



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>NOVEMBER 22, 2017</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>DECEMBER 06, 2017</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 717 - 753 EAST JOHNSON ST
Project Title (if any): 700 EAST JOHNSON

2. This is an application for (Check all that apply to this UDC application):

☒ New Development ☐ Alteration to an Existing or Previously-Approved Development

A. Project Type:

- ☐ Project in an Urban Design District* (public hearing-\$300 fee)
☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☒ Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- ☐ Comprehensive Design Review* (public hearing-\$300 fee) ☐ Street Graphics Variance* (public hearing-\$300 fee)
☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

☐ Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: CHRIS HOUDEN
Street Address: _____
Telephone: (____) _____ Fax: (____) _____

Company: _____
City/State: _____ Zip: _____
Email: chrish@spmadison.com

Project Contact Person: MELISSA HUGGINS
Street Address: 807 EAST JOHNSON ST.
Telephone: (608) 819-6566 Fax: (____) _____
EXT. 1

Company: URBAN ASSETS
City/State: MADISON Zip: WI
Email: melissa@urbanassetsconsulting.com

Project Owner (if not applicant): _____
Street Address: _____
Telephone: (____) _____ Fax: (____) _____

City/State: _____ Zip: _____
Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with KEVIN FIRCHOW on 11/30/2016.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant MELISSA HUGGINS
Authorized Signature: [Signature]

Relationship to Property DEVELOPMENT CONSULTANT
Date 11/21/17

November 22, 2017

Urban Design Commission
City of Madison
126 S. Hamilton St.
Madison, WI 53701

111 West Wisconsin Avenue
Milwaukee, WI 53203.2501 USA
P 414.272.2000 F 414.272.2001

LETTER OF INTENT UDC INFORMATIONAL PRESENTATION – 700 E. JOHNSON

To whom it may concern,

This letter outlines the application regarding the rezoning and redevelopment of 717 to 753 East Johnson Street to a mixed-use retail and residential development that includes new construction and restoration of several existing structures currently on site. This development will require the rezoning of the properties from TR-V2 to NMX.

The following entities comprise the Project Team:

- Client: 700 East LLC
- Development Consultant: Urban Assets
- Architecture: Kahler Slater
- Civil Engineering: Vierbicher
- Landscape Architecture: Vierbicher

The scope of the project includes the renovation of 8 existing houses and the construction of two new buildings sitting atop underground parking. The program includes the following:

- +/- 70,000 sf of new residential development plus below-grade parking
- 58 apartments in two newly constructed three-story buildings
- 11 apartments in 5 existing renovated houses
- The relocation renovation and renovation of 3 existing houses off site
- Two 1,400 sf retail suites
- +/- 69 below-grade parking stalls
- Ample bike parking
- Landscaped courtyard, roof decks, balconies and streetscape amenities

As noted, the existing conditions include 11 contiguous parcels fronting East Johnson Street (each with wood-framed buildings most of which were originally designed as single-family homes but have since been modified to include multiple apartments). At least eight of these homes will be renovated, three of which will be relocated to donor sites first.

As part of the rezoning effort it is important to note that this project addresses:

- The neighborhood plan's long-range vision of the 700 block of East Johnson as an area of expansion of the NMU district (most similar to NMX zoning).
- Strengthening the vitality of the neighborhood commercial core on East Johnson Street by encouraging rehabilitation of existing buildings and adding some new commercial and residential development.

- Providing a wide range of housing options to fit the needs of individuals and families – including studio, one-bedroom, two-bedroom and three-bedroom units in larger apartment complexes as discussed in the neighborhood plan.
- The placement of multi-family and mixed-use projects in neighborhood centers and business districts and along major transit corridors, as outlined in the City's Comprehensive Plan.
- Improving the quality of repair and adaptation of existing residential buildings, and promoting the quality of new design and construction as well as facilitating the relocation of existing residential buildings that might otherwise be demolished, by proactively identifying sites where house can feasibly be moved.
- Promotion of green building technologies, low-impact development techniques for storm-water management and other innovative measures that encourage sustainable development.
- Reducing the demand for development of farmland and vacant land on the periphery of the City by encouraging infill, redevelopment, and higher development densities at appropriate locations.
- Ensuring that there is a sufficient supply of rental housing to reduce housing costs and provide more choices.
- Positive impact on the economic health of the area of the City where the development is proposed.
- Inclusion of open space suitable to the type and character of development proposed, including a mix of structured and natural spaces for use by residents and visitors.

Please refer to the attached drawings and photos outlining the overall development plan including both new construction and restoration of 8 of the existing properties currently on site.

