



DEVELOPMENT PLAN

RESPONSE TO
COMMON COUNCIL RES-08-00057 FILE 08380
ALLIED DRIVE NEIGHBORHOOD REDEVELOPMENT
PHASE II: MOSAIC RIDGE

Updated October 25, 2013

The following development plan is submitted together with the site plans and prototypical house designs to the Common Council for consideration of approval and referral to the Plan Commission, CDBG Committee, Housing Strategy Committee, and Allied Area Task Force.

INTRODUCTION

In September of 2008, the Common Council approved the City of Madison Community Development Authority's (CDA) General Development Plan (GDP) for a residential redevelopment of properties, which the City acquired and transferred to the CDA. The GDP covers eleven and one-half acre site on Madison's Southwest side, bounded by Allied Drive, Jenewein Road, the City of Fitchburg, and one/two-family properties on Crescent Road to the south. The site was an assemblage of five parcels containing eleven apartment buildings. These buildings comprised 145 units of sub-standard rental housing units.

The CDA began a process of extensive public participation, including a four-day AIA sponsored design Charrette in 2006, several neighborhood meetings in 2007 and 2008, ongoing meetings with the neighborhood, including the Allied Area Task Force, broader community meetings. The result of which was a three-phase plan to construct a mix of high quality multifamily rental and single-family owner-occupied housing at a variety of price points with a goal of increasing neighborhood stability. The resulting development agreement between the City and CDA (Res. 08-00057) requires Common Council approval of a development plan for each phase of the redevelopment.

Phase I (Revival Ridge) was completed in December of 2009 and consists of 48 new rental units (plus a resident manager unit) for households with low- and very low-income. The development was supported by approximately \$7.5 million in Low Income Housing Tax Credits authorized by the Wisconsin Housing and Economic Development Authority. A public art installation in the courtyard of Revival Ridge was also completed as part of Phase I.

Phase II was initially intended to be the development of lots 1, 2, and 3 on the attached plat map as owner-occupied condominium units. After fully assessing changes in the residential owner-occupied market, the CDA decided to develop lots 4-28 as Phase II (Mosaic Ridge) and develop the remaining land as demand for housing permits (Phase III). Mosaic Ridge will consist of twenty-five (25) single family, owner-occupied lots zoned TR-C3 on 2.85 acres. 1.55 acres will be held for future development (Phase III).

PROJECT TEAM

The CDA will issue an RFQ in October 2013 to select a development partner to provide Development, Construction, and Sales services. Destree Architects has been retained to provide Architectural Design services while Schreiber Anderson Associates (SAA) has been retained to provide Site Design and Landscape Architecture services. Greenpath will provide homebuyer education and credit counseling services for prospective homebuyers.

PROJECT SCHEDULE

The CDA intends to submit this Development Plan to the City on October 2 with the goal of seeking final approval by the Common Council on January 7. Concurrently the CDA will work on the following:

- Land Use Approvals
 - October 29 Submittal
 - December 16 Plan Commission
 - January 7 Common Council
- Developer Selection
 - October RFQ Issued
 - December Selection
- Neighborhood Outreach
 - September Prepare Marketing and Application Materials
 - October Outreach
 - October 14 – November 15 One on One Budget Sessions with Applicants
 - November 18 - November 22 Process Applications
 - December 2 – December 6 Application Screening
 - December 9 Inform Applicants of Acceptance
- 12 Month Education Program
 - January – December Homebuyer Education and Credit Prep Class
- Lot Sales
 - January Lots go on sale

Upon completion of all necessary approvals, the CDA will begin construction of homes for buyers who have successfully completed the homebuyer education course that has been created in conjunction with Greenpath and have secured financing. Concurrently, lots will be made available for purchase by individuals not requiring public subsidy and area non-profits to construct homes in compliance with the architectural and landscape guidelines.

PROJECT DESCRIPTION

EXISTING CONDITIONS

As part of Phase I, all existing structures on the site were demolished and removed. City streets, alleyways, and utilities were installed in anticipation of Mosaic Ridge construction.

LOCATION

Mosaic Ridge is located on Allied Drive and Dunn's Marsh Terrace, adjacent the Revival Ridge Apartments that were constructed in Phase I. The site is well situated approximately six miles from downtown Madison with excellent transportation connectivity via Verona Road, the Beltline, the Southwest Commuter bike trail, and Madison Metro. The site is situated within walking distance of numerous parks, the Arboretum, Boys & Girls Club, a daycare, and small retail.

LAND USE

The approved General Development Plan (GDP) is for two apartment buildings (32 units), seven town home buildings (47 units), five duplex buildings (10 units), and twenty-four single-family lots, covering the entire 11.5 acres of the site. Of the 113 housing units proposed, 49 are rental units and 64 are for-sale.

The CDA will be submitting an application for Mosaic Ridge to be rezoned under the TR-C3 designation under the new zoning code. The development plan for Mosaic Ridge is for 25 single family, owner-occupied lots and one outlot for stormwater management ("Outlot 2"). The attached plat and site rendering illustrate the placement and scale of the proposed development.

DESIGN

The CDA is committed to ensuring that homes in the subdivision are well designed, energy efficient, constructed of quality materials, and are aesthetically pleasing. As such strict architectural guidelines, Homeowner Association requirements, and prototypical home designs have been created with a rigorous approval process to ensure compliance.

ARCHITECTURAL & LANDSCAPE GUIDELINES AND APPROVAL PROCESS

In addition to the requirements set forth by the zoning and building code, Mosaic Ridge has extensive design guidelines specifying materials, setbacks and buildable areas, landscaping, and energy efficiency to ensure the quality of homes built in the subdivision. The attached Architectural and Landscape Guidelines will be enforced through Architecture Review Committee.

To ensure the implementation and enforcement of these guidelines, the CDA will create an Architecture Review Committee (ARC) to approve all designs and variances. Prior to beginning the design process, it is recommended that Lot Owners contact the ARC to verify their interpretation of these design guidelines and regulations. The ARC will have the review power to approve or deny elements of the Lot Owners Design included in these guidelines.

HOMEOWNER ASSOCIATION DOCUMENTS

Further restrictions on the use of properties shall be imposed through the creation of a Homeowner Association. These restrictions cover topics including safety, parking, noise, pets, and aesthetics to ensure the long-term desirability of the neighborhood.

