

CITY OF MADISON LAND USE APPLICATION - LETTER OF INTENT

Parking Lot at 5417 Femrite Drive

Applicant: 5513 Femrite Drive LLC
David H. Meyer, Registered Agent
5501 Femrite Dr
Madison, WI 53718
davidm.badgerbus@gmail.com

Project Team:

Brian J. Beaulieu, P.E.
Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608-644-1449 x 309 (office)
608-628-1377 (mobile)
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bbeaulieu@edgeconsult.com

Daniel A. O'Callaghan
Michael Best & Friedrich LLP
One South Pinckney Street, Suite 700
Madison, WI 53703-4257
608.283.0117 (direct)
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daocallaghan@michaelbest.com

Existing Conditions: The site is zoned IL (Industrial Limited) and is currently occupied by a nonconforming single-family residence with detached garage.

Proposed Use: The applicant proposes to demolish the existing nonconforming single-family residence and detached garage and construct a 31-space parking lot, paved and landscaped per code.

Snow Storage: It is anticipated that snow removal will be handled in one of several ways. First, a limited amount of snow will be pushed to the vegetative buffers adjacent to the paved areas of the site. When no more snow can be accommodated in these areas, snow will be stored in the center of the site, in the area where two parallel stalls are laid out. Finally, in years with significant snow fall that cannot be accommodated on-site, some amount of snow will be removed from the site altogether.

Project Schedule: The project is scheduled to commence construction as soon as approvals are received, with completion of construction anticipated in Spring of 2015, weather permitting.

Lot Coverage & Impervious Area Calculations:

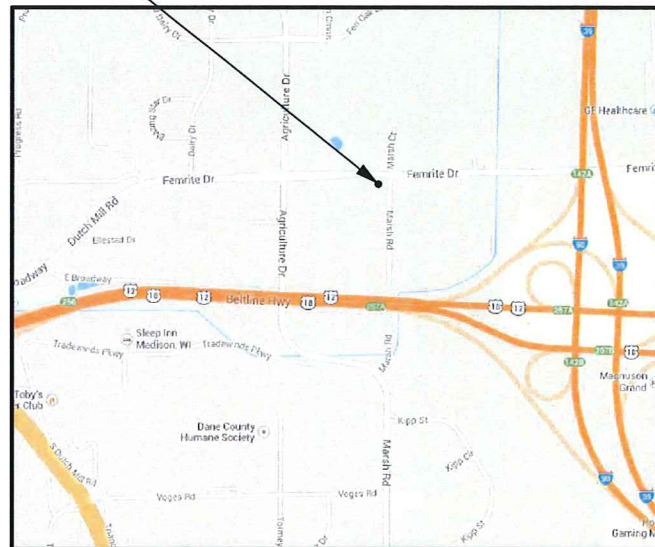
Total Lot Area – 0.427 acres – 18,615 SF
Total Disturbed Area – 17,220 SF
Existing Impervious Area – 4,720 SF
Additional Impervious Area – 7,992 SF
Total Impervious Area – 12,712 SF (68.3%)
Total Pervious Area – 5,903 SF (31.7%)

5417 FEMRITE DRIVE PARKING LOT BADGER BUS CITY OF MADISON, DANE COUNTY

APPLICATION REVIEW DRAWINGS DECEMBER 2014



SITE LOCATION



SITE LOCATION MAP

SCALE: NTS



PROJECT DIRECTORY:

ENGINEER:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
CONTACT: BRIAN BEAULIEU
PHONE: (608) 644-1449

OWNER:
5513 FEMRITE, LLC
5501 FEMRITE DRIVE
MADISON, WI 53718
CONTACT: DAVID MEIER
PHONE: (608) 255-1511

PROJECT INFO:

SITE LOCATION:
5417 FEMRITE DRIVE
MADISON, WI 53718

PLSS LOCATION:
SE 1/4 OF THE SE 1/4,
SEC 22, T7N, R10E,
CITY OF MADISON,
DANE COUNTY,
WISCONSIN

ZONING:
EXISTING - IL (INDUSTRIAL LIMITED)
PROPOSED - IL (INDUSTRIAL LIMITED)

PARCEL NO.:
071022400924

PROJECT AREAS:
TOTAL LOT AREA - 0.427 ACRES - 18,615 SF
TOTAL DISTURBED AREA - 17,220 SF
EXISTING IMPERVIOUS AREA - 4,720 SF
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SHEET INDEX:

NO.:	PAGE TITLE
G001	TITLE SHEET
C101	DEMOLITION PLAN
C102	SITE PLAN
C103	GRADING PLAN
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS
L100	LANDSCAPING PLAN



**5417 FEMRITE DRIVE PARKING LOT
BADGER BUS
CITY OF MADISON, DANE COUNTY**

TITLE SHEET

MARK:	DATE:	DESCRIPTION:

ISSUE DATE: 12/03/2014
SET TYPE: PR
GRAPHIC SCALE: 2,000' / in.
DRAWN BY: BJB
CHECKED BY: AJO
PLOT DATE: 12/3/2014
PROJECT NUMBER: 11455
FILE NAME: G001.dgn

SHEET IDENTIFICATION:
G001



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

FAX A LOCATE 1-800-338-3860
TDD(FOR HEARING IMPAIRED) 1-800-542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