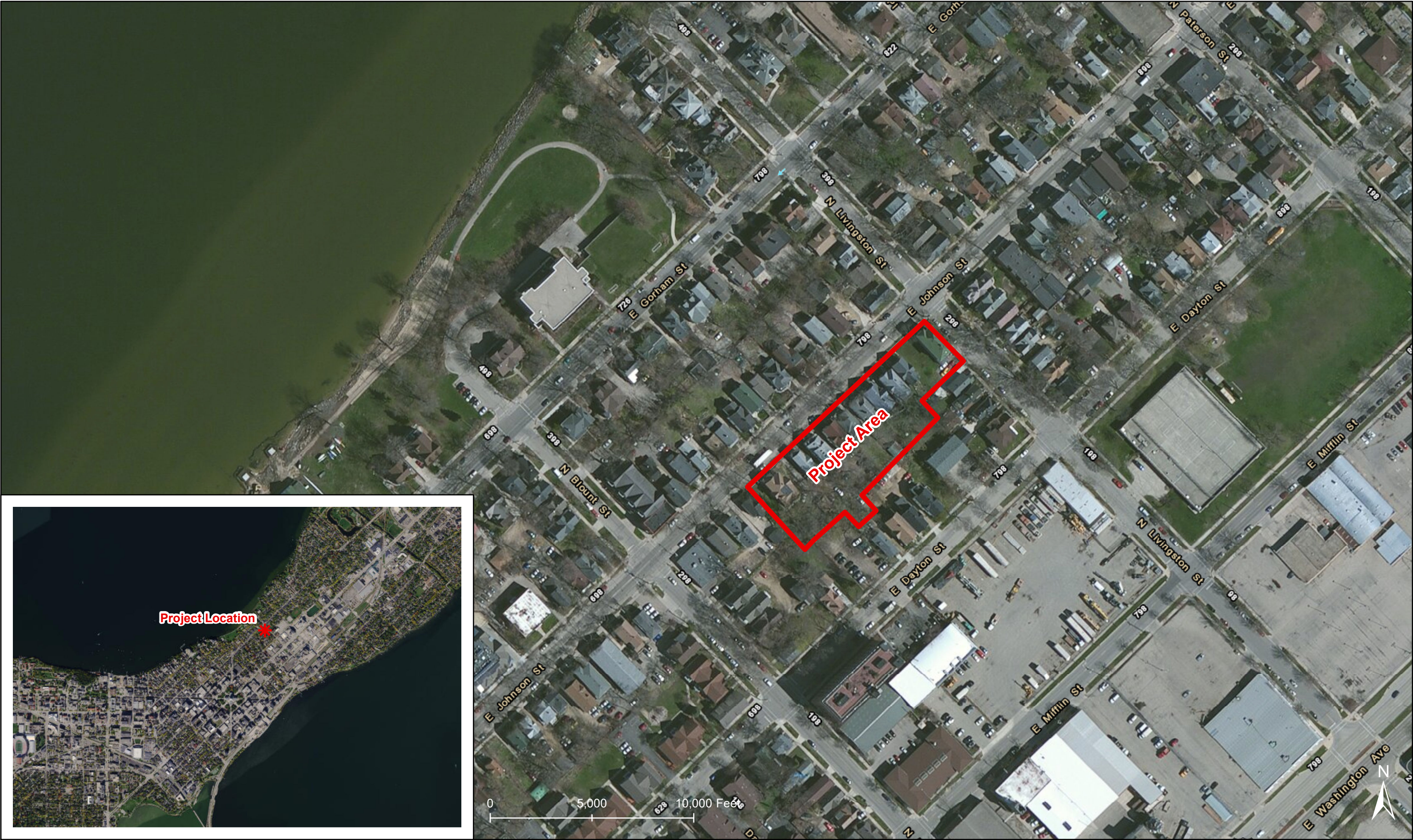
Sincerely,

KAHLER SLATER, INC.



