



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>May 27, 2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>June 10, 2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 2500 Winnebago Street, Madison, WI  
Project Title (if any): Union Corners - Bldgs 4 & 5

2. This is an application for (Check all that apply to this UDC application):

☐ New Development ☒ Alteration to an Existing or Previously-Approved Development

**A. Project Type:**

- ☒ Project in an Urban Design District\* (public hearing-\$300 fee)  
☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)  
☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)  
☒ Planned Development (PD)  
☐ General Development Plan (GDP)  
☒ Specific Implementation Plan (SIP)  
☐ Planned Multi-Use Site or Planned Residential Complex

**B. Signage:**

- ☐ Comprehensive Design Review\* (public hearing-\$300 fee) ☐ Street Graphics Variance\* (public hearing-\$300 fee)  
☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

**C. Other:**

☐ Please specify: \_\_\_\_\_

**3. Applicant, Agent & Property Owner Information:**

Applicant Name: Gary Gorman  
Street Address: 200 N. Main Street  
Telephone: (608) 835-3900 Fax: ( )

Company: Gorman & Company, Inc.  
City/State: Madison, WI Zip: 53575  
Email: tmatom@gormanusa.com

Project Contact Person: Marc Ott  
Street Address: 200 N. Main Street  
Telephone: (608) 835-6388 Fax: ( )

Company: Gorman & Company, Inc.  
City/State: Oregon, WI Zip: 53575  
Email: mott@gormanusa.com

Project Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_  
Telephone: ( ) Fax: ( )

City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email: \_\_\_\_\_

**4. Applicant Declarations:**

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on Union Corners GDP Approval  
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Gorman & Company, Inc.

Relationship to Property Architect

Authorized Signature \_\_\_\_\_

Date May 27, 2015



200 N. Main Street • Oregon, WI 53575

P: (608) 835-3900

F: (608) 835-3922

[www.GormanUSA.com](http://www.GormanUSA.com)

## REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

May 27, 2015

Mr. Al Martin  
Urban Design Commission  
215 Martin Luther King Jr. Blvd  
P.O. Box 2985  
Madison, WI 53701

Re: Letter of Intent  
PD-SIP Re Zoning  
2500 Winnebago Street  
Madison, WI 53704

Dear Mr. Martin:

The following is submitted together with the plans, and application for staff approval.

### **Project Organizational Structure:**

Owner: Gorman & Company, Inc.  
200 N. Main Street  
Oregon, WI 53575  
414-617-9997  
Contact: Edward Matkom  
[tmatkom@gormanusa.com](mailto:tmatkom@gormanusa.com)

Architect: Gorman & Company, Inc.  
200 N. Main Street  
Oregon, WI 53575  
608-835-3900  
Contact: Marc Ott  
[mott@gormanusa.com](mailto:mott@gormanusa.com)

Civil: JSD Professional Services, Inc.  
Engineer 161 Horizon Dr, Suite 101  
Madison, WI 53593  
608-848-5060  
Contact: Hans Justeson  
[hans.justeson@jsdinc.com](mailto:hans.justeson@jsdinc.com)

Landscape: JSD Professional Services, Inc.  
Design 161 Horizon Dr, Suite 101  
Madison, WI 53593  
608-848-5060  
Contact: Justin Frahm  
[justin.frahm@jsdinc.com](mailto:justin.frahm@jsdinc.com)

### **Introduction:**

The site property is located on the east side of Madison, on Winnebago Street just off of East Washington Boulevard. The property is within the Union corners General Plan Development. The site is currently vacant.

**Zoning:**

The site is currently within the Union Corners General Plan Development.

**Project Description:**

The Project consists of two four story buildings with a shared basement parking structure. The ground floor contains retail suites, building common areas/ amenity spaces, live/work apartments, and lobbies. The upper three floors are rental apartments. The project includes improvements to Winnebago street outside of the property line of this phase, including new sidewalks, and angled street parking. Additionally, the project constructs a new serpentine pedestrian pathway and stormwater management swales.

**Project Development Data:****Site Density:**

Lot area:	48,701 s.f. (1.118 acres)
Dwelling Units:	90 Units
Lot Area / D.U.	541 s.f / d.u.
Density	80.50 d.u. / acre

**Site Coverage:**

Building:	30,244 s.f. ( 62.1 %)
Ramp:	1,465 s.f. ( 3.0 %)
Sidewalks:	1,012 s.f. ( 2.1 %)
Plaza:	4,708 s.f. ( 9.6%)
Building Patios:	3,641 s.f. ( 7.7% )
Pedestrian Path:	1,123 s.f. ( 2.2% )
Pervious:	6,508 s.f. (13.3 %)

**Building Ratio:**

Retail Shell:	65,211 s.f. (28.4 %)
Apartments & Amenities	72,330 s.f. (31.5 %)
Underground Parking:	9,666 s.f. ( 4.2 %)
Misc (corridor, mech, stairs):	<u>52,280 s.f. (22.7 %)</u>
	229,682 s.f. Total Building Area

**Dwelling Unit Mix**

One Bedroom	19
Two Bedroom	57
Three Bedroom	<u>14</u>
	90 Total

**Bike Parking:**

Enclosed:	68
Surface:	<u>44</u>
	112 Total

**Vehicular Parking:**

Enclosed	97
Surface	<u>33 (In City R.O.W.)</u>
	130 Total

**Schedule:**

The development schedule calls for construction to start October of 2015, with a scheduled completion in October 2016.

**Social & Economic Impacts:**

This development will have a positive social and economic impact on the surrounding community. The re-development of this property will provide high quality affordable housing, create new retail establishments, and infuse local businesses with new revenue sources.

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward B. Matkom". The signature is fluid and cursive, with the first name "Edward" and last name "Matkom" being clearly legible despite the cursive style.

Edward Matkom  
President – Wisconsin Market  
Gorman & Company, Inc.



## **Zoning Text**

Rezoning PD-GDP to PD-SIP

Union Corners – Bldg 4 & 5

2500 Winnebago Road

Lot 3 & 4 of Union Corner

May 27, 2015

### **Legal Description:** Lot 3 & 4 of Union Corners

- A. **Statement of Purpose:** Re-zoning of Lot 3 & 4 from PD-GDP PD-SIP to allow for the construction of two four story mixed-use buildings. Buildings will consist of retail space on the ground floor, and 90 dwelling units on the upper three floors. Tenant parking will be provided in one shared underground parking garage.
- B. **Permitted Uses:** Uses as shown on Exhibit A, attached hereto
- C. **Lot Area:** Lot 3 & 4 – 48,701 s.f. (1.118 acres)
- D. **Floor Area Ratio:** 0.21
- E. **Yard Requirements:** As shown on the attached plans
- F. **Landscaping:** Site landscaping provided as shown on the attached landscape plan.
- G. **Accessory Off-Site Parking:** Off-street and surface parking shall be provided as shown the attached plans.
- H. **Lighting:** Site lighting will be provided along north pedestrian path, plaza, and building façade and meeting MGO requirements. Exhibit to follow.
- I. **Signage:** Retail tenant, and apartment signage will be located on building façade, and meet MGO requirements. See attached plans. Signage approval will made in a separate submittal.
- J. **Alterations and Revisions:** No alteration or revision of the planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administration may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

# **Exhibit A - Permitted Uses**

## **Residential – Family Living**

- Live/work unit
- Multi-family dwelling (>8 dwelling units)

## **Residential - Group Living**

- Adult family home
- Cohousing community
- Community living arrangement (> 15 residents)
- Housing cooperative

## **Civic and Institutional Uses**

- Counseling, community services organization
- Community center
- Day care center
- Library, museum
- Recreational, community, and neighborhood centers

## **Agriculture and Resource Uses**

- Community garden
- Market garden

## **Accessory Uses and Structures**

- Management office, restaurant, limited retail, recreation facilities within multi-family building
- Non-accessory temporary outdoor events
- On-site agricultural retail, farm stand
- Outdoor display
- Outdoor eating area associated with food & beverage establishment
- Outdoor sales event
- Temporary outdoor events
- Walk-up service windows

## **Offices**

- Artist, photographer studio, etc.
- Insurance office, real estate office, sales office
- General office
- Professional office

## **Medical Facilities**

- Physical, occupational or message therapy
- Dentist
- Chiropractor

**Retail Sales and Services**

- Animal grooming
- Artisan workshop
- Bank, financial institution
- Business sales and services
- Dry cleaning plant, commercial laundry
- Farmers' market
- Food and related goods sales
- Furniture and household goods sales
- General retail
- Health/sports club
- Home occupation
- Indoor recreation
- Package delivery service
- Printing and publishing
- Post office
- Real estate sales office
- Secondhand goods sales
- Service business
- Telecommunications center
- Tobacco shop

**Food and Beverage**

- Catering
- Coffee shop, tea house
- Restaurant
- Restaurant-tavern
- Tavern, brewpub

**GORMAN & COMPANY**  
**UNION CORNERS SPECIFIC**  
**IMPLEMENTATION PLAN**  
MADISON, WI

Project No. 14-6534  
Plot Date:  
Drawn by: JLF, KJY, MG

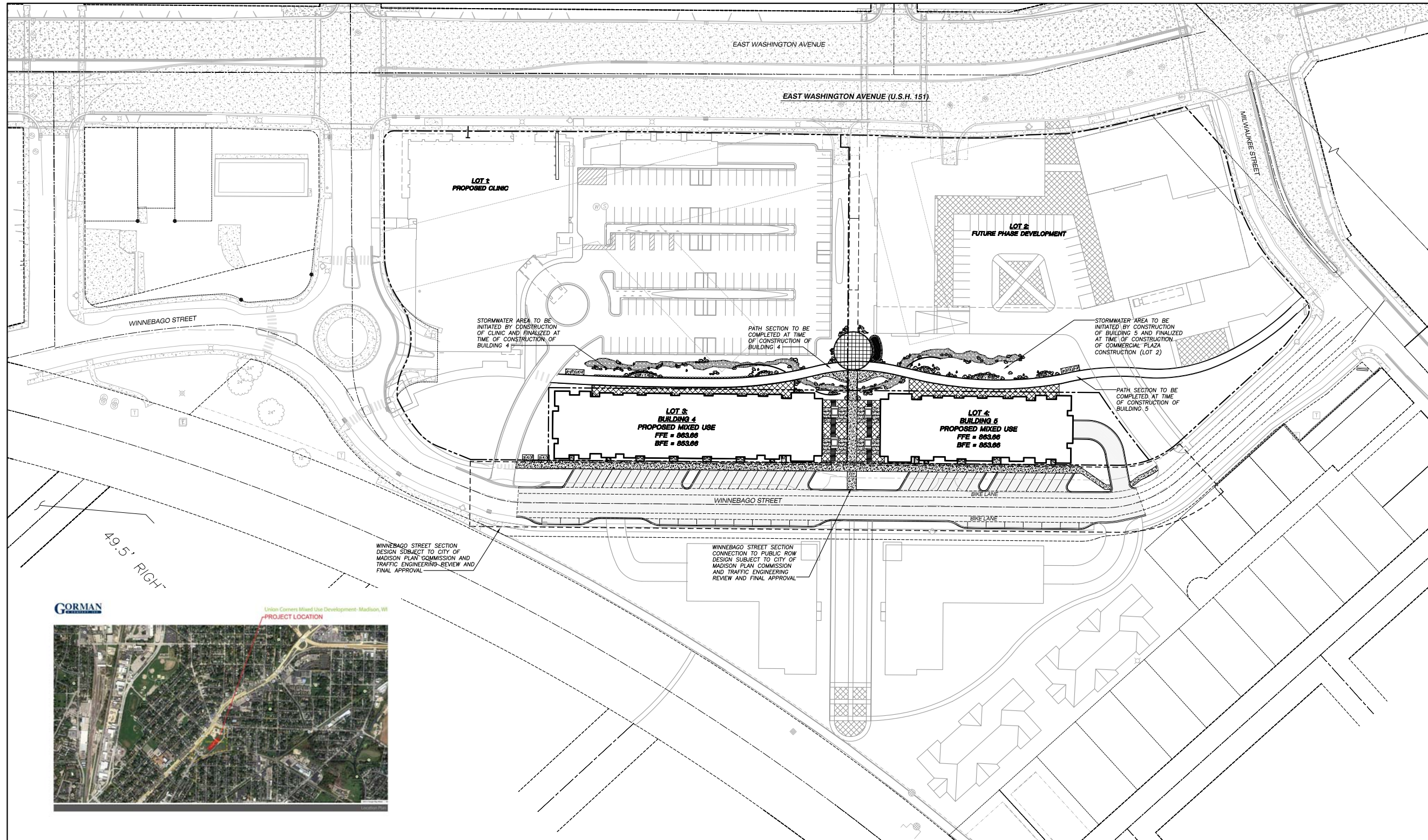
Date	Issue Description
GDP	06-25-14
SIP	11-05-14
UDC/PC	1-14-15
RESUBMITTAL	
UDC FINAL	05-27-15

Sheet Title

OVERALL SITE PLAN

Sheet No.

