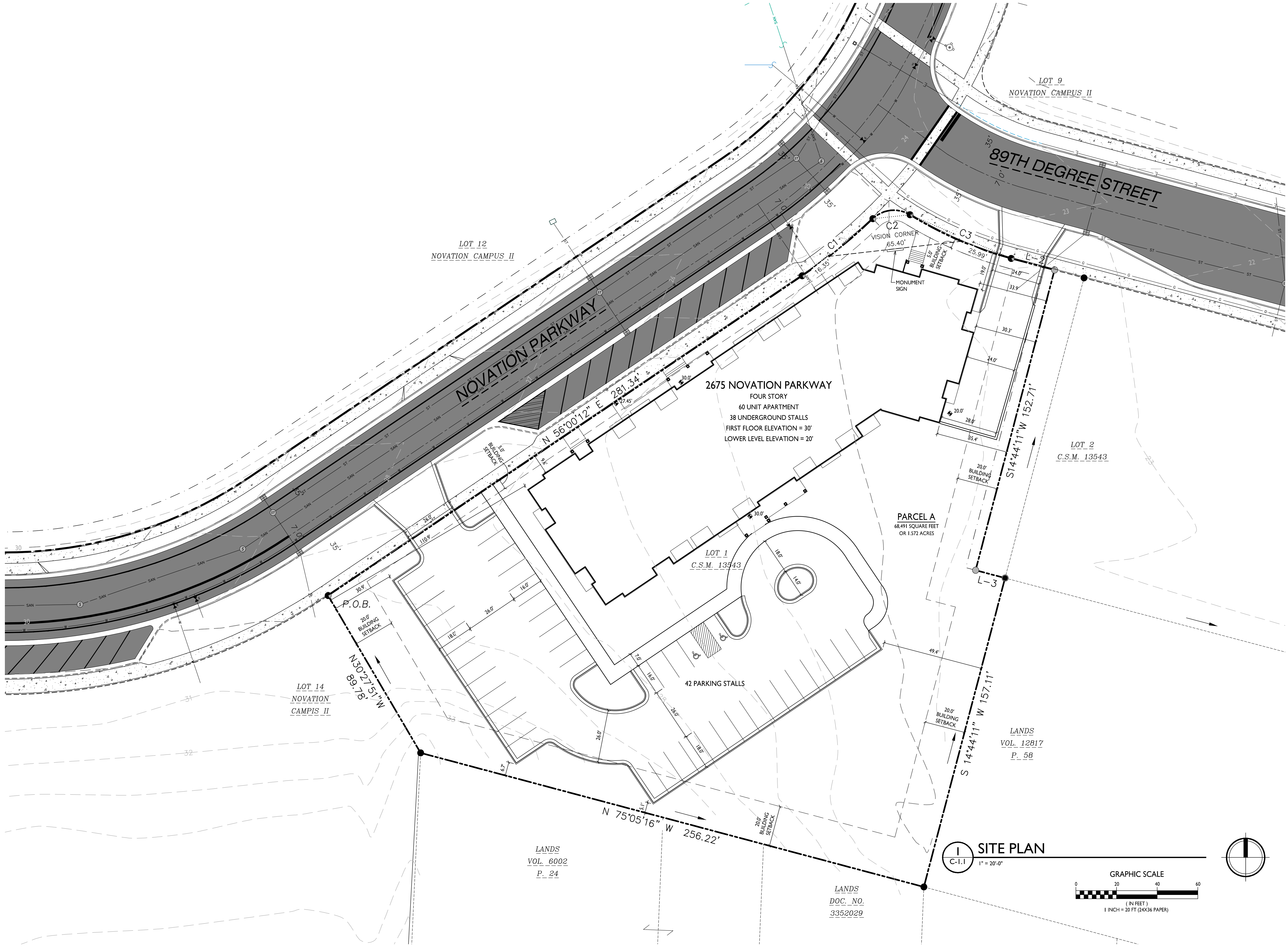




Novation Senior Housing
Madison, WI
May 19, 2016





1 SITE PLAN
C-1.1 1" = 20'-0"

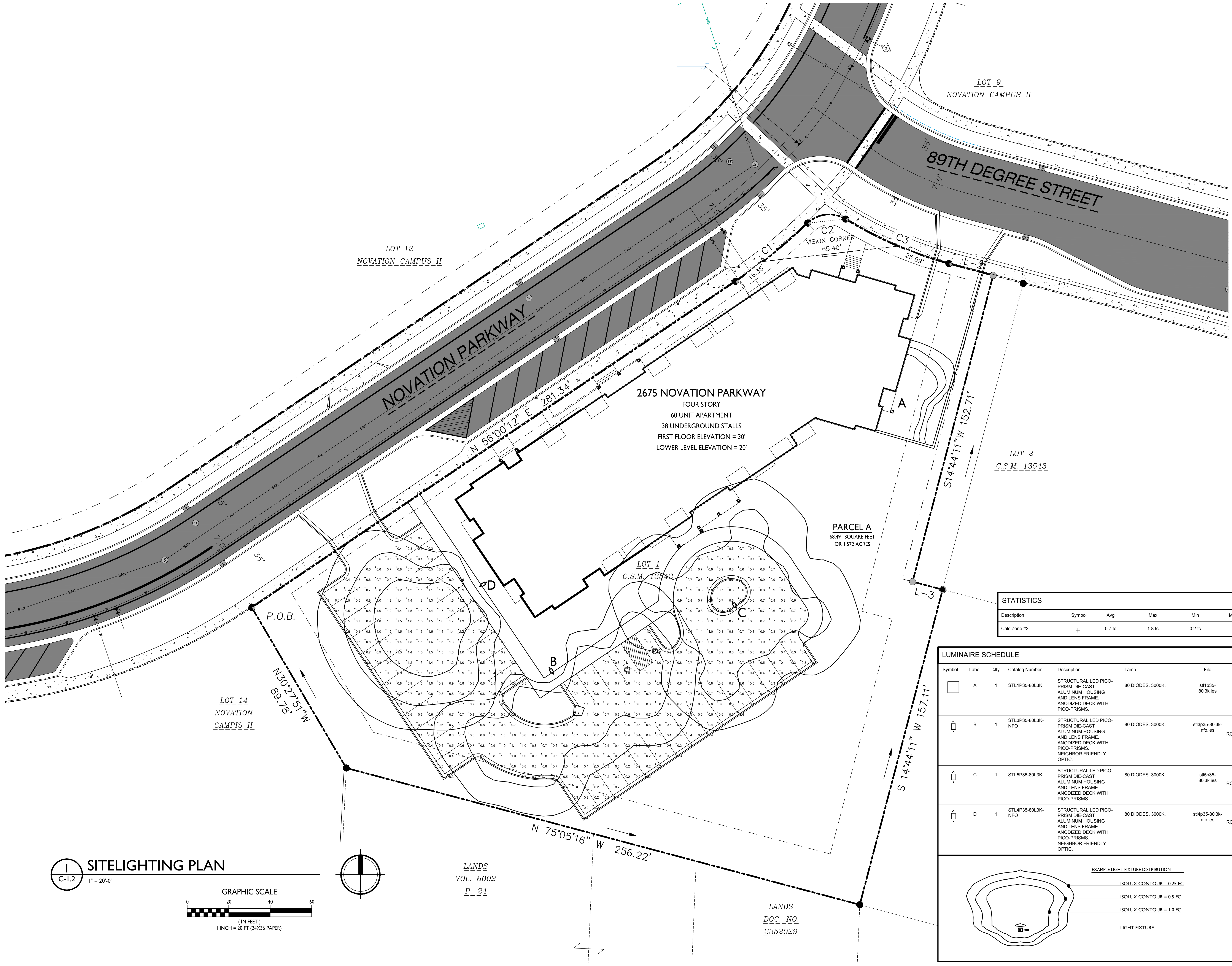
ISSUED
 CUP Submittal - May 19, 2016

PROJECT TITLE
**Novation Senior
 Apartments
 Bear Development**

2675 Novation Parkway
 Madison, Wisconsin
 SHEET TITLE
Site Lighting Plan

SHEET NUMBER

C-1.2
 PROJECT NO. **1619**
 © Knothe & Bruce Architects, LLC