Thomas Miller, AIA
Principal
Kahler Slater

700 East Johnson - Project Location Map



11/09/2017

700 East Johnson Street Development



Restoration on Site

751 East Johnson

745 East Johnson

743 East Johnson

739/741 East Johnson

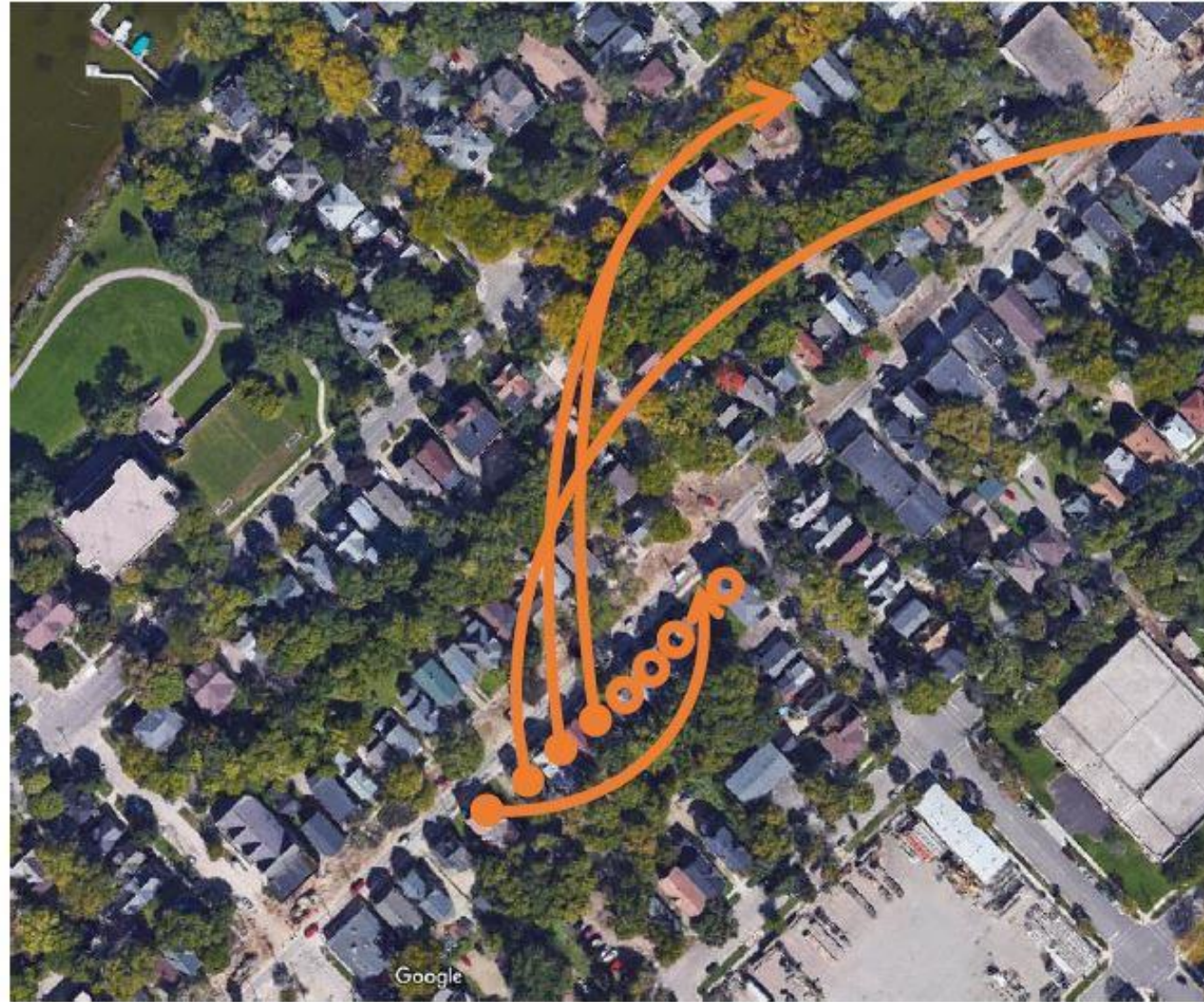
Restoration & Relocation

727 to 749 E. Johnson

737 to 943 E. Dayton

731 to 827 E. Gorham

733 to 827 E. Gorham



to 943 E. Dayton

Restoration on Site



751



727 Relocated



745

Restoration on Site



743



739/741

Restoration off Site



737*



733

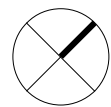
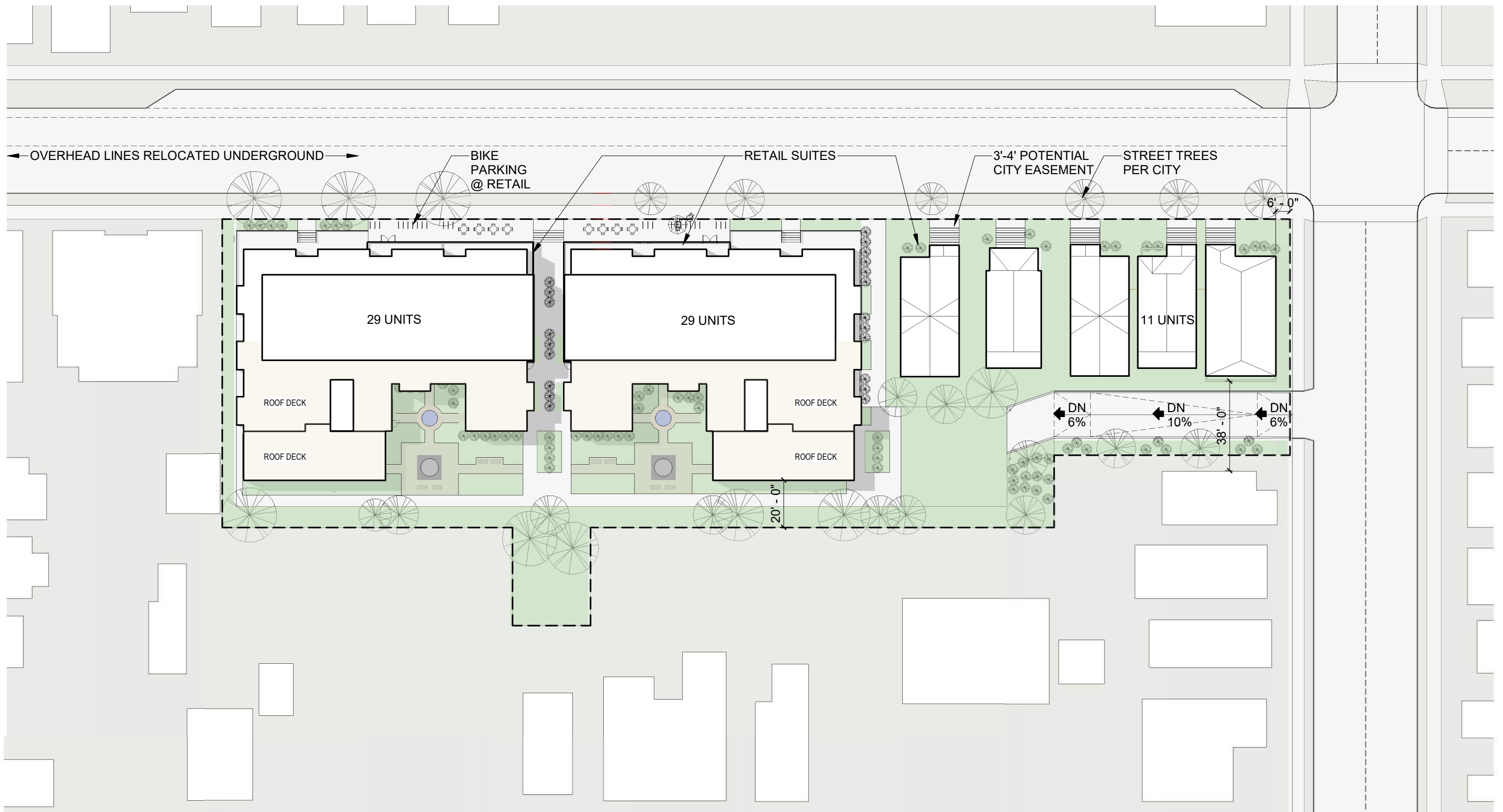


731

700 EAST JOHNSON STREET
MADISON, WISCONSIN

Kahler Slater

10.09.2017



SCALE: 1' = 40'

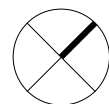
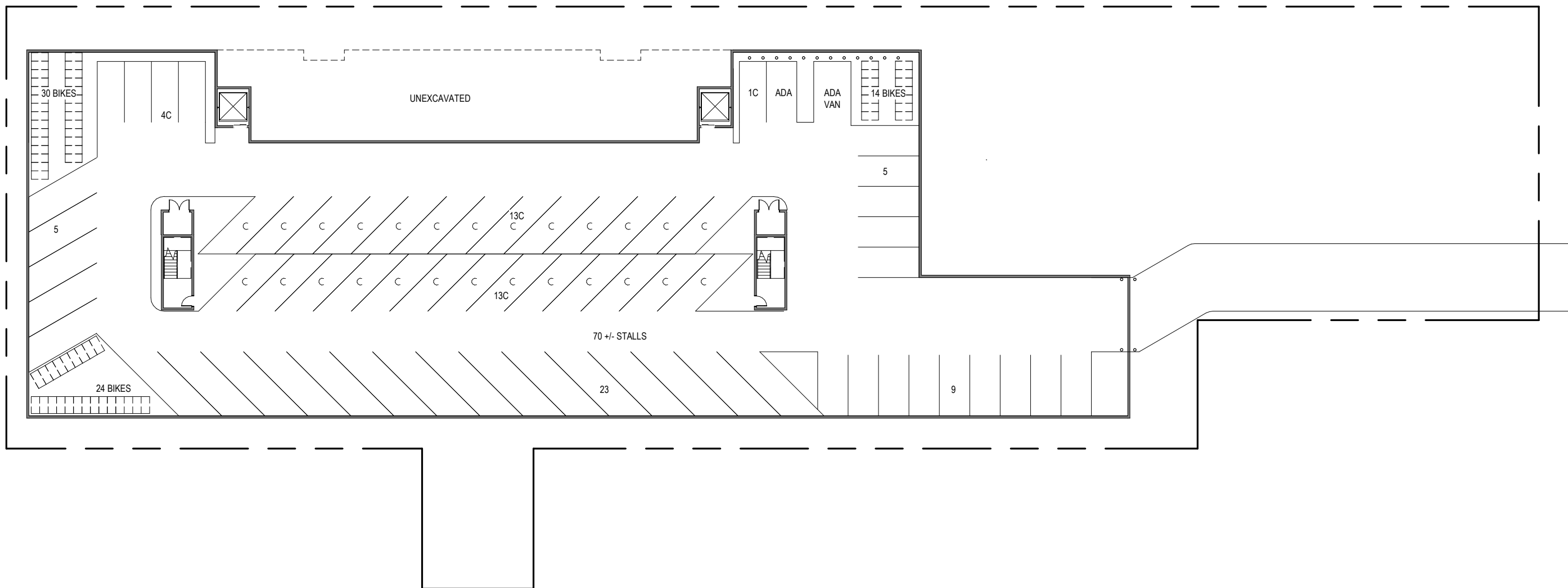
Kahler Slater

700 EAST JOHNSON STREET
MADISON, WISCONSIN

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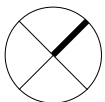
SITE PLAN

10-09-2017



1 00-BASEMENT
1/32" = 1'-0"

0 8 16 32 64



1 01-FIRST FLOOR PLAN
1/32" = 1'-0"

