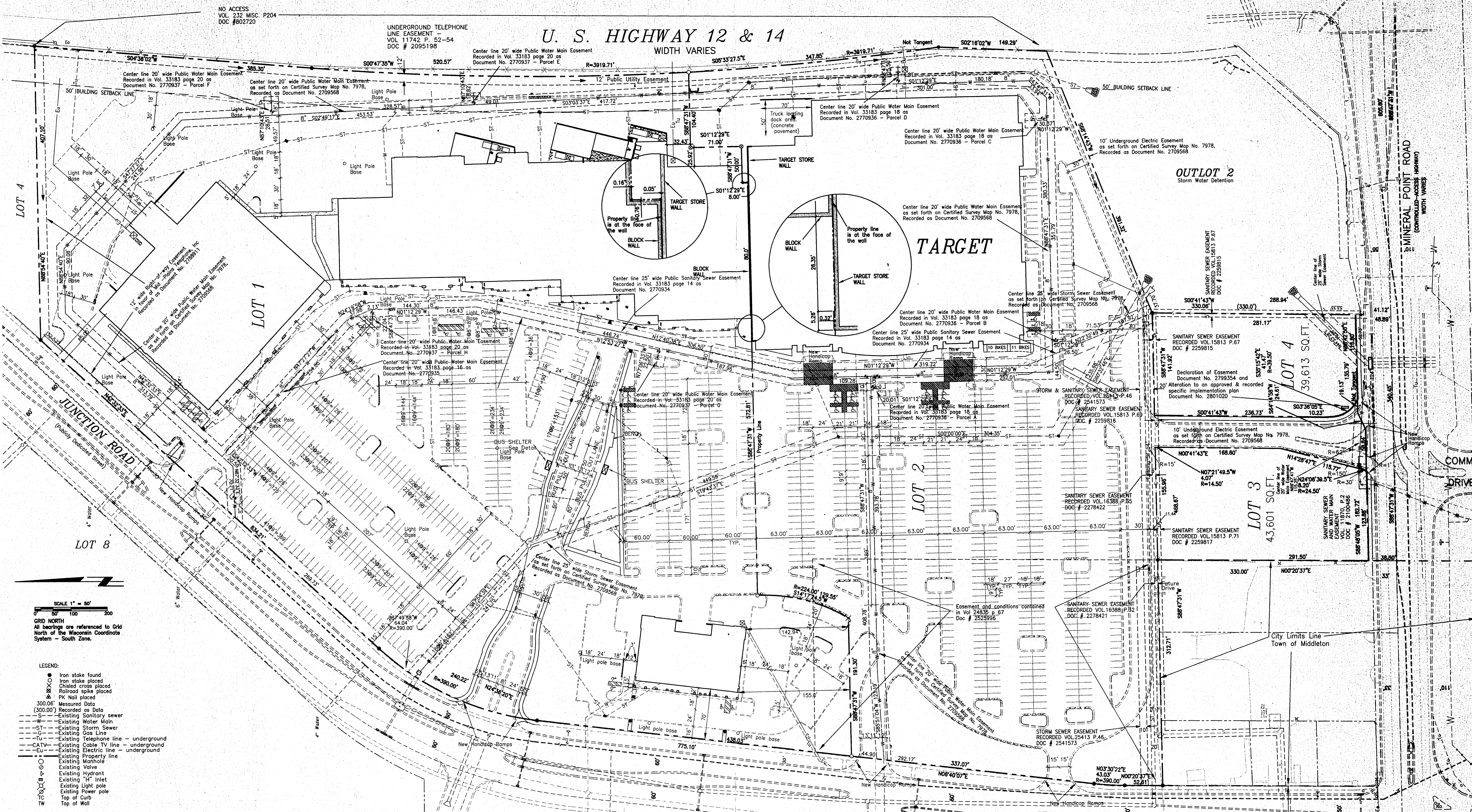


AREA OF PROPOSED SIP
AREA OF EXISTING GDP

JUNCTION ROAD

W BELTLINE
HWY 14112

MINERAL POINT ROAD



U. S. HIGHWAY 12 & 14
WIDTH VARIES

TARGET

LOT 2

LOT 3

LOT 4

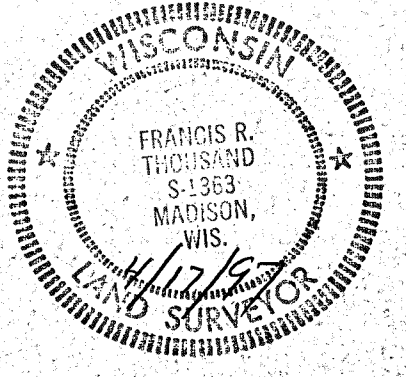
LOT 9

SCALE 1" = 50'
GRID NORTH
All bearings are referenced to Grid North of the Wisconsin Coordinate System - South Zone.

- LEGEND:**
- Iron stake found
 - Iron stake placed
 - ⊕ Chisled cross placed
 - ⊙ Railroad spike placed
 - ⊙ PK Nail placed
 - 300.06' Measured Data
 - (300.00') Recorded as Data
 - S- Existing Sanitary sewer
 - W- Existing Water Main
 - ST- Existing Storm Sewer
 - G- Existing Gas Line
 - TU- Existing Telephone line - underground
 - CATV- Existing Cable TV line - underground
 - E- Existing Electric line - underground
 - Eu- Existing Property line
 - Existing Manhole
 - Existing Valve
 - Existing Hydrant
 - Existing "H" Inlet
 - Existing Light pole
 - Existing Power pole
 - Top of Curb
 - Top of Wall

Surveyor's Certificate:
The undersigned, being a registered surveyor of the State of Wisconsin certifies to (i) Allianz Life Insurance Company of North America, and (ii) Dane County Title Company, Inc., as follows:
1. This map or plat and survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992, and meets the accuracy requirements of an Urban Survey as defined therein.
2. This survey was made on the ground on March 20, 1997 and correctly shows the size and location of the subject property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, utilities, recorded and apparent easements, roadways and visible encroachments, if any, as well as any other matters situated on the Subject Property.
3. The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated April 04, 1997, issued by Dane County Title Company, Inc. with respect to the Subject Property (the "Title Commitment"), has been shown on this survey, together with appropriate recording references to the extent that such matters can be located. The property shown on this survey is the property described in the Title Commitment. The location of all improvements on the Subject Property is in accord with applicable minimum set back provisions and restrictions of records referenced in the Title Commitment.
4. The Subject Property has access to and from a duly dedicated and accepted public street or highway.
5. The Subject Property does not serve any adjoining property for drainage, utilities, or ingress or egress.
6. The record description of the Subject Property forms a mathematically closed figure.
7. The Subject Property has a total of parking spaces and handicapped spaces which is in accord with parking requirements of applicable zoning ordinances and restrictions of record referenced in the Title Commitment.
8. No portion of the subject property shown on this Survey lies within a 100 year flood plain or a special hazard area, as described on the Flood Insurance Rate Map for the Community in which the Subject Property is located. This Survey correctly indicates the Zone Designation of any area shown as being within a Special Hazard area.

The survey attached is identified as follows:
Dated: April 9, 1997
Description:
Lot 1, of Certified Survey Map No. 7978 recorded in the Dane County Register of Deeds Office in Volume 42 of Certified Survey Maps, pages 195,199,200,201,202 and 203, as Document No. 2706568, in the City of Madison, Dane County, Wisconsin, and corrected by Affidavit recorded on October 19, 1995, in Volume 31117 of Records, page 44, as Document No. 2712543.
Madison, Wisconsin
Francis R. Thousend
Land Surveyor S-1363



Flood Development & Investment Corp.
Oakbridge Commons
7842 Mineral Point Road
Madison, Wisconsin 53717

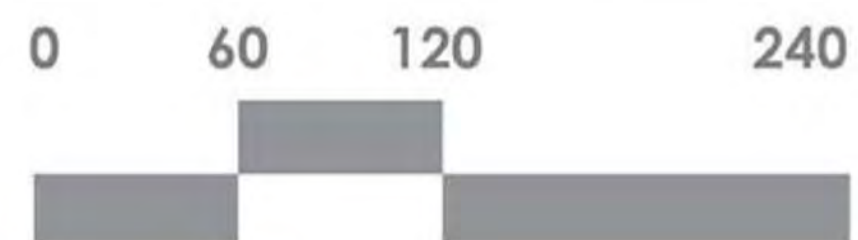
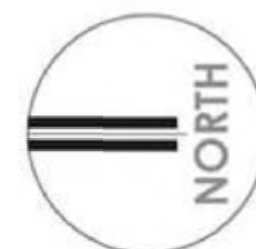
NO.	DATE	REVISION	BY
4	4/18/97	Updated survey	FRT
3	4/15/97	Updated survey	FRT
2	4/9/97	Updated survey	FRT
1	7/28/96	Comments from review of survey.	FRT



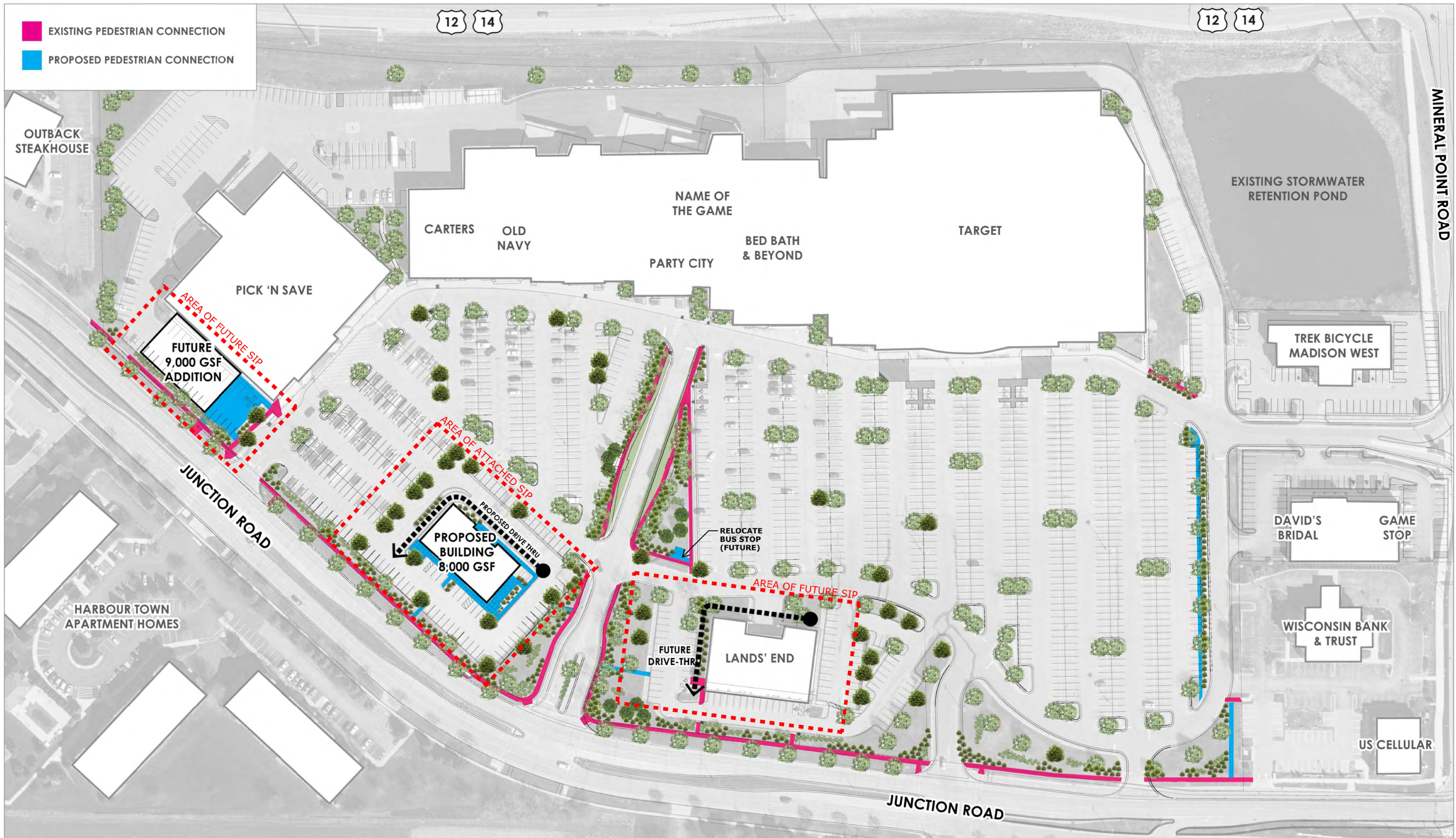
ARNOLD AND SHERIDAN INC.
CONSULTANTS
815 FOREST DRIVE MADISON, WISCONSIN 53711 PHONE (608) 271-8001 FAX (608) 271-7284
LOT 1, CERTIFIED SURVEY MAP NO. 7978,
CITY OF MADISON,
DANE COUNTY, WISCONSIN
DATE 7/22/98 JOB NO. 95337-C



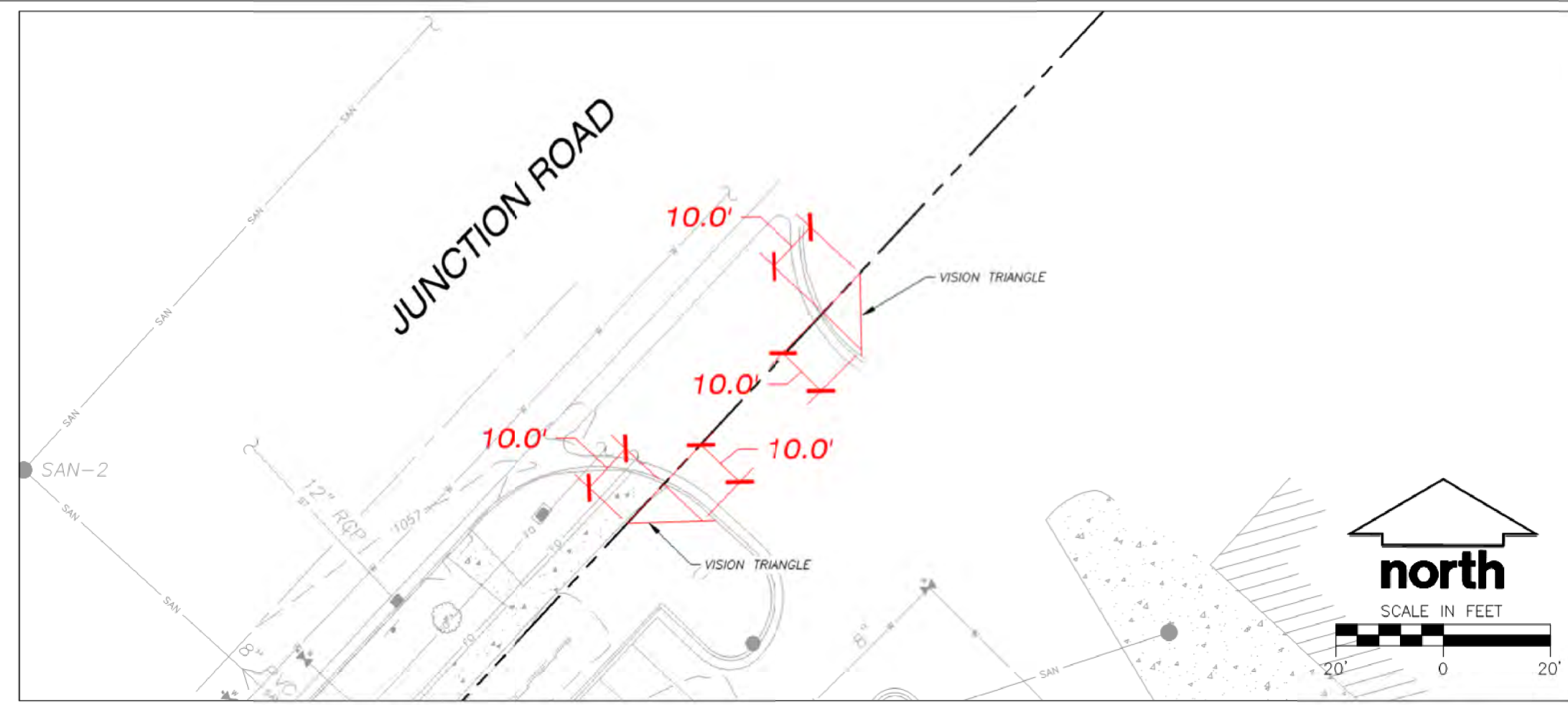




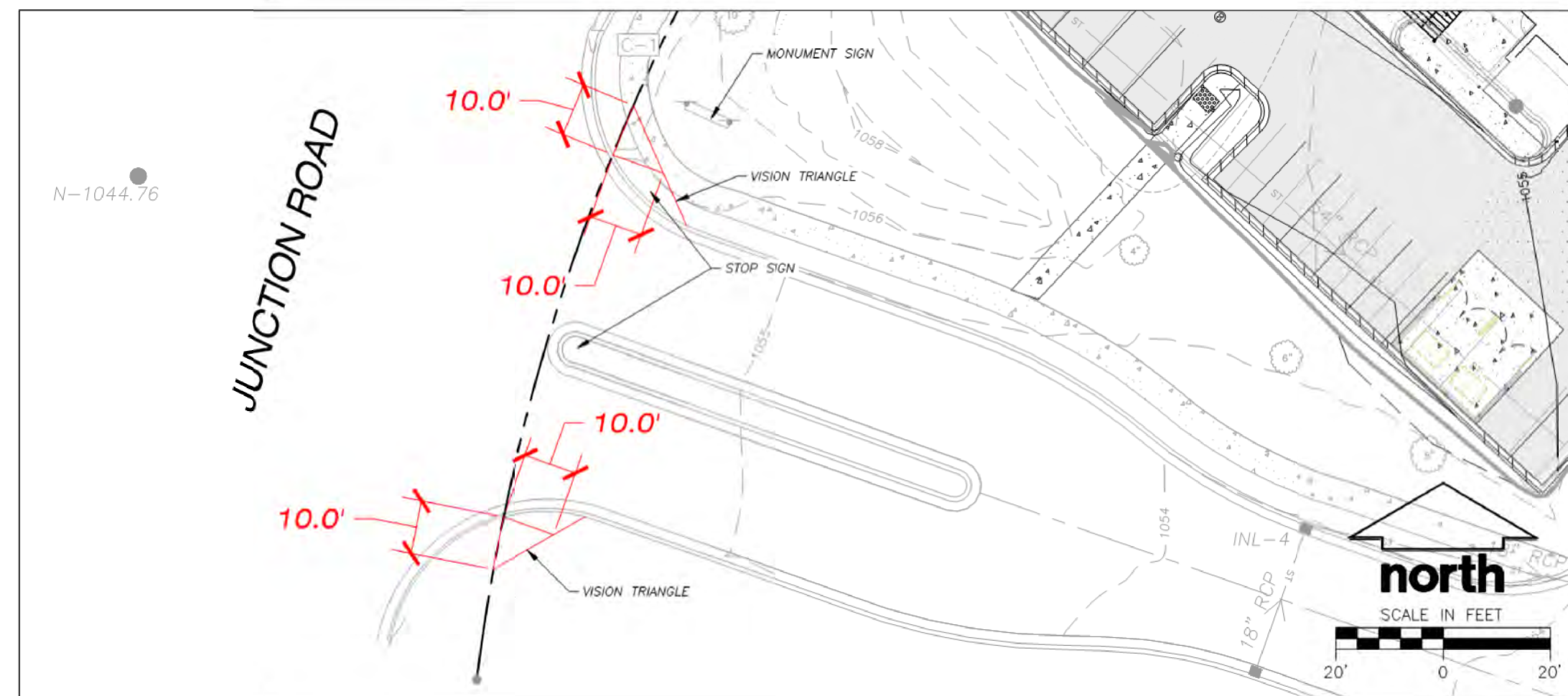
- EXISTING PEDESTRIAN CONNECTION
- PROPOSED PEDESTRIAN CONNECTION



