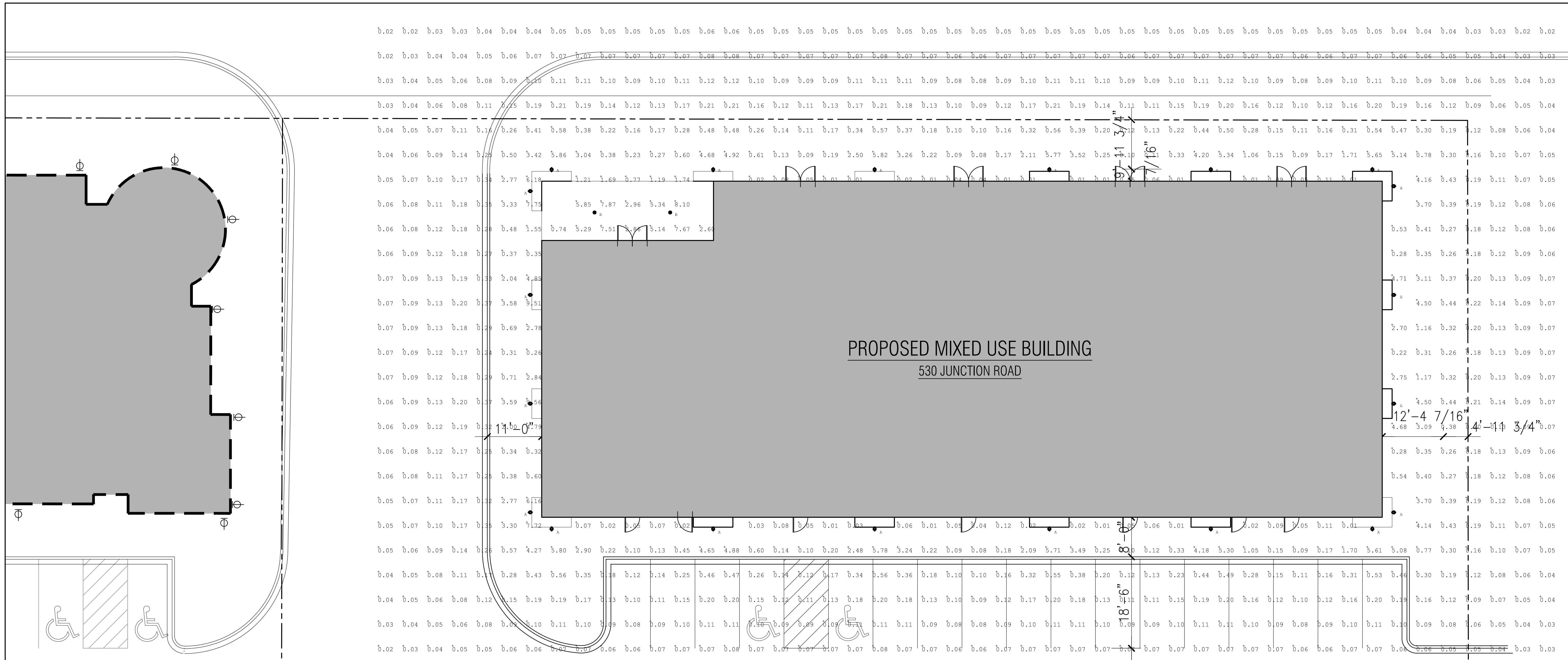
CITY CENTER PHASE II
 NEW MULTI-TENANT & MULTI-FAMILY
 530 JUNCTION ROAD
 MADISON, WI 53717

SITE PERSPECTIVE

06/28/2017
 LAND USE SUBMITTAL

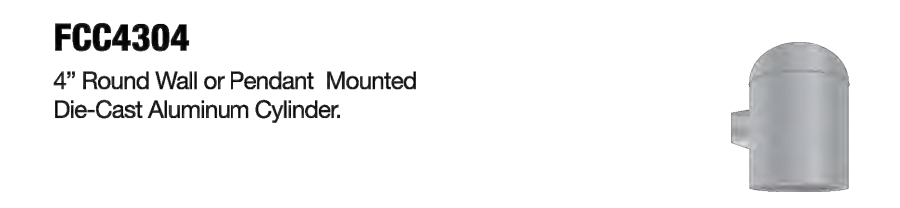
PRELIMINARY

A3.9



PROPOSED MIXED USE BUILDING
530 JUNCTION ROAD

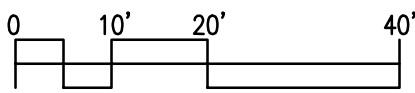
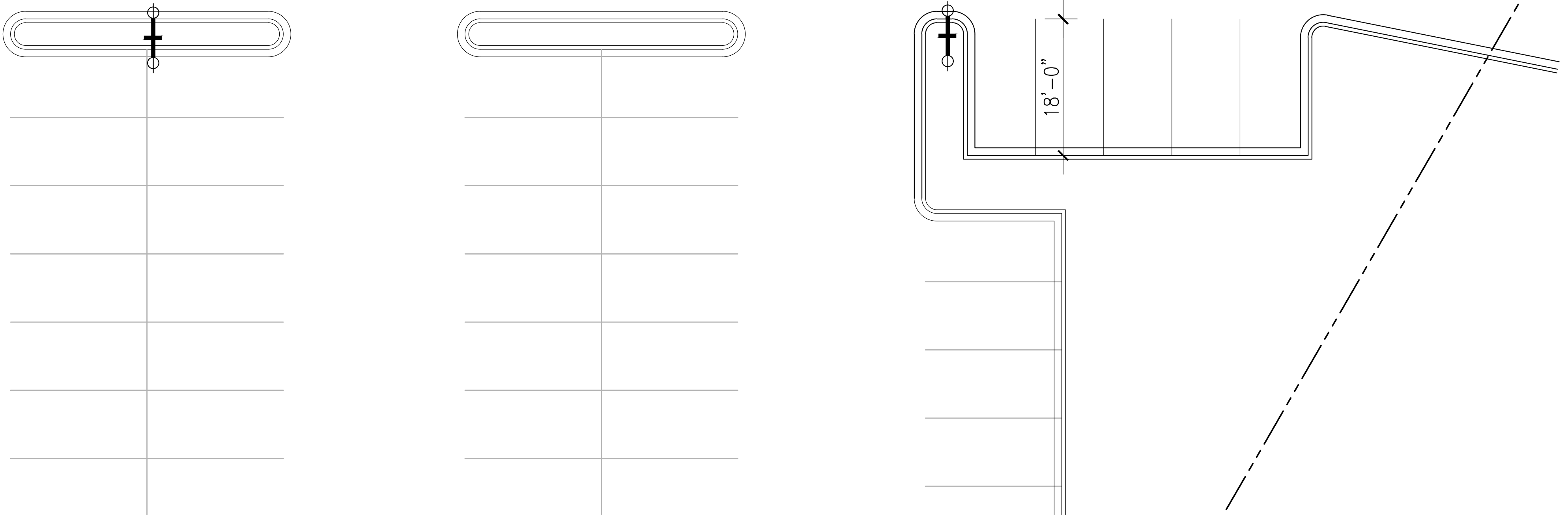
Luminaire Schedule				
Qty	Label	LLF	Description	Mounting Height
20	A	0.900	FC Lighting: FCC410W-120V-LED/4K/900-BZ-UFN2DFL	12' AFG
2	B	0.900	Halo Commercial: PD610ED010-PDM6A840-61VH	10' AFG



FCC4304
4" Round Wall or Pendant Mounted Die-Cast Aluminum Cylinder.

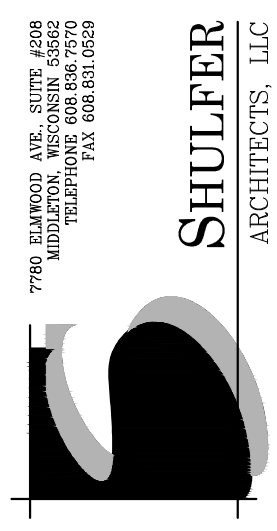
ORDERING					
GO GREEN SPEED 20 pcs or Less / ships in 2 weeks *					
EXAMPLE: FCC4304-120V-3K-1000-BK-FL					
SERIES	VOLTAGE	SOURCE/TEMPERATURE/LAMP	FINISH	LED OPTICS	ACCESSORIES
FCC4304	120V	PL 19T	BK Black	SP Spot	LD LED Dimming (0-10V)
FCC4304P	277V	INC 75W PAR30	BZ Bronze	NFL Narrow Flood	EMR Emergency Backup, Remote
		LED 3K 600 Lumens (9W)	SL Silver	FL Flood	D CFL Dimming (0-10V)
		4K 1000 Lumens (12W)	WH White	WFL Wide Flood	APLX Additional Pendant Length (X= each inch)
		35K	CC Custom Color		

- SPECIFICATION**
- MOUNTING**
- Mounts directly to junction box. Pendant (18" length standard) with swivel canopy.
- CONSTRUCTION**
- Marine grade, corrosion resistant, heavy walled, high pressure die-cast aluminum with die-cast back mounting plate.
 - Lens is clear, tempered glass.
 - Silicone continuous gasket to seal out contaminants.
- LED**
- Lumens stated are the minimum delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are LM-80 tested and are ≥ CR180, with a 4-step MacAdam Ellipse color consistency. Integral power supply standard. Input voltage 120V or 277V standard. Consult factory for non-white static LED colors; Red, Green, Blue or Amber.
- FINISH**
- Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat.
 - Optional e-coat process is added to the standard finish including zinc phosphate for a 5 year limited warranty.
- ELECTRICAL**
- Socket PL: Four pin plug-in type compact fluorescent lamp holder (lamp by others).
- LISTING**
- UL & cUL/ETL, U.S. and CA listed for damp locations. IP65 Rating.



