

**Village of McFarland  
Community Development Department**

**Plan Commission Application – 2020**

~Application must be completed in full~

Applicant - Owner	CF Investments, LLC/Craig Frank	Applicant's Agent	Same
		Name	
Address	3636 Skytop Rd, McFarland, WI 53558	Address	
Email	cfbuild@yahoo.com	Email	
Phone #	608 576-4309	Phone #	
Fax #		Fax #	

**Parcel No(s). 061002126171 & 061002126281\_\_\_ Type of Proposal - Please check boxes below that apply**

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
<input type="checkbox"/> Preliminary Plat	\$500+AF	<input checked="" type="checkbox"/> Conditional Use	\$370+F	<input type="checkbox"/> Annexation	At cost
<input type="checkbox"/> Preliminary Plat (reapplication)	\$500+BF	<input type="checkbox"/> Rezoning (map)	\$405+	<input type="checkbox"/> Dev. Agreement Including Addendums	\$400 F
<input type="checkbox"/> Certified Survey Map	\$300+FG	<input type="checkbox"/> Zoning Amendment (text)	\$405 +F	<input type="checkbox"/> Final Plat	\$500 +CF
<input checked="" type="checkbox"/> Condominium	\$300+EF	<input type="checkbox"/> Variance-Board of Zoning Appeals	\$380+F	<input type="checkbox"/> Final Plat (reapplication)	\$400 +DF
<input type="checkbox"/> Comprehensive Plan Amendment	\$500+F			<input checked="" type="checkbox"/> Site/Design Review	\$400 + F

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

B = Any preliminary plat which has previously been reviewed/ revised within the last 36 months

C = Plus \$50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed or/ revised within the last 36 months

E = Plus \$40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus \$25.00 per lot for two or more lots.

Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
<input checked="" type="checkbox"/> R-E, R-3 & PD (up to 50 acres)	\$5,000
<input type="checkbox"/> R-E, R-3 & PD (greater than 50 acres)	\$10,000
<input type="checkbox"/> Commercial Site/Design Review (5,000 sq. ft. or more)	\$2,000
<input checked="" type="checkbox"/> All Plats including condominiums	\$5,000

**Nature of the development proposal: Must provide address of proposed development, legal description, current zoning and description of proposal. (Attach additional paper if needed)**

See attached

**What action is the applicant requesting of the Plan Commission?**

R3 Conditional Use, Condo Plat and Site/Design approval for 30 unit residential project described in application.

**Has this specific proposal been previously discussed or acted upon by the Plan Commission?**

YES NO (If "yes" state the nature and the date(s) of the previous application.)

Proposal has been discussed at the May 18th and June 15th meetings

**PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE**



## Memorandum

**To:** Village of McFarland (Attn: Brian Berquist, P.E.) **Date:** August 11, 2020

**From:** Michael L. Calkins, P.E.

**CC:**

**RE:** Prairie Place - Lots 57 & 58: Stormwater Management & Erosion Control Plan

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On behalf of CF Development, LLC., Snyder & Associates is submitting this memorandum and stormwater management modeling to address the stormwater management and erosion control requirements for the Prairie Place – Lots 57 & 58 Project. The proposed project is located on lots 57 & 58 of the Prairie Place Plat, which is part of the northwest ¼ of the northeast ¼ of Section 2, T06, R10E, in the Village of McFarland, Dane County, WI. The project site is approximately 600 feet north of the intersection of CTH “MN” and Holscher Road, residing on the east side of Holscher Road. The project site was rough graded as part of the original plat earthwork and is mainly grass fields.

The proposed project consists of the construction of six multi-family buildings, paved parking and drive aisles, associated utilities, and stormwater management facilities. The intent of the stormwater management design is to route the runoff from the paved parking and drive aisles to a proposed bioretention basin where the runoff will be treated to a minimum of 80 percent TSS reduction. The bioretention basin will also provide stormwater attenuation and infiltration, however, these criteria were not quantified as part of this project.

The approved stormwater management plan report for the Prairie Place Subdivision Plat prepared by Strand Associates, Inc., dated March, 2017, indicates that the stormwater runoff from lots 57 and 58 was intended to be routed to the existing northwest bioretention basin (Pond node 82P from approved report), however, due to grade conflicts this routing is unfeasible. Therefore, the intent of the stormwater management facilities for the proposed project is to treat the runoff from the paved parking and drive aisle areas for TSS on-site and utilize the existing regional wetland basin (Pond node 84P from approved report) for peak flow attenuation and infiltration.

The following table summarizes the stormwater management modeling results. HydroCAD modeling was also conducted to confirm adequate storage capacity of the bioretention basin in larger rainfall events. The models are also attached.

**Table 1: Total Suspended Solids Calculations**

	<b>Particulate Solids Yield (lbs.)</b>	<b>Percent Particulate Solids Reduction</b>
<b>Total of All Land Uses without Controls</b>	458.0	
<b>Outfall Total with Controls</b>	89.55	80.45
<b>Annualized Total After Outfall Controls</b>	89.80	

Attachments:

- 1.) Plan Set
- 2.) Stormwater Management Models (WinSLAMM & HydroCAD)

## **Lots 57 and 58 Prairie Place**

### **Project Description:**

CF Investments LLC is proposing a 30 unit residential development consisting of 6 buildings with a mix of 2 and 3 bedroom units. Sizes range from 1280 sqft to 2002 sqft. All units to have 2 car-garages or underground parking. The total parking stall requirement for the property is 68 parking stalls. There will be 114 parking stalls allowing for a surplus of 46 stalls. Total projected value of the proposal is \$7,000,000.

High quality finishes throughout. Interior finishes to include wood/laminate and tile floors, solid surface countertops, stainless steel appliances, and quality cabinets. High efficiency mechanicals throughout.

With a goal of making the Holscher Rd frontage as attractive as possible, we are proposing a private driveway within the property allowing for rear facing garages and surface parking. This will allow for a very attractive facade fronting Holscher Rd as well as the wetland/walking trail to the east. The surplus of 46 parking stalls beyond the requirements will minimize the need for street parking along Holscher Rd and allow for guest parking to be contained within the site. With stormwater management also in mind, the buildings are designed to reduce impervious surface while still maximizing parking. 60 of the parking stalls for the site are underneath residential space as underground parking or 2-car garages with residential above. Thus, not adding to the total impervious area.

We feel this project is consistent with Village discussions related to this site. The proposed development will complement the existing neighborhood while utilizing the given site to its highest and best use and addressing a demand for townhome style housing in the area.

## CF Investments LLC Background

To give a better understanding of myself (Craig Frank) and CF Investments LLC's background as a developer, below you will find information on current and past projects. I started my career in real estate in 1985, buying rental properties and renovating. In 1991, I started developing to increase my rental portfolio with new units. My current companies, CF Investments LLC and Dane County Builders LLC, focus on pursuing redevelopment opportunities, residential/mixed-use projects, and land development with over 180 million dollars in projects that are completed or currently under construction. Below are some examples of our most recent projects showing the diversity of development experience.

### **North Towne Apartments – Windsor**

- Residential development consisting of a 42-unit apartment and six 3-unit townhome buildings
- Completed 2016
- Value: \$9,800,000
- Reference: Amy Anderson Schweppe, Director of Planning and Development

### **Cottage Grove Commons – Cottage Grove**

- 105 unit mixed use building w/ 8,000 sqft commercial and four 8-unit condominiums
- Under Construction
- Value: \$30,000,000
- Reference: Erin Ruth, Director of Planning and Development

### **Freedom Townhomes Condominiums – Sun Prairie**

- Three 8-unit townhome style condominiums w/underground parking
- 2018-2019
- Value: \$5,500,000
- Reference: Sarah Sauer, Sun Prairie Planning Department

### **Driscoll Townhomes – Madison**

- Eight 4-unit townhome style buildings w/ 2-car attached garages
- 2019
- Value: \$7,840,000
- Reference: Daniel Brinkman, DSI Real Estate

### **Triumph Dr 12-unit Apartment – Sun Prairie**

- 12-unit garden style apartment w/ underground parking and elevator
- Under Construction
- Value: \$2,600,000

### **Stonehaven 17-unit Apartment – Sun Prairie**

- 17-unit garden style apartment w/ attached garages
- Under Construction
- Value \$2,600,000



Applicant - Owner	CF Investments LLC	Applicant's Agent	Craig Frank
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Email	cfbuild@yahoo.com	Email	cfbuild@yahoo.com
Phone #	608-576-4309	Phone #	608-576-4309
Fax #		Fax #	
Project Site Address	Lots 57 and 58 Prairie Place	Parcel No.	0610-021-2617-1 0610-021-2628-1

### Conditional Uses

The McFarland zoning code identifies land uses, which are not permitted, permitted, and permitted upon approval of a conditional use permit. Conditional uses are land uses not permitted outright but may be allowed if certain standards and conditions are met and Plan Commission grants approval.

All submitted Plan Commission applications which encompasses a request for a Conditional Use Permit (CUP) must include “substantial evidence”, which identifies specifically how the proposed conditional use meets each of the standards listed below. Substantial evidence is defined as facts and information other than merely personal preferences or speculation directly pertaining to the requirements and conditions the applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

Written responses such as “see plans” are not acceptable. The applicant must identify what specific portion of the project or plans supports the contention that a standard will be met by including for example a detailed description of compliance with any applicable regulations regarding light, dust, particulate emissions, noise, frequency, vibration, traffic, nuisances, odors, visibility, health, safety welfare and the environment. All written responses to CUP standards must be submitted as part of your Plan Commission Application.

### Sec. 62-111, Conditional Use Standards

- a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

**The site plan was created with safety in mind. There are only 2 entry points onto Holscher Rd and a private driveway with rear facing garages. All vehicles will be exiting in a forward fashion with no need to back up onto Holscher Rd, making the transition of vehicles onto Holscher much safer than alternatives including single family with driveways directly off of Holscher. The exterior site lighting plan provides safe environment at night without interfering with neighboring properties. The property will be professionally managed and upkept by a management company.**

**In addition the traffic impact of this proposal falls well within the limits planned for the neighborhood.**

**KL Traffic Study**

**Subject area – 655 trips/day**

- **Divided by 6 trips/unit (standard for multifamily) equals 109 dwelling units. Our proposal is 32.**

**36 acres directly to the south of MN – 937 trips/day**

- **23 acres have since been dedicated to the school.**
- **Revised TIA would only include 13 acres of single-family development plus traffic generated by the development of the 5 acres owned by the Village fronting MN.**
- **As long as the 5 acres owned by the Village generates less than 600 trips per day, the current recommendations within the current TIA still apply.**

- b. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.

**The proposal is for high quality, market rate housing. There is no evidence that a market rate townhome project such as this will have any negative effect on land values. See Myths and Facts About Affordable & High Density Housing, a Report by California Planning Roundtable, California Department of Housing & Community Development, Page 6 (“For many years social scientists have asked whether high density housing causes crime. Not one study has shown any relationship between population or housing density and violent crime rates; once residents’ incomes are taken into account, the effect of density on nonviolent crime decreases to non-significance.”); id, Page 5 (“[T]he single most significant factor affecting property values is the preexisting value of the land in a given community or area.”). Additionally, R3 zoning as a conditional use would allow a density of 33 units. This plan provides for 30 units which is less than the maximum that is allowed.**

**This proposal has a very attractive façade as compared to alternatives or even single family houses. The exterior will feature masonry on the lower portion of all 4 sides of each building. The single family homes in the neighborhood have masonry on only the front façade. There will be LP trim and bandboards on all 4 sides of each building. Most houses in the neighborhood only have trim and bandboards on 1 side. The rear facing garages will also have a very positive affect on appearance by having no visible garages along Holscher.**

- c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

**Plans meet all setback requirements. Utilities use, access road plans, and stormwater requirements for this site have no effect on existing properties or the developability of surrounding property**

**The proposed development and approval of this site will have both monetary and functional benefits to the community. At a roughly \$7 million assessment (much higher than any**

standard R3 uses), this project will be a great addition to the tax base and will help to contribute financially to the Village for years to come. Park fees for this project will be roughly \$120,000. Again, much higher than any R3 alternatives. A project at less than 8 units/acre for this site would provide roughly half the amount or even less.

As can be seen below, the traffic impact of this proposal does not impede or negatively impact the future development of the surrounding area for uses permitted.

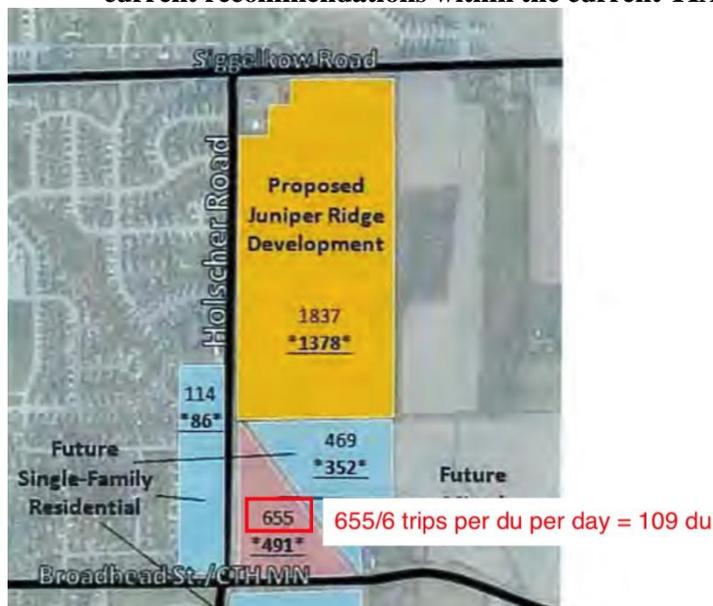
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- 23 acres have since been dedicated to the school.
- Revised TIA would only include 13 acres of single-family development plus traffic generated by the development of the 5 acres owned by the Village fronting MN.
- As long as the 5 acres owned by the Village generates less than 600 trips per day, the current recommendations within the current TIA still apply.



- d. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

**Adequate gas, electric, water to lot line. Drainage requirements and internal access driveway provided in submitted plan. The private driveway off of Holscher serves as access for the proposed development.**

- e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

**Ingress/egress for the site minimizes traffic congestion to the fullest. There are only 2 ingress/egress points which are located 300 ft away from each other, and an internal driveway that allow for all traffic onto Holscher Rd to enter in a forward motion versus the alternative of multiple driveway with vehicles backing across the sidewalk and onto Holscher Rd. The site has a surplus of 40 parking stalls beyond the requirement. This will greatly minimize the need for street parking.**

- f. The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.

**Mission Statement for the R-3 district:**

**“The R-3 General Residence District is established to stabilize and protect certain medium density residential areas in the Village and to promote and encourage a suitable environment for family life were children are members of most families.”**

**This proposal does just that by providing a market rate medium density housing option that is not currently available in the area. The quality of the project ensures a safe and enjoyable family environment while also providing a quality housing option to families that may not be in the market for single family options in the area.**

**All zoning requirements for R3 conditional use have been met. See bulk standards table below.**

Bulk Standards	A-1	R-1	R-1A <sup>(9)</sup>	R-1B <sup>(9)</sup>	R-2 <sup>(3)</sup>	R-3 <sup>(3)</sup>	
Minimum lot area (sq. ft.)	35 acres	10,000	6,000	6,000	10,000	None ✓ 98,010 sqft	
Minimum lot width (ft.)	-	80	50	50	80	80 ✓ 150+' min	
Building height (ft.)	35 <sup>(1)</sup>	35	35	35	35	35 ✓ 30' max	
Yards <sup>(7)(10)</sup>							
Front yard (ft.) <sup>(11)</sup>	-	25	25	20/7 <sup>(6)</sup>	25	25 ✓ 25' min or 35 <sup>(4)</sup>	
Front yard with snout garage <sup>(2)</sup>	-	30	30	20	30	25 N/A or 35 <sup>(4)</sup>	
Side yard (ft.)							
One story building	6	6	7	7	8	8 N/A	
Both sides combined	14	14	14	14	18	20 N/A	
Two story building	7	7	7	7	8	10 ✓ 10' min	
Both sides combined	18	18	14	14	18	20 ✓ 20' min	
Reversed corner	25	25	25	7	25	25 ✓ or 30 <sup>(8)</sup>	
Rear yard (ft.)	30	30	30	30 or 40 <sup>(7)</sup>	30	35 ✓ 40+' min	
Usable open space per dwelling unit (sq. ft.)	-	1,300	1,000	1,000	750	500 ✓ 1530 sqft	
Minimum lot area per dwelling unit (sq. ft.)	-	10,000	6,000	6,000	5,000	5,445 N/A	
As conditional use	-	10,000	6,000	6,000	5,000	2,904 ✓	
Parking spaces required per dwelling unit (sq. ft.)	✓	40 parking stalls beyond requirement provided					3,267 sqft
Efficiency		1.0	1.0	1.0	1.0	1.0	
One bedroom	-	2.0	2.0	2.0	2.0	2.0	
Two bedrooms	-	2.0	2.0	2.0	2.0	2.0	
Three bedrooms	-	2.5	2.5	2.5	2.5	2.5	
Four+ bedrooms	-	3.0	3.0	3.0	3.0	3.0	

- g. The proposed use does not violate floodplain regulations governing the site.

**The proposal does not violate floodplain regulations and meets all stormwater requirements. The proposed site plan meets wetland setback requirements. Approved erosion control measures to be taken and enforced throughout construction. Upon completion there will be rain gardens established. Additional measures will be taken to ensure the integrity of the adjacent wetland. There will be a 10 foot “no-mow” vegetated buffer offset zone from the property line that is located adjacent to the wetland. Storm water runoff from all impervious surfaces located on the lots shall be directed to a stormwater management control device prior to discharging to the wetland. All impervious surfaces will be the required 75’ from the delineated wetland boundary. Water insoluble nitrogen lawn fertilizer to be used to help protect the wetland.**

- h. That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.

**Mission Statement for the R-3 district:**

**“The R-3 General Residence District is established to stabilize and protect certain medium density residential areas in the Village and to promote and encourage a suitable environment for family life were children are members of most families.”**

**This proposal does just that by providing a market rate medium density housing option that is not currently available in the area. The quality of the project ensures a safe and enjoyable family environment while also providing a quality housing option to families that may not be in the market for single family options in the area.**

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Minimum lot area (sq. ft.)	35 acres	10,000	6,000	6,000	10,000	None ✓ 98,010 sqft
Minimum lot width (ft.)	-	80	50	50	80	80 ✓ 150+' min
Building height (ft.)	35 <sup>(1)</sup>	35	35	35	35	35 ✓ 30' max
Yards <sup>(7)(10)</sup>						
Front yard (ft.) <sup>(11)</sup>	-	25	25 <sup>(11)</sup>	20/7 <sup>(6)</sup>	25	25 ✓ 25' min or 35 <sup>(4)</sup>
Front yard with snout garage <sup>(2)</sup>	-	30	30	20	30	25 N/A or 35 <sup>(4)</sup>
Side yard (ft.)						
One story building	6	6	7	7	8	8 N/A
Both sides combined	14	14	14	14	18	20 N/A
Two story building	7	7	7	7	8	10 ✓ 10' min
Both sides combined	18	18	14	14	18	20 ✓ 20' min
Reversed corner	25	25	25	7	25	25 ✓ or 30 <sup>(8)</sup>
Rear yard (ft.)	30	30	30	30 or 40 <sup>(7)</sup>	30	35 ✓ 40+' min
Usable open space per dwelling unit (sq. ft.)	-	1,300	1,000	1,000	750	500 ✓ 1530 sqft
Minimum lot area per dwelling unit (sq. ft.)	-	10,000	6,000	6,000	5,000	5,445 N/A
As conditional use	-	10,000	6,000	6,000	5,000	2,904 ✓
Parking spaces required per dwelling unit (sq. ft.)	✓	40 parking stalls beyond requirement provided				3,267 sqft
Efficiency		1.0	1.0	1.0	1.0	1.0
One bedroom	-	2.0	2.0	2.0	2.0	2.0
Two bedrooms	-	2.0	2.0	2.0	2.0	2.0
Three bedrooms	-	2.5	2.5	2.5	2.5	2.5
Four+ bedrooms	-	3.0	3.0	3.0	3.0	3.0

**Subdivision IV. - Vision Clearance, Parking and Loading Facilities, Screening**

**Vision clearance – N/A due to the proposal not being on a corner lot**

**Off-street parking and loading facilities – A surplus of 40 parking stalls of off-street parking are included in the proposal. Thus increasing the safety and capacity of Holscher Rd. The adverse effects of off-street parking are minimized due to the implementation of 2-car garages and underground parking which keep surface parking needs minimized. The design of the rear facing garages and private driveway also keep this in mind. Congestion on Holscher is lessened to the fullest. All off-street parking requirements are met.**

**Landscaping standards – All landscaping standards are met in landscaping plan submittal in accordance with Appendix B.**

**Erosion Control and Stormwater Management – All submitted erosion control and stormwater management plans are to be fully reviewed and approved by all necessary entities prior to construction start. Approved erosion control measures to be taken and enforced throughout construction. Upon completion there will be rain gardens established. Additional measures will be taken to ensure the integrity of the adjacent wetland. There will be a 10 foot “no-mow” vegetated buffer offset zone from the property line that is located adjacent to the wetland. Storm water runoff from all impervious surfaces located on the lots shall be directed to a stormwater management control device prior to discharging to the wetland. All impervious surfaces will be the required 75’ from the delineated wetland boundary. Water insoluble nitrogen lawn fertilizer to be used to help protect the wetland.**

- i. That, when applying the standards to any new consecution of a building or an addition to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district.

