

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:

1 OF 1

PROJECT NO: 198993

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.

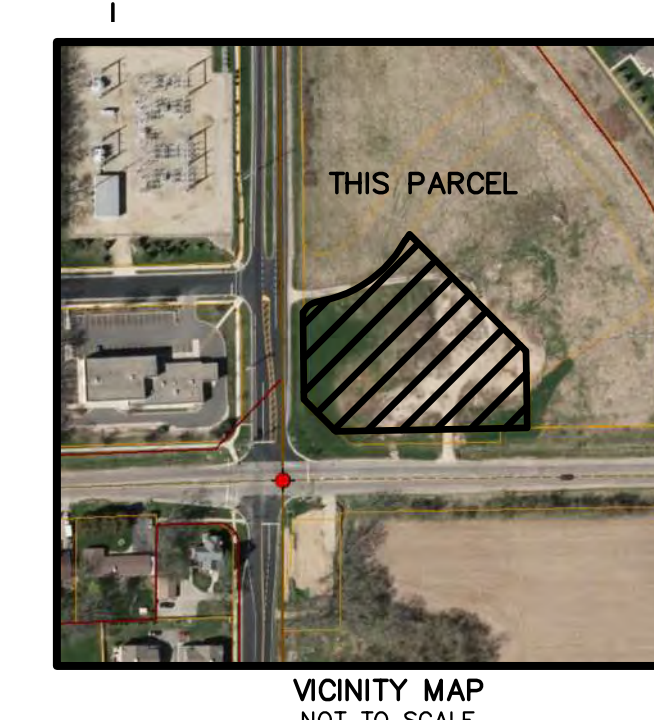
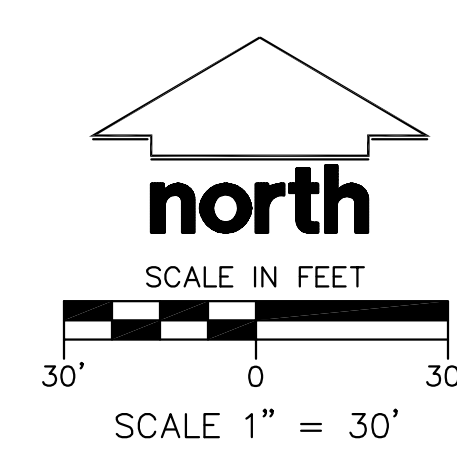
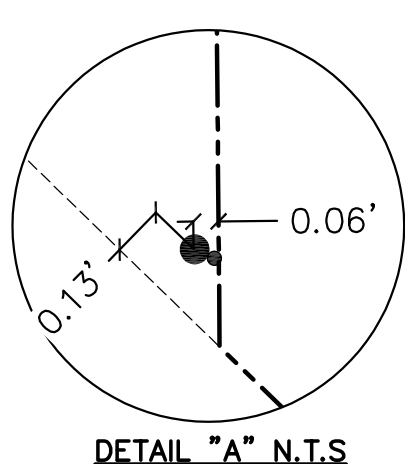
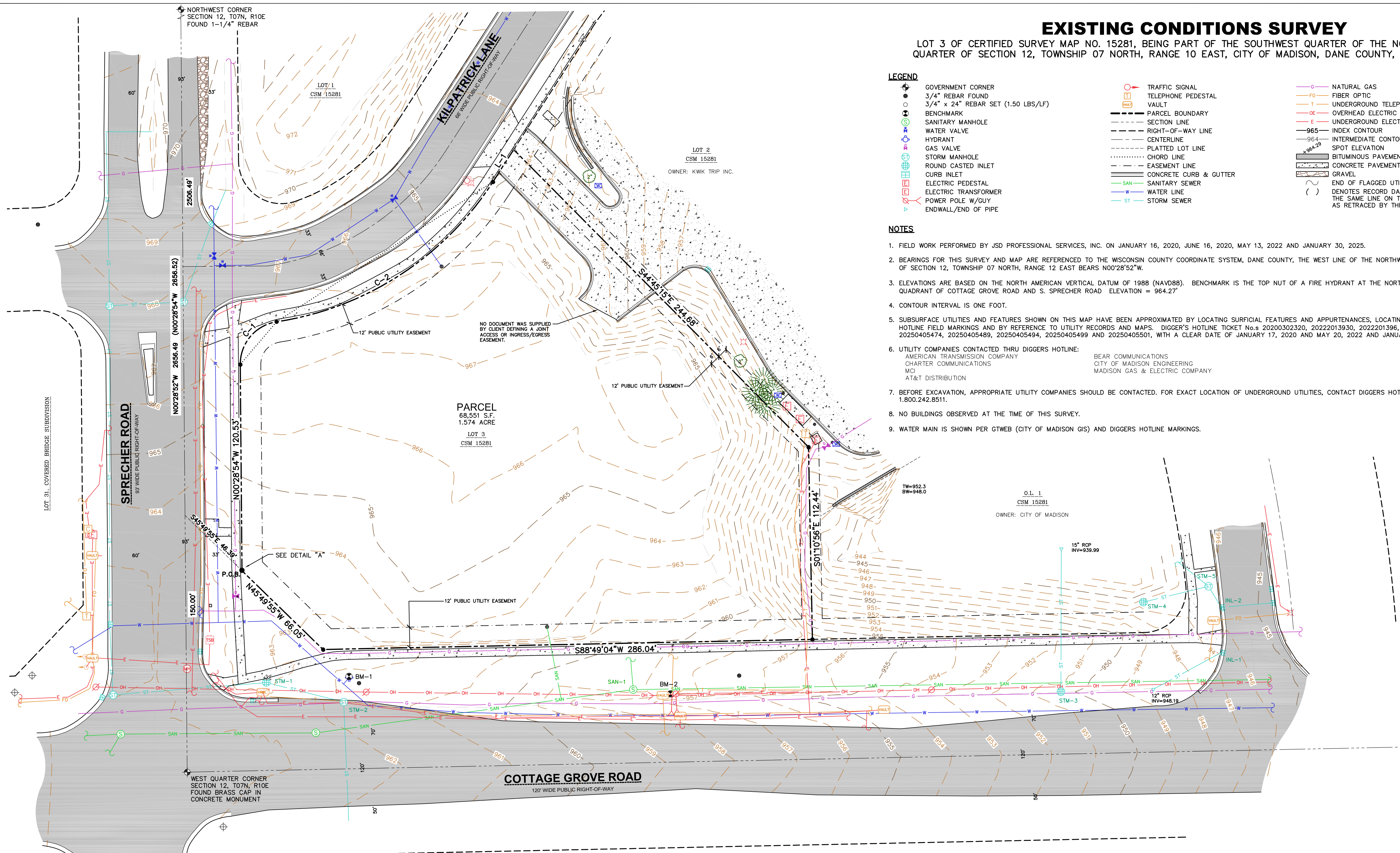
LEGEND

- | | | |
|--|---|---|
| <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:

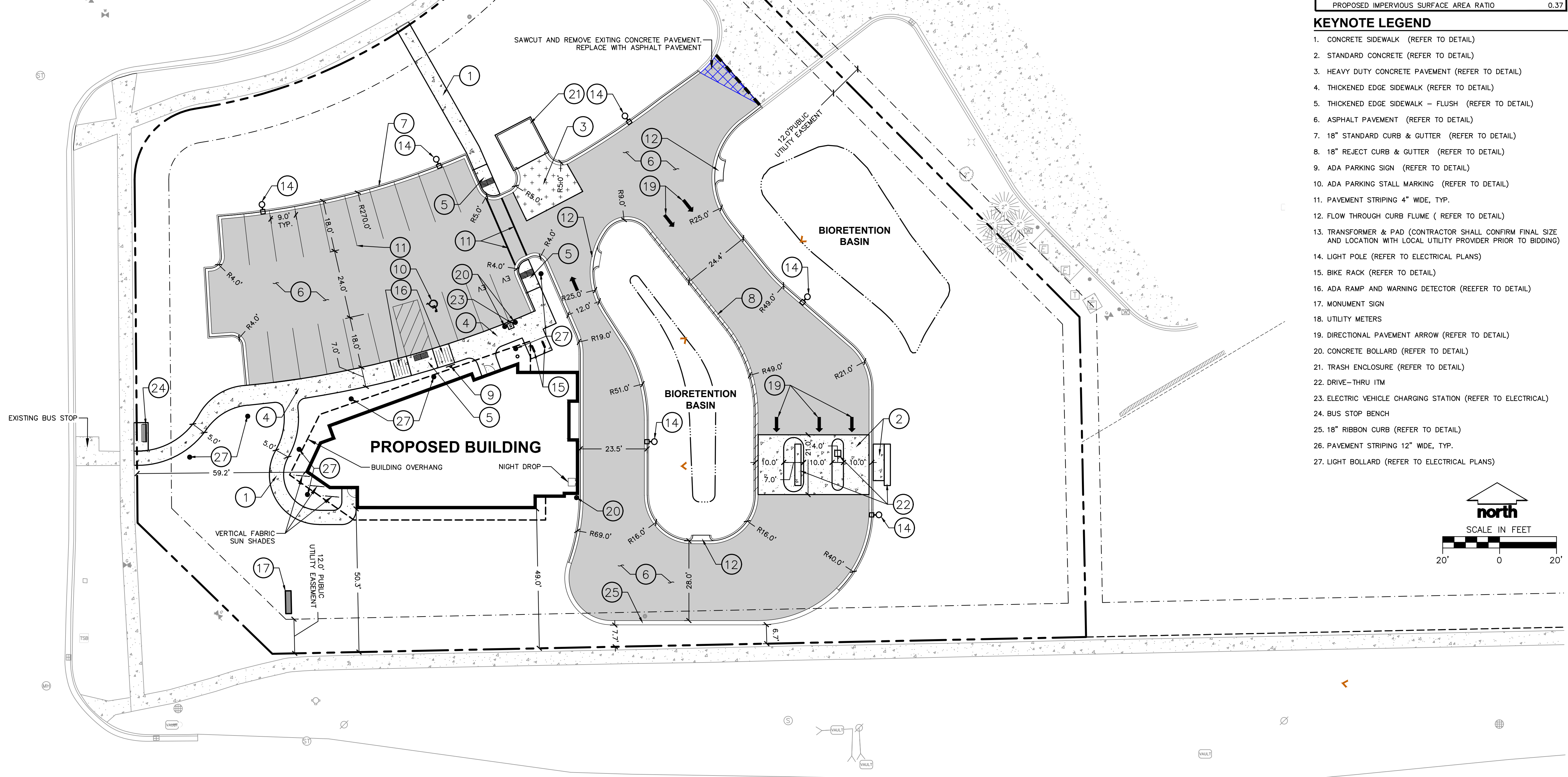
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SPRECHER ROAD

KILPATRICK LANE

KWIK TRIP
STORE #155

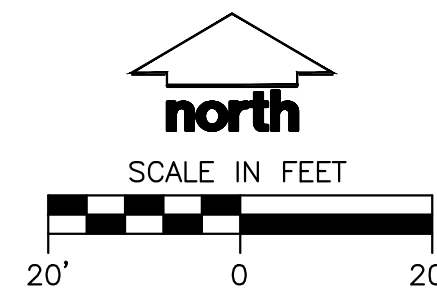


COUNTY ROAD BB (COTTAGE GROVE ROAD)

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:

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

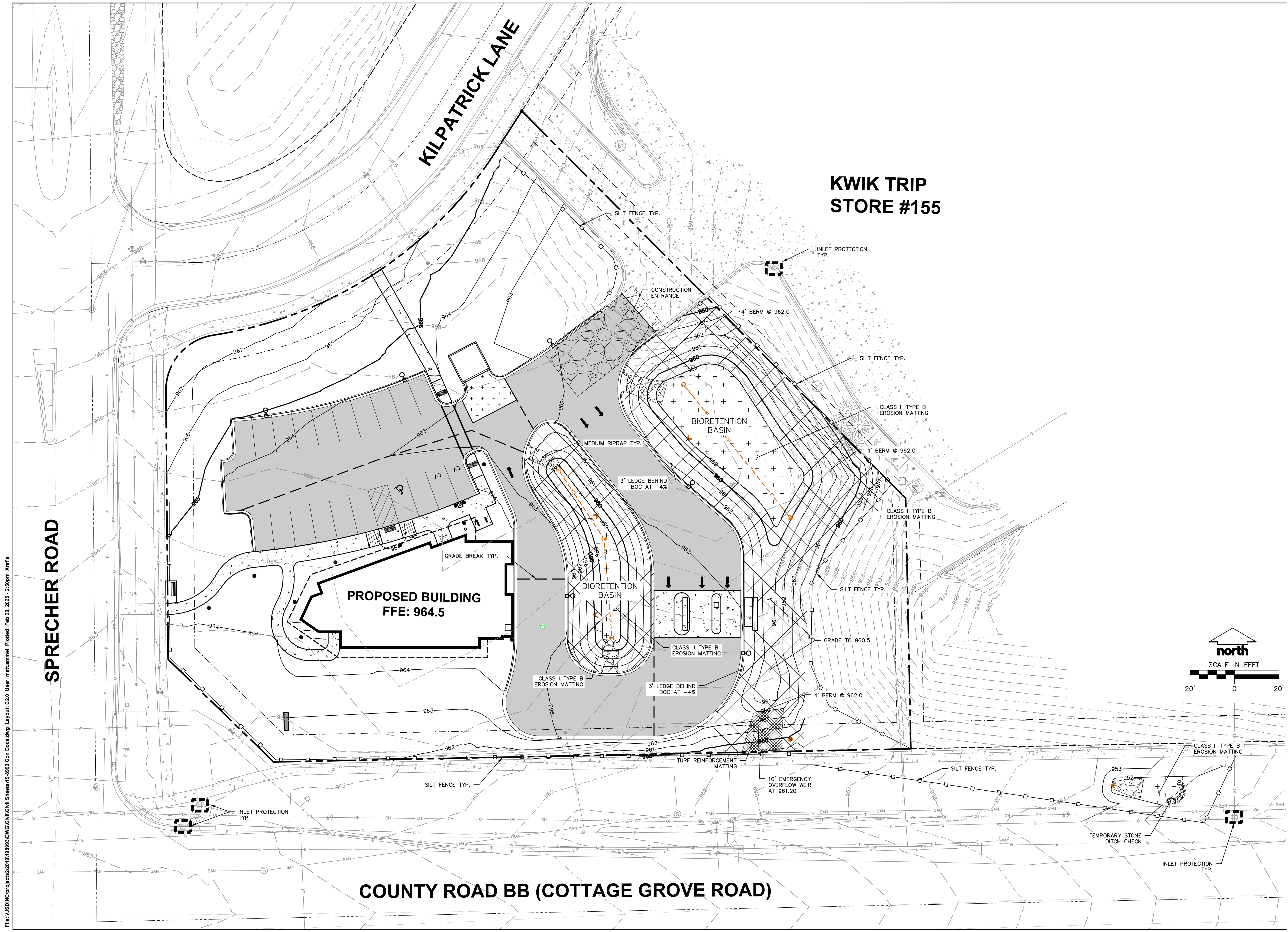
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SHEET NUMBER:

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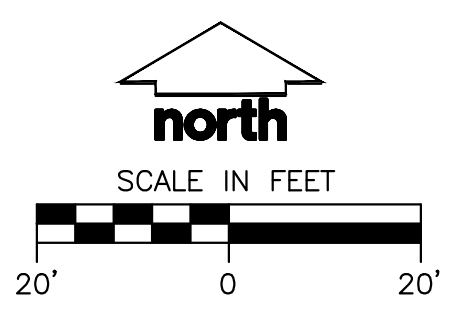
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**KWIK TRIP
STORE #155**

**PROPOSED BUILDING
FFE: 964.5**



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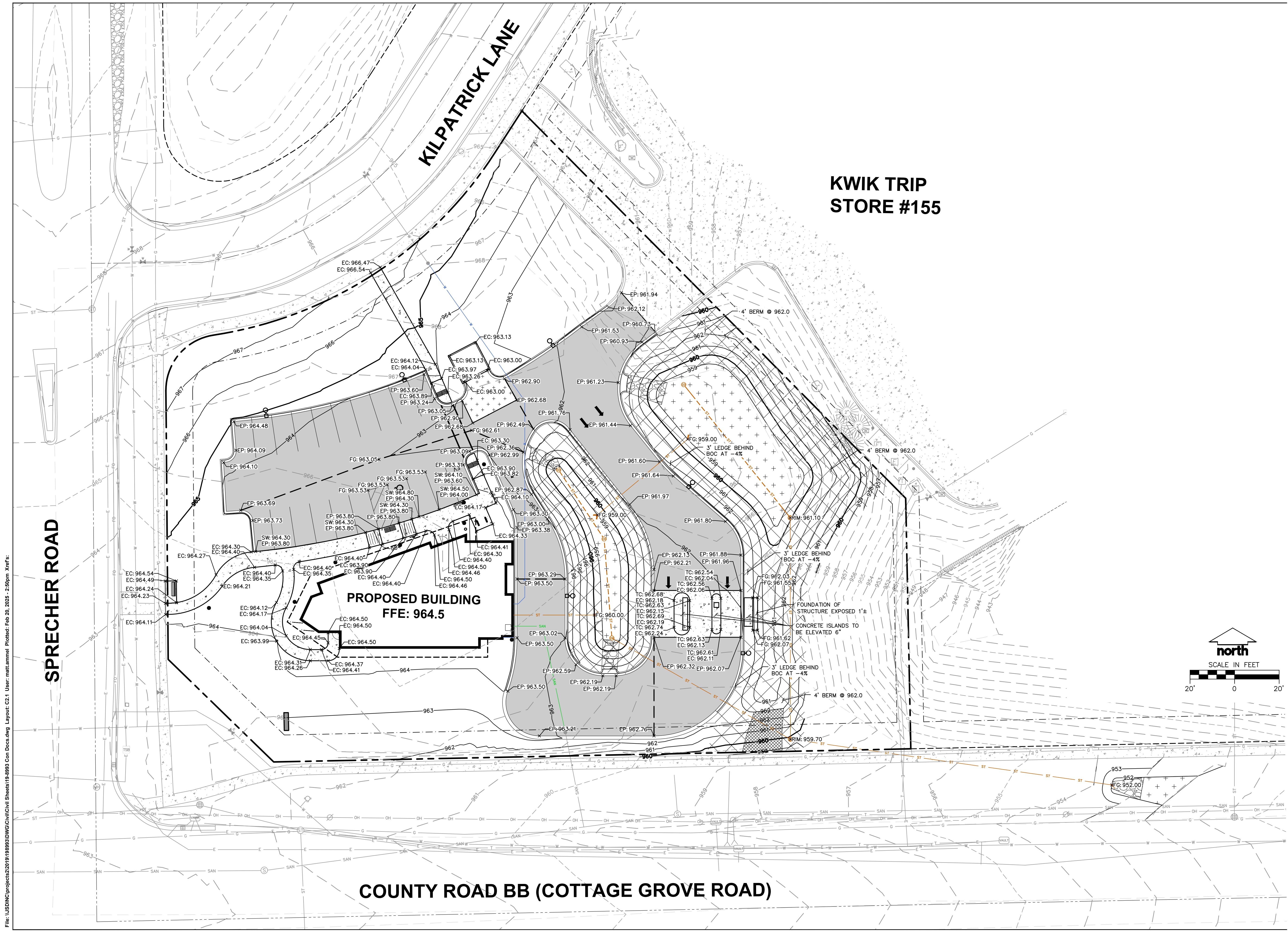
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GRADING AND EROSION
CONTROL PLAN**

SHEET NUMBER:
C2.0

JSD PROJECT NO:

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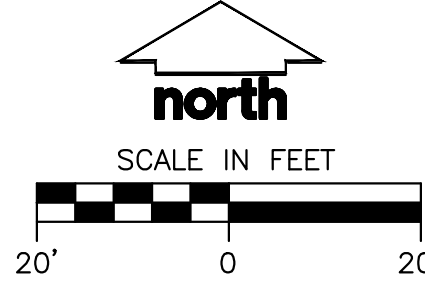
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**KWIK TRIP
STORE #155**

**PROPOSED BUILDING
FFE: 964.5**

COUNTY ROAD BB (COTTAGE GROVE ROAD)



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COTTAGE GROVE ROAD**

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Approved By: (Initials)

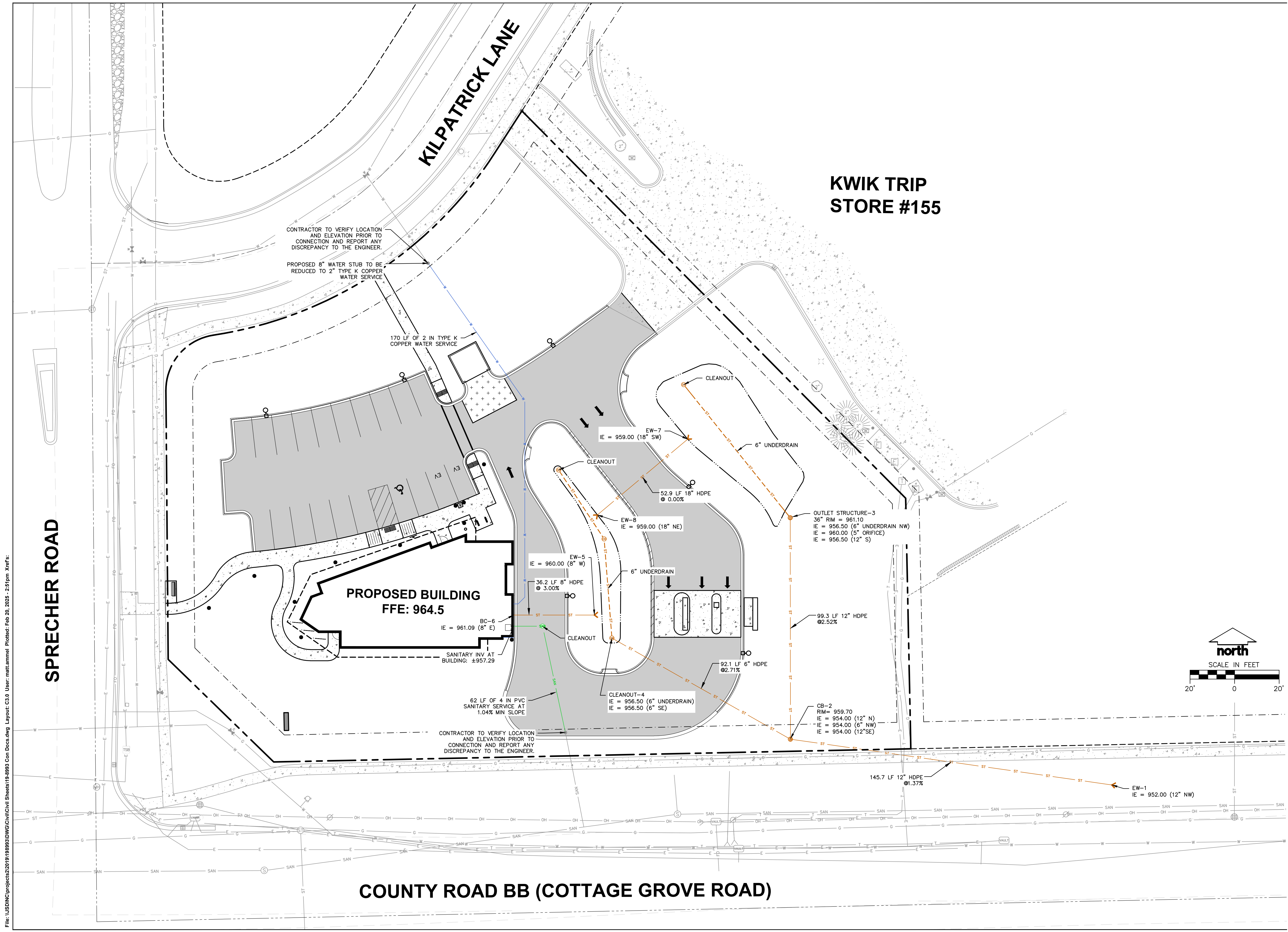
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DETAILED GRADING
PLAN**

SHEET NUMBER:
C2.1

JSD PROJECT NO:

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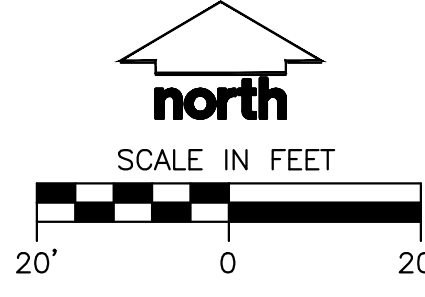
**KWIK TRIP
STORE #155**

SPRECHER ROAD

KILPATRICK LANE

**PROPOSED BUILDING
FFE: 964.5**

COUNTY ROAD BB (COTTAGE GROVE ROAD)



CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONNECTION AND REPORT ANY DISCREPANCY TO THE ENGINEER.

