

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
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 _____
Legistar # _____

RECEIVED

5/6/20

11:27 a.m.

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: _____

Title: _____

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

UDC meeting date requested _____

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)

Signage Exception

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Project contact person _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ 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 on Page 4 for plan details)

Filing fee

Electronic Submittal*

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. 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 _____ on _____.
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.

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner _____ 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 that 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 an 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)
- 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)
- PD text and Letter of Intent (if applicable)
- 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)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



Via E-Mail @ JGlaeser@cityofmadison.com

March 10, 2020

Ms. Janine Glaeser
Urban Design Planner
Department of Planning & Community & Economic Development Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

Re: ***Project Introduction to Planned Multi-Use Site for New Development to be located at 7213 Mineral Point Road, West Towne Mall, Madison, WI***

Dear Ms. Glaeser:

The project is a proposed multi-tenant building with at least two national tenants that complement the regional shopping, services and dining options located in the greater West Towne Mall regional trade area. The underlying property is located in the former parking lot area that sits in front of the JC Penney department store and is currently owned by Madison WTM, LLC, which is a special purpose entity created to purchase the property and develop the subject project.

Ownership representatives had a project staff meeting to discuss the proposed project on December 17, 2019, then later brought the project to a preliminary informational review meeting in front of the UDC on January 15, 2020. Ownership is now making its formal submission in order to procure a spot on the May 6, 2020 UDC agenda for project review for a "Planned Multi-Use Site for New Development". Assuming that the requisite city approvals and permits are received in order to move forward with the project in a timely manner, ownership desires to start construction this summer and deliver tenant spaces this fall/winter, 2020.

The proposed building's location is sited where feasible, given the allowable lot curb cut locations along the interior ring road of the mall, the required cross-access with the adjoining Firestone property and the existing sewer easement (no building structures allowed) that traverses the southwest corner of the site. The proposed building cannot be larger than 7,000 sf of gross building area nor can the building be higher than one story, given our requisite mall owner approvals that were obtained in order to create the lot and move forward with the proposed project. The proposed façade creates a "four-sided" building" with excellent street presence along Mineral Point Road that has been "simplified", given the comments that we received at the preliminary UDC meeting that we received. The underlying land comprising the project is the only land that we own and/or control at West Towne Mall. We are, therefore, not in a position to address larger master plan concerns that were raised during the preliminary UDC meeting.

Sincerely,

Andrew S. Goodman,
Co-Manager, GMX Real Estate Group, LLC
As Development Agent for Madison WTM, LLC

ENGINEERING PLANS

FOR

GMX MADISON

7213 MINERAL POINT RD
MADISON, WI

EXISTING / PROPOSED	EXISTING / PROPOSED	EXISTING / PROPOSED	EXISTING / PROPOSED
		VALVE VAULT	
		WATER B-BOX	
		WATER VALVE BOX	
		FIRE HYDRANT	
		WELL HEAD	
		FIRE DEPARTMENT CONNECTION	
		STORM INLET	
		STORM MANHOLE	
		CATCH BASIN	
		STORM CLEANOUT	
		DOWNSPOUT	
		FLARED END SECTION	
		SANITARY MANHOLE	
		SANITARY CLEANOUT	
		LIGHT POLE	
		TELEPHONE MANHOLE	
		POWER POLE	
		GAS VALVE	
		GAS METER	
		HAND HOLE	
		MAIL BOX	
		ELECTRICAL MANHOLE	
		CABLE TV PEDESTAL	
		TELEPHONE PEDESTAL	
		TRAFFIC OR STREET SIGN	
		SOIL BORING	
		SPOT ELEVATION	
		SURFACE FLOW	
		100-YEAR OVERFLOW	
		DECIDUOUS TREE	
		SHRUB OR BUSH	
		EVERGREEN TREE	
		WATERMAIN PIPE	
		STORM SEWER PIPE	
		STORM UNDERDRAIN	
		SANITARY SEWER PIPE	
		IRRIGATION SLEEVE/PIPING	
		ELECTRICAL DUCT BANK	
		NATURAL GAS LINE	
		COMMUNICATIONS LINE	
		CHILLED WATER SUPPLY	
		CHILLED WATER RETURN	
		TELEVISION CABLE	
		UNDERGROUND WIRE	
		TELEPHONE CABLE	
		FIBER OPTIC CABLE	
		AERIAL WIRES	
		CONSTRUCTION LIMITS	
		PROPERTY LINE	
		EASEMENT LINE	
		VENT LINE	
		HIGH WATER LINE	
		NORMAL WATER LINE	
		CHAIN LINK FENCE	
		BARBED-WIRE FENCE	
		WOODEN FENCE	
		SILT FENCE	

CONTACT INFORMATION

OWNER/DEVELOPER
GMX MADISON
3000 DUNDEE ROAD, SUITE 408
NORTHBROOK, IL 60062
CONTACT: ANDREW GOODMAN
PH: 847-680-8600

ENGINEER
RTM ENGINEERING CONSULTANTS
650 E. ALGONQUIN RD., SUITE 250
SCHAUMBURG, IL 60173
CONTACT: TIM SHOEMAKER
PH:

BENCHMARK

VERTICAL DATUM IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), IN WHICH THE EAST LINE OF THE NE 1/4 BEARS N00°51'01"W.
SITE BENCHMARK:
FLAG BOLT ON UPPER FLANGE ON HYDRANT ELEVATION: 1063.59'

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE MUNICIPALITY, OWNER, AND ENGINEER, AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO, THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO, THE ILLINOIS LAWS REGARDING STRUCTURAL WORK (IL. REV. STAT. CH. 48, PAR.60 AT SEQ.). AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS (IL. REV. STAT. CH.17 1/2 PAR.51 ET. SEQ.). IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

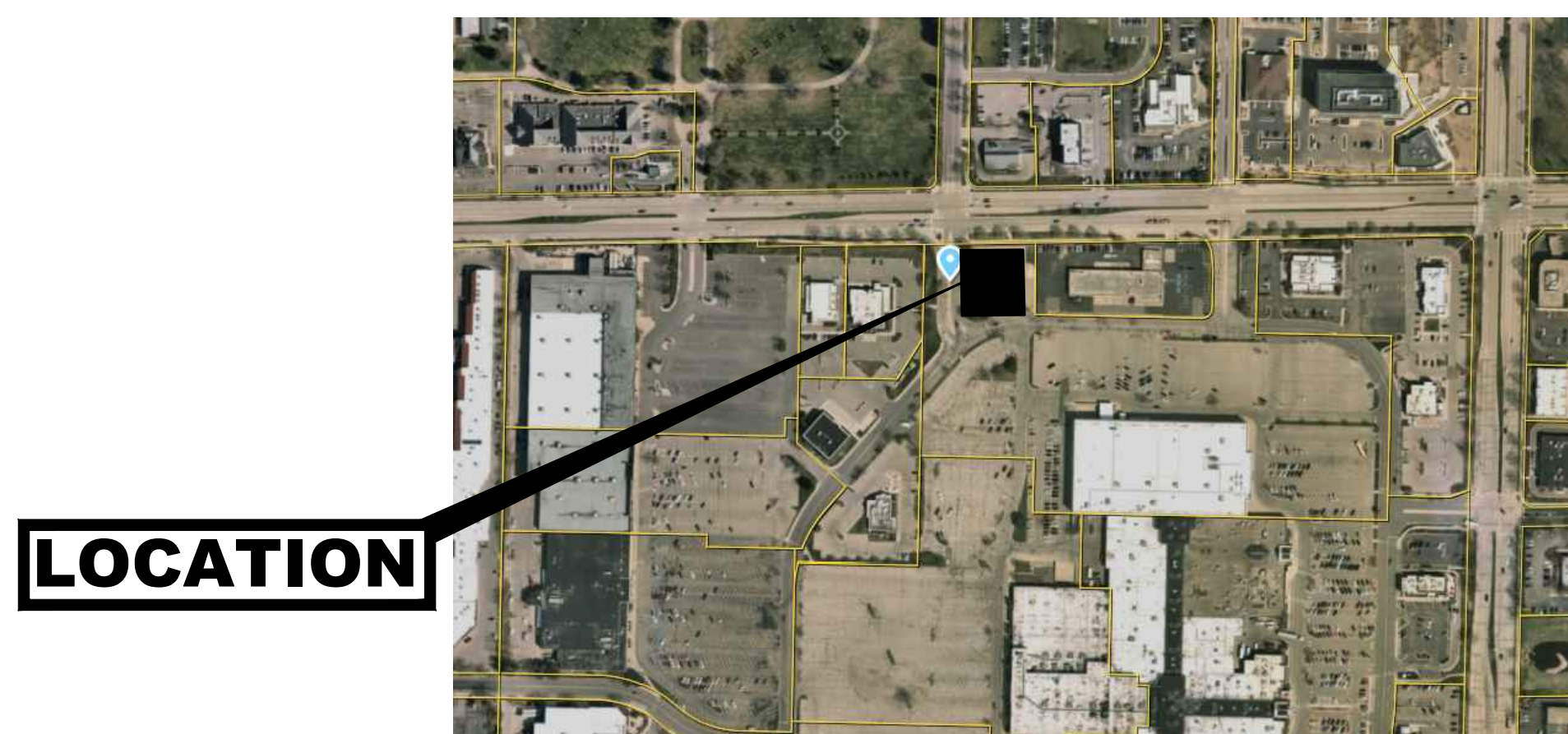
NOTES

- SITE ACCESS CONTROL INCLUDING SAFETY FENCES AND TRAFFIC CONTROL, ALL CONSTRUCTION MEANS AND METHODS, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ALL UTILITIES SHOWN IN THE PLANS ARE FROM RECORDS OR FIELD OBSERVABLE INFORMATION LOCATED BY SURVEYOR. ANY UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
- UTILITY LINES ARE SHOWN FROM VISIBLE SURFACE EVIDENCE, MUNICIPAL PLANS AND FROM PLANS AND MARKINGS PROVIDED BY DIGGERS HOTLINE, THE ONE-CALL UTILITY MARKING SYSTEM (WISCONSIN STATUTE 182.0175), TICKET NUMBER 20183101420, 20184703565 & 20184703584.

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Sheet List Table		
Sheet Number	Sheet Title	Revision Date
C0.0	COVER SHEET	
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C2.0	GEOMETRIC PLAN	
C3.0	UTILITY PLAN	
C4.0	GRADING PLAN	
C5.0	EROSION PLAN	
C5.1	EROSION CONTROL DETAILS	
C6.0	SPECIFICATIONS	
C7.0	DETAILS	

LOCATION MAP



No.	DATE	DESCRIPTION
0	03/11/20	PRELIMINARY ENGINEERING



COVER SHEET

PROJECT NAME
GMX MADISON
WEST TOWNE MALL MADISON, WI

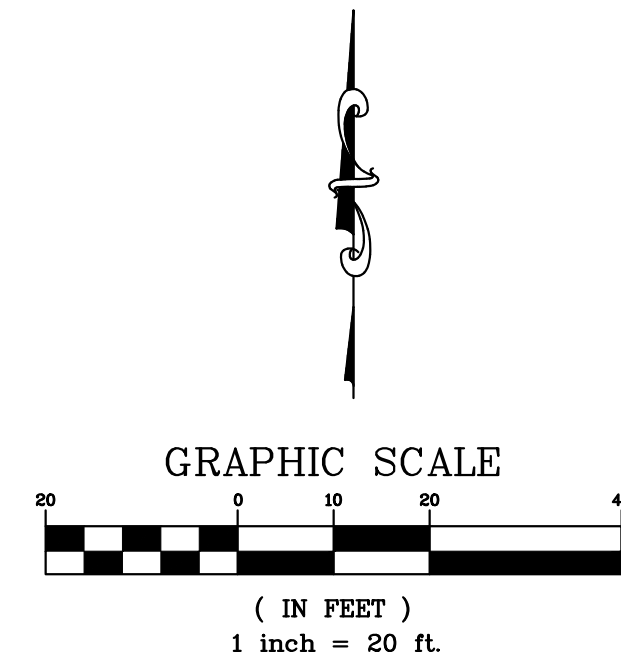
PROJECT No.
18.GMX.C05
SHEET No.
C0.0
OF XX SHEETS



Know what's below.
Call before you dig.

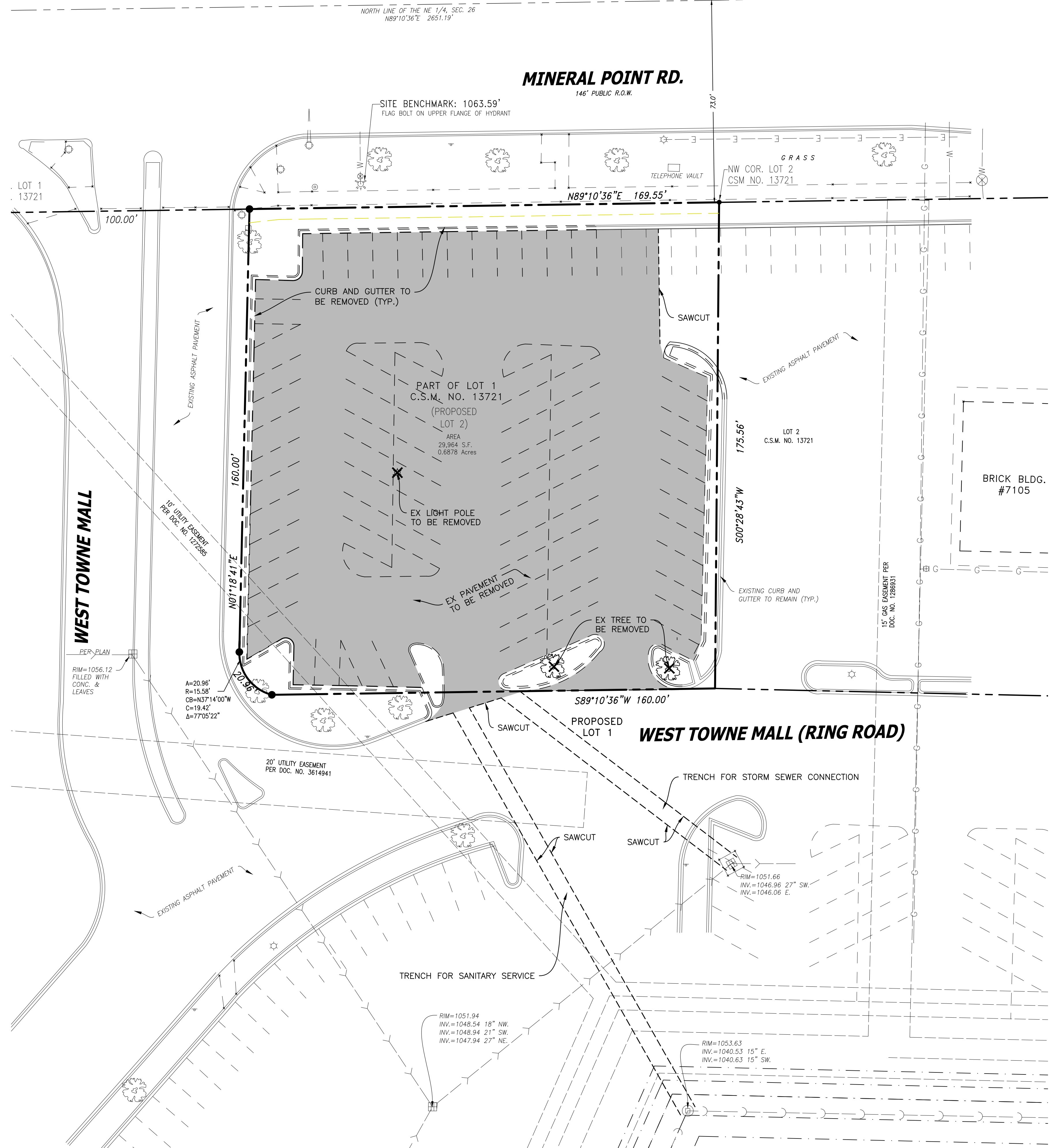
LEGEND:

- SAWCUT LINE
- X — LINEAR ITEM REMOVAL
- X — ITEM REMOVAL
- == == == CURB AND GUTTER REMOVAL
- == == == CURB AND GUTTER TO REMAIN
- ASPHALT PAVEMENT REMOVAL



NOTES:

1. SITE ACCESS CONTROL INCLUDING SAFETY FENCES AND TRAFFIC CONTROL, ALL CONSTRUCTION MEANS AND METHODS, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
3. ALL SITE CLEARING, TOPSOIL STRIPPING, EXCAVATION, EMBANKMENT, GRADING, COMPACTION, SUB GRADE PREPARATION AND OTHER WORK HEREIN CONTEMPLATED SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS" LATEST EDITION.
4. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK IN THE CONSTRUCTION AREA. EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES AND UNDERGROUND UTILITIES SHALL BE PERFORMED BY HAND. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES, MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR IS TO UNCOVER ALL LINES BEING TIED INTO AND VERIFY SIZE AND ELEVATION BEFORE ANY CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL STREET AND SIDEWALK CLOSURES WITH THE MUNICIPALITY.
7. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS AND SPOILS TO INSURE MINIMAL INTERFERENCE WITH OWNER OPERATIONS.
8. INSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION. REMOVE FROM SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND LAWFULLY DISPOSE OF SAME.
9. ALL ITEMS TO BE REMOVED SHALL BE PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
10. AT LOCATIONS OF UTILITY REMOVAL, ANY OPEN TRENCHES REQUIRED, SHALL BE BACKFILLED WITH COMPACTED TRENCH BACKFILL.
11. NOTIFY UTILITY OWNER 72 HOURS IN ADVANCE OF ANY UTILITY SHUTDOWN.
12. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ALL ITEMS DESIGNATED TO BE REMOVED OR RELOCATED.
13. IF ANY ITEMS ARE ENCOUNTERED IN THE FIELD THAT ARE NOT SHOWN ON THE PLAN WHICH REQUIRE DEMOLITION OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE A/E IMMEDIATELY.
14. THE SURVEY BASE PROVIDED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE OWNER, ARCHITECT & ENGINEER(S) ARE NOT RESPONSIBLE FOR ANY MISCHARTED OR UNCHARTED UTILITIES, OR OTHER DISCREPANCIES DETECTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS.
15. THE CONTRACTOR WILL PROTECT ALL UTILITIES, STREETS, STRUCTURES, VEGETATION, AND ADJACENT PROPERTY DESIGNATED TO REMAIN. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES, STREETS, STRUCTURES, VEGETATION AND ADJACENT PROPERTY WILL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE.
16. THE CONTRACTOR WILL PAY ALL REQUISITE FEES TO THE MUNICIPALITY, AND ANY OTHER AGENCY REQUIRED, FOR COMPLETION OF DEMOLITION WORK.
17. CONTRACTOR TO ADJUST RIMS OF EXISTING STRUCTURES WITHIN SCOPE OF WORK TO FINAL GRADE ELEVATIONS. CONTRACTOR SHALL CONTACT OWNER OF ANY AFFECTED STRUCTURES PRIOR TO ADJUSTMENT.
18. EXISTING LATERAL CONNECTIONS FOR UTILITIES SHALL BE COORDINATED WITH THE CORRESPONDING UTILITY COMPANY FOR CAPPING AND CUT OFF WITHIN THE SCOPE OF WORK.
19. THE CONTRACTOR IS TO COMPLY WITH FEDERAL, STATE, AND LOCAL ORDINANCES WITH REGARD TO REMOVAL AND DISPOSAL OF MATERIALS FOR ALL ITEMS TO BE DEMOLISHED. WORK INCLUDES THE COMPLETE REMOVAL AND LEGAL DISPOSAL OF ALL OBJECTS AND MATERIALS (REGARDLESS OF THEIR NATURE) INCLUDING BUT NOT LIMITED TO TREE ROOTS, ORGANIC SOIL, DRUMS, TIRES, WOOD, BROKEN CONCRETE PIECES, AND FENCES ABOVE THE REQUIRED ELEVATION.
20. BURNING ON OWNERS PROPERTY IS NOT PERMITTED.
21. FULL DEPTH SAWCUTS ARE REQUIRED FOR PAVEMENT REMOVALS, ADJACENT TO EXISTING PAVEMENT TO REMAIN.
22. SAWCUT ALL TREE ROOTS ENCOUNTERED IN LIEU OF USING SHOVELS (HAND SHOVELS OR MECHANICAL).

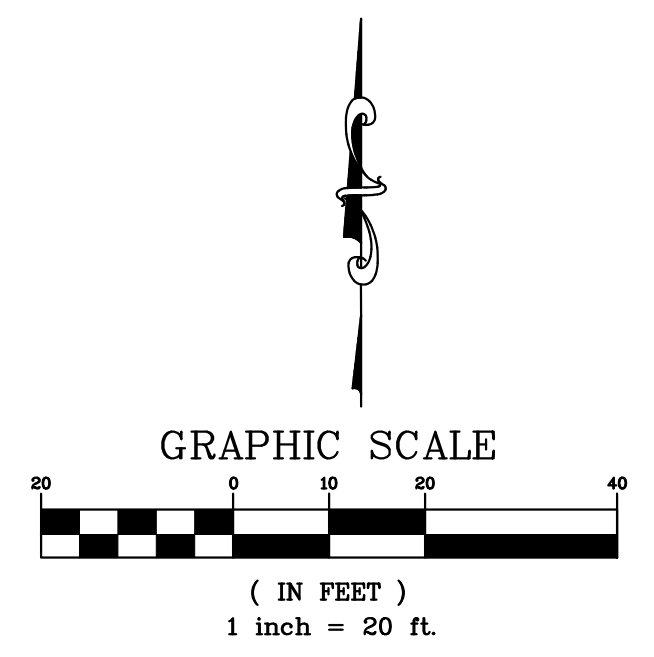


PROJECT NAME	GMX MADISON	WEST TOWNE MALL	MADISON, WI	
PROJECT No.	18.GMX.C05			
SHEET No.	C1.0			
OF XX SHEETS				
DATE	03/11/20	DESCRIPTION	PRELIMINARY ENGINEERING	
No.	0			
DATE		DESCRIPTION	PRELIMINARY ENGINEERING	
No.				

650 E. Algonquin Rd., Ste. 250, Schaumburg, IL 60173 T: 847.756.4180 www.rtmassociates.com

DEMOLITION PLAN

User: lucas.keller File: J:\2018\18.gmx\c05.gmx madison, wi\09 design drawings\02-sheets\C2.0 GEOMETRIC PLAN.dwg Time: Mar 10, 2020 - 4:56pm



LEGEND

- CONCRETE SIDEWALKS
SEE DETAIL SHEET C7.0
- CONCRETE PAVEMENT
SEE DETAIL SHEET C7.0
- STANDARD DUTY ASPHALT PAVEMENT
SEE DETAIL SHEET C7.0
- HEAVY DUTY ASPHALT PAVEMENT
SEE DETAIL SHEET C7.0
- INTEGRAL CURB & WALK
- B-6.12 CURB AND GUTTER UNLESS NOTED OTHERWISE
- CURB AND GUTTER DEPRESSED
- BARRIER CURB
- EXISTING CURB
- EXISTING SIDEWALK
- PARKING STALL COUNT
- SIGN AND STRIPING CALLOUT

NOTES:

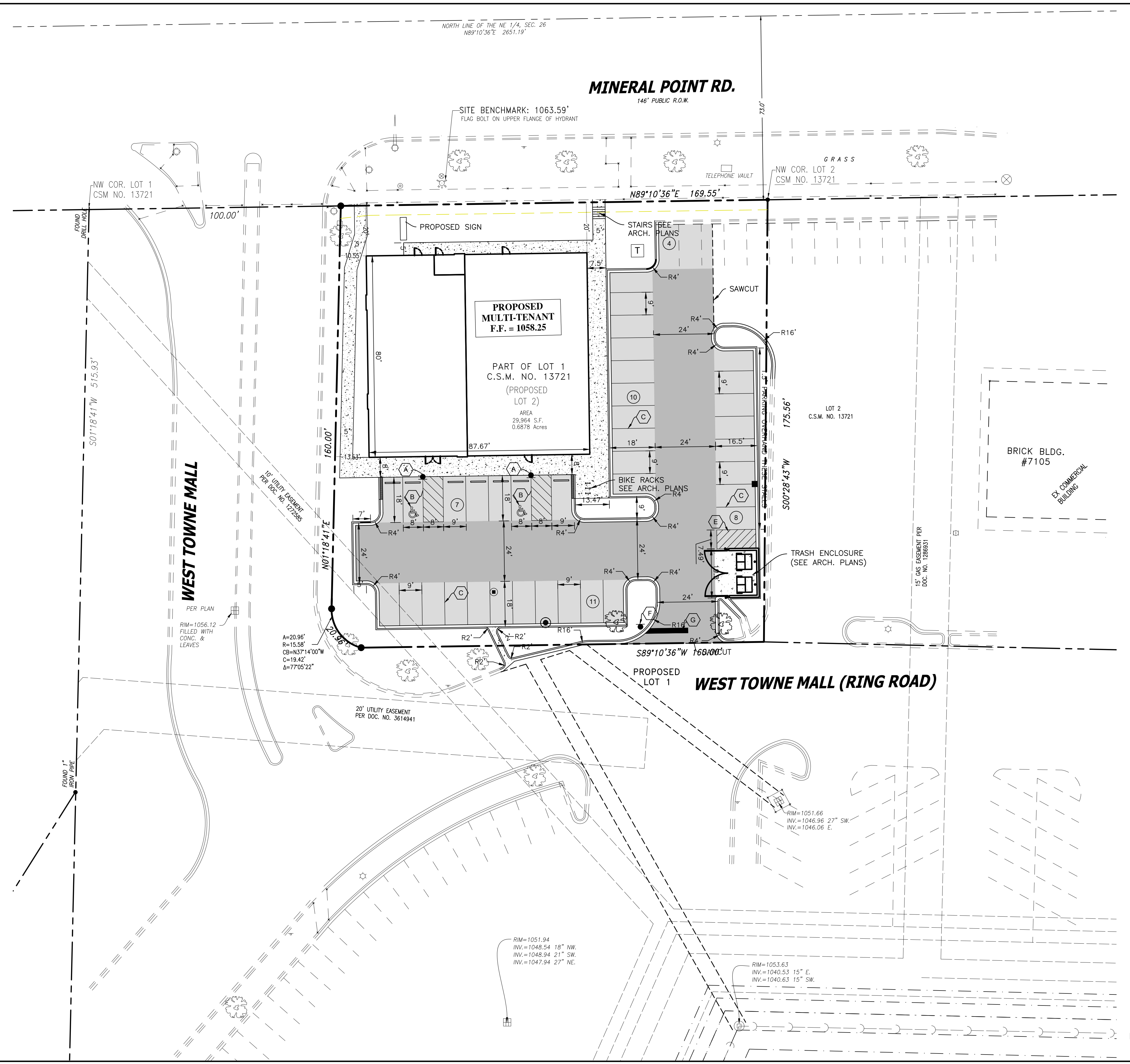
1. ALL DIMENSIONS ALONG CURB LINES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
2. BUILDINGS AND ADJACENT TO BUILDING IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE BUILDING PLANS PROVIDED BY OTHERS AT THE DATE OF THESE PLANS BEING PREPARED. BUILDING PLANS NORMALLY CONTINUE TO CHANGE AFTER SITE PLANS HAVE BEEN APPROVED. THEREFORE THE CONTRACTOR SHALL USE THE BUILDING PLANS FOR FINAL BUILDING IMPROVEMENTS, AND VERIFY THAT ALL ADJACENT IMPROVEMENTS ARE CONSISTENT WITH THE DESIGN INTENT AND REQUIREMENTS OF THE SITE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF CLARIFICATION IS NEEDED, OR IF CONFLICTS OR INCONSISTENCIES EXIST.
4. ADA DETECTIBLE WARNING STRIPS SHALL BE CAST IRON TILES, WET SET INTO CONCRETE SURFACE, PER MANUFACTURERS INSTALLATION RECOMMENDATIONS.
5. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY CHAPUT LAND SURVEYS.