1 ENLARGED SITE LIGHTING PLAN
1" = 10'-0"

* Terms & Conditions for our Go Green Speed, quick ship program are located on our website: fcighting.com
FC Lighting, Inc. reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting's terms and conditions.
© 2016 FC Lighting, Inc. 3609 Swenson Ave., St. Charles, IL 60174 p. 800-900-1770 f. 630-889-0106 www.fcighting.com RF Proj 916

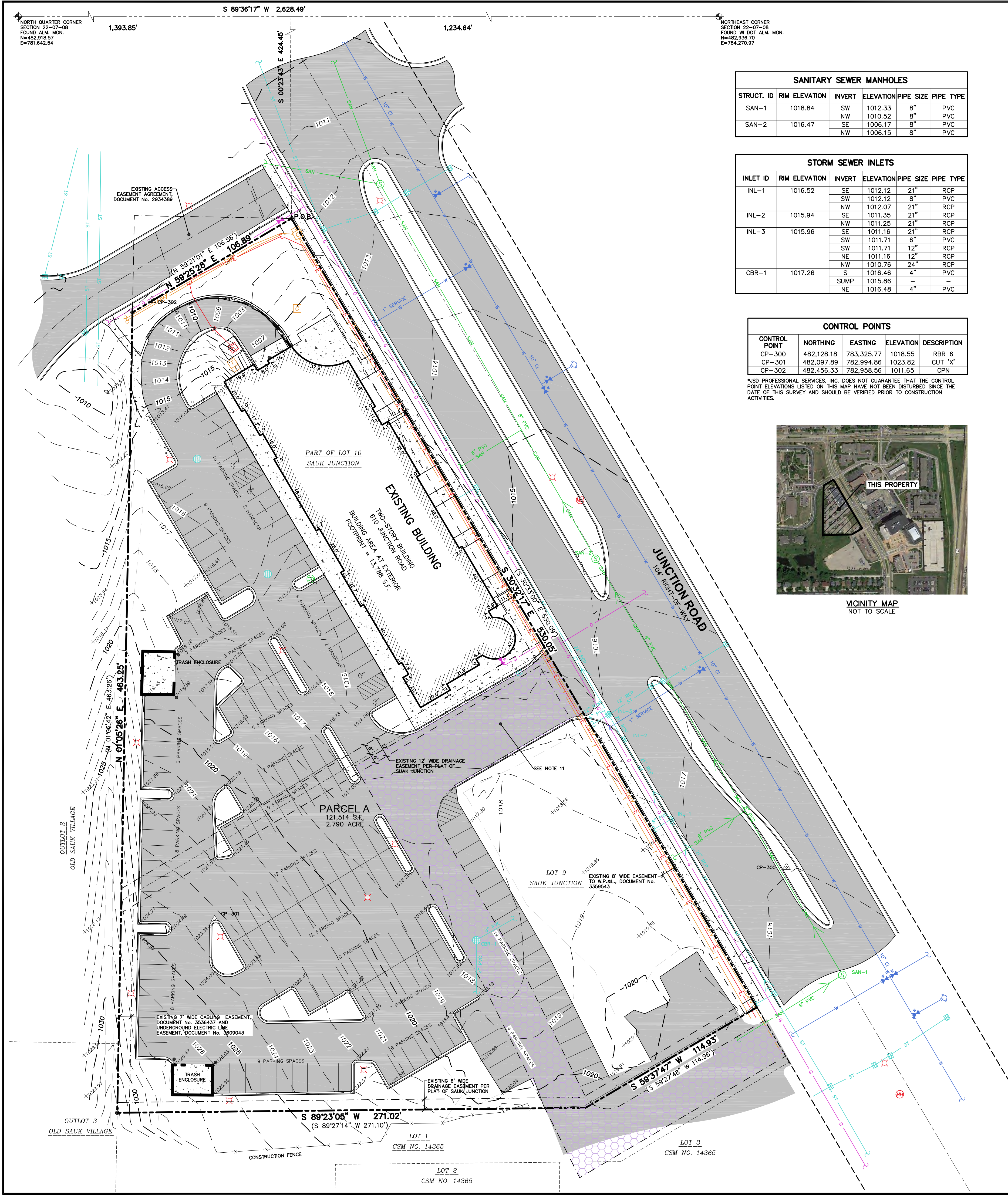


CITY CENTER PHASE 2
MIXED USE DEVELOPMENT
530 JUNCTION ROAD
MADISON, WI 53717

ENLARGED SITE LIGHTING PLAN

06/28/2017
LAND USE SUBMITTAL

ES0.1



SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1018.84	SW	1012.33	8"	PVC
		NW	1010.52	8"	PVC
SAN-2	1016.47	SE	1006.17	8"	PVC
		NW	1006.15	8"	PVC

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	1016.52	SE	1012.12	21"	RCP
		SW	1012.12	8"	PVC
		NW	1012.07	21"	RCP
INL-2	1015.94	SE	1011.35	21"	RCP
		NW	1011.25	21"	RCP
INL-3	1015.96	SE	1011.16	21"	RCP
		SW	1011.71	8"	PVC
		SW	1011.71	12"	RCP
		NE	1011.16	12"	RCP
		NW	1010.76	24"	RCP
CBR-1	1017.26	S	1016.46	4"	PVC
		SUMP	1015.86	-	-
		NE	1016.48	4"	PVC

CONTROL POINTS				
CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-300	482,128.18	783,325.77	1018.55	RBR 6
CP-301	482,097.89	782,994.86	1023.82	CUT 'X'
CP-302	482,456.33	782,958.56	1011.65	CPN

*JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE CONTROL POINT ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



VICINITY MAP
NOT TO SCALE

EXISTING CONDITIONS SURVEY

LOT 9 AND PART OF LOT 10, SAUK JUNCTION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- CONTROL POINT
- BOLLARD
- SANITARY MANHOLE
- CLEAN OUT
- WATERMAIN OR GASMAIN VALVE
- HYDRANT
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- MANHOLE - UNVERIFIED TYPE
- ELECTRIC TRANSFORMER
- LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- HANDICAP PARKING
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- EXISTING CROSS ACCESS EASEMENT
- FENCE LINE
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- BUILDING
- 1020 INDEX CONTOUR
- 1021 INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- END OF FLAGGED UTILITIES
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
- EASEMENT AREA AS NOTED

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON MAY 23, 2017.
- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22-07-08, BEARS SOUTH 89°36'17" WEST.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MARKING THE NORTH QUARTER CORNER OF SECTION 22, T07N, R08E, ELEVATION = 1031.21'
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20172008576, 20172008552, 20172008499, 20172008520, 20172006046, 20172006021, 20172006057 AND 20172006029. WITH A CLEAR DATE OF MAY 18, 2017.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF MADISON ENGINEERING METROPOLITAN UNIFIED NETWORK C
MGE-MADISON GAS AND ELECTRIC COMPANY ALLIANT ENERGY
TDS METROCOM TDS TELECOM - MIDDLETON
CENTURYLINK KMCO1 CHARTER COMMUNICATIONS
RESTECH SERVICES
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
- THIS PARCEL IS ZONED PD (PLANNED DEVELOPMENT DISTRICT).
- GENERAL AREA OF EXISTING CROSS ACCESS EASEMENT AGREEMENT, DOCUMENT No. 4362994.

LEGAL DESCRIPTION

LOTS NINE (9) AND TEN (10), SAUK JUNCTION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. EXCEPT THAT PART OF SAID LOT TEN (10) DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT TEN (10); THENCE SOUTH 89°16'46" EAST, 90.72 FEET TO THE WESTERLY LINE OF JUNCTION ROAD; THENCE SOUTH 59°03'54" WEST, 106.58 FEET TO THE WEST LINE OF SAID LOT TEN (10); THENCE NORTH 00°43'14" EAST ALONG SAID WEST LINE, 55.93 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS SET FORTH IN CROSS ACCESS AND EASEMENT AGREEMENT DATED SEPTEMBER 26, 2007 AND RECORDED OCTOBER 3, 2007, AS DOCUMENT No. 4362994.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN/BIKE PATH, AS DESCRIBED IN DECLARATION OF PRIVATE EASEMENT FOR PEDESTRIAN/BIKE PATH PURPOSES, RECORDED JANUARY 2, 2001 AS DOCUMENT No. 3276437, AS DESCRIBED IN THE DECLARATION OF PRIVATE EASEMENT FOR PEDESTRIAN PATH PURPOSES, RECORDED JANUARY 2, 2001 AS DOCUMENT No. 3276438.

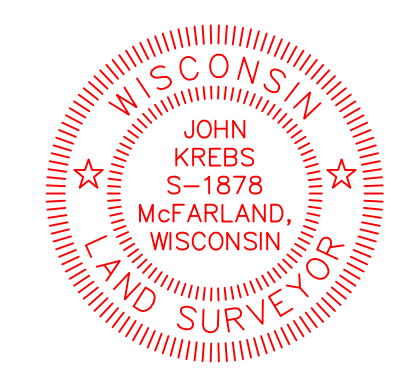
PARCEL No: 0708-221-0530-4 AND 0708-221-0531-2

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE



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161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX

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www.jsdinc.com

SERVICES PROVIDED TO:

SHULFER ARCHITECTS, LLC
7780 ELMWOOD AVE., STE. 208
MIDDLETON, WI 53562

PROJECT:
**550 JUNCTION ROAD
RETAIL CENTER**

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO: 17-7892

Scale: 1" = 30'

Scale: 0 15' 30' 60'

DESIGN:	
DRAWN:	JK 5-26-17
APPROVED:	TJB 5-30-17
PLAN MODIFICATIONS:	DATE:

DIGGERS HOTLINE

Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

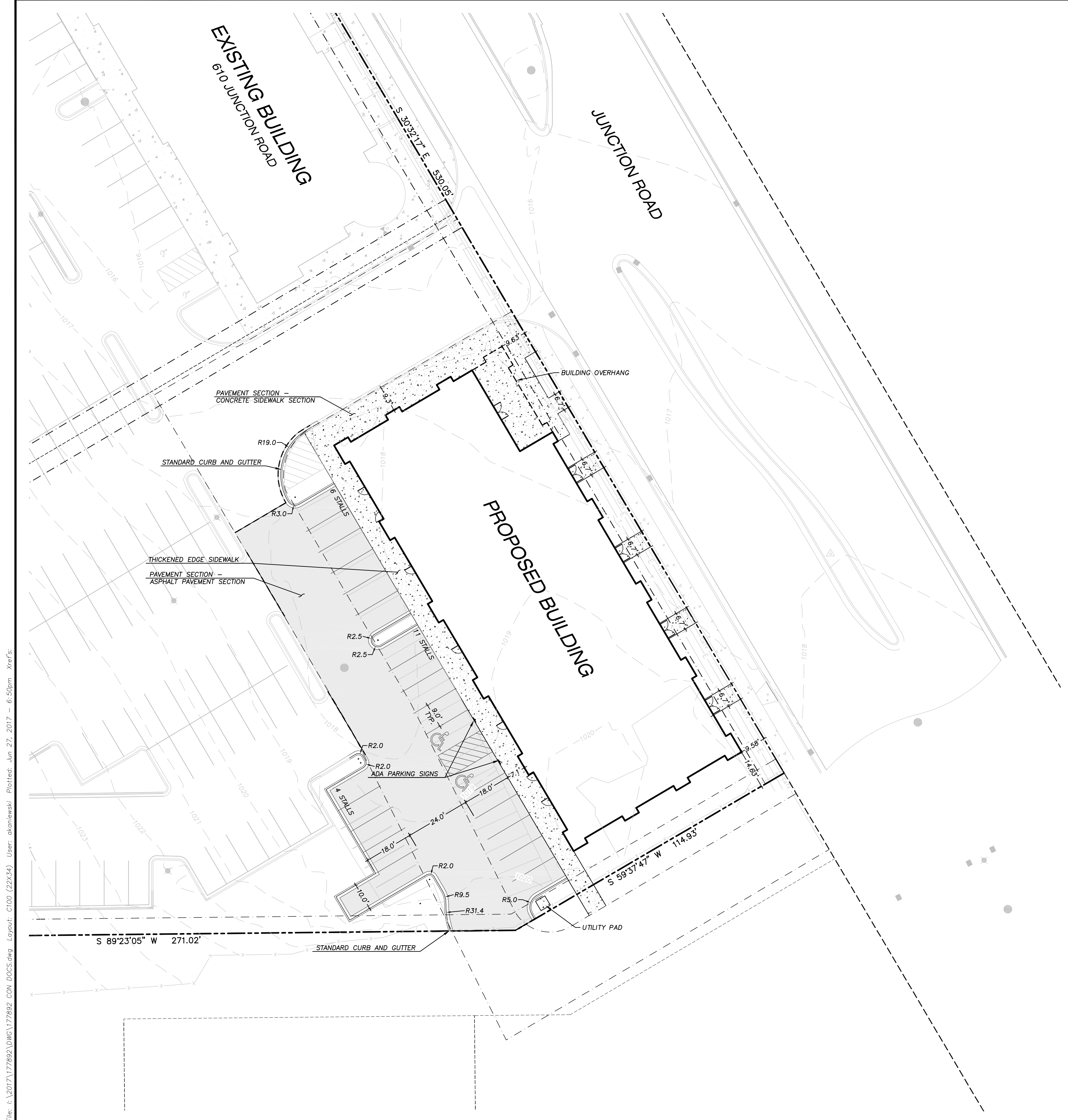
SHEET TITLE:
**EXISTING
CONDITIONS
SURVEY**

MAP NO: D-*

SHEET NUMBER:
1

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LEGEND (SITE PLAN)

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- ===== BUILDING OUTLINE
- BUILDING OVERHANG
- ===== EDGE OF PAVEMENT
- ===== STANDARD CURB AND GUTTER
- ===== REJECT CURB AND GUTTER
- ===== MOUNTABLE CURB
- ===== ASPHALT PAVEMENT
- ===== HEAVY DUTY ASPHALT PAVEMENT
- ===== CONCRETE PAVEMENT
- ===== HEAVY DUTY CONCRETE PAVEMENT
- SAWCUT EXISTING PAVEMENT
- ▲ ADA PARKING BOLLARDS/SIGNS

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. 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.

SITE PLAN NOTES

1. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
2. ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
3. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF MADISON.
4. 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.
5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
8. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
9. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
10. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH HIGH VISIBILITY YELLOW LATEX PAINT PER SPECIFICATIONS.

SITE INFORMATION BLOCK	
Site Address	530 JUNCTION ROAD, MADISON, WI 53717
Site Acreage (total)	2.79
Number of Building Stories (above grade)	5
Total Building Square Footage	11,830 SF
Use of property	Commercial
Number of parking stalls:	
Existing Surface Stalls To Remain	
Large Stall	130
Accessible	4
Total Surface	134
Proposed New Surface Stalls	
Large Stall	19
Accessible	2
Total Surface	21
Existing vs. Proposed Site Coverage:	
Existing Impervious Surface Area	86,978 S.F.
Existing Pervious Surface Area	34,536 S.F.
Proposed Impervious Surface Area	99,705 S.F.
Proposed Pervious Surface Area	21,809 S.F.
Proposed Impervious Surface Area Ratio	0.82

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SERVICES PROVIDED TO:
SHULFER ARCHITECTS, LLC

7780 ELMWOOD AVENUE,
 MIDDLETON, WI 53562

PROJECT:
CITY CENTER PHASE 2 MIXED-USE DEVELOPMENT

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 17-7892

SEAL/SIGNATURE:

DRAFT
 NOT FOR CONSTRUCTION

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DESIGN:	KJY/ABK	DATE:	06-27-17
DRAWN:	KJY/ABK	DATE:	06-27-17
APPROVED:	KJY	DATE:	06-27-17

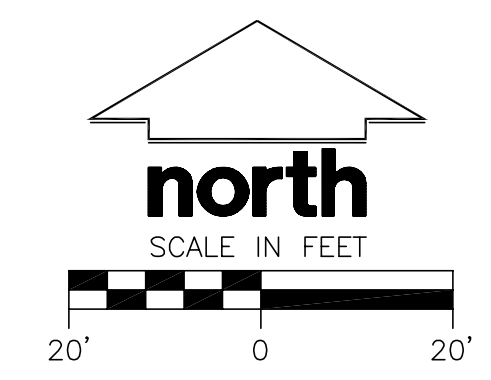
PLAN MODIFICATIONS:	DATE:
LAND USE SUBMITTAL	06-28-17

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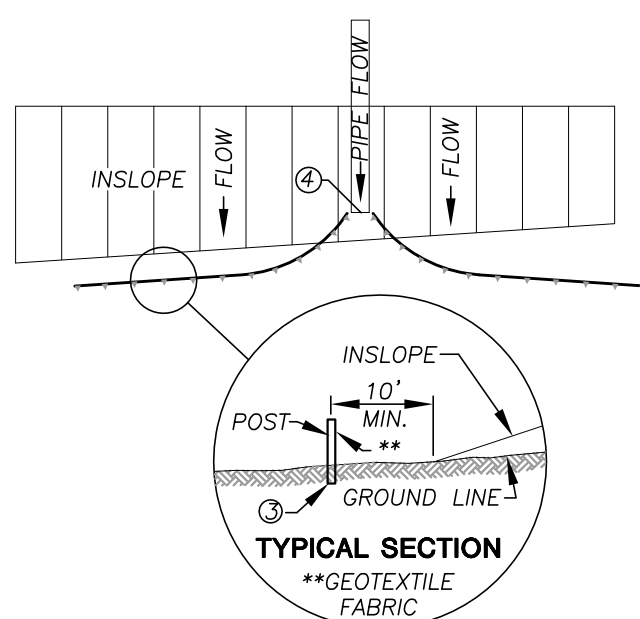
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100



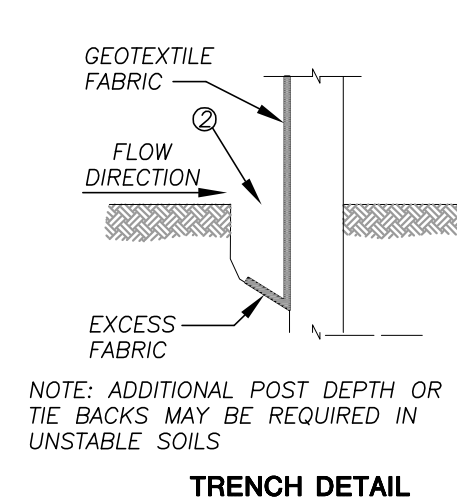
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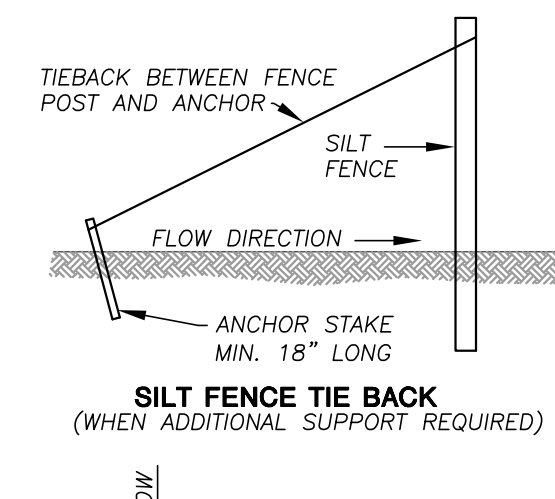


SILT FENCE ALONG SLOPES & OUTFALLS

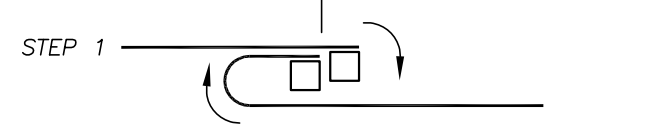
- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" WIDE AND 6" DEEP TRENCH OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF DRIED OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
- SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
- POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8'-0" FOR WOVEN & 3'-0" FOR NON-WOVEN)