PROPOSED 8" WATER STUB TO BE REDUCED TO 2" TYPE K COPPER WATER SERVICE

170 LF OF 2 IN TYPE K COPPER WATER SERVICE

SANITARY INV AT BUILDING: ±957.29

CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONNECTION AND REPORT ANY DISCREPANCY TO THE ENGINEER.

EW-7
IE = 959.00 (18" SW)

EW-8
IE = 959.00 (18" NE)

EW-5
IE = 960.00 (8" W)

OUTLET STRUCTURE-3
36" RIM = 961.10
IE = 956.50 (6" UNDERDRAIN NW)
IE = 960.00 (5" ORIFICE)
IE = 956.50 (12" S)

CB-2
RIM = 959.70
IE = 954.00 (12" N)
IE = 954.00 (6" NW)
IE = 954.00 (12" SE)

EW-1
IE = 952.00 (12" NW)

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PROJECT:
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PROJECT LOCATION:
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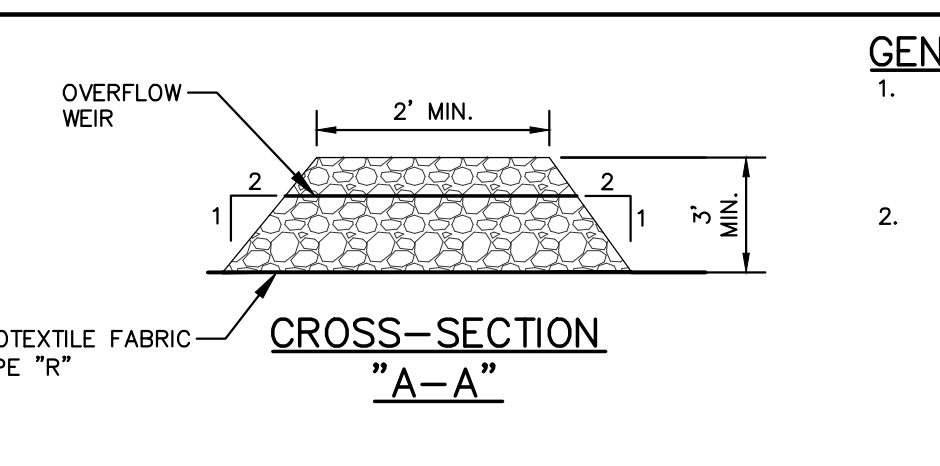
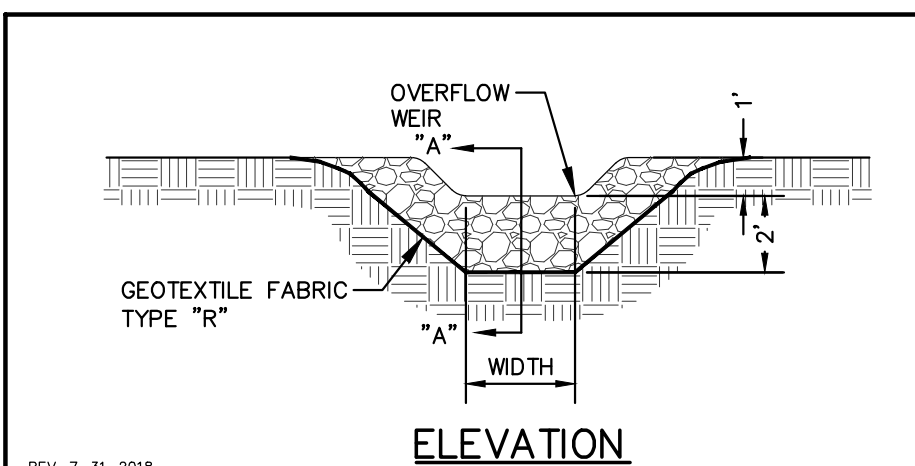
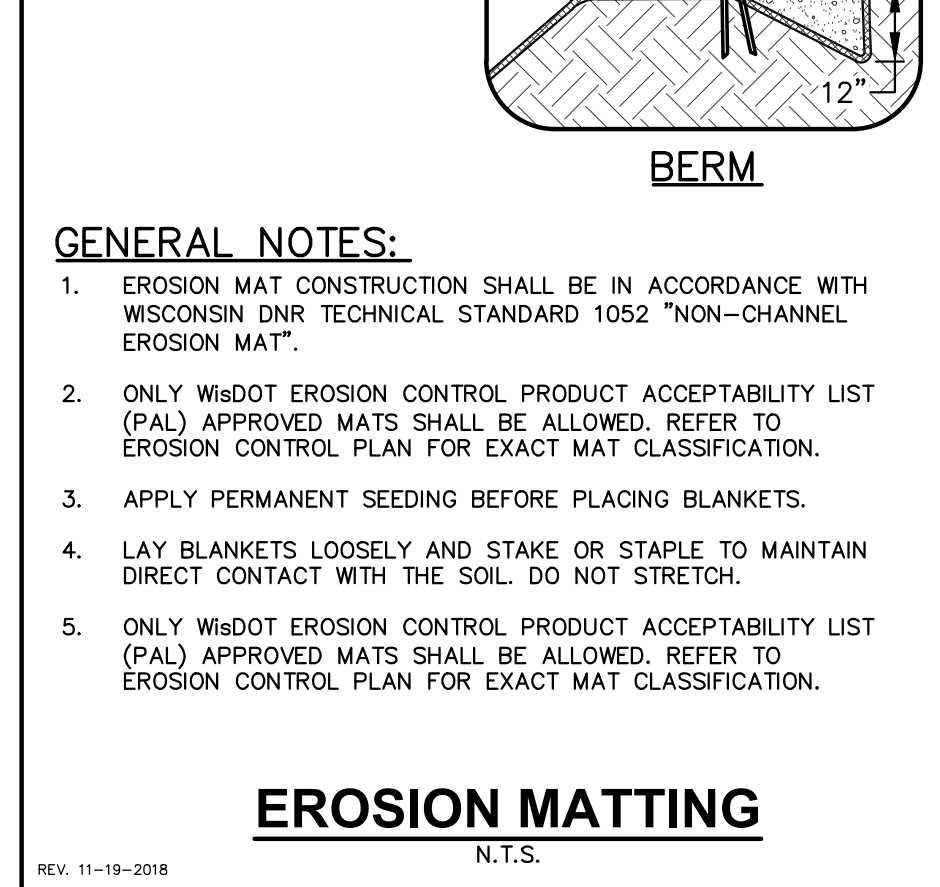
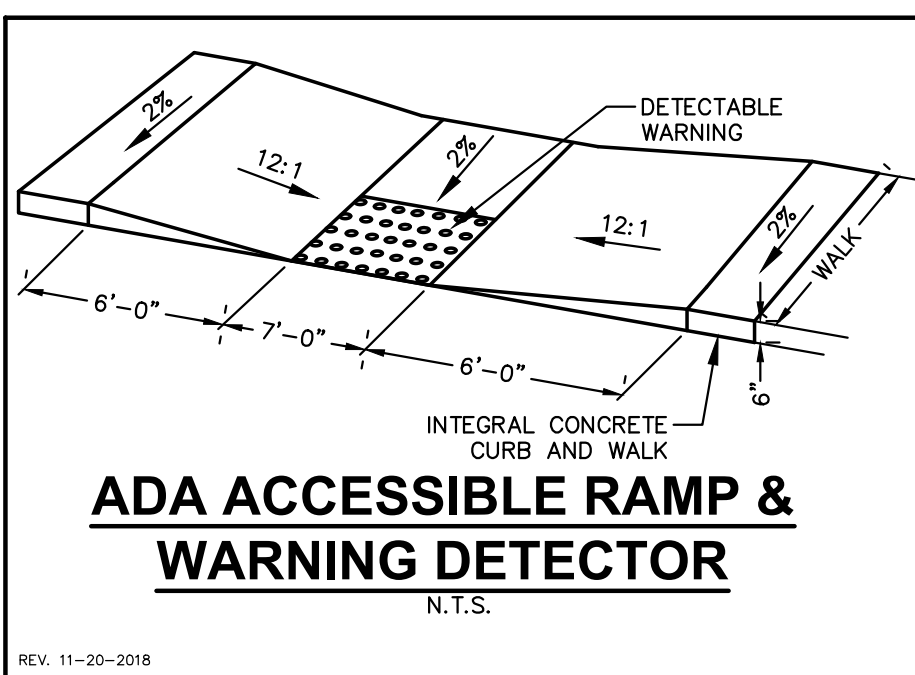
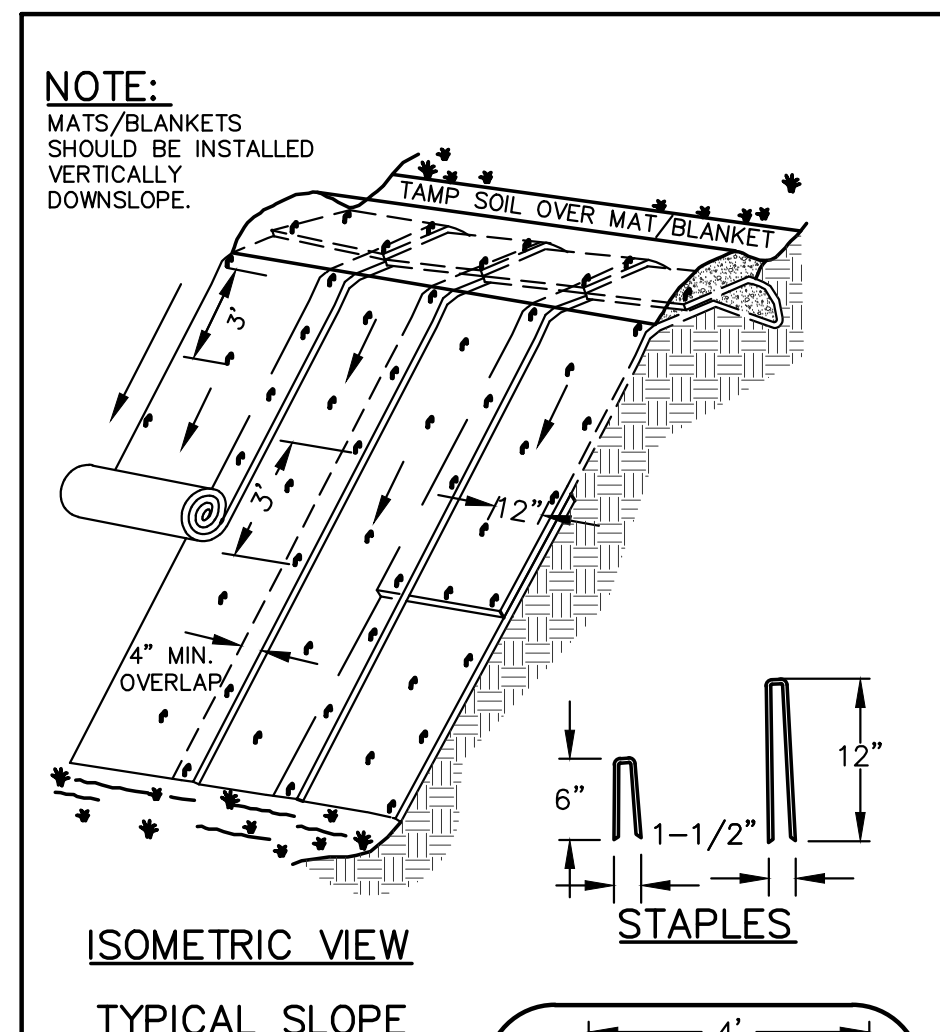
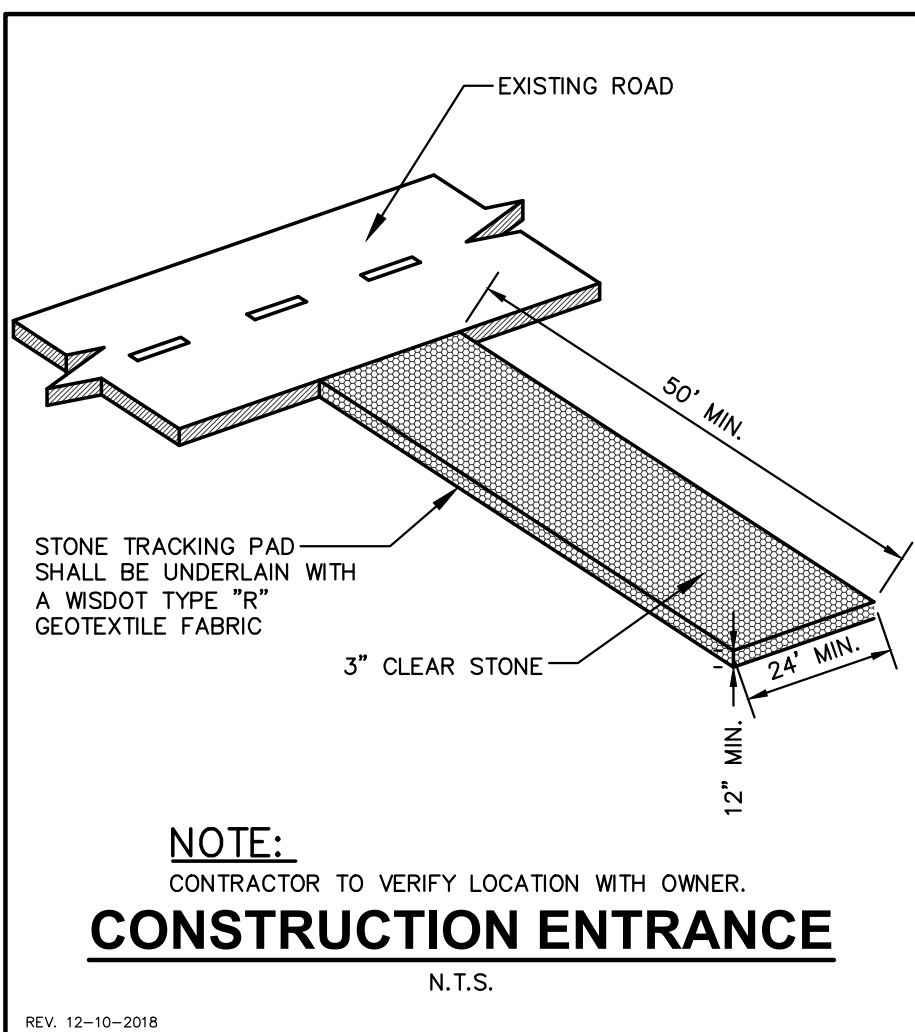
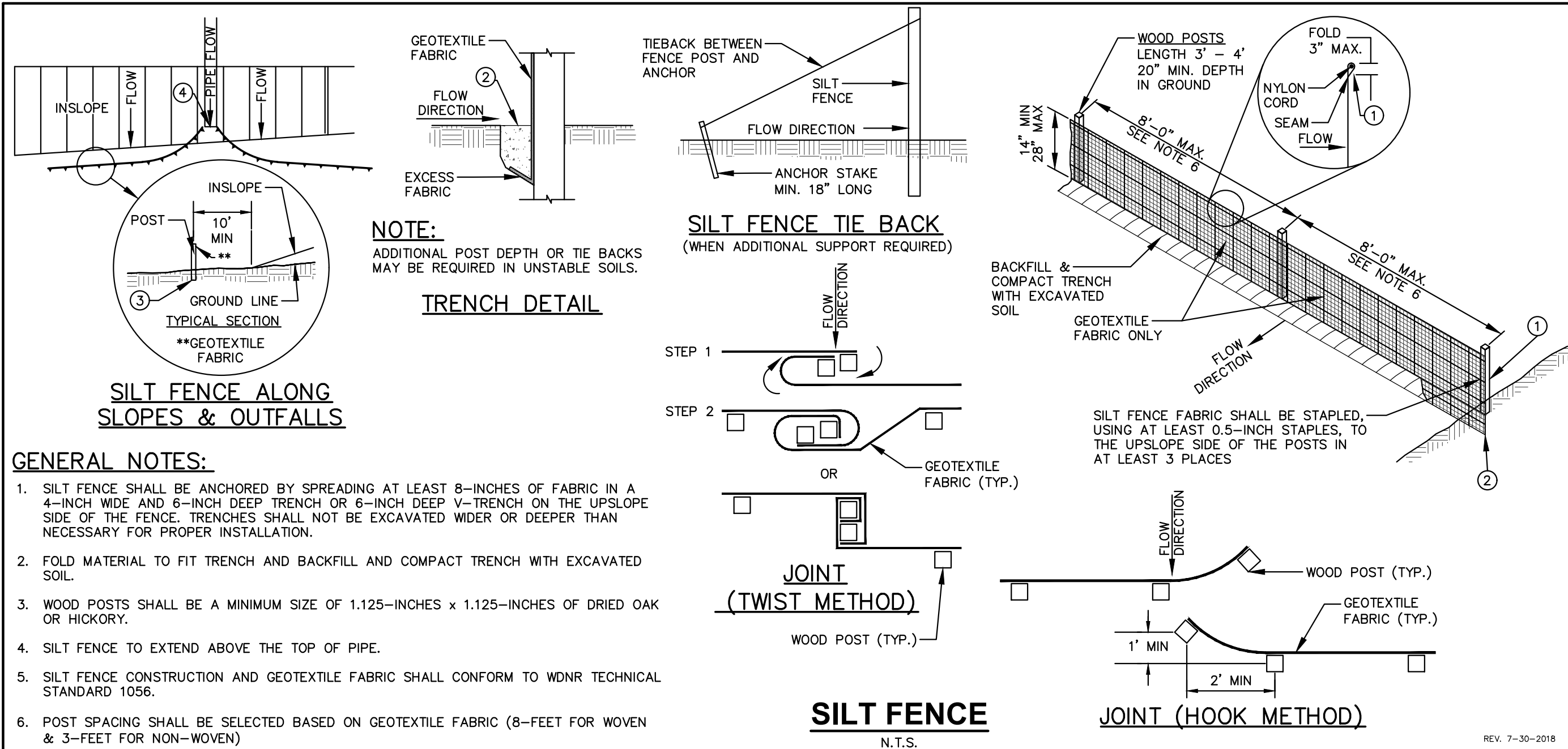
**SHEET TITLE:
UTILITY PLAN**

SHEET NUMBER:

C3.0

JSD PROJECT NO:

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FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
 PRODUCT SELECTION AND SPECIFICATION DRAWING

