

MODIFICATIONS:

#	Date	Description
1	01/30/2025	VERIFIED LOT CORNERS AND UTILITIES
2		
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Prepared By: **JK** 05/25/2022

SHEET TITLE:

EXISTING CONDITIONS SURVEY

SHEET NUMBER:

EXISTING CONDITIONS SURVEY

LOT 3 OF CERTIFIED SURVEY MAP NO. 15281, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

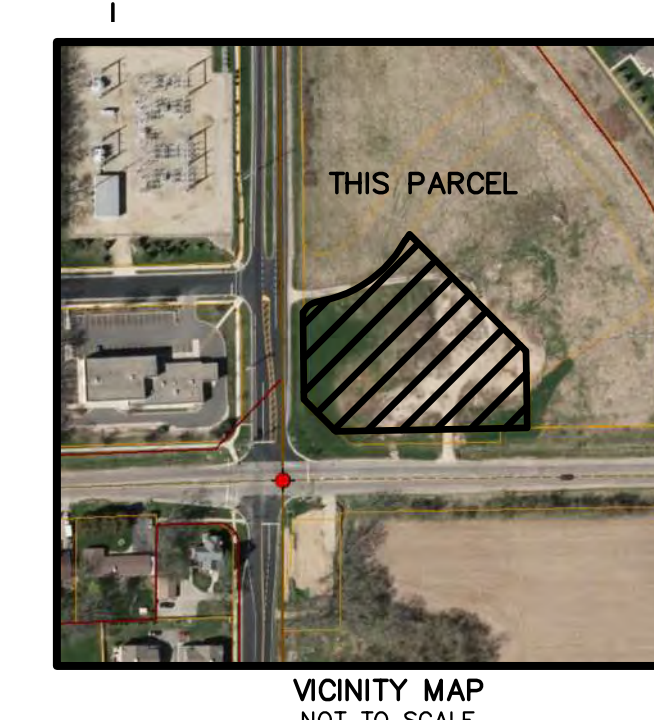
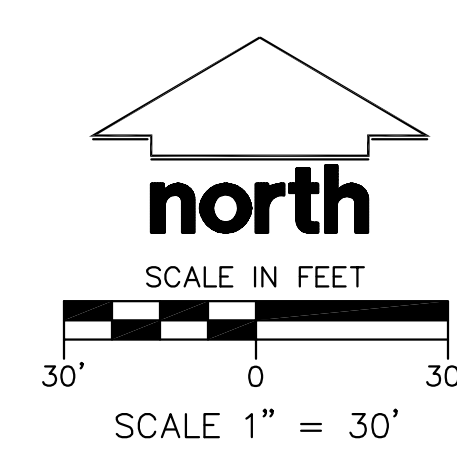
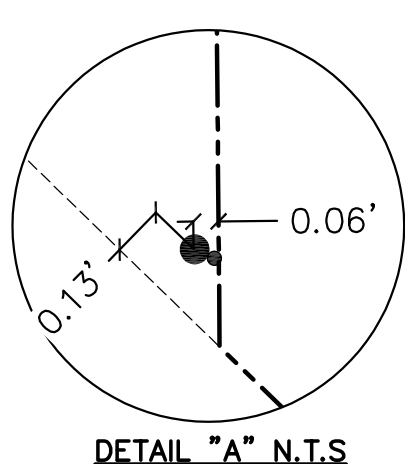
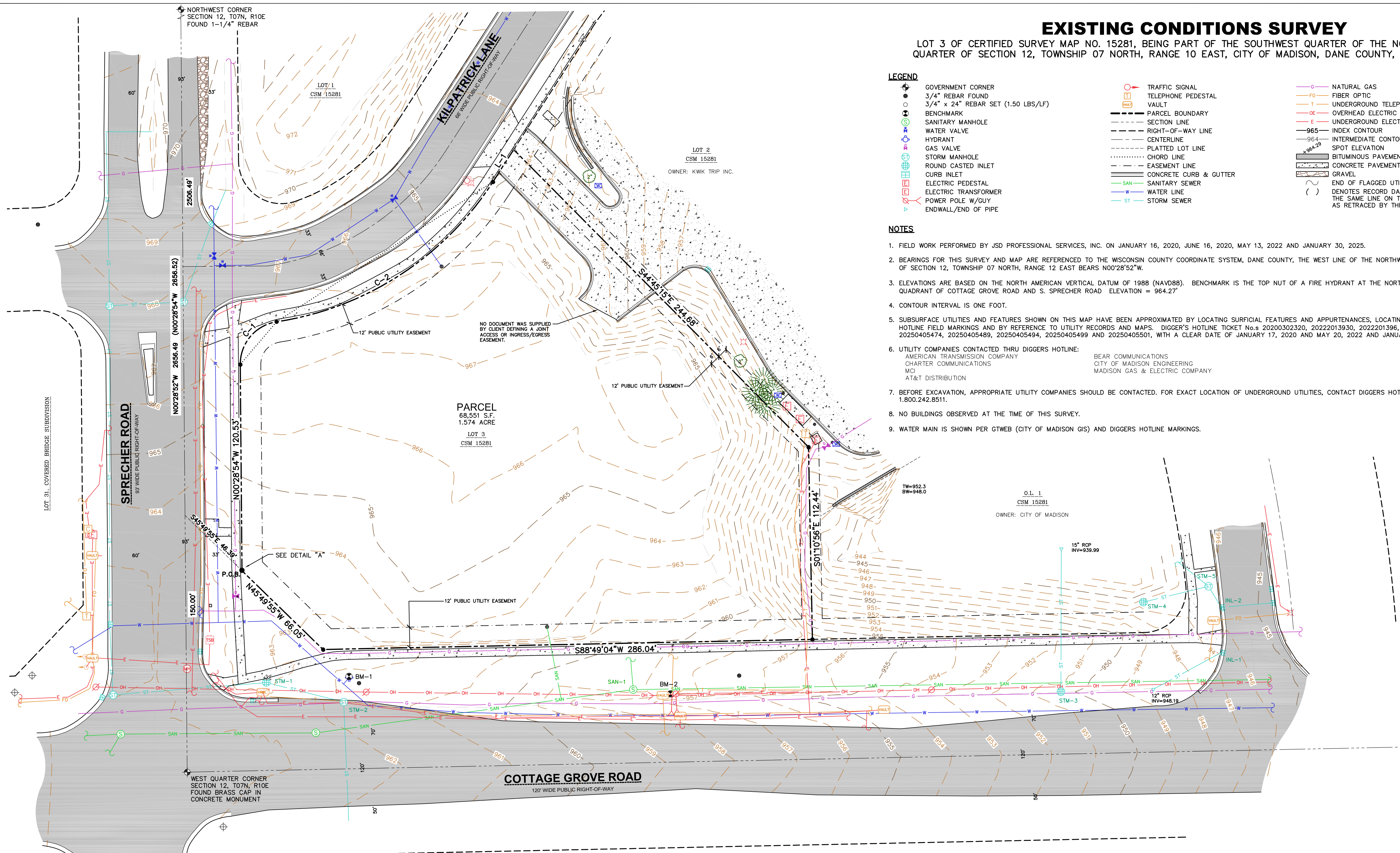
LEGEND

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> ● GOVERNMENT CORNER ● 3/4" REBAR FOUND ● 3/4" x 24" REBAR SET (1.50 LBS/LF) ○ BENCHMARK ○ SANITARY MANHOLE ○ WATER VALVE ○ HYDRANT ○ GAS VALVE ○ STORM MANHOLE ○ ROUND CASTED INLET ○ CURB INLET ○ ELECTRIC PEDESTAL ○ ELECTRIC TRANSFORMER ○ POWER POLE W/GUY ○ ENDWALL/END OF PIPE | <ul style="list-style-type: none"> ○ TRAFFIC SIGNAL ○ TELEPHONE PEDESTAL ○ VAULT --- PARCEL BOUNDARY --- SECTION LINE --- RIGHT-OF-WAY LINE --- CENTERLINE --- PLATTED LOT LINE --- CHORD LINE --- EASEMENT LINE --- CONCRETE CURB & GUTTER --- SANITARY SEWER --- WATER LINE --- STORM SEWER | <ul style="list-style-type: none"> ○ NATURAL GAS ○ FIBER OPTIC ○ UNDERGROUND TELEPHONE ○ OVERHEAD ELECTRIC DISTRIBUTION ○ UNDERGROUND ELECTRIC --- INDEX CONTOUR --- 965 INTERMEDIATE CONTOUR --- 96.4 SPOT ELEVATION --- BITUMINOUS PAVEMENT --- CONCRETE PAVEMENT --- GRAVEL --- END OF FLAGGED UTILITIES () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY |
|--|---|---|

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JANUARY 16, 2020, JUNE 16, 2020, MAY 13, 2022 AND JANUARY 30, 2025.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 12 EAST BEARS N00°28'52"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS THE TOP NUT OF A FIRE HYDRANT AT THE NORTH EAST QUADRANT OF COTTAGE GROVE ROAD AND S. SPRECHER ROAD ELEVATION = 964.27'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.s 20200302320, 20222013930, 2022201396, 20222013943, 20250405474, 20250405489, 20250405494, 20250405499 AND 20250405501, WITH A CLEAR DATE OF JANUARY 17, 2020 AND MAY 20, 2022 AND JANUARY 29, 2025.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:

AMERICAN TRANSMISSION COMPANY	BEAR COMMUNICATIONS
CHARTER COMMUNICATIONS	CITY OF MADISON ENGINEERING
MCI	MADISON GAS & ELECTRIC COMPANY
AT&T DISTRIBUTION	
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- NO BUILDINGS OBSERVED AT THE TIME OF THIS SURVEY.
- WATER MAIN IS SHOWN PER GTWEB (CITY OF MADISON GIS) AND DIGGERS HOTLINE MARKINGS.



STORM SEWER MANHOLES				
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE
STM-1	960.82	W	957.37 30"	RCP
		E	957.37 30"	RCP
STM-2	961.49	W	* 30"	RCP
		S	* 30"	RCP
STM-3	950.35	N	12"	RCP
STM-4	945.38	NE	--	--
STM-5	946.40	SW	--	--
		SE	--	--
		NW	--	--
INL-1	946.26	SW	12"	RCP
INL-2	945.59	E	--	--
		NW	--	--

* INACCESSIBLE AT TIME OF SURVEY
-- DID NOT MEASURE

SANITARY SEWER MANHOLES				
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE
SAN-1	959.45	W	946.07 10"	PVC
		NW	953.65 6"	PVC
		E	946.05 10"	PVC

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	964.27	TOP NUT ON HYDRANT ON NORTHEAST QUAD OF COTTAGE GROVE ROAD AND S. SPRECHER ROAD
BM-2	960.20	RR SPIKE IN UTILITY POLE, NORTH SIDE OF COTTAGE GROVE ROAD ON THE SOUTH EAST SIDE OF PROPERTY

*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	35.72'	25.00'	81°51'56"	N40°27'04"E	32.76'
C-2	155.11'	183.00'	48°33'56"	N57°06'04"E	150.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N32°49'06"E	22.42'

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
 2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - 2.1. 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.
 - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - 2.3. VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - 2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - 2.6. 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.
 3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
 4. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
 5. 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.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
 7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
 8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
 9. ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(1)(H), SPS 382.30(7)(C)(1), AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
 10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
 11. THE PRIME CONTRACTOR SHALL BE 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.
 12. 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 JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED 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.
 14. IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.
 15. **STORM SEWER SPECIFICATIONS:**
 - 15.1. PIPE:
 - 15.1.1. REINFORCED CONCRETE PIPE (RCP) - SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443.
 - 15.1.2. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATERTIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M294 TYPE "S".
 - 15.1.3. POLYVINYL CHLORIDE (PVC) - SHALL MEET REQUIREMENTS OF ASTM D3034, SDR 35 FOR PIPE SIZES 8"-15" WITH INTEGRAL BELL TYPE FLEXIBLE ELECTROMETRIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212, ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4'-6", SDR 35 SHALL BE USED FOR DEPTHS 3'-15" AND SDR 26 FOR DEPTHS 16'-28" DEPENDENT ON LOCAL JURISDICTION.
 - 15.2. INLETS AND CATCH BASINS:
 - 15.2.1. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.6.3 AND DETAIL DRAWINGS FILE NO. 28 OR 29 OF THE STANDARD SPECIFICATIONS, OR APPROVED EQUAL WITH A 2X3' MAXIMUM OPENING.
 - 15.2.2. POLYVINYL CHLORIDE (PVC) INLETS BY NYLOPLAST ONLY WHEN SPECIFIED ON PLANS, CONFORMING TO ASTM D1781, ASTM D3212, ASTM F477, AND MANUFACTURER'S REQUIREMENTS. REFER TO PLANS FOR LID OR GRATE SPECIFICATION.
 - 15.2.3. FRAME AND GRATE/LIDS:
 - 15.2.3.1. CURB FRAME AND GRATES SHALL BE NEENAH R-3067 WITH TYPE "R" GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
 - 15.2.3.2. SOLID LID FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
 - 15.2.3.3. GRATE FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY WITH A R-2578 GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
 - 15.2.4. MANHOLES:
 - 15.2.4.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO. 11 AND/OR 12 OF THE STANDARD SPECIFICATIONS.
 - 15.2.3.2. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
 - 15.3. BACKFILL AND BEDDING:
 - 15.3.1. STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
 - 15.3.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.
 - 15.4. FIELD TILE CONNECTIONS:
 - 15.4.1. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
16. **WATER MAIN & WATER LATERAL SPECIFICATIONS:**
 - 16.1. PIPE:
 - 16.1.1. DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS.
 - 16.1.2. POLYVINYL CHLORIDE PRESSURE PIPE (PVC) SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C900 DR14 (CLASS 305) FOR SIZES UP TO 4" AND AWWA C900 DR18 (CLASS 235) UP TO 30" WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.
 - 16.1.3. COPPER TYPE K TUBING SHALL CONFORM TO ASTM DESIGNATION B88 FOR WATER SERVICES LESS THAN 2" IN DIAMETER.
 - 16.1.4. HIGH DENSITY POLYETHYLENE (HDPE) SHALL CONFORM TO THE REQUIREMENTS OF AWWA C901, SDR 9 MINIMUM FOR SIZES UP TO 3" AND TO AWWA C906, SDR 17 MINIMUM FOR SIZES GREATER THAN 3".
 - 17.2. VALVES AND VALVE BOXES:
 - 17.2.1. GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C500 AND CHAPTER 8.27.0 OF THE STANDARD SPECIFICATIONS.
 - 17.2.2. CURB STOPS AND CORPORATION VALVES SHALL BE AWWA C800 AND ASTM B62, AND CONFORM TO ANY LOCAL JURISDICTIONAL REQUIREMENTS.
 - 17.3. WATER SERVICES CONNECTIONS
 - 17.3.1. SERVICES 2" IN DIAMETER OR LESS SHALL USE A TAP SERVICE WITH A CORPORATION STOP AND CURB STOP VALVE WITH SERVICE BOX PER JURISDICTIONAL REQUIREMENTS.
 - 17.3.2. SERVICES GREATER THAN 2" IN DIAMETER SHALL USE A TAPPING SLEEVE OR CUT-IN TEE CONNECTION WITH VALVE OF EQUIVALENT PIPE DIAMETER AND VALVE BOX PER JURISDICTIONAL REQUIREMENTS.
 - 17.4. HYDRANTS:
 - 17.4.1. HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTIONAL AUTHORITIES. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18" AND NO GREATER THAN 23"(SEE DETAIL).
 - 17.5. JOINT RESTRAINT:
 - 17.5.1. WHERE SPECIFIED, DUCTILE IRON PIPE SHALL INCLUDE MECHANICAL JOINTS CONFORMING TO CHAPTER 4.4.2(b) OF THE STANDARD SPECIFICATIONS. POLYETHYLENE WRAP SHALL BE USED AROUND ALL MECHANICAL CONNECTIONS.
 - 17.6. BEDDING AND COVER MATERIAL:
 - 17.6.1. PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE STANDARD SPECIFICATIONS.
 - 17.6.2. BURY DEPTH SHALL CONFIRM TO LOCAL JURISDICTION REQUIREMENTS, OR DSPS REQUIREMENTS AT A MINIMUM, WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS.
 - 17.7. BACKFILL:
 - 17.7.1. BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTERS 2.6.0 AND 4.17.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
 - 17.7.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.
 18. SEPARATION DISTANCES
 - WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING:
 - WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING
 - WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.
 19. **SANITARY SEWER SPECIFICATIONS:**
 - 19.1. PIPE:
 - 19.1.1. POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212, ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6", SDR 35 SHALL BE USED FOR DEPTHS 3'-15" AND SDR 26 FOR DEPTHS 16'-28" DEPENDENT ON LOCAL JURISDICTION.
 - 19.1.2. CONNECTION TO DISSIMILAR PIPE MATERIALS SHALL CONFORM TO CHAPTER 3.4.2 OF THE STANDARD SPECIFICATIONS. FERNCO COUPLER MAY BE USED WITH APPROVAL OF ENGINEER.
 - 19.2. MANHOLES:
 - 19.2.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS AND ALL SPECIAL PROVISIONS OF THE JURISDICTIONAL AUTHORITIES.
 - 19.2.2. MANHOLES SHALL HAVE INTERNAL CHIMNEY SEALS INSTALLED IN ALL SANITARY MANHOLES IN ACCORDANCE WITH CHAPTER 3.5.4(F) AND DETAIL DRAWING FILE NO. 12A OF THE STANDARD SPECIFICATIONS.
 - 19.2.3. MANHOLES SHALL HAVE ALL EXTERNAL JOINTS WRAPPED WITH MAC WARP OR EQUAL RUBBERIZED JOINT WRAP PER ASTM C923.
 - 19.2.4. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550 HEAVY DUTY WITH NON-ROCKING SOLID LIDS OR EQUAL, UNLESS SPECIFIED IN THE PLANS.
 - 19.3. BEDDING AND COVER MATERIAL:
 - 19.3.1. MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A).
 - 19.3.2. MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO ENSURE ADEQUATE COMPACTION OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
 - 19.4. BACKFILL:
 - 19.4.1. MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
 - 19.4.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.

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CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:



CLIENT ADDRESS:

**1709 LANDMARK DRIVE
COTTAGE GROVE, WI 53527**

PROJECT:

**SUMMIT CREDIT UNION
COTTAGE GROVE ROAD**

PROJECT LOCATION:

**6510 COTTAGE GROVE ROAD
MADISON, DANE COUNTY
WISCONSIN 53718**

PLAN MODIFICATIONS:

#	Date:	Description:
1	10.23.19	CITY SUBMITTAL
2	02.22.25	LAND USE SUBMITTAL
3		
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Designed By: MRA
Reviewed By: (Initials)
Approved By: (Initials)

SHEET TITLE:
NOTES & LEGEND

SHEET NUMBER:

C0.1

JSD PROJECT NO:

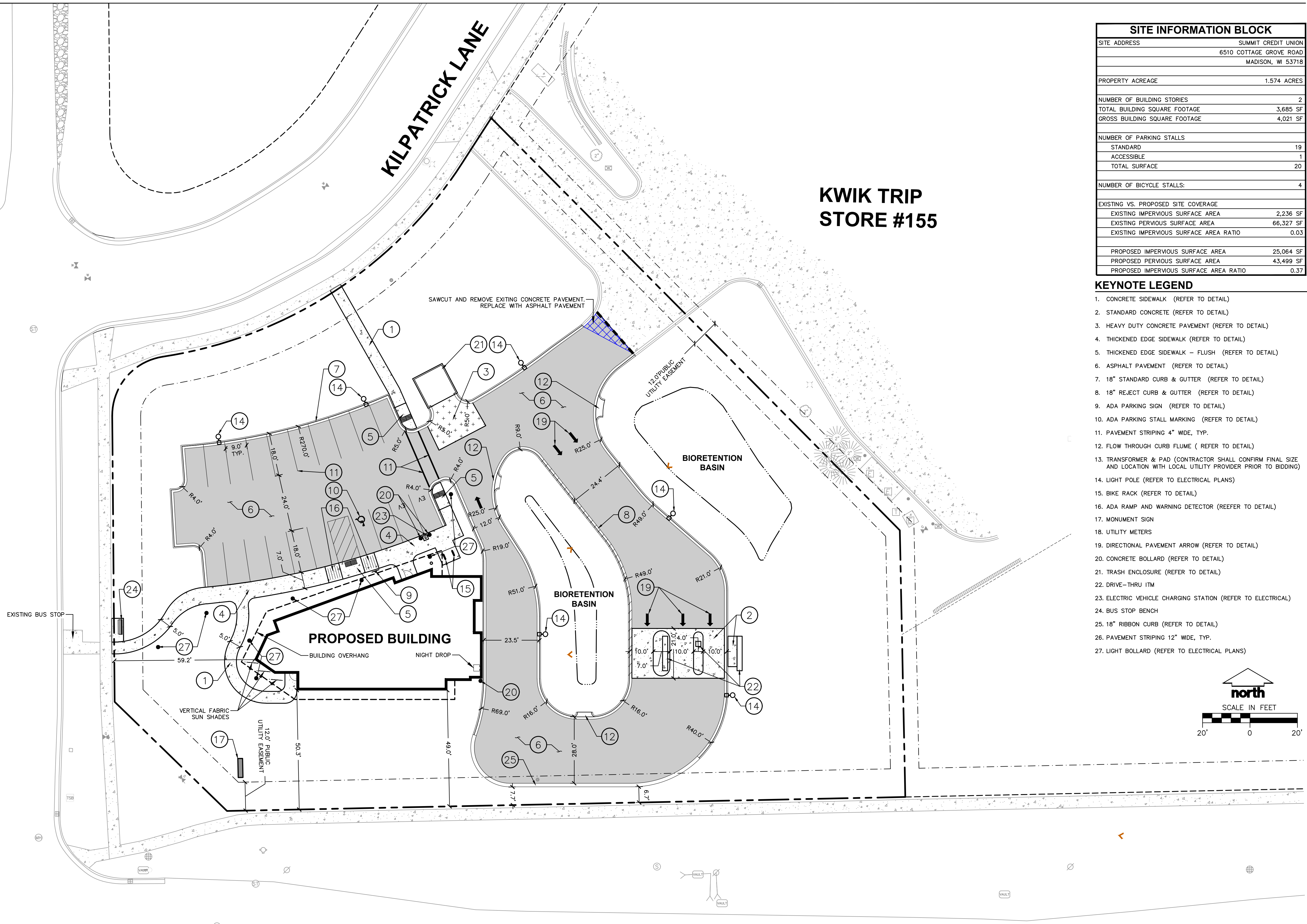
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SPRECHER ROAD

KILPATRICK LANE

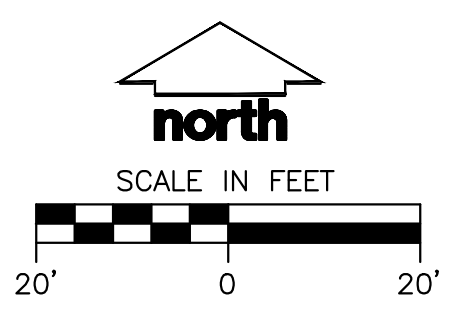
**KWIK TRIP
STORE #155**



COUNTY ROAD BB (COTTAGE GROVE ROAD)

SITE INFORMATION BLOCK	
SITE ADDRESS	SUMMIT CREDIT UNION 6510 COTTAGE GROVE ROAD MADISON, WI 53718
PROPERTY ACREAGE	1.574 ACRES
NUMBER OF BUILDING STORIES	2
TOTAL BUILDING SQUARE FOOTAGE	3,685 SF
GROSS BUILDING SQUARE FOOTAGE	4,021 SF
NUMBER OF PARKING STALLS	
STANDARD	19
ACCESSIBLE	1
TOTAL SURFACE	20
NUMBER OF BICYCLE STALLS:	4
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	2,236 SF
EXISTING PERVIOUS SURFACE AREA	66,327 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.03
PROPOSED IMPERVIOUS SURFACE AREA	25,064 SF
PROPOSED PERVIOUS SURFACE AREA	43,499 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.37

- KEYNOTE LEGEND**
1. CONCRETE SIDEWALK (REFER TO DETAIL)
 2. STANDARD CONCRETE (REFER TO DETAIL)
 3. HEAVY DUTY CONCRETE PAVEMENT (REFER TO DETAIL)
 4. THICKENED EDGE SIDEWALK (REFER TO DETAIL)
 5. THICKENED EDGE SIDEWALK - FLUSH (REFER TO DETAIL)
 6. ASPHALT PAVEMENT (REFER TO DETAIL)
 7. 18" STANDARD CURB & GUTTER (REFER TO DETAIL)
 8. 18" REJECT CURB & GUTTER (REFER TO DETAIL)
 9. ADA PARKING SIGN (REFER TO DETAIL)
 10. ADA PARKING STALL MARKING (REFER TO DETAIL)
 11. PAVEMENT STRIPING 4" WIDE, TYP.
 12. FLOW THROUGH CURB FLUME (REFER TO DETAIL)
 13. TRANSFORMER & PAD (CONTRACTOR SHALL CONFIRM FINAL SIZE AND LOCATION WITH LOCAL UTILITY PROVIDER PRIOR TO BIDDING)
 14. LIGHT POLE (REFER TO ELECTRICAL PLANS)
 15. BIKE RACK (REFER TO DETAIL)
 16. ADA RAMP AND WARNING DETECTOR (REFER TO DETAIL)
 17. MONUMENT SIGN
 18. UTILITY METERS
 19. DIRECTIONAL PAVEMENT ARROW (REFER TO DETAIL)
 20. CONCRETE BOLLARD (REFER TO DETAIL)
 21. TRASH ENCLOSURE (REFER TO DETAIL)
 22. DRIVE-THRU ITM
 23. ELECTRIC VEHICLE CHARGING STATION (REFER TO ELECTRICAL)
 24. BUS STOP BENCH
 25. 18" RIBBON CURB (REFER TO DETAIL)
 26. PAVEMENT STRIPING 12" WIDE, TYP.
 27. LIGHT BOLLARD (REFER TO ELECTRICAL PLANS)



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P. 608.848.5060

CLIENT:



CLIENT ADDRESS:
**1709 LANDMARK DRIVE
COTTAGE GROVE, WI 53527**

PROJECT:
**SUMMIT CREDIT UNION
COTTAGE GROVE ROAD**

PROJECT LOCATION:
**6510 COTTAGE GROVE ROAD
MADISON, DANE COUNTY
WISCONSIN 53718**

PLAN MODIFICATIONS:

#	Date:	Description:
1	10.23.19	CITY SUBMITTAL
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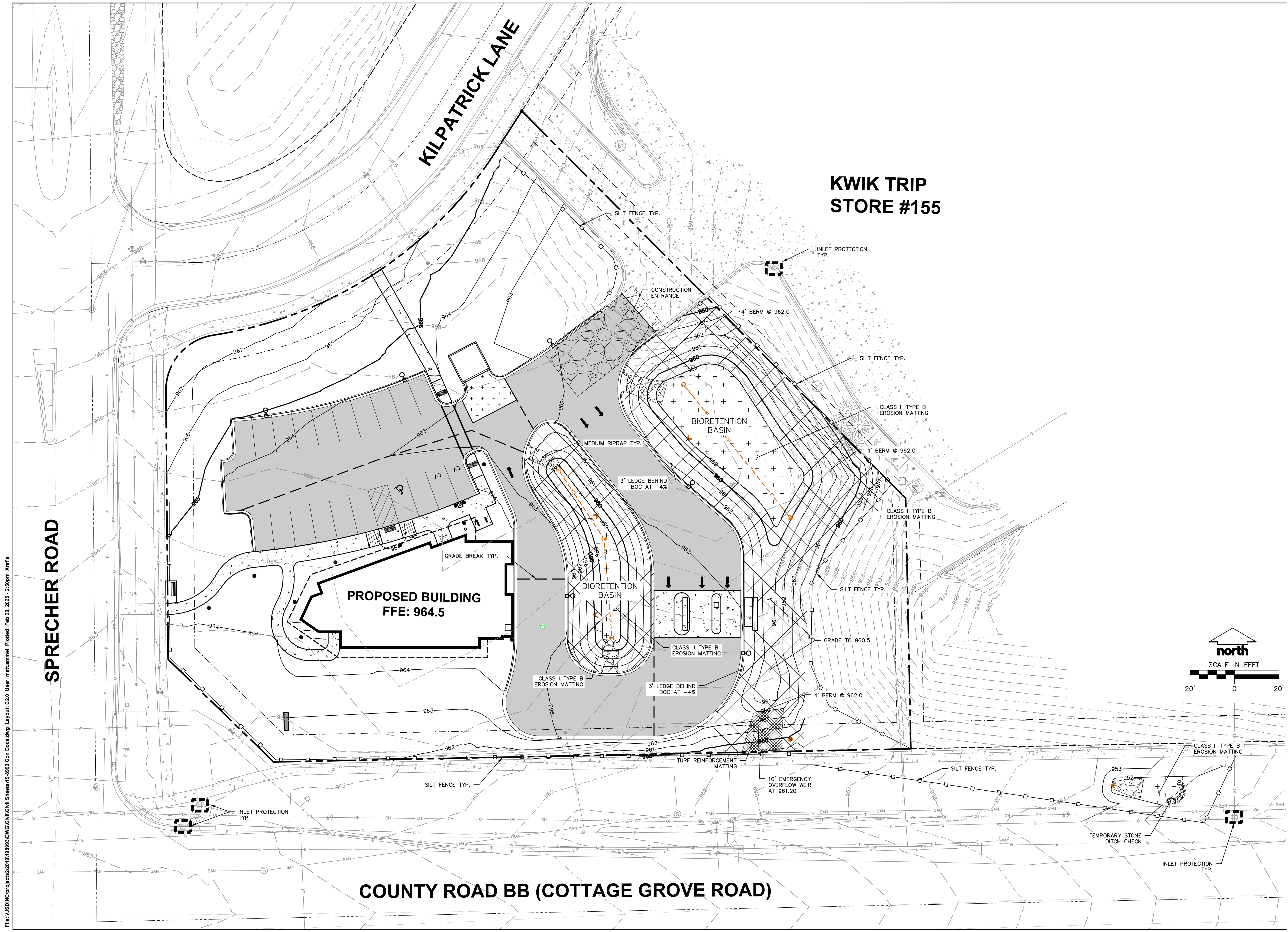
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Reviewed By: (Initials)
Approved By: (Initials)

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SITE PLAN

SHEET NUMBER:
C1.0

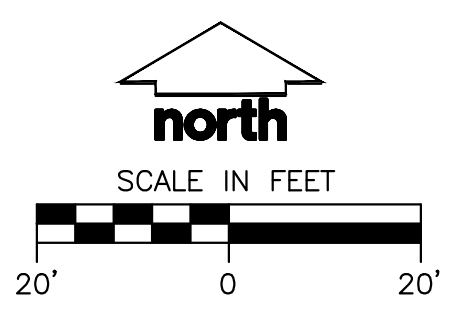
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**KWIK TRIP
STORE #155**

**PROPOSED BUILDING
FFE: 964.5**



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Approved By: (Initials)

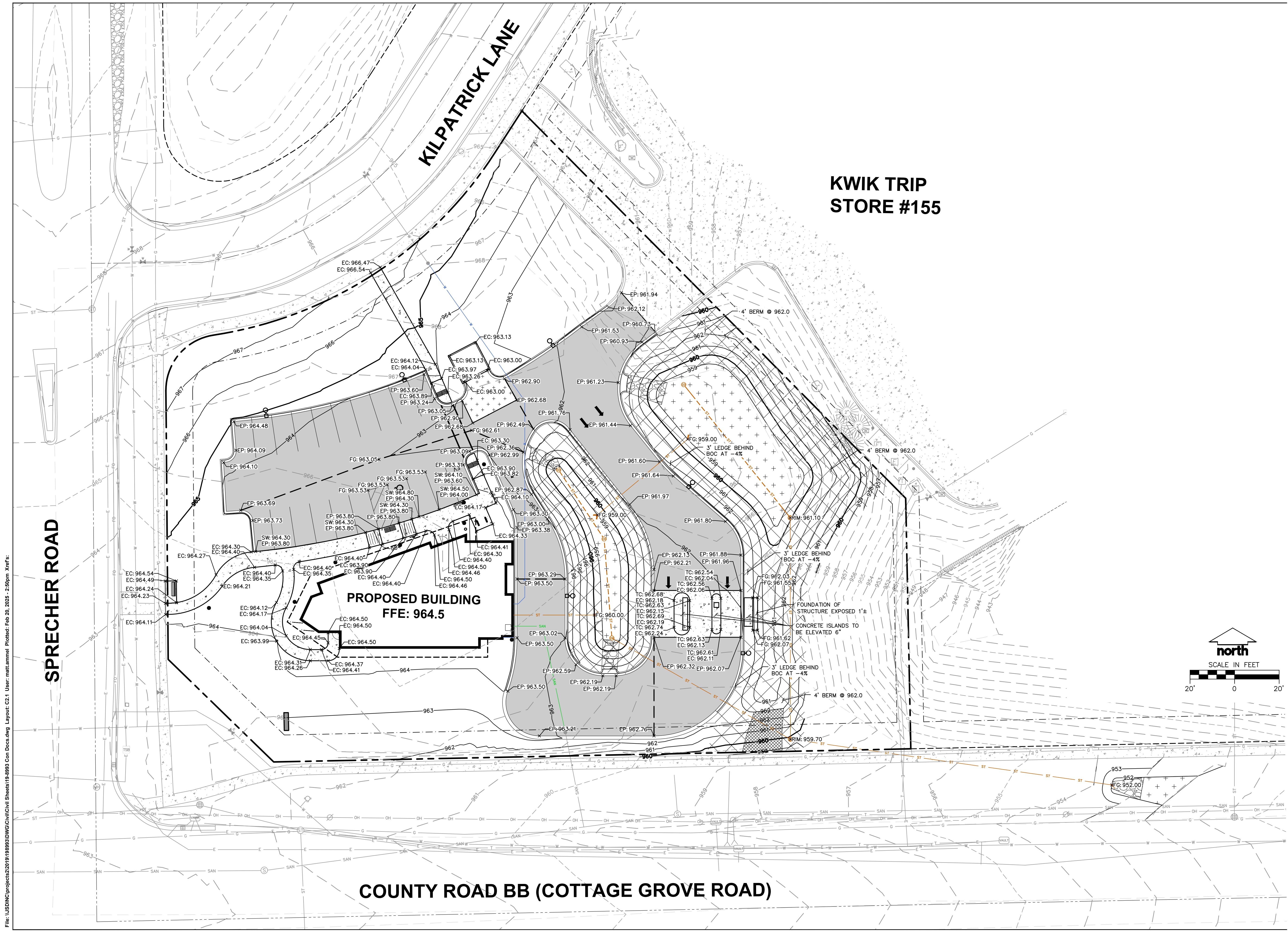
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GRADING AND EROSION
CONTROL PLAN**

SHEET NUMBER:
C2.0

JSD PROJECT NO:

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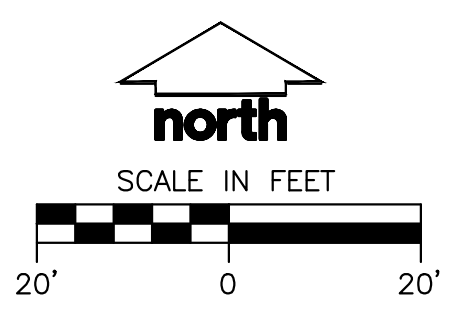
**KWIK TRIP
STORE #155**

KILPATRICK LANE

SPRECHER ROAD

**PROPOSED BUILDING
FFE: 964.5**

COUNTY ROAD BB (COTTAGE GROVE ROAD)



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Reviewed By: (Initials)
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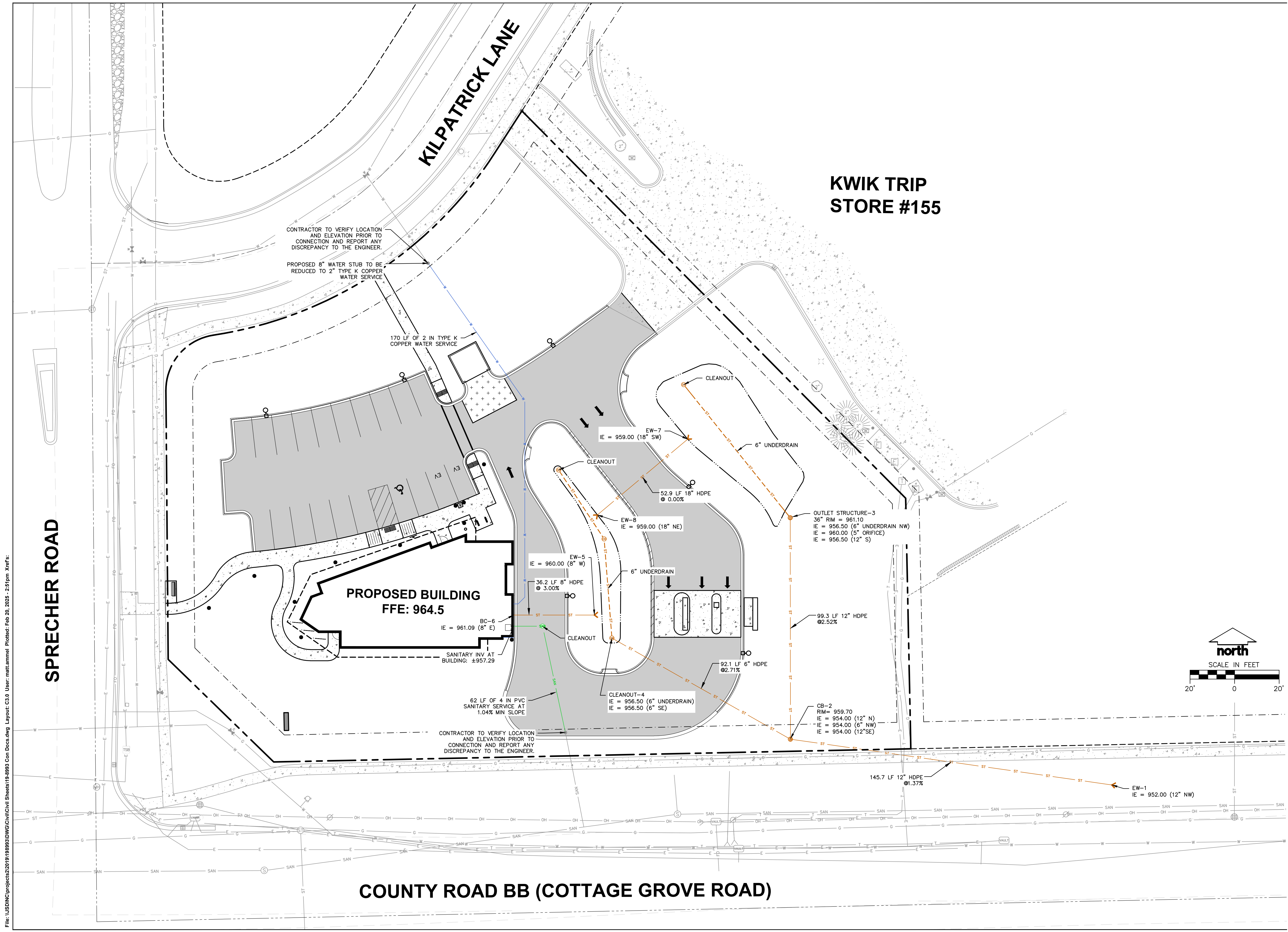
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PLAN**

