APPLICATION FOR URBAN DESIGN COMMISSION REVIEW AND APPROVAL

AGENDA ITEM

Project #

Legistar #

Action Requested

Informational Presentation

____ Initial Approval and/or Recommendation ____ Final Approval and/or Recommendation

UDC MEETING DATE:

PROJECT ADDRESS: 1102 South Park Street ALDERMANIC DISTRICT: <u>13 - Sue Ellingson</u> OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT: Ghidorzi Companies, LLC JSD Professional Services, Inc. Ŧ 2100 Stewart Avenue, Suite 300 161 Horizon Drive, Suite 101 Wausau, WI 54401 Verona, WI 53593 Jim Bricker - JSD Professional Services, Inc. CONTACT PERSON: 161 Horizon Drive, Suite 101 Address: Verona, WI 53593 (608) 848-5060 Phone: Fax: (608) 848-2255 E-mail address: ______im_bricker@jsdinc.com **TYPE OF PROJECT:** (See Section A for:) х Planned Unit Development (PUD) General Development Plan (GDP) Х Specific Implementation Plan (SIP) Planned Community Development (PCD) General Development Plan (GDP) ____ Specific Implementation Plan (SIP) Planned Residential Development (PRD) New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee) School, Public Building or Space (Fee may be required) New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft. Planned Commercial Site (See Section B for:) New Construction or Exterior Remodeling in C4 District (Fee required) (See Section C for:) R.P.S.M. Parking Variance (Fee required) (See Section D for:) Comprehensive Design Review* (Fee required) Street Graphics Variance* (Fee required) Other

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

URBAN DESIGN COMMISSION APPROVAL PROCESS

INTRODUCTION

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

The process outlined here is intended to:

- Facilitate the preparation of meeting agendas.
- Provide information on projects to UDC members in advance of the meeting at which they will consider a project.
- Provide a record of the plans approved for a given project.

TYPES OF APPROVALS

<u>Informational Presentation</u>. Applicants are often encouraged to make an Informational Presentation to the UDC prior to seeking any approvals in order to obtain an initial reaction and direction before undertaking detailed design. Applicants should provide details on any concept, site and building plans, and other relevant information on which the Urban Design Commission can provide feedback.

<u>Initial Approval and/or Recommendation</u>. Applicant may obtain initial approval and/or recommendation of a project by presenting preliminary design information/detail.

<u>Final Approval and/or Recommendation</u>. Applicant may obtain final approval and/or recommendation of a project by presenting final project details. Recommendations/concerns expressed in the initial approval must be addressed at this time.

PRESENTATIONS TO THE COMMISSION

When presenting projects to the Urban Design Commission, applicants should fill out a registration slip provided in the meeting room and present it to the Secretary. The applicant is encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project. Graphics should be mounted on rigid boards so that they may be easily displayed.

Primarily, the Commission is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

Presentations should generally be limited to 5-10 minutes. The Commission will withhold questions until the end of the presentation.

********APPLICATION REQUIREMENTS*********

Submission requirements for all types of applications for Urban Design Commission approval are as outlined in the following sections A-D. In addition, <u>Electronic Application Submittal</u> is required by all applicants consisting of a copy of the completed application from, descriptive materials, and plans as individual <u>Adobe Acrobat PDF files</u> compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to <u>UDCApplications@cityofmadison.com</u> The transmittal

shall include the name of the project, address, and applicant. Applicants unable to provide the materials electronically should contact the Secretary of the Urban Design Commission at 267-8740 for assistance.

An application is required for <u>each</u> Urban Design Commission appearance. For projects also requiring Plan Commission approval, applicants must have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. Applicants are strongly encouraged to meet with UDC staff prior to preparing an application. Please call (608) 266-4635 to arrange an appointment.

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF, or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City's Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

All application fees shall be included with the application. Make check payable to City Treasurer, Madison, Wisconsin.

SECTION A

SUBMISSION REQUIREMENTS FOR:

- PUD's,* PCD's, PRD's
- New Construction or Major Exterior Remodeling in Urban Design District** (\$300 Application Fee)
- Minor Exterior Remodeling in Urban Design District (\$150 Application Fee)
- School, Public Building, or Space (Application Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 40,000 Sq .Ft.
- Planned Commercial Site
- * NOTE: Applications for Planned Unit Development Districts in Downtown Design Zones are required to address the provisions of Section 28.07(6) of the Zoning Code including the "Exterior and Interior Design Criteria for Planned Unit Development Districts in Downtown Design Zones."
- ** Public Hearing Required
- 1. Informational Presentation

Applications to make an Informational Presentation of a project to the UDC should be accompanied by an <u>electronic pdf submission</u> AND 14 <u>collated</u> sets of all materials (11" x 17" max.), including the following required items:

- a. Locator Map
- b. Brief Narrative Description of the Project
- c. Any and all relevant plans and information on which feedback by the Urban Design Commission is requested.
- 2. Initial Approval and/or Recommendation

Applications to make an Initial Approval and/or Recommendation of a project should be accompanied by an <u>electronic pdf submission</u> AND 14 <u>collated</u> sets of all materials (11" x 17" max.), including the following required items:

- a. Locator Map
- b. Site Plan showing location of existing and proposed buildings
- c. Landscaping Plan
- d. Building Elevations
- e. Contextual site information including photographs and layout of adjacent buildings/structures
- f. PUD text and letter of intent
- 3. Final Approval and/or Recommendation

Applications to obtain Final Approval and/or Recommendation of a project should be accompanied by an <u>electronic pdf submission</u> AND 14 <u>collated</u> sets of all materials (11" x 17" max.), including the following required items:

- a. Locator Map
- b. Site Plan showing location of existing and proposed buildings
- c. Grading Plan
- d. Landscape Plan
- e. Building Elevations, colored with shadow lines required
- f. Proposed Signage
- g. Lighting Plan/Details/Photometrics
- h. Utility/HVAC equipment location and screening details
- i. PUD text and letter of intent

The applicant shall bring to the UDC meeting, samples of the exterior building materials and color scheme to be used on the project; in addition to providing a list of exterior building materials and colors as an attachment and/or detail to the building elevations.

Wingra Clinic

A Proposal for the Redevelopment of the Former Morningstar Dairy 1102 South Park Street

Overview and Background

The Ghidorzi Company is seeking City of Madison approval to redevelop approximately 68% of the block bounded by South Park Street, Fish Hatchery Road and Midland Street with the construction of a ~76,800 Square Foot (SF) 4-story commercial building and associated surface and structured parking facilities. This new building will be utilized for the expanded Wingra Clinic operated by UW Health and Access Community Health Care Systems, and related medical and educational facilities. The Wingra Clinic has outgrown its current facilities and is seeking to expand in order to serve a growing patient population. Access Community Health Care will continue to operate a clinic at the Villager Mall in addition to this new location.

South Madison is a vibrant component of the greater Madison community and has benefited from an array of planning initiatives that serve as a framework for guiding redevelopment efforts, including: the <u>South Madison Neighborhood Plan</u> (Jan 2005), the <u>Wingra Market Study and Conceptual Redevleopment Plan</u> (March 2006) and the establishment of Urban Design District Number 7 (June 2006).

As noted by these plans, this area is recognized as having many appealing amenities that support redevelopment efforts:

- Close proximity to employment centers (downtown, UW, Dean Medical Campus, and St. Mary's and Meriter Hospitals
- Accessibility from marjor arterial highways, bus routes, and bike paths.

These plans note that the "flatiron" tract at the intersection of South Park Street and Fish Hatchery Road is a prominent "gateway" site for new commercial and/or mixed use development and recommends multi-storied, mixed use buildings sited close to the property lines with emphasis on high quality architectural and urban design.

The use, site plan and conceptual building architecture has been reviewed and discussed at a neighborhood meeting sponsored by Alder Ellingson, and is currently being reviewed by City staff.

Project Description

The development of the new Wingra Clinic is Phase One of the redevelopment initiative for this block. Planned Unit Development-General Development Plan (PUD-GDP) is proposed for the entire block (with the exception of the two lots at the corner of Park and Midland Streets which are not part of this proposal). The Phase One area – the proposed clinic building and associated parking – will be zoned as PUD-Specific Implementation Plan (PUD-SIP). This phase will include:

- Razing the entire former Morningstar Dairy site. (This site encompasses approximately 104,500 SF and is owned by Clark Street Development. Ghidorzi Company will be purchasing ~39,000 SF of this property)
- Vacation of High Street
- Razing of the 8 rental residential structures fronting Fish Hatchery Road and Midland Streets
- Removal of the MGE substation.
- Constructing a four story 76,800 SF commercial building to be occupied by clinic, educational, and medical uses. Each floor is 19,200 SF
- Constructing associated parking facilities to support the clinic and educational uses (currently anticipated to include ~65 surface stalls and a ~200 stall multi-level parking structure). Note: The prospective occupants

of the building desire 4 parking stalls per 1,000 SF of gross floor area to optimally meet the needs of patients, staff and students. The proposed site plan provides for 3.46 stalls per 1000 SF of gross floor area.

 Site Improvements including: landscaping and lighting to compliment building appearance and enhance the pedestrian environment, appropriate screening of surface parking areas, site amenities (walkways and furniture) and storm water management facilities.

The Phase Two area (located to the north of the proposed clinic site) is owned by Clark Street Development. After demolition of the dairy building(s), this area will be temporarily seeded and maintained until market conditions support development that is compatible with the City's adopted plans and design guidelines. The triangular shape of the parcel poses significant design challenges regarding access, vehicle and pedestrian circulation and in creating building floor-plates that are efficiently shaped and, most importantly, marketable. Clark Street's initial conceptual ideas for this site include ~75,000 SF of professional office use, extended stay lodging, street level retail and supporting parking facilities. Clark Street Development and the Ghidorzi Companies have been and are continuing to collaborate on the redevelopment plans for the entire site (both Phase One and Phase Two areas).

Clinic Building and Site Design Considerations

- The clinic building and site is being designed to achieve LEED Certification.
- The clinic building is located so as to be the prominent feature along this segment of the South Park Street frontage. It is sited with a 12 foot setback from the South Park Street Right-of-Way to present an urban character to the site and to enable:
 - widening of the Park Street Sidewalk,

- streetscape landscaping and hardscape features, and
- to accommodate building architectural features (awnings and cornice features) without encroachment over the public walk.
- The main entry of the clinic is on the southeast façade accessed by the covered entry drive/ patient drop-off area. This driveway is aligned to provide easy and convenient "way-finding" to the surface parking areas, internal circulation drive and the parking structure.
- The Park Street corner of the clinic building will contain a retail pharmacy use with pedestrian access oriented to the Park Street sidewalk. This access area will be improved as a pedestrian plaza with benches and landscaping.
- The service area of the clinic is located at the buildings west corner. This location provides access for deliveries and emergency ambulance service without disrupting the normal flow and access of patient traffic at the front entry.
- Internal site circulation is supported by a private drive constructed essentially along the vacated High Street alignment and provides ingress and egress to Midland Street and Fish Hatchery Road as well as access to the parking structure and surface lots. The private drive connection to Fish Hatchery Road and Midland Street is also an important circulation route for the future development of the Clark portion of this redevelopment site (Phase Two).
- The parking structure is 2 levels with direct vehicle access to the internal drive, west surface parking lot and Midland Street. The structure is designed to provide safe wheelchair routes to designated surface sidewalks

and a pedestrian skywalk connection to the third floor of the clinic building. (Note: the third floor of the clinic building is "spec" space and secure evening access between the building and parking is critically important to prospective tenants). Subsurface soil conditions preclude the structure from being economically constructed with parking levels fully below street grades.

In order to optimize the efficient use of the redevelopment area, accommodate City staff plans for the potential future widening of Fish Hatchery Road and Midland Street, and provide permanent yard area for landscaping, the structure is sited with an 8 foot setback from the future sidewalk location along Fish Hatchery Road. This segment of Fish Hatchery Road will be widened by 6 feet when it is reconstructed in the future. The parking structure is set back 9 feet from the Midland Street ROW to accommodate potential street widening at the intersection with Fish Hatchery Road.

- The exterior architecture of all sides of the parking structure is being designed to complement the character of the Fish Hatchery Road and Midland Street frontages as a planned mixed use and commercial land use. The structure will include articulation of the face walls, parapet features, and foundation and trellis landscape features. The wall openings into the main level of the parking structure will be 30 + inches above the sidewalk grade and will be screened in a similar manner as the St Mary's parking ramp to accommodate ventilation while providing visual screening of vehicles and security.
- The Fish Hatchery Road Midland Street corner of the structure is designed to create a street level pedestrian plaza supporting the adjoining bus stop.

Compatibility with the Wingra Build Plan

The proposed development of the Wingra Clinic site has been designed to be compatible with the recommendations and planning framework established by the adopted Wingra BUILD Plan.

The Wingra BUILD Plan calls for the redevelopment of the Morningstar Dairy property. The plan calls for a master-planned development under a Planned Unit Development zoning and land use designation. A mix of land uses is envisioned at a density of approximately 162,000 SF. The site is recognized as a "gateway" to South Madison and therefore should be developed with a landmark structure at the point of Park Street and Fish Hatchery Roads. The Plan recommends a mid-rise flatiron building configuration at this intersection. A presence of retail oriented building fronts should be maintained along Park Street and the buildings should be compatible with adjacent residential neighborhoods. The concept drawings and Transportation Supplement to the BUILD Plan indicate a two to three-story parking structure be included in the development.

The plan also recommends land uses that support job creation in areas such as health care and bio-medical services in cooperation with the major health care institutions and the University of Wisconsin.

In general, the goal of the plan is to replace surface parking with parking decks, while acknowledging that surface parking is necessary to meet the needs of both on-site users and remote parking for St. Mary's and Meriter Hospitals on an interim basis.

Phase One of this redevelopment effort is consistent with the plan in that it is a medically related building use that is being constructed in cooperation with a major health care provider, the University of Wisconsin. The building is of high architectural quality and the parking structure is designed is a manner to be compatible with the scale and massing of neighboring improvements. The parking deck has approximately the same amount of

frontage on Fish Hatchery Road as the deck found in the Wingra BUILD Transportation Supplement illustration and the set back from Fish Hatchery Road is similar to the plan illustration.