11 GA GALVANIZED STEEL SUSPENSION SYSTEM

LIFT HANDLES

REAR CURB GUARD FLAP WITH MAGNETIC TIE DOWNS

STAINLESS STEEL CLAMPING BAND

COMBINATION INLET FILTER FOR CURB HOODS

REPLACEABLE SEDIMENT BAGS WITH GEOTEXTILE FILTER FABRIC

TYPICAL ROUND INLET FILTER

TYPICAL RECTANGULAR INLET FILTER

STAINLESS STEEL ROUND INLET FILTERS FOR NYLOPLAST CASTINGS CATCH-ITS SPECIFIED W/ FX OR FX-S BAGS

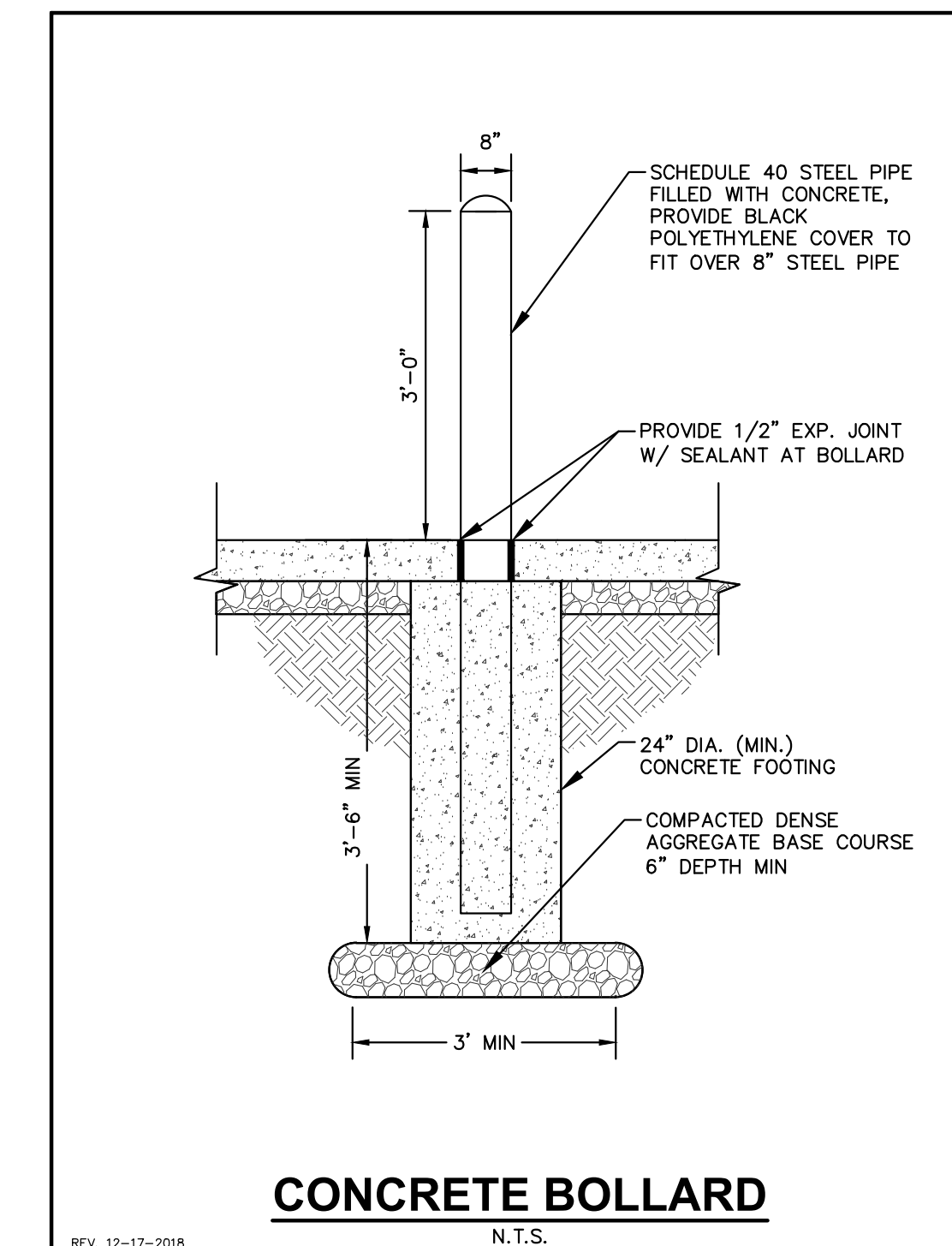
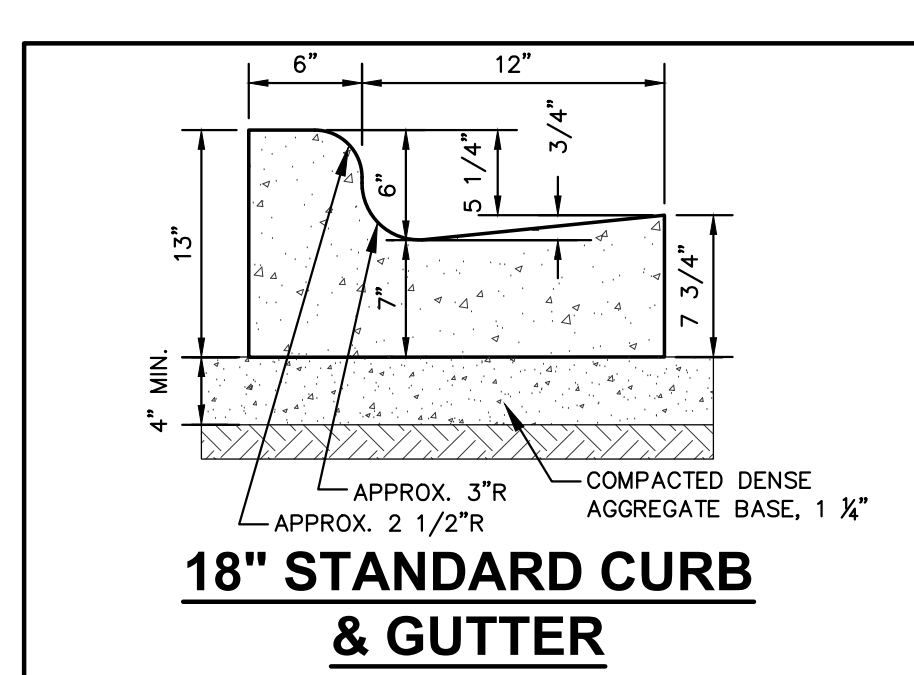
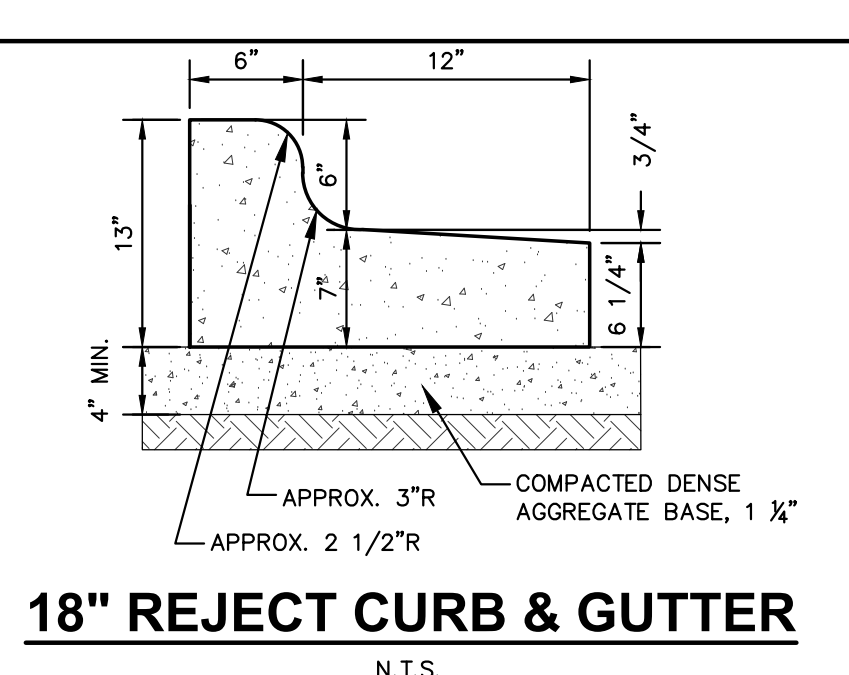
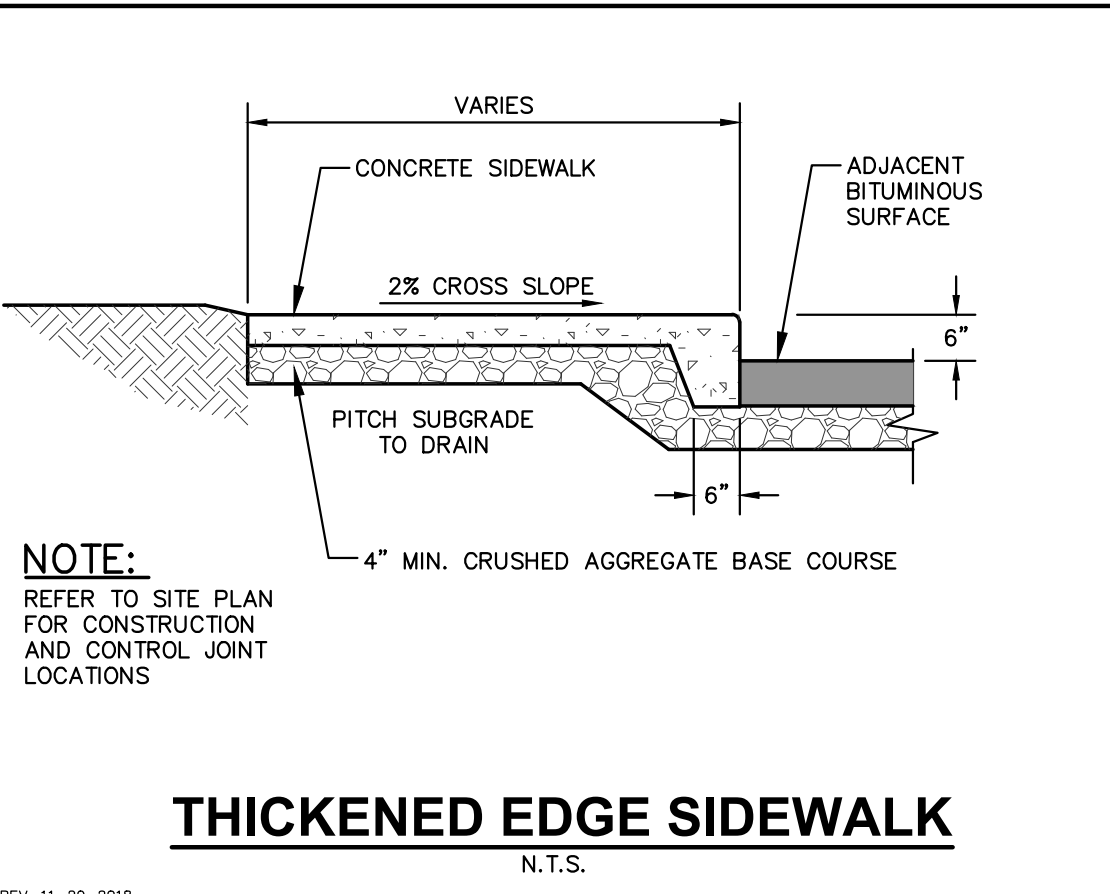
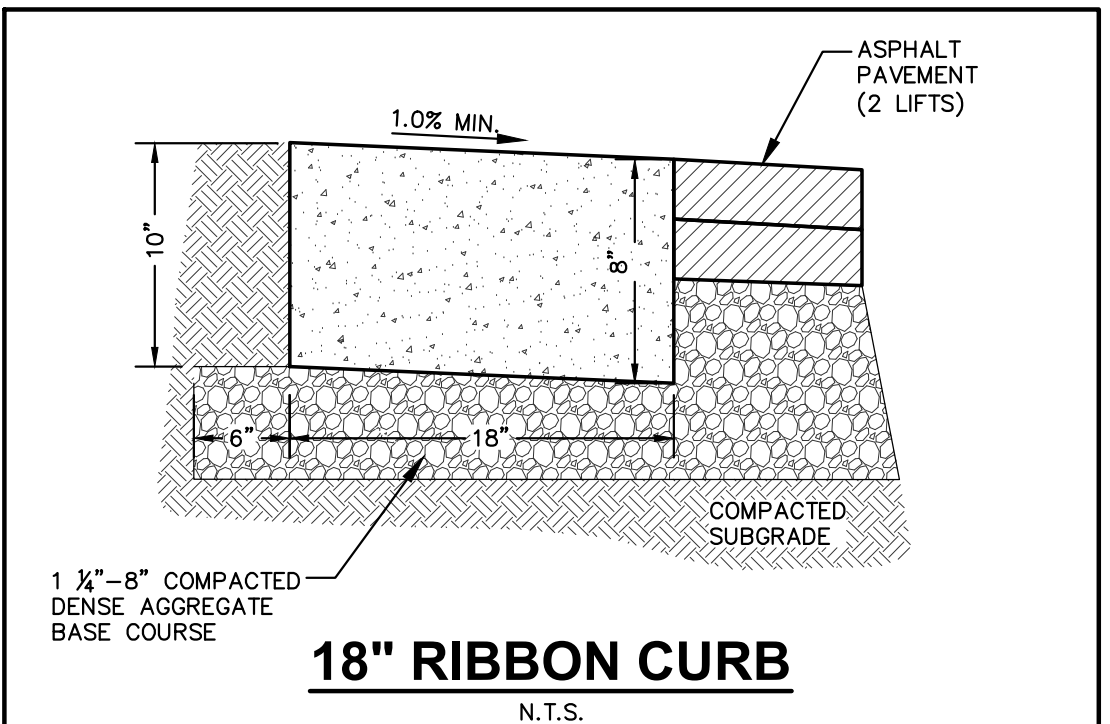
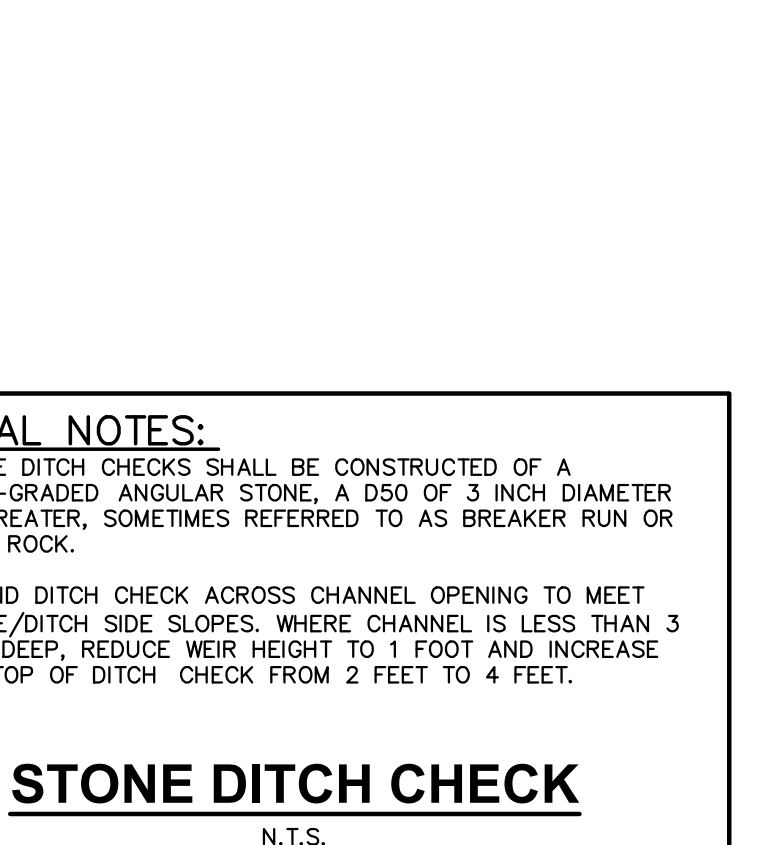
NOTES:

- ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
- UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
- FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 287-8655 PH (630) 355-3477 FX INFO@INLETFILTERS.COM

FRAMED INLET PROTECTION
 N.T.S.

REV. 12-17-2018



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 P. 608.848.5060

CLIENT:

summit
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Designed By: MRA
 Reviewed By: (Initials)
 Approved By: (Initials)

SHEET TITLE:
DETAILS

SHEET NUMBER:
C4.0

JSD PROJECT NO:

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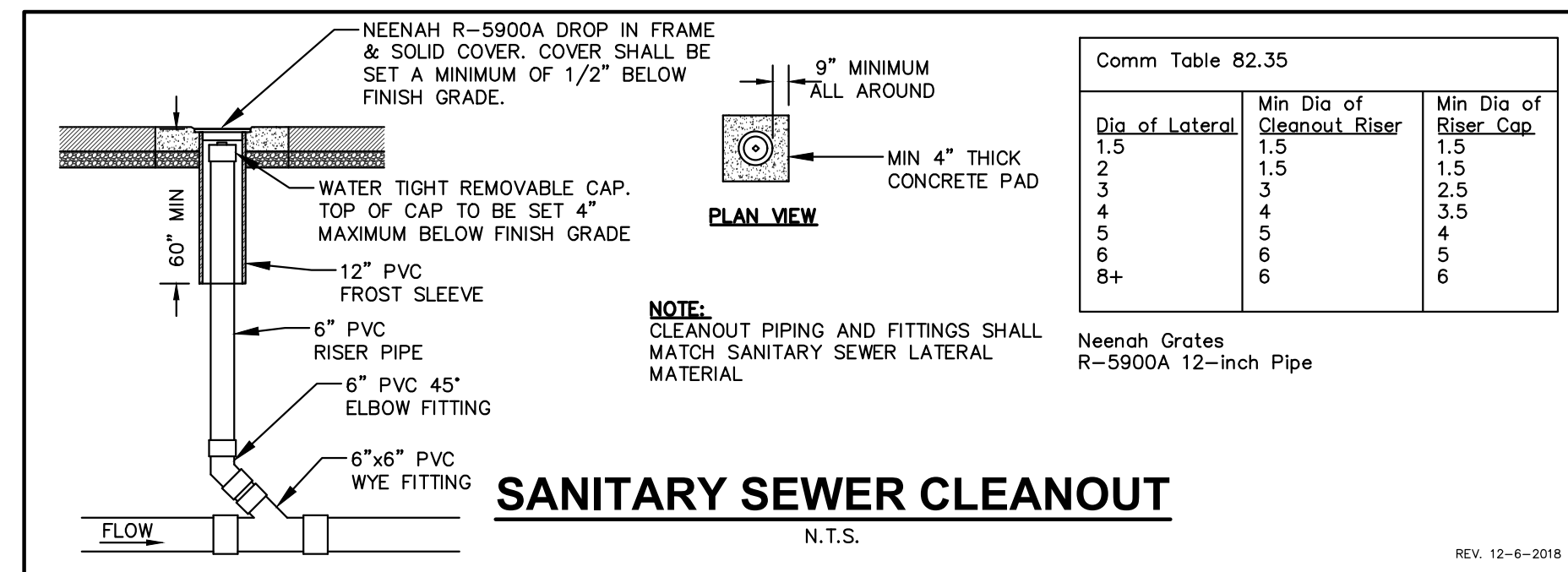
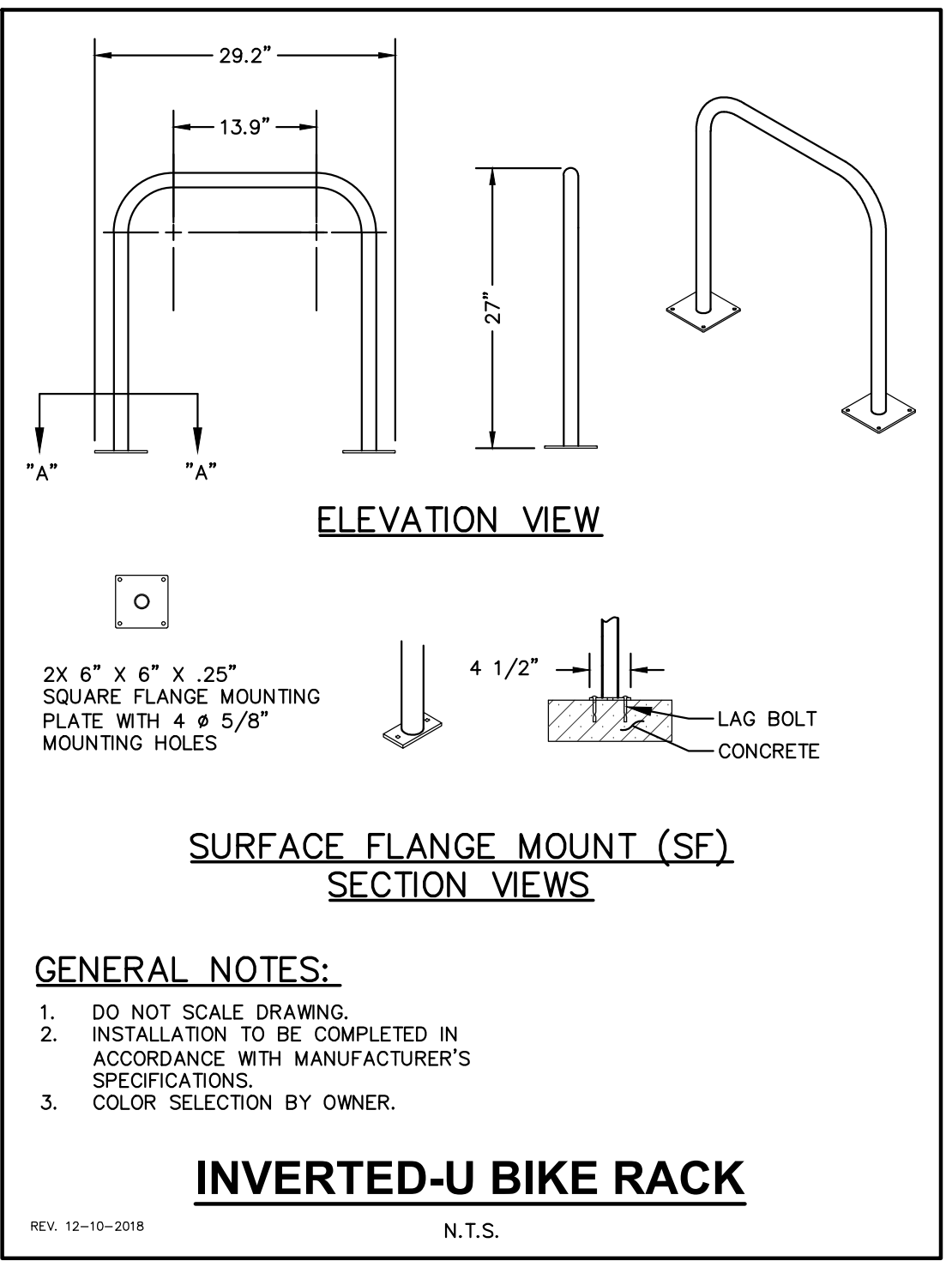
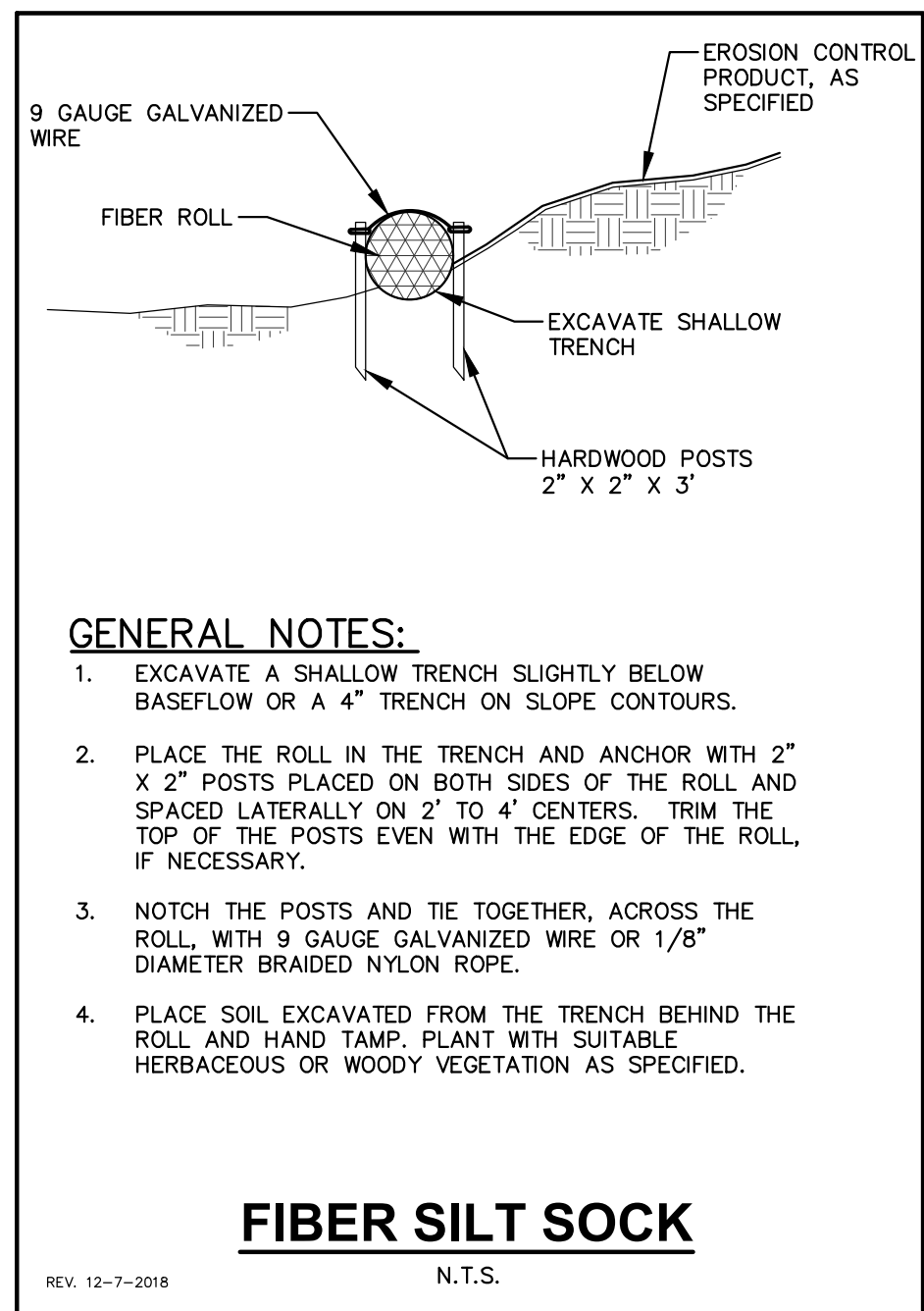
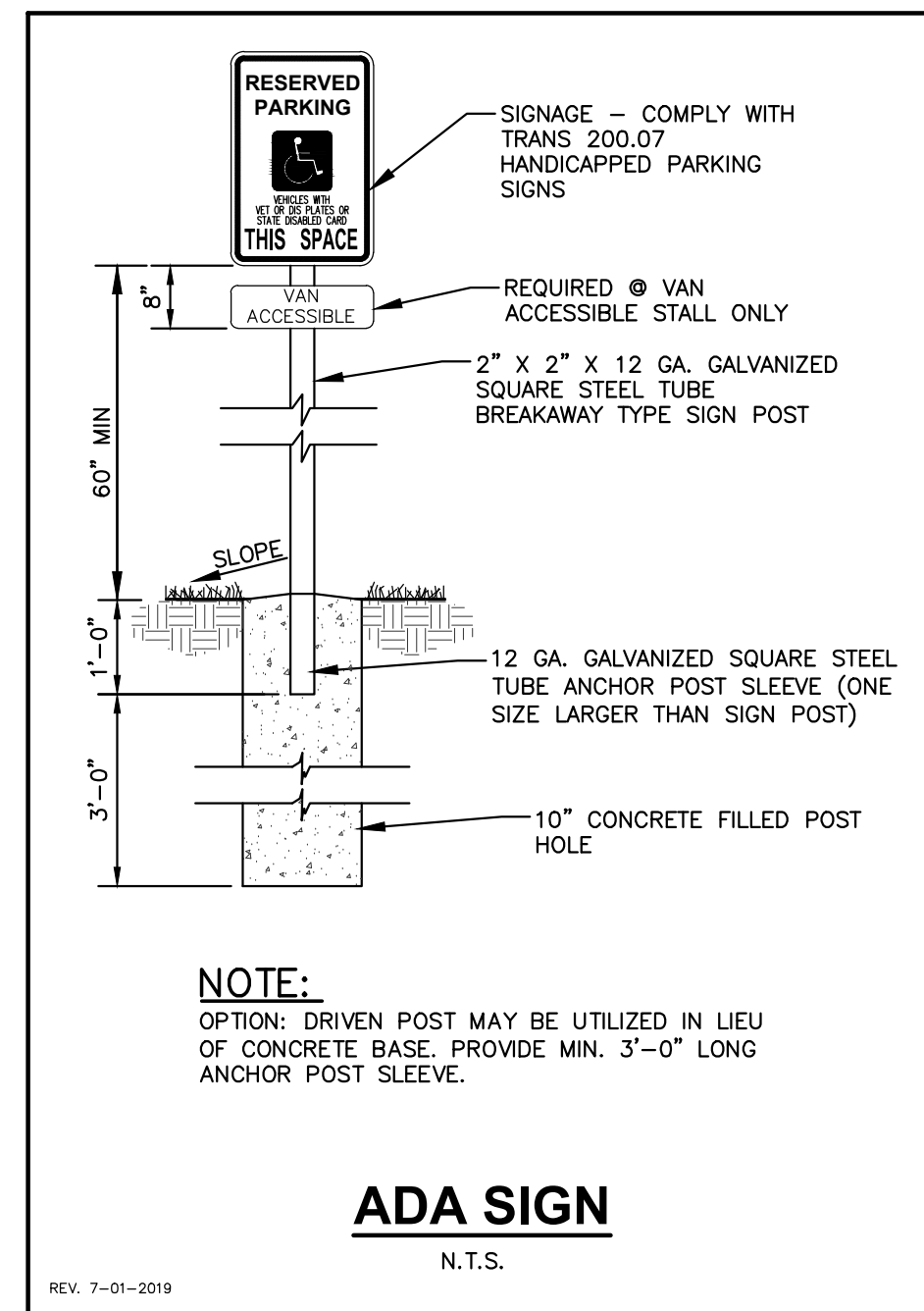
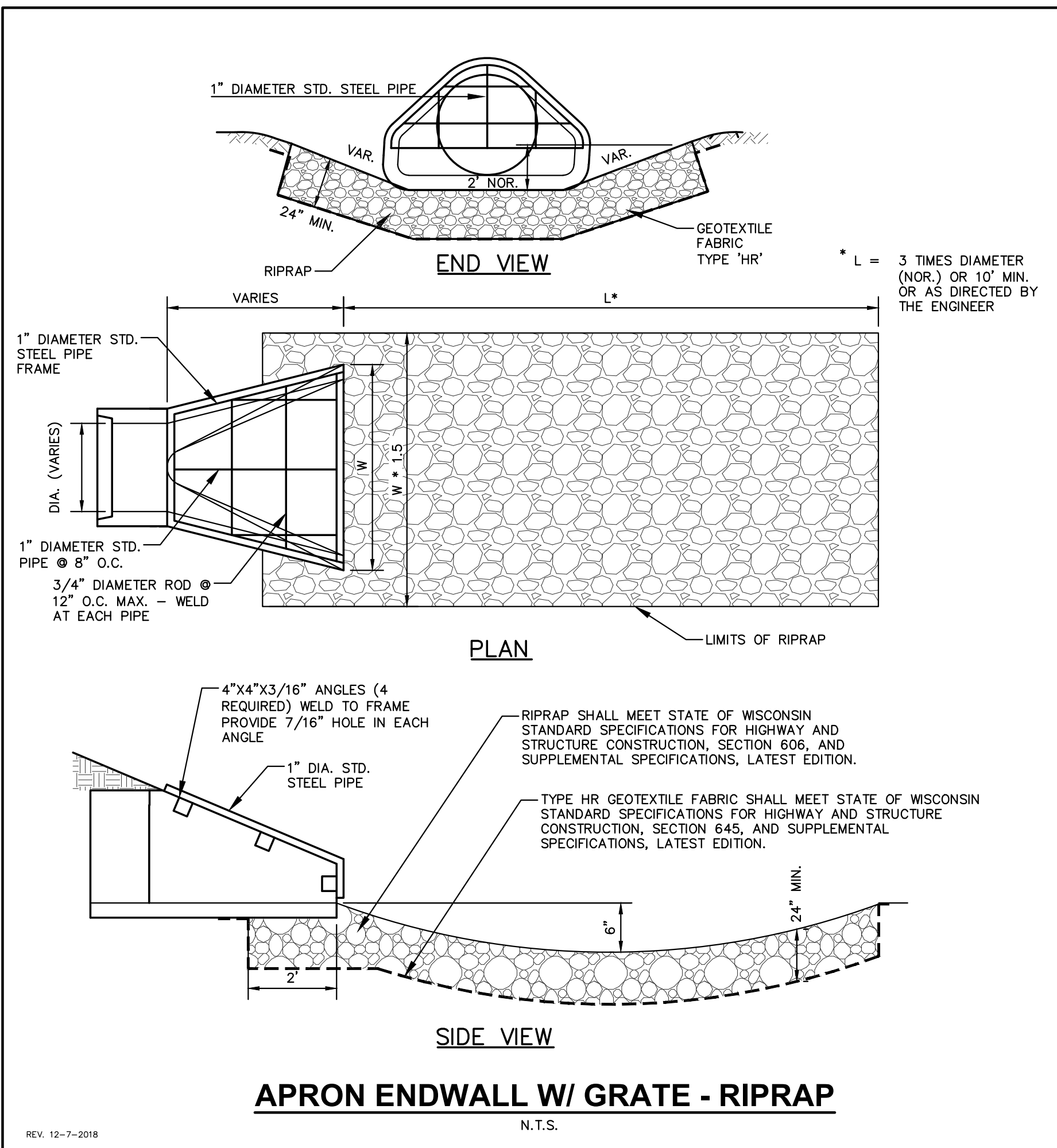
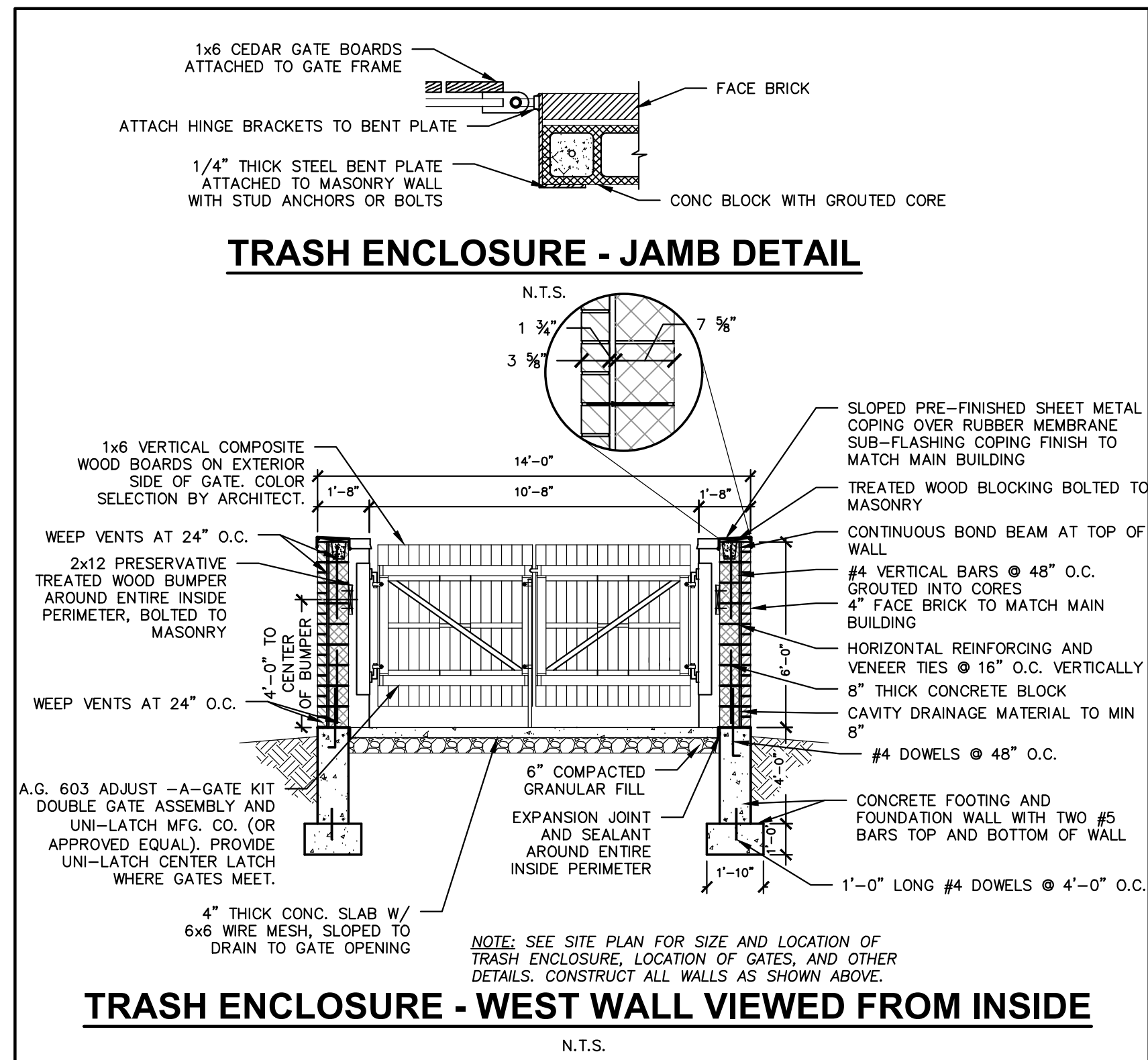
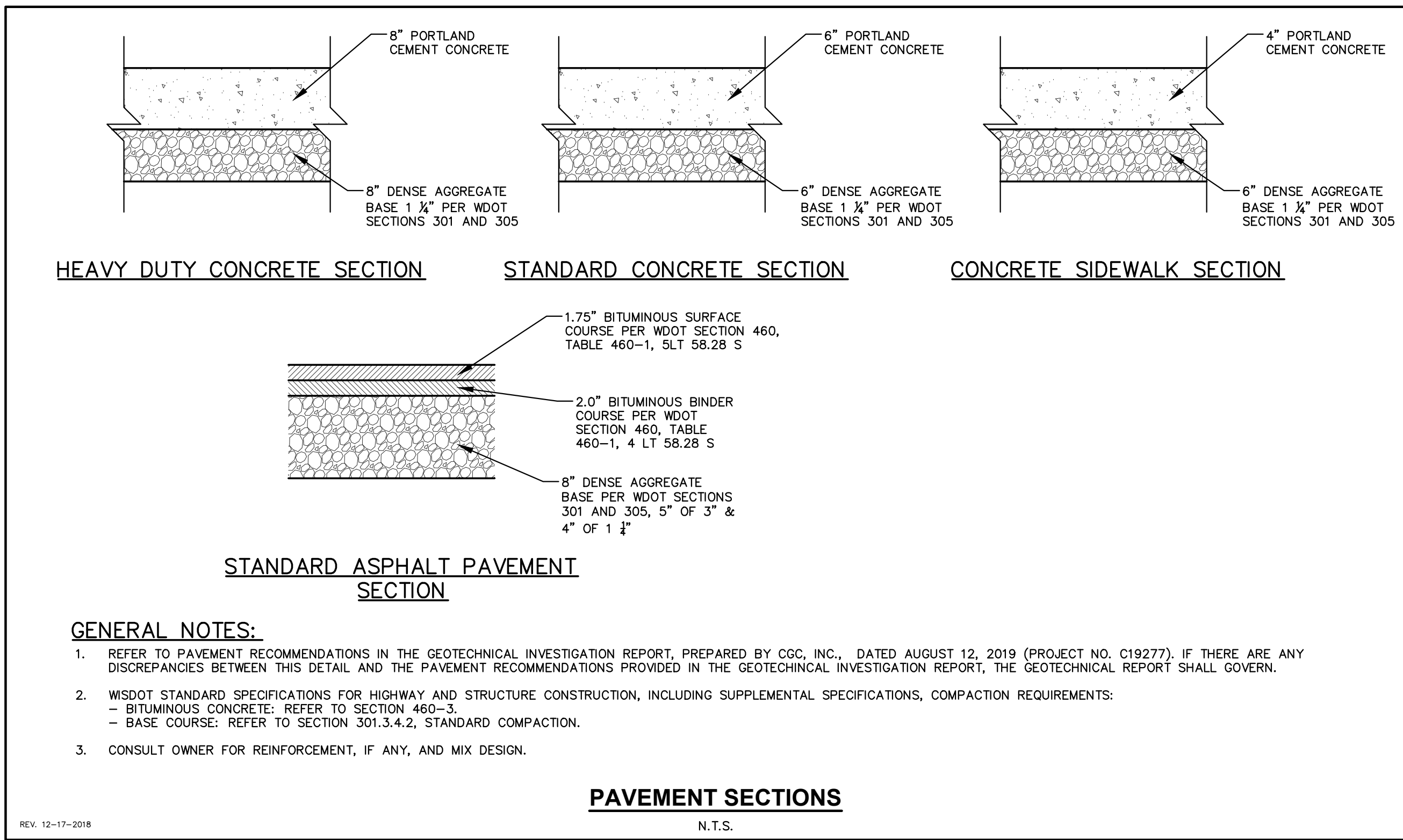
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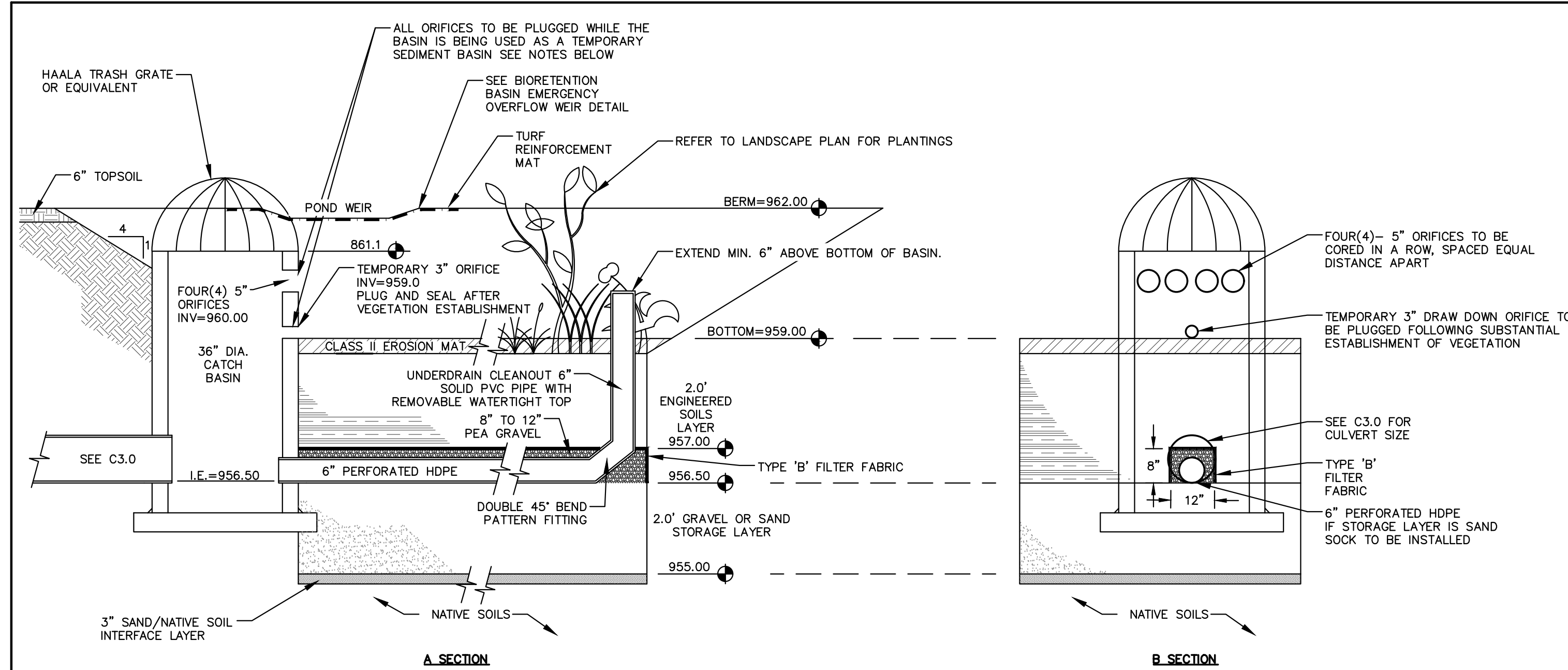
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SHEET NUMBER:

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JSD PROJECT NO:





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 24" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
- CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
- SAND/GRAVEL STORAGE LAYER SHALL CONSIST OF SAND OR GRAVEL MATERIAL MEETING THE SPECIFICATIONS IN SECTION V.B.7 OF WDNR TECHNICAL STANDARD 1004.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

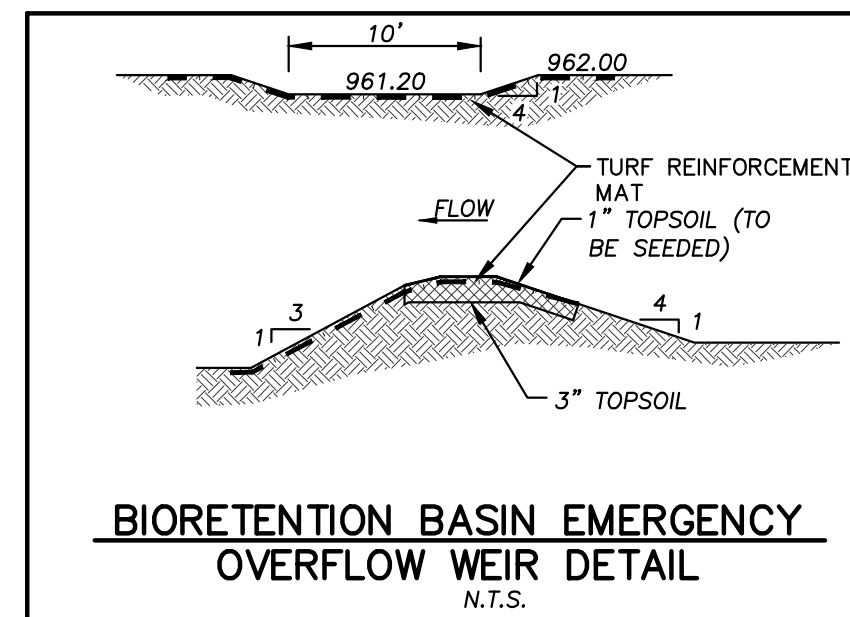
THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED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

TEMPORARY SEDIMENT BASIN NOTES:

- 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.
- 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.
- OUTLET STRUCTURES SHALL BE PROTECTED WITH TYPE B OR D INLET PROTECTION DURING CONSTRUCTION AND REMOVED UPON FINAL SITE AND BASIN STABILIZATION.
- CONTRACTOR SHALL MAINTAIN A SAFE OUTLET AND PROTECT DOWNSTREAM AREAS FOR EROSION WITH APPROPRIATE EROSION CONTROL MEASURES.
- 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.



BIORETENTION BASIN EMERGENCY OVERFLOW WEIR DETAIL
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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CLIENT ADDRESS:
1709 LANDMARK DRIVE
COTTAGE GROVE, WI 53527

PROJECT:
SUMMIT CREDIT UNION
COTTAGE GROVE ROAD
WISCONSIN 53718

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

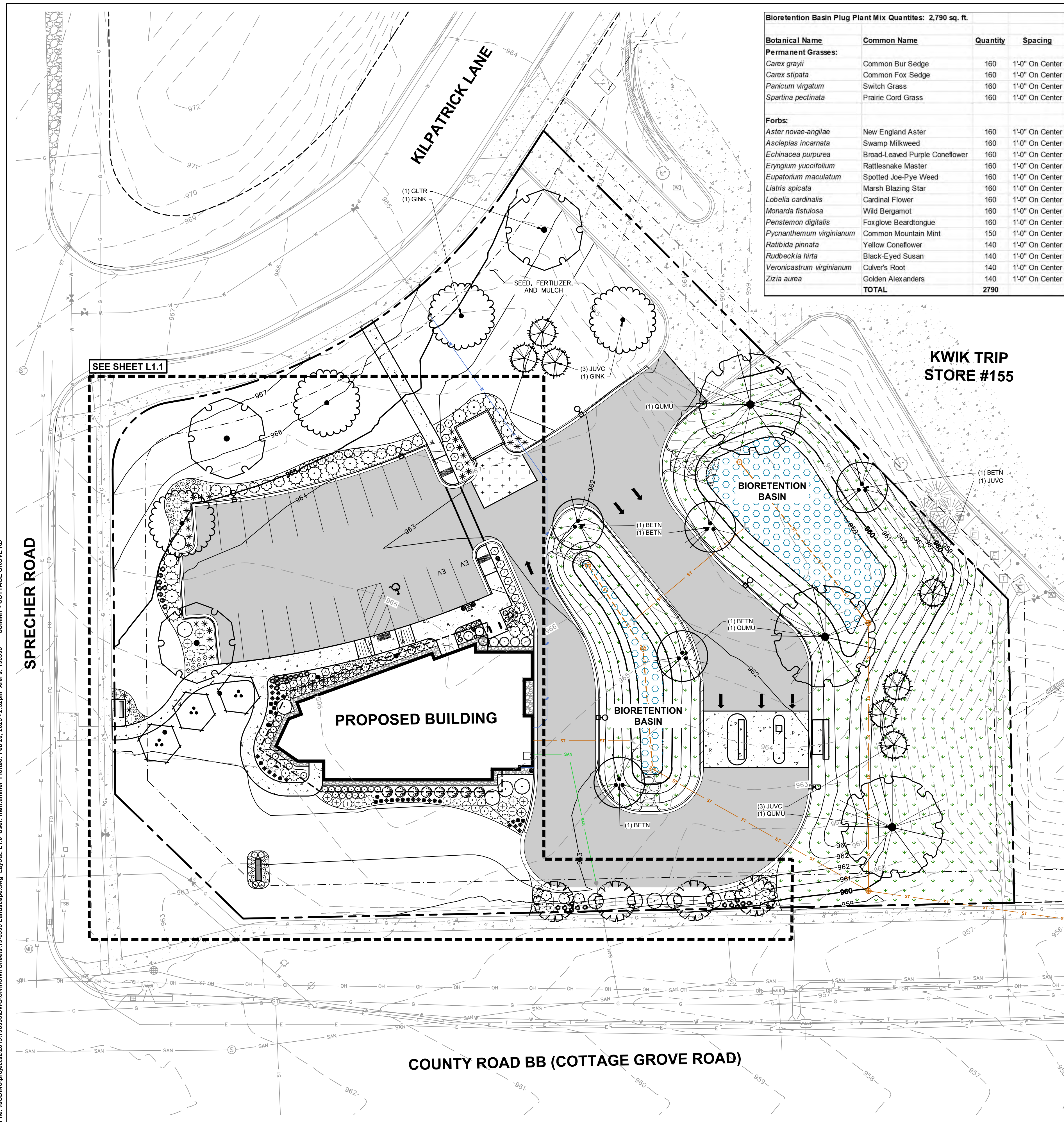
SHEET TITLE:
DETAILS

SHEET NUMBER:

C4.2

JSD PROJECT NO:

File: \USD\proj\proj\1918893\DWG\Civil\1918893_Landscape.dwg Layout: L1.0 User: matt.ammel Plotted: Feb 20, 2025 - 2:52pm Xrefs: 188933 SUMMIT - COTTAGE GROVE RD



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

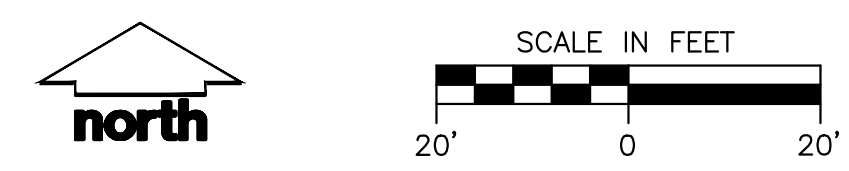
Botanical Name	Common Name	Quantity	Spacing
Permanent Grasses:			
<i>Carex grayii</i>	Common Bur Sedge	160	1'-0" On Center
<i>Carex stipata</i>	Common Fox Sedge	160	1'-0" On Center
<i>Panicum virgatum</i>	Switch Grass	160	1'-0" On Center
<i>Spartina pectinata</i>	Prairie Cord Grass	160	1'-0" On Center
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		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
	ASPHALT PAVEMENT		BIKE RACK
	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
EVERGREEN TREES					
	JUVV	<i>Juniperus virginiana</i> 'Canaertii' Canaertii Eastern Redcedar	B & B	5' Ht. (min)	7
ORNAMENTAL TREE					
	AMEL	<i>Amelanchier laevis</i> 'JFS-Arb' Spring Flurry® Allegheny Serviceberry	B & B	1.5" Cal	4
	CERC	<i>Cercis canadensis</i> 'Columbus' Columbus Strain Eastern Redbud	B & B	1.5" Cal (Multi-Stem)	3
OVERSTORY DECIDUOUS TREE					
	BETN	<i>Betula nigra</i> 'BNMTF' Multi-Stem Dura Heat® River Birch	B & B	2.5" Cal	5
	GINK	<i>Ginkgo biloba</i> 'Autumn Gold' Autumn Gold Maidenhair Tree	B & B	2.5" Cal	4
	GLTR	<i>Gleditsia triacanthos inermis</i> 'Skycole' Skyline® Honey Locust	B & B	2.5" Cal	3
	QUMU	<i>Quercus muehlenbergii</i> Chinkapin Oak	B & B	2.5" Cal	3
DECIDUOUS SHRUBS					
	ARME	<i>Aronia melanocarpa</i> 'Morton'™ Iroquois Beauty Black Chokeberry	3 gal	24" Ht. (min)	20
	CLAH	<i>Clethra alnifolia</i> 'Hummingbird' Summersweet	3 gal	Min. 18"-24"	15
	CORS	<i>Cornus sericea</i> 'Baileyi' Bailey's Red Twig Dogwood	5 gal	Min. 36" tall	11
	FOVB	<i>Forsythia viridissima</i> 'Bronxensis' Bronx Dwarf Forsythia	3 gal	Min. 18"-24"	18
	PHOJ	<i>Physocarpus opulifolius</i> 'Jefam' First Editions® Amber Jubilee® Ninebark	5 gal	36" Ht. (min)	8
EVERGREEN SHRUBS					
	BUXG	<i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood	3 gal	24" Ht. (min)	7
	JUSM	<i>Juniperus sabinia</i> 'Mini-Arcadia' Mini Arcadia Juniper	3 gal	18" Tall/Wide	27
	JUSG	<i>Juniperus x pfitzeriana</i> 'Sea Green' Sea Green Juniper	5 gal	Min. 36" tall	14
	TAXT	<i>Taxus x media</i> 'Tauntonii' Taunton Yew	3 gal	18" Tall/Wide	7
ORNAMENTAL GRASSES/PERENNIALS					
	ALSB	<i>Allium x 'Summer Beauty'</i> Summer Beauty Ornamental Onion	1 gal	Min. 12"-18"	49
	ASAF	<i>Astilbe ardensii</i> 'Fanal' Fanal Red Astilbe	1 gal	Min. 12"-18"	14
	CAAK	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' Feather Reed Grass	1 gal	Min. 12"-18"	26
	PANS	<i>Panicum virgatum</i> 'Shenandoah' Shenandoah Switch Grass	1 gal	Min. 12"-18"	29
	PERL	<i>Perovskia atriplicifolia</i> 'Little Spire'™ Little Spire Russian Sage	1 gal	Min. 12"-18"	26
	RUF5	<i>Rudbeckia fulgida sullivantii</i> 'Goldsturm' Black-eyed Susan	1 gal	Min. 12"-18"	39
	SPHE	<i>Sporobolus heterolepis</i> Prairie Dropseed	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:

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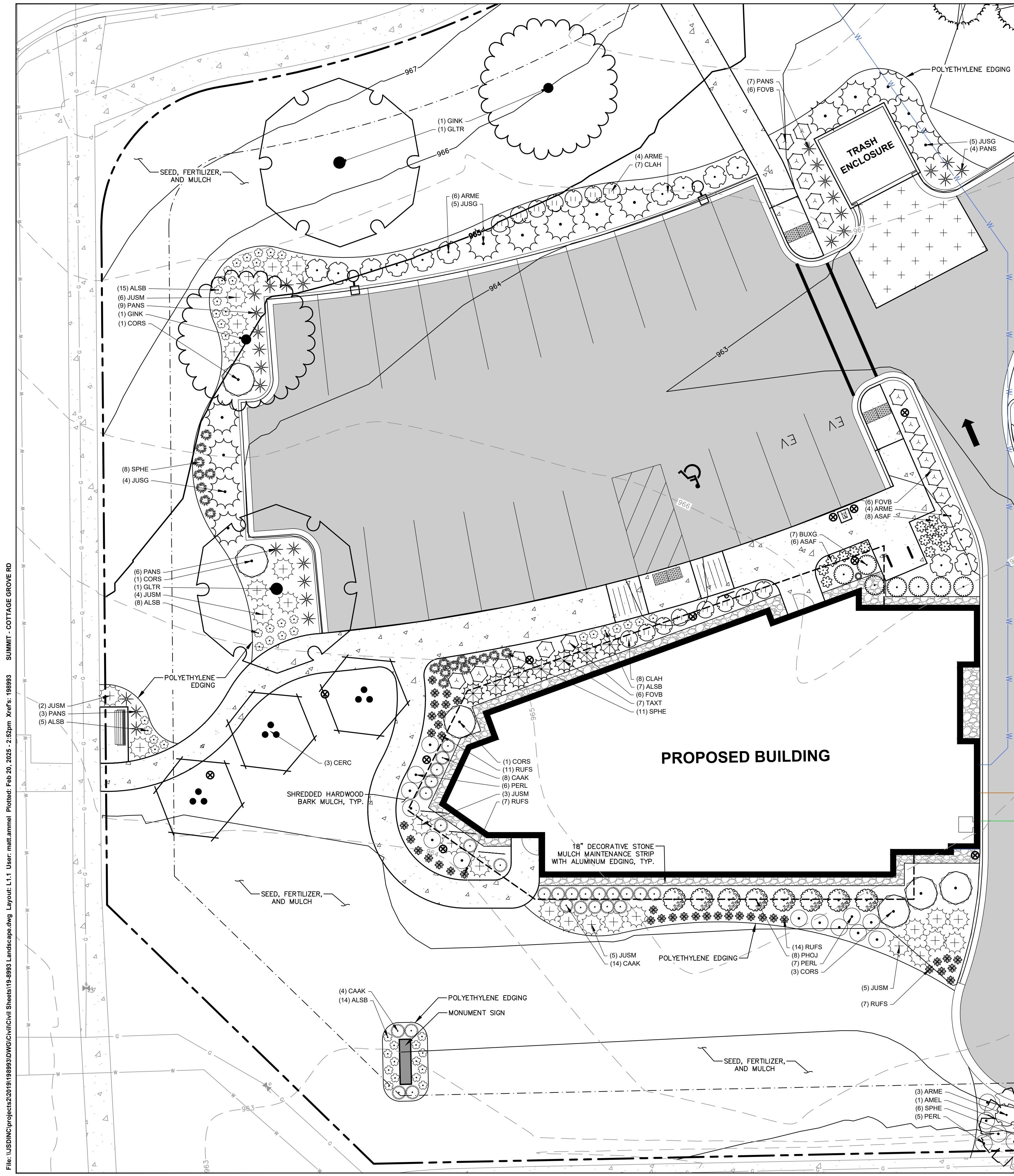
Designed By: MRA
Reviewed By: KJY
Approved By: KJY

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO:

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LEGEND

---	PROPERTY LINE	—○—○—○	SANITARY SEWER
- - - -	RIGHT-OF-WAY	—W—W—W	WATERMAIN
---	EASEMENT LINE	—○—○—○	STORM SEWER
---	BUILDING OUTLINE	—SAN—	EXISTING SANITARY SEWER
---	BUILDING OVERHANG	—W—	EXISTING WATERMAIN
---	EDGE OF PAVEMENT	—ST—	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
---	ASPHALT PAVEMENT	—	BIKE RACK
---	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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ORNAMENTAL TREE					
+	AMEL	<i>Amelanchier laevis</i> 'JFS-Arb' Spring Flurry® Allegheny Serviceberry	B & B	1.5" Cal	4
●	CERC	<i>Cercis canadensis</i> 'Columbus' Columbus Strain Eastern Redbud	B & B	1.5" Cal (Multi-Stem)	3
OVERSTORY DECIDUOUS TREE					
○	BETN	<i>Betula nigra</i> 'BNMTF' Multi-Stem Dura Heat® River Birch	B & B	2.5" Cal	5
○	GINK	<i>Ginkgo biloba</i> 'Autumn Gold' Autumn Gold Maidenhair Tree	B & B	2.5" Cal	4
○	GLTR	<i>Gleditsia triacanthos inermis</i> 'Skycole' Skyline® Honey Locust	B & B	2.5" Cal	3
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DECIDUOUS SHRUBS					
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○	PANS	<i>Panicum virgatum</i> 'Shenandoah' Shenandoah Switch Grass	1 gal	Min. 12"-18"	29
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○	RUFs	<i>Rudbeckia fulgida sullivanii</i> 'Goldsturm' Black-eyed Susan	1 gal	Min. 12"-18"	39
○	SPHE	<i>Sporobolus heterolepis</i> Prairie Dropseed	1 Gal	Min. 12"-18"	31

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CLIENT:

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1709 LANDMARK DRIVE
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Designed By: MRA
Reviewed By: KJY
Approved By: KJY

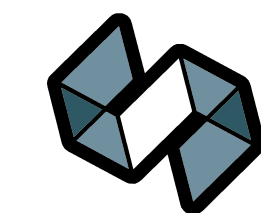
DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L1.1

JSD PROJECT NO:

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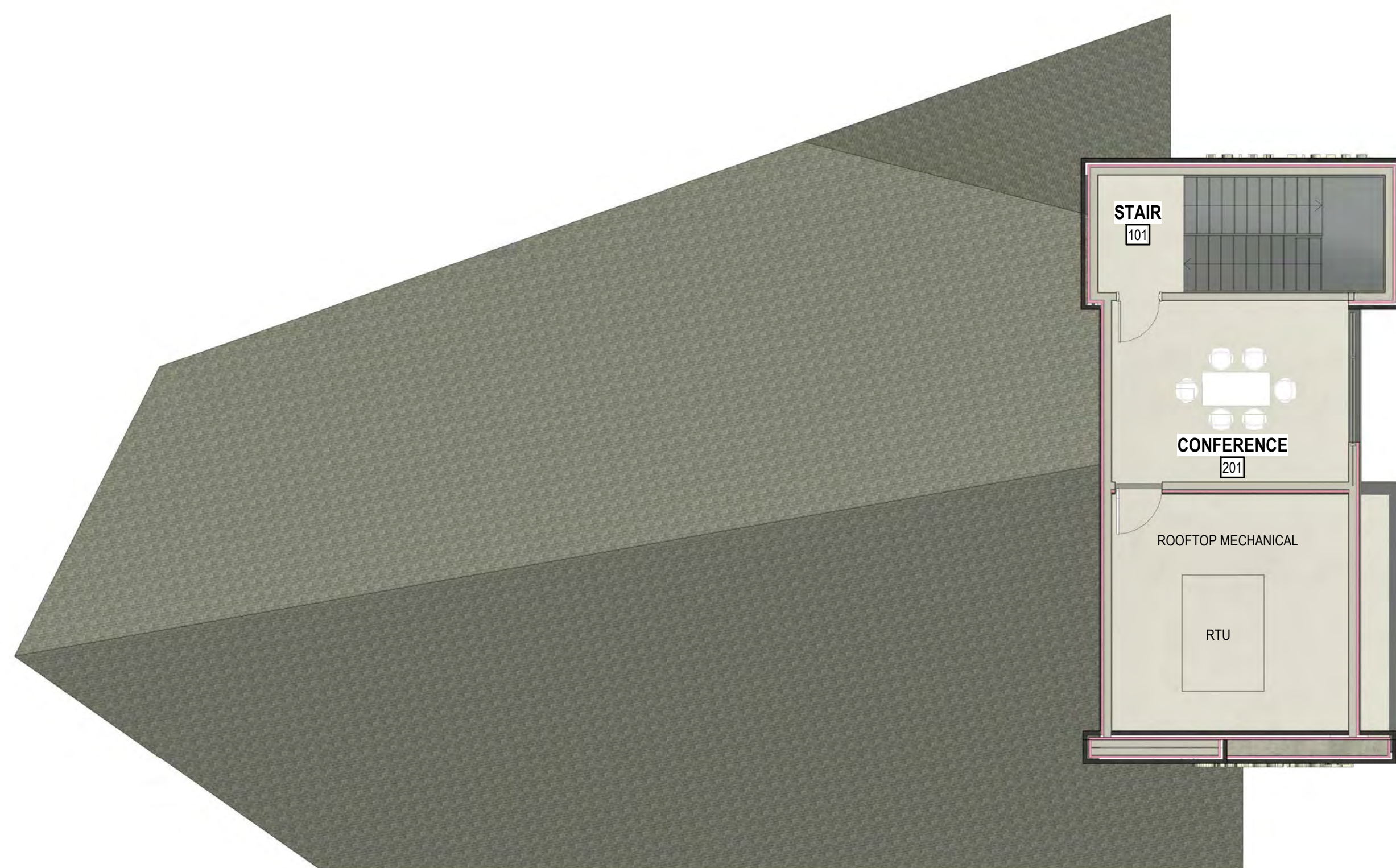
STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