TRENCH DETAIL

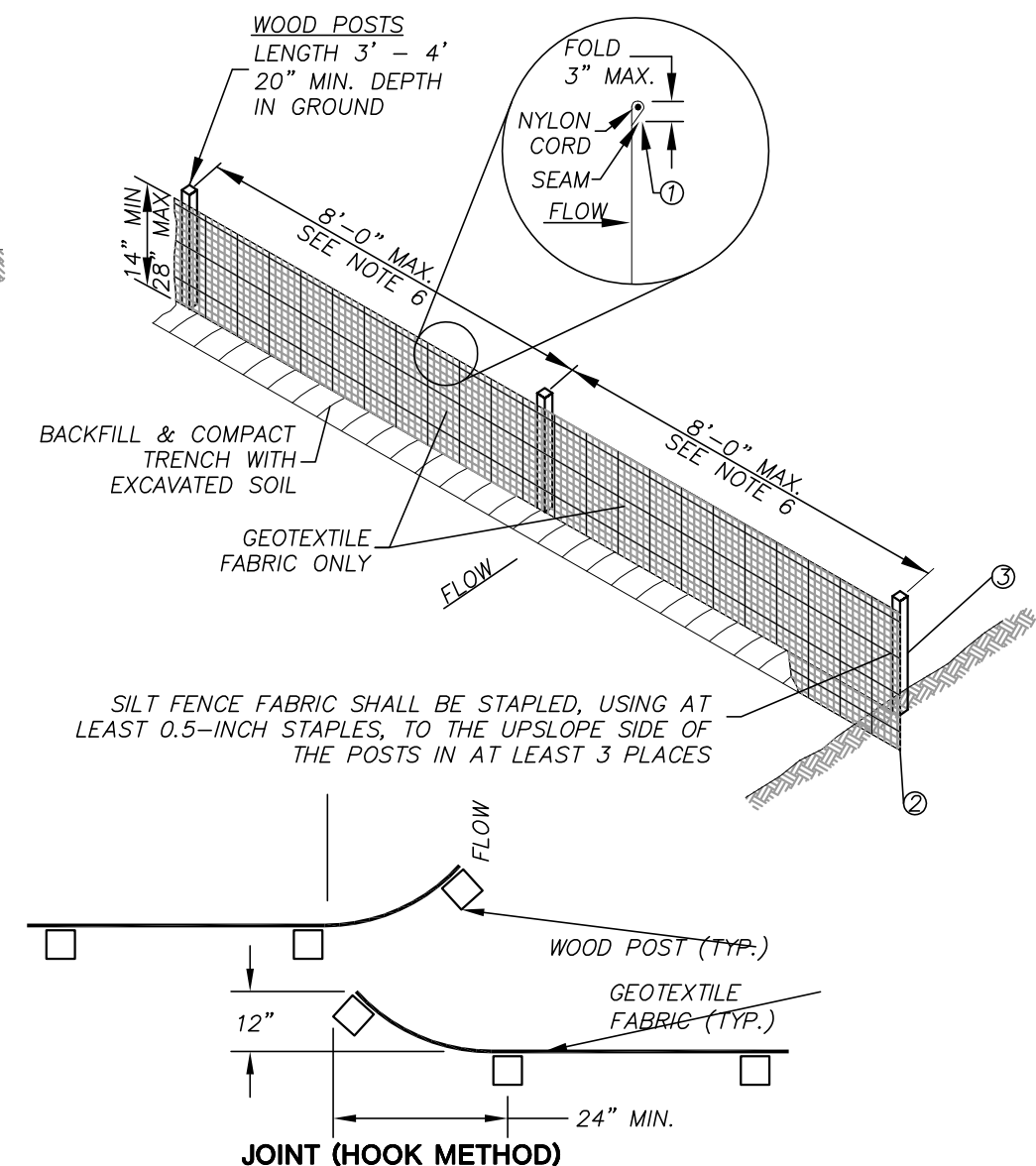


SILT FENCE TIE BACK

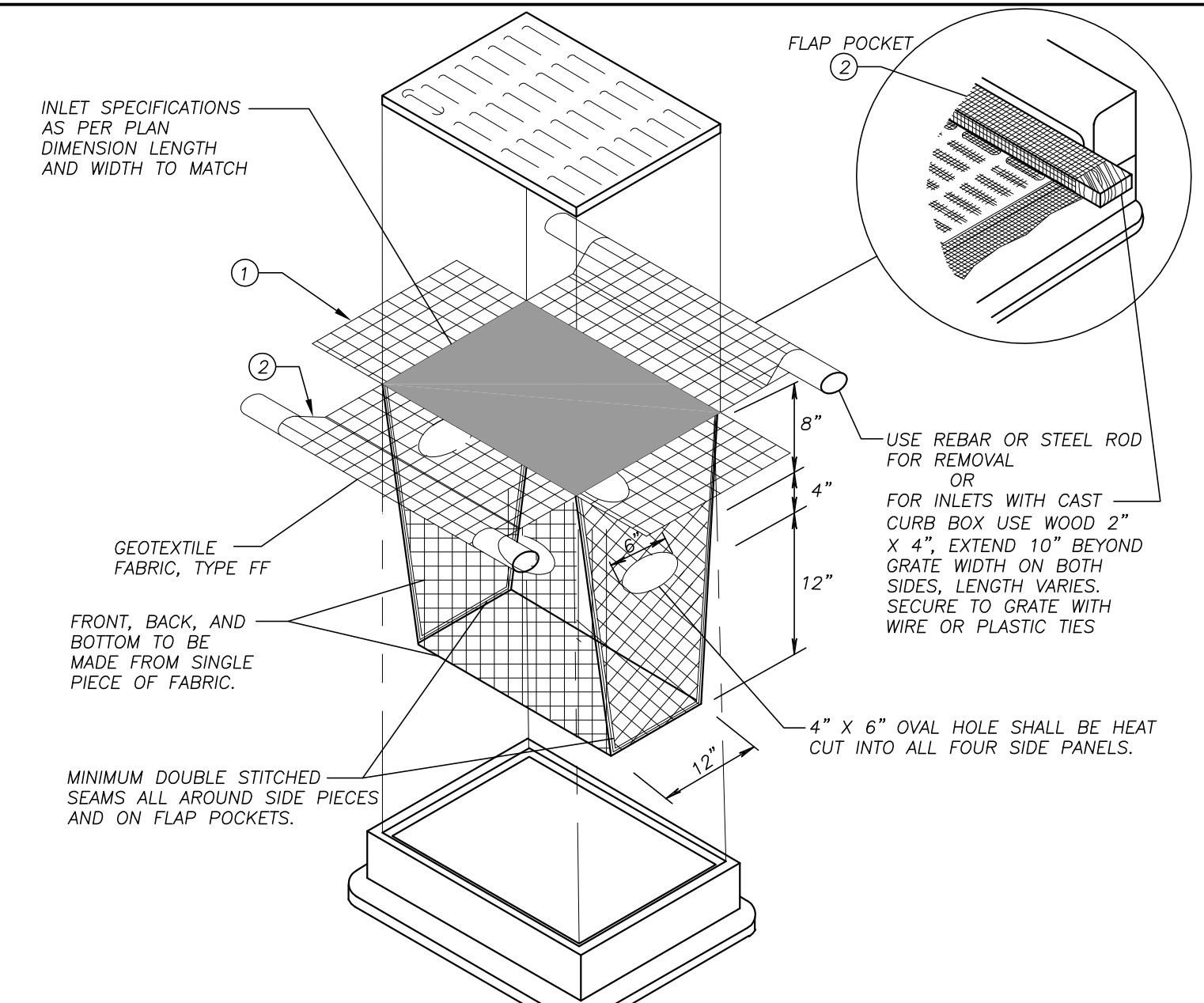


SILT FENCE

N.T.S.



JOINT (HOOK METHOD)



GENERAL NOTES

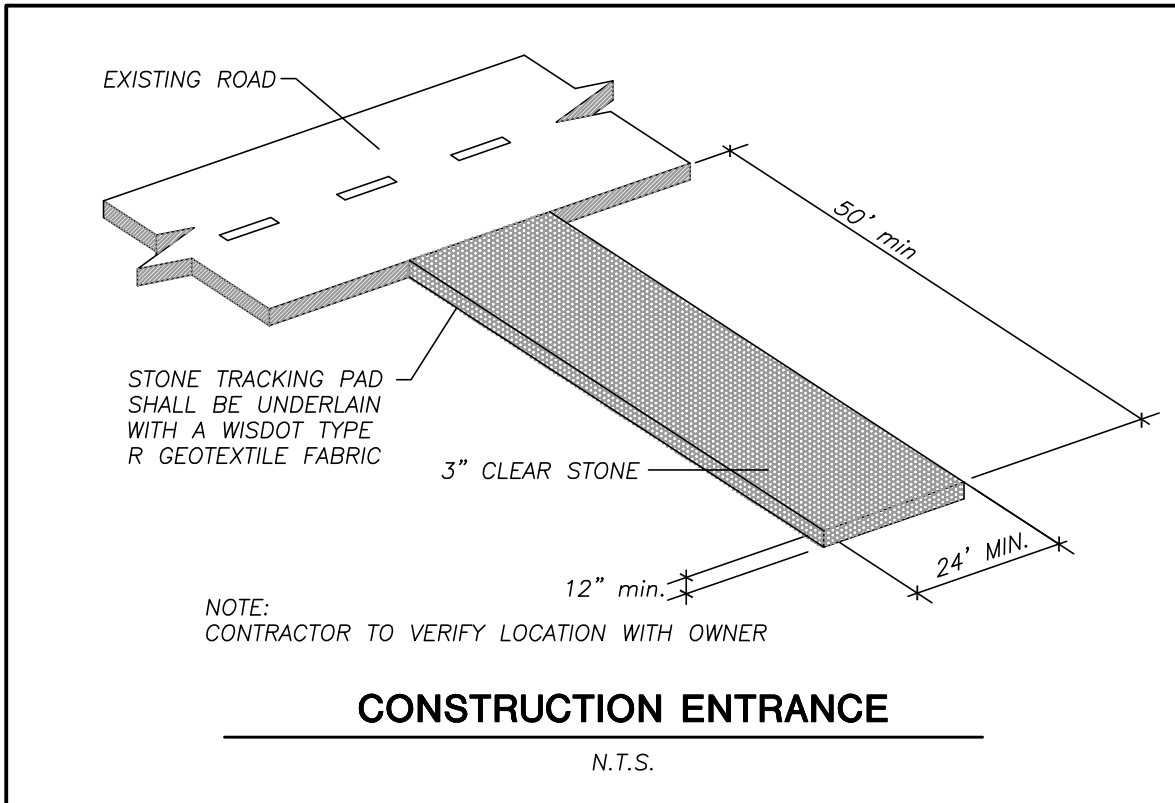
- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

- DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

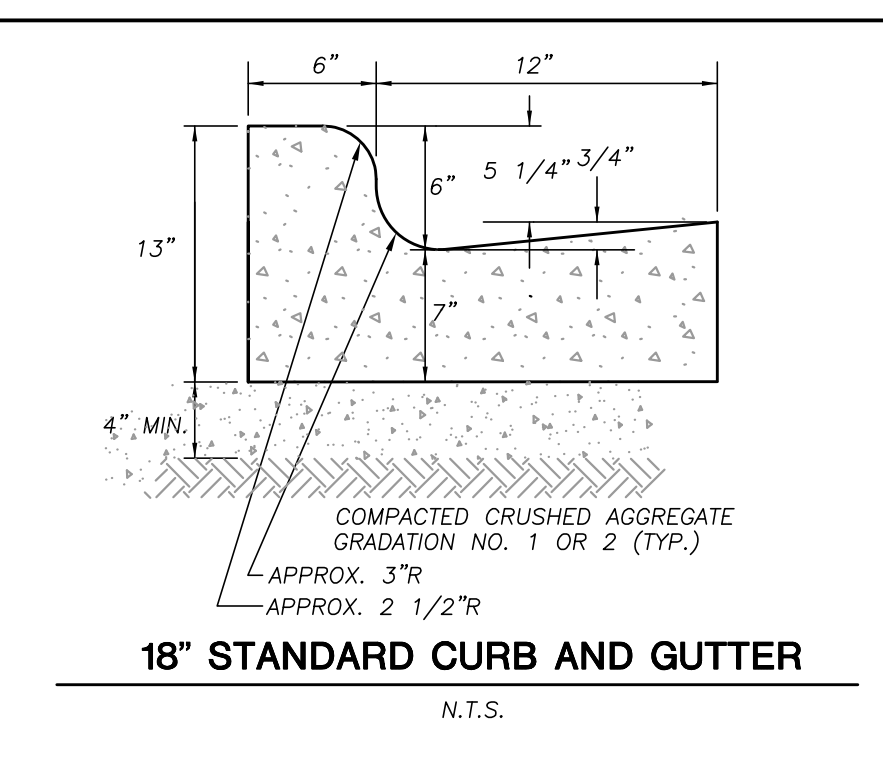
INLET PROTECTION, TYPE D

N.T.S.