PROTOTYPICAL HOMES

Prototypical designs for single-family homes that conform to the design guidelines were created by Destree Architects. These designs were created to provide a pre-approved solution for prospective homebuyers to ensure a simple, quick, and affordable build. Initial estimates to construct these houses are between \$185,000 and \$225,000 including a lot priced between \$30,000 and \$45,000. These designs feature:

- Wisconsin Green Built Certified and Wisconsin Focus on Energy New Homes Program Certified, which generally produces a home that is 25% more efficient than home that meet minimum code requirements.
 - Insulation will provide for a ceiling with R-50 rating and exterior walls and box sills in excess of R-21
 - Furnace will be a minimum of 96% efficient and air conditioner will be a minimum of 14 seer
 - Programmable thermostats
 - Energy Star appliances
- Basements designed for future finishing
 - Stubbed in plumbing
 - Drain tile system and waterproofing at foundation
- Fiber Cement siding and trim board for durability
- Quality interior finishes
- Landscaping and installation of sod are included in base pricing

OUTREACH PLAN

Outreach and marketing for Mosaic Ridge will focus on reaching current neighborhood residents first, minority and lower income communities throughout the city second, and the general population third. This will be achieved first through neighborhood outreach including the Allied Taskforce, Allied Drive Neighborhood Resource Team, Allied-Dunn's Marsh Neighborhood Association, and the through outreach to non-profits and faith based organizations that serve low and moderate income populations. These efforts will be supported through the creation of a Mosaic Ridge website, professionally designed marketing materials, and regular neighborhood outreach.

EDUCATION AND READINESS

The CDA has contracted with Greenpath, a firm specializing in homebuyer education and credit counseling, to create careening process for prospective buyers. Prospective buyers with a challenged credit history will be invited to attend an intensive yearlong program to build their credit in order to secure financing and purchase a home. The CDA will provide this service free of charge to applicants approved through the screening process to further increase their likelihood of successful homeownership.

AFFORDABILITY PLAN

The General Development Plan calls for Phase II affordability targets of:

- 1/3 to be affordable at 30-50% of AMI
- 1/3 to be affordable at 50-80% of AMI
- 1/3 to be affordable at 80% of AMI and above

To achieve these targets, the CDA is working with our design and development partners to reduce construction costs while at the same time working with the City of Madison Community Development Division to secure funds through existing homebuyer programs to reduce the buyer's downpayment and mortgage to affordable levels. An additional subsidy will be provided to buyers below 80% of AMI through a forgivable loan from the CDA to further subsidize the cost.

Based on initial pricing estimates and existing homebuyer programs, the CDA estimates that monthly principal, interest, taxes, and insurance (PITI) will be in the range of \$1,300 to \$1,400, which is affordable to a family of four at 80% of area median income (\$5,367 per month). By offering a forgivable loan for the price of the land, PITI could be further reduced to \$1,100 - \$1,200, making homes affordable to a family of four at 60% of area median income (\$4,045 per month). The CDA will work with area nonprofits including Habitat for Humanity, the Section 8 Homeownership program, and the City of Madison Community Development Division to develop lower cost units and extend further subsidy for homebuyers with incomes at or below 50% of area median income.

The CDA will collaborate with select lenders to offer FHA and WHEDA mortgages as well as further down payment assistance.

ADDITIONAL ASSISTANCE

Another large hurdle for households with incomes under 80% of area median income is obtaining construction loans to build a home before their permanent mortgage financing takes effect. The CDA has created a revolving loan program to address this need using funds from the Community Development Division's Affordable Housing Trust Fund and CDA reserves from the Allied Drive fund. These combined funding sources would allow the CDA to finance the construction of approximately three homes at a time.

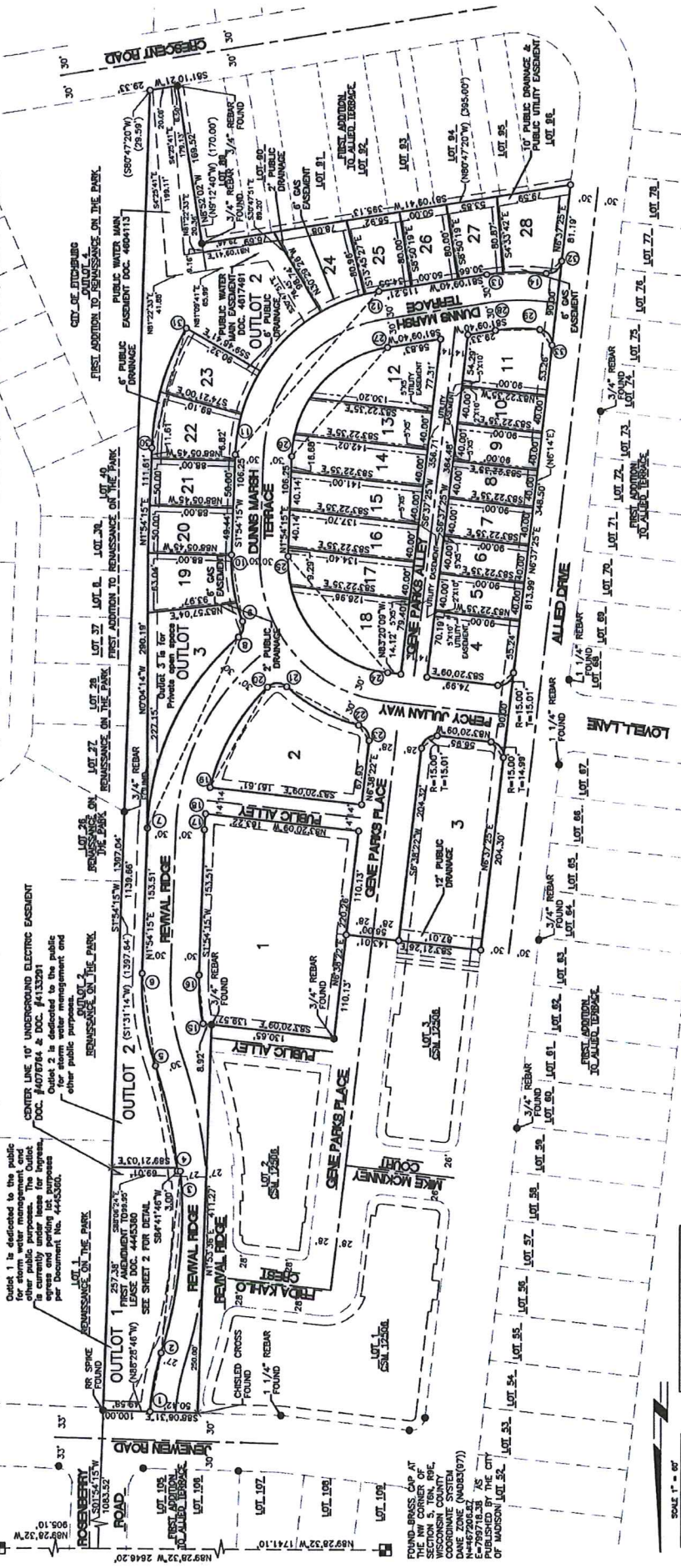
APPENDICES

- Site
 - Plats
 - Rendered Site Plan
- Design
 - Prototypical Designs
 - Floor Plans
 - Colored Elevations
 - Landscape Plan

MOSAIC RIDGE

LOT 4, CERTIFIED SURVEY MAP 12506, 'LANDS DEDICATED TO THE PUBLIC', FIRST ADDITION TO ALLED TERRACE, BEING PART OF THE NE 1/4, SW 1/4 AND SE 1/4 OF SECTION 5, T6N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

THIS INSTRUMENT WAS CREATED BY: FRANCIS R. THORNDON
 FOUND BRASS CAP AT THE N
 1/4 CORNER OF SECTION 5, TEN,
 R9E, WISCONSIN COUNTY
 COORDINATE SYSTEM DANE COUNTY
 (NAD83(97)) AS PUBLISHED BY
 THE CITY OF MADISON



OUTLET 1 is dedicated to the public for storm water management and other public purposes. The Outlet is currently under a water management pond for other public purposes.