2675 NOVATION PARKWAY
 FOUR STORY
 60 UNIT APARTMENT
 38 UNDERGROUND STALLS
 FIRST FLOOR ELEVATION = 30'
 LOWER LEVEL ELEVATION = 20'

PARCEL A
 68,491 SQUARE FEET
 OR 1.572 ACRES

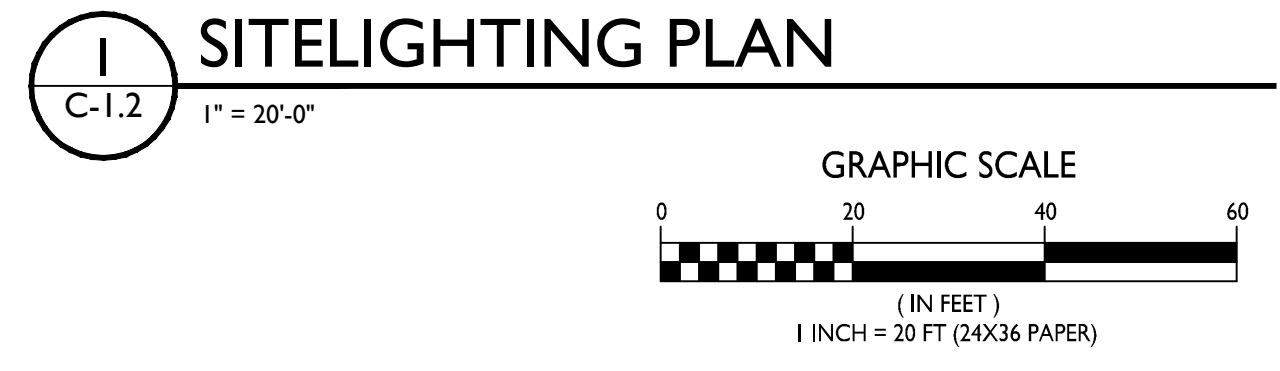
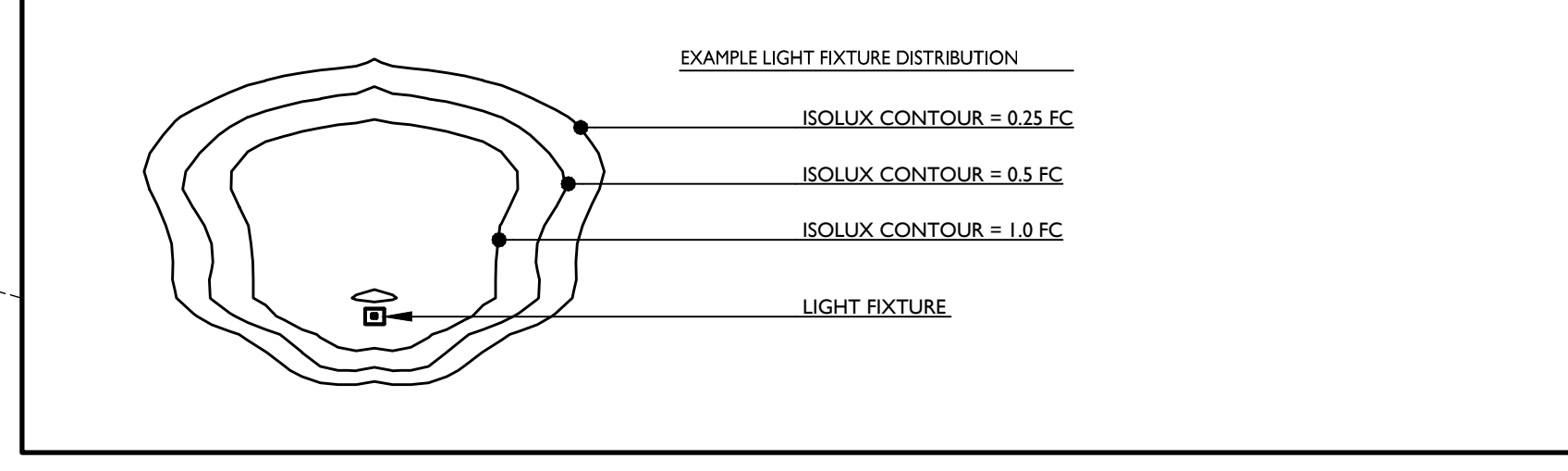
LOT 1
 C.S.M. 13943

LOT 2
 C.S.M. 13543

LOT 14
 NOVATION
 CAMPIS II

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.7 fc	1.8 fc	0.2 fc	9.0:1	3.5:1