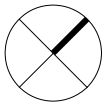
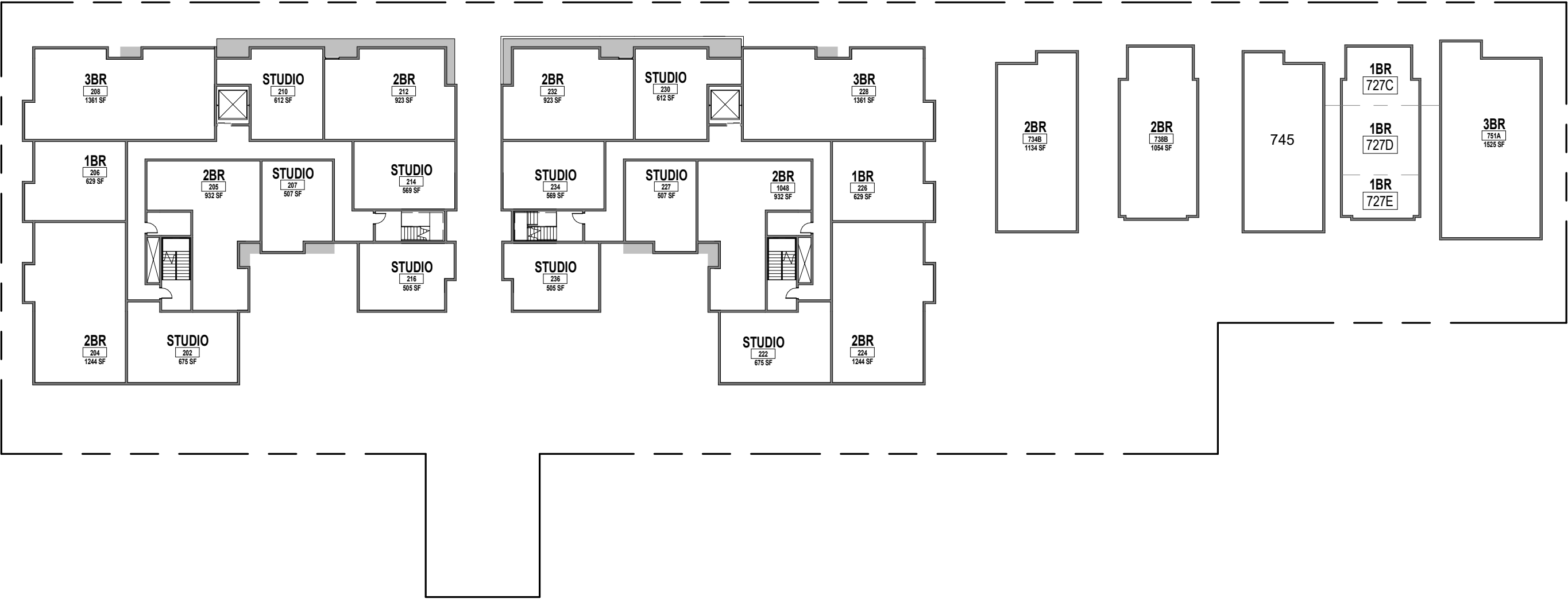


UNIT MIX- FIRST FLOOR

UNIT TYPE	UNIT COUNT
1BR	6
2BR	8
3BR	1
4BR	1
STUDIO	6
TOTAL:	22

UNIT MIX - TOTAL

UNIT TYPE	UNIT COUNT	UNIT TYPE %	AVG SF
1BR	19	28%	700 SF
2BR	22	32%	1000 SF
3BR	9	13%	1250 SF
4BR	1	1%	
STUDIO	18	26%	500 SF
TOTAL:	69	100%	



1

02-SECOND FLOOR PLAN

1/32" = 1'-0"

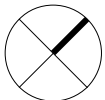
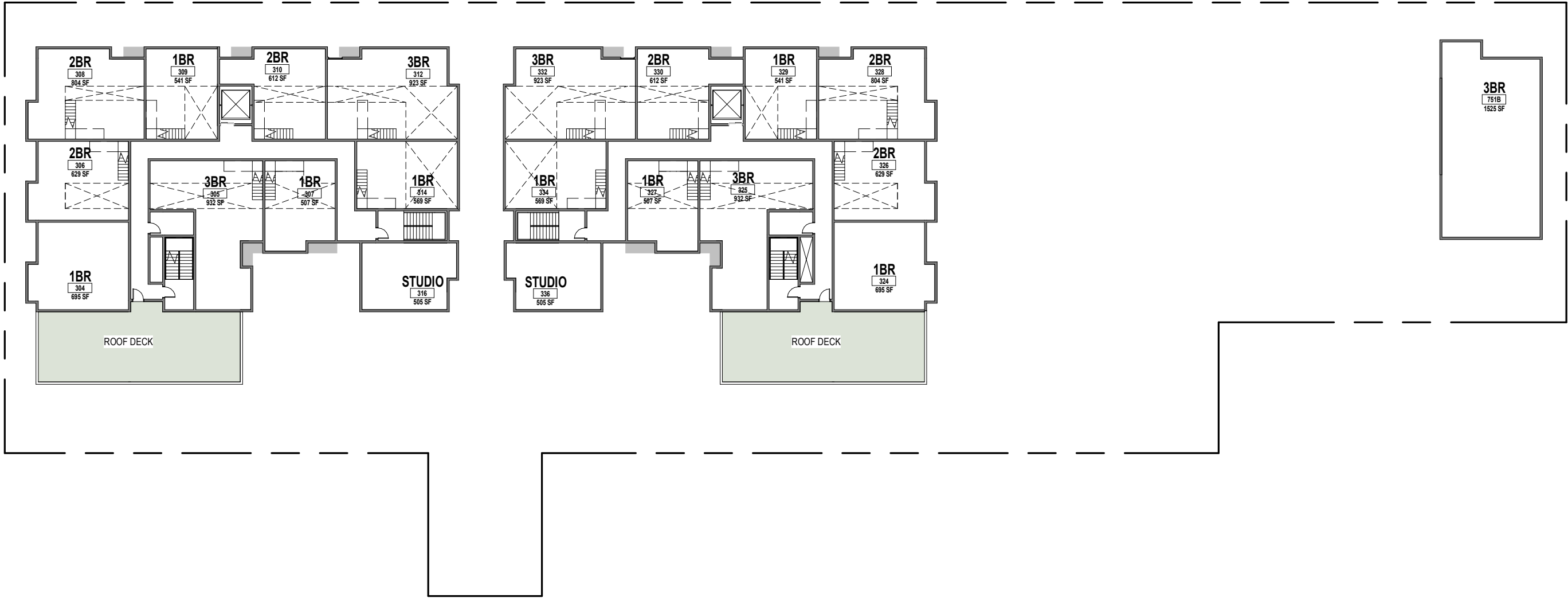


UNIT MIX - SECOND FLOOR

UNIT TYPE	UNIT COUNT
1BR	5
2BR	8
3BR	3
STUDIO	10
TOTAL:	26

UNIT MIX - TOTAL

UNIT TYPE	UNIT COUNT	UNIT TYPE %	AVG SF
1BR	19	28%	700 SF
2BR	22	32%	1000 SF
3BR	9	13%	1250 SF
4BR	1	1%	
STUDIO	18	26%	500 SF
TOTAL:	69	100%	



1 03-THIRD FLOOR PLAN
1/32" = 1'-0"