The medical clinic is 4 stories in height, consistent with the recommendations of Wingra BUILD. It has a retail oriented entrance on Park Street that promotes pedestrian use of the facility. At a gross building area of 76,800 square feet, its density is appropriate for the portion of the site that it encompasses, allowing for a building density of between 80,000 and 100,000 square feet to be constructed on the flatiron triangle intersection portion of the site at a future date. The developers of both the medical clinic and triangle portion of the site are working in concert to create a master plan that meets the goals of the Wingra BUILD plan and landmark status of this important South Madison environ.

The only significant variant between the proposed Ghidorzi Wingra Clinic Site Plan (including the conceptual plans put forth by Clark Street Development) and the Wingra Build Plan is that the Build Plan illustrates medium density residential uses (totaling 24 dwelling units) fronting on Midland Street. While neighborhood housing is a compatible use, recent experience has shown that it is impractical and financially not feasible in this vicinity, particularly under current market conditions. The developer has met with the primary land owner of residences along the south side of Midland Street, Dean Health Systems, to review the development plan including the size, location and design of the parking structure. Dean Health has indicated their support for the plan, including the design and location of the parking deck.



Legend:

Project Boundary



Viewshed

Viewshed Legend:

- 1 View Looking West From Fish Hatchery Road
- 2 Elevation Building Massing of Proposed Apartments at Fish Hatchery Looking West
- 3 Vlew Looking West From Fish Hatchery Road & S. Park St.
- 4 View Looking North East from South Park Street
- 5 View Looking East from South Park Street
- 6 View Looking East from South Park Street
- 7 View Looking South West from High Street
- 8 View Looking South from Midland Street
- 9 View Looking South West from Midland to Garden Street

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View Looking West From Fish Hatchery Rd.

TYPICAL MATERIALS
PAINTED COMPOSITE SIDING
- PANED COMPOSITE TRM
- DRICK VENER - ALIMNIM RAUNSS
- PRECAST HEADS
- PRECAST SLLS
MISCAST BAND
, ALE 18. MIL

Elevation Building Massing of Proposed Apartments at Fish Hatchery Looking West



View Looking West From Fish Hatchery Rd. & S. Park St. Intersection



View Looking North West from Intersection of Fish Hatchery Road and South Park Street



View Looking North East from South Park Street











View Looking South West From Midland to Garden Street

View Looking East from South Park Street

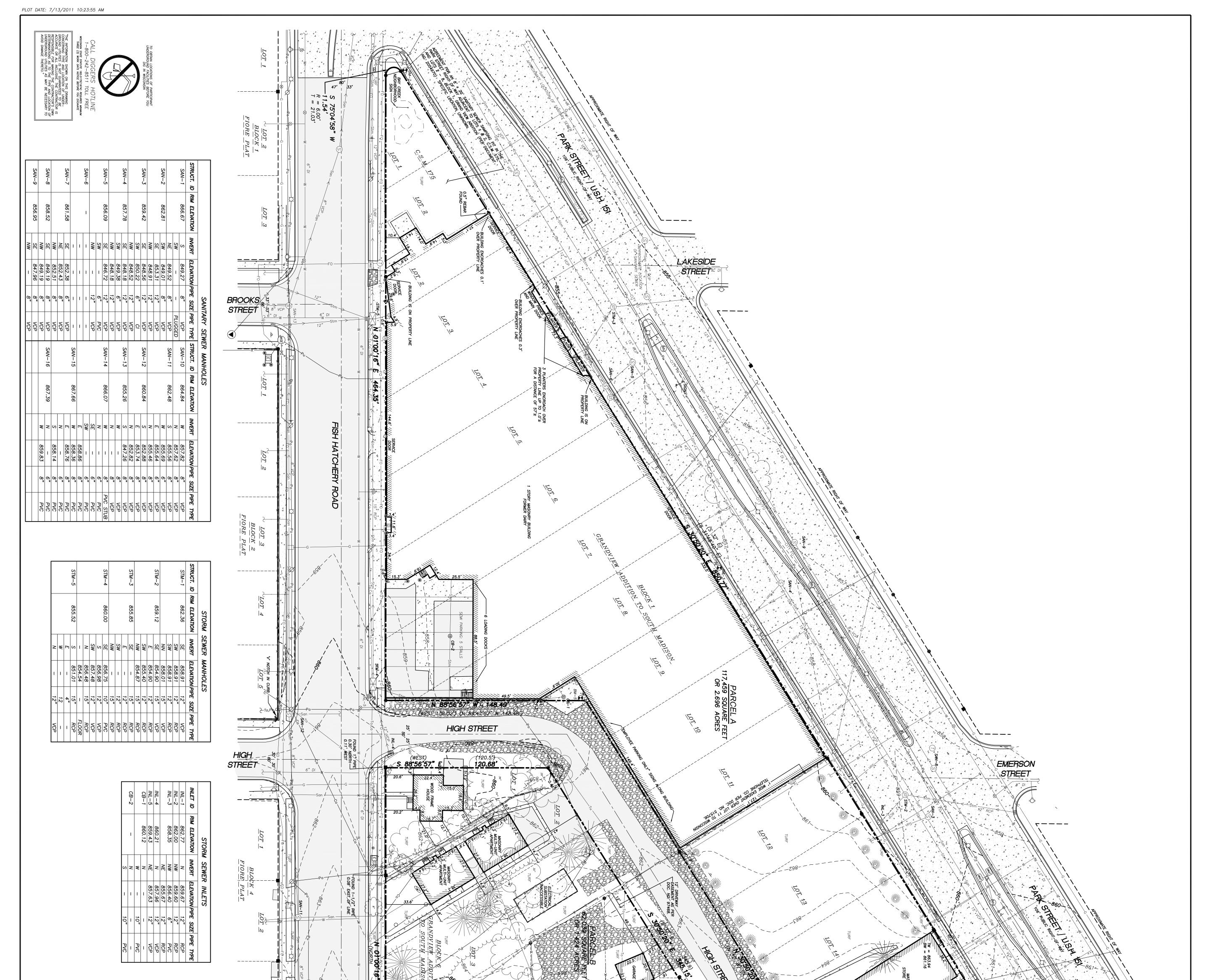
View Looking East from South Park Street

View Looking South West from High Street

View Looking South From Midland Street

	ESB Professional Services, Inc.
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SITE LINIC SED WINGRA CL Hery RD./South Park ST. NING PURPOSES ONLY



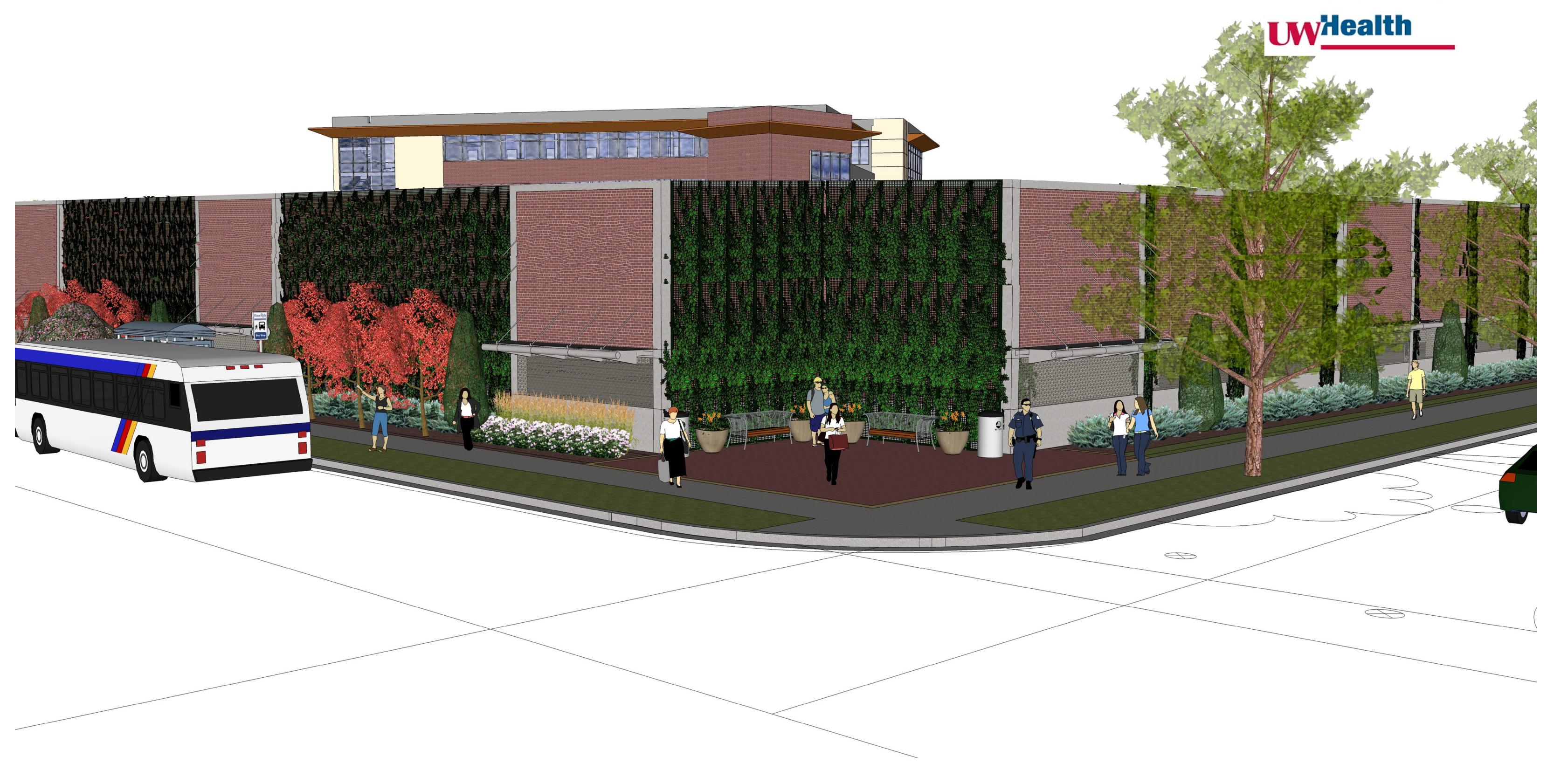
BENCHMARKSBENCH MARKELEVATION ELEVATIONDESCRIPTION DESCRIPTION NORTHEAST CORVER OF FISH ROAD AND MIDLAND STREETBM-2854.21TOP OF A 3/4" REBAR AT THE ROAD AND MIDLAND STREETBM-3857.39CHISELED X IN FRONT OF THE DAIRY BUILDING, NEAR THE EAST PROPERTY LINE OF LOT 8, BLOCK 1, GRANDVIEWBM-4864.75TOP OF A 3/4" REBAR AT THE SOUTH LINE OF LOT 14, BLOCK 1, GRANDVIEWBM-5860.56CHISELED X IN BEHIND THE DAIRY BUILDING, NEAR THE WEST PROPERTY LINE OF LOT 9, BLOCK 1, GRANDVIEW	ANDEAND STREET Internet Intern		
SURVEYOR'S CERTIFICATE 1, OHN KREBS, WISCONSIN REGISTERED LAND SURVEYOR NO. SURVEY AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED. JOHN KREBS, S-1878 REGISTERED AND SURVEYOR	 9. THIS PARCEL LIES IN ZONE X, AREA DETERMINED TO BE OUT CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MALANUARY 02, 2009. 10. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEME UNRECORDED. LEGAL DESCRIPTION: PARCEL A: LOTS 1 AND 2 CSM 175, PART OF LOT 2 AND LOTS 3, 4, 5, 14, 15, AND 16, BLOCK 1, GRANDVIEW ADDITION TO SOUTH MAN NORTHEASTERLY 20 FEET THEREOF IN USE FOR SOUTH PARK STHE CITY OF MADISON, DANE COUNTY, WISCONSIN, PARCEL B: LOTS 1, 2, AND 3 OF BLOCK SIX 6, GRANDVIEW ADDITION TO SOLITION T	 Y HEBME SET (1.50 LBS/LF) I HOM NPEE FOUND Z HOM NPEE FOUND X HEBME FOUND	LEGEND

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PREPARED FOR: GHIDORZI COMPANIES 2100 STEWART AVENUE, SUITE 300 WAUSAU, WI 54401	DISON, AND LOTS DITION TO SOUTH DF MY KNOWLEDG	TIONS TIONS NICES, INC. DURING THE WEEK OF ED TO THE WISCONSIN COUNTY ED TO THE WISCONSIN COUNTY ED TO THE WISCONSIN COUNTY FRITCAL DATUM OF 1988 (MAVD88). TREFERENCE THE TOP BACK OF ES, LOCATING DIGGERS HOTLINE, 2011/50/4405. 2011/50/405. 2011/50/		
PROJECT NO: 11-4627 FILE NO: <u>E-65</u> SURVEYED: <u>MAD/JDS</u> F.B. NO/PG: 246/119 SHEET NO: <u>1 OF 1</u>	ISD Professional Services, Inc. • Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848–5060	EXISTING CONDITIONS SURVEY LOTS 1 AND 2 CSM 175, PART OF LOT 2 AND LOTS 3 THROUGH 16, BLOCK 1 AND ALL OF LOTS 1 THROUGH 3, BLOCK 6, GRANDVIEW ADDITION TO SOUTH MADISON. LOTS 1 THROUGH 5, PLAENERT REPLAT OF PART OF BLOCK 6 GRANDVIEW ADDITION TO SOUTH MADISON. ALL LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.	DRAWN BY DATE Image: Constraint of the second seco	BY

Please Note: Overview Depicts Right of Way acquisition of 6'-0" from existing Right of Way