SHEET NUMBER:
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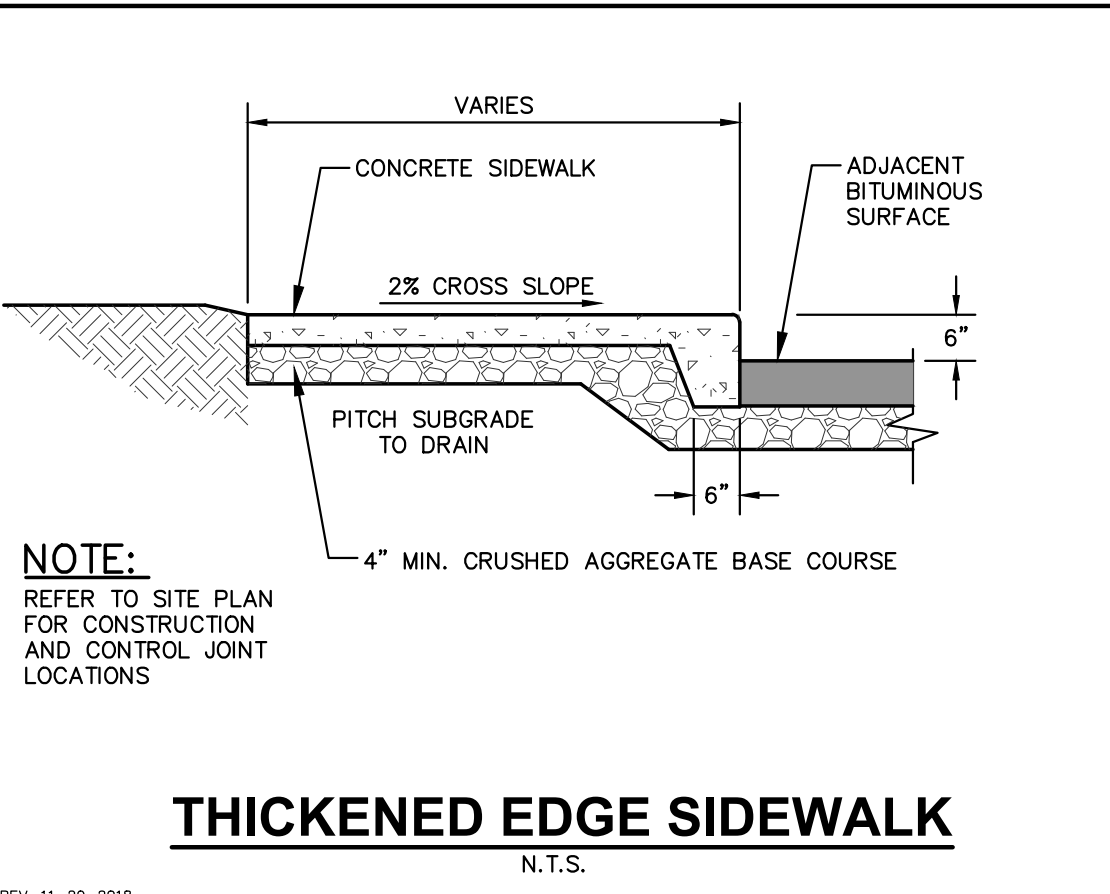
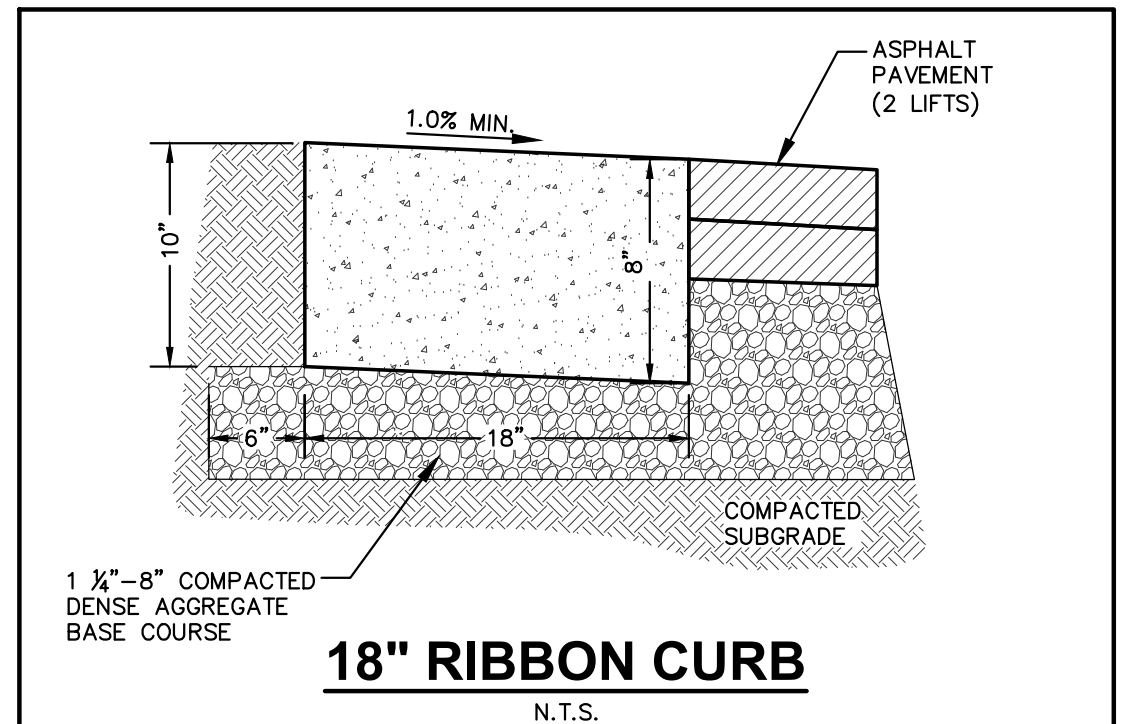
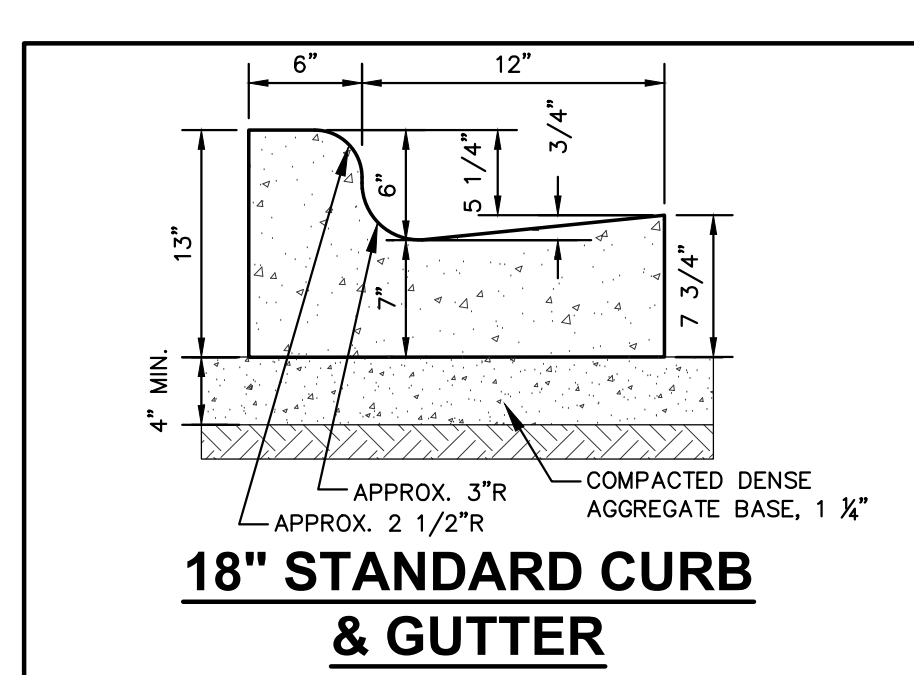
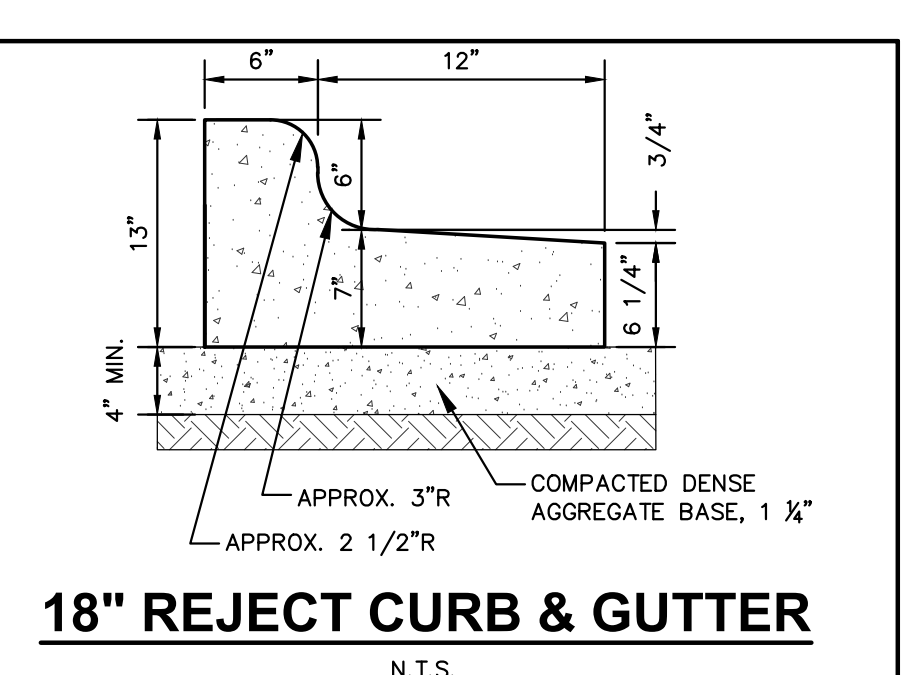
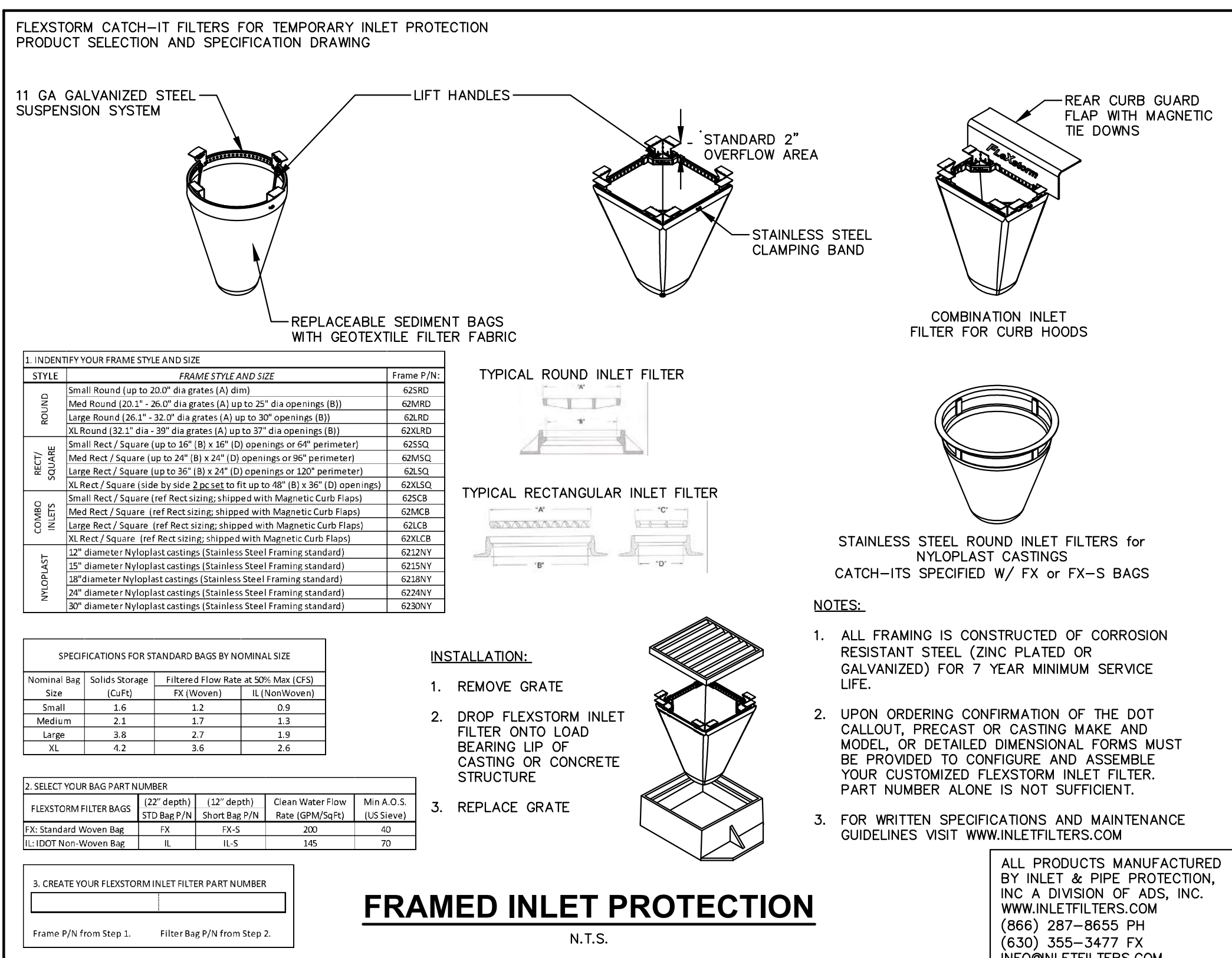
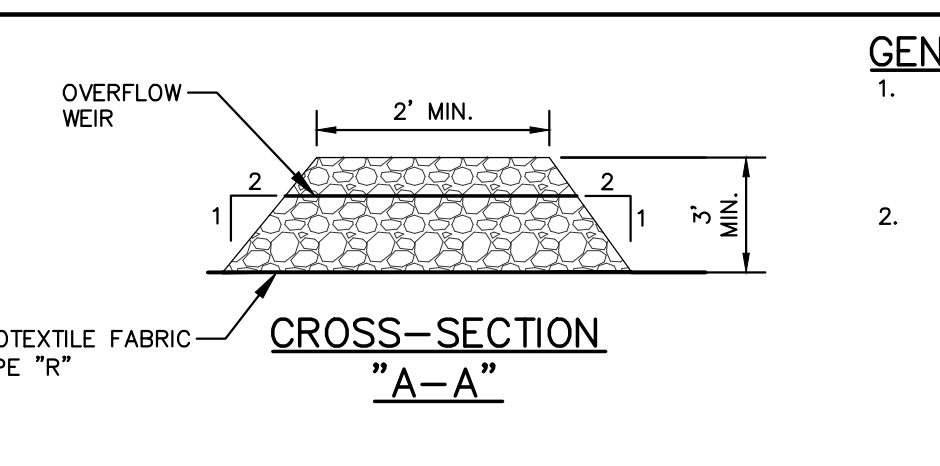
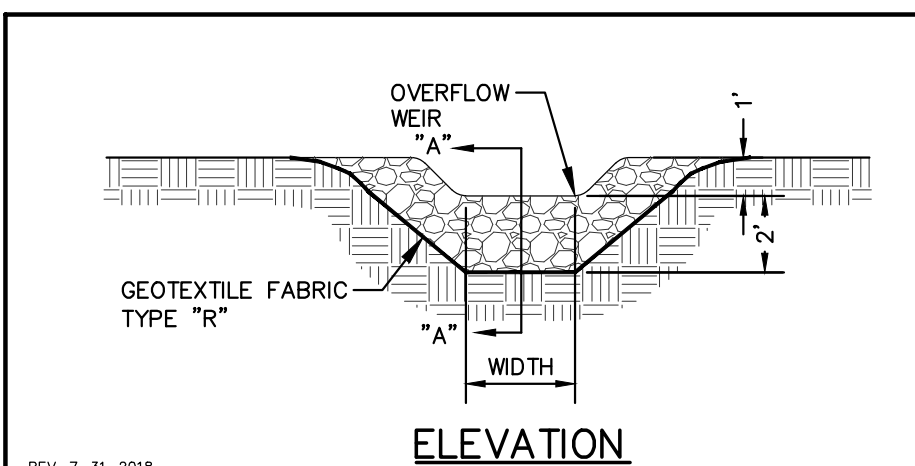
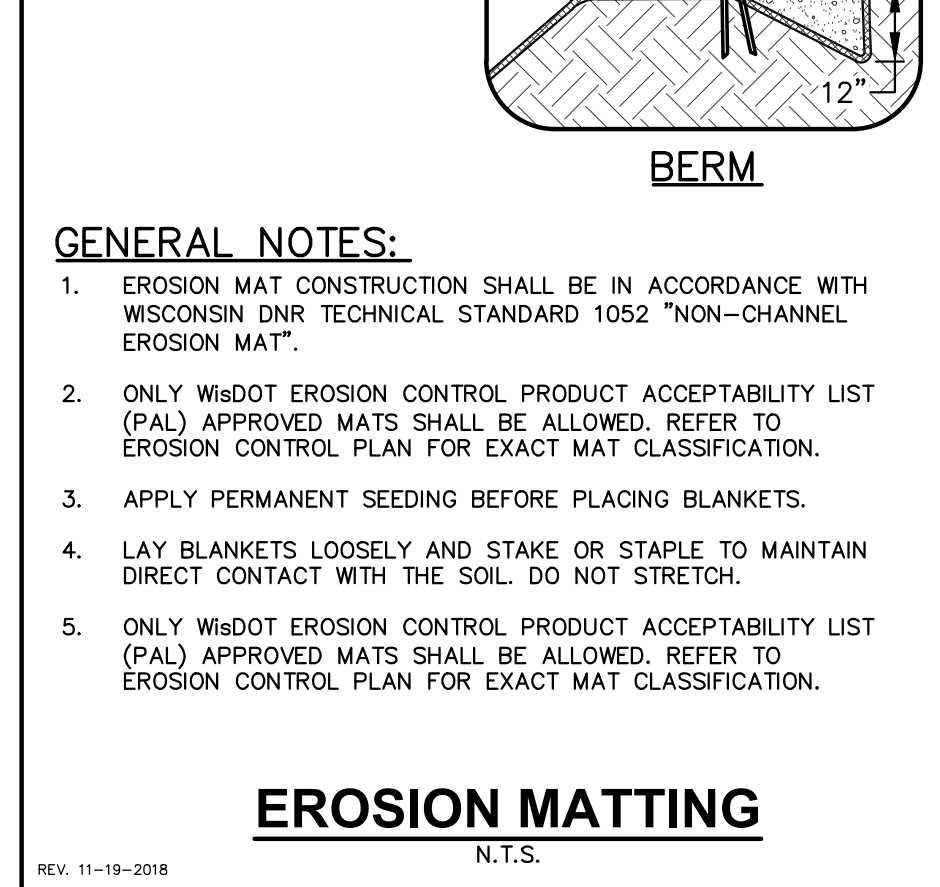
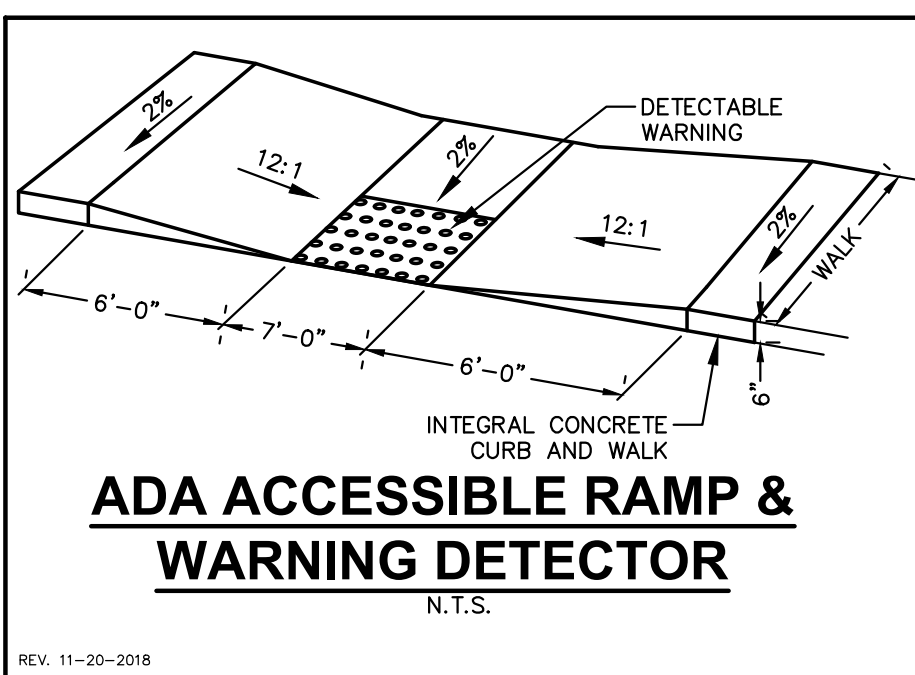
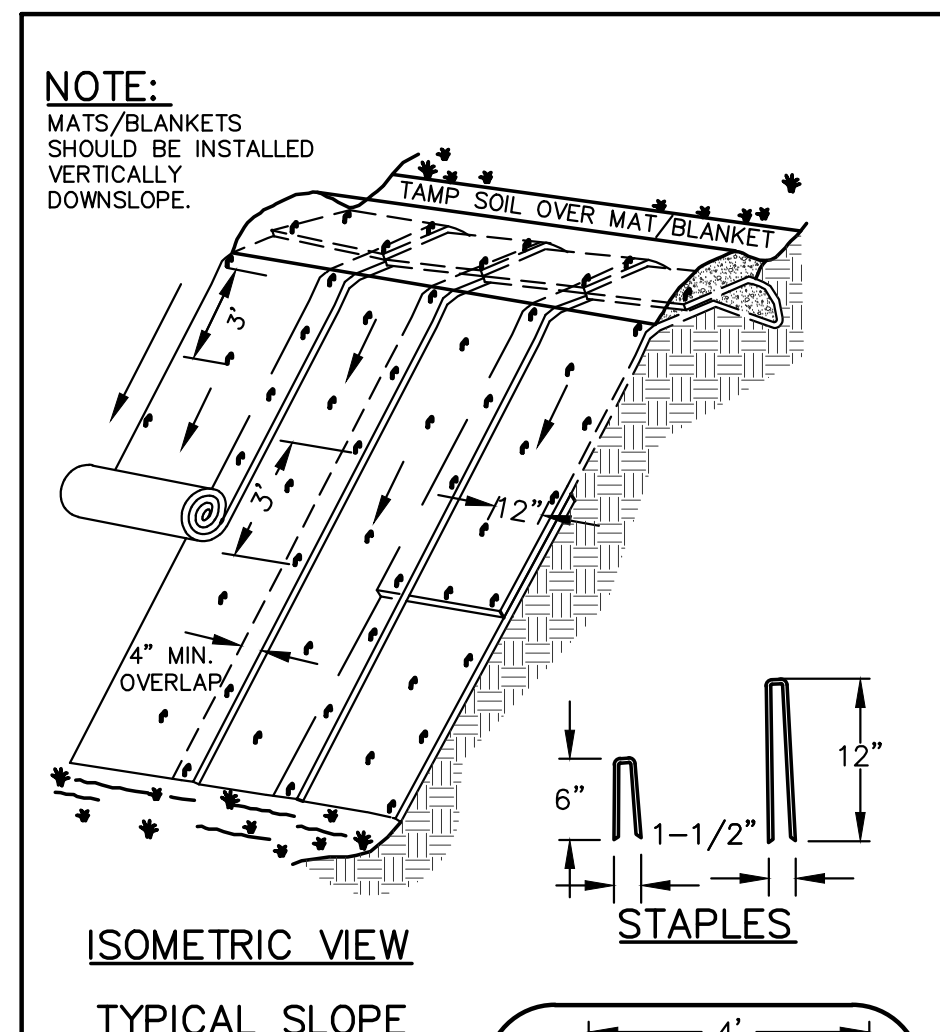
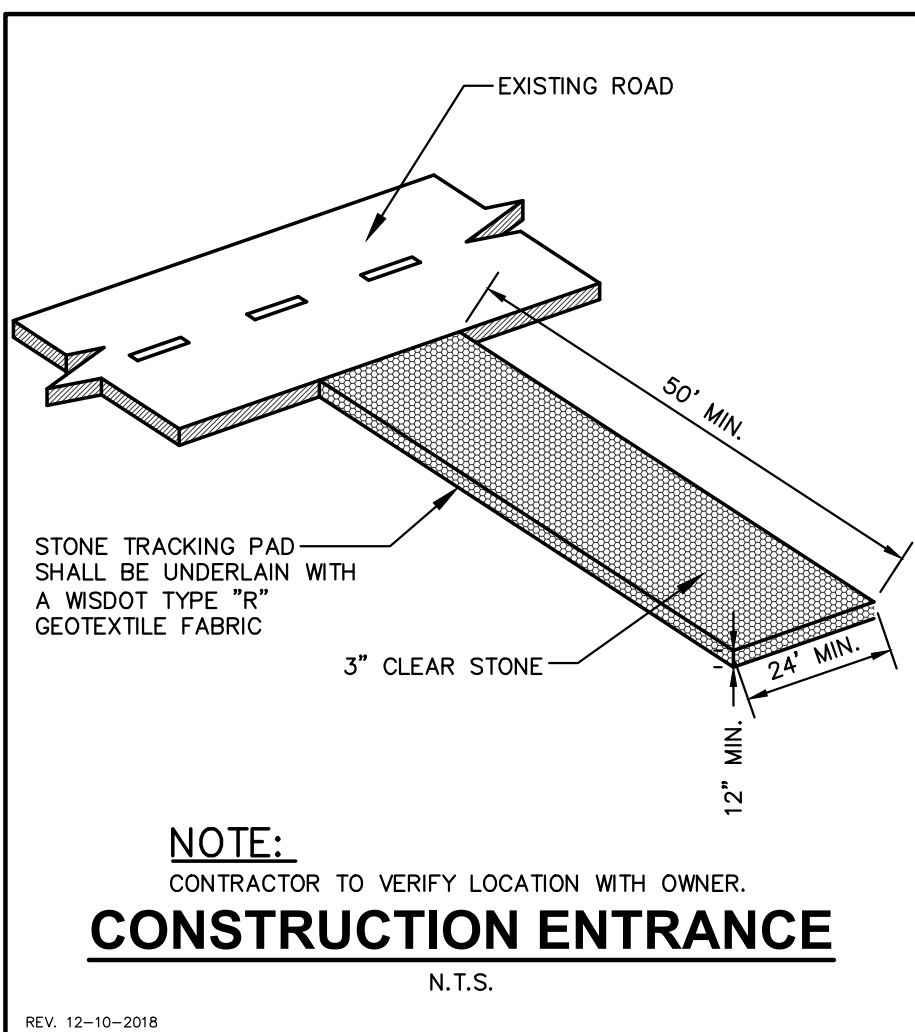
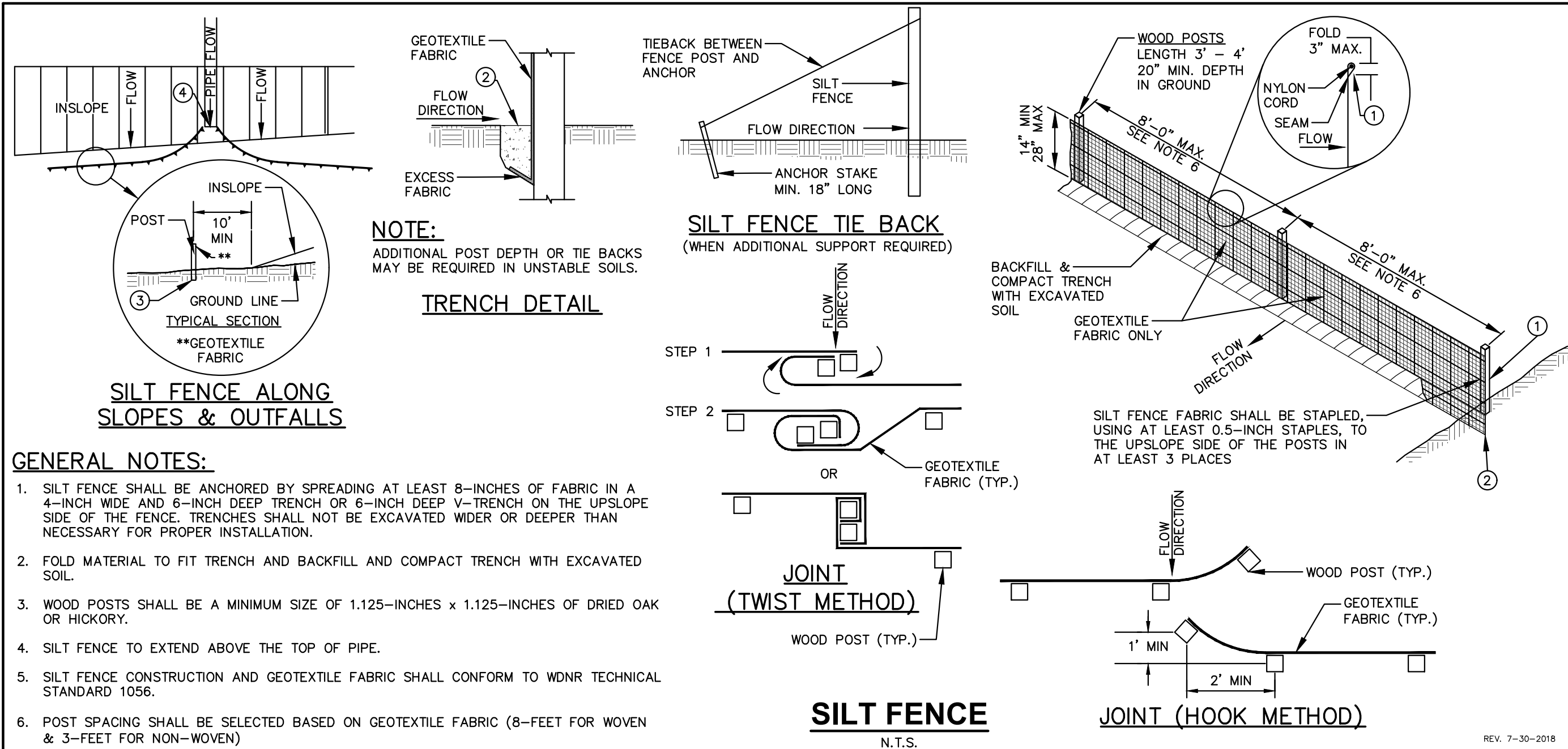
Designed By: MRA
Reviewed By: (Initials)
Approved By: (Initials)

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C3.0

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Designed By: MRA
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SHEET TITLE:
DETAILS

SHEET NUMBER:
C4.0

JSD PROJECT NO:

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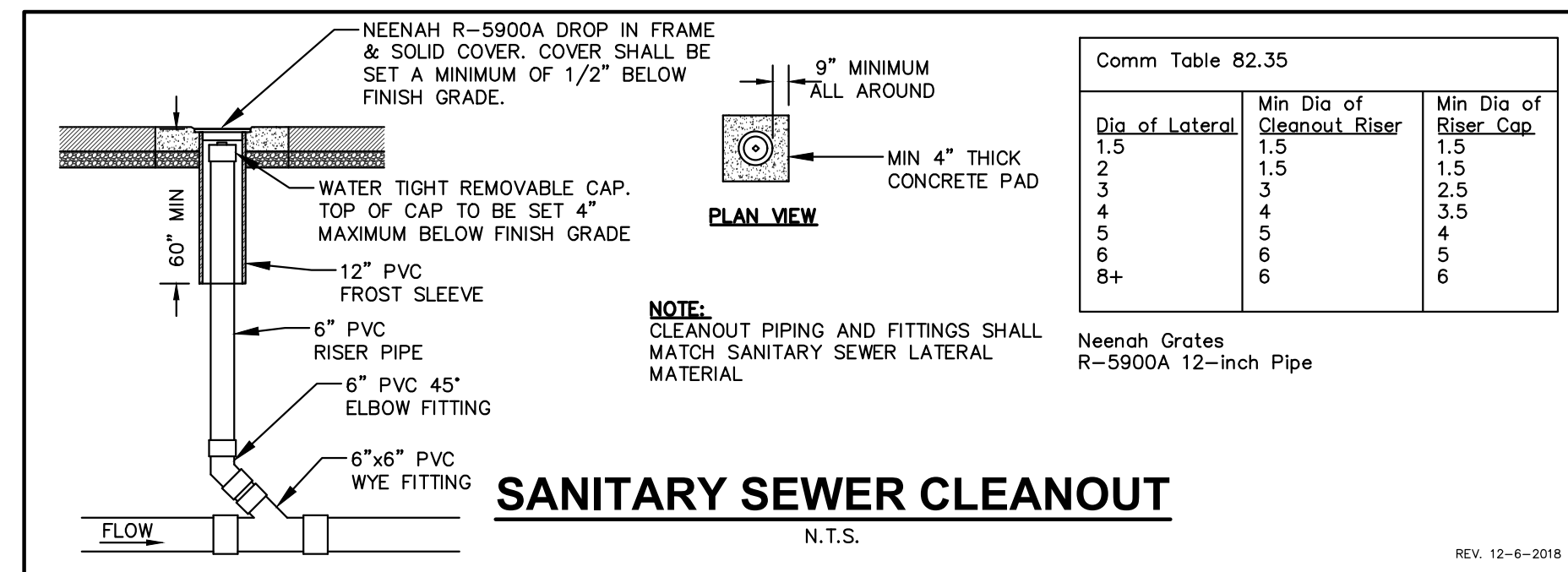
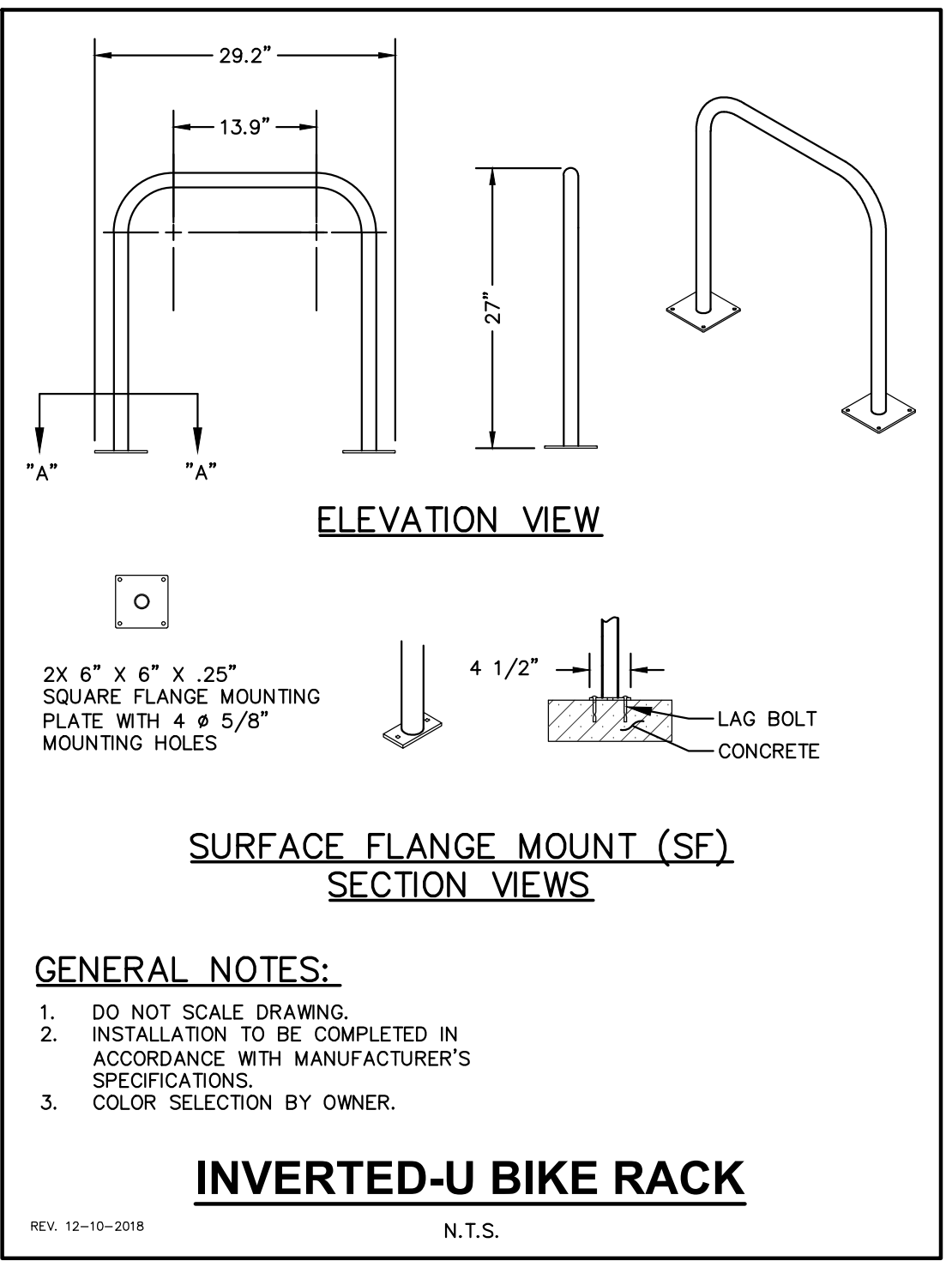
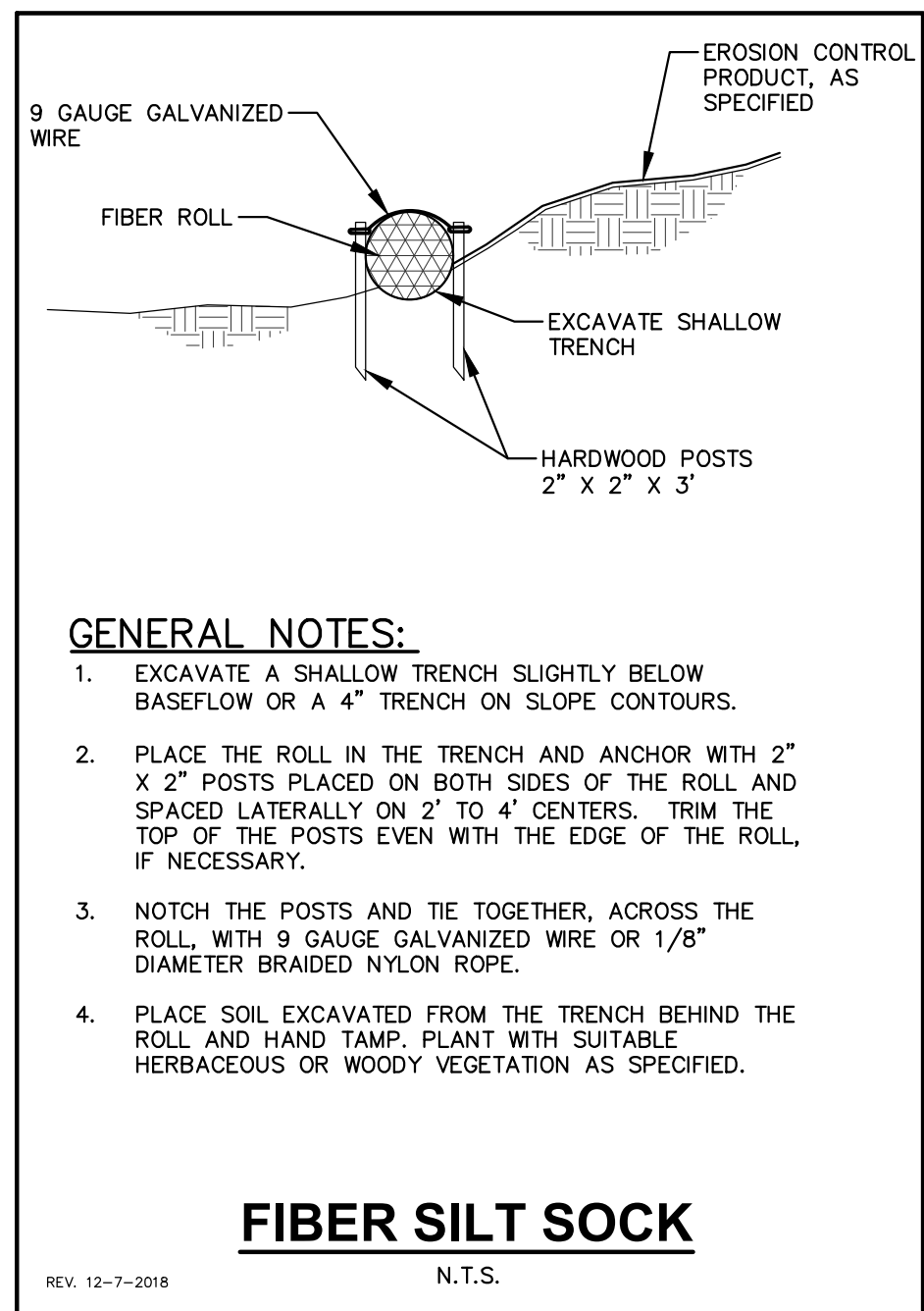
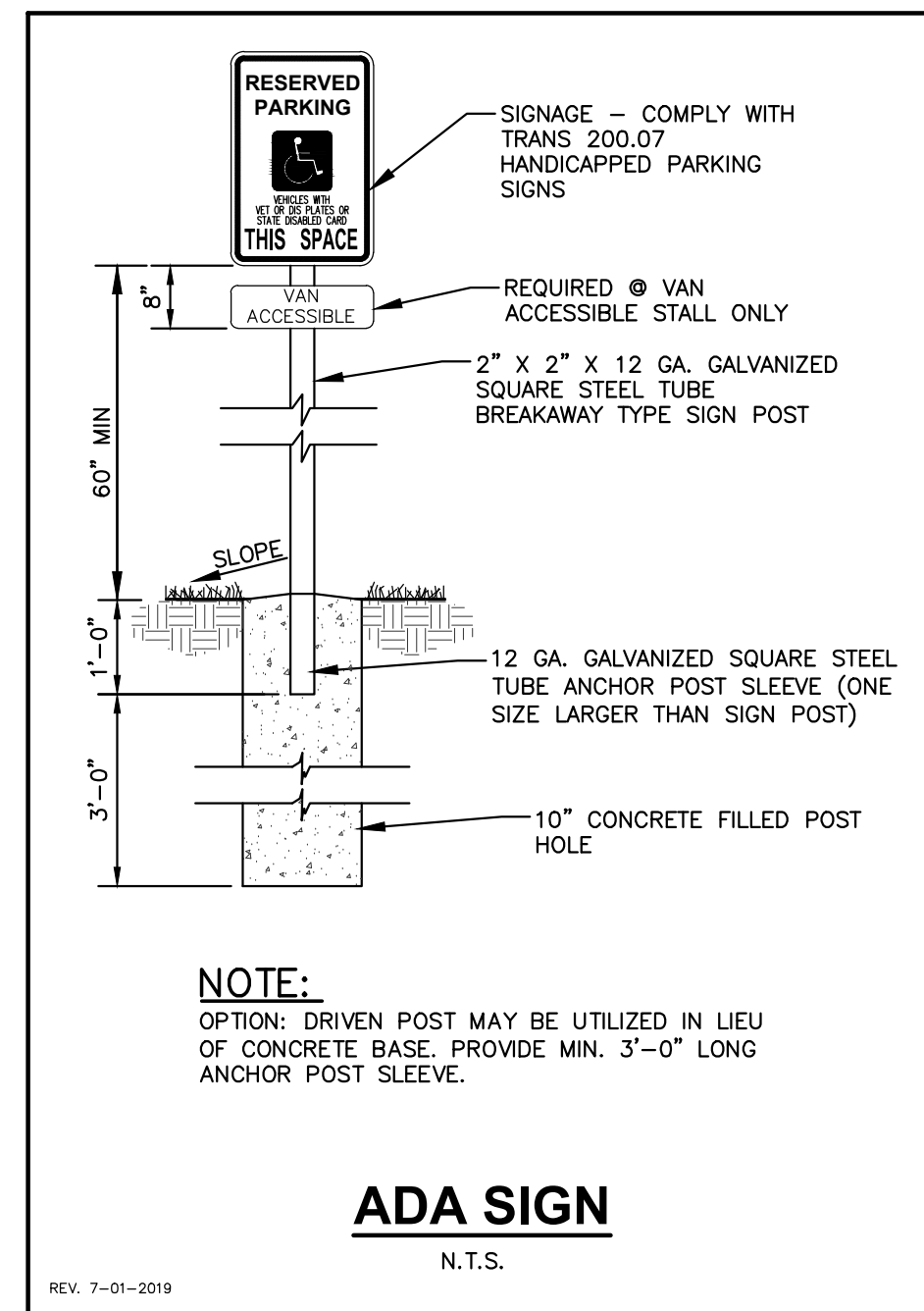
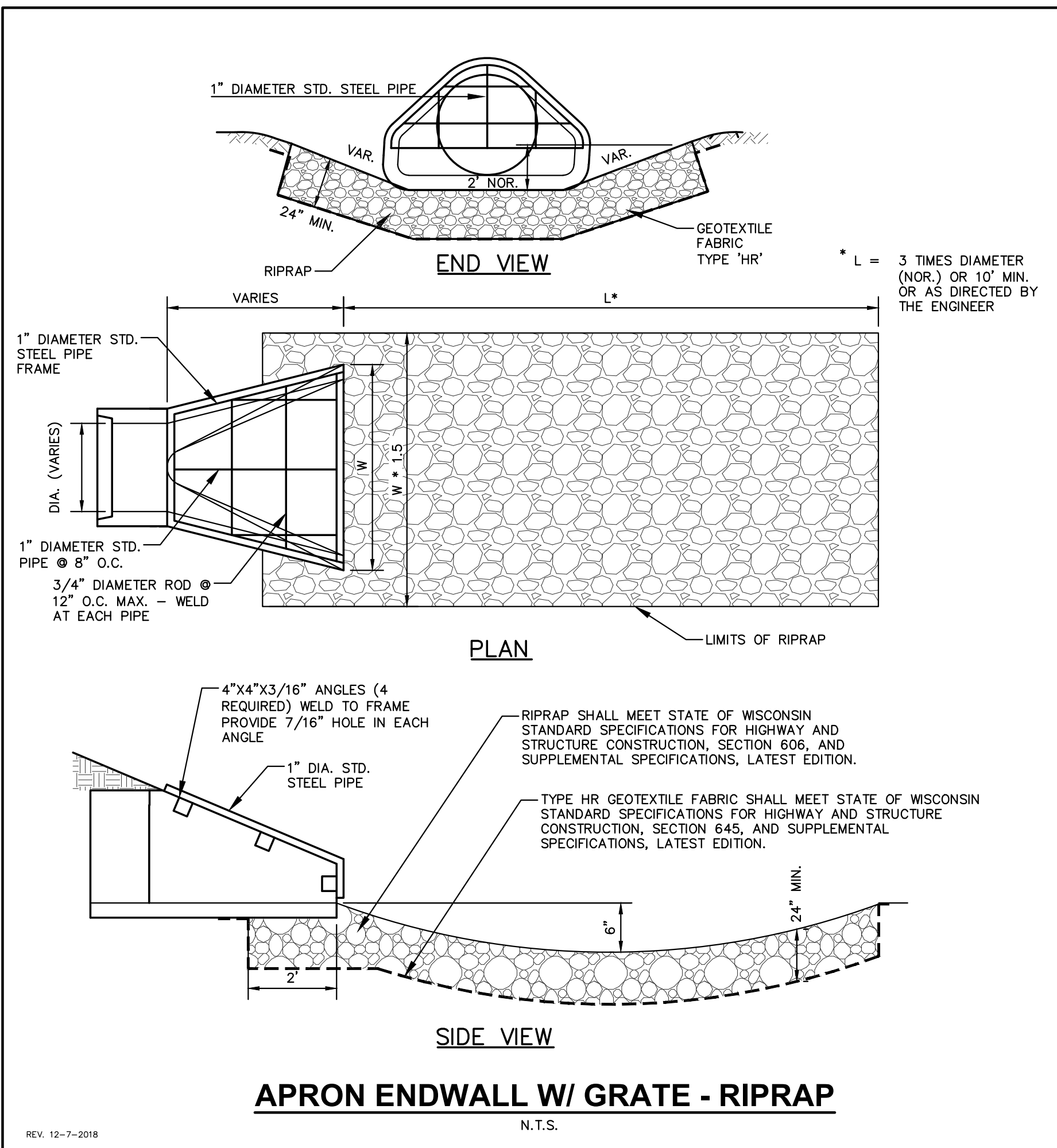
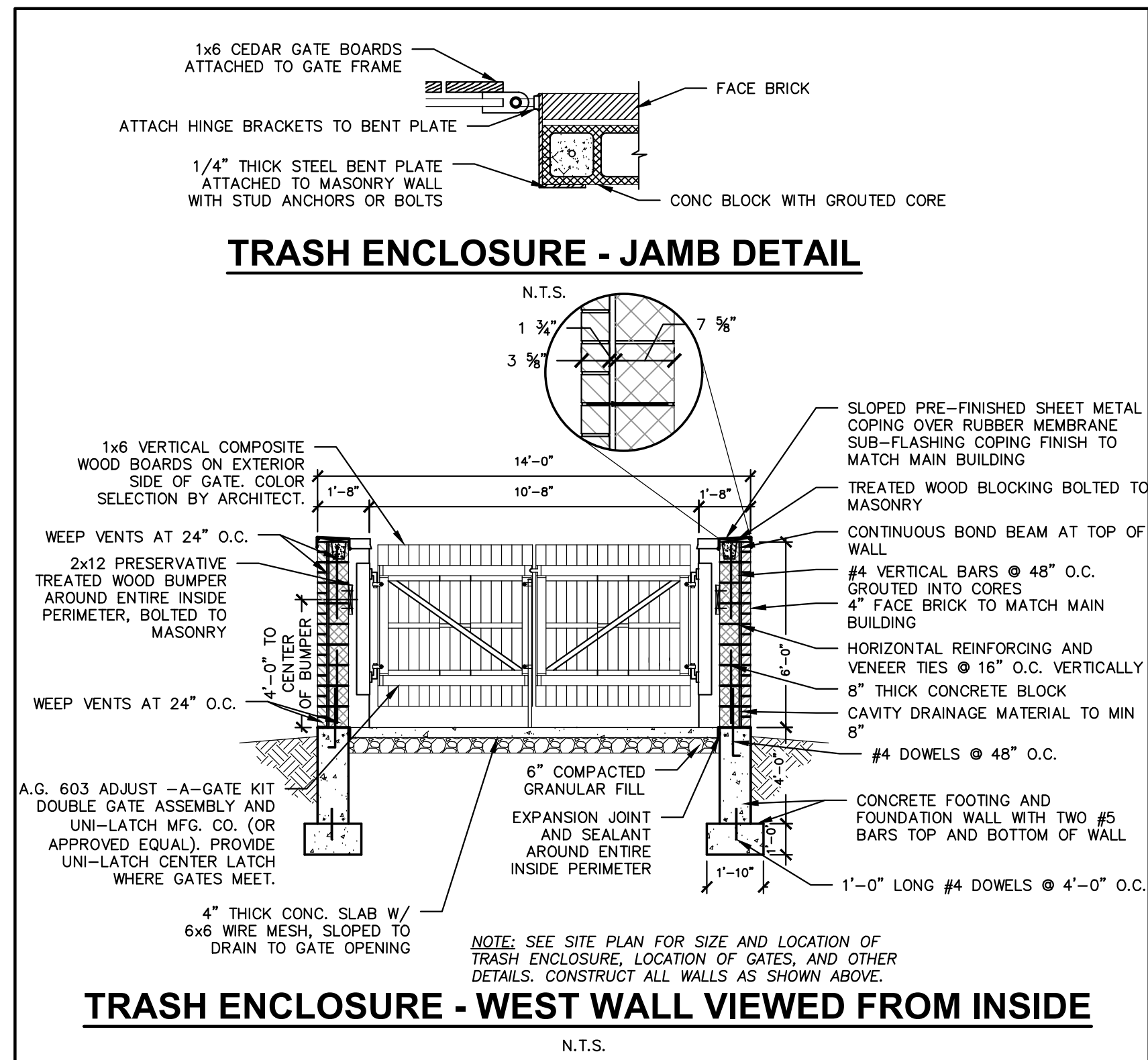
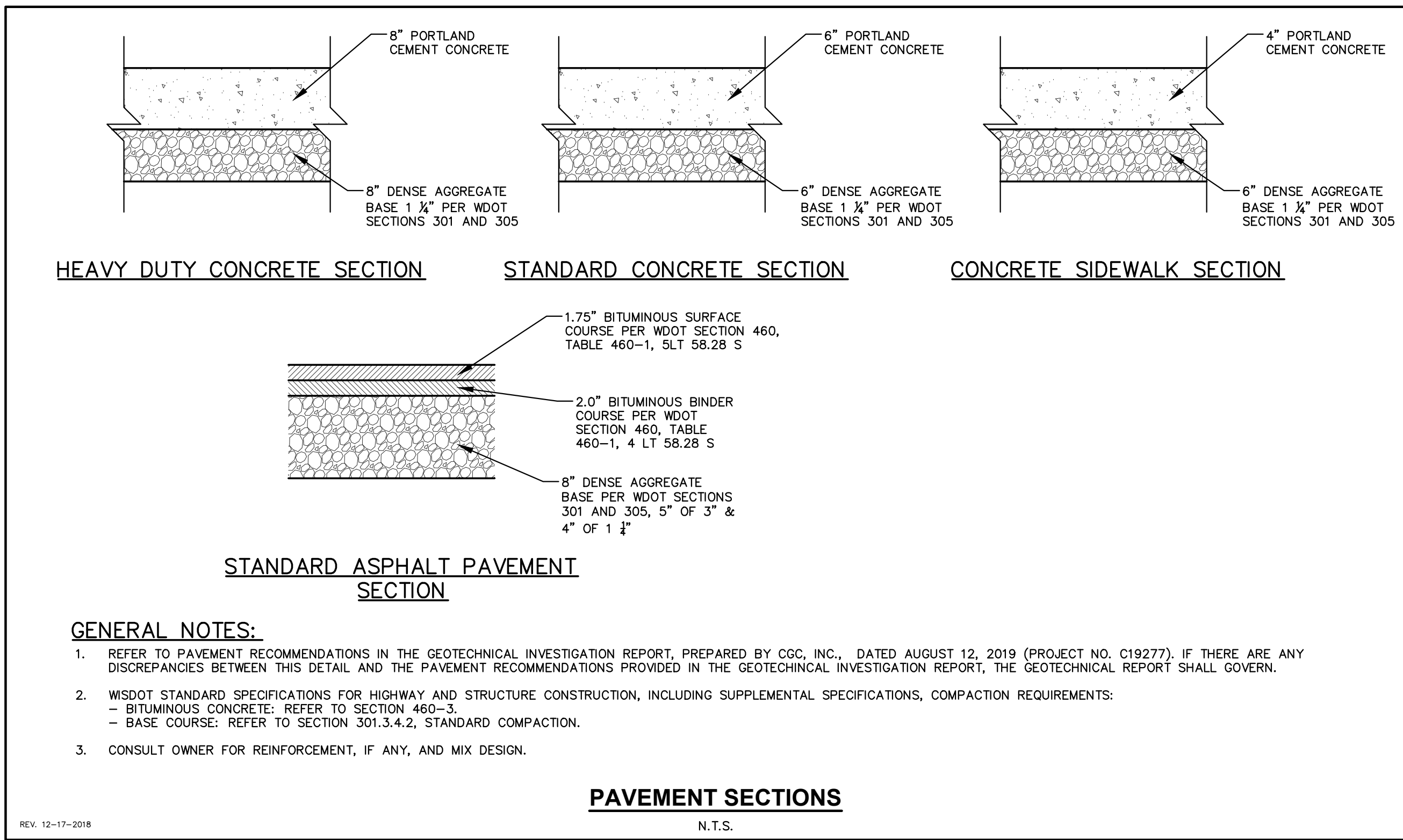
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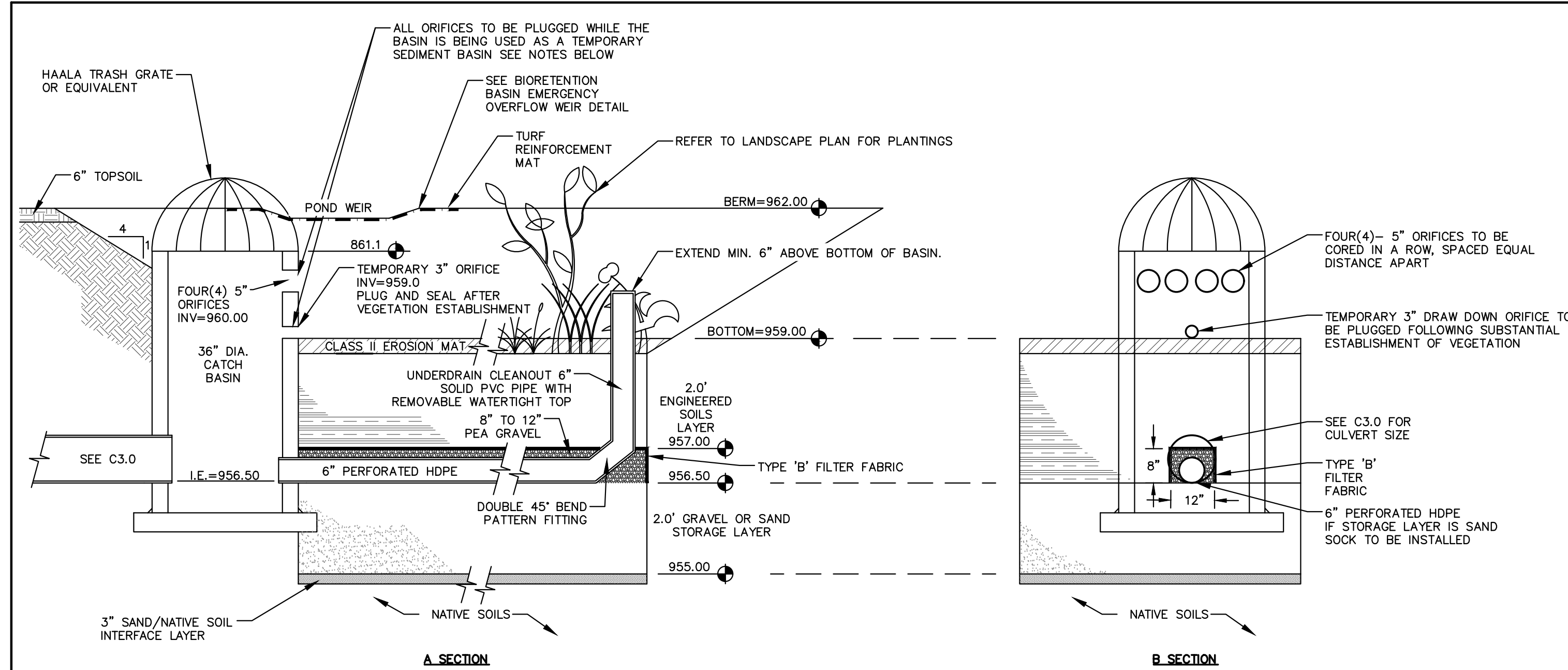
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JSD PROJECT NO:





GENERAL NOTES:

1. 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.
2. CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
4. SAND/GRAVEL STORAGE LAYER SHALL CONSIST OF SAND OR GRAVEL MATERIAL MEETING THE SPECIFICATIONS IN SECTION V.B.7 OF WDNR TECHNICAL STANDARD 1004.
5. 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.
6. CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE SILT LOAM SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE BIORETENTION BASIN. DEEP TILL MINIMUM 2 FEET OF NATIVE SOIL TO PROMOTE INFILTRATION.
7. IF ADDITIONAL EXCAVATION IS REQUIRED BELOW THE SAND SOIL PROFILE TO REACH THE LISTED NATIVE SOIL LAYER, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BIORETENTION SYSTEM TO THE BOTTOM OF THE SAND LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE LISTED NATIVE SOIL LAYER AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
8. FILTER FABRIC SHALL BE PLACED ABOVE AND ON THE SIDES OF THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
10. ANNUAL RYE GRASS SHALL BE SEED 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.
11. RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
12. 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.
13. SEE LANDSCAPING PLAN AND CONSULT WITH LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE SEED MIX, PLANTS AND PLANTING CONFIGURATIONS.

NOTE:

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.

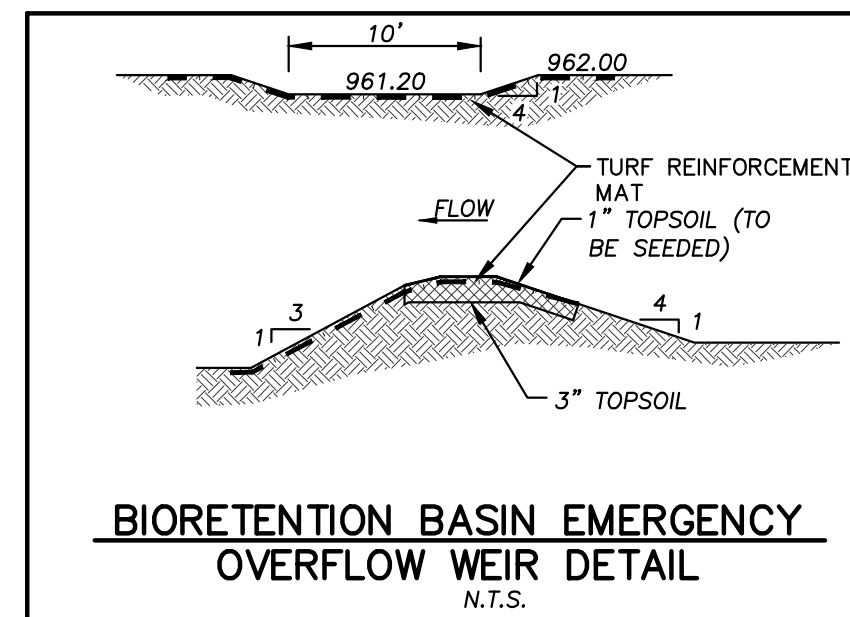
THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

TEMPORARY SEDIMENT BASIN NOTES:

1. THE BIORETENTION BASIN SHALL BE CONSTRUCTED AS TEMPORARY SEDIMENT BASIN PER PLAN ELEVATIONS FROM TOP OF BERM TO BOTTOM OF BASIN (873.25). REFER TO BIORETENTION BASIN DETAIL ABOVE. UNDERCUTTING FOR AND PLACEMENT OF ENGINEERED SOILS AND ANY SAND/GRAVEL LAYERS SHALL BE COMPLETED AFTER SUBSTANTIAL STABILIZATION OF THE UPSTREAM CONTRIBUTING AREAS TO THE BASIN. CONSTRUCTION SEDIMENT SHALL NOT BE ROUTED TO BIORETENTION BASINS WITH ENGINEERED SOIL AND SAND LAYERS INSTALLED. SEE WDNR TECHNICAL STANDARD 1063 AND CONSTRUCTION SITE BEST PRACTICE HANDBOOK FOR ADDITIONAL DETAILS.
2. BASIN OUTLET STRUCTURE TO BE INSTALLED WHEN OPERATING AS TEMPORARY SEDIMENT BASIN. ORIFICES TO BE PLUGGED DURING THIS TIME AND REMOVED WHEN THE BIORETENTION BASIN IS BEING CONSTRUCTED. ORIFICES TO BE PLUGGED INCLUDE THE FOUR(4) 6-INCH ORIFICES, ONE(1) 3-INCH ORIFICE, AND THE ORIFICE FOR THE 6" UNDERDRAIN.
3. OUTLET STRUCTURES SHALL BE PROTECTED WITH TYPE B OR D INLET PROTECTION DURING CONSTRUCTION AND REMOVED UPON FINAL SITE AND BASIN STABILIZATION.
4. CONTRACTOR SHALL MAINTAIN A SAFE OUTLET AND PROTECT DOWNSTREAM AREAS FOR EROSION WITH APPROPRIATE EROSION CONTROL MEASURES.
5. AFTER CONSTRUCTION, SEDIMENTATION IS TO BE REMOVED FROM THE BASIN AND THE BIORETENTION BASIN SHALL BE BUILT PER DESIGN SPECIFICATIONS.

BIORETENTION BASIN

N.T.S.



SAND STORAGE LAYER: IF NATIVE SOIL INFILTRATION RATES ARE GREATER THAN OR EQUAL TO THE DESIGN SAND LAYER (3.6 IN/HR), NATIVE SOILS MAY BE USED. GEOTECHNICAL CONSULTANT SHALL PROVIDE THIS INFORMATION IN WRITTEN DOCUMENTATION FOR VERIFICATION PRIOR TO CONSTRUCTION.

AS-BUILT SURVEY AND CERTIFICATION: UPON CONSTRUCTION COMPLETION AND STABILIZATION, AN AS-BUILT SURVEY IS TO BE CONDUCTED FOR BASIN AND CERTIFIED BY THE ISSUING ENGINEER. SURVEYOR IS TO CONFIRM THE TEMPORARY 3" ORIFICE IN THE BIORETENTION BASIN OUTLET HAS BEEN PLUGGED AND SEALED. AS-BUILT PLANS ARE TO BE SUBMITTED TO MUNICIPALITY FOR FINAL APPROVAL.

THE STORMWATER MANAGEMENT FEATURES CONTAINED WITHIN THIS PLAN SET HAVE BEEN DESIGNED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH IN WISCONSIN DNR NR151 AND LOCAL ORDINANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION PRACTICES HAVE BEEN UTILIZED AND THAT STORMWATER MANAGEMENT FEATURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED DESIGN PLANS. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL NOT BE LIABLE FOR ANY CONSTRUCTION PRACTICES OR INSTALLATION WHICH DEVIATES FROM THE APPROVED PLAN SET. ONCE THE OWNER HAS PROVIDED FINAL APPROVAL TO THE WORK PERFORMED BY THE CONTRACTOR AND ENSURED COMPLIANCE WITH THE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN STORMWATER MANAGEMENT FEATURES IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT. PROPER OPERATION IS DEPENDENT ON A MULTITUDE OF VARIABLES INCLUDING WEATHER. THESE COMPONENTS REQUIRE ONGOING MAINTENANCE FOR WHICH THE OWNER IS RESPONSIBLE. JSD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.



