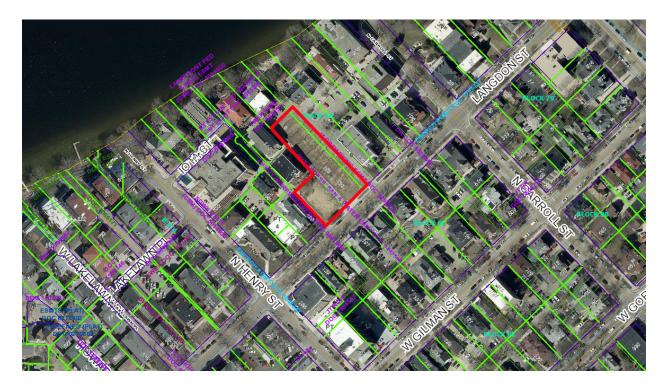
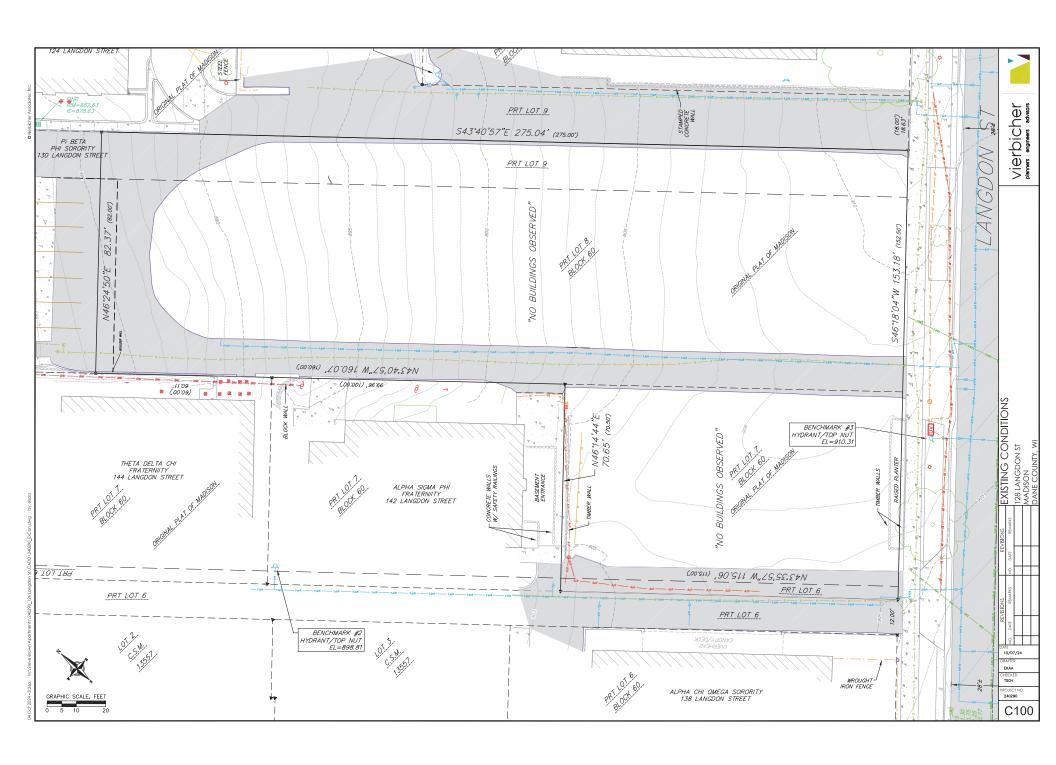
128 Langdon Street Contract 9596 MUNIS 15477