ENGINEER SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

SIGNATURE: _____

DATE: _____

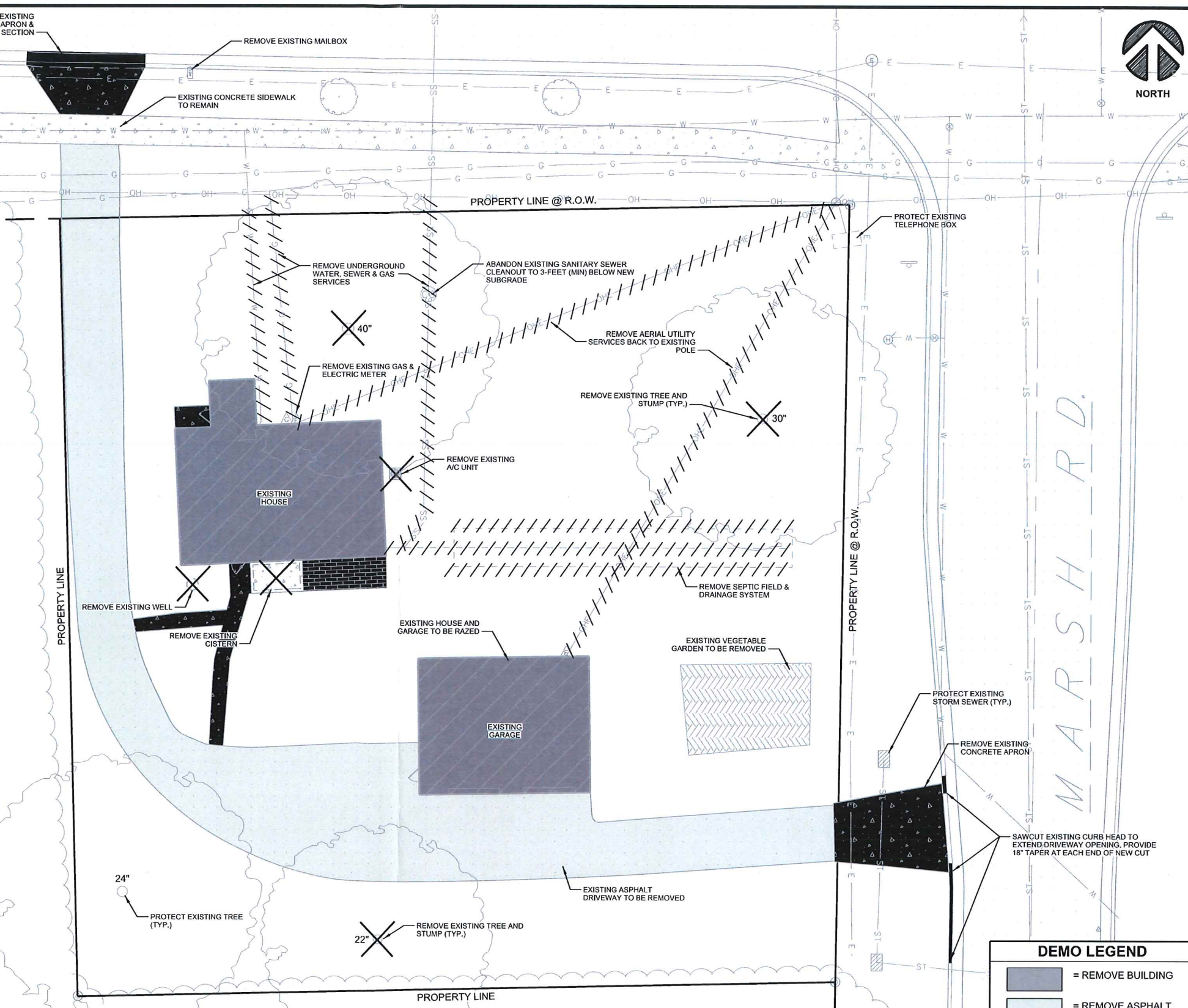
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**5417 FEMRITE DRIVE PARKING LOT
 BADGER BUS
 CITY OF MADISON, DANE COUNTY
 DEMOLITION PLAN**

GENERAL DEMOLITION NOTES

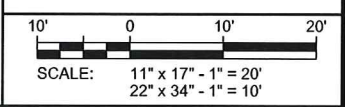
1. IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THEN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PREFORM WORK CONTAINED ON THIS DRAWING. EXCAVATION SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.
2. EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND DISCREPANCIES REPORTED TO ENGINEER PRIOR TO STARTING OF WORK.
3. ALL UTILITY SERVICES TO EXISTING BUILDINGS SCHEDULED FOR DEMOLITION SHALL BE REMOVED BY UTILITY PROVIDER OR CONTRACTOR WHERE ALLOWED. MAINTAIN ALL OTHER UTILITY SERVICES ADJACENT TO THIS PROJECT IN SERVICE THROUGHOUT PROJECT. RELOCATE EXISTING UTILITY SERVICES WHEN REQUIRED. CONTRACTOR TO COORDINATE CONSTRUCTION SEQUENCING WITH ALL AFFECTED UTILITIES. A LISTING OF KNOWN UTILITY PROVIDERS IS AS FOLLOWS:
 NATURAL GAS (MADISON GAS & ELECTRIC)
 ELECTRIC (MADISON GAS & ELECTRIC AND ATC)
 WATER / SEWER (CITY OF MADISON)
 TELECOMMUNICATIONS (AT&T)
 CABLE TV (CHARTER COMMUNICATIONS)
4. REMOVE ALL TREES AND VEGETATION WITHIN DEMO LIMITS AS PART OF THIS PROJECT UNLESS OTHERWISE NOTED. TREES NOTED TO REMAIN SHALL BE PROTECTED THROUGHOUT THE PROJECT.
5. STAGING AREAS SHALL BE LOCATED WITHIN THE PROPERTY, OR ON ADJACENT PROPERTY OWNED BY BADGER BUS WITH PRIOR KNOWLEDGE OF OWNER.
6. BASEMENT FOUNDATIONS AND FLOORS SHALL BE REMOVED COMPLETELY.
7. CONTRACTOR IS RESPONSIBLE FOR SECURING THE JOB SITE, TO PROTECT THE PUBLIC AND ALLOW CONTINUED ACCESS TO NEIGHBORING BUILDINGS OUTSIDE OF THE PROJECT LIMITS.
8. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH NR447 FOR DUST CONTROL. DEMOLITION TO BE COMPLETED KEEPING BUILDING MATERIALS WET ALLOWING NO VISIBLE EMISSIONS.
9. CONTRACTOR SHALL REMOVE, CONTAIN AND PROPERLY DISPOSE OF ALL HVAC SYSTEMS AND REFRIGERANTS FROM EXISTING A/C UNITS AND OTHER COOLING SYSTEMS.
10. CONTRACTOR TO NOTIFY THE MADISON WATER UTILITY TO REMOVE WATER METERS PRIOR TO DEMOLITION. ALL REMOVED WATER SERVICES SHALL BE ABANDONED IN ACCORDANCE WITH CITY OF MADISON WATER UTILITY REQUIREMENTS.
11. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS TO PERMANTLY PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVE THE BUILDING(S) BEING DEMOLISHED AT THE MAIN. FOR EACH LATERAL TO BE PERMANENTLY PLUGGED THE CONTRACTOR SHALL PAY FOR THE APPROPRIATE DEPOSITS AND FEES IN ACCORDANCE WITH CITY REQUIREMENTS.
12. CONTRACTOR SHALL PROVIDE A REUSE/RECYCLING PLAN, TO BE REVIEWED AND APPROVED BY THE CITY'S RECYCLING COORDINATOR, MR. GEORGE DRECKMANN, PRIOR TO DEMOLITION.
13. CONTRACTOR SHALL SUBMIT DOCUMENTATION DEMONSTRATING COMPLIANCE WITH THE APPROVED REUSE AND RECYCLING PLAN WITHIN 30 DAYS OF COMPLETION OF DEMOLITION.
14. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY WELLS ARE ENCOUNTERED DURING DEMOLITION.
15. ALL BENCHMARKS AND CONTROL POINTS SHALL BE PROTECTED AND THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR REPLACEMENT OF ANY THAT ARE DISTURBED DURING CONSTRUCTION.



