



# City of Madison

## Proposed Conditional Use

Location  
734 Holy Cross Way

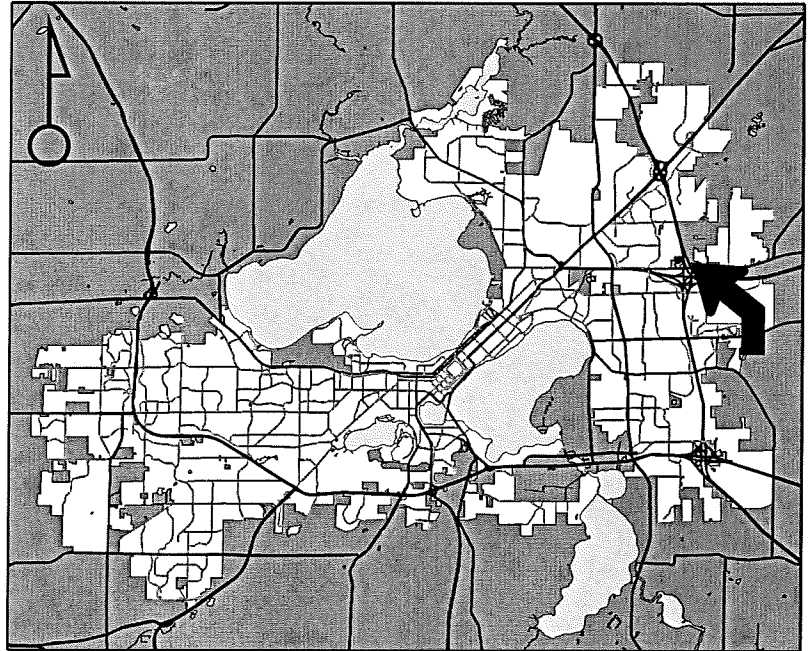
Project Name  
Holy Cross Lutheran

Applicant  
Holy Cross Lutheran Church and  
School, Inc./Dave Baum – A2K

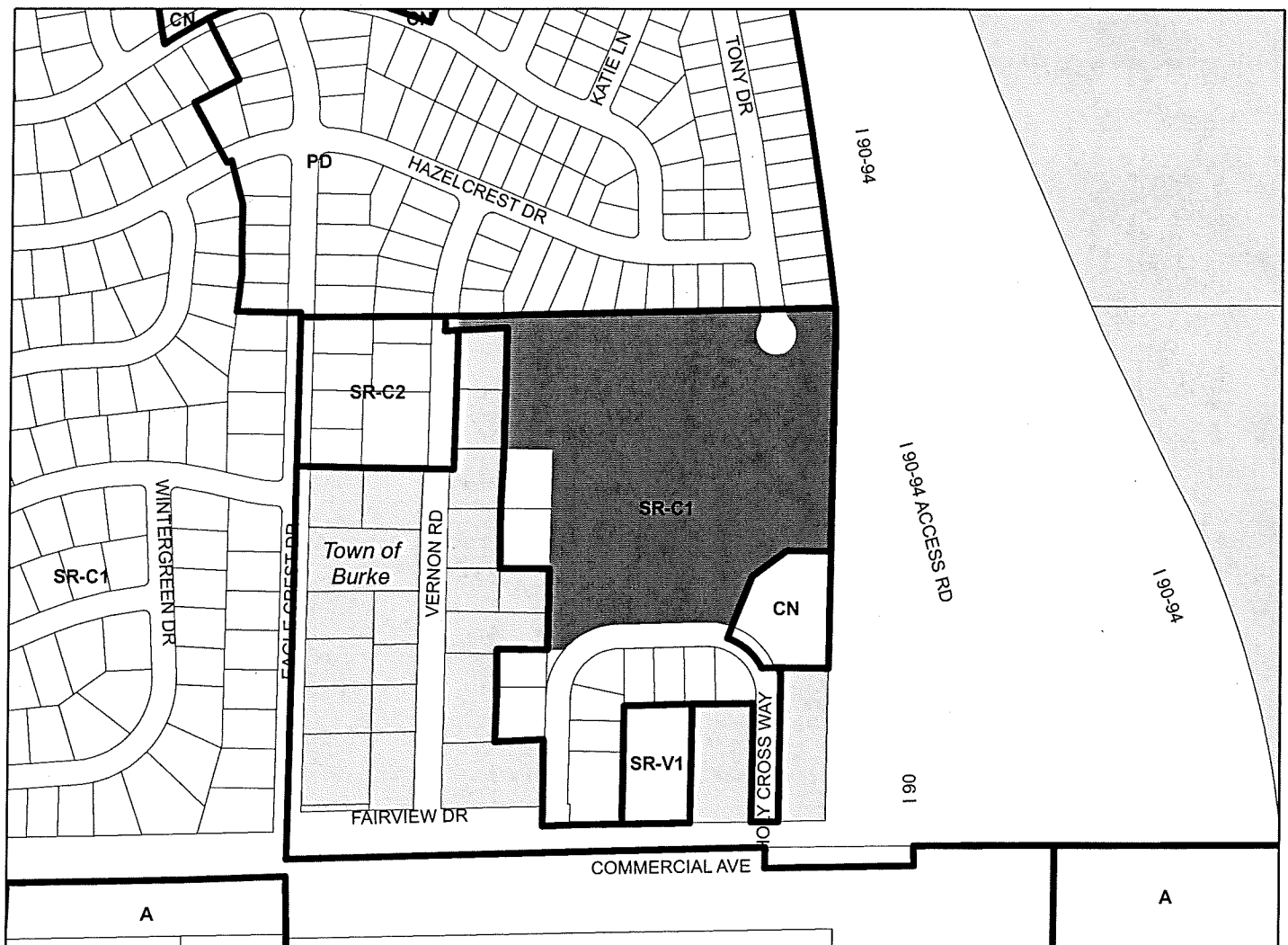
Existing Use  
Vacant land

Proposed Use  
Construct a place of worship and school  
with a proposed floor area in excess of  
10,000 square feet in SR-C1 zoning

Public Hearing Date  
Plan Commission  
09 March 2015



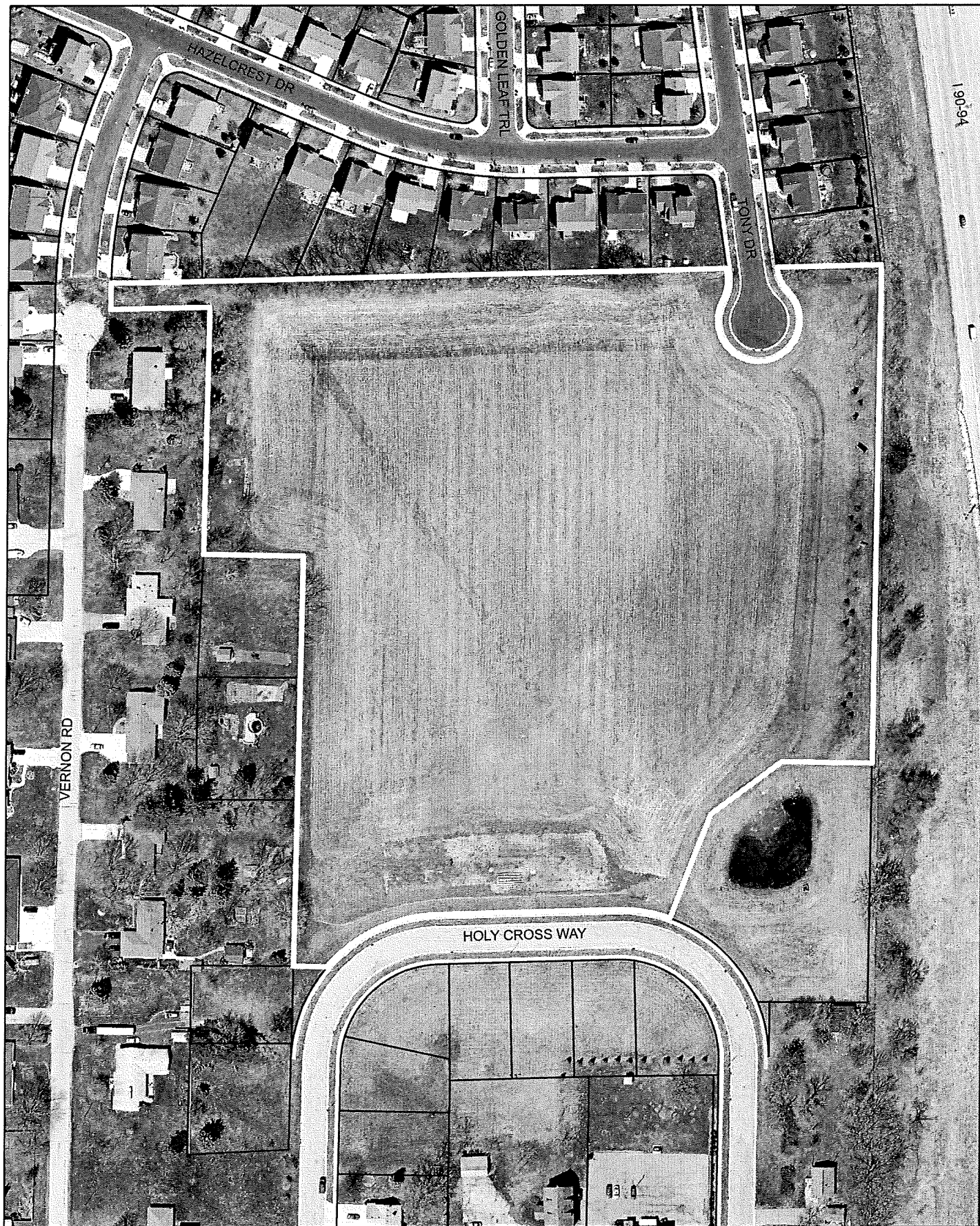
For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 March 2015

