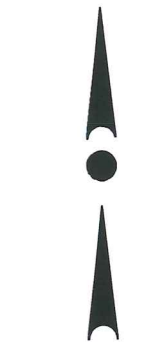


# VICINITY MAP

## "PARAGON PLACE AT BEAR CLAW WAY"

MADISON, WI

by  
UNITED FINANCIAL GROUP, INC.  
660 W. Ridgeview Drive  
Appleton, WI 54911



0 250 500 1000

Scale: 1" = 500' (22"x34")  
Scale: 1" = 1000' (11"x17")

Date: 06-06-2019



# Ziegler Site: CURRENT Zoning, Approved Road Layout & Land Use

(Approved Preliminary Plat dated June 30, 2014)  
(Phase 1 Final Plat recorded September 8, 2014)



17700 W. CAPITOL DRIVE  
BROOKFIELD, WI 53045  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: ggosser@trioeng.com

**PROJECT:**  
**PARAGON PLACE**  
ELDERBERRY NEIGHBORHOOD  
CITY OF MADISON, WI  
**BY:** United Financial Group, Inc.  
660 W. Ridgeview Drive  
Appleton, WI 54911

| REVISION HISTORY |                   |
|------------------|-------------------|
| DATE             | DESCRIPTION       |
| 06/30/14         | REV. PER COMMENTS |
| 03/11/14         | REV. PER COMMENTS |
| 02/11/14         | REV. PER COMMENTS |
| 01/22/14         | REV. PER COMMENTS |
| 03/06/13         | INITIAL SUBMITTAL |

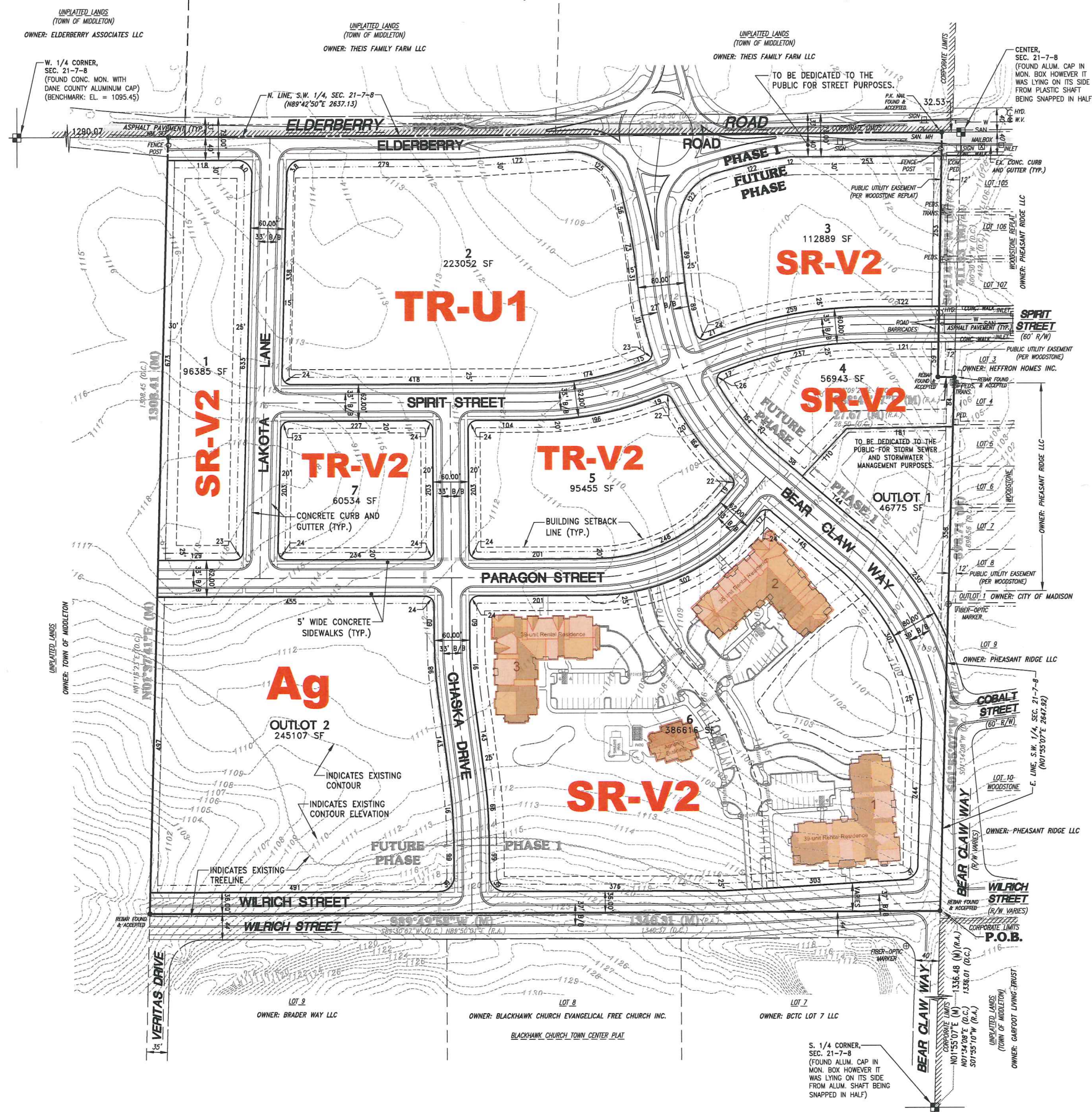
**DATE:**  
MARCH 6, 2013

**JOB NUMBER:**  
12-041-311-01

**DESCRIPTION:**  
**PRELIMINARY  
PLAT**

**SHEET**

**1 OF 1**



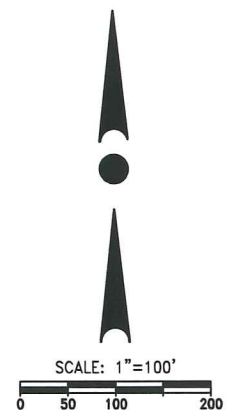
## ZONING LEGEND

- TR-U1** Traditional Residential - Urban District 1
- TR-V2** Traditional Residential - Varied District 2
- SR-V2** Suburban Residential - Varied District 2

| TRADITIONAL RESIDENTIAL - URBAN DISTRICTS TR-U1 DISTRICT ZONING REQUIREMENTS |                                                           |
|------------------------------------------------------------------------------|-----------------------------------------------------------|
|                                                                              | Multi-Family TR-U1 District Requirements (>8 units)       |
| Lot Area (sq. ft.)                                                           | 1,000/d.u. + 300 per bedroom >2                           |
| Lot Width                                                                    | 50 ft.                                                    |
| Front Yard Setback                                                           | 15 ft. or avg.                                            |
| Maximum Front Yard Setback                                                   | No more than 20% greater than block ave. up to 30ft. Max. |
| Side Yard Setback                                                            | 10 ft.                                                    |
| Rev. Corner Side Yard Setback                                                | 12 ft.                                                    |
| Rear Yard Setback                                                            | 25% lot depth but at least 25 ft.                         |
| Maximum Height                                                               | 5 stories / 65 ft.                                        |
| Maximum Lot Coverage                                                         | 75%                                                       |
| Usable Open Space (sq. ft. per d.u.)                                         | 320                                                       |

| TRADITIONAL RESIDENTIAL - VARIED DISTRICTS TR-V2 DISTRICT ZONING REQUIREMENTS |                                                           |
|-------------------------------------------------------------------------------|-----------------------------------------------------------|
|                                                                               | Multi-Family TR-V2 District Requirements                  |
| Lot Area (sq. ft.)                                                            | 2,000/d.u.                                                |
| Lot Width                                                                     | 60 ft.                                                    |
| Front Yard Setback                                                            | 20 ft.                                                    |
| Maximum Front Yard Setback                                                    | No more than 20% greater than block ave. up to 30ft. max. |
| Side Yard Setback                                                             | 10 ft.                                                    |
| Rev. Corner Side Yard Setback                                                 | 12 ft.                                                    |
| Rear Yard Setback                                                             | 25% lot depth but at least 25 ft.                         |
| Maximum Height                                                                | 3 stories / 40 ft.                                        |
| Maximum Lot Coverage                                                          | 70%                                                       |
| Usable Open Space (sq. ft. per d.u.)                                          | 500                                                       |

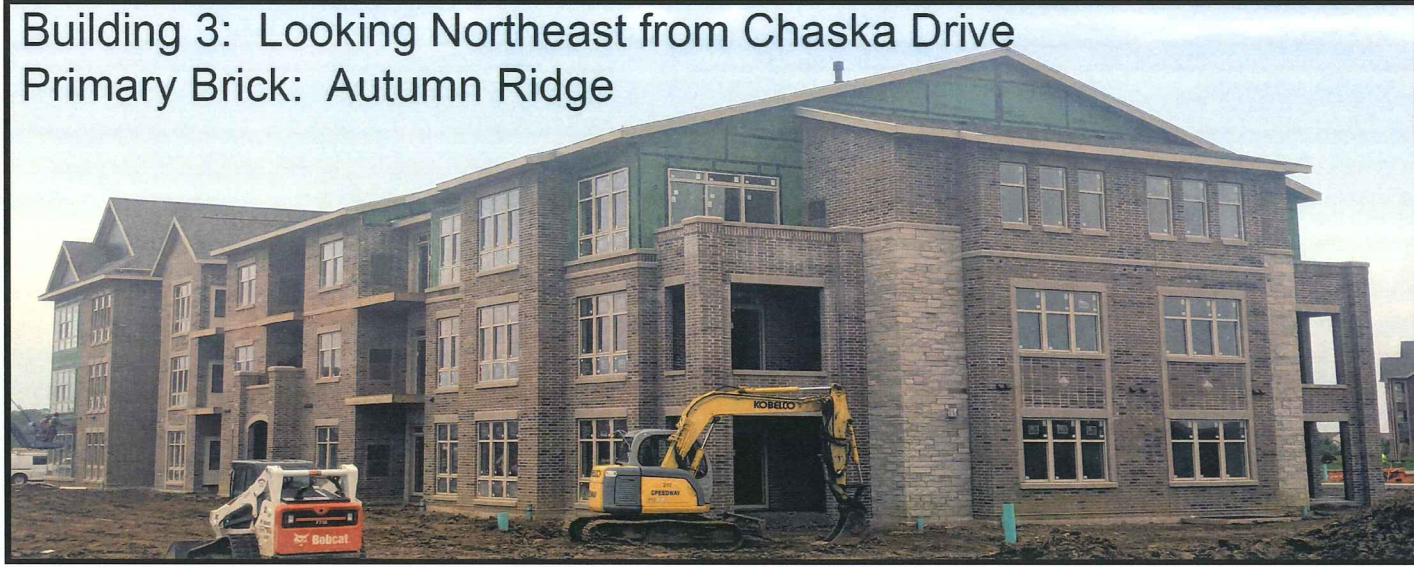
| SUBURBAN RESIDENTIAL - VARIED DISTRICTS SR-V2 DISTRICT ZONING REQUIREMENTS |                                          |
|----------------------------------------------------------------------------|------------------------------------------|
|                                                                            | Multi-Family SR-V2 District Requirements |
| Lot Area (sq. ft.)                                                         | 2,000/d.u.                               |
| Lot Width                                                                  | 60 ft.                                   |
| Front Yard Setback                                                         | 25 ft.                                   |
| Side Yard Setback                                                          | 10 ft.                                   |
| Rev. Corner Side Yard Setback                                              | 12 ft.                                   |
| Rear Yard Setback                                                          | 25% lot depth but at least 30 ft.        |
| Maximum Height                                                             | 4 stories / 52 ft.                       |
| Maximum Lot Coverage                                                       | 60%                                      |
| Usable Open Space (sq. ft. per d.u.)                                       | 500                                      |



March 4, 2019

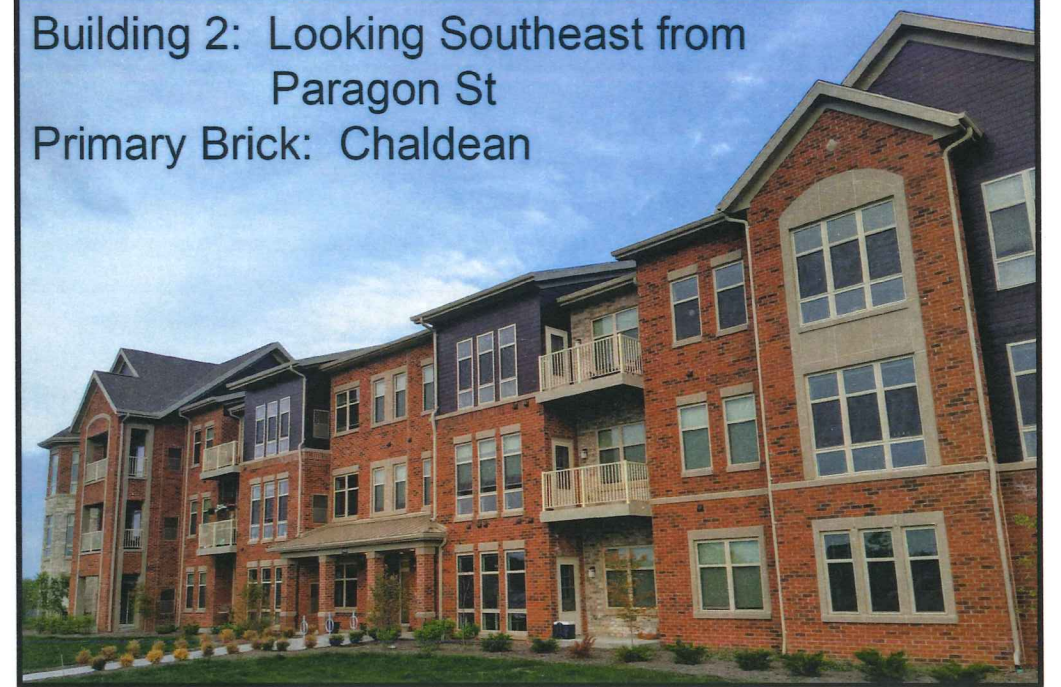


Building 3: Looking Northeast from Chaska Drive  
Primary Brick: Autumn Ridge



**PARAGON PLACE  
AT  
BEAR CLAW WAY**

Building 2: Looking Southeast from  
Paragon St  
Primary Brick: Chaldean



Building 3: Looking Southwest from Paragon St  
Primary Brick: Autumn Ridge

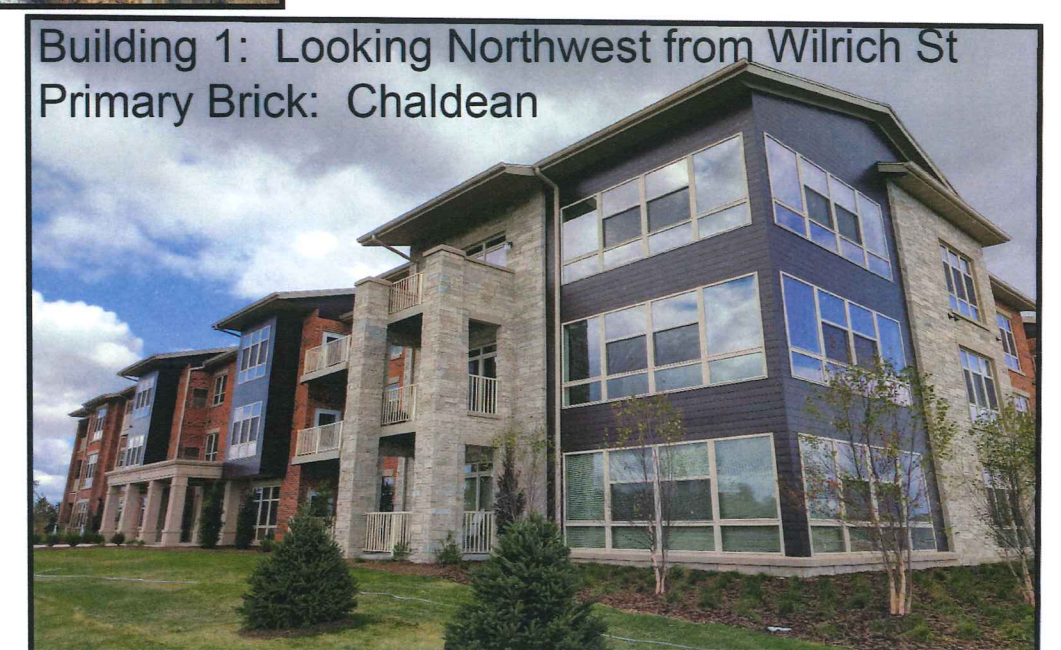


**CONTEXTUAL  
SITE  
INFORMATION**

Building 1: Looking Northeast from Wilrich St  
Primary Brick: Chaldean



Building 1: Looking Northwest from Wilrich St  
Primary Brick: Chaldean





United Financial Group / Paragon Place @ Bear  
Claw Way LLC cordially invites you to join us at  
an informal OPEN HOUSE



**OPEN HOUSE**  
Tuesday, June 4  
6pm - 8pm



United Financial Group, Inc.  
660 West Ridgeview Drive  
Appleton, WI 54911

Please join us for an informal  
**OPEN HOUSE** to review prior to  
application: Alteration of Existing  
Conditional Use for Paragon Place  
at Bear Claw Way - Building #4

**Blackhawk Church - Upper Level Fireside Room**  
9620 Brader Way in Middleton

From Mineral Point Road, enter on Bear Claw Way  
(east of church) or on Veritas Drive (west of church).  
Choose upper deck parking.

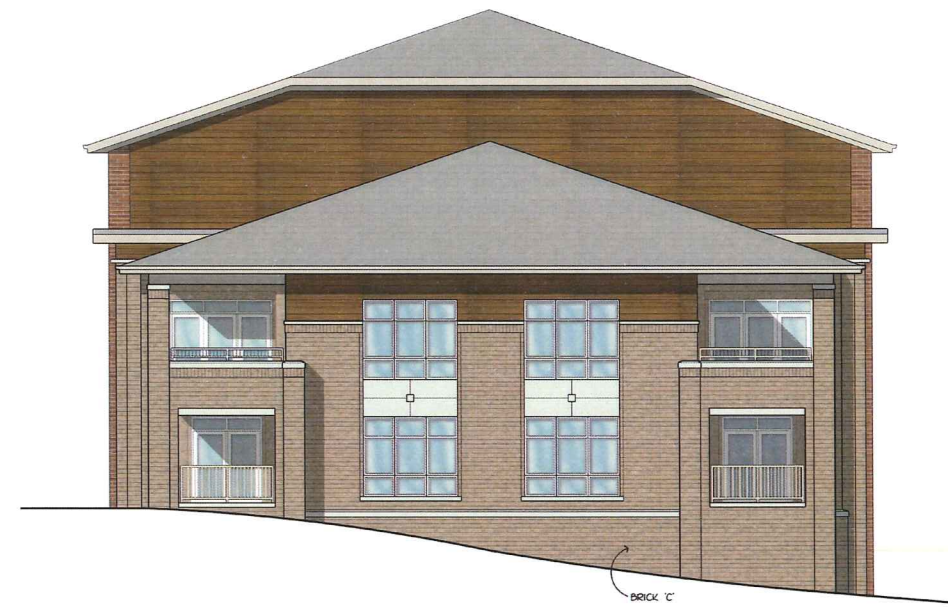
United Financial Group, Inc.  
Judy / Toll Free 877-968-8105  
JHusar@ufgroup.net



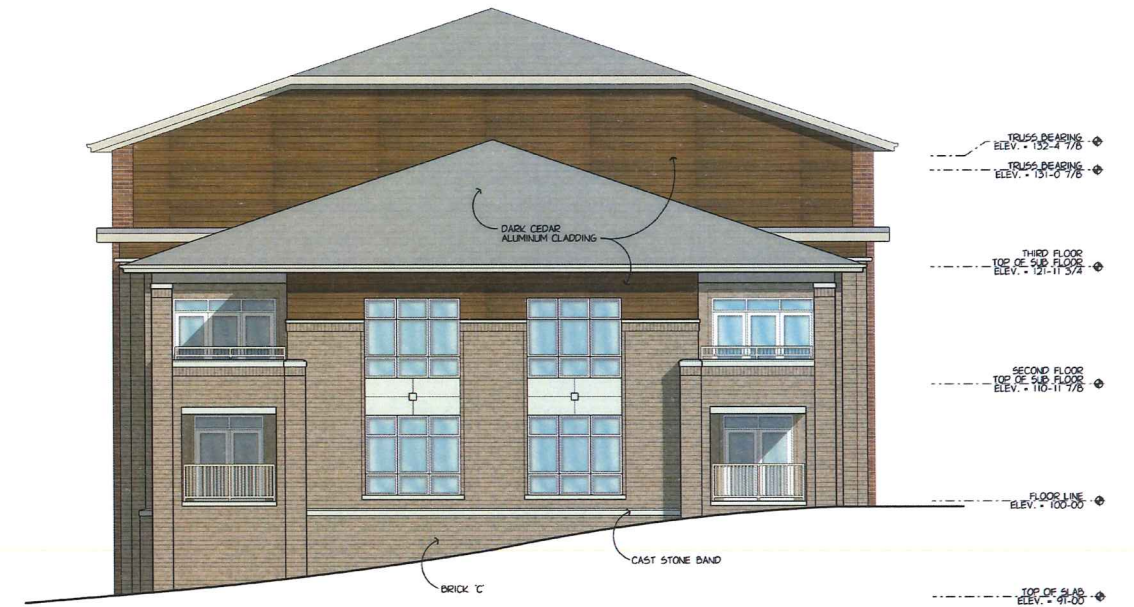


- **Paragon Place at Bear Claw Way** – Residential Building Complex
- **Plans approved per existing Conditional Use Permit:**
  - Approved Elevations – Building #4 (2 sheets)
  - Approved overall floor plans – Building #4 (3 sheets)
  - Approved Civil Plans – Building #4 (1 sheet)
  - Approved Landscaping Plans – Building #4 (4 sheets)
  - Approved Photometric Plan (1 sheet)





EAST ELEVATION



WEST ELEVATION



WILRICH STREET ELEVATION

05 Jan 2016

0 4 8 16  
SCALE: 1/8" = 1'-0"

*Paragon Place at Bear Claw Way*  
**Approved Building #4, Three/Two Story, 32 Unit**  
*Madison, Wisconsin*

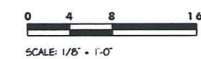






NORTH COURTYARD ELEVATION

05 Jan 2016



*Paragon Place at Bear Claw Way*  
**Approved Building #4, Three/Two Story, 32 Unit**  
*Madison, Wisconsin*





These plans have been prepared per standard professional practices. Each contractor is responsible for verifying all dimensions and details prior to beginning construction.

**SCHULER & ASSOCIATES, INC.**  
LAND SURVEYORS & ENGINEERS  
2711 N. MASON STREET, Suite F APPLETON, WI 54914-2126 (920) 734-9107

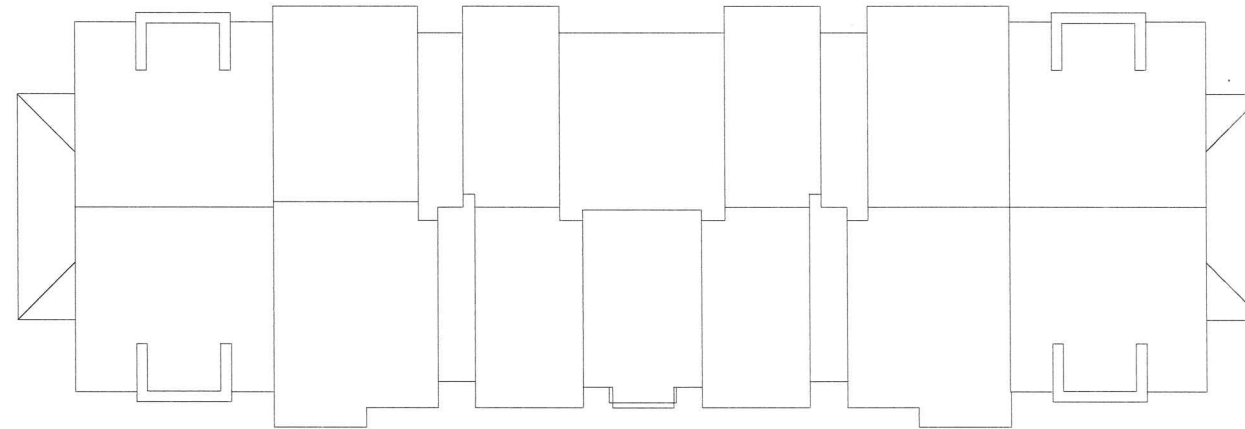
**Parking Garage**  
**Paragon Place at Bear Claw Way**  
**Building 4**  
Madison, Wisconsin

Construction Manager:  
United Financial Group Inc., 680 W. Ridgeview Drive, Appleton, WI 54911

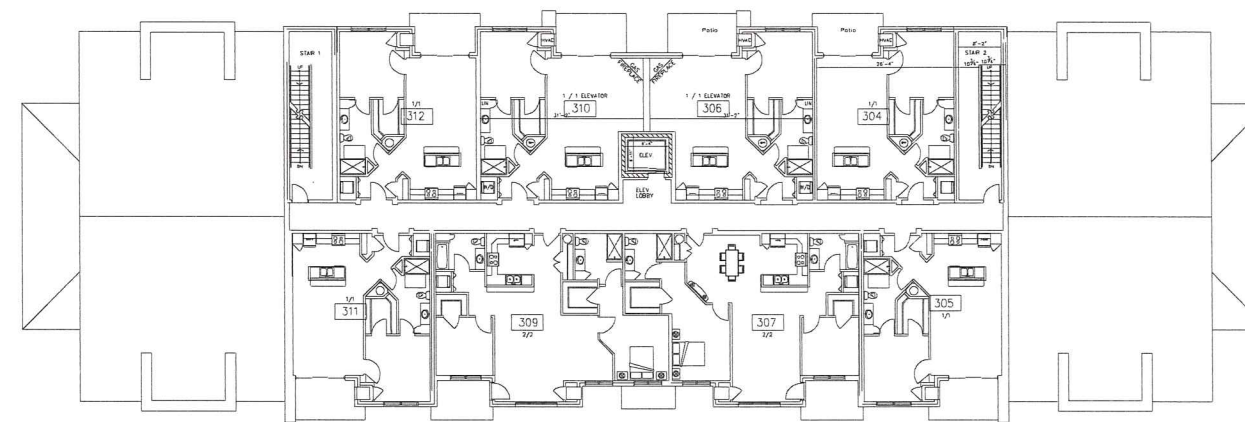








*Roof Plan*



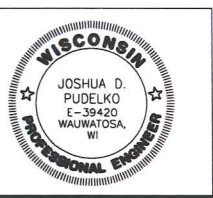
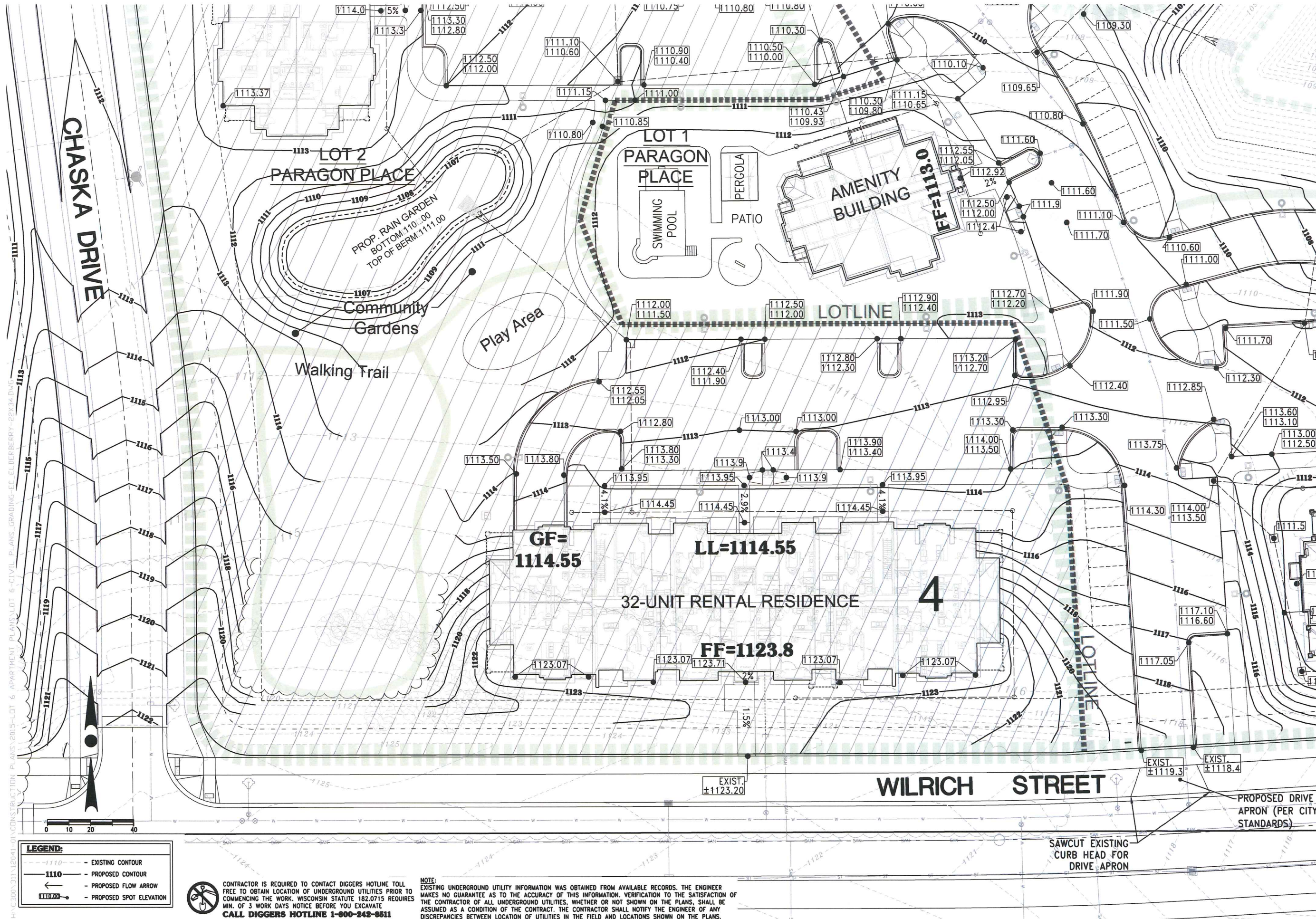
*Third Floorplan*



*Paragon Place at Bear Claw Way*  
**BUILDING #4 FLOORPLANS**  
*Madison, Wisconsin*

Jan 5 2016





**PROJECT:**  
**PARAGON PLACE AT BEAR CLAW WAY**  
ELDERBERRY NEIGHBORHOOD  
CITY OF MADISON, WI  
BY: United Financial Group, Inc.  
660 W. Ridgeview Drive  
Appleton, WI 54911

| REVISION HISTORY |                      |
|------------------|----------------------|
| DATE             | DESCRIPTION          |
| 06/22/16         | AMENITY AREA UPDATES |
| 04/28/16         | PER CITY COMMENTS    |
| 03/25/16         | PER CITY COMMENTS    |
| 02/02/16         | PHASE I PLANS        |
| 12/21/15         | PER CITY COMMENTS    |
| 10/15/15         | CIVIL PLAN SET       |

**DATE:**  
JUNE 22, 2016

**JOB NUMBER:**  
12041

**DESCRIPTION:**  
**SW DETAIL  
GRADING AND  
DRAINAGE PLAN**

**SHEET**

**C2.4**



FOUNDATION & BUILDING PERIMETER PLANTING

- o This area shall incorporate a layered combination of evergreen and deciduous plant material that is native with the possible inclusion of some exotics, such as, Japanese Maples, Magnolias, Seven Son Flower Trees, and White Fringe Trees. These are plants that you would typically see in a garden setting and not in a commercial development setting.
- o Along with this, the intent is to use mass bold grasses to create the appearance of a native prairie where the buildings rise above, yet are in harmony with the plantings.

by  
UNITED FINANCIAL GROUP, INC.  
660 W. Ridgeview Drive  
Appleton, WI 54911

STREET TREE PLANTING

- o The Landscape Architect chooses to select native cultivars that are unique in use for a commercial setting.
- o The plants will be selected for their hardiness, their urban tolerance and their aesthetic value.
- o The street tree planting, in effect, creates the large scale outdoor room of this approximately 9 acre development and it sets the stage for the gardens within.

FOCAL POND FEATURE

- o Landscape Architect will incorporate plantings specifically to the pond to further enhance and create a major focal element of this lot.
- o This will ultimately become a destination point for the immediate community, the overall local community, and the surrounding wildlife.
- o It will be enhanced with benches, bird feeders/houses and plant material that will attract not only waterfowl but also songbirds and other wildlife typically found in an arboretum setting.



GARLAND ALLIANCE  
LANDSCAPE ARCHITECTS

P.O. BOX 510125  
MILWAUKEE, WI 53203  
PHONE: (414) 962-1602  
EMAIL: tim@gardensbygarland.com



12560 W. NORTH AVENUE  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: jpodalac@trioeng.com



PARAGON PLACE

PROJECT:  
PARAGON PLACE AT  
BEAR CLAW WAY  
CITY OF MADISON, WI  
BY: United Financial Group, Inc.  
660 W. Ridgeview Drive  
Appleton, WI 54911

| REVISION HISTORY |                      |
|------------------|----------------------|
| DATE             | DESCRIPTION          |
| 6-22-16          | AMENITY AREA UPDATES |
| 4-28-16          | PER CITY COMMENTS    |
| 3-25-16          | PER CITY COMMENTS    |
| 2-02-16          | PHASE 1 PLANS        |
| 12-21-15         | PER CITY COMMENTS    |
| 5-26-15          | PER UDC COMMENT      |
| 4-16-15          | INITIAL SUBMITTAL    |

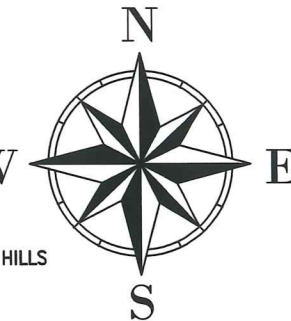
DATE:  
JUNE 22, 2016

JOB NUMBER:  
12041

DESCRIPTION:  
OVERALL  
LANDSCAPE PLAN

SHEET

L1.0



0 20 40 80

Scale: 1" = 40' (22"x34')

Scale: 1" = 80' (11"x17')

DATE: 06-22-2016

LANDSCAPE STATEMENT

The Landscape Architect would like to create an "Arboretum Quality Effect" within this rental residence and create a "Naturalized Landscape" that provides minimal developed building envelopes where nature rules. He would also like to provide an educational tool for both the immediate and outlying community.