FISH HATCHERY RD. STREETSCAPE OVERVIEW

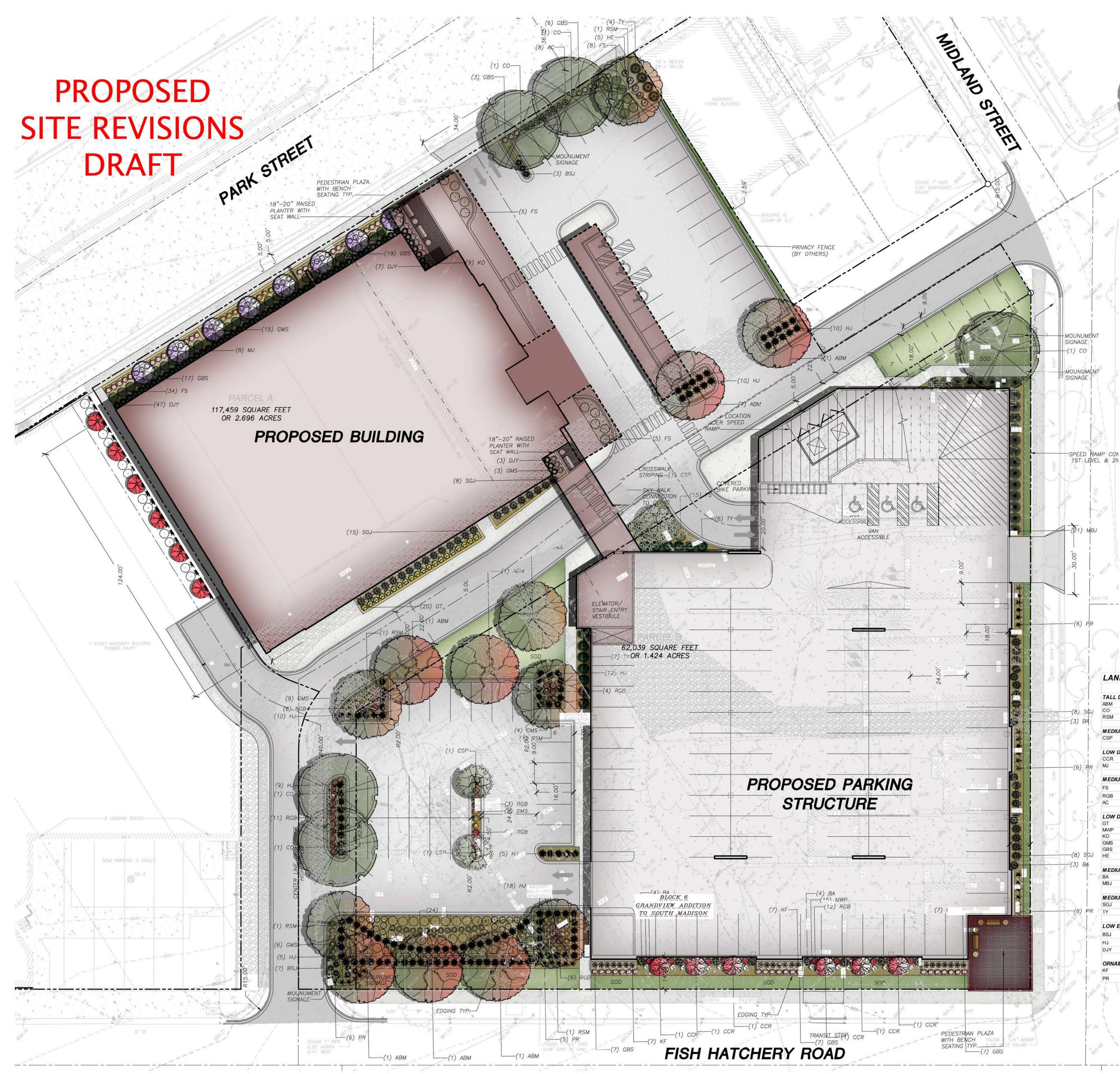






COMMUNITY HEALTH CENTERS*

Improving health. Improving lives.



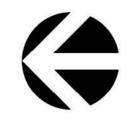
LEGEND (PROPOSED) PROPERTY LINE CONCRETE SURFACE TALL DECIDUOUS TREE MEDIUM DECIDUOUS TREE LOW DECIDUOUS TREE MEDIUM DECIDUOUS SHRUB .)08 OOOOLOW DECIDUOUS SHRUB ** MEDIUM EVERGREEN TREE MEDIUM EVERGREEN SHRUB * LOW EVERGREEN SHRUB *0* ORNAMENTAL GRASSES Ret GENERAL NOTES . REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PERFORMED BY JSD. 2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT PROPERTY BOUNDARIES.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- 5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- 6. DRAWING FOR REVIEW NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- 7. ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET L-2.0

PARK	ING LOT PLAN SITE INFORMATION
SITE AC NUMBER BUILDIN TYPE OI	DRESS: 1102 SOUTH PARK STREET, MADISON, WI REAGE: OF BUILDING STORIES (ABOVE GRADE): 4 STORY G HEIGHT: 50'-0" CONSTRUCTION: N/A QUARE FOOTAGE OF BUILDING: ~76,800
GROSS GROSS NUMBER NUMBER	PROPERTY: COMMERCIAL – WINGRA CLINIC SQUARE FEET OF OFFICE: N/A SQUARE FEET OF RETAIL AREA: N/A OF EMPLOYEES IN WAREHOUSE: N/A OF EMPLOYEES IN PRODUCTION AREA: N/A Y OF OFFICE AREA: N/A
NUMBER	OF PARKING STALLS REMOVED: N/A
NUMBER (97 1ST NUMBER	OF SURFACE PARKING STALLS: 65 OF PARKING STRUCTURE STALLS: 201 LEVEL, 104 2ND LEVEL) OF ACCESSIBLE STALLS: 7 100 3RD LEVE NUMBER OF PARKING STALLS = 286 366
NUMBER NUMBER	OF BICYCLE STALLS SHOWN: 11 OF TREES REQUIRED (266 STALLS): 18 OF TREES SHOWN: 18 OF LANDSCAPE POINTS REQUIRED: 1050.50

LANDSCAPE PLANT LIST

LAND	SCAPE	E PLANT LIST			
		TREES (CANOPY TREES)			
ABM	7	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2" Cal.	B&B
со	5	Common Hackberry	CELTIS occidentalis	2" Cal.	B&B
RSM	6	Red Sunset Maple	ACER rubrum 'Franksred'	2" Cal.	B&B
MEDIUM	DECIDUO	US TREES			
CSP	3	Cleveland Select Pear	PYRUS Calleryana 'Cleveland Select'	1 1/2" Cal.	B&B
LOW DEC	CIDUOUS	TREES			
CCR	6	Coralburst Crabapple	MALUS 'Coralcole'	1 1/2" Cal.	B&B
UN	8	Jane Magnolia	MAGNOLIA x 'Jane'	1 1/2" Cal.	B&B
MEDIUM	DECIDUO	US SHRUBS			
-S	67	Gro-Low Fragrant Sumac	RHUS aromatica "Gro-Low'	18" Ht.	# 3 Cont
RGB	57	Rosy Glow Barberry	BERBERIS thunbergii var. atropurpurea 'Rosy Glow'	15" Min. Ht.	# 2 Cont
AC	8	Alpine Currant	RIBIES alpinum	15-18" Min. Ht.	# 2 Cont
LOW DEC	CIDUOUS	SHRUBS			
GT	20	Woadwaxen Golden Template	GENISTA tinctoria-Woadwaxen	15" Min. Ht.	# 2 Cont.
MWP	30	McKay's White Potentilla	POTENTILLA fruiticosa 'McKay's White'	15" Min. Ht.	# 2 Cont
<0	9	Pink Knock Out Rose	ROSA 'RADcon'	15" Min. Ht.	# 2 Cont
GMS	57	Goldmound Spirea	SPIREA japonica 'Goldmound'	15" Min. Ht.	#2 Cont
GBS	66	Gumball Spirea	SPIREA japonica 'Gumball'	15" Min. Ht.	# 2 Cont
ΗE	5	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	15-18" Min. Ht.	# 2 Cont
MEDIUM	EVERGR	EEN TREES			
ЗА	14	Blue Arrow Juniper	JUNIPERUS virginiana 'Blue Arrow'	2-3' Ht.	B&B
MBJ	21	Mountbatten Juniper	JUNIPERUS chinensis 'Mountb atten'	3-4' Ht.	B&B
MEDIUM	EVERGR	EEN SHRUBS			
SGJ	39	Sea Green Juniper	JUNIPERUS chinensis 'Sea Green'	15-18" Min. Ht.	# 3 Cont
ſY	17	Taunton Yew	TAXUS x media 'Tauntonii'	15-18" Min. Ht.	# 3 Cont
LOW EVE	RGREEN	I SHRUBS			
BSJ	10	Blue Star Juniper	JUNIPERUS squamata 'Blue Star'	15-18" Min. Ht.	# 3 Cont
ЧJ	103	Hughes Juniper	JUNIPERUS horizontalis 'Hughes'	15-18" Min. Ht.	# 3 Cont
JJY	59	Dwarf Japanese Yew	TAXUS cuspidata 'Nana'	15-18" Min. Ht.	# 3 Cont
ORNAME	NTAL GR	ASSES			
KF	21	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	10 - 12" Ht.	# 1 Cont
PR	30	Prairie Dropseed	SPOROBOLOUS heterolepsis	4 1/2"	CONT.