6







# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$2250</u>	Receipt No. <u>161096</u>
Date Received <u>12-16-14</u>	
Received By <u>DTM</u>	
Parcel No. <u>0810-344-0415-5</u>	
Aldermanic District <u>17- Chavrus</u>	
Zoning District <u>SR-11</u>	
Special Requirements <u>-</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 734 Holy Cross Way  
Project Title (if any): Holy Cross Lutheran

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☒ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Other Requests: \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant Name: Mark Bartels Company: Holy Cross Lutheran Church + School, Inc.  
Street Address: 2670 Milwaukee St. City/State: Madison, WI Zip: 53704  
Telephone: (608) 249-3101 Fax: (608) 249-0601 Email: mbartels@holycrossmadison.org

Project Contact Person: Dave Baum Company: A2K  
Street Address: 311 E. Chicago St. Suite 310 City/State: Milwaukee, WI Zip: 53202  
Telephone: (414) 727-2321 Fax: (414) 276-1764 Email: dbaum@sha-a2k.com

Property Owner (if not applicant): Holy Cross Lutheran Church and School, Inc.  
Street Address: 2670 Milwaukee St. City/State: Madison, WI Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Educational facility for  
Early childhood care (infant to 4-yr. old) and school (kindergarten to 8th grade)  
Development Schedule: Commencement March 15, 2015 Completion Sept. 1, 2015

## 5. Required Submittal Information

All Land Use applications are required to include the following:

### ☒ Project Plans including:

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

\* For projects requiring review by the Urban Design Commission, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

### ☒ Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

### ☒ Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: City Treasurer. 950 + 100/acre

### ☒ Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

☐ Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

### ☒ Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Joe Clausius  
ALD. TAYLOR CHASE, RIDGEWOOD WA

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

### ☒ Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: KEVIN FIRCHOW Date: 10-30-2014 Zoning Staff: PATRICK ANDERSON Date: 10-30-2014

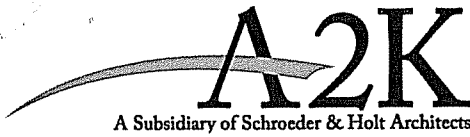
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Mark Bartels

Relationship to Property: Senior Pastor

Authorizing Signature of Property Owner AJ Tevlin G.A. President Date 12-15-2014

STEVEN A. DODD STEVEN DODD U.P. 12/15/14



December 16, 2014

Holy Cross Lutheran is planning a two phase project to build a new facility on their property located at 734 Holy Cross Way. Phase 1 includes building an early childhood Center for approximately 75 children, ages infant to four year old; a grade school for students in kindergarten through 8<sup>th</sup> grade; gymnasium; multi-purpose space to be used as a cafeteria and temporary worship space, and administrative office space. In Phase 2, Holy Cross plans to build additions to expand the grade school, early childhood center, and build a permanent worship space. The current square footage of the building in Phase 1 is approximately 27,000 square feet and the anticipated construction cost is \$3,000,000.

Holy Cross Lutheran purchased the property approximately 10 years ago for a cost of approximately \$1,490,000. The site is currently a vacant field, previously used as farmland.

The project consists of two parking lots with separate entrances off of Holy Cross Way. In total, the parking lots contain 96 parking stalls. In addition, 25 bicycle parking spaces will be provided.

Regular business hours for the Early Childhood Center will be 6 am – 6 pm Monday – Friday, year round. School hours will be from 8 am – 3:15 pm, Monday – Friday, during the school year. Occasionally, the gym, cafeteria, and worship space will be used on evenings and weekends.

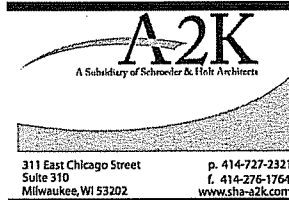
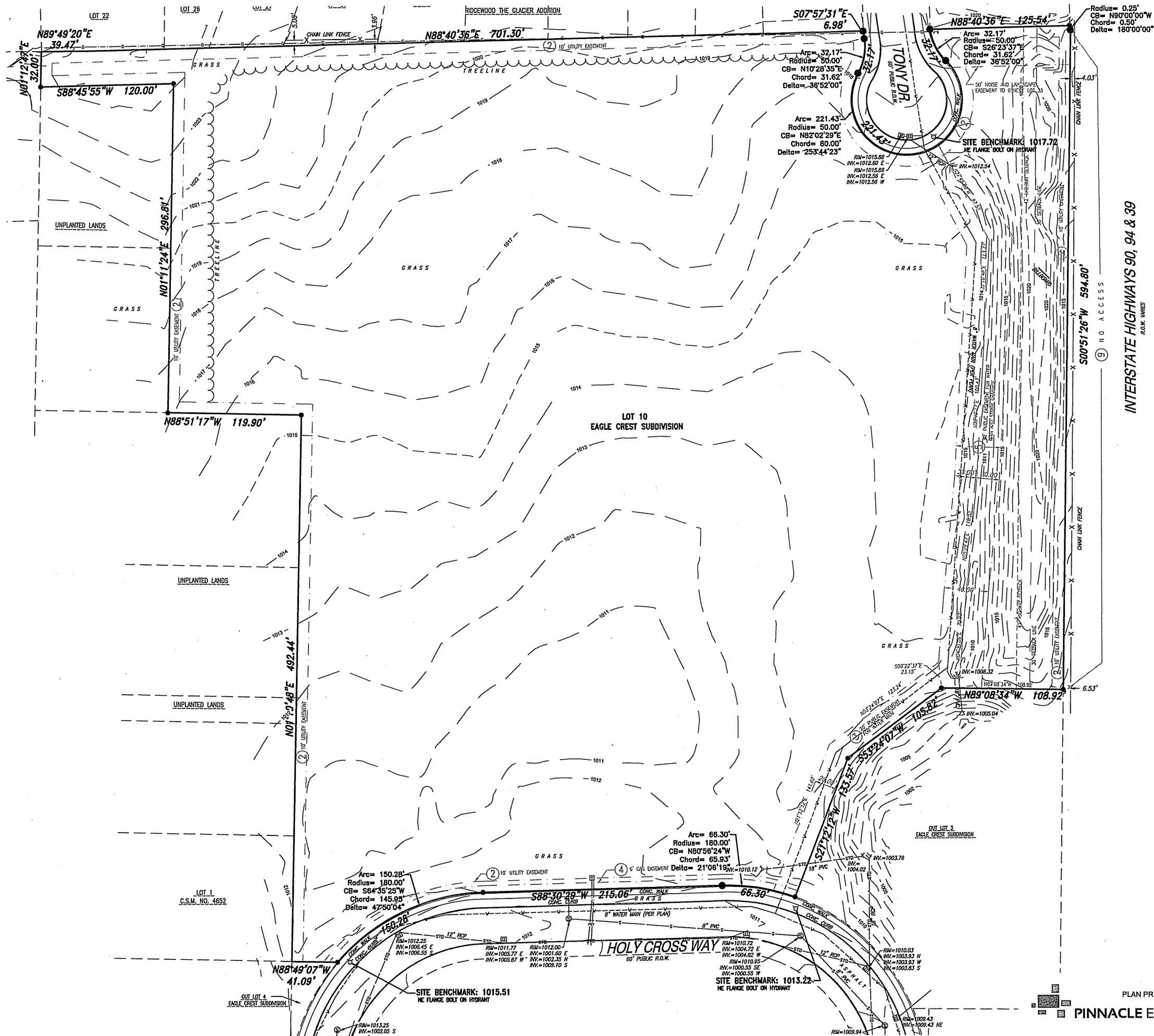
A group of volunteers from Holy Cross Lutheran are leading the project team. A2K is providing architectural services, led by David Baum. The contractor is Catalyst Construction. In addition, the project team is also using an early childhood consultant.