H:\C300\311\12041-01\CONSTRUCTION PLANS\2015-L1.0 6 APARTMENT PLANS\LOT 6-LANDSCAPE\_PLANS.ELDERBERRY-22X34.DWG



GARLAND ALLIANCE  
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MILWAUKEE, WI 53203  
MR. TIM R.S. GARLAND, RLA  
MASTER LANDSCAPE ARCHITECT

COMMUNITY CENTER

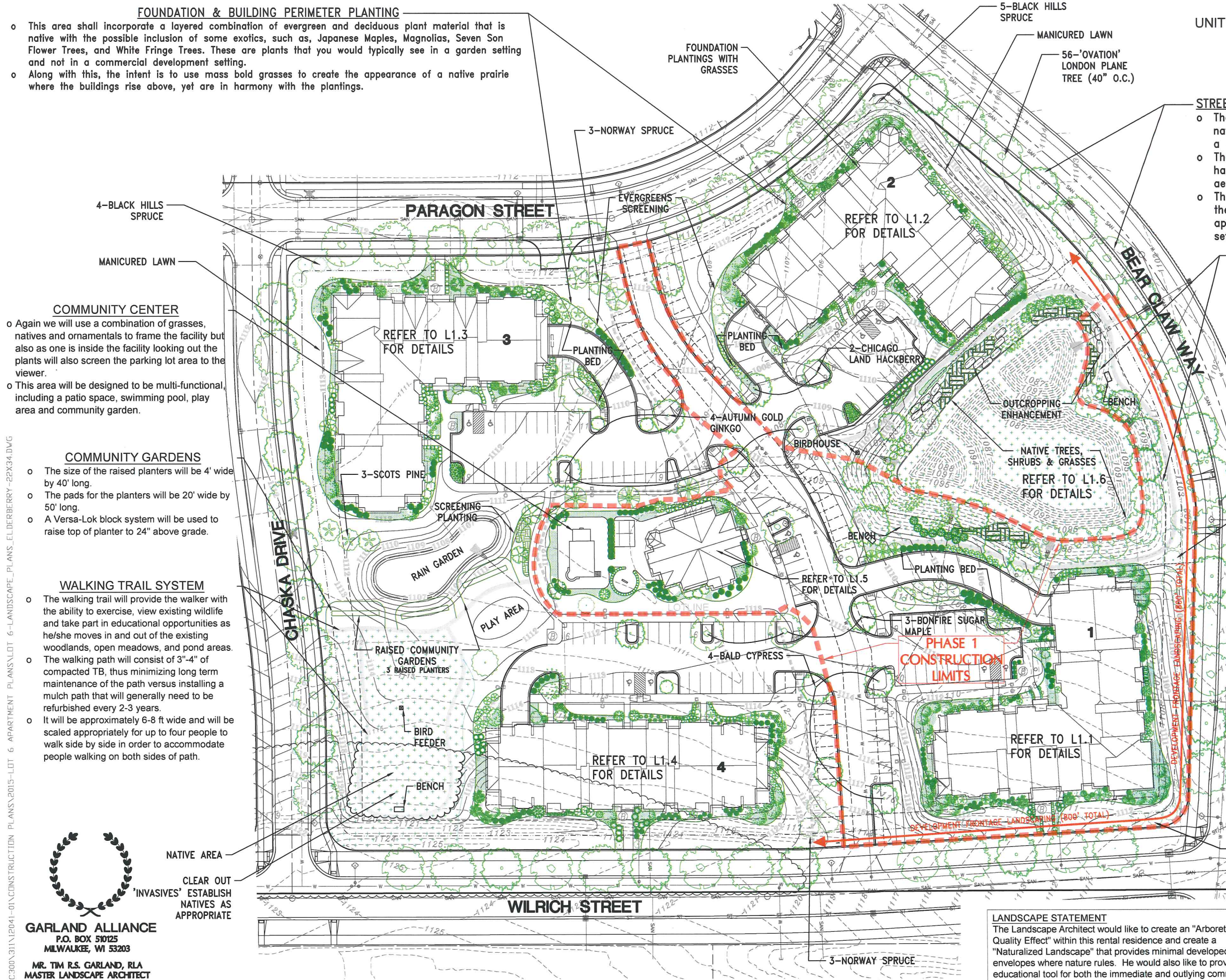
- o Again we will use a combination of grasses, natives and ornamentals to frame the facility but also as one is inside the facility looking out the plants will also screen the parking lot area to the viewer.
- o This area will be designed to be multi-functional, including a patio space, swimming pool, play area and community garden.

COMMUNITY GARDENS

- o The size of the raised planters will be 4' wide by 40' long.
- o The pads for the planters will be 20' wide by 50' long.
- o A Versa-Lok block system will be used to raise top of planter to 24" above grade.

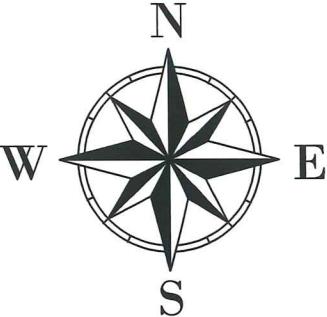
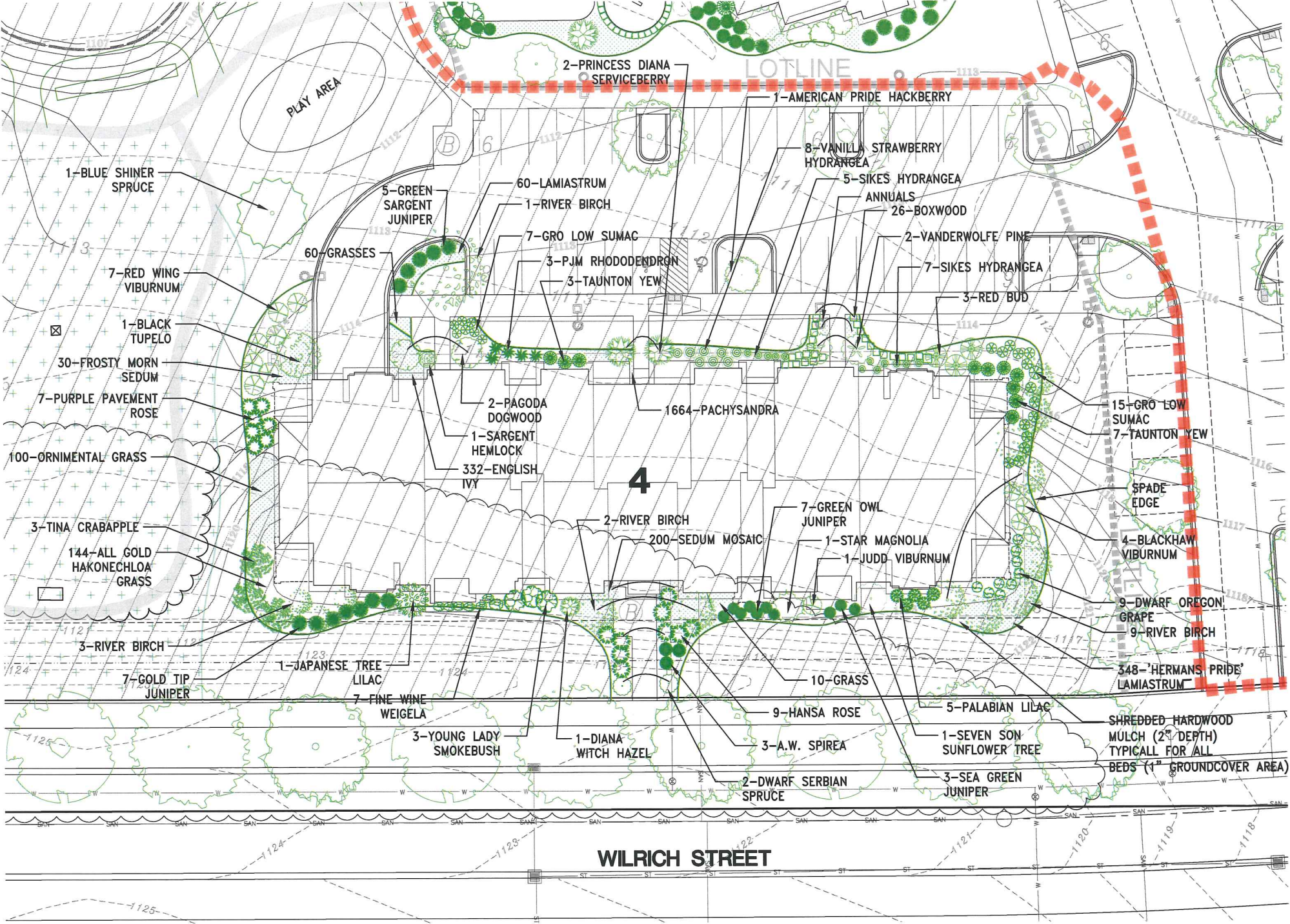
WALKING TRAIL SYSTEM

- o The walking trail will provide the walker with the ability to exercise, view existing wildlife and take part in educational opportunities as he/she moves in and out of the existing woodlands, open meadows, and pond areas.
- o The walking path will consist of 3'-4" of compacted TB, thus minimizing long term maintenance of the path versus installing a mulch path that will generally need to be refurbished every 2-3 years.
- o It will be approximately 6-8 ft wide and will be scaled appropriately for up to four people to walk side by side in order to accommodate people walking on both sides of path.





by  
UNITED FINANCIAL GROUP, INC.  
660 W. Ridgeview Drive  
Appleton, WI 54911



0 10 20 40

Scale: 1" = 20' (22"x34")  
Scale: 1" = 40' (11"x17")  
DATE: 06-22-2016

GARLAND ALLIANCE  
LANDSCAPE ARCHITECTS  
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PARAGON PLACE

PROJECT:  
PARAGON PLACE AT  
BEAR CLAW WAY  
CITY OF MADISON, WI  
BY: United Financial Group, Inc.  
660 W. Ridgeview Drive  
Appleton, WI 54911

| REVISION HISTORY |                      |
|------------------|----------------------|
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| 4-28-16          | PER CITY COMMENTS    |
| 3-25-16          | PER CITY COMMENTS    |
| 2-02-16          | PHASE 1 PLANS        |
| 12-21-15         | PER CITY COMMENTS    |
| 5-26-15          | PER UDC COMMENT      |
| 4-16-15          | INITIAL SUBMITTAL    |

DATE:  
JUNE 22, 2016

JOB NUMBER:  
12041

DESCRIPTION:  
BUILDING 4  
FOUNDATION  
LANDSCAPE PLAN

SHEET

L1.4

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GARLAND ALLIANCE  
P.O. BOX 510125  
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MR. TIM R.S. GARLAND, RLA  
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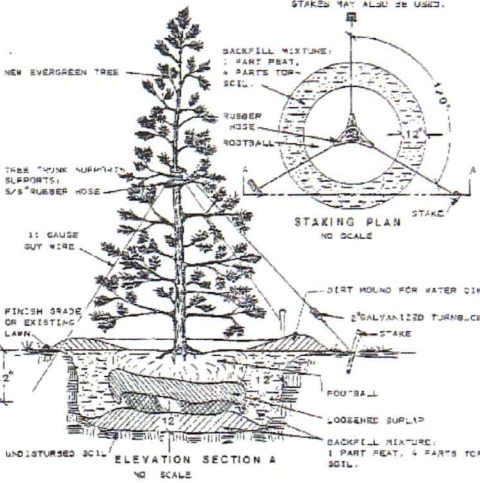


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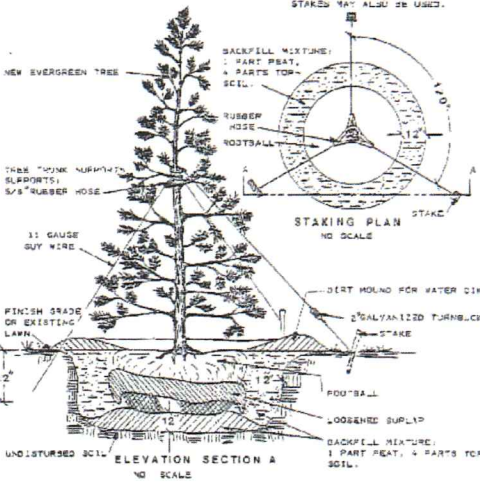
NOTES: THIS METHOD IS TO BE USED ON ALL 6" FOOT EVERGREEN PLANT MATERIALS OR "ALLER".



### EVERGREEN TREE PLANTING DETAIL

NTS

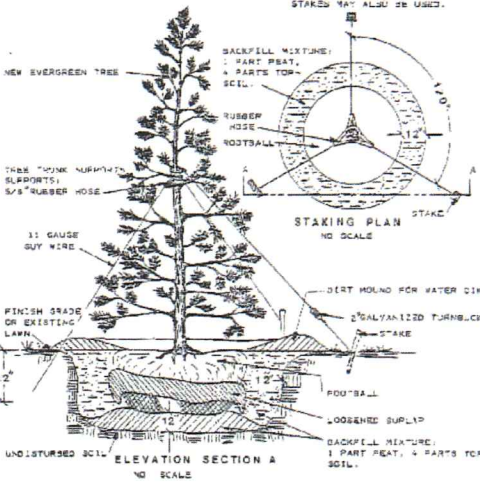
\* MINIMUM 2"x2"x6" TREATED WOOD STAKE, 2 PER TREE. DRIVE STAKE AT ANGLE AND DRAW VERTICAL, TOP OF STAKES TO BE PAINTED WITH ORANGE\* FLUORESCENT PAINT OR EQUIVALENT (\*ALTERNATE LINE ITEM QUOTE)  
REDWOOD DEADEN, PLACED IN THE EARTH TO ANCHOR THE GUYS. STAKES MAY ALSO BE USED.



### EVERGREEN TREE PLANTING DETAIL

NTS

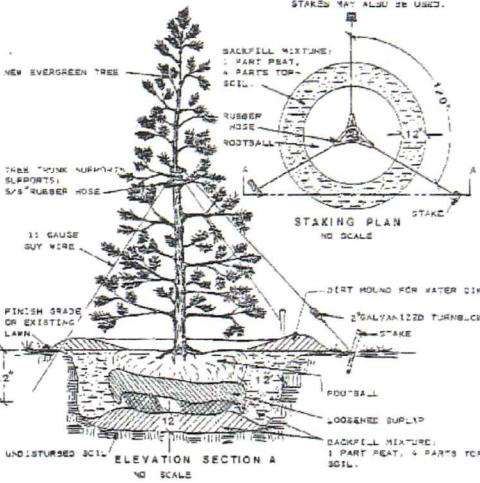
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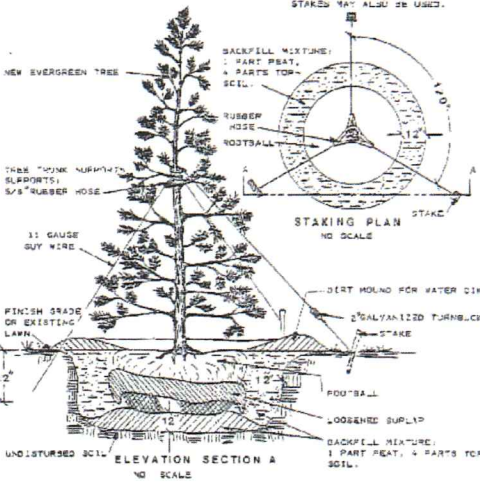
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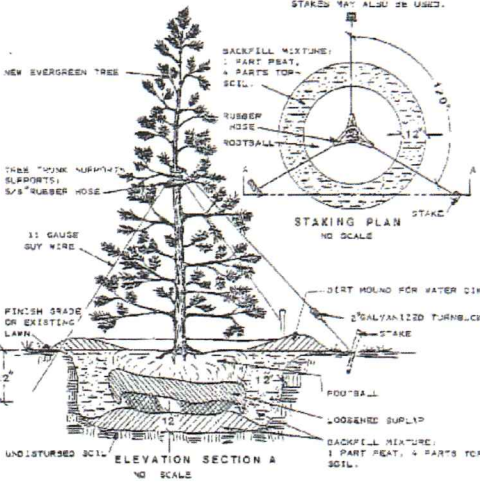
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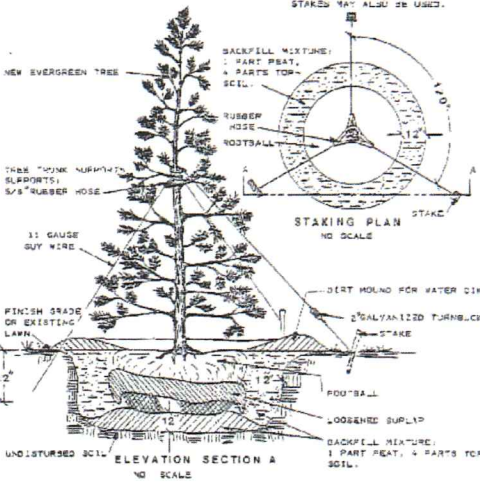
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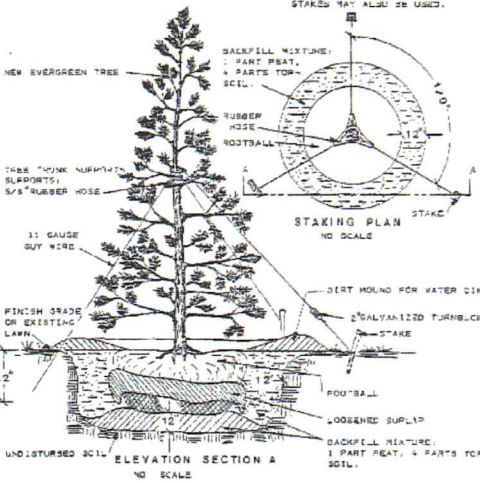
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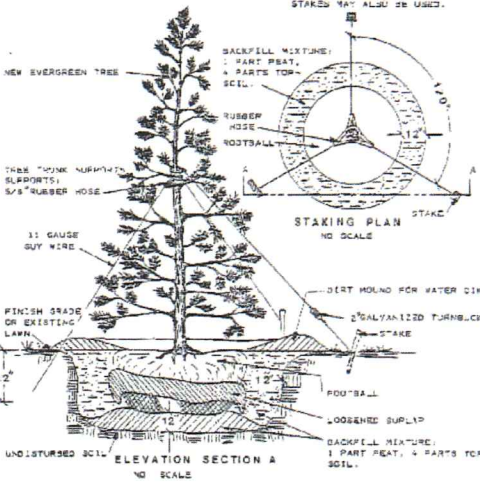
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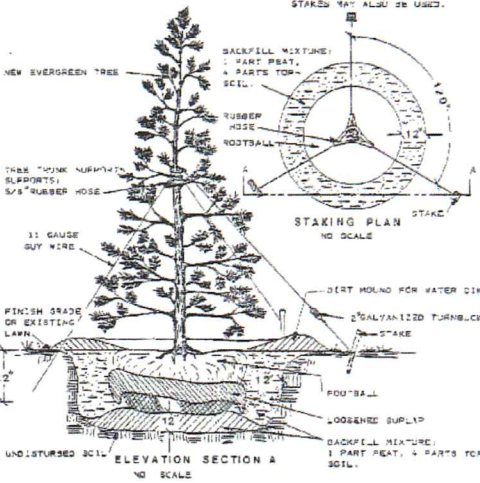
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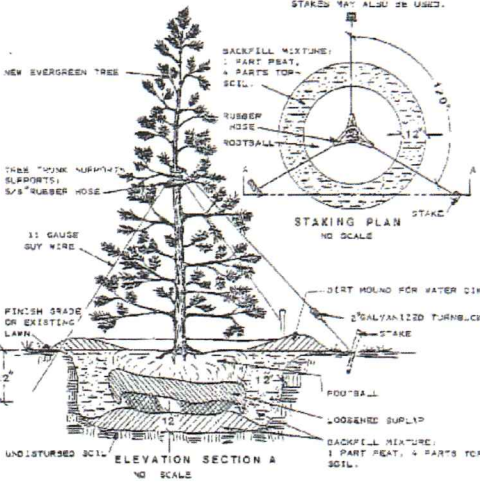
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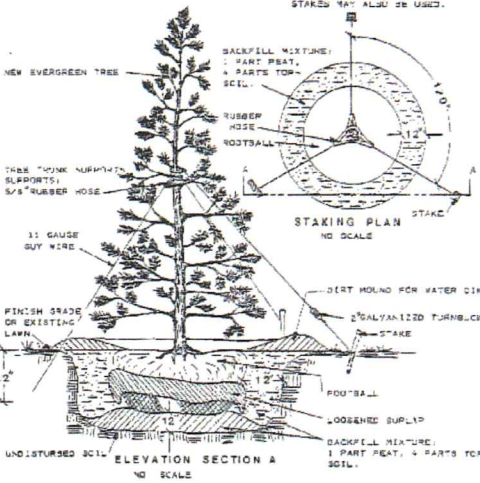
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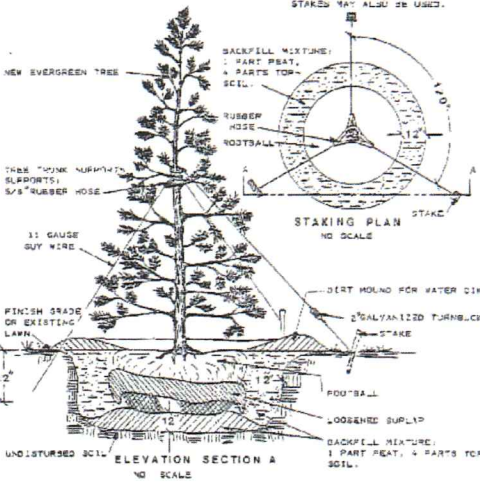
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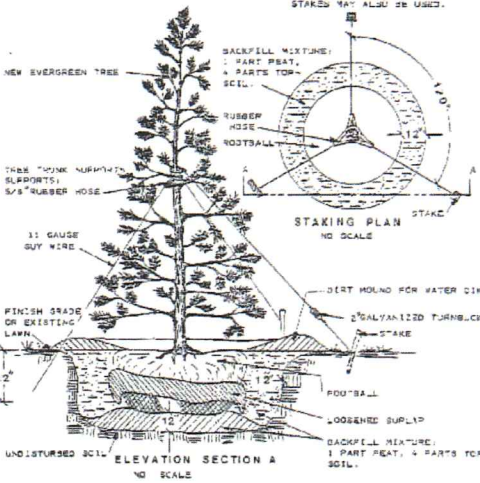
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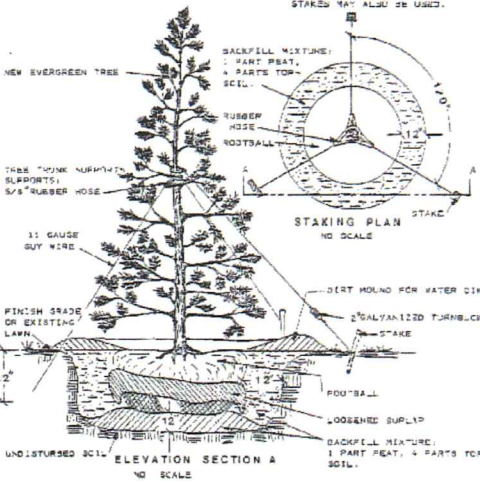
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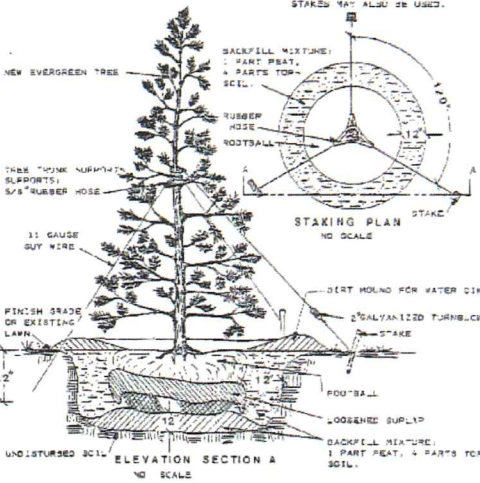
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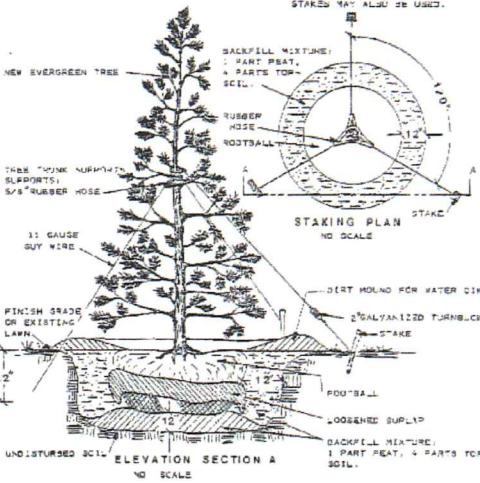
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### EVERGREEN TREE PLANTING DETAIL

