



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608-270-4200)

REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the B-H district to the PD district the following described property:

1. **Location of Property/Street Address:** SW of Fitchrona Road and Limestone Lane Intersection

Legal Description - (Metes & Bounds, or Lot No. And Plat):

See attached

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. **Proposed Use of Property - Explanation of Request:**

Senior living community

3. **Proposed Development Schedule:** Anticipated April 2024 Construction Start with May 2025 Completion

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): Senior living

Total Dwelling Units Proposed: 112 **No. Of Parking Stalls:** 90

Type of Non-residential Development (If Applicable): NA

Proposed Hours of Operation: 24 hours/day, 7 days/week **No. Of Employees:** Approx. 35 when fully occupied

Floor Area: _____ **No. Of Parking Stalls:** _____

Sewer: Municipal Private **Water:** Municipal Private

Current Owner of Property: Orchard Pointe Development Company Inc

Address: 3003 Kapec Road, Madison, WI 53744 **Phone No:** 608-577-6505

Contact Person: Robert M. Shea

Email: rshea@wingrastone.com

Address: 3003 Kapec Road, Madison, WI 53744 **Phone No:** 608-577-6505

Respectfully Submitted By:  
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** _____ **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____



May 23, 2023

**RE: American House Fitchburg
Rezoning Application
General Implementation Plan Narrative**

Project Description

Ryan Companies US, Inc. ("Ryan") is proposing to develop this vacant 3.86± acre site, Parcel Number 225/0609-072-5725-2, ("the Property") into a senior living community generally consisting of a ±106,500 GSF building and ±112 dwelling units ("the Project"). The Project will not include independent living units. The Project will have a connected 2-story memory care and high acuity assisted living wing with associated common areas and a 3-story assisted living main building with associated common areas. Site improvements will include surface parking areas, utilities, stormwater management and landscaping.

The Project will also include multiple dining venues, a club room, gathering spaces, activity rooms, and fitness, salon, and spa areas. Hours of operation for the business will be 24 hours a day 7 days a week and will be staffed over three shifts.

On January 17, 2023, the Plan Commission recommended, by unanimous vote, an amendment to the Orchard Pointe Comprehensive Development Plan to permit the Project on the Property. The amendment was adopted by Common Council on January 24, 2023.

For reasons set forth below, Ryan's Project on the Property will require a re-zoning of the Property from B-H (Highway Business) to Planned Development District, with an approved use of High Density Residential (HDR) on the site.

Planned Development District Rationale

A re-zoning of the Property to a Planned Development (PD) District is necessary to facilitate the development and operation of a senior living community. The Property's current zoning classification, B-H (Highway Business), does not allow for multiple family as a permitted or conditional use. The City's other business districts (B-P, B-G and RD) do not permit ground floor residential uses, which would not be compatible with a senior living community. None of the City's

Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, MN 55415

p: 612-492-4000
ryancompanies.com



industrial districts (I-G and I-S), agricultural districts (A-X, A-T and A-S), or the Park and Recreation District allow for multiple family as a permitted or conditional use.

With respect to the City's residential districts (R-L, R-LM, R-M, R-H, R-HA and R-R), a senior living community would not be permitted based on density and dimensional standard limitations. Furthermore, the highest density residential district R-H (High Density) restricts lot size to a maximum of 90,000 square feet and contains parking setback, building height and additional lot area requirements that would prohibit the Project on the Property.

Given the barriers of the zoning districts above, a rezoning to PD District is proposed to facilitate the Project on the Property.

Social and Economic Impact

This Project intends to be an asset for the community. Based on an independent research firm's analysis, the Fitchburg market is undersupplied for senior housing. From a land use perspective, we feel senior living is a perfect fit for this site. Senior housing is a low-impact and quiet use – this is a win-win for taxpayers and the neighbors nearby. Our marketing plan also relies heavily on high visibility and easy access. We achieve both of those here. Additionally, residents of our projects love feeling connected to the community, so the Project's proximity to retail and community amenities is highly synergistic. Furthermore, the retail and community amenities nearby, which are frequently used by staff and adult aged children of future residents, adds to the synergy of the Orchard Pointe Development.

Additionally, the Quarry Ridge independent living community located next door is a strong complement to the Project, providing a campus-like setting for seniors. The proximity will also allow residents of Quarry Ridge requiring a higher level of care, to move across the parking lot and maintain their relationships and familiarity with the area.

Property tax revenues generated from the Property would increase due to the Project, generating a marked increase in the annual property tax revenues for Fitchburg.

The Project will employ a total of approximately 75 employees over three shifts when the Project is fully occupied, with peak staffing being approximately 35 employees during the daytime shift. Most of the newly created jobs from the Project will be staffed by residents of the surrounding area. The creation of these jobs in Fitchburg will further enhance the social and economic impact to the surrounding area.

City's Comprehensive Plan

The future land use for the Property has been identified as High Density (HDR) and the Project is consistent with this designation, which satisfies the Land Use Policy Framework Objective 2.8 of developing property consistent with the future land use map.

The Project will advance the Housing Policy Framework Goal 1 to provide for balanced residential growth in the City with a variety of housing types, to promote decent housing and a suitable living environment for all residents, regardless of age. There is existing utility infrastructure in place to serve the Property which meets the Housing Policy Framework Objective 2.2 to promote residential development in areas with existing infrastructure and sewer prior to promoting growth at the periphery where new utility and service expansion are needed.



The Fitchburg Housing Plan referenced in the Comprehensive Plan show a significant increase in the population of adults age 65 and older, that will only continue to increase as the baby boomers age. We anticipate the majority of our residents will relocate from an address located within 5-10 miles of our community, meaning that the Project will benefit and serve existing residents of Fitchburg, thereby meeting the Housing Policy Framework Objective 1.1 to promote development of housing to meet forecasted needs.

The Project will meet all current storm water requirements. An infiltration basin and underground infiltration system will be located on the Property and constructed to infiltrate roof runoff from the proposed building. This will meet the Resources, Energy & Communications Policy Framework Objective 4.2 to maintain stormwater drainage and infiltration systems to meet or exceed legally required standards.

The Project will advance the goals policies and objectives of the Comprehensive Plan including those mentioned above by adding a housing product intended to satisfy the demand being created by the City's increasing senior population.

Environmental Design Considerations

The increased density permitted by PDD zoning would allow the Project to be on less acreage than what would be permitted in other zoning districts thereby increasing density and making better, more efficient use of the land. Furthermore, the flexibility of PDD zoning would facilitate a reduction in impervious surface area by allowing a variation on parking requirements and allowing the construction of only the amount of parking needed for the Project's intended use.

Project Schedule

Should Ryan obtain the approvals necessary to permit the Project on the Property, we anticipate starting construction in April 2024 with completion in May 2025.

Neighborhood Input

Ryan held a neighborhood meeting on January 11, 2023 at the nearby Staybridge Suites to present our plans for the Project on the Property and solicit neighborhood input. Notice of this meeting was sent to each owner located within 500 feet of the Property. Representatives from Quarry Ridge attended the meeting. No other property owners or any other Fitchburg residents attended the meeting. A phone call was received from the owner of the Limestone Ridge Apartments in support of the Project. It is therefore Ryan's expectation that the surrounding community does not oppose the Project on the Property.

AMERICAN HOUSE FITCHBURG

05/23/2023

GIP SUBMITTAL



RYAN A+E, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4000 tel
612-492-3000 fax

WWW.RYANCOMPANIES.COM



VICINITY MAP
NOT TO SCALE

SHEET INDEX

●	05/23/2023	C001	COVER SHEET
●	05/23/2023	C100	ALTA/NSPS LAND TITLE SURVEY
●	05/23/2023	C300	SITE PLAN
●	05/23/2023	C400	GRADING PLAN
●	05/23/2023	C500	UTILITY PLAN
●	05/23/2023	L1.0	LANDSCAPE TITLE SHEET
●	05/23/2023	L1.1	PRELIMINARY SITE LANDSCAPE REFERENCE PLAN
●	05/23/2023	L1.2	LANDSCAPE DETAILS

DRAWING INDEX LEGEND

FILLED CIRCLE INDICATES DRAWING INCLUDED WITHIN THIS ISSUE
 MOST RECENT REVISION NUMBER
 MOST RECENT ISSUE OR REVISION DATE

○	-	X/XX/20XX	CX	SHEET TITLE
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PROJECT INFORMATION

AMERICAN HOUSE
FITCHBURG

2883 FITCHRONA ROAD
FITCHBURG, WI 53719

PRELIMINARY
NOT FOR
CONSTRUCTION

© 2022 RYAN A+E, INC.