The project is anticipated to be bid in February of 2015. Holy Cross Lutheran expects to break ground in mid March. Construction will be completed in late August to allow the school and early childcare center to open by September 1, 2015.

311 East Chicago Street  
Suite 310  
Milwaukee, WI 53202

p. 414-727-2321  
f. 414-276-1764

[www.sha-a2k.com](http://www.sha-a2k.com)



**HOLY CROSS LUTHERAN**  
734 HOLY CROSS WAY  
MADISON, WI 53704

DEVELOPED BY:

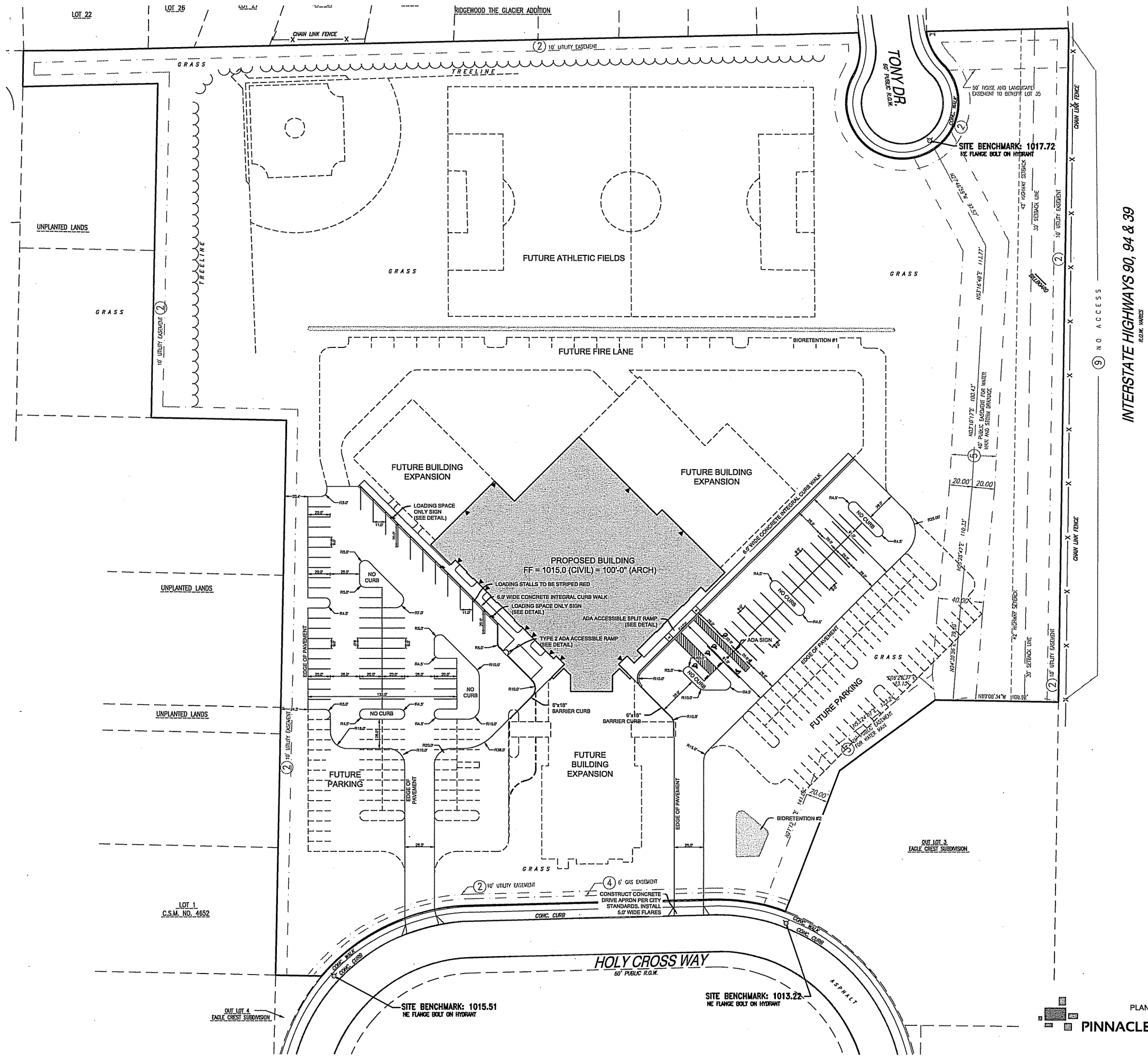
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## EXISTING- CONDITIONS

SCALE:	1"=40'	SHEET
PROJECT #:	1203	
DRWN BY:	BDP	
CHKD BY:	AEK	
DATE:	12/02/14	

# C1.0

2014-12-17 Set



**A2K**  
A Subsidiary of Schneider & Holt Architects

311 East Chicago Street  
Suite 310  
Milwaukee, WI 53202

p. 414-737-3321  
f. 414-276-1764  
www.sha-a2k.com

**HOLY CROSS LUTHERAN**  
734 HOLY CROSS WAY  
MADISON, WI 53704

DEVELOPED BY:

INFORMATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.

NO.	DATE	BY	DESCRIPTION

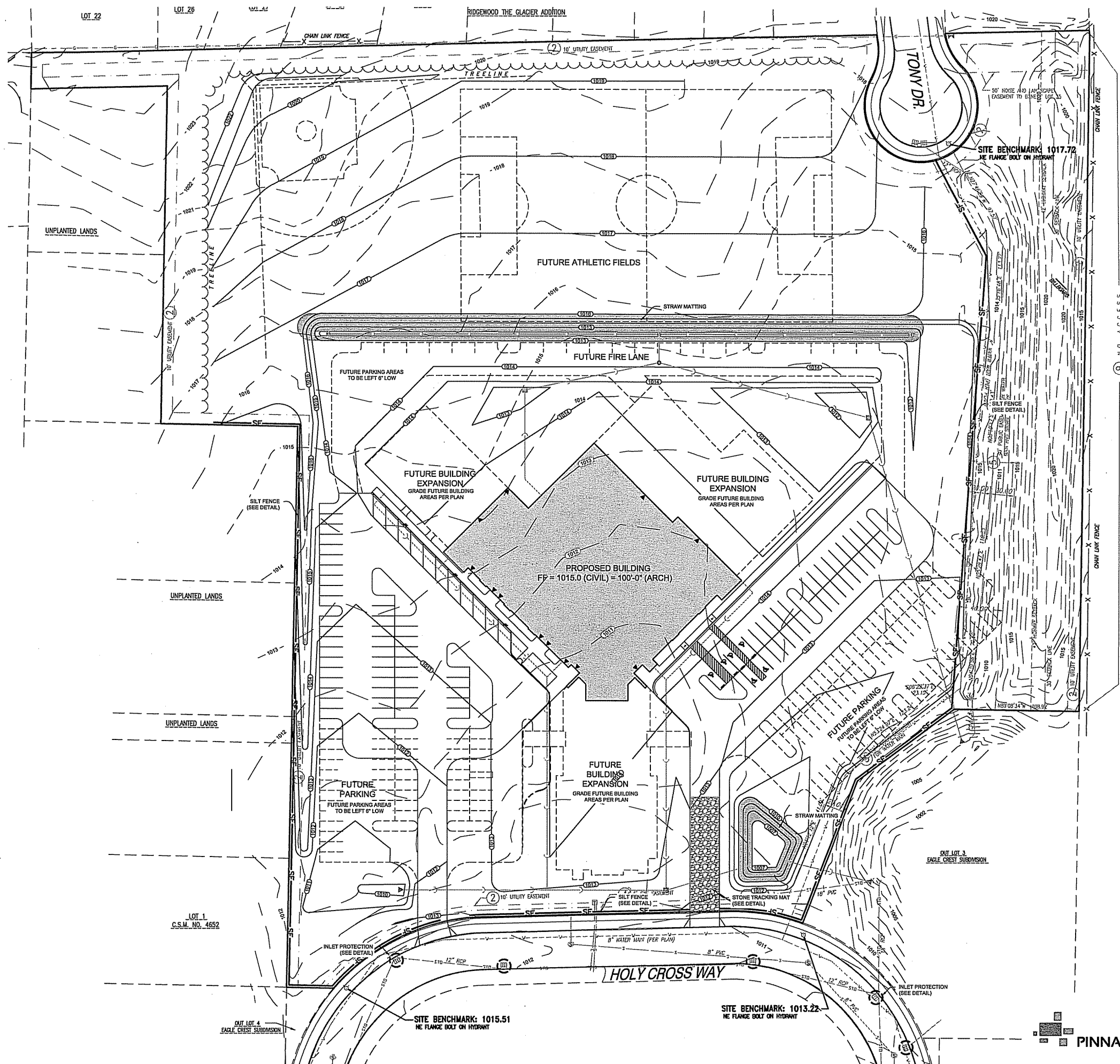
SITE PLAN

SCALE:	1"=40' SHEET:
PROJECT #:	1203
DRWN BY:	BDP
CHKD BY:	AEK
DATE:	12/02/14

C2.0

2014-12-17 Set





LEGEND	
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN
	CONTOUR
	SPOT ELEVATION
	SILT FENCE
	INLET PROTECTION

**A2K**  
A Subsidiary of Schneider & Holt Architects

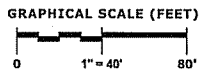
311 East Chicago Street  
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Milwaukee, WI 53202

