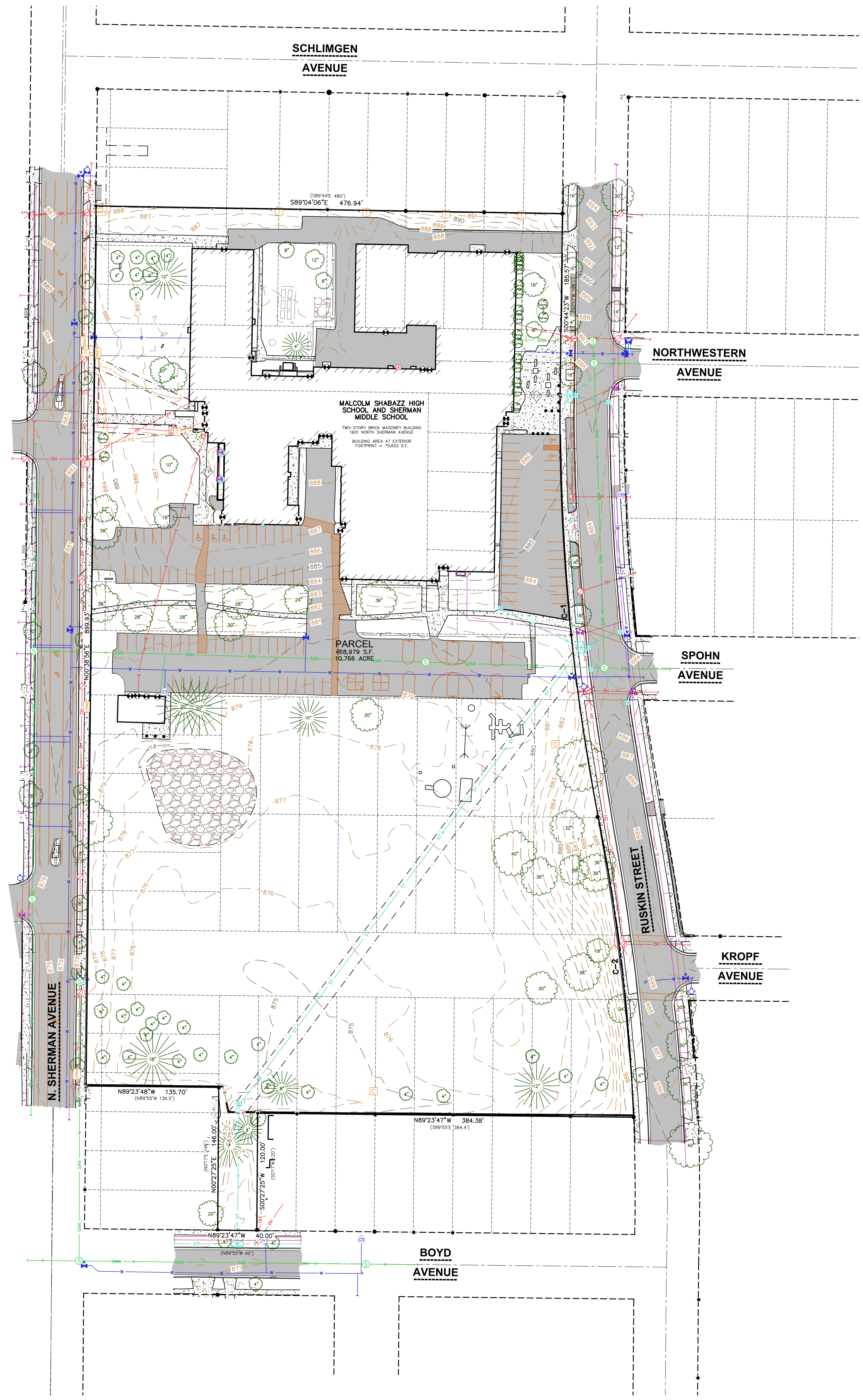
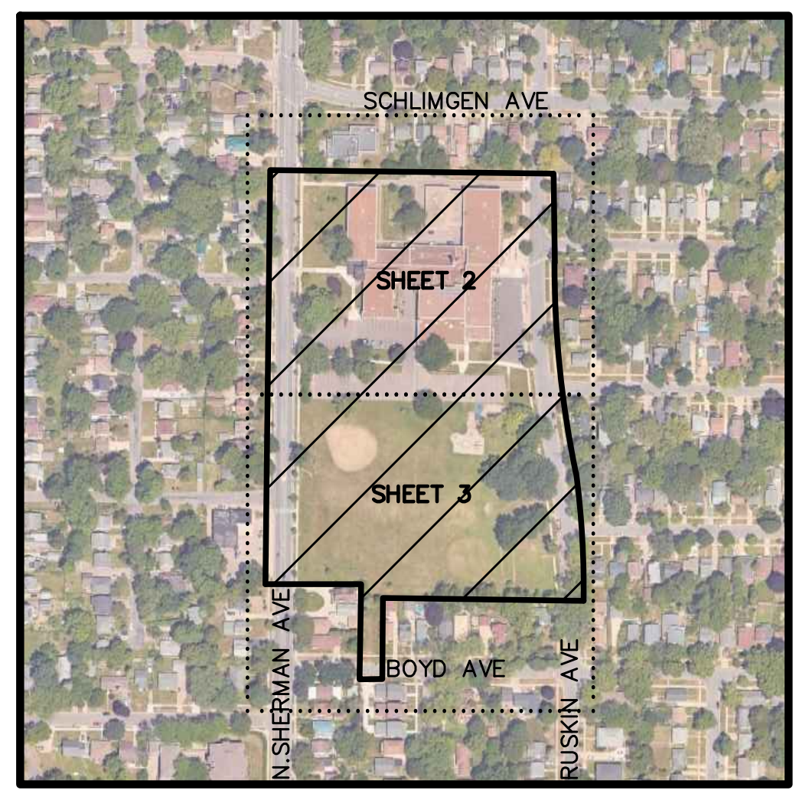

SCHLIMGEN AVENUE
NORTHWESTERN AVENUE
SPOHN AVENUE
KROPF AVENUE
BOYD AVENUE
N. SHERMAN AVENUE
RUSKIN STREET
(S89°44'E 480')
S89°04'06"E 476.94'
S00°44'23"W 185.57'
(S0°17'W 186')
N00°38'56"E 899.93'
MALCOLM SHABAZZ HIGH SCHOOL AND SHERMAN MIDDLE SCHOOL
TWO-STORY BRICK MASONRY BUILDING
1601 NORTH SHERMAN AVENUE
BUILDING AREA AT EXTERIOR FOOTPRINT = 75,602 S.F.
PARCEL
468,979 S.F.
10.766 ACRE
C-1
C-2
N89°23'48"W 135.70'
(N89°55'W 136.5')
N00°27'25"E 146.00'
(N0°17'E 146')
S00°27'25"W 120.00'
(S0°17'W 120')
N89°23'47"W 384.38'
(S89°55'E 384.4')
N89°23'47"W 40.00'
(N89°55'W 40')

EXISTING CONDITIONS SURVEY

LANDS LOCTAED IN THE THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY AS DESCRIBED IN THE LEGAL DESCRIPTION.


SCHLIMGEN AVE
SHEET 2
SHEET 3
SHERMAN AVE
BOYD AVE
RUSKIN AVE

VICINITY MAP/SHEET INDEX
NOT TO SCALE

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- ¾" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- CHISELED 'X' FOUND
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- FLAG POLE
- POST
- SIGN
- SANITARY MANHOLE
- VENT PIPE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- CURB INLET
- STORM SEWER ACCESS
- ENDWALL/END OF PIPE
- GAS VALVE
- ELECTRIC TRANSFORMER
- LIGHT POLE
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- POWER POLE W/GUY
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- TELEPHONE PEDESTAL
- CABLE PEDESTAL
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- HANDICAP PARKING
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- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- CHORD LINE
- SETBACK LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- FENCE LINE
- WALL LINE
- CONCRETE CURB & GUTTER
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- SAN — SANITARY SEWER
- W — WATER LINE
- ST — STORM SEWER
- T — UNDERGROUND TELEPHONE
- G — NATURAL GAS
- OH — OVERHEAD LINE
- E — UNDERGROUND ELECTRIC
- BUILDING
- 875 — INDEX CONTOUR
- 874 — INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK PERFORMED ON DECEMBER 02, 04, 09, 23, 30, AND 31, 2024.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP MONUMENT MARKING THE CENTER CORNER OF SECTION 31, T08N, R10E, ELEVATION = 863.31'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NOS. 20244714578, 20244714586, 20244714640, 20244714646, 20244714653, 20244714724, 20244714728, 20244714729, AND 20244714728 WITH A CLEAR DATE OF NOVEMBER 27, 2024.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
    - CITY OF MADISON
    - MCI
    - AT&T COMMUNICATIONS
    - MGE (ELECTRIC AND GAS)
    - METROPOLITAN UNIFIED NETWORK CONSORTIUM
    - LEVEL 3 NOW LUMEN
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. SITE PLAN RECORDS WERE ACQUIRED FROM THE CITY OF MADISON ZONING DEPARTMENT. THE RECORDS ACQUIRED ARE FROM SEPTEMBER 18, 2024.
9. THIS SURVEY REFLECTS TITLE 3191929 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF DECEMBER 10, 2024

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	441.48'	2132.00'	11°51'52"	440.69'	S5°15'51"E
(C-1)		2132.00'	12°06'		S5°47'E
C-2	301.91'	2066.00'	8°22'22"	301.64'	S6°36'44"E
(C-2)		2066.00'	11°44'		S5°47'E

LEGAL DESCRIPTION

LOTS 1, 2, 3, 15, 16, 17, 18, 19, 20, 21 AND 22, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVENUE SUBDIVISION.
THE NORTH 14 FEET OF LOT 4 AND LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, BLOCK 9, FIRST ADDITION TO CLYDE A. GALLAGHER'S SHERMAN AVENUE SUBDIVISION.
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, AND 25, BLOCK 10, FIRST ADDITION TO CLYDE A. GALLAGHER'S SHERMAN AVENUE SUBDIVISION.
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, BLOCK 16, FIRST ADDITION TO CLYDE A. GALLAGHER'S SHERMAN AVENUE SUBDIVISION.
ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, LYING NORTH AND WEST OF THE FIRST ADDITION TO CLYDE A. GALLAGHER'S SHERMAN AVENUE SUBDIVISION, LESS THE SHERMAN AVENUE PUBLIC STREET RIGHT OF WAY.
VACATED NORTHWESTERN AVENUE, SPOHN AVENUE AND KROPF AVENUE LYING WEST OF RUSKIN STREET AND EAST OF SHERMAN AVENUE IN CLYDE A. GALLAGHER'S SHERMAN AVENUE SUBDIVISION AND IN THE FIRST ADDITION TO CLYDE A. GALLAGHER'S SHERMAN AVENUE SUBDIVISION.

TAX KEY NO: 251/0810-312-2001-5

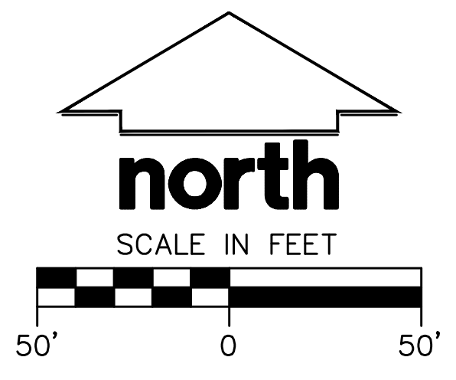
SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF MADISON METROPOLITAN SCHOOL DISTRICT THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

Todd J. Buhr
TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

04-02-25
DATE

TODD J. BUHR
S-2614
DEFOREST, WI


north
SCALE IN FEET
50'
0
50'

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com

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

CLIENT:
MADISON METROPOLITAN SCHOOL DISTRICT

CLIENT ADDRESS:
301 NORTH BROOM STREET
MADISON, WISCONSIN 53703

PROJECT:
MALCOLM SHABAZZ HIGH SCHOOL / SHERMAN MIDDLE SCHOOL

PROJECT LOCATION:
1601 NORTH SHERMAN AVENUE
MADISON, DANE COUNTY
WISCONSIN, 53704

MODIFICATIONS:

#	Date:	Description:
1	01/17/25	PRELIMINARY MAP
2	03/07/25	FINAL MAP
3		
4		
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10		
11		
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13		
14		
15		

Prepared By: ZHG 01/08/25

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
1 OF 3

PROJECT NO: 24-14661

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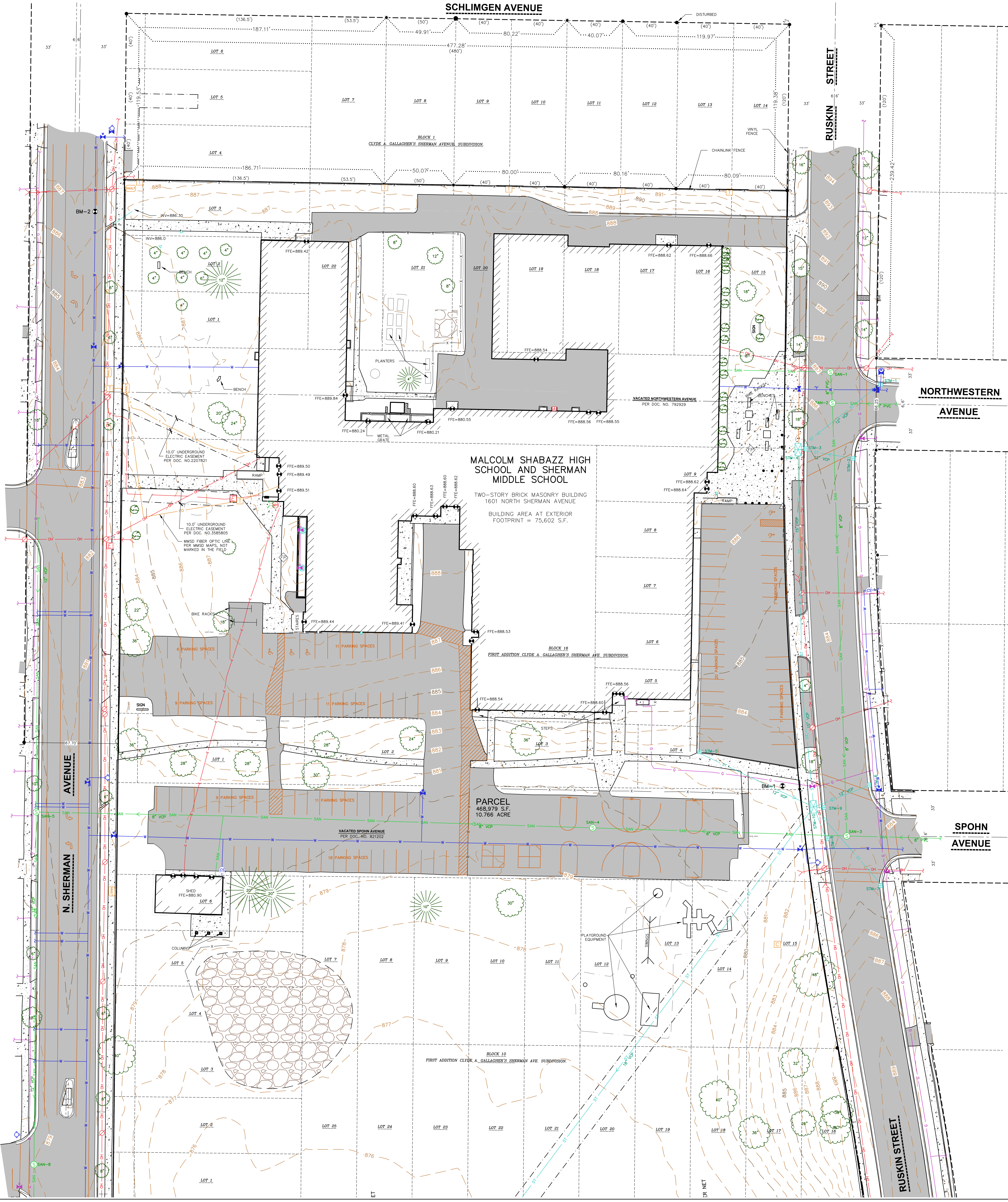
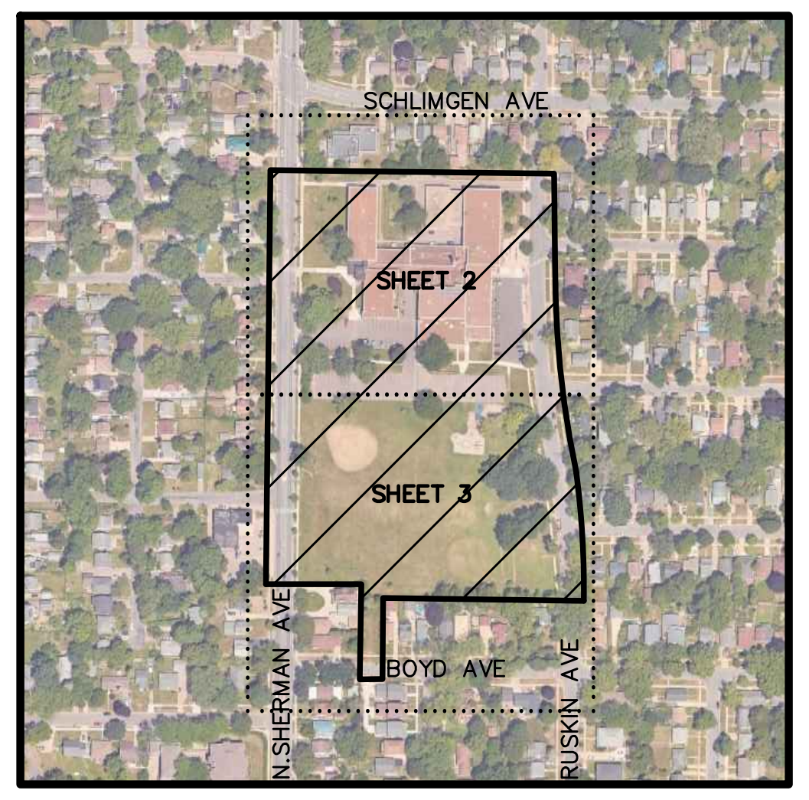
File: \\JSDINC\projects2\2024\2414661\DWG\Survey Sheets\2414661 Excon.dwg Layout: Sheet1 User: john.krebs Plotted: Apr 01, 2025 - 3:25pm Xref's:


SCHLIMGEN AVENUE
RUSKIN STREET
NORTHWESTERN AVENUE
SPOHN AVENUE
N. SHERMAN AVENUE
MALCOLM SHABAZZ HIGH SCHOOL AND SHERMAN MIDDLE SCHOOL
TWO-STORY BRICK MASONRY BUILDING
1601 NORTH SHERMAN AVENUE
BUILDING AREA AT EXTERIOR FOOTPRINT = 75,602 S.F.
PARCEL
468,979 S.F.
10.766 ACRE
BLOCK 1
CLYDE A. GALLAGHER'S SHERMAN AVENUE SUBDIVISION
BLOCK 16
FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION
BLOCK 10
FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION
VACATED NORTHWESTERN AVENUE PER DOC. NO. 792929
VACATED SPOHN AVENUE PER DOC. NO. 821202
10.0' UNDERGROUND ELECTRIC EASEMENT PER DOC. NO. 2207821
10.0' UNDERGROUND ELECTRIC EASEMENT PER DOC. NO. 3585805
MMSD FIBER OPTIC LINE PER MMSD MAPS, NOT MARKED IN THE FIELD
BM-1
BM-2
SHED FFE=880.90
PLAYGROUND EQUIPMENT
BIKE RACK
CHAINLINK FENCE
VINYL FENCE
DISTURBED
477.28'
(480')

EXISTING CONDITIONS SURVEY

LANDS LOCTAED IN THE THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY AS DESCRIBED IN THE LEGAL DESCRIPTION.


SCHLIMGEN AVE
SHEET 2
SHEET 3
N. SHERMAN AVE
BOYD AVE
RUSKIN AVE

VICINITY MAP/SHEET INDEX
NOT TO SCALE

LEGEND

⊕	GOVERNMENT CORNER
●	1" IRON PIPE FOUND
●	¾" REBAR FOUND
○	3/4" x 24" REBAR SET (1.50 LBS/LF)
⤫	CHISELED 'X' FOUND
⊗	BENCHMARK
⊗	FINISHED FLOOR SHOT LOCATION
FP	FLAG POLE
⊙	POST
⊸	SIGN
S	SANITARY MANHOLE
⤫	VENT PIPE
○	HYDRANT
W	WATER VALVE
CS	CURB STOP/SERVICE VALVE
ST	STORM MANHOLE
⊕	ROUND CASTED INLET
⊞	CURB INLET
⊠	STORM SEWER ACCESS
▷	ENDWALL/END OF PIPE
G	GAS VALVE
E	ELECTRIC TRANSFORMER
⤫	LIGHT POLE
☼	YARD LIGHT
E	ELECTRIC MANHOLE
⊘	POWER POLE
⊘—<	POWER POLE W/GUY
VAULT	VAULT
T	TELEPHONE PEDESTAL
C	CABLE PEDESTAL
✿	DECIDUOUS TREE
✳	CONIFEROUS TREE
♿	HANDICAP PARKING
━━━	PARCEL BOUNDARY
— - - - —	SECTION LINE
— — —	RIGHT-OF-WAY LINE
- - - - - - -	PLATTED LOT LINE
············	CHORD LINE
— · · —	SETBACK LINE
— · — · —	EASEMENT LINE
— - · - —	LANDSCAPE LIMITS
—x——x—	FENCE LINE
━━━	WALL LINE
═══	CONCRETE CURB & GUTTER
———	EDGE OF PAVEMENT
— — — —	EDGE OF GRAVEL
—SAN—	SANITARY SEWER
—W—	WATER LINE
— ST —	STORM SEWER
— T —	UNDERGROUND TELEPHONE
—G—	NATURAL GAS
—OH—	OVERHEAD LINE
— E —	UNDERGROUND ELECTRIC
▨	BUILDING
—875—	INDEX CONTOUR
—874—	INTERMEDIATE CONTOUR
▭	BITUMINOUS PAVEMENT
▭	CONCRETE PAVEMENT
▭	GRAVEL
———	PAVEMENT STRIPING
∾	END OF FLAGGED UTILITIES
( )	DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

STORM SEWER STRUCTURES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	884.75	SW	882.30	12"	VCP
STM-2	884.31	W	881.86	12"	VCP
STM-3	884.78	W	880.80	12"	VCP
STM-4	885.88	S	880.42	15"	VCP
		N	880.78	8"	VCP
		NE	880.67	12"	VCP
		E	880.85	12"	VCP
		E	880.73	12"	VCP
STM-5	882.27	SE	880.11	12"	VCP
STM-6	882.38	SW	879.36	12"	VCP
STM-7	883.37	NW	880.89	12"	VCP
STM-8	882.16	NW	879.34	12"	VCP
STM-9	882.23	W	877.25	12"	VCP
STM-10	883.45	SW	876.20	18"	VCP
		NW	876.90	12"	VCP
		N	877.30	15"	VCP
		NE	877.25	12"	VCP
		E	877.29	12"	VCP
		E	877.29	12"	VCP
		SE	877.15	12"	VCP
STM-11	872.87	S	868.07	21"	VCP
		NE	868.25	15"	VCP
STM-12	871.21	E	867.11	24"	VCP
		N	868.71	8"	DI
		N	867.26	21"	VCP
		W	867.16	18"	VCP

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	882.85	REBAR WITH BLUE JSD CAP LOCATED AT THE NORTHEAST CORNER OF VACATED SPOHN AVENUE
BM-2	886.82	REBAR WITH BLUE JSD CAP LOCATED IN THE NW CORNER OF SITE

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	887.19	S	877.40	8"	VCP
		N	877.43	8"	VCP
		NE	877.47	6"	PVC
		SW	977.95	8"	VCP
SAN-2	886.42	S	877.08	8"	VCP
		N	877.16	8"	VCP
		E	877.37	8"	PVC
SAN-3	883.59	W	874.89	8"	VCP
		E	875.00	8"	PVC
		N	874.93	8"	VCP
		S	875.02	8"	ABANDON
SAN-4	879.62	W	870.36	8"	VCP
		E	870.41	8"	VCP
		NE	870.59	8"	ABANDON
		SE	870.72	8"	ABANDON
SAN-5	880.07	S	869.03	12"	VCP
		W	869.67	6"	VCP
		NW	869.29	6"	VCP
		N	869.05	12"	VCP
		E	869.22	8"	VCP
SAN-6	878.99	S	870.19	8"	VCP
		N	870.47	8"	ABANDON
		NW	870.54	6"	ABANDON
SAN-7	874.19	W	861.54	8"	PVC
		N	861.75	12"	VCP
		N	866.05	8"	ABANDON
		E	861.67	6"	VCP
SAN-8	879.00	S	868.26	12"	VCP
		N	868.28	12"	VCP
		NE	868.98	6"	VCP
SAN-9	874.19	W	862.77	6"	VCP
		E	862.79	6"	VCP
		N	862.84	8"	VCP
		S	862.86	8"	VCP

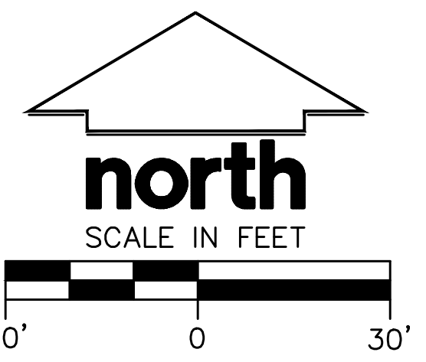
SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF MADISON METROPOLITAN SCHOOL DISTRICT THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

Todd J. Buhr
TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

04-02-25
DATE

TODD J. BUHR
S-2614
DEFOREST, WI


north
SCALE IN FEET
30'
0
30'

JSD

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

CLIENT:
MADISON METROPOLITAN SCHOOL DISTRICT

CLIENT ADDRESS:
301 NORTH BROOM STREET
MADISON, WISCONSIN 53703

PROJECT:
MALCOLM SHABAZZ HIGH SCHOOL / SHERMAN MIDDLE SCHOOL

PROJECT LOCATION:
1601 NORTH SHERMAN AVENUE
MADISON, DANE COUNTY
WISCONSIN, 53704

MODIFICATIONS:

#	Date:	Description:
1	01/17/25	PRELIMINARY MAP
2	03/07/25	FINAL MAP
3		
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14		
15		

Prepared By: ZHG 01/08/25

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
2 OF 3

PROJECT NO: 24-14661

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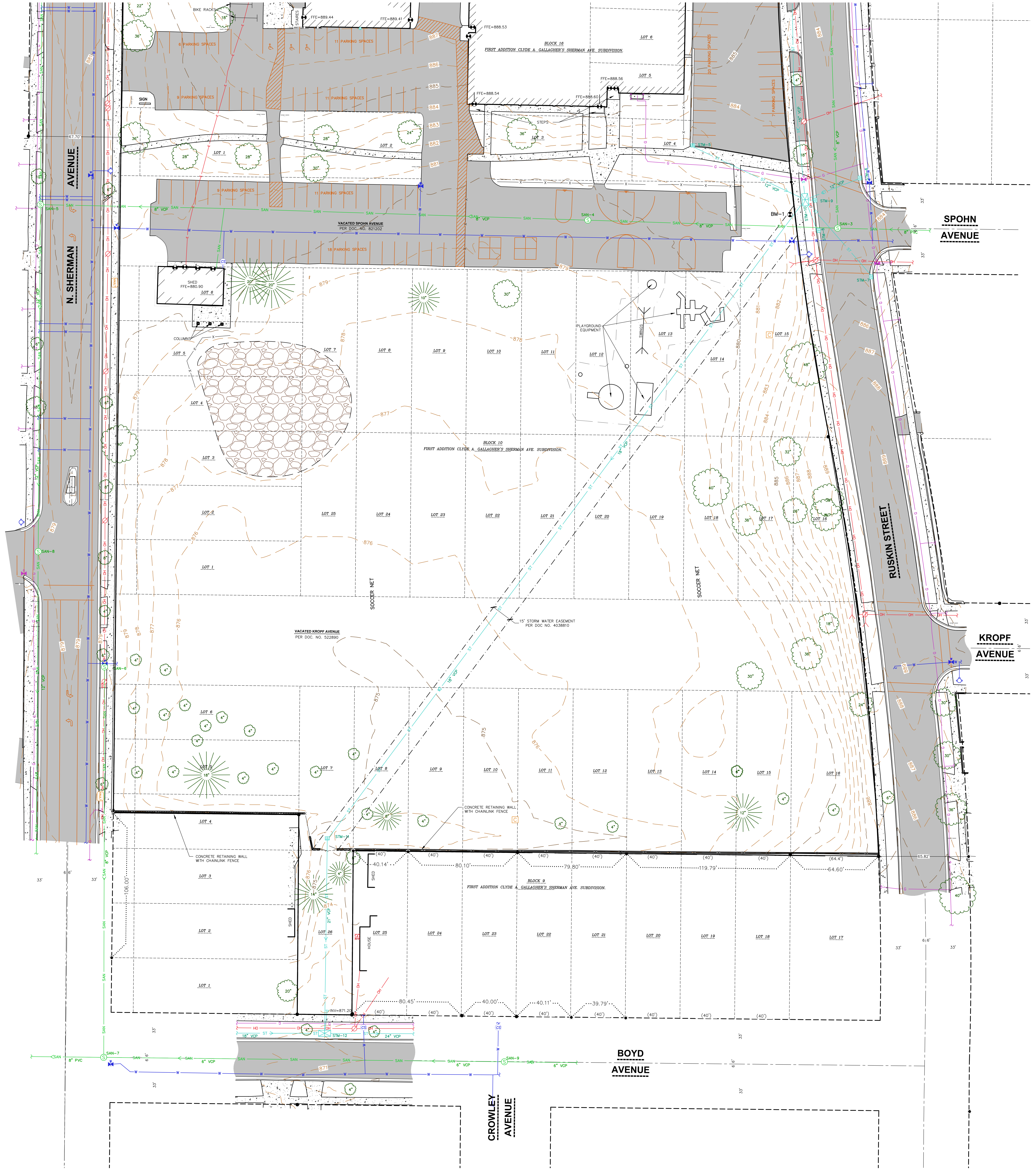
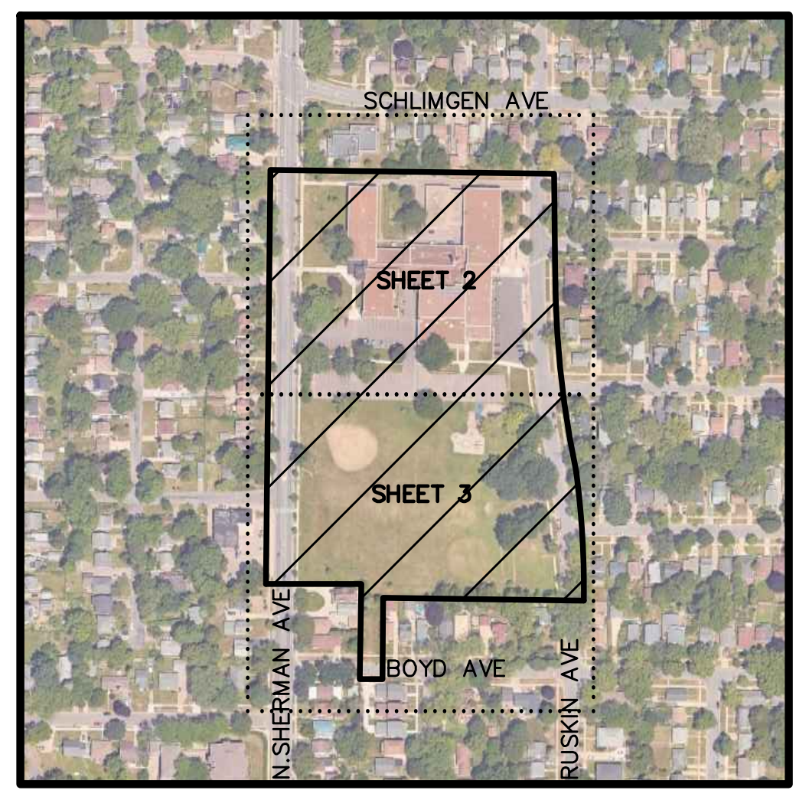

N. SHERMAN AVENUE
RUSKIN STREET
SPOHN AVENUE
KROPF AVENUE
BOYD AVENUE
CROWLEY AVENUE
VACATED SPOHN AVENUE PER DOC. NO. 821202
VACATED KROPF AVENUE PER DOC. NO. 522890
BLOCK 16 FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION
BLOCK 10 FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION
BLOCK 9 FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION
15' STORM WATER EASEMENT PER DOC NO. 4038810
CONCRETE RETAINING WALL WITH CHAINLINK FENCE
PLAYGROUND EQUIPMENT
SOCCER NET
SHED FFE=880.90
BM-1
8 PARKING SPACES
11 PARKING SPACES
18 PARKING SPACES
BIKE RACK
STEPS
SIGN
COLUMN
SHED
HOUSE
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
FFE=889.44
FFE=889.41
FFE=888.53
FFE=888.54
FFE=888.56
FFE=888.60
STM-1
STM-2
STM-3
STM-4
STM-12
SAN-1
SAN-2
SAN-3
SAN-4
SAN-5
SAN-6
SAN-7
SAN-8
SAN-9
INV=871.20
33'
6.6'
(40')
40.14'
80.10'
79.80'
119.79'
(64.4')
64.60'
106.00'
80.45'
40.00'
40.11'
39.79'
65.82'

EXISTING CONDITIONS SURVEY

LANDS LOCTAED IN THE THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY AS DESCRIBED IN THE LEGAL DESCRIPTION.


SCHLIMGEN AVE
SHEET 2
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BOYD AVE
RUSKIN AVE

VICINITY MAP/SHEET INDEX
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- EASEMENT LINE
- LANDSCAPE LIMITS
- FENCE LINE
- WALL LINE
- CONCRETE CURB & GUTTER
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- SAN — SANITARY SEWER
- W — WATER LINE
- ST — STORM SEWER
- T — UNDERGROUND TELEPHONE
- G — NATURAL GAS
- OH — OVERHEAD LINE
- E — UNDERGROUND ELECTRIC
- BUILDING
- 875 — INDEX CONTOUR
- 874 — INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

STORM SEWER STRUCTURES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	884.75	SW	882.30	12"	VCP
STM-2	884.31	W	881.86	12"	VCP
STM-3	884.78	W	880.80	12"	VCP
STM-4	885.88	S	880.42	15"	VCP
		N	880.78	8"	VCP
		NE	880.67	12"	VCP
		E	880.85	12"	VCP
		E	880.73	12"	VCP
STM-5	882.27	SE	880.11	12"	VCP
STM-6	882.38	SW	879.36	12"	VCP
STM-7	883.37	NW	880.89	12"	VCP
STM-8	882.16	NW	879.34	12"	VCP
STM-9	882.23	W	877.25	12"	VCP
STM-10	883.45	SW	876.20	18"	VCP
		NW	876.90	12"	VCP
		N	877.30	15"	VCP
		NE	877.25	12"	VCP
		E	877.29	12"	VCP
		E	877.29	12"	VCP
		SE	877.15	12"	VCP
STM-11	872.87	S	868.07	21"	VCP
		NE	868.25	15"	VCP
STM-12	871.21	E	867.11	24"	VCP
		N	868.71	8"	DI
		N	867.26	21"	VCP
		W	867.16	18"	VCP

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	887.19	S	877.40	8"	VCP
		N	877.43	8"	VCP
		NE	877.47	6"	PVC
		SW	977.95	8"	VCP
SAN-2	886.42	S	877.08	8"	VCP
		N	877.16	8"	VCP
		E	877.37	8"	PVC
SAN-3	883.59	W	874.89	8"	VCP
		E	875.00	8"	PVC
		N	874.93	8"	VCP
		S	875.02	8"	ABANDON
SAN-4	879.62	W	870.36	8"	VCP
		E	870.41	8"	VCP
		NE	870.59	8"	ABANDON
		SE	870.72	8"	ABANDON
SAN-5	880.07	S	869.03	12"	VCP
		W	869.67	6"	VCP
		NW	869.29	6"	VCP
		N	869.05	12"	VCP
		E	869.22	8"	VCP
SAN-6	878.99	S	870.19	8"	VCP
		N	870.47	8"	ABANDON
		NW	870.54	6"	ABANDON
SAN-7	874.19	W	861.54	8"	PVC
		N	861.75	12"	VCP
		N	866.05	8"	ABANDON
		E	861.67	6"	VCP
SAN-8	879.00	S	868.26	12"	VCP
		N	868.28	12"	VCP
		NE	868.98	6"	VCP
SAN-9	874.19	W	862.77	6"	VCP
		E	862.79	6"	VCP
		N	862.84	8"	VCP
		S	862.86	8"	VCP

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	882.85	REBAR WITH BLUE JSD CAP LOCATED AT THE NORTHEAST CORNER OF VACATED SPOHN AVENUE
BM-2	886.82	REBAR WITH BLUE JSD CAP LOCATED IN THE NW CORNER OF SITE

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF MADISON METROPOLITAN SCHOOL DISTRICT THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

Todd J. Buhr
TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

04-02-25
DATE

TODD J. BUHR
S-2614
DEFOREST, WI

north
SCALE IN FEET
30'　0　30'

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

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

CLIENT:
MADISON METROPOLITAN SCHOOL DISTRICT

CLIENT ADDRESS:
301 NORTH BROOM STREET
MADISON, WISCONSIN 53703

PROJECT:
MALCOLM SHABAZZ HIGH SCHOOL / SHERMAN MIDDLE SCHOOL

PROJECT LOCATION:
1601 NORTH SHERMAN AVENUE
MADISON, DANE COUNTY
WISCONSIN, 53704

MODIFICATIONS:

#	Date:	Description:
1	01/17/25	PRELIMINARY MAP
2	03/07/25	FINAL MAP
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15		

Prepared By: ZHG 01/08/25

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
3 OF 3

PROJECT NO: 24-14661

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.

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
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.
6. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
8. THE PUBLIC IMPROVEMENT PLANS REFERENCED IN THESE PLANS SHALL BE CONSTRUED TO MEAN THE PLANS ISSUES BY THE CITY OF MADISON; PUBLIC IMPROVEMENTS PROJECT #XXXXX, CONTRACT #XXXX AND ALL ITS REFERENCED AND ASSOCIATED DOCUMENTS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
10. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
    - 10.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
    - 10.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
    - 10.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
    - 10.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
    - 10.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
    - 10.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
    - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
    - 7.2. VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
    - 7.3. NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
    - 7.4. NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
11. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
12. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
13. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
14. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
15. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
16. BUILDING REMOVALS SHALL BE PREFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ONSITE.
17. CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
18. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.

PAVING NOTES

1. GENERAL:
    - 1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY **[FIRM NAME]**, TITLED **["REPORT TITLE"]**, ISSUE DATE **[DATE.]**. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
    - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
    - 1.3. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
    - 1.4. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
    - 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.

SEEDING AND RESTORATION NOTES

1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. 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.
3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
5. 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.

GRADING AND EARTHWORK NOTES

1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED BY **[FIRM NAME]**, TITLED **["REPORT TITLE"]**, ISSUE DATE **[DATE]**. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
5. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
6. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
7. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
8. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
9. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.

STORMWATER FACILITIES CONSTRUCTION NOTES

1. ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES. CONTRACTOR SHALL PROVIDE ENGINEER DOCUMENTATION OF CONSTRUCTION OF STORMWATER FACILITIES INCLUDING GEOTECHNICAL NOTES ON EXISTING SOILS, PHOTOGRAPHS OF EACH STAGE OF BASIN CONSTRUCTION, LOAD TICKETS AND SPECIFICATION OF MATERIALS USED IN THE BASIN, AND ELEVATION OF CRITICAL ITEMS SUCH AS PIPES, EXCAVATIONS, DRAINAGE STONE BOTTOM, ETC.
2. ERECT CONSTRUCTION FENCING OR SNOW FENCING AROUND PROPOSED STORMWATER FACILITIES INTENDED TO INFILTRATE STORMWATER TO PROTECT THESE SOILS FROM DISTURBANCE AND COMPACTION. CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT, AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE PROPOSED INFILTRATE AREAS ARE LOCATED.
3. STORMWATER MANAGEMENT FACILITIES FOR INFILTRATION SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF FINAL SITE GRADING AND SOILS HAVE BEEN STABILIZED.
4. TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. PERMANENT STORMWATER BASINS USED AS TEMPORARY SEDIMENT BASINS SHALL BE DREDGED TO DESIGN DEPTH AFTER SITE IS STABILIZED.
5. REFER TO PROJECT DETAILS FOR FURTHER INFORMATION AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE STORMWATER FACILITIES.

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, WATTLES, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. ROUGH GRADE BIORETENTION PONDS AND INSTALL POND OUTLETS.
4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES.
5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
8. RESTORE BIORETENTION PONDS (FINAL GRADE PER PLAN REQUIREMENTS).
9. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

CITY FORESTRY NOTES

1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
7. ADDITIONAL STREET TREES ARE NEEDED FOR THIS PROJECT. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) - ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. A LANDSCAPE PLAN AND STREET TREE PLANTING PLAN SHALL BE SUBMITTED IN PDF FORMAT TO CITY FORESTRY FOR APPROVAL OF PLANTING LOCATIONS WITHIN THE RIGHT OF WAY AND TREE SPECIES. ALL AVAILABLE STREET TREE PLANTING LOCATIONS SHALL BE PLANTED WITHIN THE PROJECT BOUNDARIES.
8. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

CITY TRAFFIC ENGINEERING NOTES

1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

PUBLIC IMPROVEMENTS NOTES

1. ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXX)

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
    - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
    - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
    - 2.3. VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
    - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
    - 2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
    - 2.6. COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
11. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
12. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
14. IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.