LEAD AND ASBESTOS NOTE:
 THE PRESENCE OF LEAD PAINT AND ASBESTOS HAS NOT BEEN DETERMINED. CONTRACTOR SHALL VERIFY THAT ALL HAZARDOUS MATERIALS ARE PROPERTY REMOVED FROM THE BUILDINGS PRIOR TO DEMOLITION. CONTRACTOR SHALL PROVIDE HAZARDOUS WASTE TESTING, REMOVAL, HAULING, AND DISPOSAL DETAILS PRIOR TO THE WORK TAKING PLACE.

DEMO LEGEND

	= REMOVE BUILDING
	= REMOVE ASPHALT PAVEMENT
	= REMOVE CONCRETE
	= ITEM TO BE REMOVED
	= UTILITY REMOVAL



REVISIONS:

MARK	DATE	DESCRIPTION

ISSUE DATE:
12/03/2014

SET TYPE:
PR

GRAPHIC SCALE:
20,000' / in.

DRAWN BY:
BJB

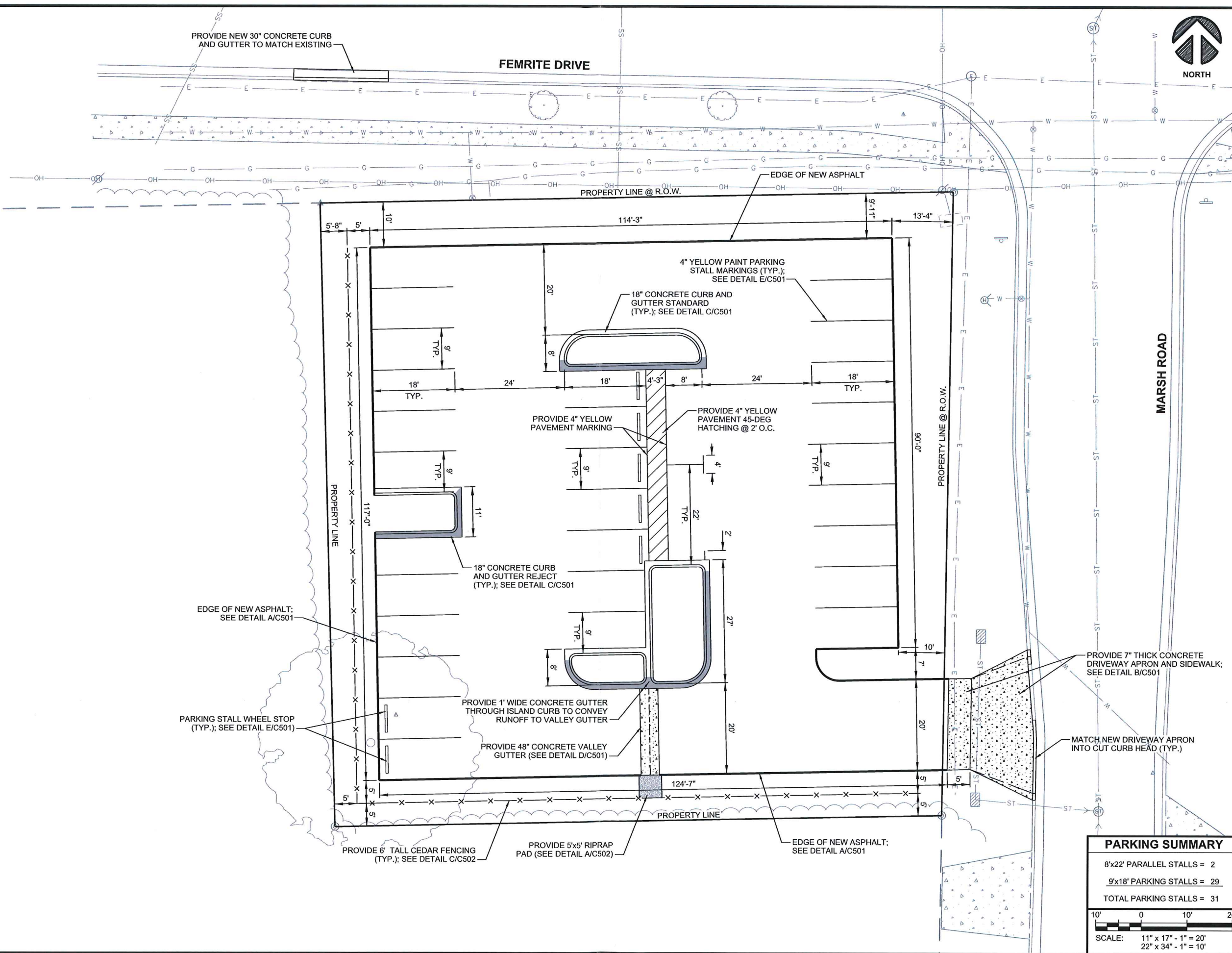
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PLOT DATE:
12/3/2014

PROJECT NUMBER:
11455

FILE NAME:
C101.dgn

SHEET IDENTIFICATION:
C101



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5417 FEMRITE DRIVE PARKING LOT
 BADGER BUS
 CITY OF MADISON, DANE COUNTY
SITE PLAN

REVISIONS:	DESCRIPTION:
MARK:	DATE:

ISSUE DATE:	12/03/2014
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GRAPHIC SCALE:	20,000' / in.
DRAWN BY:	BJB
CHECKED BY:	AJO
PLOT DATE:	12/3/2014
PROJECT NUMBER:	11455
FILE NAME:	C102.dgn

PARKING SUMMARY

8'x22' PARALLEL STALLS =	2
9'x18' PARKING STALLS =	29
TOTAL PARKING STALLS =	31

SCALE: 11" x 17" - 1" = 20'
 22" x 34" - 1" = 10'

SHEET IDENTIFICATION:
C102

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MATCH INTO EXISTING CURB AND ASPHALT

FEMRITE DRIVE



APPROXIMATE GRADING LIMIT (TYP.)

PROPERTY LINE @ R.O.W.