X SIGNING AND STRIPING SCHEDULE

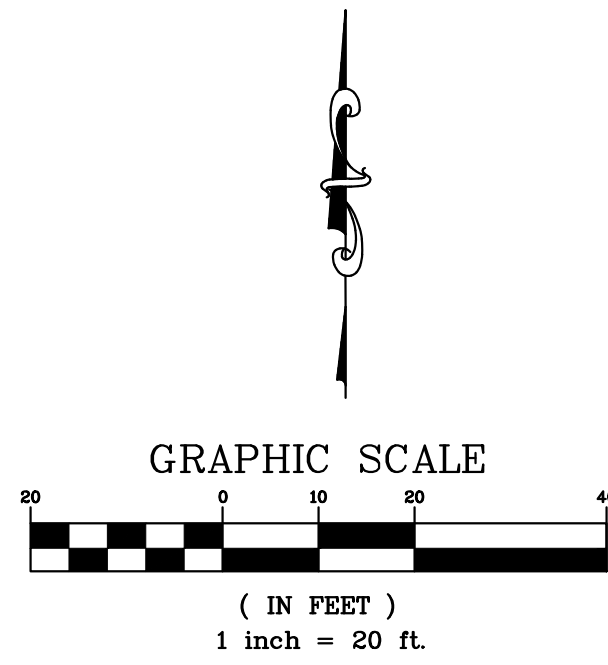
- A. HANDICAP SIGN
- B. HANDICAP STRIPING
- C. 4" YELLOW STRIPE
- D. DIRECTION ARROWS
- E. 4" DIAGONAL YELLOW STRIPING AT 45°, 2' ON CENTER
- F. "STOP" SIGN
- G. 24" WIDE PAINTED STOP BAR

X PARKING PROVIDED

REGULAR STALLS (9'X18')	38
HANDICAP STALLS (16'X18')	2
TOTAL	40



	DESCRIPTION	DATE	No.
	PRELIMINARY ENGINEERING		
650 E. Algonquin Rd., Ste. 250, Schaumburg, IL 60173 T: 847.756.4180 www.rtmassociates.com			
GEOMETRIC PLAN		PROJECT NAME	
GMX MADISON		WEST TOWNE MALL MADISON, WI	
PROJECT No. 18.GMX.C05			
SHEET No. C2.0			
OF XX SHEETS			



NOTES:

- EX. ITEMS SHALL BE FIELD VERIFIED. RELOCATION OR ADJUSTMENT MAY BE NEEDED. CONTRACTOR TO VERIFY.
- CONTRACTOR SHALL VERIFY ALL WORK, INCLUDING BUT LIMITED TO, SIZES, MATERIALS AND LOCATION, WITH UTILITY COMPANIES PRIOR TO INSTALLATION.
- VERIFY SERVICE LOCATIONS WITH BUILDING PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
- SEE SPECIFICATIONS SHEET C6.00 FOR ALL STORM, SANITARY, AND WATER PIPE AND STRUCTURE SPECIFICATIONS.
- ALL UTILITY TIE DIMENSIONS ARE FROM CENTER OF UTILITY AND TO FACE OF CURB WHEN TIED TO CURB LINES, UNLESS OTHERWISE NOTED.
- TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY CHAPUT, LLC.
- CONTRACTOR TO INSPECT EXISTING SEWER AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT EXISTING PIPE IS IN GOOD WORKING CONDITION. CONTRACTOR TO REPAIR AS REQUIRED.
- CONTRACTOR TO NOTIFY OWNER/ENGINEER IF CONFLICTS OCCUR.
- NEW OPENING/CONNECTIONS TO EXISTING MANHOLE/STRUCTURES SHALL BE CORE-DRILLED.
- SEE PLUMBING PLANS FOR DOWNSPOUT (DSC) DETAILS.

LEGEND

EXISTING	PROPOSED
SANITARY SEWER	
SANITARY SERVICE	
STORM SEWER	
STORM SERVICE	
WATERMAIN	
GAS MAIN	
TELEPHONE LINE	
ELECTRIC LINE	
OVERHEAD WIRES	
CATCH BASIN/INLET	
STORM MANHOLE	
SANITARY MANHOLE	
VALVE BOX/VAULT	
FIRE HYDRANT	
B-BOX	
LIGHTS (SEE BLDG PLANS)	

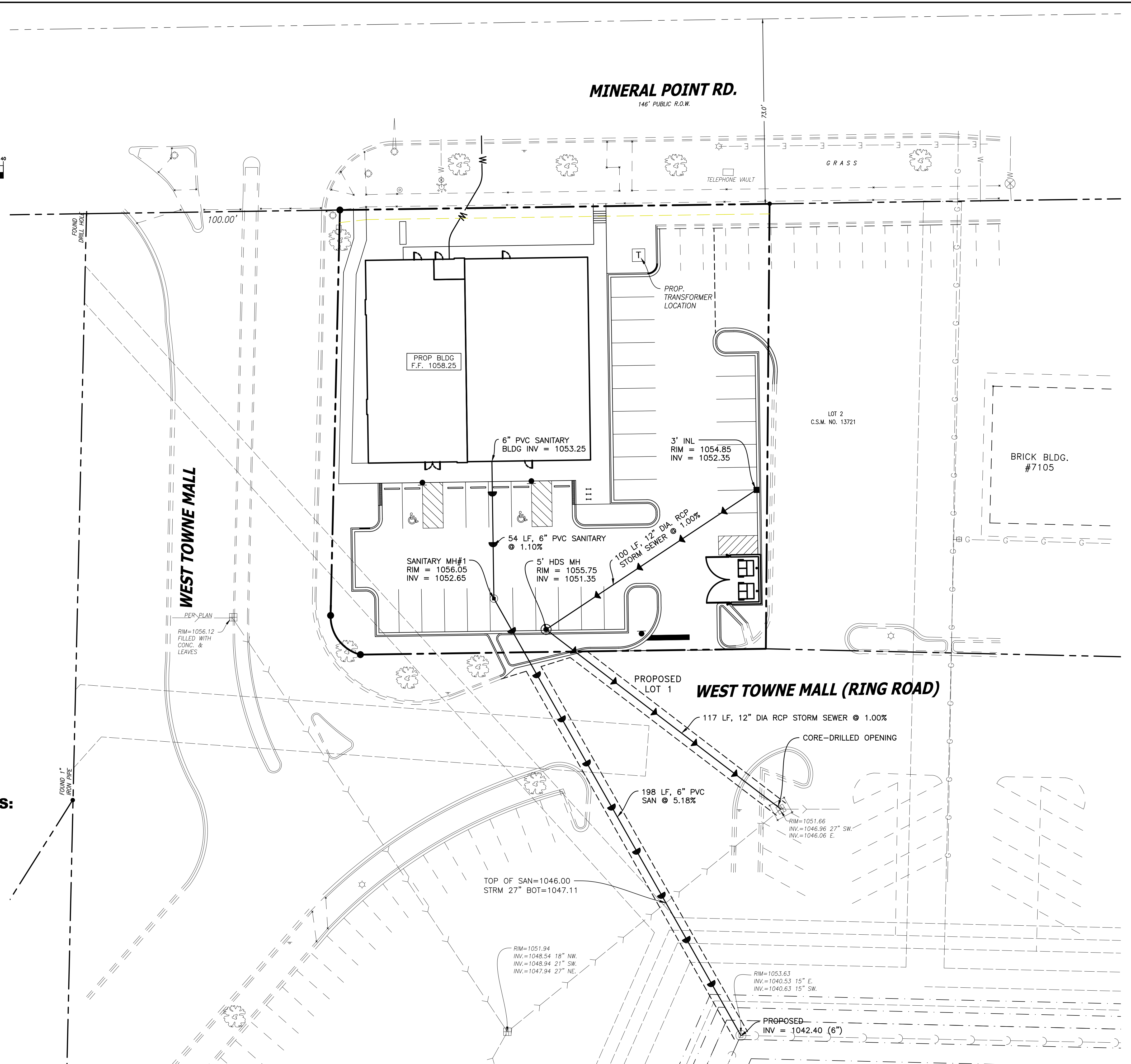
REDEVELOPMENT STORMWATER REQUIREMENTS:

SEDIMENT CONTROL: 40% CONTROL OF SEDIMENT FROM THE PAVED AREA WILL BE TAKEN CARE OF IN A HYDRODYNAMIC SEPARATOR (HDS) STRUCTURE BEFORE THE RUNOFF LEAVES THE SITE.

OIL & GREASE CONTROL: OIL AND GREASE CONTROL WILL BE PROVIDED IN THE HYDRODYNAMIC SEPARATOR.

THERMAL CONTROL: DOES NOT APPLY

STORMWATER DETENTION/INFILTRATION: THE PROJECT RESULTS IN A NET DECREASE IN IMPERVIOUS AREA. THEREFORE, DETENTION AND INFILTRATION ARE NOT REQUIRED.

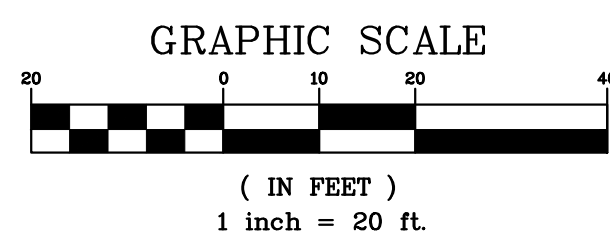


PROJECT NAME	PROJECT No.
GMX MADISON	18.GMX.C05
WEST TOWNE MALL MADISON, WI	SHEET No.
	C3.0
	OF XX SHEETS

DESCRIPTION	DATE	No.
PRELIMINARY ENGINEERING	03/11/20	0

650 E. Algonquin Rd., Ste. 250, Schaumburg, IL 60173 T: 847.756.4180 www.rtmassociates.com

User: lucas.keller File: J:\2018\18.gmx.c05.gmx madison, wi\09 design drawings\02-sheets\C3.0 UTILITY PLAN.dwg Time: Mar 10, 2020 - 4:57pm

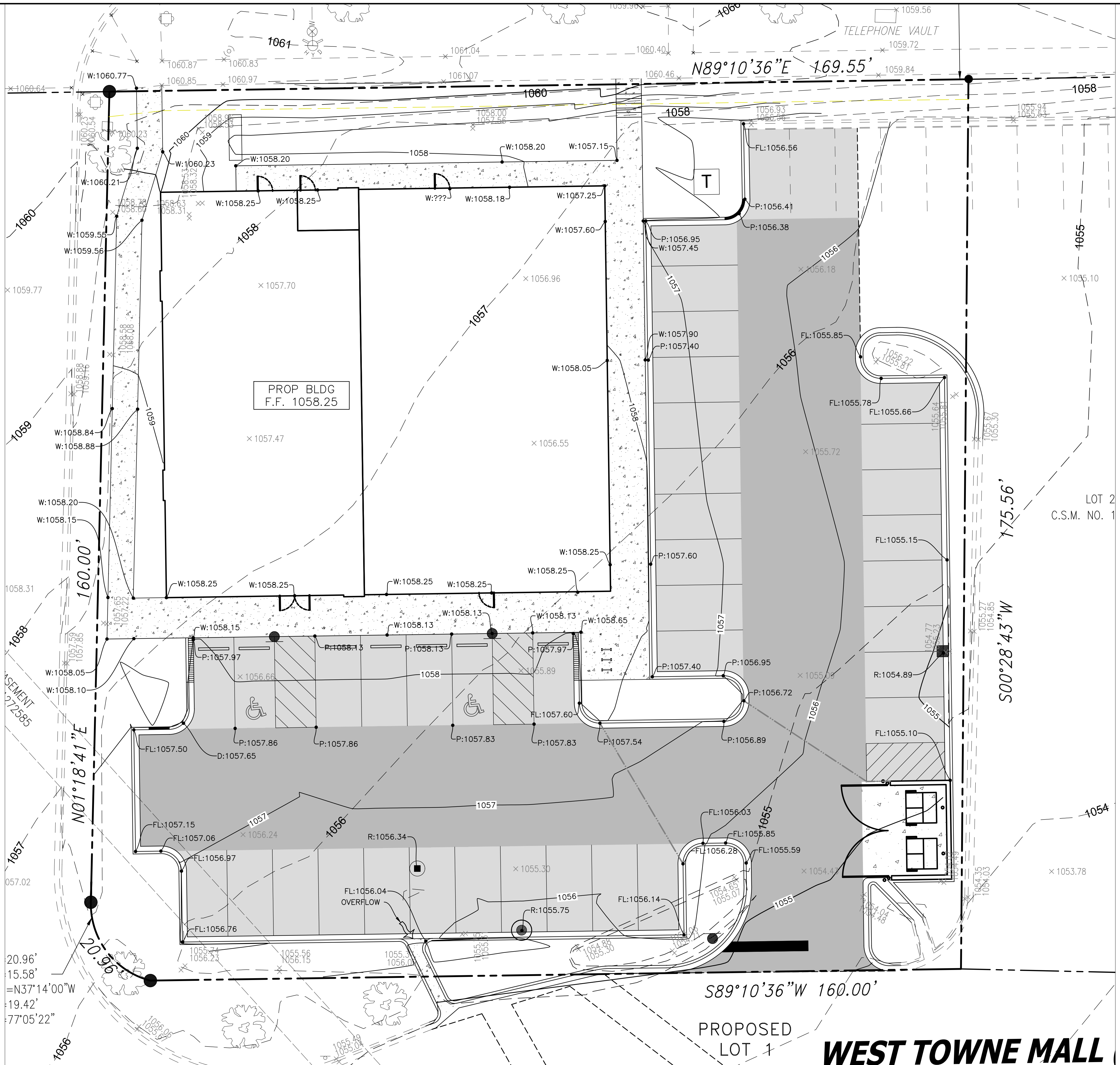


LEGEND

- | | | | | |
|-----------------------|--|----------|----------|----------|
| 1 FOOT CONTOUR | | EXISTING | | PROPOSED |
| 5 FOOT CONTOUR | | | | |
| SURFACE ELEVATION | | | | |
| DIRECTION OF FLOW | | | | |
| OVERLAND OVERFLOW | | | | |
| CATCH BASIN / INLET | | | | |
| MANHOLE | | | | |
| WATERMAIN VALVE | | | | |
| SAWCUT LINE | | | | |
| RIDGE LINE | | | | |
| TOP OF CURB | | | C XX.XX | |
| TOP OF WALK | | | W XX.XX | |
| TOP OF PAVEMENT | | | P XX.XX | |
| TOP OF DEPRESSED CURB | | | D XX.XX | |
| FLOW LINE | | | FL XX.XX | |
| EDGE OF PAVEMENT | | | P XX.XX | |
| TOP OF RIM | | | R XX.XX | |

NOTES:

1. PROPOSED ELEVATIONS SHOWN ON PROPOSED CURB LINES ARE FLOW LINE ELEVATIONS UNLESS NOTED OTHERWISE. ADD 0.50' TO OBTAIN TOP OF CURB ELEVATIONS.
2. A CONSTANT SLOPE SHALL BE MAINTAINED BETWEEN SPOT GRADES.
3. 2% MINIMUM SLOPE AND 3:1 MAXIMUM SLOPE IN TURF AREAS AND 1% MINIMUM SLOPE AND 5% MAXIMUM SLOPE IN PAVED AREAS.
4. RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.



PROJECT NAME	GMX MADISON
PROJECT No.	18.GMX.C05
SHEET No.	C4.0
OF XX SHEETS	
DESCRIPTION	PRELIMINARY ENGINEERING
DATE	03/11/20
No.	0
DATE	
No.	

GRADING PLAN

WEST TOWNE MALL MADISON, WI

650 E. Algonquin Rd., Ste. 250, Schaumburg, IL 60173 T: 847.756.4180 www.rtmassociates.com

User: lucas.keller File: J:\2018\18.gmx\c05.gmx madison, wi\09 design drawings\02-sheets\C4.0 GRADING PLAN.dwg Time: Mar 10, 2020 - 4:57pm

SEEDING SCHEDULE

A KENTUCKY BLUEGRASS 135#/ac. MIXED WITH PERENNIAL RYEGRASS 45#/ac. & 2 TONS STRAW MULCH PER ACRE
 B SPRING OATS 100#/ac.
 C WHEAT OR CEREAL RYE 150#/ac.
 D SALT TOLERANT SOD, PER PROJECT SPECIFICATIONS
 E STRAW MULCH

STABILIZATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
DORMANT SEEDING	A									A		
TEMPORARY SEEDING			B				C					
SODDING			D**									
MULCHING	E											

* IRRIGATE AS NECESSARY
 ** IRRIGATE AS NECESSARY TO ESTABLISH SOD

INSPECTION SCHEDULE

- EROSION CONTROL DEVICES & SWALES SHALL BE MONITORED DAILY.
- FOREBAY/SEDIMENT TRAPS SHALL BE MONITORED WEEKLY. TRAPPED SEDIMENT SHALL BE REMOVED, RESPREAD, & STABILIZED.
- VEGETATIVE PLANTINGS (SEEDING, SODDING, ETC.) SHALL BE CHECKED PERIODICALLY TO VERIFY THAT ADEQUATE GROUND COVER IS BEING ESTABLISHED. AREAS OF INSUFFICIENT COVER SHALL BE RESEEDING.
- REPAIRS TO EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.

ANTICIPATED CONSTRUCTION SEQUENCE

1. INSTALL SEDIMENT CONTROL DEVICES				
STABILIZED CONSTRUCTION ENTRANCE	X			
SILT FENCE	X			
2. GRADE SITE / STOCK PILE TOPSOIL				
SILT FENCE (TOPSOIL STOCKPILES & OPEN SPACE SLOPES)	X			
3. INSTALL STORM WATER MANAGEMENT				
STORM SEWER EXPLORATORY DIG		X		
INLET PROTECTION		X		
4. TEMPORARY VEGETATIVE STABILIZATION				
TEMPORARY SEEDING				X
MULCHING				X
5. SITE WORK - CONCRETE WASHOUT AREA				X
CURB & GUTTER & PATCHING				X
AGGREGATE SUBBASE				X
BAM & BINDER				X
SIDEWALKS AND CONCRETE PAVEMENT				X
ASPHALT PATCHES				X
LANDSCAPE INSTALLATION				X
6. TEMPORARY SEEDING ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS				X
7. SURFACE PARKING LOTS				X
8. PERMANENT VEGETATIVE STABILIZATION OF EXPOSED AREAS				X
PERMANENT SEEDING				X
SODDING				X
9. PERFORM CONTINUING MAINTENANCE	X	X	X	X

RESPONSIBLE CONTRACTOR

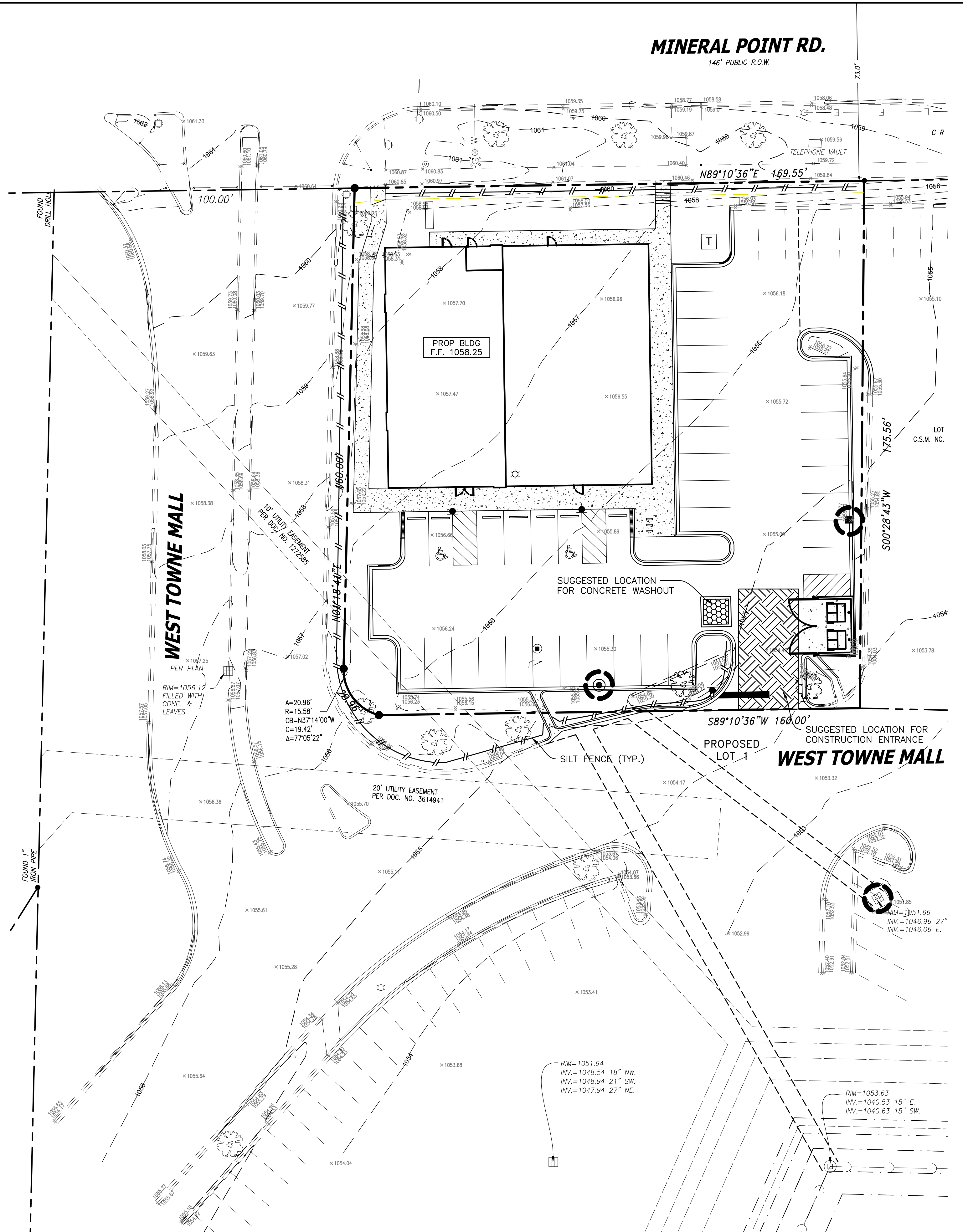
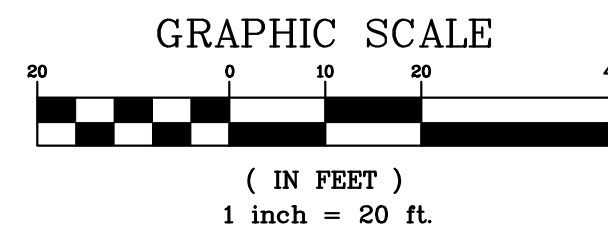
	GRADING	UNDERGROUND	PAVING	LANDSCAPE
1. INSTALL SEDIMENT CONTROL DEVICES				
STABILIZED CONSTRUCTION ENTRANCE	X			
SILT FENCE	X			
2. GRADE SITE / STOCK PILE TOPSOIL				
SILT FENCE (TOPSOIL STOCKPILES & OPEN SPACE SLOPES)	X			
3. INSTALL STORM WATER MANAGEMENT				
STORM SEWER EXPLORATORY DIG		X		
INLET PROTECTION		X		
4. TEMPORARY VEGETATIVE STABILIZATION				
TEMPORARY SEEDING				X
MULCHING				X
5. SITE WORK - CONCRETE WASHOUT AREA				X
CURB & GUTTER & PATCHING				X
AGGREGATE SUBBASE				X
BAM & BINDER				X
SIDEWALKS AND CONCRETE PAVEMENT				X
ASPHALT PATCHES				X
LANDSCAPE INSTALLATION				X
6. TEMPORARY SEEDING ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS				X
7. SURFACE PARKING LOTS				X
8. PERMANENT VEGETATIVE STABILIZATION OF EXPOSED AREAS				X
PERMANENT SEEDING				X
SODDING				X
9. PERFORM CONTINUING MAINTENANCE	X	X	X	X

GENERAL SEDIMENTATION AND EROSION CONTROL NOTES:

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE WISCONSIN DNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS.
- THE MUNICIPALITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW BY THE MUNICIPALITY.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE MUNICIPALITY.
- DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
- IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFORM ANY SUB-CONTRACT(S) WHO MAY PERFORM WORK ON THIS PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE WISCONSIN DNR "WRAPP" PERMIT.
- ALL NON-COMPLIANCE REPORTS TO THE STATE SHALL ALSO BE SENT TO THE MUNICIPAL PUBLIC WORKS (ENGINEERING) DEPARTMENT.
- UNTIL SUCH TIME THAT W HOLMES AVENUE IS FORMERLY CLOSED OFF TO THRU TRAFFIC, THERE IS TO BE NO STAGING OF EQUIPMENT OR MATERIALS IN/ALONG W HOLMES AVENUE.

