

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 2507 WINNEBAGO STREET, MADISON, WI. DCI PARCEL# 071006134284

Title: UNION CORNERS - GRANDFAMILY APARTMENTS

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested JANUARY 24, 2018

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex
- Signage**
 Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)
- Other**
 Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name BEN MARSHALL Company GORMAN AND COMPANY
Street address 200 N. MAIN STREET City/State/Zip OREGON, WI. 53575
Telephone 608) 835-3900 Email bmarshall@gormanusa.com

Project contact person MARK M. SMITH Company GORMAN AND COMPANY
Street address 200 N. MAIN STREET City/State/Zip OREGON, WI. 53575
Telephone 608) 835-3900 Email marksmith@gormanusa.com

Property owner (if not applicant) UC Grandfamily, LLC
Street address 200 N. MAIN STREET City/State/Zip OREGON, WI. 53575
Telephone 608) 835-3900 Email _____

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist provided below for plan details)
- Filing fee**
- Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

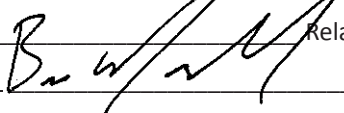
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with JANINE GLAESER on 10/12/2017.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name BEN MARSHALL Relationship to property OWNERS AGENT
 Authorized signature of OWNERS AGENT  Date _____

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- **Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)**
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable) **NOT APPLICABLE**
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted) **NOT APPLICABLE**
- PD text and Letter of Intent (if applicable) **HVAC IN UNITS (INTERIOR)**
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



200 N. Main Street • Oregon, WI 53575

P: (608) 835-3900

F: (608) 835-3922

www.GormanUSA.com

REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

December 6th, 2014

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

Re: Letter of Intent
PD-SIP Re Zoning
2507 Winnebago Street
Madison, WI 53704

Dear Mr. Parks:

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

Project Organizational Structure:

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

Architect: Gorman & Company, Inc.
200 N. Main Street
Oregon, WI 53575
608-835-3900
Contact: Mark M. Smith
marksmith@gormanusa.com

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

Landscape: JSD Professional Services, Inc.
Design 7402 Stone Ridge Dr, Suite 4
Weston, WI 54476
715-298-6330
Contact: Justin Frahm
justin.frahm@jsdinc.com

Introduction:

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

Zoning:

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

Project Description:

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

Project Development Data:

Site Density:

Lot area:	138,085 s.f. (3.05 acres)
Dwelling Units:	60 Units
Lot Area / D.U.	2301 s.f / d.u.
Density	19.68 d.u. / acre

Site Coverage:

Building Footprints:	28,676 s.f. (24 %)
Sidewalks / Terrace:	17,486 s.f. (13 %)
Pavement:	11,530 s.f. (9%)
Pervious Surface:	75,166 s.f. (54%)

Building Ratio:

Social Services:	2,859 s.f. (2.6 %)
Apartments & Amenities	68,320 s.f. (64.0 %)
Underground Parking:	22,983 s.f. (21.65%)
Misc (corridor, mech, stairs):	<u>12,546 s.f. (11.75 %)</u>
	106,708 s.f. Total Building Area

Dwelling Unit Mix

Two Bedroom	37
Three Bedroom	<u>23</u>
	60 Total

Bike Parking:

Enclosed:	62
Surface:	<u>30</u>
	92 Total

Vehicular Parking:

Enclosed	75
Surface	43 (<u>33 In City R.O.W.</u>)
	118 Total

Schedule:

The development schedule calls for construction to start September of 2018, with a scheduled completion in November 2019.

Social & Economic Impacts:

This development will have a positive social and economic impact on the surrounding community. The re-development of this property will provide high quality affordable housing and social support services.

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward B. Matkom". The signature is fluid and cursive, with the first name "Edward" being the most prominent part.

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

Zoning Text

Rezoning PD-GDP to PD-SIP
Union Corners – Bldg. 6 & 7
2507 Winnebago Road
Parcel #071006134284
Lot 1 of Union Corners
December 6, 2017

Legal Description: Parcel #071006134284 or Lot 1 of Union Corners

- A. **Statement of Purpose:** Re-zoning of Lot 1 from PD-GDP PD-SIP to allow for the construction of two three story buildings with a total of 60 dwelling units. Buildings will consist of community, social service space and dwelling units on the ground floor, with dwelling units on the upper two floors. Tenant parking will be provided on site and in underground parking beneath the buildings.
- B. **Permitted Uses:** Uses as shown on Exhibit A, attached hereto
- C. **Lot Area:** Lot 1 – 138,085 s.f. (3.05 acres)
- D. **Floor Area Ratio:** 0.61
- E. **Yard Requirements:** As shown on the attached plans
- F. **Landscaping:** Site landscaping provided as shown on the attached landscape plan.
- G. **Accessory Off-Site Parking:** Off-street and surface parking shall be provided as shown the attached plans.
- H. **Lighting:** Site lighting will be provided along pedestrian path, plaza, and building façade and meeting MGO requirements. Exhibit to follow.
- I. **Signage:** Tenant, and apartment signage will be located on building façade, and meet MGO requirements. See attached plans. Signage approval will made in a separate submittal.
- J. **Alterations and Revisions:** No alteration or revision of the planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administration may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Exhibit A - Permitted Uses

Residential – Family Living

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

Residential - Group Living

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

Civic and Institutional Uses

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

Agriculture and Resource Uses

- Community garden
- Market garden

Accessory Uses and Structures

- Management office and recreation facilities within multi-family building
- Non-accessory temporary outdoor events
- On-site agricultural retail, farm stand
- Outdoor display
- Outdoor eating area
- Outdoor sales event
- Temporary outdoor events

Offices

- Insurance office, real estate office, sales office
- General office
- Professional office

Medical Facilities

- Physical, occupational or message therapy

Retail Sales and Services

- Artisan workshop
- Business sales and services
- Farmers' market
- Food and related goods sales
- Furniture and household goods sales
- Health/sports club
- Home occupation
- Indoor recreation
- Printing and publishing
- Post office
- Real estate sales office
- Secondhand goods sales
- Service business
- Telecommunications center

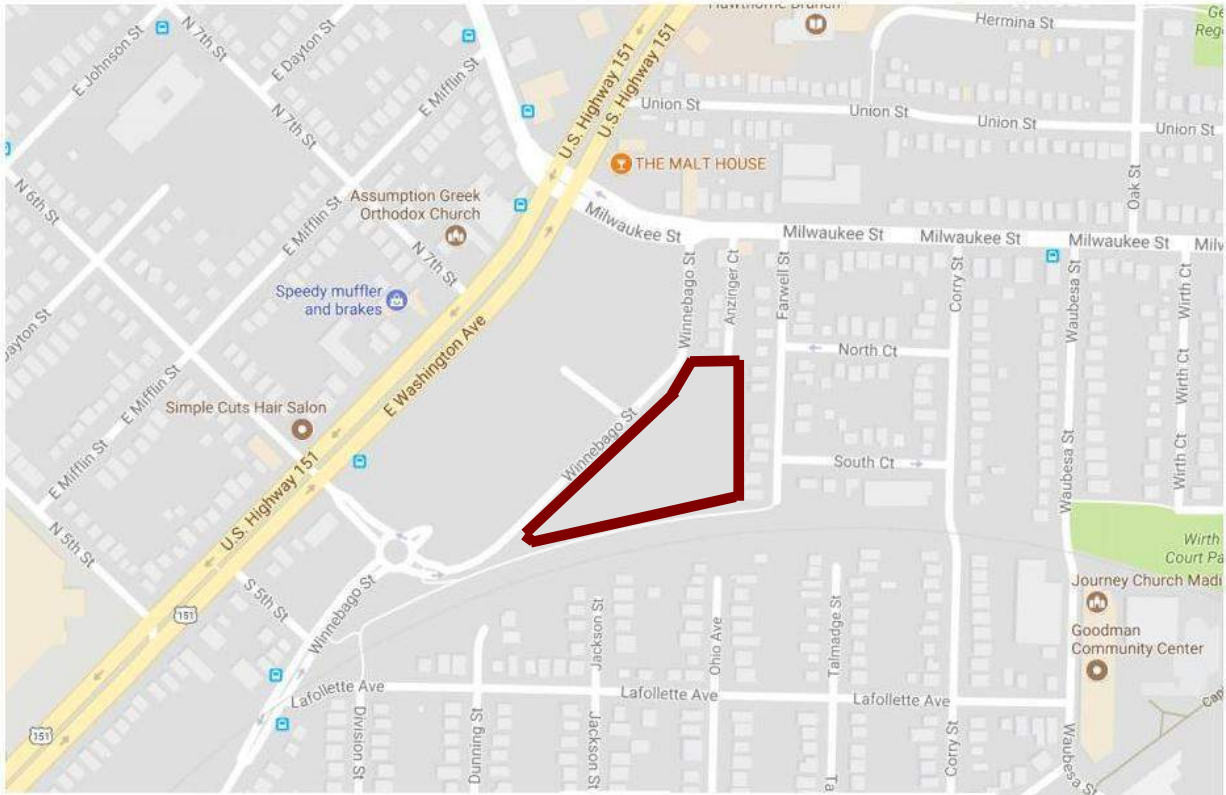
Food and Beverage

- Catering
- Coffee shop, tea house

GRAND FAMILY HOUSING

Union Corners Grand family project is a new construction development consisting of a mix of affordable and market-rate units for families. Specifically, this development will be targeting grand families (grandparents raising grandchildren) and kinship families (family members raising other family members' children). The project will include 59 units total between two buildings, both three stories in height. The buildings will have access to underground parking with apartments and community space above. The project will also include the following interior amenities: community room, supportive service office, business center, and fitness center. In addition, additional community space is anticipated to serve a mix of residents ranging from children to seniors. Outdoor space will include a playground and community gardens. The project is the third piece of a master development on this site by Gorman & Company, Inc. who acquired a 5 acre parcel from the City of Madison in exchange for implementing the master development. Previous phases include the UW Health Clinic and a 90-unit, multi-family, mixed-income development.

The Grand family project includes a partnership with Lutheran Social Services (LSS) to provide supportive services. Space on the first floor has been designed to accommodate these services on-site.



PROJECT LOCATOR MAP





COMMUNITY GARDEN LOCATION - NORTH EAST CORNER OF SITE



BIKE PATH LOOKING EAST - WEST CORNER OF SITE



BIKE PATH LOOKING WEST - MIDDLE OF SITE



BIKE PATH LOOKING WEST - EAST CORNER OF SITE

SITE CONTEXT

GRAND FAMILY HOUSING

UNION CORNERS - MADISON WI.

A Gorman & Company Neighborhood



SIMPLE TWO STORY MASONRY BUILDING CORNER OF WINNEBAGO AND MILWAUKEE



METAL QUONSET HUT TYPICAL EAST SIDE ECLECTIC AESTHETIC



NEWLY BUILT APARTMENTS ACROSS WINNEBAGO FROM SITE LOOKING EAST



NEWLY BUILT APARTMENTS ACROSS WINNEBAGO FROM SITE LOOKING WEST

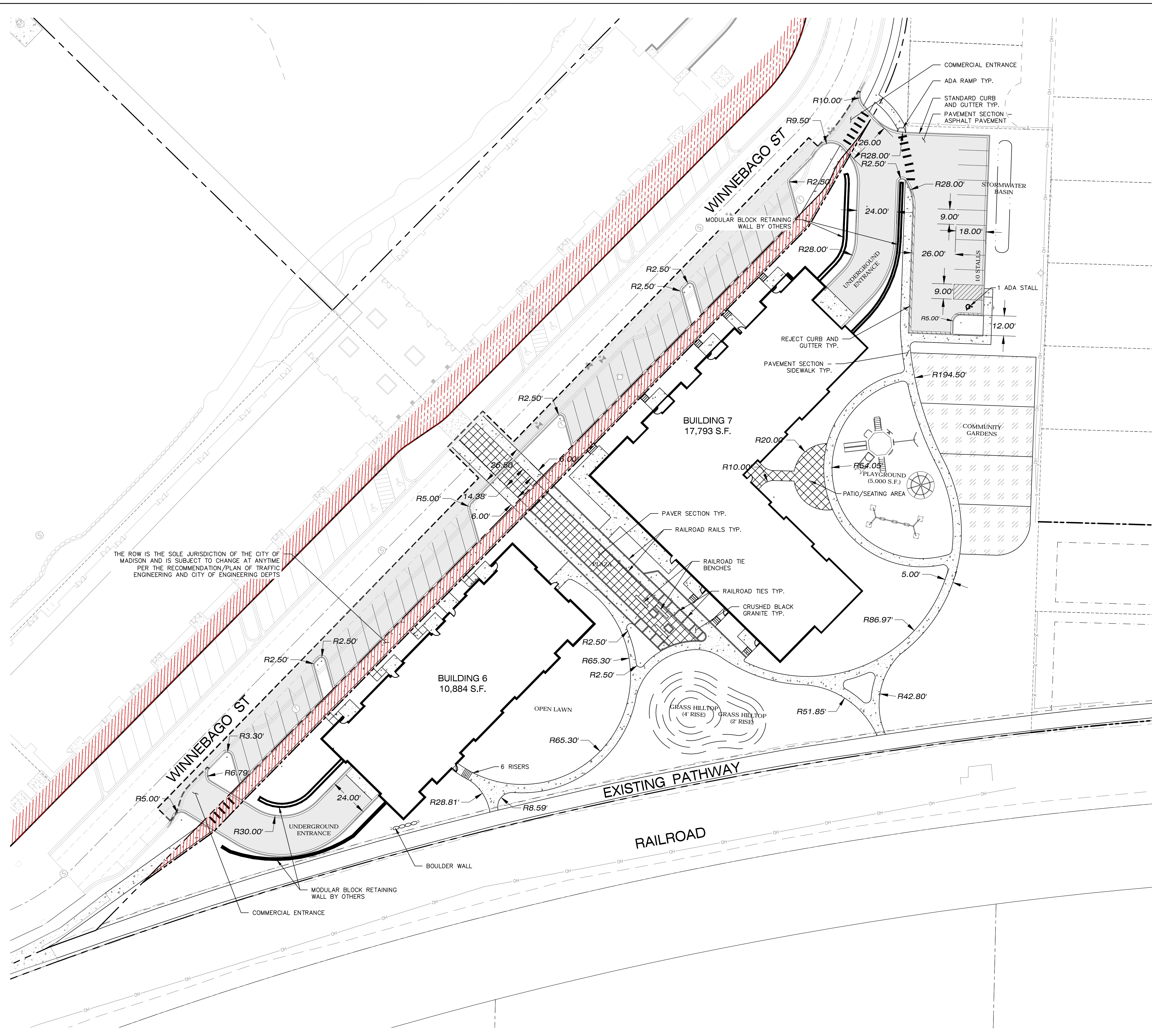
ADJACENT BUILDING CONTEXT

GRAND FAMILY HOUSING

UNION CORNERS - MADISON WI.

A Gorman & Company Neighborhood

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THE ROW IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY OF ENGINEERING DEPTS

LEGEND (SITE PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SAWCUT EXISTING PAVEMENT
- STORMWATER MANAGEMENT AREA
- BOULDER RETAINING WALL
- MODULAR BLOCK RETAINING WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING BOLLARDS/SIGNS

- GENERAL NOTES:**
1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
 2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE MUNICIPAL REQUIREMENTS.
 3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
 4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
 5. 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.

- SITE PLAN NOTES**
1. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
 2. ALL RADI TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
 3. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF MADISON.
 4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
 8. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 9. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
 10. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH HIGH VISIBILITY YELLOW LATEX PAINT PER SPECIFICATIONS.

SITE INFORMATION BLOCK	
Site Address	WINNEBAGO ST
Existing Site Acreage (total)	3.17
Proposed Site Acreage (total)	3.05
Number of Building Stories (above grade)	4
Total Building Square Footage	28,676 SF
Use of property	MULTI-FAMILY
Number of parking stalls:	
Surface	
Large Stall	9
Accessible	1
Total Surface	10
Existing vs. Proposed Site Coverage:	
Existing Impervious Surface Area	5,428 S.F.
Existing Pervious Surface Area	132,657 S.F.
Proposed Impervious Surface Area	57,964 S.F.
Proposed Pervious Surface Area	74,894 S.F.
Proposed Impervious Surface Area Ratio	.44

*calculated with proposed site acreage 3.05

north

SCALE IN FEET

DIGGERS HOTLINE

Toll Free (800) 242-8511

JSD
Professional Services, Inc.
Engineers • Surveyors • Planners

CREATE THE VISION **T**ELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

GORMAN
& COMPANY, INC.

CLIENT ADDRESS:
**200 NORTH MAIN STREET
OREGON, WI, 53575**

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
**UNION CORNERS
LOT 1 GRADFAMILY**

PROJECT LOCATION:
**CITY OF MADISON, WI
DANE COUNTY**

PLAN MODIFICATIONS:	Date:	Description:
1	12.20.17	LAND USE SUBMITTAL
2		
3		
4		
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6		
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Design/Drawn: TKG 09-18-2017
Approved: TKG 09-18-2017
JLF 10-04-2017

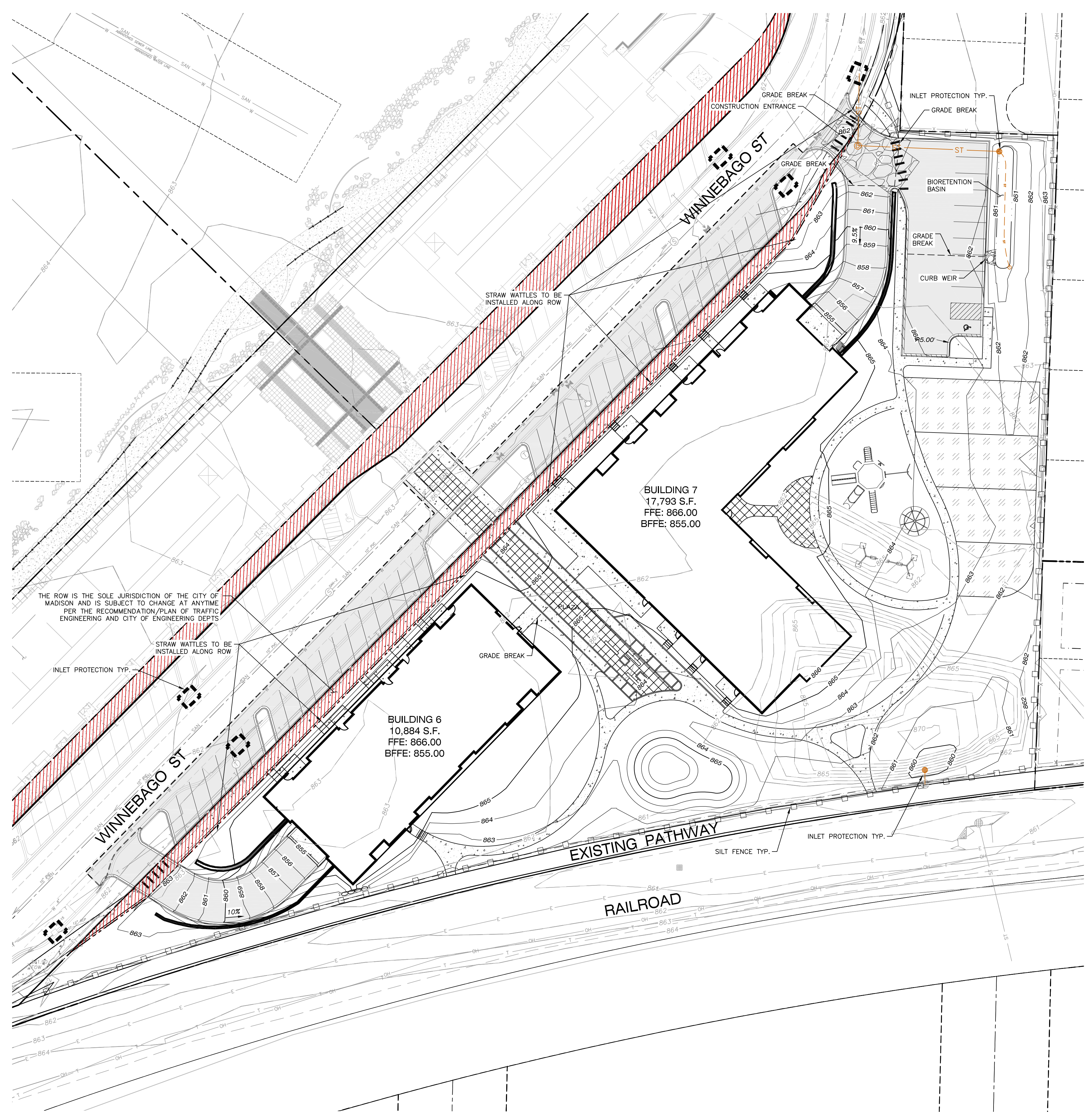
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100

JSD PROJECT NO: 17-8095

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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LEGEND (GRADING & EROSION CONTROL PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- BOULDER RETAINING WALL
- MODULAR BLOCK RETAINING WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING BOLLARDS/SIGNS
- 864 --- PROPOSED 1 FOOT CONTOUR
- 865 --- PROPOSED 1 FOOT CONTOUR
- DRAINAGE DIRECTION
- ST --- STORM SEWER
- ST --- UNDERDRAIN
- SILT FENCE
- INLET PROTECTION, TYPE D
- SPOT ELEVATION
- EP --- EDGE OF PAVEMENT
- FG --- FINISH GRADE
- EC --- EDGE OF CONCRETE
- TS --- TOP OF STEP
- TB --- BOTTOM OF STEP
- RM --- RIM ELEVATION
- GRADE BREAK

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNGRAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
9. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
10. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. REFER BELOW TO NOTE NO. FIFTEEN (15) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERIM STABILIZATION.
11. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
12. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
13. STABILIZATION PRACTICES:
 - 13.1. * STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - * THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - * CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - * STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - * HYDRO-MULCHING WITH A TACKIFIER
 - * GEOTEXTILE EROSION MATTING
 - * SODDING
 - 13.2.
 - 13.3.
 - 13.4.