VINGRA CLINIC 102 South Park Street (addison, WI 7/18/2011

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PLAN

ANDSCAPE

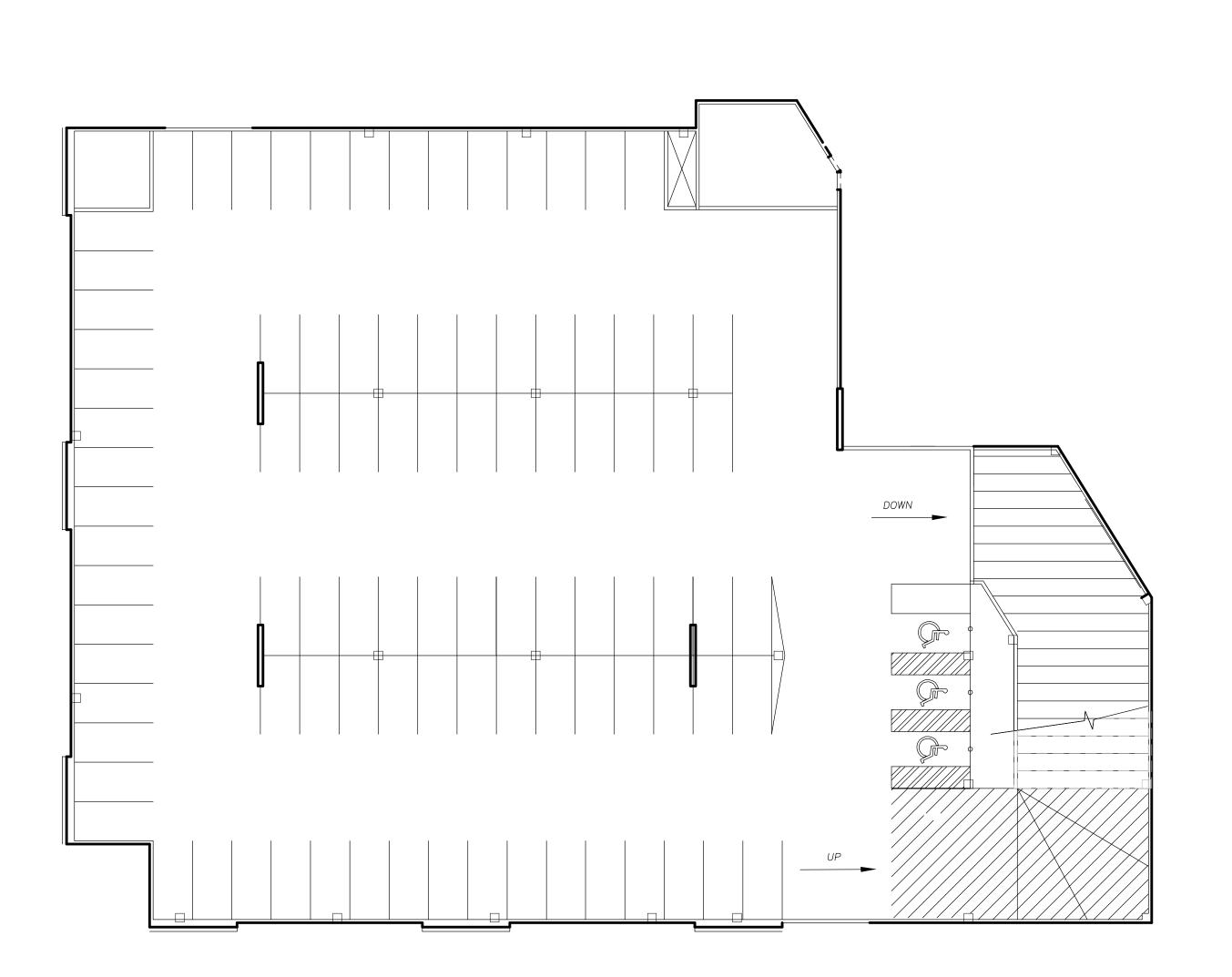
PLAN,

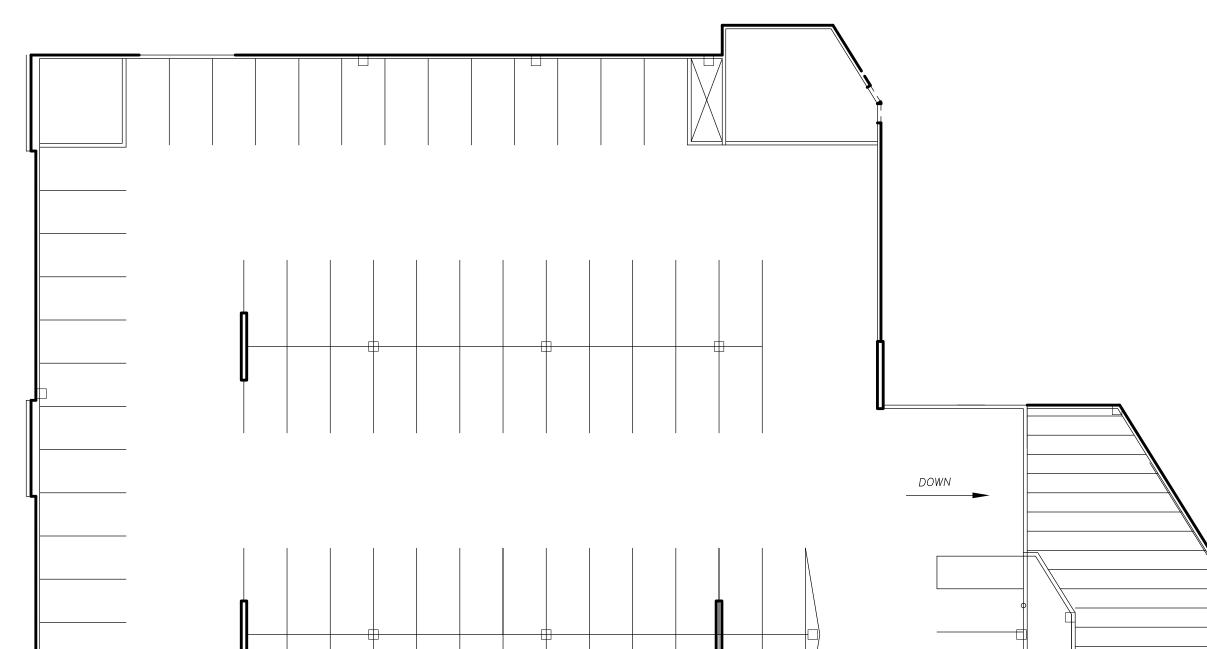
SITE

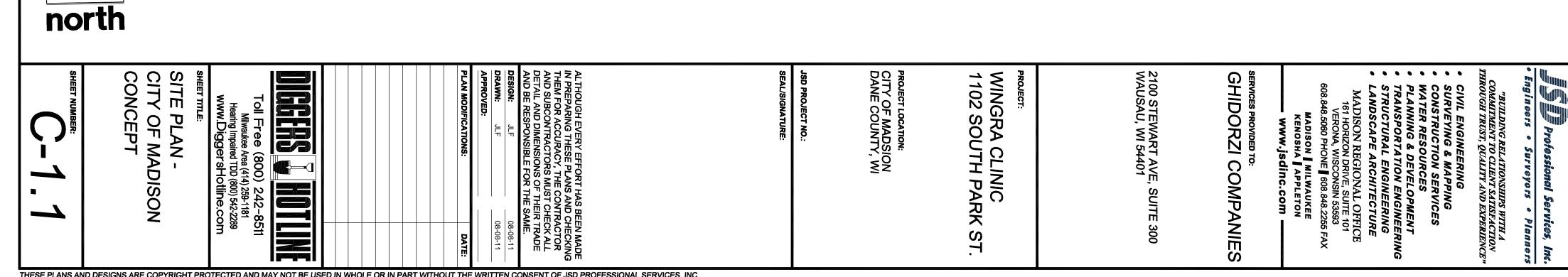
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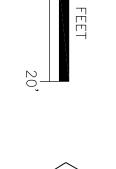
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File: J: \2011\114627\dwg\JUNK\Submitted to Ghidorzi\Site Plan Revisions 08-03-2011\Parking Ramp Design Options\11-4627 Concept_Option 2.dwg Layout: Layout2 User: jfrahm Plotted: Aug 10, 2011 - 8:19am Xref's:

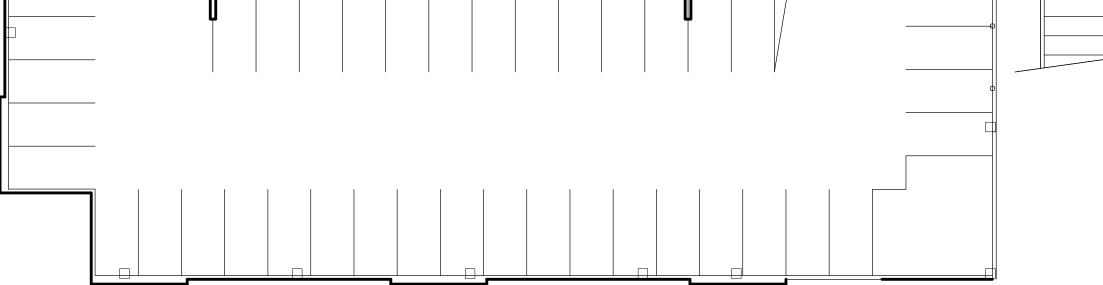












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LEGEND (PROPOSED) PROPERTY LINE CONCRETE SURFACE TALL DECIDUOUS TREE MEDIUM DECIDUOUS TREE LOW DECIDUOUS TREE 008 MEDIUM DECIDUOUS SHRUB COOCO LOW DECIDUOUS SHRUB ** MEDIUM EVERGREEN TREE MEDIUM EVERGREEN SHRUB * LOW EVERGREEN SHRUB *0* ORNAMENTAL GRASSES 2 GENERAL NOTES . REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PERFORMED BY JSD. 2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. 3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT PROPERTY BOUNDARIES. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES. 5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. 6. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK. 7. ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET L-2.0

PARKING LOT PLAN SITE INFORMATION
SITE ADDRESS: 1102 SOUTH PARK STREET, MADISON, WI SITE ACREAGE: NUMBER OF BUILDING STORIES (ABOVE GRADE): 4 STORY BUILDING HEIGHT: 50'-0" TYPE OF CONSTRUCTION: N/A TOTAL SQUARE FOOTAGE OF BUILDING: ~76,800
USE OF PROPERTY: COMMERCIAL – WINGRA CLINIC GROSS SQUARE FEET OF OFFICE: N/A GROSS SQUARE FEET OF RETAIL AREA: N/A NUMBER OF EMPLOYEES IN WAREHOUSE: N/A NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A CAPACITY OF OFFICE AREA: N/A
NUMBER OF PARKING STALLS REMOVED: N/A
NUMBER OF SURFACE PARKING STALLS: 86 NUMBER OF PARKING STRUCTURE STALLS: 239 (54 1ST LEVEL, 92 2ND LEVEL, 93 3RD LEVEL) NUMBER OF ACCESSIBLE STALLS: 8 TOTAL NUMBER OF PARKING STALLS = 325
NUMBER OF BICYCLE STALLS SHOWN: 7 NUMBER OF TREES REQUIRED (325 STALLS): 21 NUMBER OF TREES SHOWN: 23 NUMBER OF LANDSCAPE POINTS REQUIRED: 1226.4

GMS LANDSCAPE PLANT LIST

LAND	SCAPI	E PLANT LIST			
		TREES (CANOPY TREES)			
ABM	10	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2" Cal.	B&B
CO	7	Common Hackberry	CELTIS occidentalis	2" Cal.	B&B
RSM	6	Red Sunset Maple	ACER rubrum 'Franksred'	2" Cal.	B&B
(COM	Ŭ			E Gui.	Bub
		OUS TREES			
CSP	2	Cleveland Select Pear	PYRUS Calleryana 'Cleveland Select'	1 1/2" Cal.	B&B
LOW DE	CIDUOUS	TREES			
CCR	2	Coralburst Crabapple	MALUS 'Coralcole'	1 1/2" Cal.	B&B
NJ	8	Jane Magnolia	MAGNOLIA x 'Jane'	1 1/2" Cal.	B&B
MEDIUM	DECIDUO	OUS SHRUBS			
FS	66	Gro-Low Fragrant Sumac	RHUS aromatica "Gro-Low	18" Ht.	# 3 Cont.
RGB	52	Rosy Glow Barberry	BERBERIS thunbergii var. atropurpurea 'Rosy Glow'	15" Min. Ht.	# 2 Cont.
AC	43	Green Mound Alpine Currant	RIBIES alpinum 'Green Mound'	15-18" Min. Ht.	# 2 Cont.
LOW DE	CIDUOUS	SHRUBS			
GT	20	Woadwaxen Golden Template	GENISTA tinctoria-Woadwaxen	15" Min. Ht.	# 2 Cont.
/WP	17	McKay's White Potentilla	POTENTILLA fruiticosa 'McKay's White'	15" Min. Ht.	# 2 Cont.
<0	24	Pink Knock Out Rose	ROSA 'RADcon'	15" Min. Ht.	# 2 Cont.
GMS	62	Goldmound Spirea	SPIREA japonica 'Goldmound'	15" Min. Ht.	# 2 Cont.
GBS	74	Gumball Spirea	SPIREA japonica 'Gumball'	15" Min. Ht.	# 2 Cont.
MCS	105	Magic Carpet Spirea	SPIREA x japonica 'Magic Carpet'	15" Min. Ht.	# 2 Cont.
HE	25	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	15-18" Min. Ht.	# 2 Cont.
MEDIUM	EVERGR	EEN TREES			
BA	12	Blue Arrow Juniper	JUNIPERUS virginiana 'Blue Arrow'	2-3' Ht.	B&B
MBJ	19	Mountb atten Juniper	JUNIPERUS chinensis 'Mountbatten'	3-4' Ht.	B&B
MEDIUM	EVERGR	EEN SHRUBS			
SGJ	43	Sea Green Juniper	JUNIPERUS chinensis 'Sea Green'	15-18" Min. Ht.	# 3 Cont.
ΓY	4	Taunton Yew	TAXUS x media 'Tauntonii'	15-18" Min. Ht.	# 3 Cont.
LOW EVE	ERGREEN	I SHRUBS			
3SJ	21	Blue Star Juniper	JUNIPERUS squamata 'Blue Star'	15-18" Min. Ht.	# 3 Cont.
ЧJ	132	Hughes Juniper	JUNIPERUS horizontalis 'Hughes'	15-18" Min. Ht.	# 3 Cont.
DJY	67	Dwarf Japanese Yew	TAXUS cuspidata 'Nana'	15-18" Min. Ht.	# 3 Cont.
ORNAME	NTAL GF	RASSES			
KF	26	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	10 - 12" Ht.	# 1 Cont.
PR	26	Prairie Dropseed	SPOROBOLOUS heterolepsis	4 1/2"	CONT.







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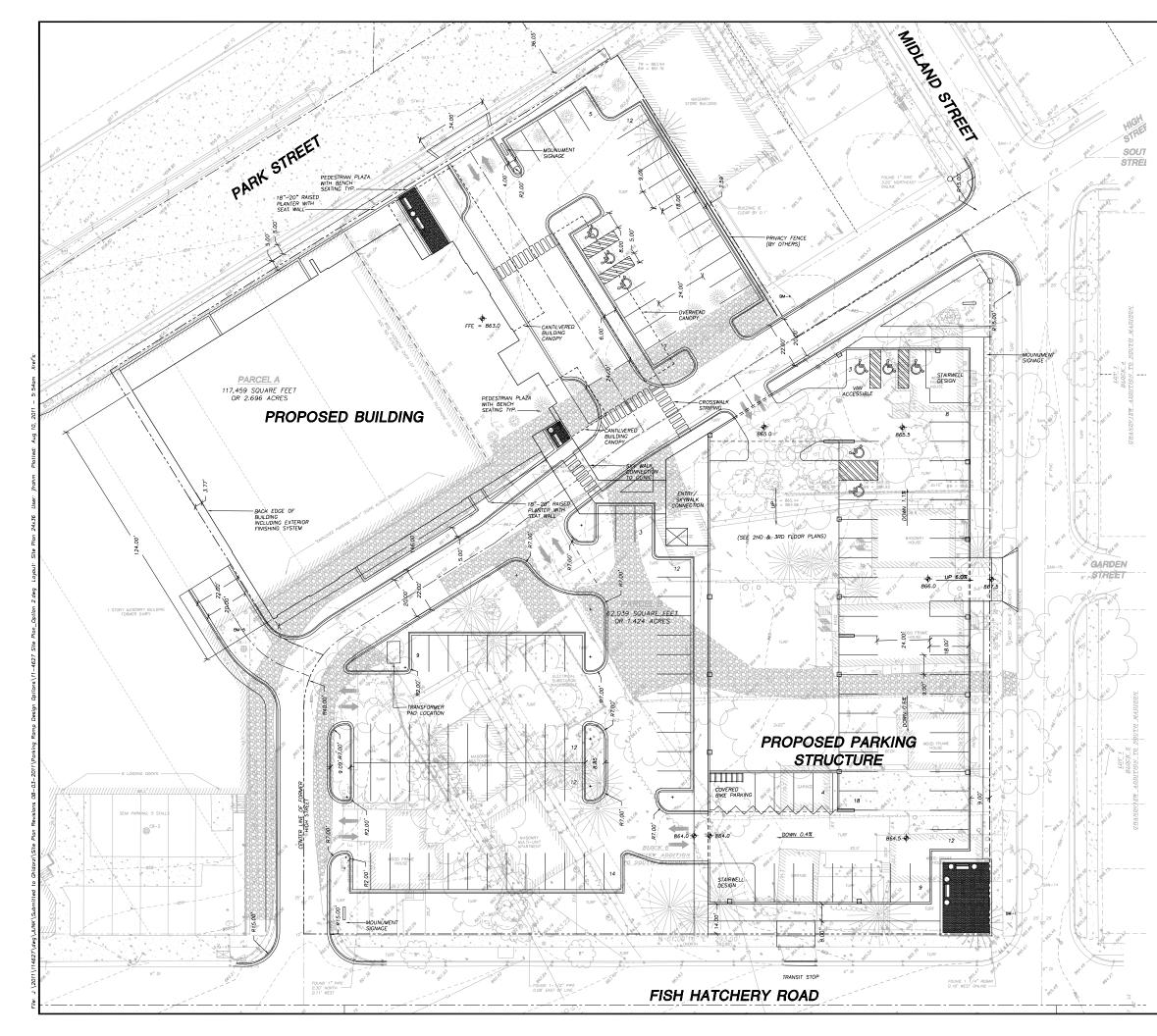
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ANDSC/

WINGRA CLINIC 1102 SOUTH PARK STREET MADISON, WI 08/08/2011



LEGEND (PROPOSED)

PROPERTY LINE CONCRETE SURFACE

GENERAL NOTES

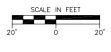
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- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT PROPERTY BOUNDARIES.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVANTONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- 7. ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET L-2.0