**C100**



**LEGEND (PROPOSED)**

- PROPERTY LINE
- RIGHT-OF-WAY
- WINNEBAGO STREET PUBLIC WORKS APPROVAL
- FUTURE PATH
- SAWCUT
- BUILDING LINE
- EDGE OF PAVEMENT
- PROPOSED RAILING
- CONCRETE PAVEMENT
- ARCHITECTURAL BRICK PAVERS
- ARCHITECTURAL BRICK PAVERS 2
- MASONRY BRICK (RECYCLED)
- LIMESTONE BOULDERS (VARY IN SIZE AND COLOR)

**GENERAL NOTES**

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY 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.

**SHEET INDEX:**

- C100 - OVERALL SITE PLAN
- C200 - BUILDING 4 SITE PLAN
- C201 - BUILDING 5 SITE PLAN
- C300 - GRADING AND EROSION CONTROL PLAN
- C400 - UTILITY PLAN
- C500 - DETAILS
- C501 - DETAILS

- L100 - OVERALL LANDSCAPE PLAN
- L200 - BUILDING 4 LANDSCAPE PLAN
- L201 - BUILDING 5 LANDSCAPE PLAN
- L300 - LANDSCAPE DETAILS, NOTES AND SPECIFICATIONS

- A200 - BUILDING FLOOR PLANS
- A400 - BUILDING ELEVATIONS
- A401 - BUILDING ELEVATIONS

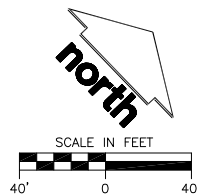
TO OBTAIN LOCATIONS OF PARTICIPANT  
UNDERGROUND FACILITIES BEFORE YOU  
DIG IN WISCONSIN



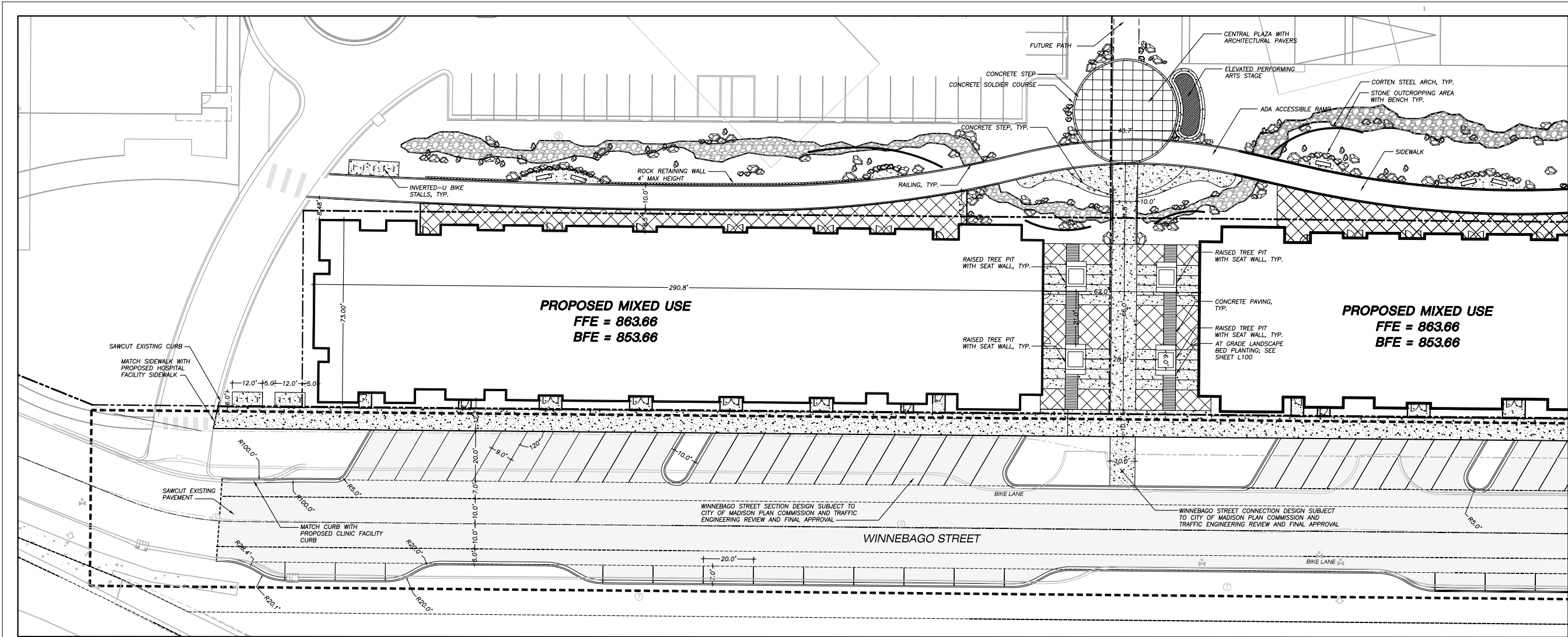
CALL DIGGERS HOTLINE  
1-800-242-8511 TOLL FREE

WISCONSIN CIVIL SERVICE REGISTRATION REQUIRED MINIMUM  
THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

"THE INFORMATION SHOWN ON THIS DRAWING  
CONCERNING TIME AND LOCATION OF UNDER-  
GROUND UTILITIES IS NOT GUARANTEED TO BE  
ACCURATE OR COMPLETE. THE CONTRACTOR IS  
RESPONSIBLE FOR MAKING HIS OWN DETERMINA-  
TION AS TO THE TIME AND LOCATION OF UNDER-  
GROUND UTILITIES AS WELL AS NECESSARY TO  
AVOID DAMAGE THEREOF. IN ADDITION, UTILITIES  
OWNERS WILL PROVIDE EXISTING PLANS OF OTHER  
UTILITIES SERVING THE SITE AND THE BUILDING.  
THIS CONTRACTOR CANNOT BE LOCATED BY A VISUAL  
INSPECTION OF THE SURFACE OR BY THE  
SURVEYOR WHO HAS NO KNOWLEDGE."

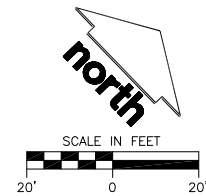






- LEGEND (PROPOSED)**
- PROPERTY LINE
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  - ARCHITECTURAL BRICK PAVERS 2
  - MASONRY BRICK (RECYCLED)
  - LIMESTONE BOULDERS (VARY IN SIZE AND COLOR)

- GENERAL NOTES**
- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
  - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  - 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.
  - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN MADISON

**CALL DIGGERS HOTLINE**  
1-800-242-8511 TOLL FREE

MADISON STATE STATUTE REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU DIGGERS

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE. IF ANY, THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE TO THEM. IF ANY DAMAGE TO THEM OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING THEM. THE CONTRACTOR SHALL PROVIDE EVIDENCE OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING. ANY OTHER UTILITIES SHOWN ON THIS DRAWING THAT COULD BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR BY WHICH THE SUPERVISOR WOULD HAVE NO PROBLEM.

**GORMAN & COMPANY**  
**UNION CORNERS SPECIFIC**  
**IMPLEMENTATION PLAN**  
MADISON, WI

Project No. 14-6534  
Plot Date:  
Drawn by: JLF, KJY, MG

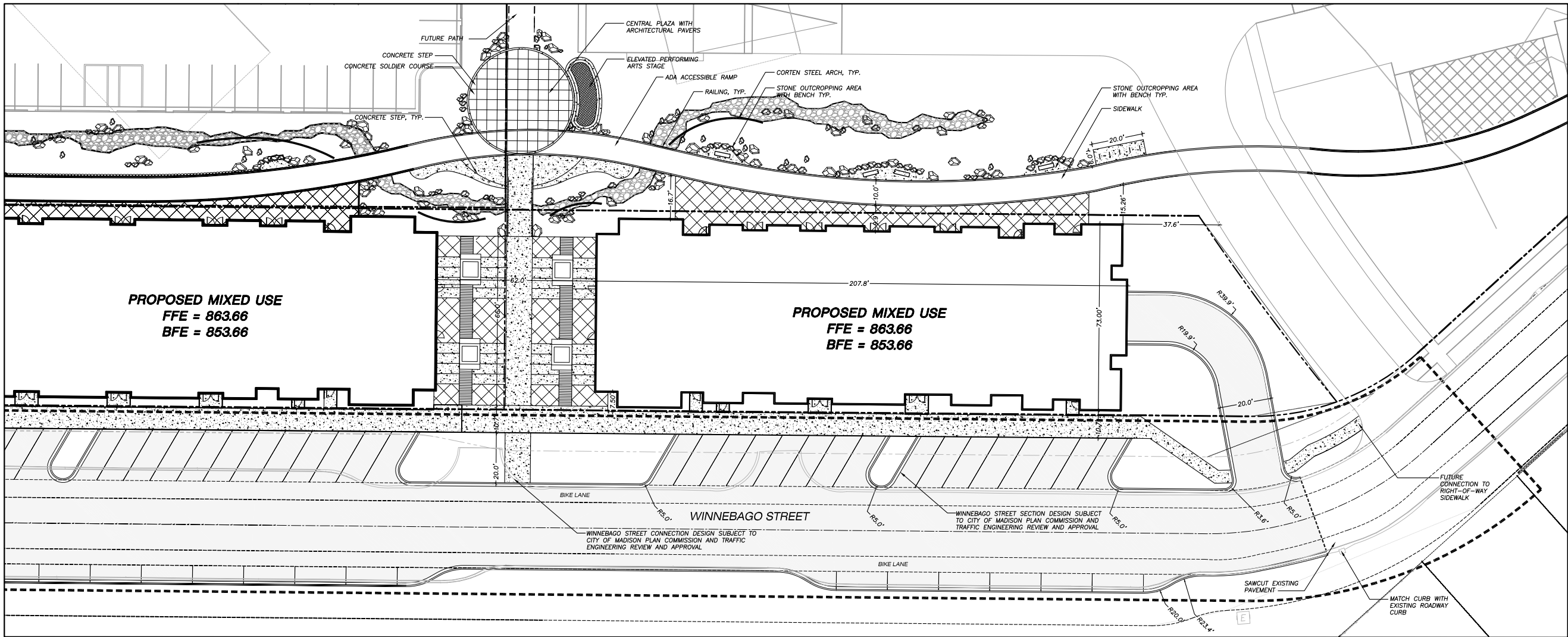
Date	Issue Description
GDP	06-25-14
SIP	11-05-14
UDC/PC	1-14-15
RESUBMITTAL	
UDC FINAL	05-27-15

Sheet Title

BUILDING 4 SITE PLAN

Sheet No.