OUTLET 2 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 3 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 4 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 5 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 6 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 7 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 8 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 9 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 10 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 11 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 12 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 13 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 14 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 15 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 16 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 17 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 18 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 19 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

OUTLET 20 (S1/31°14'W) (1327.64') ST54°15'W 1132.60' N154°15'E 133.51' CENTER LINE 10' UNDERGROUND ELECTRIC EASEMENT DOC. #4076764 & DOC. #4133291

LOT AREAS

LOT NO.	LOT AREA
1	33,980 SQ. FT.
2	14,475 SQ. FT.
3	16,978 SQ. FT.
4	2,400 SQ. FT.
5	4,400 SQ. FT.
6	3,600 SQ. FT.
7	3,600 SQ. FT.
8	3,600 SQ. FT.
9	3,600 SQ. FT.
10	3,600 SQ. FT.
11	3,600 SQ. FT.
12	6,408 SQ. FT.
13	5,408 SQ. FT.
14	5,408 SQ. FT.
15	5,442 SQ. FT.
16	5,268 SQ. FT.
17	5,268 SQ. FT.

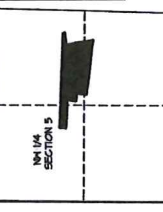
LOT AREAS

LOT NO.	LOT AREA
18	7,848 SQ. FT.
19	7,848 SQ. FT.
20	2,400 SQ. FT.
21	4,400 SQ. FT.
22	3,600 SQ. FT.
23	3,600 SQ. FT.
24	3,600 SQ. FT.
25	4,281 SQ. FT.
26	4,072 SQ. FT.
27	4,072 SQ. FT.
28	6,227 SQ. FT.
29	17,432 SQ. FT.
30	8,192 SQ. FT.

TRASMUR'S CERTIFICATE:
 STATE OF WISCONSIN) S.S.
 COUNTY OF DANE)
 I, David M. Gorenfeld, being the duly appointed and qualified City Treasurer of the City of Madison, do hereby certify that the records in my office show no unrecorded tax sales and no unpaid taxes or special assessments affecting any of the lands included in "Mosaic Ridge".

DAVID M. GORENFELD, County Treasurer
 David M. Gorenfeld, County Treasurer

CRD NORTH 1207
 ALL BEARINGS ARE REFERENCE
 WISCONSIN COUNTY COORDINATE
 SYSTEM - DANE ZONE,
 NAD83(97) THE NORTH LINE OF
 BEARS NE 1/4 OF SECTION 5
 BEARS NE 20 20 20 N



LOCATION PLAN
 NW 1/4 SECTION 5
 T6N, R9E, SW 1/4 AND SE 1/4
 PART OF THE NE 1/4 OF SECTION 5, TEN,
 R9E, CITY OF MADISON, DANE COUNTY, WI

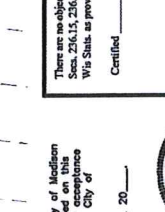
COMMON COUNCIL RESOLUTION:
 Resolved that this plat known as Mosaic Ridge located in the City of Madison was hereby approved by Enactment No. 20, the ID No. 20, adopted on this 20th day of May, 2006, of those lands dedicated and rights conveyed by said plat to the City of Madison for public use."

Dated this 20 day of May 2006
 Northrup Wilson-Saiki, City Clerk
 City of Madison, Dane County Wisconsin

CITY TREASURER'S CERTIFICATE
 STATE OF WISCONSIN) S.S.
 COUNTY OF DANE)
 I, David M. Gorenfeld, being the duly appointed and qualified City Treasurer of the City of Madison, do hereby certify that the records in my office, there are no unrecorded tax sales or special assessments affecting any of the land included in the plat of "Mosaic Ridge".

David M. Gorenfeld, Treasurer, City of Madison
 Date

There are no objections to this plat with respect to Sec. 236.15, 236.16, 236.29 and 236.31(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stat.



Department of Administration
 Certified _____ 20

ARNOLD AND O'SHERIDAN INC.
 1000 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706
 (608) 261-1111

STATE OF WISCONSIN)
 COUNTY OF DANE)
 I, David M. Gorenfeld, being the duly appointed and qualified City Treasurer of the City of Madison, do hereby certify that the records in my office, there are no unrecorded tax sales or special assessments affecting any of the land included in the plat of "Mosaic Ridge".

David M. Gorenfeld, Treasurer, City of Madison
 Date

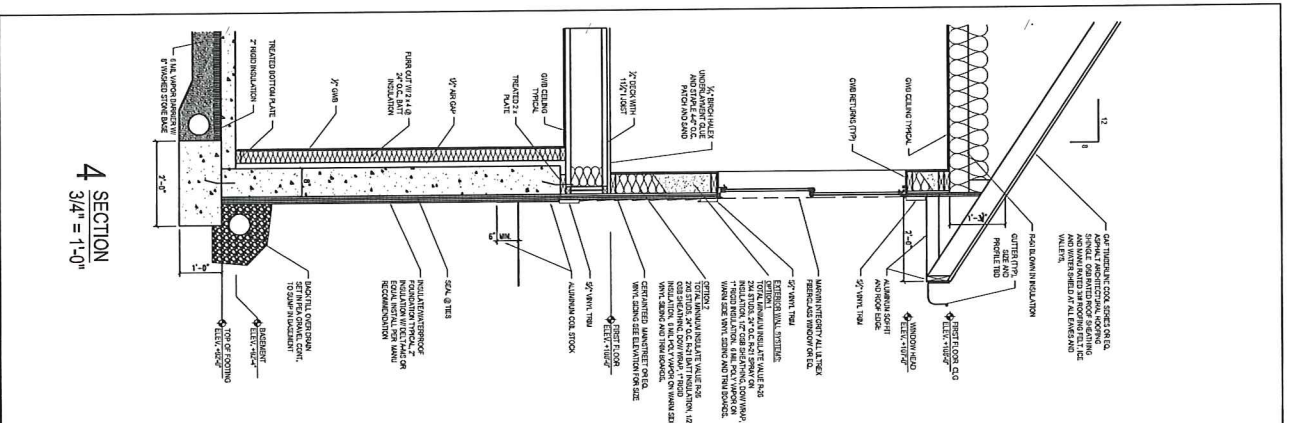
David M. Gorenfeld, Treasurer, City of Madison
 Date

