



LOT _____

Architectural Control Committee Improvement Request Form

In accordance with the recorded Declaration of Covenants and Restrictions for Cardinal Estates and in order to protect each individual owners' rights and property values, it is required that any owner who is considering improvement of their deeded property to include, but not be limited to, single-family dwelling, outbuilding, fence, in-ground pool, recreational equipment, or other structures of any kind, submit the following to the Architectural Control Committee **prior to initiating work on the planned improvements:**

- 1) A completed Architectural Control Committee Improvement Request Form.
- 2) One complete set of detailed building, deck, pool, fence, etc., grading, and landscaping drawings, prepared by licensed design consultants or contractors. The project's drawings should include layout plans with dimensions of the proposed improvements, as well as dimensions to building setbacks and property lines; elevation plans; any applicable details and cross-section plans.
- 3) A property site or plot plan showing the location with detailed dimensions to setbacks and / or property lines of the proposed improvement(s) to include concrete foundations driveways and sidewalks.
- 4) Materials list, including manufacturer, model, color, style, etc. with color photos or brochure(s) of each material.

NOTE: The above enumerated materials are **required** to be compiled and submitted as one (1) Adobe (.pdf) file.

Any homeowner considering any exterior improvement to their property is urged to review the recorded Declaration of Covenants and Restrictions prior to initial request. The Declaration of Covenants and Restrictions are available at www.cardinalestateswi.com.

Any Builder or Homeowner who themselves, or a contractor hired by any Builder or Homeowner causes damage to the neighborhood (i.e., nearby lots, terraces, sidewalks, curbs and gutters), is responsible for the restoration of the damaged property.

PLEASE PRINT THE FOLLOWING INFORMATION:

Owner Name: _____

Address: _____

Email Address: _____

Home Phone: _____ Cell or Work Phone: _____

BRIEFLY DESCRIBE THE IMPROVEMENT THAT YOU PROPOSE:

WHO WILL DO THE ACTUAL WORK ON THIS IMPROVEMENT?

(Provide Company Name, Contact Person, Office Phone and Email Address):

TYPE OF AND/OR LOCATION OF IMPROVEMENT (Check all that apply):

<input type="checkbox"/> Single-Family Dwelling	<input type="checkbox"/> Front of Dwelling	<input type="checkbox"/> Back of Dwelling	<input type="checkbox"/> Fence
<input type="checkbox"/> Roof of Dwelling	<input type="checkbox"/> Outbuilding	<input type="checkbox"/> Side of Dwelling	<input type="checkbox"/> Recreational Equipment
<input type="checkbox"/> In-Ground Pool	<input type="checkbox"/> Retaining Wall	<input type="checkbox"/> Deck	<input type="checkbox"/> Other (describe): _____

ESTIMATED CONSTRUCTION START DATE _____ **ESTIMATED CONSTRUCTION END DATE** _____

I understand that the Architectural Control Committee will act on this request within fifteen (15) business days of receipt of complete submission and will contact me in writing via USPS or electronic mail regarding their decision. I agree to NOT begin property improvements without written approval from the Architectural Control Committee in accordance with the recorded Declaration of Covenants and Restrictions. I understand that all construction will meet all applicable Governmental Regulations, Building Codes and Local Municipal Ordinances and that the Architectural Control Committee approvals do not override any Governmental Regulations, Building Codes and Ordinances.

_____ Owner's Printed Name	_____ Signature	_____ Date
_____ Co-Owner's Printed Name	_____ Signature	_____ Date

Please return this completed form and single (i.e. one) attachment to:

Erik Hoogerland
coh@forwarddevgroup.com

Architectural Control Committee Improvement Review Checklist

- ___ Request Form
- ___ Property Site or Plot Plan, including all concrete foundations, driveways and sidewalks
- ___ Material Specifications including manufacturer, model, color, style, etc. with color photos or brochure(s) of each material
- ___ Grading Plans
- ___ Landscaping Plans
- Plans Designed by a Licensed Landscape Architect
 - or
 - Exhibit A is Completed
- ___ Building Plans, including layout and elevation plans, any applicable details or section plans
- ___ Minimum Square Footage
- Ranch - 1300 SF
 - Raised Ranch - 1600 SF
 - Two-Story - 1800 SF
 - Tri-Level - 1900 SF
- ___ 1-3 Garage Stalls
- ___ 40% Brick, Stone, or Other Natural Materials at Front Elevation
(Including sides of building protrusions and wrapped a minimum of three (3) feet around each side of building)
- ___ 8-Inch or More Fascia
- ___ Exterior Doors and Garage Doors to be Panel Style
- ___ Windows and Extension Doors to be Trimmed on All Sides of Building
- ___ Roof Pitch of 6/12 or Higher
- ___ If Chimney Constructed of Metal - to be Encased with Siding
- ___ Fencing Requirements
- ___ Fence Height (4 feet max unless required for in-ground swimming pool)
- 1) Powder Coated Aluminum
 - 2) Wood or Wood Appearing
 - 3) Painted or Stained (Cedar can remain natural)
 - 4) Finished Side Out
 - 5) Limited to Rear and Side Yards
- ___ Deck Requirements
- 1) Deck Layout Plan
 - 2) Elevation Plan
 - 3) Materials Specifications (make, model, color, etc.)
 - 4) Railings (height, make, model, color, etc.)
 - 5) Steps Layout Plan (as applicable)
- ___ Pool Requirements
- ___ In Ground
- 1) Layout Plan, including Steps, Accessories, Fencing, etc.
 - 2) Equipment Location Plan
 - 3) Fence Height (as required by government codes)



LOT _____

Architectural Control Committee Improvement Review Form

Date Received: _____

Submission Package Complete: ___ Yes ___ No

Critical Date for Required Response (15 Business Days): _____

Applicant Name: _____

Address: _____

Email: _____

Home Phone: _____

Cell or Work Phone: _____

___ THE REQUEST IS APPROVED AS SUBMITTED

___ THE REQUEST IS APPROVED SUBJECT TO THE REQUIREMENTS STATED BELOW

___ ACTION IS SUSPENDED PENDING SUBMISSION OF THE ITEMS LISTED BELOW

___ THE REQUEST IS DISAPPROVED AS STATED BELOW

NOTE: AN ATTACHED LETTER MAY PROVIDE ADDITIONAL DETAIL OF THE ARCHITECTURAL CONTROL COMMITTEE'S ACTION THAT IS A PART OF THIS RESPONSE.

COMMITTEE ACTION - TWO SIGNATURES REQUIRED

Committee Member Printed Name

Committee Member Signature

Date

Committee Member Printed Name

Committee Member Signature

Date

LEGEND (LANDSCAPE PLAN)

	PROPERTY LINE		CONCRETE PAVEMENT
	RIGHT-OF-WAY		POLYETHYLENE EDGING
	BUILDING SETBACK LINE		LAWN SEED
	BUILDING OUTLINE		SODDED LAWN
	EDGE OF PAVEMENT		

