

City of Madison

Proposed Conditional Use

Location 734 Holy Cross Way

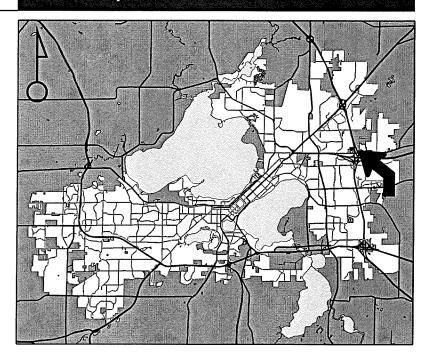
Project Name Holy Cross Lutheran

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

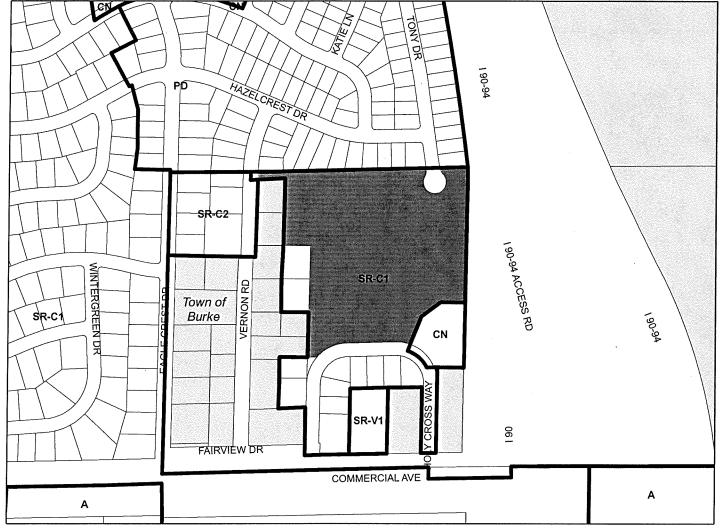
Existing Use Vacant land

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 or City Planning at 266-4635

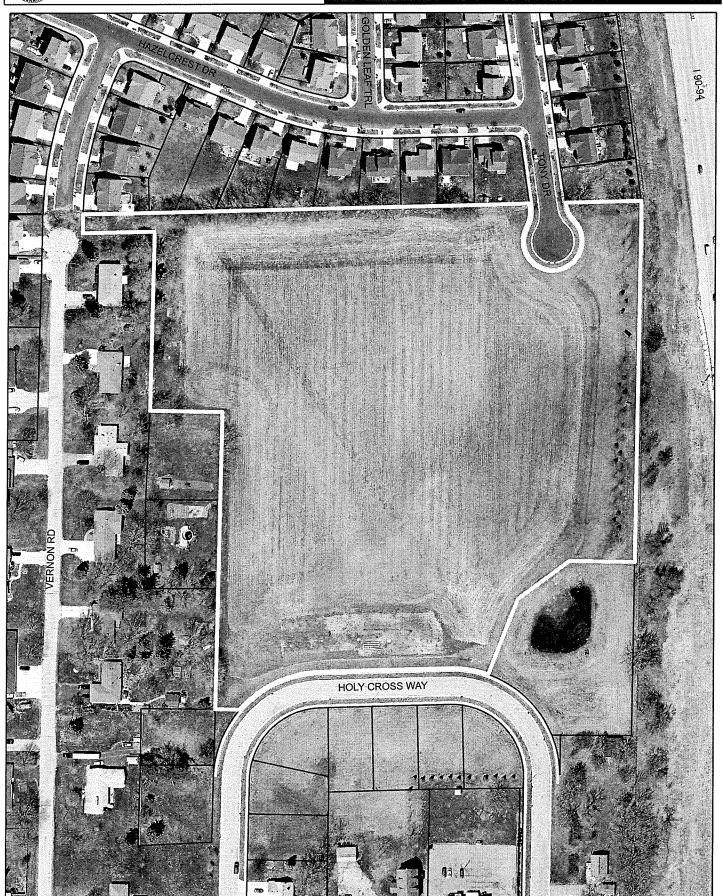


Scale: 1" = 400'

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



City of Madison



Date of Aerial Photography: Spring 2013



LAND USE APPLICATION

CITY OF MADISON

- 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

Madison	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 1. Project Address: 	FOR OFFICE USE ONLY: Amt. Paid Receipt No. 16/096 Date Received 12-16-14 Received By 77- Parcel No. 08/0-34/1-04/5-5 Aldermanic District 17- Clausius Zoning District 5/-21 Special Requirements Review Required By: Urban Design Commission Plan Commission Common Council Other: Form Effective: February 21, 2013
1. Project Address: 734 Holy Cross Way Project Title (if any): Holy Cross Luthera	
 2. This is an application for (Check all that apply to your Land U Zoning Map Amendment from	ajor Amendment to Approved PD-SIP Zoning
3. Applicant, Agent & Property Owner Information: Applicant Name: Mark Bartels Company: Street Address: 2670 Milwaulus St. City/State: Mark Bartels Telephone: (608) 249-3101 Fax: (608) 249-0601 Email Project Contact Person: Dave Baum Company: Street Address: 311 E. Chicago St. Suit 310 City/State: Milwaulus St. Chicago St. Suit 370-1764 Email Property Owner (if not applicant): Holy Cross Lutheran Church Street Address: 2670 Milwaulus St. City/State: Market Address: 2670 Milwaulus St. City/State: Market Address: 2670 Milwaulus St. City/State: Market Address: 2670 Milwaulus St.	Hake /NI zip: 53202 baum@ sha-azk.com
Project Information: Provide a brief description of the project and all proposed uses of the site: Early Childhood Carc (Infant to H-yr. old) On	3

Provide a brief description of the project and all proposed uses of the Eorly Childhood Care (Infant to H-yr. old) Development Schedule: Commencement March 15, 2015

Project Plans including:* Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to building demolished/proposed/altered 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) Tone (1) copy of the plan set reduced to fit onto 8 ½ 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 line 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 applican 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 Suiting Conditions Number of Dwelling Units Auto and Bike Parking Stalls Number of Construction & Full-Time Equivalent Jobs Created Number of Operation Probject Schedule Auto and Bike Parking Stalls Number of Construction & Full-Time E	and Use applications are required to i	include the following:	
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beautiful the state of the stat	If a waiver has been granted to this	s requirement, please attach any corre	spondence to this effect to this form
Pre-application Meeting with Staff: <u>Prior</u> 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.	e-application Meeting with Staff: Pr	rior to preparation of this application	the applicant is required to discuss the

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

Name of Applicant Mark Bartels

Name of Applicant Mark Bartels

Relationship to Property: Senior Pastar

Authorizing Signature of Property Owner Att Jejulahu Golden Delie 12:15-2014

STELLA A Delies Shown Delies 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 8th 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.