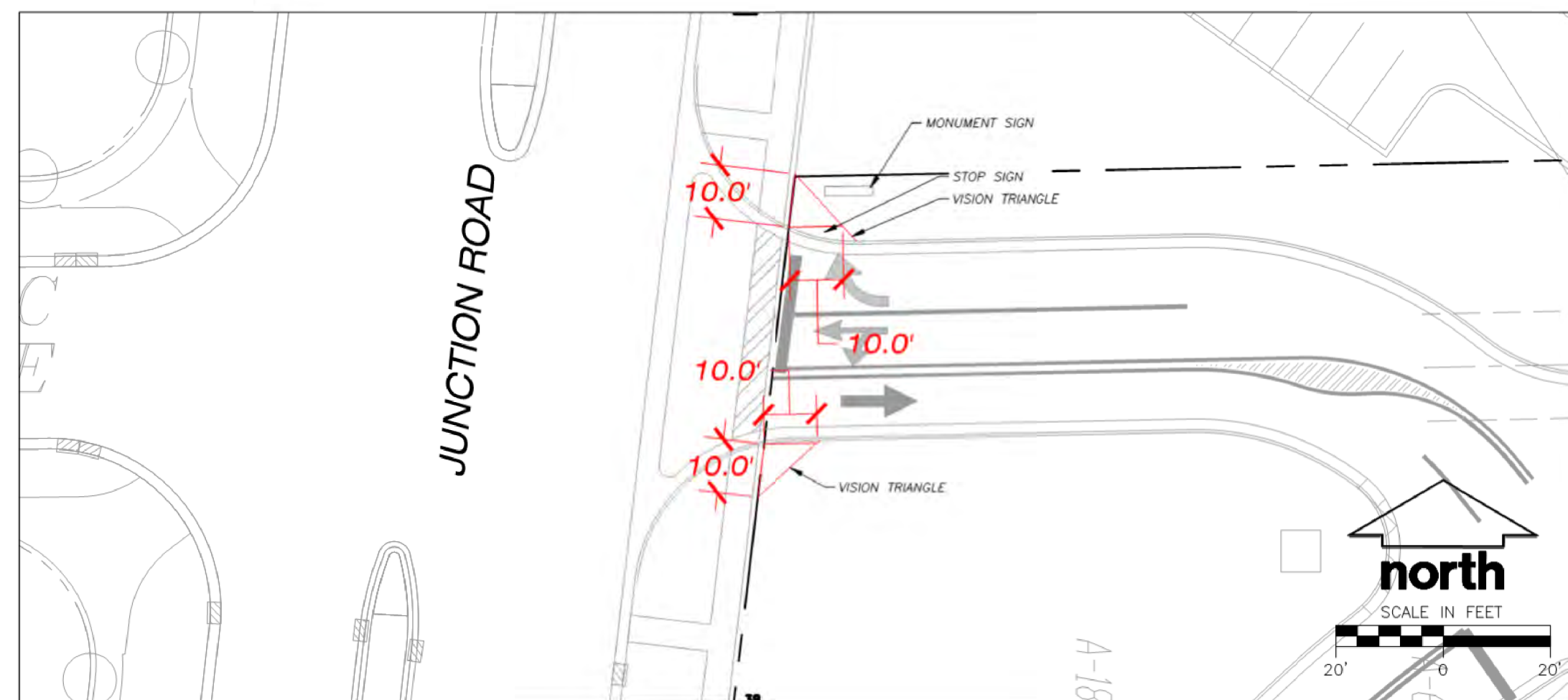




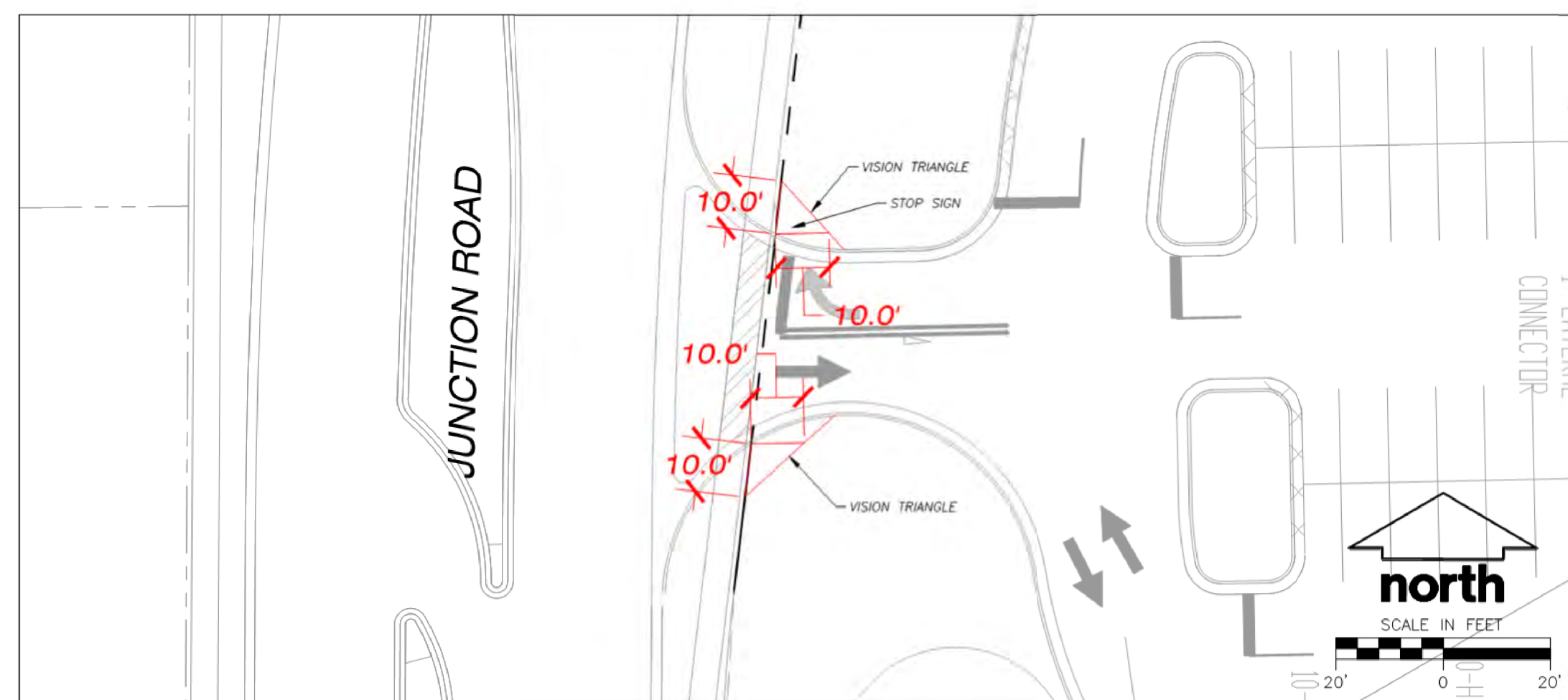
DRIVEWAY #4



DRIVEWAY #3



DRIVEWAY #2



DRIVEWAY #1



Issue	Description	Date
1	UDC INITIAL/FINAL	05/29/2018
2	PERMITTING	06/05/2018
2	BID PACKAGE #1	07/27/2018

PRELIMINARY NOT FOR CONSTRUCTION

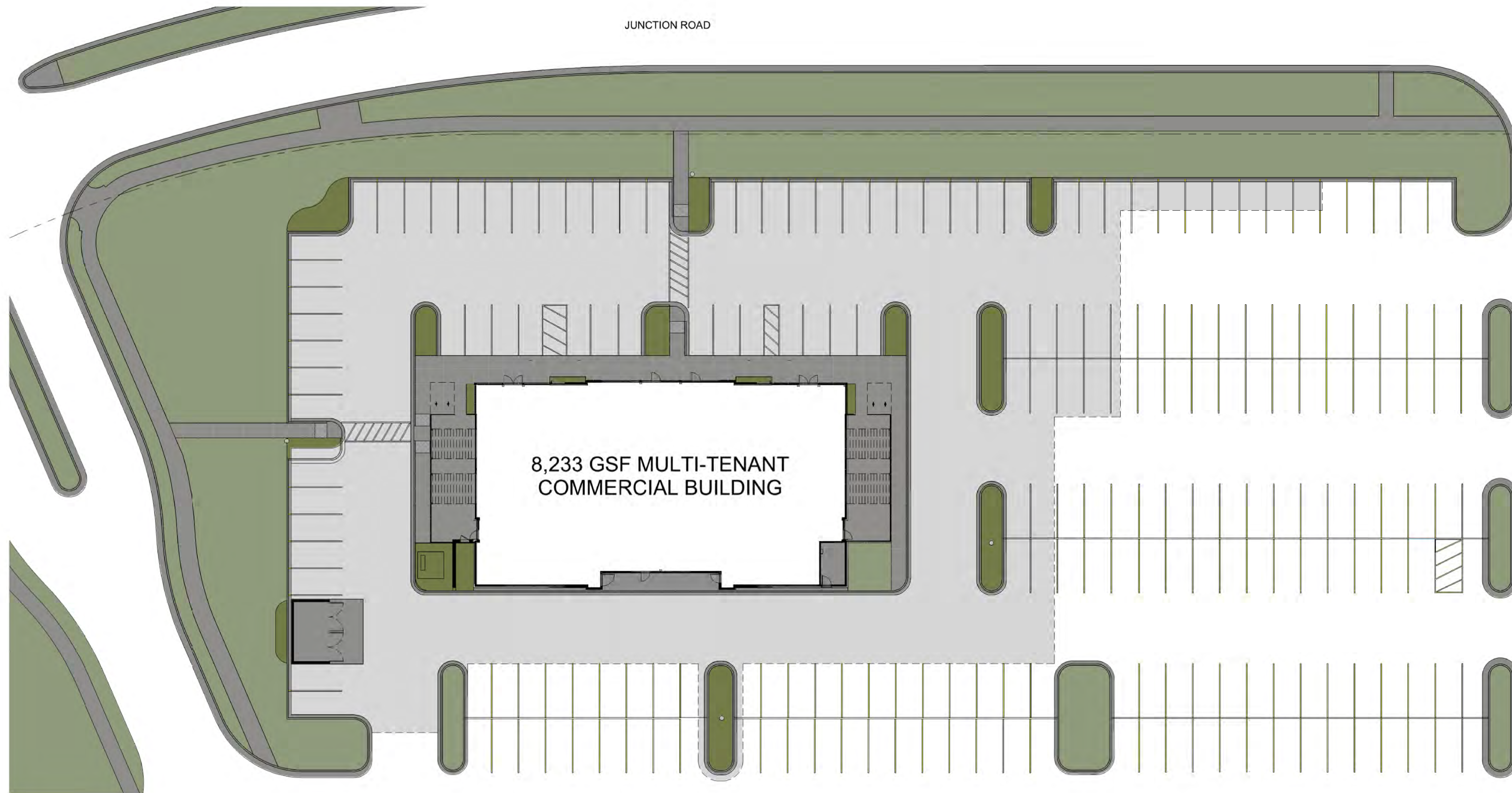
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Sheet Title
VISION TRIANGLE EXHIBIT

Project Number: Project Number
Sheet Number

EX. A

JUNCTION ROAD



8,233 GSF MULTI-TENANT
COMMERCIAL BUILDING



JUNCTION ROAD - NORTHBOUND



JUNCTION ROAD SOUTHBOUND



PARKING LOT

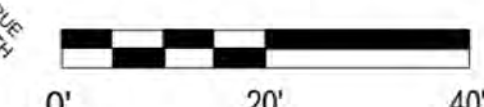
PRAIRIE TOWNE CENTER
NORTH OUT LOT

November, 2019

PREVIOUSLY APPROVED SCHEME

208 PARKING STALLS AS SHOWN

SHEET: 09



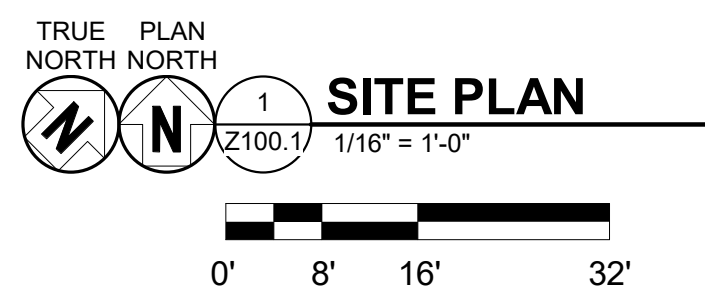
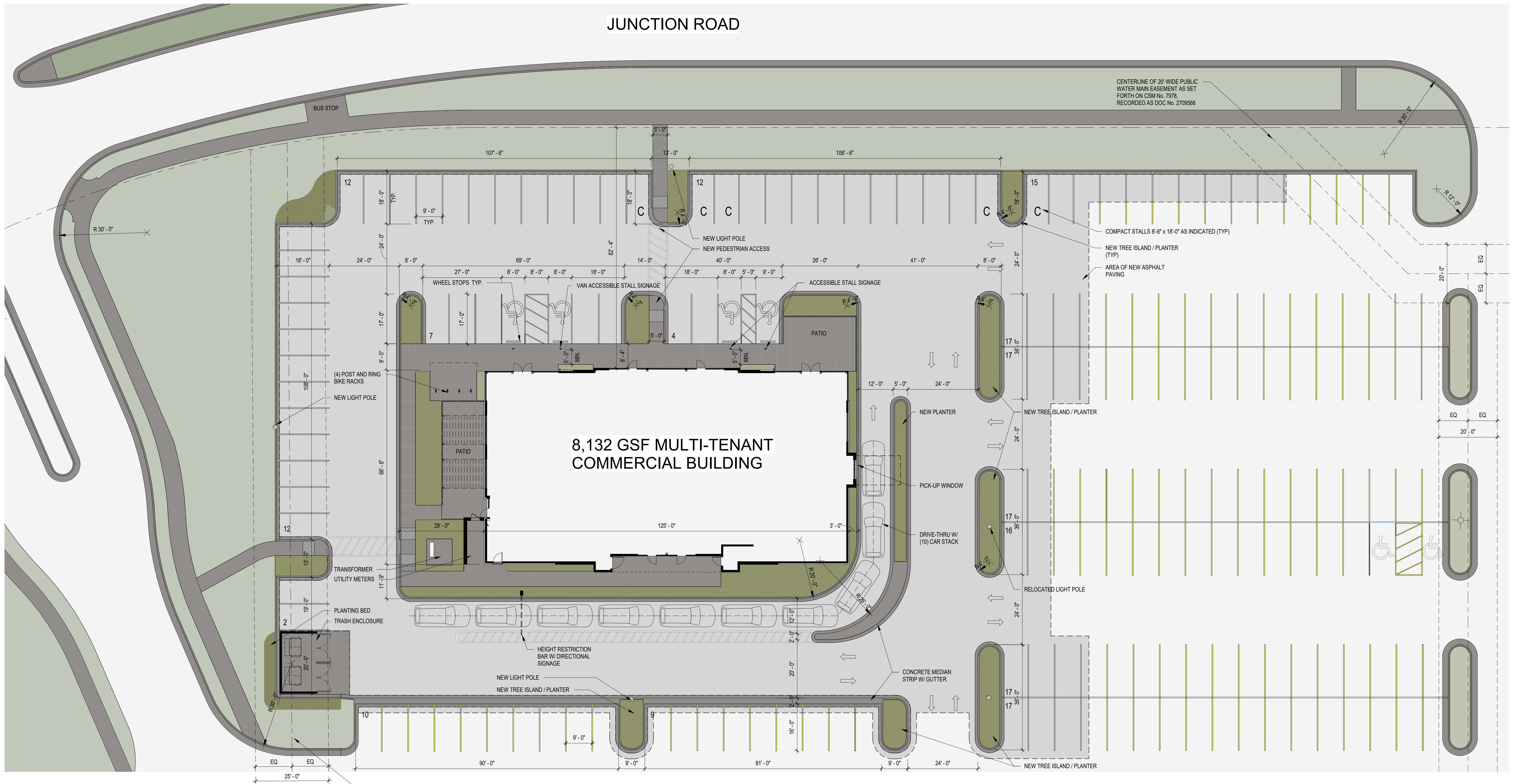
SHEET: 10



901 DEMING WAY ■ MADISON, WI 53717
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JUNCTION ROAD



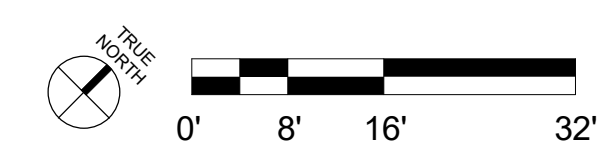
CENTERLINE OF 25' WIDE STORM SEWER EASEMENT AS SET FORTH ON CSM No. 7978, RECORDED AS DOC No. 2709568

PRAIRIE TOWNE CENTER
NORTH OUT LOT

241-245 JUNCTION ROAD, MADISON, WI 53717 11/20/2019

DRIVE-THRU SITE PLAN

184 PARKING STALLS AS SHOWN

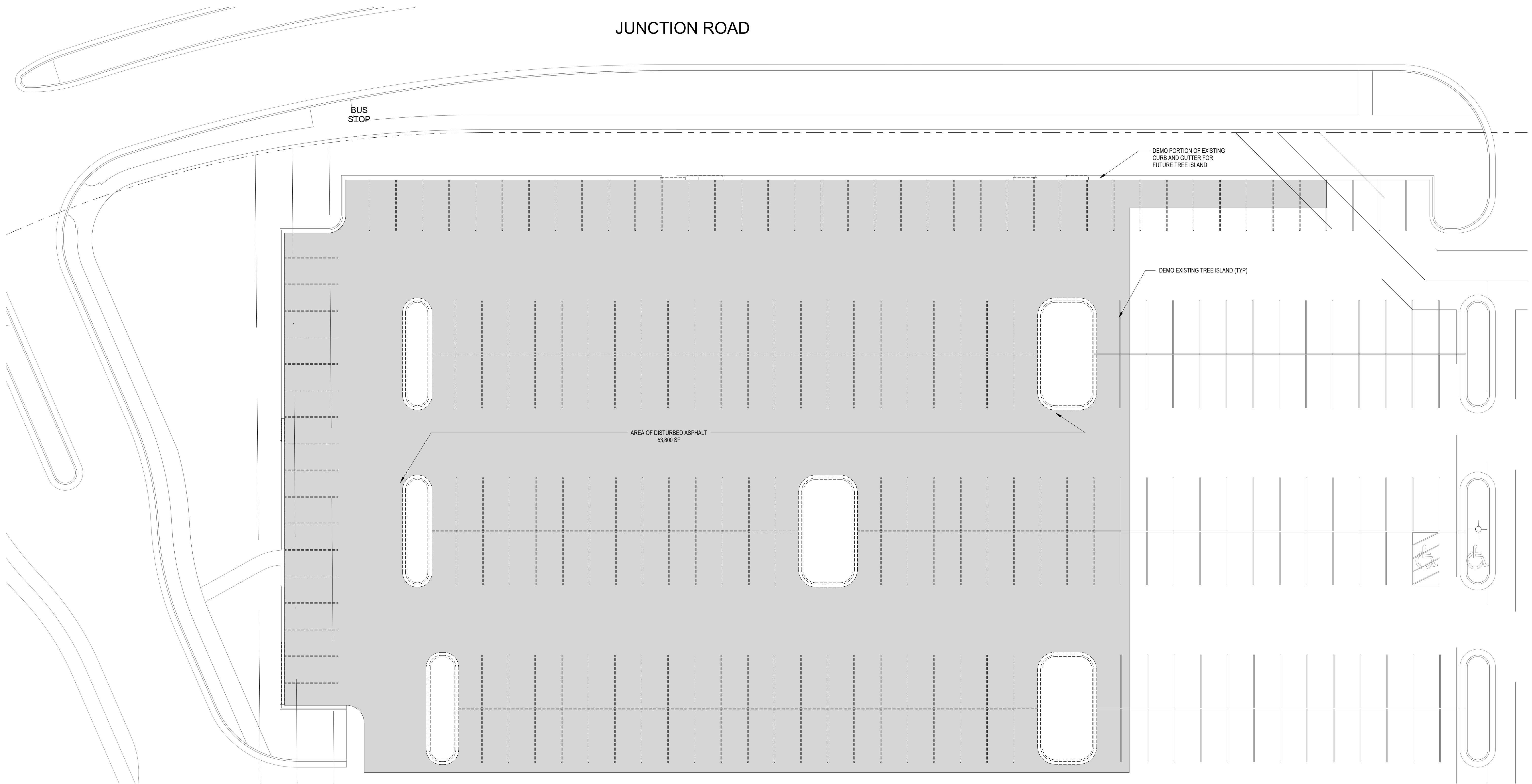


SHEET: 11



901 DENING WAY / MADISON, WI 53717
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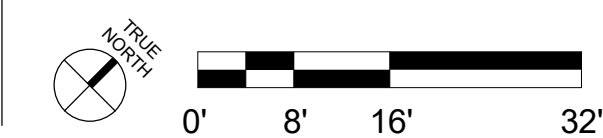


**PRAIRIE TOWNE CENTER
NORTH OUT LOT**

241-245 JUNCTION ROAD, MADISON, WI 53717 09/25/2019

DEMO SITE PLAN

278 PARKING STALLS AS SHOWN



SHEET: 12



"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- 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
 KENOSHA | APPLETON
 www.jsdinc.com

SERVICES PROVIDED TO:
USB GLOBAL REAL ESTATE

2515 McKinney Ave. Ste 800
 DALLAS, TX 75201-1980

PROJECT:
PRAIRIE TOWNE RETAIL CENTER JUNCTION ROAD

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 15-7162

SEAL/SIGNATURE:

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: _____ 02/01/16
 DRAWN: CJO
 APPROVED: TJB 02/01/16