**This proposal is for medium density 2-story townhome buildings with 2 car garages. The architectural style and exterior materials are consistent with the neighboring single family homes. The proposal is consistent with Village discussions and objectives related to this site and zoning district.**

**Mission Statement for the R-3 district:**

**“The R-3 General Residence District is established to stabilize and protect certain medium density residential areas in the Village and to promote and encourage a suitable environment for family life were children are members of most families.”**

**This proposal does just that by providing a market rate medium density housing option that is not currently available in the area. The quality of the project ensures a safe and enjoyable family environment while also providing a quality housing option to families that may not be in the market for single family options in the area.**

**Below excerpts are taken directly from the comp plan:**

**Housing as a revenue builder –**

- One approach includes increasing the number of household (and housing types) that place few demands on public services.
- This includes housing that is both compact in form and caters to relatively affluent, childless households such as empty nesters, retirees, and young professionals.
- Such a strategy can help broaden the tax base without higher service needs that usually accompanies single family housing on larger lots”

Why manage the mix of new housing? Why 65%?

- Maintains the current character of McFarland. The Village’s 2014 housing mix was 69% single family, per the American Community Survey.
- Responds to market and demographic changes. McFarland’s population is aging, household sizes are shrinking, and younger generations are less interested in living in single family homes.
- Provides lifecycle housing, which will increase resident retention and the return of former residents back to the community.

Our proposal meets these goals to the fullest while keeping within the limits of R3 conditional use standards. The projected occupants of the development fully consistent with the comp plan’s reference to residents that place few demands on public services. “Households such as empty nesters, retirees, and young professionals.” As the comp plan states, this type of resident base will broaden the tax base without higher service needs that accompany single family housing low density housing.

The proposal also directly responds to McFarland’s current market and demographic changes. There is an unarguable demand in McFarland for this type of market rate townhome product with little supply. Beyond meeting this demand, the project also provides many needed and wanted benefits to the Village and directly relates to “lifecycle housing” as referred to above in the comp plan. Our proposal provides housing units very similar in nature to a single family house at much more affordable price points due to increased density. Thus providing life cycle housing, attracting a resident base with minimal demands on public services, and maximizing the tax base of the site. All within the constraints of R3 conditional use standards.

- j. In its review, the Plan Commission shall also evaluate the effect of the proposed conditional use upon the following items listed below. Identify how your project will impact and/or address each of these items.
1. The maintenance of safe and healthful conditions. **The property will be professionally managed and upkeep by a seasoned, reputable management company.**
  2. The prevention and control of water pollution including sedimentation. **Approved erosion control measures to be taken and enforced throughout construction. Upon completion there will be rain gardens established. Additional measures will be taken to ensure the integrity of the adjacent wetland. There will be a 10 foot “no-mow” vegetated buffer offset zone from the property line that is located adjacent to the wetland. Storm water runoff**

**from all impervious surfaces located on the lots shall be directed to a stormwater management control device prior to discharging to the wetland. All impervious surfaces will be the required 75' from the delineated wetland boundary. Water insoluble nitrogen lawn fertilizer to be used to help protect the wetland.**

3. Existing topographic and drainage features and vegetative cover on the site. **The proposed site conforms with the existing site and grading/topography as can be seen from the grading plan submittal. Required native vegetation along the east lot line to be upkept per requirements. There are currently no trees or plantings on the site that will be removed. Professionally created landscaping plan to be reviewed and approved by all necessary parties prior to approvals.**
4. The location of the site with respect to floodplains and floodways of rivers and streams. **The proposed site plan meets all requirements in regards to this and will be going through all necessary approvals which enforce these requirements. See item 2 in this section for measures related directly to the adjacent wetlands.**
5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover. **Erosion potential addressed in grading plan, landscape plan, and erosion control plan. To be reviewed and approved by all necessary parties.**
6. The location of the site with respect to existing or future access roads. **The site fully addresses ingress/egress and parking to its full potential with respect to all existing roads and access plans.**
7. The need of the proposed use for a shoreland location. (if applicable) **N/A. Not shoreland.**
8. Its compatibility with uses on adjacent land. **The density and building styles provide an ideal transition from the existing single family to the north to the commercial land directly to the south of Hwy AB. The proposed buildings are 2-story with similar exterior finishes and architecture as compared to the existing single family homes in the neighborhood. Benefits to the adjacent land include rear facing garages for visual appeal/safety and beyond substantial parking to minimize street parking/congestion. The site plan fits into the walkable community with ample green space, a common amenity area on site, and proper sidewalk access.**
9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems. **Village sanitary system will be utilized and has more than adequate capacity as stated by Village engineering upon review. The lift station for this development was designed to handle significantly more units.**

# Project Renderings

Holscher Rd Frontage





Private driveway from south

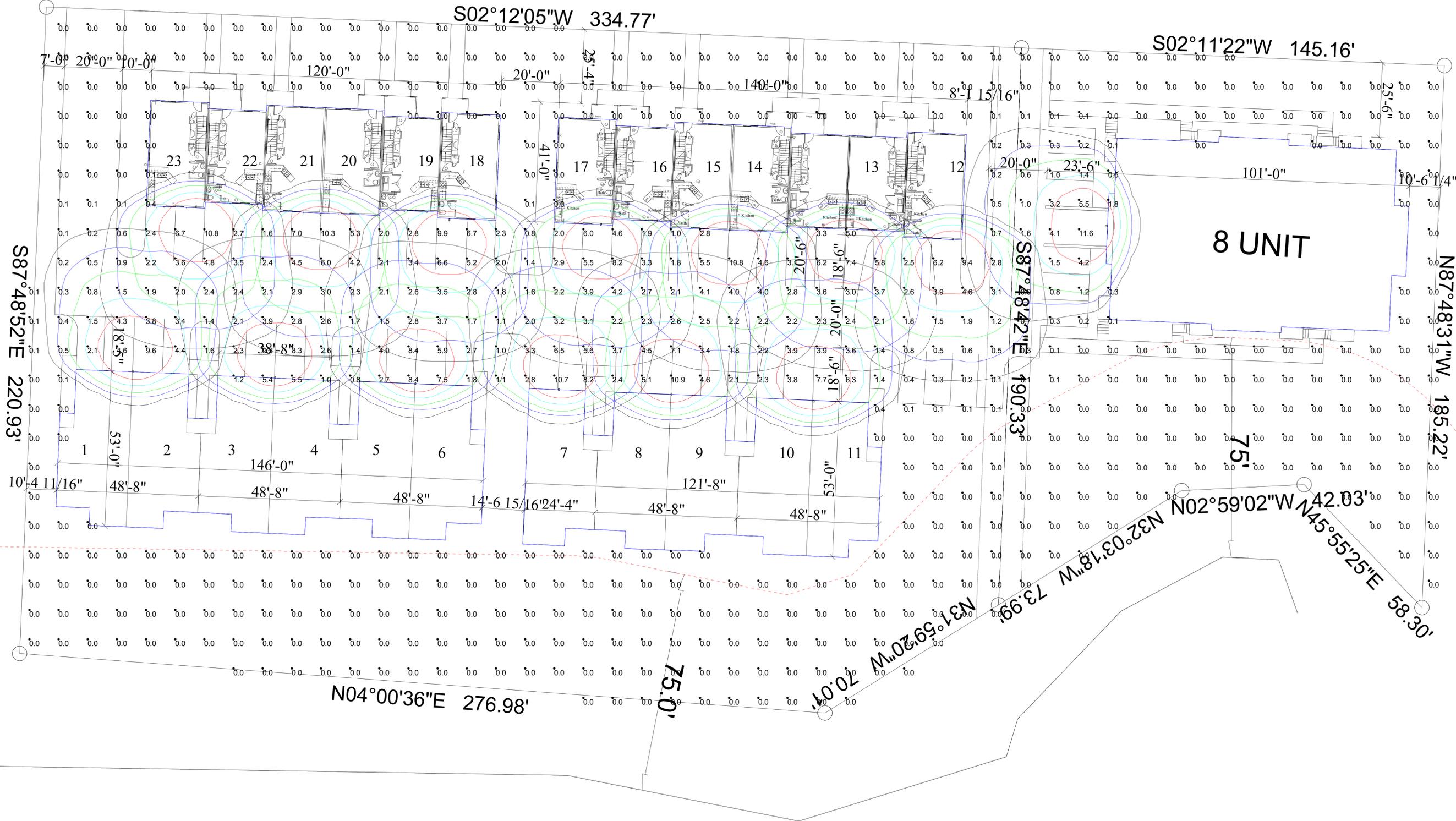
Rear view from east



Interior renderings







Site Plan

Scale = 1/16"=1'-0"

Jeffery Groenier, Architect  
 W125 Amidon Road  
 Brooklyn, WI 53521  
 608-698-3196  
 This document contains confidential or proprietary information of Concepts in Architecture, LLC. Neither this document nor the information herein is to be reproduced, distributed, used, or disclosed without authorization.

Concepts  
 in  
 Architecture, LLC

Proposed to CF Investments, LLC  
 Address: 3636 Skytop Road  
 McFarland 53558  
 608-576-4309

Project: 4 Unit  
 Address: Madison, WI  
 Sheet Title: Site Plan

Date: 07-23-2018  
 Scale: As Noted  
 Job #: 05-01

SHEET  
 C1

## DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaires provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

## SPECIFICATION FEATURES

### Construction

Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

### Optical

Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens

assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaires are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

### Electrical

LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

### Emergency Egress

Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

### Area and Site Pole Mounting

Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

### Finish

Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

### Warranty

Five-year warranty.



## XTOR CROSSTOUR MAXX LED

APPLICATIONS:  
WALL / SURFACE  
INVERTED  
SITE LIGHTING



### CERTIFICATION DATA

UL/cUL Wet Location Listed  
Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)  
DesignLights Consortium® Qualified\*  
LM79 / LM80 Compliant  
ROHS Compliant  
NOM Compliant Models  
3G Vibration Tested  
UL924 Listed (CBP Models)  
IP66 Rated

### TECHNICAL DATA

40°C Ambient Temperature  
External Supply Wiring 90°C Minimum

### EPA

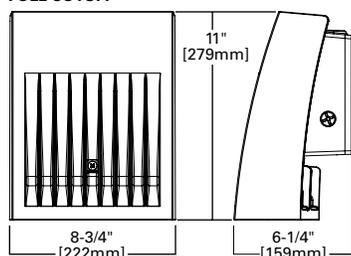
Effective Projected Area (Sq. Ft.):  
XTOR6B, XTOR8B, XTOR12B=0.54  
With Pole Mount Arm=0.98

### SHIPPING DATA:

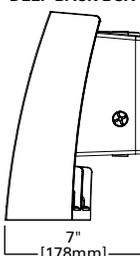
Approximate Net Weight:  
12-15 lbs. [5.4-6.8 kgs.]

## DIMENSIONS

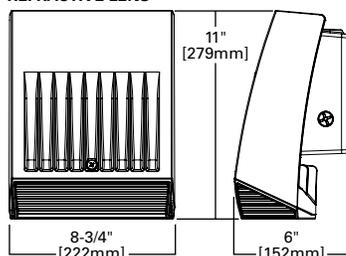
### FULL CUTOFF



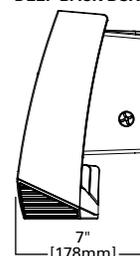
### DEEP BACK BOX



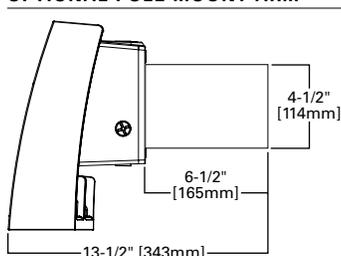
### REFRACTIVE LENS



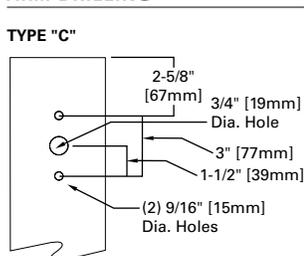
### DEEP BACK BOX



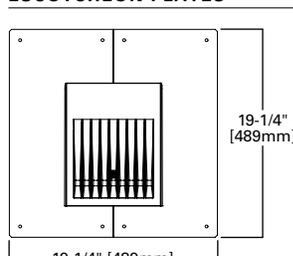
### OPTIONAL POLE MOUNT ARM



### ARM DRILLING



### ESCUTCHEON PLATES

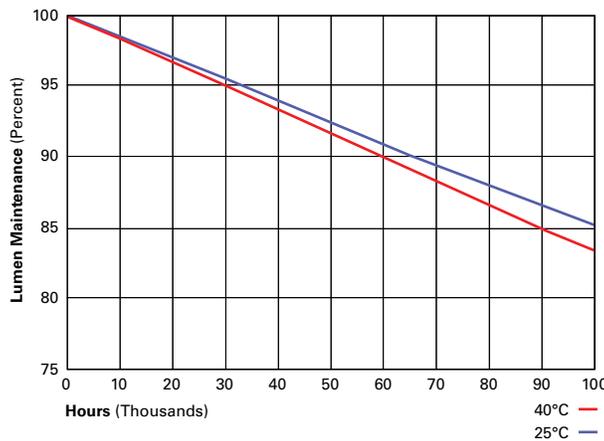


**POWER AND LUMENS BY FIXTURE MODEL**

58W Series						
LED Information	XTOR6B	XTOR6BRL	XTOR6B-W	XTOR6BRL-W	XTOR6B-Y	XTOR6BRL-Y
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W
81W Series						
LED Information	XTOR8B	XTOR8BRL	XTOR8B-W	XTOR8BRL-W	XTOR8B-Y	XTOR8BRL-Y
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W
102W Series						
LED Information	XTOR12B	XTOR12BRL	XTOR12B-W	XTOR12BRL-W	XTOR12B-Y	XTOR12BRL-Y
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W
EGRESS Information	XTOR6B, XTOR8B and XTOR12B Full Cutoff CBP Egress LED			XTOR6B, XTOR8B and XTOR12B Refractive Lens CBP Egress LED		
Delivered Lumens	509			468		
B.U.G. Rating	N.A.			N.A.		
CCT (Kelvin)	4000K			4000K		
CRI (Color Rendering Index)	65			65		
Power Consumption (Watts)	1.8W			1.8W		

**LUMEN MAINTENANCE**

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
<b>XTOR6B Model</b>		
25°C	> 90%	246,000
40°C	> 88%	217,000
50°C	> 88%	201,000
<b>XTOR8B Model</b>		
25°C	> 89%	219,000
40°C	> 87%	195,000
50°C	> 86%	181,000
<b>XTOR12B Model</b>		
25°C	> 89%	222,000
40°C	> 87%	198,000



**CURRENT DRAW**

Voltage	Model Series				
	XTOR6B	XTOR8B	XTOR12B	XTOR6B-CBP (Fixture/Battery)	XTOR8B-CBP (Fixture/Battery)
120V	0.51	0.71	0.94	0.60/0.25	0.92/0.25
208V	0.25	0.39	0.52	--	--
240V	0.25	0.35	0.45	--	--
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33		--
480V	0.14	0.19	0.24		--



Cooper Lighting Solutions  
 1121 Highway 74 South  
 Peachtree City, GA 30269  
 P: 770-486-4800  
 www.cooperlighting.com

Specifications and dimensions subject to change without notice.

**ORDERING INFORMATION**

Sample Number: XTOR6B-W-WT-PC1

Series <sup>1</sup>	LED Kelvin Color	Housing Color	Options (Add as Suffix)
<b>Full Cutoff</b> XTOR6B=58W XTOR8B=81W XTOR12B=102W  <b>Refractive Lens</b> XTOR6BRL=58W XTOR8BRL=81W XTOR12BRL=102W	<b>[Blank]</b> =Bright White (Standard) 5000K <b>W</b> =Neutral, 4000K <b>Y</b> =Warm, 3000K	<b>[Blank]</b> =Carbon Bronze (Standard) <b>WT</b> =Summit White <b>BK</b> =Black <b>BZ</b> =Bronze <b>AP</b> =Grey <b>GM</b> =Graphite Metallic <b>DP</b> =Dark Platinum	<b>347V</b> =347V <sup>2,3,4,5</sup> <b>480V</b> =480V <sup>2,3,4,5,6</sup> <b>PC1</b> =Photocontrol 120V <sup>7</sup> <b>PC2</b> =Photocontrol 208-277V <sup>7,8</sup> <b>PMA</b> =Pole Mount Arm (C Drilling) with Round Adapter <sup>3,9</sup> <b>MS-L20</b> =Motion Sensor for ON/OFF Operation <sup>2,3,10,11</sup> <b>MS/DIM-L20</b> =Motion Sensor for Dimming Operation <sup>2,3,10,11,12,13,14</sup> <b>CBP</b> =Cold Weather Battery Pack <sup>2,3,15,16,17</sup> <b>HA</b> =50°C High Ambient <sup>17</sup>
<b>Accessories (Order Separately)</b>			
<b>WG-XTORMX</b> =Crosstour MAXX Wire Guard <b>PB120V</b> =Field Installed 120V Photocontrol <b>PB277V BUTTON PC</b> =Field Installed 208-277V Photocontrol <sup>8</sup> <b>VA1040-XX</b> =Single Tenon Adapter for 3-1/2" O.D. Tenon <sup>18</sup> <b>VA1041-XX=2@180°</b> Tenon Adapter for 3-1/2" O.D. Tenon <sup>18</sup> <b>VA1042-XX=3@120°</b> Tenon Adapter for 3-1/2" O.D. Tenon <sup>18</sup> <b>VA1043-XX=4@90°</b> Tenon Adapter for 3-1/2" O.D. Tenon <sup>18</sup> <b>VA1044-XX=2@90°</b> Tenon Adapter for 3-1/2" O.D. Tenon <sup>18</sup> <b>VA1045-XX=3@90°</b> Tenon Adapter for 3-1/2" O.D. Tenon <sup>18</sup> <b>VA1046-XX=2@120°</b> Tenon Adapter for 3-1/2" O.D. Tenon <sup>18</sup>		<b>VA1033-XX</b> =Single Tenon Adapter for 2-3/8" O.D. Tenon <sup>18</sup> <b>VA1034-XX=2@180°</b> Tenon Adapter for 2-3/8" O.D. Tenon <sup>18</sup> <b>VA1035-XX=3@120°</b> Tenon Adapter for 2-3/8" O.D. Tenon <sup>18</sup> <b>VA1036-XX=4@90°</b> Tenon Adapter for 2-3/8" O.D. Tenon <sup>18</sup> <b>VA1037-XX=2@90°</b> Tenon Adapter for 2-3/8" O.D. Tenon <sup>18</sup> <b>VA1038-XX=3@90°</b> Tenon Adapter for 2-3/8" O.D. Tenon <sup>18</sup> <b>VA1039-XX=2@120°</b> Tenon Adapter for 2-3/8" O.D. Tenon <sup>18</sup> <b>EWP/XTORMX</b> =Escutcheon Wall Plate, Carbon Bronze <b>EWP/XTORMX-WT</b> =Escutcheon Wall Plate, Summit White <b>FSIR-100</b> =Wireless Configuration Tool for Occupancy Sensor <sup>14</sup>	

- NOTES:**
- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
  - Not available with HA option.
  - Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20.
  - Not available with CBP option.
  - Thru-branch wiring not available with HA option or with 347V.
  - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
  - Not available with MS-L20 and MS/DIM-L20 options.
  - Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
  - Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
  - For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
  - 120V thru 277V only.
  - Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
  - Includes integral photo sensor.
  - The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
  - 120V or 277V operation only.
  - Operating temperatures -20°C to 25°C.
  - Not available in XTOR12B or XTOR12BRL models.
  - Replace XX with housing color.

