

Demolition  
1/8" = 1'-0"

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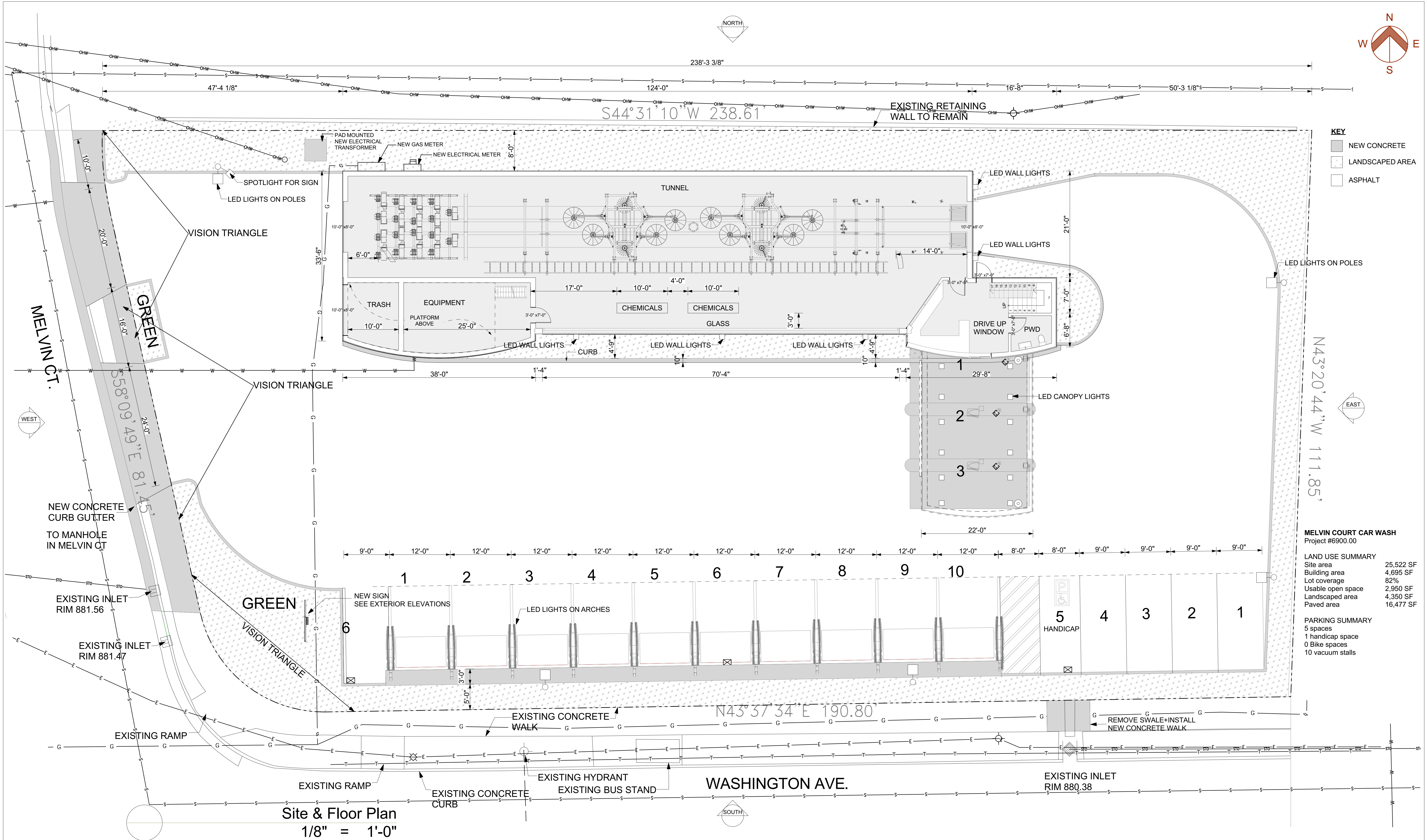
**Melvin Ct Car Wash**

1/8" = 1'-0"

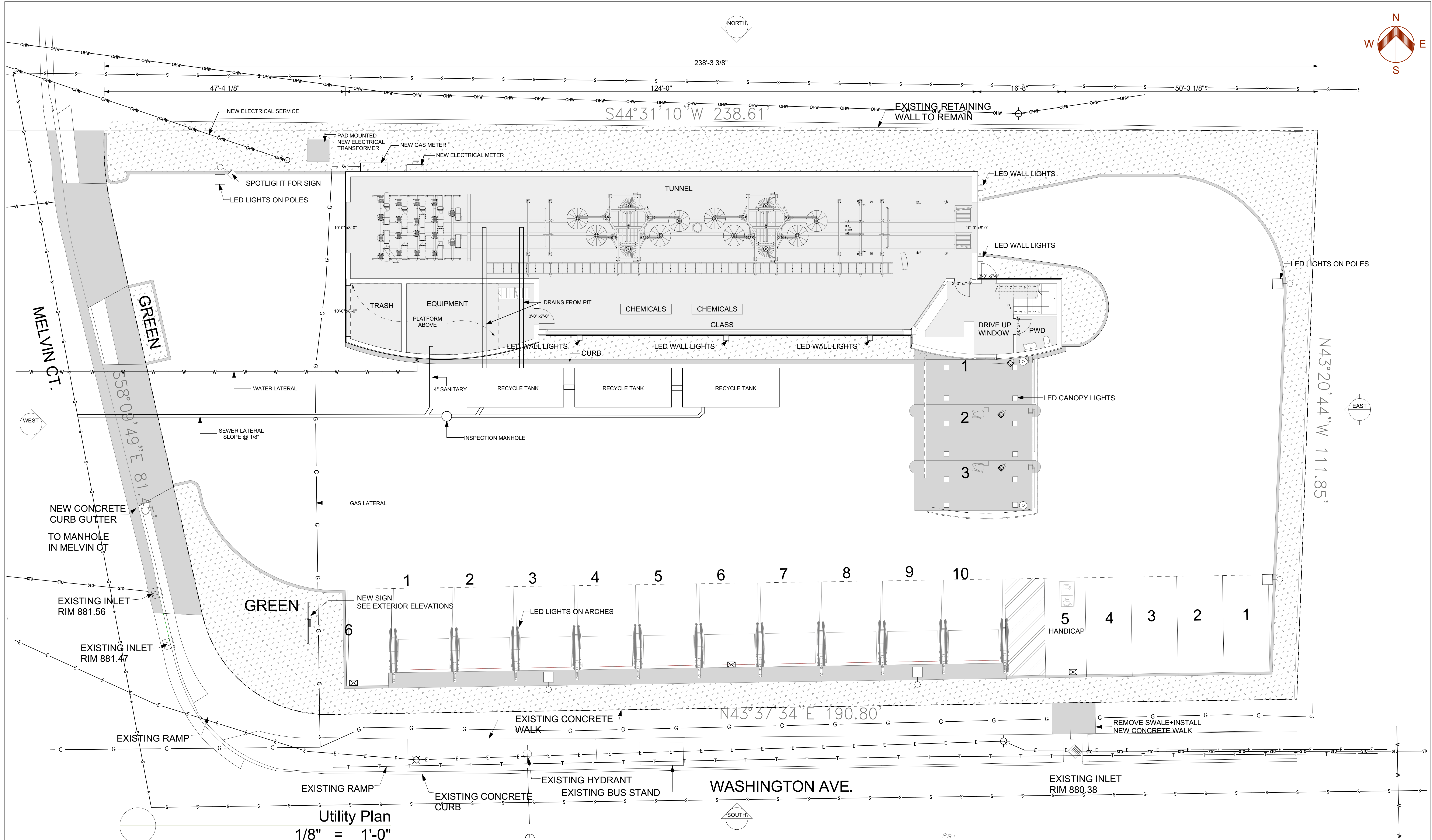
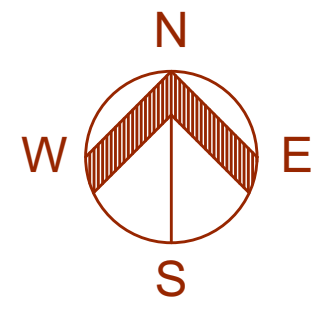
SHEET 01

Date: 08 August 2022









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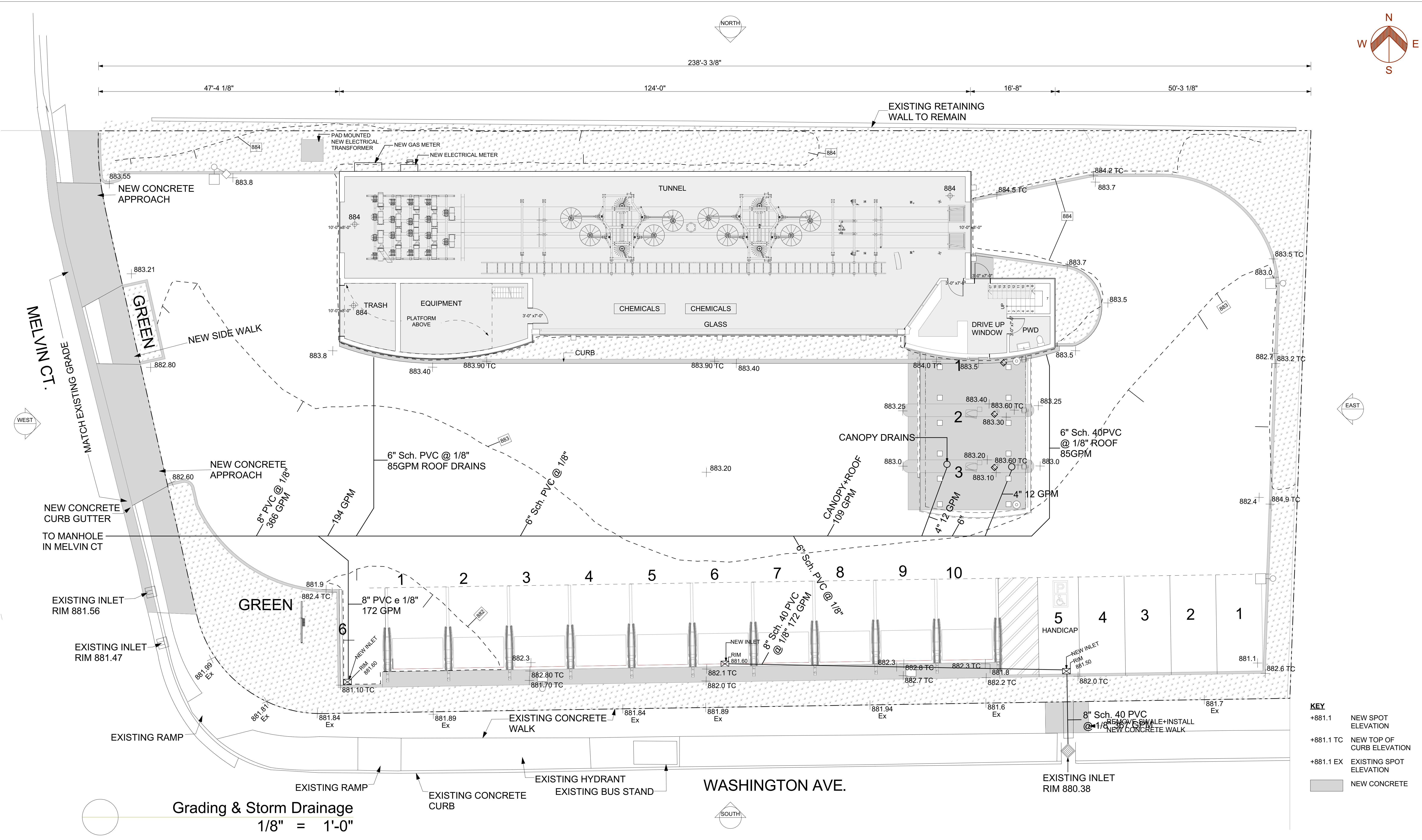
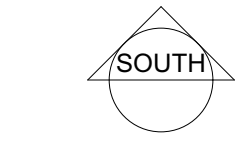
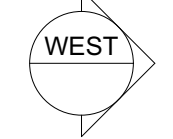
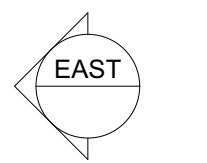
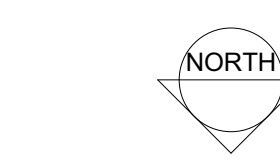
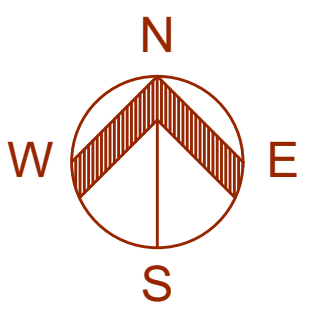
**Melvin Ct Car Wash**

1/8" = 1'-0"

SHEET 03

Date: 08 August 2022





**KEY**

- +881.1 NEW SPOT ELEVATION
- +881.1 TC NEW TOP OF CURB ELEVATION
- +881.1 EX EXISTING SPOT ELEVATION
- NEW CONCRETE

Grading & Storm Drainage  
1/8" = 1'-0"

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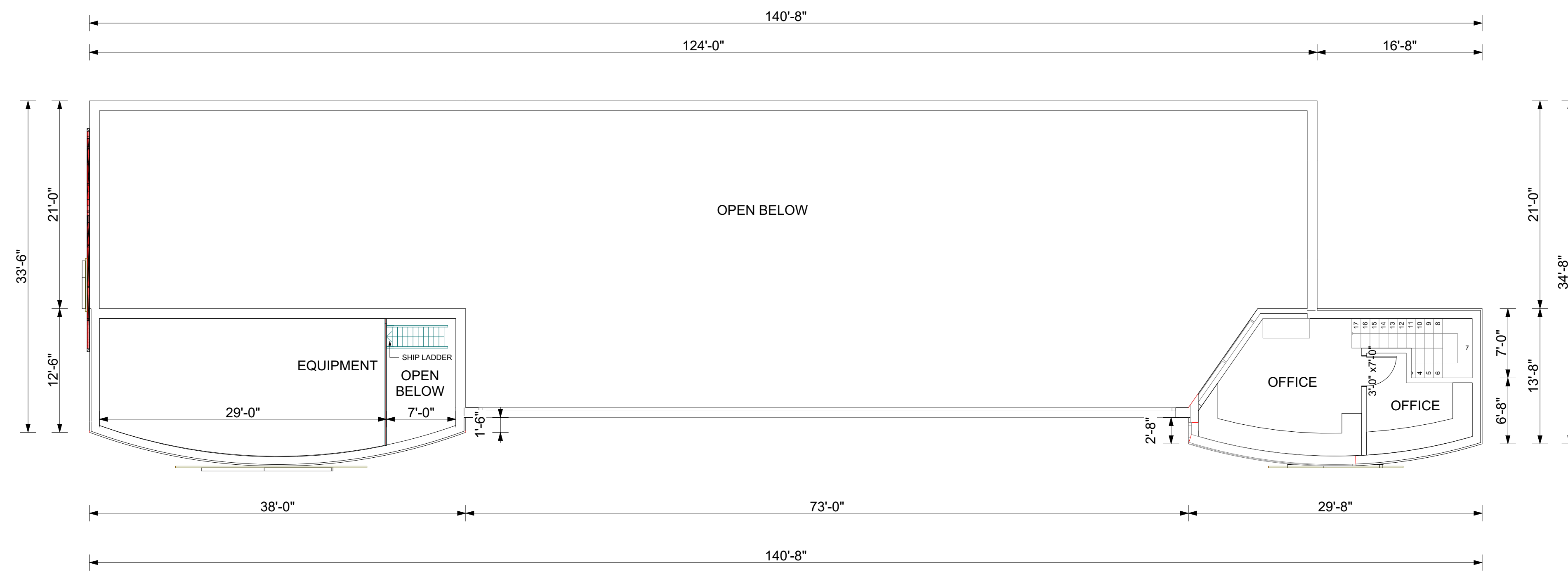
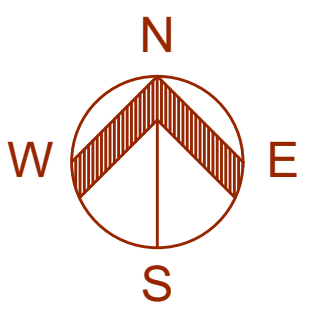
# Melvin Ct Car Wash