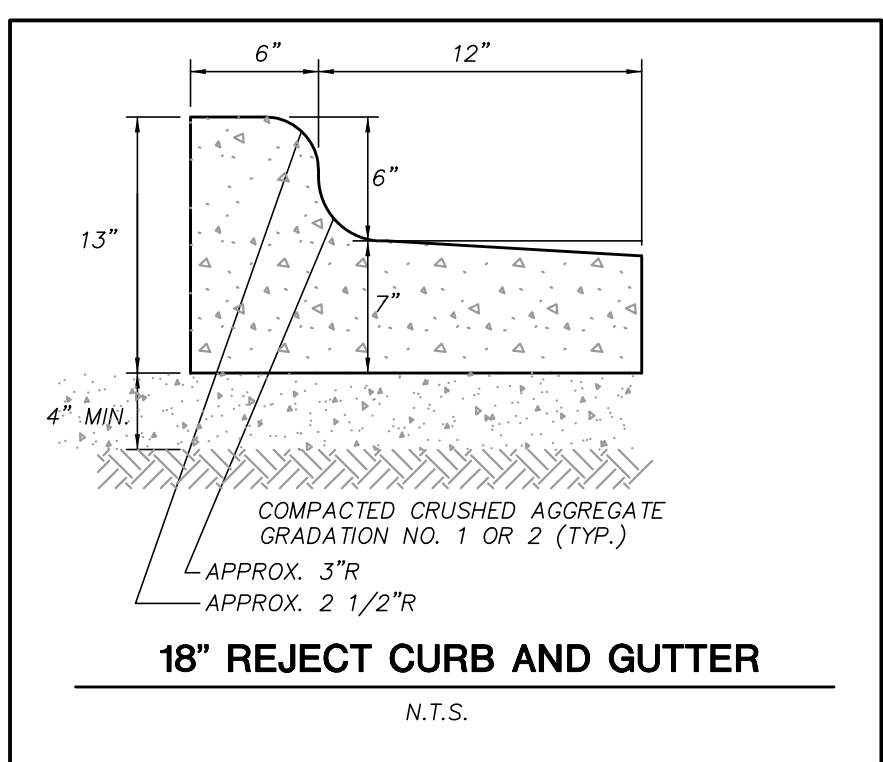
CONSTRUCTION ENTRANCE

N.T.S.



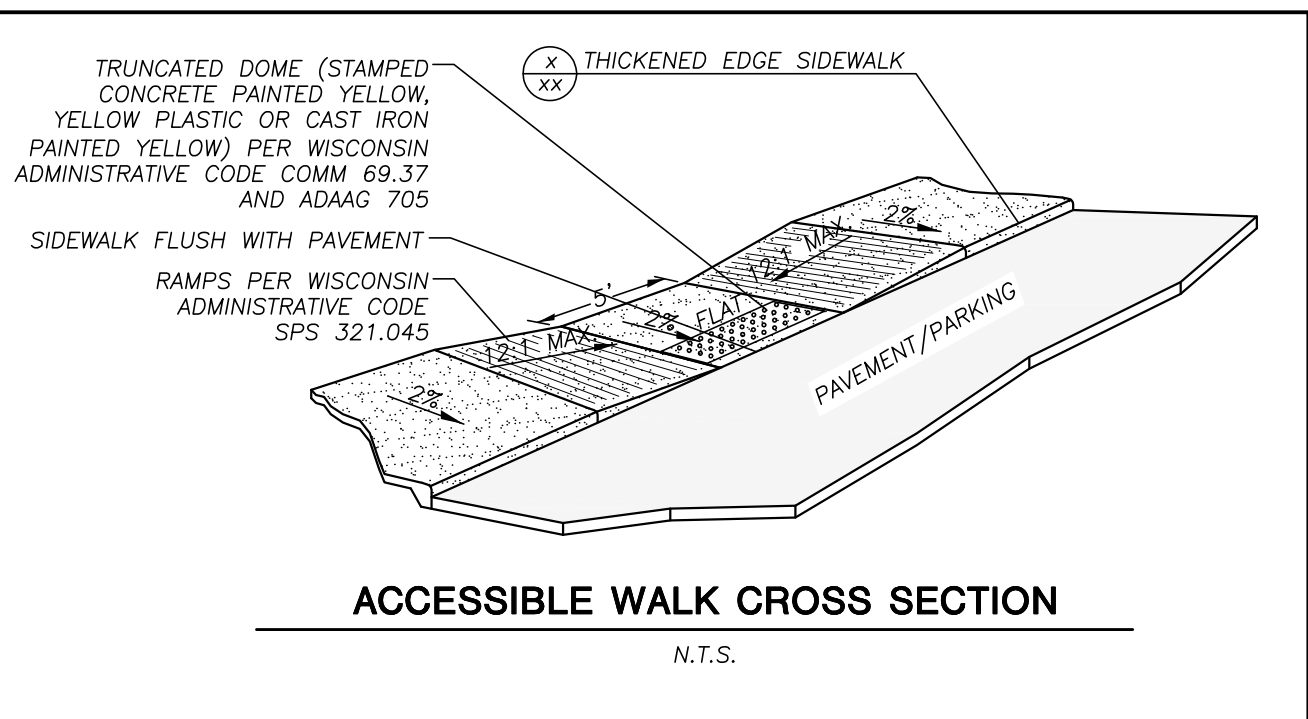
18" STANDARD CURB AND GUTTER

N.T.S.



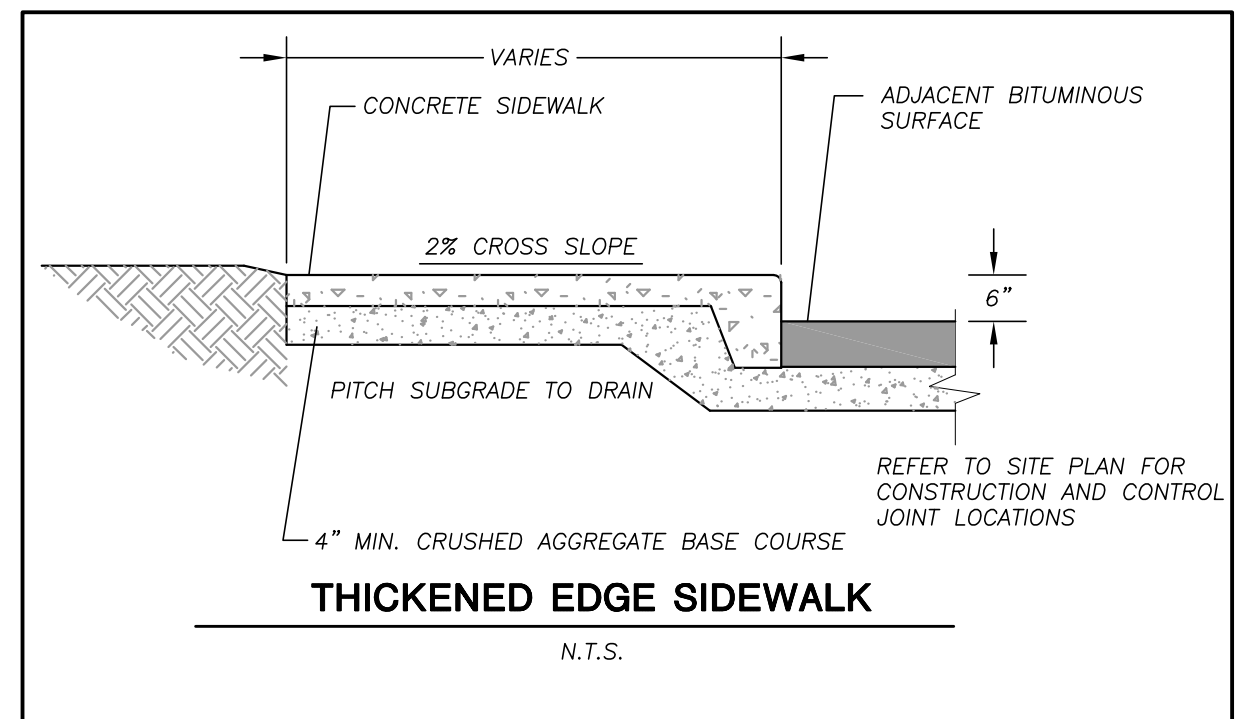
18" REJECT CURB AND GUTTER

N.T.S.