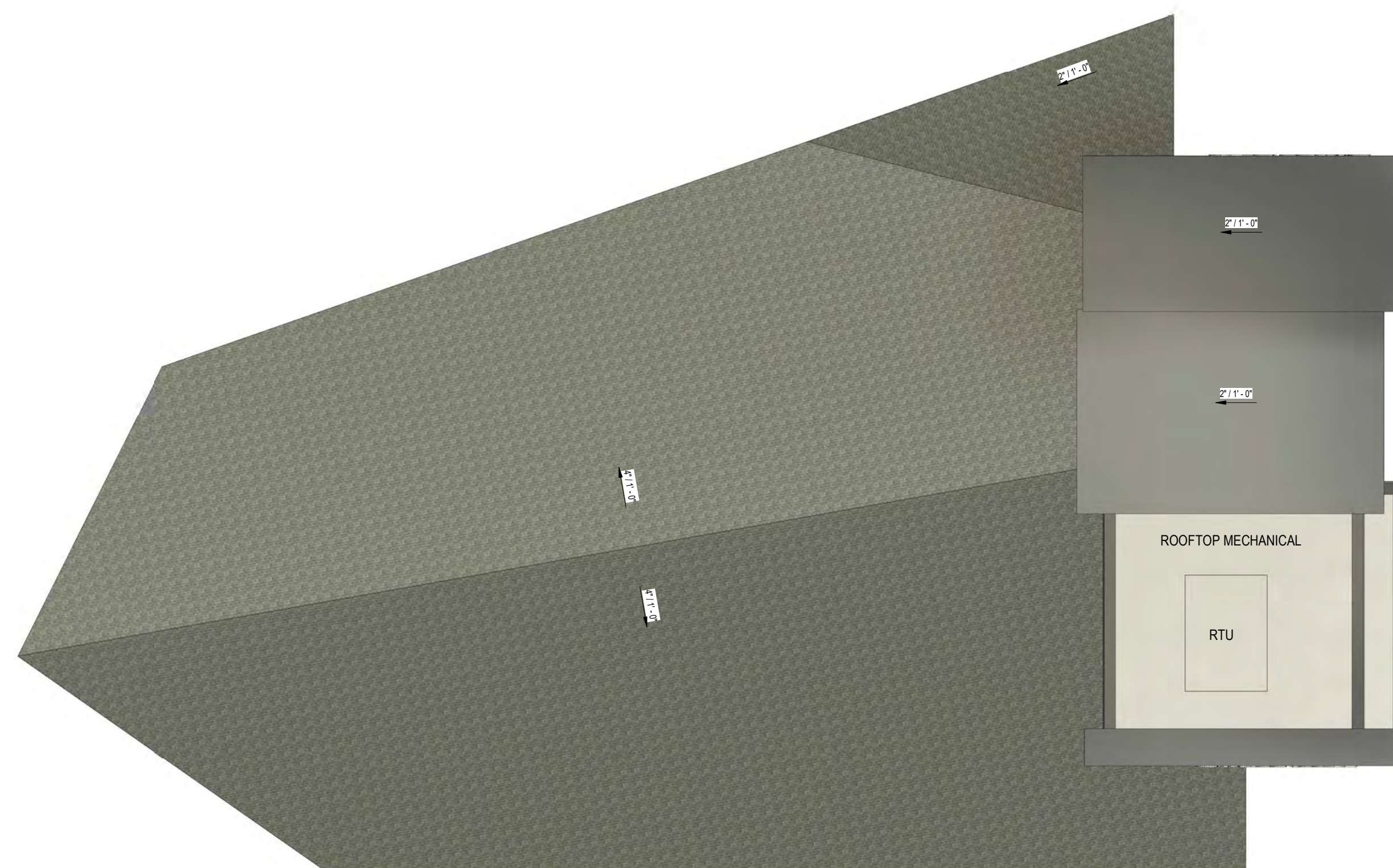
MADISON, WI | WAUKESHA, WI



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"
0 4 8 16

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REVISIONS NO.	DESCRIPTION	DATE

SUMMIT CREDIT UNION - COTTAGE GROVE ROAD

6501 KILPATRICK LN.
MADISON, WI

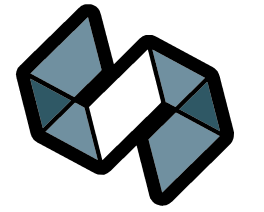
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DRAWING SET PROJECT NO. 2018010
PLAN COMMISSION SET

NOT FOR CONSTRUCTION

FLOOR PLANS

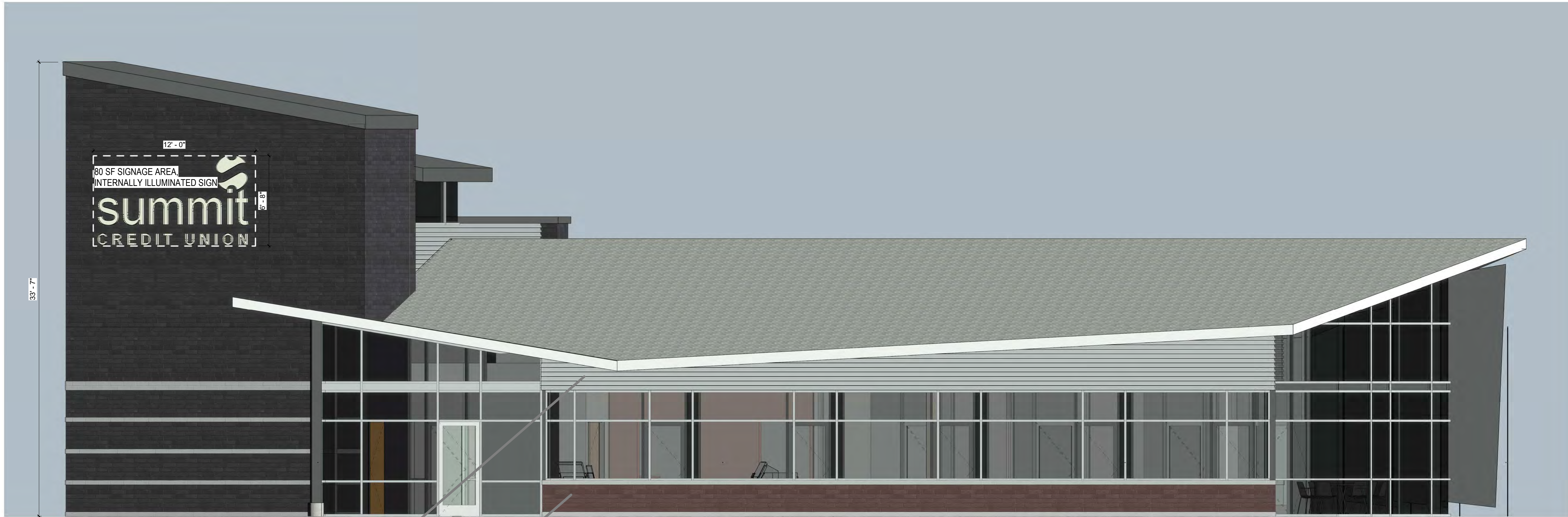
PA1

2/24/2025 4:10:09 AM



STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
MADISON, WI | WAUKESHA, WI



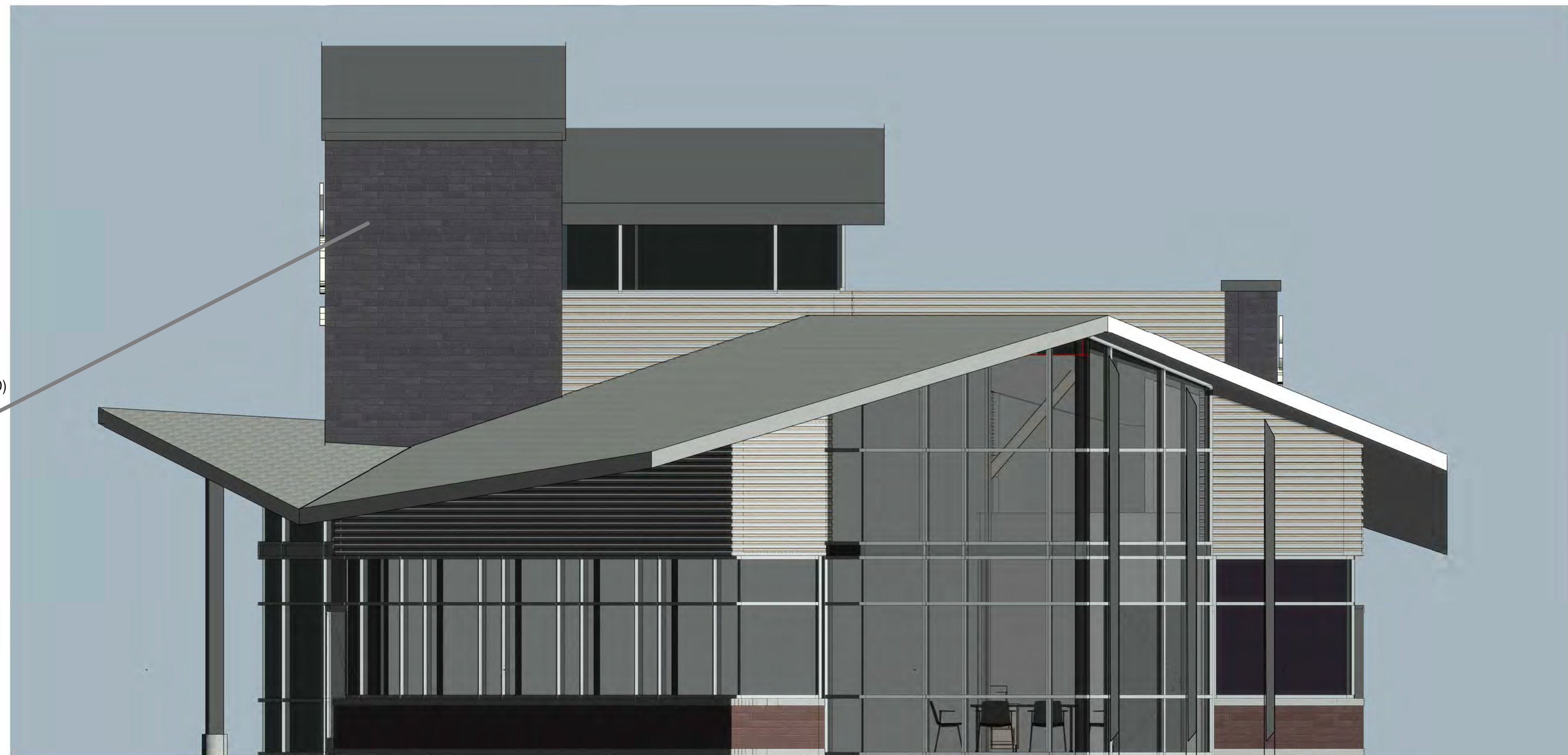
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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NO.	DESCRIPTION	DATE

SUMMIT CREDIT UNION - COTTAGE GROVE ROAD

650 KILPATRICK LN.
MADISON, WI

**NOT FOR
CONSTRUCTION**

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

ELEVATIONS

PA2

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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NO.	DESCRIPTION	DATE

SUMMIT CREDIT UNION - COTTAGE GROVE ROAD

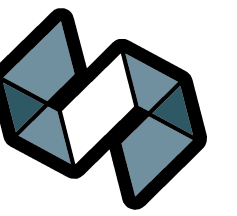
6501 KILPATRICK LN.
MADISON, WI

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

PLAN COMMISSION SET

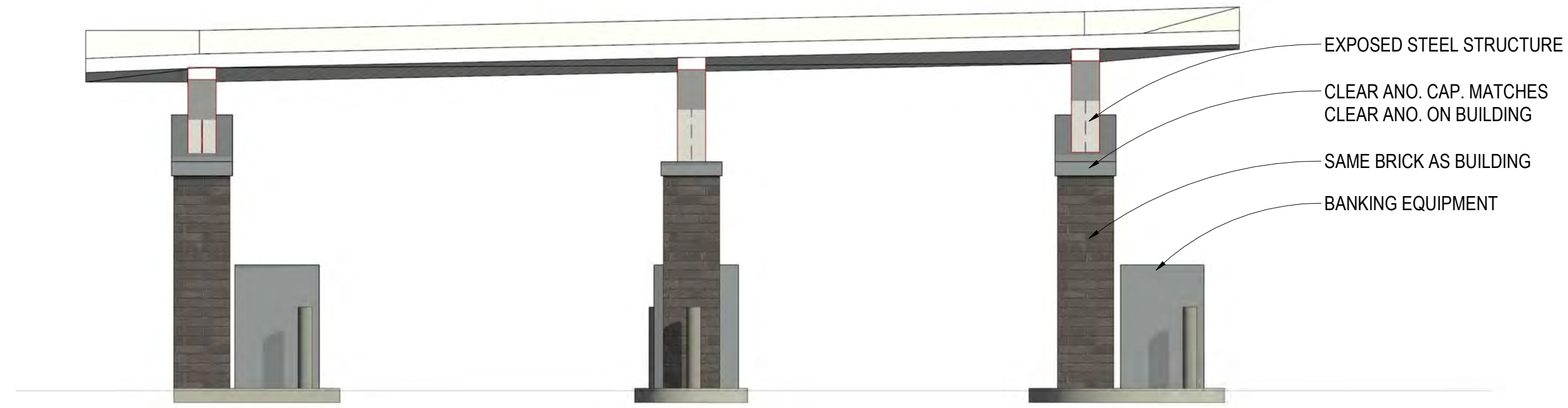
NOT FOR CONSTRUCTION

ELEVATIONS

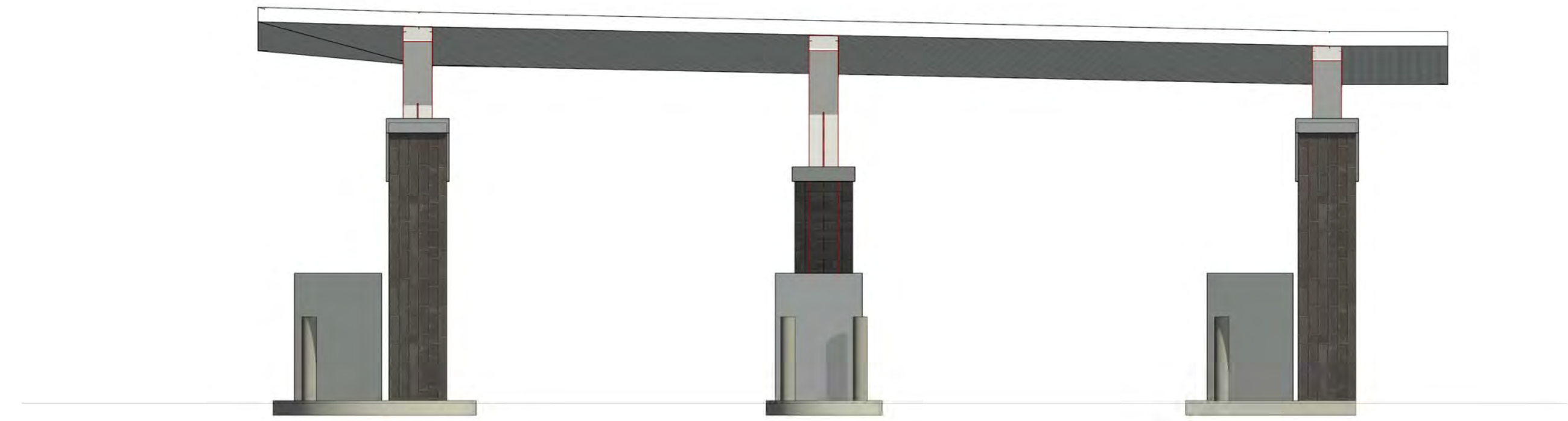


STRANG

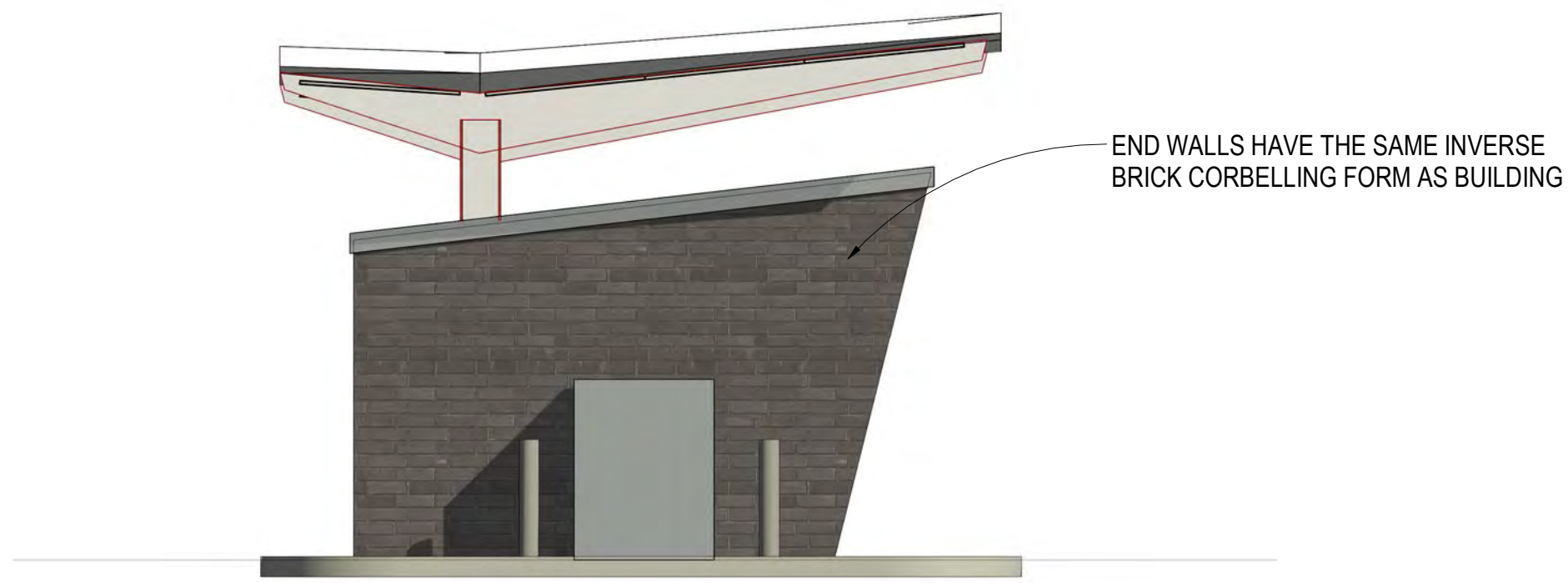
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
MADISON, WI | WAUKESHA, WI



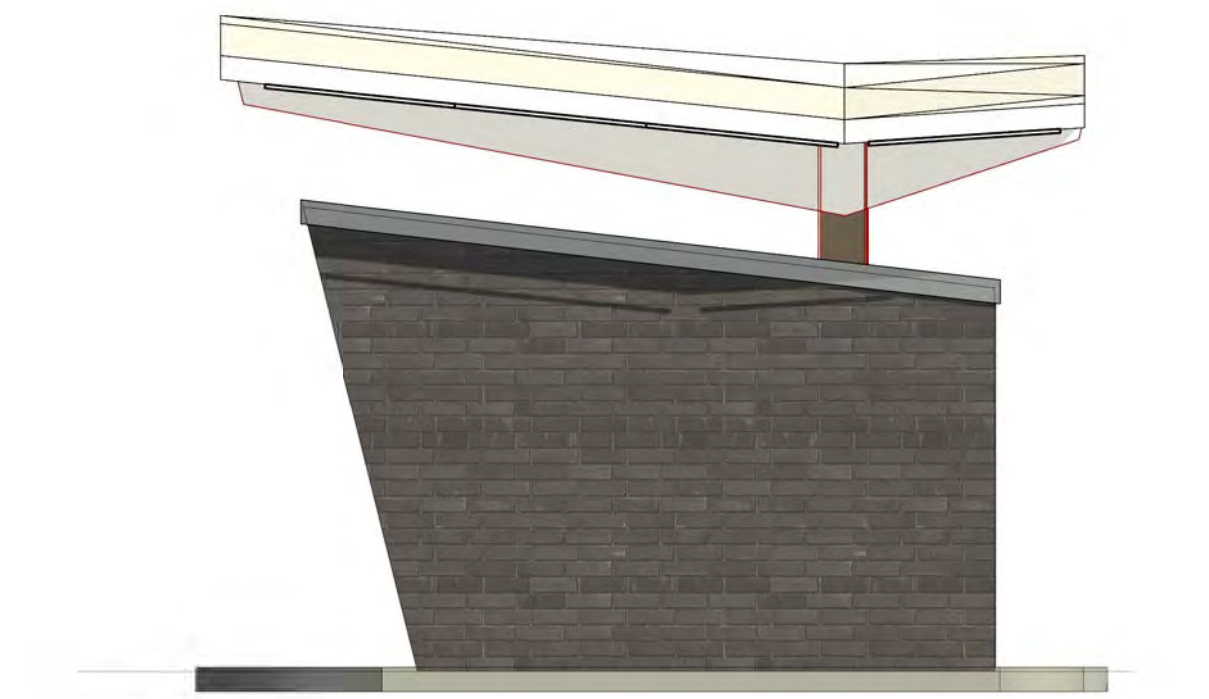
1 NORTH DRIVE-THRU ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 8