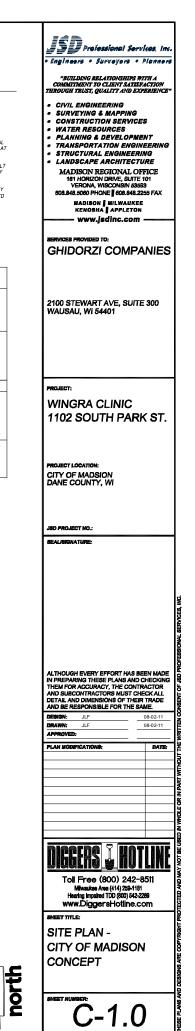
PARKING LOT PLAN SITE INFORMATION SITE ADDRESS: 1102 SOUTH PARK STREET, MADISON, WI SITE ADDRESS: 1102 SOUTH PARK STREET, MADISON, WI SITE ACREACE: NUMBER OF BUILDING STORIES (ABOVE GRADE): 4 STORY BUILDING HEIGHT: 50'-0" TYPE OF CONSTRUCTION: N/A TOTAL SOUARE FOOTAGE OF BUILDING: ~76,800 USE OF PROPERTY: COMMERCIAL - WINGRA CLINIC GROSS SOUARE FEET OF OFFICE: N/A RUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A NUMBER OF FARKING STALLS REMOVED: N/A NUMBER OF PARKING STALLS REMOVED: N/A NUMBER OF PARKING STALLS REMOVED: N/A NUMBER OF PARKING STALLS REMOVED: N/A NUMBER OF FARKING STALLS REMOVED: N/A NUMBER OF ACCESSIBLE STALLS: 86 NUMBER OF ACCESSIBLE STALLS. 8 TOTAL NUMBER OF PARKING STALLS = 325

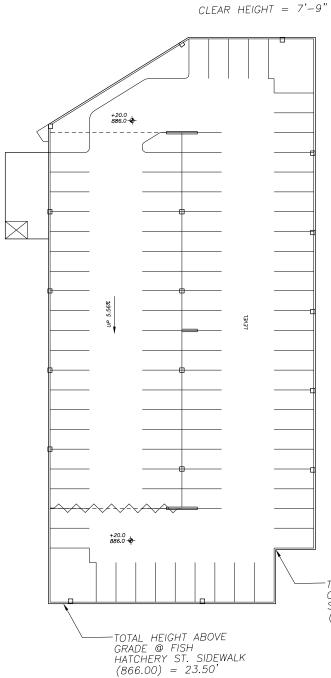
NUMBER OF BICYCLE STALLS SHOWN: 7 NUMBER OF TREES REQUIRED (325 STALLS): 21 NUMBER OF TREES SHOWN: NUMBER OF LANDSCAPE POINTS REQUIRED: 1226.4

SITE PLAN NOTES

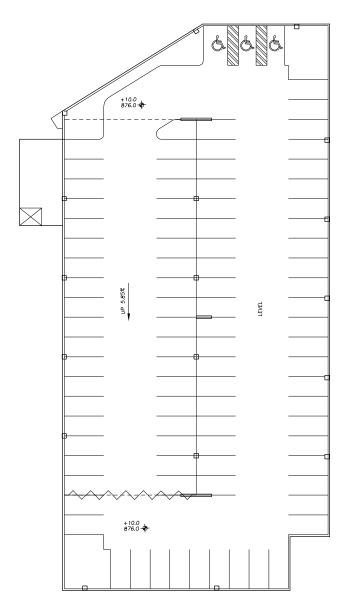
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE DESIGNED AND CONSTRUCTED BY THE CITY OF MADISON AND UNDER SEPERATE CONTRACT EXCEPT AS SHOWN.
- 2. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 3. ALL RADII TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER IS 18" CURB AND GUTTER UNLESS OTHERWISE NOTED.
- 5. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
- ALL MARKINGS TO BE YELLOW OR WHITE PAINT PER CITY OF MADISON STANDARDS. HANDICAP SYMBOL TO BE BLUE PAINT.
- SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.

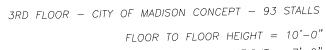






2ND FLOOR – CITY OF MADISON CONCEPT – 92 STALLS FLOOR TO FLOOR HEIGHT = 10'-0" CLEAR HEIGHT = 7'-9"



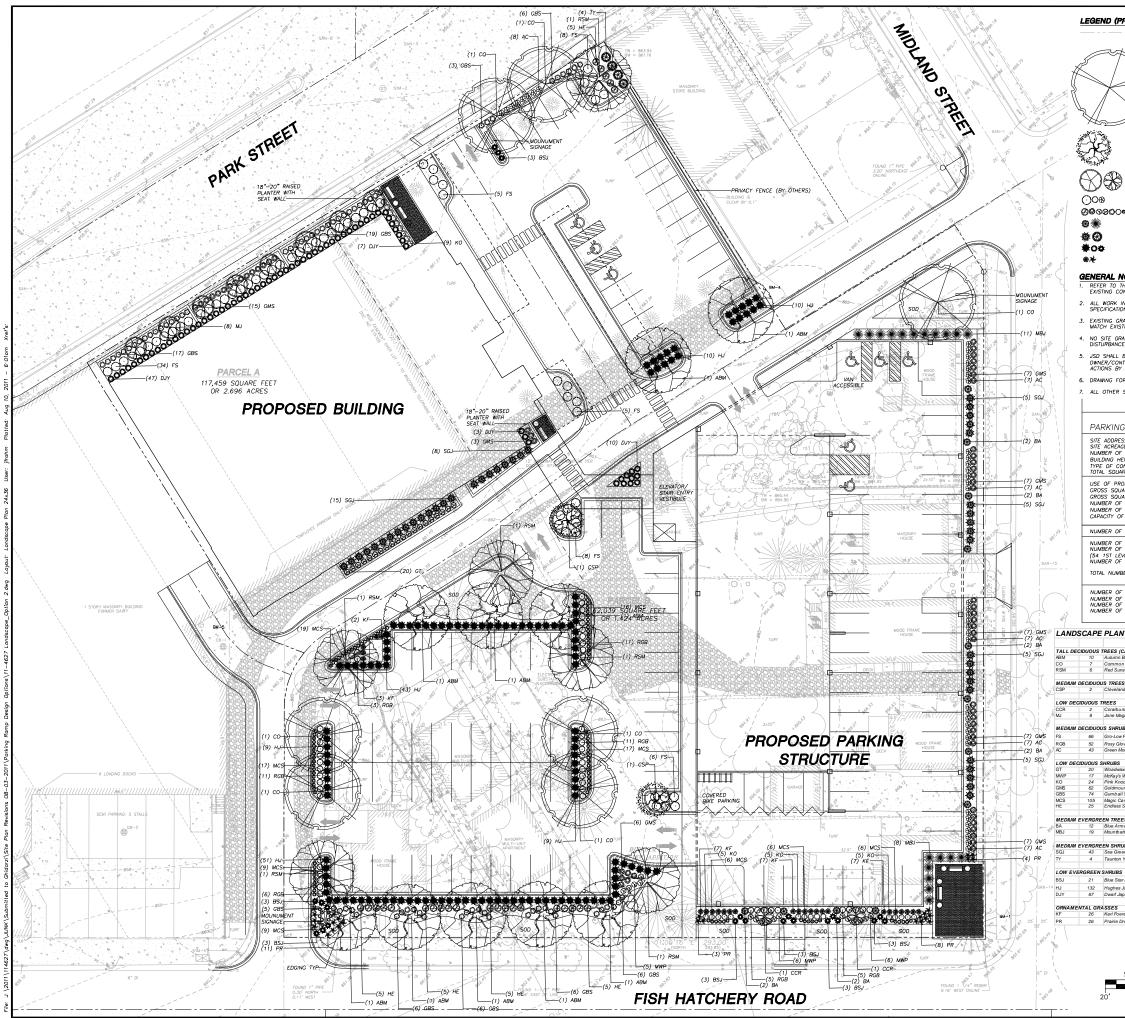


TOTAL HEIGHT ABOVE
GRADE @ MIDLAND
ST. SIDEWALK
(867.12) = 22.38'
(00///2)



north

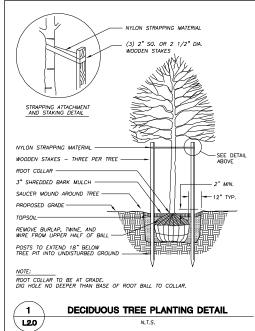
ISD Professional Services, In Engineers + Surveyers + Planner "BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION IROUGH TRUST, QUALITY AND EXPERIENC CIVIL ENGINEERING
 SURVEYING & MAPPING
 CONSTRUCTION SERVICES
 WATER RESOURCES
 PLANNING & DEVELOPMENT
 TRANSPORTATION ENGINEERIN
 STRUCTURAL ENGINEERING
 LANDSCAPE ARCHITECTURE MADISON REGIONAL OFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 608.848.5060 PHONE 808.848.2255 FAX MADISON MILWAUKEE KENOSHA APPLETON - www.jsdinc.com CES PROVIDED TO: **GHIDORZI COMPANIES** 2100 STEWART AVE, SUITE 300 WAUSAU, WI 54401 PROJECT: WINGRA CLINIC 1102 SOUTH PARK ST. PROJECT LOCATION CITY OF MADSION DANE COUNTY, WI JSD PROJECT NO .: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THEBE PLANS AND CHECKING THEM FOR ACCURACY. THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME. EBIGN: JLF 08-08-1 RAWN: JLF 08-08-11 PLAN MODIFICATIONS DATE: IGGERS 🕹 HOTLIN Toll Free (800) 242-8511 Milwaukee Area (414) 259-1181 Hearing Impaired TDD (800) 542-2289 www.DiggersHotline.com SHEET TITLE: SITE PLAN -CITY OF MADISON CONCEPT C-1.1