18. SEPARATION DISTANCES
    - 18.1. WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING:
        - 18.1.1. WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING.
        - 18.1.2. WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.

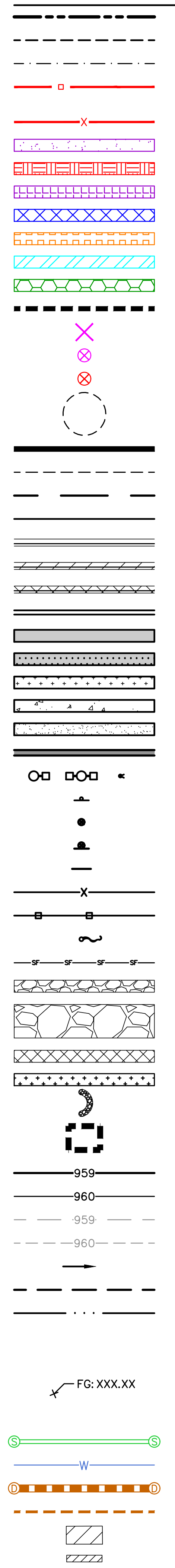
EXCAVATION, FILL PLACEMENT, & COMPACTION SPECIFICATIONS

1. ALL EXCAVATIONS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS OR AS REQUIRED FOR DEMOLITION PURPOSES, AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
2. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
3. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3 INCHES. REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS INDICATED ON THE DRAWINGS.
4. WHERE CONTRACTOR ENCOUNTERS ROCK IN EXCAVATIONS OR TRENCHES, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER FOR FURTHER DETERMINATION OF EXCAVATION LIMITS AND SPECIFICATIONS.
5. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUB-SOIL CONDITIONS NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
6. ALL FILL SHALL BE PLACED TO THE ELEVATIONS AND GRADES SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF BASE COURSES, PAVEMENTS, TOPSOIL AND OTHER FILL MATERIALS TO THE SPECIFIED DEPTHS.
7. ALL FILLS UNDER PROPOSED BUILDINGS, STRUCTURES, PAVEMENTS AND TURF AREAS SHALL BE PLACED IN HORIZONTAL LIFTS, NOT EXCEEDING A THICKNESS OF 1-FOOT, UNLESS OTHERWISE DIRECTED BY OWNER OR ENGINEER. FILLS UNDER INFILTRATION AREAS SHALL BE PLACED TO MITIGATE COMPACTION WHICH COMPROMISES INFILTRATION CAPACITIES OF THE SOILS. REFER TO STORM WATER SPECIFICATIONS FOR FURTHER DETAILS.
8. PLACEMENT AND COMPACTION OF FILL MATERIALS SHALL BE COMPLETED TO MINIMIZE SETTLEMENT AND AVOID DAMAGE TO EXISTING BUILDINGS, STRUCTURES, PAVEMENTS UTILITIES AND OTHER WORK IN PLACE OR IN PROGRESS.
9. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND THE BELOW COMPACTION SPECIFICATIONS. THE GEOTECHNICAL REPORT RECOMMENDATIONS SHALL GOVERN IF DISCREPANCIES BETWEEN THE BELOW COMPACTION SPECIFICATIONS AND THE REPORT OCCUR.
    - 9.1. AREAS BENEATH FOOTINGS, FLOOR SLABS AND BUILDINGS: 95% MODIFIED PROCTOR
    - 9.2. AREAS BENEATH PAVEMENTS, SIDEWALKS OR OTHER EXTERIOR HARD SURFACES: 95% MODIFIED PROCTOR
    - 9.3. AREAS OUTSIDE 10' OF STRUCTURE OR PAVEMENTS AND IN TURF: 90% MODIFIED PROCTOR
        - 9.3.1. EXCLUDING STORM WATER INFILTRATION AREAS.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY COMPACTION AND GRADING EQUIPMENT AND MEANS AND METHODS TO ACHIEVE THE SPECIFIED COMPACTION REQUIREMENTS, INCLUDING USE OF HAND GUIDED VIBRATORY OR TAMPING COMPACTORS WHEN SPACE CONSTRAINTS OF COMPACTING BACKFILL ALONG WALLS, FOOTINGS, OR BUILDINGS MAY REQUIRE SUCH MEANS.
11. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR UNDERCUTTING OR EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUB-GRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF UNDERCUTTING OR EBS IS REQUIRED. UNDERCUTTING OR EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. 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.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENTOFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    - 12.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 12.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 12.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.
16. 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:
    - 16.1. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 16.2. 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) DAY).* 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.
    - 16.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
        - 16.3.1. PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
        - 16.3.2. TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS.ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS./ACRE) IN FALL
        - 16.3.3. HYDRO-MULCHING WITH A TACKIFIER
        - 16.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
        - 16.3.5. EROSION MATTING
        - 16.3.6. SODDING
        - 16.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER
17. 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 CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
18. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

LEGEND



PROPERTY LINE
RIGHT-OF-WAY
EXISTING / PROPOSED EASEMENT
DEMOLITION – REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
DEMOLITION – REMOVAL OF FENCE
DEMOLITION – PAVEMENT MILL AND OVERLAY
DEMOLITION – REMOVAL OF PLAYGROUND/SPORTS EQUIPMENT
DEMOLITION – REMOVAL OF ASPHALT SURFACES
DEMOLITION – REMOVAL OF CONCRETE SURFACES
DEMOLITION – REMOVAL OF BUILDINGS/STRUCTURES
DEMOLITION – REMOVAL OF UTILITIES
DEMOLITION – REMOVAL OF LANDSCAPE FEATURES
SAWCUT EXISTING PAVEMENT
TREE AND SHRUB REMOVAL
MISCELLANEOUS SITE REMOVALS
SIGN REMOVAL
PROTECT EXISTING TREE
BUILDING OUTLINE
BUILDING OVERHANG
BUILDING SETBACK LINE
EDGE OF PAVEMENT
18" STANDARD CURB AND GUTTER
18" REJECT CURB AND GUTTER
18" MOUNTABLE CURB AND GUTTER
CONCRETE VALLEY CURB/RIBBON CURB
ASPHALT PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT
HEAVY DUTY CONCRETE PAVEMENT
CONCRETE PAVEMENT
CONCRETE PAVEMENT WITH COLOR/TEXTURE
SEAT WALL / RETAINING WALL
LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
SIGN
BOLLARD
BOLLARD WITH ADA PARKING SIGN
BIKE RACK
RAILING
FENCE
FLAG POLE
SILT FENCE
RIP-RAP
CONSTRUCTION ENTRANCE
EROSION MATTING
TURF REINFORCEMENT MATTING
DITCH CHECK
INLET PROTECTION
PROPOSED 1 FOOT CONTOUR
PROPOSED 5 FOOT CONTOUR
EXISTING 1 FOOT CONTOUR
EXISTING 5 FOOT CONTOUR
DRAINAGE DIRECTION
GRADE BREAK
STORMWATER MANAGEMENT AREA
SPOT ELEVATION
EP – EDGE OF PAVEMENT
FG – FINISH GRADE
EC – EDGE OF CONCRETE
BOC – BACK OF CURB
MATCH – MATCH EXISTING GRADE
HP – HIGH POINT
SW – SIDEWALK
SANITARY SEWER
WATERMAIN
STORM SEWER
UNDERDRAIN
8'x4'x4" INSULATION (PLAN VIEW)
8'x4'x4" INSULATION (PROFILE VIEW)

PRELIMINARY. NOT FOR CONSTRUCTION.

OPN
ARCHITECTS

301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner
MADISON METRO SCHOOL DISTRICT
545 West Dayton Street
Madison, WI 53703

Project
MALCOLM SHABAZZ HS & SHERMAN MS
1601 N Sherman Ave.
Madison, WI 53704

Construction Manager
Vogel Bros. Building Co.
5460 Fen Oak Dr.
Madiosn, WI 53718
P. 608-241-5454

Civil Engineer / Landscape Architect
JSD Professional Services
507 W. Verona Ave., Suite 500
Verona, WI 53593
P. 608-848-5060

Structural Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Mechanical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Electrical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Key Plan

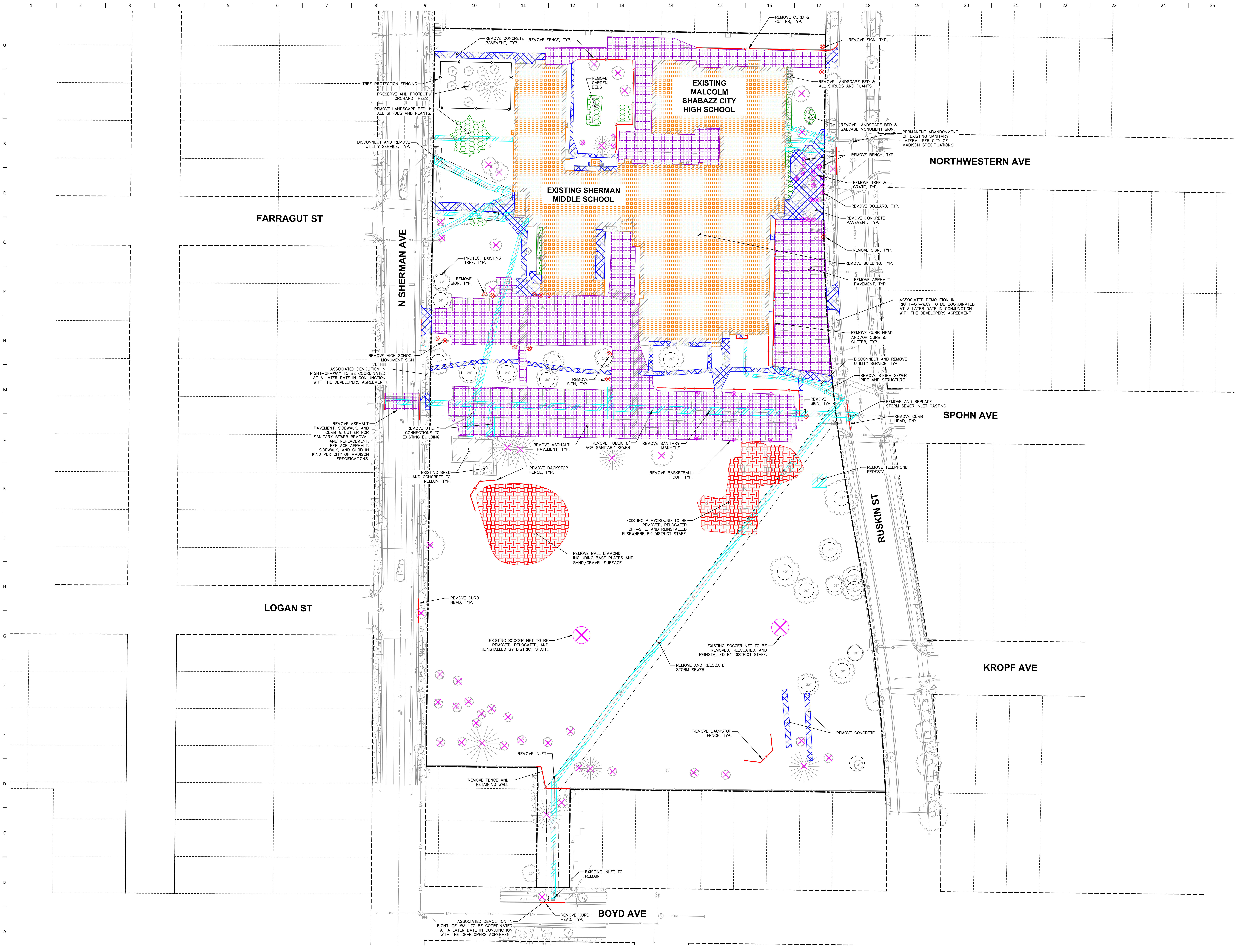
Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC RE-SUBMITTAL **09/09/25**

Sheet Name
GENERAL NOTES & LEGEND

Sheet Number
C100


FARRAGUT ST
LOGAN ST
N SHERMAN AVE
NORTHWESTERN AVE
SPOHN AVE
KROPF AVE
RUSKIN ST
BOYD AVE
EXISTING MALCOLM SHABAZZ CITY HIGH SCHOOL
EXISTING SHERMAN MIDDLE SCHOOL
REMOVE CONCRETE PAVEMENT, TYP.
REMOVE FENCE, TYP.
TREE PROTECTION FENCING
PRESERVE AND PROTECT ORCHARD TREES
REMOVE LANDSCAPE BED & ALL SHRUBS AND PLANTS.
DISCONNECT AND REMOVE UTILITY SERVICE, TYP.
REMOVE GARDEN BEDS
PROTECT EXISTING TREE, TYP.
REMOVE SIGN, TYP.
REMOVE HIGH SCHOOL MONUMENT SIGN
ASSOCIATED DEMOLITION IN RIGHT-OF-WAY TO BE COORDINATED AT A LATER DATE IN CONJUNCTION WITH THE DEVELOPERS AGREEMENT
REMOVE ASPHALT PAVEMENT, SIDEWALK, AND CURB & GUTTER FOR SANITARY SEWER REMOVAL AND REPLACEMENT. REPLACE ASPHALT, SIDEWALK, AND CURB IN KIND PER CITY OF MADISON SPECIFICATIONS.
REMOVE UTILITY CONNECTIONS TO EXISTING BUILDING
REMOVE ASPHALT PAVEMENT, TYP.
REMOVE PUBLIC 8" VCP SANITARY SEWER
REMOVE SANITARY MANHOLE
REMOVE BASKETBALL HOOP, TYP.
EXISTING SHED AND CONCRETE TO REMAIN, TYP.
REMOVE BACKSTOP FENCE, TYP.
REMOVE BALL DIAMOND INCLUDING BASE PLATES AND SAND/GRAVEL SURFACE
EXISTING PLAYGROUND TO BE REMOVED, RELOCATED OFF-SITE, AND REINSTALLED ELSEWHERE BY DISTRICT STAFF.
REMOVE CURB & GUTTER, TYP.
REMOVE LANDSCAPE BED & SALVAGE MONUMENT SIGN.
PERMANENT ABANDONMENT OF EXISTING SANITARY LATERAL PER CITY OF MADISON SPECIFICATIONS
REMOVE BENCH, TYP.
REMOVE TREE & GRATE, TYP.
REMOVE BOLLARD, TYP.
REMOVE BUILDING, TYP.
REMOVE CURB HEAD AND/OR CURB & GUTTER, TYP.
REMOVE STORM SEWER PIPE AND STRUCTURE
REMOVE AND REPLACE STORM SEWER INLET CASTING
REMOVE CURB HEAD, TYP.
REMOVE TELEPHONE PEDESTAL
EXISTING SOCCER NET TO BE REMOVED, RELOCATED, AND REINSTALLED BY DISTRICT STAFF.
REMOVE AND RELOCATE STORM SEWER
REMOVE CONCRETE
REMOVE INLET
REMOVE FENCE AND RETAINING WALL
EXISTING INLET TO REMAIN

PRELIMINARY. NOT FOR CONSTRUCTION.

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OPN ARCHITECTS

301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner
MADISON METRO SCHOOL DISTRICT
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MALCOLM SHABAZZ HS & SHERMAN MS
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Structural Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Mechanical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Electrical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Key Plan

north
SCALE IN FEET
40' 0 40'

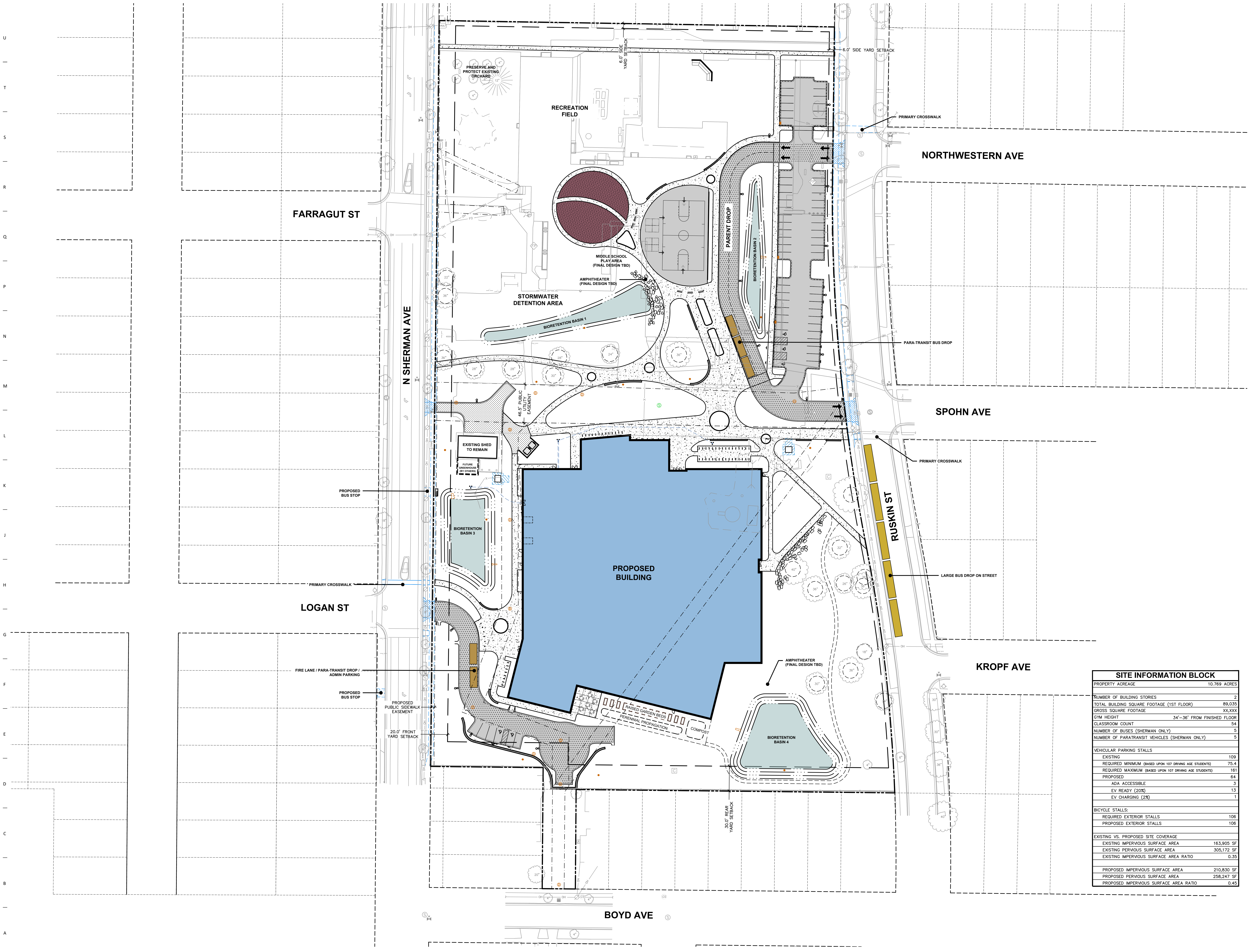
Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC RE-SUBMITTAL **09/09/25**

Sheet Name
DEMOLITION PLAN

Sheet Number
C200


PRESERVE AND PROTECT EXISTING ORCHARD
6.0' SIDE YARD SETBACK
RECREATION FIELD
6.0' SIDE YARD SETBACK
PRIMARY CROSSWALK
NORTHWESTERN AVE
FARRAGUT ST
PARENT DROP
BIORETENTION BASIN 2
MIDDLE SCHOOL PLAY AREA (FINAL DESIGN TBD)
AMPHITHEATER (FINAL DESIGN TBD)
STORMWATER DETENTION AREA
BIORETENTION BASIN 1
N SHERMAN AVE
PARA-TRANSIT BUS DROP
46.5' PUBLIC UTILITY EASEMENT
SPOHN AVE
EXISTING SHED TO REMAIN
FUTURE GREENHOUSE (BY OTHERS)
PRIMARY CROSSWALK
PROPOSED BUS STOP
BIORETENTION BASIN 3
PROPOSED BUILDING
RUSKIN ST
LARGE BUS DROP ON STREET
PRIMARY CROSSWALK
LOGAN ST
KROPF AVE
AMPHITHEATER (FINAL DESIGN TBD)
FIRE LANE / PARA-TRANSIT DROP / ADMIN PARKING
PROPOSED BUS STOP
PROPOSED PUBLIC SIDEWALK EASEMENT
20.0' FRONT YARD SETBACK
RAISED GARDEN BEDS
PERENNIAL PROPAGATION
COMPOST
BIORETENTION BASIN 4
30.0' REAR YARD SETBACK
BOYD AVE
north
SCALE IN FEET
40'
0
40'

SITE INFORMATION BLOCK

PROPERTY ACREAGE	10.769 ACRES
NUMBER OF BUILDING STORIES	2
TOTAL BUILDING SQUARE FOOTAGE (1ST FLOOR)	89,035
GROSS SQUARE FOOTAGE	XX,XXX
GYM HEIGHT	34'–36' FROM FINISHED FLOOR
CLASSROOM COUNT	54
NUMBER OF BUSES (SHERMAN ONLY)	5
NUMBER OF PARATRANSIT VEHICLES (SHERMAN ONLY)	5
VEHICULAR PARKING STALLS	
EXISTING	109
REQUIRED MINIMUM (BASED UPON 107 DRIVING AGE STUDENTS)	75.4
REQUIRED MAXIMUM (BASED UPON 107 DRIVING AGE STUDENTS)	161
PROPOSED	64
ADA ACCESSIBLE	3
EV READY (20%)	13
EV CHARGING (2%)	1
BICYCLE STALLS:	
REQUIRED EXTERIOR STALLS	106
PROPOSED EXTERIOR STALLS	106
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	163,905 SF
EXISTING PERVIOUS SURFACE AREA	305,172 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.35
PROPOSED IMPERVIOUS SURFACE AREA	210,830 SF
PROPOSED PERVIOUS SURFACE AREA	258,247 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.45

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OPN ARCHITECTS
301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner
MADISON METRO SCHOOL DISTRICT
545 West Dayton Street
Madison, WI 53703

Project
MALCOLM SHABAZZ HS & SHERMAN MS
1601 N Sherman Ave.
Madison, WI 53704

Construction Manager
Vogel Bros. Building Co.
5460 Fen Oak Dr.
Madiosn, WI 53718
P. 608-241-5454

Civil Engineer / Landscape Architect
JSD Professional Services
507 W. Verona Ave., Suite 500
Verona, WI 53593
P. 608-848-5060

Structural Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Mechanical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Electrical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Key Plan

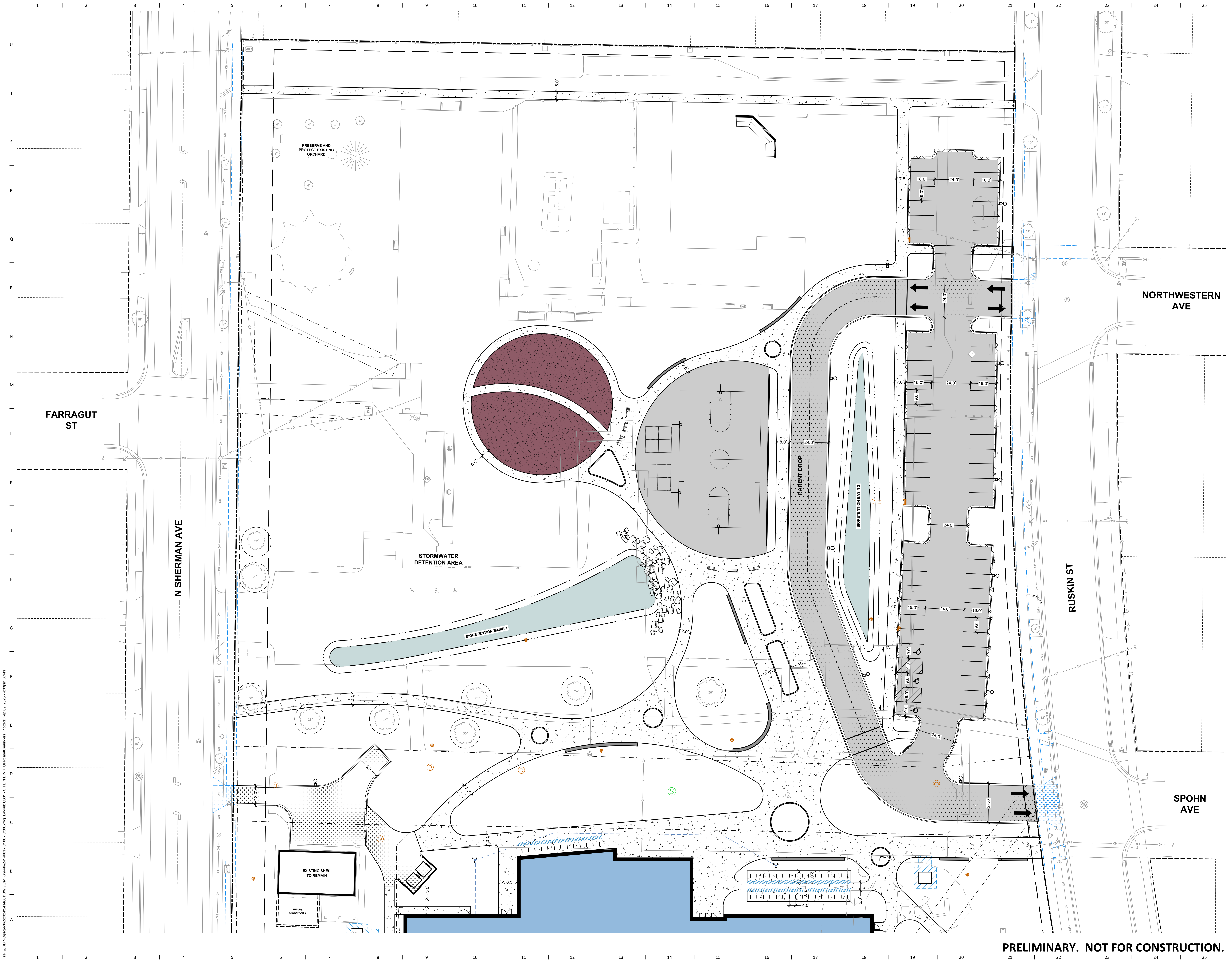
Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC RE-SUBMITTAL **09/09/25**

Sheet Name
SITE PLAN

Sheet Number
C300


PRESERVE AND PROTECT EXISTING ORCHARD
STORMWATER DETENTION AREA
BIORETENTION BASIN 1
BIORETENTION BASIN 2
PARENT DROP
EXISTING SHED TO REMAIN
FUTURE GREENHOUSE
FARRAGUT ST
N SHERMAN AVE
NORTHWESTERN AVE
RUSKIN ST
SPOHN AVE
north
SCALE IN FEET
20'
0
20'
5.0'
7.5'
16.0'
24.0'
9.0'
7.0'
8.0'
15.5'
10.0'
12.0'
8.5'
4.0'
3.0'

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File: \\JSDINC\projects2\2024\2414661\DWG\Civil Sheets\2414661 - C100 - C300.dwg Layout: C301 - SITE N DIMS User: matt.saunders Plotted: Sep 09, 2025 - 4:03pm Xref's:

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301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

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Verona, WI 53593
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IMEG
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Madison, WI 53718
P. 608-223-9600

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P. 608-223-9600

Electrical Engineer

IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Key Plan

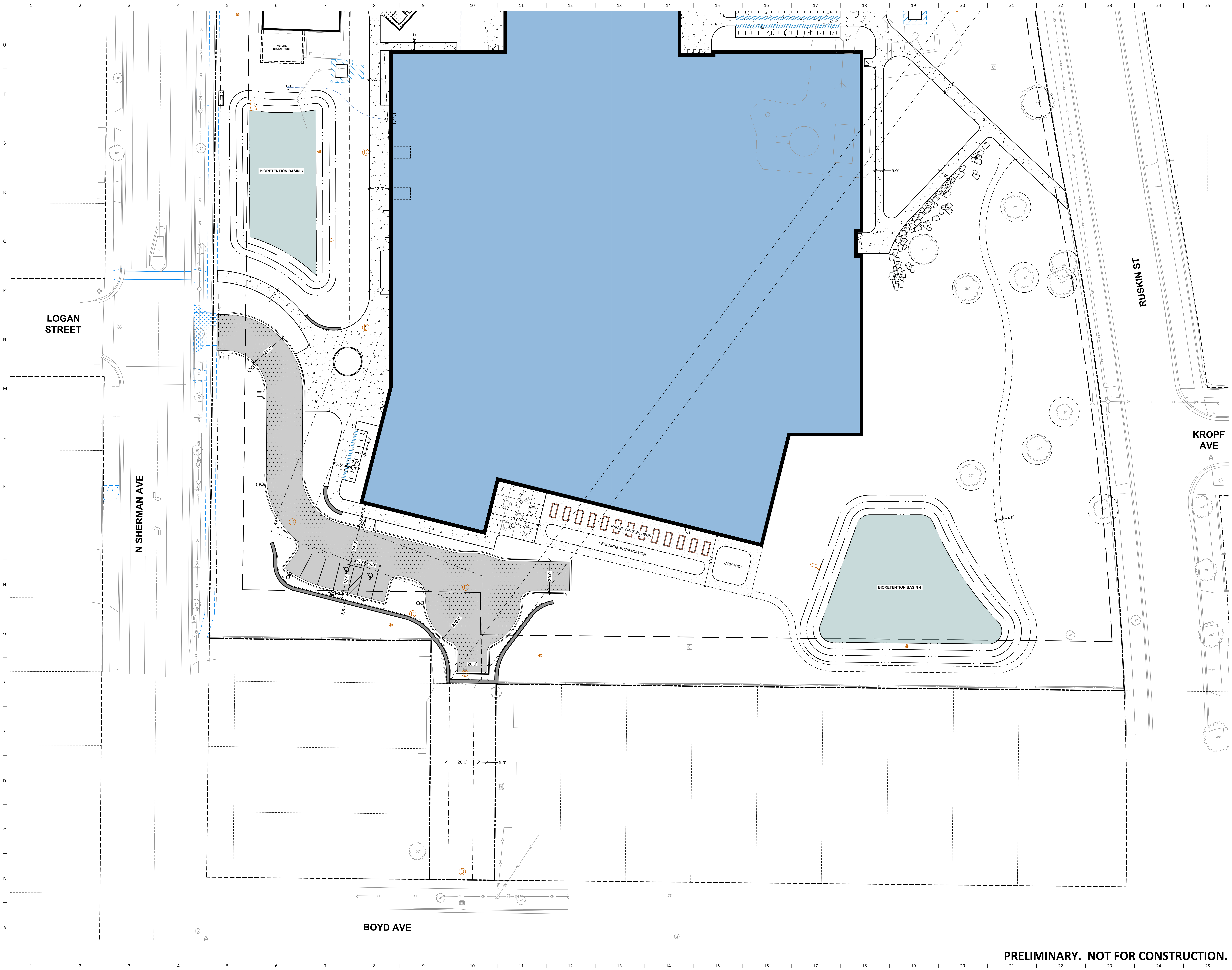
Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC RE-SUBMITTAL **09/09/25**

Sheet Name
DIMENSIONED SITE PLAN - NORTH

Sheet Number
C301


LOGAN STREET
N SHERMAN AVE
RUSKIN ST
KROPF AVE
BOYD AVE
FUTURE GREENHOUSE
BIORETENTION BASIN 3
BIORETENTION BASIN 4
RAISED GARDEN BEDS
PERENNIAL PROPAGATION
COMPOST
6.5'
12.0'
12.0'
7.0'
24.0'
5.0'
5.0'
5.0'
7.0'
4.0'
7.5'
6.0'
30.0'
24.0'
18.0'
6.0'
9.0'
20.0'
3.6'
50.0'
20.0'
31.5'
4.0'
20.0'
5.0'

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301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner

MADISON METRO SCHOOL DISTRICT
545 West Dayton Street
Madison, WI 53703

Project

MALCOLM SHABAZZ HS & SHERMAN MS
1601 N Sherman Ave.
Madison, WI 53704

Construction Manager

Vogel Bros. Building Co.
5460 Fen Oak Dr.
Madiosn, WI 53718
P. 608-241-5454

Civil Engineer / Landscape Architect

JSD Professional Services
507 W. Verona Ave., Suite 500
Verona, WI 53593
P. 608-848-5060

Structural Engineer

IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

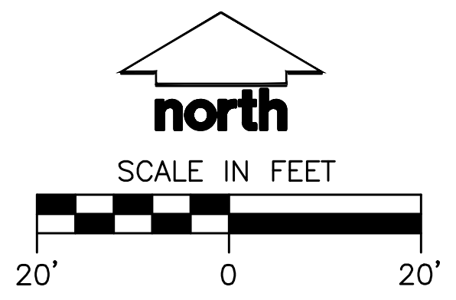
Mechanical Engineer

IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Electrical Engineer

IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Key Plan


north
SCALE IN FEET
20'
0
20'

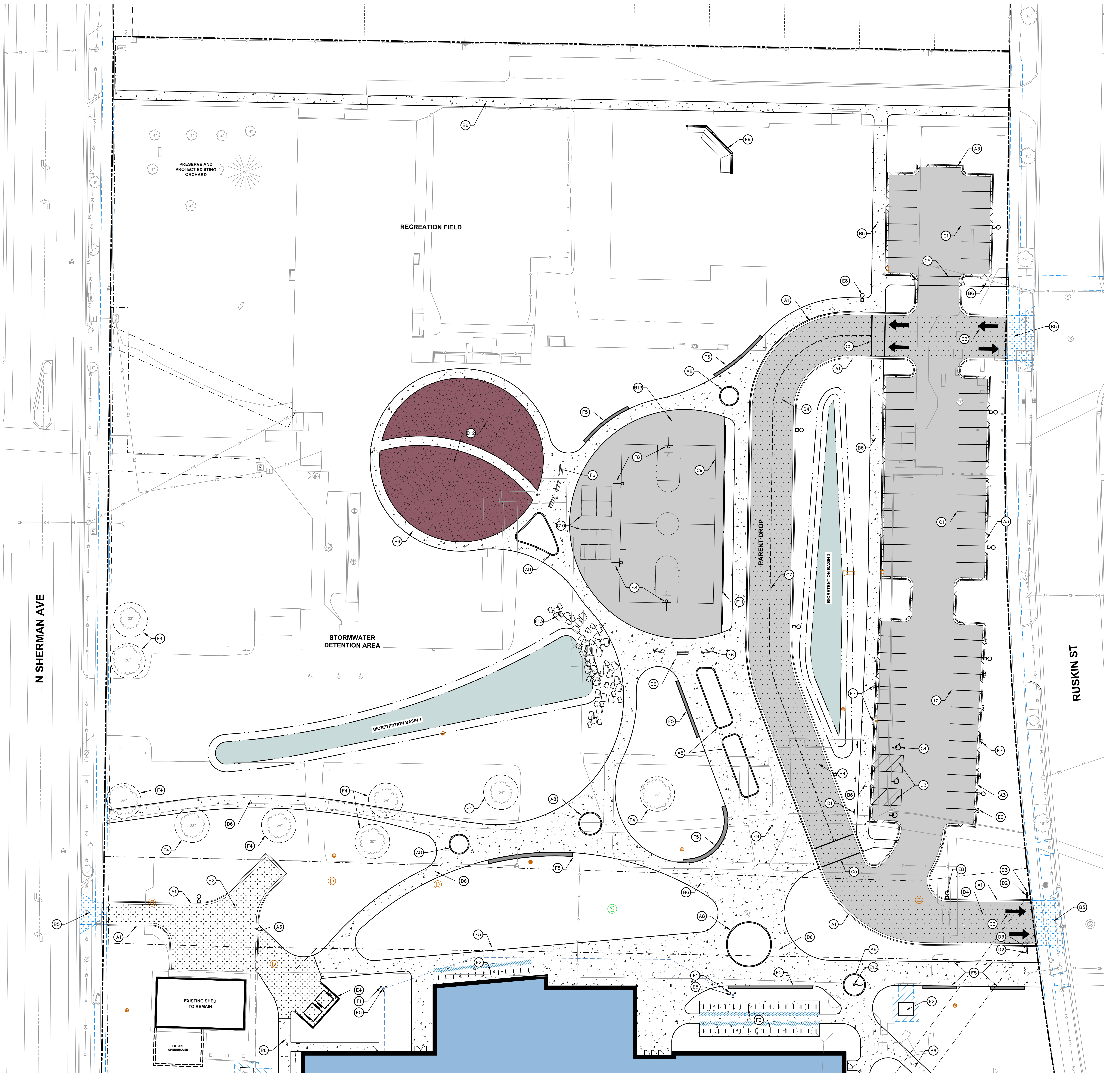
Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC RE-SUBMITTAL **09/09/25**

Sheet Name
DIMENSIONED SITE PLAN - SOUTH

Sheet Number
C302



KEY NOTES

A1	18" STANDARD CURB AND GUTTER
A2	18" REJECT CURB AND GUTTER
A3	18" MOUNTABLE CURB AND GUTTER
A4	12" RIBBON CURB
A5	CURB FLUME
A6	3' CURB HEAD TAPER
A7	CONCRETE INLET COLLAR
A8	6" CURB
B1	CONCRETE PAVEMENT
B2	HEAVY DUTY CONCRETE PAVEMENT
B3	ASPHALT PAVEMENT
B4	HEAVY DUTY ASPHALT PAVEMENT
B5	COMMERCIAL ENTRANCE (REFER TO PUBLIC IMPROVEMENT PLANS)
B6	CONCRETE SIDEWALK
B7	THICKENED EDGE SIDEWALK
B8	THICKENED EDGE SIDEWALK – FLUSH WITH PAVEMENT (SEE GRADING PLAN)
B9	ACCESSIBLE RAMP
B10	ACCESSIBLE WARNING DETECTOR FIELD
B11	AGGREGATE WALKING PATH
B12	PLAYGROUND SURFACES
B13	ASPHALT PAVED RECREATION SPORT COURT
C1	PAVEMENT MARKING: PARKING STALL – 4" WIDE, WHITE
C2	PAVEMENT MARKING; DIRECTIONAL ARROW, WHITE
C3	PAVEMENT MARKING; DIAGONAL HATCH – SWSL/4" AT 45° @ 2'–0" O.C. WHITE
C4	ACCESSIBLE PARKING SPACE & SYMBOL, WHITE
C5	CROSSWALK MARKING – TYPE II, WHITE
C6	PAVEMENT MARKING; 4" WIDE WHITE
C7	PAVEMENT MARKING; 4" WIDE WHITE DASHED, 10' LONG 20' BETWEEN DASHES
C8	18" WHITE STOP BAR
C9	BASKETBALL PAINT LINES (SEE DETAIL)
C10	16'X16' FOUR–SQUARE PAINT LINES
D1	ACCESSIBLE PARKING SIGN
D2	TYPE R1–1 STOP SIGN
D3	TYPE R5–1 DO NOT ENTER SIGN
D4	NO PARKING FIRE LANE SIGN
D5	5 MINUTE PARKING SIGN
E1	MONUMENT SIGN (REFER TO ARCHITECTURAL)
E2	TRANSFORMER PAD (REFER TO ELECTRICAL)
E3	GENERATOR PAD (REFER TO ELECTRICAL)
E4	TRASH ENCLOSURE (REFER TO ARCHITECTURAL)
E5	GEOTHERMAL WELL–HEAD (REFER TO MECHANICAL)
E6	EV PARKING CHARGING STATION & PAD (REFER TO ELECTRICAL)
E7	EV READY STATION (REFER TO ELECTRICAL)
E8	LIGHT POLE (REFER TO ELECTRICAL)
E9	INTENTIONALLY OMITTED
E10	FLAG POLE
F1	CONCRETE BOLLARD
F2	BIKE RACK – MADRAX LOFTY, SURFACE MOUNTED, POWDER COATED, COLOR: BRONZE
F3	CONCRETE WHEEL STOP
F4	PROTECT EXISTING TREE
F5	SEAT/PLANTER WALL
F6	BENCH
F7	INTENTIONALLY OMITTED
F8	BASKETBALL HOOP
F9	BACKSTOP FENCE
F10	INTENTIONALLY OMITTED
F11	8' TALL VINYL COATED CHAIN LINK FENCE WITH CONCRETE RIBBON BASE, COLOR: BLACK
F12	INTENTIONALLY OMITTED
F13	LIMESTONE AMPHITHEATER
F14	INTENTIONALLY OMITTED
F15	LIMESTONE OUTCROPPING RETAINING WALL
F16	PLAYGROUND
F17	TRASH CAN

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OPN
ARCHITECTS

301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner

MADISON METRO SCHOOL DISTRICT
545 West Dayton Street
Madison, WI 53703

Project

MALCOLM SHABAZZ HS & SHERMAN MS
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Construction Manager

Vogel Bros. Building Co.
5460 Fen Oak Dr.
Madiosn, WI 53718
P. 608-241-5454

Civil Engineer / Landscape Architect

JSD Professional Services
507 W. Verona Ave., Suite 500
Verona, WI 53593
P. 608-848-5060

Structural Engineer

IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
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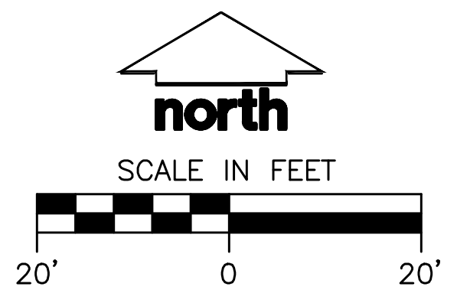
Key Plan