David M. Gorenfeld, Treasurer, City of Madison
 Date

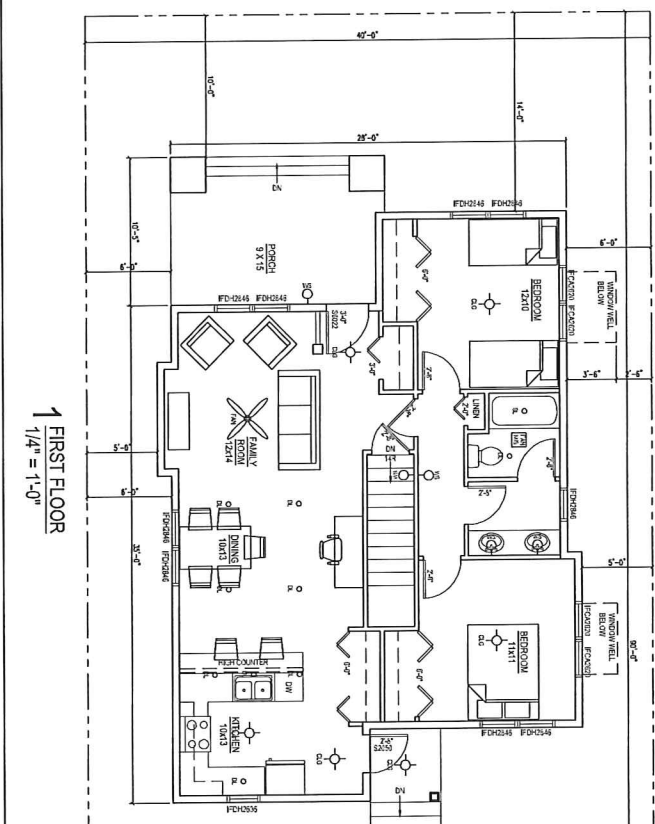
David M. Gorenfeld, Treasurer, City of Madison
 Date

David M. Gorenfeld, Treasurer, City of Madison
 Date

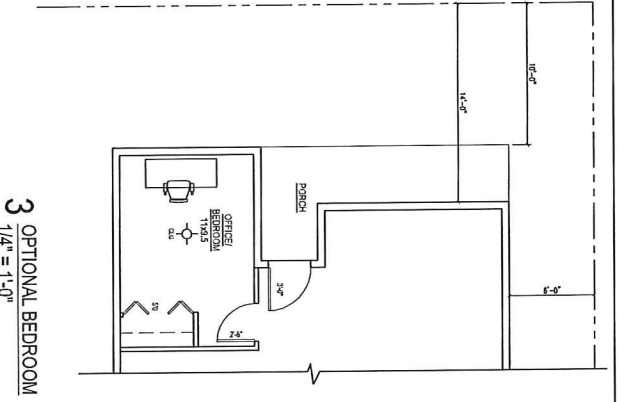




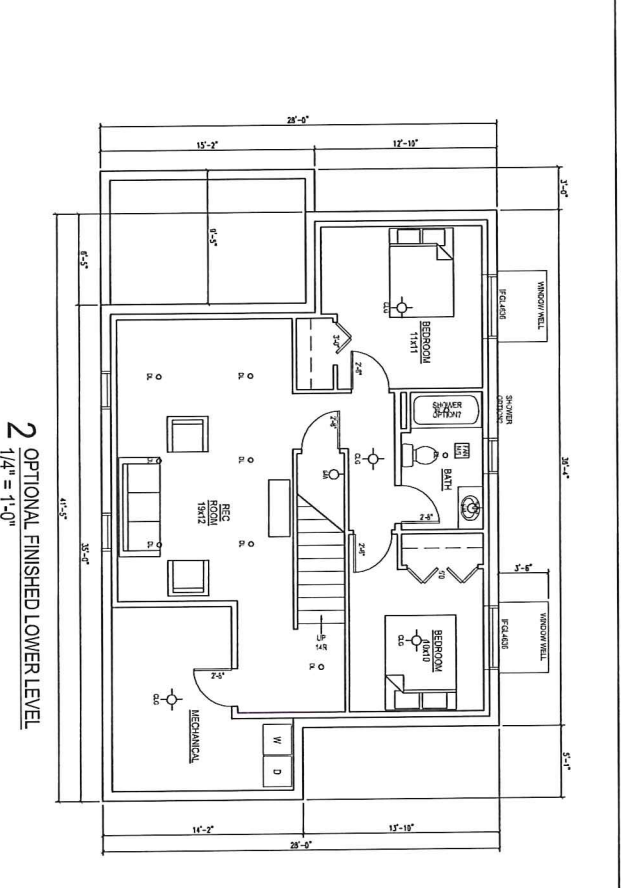
4 SECTION
3/4" = 1'-0"