UNIT MIX - THIRD FLOOR

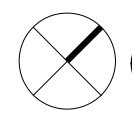
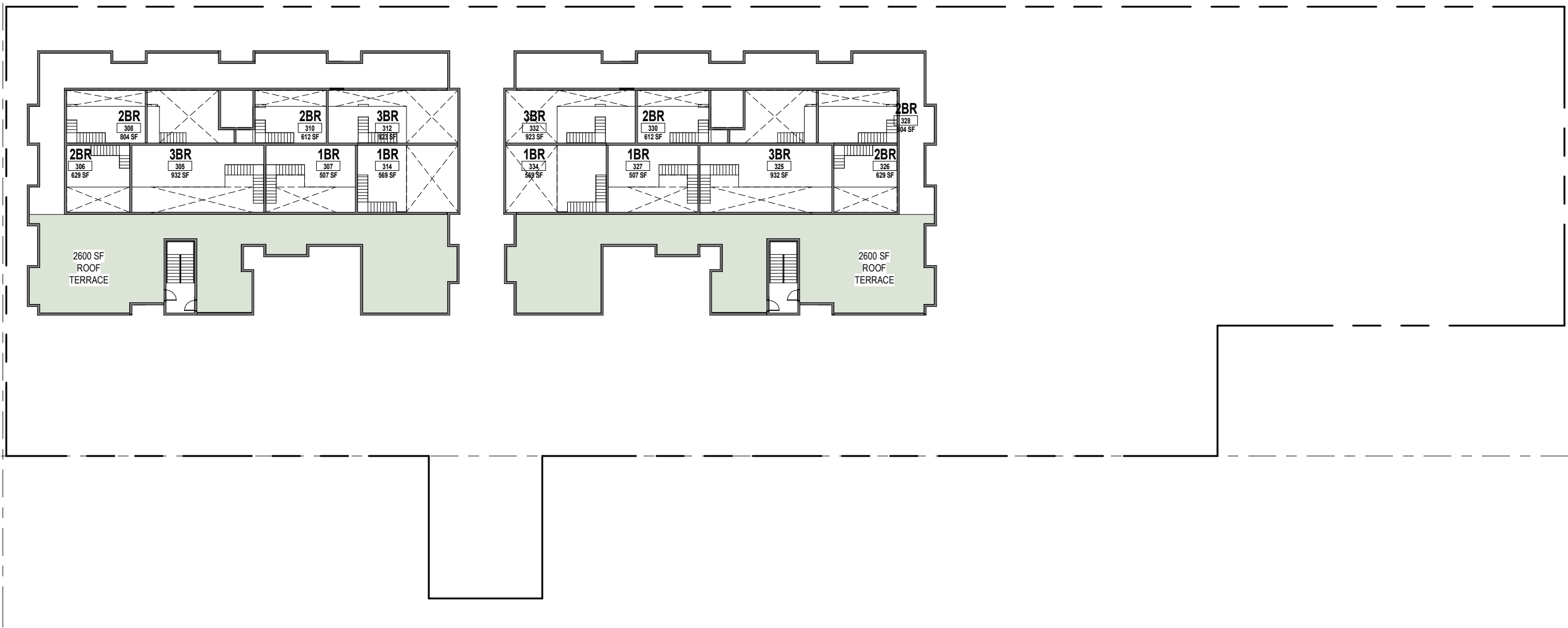
UNIT TYPE	UNIT COUNT
1BR	8
2BR	6
3BR	5
STUDIO	2
TOTAL:	21

UNIT MIX - TOTAL

UNIT TYPE	UNIT COUNT	UNIT TYPE %	AVG SF
1BR	19	28%	700 SF
2BR	22	32%	1000 SF
3BR	9	13%	1250 SF
4BR	1	1%	
STUDIO	18	26%	500 SF
TOTAL:	69	100%	

1

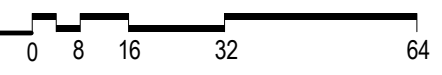
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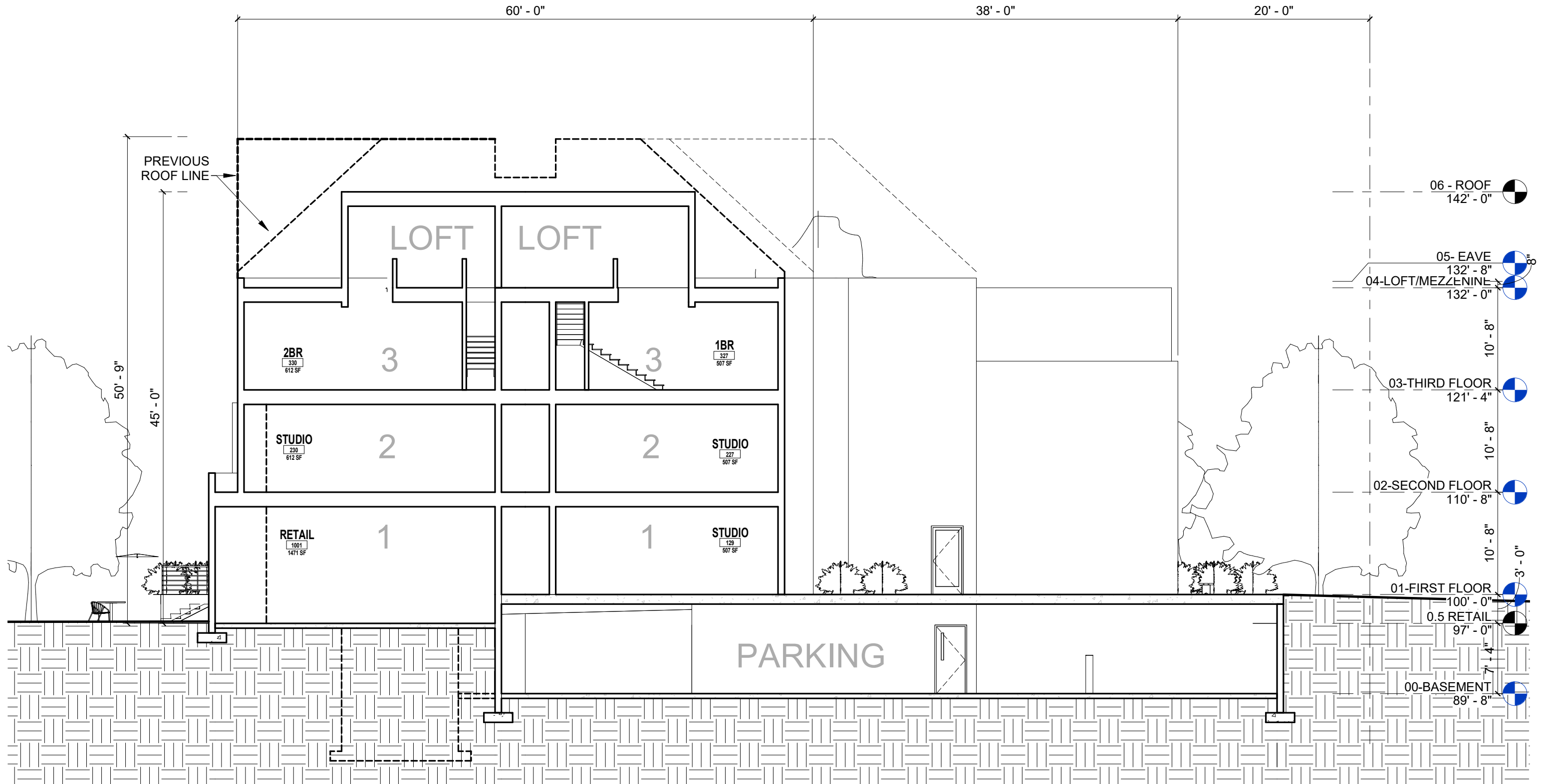