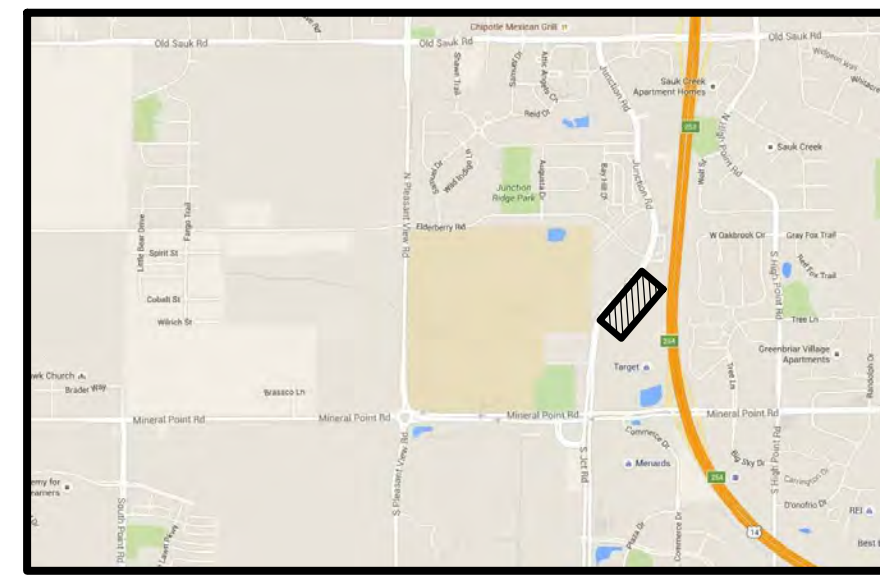
PLAN MODIFICATIONS: _____ DATE: _____
 UPDATED SANITARY LOCATE 09/12/18

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

SHEET TITLE:
TOPOGRAPHIC & UTILITY MAP

MAP NO.: D-199

SHEET NUMBER:
1



VICINITY MAP
 NOT TO SCALE

LEGEND

- GOVERNMENT CORNER
- 1/4" REBAR FOUND
- FINISHED FLOOR SHOT LOCATION
- SANITARY MANHOLE
- HYDRANT
- WATER OR GAS VALVE
- STORM MANHOLE
- CURB INLET
- SQUARE CASTED INLET
- LIGHT POLE
- DECIDUOUS TREE
- VAULT
- CHORD LINE
- CENTERLINE
- SECTION LINE
- PARCEL BOUNDARY
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- FIBER OPTIC
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- EDGE OF BITUMINOUS
- DISCONTINUED MAPPED PIPE LINE

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1055.10	NW	1045.85	8"	PVC
		NE	1045.56	8"	PVC
		SW	1045.54	8"	PVC
SAN-2	1056.69	NW	1047.49	8"	PVC
		NE	1047.30	8"	PVC
		SW	1047.29	8"	PVC
		SE	1047.54	8"	PVC

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	1055.55	NW	1048.95	43x68"	HERCP
		SE	1048.95	43x68"	HERCP
STM-2	1054.63	NW	1048.03	54"	RCP
		NE	1048.33	30"	RCP
		W	1048.43	54"	RCP
		S	1047.98	18"	RCP

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	1056.33	NW	1048.70	43x68"	HERCP
		SE	1048.70	54"	RCP
INL-2	1052.44	E	1048.54	18"	RCP
		SW	1048.64	30"	RCP
INL-3	1053.04	W	1049.66	18"	RCP
INL-4	1053.19	E	1049.59	18"	RCP
		S	1049.59	18"	RCP

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	1057.62	CHISELED "X" ON TOP OF CURB NEAR NORTH CORNER OF PARKING LOT.
BM-2	1055.22	CHISELED "X" ON TOP OF ISLAND CURB ON SOUTH END OF PARKING LOT.

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

NOTES

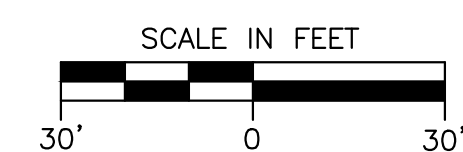
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JANUARY 11, 2016.
- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE ZONE.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) HOLDING PUBLISHED ELEVATION FOR THE SOUTHEAST SECTION CORNER OF SECTION 22 = 1054.19.
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS SHOWN ALONG EDGE OF PAVEMENT REFERENCE THE EDGE OF PAVED SURFACE.
- 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. DIGGERS HOTLINE TICKET NO. 20160204040 AND 20160204037, WITH A CLEAR DATE OF JANUARY 12, 2016.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SANITARY LATERAL IS SHOWN PER AVAILABLE MAPPING; THIS LINE WAS NOT MARKED BY DIGGERS HOTLINE.

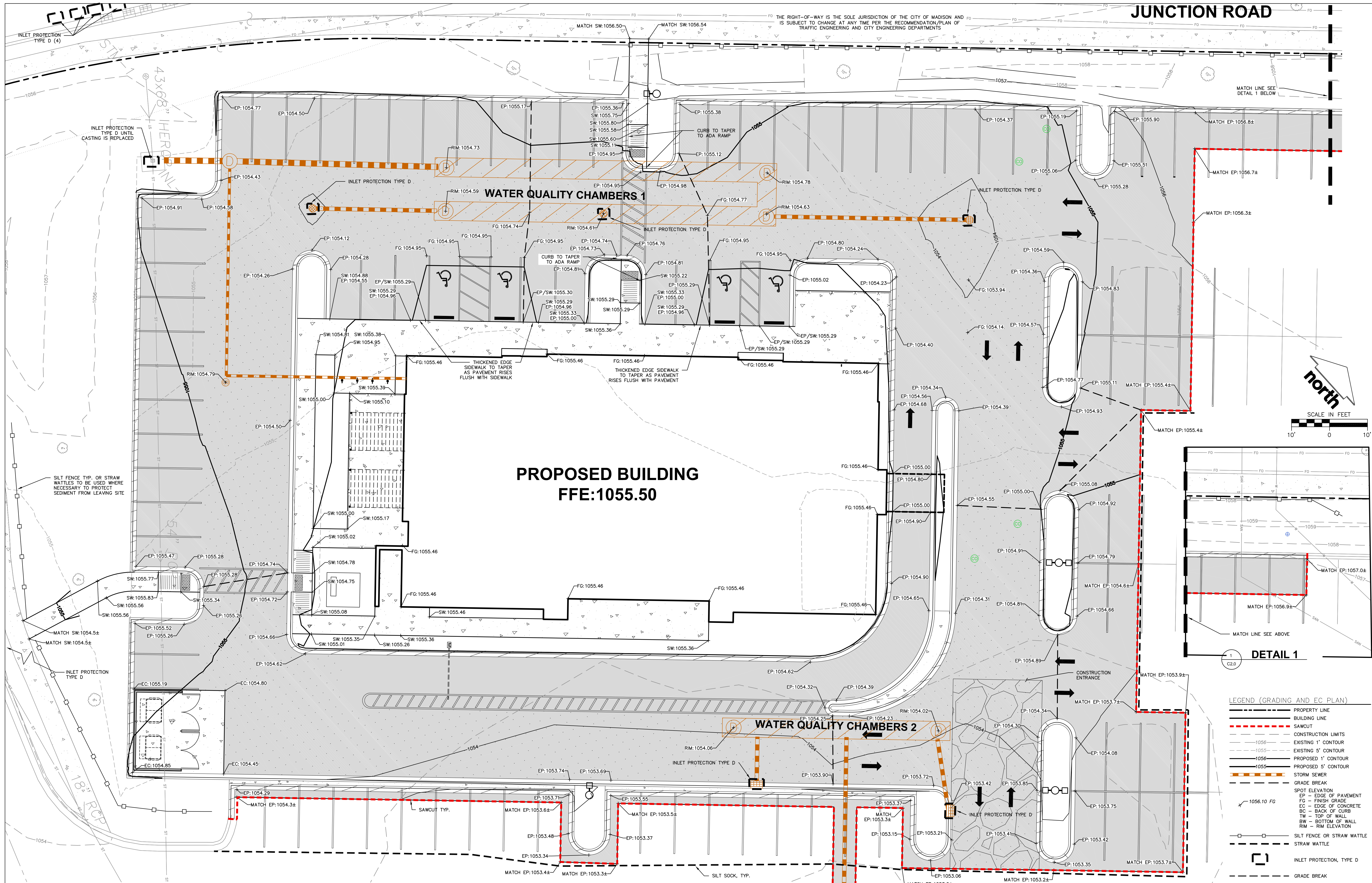
LEGAL DESCRIPTION

PART OF LOT 1 OF CERTIFIED SURVEY MAP No. 7978, BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

TAX KEY NO: 0608-151-6415-7

CURVE TABLE			
CURVE	RADIUS	CHORD BEARING	CHORD ARC
C-1	390.00'	N 25°00'37" E	240.16' 244.13'





LEGEND (GRADING AND EC PLAN)

- PROPERTY LINE
- BUILDING LINE
- SAWCUT
- CONSTRUCTION LIMITS
- EXISTING 1' CONTOUR
- EXISTING 4' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- STORM SEWER
- GRADE BREAK
- SPOT ELEVATION
- EP - EDGE OF PAVEMENT
- FG - FINISH GRADE
- EC - EDGE OF CONCRETE
- BC - BACK OF CURB
- TW - TOP OF WALL
- SW - BOTTOM OF WALL
- RIM - RIM ELEVATION
- SILT FENCE OR STRAW WATTLE
- STRAW WATTLE
- INLET PROTECTION, TYPE D
- GRADE BREAK

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/funof/stormwater/techstds.htm>
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
8. INSTALL TEMPORARY SEDIMENT TRAPS PER LATEST EDITION OF WDNR STORM WATER CONSTRUCTION TECHNICAL CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARDS NOTE 1063. SEDIMENT TRAPS SHALL BE SIZED BASED ON MEDIUM SOIL TEXTURAL CLASS. SEDIMENT TRAPS SHALL BE INSPECTED WITHIN 24 HOURS AFTER EVERY RAIN EVENT PRODUCING 0.5 INCHES OF RAIN OR MORE AND AT A MINIMUM SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES A DEPTH OF 1 FOOT OR WHEN OUTLET BECOMES CLOGGED. SEDIMENT TRAPS SHALL BE REMOVED AND THE LOCATION STABILIZED AFTER THE DISTURBED AREA DRAINING TO THE SEDIMENT TRAP IS STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION. ALL SEDIMENT SHALL BE PROPERLY DISPOSED.
9. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
10. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
11. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
12. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. REFER BELOW TO "CSECR" NOTE NO. SIXTEEN (16) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERM STABILIZATION.
13. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. SILT FENCE LOCATION REPRESENTED ON SHEET C2.0 INDICATES DISTURBANCE LIMITS.

- 16.1. * STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - * THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - * CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED. (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - * STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - * PERMANENT SEEDING, IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - * TEMPORARY SEEDING, MAY CONSIST OF SPRING OATS(100LB/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - * HYDRO-MULCHING WITH A TACKIFIER
 - * GEOTEXTILE EROSION MATTING
 - * SODDING

- 16.2. STABILIZATION PRACTICES:
- 16.3. * STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - * THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - * CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED. (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - * STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - * PERMANENT SEEDING, IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - * TEMPORARY SEEDING, MAY CONSIST OF SPRING OATS(100LB/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - * HYDRO-MULCHING WITH A TACKIFIER
 - * GEOTEXTILE EROSION MATTING
 - * SODDING

- 16.4. GRADING AND SEEDING NOTES
1. ALL DISTURBED AREAS SHALL BE SODED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT SOCK/FENCE FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
4. CONTRACTOR SHALL WATER ALL NEWLY SOODED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
5. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
6. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
7. IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
8. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEED, MULCH, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

- GENERAL NOTES
1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED CONSTRUCTION LIMITS, NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
4. THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WDNR WRAPP PERMIT APPLICATION STANDARDS.
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.



PRAIRIE TOWNE CENTER NORTH OUTLOT
 241-245 JUNCTION ROAD, MADISON, WI 53717
UBS GLOBAL REAL ESTATE
 2515 McKinney Avenue
 Dallas, TX 75201

ISSUE DATES:

Issue	Description	Date
1	UDC INITIAL/FINAL	11/19/2019

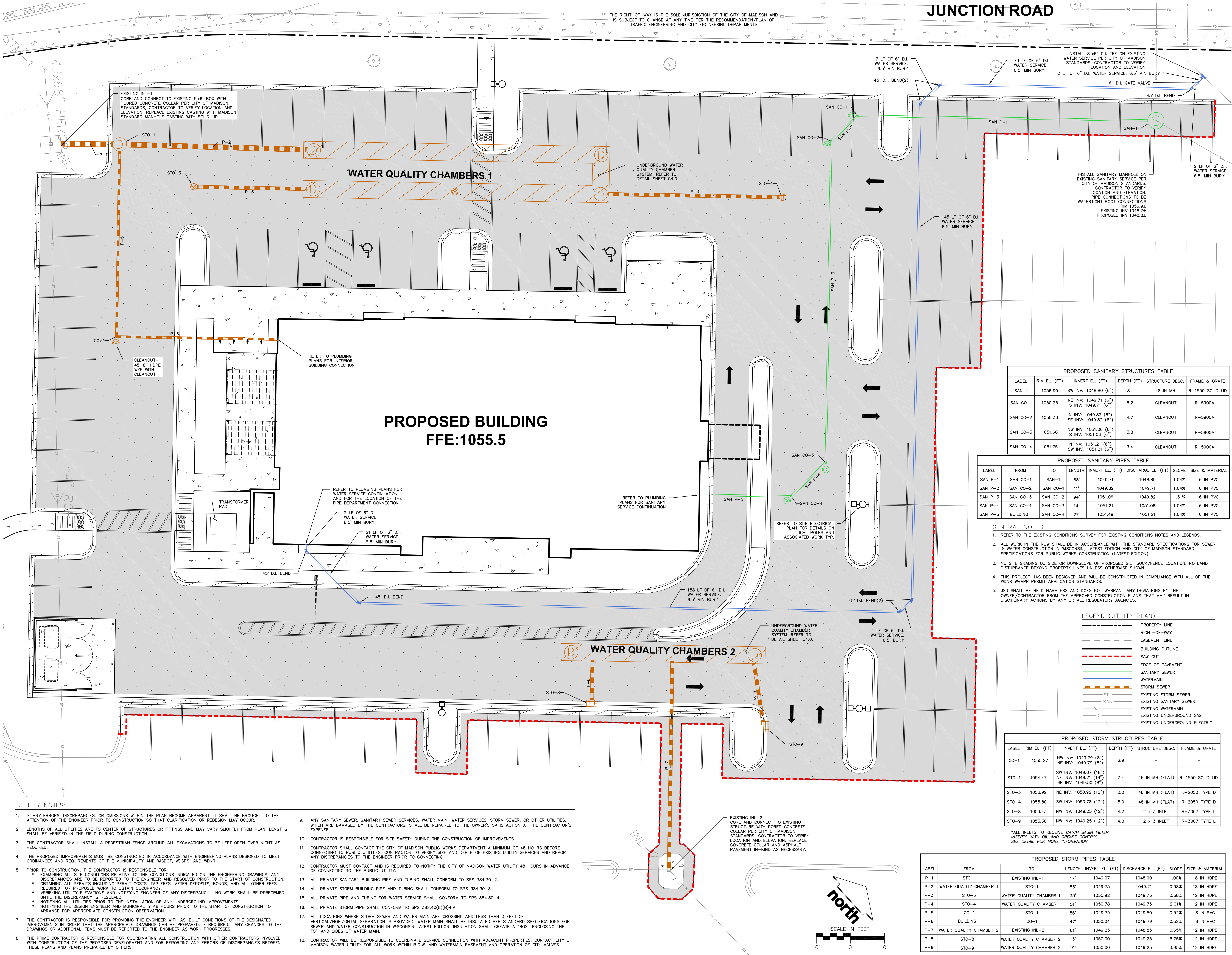
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Sheet Title
GRADING AND EROSION CONTROL PLAN

Project Number: Project Number
 Sheet Number

C2.0

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JUNCTION ROAD

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

WATER QUALITY CHAMBERS 1

**PROPOSED BUILDING
FFE:1055.5**

WATER QUALITY CHAMBERS 2

PROPOSED SANITARY STRUCTURES TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAN-1	1056.90	SW INV: 1048.80 (6")	8.1	48 IN MH	R-1550 SOLID LID
SAN CO-1	1050.25	NE INV: 1049.71 (6") S INV: 1049.71 (6")	5.2	CLEANOUT	R-5900A
SAN CO-2	1050.36	N INV: 1049.82 (6") SE INV: 1049.82 (6")	4.7	CLEANOUT	R-5900A
SAN CO-3	1051.60	NW INV: 1051.06 (6") S INV: 1051.06 (6")	3.8	CLEANOUT	R-5900A
SAN CO-4	1051.75	N INV: 1051.21 (6") SW INV: 1051.21 (6")	3.4	CLEANOUT	R-5900A

PROPOSED SANITARY PIPES TABLE

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SAN P-1	SAN CO-1	SAN-1	88'	1049.71	1048.80	1.04%	6 IN PVC
SAN P-2	SAN CO-2	SAN CO-1	11'	1049.82	1049.71	1.04%	6 IN PVC
SAN P-3	SAN CO-3	SAN CO-2	94'	1051.06	1049.82	1.31%	6 IN PVC
SAN P-4	SAN CO-4	SAN CO-3	14'	1051.21	1051.06	1.04%	6 IN PVC
SAN P-5	BUILDING	SAN CO-4	27'	1051.49	1051.21	1.04%	6 IN PVC

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
 - NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT SOCK/FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
 - THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WORK WRAPP PERMIT APPLICATION STANDARDS.
 - 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.

LEGEND (UTILITY PLAN)

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
---	EASEMENT LINE
---	BUILDING OUTLINE
---	SAW CUT
---	EDGE OF PAVEMENT
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	ST
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATERMAIN
---	EXISTING UNDERGROUND GAS
---	EXISTING UNDERGROUND ELECTRIC

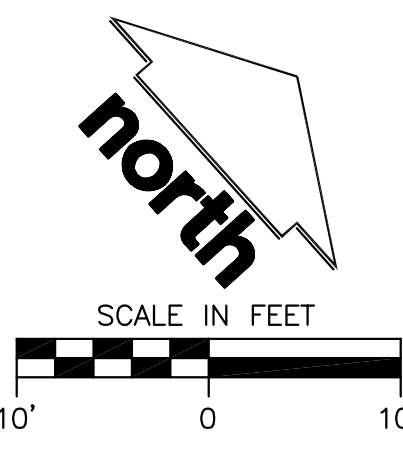
PROPOSED STORM STRUCTURES TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
CO-1	1055.27	NW INV: 1049.79 (8") NE INV: 1049.79 (8")	6.9	-	-
STO-1	1054.47	SW INV: 1049.07 (18") NE INV: 1049.21 (18") SE INV: 1049.50 (8")	7.4	48 IN MH (FLAT)	R-1550 SOLID LID
STO-3	1053.92	NE INV: 1050.92 (12")	3.0	48 IN MH (FLAT)	R-2050 TYPE D
STO-4	1055.80	SW INV: 1050.78 (12")	5.0	48 IN MH (FLAT)	R-2050 TYPE D
STO-8	1053.43	NW INV: 1049.25 (12")	4.2	2 x 3 INLET	R-3067 TYPE L
STO-9	1053.30	NW INV: 1049.25 (12")	4.0	2 x 3 INLET	R-3067 TYPE L

PROPOSED STORM PIPES TABLE

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
P-1	STO-1	EXISTING INL-1	17'	1049.07	1048.90	1.00%	18 IN HDPE
P-2	WATER QUALITY CHAMBER 1	STO-1	55'	1049.75	1049.21	0.98%	18 IN HDPE
P-3	STO-3	WATER QUALITY CHAMBER 1	33'	1050.92	1049.75	3.58%	12 IN HDPE
P-4	STO-4	WATER QUALITY CHAMBER 1	51'	1050.78	1049.75	2.01%	12 IN HDPE
P-5	CO-1	STO-1	56'	1049.79	1049.50	0.52%	8 IN PVC
P-6	BUILDING	CO-1	47'	1050.04	1049.79	0.52%	8 IN PVC
P-7	WATER QUALITY CHAMBER 2	EXISTING INL-2	61'	1049.25	1048.85	0.65%	12 IN HDPE
P-8	STO-8	WATER QUALITY CHAMBER 2	13'	1050.00	1049.25	5.75%	12 IN HDPE
P-9	STO-9	WATER QUALITY CHAMBER 2	19'	1050.00	1049.25	3.95%	12 IN HDPE

- UTILITY NOTES:**
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
 - LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
 - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WDSOS, AND WWR.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
 - THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
 - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
 - CONTRACTOR SHALL CONTACT THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
 - CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE CITY OF MADISON WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
 - ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
 - ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
 - ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
 - ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(8)(4).
 - ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPARATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOX" ENVELOPING THE TOP AND SIDES OF WATER MAIN.
 - CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE SERVICE CONNECTION WITH ADJACENT PROPERTIES. CONTACT CITY OF MADISON WATER UTILITY FOR ALL WORK WITHIN R.O.W. AND WATERMAIN EASEMENT AND OPERATION OF CITY VALVES



PRAIRIE TOWNE CENTER NORTH OUTLOT

241-245 JUNCTION ROAD, MADISON, WI 53717
 UBS GLOBAL REAL ESTATE
 2515 McKinney Avenue
 Dallas, TX 75201