DRAWN BY	CHECKED BY
MBG	CHL
JOB NO.	DATE
701482	05/23/2023

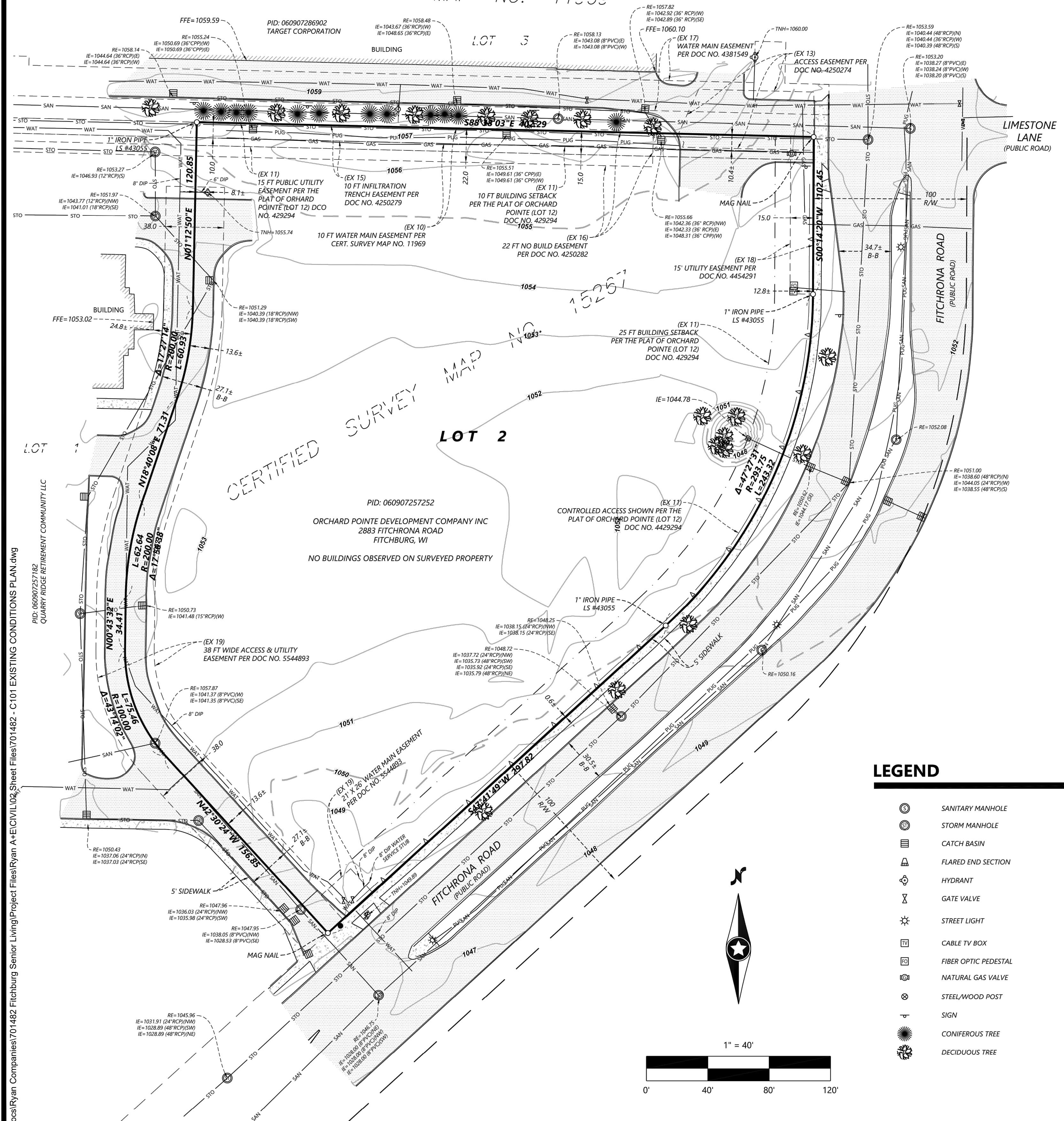
ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
01	05/23/2023	GIP SUBMITTAL
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GIP SUBMITTAL
COVER SHEET

C001

CERTIFIED SURVEY MAP NO. 11969



SURVEYOR'S CERTIFICATION

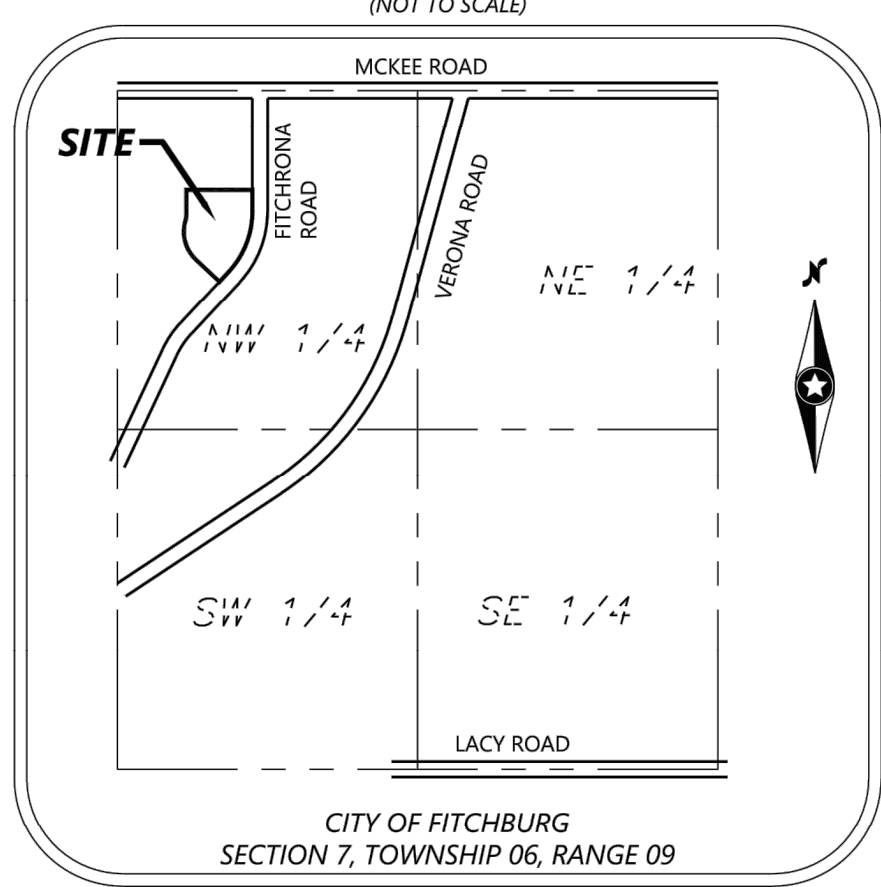
To: Ryan Companies US, Inc., a Minnesota corporation, Orchard Pointe Development Company, Inc., a Wisconsin corporation and First American Title Insurance Company National Commercial Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a)(b), 7(a)(b)(1)(c), 8, 9, 10, 11(a)(b), 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on January 20, 2023.

Chris Ambourn, LS
Minnesota License No. 43055
Chris.Ambourn@westwoodps.com

Date 02/07/2023

VICINITY MAP



LEGEND

- | | | | |
|---|----------------------|-----|----------------------------|
| ⊙ | SANITARY MANHOLE | — | BOUNDARY LINE |
| ⊙ | STORM MANHOLE | — | RIGHT-OF-WAY LINE |
| ⊙ | CATCH BASIN | --- | LOT LINE |
| ⊙ | FLARED END SECTION | --- | EASEMENT LINE |
| ⊙ | HYDRANT | --- | GAS LINE |
| ⊙ | GATE VALVE | --- | PLUG |
| ⊙ | STREET LIGHT | --- | SANITARY SEWER |
| ⊙ | CABLE TV BOX | --- | STORM SEWER |
| ⊙ | FIBER OPTIC PEDESTAL | --- | WATERMAIN |
| ⊙ | NATURAL GAS VALVE | --- | CONTROLLED ACCESS |
| ⊙ | STEEL/WOOD POST | --- | CURB & GUTTER |
| ⊙ | SIGN | --- | CONCRETE SURFACE |
| ⊙ | CONIFEROUS TREE | --- | BITUMINOUS SURFACE |
| ⊙ | DECIDUOUS TREE | ● | FOUND MONUMENT (SEE LABEL) |
| | | ○ | SET MONUMENT (SEE LABEL) |

LEGAL DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP NO. 15267 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON OCTOBER 22, 2019, IN VOLUME 109 OF CERTIFIED SURVEY MAPS, PAGE 32 AS DOCUMENT NO. 5533079, SAID CERTIFIED SURVEY MAPS BEING A REDIVISION OF LOT 12 OF ORCHARD POINTE IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 9 EAST, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

TABLE A OPTIONAL ITEM NOTES

- Monuments have been found as shown hereon.
- An address for the surveyed property: 2883 Fitchrona Road, Fitchburg, WI
- Subject property appears to be classified as "Zone X" (area of minimal flood hazard) when scaled from Flood Insurance Rate Map Community - Panel Number 55025C0413G, dated January 02, 2009.
- Subject property contains 168,003 Sq. Ft. or 3.86 acres.
- There were no Zoning Reports or Letters provided by the title company, client or owner.
- There were no Zoning Reports or Letters provided by the title company, client or owner.
- There were no observed buildings on surveyed property.
- The surveyor has made a good faith to show all substantial, above ground, visible and permanent features observed during the course of the survey.
- Subject property contains no marked parking stalls.
- There are no buildings nor associated party walls on the subject property.
- A public utility marking request was made by the surveyor (One Call Ticket No. 20230306099). The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Adjacent Ownership information shown per Dane County GIS Parcel Website.
- The nearest intersecting street is Limestone Lane as shown hereon.
- There was no observable evidence of earth moving work, or outside building construction at the time of this survey.
- As of the date of the field work was completed for this survey, there was no observable evidence of recent street or sidewalk construction or repairs.
- Based on the information contained within the title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any off site easements or servitudes other than shown hereon.
- Westwood carries professional liability insurance, certificates of insurance can be provided upon request.