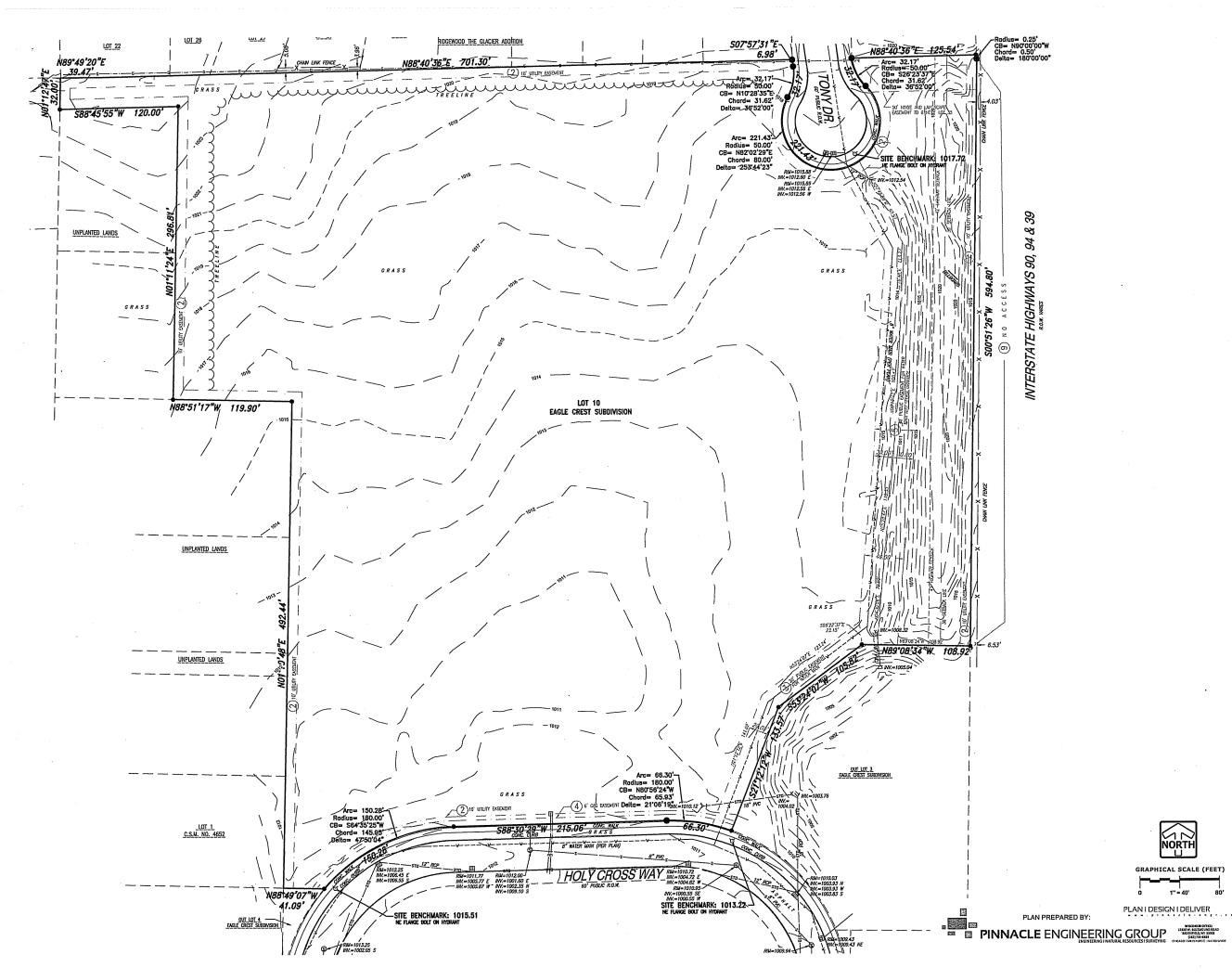
Regular business hours for the Early Childhood Center will be 6 am - 6 pm Monday - Friday, year round. School hours will be from 8 am - 3:15 pm, Monday – Friday, during the school year. Occasionally, the gym, cafeteria, and worship space will be used on evenings and weekends.

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

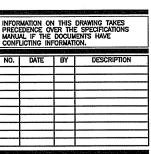




HOLY CROSS LUTHERAN

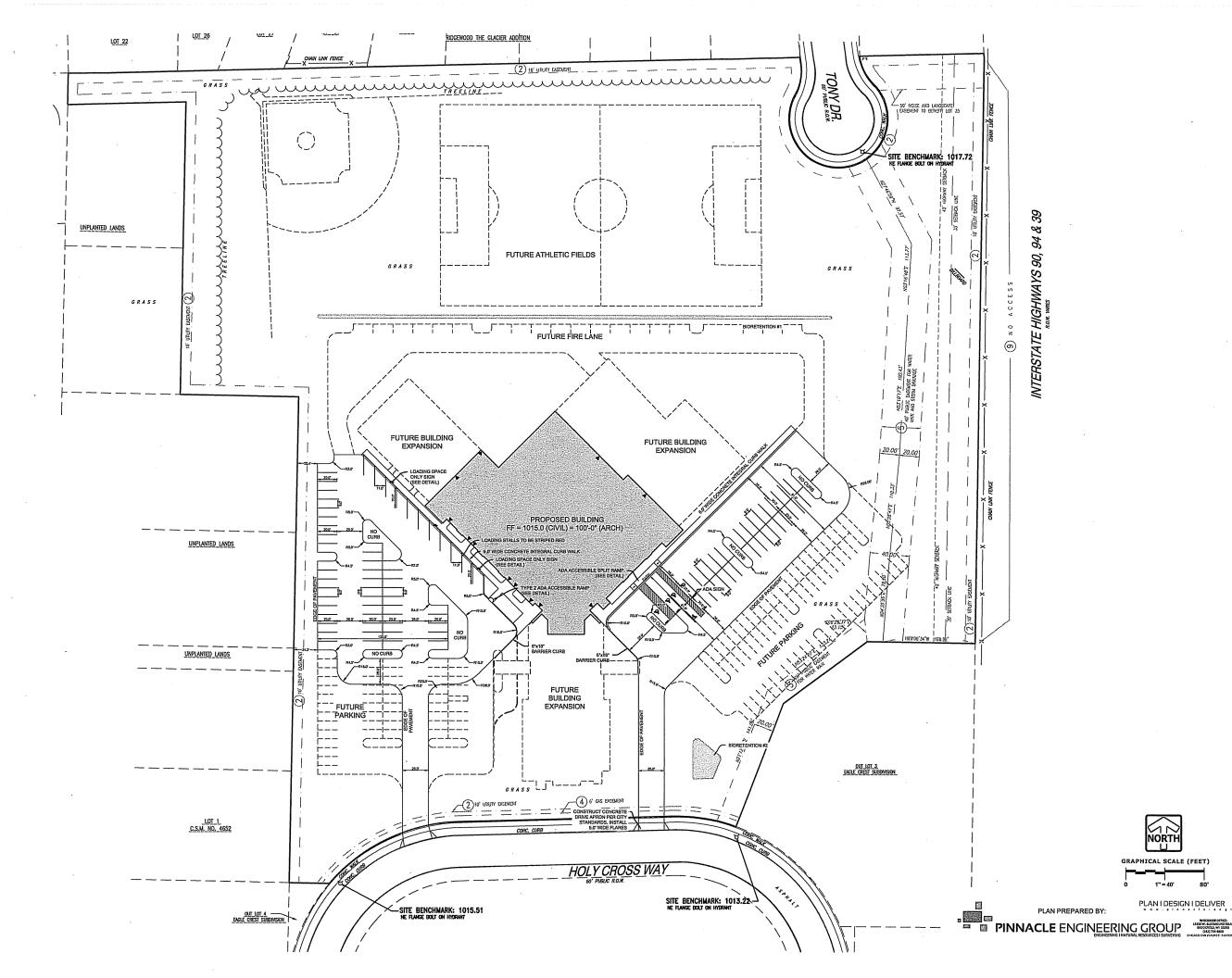
734 HOLY CROSS WAY MADISON, WI 53704

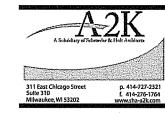
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EXISTING-CONDITIONS

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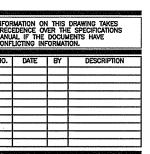




HOLY CROSS LUTHERAN

734 HOLY CROSS WAY MADISON, WI 53704

DEVELOPED BY:



SITE PLAN

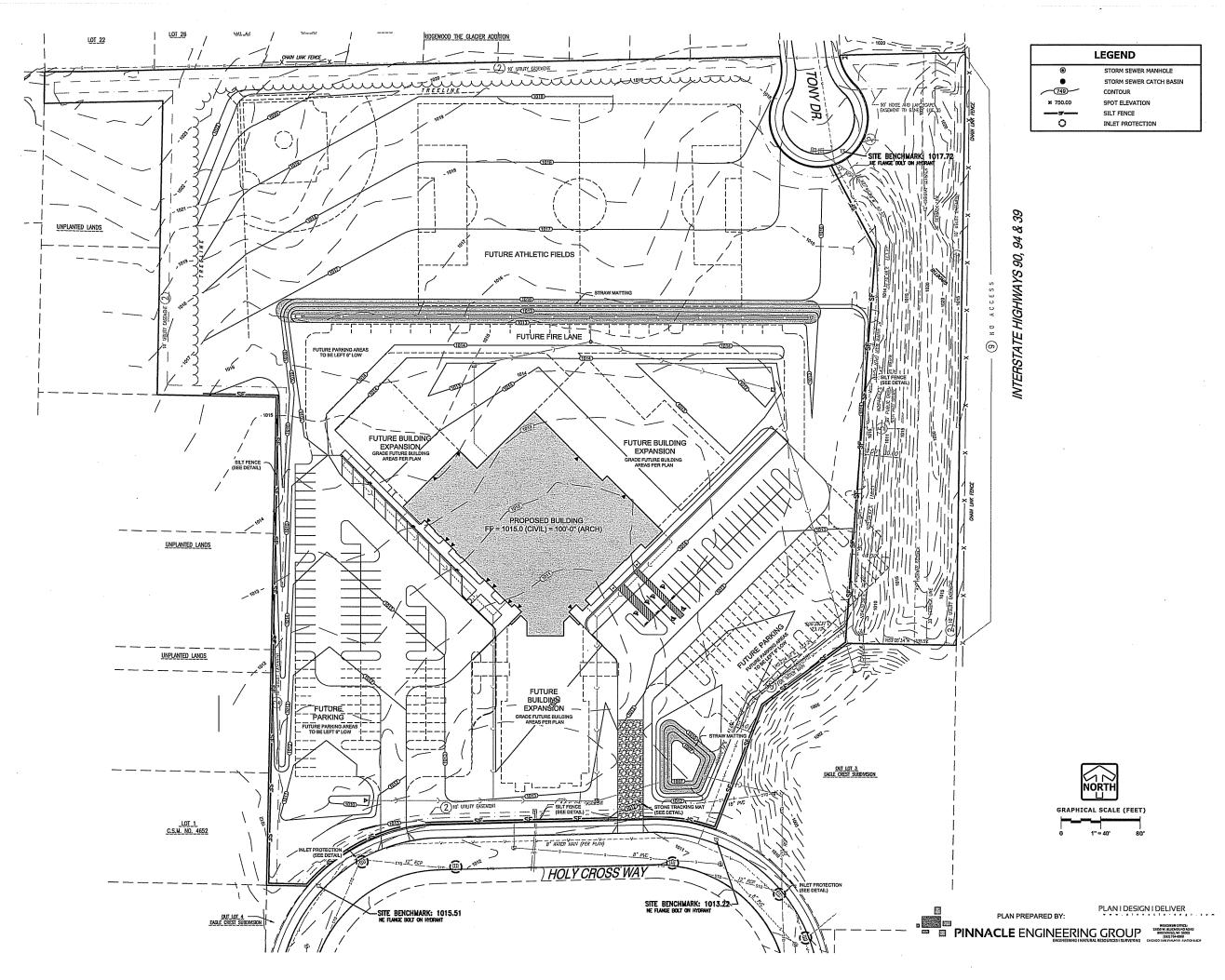
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PROJECT #: 1203

DRWN BY: BDP

CHKD BY: AEK

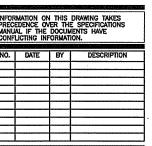
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HOLY CROSS LUTHERAN 734 HOLY CROSS WAY MADISON, WI 53704

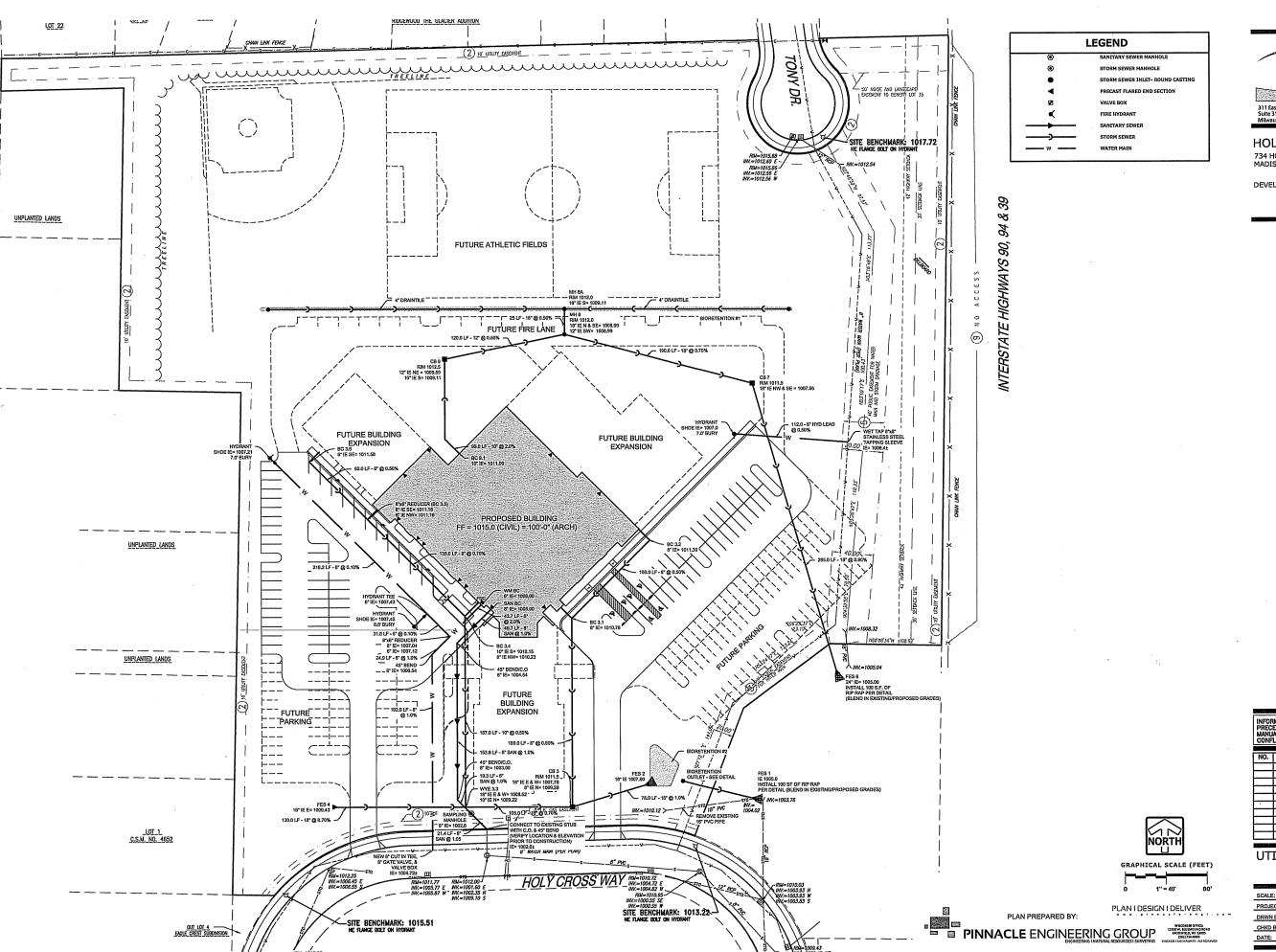
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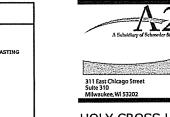


GRADING & EROSION CONTROL PLAN

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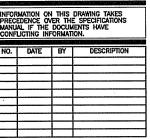