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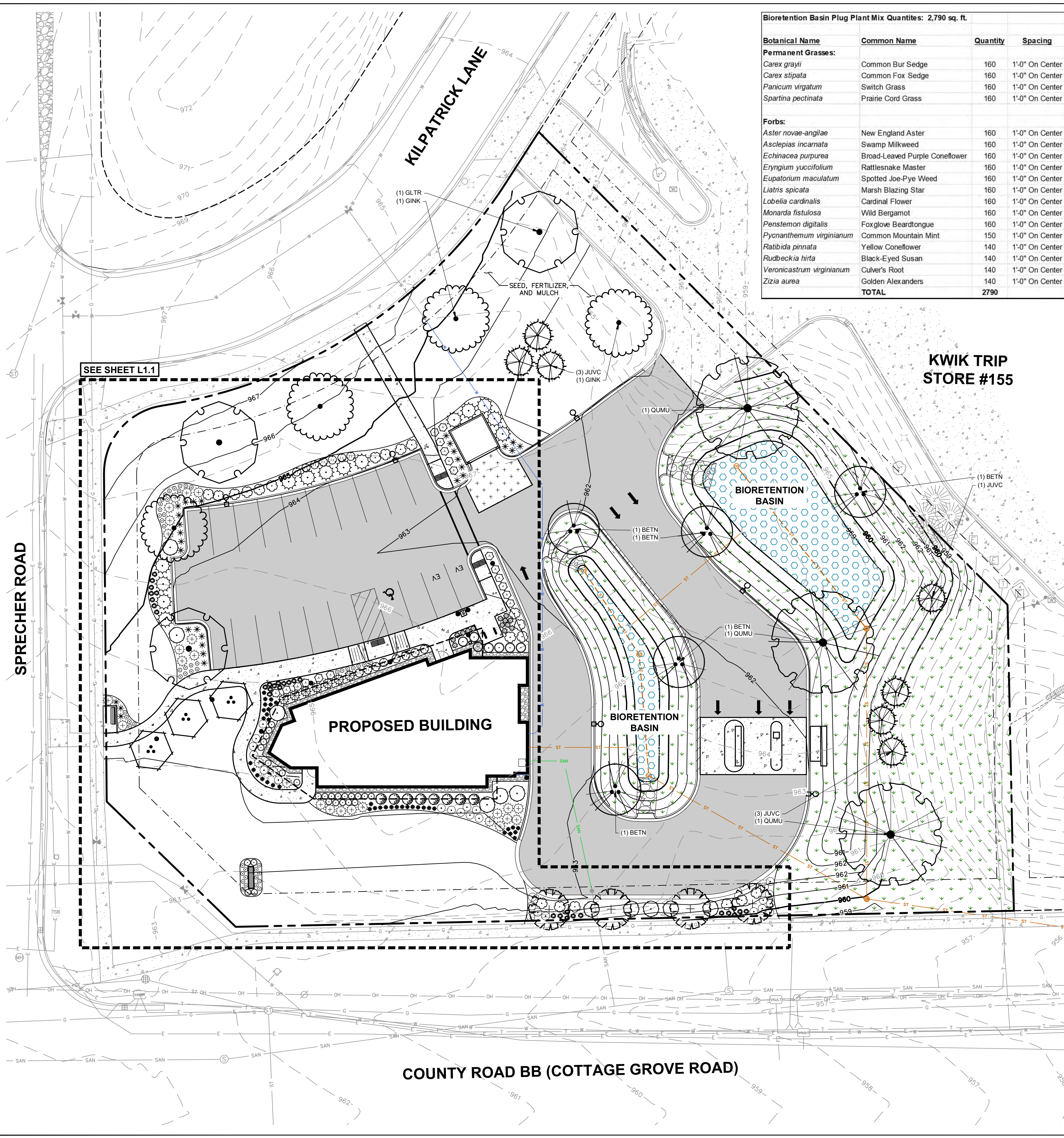
**SHEET TITLE:
DETAILS**

SHEET NUMBER:

C4.2

JSD PROJECT NO:

File: \\JSD\proj\1918893\DWG\Civil\1918893_Landscape.dwg Layout: L1.0 User: matt.ammel Plotted: Feb 20, 2025 - 2:52pm Xrefs: 18893 SUMMIT - COTTAGE GROVE RD



Bioretention Basin Plug Plant Mix Quantities: 2,790 sq. ft.

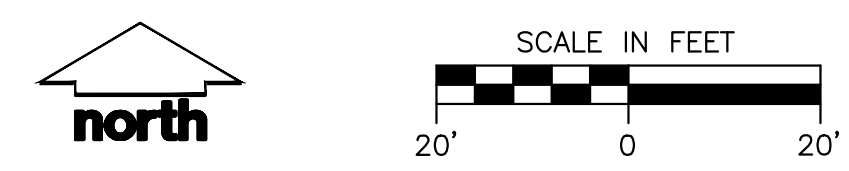
Botanical Name	Common Name	Quantity	Spacing
Permanent Grasses:			
<i>Carex grayii</i>	Common Bur Sedge	160	1'-0" On Center
<i>Carex stipata</i>	Common Fox Sedge	160	1'-0" On Center
<i>Panicum virgatum</i>	Switch Grass	160	1'-0" On Center
<i>Spartina pectinata</i>	Prairie Cord Grass	160	1'-0" On Center
Forbs:			
<i>Aster novae-angliae</i>	New England Aster	160	1'-0" On Center
<i>Asclepias incarnata</i>	Swamp Milkweed	160	1'-0" On Center
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	160	1'-0" On Center
<i>Eryngium yuccifolium</i>	Rattlesnake Master	160	1'-0" On Center
<i>Eupatorium maculatum</i>	Spotted Joe-Pye Weed	160	1'-0" On Center
<i>Liatis spicata</i>	Marsh Blazing Star	160	1'-0" On Center
<i>Lobelia cardinalis</i>	Cardinal Flower	160	1'-0" On Center
<i>Monarda fistulosa</i>	Wild Bergamot	160	1'-0" On Center
<i>Penstemon digitalis</i>	Foxglove Beardtongue	160	1'-0" On Center
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	150	1'-0" On Center
<i>Ratibida pinnata</i>	Yellow Coneflower	140	1'-0" On Center
<i>Rudbeckia hiita</i>	Black-Eyed Susan	140	1'-0" On Center
<i>Veronicastrum virginianum</i>	Culver's Root	140	1'-0" On Center
<i>Zizia aurea</i>	Golden Alexanders	140	1'-0" On Center
TOTAL		2790	

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING OUTLINE
- - - BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATERMAIN
- ST — EXISTING STORM SEWER
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BOLLARD
- BIKE RACK
- LANDSCAPE EDGING
- PRAIRIE SEED MIX
- BIORETENTION PLUGS OR NATIVE VEGETATIVE MAT
- RIP RAP (REFER TO CIVIL)
- DECORATIVE STONE MULCH

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREES					
	JUV	<i>Juniperus virginiana</i> 'Canaertii' <i>Canaerti Eastern Redcedar</i>	B & B	5' Ht. (min)	7
ORNAMENTAL TREE					
	AMEL	<i>Amelanchier laevis</i> 'JFS-Arb' <i>Spring Flurry® Allegheny Serviceberry</i>	B & B	1.5" Cal	4
	CERC	<i>Cercis canadensis</i> 'Columbus' <i>Columbus Strain Eastern Redbud</i>	B & B	1.5" Cal (Multi-Stem)	3
OVERSTORY DECIDUOUS TREE					
	BETN	<i>Betula nigra</i> 'BNMTF' Multi-Stem <i>Dura Heat® River Birch</i>	B & B	2.5" Cal	5
	GINK	<i>Ginkgo biloba</i> 'Autumn Gold' <i>Autumn Gold Maidenhair Tree</i>	B & B	2.5" Cal	4
	GLTR	<i>Gleditsia triacanthos inermis</i> 'Skycole' <i>Skyline® Honey Locust</i>	B & B	2.5" Cal	3
	QUMU	<i>Quercus muehlenbergii</i> <i>Chinkapin Oak</i>	B & B	2.5" Cal	3
DECIDUOUS SHRUBS					
	ARME	<i>Aronia melanocarpa</i> 'Morton'™ <i>Iroquois Beauty Black Chokeberry</i>	3 gal	24" Ht. (min)	20
	CLAH	<i>Clethra alnifolia</i> 'Hummingbird' <i>Summersweet</i>	3 gal	Min. 18"-24"	15
	CORS	<i>Cornus sericea</i> 'Baileyi' <i>Bailey's Red Twig Dogwood</i>	5 gal	Min. 36" tall	11
	FOVB	<i>Forsythia viridissima</i> 'Bronxensis' <i>Bronx Dwarf Forsythia</i>	3 gal	Min. 18"-24"	18
	PHOJ	<i>Physocarpus opulifolius</i> 'Jefam' <i>First Editions® Amber Jubilee® Ninebark</i>	5 gal	36" Ht. (min)	8
EVERGREEN SHRUBS					
	BUXG	<i>Buxus x 'Green Velvet'</i> <i>Green Velvet Boxwood</i>	3 gal	24" Ht. (min)	7
	JUSM	<i>Juniperus sabinia</i> 'Mini-Arcadia' <i>Mini Arcadia Juniper</i>	3 gal	18" Tall/Wide	27
	JUSG	<i>Juniperus x pfitzeriana</i> 'Sea Green' <i>Sea Green Juniper</i>	5 gal	Min. 36" tall	14
	TAXT	<i>Taxus x media</i> 'Tauntonii' <i>Tauton Yew</i>	3 gal	18" Tall/Wide	7
ORNAMENTAL GRASSES/PERENNIALS					
	ALSB	<i>Allium x 'Summer Beauty'</i> <i>Summer Beauty Ornamental Onion</i>	1 gal	Min. 12"-18"	49
	ASAF	<i>Astilbe ardensii</i> 'Fanal' <i>Fanal Red Astilbe</i>	1 gal	Min. 12"-18"	14
	CAAK	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' <i>Feather Reed Grass</i>	1 gal	Min. 12"-18"	26
	PANS	<i>Panicum virgatum</i> 'Shenandoah' <i>Shenandoah Switch Grass</i>	1 gal	Min. 12"-18"	29
	PERL	<i>Perovskia atriplicifolia</i> 'Little Spire'™ <i>Little Spire Russian Sage</i>	1 gal	Min. 12"-18"	26
	RUFs	<i>Rudbeckia fulgida sullivanii</i> 'Goldsturm' <i>Black-eyed Susan</i>	1 gal	Min. 12"-18"	39
	SPHE	<i>Sporobolus heterolepis</i> <i>Prairie Dropseed</i>	1 Gal	Min. 12"-18"	31



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:



CLIENT ADDRESS:
1709 LANDMARK DRIVE
COTTAGE GROVE, WI 53527

PROJECT:
SUMMIT CREDIT UNION
COTTAGE GROVE ROAD

PROJECT LOCATION:
6510 COTTAGE GROVE ROAD
MADISON, DANE COUNTY
WISCONSIN 53718

PLAN MODIFICATIONS:

#	Date:	Description:
1	10.23.19	CITY SUBMITTAL
2	02.22.25	LAND USE SUBMITTAL
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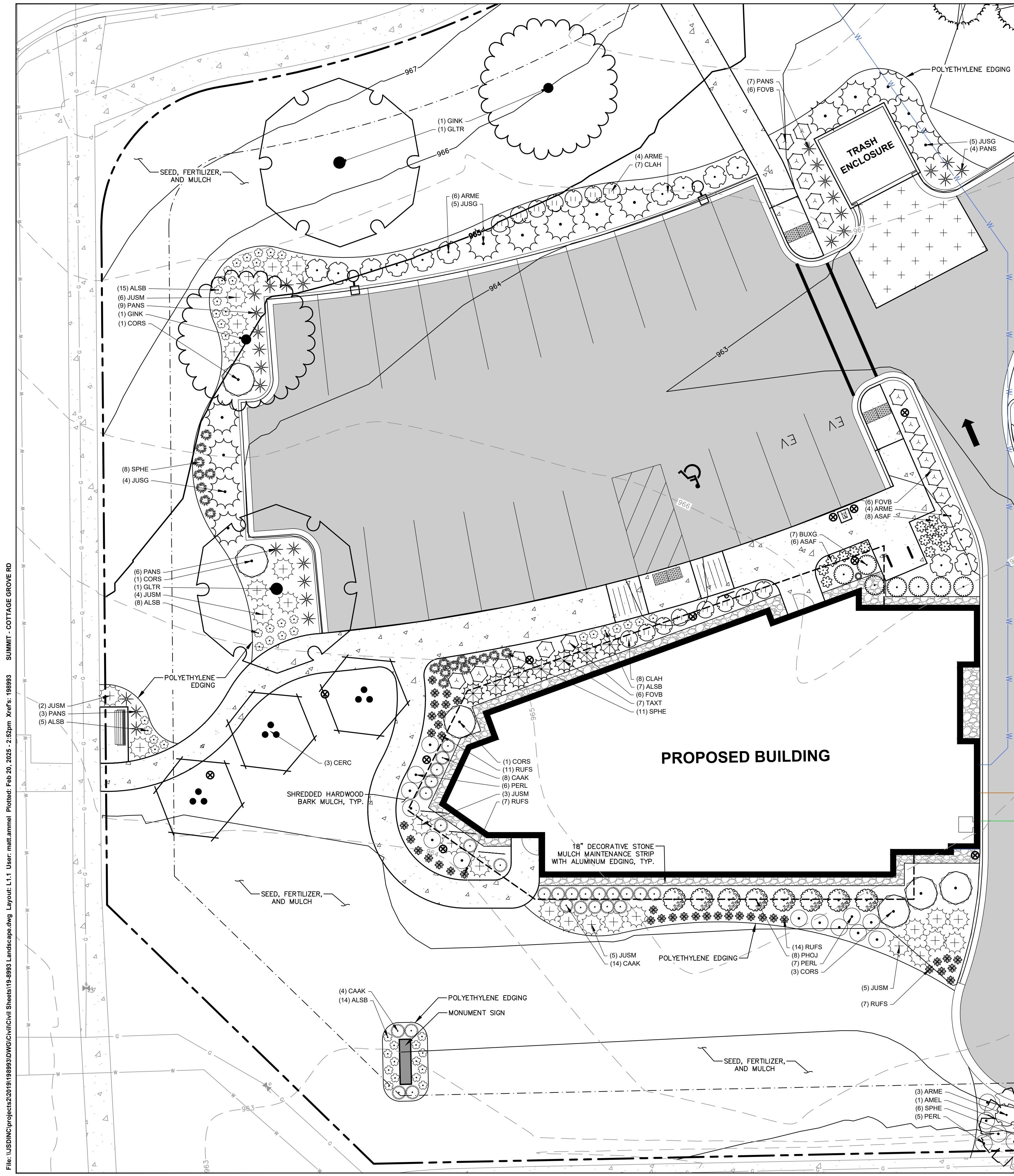
Designed By: MRA
Reviewed By: KJY
Approved By: KJY

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO:

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LEGEND

---	PROPERTY LINE	---	SANITARY SEWER
---	RIGHT-OF-WAY	---	WATERMAIN
---	EASEMENT LINE	---	STORM SEWER
---	BUILDING OUTLINE	---	EXISTING SANITARY SEWER
---	BUILDING OVERHANG	---	EXISTING WATERMAIN
---	EDGE OF PAVEMENT	---	EXISTING STORM SEWER
---	STANDARD CURB AND GUTTER	---	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
---	REJECT CURB AND GUTTER	---	ADA PARKING SIGN
---	MOUNTABLE CURB AND GUTTER	---	BOLLARD
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---	CONCRETE PAVEMENT	---	LANDSCAPE EDGING
---	HEAVY DUTY CONCRETE PAVEMENT	---	PRAIRIE SEED MIX
---	PROPOSED 1 FOOT CONTOUR	---	BIORETENTION PLUGS OR NATIVE VEGETATIVE MAT
---	PROPOSED 5 FOOT CONTOUR	---	RIP RAP (REFER TO CIVIL)
---	EXISTING 1 FOOT CONTOUR	---	DECORATIVE STONE MULCH
---	EXISTING 5 FOOT CONTOUR		

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
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	AMEL	<i>Amelanchier laevis</i> 'JFS-Arb' Spring Flurry® Allegheny Serviceberry	B & B	1.5" Cal	4
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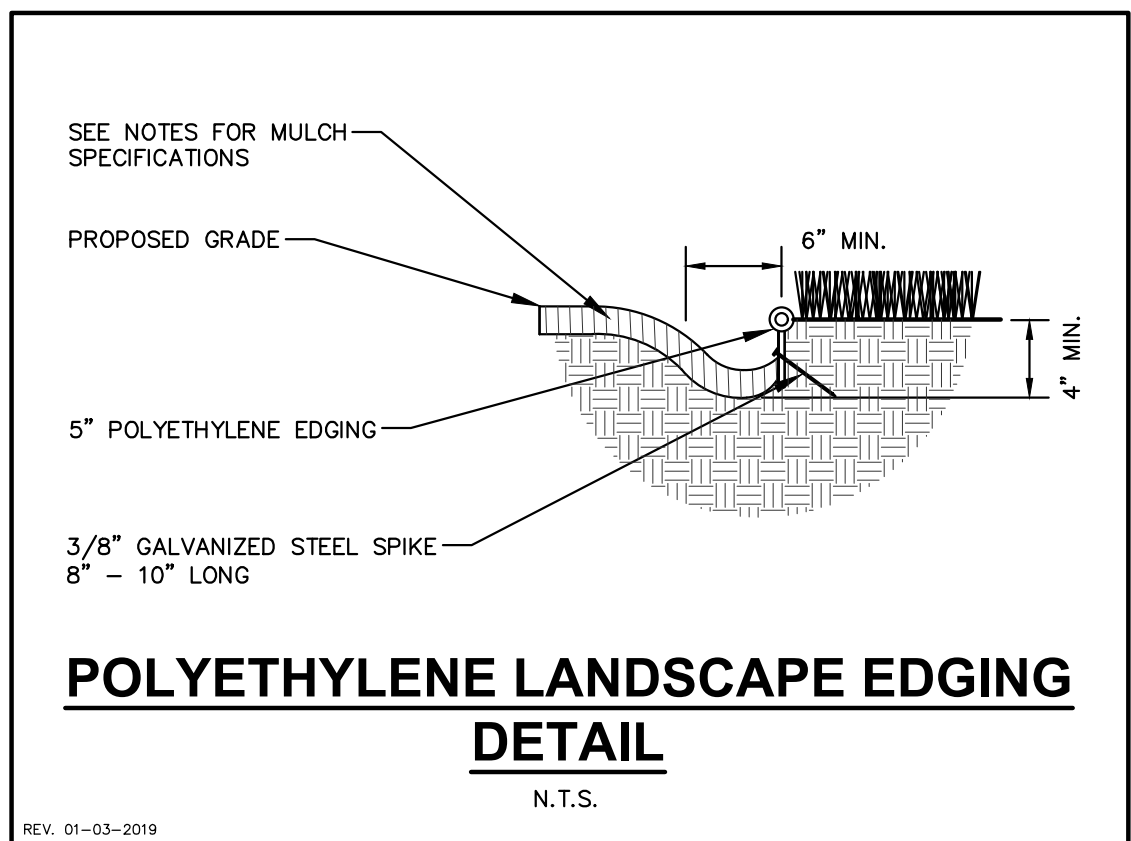
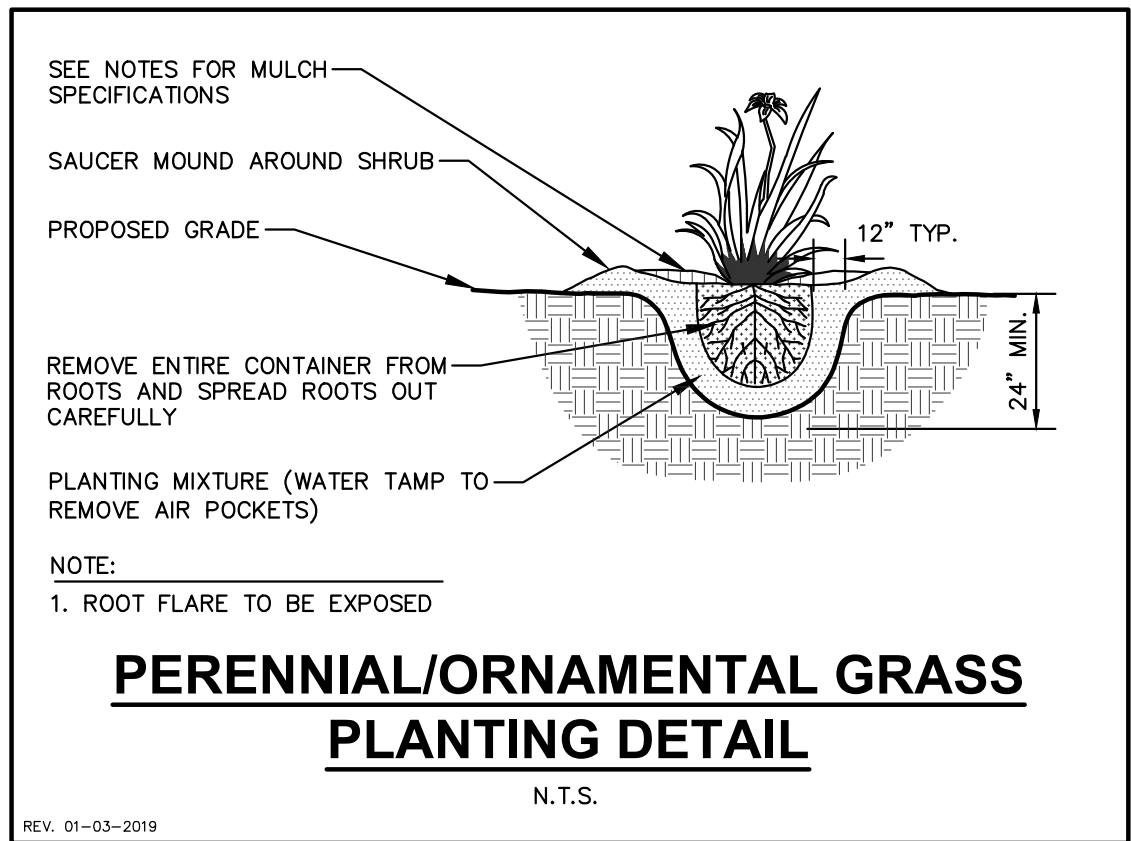
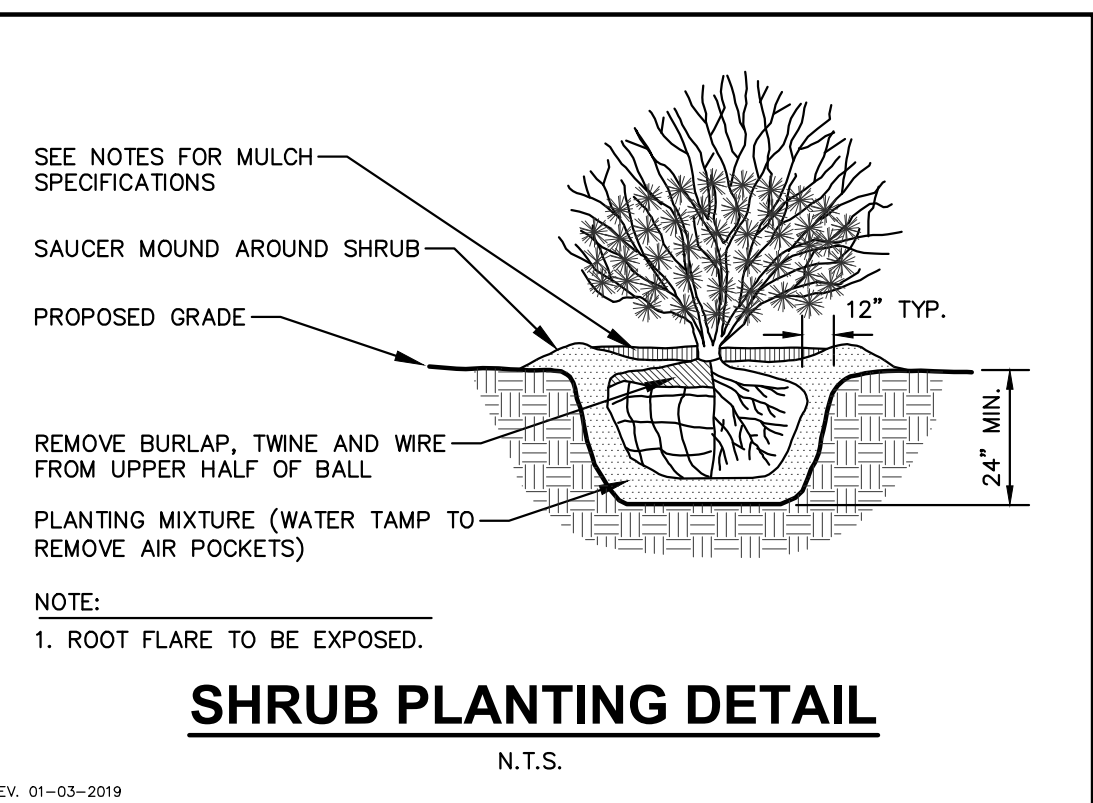
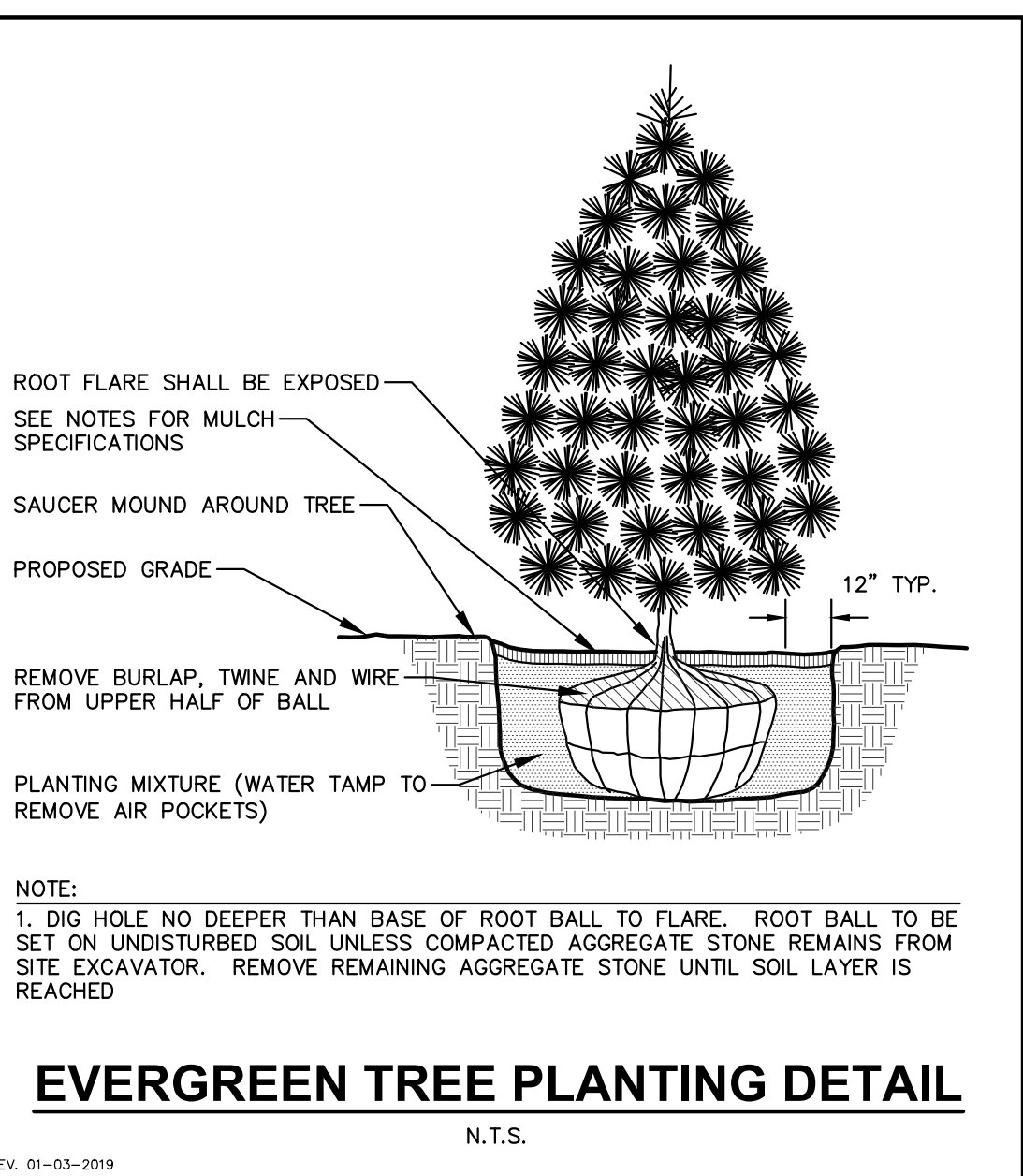
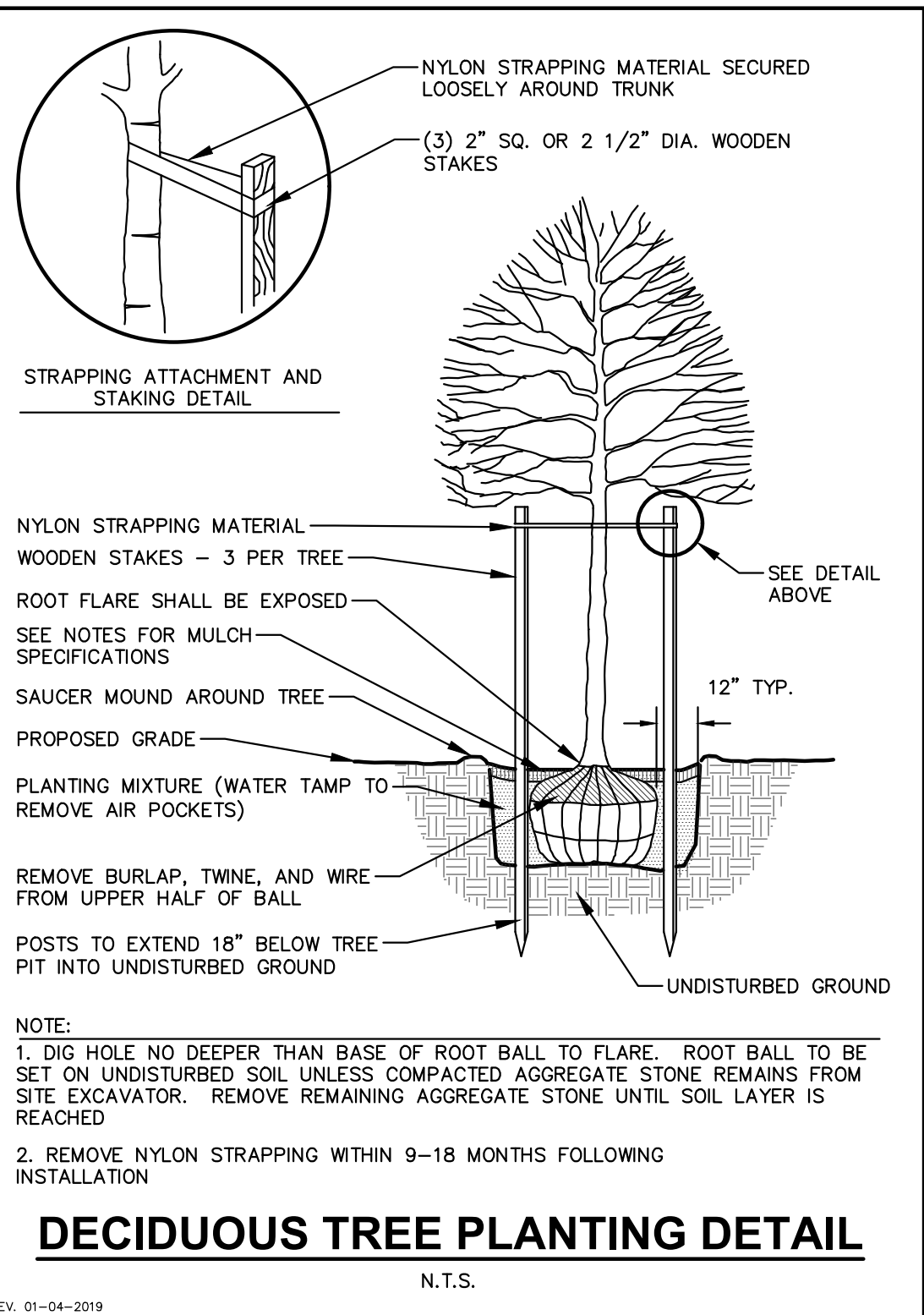
SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L1.1