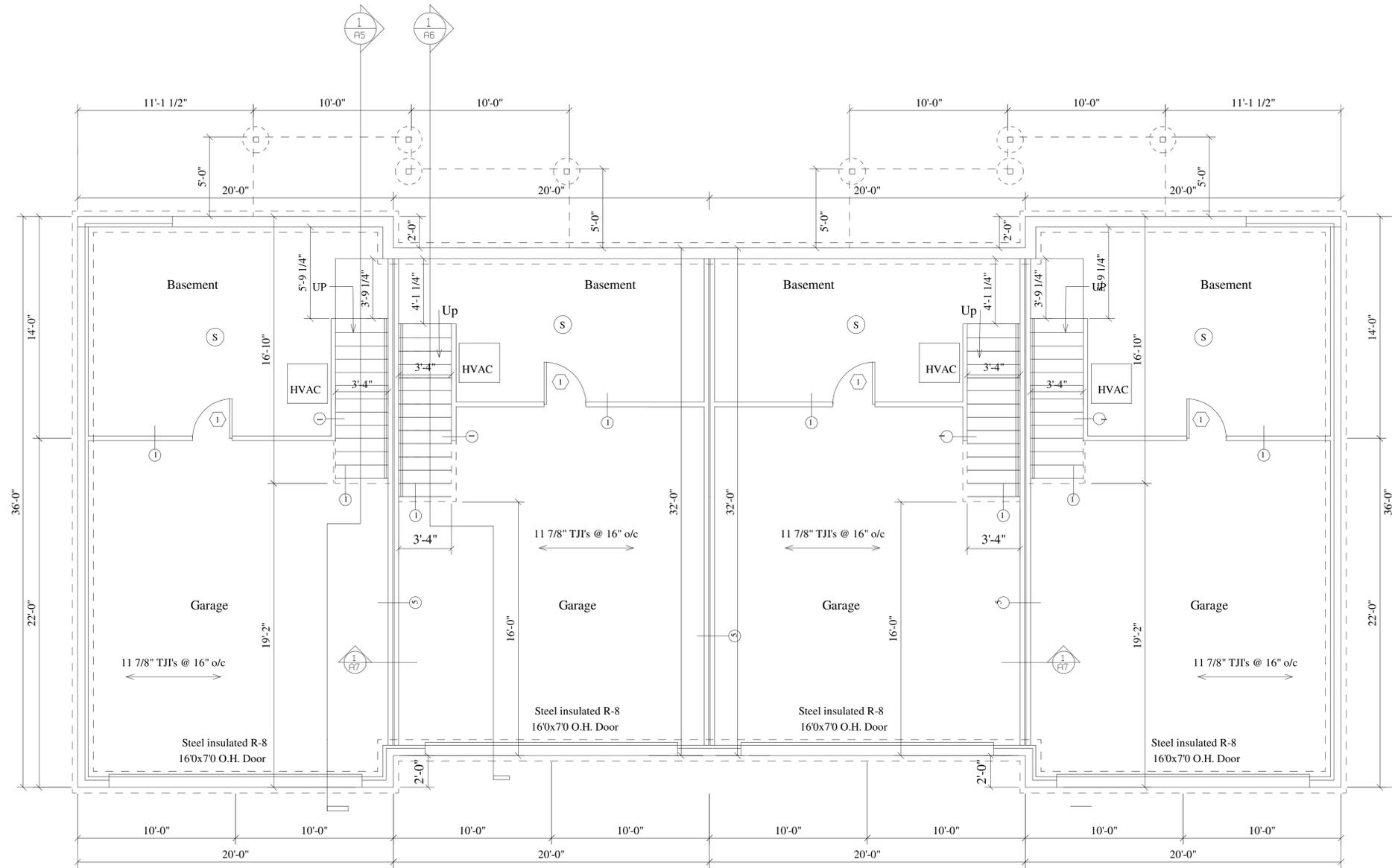
**STOCK ORDERING INFORMATION**

58W Series	81W Series	102W Series
<b>Full Cutoff</b>		
XTOR6B=58W, 5000K, Carbon Bronze	XTOR8B=81W, 5000K, Carbon Bronze	XTOR12B=102W, 5000K, Carbon Bronze
XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	XTOR8B-PC1=81W, 5000K, 120V PC, Carbon Bronze	
XTOR6B-WT= 58W, 5000K, Summit White	XTOR8B-WT=81W, 5000K, Summit White	
XTOR6B-W=58W, 4000K, Carbon Bronze	XTOR8B-PC2=81W, 5000K, 208-277V PC, Carbon Bronze	
XTOR6B-PMA= 58W, 5000K, Pole Mount Arm, Carbon Bronze	XTOR8B-PMA=81W, 5000K, Pole Mount Arm, Carbon Bronze	
XTOR6B-PC2= 58W, 5000K, 208-277V PC, Carbon Bronze	XTOR8B-347V=81W, 5000K, Carbon Bronze, 347V	
<b>Refractive Lens</b>		
XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	XTOR8BRL=81W, 5000K, Refractive Lens, Carbon Bronze	XTOR12BRL=102W, 5000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-PC1=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-W=102W, 4000K, Refractive Lens, Carbon Bronze
XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	XTOR8BRL-WT=81W, 5000K, Refractive Lens, Summit White	XTOR12BRL-347V=102W, 5000K, Refractive Lens, Carbon Bronze, 347V
XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	XTOR8BRL-PC2=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	
XTOR6BRL-PMA=58W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR8BRL-PMA=81W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	
XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-W=81W, 4000K, Refractive Lens, Carbon Bronze	
XTOR6BRL-347V=58W, 5000K, Refractive Lens, Carbon Bronze, 347V	XTOR8BRL-347V = 81W, 5000K, Refractive Lens, Carbon Bronze, 347V	



Cooper Lighting Solutions  
 1121 Highway 74 South  
 Peachtree City, GA 30269  
 P: 770-486-4800  
 www.cooperlighting.com

Specifications and dimensions subject to change without notice.



○ Lower Level Plan  
 Scale = 1/4"=1'-0"

Jeffery Groenier, Architect  
 W125 Amidon Road  
 Brooklyn, WI 53521  
 608-698-3196  
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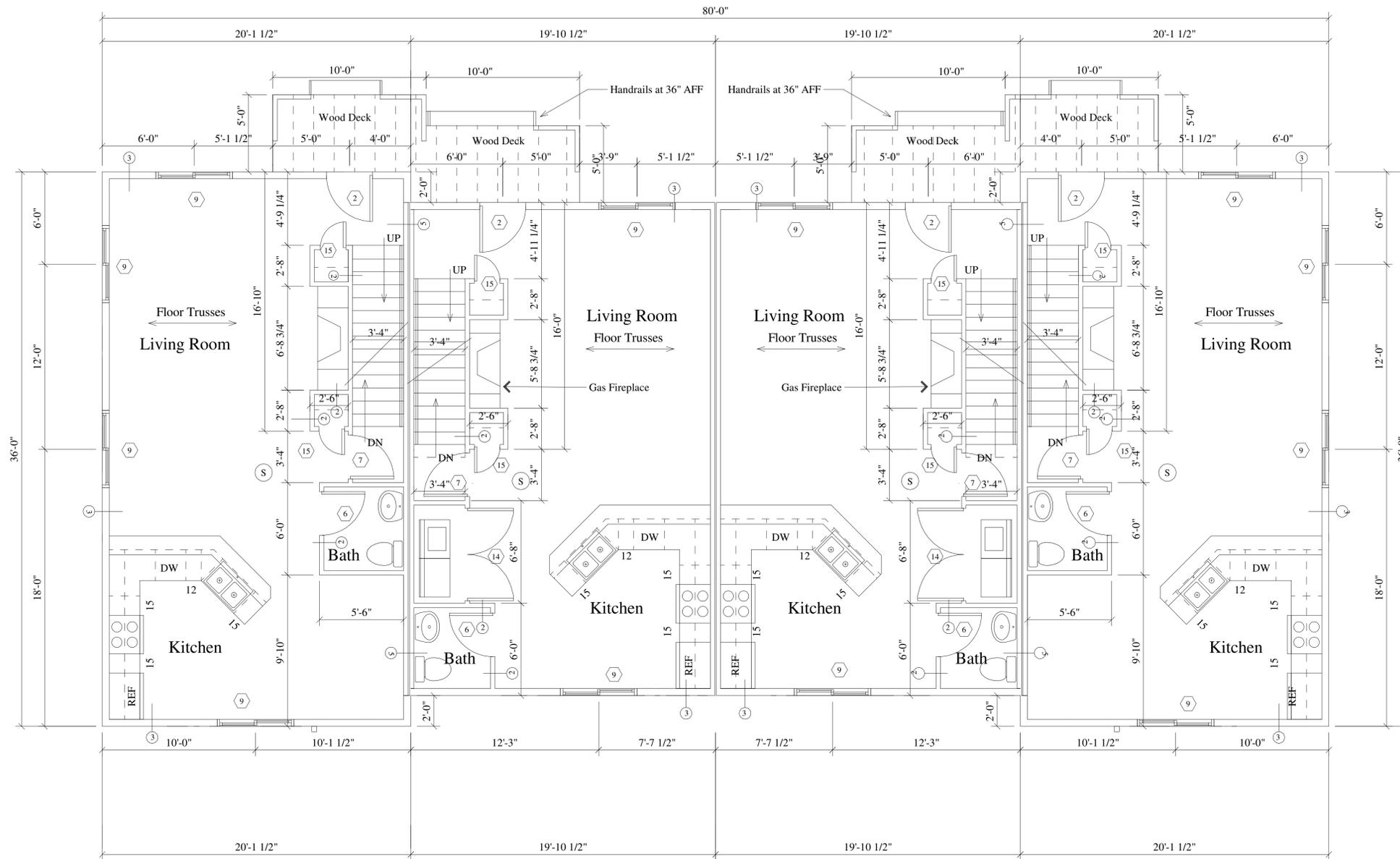
Concepts  
 In  
 Architecture, LLC

Proposed for: CF Investments, LLC  
 Address: 3636 Skytop Road  
 McFarland 53558  
 608-576-4309

Project: 4 Unit  
 Address: McFarland, WI  
 Sheet Title: Foundation Plan

Date: 07-29-2020  
 Scale: As Noted  
 Job #: 05-01

SHEET  
**A1**



First Floor Plan

Scale = 1/4"=1'-0"

Jeffery Groenier, Architect  
 W125 Amidon Road  
 Brooklyn, WI 53521  
 608-698-3196

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 Architecture, LLC

Proposed for: CF Investments, LLC

Address: 3636 Skytop Road  
 McFarland 53558  
 608-576-4309

Project: 6 Unit  
 Address: McFarland, WI

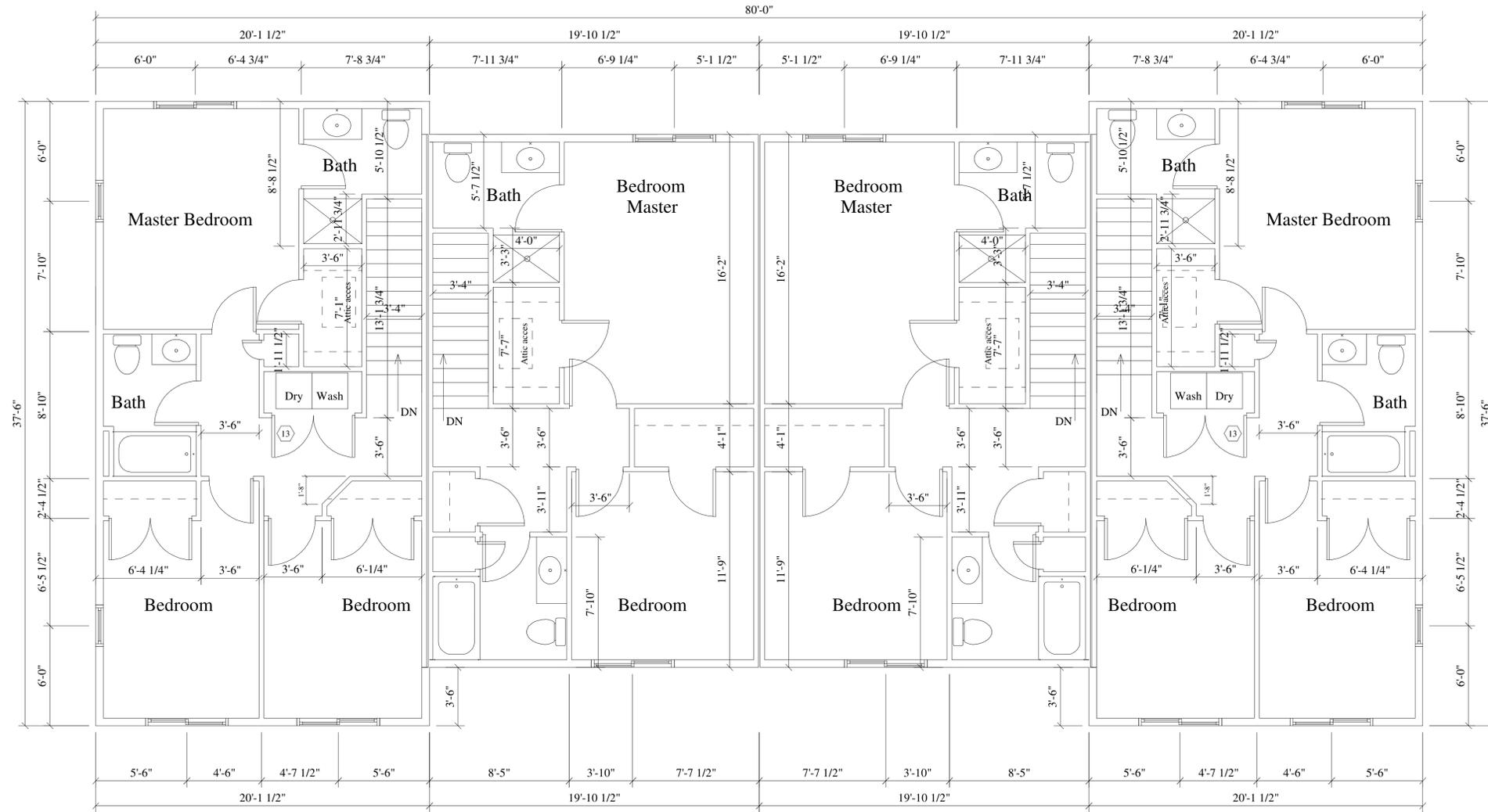
Sheet Title: Floor Plans

Date: 07/29/2020

Scale: As Noted

Job #: 05-01

SHEET  
 A2



Second Floor Plan

Scale = 1/4"=1'-0"

Project: **4 Unit**  
 Address: McFarland, WI

Sheet Title: **Second Floor Plan**

Date: 07-29-2020

Scale: As Noted

Job #: 05-01

SHEET  
**A3**

Proposed for: **CF Investments, LLC**

Address: 3636 Skytop Road  
 McFarland 53558  
 608-576-4309

**C**oncepts  
 In  
**A**rchitecture, LLC

Jeffery Groenier, Architect  
 W125 Amidon Road  
 Brooklyn, WI 53521  
 608-698-3196

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# Townhomes style 1

Stone: Stonecraft Ledgestone "Pennsylvania" Shingles: BP Mystique "Slate Grey"



Siding 1: Sea Slate



Siding 2: Granite



Trim and band boards: White

Soffit/fascia: White

Gutters: White

Garage door: White

Windows: White

## Townhomes style 2

Stone: Stonecraft Ledgestone "Wisconsin"

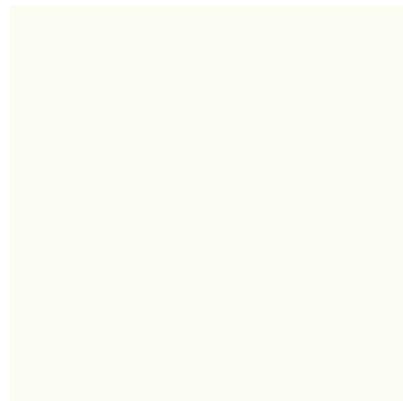
Shingles: BP Mystique "Slate Grey"



Siding 1: Nightfall



Siding 2: Linen



Trim and band boards: White

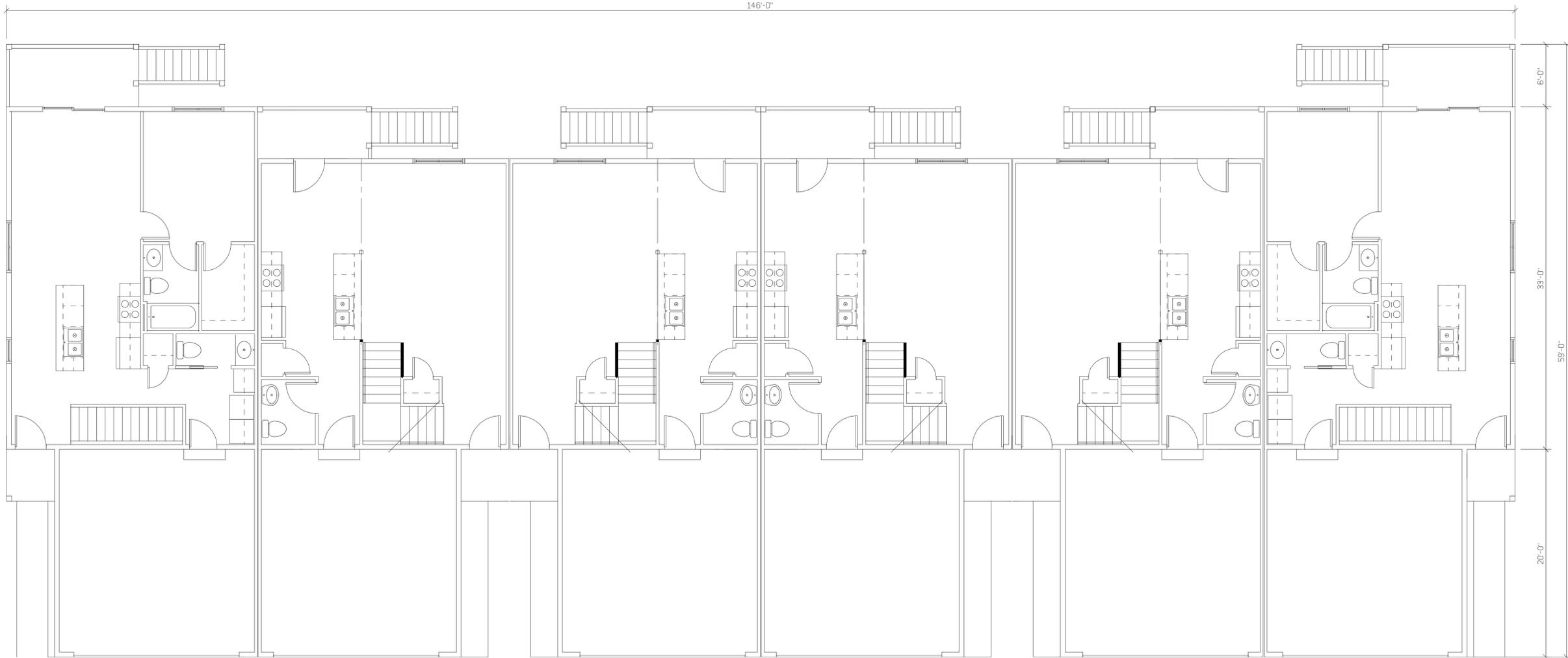
Soffit/fascia: White

Gutters: White

Garage door: White

Windows: White

○ First Floor Plan  
 Scale = 1/4"=1'-0"



Jeffery Groenier, Architect  
 W125 Amidon Road  
 Brooklyn, WI 53521  
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**A**rchitecture, LLC