Revision	Description	Date

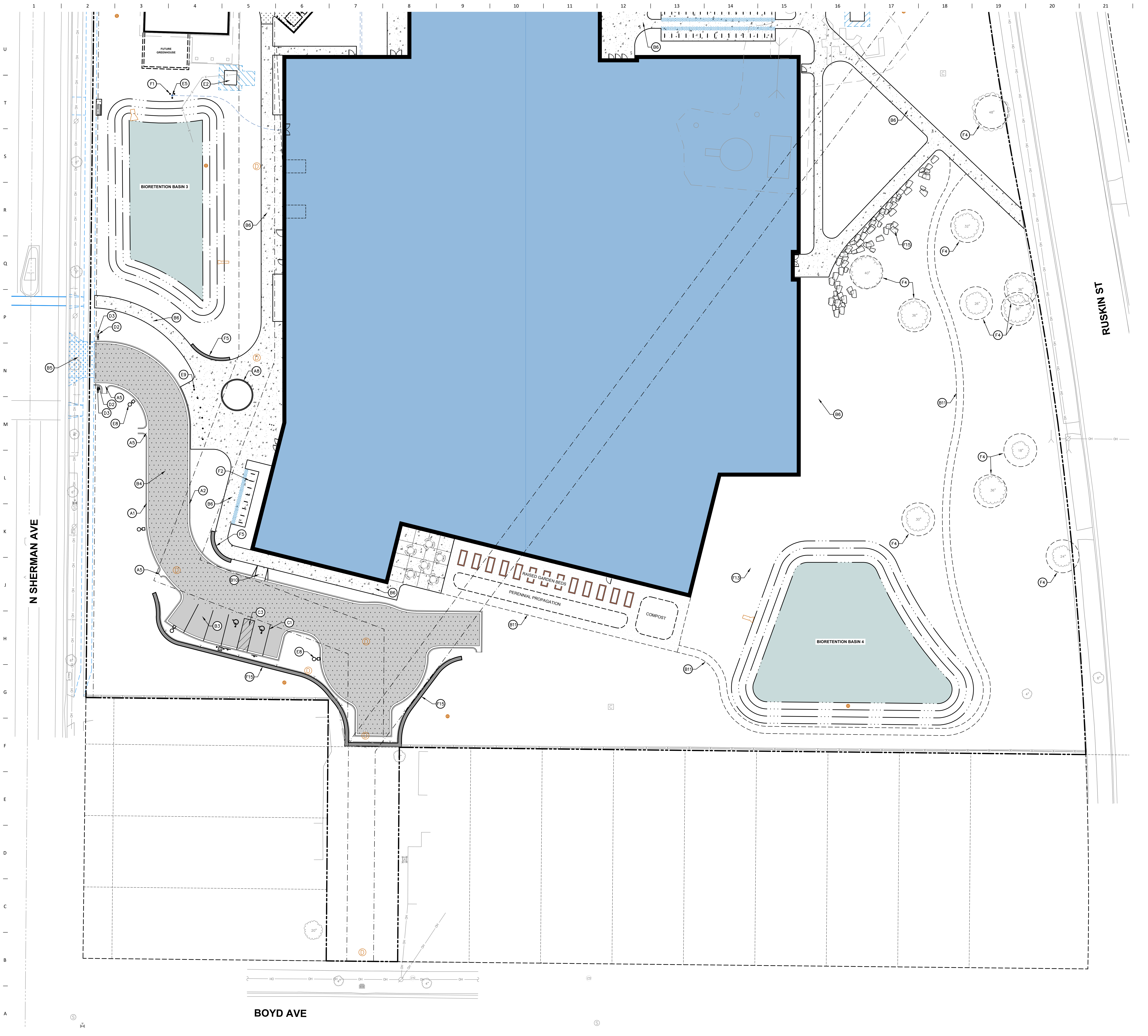
OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC RE-SUBMITTAL **09/09/25**

Sheet Name
ANNOTATED SITE PLAN - NORTH

Sheet Number
C303

File: \\JSDINC\projects2\2024\2414661\DWG\Civil Sheets\2414661 - C100 - C300.dwg Layout: C303 - SITE N ANNOS User: matt.saunders Plotted: Sep 09, 2025 - 4:26pm Xref's:



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KEY NOTES

A1	18" STANDARD CURB AND GUTTER
A2	18" REJECT CURB AND GUTTER
A3	18" MOUNTABLE CURB AND GUTTER
A4	12" RIBBON CURB
A5	CURB FLUME
A6	3' CURB HEAD TAPER
A7	CONCRETE INLET COLLAR
A8	6" CURB
B1	CONCRETE PAVEMENT
B2	HEAVY DUTY CONCRETE PAVEMENT
B3	ASPHALT PAVEMENT
B4	HEAVY DUTY ASPHALT PAVEMENT
B5	COMMERCIAL ENTRANCE (REFER TO PUBLIC IMPROVEMENT PLANS)
B6	CONCRETE SIDEWALK
B7	THICKENED EDGE SIDEWALK
B8	THICKENED EDGE SIDEWALK – FLUSH WITH PAVEMENT (SEE GRADING PLAN)
B9	ACCESSIBLE RAMP
B10	ACCESSIBLE WARNING DETECTOR FIELD
B11	AGGREGATE WALKING PATH
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C7	PAVEMENT MARKING; 4" WIDE WHITE DASHED, 10' LONG 20' BETWEEN DASHES
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C9	BASKETBALL PAINT LINES (SEE DETAIL)
C10	16'X16' FOUR–SQUARE PAINT LINES
D1	ACCESSIBLE PARKING SIGN
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E1	MONUMENT SIGN (REFER TO ARCHITECTURAL)
E2	TRANSFORMER PAD (REFER TO ELECTRICAL)
E3	GENERATOR PAD (REFER TO ELECTRICAL)
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E6	EV PARKING CHARGING STATION & PAD (REFER TO ELECTRICAL)
E7	EV READY STATION (REFER TO ELECTRICAL)
E8	LIGHT POLE (REFER TO ELECTRICAL)
E9	INTENTIONALLY OMITTED
E10	FLAG POLE
F1	CONCRETE BOLLARD
F2	BIKE RACK – MADRAX LOFTY, SURFACE MOUNTED, POWDER COATED, COLOR: BRONZE
F3	CONCRETE WHEEL STOP
F4	PROTECT EXISTING TREE
F5	SEAT/PLANTER WALL
F6	BENCH
F7	INTENTIONALLY OMITTED
F8	BASKETBALL HOOP
F9	BACKSTOP FENCE
F10	INTENTIONALLY OMITTED
F11	8' TALL VINYL COATED CHAIN LINK FENCE WITH CONCRETE RIBBON BASE, COLOR: BLACK
F12	INTENTIONALLY OMITTED
F13	LIMESTONE AMPHITHEATER
F14	INTENTIONALLY OMITTED
F15	LIMESTONE OUTCROPPING RETAINING WALL
F16	PLAYGROUND
F17	TRASH CAN

OPN
ARCHITECTS

301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner

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Project

MALCOLM SHABAZZ HS & SHERMAN MS
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Civil Engineer / Landscape Architect

JSD Professional Services
507 W. Verona Ave., Suite 500
Verona, WI 53593
P. 608-848-5060

Structural Engineer

IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Mechanical Engineer

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Madison, WI 53718
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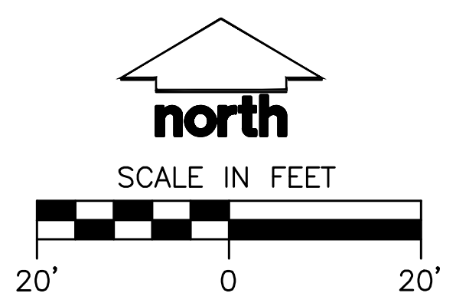
Key Plan



Revision Description Date

OPN Project No.

24654002

Sheet Issue Date

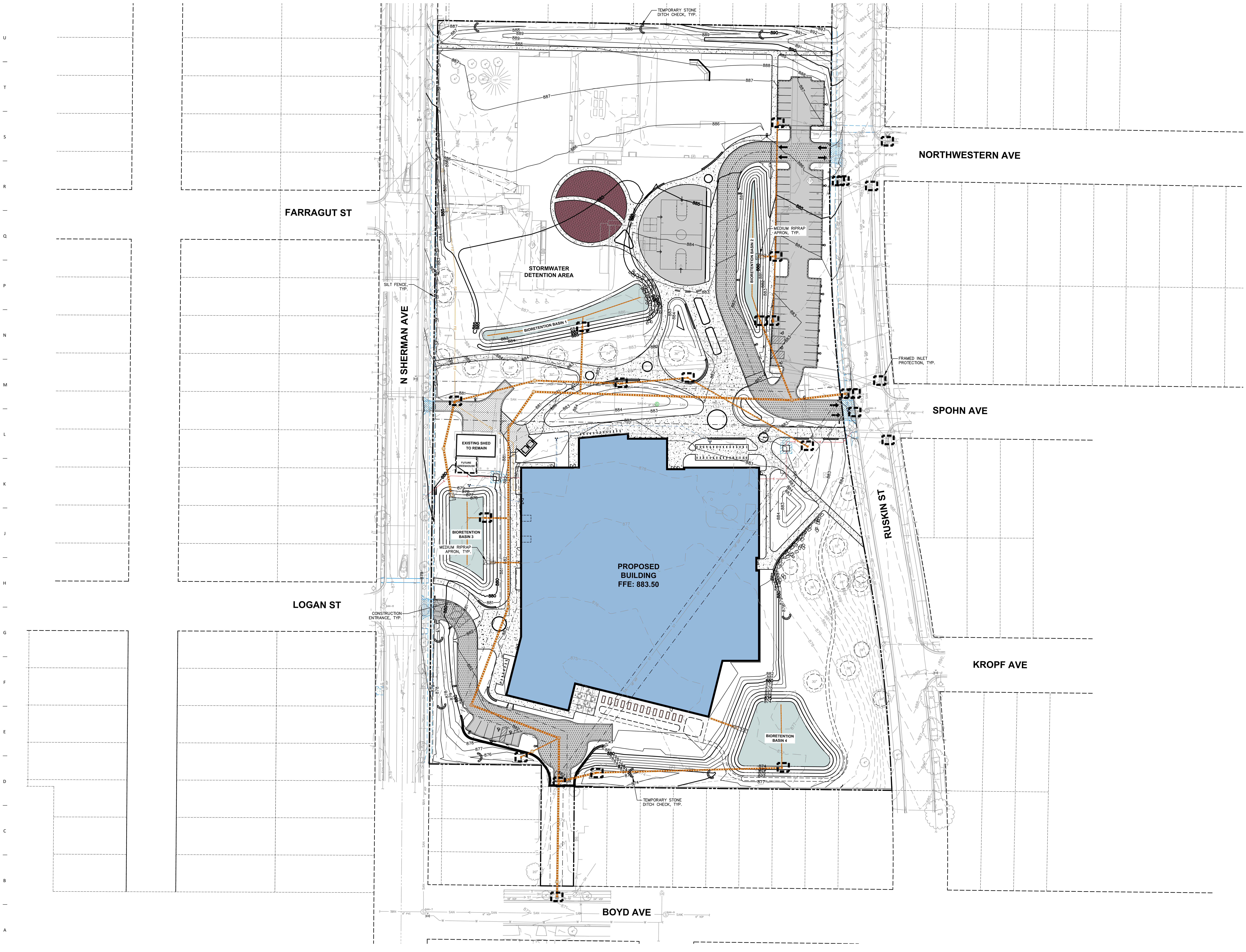
LAND USE/UDC RE-SUBMITTAL **09/09/25**

Sheet Name

ANNOTATED SITE PLAN - SOUTH

Sheet Number

C304



TEMPORARY STONE DITCH CHECK, TYP.
NORTHWESTERN AVE
FARRAGUT ST
MEDIUM RIPRAP APRON, TYP.
BIORETENTION BASIN 2
STORMWATER DETENTION AREA
SILT FENCE, TYP.
N SHERMAN AVE
BIORETENTION BASIN 1
FRAMED INLET PROTECTION, TYP.
SPOHN AVE
EXISTING SHED TO REMAIN
FUTURE GREENHOUSE
RUSKIN ST
BIORETENTION BASIN 3
MEDIUM RIPRAP APRON, TYP.
PROPOSED BUILDING FFE: 883.50
LOGAN ST
CONSTRUCTION ENTRANCE, TYP.
KROPF AVE
BIORETENTION BASIN 4
TEMPORARY STONE DITCH CHECK, TYP.
BOYD AVE

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301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

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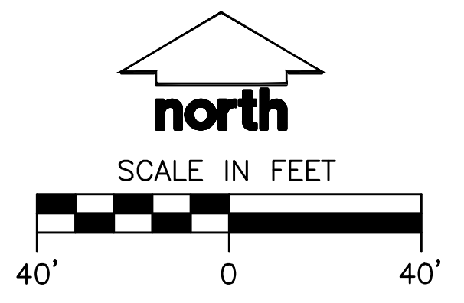

north
SCALE IN FEET
40'
0
40'

Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC RE-SUBMITTAL **09/09/25**

Sheet Name
EROSION CONTROL PLAN

Sheet Number
C400

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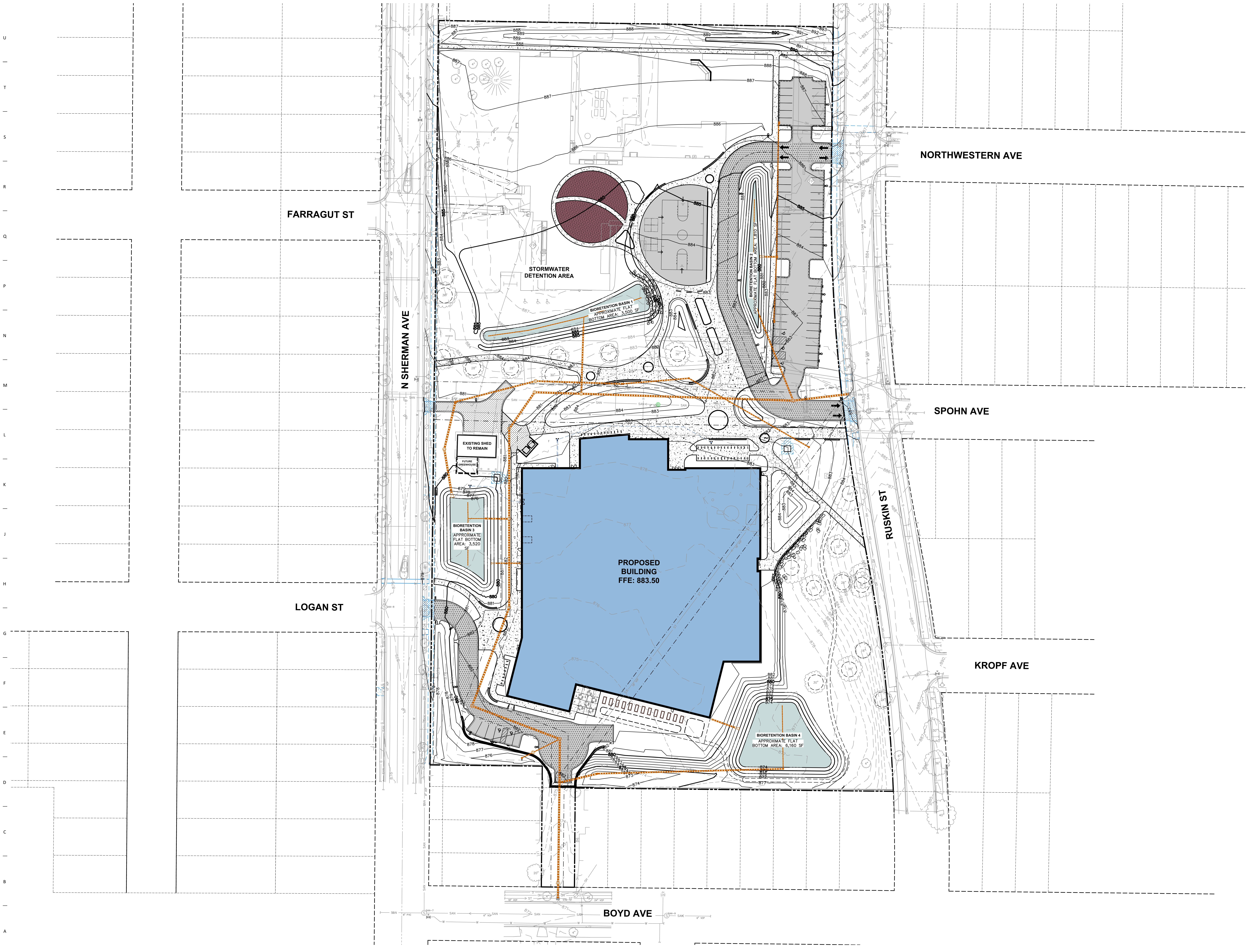
FARRAGUT ST
N SHERMAN AVE
LOGAN ST
NORTHWESTERN AVE
SPOHN AVE
RUSKIN ST
KROPF AVE
BOYD AVE
STORMWATER DETENTION AREA
BIORETENTION BASIN 1 APPROXIMATE FLAT BOTTOM AREA: 3,500 SF
BIORETENTION BASIN 2 APPROXIMATE FLAT BOTTOM AREA: 1,810 SF
BIORETENTION BASIN 3 APPROXIMATE FLAT BOTTOM AREA: 3,520 SF
BIORETENTION BASIN 4 APPROXIMATE FLAT BOTTOM AREA: 6,160 SF
EXISTING SHED TO REMAIN
FUTURE GREENHOUSE
PROPOSED BUILDING FFE: 883.50
north
SCALE IN FEET
40'
0
40'

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301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner

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P. 608-223-9600

Key Plan

Revision	Description	Date

OPN Project No.

24654002

Sheet Issue Date

LAND USE/UDC RE-SUBMITTAL **09/09/25**

Sheet Name

GRADING PLAN

Sheet Number

C500

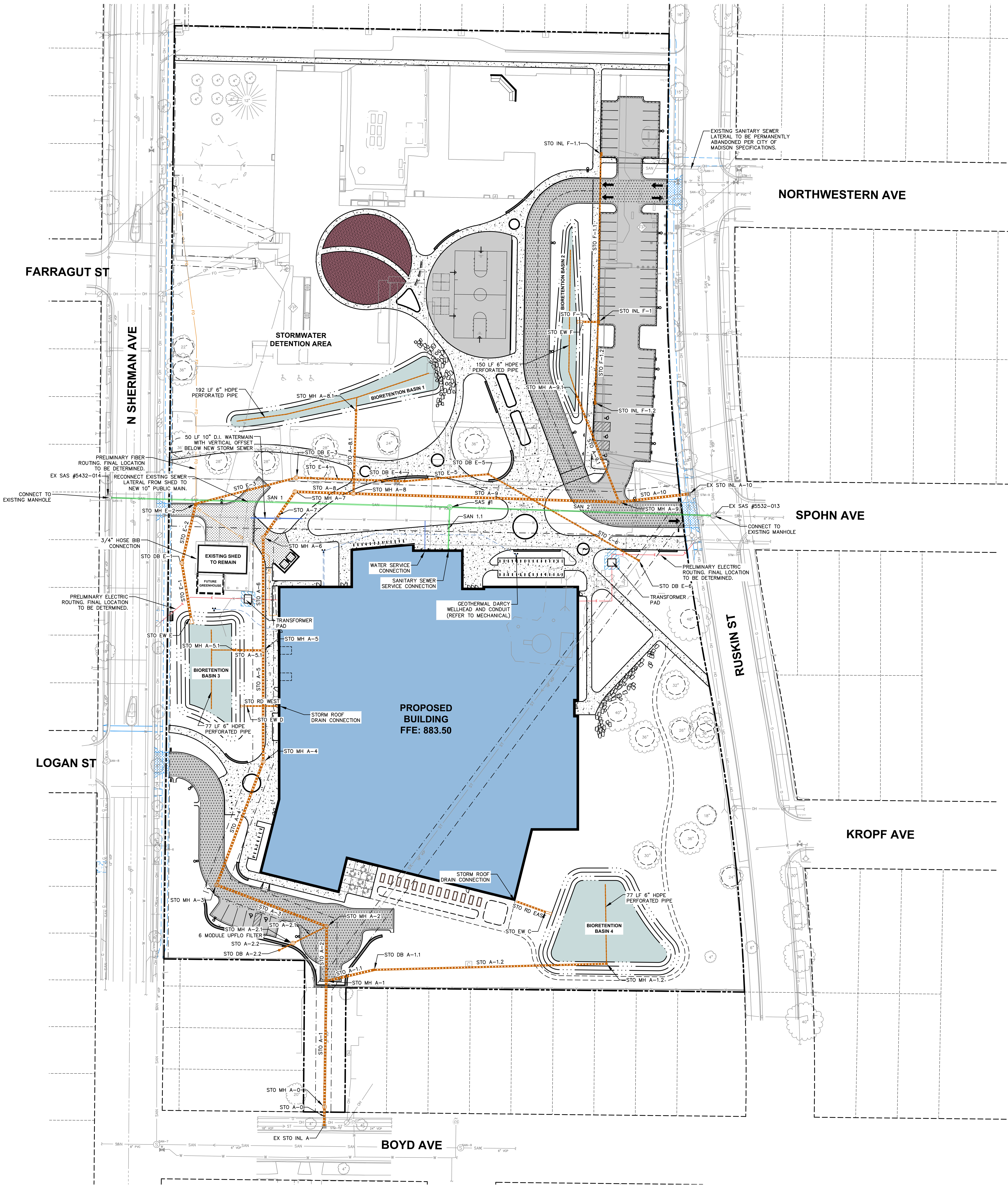
PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO DB A–1.1	872.00	W INV: 868.65 (24") E INV: 868.75 (18")	3.3	24 IN DB	DUCTILE IRON DOME
STO DB A–2.2	875.00	NE INV: 871.58 (10")	3.4	12 IN DB	DUCTILE IRON DOME
STO DB E–1	880.41	S INV: 876.13 (24") N INV: 876.13 (24")	4.3	24 IN DB	DUCTILE IRON SOLID COVER
STO DB E–3	881.44	W INV: 876.78 (18") E INV: 876.88 (18")	4.7	18 IN DB	DUCTILE IRON SOLID COVER
STO DB E–4	880.54	W INV: 877.30 (18") E INV: 877.40 (15")	3.2	18 IN DB	DUCTILE IRON DOME
STO DB E–5	880.20	W INV: 877.72 (15") SE INV: 877.82 (12")	2.5	18 IN DB	DUCTILE IRON DOME
STO DB E–6	881.08	NW INV: 878.49 (12")	2.6	12 IN DB	DUCTILE IRON DOME
STO EW C	N/A	W INV: 877.00 (18")	N/A	18 IN HDPE FES	N/A
STO EW D	N/A	E INV: 878.00 (12")	N/A	12 IN HDPE FES	N/A
STO EW E	N/A	N INV: 876.00 (24")	N/A	24 IN HDPE FES	N/A
STO EW F	N/A	E INV: 880.00 (18")	N/A	18 IN HDPE FES	N/A
STO INL F–1	883.39	W INV: 880.04 (18") S INV: 880.09 (12") N INV: 880.09 (12")	3.4	2 x 3 INLET	R–3067 TYPE R
STO INL F–1.1	886.06	S INV: 880.90 (12")	5.2	2 x 3 INLET	R–3067 TYPE R
STO INL F–1.2	882.89	N INV: 880.29 (12")	2.6	2 x 3 INLET	R–3067 TYPE R
STO MH A–0	871.62	S INV: 867.40 (24") N INV: 867.40 (24")	4.2	72 IN MH (FLAT)	R–1550 SOLID LID
STO MH A–1	882.03	S INV: 868.31 (24") E INV: 868.41 (24") N INV: 868.41 (24")	13.7	72 IN MH (FLAT)	R–1550 SOLID LID
STO MH A–1.2	876.35	W INV: 869.87 (18") N INV: 871.50 (6") N INV: 875.00 (8")	6.5	48 IN MH (FLAT)	48 IN HAALA TRASH RACK
STO MH A–2	882.48	S INV: 868.80 (24") W INV: 868.90 (9"") SW INV: 870.07 (10")	13.7	72 IN MH (FLAT)	R–1550 SOLID LID
STO MH A–2.1	882.67	NE INV: 870.43 (10") SW INV: 871.43 (10")	15.2	48 IN MH (FLAT)	R–1550 SOLID LID
STO MH A–3	881.50	E INV: 869.75 (24") N INV: 869.85 (24")	11.8	72 IN MH (FLAT)	R–1550 SOLID LID
STO MH A–4	882.79	S INV: 870.80 (24") N INV: 870.90 (24")	12.0	72 IN MH (FLAT)	R–1550 SOLID LID
STO MH A–5	882.85	S INV: 871.71 (24") N INV: 871.81 (24") W INV: 871.81 (18")	11.1	72 IN MH (FLAT)	R–1550 SOLID LID
STO MH A–5.1	878.00	E INV: 872.00 (18") W INV: 873.50 (6") W INV: 877.00 (8")	6.0	48 IN MH (FLAT)	48 IN HAALA TRASH RACK
STO MH A–6	881.00	S INV: 872.63 (24") NE INV: 872.73 (9"")	8.4	72 IN MH (FLAT)	R–1550 SOLID LID
STO MH A–7	880.89	SW INV: 873.13 (24") E INV: 873.23 (24")	7.8	72 IN MH (FLAT)	R–1550 SOLID LID
STO MH A–8	882.64	W INV: 873.65 (24") E INV: 873.75 (24") N INV: 873.75 (18")	9.0	72 IN MH (FLAT)	R–1550 SOLID LID
STO MH A–8.1	884.50	S INV: 874.55 (18") N INV: 880.50 (6") N INV: 883.50 (6")	9.9	48 IN MH (FLAT)	48 IN HAALA TRASH RACK
STO MH A–9	883.49	W INV: 875.67 (24") E INV: 875.77 (24") N INV: 875.77 (18")	7.8	72 IN MH (FLAT)	R–1550 SOLID LID
STO MH A–9.1	881.00	S INV: 876.50 (18") N INV: 877.50 (6")	4.5	48 IN MH (FLAT)	48 IN HAALA TRASH RACK
STO MH E–2	880.12	S INV: 876.28 (24") E INV: 876.38 (18")	3.8	48 IN MH (FLAT)	R–3067 TYPE R

NOTES:
1. STO MH A–2.1 TO HAVE A 3' SUMP
2. INLET RIM GRADES ARE TO FLOWLINE

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
STO A–0	STO MH A–0	EX STO INL A	19'	867.40	867.26	0.75%	24 IN RCP
STO A–1	STO MH A–1	STO MH A–0	121'	868.31	867.40	0.75%	24 IN RCP
STO A–1.1	STO DB A–1.1	STO MH A–1	47'	868.65	868.41	0.52%	24 IN HDPE
STO A–1.2	STO MH A–1.2	STO DB A–1.1	224'	869.87	868.75	0.50%	18 IN HDPE
STO A–2	STO MH A–2	STO MH A–1	53'	868.80	868.41	0.75%	24 IN RCP
STO A–2.1	STO MH A–2.1	STO MH A–2	36'	870.43	870.07	1.00%	10 IN HDPE
STO A–2.2	STO DB A–2.2	STO MH A–2.1	15'	871.58	871.43	1.00%	10 IN HDPE
STO A–3	STO MH A–3	STO MH A–2	113'	869.75	868.90	0.75%	24 IN RCP
STO A–4	STO MH A–4	STO MH A–3	127'	870.80	869.85	0.75%	24 IN RCP
STO A–5	STO MH A–5	STO MH A–4	107'	871.71	870.90	0.75%	24 IN RCP
STO A–5.1	STO MH A–5.1	STO MH A–5	28'	872.00	871.81	0.67%	18 IN HDPE
STO A–6	STO MH A–6	STO MH A–5	109'	872.63	871.81	0.75%	24 IN RCP
STO A–7	STO MH A–7	STO MH A–6	54'	873.13	872.73	0.75%	24 IN RCP
STO A–8	STO MH A–8	STO MH A–7	56'	873.65	873.23	0.75%	24 IN RCP
STO A–8.1	STO MH A–8.1	STO MH A–8	80'	874.55	873.75	1.00%	18 IN HDPE
STO A–9	STO MH A–9	STO MH A–8	256'	875.67	873.75	0.75%	24 IN RCP
STO A–9.1	STO MH A–9.1	STO MH A–9	109'	876.50	875.77	0.67%	18 IN HDPE
STO A–10	EX STO INL A–10	STO MH A–9	68'	876.20	875.77	0.63%	24 IN RCP
STO E–1	STO DB E–1	STO EW E	53'	876.13	876.00	0.25%	24 IN HDPE
STO E–2	STO MH E–2	STO DB E–1	59'	876.28	876.13	0.25%	24 IN HDPE
STO E–3	STO DB E–3	STO MH E–2	100'	876.78	876.38	0.40%	18 IN HDPE
STO E–4	STO DB E–4	STO DB E–3	105'	877.30	876.88	0.40%	18 IN HDPE
STO E–5	STO DB E–5	STO DB E–4	81'	877.72	877.40	0.40%	15 IN HDPE
STO E–6	STO DB E–6	STO DB E–5	167'	878.49	877.82	0.40%	12 IN HDPE
STO F–1	STO INL F–1	STO EW F	14'	880.04	880.00	0.25%	18 IN HDPE
STO F–1.1	STO INL F–1.1	STO INL F–1	162'	880.90	880.09	0.50%	12 IN HDPE
STO F–1.2	STO INL F–1.2	STO INL F–1	78'	880.29	880.09	0.25%	12 IN HDPE
STO RD EAST	STO RD EAST	STO EW C	30'	877.59	877.00	2.00%	18 IN HDPE
STO RD WEST	STO RD WEST	STO EW D	29'	878.59	878.00	2.00%	12 IN HDPE

PROPOSED SANITARY SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
EX SAS #5432–014	880.07	S INV: 869.03 (12") E INV: 869.22 (10") N INV: 869.05 (12")	11.0	48 IN MH	R–1550 SOLID LID
EX SAS #5532–013	883.59	W INV: 874.89 (10") E INV: 875.00 (8") N INV: 874.93 (8")	8.7	48 IN MH	R–1550 SOLID LID
SAS #1	884.00	W INV: 872.36 (10") E INV: 872.46 (10") S INV: 872.62 (8")	11.6	48 IN MH	R–1550 SOLID LID

PROPOSED SANITARY SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SAN 1	SAS #1	EX SAS #5432–014	329'	872.36	869.22	0.95%	10 IN PVC
SAN 1.1	BLDG	SAS #1	41'	873.44	872.62	2.00%	8 IN PVC
SAN 2	EX SAS #5532–013	SAS #1	254'	874.89	872.46	0.96%	10 IN PVC


FARRAGUT ST
N SHERMAN AVE
LOGAN ST
BOYD AVE
NORTHWESTERN AVE
SPOHN AVE
KROPF AVE
RUSKIN ST
STORMWATER DETENTION AREA
BIORETENTION BASIN 1
BIORETENTION BASIN 2
BIORETENTION BASIN 3
BIORETENTION BASIN 4
PROPOSED BUILDING FFE: 883.50
EXISTING SHED TO REMAIN
FUTURE GREENHOUSE
192 LF 6" HDPE PERFORATED PIPE
150 LF 6" HDPE PERFORATED PIPE
77 LF 6" HDPE PERFORATED PIPE
50 LF 10" D.I. WATERMAIN WITH VERTICAL OFFSET BELOW NEW STORM SEWER
PRELIMINARY FIBER ROUTING. FINAL LOCATION TO BE DETERMINED.
EX SAS #5432–014
RECONNECT EXISTING SEWER LATERAL FROM SHED TO NEW 10" PUBLIC MAIN.
CONNECT TO EXISTING MANHOLE
3/4" HOSE BIB CONNECTION
PRELIMINARY ELECTRIC ROUTING. FINAL LOCATION TO BE DETERMINED.
TRANSFORMER PAD
WATER SERVICE CONNECTION
SANITARY SEWER SERVICE CONNECTION
GEOTHERMAL DARCY WELLHEAD AND CONDUIT (REFER TO MECHANICAL)
STORM ROOF DRAIN CONNECTION
EXISTING SANITARY SEWER LATERAL TO BE PERMANENTLY ABANDONED PER CITY OF MADISON SPECIFICATIONS.
EX STO INL A–10
EX SAS #5532–013
6 MODULE UPFLO FILTER
EX STO INL A
STO INL F–1.1
STO INL F–1
STO INL F–1.2
STO F–1
STO F–1.1
STO F–1.2
STO EW F
STO MH A–9.1
STO A–9.1
STO MH A–8.1
STO A–8.1
STO DB E–3
STO E–4
STO DB E–4
STO E–5
STO DB E–5
STO E–3
STO A–8
STO MH A–8
STO MH A–7
STO A–7
STO A–9
STO MH A–9
STO A–10
SAN 1
SAN 1.1
SAN 2
SAS #1
STO MH E–2
STO E–2
STO DB E–1
STO E–1
STO EW E
STO MH A–6
STO A–6
STO E–6
STO DB E–6
STO MH A–5
STO MH A–5.1
STO A–5.1
STO A–5
STO RD WEST
STO EW D
STO MH A–4
STO A–4
STO MH A–3
STO A–3
STO MH A–2
STO MH A–2.1
STO A–2.1
STO A–2.2
STO DB A–2.2
STO A–2
STO DB A–1.1
STO A–1.1
STO A–1.2
STO MH A–1
STO MH A–1.2
STO RD EAST
STO EW C
STO A–1
STO MH A–0
STO A–0

OPN ARCHITECTS

301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner
MADISON METRO SCHOOL DISTRICT
545 West Dayton Street
Madison, WI 53703

Project
MALCOLM SHABAZZ HS & SHERMAN MS
1601 N Sherman Ave.
Madison, WI 53704

Construction Manager
Vogel Bros. Building Co.
5460 Fen Oak Dr.
Madiosn, WI 53718
P. 608-241-5454

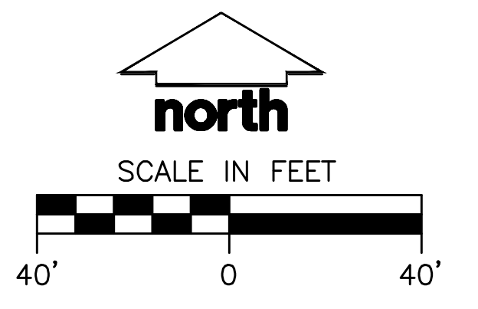
Civil Engineer / Landscape Architect
JSD Professional Services
507 W. Verona Ave., Suite 500
Verona, WI 53593
P. 608-848-5060

Structural Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Mechanical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Electrical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Key Plan


north
SCALE IN FEET
40'
0
40'

Revision	Description	Date

OPN Project No.
24654002

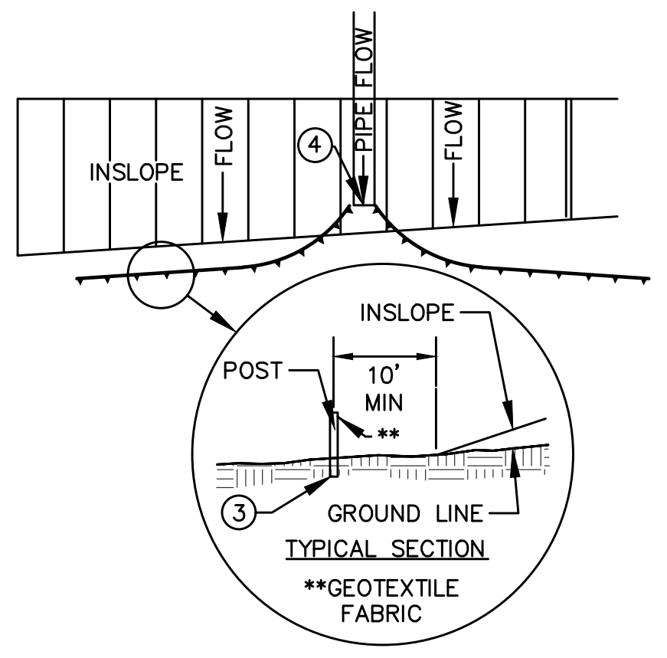
Sheet Issue Date
LAND USE/UDC RE-SUBMITTAL **09/09/25**

Sheet Name
UTILITY PLAN

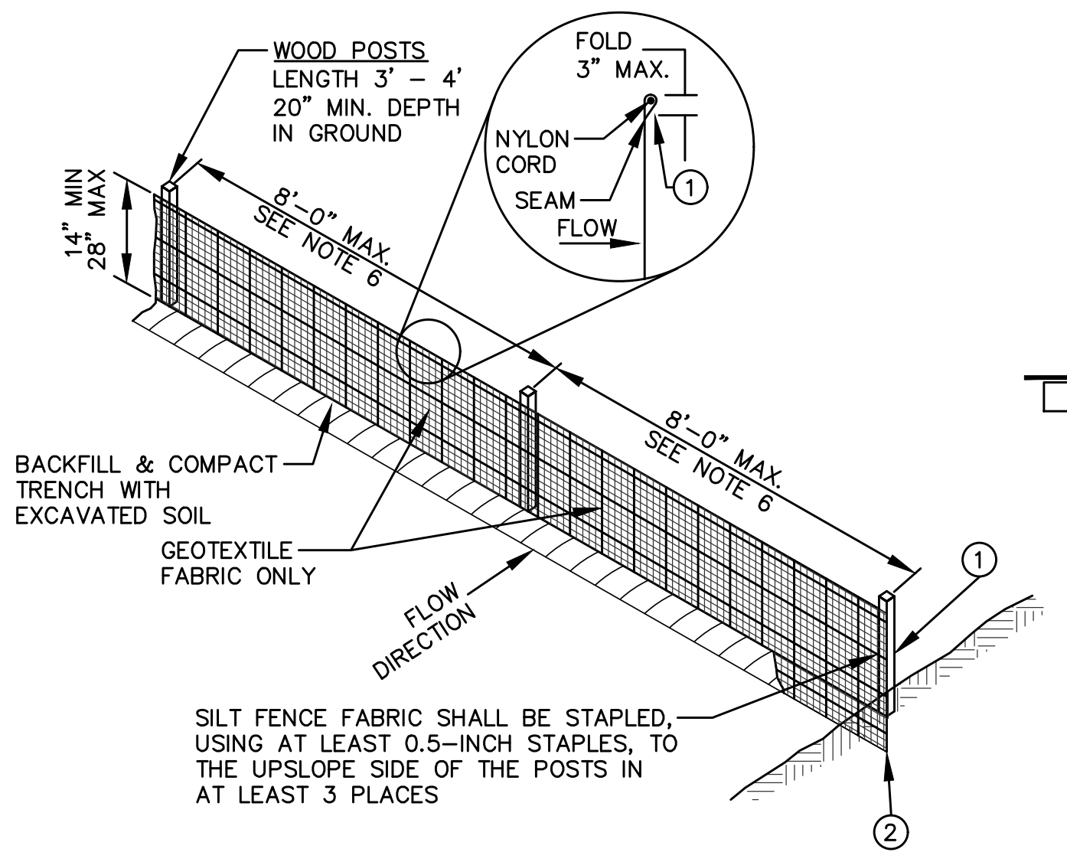
Sheet Number
C600

PRELIMINARY. NOT FOR CONSTRUCTION.

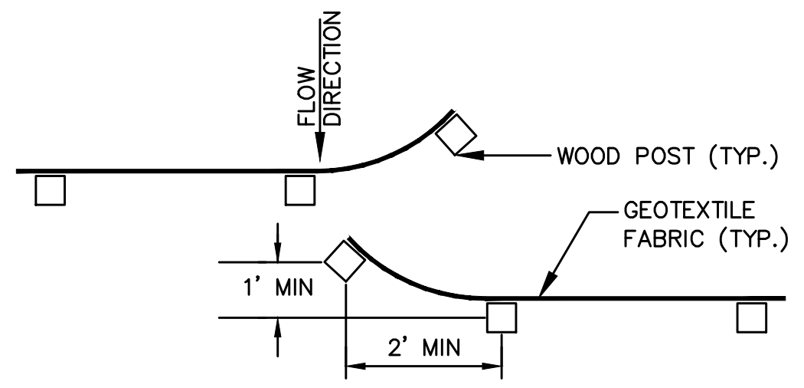
File: \\JSDINC\projects2\2024\2414661\DWG\Civil Sheets\2414661 - C400 - C600.dwg Layout: C600 - Utility User: matt.saunders Plotted: Sep 09, 2025 - 3:59pm Xref's:


INSLOPE
FLOW
④
PIPE FLOW
FLOW
INSLOPE
POST
10' MIN
**
③
GROUND LINE
TYPICAL SECTION
**GEOTEXTILE FABRIC

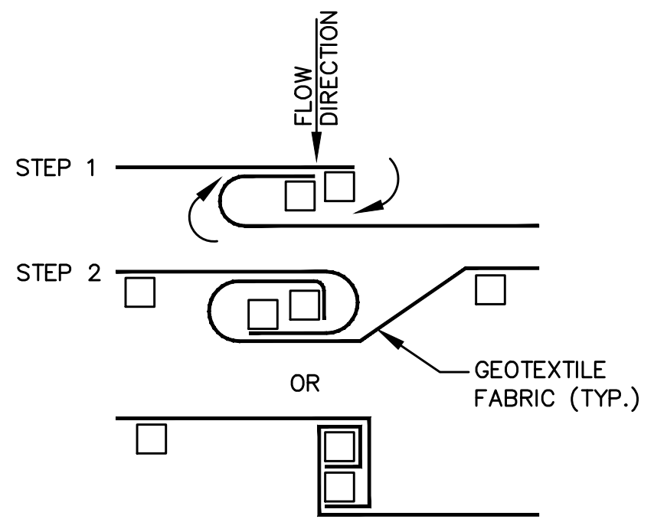
SILT FENCE ALONG SLOPES & OUTFALLS


WOOD POSTS
LENGTH 3' – 4'
20" MIN. DEPTH IN GROUND
FOLD 3" MAX.
NYLON CORD
SEAM
FLOW
①
14" MIN 28" MAX
8'–0" MAX. SEE NOTE 6
BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL
GEOTEXTILE FABRIC ONLY
FLOW DIRECTION
8'–0" MAX. SEE NOTE 6
①
②

SILT FENCE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5–INCH STAPLES, TO THE UPSLOPE SIDE OF THE POSTS IN AT LEAST 3 PLACES

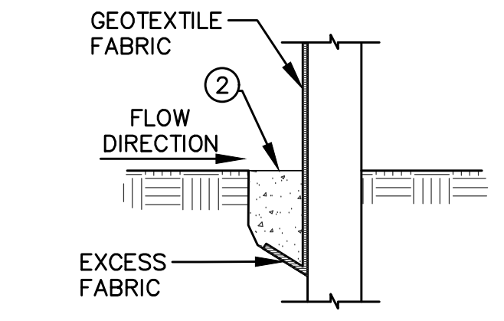

FLOW DIRECTION
WOOD POST (TYP.)
GEOTEXTILE FABRIC (TYP.)
1' MIN
2' MIN

JOINT (HOOK METHOD)


STEP 1
STEP 2
FLOW DIRECTION
GEOTEXTILE FABRIC (TYP.)
OR

JOINT (TWIST METHOD)

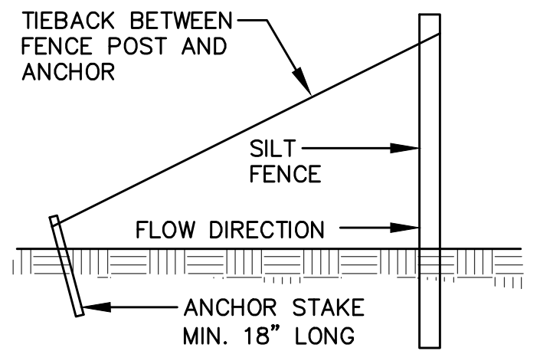
WOOD POST (TYP.)