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
4. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
5. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
8. IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
9. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

CONSTRUCTION SEQUENCING

1. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. STRIP TOPSOIL.
3. INSTALL ALL SWALES AND TEMP SEED BASIN
4. EXCAVATE BUILDING FOUNDATIONS.
5. COMPLETE ALL OTHER GRADING.
6. INSTALL STORM SEWER & INLET PROTECTION MEASURES.
7. INSTALL AGGREGATE BASE COURSE AND PAVING IN PARKING AREAS.
8. STABILIZE NEWLY GRADED SOILS.
9. COMPLETE EXTERIOR BUILDING WORK AND DOWNSPOUTS.
10. REGRADE & STABILIZE TEMPORARY SEDIMENT BASIN.



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CLIENT:



CLIENT ADDRESS:
**200 NORTH MAIN STREET
OREGON, WI, 53575**

PROJECT:
**UNION CORNERS
LOT 1 GRADFAMILY**

PROJECT LOCATION:
**CITY OF MADISON, WI
DANE COUNTY**

PLAN MODIFICATIONS:	Date:	Description:
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Design/Drawn: MSS 12/13/2017
Approved: MSS 12/13/2017

SHEET TITLE:
**GRADING & EROSION
CONTROL PLAN**

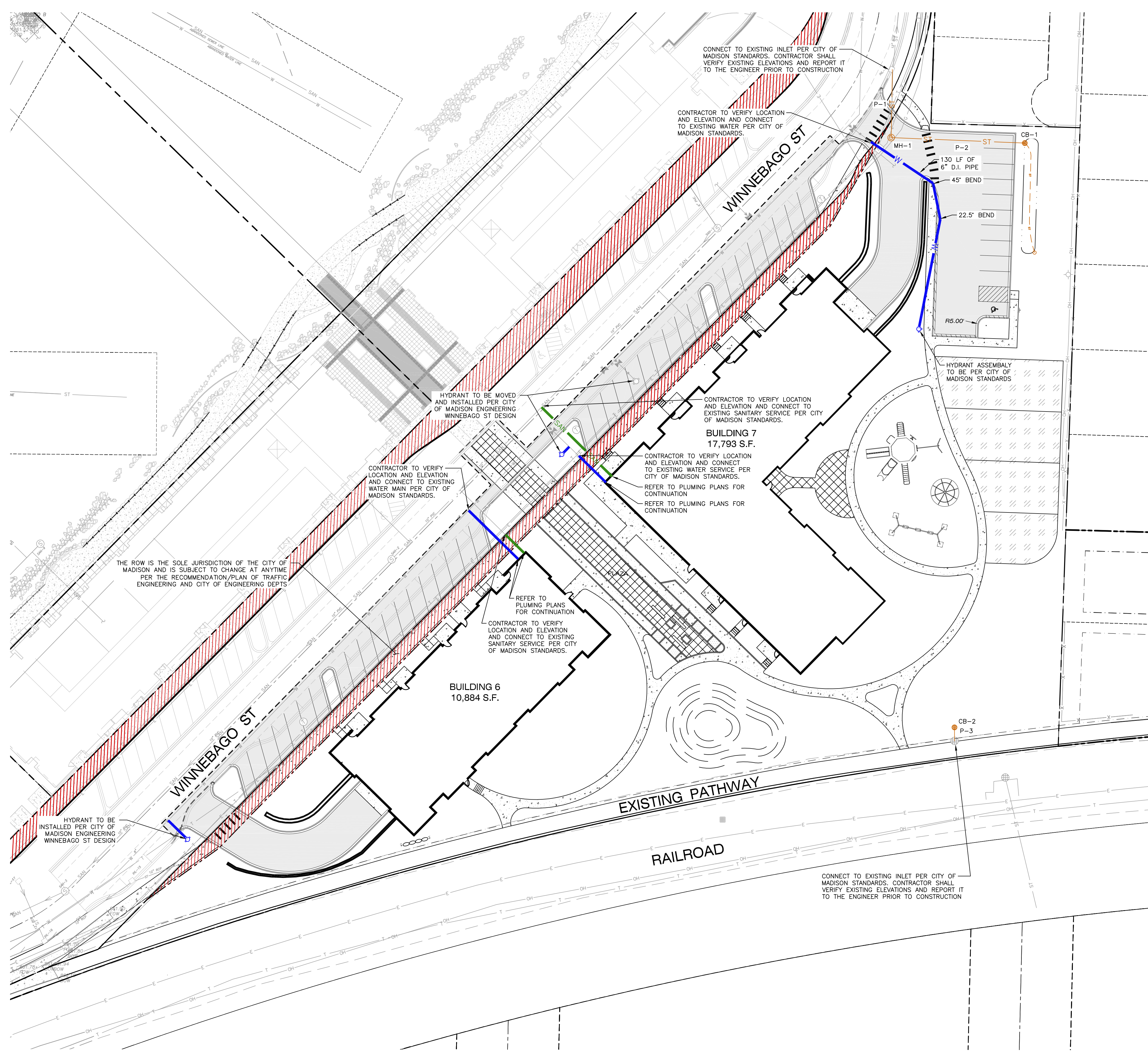
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JSD PROJECT NO: 17-8095

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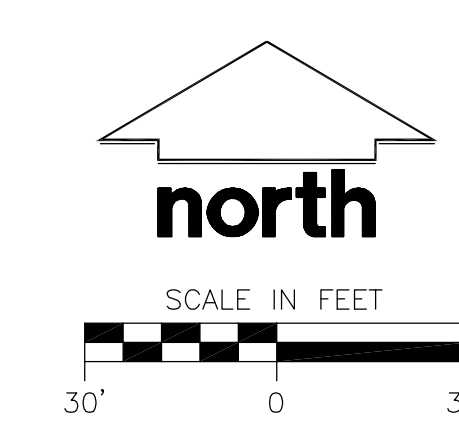
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- LEGEND (UTILITY PLAN)**
- PROPERTY LINE
 - - - RIGHT-OF-WAY
 - - - EASEMENT LINE
 - BUILDING OUTLINE
 - EDGE OF PAVEMENT
 - REJECT CURB AND GUTTER
 - MOUNTABLE CURB
 - ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - HEAVY DUTY CONCRETE PAVEMENT
 - STORMWATER MANAGEMENT AREA
 - BOULDER RETAINING WALL
 - MODULAR BLOCK RETAINING WALL
 - LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
 - ADA PARKING BOLLARDS/SIGNS
 - SAN SANITARY SEWER
 - W WATERMAIN
 - ST STORM SEWER

- UTILITY NOTES:**
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
 - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WOSPS, AND WDR.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
 - THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
 - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
 - CONTRACTOR SHALL CONTACT THE CITIES PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
 - CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE CITIES WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
 - ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
 - ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
 - ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
 - ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(8)4.A.
 - ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-8 INCLUDING AT LEAST 8' OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6' OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
 - ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPARATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOX" ENCLOSED THE TOP AND SIDES OF WATER MAIN.



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PROJECT:
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PROJECT LOCATION:
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DANE COUNTY**

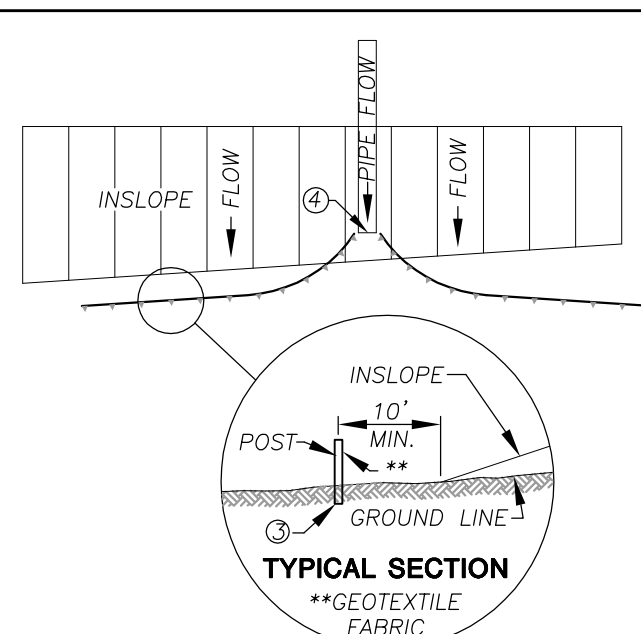
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Approved: MSS 12-14-2017

SHEET TITLE:
UTILITY PLAN

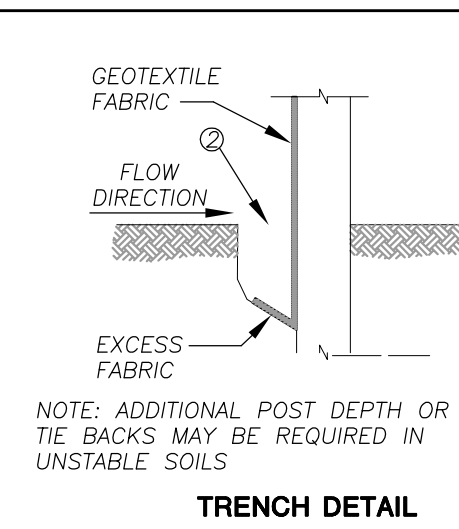
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JSD PROJECT NO: 17-8095

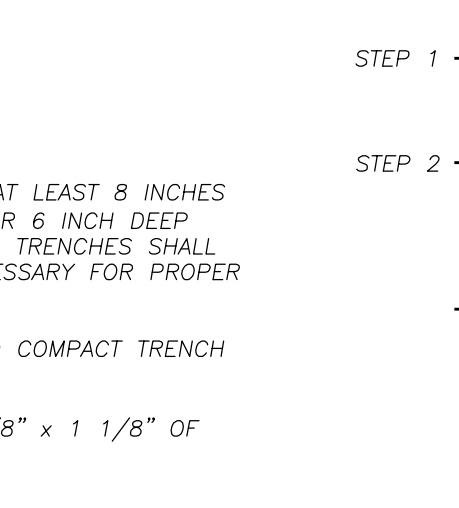


SILT FENCE ALONG SLOPES & OUTFALLS

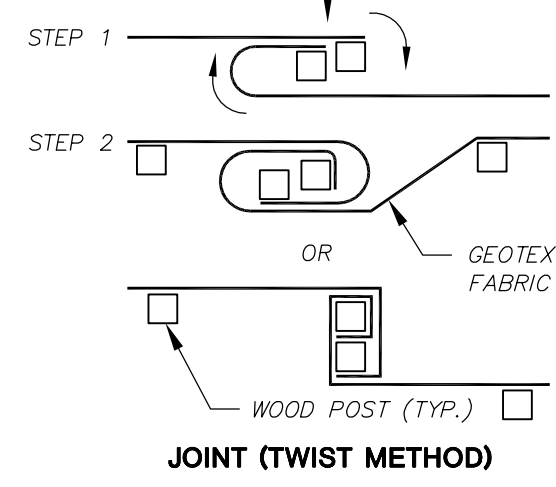
- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" WIDE AND 6" DEEP TRENCH OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF DRIED OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
- SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDMR TECHNICAL STANDARD 1056.
- POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8'-0" FOR WOVEN & 3'-0" FOR NON-WOVEN)



TRENCH DETAIL

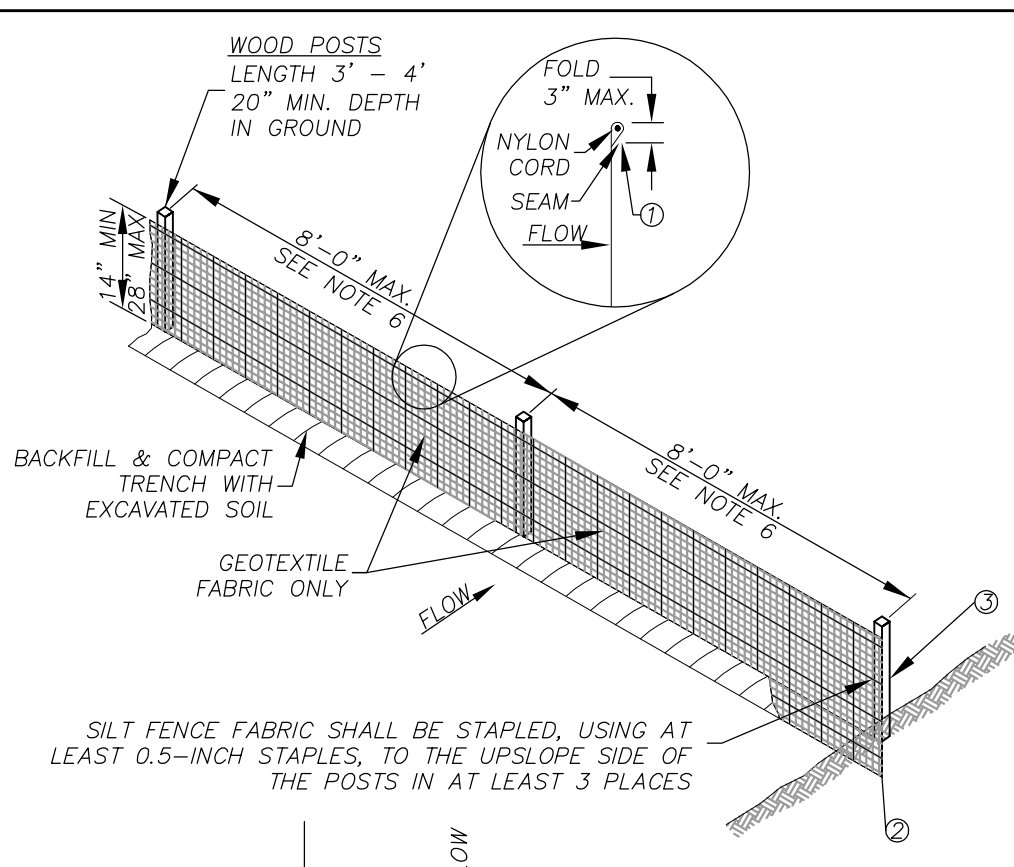


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



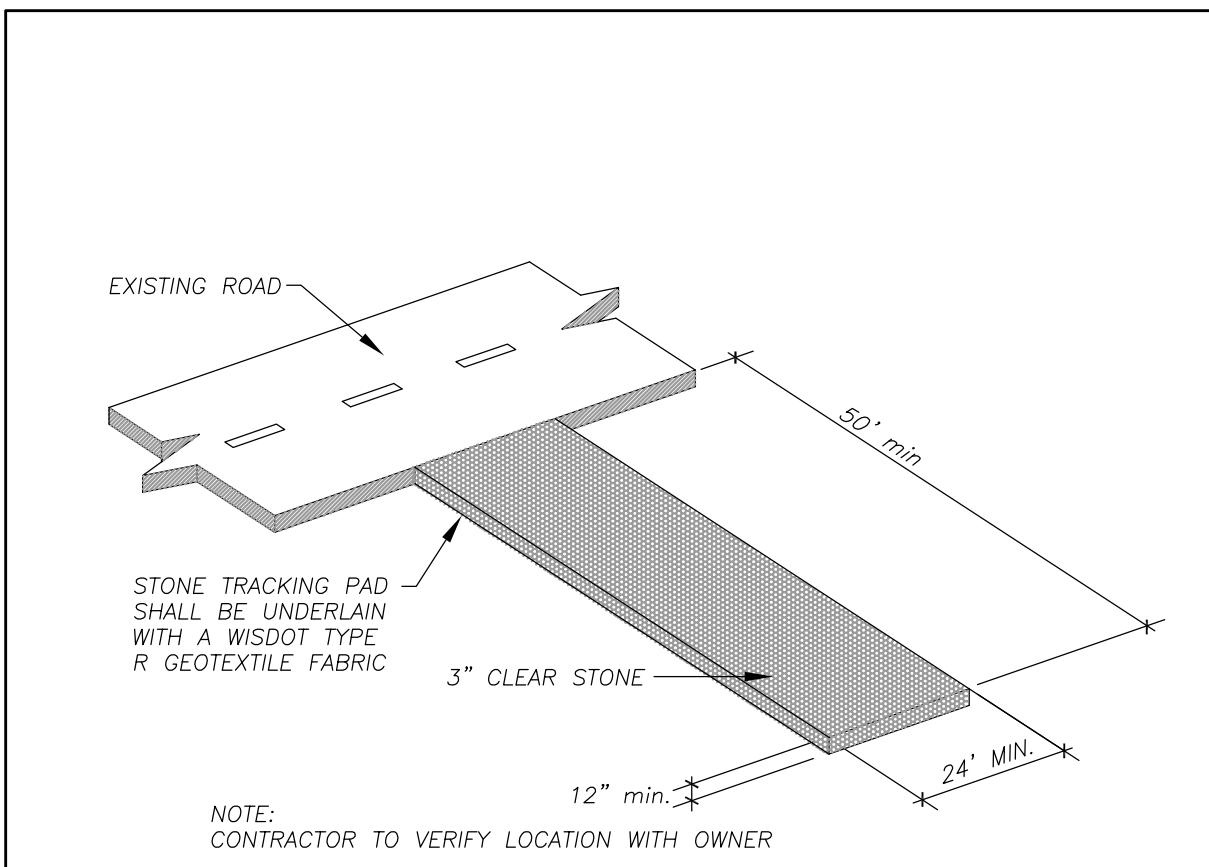
SILT FENCE

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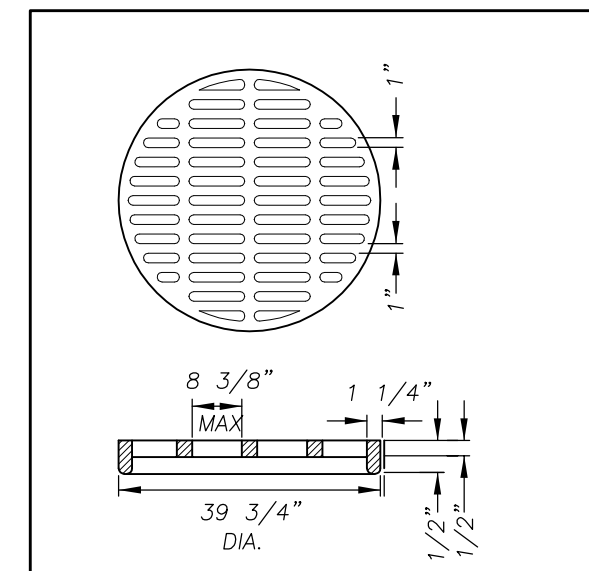
JOINT (HOOK METHOD)

N.T.S.