Proposed for: **CF Investments, LLC**

Address: 3636 Skytop Road  
 McFarland 53558  
 608-576-4309

Project: **4 Unit**  
 Address: Madison, WI

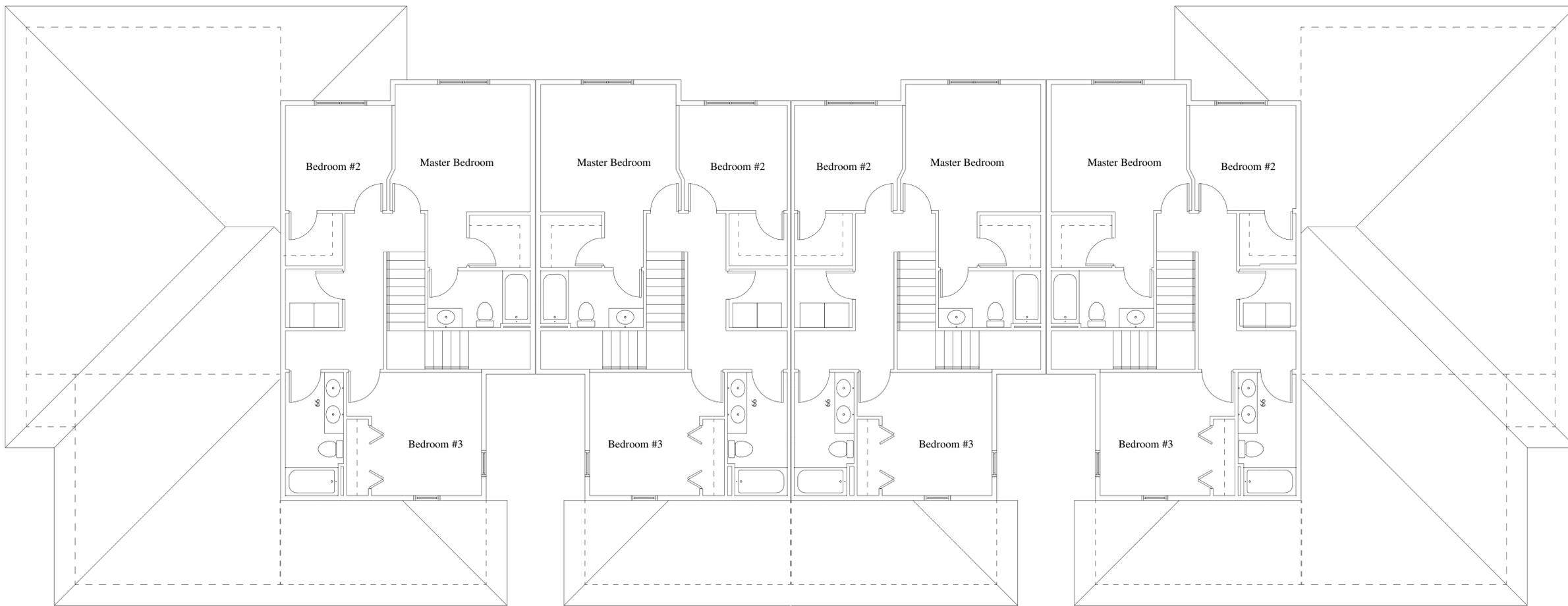
Sheet Title: **First Floor Plan**

Date: 11-29-2018

Scale: As Noted

Job #: 05-01

SHEET  
**A2**



Second Floor Plan 896 SF  
 Scale = 1/4"=1'-0"

Jeffery Groenier, Architect  
 W125 Amidon Road  
 Brooklyn, WI 53521  
 608-698-3196  
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**I**n  
**A**rchitecture, LLC

Proposed for: **CF Investments, LLC**  
 Address: 3636 Skytop Road  
 McFarland 53558  
 608-576-4309

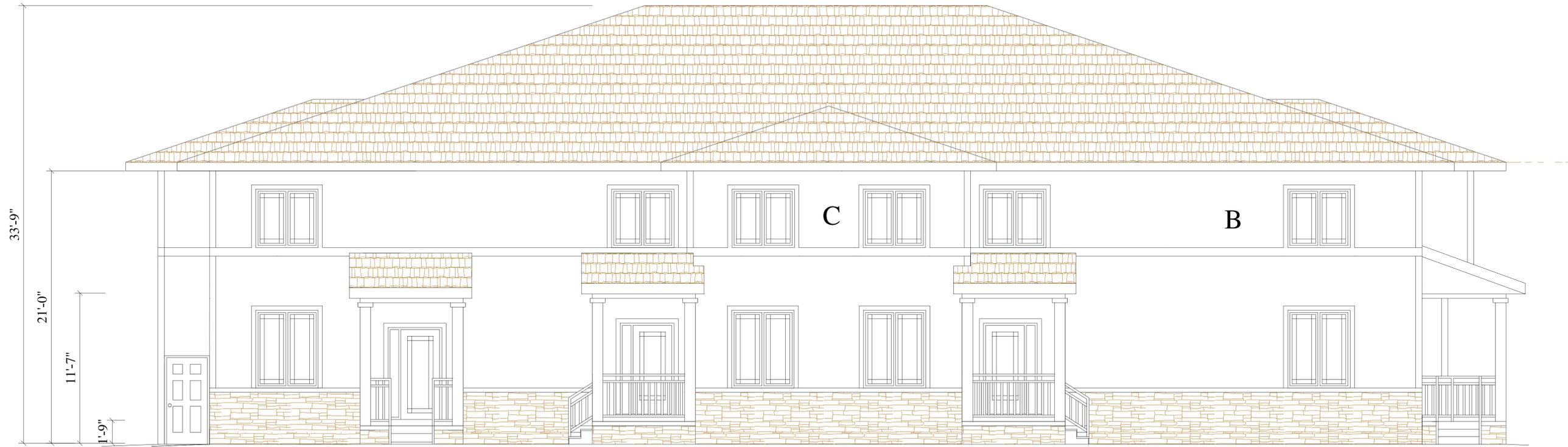
Project: **4 Unit**  
 Address: Madison, WI  
 Sheet Title: **Second Floor Plan**

Date: 11-29-2018

Scale: As Noted

Job #: 05-01

SHEET  
**A3**



South Elevation

Color Schedule	
Shingles: BP Mystique Lifetime	Antique slate
Lower Siding: Heartech Vinyl .044	Nightfall
Upper corner Siding: Heartech Vinyl .044	Linen
Upper middle siding: Heartech Vinyl .044	Sea slate
Stone: Stone Craft "Ledgestone"	Wisconsin
Trim/windows/gutters/soffit/facia	White



North Elevation

Jeffery Groenier, Architect  
 W125 Amdon Road  
 Brooklyn, WI 53521  
 608-698-3196  
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Concepts  
 in  
 Architecture, LLC

Proposed for: CF Investments, LLC  
 Address: 3636 Skytop Road  
 McFarland 53558  
 608-576-4309

Project: 8 Unit  
 Address: McFarland  
 Sheet Title: Elevations

Date: 05-11-2020  
 Scale: As Noted  
 Job #: 05-01

SHEET  
**A6**



○ West Elevation



○ East Elevation

Color Schedule	
Shingles: BP Mystique Lifetime	Antique slate
Lower Siding: Heartech Vinyl .044	Nightfall
Upper corner Siding: Heartech Vinyl .044	Linen
Upper middle siding: Heartech Vinyl .044	Sea slate
Stone: Stone Craft "Ledgestone"	Wisconsin
Trim/windows/gutters/soffit/facia	White

Concepts  
in  
Architecture, LLC

Proposed for: **CF Investments, LLC**

Address: 3636 Skytop Road  
McFarland 53558  
608-576-4309

Project: **8 Unit**  
Address: Cottage Grove, WI

Sheet Title: **Elevations**

02-09-2020

As Noted

05-01

SHEET  
**A5**

Jeffery Groenier, Architect  
W125 Amidon Road  
Brooklyn, WI 53521  
608-698-3196  
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# 8-unit w/underground parking

Stone: Stonecraft Ledgestone "Wisconsin"

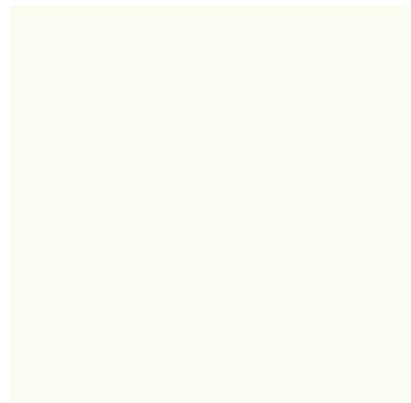
Shingles: BP Mystique "Slate Grey"



Siding 1: Nightfall

Siding 2: Sea Slate

Siding 3: Linen



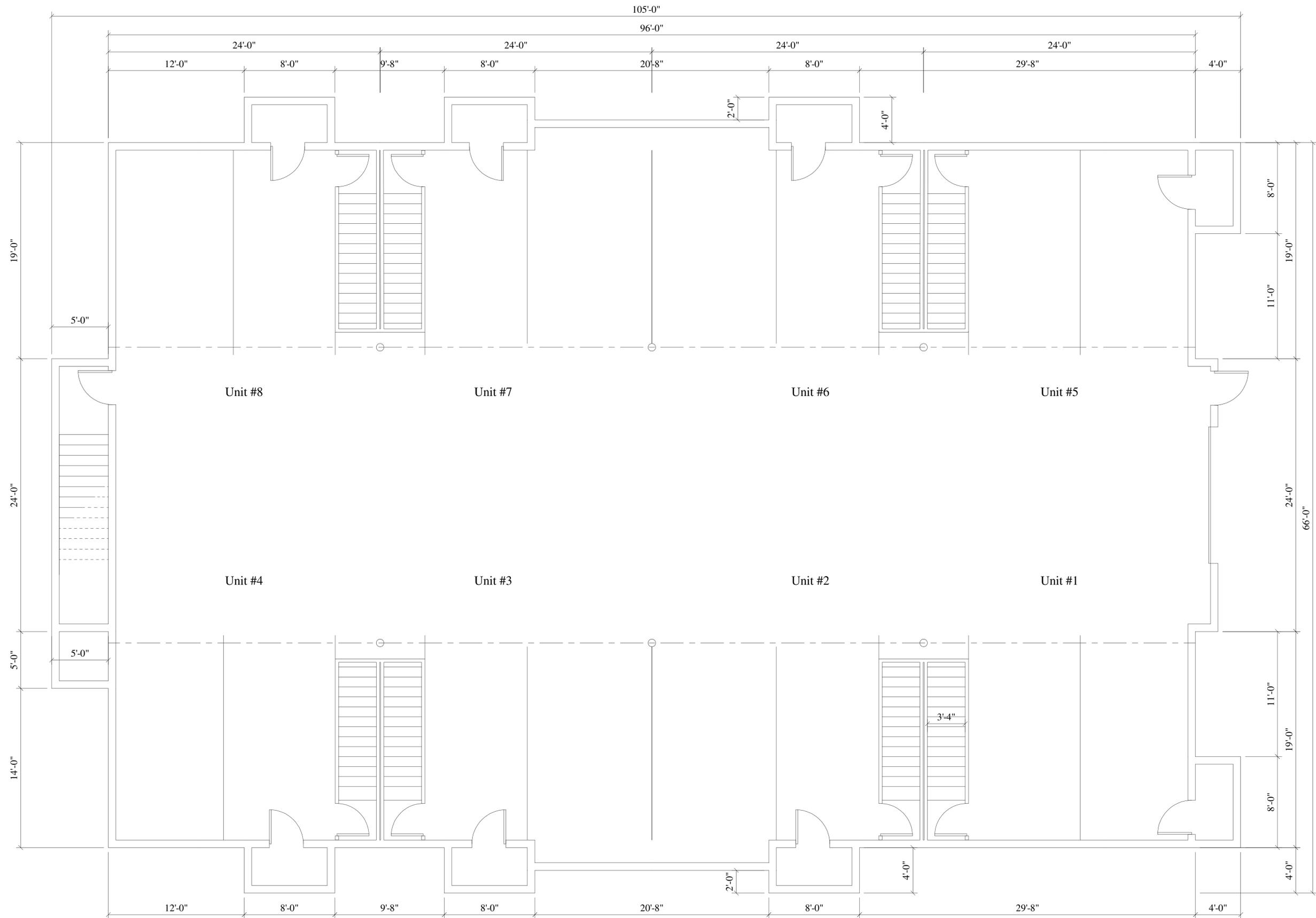
Trim and band boards: White

Soffit/fascia: White

Gutters: White

Garage door: White

Windows: White



First Floor Plan

Scale = 1/4"=1'-0"



Jeffery Groenier, Architect  
 W125 Amidon Road  
 Brooklyn, WI 53521  
 608-698-3196  
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Concepts  
 in  
 Architecture, LLC

Proposed for: CF Investments, LLC

Address: 3636 Skytop Road  
 McFarland 53558  
 608-576-4309

Project: 8 Unit  
 Address: McFarland

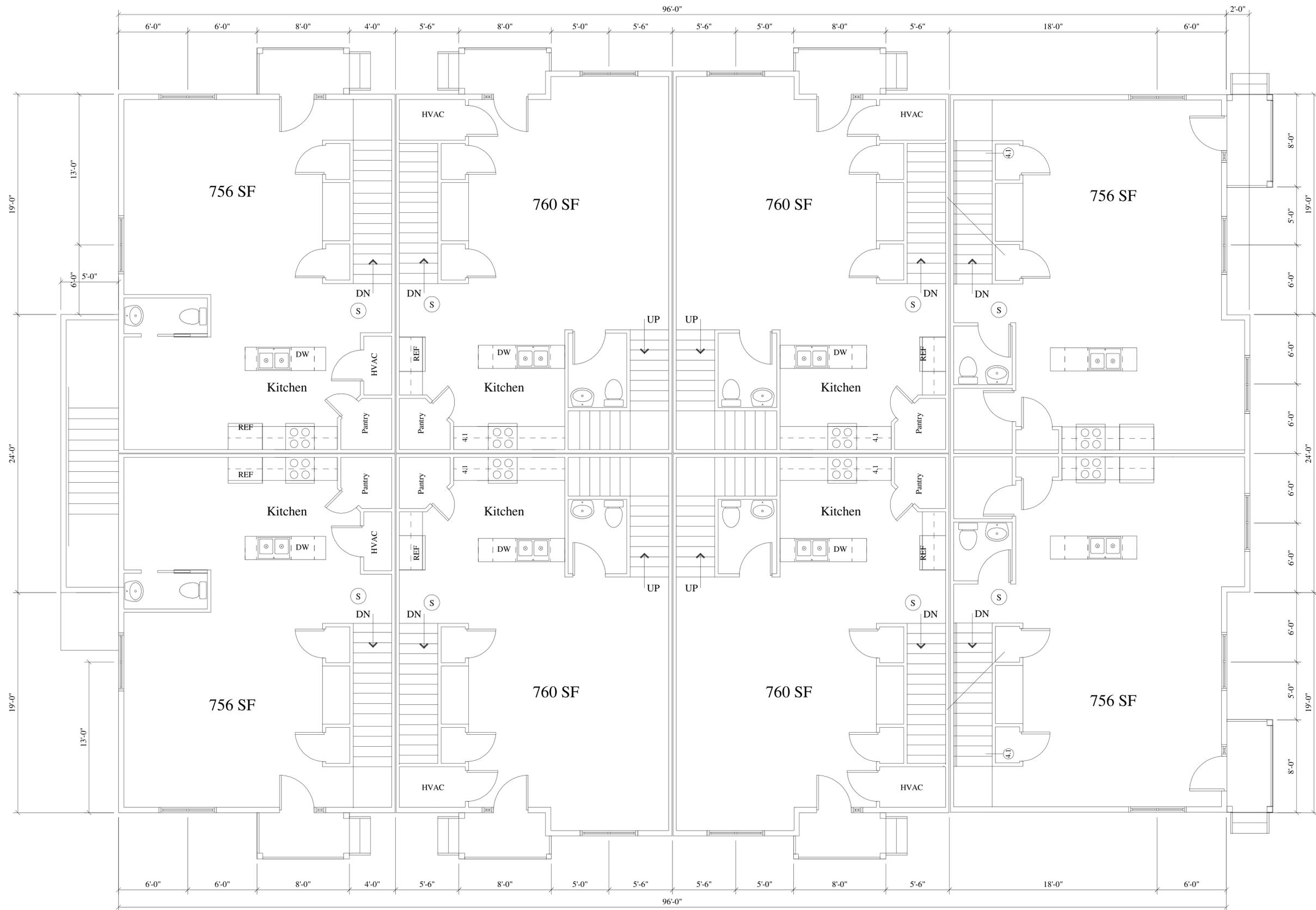
Sheet Title: Lower Level Plan

Date: 05-11-2020

Scale: As Noted

Job #: 05-01

SHEET  
 A1



First Floor Plan

Scale = 1/4"=1'-0"

See sheets A9/A10 for unit plans

Project: 8 Unit  
 Address: McFarland

Sheet Title: First Floor Plan

Date: 05-11-2020

Scale: As Noted

Job #: 05-01

SHEET  
**A2**

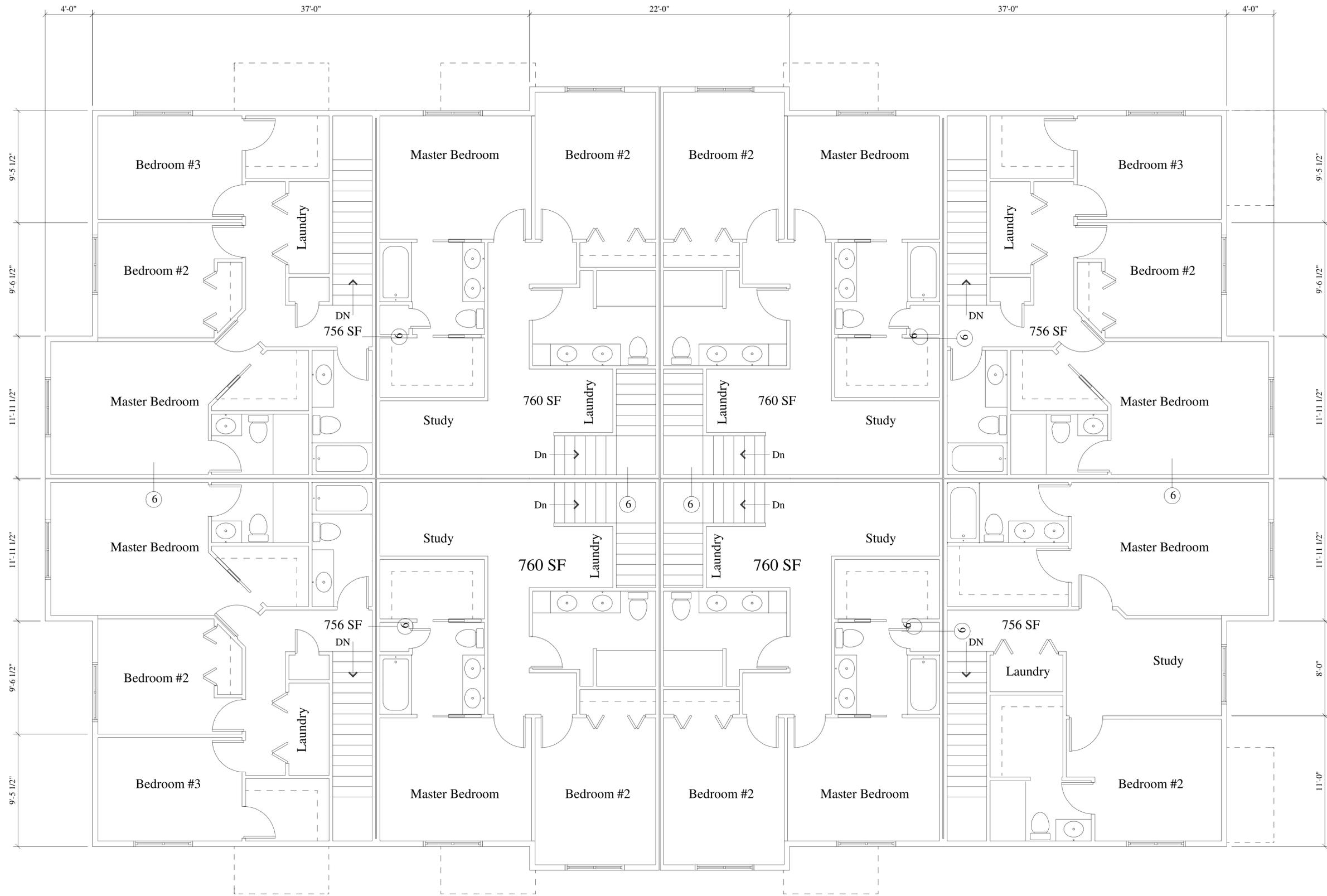
Proposed for: CF Investments, LLC

Address: 3636 Skytop Road  
 McFarland 53558  
 608-576-4309

Concepts  
 Architecture, LLC

Jeffery Groenier, Architect  
 W125 Amdon Road  
 Brooklyn, WI 53521  
 608-698-3196

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Second Floor Plan

Scale = 1/4"=1'-0"