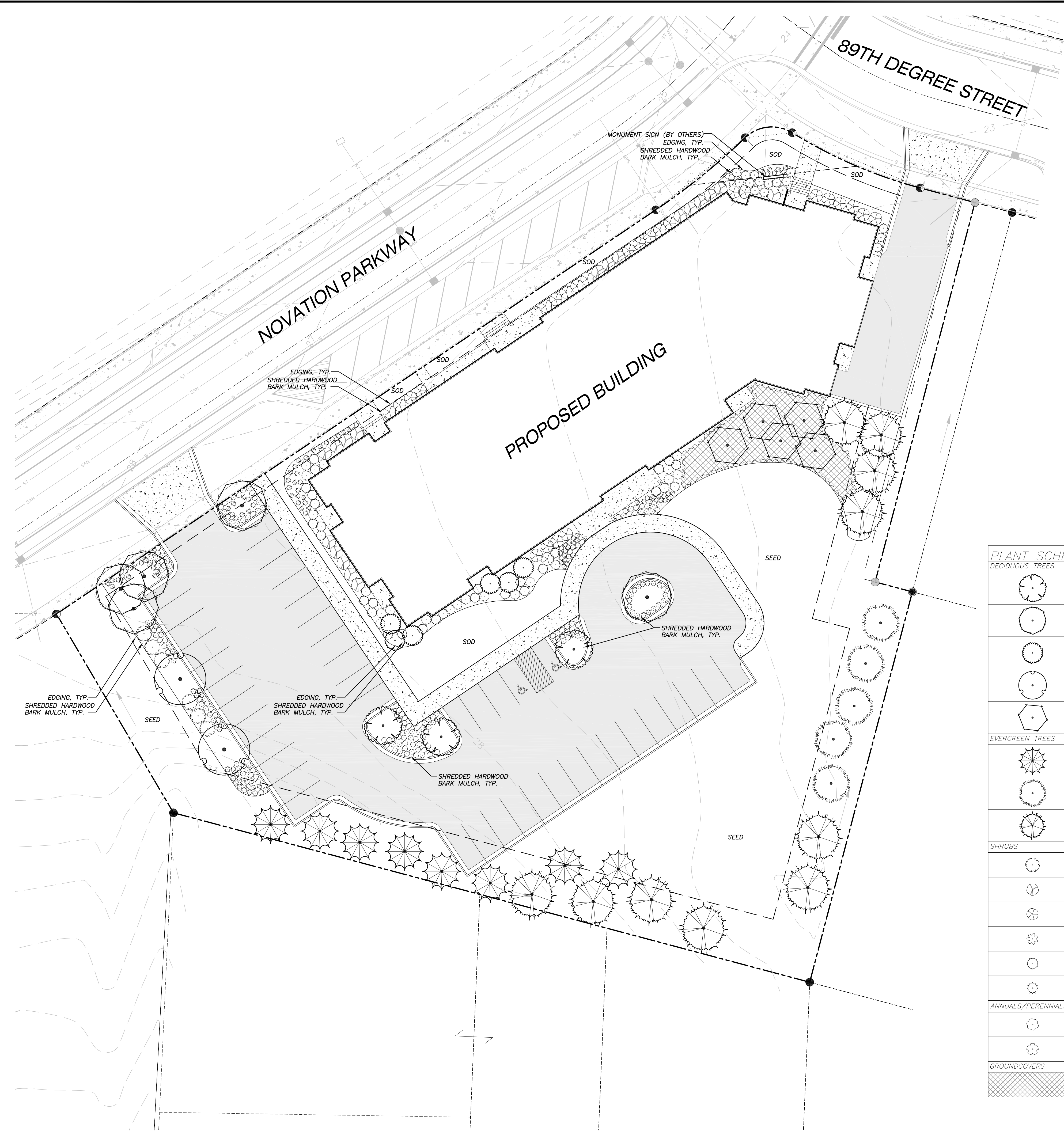
LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Mounting
□	A	1	STL1P35-80L3K	STRUCTURAL LED PICO-PRISM DIE-CAST ALUMINUM HOUSING AND LENS FRAME. ANODIZED DECK WITH PICO-PRISMS.	80 DIODES. 3000K.	stl1p35-80l3k.ies	8'-0" ABOVE GRADE ON SIDE OF BUILDING
⌘	B	1	STL3P35-80L3K-NFO	STRUCTURAL LED PICO-PRISM DIE-CAST ALUMINUM HOUSING AND LENS FRAME. ANODIZED DECK WITH PICO-PRISMS. NEIGHBOR FRIENDLY OPTIC.	80 DIODES. 3000K.	stl3p35-80l3k-nfo.ies	25'-0" POLE ON FLUSH CONC. BASE ROUND STRAIGHT STEEL POLE 4 1/2" DIAMETER PLATINUM SILVER
⌘	C	1	STL5P35-80L3K	STRUCTURAL LED PICO-PRISM DIE-CAST ALUMINUM HOUSING AND LENS FRAME. ANODIZED DECK WITH PICO-PRISMS.	80 DIODES. 3000K.	stl5p35-80l3k.ies	23'-0" POLE ON 2'-0" TALL CONC. BASE ROUND STRAIGHT STEEL POLE 4 1/2" DIAMETER PLATINUM SILVER
⌘	D	1	STL4P35-80L3K-NFO	STRUCTURAL LED PICO-PRISM DIE-CAST ALUMINUM HOUSING AND LENS FRAME. ANODIZED DECK WITH PICO-PRISMS. NEIGHBOR FRIENDLY OPTIC.	80 DIODES. 3000K.	stl4p35-80l3k-nfo.ies	25'-0" POLE ON FLUSH CONC. BASE ROUND STRAIGHT STEEL POLE 4 1/2" DIAMETER PLATINUM SILVER



LANDS
 VOL. 6002
 P. 24

LANDS
 DOC. NO.
 3352029

File: I:\2027\072988-Lot 1\DWG\072988-L1 LANDSCAPE_Reviewed.dwg Layout: L100 User: akoniewski Plotted: May 19, 2016 12:05pm Xref's: 072988-L1 Novation Campus Lot 1

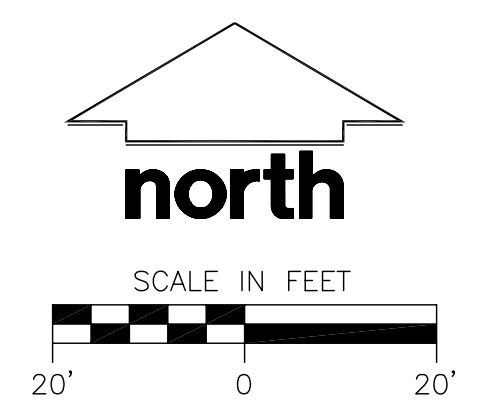


LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- ==== EDGE OF PAVEMENT
- ==== STANDARD CURB AND GUTTER
- ==== REJECT CURB AND GUTTER
- PROPOSED CONCRETE
- ===== PROPOSED ASPHALT PAVEMENT
- ===== POLYETHYLENE EDGING

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE TOWN OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry Multistem	B & B	6 ft tall	
	5	Betula nigra	River Birch Multistem	B & B	6 ft tall	
	6	Betula nigra 'Little King' TM	Fox Valley Birch	B & B	Min. 4' tall	
	2	Crataegus viridis 'Winter King'	'Winter King' Hawthorn	B & B	1.5" Cal	
	5	Populus tremuloides	Quaking Aspen	B & B	1" Cal	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	8	Chamaecyparis pisifera 'Filifera Aurea'	Golden Threadleaf Falsecypress	B & B	6 ft tall	
	5	Pinus nigra	Austrian Pine	B & B	6 ft tall	
	10	Tsuga canadensis	Canadian Hemlock	B & B	6 ft tall	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	6	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	5 gal	Min. 24" tall	
	18	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	5 gal	Min. 24" tall	
	28	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	5 gal	Min. 24" tall	
	97	Perovskia x 'Little Spire'	Russian Sage	4" pot		
	49	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	2 gal	NA	
	16	Taxus x media 'Everlow'	Emerald Spreading Yew	5 gal		
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	153	Deschampsia cespitosa	Tufted Hair Grass	4" pot	NA	
	48	Schizachyrium scoparium	Little Bluestem Grass	4" pot	NA	
GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	SPACING
	395	Pachysandra terminalis 'Green Carpet'	Japanese Spurge	4" pot		24" o.c.