**C200**

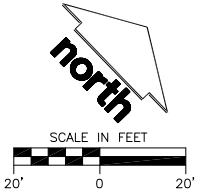


LEGEND (PROPOSED)

- PROPERTY LINE
- RIGHT-OF-WAY
- WINNEBAGO STREET PUBLIC WORKS APPROVAL
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- LIMESTONE BOULDERS (VARY IN SIZE AND COLOR)

GENERAL NOTES

- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 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.
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TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE  
1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE (RELAYING) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU LOCATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREBY. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST ON THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SHOWING THE SITE AND THE MISSING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL SURVEY OF THE PROPERTY OR BY OTHER MEANS. THE CONTRACTOR WILL HAVE NO KNOWLEDGE.



REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET  
OREGON, WI 53575

Seal

Consultant

JSD Professional Services, Inc.  
Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

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GORMAN & COMPANY  
UNION CORNERS SPECIFIC  
IMPLEMENTATION PLAN  
MADISON, WI

Project No. 14-6534  
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Drawn by: JLF, KJY, MG

Date	Issue Description
GDP	06-25-14
SIP	11-05-14
UDC/PC	1-14-15
RESUBMITTAL	
UDC FINAL	05-27-15

Sheet Title

BUILDING 5 SITE PLAN

Sheet No.

C201



GORMAN & COMPANY  
UNION CORNERS SPECIFIC  
IMPLEMENTATION PLAN  
MADISON, WI

Project No. 14-6435

Plot Date:

Drawn by: JFL, MG, KJY

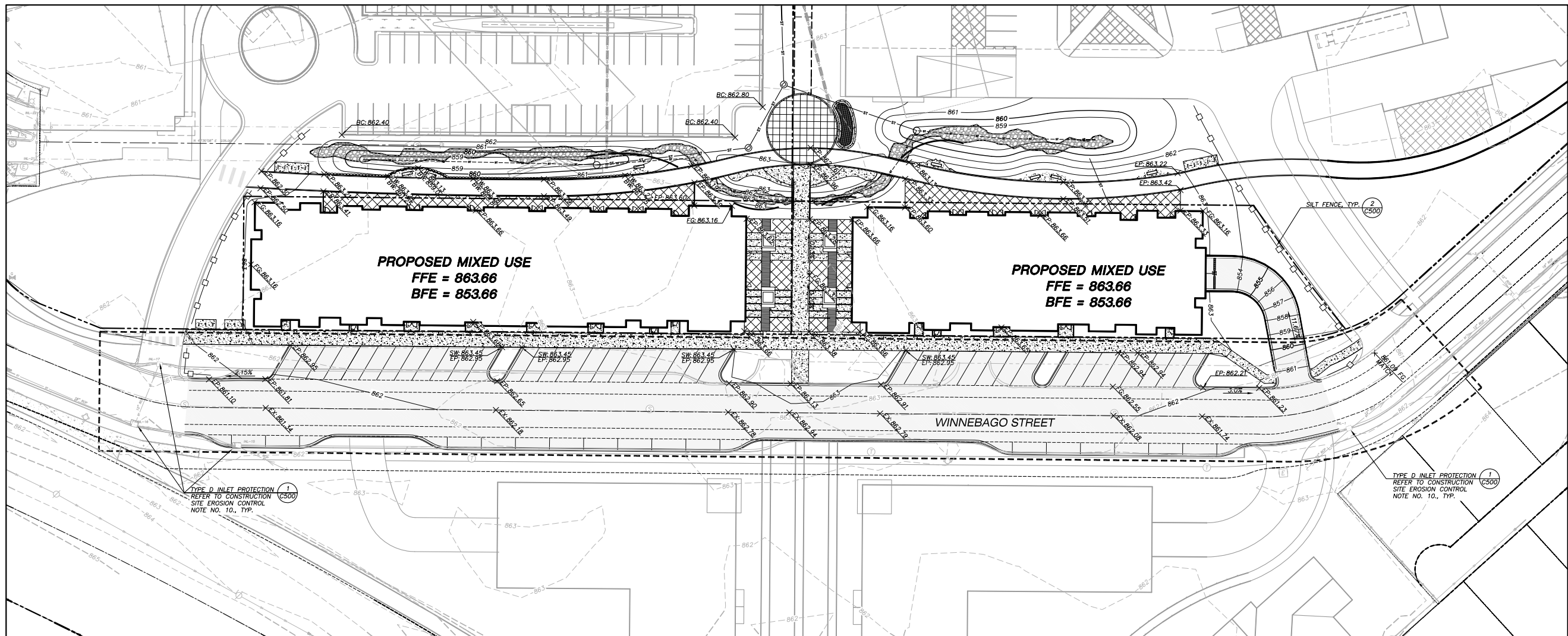
Date	Issue Description
GDP	06-25-14
SIP	11-05-14
UDC/PC	1-14-15
RESUBMITTAL	
UDC FINAL	05-27-15

Sheet Title

GRADING AND EROSION  
CONTROL PLAN

Sheet No.

C300



## LEGEND (PROPOSED)

---	PROPERTY LINE
---	BUILDING LINE
---	GRADE BREAK
---	RIGHT-OF-WAY
---	WINNEBAGO STREET PUBLIC WORKS APPROVAL
---	FUTURE PATH
---	SILT FENCE
SPOT ELEVATION	
EP - EDGE OF PAVEMENT	
FG - FINAL GRADE	
HP - HIGH POINT	
SW - SIDEWALK	
TS - TOP OF STEP	
RE - BOTTOM OF STEP	
RE - RIM ELEVATION	

## GENERAL NOTES

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. EXISTING CONDITION SURVEY AS PROVIDED BY POINT OF BEGINNING, INC. ON 4-14-2014. ANY DISCREPANCIES TO BE REPORTED TO JSD IMMEDIATELY UPON DISCOVERY.
3. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. 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.
5. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

## CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT:  
<http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
7. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
  - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
  - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
  - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WISDOT FDM FOR RESPECTIVE DETAILS.
11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH A CLASS II, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WOOD APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

## GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS IN R.O.W. SHALL BE SODDED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING OR OTHER APPLICABLE MEASURES FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
4. CONTRACTOR SHALL WATER ALL NEWLY SODDED AREAS IN R.O.W. DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
5. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING OR SEEDING AND MULCHING. THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS-BUILT CERTIFICATION.
6. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.



SCALE IN FEET

TO OBTAIN LOCATIONS OF PARTICIPANT  
UNDERGROUND FACILITIES BEFORE YOU  
DIG IN WISCONSINCALL DIGGERS HOTLINE  
1-800-242-8511 TOLL FREE  
WARNING: CALL BEFORE YOU DIG. IT'S THE WAY TO SAVE LIVES AND PREVENT  
THOUSANDS OF DOLLARS IN DAMAGE.

THE INFORMATION SHOWN ON THIS DRAWING  
CONFORMS TO THE STANDARD OF PRACTICE  
AND IS NOT GUARANTEED TO BE  
ACCURATE OR COMPLETE. THE CONTRACTOR IS  
RESPONSIBLE FOR VERIFYING THE INFORMATION  
BEFORE USING IT. THE CONTRACTOR SHALL  
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GORMAN & COMPANY  
UNION CORNERS SPECIFIC  
IMPLEMENTATION PLAN  
MADISON, WI

Project No. 14-6534

Plot Date:

Drawn by: JLF, MG, KJY

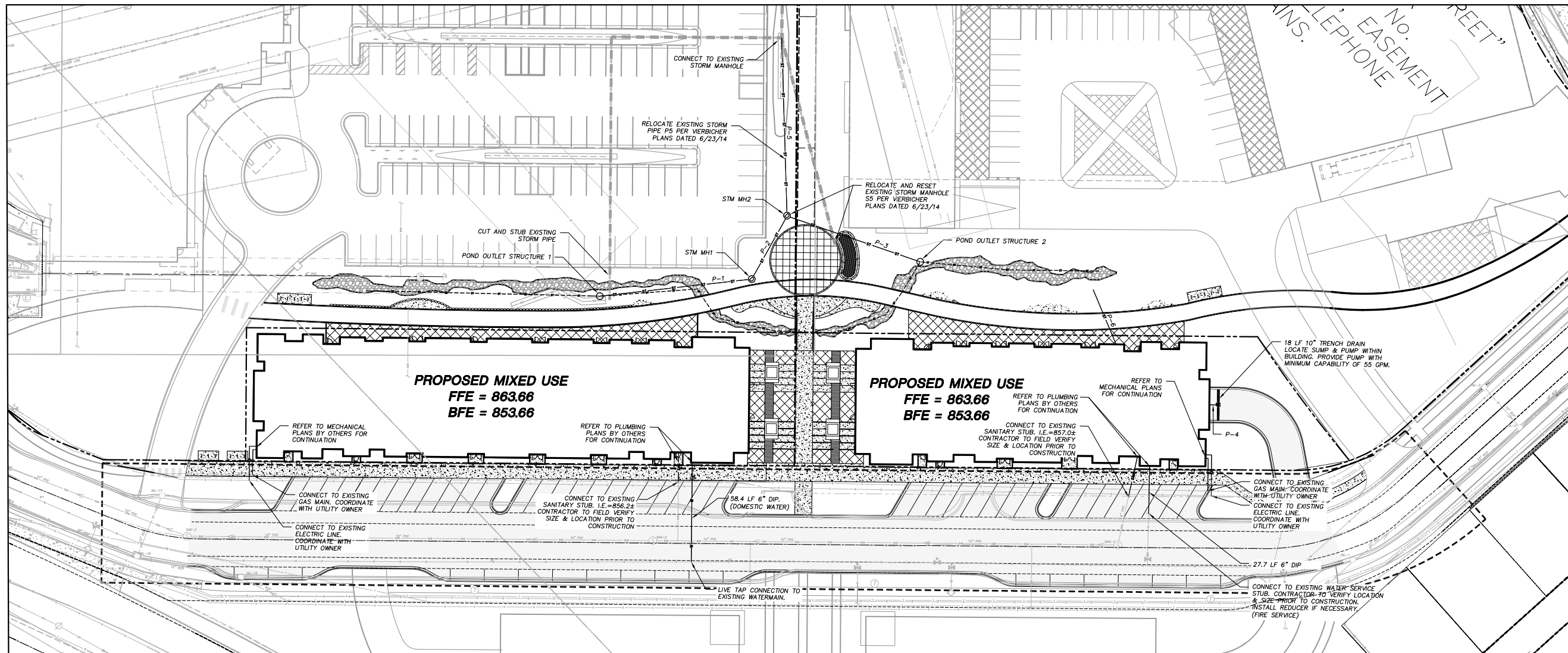
Date	Issue Description
GDP	06-25-14
SIP	11-05-14
UDC/PC	1-14-15
RESUBMITTAL	
UDC FINAL	05-27-15

Sheet Title

UTILITY PLAN

Sheet No.