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

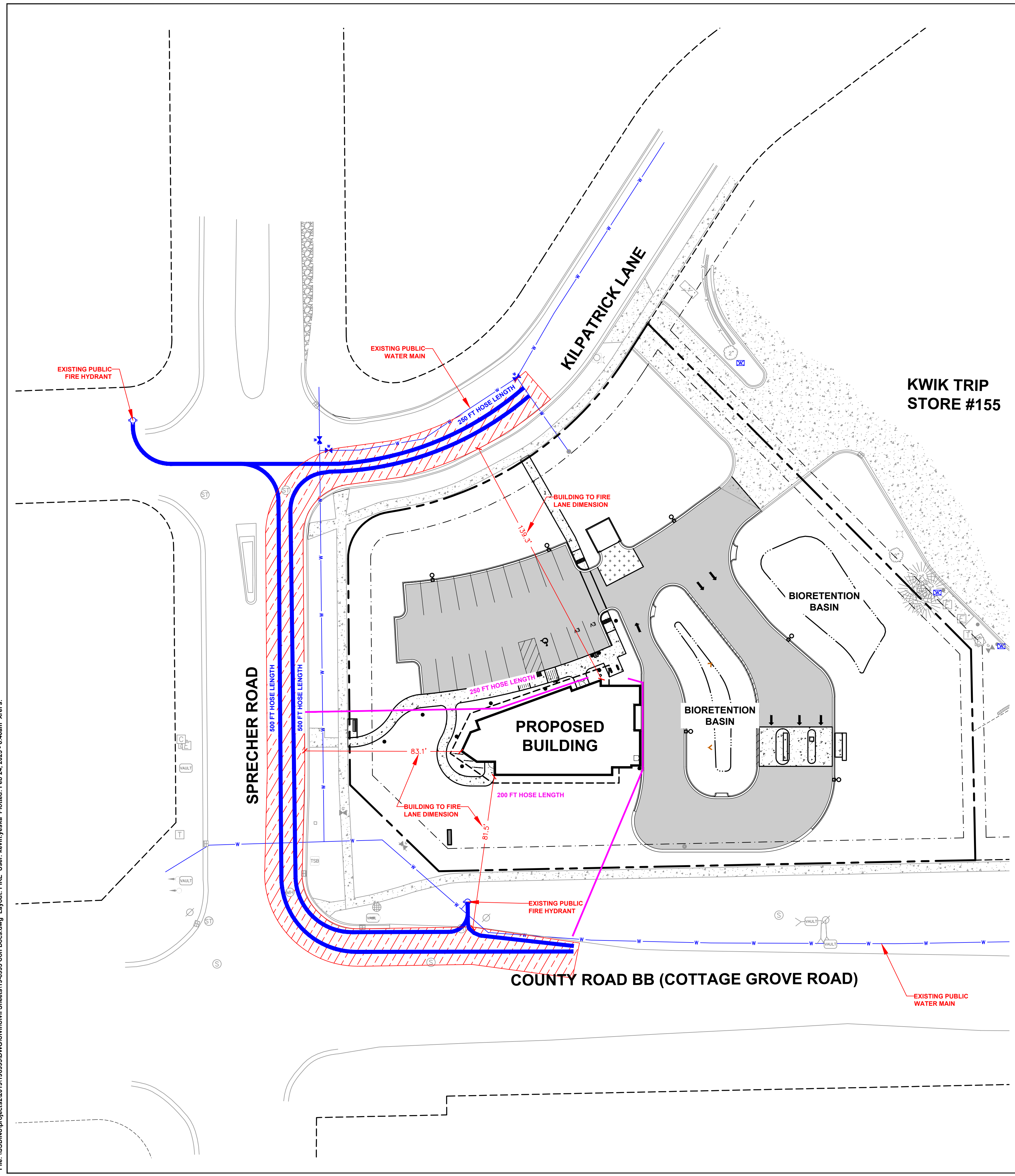
SUMMIT CREDIT UNION - COTTAGE GROVE ROAD
6501 KILPATRICK LN.
MADISON, WI

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

NOT FOR CONSTRUCTION

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 Mifflin 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

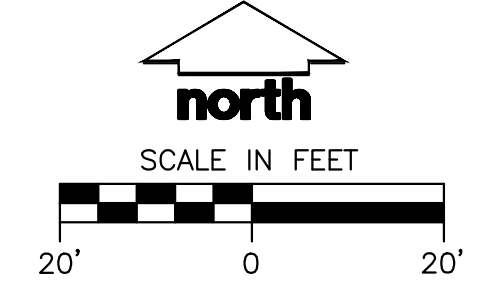
1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
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.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
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?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

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



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		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

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

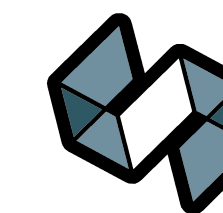
SHEET TITLE:
 FIRE ACCESS PLAN & WORKSHEET

SHEET NUMBER:

EXHIBIT

JSD PROJECT NO:

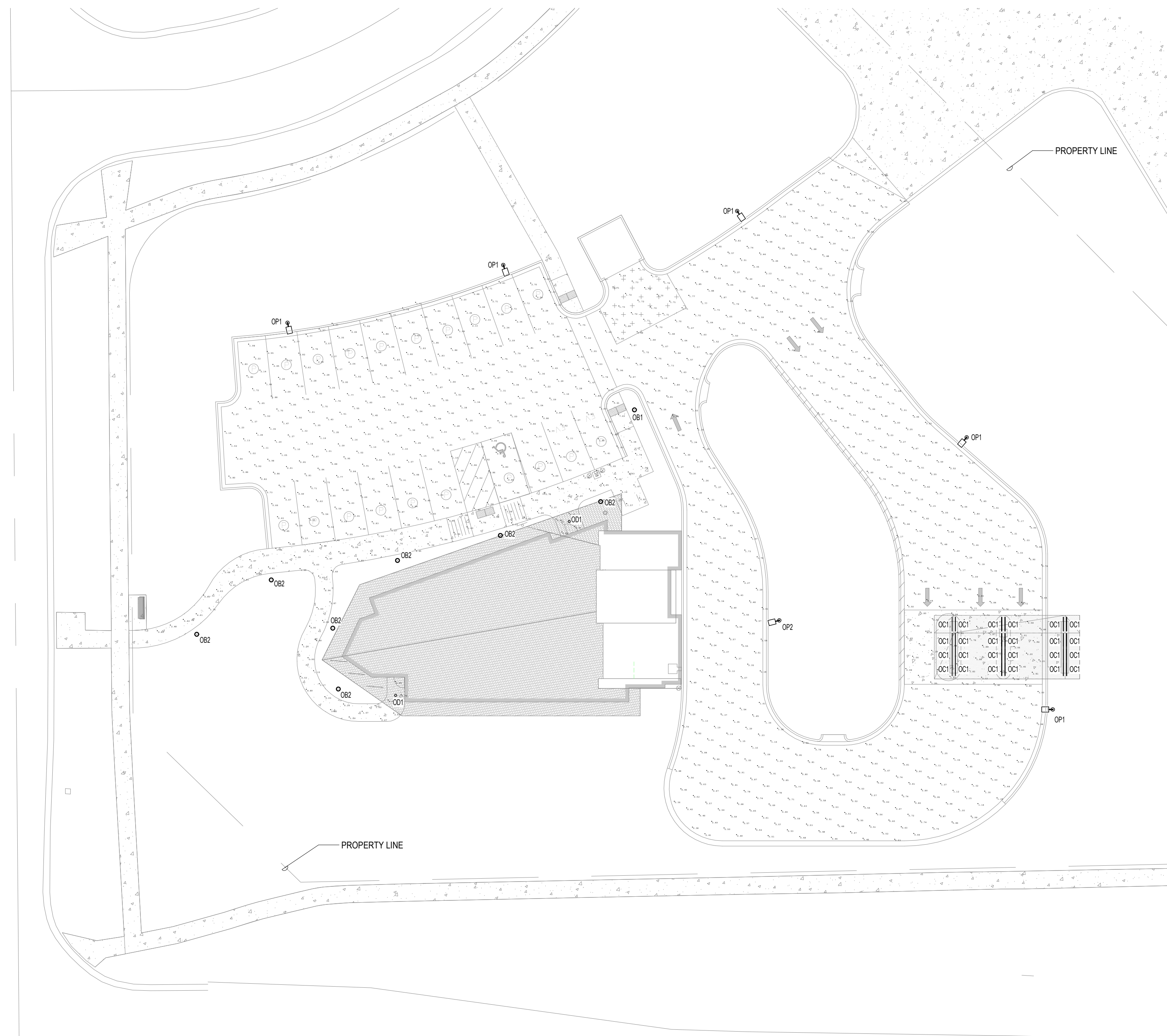
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



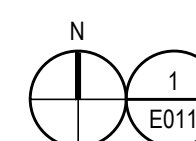
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Calculation Summary				
Label	Units	Avg	Min	Avg/Min
Driveway	Fc	1.47	0.36	4.06
Parking and Walkways	Fc	1.73	0.47	3.68



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

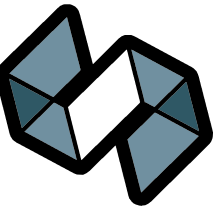
SUMMIT CREDIT UNION - COTTAGE GROVE ROAD

6501 KILPATRICK LN.
MADISON, WI

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

NOT FOR CONSTRUCTION

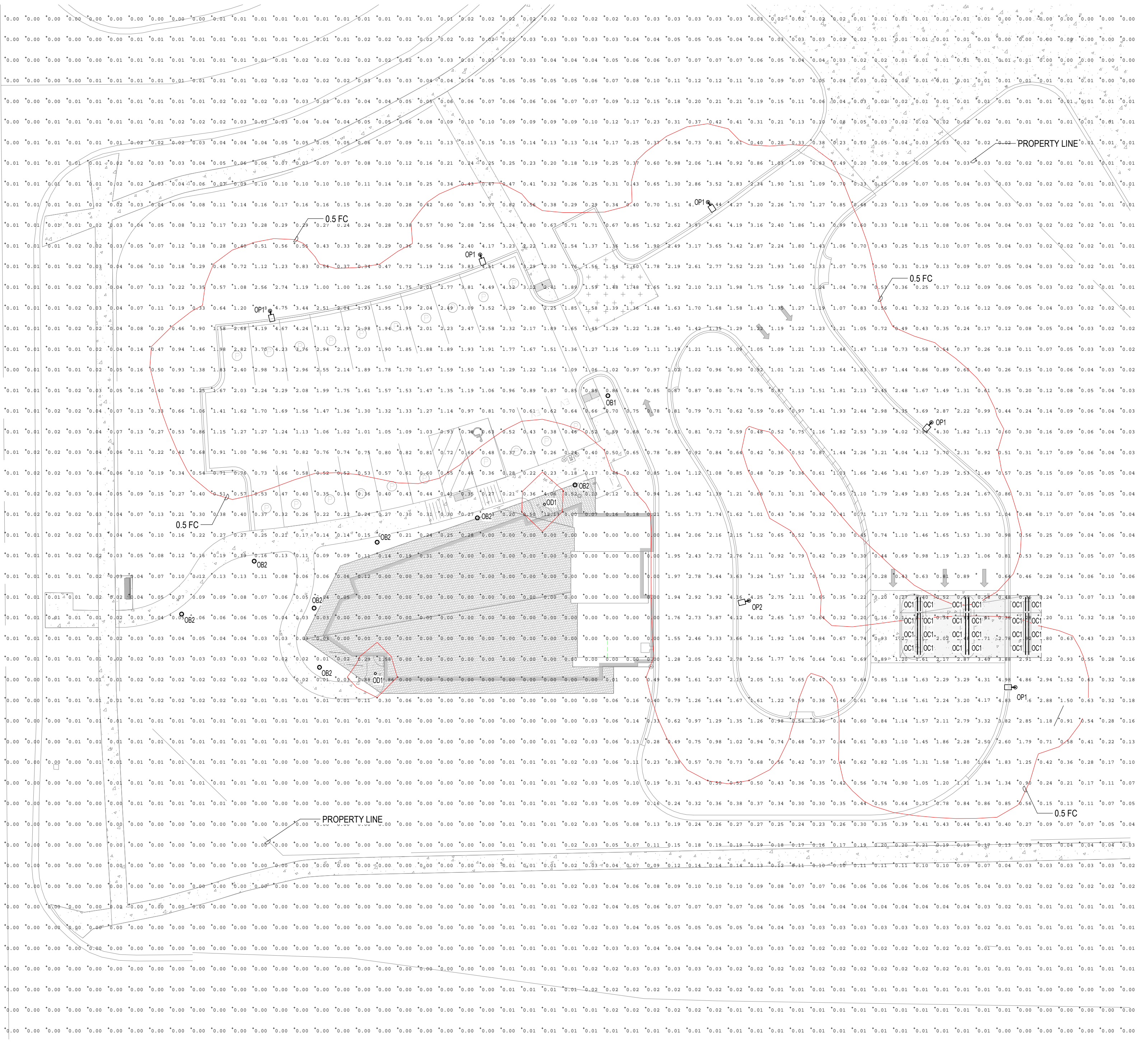
ELECTRICAL SITE LIGHTING PLAN INITIAL ILLUMINATION LEVELS



STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI



N
3
E012
ELECTRICAL SITE LIGHTING PLAN INITIAL ILLUMINATION AT 4' AG
SCALE: 1" = 20'-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 PLAN COMMISSION SET PROJECT NO. 2018010

NOT FOR CONSTRUCTION

ELECTRICAL SITE LIGHTING PLAN INITIAL ILLUMINATION AT 4' AG

E012

OB1

OB2

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
Pre-wired with 5-pole plug-in connectors for ease of installation
High temperature silicone gasket
Pure anodized aluminum reflector surface

NRTL listed to North American Standards, suitable for wet locations
Protection class IP-65
Weight: 5.7 lbs.

Electrical
Operating voltage 120V or 277V AC
Minimum start temperature -30°C
LED module wattage 16.6W
System wattage 20.0W
Controllability 0-100% TRAC, and ELV dimmable
Color rendering index Ra > 80
Luminaire lifetime 2132 hrs
LED service life (L70) 60000hrs

LED color temperature
 4000K (K4)
 3500K (K35)
 3000K (K3)
 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

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. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
 Black (BK) Bronze (BRZ)
 Silver (SLV) White (WHT)
 RAL CUS

Available options
 CUS Custom finish
 FSC Fusing
 MGJ Marine grade undercoat
 RAL RAL finish

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.
For each bollard head you can find matching bollard tubes with and without components.

System bollard head with complete tube

Without components in bollard height	With integral floodlight	With integral PIR motion sensor	With emergency lighting battery	With steel through-rod	With integral GFC outlet	With integral LED replacement module	Wood bollard tube
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

System bollard tube - No access door

A	B
B99615	7 1/4" 14 1/2"
B96177	7 1/4" 32"

System bollard tube - With access door

A	B
B99622	7 1/4" 32"

System bollard tube - Integral floodlight

LED	A	B
B99644	19.9W	7 1/4" 32"

System bollard tube - Integral emergency lighting battery

A	B
B99635	7 1/4" 32"

System bollard tube - Integral GFC outlet

A	B
B99626	7 1/4" 32"

Wood system bollard tube - Round

A	B
B84464	7 1/4" 32 1/4"

System bollard tube - Integral PIR motion sensor

LED	A	B
B99658	7 1/4" 32"	

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com (Updated 07/2025)

Photometric Report (Type C)
Filename: 84704K4_BEGA_IES.ies
[TESTLAB] BEGA
[ISSUE DATE] 2020-09-16
[MANUFAC] BEGA Copyright LUMCat V
[LUMINAIRE] 84704 K4
[LAMP/CAT] LED 16.6W
[LAMP] 2132 lm, 20 W
Maximum Candela = 681.3 at 0 H 67.5 V

Classification:
Road Classification: Type V, Medium, N.A. (deprecated)
Upward Waste Light Ratio: 0.07
Luminaire Efficacy Rating (LER): 107
Maximum UGR: 35.5
Indoor Classification: Direct
BUG Rating : B2-U3-G1

Polar Candela Curves:
Vertical Plane Through:
1) 0 - 180 Horizontal
Horizontal Cone Through:
2) 67.5 Vertical

LCS Summary:

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	11.6	N.A.	0.5
FM (30-60)	306.5	N.A.	14.4
FR (60-90)	578.4	N.A.	27.1
FVM (90-90)	97.0	N.A.	4.5
BL (0-30)	11.6	N.A.	0.5
BM (30-60)	306.5	N.A.	14.4
BM (60-90)	578.4	N.A.	27.1
BVM (90-90)	97.0	N.A.	4.5
UL (90-100)	39.4	N.A.	1.8
UH (100-180)	106.0	N.A.	5.0
Total	2132.4	N.A.	100.0

BUG Rating B2-U3-G1

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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
Interlocking stainless steel mounting mechanism for attachment of head and tube
Pre-wired with 5-pole plug-in connectors for ease of installation
Pure anodized aluminum reflector surface

NRTL listed to North American Standards, suitable for wet locations
Protection class IP-65
Weight: 6.2 lbs.

Electrical
Operating voltage 120-277V AC
Minimum start temperature -30°C
LED module wattage 8.2W
System wattage 10.0W
Controllability 0-100% TRAC, and ELV dimmable
Color rendering index Ra > 80
Luminaire lifetime 9800 hrs
LED service life (L70) 60000hrs

LED color temperature
 4000K (K4)
 3500K (K35)
 3000K (K3)
 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

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. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
 Black (BK) Bronze (BRZ)
 Silver (SLV) White (WHT)
 RAL CUS

Available options
 CUS Custom finish
 FSC Fusing
 MGJ Marine grade undercoat
 RAL RAL finish

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.
For each bollard head you can find matching bollard tubes with and without components.

System bollard head with complete tube

Without components in bollard height	With integral floodlight	With integral PIR motion sensor	With emergency lighting battery	With steel through-rod	With integral GFC outlet	With integral LED replacement module	Wood bollard tube
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

System bollard tube - No access door

A	B
B99615	7 1/4" 14 1/2"
B96177	7 1/4" 32"

System bollard tube - With access door

A	B
B99622	7 1/4" 32"

System bollard tube - Integral floodlight

LED	A	B
B84706	8.2W	7 1/4" 2 1/4"

System bollard tube - Integral emergency lighting battery

A	B
B99635	7 1/4" 32"

System bollard tube - Integral GFC outlet

A	B
B99626	7 1/4" 32"

Wood system bollard tube - Round

A	B
B84464	7 1/4" 32 1/4"

System bollard tube - Integral PIR motion sensor

LED	A	B
B99658	7 1/4" 32"	

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com (Updated 07/2025)

Photometric Report (Type C)
Filename: 84706K4_BEGA_IES.ies
[TESTLAB] BEGA
[ISSUE DATE] 2020-09-16
[MANUFAC] BEGA Copyright LUMCat V
[LUMINAIRE] 84706 K4
[LAMP/CAT] LED 8.2W
[LAMP] 980 lm, 10 W
Maximum Candela = 712.4 at 0 H 67.5 V

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
Indoor Classification: Direct
BUG Rating : B0-U3-G1

Polar Candela Curves:
Vertical Plane Through:
1) 0 - 180 Horizontal
Horizontal Cone Through:
2) 67.5 Vertical

LCS Summary:

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	9.4	N.A.	0.9
FM (30-60)	249.3	N.A.	25.4
FR (60-90)	466.7	N.A.	47.6
FVM (90-90)	67.8	N.A.	6.9
BL (0-30)	0.7	N.A.	0.1
BM (30-60)	40.0	N.A.	4.1
BM (60-90)	66.8	N.A.	6.8
BVM (90-90)	9.8	N.A.	1.0
UL (90-100)	18.0	N.A.	1.8
UH (100-180)	52.4	N.A.	5.3
Total	979.9	N.A.	100.0

BUG Rating B0-U3-G1

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DATE	
DESCRIPTION	
NO.	
REVISIONS	
NOT FOR CONSTRUCTION	
SUMMIT CREDIT UNION - COTTAGE GROVE ROAD	
DATE:	2/20/2025
DRAWING SET:	PLAN COMMISSION SET
PROJECT NO.:	2018810
SITE LIGHTING CUTSHEETS	
6501 KULPATRICK LN. MADISON, WI	

OC1

TROV

OVERVIEW • SPECIFICATIONS • ORDERING

EXTERIOR | LSO COVE

DATE: PROJECT: FIRM: YEAR:

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-FLIP™ HOSE DESIGN PROVIDES FLEXIBILITY WHEN MOUNTING SMALL COVE DETAILS. TROV OFFERS SMOOTH, FLICKER-FREE DIMMING DOWN TO 0%.