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 • Engineers • Surveyors • Planners

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- LANDSCAPE ARCHITECTURE

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 608.848.5060 PHONE | 608.848.2255 FAX

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SERVICES PROVIDED TO:
BEAR DEVELOPMENT

PROJECT:
NOVATION SENIOR HOUSING

PROJECT LOCATION:
 TOWN OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 07-2988-L1

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

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 DRAWN: ABK 05-19-16
 APPROVED:

PLAN MODIFICATIONS:	DATE:

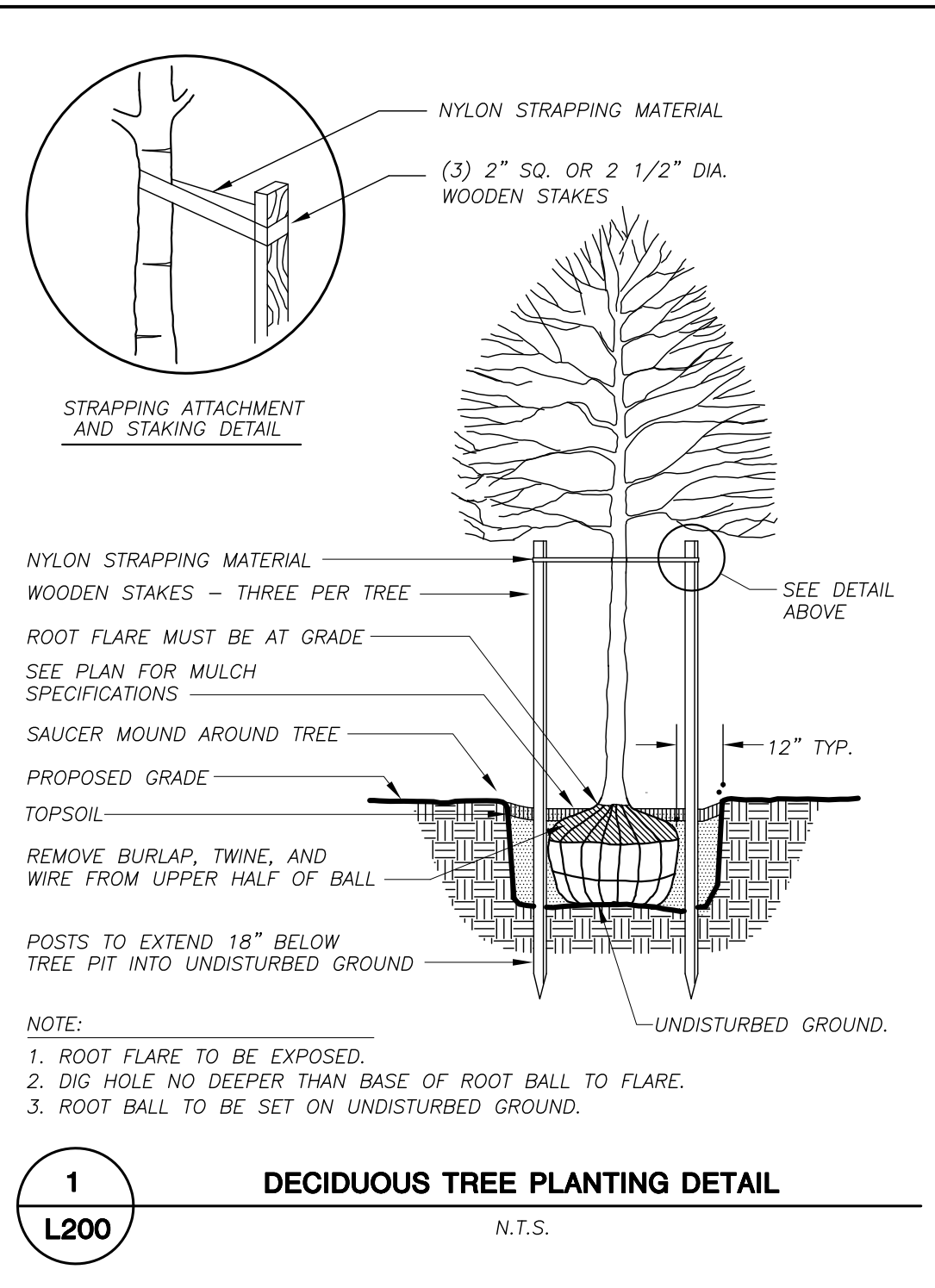
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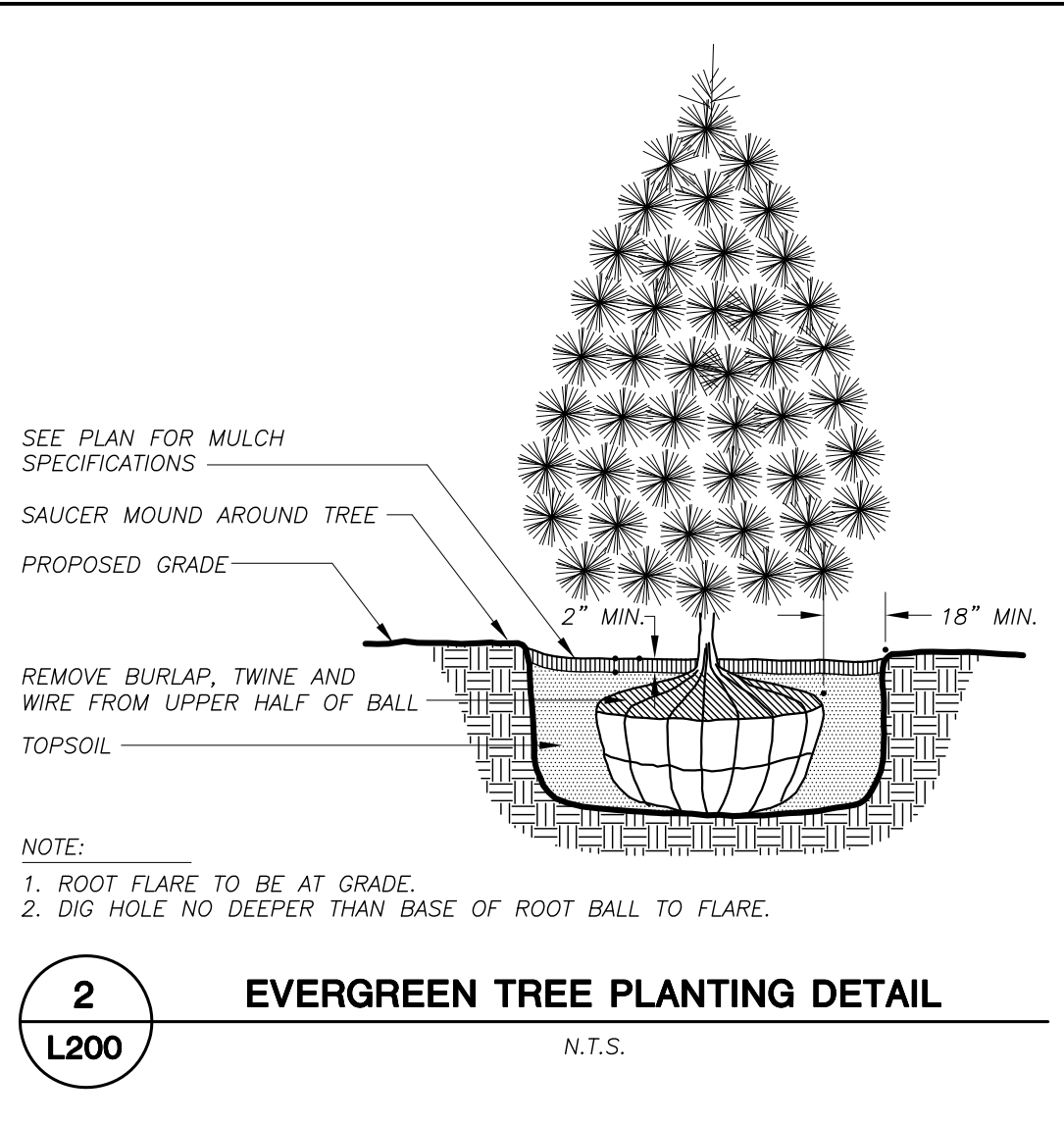
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