A. FRONT YARD - DECIDUOUS SHADE TREE

- NORTHERN PIN OAK
- NEW HORIZON ELM
- SUGAR MAPLE

B. FRONT YARD - EVERGREEN TREE

- BLACK HILLS SPRUCE
- AUSTRIAN PINE
- NORWAY SPRUCE

C. FRONT YARD - LARGE DECIDUOUS SHRUB

- COMMON WITCHHAZEL
- BLOODGOOD JAPANESE MAPLE
- APPLE SERVICEBERRY

D. FRONT YARD - MEDIUM DECIDUOUS SHRUB

- ANNABELLE HYDRANGEA
- DART'S GOLD NINEBARK
- SPRING GREEN COMPACT CRANBERRYBUSH

E. FRONT YARD - SMALL DECIDUOUS SHRUB

- SNOWHILL HYDRANGEA
- BLOOMERANG DARK PURPLE LILAC
- MOUNT AIRY FOTHERGILLA

F. FRONT YARD - SMALL DECIDUOUS SHRUB

- ALPINE CURRANT
- SONIC BLOOM WEIGELA
- GOLDEN GUINEA JAPANESE KERRIA

G. FRONT YARD - PERENNIAL

- SUM AND SUBSTANCE HOSTA
- TINY MONSTER GERANIUM
- AUTUMN FROST HOSTA

H. FRONT YARD - PERENNIAL

- FRANCES WILLIAMS HOSTA
- WIDE BRIM HOSTA
- BLUE ANGEL HOSTA

I. FRONT YARD - PERENNIAL

- ASTILBE VISIONS
- FANAL RED ASTILBE
- BERRY TIMELESS CORAL BELLS

J. FRONT YARD - PERENNIAL

- BEARDED IRIS
- DEAMII BLACK-EYED SUSAN
- WALKERS LOW CATMINT

K. FRONT YARD - PERENNIAL

- ROYAL STANDARD HOSTA
- ZAGREB COREOPSIS
- AUTUMN JOY SEDUM

L. FRONT YARD - PERENNIAL

- STELLA DE ORO DAYLILY
- MAY NIGHT PERENNIAL SALVIA
- BIOKOVO GERANIUM

M. BACK YARD - MEDIUM DECIDUOUS SHRUB

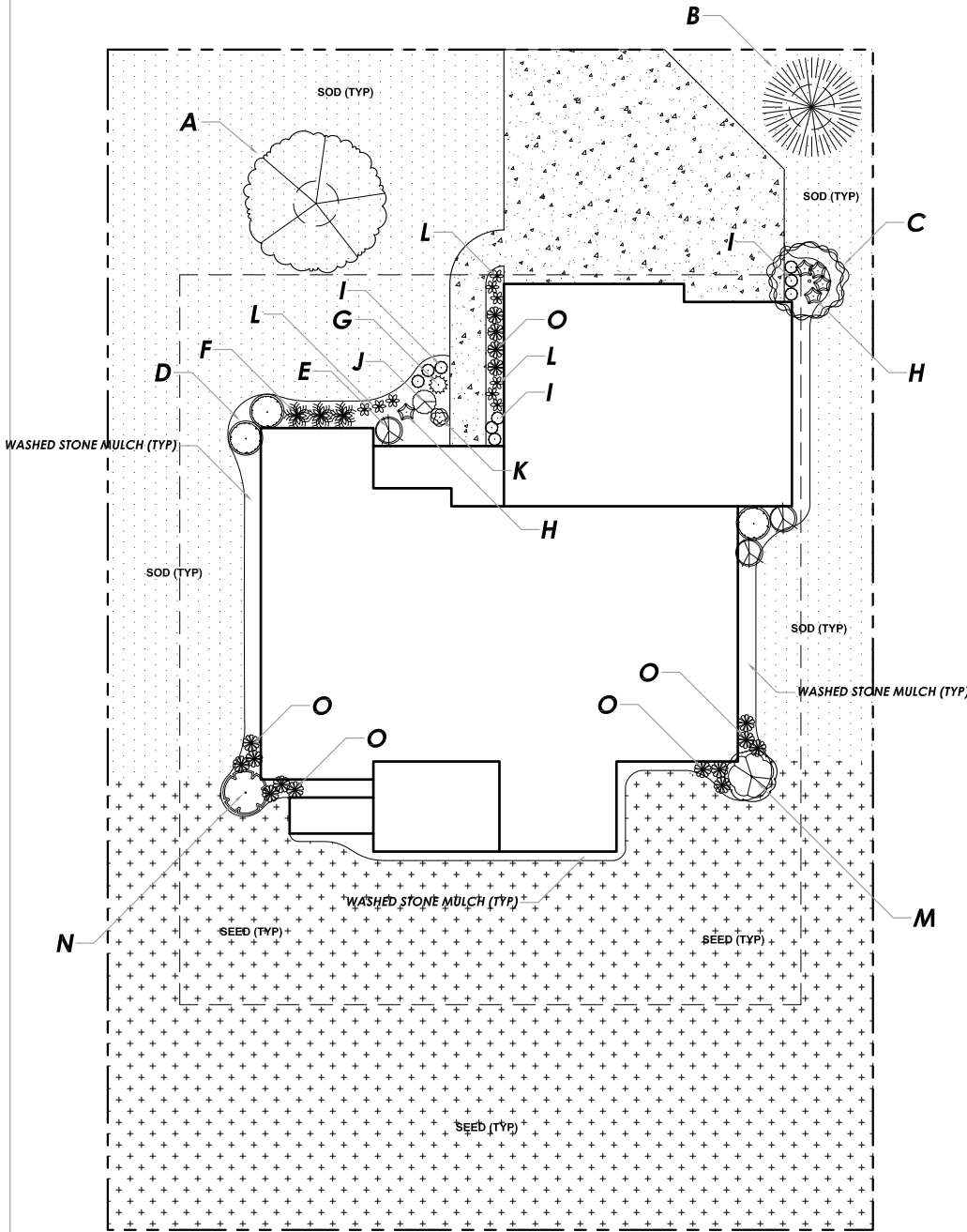
- PURPLE SMOKE BUSH
- LIMELIGHT HYDRANGEA
- AUTUMN JAZZ VIBURNUM