1/8" = 1'-0"

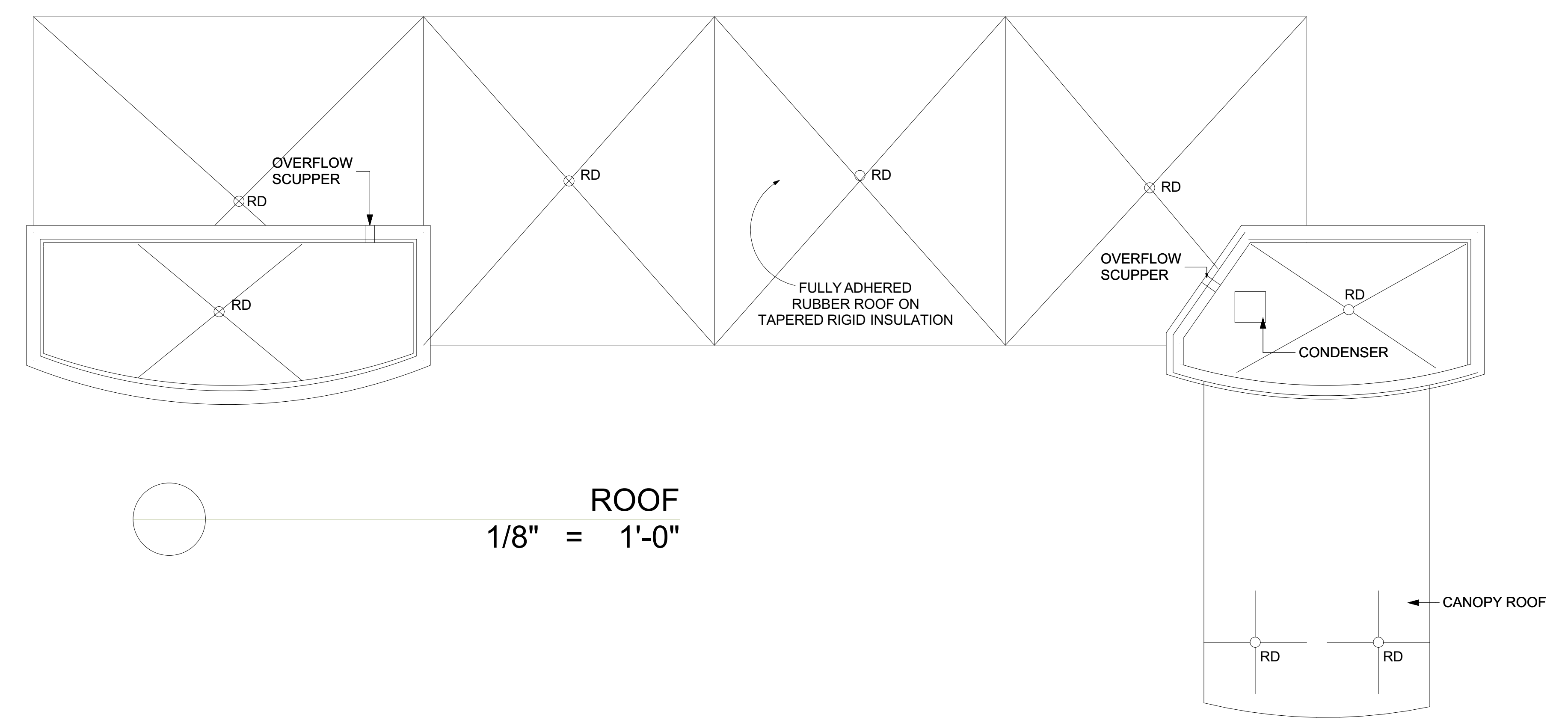
SHEET 04

Date: 08 August 2022



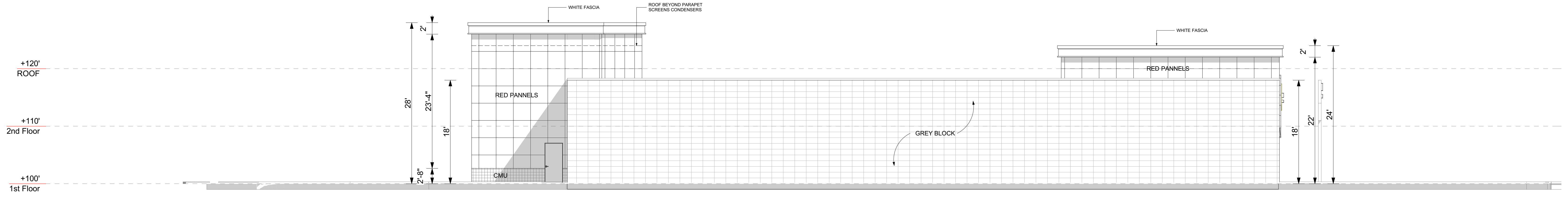


2nd Floor  
1/8" = 1'-0"

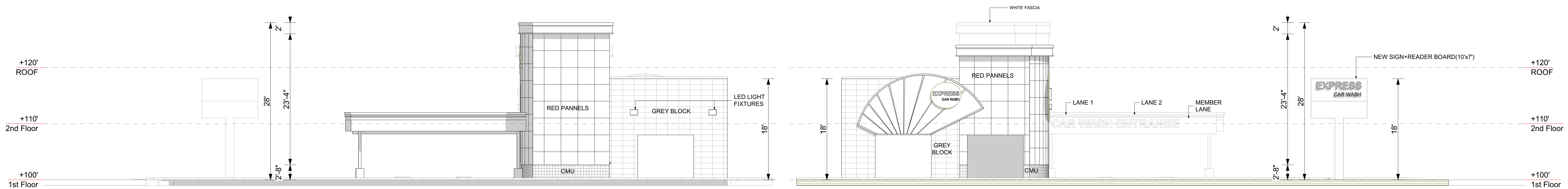


ROOF  
1/8" = 1'-0"



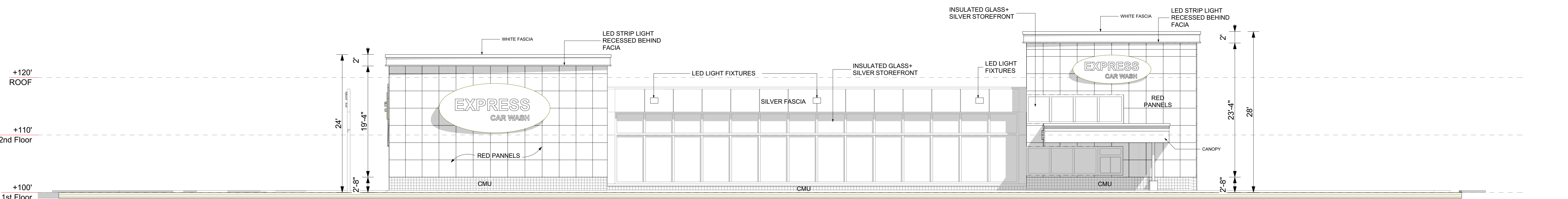


**NORTH ELEVATION**  
1/8" = 1'-0"



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

**WEST ELEVATION**  
1/8" = 1'-0"



**SOUTH ELEVATION**  
1/8" = 1'-0"









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# Melvin Ct Car Wash

SHEET 08

Date: 08 August 2022





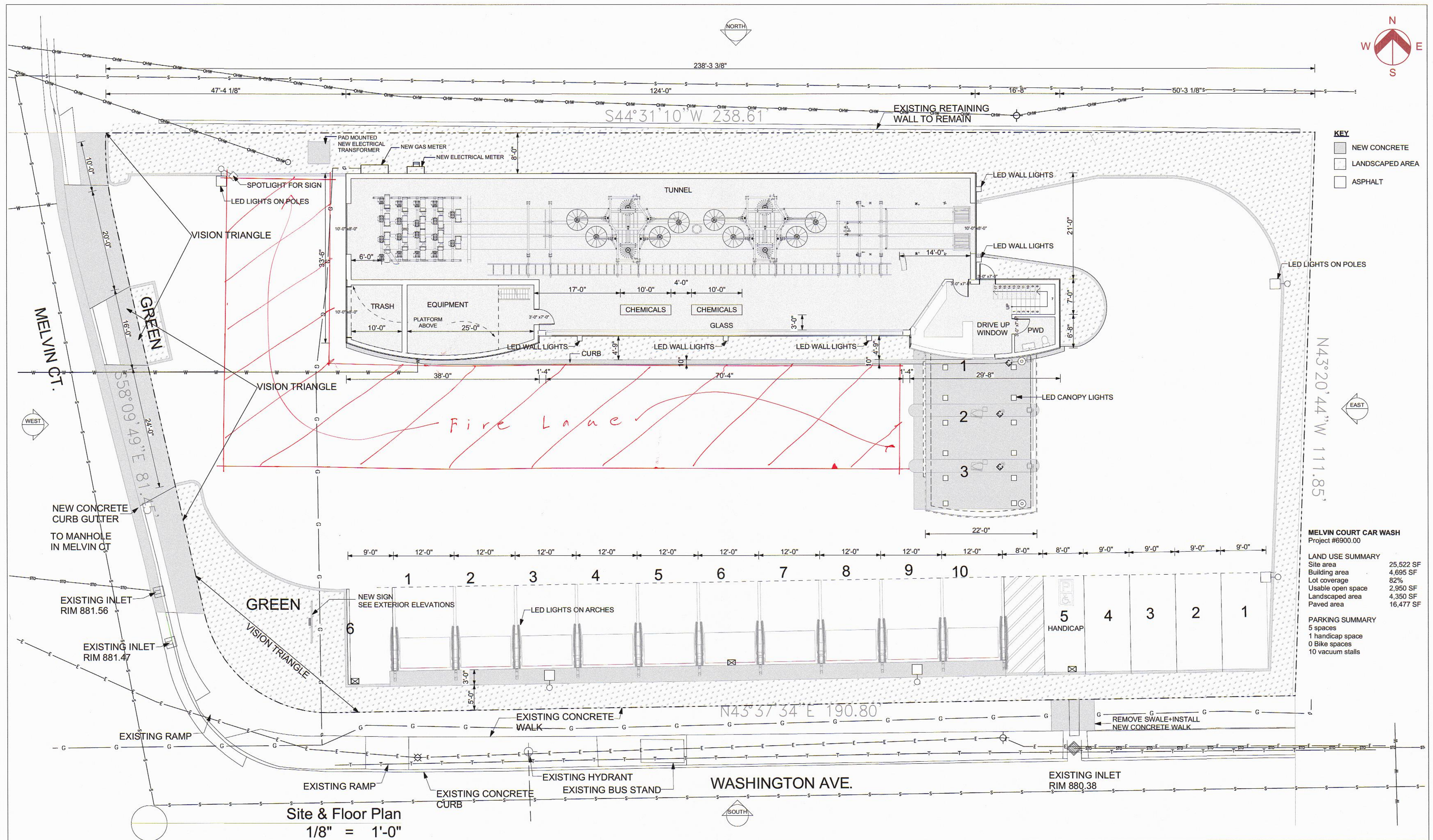












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**Melvin Ct Car Wash**

1/8" = 1'-0"

SHEET FL

Date: 05 August 2022



**SITE INFORMATION**

|                           |  |   |
|---------------------------|--|---|
| USDA PLANT HARDNESS ZONE  | 5a (-20 to -15 Degrees F)                        | DESIGN COMPLIANCE:  |
| LOT ZONING                | CC-T - COMMERCIAL CORRIDOR TRANSITIONAL DISTRICT | THIS LANDSCAPE PLAN IS ACCURATE AND IN COPLAINACE WITH THE CITY OF MADISON 28.142 - LANDSCAPING AND SCREENING REQUIREMENTS. |
| TOTAL LOT AREA            | 25,522 SQ. FT. (0.59 Acres)                      | (3) LANDSCAPE PLAN AND DESIGN STANDARDS,  |
| SITE BUILDING AREA        | 4,695 SQ. FT. (0.11 Acres)                       | (4) LANDSCAPE CALCULATIONS AND DISTRIBUTION,  |
| LOT DEVELOPED AREA        | 20,827 SQ. FT. (0.48 Acres)                      | (5) DEVELOPMENT FRONTAGE LANDSCAPING,   |
| TOTAL IMPERVIOUS AREA     | 21,172 SQ. FT. (0.49 Acres)                      | (6) INTERIOR PARKING LOT LANDSCAPING,   |
| TOTAL LOT GREENSPACE      | 4,350 SQ. FT. (0.10 Acres)                       | (7) FOUNDATION PLANTINGS  |
| SITE LANDSCAPE PERCENTAGE | 17.0%  |   |
| TOTAL PARKING STALLS      | 6 STALLS   |   |
|                           | 10 VACUUM STALLS                                 |   |

LANDSCAPE CALCULATIONS AND DISTRIBUTION  
 DEVELOPED AREA IS DEFINED AS THAT AREA WITHIN A SINGLE CONTIGUOUS BOUNDARY EXCLUDING THE AREA OF ANY BUILDING FOOTPRINT AT GRADE  
 TOTAL LOT AREA 25,522 SQ. FT - SITE BUILDING AREA 4,695 SQ. FT. = TOTAL DEVELOPED AREA 20,827 SQ. FT.  
 (A) FOR THE CC-T DISTRICTS, FIVE (5) POINT SHALL BE PROVIDED PER THREE HUNDRED (300) SQUARE FEET OF DEVELOPED AREA  
 (20,827 / 300) X 5 = 347.1 LANDSCAPE POINTS REQUIRED  
 752 LANDSCAPE POINTS ARE PROVIDED ALONG  
 \*TREES MUST BE WITHIN DEVELOPED AREA AND CANNOT COMPRISE MORE THAN 40% (30%) OF TOTAL REQUIRED POINTS