JSD PROJECT NO:

File: \JSD\INC\projects\2019\188933\DWG\Civil\Civil Sheets\18-8933_Landscape.dwg Layout: L1.1 User: matt.ammel Plotted: Feb 20, 2025 - 2:52pm Xrefs: 188933 SUMMIT - COTTAGE GROVE RD

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LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

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

(A) 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: 23,352
Total landscape points required: 390

(B) 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 = _____
First five (5) developed acres = _____
Remainder of developed area: _____
Total landscape points required: _____

(C) For the industrial (limited etc.) 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: _____

TABULATION OF LANDSCAPE CREDITS AND POINTS

PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
			QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	15	525
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	7	245
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	7	105
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	0	0
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	72	216
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	55	220
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	197	394
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
SUBTOTAL				0		1,705
TOTAL NUMBER OF POINTS PROVIDED						1,705

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- 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.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE
- GENERAL: ALL WORK IN THE R-0-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 1-800-242-8511 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.
- 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.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. 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 OR PREMATURE MORTALITY. 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.
- 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 THE LATEST VERSION OF THE 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 CAMBIAL 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.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: 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 ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO FREE 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.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. 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.
- MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 4-INCHES. DECORATIVE STONE MULCH TO BE 3/4" MERRIMAC AS PROVIDED BY MIDWEST DECORATIVE STONE, MADISON, WI. 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, NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- 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.
- MATERIALS - POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - IRRIGATION: DRIP IRRIGATION TO BE INSTALLED SURROUNDING FOUNDATION. SEE PLUMBING DRAWINGS AND SPECIFICATIONS.
A.A. BASE BID: TEMPORARY DRIP IRRIGATION (DARK BROWN IN COLOR) TO BE INSTALLED IN ALL PLANT BEDS SURROUNDING THE BUILDING.
A.B. ALTERNATE BID: PERMANENT IN-GROUND IRRIGATION SYSTEM TO BE INSTALLED WITH COVERAGE AREA TO INCLUDE ALL PARKING LOT ISLAND PERIMETER PLANT BEDS AND TURFGRASS AREAS.

SEEDING, SOD, & POND VEGETATION NOTES

- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET "MADISON PARKS" OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS 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.
- MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE 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.
- MATERIALS - PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDING WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, 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 MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
- MATERIALS - BIORETENTION BASIN PLUG PLANTINGS: PLUG PLANTINGS TO BE INSTALLED 1'-0" ON CENTER, MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WDRN PLUG PLANTING TECHNICAL STANDARDS FOR ROOTSTOCK AND INSTALLATION SPECIFICATIONS.
OR
- MATERIALS - BIORETENTION BASIN NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT - DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID-JUNE THROUGH THE END OF OCTOBER DUE TO THE NMV GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- 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 ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- 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.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR 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.
- 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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MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:



CLIENT ADDRESS:
1709 LANDMARK DRIVE
COTTAGE GROVE, WI 53527

PROJECT:
SUMMIT CREDIT UNION
COTTAGE GROVE ROAD

PROJECT LOCATION:
6510 COTTAGE GROVE ROAD
MADISON, DANE COUNTY
WISCONSIN 53718

PLAN MODIFICATIONS:

#	Date:	Description:
1	10.23.19	CITY SUBMITTAL
2	02.22.25	LAND USE SUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

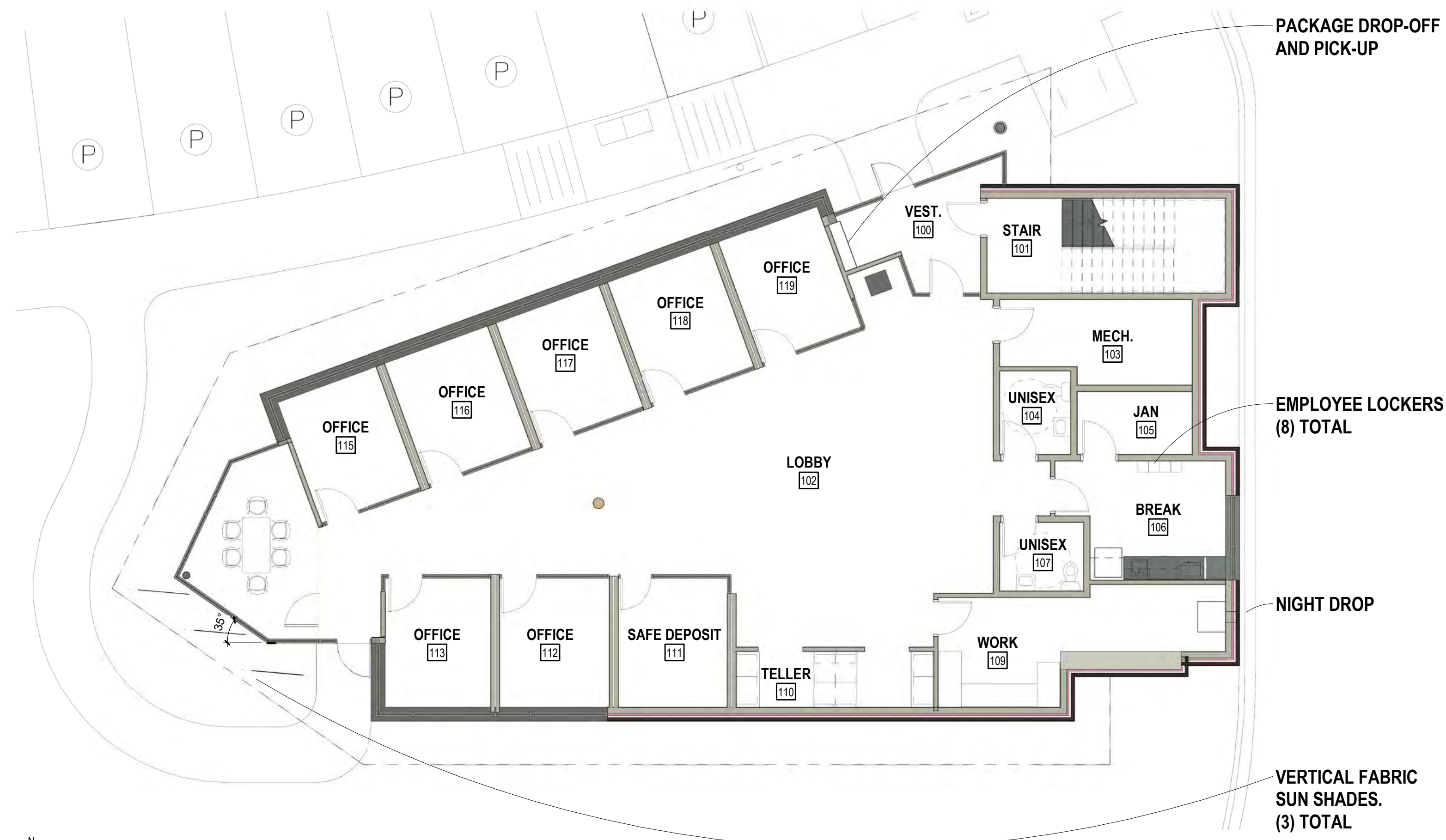
Designed By: MRA
Reviewed By: KJY
Approved By: KJY

SHEET TITLE:
LANDSCAPE
DETAILS & NOTES

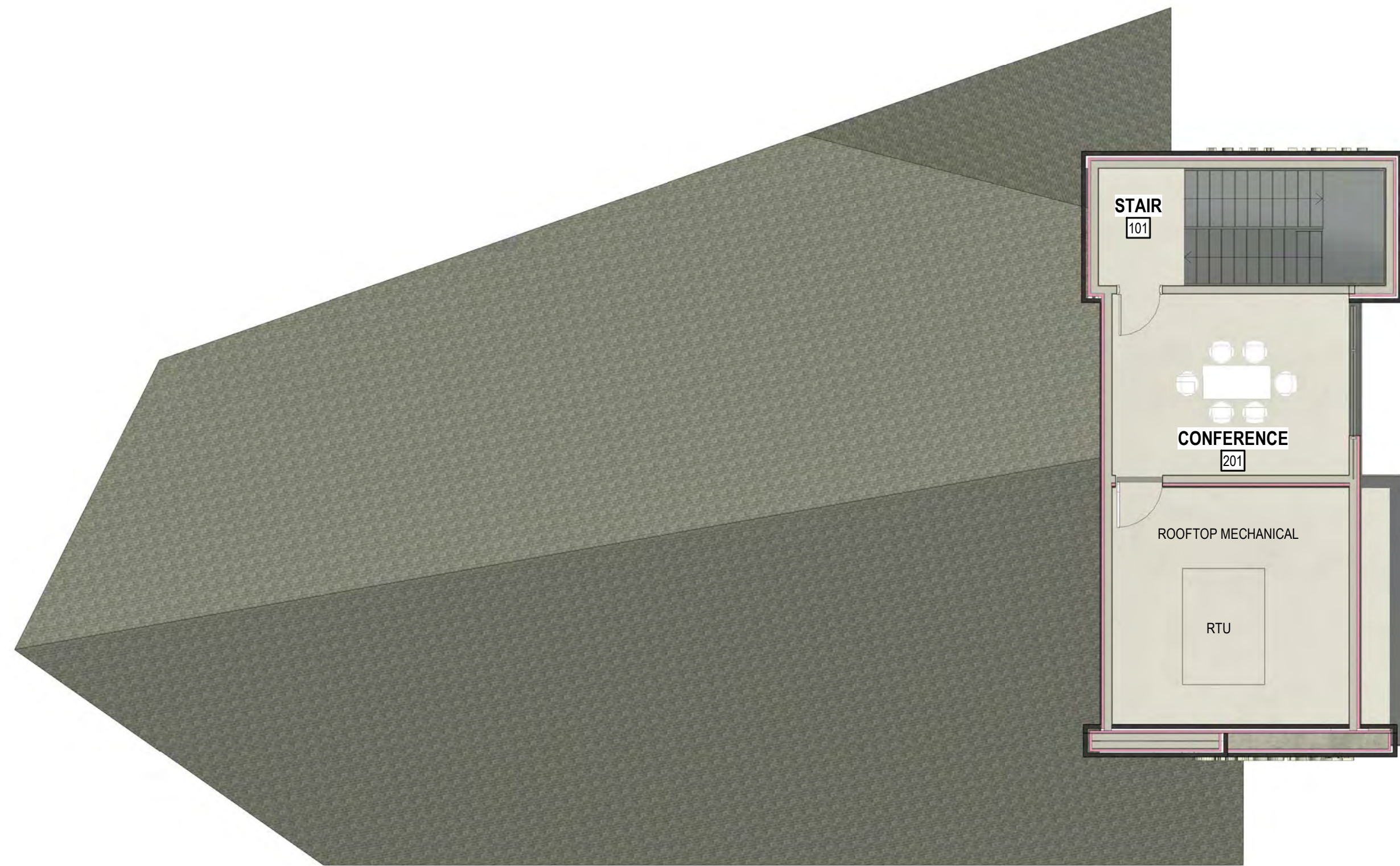
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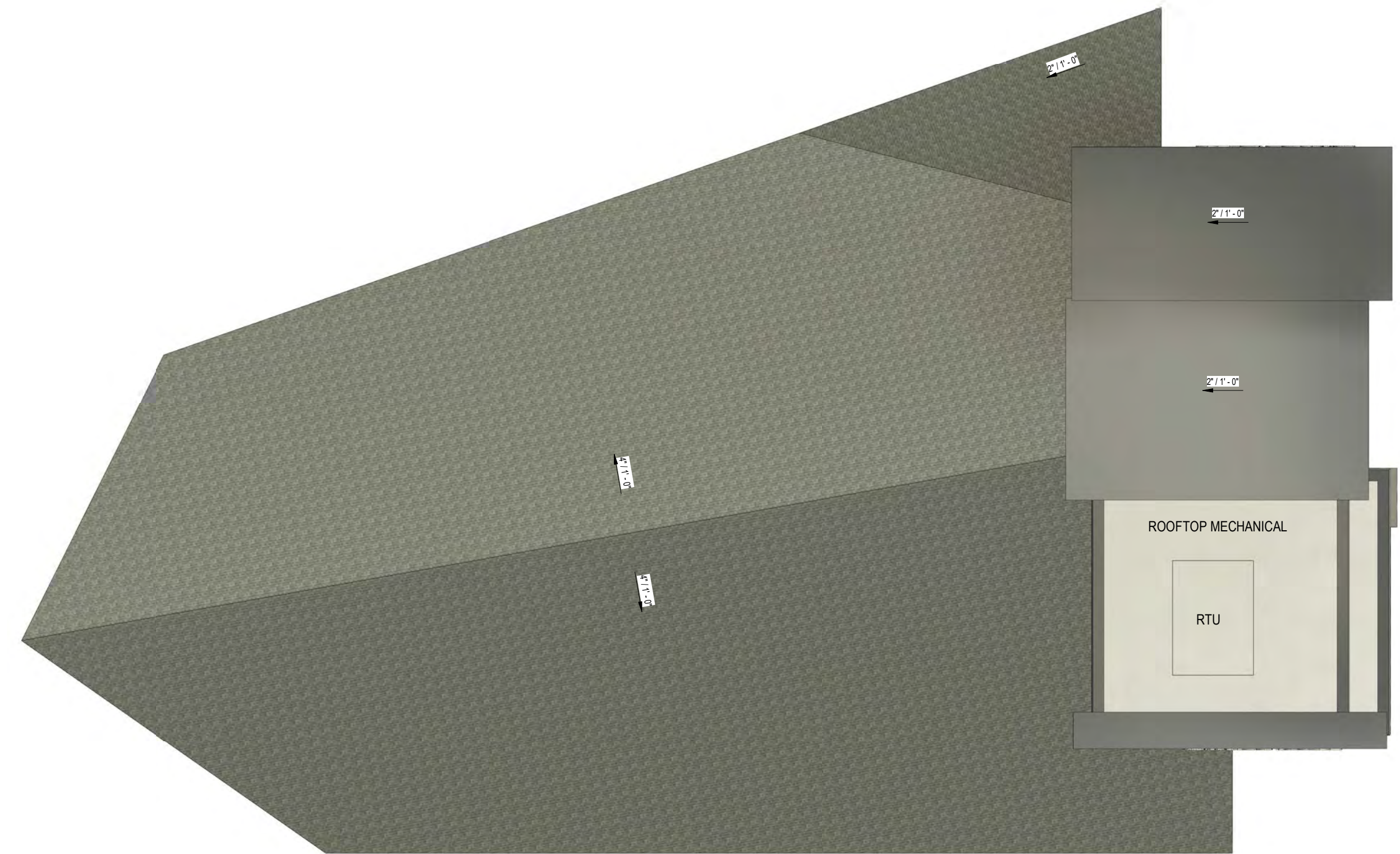
JSD PROJECT NO:



FIRST FLOOR
SCALE: 1/8" = 1'-0"
0 4 8 16



SECOND FLOOR
SCALE: 1/8" = 1'-0"
0 4 8 16

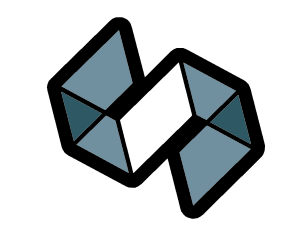


ROOF
SCALE: 1/8" = 1'-0"
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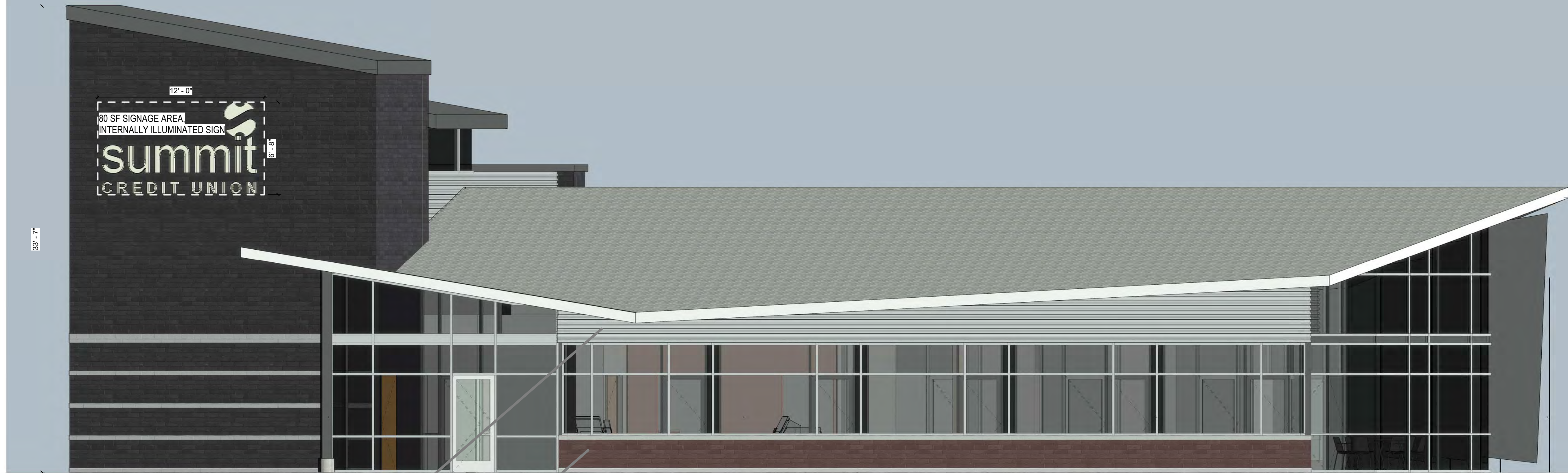
REVISIONS NO.	DESCRIPTION	DATE

SUMMIT CREDIT UNION - COTTAGE GROVE ROAD
6501 KILPATRICK LN.
MADISON, WI
DATE: 2/20/2025
DRAWING SET PROJECT NO. 2018010
PLAN COMMISSION SET
NOT FOR CONSTRUCTION
FLOOR PLANS



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1 NORTH ELEVATION
PA2

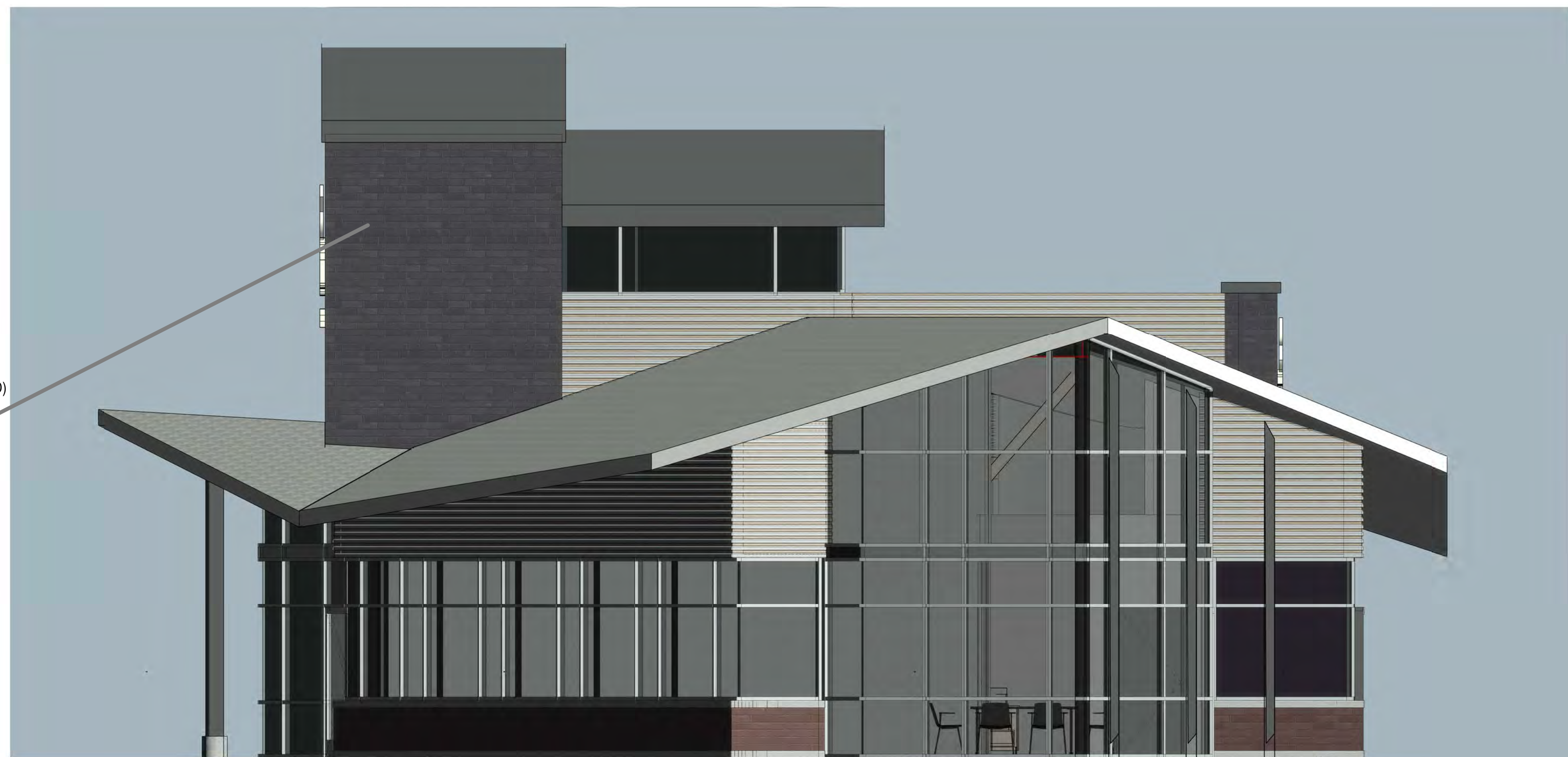
SCALE: 1/4" = 1'-0"



BRANCH WILL USE SAME RED BRICK AND RIBBED CONCEALED FASTENER RIBBED METAL PANELS AS MT. HOREB BRANCH (PICTURED)

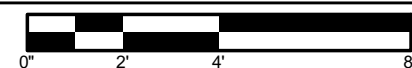


BRANCH WILL ALSO USE SAME DARK BRICK AS MONONA BRANCH (PICTURED)



2 WEST ELEVATION
PA2

SCALE: 1/4" = 1'-0"



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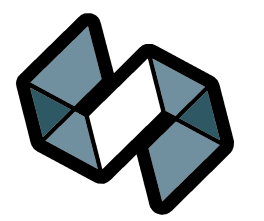
DATE: 2/20/2025
DRAWING SET PROJECT NO. 2018010

DATE: 2/20/2025
DRAWING SET PROJECT NO. 2018010

PLAN COMMISSION SET

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ELEVATIONS



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SUMMIT CREDIT UNION - COTTAGE GROVE ROAD

6501 KILPATRICK LN.
MADISON, WI

DATE: 2/20/2025
DRAWING SET: PLAN COMMISSION SET
PROJECT NO.: 2018010

NOT FOR
CONSTRUCTION

ELEVATIONS

PA3

2/24/2025 4:10:30 AM

GLAZING AREA

SOUTH ELEVATION IS 1,847 SF IN AREA.
SOUTH ELEVATION GLAZED OPENINGS ARE 727 SF IN AREA (39.36% OF FACADE)

METHODOLOGY:

- All walls within 35 degrees of Cottage Grove Road are calculated as part of the south façade.
- Solar shades were removed for purposes of this calculation as they still allow visibility through them. See photo below.
- Roof extensions beyond the primary façade wall were excluded to obtain an accurate calculation of the façade wall area at the exterior of the primary wall.