GEOTEXTILE FABRIC
②
FLOW DIRECTION
EXCESS FABRIC

NOTE:

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL


TIEBACK BETWEEN FENCE POST AND ANCHOR
SILT FENCE
FLOW DIRECTION
ANCHOR STAKE MIN. 18" LONG

SILT FENCE TIE BACK

(WHEN ADDITIONAL SUPPORT REQUIRED)

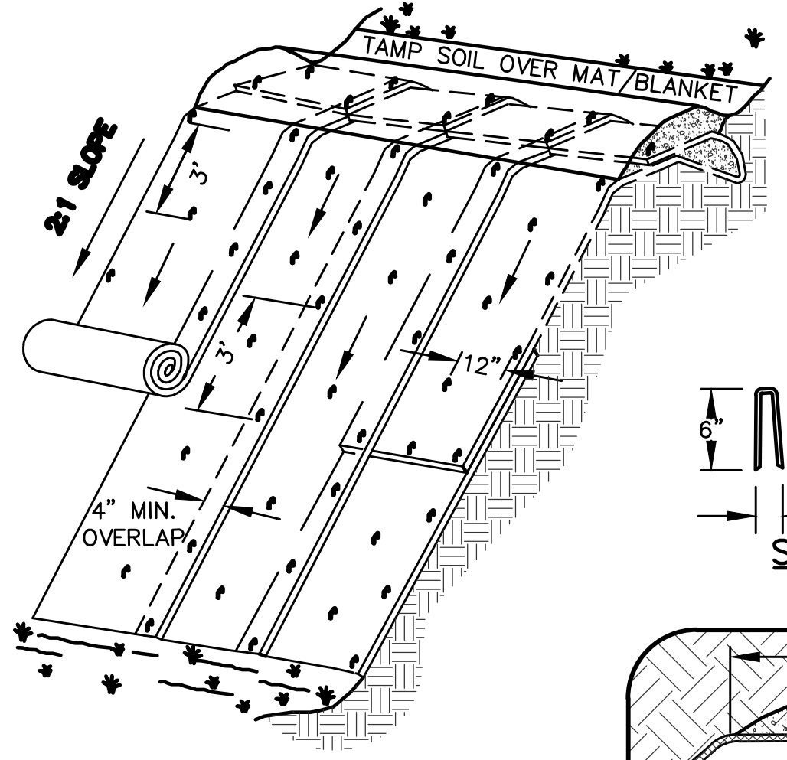
GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8–INCHES OF FABRIC IN A 4–INCH WIDE AND 6–INCH 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.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125–INCHES x 1.125–INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8–FEET FOR WOVEN & 3–FEET FOR NON–WOVEN)

REV. 7–01–2019

SILT FENCE

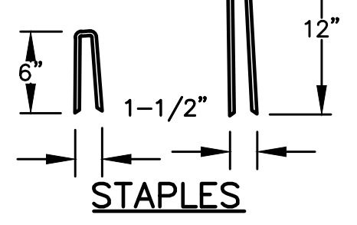
N.T.S.


TAMP SOIL OVER MAT/BLANKET
2:1 SLOPE
3'
3'
12"
4" MIN. OVERLAP

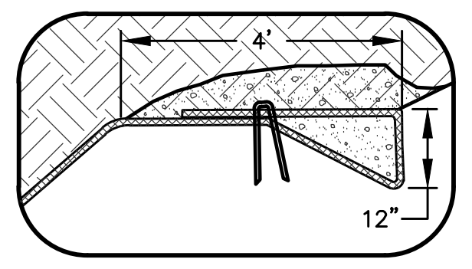
NOTE:

MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.

ISOMETRIC VIEW
TYPICAL SLOPE SOIL STABILIZATION



STAPLES



BERM

GENERAL NOTES:

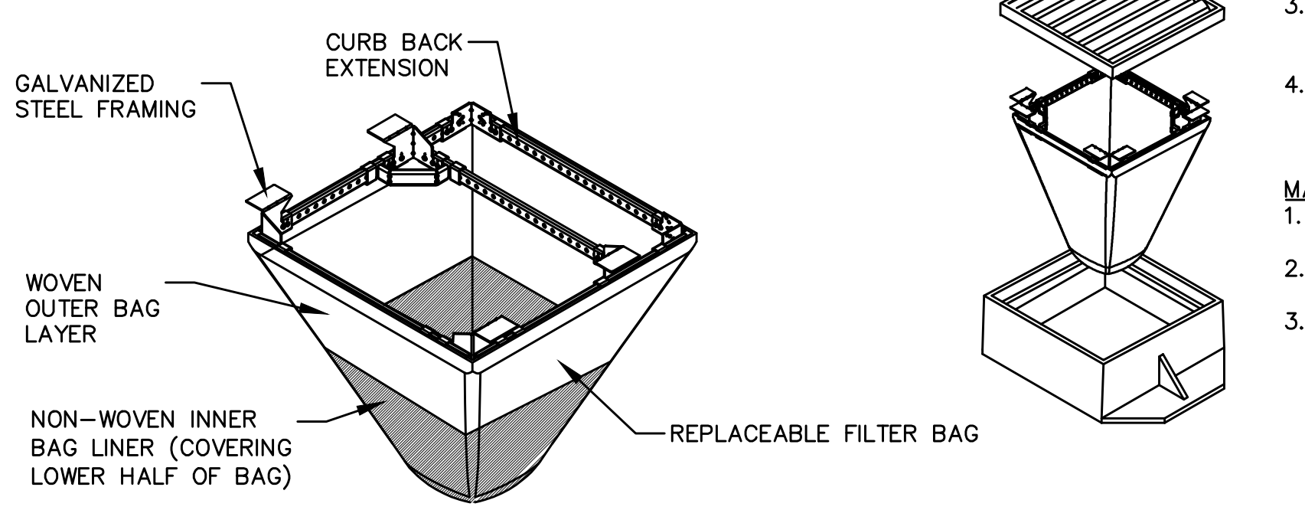
1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON–CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

REV. 11–19–2018

EROSION MATTING

N.T.S.

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS


CURB BACK EXTENSION
GALVANIZED STEEL FRAMING
WOVEN OUTER BAG LAYER
NON–WOVEN INNER BAG LINER (COVERING LOWER HALF OF BAG)
REPLACEABLE FILTER BAG

(HB) HYBRID FILTER BAG SPECIFICATIONS:

INSTALLATION INSTRUCTIONS:
1. REMOVE GRATE FROM THE DRAINAGE STRUCTURE
2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
3. DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
4. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

MAINTENANCE GUIDELINES:
1. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
2. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE.
3. DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACT 4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG

CATCH-IT INLET FILTER (Temporary Inlet Protection)

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft^3)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62MCB2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3618HB
R-2501	Round (RD)	~26	~24	2.3	0.8	5.2	62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6	62MRD22HB

Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)

PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM D4632	350 x 225 Lbs	100 Lbs
ELONGATION	ASTM D4632	20% x 15%	50%
CBR PUNCTURE	ASTM D6241	1000 Lbs	65 Lbs
TRAPEZOIDAL TEAR	ASTM D4533	110 x 75 Lbs	45 Lbs
UV RESISTANCE	ASTM D4355	90%	70%
OPENING SIZE (AOS)	ASTM D4751	20 US STD SIEVE	40 US STD SIEVE
PERMITTIVITY	ASTM D4491	1.5 Sec^{-1}	2.0 Sec^{-1}
WATER FLOW RATE	ASTM D4491	200 $gal/min/ft^2$	145 $gal/min/ft^2$
MINIMUM FILTER BAG VOLUME		2 CUBIC FT	

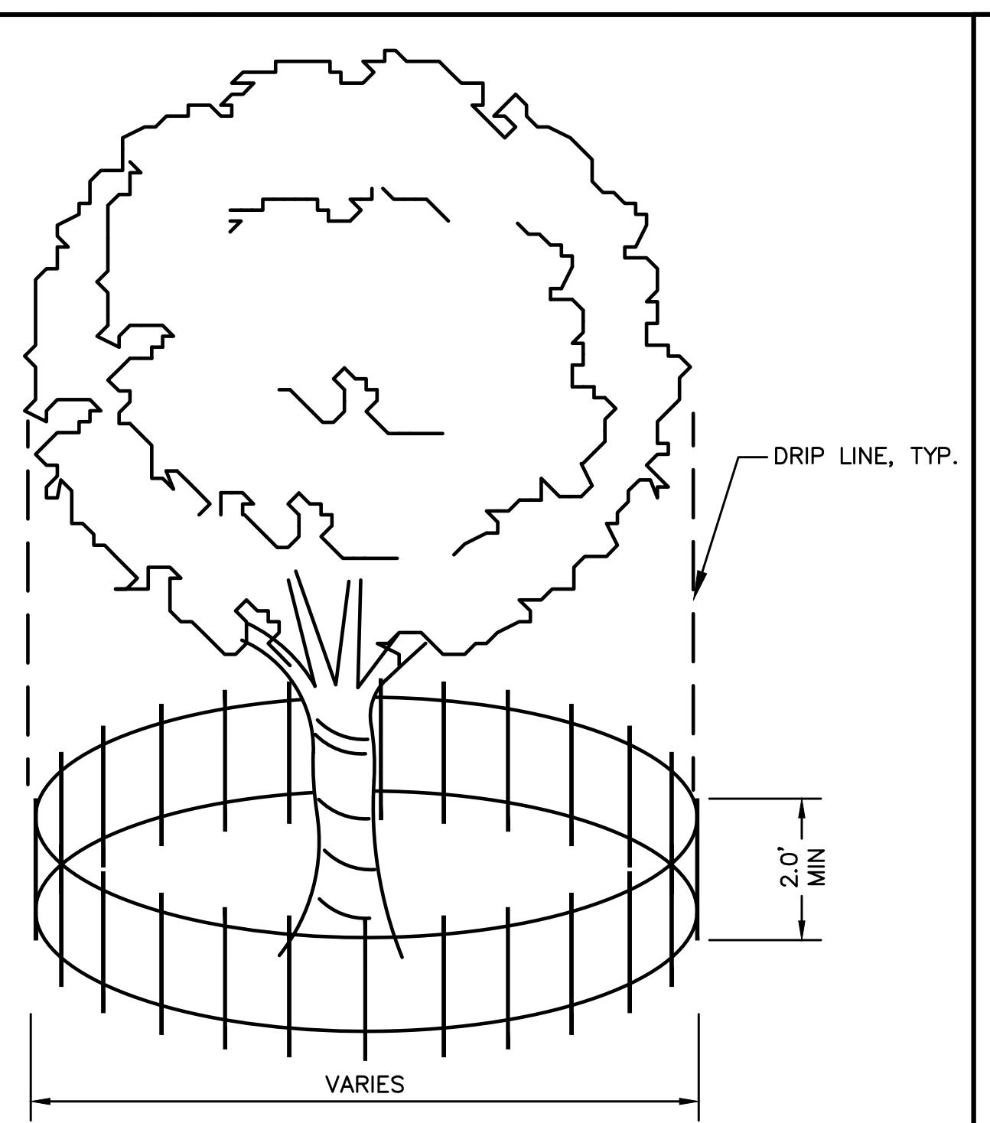
FLEXSTORM INLET FILTERS
CATCH IT

SIZE	DRAWN BY	DWG NO	REV
C		IPP Flexstorm HD Specifications	A
SCALE		SHEET 1 OF 1	

REV. 7–01–2019

FRAMED INLET PROTECTION

N.T.S.


DRIP LINE, TYP.
2.0' MIN
VARIES

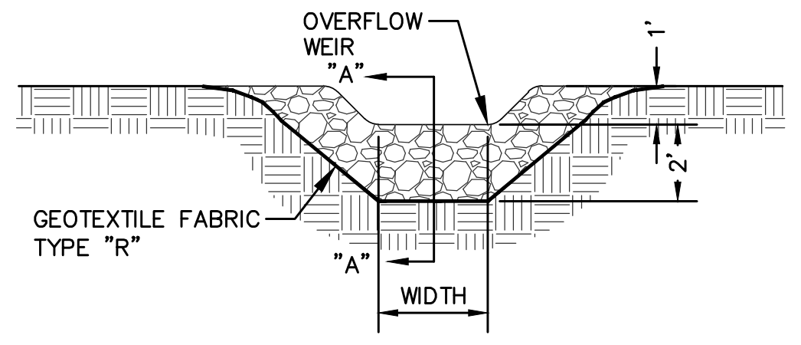
NOTE:

FENCE TO BE INSTALLED TO PROTECT EXISTING TREE(S) DURING CONSTRUCTION. CONTRACTOR TO COORDINATE FENCE LOCATION WITH OWNER PRIOR TO INSTALLATION. SILT FENCE MATERIAL OR OTHER APPROVED BARRIER MATERIAL MAY BE USED.

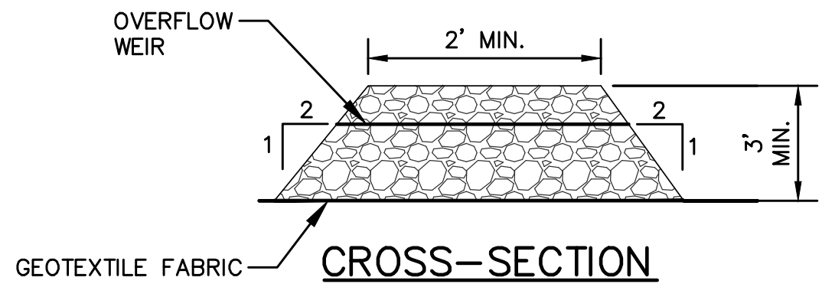
REV. 11–26–2018

TREE PROTECTION

N.T.S.


OVERFLOW WEIR
"A"
1'
2'
GEOTEXTILE FABRIC TYPE "R"
"A"
WIDTH

ELEVATION


OVERFLOW WEIR
2' MIN.
2
1
2
1
3' MIN.
GEOTEXTILE FABRIC TYPE "R"

CROSS–SECTION "A–A"

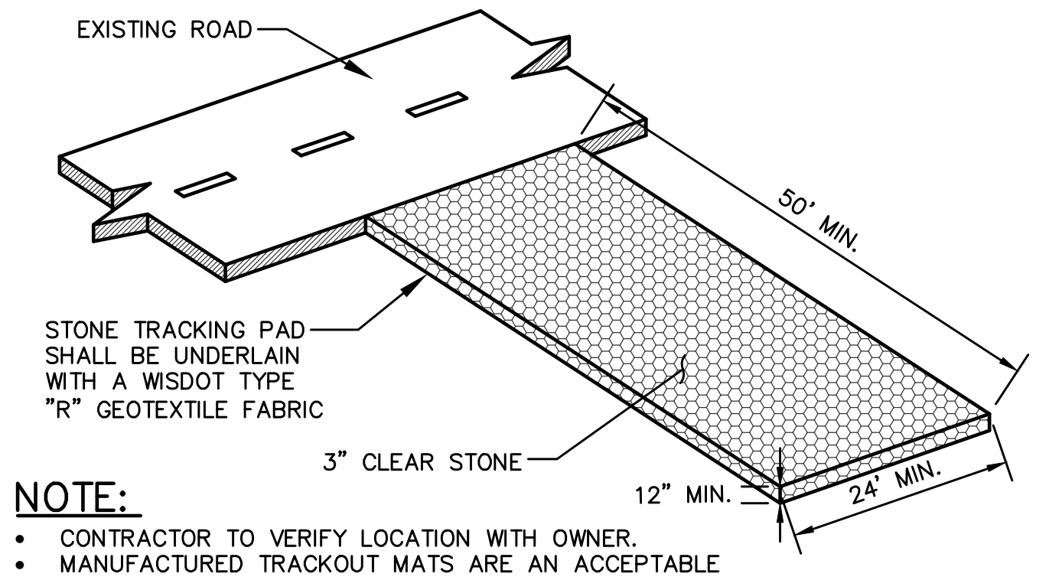
GENERAL NOTES:

1. STONE DITCH CHECKS SHALL BE CONSTRUCTED OF A WELL–GRADED ANGULAR STONE, A D50 OF 3 INCH DIAMETER OR GREATER, SOMETIMES REFERRED TO AS BREAKER RUN OR SHOT ROCK.
2. EXTEND DITCH CHECK ACROSS CHANNEL OPENING TO MEET SWALE/DITCH SIDE SLOPES. WHERE CHANNEL IS LESS THAN 3 FEET DEEP, REDUCE WEIR HEIGHT TO 1 FOOT AND INCREASE THE TOP OF DITCH CHECK FROM 2 FEET TO 4 FEET.

REV. 7–31–2018

TEMPORARY DITCH CHECK (STONE)

N.T.S.


EXISTING ROAD
50' MIN.
STONE TRACKING PAD SHALL BE UNDERLAIN WITH A WISDOT TYPE "R" GEOTEXTILE FABRIC
3" CLEAR STONE
12" MIN.
24' MIN.

NOTE:
- CONTRACTOR TO VERIFY LOCATION WITH OWNER.
- MANUFACTURED TRACKOUT MATS ARE AN ACCEPTABLE ALTERNATIVE PER WDNR TECHNICAL STANDARD 1057.

CONSTRUCTION ENTRANCE

N.T.S.

REV. 04–24–2024

File: \\JSDINC\projects2\2024\2414661\DWG\Civil Sheets\2414661 - C700.dwg Layout: C700 - EC Details User: matt.saunders Plotted: Sep 09, 2025 - 4:46pm Xref's:

PRELIMINARY. NOT FOR CONSTRUCTION.

OPN ARCHITECTS

301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner

MADISON METRO SCHOOL DISTRICT
545 West Dayton Street
Madison, WI 53703

Project

MALCOLM SHABAZZ HS & SHERMAN MS
1601 N Sherman Ave.
Madison, WI 53704

Construction Manager

Vogel Bros. Building Co.
5460 Fen Oak Dr.
Madiosn, WI 53718
P. 608-241-5454

Civil Engineer / Landscape Architect

JSD Professional Services
507 W. Verona Ave., Suite 500
Verona, WI 53593
P. 608-848-5060

Structural Engineer

IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Mechanical Engineer

IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Electrical Engineer

IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Key Plan

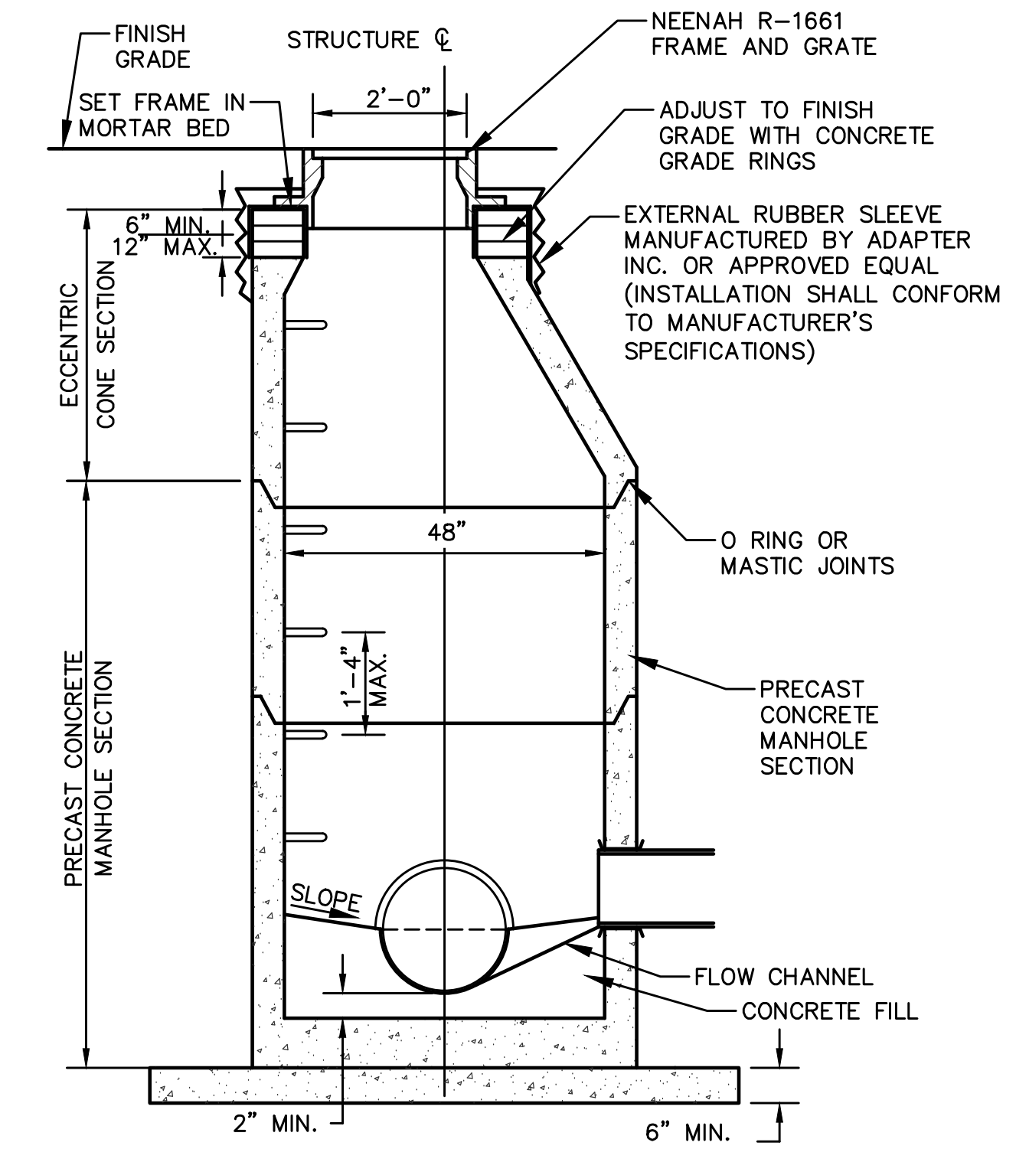
Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC RE-SUBMITTAL **09/09/25**

Sheet Name
CONSTRUCTION DETAILS

Sheet Number
C700


FINISH GRADE
STRUCTURE ℄
NEENAH R-1661 FRAME AND GRATE
SET FRAME IN MORTAR BED
2'-0"
ADJUST TO FINISH GRADE WITH CONCRETE GRADE RINGS
6" MIN. 12" MAX.
EXTERNAL RUBBER SLEEVE MANUFACTURED BY ADAPTER INC. OR APPROVED EQUAL (INSTALLATION SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS)
ECCENTRIC CONE SECTION
48"
O RING OR MASTIC JOINTS
1'-4" MAX.
PRECAST CONCRETE MANHOLE SECTION
PRECAST CONCRETE MANHOLE SECTION
SLOPE
FLOW CHANNEL
CONCRETE FILL
2" MIN.
6" MIN. 1-1/2" STONE

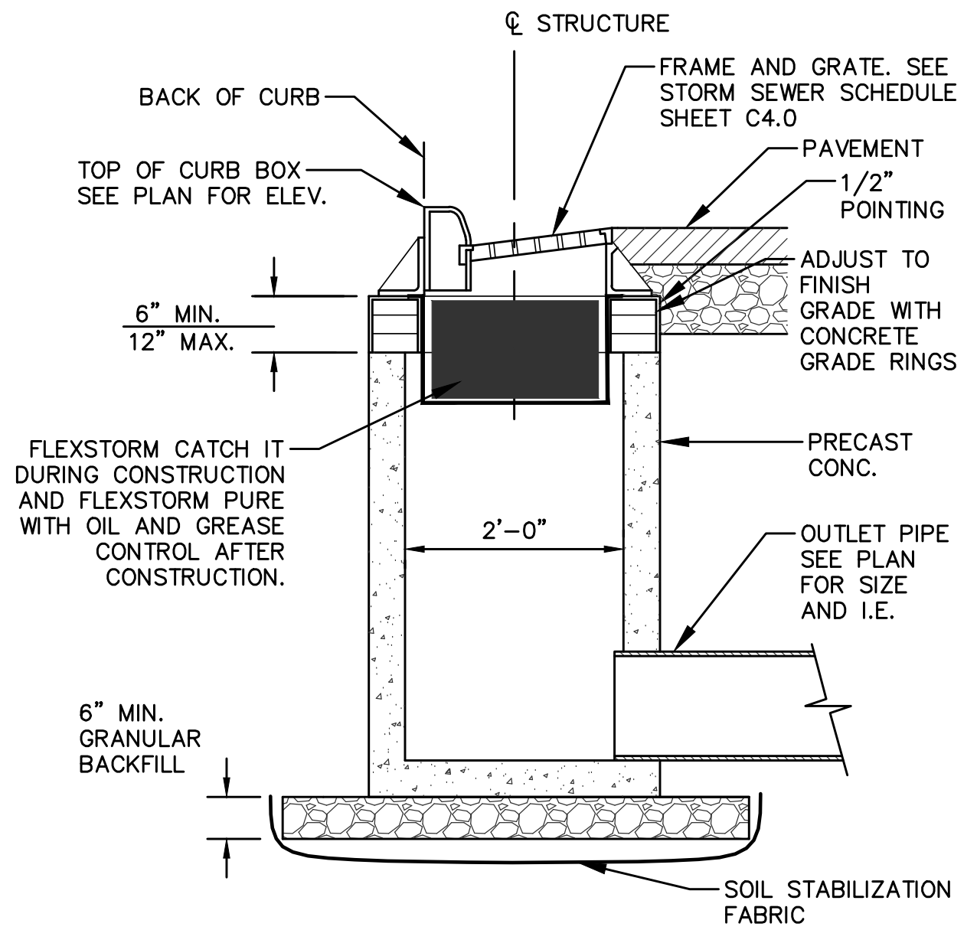
GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
3. USE MORTAR FOR PIPE CONNECTIONS.
4. ALL MANHOLES SHALL HAVE RUBBER CHIMNEY BOOT SEALS.

SANITARY SEWER MANHOLE

N.T.S.

REV. 12-6-2018


℄ STRUCTURE
BACK OF CURB
FRAME AND GRATE. SEE STORM SEWER SCHEDULE SHEET C4.0
PAVEMENT
TOP OF CURB BOX SEE PLAN FOR ELEV.
1/2" POINTING
ADJUST TO FINISH GRADE WITH CONCRETE GRADE RINGS
6" MIN. 12" MAX.
FLEXSTORM CATCH IT DURING CONSTRUCTION AND FLEXSTORM PURE WITH OIL AND GREASE CONTROL AFTER CONSTRUCTION.
PRECAST CONC.
2'-0"
OUTLET PIPE SEE PLAN FOR SIZE AND I.E.
6" MIN. GRANULAR BACKFILL
SOIL STABILIZATION FABRIC

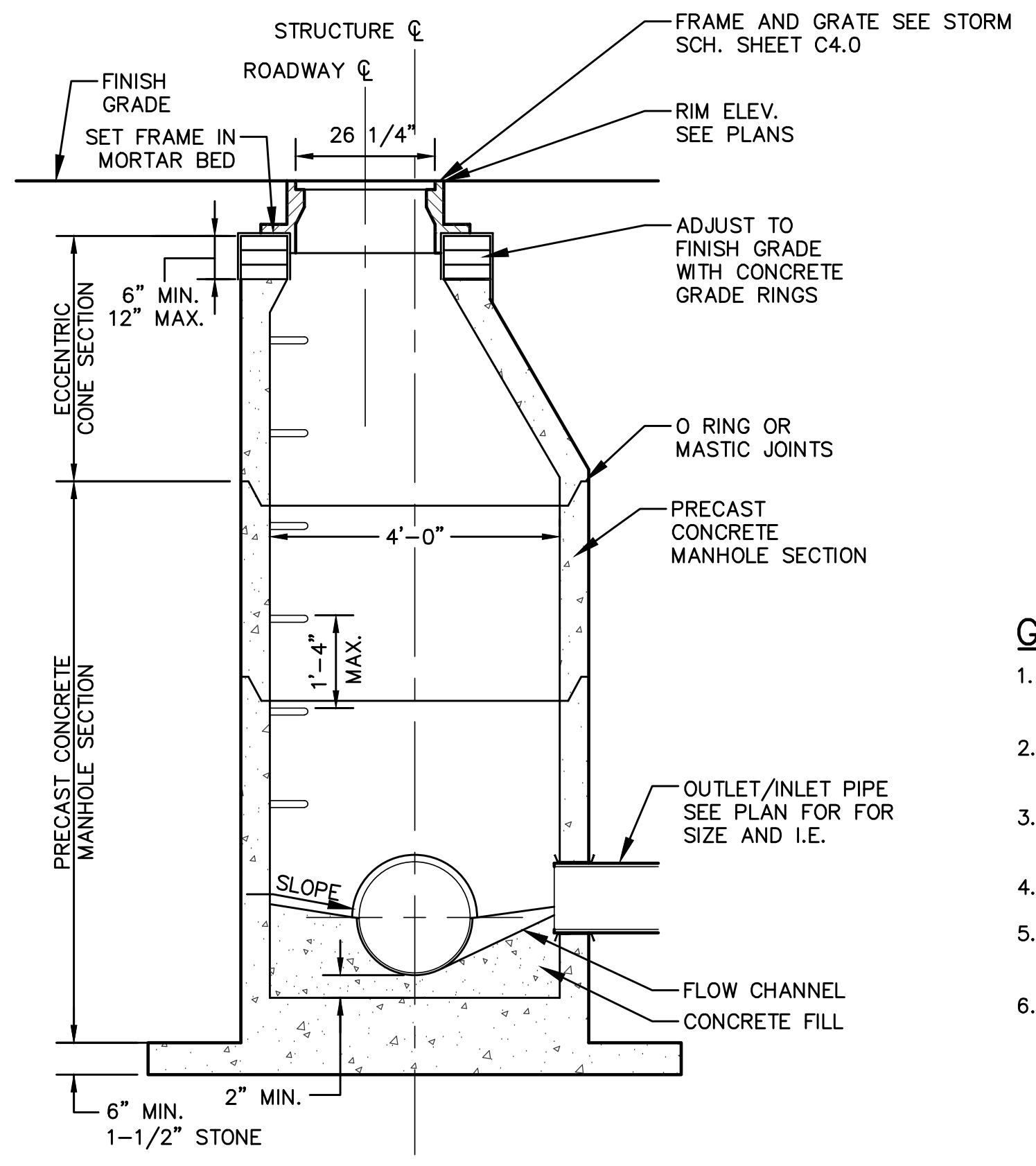
NOTE:

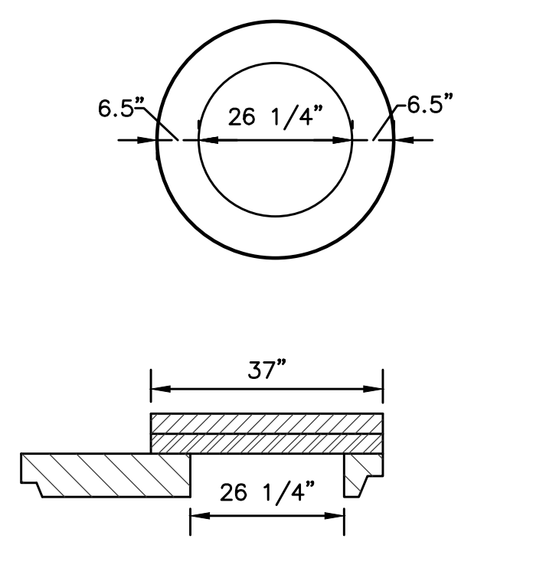
*INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS.

STORM INLET W/ OIL & GREASE FILTER

N.T.S.

REV. 11-26-2018


STRUCTURE ℄
ROADWAY ℄
FRAME AND GRATE SEE STORM SCH. SHEET C4.0
FINISH GRADE
SET FRAME IN MORTAR BED
26 1/4"
RIM ELEV. SEE PLANS
ADJUST TO FINISH GRADE WITH CONCRETE GRADE RINGS
6" MIN. 12" MAX.
ECCENTRIC CONE SECTION
O RING OR MASTIC JOINTS
4'-0"
PRECAST CONCRETE MANHOLE SECTION
1'-4" MAX.
PRECAST CONCRETE MANHOLE SECTION
OUTLET/INLET PIPE SEE PLAN FOR FOR SIZE AND I.E.
SLOPE
FLOW CHANNEL
CONCRETE FILL
2" MIN.
6" MIN. 1-1/2" STONE


6.5"
26 1/4"
6.5"
37"
26 1/4"

FLAT TOP SLAB

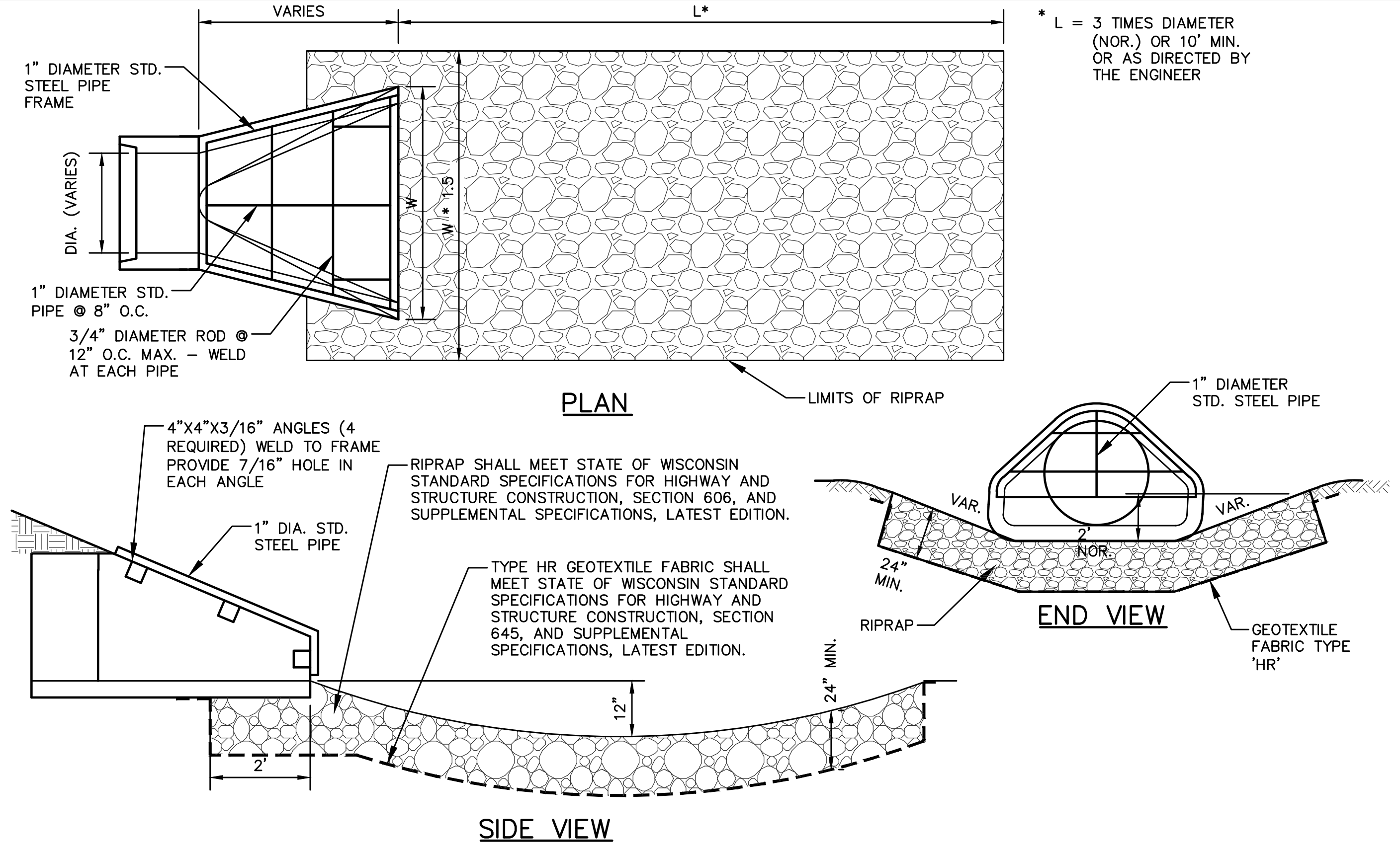
GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY.
6. USE NEENAH R-2501-G BEEHIVE FRAME AND GRATE WHEN IN LANDSCAPE AREAS.

STORM SEWER MANHOLE

N.T.S.

REV. 12-07-2018


VARIES
L*
1" DIAMETER STD. STEEL PIPE FRAME
DIA. (VARIES)
W
W * 1.5
1" DIAMETER STD. PIPE @ 8" O.C.
3/4" DIAMETER ROD @ 12" O.C. MAX. - WELD AT EACH PIPE
PLAN
LIMITS OF RIPRAP
1" DIAMETER STD. STEEL PIPE
4"X4"X3/16" ANGLES (4 REQUIRED) WELD TO FRAME PROVIDE 7/16" HOLE IN EACH ANGLE
1" DIA. STD. STEEL PIPE
VAR.
VAR.
2' NOR.
24" MIN.
RIPRAP
END VIEW
GEOTEXTILE FABRIC TYPE 'HR'
12"
24" MIN.
2'
SIDE VIEW

* L = 3 TIMES DIAMETER (NOR.) OR 10' MIN. OR AS DIRECTED BY THE ENGINEER

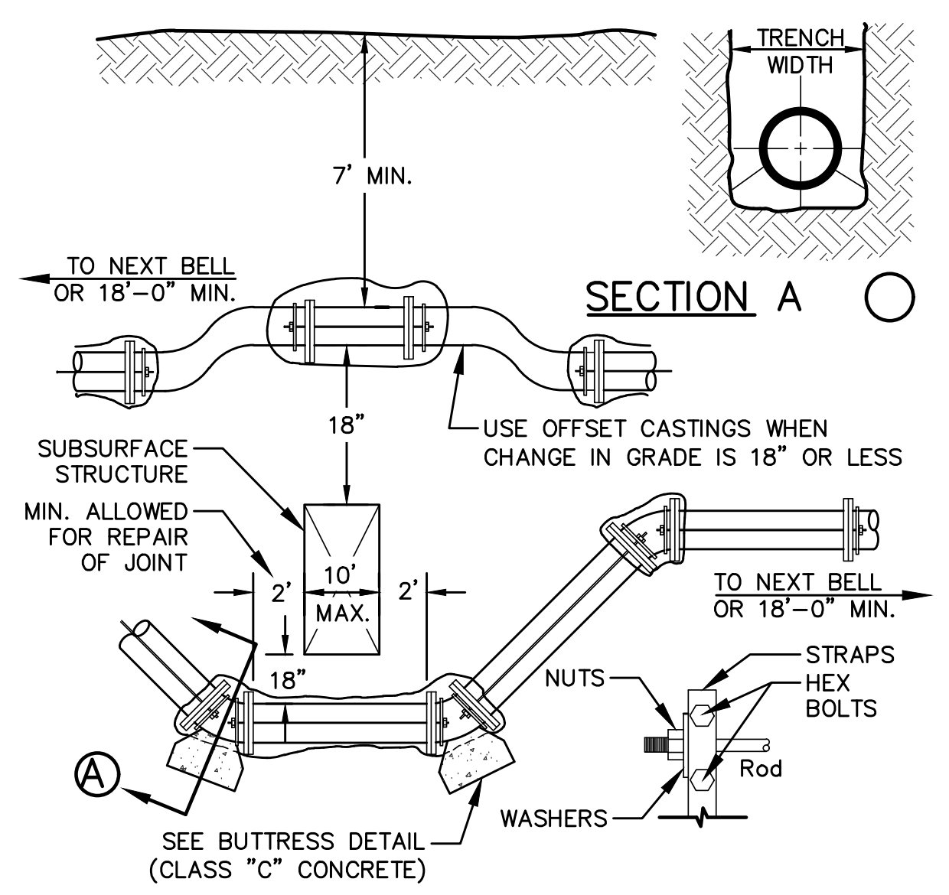
RIPRAP SHALL MEET STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 606, AND SUPPLEMENTAL SPECIFICATIONS, LATEST EDITION.

TYPE HR GEOTEXTILE FABRIC SHALL MEET STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 645, AND SUPPLEMENTAL SPECIFICATIONS, LATEST EDITION.

APRON ENDWALL W/ GRATE - RIPRAP

N.T.S.