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Sheet Title
UTILITY PLAN

Project Number: Project Number
 Sheet Number

C3.0

PRAIRIE TOWNE CENTER NORTH OUTLOT

UBS GLOBAL REAL ESTATE
2515 McKinney Avenue
Dallas, TX 75201

ISSUE DATES:

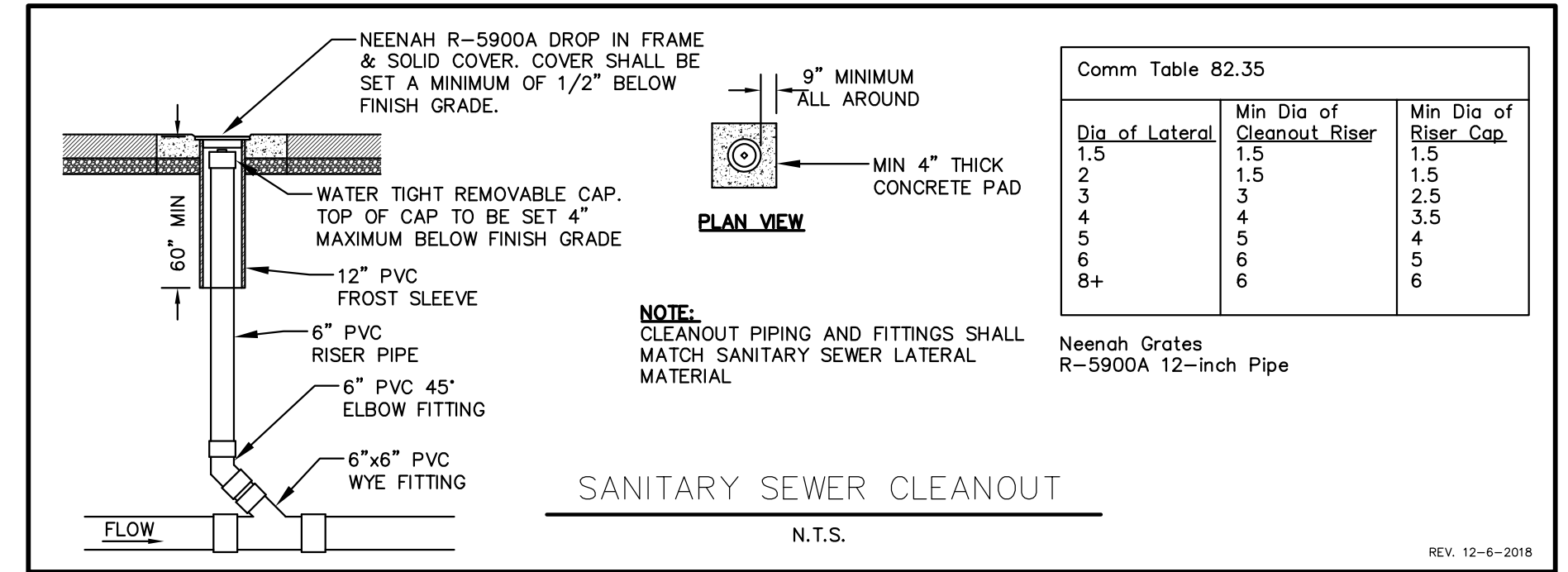
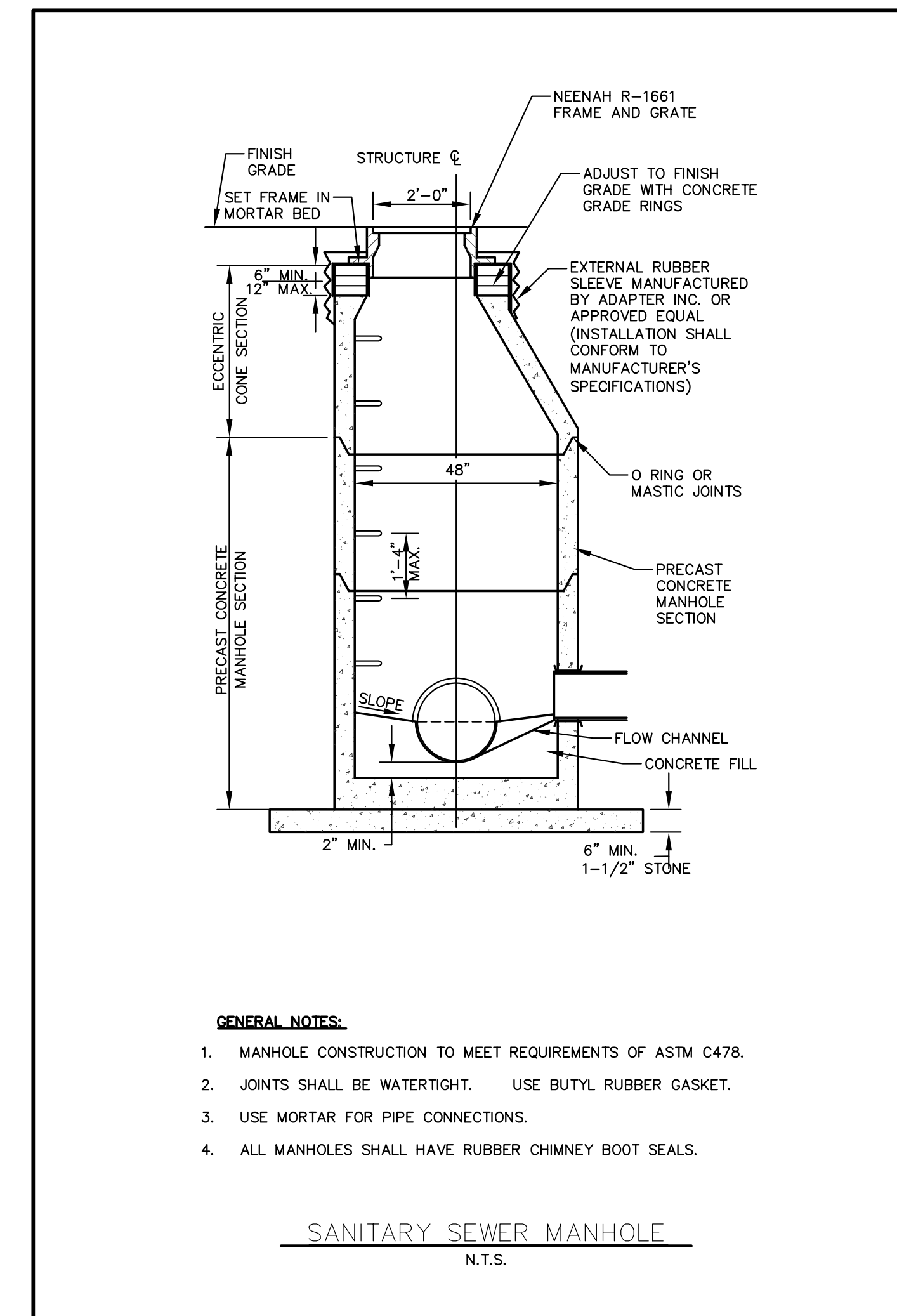
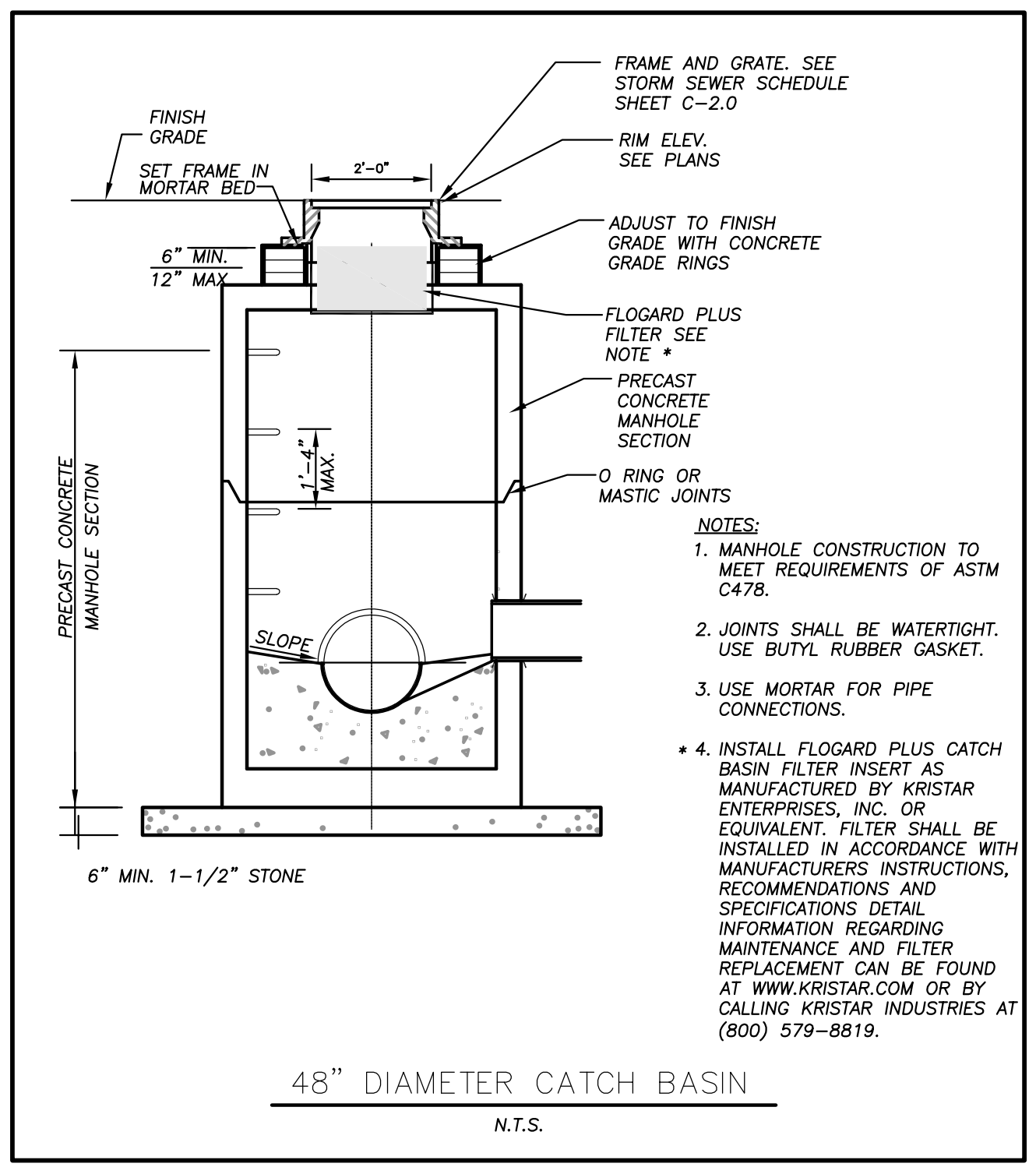
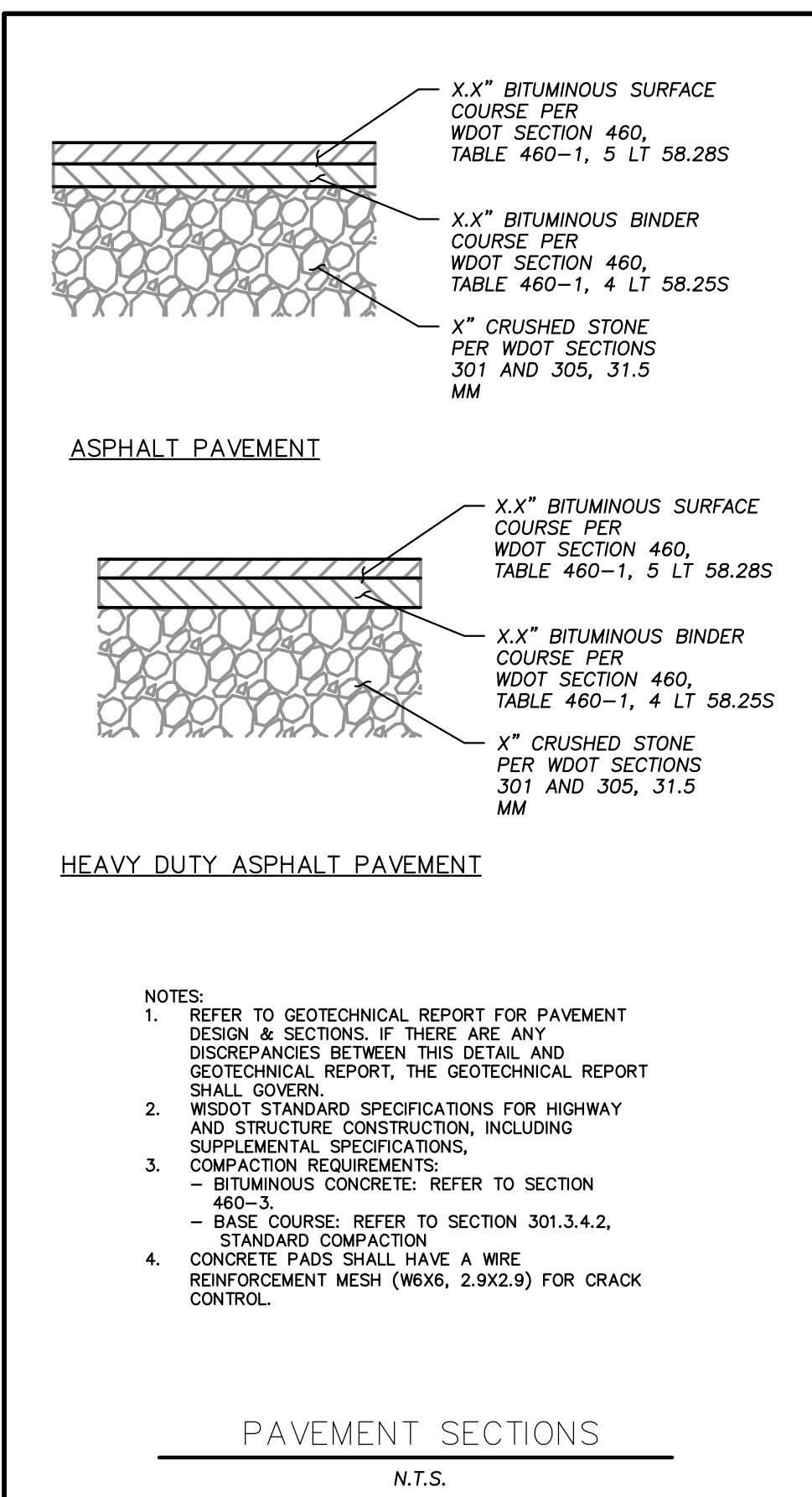
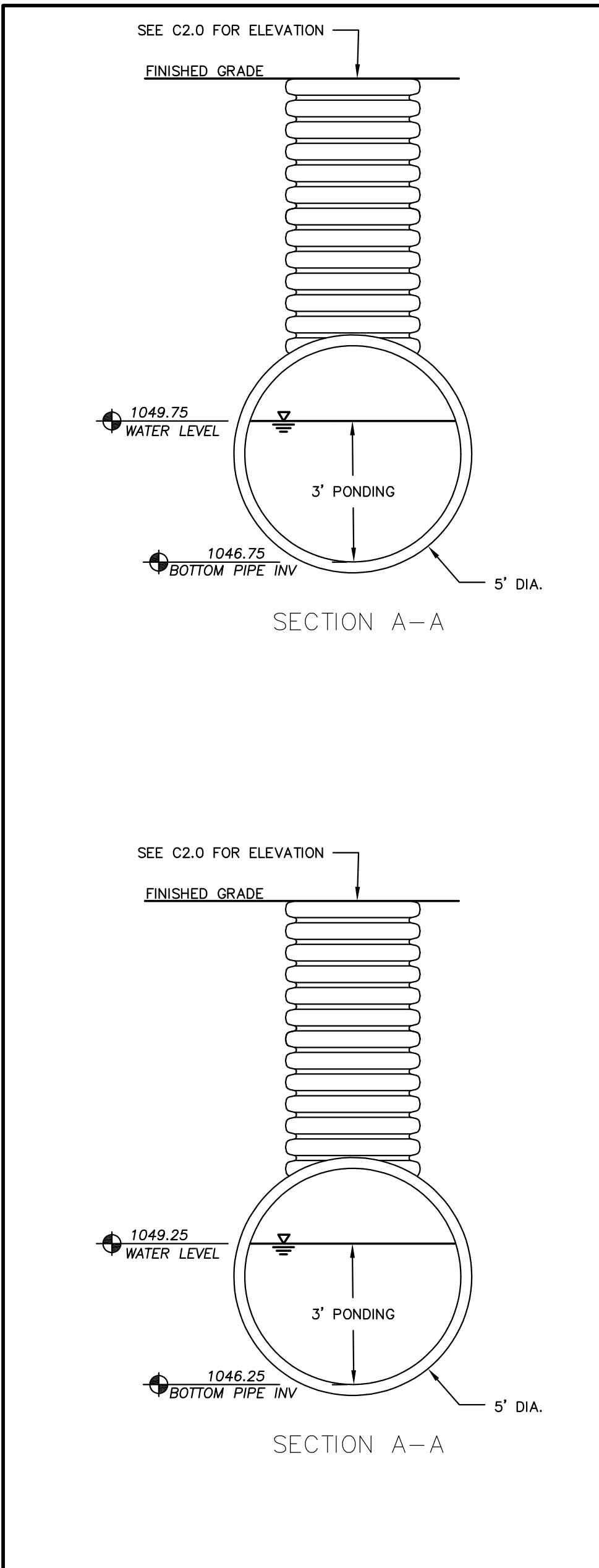
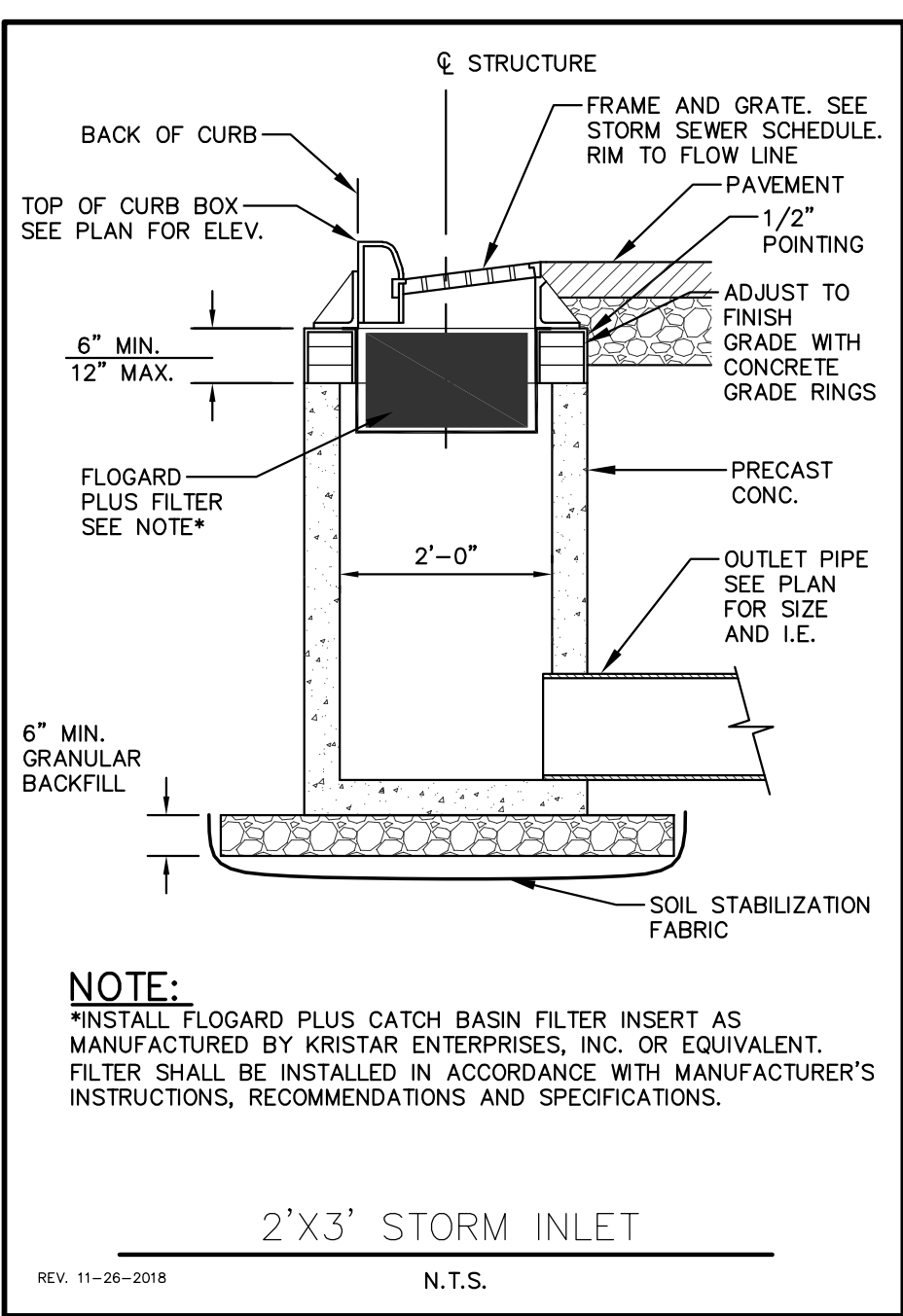
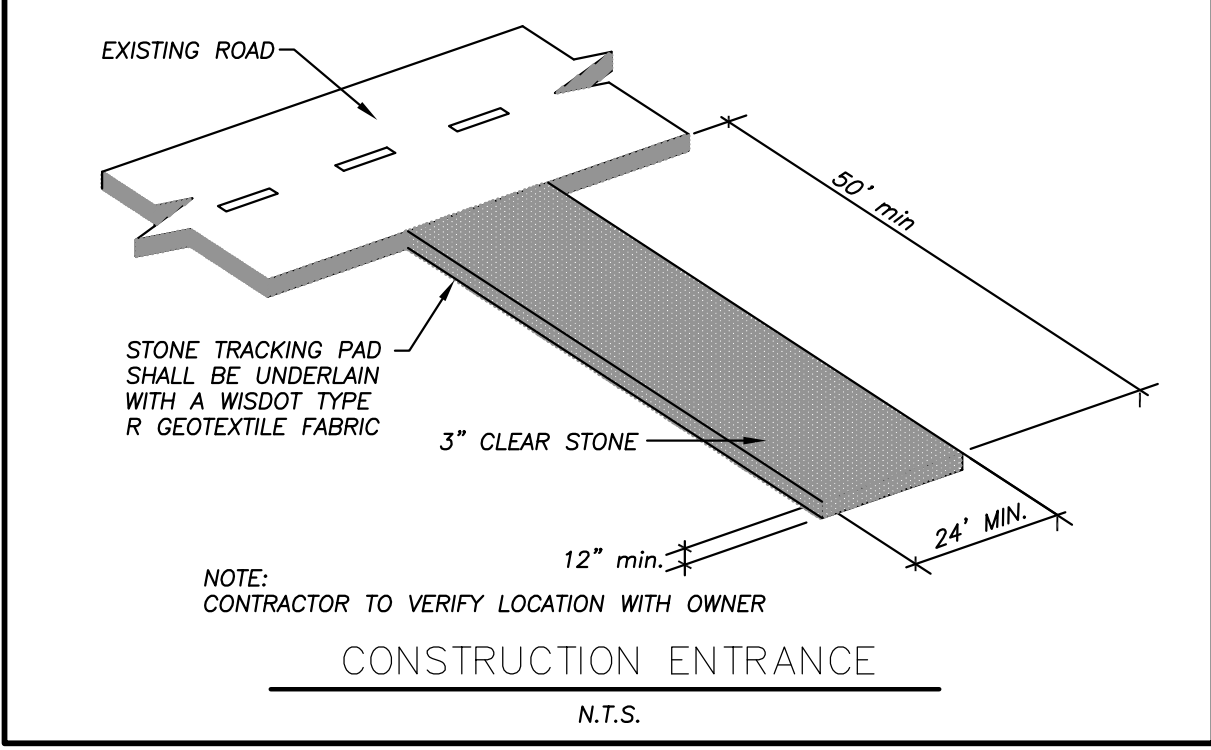
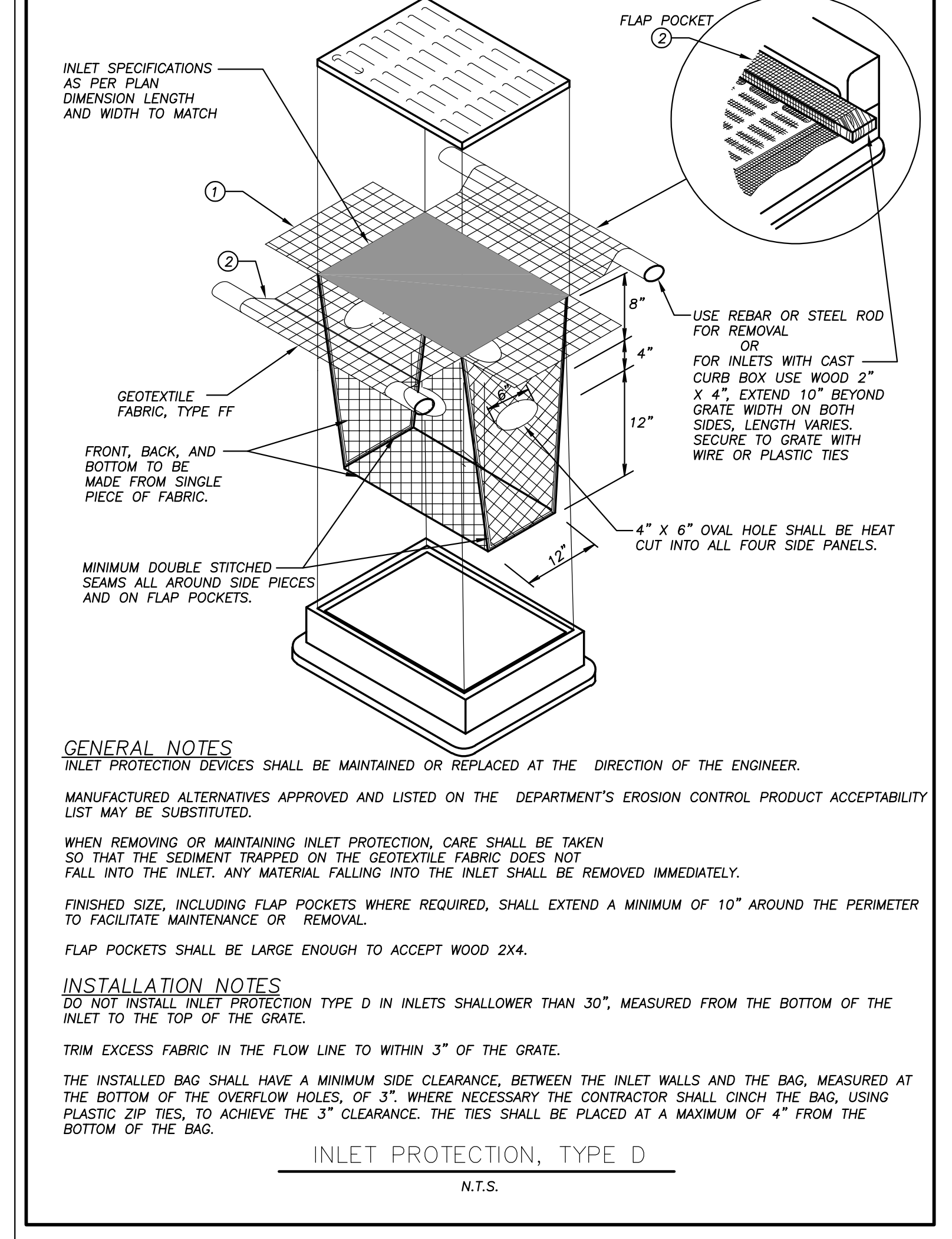
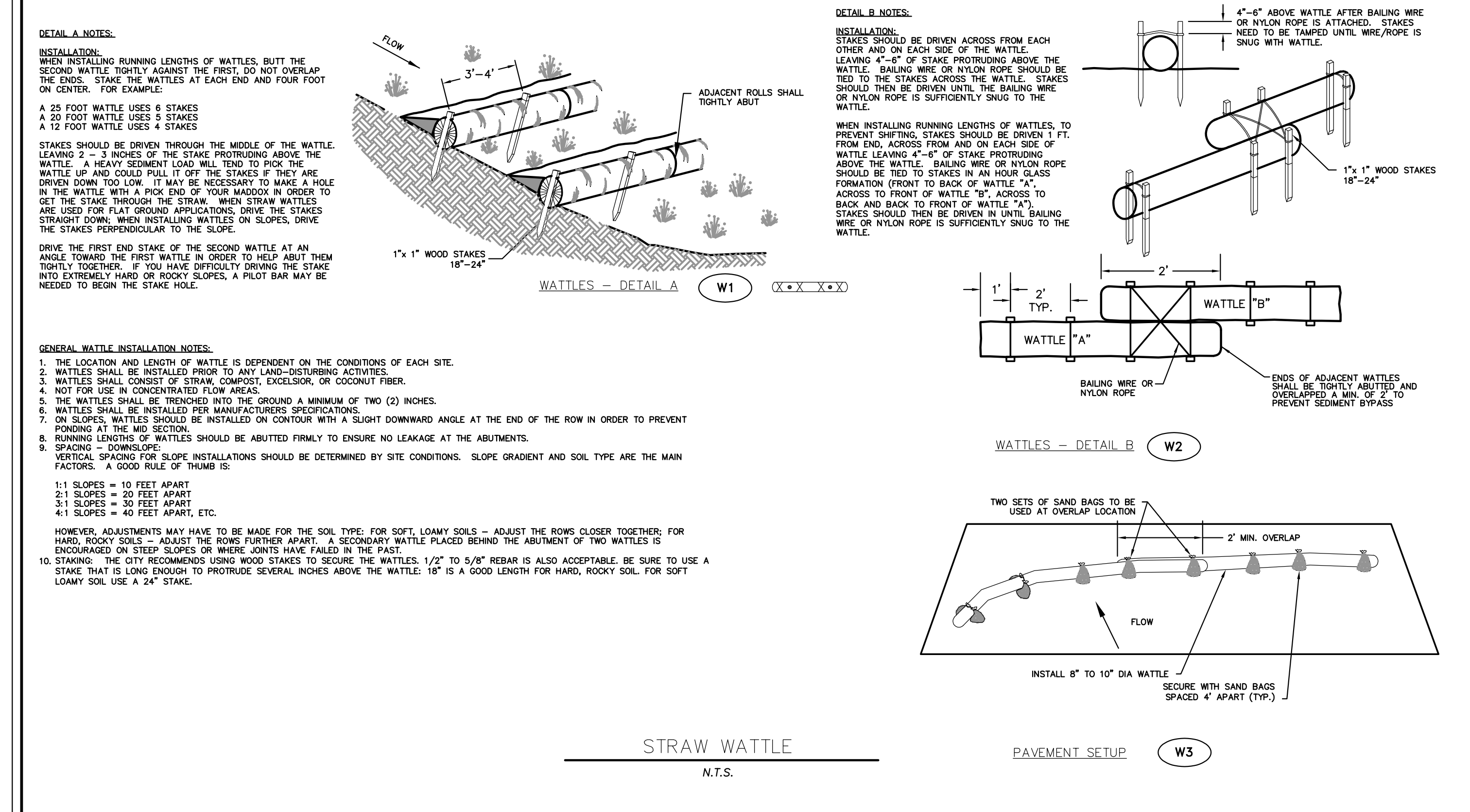
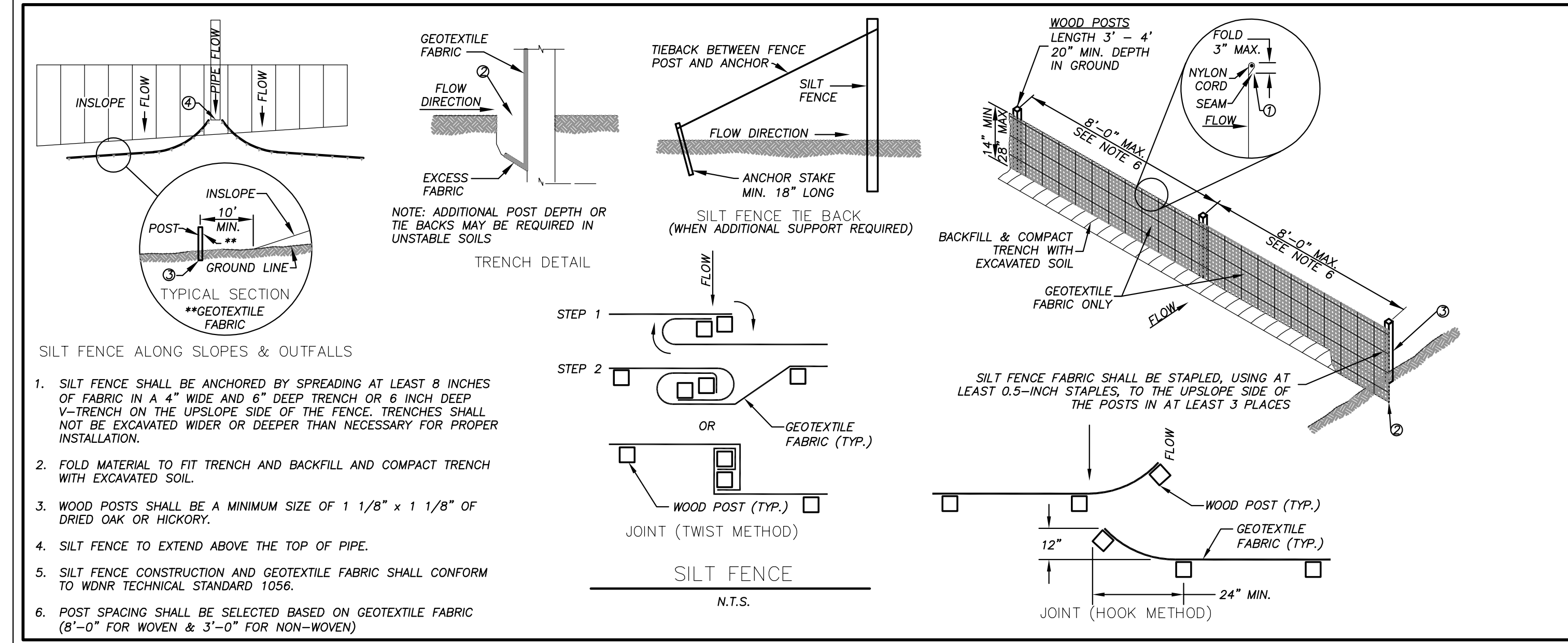
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Sheet Title
DETAILS