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE, SEE DETAILS.
- INLET PROTECTION, AND INLET BASKET FILTERS, SEE DETAILS.
- SILT FENCE, SEE DETAILS.
- CONCRETE/MORTAR WASHOUT FACILITY

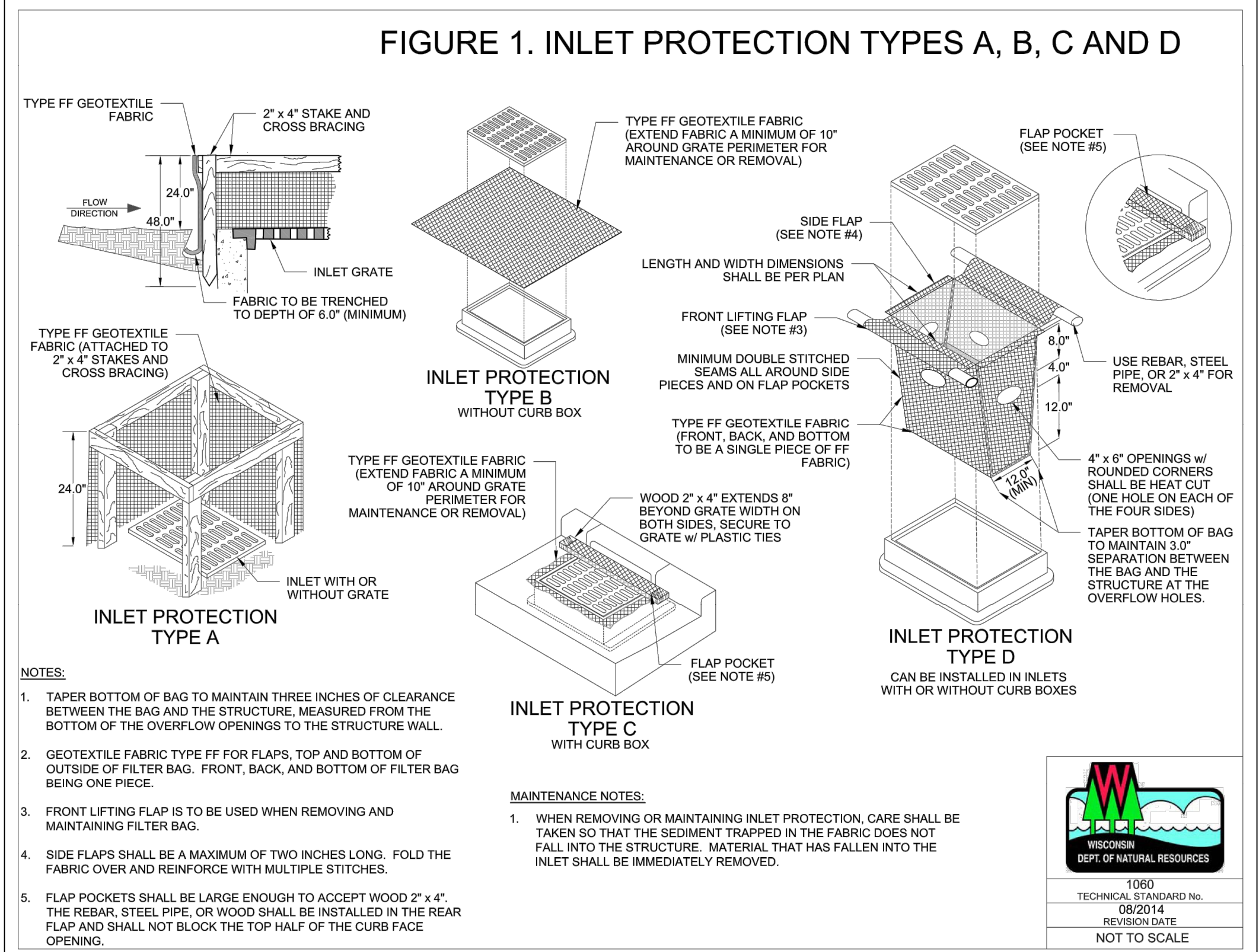
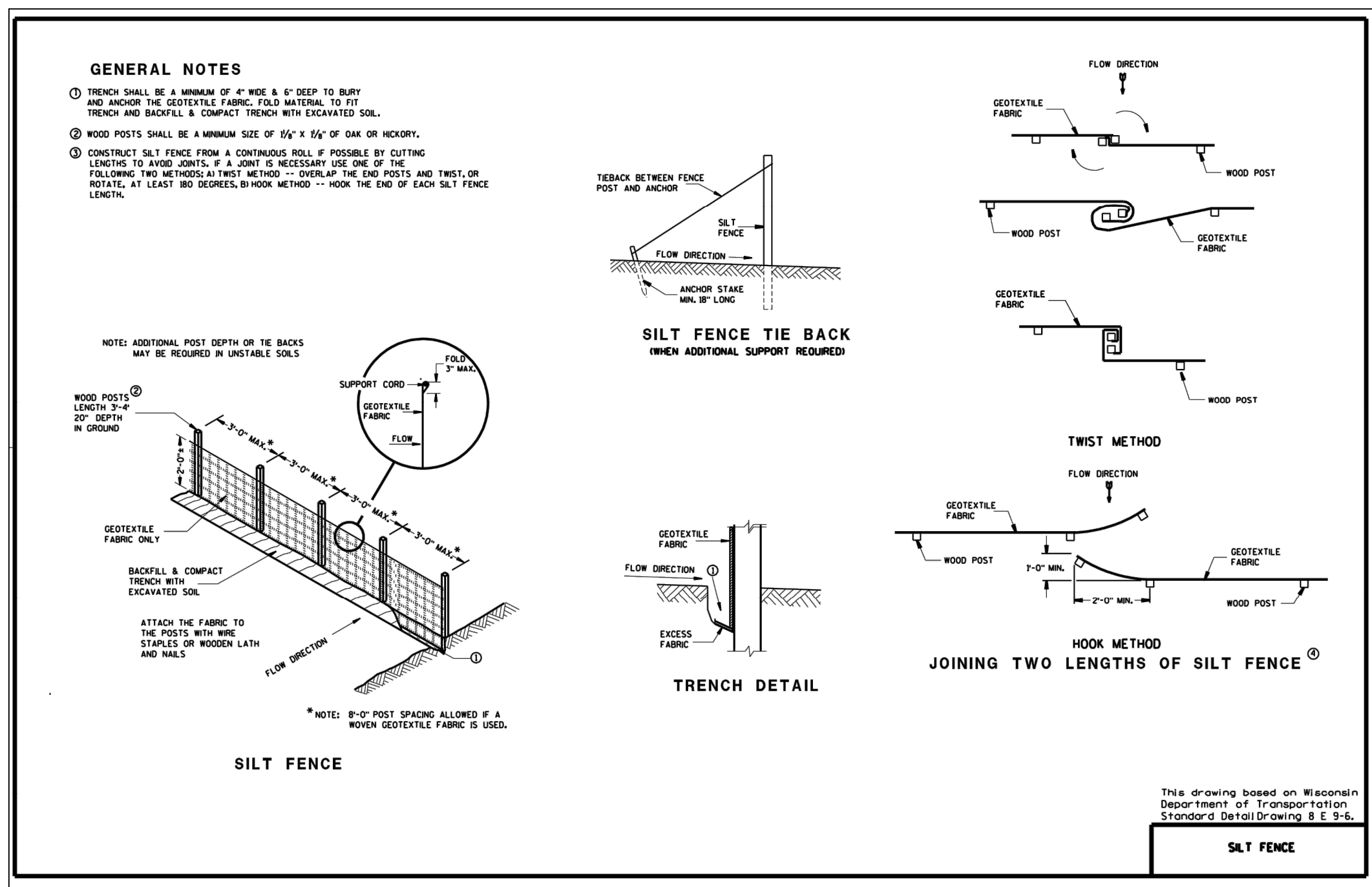
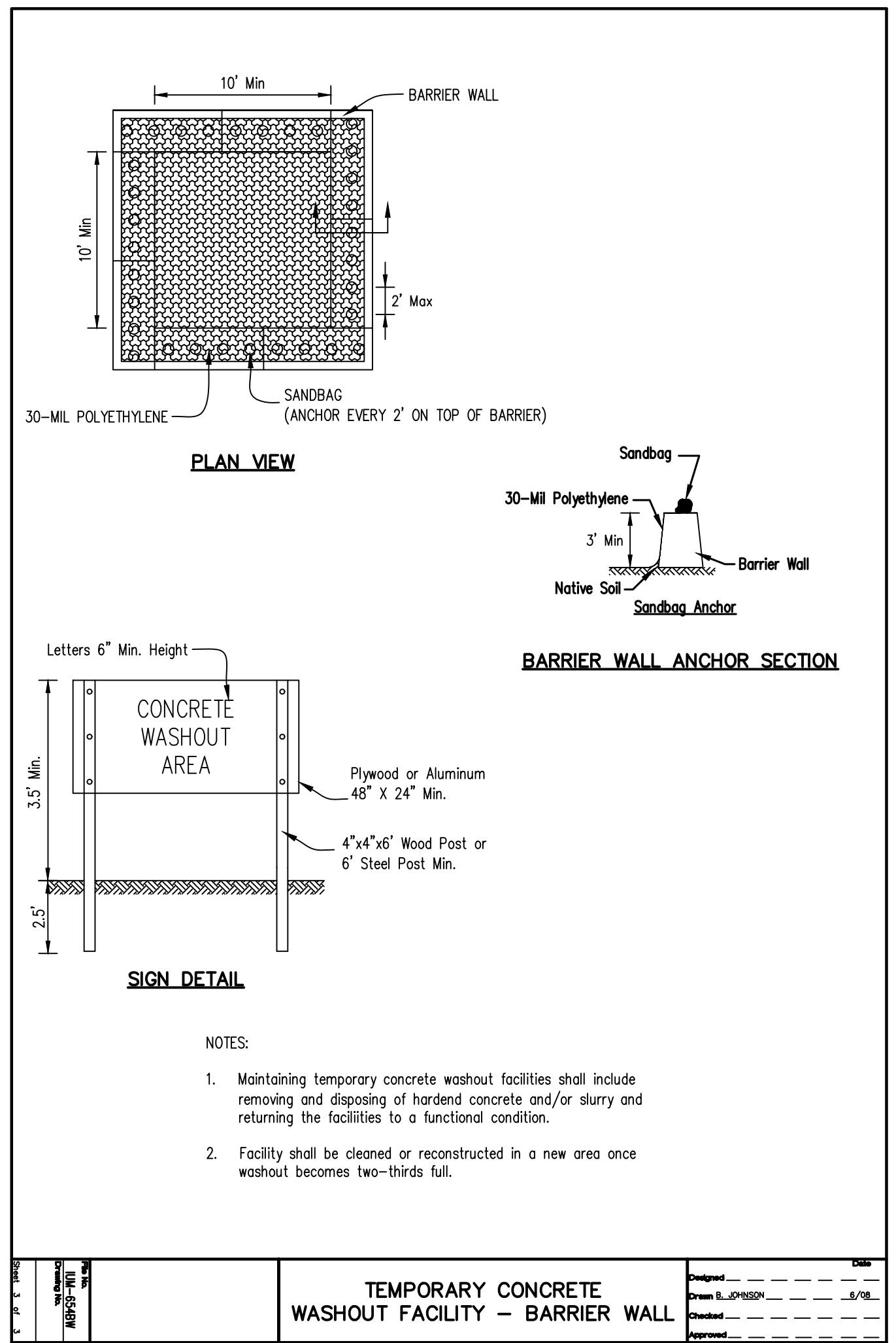
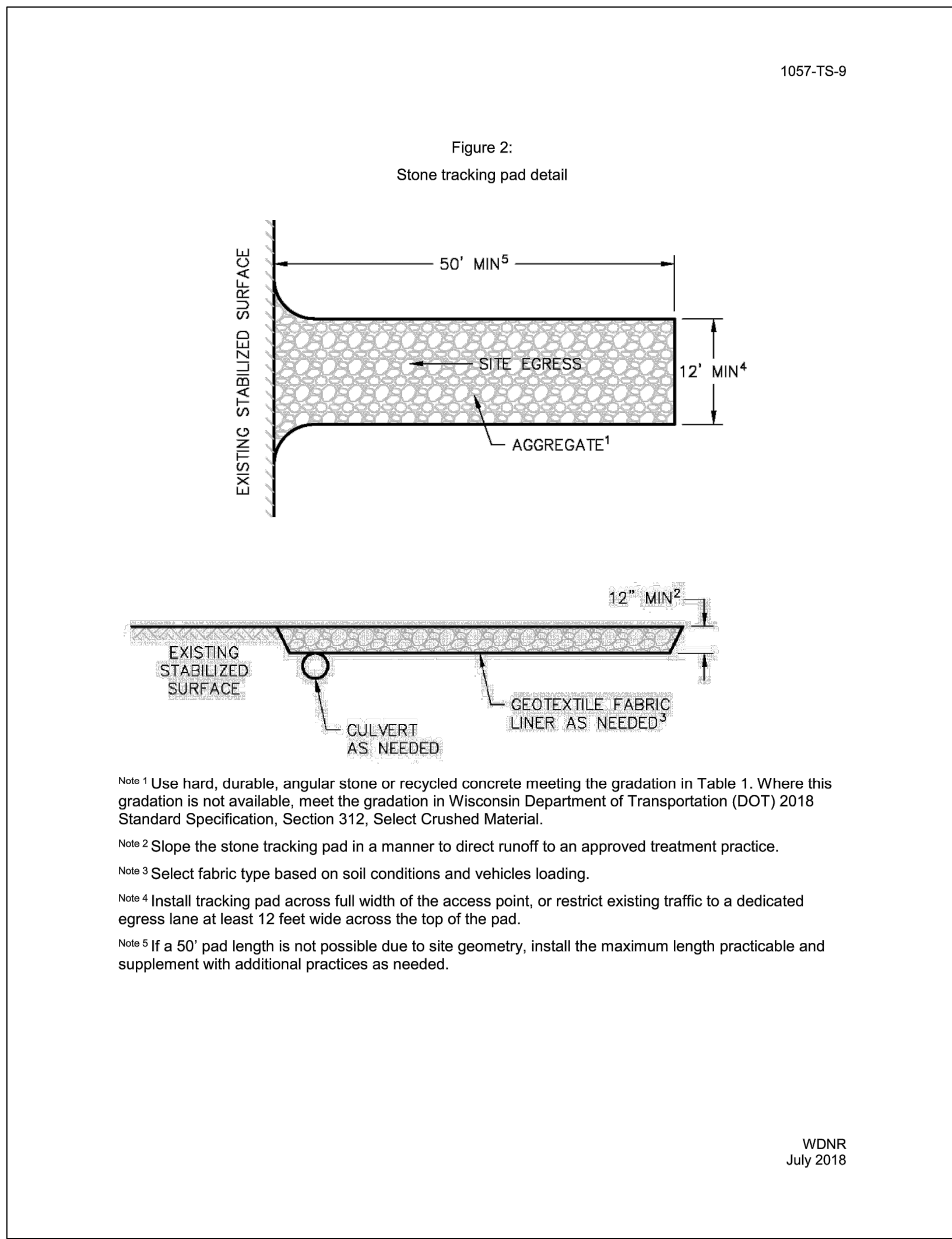


PROJECT NAME	PROJECT No.
GMX MADISON	18.GMX.C05
WEST TOWNE MALL	SHEET No.
MADISON, WI	C5.0
	OF XX SHEETS

DATE	DESCRIPTION
03/11/20	PRELIMINARY ENGINEERING

No.	DATE	DESCRIPTION
0	03/11/20	PRELIMINARY ENGINEERING

650 E. Algonquin Rd., Ste. 250, Schaumburg, IL 60173 T: 847.756.4180 www.rtmassociates.com



PROJECT NAME	PROJECT No.	DATE	DESCRIPTION
GMX MADISON	18.GMX.C05	08/2014	PRELIMINARY ENGINEERING
WEST TOWNE MALL MADISON, WI	SHEET No.		
	C5.1		
	OF XX SHEETS		

SPECIAL PROVISIONS

- THE MUNICIPAL AUTHORITY GOVERNING THIS WORK IS THE CITY OF MADISON. IN EVENT OF CONFLICT, MUNICIPAL REQUIREMENTS SHALL GOVERN.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING SPECIFICATIONS. IF A CONFLICT ARISES BETWEEN ANY PROVISION(S) OF THESE STANDARDS AND SPECIFICATIONS, THEN THE MOST RESTRICTIVE PROVISION(S) SHALL APPLY.
 - CITY OF MADISON MUNICIPAL CODE.
 - WISCONSIN DEPARTMENT OF TRANSPORTATION (W.D.O.T.) "STANDARD SPECIFICATIONS" LATEST EDITION.
 - "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.) LATEST EDITION.
 - AMERICAN ASSOCIATION OF STATE HIGHWAY TRANSPORTATION OFFICIALS, AND SPECIFICALLY, "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS."
 - WISCONSIN DEPARTMENT OF NATURAL RESOURCES, "CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK" LATEST EDITION.
 - WISCONSIN DEPARTMENT OF TRANSPORTATION, "FACILITIES DEVELOPMENT MANUAL" LATEST EDITION.
 - "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" LATEST EDITION. (SSSWCW)
 - "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION.
 - AMERICAN SOCIETY FOR TESTING AND MATERIALS, (ASTM)
 - AMERICAN WATER WORKS ASSOCIATION, (AWWA)
 - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
- IN THE EVENT OF CONFLICTS, ERRORS, OR AMBIGUITIES IN THE DOCUMENTS CLIENT AND OR CONTRACTOR SHALL IMMEDIATELY, AND BEFORE ANY WORK HAS BEGUN OR COSTS INCURRED, REQUEST CLARIFICATION FROM THE ENGINEER WHOSE INTERPRETATION SHALL BE FINAL AND BINDING UPON ALL PARTIES CONCERNED. NEITHER CLIENT NOR CONTRACTOR SHALL TAKE ADVANTAGE OF CONFLICTS, ERRORS, OR AMBIGUITIES IN THE DOCUMENTS.
- THE MUNICIPALITY SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF ANY CONSTRUCTION WORK.
- THE CONTRACTOR SHALL CALL DIGGER HOT LINE AT LEAST 48 HOURS BEFORE THE START OF ANY CONSTRUCTION WORK.
- THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ANY UTILITIES SHOWN IN THE PLANS ARE FROM RECORDS OR FIELD OBSERVABLE INFORMATION LOCATED BY SURVEYOR. ANY UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
- IF ANY EXISTING UTILITIES ARE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPAIRED PROPERLY BY THE CONTRACTOR. IF THEY ARE UTILITIES TO BE ABANDONED, THEY SHALL BE CAPPED, SEALED AND ABANDONED PROPERLY PER THE RESPECTIVE UTILITY COMPANY'S CRITERIA.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA REQUIREMENTS, MUNICIPAL REGULATIONS AND STANDARDS, AND SHALL CONFORM IN ALL RESPECTS TO ALL LOCAL, STATE AND FEDERAL LAWS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
- SITE ACCESS CONTROL INCLUDING SAFETY FENCES, AND ALL CONSTRUCTION MEANS AND METHODS AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ROADS, SWALES, DRAINAGE STRUCTURES, MANHOLES AND PIPES MUST BE KEPT CLEAN AND FREE OF DIRT, SILT AND DEBRIS AT ALL TIMES.
- ALL DISTURBED R.O.W. AREAS SHALL BE RESTORED WITH A MINIMUM OF 4 INCHES OF TOPSOIL AND SOD.
- ANY DAMAGED R.O.W. AREA SHALL BE REPAIRED TO EXISTING OR BETTER CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING AND LAYOUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEASURING, DOCUMENTING AND RECORDING ALL CONSTRUCTION WORK AND SHALL FURNISH THE OWNER, THE ENGINEER AND THE MUNICIPALITY WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK.
- THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE MUNICIPALITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
- CONTRACTOR SHALL PURCHASE AND MAINTAIN FOR THE DURATION OF THE WORK INSURANCE TO PROTECT ENGINEER, OWNER, ALL OF THE AGENTS, EMPLOYEES, SUCCESSORS, AND ASSIGNS FROM ANY AND ALL CLAIMS ARISING OUT OF THE CONSTRUCTION OF THE WORK INCLUDING NAMING THEM AS ADDITIONAL INSURED ON THE CONTRACTOR'S GENERAL LIABILITY POLICY, WHICH SHALL STATE THAT IT IS PRIMARY IN COVERAGE TO ANY INSURANCE CARRIED BY AGENTS, EMPLOYEES, SUCCESSORS, OR ASSIGNS.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.

STANDARD EARTHWORK, GRADING AND PAVING PROVISIONS

- ALL CONSTRUCTION WORK INCLUDING EARTHWORK, GRADING AND PAVING SHALL BE GOVERNED BY THE "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION IN WISCONSIN", STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, ADOPTED LATEST EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, THE MUNICIPALITIES REQUIREMENTS, AND THE APPLICABLE ROADWAY OR UTILITY AUTHORITY'S REQUIREMENTS.
- ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO DESIGN SUBGRADE.
- THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PERCENT OF MODIFIED PROCTOR DENSITY.
- THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY THE MUNICIPALITY AND THE OWNERS GEOTECHNICAL CONSULTANT, PRIOR TO PLACING THE BASE MATERIAL.
- STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTOR, PREPARING THE PAVEMENT SUBGRADE, PLACING REQUIRED DEPTH OF TOPSOIL TO FINISH GRADE, GRADING OF DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
- ANY QUANTITIES IF CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
- THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THESE DRAWINGS, AND CONSTRUCTED IN CONFORMANCE WITH THE WDOT STANDARD SPECIFICATIONS PREVIOUSLY REFERENCED AND THE REQUIREMENTS OF THE MUNICIPALITY.
- THE CURB AND GUTTER SHALL HAVE EXPANSION JOINTS CONSISTING OF 1" THICK PERFORMED EXPANSION JOINT FILLER FULL DEPTH AND WIDTH WITH 3/4" - DIAMETER BY 18-INCH LONG PLAIN ROUND STEEL DOWEL BARS AT HIGH POINTS, INLETS, CATCH BASINS, CURB RETURNS, PC AND PT'S, COLD JOINTS OR 60-FOOT MAX. INTERVALS. CONTRACTION JOINTS SHALL BE SAW CUT 2" DEEP AT 20 FOOT MAX. INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.
- ALL CONCRETE SHALL BE CONSTRUCTED PER WISDOT STANDARD SPECIFICATION.
- ALL CONCRETE SHALL BE BROOM FINISHED.
- CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN CONFORMANCE WISDOT STANDARD SPECIFICATIONS.
- DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AT ALL SIDEWALKS ABUTTING THE CURB AND GUTTER. HANDICAP RAMPS SHALL BE INSTALLED PER THE MUNICIPAL, STATE AND ADA REQUIREMENTS.
- ALL EARTHWORK OPERATIONS SHALL BE PERFORMED FOLLOWING THE ABOVE GUIDELINES AND THE INFORMATION AND RECOMMENDATIONS FOUND IN THE REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING SERVICES BY ECS MIDWEST, LLC. ECS PROJECT NO. 42:1212, DATED DECEMBER 30, 2015, AND SUPPLEMENTAL SUBSURFACE EXPLORATION AND GEOTECHNICAL REPORT JOB NO. 42:1212-A DATED 10-12-16.
- THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL REMOVE AND DISPOSE OF OFFSITE ANY EXCESS DIRT OR MATERIALS.

STANDARD UTILITY PROVISIONS

- ALL CONSTRUCTION WORK INCLUDING SEWER AND WATER MAIN, SHALL GOVERNED BY THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", LATEST EDITION, THE MUNICIPALITIES REQUIREMENTS, AND THE APPLICABLE ROADWAY OR UTILITY AUTHORITY'S REQUIREMENTS.
- ALL UTILITY TRENCHES UNDER AND WITHIN TWO FEET OF PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE BACKFILLED WITH 3/4" GRADED CRUSHED STONE (SEE TABLE 39 IN SECTION 8.43.00 OF THE SSSWCW), COMPACTED IN 8" LIFTS TO 95% OF MODIFIED PROCTOR. ADDITIONAL REQUIREMENTS OF THE GEOTECHNICAL ENGINEER AND MUNICIPALITY SHALL BE FOLLOWED.
- ANY EXISTING FIELD DRAINAGE TILES ENCOUNTERED OR DAMAGED DURING CONSTRUCTION ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION, PROPERLY REROUTED AND/OR CONNECTED TO THE STORM SEWER SYSTEM WHERE APPROVED. ALL LOCATIONS OF ENCOUNTERED FIELD DRAINAGE TILES SHALL BE PROPERLY RECORDED AND SHOWN ON THE CONTRACTOR'S "RECORD DRAWINGS" AND IMMEDIATELY REPORTED TO THE MUNICIPALITY AND THE ENGINEER. ABANDONED TILES SHALL AT A MINIMUM BE PERMANENTLY PLUGGED. ADDITIONAL REQUIREMENTS OF THE GEOTECHNICAL ENGINEER AND MUNICIPALITY SHALL BE OBTAINED AND FOLLOWED.
- IF ANY EXISTING UNDERGROUND UTILITIES ARE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPAIRED PROPERLY BY THE CONTRACTOR. IF THEY ARE UTILITIES TO BE ABANDONED, THEY SHALL BE CAPPED, SEALED AND ABANDONED PROPERLY PER THE RESPECTIVE UTILITY COMPANY'S CRITERIA.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF OFFSITE ANY EXCESS DIRT OR MATERIALS.
- "BAND/SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS OR SIZES.
- A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN WITH 18" SEPARATION, OR THE SEWER CROSSES UNDER THE WATERMAIN WITH LESS THAN 18" VERTICAL SEPARATION, OR 10' HORIZONTAL SEPARATION IS NOT MAINTAINED, THEN ONE OF THE FOLLOWING METHODS MUST ALSO BE CONSTRUCTED:
 - THE SEWER SHALL BE CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR THE LENGTH OF THE INADEQUATE HORIZONTAL SEPARATION OR FOR A DISTANCE OF TEN (10) FEET EITHER SIDE OF A CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
 - FOR A STORM SEWER CROSSING, THE RCP STORM SEWER SHALL BE CONSTRUCTED WITH O-RING GASKETED JOINTS (ASTM C-361) FOR A DISTANCE OF TEN (10') FEET EITHER SIDE OF A CROSSING.
- ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN A 8-MIL POLYETHYLENE TUBING. THE TUBING SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARD FOR POLYETHYLENE ENCASEMENT FOR GRAY AND DUCTILE IRON PIPING ANSI/AWWA C105/72/A21.5 OR AS REVISED. INSTALLATION PROCEDURES SHALL FOLLOW "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN".
- ALL MANHOLES, CATCHBASINS, INLETS AND VALVE VAULTS SHALL BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE RING CONSTRUCTION WITH TONGUE AND GROOVE JOINTS IN CONFORMANCE WITH THE LATEST REVISION OF ASTM C-478. ALL JOINTS BETWEEN SECTIONS SHALL BE SEALED WITH MASTIC TYPE BITUMINOUS JOINT SEALER. CONTRACTOR SHALL REMOVE EXCESS MASTIC INSIDE STRUCTURE AND BUTTER JOINTS WITH MORTAR. ALL STORM AND SANITARY STRUCTURES SHALL HAVE OFFSET CONES, EXCEPT WHERE HEIGHT RESTRICTIONS REQUIRE A REINFORCE CONCRETE FLAT TOP. VALVE VAULTS SHALL HAVE CONCENTRIC CONES. A MAXIMUM OF 2 PRECAST CONCRETE ADJUSTMENT RINGS LIMITED TO 6 INCHES TOTAL HEIGHT SHALL BE PERMITTED. MANHOLE STEPS SHALL BE PROVIDED. CONTRACTOR SHALL ADJUST STRUCTURES TO FINISHED GRADE AS NEEDED.
- ALL UTILITIES SHALL BE INSTALLED WITH TRACER WIRE. TRACER WIRE TO BE INSTALLED IN A MANNER THAT IS CONTINUOUS.
- IF THE SPECIFICATIONS ON THIS SHEET CONTRADICT THE CITY SPECIFICATIONS, THE CITY DETAILS, SPECIFICATIONS GOVERN.

STANDARD SANITARY SEWER PROVISIONS:

- THE CITY MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK.
- ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
- ALL DOWNSPOUTS, FOOTING DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM OR TO GRADE.
- ALL SANITARY PIPE SHALL BE, AS SPECIFIED ON THE PLANS, EITHER P.V.C. (S.D.R. DEPENDANT ON DEPTH) PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212, OR CERAMIC EPOXY LINED DUCTILE IRON PIPE CLASS 52 CONFORMING TO A-21.51 WITH JOINTS CONFORMING TO ANSI A-21.11.
- "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS OR SIZES.
- WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
 - CIRCULAR SAW-CUT OF THE SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.
 - WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
- SANITARY MANHOLES SHALL HAVE IN ADDITION TO THE GENERAL MANHOLE REQUIREMENTS:
 - BASE AND BOTTOM SECTION SHALL BE MONOLITHICALLY CAST INCLUDING BENCHES, INVERTS AND FLOW LINES.
 - MANHOLES JOINTS AND ADJUSTMENT RINGS SHALL SET IN PREFORMED PLASTIC GASKET RUB-R-NEK, EZ STIK OR APPROVED EQUAL.
 - PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATERTIGHT PIPE SLEEVES CONFORMING TO ASTM C-923.
 - ADAPTOR INC. INTERNAL/EXTERNAL SEAL, OR EQUIVALENT, AS REQUIRED BY THE SANITARY DISTRICT.
- ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE APPROPRIATE HEALTH DEPARTMENTS. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.
- A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN WITH 18" SEPARATION, OR THE SEWER CROSSES UNDER THE WATERMAIN WITH LESS THAN 18" VERTICAL SEPARATION, OR 10' HORIZONTAL SEPARATION IS NOT MAINTAINED, THEN ONE OF THE FOLLOWING METHODS MUST ALSO BE CONSTRUCTED:
 - THE SEWER SHALL BE CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR THE LENGTH OF THE INADEQUATE HORIZONTAL SEPARATION OR FOR A DISTANCE OF TEN (10) FEET EITHER SIDE OF A CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
 - FOR A STORM SEWER CROSSING, THE RCP STORM SEWER SHALL BE CONSTRUCTED WITH O-RING GASKETED JOINTS (ASTM C-361) FOR A DISTANCE OF TEN (10') FEET EITHER SIDE OF A CROSSING.
- ALL SANITARY SEWERS SHALL BE TESTED IN KEEPING WITH ALL MUNICIPAL REQUIREMENTS. ALL CONSTRUCTION SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", LATEST EDITION. EXCEPT FOR CONFLICTS WITH CITY REQUIREMENTS, WHERE THE CITY REQUIREMENTS SHALL TAKE PRECEDENCE.
- ALL SANITARY SEWERS SHALL BE TESTED IN ACCORDANCE WITH SSSWCW.
- IF THE SPECIFICATIONS ON THIS SHEET CONTRADICT THE CITY SPECIFICATIONS, THE CITY DETAILS, SPECIFICATIONS GOVERN.
- SANITARY SEWER BEDDING AND TRENCH BACKFILL SHALL BE PER THE UTILITY TRENCHES DETAIL.