C400



PROPOSED STORM SEWER STRUCTURES SCHEDULE					
LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
POND OUTLET STRUCTURE 1	855.45	860.00	4.55	36\" DIA. CONCRETE INLET	TYPE C GRATE
STM MH1	854.92	862.50	7.58	36\" DIA. CONCRETE INLET	TYPE C GRATE
POND OUTLET STRUCTURE 2	854.92	860.00	5.08	2'X3' PRECAST BOX	TYPE C GRATE
STM MH2	855.35	862.50	6.07	36\" DIA. CONCRETE INLET	TYPE C GRATE
TRENCH DRAIN	851.91	853.51	1.02	10\" CONCRETE TRENCH DRAIN	R-4990-CX TYPE C COVER

PROPOSED STORM SEWER PIPE SCHEDULE						
PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEVATION (FT)	DISCHARGE ELEVATION (FT)	PIPE SIZE & TYPE
P-1	POND OUTLET STRUCTURE 1	STM MH1	90	855.34	855.45	12\"HDPE
P-2	STM MH1	STM MH2	43	855.35	854.92	12\"HDPE
P-3	POND OUTLET STRUCTURE 2	STM MH2	83	855.33	854.92	12\"HDPE
P-4	TRENCH DRAIN	BUILDING	20.00	851.91	851.71	6\"PVC
P-5	STM MH2	EX STM MH	104.25	854.82	854.30	18\"RCP
P-6	BUILDING	BIOTRETENTION POND	34.43	860.34	860.00	6\"PVC

## LEGEND (PROPOSED)

---	PROPERTY LINE
---	ST
---	ST
---	ST
---	SANITARY SEWER
---	WATER MAIN
---	GAS SERVICE (DESIGN BY UTILITY)
---	UNDERGROUND ELECTRIC SERVICE (DESIGN BY UTILITY)
---	UNDERGROUND TELEPHONE SERVICE (DESIGN BY UTILITY)
---	TRENCH PATCH LIMITS
---	ASPHALTIC PAVEMENT
---	CONCRETE PAVEMENT

## GENERAL NOTES

- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- EXISTING CONDITIONS SURVEY DATED 11-18-2013. ANY DISCREPANCIES TO BE REPORTED TO JSD IMMEDIATELY UPON DISCOVERY.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 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.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

## UTILITY NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WIDCOMM, AND WIDNR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
  - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
  - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
  - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO S&B 384.30, TABLE 384.30-6.
- WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION. CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PART VII. CONTACT CITY OF MADISON DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO CONSTRUCTION.
- ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. PRE-CONSTRUCTION MEETING WITH THE CITY OF MADISON IS REQUIRED PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL DETERMINE LOCATION, DEPTH AND SIZE OF EXISTING SANITARY AND WATER SERVICES AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION.

TO OBTAIN LOCATIONS OF PARTICIPANT  
UNDERGROUND FACILITIES BEFORE YOU  
DIG IN WISCONSINCALL DIGGERS HOTLINE  
1-800-242-8511 TOLL FREE  
WISCONSIN CIVIL ENGINEERS SHALL NOTIFY BEFORE ANY  
THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION SHOWN ON THIS DRAWING  
CONCERNING TYPE AND LOCATION OF UNDER-  
GROUND UTILITIES IS NOT GUARANTEED TO BE  
ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS  
RESPONSIBLE FOR VERIFYING ALL UTILITIES  
KNOWN AS TO THE TYPE AND LOCATION OF UNDER-  
GROUND UTILITIES AS FAR AS NECESSARY TO  
PROTECT EXISTING UTILITIES. IF ANY UTILITIES  
ARE KNOWN TO EXIST IN THE PROPERTY, THE  
OWNER SHALL PROVIDE EXISTING PLANS OF OTHER  
UTILITIES SERVING THE SITE AND THE BUILDING.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR A VISUAL  
INSPECTION OF THE PROPERTY TO BE SURE THAT THE  
SURVEYOR WOULD HAVE NO KNOWLEDGE.



# GORMAN & COMPANY UNION CORNERS SPECIFIC IMPLEMENTATION PLAN MADISON, WI

Project No. 14-6534  
Plot Date:  
Drawn by: JLF, MG, KJY

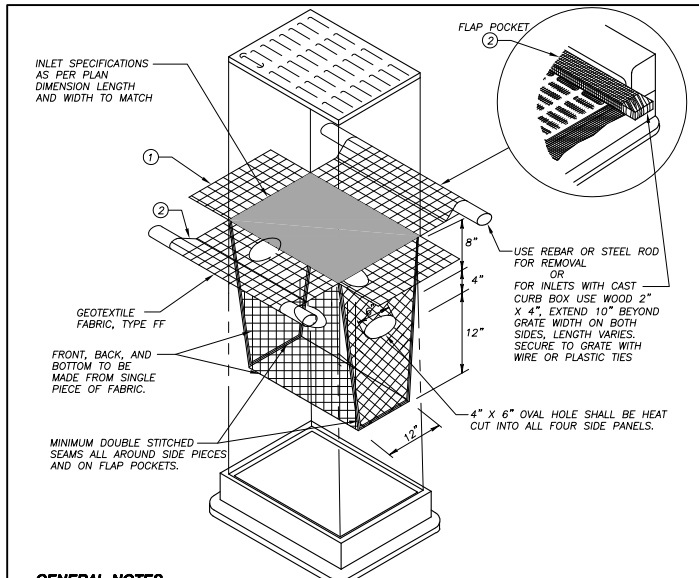
Date	Issue Description
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SIP	11-05-14
UDC/PC	1-14-15
RESUBMITTAL	
UDC FINAL	05-27-15

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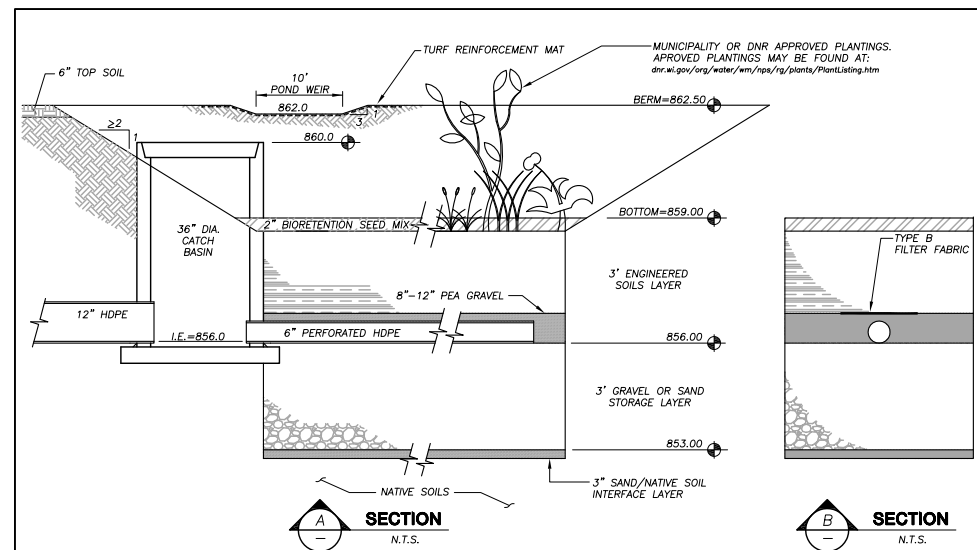
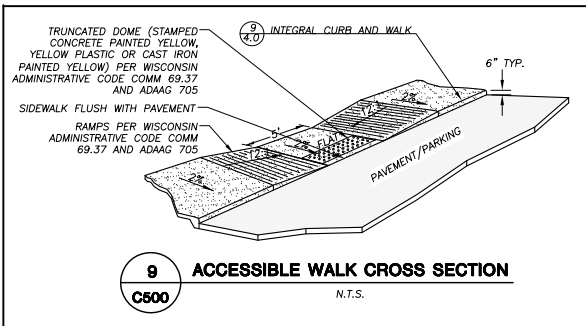
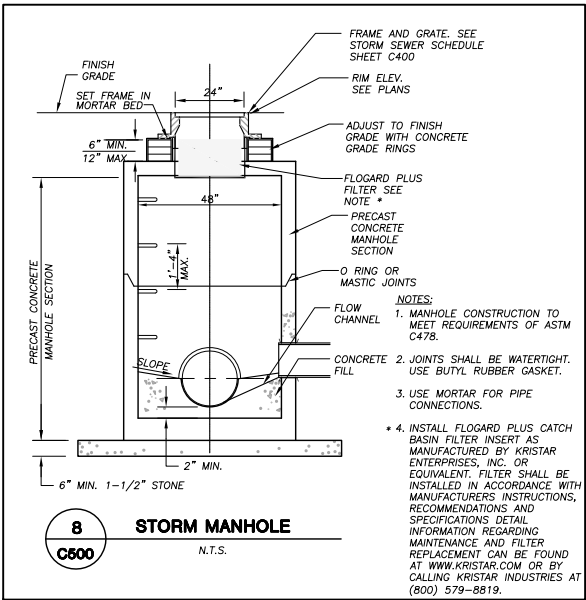
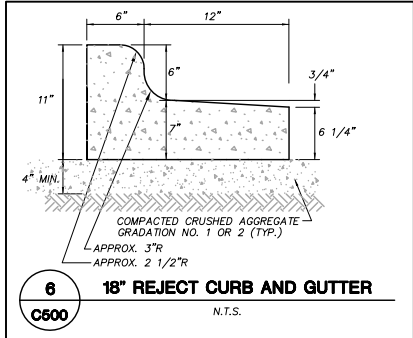
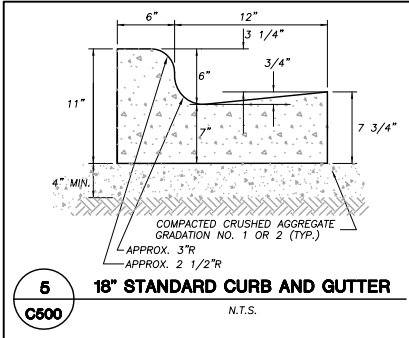
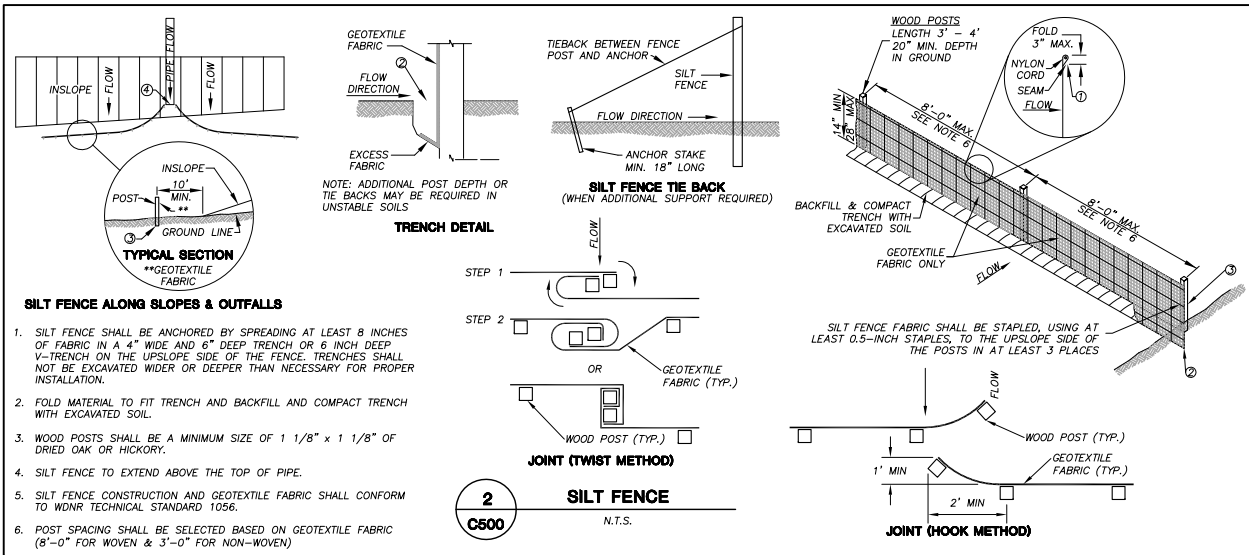
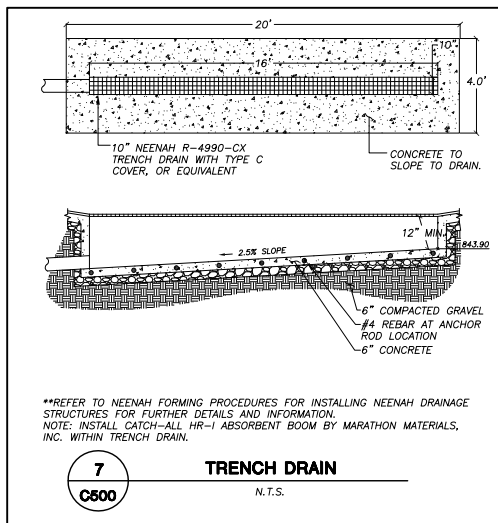
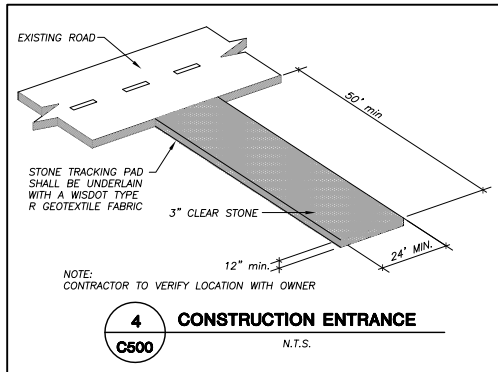
DETAILS