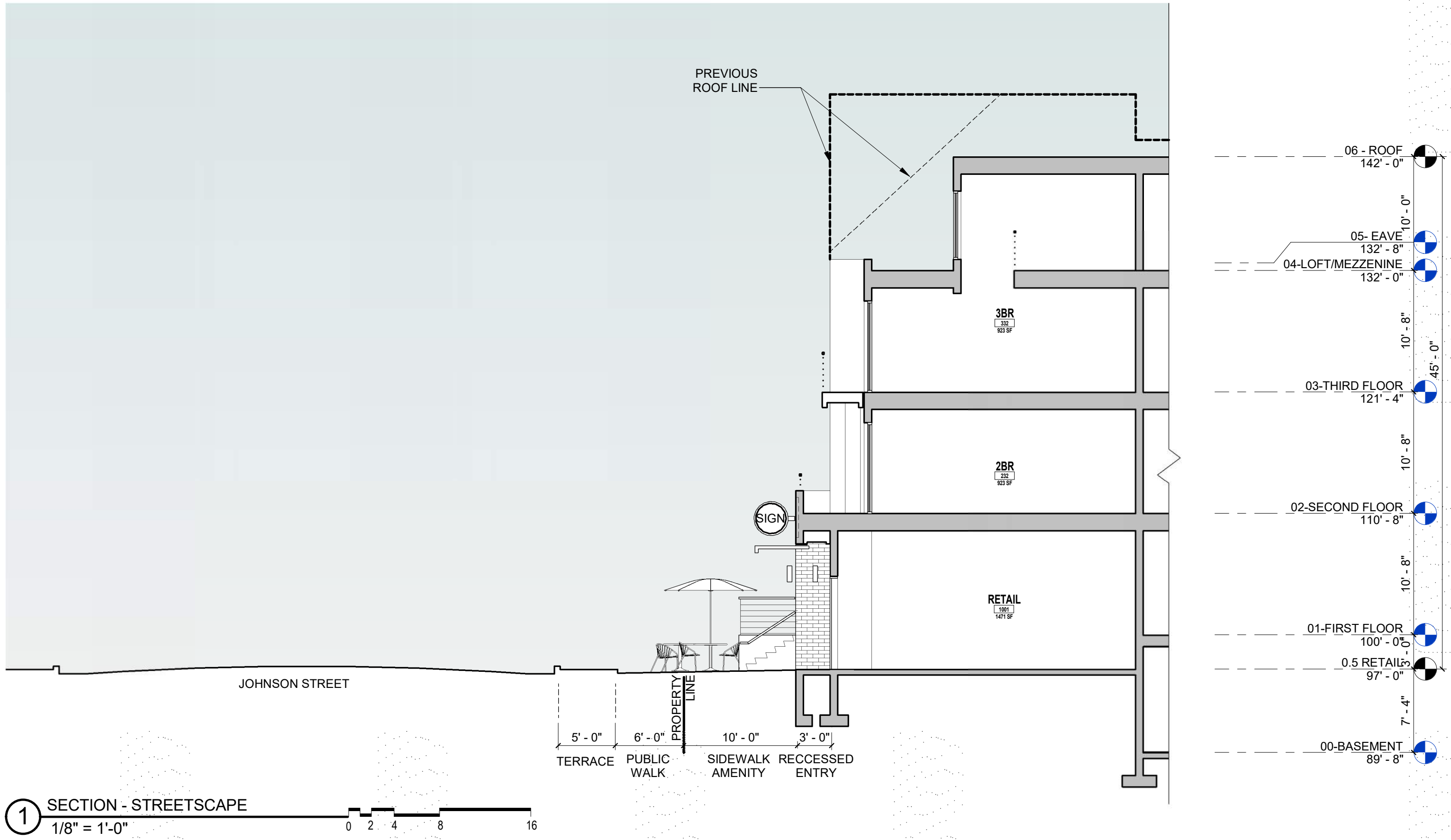
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04-LOFT/MEZZENINE PLAN

1/32" = 1'-0"

























MASONRY MODULAR BRICK
STACK BOND
CHAMPAGNE



EQUITONE FIBER CEMENT PANEL
GRAY TONES



CORRUGATED METAL PANEL
CONCEALED FASTENERS



STANDING SEAM METAL

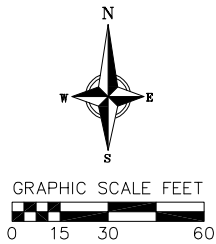
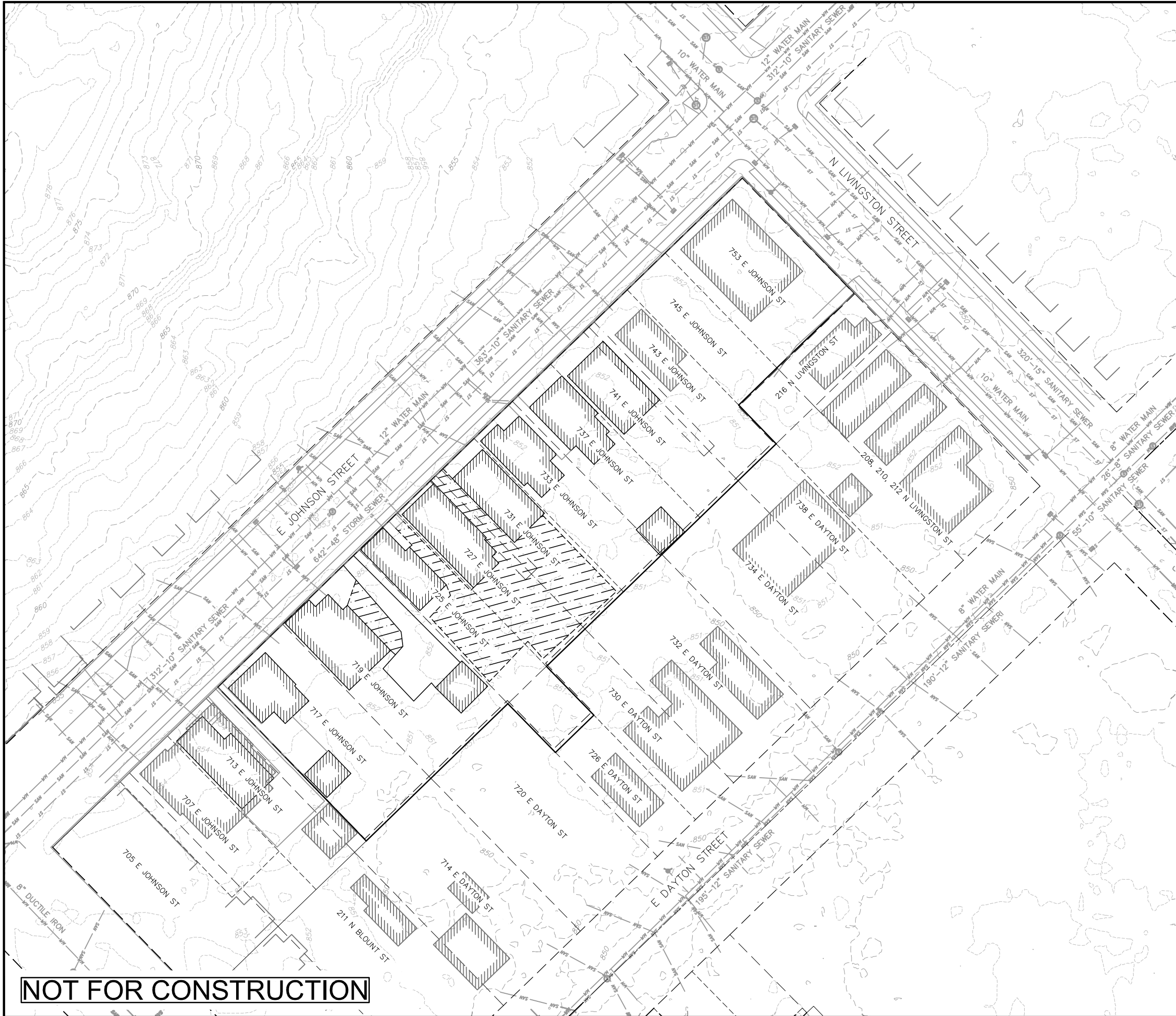