Project Number: Project Number
Sheet Number

C4.0



Issue	Description	Date
CITY SUBMITTAL		11-20-19

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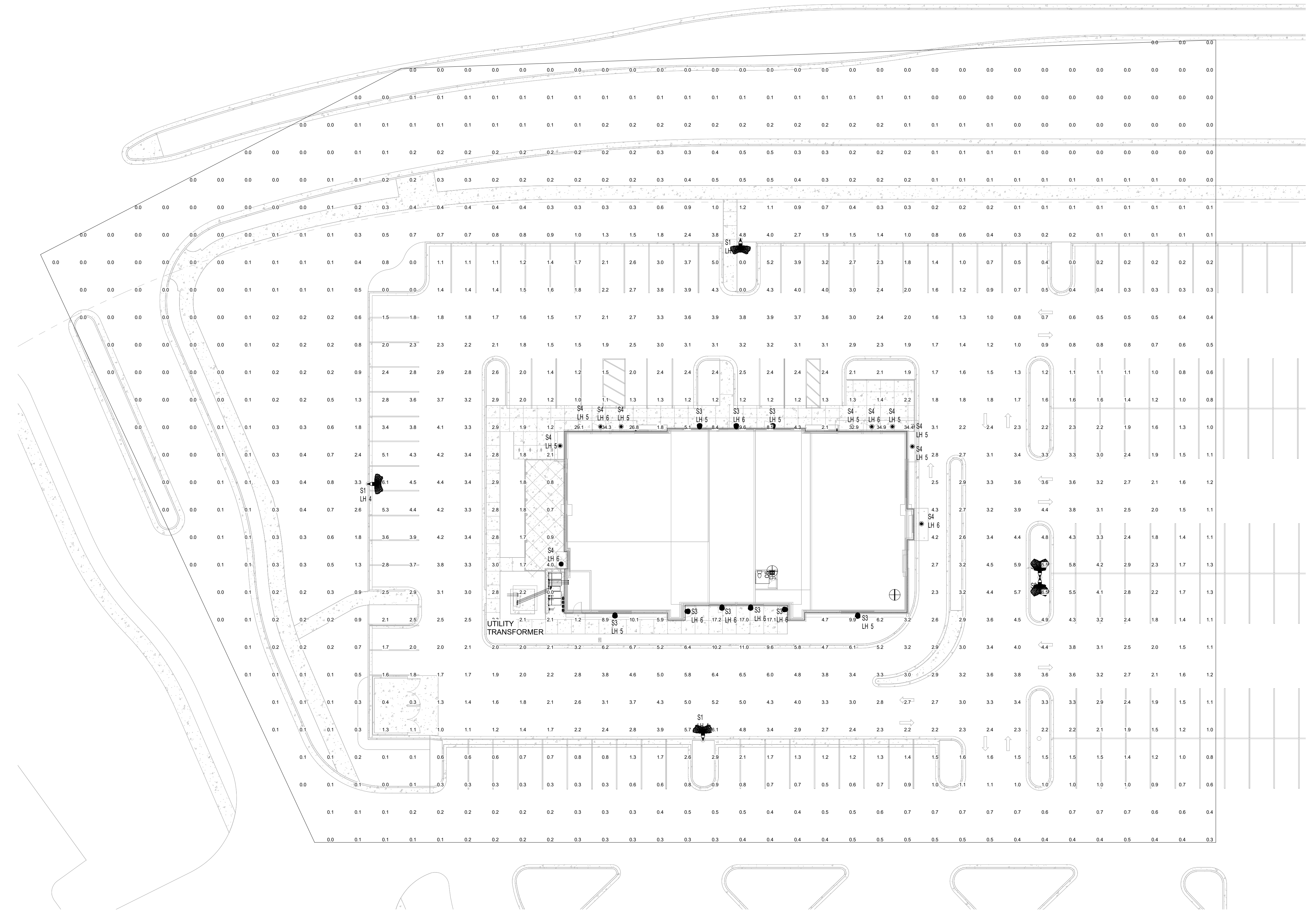
Sheet Title
**SITE LIGHTING
 PHOTOMETRICS**

Project Number: 20170760
 Sheet Number

E101

Type	Unit Size	Description	Manufacturer	Model	Voltage	Wattage	Lamp	Mounting	Comments
A	4"	LED STRIPLIGHT WITH DIFFUSE LENS	LITHONIA	ZL2N L48 5000LM MDD MVOLT 40K 80CRI WH HC36	120 V	72 W	LED, 5000L, 4000K	CHAIN @ 8'AFF	
B	2"	LED WALL MOUNT LINEAR	LITHONIA	WL2 18L EZ1 LP840	120 V	18 W	LED, 1890L, 4000K	WALL	
S1	40"x15"x7.5"	LED FULL CUTOFF AREA LIGHT, 30' POLE	LITHONIA	DX2 LED P5 40K T3M MVOLT RPA HS	120 V	321 W	LED, 36000L, 4000K	30' RND TAPERED AL POLE	COLOR TO MATCH EXISTING POLES
S2		EXISTING POLE LIGHT RELOCATED	EXISTING	EXISTING	120 V		LED	EXISTING RND TAPERED POLE	
S3	6.5"x8.75"x3.9"	LED FULL CUTOFF WALL PACK	RAB Lighting Inc.	SLIM18N	120 V	18 W	LED, 2560L, 4000K	WALL	CUSTOM BLACK FINISH
S4	4"	RECESSED LED DOWN LIGHT	GOTHAM	EVO 40/15 4AR MD LSS MVOLT	120 V	17 W	LED, 1500L, 4000K	RECESSED	

Analysis Area	Average	Maximum	Minimum
North Out Lot	2 fc	35 fc	0 fc



PLAN NORTH
 **1** **ELECTRICAL SITE LIGHTING PLAN**
 1" = 20'-0"

ISSUE DATES:

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Sheet Title
OVERALL LANDSCAPE PLAN

Project Number: Project Number
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L1.0