STANDARD WATER MAIN PROVISIONS

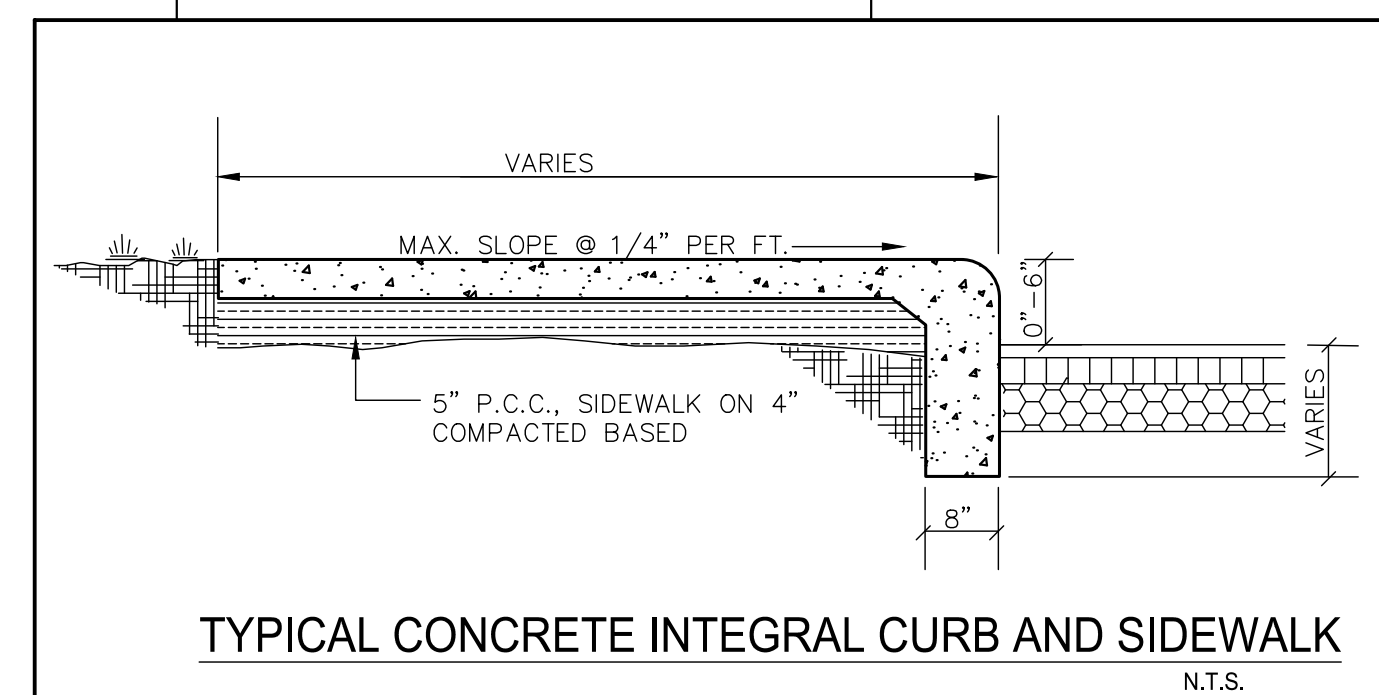
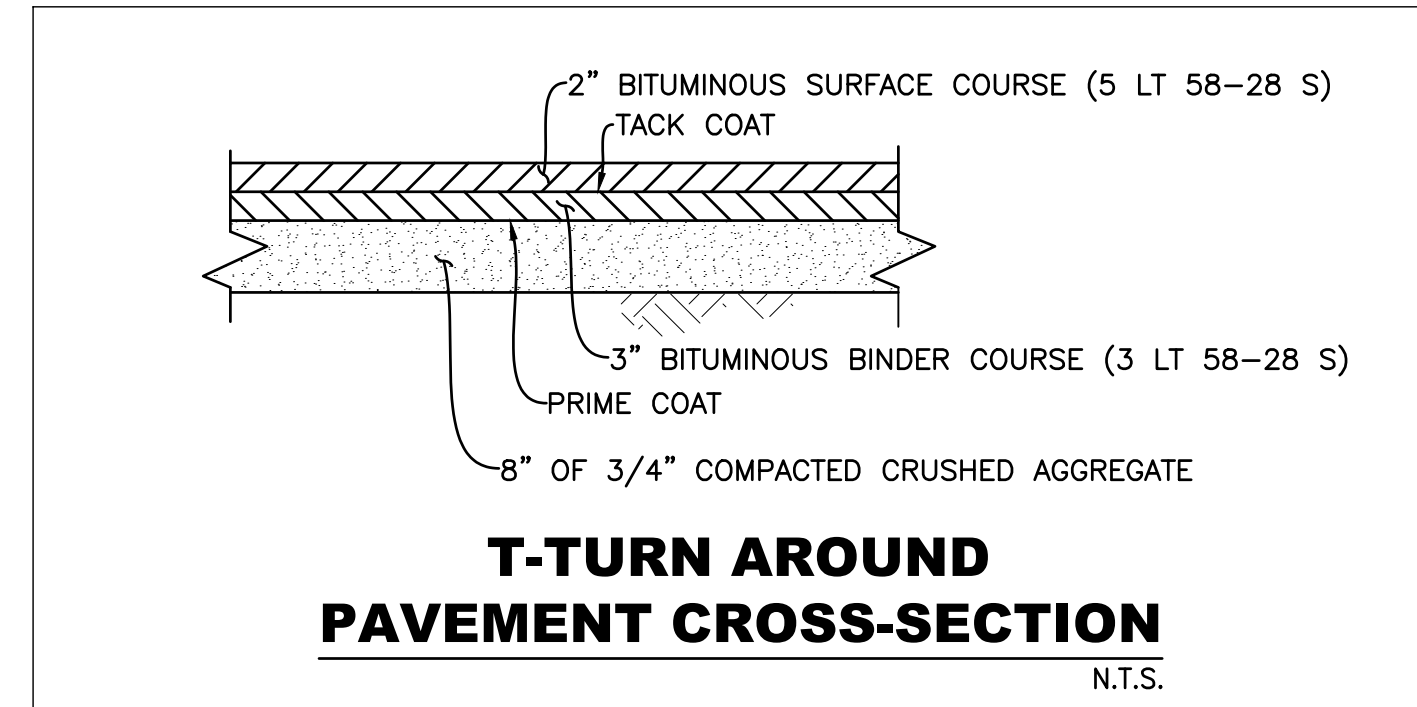
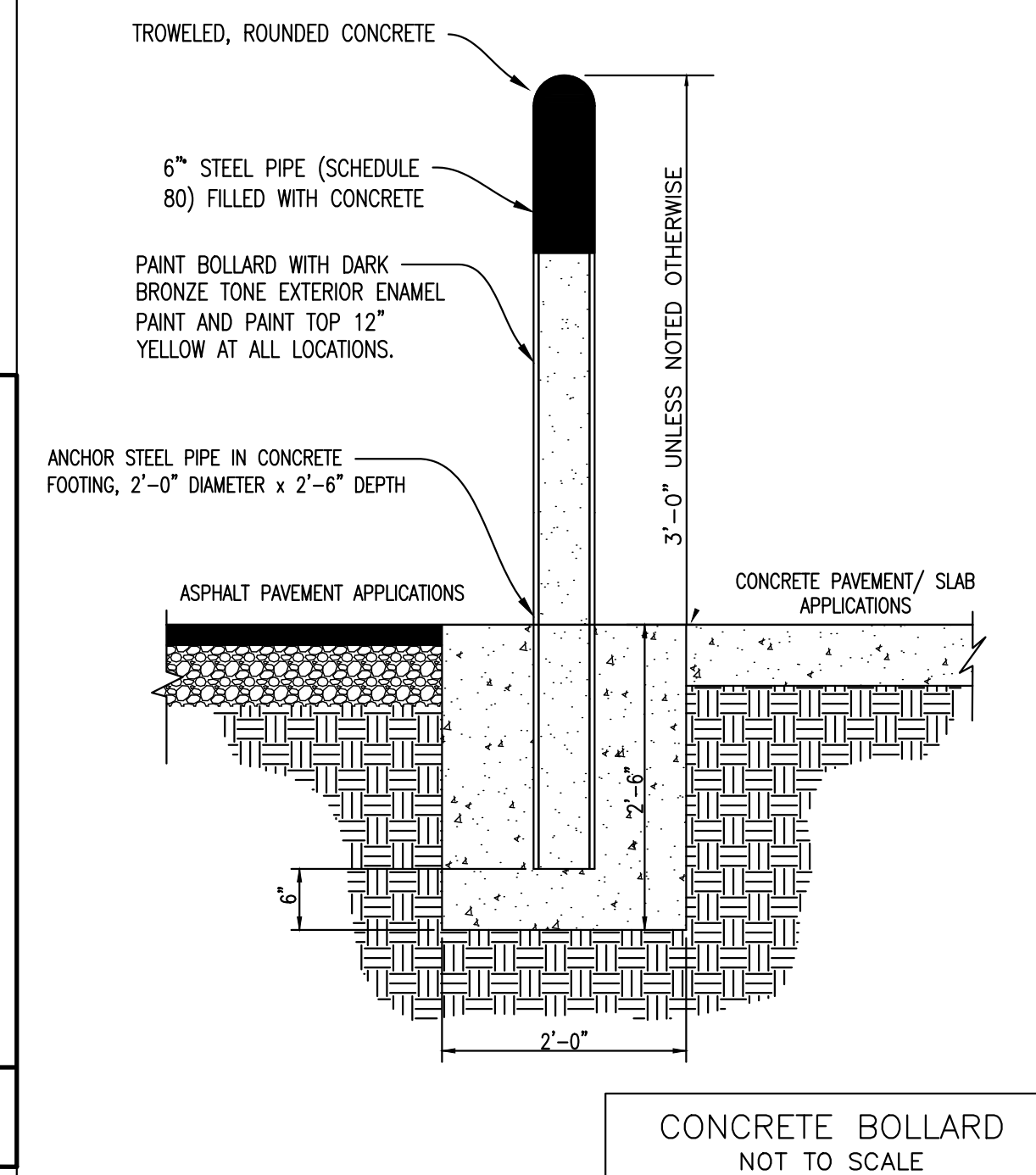
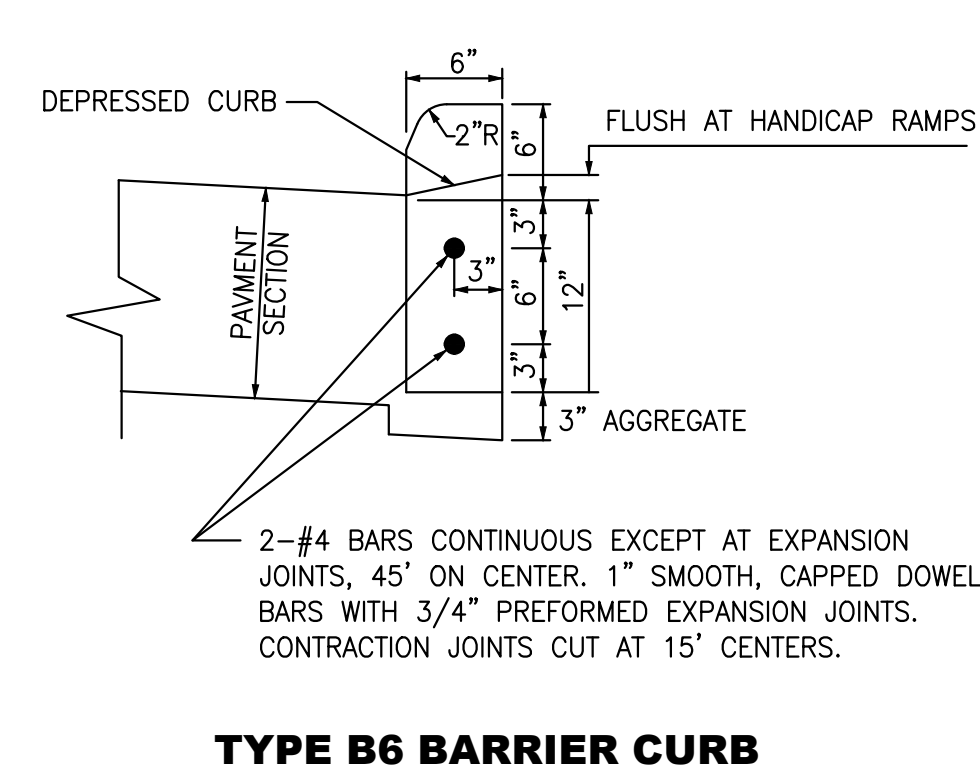
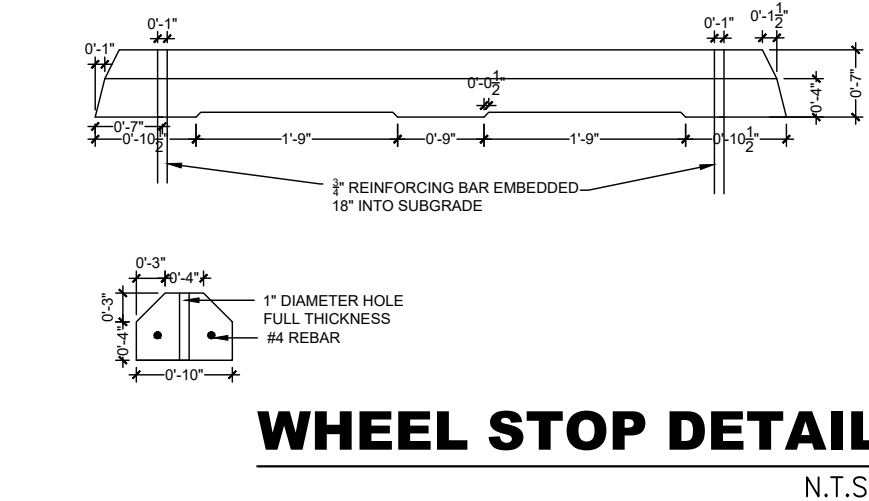
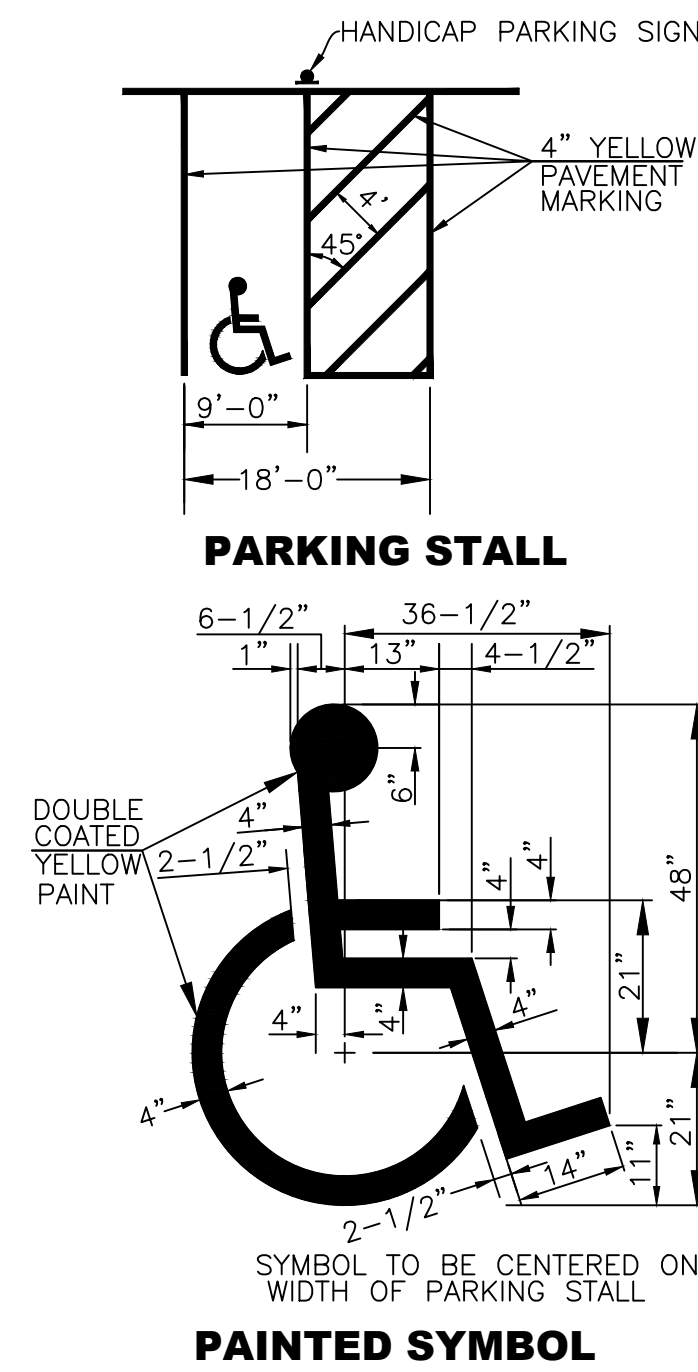
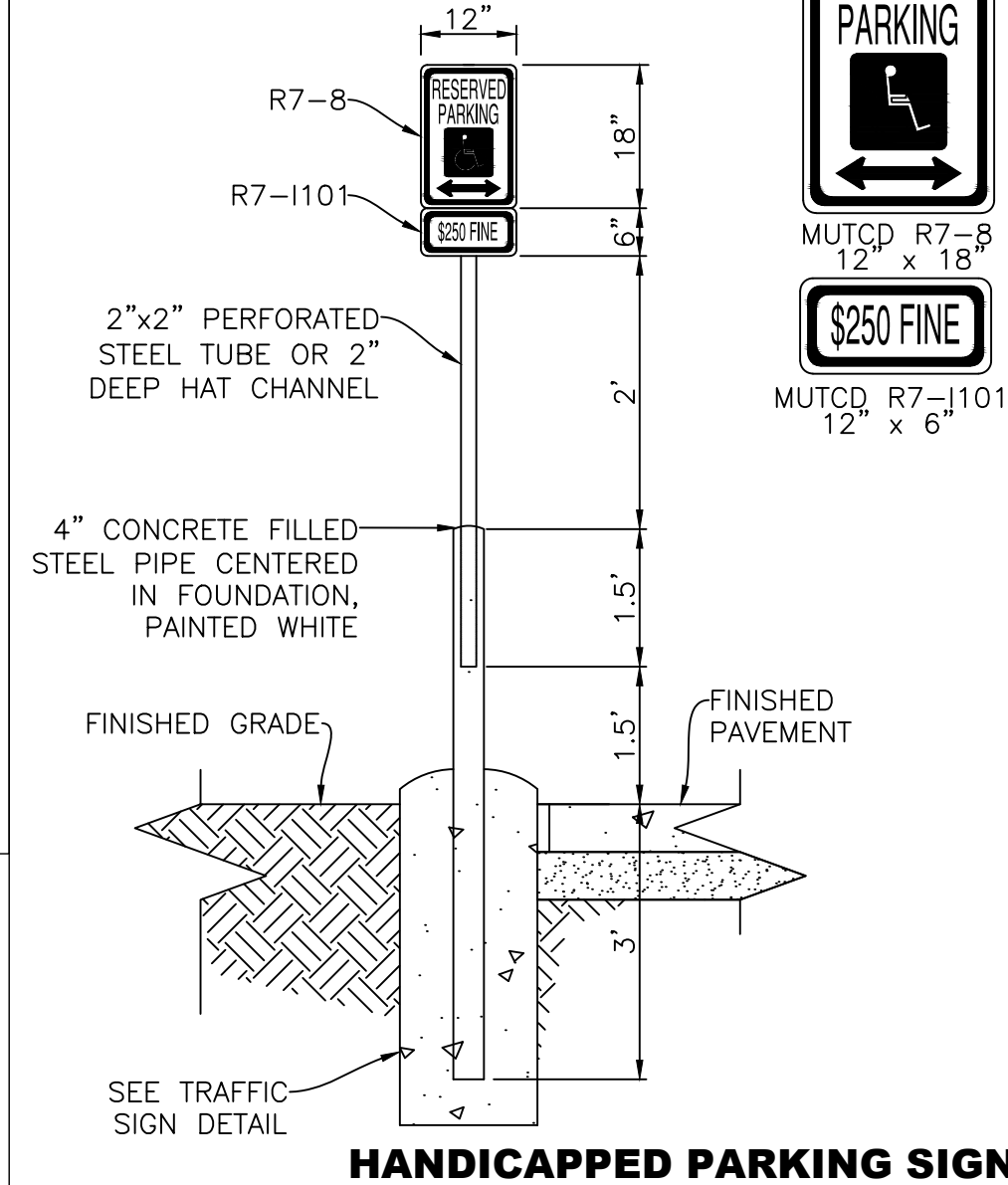
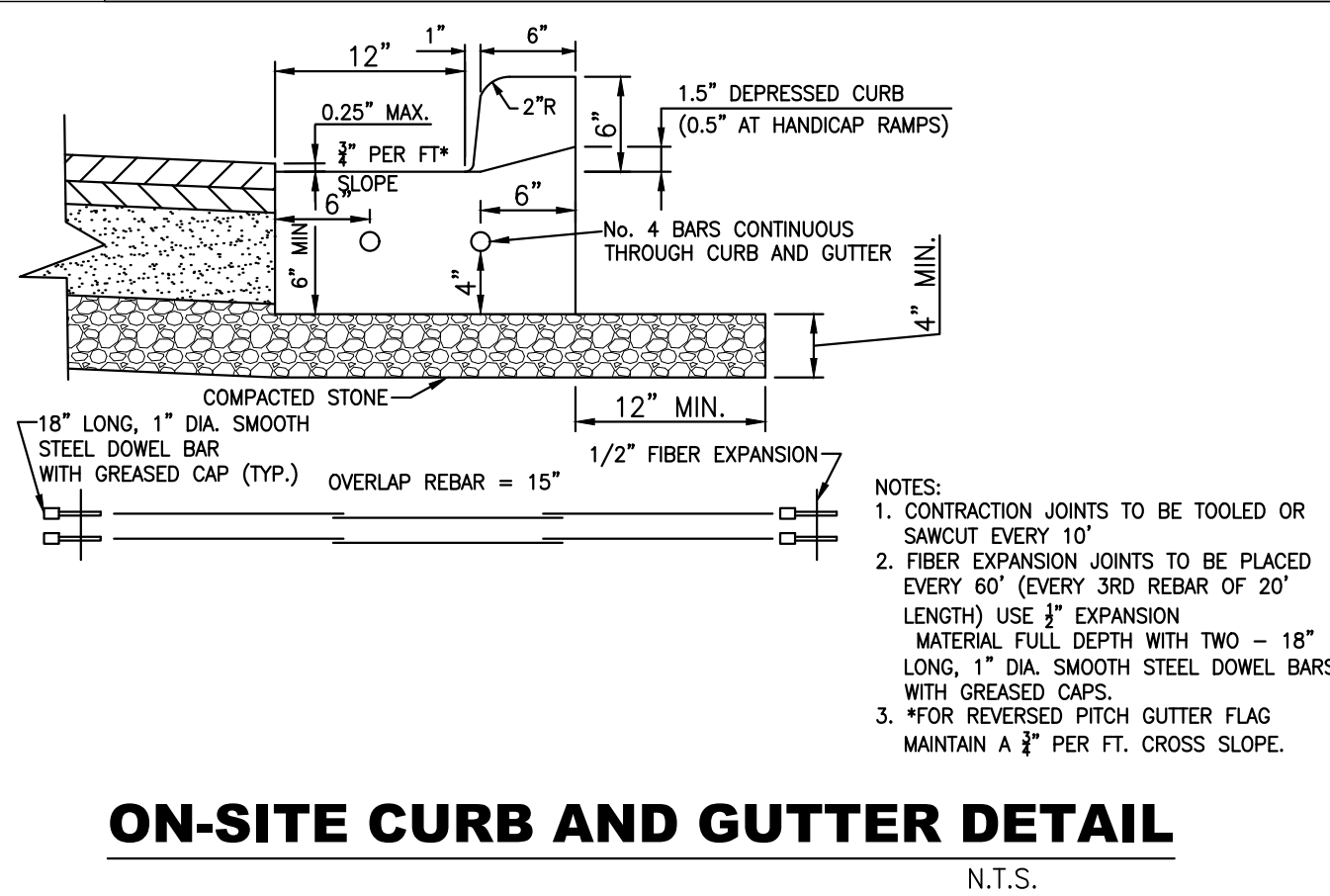
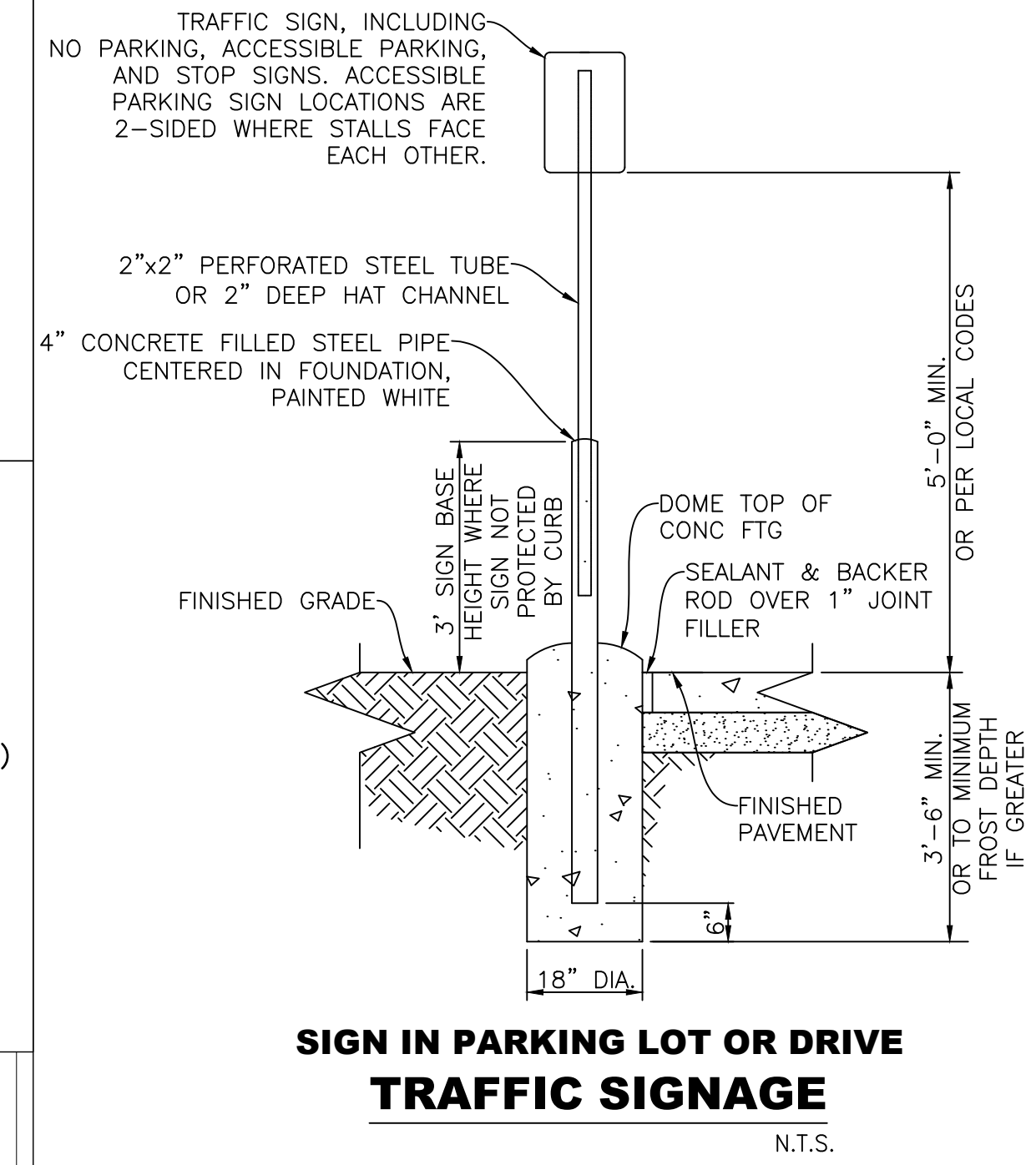
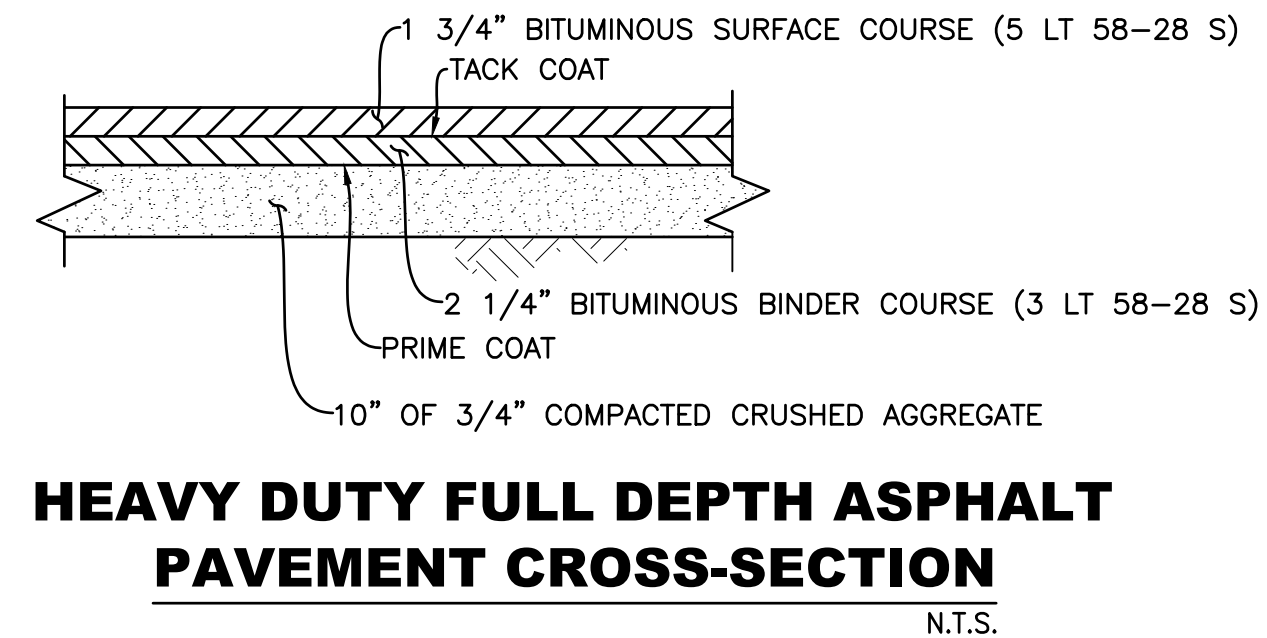
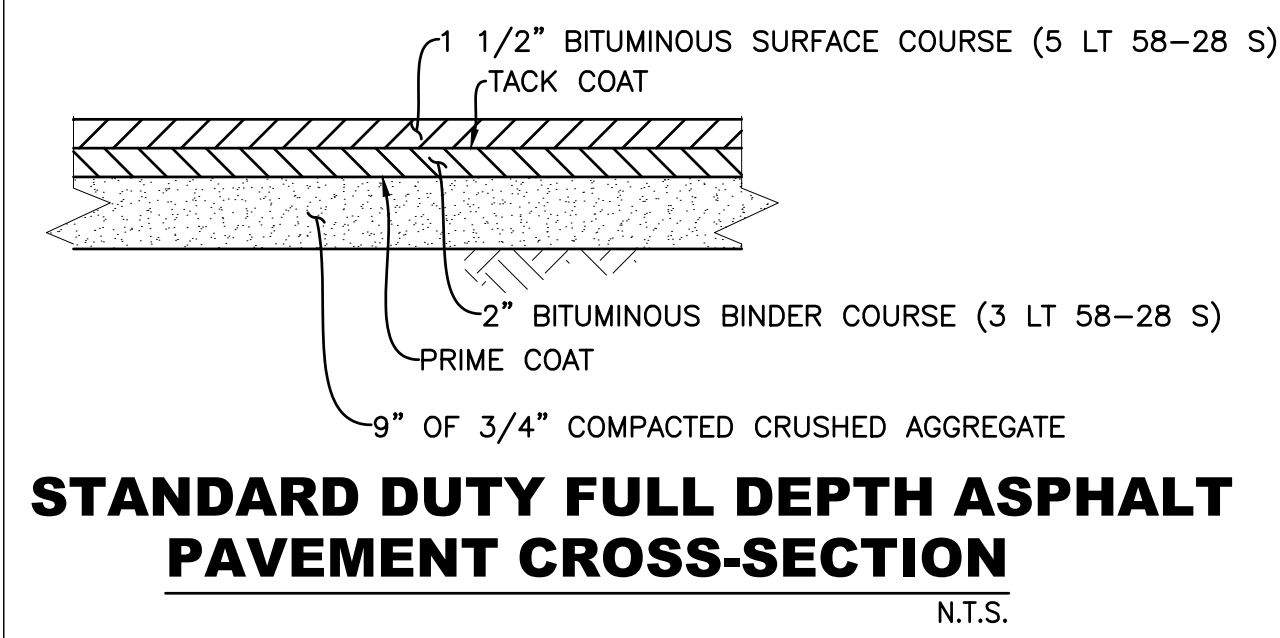
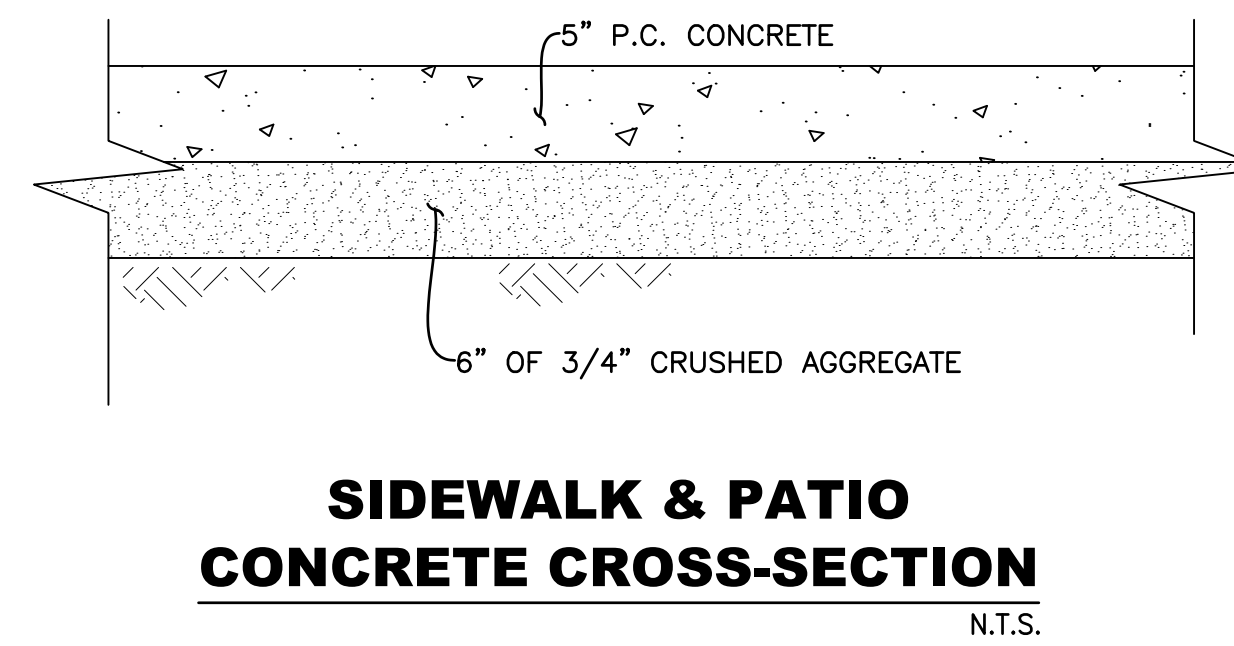
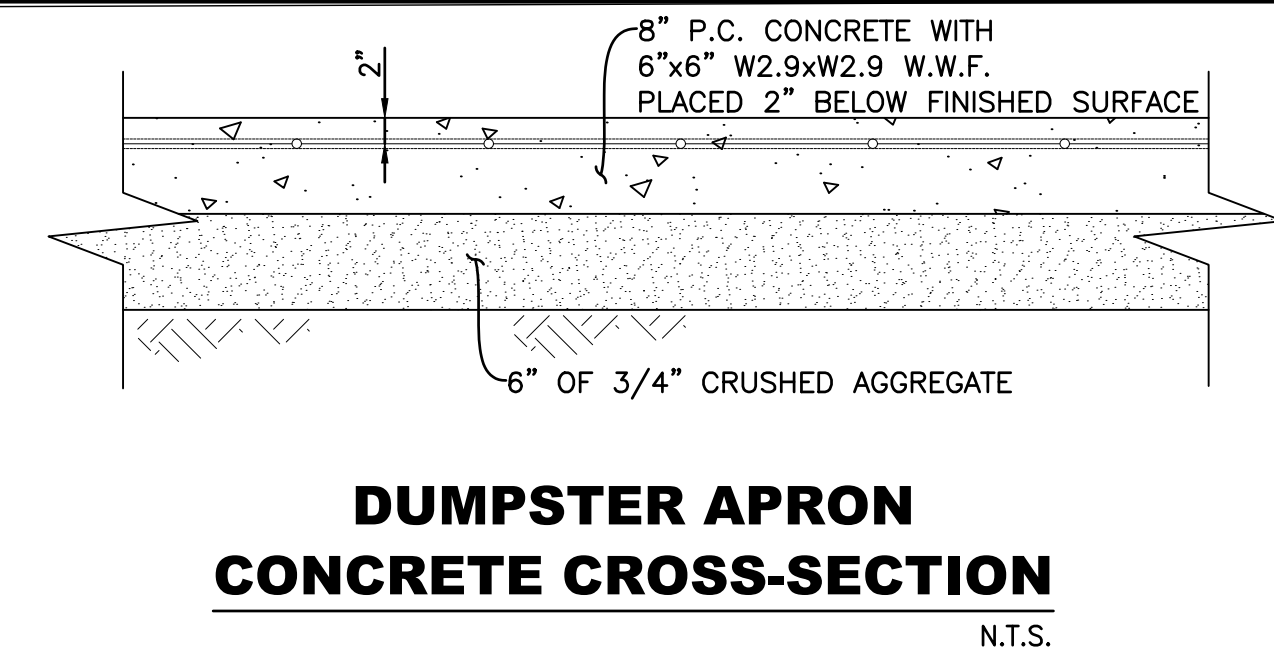
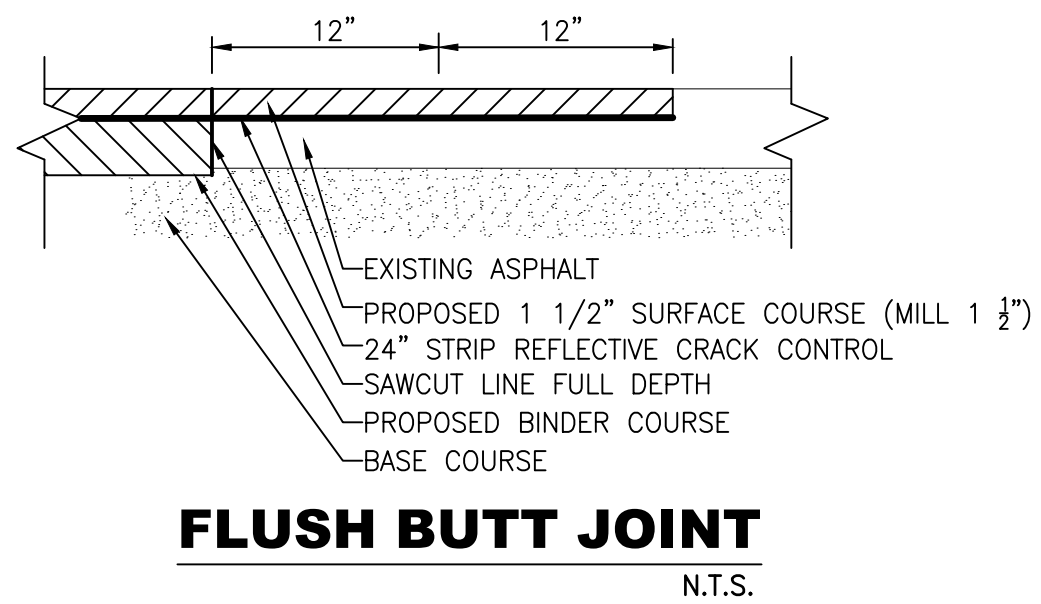
- ALL WATERMANS TO BE DUCTILE IRON PIPE PER ANSI A-21.51, (CLASS 52) WITH JOINTS PER ANSI A-21.11 AS REQUIRED BY THE "STANDARD SPECIFICATION OF SEWER AND WATER CONSTRUCTION IN WISCONSIN". PIPE TO BE CEMENT LINED PER ANSI A-21.4 (AWWA C104). ALL WATERMANS TO BE WRAPPED IN POLYETHYLENE MATERIAL USING, 8 MIL. THICK MINIMUM FOR CORROSION PROTECTION.
- THE MINIMUM COVER FOR ALL WATER MAIN AND WATER SERVICE PIPE IS SIX (6') FEET FROM FINISHED GRADE TO TOP OF PIPE.
- ALL VALVES SHALL BE RESILIENT WEDGE VALVES AND BE FURNISHED MECHANICAL JOINTED, WITH CAST IRON BODY, BRONZE MOUNTED, BRONZE STEMMED, DOUBLE DISC PATTERN, WITH NON-RISING STEM AND BE DESIGNED FOR 300 POUNDS WORKING PRESSURE. ALL VALVES SHALL OPEN LEFT.
- ALL WATER MAIN SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA, WISCONSIN, AND THE CITY.
- AFTER THE PRESSURE TEST HAS BEEN ACCEPTED, THE CONTRACTOR SHALL CHLORINATE THE WATER MAINS WITH GAS IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA, WISCONSIN, AND THE CITY.
- ALL VALVE VAULTS ARE TO BE A MINIMUM OF 5 FEET IN DIAMETER.
- ANY WELLS FOUND SHALL BE CAPPED/ABANDONED PER COUNTY HEALTH DEPARTMENT REQUIREMENTS.
- ALL MECHANICAL JOINTS SHALL BE MEGALUG.
- WATERMAIN BEDDING AND TRENCH BACKFILL SHALL BE PER THE UTILITY TRENCHES DETAIL.