Project: 8 Unit  
 Address: McFarland

Sheet Title: Second Floor Plan

Date: 05-11-2020

Scale: As Noted

Job #: 05-01

Proposed for: CF Investments, LLC

Address: 3636 Skytop Road  
 McFarland 53558  
 608-576-4309

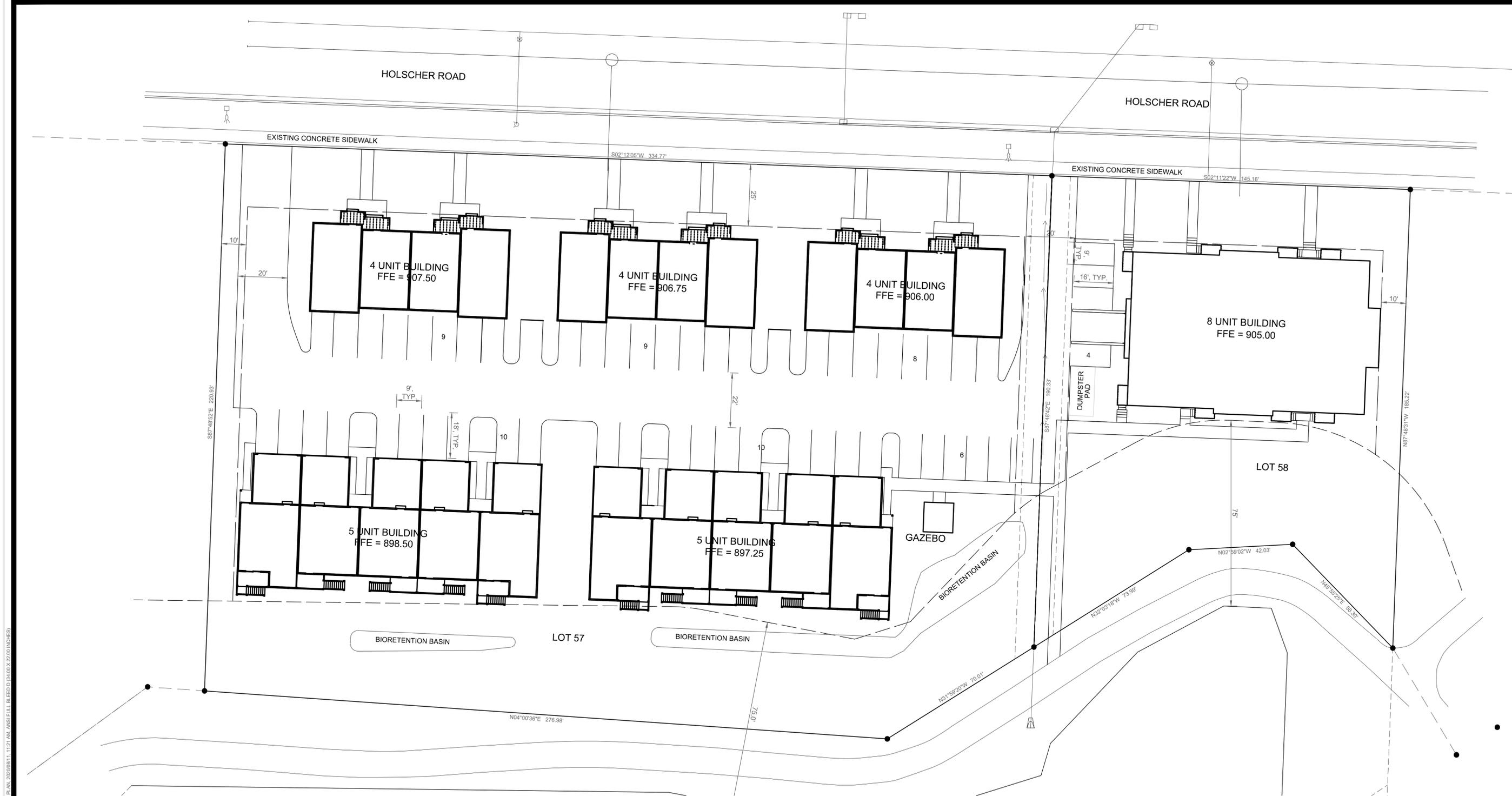
Concepts  
 Architecture, LLC

Jeffery Groenier, Architect  
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SHEET  
 A3





**ZONING**

R-3

**PROPERTY DESCRIPTION**

PRAIRIE PLACE - LOTS 57 & 58  
2.25 ACRES

**PARCEL NUMBERS**

0610-021-2628-1  
0610-021-2617-1

**GENERAL USE**

MULTIFAMILY RESIDENTIAL

**BUILDING DESCRIPTION**

MULTIFAMILY  
MAXIMUM BUILDING HEIGHT = 35'

**PARKING STALL COUNT**

LOT 57 REQUIREMENT: 5 - 2 BDRM = 10 STALLS, 19 - 3 BDRM = 48 STALLS  
LOT 57 TOTAL REQUIREMENT = 58 STALLS  
LOT 57 PROVIDED: 96 STALLS

LOT 58 REQUIREMENT: 4 - 2 BDRM = 8 STALLS, 4 - 3 BDRM = 10 STALLS

LOT 58 TOTAL REQUIREMENT = 18 STALLS  
LOT 58 PROVIDED: 20 STALLS

**BASE SITE CALCULATIONS**

LOT AREA = 98,006 SQ. FT.  
PERVIOUS AREA = 45,288 SQ. FT. (46.2% LOT COVERAGE)  
IMPERVIOUS AREA = 52,718 SQ. FT. (53.8% LOT COVERAGE)  
BUILDING = 28,965 SQ. FT.  
SIDEWALK = 2,389 SQ. FT.  
PAVEMENT = 21,364 SQ. FT.

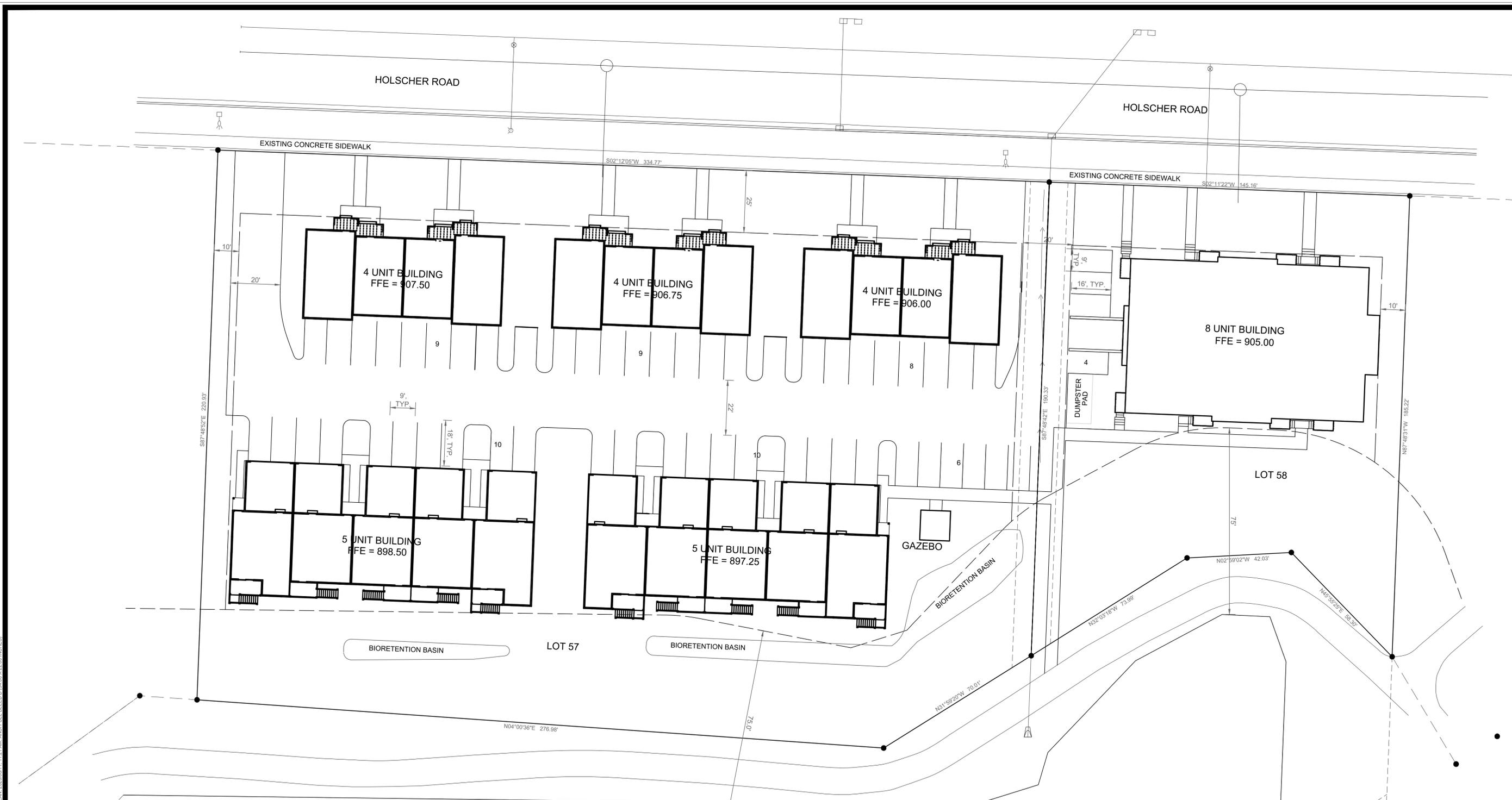
IMPERVIOUS SURFACE RATIO = 53.8%

MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: CHKD	Scale: 1" = 20'	
Technician: TECH	Date: 06-07-2020	T-R-S: TTN-RRW-SS	
Project No: 120.0462.30			Sheet C 200

**PRAIRIE PLACE - LOTS 57 & 58**  
**SITE PLAN**  
 VILLAGE OF MCFARLAND, DANE COUNTY, WI  
**SNYDER & ASSOCIATES, INC.**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com



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**ZONING**

R-3

**PROPERTY DESCRIPTION**

PRAIRIE PLACE - LOTS 57 & 58  
2.25 ACRES

**PARCEL NUMBERS**

0610-021-2628-1  
0610-021-2617-1

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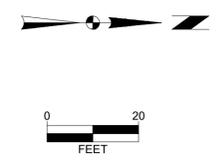
IMPERVIOUS SURFACE RATIO = 53.8%

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Engineer: MLC	Checked By: CHKD	Scale: 1" = 20'	
Technician: TECH	Date: 06-07-2020	T-R-S; TTN-RRW-SS	
Project No: 120.0462.30			Sheet C 201

**PRAIRIE PLACE - LOTS 57 & 58**  
**SITE PLAN**  
VILLAGE OF MCFARLAND, DANE COUNTY, WI  
**SNYDER & ASSOCIATES, INC.**

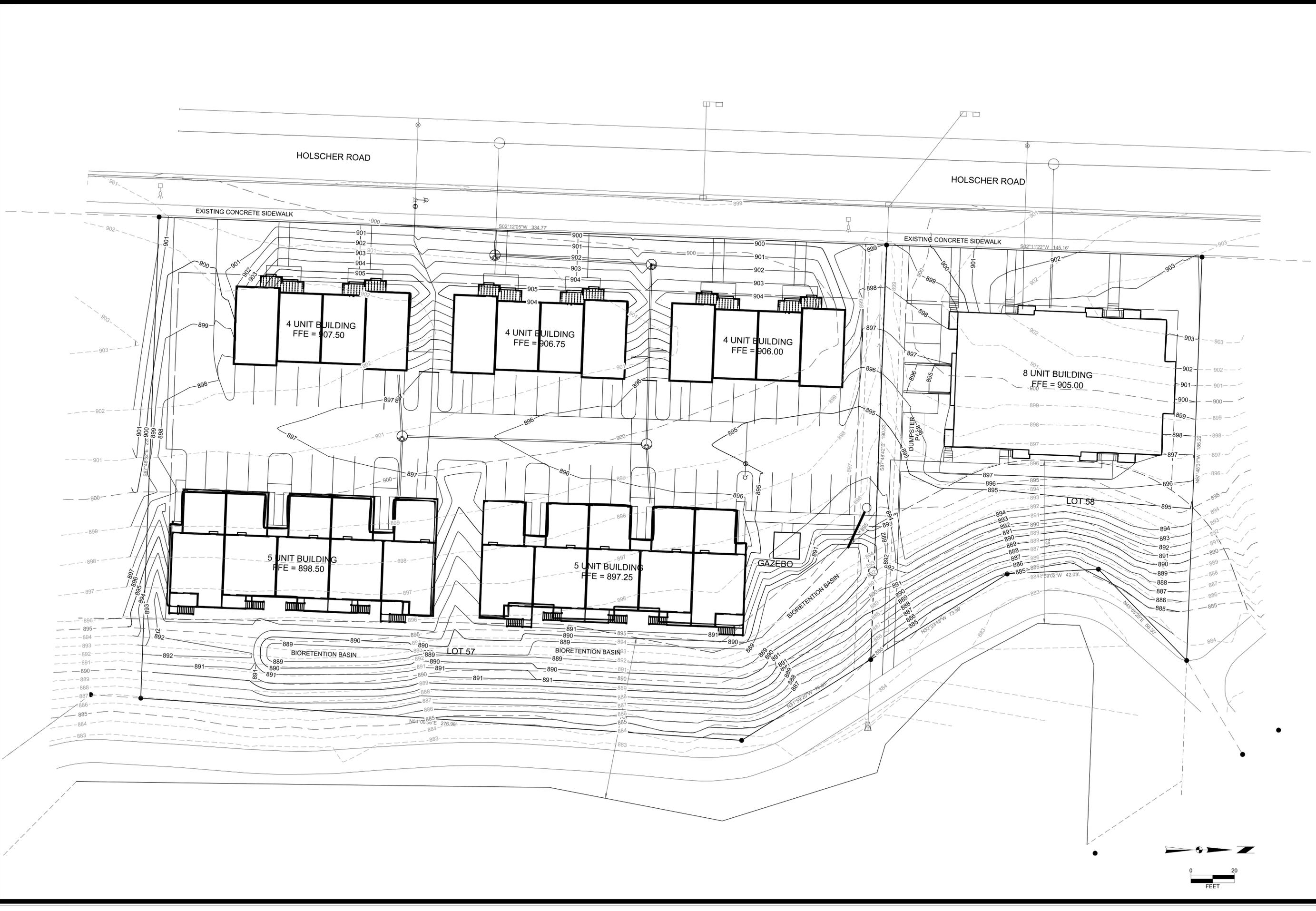


Project No: 120.0462.30  
Sheet C 201



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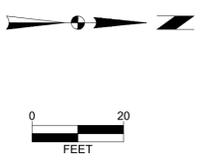
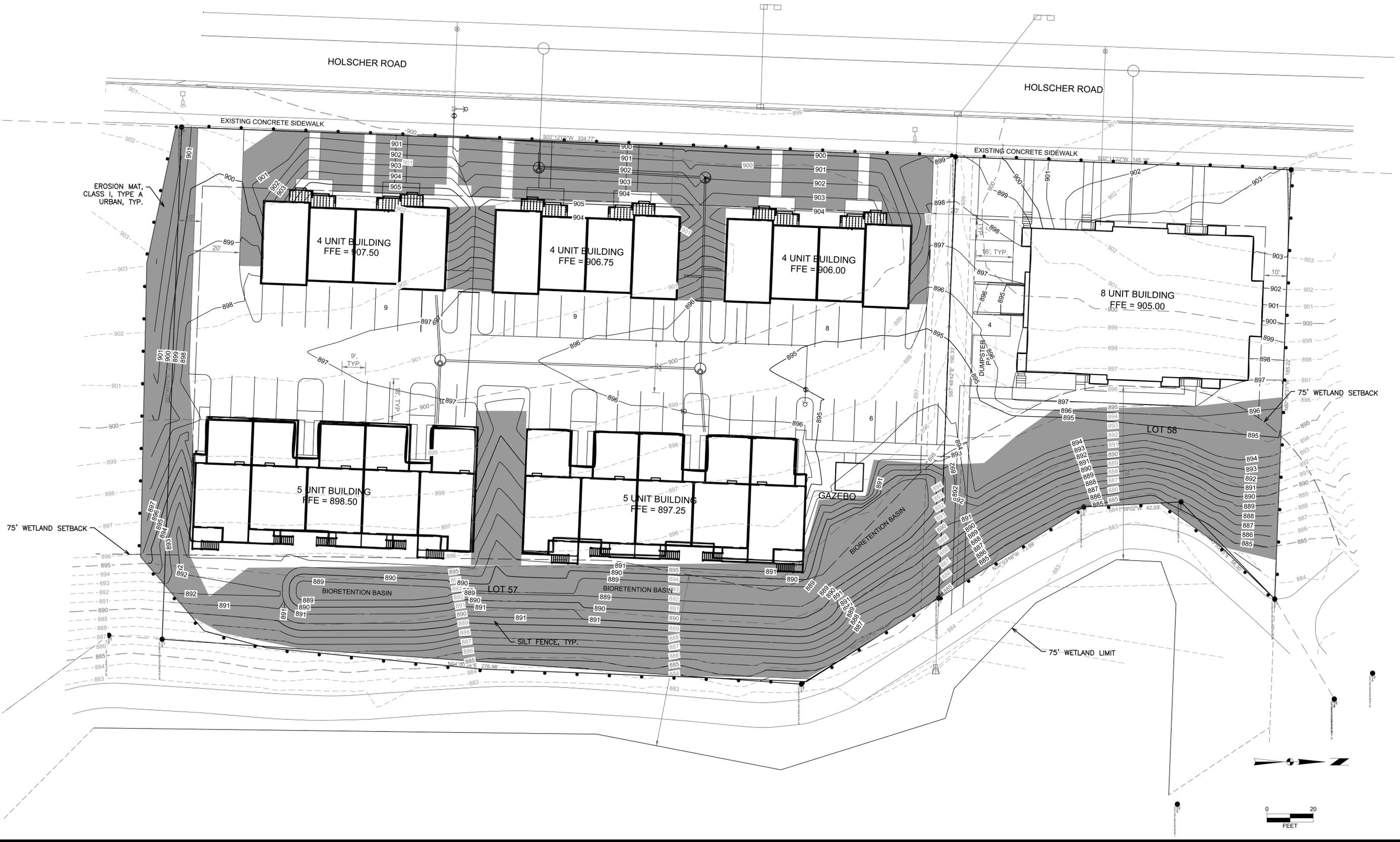
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Technician: TECH	Date: 06-07-2020	T-R-S: TTN-RRW-SS	
Project No: 120.0462.30			Sheet C 300

**PRAIRIE PLACE - LOTS 57 & 58**  
**GRADING PLAN**  
**VILLAGE OF MCFARLAND, DANE COUNTY, WI**  
**SNYDER & ASSOCIATES, INC. |**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-888-0444 | www.snyder-associates.com



Project No: 120.0462.30  
 Sheet C 300

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Engineer: ENGR	Checked By: CHKD	Scale: 1" = 20'					
Technician: TECH	Date: 06-07-2020	T-R-S: TTN-RRW-SS					
			Project No: 120.0462.30	Sheet C 301			