GENERAL NOTES

- This survey was prepared using First American Title Insurance Company National Commercial Services, Title Commitment Number NCS-1161144-MPLS, having an effective date of January 03, 2023 at 7:30 AM.
- Bearings of property line shown hereon are based on the Dane County coordinate system, (1983NAD - 2011 Control Adjustment)
- Lengths of lines and distance between features are measured in US Survey Feet.

EXCEPTIONS (PER TITLE COMMITMENT NO. NCS-1161144-MPLS)

- The following notes correspond to the numbering system of Schedule B, Section II of the above mentioned title commitment. Items 1 through 9 and 20 through 24 are not survey related and are not addressed hereon.
- Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 11969 recorded October 31, 2006 in Volume 73, Page 278 as Document No. 4294461 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **(SHOWN ON SURVEY)**
 - Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Orchard Pointe, as recorded in May 09, 2008 in Volume 99, Page 253 as Document No. 4429294, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **(SHOWN ON SURVEY)**
 - Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 15267 recorded October 22, 2019 in Volume 109, Page 32 as Document No. 5533079 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **(SHOWN ON SURVEY)**
 - Terms, conditions, restrictions and provisions relating to the use and maintenance of the Access Easement Agreement recorded on November 02, 2006, as Document No. 4250274. **(SHOWN ON SURVEY)**
 - The terms and provisions contained in the document entitled "Open Space Easement Agreement" recorded November 02, 2006 as Document No. 4250278 of Official Records. **(DOES NOT AFFECT SUBJECT PROPERTY; 50 FT EASEMENT LIES WEST OF SURVEYED PROPERTY)**
 - Infiltration Trench Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: October 25, 2006
Parties: Ryan Companies US, Inc., a Minnesota corporation and Wingra Stone Company, a Wisconsin corporation
Recorded: November 02, 2006
Instrument No.: 4250279
(SHOWN ON SURVEY)
 - No Build Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: October 25, 2006
Parties: Wingra Stone Company, a Wisconsin corporation and Target Corporation, a Minnesota corporation
Recorded: November 02, 2006
Instrument No.: 4250282
(SHOWN ON SURVEY)
 - Water Main Easement granted to City of Fitchburg, a municipal corporation recorded December 17, 2007 as Document No. 4381549. **(EASEMENT ON SURVEY)**
 - Utility Easement to Wisconsin Power and Light Company, a Wisconsin Corporation, Wisconsin Bell, Inc. d/b/a AT&T of Wisconsin and Charter Cable Partners, LLC d/b/a Charter Communications, dated July 08, 2008, recorded/ filed July 28, 2008 as Document No. 4454291. **(SHOWN ON SURVEY)**
 - Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement recorded on December 02, 2019, as Document No. 5544893. As Amended by Affidavit of Correction recorded April 03, 2020 as Document No. 5575092. **(SHOWN ON SURVEY)**

N:\042368.00\DWG\SURVEY\00423685-ATFD1.DWG
C:\Users\jfw\Documents\Projects\Ryan\A-E\CIVIL\02_Shear Files\701482 - C101 EXISTING CONDITIONS PLAN.dwg
P:\05\02\25\7183 QUARRY RIDGE RETIREMENT COMMUNITY LLC

CREW: JFW
CHECKED: CA
DRAWN: SRM
HORIZONTAL SCALE: 40
VERTICAL SCALE:

INITIAL ISSUE: 02/07/2023
REVISIONS:

PREPARED FOR:
RYAN COMPANIES

FITCHBURG SENIOR LIVING
FITCHBURG, WISCONSIN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SHEET NUMBER:
C100
DATE: 02/07/2023

ALTA/NSPS LAND TITLE SURVEY
PROJECT NUMBER: 0042368.00
DATE: 02/07/2023

FITCHBURG SENIOR LIVING

PROJECT INFORMATION

AMERICAN HOUSE
FITCHBURG

2883 FITCHRONA ROAD
FITCHBURG, WI 53719

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NOT FOR
CONSTRUCTION

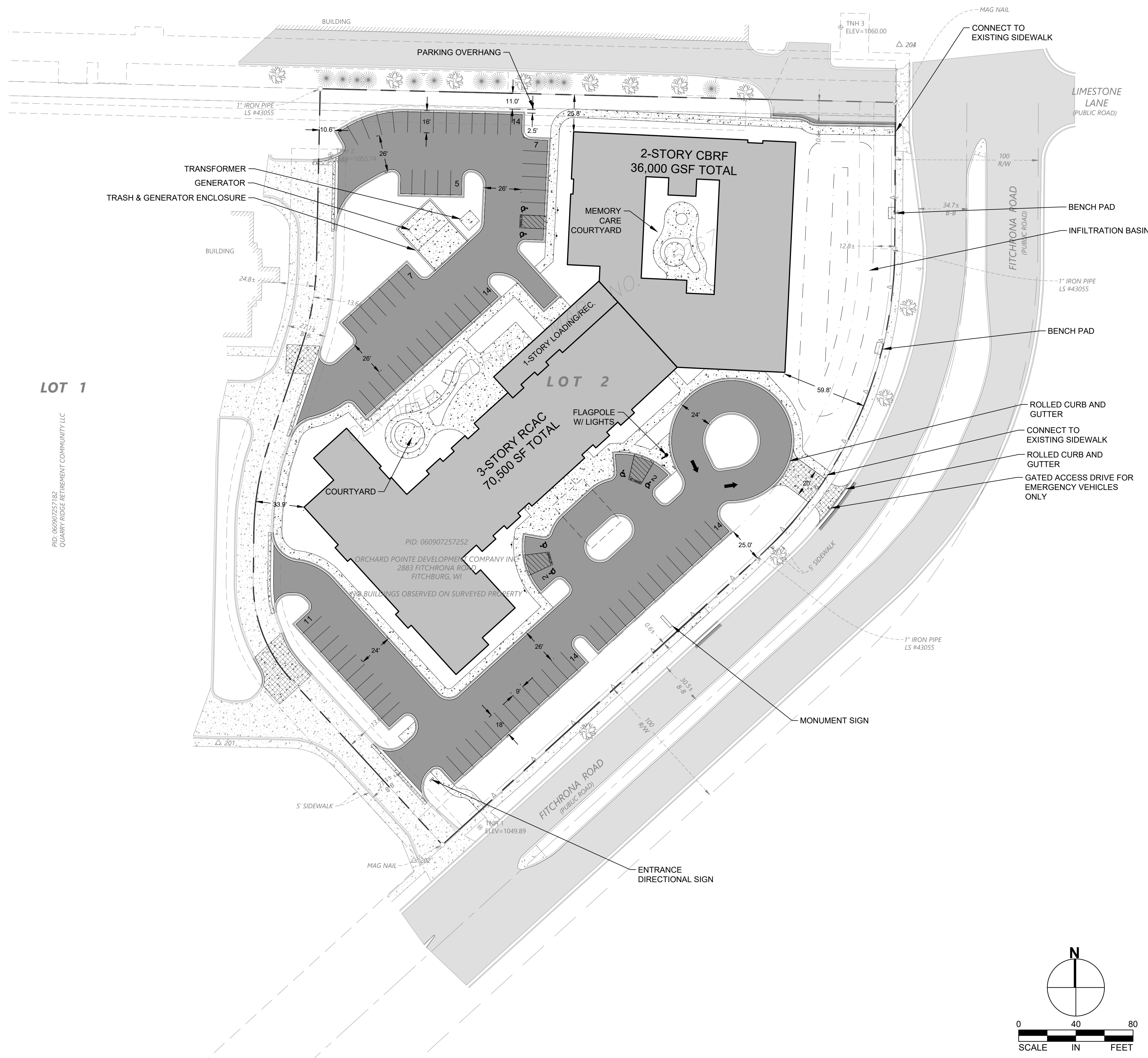
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DRAWN BY: MBG
CHECKED BY: CHL
JOB NO.: 701482
DATE: 05/23/2023