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f. 414-276-1764  
www.sha-a2k.com

**HOLY CROSS LUTHERAN**  
734 HOLY CROSS WAY  
MADISON, WI 53704

DEVELOPED BY:

INTERSTATE HIGHWAYS 90, 94 & 39



INFORMATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.			
NO.	DATE	BY	DESCRIPTION

**GRADING & EROSION CONTROL PLAN**

SCALE: 1"=40' SHEET:  
PROJECT #: 1203  
DRWN BY: BDP  
CHKD BY: AEK  
DATE: 12/02/14

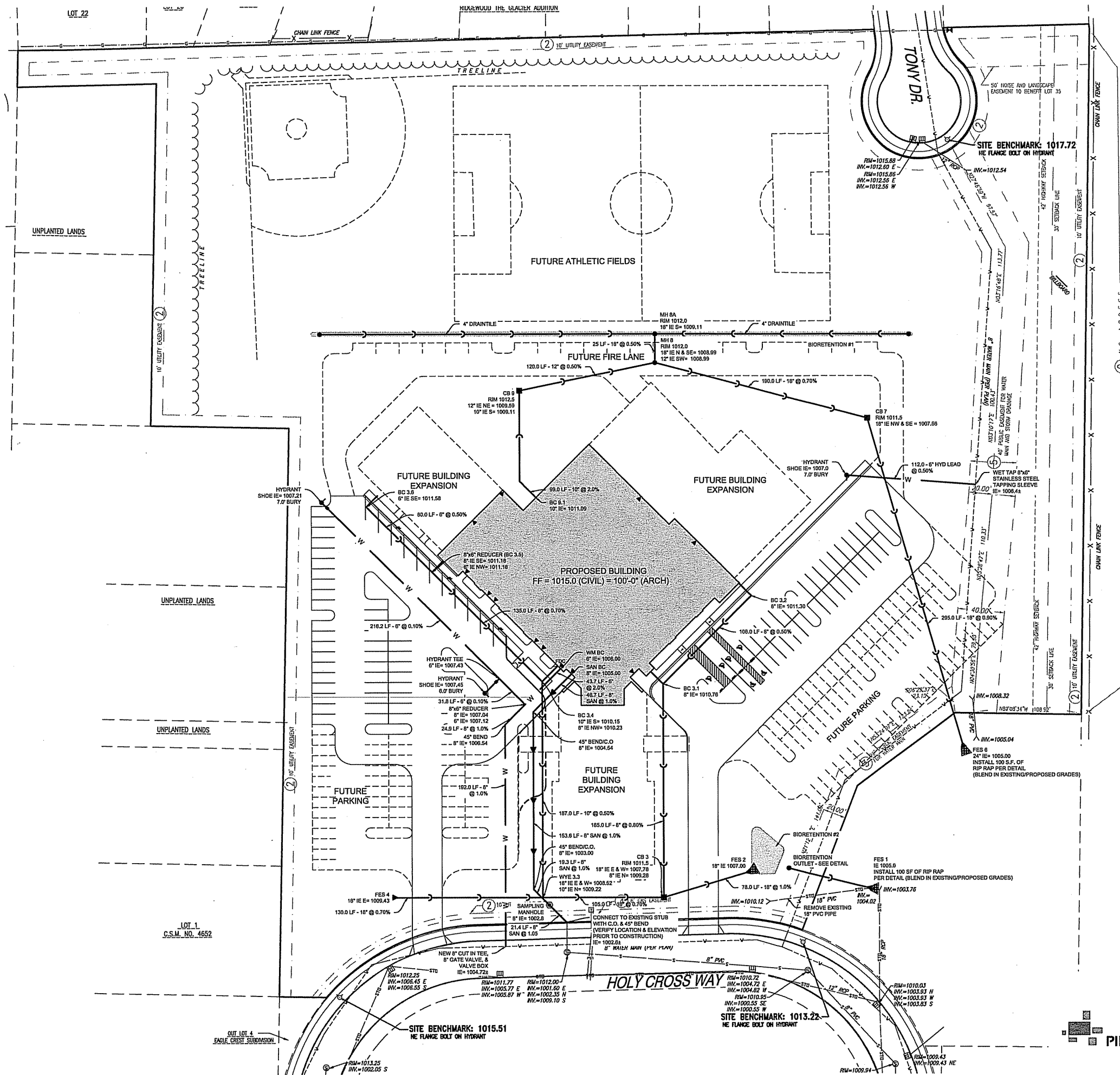
**C3.0**

PLAN PREPARED BY: **PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:  
13800 W. BURNING WOOD ROAD  
BROOKFIELD, WI 53005  
(262) 734-8888  
CHICAGO | ILL. | (773) 488-1100

2014-12-17 Set





**LEGEND**

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET- ROUND CASTING
- ▬ PRECAST FLARED END SECTION
- VALVE BOX
- ▲ FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- W WATER MAIN

INTERSTATE HIGHWAYS 90, 94 & 39

**A2K**  
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311 East Chicago Street  
Suite 310  
Milwaukee, WI 53202  
p. 414-277-2321  
f. 414-276-1764  
www.a2k.com

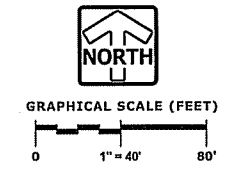
**HOLY CROSS LUTHERAN**  
734 HOLY CROSS WAY  
MADISON, WI 53704

DEVELOPED BY:

INFORMATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.

NO.	DATE	BY	DESCRIPTION

UTILITY PLAN

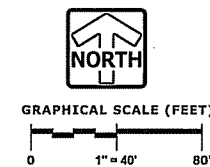


PLAN PREPARED BY:  
**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING  
13400 W. BELLAMORE ROAD  
BROOKFIELD, WI 53005  
(262) 734-4888  
CHICAGO TRUCK ROUTE 134100 AVENUE