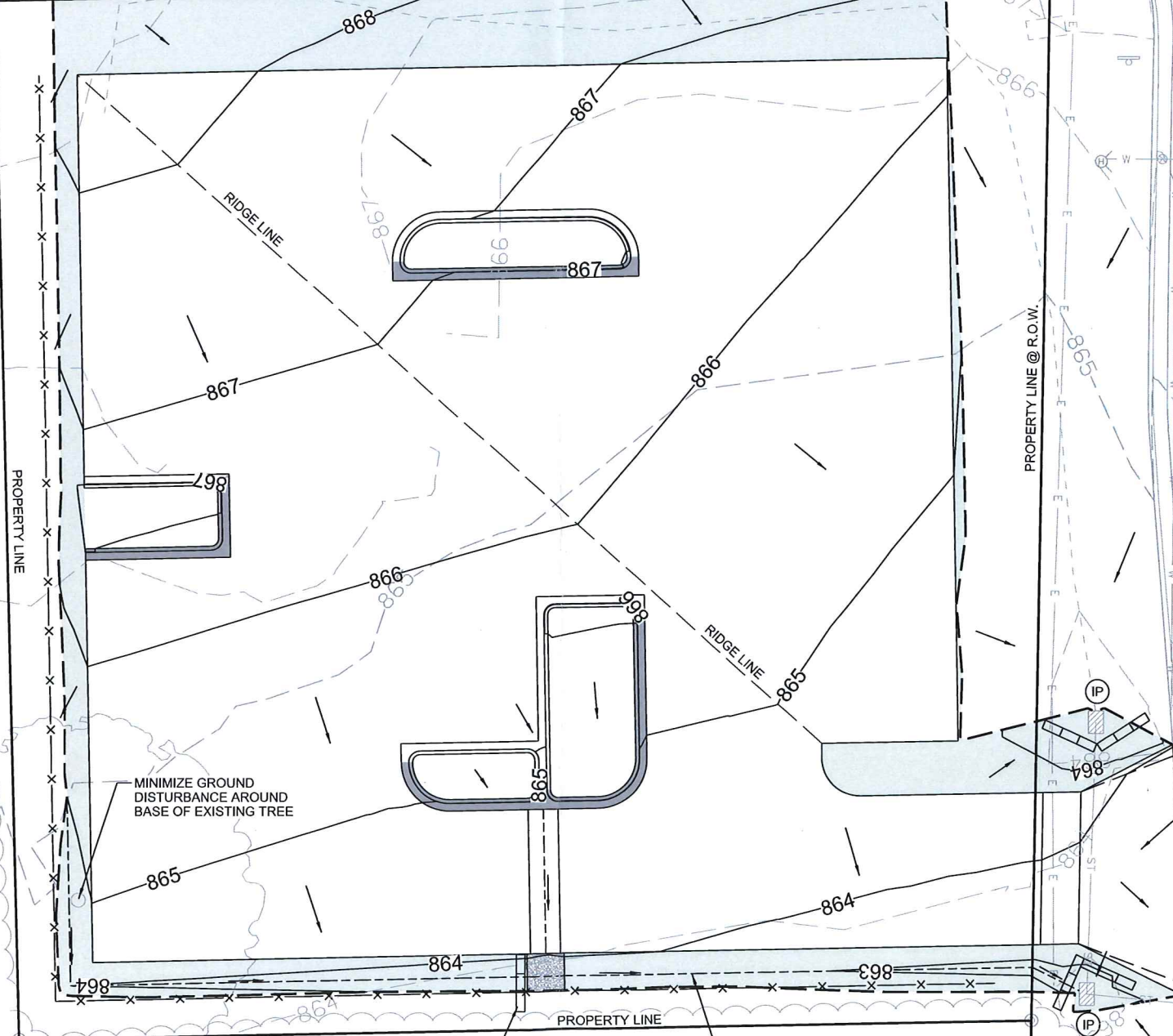
MARSH ROAD

GRADING PLAN GENERAL NOTES

1. FINISHED SITE TO BE GRADED TO MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
2. RESTORE ALL TURF AREAS (INCLUDING STAGING AREAS) TO LAWN TYPE GRASS. PREPARE SUBGRADE BY TILLING UP COMPACTED SOILS. INSTALL 6" MIN. TOPSOIL, SEED AND MULCH OR EROSION MAT.
3. GRADING PLAN ELEVATIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE STATED.
4. ALL PAVED AREA SUBGRADE AND BASE COURSE SHALL BE PROOF ROLLED WITH A LOADED QUAD-AXLE DUMP TRUCK, OR OTHER APPROVED VEHICLE, PRIOR TO PAVEMENT OR CURB INSTALLATION.
5. FILL AREAS WITHIN IMPERVIOUS AREAS SHALL BE BUILT UP IN LAYERS NOT TO EXCEED 12-INCHES AND COMPACTED TO 95% MAXIMUM DRY DENSITY (MODIFIED PROCTOR).

EROSION CONTROL GENERAL NOTES

1. ALL CONTRACTORS SHALL COMPLY WITH APPROVED PERMIT REQUIREMENTS FROM THE CITY OF MADISON.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.
3. THE CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES ON A WEEKLY BASIS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT 0.5 INCHES OR GREATER WHICH RESULTS IN RUNOFF.
4. THE EROSION CONTROL ITEMS SHOWN ARE THE MINIMUM REQUIRED. ACTUAL LOCATIONS AND TYPE SHALL BE ADJUSTED IN THE FIELD BY CONTRACTOR WHILE MAINTAINING PERMIT COMPLIANCE.
5. WDOT TYPE 'D' INLET PROTECTION SHALL BE INSTALLED AT ALL ON-SITE INLETS AND IMMEDIATE DOWN STREAM STORM INLETS WITHIN ADJACENT PUBLIC ROADWAYS. DEVICES TO BE INSTALLED IMMEDIATELY AFTER INLET INSTALLATION, MAINTAINED BY THE CONTRACTOR AND KEPT IN PLACE UNTIL FINAL SITE PAVING AND/OR STABILIZATION.
6. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT. SEDIMENT TO BE REMOVED FROM BEHIND SILT FENCE WHEN DEPOSITS REACH HALF HEIGHT OF BARRIERS TYP. FABRIC TO BE INSTALLED 4 INCHES (MIN) BELOW GRADE. ALL FINISH GRADED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINISH GRADING IS COMPLETE ON ANY AREA.
7. WDOT CLASS 1 TYPE B EROSION MAT SHALL BE PLACED ON ALL TURF SLOPES GREATER THAN 10:1 (H:V) AND DITCH BOTTOMS.
8. SEEDING GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND EROSION MAT. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.
9. SOIL STOCKPILES EXISTING FOR MORE THAN 7 DAYS SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER APPROVED MEANS.



MINIMIZE GROUND DISTURBANCE AROUND BASE OF EXISTING TREE

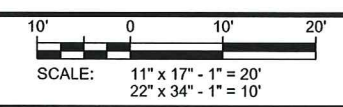
PROVIDE EROSION BALES W/ 2 STAKES PER BALE (TYP.)