28.142(5) DEVELOPMENT FRONTAGE LANDSCAPING  
 (A) ONE (1) OVERSTORY DECIDUOUS TREE AND SIX (6) SHRUBS SHALL BE PLANTED FOR EACH THIRTY (30) LINEAL FEET OF LOT FRONTAGE  
 (2) ORNAMENTAL TREES OR (1) TALL EVERGREEN TREE CAN BE SUBSTITUTED FOR (1) OVERSTORY DECIDUOUS TREE  
 TOTAL STREET FRONTAGE = 322 LINEAL FEET OF LOT FRONTAGE THEREFORE:  
 (11) OVERSTORY DECIDUOUS TREES ARE REQUIRED 11 TOTAL - NEW OVERSTORY DECIDUOUS TREES ARE PROVIDED

(65) SHRUBS ARE REQUIRED: 65 TOTAL - NEW BROADLEAF DECIDUOUS AND CONIFEROUS EVERGREEN SHRUBS ARE PROVIDED

STREET FRONTAGE LANDSCAPE POINTS  
 667 LANDSCAPE POINTS ARE PROVIDED

1,419 TOTAL PROJECT LANDSCAPE POINTS ARE PROVIDED

(6) INTERIOR PARKING LOT LANDSCAPING -  
 ALL PARKING LOTS WITH TWENTY (20) OR MORE PARKING SPACES SHALL BE LANDSCAPED IN ACCORDANCE WITH THE FOLLOWING INTERIOR PARKING LOT STANDARDS  
 ONE (1) DECIDUOUS CANOPY TREE FOR EVERY ONE HUNDRED SIXTY (160) SQUARE FEET OF REQUIRED LANDSCAPED AREA.  
 NONE REQUIRED

(7) FOUNDATION PLANTINGS  
 FOUNDATION PLANTINGS SHALL BE INSTALLED ALONG BUILDING FACADES. EXCEPT WHERE BUILDING FACADES DIRECTLY ABUT THE SIDEWALK, PLAZA, OR OTHER HARDSCAPE FEATURES. FOUNDATION PLANTINGS SHALL CONSIST PRIMARILY OF SHRUBS, PERENNIALS, AND NATIVE GRASSES.

(8) SCREENING ALONG DISTRICT BOUNDARIES  
 SCREENING SHALL CONSIST OF A SOLID WALL, SOLID FENCE, OR HEDGE WITH YEAR-ROUND FOLIAGE, BETWEEN SIX (6) AND EIGHT (8) FEET IN HEIGHT, EXCEPT THAT WITHIN THE FRONT YARD SETBACK AREA.

**CONTRACTOR NOTE:** THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR IS/ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND 'SIGN OFF' WITH THE CITY OF MADISON. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF MADISON.

|   |   |  |   |
|---|---|--|---|
| UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. | TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800)-242-8511, (262) 432-7910 (877) 500-8592 www.DiggerHotline.com OR |  <p><b>811</b><br/>Know what's below.<br/>Call before you dig.</p> | TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE. (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS) |
|---|---|--|---|

**LANDSCAPE POINTS TABLE**

| PLANT TYPE  | POINTS              | MINIMUM SIZE AT INSTALLATION   |
|---|---------------------|--|
| OVERSTORY DECIDUOUS TREE  | 35                  | 2 1/2 INCH CALIPER MEASURED DIAMETER AT BREAST HEIGHT (DBH) MINIMUM 12'-14' HGT. 5-6 FEET TALL   |
| TALL EVERGREEN TREE (I.E. PINE, SPRUCE)                           | 35                  |  |
| ORNAMENTAL TREE   | 15                  | 1 1/2 INCH CALIPER   |
| UPRIGHT EVERGREEN SHRUB (I.E. ARBORVITAE)                         | 10                  | 3-4 FEET TALL  |
| SHRUB, DECIDUOUS  | 3                   | #3 GALLON CONTAINER SIZE   |
| SHRUB, EVERGREEN MIN. 12"-24"                                     | 4                   | #3 GALLON CONTAINER SIZE   |
| ORNAMENTAL GRASSES/PERENNIALS                                     | 2                   | #1 GALLON CONTAINER SIZE MIN. 8"-18"   |
| ORNAMENTAL/DECORATIVE FENCING OR WALL                             | 4 PER 10 LN. FT.    | N/A  |
| EXISTING SIGNIFICANT SPECIMEN TREE MAXIMUM POINTS PER TREE: 200   | 14/CALIPER INCH DBH | MINIMUM SIZE: 2 1/2 INCH CALIPER DBH *TREES MUST BE WITHIN DEVELOPED AREA AND CANNOT COMPRISE MORE THAN 40% (30%) OF TOTAL REQUIRED POINTS |
| LANDSCAPE FURNITURE FOR PUBLIC SEATING AND/OR TRANSIT CONNECTIONS | 5 POINTS / "SEAT"   | *FURNITURE BE WITHIN DEVELOPED AREA, PUBLICALLY ACCESSIBLE, AND CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS                      |

**EXISTING CONDITIONS GENERAL NOTES**

- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.
- INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

**LANDSCAPE PLAN GENERAL NOTES**

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANTINGS SPECIFIED FOR THE MELVIN COURT CARWASH PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
- ALL DEVIATIONS FROM THE APPROVED MELVIN COURT CARWASH PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN) AND SHALL BE SOODED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
- WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
- ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.  
**PER EVERY 100 SQUARE FEET ADD:** ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
- ALL SHRUBS TO BE POKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
- PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
- ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
- DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**  
 20% KENTUCKY BLUE GRASS  
 15% NEWPORT KENTUCKY BLUE GRASS  
 15% SR 2100 Kentucky Bluegrass  
 25% Creeping Red Fescue  
 15% Replicator Perennial Ryegrass  
 10% Fiesta 4 Perennial Ryegrass  
 APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
- DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.  
**MAINTENANCE NOTE:**  
 MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
  - NECESSARY IRRIGATION (IF REQUIRED)
  - INTEGRATED PEST MANAGEMENT,
  - PROPER FERTILIZATION
  - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
  - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
  - WEED MANAGEMENT AND BED CARE.
- ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECIEVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECIEVE AN APPLIATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
- MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN, PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

**INSITE**  
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Project:  
**MELVIN COURT CARWASH**  
 3206 E. Washington Avenue  
 Madison, WI 53704

Issuance and Revisions:

| Date     | Number | Description               |
|----------|--------|---------------------------|
| 08/08/22 |        | Plan Commission Submittal |

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Sheet Title:  
 PROPOSED LANDSCAPE PLAN  
 GENERAL NOTES,  
 AND  
 PLAN REQUIREMENT INFORMATION

Date of Drawing: 08/08/22  
 Scale: NONE  
 Drawn By: MCD  
 Job Number: L22-059  
 Sheet Number:

**LSP1.0**

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Project:

**MELVIN COURT  
CARWASH**

3206 E. Washington Avenue  
Madison, WI 53704

Issuance and Revisions:

| Date     | Number | Description               |
|----------|--------|---------------------------|
| 08/08/22 |        | Plan Commission Submittal |

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Sheet Title:

PROPOSED LANDSCAPE PLAN,  
GENERAL NOTES,  
AND PLANT MATERIAL TABLE

Date of Drawing: 08/08/22

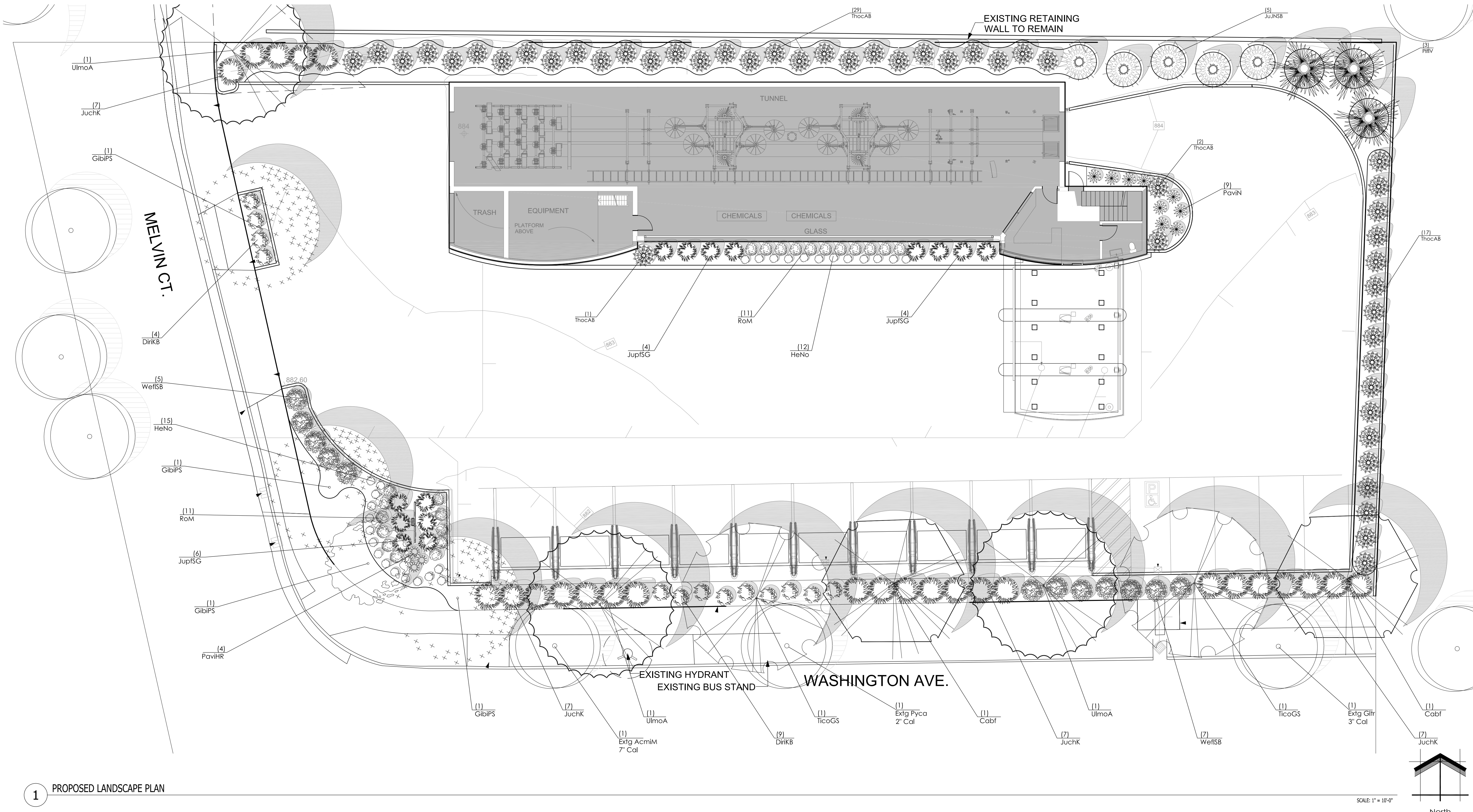
Scale: 1" = 10'-0"

Drawn By: MCD

Job Number: L22-059

Sheet Number:

**LSP1.1**



**1 PROPOSED LANDSCAPE PLAN**

Proposed Plant Material Table

| Quantity | Code Name | Symbol | Scientific Name                    | Common Name                      | Planting Size    | Comments |
|----------|-----------|--------|------------------------------------|----------------------------------|------------------|----------|
| 2        | Cabf      |        | Carpinus betulus 'Fastigiata'      | Pyramidal EuropeanHornbeam       | 2 1/2'-Cal - B&B | 1        |
| 3        | GibiPS    |        | Ginkgo biloba 'Princeton Sentry'   | Princeton Sentry Maidenhair Tree | 2 1/2'-Cal - B&B | 1, 7     |
| 1        | PycaCS    |        | Pyrus callerana 'Cleveland Select' | Cleveland Select Calery Pear     | 2 1/2'-Cal - B&B | 1        |
| 2        | TicoGS    |        | Tilia cordata 'Green Spire'        | Green Spire Linden               | 2 1/2'-Cal - B&B | 1        |
| 3        | UlmoA     |        | Ulmus 'Morton' Accolade            | Accolade Elm                     | 2 1/2'-Cal - B&B | 1        |
| -        | Extg      |        | Existing to Remain                 | Existing to Remain               | Existing         | 2        |

| Quantity | Code Name | Symbol | Scientific Name               | Common Name                         | Planting Size    | Comments |
|----------|-----------|--------|-------------------------------|-------------------------------------|------------------|----------|
| 13       | DinkB     |        | Diervilla rivularis 'SMNDRSF' | Kodiak Black Diervilla              | 18" - Cont       | 5        |
| 22       | RoM       |        | Rosa 'Meimraol'               | Apricot Drift Groundcover Rose      | 18" - Cont       | 5        |
| 12       | WeftSB    |        | Weigela florida 'Bokrasopin'  | Sonic Bloom Pink Reblooming Weigela | 18" - 24" - Cont | 5        |

- Comments
1. Straight central leader, full & even crown. Prune only after planting.
  2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and visibility for both pedestrians and motorists.
  3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil and sow turf grass seed as required.
  4. Evenly shaped upright tree/shrub with full branching to the ground.
  5. Full, well rooted plant, evenly shaped.
  6. Full, well rooted plant.
  7. Male only

Conifer Evergreen Tree

| Quantity | Code Name | Symbol | Scientific Name                       | Common Name                      | Planting Size | Comments |
|----------|-----------|--------|---------------------------------------|----------------------------------|---------------|----------|
| 3        | PflV      |        | Pinus flexilis 'Vanderwolf's Pyramid' | Vanderwolf's Pyramid Limber Pine | 6' - B&B      | 4        |

| Quantity | Code Name | Symbol | Scientific Name                       | Common Name             | Planting Size   | Comments |
|----------|-----------|--------|---------------------------------------|-------------------------|-----------------|----------|
| 5        | JuJNSB    |        | Juniperus 'J.N. Select Blue'          | Star Power Juniper      | 3' - 4' - B&B   | 4        |
| 28       | JuchK     |        | Juniperus chinensis 'Kalay's Compact' | Kalay's Compact Juniper | 18" - 24" - B&B | 5        |
| 14       | JupfSG    |        | Juniperus x pfitzeriana 'MonSan'      | Sea of Gold Juniper     | 18" - 24" - B&B | 5        |
| 49       | ThocAB    |        | Thuja occidentalis 'Art Boe'          | North Pole Arborvitae   | 3' - 4' - B&B   | 4        |

Perennial Grass

| Quantity | Code Name | Symbol | Scientific Name              | Common Name            | Planting Size | Comments |
|----------|-----------|--------|------------------------------|------------------------|---------------|----------|
| 4        | PaviHR    |        | Panicum virgatum 'Hot Rod'   | Hot Rod Switch Grass   | 1-Gal - Cont  | 6        |
| 9        | PaviN     |        | Panicum virgatum 'Northwind' | Northwind Switch Grass | 1-Gal - Cont  | 6        |

Perennial

| Quantity | Code Name | Symbol | Scientific Name            | Common Name                   | Planting Size | Comments |
|----------|-----------|--------|----------------------------|-------------------------------|---------------|----------|
| 27       | HeNo      |        | Hemerocallis x 'Nosteratu' | Trophytaker Nosteratu Daylily | 1-Gal - Cont  | 6        |

Existing Right of Way Street Tree Plant Material Table

| Quantity | Code Name | Symbol | Scientific Name                | Common Name                        | Existing Size | Comments |
|----------|-----------|--------|--------------------------------|------------------------------------|---------------|----------|
| 1        | AcmiM     |        | Existing Acer miyabei 'Morton' | Existing State Street Miyabe Maple | 7"-Cal - B&B  |          |
| 1        | Glfr      |        | Existing Gleditsia triacanthos | Existing Honeylocust               | 3"-Cal - B&B  |          |
| 1        | Pyca      |        | Existing Pyrus callerana       | Existing Calery Pear               | 2"-Cal - B&B  |          |

**EXISTING TREE REMOVAL NOTE:**  
ANY AND ALL EXISTING TREE REMOVAL MUST BE COMMUNICATED AND COORDINATED WITH THE CITY OF MADISON FORESTRY DEPARTMENT PRIOR TO THE PROJECT PLAN COMMISSION MEETING. IN THE EVENT THERE IS A NEED FOR ANY EXISTING TREES TO BE REMOVED, IT IS TO BE COORDINATED WITH FORESTRY AND SEPARATE COMMENTS MUST BE PROVIDED PRIOR TO ISSUING A STREET TREE REMOVAL PERMIT.