SCALE: 1"=40' SHEET:  
PROJECT #: 1293  
DRWN BY: BDP  
CHKD BY: AEK  
DATE: 12/02/14

**C4.0**

2014-12-17 Set



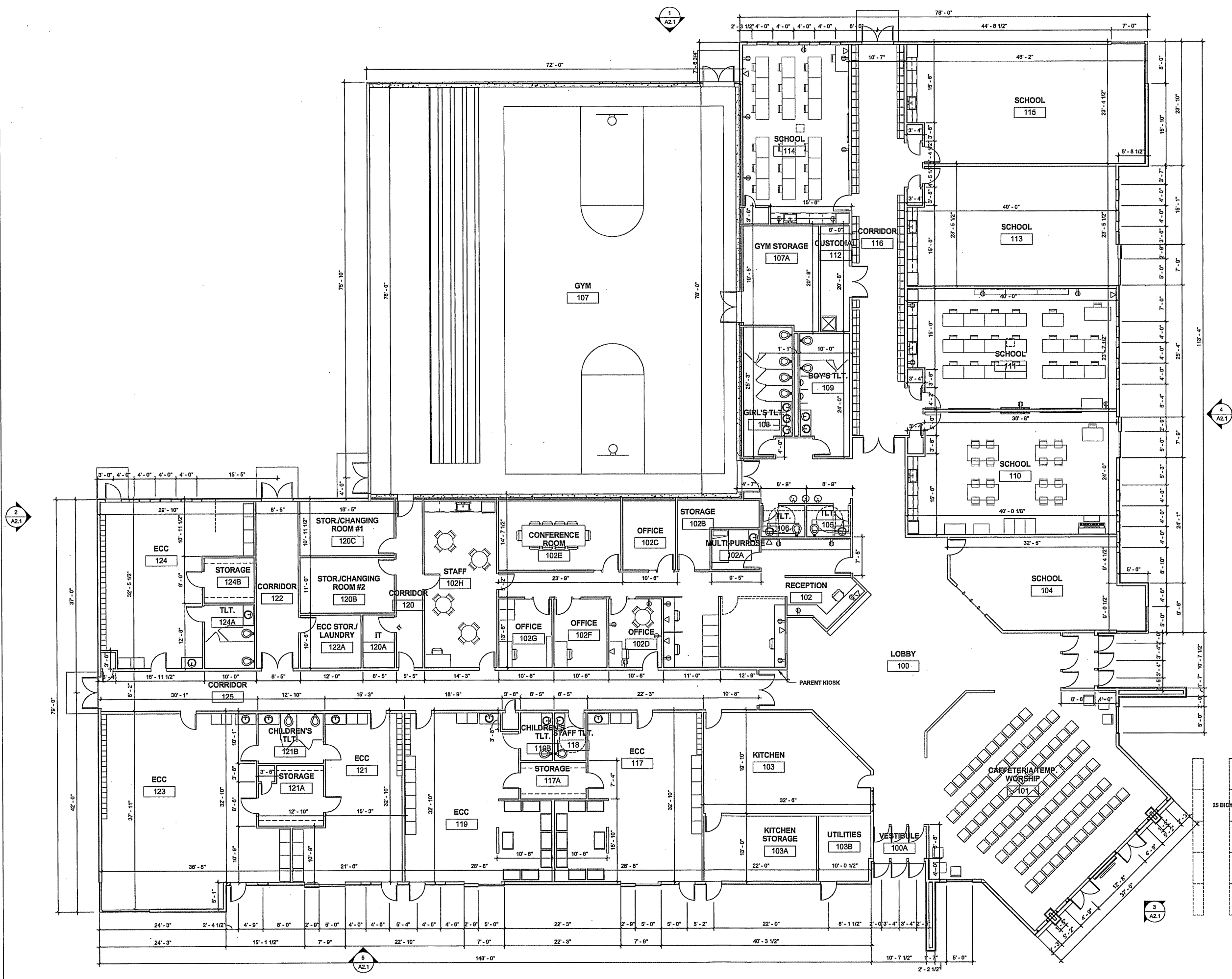






**HOLY CROSS LUTHERAN**  
734 HOLY CROSS WAY  
MADISON, WI

DEVELOPED BY:  
**HOLY CROSS LUTHERAN**



INFORMATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.

NO.	DATE	BY	DESCRIPTION
1	12/18/14	DCB	PLAN COMMISSION

**OVERALL FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0" S.I.L.  
 PROJ. NO.: 1203  
 DESIGNED BY: BAB  
 CHECKED BY: DCB  
 DATE: 12/18/14