Sheet No.

**C500**

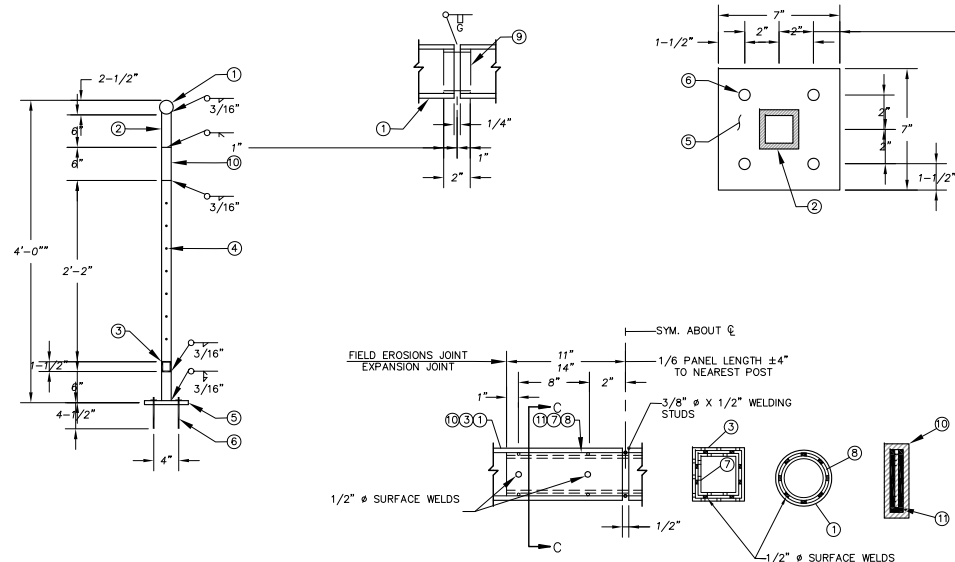
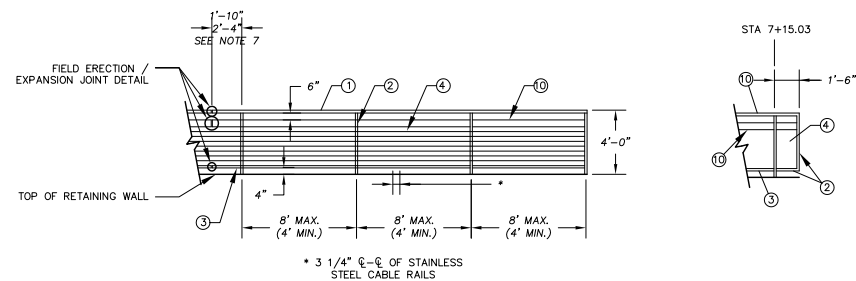
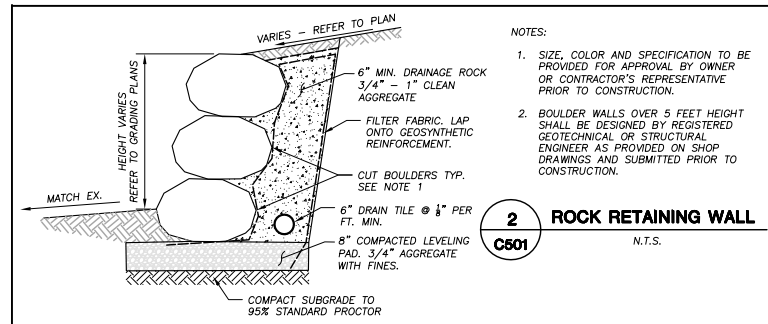
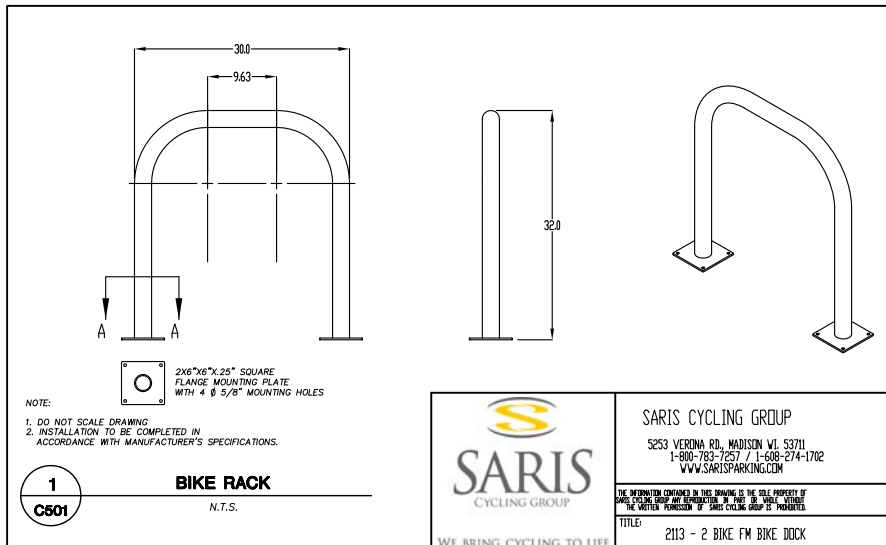


**GENERAL NOTES**  
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.  
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.  
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.  
① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.  
② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.  
**INSTALLATION NOTES**  
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.  
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.  
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



- GENERAL NOTES:**
- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
  - CONTRACTOR SHALL INSTALL 36" OF ENGINEERED SOIL, CONSISTING OF: 40% ASTM C33 SAND, 30% CERTIFIED COMPOST (SEE GENERAL NOTE 3), AND 30% TOPSOIL.
  - CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
  - SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES.
  - FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
  - ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
  - RUNOFF MUST INFILTRATE WITHIN 48-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
  - ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
  - OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
  - BIORETENTION DEVICE SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED.
  - FILTER FABRIC SHALL COVER THE UNDERDRAIN AND SHALL NOT EXTEND Laterally FROM EITHER SIDE OF THE PIPE MORE THAN TWO FEET.
  - ONCE CONSTRUCTION OF BIORETENTION DEVICE BEGINS, THE BIORETENTION DEVICE SHALL BE CORDONED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
  - ENGINEERED SOIL SHALL BE PLACED IN 12 INCH LIFTS TO AVOID COMPACTION.
  - ENGINEERED SOIL PLACED IN THE BIORETENTION DEVICE SHALL NOT BE COMPACTED.
  - PLACEMENT OF ENGINEERED SOILS SHALL BE SUSPENDED IN PERIODS OF RAINFALL AND SNOWMELT AND SHALL REMAIN SUSPENDED IN PONDED WATER IS PRESENT.

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.  
THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



### LEGEND

- ① 2-1/2" DIA. STEEL PIPE CONFORMING TO SECTION 506 OF THE WDOT STANDARD SPECIFICATIONS.
- ② TS 2"x2"x0.188" STRUCTURAL TUBING CONFORMING TO ASTM DESIGNATION A501 OR A500 GRADE B. CUT BOTH ENDS TO MATCH SLOPE OF TOP OF WALL. HOLLOW 1/16" ABOVE BASE PLATE TO ALLOW POST AND BASE PLATE TO BE WELDED TOGETHER. PLACE POST VERTICAL AND CENTERED ON THE BASE PLATE.
- ③ TS 1-1/2" x 1-1/2" x 0.188" STRUCTURAL TUBING CONFORMING TO ASTM DESIGNATION A501 OR A500 GRADE B.
- ④ 3/8" DIA. STAINLESS STEEL CABLE. TO BE PROVIDED NO MORE THAN 3 1/4" ON CENTER.
- ⑤ BASE PLATE 1/2" x 7" x 7" CONFORMING TO ASTM DESIGNATION A709 GRADE 36 WITH 9/16" HOLES FOR HEX BOLTS NO.6. WELD TO NO. 2 AS SHOWN.
- ⑥ CONCRETE MASONRY ANCHORS, TYPE S. 5/8". PULLOUT STRENGTH SHALL BE 3.6 KIPS.
- ⑦ SQUARE SLEEVE FABRICATED FROM 1/2" COLD DRAWN STEEL ALLOY SQUARE CONFORMING TO ASTM A33 1 x 2-4" LONG AT EXPANSION JOINTS AND 1-10" LONG AT FIELD JOINTS. PROVIDE 1/2" DIA. SURFACE WELDS ON ALL SIDES AS SHOWN. GRIND WELDS TO FIT FREE INTO I.D. OF NO. 3. PROVIDE 3/8" DIA. x 1/2" WELDING STUDS ON TOP AND BOTTOMS SURFACES AT CENTERLINE.
- ⑧ 1-1/2" DIA. STEEL PIPE CONFORMING TO SECTION 506 OF THE STANDARD SPECIFICATIONS x 2-4" LONG AT EXPANSION JOINTS AND 1-10" LONG AT FIELD JOINTS. PROVIDE 1/2" DIA. SURFACE WELDS ON ALL SIDES AS SHOWN. GRIND WELDS TO FIT FREE INTO I.D. OF NO. 1. PROVIDE 3/8" DIA. x 1/2" WELDING STUDS ON TOP AND BOTTOMS SURFACES AT CENTERLINE.
- ⑨ 2" DIA. PIPE SLEEVE CONFORMING TO SECTION 506 OF THE WDOT STANDARD SPECIFICATIONS. PROVIDE "SLIDING FIT".
- ⑩ TS 6" x 2" x 0.188" STRUCTURAL TUBING CONFORMING TO ASTM DESIGNATION A501 OR A500 GRADE B.
- ⑪ 1" x 5" SLEEVE CONFORMING TO ASTM DESIGNATION A709 GRADE 36 x 2-4" LONG AT EXPANSION JOINTS OR 1'x10" LONG AT FIELD JOINTS. PROVIDE 1/2" DIA. SURFACE WELDS ON ALL SIDES AS SHOWN. GRIND WELDS TO FIT FREE INTO I.D. OF NO. 10. PROVIDE 3/8" DIA. x 1/2" WELDING STUDS ON TOP AND BOTTOM SURFACES AT CENTERLINE.