CONSTRUCTION ENTRANCE

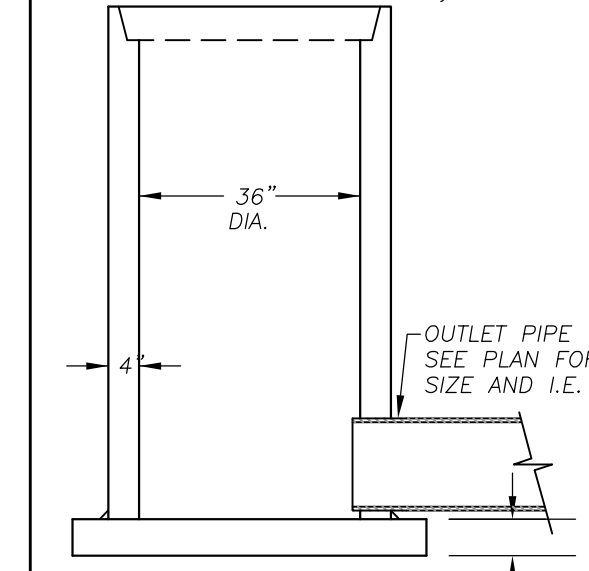
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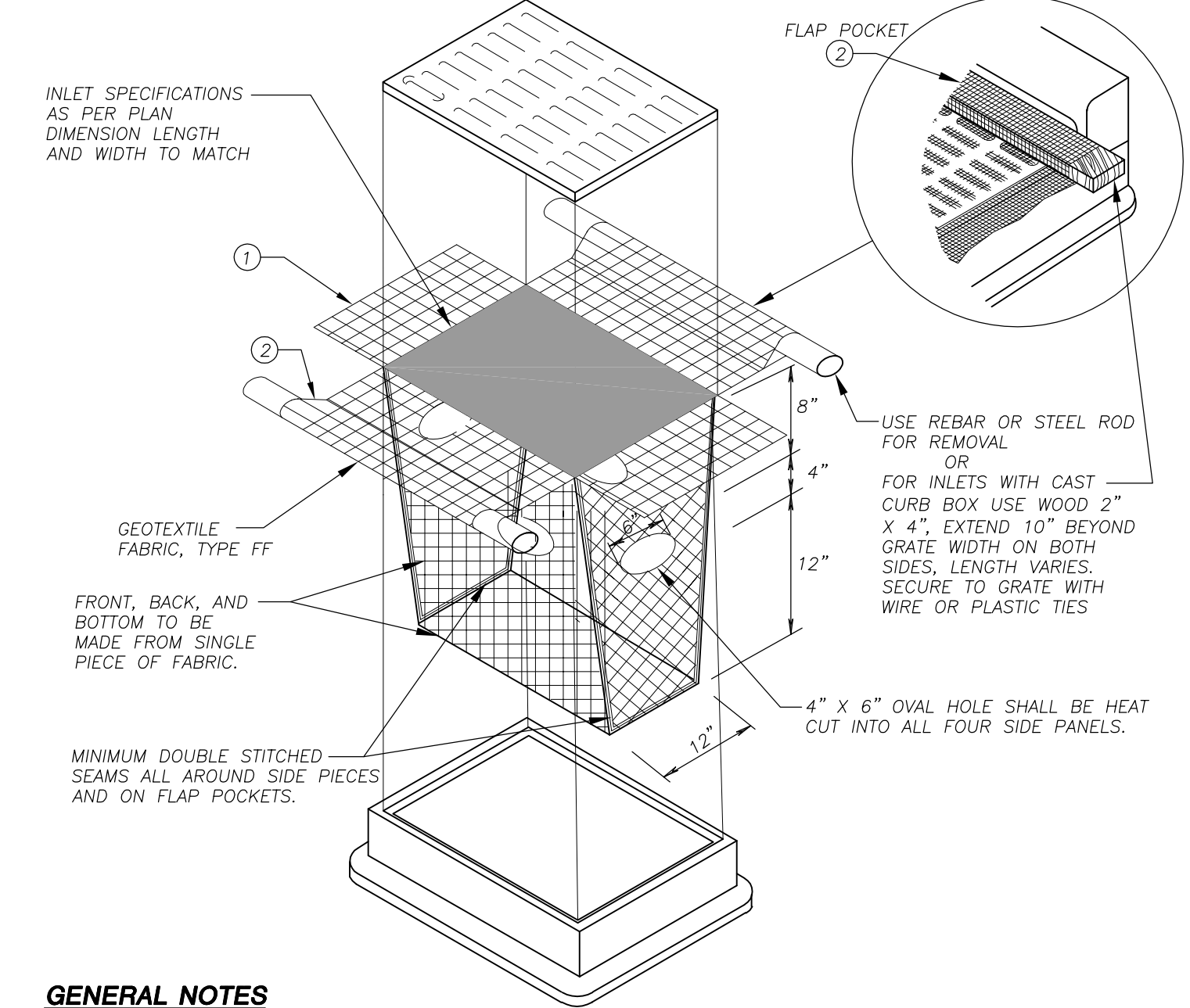
36" DIAMETER STORM INLET

N.T.S.

IN BELL GRATE IS CUSTOM MANUFACTURED BY THE NEENAH FOUNDRY COMPANY TO MADISON CONCRETE PIPE SPECIFICATIONS
 GRATE IS CAST GRAY IRON MANUFACTURED TO MEET ASTM A-48 CLASS 35 B AND AASHTO M105 SPECIFICATIONS - GRATE HYDRAULICS ARE AVAILABLE UPON REQUEST
 GRATES ARE AASHTO H20 LOAD RATED
 GRATE SETS FLUSH WITH TOP OF CATCH BASIN BELL
 PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS
 STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0"
 STOCK 36" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED
 CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-5-210 (210A), AASHTO M-198B AND ASTM C-990
 PIPE TO CATCH BASIN CONNECTORS: KOR-N-SEAL AS MANUFACTURED BY NPC INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923



FOUNDATION SLAB 6" PRECAST OR 8" CAST IN PLACE W/ #4 @ 12" E.W.



GENERAL NOTES

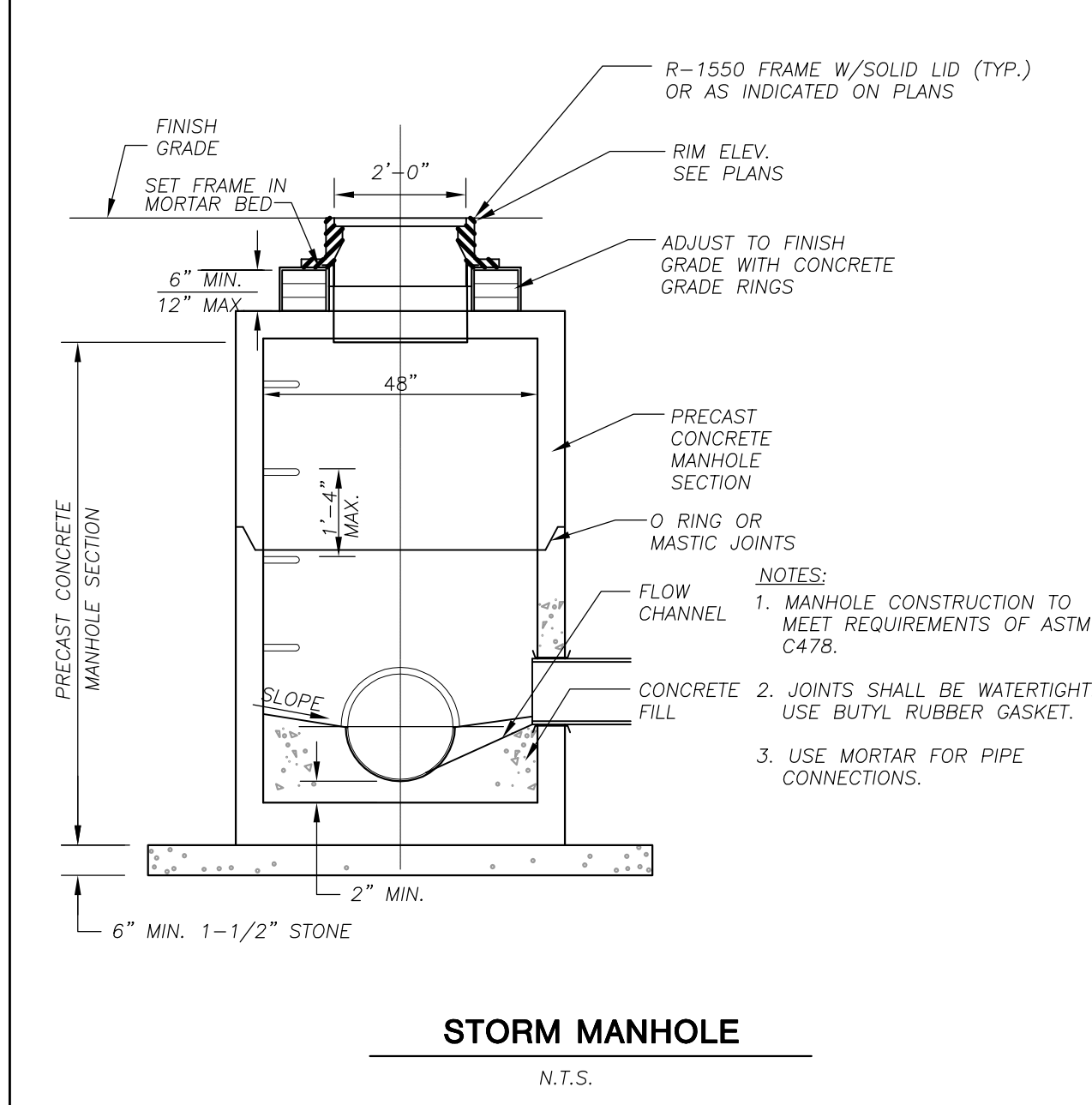
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
 MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
 WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
 ① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 ② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
 TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
 THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

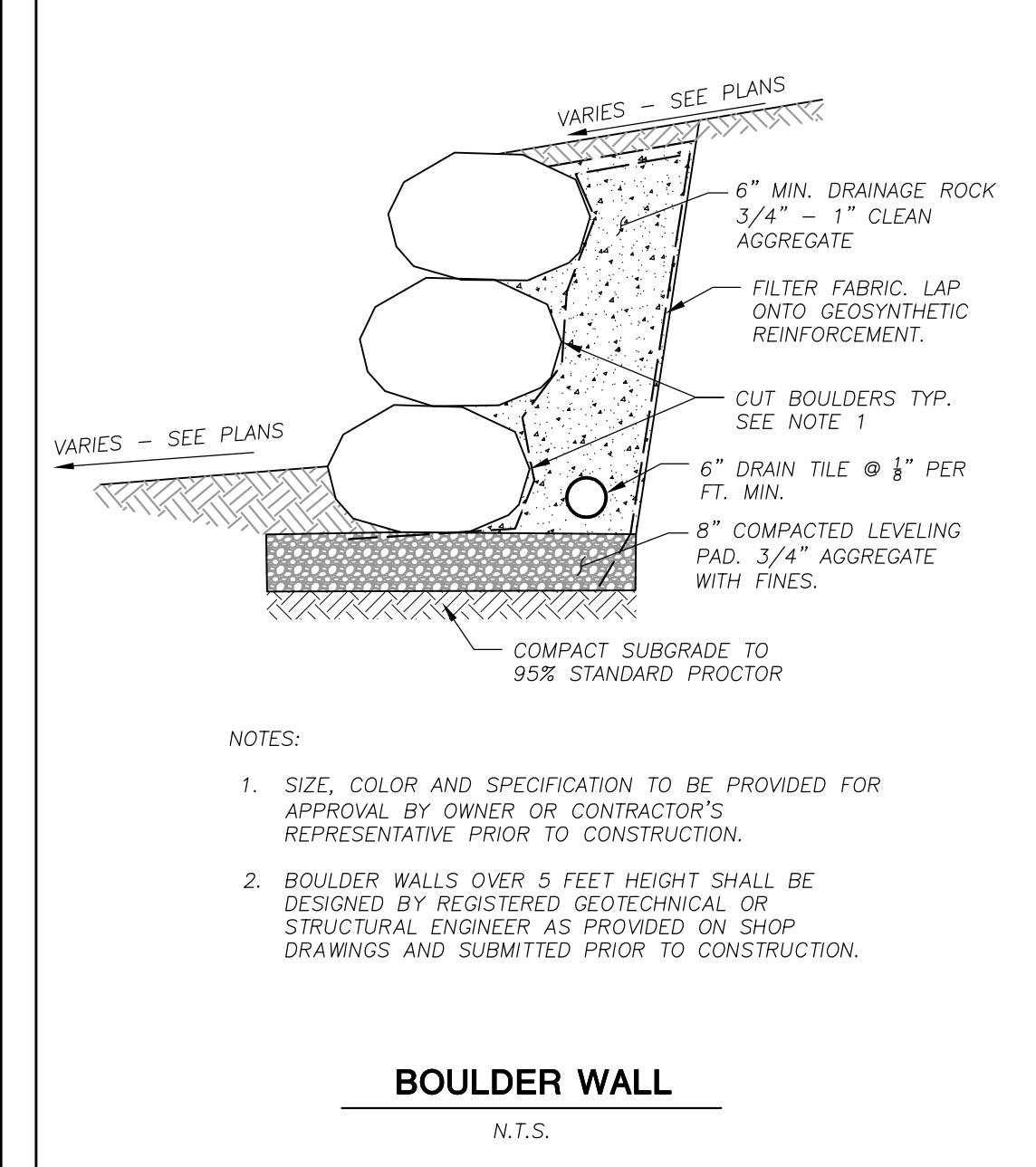
INLET PROTECTION, TYPE D

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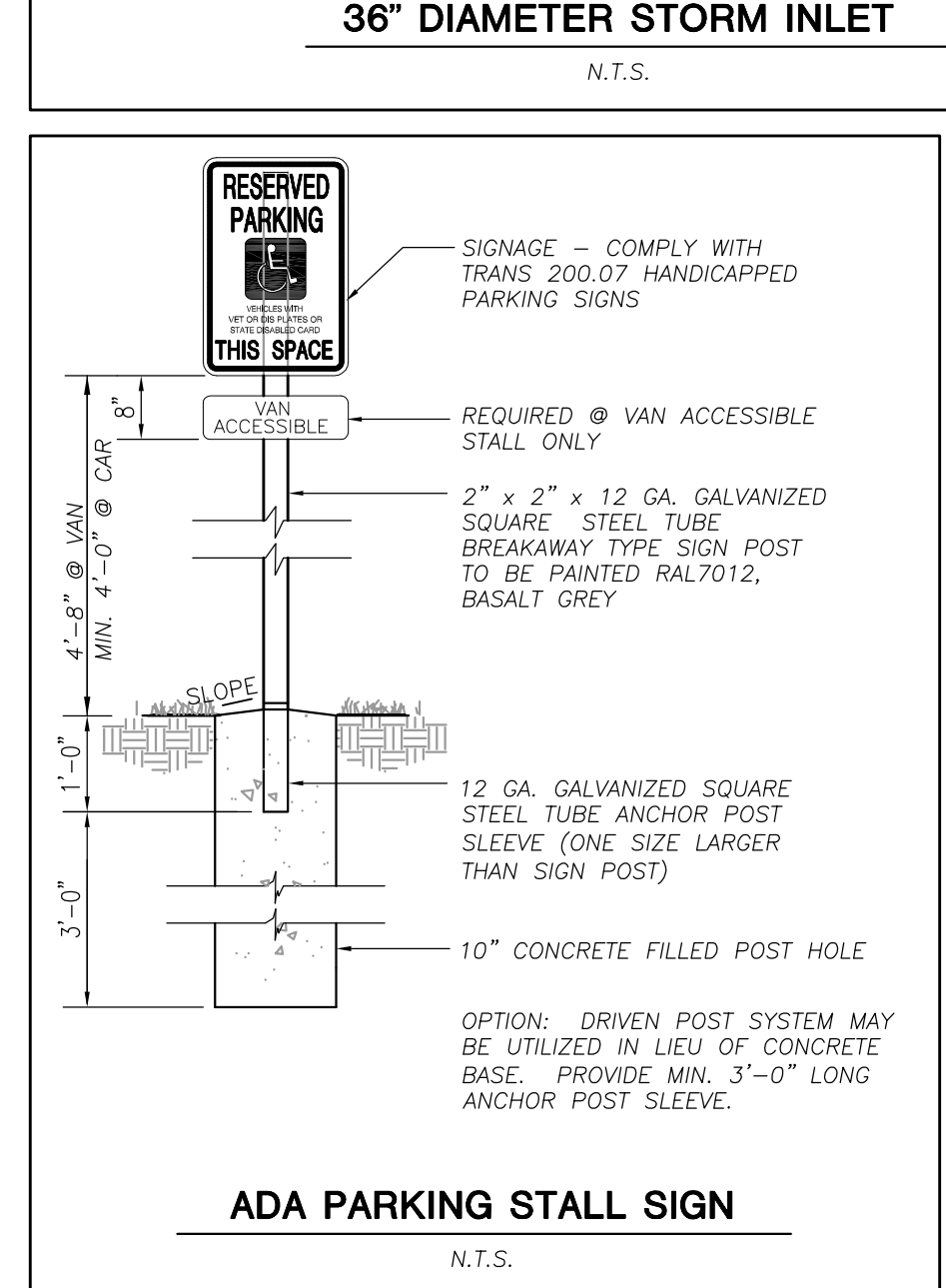
STORM MANHOLE

N.T.S.



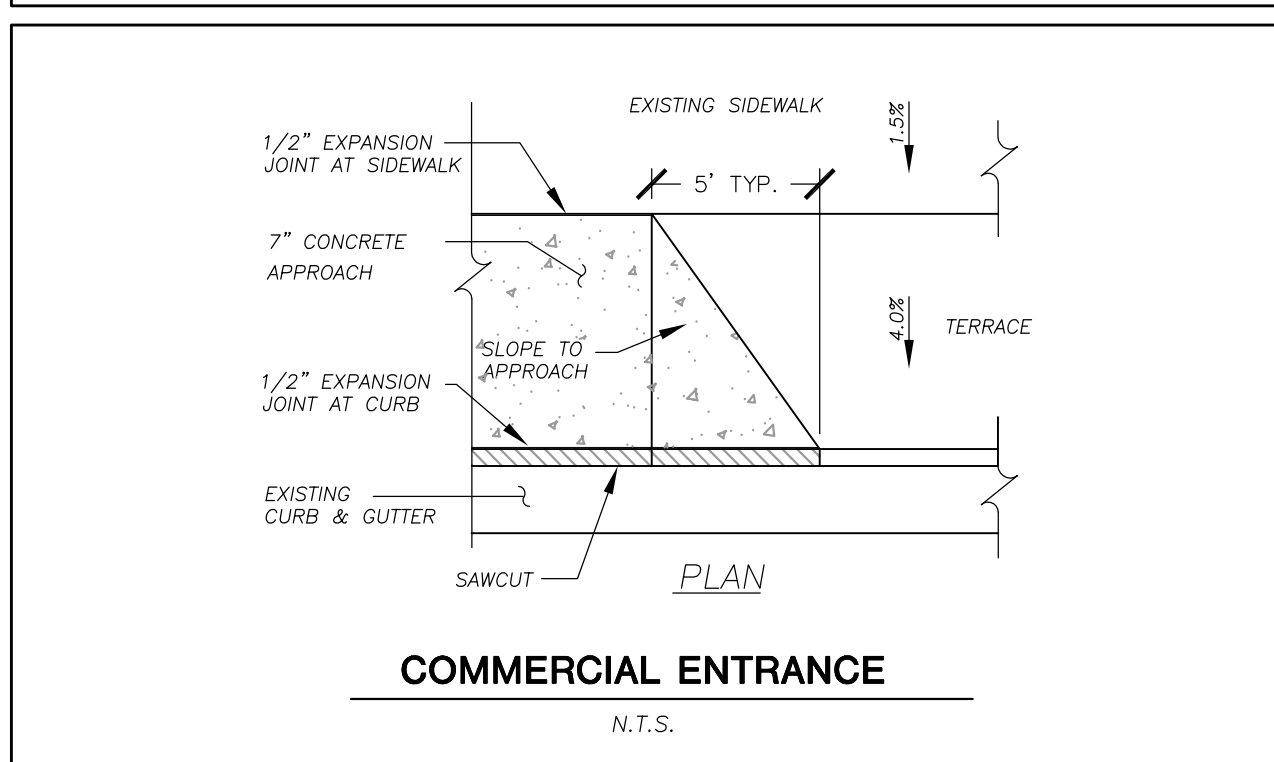
BOULDER WALL

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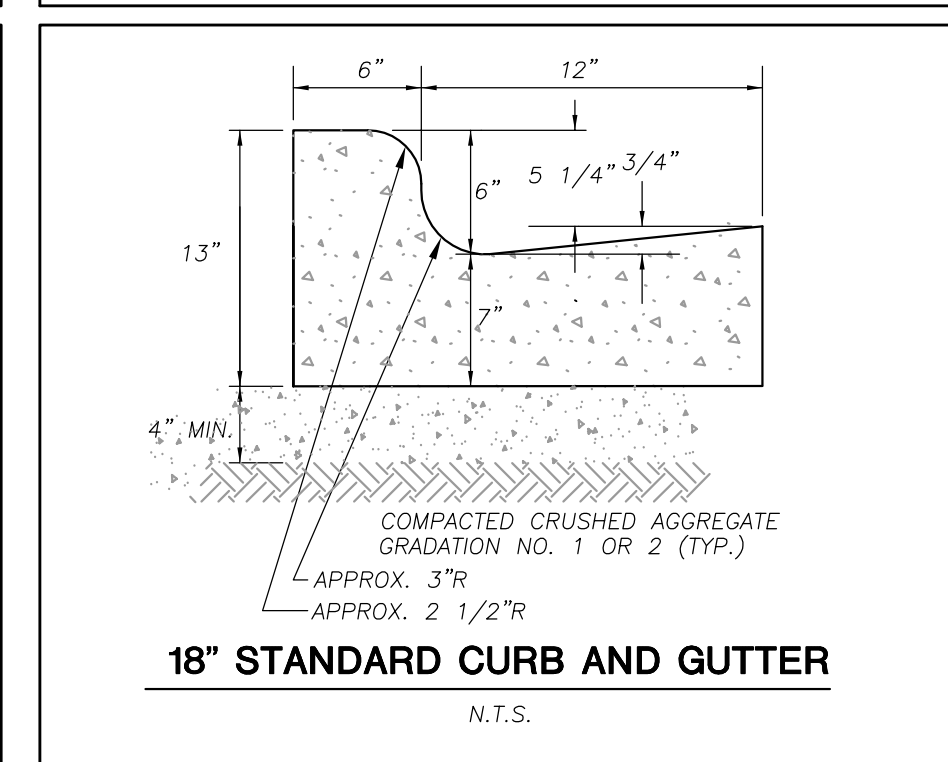
ADA PARKING STALL SIGN