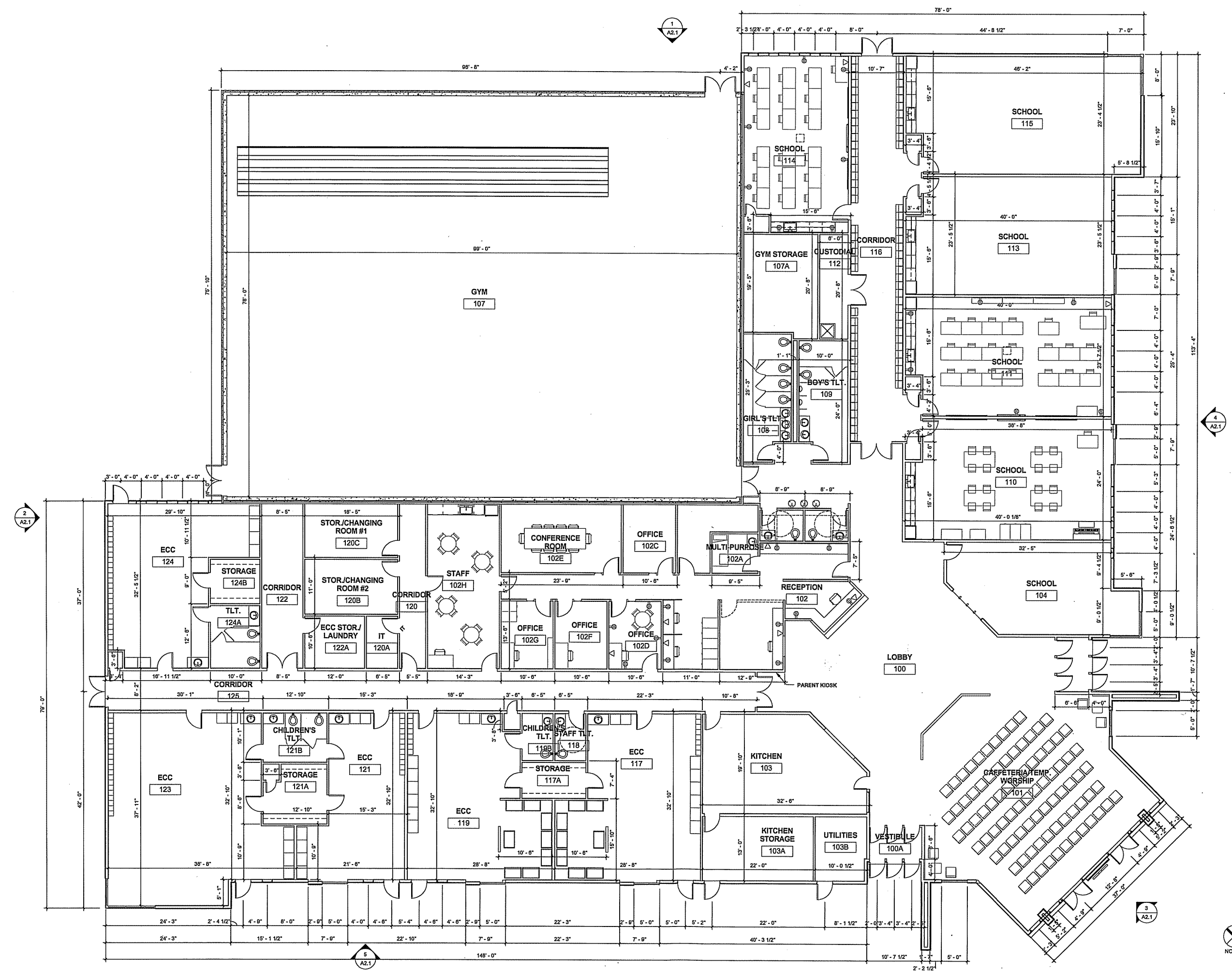
**A1.0**



25 BICYCLE SPACES

**HOLY CROSS LUTHERAN**  
734 HOLY CROSS WAY  
MADISON, WI

DEVELOPED BY:  
**HOLY CROSS LUTHERAN**



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NO.	DATE	BY	DESCRIPTION

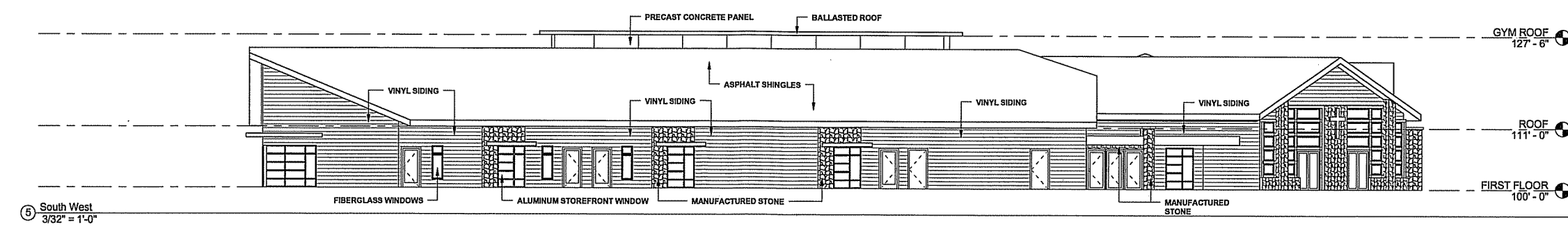
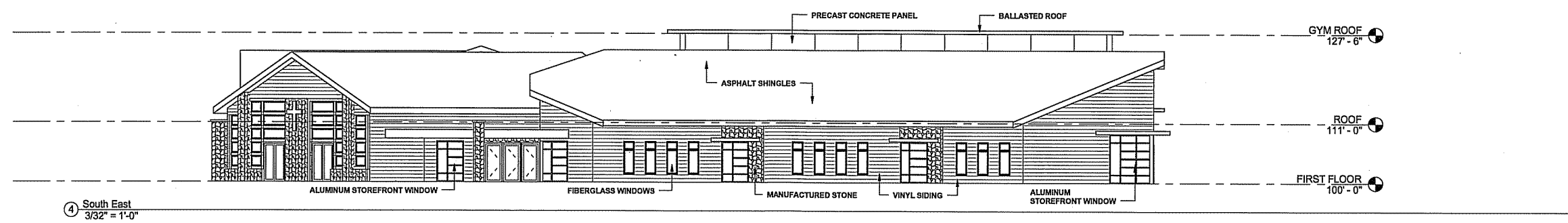
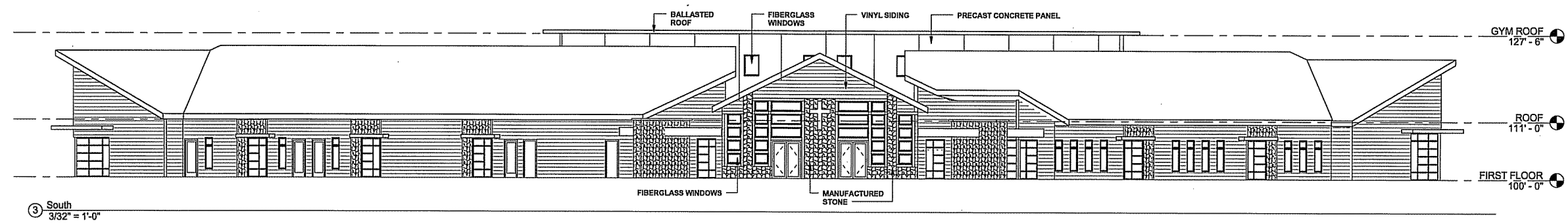
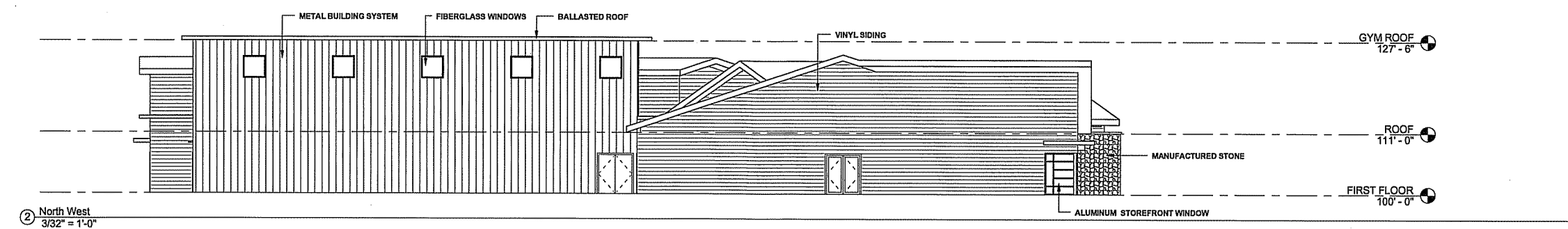
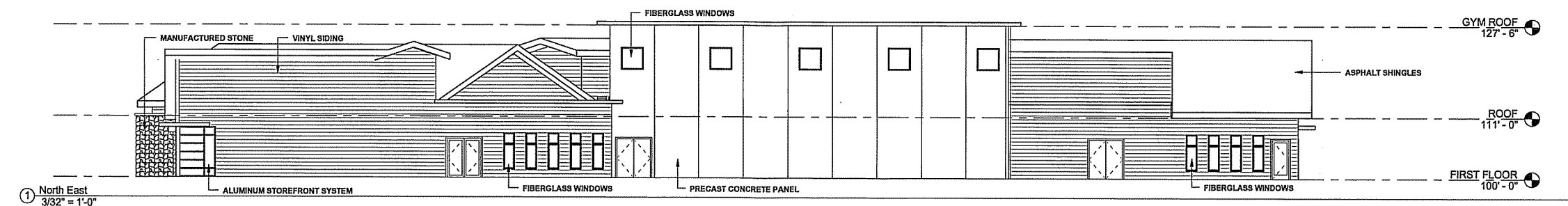
**ADD ALTERNATE - FULL SIZE GYM**

SCALE: 1/8" = 1'-0" S.I.L.  
PROJECT: 1203  
DRAWN BY: BAB  
CHECKED BY: DCB  
DATE: 11/11/11

**A1.1**

**HOLY CROSS LUTHERAN**  
734 HOLY CROSS WAY  
MADISON, WI

DEVELOPED BY:  
**HOLY CROSS LUTHERAN**



INFORMATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.

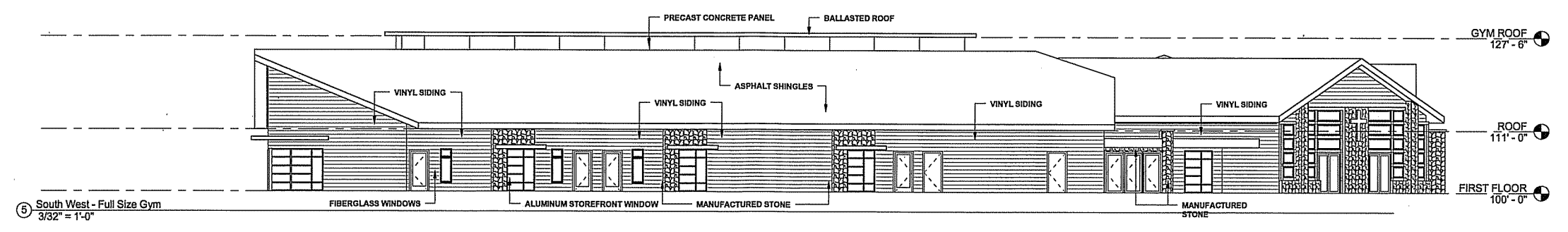
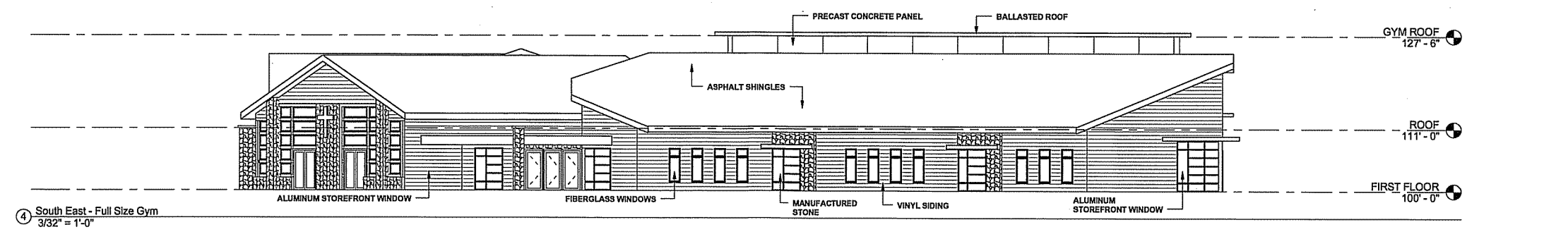
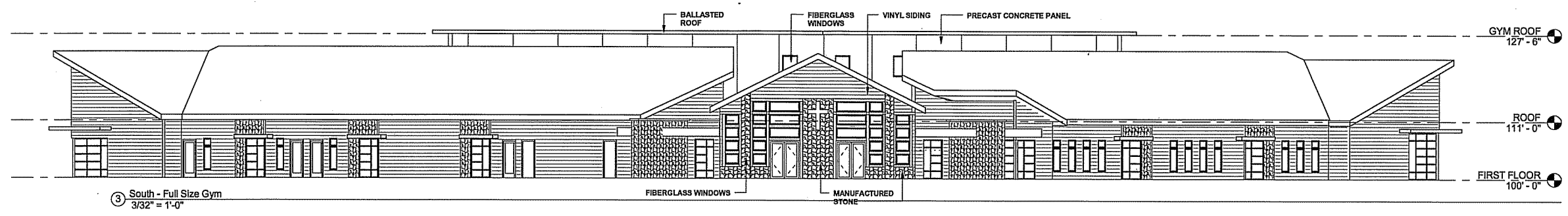
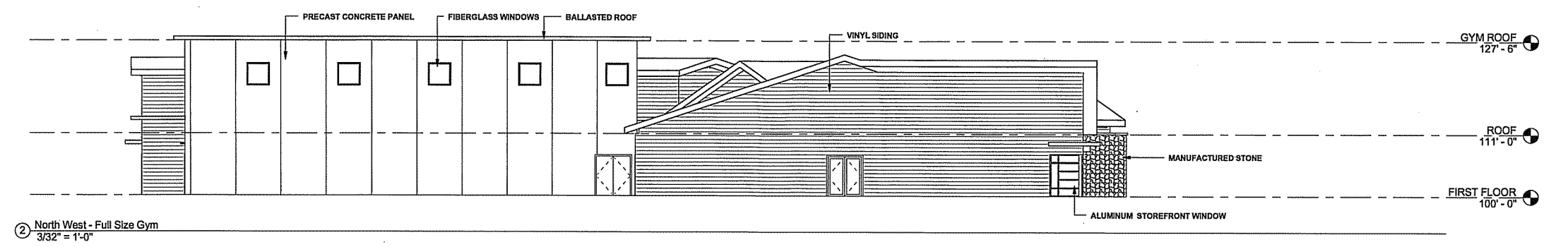
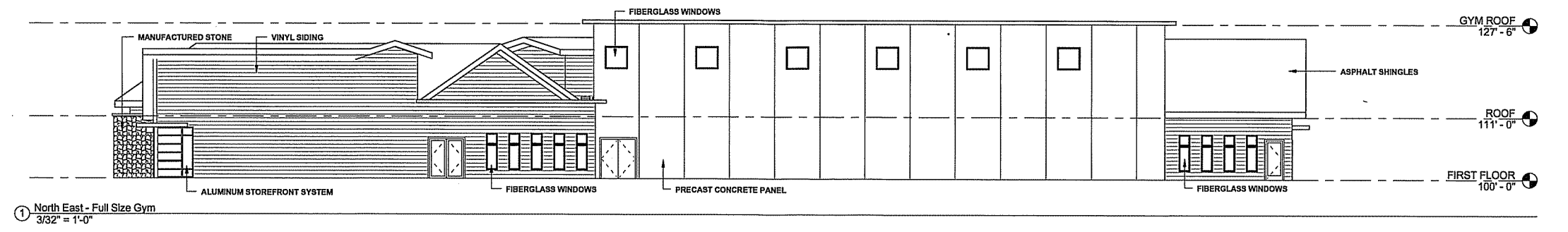
NO.	DATE	BY	DESCRIPTION
	12/18/14	DCB	PLAN COMMISSION

**EXTERIOR ELEVATIONS**

SCALE: 3/32" = 1'-0" S.I.L.  
 T.R. 1203  
 P.W. BAB  
 C.H. DCB  
 D.E.