REV. 12-7-2018


TRENCH WIDTH
7' MIN.
TO NEXT BELL OR 18'-0" MIN.
SECTION A
18"
USE OFFSET CASTINGS WHEN CHANGE IN GRADE IS 18" OR LESS
SUBSURFACE STRUCTURE
MIN. ALLOWED FOR REPAIR OF JOINT
2'
10' MAX.
2'
TO NEXT BELL OR 18'-0" MIN.
18"
NUTS
STRAPS
HEX BOLTS
Rod
A
WASHERS
SEE BUTTRESS DETAIL (CLASS "C" CONCRETE)

Strapping Material						
Pipe Size	D	Rods		Strap	Bolt Dia.	Washer
		No.	Dia.			
6"	7.10	2	3/4"	1/2"x2"	3/4"	1/2"x3"x5"
8"	9.30	2	3/4"	1/2"x2"	3/4"	"
12"	13.50	2	3/4"	1/2"x2 1/2"	1"	"
16"	17.80	4	3/4"	1/2"x3"	1"	"

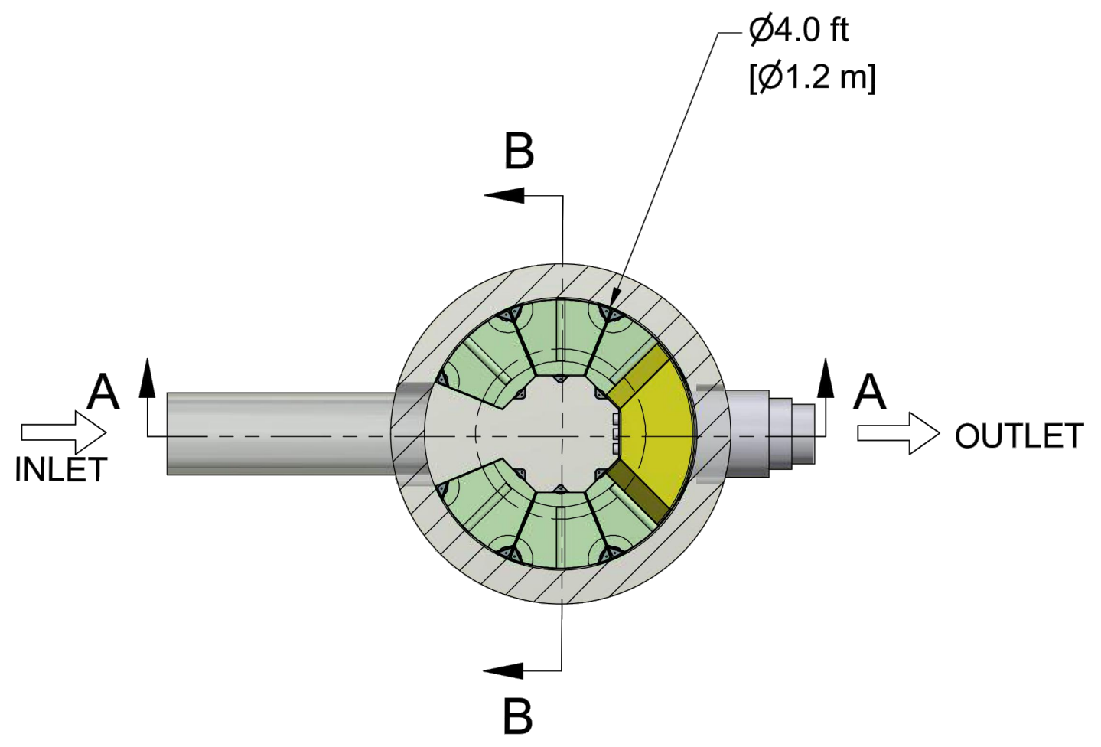
GENERAL NOTES:

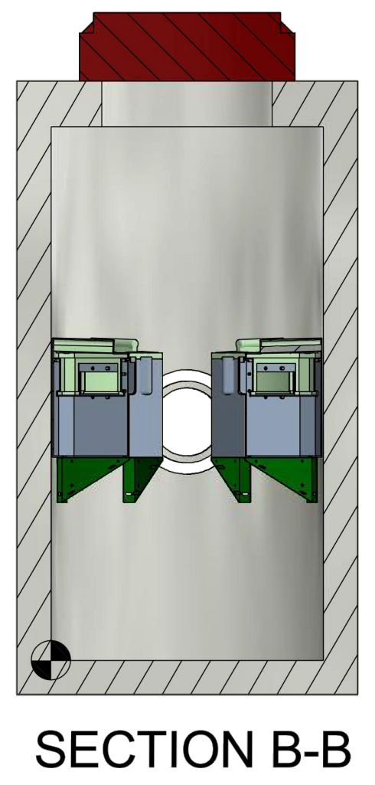
1. JOINT RESTRAINTS: RODS AND CONCRETE BUTTRESSES MAY BE USED IN LIEU OF MEG-A-LUGS IF APPROVED BY THE ENGINEER.
2. RODS & WASHERS TO BE ASTM A-575 MERCHANT QUALITY .17-.24 CARBON. NUTS TO BE AM. STD. HEAVY HOT PRESSED. TIE RODS, BOLTS, NUTS, BANDS, AND WASHERS TO BE FURNISHED & APPLIED BY CONTRACTOR. ALL STEEL MATERIAL TO BE THOROUGHLY COATED WITH BITUMASTIC CORBOLINE KOP-COAT #50 OR EQUAL.
3. BOLTED PIPE FITTINGS TO BE WRAPPED WITH 8 MIL. POLYETHYLENE BEFORE PLACEMENT OF BUTTRESSES.
4. BUTTRESS SIZE SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRCTION IN WISCONSIN, FILE NO. 44, 44A, 45, 46, 47 & 47A (6TH EDITION, ADDEN. NO. 2

STRAPPING WATERMAIN OFFSETS

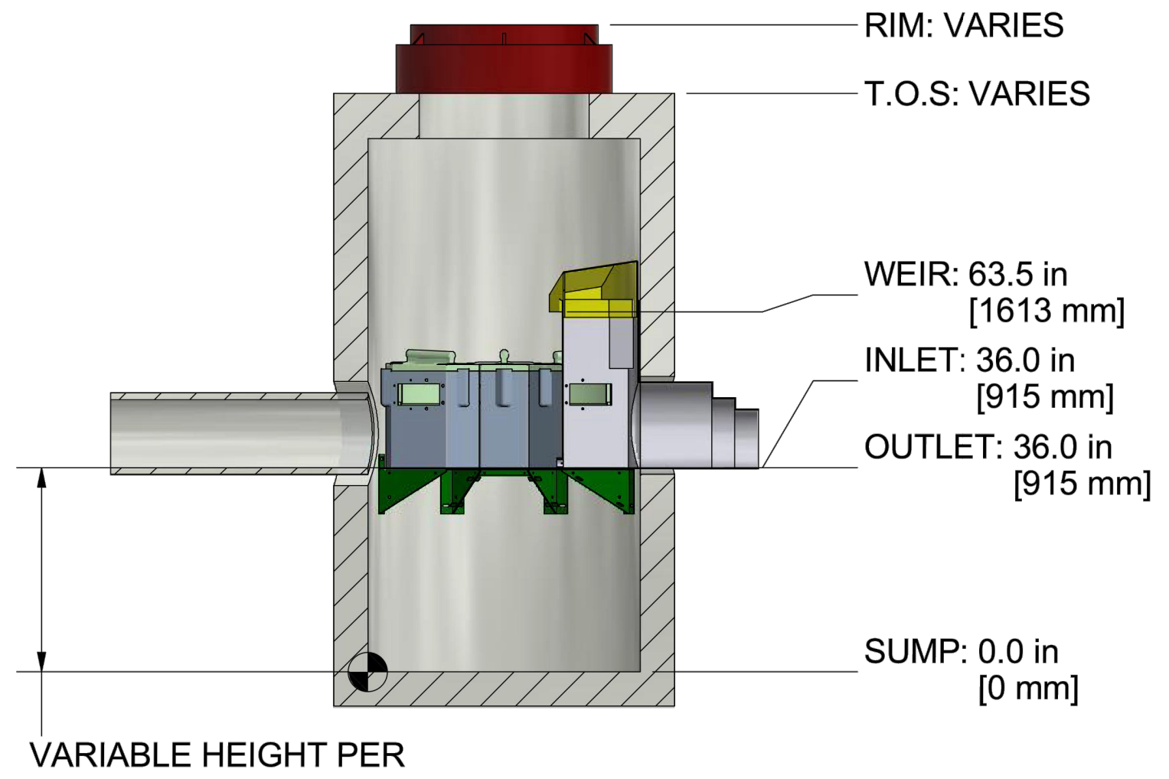
N.T.S.

REV. 12-05-2018

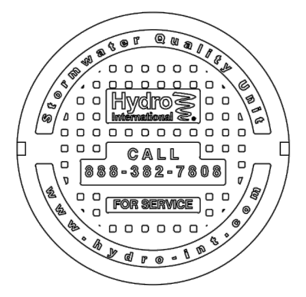

Ø4.0 ft
[Ø1.2 m]
B
A
INLET
A
OUTLET
B



SECTION B-B


RIM: VARIES
T.O.S: VARIES
WEIR: 63.5 in [1613 mm]
INLET: 36.0 in [915 mm]
OUTLET: 36.0 in [915 mm]
SUMP: 0.0 in [0 mm]
VARIABLE HEIGHT PER (NOTE 5)

SECTION A-A


Stormwater Quality Unit
Hydro International
CALL
888-382-7808
FOR SERVICE
www.hydro-int.com

CAPACITIES:

- Minimum performance: 80% removal. Washington DOE/NJCAT verified at the peak treatment flow.
- Peak treatment flow:
  .033 CFS (0.9 LPS) (15 GPM) per module (Ribbons)
  .022 CFS (0.6 LPS) (10 GPM) per module (Long Ribbons)
  .056 CFS (1.6 LPS) (25 GPM) per module (CPZ)
- Maximum number of ribbon modules per outlet module: 36
- Maximum number of CPZ modules per outlet module: 18 (contract Hydro if more are required)

ADDITIONAL DESIGN INFORMATION:

- Normal operating W.S.E. is 26-30" (660-762mm) above the outlet invert
- Media Types Available: Ribbons, CPZ

ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT, OR EQUIPMENT, (OR THE PERFORMANCE THERE OF) DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY. HYDRO INTERNATIONAL HAVE A POLICY OF CONTINUOUS DEVELOPMENT AND RESERVE THE RIGHT TO AMEND THE SPECIFICATION. HYDRO INTERNATIONAL CANNOT ACCEPT LIABILITY FOR PERFORMANCE OF ITS EQUIPMENT, (OR ANY PART THEREOF), IF THE EQUIPMENT IS SUBJECT TO CONDITIONS OUTSIDE ANY DESIGN SPECIFICATION. HYDRO INTERNATIONAL OWNS THE COPYRIGHT OF THIS DRAWING, WHICH IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.
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DO NOT SCALE DRAWING

UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES.

TOLERENCES ARE:
FRACTIONS ± 1/16
DECIMALS:
X.X ± .06
X.XX ± .03
X.XXX ± .015
ANGLES: ± .5°

PROJECTION

COMMENTS:

1. STRUCTURE WALL AND SLAB THICKNESSES ARE NOT TO SCALE
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING THE STRUCTURE
3. NOT FOR CONSTURCION CONTACT HYDRO FOR SITE SPECIFIC DRAWING
4. NOT ALL SIZES AVAILABLE IN ALL AREAS
5. SUMP DEPTH AVAILABLE IN 24" (610mm) CPZ, RIBBONS AND 36" (914mm) LONG RIBBONS DEPTH

REVISION HISTORY			
REV	BY	DESCRIPTION	DATE
-	ER	FIRST RELEASE	6/17/2019

DATE: 6/17/2019
SCALE: NTS
DRAWN BY: ER
CHECKED BY:
APPROVED BY

Title
UP-FLO FILTER
4ft Manhole

6 MODULES MAX

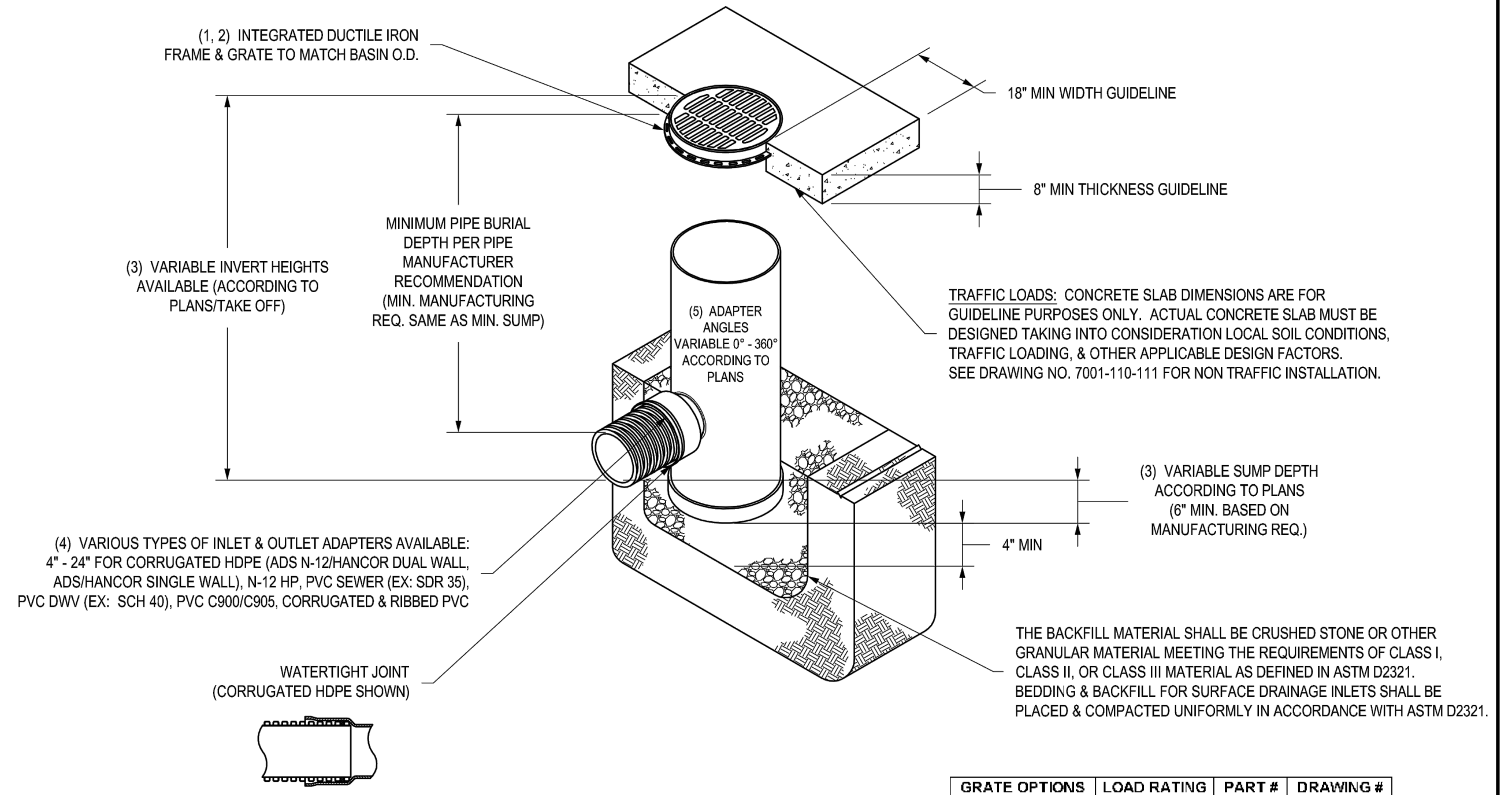
Sizing Tool

Hydro International

94 Hutchins Drive
Portland, ME 04102
Tel: +1 (207) 756-6200
Fax: +1 (207) 756-6212
hydro-int.com

WEIGHT: N/A
MATERIAL:
NEXT ASSEMBLY: 4 MH-1
DRAWING NO.: 4 MH-UFF-1
SHEET SIZE: B
SHEET: 1 OF 1
Rev: -

NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X


(1, 2) INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH BASIN O.D.
18" MIN WIDTH GUIDELINE
8" MIN THICKNESS GUIDELINE
MINIMUM PIPE BURIAL DEPTH PER PIPE MANUFACTURER RECOMMENDATION (MIN. MANUFACTURING REQ. SAME AS MIN. SUMP)
(3) VARIABLE INVERT HEIGHTS AVAILABLE (ACCORDING TO PLANS/TAKE OFF)
(5) ADAPTER ANGLES VARIABLE 0° - 360° ACCORDING TO PLANS
(3) VARIABLE SUMP DEPTH ACCORDING TO PLANS (6" MIN. BASED ON MANUFACTURING REQ.)
4" MIN
(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 24" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC
WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216
STANDARD	MEETS H-20	2499CGS	7001-110-217
SOLID COVER	MEETS H-20	2499CGC	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2401DI	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY EBC
DATE 04-03-06
REVISED BY NMH
DATE 03-14-16
DWG SIZE A
MATERIAL
PROJECT NO./NAME
SCALE 1:40
SHEET 1 OF 1

ADS Nyloplast

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DWG NO. 7001-110-192
REV E

File: \\JSDINC\projects2\2024\2414661\DWG\Civil Sheets\2414661 - C700.dwg Layout: C701 - UTIL Details User: matt.saunders Plotted: Sep 09, 2025 - 4:44pm Xref's:

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OPN ARCHITECTS

301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner
MADISON METRO SCHOOL DISTRICT
545 West Dayton Street
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MALCOLM SHABAZZ HS & SHERMAN MS
1601 N Sherman Ave.
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Electrical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Key Plan

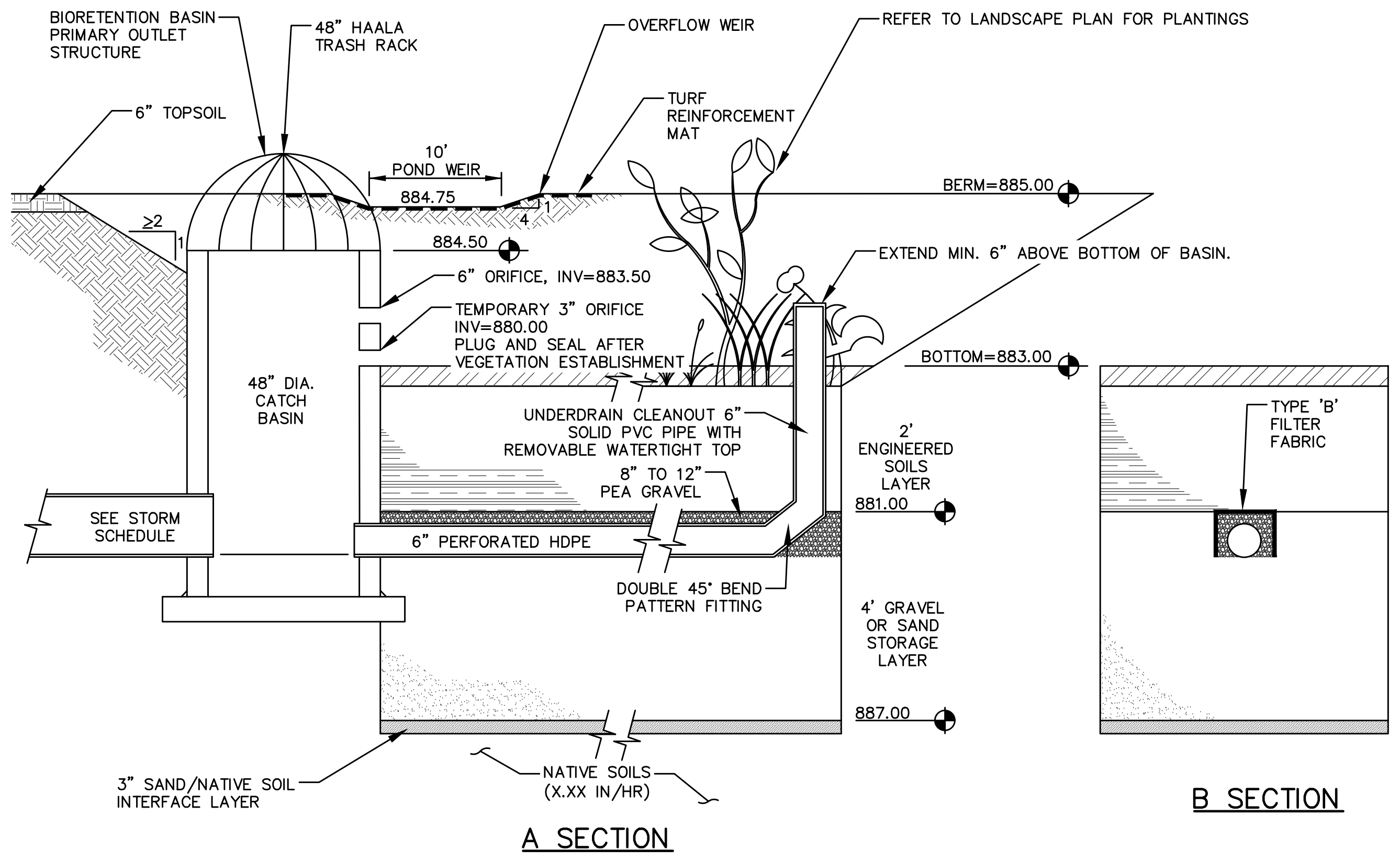
Revision	Description	Date

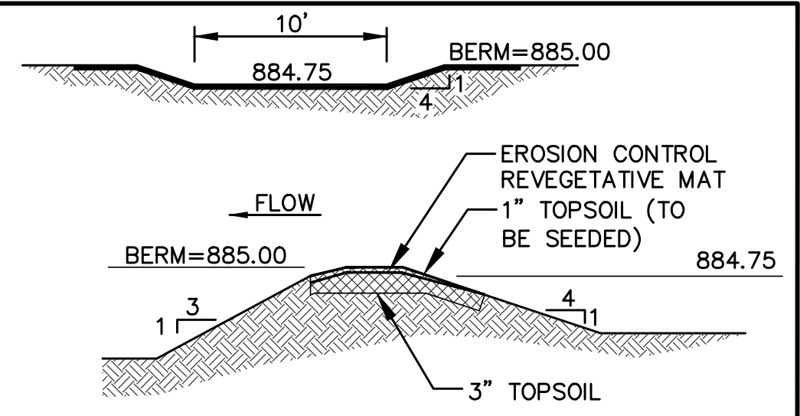
OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC RE-SUBMITTAL **09/09/25**

Sheet Name
CONSTRUCTION DETAILS

Sheet Number
C701


BIORETENTION BASIN PRIMARY OUTLET STRUCTURE
48" HAALA TRASH RACK
OVERFLOW WEIR
REFER TO LANDSCAPE PLAN FOR PLANTINGS
TURF REINFORCEMENT MAT
6" TOPSOIL
10' POND WEIR
884.75
BERM=885.00
≥2
1
4
884.50
EXTEND MIN. 6" ABOVE BOTTOM OF BASIN.
6" ORIFICE, INV=883.50
TEMPORARY 3" ORIFICE INV=880.00 PLUG AND SEAL AFTER VEGETATION ESTABLISHMENT
BOTTOM=883.00
48" DIA. CATCH BASIN
UNDERDRAIN CLEANOUT 6" SOLID PVC PIPE WITH REMOVABLE WATERTIGHT TOP
8" TO 12" PEA GRAVEL
2' ENGINEERED SOILS LAYER
881.00
SEE STORM SCHEDULE
6" PERFORATED HDPE
DOUBLE 45° BEND PATTERN FITTING
4' GRAVEL OR SAND STORAGE LAYER
887.00
TYPE 'B' FILTER FABRIC
3" SAND/NATIVE SOIL INTERFACE LAYER
NATIVE SOILS (X.XX IN/HR)
A SECTION
B SECTION


10'
884.75
BERM=885.00
4
1
EROSION CONTROL REVEGETATIVE MAT
1" TOPSOIL (TO BE SEEDED)
FLOW
BERM=885.00
884.75
3
3" TOPSOIL

BIORETENTION BASIN EMERGENCY OVERFLOW WEIR DETAIL

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

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

GENERAL NOTES:

1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 – BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6–8, AND MOISTURE CONTENT OF 35–50% BY WEIGHT.
4. SAND/GRAVEL STORAGE LAYER SHALL CONSIST OF SAND OR GRAVEL MATERIAL MEETING THE SPECIFICATIONS IN SECTION V.B.7 OF WDNR TECHINCAL STANDARD 1004.
5. SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2–4 INCHES.
6. CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE LISTED NATIVE SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE BIORETENTION BASIN. DEEP TILL MINIMUM 2 FEET OF NATIVE SOIL TO PROMOTE INFILTRATION.
7. IF ADDITIONAL EXCAVATION IS REQUIRED BELOW THE SAND SOIL PROFILE TO REACH THE LISTED NATIVE SOIL LAYER, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BIORETENTION SYSTEM TO THE BOTTOM OF THE SAND LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE LISTED NATIVE SOIL LAYER AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
8. FILTER FABRIC SHALL BE PLACED ABOVE AND ON THE SIDES OF THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
10. ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
11. RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
12. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
13. SEE LANDSCAPING PLAN AND CONSULT WITH LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE SEED MIX, PLANTS AND PLANTING CONFIGURATIONS.

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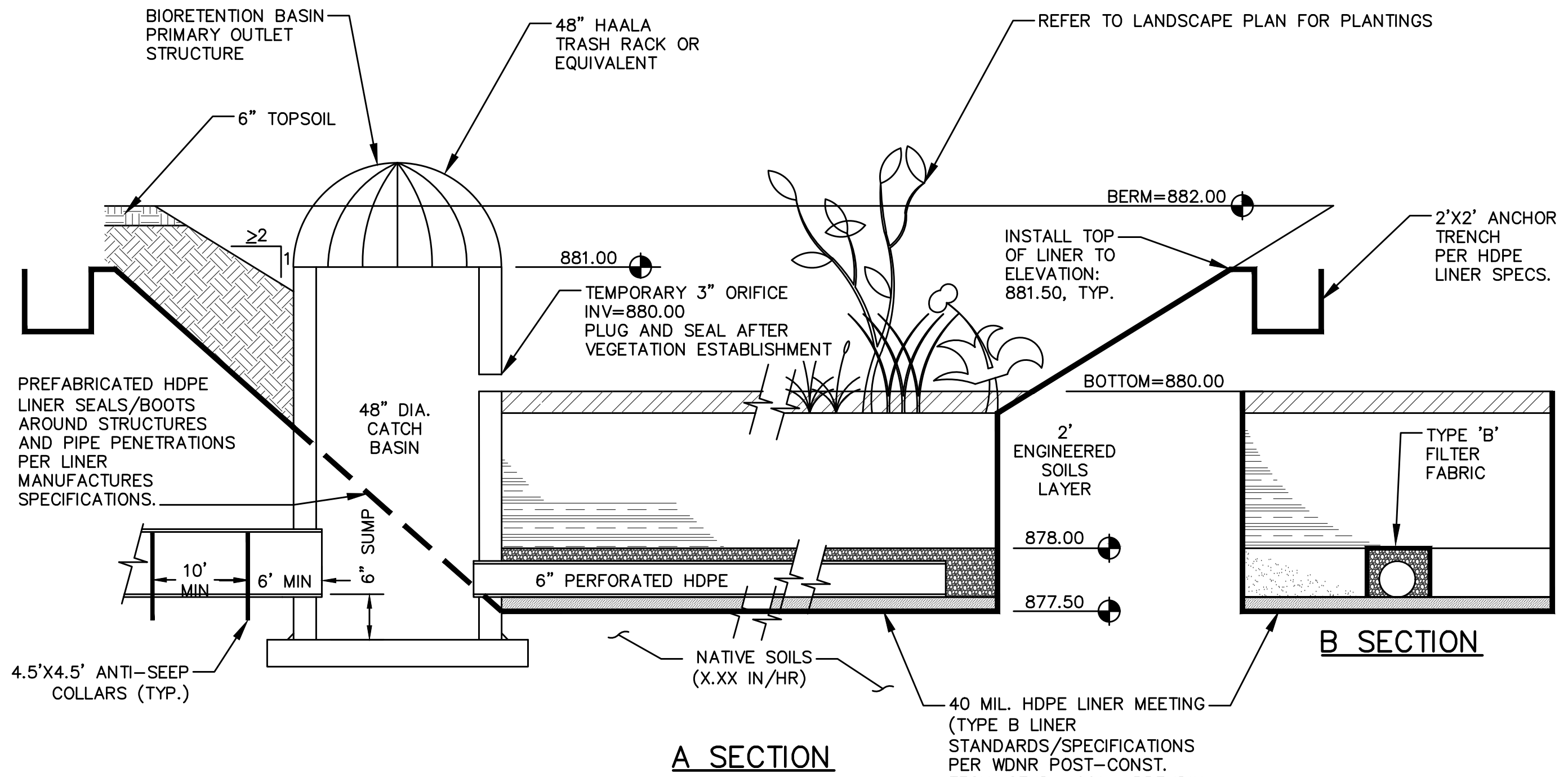
THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED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

BIORETENTION BASIN 1

N.T.S.

REV. 12-7-2018


BIORETENTION BASIN PRIMARY OUTLET STRUCTURE
48" HAALA TRASH RACK OR EQUIVALENT
REFER TO LANDSCAPE PLAN FOR PLANTINGS
6" TOPSOIL
≥2
1
BERM=882.00
881.00
INSTALL TOP OF LINER TO ELEVATION: 881.50, TYP.
2'X2' ANCHOR TRENCH PER HDPE LINER SPECS.
TEMPORARY 3" ORIFICE INV=880.00 PLUG AND SEAL AFTER VEGETATION ESTABLISHMENT
PREFABRICATED HDPE LINER SEALS/BOOTS AROUND STRUCTURES AND PIPE PENETRATIONS PER LINER MANUFACTURES SPECIFICATIONS.
48" DIA. CATCH BASIN
BOTTOM=880.00
2' ENGINEERED SOILS LAYER
TYPE 'B' FILTER FABRIC
6" SUMP
10' MIN
6' MIN
6" PERFORATED HDPE
878.00
877.50
4.5'X4.5' ANTI-SEEP COLLARS (TYP.)
NATIVE SOILS (X.XX IN/HR)
40 MIL. HDPE LINER MEETING (TYPE B LINER STANDARDS/SPECIFICATIONS PER WDNR POST-CONST. TECH. STND. 1001, APPENDIX D, POND LINER DESIGN)
A SECTION
B SECTION

HDPE LINER NOTES:

1. A MINIMUM 6" SUBGRADE LAYER FREE OF ROCKS, DEBRIS, OR OTHER OBJECTS THAT MAY PUNCTURE OR COMPROMISE THE HDPE LINER. SUBGRADE SHALL BE PREPARED WITH A SMOOTH EVEN SURFACE AND COMPACTED WITH A SMOOTH-DRUMMED ROLLER.
2. ALL PENETRATIONS, INCLUDED STRUCTURES AND PIPES SHALL BE SEALED WITH PREFABRICATED WATER-TIGHT BOOTS/SEALS. PREFABRICATED BOOTS/SEALS SHALL BE FUSED TO LINER PER MANUFACTURERS RECOMMENDATIONS.
3. INSTALLATION OF HDPE LINER SHALL BE IN ACCORDANCE WITH PLANS HEREIN., MANUFACTURERS RECOMMENDATIONS, AND WDNR AND NRCS CONSTRUCTION SPECIFICATIONS FOR POND SEALING OR LINING – GEOMEMBRANE OR GEOSYNTHETIC CLAY LINERS (CODE 202 AND 521).
4. ALL LINERS MUST EXTEND ABOVE THE PERMANENT POOL UP TO THE ELEVATION REACHED BY THE 2-YR, 24-HR STORM EVENT. REFER TO NOTED ELEVATIONS.
5. MEDIUM RIPRAP APRONS TO BE PLACED ON A 6" MIN THICK COMPACTED SOIL COVER LAYER ON THE HDPE LINER. REFER TO PLAN FOR LOCATIONS.

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5. SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2–4 INCHES.
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7. IF ADDITIONAL EXCAVATION IS REQUIRED BELOW THE SAND SOIL PROFILE TO REACH THE LISTED NATIVE SOIL LAYER, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BIORETENTION SYSTEM TO THE BOTTOM OF THE SAND LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE LISTED NATIVE SOIL LAYER AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
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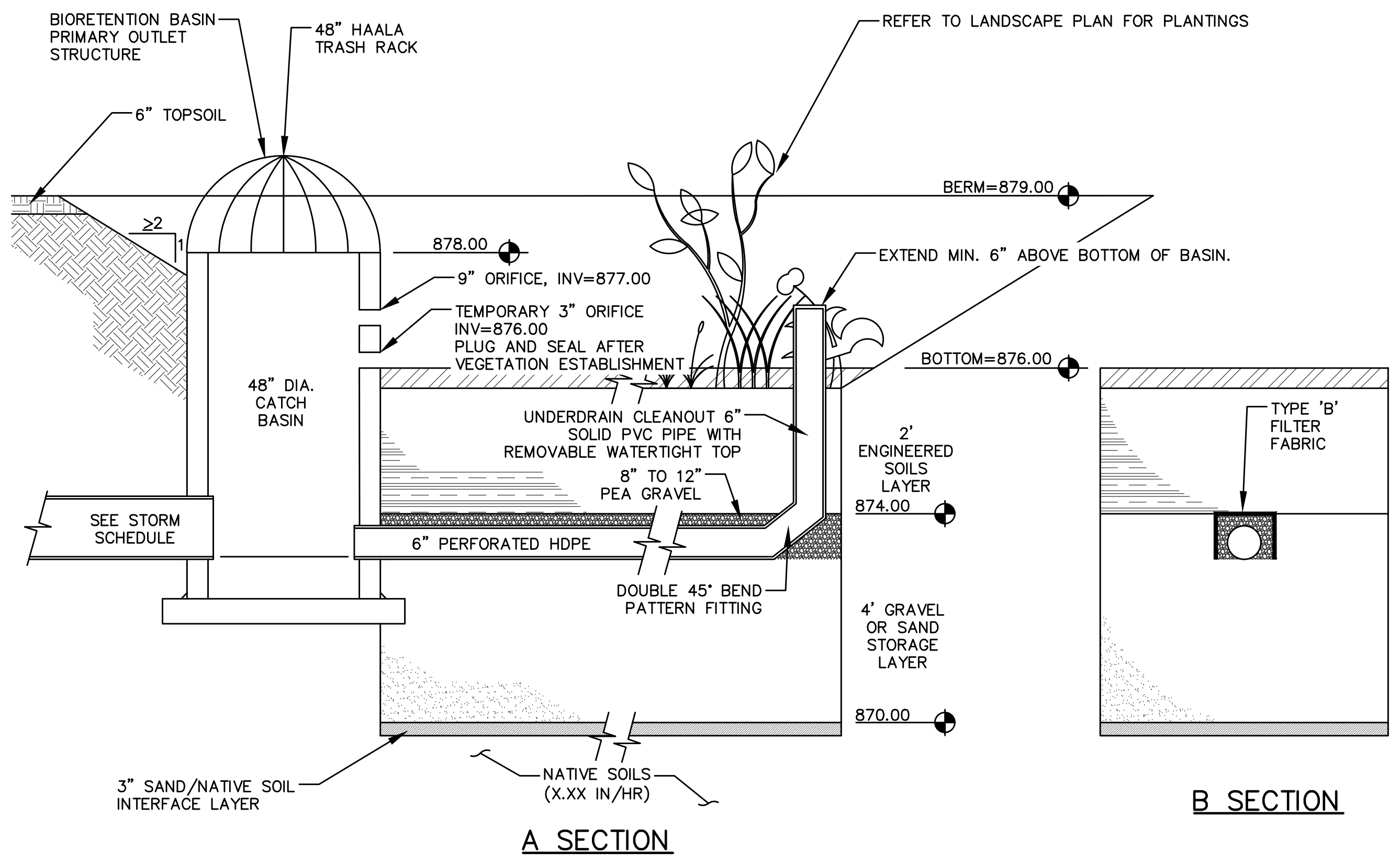
BIORETENTION BASIN 2

N.T.S.

REV. 12-7-2018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BERM=879.00
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EXTEND MIN. 6" ABOVE BOTTOM OF BASIN.
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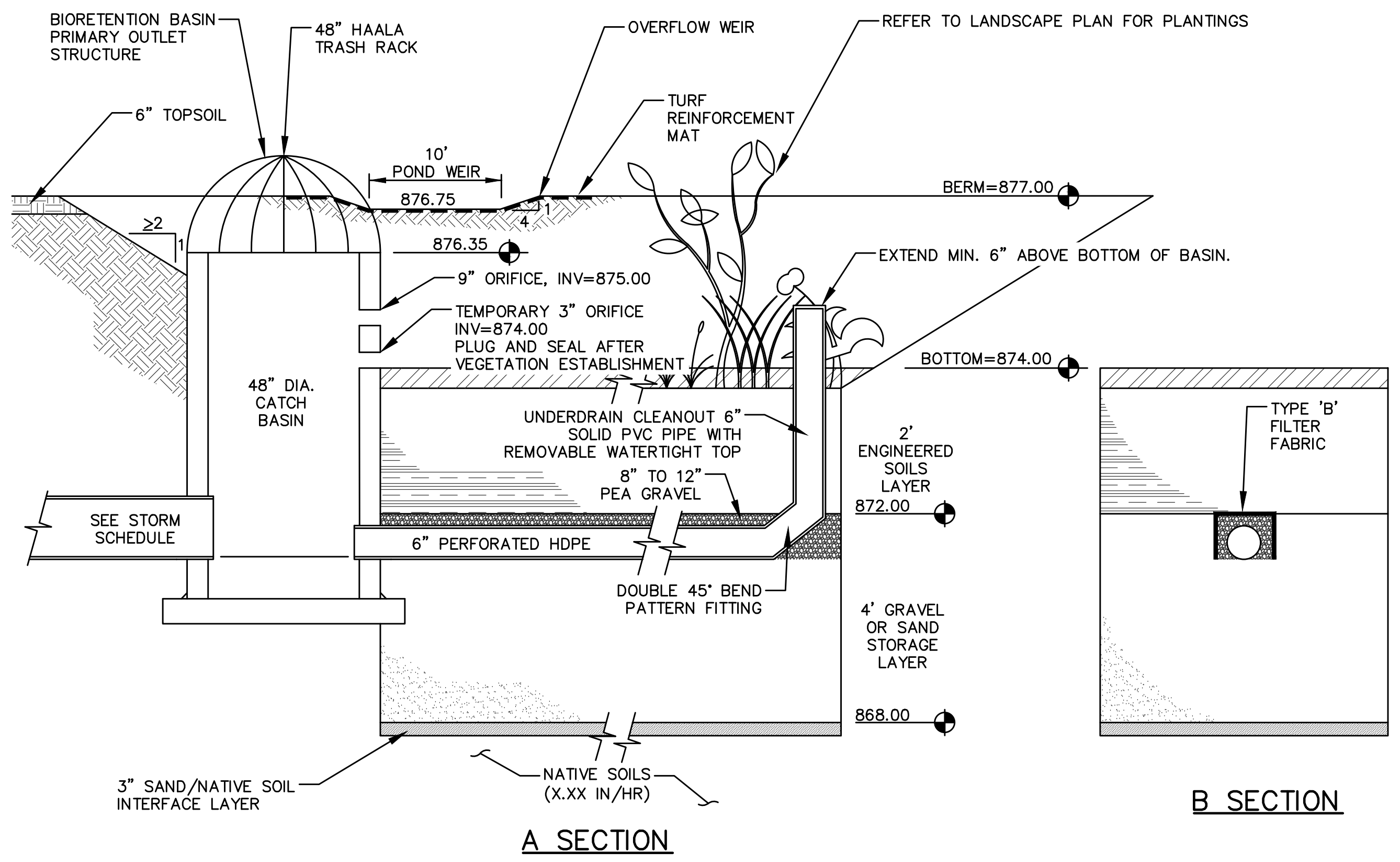
BIORETENTION BASIN 3

N.T.S.

REV. 12-7-2018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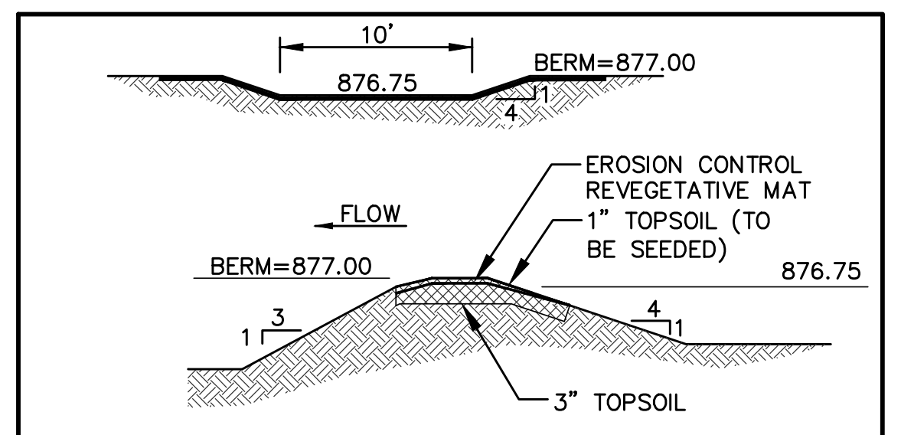
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BIORETENTION BASIN EMERGENCY OVERFLOW WEIR DETAIL

N.T.S.