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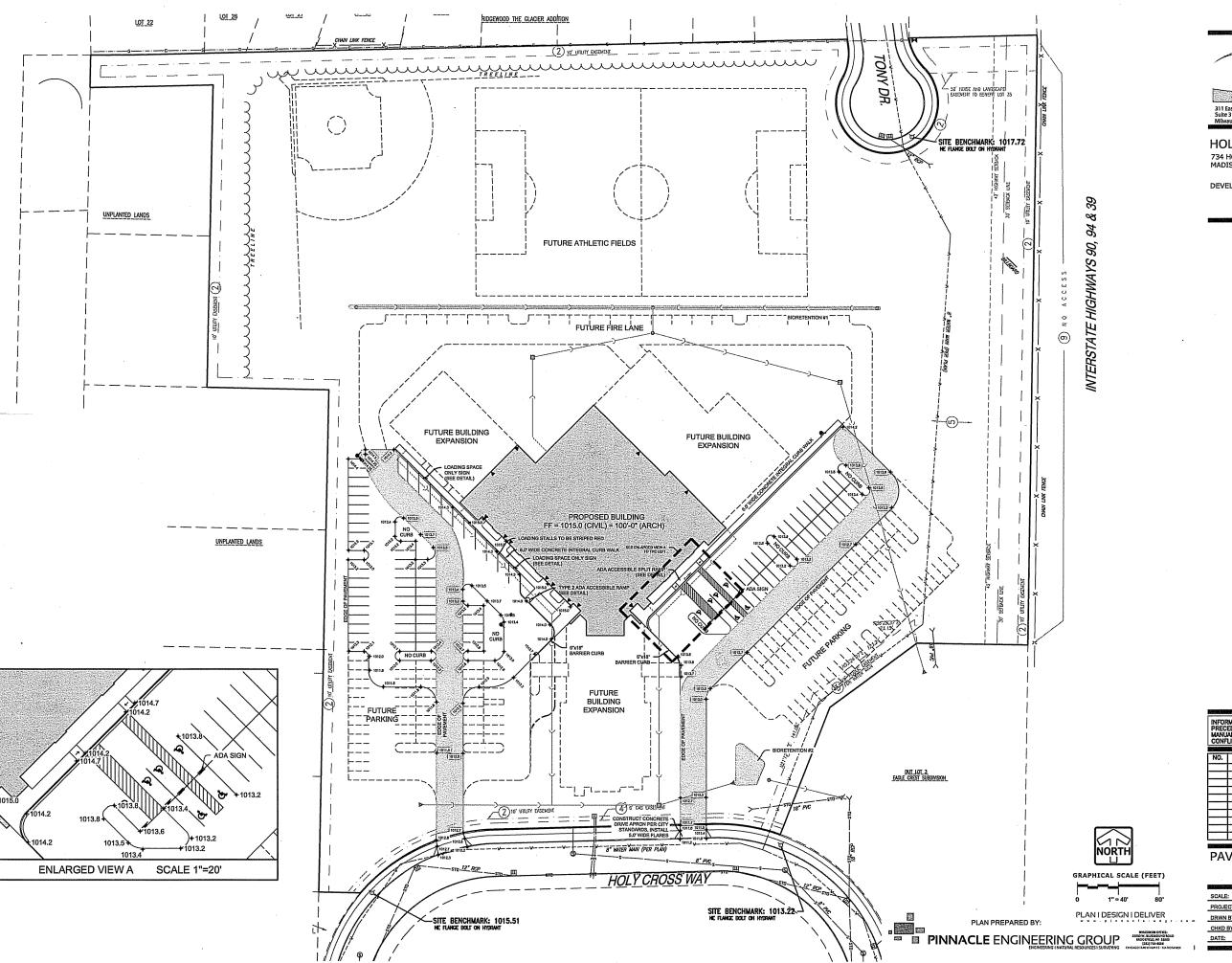
p. 414-727-2321 f. 414-276-1764 www.sha-a2k.com

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UTILITY PLAN

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DRWN BY:	BDF
CHKD BY:	AEK
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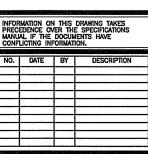




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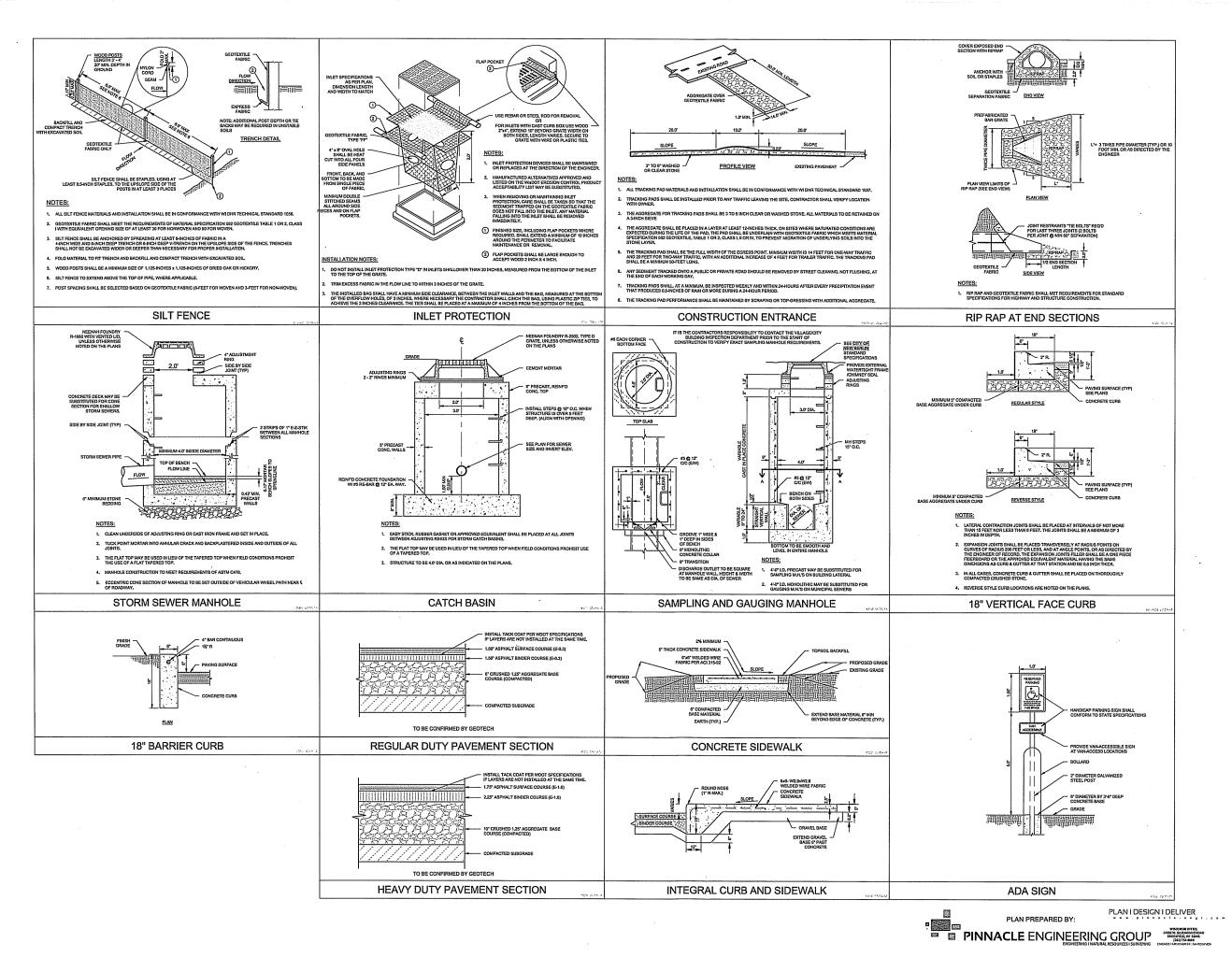
734 HOLY CROSS WAY MADISON, WI 53704

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PAVING PLAN

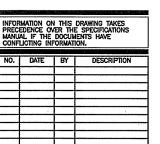
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CONSTRUCTION DETAILS & SPECS

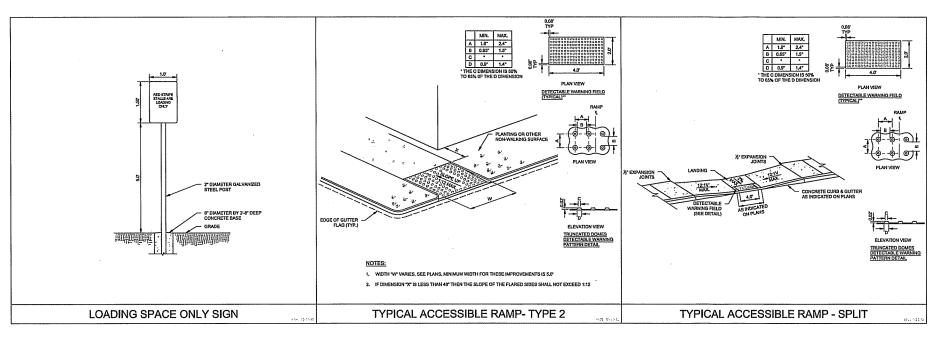
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GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE ST/WATER IN WISCONSIN ADOMINISTATIVE CODE, 595 309, 323-333, AND THE LOCAL ADDINANCES AND SPECIFICATIONS.

- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.

 THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER. THE ENGINEER AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- OR IS RESPONSIBLE FOR PIELD VENIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES INS. AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
- . TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK. 11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLANCE WITH THESE SPECIFICATIONS

SPECIFICATIONS FOR GRADING & EROSION CONTROL

- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATER COMPLETE THE PROJECT. CONTRACTOR SHALL INSTITY OWNER OF THE NEED TO IMPORT OR HALL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
- CTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION, A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. I THE CONTRIVENTIAL PROVINCIAL PROVINCIAL FOR VEHICLA SECURITION FOR CONTRIVENCIAL OF CONSTRUCTION, A CONTRIVENCIAL PROVINCIAL PROVI
- INJUST BE SUBMITED TO THE ENDRESR IN WITTING SEPTIOR AND EDVATIONS ARE MADE.