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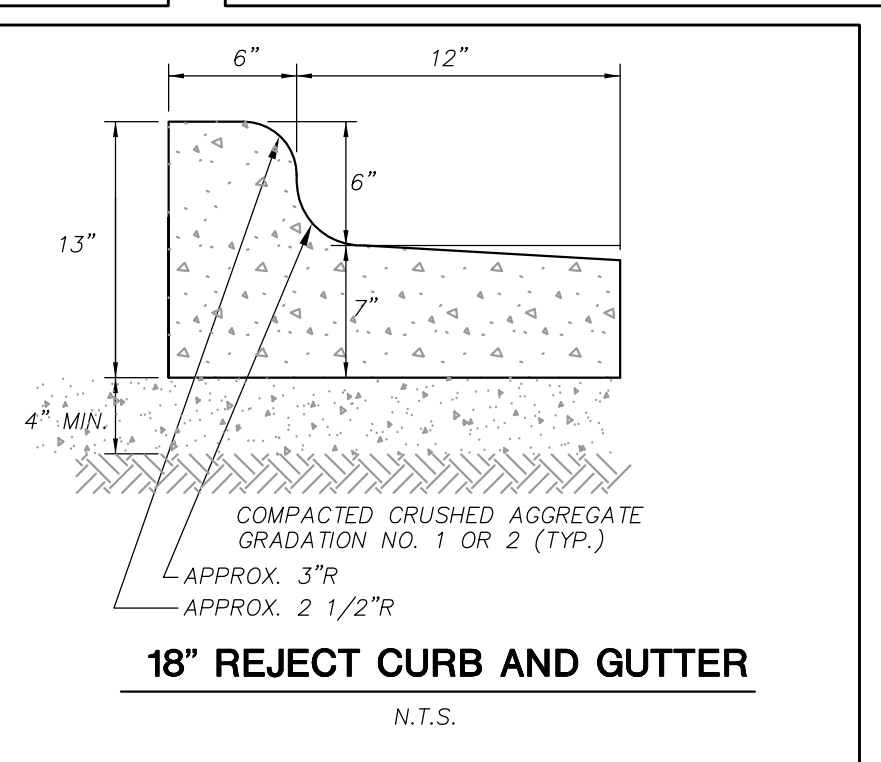
COMMERCIAL ENTRANCE

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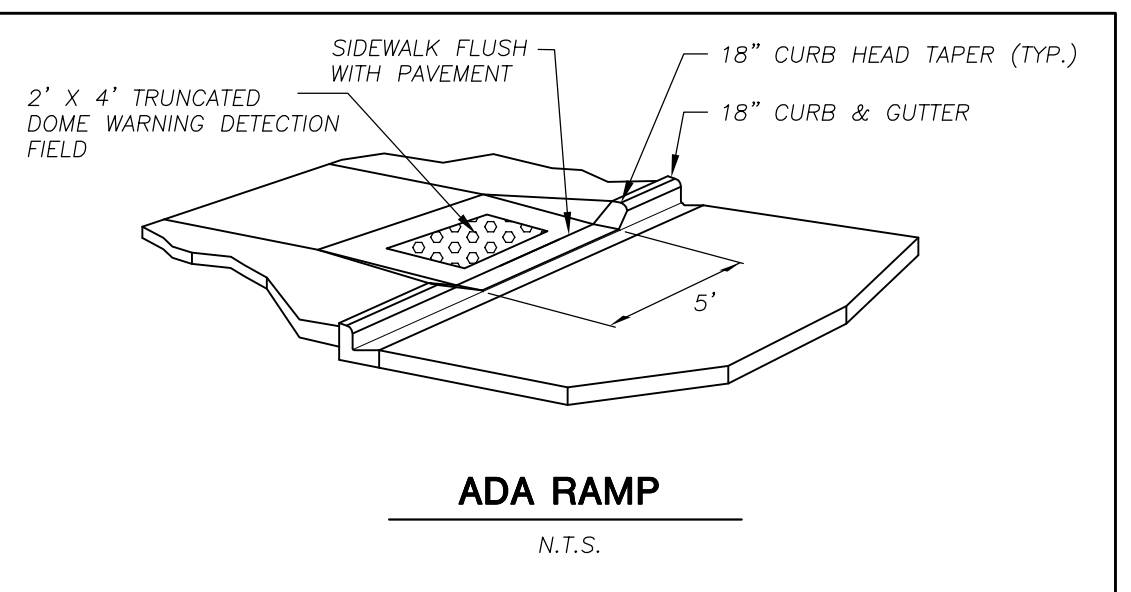
18" STANDARD CURB AND GUTTER

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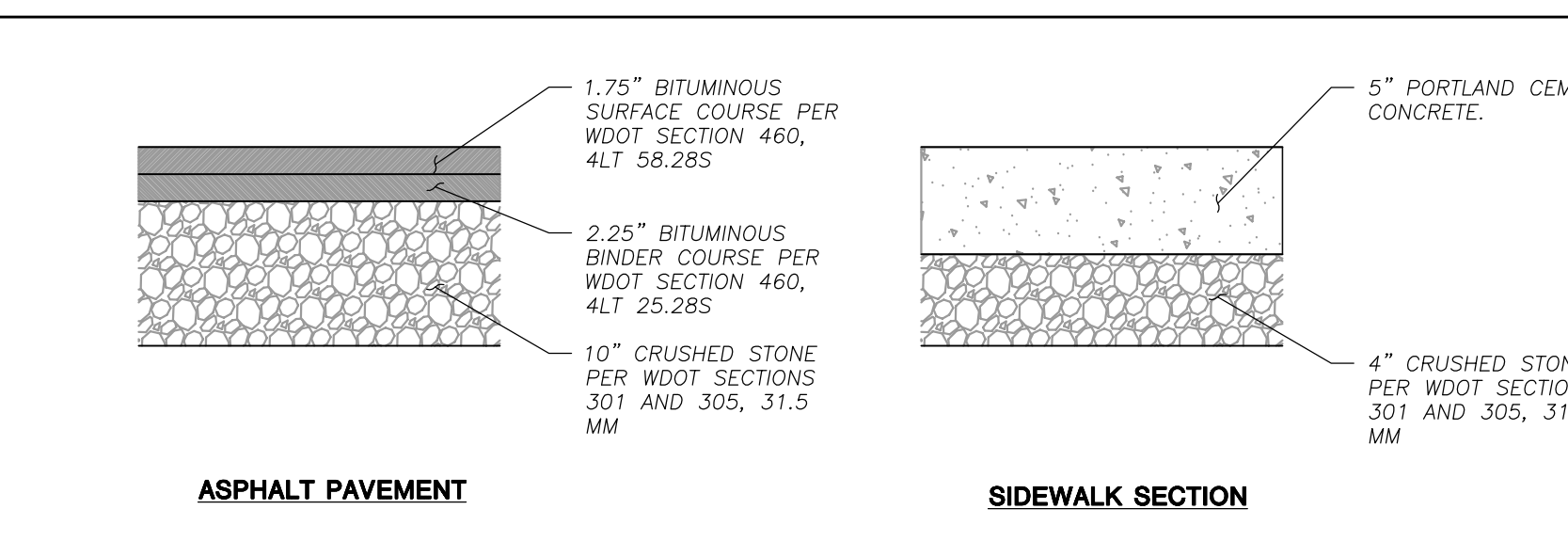
18" REJECT CURB AND GUTTER

N.T.S.



ADA RAMP

N.T.S.



ASPHALT PAVEMENT

SIDEWALK SECTION

PAVEMENT SECTIONS

N.T.S.

- NOTES:
- REFER TO GEOTECHNICAL REPORT TO BE PERFORMED TO DETERMINE PROPER THICKNESS. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND GEOTECHNICAL REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
 - WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, BUT EXCLUDING LIMITATIONS IN SECTION 460.3.2 RESTRICTING LAYER THICKNESS BY AGGREGATE SIZE.
 - COMPACTION REQUIREMENTS:
 - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
 - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
 - MIXTURE TYPE E-0.3 BITUMINOUS PAVEMENT IS RECOMMENDED; REFER TO SECTION 460, TABLE 460-2 OF THE STANDARD SPECIFICATIONS.
 - CONCRETE PADS SHALL HAVE A WIRE REINFORCEMENT MESH (W6X6, 2.9X2.9) FOR CRACK CONTROL.



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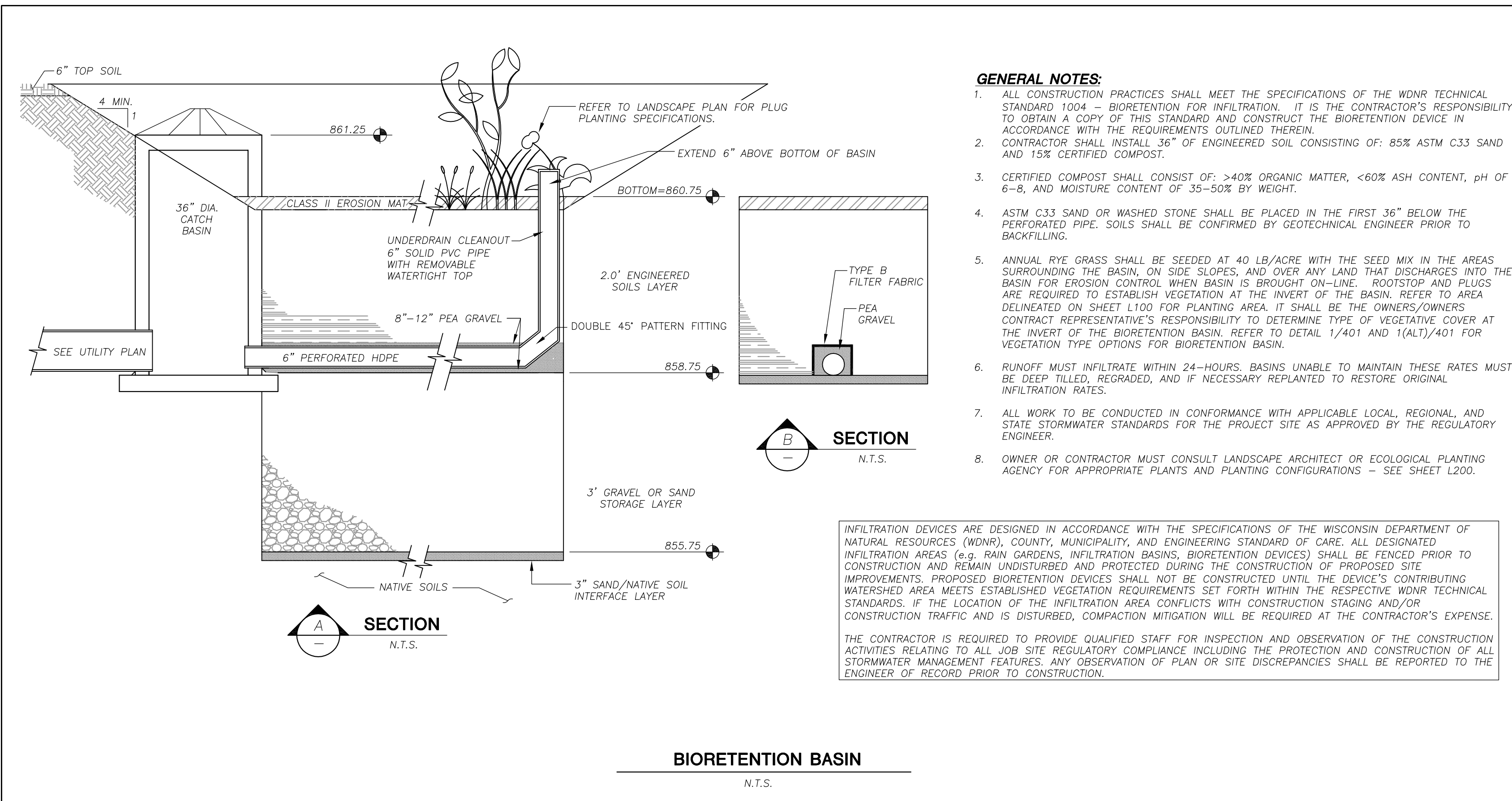
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SHEET NUMBER:

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JSD PROJECT NO:

17-8095

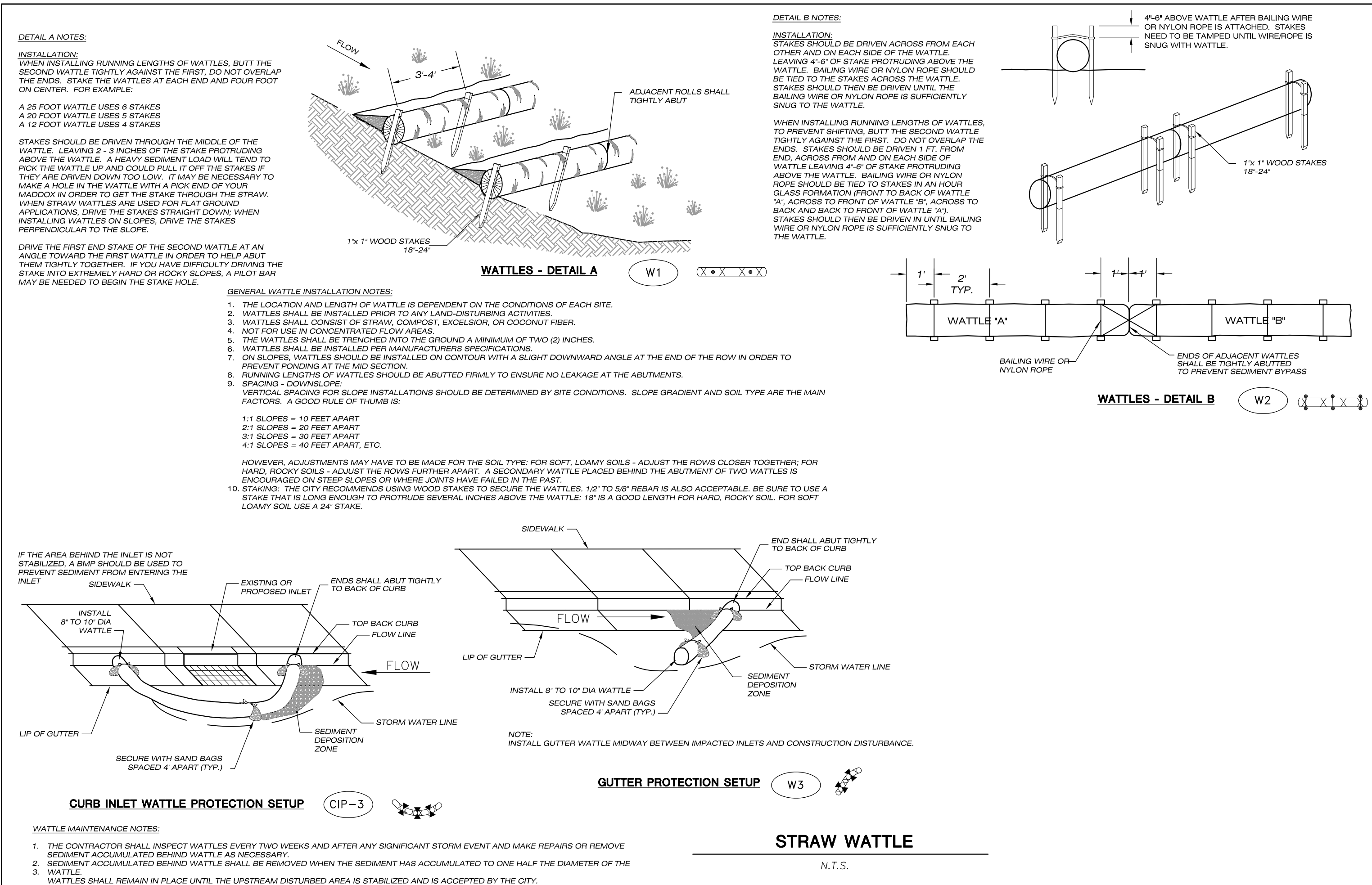
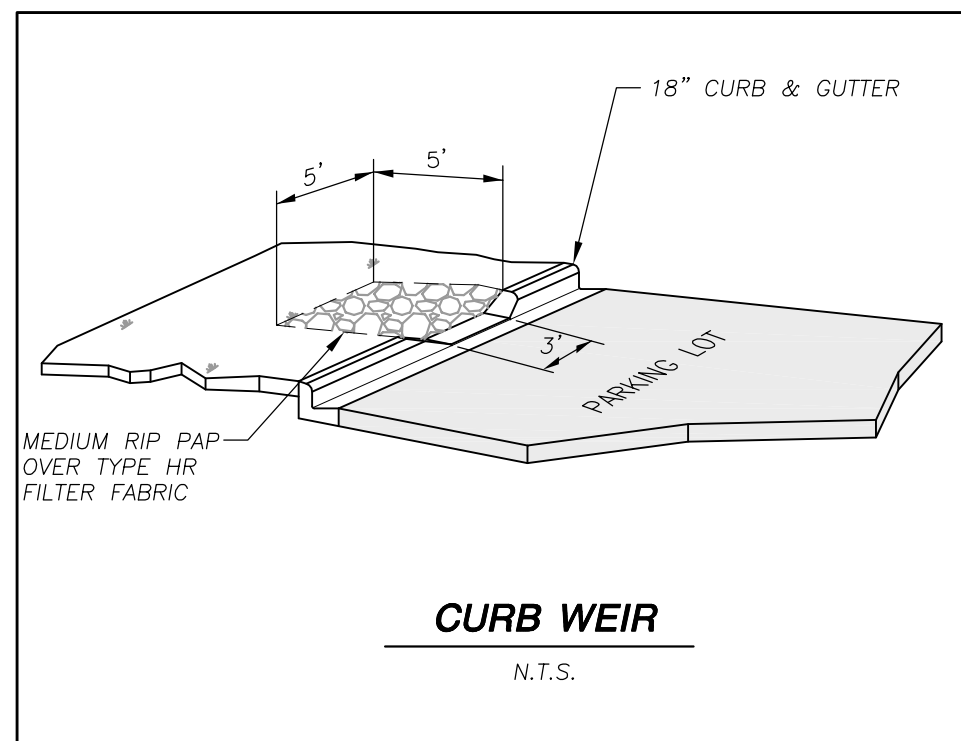


GENERAL NOTES:

- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
- CONTRACTOR SHALL INSTALL 36" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND AND 15% CERTIFIED COMPOST.
- CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
- ASTM C33 SAND OR WASHED STONE SHALL BE PLACED IN THE FIRST 36" BELOW THE PERFORATED PIPE. SOILS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO BACKFILLING.
- 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. REFER TO AREA DELINEATED ON SHEET L100 FOR PLANTING AREA. IT SHALL BE THE OWNERS/OWNERS CONTRACT REPRESENTATIVE'S RESPONSIBILITY TO DETERMINE TYPE OF VEGETATIVE COVER AT THE INVERT OF THE BIORETENTION BASIN. REFER TO DETAIL 1/401 AND 1(ALT)/401 FOR VEGETATION TYPE OPTIONS FOR BIORETENTION 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.
- OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS - SEE SHEET L200.

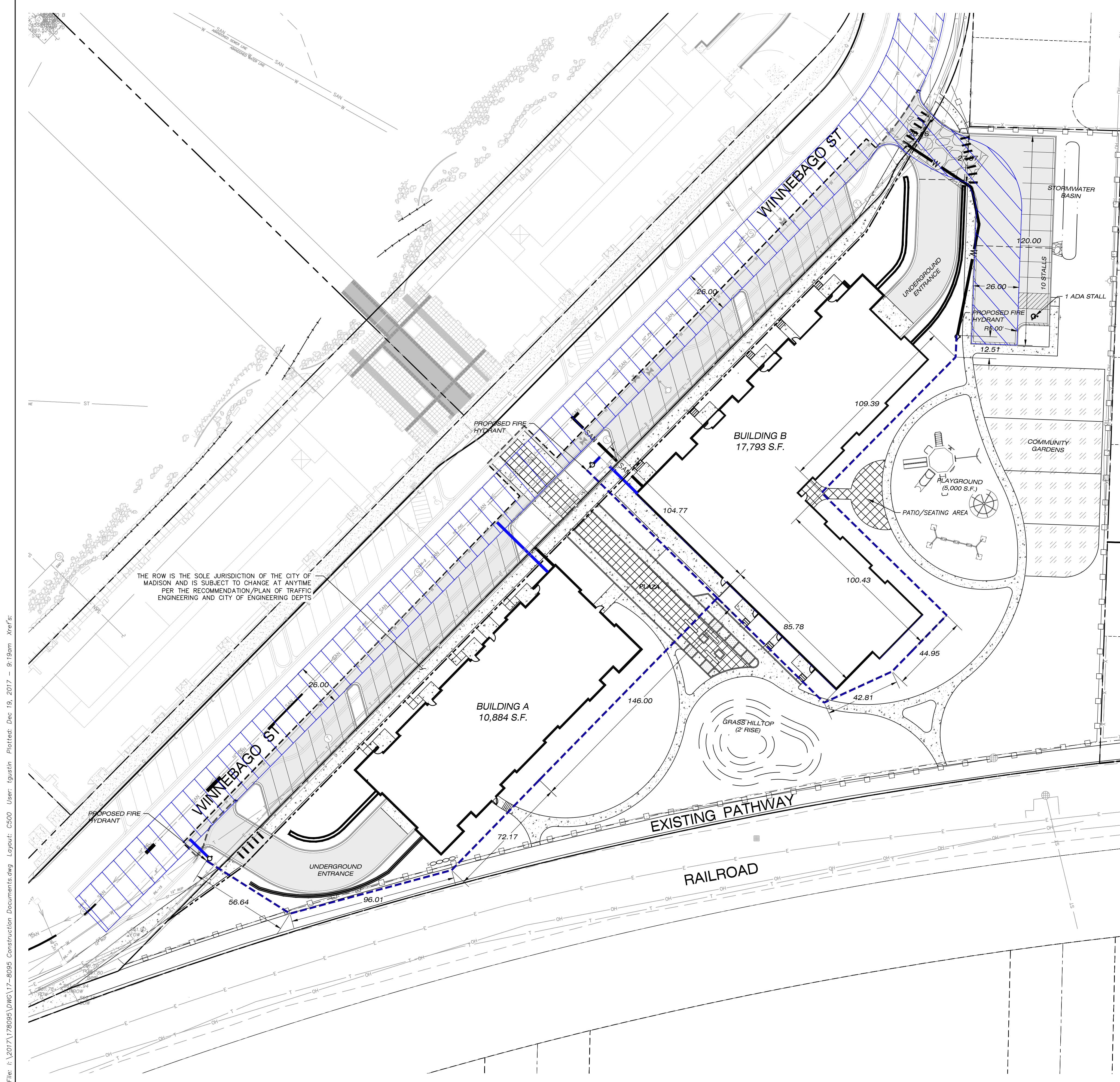
INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR 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.