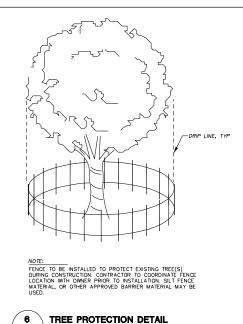


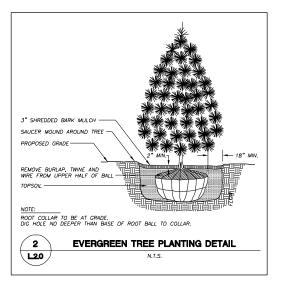
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Crabapple MAUS Conscoler Crabapple MAUS Conscoler I 1/2* Cal. 848 MAGNOLIA x Jane* I 1/2* Cal. 848 mgan Sumac RHUS aromatar 'Go-Low' II 1/2* Cal. 848 mgan Sumac RHUS aromatar 'Go-Low' II 1/2* Cal. 848 mgan Sumac RHUS aromatar 'Go-Low' II 1/2* Cal. 848 II 1/2* Cal. 848 I	: 1102 SOUTH I : UILDING STORIES STRUCTION: N/AL E TODIAGE OF BU E TODIAGE OF BU E TODIAGE OF BU E TODIAGE OF BU E FEET OF OFFICE MENUPOYES IN PR OFFICE AREA: N, PARKING STALLS SURFACE DATA SURFACE DA	(ABOVE GRADE): 4 STORY 'LDING: ~76,800 AL - WINGRA CLINC E: N/A ARCR: N/A PEHOUSE: N/A DOUCTION AREA: N/A 'A EMOVED: N/A STALLS: 86 E: STALLS: 239 93 3P0 LEVEL) S: 8 ALLS = 325 HOWN: 7 325 STALLS): 21 S: REOURED: 1226.4 ACER x feeemanii Useferured" CELTIS ocodemakia	2"Cal.	B&B	CITY OF MADSI DANE COUNTY, JED PROJECT NO.: BEALISTONATURE: IN PREPARING THES THEM FOR ACCURA AND SUBCONTRACT	WI EFFORT HAS BEEN MAI IE PLANS AND CHECKI 27, THE CONTRACTOR ORS MUST CHECK ALI
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argant Sumac RHUB aromatar "Gr-Low" 16" Ht. # 3 Cont. BERDERIS Rubbergi van stepurparse 'Rosy Glow" 15" Mn. Ht. # 2 Cont. nd Alpine Currant RIBIES alpinum 'Green Mound' 15" Mn. Ht. # 2 Cont. n Golden Template GENISTA linctoria-Woodwaxen 15" Mn. Ht. # 2 Cont. n Golden Template POTEVTILLA fruit-coa McKary While' 15" Mn. Ht. # 2 Cont. out Rose POTEVTILLA fruit-coa McKary While' 15" Mn. Ht. # 2 Cont. out Rose Spirea SPHR2A poncia 'Coblinuard' 15" Mn. Ht. # 2 Cont. ingrame no Spirea SPHR2A poncia 'Coblemant' 15" Mn. Ht. # 2 Cont. ingrame no SPHR2A poncia 'Coblemant' 15" Mn. Ht. # 2 Cont. ingrame no Spirea SPHR2A poncia 'Coblemant' 15" Mn. Ht. # 2 Cont. indumper JUNIPERUS chinensis 'Mounbaten' -4" Ht. B 25 is Juniper JUNIPERUS chinensis 'Sea Green' 15-18" Mn. Ht. # 3 Cont. injerer JUNIPERUS chinensis 'Sea Green' 15-18" Mn. Ht. # 3 Cont. injerer JUNIPERUS sequenzes 'Blue Star' 15-18" Mn. Ht. # 3 Cont. injerer JUNIPERUS chinensis 'Blue Star' 15-18" Mn. Ht. # 3 Cont. injerer	: 1102 SOUTH I SULDING STORIES STRUCTION: N/A FOOTAGE OF BL FOOTAGE OF BL FOOTAGE OF BL FOOTAGE OF RETAIL SUPPORTS: IN PR OFFICE AREA: N, PARKING STALLS F SUPPORTS: IN PR OFFICE AREA: N, PARKING STALLS F SUPPORTS IN PR ARKING STALLS F SUPPORTS STRUCTU ARKING STALLS F SUPPORTS STRUCTU FOOTAGE STALLS S SUPPORTS STRUCTU I. 92 200 LEVEL STALLS STALLS S SUPPORTS S S S S S S S S S S S S S S	(ABOVE GRADE): 4 STORY ILDING: ~76,800 AL - WINGRA CLINIC E: N/A ARGA: N/A PEHOUSE: N/A DOUCTION AREA: N/A 74 EMOVED: N/A STALLS: 86 YA STALLS: 83 STALLS: 239 S 370 LEVEL) S: 8 ALLS = 325 HOWN: 7 325 STALLS): 21 S: REOURED: 1226.4 ACER x beamanil Useferured ACER x beamanil Useferured ACER x beamanil Useferured ACER rubrum Frankwed PYRUS Callegyana 'Cleveland Select'	2" Cal. 2" Cal. 1 1/2" Cal.	B&B B&B B&B	CITY OF MADSI DANE COUNTY, JED PROJECT NO.: BEALSIGNATURE: IN PREPARING THES THEM FOR ACCUPAC AND SUBCONTRACT DETAIL AND DIMENS AND BE RESPONSIB DEFINION: JLF	WI EFFORT HAS BEEN MAI IE PLANS AND CHECKI EF CAN THE CONTRACTOR ONS MUST CHECKI IONS OF THEIR TRADE LE FOR THE SAME. 008-0011 008-0011
Baberry BERBERS hundregin van anopurpurse 'Rosy Glow' 115' Min. Ht. # 22 Cont. Ind Alpine Currant RIBIES alpinum 'Green Mound' 15-18' Min. Ht. # 22 Cont. RIBIES alpinum 'Green Mound' 15-18' Min. Ht. # 22 Cont. In Colden Template ODIENTLAIrdicos Wecky's Whie' 15' Min. Ht. # 22 Cont. Spirea SPIREA paporia 'Gubrel' 15' Min. Ht. # 22 Cont. Spirea SPIREA paporia 'Gubrel' 15' Min. Ht. # 22 Cont. Spirea SPIREA paporia 'Gubrel' 15' Min. Ht. # 22 Cont. Spirea SPIREA paporia 'Gubrel' 15' Min. Ht. # 22 Cont. Spirea SPIREA paporia 'Gubrel' 15' Min. Ht. # 22 Cont. Spirea SPIREA paporia 'Gubrel' 15' Min. Ht. # 22 Cont. Spirea SPIREA paporia 'Gubrel' 15' Min. Ht. # 22 Cont. Spirea SPIREA paporia 'Gubrel' 15' Min. Ht. # 22 Cont. Spirea SPIREA paporia 'Gubrel' 15' Min. Ht. # 22 Cont. Spirea SPIREA paporia 'Gubrel' 15' Min. Ht. # 22 Cont. Spirea SPIREA paporia 'Gubrel' 15' Min. Ht. # 22 Cont. Spirea SPIREA paporia 'Gubrel' 15' Min. Ht. # 22 Cont. Spirea JUNIPERUS chinensis Sua Green' 15-18' Min. Ht. # 3 Cont. JUNIPERUS chinensis Sua Green' 15-18' Min. Ht. # 3 Cont. JUNIPERUS chinensis Sua Green' 15-18' Min. Ht. # 3 Cont. JUNIPERUS chinensis Sua Green' 15-18' Min. Ht. # 3 Cont. JUNIPERUS chinensis Sua Green' 15-18' Min. Ht. # 3 Cont. JUNIPERUS squamate 'Blue Star' 15-18' Min. Ht. # 3 Cont. Min. HUNIPERUS chinensis Sua Green' 15-18' Min. Ht. # 3 Cont. JUNIPERUS squamate 'Blue Star' 15-18' Min. Ht. # 3 Cont. Min. HUNIPERUS horizontalis 'Highes' 15-18' Min. Ht. # 3 Cont.	: 1102 SOUTH I : 1102 SOUTH I : 1100 STORIES : 1010 STORIES : 1010 STORIES : 1000 STOLED : 1000 STOLED : 1000 STOLED : 1000 STOLES :	(ABOVE GRADE): 4 STORY ILDING: ~76,800 AL - WINGRA CLINIC E: M/A AREA N/A REA N/A REA N/A REA N/A REA N/A REA N/A EMOVED: N/A STALES 86 EXTALES 299 93 380 LEVEL) S REOURED: 1226.4 ALLS = 325 HOWN: 7 S REOURED: 1226.4 ACER x heemanii Uefersned' CCET TS occidentalia ACER x heemanii Uefersned' CCET TS occidentalia	2 " Cal. 2 " Cal. 1 1/2 " Cal. 1 1/2 " Cal.	8&B 8&B 8&B 8&B	CITY OF MADSI DANE COUNTY, JED PROJECT NO.: SEALSIGNATURE: IN PREPARING THES THEM FOR COURA AND SUBCONTRACT DETAIL NO IMENS AND BE RESPONSI DEBYON: JUE DRAWN: JUE	WI EFFORT HAS BEEN MAI IE PLANS AND CHECKI EF CAN THE CONTRACTOR ONS MUST CHECKI IONS OF THEIR TRADE LE FOR THE SAME. 008-0011 008-0011
n Golden Template GENI STA finctorie-Woodwaxen the Potentille POTENTILLA fruitcosa fikeKay's While'' 15' Min. Ht. # 2 Cont S Spieva Spieva Spieva Spieva S Spieva S JUNIPERUS chinensis Stanmer' JUNIPERUS chinensis Sea Green' 15' Min. Ht. # 2 Cont 15' Min. Ht. # 3 Cont	: 1102 SOUTH I SUILDING STORIES STRUCTION: N/A FOOTAGE OF BU FOOTAGE OF BU FOOTAGE OF RETA: FOOTAGE OF RETA: SUPFACE PARKING STRUCTURES IN PR OFFICE AREA: N, VARKING STALLS F SUPFACE PARKING STRUCTURES SUPFACE PARKING STRUCTURES SUPFACE PARKING STRUCTURES SUPFACE PARKING STRUCTURES SUPFACE PARKING SUPFACE PARKING SUPFACE	(ABOVE CRADE): 4 STORY ILDING: ~76,800 AL - WINGRA CLINIC E: N/A ARCA: N/A PENOUSE: N/A DOUCTION AREA: N/A ZA EMOVED: N/A STALLS: 86 93 370 LEVEL) S: 8 ALLS = 325 HOWN: 7 325 STALLS): 21 SREOURED: 1226.4 ACER rubrum Trankwed* CELTIS occidentalia ACER rubrum Trankwed* PYRUS Callenyana Cleveland Select* MALUS Combole* MAGNOLA x'ane*	2 * Cal. 2 * Cal. 1 1/2 * Cal. 1 1/2 * Cal. 1 1/2 * Cal.	848 848 848 848 848 848 848	CITY OF MADSI DANE COUNTY, JSD PROJECT NO.: BEALABONATURE: IN PREPARING THIS THEM FOR ACCURA AND SUBCONTRACT DETAIL NO MENS AND SE RESPONSED DEBNON: JUF DRAWN: JUF APPROVED:	WI EFFORT HAS BEEN MAI E PLANS AND CHECKI TY, THE CONTRACTOR ORS MUST CHECK ALL LE FOR THE SAME. 08-08-11 08-08-11
hile Potentilla POTENTILLA frairicoas Mickary While" 19' Min. Ht. # 22 Cont. 9 Spread Grant Mickary While" 19' Min. Ht. # 22 Cont. 9 Spread Grant Summar' 19' Min. Ht. # 22 Cont. 10' Min. Ht. # 32 Co	: 1102 SOUTH I SULDING STORIES THT: 50'-0" STRUCTION: N/A FOOTAGE OF BL FOOTAGE OF BL FOOTAGE OF RETAIL MPLOYEES IN PR OFFICE AREA: N, PARKING STALLS F SURFACE PARKING STALLS S SURFACE PARKING S SURFACE	(ABOVE CRADE): 4 STORY ILDING: ~76,800 AL - WINCRA CLINIC E: N/A A WINCRA CLINIC E: N/A DDUCTION AREA: N/A A EMOVED: N/A STALLS: 86 Y STALLS: 85 Y S STALLS: 239 Y S 370 LEVEL) S: 8 ALLS = 325 HOWN: 7 325 STALLS): 21 S REQUIRED: 1226.4 ACER naturem Frankured ACER naturem Frankurem Frank	2 "Cal. 2 "Cal. 1 1/2 "Cal. 1 1/2 "Cal. 1 1/2 "Cal. 1 1/2 "Cal. 18" HL 15" Min. Ht.	B&B B&B B&B B&B B&B B&B B&B # 3 Cont # 2 Cont	CITY OF MADSI DANE COUNTY, JSD PROJECT NO.: BEALABONATURE: IN PREPARING THIS THEM FOR ACCURA AND SUBCONTRACT DETAIL NO MENS AND SE RESPONSED DEBNON: JUF DRAWN: JUF APPROVED:	WI EFFORT HAS BEEN MAI E PLANS AND CHECKI TY, THE CONTRACTOR ORS MUST CHECK ALL LE FOR THE SAME. 08-08-11 08-08-11
 kou kowe ROSA RADoon⁴ kou kowe ROSA RADoon⁴ kou kowe Spirea Gunnoia Costmound⁴ 15⁴ Min. Ht. # 2 Cont. girea SPREA popoia 'Gutmaind⁴ 15⁴ Min. Ht. # 2 Cont. girea Spirea Gunnoia Costmound⁴ 15⁴ Min. Ht. # 2 Cont. girea Spirea Gunnoia Costmound⁴ 15⁴ Min. Ht. # 2 Cont. girea Spirea Gunnoia Costmound⁴ 15⁴ Min. Ht. # 2 Cont. girea Spirea Gunnoia Costmound⁴ 15⁴ Min. Ht. # 2 Cont. girea Gunnoia Costmound⁴ 15⁴ Min. Ht. # 2 Cont. girea JUNPERUS virginiana 'Blue Arrow⁴ 2-3⁴ Ht. B&B suniper JUNPERUS chinensis Munitabilen⁴ 3-4⁴ Ht. B&B suniper JUNPERUS chinensis Sea Green⁴ 15-18⁴ Min. Ht. # 3 Cont. Girea Gunnoia Tautacini⁴ 15-18⁴ Min. Ht. # 3 Cont. Toll Free (8000) 242-8511 Meautas Aree (44) 258-1181 Meautas Aree (: 1102 SOUTH I SULDING STORIES THT: 50'-0" STRUCTION: N/A FOOTAGE OF BL FOOTAGE OF BL FOOTAGE OF RETAIL MPLOYEES IN PR OFFICE AREA: N, PARKING STALLS F SURFACE PARKING STALLS S SURFACE PARKING S SURFACE	(ABOVE CRADE): 4 STORY ILDING: ~76,800 AL - WINCRA CLINIC E: N/A A WINCRA CLINIC E: N/A DDUCTION AREA: N/A A EMOVED: N/A STALLS: 86 Y STALLS: 85 Y S STALLS: 239 Y S 370 LEVEL) S: 8 ALLS = 325 HOWN: 7 325 STALLS): 21 S REQUIRED: 1226.4 ACER naturem Frankured ACER naturem Frankurem Frank	2 "Cal. 2 "Cal. 1 1/2 "Cal. 1 1/2 "Cal. 1 1/2 "Cal. 1 1/2 "Cal. 18" HL 15" Min. Ht.	B&B B&B B&B B&B B&B B&B B&B # 3 Cont # 2 Cont	CITY OF MADSI DANE COUNTY, JSD PROJECT NO.: BEALABONATURE: IN PREPARING THIS THEM FOR ACCURA AND SUBCONTRACT DETAIL NO MENS AND SE RESPONSED DEBNON: JUF DRAWN: JUF APPROVED:	WI EFFORT HAS BEEN MAI E PLANS AND CHECKI TY, THE CONTRACTOR ORS MUST CHECK ALL LE FOR THE SAME. 08-08-11 08-08-11
pirea SIPIREA is ponica 'Mangi Carpet' 15' Min. Ht. # 2 Cont. set Sprea SIPIREA is ponica 'Mangi Carpet' 15' Min. Ht. # 2 Cont. Set Sprea SIPIREA is ponica 'Mangi Carpet' 15' Min. Ht. # 2 Cont. Subper JUNIPERUS virginiana 'Blue Arrow' 2-3' Ht. B&B Sis JUNIPERUS chinensia 'Munib atten' 3-4' Ht. B&B Sis JUNIPERUS chinensia 'Munib atten' 3-4' Ht. B&B Juniper JUNIPERUS chinensia 'Saa Green' 15-18' Min. Ht. # 3 Cont. Uniper JUNIPERUS squamata 'Blue Star' 15-18' Min. Ht. # 3 Cont. Uniper JUNIPERUS squamata 'Blue Star' 15-18' Min. Ht. # 3 Cont. Toll Free (8000) 242-8511 Meautac Aree (44) 250-1161 Heating Impact TDB (800) 842-289 www.DiggersHotline.com	1102 SOUTH I 1102 SOUTH I 1102 SOUTH I 1100 STORES 111 S0 -0" 111 S0 -0" 111 S0 -0" 111 S0 -0" 111 STRUCTION: N/AL 111 FORMULT	(ABOVE GRADE): 4 STORY 'ILDING: ~76,800 AL - WINGRA CLINIC E. N/A AL - WINGRA CLINIC E. N/A DEVECTION AREA: N/A STALLS: N/A STALLS: 86 EMOVED: N/A STALLS: 86 'S TALLS: 21 'S REDURED: 1226.4 ACER x beemanil Useforzed"	2* Cal. 2* Cal. 1 1/2* Cal.	B&B B&B B&B B&B B&B B&B B&B # 3 Cont # 2 Cont # 2 Cont # 2 Cont # 2 Cont	CITY OF MADSI DANE COUNTY, JSD PROJECT NO.: BEALABONATURE: IN PREPARING THIS THEM FOR ACCURA AND SUBCONTRACT DETAIL NO MENS AND SE RESPONSED DEBNON: JUF DRAWN: JUF APPROVED:	WI EFFORT HAS BEEN MAI E PLANS AND CHECKI TY, THE CONTRACTOR ORS MUST CHECK ALL LE FOR THE SAME. 08-08-11 08-08-11
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Junjeer JUNIPERUS vigninana "Blue Arrow" 2-3 Hr. B&B n Juniper JUNIPERUS chinensis "Mounb atten" 3-4 Hr. B&B Juniper JUNIPERUS chinensis "Sea Green" 15-18" Min. Hr. # 3 Cont. Integrer JUNIPERUS squamete "Blue Star" 15-18" Min. Hr. # 3 Cont. Multiper JUNIPERUS squamete "Blue Star" 15-18" Min. Hr. # 3 Cont. Integrer JUNIPERUS squamete "Blue Star" 15-18" Min. Hr. # 3 Cont. Integrer JUNIPERUS squamete "Blue Star" 15-18" Min. Hr. # 3 Cont. Integrer JUNIPERUS squamete "Blue Star" 15-18" Min. Hr. # 3 Cont. Integrer JUNIPERUS horizontalis "Highes" 15-18" Min. Hr. # 3 Cont.	: 1102 SOUTH I SUILDING STORIES STRUCTION: N/A FOOTAGE OF BU FOOTAGE OF BU FOOTAGE OF BU FOOTAGE OF RETA: SUPPLOYEES IN PR OFFICE AREA: N, PARKING STALLS F SURFACE PARKING STAKING STALLS F SURFACE PARKING STAKING STALLS F SURFACE PARKING ST ARKING STALLS F SURFACE PARKING ST ARKING STALLS F SURFACE PARKING ST ARKING STALLS F SURFACE PARKING ST ARKING STALLS F SURFACE PARKING ST ILST CLIST NOPY TREES Salect Pear Crabapple Ola Salect Pear Crabapple Ola Salect Paar Curabaple Ola Salect Pear Casapple Ola Salect Pear Curabaple Ola Salect Pear Curabaple Salect Pear Salect Pear Curabaple Salect Pear Salect Pear Salect Pear Curabaple Salect Pear Salect Pe	(ABOVE CRADE): 4 STORY ILDING: ~76,800 AL - WINGRA CLINIC E: N/A ARCA: N/A PENOUSE: N/A DOUCTION AREA: N/A ZEMOVED: N/A STALLS: 86 EXTAULS: 239 93 370 LEVEL) 5: 8 ALLS = 325 HOWN: 7 325 STALLS): 21 5: 7 ALLS = 325 HOWN: 7 325 STALLS): 21 5: 7 CELTIS Occidentalia ACER rubrum Tranksred ACER rubrum Tranksred ACER rubrum Tranksred ACER rubrum Tranksred PYRUS Calleoyana Cleveland Select' MALUS Combole' MALUS Combole' SPREA Japonica 'Gombourd' SPREA Japonica' Tomboli' SPREA Japonica' Tomboli'	2 * Cal. 2 * Cal. 1 1/2 * Cal. 1 1/2 * Cal. 1 1/2 * Cal. 1 1/2 * Cal. 1 8 * HL 1 5 * Min. HL	B&B B&B B&B B&B B&B B&B # 3 Cont # 2 Cont # 2 Cont # 2 Cont	CITY OF MADSI DANE COUNTY, JSD PROJECT NO.: BEALABONATURE: IN PREPARING THIS THEM FOR ACCURA AND SUBCONTRACT DETAIL NO MENS AND SE RESPONSED DEDRON: JUF DRAWN: JUF APPROVED:	WI EFFORT HAS BEEN MAI E PLANS AND CHECKI TY, THE CONTRACTOR ORS MUST CHECK ALL LE FOR THE SAME. 08-08-11 08-08-11
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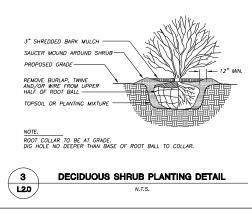
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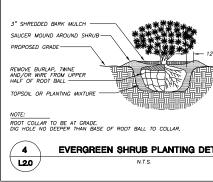