**PRAIRIE PLACE - LOTS 57 & 58**

**EROSION CONTROL PLAN**

**CITY COUNTY STATE**

5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
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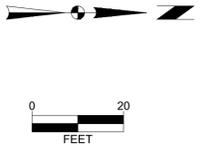
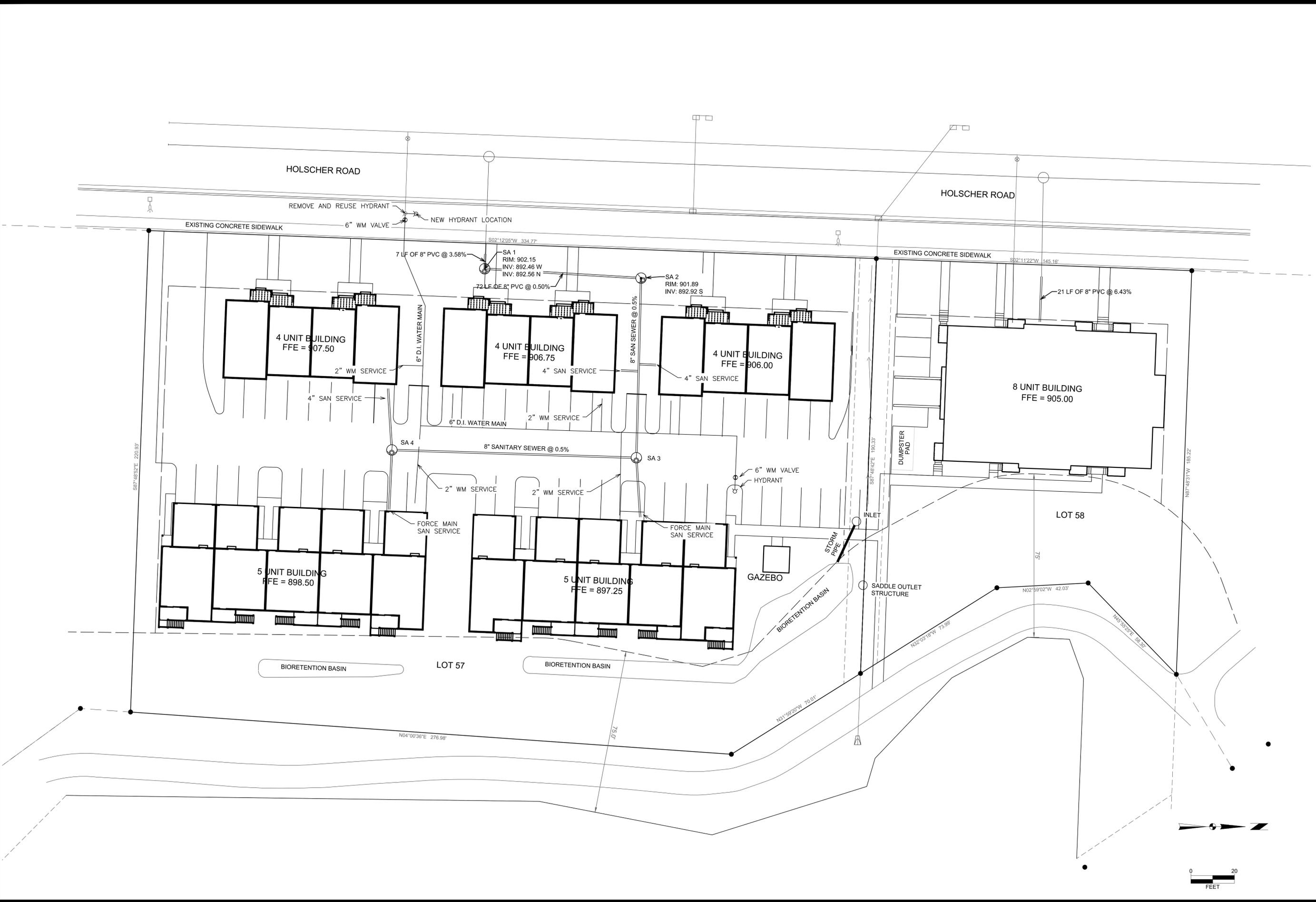
**SNYDER & ASSOCIATES, INC. |**

**SNYDER & ASSOCIATES**

Project No: 120.0462.30

Sheet C 301

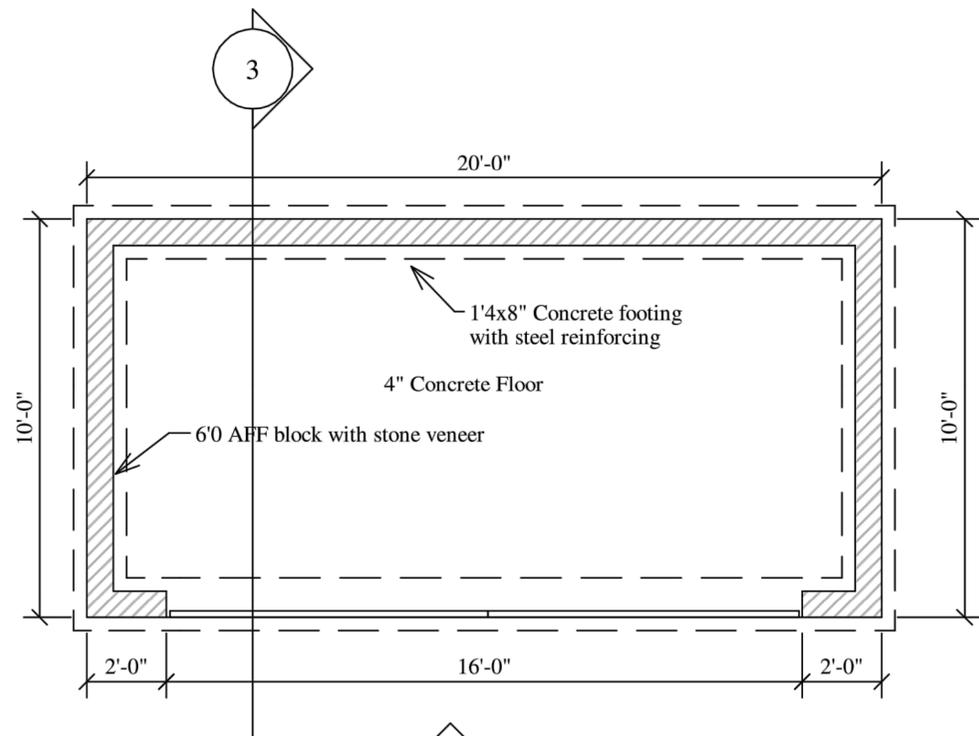
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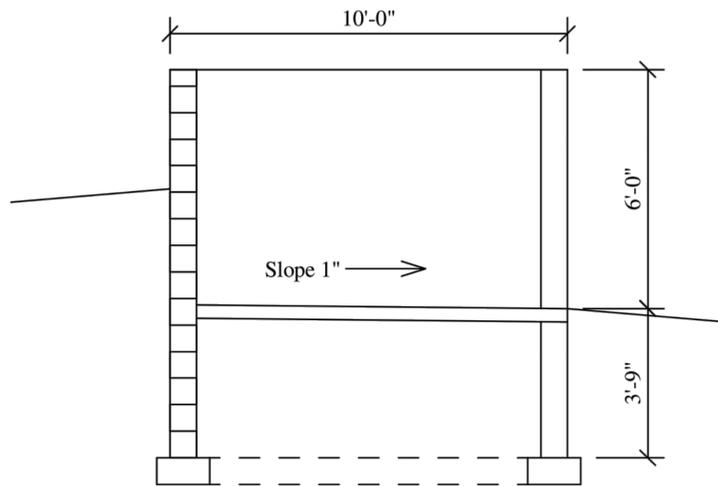
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Technician: TECH	Date: 06-07-2020	T-R-S: TTN-RRW-SS	
Project No: 120.0462.30			Sheet C 400

**PRAIRIE PLACE - LOTS 57 & 58**  
**UTILITY PLAN**  
 VILLAGE OF MCFARLAND, DANE COUNTY, WI  
**SNYDER & ASSOCIATES, INC.**  
 5010 VOGES ROAD  
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 608-838-0444 | www.snyder-associates.com

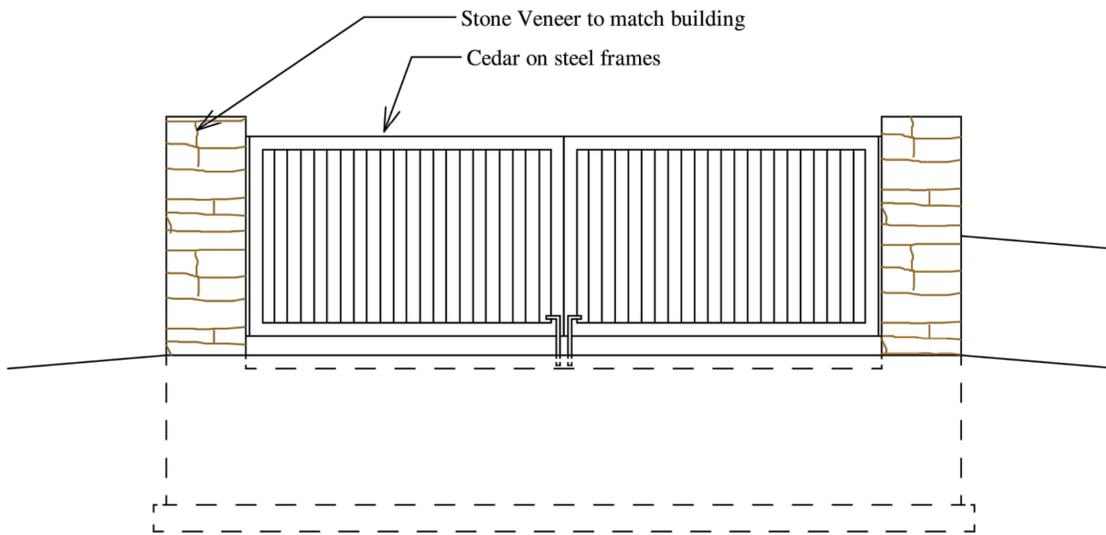
**SNYDER & ASSOCIATES**  
 Project No: 120.0462.30  
 Sheet C 400



1 Trash Enclosure Plan  
Scale = 1/4"=1'-0"



3 Trash Enclosure Section  
Scale = 1/4"=1'-0"



2 Trash Enclosure Elevation  
Scale = 1/4"=1'-0"

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Technician: TECH	Date: 06-07-2020	T-R-S: TTN-RRW-SS	
Project No: 120.0462.30			Sheet C 500

**PRAIRIE PLACE - LOTS 57 & 58**  
**TRASH ENCLOSURE**  
**VILLAGE OF MCFARLAND, DANE COUNTY, WI**  
**SNYDER & ASSOCIATES, INC. |**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com





PLANT SCHEDULE							
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS	TOTAL POINT VALUE
CANOPY TREES							
4	AG	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2" Cal.	50'h x 40'w	B&B (MALE ONLY)	160
7	GM	Acer saccharum 'Green Mountain'	GREEN MOUNTAIN MAPLE	2" Cal.	75'hx40'w	B&B	280
8	SO	Quercus bicolor	SWAMP WHITE OAK	2" Cal.	60'hx45'w	B&B	320
3	TE	Ulmus 'Morton Glossy'	TRIUMPH ELM	2" Cal.	55'h x 45'w	B&B	120
6	GT	Gleditsia tricanthos var. inermis 'Skycote'	SKYLINE HONEYLOCUST	2" Cal.	50'h x 20'w	B&B	240
LOW DECIDUOUS TREES							
6	MA	Malus x 'Prairifire'	PRAIRIFIRE CRABAPPLE	4' Ht.	20'h x 20'w	B&B	90
21	AS	Amelanchier x grandiflora	AUTUMN BRILLIANCE SERVICEBERRY	4' Ht.	25'h x 15'	CLUMP B&B	315
TALL DECIDUOUS SHRUBS							
6	VP	Viburnum prunifolium 'Forest Rogue'	BLACKHAW VIBURNUM	36" Ht.	14'h x 7'w	#5 CONT. (10' O.C.)	30
6	BH	Kolkwitzia amabilis	BEAUTYBUSH	36" Ht.	10'hx10'w	#5 CONT. (7' O.C.)	30
2	VB	Viburnum x burkwoodii	BURKWOOD VIBURNUM	36" Ht.	10'h x 7'w	#5 CONT. (7' O.C.)	10
6	MK	Syringa pubescens subsp. patula 'Miss Kim'	MISS KIM LILAC	36" Ht.	8'h x 7'w	#5 CONT. (7' O.C.)	30
MEDIUM DECIDUOUS SHRUBS							
18	SF	Forsythia x intermedia 'Mindor'	SHOW OFF FORSYTHIA	24" Ht.	6'h x 6'w	#5 CONT. (6' O.C.)	54
16	RD	Cornus sericea 'Farrow' ARCTIC FIRE	RED TWIG DOGWOOD	24" Ht.	5'h x 5'w	#5 CONT. (4' O.C.)	48
29	UC	Aronia 'Erecta'	UPRIGHT RED CHOKEBERRY	24" Ht.	5'h x 5'w	#5 CONT. (6' O.C.)	87
MEDIUM EVERGREEN SHRUBS							
23	MP	Pinus mugo var. pumilio	DWARF MUGO PINE	18" Tall/Wide	4'h x 10'w	#5 CONT. (6' O.C.)	115
24	DY	Taxus cuspidata 'Nana'	DWARF YEW (BREVI-FOLIA)	18" Tall/Wide	3'h x 6'w	#5 CONT. (6' O.C.)	120
LOW EVERGREEN SHRUBS							
21	JC	Juniperus chinensis var. sargentii	NEEDED JUNIPER	12" Ht.	2'h x 10'w	#5 CONT. (6' O.C.)	63
5	JV	Juniperus virginiana 'Grey Owl'	GREY OWL JUNIPER	12" Ht.	2'h x 5'w	#5 CONT. (6' O.C.)	15
ORNAMENTAL GRASSES							
40	BA	Bouteloua gracilis 'blonde ambition'	BLOND AMBITION BLUE GRAMA GRASS	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)	
46	PS	Panicum virgatum 'shenandoah'	SHENANDOAH SWITCH GRASS	8" Ht.	48" Ht.	#1 CONT. (3' O.C.)	

BIO RETENTION PLANT SCHEDULE						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS
PLUG MIX A						
	VR	Elymus virginicus	VIRGINIA WILD RYE	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	FG	Glyceria striata	FOWL MANNA GRASS	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	OP	Physostegia virginiana	OBEDIENT PLANT	PLUG	24-36" Ht.	4-5" CELL (1' O.C.)
	PC	Echinacea purpurea	PURPLE CONEFLOWER	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	MS	Liatris spicata	MARSH BLAZING STAR	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
PLUG MIX B						
	RG	Leersia oryzoides	RICE CUT GRASS	PLUG	24-36" Ht.	4-5" CELL (1' O.C.)
	BS	Carex vulpinoidea	BROWN FOX SEDGE	PLUG	18-36" Ht.	4-5" CELL (1' O.C.)
	SW	Asclepias incarnata	SWAMP MILKWEED	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	BE	Monarda fistulosa	BERGAMOT	PLUG	24-48" Ht.	4-5" CELL (1' O.C.)
	BW	Asclepias tuberosa	BUTTERFLY WEED	PLUG	24-48" Ht.	4-5" CELL (1' O.C.)
PLUG MIX C						
	DG	Scirpus atrovirens	DARK GREEN BULRUSH	PLUG	18-36" Ht.	4-5" CELL (1' O.C.)
	WB	Scirpus cyperinus	WOOLGRASS	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	NA	Symphyotrichum novae-angliae	NEW ENGLAND ASTER	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	BO	Eupatorium perfoliatum	BONESET	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	RB	Liatris aspera	ROUGH BLAZING STAR	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)



**BIO RETENTION PLANTINGS**

NOTES:  
 PLANTS SHALL BE PLANTED IN THE BIORETENTION AREA AT A MINIMUM OF ONE PLANT PER EVERY 12" ON CENTER.  
 TOTAL SF = 1,266 SF  
 TOTAL PLUGS = 1,266  
 PLUG MIX A = 40% OF TOTAL PLUGS  
 PLUG MIX B = 35% OF TOTAL PLUGS  
 PLUG MIX C = 25% OF TOTAL PLUGS

**VILLAGE OF MCFARLAND  
 LANDSCAPE POINT CALCULATIONS  
 MINIMUM POINTS REQUIRED FOR R-3 ZONING DISTRICT**

	SITE MEASUREMENT	POINTS REQUIRED	POINTS PROVIDED
BUILDING FOUNDATION	2,045 LF	50 PER 100 LF = <u>1,023</u>	<u>1,023</u>
GROSS FLOOR AREA	29,192 SF	20 PER 1,000 SF = <u>584</u>	<u>604</u>
STREET FRONTAGE HOLSCHER ROAD	480 LF	50 PER 100 LF = <u>240</u>	<u>290</u>
PAVED AREA	20,998 SF	100 PER 10,000 SF = <u>210</u>	<u>210</u>
TOTAL POINTS		<u>2,057</u>	<u>2,127</u>

**MULTI-FAMILY RESIDENTIAL LANDSCAPING REQUIREMENTS**

ALL MULTI-FAMILY RESIDENTIAL SITES SHALL COMPLY WITH THIS SUBSECTION. THE REQUIREMENTS OF THIS SUBSECTION ARE IN ADDITION TO THE MINIMUM LANDSCAPE POINTS REQUIRED BY THE DISTRICT REGULATIONS.

- ALL YARDS SHALL BE SEEDED OR SODDED.
- STREET YARDS ON CORNER LOTS AND ALL FRONT YARDS SHALL CONTAIN A MINIMUM OF ONE (1) CANOPY TREE PER FIFTY (50) LINEAL FEET OF STREET FRONTAGE.
- REAR YARDS AND INTERIOR SIDE YARDS SHALL CONTAIN A MIX OF CANOPY, EVERGREEN AND OTHER TREES EQUIVALENT TO AT LEAST ONE (1) PER FIFTY (50) LINEAL FEET, AND INCLUDING LARGE SHRUBS ALONG AT LEAST THIRTY (30) PERCENT OF THE INTERIOR SIDE AND REAR PROPERTY LINES. THE TREES AND SHRUBS MAY BE CLUSTERED.

**PRAIRIE PLACE - LOTS 57 & 58**

**LANDSCAPE NOTES**

**MCFARLAND, DANE COUNTY, WISCONSIN**

**SNYDER & ASSOCIATES, INC. |**

5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com



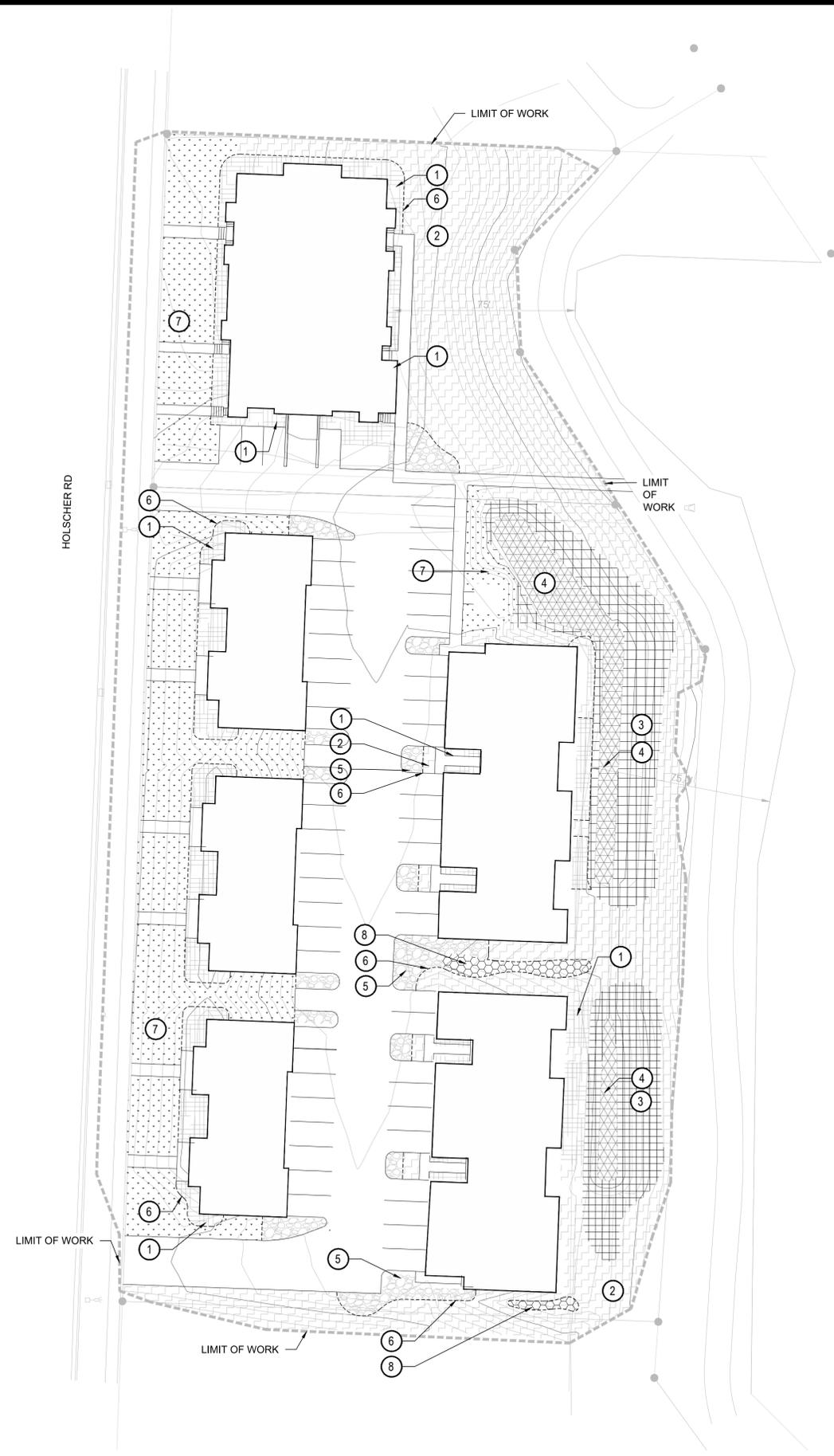
Project No: 120.0462.30

Sheet L101

Sheet L101

Project No: 120.0462.30

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" =	
Technician: TECH	Date: 05-11-2020	T-R-S: TTN-RRW-SS	