N. BACK YARD - UPRIGHT EVERGREEN

- IOWA JUNIPER
- STAR POWER JUNIPER
- UPRIGHT YEW

O. FRONT & BACK YARD - ORNAMENTAL GRASS

- KARL FOERSTER FEATHER REED GRASS
- SHENANDOAH RED SWITCHGRASS
- NORTHWIND SWITCHGRASS



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PROJECT:
CARDINAL ESTATES

SHEET TITLE:
**LANDSCAPE PLAN
 EXHIBIT A**

JSD PROJECT NUMBER:
 DRAWN BY: APPROVED:
 DATE:
 08/23/2017

SHEET NUMBER:
L1.0

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LANDSCAPE PLANT LIST				
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
A. FRONT YARD - DECIDUOUS SHADE TREE				
1	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	2-1/2" Cal.	B&B
	New Horizon Elm	<i>Ulmus x 'New Horizon'</i>	2-1/2" Cal.	B&B
	Sugar Maple	<i>Acer saccharum</i>	2-1/2" Cal.	B&B
B. FRONT YARD - EVERGREEN TREE				
1	Black Hills Spruce	<i>Picea glauca var. 'Densata'</i>	4' Ht.	B&B
	Austrian Pine	<i>Pinus nigra</i>	4' Ht.	B&B
	Norway Spruce	<i>Picea abies</i>	4' Ht.	B&B
C. FRONT YARD - LARGE DECIDUOUS SHRUB				
1	Common Witchhazel	<i>Hamamelis virginiana</i>	4' Ht.	B&B
	Bloodgood Japanese Maple	<i>Acer palmatum 'Bloodgood'</i>	4' Ht.	B&B
	Apple Serviceberry	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	4' Ht.	B&B
D. FRONT YARD - MEDIUM DECIDUOUS SHRUB				
3	Annabelle Hydrangea	<i>Hydrangea arborescens 'Annabelle'</i>	24" Mn. Ht.	# 3 Cont.
	Dart's Gold Ninebark	<i>Physocarpus opulifolius 'Dart's Gold'</i>	24" Mn. Ht.	# 3 Cont.
	Spring Green Compact Cranberrybush	<i>Viburnum trilobum 'Spring Green'</i>	24" Mn. Ht.	# 3 Cont.
E. FRONT YARD - SMALL DECIDUOUS SHRUB				
3	Snowhill Hydrangea	<i>Hydrangea arborescens 'Grandiflora'</i>	12-18" Mn. Ht.	# 2 Cont.
	Bloomerang Dark Purple Lilac	<i>Syringa x SMSJBPT'</i>	12-18" Mn. Ht.	# 2 Cont.
	Mount Airy Fothergilla	<i>Fothergilla major 'Mount Airy'</i>	12-18" Mn. Ht.	# 2 Cont.
F. FRONT YARD - SMALL DECIDUOUS SHRUB				
3	Alpine Currant	<i>RIBES alpinum</i>	12-18" Mn. Ht.	# 2 Cont.
	Sonic Bloom Weigela	<i>Weigela florida 'Verweig-6'</i>	12-18" Mn. Ht.	# 2 Cont.
	Golden Guinea Japanese Kerria	<i>Kerria japonica 'Golden Guinea'</i>	12-18" Mn. Ht.	# 2 Cont.
G. FRONT YARD - PERENNIAL				
1	Sum and Substance Hosta	<i>Hosta 'Sum and Substance'</i>	10 - 12" Ht.	# 1 Cont.
	Tiny Monster Geranium	<i>Geranium 'Tiny Monster'</i>	10 - 12" Ht.	# 1 Cont.