1 SOUTH ELEVATION

PA3 SCALE: 1/4" = 1'-0"



SOUTH FACING SOLAR SHADES. NO BRANDING. IMAGES OF HAPPY PEOPLE. MT. HOREB BRANCH PICTURED.

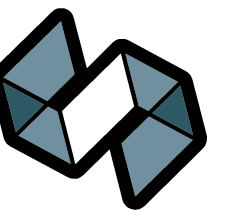


TRANSPARENCY OF SOLAR SHADES FROM INSIDE BUILDING.. MT. HOREB BRANCH PICTURED.



2 EAST ELEVATION

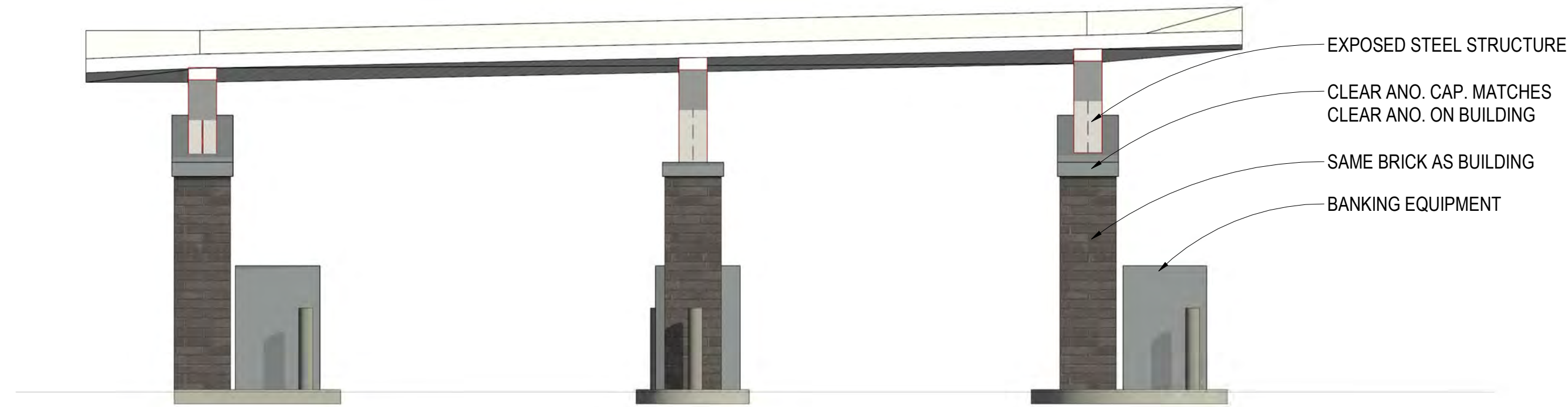
PA3 SCALE: 1/4" = 1'-0"



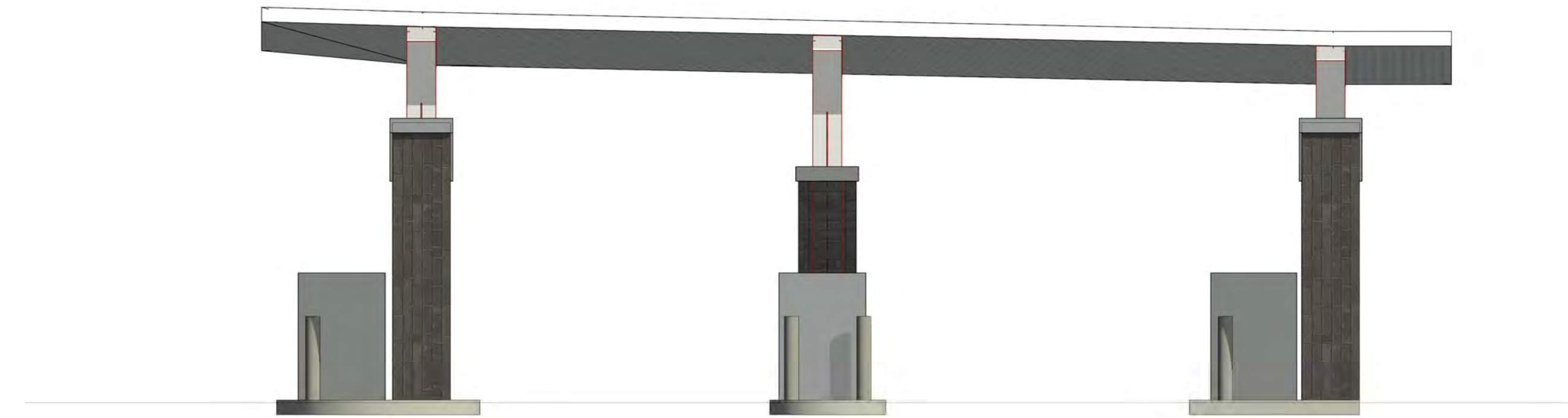
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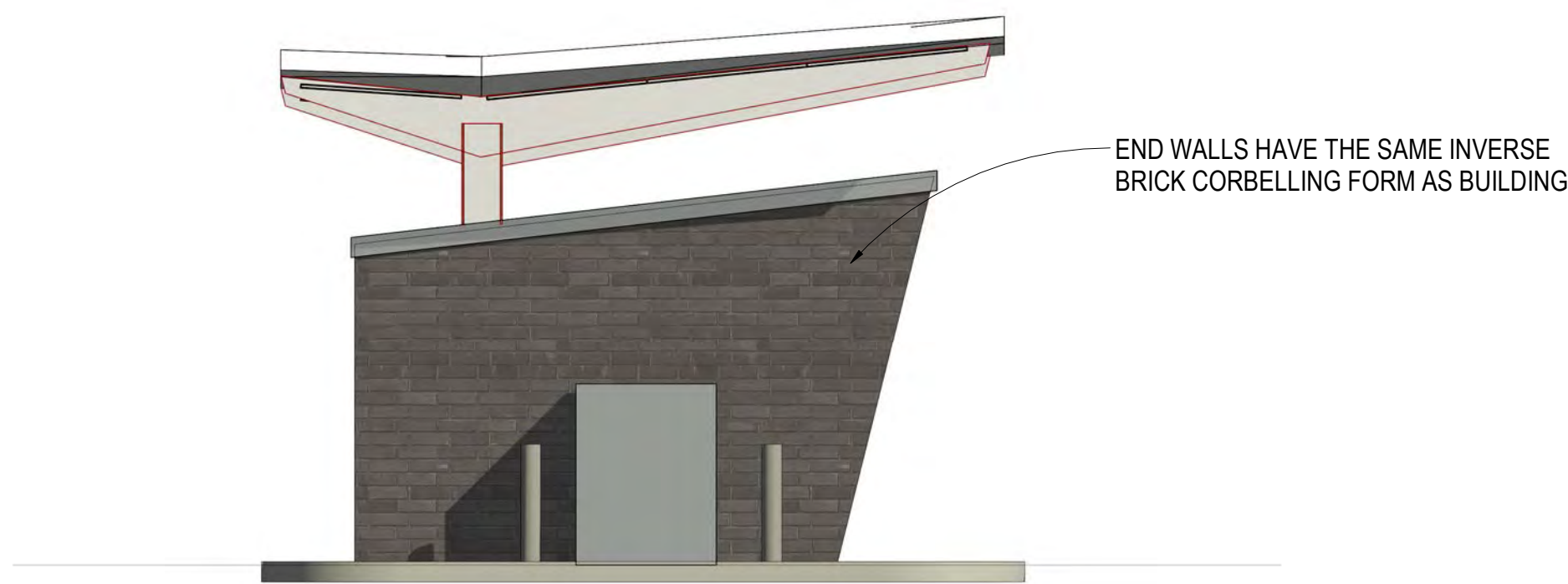
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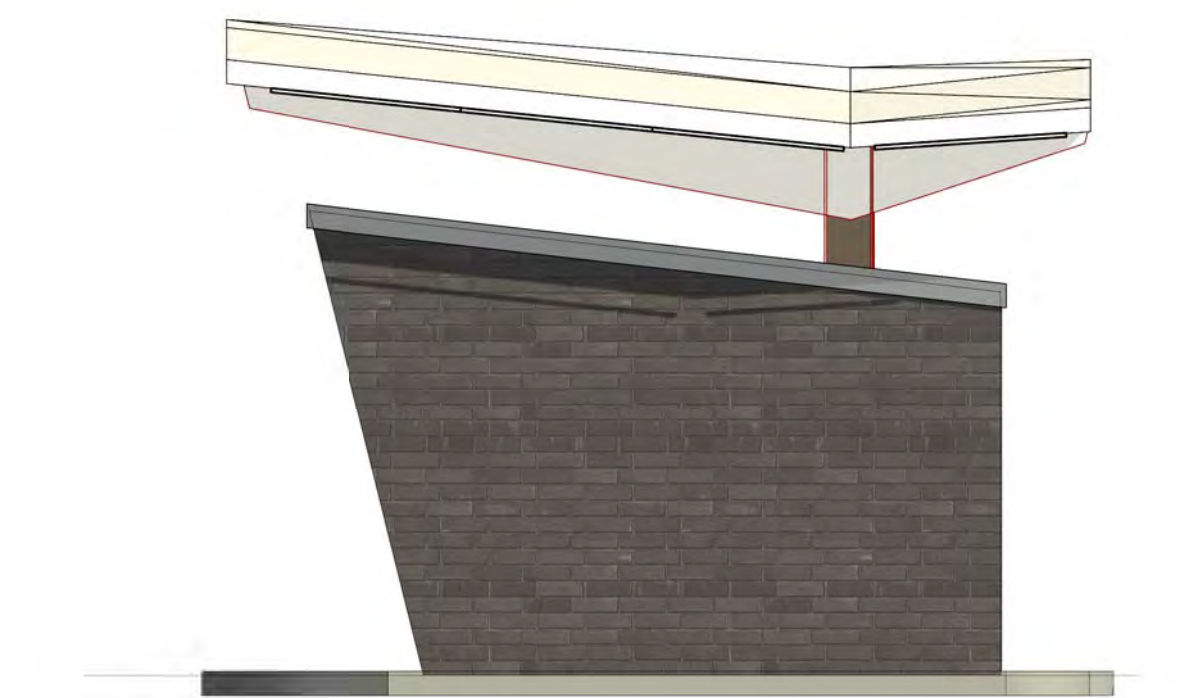
1 NORTH DRIVE-THRU ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 8



2 SOUTH DRIVE-THRU ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 8



3 WEST DRIVE-THRU ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 8



4 EAST DRIVE-THRU ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 8

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REVISIONS NO.	DESCRIPTION	DATE

SUMMIT CREDIT UNION - COTTAGE GROVE ROAD
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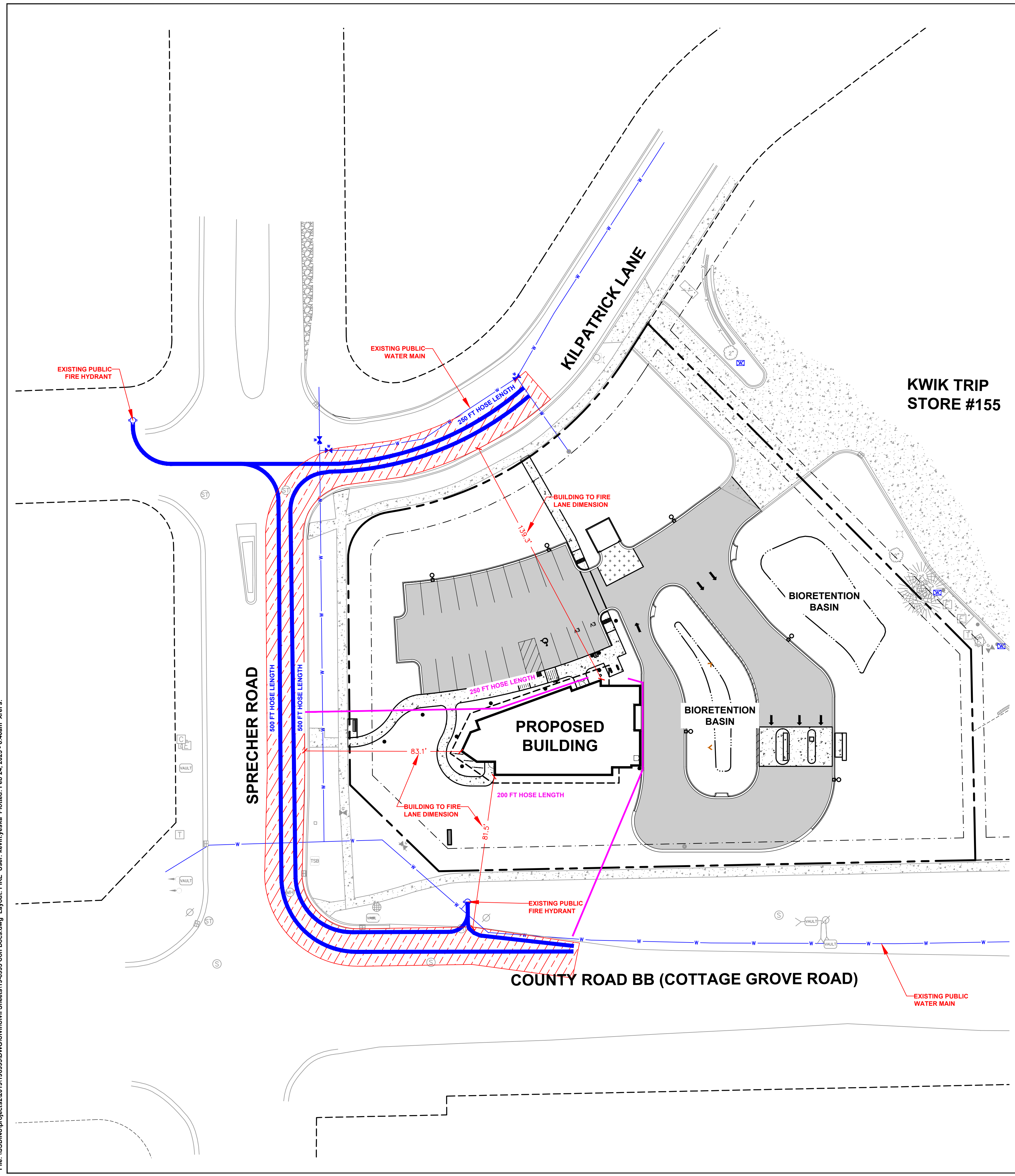
DATE: 2/20/2025
DRAWING SET PROJECT NO.: 2018010

PLAN COMMISSION SET

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DRIVE-THRU ELEVATIONS

File: \USDINC\projects\2019\18893\DWG\Civil\Civil Sheets\18-893_Con Docs.dwg Layout: FIRE User: kevin.yeska Plotted: Feb 24, 2025 - 6:40am Xrefs:



LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 20' WIDE FIRE LANE
- HYDRANT LOCATION
- HYDRANT TO FIRE LANE HOSE LAY LENGTH
- FIRE LANE TO BUILDING HOSE LAY LENGTH



City of Madison Fire Department
 30 West Millin Street, 8th & 9th Floors, Madison, WI 53703-2579
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: **6510 COTTAGE GROVE RD**
 Contact Name & Phone #: **ISAAC NEWMAN, P.E. 608-893-0110**

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

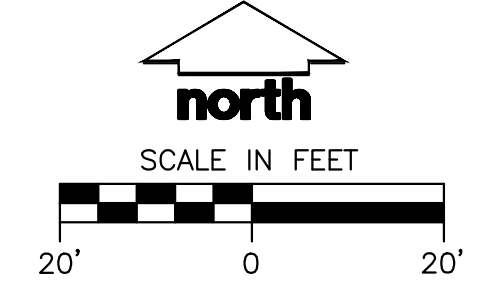
1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

PEAK OF THE ROOF OVER THE STAIR TOWER IS 33' - 8" ROOF OVER THE OCCUPIED SECOND FLOOR SPACE IS 29' - 6" AT ITS HIGHEST POINT

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.503 and IFC 2012 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 12/5/2014



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 VERONA, WISCONSIN 53593
 P. 608.848.5060

CLIENT:



CLIENT ADDRESS:
 1709 LANDMARK DRIVE
 COTTAGE GROVE, WI 53527

PROJECT:
 SUMMIT CREDIT UNION
 COTTAGE GROVE ROAD

PROJECT LOCATION:
 6510 COTTAGE GROVE ROAD
 MADISON, DANE COUNTY
 WISCONSIN 53718

PLAN MODIFICATIONS:

#	Date:	Description:
1	10.23.19	CITY SUBMITTAL
2	02.22.25	LAND USE SUBMITTAL
3		
4		
5		
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Designed By: MRA
 Reviewed By: (Initials)
 Approved By: (Initials)

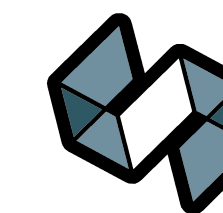
SHEET TITLE:
 FIRE ACCESS PLAN & WORKSHEET

SHEET NUMBER:

EXHIBIT

JSD PROJECT NO:

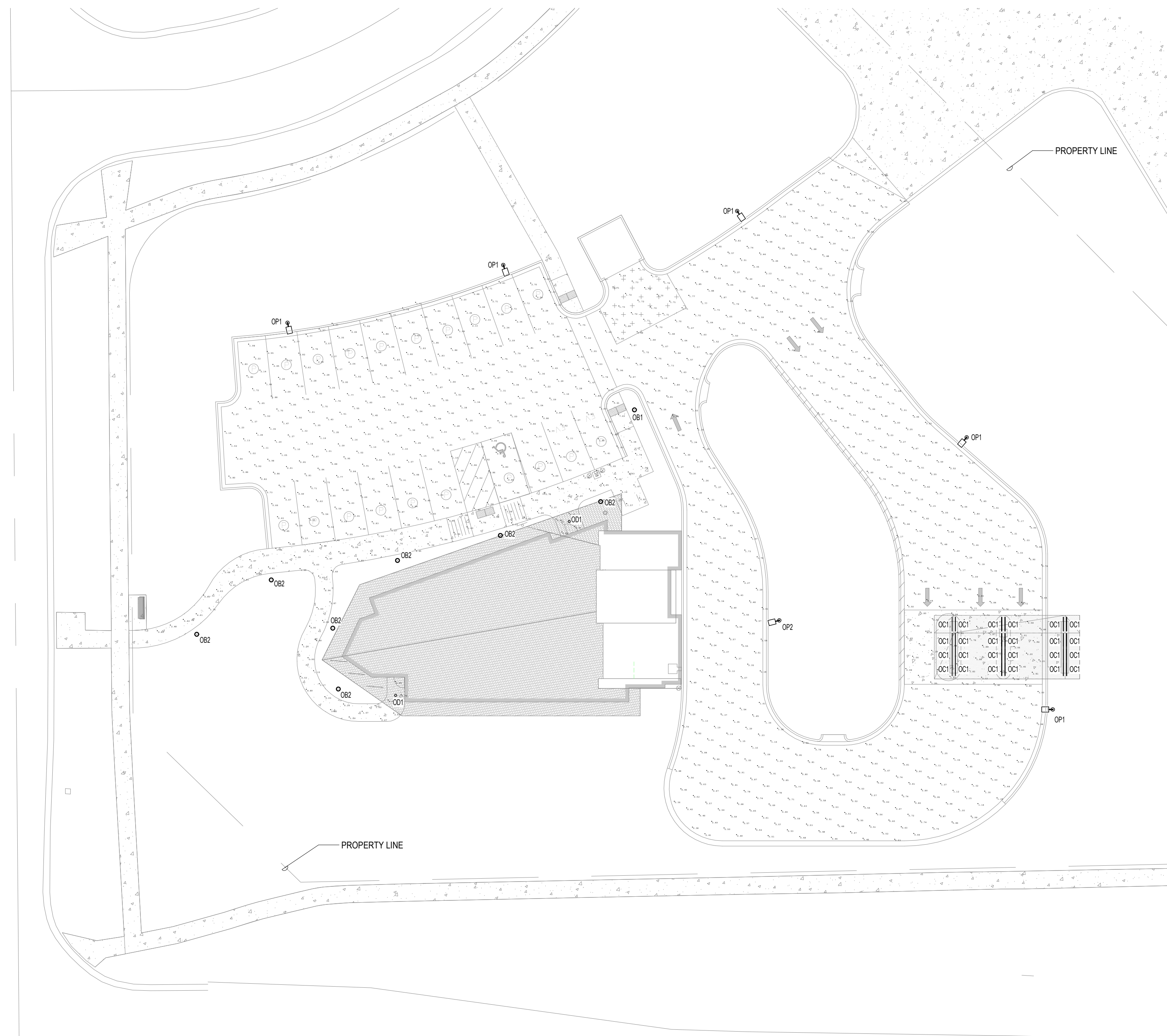
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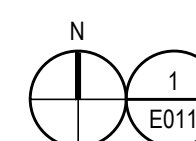
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Calculation Summary				
Label	Units	Avg	Min	Avg/Min
Driveway	Fc	1.47	0.36	4.06
Parking and Walkways	Fc	1.73	0.47	3.68



ELECTRICAL SITE LIGHTING PLAN INITIAL ILLUMINATION LEVELS

SCALE: 1" = 20'-0"

EXTERIOR LUMINAIRE SCHEDULE									
WV	DESCRIPTION	MANUFACTURER / SERIES	LAMP TYPE, LUMENS	COLOR TEMP	DRIVER TYPE	INPUT WATTS	VOLTAGE	MOUNTING	NOTES
OB1	EXTERIOR ILLUMINATED BOLLARD WITH 360° DISTRIBUTION SILVER FINISH	FIXTURE: BEGA 84704 BASE: 96175	LED, 2132LM	4000 K	LED, 0-10V	20 VA	120 V	GROUND	
OB2	EXTERIOR ILLUMINATED BOLLARD WITH 180° DISTRIBUTION SILVER FINISH	FIXTURE: BEGA 84706 BASE: 96175	LED, 980LM	4000 K	LED, 0-10V	10 VA	120 V	GROUND	
OC1	CANOPY AIMABLE LINEAR UPLIGHT	ECOSENSE L50 E 48" 12 40 80 MULT 15x35	LED, 923LM/LF	4000 K	LED, 0-10V	77 VA	120 V	SURFACE	LENGTH AS SHOWN ON PLANS.
OD1	EXTERIOR LENSED AIMABLE LED DOWNLIGHT WITH 30° OPTIC.	GOHAM ICO ADJL 40 07 2AR LD 30D	LED, 750LM, 30°	4000 K	LED, 0-10V	10 VA	120 V	RECESSED	AIM LIGHT FIXTURE STRAIGHT DOWN.
OP1	SITE LIGHTING FIXTURE, FORWARD THROW 18' TALL SQUARE ALUMINUM POLE, BLACK FINISH.	LITHONIA DSX0 LED 40K TFTM	20LED 8450LM, FORWARD THROW	4000 K	LED, 0-10V	71 VA	120 V	POLE	
OP2	SITE LIGHTING FIXTURE, TYPE3 MED 18' TALL SQUARE ALUMINUM POLE, BLACK FINISH.	LITHONIA DSX0 LED 40K T3M	20LED 8450LM, TYPE3M	4000 K	LED, 0-10V	71 VA	120 V	POLE	

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REVISIONS	NO.	DESCRIPTION	DATE

SUMMIT CREDIT UNION - COTTAGE GROVE ROAD

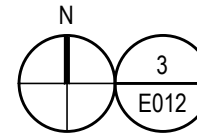
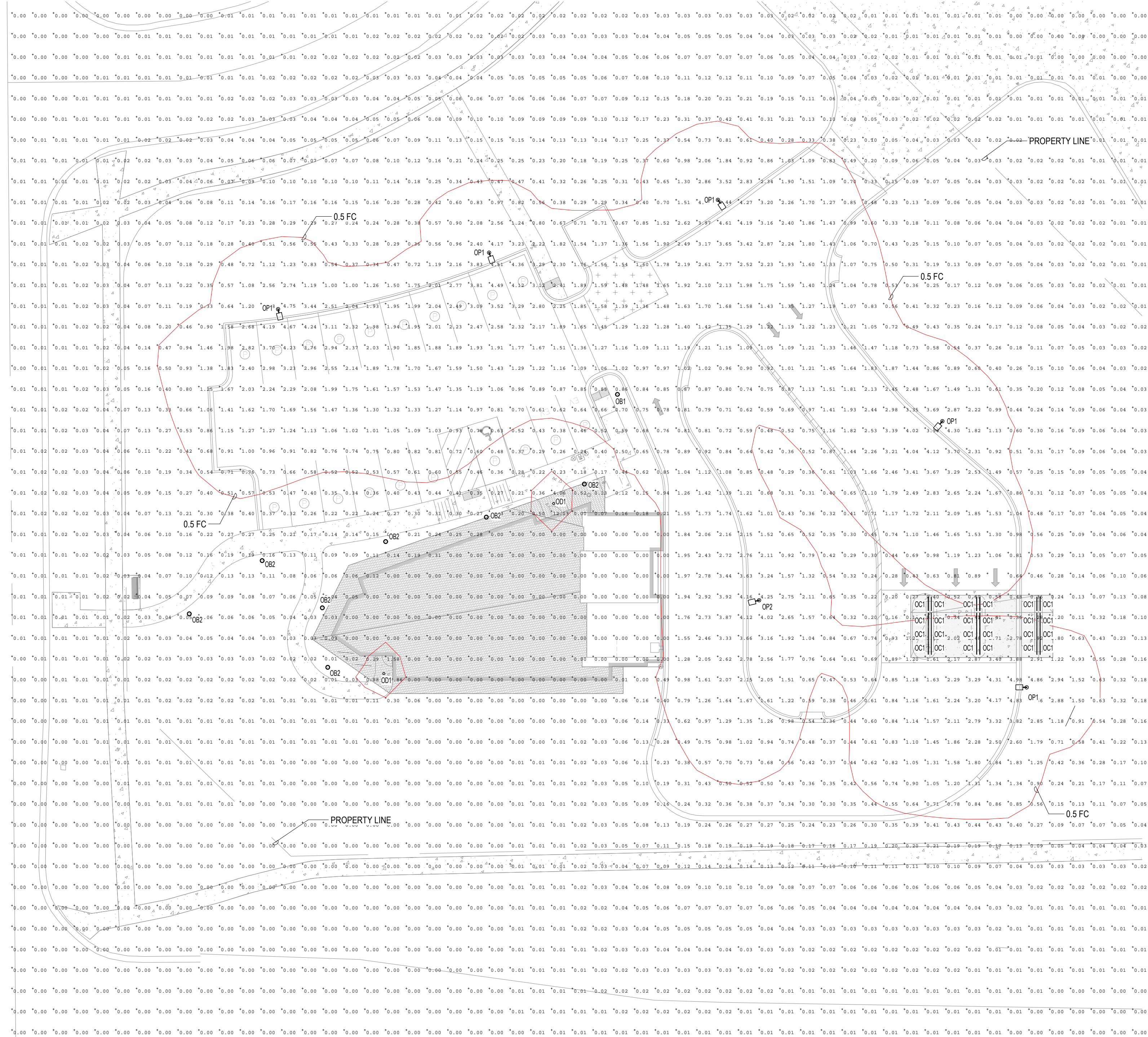
6501 KILPATRICK LN.
MADISON, WI

DATE: 2/20/2025
DRAWING SET: PLAN COMMISSION SET
PROJECT NO.: 2018010

NOT FOR CONSTRUCTION

ELECTRICAL SITE LIGHTING PLAN INITIAL ILLUMINATION LEVELS

E011



ELECTRICAL SITE LIGHTING PLAN INITIAL ILLUMINATION AT 4' AG

SCALE: 1" = 20'-0"

REVISIONS	
NO.	DESCRIPTION

SUMMIT CREDIT UNION - COTTAGE GROVE ROAD

6501 KILPATRICK LN.
MADISON, WI

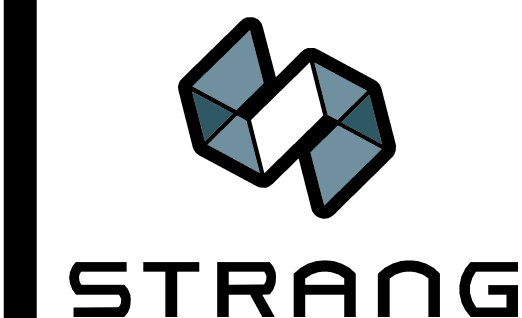
DATE: 2/20/2025
DRAWING SET: PLAN COMMISSION SET
PROJECT NO.: 2018010

NOT FOR CONSTRUCTION

ELECTRICAL SITE LIGHTING PLAN INITIAL ILLUMINATION AT 4' AG

OB1

OB2



ARCHITECTURE ENGINEERING INTERIOR DESIGN MADISON, WI | WAUKESHA, WI

System bollard head - 360° light output BEGA

Application BEGA System Bollard head with shielded 360° light distribution. Simply order the bollard head and also the required bollard tube in various heights and options. Both modules can be joined together easily and quickly during the installation.