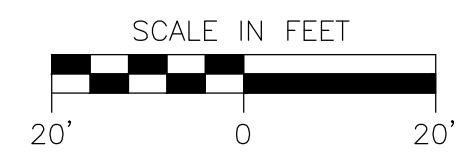
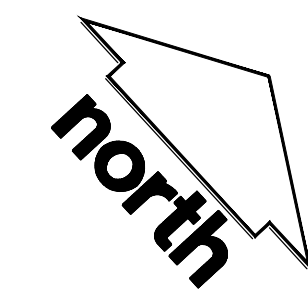
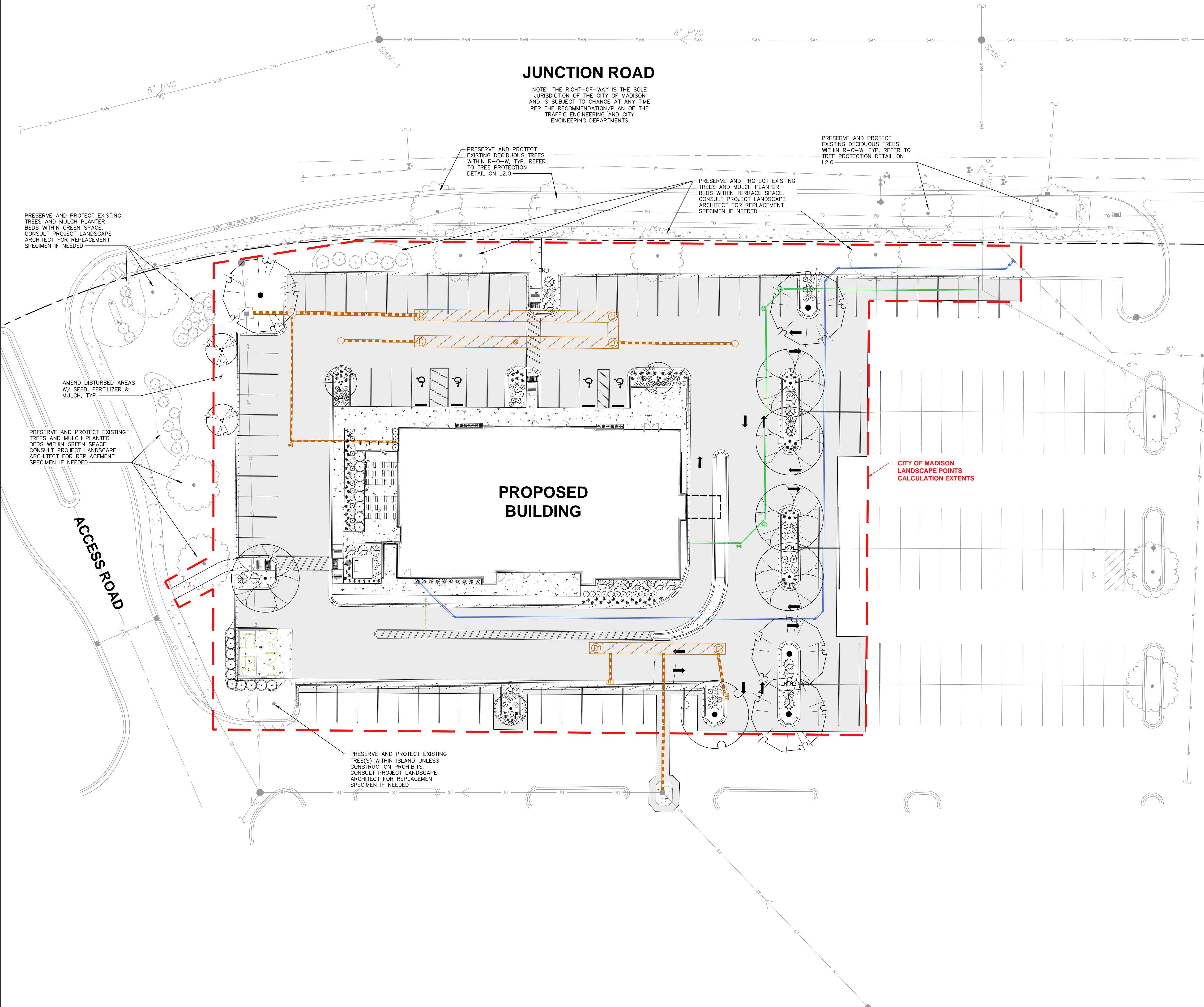
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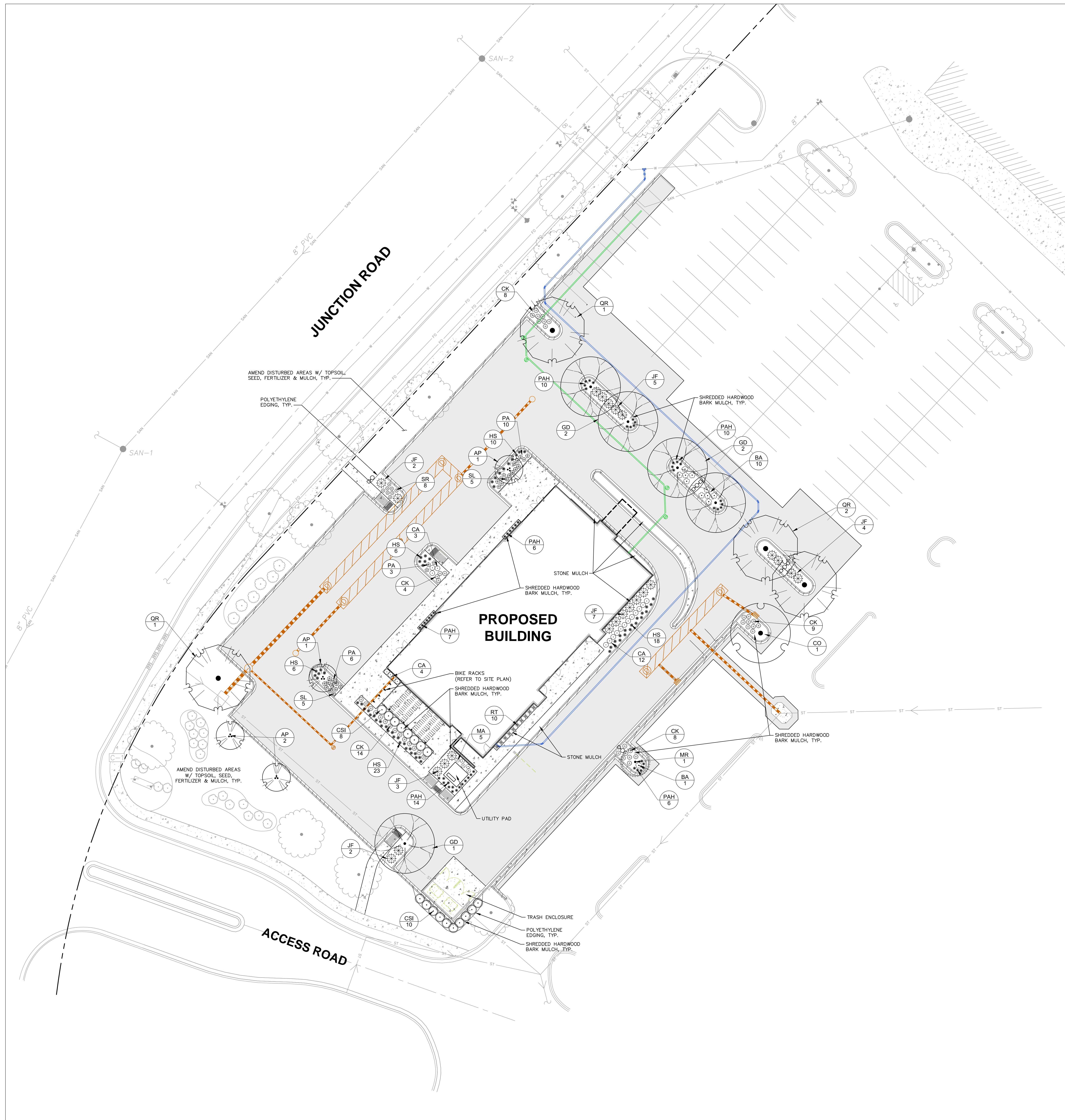
---	PROPERTY LINE	---	STORM SEWER
---	RIGHT-OF-WAY	---	SANITARY SEWER
---	EASEMENT LINE	---	WATERMAIN
---	EXISTING STORM SEWER		
---	EXISTING SANITARY SEWER		
---	EXISTING WATER SERVICE		
---	EXISTING FIBER OPTIC		
---	EXISTING GAS		
---	PROPOSED STORM SEWER		
---	PROPOSED SANITARY SEWER		
---	BUILDING OUTLINE		
---	EDGE OF PAVEMENT		
---	STANDARD CURB AND GUTTER		
---	REJECT CURB AND GUTTER		
---	CONCRETE PAVEMENT		
---	ASPHALT PAVEMENT		
---	LANDSCAPE EDGING		
---	BIKE RACK		
---	LANDSCAPE POINTS CALCULATION EXTENT		
---	LIGHT POLE		

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 "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE

PLANT SCHEDULE						
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	LS POINTS
	AP	4	Princess Diana Serviceberry	<i>Amelanchier x grandiflora "Princess Diana"</i>	B & B 1.5" Cal (Multi-Stem)	15
	MR	7	Crab Apple	<i>Malus x "Red Jewel"</i>	B & B 1.5" Cal	15
DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	LS POINTS
	DD	7	Common Hackberry	<i>Celtis occidentalis</i>	B & B 2.5" Cal	35
	GD	5	Streetkeeper Honey Locust	<i>Gleditsia triacanthos f. inermis "Draves"</i>	B & B 2.5" Cal	35
	GR	4	Northern Red Oak	<i>Quercus rubra</i>	B & B 2.5" Cal	35
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	LS POINTS
	SA	19	Hummingbird Summerweet	<i>Caultra alternifolia "Hummingbird"</i>	3 gal 24" Min Ht.	3
	CSI	18	Isanti Dogwood	<i>Cornus sericea "Isanti"</i>	3 gal 24" Min Ht.	3
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	LS POINTS
	JF	23	Sea Green Juniper	<i>Juniperus chinensis "Sea Green"</i>	3 gal 24" Min Ht.	4
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	LS POINTS
	BA	11	Blue Wild Indigo	<i>Baptisia australis</i>	1 Gal Cont.	2
	OK	43	Feather Reed Grass	<i>Calamagrostis x acutiflora "Karl Foerster"</i>	1 gal Cont.	2
	HS	63	Blue Oat Grass	<i>Helictotrichon sempervirens</i>	1 gal Cont.	2
	MA	5	Autumn Red Flame Grass	<i>Miscanthus purpurascens "Autumn Red"</i>	1 gal Cont.	2
	PMH	53	Dwarf Fountain Grass	<i>Pennisetum alpecurroides "Hameln"</i>	1 gal Cont.	2
	PA	19	Little Spire Russian Sage	<i>Perovskia atriplicifolia "Little Spire"</i>	1 Gal Cont.	2
	RT	18	Brown-Eyed Susan	<i>Rudbeckia triloba</i>	1 gal Cont.	2
	SL	18	Little Bluestem Grass	<i>Schizachyrium scoparium</i>	1 gal Cont.	2
	SR	8	Fireworks Goldenrod	<i>Solidago rugosa "Fireworks"</i>	1 gal Cont.	2





LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- ST --- EXISTING STORM SEWER
- SAN --- EXISTING SANITARY SEWER
- W --- EXISTING WATER SERVICE
- FO --- EXISTING FIBER OPTIC
- EXISTING GAS
- ST --- PROPOSED STORM SEWER
- SAN --- PROPOSED SANITARY SEWER
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE EDGING
- ↑ BIKE RACK
- LANDSCAPE POINTS CALCULATION EXTENT
- LIGHT POLE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN

PLANT SCHEDULE						
OR	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	LS POINTS
ORNAMENTAL TREES	AP	4	Princess Diana Serviceberry	Amelanchier x grandiflora "Princess Diana"	B & B	15
	MR	7	Crab Apple	Malus x "Red Jewel"	B & B	15
DECIDUOUS TREES	GD	7	Common Hackberry	Celtis occidentalis	B & B	35
	GD	5	Streetkeeper Honey Locust	Gleditsia triacanthos f. inermis "Street"	B & B	35
	QR	4	Northern Red Oak	Quercus rubra	B & B	35
DECIDUOUS SHRUBS	CA	19	Hummingbird Summersweet	Clethra alaternifolia "Hummingbird"	3 gal	3
	CSI	18	Island Dogwood	Cornus sericea "Island"	3 gal	3
EVERGREEN SHRUBS	JF	23	Sea Green Juniper	Juniperus chinensis "Sea Green"	3 gal	4
	BA	11	Blue Wild Indigo	Baptisia australis	1 gal	2
PERENNIALS	CK	43	Feather Reed Grass	Calamagrostis x acutiflora "Karl Foerster"	1 gal	2
	HS	63	Blue Oat Grass	Helictotrichon sempervirens	1 gal	2
	MA	5	Autumn Red Flame Grass	Miscanthus purpurascens "Autumn Red"	1 gal	2
	PAH	53	Dwarf Fountain Grass	Pennisetum alpestricoides "Hameln"	1 gal	2
	PA	19	Little Spire Russian Sage	Perovskia atriplicifolia "Little Spire"	1 gal	2
	RT	18	Brown-Eyed Susan	Rudbeckia triloba	1 gal	2
	SL	18	Little Bluestem Grass	Schizachyrium scoparium	1 gal	2
	SR	8	Fireworks Goldenrod	Solidago rugosa "Fireworks"	1 gal	2



PRAIRIE TOWNE CENTER NORTH OUTLOT

241-245 JUNCTION ROAD, MADISON, WI 53717

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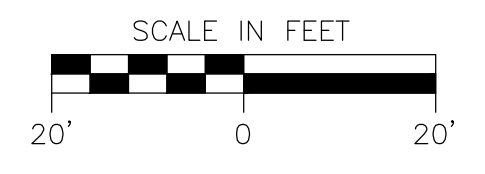
ISSUE DATES:		
Issue	Description	Date
1	UDC INITIAL/FINAL	11/19/2019

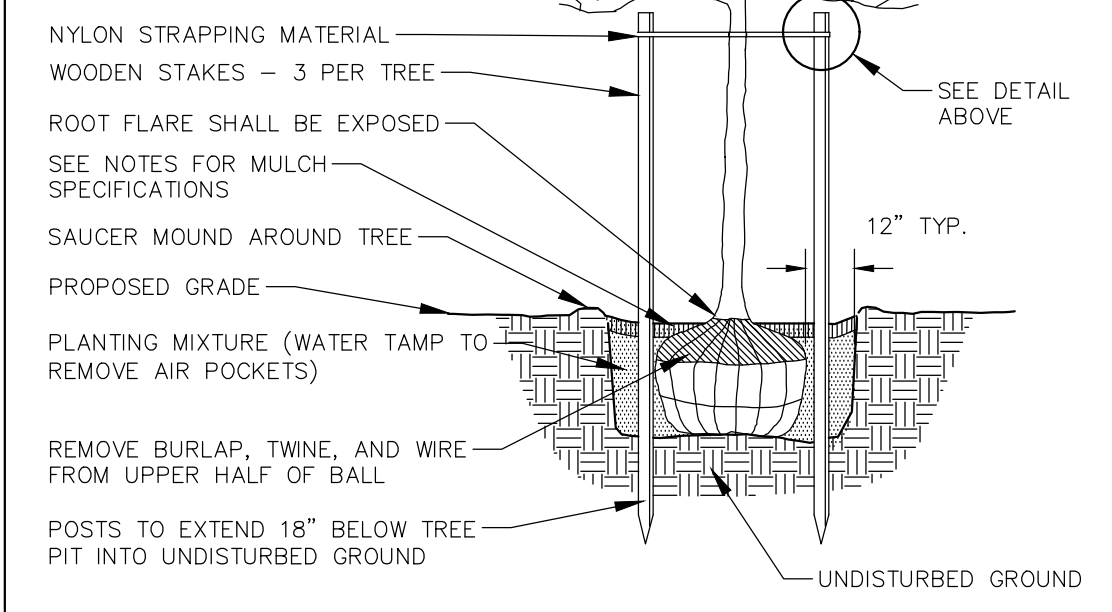
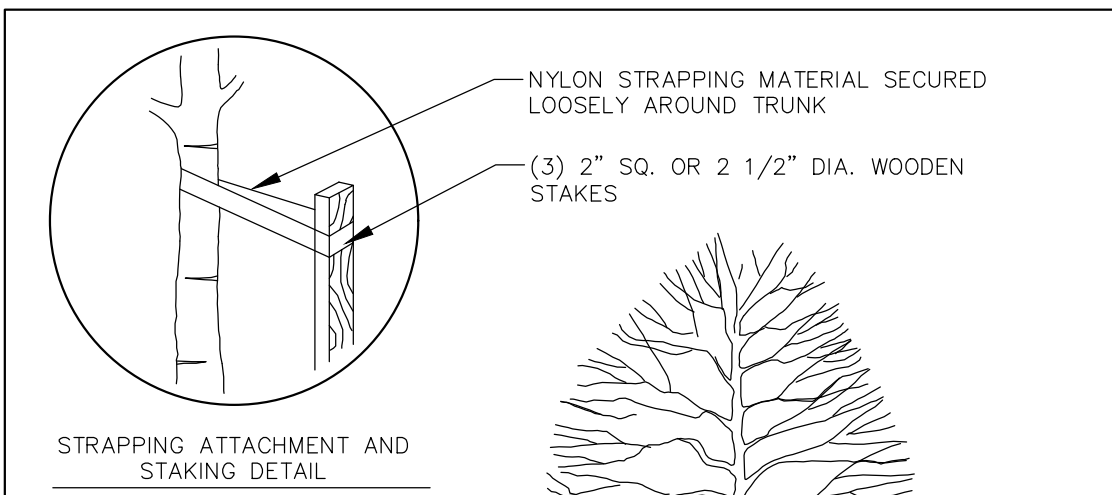
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Sheet Title
DETAILED LANDSCAPE PLAN

Project Number: Project Number
Sheet Number

L1.1

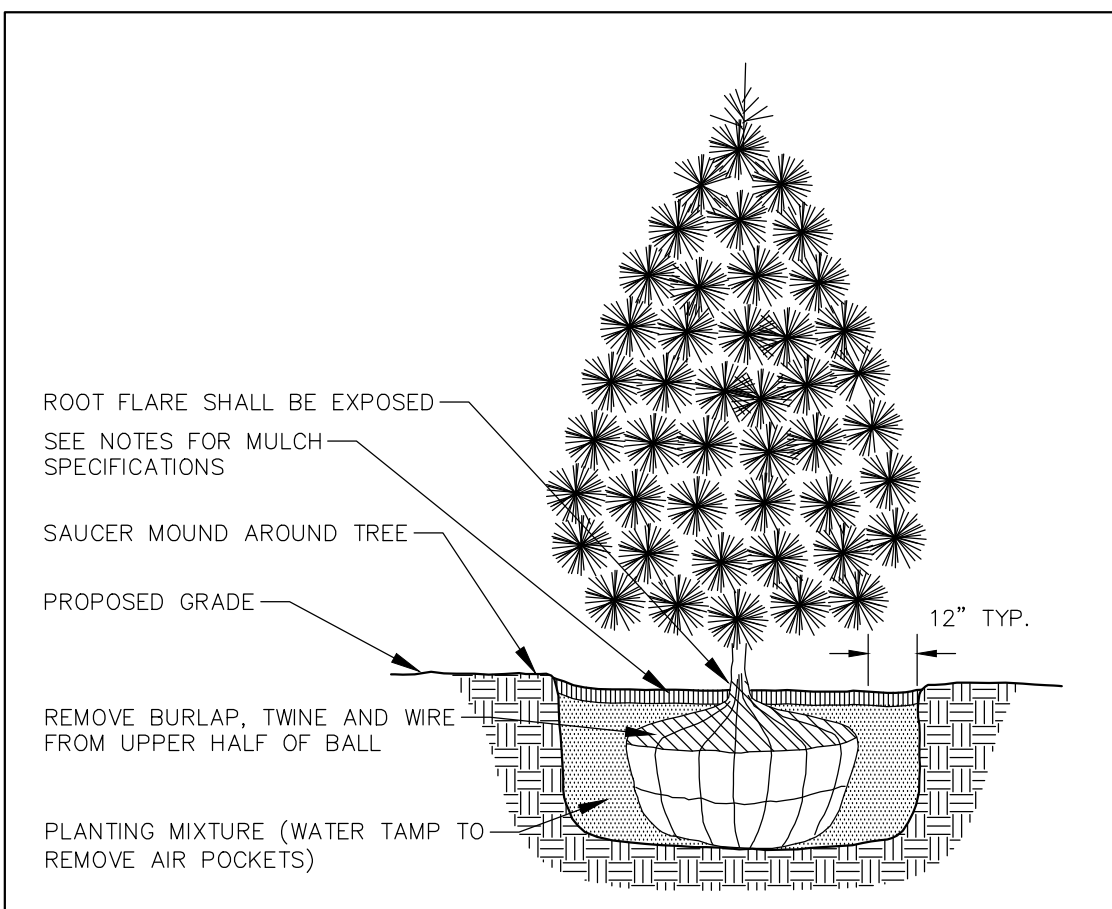




- DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
- REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION

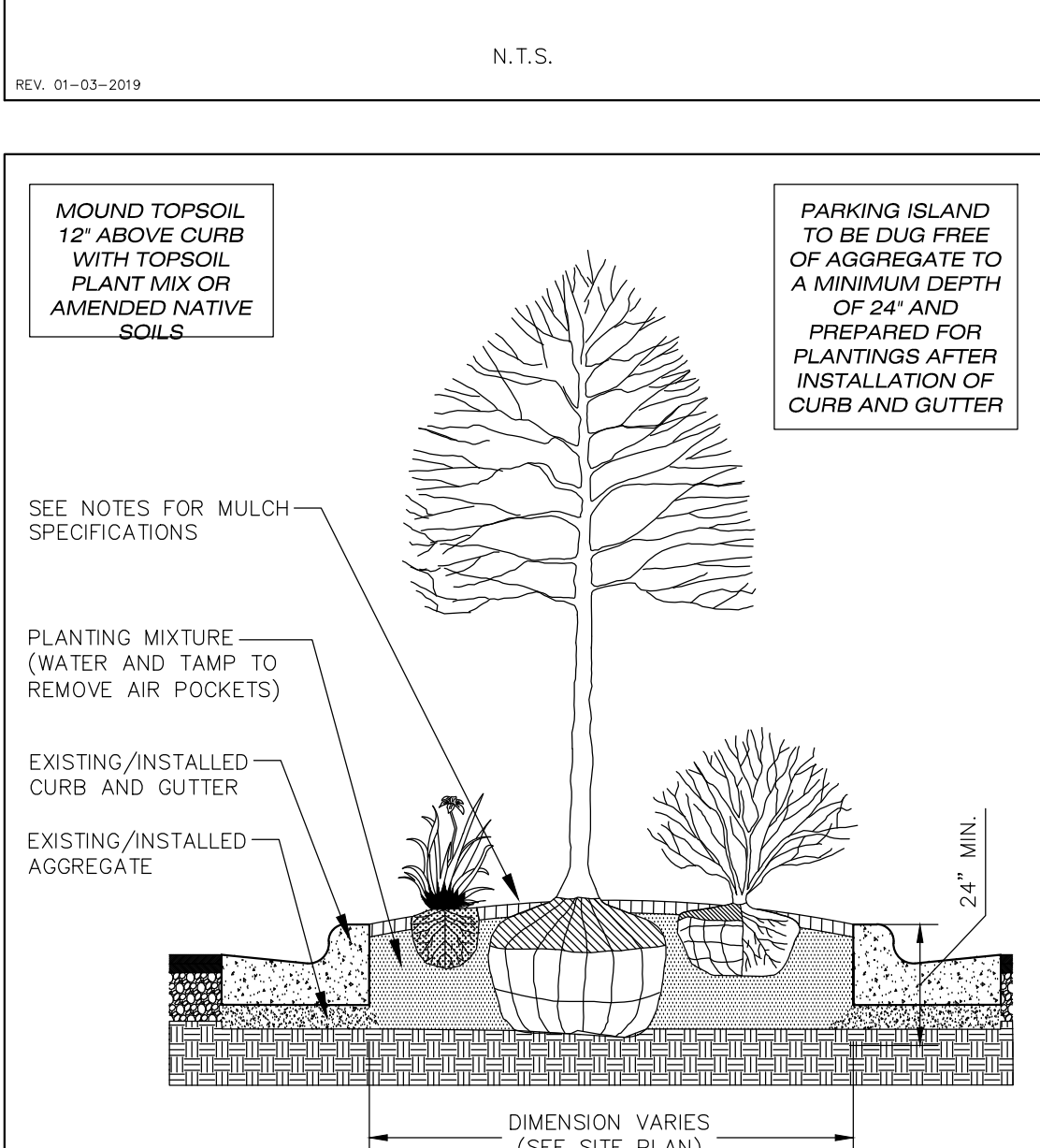
DECIDUOUS TREE PLANTING DETAIL

REV. 01-04-2019



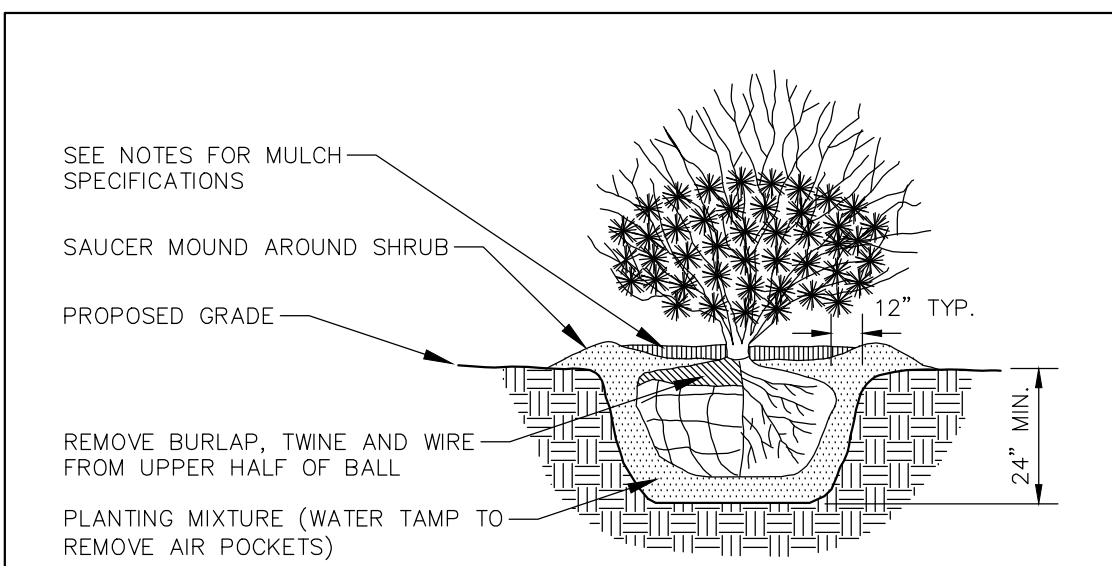
- NOTE:
- DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.

REV. 01-03-2019



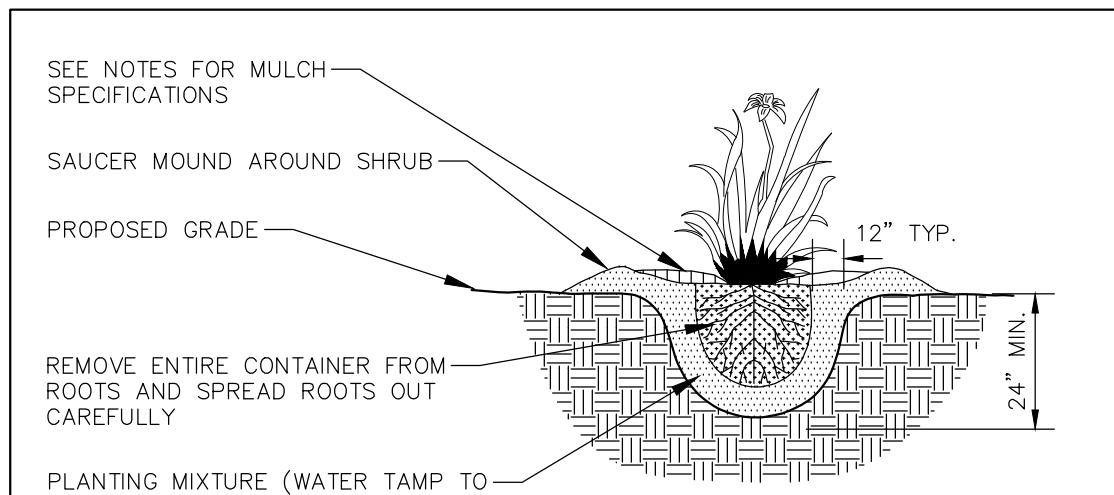
PARKING ISLAND LANDSCAPE DETAIL

REV. 01-03-2019



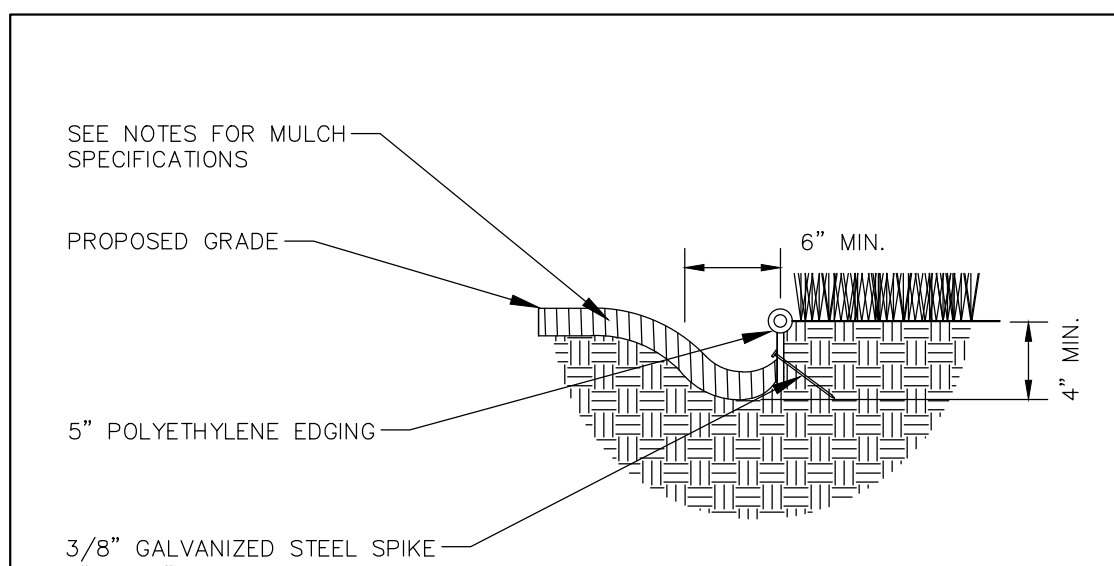
SHRUB PLANTING DETAIL

REV. 01-03-2019



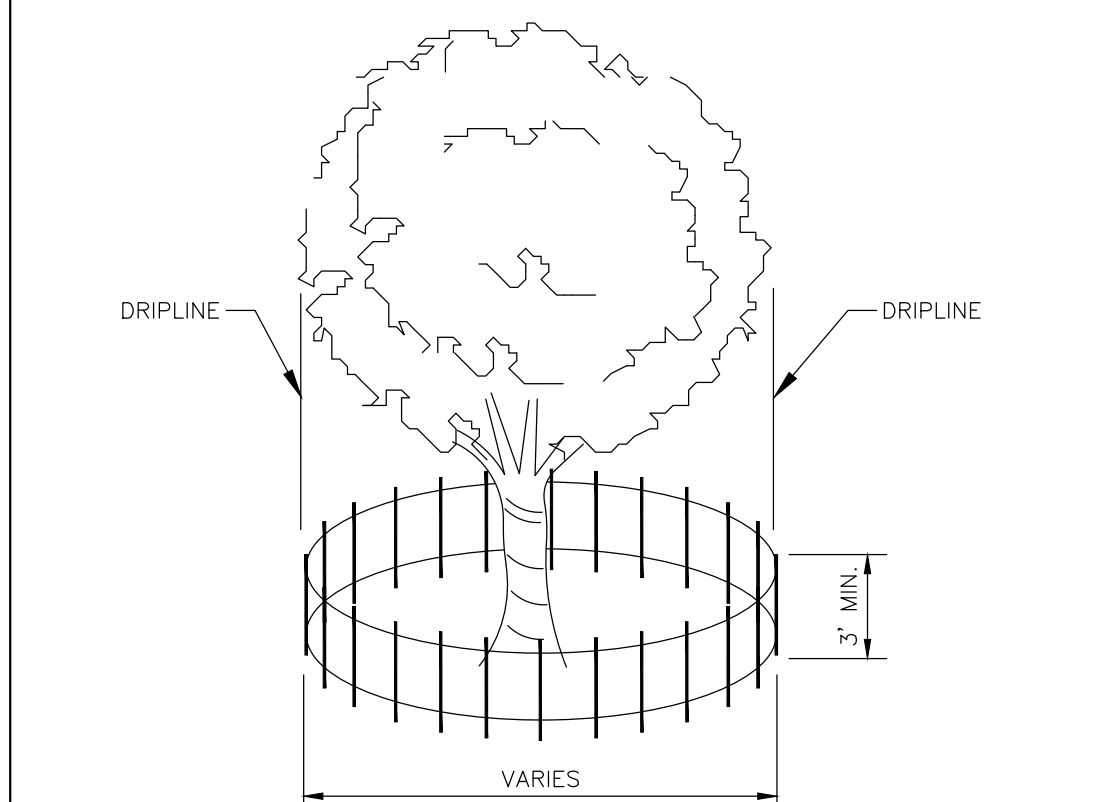
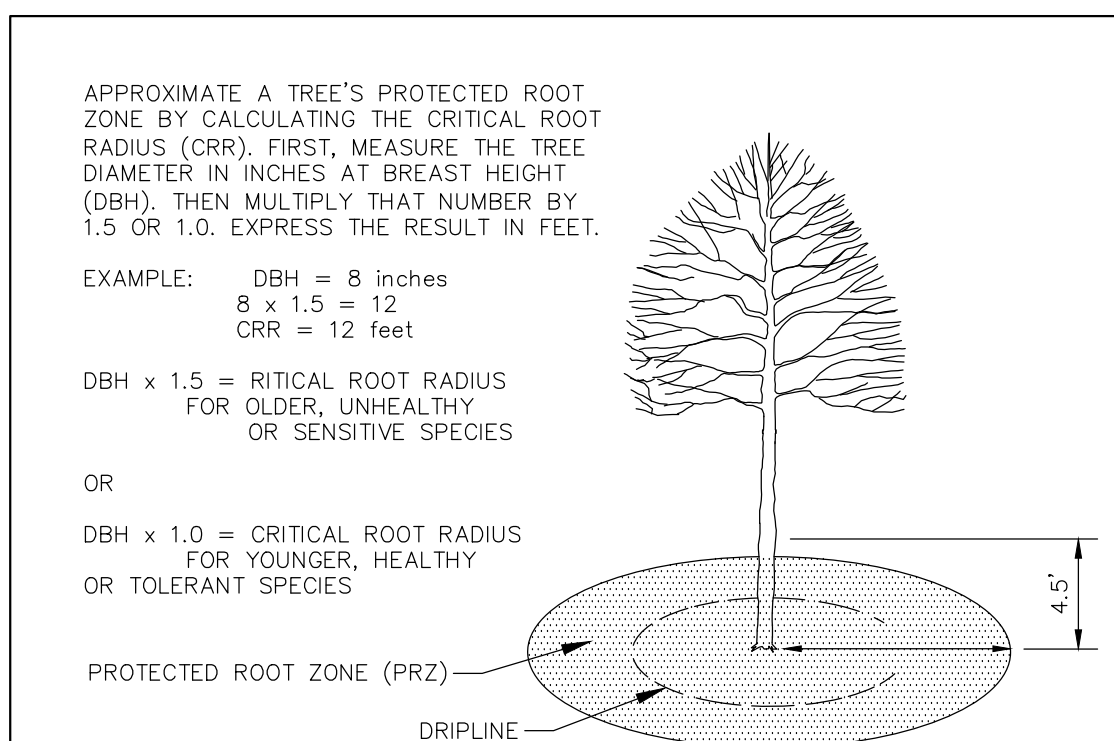
PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

REV. 01-03-2019



POLYETHYLENE LANDSCAPE EDGING DETAIL

REV. 01-03-2019



- NOTE:
- 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

REV. 01-04-2019

GENERAL NOTES

- GENERAL: ALL WORK IN THE R-D-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND SHALL 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 FREELY DIG (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 STANDARDS FOR TREE CARE OPERATIONS, ANSI A320. 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 INKED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE SMOOTH AND SHARP WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISETIC 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, SELECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND 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.
- ALL SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES DUG FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL-BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: 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 TO A MINIMUM AND CONSISTENT DEPTH OF 3" UNLESS 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 MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. 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 REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLES: BLACK VISQUEEN.
- 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 - POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL PEE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

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 ONE (1)-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 SHARPING 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 MANICURED 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.



Project Location / Address 241 JUNCTION ROAD, MADISON, WI
 Name of Project PRAIRIE TOWNE CENTER NORTH OUTLOT
 Owner / Contact UBS GLOBAL RE
 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	55,656
Total landscape points required	927
- 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 1

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			10	350
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			5	75
Upright evergreen shrub (i.e. arbutus)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	6	18	37	111
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			23	92
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2			222	444
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	4 EXISTING TREES TO REMAIN WITHIN LANDSCAPE BOUNDARY. 278 POINTS (20% OF TOTAL CALIPER)	278 (20% OF TOTAL POINTS REQUIRED)		
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				296		1072

Total Number of Points Provided 1,368

* 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.



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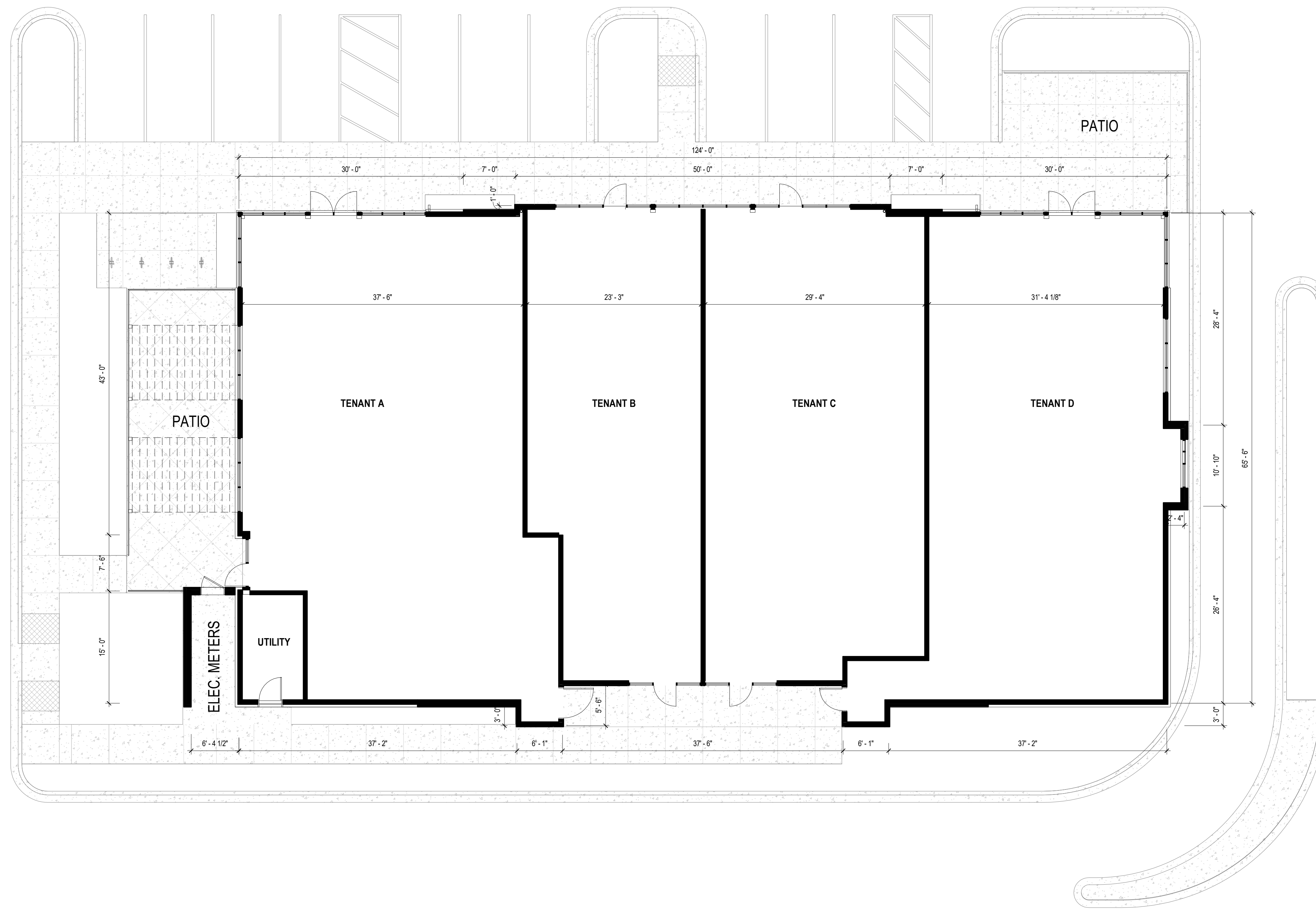
ISSUE DATES:

Issue	Description	Date
1	UDC INITIAL/FINAL	11/19/2019

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Sheet Title
LANDSCAPE DETAILS AND SPECIFICATIONS
 Project Number: Project Number
 Sheet Number