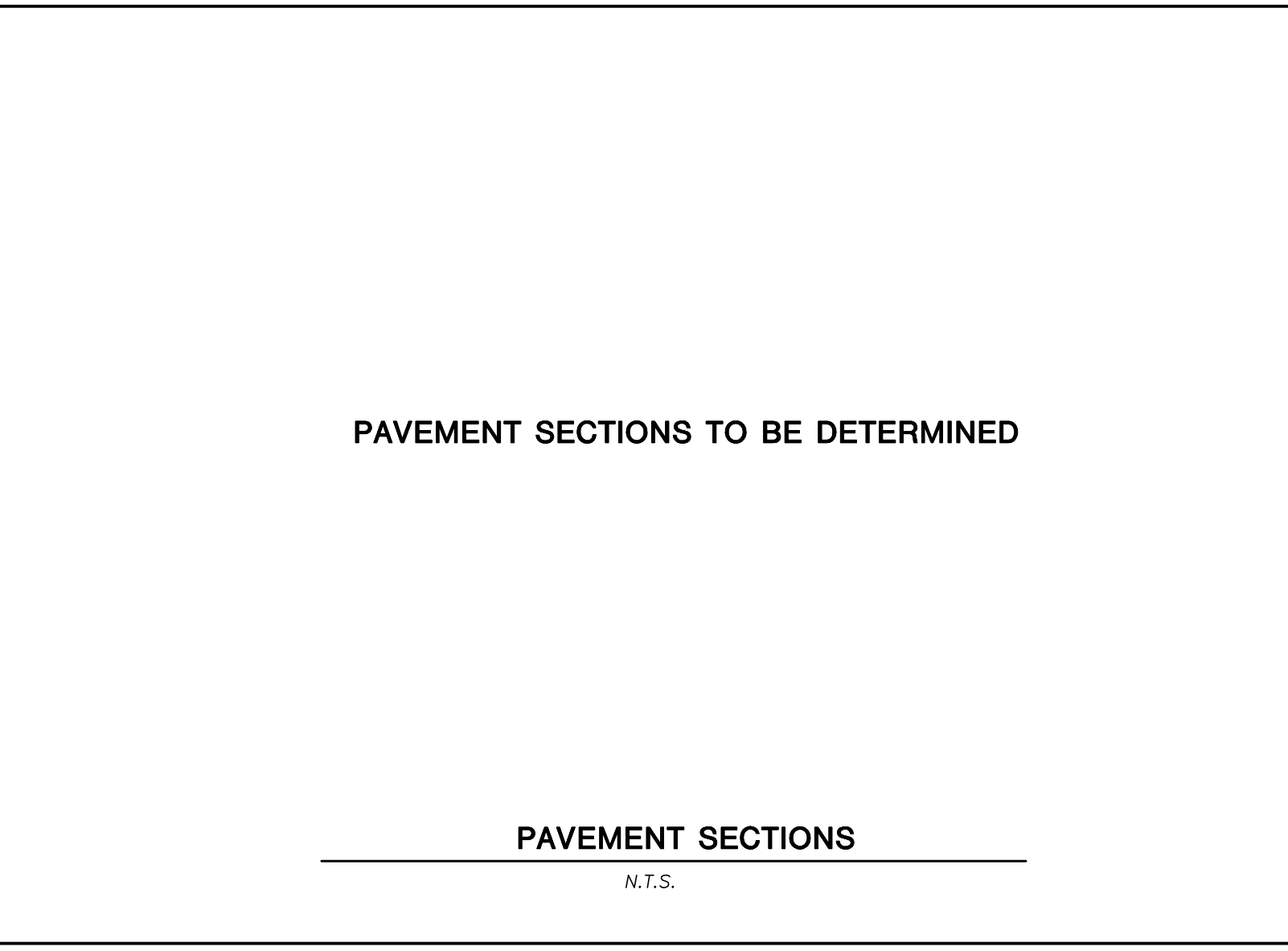
ACCESSIBLE WALK CROSS SECTION

N.T.S.



THICKENED EDGE SIDEWALK

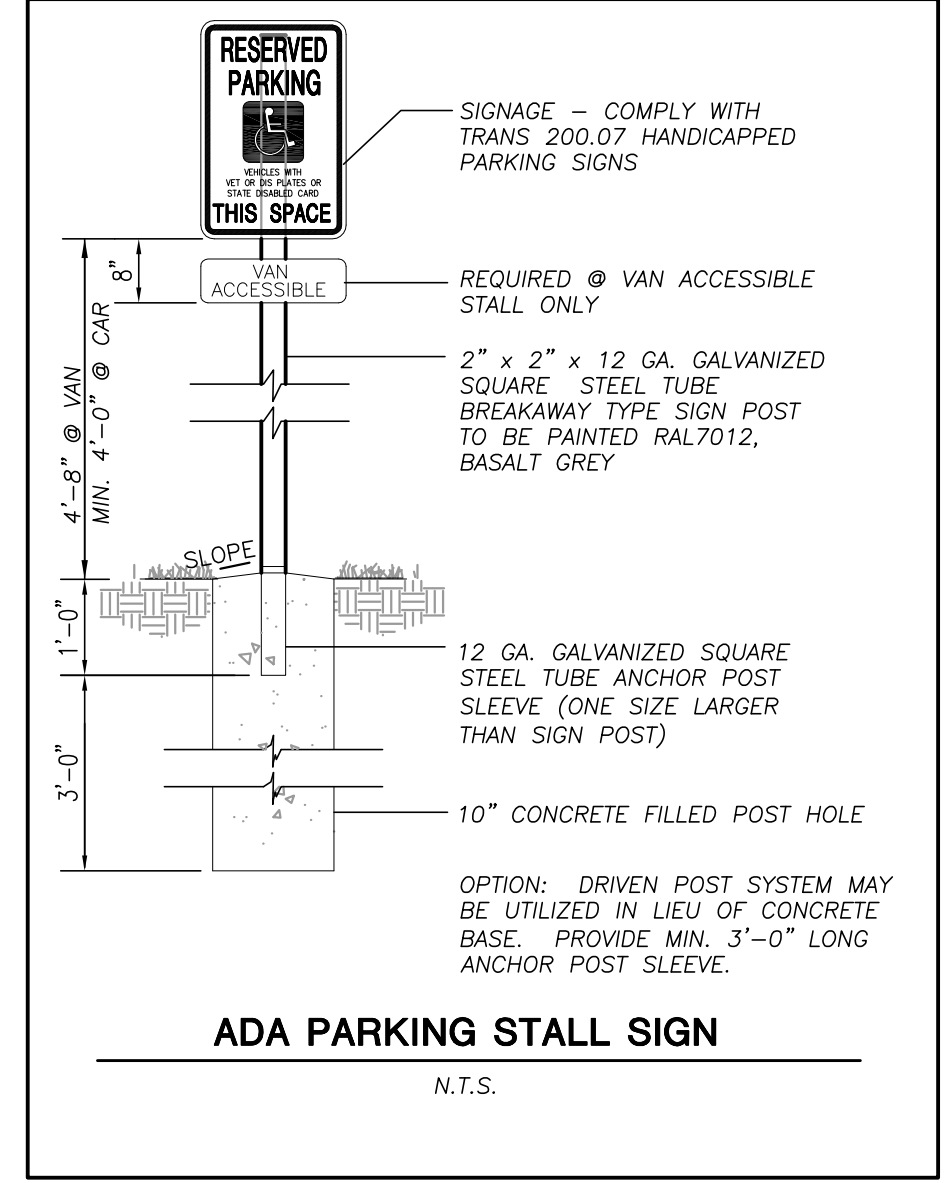
N.T.S.



PAVEMENT SECTIONS TO BE DETERMINED

PAVEMENT SECTIONS

N.T.S.



ADA PARKING STALL SIGN

N.T.S.

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PROJECT:

CITY CENTER PHASE 2 MIXED-USE DEVELOPMENT

PROJECT LOCATION:

CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 17-7892

SEAL/SIGNATURE:

DRAFT NOT FOR CONSTRUCTION

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DESIGN:	KJY/ABK	06-27-17
DRAWN:	KJY/ABK	06-27-17
APPROVED:	KJY	06-27-17
PLAN MODIFICATIONS:		DATE:
LAND USE SUBMITTAL		06-28-17

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SHEET TITLE:

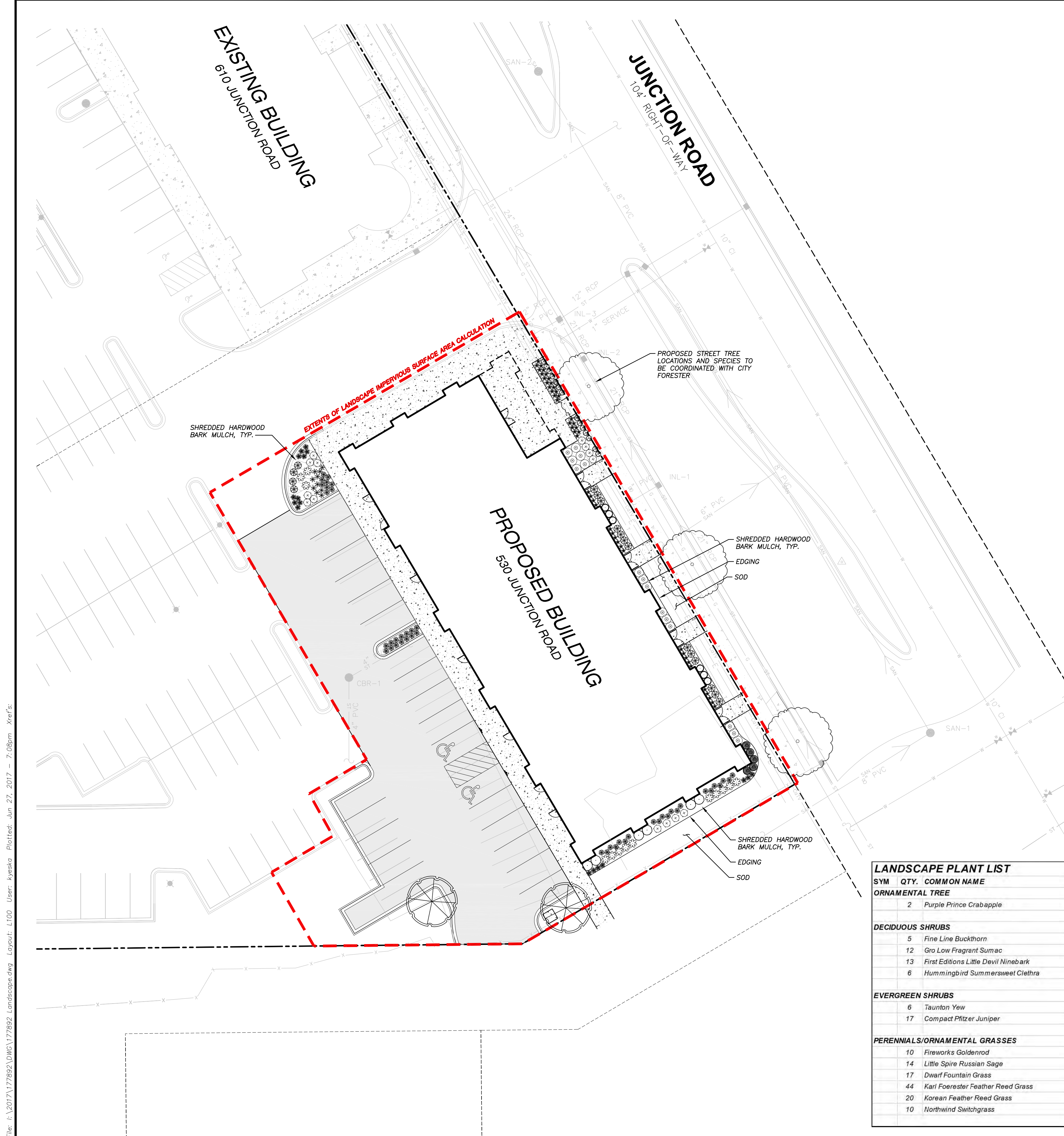
DETAILS

SHEET NUMBER:

C300

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LEGEND (LANDSCAPE PLAN)

- | | | | | |
|-----|------------------------------|-----|-----|--|
| --- | PROPERTY LINE | --- | SAN | SANITARY SEWER |
| --- | RIGHT-OF-WAY | --- | ST | STORM SEWER |
| --- | EASEMENT LINE | --- | W | WATER |
| --- | BUILDING OUTLINE | --- | ○ | BOULDER RETAINING WALL |
| --- | BUILDING OVERHANG | --- | --- | MODULAR BLOCK RETAINING WALL |
| --- | EDGE OF PAVEMENT | --- | ○ | LIGHT POLE (REFER TO PHOTOMETRIC PLAN) |
| --- | STANDARD CURB AND GUTTER | --- | ▲ | ADA PARKING BOLLARDS/SIGNS |
| --- | REJECT CURB AND GUTTER | | | |
| --- | MOUNTABLE CURB | | | |
| --- | ASPHALT PAVEMENT | | | |
| --- | HEAVY DUTY ASPHALT PAVEMENT | | | |
| --- | CONCRETE PAVEMENT | | | |
| --- | HEAVY DUTY CONCRETE PAVEMENT | | | |
| --- | PROPOSED 1 FOOT CONTOUR | | | |
| --- | PROPOSED 5 FOOT CONTOUR | | | |

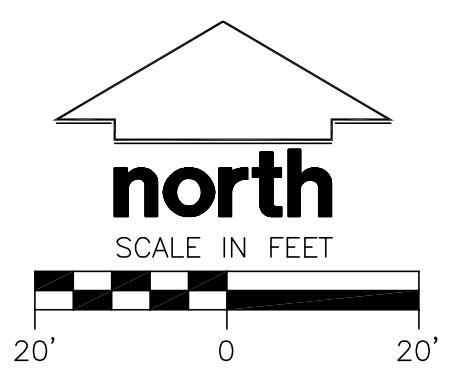
GENERAL NOTES:

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 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.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

LEGEND (PROPOSED)

- ORNAMENTAL TREE**
- Purple Prince Crabapple
- DECIDUOUS SHRUBS**
- Fine Line Fern Leaf Buckthorn
 - Gro Low Sumac
 - First Editions Little Devil Ninebark
 - Hummingbird Summersweet Clethra
- EVERGREEN SHRUBS**
- Taunton Yew
 - Compact Pfitzer Juniper
- PERENNIALS/ORNAMENTAL GRASSES**
- Fireworks Goldenrod
 - Little Spire Russian Sage
 - Dwarf Hameln Fountain Grass
 - Karl Foerster Feather Reed Grass
 - Korean Feather Reed Grass
 - Northwind Switchgrass

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
ORNAMENTAL TREE							
2		Purple Prince Crabapple	MALUS 'Purple Prince'	1-1/2" Cal.	B&B	15	30
DECIDUOUS SHRUBS							
5		Fine Line Buckthorn	RHAMNUS frangula 'Ron Williams'	12-24" Min. Ht.	# 3 Cont.	3	15
12		Gro Low Fragrant Sumac	RHUS aromatica 'Gro-Low'	12-24" Min. Ht.	# 3 Cont.	3	36
13		First Editions Little Devil Ninebark	PHYSOCARPUS opulifolius 'Donne May'	12-24" Min. Ht.	# 3 Cont.	3	39
6		Hummingbird Summersweet Clethra	CLETHRA alnifolia 'Hummingbird'	12-24" Min. Ht.	# 3 Cont.	3	18
EVERGREEN SHRUBS							
6		Taunton Yew	TAXUS x media 'Tauntonii'	12-24" Min. Ht.	# 3 Cont.	4	24
17		Compact Pfitzer Juniper	JUNIPERUS chinensis 'Pfitzeriana compacta'	12-24" Min. Ht.	# 3 Cont.	4	68
PERENNIALS/ORNAMENTAL GRASSES							
10		Fireworks Goldenrod	SOLIDAGO rugosa 'Fireworks'	8-18" Min. Ht.	# 1 Cont.	2	20
14		Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	8-18" Min. Ht.	# 1 Cont.	2	28
17		Dwarf Fountain Grass	PENNISETUM alopecuroides 'Hameln'	8-18" Min. Ht.	# 1 Cont.	2	34
44		Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	8-18" Min. Ht.	# 1 Cont.	2	88
20		Korean Feather Reed Grass	CALAMAGROSTIS brachytricha	8-18" Min. Ht.	# 1 Cont.	2	40
10		Northwind Switchgrass	PANICUM virgatum 'Northwind'	8-18" Min. Ht.	# 1 Cont.	2	20
						TOTAL:	460



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- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- 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
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www.jsdinc.com

SERVICES PROVIDED TO:

SHULFER ARCHITECTS, LLC

7780 ELMWOOD AVENUE,
 MIDDLETON, WI 53562

PROJECT:

CITY CENTER PHASE 2 MIXED-USE DEVELOPMENT

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 17-7892

SEAL/SIGNATURE:

DRAFT NOT FOR CONSTRUCTION

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:	KJY/ABK	06-28-17
DRAWN:	KJY/ABK	06-28-17
APPROVED:	MAS	06-28-17
PLAN MODIFICATIONS:		
LAND USE SUBMITTAL		06-28-17

DIGGERS HOTLINE

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

LANDSCAPE PLAN

SHEET NUMBER:

L100

File: I:\2017\177892\DWG\177892_Landscape.dwg Layout: L100 User: kyeska Plotted: Jun 27, 2017 - 7:08pm Xref's:

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SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L200



CITY OF MADISON LANDSCAPE WORKSHEET
 Section 28.142 Madison General Ordinance

Project Location / Address 530 JUNCTION ROAD
 Name of Project CITY CENTER PHASE 2 MIXED USE DEVELOPMENT
 Owner / Contact SHULFER ARCHITECTS
 Contact Phone (608) 848-5060 Contact Email KEVIN.YESKA@JSDINC.COM

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

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- No demolition of a principal building is involved.
- Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 12,886
 Total landscape points required 215

- 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
 Five (5) acres = 217,800 square feet
 First five (5) developed acres = 3,630 points
 Remainder of developed area
 Total landscape points required

- For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area
 Total landscape points required

10/2013

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

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 measured diameter at breast height (dbh)	35				
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			2	30
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			36	108
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			23	92
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			115	230
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.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						460

Total Number of Points Provided 460

* As determined by ANSL ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

GENERAL NOTES

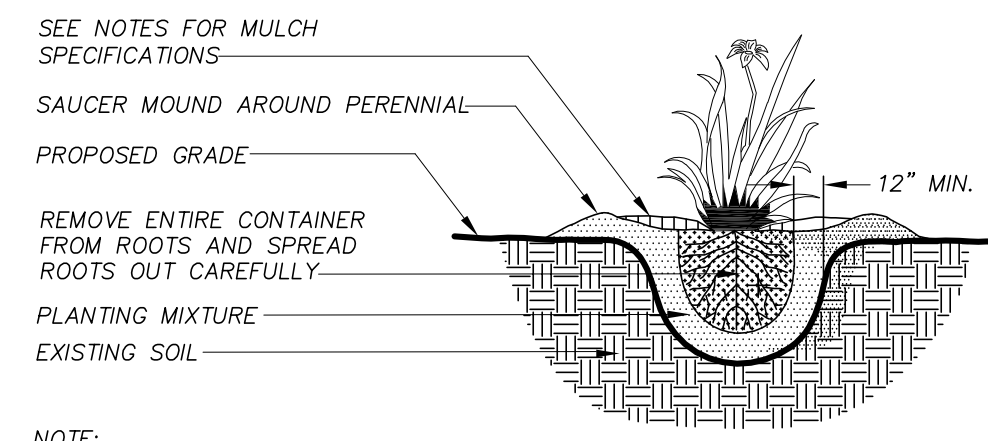
- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. 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 AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. 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 THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- 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, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE 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.
- 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" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- 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 NEAT AT ALL TIMES. 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 SAFETY HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

LANDSCAPE MATERIAL NOTES

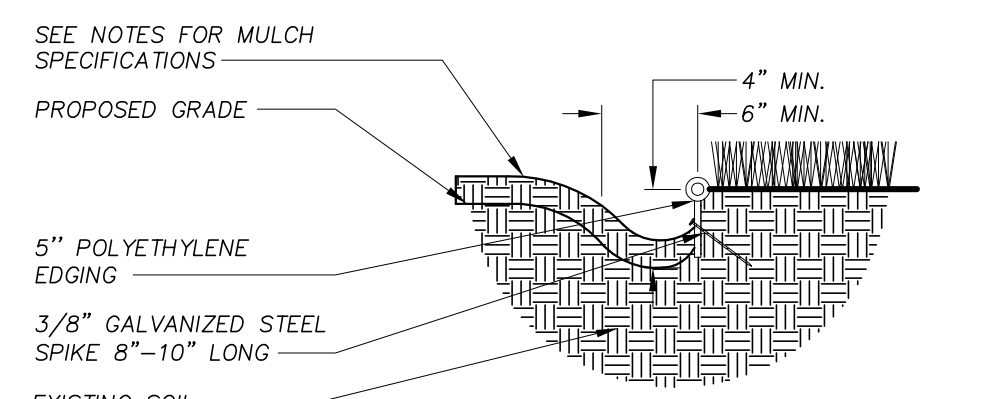
- MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
 - PLANTING AREAS = 24"
 - TREE PITS = SEE DETAILS
- PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH OVER ALL PLANTING AREAS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL, AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE. PLANTING, A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - SOD: ALL AREAS SPECIFIED ON PLAN PER THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO .5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