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LEGEND (SITE PLAN)

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
- · - · -	EASEMENT LINE
---	PROPOSED BUILDING ADDITION
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	PROPOSED CONCRETE
---	PROPOSED ASPHALT PAVEMENT—STANDARD DUTY
---	PROPOSED ASPHALT PAVEMENT—HEAVY DUTY
---	PROPOSED WATER MAIN
---	EXISTING WATER MAIN
○	FIRE HYDRANT LOCATION
---	26' WIDE FIRE LANE

THE ROW IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY OF ENGINEERING DEPTS

CITY OF MADISON FIRE DEPARTMENT
 Fire Prevention Division, 325 W. Johnson St., Madison, WI 53703 • Phone: 608-266-4484 • FAX: 608-267-1153

Project Address: Winnebago St., Madison, WI 53719
Contact Name & Phone #: Mark Smith; 608-835-5594

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

- Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?

<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A

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?
- Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?

<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
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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?
 a. Is a detail of the signage included on the site plan?
 f) Is a roll-able curb used as part of the fire lane?
 a. Is a detail of the curb included on the site plan?
 g) Is part of a sidewalk used as part of the required fire lane?
 a. Is the sidewalk constructed to withstand 85,000-lbs?
- Is the fire lane obstructed by security gates or barricades? If yes:

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A
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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?
- Is the Fire lane dead-ended with a length greater than 150-foot?
 If yes, is the area for turning around fire apparatus provided by:
 a) A cul-de-sac with a minimum inside diameter of 70-feet?
 b) A 45-degree wye with a minimum length of 60-feet per side?
 c) A 90-degree tee with a minimum length of 60-feet per side?
- Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 23?
 If yes, see IFC 2306.6 for further requirements.

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A
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- Is any part of the building greater than 30-feet above the lowest level of fire apparatus access?

<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
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If yes, answer the following questions:
 a) Is the aerial apparatus fire lane parallel to one entire side of the building?
 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) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?
- 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.

Attach an additional sheet if further explanation is required for any answers.
 This worksheet is based on MGO 34.20 and IFC 2006 Edition Chapter 5 and Appendix D; please see the codes for further information.

north
 SCALE IN FEET
 30' 0 30'
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 P. 608.848.5060

GORMAN & COMPANY, INC.

CLIENT ADDRESS:
200 NORTH MAIN STREET
OREGON, WI, 53575

PRELIMINARY
 NOT FOR CONSTRUCTION

PROJECT:
UNION CORNERS
LOT 1 GRADFAMILY

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.20.17	LAND USE SUBMITTAL
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Design/Drawn: TKG 09-18-2017
 Approved: TKG 09-18-2017
 JLF 10-04-2017

SHEET TITLE:
FIRE ACCESS EXHIBIT

SHEET NUMBER:
C500

JSD PROJECT NO: 17-8095

File: I:\2017\178095\DWG\17-8095_Construction_Documents.dwg Layout: C500 User: tgrustin Plotted: Dec 19, 2017 - 9:19am Xref's:

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PLANT SCHEDULE SITE					
ORNAMENTAL TREE	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	AG2	Amenlicher x grandiflora 'Autumn Brilliance' Serviceberry	B & B	1.5' Cal	12
	BL	Betula nigra 'Little King' TM / Fox Valley Birch	B & B	1.5' Cal	3
	SF	Sorbus aucuparia 'Fastigata' / Oakleaf Mountain Ash	B & B	1.5' Cal	1
OVERSTORY DECIDUOUS TREE					
CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY	
AA	Acer x freemanii 'Jeffers' / Autumn Blaze Maple	B & B	2.5' Cal	3	
CA2	Carpinus caroliniana / American Hornbeam	B & B	1.5' Cal	3	
QB	Quercus bicolor / Swamp White Oak	B & B	2.5' Cal	5	
QM	Quercus macrocarpa / Burr Oak	B & B	2.5' Cal	2	
QM2	Quercus muehlenbergii / Chinkapin Oak	B & B	2.5' Cal	3	
DECIDUOUS SHRUBS					
CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY	
CH	Clethra alnifolia 'Hummingbird' / Summersweet	3 gal	Min. 18"-24"	13	
CB	Cornus baileyi / Bailey's Red-twig Dogwood	3 gal	Min. 18"-24"	14	
SA	Spiraea albiflora / Japanese White Spiraea	3 gal	Min. 18"-24"	10	
EVERGREEN SHRUBS					
CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY	
JS	Juniperus x pfitzeriana 'Sea Green' / Sea Green Juniper	5 gal	Min. 18"-24"	12	
PM	Pinus mugo mugo / Dwarf Mugo Pine	5 gal	Min. 18"-24"	4	
TT	Taxus x media 'Tauntonii' / Taunton Yew	5 gal	Min. 18"-24"	4	
ORNAMENTAL GRASSES/PERENNIALS					
CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY	
AT	Allium tanguticum 'Summer Beauty' / Summer Beauty Globe Lily	1 Gal	10-12" HL	21	
CK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 Gal	10-12" HL	41	
HH	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 Gal	10-12" HL	13	
HB	Heuchera x 'Berry Smoothie' / Berry Smoothie Coral Bells	1 Gal	10-12" HL	8	
PP	Panicum virgatum 'Prairie Fire' / Red Switch Grass	1 Gal	10-12" HL	49	
PH	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 Gal	10-12" HL	10	
PL	Potentilla atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	1 Gal	10-12" HL	9	
PG	Potentilla fruticosa 'Gold Star' / Gold Star Potentilla	1 Gal	10-12" HL	18	
RG2	Rutbeckia fulgida sullivanii 'Goldsturm' / Black-eyed Susan	1 Gal	10-12" HL	15	
SM	Salvia nemorosa 'Mansacht' / Maynight Salvia	1 Gal	10-12" HL	30	
SS	Solidago speciosa / Showy Goldenrod	1 Gal	10-12" HL	61	
SH	Sporobolus heterolepis / Prairie Dropseed	1 Gal	10-12" HL	31	

LEGEND (SITE PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- MODULAR BLOCK RETAINING WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING BOLLARDS/SIGNS

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



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VERONA, WISCONSIN 53593
P. 608.848.5060



CLIENT ADDRESS:
**200 NORTH MAIN STREET
OREGON, WI, 53575**

PROJECT:
**UNION CORNERS
LOT 1 GRADFAMILY**

PROJECT LOCATION:
**CITY OF MADISON, WI
DANE COUNTY**

PLAN MODIFICATIONS:	Date:	Description:
1	12.20.17	LAND USE SUBMITTAL
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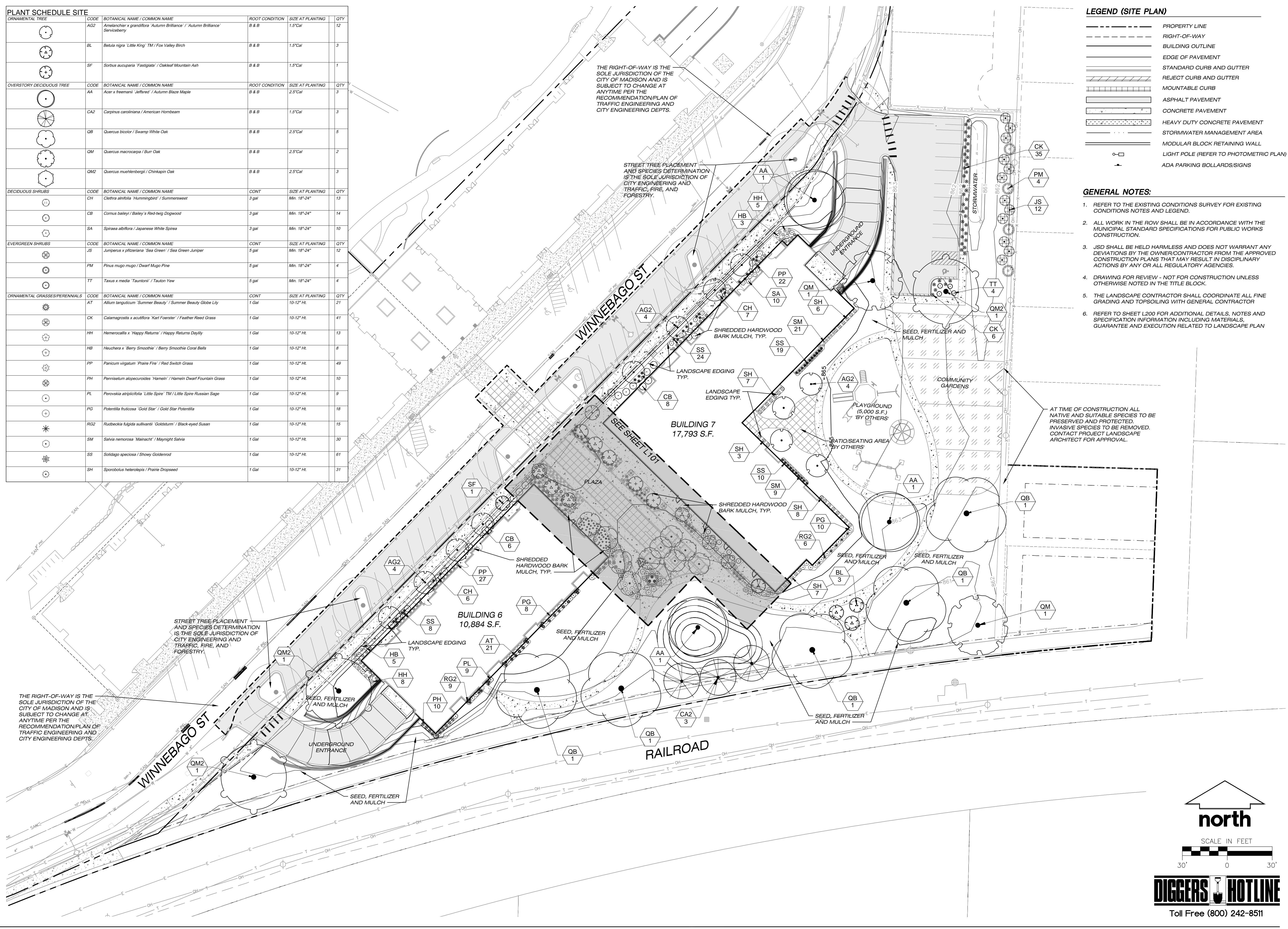
Design/Drawn: TKG 09-18-2107
Approved: MAS 10-17-2017

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

JSD PROJECT NO: 17-8095

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north

SCALE IN FEET

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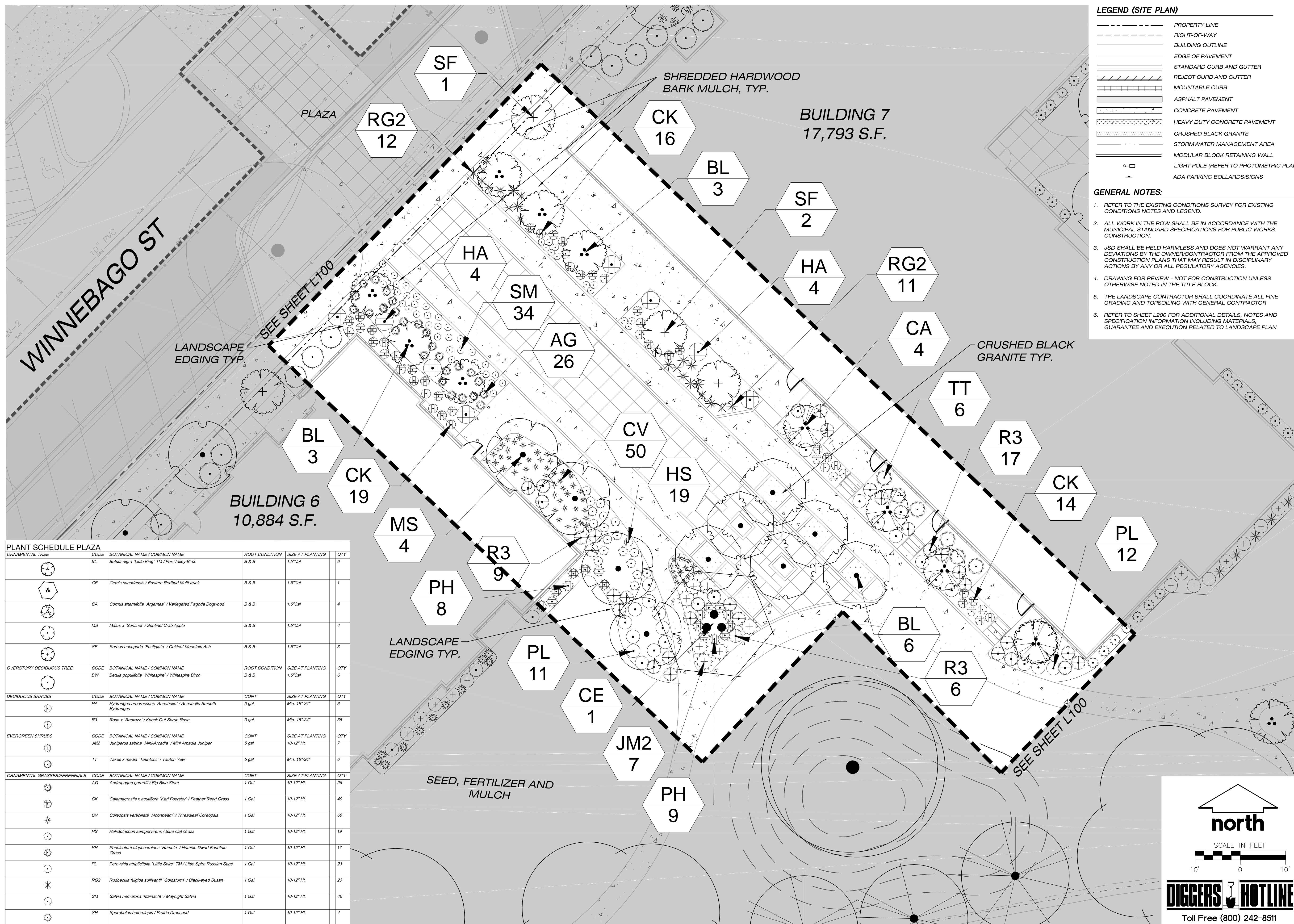
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LEGEND (SITE PLAN)

- PROPERTY LINE
- - - RIGHT-OF-WAY
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CRUSHED BLACK GRANITE
- STORMWATER MANAGEMENT AREA
- MODULAR BLOCK RETAINING WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING BOLLARDS/SIGNS

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

PLANT SCHEDULE PLAZA					
ORNAIMENTAL TREE	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	BL	<i>Betula nigra</i> 'Little King' TM / Fox Valley Birch	B & B	1.5'Cal	6
	CE	<i>Cercis canadensis</i> / Eastern Redbud Multi-trunk	B & B	1.5'Cal	1
	CA	<i>Cornus alternifolia</i> 'Argentea' / Variegated Pagoda Dogwood	B & B	1.5'Cal	4
	MS	<i>Malus x 'Sentinel'</i> / Sentinel Crab Apple	B & B	1.5'Cal	4
	SF	<i>Sorbus aucuparia</i> 'Fastigiata' / Oakleaf Mountain Ash	B & B	1.5'Cal	3
OVERSTORY DECIDUOUS TREE	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	BW	<i>Betula populifolia</i> 'Whitespire' / Whitespire Birch	B & B	1.5'Cal	6
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	HA	<i>Hydrangea arborescens</i> 'Annabelle' / Annabelle Smooth Hydrangea	3 gal	Min. 18"-24"	8
	R3	<i>Rosa x 'Radrazz'</i> / Knock Out Shrub Rose	3 gal	Min. 18"-24"	35
EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	JM2	<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini Arcadia Juniper	5 gal	10"-12" Ht.	7
	TT	<i>Taxus x media</i> 'Tauntoni' / Taunton Yew	5 gal	Min. 18"-24"	6
ORNAIMENTAL GRASSES/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	AG	<i>Andropogon gerardi</i> / Big Blue Stem	1 Gal	10"-12" Ht.	26
	CK	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass	1 Gal	10"-12" Ht.	49
	CV	<i>Coreopsis verticillata</i> 'Moonbeam' / Threadleaf Coreopsis	1 Gal	10"-12" Ht.	66
	HS	<i>Helictotrichon sempervirens</i> / Blue Oat Grass	1 Gal	10"-12" Ht.	19
	PH	<i>Pennisetum alopecuroides</i> 'Hameln' / Hameln Dwarf Fountain Grass	1 Gal	10"-12" Ht.	17
	PL	<i>Perovskia atriplicifolia</i> 'Little Spire' TM / Little Spire Russian Sage	1 Gal	10"-12" Ht.	23
	RG2	<i>Rudbeckia fulgida sultivanti</i> 'Goldsturm' / Black-eyed Susan	1 Gal	10"-12" Ht.	23
	SM	<i>Salvia nemorosa</i> 'Mairacht' / Maynight Salvia	1 Gal	10"-12" Ht.	46
	SH	<i>Sporobolus heterolepis</i> / Prairie Dropseed	1 Gal	10"-12" Ht.	4

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CLIENT:

GORMAN
& COMPANY, INC.

CLIENT ADDRESS:
200 NORTH MAIN STREET
OREGON, WI, 53575

PROJECT:
UNION CORNERS
LOT 1 GRADFAMILY

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

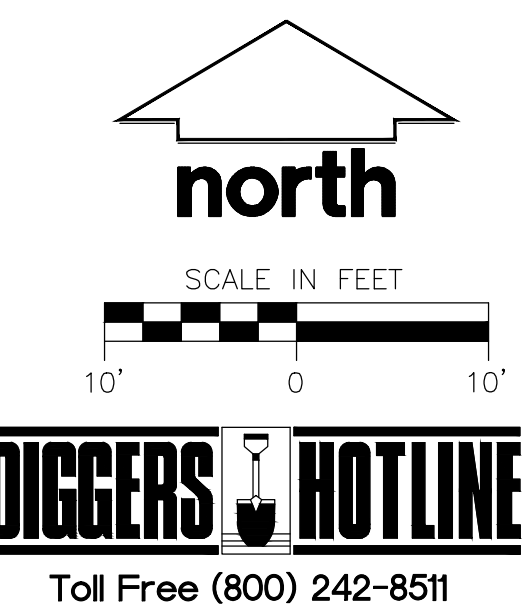
PLAN MODIFICATIONS	Date:	Description:
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Design/Drawn: TKG 09-18-2107
Approved: MAS 10-17-2017