PROVIDE GRASS SWALE 3' OFFSET FROM EDGE OF PAVEMENT FLOWING EAST AT 1.0% MIN SLOPE

PROVIDE STONE TRACKING PAD AT NEW DRIVEWAY ENTRANCE; SEE DETAIL B/C502

GRADING LEGEND

- - - 963' = EXIST. CONTOURS
- 963' = PRO. CONTOURS
- = DRAINAGE PATH
- FL: = SWALE FLOWLINE ELEVATION
- [Hatched Box] = WDOT CLASS 1 TYPE B EROSION MAT
- [Line with dashes] = SILT FENCE
- [Rectangles] = EROSION BALES
- (IP) = WDOT TYPE 'D' INLET PROTECTION



MARK	DATE	DESCRIPTION

ISSUE DATE:	12/03/2014
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GRAPHIC SCALE:	20,000' / in.
DRAWN BY:	BJB
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PLOT DATE:	12/3/2014
PROJECT NUMBER:	11455
FILE NAME:	C103.dgn

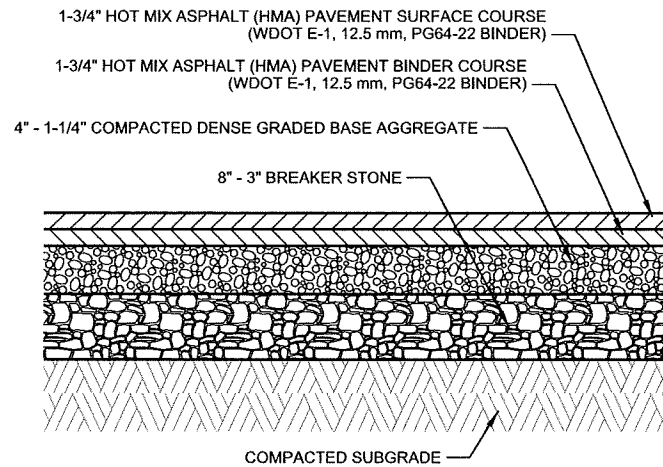
SHEET IDENTIFICATION:
C103

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5417 FEMRITE DRIVE PARKING LOT
BADGER BUS
CITY OF MADISON, DANE COUNTY

GRADING PLAN

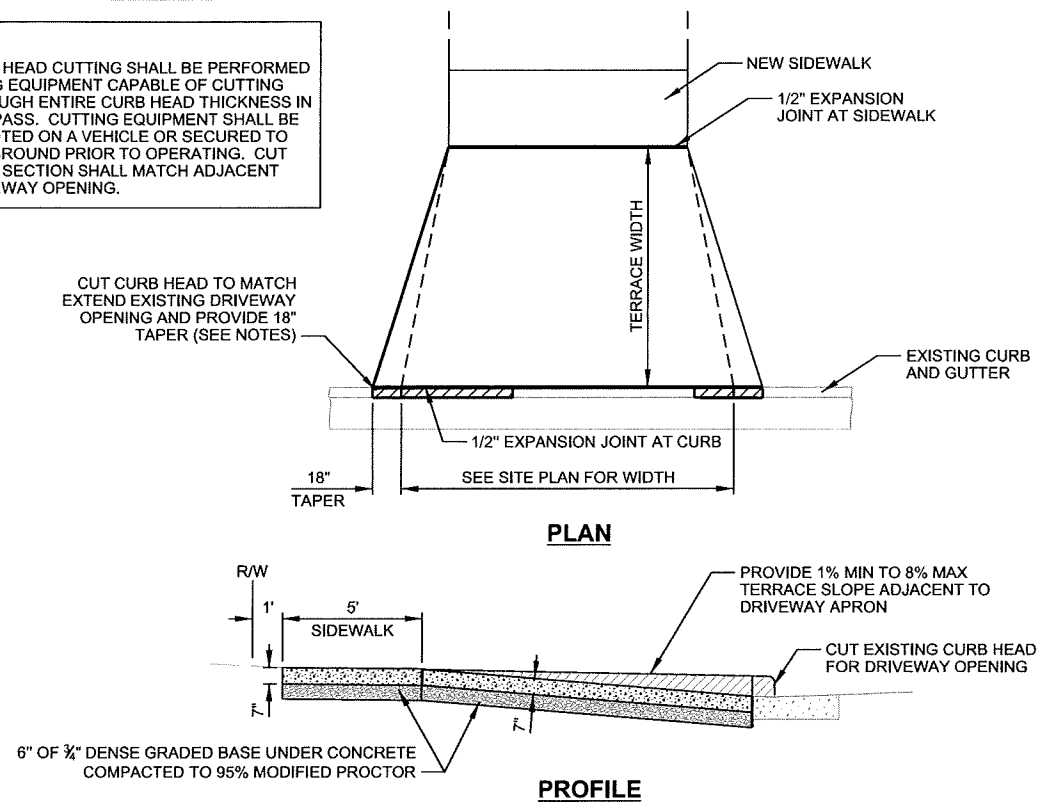
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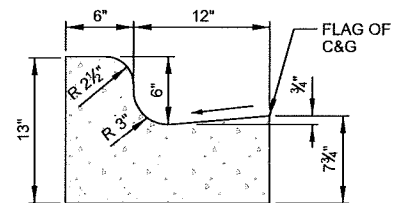
- NOTES:
1. APPLY TACK COAT BETWEEN LAYERS

A ASPHALT PAVEMENT SECTION
SCALE: NTS

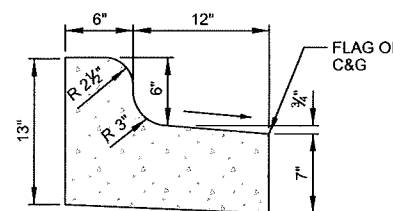
- NOTES:
1. CURB HEAD CUTTING SHALL BE PERFORMED USING EQUIPMENT CAPABLE OF CUTTING THROUGH ENTIRE CURB HEAD THICKNESS IN ONE PASS. CUTTING EQUIPMENT SHALL BE MOUNTED ON A VEHICLE OR SECURED TO THE GROUND PRIOR TO OPERATING. CUT CURB SECTION SHALL MATCH ADJACENT DRIVEWAY OPENING.