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
01	05/23/2023	GIP SUBMITTAL
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GIP SUBMITTAL
SITE PLAN

C300



DEVELOPMENT SUMMARY

CURRENT ZONING DISTRICT: B-H HIGHWAY BUSINESS
 FUTURE LAND USE: HIGH DENSITY RESIDENTIAL (HDR)
 PROPOSED REZONING DISTRICT: PLANNED DEVELOPMENT DISTRICT (PDD)
 PROPOSED LAND USE: W/R-H HIGH DENSITY DISTRICT BASE
 SENIOR LIVING (ASSISTED LIVING AND MEMORY CARE)

SITE AREA:
 PROPOSED/EXISTING SITE AREA 3.86± AC (168,000± SF)

BUILDING AREA:
 BUILDING AREA: 106,500± GSF
 BUILDING FOOTPRINT: 43,000± SF
 UNIT COUNT: 112 UNITS

ZONING REQUIREMENTS:
 MAX BUILDING HEIGHT: 45FT, 3-STORIES
 PROPOSED BUILDING HEIGHT: 50FT, 3-STORIES

MAX LOT COVERAGE AREA: 35%
 PROPOSED LOT COVERAGE AREA 26%

REQUIRED MIN LOT AREA PER DWELLING UNIT:
 EFFICIENCY 2,000 SF X 47 UNITS
 1 BEDROOM 2,200 SF X 54 UNITS
 2 BEDROOM 2,400 SF X 9 UNITS
 TOTAL 234,400 SF

REQUIRED MAX LOT AREA 90,000 SF

OFF-STREET PARKING:
 REQUIRED RESIDENTIAL PARKING RATIO: 2 STALLS PER UNIT
 PROPOSED PARKING: 90 STALLS (6 HANDICAP)
 PROPOSED PARKING RATIO: 0.8 STALLS PER UNIT

BUILDING SETBACKS
 REQUIRED BUILDING SETBACKS PER CITY:
 FITCHRONA (FRONT): 30FT
 WEST (STREET SIDE): 25FT
 NORTH (REAR): 25FT

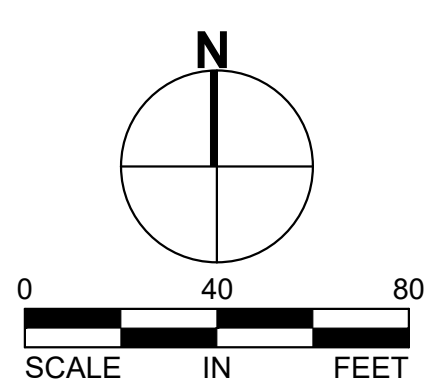
PROPOSED BUILDING SETBACKS:
 FITCHRONA: 59.8FT
 WEST: 33.9FT
 NORTH: 25.8FT

PARKING SETBACKS:
 REQUIRED PARKING SETBACKS PER CITY:
 FITCHRONA: 5FT
 WEST: 5FT
 NORTH: 5FT

PROPOSED:
 FITCHRONA: 25FT
 WEST: 0FT
 NORTH: 11FT

LEGEND:

EXISTING	PROPOSED	
[Symbol]	[Symbol]	PROPERTY BOUNDARY
[Symbol]	[Symbol]	LOT/TRACT LINE
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	EASEMENT
[Symbol]	[Symbol]	BITUMINOUS
[Symbol]	[Symbol]	HEAVY DUTY CONCRETE
[Symbol]	[Symbol]	CONCRETE
[Symbol]	[Symbol]	GRAVEL
[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	POWER POLE
[Symbol]	[Symbol]	SIGN
[Symbol]	[Symbol]	BOLLARD
[Symbol]	[Symbol]	BUILDING SETBACK LINE
[Symbol]	[Symbol]	PARKING SETBACK LINE
[Symbol]	[Symbol]	ADA ROUTE
[Symbol]	[Symbol]	FLAG POLE
[Symbol]	[Symbol]	TRUNCATED DOME
[Symbol]	[Symbol]	CURB STOP



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PID: 060907286902
QUARRY RIDGE RETIREMENT COMMUNITY, LLC

PID: 060907257252
ORCHARD POINTE DEVELOPMENT COMPANY INC
2883 FITCHRONA ROAD
FITCHBURG, WI

PROJECT INFORMATION

AMERICAN HOUSE FITCHBURG

2883 FITCHRONA ROAD
FITCHBURG, WI 53719

PRELIMINARY NOT FOR CONSTRUCTION

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JOB NO. 701482	DATE 05/23/2023

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
01	05/23/2023	GIP SUBMITTAL
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GIP SUBMITTAL GRADING PLAN

C400

CERTIFIED SURVEY MAP NO. 11969

LOT 3

PID: 060907286902
TARGET CORPORATION

2-STORY CBRF
36,000 GSF TOTAL

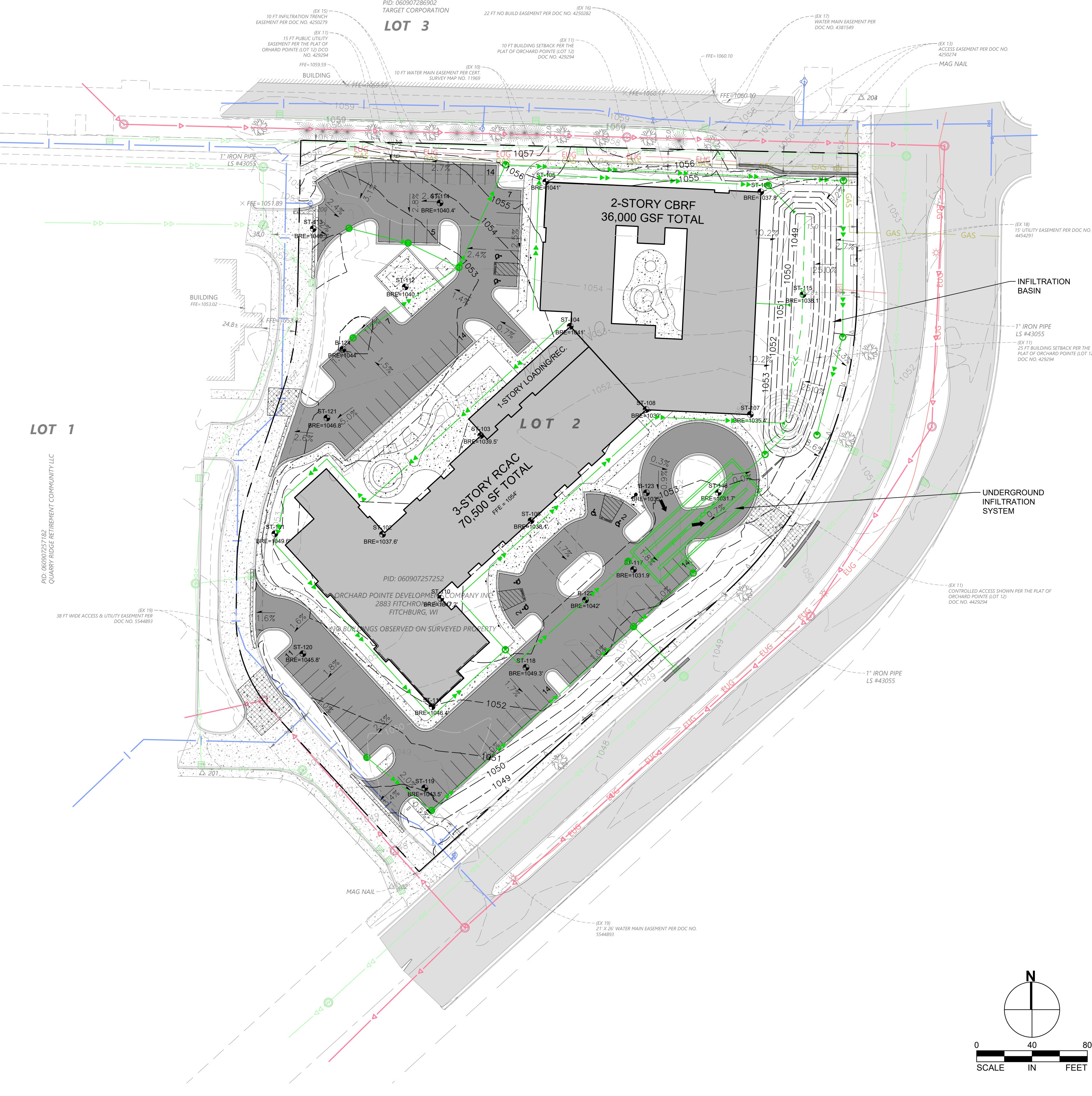
LOT 2

3-STORY RCAC
70,500 SF TOTAL

PID: 060907257252
ORCHARD POINTE DEVELOPMENT COMPANY INC.
2883 FITCHRONA ROAD
FITCHBURG, WI

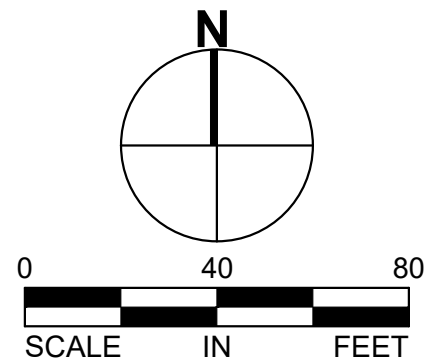
LOT 1

PID: 06090727182
QUARRY RIDGE RETIREMENT COMMUNITY LLC



LEGEND:

EXISTING	PROPOSED	
		MAJOR CONTOUR
		MINOR CONTOUR
		POND CONTOUR
		STORM SEWER PIPE
		SOLID DRAINTILE
		PERFORATED DRAINTILE
		STORM INLET
		STORM MANHOLE
		FLARED END SECTION
		STORM CLEANOUT
		ONE-POINT PERCENT GRADE
		TWO-POINT PERCENT GRADE
		SLOPE RATIO
		PAVEMENT ELEVATION
		CONCRETE ELEVATION
		GUTTER LINE ELEVATION
		TOP OF CURB ELEVATION
		TOP OF CURB=GUTTER LINE
		TOP OF WALL ELEVATION
		BOTTOM OF WALL ELEVATION
		GROUND ELEVATION
		NATURAL GROUND
		FINISHED FLOOR ELEVATION
		STRUCTURE RIM ELEVATION
		SOIL BORING
		BENCHMARK



PROJECT INFORMATION

AMERICAN HOUSE FITCHBURG

2883 FITCHRONA ROAD
 FITCHBURG, WI 53719

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

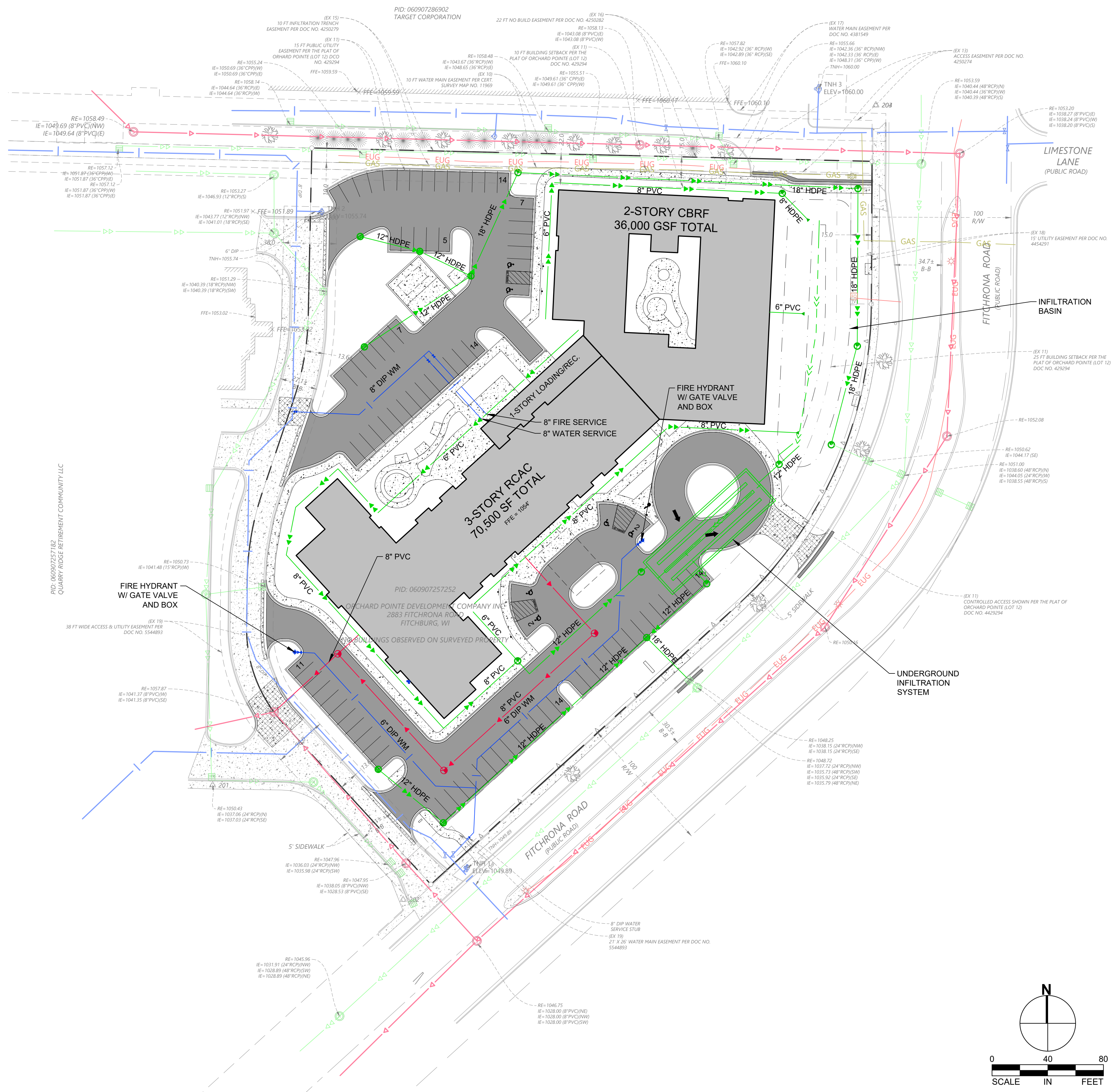
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JOB NO. 701482	DATE 05/23/2023

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
01	05/23/2023	GIP SUBMITTAL
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GIP SUBMITTAL UTILITY PLAN

C500



LEGEND:

		STORM SEWER PIPE
		SOLID DRAIN TILE
		PERFORATED DRAIN TILE
		STORM INLET
		STORM MANHOLE
		FLARED END SECTION
		SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		WATER MAIN
		HYDRANT
		GATE VALVE
		FIRE DEPARTMENT CONNECTION
		NATURAL GAS
		ELECTRIC OVERHEAD
		ELECTRIC UNDERGROUND
		FIBER OPTIC OVERHEAD
		FIBER OPTIC UNDERGROUND
		ELECTRIC HANDHOLE
		ELECTRIC MANHOLE
		LIGHT POLES

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0 1" = 40'-0"
 2 3
 VERIFY SHEET SCALE HERE

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	05/23/2023	GIP SUBMITTAL

GENERAL NOTES

SHEET INDEX

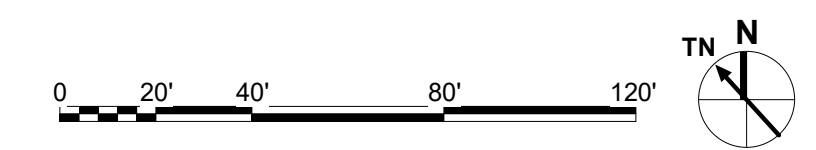
SHEET	SHEET NAME	GIP SUBMITTAL
L1.0	LANDSCAPE TITLE SHEET	•
L1.1	PRELIMINARY SITE LANDSCAPE REFERENCE PLAN	•
L1.2	LANDSCAPE DETAILS	•

SURFACE TREATMENT LEGEND

SURFACE TYPE	GRAPHIC ID
Concrete Pavement	
Native Mesic Forb/Seed Mix	
Native Seed-Wet Mix	
Planting Areas	
Turfgrass	

PLANTING LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME
TREES		
Deciduous Tree		
	AUTUMN RADIANCE MAPLE	Acer rubrum 'Autumn Radiance'
	AUTUMN BLAZE MAPLE	Acer x freemanii 'Autumn Blaze'
	SUNBURST HONEYLOCUST	Gleditsia triacanthos var. inermis 'Suncole'
	KENTUCKY TRUE NORTH COFFEETREE	Gymnocladus dioica 'UMNSynergy'
	HARVEST GOLD LINDEN	Tilia mongolica 'Harvest Gold'(PP12,232)
	PATRIOT ELM	Ulmus x 'Patriot'
LARGE SHRUB		
Coniferous Shrub		
	TANNENBAUM MUGO PINE	Pinus mugo 'Tannenbaum'