SHEET TITLE:
COURTYARD
LANDSCAPE PLAN

SHEET NUMBER:
L101

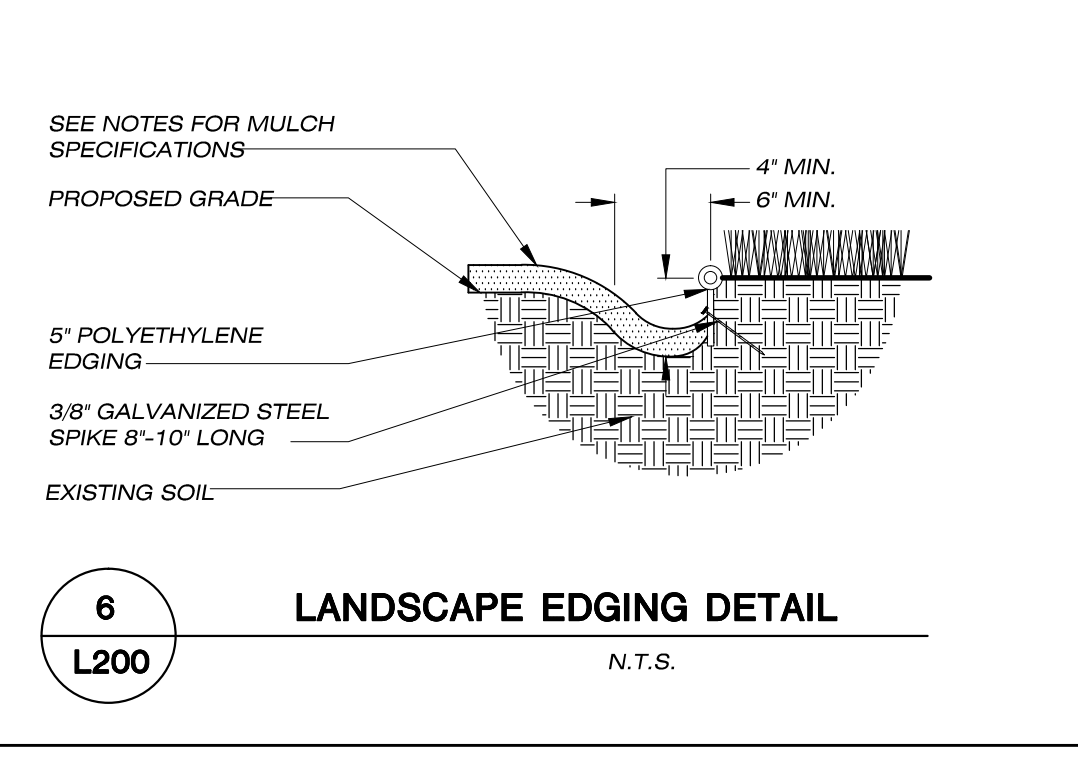
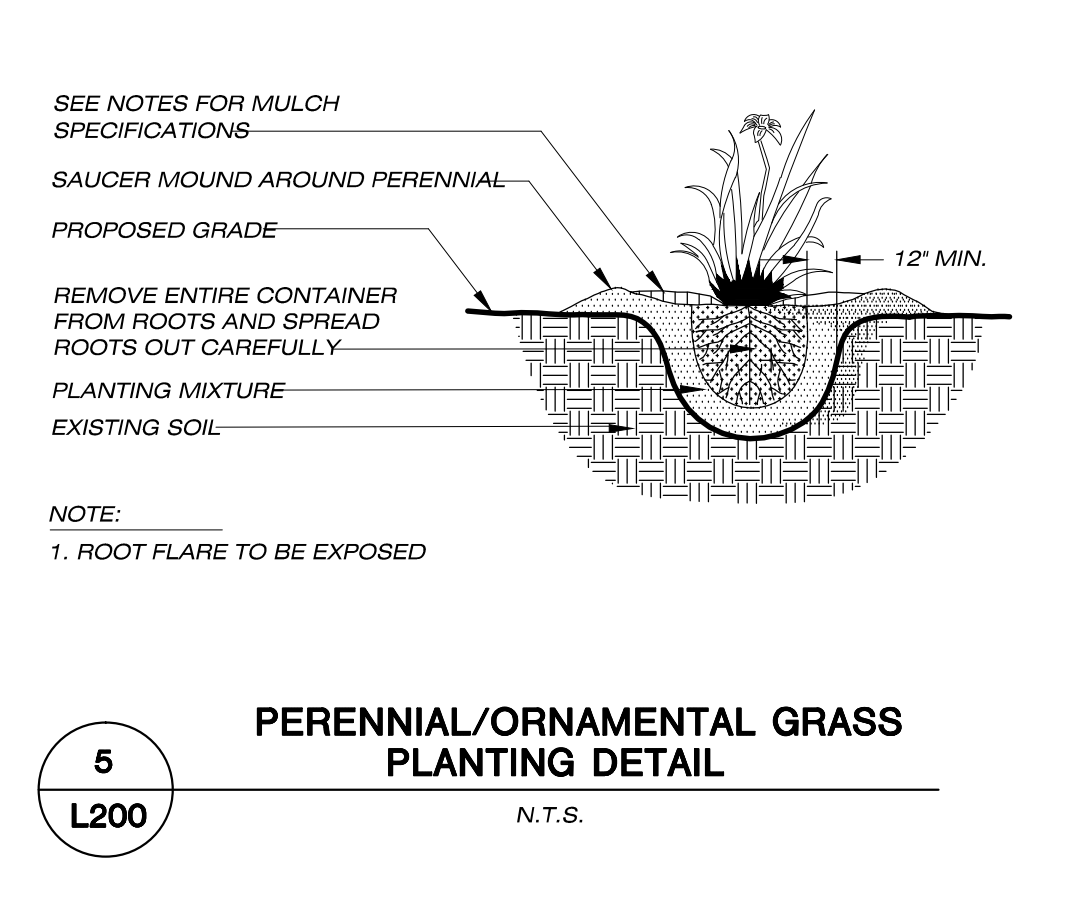
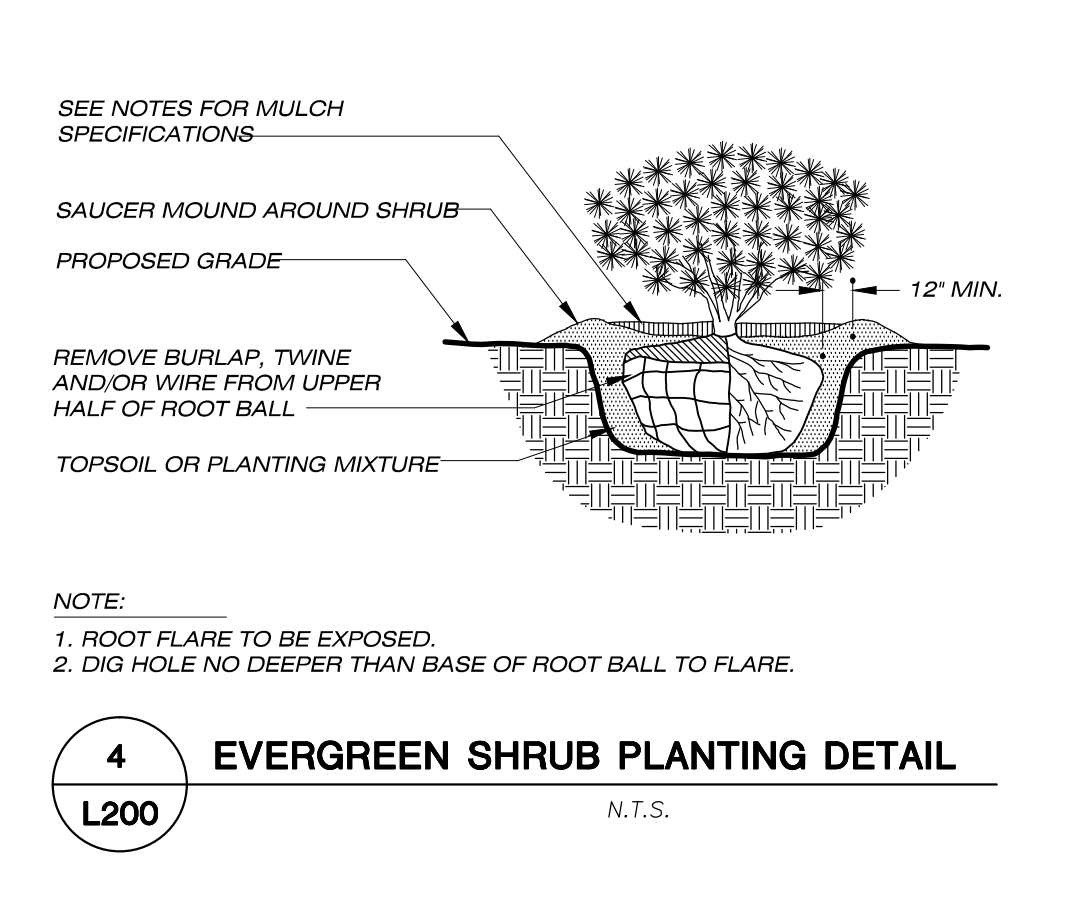
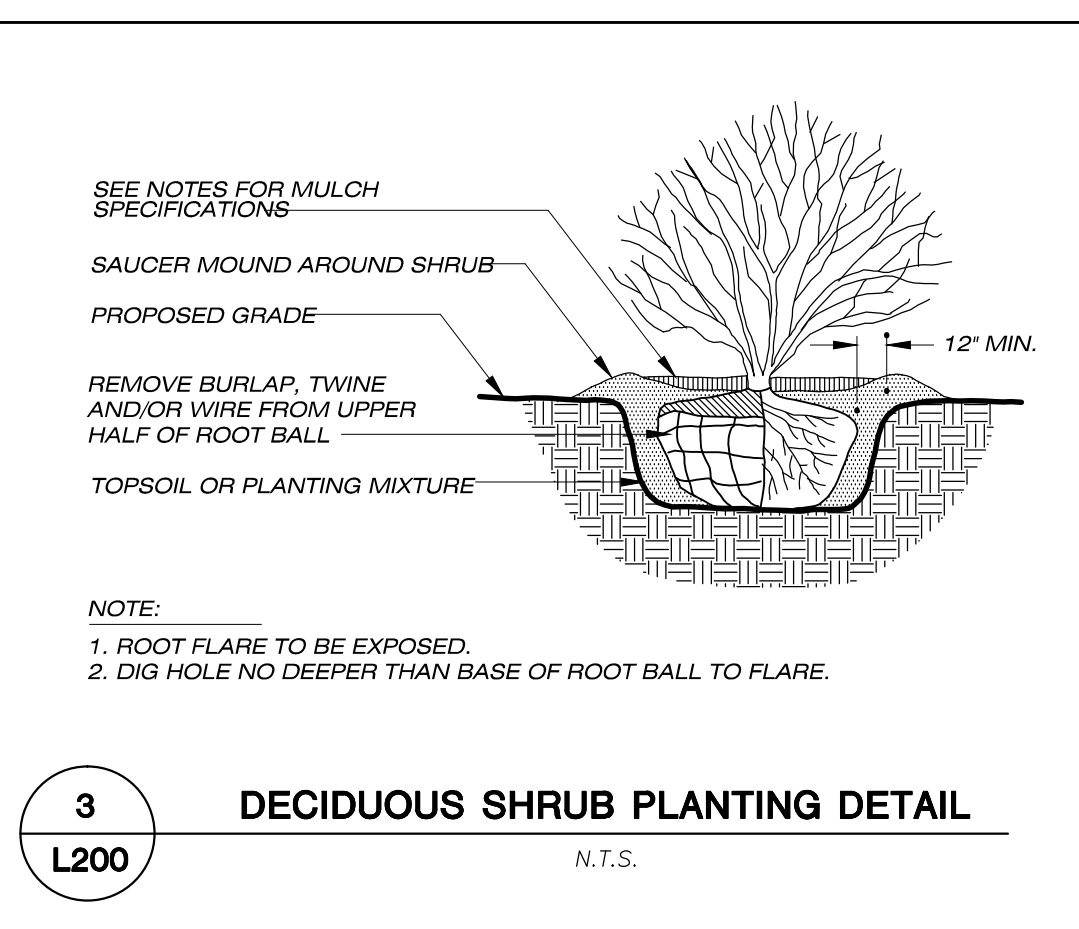
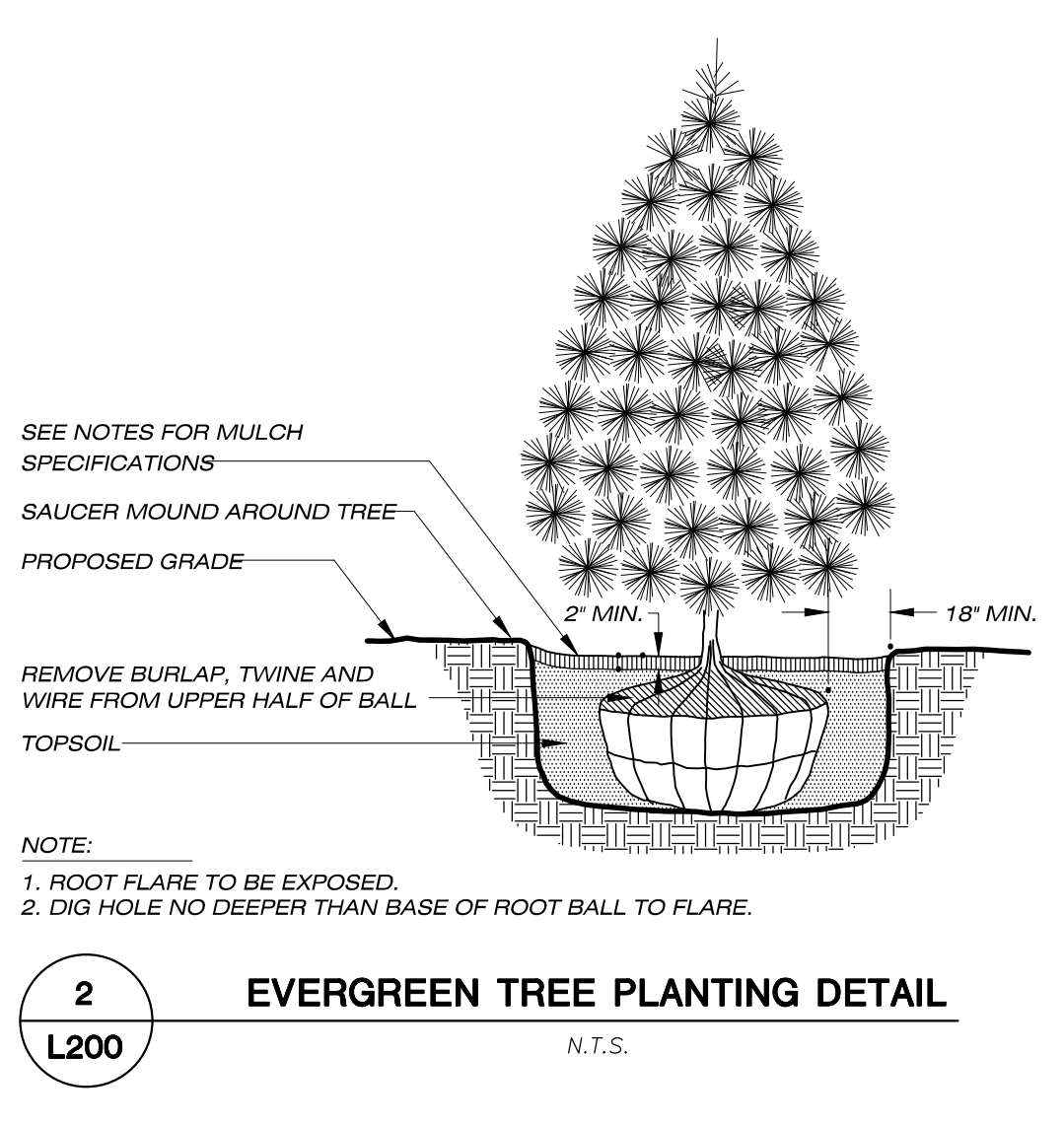
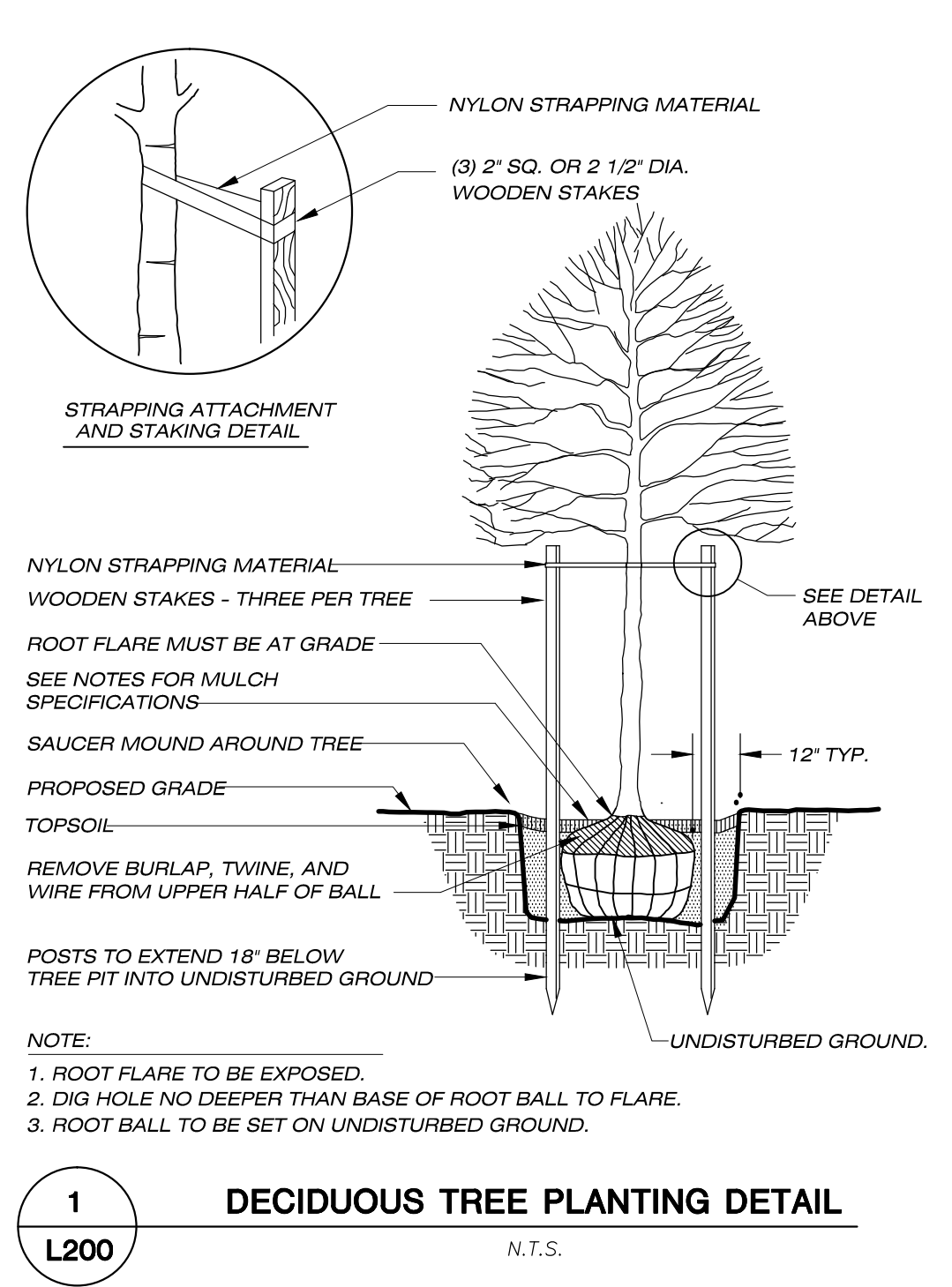
JSD PROJECT NO: 17-8095



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CITY OF MADISON
LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address **UNION CORNERS, MADISON, WI 53704**
 Name of Project **GORMAN - GRAND FAMILY DEVELOPMENT**
 Owner / Contact **GORMAN**
 Contact Phone **(608) 848-5060** Contact Email **JUSTIN.FRAHM@JSDINC.COM**

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

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

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

Landscape Calculations and Distribution
 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 decking/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	29,288
Total landscape points required	489

(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 =	217,800 square feet
First five (5) developed acres =	3,630 points
Remainder of developed area	
Total landscape points required	

(c) For the Industrial - Limited (I1) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area	
Total landscape points required	

10/2013

Tabulation of Points and Credits
 Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35			22	770
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			35	525
Upright evergreen shrub (i.e. arbutovite)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			80	240
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			33	132
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			575	1150
Ornamental/ decorative fencing or wall	n/a	4 per 10 linear ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						2,817

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

- GENERAL NOTES**
- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
 - 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 AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
 - PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED 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: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. UNDER NO 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. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

- LANDSCAPE MATERIAL NOTES**
- MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
 A. PLANTING AREAS = 24"
 B. TREE PITS = SEE DETAILS
 - PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
 - MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH OVER ALL PLANTING AREAS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). 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 - CRUSHED BLACK GRANITE: ALL PLANTING AREAS LABELED ON PLAN IN PLAZA AREA SHALL RECEIVE 2" DEPTH OF CRUSHED BLACK GRANITE. SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. CRUSHED BLACK GRANITE AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC.
 - 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 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT 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 - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
 - MATERIALS - SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE SPREAD BY HAND BROADCAST METHOD OR APPROPRIATE SPREADER EQUIPMENT WITH EARTH CARPETS' MADISON PARKS OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
 - MATERIALS - BIORETENTION BASIN/PRAIRIE SEED MIX: AREAS SPECIFIED ON PLAN TO BE BROADCAST SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 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.

- 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 TWO (2)-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 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.