1 FIRST FLOOR
1/4" = 1'-0"



3 OPTIONAL BEDROOM
1/4" = 1'-0"



2 OPTIONAL FINISHED LOWER LEVEL
1/4" = 1'-0"

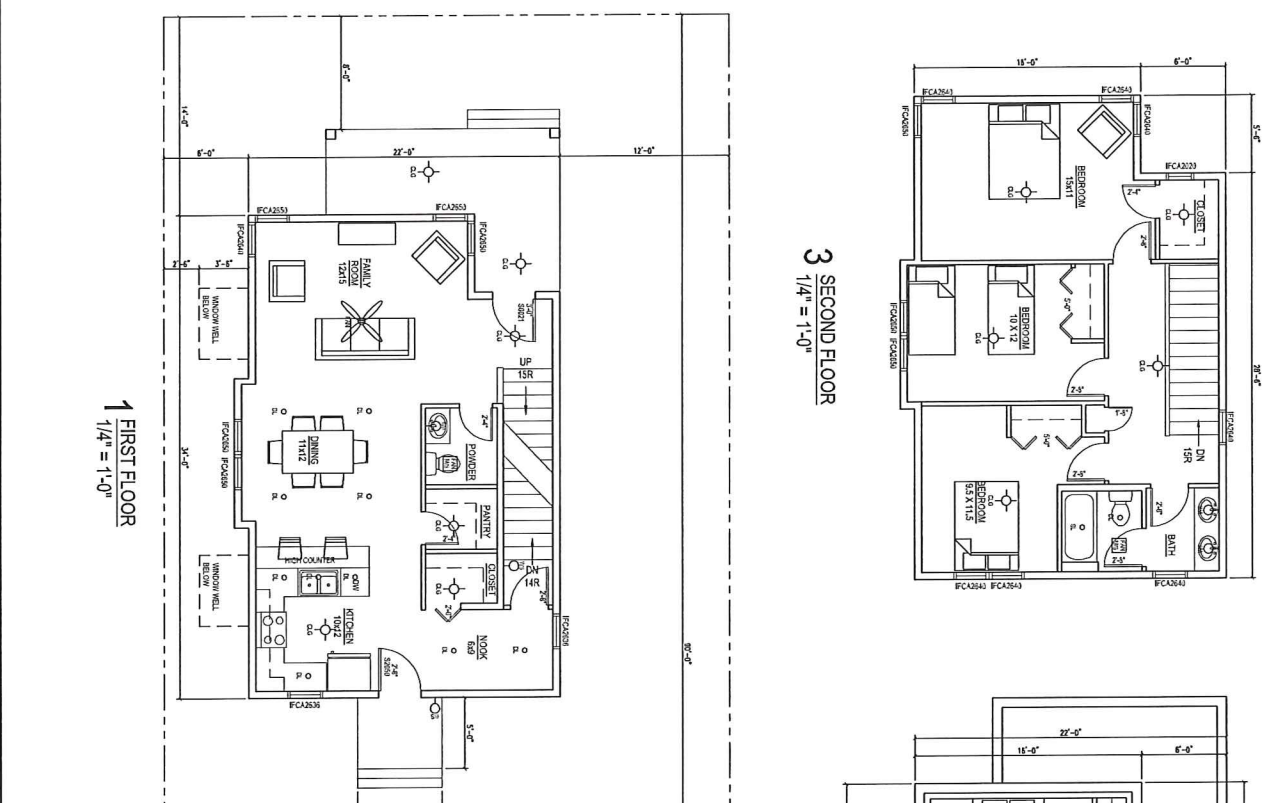
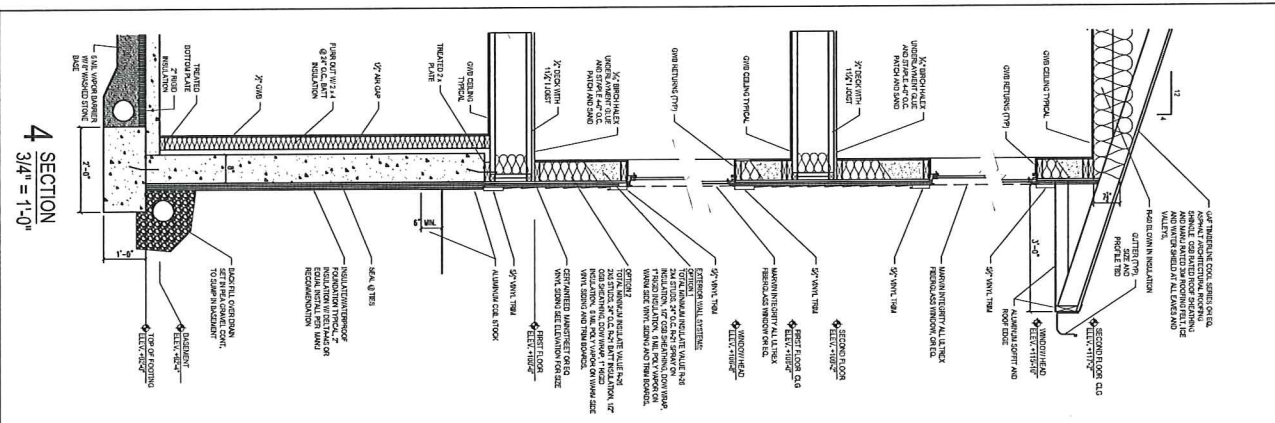
FINISHED SQUARE FOOTAGE
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 LOWER LEVEL: 906 SQ. FT.
 OPTIONAL ROOM: 119 SQ. FT.

ISSUANCES:	
DRAWING:	06.21.11
PROJECT:	
NUMBER:	110427.00
DATE:	06.21.11
REV:	
SHEET:	A100

MOSAIC RIDGE
TWO BEDROOM SINGLE STORY
 ALLIED DRIVE
 MADISON, WI

222 West Washington Ave., Suite 310, Madison, WI 53703
 ph: 608.268.1499 fax: 608.268.1498 www.destreearchitects.com

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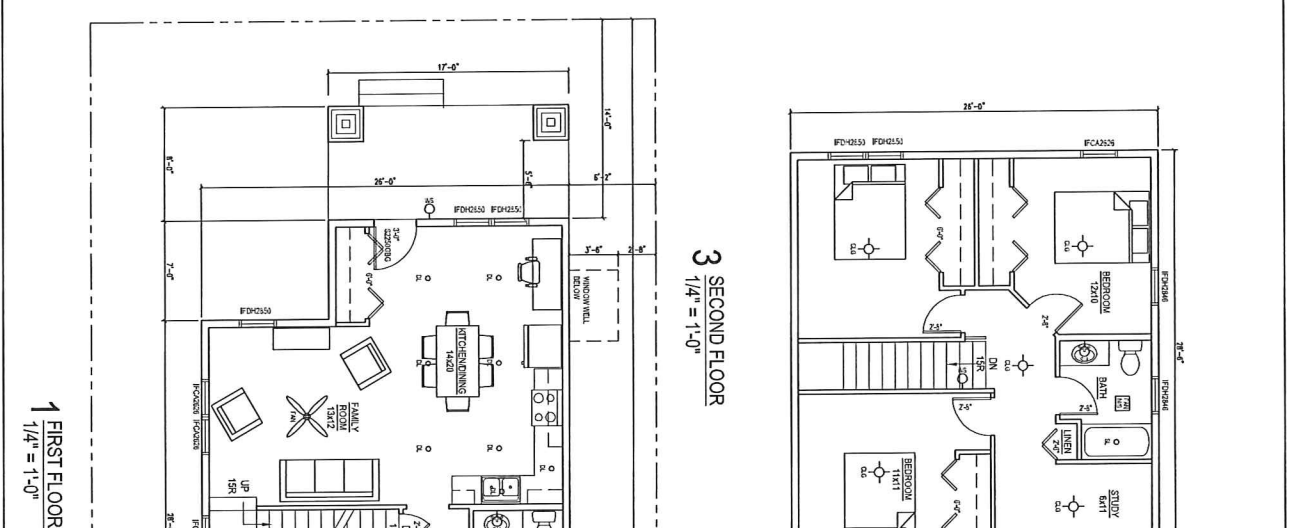
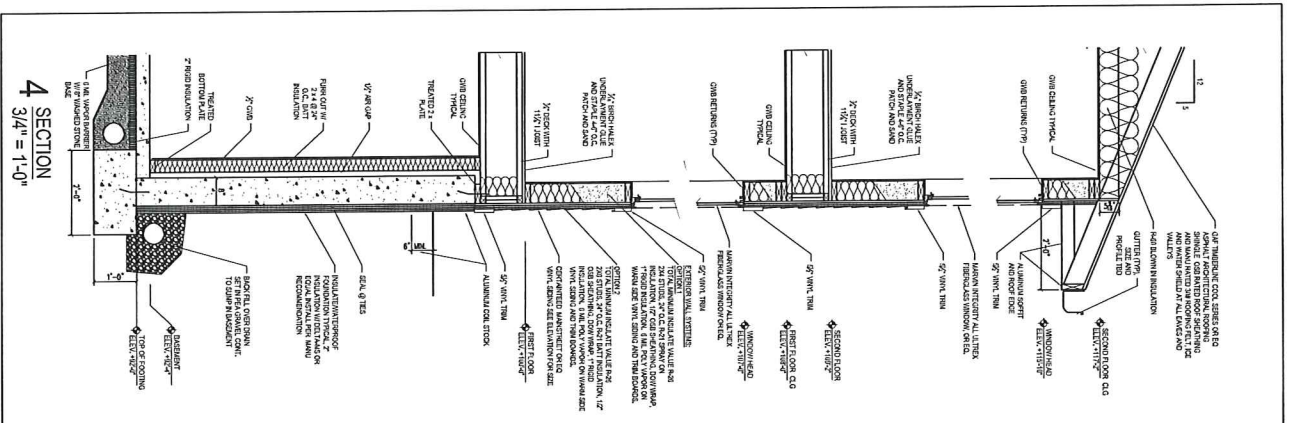
FINISHED SQUARE FOOTAGE
 UPPER LEVEL: 725 SQ. FT.
 MAIN LEVEL: 725 SQ. FT.
 LOWER LEVEL: 642 SQ. FT.