	Autumn Frost Hosta	<i>Hosta 'Autumn Frost'</i>	10 - 12" Ht.	# 1 Cont.
H. FRONT YARD - PERENNIAL				
5	Frances Williams Hosta	<i>Hosta sieboldiana 'Frances Williams'</i>	10 - 12" Ht.	# 1 Cont.
	Wide Brim Hosta	<i>Hosta 'Wide Brim'</i>	10 - 12" Ht.	# 1 Cont.
	Blue Angel Hosta	<i>Hosta 'Blue Angel'</i>	10 - 12" Ht.	# 1 Cont.
I. FRONT YARD - PERENNIAL				
9	Astilbe Visions	<i>Astilbe chinensis 'Visions'</i>	10 - 12" Ht.	# 1 Cont.
	Fanal Red Astilbe	<i>Astilbe x arendsii 'Fanal'</i>	10 - 12" Ht.	# 1 Cont.
	Berry Timeless Coral Bells	<i>Heuchera americana 'Berry Timeless'</i>	10 - 12" Ht.	# 1 Cont.
J. FRONT YARD - PERENNIAL				
1	Bearded Iris	<i>Iris germanica</i>	10 - 12" Ht.	# 1 Cont.
	Deamii Black-eyed Susan	<i>Rudbeckia fulgida var. deamii</i>	10 - 12" Ht.	# 1 Cont.
	Walkers Low Catmint	<i>Nepeta x faassenii 'Walkers Low'</i>	10 - 12" Ht.	# 1 Cont.
K. FRONT YARD - PERENNIAL				
1	Royal Standard Hosta	<i>Hosta 'Royal Standard'</i>	10 - 12" Ht.	# 1 Cont.
	Zagreb Coreopsis	<i>Coreopsis verticillata 'Zagreb'</i>	10 - 12" Ht.	# 1 Cont.
	Autumn Joy Sedum	<i>Hytotelephium 'Herbstfreude' Autumn Joy</i>	10 - 12" Ht.	# 1 Cont.
L. FRONT YARD - PERENNIAL				
9	Stella D'Oro Daylily	<i>Hemerocallis 'Stella D'Oro'</i>	10 - 12" Ht.	# 1 Cont.
	May Night Perennial Salvia	<i>Salvia x sylvestris 'Mainacht' May Night</i>	10 - 12" Ht.	# 1 Cont.
	Biokovo Geranium	<i>Geranium x cantabrigiense 'Biokovo'</i>	10 - 12" Ht.	# 1 Cont.
M. BACK YARD - MEDIUM DECIDUOUS SHRUB				
1	Purple Smoke Bush	<i>Cotinus coggygria</i>	24" Mn. Ht.	# 3 Cont.
	Limelight Hydrangea	<i>Hydrangea paniculata 'Limelight'</i>	24" Mn. Ht.	# 3 Cont.
	Autumn Jazz Viburnum	<i>Viburnum dentatum 'Ralph Senior' Autumn Jazz</i>	24" Mn. Ht.	# 3 Cont.
N. BACK YARD - UPRIGHT EVERGREEN				
1	Iowa Juniper	<i>Juniperus chinensis 'Iowa'</i>	4' Ht.	B&B
	Star Power Juniper	<i>Juniperus chinensis 'Star Power'</i>	4' Ht.	B&B
	Upright Yew	<i>Taxus cuspidata 'Capitata'</i>	4' Ht.	B&B
O. FRONT & BACK YARD - ORNAMENTAL GRASS				
16	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	10 - 12" Ht.	# 1 Cont.
	Shenandoah Red Switchgrass	<i>Panicum virgatum 'Shenandoah'</i>	10 - 12" Ht.	# 1 Cont.
	Northwind Switchgrass	<i>Panicum virgatum 'Northwind'</i>	10 - 12" Ht.	# 1 Cont.