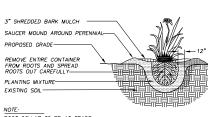




LANDSCAPE NOTES AND SPECIFICATIONS







	ISD Professional Servicas, Inc
3" SHREDDED BARK MULCH ————————————————————————————————————	 Engineers Surveyors Florandri "Building Relationships with a commentative to client satisfaction
S SHREDULE DARK MULCH AUCER MOUND AROUND SHRUB	THROUGH TRUST, QUALITY AND EXPERIENCE" CIVIL ENGINEERING
EMOVE BURLAP, TWINE	• SURVEYING & MAPPING • CONSTRUCTION SERVICES • WATER RESOURCES
U/OR WIRE FROM UPPER	PLANNING & DEVELOPMENT TRANSPORTATION ENGINEERING STRUCTURAL ENGINEERING
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4 EVERGREEN SHRUB PLANTING DETAIL	MADISON MILWAUKEE Kenosha Appleton www.jgding.com
L20 NTS.	SERVICES PROVIDED TO:
	GHIDORZI COMPANIES
	2100 STEWART AVE, SUITE 300
	WAUSAU, WI 54401
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5 PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL	PROJECT LOCATION:
I-20 N.T.S.	CITY OF MADSION DANE COUNTY, WI
LANDSCAPE WORKSHEET Parking Lots, Storage Arvas and Loading Arvas (Section 28.4 Madison General Ordnance)	JBD PROJECT NO.: SEAJJSIGNATURE
Project Losation/address: 1102 SOUTH PARK ST. Name al Project: PMORE CLINIC	
UnmerCummar CHILCK GHIGORZI Anthree: 3550 ANERESON ST., P.O. BOX 7006, MADISON, W 53704 ANTHREE THAN 20 FALLES, LANDSCAPE PLANI MUS- DE STANPED EY A REGISTERED	
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That, if y parts index set (if calling areas i (16) points for each oaking bern.	APPROVED: PLAN MODIFICATIONS: DATE:
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proc Teses 15 31 465 gal minimum 2 465 pr Tes os kval Tree 15 12 180 - 2 C diper	DIGGERS 🕹 HOTLINE
Crash, Hawshorn) Sale Tarlasis 2416 + 70 = 2486 Total No. of Paints Provided	Toll Free (800) 242-8511 Nilwakee Area (414) 259-1181
s required in Plant above, are not to be incluing in the point count. (Equal to or prevent this points required)	Hearing impaired TDD (800) 542-2289 www.DiggersHotline.com
Approved by:Date:	SHEET TTLE: LANDSCAPE DETAILS
	SHIGET NUMBER:
	L-2.0

	LANDSCAPE WORKSHEET		
	Parking Lots, Storage Areas and Loading Areas (Section 28 34 Madison General Ordinance)	s	
	(Section 28.04 Madison General Ordinance)		
Preject	Location/address: 1102 SOUTH PARK ST.		
Nane o	Project: WINGRA CLINIC	_	
Owner/	Contact: CHUCK GHIDORZI	_	
Address	3550 ANDERSON ST., P.O. BOX 7906, MADISON,	W/	53704

		• Engineers • Surveyors • Plan
Control of a series of a	SAUCER MOUND AROUND SHRUB	THROUGH TRUST, QUALITY AND EXPERIEN
		SURVEYING & MAPPING CONSTRUCTION SERVICES
	AND/OR WIRE FROM UPPER	PLANNING & DEVELOPMENT TRANSPORTATION ENGINEERI
		LANDSCAPE ARCHITECTURE MADISON REGIONAL OFFICE
	ROOT COLLAR TO BE AT GRADE.	VERONA, WIBCONSIN 63693 608,848.5060 PHONE 608.648.2255 FA
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DARE COUNTY, WI	5 PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL	L PROJECT LOCATION:
Party Link Strong Andre and Coupling Andre Strong Andre Str	L-20 N.T.S.	CITY OF MADSION DANE COUNTY, WI
	Parking Lots, Storage Areas and Loading Areas (Section 28.34 Madison General Ordinance) Project.Loation/Addres: 1102 SOUTH PARK ST.	
LUCEARE ALOUETET The stand aloue the same to be aloue to b	Name a Phojec: WNORA (LUIC Overcivitatic: CHURC (CHUDOR2) Adhree: 3550 ANDERSON ST., P.O. BOX 7906, MADISON, W 53704	
Tay of the service for the serv	LANDSCAPE ARCHITECT	
disc. Disc. <td< th=""><th>The number of trees required for a parking to is leased on the number of parking stalls. Using the Sciencie for Regured Trees on the inverse side of the workshed, determine the number of trees required. (Example: One tree is required for 10 parking stalls).</th><th></th></td<>	The number of trees required for a parking to is leased on the number of parking stalls. Using the Sciencie for Regured Trees on the inverse side of the workshed, determine the number of trees required. (Example: One tree is required for 10 parking stalls).	
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Total hour of and the second s	5 RegR minimum 10%-2*Caliper 10%-2*Caliper (ac, can, Hawkinon) TOTAL	UibbCiið 🛊 110 i Lli
Approved by: Eats: www.DiggersHotline.com	Sub Totals 2416 + 70 = 2486 Total No. of Points Provided	Milwaukee Area (414) 259-1181 Hearing impaired TDD (800) 542-2289
LANDSCAPE DETAILS	Approved by:Date:	LANDSCAPE DETAILS
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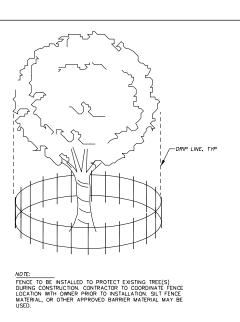
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	2100 STEWART AVE, SUITE 300 NAUSAU, WI 54401
	NOUECT: WINGRA CLINIC 1102 SOUTH PARK ST.
Parking Loss, Storage A Awag and Loading Areas Scion 23 A Validation General Ordinance) Image: Contrast Addition of the Start Addition o	ROJECT LOCATION: CITY OF MADSION DANE COUNTY, WI
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Approved by: Date:	LANDSCAPE DETAILS

	KA
	Portessional Services, II Engineers • Surveyors • Planne "BUILDING RELATIONSHIPS WITH A COMMUTMENT TO CLIENT SATESACTION
3" SHREDDED BARK MULCH	COMMITMENT TO CLIENT SATISFACTION TEROUGH TRUST, QUALITY AND EXPERIENC CIVIL ENGINEERING SURVEYING & MAPPING
REMOVE BURLAP, TWINE MALF OF ROOT BALL	CONSTRUCTION SERVICES WATER RESOURCES PLANNING & DEVELOPMENT TRANSPORTATION ENGINEERIN
	STRUCTURAL ENGINEERING LANDSCAPE ARCHITECTURE MADISON REGIONAL OFFICE
ROOT COLLAR TO BE AT GRADE. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.	161 HORIZON DRIVE, SUITE 101 VERONA, WIECONSIN 33633 608.848.0560 PHONE 608.848.2255 FAX MADISON MILWAUKEE KENOSHA APPELTON
L20 EVERGREEN SHRUB PLANTING DETAIL	services provided to:
	GHIDORZI COMPANIE
	2100 STEWART AVE, SUITE 300 WAUSAU, WI 54401
3" SHREDDED BARK MULCH SAUCER MOUND AROUND PERENNIAL PROPOSED GRADE	
REMOVE ENTIRE CONTAINER FROM ROOTS AND SPREAD PLANTING MIXTURE	
	PROJECT: WINGRA CLINIC
ROOT COLLAR TO BE AT GRADE. DIG HOLE NO DEEPER THAN BASE OF ROOT CONTAINER OR BAREROOT TO COLLAR. BARK MULCH IS TO BE PULLED AWAY FROM THE TRUNK/BASE OF EACH PERENNIAL	1102 SOUTH PARK ST
6 PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL	PROJECT LOCATION: CITY OF MADSION
	DANE COUNTY, WI
LANDSCAPE WORKSHEET Parking Lots, Storage Areas and Loading Areas	JSD PROJECT NO.:
(Section 28 34 Madison General Ordnance) Project Loadion/Address: 1102 SOUTH PARK ST. Name if Project IMMOBA CLINIC OverFilmman CHUCK PMODBA	SEAL/RIGNATURE:
Addrox: 3550 ANDERSON ST., P.O. BOX 7906, MADISON, W 53704 R PARKING LOTS WITH GREATER THAN 20 S'ALLS, LANGSCAPE PLANS MUS' BE STAINPED BY A REGISTERED LANDSCAPE ARCHIVECT	
Number of Taxas Required. The number of these integrated for policity to Is leaded as the number of particing stalls. Living the The number of these integrated for the policity of the number of the number of these required. (Skramphi: Che these is required for 10 particip stalls). Integrated as the number of the number of the number of these integrated as the number of the number of the number of these integrated as the number of the number of the number of these integrated as the number of the number of the number of these integrated as the number of the number of the number of the number of the integrated as the number of the number of the number of the number of the integrated as the number of	
dange energi (5 (SC) spane bet, "This convent a read is dalls. Engine": 2003 spaces botis spaneout to CSA add sor (3) boos ener (153) points). Number of Pasking State	
Total Square Fochsp Area 0 Dirvler: by There fundled (30) Square Fee 0 Number of Cancer Shadk Trees Required (2' - 2' 11? Calipst)	ALTHOUGH EVERY EFFORT HAS BEEN MAD IN PREPARING THESE PLANS AND CHECKIN THEM FOR ACCURACY, THE CONTRACTOR
Numser of Landscape Pcints Required The number of points requires the blocked on the number of perturb status. Using the Pcint Concells the Landscape Elements or the reverse also difficient then n.m	AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.
cont. Thus: 4h 5 points would be namedid down to 48.0 points required. The number of points equireck for (pailing arrays a (75) points for each oaking bern,	DRAWN: JLF 08-08-11 APROVED:
Number of Parts Required (See Schedule c) inverse side) 1226.40 Tabufation Of Parits and Credits Tracta become transmitty and parts for all pert sert landscape dements. Also, vesti Internationfor boundary screening and any existing elements to be retained.	
CREDITS	
Devideous Strub 2 485 970	
BLINDT Yater Quarket Neurytre Quarket Poorse Quary Tric 2: - 20 37 2 0 2 70 Decidents Strain 2 485 97 — 10 Decidents Strain 3 267 801 — Heritike Deciment Waller Haus 5 57 — — —	
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Lishert Yatter Outcurve <	Tol Free (800) 242-8511 Hearts the 100 (80) 54229 www.DiggersHotline.com

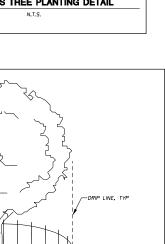


				CRED	4175	
ELIMENT	POINT VALUE	QUANTEY	POINTS ACHIEVED	QUANITY	POINTS	
Catopy Tree: 2" - 216*	35	21	0	2	70	
Decideous Strub	2	485	970			
Evagreen Smut	3	267	801			
Deportive Wall or Fance (per 10 L.F.)	5					
Eath Berm (per 10F.) Avg. Height 30" Avg. Height 13"	5 2					
Evirgren Trees 3' height minimum	15	31	465			
Catopy Tree or Small Tree 1 ½" = 2" Caliper (i.e., Crab, Hawthorn)	15	12	180			
		Sub Totals	2416	+	70	Ξ.

required in Part	above, are not to be included in the point count.	(Equal to or;



N.T.S.