ISSUANCES:	
PROJECT:	
NUMBER:	110427.00
DATE:	08.21.11
REV:	
SHEET:	A101

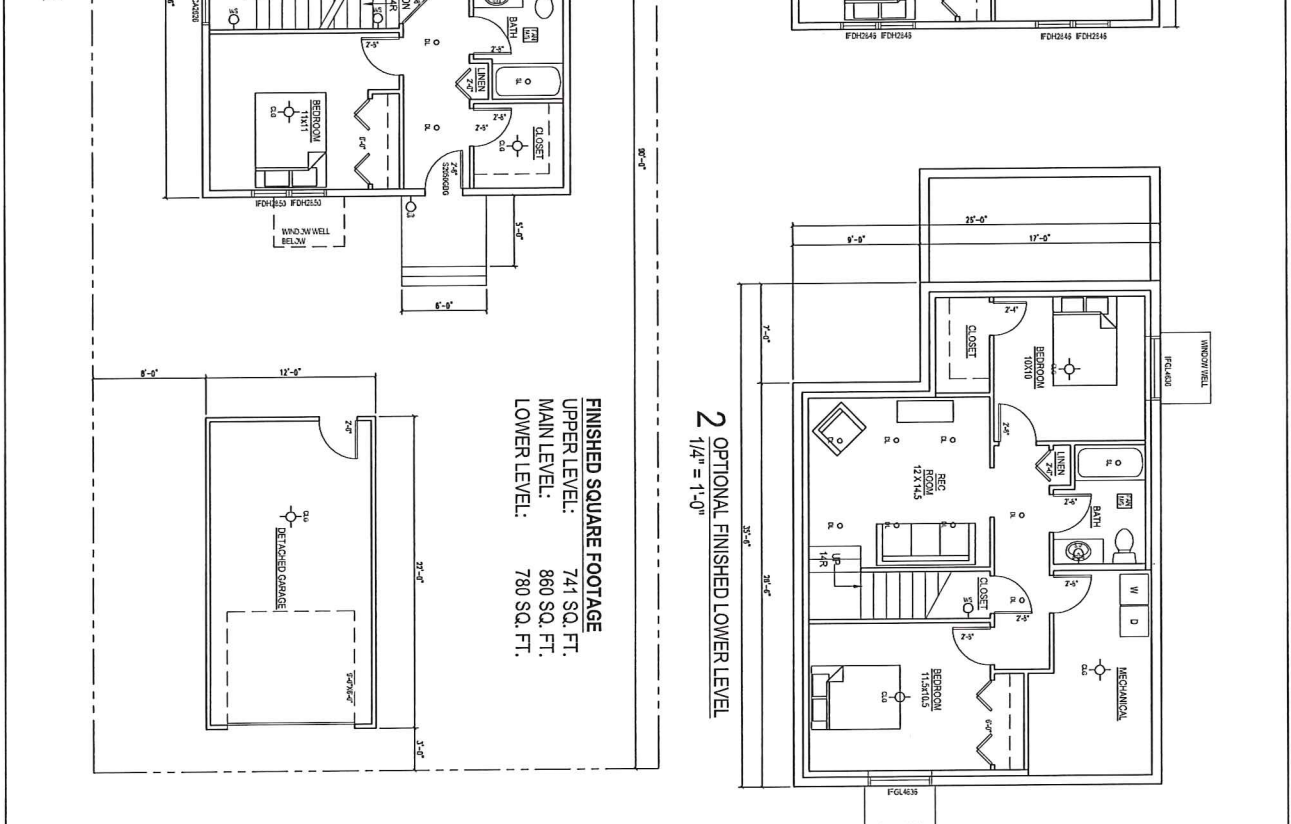
MOSAIC RIDGE
THREE BEDROOM TWO STORY
 ALLIED DRIVE
 MADISON, WI

DESTREE
 architecture & design

222 West Washington Ave. Suite 310, Madison, WI 53703
 ph: 608.268.1499 fax: 608.268.1498 www.destreearchitects.com



3 SECOND FLOOR
1/4" = 1'-0"



2 OPTIONAL FINISHED LOWER LEVEL
1/4" = 1'-0"



1 FIRST FLOOR
1/4" = 1'-0"

FINISHED SQUARE FOOTAGE
UPPER LEVEL: 747 SQ. FT.
MAIN LEVEL: 880 SQ. FT.
LOWER LEVEL: 780 SQ. FT.

**MOSAIC RIDGE
FOUR BEDROOM TWO STORY**
ALLIED DRIVE
MADISON, WI

DESTREE
architecture & design
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PH: 608.268.1499 FAX: 608.268.1498 www.destreearchitects.com