CABLE RAIL



ACCENT PANELS
ORANGE METAL PANEL
CEDAR SHIPLAP





EXISTING CONDITIONS LEGEND

- SAH SAH EXISTING SANITARY SEWER LINE*
- ST ST EXISTING STORM SEWER LINE*
- WM WM EXISTING WATER MAIN*
- 820 EXISTING MAJOR CONTOUR
- 818 EXISTING MINOR CONTOUR
- EXISTING FIRE HYDRANT*
- EXISTING CURB INLET*
- EXISTING STORM MANHOLE*
- EXISTING SANITARY MANHOLE*
- EXISTING PROPERTY LINE
- PLAT BOUNDARY
- ADJOINER PROPERTY
- EXISTING BUILDING*
- EXISTING PUBLIC ACCESS EASEMENT
- EXISTING GRAVEL DRIVEWAY/PARKING LOT*
- EXISTING ASPHALT DRIVEWAY/PARKING LOT*

NOTES:
* DATA FROM DANE COUNTY LAND INFORMATION OFFICE DCI MAP
UTILITIES HAVE NOT BEEN FIELD VERIFIED. UTILITY DATA FROM CITY OF MADISON GTWEB GIS DATABASE

NOT FOR CONSTRUCTION

PRELIMINARY

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
SCALE AS SHOWN			
DATE 11-09-2017			
DRAFTER JMAH			
CHECKED JDOY			
PROJECT NO. 170109			
SHEET 1 OF 4			
DWG. NO. C-1.0			



- _____ EXISTING EDGE OF ASPHALT
 _____ PROPOSED EDGE OF CONCRETE
 _____ PROPOSED BUILDING
 _____ EXISTING EDGE OF CONCRETE
 _____ PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
 — — — — — EXISTING RIGHT OF WAY PROPERTY LINE
 - - - - - EXISTING RIGHT OF WAY CENTER LINE

PRELIMINARY

SCALE AS SHOWN		REVISIONS		REVISIONS	
DATE 11-09-2017		NO.	DATE	NO.	DATE
DRAFTER JMAH					
CHECKED JDOY					
PROJECT NO. 170109					
SHEET 2 OF 4					
DWG. NO. C-2.0					



- ## ABBREVIATIONS

FF—FINISHED FLOOR
TW—TOP OF WALL
BW—BOTTOM OF WALL
W—WALK
R—RISER(S)
G—GROUND
P—PAVEMENT
TS—TOP OF STEP
BS—BOTTOM OF STEP
RT—RETAIL ENTRY ELEV

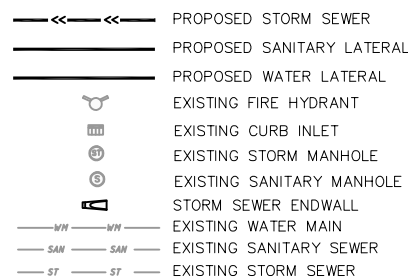
GRADING PLAN/SITE CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ASPHALT PAVEMENT FOR DRIVEWAYS AND PARKING LOTS SHALL BE 4" OF ASPHALT (1.5" SURFACE, 2.5" BINDER) ON A BASE OF 10" COMPACTED CRUSHED STONE.
4. CURB FACE HEIGHT IN DRIVEWAYS SHALL BE 6 INCHES. CURB FACE IN PARKING LOTS SHALL BE 4 INCHES.
5. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
6. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
8. ALL BUILDING ROOF AND PARKING AREAS ARE TO DRAIN TOWARDS BIORETENTION FACILITIES. ONLY AREA TO DRAIN OFFSITE WITHOUT TREATMENT IS TERRACE AREAS OF BUILDINGS ADJACENT TO THE ROADWAYS.
9. ADA REQUIREMENTS SPECIFY PARKING STALLS SLOPE MUST BE LESS THAN 2% IN ANY DIRECTION. ADA WALKWAYS MUST NOT EXCEED 5% SLOPE IN LONGITUDINAL DIRECTION WITHOUT A RAILING AND 8.3% WITH A RAILING. THE CROSS SECTION SLOPE OF AN ADA WALKWAY MUST NOT EXCEED 1.5% SLOPE.
10. TYPICAL SIDEWALK CROSS SECTION IS 1.5% SLOPE. THIS APPLIES TO ALL WALKWAYS IN THIS PLAN UNLESS OTHERWISE NOTED.

PRELIMINARY

[illegible]