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- 1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY ACENCES I LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES, SONTRACTOR MUST CALL 1-BOD-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING, HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY WASTLED WORK OF OTHER TRACES. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES, CONTRACTOR MUST CALL 1-BOD-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING, HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY WASTLED WORK OF OTHER TRACES. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE MONE TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND DRESTORATION WITH THE GRADING CONTRACTOR.
- 2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUME PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOLL. MOSS OR OTHER SUITABLE WEDIA AND KEREING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN MEATHER AND SOLL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- 3. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS INFRVING CONTION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORGINALLY SPECIFIC DUILSS ON THERWISE ORGINO. THERMISE DIRACTOR BY ALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS. THAT ARE DEAD OR NOT IN A VIGOROUS INFRVING CONTION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORGINALLY SPECIFIC DUILSS ON THEMSE ONE OFFICE DUILSS ON THE SAME KIND AND SIZE AS ORGINAL SPECIFIC DUILSS OFFICE DUILSS OF THE SAME KIND AND SIZE AS ORGINAL SPECIFIC DUILSS OF THE SAME KIND AND SIZE AS ORGINAL SPECIFIC DUILSS OF THE SAME KIND AND SIZE AS ORGINAL SPECIFIC DUILSS OFFICE DUILSS OFFICE DUILSS OF THE SAME KIND AND SIZE AS ORGINAL SPECIFIC DUILSS OFFICE DUILS OFFICE DUILSS OFFICE D
- 4. SEEDING: ALL DISTURBED AREAS SHALL BE SEEDED AS SPECIFIED IN THESE NOTES.
- 5 MATERIALS PLANTS ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI 260.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMULAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUE (DURING THE WOST RECENT TAVDRABLE HARVEST SSAULD ES OTRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY, PLANTS SHALL BE SOUND, HEALTHY, WGOROUS, WELL BRANCHED AND DENSELY FOLIETED WHEN IN LEAF, AND FREE OF DISESSE AND INSERTS (ADULT EGGS, PUPAC OF LARVED, THEY SHALL HAE HEALTHY, WGOROUS, WELL BRANCHED AND DENSELY FOLIETED WHEN IN LEAF, AND FREE OF DISESSE AND INSERTS (ADULT EGGS, PUPAC OF LARVED, THEY SHALL HAE HEALTHY, WLIED-VELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH, PLANTS SHALL BE OF THE HIGHEST DUALTY, HAVE TYPICAL GROWTH HABTS FOR THEIR SPECIES, BE SOUND, HEALTHY, WGOROUS AND THERE OF MURY, PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- 6. MATERIALS SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS: 1, SEEDED AREAS = 7" 2. TREE RINGS AND FITS = SEE DETAILS
- PLANTING SOIL TO BE A MINIMUM 6 DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- 7. MATERIALS FERTILIZER AND MULCH: ALL TREE RINGS RECEIVE 3" OF MUSHROOM COMPOST, TILLED INTO THE TOP 12" OF ALL PLANTING BEDS. TREE RINGS SHALL BIORETENTION AREA SHALL RECEIVE 3" DEPTH. FINELY SHREDDED, WEED FREE, CEDAR BARK MULCH (DYR-FREE) OVER ENTIRE BED, UNLESS OTHERWISE SPECIFIED ON FERTILIZER SHALL BE IN ACCORDANCE WITH ROCK COLUMPT AND STATE OF WISCOMSIN REQUIREMENTS. ALL TREE RINGS SHALL BE AT LEAST 6" IN DUMRTER. AND PLANS.
- 8. MATERIALS EDGING, EDGING SHALL BE 5" DEEP, BLACK, POLYETHYLENE EDGING EXCEPT FOR TREE RINGS. ALL DECIDUOUS, ORNAMENTAL, AND EVERGREEN TREES NOT WITHIN EDGED LANDSCAPE BEDS SHALL BE INSTALLED WITH A 6" DIAMETER TREE RING WITH SHOVEL EDGING.
- 9. MATERIALS WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISCOUEEN
- EXAMPLE: BLACK VISUADEEN. IO. MATERIALS: SOD ALL DISTRIBED AREAS AS SPECIFIED IN THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (EUTE) ARE ACCEPTABLE TURFGRASS SHALL BE MACHINE CUT AT A UNFORM THICKNESS OF. 60 INCH, PLUS OR MINUS 25 INCH, AT TME OF CUTTING, MRSUREWENT FOR THICKNESS SHALL EXCLUDE TOP. GROWITH AND THATCH, LARGE ROLL TURFGRASS SALL BE CUT TO THE SUPPLYES STANDARD WOTH (36-48 INCHES) AND LENGTH, BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENDUGH SO THAT IC AN BE PORCED UP AND HADDLED WITHOUTD DAMAGE TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOSTINE CONTENT (SECSIVELY DATY) OR WET) MAY ADVERSELY AFFECT ITS SURVAUL POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STATS ALVE AND ROOTS INTO SOL. THE CONTRACTOR IS RESPONSIBLE FOR WITHERING SOD UNTI. TIME OF ACCEPTANCE BY THE OWNER TURFGRASS SOD SHALL BE HARVESTED OR TRANSIN INTO SOL. THE CONTRACTOR IS RESPONSIBLE FOR WITHERING SOD UNTI. THE OF ACCEPTANCE BY THE OWNER TURFGRASS SOD SHALL BE HARVESTED ON THAN INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS, TURGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO .5 INCH ALLOWABLE (UNCOMPRESSED) TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEED)/100 SOL FT) OF DESARES, IND SOL-DEAND SOL-DEAND INSTELLS. ALL URGRASS SOD SHALL DE FREE (10 MEED)/100 SOL FT) OF DESARES, IND SOL-DEAND SOL-DEANDEL MISSICIAL SALL LIRIFGRASS SOD SHALL BE REASONABLY FREE (10 MEED)/100 SOL FT) OF DESARES, IND SOL-DEAND SOL-DEANDEL MISSICIAL SALL LIRIFGRASS SOD SHALL BE STANDABLE (INTEGRASS SOD SHALL BE FREE (10 MEED)/100 SOL FT) OF DESARES, IND SOL-DEAND SOL-DEAND SOL-DEAND SOL DADORD SOL SOL SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR RECARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- 11. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS. DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE FUNDED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONTOWN TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, AND AND HELE THE CONCORDANCE WITH NAM CURDLINES. DO NOT TOP TREES, PRUNING SHALL CONTOWN TO STANDARD HONTICLITURAL PRACTICES ON CUTS OVER 3/4 IN DIAMETER AND BRUISES OR SCORES ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDES OF AS OF TO REAIN WATER AND CRATITE TREATED AREA WITH AN APPROVED ANTISETICT REEF PANIL.
- 12. CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL. THE CLEANUP OPERATION IS COMPLETED. UNDER MO CONDITION SHALL THE ACCUMULIATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- 13. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SEEDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY WORKOWS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS SPERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MAINCURED CONDITION.
- 14. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND BARRIERS AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.
- 15. CONTRACTOR TO PRESERVE AND PROTECT ALL EXISTING VEGETATION. REFER TO TREE PROTECTION DETAIL FOR SPECIFIC REQUIREMENTS.

L20

FISH HATCHERY RD. MIDLAND ST. OVERVIEW











PARK ST. MIDLAND ST. DVERVIEW









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MIDLAND ST. STREETSCAPE OVERVIEW









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FISH HATCHERY RD. STREETSCAPE OVERVIEW

PLEASE NOTE: OVERVIEW DEPICTS RIGHT OF WAY ACQUISITION OF 6'-0" FROM EXISTING RIGHT OF WAY









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Health

PARK ST. FRONT ENTRY OVERVIEW









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INTERIOR DRIVE LOOKING EAST OVERVIEW









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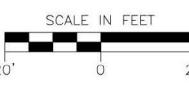




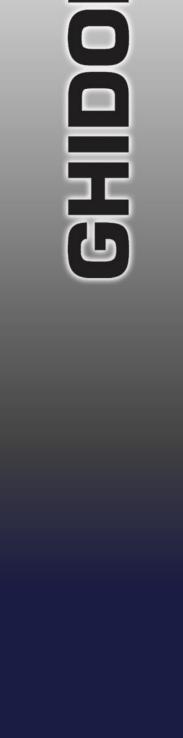
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æ	ORNAMENTAL GRASSES	
GENER/	AL NOTES	
	TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITION G CONDITIONS SURVEY PERFORMED BY JSD.	IS NOTES AND LEGENDS.
2. ALL W	ORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF CATIONS FOR PUBLIC WORKS CONSTRUCTION.	MADISON STANDARD
. EXISTIN	G GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPC EXISTING GRADES AT PROPERTY BOUNDARIES.	SES. DURING CONSTRUCT
	E GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE BANCE BEYOND PROPERTY LINES.	E LOCATION. NO LAND
5. JSD SI OWNER	IALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATI /CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THA S BY ANY OR ALL REGULATORY AGENCIES.	
6. DRAWIN	G FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE	NOTED IN THE TITLE BLO
7. ALL 0	HER SITE PLAN NOTES PLEASE SEE SHEET L-2.0	
×.	KING LOT PLAN SITE INFORMATION	
SITE A NUMBE BUILDII TYPE (DDRESS: 1102 SOUTH PARK STREET, MADISON, WI CREAGE: R OF BUILDING STORIES (ABOVE GRADE): 4 STORY IG HEIGHT: 50'-0" DF CONSTRUCTION: N/A SQUARE FOOTAGE OF BUILDING: ~76,800	
USE O GROSS GROSS NUMBE NUMBE	F PROPERTY: COMMERCIAL – WINGRA CLINIC SQUARE FEET OF OFFICE: N/A SQUARE FEET OF RETAIL AREA: N/A R OF EMPLOYEES IN WAREHOUSE: N/A R OF EMPLOYEES IN PRODUCTION AREA: N/A TY OF OFFICE AREA: N/A	
	R OF PARKING STALLS REMOVED: N/A	
NUMBE	R OF SURFACE PARKING STALLS: 86 R OF PARKING STRUCTURE STALLS: 239 T LEVEL, 92 2ND LEVEL, 93 3RD LEVEL)	
NUMBE NUMBE (54 15	R OF ACCESSIBLE STALLS: 8	
NUMBE NUMBE (54 15 NUMBE	R OF ACCESSIBLE STALLS: 8 NUMBER OF PARKING STALLS = 325	

LANDSCAPE PLANT LIST

LAND	JUAL	FLANTLIST			
		TREES (CANOPY TREES)			
ABM	10	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2" Cal.	B&B
CO	7	Common Hackberry	CELTIS occidentalis	2" Cal.	B&B
RSM	6	Red Sunset Maple	ACER rub rum 'Franksred'	2" Cal.	B&B
MEDIUM CSP	DECIDUO 2	US TREES Cleveland Select Pear	PYRUS Calleryana 'Cleveland Select'	1 1/2" Cal.	B&B
USF	2	Cleveland Select Pear	FIROS Calleryana Cleveland Select	1 172 Cal.	DQD
	CIDUOUS				
CCR	2	Coralburst Crabapple	MALUS 'Coralcole'	1 1/2" Cal.	B&B
MJ	8	Jane Magnolia	MAGNOLIA x 'Jane'	1 1/2" Cal.	B&B
MEDIUM	DECIDUO	US SHRUBS			
FS	66	Gro-Low Fragrant Sumac	RHUS aromatica "Gro-Low	18" Ht.	# 3 Cont.
RGB	52	Rosy Glow Barberry	BERBERIS thunbergii var. atropurpurea 'Rosy Glow'	15" Min. Ht.	# 2 Cont.
AC	43	Green Mound Alpine Currant	RIBIES alpinum 'Green Mound'	15-18" Min. Ht.	# 2 Cont.
	CIDUOUS	SHDIIDS			
GT	20	Woadwaxen Golden Template	GENISTA tinctoria-Woadwaxen	15" Min. Ht.	# 2 Cont
MWP	17	McKav's White Potentilla	POTENTILLA fruiticosa 'McKay's White'	15" Min. Ht.	# 2 Cont.
<0	24	Pink Knock Out Rose	ROSA 'RADcon'	15" Min. Ht.	# 2 Cont.
GMS	62	Goldmound Spirea	SPIREA japonica 'Goldmound'	15" Min. Ht.	# 2 Cont.
GBS	74	Gumball Spirea	SPIREA japonica 'Gumball'	15" Min. Ht.	# 2 Cont.
MCS	105	Magic Carpet Spirea	SPIREA x japonica 'Magic Carpet'	15" Min. Ht.	# 2 Cont.
HE	25	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	15-18" Min. Ht.	# 2 Cont.
MEDIUM	EVERGR	EEN TREES			
BA	12	Blue Arrow Juniper	JUNIPERUS virginiana 'Blue Arrow'	2-3' Ht.	B&B
MBJ	19	Mountb atten Juniper	JUNIPERUS chinensis 'Mountbatten'	3-4' Ht.	B&B
	EVERGR	EEN SHRUBS			
SGJ	43	Sea Green Juniper	JUNIPERUS chinensis 'Sea Green'	15-18" Min. Ht.	# 3 Cont
TY	4	Taunton Yew	TAXUS x media 'Tauntonii'	15-18" Min. Ht.	# 3 Cont.
LOW EV BSJ	ERGREEN 21	I SHRUBS Blue Star Juniper	JUNIPERUS squamata 'Blue Star'	15-18" Min. Ht.	# 3 Cont
(), C. (C.)	0.95342			TOTAL FORM CONTRACTOR SEC	SCORE RECEIPTING
HJ	132	Hughes Juniper	JUNIPERUS horizontalis 'Hughes'	15-18" Min. Ht.	# 3 Cont.
DJY	67	Dwarf Japanese Yew	TAXUS cuspidata 'Nana'	15-18" Min. Ht.	# 3 Cont.
	ENTAL GR				
KF	26	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	10 - 12" Ht.	# 1 Cont.
PR	26	Prairie Dropseed	SPOROBOLOUS heterolepsis	4 1/2"	CONT.







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PLAN/LANDSCAPE

SITE