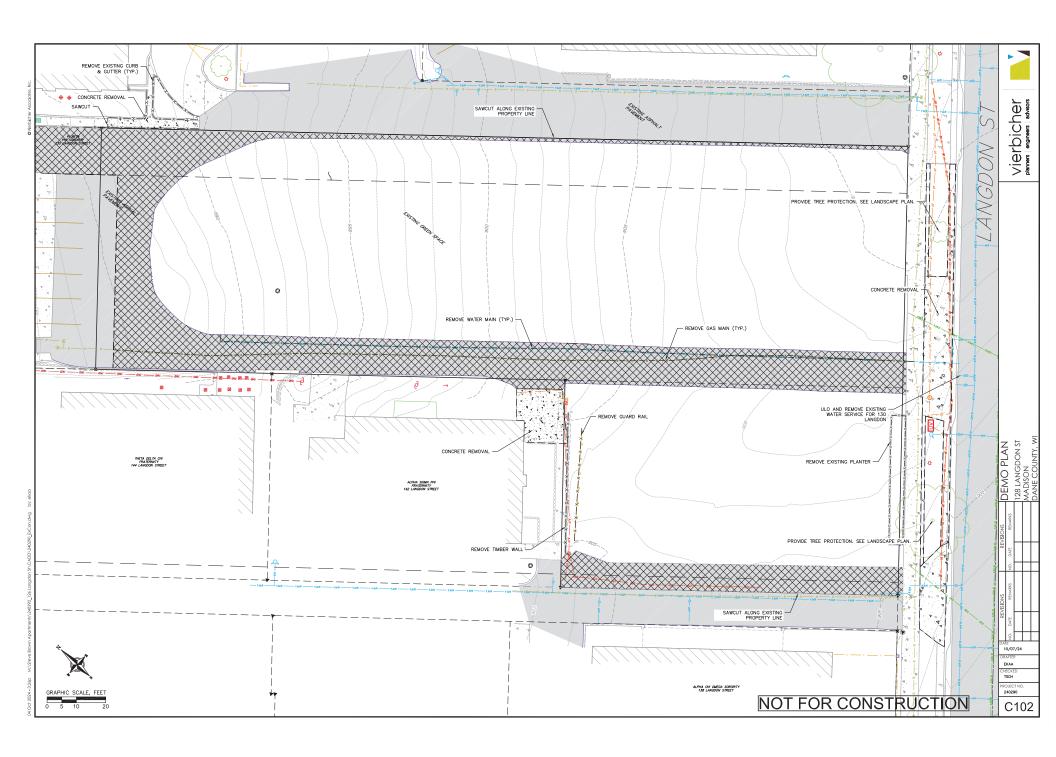
Developer: 126 Langdon Street, LLC