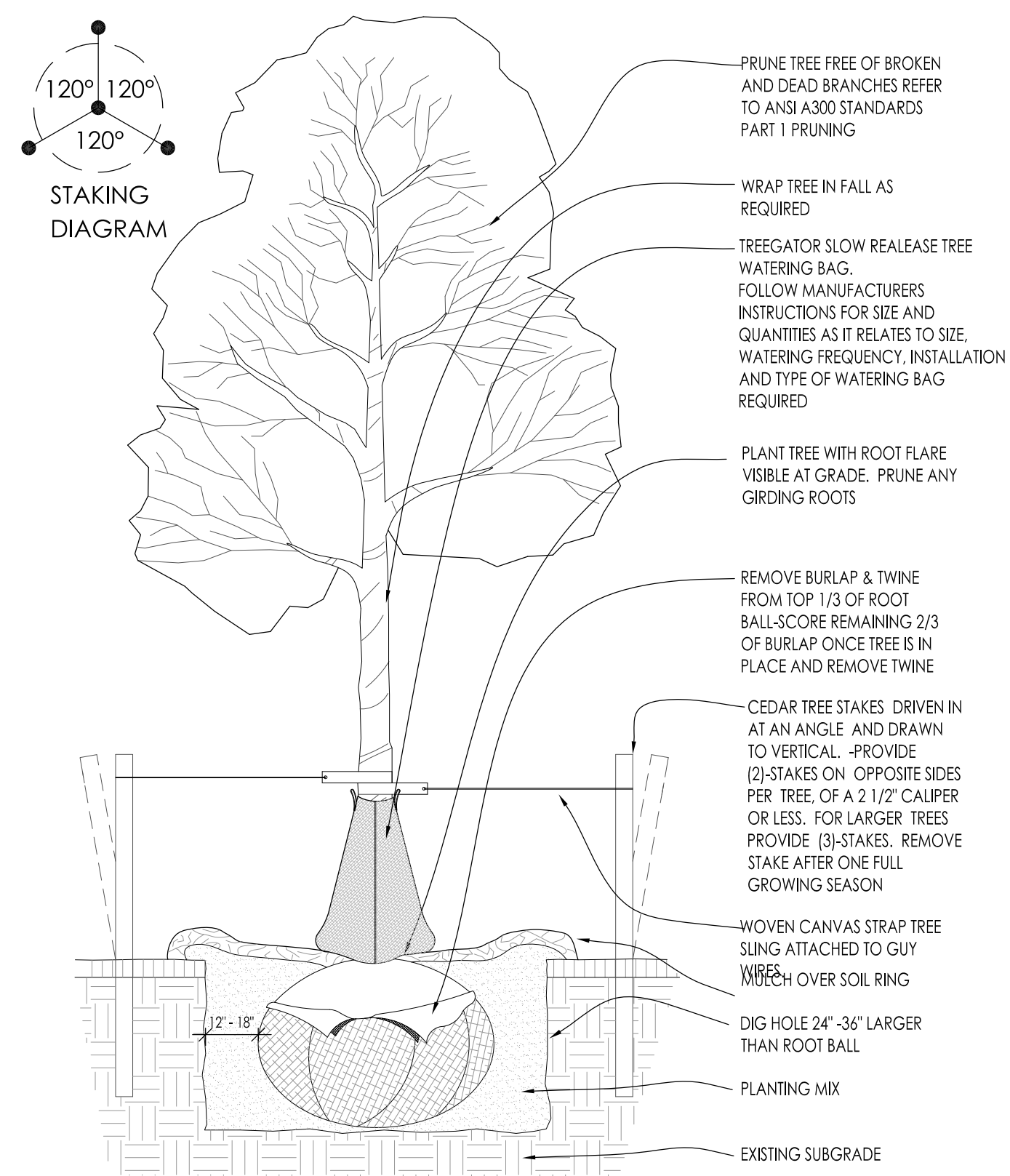
**EXCAVATION NOTE:**  
NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4814 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING.

**TREE PROTECTION NOTE:**  
STREET TREE PROTECTION ZONE FENCING IS REQUIRED FOR ALL EXISTING TREES. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE. REFER TO 4/LSP1.2 FOR FOR FURTHER INFORMATION.

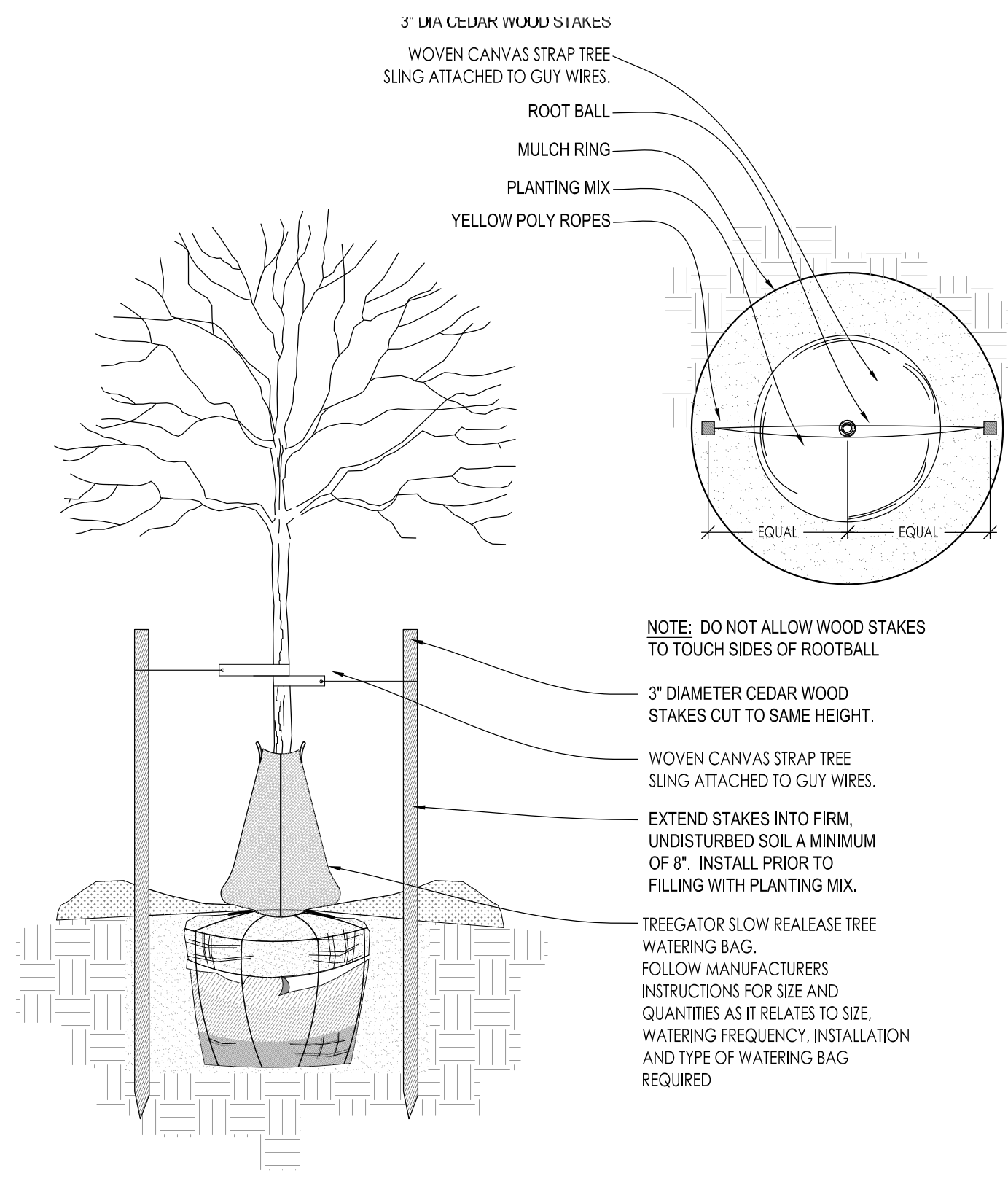
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L22-059 - MELVIN COURT CARWASH - 08/08/2022