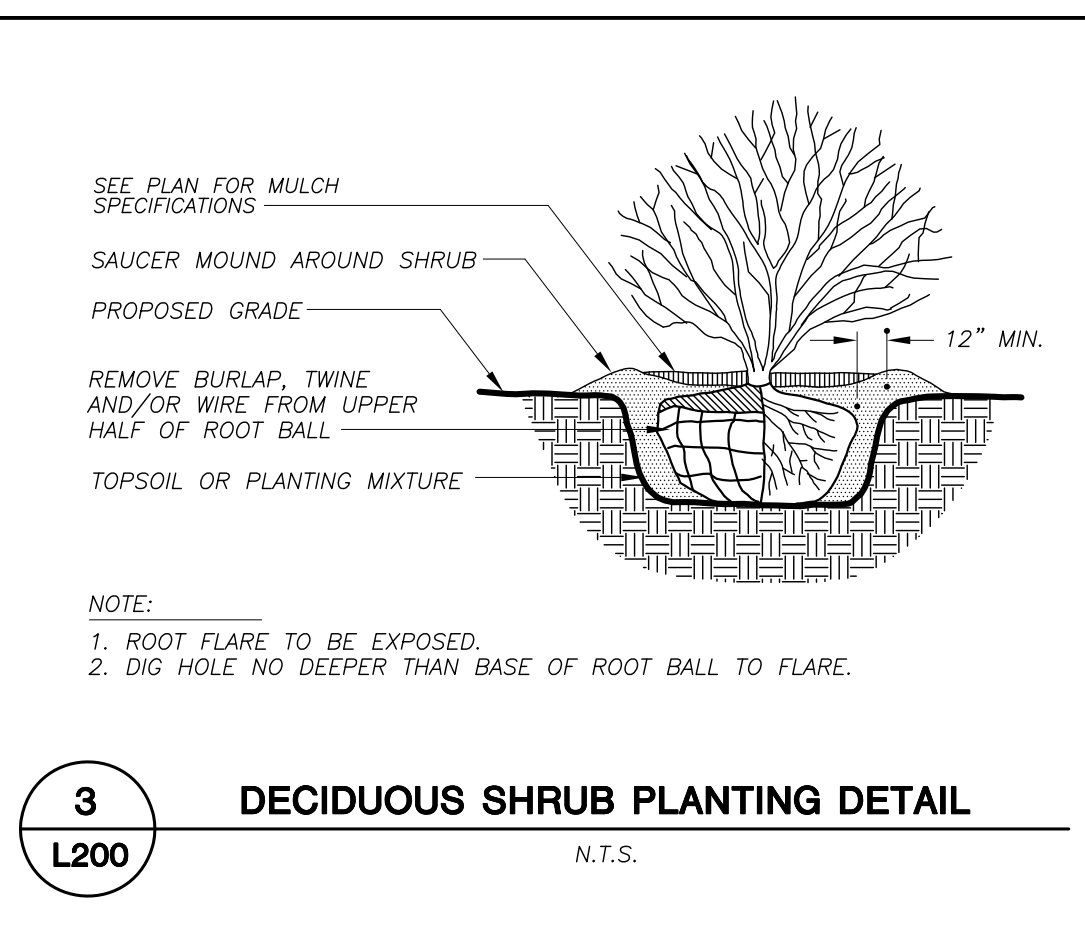
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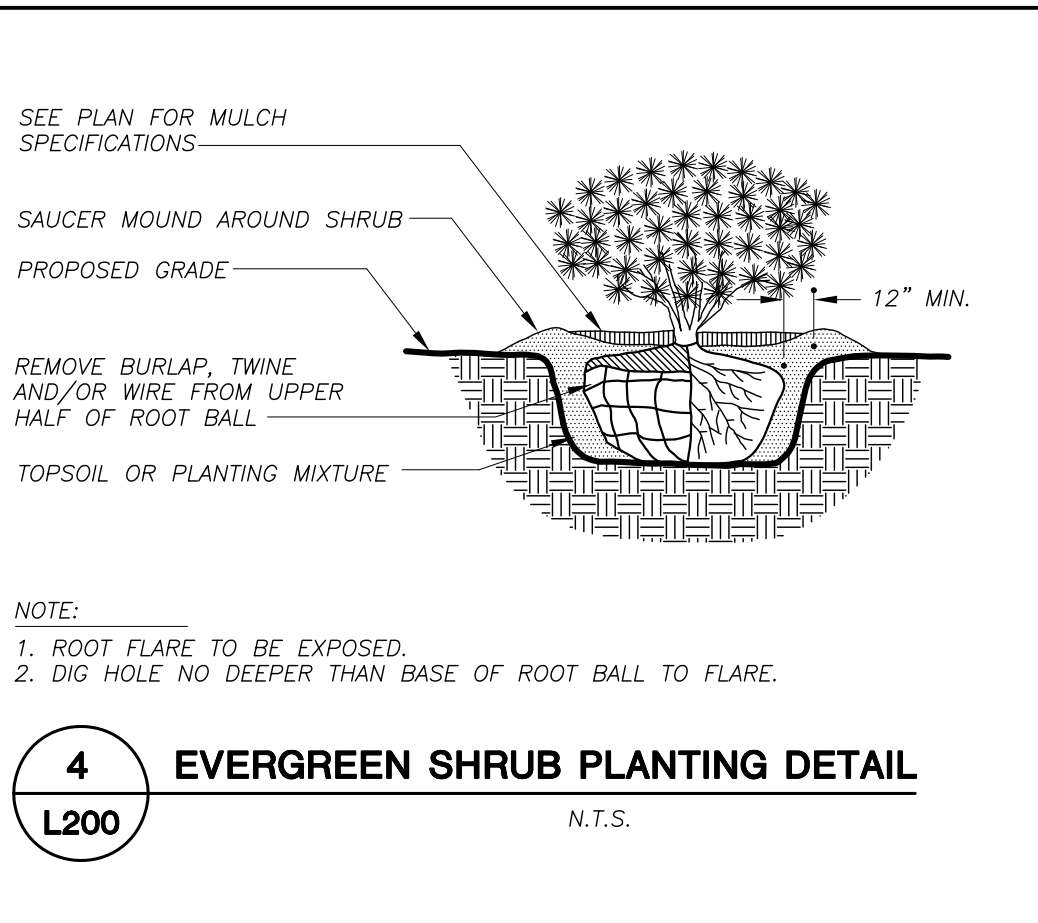
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L200
DECIDUOUS TREE PLANTING DETAIL
N.T.S.