PROJECT NAME	GMX MADISON		PROJECT No. 18.GMX.C05
	WEST TOWNE MALL MADISON, WI		
DESCRIPTION	PRELIMINARY ENGINEERING		
DATE	03/11/20		
No.	0		

rtm
engineering consultants
650 E. Algemon Rd., Ste. 250, Schaumburg, IL 60173 T:847.756.4180 www.rtmassociates.com

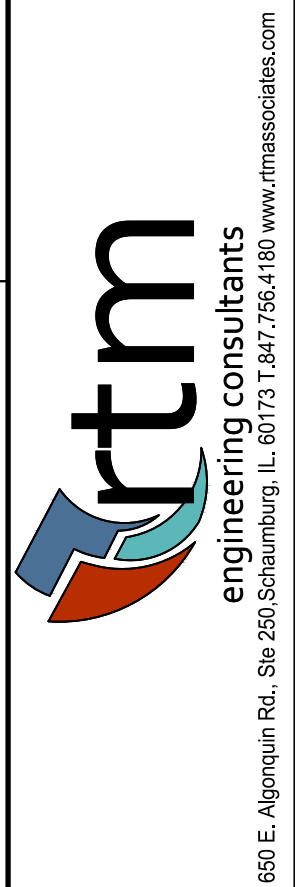
SPECIFICATIONS

OF XX SHEETS



PROJECT NAME	PROJECT No.	DATE	DESCRIPTION
GMX MADISON	18.GMX.C05	03/11/20	PRELIMINARY ENGINEERING
WEST TOWNE MALL			
MADISON, WI			


PROJECT NAME: GMX MADISON
PROJECT No.: 18.GMX.C05
DATE: 03/11/20
DESCRIPTION: PRELIMINARY ENGINEERING



DETAILS

User: lucas.keller File: J:\2018\18.gmx.c05.gmx madison, wi\09 design drawings\02-sheets\C7.0 DETAILS.dwg Time: Mar 10, 2020 - 4:57pm

D-Series Size 1 LED Area Luminaire



Specifications

EPA: 0.11
Length: 33"
Width: 13"
Height H1: 7-1/2"
Height H2: 3-1/2"
Weight: 27 lbs

Ordering Information

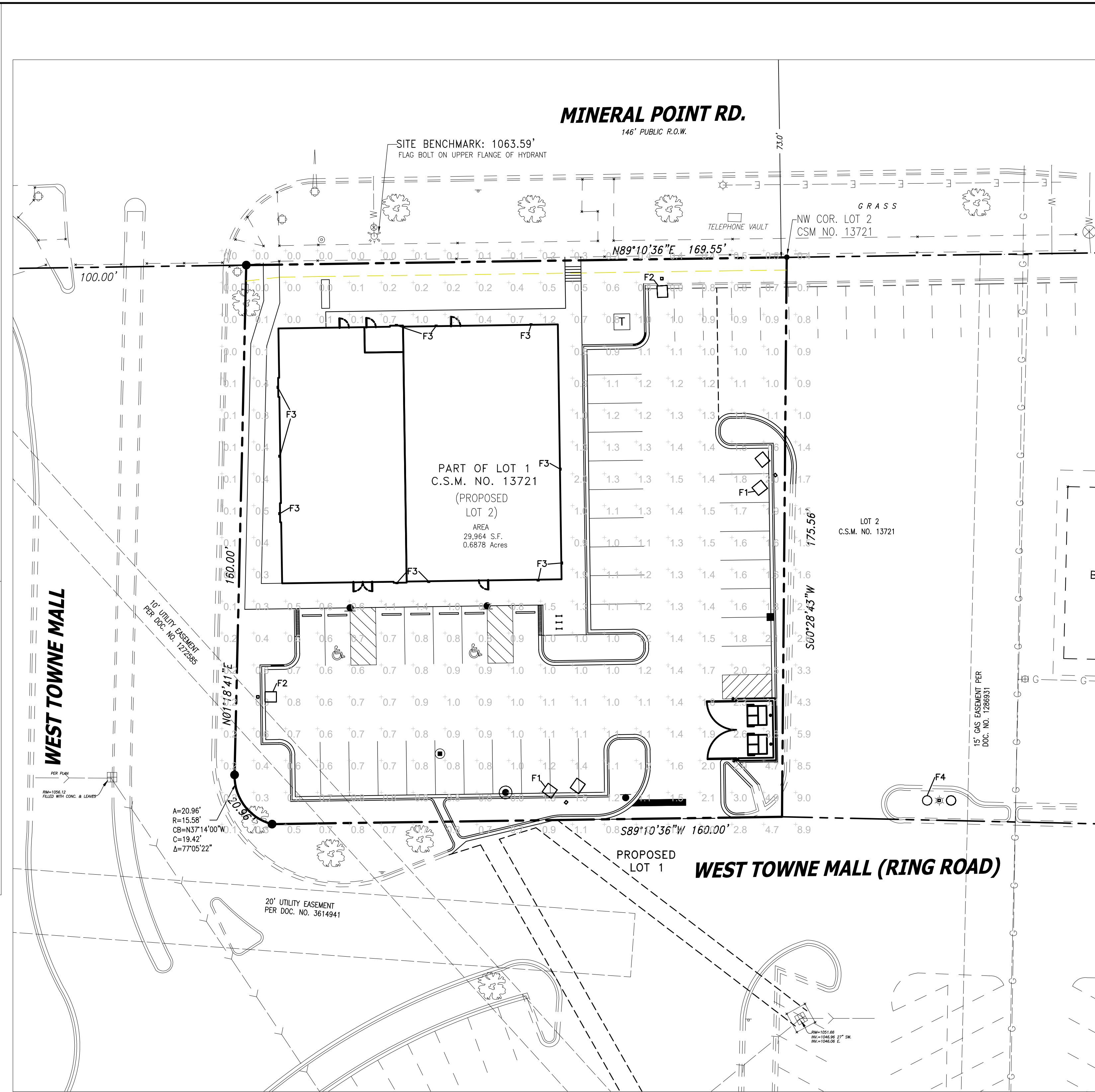
DSX1 LED

Series	LEDs	Color Temperature	Dist./Beam	Package	Mounting
DSX1 LED	Forward optics	30K 3000K	T5	1000*	Shipped included
P1	P4	40K 4000K	T5	1000*	SRA Square pole mounting
P2	P5	50K 5000K	T3M	200*	RPA Round pole mounting
P3	P6		T5	200*	WBA Wall bracket
Rotated optics					
P1P	P12		T3M	277*	SPUBA Square pole universal mounting adaptor
P11	P13		T4M	347**	RUBA Round pole universal mounting adaptor
			RTM	460**	Shipped separately

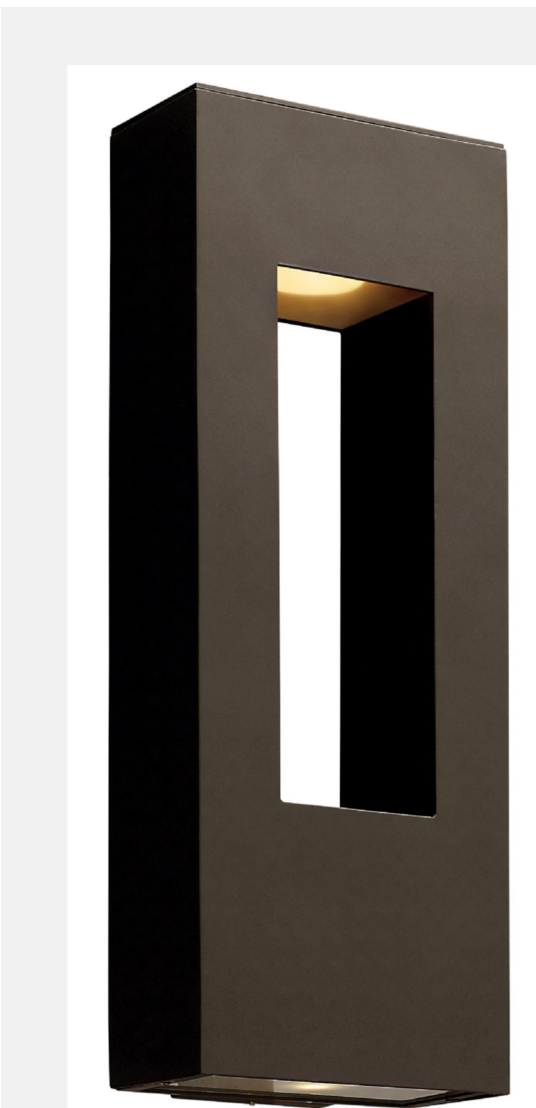
Control options

Control options	Other options	Finish
NSI/2: High RH generation 2 required	FR: High flow, medium ambient sensor, 8-15' mounting height, ambient sensor enabled at 16'	DS000 Dark bronze
PIRH: Low flow, medium ambient sensor	PIRH: High flow, medium ambient sensor, 15-30' mounting height, ambient sensor enabled at 16'	DS001 Black
PER: NEMA twist lock receptacle only (optional ordered separately)	PER/REV: High flow, medium ambient sensor, 15-30' mounting height, ambient sensor enabled at 16'	DS002 Natural aluminum
PER/2: Free pin receptacle only (optional ordered separately)	PER/REV/2: High flow, medium ambient sensor, 15-30' mounting height, ambient sensor enabled at 16'	DS003 White
PER/3: Three pin receptacle only (optional ordered separately)	PER/REV/3: High flow, medium ambient sensor, 15-30' mounting height, ambient sensor enabled at 16'	DS004 Textured dark bronze
DMG: 0-10V dimming wire pulled outside fixture for use with external control, ordered separately	FAO: Field adjustable	DS005 Textured black
DS: Dual switching	E65: External gase shield	DS006 Textured natural aluminum
		DS007 Textured white

LITHONIA LIGHTING



HINKLEY & R.



ATLANTIS 1649BZ-LED BRONZE

WIDTH:	9.0"
HEIGHT:	24.0"
WEIGHT:	7.0 LBS
MATERIAL:	EXTRUDED ALUMINUM BODY
GLASS:	ETCHED GLASS LENS
BACKPLATE WIDTH:	4.0"
BACKPLATE HEIGHT:	6.5"
SOCKET:	2-5.50W COOL-35
DARK SKY:	YES
LED INFO:	
LUMENS:	250
CRI:	90
COLOR TEMP:	2700K
LED WATTAGE:	6w
INCANDESCENT EQUIVALENCY:	39w
DIMMABLE:	YES

NOTES: PATENT, US AND FOREIGN PATENTS PENDING

EXTENSION: 4.0"

TTO: 20.8"

CERTIFICATION: C-US WET RATED

VOLTAGE: 120V

LPC: 640665164930

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Check with factory for Canadian specifications. Square Straight Aluminum is a general purpose light pole for up to 30-foot mounting heights. This pole provides a lighter and naturally corrosion-resistant option for mounting area light fixtures and footcandle.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform wall thickness and is made of extruded 6000 series aluminum alloy tubing that is heat treated to a T5 temper to provide maximum strength. The shaft is uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5", and 6".

Flare Top Options include: top cap, offset for site mount fixtures, top cap with drilling (includes extra hand-hole and open top cap), or aluminum top cap (provided for all poles that will require drilling options for site-mount luminaire arm assemblies or who ordered with open top) option. The top cap restricts intrusion of moisture and environmental contaminants.