 FOR OCCENTIONAL RECOMMENDATION IS AVAILABLE, THEN THE PELLOWING PERCENTIONS SHALL APPLY, ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAND BY SUTFAME, SHAPE OF ALL DRAWING, FROZED OR OTHER DELETEROUS MATERIAL, AND INSPECTED AND APPROVED BY THE RESIDENT OCCUPANT OF THE SUBGRADE, A PROVIDED SHAPE OF THE SAME MADE MADE MADE SHAPE OF THE SAME SHAPE OF THE SAME

- THE STANDARD PROCTOR (NSTAND-289) MAXIMUM DENSITY.

 NO PILL SHALL BE PLACED ON A WEST OR SOFT SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL, IS PLACED.

 SUBGRADE TOLERANCES ARE 4-1" FOR LANDSCAPE AREAS AND 4-1-½" FOR ALL PAVEMENT AND BUILDING AREAS.

 TOPSOL SHALL BE FREE OF DELETEROUS MATERIALS, ROOTS, QUO VEGETATION, ROCKS OVER 2" DUMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE, NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOL MAY BE AMENDED AS NEEDED WITH SHOW ON COCKRIPTOT TO BE LOOSE WHICH REPRED.
- RECEDITION ON CONCOVERING THE PROJECT AND ALL SEPTIMENT REMOVED FROM DOWNSTREAM FACULTES.

 THE CONTRACTOR SHALL MANTAIN SITE DRAININGS THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING, ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER EVANIONATION SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER EVANIONATIONAL SESSIONATION FROM THE PUMPED WATER.

 10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBIES MUST NOT SEE DEPOSITED ONTO THE ADACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWETT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITES.

SPECIFICATIONS FOR PRIVATE UTILITIES

- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWNINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- CTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
- CTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL
- MATERIALS FOR STORM STIVET SHALL DE AS TOLLANS, STORM SENSER PRE-44" OF LESS SHALL SEE HAS DESIGN FOR VICTOR SHOPE FOR DOWN TO SHALL SEE HAS DESIGN FOR VICTOR SHOPE FOR DOWN TO SHALL SEE HAS DESIGN FOR SHALL SEED FOR
- ANT 3 SHALLE U SHOT OF BEDUNKT MATERIAL CURRELINES SHALL BE A FOLLOW: WHITE RELIVED AND A LOVED OF MAINTENANCE DECORATION FOR THE SHALL SH
- BACKFILL MATERIAL IS NOT ALLOWED.

 TRACER WIRE (NO. 8 SINGLE TRANCO COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.

 MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERWAIN MAY SE REQUIRED BY THE OWNER OR MANDREL TESTING ON FINAL PAYING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

- AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION RECUIREMENTS SECTIONS 301.2 AND 305.22 OF THE STANDARD SPECIFICATIONS, THICKNESS SHALL BE PER THE DETAIL ON THE PLANS, BASE SHALL BE'N INCH DUMETER VILLESS NOTED OTHERWISE, RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.

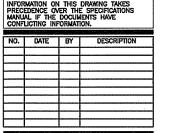
- COSTING PAYEMENT SHALL BE SANCUT IN NEXT STRAIGHT LINES TO FULL DEPTHAT ANY POINT WHERE EXISTING PAYEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVE WITH THE SHALE SETTION AS EXISTING. MINICIPAL ISTANLABOR BAY PEDILIBE ADDITIONAL WINDS.
- ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 TYPE E-0.3 IS REQUIRED UNLESS HIS ACOMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
- CONCRETE FOR URLE, DRIVEN, VINUAS AND NON-FORMANCE WITH SECTION 4.15.26 OPS. JOINTING SHALL BE PROVIDED EVERY 57, CONCRETE SHALL BE FINISHED PER SECTION 4.15.26 OPS. JOINTING SHALL BE PRESCRICK 4.15.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10, EXPANSION JOINTS SHALL BE PROVIDED EVERY 57, CONCRETE SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF SHALL BE FINISHED PER SECTION 4.15.3.8 WITH A MINIMUM 28 DAY COMPRESSIVE BITEMATH OF S