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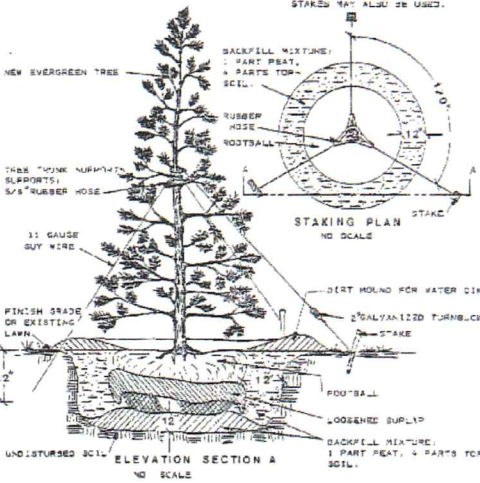
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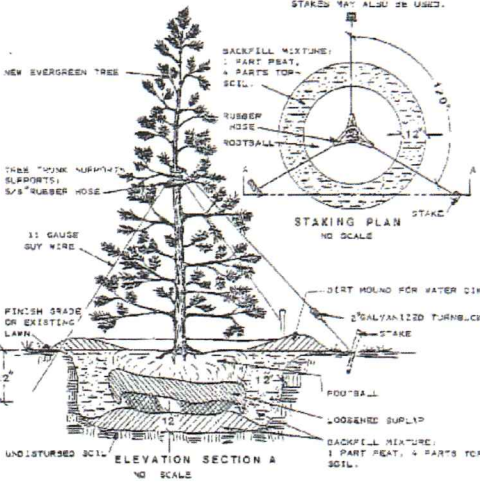
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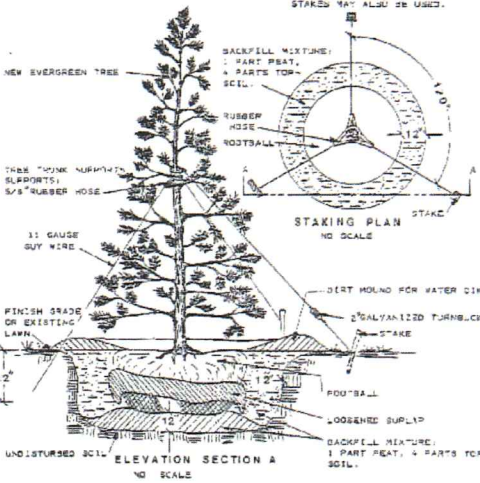
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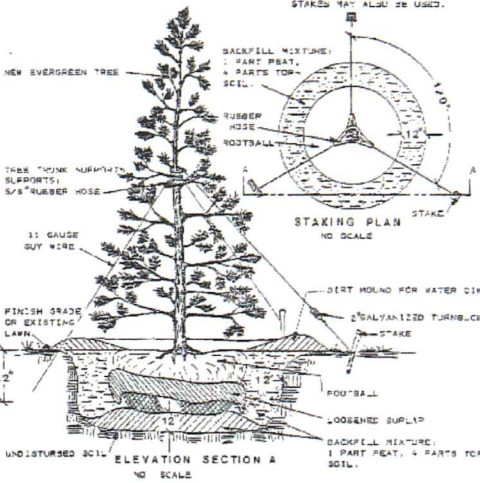
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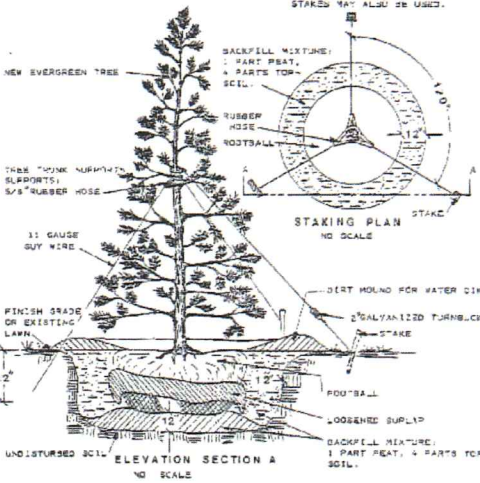
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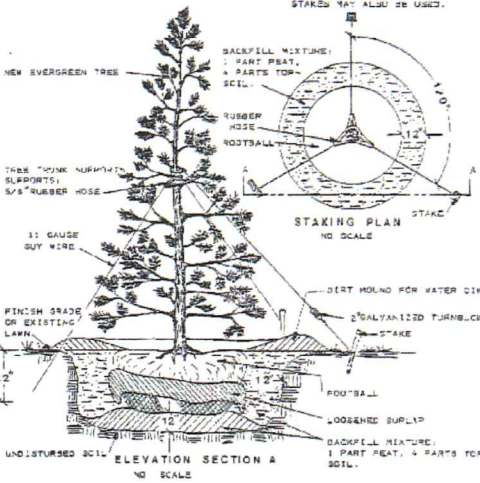
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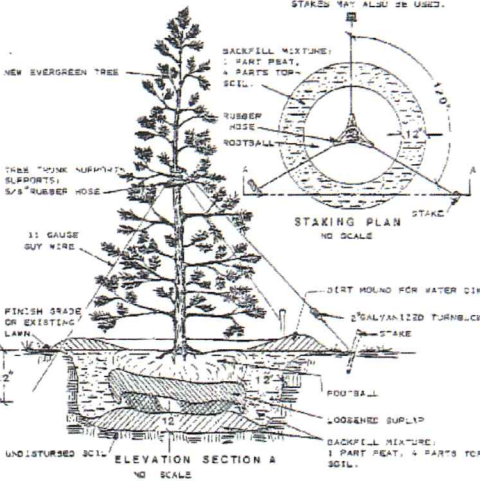
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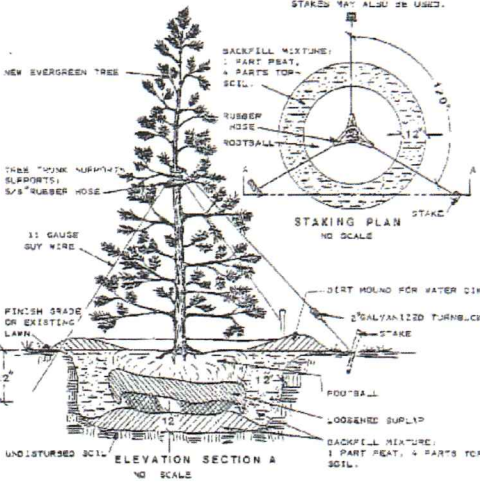
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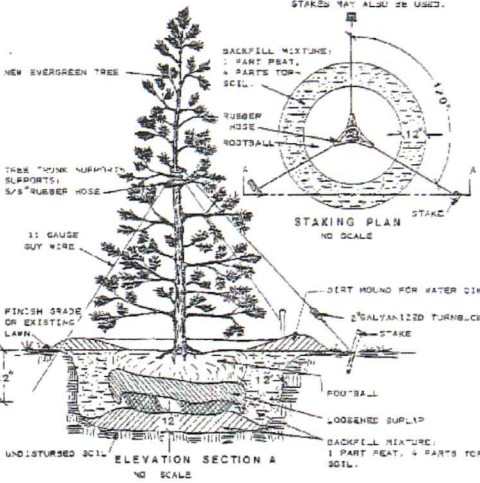
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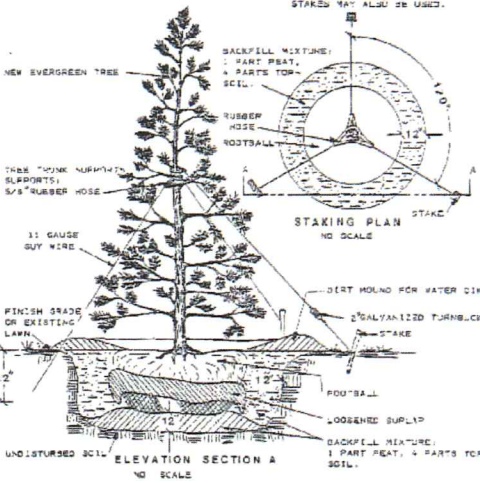
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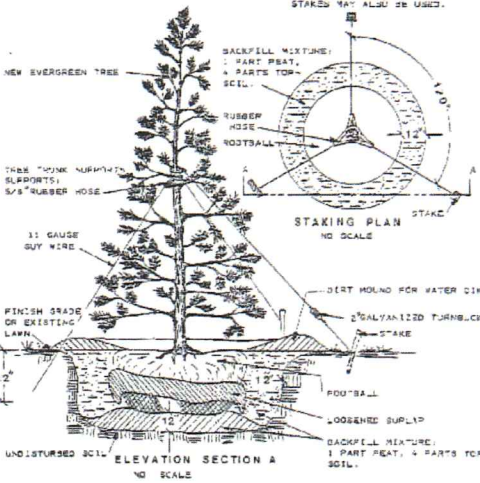
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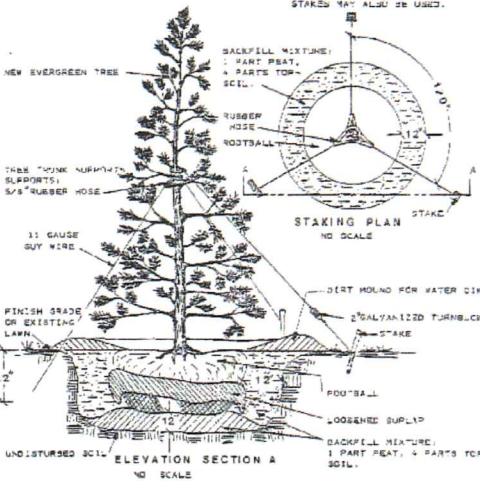
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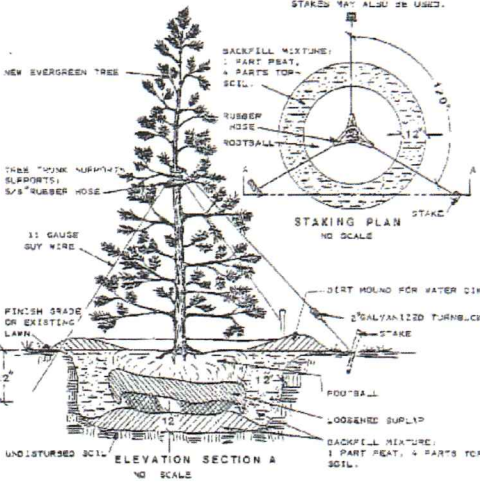
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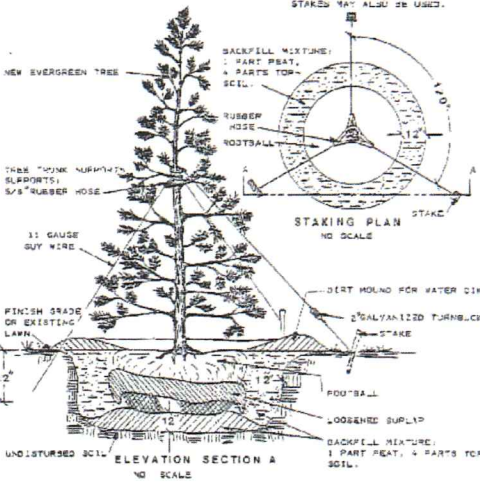
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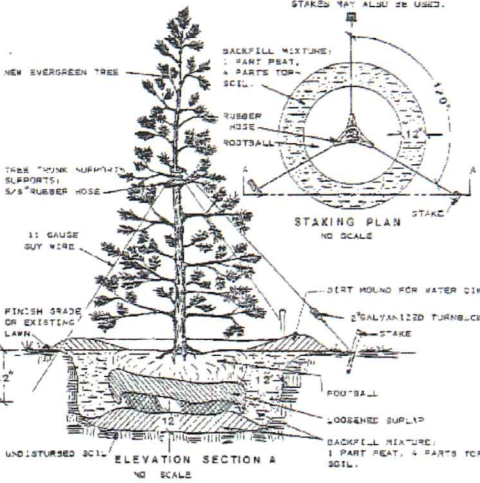
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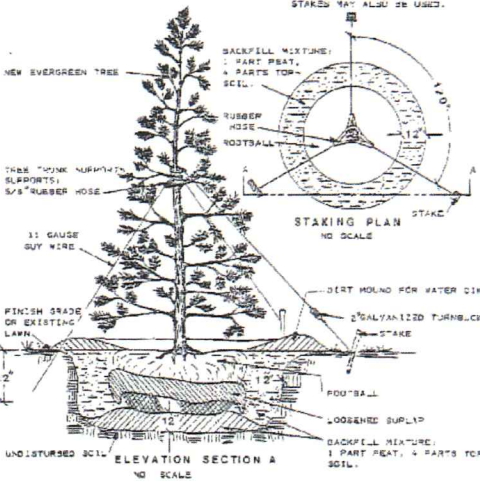
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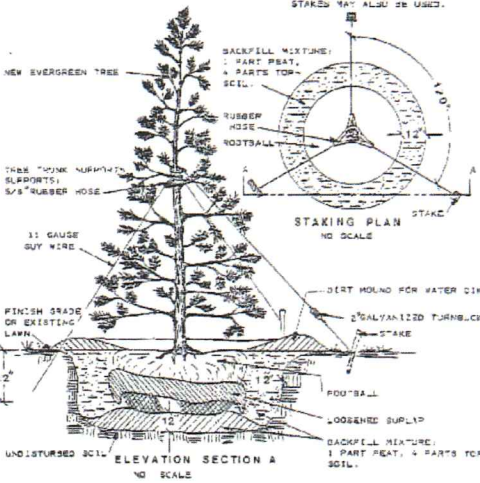
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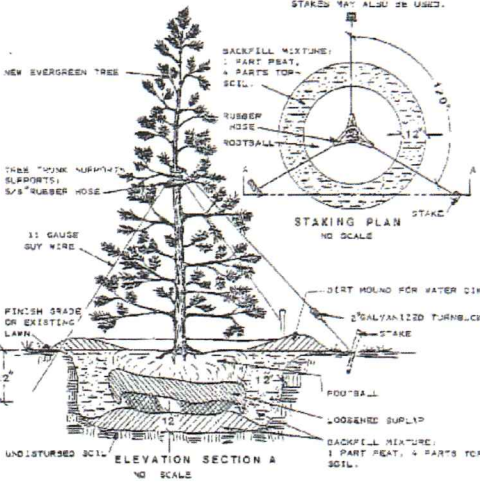
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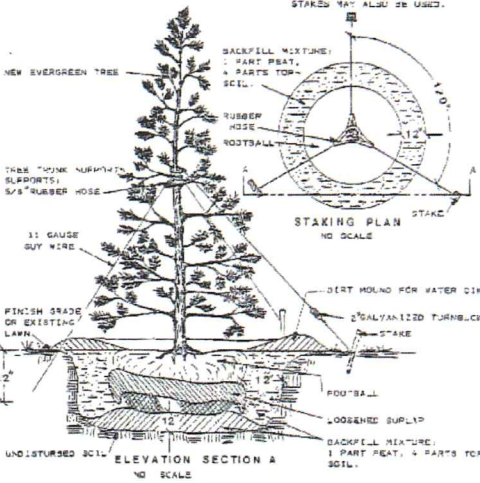
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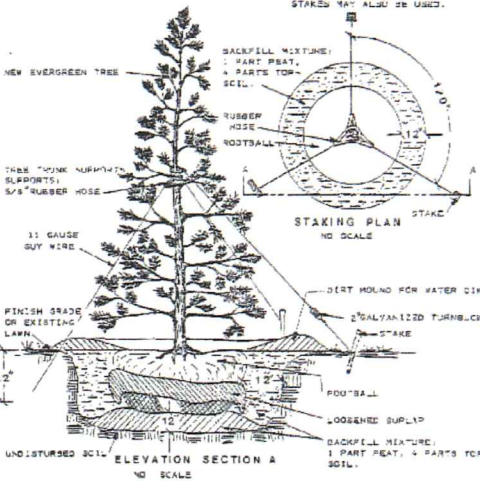
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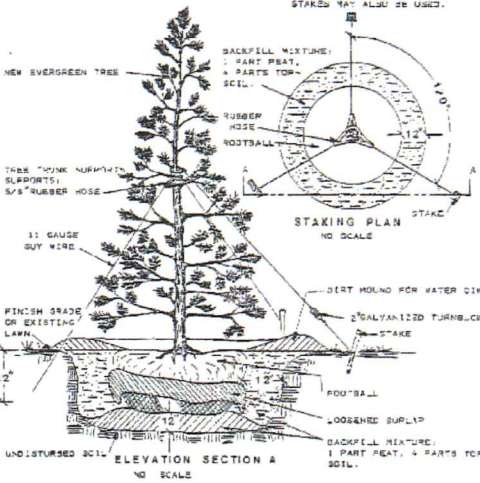
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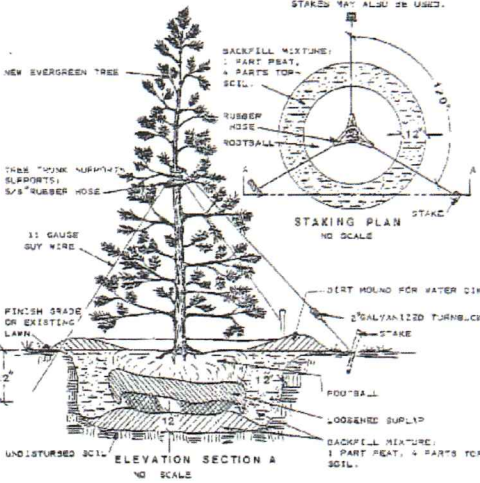
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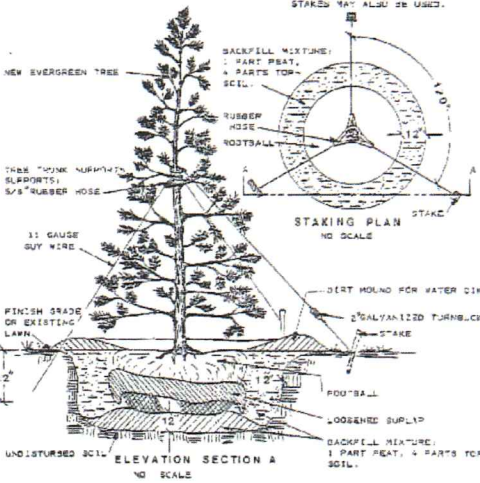
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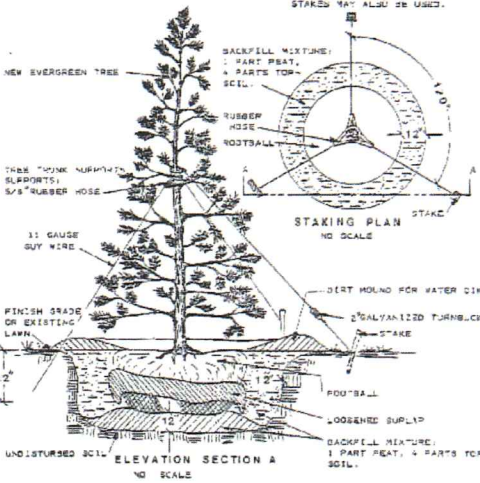
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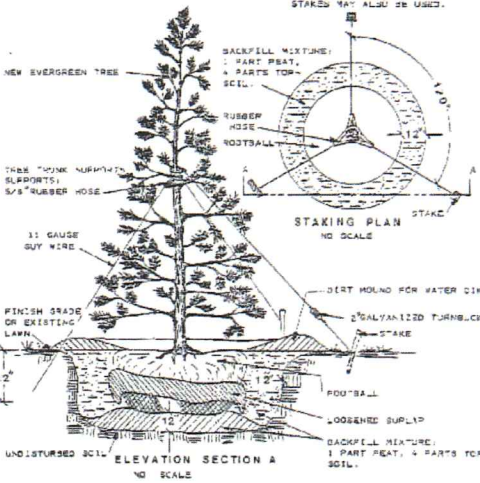
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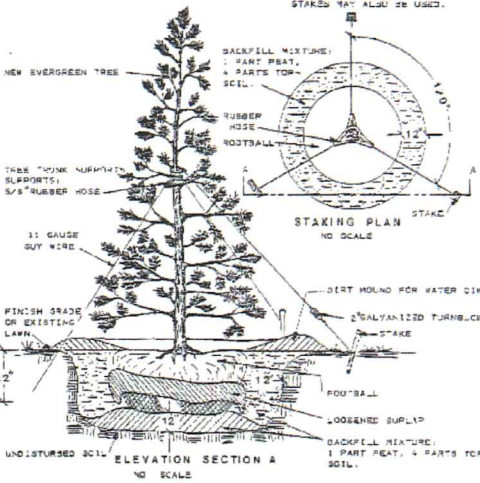
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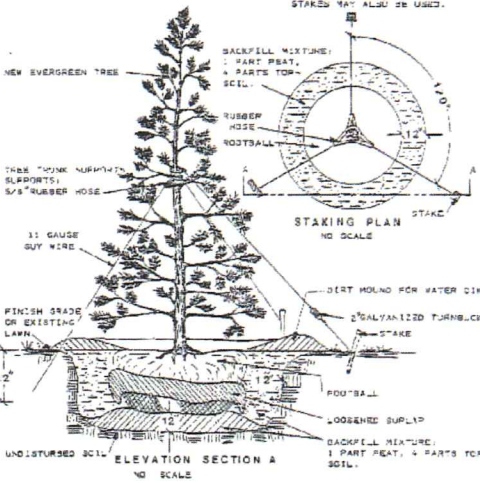
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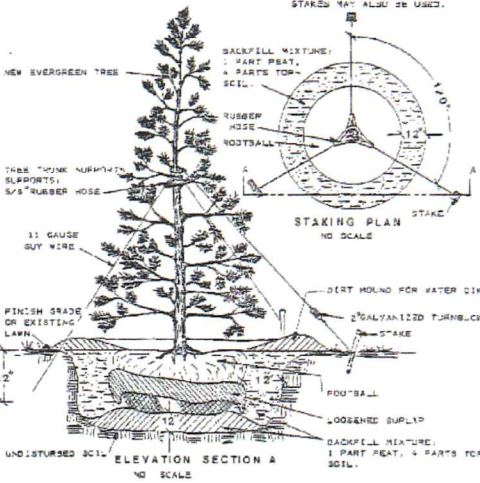
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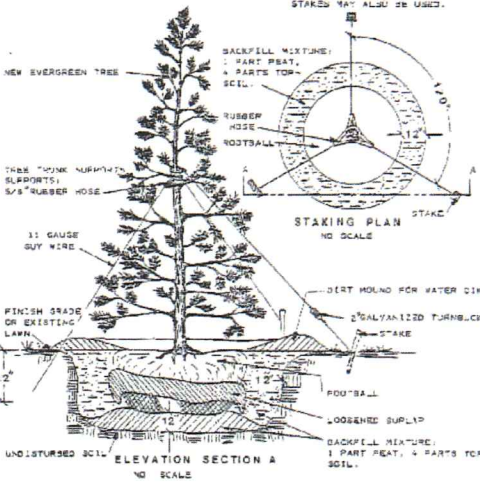
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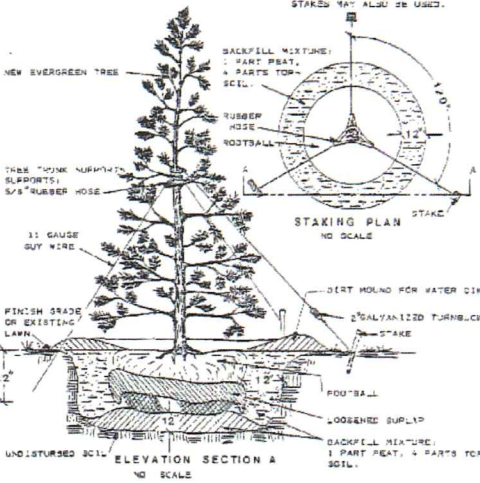
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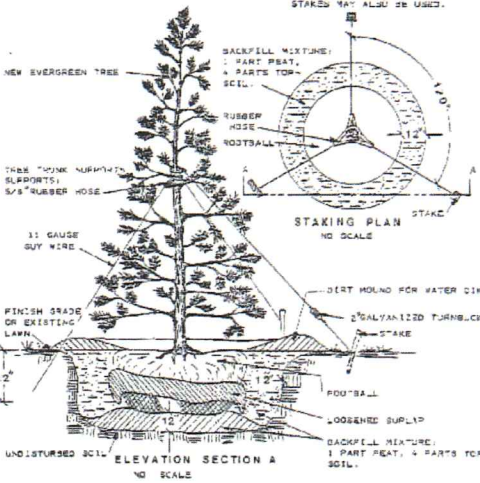
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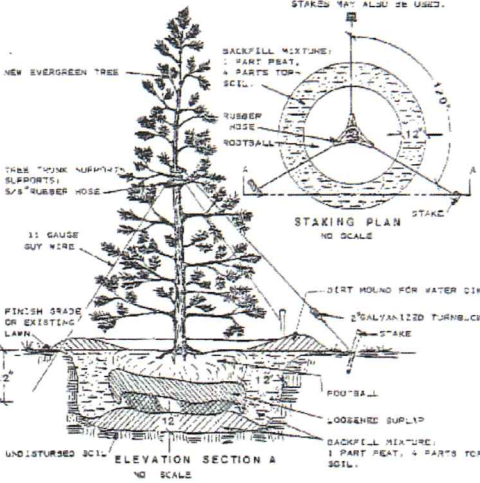
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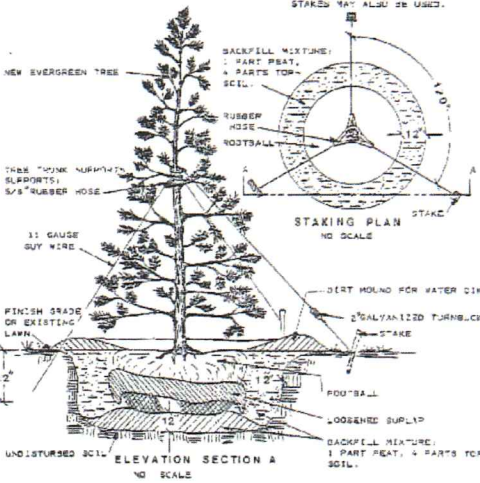
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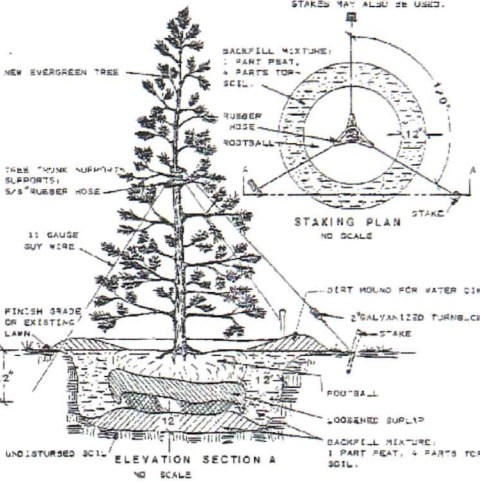
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| PARAGON PLACE- SHEET L1.0 FEBRUARY 02, 2016 |                                   |                       |        |          |                     |
|---------------------------------------------|-----------------------------------|-----------------------|--------|----------|---------------------|
| Qty                                         | Botanical Name                    | Common Name           | Size   | Root Cnd | Comments            |
| 3                                           | Acer saccharum "Bonfire"          | Bonfire sugar Maple   | 2-1/2" | B&B      |                     |
| 2                                           | Celtis occidentalis "Chicagoland" | Chicagoland Hackberry | 2-1/2" | B&B      |                     |
| 4                                           | Ginkgo biloba "Autumn gold"       | Autumn Gold Ginkgo    | 2-1/2" | B&B      |                     |
| 0                                           | Gymnocladus dioica                | Kentucky Coffeetree   | 2-1/2" | B&B      | Noted on sheet L1.5 |
| 5                                           | Larix                             | Amreican Larch        | 10-12" | B&B      |                     |
| 56                                          | Plantanus x acerifolia            | Ovation Planetree     | 2-1/2" | B&B      |                     |
| 4                                           | Taxodium distichum                | Bald Cypress          | 8-10"  | B&B      |                     |
| 1                                           | Nyssa sylvatica                   | Black tupelo          | 2-1/2" | B&B      | Noted on sheet L1.4 |
| 11                                          | Picea abies                       | Norway Spruce         | 6-7"   | B&B      |                     |
| 14                                          | Picea pungens densata             | Black Hills Spruce    | 5-6"   | B&B      |                     |
| 3                                           | Pinus sylvestris                  | Scot Pine             | 6-7"   | B&B      |                     |

| PARAGON PLACE- SHEET L1.1 FEBRUARY 02, 2016 |                                      |                             |        |          |             |
|---------------------------------------------|--------------------------------------|-----------------------------|--------|----------|-------------|
| Qty                                         | Botanical Name                       | Common Name                 | Size   | Root Cnd | Comments    |
| 2                                           | Acer psuedosieboldianum              | Fullmoon Maple              | 6-7"   | B&B      |             |
| 2                                           | Acer palmatum 'Bloodgood'            | Bloodgood Japanese Maple    | 6-7"   | B&B      | Multi-trunk |
| 20                                          | Betula nigra 'Heritage'              | Heritage River Birch        | 10-12" | B&B      | Multi-trunk |
| 2                                           | Carpinus caroliniana                 | Blue Beech                  | 6-7"   | B&B      | Multi-trunk |
| 1                                           | Cladastris lutea                     | Yellowwood                  | 2-1/2" | B&B      |             |
| 3                                           | Crataegus crus galli inermis         | Thornless Cockspur Hawthorn | 2-1/2" | B&B      |             |
| 1                                           | Crataegus phanopyrum                 | Washington Hawthorn         | 6-7"   | B&B      | Multi-trunk |
| 3                                           | Fagus sylvatica 'Red Obelisk'        | Red Obelisk Beech           | 2-1/2" | B&B      |             |
|                                             | Heptacodium miconiodes               | Seven Son Flower Tree       | 7-8"   | B&B      | Multi-trunk |
| 1                                           | Liriodendron tuliperifa              | Tulip Tree                  | 2-1/2" | B&B      |             |
| 2                                           | Magnolia x 'Ann'                     | Ann Magnolia                | 6-7"   | B&B      |             |
| 1                                           | Malus x 'Professor Sprenger'         | Professor Sprenger Crab     | 5-6"   | B&B      | Multi-trunk |
| 1                                           | Malus x 'Red Jewel'                  | Red Jewel Crab              | 5-6"   | B&B      | Multi-trunk |
| 1                                           | Viburnum prunifolium                 | Blackhaw Viburnum           | 7-Jun  | B&B      | Multi-trunk |
| 5                                           | Picea glauca densata                 | Black Hills Spruce          | 5-6"   | B&B      |             |
| 1                                           | Picea pungens 'Fastigiata'           | Columnare Blue Spruce       | 7-8"   | B&B      |             |
| 6                                           | Picea omorika                        | Serbian Spruce              | 6"     | B&B      |             |
| 3                                           | Picea x 'Cupressina'                 | Cupressina Spruce           | 5-6"   | B&B      |             |
| 1                                           | Pinus nigra                          | Austrian Pine               | 5-6"   | B&B      |             |
|                                             | Pinus flexis 'Vanderwolf's Pyramid'  | Vanderwolf's Pine           | 5-6"   | B&B      |             |
| 1                                           | Pinus strobus 'Fastigiata'           | Columnare White Pine        | 6-7"   | B&B      |             |
| 2                                           | Pinus sylvestris                     | Scots Pine                  | 8"     | B&B      |             |
| 1                                           | Pinus x 'Forest Sky Mexican'         | Forest Sky Mexican Pine     | 6-7"   | B&B      |             |
| 3                                           | Aronia arbutifolia 'Brilliantissima' | Brilliant Red Chokeberry    | 24-30" | cont.    |             |
| 7                                           | Aronia melanocarpa                   | Black Chokeberry            | 24-30" | cont.    |             |
| 9                                           | Clethra anifolia                     | Clethra                     | 18-24" | cont.    | Ruby Spice' |
| 3                                           | Fothergilla gardenii                 | Fothergilla                 | 18"    | cont.    |             |
| 7                                           | Forsythia x 'Sunrise'                | SunriseForsythia            | 30-36" | cont.    |             |
| 3                                           | Hamamelis vernalis                   | Vernal Witchhazel           | 3-4'   | cont.    |             |
|                                             | Hydrangea arborescens 'Annabelle'    | Annabelle Hydrangea         | 24-30" | cont.    |             |
| 3                                           | Sambucus nigra 'Black Lace'          | Black Lace elderberry       | 18"    | cont.    |             |
| 5                                           | Spirea x 'Foebellii'                 | Foebel Spirea               | 15-18" | cont.    |             |
| 1                                           | Syringra patula 'Miss Kim'           | Miss Kim Lilac              | 24"    | cont.    |             |
| 2                                           | Viburnum carlesii                    | Korean Spice Viburnum       | 24"    | cont.    |             |
| 2                                           | Viburnum x 'Juddii'                  | Judd Viburnum               | 24"    | B&B      |             |
| 3                                           | Viburnum dentatum 'Blue Muffin'      | Blue Muffin Viburnum        | 3-4'   | cont.    |             |
| 9                                           | Viburnum lantana 'Mohican'           | Mohican Viburnum            | 3-4'   | cont.    |             |
| 5                                           | Weigela x 'Dark Horse'               | Dark Horse Weigela          | 24-30" | cont.    |             |
| 46                                          | Buxus x 'Green Mountain'             | Green Mountain Boxwood      | 18"    | 5 gal    |             |
| 5                                           | Mahonia aquifolium                   | Oregongrape Holly           | 18"    | 5 gal    |             |
| 6                                           | Illex x 'Berrimagic'                 | Berrimagic Holly            | 18"    | 3 gal    |             |
| 7                                           | Juniperus chinensis 'Pfitzeriana'    | Pfitzer Juniper             | 24-30" | cont.    |             |
| 8                                           | Juniperus sargentii glauca           | Blue Sargent Juniper        | 24-30" | cont.    |             |
| 7                                           | Juniperus sargentii viridis          | Green Sargent Juniper       | 24-30" | cont.    |             |
| 7                                           | Juniperus x 'Grey Owl'               | Grey Owl Juniper            | 24"    | cont.    |             |
| 2                                           | Picea gluaca 'R. H. Montgomery'      | Dwarf Globe Blue Spruce     | 24"    | 5 gal    |             |
| 2                                           | Piea x 'Pumilo'                      | Pumilo Spruce               | 18"    | cont.    |             |
| 2                                           | Pinus x 'Blue shag'                  | Blue Shag Pine              | 15-18" | cont.    |             |
| 2                                           | Pinus strobus 'Globosum'             | Globe White Pine            | 24"    | cont.    |             |
| 16                                          | Taxus x 'Tautonii'                   | Taunton Yew                 | 24"    | B&B      |             |
| 630                                         | Euonymus fortunei coloratus          | Wintercreeper               | 3"     | cont.    |             |
| 40                                          | Sapphire Blue Oats Grass             | Grass                       | 1 gal  | cont.    |             |
| 60                                          | River Mist Nothern Sea Oats          | Grass                       | 1 gal  | cont.    |             |
| 72                                          | Bronze Veil Deschampsia              | Grass                       | 1 gal  | cont.    |             |
| 620                                         | Carex                                | Sedges                      | 1 gal  | cont.    |             |
| 36                                          | Ornamentl Grasses                    | Grass                       | 1 gal  | cont.    |             |
| 228                                         | Geranium 'Big Leaf'                  | Perennial Big Leaf Geranium | 4-1/2" | cont.    |             |
| 300                                         | Sedum                                | Assorted Groundcover Sedum  | 4-1/2" | cont.    |             |

by  
UNITED FINANCIAL GROUP, INC.  
660 W. Ridgeview Drive  
Appleton, WI 54911

| PARAGON PLACE- SHEET L1.2 FEBRUARY 02, 2016 |                                  |                             |        |          |                 |
|---------------------------------------------|----------------------------------|-----------------------------|--------|----------|-----------------|
| Qty                                         | Botanical Name                   | Common Name                 | Size   | Root Cnd | Comments        |
| 4                                           | Acer psuedo                      | Fullmoon Maple              | 6-7"   | B&B      |                 |
| 15                                          | Betula nigra 'Heritage'          | Heritage river Birch        | 10-12" | B&B      | Multi-trunk     |
| 3                                           | Cornus alternifolia              | Pagoda Dogwood              | 6-7"   | B&B      | Multi-trunk     |
| 2                                           | Chionanthus virginicus           | White Fringe Tree           | 6-7"   | B&B      | Multi-trunk     |
| 1                                           | Carpinus betulus "Fastigiata"    | Columnare European Hornbeam | 3"     | B&B      | Multi-trunk     |
| 1                                           | Crataegus viridis "Winterking"   | Winter King Hawthorn        | 2"     | B&B      |                 |
| 3                                           | Fagus sylvatica "Red Obelisk"    | Red Obelisk Beech Tree      | 2"     | B&B      |                 |
| 3                                           | Quercus robur 'Fastigiata'       | Skyrocket Oak               | 2-1/2" | B&B      |                 |
| 5                                           | Picea Glauca densata             | lack Hills Spruce           | 6-7"   | B&B      |                 |
| 1                                           | Pinus sylvestris                 | Scot Pine                   | 6-7"   | B&B      |                 |
| 1                                           | Magnolia x "Leonard Messel"      | Leonard Messel Magnolia     | 7-8"   | B&B      | Multi-trunk     |
| 15                                          | Amelanchier stolonifera          | Running Serviceberry        | 15-18" | cont.    |                 |
| 5                                           | Cornus sericea "Cardinal"        | Cardinal Redtwig Dogwood    | 3-4"   | cont.    |                 |
| 9                                           | Hydrangea x 'Limelight'          | Limelight Hydrangea         | 18"    | 3 gal    | "Shiner"        |
| 8                                           | Rhus aromatica 'Gro-Low'         | Gro-low sumac               | 18"    | 3 gal    |                 |
| 15                                          | Rosa rugosa 'Hansa'              | Hansa Shrub Rose            | 18"    | 3 gal    |                 |
| 5                                           | Rosa x 'Purple Pavement'         | Purple Pavement shrub Rose  | 18"    | 3 gal    |                 |
| 3                                           | Syringa x 'Miss Kim'             | Miss Kim Lilac              | 18"    | 3 gal    |                 |
| 3                                           | Syringa patula 'Little Boy blue' | Little Boy Blue Lilac       | 24"    | 3 gal    |                 |
| 1                                           | Viburnum x 'Juddii'              | Judd Viburnum               | 30-36" | B&B      |                 |
| 4                                           | Viburnum lantana 'Mohican'       | Mohawk viburnum             | 3-4'   | cont.    |                 |
| 1                                           | Viburnum carlesii                | Korean spice Viburnum       | 30-36" | B&B      |                 |
| 6                                           | Viburnum trilobum 'Hahs'         | Hah's Viburnum              | 3-4'   | cont.    |                 |
| 9                                           | Viburnum dentatum 'Blue Muffin'  | Blue Muffin Viburnum        | 3-4'   | cont.    |                 |
| 7                                           | Weigela florida 'Wine and Roses' | Wine and Roses Weigela      | 24-30" | cont.    |                 |
| 54                                          | Buxus x 'Green Mountain'         | Green Mountain Boxwood      | 18"    | cont.    |                 |
| 9                                           | Illex x 'Berrimagic'             | Berrymagic Winterberry      | 18"    | cont.    |                 |
| 14                                          | Juniperus chinensis Pfitzeriana  | Pfitzer Juniper             | 24-30" | cont.    |                 |
| 3                                           | Juniperus chinensis 'Kallay's    | Kallays Compact Juniper     | 24"    | cont.    |                 |
| 9                                           | Juniperus x 'Sea Green'          | Sea Green Juniper           | 24-30" | cont.    |                 |
| 12                                          | Mahonia aquifolium               | Oregongrape Holly           | 18-24" | cont.    | Compact variety |
| 10                                          | Taxus x 'Tautonii'               | Taunton yew                 | 24-30" | cont.    |                 |
| 2                                           | Picea x 'Birds Nest'             | Birds Nest Spruce           | 18"    | cont.    |                 |
| 3                                           | Pinus mugho 'Encl'               | Endi Mugo Pine              | 18"    | cont.    |                 |
| 2                                           | Pinus x Globosum                 | Globe White Pine            | 24"    | cont.    |                 |
| 1                                           | Pinus x 'Mops'                   | Mop's Pine                  | 24"    | cont.    |                 |
| 594                                         | Euonymus fortunei var.coloratus  | Purpleleaf Wintercreeper    | 3"     | pot      |                 |
| 30                                          | Aster                            | Fall Aster                  | 1 gal  | pot      |                 |
| 30                                          | Hemerocallis                     | Tetraploid Daylily          | 1 gal  | pot      |                 |
| 132                                         | Hosta                            | Hosta                       | 1gal   | pot      |                 |
| 60                                          | Sedum                            | Sedum                       | 1 gal  | pot      |                 |
| 582                                         | Ornamental Grasses               | Grasses                     | 1 gal  | pot      |                 |

| PARAGON PLACE- SHEET L1.3 FEBRUARY 02, 2016 |                                                   |                                 |        |          |             |
|---------------------------------------------|---------------------------------------------------|---------------------------------|--------|----------|-------------|
| Qty                                         | Botanical Name                                    | Common Name                     | Size   | Root Cnd | Comments    |
| 3                                           | Acer griseum                                      | Paperbark Maple                 | 2-1/2" | B&B      |             |
| 1                                           | Acer palmatum 'Bloodgood'                         | Bloodgood Japanese Maple        | 6-7"   | B&B      |             |
| 3                                           | Amelanchier x 'Cumulus'                           | Cumulus Serviceberry            | 8-9"   | B&B      | Multi-trunk |
| 15                                          | Betula nigra 'Heritage'                           | Heritage' River Birch           | 10-12" | B&B      |             |
| 3                                           | Cornus mas 'Golden Glory'                         | Golden Glory' Comealliancherry  | 7-8"   | B&B      | Multi-trunk |
| 2                                           | Crataegus crus galli inermis                      | Thornless Hawthorn              | 5-6"   | B&B      | Multi-trunk |
| 1                                           | Magnolia x "Ann"                                  | Ann Magnolia                    | 5-6"   | B&B      |             |
| 3                                           | Ostrya virginiana                                 | Ironwood                        | 2-1/2" | B&B      |             |
| 1                                           | Syringa reticulata                                | Japanese Tree Lilac             | 2"     | B&B      |             |
| 1                                           | Picea abies                                       | Norway Spruce                   | 10'    | B&B      |             |
| 4                                           | Pinus sylvestris                                  | Scot Pine                       | 6-7"   | B&B      |             |
|                                             |                                                   | Cool Splash Dwarfbush           |        |          |             |
| 15                                          | Diervilla sessilifolia 'Coolsplash'               | Honeysuckle                     | 18"    | cont.    |             |
| 15                                          | Diervilla sessilifolia 'Butterfly'                | Butterfly' Dwfbush Honeysuckle  | 18"    | cont.    |             |
| 6                                           | Hydrangea quercifolia 'Sikes'                     | Sikes' Hydrangea                | 18"    | cont.    |             |
| 7                                           | Kerria japonica 'Geisha'                          | Geisha' Kerria                  | 18"    | cont.    |             |
| 9                                           | Rhus aromatica "Gro-Low"                          | Gro-Low Fragrant Sumac          | 18"    | cont.    |             |
| 5                                           | Rosa rugosa " Purple Pavement"                    | Purple Pavement' Shrub Rose     | 18"    | cont.    |             |
| 1                                           | Viburnum x "Juddii"                               | Judd Viburnum                   | 24-30" | B&B      |             |
| 1                                           | Viburnum carlesii                                 | Koreanspice Viburnum            | 24-30" | B&B      |             |
|                                             | Viburnum dentatum "Blue Muffin"                   | Blue Muffin Viburnum            | 30-36" | B&B      |             |
| 3                                           | Viburnum dentatum "Chicago Lustre"                | Chicago Lustre Viburnum         | 3-4"   | cont.    |             |
| 5                                           | Viburnum prunifolium                              | Blackhaw Viburnum               | 5-6"   | B&B      |             |
|                                             | Physocarpus opulifolius "Summer Wine"             | Summer Wine Ninebark            | 4-Mar  | cont.    |             |
| 42                                          | Buxus x 'Green Mountain'                          | Green Mountain Boxwood          | 18"    | B&B      |             |
|                                             | Juniperus chinensis Pfitzeriana "Kallays Compact" | Kallays Compact Pfitzer Juniper | 24-30" | cont.    |             |
| 10                                          | Juniperus sargentii viridis                       | Green Sargent Juniper           | 24-30" | cont.    |             |
| 5                                           | Juniperus sargentii var. glauca                   | Blue Sargent Juniper            | 24-30" | cont.    |             |
| 9                                           | Juniperus x "Grey Owl"                            | Grey Owl Juniper                | 24-30" | cont.    |             |
| 2                                           | Picea omorika 'Nana'                              | Dwarf Serbian spruce            | 18"    | cont.    |             |
| 10                                          | Taxus x 'Tautonii'                                | Tuaton Yew                      | 24-30" | B&B      |             |
| 2944                                        | Pachysandra terminalis                            | Pachysandra                     | plug   | 32/flat  |             |
| 240                                         | Geranium                                          | Perennial Geranium              | 1 gal  | cont.    |             |
| 360                                         | Sedum                                             | Sedum                           | 1 gal  | cont.    |             |
| 288                                         | Ornamental Grasses                                | Grasses                         | 1 gal  | cont.    |             |
| 420                                         | Carex                                             | Sedges                          | 1 gal  | cont.    |             |