B CONCRETE DRIVEWAY APRON DETAIL
SCALE: NTS



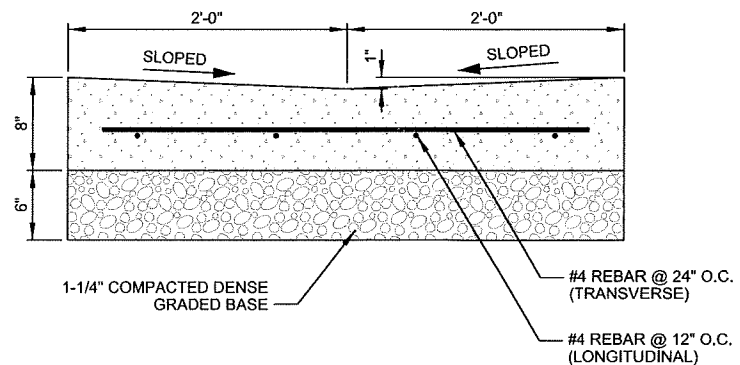
STANDARD 18" CONCRETE CURB & GUTTER



REJECT 18" CONCRETE CURB & GUTTER

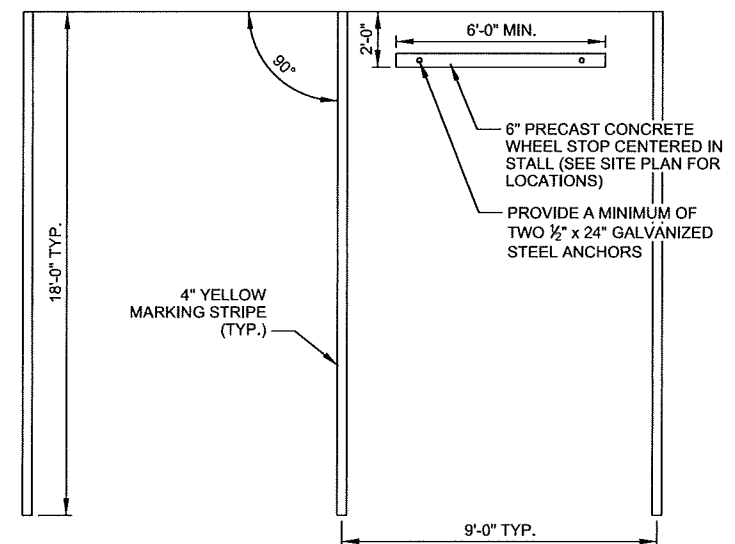
- NOTES:
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
 2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTLY BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
 3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON 6" OF THOROUGHLY COMPACTED CRUSHED STONE.
 4. HAND TOOL ALL JOINTS.
 5. MEDIUM BROOM FINISH.
 6. SEE SITE PLAN FOR LOCATION OF STANDARD VS. REJECT CURB

C CONCRETE CURB & GUTTER DETAILS
SCALE: NTS



- NOTES:
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 10' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
 2. HAND TOOL ALL JOINTS.
 3. MEDIUM BROOM FINISH.
 4. 3" MINIMUM COVER ON ALL REBAR

D CONCRETE VALLEY GUTTER DETAIL
SCALE: NTS

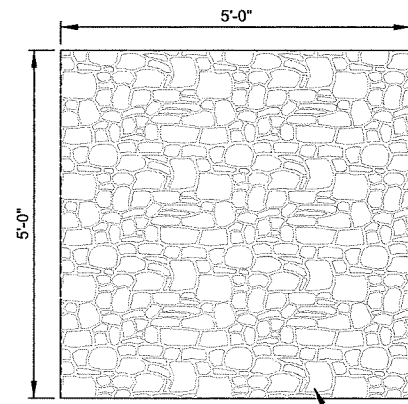


- NOTES:
1. PAINT TO BE TRAFFIC GRADE HIGH VISIBILITY (LATEX) PAINT.
 2. MARKINGS SHALL BE THICK ENOUGH TO NOT ALLOW PAVEMENT TO SHOW THROUGH PAINT SURFACE.
 3. TWO COATS MIN. REQUIRED.

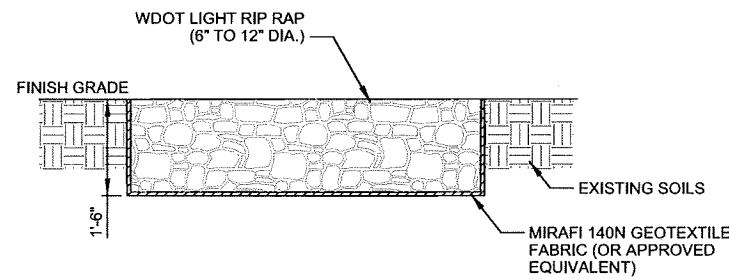
E TYPICAL PARKING STALL DETAIL
SCALE: NTS

REVISIONS:	DESCRIPTION:
MARK:	DATE:

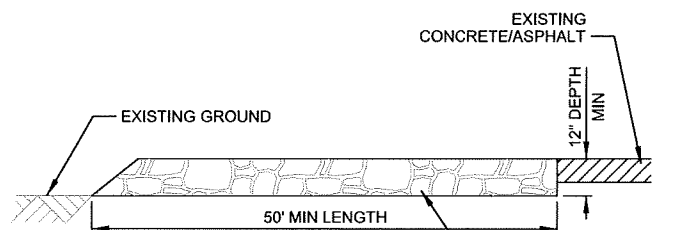
ISSUE DATE:	12/03/2014
SET TYPE:	PR
GRAPHIC SCALE:	2,000' / in.
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CHECKED BY:	AJO
PLOT DATE:	12/3/2014
PROJECT NUMBER:	11455
FILE NAME:	C501.dgn



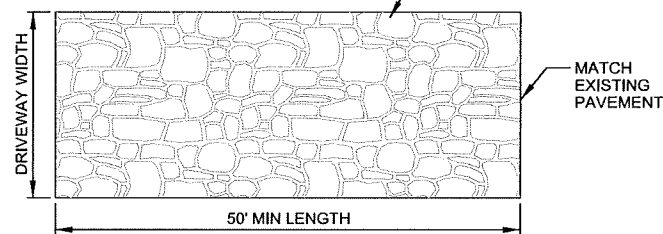
WDOT LIGHT RIP RAP W/ MIRAFI 140N GEOTEXTILE FABRIC (OR APPROVED EQUIVALENT)