Materials Borosilicate glass Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy Interlocking stainless steel mounting mechanism for attachment of head and tube

Electrical Operating voltage 120V or 277V AC Minimum start temperature -30°C LED module wattage 16.6W System wattage 20.0W

Finish All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Lindus® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder.

Table with 4 columns: LED, A, B, B. Rows for system bollard head and system bollard tube.

System bollard summary - Round BEGA

The overview provides a compact summary of the possibilities for combining the various bollard heads with the bollard tubes and their additional functions.

Summary table with columns: System bollard head, Without components, With integral floodlight, With integral PRM, With emergency lighting battery, With down through entrance, With integral GFC outlet, With integral LED module, Wood bollard tube.

Table with 4 columns: System bollard tube, A, B, B. Rows for system bollard tube and system bollard head.

System bollard head - 180° light output BEGA

Application BEGA System Bollard head with shielded 180° light distribution. Simply order the bollard head and also the required bollard tube in various heights and options. Both modules can be joined together easily and quickly during the installation.

Materials Borosilicate glass Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy High temperature silicone gasket

Electrical Operating voltage 120-277V AC Minimum start temperature -30°C LED module wattage 8.2W System wattage 10.0W

Finish All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Lindus® finish provides superior fade protection in Black, Bronze, and Silver.

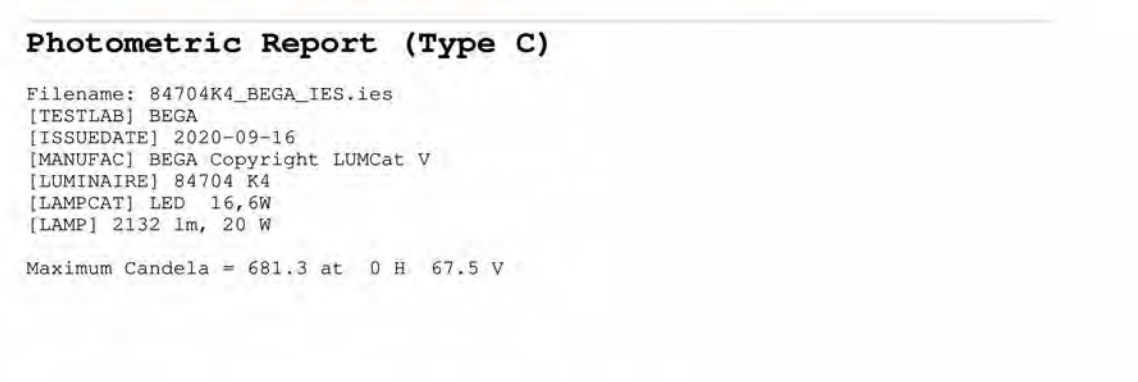
Table with 4 columns: LED, A, B, B. Rows for system bollard head and system bollard tube.

System bollard summary - Round BEGA

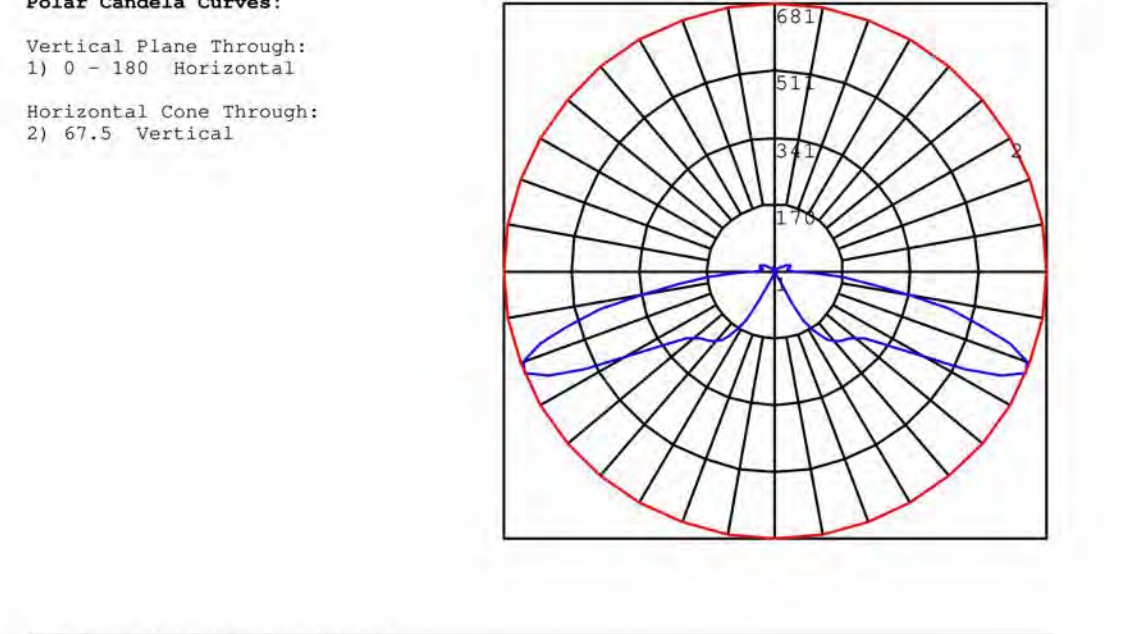
The overview provides a compact summary of the possibilities for combining the various bollard heads with the bollard tubes and their additional functions.

Summary table with columns: System bollard head, Without components, With integral floodlight, With integral PRM, With emergency lighting battery, With down through entrance, With integral GFC outlet, With integral LED module, Wood bollard tube.

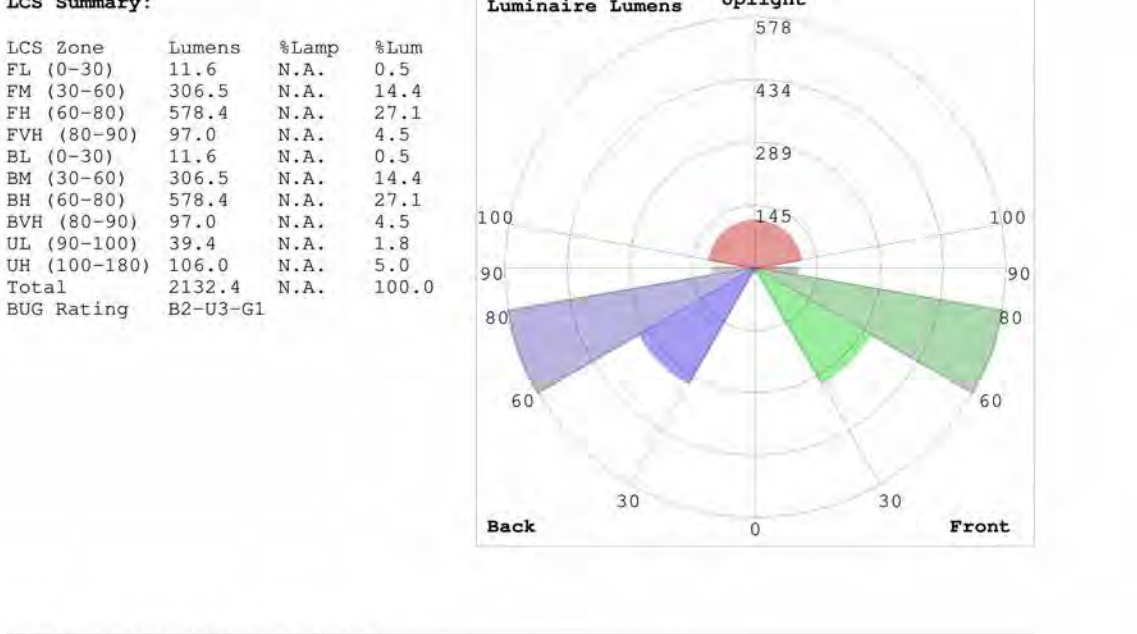
Table with 4 columns: System bollard tube, A, B, B. Rows for system bollard tube and system bollard head.



Classification: Road Classification: Type V, Medium, N.A. (deprecated) Upward Waste Light Ratio: 0.07 Luminaire Efficacy Rating (LER): 107 Maximum UGR: 35.5

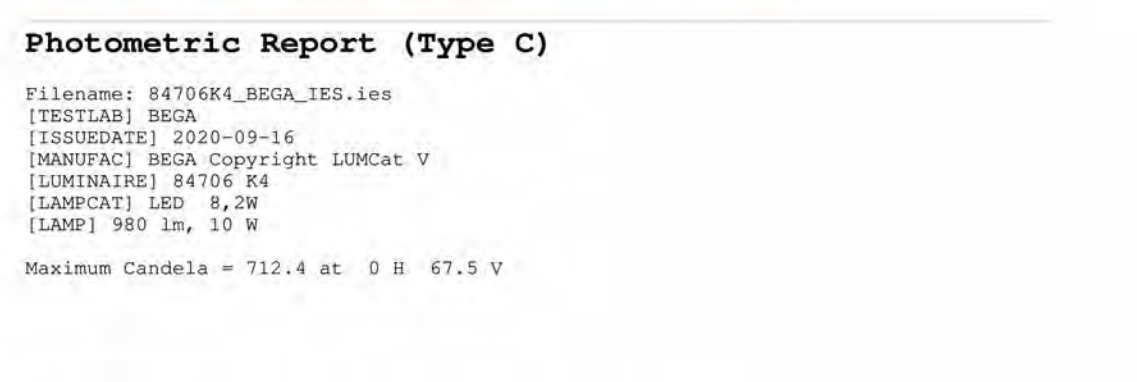


Classification: Road Classification: Type V, Medium, N.A. (deprecated) Upward Waste Light Ratio: 0.07 Luminaire Efficacy Rating (LER): 107 Maximum UGR: 35.5

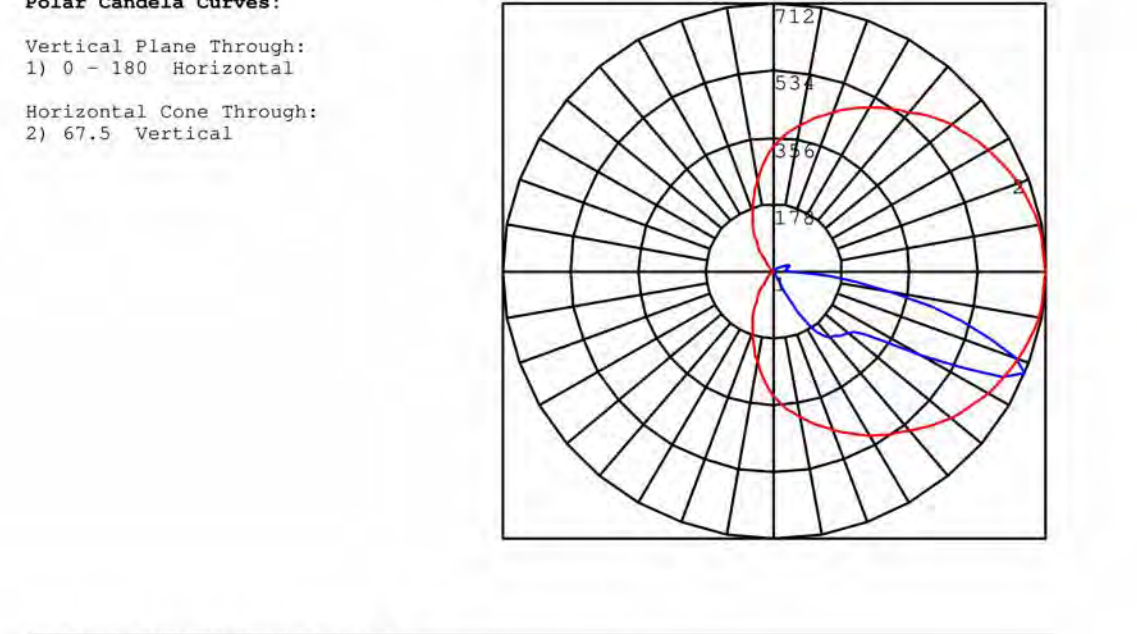


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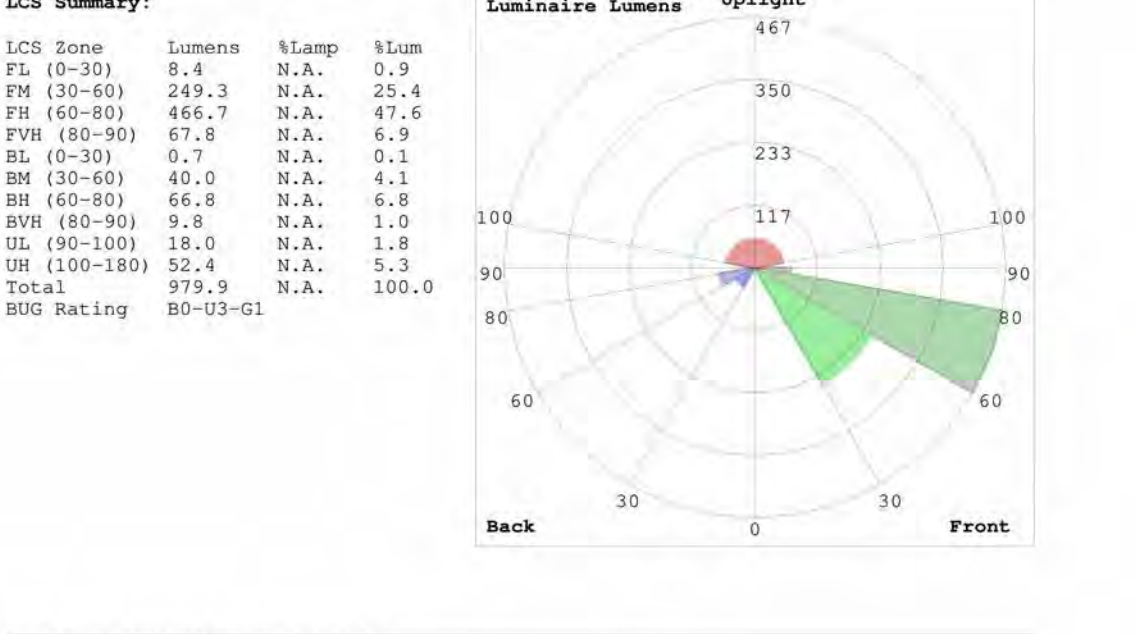
Classification: Road Classification: Type IV, Very Short, N.A. (deprecated) Upward Waste Light Ratio: 0.07 Luminaire Efficacy Rating (LER): 98 Maximum UGR: 39.1



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Classification: Road Classification: Type IV, Very Short, N.A. (deprecated) Upward Waste Light Ratio: 0.07 Luminaire Efficacy Rating (LER): 98 Maximum UGR: 39.1

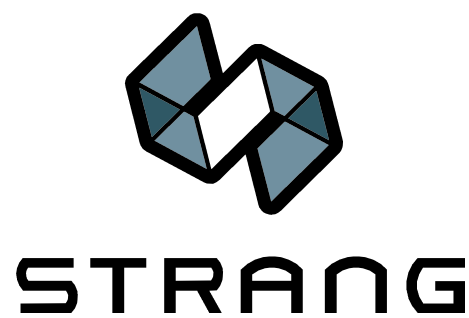


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Table with columns: REVISIONS, NO., DATE, DESCRIPTION

NOT FOR CONSTRUCTION SUMMIT CREDIT UNION - COTTAGE GROVE ROAD 6501 KILPATRICK L.N. MADISON, WI DATE: 2/20/2025 DRAWING SET PROJECT NO. 2016810 SITE LIGHTING CUTSHEETS

E013 22/12/2025 3:28:14 PM



ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
MADISON, WI | WAUKESHA, WI

OC1

TROV
EXTERIOR | LSO COVE

OVERVIEW • SPECIFICATIONS • ORDERING

DATE: _____ PROJECT: _____ FIRM: _____ TYPE: _____

THE LSO INCLUDES PATENTED OPTICAL DESIGN THAT DELIVERS THE WIDEST RANGE OF BEAM ANGLE OPTIONS FOR PRECISE COVE, WALL GRAZING, WALL WASHING OR LINE OF LIGHT APPLICATIONS. EXCLUSIVE FLIP TO FLATT™ HOSE DESIGN PROVIDES FLEXIBILITY WHEN MOUNTING SMALL COVE DETAILS. TROV OFFERS SMOOTH, FLICKER FREE DIMMING DOWN TO 0%.

FEATURES:

- DIM TO 0% ELY REVERSE PHASE
- 21 BEAM ANGLE
- MULTI-VOLT
- FLIP TO FLATT™
- 6 CCT OPTIONS
- 80- AND 90-CRI OPTIONS
- INPA EXTERIOR OPTIONS



MODEL/ SIZE	INTERIOR/ EXTERIOR	LENGTH	POWER	CCT	CRI	VOLTAGE	OPTICS
LSO	E	12"	02	WHITE	MONO	80	BRAZING
		48"	04	CCT	COLOW	90	21-25
			06	22	GR***	Blank For Color	26-30
			08	27	BL		31-35
			10	30	AM		36-40
			12	35	RD***		41-45

EXAMPLE LSO-E-48-10-27-90-MULT-15V65 100 CRI with adjustable by 2200K to 5000K. 7500 ft. only, w/ adjustable by 2000K to 5000K. 7500 ft. only, w/ adjustable by 2000K to 5000K.

PERFORMANCE	WATTS	OPTIC	LMEN OUTPUT	EFFICACY
2W	100°	90	60 lm/ft (362 lm/m)	35 lm/W
4W	100°	271	1850 lm/ft (11210 lm/m)	58 lm/W
8W	100°	432	2916 lm/ft (17920 lm/m)	72 lm/W
9W	100°	502	3362 lm/ft (20632 lm/m)	76 lm/W
10W	100°	729	4665 lm/ft (28683 lm/m)	71 lm/W
10W	100°	846	5436 lm/ft (33378 lm/m)	71 lm/W

ELECTRICAL:

POWER CONSUMPTION	2W/1P @ 208V	4W/1P @ 208V	8W/1P @ 208V	9W/1P @ 208V	10W/1P @ 208V
Max Run	450'	225'	113'	100'	90'
Min Run	35'	175'	88'	77'	70'

ECOSENSE
ECOSENSE LIGHTING INC.
237 NORTH SPRING STREET
SUITE 103
LOS ANGELES, CA 90012
P: 310-496-6255
F: 310-496-6256
T: 855-632-6736
855 S. ECOSSEN
www.ecosense.com

OD1

gotham IN CITO
Luminaire Type: _____
Catalog Number: _____

2" High Center Beam Round Adjustable Downlight

Feature Set

- Eleven optimized distribution patterns allow designers to achieve tailored objectives
- Vertical tilt to self-locking from 0° - 40° / 360° of horizontal rotation. Can be hot aimed from below ceiling
- Field interchangeable optic
- Driver and LED light engine fully serviceable from below ceiling
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling

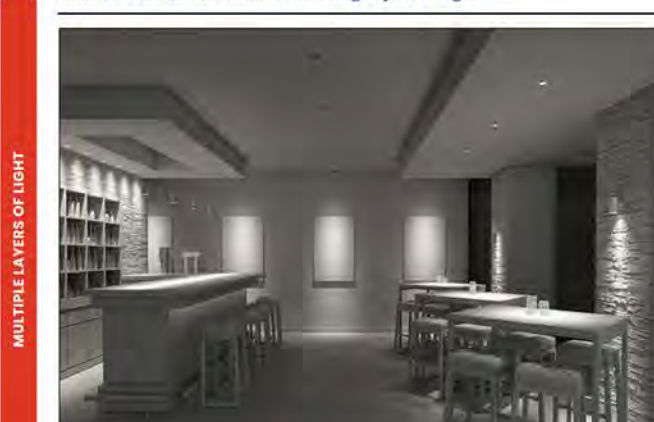
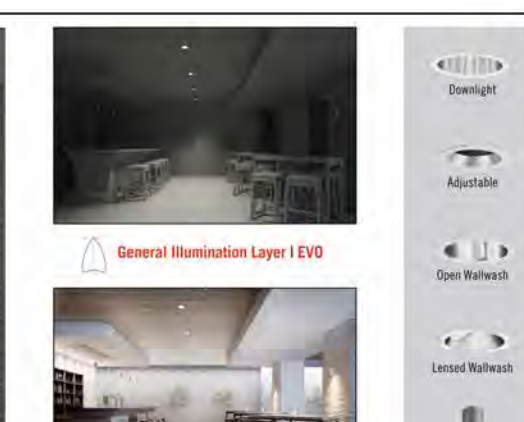
Distribution



Superior Performance

Nominal Lumens	OD2M	OD5M	OD7.5M	OD10M	OD15M	OD20M
Delivered Lumens	284	543	813	1093	1647	2112
Wattage	3.13	5.55	8.48	11.93	19.6	26.55
Lumen per Watt	91	98	96	92	83	74

Incito & EVO Product Families | Building Layers of Light

ACOUSTIC: — or as an separate ceiling (subject to load requirements)
IC20PCT KIT Additional optics for field installation. Replaces "TK" with beam angle.
IC20PCT KIT Kit including a field interchangeable optic for each of the 13 preset beam distribution patterns.
IC20PCT KIT 2-5" Hole size.
SBT 347V120 75W Hole size for flangeless trim option.
ANSI 347V120L 75W stop down transformer. Must be remote mounted. Alter wrench (450") for adjusting tilt.

ORDERING NOTES:

1. 5000K CCT not available with 90CRI.	9. Not available with 2000lm.
2. Not available with Reflector Finish.	10. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not available with WTR (White Reflector). Not available with FL.
3. SOL lens requires TFC trim.	11. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not available with BR (Black Reflector). Not available with FL.
4. Refer to SCL 200 for compatible dimensions.	12. Requires NLT or NLT-ER.
5. Field installed. Access required to location of remote mounted device.	13. Requires NLT or NLT-ER.
6. ER for use with generator supply power. Will require an emergency hot lead and normal hot lead.	14. Requires a lens (i.e. SOL).
7. NCH is required for T-grid ceilings or where code requires.	
8. Not available with 1500lm or 2000lm.	

IC2024H page 1 of 8
GOZHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lether Road Coopers, CA 95012 | P 866-705-5676 (7176) | gothamlighting.com
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IC2024H page 2 of 8
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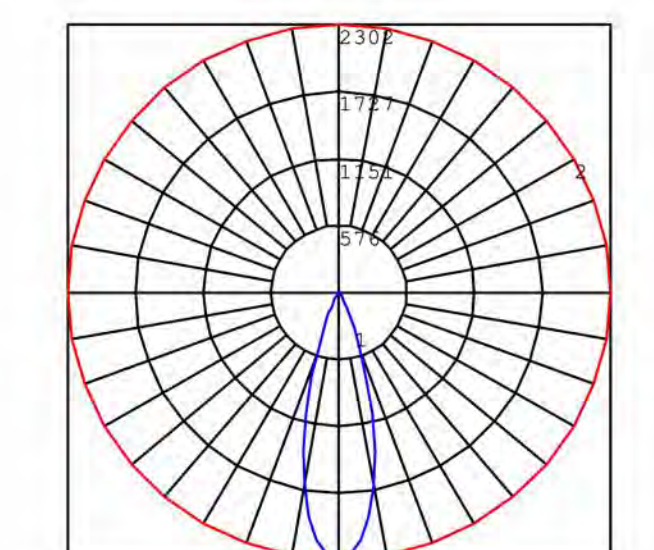
AGI32
Excellence in Illumination Engineering Software since 1994
Lighting Analysts
www.agi32.com

Photometric Report (Type C)

Filename: IC02BEVDJ_40_07_WR_30D @ 0 DEG TILT.ies
 [TEST1] 19-410-049809
 [TEST1AB] SCALD PHOTOMETRY
 [ISSUEDATE] 10/23/2024
 [MANUFAC] Gotham Architectural Lighting
 [LUMNAK] IC02BEVDJ_40_07_WR_30D @ 0 DEG TILT
 [LUMNAIRE] INCITO 2 INCH BEVEL TRIM, RECESSED ADJUSTABLE, ROUND, 4000K, 750 LUMENS, WHITE TRIM, 30 DEGREE BEAM, 80 CRI, 0 0 DEGREE TILT
 Maximum Candela = 2302.26363463998 at 0 H 0 V

Classification:
 Road Classification: Type V, Very Short, N.A. (deprecated)
 Luminaire Efficacy Rating (LER): 72
 Maximum UGR: N.A.
 Indoor Classification: Direct
 BSC Rating: 80-UG-00

Polar Candela Curves:
 Vertical Plane Through:
 1) 0 - 180 Horizontal
 Horizontal Plane Through:
 2) 0 Vertical



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 Results derived from content of manufacturer's photometric data.

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REVISIONS	NO.	DESCRIPTION	DATE

SUMMIT CREDIT UNION - COTTAGE GROVE ROAD

6501 KULPATRICK LN.
MADISON, WI

DATE: 2/20/2025
DRAWING SET PROJECT NO: 2018010

NOT FOR CONSTRUCTION

PLAN COMMISSION SET
SITE LIGHTING CUTSHEETS

E014