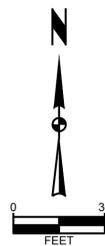


**LANDSCAPE LEGEND**

- ① SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONE TREES OUTSIDE SHRUB BED AREAS), REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- ② TURF SEED, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- ③ EROSION CONTROL SEED MIX, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- ④ BIO RETENTION PLANTINGS, SEE NOTES FOR PLANTING GUIDELINES AND BIO RETENTION PLANT SCHEDULE FOR TYPE
- ⑤ ROCK MULCH, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- ⑦ SOD, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- ⑧ COBBLES, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK
- CANOPY TREE
- LOW DECIDUOUS TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

**LANDSCAPE CONSTRUCTION NOTES**

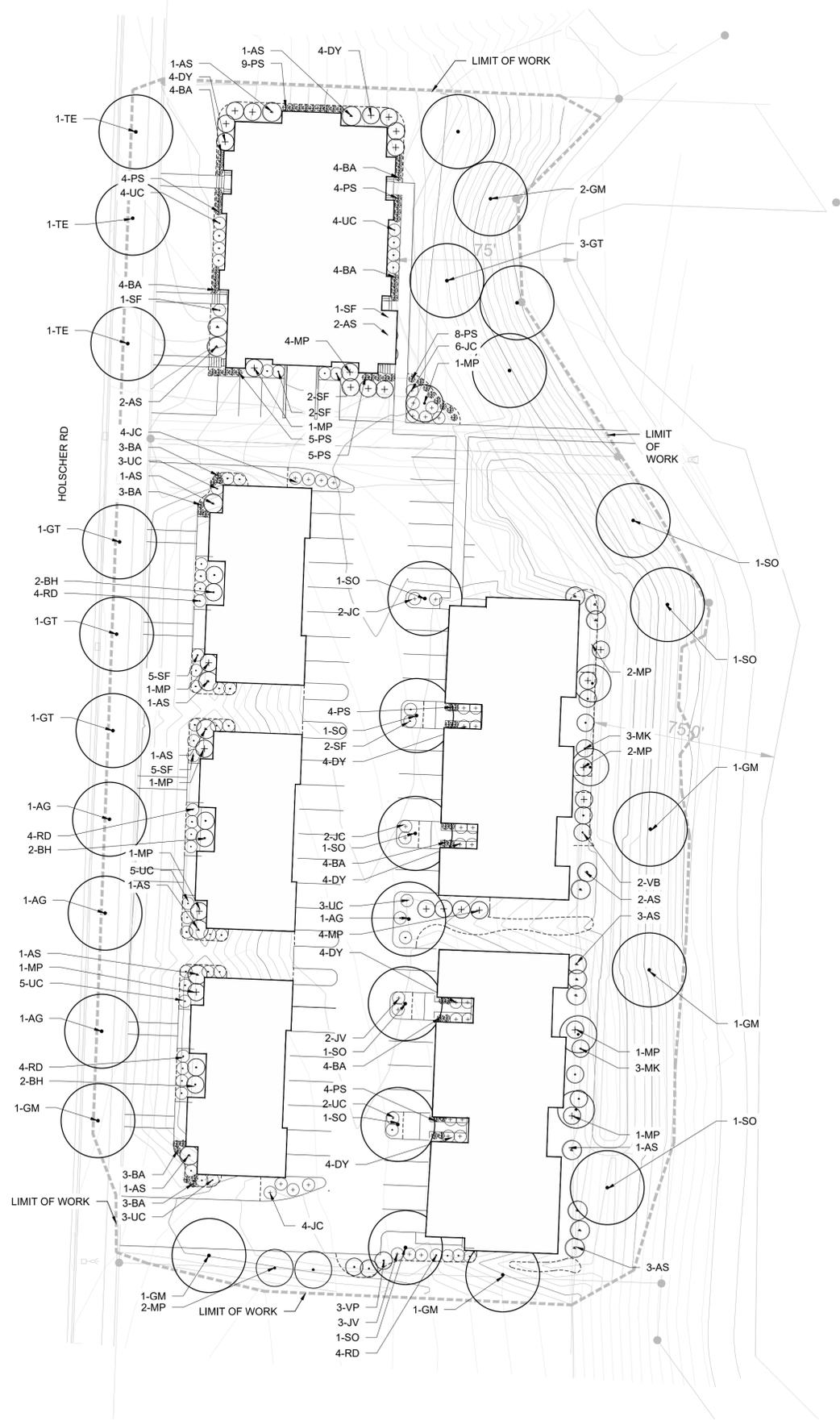
1. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEO-TEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
2. TURF SEED SHALL BE SUN & SHADY GRASS SEED PROVIDED BY CIRCLE B LANDSCAPE SUPPLY (608.846.9200) OR APPROVED EQUAL.
3. EROSION CONTROL SEED MIX, PROVIDED BY PRAIRIE NURSERY (1-800-476-9453) OR APPROVED EQUAL.
4. BIORETENTION PLANTINGS, SEE NOTES FOR PLANTING GUIDELINES AND PLANT SCHEDULE FOR TYPE
5. 2 1/2" BIG JOHN'S RIVER ROCK PROVIDED BY MIDWEST DECORATIVE STONE (608.273.9787) OR APPROVED EQUAL.
6. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
7. SOD SHALL BE BLACK BEAUTY - TALL KENTUCKY BLUEGRASS (TKFB SOD) PROVIDED BY PAUL'S TURF AND TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
8. 4"-12" GRANITE COBBLE AND BOULDER PROVIDED BY MIDWEST DECORATIVE STONE (608.273.9787) OR APPROVED EQUAL.
9. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.



MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" =	
Technician: TECH	Date: 05-11-2020	T-R-S: TTN-RRW-SS	

**PRAIRIE PLACE - LOTS 57 & 58**  
**MULCH, SOD, & SEED PLAN**  
 MCFARLAND, DANE COUNTY, WISCONSIN  
**SNYDER & ASSOCIATES, INC.**





**LANDSCAPE LEGEND**

- 1 SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONE TREES OUTSIDE SHRUB BED AREAS), REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 2 TURF SEED, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 3 EROSION CONTROL SEED MIX, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 4 BIO RETENTION PLANTINGS, SEE NOTES FOR PLANTING GUIDELINES AND BIO RETENTION PLANT SCHEDULE FOR TYPE
- 5 ROCK MULCH, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 7 SOD, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 8 COBBLES, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK
- CANOPY TREE
- LOW DECIDUOUS TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

**LANDSCAPE CONSTRUCTION NOTES**

1. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEO-TEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
2. TURF SEED SHALL BE SUN & SHADY GRASS SEED PROVIDED BY CIRCLE B LANDSCAPE SUPPLY (608.846.9200) OR APPROVED EQUAL.
3. EROSION CONTROL SEED MIX, PROVIDED BY PRAIRIE NURSERY (1-800-476-9453) OR APPROVED EQUAL.
4. BIORETENTION PLANTINGS, SEE NOTES FOR PLANTING GUIDELINES AND PLANT SCHEDULE FOR TYPE
5. 2 1/2" BIG JOHN'S RIVER ROCK PROVIDED BY MIDWEST DECORATIVE STONE (608.273.9787) OR APPROVED EQUAL.
6. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
7. SOD SHALL BE BLACK BEAUTY - TALL KENTUCKY BLUEGRASS (TKFB SOD) PROVIDED BY PAUL'S TURF AND TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
8. 4"-12" GRANITE COBBLE AND BOULDER PROVIDED BY MIDWEST DECORATIVE STONE (608.273.9787) OR APPROVED EQUAL.
9. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

PLANT SCHEDULE		
QTY	KEY	COMMON NAME
<b>CANOPY TREES</b>		
AG		AUTUMN GOLD GINKGO
GM		GREEN MOUNTAIN MAPLE
SO		SWAMP WHITE OAK
TE		TRIUMPH ELM
GT		SKYLINE HONEYLOCUST
<b>LOW DECIDUOUS TREES</b>		
MA		PRAIRIFIRE CRABAPPLE
AS		AUTUMN BRILLIANCE SERVICEBERRY
<b>TALL DECIDUOUS SHRUBS</b>		
VP		BLACKHAW VIBURNUM
BH		BEAUTYBUSH
VB		BURKWOOD VIBURNUM
<b>MEDIUM DECIDUOUS SHRUBS</b>		
SF		SHOW OFF FORSYTHIA
RD		RED TWIG DOGWOOD
UC		UPRIGHT RED CHOKEBERRY
<b>MEDIUM EVERGREEN SHRUBS</b>		
MP		DWARF MUGO PINE
DY		DWARF YEW (BREVIFOLIA)
<b>LOW EVERGREEN SHRUBS</b>		
JC		NEEDED JUNIPER
JV		GREY OWL JUNIPER
<b>ORNAMENTAL GRASSES</b>		
BA		BLOND AMBITION BLUE GRAMA GRASS
PS		SHENANDOAH SWITCH GRASS

**PRAIRIE PLACE - LOTS 57 & 58**

**PLANTING PLAN**

**MCFARLAND, DANE COUNTY, WISCONSIN**

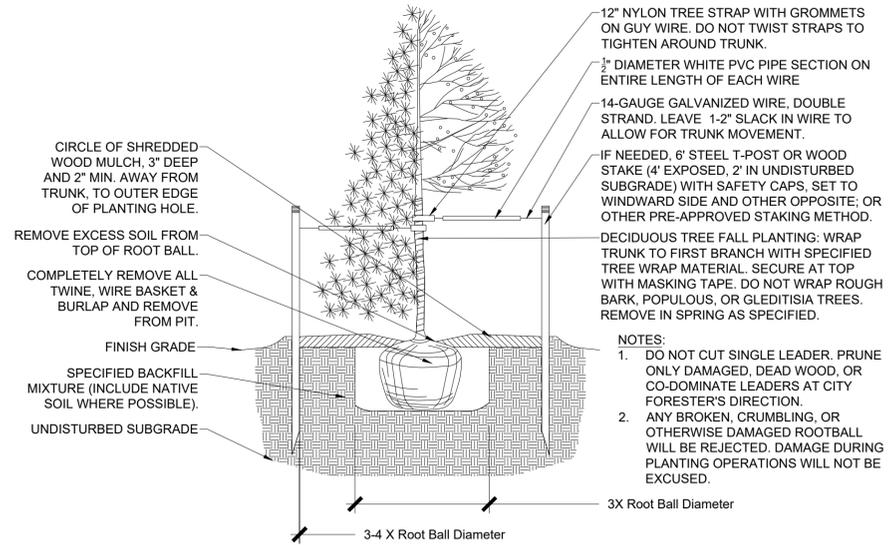
**SNYDER & ASSOCIATES, INC.**



Project No: 120.0462.30

Sheet L201

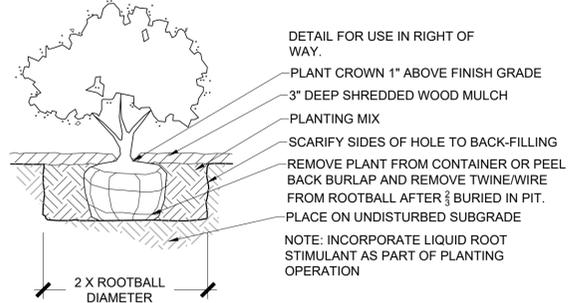
Sheet L201  
Project No: 120.0462.30  
T-R-S: TTN-RRW-SS  
Date: 05-11-2020  
Checked By: CHKD  
REVISION  
By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Scale: 1" = \_\_\_\_\_  
T-R-S: TTN-RRW-SS  
Technician: TECH  
Engineer: ENGR  
MARK



- NOTES:
- DO NOT CUT SINGLE LEADER. PRUNE ONLY DAMAGED, DEAD WOOD, OR CO-DOMINATE LEADERS AT CITY FORESTER'S DIRECTION.
  - ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.

1 TREE PLANTING

SCALE: 1/2" = 1'-0"



2 SHRUB PLANTING

SCALE: 1/2" = 1'-0"

MARK	REVISION	DATE	BY
ENGR	CHKD		
TECH			

Scale: 1" = 1'-0"  
 Date: 05-11-2020  
 T-R-S: TTN-RRW-SS  
 Project No.: 120.0462.30  
 Sheet L300

**PRAIRIE PLACE - LOTS 57 & 58**  
**LANDSCAPE DETAILS**  
**MCFARLAND, DANE COUNTY, WISCONSIN**  
**SNYDER & ASSOCIATES, INC.**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com



**GENERAL LANDSCAPE NOTES**

- UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
- ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
- TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
- LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM SEPTEMBER 1 TO OCTOBER 15 AND PRIOR TO JUNE 1, BUT NOT AFTER CANDLES EXCEED 1 INCH FOR EVERGREENS, DECIDUOUS PLANTS (B&B AND CONTAINER) TO BE INSTALLED AUGUST 15 TO OCTOBER 15 AND IN THE SPRING PRIOR TO JUNE 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
- ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
- CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%. MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.

**GENERAL LANDSCAPE NOTES CONT.**

- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED) UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.

**GENERAL NOTES**

- DRAWINGS ARE INTENDED TO BE PRINTED ON 22 X 34 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

**GENERAL NOTES CONT.**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
- NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

**LAYOUT NOTES**

- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- WHEN APPLICABLE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

**BIORETENTION PLANTING NOTES**

- BIORETENTION SHALL CONFORM TO WIS. DNR TECH STANDARD 1004.
- ENGINEERED SOIL SHALL CONSIST OF 70%-85% SILICA SAND AND 15%-30% COMPOST WITH A PH OF 5.5-6.5
- BIORETENTION BASINS SHALL BE EXCAVATED AND USED AS SEDIMENT TRAPS DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION AND SITE STABILIZATION, THE BASINS SHALL BE OVER-EXCAVATED 3 FEET MINIMUM AND THEN THE SAND LAYER AND ENGINEERED SOIL SHALL BE PLACED TO WITHIN THREE INCHES OF FINAL GRADE. ONCE THE ENGINEERED SOIL IS PLACED, A COCONUT FIBER MAT SHALL BE ADDED ON TOP OF THE ENGINEERED SOIL.
- FIELD INFILTRATION TESTING: IMMEDIATELY AFTER ROUGH GRADING OF STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES, PROVIDE FIELD INFILTRATION TESTING CONDUCTED BY A THIRD-PARTY TESTING AGENCY TO VERIFY INFILTRATION RATES FOR ALL STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES. DETERMINE INFILTRATION RATES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) SITE EVALUATION FOR STORMWATER INFILTRATION, STANDARD 1002. FREQUENCY OF TESTING SHALL BE 1 TEST PER 5000 SQUARE FEET OF SURFACE AREA OF THE STORMWATER INFILTRATION DEVICE MEASURED AT THE DESIGN HIGH WATER LEVEL AND AT LEAST ONE TEST PER DEVICE. FURNISH A REPORT OF THE TEST RESULTS TO ARCHITECT/ENGINEER. TESTING SHALL BE COMPLETED AT THE EXPENSE OF THE CONTRACTOR.
- SPECIFIC SPECIES OR CONTAINER SIZE SUGGESTED SUBSTITUTIONS SHALL BE PRESENTED TO CONSULTANT ALONG WITH THE REASONS FOR THE SUGGESTIONS. WITH CONSULTANT OR PROJECT ENGINEER'S APPROVAL, SUBSTITUTIONS MAY BE MADE.
- LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY CONSULTANT OR ENGINEER. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- ALL PLANTED MATERIALS WILL BE WARRANTED BY INSTALLATION CONTRACTOR TO BE IN HEALTHY CONDITION WITH A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.
- NATIVE PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR PROJECT ENGINEER WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
- PLANTS SHALL BE PLANTED IN THE BIORETENTION AREA AT A MINIMUM OF ONE PLANT PER EVERY 12" ON CENTER.
- UPON COMPLETION OF EXCAVATING & GRADING OPERATIONS, A LOOSE, FRIABLE PLANT BED SHALL BE PREPARED FOR INSTALLATION OF NATIVE PLANT PLUGS.
- CARE SHALL BE TAKEN TO MINIMIZE SOIL COMPACTION DURING CONSTRUCTION ACTIVITY. BY EXAMPLE OF A STANDARD SOIL PENETROMETER (COMPACTION TESTER), THE TOPSOIL COMPACTION READINGS SHALL BE LESS THAN 200 PSI AT THE 0-6 INCH DEPTH AND LESS THAN 250 PSI AT THE 6-18 INCH DEPTHS IN ALL AREAS TO BE PLANTED.
- UNDULATIONS OR IRREGULARITIES IN THE PLANT BED WHICH WOULD INTERFERE WITH A CONSISTENT SEEDING OPERATION SHALL BE LEVELED PRIOR TO FINAL SEEDING.
- FINAL PLANTING AREA SHOULD BE GRADED SUCH THAT THE AREAS TO BE PLANTED SHALL CONSIST OF A SMOOTH, FREE DRAINING, EVEN SURFACE WITH A LOOSE POROUS TEXTURE.

**NOT FOR CONSTRUCTION**

  
**TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN**  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
 WIS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE

MARK	REVISION	DATE	BY
ENGR	Checked By: CHKD	Scale: 1" =	
Technician: TECH	Date: 5-11-2020	T-R-S: TTN-RRW-SS	
Project No: 120.0462.30			Sheet L100

**PRAIRIE PLACE - LOTS 57 & 58**  
**LANDSCAPE NOTES**  
**MCFARLAND, DANE COUNTY, WISCONSIN**  
**SNYDER & ASSOCIATES, INC.**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com

  
**SNYDER & ASSOCIATES**

PLANT SCHEDULE							
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS	TOTAL POINT VALUE
CANOPY TREES							
4	AG	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2" Cal.	50'h x 40'w	B&B (MALE ONLY)	160
7	GM	Acer saccharum 'Green Mountain'	GREEN MOUNTAIN MAPLE	2" Cal.	75'hx40'w	B&B	280
8	SO	Quercus bicolor	SWAMP WHITE OAK	2" Cal.	60'hx45'w	B&B	320
3	TE	Ulmus 'Morton Glossy'	TRIUMPH ELM	2" Cal.	55'h x 45'w	B&B	120
6	GT	Gleditsia tricanthos var. inermis 'Skycote'	SKYLINE HONEYLOCUST	2" Cal.	50'h x 20'w	B&B	240
LOW DECIDUOUS TREES							
6	MA	Malus x 'Prairifire'	PRAIRIFIRE CRABAPPLE	4' Ht.	20'h x 20'w	B&B	90
21	AS	Amelanchier x grandiflora	AUTUMN BRILLIANCE SERVICEBERRY	4' Ht.	25'h x 15'	CLUMP B&B	315
TALL DECIDUOUS SHRUBS							
6	VP	Viburnum prunifolium 'Forest Rogue'	BLACKHAW VIBURNUM	36" Ht.	14'h x 7'w	#5 CONT. (10' O.C.)	30
6	BH	Kolkwitzia amabilis	BEAUTYBUSH	36" Ht.	10'hx10'w	#5 CONT. (7' O.C.)	30
2	VB	Viburnum x burkwoodii	BURKWOOD VIBURNUM	36" Ht.	10'h x 7'w	#5 CONT. (7' O.C.)	10
6	MK	Syringa pubescens subsp. patula 'Miss Kim'	MISS KIM LILAC	36" Ht.	8'h x 7'w	#5 CONT. (7' O.C.)	30
MEDIUM DECIDUOUS SHRUBS							
18	SF	Forsythia x intermedia 'Mindor'	SHOW OFF FORSYTHIA	24" Ht.	6'h x 6'w	#5 CONT. (6' O.C.)	54
16	RD	Cornus sericea 'Farrow' ARCTIC FIRE	RED TWIG DOGWOOD	24" Ht.	5'h x 5'w	#5 CONT. (4' O.C.)	48
29	UC	Aronia 'Erecta'	UPRIGHT RED CHOKEBERRY	24" Ht.	5'h x 5'w	#5 CONT. (6' O.C.)	87
MEDIUM EVERGREEN SHRUBS							
23	MP	Pinus mugo var. pumilio	DWARF MUGO PINE	18" Tall/Wide	4'h x 10'w	#5 CONT. (6' O.C.)	115
24	DY	Taxus cuspidata 'Nana'	DWARF YEW (BREVI-FOLIA)	18" Tall/Wide	3'h x 6'w	#5 CONT. (6' O.C.)	120
LOW EVERGREEN SHRUBS							
21	JC	Juniperus chinensis var. sargentii	NEEDED JUNIPER	12" Ht.	2'h x 10'w	#5 CONT. (6' O.C.)	63
5	JV	Juniperus virginiana 'Grey Owl'	GREY OWL JUNIPER	12" Ht.	2'h x 5'w	#5 CONT. (6' O.C.)	15
ORNAMENTAL GRASSES							
40	BA	Bouteloua gracilis 'blonde ambition'	BLOND AMBITION BLUE GRAMA GRASS	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)	
46	PS	Panicum virgatum 'shenandoah'	SHENANDOAH SWITCH GRASS	8" Ht.	48" Ht.	#1 CONT. (3' O.C.)	