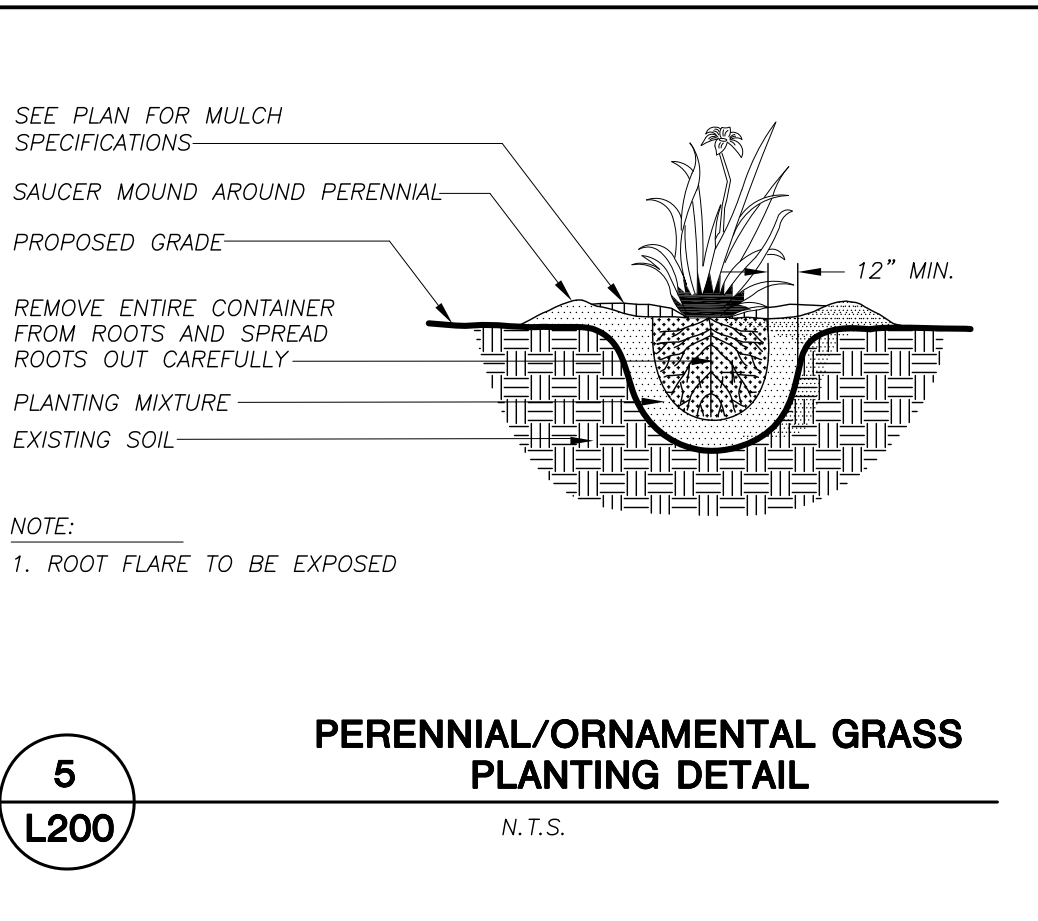
2
L200
EVERGREEN TREE PLANTING DETAIL
N.T.S.



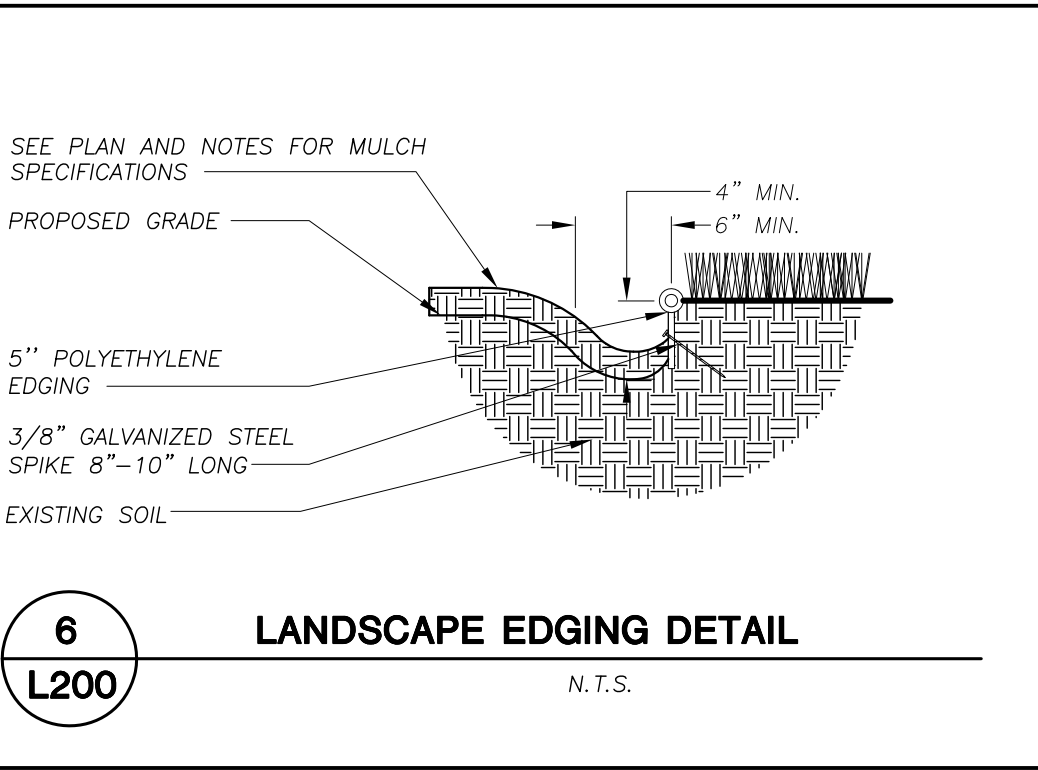
3
L200
DECIDUOUS SHRUB PLANTING DETAIL
N.T.S.