HOLY CROSS LUTHERAN 734 HOLY CROSS WAY

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MADISON, WI 53704

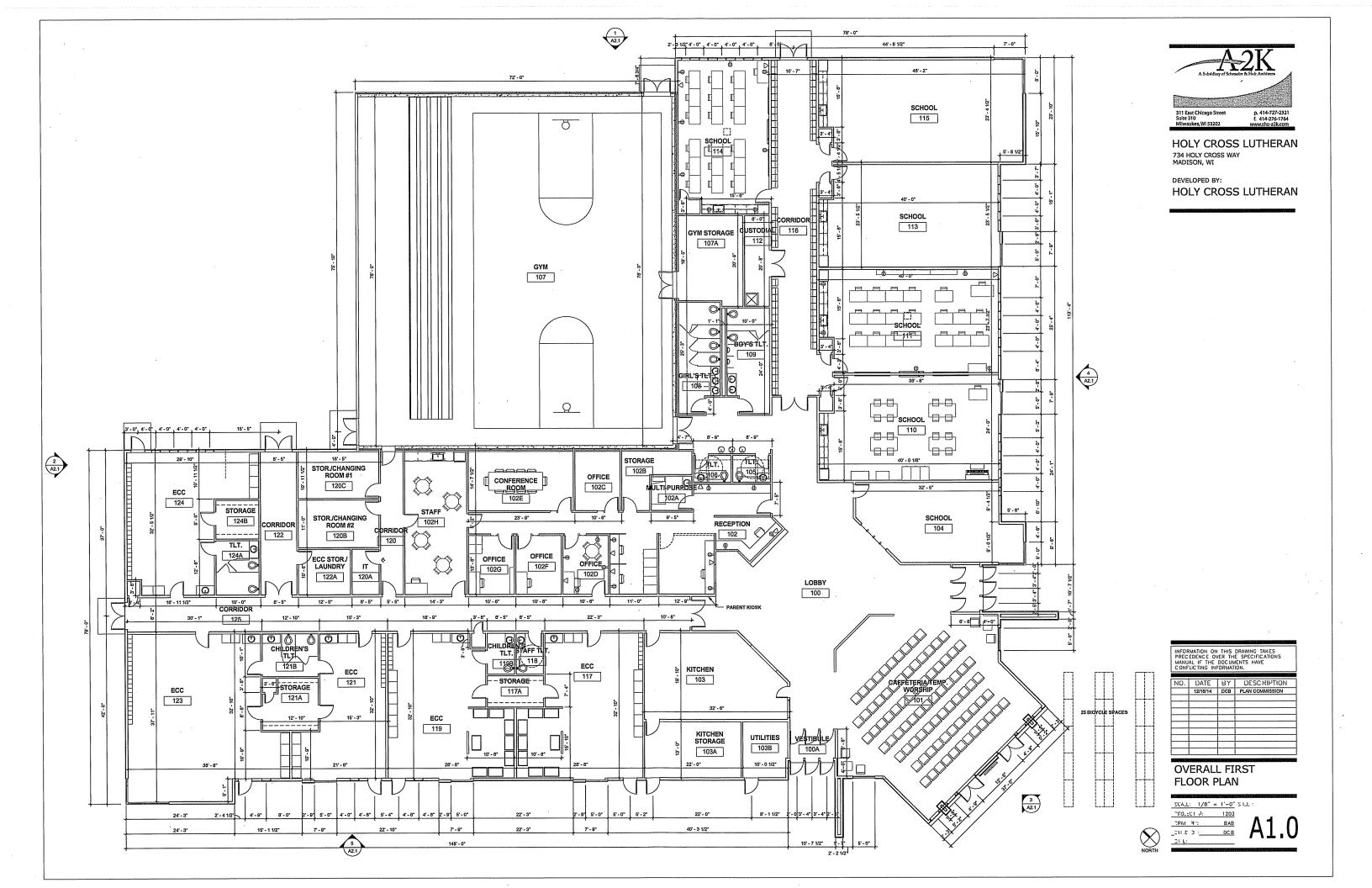


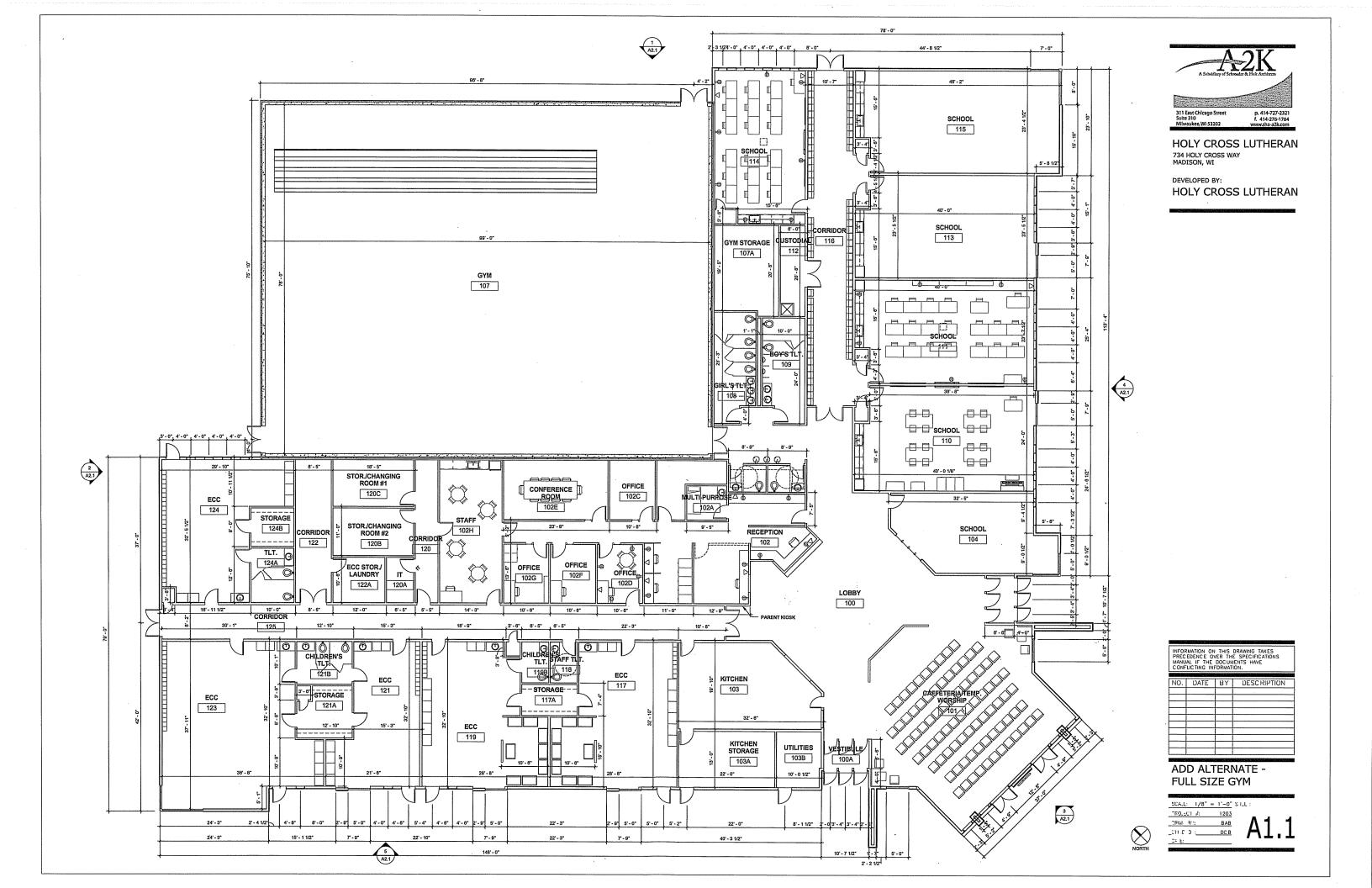