CREATE THE VISION **TELL THE STORY**

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060



CLIENT ADDRESS:
200 NORTH MAIN STREET
OREGON, WI, 53575

PROJECT:
UNION CORNERS
LOT 1 GRADFAMILY

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date	Description
1	12.20.17	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

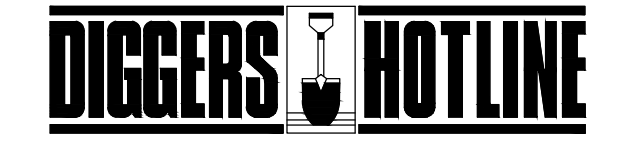
Design/Drawn: TKG 09-18-2017
Approved: MAS 10-17-2017

SHEET TITLE:
LANDSCAPE
DETAILS, NOTES &
SPECIFICATIONS

SHEET NUMBER:
L200

JSD PROJECT NO: 17-8095

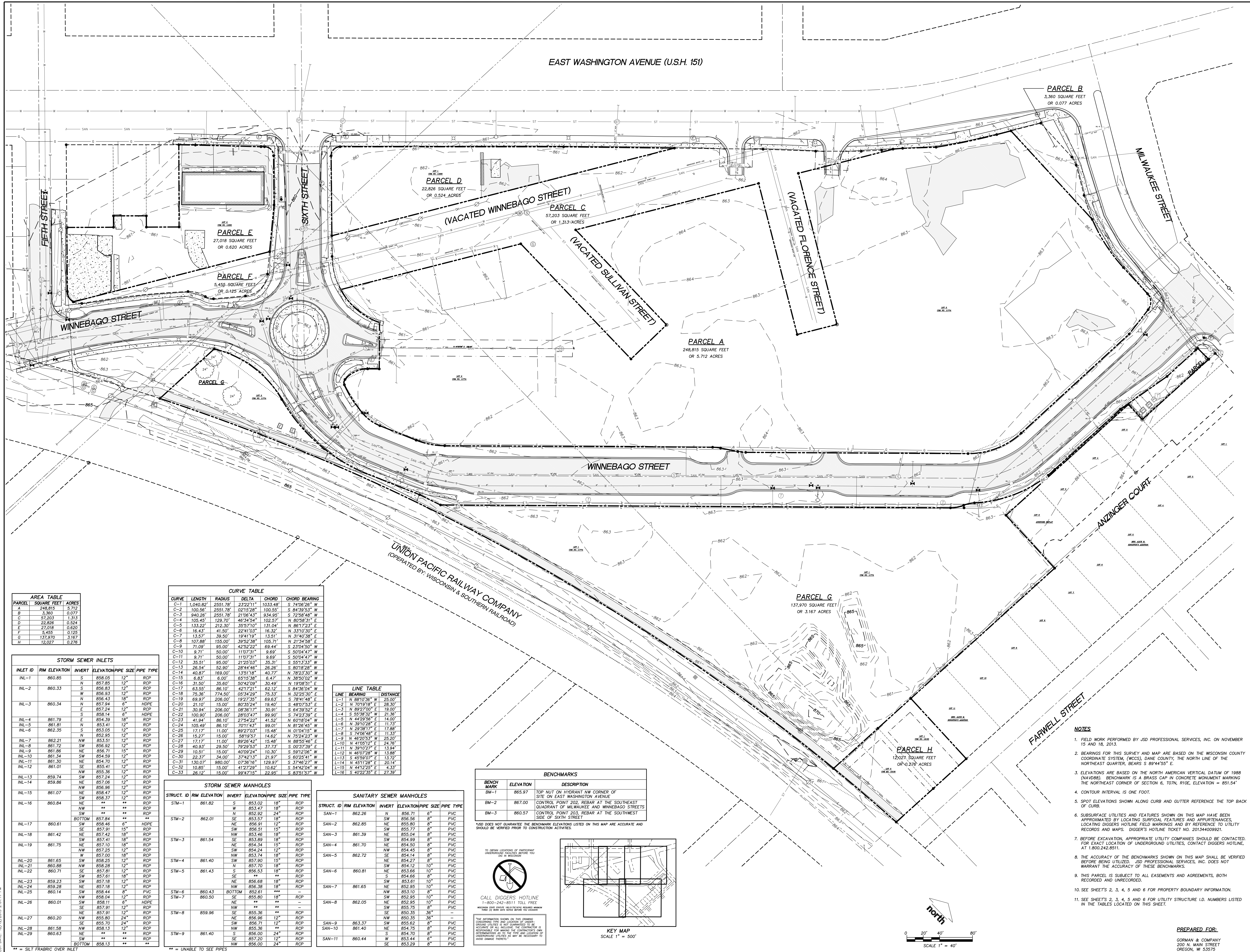
PRELIMINARY
NOT FOR CONSTRUCTION



Toll Free (800) 242-8511

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EAST WASHINGTON AVENUE (U.S.H. 151)



AREA TABLE

PARCEL	SQUARE FEET	ACRES
A	248,815	5.712
B	3,360	0.077
C	57,203	1.313
D	22,826	0.524
E	27,018	0.620
F	5,455	0.125
G	137,970	3.167
H	12,027	0.276

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	1,040.82'	2,551.78'	232°21'	1,033.48'	S. 74°06'26" W.
C-2	100.86'	2,551.78'	02°15'28"	100.85'	S. 84°39'53" W.
C-3	940.26'	2,551.78'	21°06'43"	934.85'	S. 72°58'48" W.
C-4	105.45'	129.70'	46°34'54"	102.57'	N. 80°08'31" E.
C-5	133.22'	212.30'	35°57'10"	131.04'	N. 86°17'23" E.
C-6	16.43'	41.50'	22°41'03"	16.32'	N. 33°10'30" E.
C-7	13.52'	39.50'	19°41'00"	13.30'	N. 31°40'38" E.
C-8	107.88'	158.00'	39°52'36"	105.71'	N. 21°34'58" E.
C-9	71.09'	95.00'	42°32'22"	69.44'	S. 23°04'50" W.
C-10	9.71'	50.00'	11°07'31"	9.69'	S. 50°04'47" W.
C-11	9.71'	50.00'	11°07'31"	9.69'	S. 50°04'47" W.
C-12	35.91'	95.00'	21°25'03"	35.31'	S. 55°13'33" W.
C-13	26.54'	52.90'	28°44'46"	26.26'	S. 80°18'28" W.
C-14	40.87'	159.00'	13°51'18"	40.79'	N. 78°23'30" W.
C-15	6.83'	6.00'	65°15'38"	6.47'	N. 38°50'02" W.
C-16	31.50'	35.60'	50°42'09"	30.49'	N. 19°08'51" E.
C-17	63.55'	86.10'	42°17'21"	62.12'	S. 84°36'04" W.
C-18	76.96'	774.500'	05°14'58"	76.33'	N. 82°29'30" E.
C-19	69.97'	206.00'	19°27'35"	69.63'	S. 78°41'48" E.
C-20	21.10'	15.00'	80°32'24"	19.40'	S. 48°07'23" E.
C-21	30.94'	206.00'	08°36'17"	30.81'	S. 64°59'52" E.
C-22	100.90'	206.00'	28°03'47"	99.90'	S. 74°23'59" E.
C-23	41.94'	86.10'	27°54'22"	41.52'	N. 60°18'04" W.
C-24	105.49'	86.10'	70°14'33"	99.01'	N. 61°26'45" W.
C-25	12.17'	11.00'	89°27'03"	11.46'	N. 01°04'15" W.
C-26	15.27'	15.00'	58°19'57"	14.62'	N. 75°24'23" W.
C-27	12.17'	11.00'	89°28'42"	11.46'	N. 88°59'46" E.
C-28	40.87'	29.50'	79°29'53"	40.83'	N. 09°33'59" E.
C-29	10.81'	15.00'	40°09'24"	10.30'	S. 59°12'06" W.
C-30	22.37'	34.00'	37°42'13"	21.97'	S. 60°29'41" W.
C-31	130.07'	880.00'	02°36'16"	129.87'	N. 32°48'27" W.
C-32	10.85'	15.00'	41°27'29"	10.62'	S. 54°42'04" W.
C-33	26.12'	15.00'	89°47'15"	24.95'	S. 63°51'57" W.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 88°10'36" W	25.00'
L-2	N 70°19'18" E	28.30'
L-3	N 89°27'00" E	19.00'
L-4	S 55°58'32" W	21.36'
L-5	N 44°29'26" E	14.00'
L-6	N 39°10'28" E	11.75'
L-7	N 29°38'17" E	17.88'
L-8	S 74°06'48" E	11.33'
L-9	N 42°03'53" W	25.20'
L-10	N 41°05'12" E	24.76'
L-11	N 39°10'28" E	11.54'
L-12	N 60°29'41" W	13.88'
L-13	S 45°59'07" E	13.72'
L-14	N 45°17'28" E	20.14'
L-15	N 44°12'25" E	4.33'
L-16	S 40°22'35" E	27.39'

STORM SEWER INLETS

INLET ID	R/W ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	860.85	S 858.05	12"	RCP
INL-2	860.33	S 856.83	12"	RCP
INL-3	860.34	N 857.94	6"	HDPE
INL-4	861.79	E 854.39	18"	RCP
INL-5	861.81	N 853.41	12"	RCP
INL-6	862.35	S 853.05	12"	RCP
INL-7	862.21	N 852.95	12"	RCP
INL-8	861.72	SW 856.92	12"	RCP
INL-9	861.86	NE 856.71	15"	RCP
INL-10	861.34	SW 854.59	12"	RCP
INL-11	861.50	NE 854.70	12"	RCP
INL-12	861.01	SE 855.41	12"	RCP
INL-13	859.74	NW 855.36	12"	RCP
INL-14	859.86	NE 857.06	12"	RCP
INL-15	861.07	NW 856.96	12"	RCP
INL-16	860.84	NE 858.37	12"	RCP
INL-17	860.61	SW 858.46	6"	HDPE
INL-18	861.42	NE 857.42	18"	RCP
INL-19	861.75	SW 857.25	12"	RCP
INL-20	861.85	SW 858.29	12"	RCP
INL-21	860.88	NW 858.28	12"	RCP
INL-22	860.71	SE 857.81	18"	RCP
INL-23	859.23	SW 857.18	12"	RCP
INL-24	859.28	NE 857.18	12"	RCP
INL-25	860.14	SW 858.44	8"	PVC
INL-26	860.01	SW 858.11	6"	HDPE
INL-27	860.20	NE 857.91	12"	RCP
INL-28	861.58	NW 858.13	12"	RCP
INL-29	860.63	SW 857.20	12"	RCP
INL-30	860.63	SW 858.13	12"	RCP

STORM SEWER MANHOLES

STRUCT. ID	R/W ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	861.82	S 853.02	18"	RCP
STM-2	862.01	W 853.47	18"	RCP
STM-3	861.54	N 853.82	24"	RCP
STM-4	861.40	NE 856.91	12"	RCP
STM-5	861.43	SW 856.91	14"	RCP
STM-6	860.43	NW 853.46	18"	RCP
STM-7	860.50	SE 855.80	18"	RCP
STM-8	859.96	NE 856.96	12"	RCP
STM-9	861.40	NW 855.36	24"	RCP
STM-10	861.40	NE 857.20	12"	RCP
STM-11	861.40	NW 856.00	24"	RCP

SANITARY SEWER MANHOLES

STRUCT. ID	R/W ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	862.26	N 856.71	6"	PVC
SAN-2	862.85	NE 855.80	8"	PVC
SAN-3	861.39	NE 855.04	8"	PVC
SAN-4	861.70	SW 854.99	8"	PVC
SAN-5	862.72	NE 854.14	8"	PVC
SAN-6	860.81	NE 853.66	10"	PVC
SAN-7	861.65	NE 853.61	10"	PVC
SAN-8	862.05	NE 852.95	10"	PVC
SAN-9	863.37	SW 855.62	8"	PVC
SAN-10	861.40	NE 854.70	8"	PVC
SAN-11	860.44	W 853.44	6"	PVC

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	865.97	TOP NUT ON HYDRANT NW CORNER OF SITE ON EAST WASHINGTON AVENUE
BM-2	867.00	CONTROL POINT 202, REBAR AT THE SOUTHWEST QUADRANT OF MILWAUKEE AND WINNEBAGO STREETS
BM-3	860.57	CONTROL POINT 203, REBAR AT THE SOUTHWEST SIDE OF SIXTH STREET



- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 15 AND 18, 2013.
 - BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER, BEARS S 89°44'55" E.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - CONTOUR INTERVAL IS ONE FOOT.
 - SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
 - 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. DIGGERS' HOTLINE TICKET NO. 201344009921.
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - SEE SHEETS 2, 3, 4, 5 AND 6 FOR PROPERTY BOUNDARY INFORMATION.
 - SEE SHEETS 2, 3, 4, 5 AND 6 FOR UTILITY STRUCTURE I.D. NUMBERS LISTED IN THE TABLES LOCATED ON THIS SHEET.

BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 11774, RECORDED IN VOLUME 72, PAGES 134-139, AS DOCUMENT NO. 4196068, LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 11835, RECORDED IN VOLUME 72, PAGES 247-251, AS DOCUMENT NO. 4206575, LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 12130, AS RECORDED IN VOLUME 74, PAGES 389-391, AS DOCUMENT NO. 4301167, ALL OF VACATED FLORENCE STREET, ALL OF VACATED SULLIVAN STREET, THAT PART OF WINNEBAGO STREET VACATED PER CITY OF MADISON ENACTMENT NO. RES-06-00599, AND THAT PART OF MILWAUKEE STREET VACATED PER CITY OF MADISON ENACTMENT NO. RES-06-00854, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

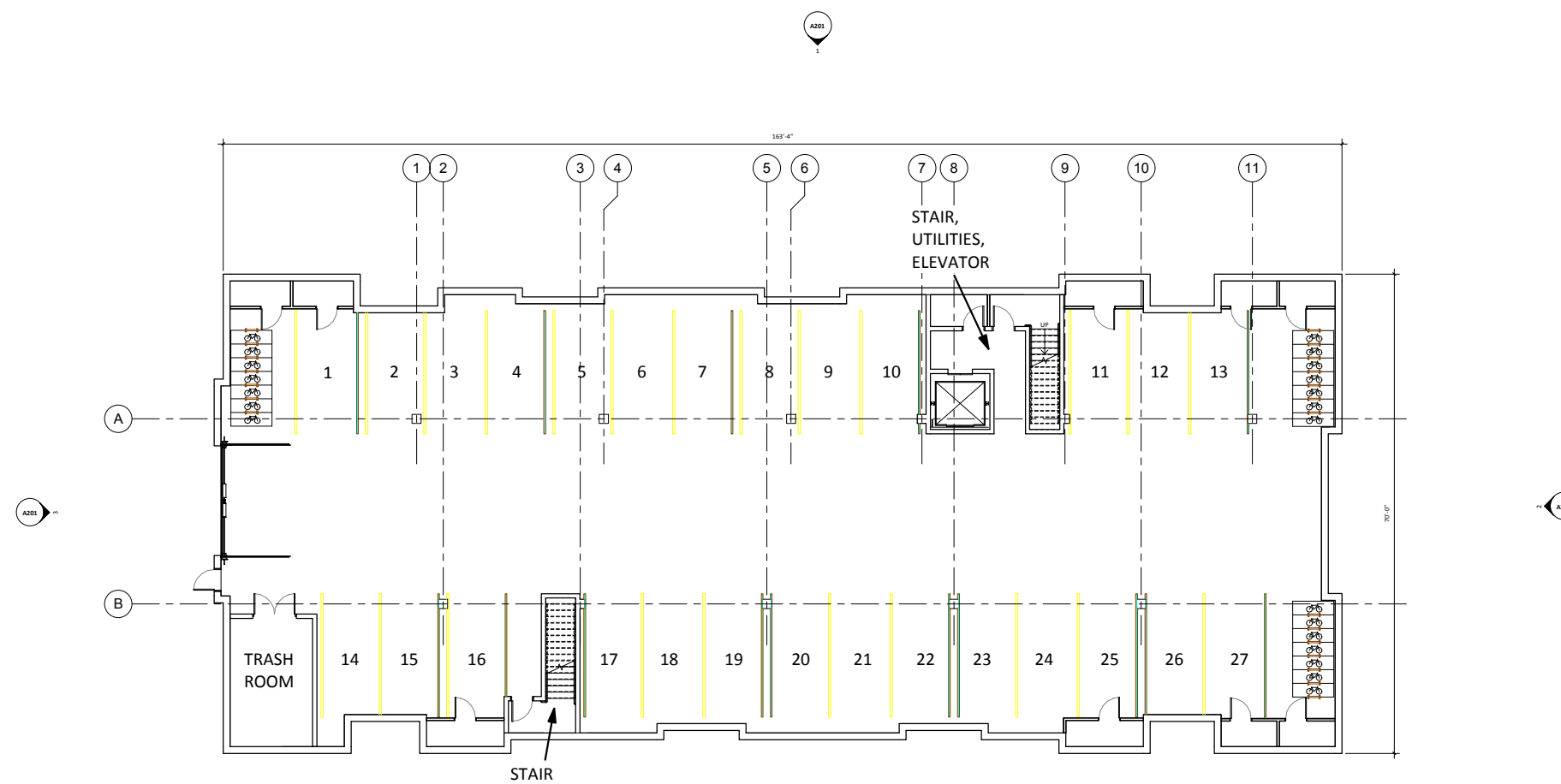
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11-27-2013	TJB	CHECKED BY
11-27-2013	HPJ	APPROVED BY
11-27-2013	HPJ	DATE
11-27-2013	HPJ	DATE
11-27-2013	HPJ	DATE

PROJECT NO. 13-5984
FILE NO. E-182
SURVEYED BY: JH
F.B. NO./PG. 273/76
SHEET NO. 1 OF 6

PREPARED FOR:
GORMAN & COMPANY
200 N. MAIN STREET
OREGON, WI 53755

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
MADISON, WISCONSIN 53703
PHONE: (608)846-5860

GRAND FAMILY - BUILDING #6
 at UNION CORNERS
 WINNEBAGO STREET
 MADISON, WI 53704



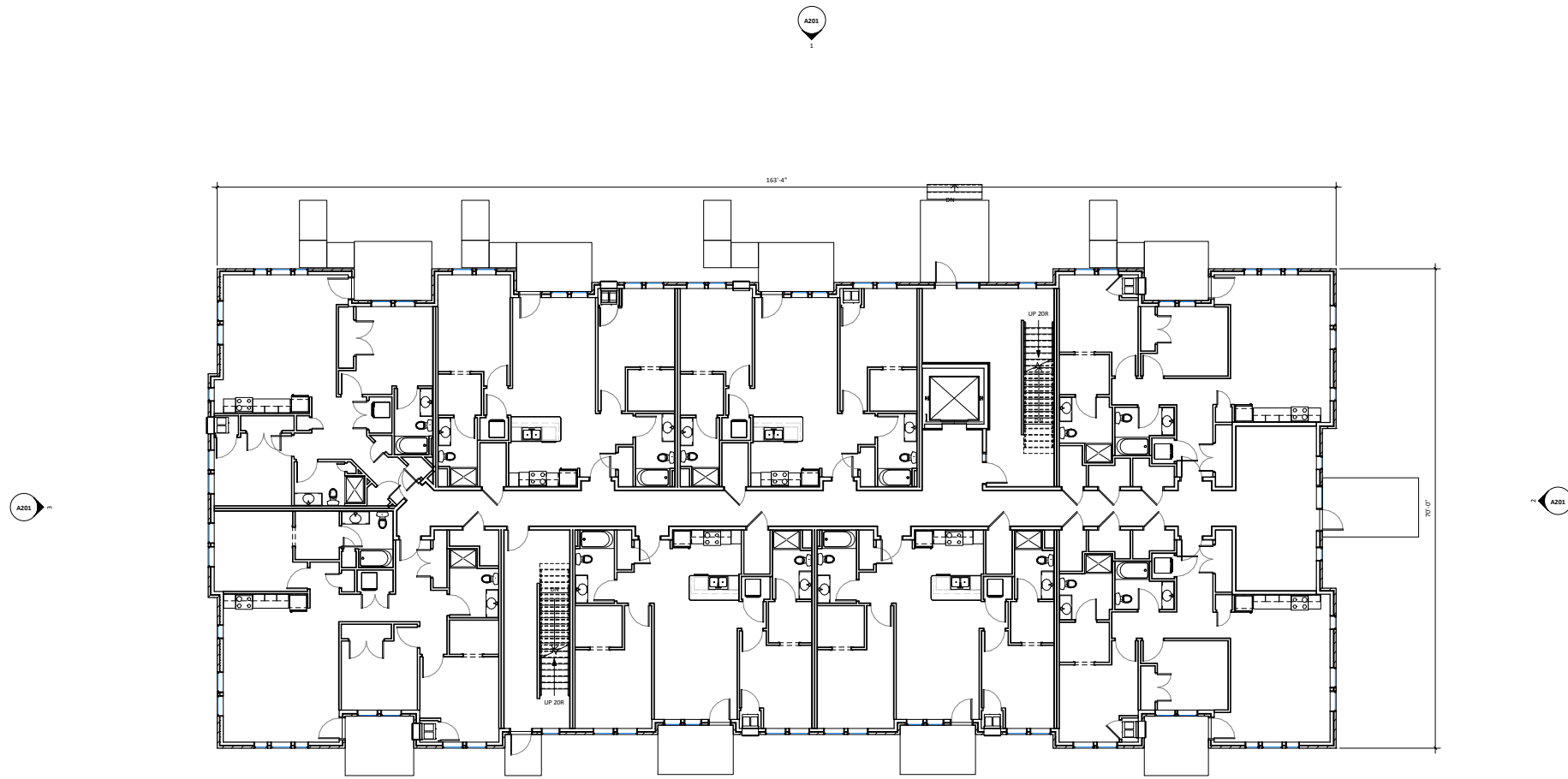
1 PARKING LEVEL OVERALL PLAN
 SCALE: 1/8" = 1'-0"

Schematic	
Project No.	Project Number
Plot Date:	12/20/2017 9:31:34 AM
Drawn by:	Author
Date	Issue Description