4
L200
EVERGREEN SHRUB PLANTING DETAIL
N.T.S.



5
L200
PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL
N.T.S.



6
L200
LANDSCAPE EDGING DETAIL
N.T.S.

LANDSCAPE NOTES AND SPECIFICATIONS

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE TOWN OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5644 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE THE STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
A. PLANTING AREAS = 24"
6. PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOWNS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5" DIAMETER SHREDDED HARDWOOD MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS: SOD ALL AREAS SPECIFIED ON PLAN PER THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO .5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- MATERIALS - SEED: DISTURBED LAWN AREAS LABELED ON PLAN SHALL BE HAND SEEDDED WITH EARTH CARPET'S 'MADISON PARKS' OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, AND OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT CLEAN AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDING AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 60 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

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BEAR DEVELOPMENT

PROJECT:
NOVATION SENIOR HOUSING

PROJECT LOCATION:
TOWN OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 07-2988-L1

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DESIGN: ABK 05-19-16
DRAWN: ABK 05-19-16
APPROVED:

PLAN MODIFICATIONS:	DATE:

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SHEET TITLE:
LANDSCAPE DETAILS, NOTES, AND SPECIFICATIONS

SHEET NUMBER:
L200

File: I:\2007\072988-Lot 1\DWG\072988-L1 Zoningmap.dwg Layout: 22x34 User: jspjher Plotted: May 19, 2016 4:49pm Xrefs:



PARCEL	OWNER & ADDRESS	ZONING
Lot 8, Novation Campus II	Mid-Town Center LLC 345 W Washington Ave #301 Madison, WI 53703	ZONED: B-1
Lot 9, Novation Campus II	Mid-Town Center LLC 345 W Washington Ave #301 Madison, WI 53703	ZONED: B-1
Lot 2, CSM No. 13543	Youth Services, LLC. 2720 Rimrock Rd. Madison, WI 53713	ZONED: C-1
Lot 12, Novation Campus II	Mid-Town Center LLC 345 W Washington Ave #301 Madison, WI 53703	ZONED: B-1
Lot 13, Novation Campus II	C/O The Alexander Co 345 W Washington Ave #301 Madison, WI 53703	ZONED: C-1
Lot 14, Novation Campus II	Mid-Town Center LLC 345 W Washington Ave #301 Madison, WI 53703	ZONED: C-1
A	Mid-Town Center LLC 345 W Washington Ave #301 Madison, WI 53703	ZONED: RH-1
B	C/O The Alexander Co 345 W Washington Ave #301 Madison, WI 53703	
C	Sharlene Palmer 2800 Clausen St Fitchburg, WI 53713	
D	Robert M Gunn Cheyenne K Gunn PO Box 593 Georgetown, FL 32139	ZONED: RH-1
E	John V Seitz 354 Maloney Dr Madison, WI 53713	ZONED: RH-1
F	Robert Neal Rowland-Russell Jennifer Lynn Delatorre 270 Maloney Dr. Madison, WI 53713	ZONED: RH-1
G	Louis Wieser Cassi Wieser 266 Maloney Dr Madison, WI 53713	ZONED: RH-1
H	Christopher P Brugger 2750 Rimrock Rd Madison, WI 53713	ZONED: RH-1
I	Thomas D Dettinger Tami Jo Dettinger 2740 Rimrock Rd Madison, WI 53713	ZONED: RH-1
J	Barry J Roberts 137 Maloney Dr Fitchburg, WI 53713	ZONED: RH-1
K	Chad Schweitzer & Cheri M. Schweitzer, 115 Maloney Dr. Fitchburg, WI 53713	
L	James Robert Disch 2800Rimrock Rd Fitchburg, WI 53713	ZONED: R-LM
M	Scalissi Living Trust 2800 Clausen Street Madison, WI 53713	ZONED: R-LM

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 4011 80th Street
 KENOSHA, WI 53142

PROJECT:

Novation Senior Center, Lot 1 of CSM #13543

PROJECT LOCATION:

Town of Madison
 Dane County, WI

JSD PROJECT NO.: 07-2988-L1

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:

DRAWN: DNG 05/19/2016

APPROVED:

PLAN MODIFICATIONS: DATE:



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 Hearing Impaired TDD (800) 542-2289
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SHEET TITLE:

ZONING EXHIBIT

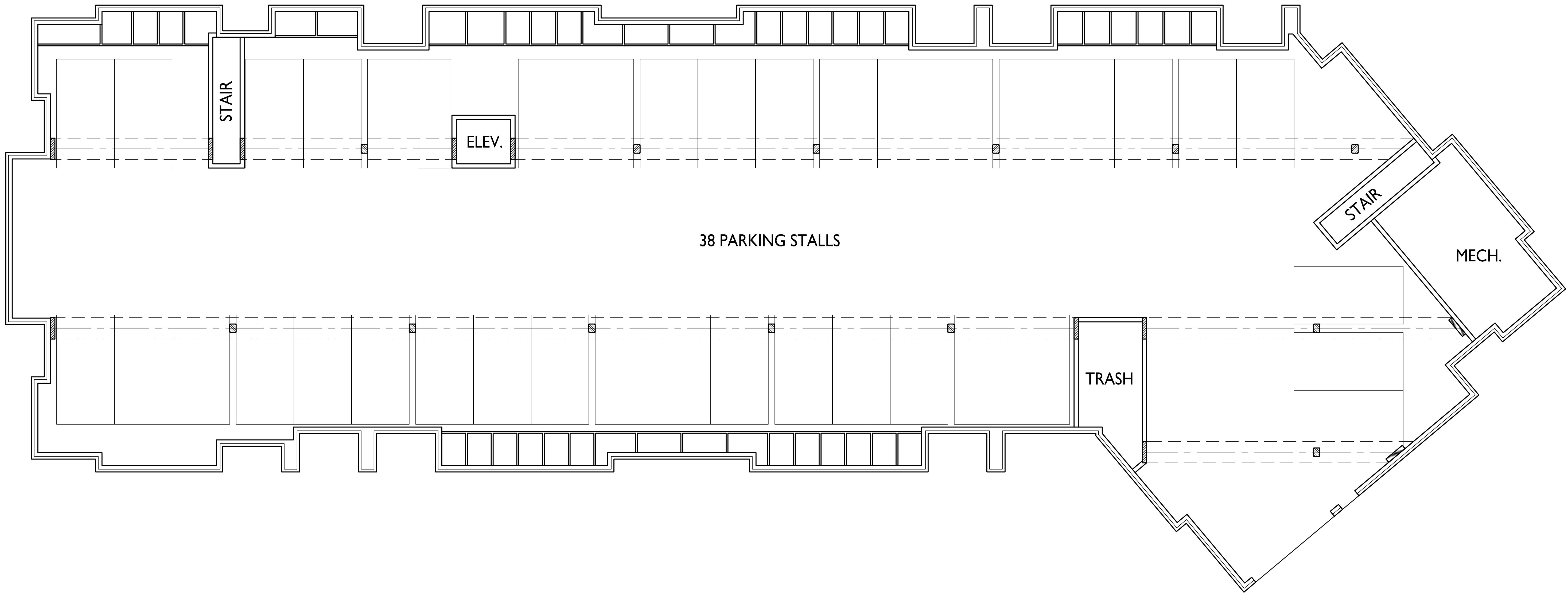
SHEET NUMBER:

1 of 1



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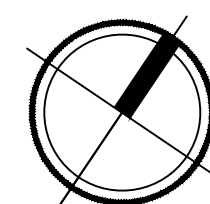
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CUP Submittal - May 19, 2016

PROJECT TITLE
Novation Senior
Apartments
Bear Development

2675 Novation Parkway
Madison, Wisconsin
SHEET TITLE
Basement Floor
Plan

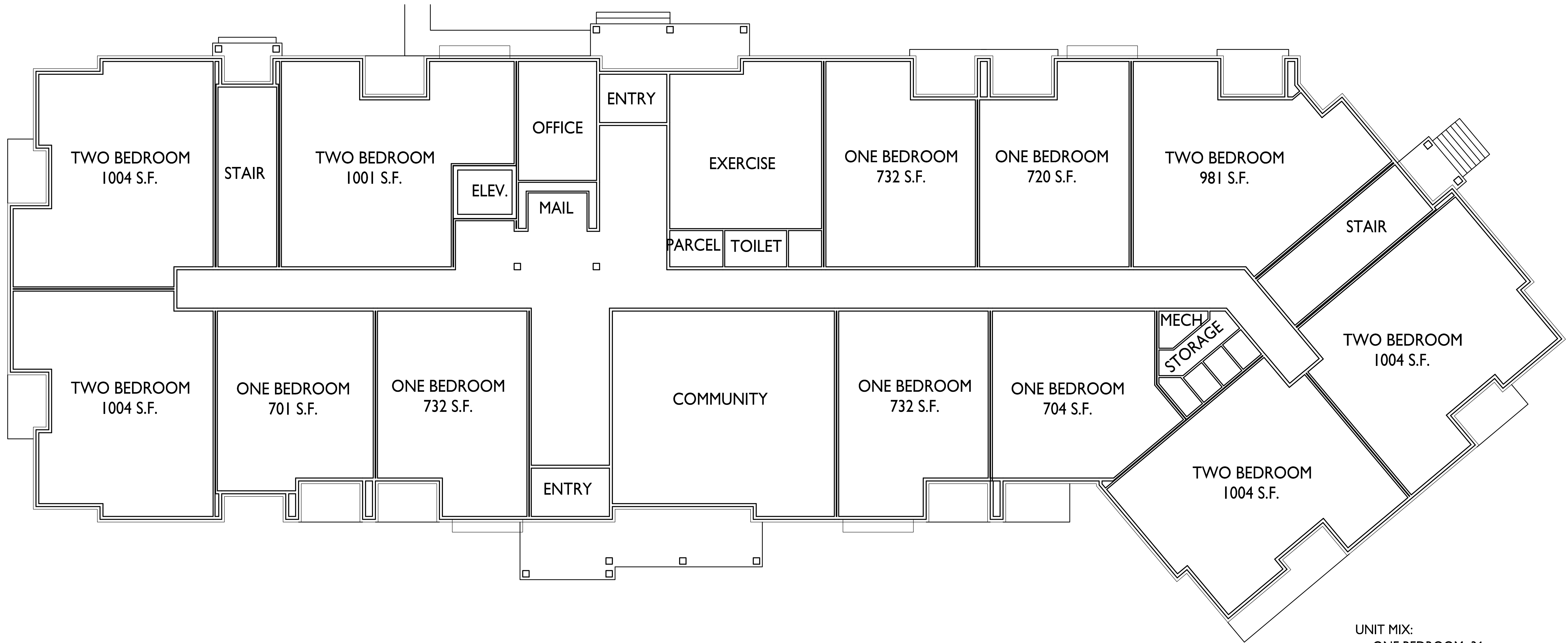
SHEET NUMBER

I BASEMENT FLOOR PLAN
A-1.0 1/8"=1'-0"



A-1.0

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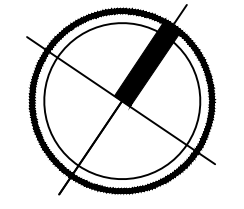
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UNIT MIX:
ONE BEDROOM 36
TWO BEDROOM 24

2675 Novation Parkway
Madison, Wisconsin
SHEET TITLE
First Floor Plan

I FIRST FLOOR PLAN
A-1.1 1/8"=1'-0"



SHEET NUMBER

A-1.1



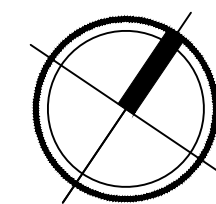
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SHEET TITLE
Second Floor Plan

SHEET NUMBER

1 SECOND FLOOR PLAN
A-1.2 1/8"=1'-0"



A-1.2

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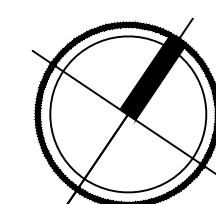
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2675 Novation Parkway
Madison, Wisconsin
SHEET TITLE
Third Floor Plan

SHEET NUMBER

1 THIRD FLOOR PLAN
A-1.3 1/8"=1'-0"



A-1.3

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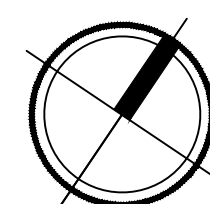
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PROJECT TITLE
Novation Senior
Apartments
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2675 Novation Parkway
Madison, Wisconsin
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

1 FOURTH FLOOR PLAN
A-1.4 1/8"=1'-0"



A-1.4

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PROJECT TITLE
**Novation Senior
Apartments
Bear Development**

2675 Novation Parkway
Madison, Wisconsin
SHEET TITLE
**Exterior
Elevations**

1 NORTHWEST ELEVATION
A-2.1 1/8"=1'-0"

SHEET NUMBER

A-2.1

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1 SOUTHEAST ELEVATION
A-2.2 1/8"=1'-0"



2 SOUTHWEST ELEVATION
A-2.2 1/8"=1'-0"

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PROJECT TITLE
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SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.2

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