CONSTRUCTION **DETAILS & SPECS**

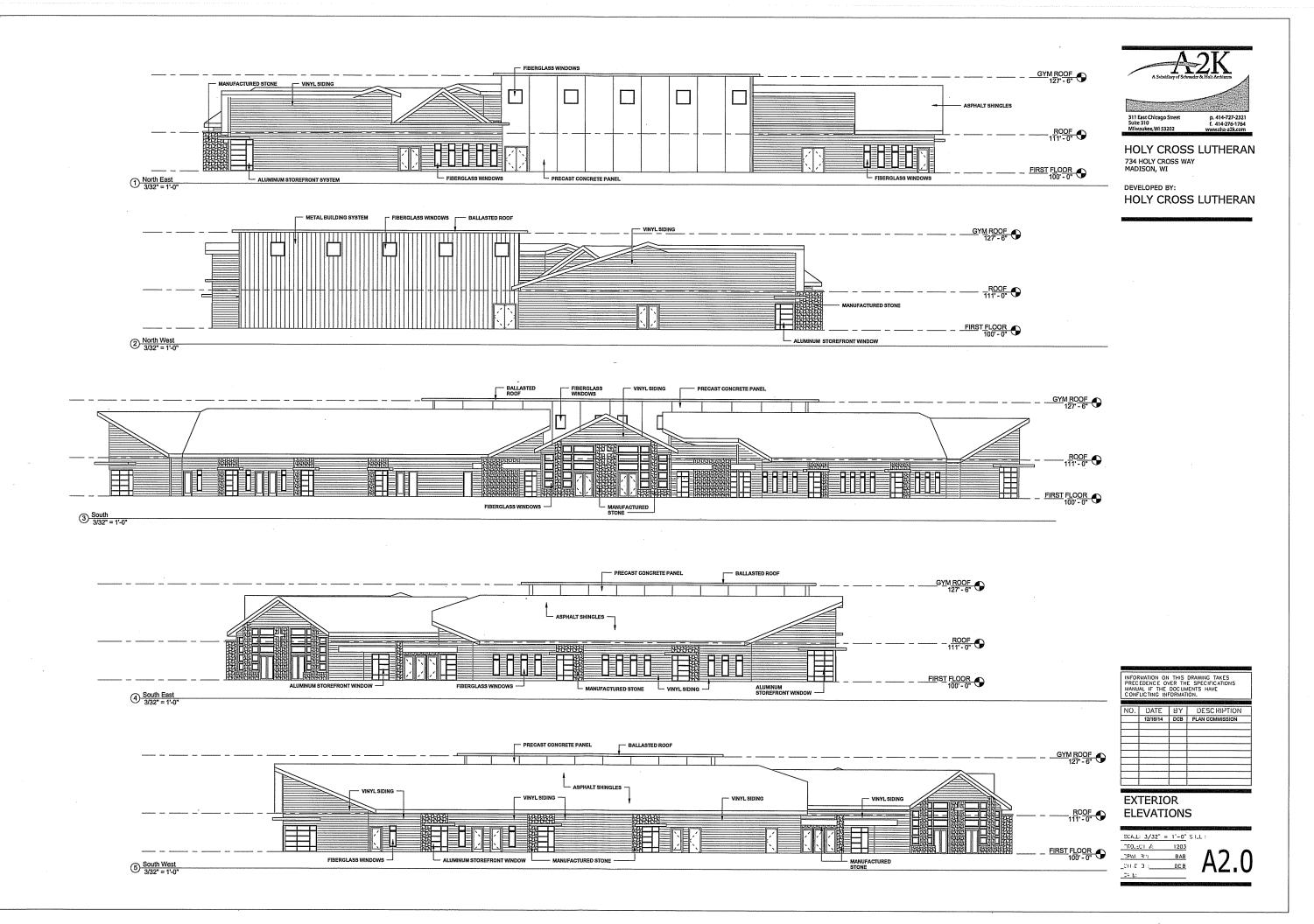
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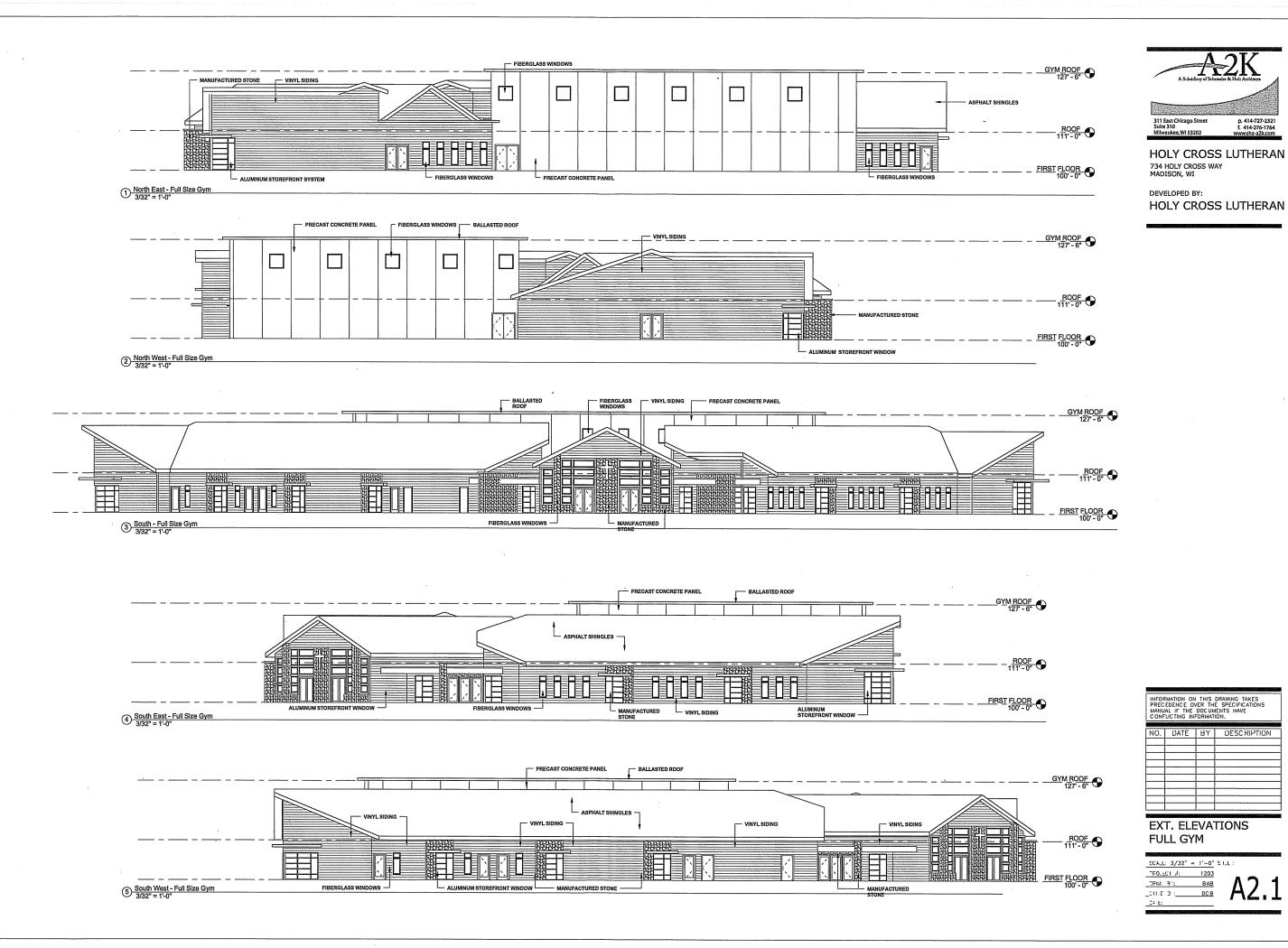