BIO RETENTION PLANT SCHEDULE						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS
PLUG MIX A						
	VR	Elymus virginicus	VIRGINIA WILD RYE	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	FG	Glyceria striata	FOWL MANNA GRASS	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	OP	Physostegia virginiana	OBEDIENT PLANT	PLUG	24-36" Ht.	4-5" CELL (1' O.C.)
	PC	Echinacea purpurea	PURPLE CONEFLOWER	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	MS	Liatris spicata	MARSH BLAZING STAR	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
PLUG MIX B						
	RG	Leersia oryzoides	RICE CUT GRASS	PLUG	24-36" Ht.	4-5" CELL (1' O.C.)
	BS	Carex vulpinoidea	BROWN FOX SEDGE	PLUG	18-36" Ht.	4-5" CELL (1' O.C.)
	SW	Asclepias incarnata	SWAMP MILKWEED	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	BE	Monarda fistulosa	BERGAMOT	PLUG	24-48" Ht.	4-5" CELL (1' O.C.)
	BW	Asclepias tuberosa	BUTTERFLY WEED	PLUG	24-48" Ht.	4-5" CELL (1' O.C.)
PLUG MIX C						
	DG	Scirpus atrovirens	DARK GREEN BULRUSH	PLUG	18-36" Ht.	4-5" CELL (1' O.C.)
	WB	Scirpus cyperinus	WOOLGRASS	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	NA	Symphyotrichum novae-angliae	NEW ENGLAND ASTER	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	BO	Eupatorium perfoliatum	BONESET	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	RB	Liatris aspera	ROUGH BLAZING STAR	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)



**BIO RETENTION PLANTINGS**

NOTES:  
 PLANTS SHALL BE PLANTED IN THE BIORETENTION AREA AT A MINIMUM OF ONE PLANT PER EVERY 12" ON CENTER.  
 TOTAL SF = 1,266 SF  
 TOTAL PLUGS = 1,266  
 PLUG MIX A = 40% OF TOTAL PLUGS  
 PLUG MIX B = 35% OF TOTAL PLUGS  
 PLUG MIX C = 25% OF TOTAL PLUGS

**VILLAGE OF MCFARLAND  
 LANDSCAPE POINT CALCULATIONS  
 MINIMUM POINTS REQUIRED FOR R-3 ZONING DISTRICT**

	SITE MEASUREMENT	POINTS REQUIRED	POINTS PROVIDED
BUILDING FOUNDATION	2,045 LF	50 PER 100 LF = <u>1,023</u>	<u>1,023</u>
GROSS FLOOR AREA	29,192 SF	20 PER 1,000 SF = <u>584</u>	<u>604</u>
STREET FRONTAGE HOLSCHER ROAD	480 LF	50 PER 100 LF = <u>240</u>	<u>290</u>
PAVED AREA	20,998 SF	100 PER 10,000 SF = <u>210</u>	<u>210</u>
TOTAL POINTS		<u>2,057</u>	<u>2,127</u>

**MULTI-FAMILY RESIDENTIAL LANDSCAPING REQUIREMENTS**

ALL MULTI-FAMILY RESIDENTIAL SITES SHALL COMPLY WITH THIS SUBSECTION. THE REQUIREMENTS OF THIS SUBSECTION ARE IN ADDITION TO THE MINIMUM LANDSCAPE POINTS REQUIRED BY THE DISTRICT REGULATIONS.

- ALL YARDS SHALL BE SEEDED OR SODDED.
- STREET YARDS ON CORNER LOTS AND ALL FRONT YARDS SHALL CONTAIN A MINIMUM OF ONE (1) CANOPY TREE PER FIFTY (50) LINEAL FEET OF STREET FRONTAGE.
- REAR YARDS AND INTERIOR SIDE YARDS SHALL CONTAIN A MIX OF CANOPY, EVERGREEN AND OTHER TREES EQUIVALENT TO AT LEAST ONE (1) PER FIFTY (50) LINEAL FEET, AND INCLUDING LARGE SHRUBS ALONG AT LEAST THIRTY (30) PERCENT OF THE INTERIOR SIDE AND REAR PROPERTY LINES. THE TREES AND SHRUBS MAY BE CLUSTERED.

PRAIRIE PLACE - LOTS 57 & 58

LANDSCAPE NOTES

MCFARLAND, DANE COUNTY, WISCONSIN

**SNYDER & ASSOCIATES, INC.**

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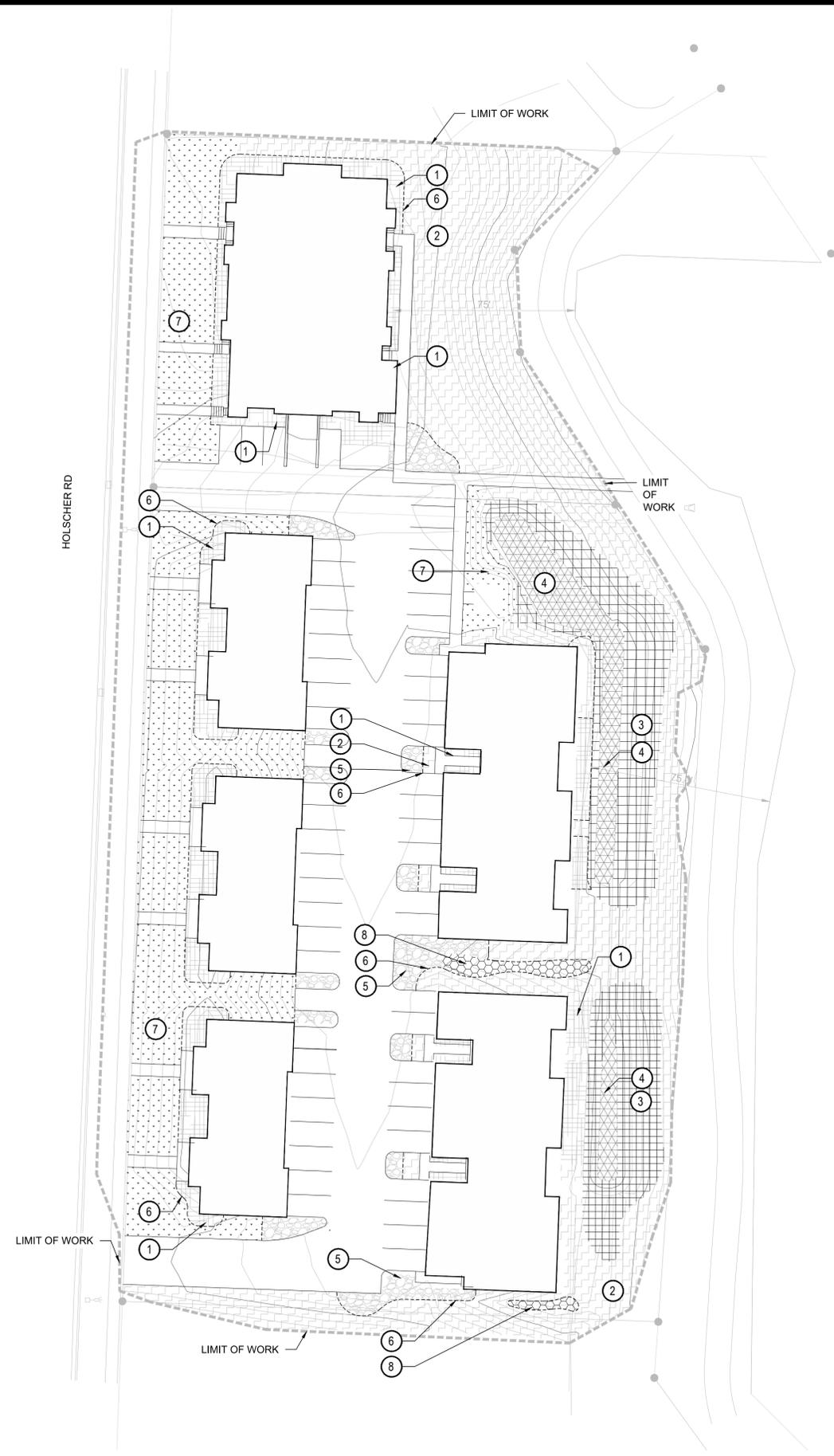
Project No: 120.0462.30

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Project No: 120.0462.30

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" =	
Technician: TECH	Date: 05-11-2020	T-R-S: TTN-RRW-SS	

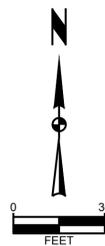


**LANDSCAPE LEGEND**

- ① SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONE TREES OUTSIDE SHRUB BED AREAS), REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- ② TURF SEED, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- ③ EROSION CONTROL SEED MIX, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- ④ BIO RETENTION PLANTINGS, SEE NOTES FOR PLANTING GUIDELINES AND BIO RETENTION PLANT SCHEDULE FOR TYPE
- ⑤ ROCK MULCH, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- ⑦ SOD, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- ⑧ COBBLES, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK
- CANOPY TREE
- LOW DECIDUOUS TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

**LANDSCAPE CONSTRUCTION NOTES**

1. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEO-TEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
2. TURF SEED SHALL BE SUN & SHADY GRASS SEED PROVIDED BY CIRCLE B LANDSCAPE SUPPLY (608.846.9200) OR APPROVED EQUAL.
3. EROSION CONTROL SEED MIX, PROVIDED BY PRAIRIE NURSERY (1-800-476-9453) OR APPROVED EQUAL.
4. BIORETENTION PLANTINGS, SEE NOTES FOR PLANTING GUIDELINES AND PLANT SCHEDULE FOR TYPE
5. 2 1/2" BIG JOHN'S RIVER ROCK PROVIDED BY MIDWEST DECORATIVE STONE (608.273.9787) OR APPROVED EQUAL.
6. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
7. SOD SHALL BE BLACK BEAUTY - TALL KENTUCKY BLUEGRASS (TKFB SOD) PROVIDED BY PAUL'S TURF AND TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
8. 4"-12" GRANITE COBBLE AND BOULDER PROVIDED BY MIDWEST DECORATIVE STONE (608.273.9787) OR APPROVED EQUAL.
9. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

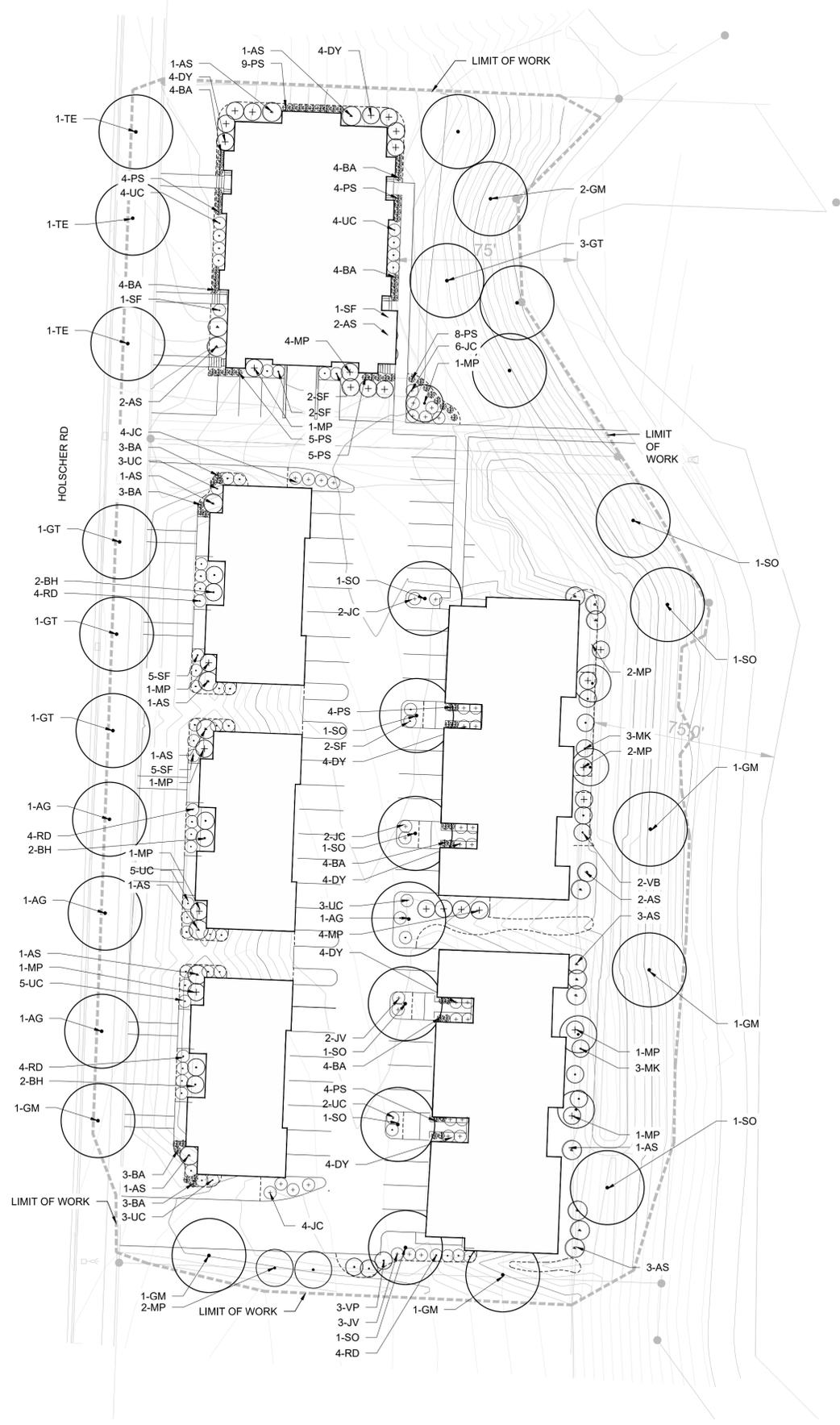


MARK	REVISION	DATE	BY
ENGR	CHKD		
TECH			

Engineer: ENGR  
Checked By: CHKD  
Technician: TECH  
Date: 05-11-2020  
T-R-S: TTN-RRW-SS  
Scale: 1" =  
Project No: 120.0462.30  
Sheet L200

**PRAIRIE PLACE - LOTS 57 & 58**  
**MULCH, SOD, & SEED PLAN**  
 MCFARLAND, DANE COUNTY, WISCONSIN  
**SNYDER & ASSOCIATES, INC.**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com





**LANDSCAPE LEGEND**

- 1 SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONE TREES OUTSIDE SHRUB BED AREAS), REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 2 TURF SEED, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 3 EROSION CONTROL SEED MIX, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 4 BIO RETENTION PLANTINGS, SEE NOTES FOR PLANTING GUIDELINES AND BIO RETENTION PLANT SCHEDULE FOR TYPE
- 5 ROCK MULCH, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 7 SOD, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 8 COBBLES, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK
- CANOPY TREE
- LOW DECIDUOUS TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

**LANDSCAPE CONSTRUCTION NOTES**

1. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEO-TEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
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9. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

PLANT SCHEDULE		
QTY	KEY	COMMON NAME
<b>CANOPY TREES</b>		
AG		AUTUMN GOLD GINKGO
GM		GREEN MOUNTAIN MAPLE
SO		SWAMP WHITE OAK
TE		TRIUMPH ELM
GT		SKYLINE HONEYLOCUST
<b>LOW DECIDUOUS TREES</b>		
MA		PRAIRIFIRE CRABAPPLE
AS		AUTUMN BRILLIANCE SERVICEBERRY
<b>TALL DECIDUOUS SHRUBS</b>		
VP		BLACKHAW VIBURNUM
BH		BEAUTYBUSH
VB		BURKWOOD VIBURNUM
<b>MEDIUM DECIDUOUS SHRUBS</b>		
SF		SHOW OFF FORSYTHIA
RD		RED TWIG DOGWOOD
UC		UPRIGHT RED CHOKEBERRY
<b>MEDIUM EVERGREEN SHRUBS</b>		
MP		DWARF MUGO PINE
DY		DWARF YEW (BREVIFOLIA)
<b>LOW EVERGREEN SHRUBS</b>		
JC		NEEDED JUNIPER
JV		GREY OWL JUNIPER
<b>ORNAMENTAL GRASSES</b>		
BA		BLOND AMBITION BLUE GRAMA GRASS
PS		SHENANDOAH SWITCH GRASS

**PRAIRIE PLACE - LOTS 57 & 58**

**PLANTING PLAN**

**MCFARLAND, DANE COUNTY, WISCONSIN**

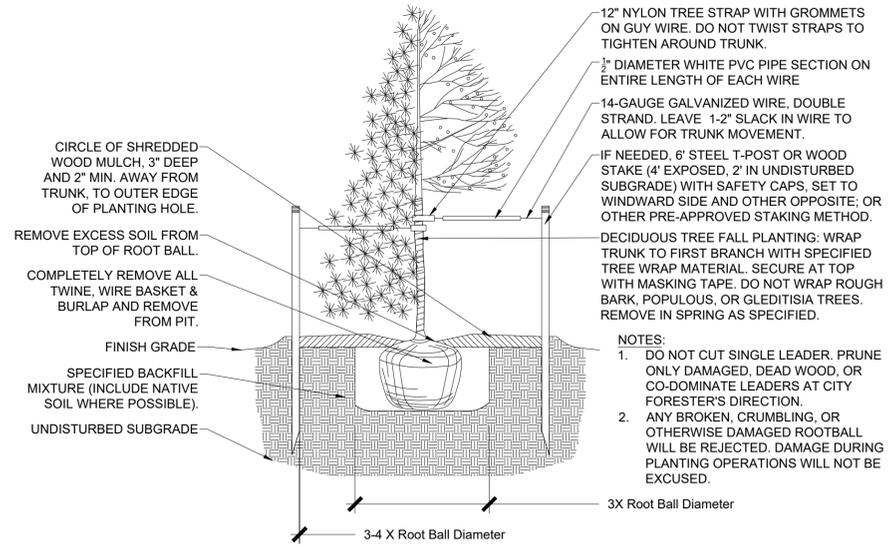
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MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Date: 05-11-2020	Scale: 1" =
Technician: TECH			T-R-S: TTN-RRW-SS

Project No: 120.0462.30  
Sheet L201

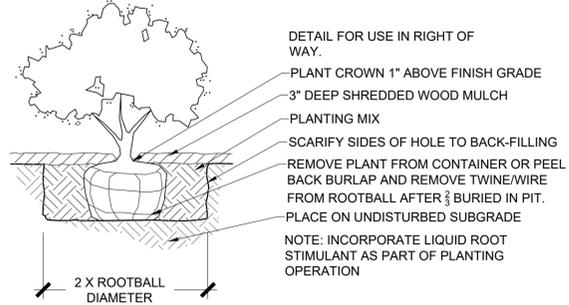
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MADISON, WISCONSIN 53718  
608-838-0444 | www.snyder-associates.com



- NOTES:
- DO NOT CUT SINGLE LEADER. PRUNE ONLY DAMAGED, DEAD WOOD, OR CO-DOMINATE LEADERS AT CITY FORESTER'S DIRECTION.
  - ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.

1 TREE PLANTING

SCALE: 1/2" = 1'-0"



2 SHRUB PLANTING

SCALE: 1/2" = 1'-0"

MARK	REVISION	DATE	BY
ENGR	CHKD		
TECH			

Scale: 1" = 1'-0"  
 Date: 05-11-2020  
 T-R-S: TTN-RRW-SS  
 Project No.: 120.0462.30  
 Sheet L300

PRAIRIE PLACE - LOTS 57 & 58  
 LANDSCAPE DETAILS  
 MCFARLAND, DANE COUNTY, WISCONSIN  
 SNYDER & ASSOCIATES, INC. |  
 5010 VOGES ROAD  
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