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

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

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

GENERAL NOTES:

1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 – BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6–8, AND MOISTURE CONTENT OF 35–50% BY WEIGHT.
4. SAND/GRAVEL STORAGE LAYER SHALL CONSIST OF SAND OR GRAVEL MATERIAL MEETING THE SPECIFICATIONS IN SECTION V.B.7 OF WDNR TECHINCAL STANDARD 1004.
5. SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2–4 INCHES.
6. CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE LISTED NATIVE SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE BIORETENTION BASIN. DEEP TILL MINIMUM 2 FEET OF NATIVE SOIL TO PROMOTE INFILTRATION.
7. IF ADDITIONAL EXCAVATION IS REQUIRED BELOW THE SAND SOIL PROFILE TO REACH THE LISTED NATIVE SOIL LAYER, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BIORETENTION SYSTEM TO THE BOTTOM OF THE SAND LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE LISTED NATIVE SOIL LAYER AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
8. FILTER FABRIC SHALL BE PLACED ABOVE AND ON THE SIDES OF THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
10. ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
11. RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
12. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
13. SEE LANDSCAPING PLAN AND CONSULT WITH LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE SEED MIX, PLANTS AND PLANTING CONFIGURATIONS.

NOTE:
INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

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

BIORETENTION BASIN 4

N.T.S.

REV. 12-7-2018

PRELIMINARY. NOT FOR CONSTRUCTION.

OPN ARCHITECTS

301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner
MADISON METRO SCHOOL DISTRICT
545 West Dayton Street
Madison, WI 53703

Project
MALCOLM SHABAZZ HS & SHERMAN MS
1601 N Sherman Ave.
Madison, WI 53704

Construction Manager
Vogel Bros. Building Co.
5460 Fen Oak Dr.
Madiosn, WI 53718
P. 608-241-5454

Civil Engineer / Landscape Architect
JSD Professional Services
507 W. Verona Ave., Suite 500
Verona, WI 53593
P. 608-848-5060

Structural Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Mechanical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Electrical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Key Plan

Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC RE-SUBMITTAL **09/09/25**

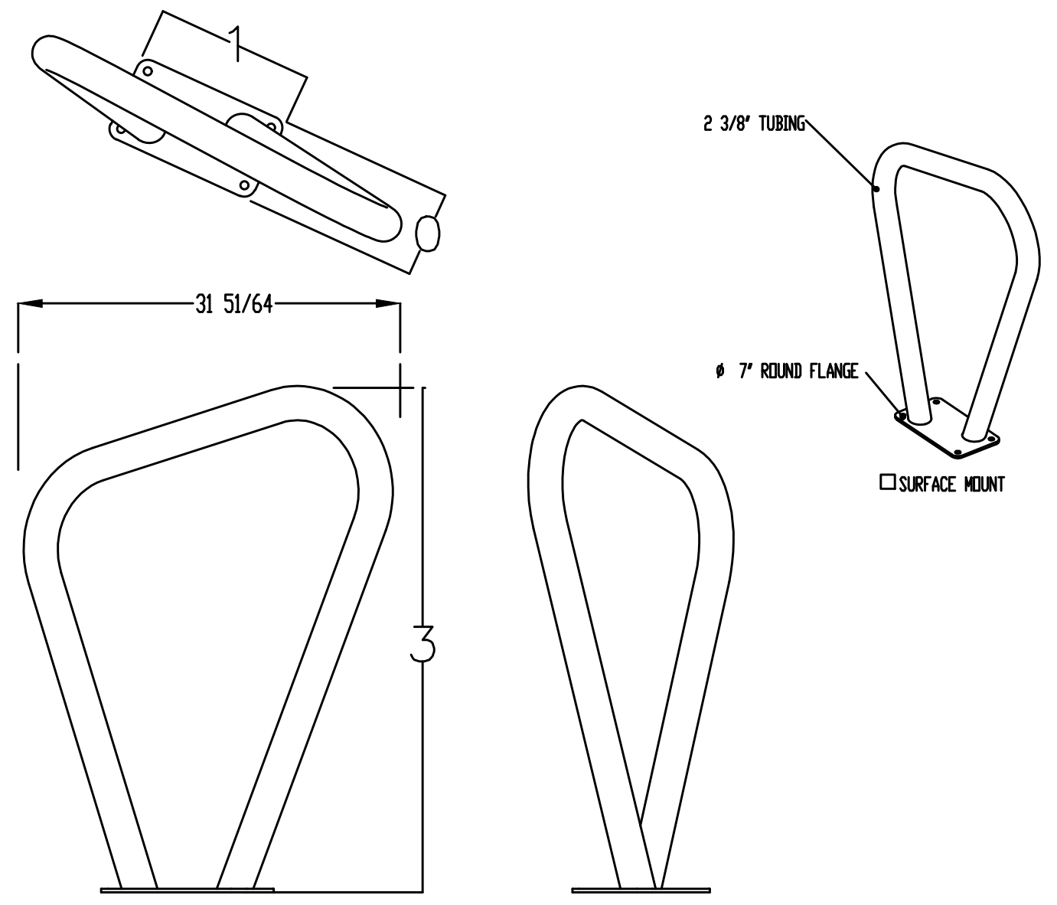
Sheet Name
CONSTRUCTION DETAILS

Sheet Number
C702

File: \\JSDINC\projects2\2024\2414661\DWG\Civil Sheets\2414661 - C700.dwg Layout: C702 - SWM Details User: matt.saunders Plotted: Sep 09, 2025 - 4:44pm Xref's:

MADRAX DIVISION

GRABER MANUFACTURING, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM


1
2 3/8" TUBING
31 51/64
3
ø 7" ROUND FLANGE
☐SURFACE MOUNT

PART: LBR-2
DESCRIPTION: LOFTY BIKE RACK, 2 BIKE CAPACITY, SURFACE MOUNTED, POWDER COATED BRONZE
DATE: 5-27-2020
ENG: BLW

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO APROVE COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION

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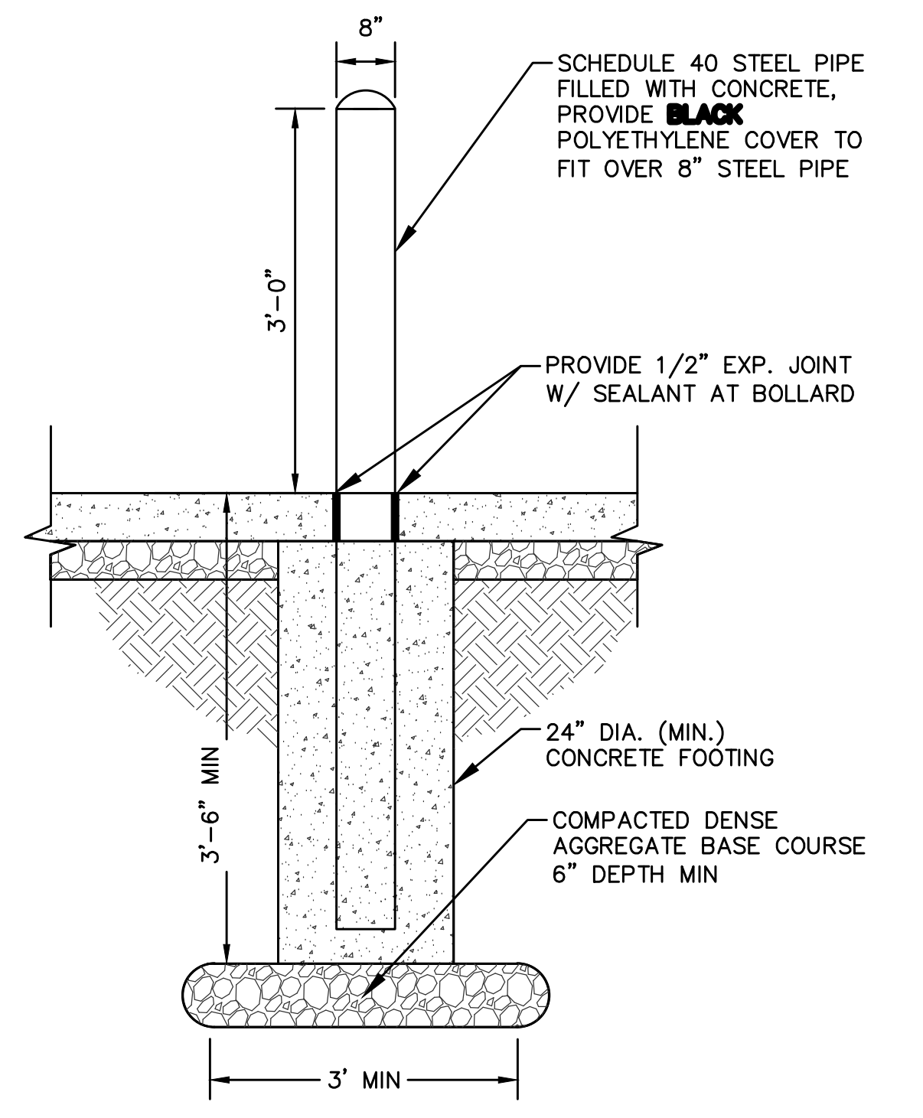
BIKE RACK DETAIL

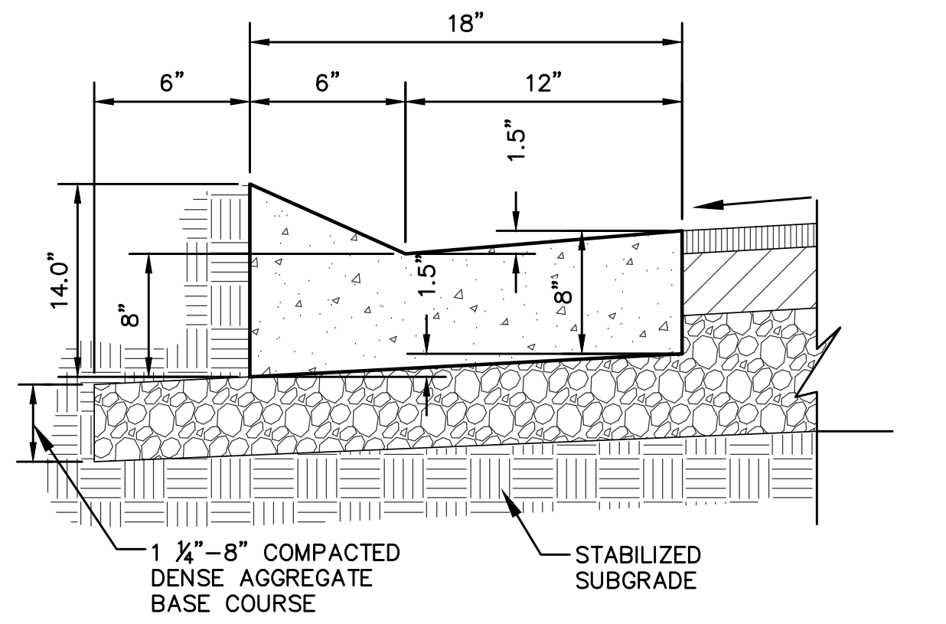
N.T.S.


8"
SCHEDULE 40 STEEL PIPE FILLED WITH CONCRETE, PROVIDE BLACK POLYETHYLENE COVER TO FIT OVER 8" STEEL PIPE
3'-0"
PROVIDE 1/2" EXP. JOINT W/ SEALANT AT BOLLARD
3'-6" MIN
24" DIA. (MIN.) CONCRETE FOOTING
COMPACTED DENSE AGGREGATE BASE COURSE 6" DEPTH MIN
3' MIN

REV. 12-17-2018

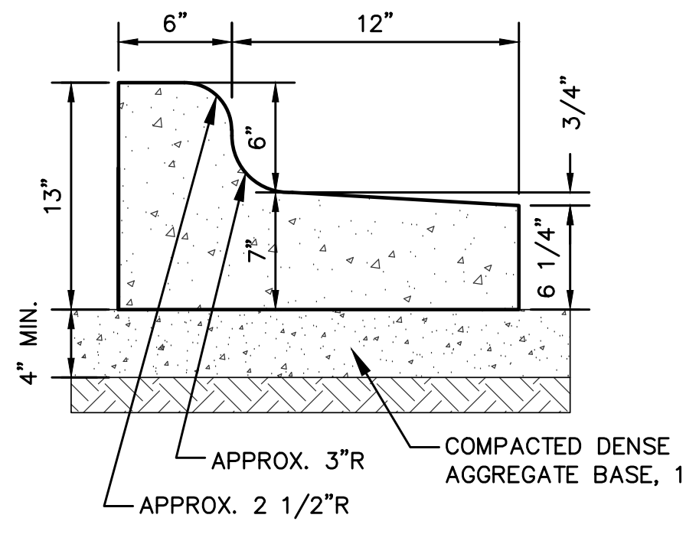
CONCRETE BOLLARD

N.T.S.


18"
6"
6"
12"
1.5"
14.0"
8"
1.5"
8"
1 ¼"-8" COMPACTED DENSE AGGREGATE BASE COURSE
STABILIZED SUBGRADE

18" MOUNTABLE CURB & GUTTER

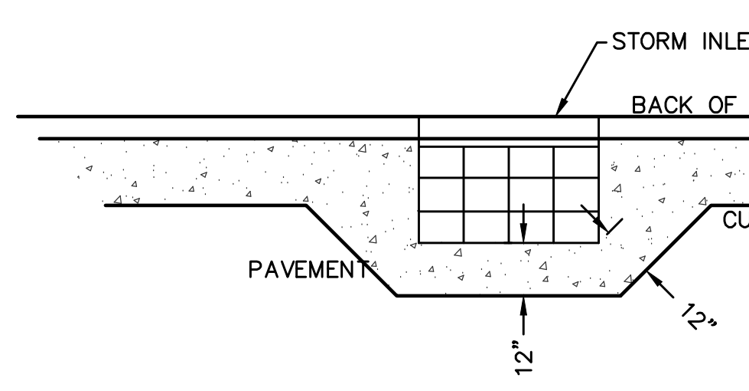
N.T.S.


6"
12"
3/4"
6"
13"
7"
6 1/4"
4" MIN.
APPROX. 3"R
APPROX. 2 1/2"R
COMPACTED DENSE AGGREGATE BASE, 1 ¼"

REV. 12-17-2018

18" REJECT CURB & GUTTER

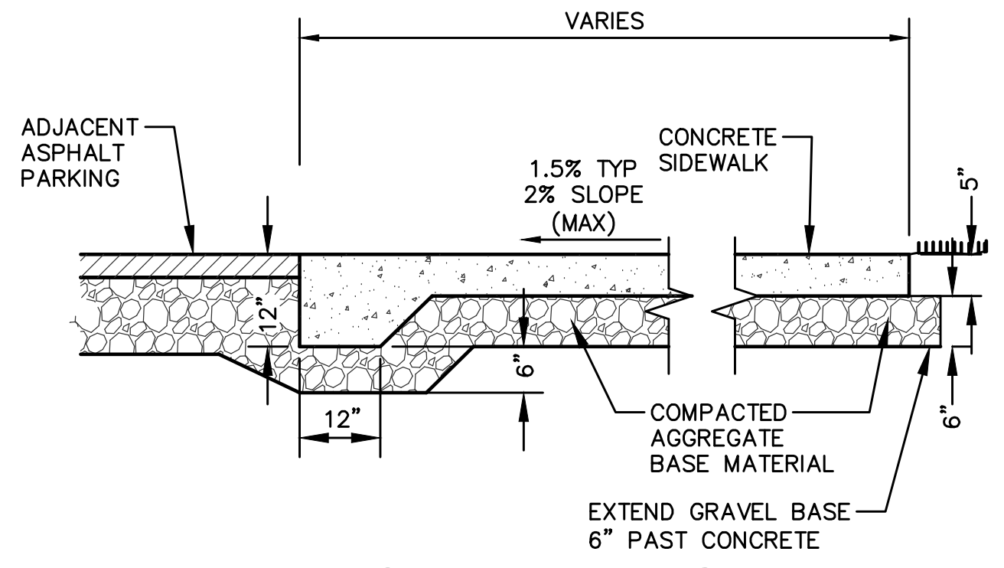
N.T.S.


STORM INLET
BACK OF CURB
CURB FLANGE
PAVEMENT
12"
12"

REV. 11-20-2018

CONCRETE INLET COLLAR

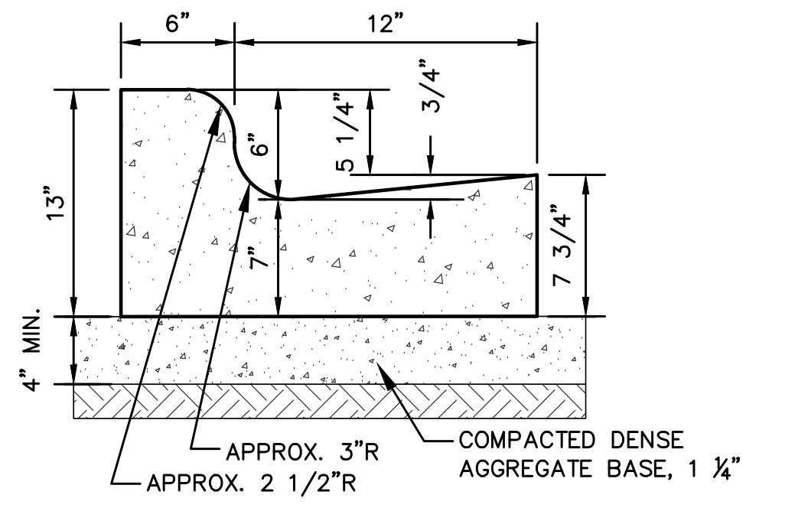
N.T.S.


VARIES
ADJACENT ASPHALT PARKING
CONCRETE SIDEWALK
1.5% TYP 2% SLOPE (MAX)
5"
12"
6"
12"
COMPACTED AGGREGATE BASE MATERIAL
6"
EXTEND GRAVEL BASE 6" PAST CONCRETE

REV. 07-14-2020

THICKENED EDGE SIDEWALK - FLUSH

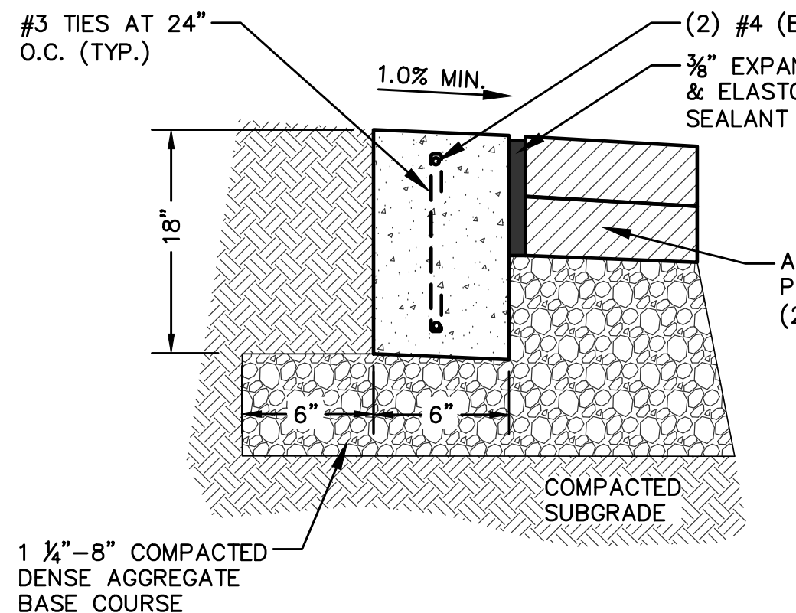
N.T.S.


6"
12"
3/4"
5 1/4"
6"
13"
7"
7 3/4"
4" MIN.
APPROX. 3"R
APPROX. 2 1/2"R
COMPACTED DENSE AGGREGATE BASE, 1 ¼"

REV. 12-17-2018

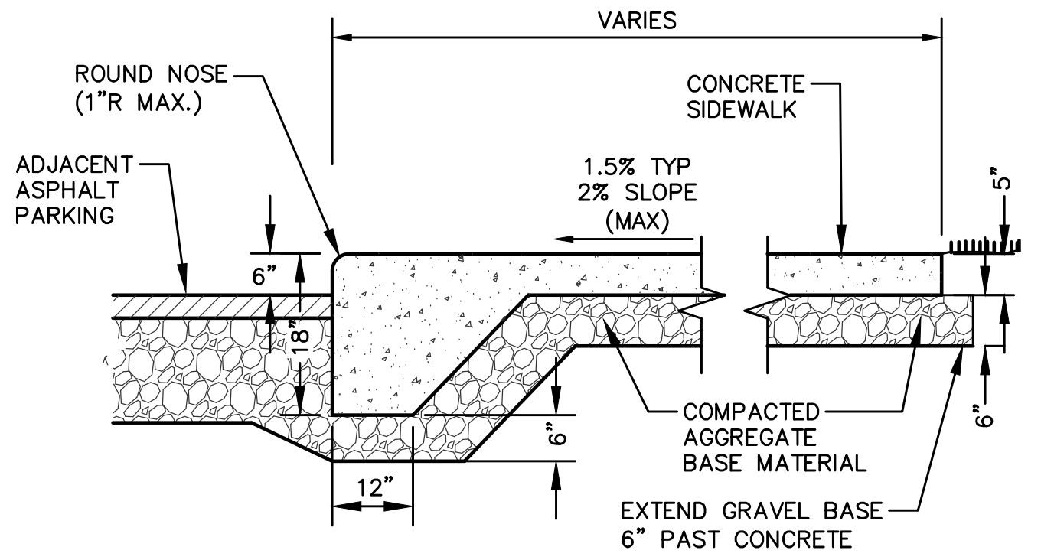
18" STANDARD CURB & GUTTER

N.T.S.


#3 TIES AT 24" O.C. (TYP.)
1.0% MIN.
(2) #4 (E). CONT.
⅜" EXPANSION JOINT & ELASTOMERIC SEALANT (TYP.)
18"
ASPHALT PAVEMENT (2 LIFTS)
6"
6"
COMPACTED SUBGRADE
1 ¼"-8" COMPACTED DENSE AGGREGATE BASE COURSE

6" RIBBON CURB

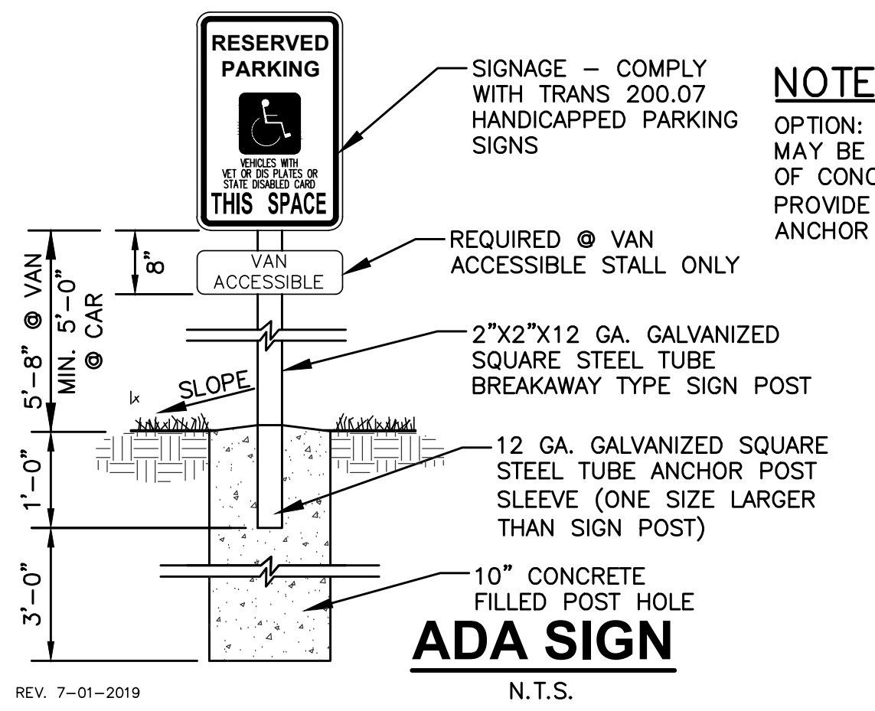
N.T.S.


VARIES
ROUND NOSE (1"R MAX.)
ADJACENT ASPHALT PARKING
CONCRETE SIDEWALK
1.5% TYP 2% SLOPE (MAX)
5"
6"
18"
6"
12"
COMPACTED AGGREGATE BASE MATERIAL
6"
EXTEND GRAVEL BASE 6" PAST CONCRETE

REV. 07-14-2020

THICKENED EDGE SIDEWALK

N.T.S.

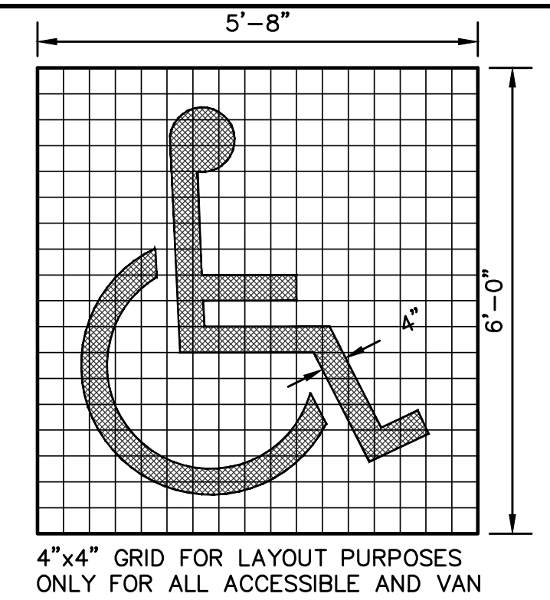

RESERVED PARKING
VEHICLES WITH VET OR DIS PLATES OR STATE DISABLED CARD
THIS SPACE
SIGNAGE - COMPLY WITH TRANS 200.07 HANDICAPPED PARKING SIGNS
VAN ACCESSIBLE
REQUIRED @ VAN ACCESSIBLE STALL ONLY
8"
5'-8" @ VAN
MIN. 5'-0" @ CAR
SLOPE
2"X2"X12 GA. GALVANIZED SQUARE STEEL TUBE BREAKAWAY TYPE SIGN POST
12 GA. GALVANIZED SQUARE STEEL TUBE ANCHOR POST SLEEVE (ONE SIZE LARGER THAN SIGN POST)
1'-0"
3'-0"
10" CONCRETE FILLED POST HOLE

NOTE:
OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'-0" LONG ANCHOR POST SLEEVE.

ADA SIGN

REV. 7-01-2019

N.T.S.



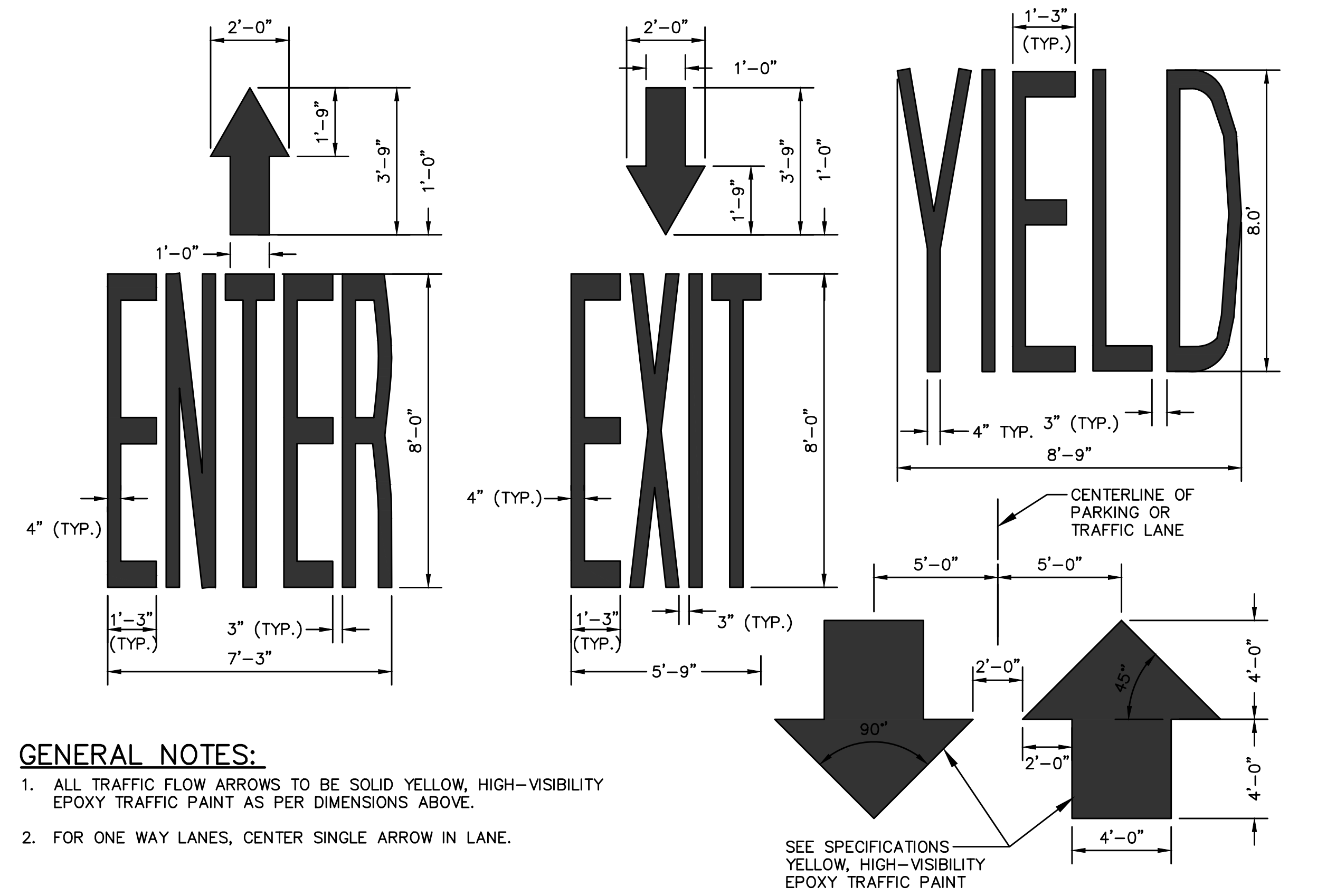
4"x4" GRID FOR LAYOUT PURPOSES ONLY FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

ADA PARKING STALL MARKING

REV. 11-20-2018

N.T.S.


2'-0"
1'-9"
3'-9"
1'-0"
1'-0"
ENTER
8'-0"
4" (TYP.)
1'-3" (TYP.)
3" (TYP.)
7'-3"
2'-0"
1'-0"
1'-9"
3'-9"
1'-0"
EXIT
8'-0"
4" (TYP.)
1'-3" (TYP.)
3" (TYP.)
5'-9"
1'-3" (TYP.)
YIELD
8.0'
4" TYP.
3" (TYP.)
8'-9"
CENTERLINE OF PARKING OR TRAFFIC LANE
5'-0"
5'-0"
90°
2'-0"
2'-0"
45°
4'-0"
4'-0"
4'-0"
SEE SPECIFICATIONS YELLOW, HIGH-VISIBILITY EPOXY TRAFFIC PAINT

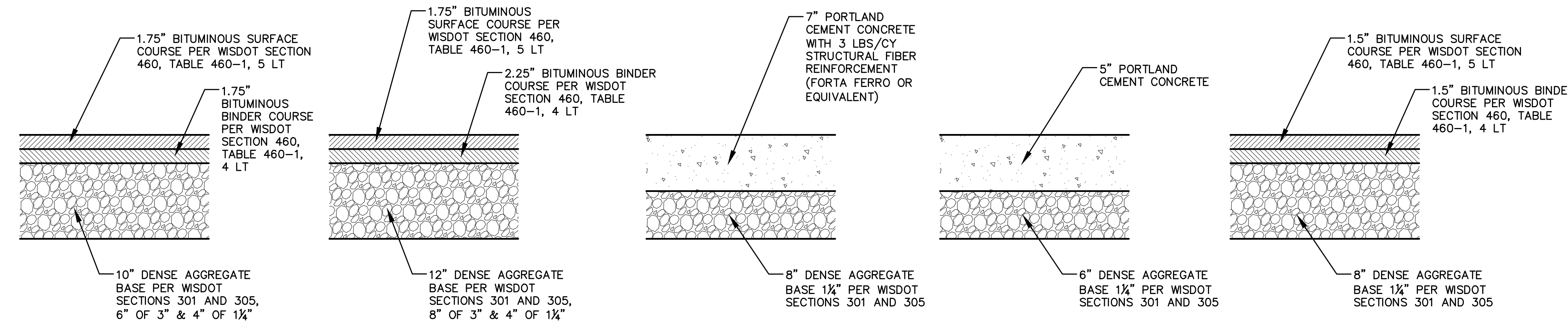
GENERAL NOTES:

1. ALL TRAFFIC FLOW ARROWS TO BE SOLID YELLOW, HIGH-VISIBILITY EPOXY TRAFFIC PAINT AS PER DIMENSIONS ABOVE.
2. FOR ONE WAY LANES, CENTER SINGLE ARROW IN LANE.

TYPICAL PAVEMENT MARKINGS

REV. 11-20-2018

N.T.S.


1.75" BITUMINOUS SURFACE COURSE PER WISDOT SECTION 460, TABLE 460-1, 5 LT
1.75" BITUMINOUS BINDER COURSE PER WISDOT SECTION 460, TABLE 460-1, 4 LT
10" DENSE AGGREGATE BASE PER WISDOT SECTIONS 301 AND 305, 6" OF 3" & 4" OF 1¼"
1.75" BITUMINOUS SURFACE COURSE PER WISDOT SECTION 460, TABLE 460-1, 5 LT
2.25" BITUMINOUS BINDER COURSE PER WISDOT SECTION 460, TABLE 460-1, 4 LT
12" DENSE AGGREGATE BASE PER WISDOT SECTIONS 301 AND 305, 8" OF 3" & 4" OF 1¼"
7" PORTLAND CEMENT CONCRETE WITH 3 LBS/CY STRUCTURAL FIBER REINFORCEMENT (FORTA FERRO OR EQUIVALENT)
8" DENSE AGGREGATE BASE 1¼" PER WISDOT SECTIONS 301 AND 305
5" PORTLAND CEMENT CONCRETE
6" DENSE AGGREGATE BASE 1¼" PER WISDOT SECTIONS 301 AND 305
1.5" BITUMINOUS SURFACE COURSE PER WISDOT SECTION 460, TABLE 460-1, 5 LT
1.5" BITUMINOUS BINDER COURSE PER WISDOT SECTION 460, TABLE 460-1, 4 LT
8" DENSE AGGREGATE BASE 1¼" PER WISDOT SECTIONS 301 AND 305

STANDARD ASPHALT PAVEMENT SECTION

HEAVY DUTY ASPHALT PAVEMENT SECTION

HEAVY DUTY CONCRETE PAVEMENT SECTION

CONCRETE SIDEWALK SECTION

RECREATION SPORT COURTS ASPHALT PAVEMENT SECTION

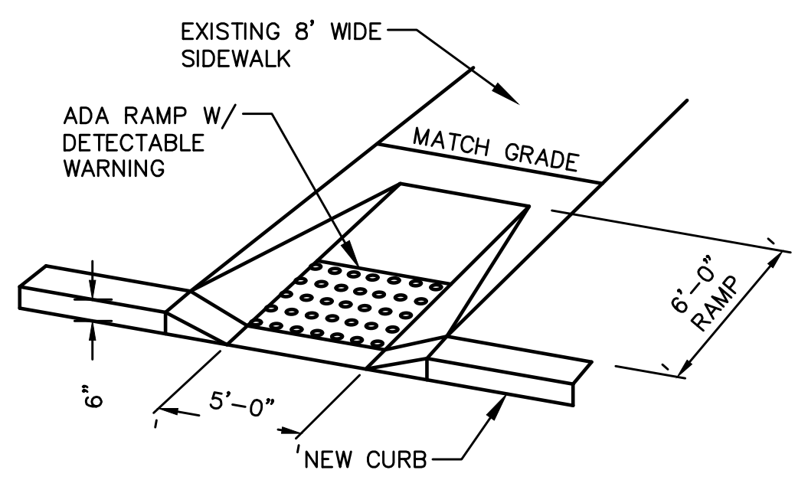
GENERAL NOTES:

1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY **[GEOTECH NAME]** TITLED "**[GEOTECH REPORT TITLE]**" DATED **[DATE]**. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
3. CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM 8" THICK PORTLAND CEMENTER CONCRETE WITH W2.9xW2.9 WELDED WIRE REINFORCEMENT OVER COMPACTED 8" THICK 1¼" DENSE GRADED BASE COURSE.

PAVEMENT SECTIONS

REV. 7-01-2019

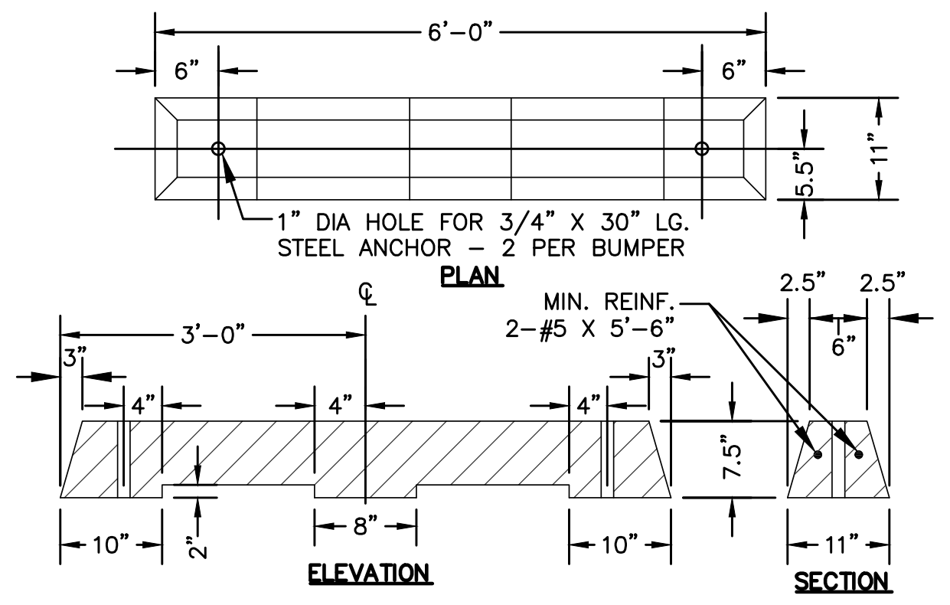
N.T.S.


EXISTING 8' WIDE SIDEWALK
ADA RAMP W/ DETECTABLE WARNING
MATCH GRADE
6'-0" RAMP
6"
5'-0"
NEW CURB

ADA ACCESSIBLE RAMP - INLINE

REV. 11-20-2018

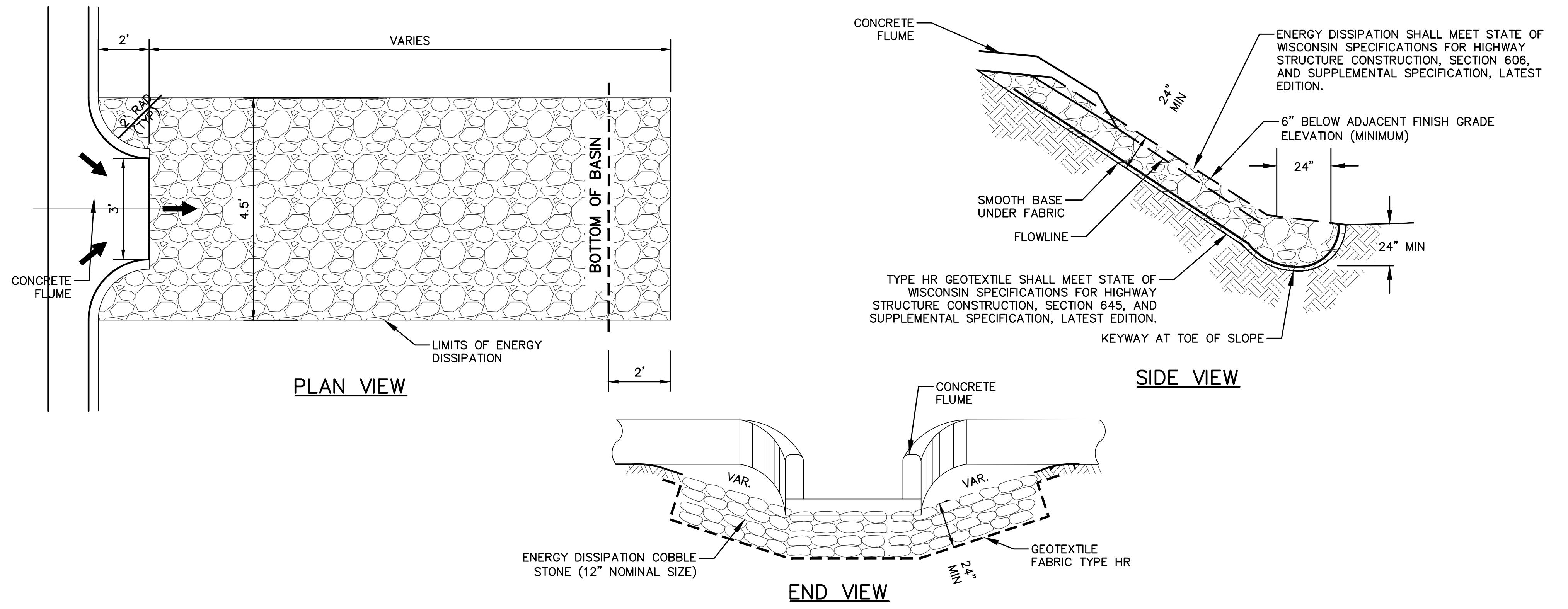
N.T.S.


6'-0"
6"
6"
5.5"
11"
1" DIA HOLE FOR 3/4" X 30" LG. STEEL ANCHOR - 2 PER BUMPER
PLAN
℄
3'-0"
MIN. REINF. 2-#5 X 5'-6"
2.5"
2.5"
6"
3"
3"
4"
4"
4"
7.5"
10"
2"
8"
10"
11"
ELEVATION
SECTION

CONCRETE WHEEL STOP

REV. 11-26-2018

N.T.S.