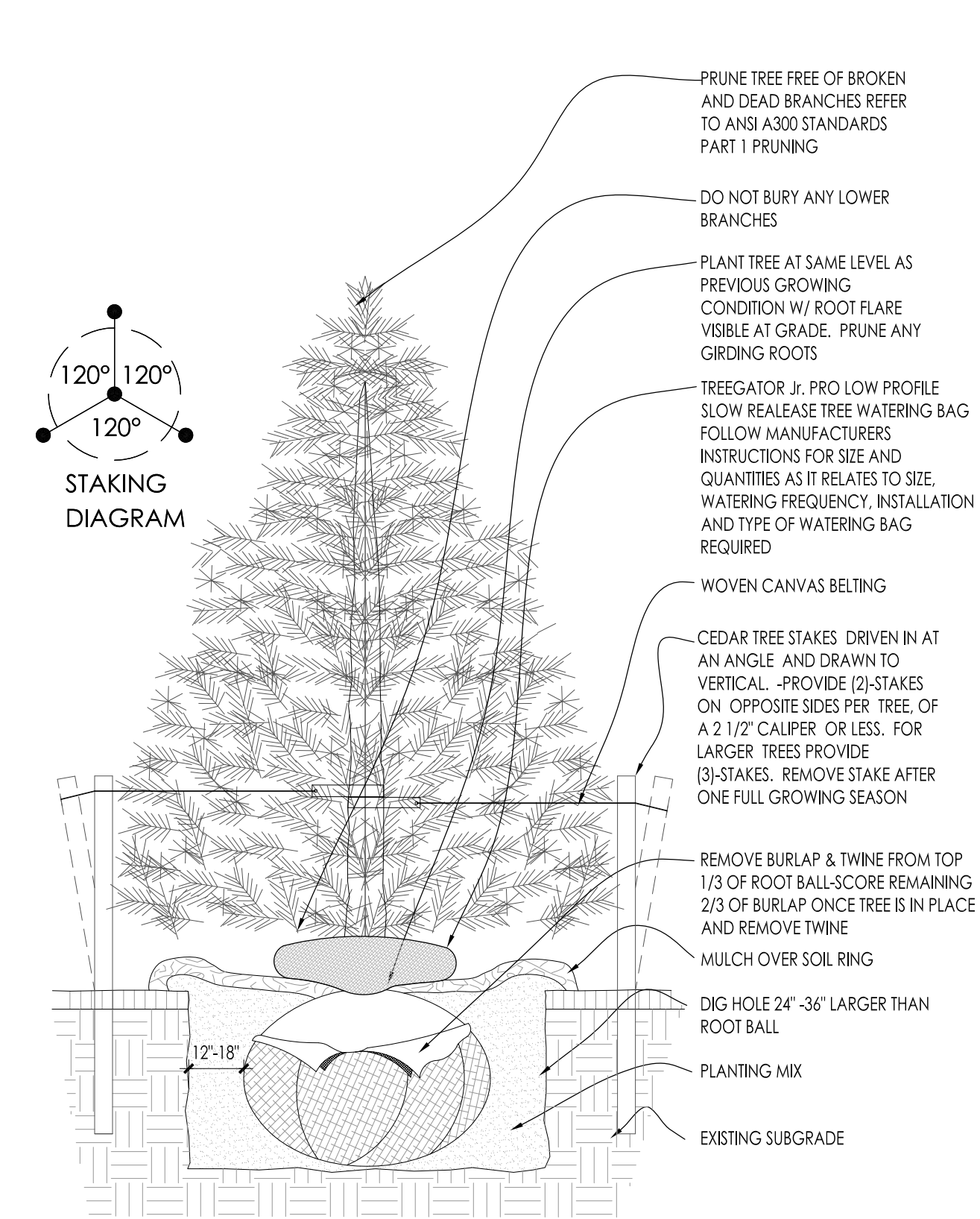




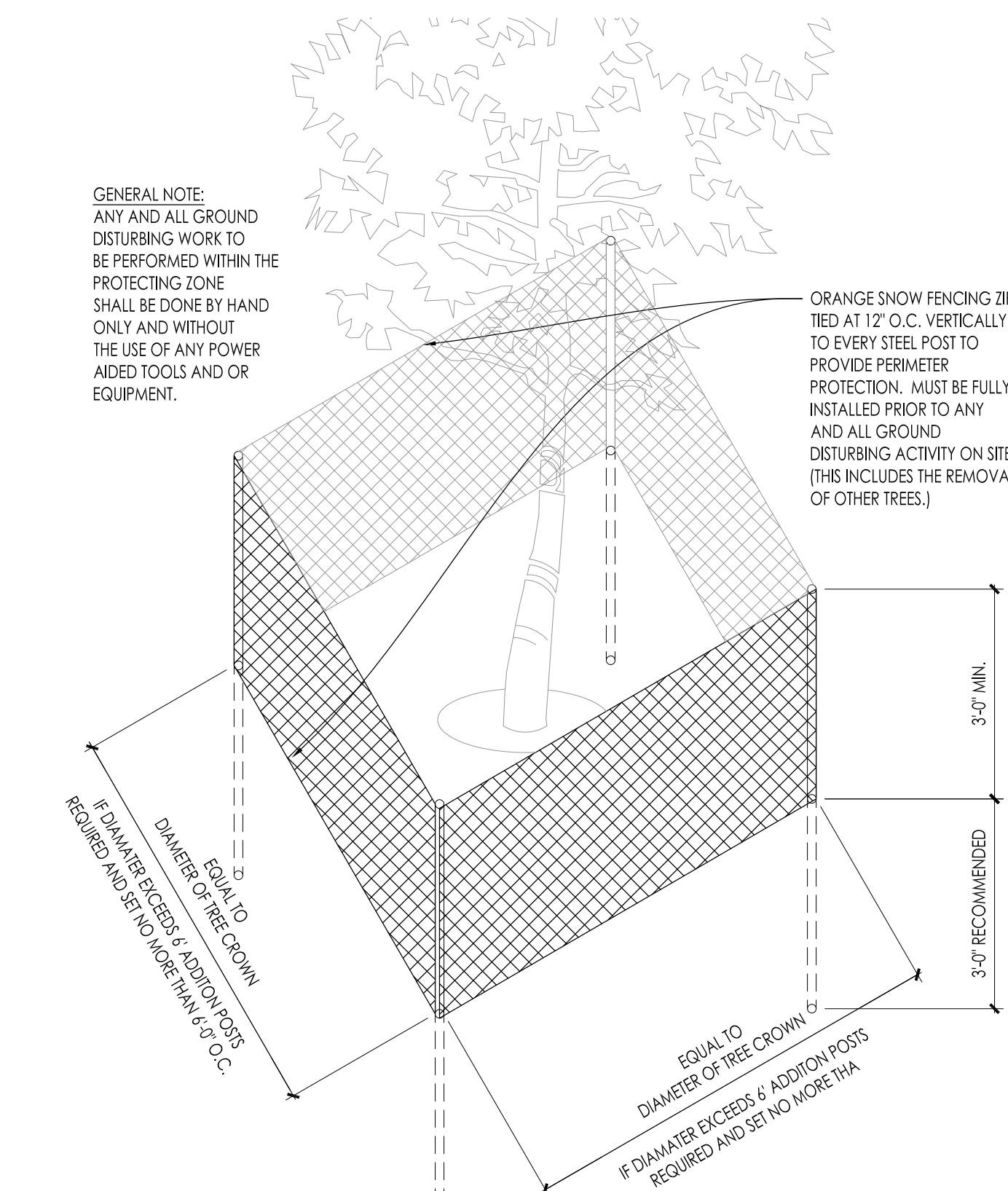
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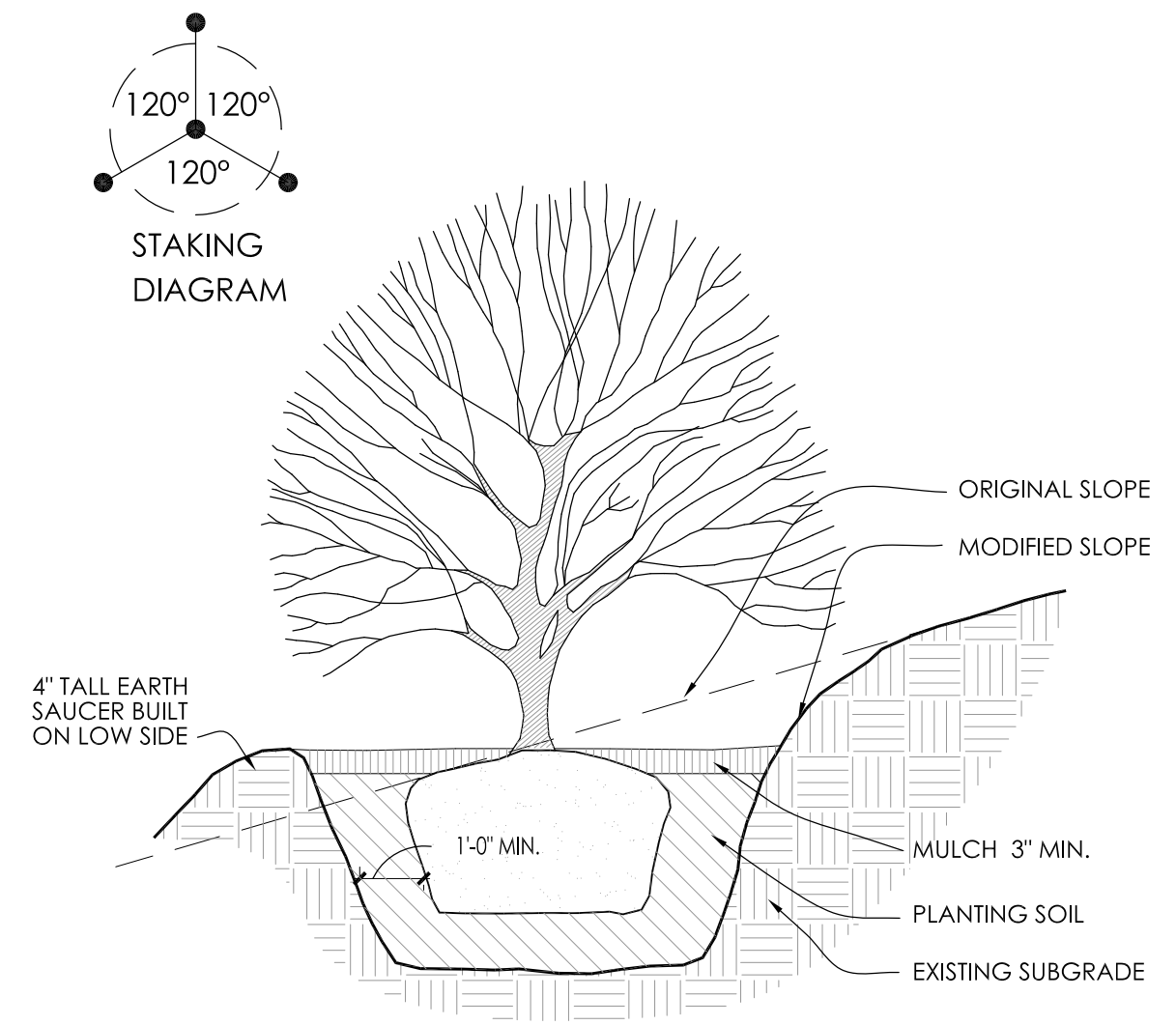
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



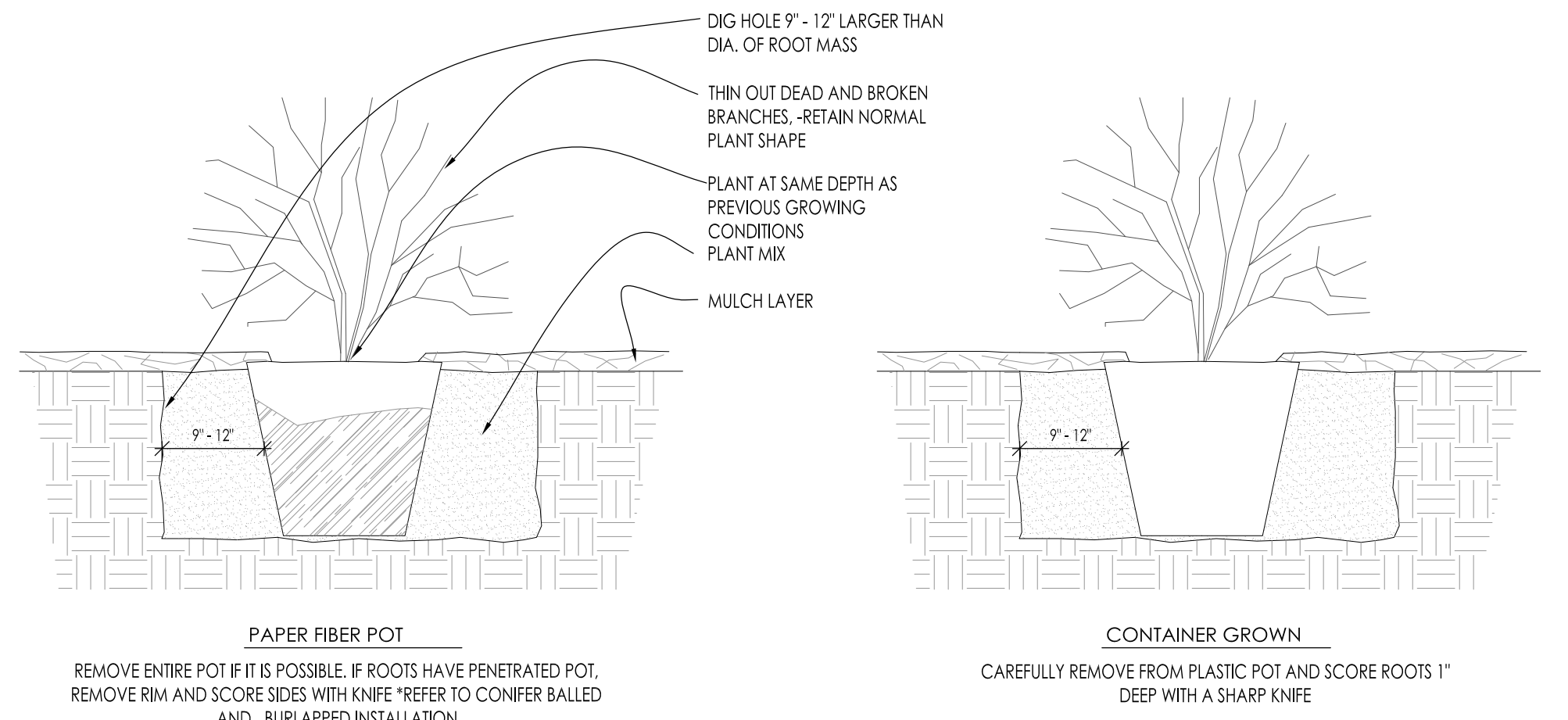
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



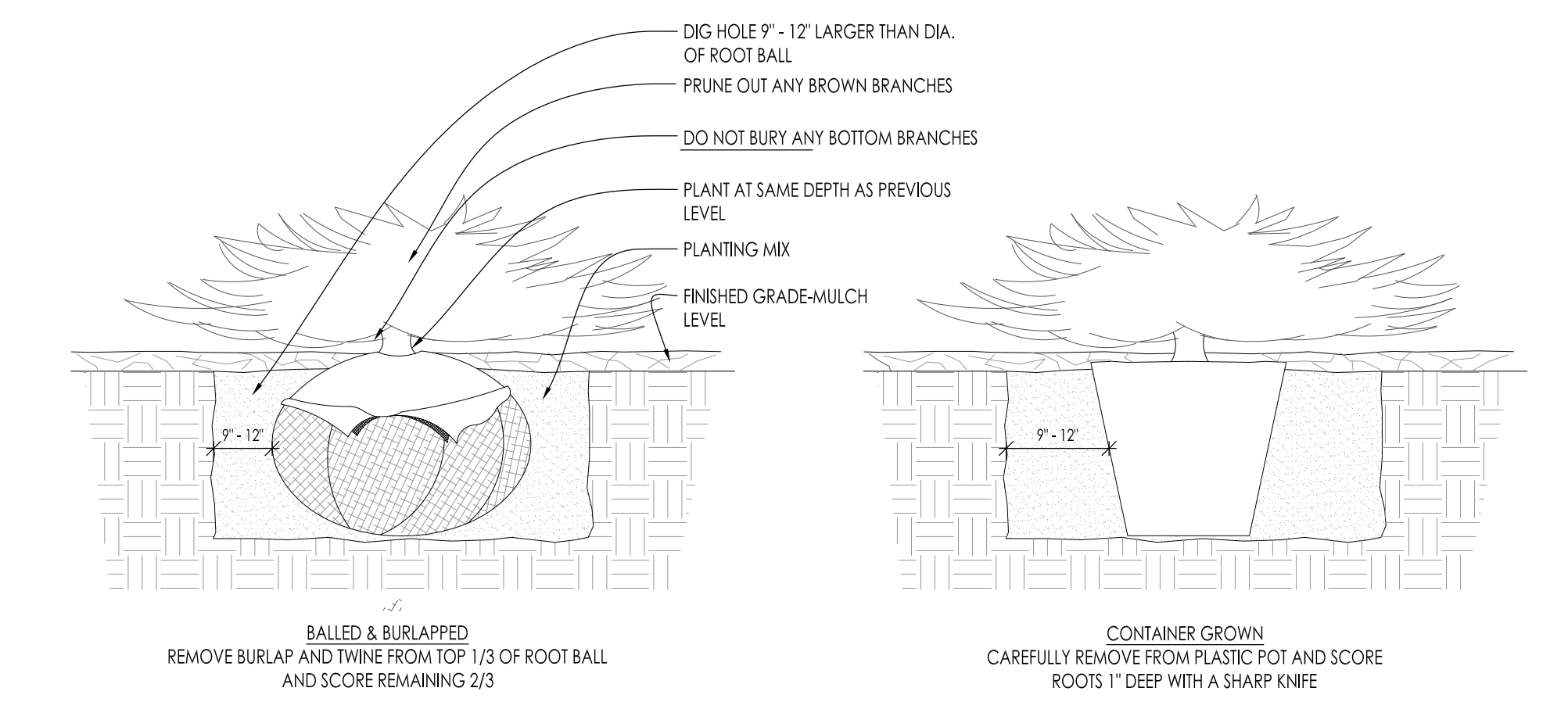
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