PROPOSED UTILITY LEGEND

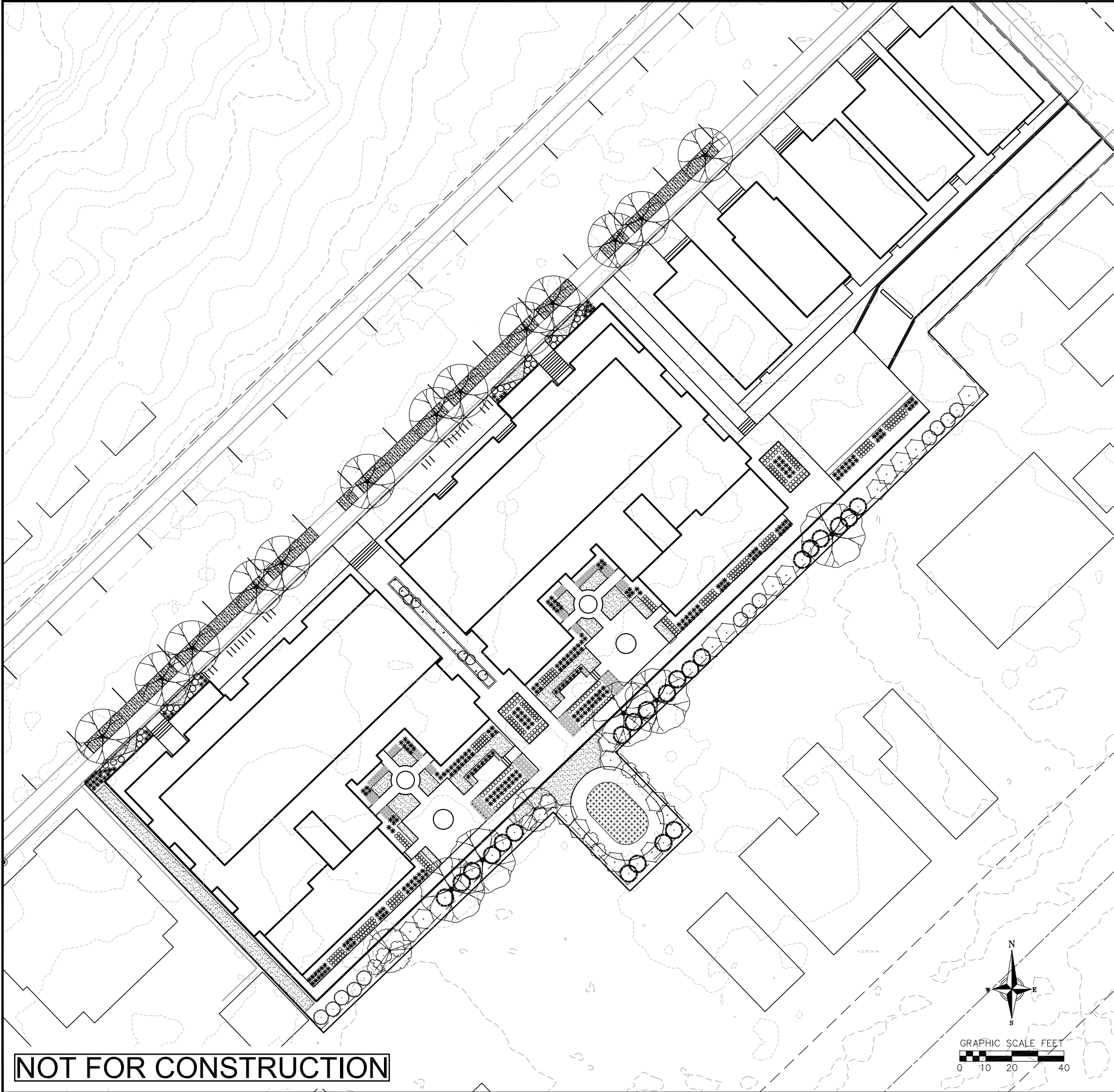


- UTILITY NOTES:

1. STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
4. UTILITY STRUCTURE RIM AND TOP OF CURB ELEVATIONS ON PLANS ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
5. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.
6. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
7. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
8. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
9. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
10. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
12. PRIVATE WATER HYDRANTS SHALL BE YELLOW IN COLOR.
13. PRIVATE SANITARY LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
14. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
15. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
16. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
17. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
18. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
19. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
21. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.0' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
22. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
23. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
24. ALL SEWER AND LATERAL CONNECTIONS WITHIN THE HARVEST MOON LANE AND WATTS ROAD RIGHT-OF-WAY ARE SHOWN FOR REFERENCE ONLY. SEE CITY OF MADISON PLANS (CITY PROJECT NO. 11438).
25. SANITARY AND WATER LATERAL LOCATIONS SHALL BE VERIFIED BY THE ARCHITECT FOR CONNECTION LOCATIONS TO THE BUILDINGS.
26. ALL TRENCH DRAIN/SUMP PUMP DISCHARGES SHALL DISCHARGE ONTO A CONCRETE SPLASH PAD AND DRAIN TOWARDS THE NEAREST BIORETENTION SYSTEM.

PRELIMINARY




























SCALE AS SHOWN		REVISIONS		REVISIONS	
DATE	NO. DATE	REMARKS	NO. DATE	REMARKS	
11-09-2017					
DRAFTER					
JMAH					
CHECKED					
JDOY					
PROJECT NO.					
170109					
SHEET					
4 OF 4					
DWG. NO.					
C-4.0					








NOT FOR CONSTRUCTION

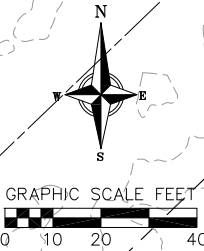
- GENERAL NOTES:**
1. All plantings shall conform to quality requirements as per ANSI Z60.1.
 2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
 3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
 4. All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
 5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
 6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
 7. Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min.
 8. Edge beds with commercial grade steel landscape edging, color black.

PLANT SCHEDULE

DECIDUOUS TREES		BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
 		Acer x freemanii `Autumn Fantasy` / Freeman Maple	B & B	2"	Cal	5	
		Gleditsia triacanthos Inermis `Harve` TM / Northern Acclaim Thornless Honey Locust	B & B	2"	Cal	13	
EVERGREEN TREES		BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
 		Juniperus chinensis `Fairview` / Fairview Juniper	B & B		5` ht.	12	
		Thuja occidentalis `Wintergreen` / Arborvitae	B & B		6` ht.	23	
UNDERSTORY TREES		BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
		Carpinus caroliniana / American Hornbeam	B & B	1.5"	Cal	2	
		Cornus sericea / Red Twig Dogwood	5 gal	Cont		19	
 		Hydrangea quercifolia `Jetstream` / Oakleaf Hydrangea	3 gal	Cont		6	
		Spiraea betulifolia `Tor` / Birchleaf Spirea	3 gal	Cont		29	
	 	Viburnum dentatum `Christom` / Blue Muffin Viburnum	5 gal	Cont		10	
ANNUALS/PERENNIALS		BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
 		Amsinckia tabernaemontana `Blue Ice` / Blue Ice Star Flower	1 gal	Cont		104	
		Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal	Cont		279	
	 	Nepeta x `Early Bird` / Early Bird Catmint	1 gal	Cont		64	
		Salvia nemorosa `Blue Hill` / Woodland Sage	1 gal	Cont		262	
 		Schizachyrium scoparium / Little Bluestem Grass	1 gal	Cont		110	
		Sporobolus heterolepis `Tara` / Prairie Dropseed	1 gal	Cont		80	
GROUND COVERS		BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
 		Carex grayi / Morning Star Sedge	flat	2" pot		18" o.c.	178 sf
		Sporobolus heterolepis `Tara` / Prairie Dropseed	flat	2" pot		1" o.c.	1,436 sf

SEED & PLUG SCHEDULE

	TURF GRASS SOD		1,887 sf
	Festuca rubra rubra / Creeping Red Fescue		472 sf
	BIO RETENTION BASIN PLUG PLANTING		373 sf
	Asclepias incarnata / Swamp Milkweed		39
	Iris virginica / Blue Flag Iris		39
	Carex comosa / Bottlebrush Sedge		39
	Liatris spicata / Spike of Heaven		39
	Carex cristatella / Crested Oval Sedge		39
	Coreopsis tripteris / Tall Coreopsis		39
	Elymus virginicus / Virginia Wild Rye		39
	Lobelia cardinalis / Cardinal Flower		39
	Panicum virgatum / Switch Grass		39
	Rudbeckia triloba / Brown-eyed Susan		39



PRELIMINARY