Handhole: A handhole opening with ground lugs is provided at the base. Standard positioning varies with shaft width as follows: 4" shaft, handhole at 12" shaft, handhole at 14", 5" and 6" shaft, handhole at 16" and 6". Positioning the handhole lower than standard may not be possible and require engineering review. consult with Support Center for further information. Every handhole includes a cover and cover attachment hardware. The handhole for pole specified with 4" shaft width has a nominal diameter of 2 1/4", the handhole for a pole specified with 5" or 6" shaft width has a nominal diameter of 3 1/4".

Anchor Base Cover Bolts: Anchor base is cast from 356 alloy aluminum and is supplied with 4 cast cover bolts. 4-8" 7/8" zinc-coated aluminum anchor base cover available as an option.

Anchor bolts are manufactured to ASTM A325/A325M Standard Grade 5, 1/2" or 3/4" minimum thread and available in lengths of 75-95 KSI. Upper portion of anchor bolt is galvanized per ASTM A 153. Bolts have an "X" bend on bottom end and are galvanized a minimum of 12" on threaded end.

FINISH — Extra durable painted finish is coated with 100% (polyester) Inorganic Polyester powder that meets all AIA 501 specifications of ASTM D3359. Standard powder coat finishes include: Black Bronze, White, Black, Natural Bronze and Natural Aluminum color. Other finishes include: Textured Black Bronze, Textured Green, Bright Red and Steel Blue color. Other finishes include: Textured Aluminum, and Anodized Dark Bronze, Anodized Natural Aluminum and Anodized Black. Architectural Colors and Special Finishes are available by quote and include, but are not limited to: Blue, Green, Custom Colors and Extended Warranty Finishes. Factory applied primer paint finish is available by customer field paint application.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.lithonia.com/CustomerResources/Specs_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-use environment and application.

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR LIFE AGLOW!

lifeAGLOW

LIGHTING FIXTURE SCHEDULE

FIXTURE TAG	SYMBOL	MANUFACTURER	MODEL NUMBER	LAMPS	VOLTAGE	WATTAGE	MOUNTING	NOTES
F1	⬠	LITHONIA LIGHTING	DSX1 LED P1 30K T3M MVOLT HS - TWIN @ 90°	LED	120V-277V	140W	POLE	POLE MOUNTED 35' HIGH (INCLUDING 3' BASE) IES FILE: DSX1_LED_P1_30K_T3M_MVOLT_HS.IES
F2	◻	LITHONIA LIGHTING	DSX1 LED P1 30K T3M MVOLT HS	LED	120V-277V	70W	POLE	POLE MOUNTED 35' HIGH (INCLUDING 3' BASE) IES FILE: DSX1_LED_P1_30K_T3M_MVOLT_HS.IES
F3	◻	HINKLEY LIGHTING	ATLANTIS 1649BZ	LED	120V	6W	WALL	WALL MOUNTED 10' HIGH IES FILE: LM-63-2002.ies
F4	○	N/A	EXISTING LIGHT	MH	N/A	N/A	POLE	EXISTING POLE MOUNTED 50' HIGH

PARKING AREA STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
PARKING	1.2fc	4.3fc	0.5Fc	8.6:1	2.4:1
ALL SITE	1.1fc	9.0fc	0.0fc	N/A	N/A

PROJECT NAME: **GMX MADISON**
PROJECT NO.: **18.GMX.C05**
SHEET NO.: **E1.0**

PROJECT DESCRIPTION: **PHOTOMETRIC PLAN**
DATE: 03/11/20
NO. 0

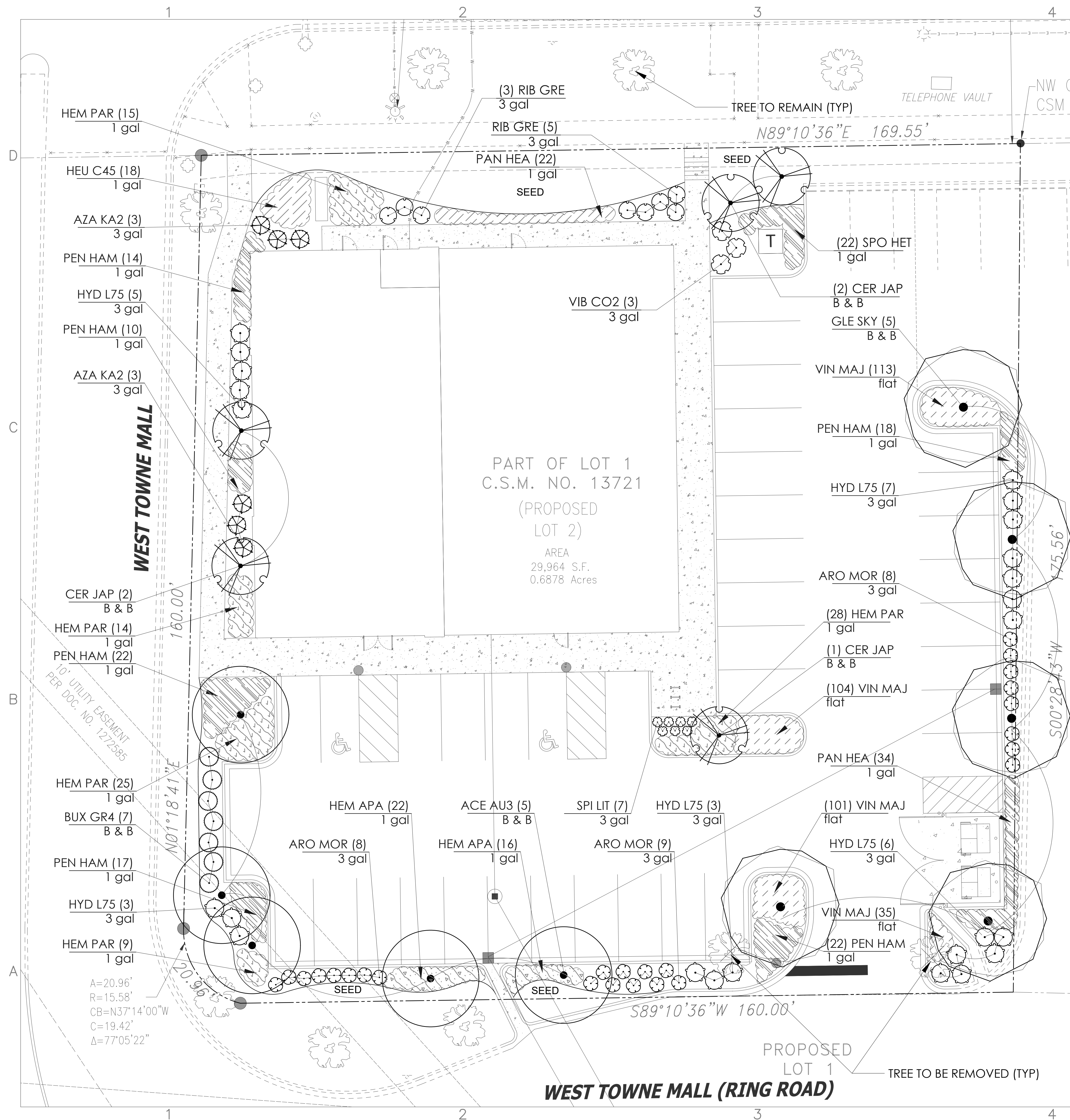
DESCRIPTION: **PRELIMINARY ENGINEERING**
DATE: 03/11/20
NO. 0

rtm engineering consultants
650 E. Algonquin Rd., Ste. 250, Schaumburg, IL 60173 T: 647.756.4180 www.rtmassociates.com

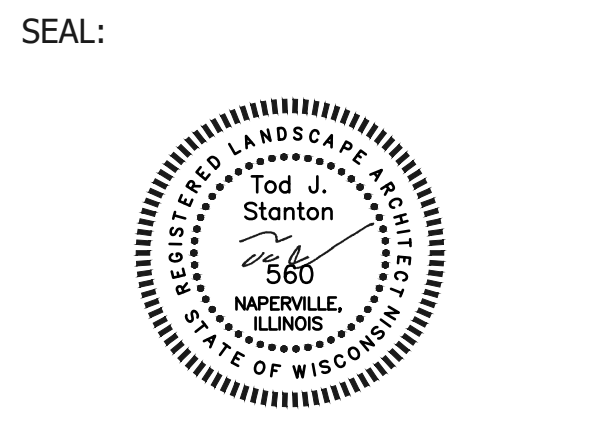
WEST TOWNE MALL MADISON, WI

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
ACE AU3	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	3"Cal	5
CER JAP	Cercidiphyllum japonicum / Katsura Tree	B & B	3"Cal	5
GLE SKY	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	3"Cal	5
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
ARO MOR	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	3 gal	18" H.	25
AZA KA2	Azalea x 'Karen' / Azalea	3 gal	24" H.	6
BUX GR4	Buxus x 'Green Mountain' / Boxwood	B & B	36" H.	7
HYD L75	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	3 gal	24" H.	24
RIB GRE	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	3 gal	18" H.	8
SPI LIT	Spiraea x bumalda 'Little Princess' / Little Princess Spirea	3 gal	24" H.	7
VIB CO2	Viburnum carlesii 'Compactum' / Korean Spice Viburnum	3 gal	24" H.	3
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
HEM APA	Hemerocallis x 'Chicago Apache' / Chicago Apache Daylily	1 gal	24" o.c.	38
HEM PAR	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal	24" o.c.	103
HEU C45	Heuchera x 'Caramel' / Caramel Coral Bells	1 gal	24" o.c.	23
PAN HEA	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	1 gal	24" o.c.	22
PEN HAM	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 gal	24" o.c.	140
SPO HET	Sporobolus heterolepis / Prairie Dropseed	1 gal	24" o.c.	22
VIN MAJ	Vinca major / Periwinkle	flat	12" o.c.	353
SEED	Bluegrass, Rye and Fescue Blend with Blanket	5,100 sf		



REV.	COMMENT	DATE
1	SITE PLAN UPDATE	3/9/20

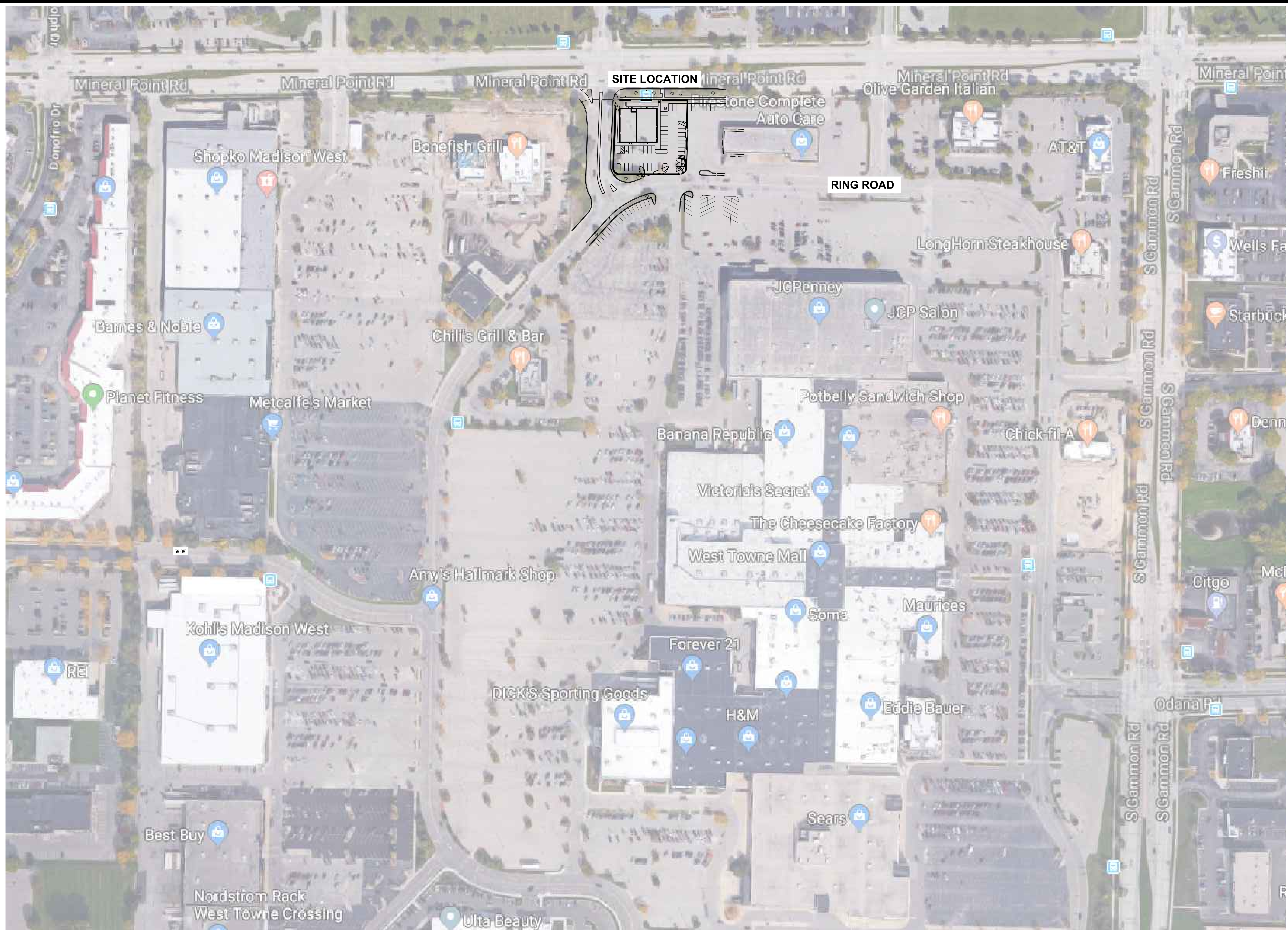


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JOB NO.: 18-078N
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CHECKED BY: TS

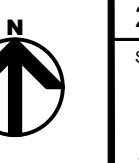
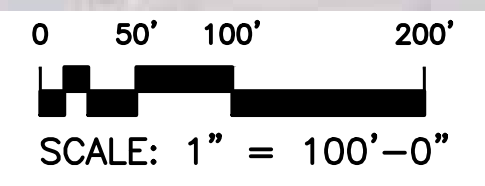
DRAWING TITLE:
LANDSCAPE PLAN

SHEET NO.:
LP-100

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1 OVERALL SITE PLAN
Scale: 1" = 100'-0"



450 E. Higgins Road, Suite 202
 Elk Grove Village, IL 60007
 P 847.952.9870
 F 847.574.8075
 www.jtsarch.com

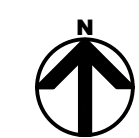
JTS Architects

GMX REAL ESTATE, LLC
 NEW CONSTRUCTION
 WEST TOWNE MALL OUTLOT, MADISON, WI



DATE	SUBMITTED FOR
SHEET TITLE	
OVERALL SITE PLAN	
DATE	03/11/2020
JOB NO.	2881
SHEET	AS0.0

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AS0.0

SHEET

JOB NO. 2881

DATE 03/11/2020

PHOTOGRAPHS OF EXISTING

SHEET TITLE

DATE	SUBMITTED FOR



GMX REAL ESTATE, LLC
 NEW CONSTRUCTION
 WEST TOWNE MALL OUTLOT, MADISON, WI

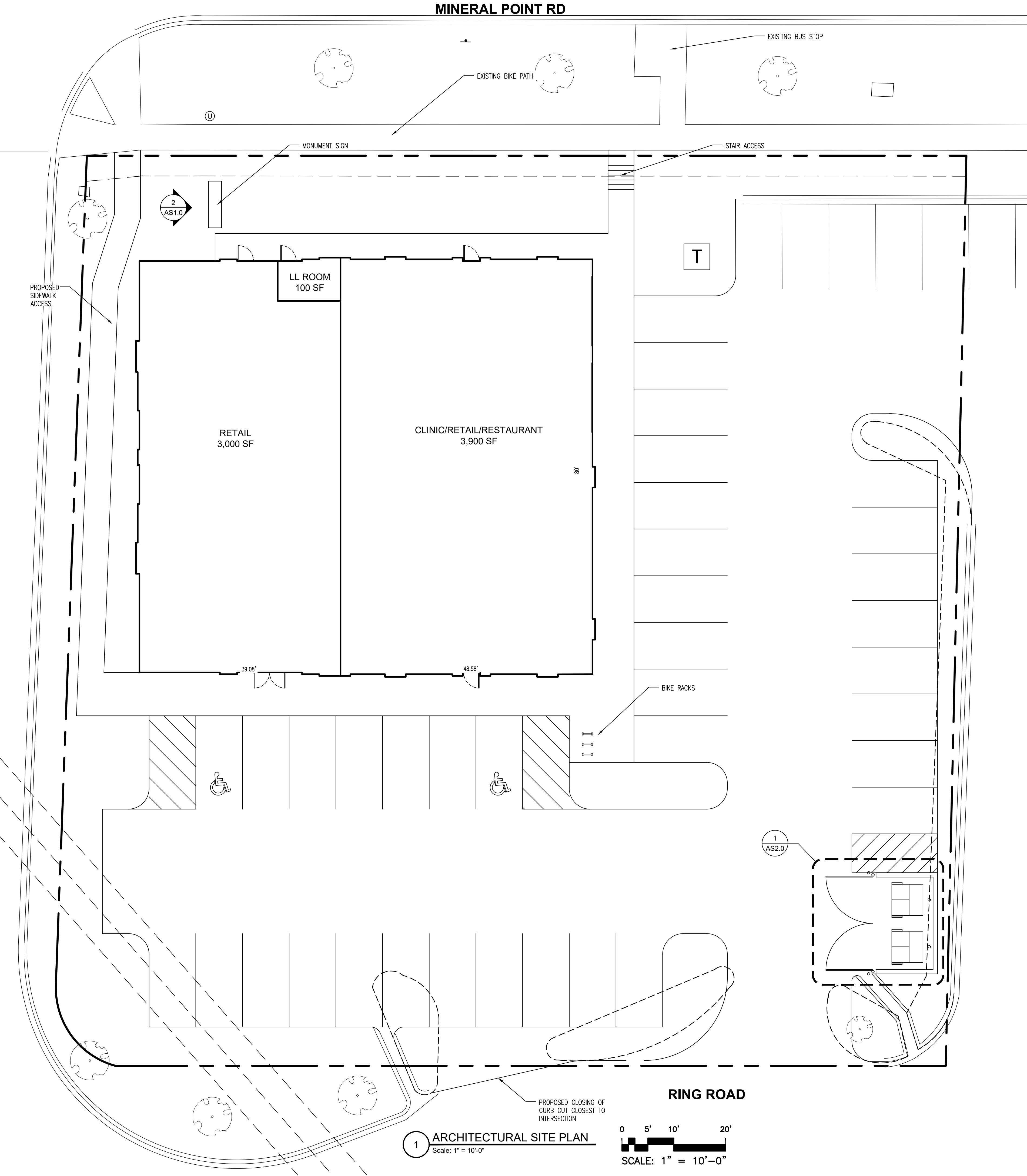
GMX REAL ESTATE, LLC

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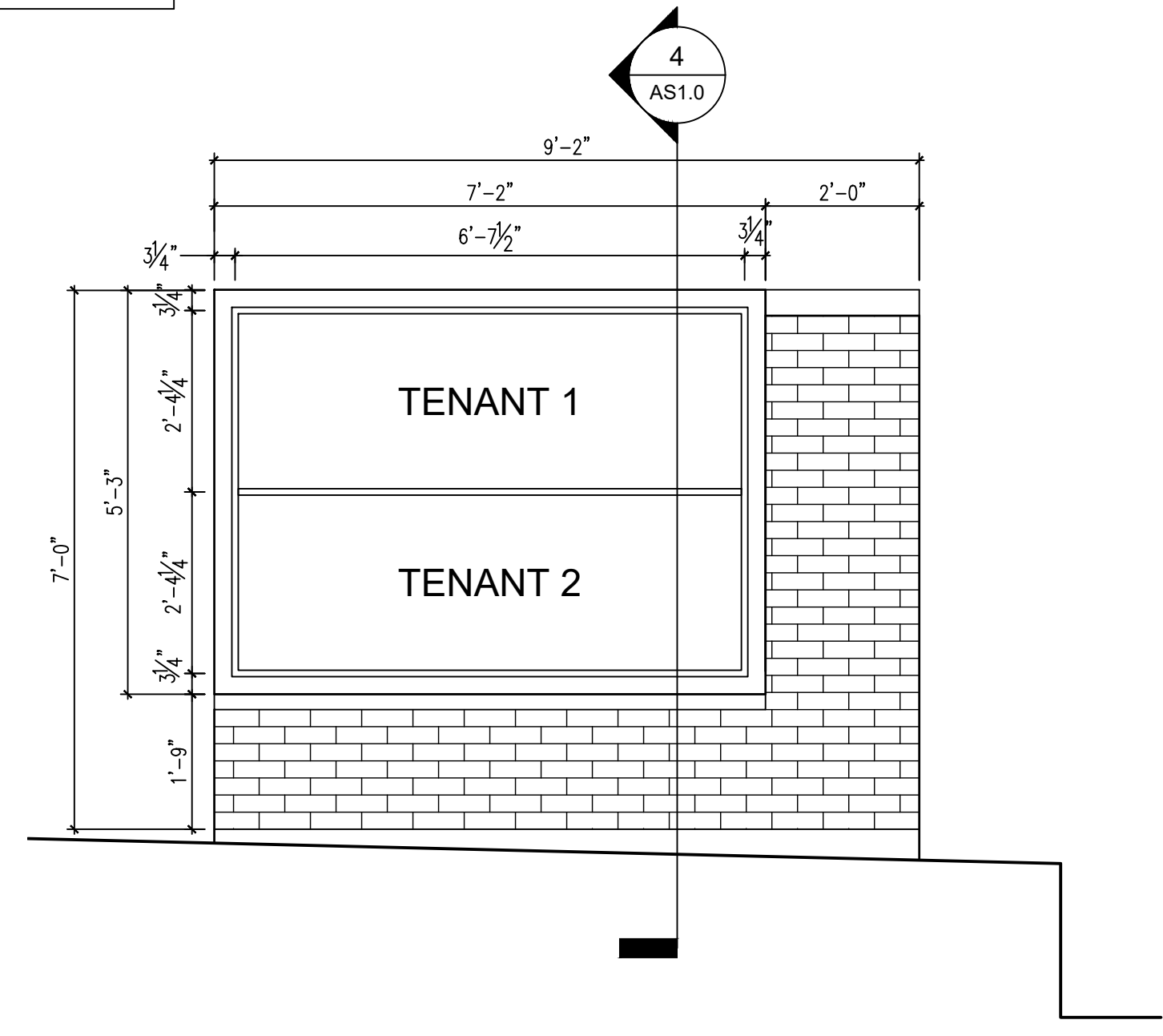
450 E. Higgins Road, Suite 202
 Elk Grove Village, IL 60007
 P 847.962.9970
 F 847.574.8075
 www.jtsarch.com

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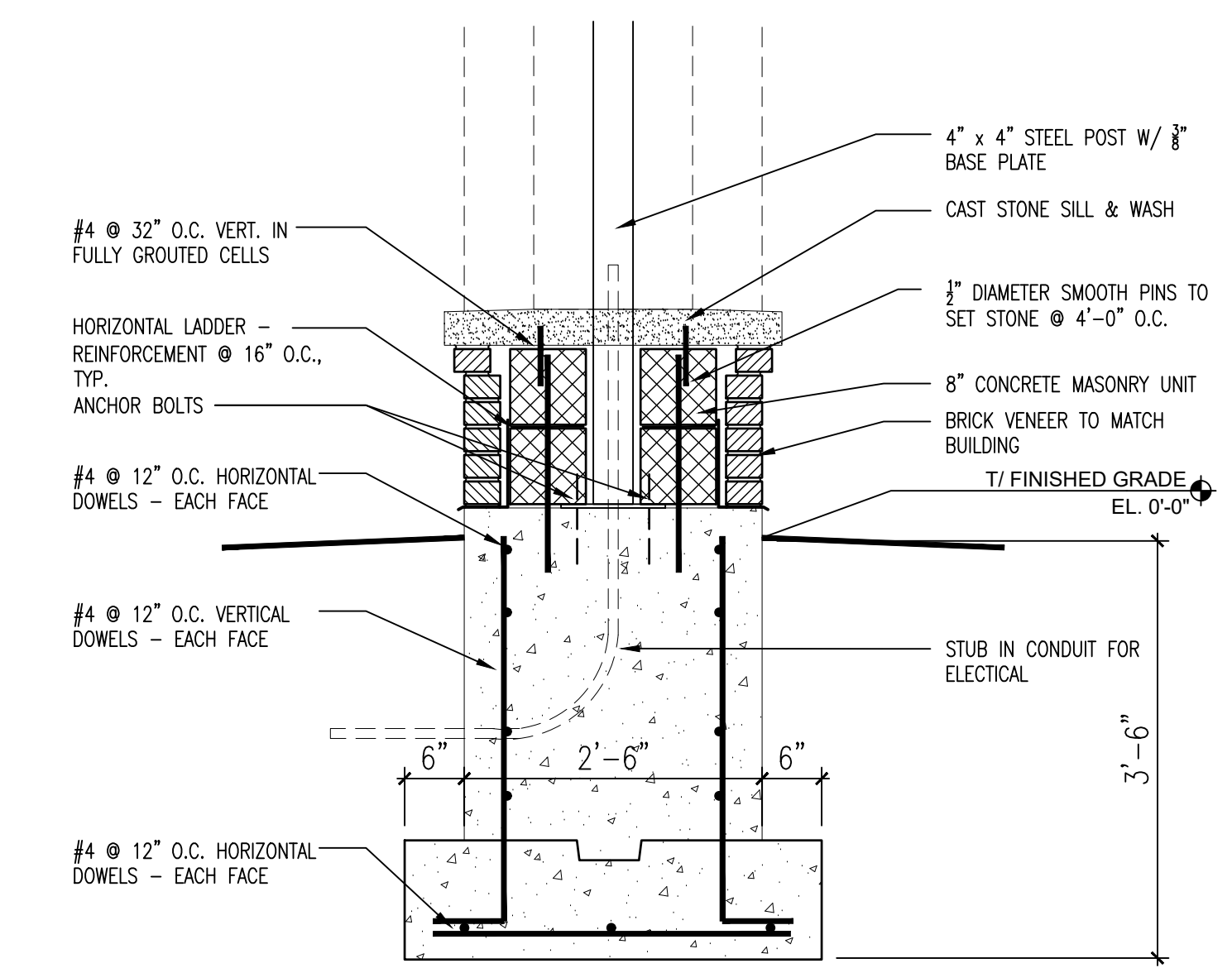
LOT AREA	
LOT 1:	±.7 ACRES
BUILDING AREAS	
LOT 1	
RETAIL	3,000 SF
CLINIC/RETAIL/REST	3,900 SF
LANDLORD ROOM	100 SF
TOTAL	7,000 SF
PARKING DATA	
LOT 1:	41 STALLS
BIKE RACK:	6 SLOTS