ISSUANCES:	
PROJECT:	
NUMBER:	110427.00
DATE:	08.21.11
REV:	
SHEET:	A102



Professional Seal

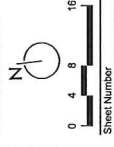
Revision	Date

Project Name
MOSAIC RIDGE

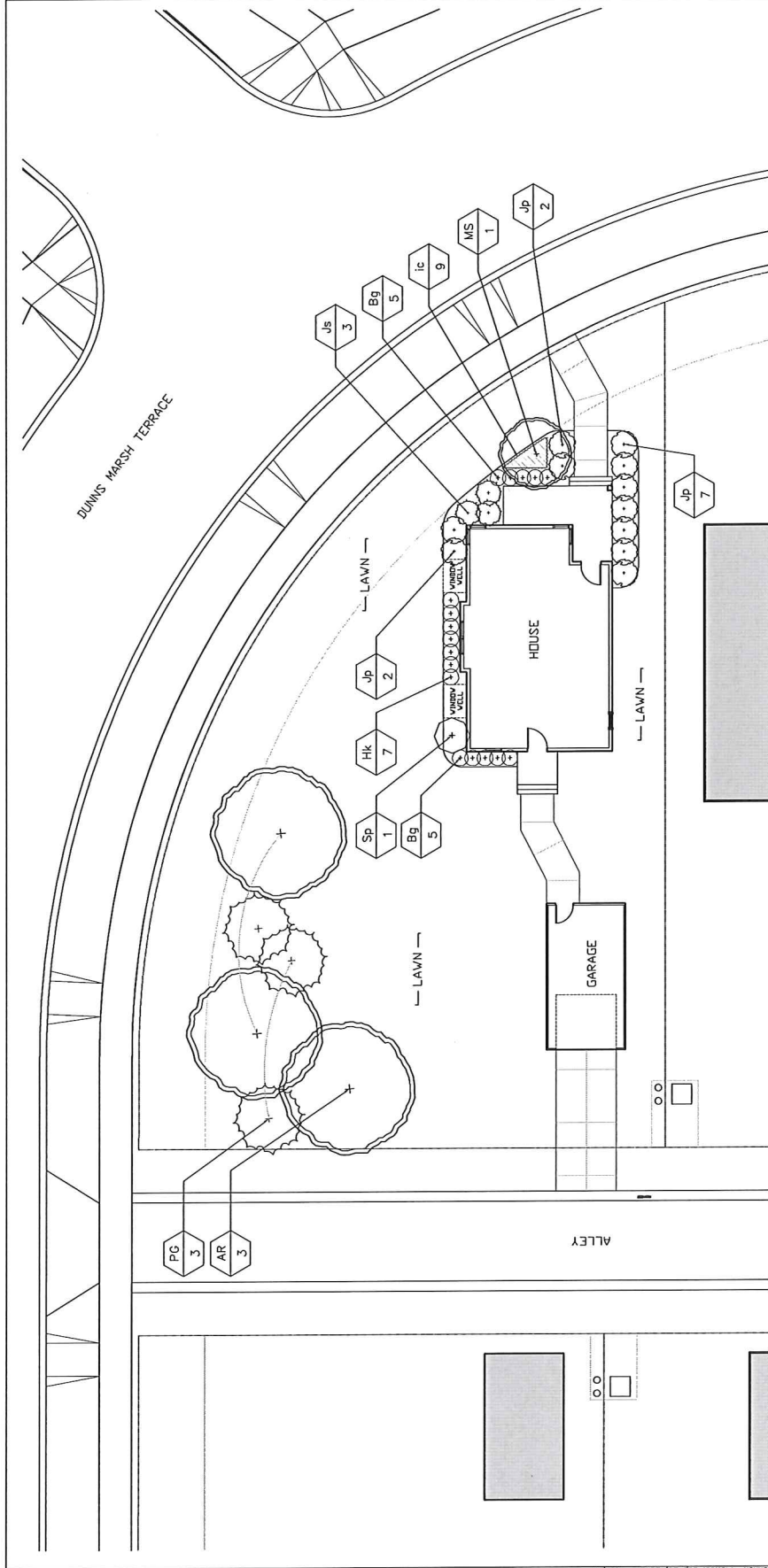
CITY OF
 MADISON,
 WISCONSIN

Drawn By: PH
 Checked By: JL
 File: P-JL
 Issued For: PRELIMINARY
 Date: 09/26/2013
 Project No. 2296.05

Sheet Title
**TYPICAL LANDSCAPE
 PLAN - THREE
 BEDROOM HOME**



Sheet Number
C1.0



LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Comments
DECIDUOUS TREES						
AR	<i>Acer rubrum</i>	'Autumn Blaze' Red Maple	2" Cal.	B&B	3	
MS	<i>Magnolia stellata</i>	Star Magnolia	2" Cal.	B&B	1	
EVERGREEN TREES						
PC	<i>Picea glauca</i>	White Pine	6' Height	B&B	3	
Jp	<i>Juniperus horizontalis</i>	'Blue Star' Juniper	3 Cal.	CC	3	
Jp	<i>Juniperus horizontalis</i>	'Blue Star' Juniper	3 Cal.	CC	11	
DECIDUOUS SHRUBS						
Bg	<i>Buxus 'Green Velvet'</i>	Green Velvet Boxwood	3 Cal.	CC	10	
Hk	<i>Hydrangea 'Annabelle'</i>	Annabelle Hydrangea	3 Cal.	CC	7	
Sp	<i>Salix purpurea</i>	'Dragon's Blood' Willow	3 Cal.	CC	1	
GRASSES, PERENNIALS, GROUNDCOVERS						
Ic	<i>Iris ensata</i>	Beeri Iris	1 Cal.	CC	9	