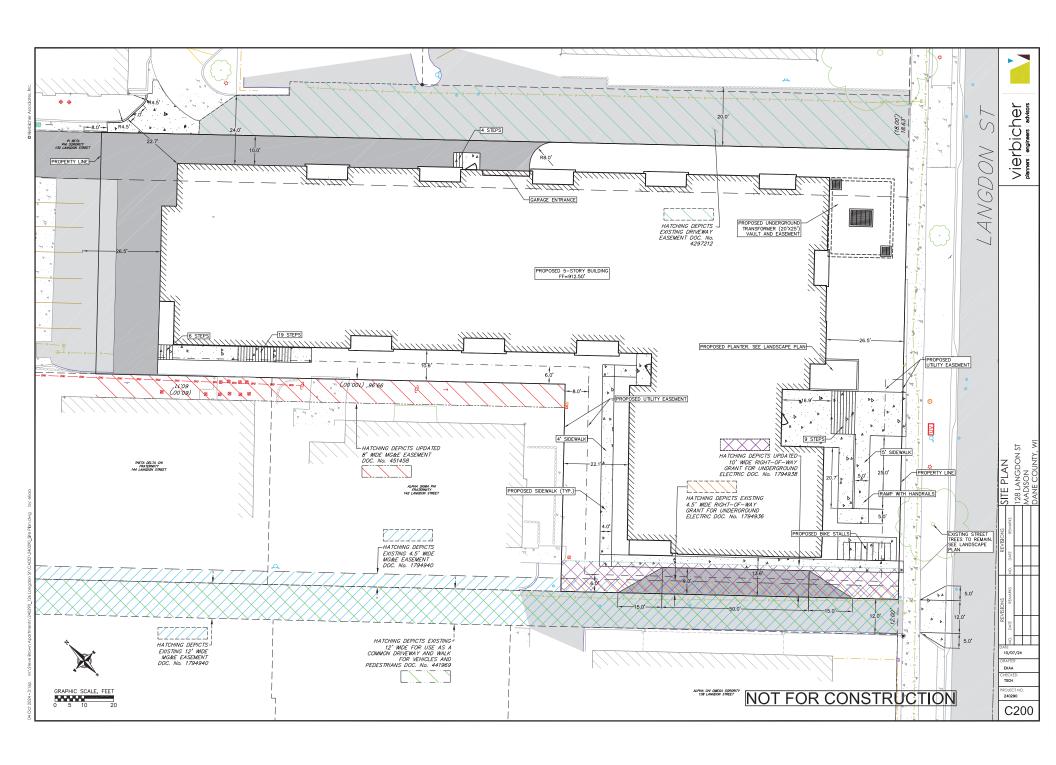


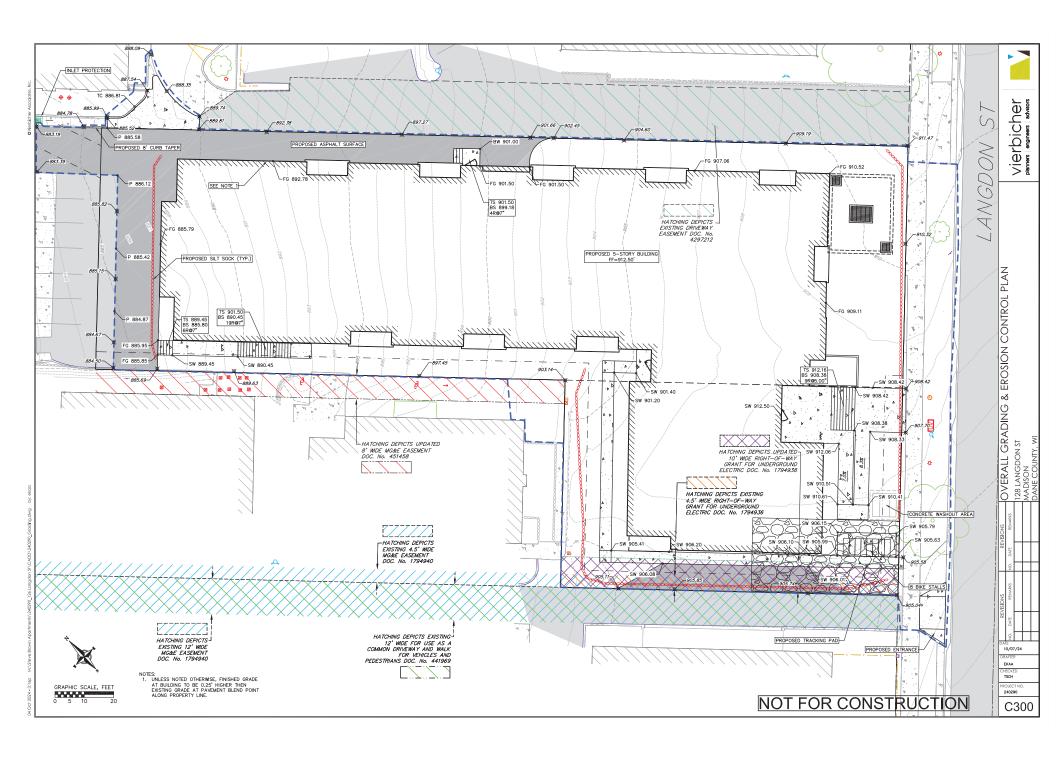
Summary of Improvements:

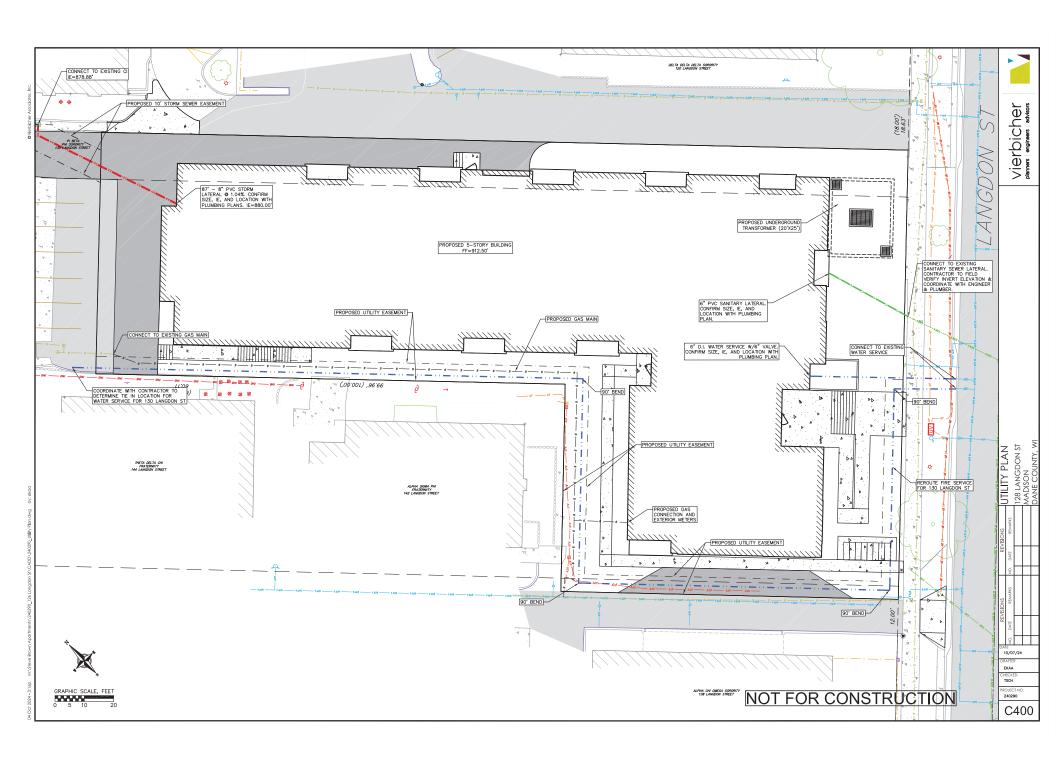
- Complete and record the Certified Survey Map required for the redevelopment.
- Construct public sidewalk, terrace, curb & gutter, and pavement improvements on Langdon Street adjacent to the redevelopment per plans approved by the City Engineer.
- Construct private sanitary, storm, and water service laterals needed to serve the redevelopment.
- Relocate existing private water service for neighboring property that crosses the redevelopment project area.
- Repair or replace existing public sidewalk, street terrace, curb and gutter, street terrace, and street pavement as necessary to accommodate the private redevelopment project.
- Close abandoned driveways with curb and gutter and construct new driveway aprons per approved commercial driveway permits from City Traffic Engineer and per plans approved by the City Engineer.
- Protect existing public street terrace trees on Langdon Street.











I ANDSOAPE PLAN		128 LANGDON ST	MADISON	DANE COUNTY, WI
REVISIONS	REMARKS	1		1
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CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	Qī
DECID	DUOUS TREES			
CO	Celtis accidentals / Common Hackberry	B & B	2.5°Cal	1
Q8	Quercus bicolor / Swamp White Oak	B & B	2.5°Col	1
UNDE	RSTORY TREES			
CE	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	5" ht.	1
DECID	28USHR 2UOUG			
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.	21
EVER	GREEN SHRUBS			
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.	8
b=3	ilex glabra "SMNIGAB17" / Gem Box® Inkberry Holly	Cont.	3 Gol.	3
PEREN	ZIAINI			
Ae	Actaea racemosa / Black Snakeroot	Cont.	1 Gal.	14
la	Calirhoe involucrata / Purple Poppymalow	Cont.	1 Gal.	30
Cz	Coreopsis Infpterts / Tall Coreopsis	Cont.	4 In	5
Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	4 In	16
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.	11
Gr	Geum triflorum / Prairie Smoke	Cont.	4 In	33
Or	Osmunda regals / Royal Fern	Conf.	I Gal.	8
Pl	Panicum virgatum 'Red Flame' / Red Flame Switch Grass	Cont.	1 Gal.	34

Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5
b=3	llex glabra "SMNIGAB17" / Gem Box® Inkberry Holly	Cont.	3
PEREN	INIALS		
Ae	Actaea racemosa / Black Snakeroot	Cont.	1
la	Calirhoe involucrata / Purple Poppymalow	Cont.	- 1
Cz	Coreopsis Infpterts / Tall Coreopsis	Cont.	4
Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	4
Ey	Eryngium yuccifalium / Rattlesnake Master	Cont.	1
Gr	Geum triflorum / Prairie Smoke	Cont.	4
Or	Osmunda regalls / Royal Fern	Cont.	- 1
Pl	Panicum virgatum 'Red Flame' / Red Flame Switch Grass	Cont.	- 1
Sp	Silene regia / Royal Catchfly	Cont.	4
Sh	Sporoholus heterologis / Proirie Dropseed	Cont	1

City of Madison Lands	cape Worksheet							
Address: 126 Langdon Street			Date: 08/0	3/2024				
Total Square Footag	e of Developed	(Site Area)	-	(Building Fo		-	13513	sf
Area		(Site Area)	30801	Grade)		17288		
Total Landscape Points Required (<5 ac):		13,513	/ 300 =	45	x 5 =	225		225
Lansdcape Poir	nts Requried >5 ac:		/ 100 =	0	x 1 =	-	1	225
				/ Existing scaping		Proposed scaping		
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved		
Overstory deciduous tree	2.5" cal	35		0	2	70		
Tall Evergreen Tree	5-6 feet tall	35		0		0		
Ornamental tree	1.5" cal	15		0	1	15		
Upright evergreen shrub	3-4 feet tall	10		0		0		
Shrub, deciduous	#3 gallon	3		0	21	63		
Shrub, evergreen	#3 gallon	4		0	11	44		
Ornamental grasses/perennials	#1 gallon	2		0	139	278		
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0		
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0		
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0		
Sub Totals				0		470		
			Total Poi	nts Provided:	470			

CONCEPT PLANT SCHEDULE



knemone canadensis / Canadian Anemone porobolus heterolepis / Prairle Dropseed

SEEDING AND PLUG PLANTING NOTES:

- ALL NUABELED SUTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDED WITH
 "MADISON PARKS" SEED MIK BY LA CROSSE SEED OR EQUIVALENT, ALL SEEDED AREAS ARE
 TO BE MATERED DOALY TO MANATINE M. ADECUALE SOUL MOSITURE FOR PROTECTION OF THE
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PLANT MATERIAL NOTES:

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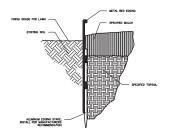
- 1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- 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.
- EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. MOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

LANDSCAPE MATERIAL NOTES:

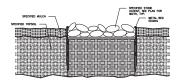
- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE USUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 462.5(1) or THE "STANDAD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A UNINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSUBLEFACE COMPACTION IS UNITED FOR PLANTING, LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
- LANDSCAPE BORDERS IDENTIFIED AS AGGREGATE STONE ARE TO BE INSTALLED USING 1"-2" FRACTURED/ANGULAR COLONIAL RED GRANITE" AS SUPPLIED BY "KAFKA GRANITE" OR EQUAL. TO A DEPTH OF 3" MINIMUM. LAY COMMERCIAL GRADE LANDSCAPE FABRIC BETWEEN GRADE AND STONE.
- 5. LANDSCAPE BEDS, STONE BORDERS, AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE &"X4" OR EQUAL, COLOR BLACK ANODIZED.
- 4. ALL TREES AND/OR SHRUBS PLANTED IN SECRED AREAS TO BE INSTALLED WITH A 4'DIAMETER UNDITED SHREDDED HARDWOOD BARK MULCH HING AT A DEPTH OF 3' AND SHOVEL CUT FOOL. A SLOW RELEASE FERTILEZE AND MYCORRIVAL INCOLLATE SHOULD BE APPLED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURES SPECIFICATIONS.

GENERAL LANDSCAPE NOTES:

- 1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK
- CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
- 3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
- CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
- ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERTINICA DAID ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
- PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
- ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.



	METAL LANDSCAPE EDGING	
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(1)	MATERIAL TRANSITIONS	
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-PROPERTY LINE SARAGE ENTRANCE PROPERTY LINE -·|······ PROPOSED PLANTER-EXISTING STREET TREE #2-EXISTING STREET TREE #1-2 4

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