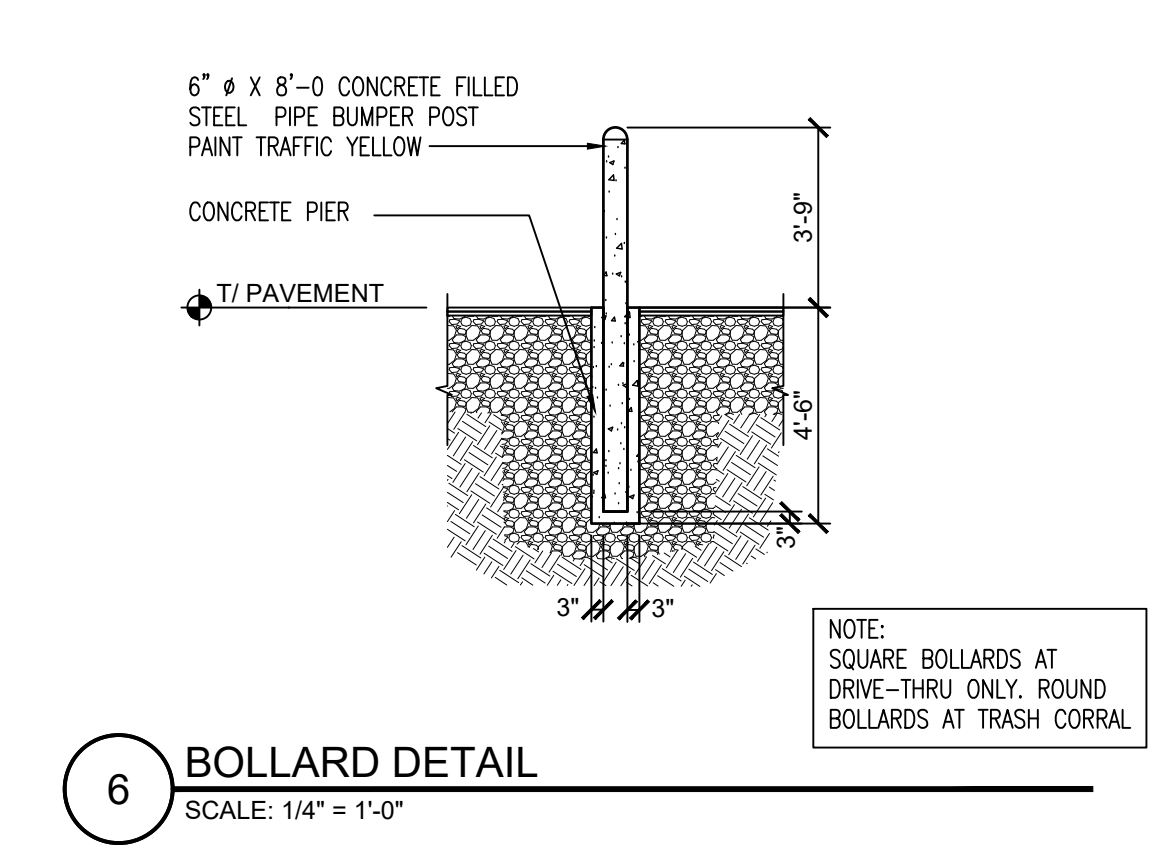
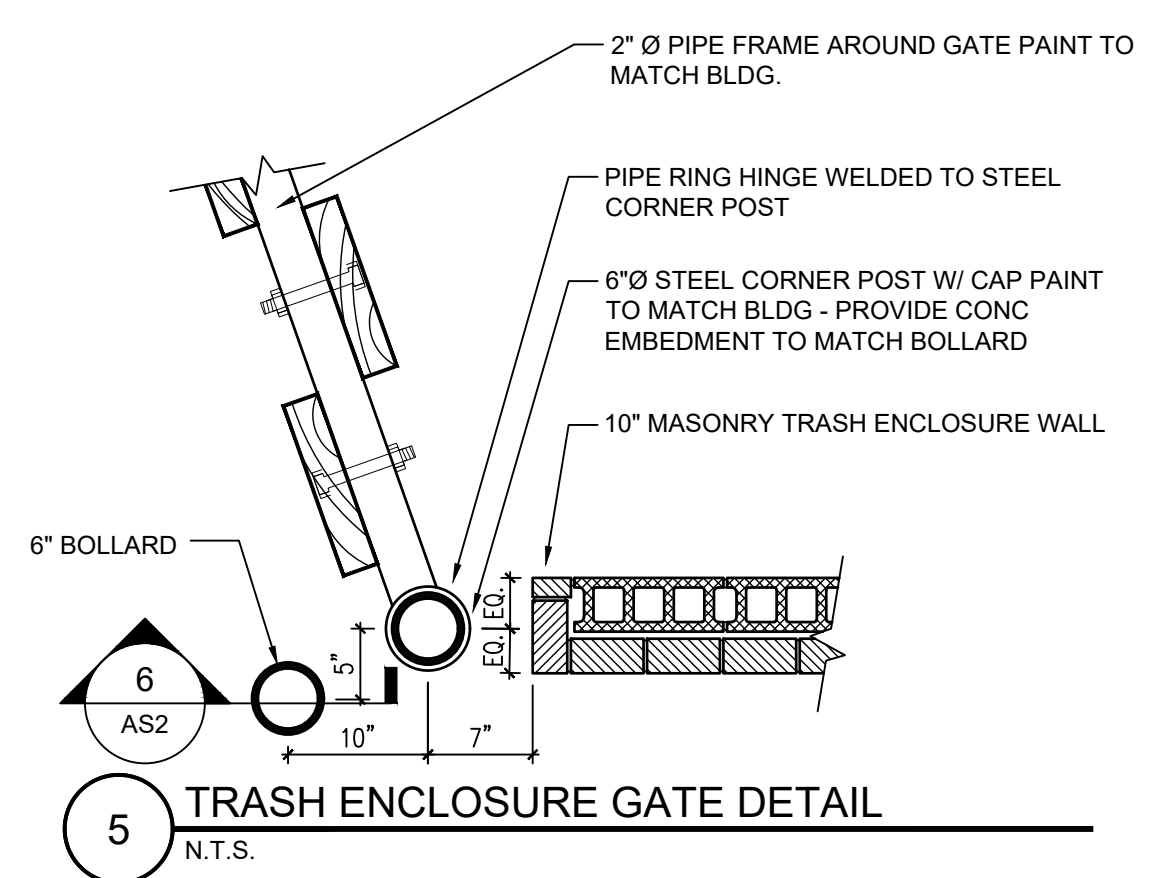
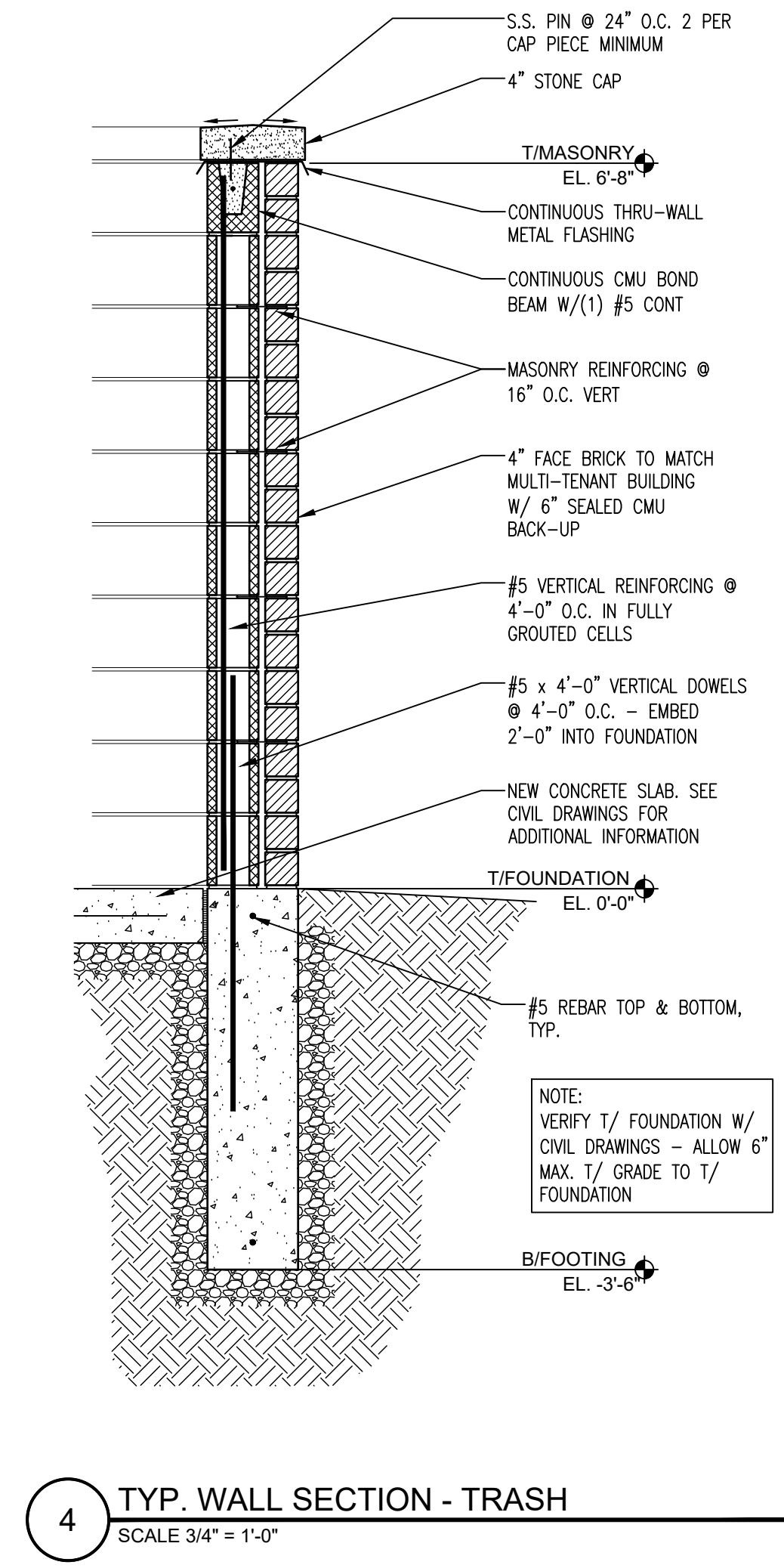
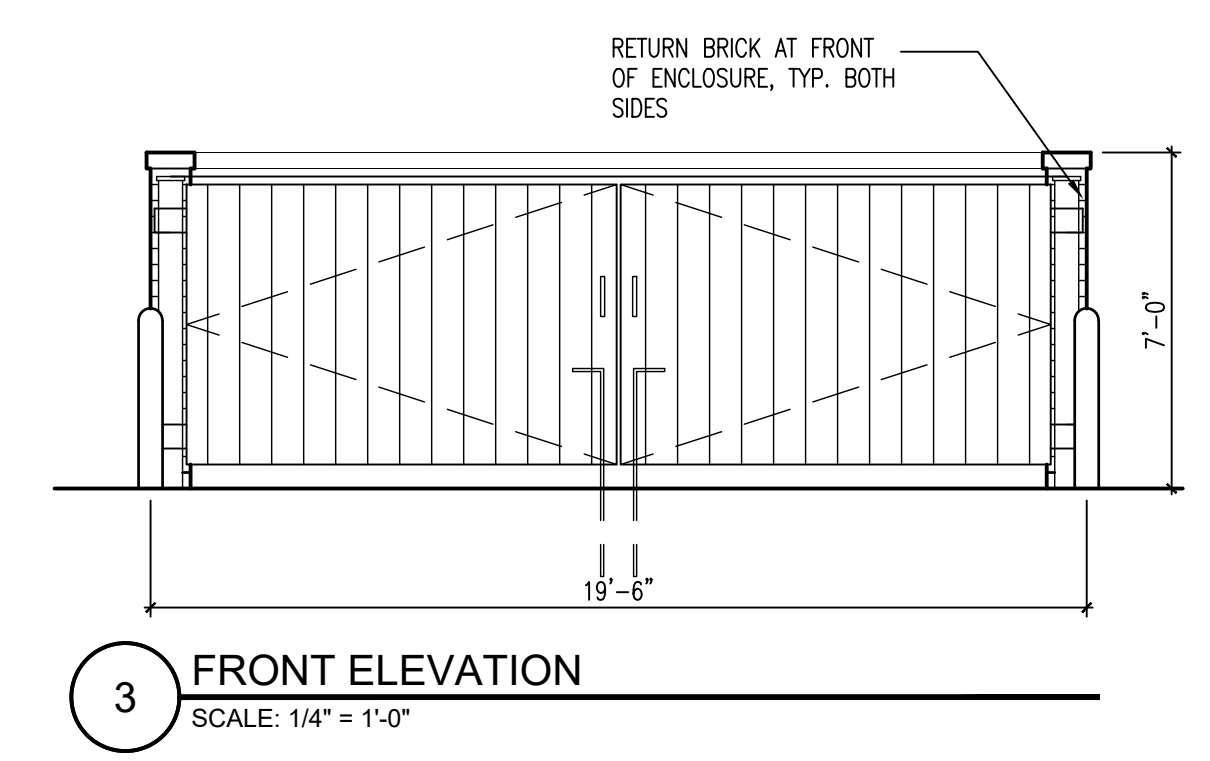
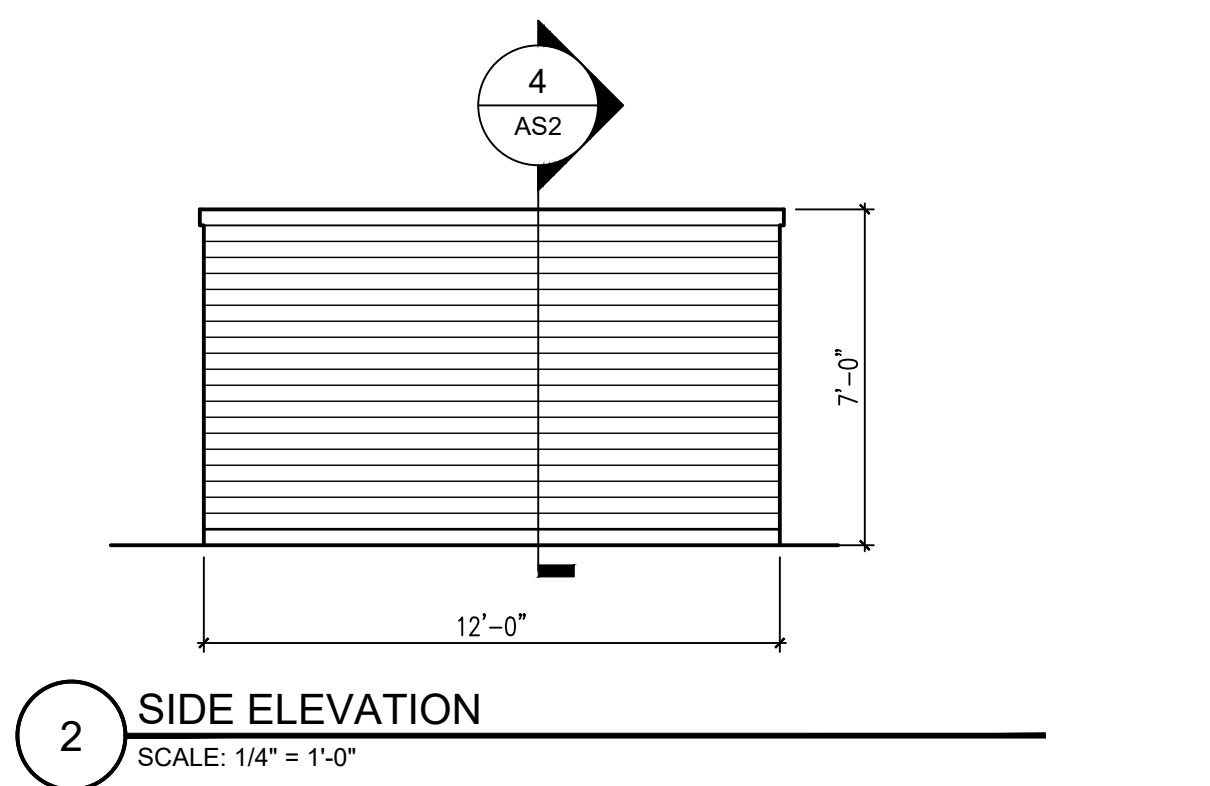
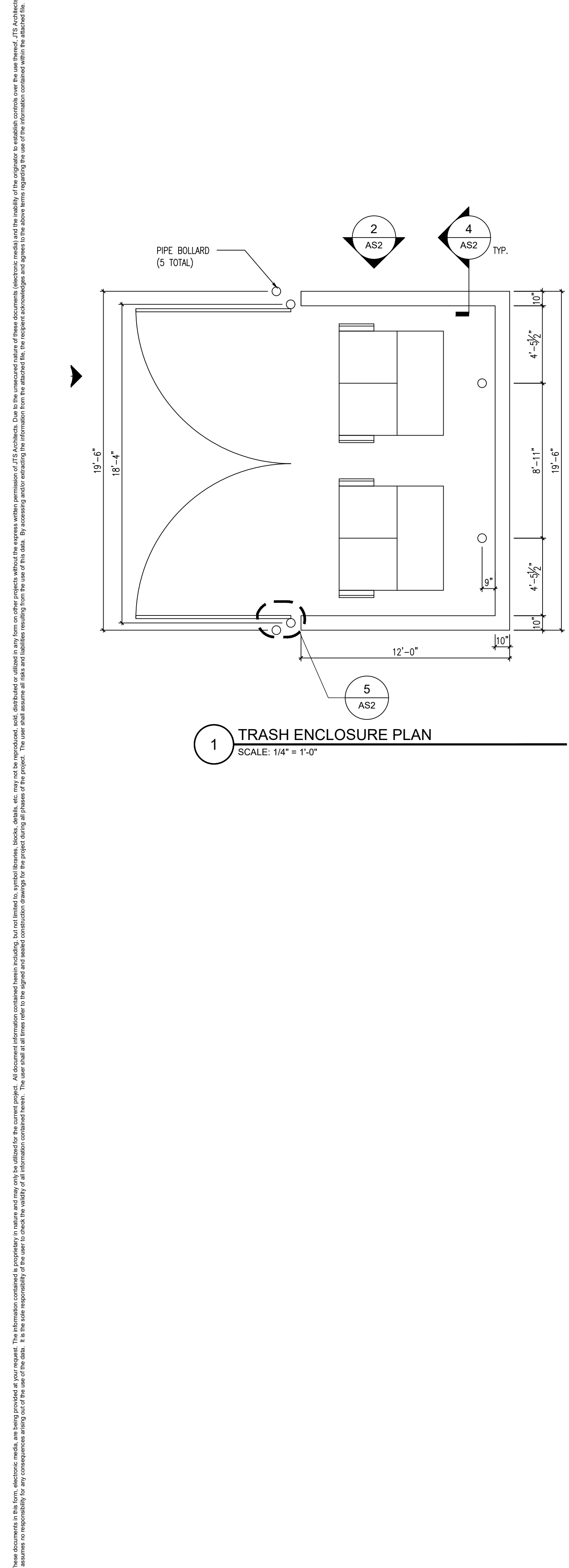
1 ARCHITECTURAL SITE PLAN
 Scale: 1" = 10'-0"
 0 5' 10' 20'
 SCALE: 1" = 10'-0"



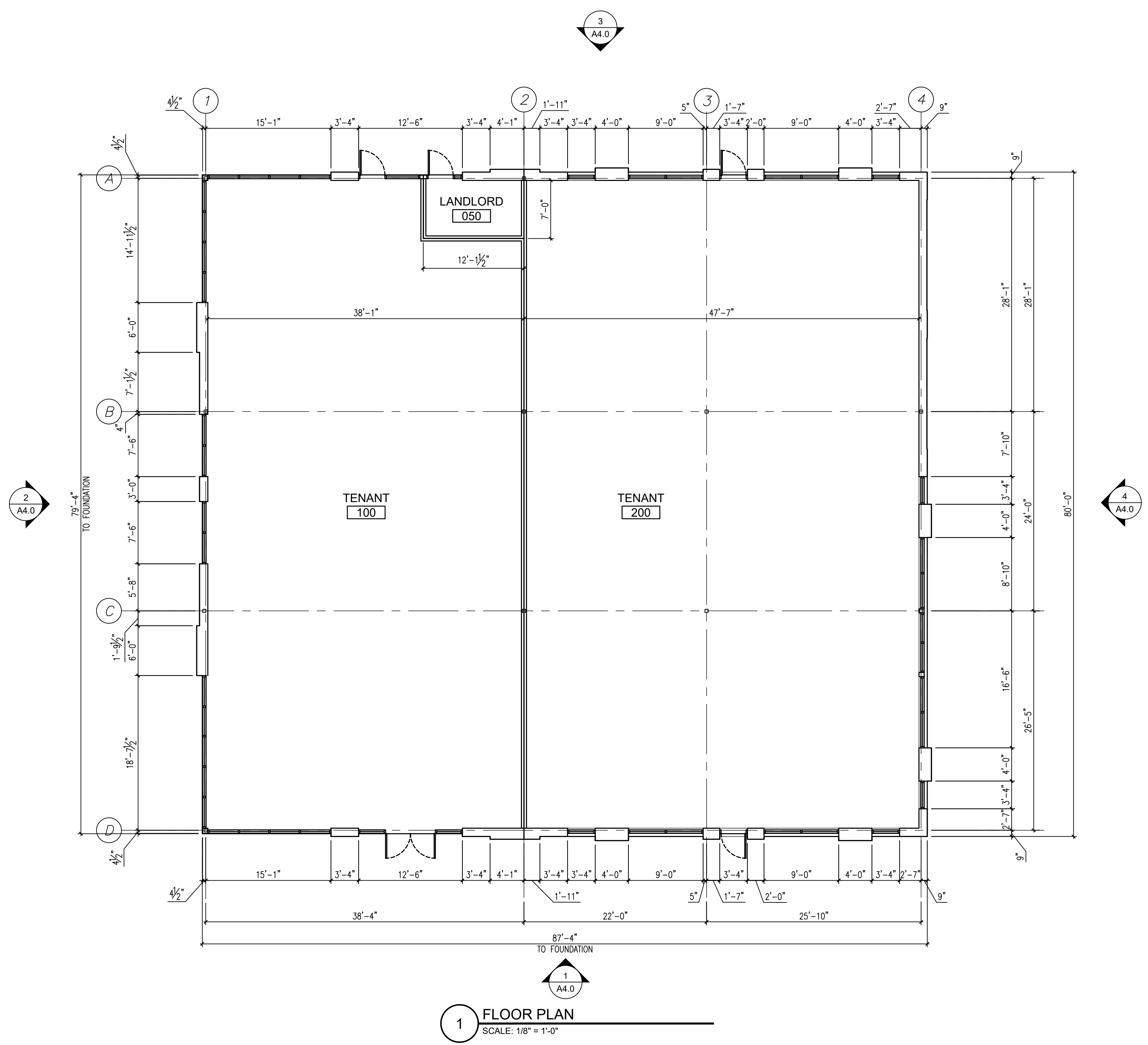
2 MONUMENT SIGN ELEVATION
 SCALE: 1/2" = 1'-0"



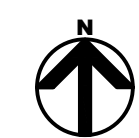
3 SECTION - MONUMENT SIGN
 SCALE 3/4" = 1'-0"



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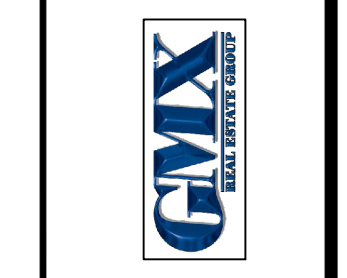


1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

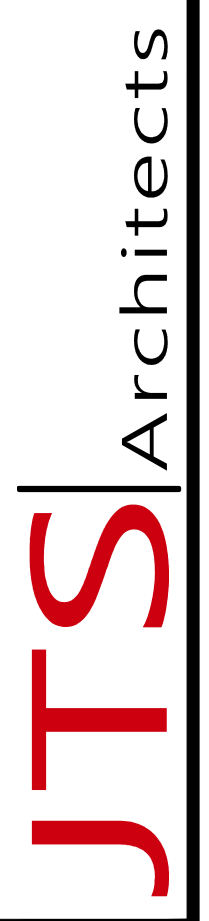


DATE	SUBMITTED FOR
03/11/2020	
JOB NO.	2881
SHEET	A1.0

SHEET TITLE
FLOOR PLAN

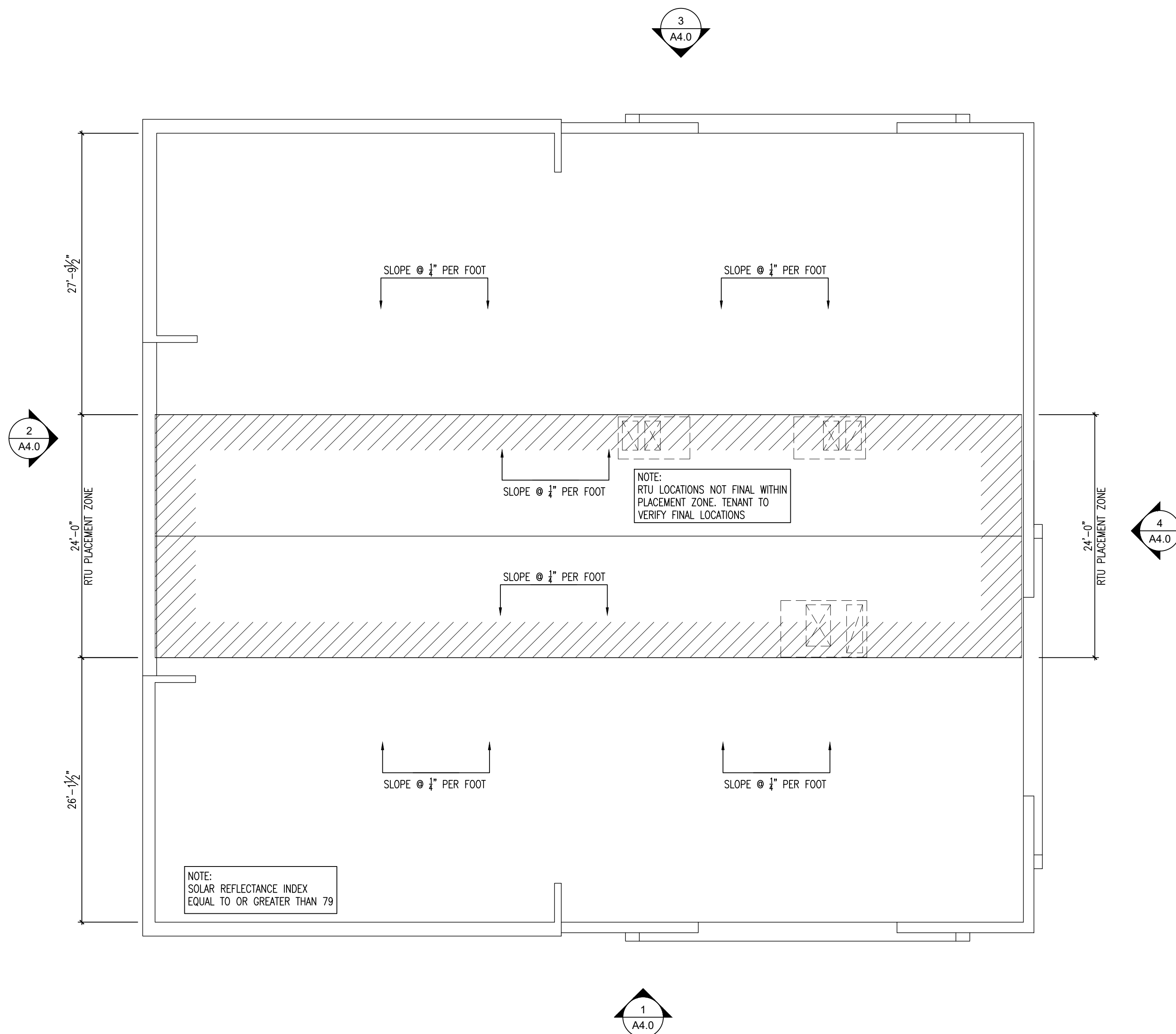


GMX REAL ESTATE, LLC
 NEW CONSTRUCTION
 WEST TOWNE MALL OUTLOT, MADISON, WI



450 E. Higgins Road - Suite 202
 Elk Grove Village, IL 60007
 P 847.952.9970
 F 847.574.8075
 www.jtsarch.com

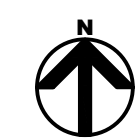
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1 ROOF PLAN
 SCALE: 1/8" = 1'-0"