GARLAND ALLIANCE  
P.O. BOX 51025  
MILWAUKEE, WI 53203  
MR. TIM R.S. GARLAND, RLA  
MASTER LANDSCAPE ARCHITECT

DATE: 06-22-2016

| PARAGON PLACE- SHEET L1.4 FEBRUARY 02, 2016 |                                     |                              |        |          |             |
|---------------------------------------------|-------------------------------------|------------------------------|--------|----------|-------------|
| Qty                                         | Botanical Name                      | Common Name                  | Size   | Root Cnd | Comments    |
| 2                                           | Amelanchier x 'Princess diana'      | Princess Diana Serviceberry  | 8-Jul  | B&B      | Multi-trunk |
| 15                                          | Betula nigra 'Heritage'             | Heritage River Birch         | 8-10'  | B&B      | Multi-trunk |
| 3                                           | Cercis canadensis                   | Eastern Redbud               | 6-7"   | B&B      | Multi-trunk |
| 3                                           | Cotinus x 'Young Lady'              | Young lady Smokebush         | 6-7"   | B&B      |             |
| 2                                           | Cornus alternifolia                 | Pagoda Dogwood               | 7-8"   | B&B      | Multi-trunk |
| 1                                           | Hamamelis vernalis 'Diana'          | Diana Witchhazel             | 5-6"   | B&B      |             |
| 1                                           | Heptacodium miconiodes              | Seven Son flower             | 6-7"   | B&B      |             |
| 3                                           | Magnolia stellata                   | Star Magnolia                | 5-6"   | B&B      | Multi-trunk |
| 1                                           | Malus x 'Tina'                      | Tina flowering Crab          | 5-6"   | B&B      | Multi-trunk |
| 1                                           | Nyssa sylvatica                     | Black Tupelo                 | 2-1/2" | B&B      |             |
| 1                                           | Syringa reticulata                  | Japanese Tree Lilac          | 6-7"   | B&B      | Multi-trunk |
| 2                                           | Picea omorika 'Compactum'           | Dwarf Serbian Spruce         | 18"    | cont.    |             |
|                                             | Pinus flexis 'Vanderwolf's Pyramid' | Vanderwolf's Pine            | 6-7"   | B&B      |             |
| 8                                           | Hydrangea 'Vanilla Strawberry'      | Vanilla Strawberry Hydrangea | 18"    | cont.    |             |
| 12                                          | Hydrangea quercifolia 'Sikes'       | Sikes Hydrangea              | 18"    | 3 gal    |             |
| 1                                           | Illex 'shamrock'                    | Male Holly                   | 18"    | 3 gal    |             |
| 6                                           | Illex x 'Afterglow'                 | Afterglow Holly              | 18"    | 3 gal    |             |
| 5                                           | Itea 'Merlot'                       | Merlot Itea                  | 24"    | 3 gal    |             |
| 3                                           | Syringa patula 'Palabin'            | Dwarf Korean Lilac           | 24"    | 3 gal    |             |
| 9                                           | Rosa rugosa 'Hansa'                 | Hansa Shrub Rose             | 18"    | cont.    |             |
| 7                                           | Rosa rugosa 'Purple Pavement'       | Purple Pavement Shrub Rose   | 18"    | cont.    |             |
| 22                                          | Rhus aromatica 'Gro-Low'            | Gro Low Sumac                | 18"    | 3 gal    |             |
| 3                                           | Spirea bumalda 'Anthony Waterer'    | Anthony Water Spirea         | 18"    | cont.    |             |
| 4                                           | Viburnum prunifolium                | Blackhaw Viburnum            | 5-6"   | B&B      |             |
| 7                                           | Viburnum trilobum 'Red Wing'        | Red Wing Viburnum            | 24-30" | 3 gal    |             |
| 7                                           | Weigela florida 'Fine Wine'         | Fine Wine Weigela            | 24-30" | cont.    |             |
| 26                                          | Buxus x 'Green Mountain'            | Green Mountain Boxwood       | 18"    | B&B      |             |
| 7                                           | Juniperus x 'Grey Owl'              | Grey Owl Juniper             | 24-30" | cont.    |             |
| 3                                           | Juniperus x 'Sea Green'             | Sea Green Juniper            | 24-30" | cont.    |             |
| 5                                           | Juniperus sargentii viridis         | Green Sargent Juniper        | 24-30" | cont.    |             |
| 7                                           | Juniperus chinensis 'Gold Tip'      | Gold Tip Juniper             | 24-30" | cont.    |             |
| 9                                           | Mahonia aquifolium 'Compactum'      | Dwarf Oregon Grape Holly     | 24"    | cont.    |             |
| 2                                           | Picea omorika 'Nana'                | Dwarf Serbian spruce         | 18"    | cont.    |             |
| 3                                           | Rhododendron x PJM                  | PJM Rhododendron             | 18"    | B&B      |             |
| 10                                          | Taxus x 'Tautonii'                  | Taunton Yew                  | 24-30" | B&B      |             |
| 1                                           | Tsuga canadensis 'sargentii'        | Sargent Hemlock              | 24-30" | cont.    |             |
| 1664                                        | Pachysandra terminalis              | Pachysandra                  | plug   | 32/flat  |             |
| 408                                         | Lamistrum 'Herman's Pride'          | Archangel                    | 4-1/2" | cont.    |             |
| 30                                          | Sedum 'Frosty Mom'                  | Frosty Mom Sedum             | 1 gal  | cont.    |             |
| 120                                         | Sedum 'Autumn fire'                 | Autumn Fire Sedum            | 4-1/2" | cont.    |             |
| 200                                         | Sedum 'Angelina'                    | Angelina Sedum               | 4-1/2" | cont.    |             |
| 144                                         | Hakonechloa 'Aurorea'               | All Gold Hakonechloa Grass   | 4-1/2" | cont.    |             |
| 170                                         | Ornamental Grasses                  | Grasses                      | 1 gal  | cont.    |             |

| PARAGON PLACE- SHEET L1.5 JUNE 9, 2016 |                                             |                                      |        |          |             |
|----------------------------------------|---------------------------------------------|--------------------------------------|--------|----------|-------------|
| Revised:9.June.2016                    |                                             |                                      |        |          |             |
| Qty                                    | Botanical Name                              | Common Name                          | Size   | Root Cnd | Comments    |
| 1                                      | Acer palmatum 'Emperor One'                 | Emperor One' Japanese Maple          | 6-7"   | B&B      |             |
| 1                                      | Acer platanoides 'Royal Red'                | Royal Red Maple                      | 2-1/2" | B&B      |             |
| 3                                      | Betula nigra 'Heritage'                     | Heritage' River Birch                | 10-12" | B&B      |             |
| 1                                      | Aesculus flava                              | Yellow Buckeye                       | 2-1/2" | B&B      |             |
| 1                                      | Amelanchier x "Cumulus"                     | Cumulus Serviceberry                 | 8-10'  | B&B      | Multi-trunk |
| 1                                      | Carpinus betulus 'Fastigiata'               | Columnare European Hornbeam          | 2"     | B&B      |             |
| 3                                      | Cornus mas 'Golden Glory'                   | Golden Glory' Comealliancherry       | 7-Jun  | B&B      | Multi-trunk |
| 3                                      | Gymnocladus dioica                          | Kentucky Coffeetree                  | 2-1/2" | B&B      |             |
| 2                                      | Cotinus coggygia 'Royal Purple'             | Royal Purple' smokebush              | 6-7"   | B&B      | Multi-trunk |
| 1                                      | Heptacodium miconiodes                      | Seven Son flower                     | 6-7"   | B&B      | Multi-trunk |
| 2                                      | Fagus fastigiata 'Red Obelisk'              | Red Obelisk' Beech                   | 10'    | B&B      |             |
| 1                                      | Magnolia stellata                           | Star Magnolia                        | 5-6"   | B&B      |             |
| 2                                      | Malus x "Red Jewel"                         | Red Jewel Crab                       | 6-7"   | B&B      | Multi-trunk |
| 1                                      | Picea omorika                               | Serbian spruce                       | 7-8"   | B&B      |             |
| 1                                      | Picea pungens glauca                        | Blue Spruce                          | 6-7"   | B&B      |             |
| 14                                     | Diervilla sessilifolia 'Butterfly'          | Butterfly' Dwfbush Honeysuckle       | 18"    | cont.    |             |
| 38                                     | Buxus x 'Green Velvet'                      | Green Velvet' Boxwood                | 18"    | B&B      |             |
| 7                                      | Juniperus virginiana 'Grey Owl'             | Grey Owl' Juniper                    | 24-30' | cont.    |             |
| 7                                      | Juniperus chinensis pfitzeriana 'Sea Green' | Sea Green Juniper                    | 24"    | cont.    |             |
| 16                                     | Juniperus sargentii glauca                  | Blue Sargent Juniper                 | 24-30" | cont.    |             |
| 10                                     | Juniperus sargentii viridis                 | Green Sargent Juniper                | 24-30" | cont.    |             |
| 1                                      | Picea nana 'Pumilo'                         | Pumilo' Dwarf Spruce                 | 18"    | cont.    |             |
| 1                                      | Picea omorika                               | Serbian Spruce                       | 6-7"   | B&B      |             |
| 5                                      | Taxus x 'Tautonii'                          | Tauton Yew                           | 24-30' | cont.    |             |
|                                        | Euonymus fortunei var. coloratus            | Purpleleaf Wintercreeper<br>Euonymus | 3"     | cont.    |             |
| 450                                    | Sedum                                       | Sedum                                | 1 gal  | cont.    |             |
| 168                                    | Ornamental Grasses                          | Grasses                              | 1 gal  | cont.    |             |
| 324                                    | Aster                                       | Fall Aster                           | 1 gal  | cont.    |             |
| 32                                     | Hemerocallis                                | Tetraploid Daylily                   | 1 gal  | cont.    |             |





ELDERBERRY SITE PLAN

Designer

JAB

Date

3-18-16

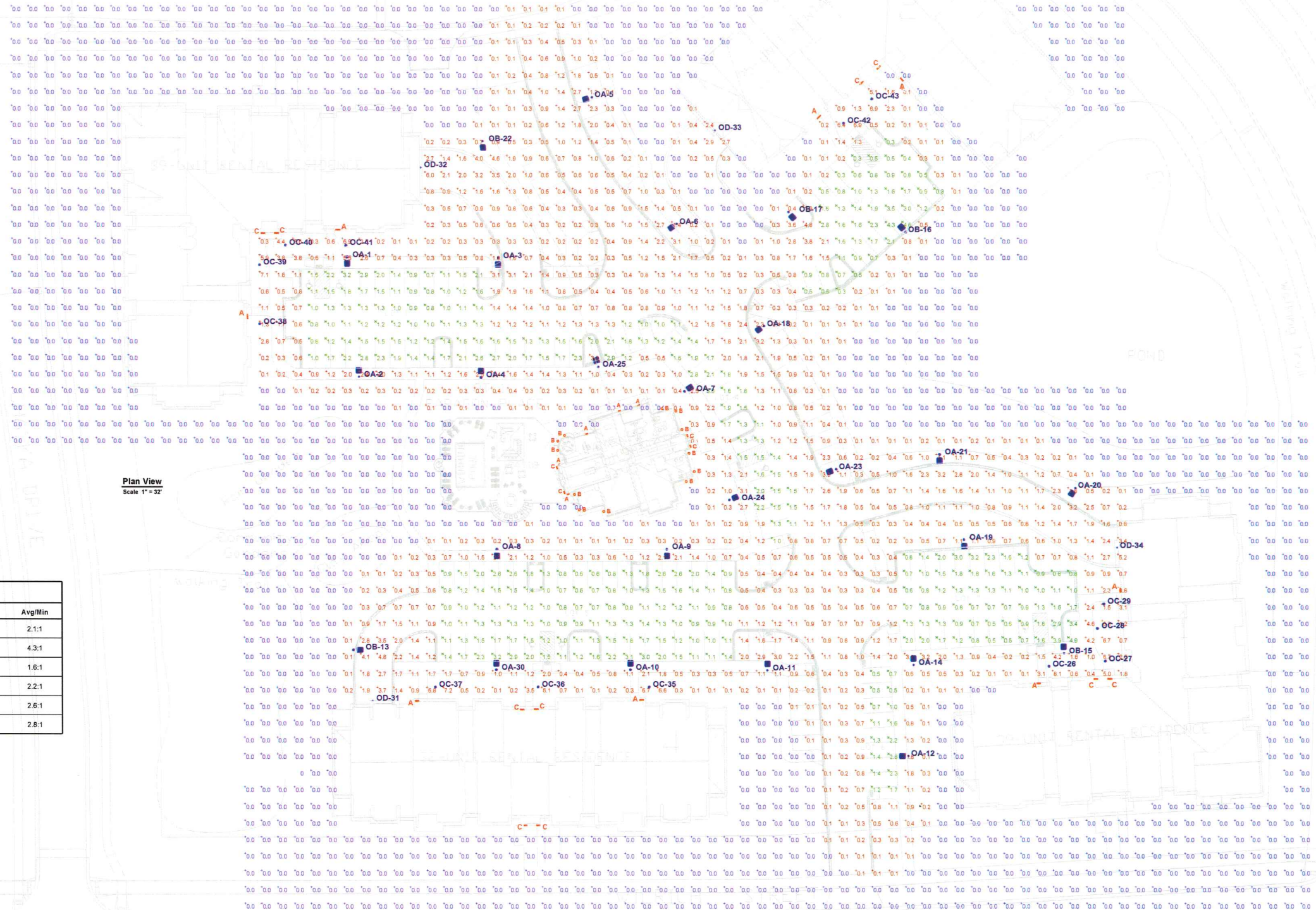
Scale

Drawing No.

| LUMINAIRE SCHEDULE                                                                  |       |     |                                   |      |       |
|-------------------------------------------------------------------------------------|-------|-----|-----------------------------------|------|-------|
| Symbol                                                                              | Label | Qty | Catalog Number                    | LLF  | Watts |
|    | OA    | 21  | ALED3750-MOUNTED @ 18AFG (TYPE 3) | 0.95 | 51.7  |
|    | OB    | 5   | ALED4750-MOUNTED @ 18AFG (TYPE 4) | 0.95 | 52.1  |
|    | OC    | 13  | BLDDR24 (42" ROUND BOLLARD)       | 0.95 | 31.2  |
|  | OD    | 4   | XTOR2A-N                          | 0.95 | 21.6  |

| LUMINAIRE SCHEDULE (CON'T) |                         |
|----------------------------|-------------------------|
| A                          | 49278AZTLEDE            |
| B                          | S9538/S9516/S9508/S9501 |
| C                          | BL4603BZ                |

| STATISTICS    |        |        |        |        |         |         |
|---------------|--------|--------|--------|--------|---------|---------|
| Description   | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
| PARKING LOT 1 | X      | 1.5 fc | 3.2 fc | 0.7 fc | 4.6:1   | 2.1:1   |
| PARKING LOT 2 | X      | 1.3 fc | 4.6 fc | 0.3 fc | 15.3:1  | 4.3:1   |
| PARKING LOT 4 | X      | 1.6 fc | 3.0 fc | 1.0 fc | 3.0:1   | 1.6:1   |
| PARKING LOT 5 | X      | 1.3 fc | 3.2 fc | 0.6 fc | 5.3:1   | 2.2:1   |
| PARKING LOT 6 | X      | 1.3 fc | 2.8 fc | 0.5 fc | 5.6:1   | 2.6:1   |
| PARKING LOT 7 | X      | 1.4 fc | 4.9 fc | 0.5 fc | 9.8:1   | 2.8:1   |



Plan View  
Scale 1" = 32'





- **Paragon Place at Bear Claw Way** – Residential Building Complex
- **Plans reflecting proposed alterations to existing Conditional Use Permit:**
  - Proposed Architectural Plans – Building #4 (*18 sheets*)
  - Proposed Civil Plans – Building #4 (*10 sheets*)
  - Proposed Landscaping Plans – Building #4 (*3 sheets*)
  - Proposed Photometric Plan – Building #4 (*1 sheet*)





| DEVELOPMENT SUMMARY |                                        |                 |                     |                |                        |
|---------------------|----------------------------------------|-----------------|---------------------|----------------|------------------------|
|                     | PRODUCT DESCRIPTION                    | ZONING DISTRICT | PARCEL SIZE (ACRES) | # OF UNITS     | DENSITY (UNITS / ACRE) |
| 1                   | 3-STORY FLATS (Building #4 @ 32 Units) | SR-V2           | 8.87                | 145 (Approved) | 16.35                  |
| 1                   | 3-STORY FLATS (Building #4 @ 45 Units) | SR-V2           | 8.87                | 158 (Proposed) | 17.81                  |

*Paragon Place at Bear Claw Way*  
**Proposed Building #4, Three Story, 45 Unit**  
*Madison, Wisconsin*  
**SITE PLAN**

  
 7 JUNE 2019  
  
 Architecture  
 1414 UNDERWOOD AVE.  
 WAUWATOSA, WI 53210  
 414.431.0101 TEL  
 414.431.0201 FAX  
 WWW.AGARCH.COM

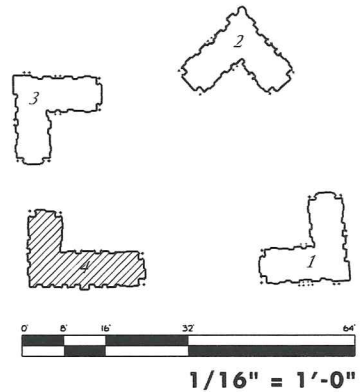
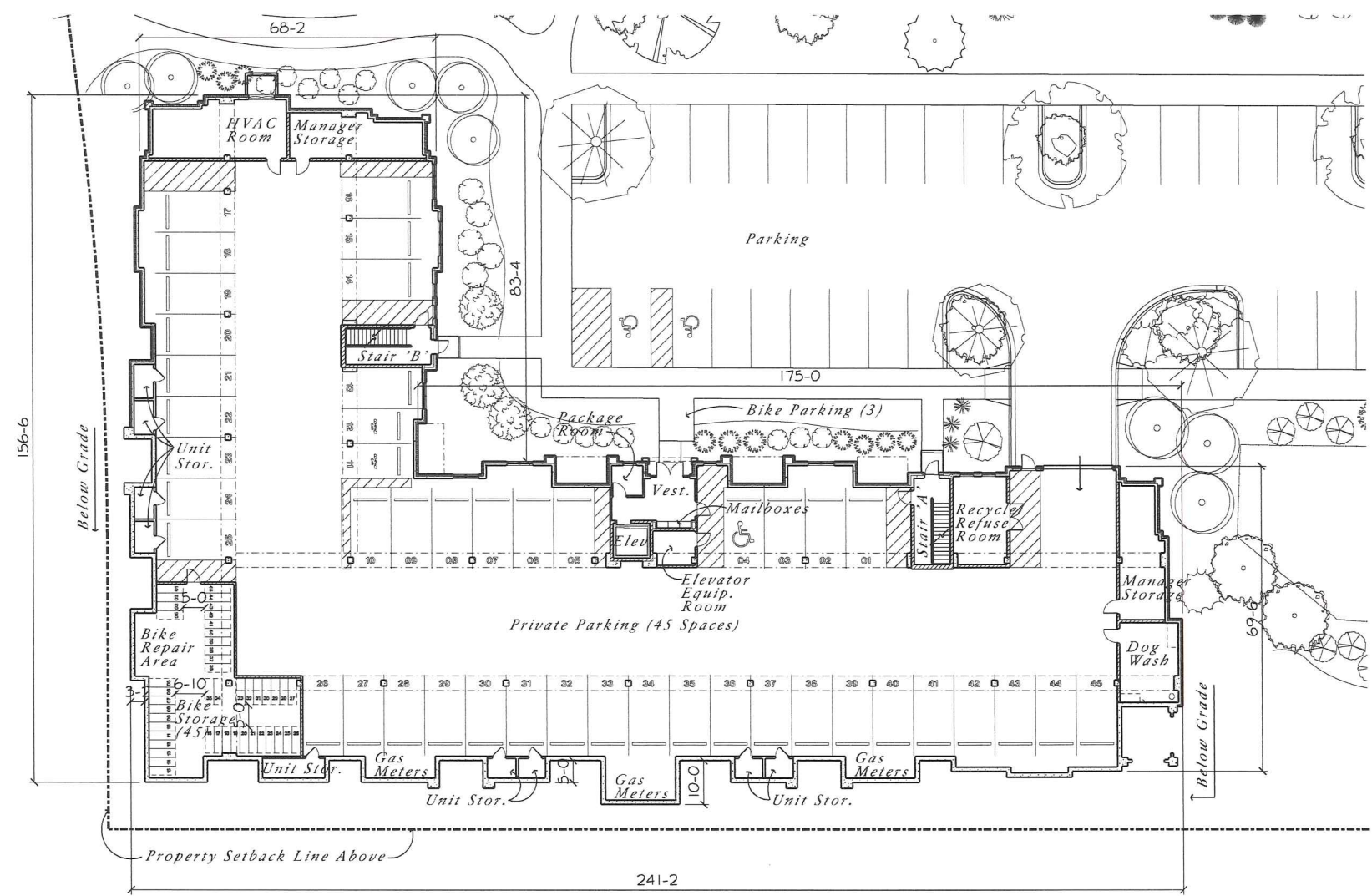


OVERALL BUILDING STASTICS

|               |                |
|---------------|----------------|
| BUILDING AREA |                |
| LOWER LEVEL   | 21,533 SQ. FT. |
| FIRST FLOOR   | 21,533 SQ. FT. |
| SECOND FLOOR  | 21,478 SQ. FT. |
| THIRD FLOOR   | 21,478 SQ. FT. |
| TOTAL AREA    | 86,022 SQ. FT. |

|                                       |                 |
|---------------------------------------|-----------------|
| BIKE PARKING (45 Required Stalls 1:1) |                 |
| SHORT TERM                            | 6 STALLS (12%)  |
| LONG TERM                             | 45 STALLS (88%) |
| TOTAL BIKE PARKING                    | 51 STALLS       |

|                                  |                 |
|----------------------------------|-----------------|
| PARKING (45 Required Stalls 1:1) |                 |
| COMPACT                          | 2 STALLS (4%)   |
| HANDICAP                         | 1 STALL (2%)    |
| REGULAR                          | 42 STALLS (94%) |
| TOTAL PARKING                    | 45 STALLS       |



Paragon Place at Bear Claw Way  
Proposed Building #4, Three Story, 45 Unit  
Madison, Wisconsin  
LOWER LEVEL FLOOR PLAN



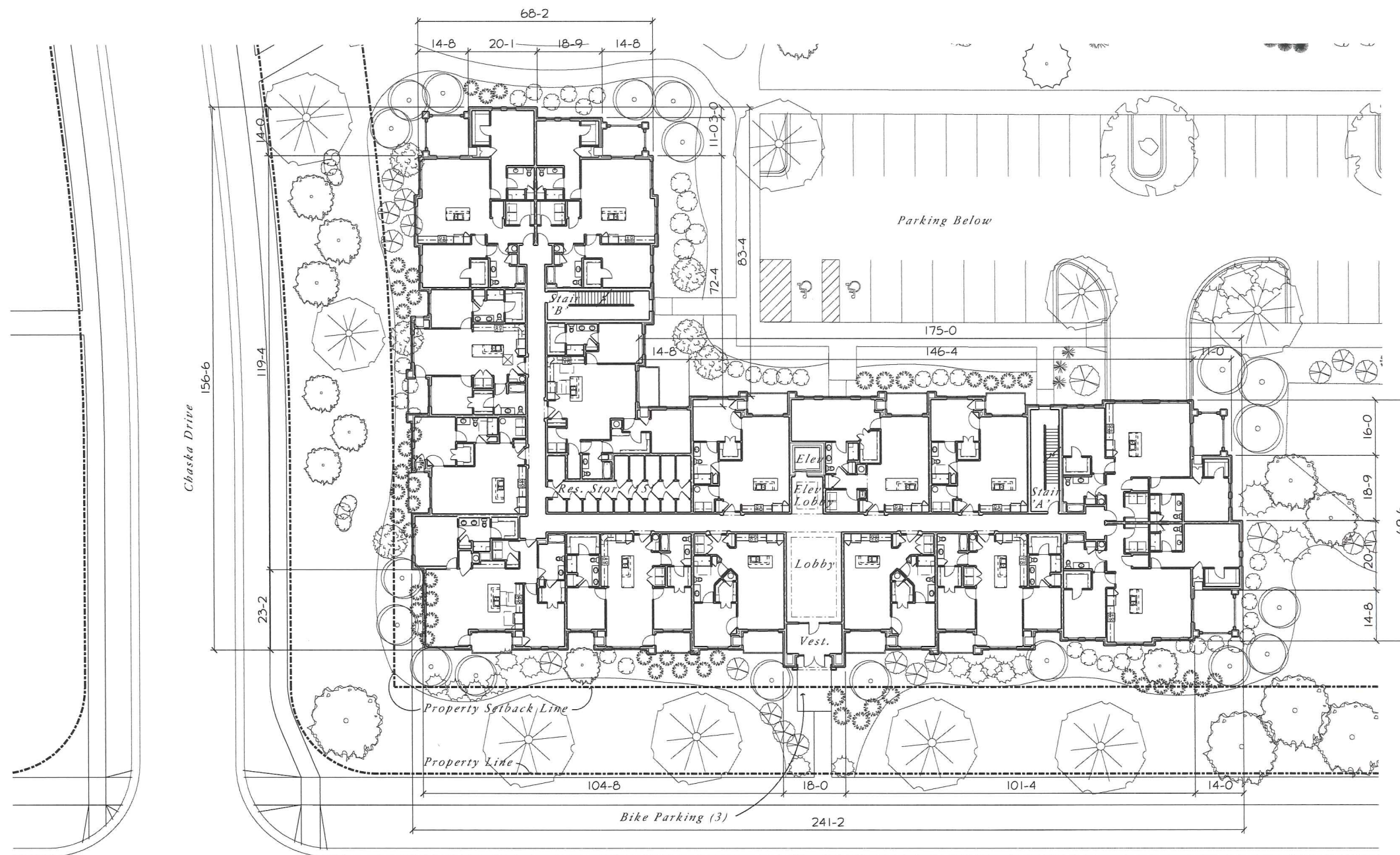
7 JUNE 2019



Architecture

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## OVERALL BUILDING STASTICS

### BUILDING AREA

|                   |                       |
|-------------------|-----------------------|
| LOWER LEVEL       | 21,533 SQ. FT.        |
| FIRST FLOOR       | 21,533 SQ. FT.        |
| SECOND FLOOR      | 21,478 SQ. FT.        |
| THIRD FLOOR       | 21,478 SQ. FT.        |
| <b>TOTAL AREA</b> | <b>86,022 SQ. FT.</b> |

### BIKE PARKING (45 Required Stalls 1:1)

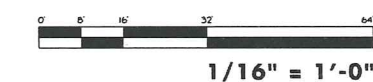
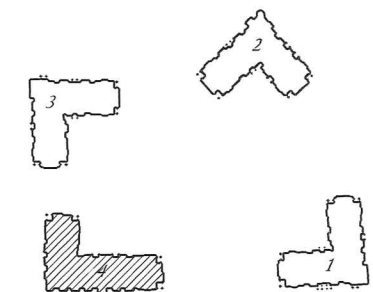
|                           |                  |
|---------------------------|------------------|
| SHORT TERM                | 6 STALLS (12%)   |
| LONG TERM                 | 45 STALLS (88%)  |
| <b>TOTAL BIKE PARKING</b> | <b>51 STALLS</b> |

### UNIT COUNT

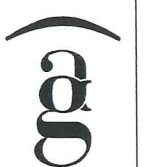
|                         |                 |
|-------------------------|-----------------|
| LOWER LEVEL             | 0 UNITS         |
| FIRST FLOOR             | 15 UNITS        |
| SECOND FLOOR            | 15 UNITS        |
| THIRD FLOOR             | 15 UNITS        |
| <b>TOTAL UNIT COUNT</b> | <b>45 UNITS</b> |

### UNIT TYPE

|                       |          |
|-----------------------|----------|
| 1/1 STANDARD          | 4 (8%)   |
| 1/1 STANDARD + DINING | 9 (20%)  |
| 1/1 ELEVATOR          | 3 (7%)   |
| 2/2 SPLIT             | 9 (20%)  |
| 2/2 LOBBY             | 2 (5%)   |
| 2/2 INSIDE CORNER     | 3 (7%)   |
| 2/2 GREAT 'A'         | 3 (7%)   |
| 2/2 GREAT 'B'         | 12 (26%) |



7 JUNE 2019

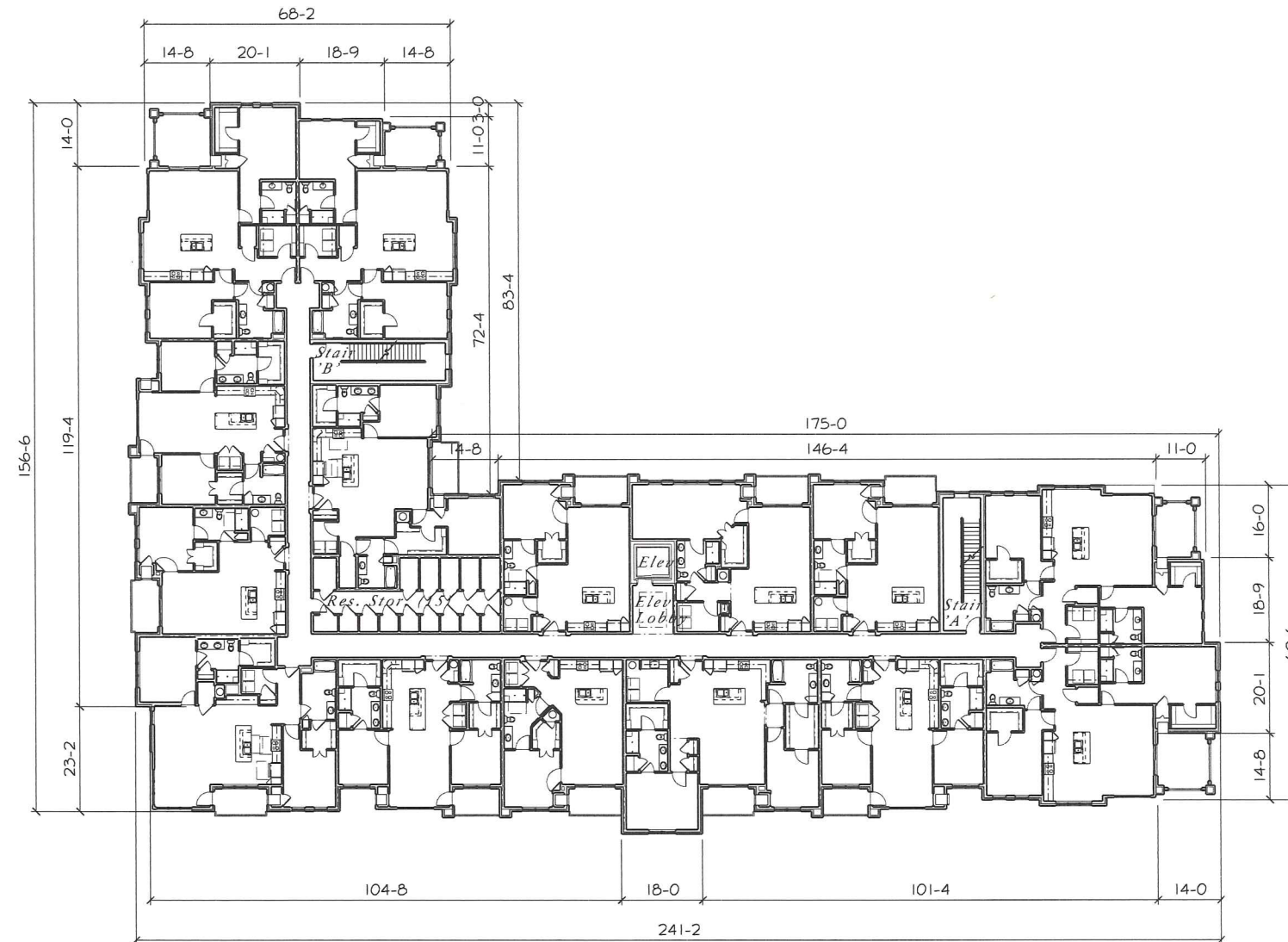


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Wilrich Street

*Paragon Place at Bear Claw Way*  
**Proposed Building #4, Three Story, 45 Unit**  
*Madison, Wisconsin*  
**FIRST FLOOR PLAN**