A RIP RAP PAD DETAIL
SCALE: NTS



SECTION VIEW

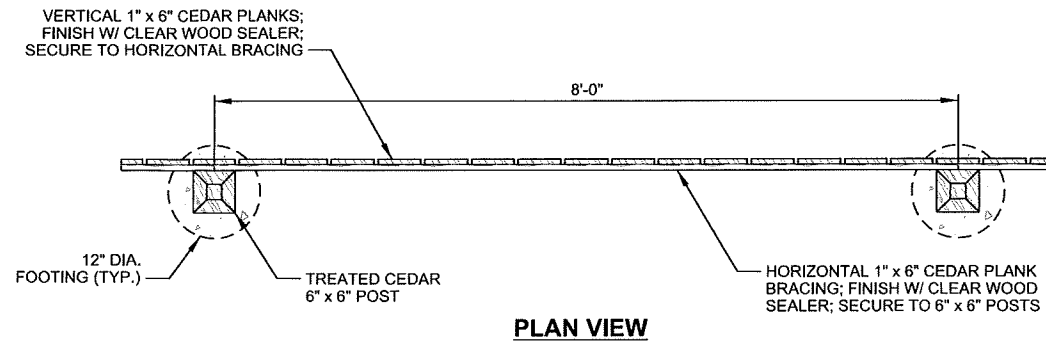


PLAN VIEW

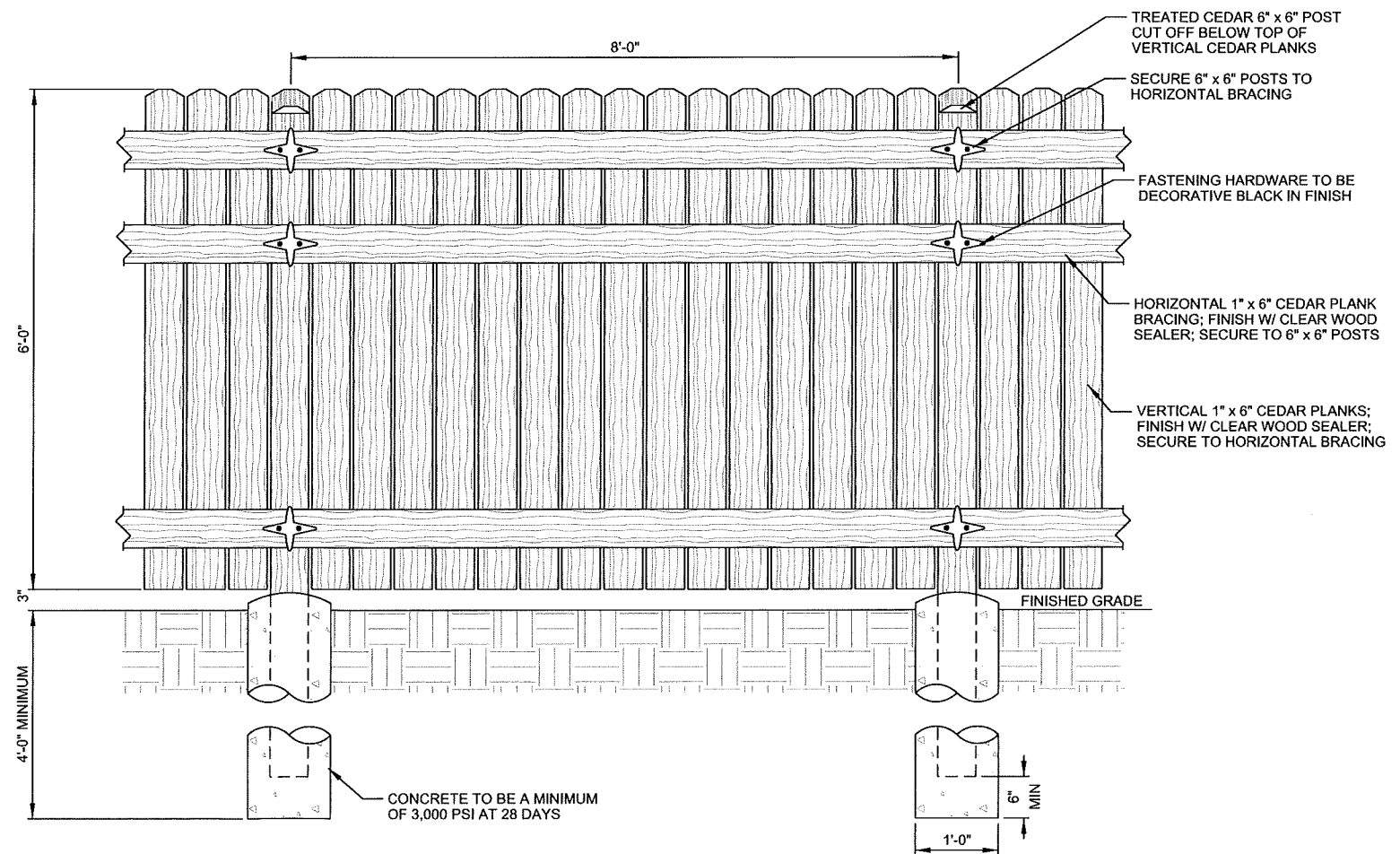
NOTES

1. TRACKING PAD WILL BE UNDERLAIN WITH A GEOTEXTILE FABRIC IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057

B STONE TRACKING PAD
SCALE: NTS



PLAN VIEW



ELEVATION (INTERIOR) VIEW

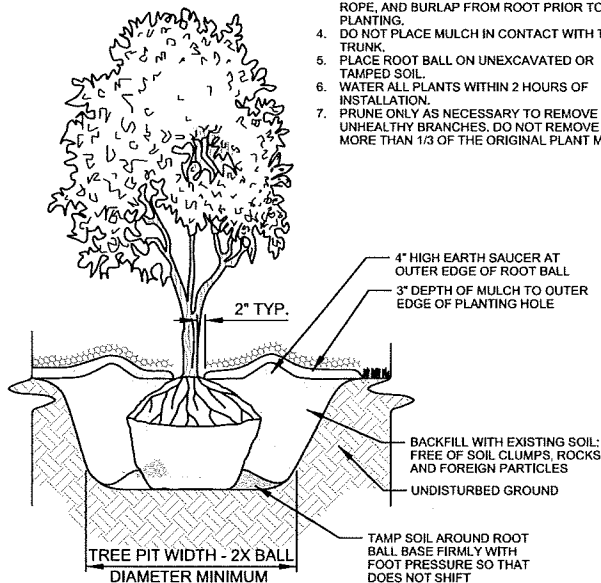
C CEDAR PRIVACY FENCE DETAIL
SCALE: NTS

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FILE NAME:	C502.dgn

NOTES:

1. PLANT EACH TREE SUCH THAT THE BASE OF THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE ENTIRE WIRE BASKET, REMOVE ALL TWINE, ROPE, AND BURLAP FROM ROOT PRIOR TO PLANTING.
4. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.
5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.