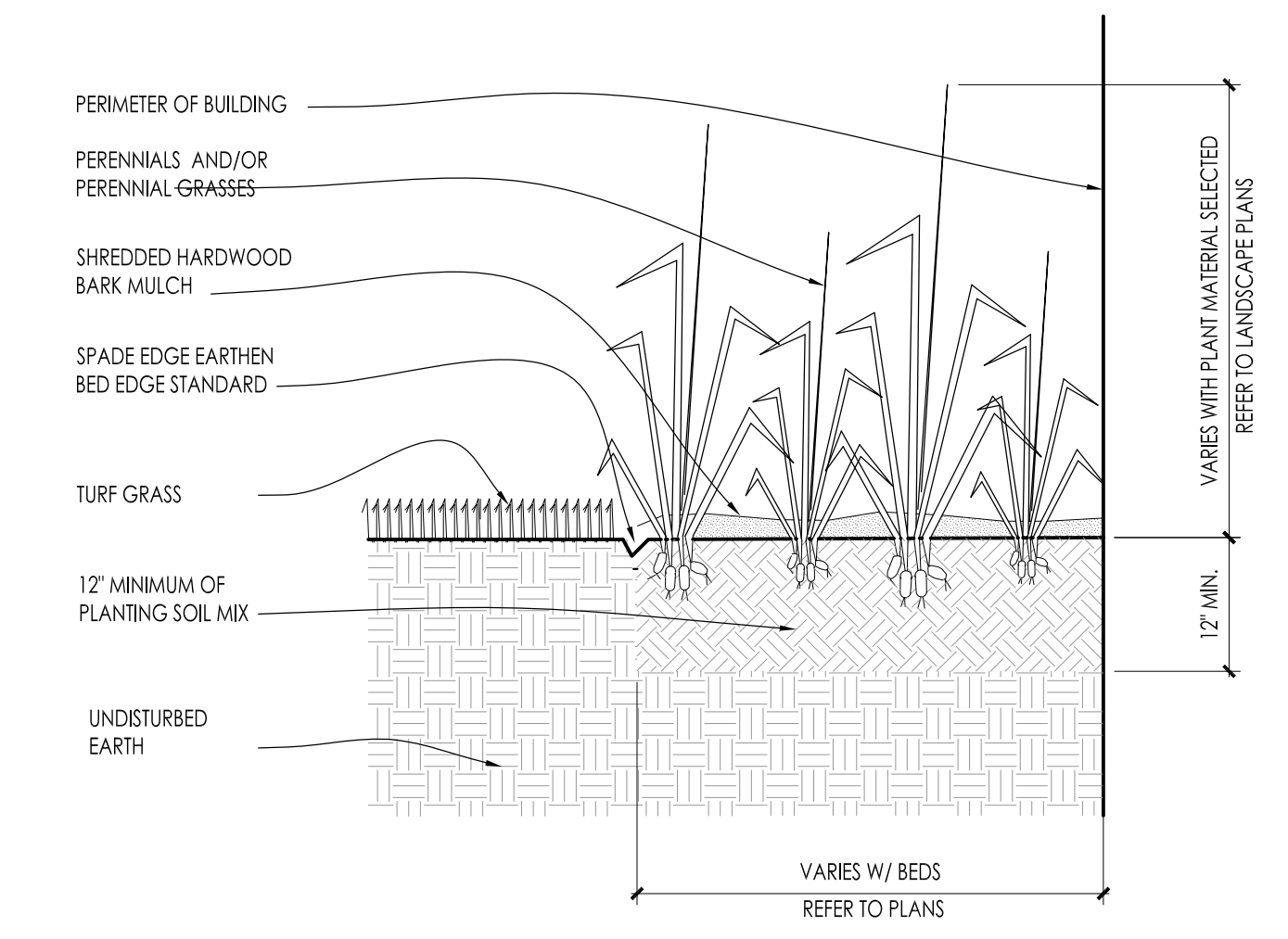
5 SLOPE PLANTING DETAIL SCALE: NONE REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



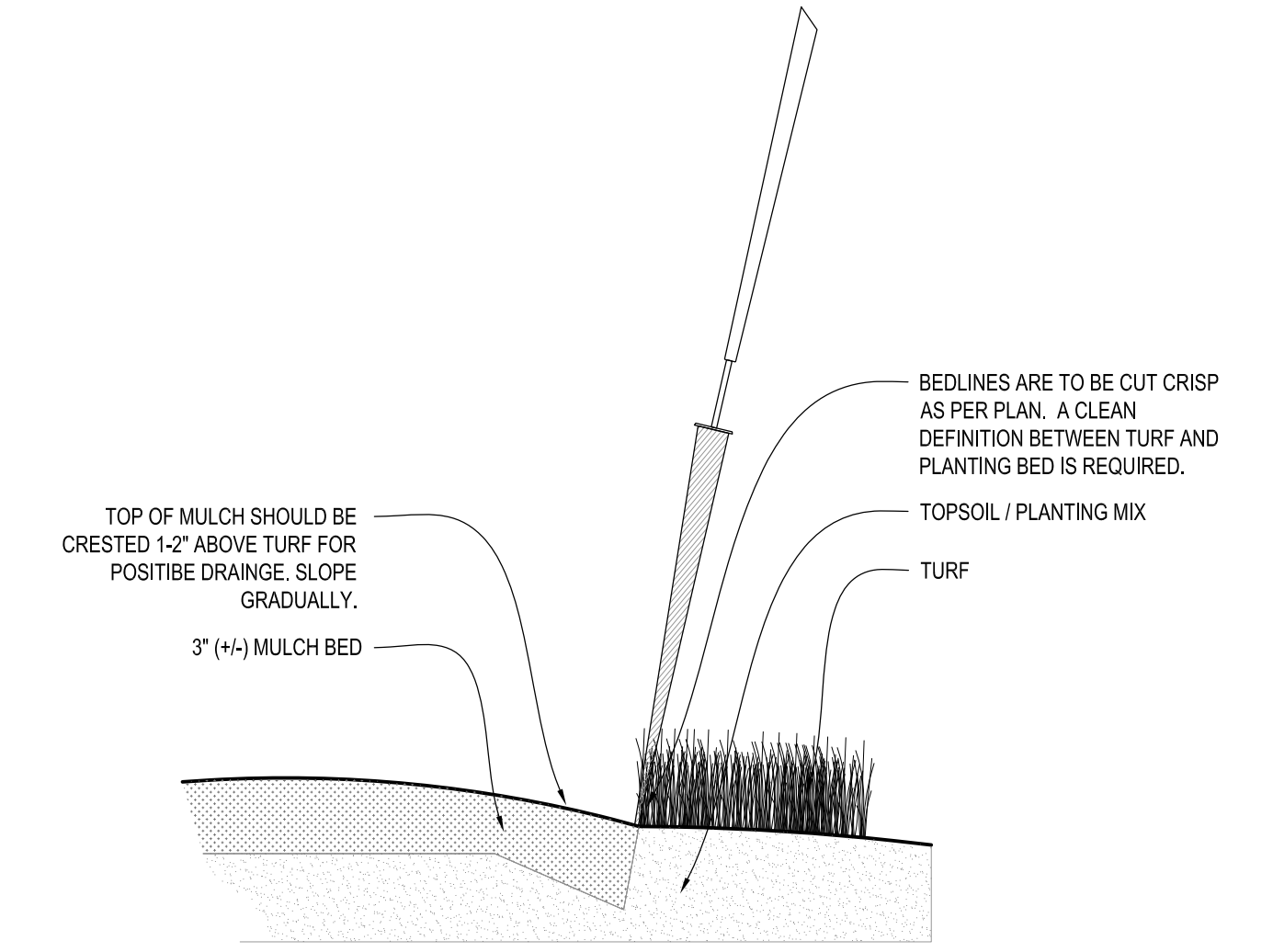
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE

**InSITE**  
LANDSCAPE DESIGN  
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& Master Planning Design Services  
11525 W. North Avenue, Suite 1B  
Wauwatosa, WI 53226  
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mdavis@insitedesigninc.com

Project:  
**MELVIN COURT CARWASH**  
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Issuance and Revisions:

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Sheet Title:  
PROPOSED LANDSCAPE PLAN,  
PLANTING DETAILS  
Date of Drawing: 08/08/22  
Scale: As Noted  
Drawn By: MCD  
Job Number: L22-059  
Sheet Number:

**LSP1.2**

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# CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 3206 E. Washington Avenue Madison, WI 53704  
Name of Project MELVIN COURT CARWASH  
Owner / Contact \_\_\_\_\_  
Contact Phone \_\_\_\_\_ Contact Email \_\_\_\_\_

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

### 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:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) 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.

- (a) 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 20,827 SQ. FT.

Total landscape points required 348 landscape points

- (b) 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 \_\_\_\_\_

- (c) 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 \_\_\_\_\_



**Tabulation of Points and Credits**

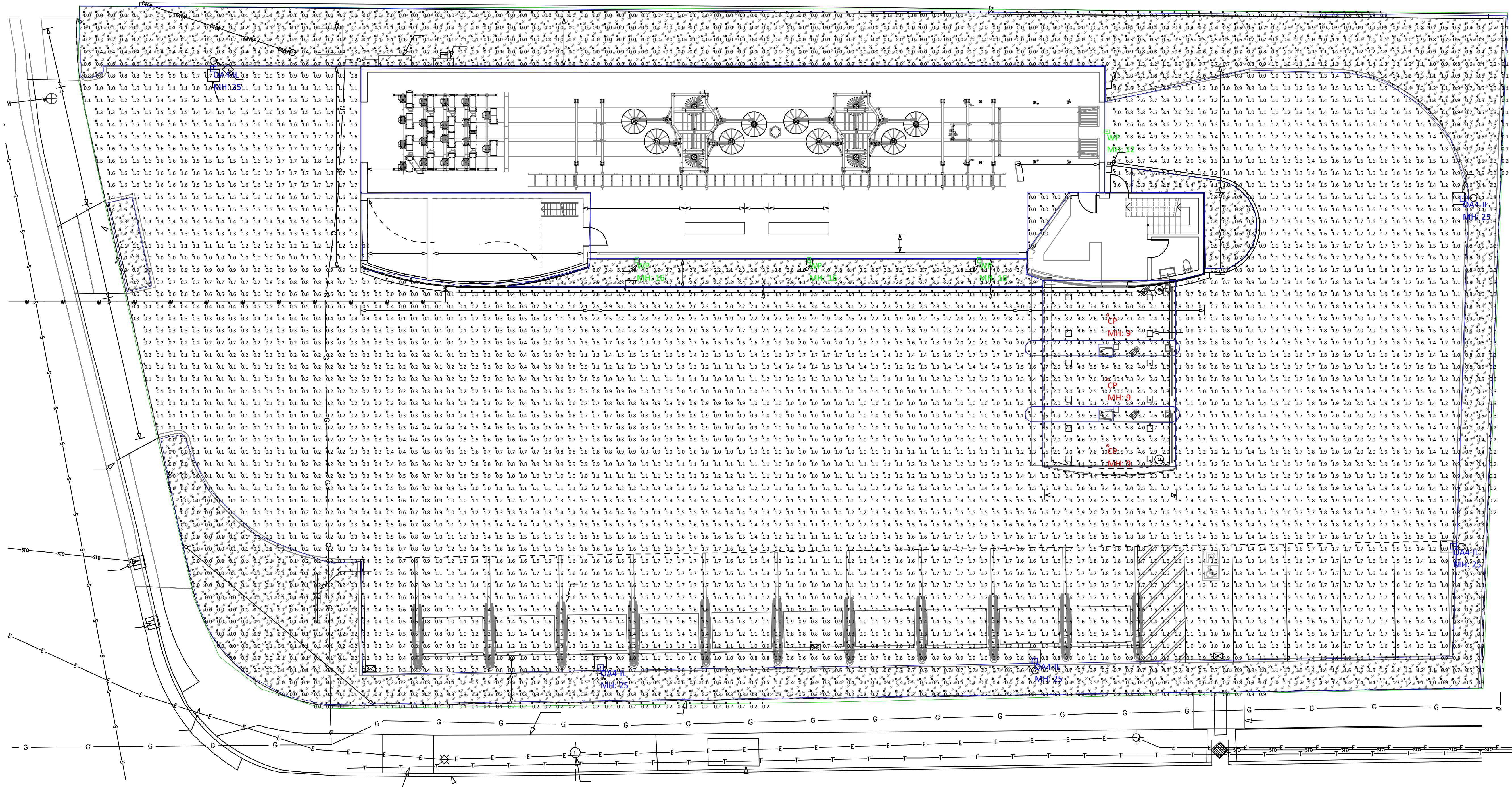
Use the table to indicate the quantity and points for all existing and proposed landscape elements.

| Plant Type/ Element   | Minimum Size at Installation   | Points  | Credits/ Existing Landscaping |                 | New/ Proposed Landscaping |                 |
|---|--|---|-------------------------------|-----------------|---------------------------|-----------------|
|   |  |   | Quantity                      | Points Achieved | Quantity                  | Points Achieved |
| Overstory deciduous tree  | 2½ inch caliper measured diameter at breast height (dbh)   | 35  |                               |                 | 11                        | 385             |
| Tall evergreen tree (i.e. pine, spruce)                           | 5-6 feet tall  | 35  |                               |                 | 3                         | 105             |
| Ornamental tree   | 1 1/2 inch caliper   | 15  |                               |                 |                           |                 |
| Upright evergreen shrub (i.e. arborvitae)                         | 3-4 feet tall  | 10  |                               |                 | 54                        | 540             |
| Shrub, deciduous  | #3 gallon container size, Min. 12"-24"   | 3   |                               |                 | 47                        | 141             |
| Shrub, evergreen  | #3 gallon container size, Min. 12"-24"   | 4   |                               |                 | 42                        | 168             |
| Ornamental grasses/ perennials                                    | #1 gallon container size, Min. 8"-18"  | 2   |                               |                 | 40                        | 80              |
| Ornamental/ decorative fencing or wall                            | n/a  | 4 per 10 lineal ft.                                   |                               |                 | -                         | -               |
| Existing significant specimen tree                                | Minimum size: 2 ½ 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, publically accessible, and cannot comprise more than 5% of total required points.         | 5 points per "seat"                                   |                               |                 | -                         | -               |
| <b>Sub Totals</b>   |  |   |                               | 0               |                           | 1,419           |

**Total Number of Points Provided** 1,419

\* As determined by ANSI, 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.





| Luminaire Schedule |     |        |                               |             |                                |
|--------------------|-----|--------|-------------------------------|-------------|--------------------------------|
| Symbol             | Qty | Tag    | Label                         | Arrangement | Description                    |
|                    | 3   | CP     | SDLR616CSWJ                   | Single      | SDLR616CSWJ                    |
|                    | 5   | OA4-IL | MRS-LED-06L-SIL-FT-40-70CRI-I | Single      | MRS-LED-06L-SIL-FT-40-70CRI-IL |
|                    | 4   | WP     | WPC15UT4-CSBPCCR_4000K        | Single      | WPC15UT4-CSBPCCR_4000K         |

| Calculation Summary |             |       |      |      |     |
|---------------------|-------------|-------|------|------|-----|
| Label               | CalcType    | Units | Avg  | Max  | Min |
| Calc_Pts_Workplane  | Illuminance | Fc    | 1.18 | 10.6 | 0.0 |

| Label | MANUFAC              | LLF   | Luminaire Lumens | Luminaire Watts | Total Watts |
|-------|----------------------|-------|------------------|-----------------|-------------|
| 3     | MaxLite Inc          | 0.950 | 1127             | 15.8            | 47.4        |
| 5     | LSI INDUSTRIES, INC. | 0.950 | 3991             | 41              | 205         |
| 4     | Maxlite Inc          | 0.950 | 2336             | 15.7            | 62.8        |

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3. Standard indoor calc points @ 30" AFF unless noted otherwise
4. Standard outdoor calc points @ grade unless noted otherwise
5. Visual Impact assumes no responsibility for installed light levels due to field conditions, etc.
6. Standard LLF of 0.95 unless noted otherwise