1 SITE LANDSCAPE CONTEXT PLAN.
 L1.0 1" = 40'-0"

PRELIMINARY
 NOT FOR
 CONSTRUCTION

NOT FOR CONSTRUCTION

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	05/23/2023	GIP SUBMITTAL

KEYNOTE LEGEND

- L1 MAIN ENTRY;
- L2 DROP-OFF;
- L3 MONUMENT SIGNS; (BY OTHERS);
- L3A SECONDARY SIGNAGE; (BY OTHERS);
- L4 ELEC/MECH EQUIP;
- L4A TRASH AND GENERATOR ENCLOSURE W/GATED ACCESS; TO MATCH CHARACTER OF BUILDING;
- L5 SURFACE TREATMENT; CONCRETE, TYP.; JOINTING PER PLANS
- L6 SURFACE TREATMENT; PLANTING AREAS W/MIX OF SHRUBS AND PERENNIALS; SHREDDED HARDWOOD MULCH, 3" DEPTH;
- L7 SURFACE TREATMENT; TURFGRASS;
- L8 SURFACE TREATMENT; NATIVE MESIC/FORB SEED MIX;
- L8A SURFACE TREATMENT; NATIVE MEDIUM WET INFILTRATION BASIS SEED MIX;
- L9 LANDSCAPE EDGING; 4" PVC COMMERCIAL GRADE, COLOR 'BLACK';
- L10 CONNECTION TO EXISTING SIDEWALK;
- L11 FOUNDATION PLANTINGS;
- L12 PARKWAY W/STREET TREE PLANTINGS;
- L13 PARKING LOT LANDSCAPE ISLANDS W/PLANTINGS;
- L14 PARKING LOT SCREENING PLANTINGS;
- L15 INTERNAL COURTYARD;
- L16 MEMORY CARE COURTYARD;
- L17 BENCH SEATING PADS;
- L18 UNDERGROUND STORMWATER MANAGEMENT;

GENERAL NOTES

1. PROPOSED PLANTINGS SHALL COMPLY WITH SEPARATION DISTANCES FROM UTILITY SERVICES AND STRUCTURES AS REQ'D BY THE CITY LANDSCAPE ORDINANCE.
2. PROPOSED TREES INDICATED WITHIN THE PARKWAY SHALL BE CHOSEN FROM THE CITY TREE SPECIES GUIDE AND COMPLY WITH THE CITY LANDSCAPE ORDINANCE.
3. ALL TREES, SHRUBS, PERENNIALS, AND GROUNDCOVERS INDICATED ON PLAN SHALL MEET MINIMUM CITY STANDARDS.
4. COURTYARD LAYOUTS AND PLANTINGS INDICATED IN PRIVATE AMENITY SPACES ARE SHOWN FOR SCHEMATIC PURPOSES ONLY AND SHALL NOT BE COUNTED TOWARDS ANY CITY LANDSCAPE REQUIREMENTS SHOWN IN THE LANDSCAPE CALCULATIONS.

SURFACE TREATMENT SCHEDULE

SURFACE TYPE	GRAPHIC ID	KEYNOTE ID (SEE KEYNOTE LEGEND)	AREA
Concrete Pavement			14838 SF
Native Mesic Forb/Seed Mix			4473 SF
Native Seed-Wet Mix			3781 SF
Planting Areas			27630 SF
Turfgrass			17147 SF
			67870 SF

LANDSCAPE CALCULATIONS

SEE CIVIL DRAWINGS FOR DEVELOPMENT SUMMARY

	REQUIRED:	PROPOSED:
PARKWAY/STREET LANDSCAPING:		
Trees: (1) One canopy tree per 80 LF of public street frontage. Minimum 2" Cal. at time of planting.		
Fitchrona Street LF: 644	8 (644/80)	8
Shared Access Drive LF: 582	8 (582/80)	8

FOUNDATION LANDSCAPING:

- Minimum width of planting bed shall be at least (3) three feet wide.
- Minimum total length equal to 33% of the building facade length facing public ROW shall be planted.

Width	3	Varies; (3) Three FT minimum
Total Building Facade LF: 692	229 LF (474 x .33)	415 LF

PARKING LOT LANDSCAPING:

Trees: (1) One canopy tree per landscape island. Minimum 2.5" Cal. at time of planting.

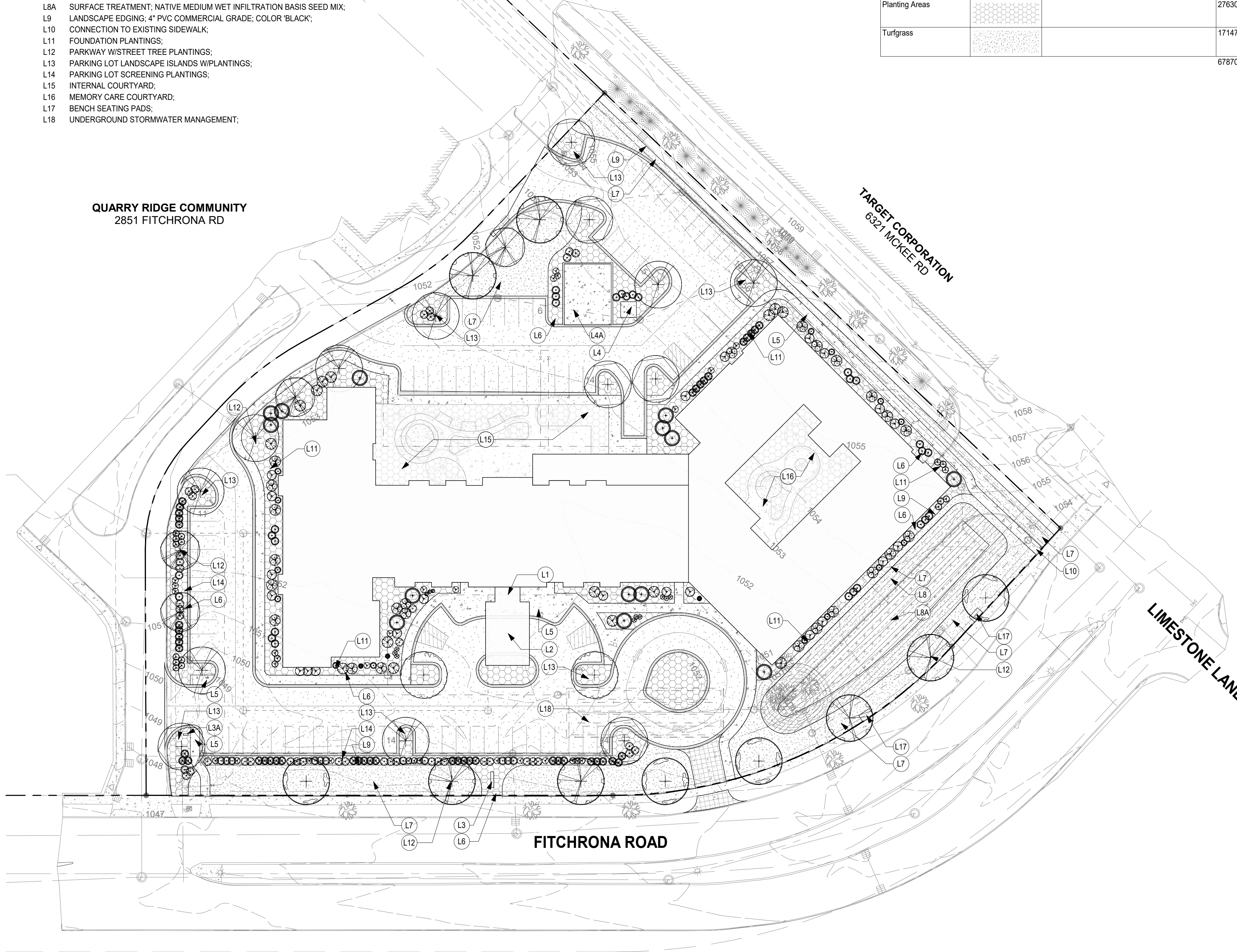
Total Landscape Islands: 14	14	14
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- Screening: Required along edge of parking lots adjacent to public ROWs
- Shrubs: Shall consist of deciduous and coniferous shrubbery maintained as a linear mass with a mature and maintained height of 3' (36") and at least 40-50% opacity to screen parked vehicles.