### GENERAL NOTES

BID ITEM SHALL BE "RAILING STEEL" WHICH INCLUDES ALL ITEMS SHOWN INCLUDING GALVANIZED COATING.  
RAILING SHALL BE FABRICATED IN 2 OR 3 PANEL LENGTHS.

POST BASE PLATES NO. 5 SHALL BE FLAT WITH ALL SURFACES SMOOTH AND FREE FROM WARP AND ALL EDGES SMOOTH, STRAIGHT AND VERTICAL. ALL PLATE CUTS SHALL BE MACHINE OR MACHINE FLAME CUT.

ALL MATERIALS EXCEPT ANCHOR BOLTS NO. 6 SHALL BE GALVANIZED AFTER FABRICATION.

PRIOR TO GALVANIZING, ALL STEEL RAILING POSTS, STEEL TUBING, AND STEEL PIPE SHALL BE GIVEN A NO. 6 BLAST CLEANING PER S.S.P.C. SPECIFICATIONS.

VERTICAL MEMBERS SHALL BE PLUMB.

HORIZONTAL MEMBERS SHALL PARALLEL GRADE.

RAILINGS LOCATED BEHIND WALLS SHALL HAVE DRIVEN POSTS A MINIMUM OF 4' INTO THE GROUND.

## REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET  
OREGON, WI 53575

Seal

Consultant

**JSD Professional Services, Inc.**  
• Engineers • Surveyors • Planners

**GORMAN & COMPANY  
UNION CORNERS SPECIFIC  
IMPLEMENTATION PLAN**

**MADISON, WI**

Project No. XXX-000-XXX-0000

Plot Date: YYYY/MM/DD 0:00 AM

Drawn by: xxx

Date	Issue Description
GDP	06-25-14
SIP	11-05-14
UDC/PC RESUBMITTAL	1-14-15
UDC FINAL	05-27-15

Sheet Title

## DETAILS

Sheet No.

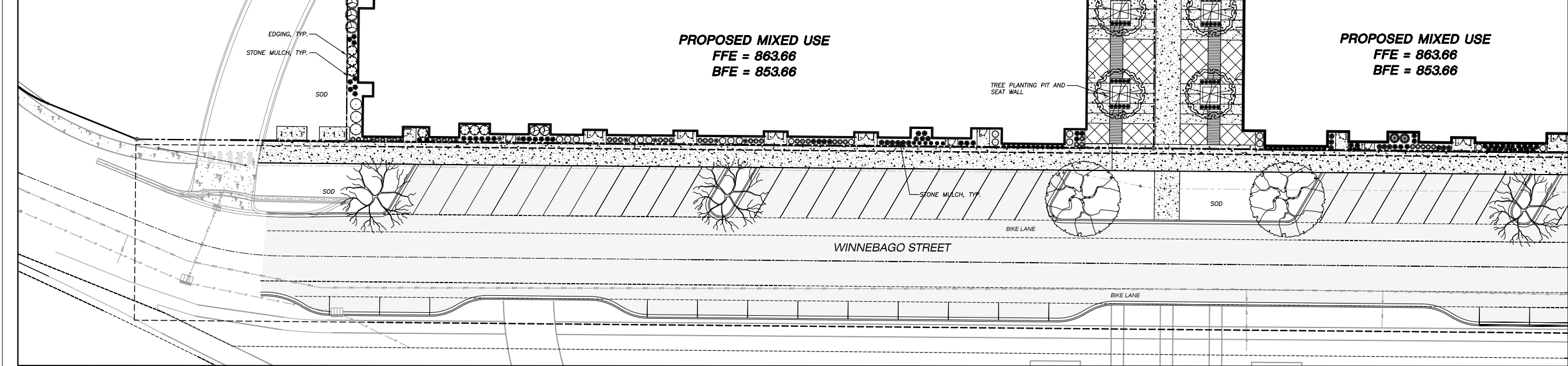
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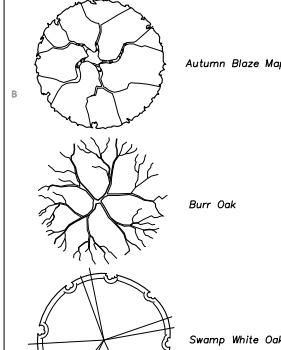


Raingarden Plug Plant Mix 1900 sq. ft.			
Botanical Name	Common Name	Quantity	Spacing
<b>Permanent Grasses:</b>			
Carex grayii	Common Bur Sedge	26	2'-0" On Center
Carex stipata	Common Fox Sedge	26	2'-0" On Center
Panicum virgatum	Switch Grass	26	2'-0" On Center
Spartina pectinata	Prairie Cord Grass	26	2'-0" On Center
<b>Forbs:</b>			
Aster novae-angliae	New England Aster	26	2'-0" On Center
Asclepias incarnata	Swamp Milkweed	26	2'-0" On Center
Echinacea purpurea	Broad-Leaved Purple Coneflower	26	2'-0" On Center
Eryngium yuccifolium	Rattlesnake Master	26	2'-0" On Center
Eupatorium maculatum	Spotted Joe-Pye Weed	26	2'-0" On Center
Liatris spicata	Marsh Blazing Star	26	2'-0" On Center
Lobelia cardinalis	Cardinal Flower	26	2'-0" On Center
Monarda fistulosa	Wild Bergamot	26	2'-0" On Center
Penstemon digitalis	Foxglove Beardtongue	26	2'-0" On Center
Pycnanthemum virginianum	Common Mountain Mint	26	2'-0" On Center
Ratibida pinnata	Yellow Coneflower	26	2'-0" On Center
Rudbeckia hirta	Black-Eyed Susan	26	2'-0" On Center
Veronicastrum virginianum	Culver's Root	26	2'-0" On Center
Zizia aurea	Golden Alexanders	26	2'-0" On Center
<b>TOTAL</b>		<b>442</b>	



LEGEND (PROPOSED)

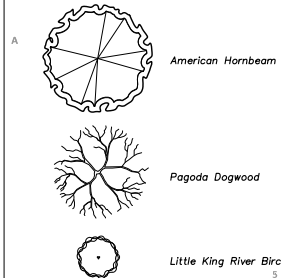
TALL CLIMAX DECIDUOUS TREES



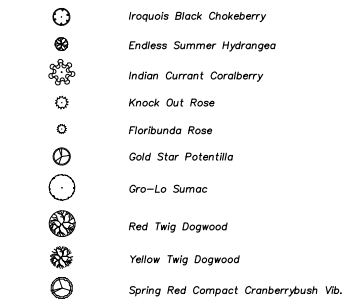
EVERGREEN TREES



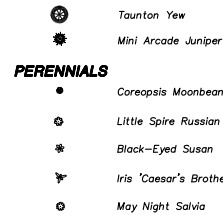
ORNAMENTAL TREES



DECIDUOUS SHRUBS



EVERGREEN SHRUBS



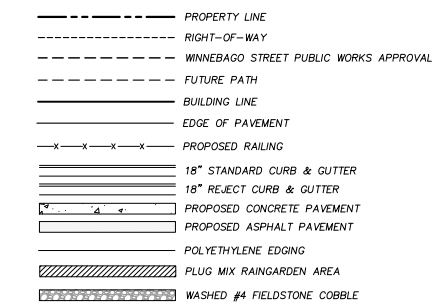
ORNAMENTAL GRASSES



GENERAL NOTES

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- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
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- REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

LEGEND (PROPOSED)



LANDSCAPE PLANT LIST

SYM QTY. COMMON NAME

TALL CLIMAX DECIDUOUS TREES

3	Autumn Blaze Maple
5	Burr Oak

EVERGREEN TREES

8	Mountain Juniper
---	------------------

ORNAMENTAL TREES

1	Cornus alternifolia 'Argentea'
10	Little King River Birch
4	American Hornbeam

DECIDUOUS SHRUBS

35	Iroquois black chokeberry
18	Endless Summer Hydrangea
11	Indian Currant Coralberry
55	Knock Out Rose
11	Floribunda Rose
35	Gold Star Potentilla
9	Gro-Lo Sumac
12	Red Twig Dogwood
7	Yellow Twig Dogwood
11	Spring Red Compact Cranberrybush Vib.

BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
ACER x freemanii 'Jeffersred'	2-1/2" Cal.	B&B	35	105
QUERCUS macrocarpa	2-1/2" Cal.	B&B	35	175
JUNIPERUS 'Mountain'	5-6" Ht.	B&B	35	280
PAGODA dogwood	1 1/2" Cal.	B&B	15	15
BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B	15	150
CARPINUS caroliniana	1 1/2" Cal.	B&B	15	60
ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	# 3 Cont.	3	105
HYDRANGEA macrophylla 'Endless Summer'	12-24" Min. Ht.	# 3 Cont.	3	54
SYMPHORICARPOS orbiculatus	12-24" Min. Ht.	# 3 Cont.	3	33
ROSA 'RADrazz'	12-24" Min. Ht.	# 3 Cont.	3	165
ROSA 'Nearly Wild'	12-24" Min. Ht.	# 3 Cont.	3	33
POTENTILLA fruticosa 'Gold Star'	12-24" Min. Ht.	# 3 Cont.	3	105
RHUS aromatica 'Gro-Low'	12-24" Min. Ht.	# 3 Cont.	3	27
CORNUS sericea 'Insant'	12-24" Min. Ht.	# 3 Cont.	3	36
CORNUS sericea 'Flaviramea'	12-24" Min. Ht.	# 3 Cont.	3	21
VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	# 3 Cont.	3	33

EVERGREEN SHRUBS

12	Taunton Yew	TAXUS x media 'Tauntonii'	12-24" Min. Ht.	# 3 Cont.	4	48
44	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht.	# 3 Cont.	4	176

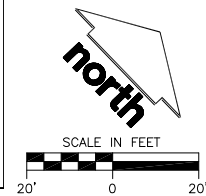
PERENNIALS

43	Coreopsis Moonbeam	COREOPSIS verticillata	10 - 12" Ht.	# 1 Cont.	2	86
89	Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	2	178
28	Black-Eyed Susan	RUDIBECKIA fulgida var. fulgida	10 - 12" Ht.	# 1 Cont.	2	56
86	Iris 'Caesar's Brother'	IRIS SIBERICA 'Caesar's Brother'	10 - 12" Ht.	# 1 Cont.	2	172
21	May Night Salvia	SALVIA NEMEROSA 'Mainacht'	10 - 12" Ht.	# 1 Cont.	2	42

ORNAMENTAL GRASSES

122	Karl Foerester Feather Reed Grass
40	Dwarf Hameln Fountain Grass
20	Blue Oat Grass
70	Little Bluestem
44	Big Bluestem
188	Prairie Dropseed
657	Common Oak Sedge