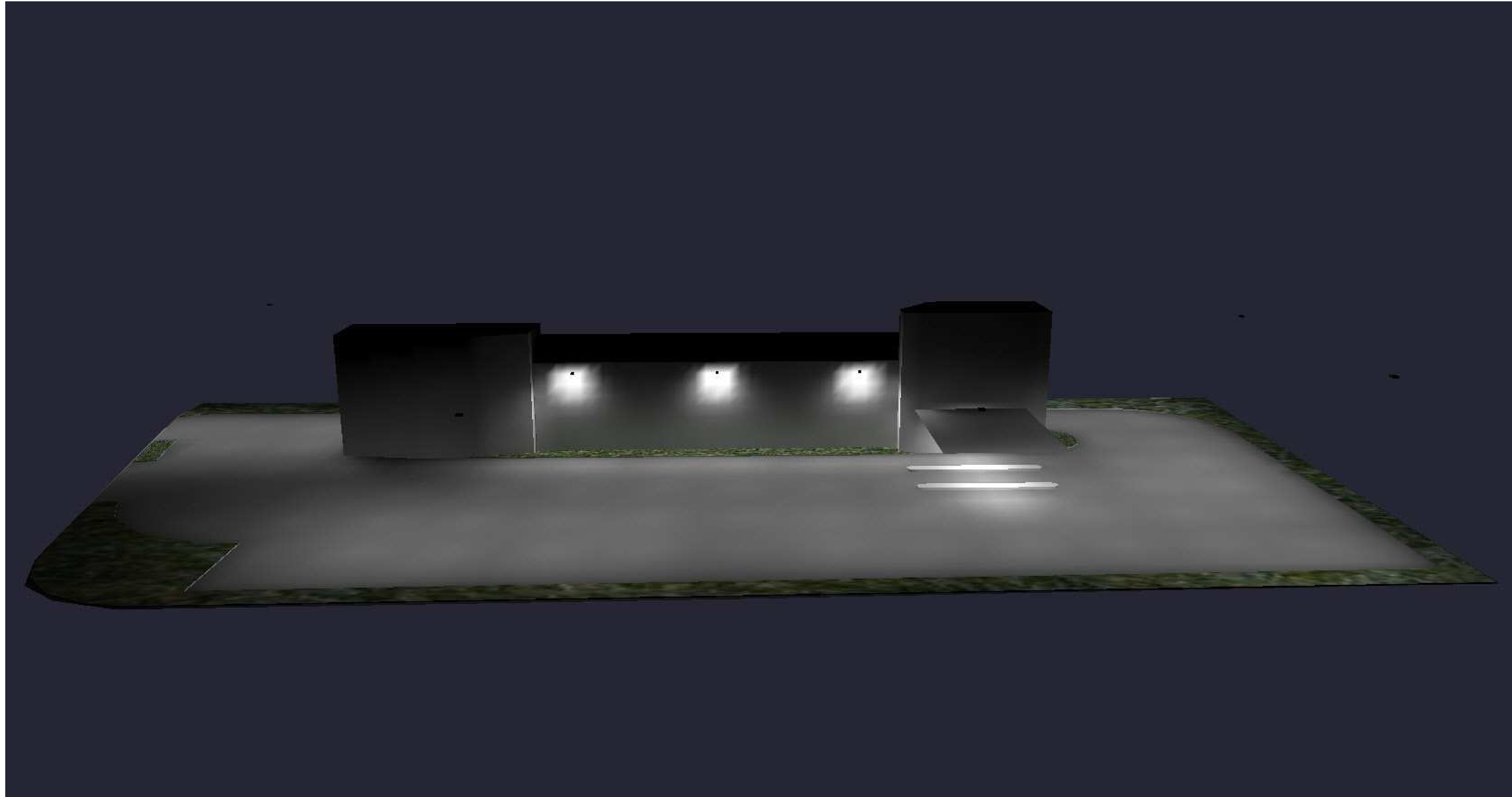
| #         | Date | Comments |
|-----------|------|----------|
| Revisions |      |          |

Drawn By: ATH  
 Checked By:  
 Date: 8/23/2022  
 Scale:

# Melvin Court Car Wash

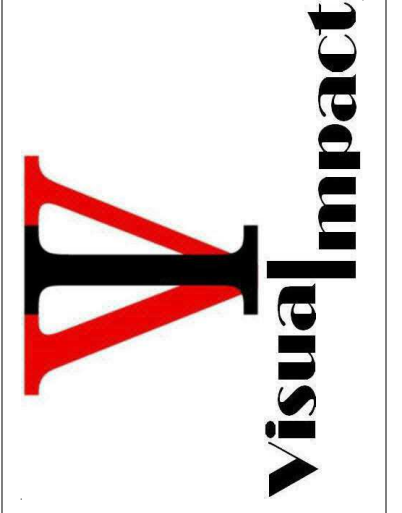
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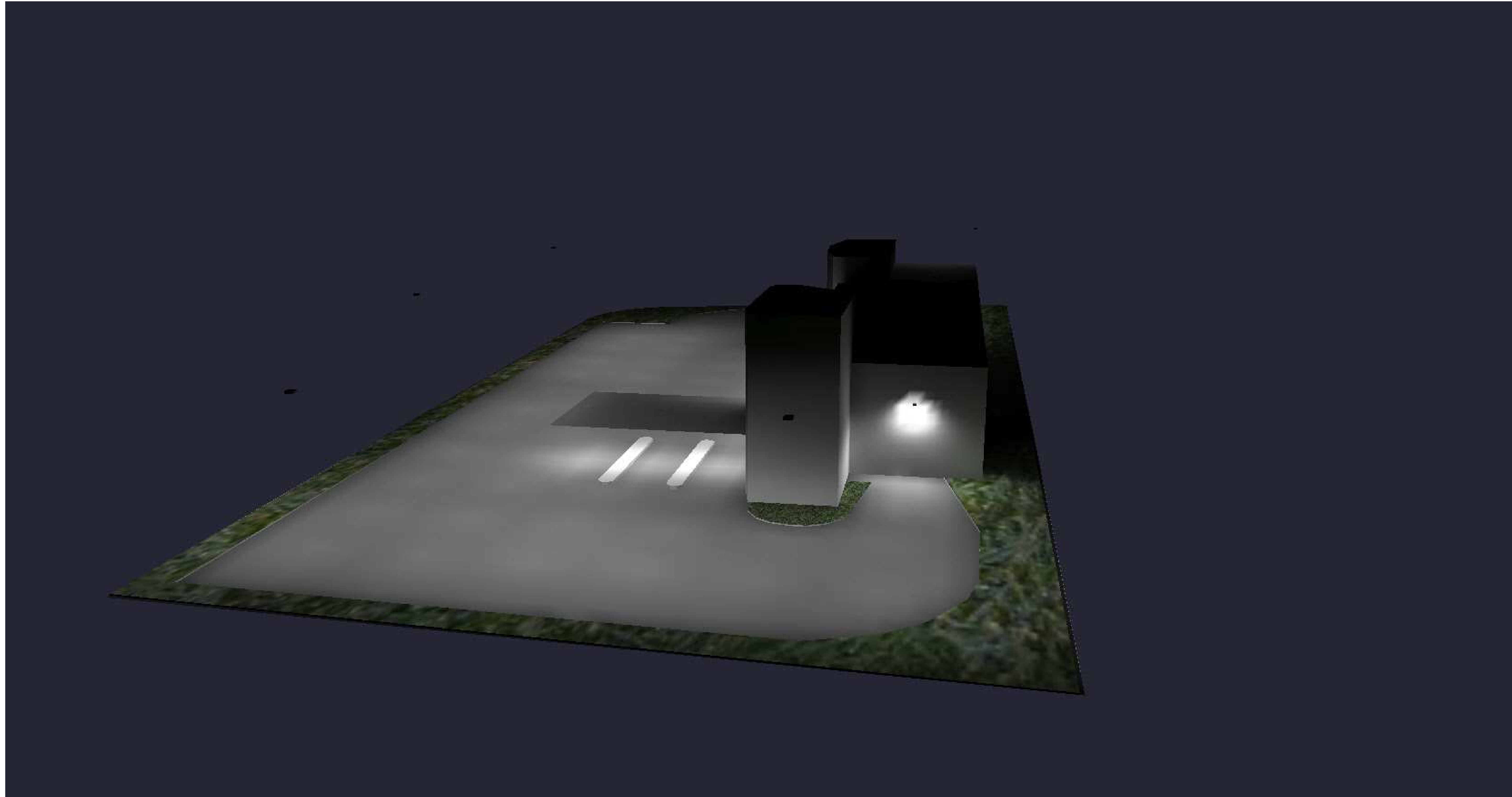


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| Drawn By: ATH   |
| Checked By:     |
| Date: 8/23/2022 |
| Scale:          |

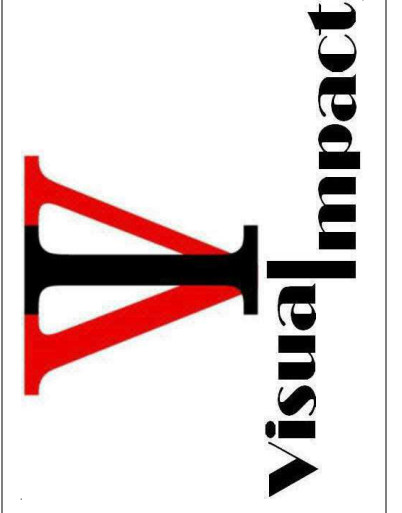
**Melvin Court Car Wash**  
**Madison, WI**





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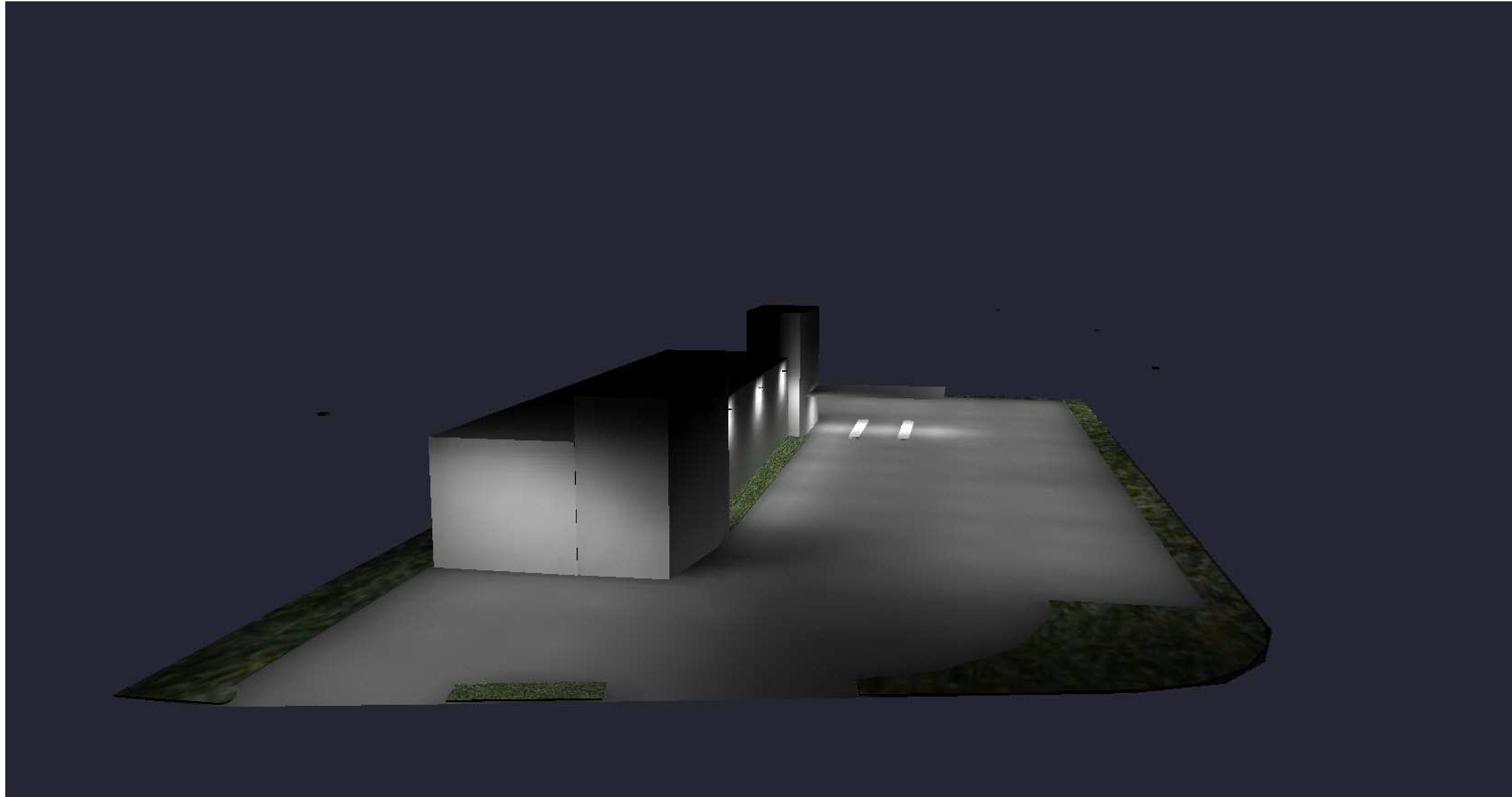


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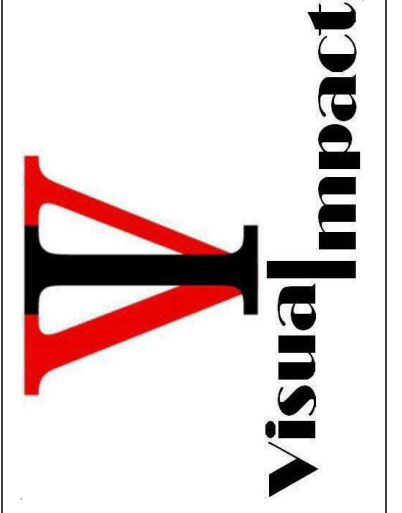
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**Madison, WI**