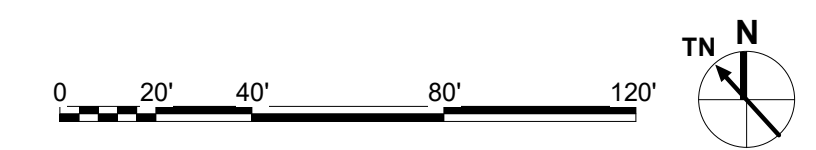
See Planting Schedule	Along Fitchrona Rd. (xx LF)	8
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PLANT SCHEDULE

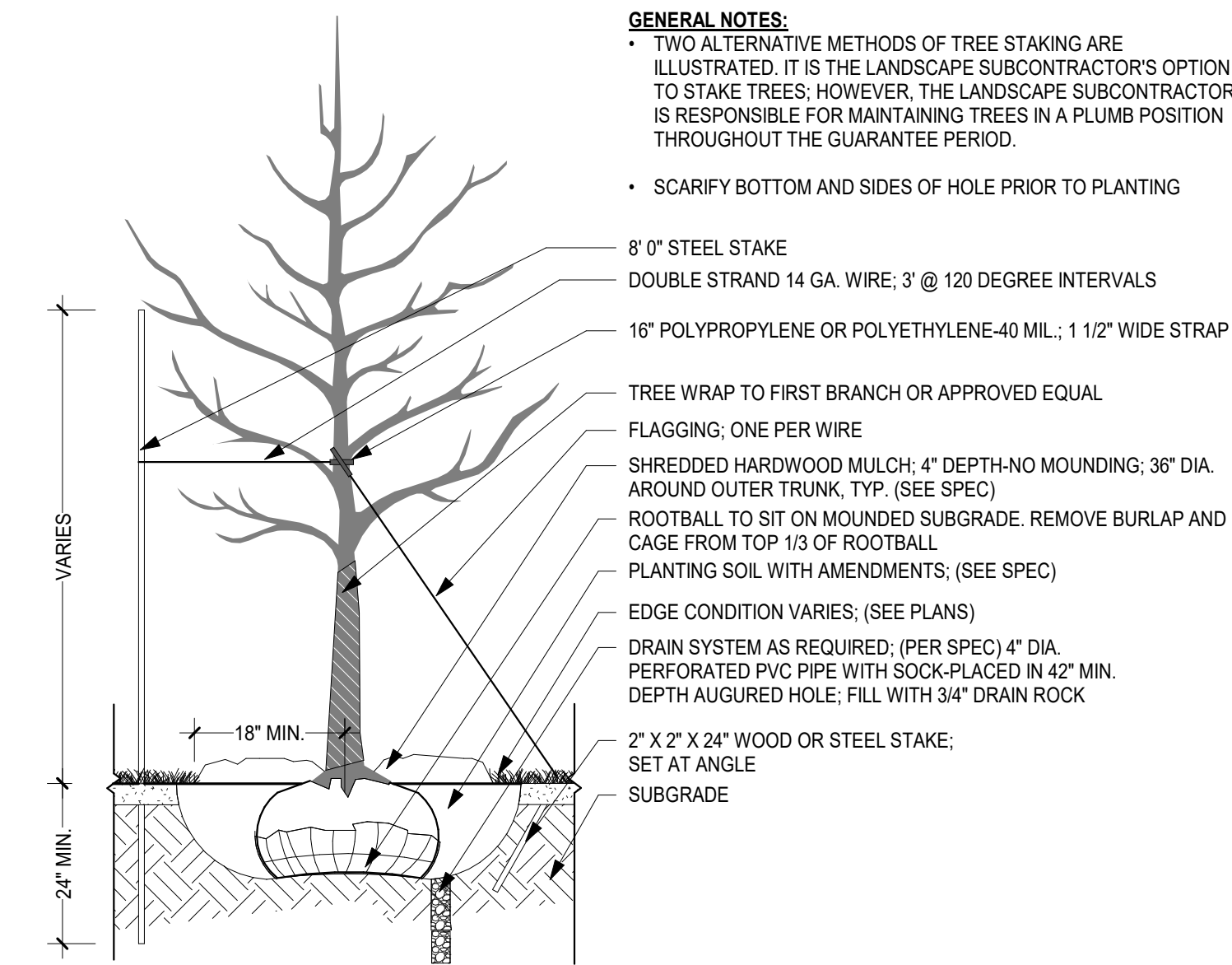
SYM	QTY	ID	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	MATURE HEIGHT/WIDTH	COMMENTS
TREES							
Deciduous Tree							
	4	ARA	AUTUMN RADIANCE MAPLE	<i>Acer rubrum</i> 'Autumn Radiance'	2.5" B&B	45/30'	
	8	AF	AUTUMN BLAZE MAPLE	<i>Acer x freemanii</i> 'Autumn Blaze'	2.5" B&B	55/35'	
	6	GTS	SUNBURST HONEYLOCUST	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Suncole'	2.5" B&B	35/30'	
	2	GD	KENTUCKY TRUE NORTH COFFEE TREE	<i>Gymnocladus dioica</i> 'UMNSynergy'	2.5" B&B	50/30'	
	4	TM	HARVEST GOLD LINDEN	<i>Tilia mongolica</i> 'Harvest Gold'(PP12,232)	2.5" B&B	35/25'	
	6	UP	PATRIOT ELM	<i>Ulmus x 'Patriot'</i>	2.5" B&B	45/30'	
SHRUBS							
Coniferous Shrub							
	18	Cp	KINGS GOLD FALSE CYPRESS	<i>Chamaecyparis pisifera</i> 'Kings Gold'	#5 CONT.	4/4'	
	2	Jhh	HUGHES JUNIPER	<i>Juniperus horizontalis</i> 'Hughes'	#5 CONT.	12'16"	
	3	Js	WICHITA BLUE JUNIPER	<i>Juniperus scopulorum</i> 'Wichita Blue'	4" B&B	12-15/48"	
	14	Toh	HOLMSTRUP ARBORVITAE	<i>Thuja occidentalis</i> 'Holmstrup'	4" B&B	10/5'	
	68	To	TECHNY GLOBE ARBORVITAE	<i>Thuja occidentalis</i> 'Techny Globe'	30" B&B	48"148"	
Deciduous Shrub							
	18	Cb	NEON BURST DOGWOOD	<i>Cornus alba</i> 'ByBoughen'(PP27,956)	#10 CONT.	5/4'	
	27	Csf	ARTIC FIRE DOGWOOD	<i>Cornus stolonifera</i> 'Farrow'(PP18,523)	#10 CONT.	5/4'	
	9	DI	DWARF BUSH HONEYSUCKLE	<i>Diervilla lonicera</i>	#5 CONT.	42"36"	
	15	Ea	FIREBALL EUONYMUS	<i>Euonymus alatus</i> 'Select'	#5 CONT.	6/6'	
	24	Hp	LIMELIGHT HYDRANGEA	<i>Hydrangea paniculata</i> 'Limelight'(PP12,874)	#5 CONT.	6/6'	
	3	Hk	KALM AMES HYPERICUM	<i>Hypericum kalmianum</i> 'Ames'	#2 CONT.	30"30"	
	22	Sxv	VANHOUTTE RENAISSANCE SPIRAEA	<i>Spiraea x vanhouttei</i> 'Renaissance'	#5 CONT.	5/6'	
	40	Vt	COMPACT AMERICAN VIBURNUM	<i>Viburnum trilobum</i> 'Bailey Compact'	#10 CONT.	5/5'	
LARGE SHRUB							
Coniferous Shrub							
	14	PM	TANNENBAUM MUGO PINE	<i>Pinus mugo</i> 'Tannenbaum'	8" B&B	15/10'	