TOTAL POINTS: 4437



GORMAN & COMPANY  
UNION CORNERS SPECIFIC  
IMPLEMENTATION PLAN  
MADISON, WI

Project No. 14-6534

Plot Date:

Drawn by: JLF, KJY, MG

Date	Issue Description
GDP	06-25-14
SIP	11-05-14
UDC FINAL	05-27-2015

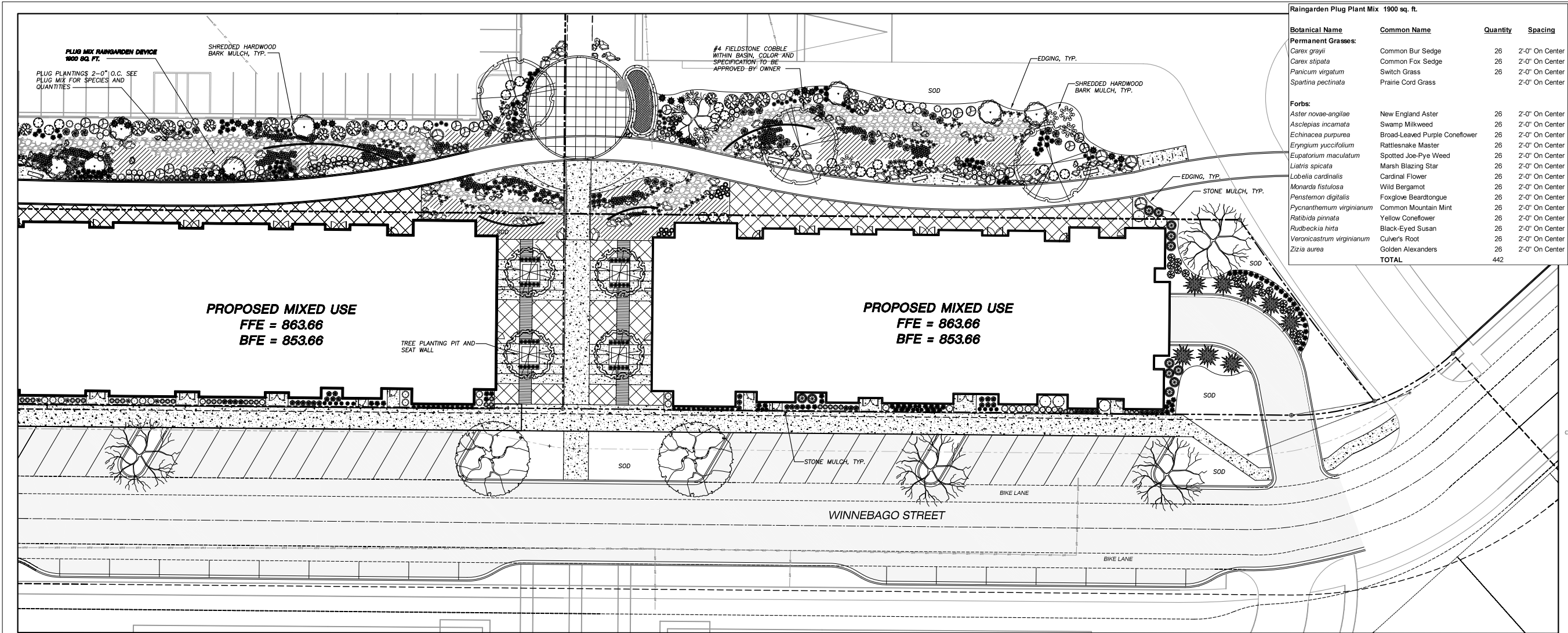
Sheet Title

BUILDING 4 LANDSCAPE  
PLAN

Sheet No.

L200





Botanical Name	Common Name	Quantity	Spacing
<b>Permanent Grasses:</b>			
Carex grayii	Common Bur Sedge	26	2'-0" On Center
Carex stipata	Common Fox Sedge	26	2'-0" On Center
Panicum virgatum	Switch Grass	26	2'-0" On Center
Spartina pectinata	Prairie Cord Grass	26	2'-0" On Center
<b>Forbs:</b>			
Aster novae-angliae	New England Aster	26	2'-0" On Center
Asclepias incarnata	Swamp Milkweed	26	2'-0" On Center
Echinacea purpurea	Broad-Leaved Purple Coneflower	26	2'-0" On Center
Eryngium yuccifolium	Rattlesnake Master	26	2'-0" On Center
Eupatorium maculatum	Spotted Joe-Pye Weed	26	2'-0" On Center
Liatris spicata	Marsh Blazing Star	26	2'-0" On Center
Lobelia cardinalis	Cardinal Flower	26	2'-0" On Center
Monarda fistulosa	Wild Bergamot	26	2'-0" On Center
Penstemon digitalis	Foxglove Beardtongue	26	2'-0" On Center
Pycnanthemum virginianum	Common Mountain Mint	26	2'-0" On Center
Ratibida pinnata	Yellow Coneflower	26	2'-0" On Center
Rudbeckia hirta	Black-Eyed Susan	26	2'-0" On Center
Veronicastrum virginianum	Culver's Root	26	2'-0" On Center
Zizia aurea	Golden Alexanders	26	2'-0" On Center
<b>TOTAL</b>		<b>442</b>	



REAL ESTATE DEVELOPMENT & MANAGEMENT

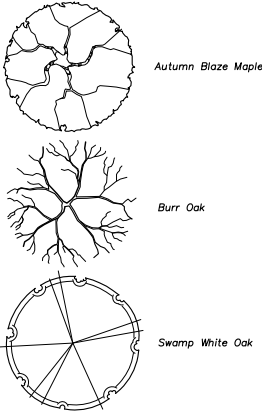
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OREGON, WI 53575

Seal

Consultant  
**JSD** Professional Services, Inc.  
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VERONA, WISCONSIN 53593  
608.848.5060 PHONE | 608.848.2255 FAX  
MADISON | MILWAUKEE  
KENSIS | APPLETON  
www.jsdinc.com

LEGEND (PROPOSED)

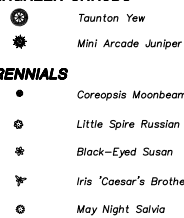
TALL CLIMAX DECIDUOUS TREES



DECIDUOUS SHRUBS



EVERGREEN SHRUBS



PERENNIALS

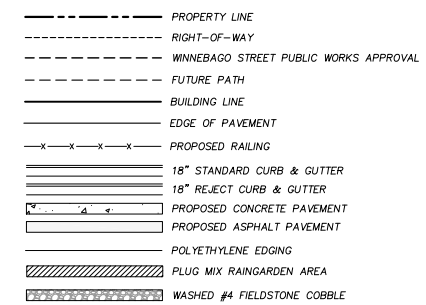
ORNAMENTAL GRASSES



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LEGEND (PROPOSED)



LANDSCAPE PLANT LIST

SYM QTY. COMMON NAME

TALL CLIMAX DECIDUOUS TREES

3	Autumn Blaze Maple
5	Burr Oak

EVERGREEN TREES

8	Mountain Juniper
---	------------------

ORNAMENTAL TREES

1	Cornus alternifolia 'Argentea'
10	Little King River Birch
4	American Hornbeam

DECIDUOUS SHRUBS

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BOTANICAL NAME

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QUERCUS macrocarpa
JUNIPERUS 'Mountain'
PAGODA dogwood
BETULA nigra 'Little King' FOX VALLEY
CARPINUS caroliniana

SIZE

2-1/2" Cal.
2-1/2" Cal.
5-6' Ht.
1 1/2" Cal.
1 1/2" Cal.
1 1/2" Cal.

ROOT

B&B
B&B
B&B
B&B
B&B
B&B

LS POINTS

35
35
35
15
15
15

TOTAL POINTS

105
175
280
15
150
60

EVERGREEN SHRUBS

12	Taunton Yew
44	Mini Arcade Juniper

PERENNIALS

43	Coreopsis Moonbeam
89	Little Spire Russian Sage
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188	Prairie Dropseed
657	Common Oak Sedge

TAXUS x media 'Tauntonii'
JUNIPERUS sabina 'Mini Arcade'

12-24" Min. Ht.
12-24" Min. Ht.

# 3 Cont.
# 3 Cont.

4
4

48
176

COREOPSIS verticillata
PEROVSKIA atriplicifolia 'Little Spire'
RUDIBECKIA fulgida var. fulgida
IRIS SIBERICA 'Caesar's Brother'
SALVIA NEMEROSA 'Mainacht'

10 - 12" Ht.
10 - 12" Ht.
10 - 12" Ht.
10 - 12" Ht.
10 - 12" Ht.

# 1 Cont.
# 1 Cont.
# 1 Cont.
# 1 Cont.
# 1 Cont.

2
2
2
2
2

86
178
56
172
42

CALAMAGROSTIS x acutiflora 'Karl Foerster'
PENNISETUM alopecuroides 'Hameln'
HELICOTRICHON sempervirens
SCHIZACHYRIUM scoparium
ANDROPOGON gerardii
SPOROBOLOUS heterolepis
CAREX pensylvanica

10 - 12" Ht.
10 - 12" Ht.
10 - 12" Ht.
10 - 12" Ht.
10 - 12" Ht.
10 - 12" Ht.
PLUG

# 1 Cont.
# 1 Cont.
# 1 Cont.
# 1 Cont.
# 1 Cont.
# 1 Cont.
2

2
2
2
2
2
2
2

244
80
40
140
88
376
1314

TOTAL POINTS:

4437



SCALE IN FEET



GORMAN & COMPANY  
UNION CORNERS SPECIFIC  
IMPLEMENTATION PLAN  
MADISON, WI

Project No. 14-6534

Plot Date:

Drawn by: JLF, KJY, MG

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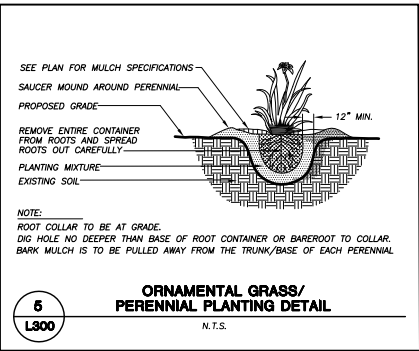
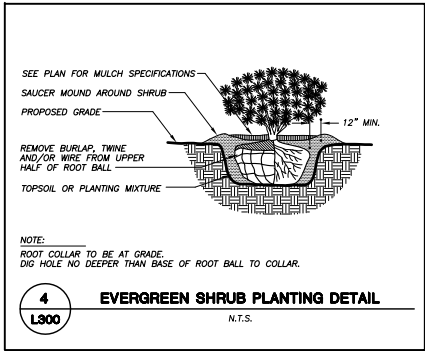
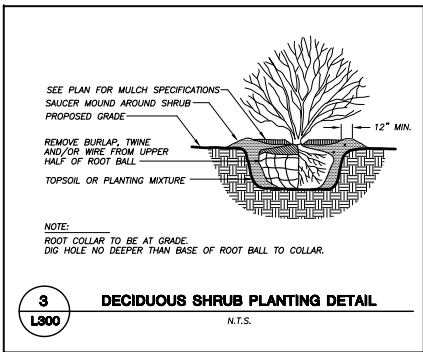
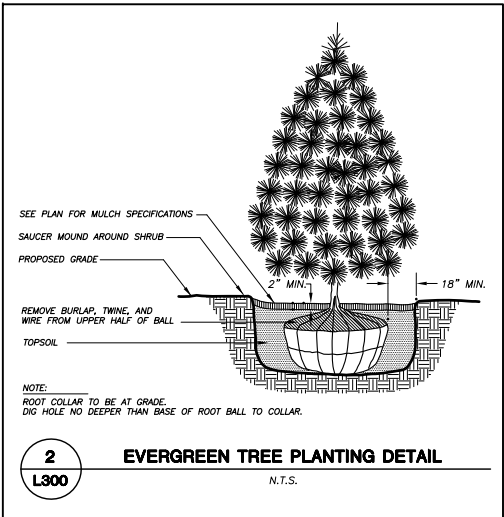
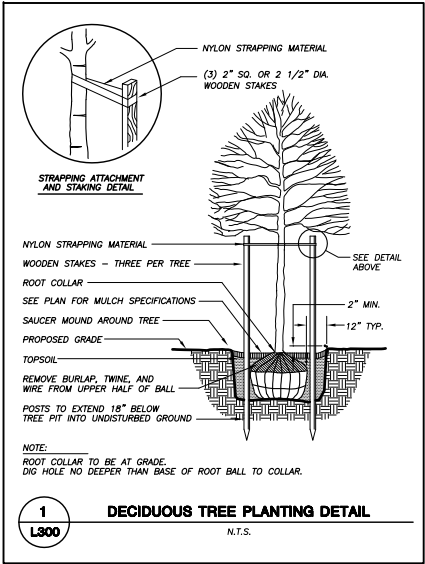
Sheet Title

BUILDING 5 LANDSCAPE  
PLAN

Sheet No.