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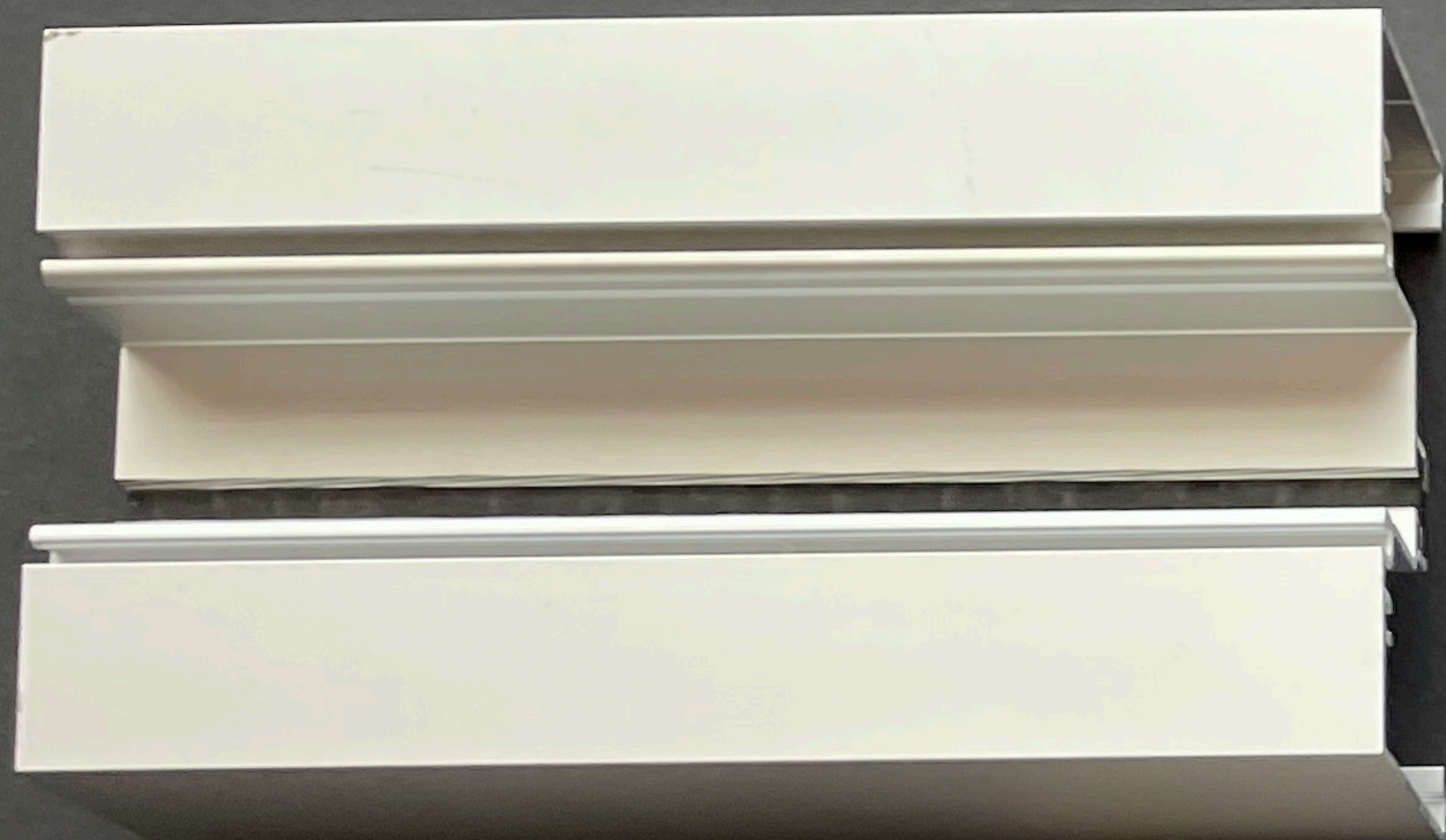


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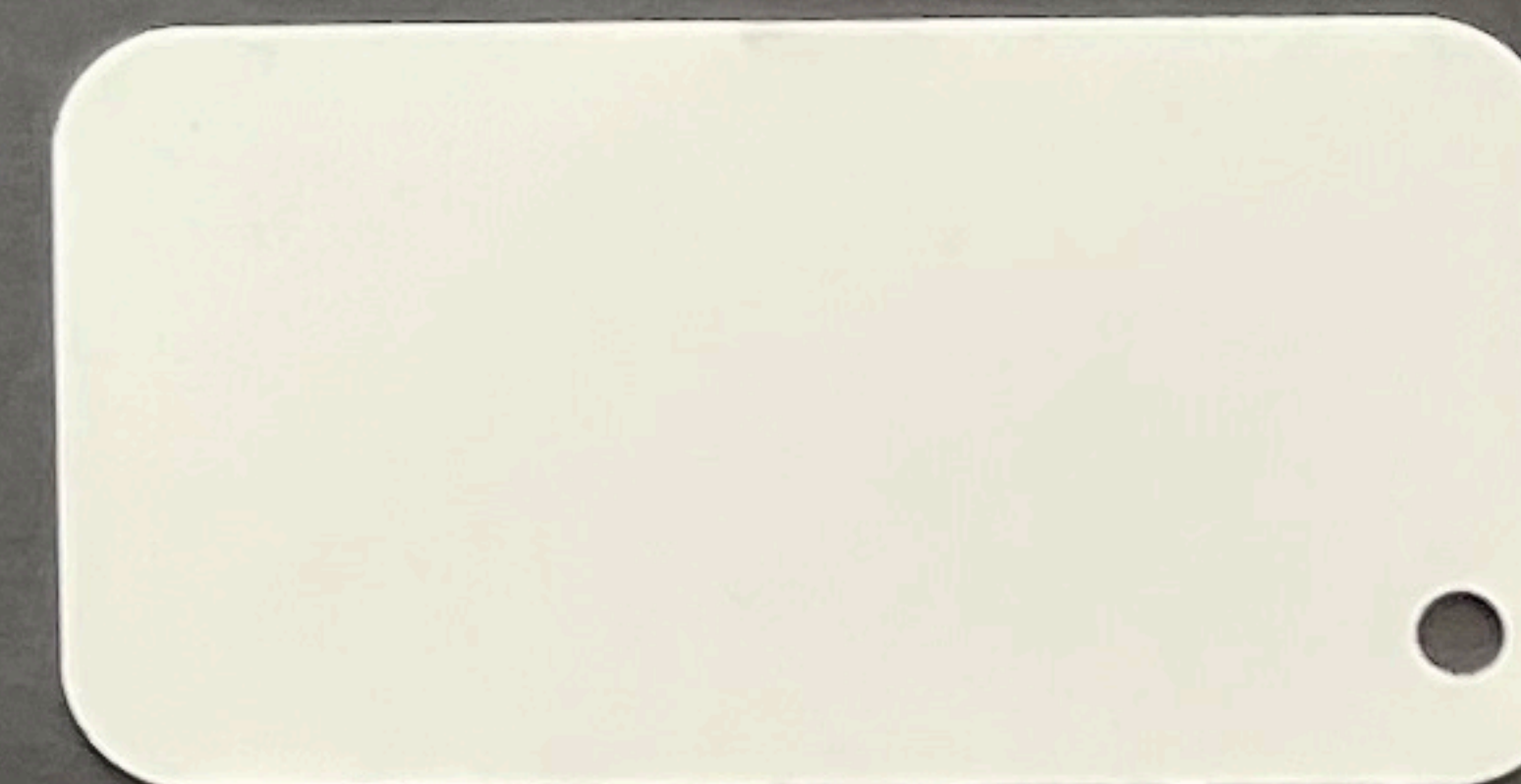
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| Scale:          |

**Melvin Court Car Wash**  
**Madison, WI**





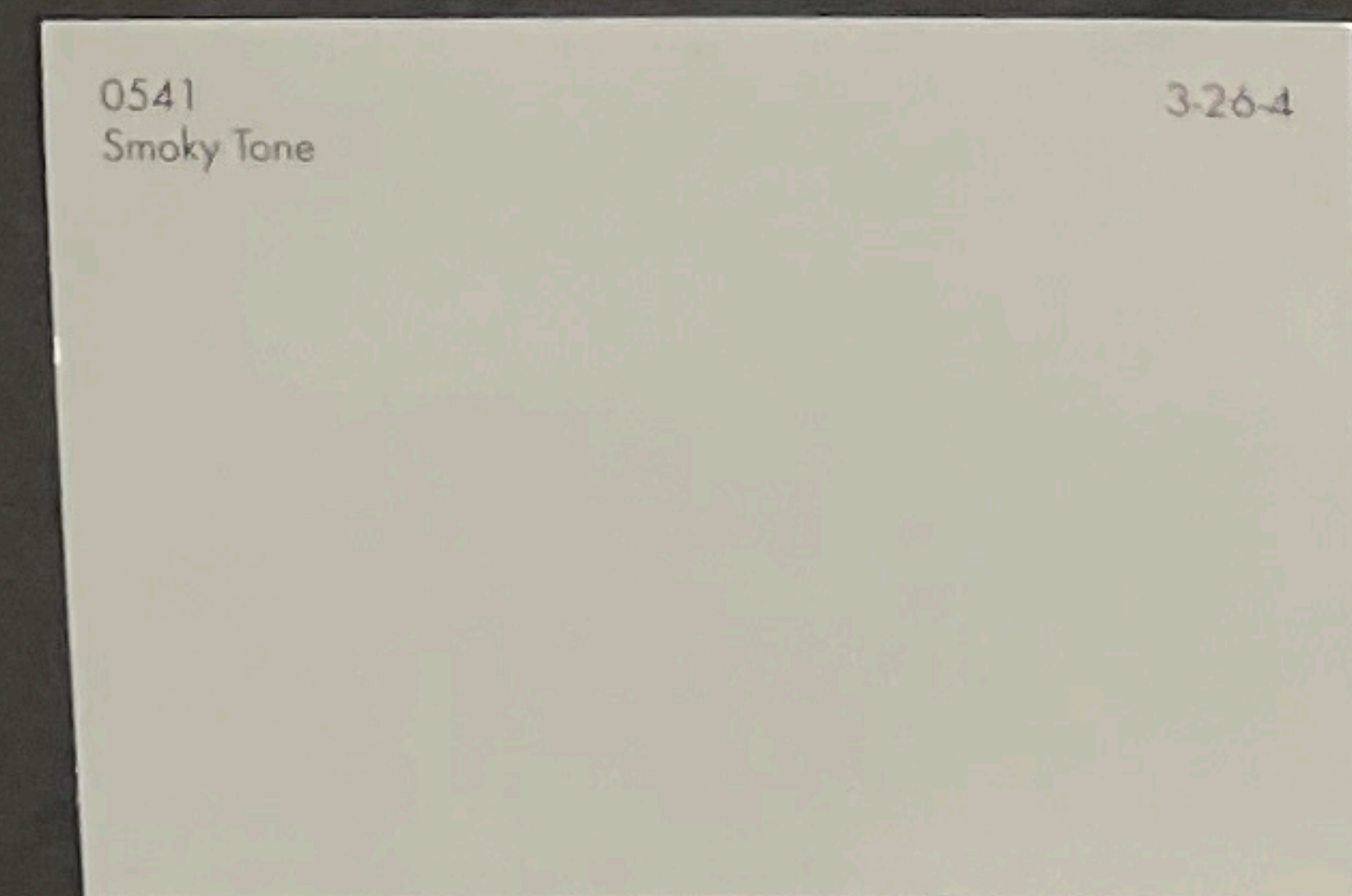
Aluminum storefront and flush sheet metal ACM panels clear anodized aluminum



White sheet metal fascia and canopy painted bone white



Flush aluminum ACM panels painted bright red

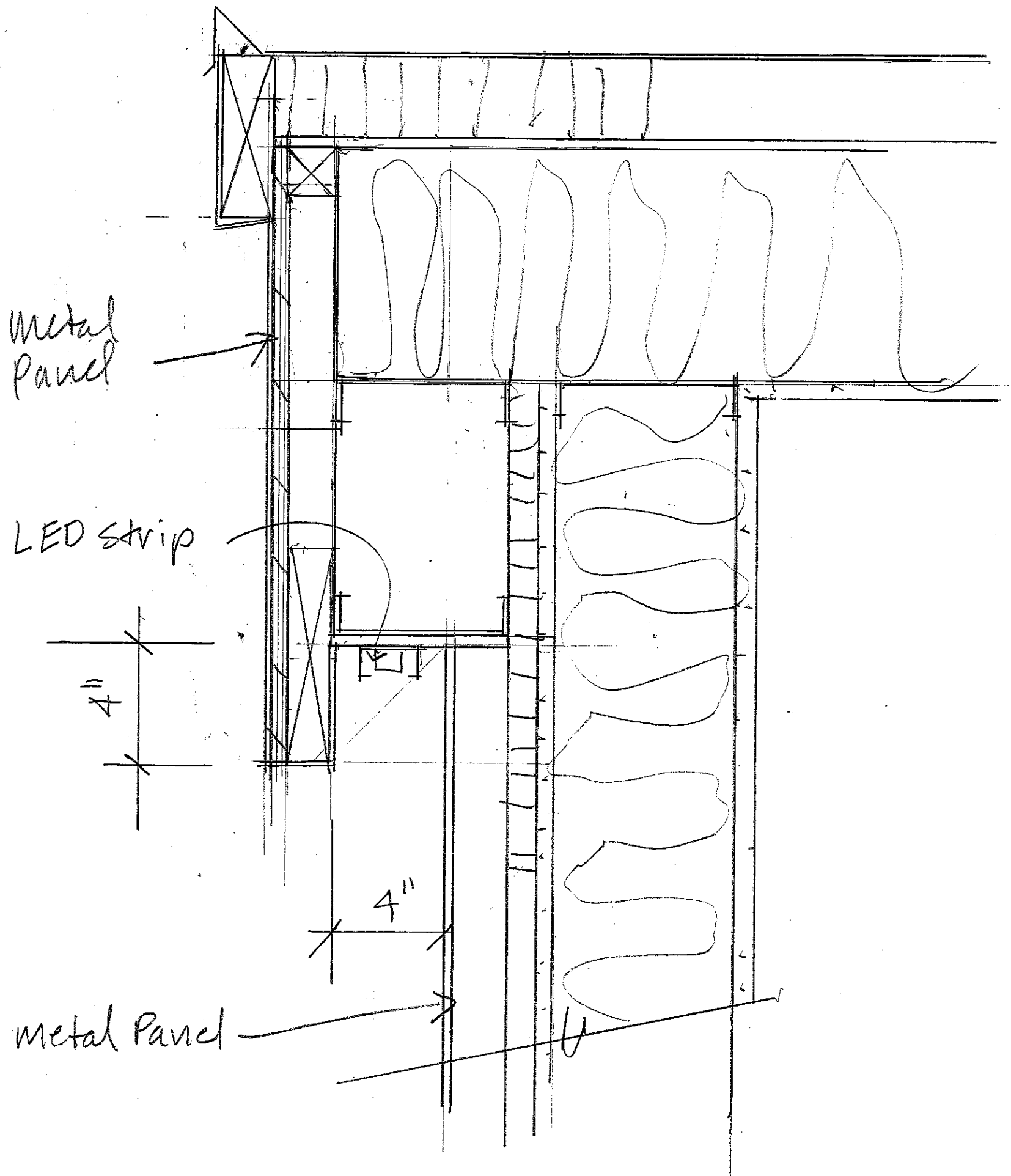


0541 Smoky Tone 3-26-4

Split face concrete block and scored concrete block painted Smokey Tone







# Roof Edge w/ Light Cover

Melvin Ct Car Wash

8/22/22