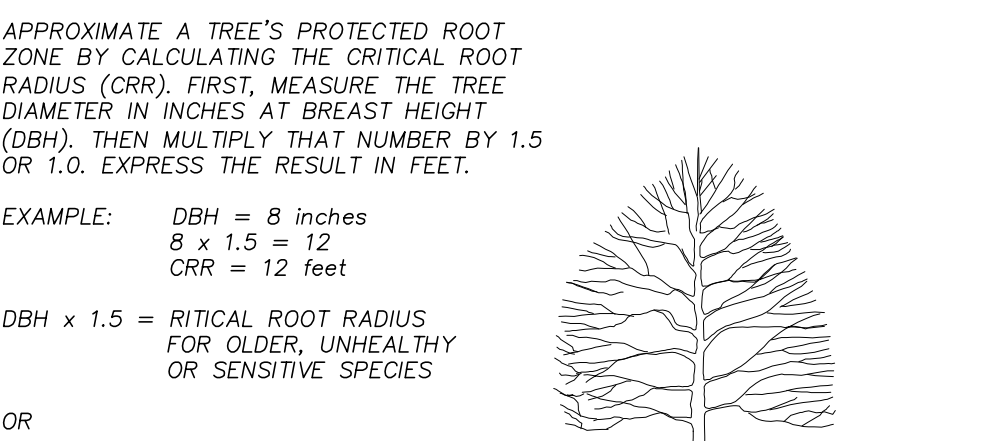
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 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 OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD 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 MAINTAINED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



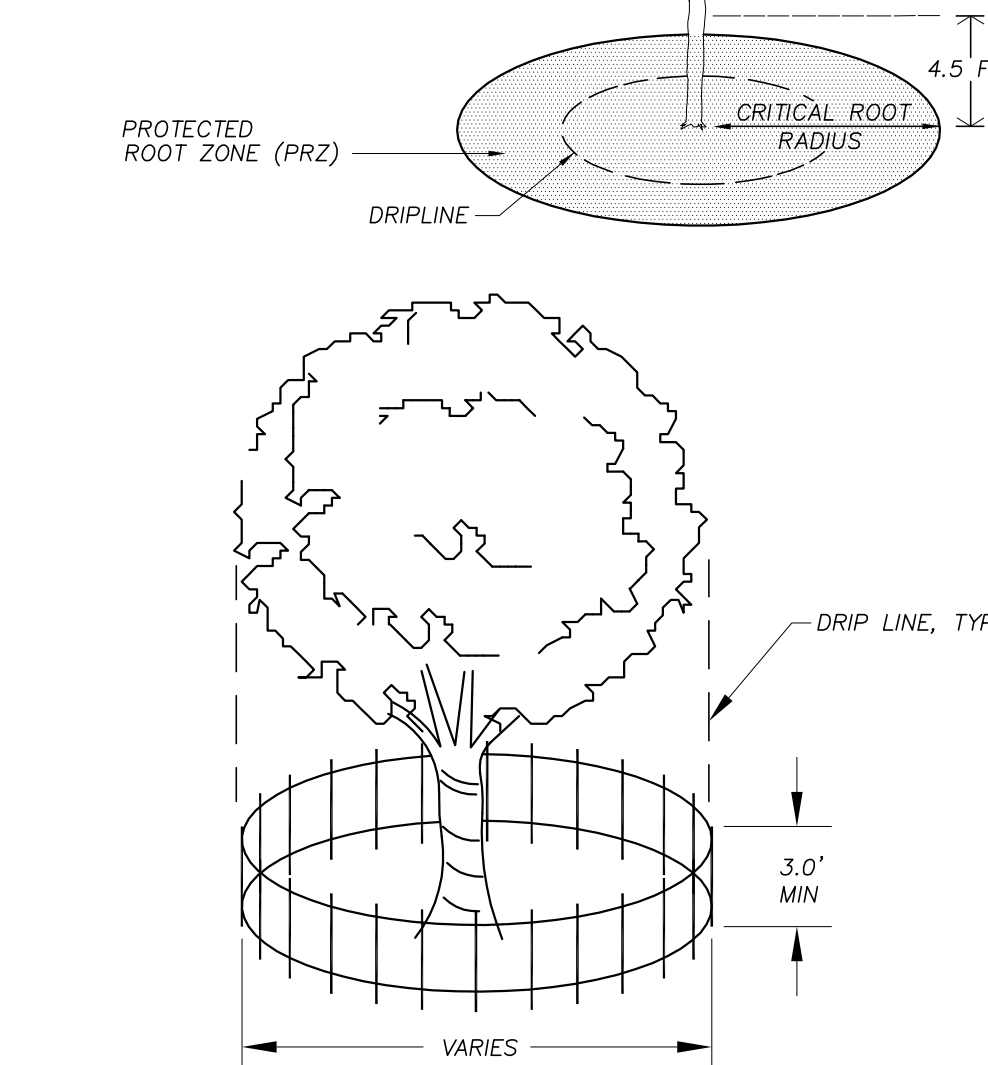
PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL
 N.T.S.



LANDSCAPE EDGING DETAIL
 N.T.S.

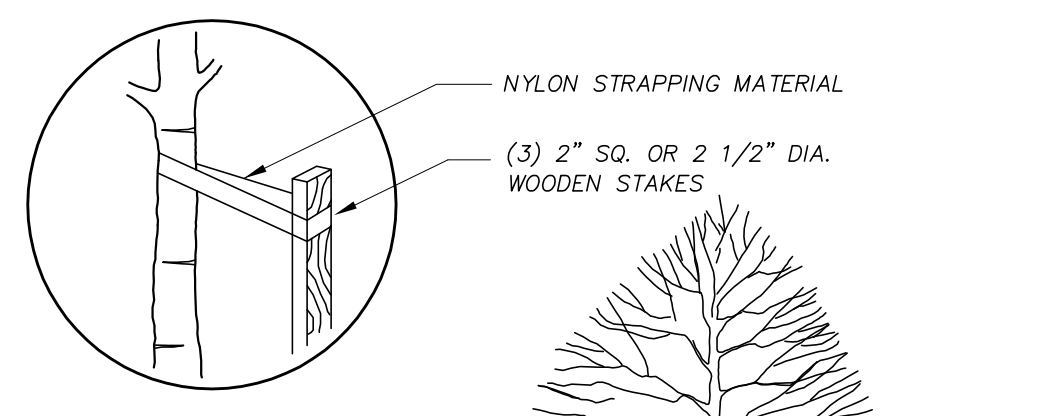


EXAMPLE: DBH = 8 inches
 8 x 1.5 = 12
 CR = 12 feet
 DBH x 1.5 = CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY OR SENSITIVE SPECIES
 OR
 DBH x 1.0 = CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES

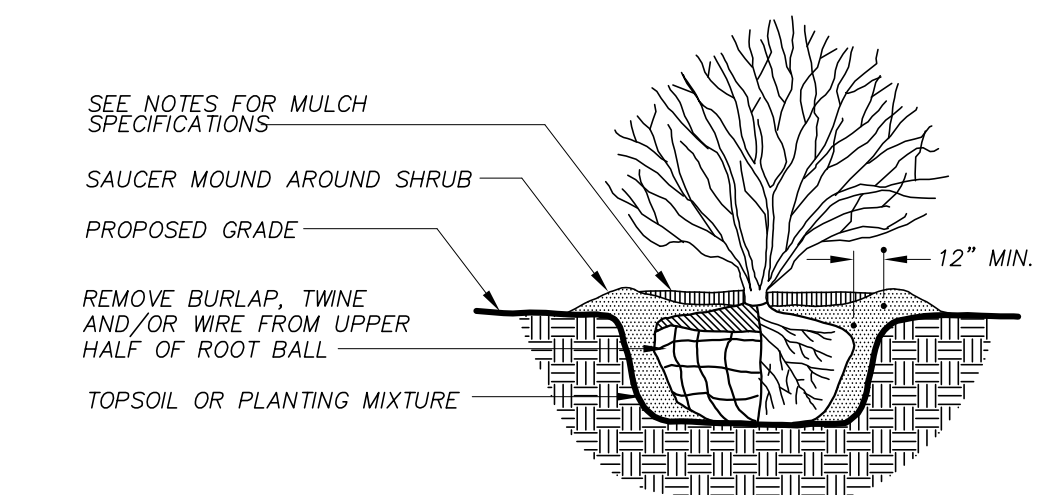


- TREE NOTES:**
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS
 - NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS
 - IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

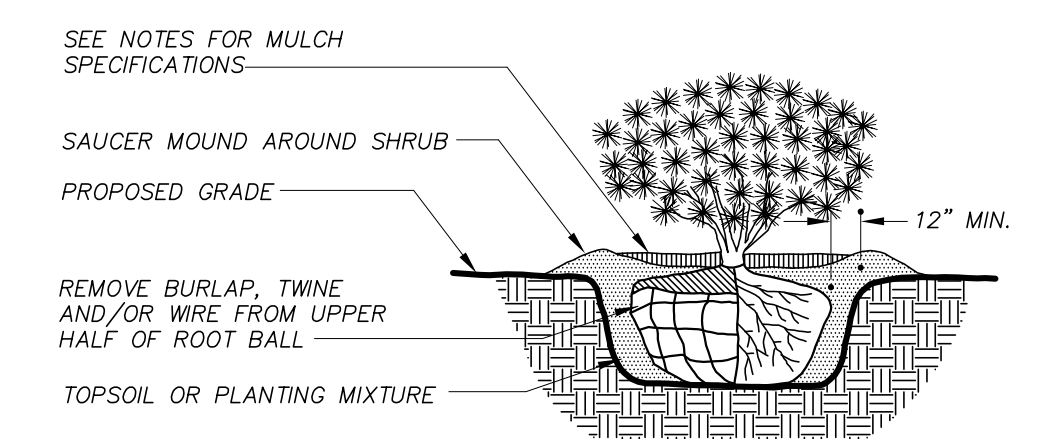
TREE PROTECTION DETAIL
 N.T.S.



DECIDUOUS TREE PLANTING DETAIL
 N.T.S.



DECIDUOUS SHRUB PLANTING DETAIL
 N.T.S.



EVERGREEN SHRUB PLANTING DETAIL
 N.T.S.