Professional Seal

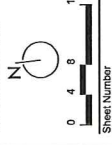
Revision _____ Date _____

Project Name
MOSAIC RIDGE

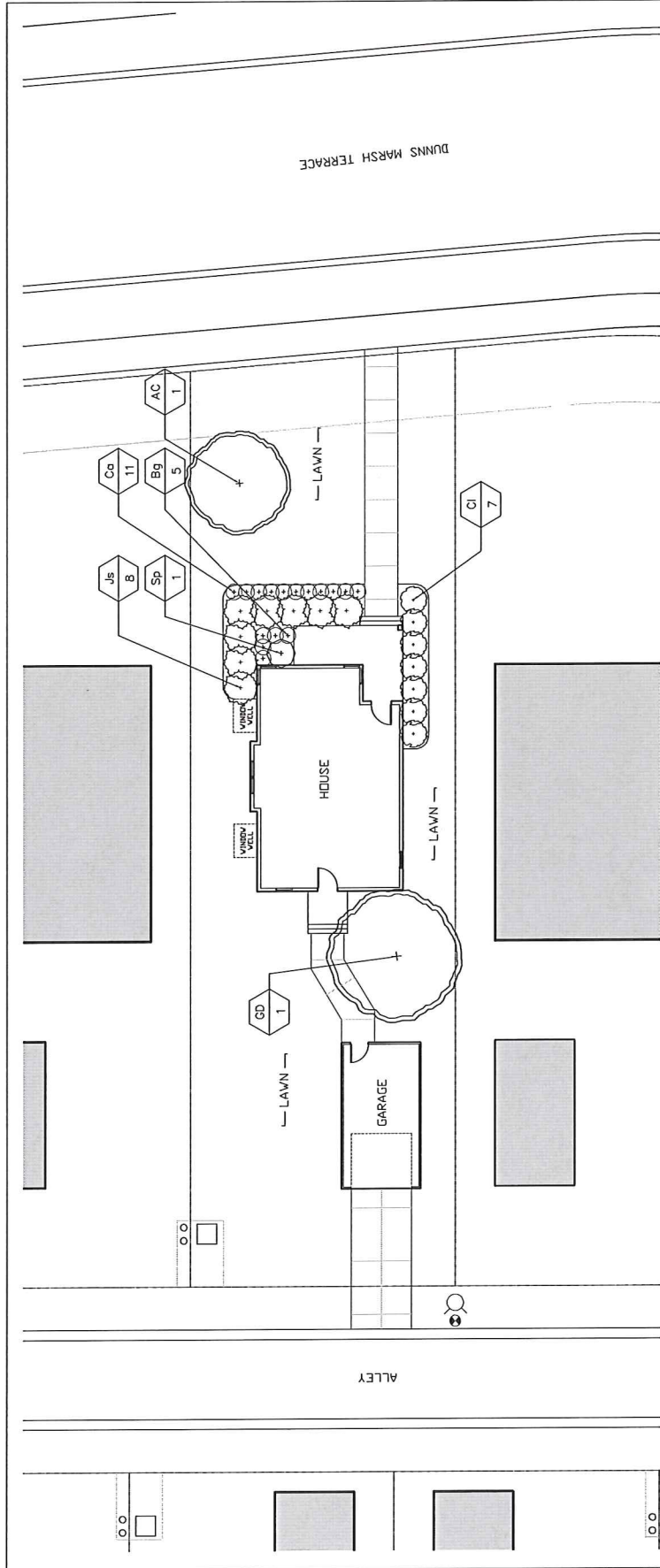
CITY OF
**MADISON,
 WISCONSIN**

Drawn By: PH
 Checked By: JL
 File: P-LS
 Issued For: PRELIMINARY
 Date: 09/26/2013
 Project No. 2296.05

Sheet Title
**TYPICAL LANDSCAPE
 PLAN - THREE
 BEDROOM HOME**



C2.0



LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Comments
DECIDUOUS TREES						
AC	<i>Amelanchier canadensis</i>	Servicberry	2' Col.	B&B	1	
CO	<i>Gymnocladia dioica</i>	Kentucky Coffeetree	2' Col.	B&B	1	
EVERGREEN SHRUBS						
Jc	<i>Juniperus asplene 'Bulfinch'</i>	Bulfinch Juniper	3' Col.	CC	8	
DECIDUOUS SHRUBS						
Bg	<i>Betula 'Green Velvet'</i>	Green Velvet Birch	3' Col.	CC	10	
Ca	<i>Ceanothus americanus</i>	New Jersey Tea	3' Col.	CC	11	
CI	<i>Cotoneaster lucidus</i>	Hedge Cotoneaster	3' Col.	CC	7	
Sp	<i>Salix purpurea 'Orealis'</i>	Dwarf Arctic Blue Willow	3' Col.	CC	1	

Professional Seal

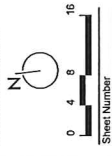
Revision	Date

Project Name
MOSAIC RIDGE

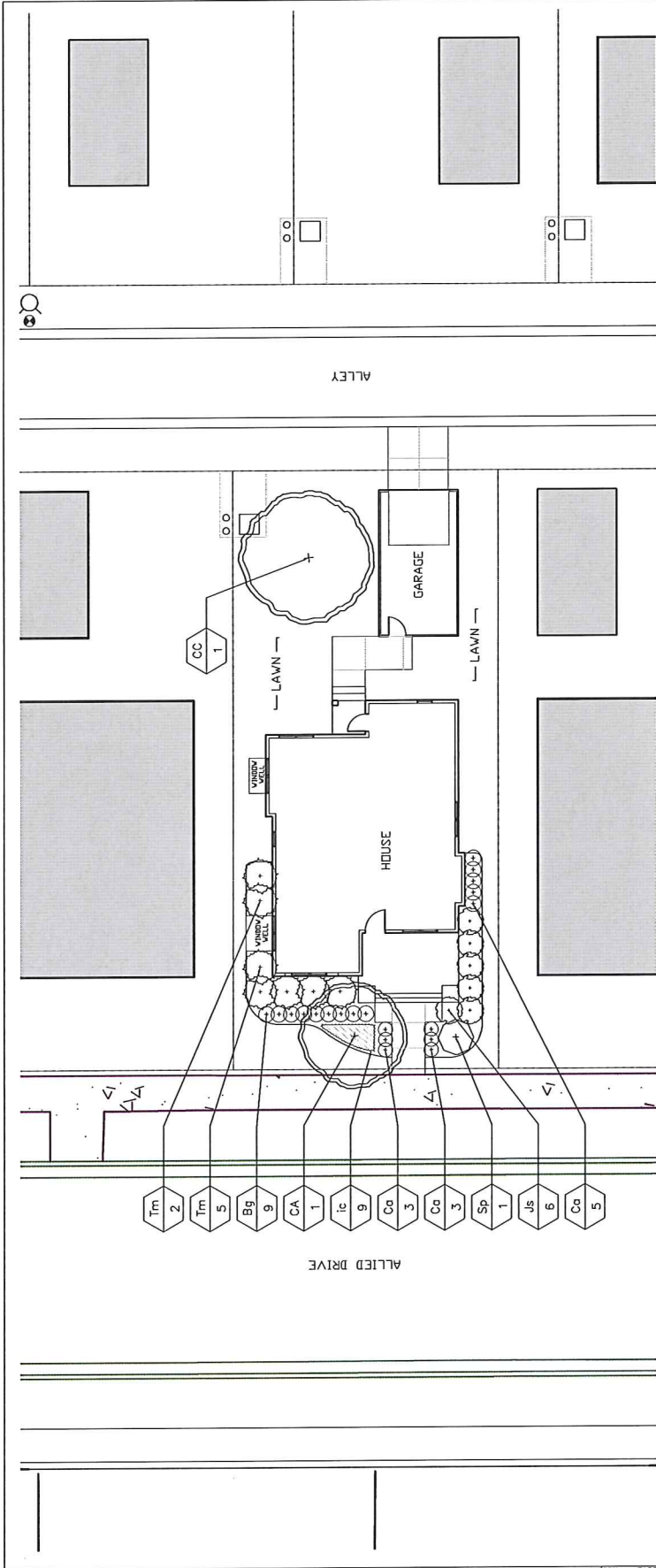
CITY OF
**MADISON,
 WISCONSIN**

Drawn By: PH
 Checked By: JL
 File: P-LS
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Sheet Title
**TYPICAL LANDSCAPE
 PLAN - TWO
 BEDROOM HOME**



C3.0



LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Rest.	Quantity	Comments
	DECIDUOUS TREES					
CA	Cornus alternifolia	Pagoda Dogwood	2' Cal.	B&B	1	
CC	Cercis canadensis	Eastern Redbud	2' Cal.	B&B	1	
	EVERGREEN SHRUBS					
Tr	Juniperus squamea 'Blue Star'	Blue Star Juniper	3 Cal.	CC	6	
	'Trena x media "Tombar"	Toumbon Yew	3 Cal.	CC	7	
	DECIDUOUS SHRUBS					
Bg	Buxus 'Green Velvet'	Green Velvet Boxwood	3 Cal.	CC	9	
ca	Camellia japonica	New Jersey Tea	3 Cal.	CC	11	
	GRASSES, PERENNIALS, GROUNDCOVERS					
lc	Iris cristata	Dwarf Crested Iris	1 Cal.	CC	9	