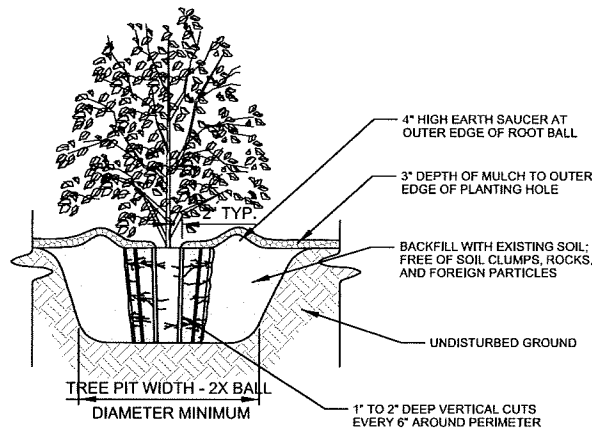


A BALL & BURLAP TREE PLANTING DETAIL

SCALE: NTS

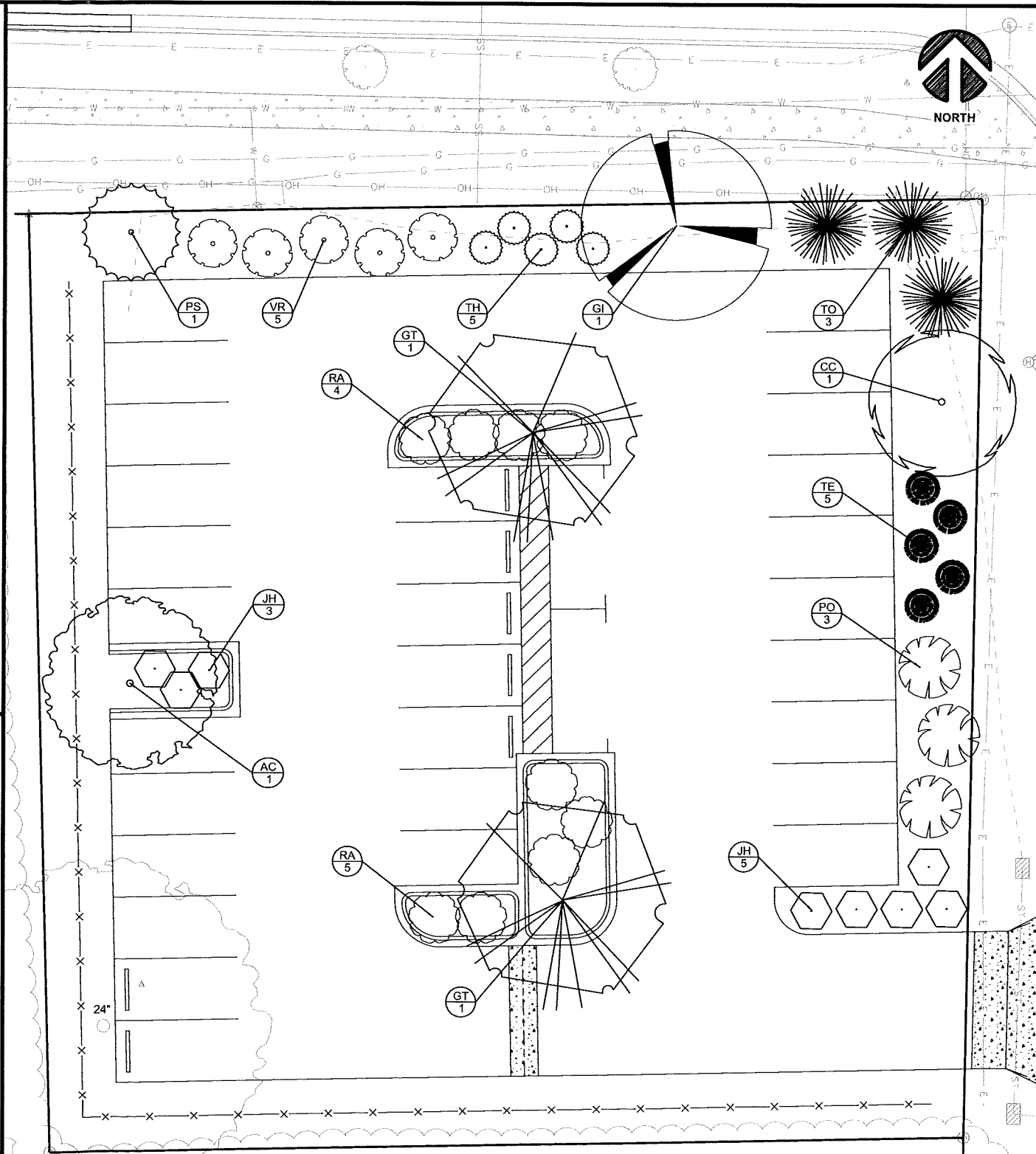
NOTES:

1. FOR 3 TO 10 GALLON CONTAINERS: MAKE 1' TO 2' DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING.
2. PLANT EACH SHRUB OR PERENNIAL SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.



B LARGE CONTAINER PLANTING DETAIL

SCALE: NTS



NOTES:

1. EXISTING MATURE DECIDUOUS TREES TO REMAIN AND BE PROTECTED AS SHOWN ON THE DRAWINGS.
2. CONTRACTOR TO REMOVE DEAD AND DAMAGED LIMBS, AND PRUNE LOWER LIMBS TO A HEIGHT OF 10' ABOVE THE ADJACENT EDGE OF PAVEMENT TO PROVIDE VERTICAL CLEARANCE FOR PARKING STALLS.
3. TREES SHALL BE PRUNED ACCORDING TO STANDARD HORTICULTURAL PRACTICES.
4. TREE CALIPER GIVEN IN INCHES NEAR CENTER OF TREE SYMBOL.

5417 FEMRITE DRIVE PARKING LOT

LANDSCAPING POINT SUMMARY

13,560 = Total Developed Area (SF)
 136 = Overall Landscape Points Required (1/100 SF)
 IL = Zoning District

275.66 = Street Frontage (LF)

12,417 = Paved Parking Area (SF)
 994 = 8% Interior Island Area Required (SF)
 1,024 = Interior Island Area Provided (SF)

Street Frontage

Symbol	Quantity	Scientific Name	Common Name	Height	Spread	Size	Points Each	Total Points
CC	1	Carpinus caroliniana 'J.N. Strain'	J.N. Strain of Muscledwood	25-30'	25-30'	1.5" BB	15	15
GI	1	Gleditsia triacanthos 'Impcole'	Imperial Honeylocust	30-35'	30-35'	2.5" BB	35	35
JS	5	Juniperus horizontalis 'Wisconsin'	Wisconsin Juniper	8"	5'	3 gal.	3	15
PS	1	Pinus cembra	Swiss Stone Pine	25-40'	10-20'	5'	35	35
PO	3	Physocarpus opulifolius	Common Ninebark	8-10'	8-10'	3 gal.	3	9
TE	5	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	15'	4'	4'	10	50
TH	5	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	10'	5'	4'	10	50
TO	3	Thuja occidentalis 'Trautman'	Trautman Arborvitae	25-30'	10-15'	5'	35	105
VR	5	Viburnum rafinesquianum	Downy Arrowhead Viburnum	6-8'	5-7'	3 gal.	3	15

Points Provided: **329**

Interior Islands

Symbol	Quantity	Scientific Name	Common Name	Height	Spread	Size	Points Each	Total Points
AC	1	Acer campestre	Hedge Maple	25-35'	25'	2.5" BB	35	35
GT	2	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	50-60'	35-45'	2.5" BB	35	70
JS	3	Juniperus horizontalis 'Wisconsin'	Wisconsin Juniper	8"	5'	3 gal.	3	9
RA	9	Rhus aromatica 'Gro-low'	Gro-low Sumac	2-3'	6-8'	1 gal.	2	18

Points Provided: **132**

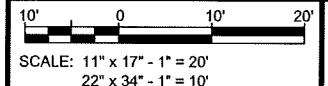
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5417 FEMRITE DRIVE PARKING LOT
 BADGER BUS
 CITY OF MADISON, DANE COUNTY

LANDSCAPE PLAN

REVISIONS:	DESCRIPTION:
MARK:	DATE:

ISSUE DATE:	12/03/2014
SET TYPE:	PR
GRAPHIC SCALE:	20,000' / in.
DRAWN BY:	BJB
CHECKED BY:	AJO
PLOT DATE:	12/3/2014
PROJECT NUMBER:	11455
FILE NAME:	L100.dgn



SHEET IDENTIFICATION:
L100