2'
VARIES
2' RAD (TYP)
3'
4.5'
BOTTOM OF BASIN
CONCRETE FLUME
LIMITS OF ENERGY DISSIPATION
2'
PLAN VIEW
CONCRETE FLUME
ENERGY DISSIPATION SHALL MEET STATE OF WISCONSIN SPECIFICATIONS FOR HIGHWAY STRUCTURE CONSTRUCTION, SECTION 606, AND SUPPLEMENTAL SPECIFICATION, LATEST EDITION.
24" MIN
6" BELOW ADJACENT FINISH GRADE ELEVATION (MINIMUM)
24"
SMOOTH BASE UNDER FABRIC
FLOWLINE
24" MIN
TYPE HR GEOTEXTILE SHALL MEET STATE OF WISCONSIN SPECIFICATIONS FOR HIGHWAY STRUCTURE CONSTRUCTION, SECTION 645, AND SUPPLEMENTAL SPECIFICATION, LATEST EDITION.
KEYWAY AT TOE OF SLOPE
SIDE VIEW
CONCRETE FLUME
VAR.
VAR.
ENERGY DISSIPATION COBBLE STONE (12" NOMINAL SIZE)
24" MIN
GEOTEXTILE FABRIC TYPE HR
END VIEW

GENERAL NOTES:

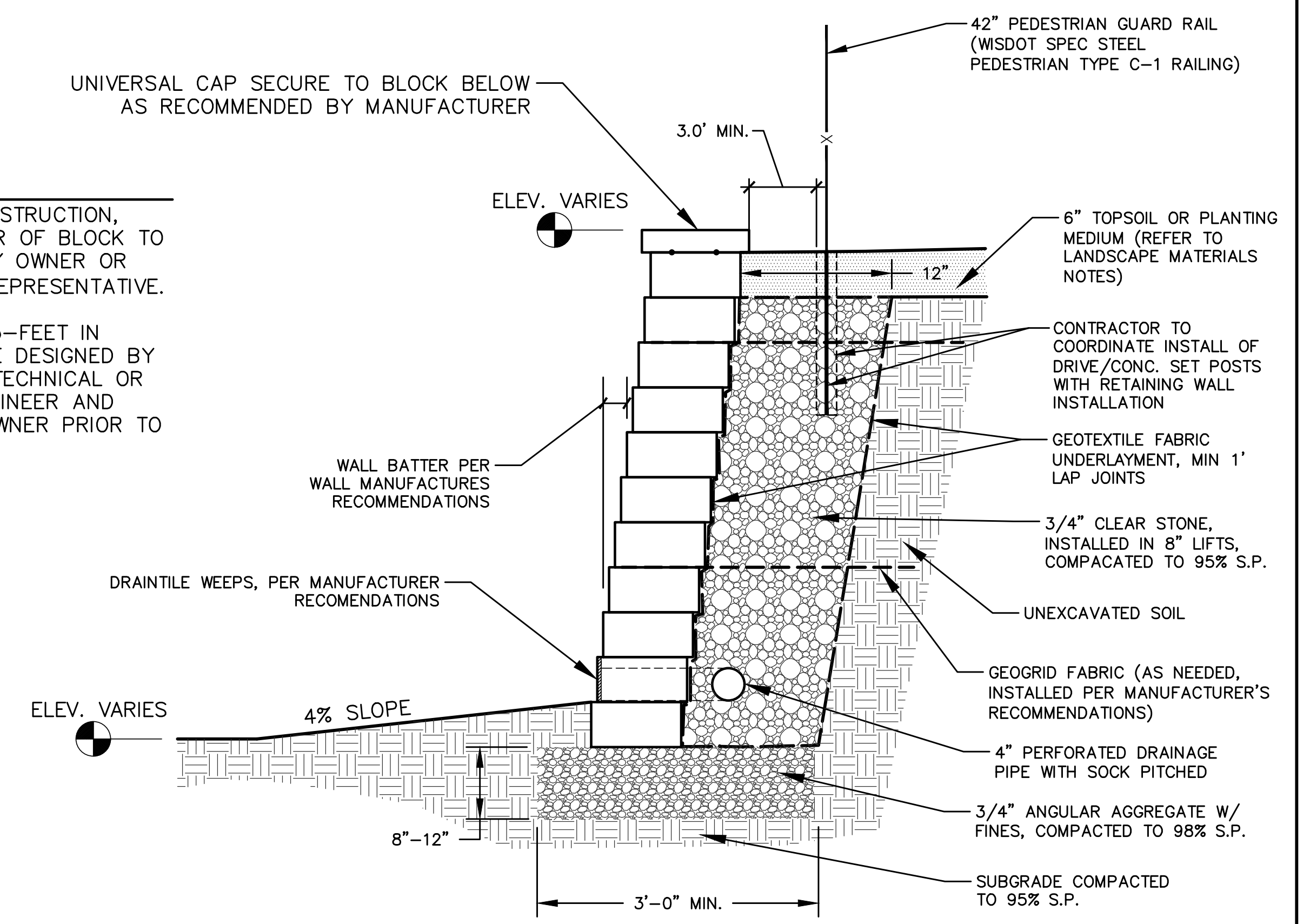
1. PITCH CONCRETE/ASPHALT AT 2% FROM FLOW LINE OF GUTTER SECTION TO END OF FLUME.

CURB WEIR WITH CONC.FLUME DETAIL

N.T.S.

NOTES:

- PRIOR TO CONSTRUCTION, MAKE AND COLOR OF BLOCK TO BE APPROVED BY OWNER OR CONTRACTOR'S REPRESENTATIVE.
- WALLS OVER 5-FEET IN HEIGHT SHALL BE DESIGNED BY REGISTERED GEOTECHNICAL OR STRUCTURAL ENGINEER AND SUBMITTED TO OWNER PRIOR TO CONSTRUCTION.


42" PEDESTRIAN GUARD RAIL (WISDOT SPEC STEEL PEDESTRIAN TYPE C-1 RAILING)
UNIVERSAL CAP SECURE TO BLOCK BELOW AS RECOMMENDED BY MANUFACTURER
3.0' MIN.
ELEV. VARIES
6" TOPSOIL OR PLANTING MEDIUM (REFER TO LANDSCAPE MATERIALS NOTES)
12"
CONTRACTOR TO COORDINATE INSTALL OF DRIVE/CONC. SET POSTS WITH RETAINING WALL INSTALLATION
GEOTEXTILE FABRIC UNDERLAYMENT, MIN 1' LAP JOINTS
WALL BATTER PER WALL MANUFACTURES RECOMMENDATIONS
3/4" CLEAR STONE, INSTALLED IN 8" LIFTS, COMPACTED TO 95% S.P.
UNEXCAVATED SOIL
DRAINTILE WEEPS, PER MANUFACTURER RECOMENDATIONS
GEOGRID FABRIC (AS NEEDED, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS)
ELEV. VARIES
4% SLOPE
4" PERFORATED DRAINAGE PIPE WITH SOCK PITCHED
3/4" ANGULAR AGGREGATE W/ FINES, COMPACTED TO 98% S.P.
8"-12"
SUBGRADE COMPACTED TO 95% S.P.
3'-0" MIN.

MODULAR RETAINING WALL

REV. 07-16-2019

N.T.S.

File: \\JSDNC\projects\2024\2414661\DWG\Civil Sheets\2414661 - C700.dwg Layout: C703 - SITE Details User: matt.saunders Plotted: Sep 09, 2025 - 4:44pm Xrefs:

OPN ARCHITECTS
301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner
MADISON METRO SCHOOL DISTRICT
545 West Dayton Street
Madison, WI 53703

Project
MALCOLM SHABAZZ HS & SHERMAN MS
1601 N Sherman Ave.
Madison, WI 53704

Construction Manager
Vogel Bros. Building Co.
5460 Fen Oak Dr.
Madiosn, WI 53718
P. 608-241-5454

Civil Engineer / Landscape Architect
JSD Professional Services
507 W. Verona Ave., Suite 500
Verona, WI 53593
P. 608-848-5060

Structural Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Mechanical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Electrical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Key Plan

Revision Description Date

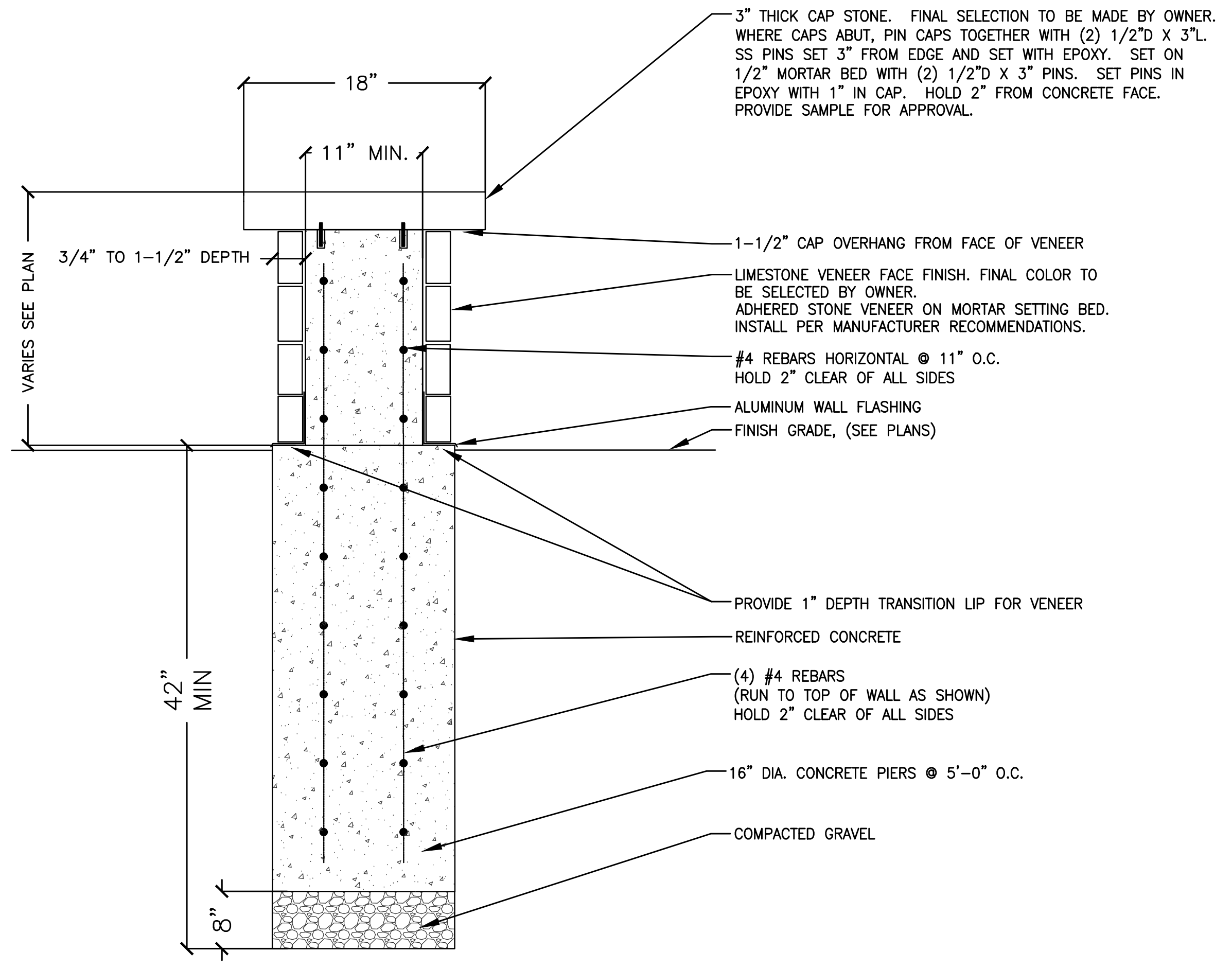
OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC RE-SUBMITTAL **09/09/25**

Sheet Name
CONSTRUCTION DETAILS

PRELIMINARY. NOT FOR CONSTRUCTION.

Sheet Number
C703

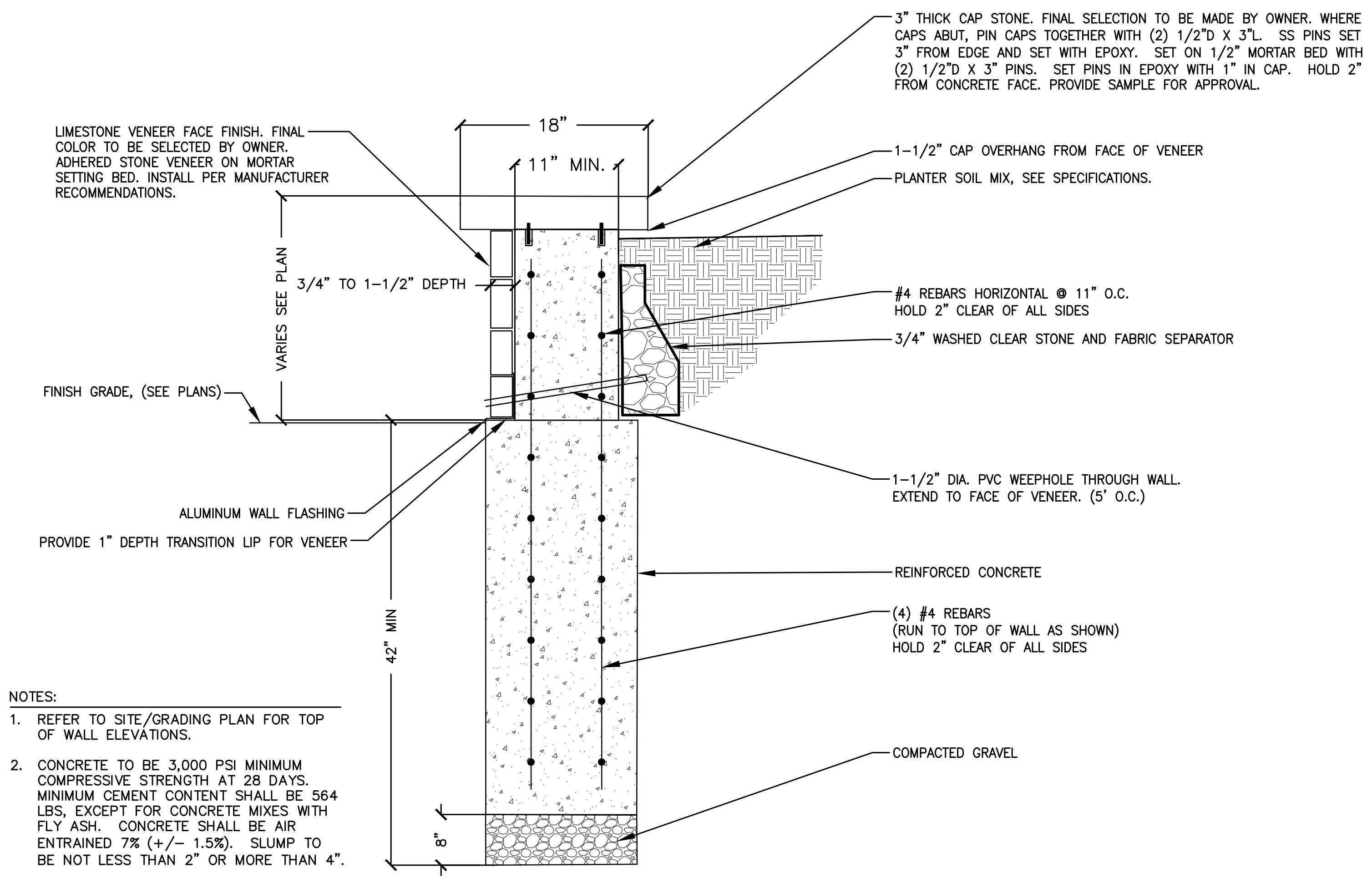

3" THICK CAP STONE. FINAL SELECTION TO BE MADE BY OWNER. WHERE CAPS ABUT, PIN CAPS TOGETHER WITH (2) 1/2"D X 3"L. SS PINS SET 3" FROM EDGE AND SET WITH EPOXY. SET ON 1/2" MORTAR BED WITH (2) 1/2"D X 3" PINS. SET PINS IN EPOXY WITH 1" IN CAP. HOLD 2" FROM CONCRETE FACE. PROVIDE SAMPLE FOR APPROVAL.
18"
11" MIN.
VARIES SEE PLAN
3/4" TO 1-1/2" DEPTH
1-1/2" CAP OVERHANG FROM FACE OF VENEER
LIMESTONE VENEER FACE FINISH. FINAL COLOR TO BE SELECTED BY OWNER. ADHERED STONE VENEER ON MORTAR SETTING BED. INSTALL PER MANUFACTURER RECOMMENDATIONS.
#4 REBARS HORIZONTAL @ 11" O.C. HOLD 2" CLEAR OF ALL SIDES
ALUMINUM WALL FLASHING
FINISH GRADE, (SEE PLANS)
PROVIDE 1" DEPTH TRANSITION LIP FOR VENEER
REINFORCED CONCRETE
42" MIN
(4) #4 REBARS (RUN TO TOP OF WALL AS SHOWN) HOLD 2" CLEAR OF ALL SIDES
16" DIA. CONCRETE PIERS @ 5'-0" O.C.
COMPACTED GRAVEL
8"

NOTES:

1. REFER TO SITE/GRADING PLAN FOR TOP OF WALL ELEVATIONS.
2. CONCRETE TO BE 3,000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. MINIMUM CEMENT CONTENT SHALL BE 564 LBS, EXCEPT FOR CONCRETE MIXES WITH FLY ASH. CONCRETE SHALL BE AIR ENTRAINED 7% (+/- 1.5%). SLUMP TO BE NOT LESS THAN 2" OR MORE THAN 4".

FREESTANDING SEAT WALL

N.T.S.


3" THICK CAP STONE. FINAL SELECTION TO BE MADE BY OWNER. WHERE CAPS ABUT, PIN CAPS TOGETHER WITH (2) 1/2"D X 3"L. SS PINS SET 3" FROM EDGE AND SET WITH EPOXY. SET ON 1/2" MORTAR BED WITH (2) 1/2"D X 3" PINS. SET PINS IN EPOXY WITH 1" IN CAP. HOLD 2" FROM CONCRETE FACE. PROVIDE SAMPLE FOR APPROVAL.
LIMESTONE VENEER FACE FINISH. FINAL COLOR TO BE SELECTED BY OWNER. ADHERED STONE VENEER ON MORTAR SETTING BED. INSTALL PER MANUFACTURER RECOMMENDATIONS.
18"
11" MIN.
1-1/2" CAP OVERHANG FROM FACE OF VENEER
PLANTER SOIL MIX, SEE SPECIFICATIONS.
VARIES SEE PLAN
3/4" TO 1-1/2" DEPTH
#4 REBARS HORIZONTAL @ 11" O.C. HOLD 2" CLEAR OF ALL SIDES
3/4" WASHED CLEAR STONE AND FABRIC SEPARATOR
FINISH GRADE, (SEE PLANS)
1-1/2" DIA. PVC WEEPHOLE THROUGH WALL. EXTEND TO FACE OF VENEER. (5' O.C.)
ALUMINUM WALL FLASHING
PROVIDE 1" DEPTH TRANSITION LIP FOR VENEER
REINFORCED CONCRETE
42" MIN
(4) #4 REBARS (RUN TO TOP OF WALL AS SHOWN) HOLD 2" CLEAR OF ALL SIDES
COMPACTED GRAVEL
8"

NOTES:

1. REFER TO SITE/GRADING PLAN FOR TOP OF WALL ELEVATIONS.
2. CONCRETE TO BE 3,000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. MINIMUM CEMENT CONTENT SHALL BE 564 LBS, EXCEPT FOR CONCRETE MIXES WITH FLY ASH. CONCRETE SHALL BE AIR ENTRAINED 7% (+/- 1.5%). SLUMP TO BE NOT LESS THAN 2" OR MORE THAN 4".

PLANTER/SEAT WALL

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Key Plan

Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC RE-SUBMITTAL **09/09/25**

Sheet Name
CONSTRUCTION DETAILS

Sheet Number
C704

PRELIMINARY. NOT FOR CONSTRUCTION.

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COMPREHENSIVE PLANT SCHEDULE

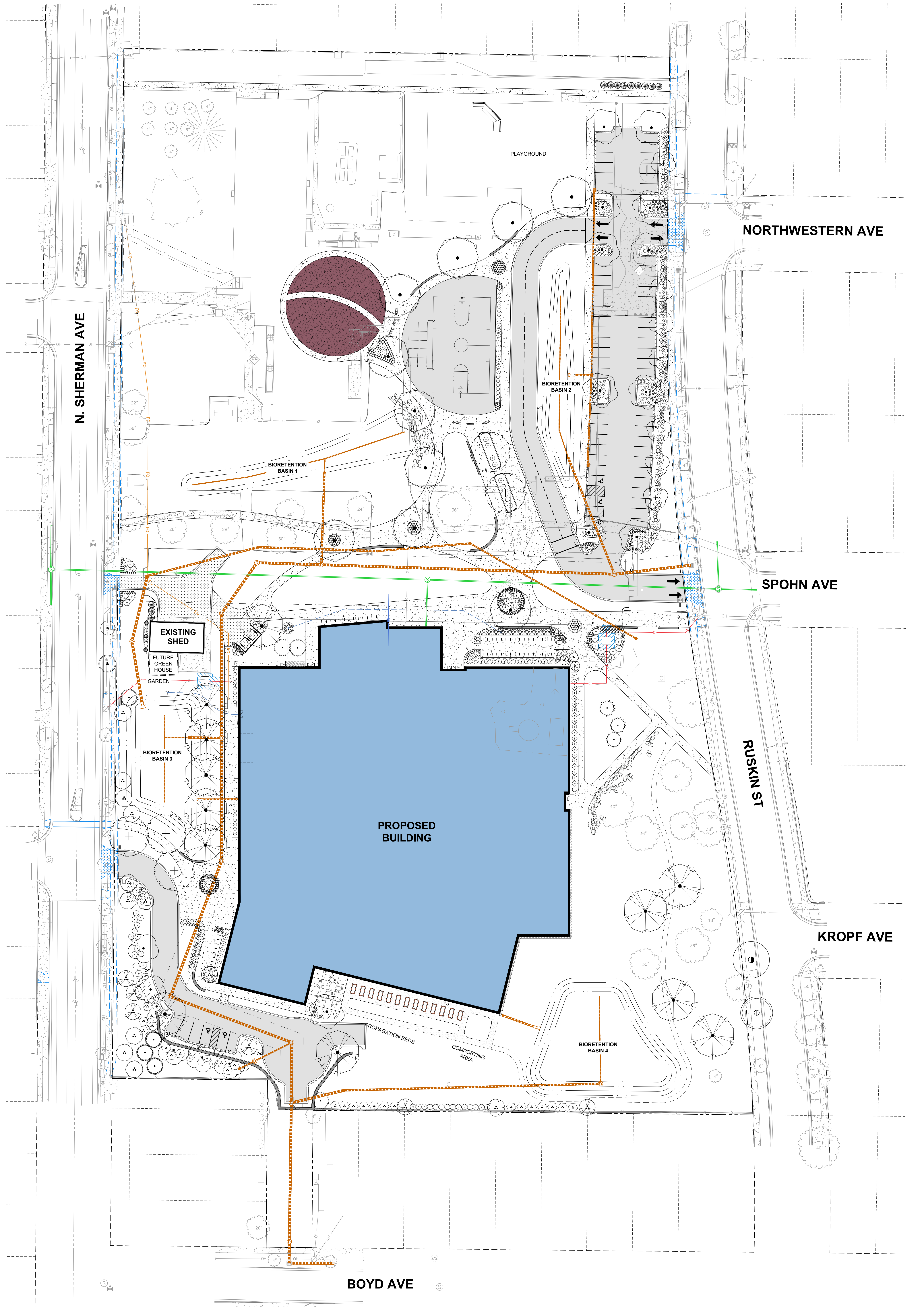
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
⊙	PIGL	Picea glauca / White Spruce	B & B	6' Ht. (min)	4
⊙	PIST	Pinus strobus / White Pine	B & B	6' Ht. (min)	3
⊙	TADI	Taxodium distichum 'Mickelson' TM / Shawnee Brave Bald Cypress	B & B	6' Ht. (min)	5
ORNAMENTAL TREES					
△	ATGA	Acer tataricum 'GarAnn' / Hot Wings® Tatarian Maple	B & B	2" Cal	1
∴	AMGL	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	6' Ht. (min)	1
∴	CECAN	Cercis canadensis / Eastern Redbud	B & B	6' Ht. (min)	7
∴	HEMIT	Heptacodium miconioides 'SMNHMRF' / Temple of Bloom® Seven Son Flower	B & B	8' Ht. (min)	5
▲	SYPM	Syringa pekinensis 'Morton' / China Snow® Peking Lilac	B & B	2" Cal	1
OVERSTORY DECIDUOUS TREES					
+	ACMI	Acer miyabei 'Morton' / State Street™ Miyabe Maple	B & B	2.5"Cal	5
∴	BENI	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B & B	8' Ht. (min)	10
⊙	GIBI	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B	2.5" Cal	5
+	GIBIM	Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree	B & B	2" Cal	7
⊙	GLTR	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal	11
◑	LITU	Liriodendron tulipifera / Tulip Poplar	B & B	2" Cal	1
✳	QUBI	Quercus bicolor / Swamp White Oak	B & B	2.5" Cal	12
⊙	QUEL	Quercus ellipsoidalis / Northern Pin Oak	B & B	2.5" Cal	10
⦶	ULMG	Ulmus x 'Morton Glossy' / Triumph™ Elm	B & B	2" Cal	1
UPRIGHT EVERGREEN SHRUB					
⊞	THOC	Thuja occidentalis 'Emerald' / Emerald Arborvitae	B & B	6' Ht. (min)	6
✳	THTE	Thuja occidentalis 'Techny' / Techny Arborvitae	B & B	6' Ht. (min)	12
DECIDUOUS SHRUBS					
+	ARME	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	#3	12" Ht. (min)	138
○	ARMEL	Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Chokeberry	#3	8" Ht. (min)	98
⊙	CEAM	Ceanothus americanus / New Jersey Tea	#3	12" Ht. (min)	20
+	COBA	Cornus baileyi / Bailey's Red-twig Dogwood	B & B	36" Ht. (min)	29
∴	CORA	Cornus racemosa / Gray Dogwood	#5	36" Ht. (min)	28
○	COSE	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	#3	24" Ht. (min)	17
⊙	HYPALL	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	#3	18" Ht. (min)	78
⊙	RHAR	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac *	#3	24" Dia. (min)	30
⊙	VIJU	Viburnum x juddii / Judd Viburnum	B & B	36" Ht. (min)	25
EVERGREEN SHRUBS					
⊙	JUCHK	Juniperus chinensis 'Kallays Compacta' / Kally Pfitzer Compact Juniper	#5	18" Dia. (min)	15
+	TAMET	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	#5	24" Ht. (min)	31
PERENNIALS & GRASSES					
⊙	ALSU	Allium x 'Summer Beauty' / Summer Beauty Allium	#1	Min. 8"-18"	21
⊕	AQCA	Aquilegia canadensis / Eastern Columbine	#1	Min. 8"-18"	47
○	ASOB	Aster oblongifolius 'October Skies / October Skies Fall Aster	#1	Min 8"-18"	9
✺	CAAC	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min. 8"-18"	5
⊙	PAVI	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	109
⊙	RUAG	Rudbeckia x 'American Gold Rush' / American Gold Rush Coneflower	#1	Min. 8"-18"	84
✴	SCSC	Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem *	#1	Min. 8"-18"	91
✳	SPHET	Sporobolus heterolepis 'Tara' / Prairie Dropseed	#1	Min. 8"-18"	322

PLANT SCHEDULE STREET-TREES

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
ORNAMENTAL TREES					
△	ATGA	Acer tataricum 'GarAnn' / Hot Wings® Tatarian Maple	B & B	2" Cal	1
▲	SYPM	Syringa pekinensis 'Morton' / China Snow® Peking Lilac	B & B	2" Cal	1
OVERSTORY DECIDUOUS TREES					
◑	LITU	Liriodendron tulipifera / Tulip Poplar	B & B	2" Cal	1
⦶	ULMG	Ulmus x 'Morton Glossy' / Triumph™ Elm	B & B	2" Cal	1

CONTRACTOR NOTES

1. REFER TO SHEET C100 FOR CITY FORESTRY NOTES REGARDING MUNICIPAL STREET TREE REQUIREMENTS AND INSTRUCTIONS



LEGEND

— — —	PROPERTY LINE
- - - -	RIGHT-OF-WAY
— · — ·	EASEMENT LINE
▬	BUILDING OUTLINE
—	EDGE OF PAVEMENT
═	STANDARD CURB AND GUTTER
▨	REJECT CURB AND GUTTER
▨	MOUNTABLE CURB AND GUTTER
═	CONCRETE RIBBON CURB
▭	ASPHALT PAVEMENT
▭	CONCRETE PAVEMENT
——959——	PROPOSED 1 FOOT CONTOUR
——960——	PROPOSED 5 FOOT CONTOUR
— —959— —	EXISTING 1 FOOT CONTOUR
- - —960— - -	EXISTING 5 FOOT CONTOUR
—— · · · ——	STORMWATER MANAGEMENT AREA
Ⓢ══Ⓢ	SANITARY SEWER
——W——	WATERMAIN
Ⓓ▬▬Ⓓ	STORM SEWER
▬	SEAT WALL
——X——	FENCE
⫯	SIGN
∽	FLAG POLE
⊗	BOLLARD WITH ADA PARKING SIGN
—	BIKE RACK
—	LANDSCAPE EDGING
▨	NATIVE VEGETATIVE MAT (ALT: NATIVE PLUGS AT 1'-0" O.C.)
▨	SEED MIX – STORMWATER
▨	SEED MIX – LOW MOW FESCUE
▨	SEED MIX – RECREATION/ATHLETIC FIELD
▨	SEED MIX – TURFGRASS
▨	SOD
▨	DECORATIVE STONE MULCH FOR MAINTENANCE STRIP ONLY

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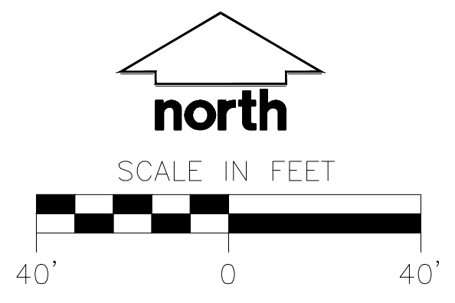
Key Plan



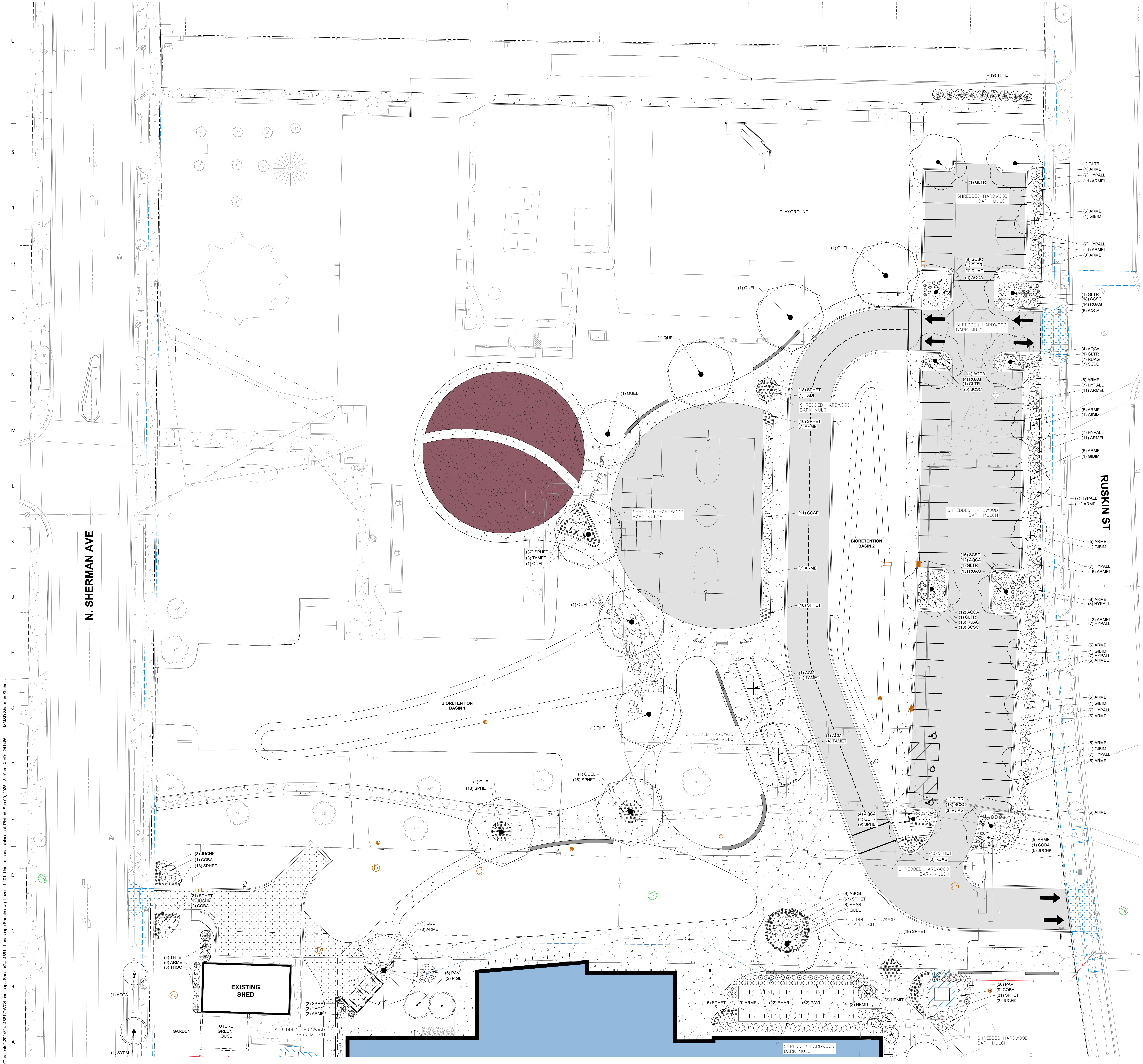
Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL **07/14/25**

Sheet Name
OVERALL LANDSCAPE PLANTING PLAN

Sheet Number
L100


N. SHERMAN AVE
RUSKIN ST
PLAYGROUND
BIORETENTION BASIN 1
BIORETENTION BASIN 2
EXISTING SHED
FUTURE GREEN HOUSE
GARDEN
SHREDDED HARDWOOD BARK MULCH
(9) THTE
(1) GLTR
(4) ARME
(7) HYPALL
(11) ARMEL
(1) QUEL
(9) SCSC
(6) RUAG
(6) AQCA
(18) SCSC
(14) RUAG
(5) AQCA
(18) SPHET
(1) TADI
(10) SPHET
(7) ARME
(11) COSE
(37) SPHET
(3) TAMET
(1) ACMI
(4) TAMET
(16) SCSC
(12) AQCA
(13) RUAG
(10) SCSC
(1) GIBIM
(5) ARMEL
(1) QUBI
(8) ARME
(6) PAVI
(2) PIGL
(3) JUCHK
(1) COBA
(21) SPHET
(2) COBA
(3) THTE
(6) ARME
(3) THOC
(1) ATGA
(1) SYPM
(9) ASOB
(57) SPHET
(8) RHAR
(15) SPHET
(22) RHAR
(62) PAVI
(3) HEMIT
(2) HEMIT
(20) PAVI
(9) COBA
(31) SPHET
(3) JUCHK
(1) COBA
(5) JUCHK
(6) ARME

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PLANT LIST

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	PIGL	Picea glauca / White Spruce
	PIST	Pinus strobus / White Pine
	TADI	Taxodium distichum 'Mickelson' TM / Shawnee Brave Bald Cypress
ORNAMENTAL TREES		
	AMGL	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
	CECAN	Cercis canadensis / Eastern Redbud
	HEMIT	Heptacodium miconioides 'SMNHMRF' / Temple of Bloom® Seven Son Flower
OVERSTORY DECIDUOUS TREES		
	ACMI	Acer miyabei 'Morton' / State Street™ Miyabe Maple
	BENI	Betula nigra 'BNMTF' TM / Dura Heat River Birch
	GIBI	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree
	GIBIM	Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree
	GLTR	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust
	LITU	Liriodendron tulipifera / Tulip Poplar
	QUBI	Quercus bicolor / Swamp White Oak
	QUEL	Quercus ellipsoidalis / Northern Pin Oak
	ULMG	Ulmus x 'Morton Glossy' / Triumph™ Elm
UPRIGHT EVERGREEN SHRUB		
	THOC	Thuja occidentalis 'Emerald' / Emerald Arborvitae
	THTE	Thuja occidentalis 'Techny' / Techny Arborvitae
DECIDUOUS SHRUBS		
	ARME	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry
	ARMEL	Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Chokeberry
	CEAM	Ceanothus americanus / New Jersey Tea
	COBA	Cornus baileyi / Bailey's Red-twig Dogwood
	CORA	Cornus racemosa / Gray Dogwood
	COSE	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood
	HYPALL	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea
	RHAR	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac *
	VIJU	Viburnum x juddii / Judd Viburnum
EVERGREEN SHRUBS		
	JUCHK	Juniperus chinensis 'Kallays Compacta' / Kally Pfitzer Compact Juniper
	JUSA	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper
	TAMET	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew
PERENNIALS & GRASSES		
	ALSU	Allium x 'Summer Beauty' / Summer Beauty Allium
	AQCA	Aquilegia canadensis / Eastern Columbine
	ASOB	Aster oblongifolius 'October Skies / October Skies Fall Aster
	CAAC	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
	COVE	Coreopsis verticillata 'Zagreb' / Zagreb Tickseed
	HEHR	Hemerocallis x 'Happy Returns' / Happy Returns Daylily
	PAVI	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
	RUAG	Rudbeckia x 'American Gold Rush' / American Gold Rush Coneflower
	SCSC	Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem *
	SPHET	Sporobolus heterolepis 'Tara' / Prairie Dropseed

LEGEND

PROPERTY LINE
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MOUNTABLE CURB AND GUTTER
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959 EXISTING 1 FOOT CONTOUR
960 EXISTING 5 FOOT CONTOUR
STORMWATER MANAGEMENT AREA
Ⓢ SANITARY SEWER
W WATERMAIN
Ⓓ STORM SEWER
SEAT WALL
X FENCE
SIGN
FLAG POLE
BOLLARD WITH ADA PARKING SIGN
BIKE RACK
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Key Plan

north
SCALE IN FEET
20' 0 20'

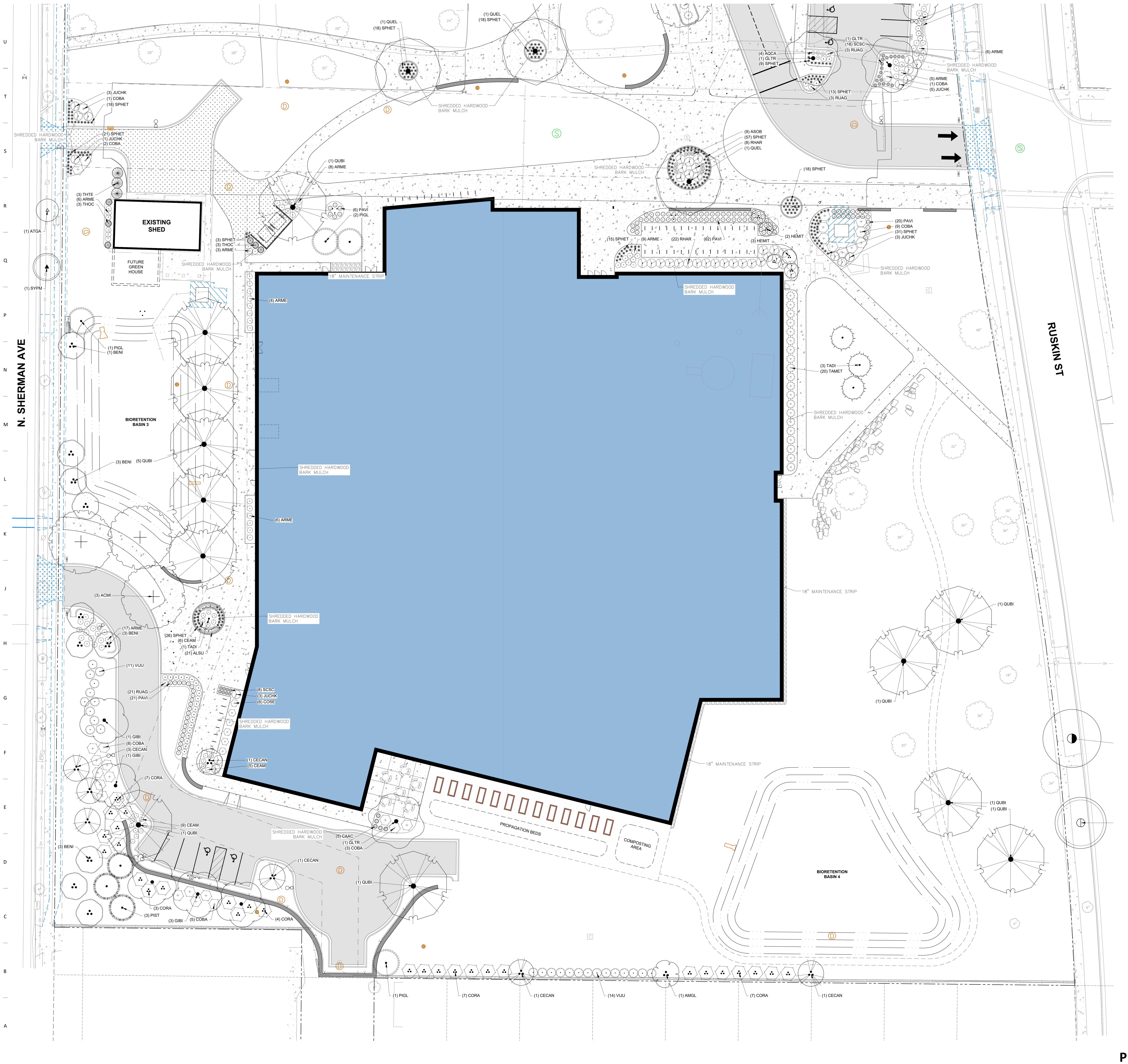
Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL **07/14/25**