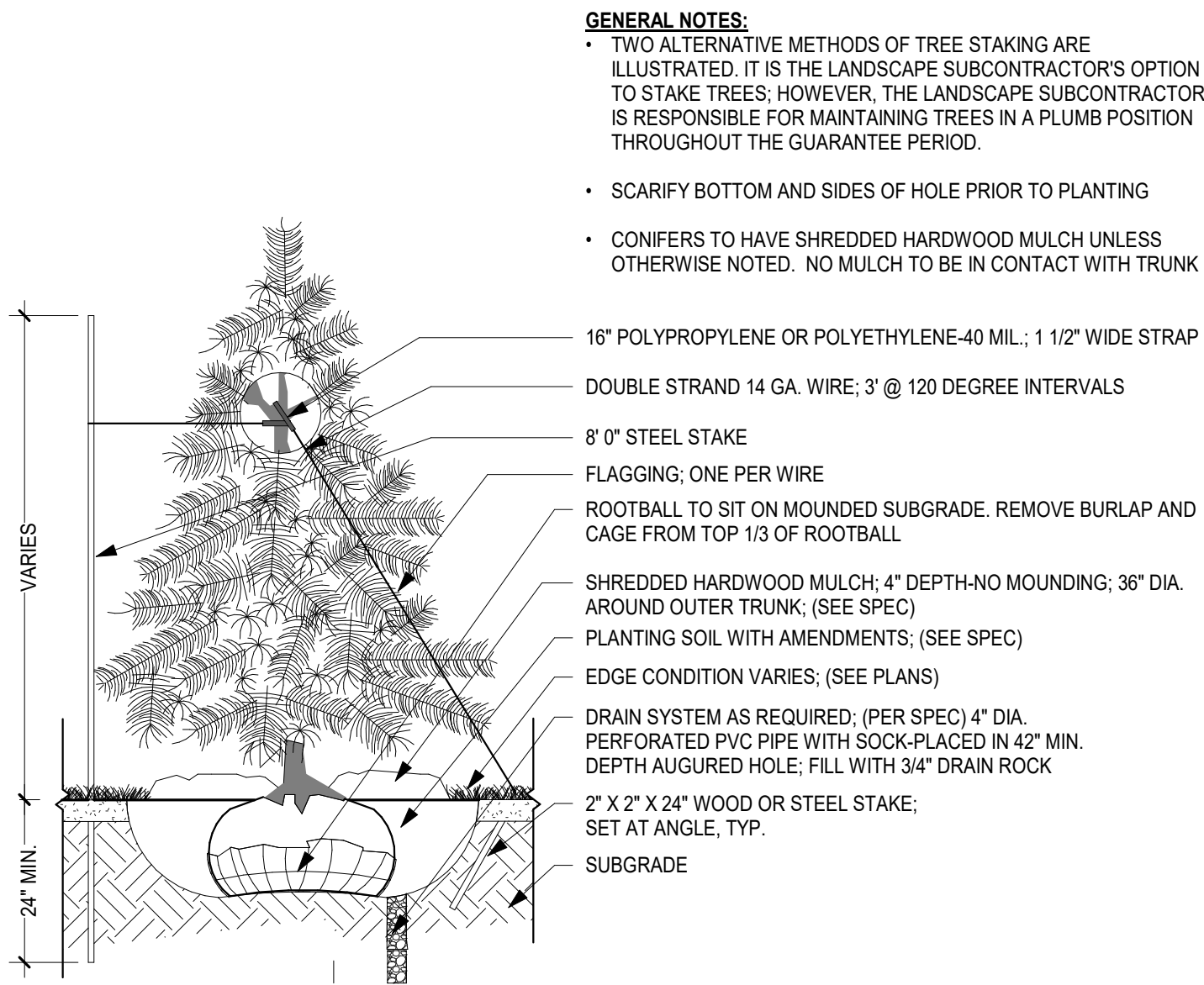
1 PRELIMINARY SITE LANDSCAPE REFERENCE PLAN.
 L1.1 1" = 40'-0"



NOT FOR CONSTRUCTION



A
 L1.2
 TREE PLANTING DETAILS.
 1/2" = 1'-0"



B
 L1.2
 SHRUB AND PERENNIAL PLANTING DETAILS.
 3/4" = 1'-0"

- GENERAL NOTES:**
- TWO ALTERNATIVE METHODS OF TREE STAKING ARE ILLUSTRATED. IT IS THE LANDSCAPE SUBCONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE LANDSCAPE SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
 - SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

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- TWO ALTERNATIVE METHODS OF TREE STAKING ARE ILLUSTRATED. IT IS THE LANDSCAPE SUBCONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE LANDSCAPE SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
 - SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
 - CONIFERS TO HAVE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED. NO MULCH TO BE IN CONTACT WITH TRUNK

- GENERAL NOTES:**
- HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL, TYP.
 - SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2" HIGHER IN SLOWLY DRAINING SOILS.

- GENERAL NOTES:**
- HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL, TYP.
 - SCARIFY BOTTOM AND SIDES OF PLANTING PIT PRIOR TO INSTALLATION
 - CENTERING OF SHRUB IN BED TO TAKE PRECEDENCE OVER DIMENSION FROM EDGE

ACCEPTANCE & WARRANTY NOTES

- LANDSCAPE SUBCONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE TIME OF FINAL OWNER AND CITY ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY PLANTED MATERIALS UNTIL THE TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE SUBCONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF THE LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
- LANDSCAPE SUBCONTRACTOR SHALL PREPARE AN AS BUILT DRAWING(S) OF LANDSCAPE INSTALLATION SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

IRRIGATION NOTES

- LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SHOP DRAWING ILLUSTRATING AN IRRIGATION PLAN AND SPECIFICATION AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER.
- VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LOCATION.
- UNLESS OTHERWISE NOTED ALL SOD/SEED AND PLANTING AREAS INDICATED ON PLAN SHALL BE 100% IRRIGATED. THE IRRIGATION SHALL INCLUDE THE PUBLIC RIGHT OF WAY BETWEEN PROPERTY LINE AND BACK OF CURB WHERE NEW LANDSCAPE IMPROVEMENTS ARE PROPOSED.
- IT SHALL BE THE LANDSCAPE SUBCONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SODDED / SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.
- IRRIGATION SYSTEMS SHALL COMPLY WITH ALL CITY CODES & REQUIREMENTS.

GENERAL NOTES

- LANDSCAPE SUBCONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR PRIOR TO STAKING PLANT LOCATIONS.
- COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
- LANDSCAPE SUBCONTRACTOR SHALL PROTECT EXISTING ROAD SURFACES, CURBS / GUTTERS, TRAILS, TREES, GRASSED SURFACES AND OTHER INSTALLED SITE AMENITIES DURING CONSTRUCTION OPERATIONS. ALL DAMAGE SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUBS MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED, ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO HE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
- B&B TREES AND SHRUBS ARE BALLED AND BURLAPED.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE SUBCONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- SUBCONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR.
- SUBCONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION.
- WARRANTY FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY HE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- SUBCONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

PLANTING SPECIFICATIONS

- PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS SHALL BE APPLIED AFTER CULTIVATION.
- BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES AND PROVIDE AMENDMENTS. REMOVE ALL DEBRIS INCLUDING ROCKS LARGER THAN 3" DIAMETER.
- FERTILIZATION: ALL PLANT MATERIALS SHALL BE FERTILIZED, UPON INSTALLATION, WITH DRIED BONE MEAL OR OTHER SPECIFIED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS UNLESS NOTED OTHERWISE.
- MULCH MATERIAL: AS SPECIFIED ON THE LANDSCAPE PLANS. MASS MULCH ALL PLANTING BEDS TO 3" DEPTH OVER FIBER MAT WEED BARRIER. ALL PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO FIBER MAT WEED BARRIER. ALL EVERGREEN AND DECIDUOUS TREES TO RECEIVE 6" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
- TREE STAKING: IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM.
- TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.
- RODENT PROTECTION: PROVIDE ON ALL TREES, EXCEPT SPRUCE UNLESS OTHERWISE SPECIFIED.
- PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.
- EDGING SHALL BE 4" P.V.C. COMMERCIAL GRADE EDGING WITH THREE (3) METAL ANCHOR STAKES PER 20 FOOT SECTION. ALL MASS PLANTING BEDS SHALL HAVE EDGING PLACED BETWEEN MULCH AREA AND ANY ADJACENT TURF AREA.

PLANTING NOTES

- NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL LOCATIONS MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY AND ALL DIGGING.
- IF THE LANDSCAPE SUBCONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
- ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS.
- ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
- WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.
- SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.



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OWNER

CONSULTANTS

PROJECT INFORMATION

**AMERICAN HOUSE
 FITCHBURG**

2883 Fitchrona Road
 Fitchburg, WI 53719

PRELIMINARY
 NOT FOR
 CONSTRUCTION

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PROJ. NO.
 701482 (6427000)

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	05/23/2023	GIP SUBMITTAL

GIP SUBMITTAL
 05/23/2023

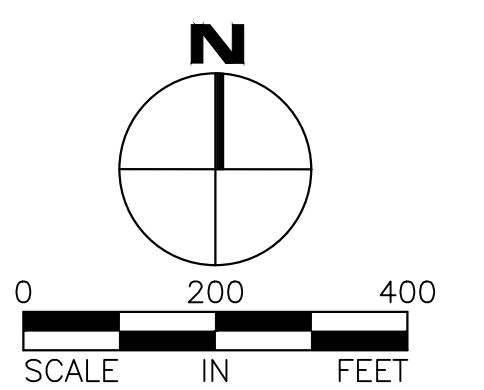
**LANDSCAPE
 DETAILS**

L1.2



FUTURE LAND USE LEGEND

- BUSINESS
- PARK & CONSERVANCY
- HIGH DENSITY RESIDENTIAL



Existing Legal Description:

LOT 2 OF CERTIFIED SURVEY MAP NO. 15267 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON OCTOBER 22, 2019, IN VOLUME 109 OF CERTIFIED SURVEY MAPS, PAGE 32 AS DOCUMENT NO. 5533079, SAID CERTIFIED SURVEY MAPS BEING A REDIVISION OF LOT 12 OF ORCHARD POINTE IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 9 EAST, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.