## OVERALL BUILDING STASTICS

### BUILDING AREA

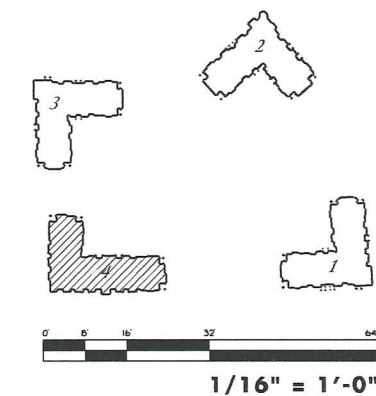
|                   |                       |
|-------------------|-----------------------|
| LOWER LEVEL       | 21,533 SQ. FT.        |
| FIRST FLOOR       | 21,533 SQ. FT.        |
| SECOND FLOOR      | 21,478 SQ. FT.        |
| THIRD FLOOR       | 21,478 SQ. FT.        |
| <b>TOTAL AREA</b> | <b>86,022 SQ. FT.</b> |

### UNIT COUNT

|                         |                 |
|-------------------------|-----------------|
| LOWER LEVEL             | 0 UNITS         |
| FIRST FLOOR             | 15 UNITS        |
| SECOND FLOOR            | 15 UNITS        |
| THIRD FLOOR             | 15 UNITS        |
| <b>TOTAL UNIT COUNT</b> | <b>45 UNITS</b> |

### UNIT TYPE

|                       |          |
|-----------------------|----------|
| 1/1 STANDARD          | 4 (8%)   |
| 1/1 STANDARD + DINING | 9 (20%)  |
| 1/1 ELEVATOR          | 3 (7%)   |
| 2/2 SPLIT             | 9 (20%)  |
| 2/2 LOBBY             | 2 (5%)   |
| 2/2 INSIDE CORNER     | 3 (7%)   |
| 2/2 GREAT 'A'         | 3 (7%)   |
| 2/2 GREAT 'B'         | 12 (26%) |



7 JUNE 2019

*Paragon Place at Bear Claw Way*  
**Proposed Building #4, Three Story, 45 Unit**  
*Madison, Wisconsin*  
**SECOND FLOOR PLAN**





OVERALL BUILDING STASTICS

BUILDING AREA

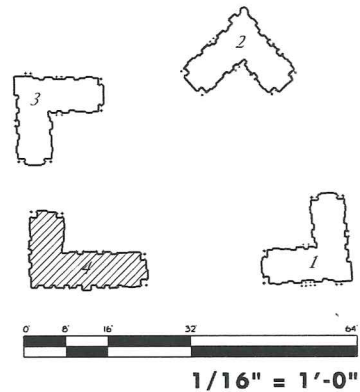
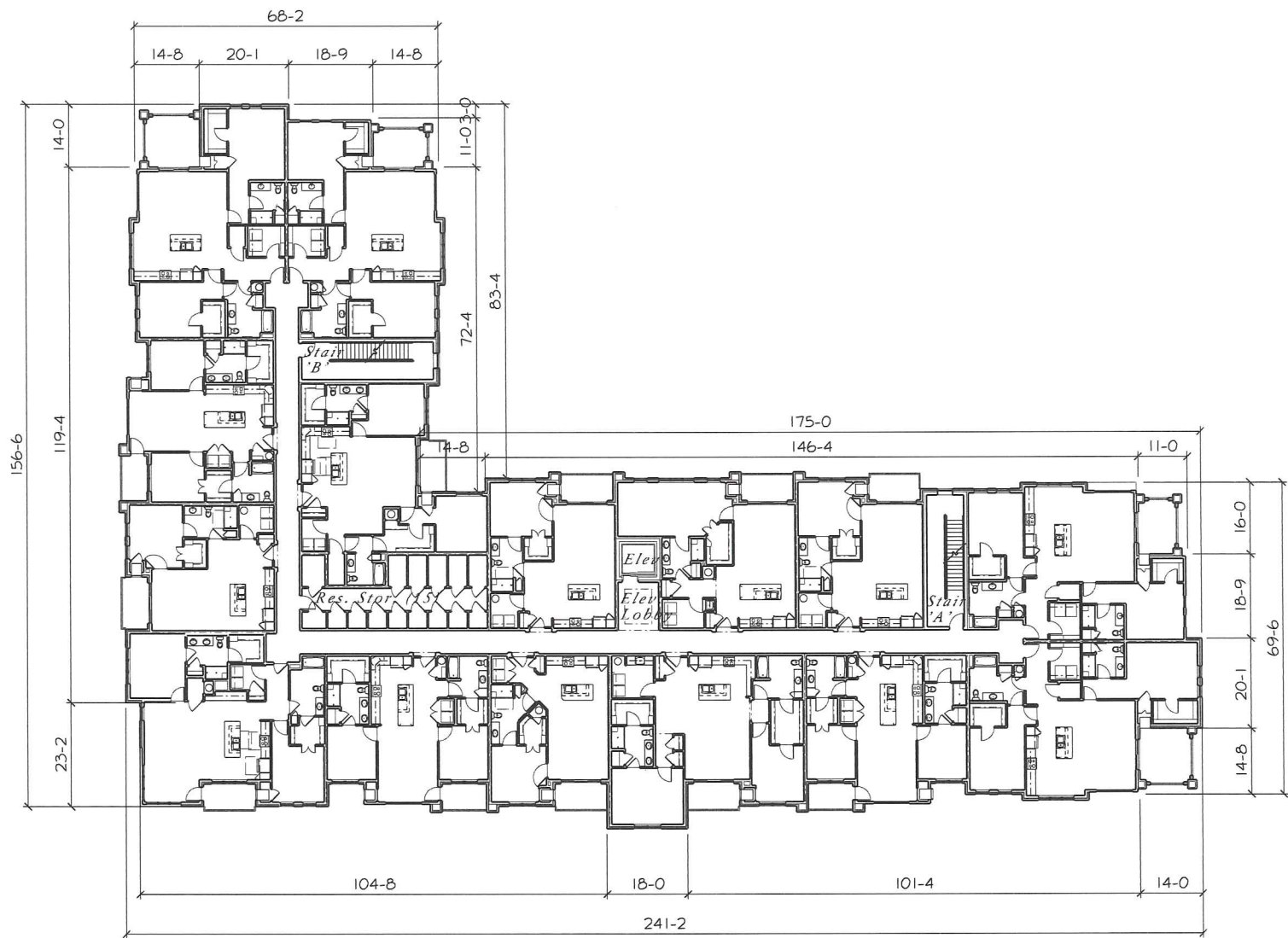
|              |                |
|--------------|----------------|
| LOWER LEVEL  | 21,533 SQ. FT. |
| FIRST FLOOR  | 21,533 SQ. FT. |
| SECOND FLOOR | 21,478 SQ. FT. |
| THIRD FLOOR  | 21,478 SQ. FT. |
| TOTAL AREA   | 86,022 SQ. FT. |

UNIT COUNT

|                  |          |
|------------------|----------|
| LOWER LEVEL      | 0 UNITS  |
| FIRST FLOOR      | 15 UNITS |
| SECOND FLOOR     | 15 UNITS |
| THIRD FLOOR      | 15 UNITS |
| TOTAL UNIT COUNT | 45 UNITS |

UNIT TYPE

|                       |          |
|-----------------------|----------|
| 1/1 STANDARD          | 4 (8%)   |
| 1/1 STANDARD + DINING | 9 (20%)  |
| 1/1 ELEVATOR          | 3 (7%)   |
| 2/2 SPLIT             | 9 (20%)  |
| 2/2 LOBBY             | 2 (5%)   |
| 2/2 INSIDE CORNER     | 3 (7%)   |
| 2/2 GREAT 'A'         | 3 (7%)   |
| 2/2 GREAT 'B'         | 12 (26%) |

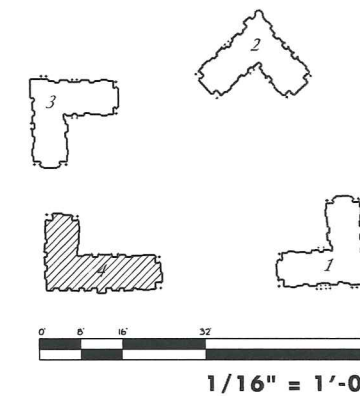
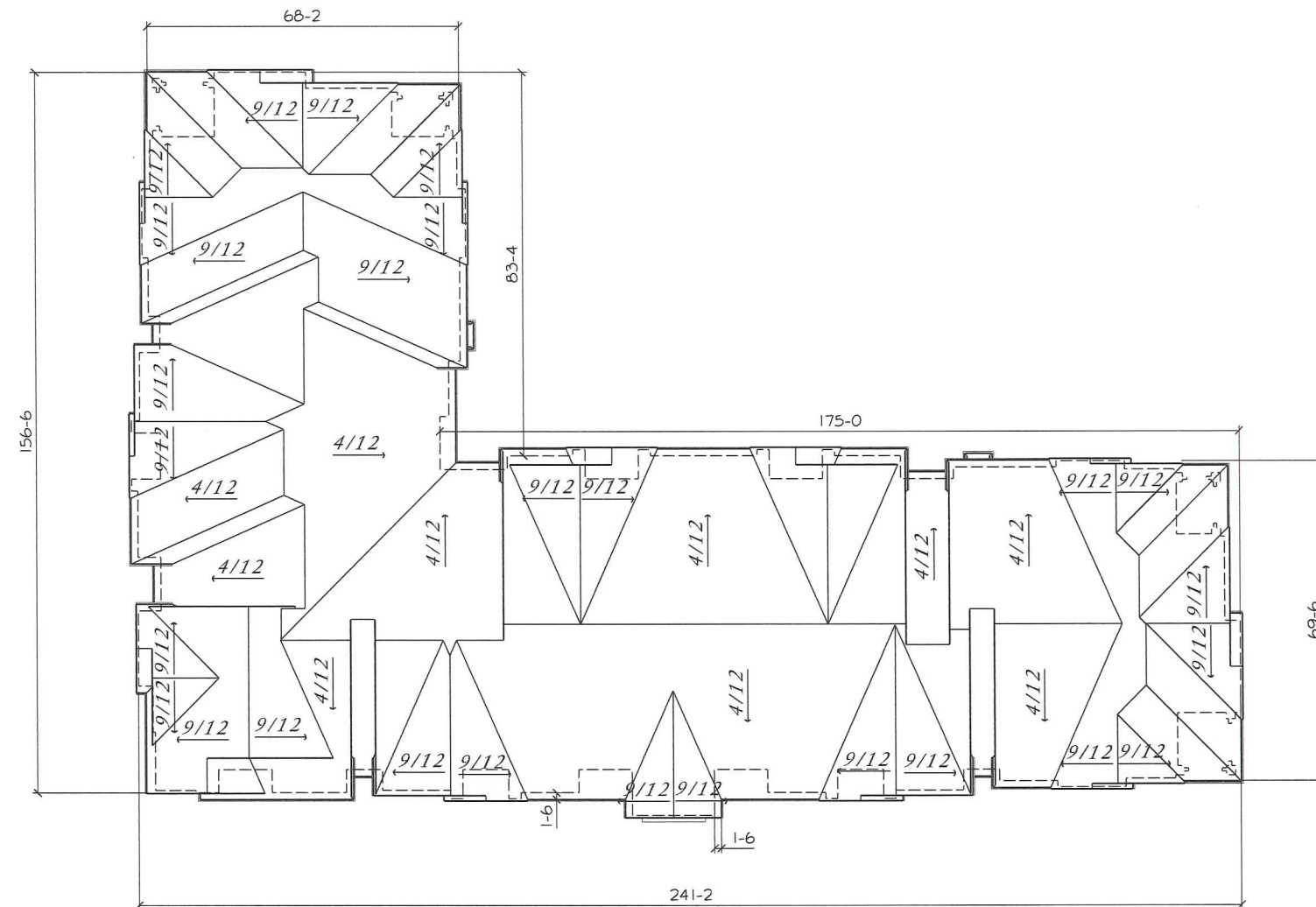


7 JUNE 2019

*Paragon Place at Bear Claw Way*  
**Proposed Building #4, Three Story, 45 Unit**  
*Madison, Wisconsin*  
**THIRD FLOOR PLAN**







7 JUNE 2019

*Paragon Place at Bear Claw Way*  
**Proposed Building #4, Three Story, 45 Unit**  
*Madison, Wisconsin*  
**ROOF PLAN**







NORTH ELEVATION

3



CHASKA DRIVE ELEVATION

TRUSS BEARING  
ELEV = 132'- 4 7/8"  
TRUSS BEARING  
ELEV = 131'-0 7/8"  
THIRD FLOOR  
TOP OF SUB FLOOR  
ELEV = 121'- 11 3/4"  
SECOND FLOOR  
TOP OF SUB FLOOR  
ELEV = 110'- 11 7/8"  
TOP OF CONCRETE  
ELEV = 100'- 0"  
TOP OF SLAB  
ELEV = 91'- 0"

2



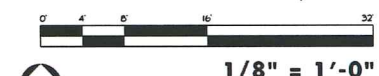
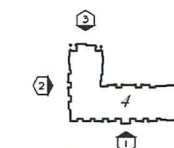
WILRICH STREET ELEVATION

TRUSS BEARING  
ELEV = 132'- 4 7/8"  
TRUSS BEARING  
ELEV = 131'-0 7/8"  
THIRD FLOOR  
TOP OF SUB FLOOR  
ELEV = 121'- 11 3/4"  
SECOND FLOOR  
TOP OF SUB FLOOR  
ELEV = 110'- 11 7/8"  
TOP OF CONCRETE  
ELEV = 100'- 0"

1

# MATERIAL LEGEND

B1 - GENERAL SHALE - CHALDEAN  
B2 - GENERAL SHALE - AUTUMN RIDGE  
B3 - GENERAL SHALE - CORTEZ  
S - FOND DU LAC DIMENSIONAL STONE  
LB - LONGBOARD - ITALIAN ROSEWOOD  
A - WEATHERED WOOD ROOF SHINGLES



7 JUNE 2019

*Paragon Place at Bear Claw Way*  
**Proposed Building #4, Three Story, 45 Unit**  
*Madison, Wisconsin*  
**EXTERIOR ELEVATIONS**







EAST COURTYARD ELEVATION

3



EAST ELEVATION

2

TRUSS BEARING  
ELEV = 132'-4 7/8"

TRUSS BEARING  
ELEV = 131'-0 7/8"

THIRD FLOOR  
TOP OF SUB FLOOR  
ELEV = 121'-11 3/4"

SECOND FLOOR  
TOP OF SUB FLOOR  
ELEV = 110'-11 7/8"

TOP OF CONCRETE  
ELEV = 100'-0"

TOP OF SLAB  
ELEV = 91'-0"



NORTH COURTYARD ELEVATION

1

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TRUSS BEARING  
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*Paragon Place at Bear Claw Way*  
**Proposed Building #4, Three Story, 45 Unit**  
*Madison, Wisconsin*  
**EXTERIOR ELEVATIONS**



1" = 1'-0"

7 JUNE 2019







NORTH ELEVATION

3



CHASKA DRIVE ELEVATION

2

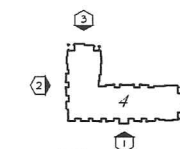


WILRICH STREET ELEVATION

1

# MATERIAL LEGEND

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- A - WEATHERED WOOD ROOF SHINGLES



7 JUNE 2019

## *Paragon Place at Bear Claw Way* **Proposed Building #4, Three Story, 45 Unit** *Madison, Wisconsin* **EXTERIOR ELEVATIONS**







EAST COURTYARD ELEVATION

3



EAST ELEVATION

2

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## Paragon Place at Bear Claw Way Proposed Building #4, Three Story, 45 Unit Madison, Wisconsin EXTERIOR ELEVATIONS



1/8" = 1'-0"

7 JUNE 2019



1414 UNDERWOOD AVE.  
WAUWATOSA, WI 53213  
414.431.2121 TEL  
414.431.0331 FAX  
WWW.AGARCH.COM





7 JUNE 2019

*Paragon Place at Bear Claw Way*  
**Proposed Building #4, Three Story, 45 Unit**  
*Madison, Wisconsin*

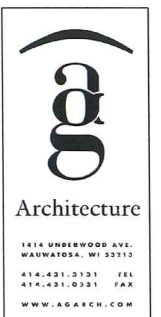






7 JUNE 2019

*Paragon Place at Bear Claw Way*  
**Proposed Building #4, Three Story, 45 Unit**  
*Madison, Wisconsin*

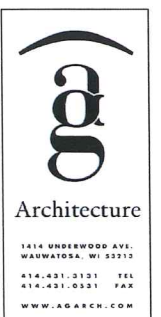






7 JUNE 2019

*Paragon Place at Bear Claw Way*  
**Proposed Building #4, Three Story, 45 Unit**  
*Madison, Wisconsin*







7 JUNE 2019

*Paragon Place at Bear Claw Way*  
**Proposed Building #4, Three Story, 45 Unit**  
*Madison, Wisconsin*

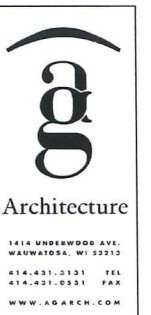






7 JUNE 2019

*Paragon Place at Bear Claw Way*  
**Proposed Building #4, Three Story, 45 Unit**  
*Madison, Wisconsin*







7 JUNE 2019

*Paragon Place at Bear Claw Way*  
**Proposed Building #4, Three Story, 45 Unit**  
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*Paragon Place at Bear Claw Way*  
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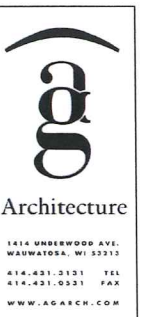






7 JUNE 2019

*Paragon Place at Bear Claw Way*  
**Proposed Building #4, Three Story, 45 Unit**  
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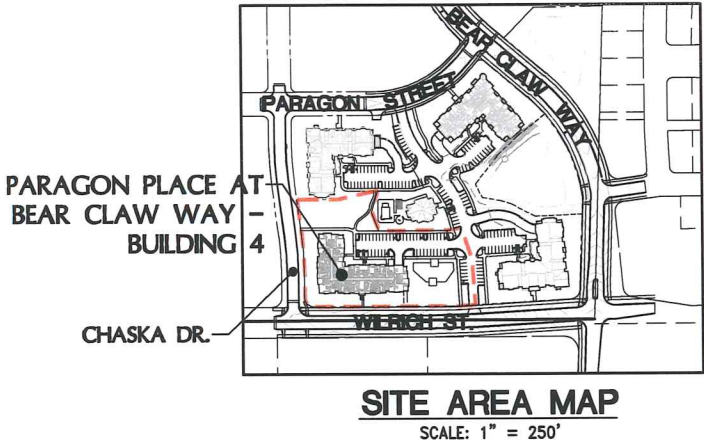
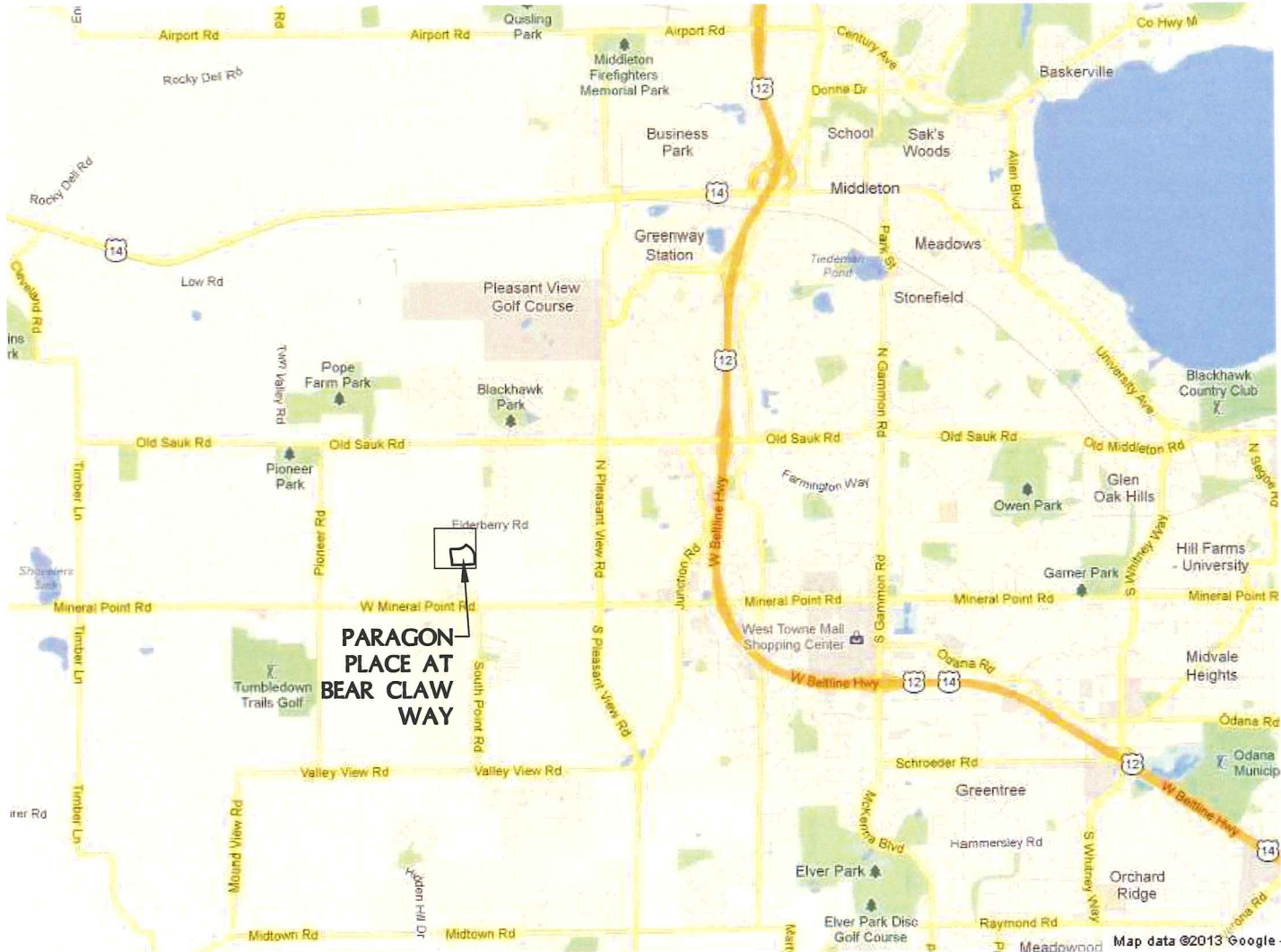
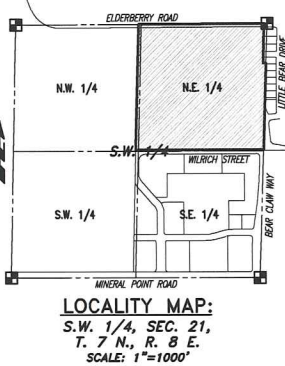




GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
- STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
  - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
  - WDMR STORMWATER RUNOFF TECHNICAL STANDARDS.
  - WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
  - CITY OF MADISON DEVELOPMENT STANDARDS, LATEST EDITION.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY.

PARAGON PLACE AT  
BEAR CLAW WAY  
BUILDING 4 DEVELOPMENT PLANS  
ELDERBERRY NEIGHBORHOOD  
CITY OF MADISON, WISCONSIN



| PARAGON PLACE - "LOTS 1&2"<br>SR-V2 DISTRICT ZONING REQUIREMENTS |                                                              |                                                       |
|------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------|
|                                                                  | Multi-Family<br>SR-V2 District<br>Requirements<br>(>8 units) | Paragon Place Subdivision<br>Lots 1 + 2 of CSM #14165 |
|                                                                  | Multi-Family                                                 | Elevator, Underground<br>Parking, Rental Residences   |
| Total Number of Units                                            |                                                              | 158                                                   |
| Lot Area (sq. ft.) per d.u.                                      | 2,000/d.u.                                                   | 2,447                                                 |
| Required Lot Area (sq. ft.)                                      | 292,000                                                      | 386,616                                               |
| Lot Width                                                        | 60 ft.                                                       | ± 495 ft.                                             |
| Front Yard Setback                                               | 25 ft.                                                       | 25 ft.                                                |
| Side Yard Setback                                                | 10 ft.                                                       | N/A*                                                  |
| Rev. Corner Side Yard Setback                                    | 12 ft.                                                       | N/A*                                                  |
| Rear Yard Setback                                                | 30 ft.                                                       | 30 ft.                                                |
| Maximum Height - Permitted Use                                   | 3 stories / 40 ft.                                           | 3 stories max. / 44 ft.                               |
| Conditional Use                                                  | 4 stories / 52 ft.                                           |                                                       |
| Maximum Lot Coverage (% impervious)                              | 60%                                                          | 48.1%                                                 |
| Usable Open Space<br>(sq. ft. per d.u.)                          | 500                                                          | 555                                                   |
|                                                                  | Total Usable<br>Open Space =                                 | 87,708                                                |
|                                                                  | Total Open Space =                                           | 200,742                                               |

\* Side Yard setbacks are not applied since the lot has street frontage on all four sides

|                                     |     |                             |
|-------------------------------------|-----|-----------------------------|
| Total Floor Area (sq. ft.)          |     | 240,613                     |
| Floor Area Ratio (F.A.R.)           |     | 0.62                        |
| Total Building Coverage Area (s.f.) | N/A | 80,204 s.f. (20.7% of site) |

SHEET INDEX

| CIVIL    |                                        |
|----------|----------------------------------------|
| T1       | - COVER SHEET                          |
| C1.0     | - OVERALL SITE DEVELOPMENT PLAN        |
| C1.1     | - BUILDING 4 PROPOSED SITE PLAN        |
| C2.0     | - BUILDING 4 GRADING AND DRAINAGE PLAN |
| C2.1     | - BUILDING 4 EROSION CONTROL PLAN      |
| C3.0     | - BUILDING 4 UTILITY PLAN              |
| C4.0     | - RAIN GARDEN DETAIL                   |
| C5.0-5.1 | - CONSTRUCTION NOTES & DETAILS         |
| FD1.0    | - FIRE DEPARTMENT ACCESS PLAN          |



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE  
**CALL DIGGERS HOTLINE 1-800-242-8511**

NOTE:  
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



PROJECT:  
PARAGON PLACE AT BEAR CLAW WAY  
BUILDING #4: MAJOR ALTERATION TO AN APPROVED  
CONDITIONAL USE  
CITY OF MADISON, WI  
BY: United Financial Group, Inc.  
660 W. Ridgeview Drive  
Appleton, WI 54911

REVISION HISTORY

| DATE     | DESCRIPTION |
|----------|-------------|
| 08/07/19 | BLDG 4 PLAN |
|          |             |
|          |             |
|          |             |
|          |             |

DATE:  
JUNE 07, 2019

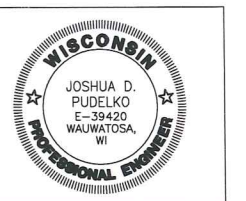
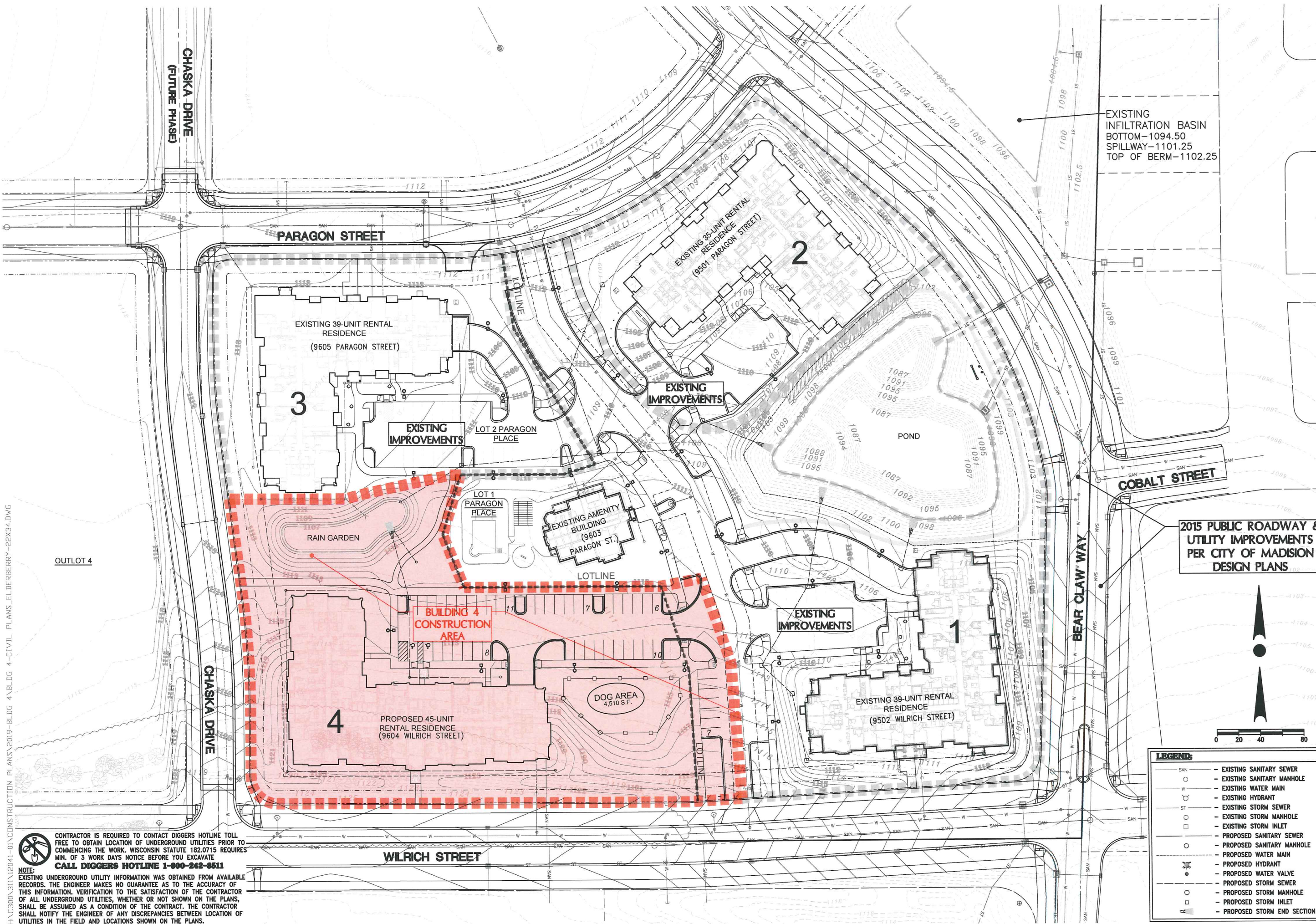
JOB NUMBER:  
12041

DESCRIPTION:  
COVER  
SHEET

SHEET

T1





**PROJECT:**  
**PARAGON PLACE AT BEAR CLAW WAY**  
**BUILDING #4: MAJOR ALTERATION TO AN APPROVED CONDITIONAL USE**  
**CITY OF MADISON, WI**  
**BY: United Financial Group, Inc.**  
660 W. Ridgeview Drive  
Appleton, WI 54911

| REVISION HISTORY |             |
|------------------|-------------|
| DATE             | DESCRIPTION |
| 06/07/19         | BLDG 4 PLAN |
|                  |             |
|                  |             |
|                  |             |
|                  |             |
|                  |             |