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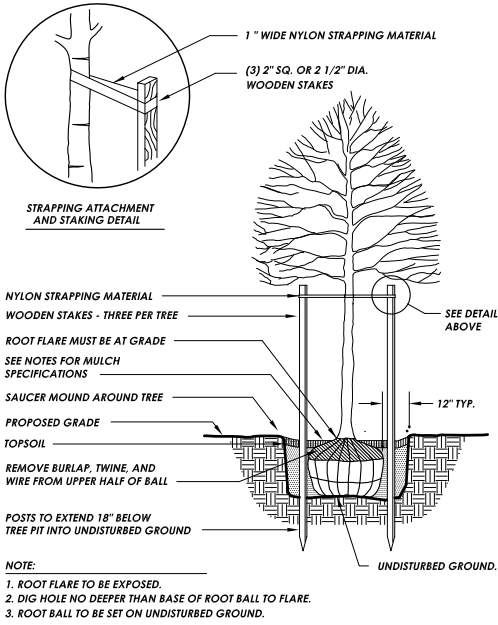
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CARDINAL ESTATES

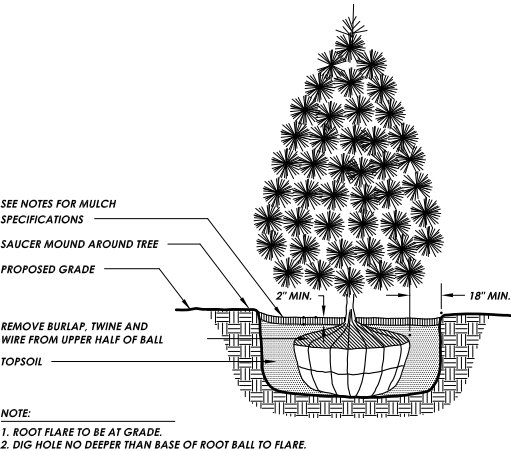
SHEET TITLE:
**LANDSCAPE
 PLANT LIST
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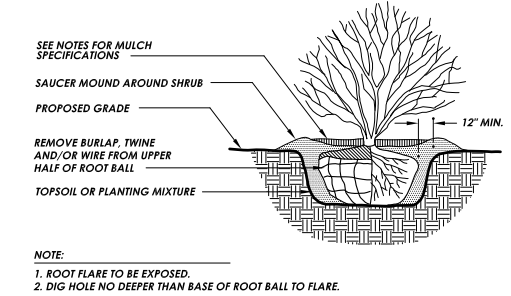
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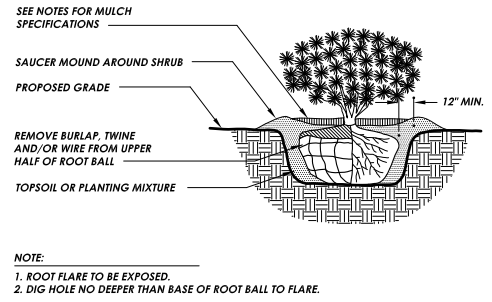
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L2.0 **DECIDUOUS TREE PLANTING DETAIL**
N.T.S.



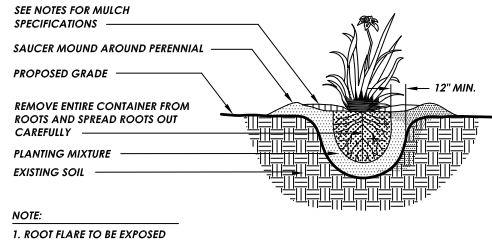
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L2.0 **EVERGREEN TREE PLANTING DETAIL**
N.T.S.



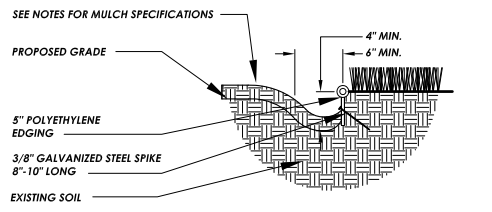
3
L2.0 **DECIDUOUS SHRUB PLANTING DETAIL**
N.T.S.



4
L2.0 **EVERGREEN SHRUB PLANTING DETAIL**
N.T.S.



5
L2.0 **PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL**
N.T.S.



6
L2.0 **LANDSCAPE EDGING DETAIL**
N.T.S.

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GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL 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 1-800-382-5544 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 AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. 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, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. 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 CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. 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, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE 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.
4. 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. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. UNDER NO CONDITION 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 SAFETY HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

LANDSCAPE MATERIAL NOTES

1. MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
 - A. PLANTING AREAS = 24"
 - B. TREE PITS = SEE DETAILS
2. PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. 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. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH OVER ALL PLANTING AREAS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC.
5. MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3 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 GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
6. MATERIALS - WEED BARRIER FABRIC: ALL DECORATIVE STONE MULCH PLANTING AREAS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
7. MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
8. MATERIALS - SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE "NO MOW" FESCUE OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE 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.
9. MATERIALS - SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE SPREAD BY HAND BROADCAST METHOD OR APPROPRIATE SPREADER EQUIPMENT 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.
10. 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 THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS 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.
11. MATERIALS - BIORETENTION BASIN/PRAIRIE SEED MIX: AREAS SPECIFIED ON PLAN TO BE BROADCAST SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN 53984, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
12. MATERIALS - BIORETENTION BASIN PLUG PLANTINGS: PLUG PLANTINGS TO BE INSTALLED 1'-6" ON CENTER, MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WDNR TECHNICAL STANDARDS FOR ROOTSTOCK AND PLUG PLANTINGS FOR BIORETENTION BASINS.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO 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'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. 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 OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD 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 UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
4. 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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PROJECT:
CARDINAL ESTATES

SHEET TITLE:
**LANDSCAPE NOTES
 EXHIBIT A**

JSD PROJECT NUMBER:
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