NOTE:
 SOLAR REFLECTANCE INDEX
 EQUAL TO OR GREATER THAN 79

NOTE:
 RTU LOCATIONS NOT FINAL WITHIN
 PLACEMENT ZONE. TENANT TO
 VERIFY FINAL LOCATIONS

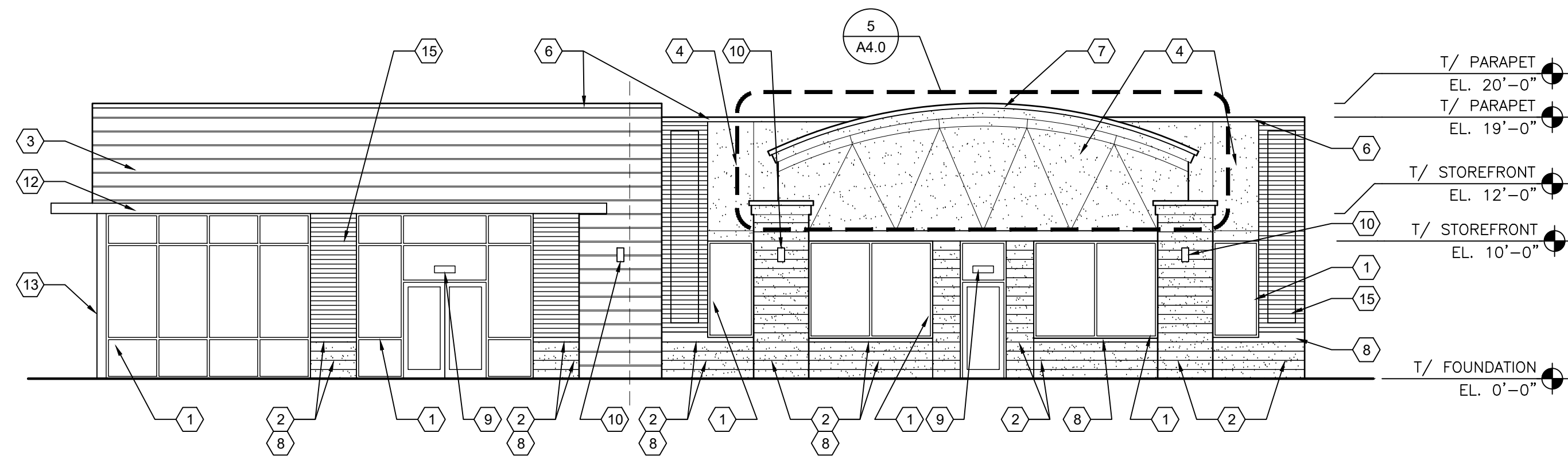


DATE	SUBMITTED FOR						
SHEET TITLE	ROOF PLAN						
DATE	03/11/2020						
JOB NO.	2881						
SHEET	A3.0						

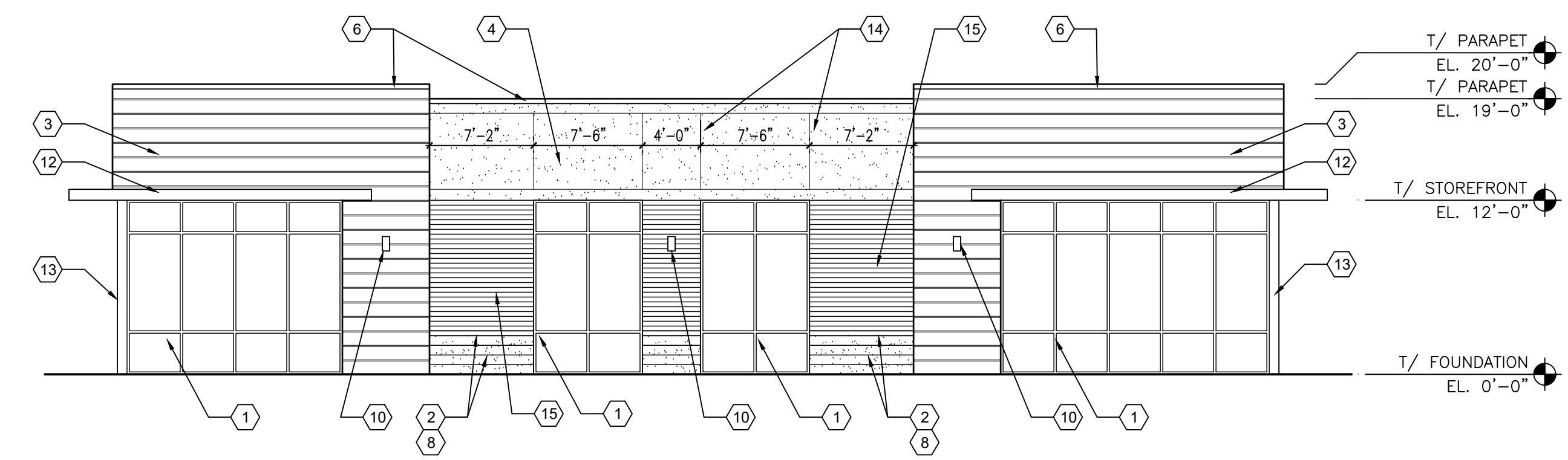
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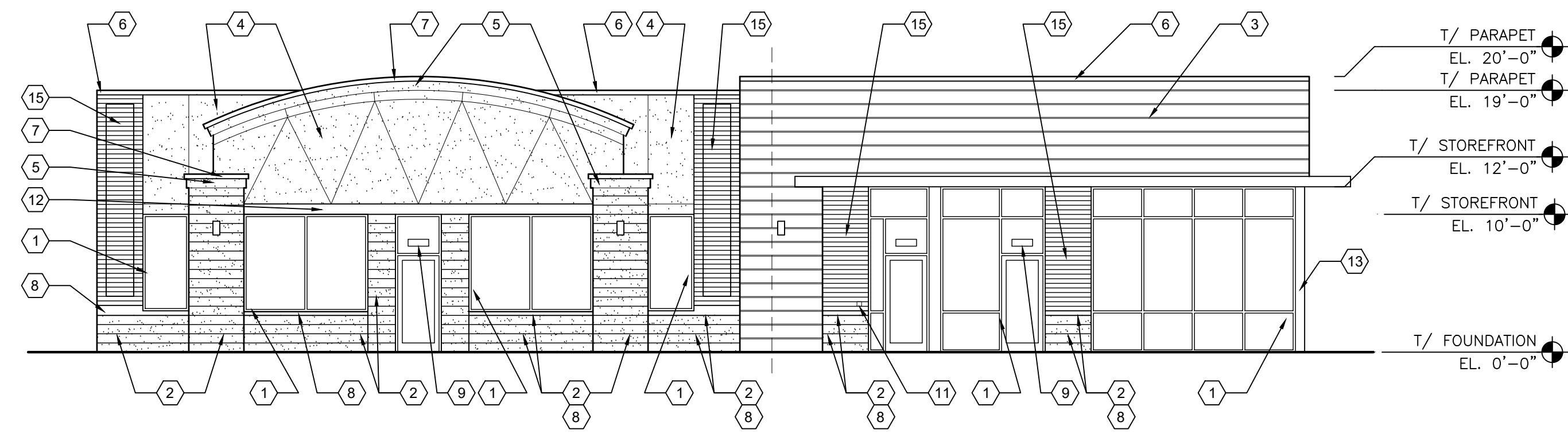
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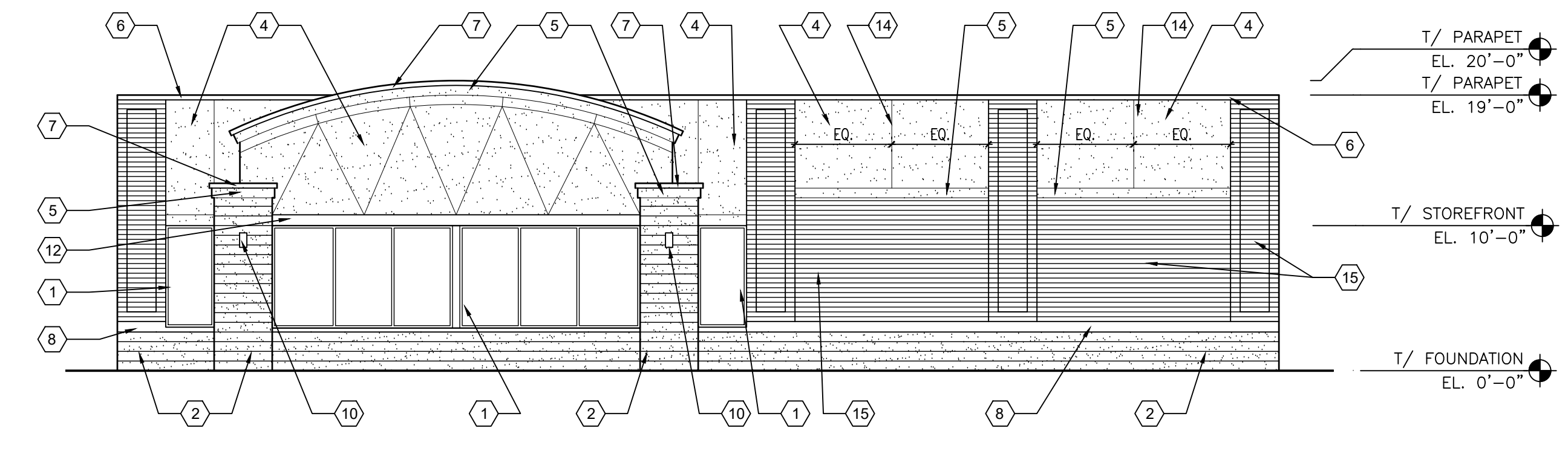
1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



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



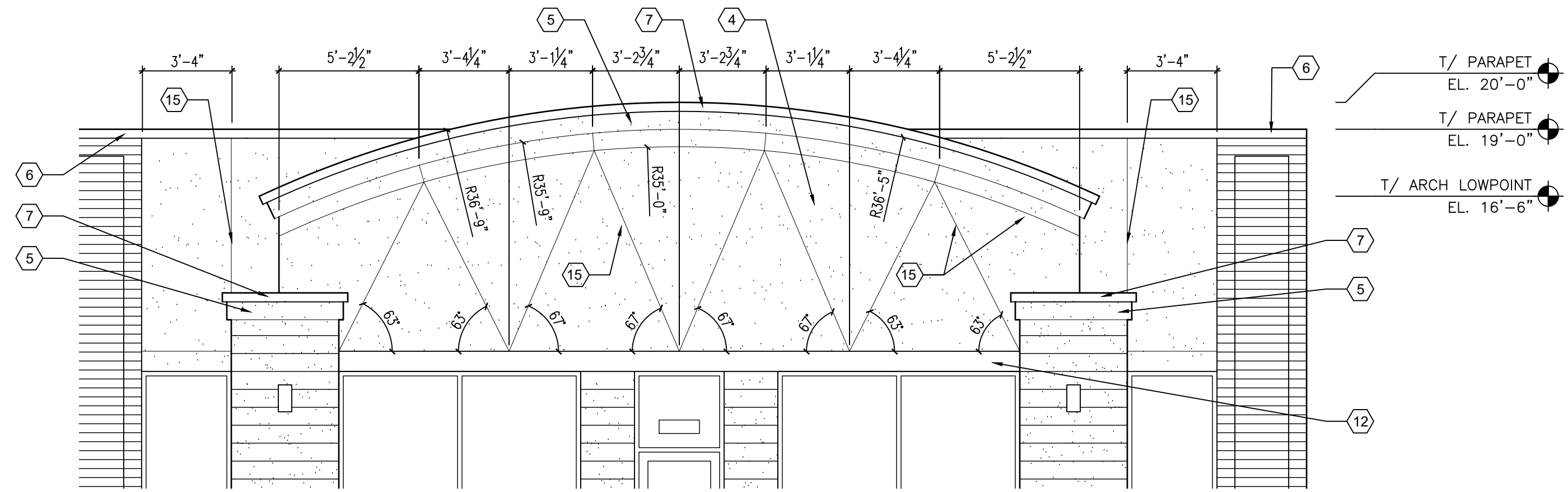
3 NORTHEAST ELEVATION
 SCALE: 1/8" = 1'-0"



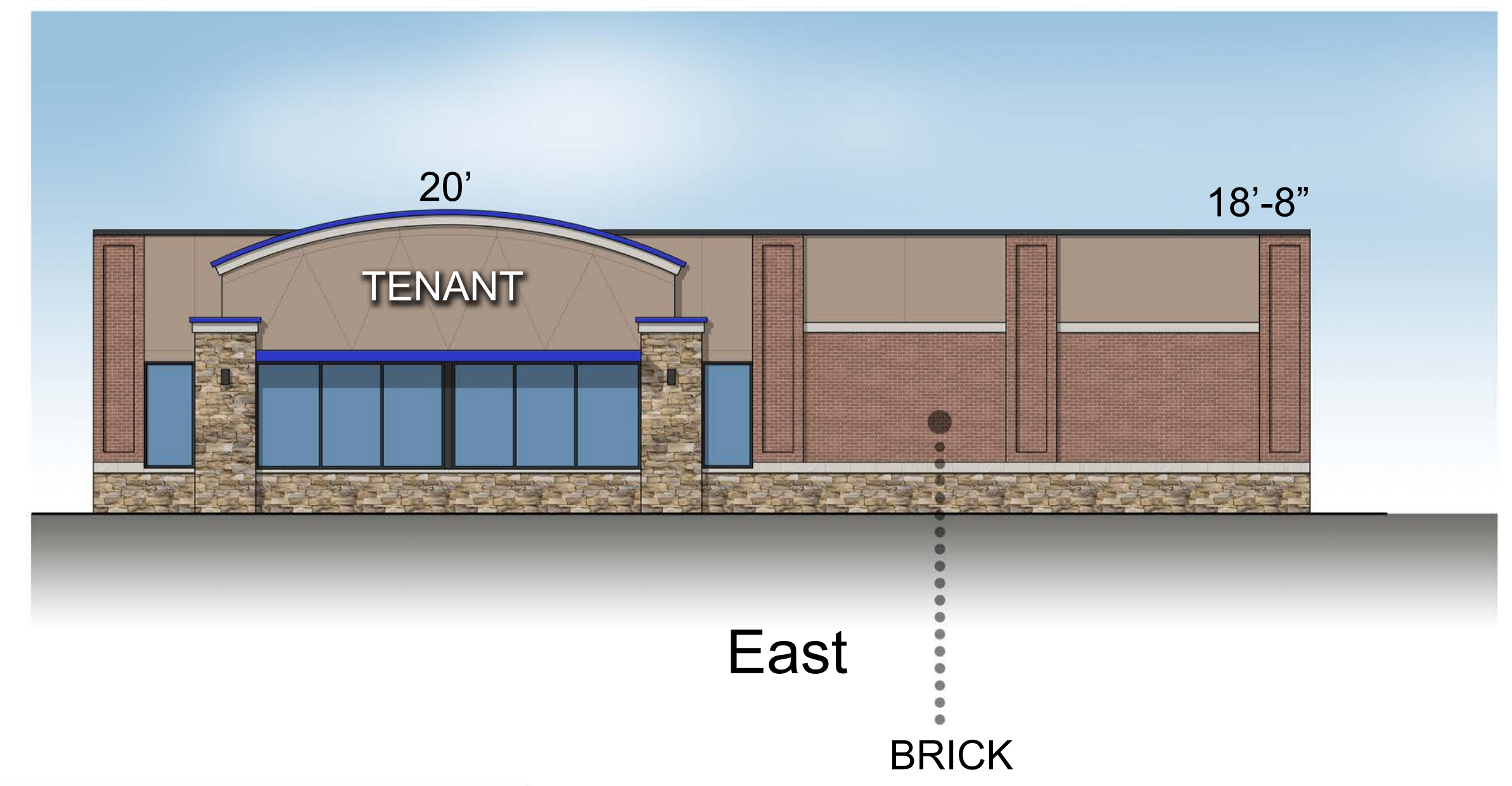
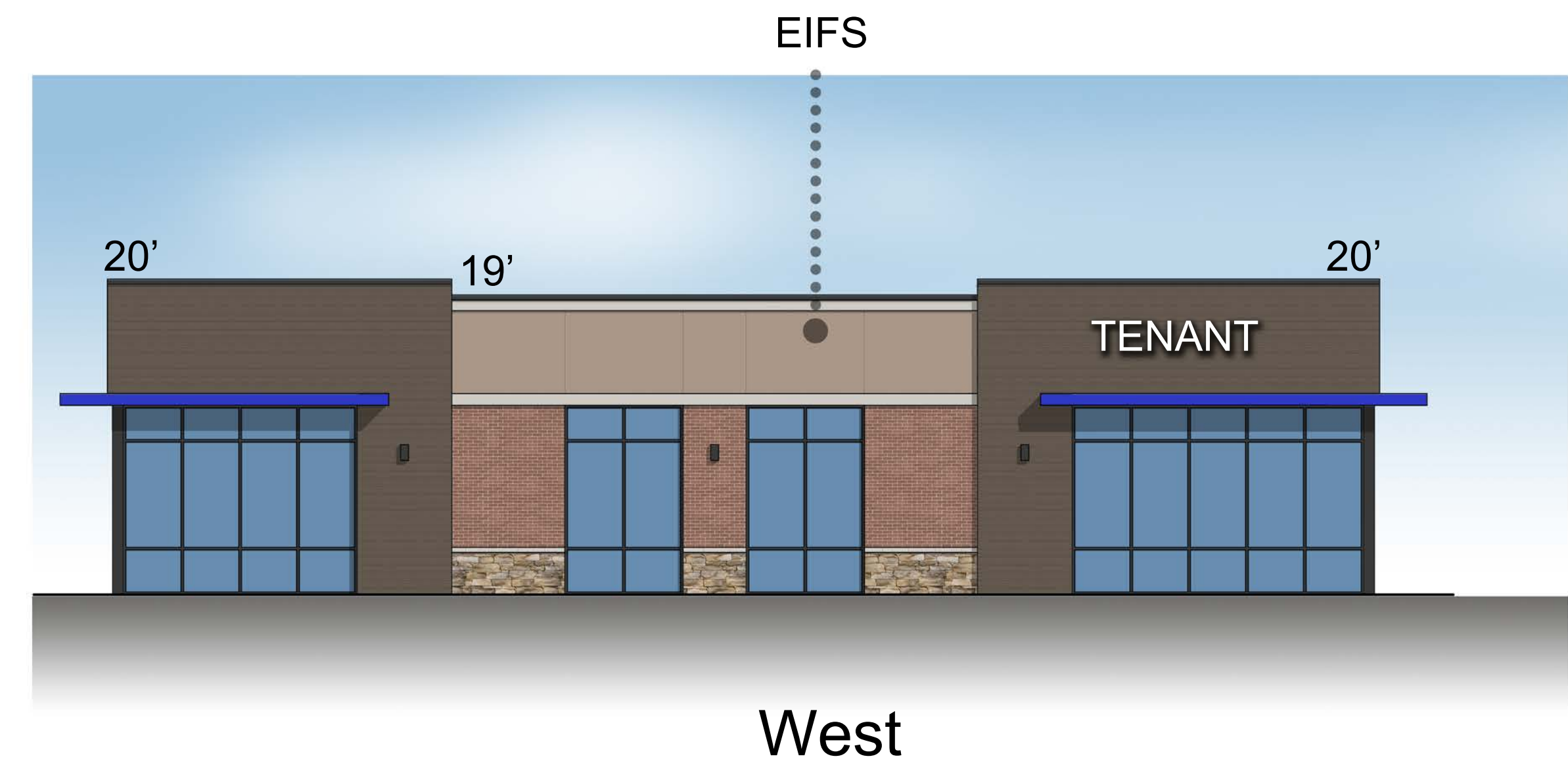
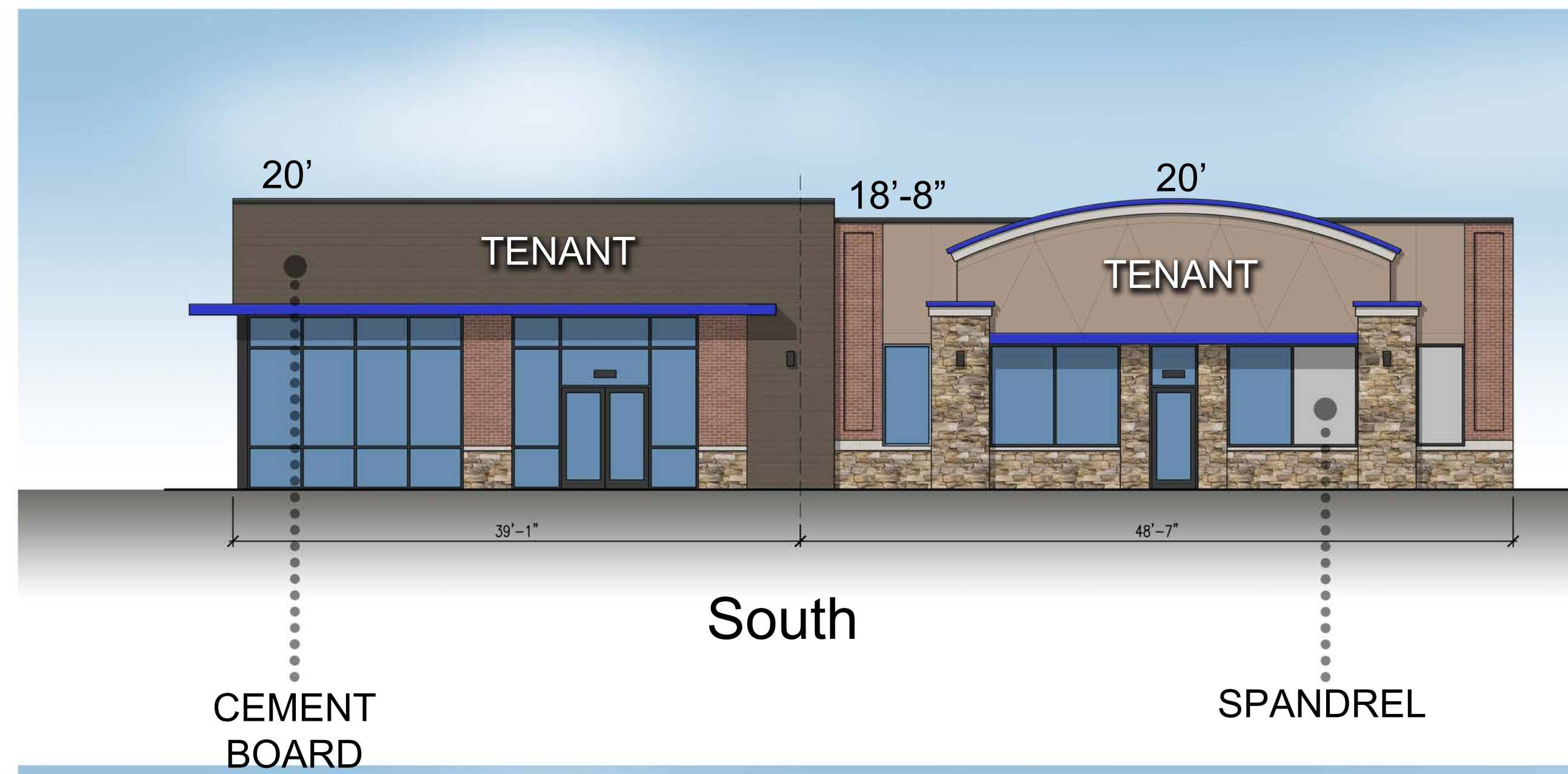
4 NORTHWEST ELEVATION
 SCALE: 1/8" = 1'-0"

TENANT SIGNAGE NOTE:
 -BUILDING SIGNAGE WILL BE REVIEWED AS INDIVIDUAL TENANTS SUBMIT THEIR SIGN PERMIT APPLICATIONS.
 -PROVIDE FRT 1/2" PLYWOOD SHEATHING AT ALL SIGNAGE LOCATIONS AND JUNCTION BOX CENTERED BEHIND ALL SIGN BOARD AREAS ABOVE STOREFRONT - COORDINATE WITH TENANT SIGN PACKAGES

EXTERIOR ELEVATION KEYNOTES	
1	4 1/2" KAWNEER IS451 ALUMINUM STOREFRONT SYSTEM W/ CLEAR 1" INSULATED GLAZING (NON-TINTED, NON-REFLECTIVE) DARK BRONZE FINISH
2	STONE - FRONTENAC - SHOULDRICE - 23 ANTIQUE WHITE - LATICRETE OR EQUAL
3	CEMENT BOARD SIDING - RICH ESPRESSO - BEADED SMOOTH - HARDIE BOARD OR EQUAL
4	EIFS - 382 TAMALE - SANDPEBBLE FINE - DRYVIT OR EQUAL
5	EIFS CORNICE - 110 VAN DYKE - SANDPEBBLE FINE - DRYVIT OR EQUAL
6	PRE-FINISHED ALUMINUM COPING - DARK BRONZE - UNA-CLAD OR EQUAL
7	PRE-FINISHED ALUMINUM COPING - ELECTRIC BLUE - UNA-CLAD OR EQUAL
8	STONE SILL - CHAMOIS - SHOULDRICE SMOOTH (2 SIZES - SEE SECTIONS)
9	PROVIDE BUILDING ADDRESS ABOVE FRONT ENTRY DOOR & ON REAR ACCESS DOOR
10	EXTERIOR WALL SCUNCES MOUNTED AT 9'-0" AFF TO CENTER OF J-BOX
11	KNOX BOX AT 42" AFF - 3200 SERIES - DARK BRONZE
12	PRE-MANUFACTURED ALUMINUM SUNSHADE CANOPY - BLUE
13	PRE-FINISHED ALUMINUM BREAKMETAL - DARK BRONZE
14	EIFS REVEAL - SEE WALL SECTION FOR DETAIL
15	BRICK - HARVEST BLEND M/S - BRICKCRAFT - 56 DESERT KHAKI GROUT - LATICRETE OR EQUAL



5 EIFS REVEAL ELEVATION
 SCALE: 1/4" = 1'-0"



GLAZING CALCULATIONS						
	GLAZING LENGTH	WALL LENGTH	GLAZING PERCENTAGE (PER LENGTH)	GLAZING AREA (SF)	WALL AREA (SF)	GLAZING PERCENTAGE (PER AREA)
NORTH	56'-4"	87'-8"	64.3%	547	1,184	46.2%
EAST	32'-0"	80'-0"	40.0%	225	1,080	20.8%
SOUTH	56'-4"	87'-8"	64.3%	547	1,184	46.2%
WEST	49'-8"	80'-0"	62.1%	596	1,120	53.2%

NOTE:
SPANDREL GLAZING AMOUNTS FOR 14.5% OF TOTAL BUILDING GLAZING AREA.