**DATE:**  
JUNE 07, 2019

**JOB NUMBER:**  
12041

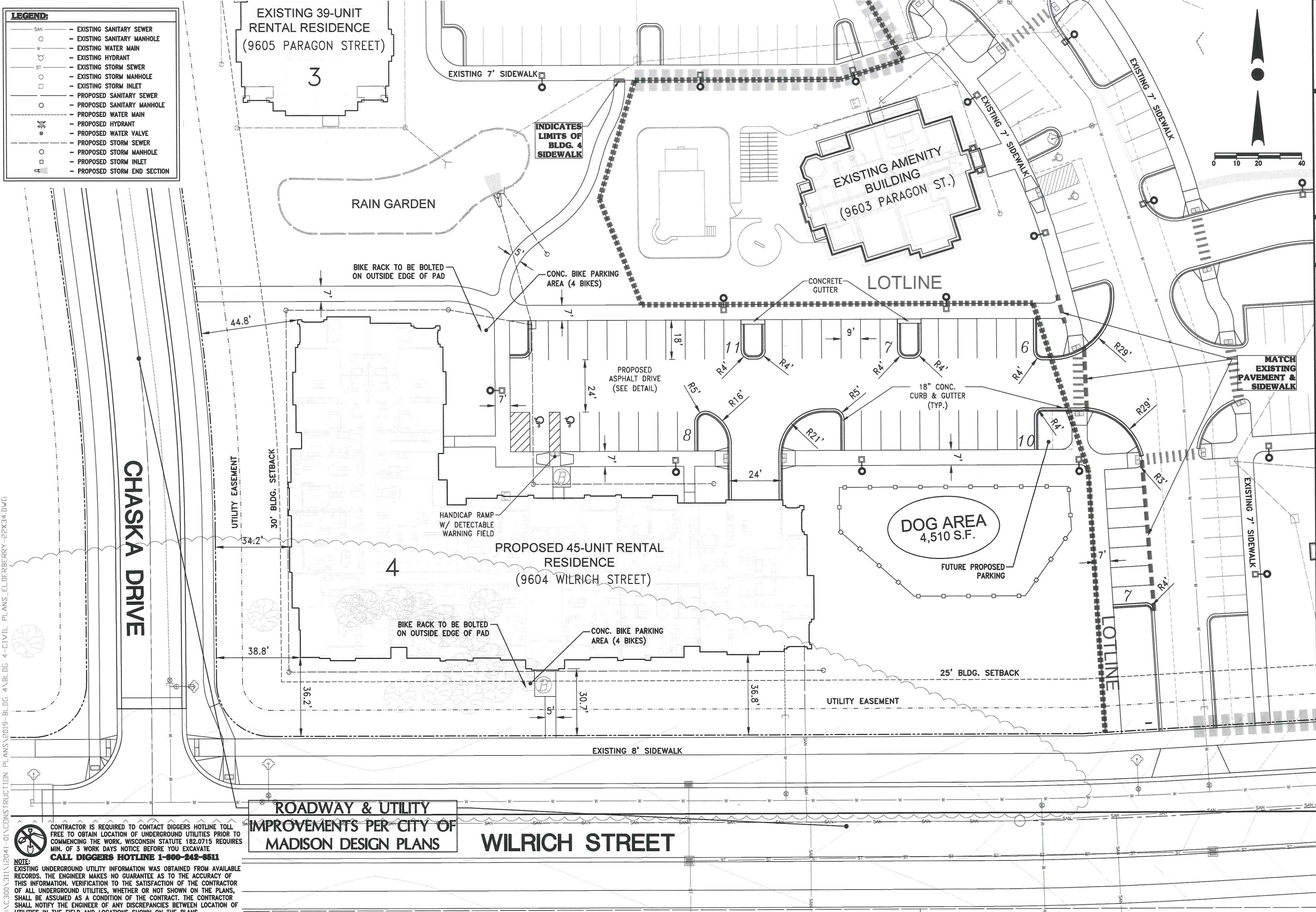
**DESCRIPTION:**  
**OVERALL SITE PLAN**

**SHEET**  
**C1.0**



**LEGEND:**

|     |                              |
|-----|------------------------------|
| SAN | - EXISTING SANITARY SEWER    |
| ○   | - EXISTING SANITARY MANHOLE  |
| W   | - EXISTING WATER MAIN        |
| ○   | - EXISTING HYDRANT           |
| ST  | - EXISTING STORM SEWER       |
| ○   | - EXISTING STORM MANHOLE     |
| □   | - EXISTING STORM INLET       |
| ○   | - PROPOSED SANITARY SEWER    |
| ○   | - PROPOSED SANITARY MANHOLE  |
| ○   | - PROPOSED WATER MAIN        |
| ○   | - PROPOSED HYDRANT           |
| ○   | - PROPOSED WATER VALVE       |
| ○   | - PROPOSED STORM SEWER       |
| ○   | - PROPOSED STORM MANHOLE     |
| ○   | - PROPOSED STORM INLET       |
| ○   | - PROPOSED STORM END SECTION |



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CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE  
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**ROADWAY & UTILITY IMPROVEMENTS PER CITY OF MADISON DESIGN PLANS**

**WILRICH STREET**

JOSHUA D. PUDELKO  
E-39420  
WAUWATOSA, WI

**TRIO**  
DESIGN & LAND SURVEYING  
CIVIL ENGINEERING

12660 W. NORTH AVENUE  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: jpuudelko@trioeng.com

**PARAGON PLACE**

**PROJECT:**  
**PARAGON PLACE AT BEAR CLAW WAY**  
**BUILDING #4: MAJOR ALTERATION TO AN APPROVED CONDITIONAL USE**  
**CITY OF MADISON, WI**  
**BY: United Financial Group, Inc.**  
660 W. Ridgeview Drive  
Appleton, WI 54911

| REVISION HISTORY |             |
|------------------|-------------|
| DATE             | DESCRIPTION |
| 06/07/19         | BLDG 4 PLAN |

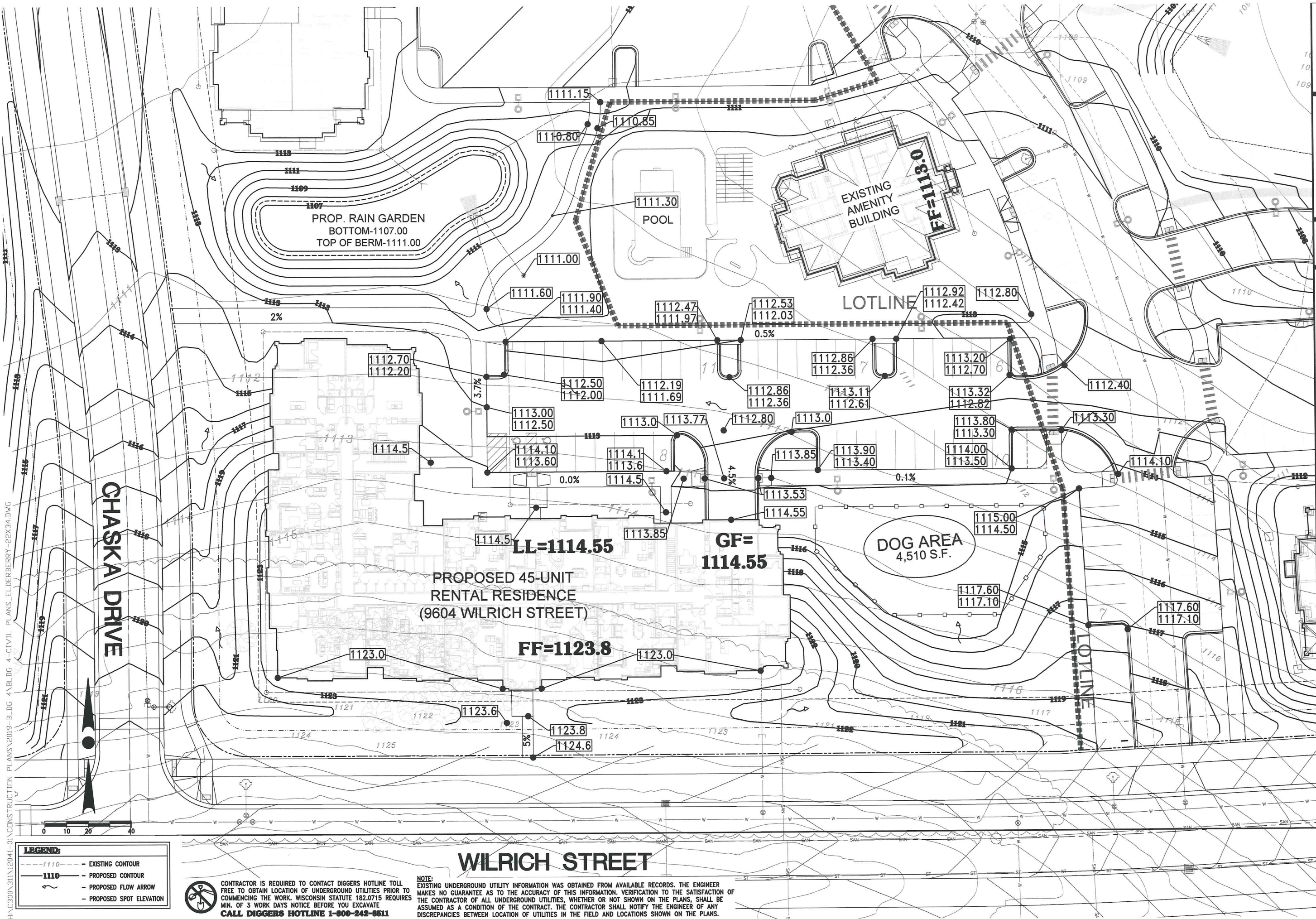
**DATE:**  
JUNE 07, 2019

**JOB NUMBER:**  
12041

**DESCRIPTION:**  
**BUILDING 4 PROPOSED SITE PLAN**

**SHEET**  
**C1.1**





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**LEGEND:**

- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- - - PROPOSED FLOW ARROW
- - - PROPOSED SPOT ELEVATION



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE  
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**WISCONSIN**  
JOSHUA D. PUDELKO  
E-39420  
WAUWATOSA, WI  
**PROFESSIONAL ENGINEER**

**TRIO**  
DESIGN • LAND SURVEYING  
CIVIL ENGINEERING  
12560 W. NORTH AVENUE  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: jpudelo@trioeng.com

**PARAGON PLACE**

**PROJECT:**  
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**CITY OF MADISON, WI**  
**BY: United Financial Group, Inc.**  
660 W. Ridgeview Drive  
Appleton, WI 54911

| REVISION HISTORY |             |
|------------------|-------------|
| DATE             | DESCRIPTION |
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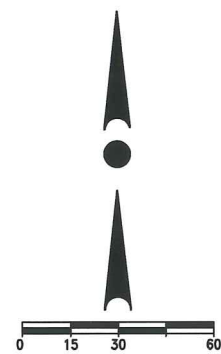
**DATE:**  
JUNE 07, 2019

**JOB NUMBER:**  
12041

**DESCRIPTION:**  
**BUILDING #4**  
**GRADING AND**  
**DRAINAGE PLAN**

**SHEET**  
**C2.0**

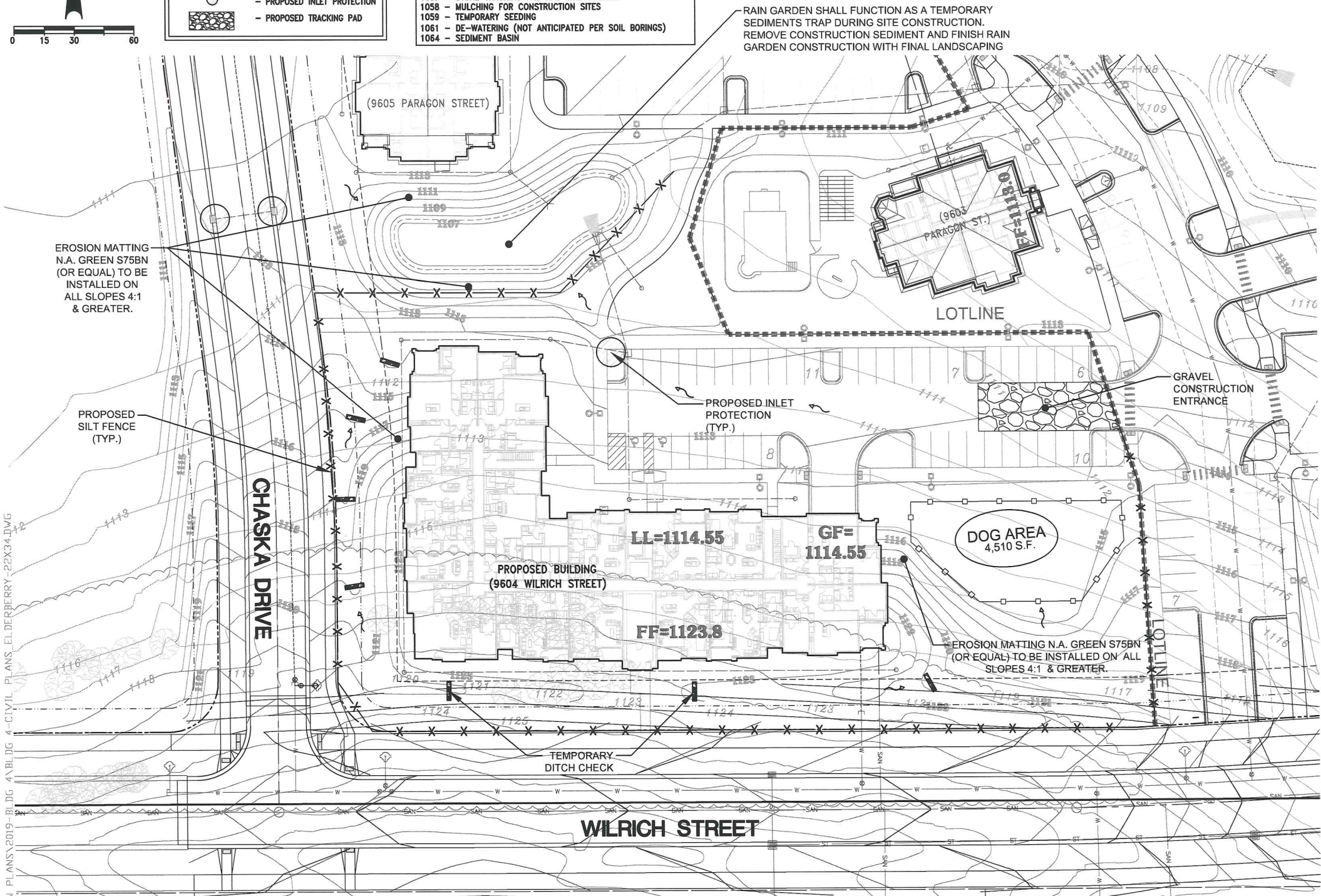




**LEGEND:**

- 1110--- EXISTING CONTOUR
- 1110--- PROPOSED CONTOUR
- X-X-X- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- ▨ PROPOSED TRACKING PAD

WISCONSIN DEPARTMENT OF NATURAL RESOURCES.  
CONSERVATION PRACTICE STANDARD:  
1052 - NON-CHANNEL EROSION MAT  
1055 - SEDIMENT BALE BARRIER (NON-CHANNEL)  
1056 - SILT FENCE  
1060 - STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES  
1062 - DITCH CHECK  
1057 - STONE TRACKING PAD AND TIRE WASHING  
1058 - MULCHING FOR CONSTRUCTION SITES  
1059 - TEMPORARY SEEDING  
1061 - DE-WATERING (NOT ANTICIPATED PER SOIL BORINGS)  
1064 - SEDIMENT BASIN



- EROSION CONTROL NOTES:**
1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
  2. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
  3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
  4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
    - A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
    - B. PROTECT DOWNSTREAM OR ADJACENT DRAINAGEWAYS WITH SILT FENCE AND/OR STONE DITCH CHECKS.
    - C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
    - D. PLACE SILT FENCE OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
    - E. MAINTAIN SEDIMENT BASIN AS DICTATED BY SITE CONDITIONS.
    - F. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
    - G. PROMPT REMOVAL OF EXCAVATED MATERIAL.
    - H. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
    - I. CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
    - J. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
    - K. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
    - L. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDDED AS OF THAT DATE.
  5. TEMPORARY EROSION CONTROL MEASURES.
    - A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
    - B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
  6. ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING.
  7. TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
  8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
  9. ALL RIP RAP AT PIPE OUTLETS SHALL BE 3"x5" MEDIUM RIP RAP OVER TYPE R FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
  10. EROSION CONTROL INSPECTION AND MAINTENANCE
    - A. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
    - B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
  11. ALL AREAS TO BE SEEDDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.

**CONSTRUCTION SEQUENCE PLAN**  
PARAGON PLACE - BUILDING 4.

- SPRING**
1. INSTALL TRACKING PAD AND PROJECT PERIMETER SILT FENCE AND INLET PROTECTION PER PLAN. MAINTAIN/REPAIR EXISTING SILT FENCE INSTALLED WITH 2018-2019 LAND DISTURBANCE (UNDER SEPARATE PERMIT) AS NEEDED.
  2. BUILDING CONSTRUCTION MAY COMMENCE AT ANY TIME ONCE CITY AND STATE APPROVALS FOR SAID WORK HAVE BEEN ISSUED (BUILDING CONSTRUCTION IS A NON-SEQUENTIAL ITEM).
- SUMMER**
3. COMPLETE ROUGH GRADING. NOTE THAT SEDIMENT TRAP INSTALLED IN 2018-2019 SHALL PROVIDE EROSION CONTROL PROTECTION FOR PROJECT SITE AND THAT THE SITE WAS SUBSTANTIALLY ROUGH GRADED IN THE PRIOR YEAR (UNDER SEPARATE PERMIT).
  4. INSTALL SANITARY SEWER LATERALS, WATER MAIN, AND STORM SEWER FOR BUILDING 4, PER PLANS.
  5. INSTALL INLET PROTECTION AND STRAW WATTLES AT TEMPORARY PIPE END SECTIONS CONCURRENT WITH COMPLETION OF STORM SEWER INSTALLATION.
  6. FINISH GRADE SITE. NOTE THAT THIS STEP MAY OCCUR CONCURRENT WITH STORM SEWER INSTALLATION.
  7. INSTALL NEW GAS/ELECTRIC/TELEPHONE UTILITIES PER PLANS BY OTHERS. NOTE THAT THIS STEP MAY OCCUR ANY TIME AFTER FINISH GRADING.
  8. RESPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE OUTSIDE OF PAVEMENT AND ACTIVE BUILDING CONSTRUCTION AREAS UPON COMPLETION OF FINISH GRADING. INSTALL EROSION MATTING ON ALL SLOPES AND WHERE NEEDED OR INDICATED ON THE PLAN (OUTSIDE OF ACTIVE BUILDING CONSTRUCTION ZONE).
  9. INSTALL STONE BASE COURSE - INSTALL CURB & GUTTER AND BINDER PAVEMENT FOR BUILDING 4 IN AREAS DIRECTED BY THE CONSTRUCTION MANAGER AND AS INDICATED ON THE PLAN.
  10. COMPLETE BUILDING 4 CONSTRUCTION.
  11. COMPLETE ANY REMAINING BUILDING 4 CURB & GUTTER AND BINDER COURSE PAVEMENT INSTALLATION.
  12. INSTALL SIDEWALK AROUND BUILDING 4 AND THE SITE AS INDICATED ON THE PLAN, PER CONSTRUCTION MANAGER'S SCHEDULE AND DIRECTION.
  13. RESPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE BUILDING CONSTRUCTION ZONE AREA. INSTALL LANDSCAPING PER LANDSCAPE PLAN AND CONSTRUCTION MANAGER'S SCHEDULE/DIRECTION.
  14. COMPLETE RAIN GARDEN CONSTRUCTION, REMOVING CONSTRUCTION SEDIMENT FROM THE BOTTOM, DEEP TILLING BOTTOM LATER, AND LANDSCAPING PER LANDSCAPE PLAN AND RAIN GARDEN DETAILS
  15. REMOVE PERIMETER SILT FENCE ONCE THE PHASE 1 AREA IS SUBSTANTIALLY STABILIZED/VEGETATED - ANTICIPATED TO BE CONCURRENT WITH COMPLETION OF FINAL LANDSCAPING AROUND BUILDING 4.



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

**CALL DIGGERS HOTLINE 1-800-242-8511**

**NOTE:**  
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



12560 W. NORTH AVENUE  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: jpudelko@trioeng.com



PARAGON PLACE

**PROJECT:**  
**PARAGON PLACE AT BEAR CLAW WAY**  
**BUILDING #4: MAJOR ALTERATION TO AN APPROVED**  
**CONDITIONAL USE**  
**CITY OF MADISON, WI**

BY: **United Financial Group, Inc.**  
660 W. Ridgeview Drive  
Appleton, WI 54911

**REVISION HISTORY**

| DATE     | DESCRIPTION |
|----------|-------------|
| 08/07/19 | BLDG 4 PLAN |

**DATE:**  
JUNE 07, 2019

**JOB NUMBER:**  
12041

**DESCRIPTION:**  
**BUILDING 4**  
**EROSION**  
**CONTROL PLAN**

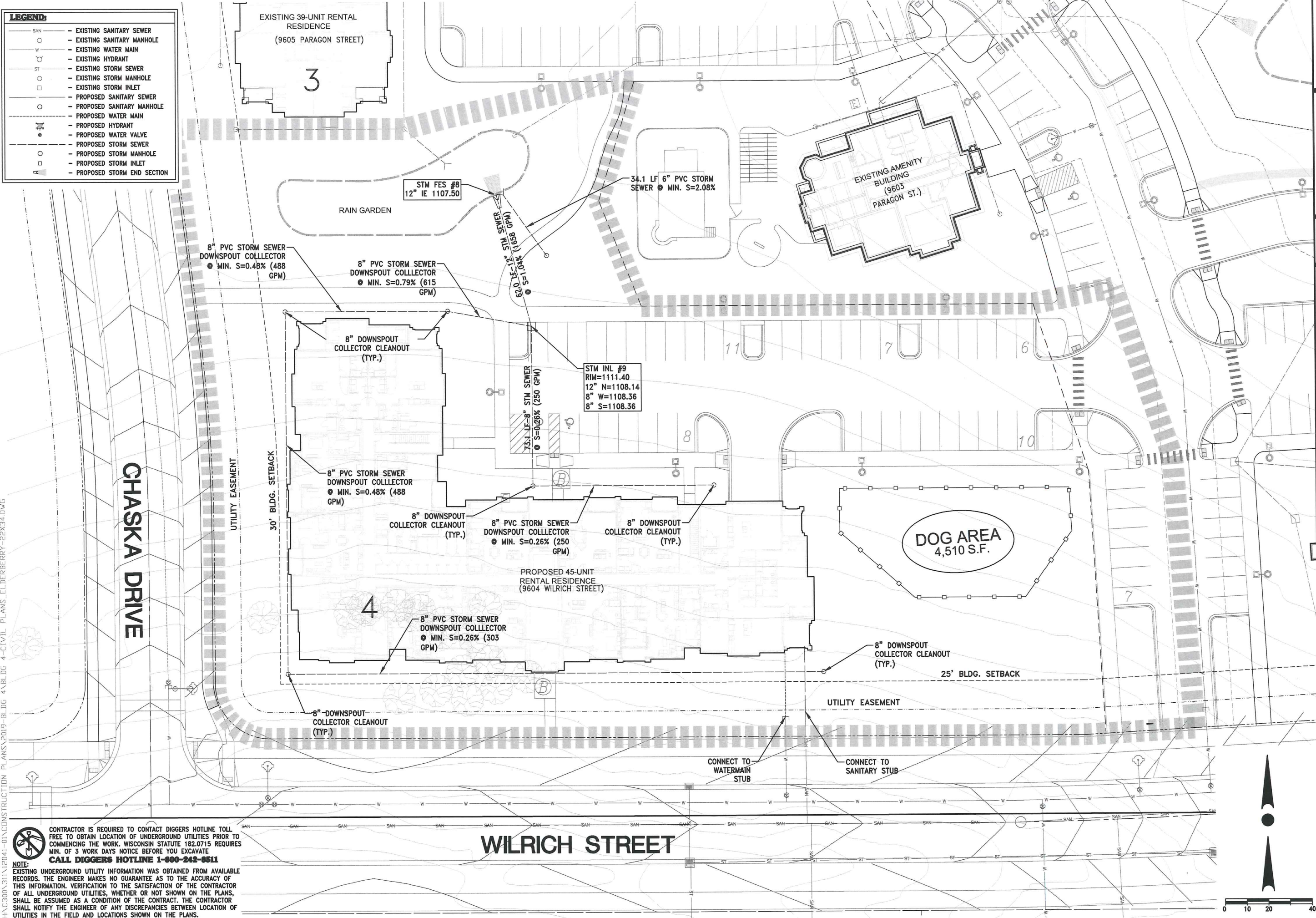
**SHEET**

**C2.1**



**LEGEND:**

|         |                              |
|---------|------------------------------|
| — SAN — | — EXISTING SANITARY SEWER    |
| — W —   | — EXISTING SANITARY MANHOLE  |
| —       | — EXISTING WATER MAIN        |
| —       | — EXISTING HYDRANT           |
| —       | — EXISTING STORM SEWER       |
| —       | — EXISTING STORM MANHOLE     |
| —       | — EXISTING STORM INLET       |
| —       | — PROPOSED SANITARY SEWER    |
| —       | — PROPOSED SANITARY MANHOLE  |
| —       | — PROPOSED WATER MAIN        |
| —       | — PROPOSED HYDRANT           |
| —       | — PROPOSED WATER VALVE       |
| —       | — PROPOSED STORM SEWER       |
| —       | — PROPOSED STORM MANHOLE     |
| —       | — PROPOSED STORM INLET       |
| —       | — PROPOSED STORM END SECTION |



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**PROJECT:**  
**PARAGON PLACE AT BEAR CLAW WAY**  
**BUILDING #4: MAJOR ALTERATION TO AN APPROVED CONDITIONAL USE**  
**CITY OF MADISON, WI**  
**BY: United Financial Group, Inc.**  
660 W. Ridgeview Drive  
Appleton, WI 54911

**REVISION HISTORY**

| DATE     | DESCRIPTION |
|----------|-------------|
| 06/07/19 | BLDG 4 PLAN |
|          |             |
|          |             |
|          |             |
|          |             |

**DATE:**  
JUNE 07, 2019

**JOB NUMBER:**  
12041

**DESCRIPTION:**  
BUILDING 4 UTILITY  
PLAN

**SHEET**

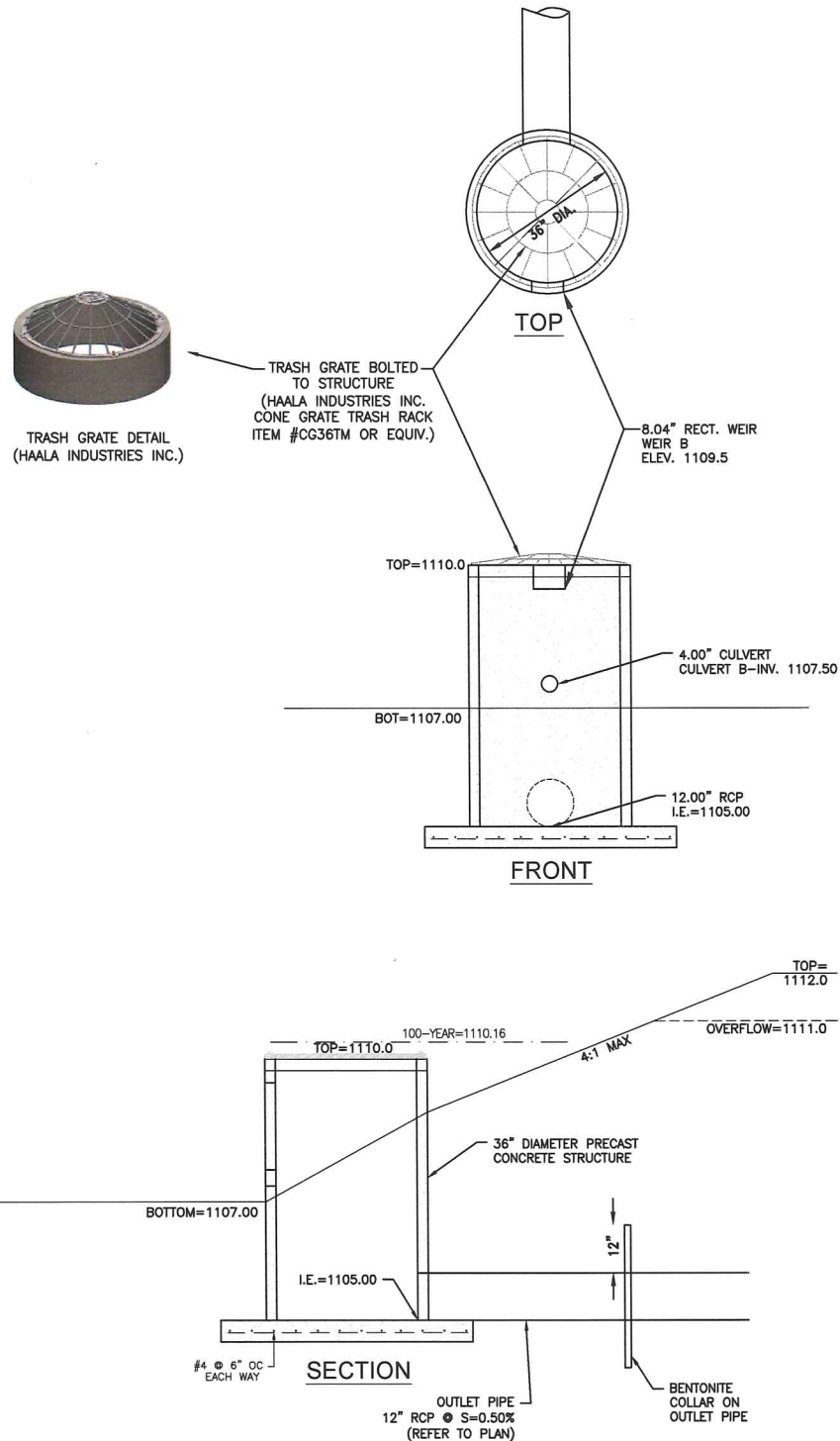
**C3.0**



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**RAIN GARDEN NOTE:**

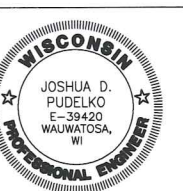
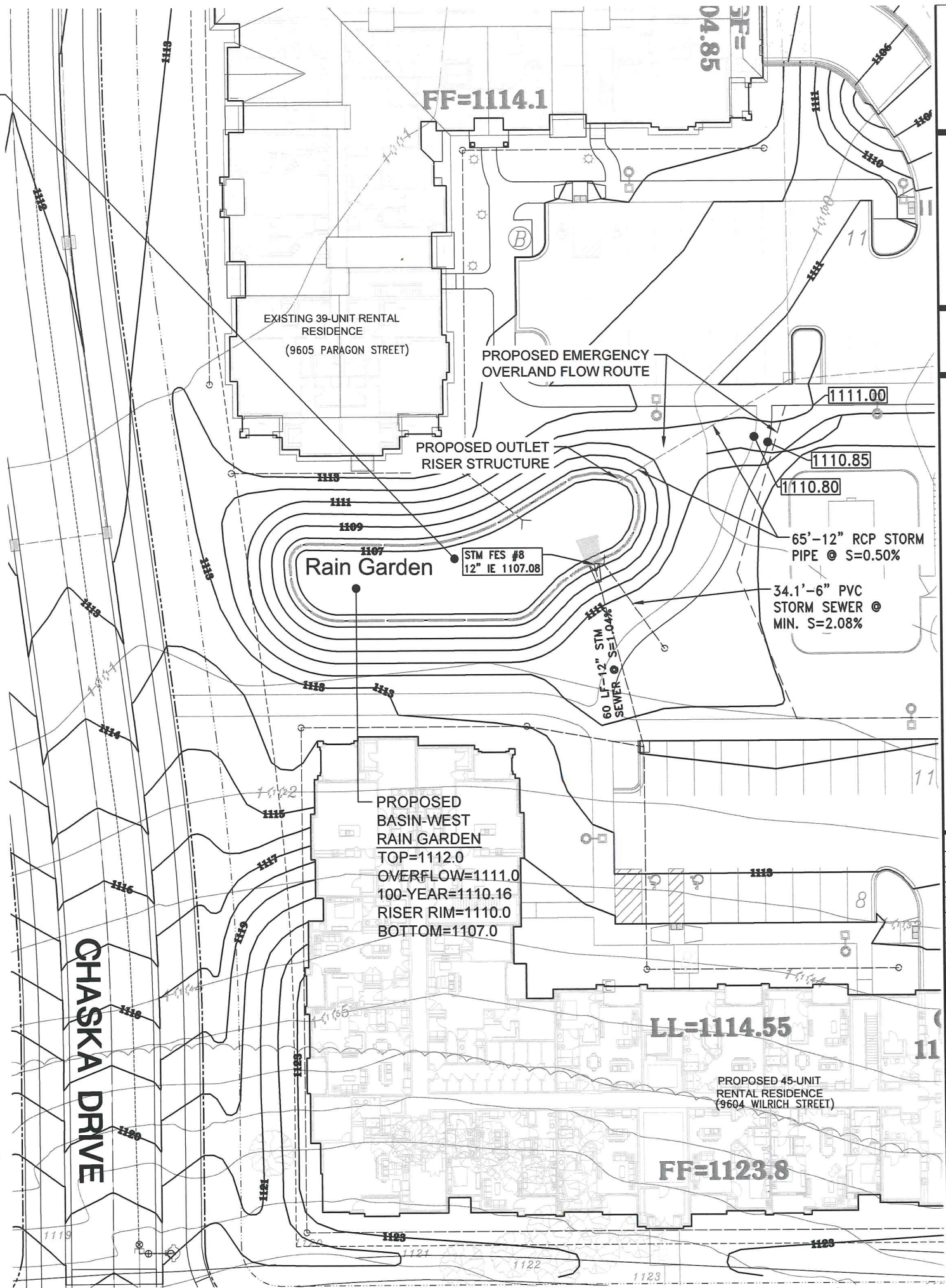
1. TRACKED EQUIPMENT AND LOW WEIGHT VEHICLES SHALL BE USED TO CONSTRUCT RAIN GARDEN.
2. RAIN GARDEN SHALL BE CONSTRUCTED IN A MANNER THAT MINIMIZES SOIL COMPACTION.
3. EXCAVATE RAIN GARDEN TO SUBGRADE ELEVATION. PROVIDE A 3" TOP SOIL CAP OVER BOTTOM OF RAIN GARDEN.
4. ONCE SITE IS STABILIZED REMOVE TOP SOIL CAP AND ANY SEDIMENT PRESENT WITHIN RAIN GARDEN.
5. BRING RAIN GARDEN BACK TO PROPOSED GRADE. PROVIDE DEEP TILLING OF THE RAIN GARDEN BOTTOM.
6. PROVIDE 3" COMPOST AND NATURAL GRANULAR BLEND. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS S100 - COMPOST.
7. REFER TO THE PROPOSED LANDSCAPING PLAN FOR RAIN GARDEN PLANTINGS.
8. ALL RAIN GARDEN SLOPES 4:1 OR GREATER SHALL BE PROVIDED WITH N.A. GREEN S75BN (OR EQUAL) EROSION MATTING.