**HOLY CROSS LUTHERAN**  
734 HOLY CROSS WAY  
MADISON, WI

DEVELOPED BY:  
**HOLY CROSS LUTHERAN**



INFORMATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.

NO.	DATE	BY	DESCRIPTION

**EXT. ELEVATIONS  
FULL GYM**

SCALE: 3/32" = 1'-0" S.I.L.  
PROJECT # 1203  
DRAWN BY BAB  
CHECKED BY DCB  
DATE





A2K

A Subsidiary of Schmeider & Holt Architects

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HOLY CROSS LUTHERAN  
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MADISON, WI 53704

DEVELOPED BY:

- SHADE TREES (DECIDUOUS)
- ABM

Autumn Blaze Maple
- CLH

Chicagoland Hackberry
- SHL

Skyline Honeylocust
- SWO

Swamp White Oak
- ORNAMENTAL TREES (DECIDUOUS)
- PFC

Prairie Fire Flowering Crabapple
- EVERGREEN TREES
- BPJ

Blue Point Juniper (upright)
- NS

Norway Spruce
- BHS

Black Hills Spruce
- EVERGREEN SHRUBS
- GVB

Green Velvet Boxwood
- GOJ

Grey Owl Juniper
- DECIDUOUS SHRUBS
- CRTD

Cardinal Redtwig Dogwood
- GLS

Gro Low Fragrant Sumac
- FDHR

Frau Dagmar Hastrup Rugosa Rose
- DHW

Dark Horse Wiegela
- ORNAMENTAL GRASSES
- KFRG

Karl Foerster Feather Reed Grass
- ORG

Overdam Feather Reed Grass
- HERBACEOUS PERENNIALS
- MDL

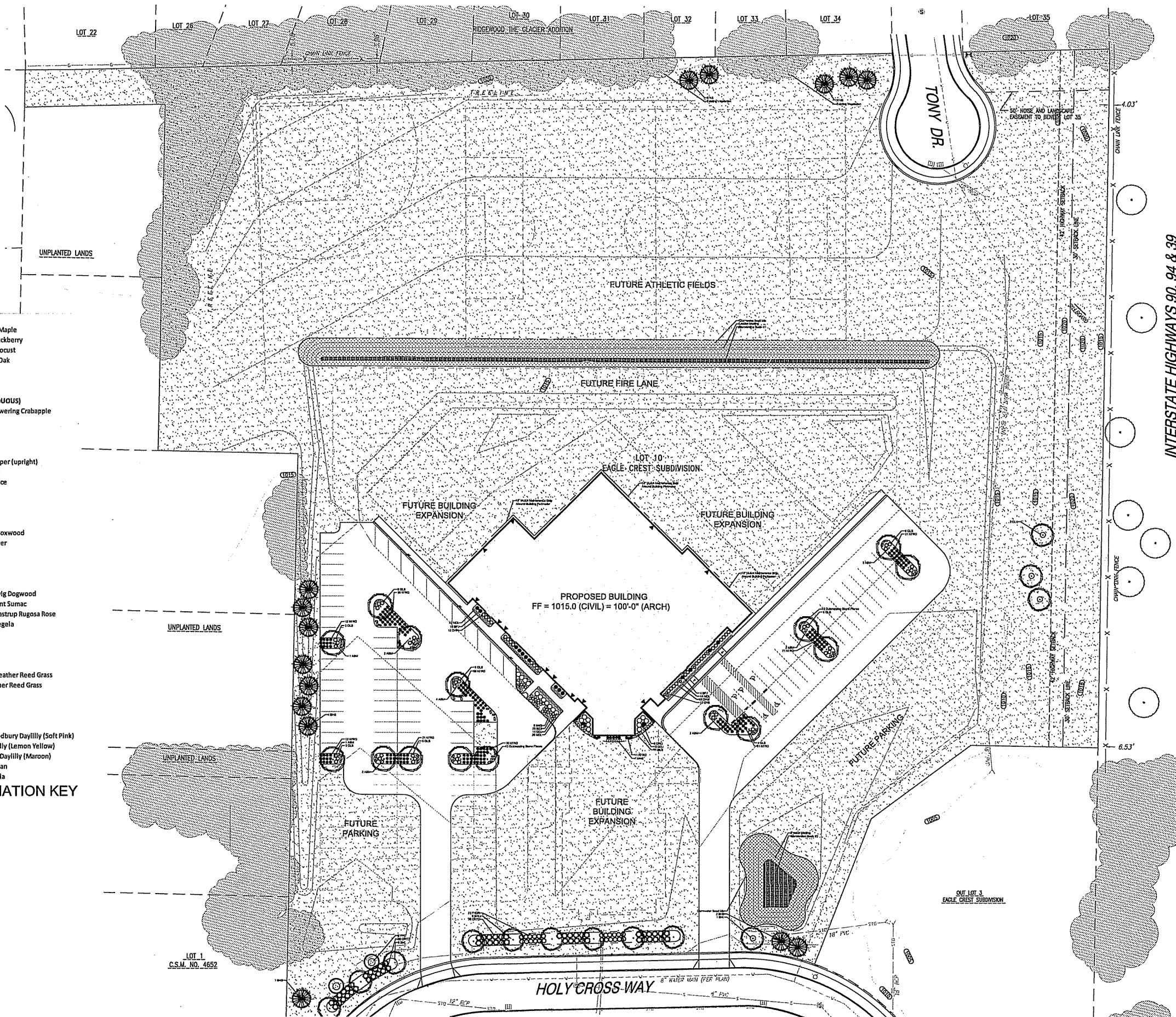
Catherine Woodbury Daylily (Soft Pink)
- MDL

Hyperion Daylily (Lemon Yellow)
- MDL

Summer Wine Daylily (Maroon)
- BES

Black-eyed Susan
- MNS

May/Night Salvia
- PLANT ABBREVIATION KEY



# OVERALL LANDSCAPE PLAN

Scale: 1"=40'0"

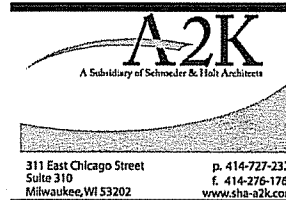
INFORMATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.			
NO.	DATE	BY	DESCRIPTION