Sheet Title
 PARKING LEVEL PLAN -
 OVERALL

Sheet No.
A101

GRAND FAMILY - BUILDING #6
 at UNION CORNERS
 WINNEBAGO STREET
 MADISON, WI 53704



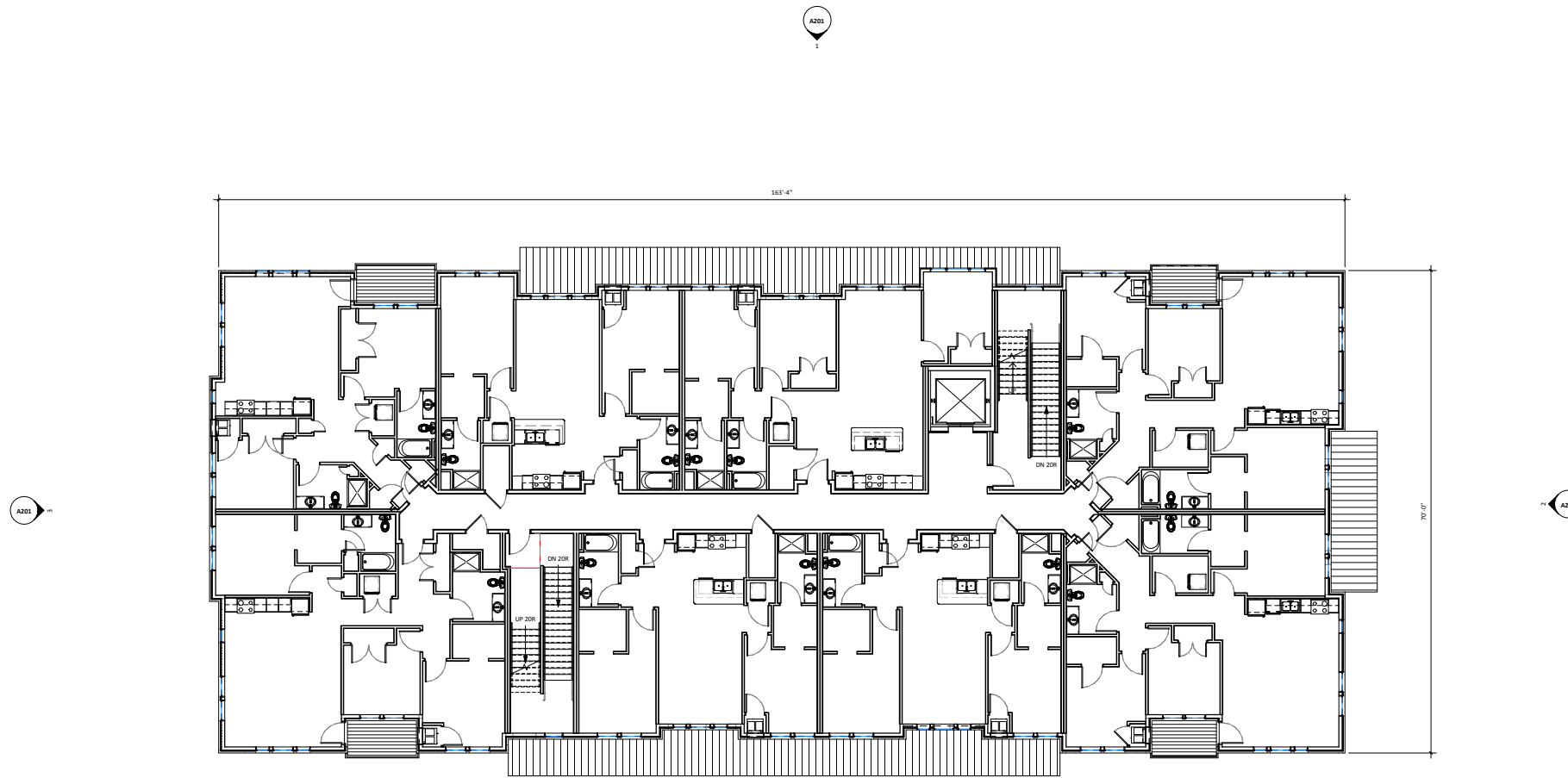
1 GROUND FLOOR OVERALL PLAN
 SCALE: 1/8" = 1'-0"

Schematic	
Project No.	Project Number
Plot Date:	12/20/2017 9:31:34 AM
Drawn by:	Author
Date	Issue Description

Sheet Title
 GROUND FLOOR PLAN -
 OVERALL

Sheet No.
A111

GRAND FAMILY - BUILDING #6
 at UNION CORNERS
 WINNEBAGO STREET
 MADISON, WI 53704



1 2ND FLOOR OVERALL PLAN
 SCALE: 1/8" = 1'-0"

Schematic	
Project No.	Project Number
Plot Date:	12/20/2017 9:31:35 AM
Drawn by:	Author
Date	Issue Description

Sheet Title
 2ND FLOOR PLAN -
 OVERALL

Sheet No.
A121



1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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



3 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



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

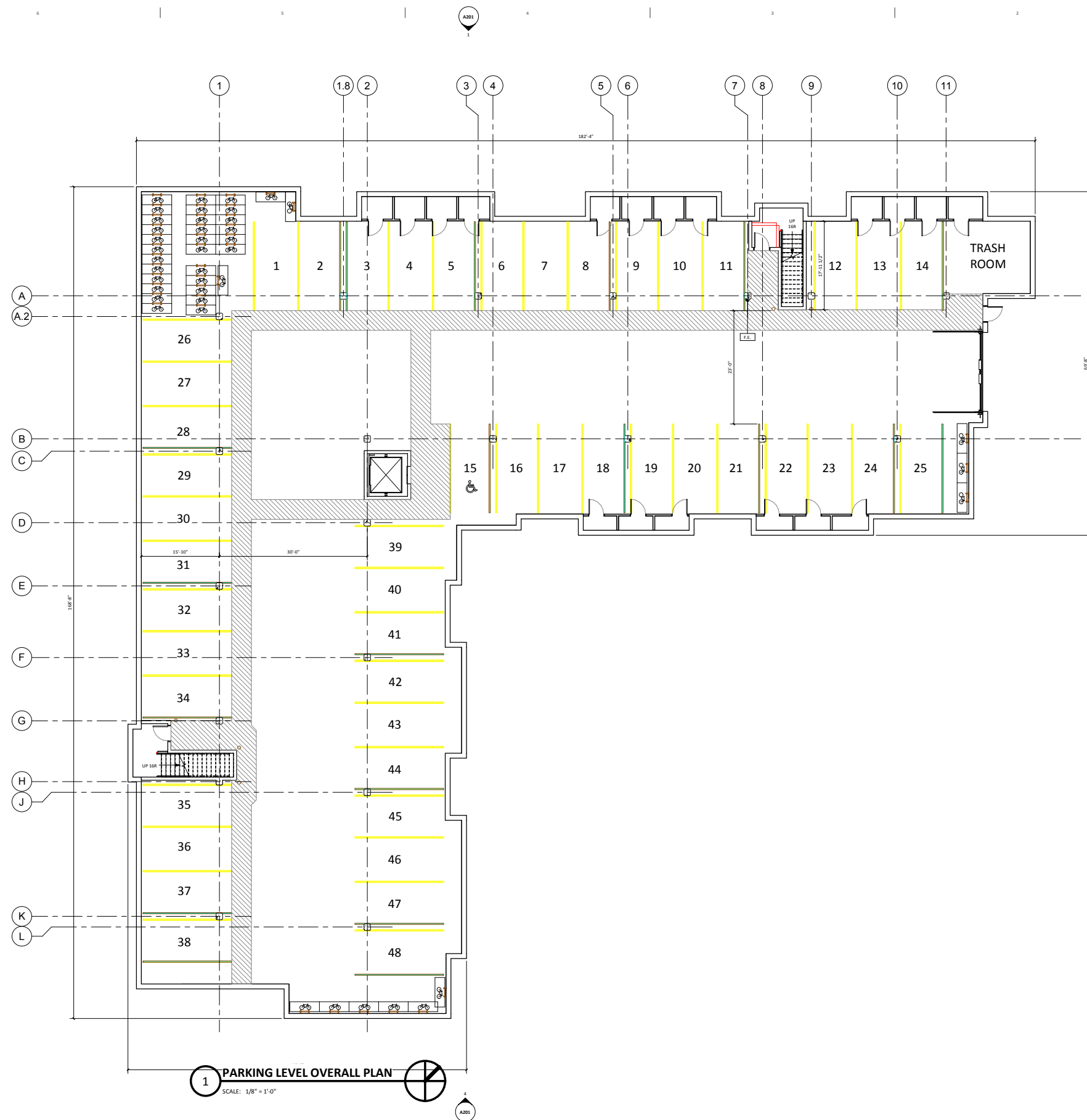
GRAND FAMILY - BUILDING #6
 at UNION CORNERS
 WINNEBAGO STREET
 MADISON, WI 53704

Schematic	
Project No.	Project Number
Plot Date:	12/20/2017 9:31:43 AM
Drawn by:	Author
Date	Issue Description

Sheet Title
 EXTERIOR BUILDING
 ELEVATIONS

Sheet No.
A201

GRAND FAMILY - BUILDING #7
 at UNION CORNERS
 WINNEBAGO STREET
 MADISON, WI 53704



1 PARKING LEVEL OVERALL PLAN
 SCALE: 1/8" = 1'-0"

SCHEMATIC

Project No.	Project Number
Plot Date:	12/20/2017 9:55:04 AM
Drawn by:	Author
Date	Issue Description

GRAND FAMILY - BUILDING #7
at UNION CORNERS
WINNEBAGO STREET
MADISON, WI 53704

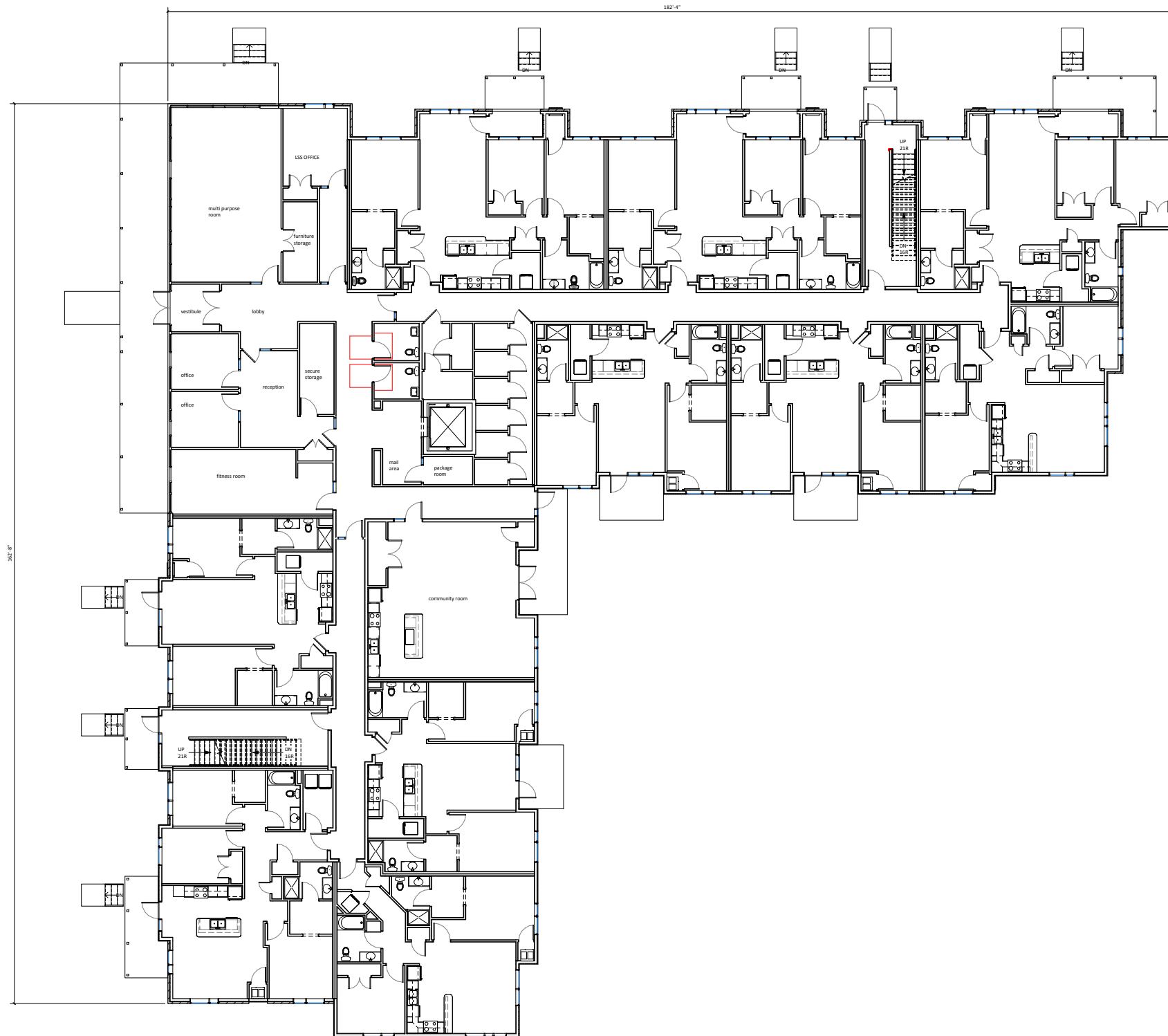
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Plot Date: 12/20/2017 9:55:05 AM
Drawn by: _____ Author _____

Date	Issue Description

Sheet Title
GROUND FLOOR PLAN -
OVERALL

Sheet No.
A111



1 GROUND FLOOR OVERALL PLAN
SCALE: 1/8" = 1'-0"

GRAND FAMILY - BUILDING #7
 at UNION CORNERS
 WINNEBAGO STREET
 MADISON, WI 53704

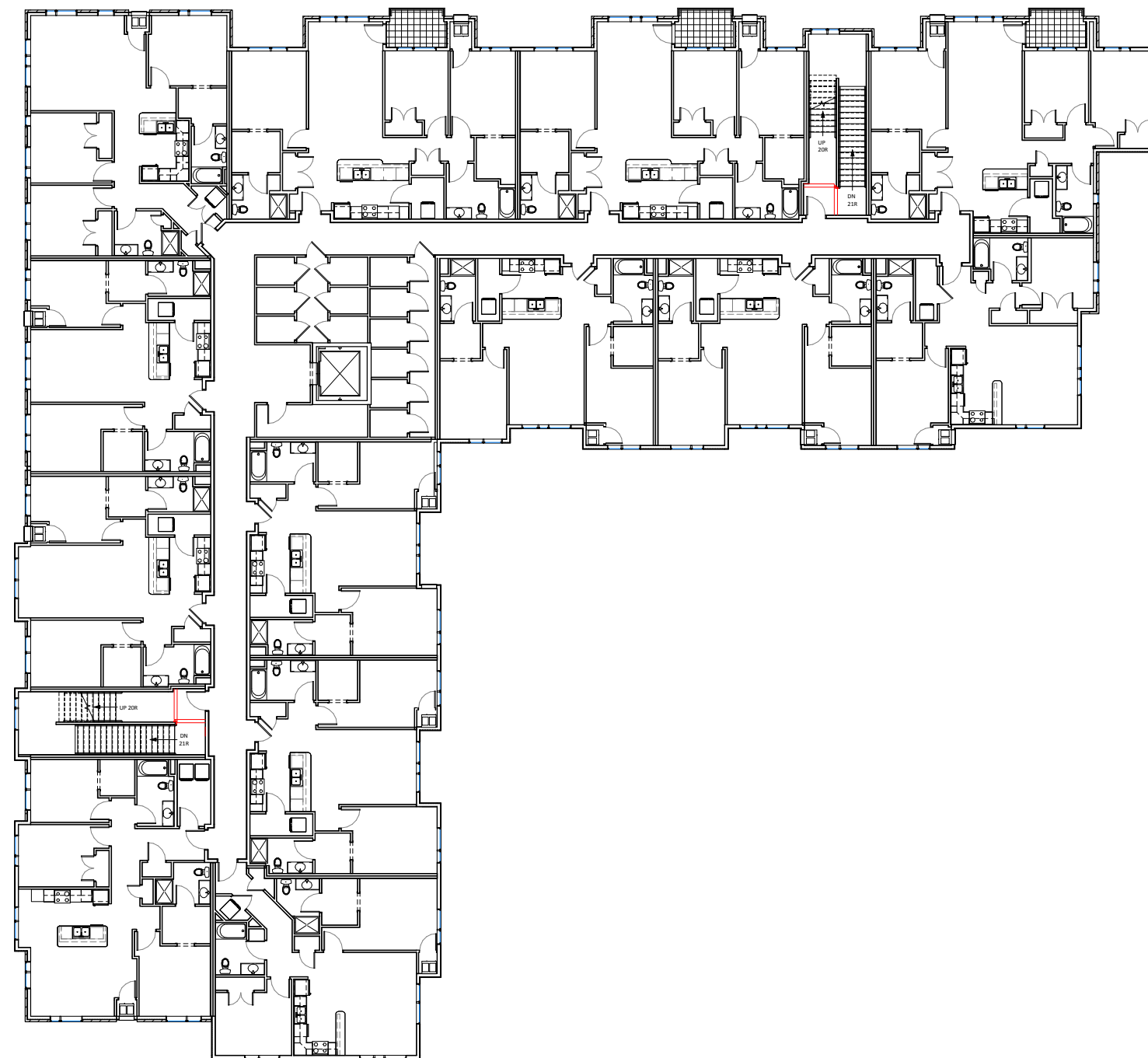
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 Drawn by: _____ Author _____

Date	Issue Description

Sheet Title
 2ND FLOOR PLAN -
 OVERALL

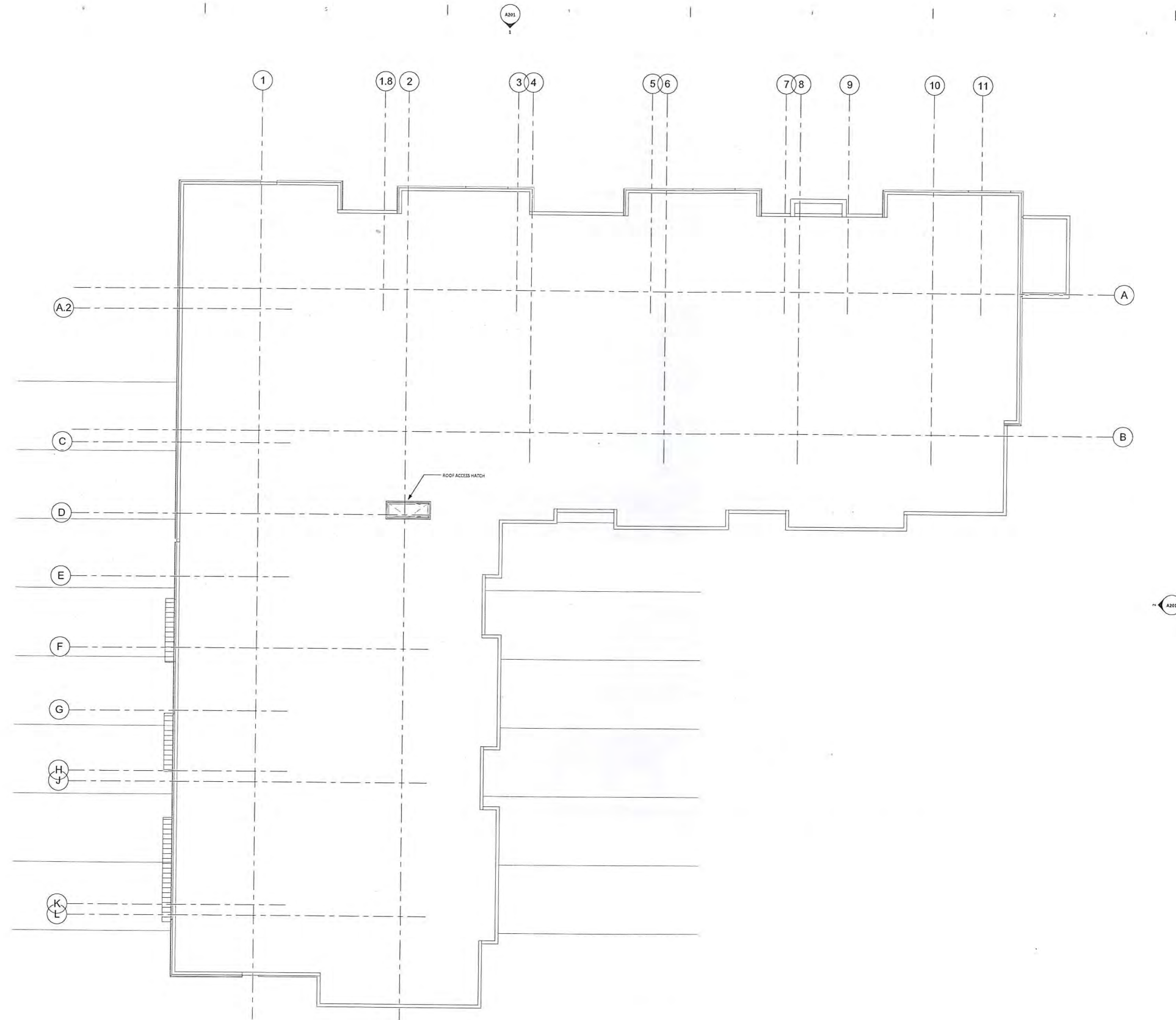
Sheet No.
A121



1 2ND FLOOR OVERALL PLAN
 SCALE: 1/8" = 1'-0"



GRAND FAMILY - BUILDING #7
 at UNION CORNERS
 WINNEBAGO STREET
 MADISON, WI 53704



1 ROOF OVERALL PLAN
 SCALE: 1/8" = 1'-0"

SCHEMATIC

Project No.	Project Number
Plot Date:	12/21/2017 8:32:03 AM
Drawn by:	Author
Date	Issue Description

Sheet Title
 ROOF PLAN - OVERALL

Sheet No.
A141



1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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



3 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



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

GRAND FAMILY - BUILDING #7
 at UNION CORNERS
 WINNEBAGO STREET
 MADISON, WI 53704

SCHEMATIC

Project No.	Project Number
Plot Date:	12/02/2017 9:55:13 AM
Drawn by:	Author
Date	Issue Description



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

GRAND FAMILY - BUILDING #6
at UNION CORNERS
WINNEBAGO STREET
MADISON, WI 53704

Schematic	
Project No.	Project Number
Plot Date:	12/20/2017 9:31:43 AM
Drawn by:	Author

Date	Issue Description

Sheet Title
EXTERIOR BUILDING
ELEVATIONS

Sheet No.
A201



1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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



3 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



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

GRAND FAMILY - BUILDING #7
 at UNION CORNERS
 WINNEBAGO STREET
 MADISON, WI 53704

SCHEMATIC	
Project No.	Project Number
Plot Date:	12/20/2017 9:55:13 AM
Drawn by:	Author
Date	Issue Description

Sheet Title
 EXTERIOR BUILDING
 ELEVATIONS

Sheet No.
A201