**BASIN - WEST OUTFALL STRUCTURE DETAIL**

NOT TO SCALE

| LEGEND: |                         |
|---------|-------------------------|
| ---     | EXISTING CONTOUR        |
| ---     | PROPOSED CONTOUR        |
| ---     | PROPOSED FLOW ARROW     |
| ---     | PROPOSED SPOT ELEVATION |



**PROJECT:**  
**PARAGON PLACE AT BEAR CLAW WAY**  
**BUILDING #4: MAJOR ALTERATION TO AN APPROVED CONDITIONAL USE**  
**CITY OF MADISON, WI**  
**BY:** United Financial Group, Inc.  
660 W. Ridgeview Drive  
Appleton, WI 54911

| DATE     | DESCRIPTION |
|----------|-------------|
| 06/07/19 | BLDG 4 PLAN |

**DATE:**  
JUNE 07, 2019

**JOB NUMBER:**  
12041

**DESCRIPTION:**  
**RAIN GARDEN DETAIL**

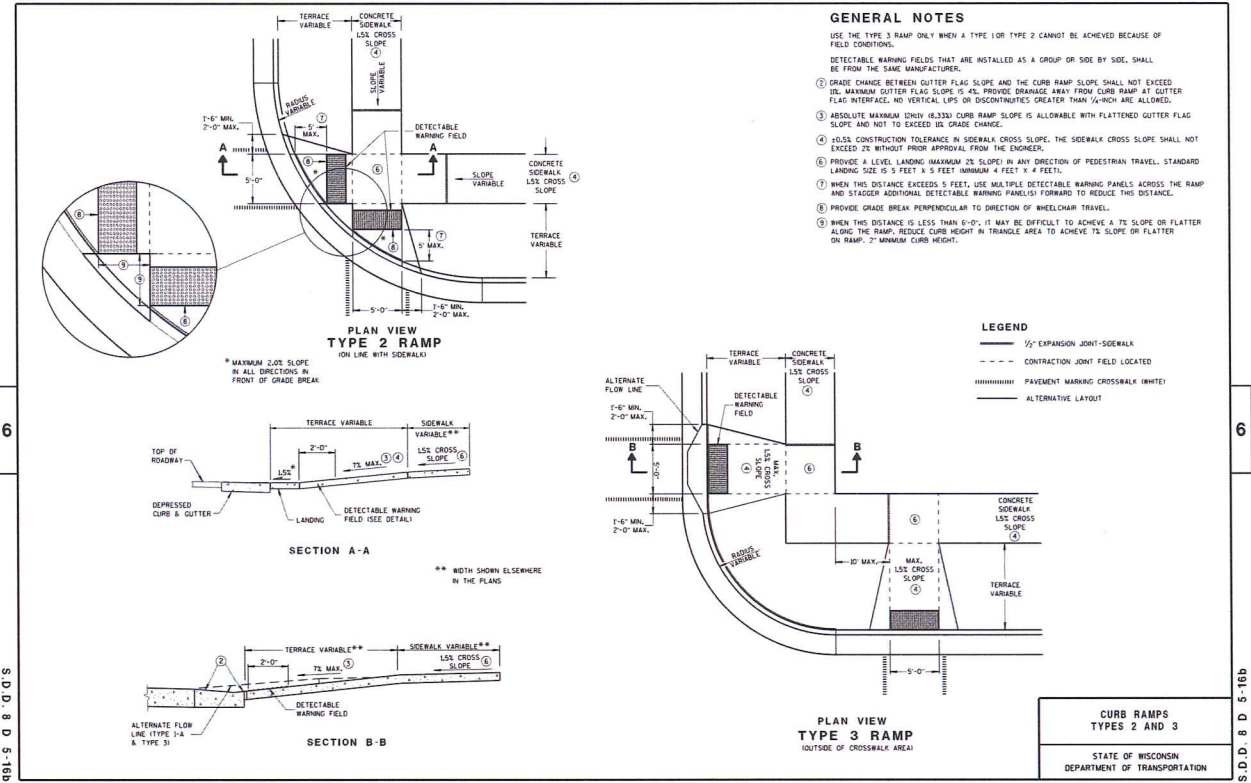
**SHEET**  
**C4.0**



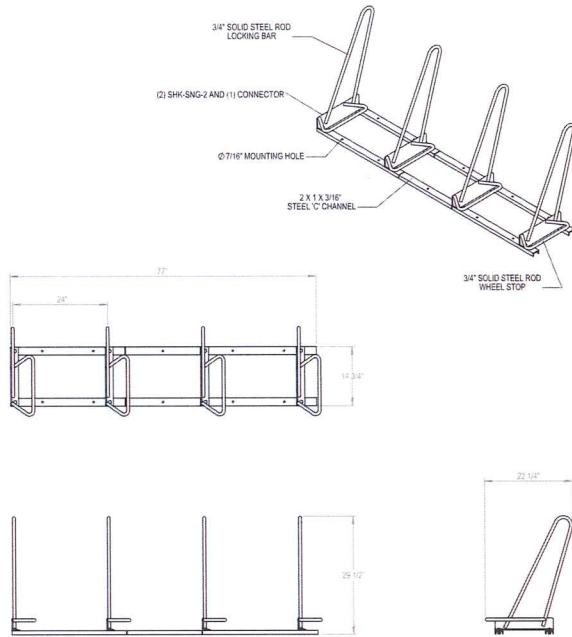




# 8D5 sheet b: Curb Ramps Types 2 and 3



MADRAX DIVISION  
GRABER MANUFACTURING, INC.  
1000 LINCOLN DRIVE  
WAUNAKEE, WI 53097  
P(800) 448-7831 P(908) 848-1080 F(908) 848-1081  
WWW.MADRAX.COM E-MAIL: SALES@MADRAX.COM



PRODUCT: SHK-SNG-4  
DESCRIPTION: SHARK™ BIKE RACK  
4 BIKE, SINGLE SIDED (PARK ONE SIDE)  
DATE: 7-16-15  
ENG: SMC

NOTES:

1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR/FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

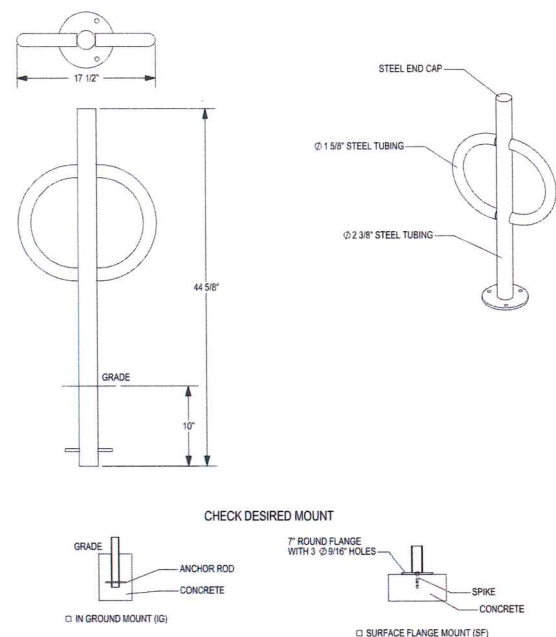
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BIKE PARKING RACK DETAIL (INTERIOR)  
NO SCALE



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WAUNAKEE, WI 53097  
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WWW.MADRAX.COM E-MAIL: SALES@MADRAX.COM



PRODUCT: PAR-2-SF(VG)  
DESCRIPTION: POST AND RING BIKE RACK WITH FLAT CAP, TUBE STEEL ARMS  
2 BIKE, SURFACE OR IN GROUND MOUNT  
DATE: 10-17-16  
ENG: SMC

NOTES:

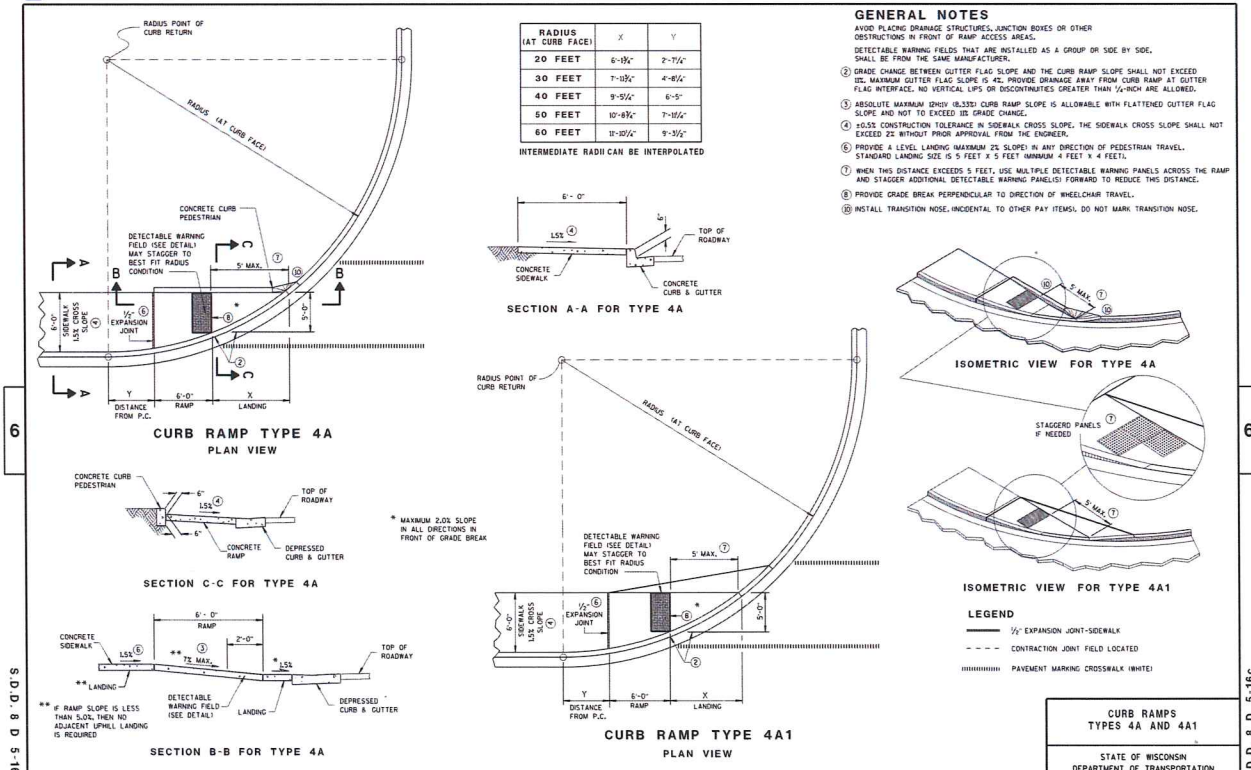
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR/FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

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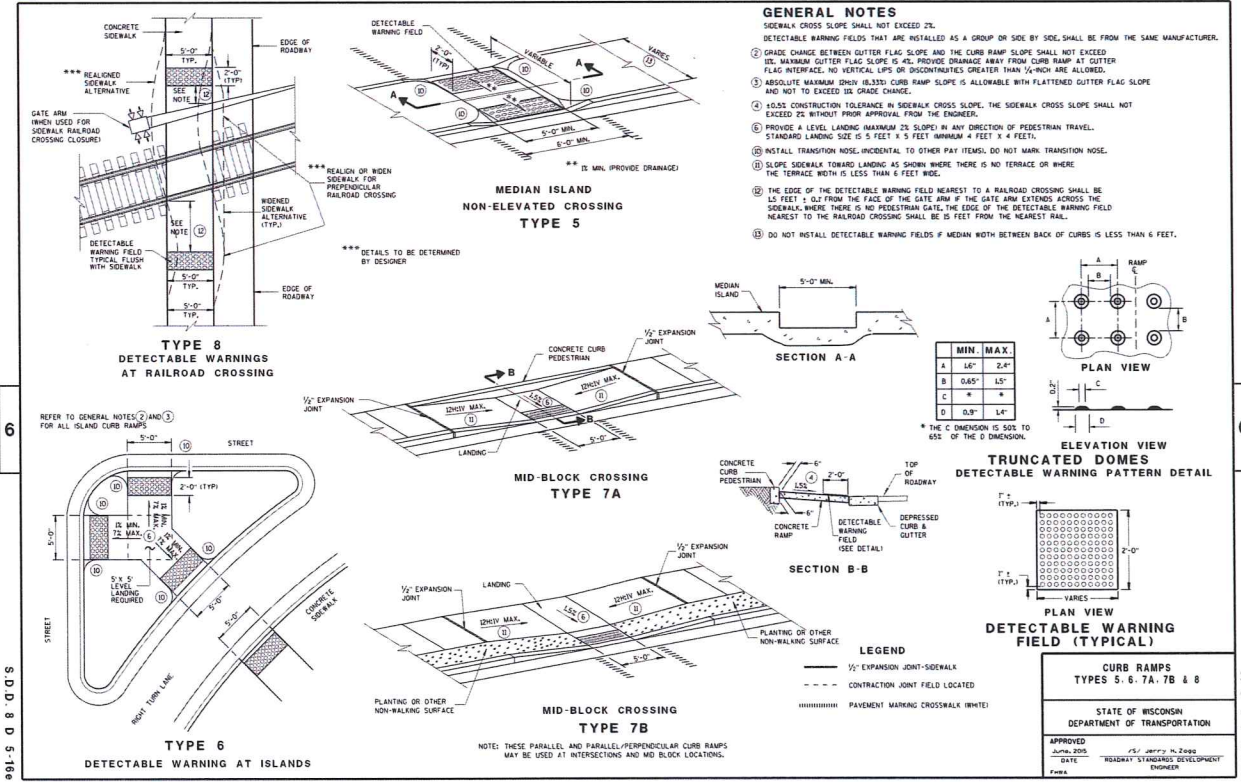
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BIKE PARKING RACK DETAIL (EXTERIOR)  
NO SCALE

# 8D5 sheet c: Curb Ramps Type 4A



# 8D5 sheet e: Curb Ramps Type 5, 6, 7A, 7B & 8



JOSHUA D. PUDELKO  
E-39420  
WAUWATOSA, WI

DESIGN & LAND SURVEYING  
**TRIO**  
CIVIL ENGINEERING

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# PARAGON PLACE

**PROJECT:**  
**PARAGON PLACE AT BEAR CLAW WAY**  
**BUILDING #4: MAJOR ALTERATION TO AN APPROVED CONDITIONAL USE**  
**CITY OF MADISON, WI**  
**BY:** United Financial Group, Inc.  
660 W. Ridgeview Drive  
Appleton, WI 54911

| REVISION HISTORY |             |
|------------------|-------------|
| DATE             | DESCRIPTION |
| 08/07/19         | BLDG 4 PLAN |

**DATE:**  
JUNE 07, 2019

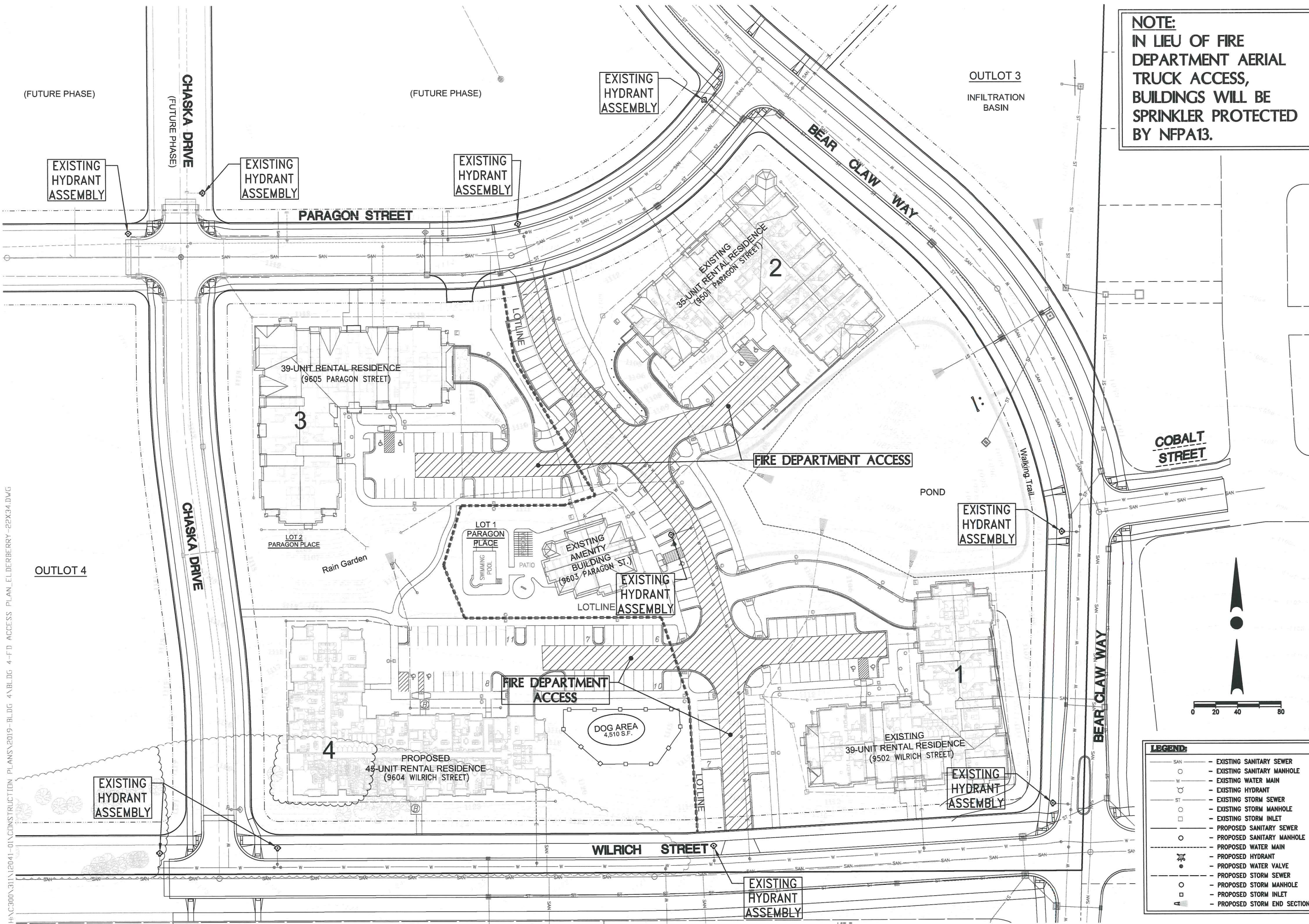
**JOB NUMBER:**  
12041

**DESCRIPTION:**  
**CONSTRUCTION NOTES & DETAILS**

**SHEET**

**C5.1**





**NOTE:**  
IN LIEU OF FIRE  
DEPARTMENT AERIAL  
TRUCK ACCESS,  
BUILDINGS WILL BE  
SPRINKLER PROTECTED  
BY NFPA13.

WISCONSIN  
JOSHUA D. PUDELKO  
E-39420  
WAUWATOSA, WI  
PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING  
**TRIO**  
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**PARAGON PLACE**

**PROJECT:**  
**PARAGON PLACE AT BEAR CLAW WAY**  
**BUILDING #4: MAJOR ALTERATION TO AN APPROVED**  
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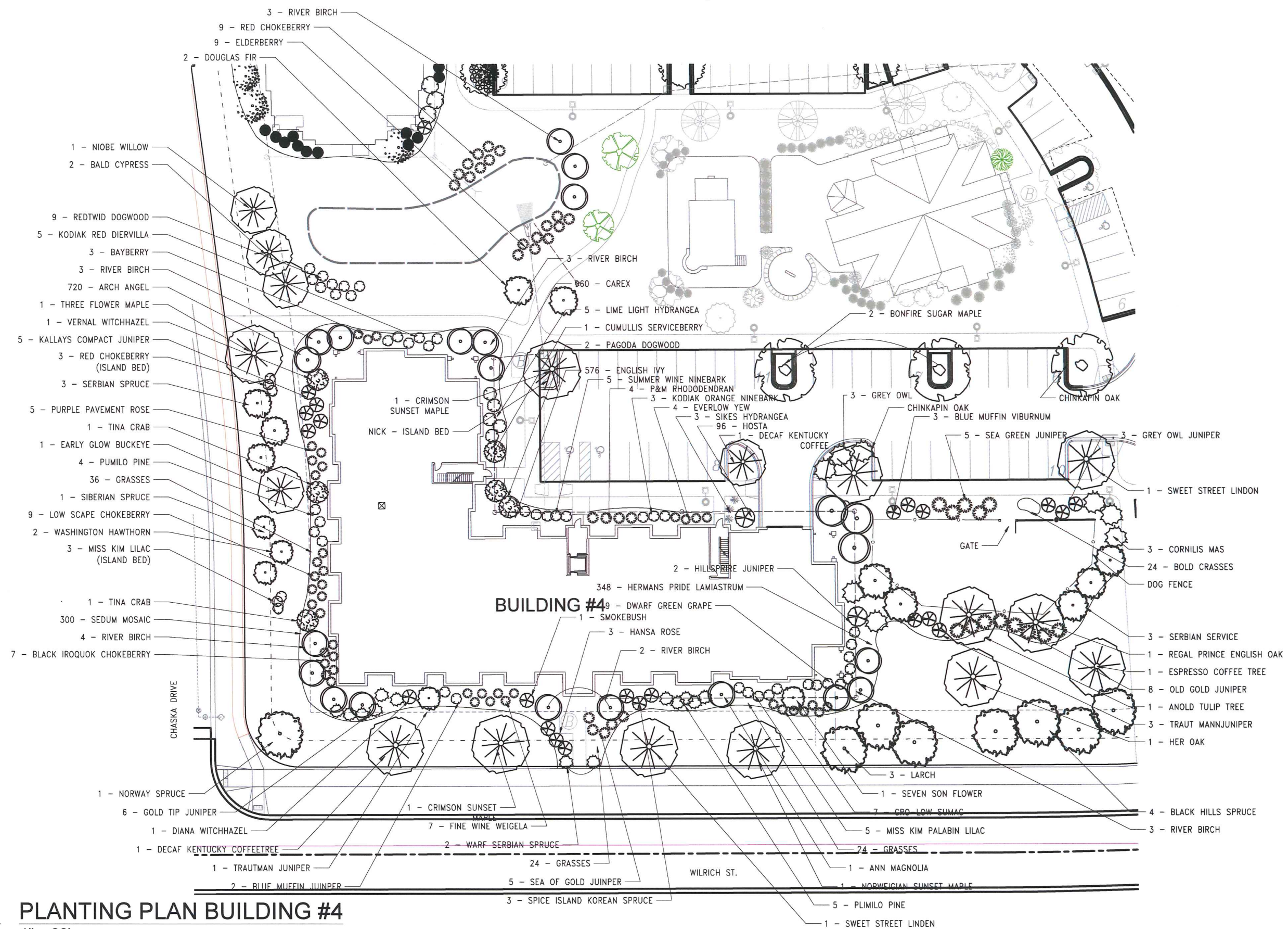
**DESCRIPTION:**  
**LOT 1**  
**FIRE DEPARTMENT**  
**ACCESS PLAN**

**SHEET**  
**FD1.0**

| LEGEND: |                            |
|---------|----------------------------|
|         | EXISTING SANITARY SEWER    |
|         | EXISTING SANITARY MANHOLE  |
|         | EXISTING WATER MAIN        |
|         | EXISTING HYDRANT           |
|         | EXISTING STORM SEWER       |
|         | EXISTING STORM MANHOLE     |
|         | EXISTING STORM INLET       |
|         | PROPOSED SANITARY SEWER    |
|         | PROPOSED SANITARY MANHOLE  |
|         | PROPOSED WATER MAIN        |
|         | PROPOSED HYDRANT           |
|         | PROPOSED WATER VALVE       |
|         | PROPOSED STORM SEWER       |
|         | PROPOSED STORM MANHOLE     |
|         | PROPOSED STORM INLET       |
|         | PROPOSED STORM END SECTION |

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## PLANTING PLAN BUILDING #4





GENERAL PLANTING NOTES

The landscape contractor shall be responsible for complete coordination of planting operation as well as other contracted work, with the other contractors on the job. Repair of damage to the plants, grade, lawns, etc. during installation shall not be considered as an extra, and not chargeable to the Owner. Damage caused by other contractors shall be the responsibility of said contractor.

The contractor shall, at all times, keep the premises free from accumulation of waste material, soil and/or rubbish caused by his employees or work. Contractor shall clean behind his work immediately, and shall take necessary precautions to keep concrete, brick and other paving material clean of soil.

Materials planted and damaged or destroyed by any phenomena considered as an act of God, e.g., vandalism, wind, fire, flood, frost, theft, rain, hail, etc., shall belong to the Owner and shall be his responsibility. Materials stored on-site as not yet planted are not covered by this clause and are the sole responsibility of the contractor.

All plant material furnished by the contractor, unless otherwise specified, shall be No. 1 grade or better in accordance with GRADED AND STANDARDS FOR NURSERY PLANTS as described in ANSI Z60.1 1996. Landscape Architect reserves all right to determine acceptability of plant material submitted for planting.

All plants shall be planted in pits, centered and set on six inches of compacted topsoil to such a depth that the finish grade level, at the plant, after settlement will be the same as that at which the plant was grown. All planting areas shall received adequate fertilization with 'Easy Grow' 3 yr. (1 oz.) fertilizer packets or equivalent. Granular fertilizer will be accepted, but must be approved by Landscape Architect. Please submit specifications.

Application Rates shall be as follows:

Trees: 1-1/2" to 3" cal.: 2 packets, one each side  
Greater than 3": Add 1 packet per 1" cal. (i.e. 4"-4 packets)

Shrubs: 1 packet for every 12" height or spread. (Space evenly if 2 or more packets required)

Perform all work necessary for installing sod and/or seed as shown on the drawings or inferable therefrom and/or as specified, in accordance with the requirements of the contract documents. Immediately prior to seeding, the ground shall be scarified and raked to a friable fine texture. Lawn areas shall be seeded with a mechanical spreader at the rate as recommended for local conditions. After seeding, all areas shall be raked to satisfactorily cover seed, and then thoroughly watered and covered with treated shredded paper mulch or straw mulch. The methods of seeding may be varied by the contractor by his own responsibility to establish a smooth uniform turf. Hydro mulch embankments that exceed 1:4 slopes.

Seed shall be true to specie as called for on the seeding plan. All seed shall be delivered to the job site in sacks plainly marked and certified as to content.

Sod shall be placed when the ground is in workable condition and temperatures are less than 90 degrees Fahrenheit.

Landscape contractor shall water sod immediately after installation to prevent excessive drying during progress of the work. As sodding is completed in any one section, the entire area shall be rolled. It shall then be thoroughly irrigated to a depth sufficient that the underside of the new sod pad and soil immediately below the sod are thoroughly wet.

The landscape contractor shall verify grades established during final soil preparation as being true to finish contours shown, and shall maintain such areas until the effective date to begin sodding and/or seeding operation. In such instances where a split responsibility existing between grading and grassing contractors, it shall be the responsibility of the grassing contractor to maintain a suitable grade for grassing once he has accepted the grade provided to him. In all cases, the ground shall be hand raked immediately prior to being sodded to remove any irregularities in the grade.

|                                                           |                           |  |
|-----------------------------------------------------------|---------------------------|--|
| Guarantee period for plant materials shall be as follows: |                           |  |
| Lawns (seed & sod)*                                       | 3 months                  |  |
| Ground Cover                                              | 3 months                  |  |
| Shrubs                                                    | 12 months                 |  |
| Trees                                                     | 12 months                 |  |
| Perennials, Roses & Japanese Maples                       | 90 days from installation |  |

\*(If lawn is installed in fall and not given full 90 days of guarantee periods, or if not considered acceptable at that time, continue guarantee the following spring until acceptable lawn is established.)

All shrub planting beds to be lined with a minimum of 2-3" shredded bark mulch (no plastic liners). Place mulch at base of all trees (minimum 4' diameter).

A 10/10/10 fertilizer mixture shall be applied at 20#/1000 SF and worked into the lawn bed before seeding or sodding.

|                                                                                      |                                                  |  |
|--------------------------------------------------------------------------------------|--------------------------------------------------|--|
| Recommended seed mix:                                                                |                                                  |  |
| Premium 60 grass seed mix - Reinder's (262-786-3300)                                 | No-Mow low grow grass seed mix - Reinder's       |  |
| 20% America Kentucky Bluegrass                                                       | 45% Spartan II Hard Fescue                       |  |
| 20% Granite Kentucky Bluegrass                                                       | 40% Quatro Sheep Fescue                          |  |
| 20% Mercury Kentucky Bluegrass                                                       | 15% Turf Type Annual Ryegrass                    |  |
| 20% Longfellow 3 Chewings Fescue                                                     | Apply at a rate of 175 Pounds per acre.          |  |
| 10% Replicator Perennial Ryegrass                                                    | Refer to supplier specification and installation |  |
| 10% Fiesta 4 Perennial Ryegrass                                                      | cut sheets for further information.              |  |
| Apply at a rate of 175 pounds per acre.                                              |                                                  |  |
| Refer to supplier specification and installation cut sheets for further information. |                                                  |  |

Proposed trees to be staked as required. Verify with Landscape Architect if exposure and wind conditions prevalent.

Any series of trees to be placed in a particular arrangement will be field checked for accuracy. Trees of same species to be matched in growth character and uniformity. Any trees misplaced will be subject to rejection.

Upon acceptance of the landscape installation, the landscape contractor shall supply the Landscape Architect with a complete and adequate maintenance program to be followed during and after the guarantee period. The landscape contractor shall make periodic inspections of the job during the guaranteed period to determine if proper maintenance is being given.

It shall be understood that in accordance with the terms of the guarantee that the landscape contractor must promptly inform the Owner if proper maintenance is not being given to the installation. Such notice shall be in writing, outlining corrective measures to be taken, with a copy to Landscape Architect. At any time during the guarantee period, the landscape contractor shall be required to replace all plants that are dead or in unsatisfactory condition of growth. All replacement plants shall be of like size and kind of the plants removed. Any seed areas over one foot square not covered by turf shall be reseeded by the contractor. Any seed areas over one foot square that are dead or dying shall be replacements included within the guarantee and shall be landscape contractor's expense.

Any alteration to the landscape plan will be submitted to the Project Manager for approval by the Landscape Architect.

Landscape contractors are responsible for making sure all tree balls are moist at the core when trees are installed.

Lawn edges that abut parking lots with no curbing shall be double seeded to a width of 5'.

Pre-Emergent Herbicide (Treflan or Equiv.) to be applied to all plant beds prior to planting for noxious weed control.

The quantities indicated on the material schedule are provided for the benefit of the contractor, but should not be assumed to always be correct. In the even of a discrepancy, the planting plan will take precedence over the material schedule. The contractor shall be responsible for his own quantity calculation and the liability pertaining to those quantities and any related contract documents and/or price quotations.

\*\*PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH\*\*  
At least seventy-two hours prior to any excavation, contractor shall verify utility location as given by the electric, gas, telephone, water, sewer, and cable companies, utilities or entities. Review with the owner's representative, site mechanical, site electrical and lighting. Site grading and drainage, site irrigation and all other drawings pertaining to underground utility locations record set of information the same as in possession of owner's representative. Also review owner's "mark sets" of all of these drawings in possession of the contractor or owner. Mark all such utilities on the site prior to commencing. Coordinate with the owner before and during construction. Repair any damage to any system that is caused by landscape contractor at no cost to owner.

Deviations from these plans shall be noted on the record drawing by the contractor and only with prior approval of the landscape architect and owner's representative. Verbal agreements of revisions without a change order will not be recognized by the landscape architect and owner.

All plants must be bid and selected per the species specified on the plans. The sizes of plant material listed herein is a minimum acceptable size. Additionally, if excessive pruning reduces the crown and the plant shall be replaced.

Protect public from construction barrier and barricades.

All areas that are disturbed during construction and areas not covered with pavement, building, planting beds, or tree pits are to be top soiled 4-6" deep (min.) and shall be sodded/seeded with specified lawn grass. Landscape contractor shall include cost per square yard for additional seed operation as may possibly be required to reestablish adjacent turf grass areas which may become damaged during the construction process or to repair damage done by others.

Contractor is responsible for furnishing all materials, tools, equipment, labor and plants necessary for proper planting and installation of all landscape material.

Contractor is responsible for all estimating and bidding. All areas, quantities and materials should be field verified with site conditions.

Where discrepancies occur between the landscape plans and/or architectural and/or civil drawing (and any other site drawings) the discrepancies must be brought to the landscape architect's attention for coordination and resolution.

All diseased, noxious or inappropriate materials shall be removed from the proposed site prior to the start of construction and during the maintenance period.

General contractor shall leave the site free of construction debris.

All lawn and planting areas shall slope to drain a minimum of 2% unless noted otherwise and reviewed with owner's representative for final approval.

Finish grades for shrub and ground cover areas shall be held 1" below top of adjacent pavements and curb, unless noted otherwise on the plans. Refer to planting details for further information.

All perennial, annual, and ground cover areas to receive a blend of organic soil amendments prior to planting. Till the following materials into existing topsoil to a depth of approximately 8". A depth of 12" in tree pits. Proportions and quantities may require adjustment depending on the condition of existing soil. Refer to planting details for further information.

- Per every 100 square feet add:
- One - 2 Cubic foot bale of peat moss
  - 2 pounds of 5-10-5 garden fertilizer
  - 3/4 cubic yard of composted manure
  - Plant starter or other composted, organic material
- \*\* Premixed soils will be accepted, i.e. Purple Cow, Soil-Life, etc. Please notify Landscape Architect of alternatives used.

All shrubs to be pocket planted with a 50/50 mix of plant starter and existing soil. Install topsoil into all beds as needed to achieve proper grad. Remove all excessive gravel, clay and stones. Refer to planting details for further information.

Plant all trees slightly higher than finished grade at root flare. Back fill hole with 2/3 existing topsoil and 1/3 peat moss. Avoid any air pockets, discard any gravel, clay or stones. Refer to planting details for further information.

All trees to be installed, staked or guyed according to details. Refer to planting details for further information.

All planting to be watered at the time planting throughout construction and upon completion of project as required.