L2.0



PRAIRIE TOWNE CENTER
NORTH OUT LOT

241-245 JUNCTION ROAD, MADISON, WI 53717 11/20/2019

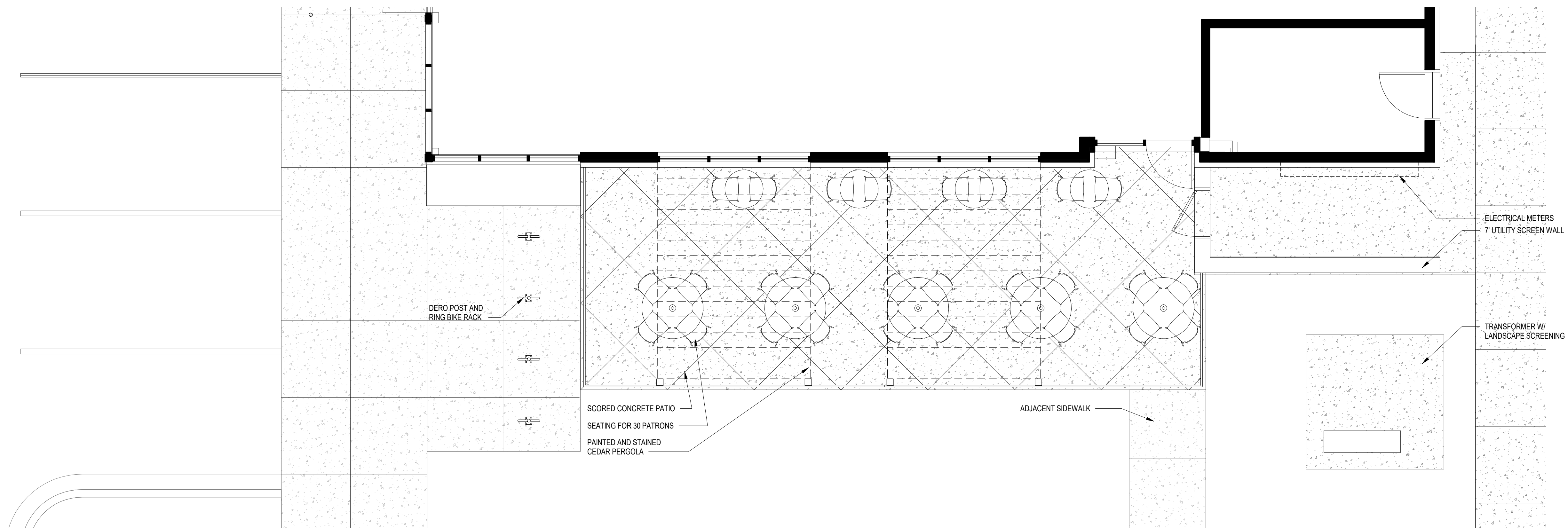
FIRST FLOOR PLAN



SHEET: 21



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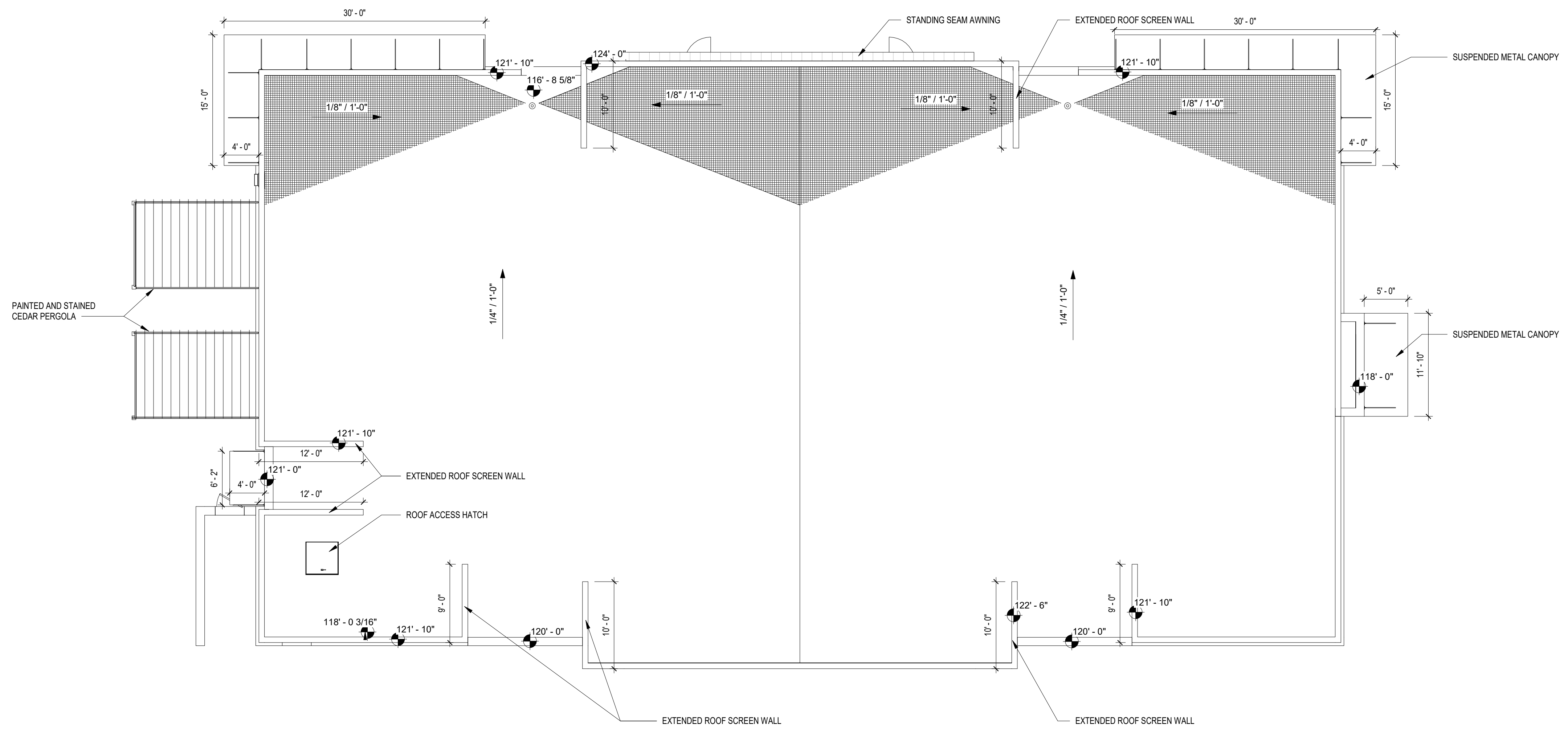
PRAIRIE TOWNE CENTER
NORTH OUT LOT

241-245 JUNCTION ROAD, MADISON, WI 53717 11/20/2019



SHEET: 22

OUTDOOR SEATING AREA PLAN



PRAIRIE TOWNE CENTER
NORTH OUT LOT

241-245 JUNCTION ROAD, MADISON, WI 53717 11/20/2019

ROOF PLAN



SHEET: 23

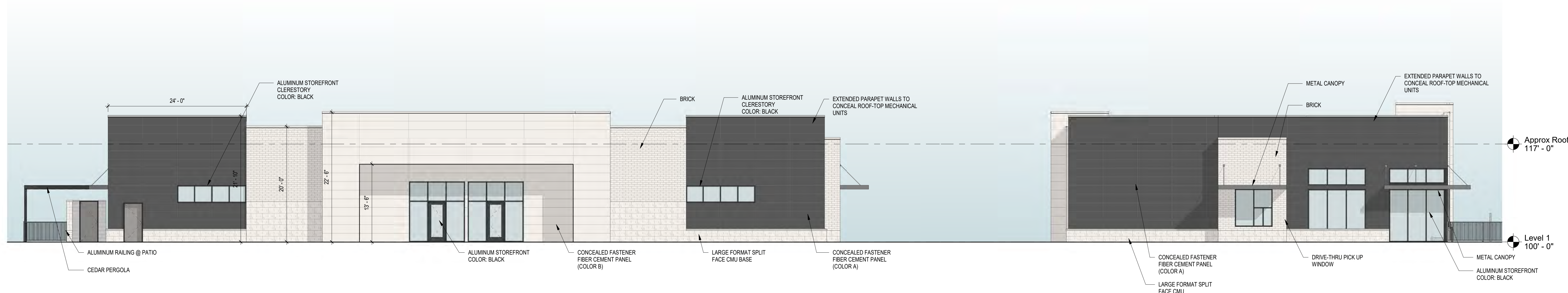


901 DENING WAY / MADISON, WI 53717
Ph: 608.664.3200 / Fx: 608.664.3535
iconicadetroit.com

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EXTERIOR MATERIAL LEGEND											
HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION
		BRICK	BELDEN UTILITY BRICK ALASKA WHITE VELOUR			FIBER CEMENT COLOR A	NICHA - ILLUMINATION SERIES - AW3030 COLOR: SW7069 - IRON ORE 18" X 120" PANEL, FIELD CUT TO 18" X 60"			METAL AWNING	STANDING SEAM METAL ROOF ON ALUMINUM FRAME COLOR: PAC-CLAD COLONIAL RED OR EQUIVALENT
		LARGE FORMAT CMU	COUNTY MATERIALS CMU 12" X 24" COLOR: WHITE FINISH: SPLIT FACE			FIBER CEMENT COLOR B	NICHA - ILLUMINATION SERIES - AW3030 COLOR: SW6077 - EVERYDAY WHITE 18" X 120" PANEL			METAL CANOPY	SUSPENDED METAL CANOPY COLOR: BLACK

NOTE: MATERIAL SWATCHES NOT TO SCALE - FOR REFERENCE ONLY

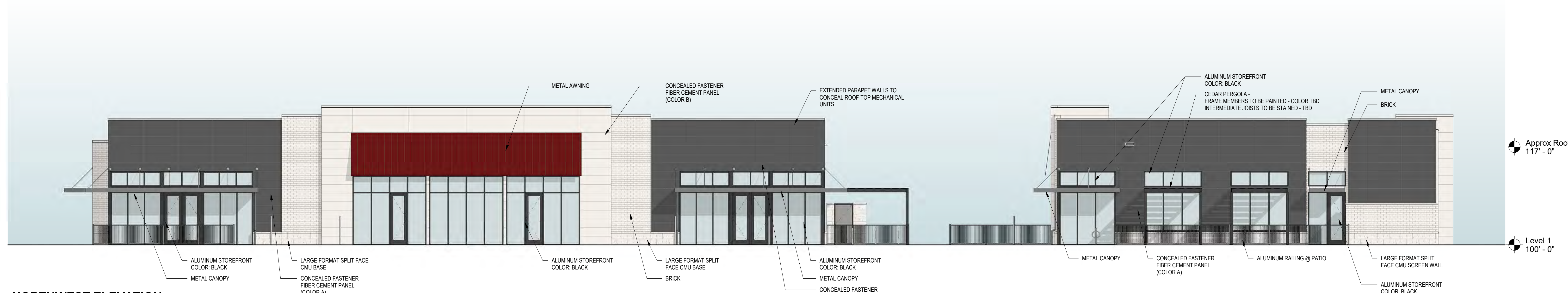


COLOR - SOUTHEAST ELEVATION

1/8" = 1'-0"

COLOR - NORTHEAST ELEVATION

1/8" = 1'-0"



**NORTHWEST ELEVATION
(VIEW FROM JUNCTION ROAD)**

1/8" = 1'-0"

COLOR - SOUTHWEST ELEVATION

1/8" = 1'-0"

**PRAIRIE TOWNE CENTER
NORTH OUT LOT**

241-245 JUNCTION ROAD, MADISON, WI 53717 11/20/2019

ELEVATIONS - COLOR



SHEET: 24

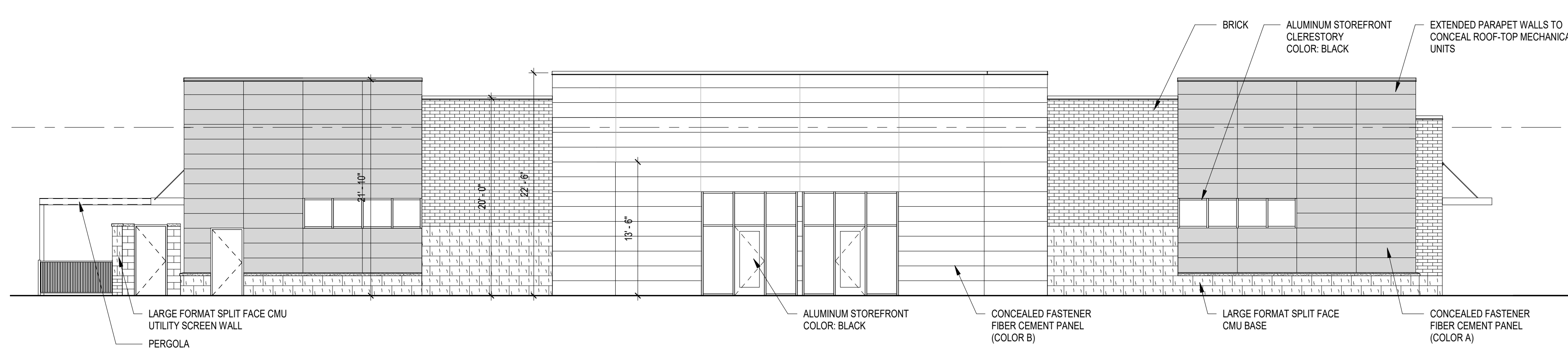


901 DENING WAY / MADISON, WI 53717
Ph: 608.684.3200 / Fx: 608.684.3535
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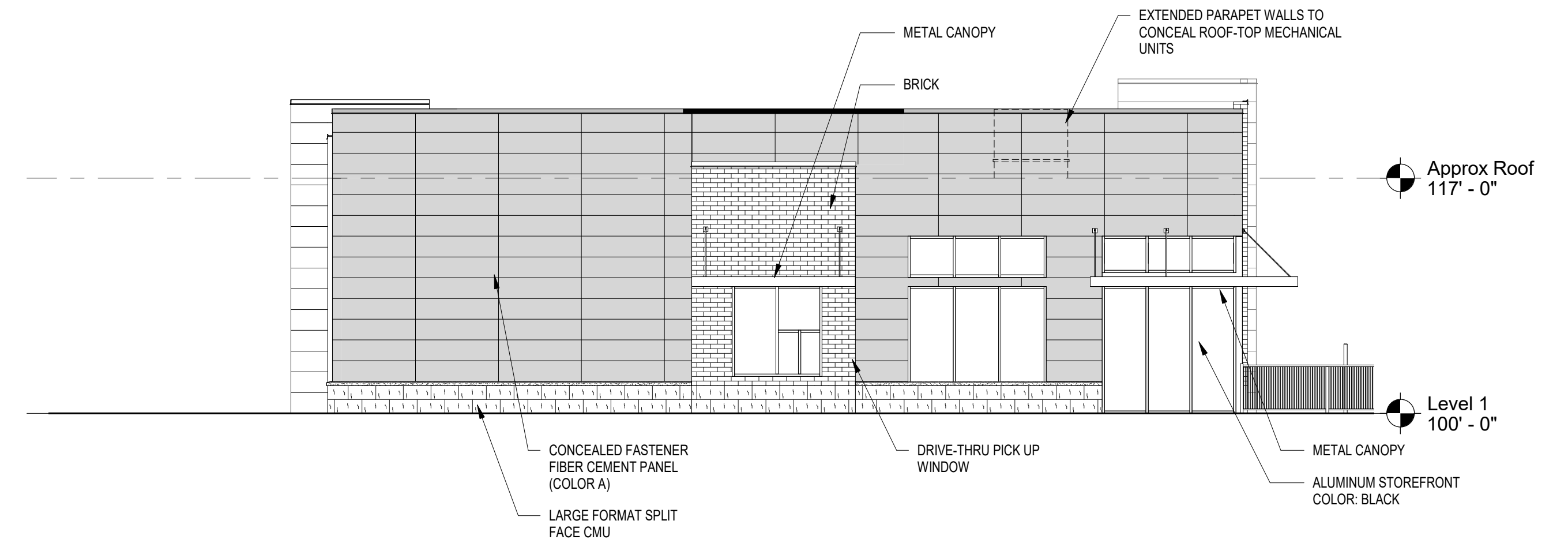
EXTERIOR MATERIAL LEGEND											
HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION
		BRICK	BELDEN UTILITY BRICK COLOR: ALASKA WHITE VELOUR			FIBER CEMENT COLOR A	NICHA - ILLUMINATION SERIES - AW3030 COLOR: SW7069 - IRON ORE 18" X 120" PANEL, FIELD CUT TO 18" X 60"			METAL AWNING	STANDING SEAM METAL ROOF ON ALUMINUM FRAME PAC-CLAD COLONIAL RED OR EQUIVALENT
		LARGE FORMAT CMU	COUNTY MATERIALS CMU 12" X 24" COLOR: WHITE FINISH: SPLIT FACE			FIBER CEMENT COLOR B	NICHA - ILLUMINATION SERIES - AW3030 COLOR: SW6077 - EVERYDAY WHITE 18" X 120" PANEL			METAL CANOPY	SUSPENDED METAL CANOPY COLOR: BLACK

NOTE: MATERIAL SWATCHES NOT TO SCALE - FOR REFERENCE ONLY



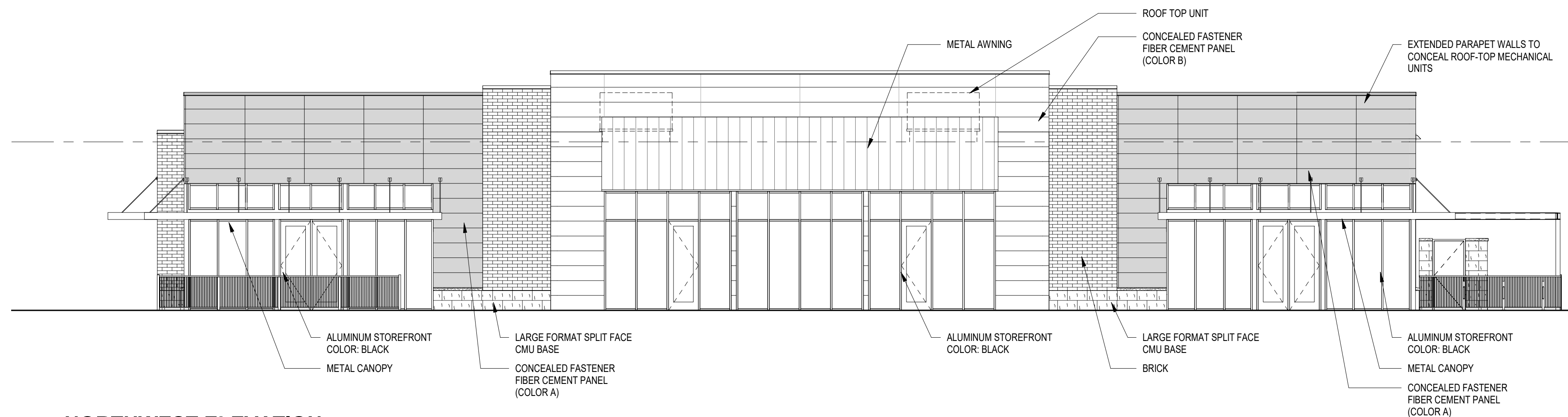
SOUTHEAST ELEVATION

1/8" = 1'-0"



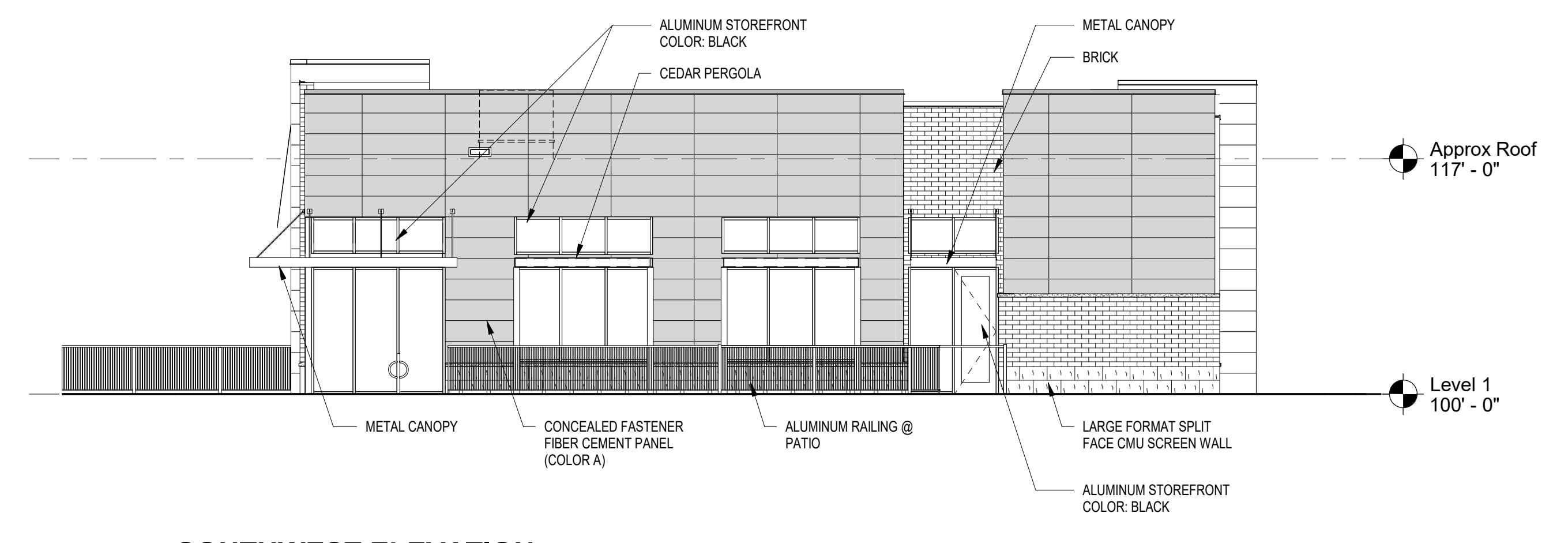
NORTHEAST ELEVATION

1/8" = 1'-0"



NORTHWEST ELEVATION

1/8" = 1'-0"



SOUTHWEST ELEVATION

1/8" = 1'-0"



PRAIRIE TOWNE CENTER
NORTH OUT LOT

241-245 JUNCTION ROAD, MADISON, WI 53717 11/20/2019

ELEVATIONS - B&W

SHEET: 25



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EXTERIOR RENDERING

SHEET: 26



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EXTERIOR RENDERING

SHEET: 27





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EXTERIOR RENDERING

SHEET: 28



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EXTERIOR RENDERING

SHEET: 29



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EXTERIOR RENDERING

SHEET: 30



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