FEATURES:

- DIM TO 0% BLV REVERSE PHASE
- 24° BEAM ANGLE
- MULTI-VOLT
- FLIP TO FLIP™
- 4 CCT OPTIONS
- RS-485 AND 0-10V DIM OPTIONS
- IN-WALL EXTENSION OPTIONS



MODEL / SIZE	INTERIOR / EXTERIOR	LENGTH	POWER	CCT	CRI	VOLTAGE	OPTICS
LSO	E	12"	02	WHITE	MONO	80	MULTI (120-277V)
		48"	04	CCT	COLOW	90*	BLANK FOR COLOR
			06	22	GR***		
			08	27	BL		
			10	30	AM		

EXAMPLE LSO-E-48-10-27-90-MULT-15V65

PERFORMANCE

WATTS	OPTIC	LMEN OUTPUT	EFFICACY
2W	100°	90 lm/W	1362 lm/W
4W	100°	271 lm/W	1830 lm/W
6W	100°	432 lm/W	1416 lm/W
8W	100°	602 lm/W	1305 lm/W
10W	100°	729 lm/W	1239 lm/W
15W	100°	846 lm/W	1216 lm/W

ECOSENSE

ECOSENSE LIGHTING INC. 837 NORTH SPRING STREET SUITE 101 LOS ANGELES, CA 90002

P: 310-496-6255 F: 310-496-6256 T: 855-632-8756

OD1

gotham IN CITO


Luminaire Type: High Center Beam Round Adjustable Downlight

Catalog Number: 2" GOTHAM ICO ADJL 40 07 2AR LD 30D

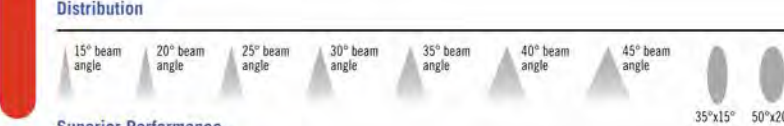
High Center Beam Round Adjustable Downlight 2"

Feature Set

- Eleven optimized distribution patterns allow designers to achieve tailored objectives
- Vertical tilt is 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



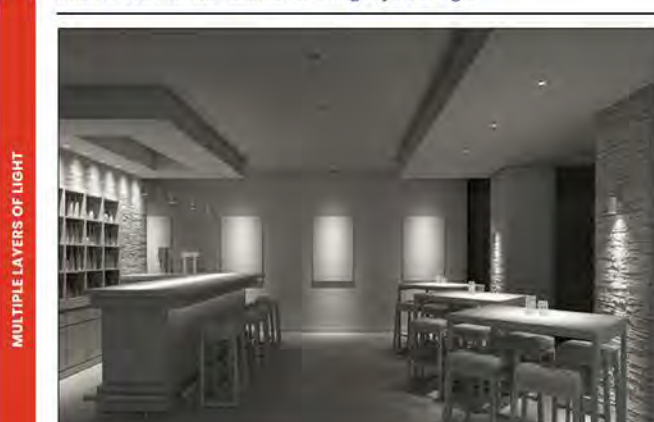
Distribution



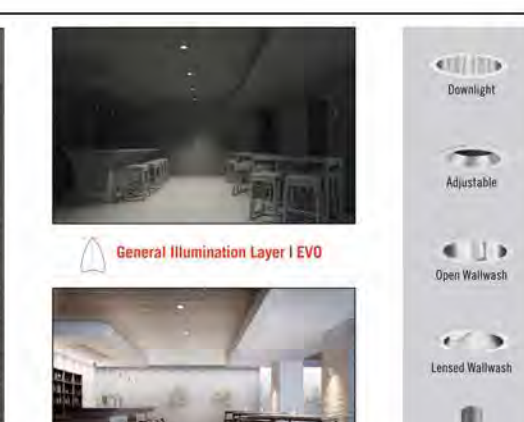
Superior Performance

Beam Angle	12°	20°	27°	30°	37°	43°	47°	60°
Beam Diameter	39.2"	50.0"	59.7"	69.7"	79.7"	89.7"	99.7"	109.7"

Incito & EVD Product Families | Building Layers of Light



General Illumination Layer | EVD



EVD + Incito - Multiple Layers of Light

ACCESSORIES — order as separate catalog numbers (if applicable)

ICOSPICE KIT Additional optics for field installation. Replaces "TK" with beam angle.

ICOSPICE KIT Kit including a field interchangeable optic for each of the 13 preset beam distribution patterns.

IC24FL 2-3" Hole saw

SBT 347V120 75W Hole saw for flangeless trim option

AW50 347V120V, 75W stop down transformer. Must be remote mounted. Alter wench (450°) for adjusting tilt.

ORDERING NOTES:

1. 5000K CCT not available with 90CRI.
2. Not available with Reflector Finish.
3. SOL lens requires TFC trim.
4. Refer to 347V120 for compatible dimmers.
5. Field installed. Access required to location of remote mounted device.
6. ER for use with generator supply power. Will require an emergency hot lead and normal hot lead.
7. NCH is required for T-grid ceilings or where code requires.
8. Not available with 15000h or 20000h.
9. Not available with 20000h.
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.
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.
12. Requires NLT or NLT-ER.
13. WL requires a trim (e.g. SOL).

ECOSENSE LIGHTING INC.

1 1/8

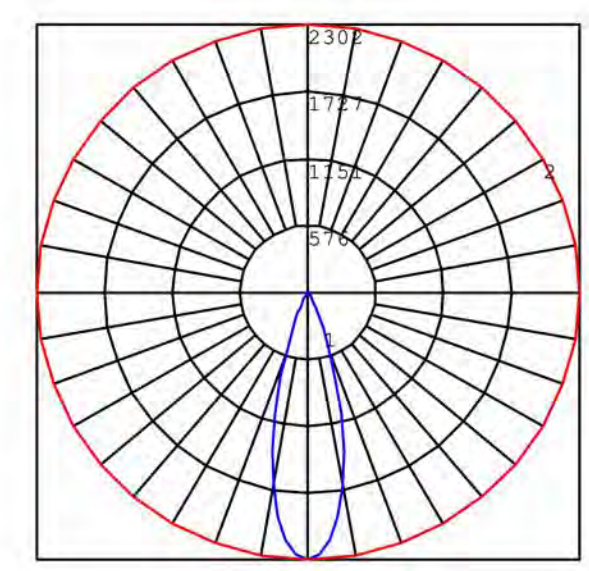


Photometric Report (Type C)

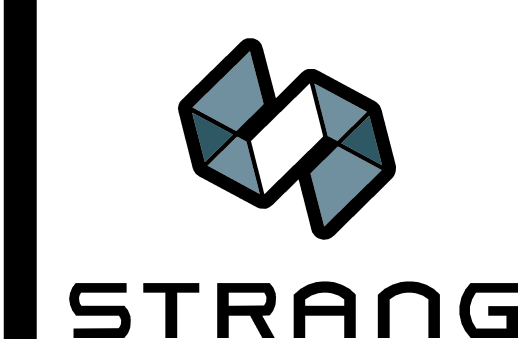
Filename: ICO2BEVDJ 40_07 WR 30D @ 0 DEG TILT.ies
 [TEST] 19-410-049809
 [TESTLAB] SCALED PHOTOMETRY
 [ISSUEDATE] 10/23/2024
 [MANUFAC] Gotham Architectural Lighting
 [LUMINAIRE] ICO2BEVDJ 40/07 WR 30D @ 0 DEG TILT
 [LUMINAIRE] INCITO 2 INCH BEVEL TRIM, RECESSED ADJUSTABLE, ROUND, 4000K, 750 LUMENS, WHITE TRIM, 30 DEGREE BEAM, 80 CRI, 8 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
 BUG Rating: 80-UG-00

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



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ARCHITECTURE
 ENGINEERING
 INTERIOR DESIGN
 MADISON, WI | WAUKESHA, WI

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REVISIONS	DATE	DESCRIPTION
NO.		

SUMMIT CREDIT UNION - COTTAGE GROVE ROAD

6501 KULPATRICK LN.
 MADISON, WI

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

NOT FOR CONSTRUCTION

SITE LIGHTING CUTSHEETS

E014

OP1

OP2

D-Series Size 0 LED Area Luminaire. Specifications: EPA: 0.95 ft, Length: 26", Width: 13", Height: 3", Height: 27", Weight (max): 16 lbs.

Introduction: The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

Ordering Information

Table with columns: Series, L&L, Color temperature, Distribution, Finish, Mounting. Includes example: DSK0 LED P6 40K T3M MVOLT SPA NLTAR2 PIRHN DDBX0.

Tables for Controls Options and Shipped separately. Includes options like DALI, DMX, and various mounting types.

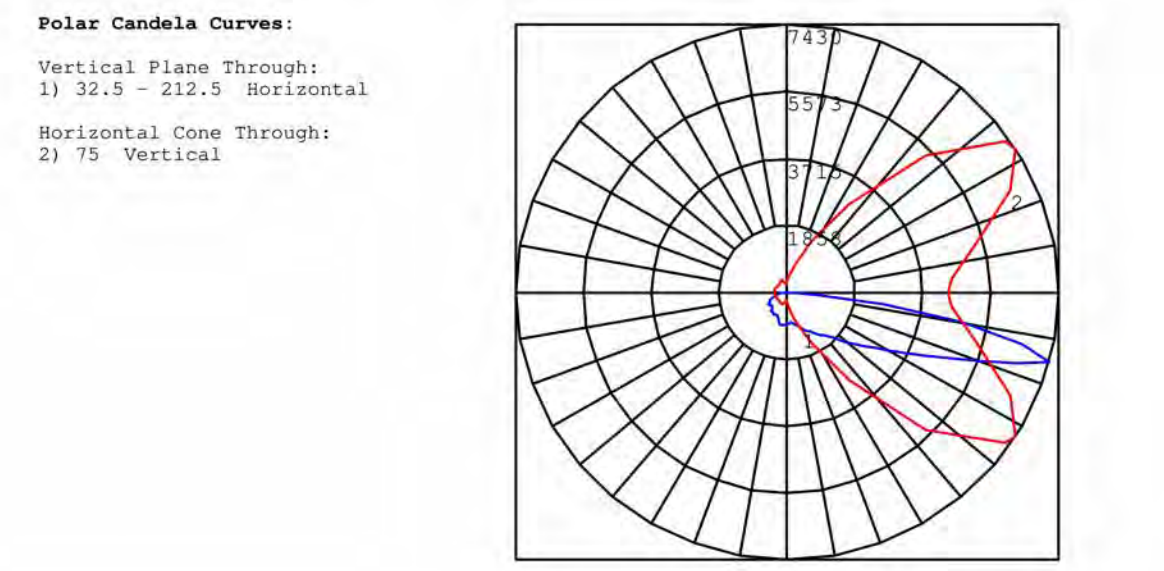
LITHONIA LIGHTING logo and contact information: One Lithonia Way • Conley, Georgia 30012 • Phone: 1-800-705-SERV (7378) • © 2011-2021 Acuity Brands Lighting, Inc. All rights reserved.

AGI32 logo and Lighting Analysts logo with website URL www.agi32.com.

Photometric Report (Type C)

Filename: DSK0 LED P3 40K 80CRI TFM.ies
[TEST] ISF 221269AP22
[TESTLAB] SCALED PHOTOMETRY
[ISSUEDATE] 11/10/2022
[MANUFAC] Lithonia Lighting
[LUMINAI] DSK0 LED P3 40K 80CRI TFM
[LUMINAIRE] D-Series Size 0 Area Luminaire P3
Performance Package 4000K CCT 80 CRI Forward Throw
Maximum Candela = 7430.26734042168 at 32.5 H 75 V

Classification: Road Classification: Type IV, Short, N.A. (deprecated)
Upward Waste Light Ratio: 0.00
Luminaire Efficacy Rating (LER): 120
Maximum UGR: 44.4
Indoor Classification: Direct
BUG Rating : B1-U0-G3



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers table showing multipliers for various temperatures from 25°C to 40°C.

Projected LED Lumen Maintenance: Use these factors to determine projected lumens output for average ambient temperatures from 25°C (77°F) to 40°C (104°F).

Table for Lumen Maintenance factors: Operating Hours, System Maintenance Factor, and Lumen Maintenance Factor.

Method: Sound (Default Settings) table with columns: Option, Disposed, High Power, Photometric, Default, Range up, Range down.

Controls Options

Table for Controls Options with columns: Implementation, Description, Frequency, and Notes.

Table for Shipped separately with columns: Option, Disposed, High Power, Photometric, Default, Range up, Range down.

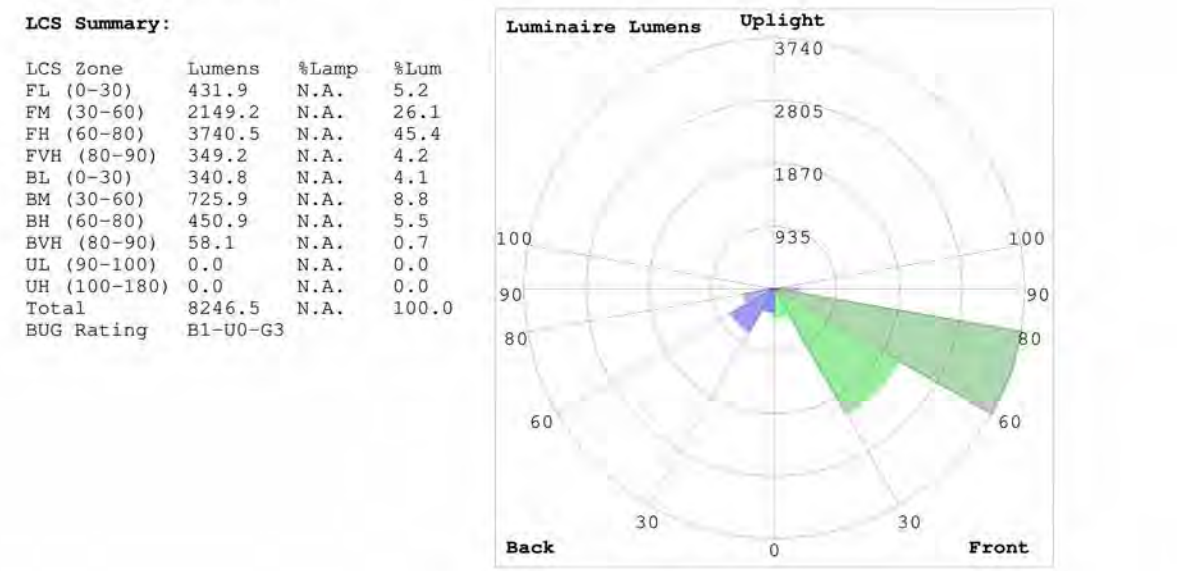
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Photometric Report (Type C)

Filename: DSK0 LED P3 40K 80CRI TFM.ies
[TEST] ISF 221269AP22
[TESTLAB] SCALED PHOTOMETRY
[ISSUEDATE] 11/10/2022
[MANUFAC] Lithonia Lighting
[LUMINAI] DSK0 LED P3 40K 80CRI TFM
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D-Series Size 0 LED Area Luminaire. Specifications: EPA: 0.95 ft, Length: 26", Width: 13", Height: 3", Height: 27", Weight (max): 16 lbs.

Introduction: The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

Ordering Information

Table with columns: Series, L&L, Color temperature, Distribution, Finish, Mounting. Includes example: DSK0 LED P6 40K T3M MVOLT SPA NLTAR2 PIRHN DDBX0.

Tables for Controls Options and Shipped separately. Includes options like DALI, DMX, and various mounting types.

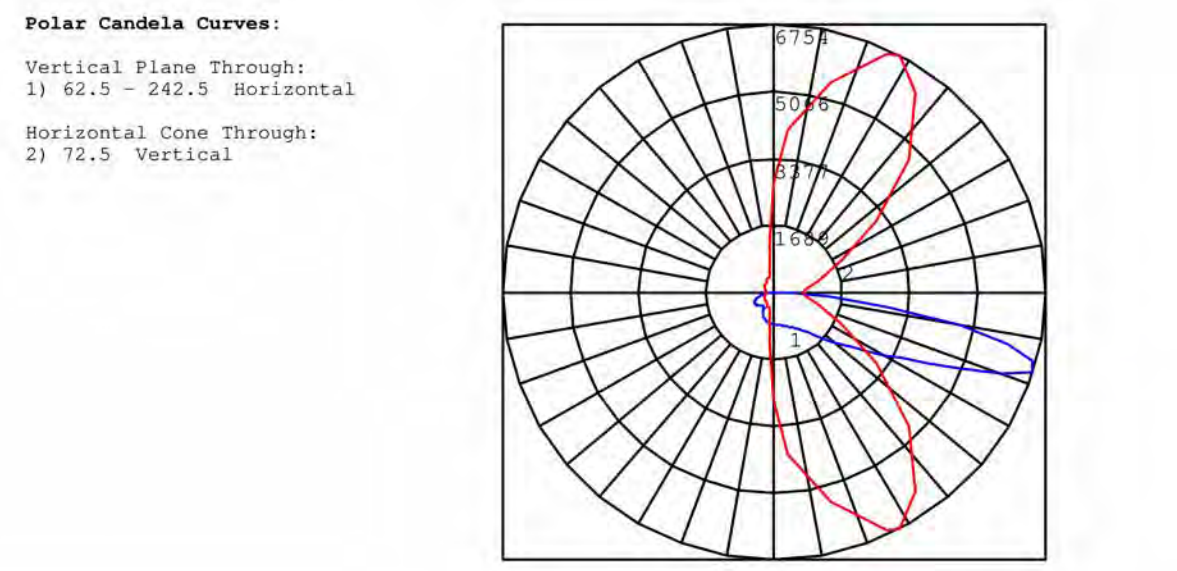
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Photometric Report (Type C)

Filename: DSK0 LED P3 40K 80CRI T3M.ies
[TEST] ISF 221269AP22
[TESTLAB] SCALED PHOTOMETRY
[ISSUEDATE] 11/10/2022
[MANUFAC] Lithonia Lighting
[LUMINAI] DSK0 LED P3 40K 80CRI T3M
[LUMINAIRE] D-Series Size 0 Area Luminaire P3
Performance Package 4000K CCT 80 CRI Type 3 Medium
Maximum Candela = 6754.48640441895 at 62.5 H 72.5 V

Classification: Road Classification: Type IV, Medium, N.A. (deprecated)
Upward Waste Light Ratio: 0.00
Luminaire Efficacy Rating (LER): 117
Maximum UGR: 42
Indoor Classification: Direct
BUG Rating : B1-U0-G3



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Performance Data

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Table for Lumen Maintenance factors: Operating Hours, System Maintenance Factor, and Lumen Maintenance Factor.

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Controls Options

Table for Controls Options with columns: Implementation, Description, Frequency, and Notes.

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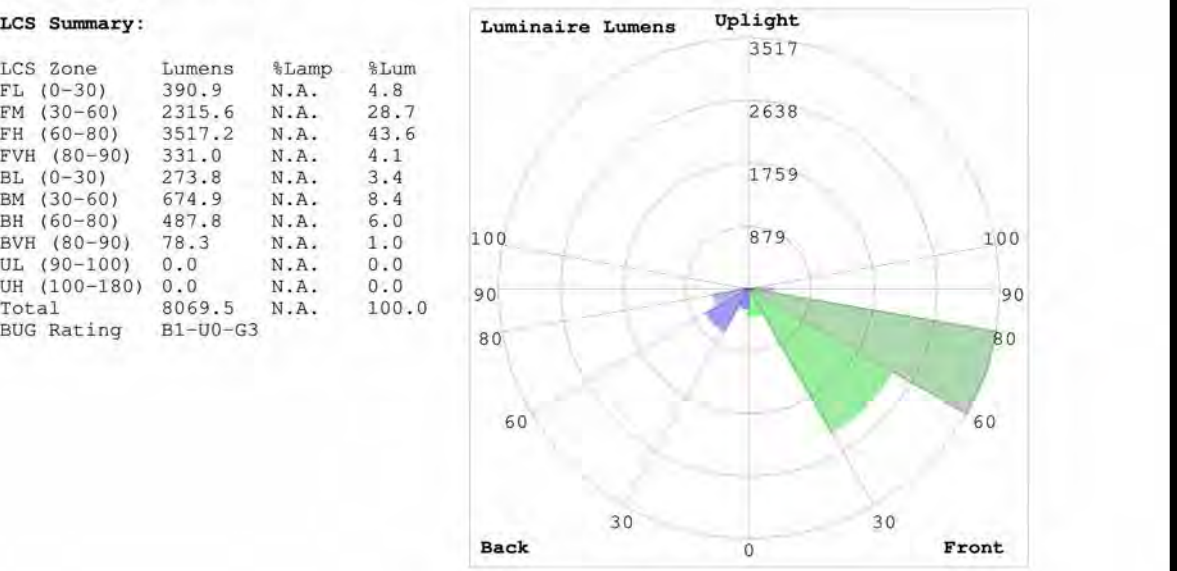
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Photometric Report (Type C)

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Upward Waste Light Ratio: 0.00
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Table with columns: NO., DATE, REVISIONS, DESCRIPTION.

Summit Credit Union - Cottage Grove Road, 6501 KULPATRICK LN. MADISON, WI. DATE: 2/20/2025. PLAN COMMISSION SET PROJECT NO. 2018010. NOT FOR CONSTRUCTION. SITE LIGHTING CUTSHEETS.

E015