## OVERALL LANDSCAPE PLAN

SCALE:	1"=40'0"
DATE:	12/15/14
BY:	UAD
CHECKED BY:	UAD
DATE:	12/15/14

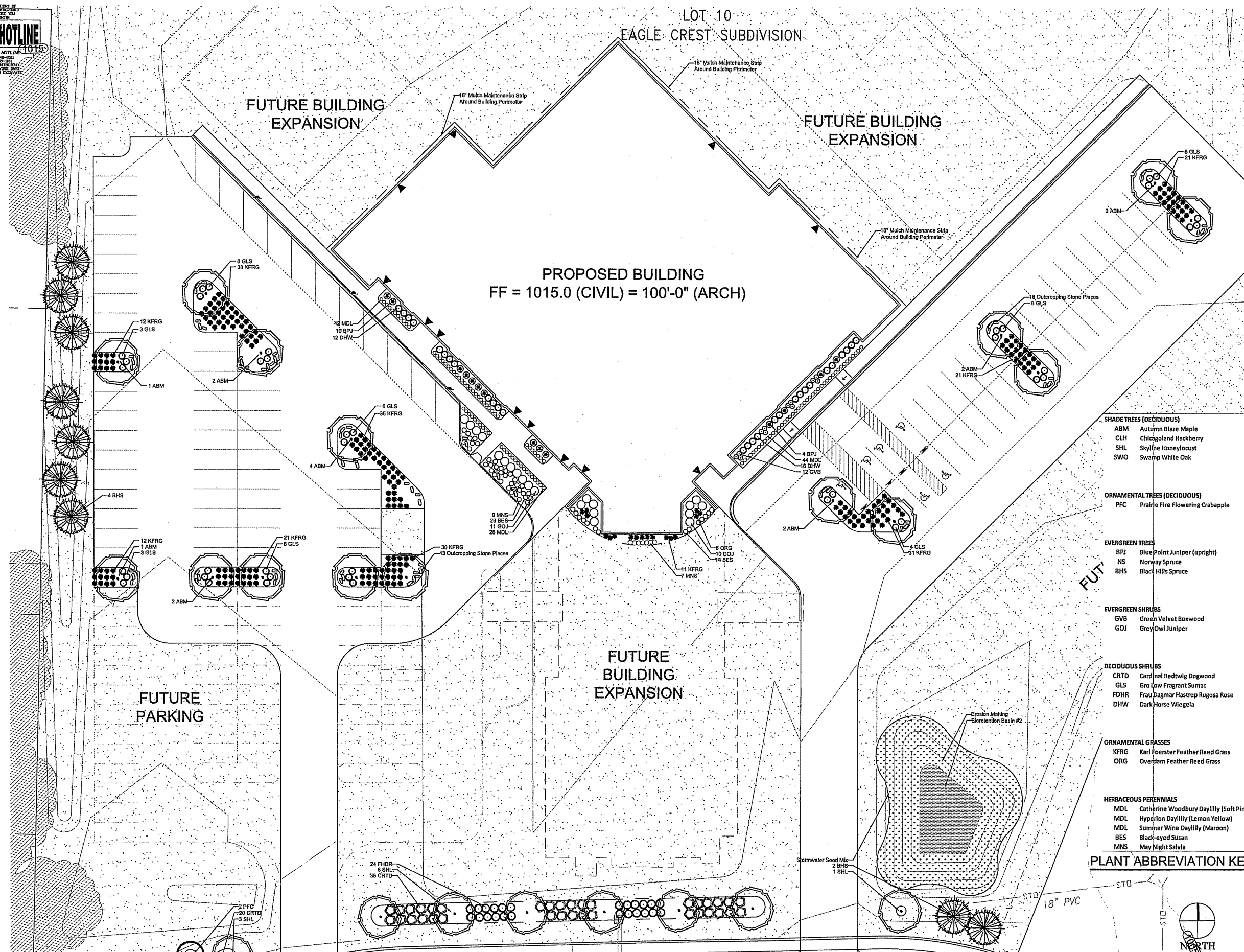
L1.0

2014-12-16 Prelim Set



**HOLY CROSS LUTHERAN**  
734 HOLY CROSS WAY  
MADISON, WI 53704

DEVELOPED BY:



# ENLARGED LANDSCAPE PLAN

Scale: 1"=20'0"

INFORMATION ON THIS DRAWING TAKES  
PRECEDENCE OVER THE SPECIFICATIONS  
MANUAL IF THE DOCUMENTS HAVE  
CONFLICTING INFORMATION.

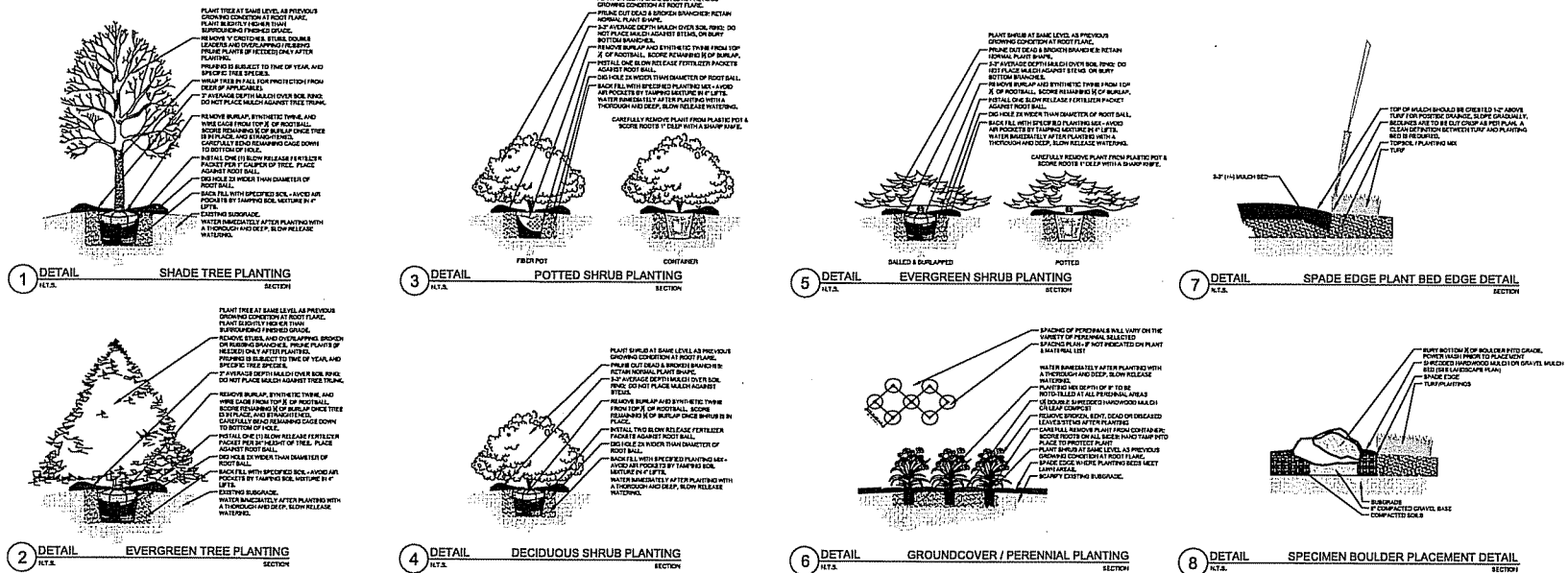
[illegible]ENLARGED LANDSCAPE  
PLAN

SDA #: 5177  
 ORV. CL #: 1203  
 DRAN BY: EAB  
 CHK: FY: JCH  
 DATE: 12/15/14

L1.

## L1.1

2014-12-16 Prelim Set



**HOLY CROSS LUTHERAN**  
734 HOLY CROSS WAY  
MADISON, WI 53704

## CODE COMPLIANCE CALCULATIONS

Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have alle marked prior to excavation and planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. **Topsoil in Parking Lot Islands (if applicable):** All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil shall be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape Contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. **Tree Planting:** Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball. If needed, Remove and discard non-biodegradable bark wrapping and support wire. Remove biodegradable burlap and wire cage (if present) from the top of the rootball and carefully hand remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining 2" of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. **Tree Planting:** Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rock, heavy clay, or concrete pieces. When hole is 1/2 full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5" diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. **Shrub Planting:** All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 3/4" mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are 3/4 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.

9. **Mulching:** All tree and shrub planting beds to receive a 2" layer of shredded high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. **Edging:** All planting beds shall be edged with a 4" deep spade edge used to flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. **Plant bed preparation:** All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Rotate the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 6"-10":

- For 100 SF of bed area:
  - 3/4 CY Peat Moss or Mushroom Compost
  - 3/4 CY blended/pulverized Topsoil
  - 2 pounds starter/fertilizer
  - 1/2 CY composted manure

12. **Lawn Installation and Sod:** Prepare lawn areas: Contractor to furnish and prepare blended topsoil (2" minimum) and seed bed, removing all debris and stones 1/2" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all a/side applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.

13. **Installation preparation for all seeded areas:** remove/all surface soils if any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in Item #6) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and water thoroughly covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on behalf of his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing red canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:

- No bare spots larger than one (1) square foot
- No more than 10% of the total area with bare areas larger than one (1) square foot
- A uniform coverage through all turf areas

14. **No-Mow seed areas:** "No-Mow" fine fescue seed mix with annual ryegrass nurse crop (available at Cedar Creek Seed Farm 888-313-6807; or Prairie Nursery 800-259-3679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by provider. Prepare seed bed and soil as specified in Item #13 above.

15. **Native Prairie Seed Mix / Stormwater Seed Mix:** Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 800-259-3679 or JP New 800-646-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in Item #13 above.

16. **Warranty and Replacements:** All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

17. **The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation.** This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if representative), fertilizing, thinning, sweeping up grass clippings, pruning and deadheading.

18. **Project Completion:** Landscape Architect is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

## LANDSCAPE GENERAL NOTES

## PLANT & MATERIAL SCHEUDLE

SC#L:	SHL:
IOJL#:	120.5
DFWLBY:	5.6
CHALBY:	DCU
DATE:	12.12.14

2014-12-16 Prelim Set