L201





### LANDSCAPE NOTES AND SPECIFICATIONS

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- 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, PROTECT THAT 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/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
  - PLANTING AREAS = 24"
  - TREE PITTS = SEE DETAILSPLANTING 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 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. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS – ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE-FREE) SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- RAINGARDEN PLUG PLANTINGS: ALL PLUG PLANTINGS SHALL BE PLANTED 2"-0" ON CENTER. CONTRACTOR IS TO RANDOMIZED PLUG PLANTING SELECTION THROUGHOUT BASIN AND DISTRIBUTE SPECIES VARIETY THROUGHOUT PLUG PLANTING AREAS. PRIOR TO PLANTING, BIODEGRADABLE PLANT CONTAINERS SHALL BE SPLIT AND NON-BIODEGRADABLE CONTAINERS BE REMOVED. THE ROOT SYSTEMS OF ALL SUCH PLANTS SHALL BE SPLIT OR CRUMBLED BY HAND PRIOR TO INSTALLATION.
- MATERIALS – ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE WASHED STONE MULCH AS APPROVED BY OWNER. STONE SHALL BE SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS – RAINWATER DRY STREAM ADJACENT TO BUILDING SHALL RECEIVE WASHED #4 FIELDSTONE COBBLE STONE. SHALL BE SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS.
- MATERIALS – TREE RINGS: ALL TREES PLANTED IN SODDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 3" DIAMETER SHREDDED HARDWOOD 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 3" 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: SOD ALL DISTURBED AREAS AS SPECIFIED IN 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 GRASS AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PAIDS AND TORN OR UNEVEN EDGES 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 – 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 SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- 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, 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 UNTIL THE CLEANUP OPERATION IS COMPLETED. 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 HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 30 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.



### CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address: UNION CORNERS - MADISON, WI  
Name of Project: UNION CORNERS BUILDING 4 & 5 SPECIFIC IMPLEMENTATION PLAN  
Owner / Contact: GORMAN & COMPANY  
Contact Phone: (608) 848-5060 Contact Email: JUSTIN.FRAHM@USDINC.COM

\*\* Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. \*\*

#### Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section as are all of the following conditions apply, in which case only the affected areas need to be brought up in compliance:

- The area of site disturbance is less than ten percent (10%) of the entire development site during any ten (10) year period.
- Cross floor area is only increased by ten percent (10%) during any ten (10) year period.
- No demolition of a principal building is involved.
- Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

#### Landscape Calculations and Distribution

Required landscaped area shall be calculated based upon the total developed area of the property. Developed area is defined as the area within a single contiguous boundary which is made up of structures, parking, driveways and driveway/loading facilities, but excluding the area of any building footprint at grade, base designated for open space uses such as athletic fields, use undeveloped land area on the street zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District:

- For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area: 8,524

Total landscape points required: 142

- For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area:

Five (5) acres = 212,500 square feet

First five (5) developed acres = 2,625 points

Remainder of developed area:

Total landscape points required:

- For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area:

Total landscape points required:

10/2013

#### Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2-6 inch caliper measured diameter at breast height (dbh);	35				
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1-12 inch caliper	15			4	60
Upright evergreen shrub (i.e. arbutus)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			60	180
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			16	64
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			286	572
Ornamental/ coccinifer flexing or wall	n/a	4 per 10 linear ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh; *Trees must be within developed area and cannot comprise more than 5% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, potentially accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						816

Total Number of Points Provided: 816

\* As determined by ANSI A304-A American standard for nursery stock. For exclusion, minimum plant sizes shall conform to the specifications in force in the current American Standard for Nursery Stock.



### REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET  
OREGON, WI 53575

Seal

Consultant

JSD Professional Services, Inc.  
Engineers • Surveyors • Planners

# GORMAN & COMPANY UNION CORNERS SPECIFIC IMPLEMENTATION PLAN MADISON, WI

Project No. 14-6534

Plot Date: YYYY/MM/DD 00:00 AM

Drawn by: XXXX

Date	Issue Description
GDP	06-25-14
SIP	11-05-14
UDC FINAL	05-27-2015

Sheet Title

### LANDSCAPE DETAILS, NOTES, AND SPECIFICATIONS

Sheet No.

L300





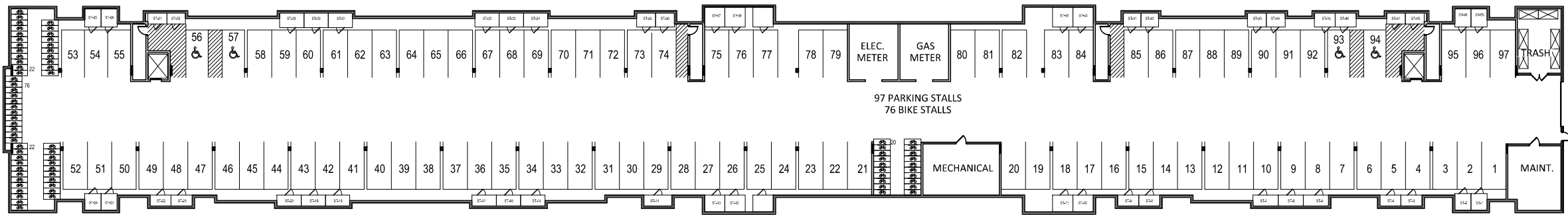
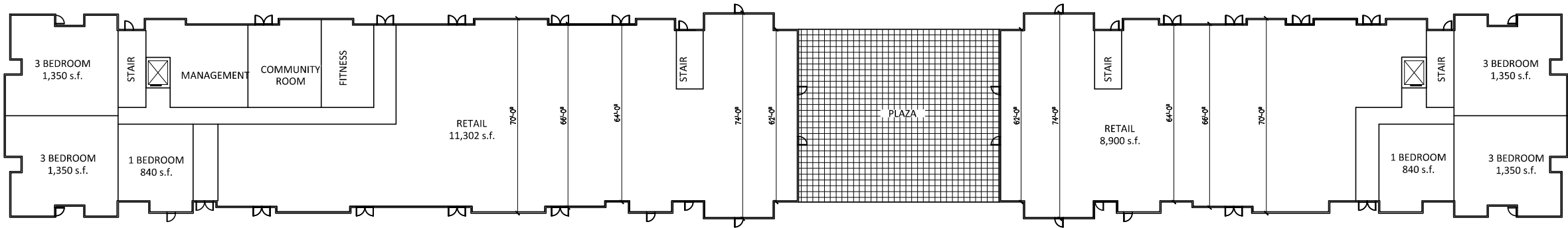
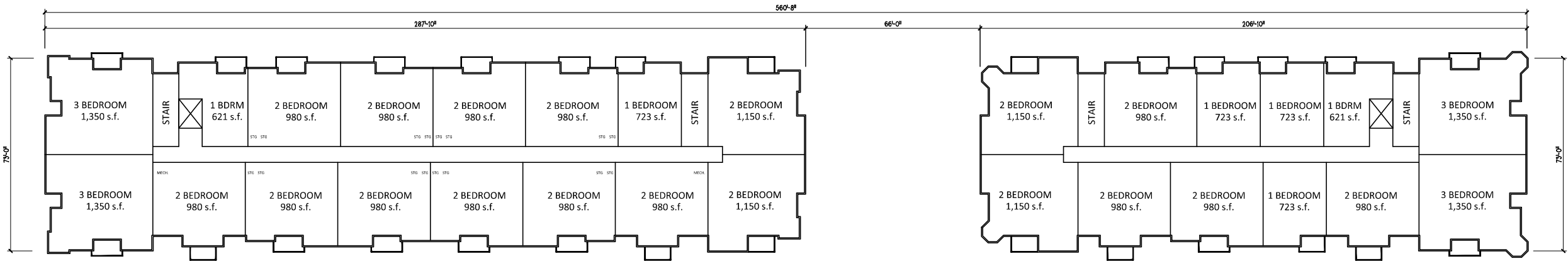






UNION CORNERS  
BUILDINGS 4 & 5  
2500 WINNEBAGO STREET  
MADISON, WI

Project No.	130020-43
Plot Date:	2015/05/27 11:00 AM
Drawn by:	JK/MO
Date	Issue Description



UNIT MIX	S	1BR	2BR	3BR	TOTAL
1ST	0	1	0	2	3
2ND	0	2	12	2	16
3RD	0	2	12	2	16
4TH	0	2	12	2	16
TOTAL	0	7	36	8	51

UNIT MIX	S	1BR	2BR	3BR	TOTAL
1ST	0	1	0	2	3
2ND	0	4	6	2	12
3RD	0	4	6	2	12
4TH	0	4	6	2	12
TOTAL	0	13	18	8	39



1 BLDG #4 - WINNEBAGO STREET ELEVATION  
SCALE: 1" = 10' - 0"



2 BLDG #4 - SOUTH ELEVATION  
SCALE: 1" = 10' - 0"



3 BLDG #4 - PLAZA ELEVATION  
SCALE: 1" = 10' - 0"



4 BLDG #4 - REAR ELEVATION  
SCALE: 1" = 10' - 0"

**UNION CORNERS  
BUILDINGS 4 & 5**  
2500 WINNEBAGO STREET  
MADISON, WI

Project No.	130020-43
Plot Date:	2015/05/11 11:00 AM
Drawn by:	JK/MO
Date	Issue Description



1 BLDG # 5 - WINNEBAGO STREET ELEVATION  
SCALE: 1" = 10' - 0"



2 BLDG # 5 - NORTH ELEVATION  
SCALE: 1" = 10' - 0"



3 BLDG # 5 - PLAZA ELEVATION  
SCALE: 1" = 10' - 0"



4 BLDG # 5 - REAR ELEVATION  
SCALE: 1" = 10' - 0"

**UNION CORNERS**  
**BUILDINGS 4 & 5**  
2500 WINNEBAGO STREET  
MADISON, WI

Project No.	130020-43
Plot Date:	2015/05/27 11:00 AM
Drawn by:	JK/MO
Date	Issue Description

Sheet Title  
BLDG # 5 ELEVATIONS

Sheet No.  
**A402**