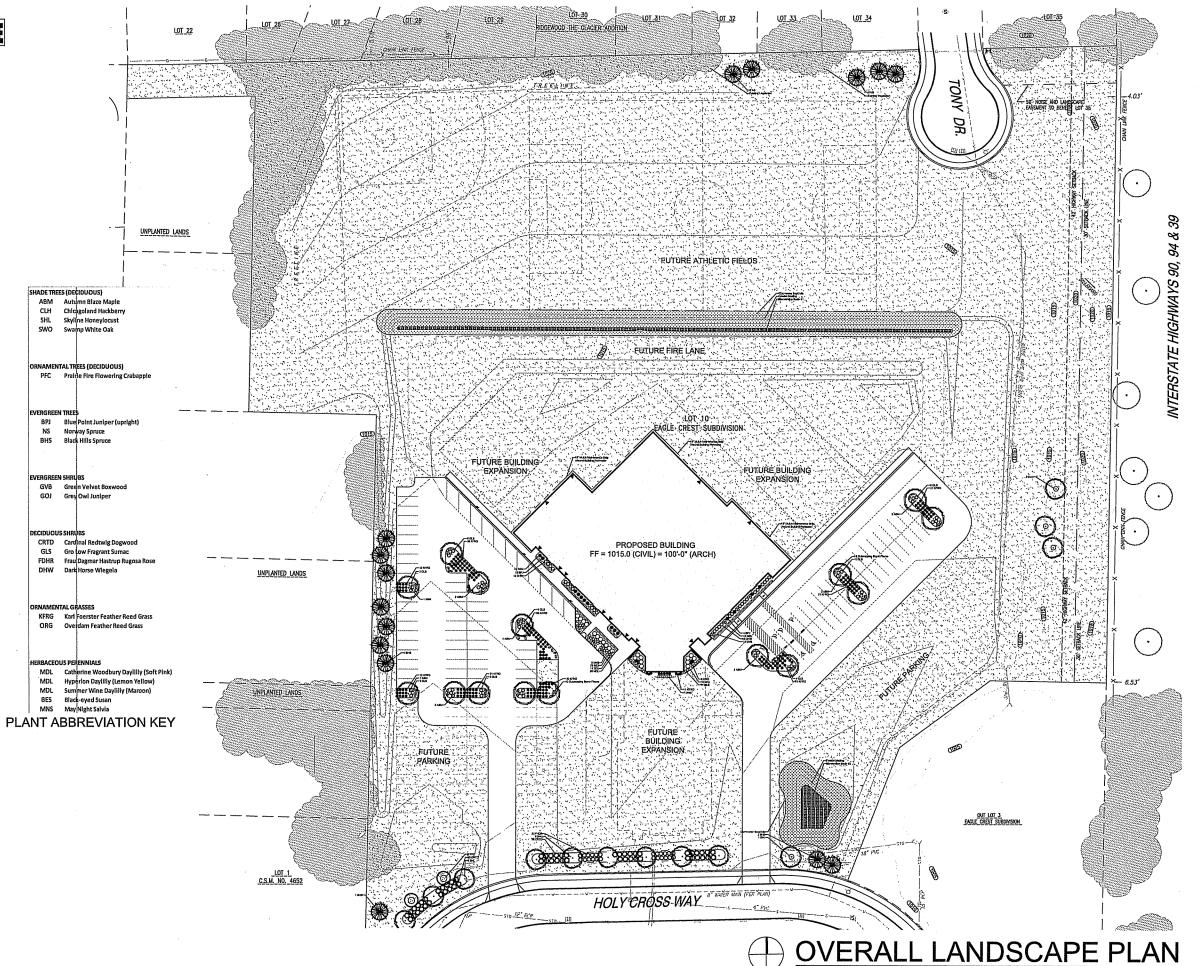












NORTH

A Subsidiary of Schroeler & Holi Archivets

311 East Chicago Street p. 414-727-2321
Suite 310 f. 414-725-1764
Milwaukee, W 53202 www.sha-g2k.com

HOLY CROSS LUTHERAN

734 HOLY CROSS WAY MADISON, WI 53704

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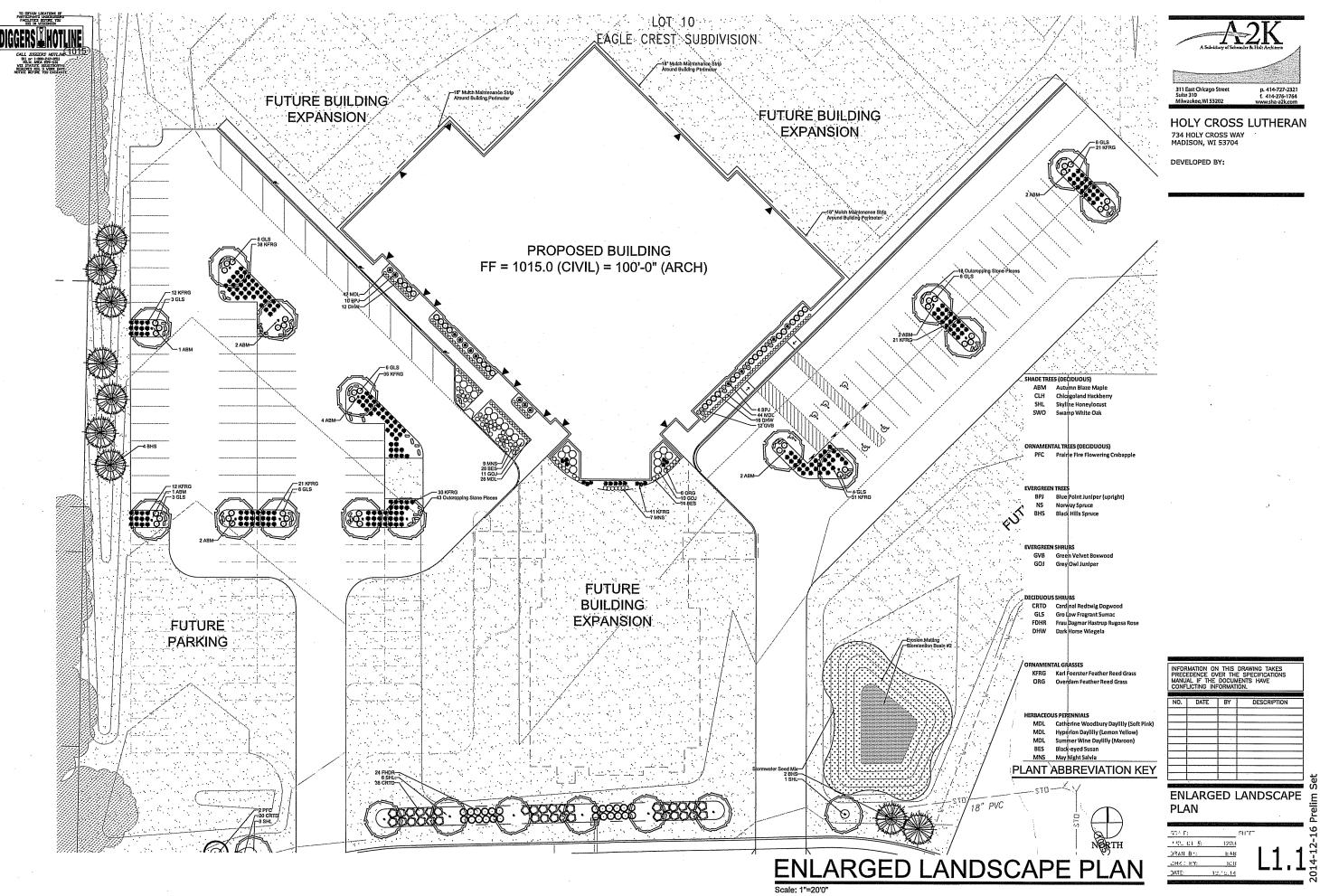
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CONFLICTING INFORMATION.

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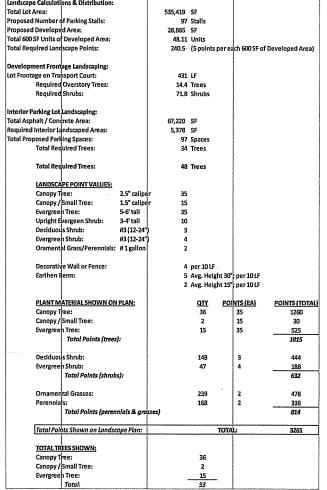
OVERALL LANDSCAPE PLAN

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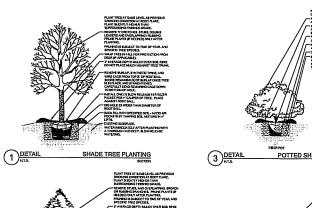
L1.







CODE COMPLIANCE CALCULATIONS





Prairie Fire Flowering Crohan

Gro Low Fragrant Sumac Frau Dagmar Hastrup Rugo

see plan for area delineatio

30-36" x 18" x 8-10" egc

PLANT & MATERIAL SCHEUDLE

5-7

5' 6-7' 6-7'

CONTAINER

S&R Well hala

PLANT | BOT

PLANT | BOTA

PLANT MATERIAL PROPOSED

PLANT MATERIAL PROPOSED

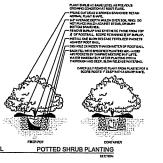
PLANT MATERIAL PROPOSED

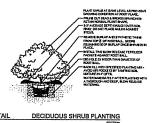
PLANT MATERIAL PROPOSE

Buxus 'Green Velvet'

Rhus eromatica 'Gro-Low'

PLANT MATERIAL PROPOSED BOTANICAL NAME





Straight central leader, full and even crown. Prune only after planting Straight central leader, full and even crown. Prune only after planting

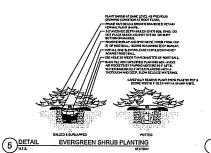
Evenly shaped tree with branching to the groun

Evenly shaped tree with branching to the ground

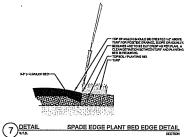
Evenly shaped tree with branching to the ground

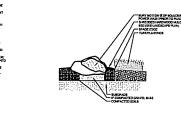
Full, well rooted plant, evenly shape

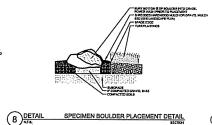
Cont. Full, well rooted plant Cont. Full, well rooted plant



GROUNDCOVER / PERENNIAL PLANTING







PLANTING & HARDSCAPE DETAILS

Contractor responsible for contacting Discers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planti

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

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 "Perk Grade" plant meterial shall originate from nursery(les) with a similar climate as the planting site.

i. Tepspoll in Parking Let Islands (If applicable): All parking let Islands to be backfilled with topsoll to a minimum depth of 16" to insure long-term plant health. Tepspoll should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape outractor 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 rovide proper drainage, unless otherwise specified.

. 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-blodegradable ball wrapping and support wire. Removed blodegradable burlap and wire cage (if present) from the top 🕯 of the reciball and carefully pend 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 § of the

down. Discard any gravel, nocks, heavy day, or concrete pieces. When hole is § full, trees shall be watered throughly, 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 neceive a 3* deep, 4-5* diameter (see planting details or planting planting

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs at %s mix of plant starter with topsoil. Install lopsoil find all plant beds as needed to achieve proper grade and displace undestrable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(e) are % full, shrubs shall be watered throughly, and water left to scak in before proceeding. Provide slow-violace fortilizer prockets at the rater of 1 per 24* holpht/diamter of shrub at planting.

9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of 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 epiglicable). Do not allow mulch to contact plant stems and tree trunks.

11. Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendmen amendments prior to installation. Rototill the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of app

12. Lawn Installation for all sodded furfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones ½" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only promitum sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, fall dightly ned to end and side to side. Roll sod with a walk behind roller and waler immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 113, and in all swale applications. Contractor is responsible provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed furf, and is also responsible for watering during this

13. Installation preparation for all seeded areas: remova/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in litem #6 above) and seeded by removing all surface stones 1° or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide match exverting suitable to germinate and establish turn. Provide seed and fertilizer specifications to Landscape right to Installation Control measures are to be used in swales and on slopes in excess of 1°3 and where applicable (see CMI Engineering Drawdrags). Methods of the Landscape Contactor on Institute responsibility to establish and guarantee as smooth, uniform, quality furf. A melinium of 2° of binding in proceed and contactor procedure of the Landscape Contactor on Institute responsibility to establish and guarantee as a smooth, uniform, quality furf. A melinium of 2° of binding in procedure of the Landscape Contactor on Institute or the start which is used as a mich covering, a tacklifer may be necessary to avoid white dispersal of multi-covering. March large contacting read carrary grass is MOT acceptable as a larger.

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

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 608-295-3679 or JF New 608-488-1789 or approved equivalent mix from a reputable seed provider. Apply at trates specified herein, or per supplier recommendation. Prepare set and as deed bed as in liem #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. Trose, Evergroons, and Shrubs (deciduous and evergroon) shall be guaranteed (or an inhimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) stopped personnials, 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 warmsty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general engoing 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 completio the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, fur grass, no-mow grass, and native prairie seem mix is stormwater seed mix. Work also includes weeding, edging, mutching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deedheading.

18. Project Completion: Landscape Contractor 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 furf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES



HOLY CROSS LUTHERAN

DEVELOPED BY:

MADISON, WI 53704

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

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LANDSCAPE NOTES, **DETAILS & SCHEDULES**

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