Where specified, all plant beds, pits and tree rings are to receive a minimum of 2-3" dressing of shredded hardwood oak bark mulch shavings (or brown enviro-mulch) free of growth, weeds, foreign matter detrimental to plant life or germination inhibiting ingredients. Landscape contractor to provide a sample to owner for approval. Contractor to take care with installation not to damage or cover plants. Refer to planting details for further information.

During the initial 30 day maintenance period the landscape contractor is required to provide an on-going pleasant visual environment whereas any plant which is not responding to transplanting or thriving shall immediately be replaced. New lawns shall be watered and repaired and weeds must constantly be removed. No exceptions will be granted.

Landscape/site demolition contractor to verify locations of existing trees and shrubs to be salvaged and clearly tag them with marking tape and construction fence.

Landscape/site demolition contractor to verify locations of existing trees and shrubs to be relocated. All plant materials to be relocated is to be clearly tagged with marking tape and moved before site demolition is to begin.

Irrigation system to be designed for a overlapping sprinkler head system in all lawn & island areas and a drip system for all foundation planting areas.

Contractor Note:  
Before site grading and demolition is to begin for proposed new pavement, the area is to be staked and all trees and shrubs that are to be preserved are to be tagged by landscape architect and relocated by landscape contractor. If required a tree preservation plan will be produced and coordinated with city staff. Demolition contractor to coordinate w/landscape architect, owner and landscape contractor.

PLANT SCHEDULE

| PARAGON PLACE- SHEET L1.3 Building #3 Updated |                                                  |                                   |        |          |                                                           |  |
|-----------------------------------------------|--------------------------------------------------|-----------------------------------|--------|----------|-----------------------------------------------------------|--|
| REVISED: 21 FEBRUARY 2019                     |                                                  |                                   |        |          |                                                           |  |
| Qty                                           | Botanical Name                                   | Common Name                       | Size   | Root Cnd | Comments                                                  |  |
| 3                                             | Acer griseum                                     | Paperbark Maple                   | 2-1/2" | B&B      |                                                           |  |
| 1                                             | Acer palmatum 'Bloodgood'                        | Bloodgood Japanese Maple          | 6-7"   | B&B      |                                                           |  |
| 3                                             | Amelanchier x 'Cumulus'                          | Cumulus Serviceberry              | 8-9"   | B&B      | Multi-trunk                                               |  |
| 15                                            | Betula nigra 'Heritage'                          | Heritage River Birch              | 10-12" | B&B      |                                                           |  |
| 3                                             | Cornus mas 'Golden Glory'                        | Golden Glory Corneliancherry      | 7-8"   | B&B      | Multi-trunk                                               |  |
| 2                                             | Crataegus crus galli inermis                     | Thornless Hawthorn                | 5-6"   | B&B      | Multi-trunk                                               |  |
| 1                                             | Magnolia x 'Ann'                                 | Ann Magnolia                      | 5-6"   | B&B      |                                                           |  |
| 3                                             | Ostrya virginiana                                | Ironwood                          | 2-1/2" | B&B      |                                                           |  |
| 1                                             | Syringa reticulata                               | Japanese Tree Lilac               | 2"     | B&B      |                                                           |  |
| 1                                             | Picea abies                                      | Norway Spruce                     | 10"    | B&B      |                                                           |  |
| 4                                             | Pinus sylvestris                                 | Scot Pine                         | 6-7"   | B&B      | Waterii'                                                  |  |
| 15                                            | Diervilla sessilifolia 'Coolsplash'              | Cool Splash Dwarfbush Honeysuckle | 18"    | cont.    |                                                           |  |
| 15                                            | Diervilla sessilifolia 'Butterfly'               | Butterfly Dwarfbush Honeysuckle   | 18"    | cont.    |                                                           |  |
| 6                                             | Hydrangea quercifolia 'Sikes'                    | 'Sikes' Hydrangea                 | 18"    | cont.    |                                                           |  |
| 7                                             | Kerria japonica 'Gelsha'                         | Gelsha Kerria                     | 18"    | cont.    |                                                           |  |
| 9                                             | Rhus aromatica 'Gro-low'                         | Gro-Low Fragrant Sumac            | 18"    | cont.    |                                                           |  |
| 5                                             | Rosa rugosa 'Purple Pavement'                    | Purple Pavement Shrub Rose        | 18"    | cont.    |                                                           |  |
| 1                                             | Viburnum x 'Juddii'                              | Judd Viburnum                     | 24-30" | B&B      |                                                           |  |
| 1                                             | Viburnum carlesii                                | Koreanspice Viburnum              | 24-30" | B&B      |                                                           |  |
| 3                                             | Viburnum dentatum 'Blue Muffin'                  | Blue Muffin Viburnum              | 30-36" | B&B      |                                                           |  |
| 10                                            | Viburnum dentatum "Chicago Lustre"               | Chicago Lustre Viburnum           | 3-4"   | cont.    |                                                           |  |
| 5                                             | Viburnum prunifolium                             | Blackhaw Viburnum                 | 5-6"   | B&B      |                                                           |  |
| 6                                             | Physocarpus opulifolius "Summer Wine"            | Summer Wine Ninebark              | 4-Mar  | cont.    |                                                           |  |
| 42                                            | Buxus x 'Green Mountain'                         | Green Mountain Boxwood            | 18"    | B&B      |                                                           |  |
| 8                                             | Juniperus chinensis Pfizeriana "Kallays Compact" | Kallays Compact Pfitzer Juniper   | 24-30" | cont.    |                                                           |  |
| 10                                            | Juniperus sargentii viridis                      | Green Sargent Juniper             | 24-30" | cont.    |                                                           |  |
| 5                                             | Juniperus sargentii var. glauca                  | Blue Sargent Juniper              | 24-30" | cont.    |                                                           |  |
| 9                                             | Juniperus x "Grey Owl"                           | Grey Owl Juniper                  | 24-30" | cont.    |                                                           |  |
| 2                                             | Picea omorika 'Nana'                             | Dwarf Serbian spruce              | 18"    | cont.    |                                                           |  |
| 10                                            | Taxus x 'Tautonii'                               | Tuaton Yew                        | 24-30" | B&B      |                                                           |  |
| 600                                           | Lamiumstrum galeobdolon                          | Archangel                         | 4-1/2" | 32"/flat | 'Herman's Pride'                                          |  |
| 240                                           | Geranium                                         | Perennial Geranium                | 1 gal  | cont.    | 'Bevan's Variety'                                         |  |
| 120                                           | Sedum                                            | Assorted                          | 1 gal  | cont.    | Autumn Fire',Matrona,'Brilliant','Frosty Morn'            |  |
| 360                                           | Sedum                                            | Assorted                          | 4-1/2" | cont.    | 6 cultivars of creeping variety, mixed colors and foliage |  |
| 288                                           | Ornamental Grasses                               | Grasses                           | 1 gal  | cont.    | 90-'Shenandoah,36-Deschampsia, 36-Sesleria autumnalis     |  |
| 420                                           | Carex glauca                                     | Sedges                            | 1 gal  | cont.    | Blue Zinger'                                              |  |

NOTE: The seed mixes for the rain gardens

A blend of native wildflowers, grasses and sedges, designed specifically for damp soils. It can withstand ponding up to 48 hours. This mix will also tolerate periodic dry spells and is perfect for retention ponds, detention basins and drainage areas. It does best in full sun to partial shade. Seed @ 1/4 lb. / 1000 sq. ft. (10 lbs. / acre).

| Wildflowers                      |                         |          |           |            |              |              |
|----------------------------------|-------------------------|----------|-----------|------------|--------------|--------------|
| COMMON NAME:                     | BOTANICAL NAME:         | % of Mix | LIFESPAN  | BLOOM COLO | BLOOM HEIGHT | BLOOM PERIOD |
| Bergamot (Bee Balm)              | Monarda Fistulosa       | 2%       | Perennial | Lavender   | 2'-4'        | July-Sept    |
| Black-eyed Susan                 | Rudbeckia Hirta         | 8%       | Biennial  | Yellow     | 1'-3'        | June-Oct     |
| Blue Vervain                     | Verbena Hastata         | 8%       | Perennial | Blue       | 2'-6'        | July-Sept    |
| Canadian Milkvelch               | Astagalus Canadensis    | 4%       | Perennial | Cream      | 1'-4'        | June-August  |
| Cup Plant                        | Silphium Perfoliatum    | 3%       | Perennial | Yellow     | 3'-8'        | July-Sept    |
| New England Aster                | Aster Novae-Angliae     | 2%       | Perennial | Purple     | 2'-5'        | August-Oct   |
| Ox-eye (False Sunflower)         | Heliopsis Helianthoides | 4%       | Perennial | Yellow     | 2'-5'        | June-Sept    |
| Prairie Blazing Star             | Liatris Pycnostachya    | 2%       | Perennial | Purple     | 2'-4'        | July-Sept    |
| Red Milkweed                     | Asclepias Incarnata     | 2%       | Perennial | Red        | 3'-5'        | June-August  |
| Stiff Goldenrod (Rigid)          | Solidago Rigida         | 4%       | Perennial | Yellow     | 1'-5'        | August-Oct   |
| Wild Golden Glow                 | Rudbeckia Laciniata     | 3%       | Perennial | Yellow     | 3'-12'       | July-Oct     |
| Yellow Coneflower                | Ratibida Pinnata        | 8%       | Perennial | Yellow     | 3'-6'        | July-Sept    |
| Native Grass, Sedge & Rush Seed: |                         |          |           |            |              |              |
| COMMON NAME:                     | BOTANICAL NAME:         | % of Mix | LIFESPAN  | COLO       | HEIGHT       |              |
| Big Bluestem                     | Andropogon Gerardi      | 20%      | Perennial |            | 3'-8'        |              |
| Fox Sedge                        | Carex Vulpinoidea       | 10%      | Perennial |            | 1'-3'        |              |
| Virginia Wild Rye                | Elymus Virginicus       | 20%      | Perennial |            | 2'-4'        |              |



PROPOSED GARDEN DESIGN FOR:  
PARAGON PLACE AT BEAR CLAW WAY

CITY OF MADISON, WI  
UNITED FINACIAL GROUP, INC.  
660 W RIDGEVIEW DRIVE  
APPLETON, WI 54911

22-MAR-2019

GARLAND ALLIANCE  
LANDSCAPE ARCHITECTS



5707 6th AVENUE  
Kenosha, WI 53140  
(414) 688-1641 garlandalliance@gmail.com

REVISIONS:  
07-MAY-2019

SCALE: X" = XX'  
SHEET NUMBER: L1.3



# GENERAL PLANTING NOTES

The landscape contractor shall be responsible for complete coordination of planting operation as well as other contracted work, with the other contractors on the job. Repair of damage to the plants, grade, lawns, etc. during installation shall not be considered as an extra, and not chargeable to the Owner. Damage caused by other contractors shall be the responsibility of said contractor.

The contractor shall, at all times, keep the premises free from accumulation of waste material, soil and/or rubbish caused by his employees or work. Contractor shall clean behind his work immediately, and shall take necessary precautions to keep concrete, brick and other paving material clean of soil.

Materials planted and damaged or destroyed by any phenomena considered as an act of God, e.g., vandalism, wind, fire, flood, frost, theft, rain, hail, etc., shall belong to the Owner and shall be his responsibility. Materials stored on-site as not yet planted are not covered by this clause and are the sole responsibility of the contractor.

All plant material furnished by the contractor, unless otherwise specified, shall be No. 1 grade or better in accordance with GRADED AND STANDARDS FOR NURSERY PLANTS as described in ANSI Z60.1 1996. Landscape Architect reserves all right to determine acceptability of plant material submitted for planting.

All plants shall be planted in pits, centered and set on six inches of compacted topsoil to such a depth that the finish grade level, at the plant, after settlement will be the same as that at which the plant was grown. All planting areas shall received adequate fertilization with 'Easy Grow' 3 yr. (1 oz.) fertilizer packets or equivalent. Granular fertilizer will be accepted, but must be approved by Landscape Architect. Please submit specifications.

Application Rates shall be as follows:

Trees:  
1-1/2" to 3" cal.: 2 packets, one each side  
Greater than 3": Add 1 packet per 1" cal. (i.e. 4"- 4 packets)

Shrubs:  
1 packet for every 12" height or spread. (Space evenly if 2 or more packets required)

Perform all work necessary for installing sod and/or seed as shown on the drawings or inferable therefrom and/or as specified, in accordance with the requirements of the contract documents. Immediately prior to seeding, the ground shall be scarified and raked to a friable fine texture. Lawn areas shall be seeded with a mechanical spreader at the rate as recommended for local conditions. After seeding, all areas shall be raked to satisfactorily cover seed, and then thoroughly watered and covered with treated shredded paper mulch or straw mulch. The methods of seeding may be varied by the contractor by his own responsibility to establish a smooth uniform turf. Hydro mulch embankments that exceed 1:4 slopes.

Seed shall be true to specie as called for on the seeding plan. All seed shall be delivered to the job site in sacks plainly marked and certified as to content.

Sod shall be placed when the ground is in workable condition and temperatures are less than 90 degrees Fahrenheit.

Landscape contractor shall water sod immediately after installation to prevent excessive drying during progress of the work. As sodding is completed in any one section, the entire area shall be rolled. It shall then be thoroughly irrigated to a depth sufficient that the underside of the new sod pad and soil immediately below the sod are thoroughly wet.

The landscape contractor shall verify grades established during final soil preparation as being true to finish contours shown, and shall maintain such areas until the effective date to begin sodding and/or seeding operation. In such instances where a split responsibility existing between grading and grassing contractors, it shall be the responsibility of the grassing contractor to maintain a suitable grade for grassing once he has accepted the grade provided to him. In all cases, the ground shall be hand raked immediately prior to being sodded to remove any irregularities in the grade.

Guarantee period for plant materials shall be as follows:

|                                     |                           |
|-------------------------------------|---------------------------|
| Lawns (seed & sod)*                 | 3 months                  |
| Ground Cover                        | 3 months                  |
| Shrubs                              | 12 months                 |
| Trees                               | 12 months                 |
| Perennials, Roses & Japanese Maples | 90 days from installation |

\*(If lawn is installed in fall and not given full 90 days of guarantee periods, or if not considered acceptable at that time, continue guarantee the following spring until acceptable lawn is established.)

All shrub planting beds to be lined with a minimum of 2-3" shredded bark mulch (no plastic liners). Place mulch at base of all trees (minimum 4' diameter).

A 10/10/10 fertilizer mixture shall be applied at 20#/1000 SF and worked into the lawn bed before seeding or sodding.

Recommended seed mix:

|                                                                                      |                                                                                      |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Premium 60 grass seed mix - Reinder's (262-786-3300)                                 | No-Mow low grow grass seed mix - Reinder's                                           |
| 20% America Kentucky Bluegrass                                                       | 45% Spartan II Hard Fescue                                                           |
| 20% Granite Kentucky Bluegrass                                                       | 40% Quatro Sheep Fescue                                                              |
| 20% Mercury Kentucky Bluegrass                                                       | 15% Turf Type Annual Ryegrass                                                        |
| 20% Longfellow 3 Chewings Fescue                                                     | Apply at a rate of 175 Pounds per acre.                                              |
| 10% Replicator Perennial Ryegrass                                                    | Refer to supplier specification and installation cut sheets for further information. |
| 10% Fiesta 4 Perennial Ryegrass                                                      |                                                                                      |
| Apply at a rate of 175 pounds per acre.                                              |                                                                                      |
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Proposed trees to be staked as required. Verify with Landscape Architect if exposure and wind conditions prevalent.

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Lawn edges that abut parking lots with no curbing shall be double seeded to a width of 5'.

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At least seventy-two hours prior to any excavation, contractor shall verify utility location as given by the electric, gas, telephone, water, sewer, and cable companies, utilities or entities. Review with the owner's representative, site mechanical, site electrical and lighting. Site grading and drainage, site irrigation and all other drawings pertaining to underground utility locations record set of information the same as in possession of owner's representative. Also review owner's "mark sets" of all of these drawings in possession of the contractor or owner. Mark all such utilities on the site prior to commencing. Coordinate with the owner before and during construction. Repair any damage to any system that is caused by landscape contractor at no cost to owner.

Deviations from these plans shall be noted on the record drawing by the contractor and only with prior approval of the landscape architect and owner's representative. Verbal agreements of revisions without a change order will not be recognized by the landscape architect and owner.

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- Per every 100 square feet add:
- One - 2 Cubic foot bale of peat moss
  - 2 pounds of 5-10-5 garden fertilizer
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  - Plant starter or other composted, organic material
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Contractor Note:

Before site grading and demolition is to begin for proposed new pavement, the area is to be staked and all trees and shrubs that are to be preserved are to be tagged by landscape architect and relocated by landscape contractor. If required a tree preservation plan will be produced and coordinated with city staff. Demolition contractor to coordinate w/landscape architect, owner and landscape contractor.

## PLANT SCHEDULE

| PARAGON PLACE- SHEET L1.4 Building #4 Updated |                                        |                                     |        |          |                          |
|-----------------------------------------------|----------------------------------------|-------------------------------------|--------|----------|--------------------------|
| REVISED: 16 March 2019 REVISED: 1 MAY 2019    |                                        |                                     |        |          |                          |
| Qty                                           | Botanical Name                         | Common Name                         | Size   | Root Cnd | Comments                 |
| 1                                             | Amelanchier x 'Cumulus'                | Cumulus Serviceberry                | 8-10'  | BBB      | Multi-trunk              |
| 1                                             | Anculus glabra 'JN Select'             | Early Glow Buckeye                  | 2-1/2" | BBB      |                          |
| 1                                             | Acer triflorum                         | Three-Flower Maple                  | 2-1/2" | BBB      |                          |
| 2                                             | Acer saccharum 'Bonfire'               | Bonfire Sugar Maple                 | 2-1/2" | BBB      |                          |
| 1                                             | A. truncatum x A. platanoideus 'DFS-1' | Crimson Sunset Maple                | 2-1/2" | BBB      |                          |
| 1                                             | A. truncatum x A. Plat. 'Nuthatch'     | Norwegian Sunset Maple              | 2-1/2" | BBB      |                          |
| 21                                            | Betula nigra 'Heritage'                | Heritage River Birch                | 8-10'  | BBB      | Multi-trunk              |
| 1                                             | Cotinus x 'Young Lady'                 | Young Lady Smokebush                | 6-7'   | BBB      |                          |
| 1                                             | Cornus alternifolia                    | Pagoda Dogwood                      | 7-8'   | BBB      | Multi-trunk              |
| 3                                             | Cornus mas                             | Corneliancherry Dogwood             | 6-7'   | BBB      | Multi-trunk              |
| 2                                             | Cotoneaster phaeogymum                 |                                     |        |          |                          |
| 1                                             | Gymnocladus dioica 'Expresso'          | Washington Hawthorn                 | 5-6'   | BBB      | Multi-trunk              |
| 1                                             | Gymnocladus dioica 'MidBranched'       | Decal Kentucky Coffeetree           | 2-1/2" | BBB      |                          |
| 2                                             | Hamamelis vernalis 'Diana'             | Diana Witchhazel                    | 5-6'   | BBB      |                          |
| 1                                             | Heptacodium miconioides                | Seven Son Flower                    | 6-7'   | BBB      |                          |
| 3                                             | Larix laricina                         | American Larch                      | 6-7'   | BBB      |                          |
| 1                                             | Liriodendron tulipifera 'Arnold'       | Arnold Tulip Tree                   | 2-1/2" | BBB      |                          |
| 1                                             | Magnolia 'Ann'                         | Ann Magnolia                        | 4-5'   | BBB      | Multi-trunk              |
| 1                                             | Malus x 'Tina'                         | Tina Flowering Crab                 | 5-6'   | BBB      | Multi-trunk              |
|                                               | Quercus macrocarpa x robur 'Clematis'  | Heritage Oak                        | 2-1/2" | BBB      |                          |
| 1                                             | Quercus muhlenbergii                   | Chinquapin Oak                      | 2-1/2" | BBB      |                          |
| 1                                             | Quercus robur x laevis                 | Regal Prince English Oak            | 2-1/2" | BBB      |                          |
| 3                                             | Syringa reticulata 'Elliot'            | Snowcap Japanese Tree Lilac         | 6-7'   | BBB      | Multi-trunk              |
| 1                                             | Solid alba 'Frost'                     | Noble Weeping Willow                | 2-1/2" | BBB      |                          |
| 1                                             | Taxodium distichum                     | Bald Cypress                        | 7-8'   | BBB      |                          |
| 1                                             | Tilia americana 'Norton'               | Sweet Street Linden                 | 2-1/2" | BBB      |                          |
| 1                                             | Juniperus chinensis 'Trautman'         | Trautman Juniper                    | 4-5'   | BBB      |                          |
| 1                                             | Juniperus virginiana 'Copressifolia'   | Hidspire Juniper                    | 7'     | BBB      |                          |
| 8                                             | Picea omorika                          | Serbian Spruce                      | 6-7'   | cont.    |                          |
| 2                                             | Pseudotsuga mertensiana                | Douglas Fir                         | 6-7'   | BBB      |                          |
| 1                                             | Picea abies                            | Norway Spruce                       | 6-7'   | BBB      |                          |
| 4                                             | Picea glauca var. densata              | Black Hills Spruce                  | 6'     | BBB      |                          |
| 9                                             | Aronia arbutifolia 'Brilliantissima'   | Brilliant Red Chokeberry            | 24"    | cont.    |                          |
| 7                                             | Aronia melanocarpa 'Mortier'           | Inspiration Beauty Black Chokeberry | 24"    | cont.    |                          |
| 9                                             | Aronia mel. 'Low Spine'                | Low Spine chokeberry                | 15"    | cont.    |                          |
| 1                                             | Cornus sericea var. baileyi            | Bailey Redtwig Dogwood              | 36"    | cont.    |                          |
| 5                                             | Hydrangea paniculata 'Janet'           | Little Lime Hydrangea               | 18"    | cont.    |                          |
| 1                                             | Hydrangea quercifolia 'Steel'          | Steel Hydrangea                     | 18"    | 3 gal.   |                          |
| 3                                             | Myrica pennsylvanica                   | Northern Bayberry                   | 18"    | cont.    |                          |
| 3                                             | Physocarpus op. 'Kodak Orange'         | Kodak Orange Ninebark               | 24"    | cont.    |                          |
| 1                                             | Physocarpus op. 'Kodak Red'            | Kodak Red Ninebark                  | 24"    | cont.    |                          |
| 1                                             | Physocarpus op. 'Seward'               | Seward Ninebark                     | 24"    | cont.    |                          |
| 8                                             | Sambucus canadensis                    | American Elderberry                 | 36"    | cont.    |                          |
| 1                                             | Syringa patula 'Pavilion'              | Dwarf Korean Lilac                  | 24"    | 1 gal.   |                          |
| 3                                             | Rosa rugosa 'Hansa'                    | Hansa Shrub Rose                    | 18"    | cont.    |                          |
| 3                                             | Rosa rugosa 'Purple Pavement'          | Purple Pavement Shrub Rose          | 18"    | cont.    |                          |
| 13                                            | Rhus aromatica 'Sonic Lawn'            | Sonic Lawn Sumac                    | 18"    | 1 gal.   |                          |
| 2                                             | Viburnum prunifolium                   | Blackhaw Viburnum                   | 5-6'   | BBB      |                          |
| 3                                             | Viburnum carlesii 'J.N. Select A'      | Spice Island Kouspampice Vib.       | 24-30" | 3 gal.   |                          |
| 5                                             | Viburnum dentatum 'Chocoma'            | Black Midm Viburnum                 | 30-36" | cont.    |                          |
| 7                                             | 'Weigela florida 'Time Wine'           | Fine Wine Weigela                   | 24-30" | cont.    |                          |
| 3                                             | Juniperus x 'Grey Dwarf'               | Grey Dwarf Juniper                  | 24-30" | cont.    |                          |
| 10                                            | Juniperus x 'Sea Green'                | Sea Green Juniper                   | 24-30" | cont.    |                          |
| 6                                             | Juniperus sargentii glauca             | Blue Sargent Juniper                | 24-30" | cont.    |                          |
| 8                                             | Juniperus chinensis 'Old Gold'         | Old Gold Juniper                    | 24-30" | cont.    |                          |
| 1                                             | Juniperus chinensis 'Pitz. Katay'      | Katay Compact Juniper               | 24-30" | cont.    |                          |
| 6                                             | Juniperus chinensis 'Gold Tip'         | Gold Tip Juniper                    | 24-30" | cont.    |                          |
| 8                                             | Mahonia aquifolium 'Compactum'         | Dwarf Oregon Grape Holly            | 24"    | cont.    |                          |
| 2                                             | Picea omorika 'Hansa'                  | Dwarf Serbian spruce                | 18"    | cont.    |                          |
| 9                                             | Pinus mugo var. pumila                 | Pumila Mugo Pine                    | 18"    | cont.    |                          |
| 4                                             | Rhododendron x 'PM'                    | PM Rhododendron                     | 18"    | BBB      |                          |
| 22                                            | Taxus x 'Enduro'                       | Enduro Pine                         | 18"    | BBB      |                          |
| 1296                                          | Lamium purpureum                       | Archangel                           | 2-5"   | cont.    | 18/flat                  |
| 248                                           | Lamium 'Herman's Pride'                | Blue Cadet and Stained Glass        | 4-5"   | cont.    | 4 flats of each cultivar |
| 320                                           | Liriope muscari                        | Archangel                           | 4-5"   | cont.    |                          |
| 30                                            | Sedum Mosaic                           | Liriope                             | 2-5"   | cont.    | 32/flat                  |
| 1500                                          | Carex glauca 'Blue Sedge'              | Additional schedule to follow       | 4-5"   | cont.    | 12/flat                  |
| 252                                           | Ornamental Grasses                     | Additional schedule to follow       | 2-5"   | cont.    | 12/flat                  |

NOTE: The seed mixes for the rain gardens

A blend of native wildflowers, grasses and sedges, designed specifically for damp soils. It can withstand ponding up to 48 hours. This mix will also tolerate periodic dry spells and is perfect for retention ponds, detention basins and drainage areas. It does best in full sun to partial shade. Seed @ 1/4 lb. / 1000 sq. ft. (10 lbs. / acre).

| Wildflowers                      | COMMON NAME                  | BOTANICAL NAME         | % of Mix | LIFESPAN  | BLOOM COLOR | BLOOM HEIGHT | BLOOM PERIOD |
|----------------------------------|------------------------------|------------------------|----------|-----------|-------------|--------------|--------------|
|                                  | Bergamot (Bee Balm)          | Monarda fistulosa      | 2%       | Perennial | Lavender    | 2-4'         | July-Sept    |
|                                  | Black-eyed Susan             | Rudbeckia hirta        | 6%       | Biennial  | Yellow      | 1-3'         | June-Oct     |
|                                  | Blue Vervain                 | Verbena hastata        | 1%       | Perennial | Blue        | 2-6'         | July-Sept    |
|                                  | Canadian Milkveetch          | Asclepias canadensis   | 4%       | Perennial | Cream       | 1-4'         | June-August  |
|                                  | Cow Plant                    | Silphium perfoliatum   | 2%       | Perennial | Yellow      | 3-6'         | July-Sept    |
|                                  | New England Aster            | Aster novae-angliae    | 2%       | Perennial | Purple      | 2-5'         | August-Oct   |
|                                  | Dwarf Yellow Sunflower       | Helianthus scaberrimus | 4%       | Perennial | Yellow      | 2-5'         | June-Sept    |
|                                  | Prairie Blazing Star         | Liatris pycnostachya   | 2%       | Perennial | Purple      | 2-4'         | July-Sept    |
|                                  | Red Milkweed                 | Asclepias incarnata    | 2%       | Perennial | Red         | 3-5'         | June-August  |
|                                  | Silphium laciniatum (Ripgut) | Silphium laciniatum    | 4%       | Perennial | Yellow      | 1-5'         | August-Oct   |
|                                  | Wild Golden Glow             | Rudbeckia laciniata    | 3%       | Perennial | Yellow      | 3-12'        | July-Oct     |
|                                  | Yellow Cornflower            | Ranunculus flammula    | 8%       | Perennial | Yellow      | 2-6'         | July-Sept    |
| Native Grass, Sedge & Rush Seed: | COMMON NAME                  | BOTANICAL NAME         | % of Mix | LIFESPAN  | HEIGHT      |              |              |
|                                  | Big Bluestem                 | Andropogon gerardii    | 20%      | Perennial | 3-8'        |              |              |
|                                  | Poa Sedge                    | Carex vulpinoidea      | 10%      | Perennial | 1'-3'       |              |              |
|                                  | Virginia Wild Rye            | Elymus virginicus      | 20%      | Perennial | 2-4'        |              |              |



PROPOSED GARDEN DESIGN FOR:  
PARAGON PLACE AT BEAR CLAW WAY

CITY OF MADISON, WI  
UNITED FINANCIAL GROUP, INC.  
660 W RIDGEVIEW DRIVE  
APPLETON, WI 54911

22-MAR-2019

GARLAND ALLIANCE  
LANDSCAPE ARCHITECTS



5707 6th AVENUE  
Kenosha, WI 53140  
(414) 688-1641 garlandalliance@gmail.com

REVISIONS:

| DATE            | REVISION |
|-----------------|----------|
| 01 - MAY - 2019 |          |
| 07 - MAY - 2019 |          |

SCALE: "X" = "XX"  
SHEET NUMBER: L1.4

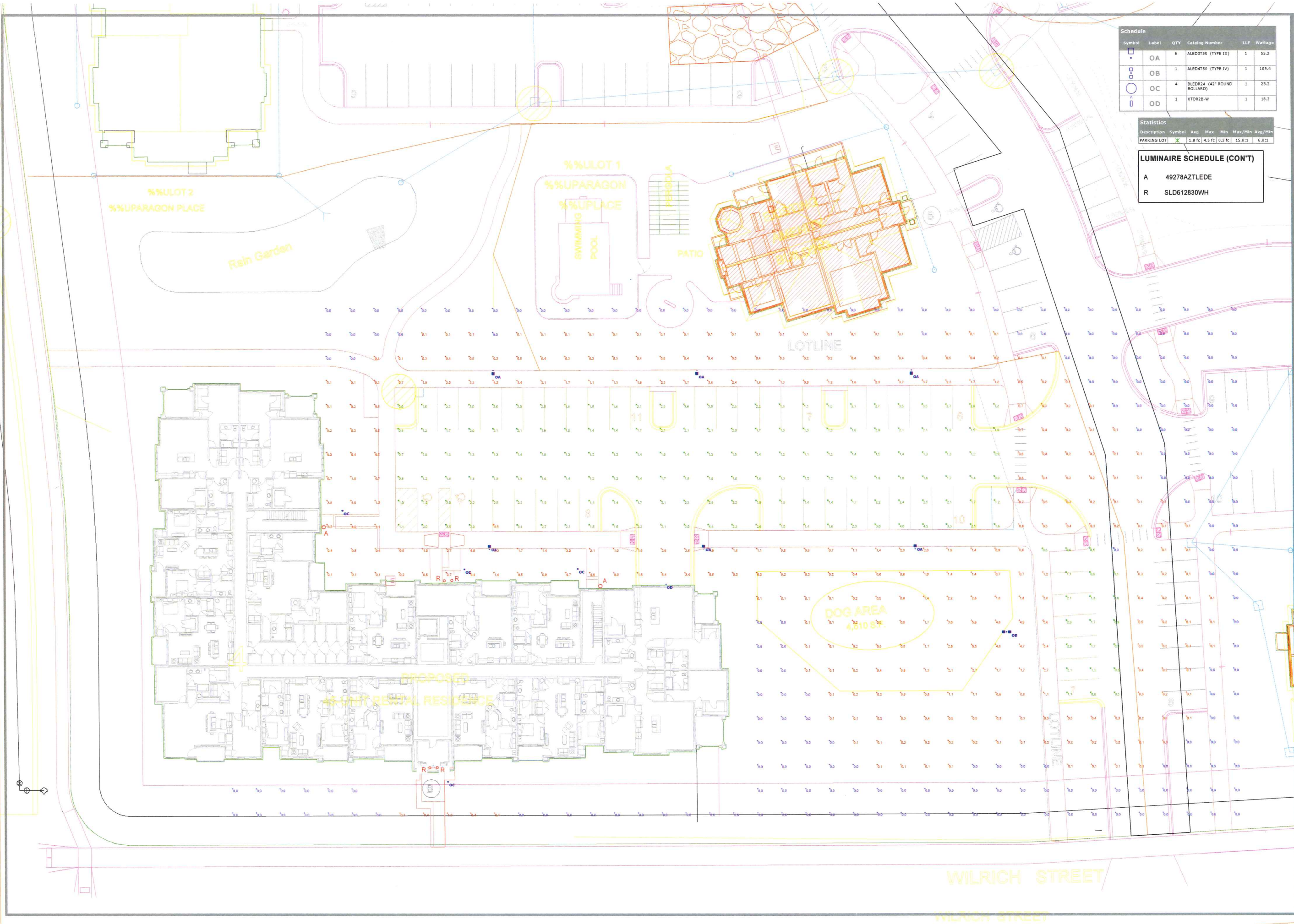




| Schedule |       |     |                            |     |         |
|----------|-------|-----|----------------------------|-----|---------|
| Symbol   | Label | QTY | Catalog Number             | LLF | Wattage |
| OA       | 6     | 1   | ALED3T50 (TYPE III)        | 1   | 55.2    |
| OB       | 1     | 1   | ALED4T50 (TYPE IV)         | 1   | 109.4   |
| OC       | 4     | 1   | BLED24 (42" ROUND BOLLARD) | 1   | 23.2    |
| OD       | 1     | 1   | XTOR2B-W                   | 1   | 18.2    |

| Statistics  |        |        |        |        |         |         |  |
|-------------|--------|--------|--------|--------|---------|---------|--|
| Description | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |  |
| PARKING LOT | X      | 1.8 ft | 4.5 ft | 0.3 ft | 15.0:1  | 6.0:1   |  |

| LUMINAIRE SCHEDULE (CON'T) |              |
|----------------------------|--------------|
| A                          | 49278AZTLEDE |
| R                          | SLD612830WH  |



PARAGON PLACE AT BEAR CLAW WAY

Designer  
JAB  
Date  
5/23/2019  
Scale  
Not to Scale  
Drawing No.  
Summary