Sheet Name
PARTIAL LANDSCAPE PLANTING PLAN - NORTH

Sheet Number
L101


N. SHERMAN AVE
RUSKIN ST
EXISTING SHED
FUTURE GREEN HOUSE
BIORETENTION BASIN 3
BIORETENTION BASIN 4
PROPAGATION BEDS
COMPOSTING AREA
SHREDDED HARDWOOD BARK MULCH
18" MAINTENANCE STRIP
(1) QUEL
(18) SPHET
(3) JUCHK
(1) COBA
(18) SPHET
(21) SPHET
(1) JUCHK
(2) COBA
(3) THTE
(6) ARME
(3) THOC
(1) ATGA
(1) SYPM
(1) QUBI
(8) ARME
(6) PAVI
(2) PIGL
(3) SPHET
(3) THOC
(3) ARME
(8) ARME
(1) PIGL
(1) BENI
(4) AQCA
(1) GLTR
(9) SPHET
(1) GLTR
(18) SCSC
(3) RUAG
(13) SPHET
(3) RUAG
(5) ARME
(1) COBA
(5) JUCHK
(6) ARME
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(9) ARME
(22) RHAR
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(2) HEMIT
(20) PAVI
(9) COBA
(31) SPHET
(3) JUCHK
(3) TADI
(20) TAMET
(3) BENI
(5) QUBI
(6) ARME
(3) ACMI
(17) ARME
(3) BENI
(26) SPHET
(6) CEAM
(1) TADI
(21) ALSU
(11) VIJU
(21) RUAG
(21) PAVI
(8) SCSC
(3) JUCHK
(6) COSE
(1) GIBI
(8) COBA
(3) CECAN
(1) GIBI
(1) CECAN
(5) CEAM
(7) CORA
(9) CEAM
(1) QUBI
(3) BENI
(5) CAAC
(1) GLTR
(3) COBA
(1) CECAN
(1) QUBI
(3) CORA
(3) PIST
(3) GIBI
(5) COBA
(4) CORA
(1) PIGL
(7) CORA
(1) CECAN
(14) VIJU
(1) AMGL
(7) CORA
(1) CECAN
(1) QUBI
(1) QUBI
(1) QUBI
(1) QUBI
(1) QUBI
36"
28"
28"
30"
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PLANT LIST

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	PIGL	*Picea glauca / White Spruce*
	PIST	*Pinus strobus / White Pine*
	TADI	*Taxodium distichum 'Mickelson' TM / Shawnee Brave Bald Cypress*
ORNAMENTAL TREES		
	AMGL	*Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry*
	CECAN	*Cercis canadensis / Eastern Redbud*
	HEMIT	*Heptacodium miconioides 'SMNHMRF' / Temple of Bloom® Seven Son Flower*
OVERSTORY DECIDUOUS TREES		
	ACMI	*Acer miyabei 'Morton' / State Street™ Miyabe Maple*
	BENI	*Betula nigra 'BNMTF' TM / Dura Heat River Birch*
	GIBI	*Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree*
	GIBIM	*Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree*
	GLTR	*Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust*
	LITU	*Liriodendron tulipifera / Tulip Poplar*
	QUBI	*Quercus bicolor / Swamp White Oak*
	QUEL	*Quercus ellipsoidalis / Northern Pin Oak*
	ULMG	*Ulmus x 'Morton Glossy' / Triumph™ Elm*
UPRIGHT EVERGREEN SHRUB		
	THOC	*Thuja occidentalis 'Emerald' / Emerald Arborvitae*
	THTE	*Thuja occidentalis 'Techny' / Techny Arborvitae*
DECIDUOUS SHRUBS		
	ARME	*Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry*
	ARMEL	*Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Chokeberry*
	CEAM	*Ceanothus americanus / New Jersey Tea*
	COBA	*Cornus baileyi / Bailey's Red-twig Dogwood*
	CORA	*Cornus racemosa / Gray Dogwood*
	COSE	*Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood*
	HYPALL	*Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea*
	RHAR	*Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac* *
	VIJU	*Viburnum x juddii / Judd Viburnum*
EVERGREEN SHRUBS		
	JUCHK	*Juniperus chinensis 'Kallays Compacta' / Kally Pfitzer Compact Juniper*
	JUSA	*Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper*
	TAMET	*Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew*
PERENNIALS & GRASSES		
	ALSU	*Allium x 'Summer Beauty' / Summer Beauty Allium*
	AQCA	*Aquilegia canadensis / Eastern Columbine*
	ASOB	*Aster oblongifolius 'October Skies / October Skies Fall Aster*
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass*
	COVE	*Coreopsis verticillata 'Zagreb' / Zagreb Tickseed*
	HEHR	*Hemerocallis x 'Happy Returns' / Happy Returns Daylily*
	PAVI	*Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass*
	RUAG	*Rudbeckia x 'American Gold Rush' / American Gold Rush Coneflower*
	SCSC	*Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem* *
	SPHET	*Sporobolus heterolepis 'Tara' / Prairie Dropseed*

LEGEND

PROPERTY LINE
RIGHT-OF-WAY
EASEMENT LINE
BUILDING OUTLINE
EDGE OF PAVEMENT
STANDARD CURB AND GUTTER
REJECT CURB AND GUTTER
MOUNTABLE CURB AND GUTTER
CONCRETE RIBBON CURB
ASPHALT PAVEMENT
CONCRETE PAVEMENT
959 PROPOSED 1 FOOT CONTOUR
960 PROPOSED 5 FOOT CONTOUR
959 EXISTING 1 FOOT CONTOUR
960 EXISTING 5 FOOT CONTOUR
STORMWATER MANAGEMENT AREA
S SANITARY SEWER
W WATERMAIN
D STORM SEWER
SEAT WALL
X FENCE
SIGN
FLAG POLE
BOLLARD WITH ADA PARKING SIGN
BIKE RACK
LANDSCAPE EDGING
NATIVE VEGETATIVE MAT
(ALT: NATIVE PLUGS AT 1'-0" O.C.)
SEED MIX - STORMWATER
SEED MIX - LOW MOW FESCUE
SEED MIX - RECREATION/ATHLETIC FIELD
SEED MIX - TURFGRASS
SOD
DECORATIVE STONE MULCH FOR MAINTENANCE STRIP ONLY

PRELIMINARY. NOT FOR CONSTRUCTION.

OPN ARCHITECTS

301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner
MADISON METRO SCHOOL DISTRICT
545 West Dayton Street
Madison, WI 53703

Project
MALCOLM SHABAZZ HS & SHERMAN MS
1601 N Sherman Ave.
Madison, WI 53704

Construction Manager
Vogel Bros. Building Co.
5460 Fen Oak Dr.
Madiosn, WI 53718
P. 608-241-5454

Civil Engineer / Landscape Architect
JSD Professional Services
507 W. Verona Ave., Suite 500
Verona, WI 53593
P. 608-848-5060

Structural Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Mechanical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Electrical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Key Plan

north
SCALE IN FEET
20' 0 20'

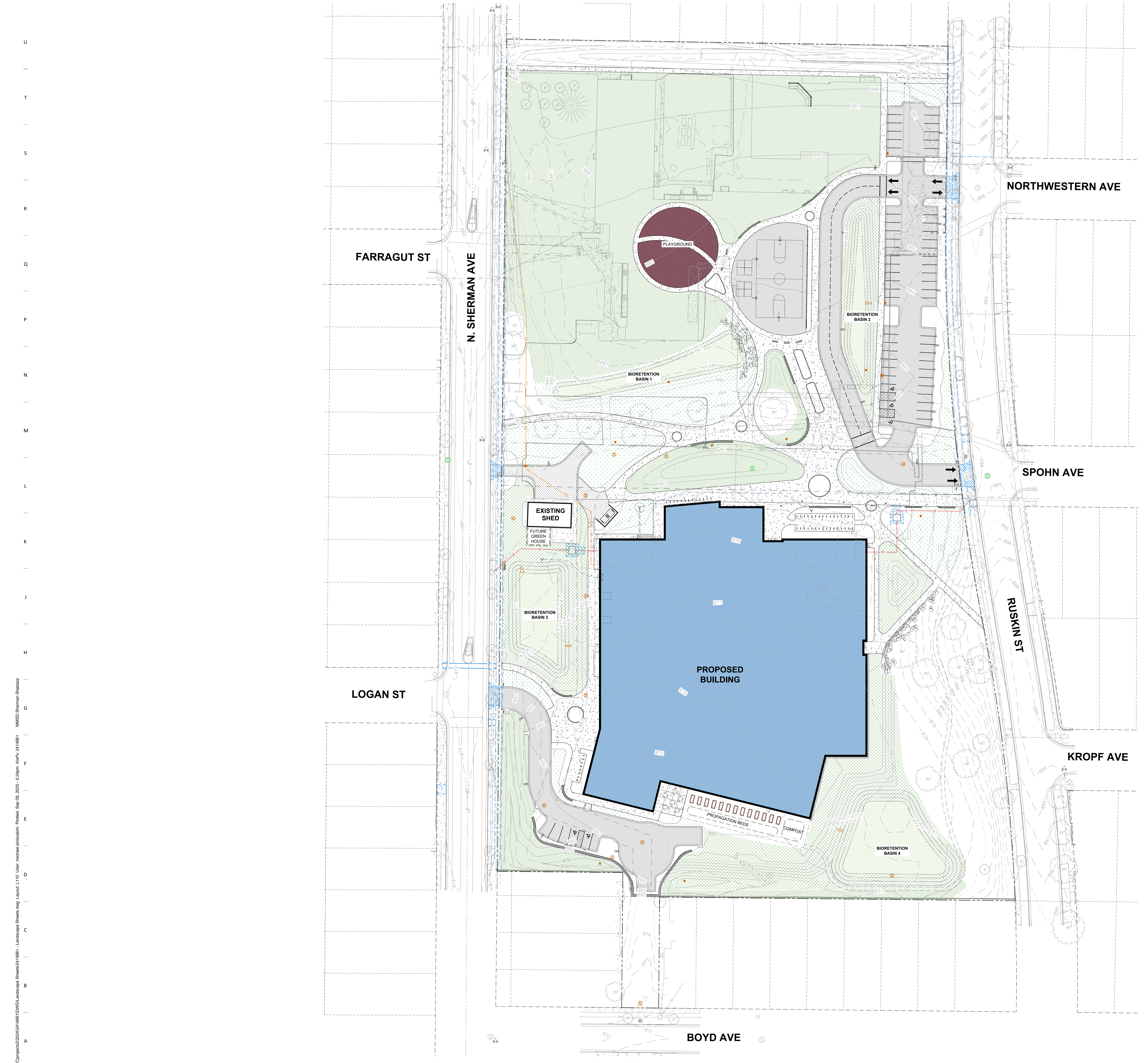
Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL **07/14/25**

Sheet Name
PARTIAL LANDSCAPE PLANTING PLAN - SOUTH

Sheet Number
L102


FARRAGUT ST
N. SHERMAN AVE
LOGAN ST
NORTHWESTERN AVE
SPOHN AVE
RUSKIN ST
KROPF AVE
BOYD AVE
PLAYGROUND
BIORETENTION BASIN 1
BIORETENTION BASIN 2
BIORETENTION BASIN 3
BIORETENTION BASIN 4
EXISTING SHED
FUTURE GREEN HOUSE
PROPOSED BUILDING
PROPAGATION BEDS
COMPOST

LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- S SANITARY SEWER
- W WATERMAIN
- D STORM SEWER
- SEAT WALL
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- SIGN
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- SEED MIX – STORMWATER
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- SEED MIX – RECREATION/ATHLETIC FIELD
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301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

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Madison, WI 53718
P. 608-223-9600

Electrical Engineer

IMEG
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Madison, WI 53718
P. 608-223-9600

Key Plan

north

SCALE IN FEET

40' 0 40'

Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL **07/14/25**

Sheet Name
OVERALL LANDSCAPE SEEDING PLAN

Sheet Number
L110

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MUNICIPAL LANDSCAPE REQUIREMENTS

28.142(4) DEVELOPED AREA (101,340 Square Feet)

Landscape Requirement: *5 Landscape Points per 300 SF of Developed Area*
Calculation: *101,340 / 300 x 5 Points = 1,689*
Total Points Required: ***1,689 Landscape Points***
Total Points Provided: ***(see Tabulation of Landscape Credits and Points table)***
Provisions: *Existing significant specimen trees must be within developed area and at least 2.5" DBH*
Existing significant specimen trees cannot comprise more than 40% of total required landscape points (675 Points)
If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees

28.142(5) DEVELOPMENT FRONTAGE - N SHERMAN AVE (900 Linear Feet)

Landscape Requirement: *1 Overstory Deciduous Tree 30 LF of Lot Frontage*
Calculation: *900 / 30 x 1 Overstory Deciduous Tree = 30*
Landscape Requirement: *5 Shrubs per 30 LF of Lot Frontage*
Calculation: *900 / 30 x 5 Shrubs = 150*
Total Landscaping Required: *30 Overstory Deciduous Trees and 150 Shrubs*
Total Landscaping Provided: ***(see Plant Type list below)***
Provisions: *Landscaping shall be provided between buildings or parking areas and the*
Existing significant specimen trees must be at least 2.5" DBH
If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees

Plant Type	***Quantity***
Overstory Deciduous Trees	25
Evergreen Trees	7
Ornamental Trees	7
Evergreen Shrubs	16
Deciduous Shrubs	115
Perennials & Grasses	145

28.142(5) DEVELOPMENT FRONTAGE - RUSKIN ST (929 Linear Feet)

Landscape Requirement: *1 Overstory Deciduous Tree per 30 LF of Lot Frontage*
Calculation: *929 / 30 x 1 Overstory Deciduous Tree = 31*
Landscape Requirement: *5 Shrubs per 30 LF of Lot Frontage*
Calculation: *929 / 30 x 5 Shrubs = 154.8*
Total Landscaping Required: *31 Overstory Deciduous Trees and 155 Shrubs*
Total Landscaping Provided: ***(see Plant Type list below)***
Provisions: *Landscaping shall be provided between buildings or parking areas and the*
Existing significant specimen trees must be at least 2.5" dbh
If the development site has more than 50 canopy trees, no single species

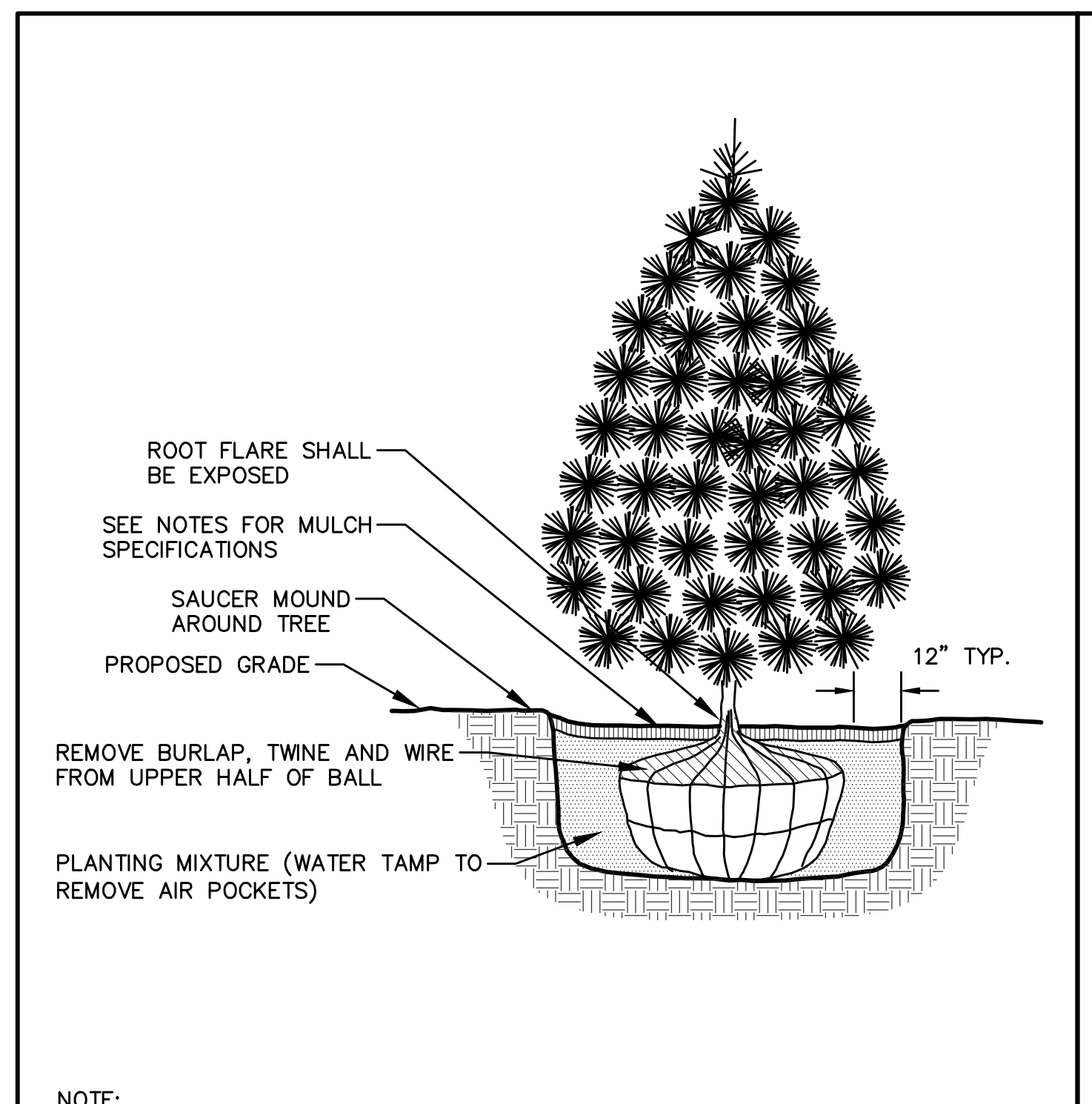
Plant Type	***Quantity***
Existing Significant Specimen Trees	12
Overstory Deciduous Trees	16
Evergreen Trees	3
Ornamental Trees	6
Evergreen Shrubs	35
Deciduous Shrubs	230
Perennials & Grasses	138

28.142 INTERIOR SURFACE PARKING LOT (17,968 Square Feet)

Landscape Requirement: *8% of Surface Parking Lot Paved Area to be Interior Landscaped Area*
Calculation: *17,968 x 0.08 = 1,437.4 Square Feet*
Landscape Requirement: *1 Overstory Deciduous Tree per 160 SF of Required Interior Landscaped Area*
Calculation: *1,438 / 160 x 1 Overstory Deciduous Tree = 9*
Total Landscaping Required: *1,438 Square Feet Landscaped Area and 9 Overstory Deciduous Trees*
Total Landscaping Provided: ***1,759 Square Feet Landscaped Area and 9 Overstory Deciduous Trees***

TABULATION OF LANDSCAPE CREDITS AND POINTS

			CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	60	2100
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	12	420
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	13	195
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	18	180
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	463	1389
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	46	184
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	688	1376
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
SUBTOTAL				**0**		**5,844**
TOTAL NUMBER OF POINTS PROVIDED			**5,844**			

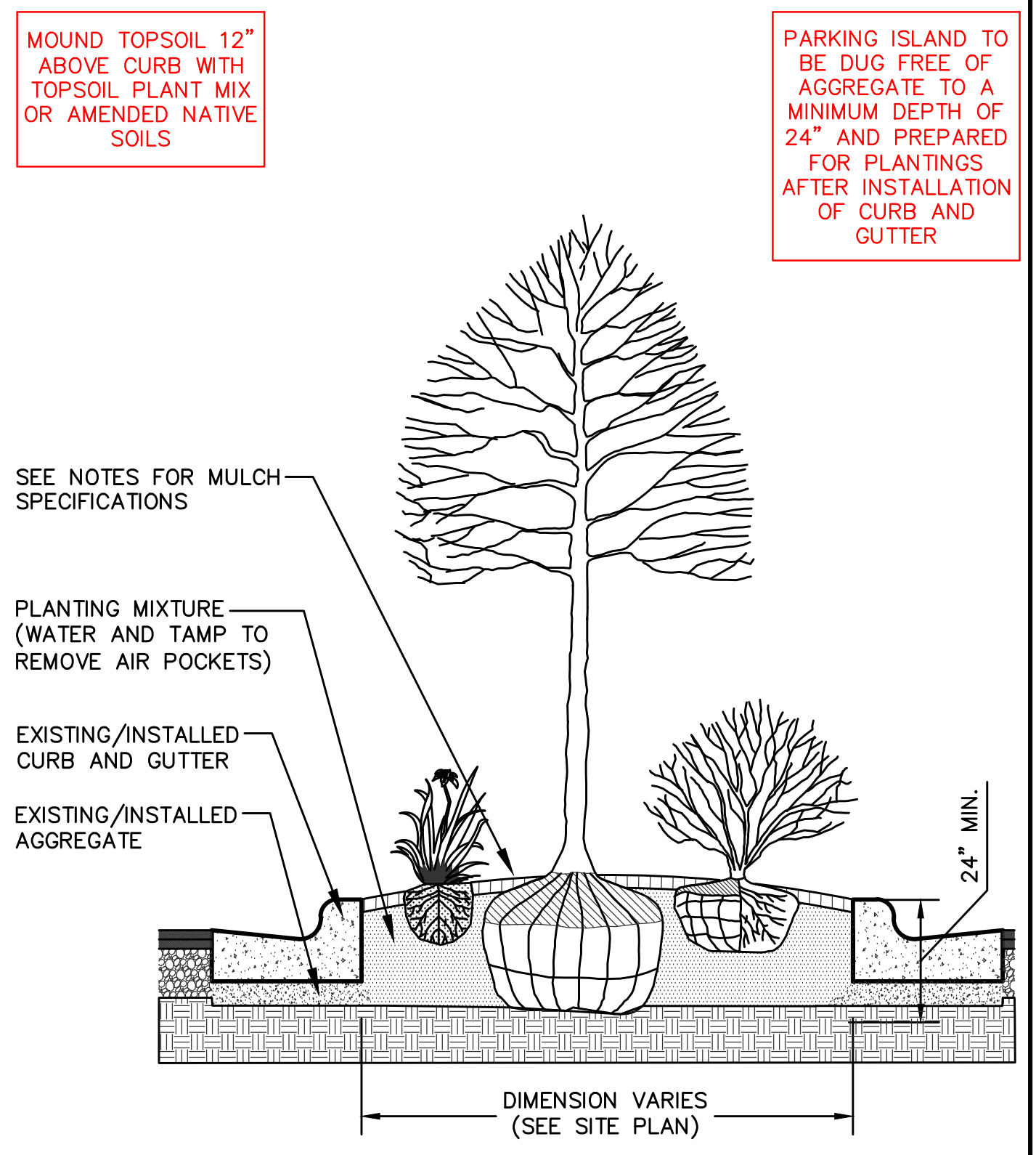

ROOT FLARE SHALL BE EXPOSED
SEE NOTES FOR MULCH SPECIFICATIONS
SAUCER MOUND AROUND TREE
PROPOSED GRADE
12" TYP.
REMOVE BURLAP, TWINE AND WIRE FROM UPPER HALF OF BALL
PLANTING MIXTURE (WATER TAMP TO REMOVE AIR POCKETS)

NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

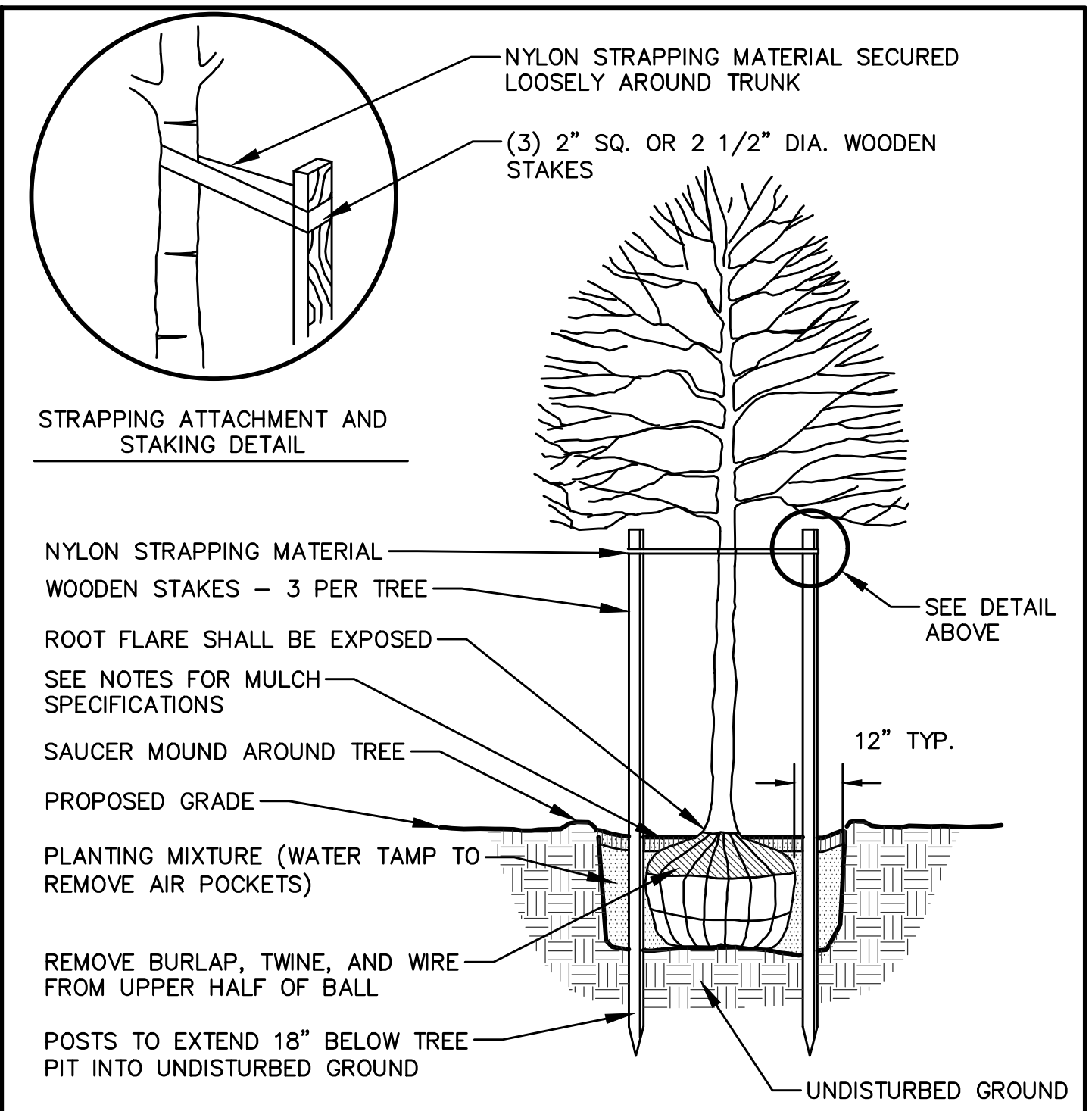
REV. 01-03-2019


MOUND TOPSOIL 12" ABOVE CURB WITH TOPSOIL PLANT MIX OR AMENDED NATIVE SOILS
PARKING ISLAND TO BE DUG FREE OF AGGREGATE TO A MINIMUM DEPTH OF 24" AND PREPARED FOR PLANTINGS AFTER INSTALLATION OF CURB AND GUTTER
SEE NOTES FOR MULCH SPECIFICATIONS
PLANTING MIXTURE (WATER AND TAMP TO REMOVE AIR POCKETS)
EXISTING/INSTALLED CURB AND GUTTER
EXISTING/INSTALLED AGGREGATE
24" MIN.
DIMENSION VARIES (SEE SITE PLAN)

PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

REV. 01-03-2019

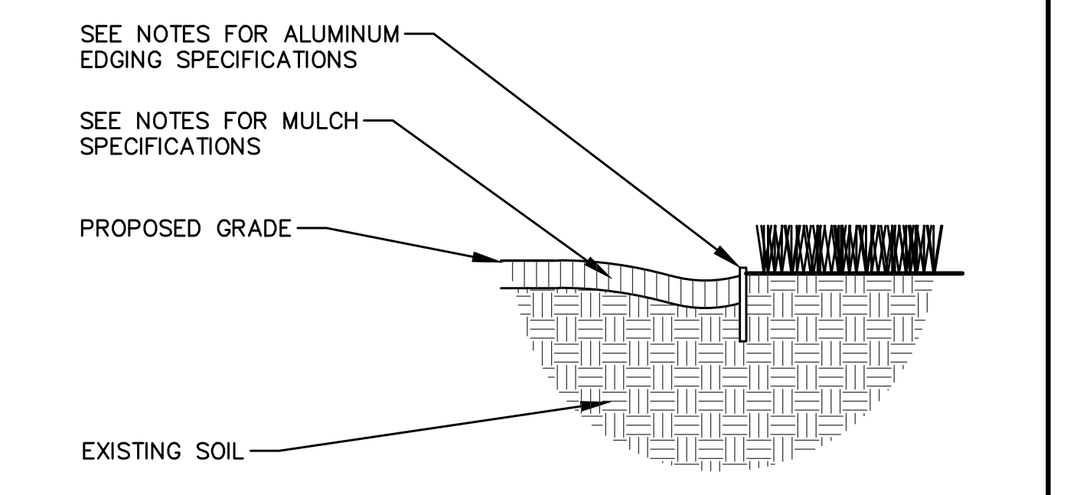

NYLON STRAPPING MATERIAL SECURED LOOSELY AROUND TRUNK
(3) 2" SQ. OR 2 1/2" DIA. WOODEN STAKES
STRAPPING ATTACHMENT AND STAKING DETAIL
NYLON STRAPPING MATERIAL
WOODEN STAKES – 3 PER TREE
ROOT FLARE SHALL BE EXPOSED
SEE NOTES FOR MULCH SPECIFICATIONS
SAUCER MOUND AROUND TREE
PROPOSED GRADE
PLANTING MIXTURE (WATER TAMP TO REMOVE AIR POCKETS)
REMOVE BURLAP, TWINE, AND WIRE FROM UPPER HALF OF BALL
POSTS TO EXTEND 18" BELOW TREE PIT INTO UNDISTURBED GROUND
SEE DETAIL ABOVE
12" TYP.
UNDISTURBED GROUND

NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

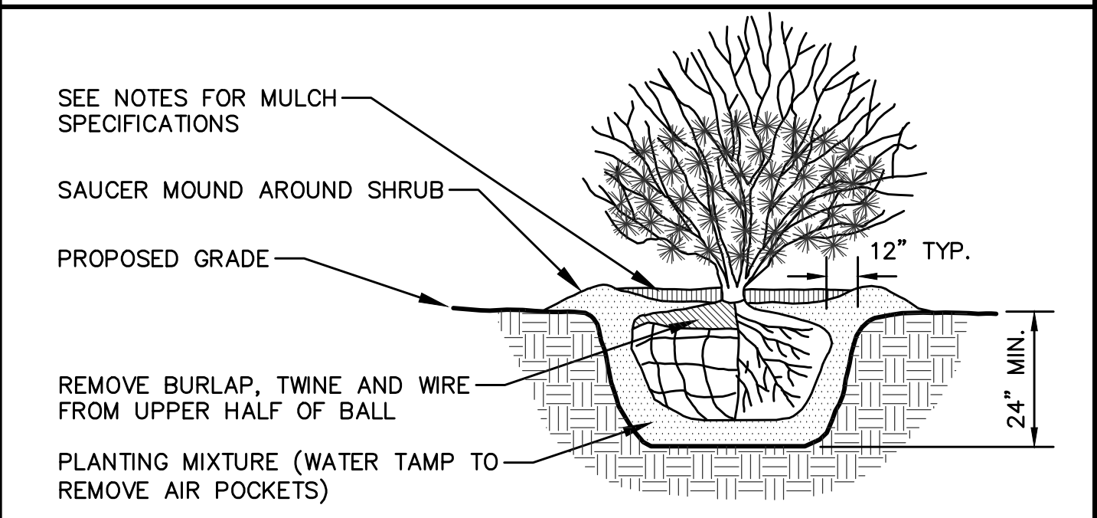
REV. 01-04-2019


SEE NOTES FOR ALUMINUM EDGING SPECIFICATIONS
SEE NOTES FOR MULCH SPECIFICATIONS
PROPOSED GRADE
EXISTING SOIL

ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

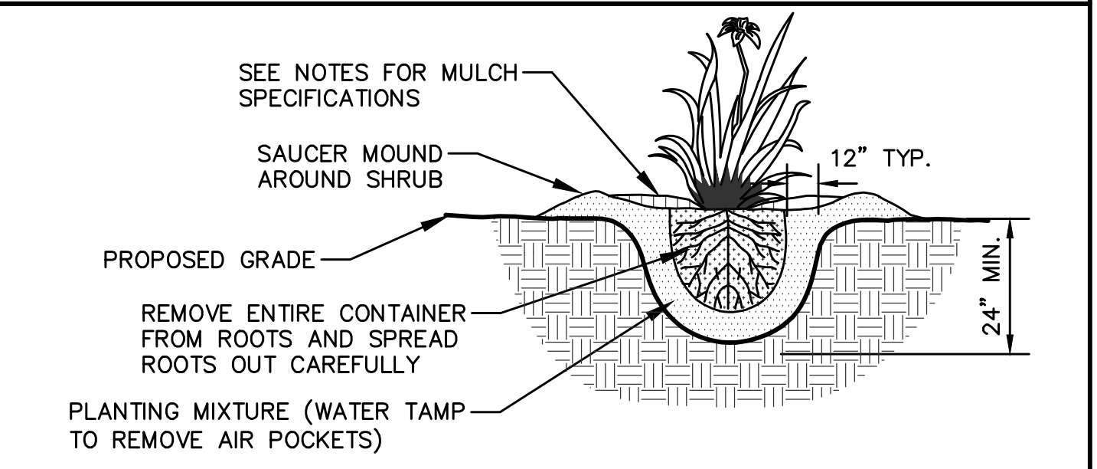

SEE NOTES FOR MULCH SPECIFICATIONS
SAUCER MOUND AROUND SHRUB
PROPOSED GRADE
12" TYP.
REMOVE BURLAP, TWINE AND WIRE FROM UPPER HALF OF BALL
PLANTING MIXTURE (WATER TAMP TO REMOVE AIR POCKETS)
24" MIN.

NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019


SEE NOTES FOR MULCH SPECIFICATIONS
SAUCER MOUND AROUND SHRUB
12" TYP.
PROPOSED GRADE
REMOVE ENTIRE CONTAINER FROM ROOTS AND SPREAD ROOTS OUT CAREFULLY
PLANTING MIXTURE (WATER TAMP TO REMOVE AIR POCKETS)
24" MIN.

NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
2. 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.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
4. 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.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO 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.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – DECORATIVE STONE MULCH: ALL AREAS HATCHED PER LANDSCAPE LEGEND SHALL RECEIVE MISSISSIPPI PEA GRAVEL BY MIDWEST DECORATIVE STONE (OR APPROVED EQUAL SUPPLIER) SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 4–INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
8. MATERIALS – (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183–R OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

SEEDING, SODDING, & POND VEGETATION NOTES

1. MATERIALS – SEED MIX – "LOW–MOW" FESCUE: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE 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.
2. MATERIALS – SEED MIX – TURFGRASS: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE.
3. MATERIALS –SEED MIX: – RECREATION/ATHLETIC FIELD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND REINDERS "80/20 ATHLETIC/FAIRWAY MIX" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO THE SEED MIX, 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. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE.
4. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
5. MATERIALS – SEED MIX – STORMWATER: DISTURBED AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "RAINWATER RENEWAL" SEED MIX, AS PROVIDED BY AGRECOL LLC, (WWW.AGRECOL.COM), 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.
6. MATERIALS – NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT – DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID–JUNE THROUGH THE END OF OCTOBER DUE TO THE NMV GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.
   - 6.1. ALT BID: NATIVE PLUG PLANTINGS: PLUG PLANTINGS TO BE INSTALLED 1'–0" ON CENTER, MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WDNR PLUG PLANTING TECHNICAL STANDARDS FOR ROOTSTOCK AND INSTALLATION SPECIFICATIONS

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. 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.
3. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
5. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
6. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
7. 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 1–800–242–8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
8. 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.
9. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
10. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM 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.
11. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
12. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.
14. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
15. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
16. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
17. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
18. REFER TO C100 CITY FORESTRY NOTES

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OPN
ARCHITECTS

301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner
MADISON METRO SCHOOL DISTRICT
545 West Dayton Street
Madison, WI 53703

Project
MALCOLM SHABAZZ HS & SHERMAN MS
1601 N Sherman Ave.
Madison, WI 53704

Construction Manager
Vogel Bros. Building Co.
5460 Fen Oak Dr.
Madiosn, WI 53718
P. 608-241-5454

Civil Engineer / Landscape Architect
JSD Professional Services
507 W. Verona Ave., Suite 500
Verona, WI 53593
P. 608-848-5060

Structural Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Mechanical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Electrical Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Key Plan

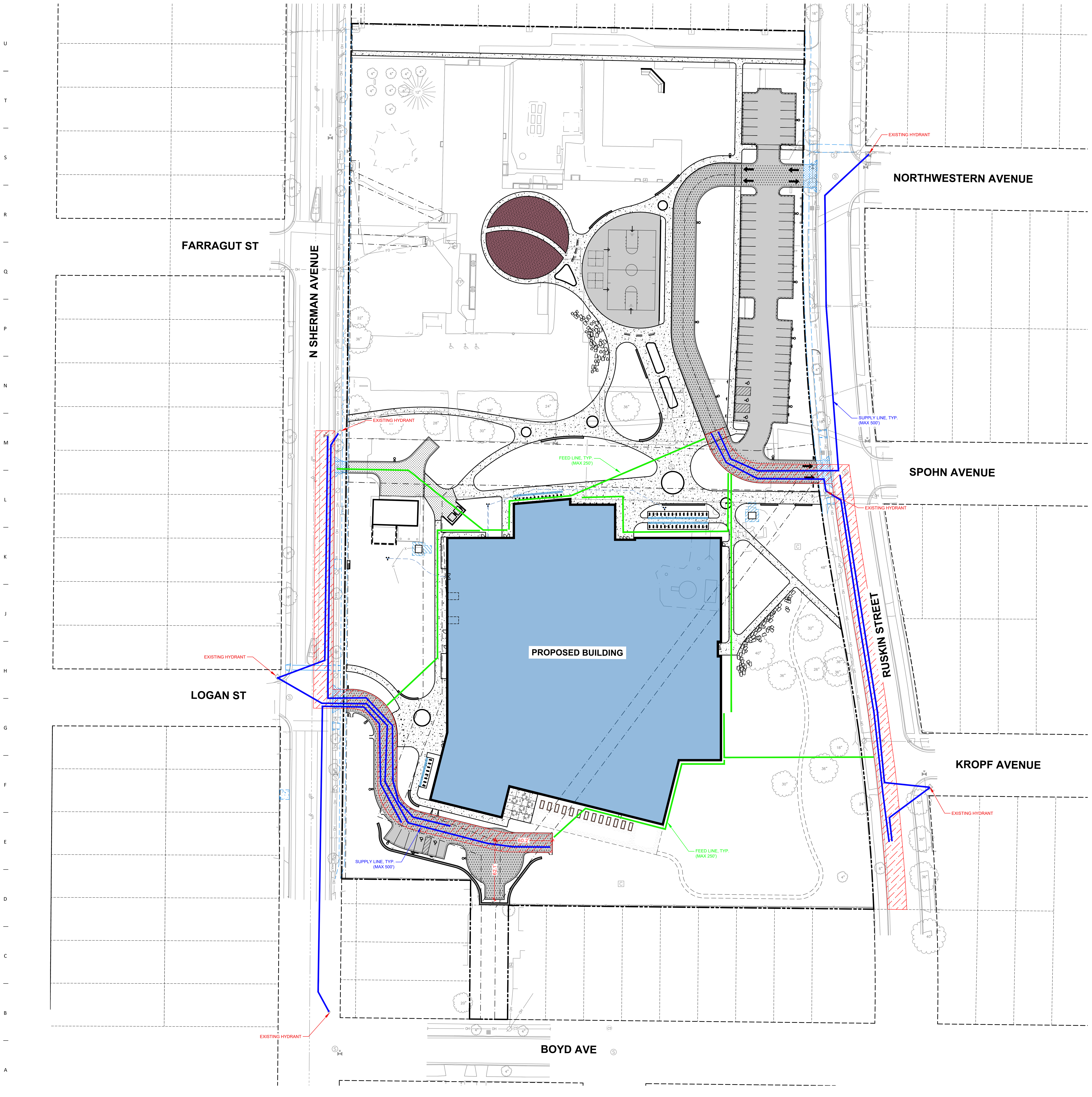
Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL **07/14/25**

Sheet Name
LANDSCAPE NOTES & DETAILS

Sheet Number
L200



LEGEND

▬ ▬ ▬	PROPERTY LINE
— — —	RIGHT—OF—WAY
— · — · —	EASEMENT LINE
▬▬▬	BUILDING OUTLINE
— — —	BUILDING OVERHANG
———	EDGE OF PAVEMENT
═══	STANDARD CURB AND GUTTER
▩	ASPHALT PAVEMENT
▩	HEAVY DUTY ASPHALT PAVEMENT
☐	CONCRETE PAVEMENT
☐	HEAVY DUTY CONCRETE PAVEMENT
🟥	20' WIDE FIRE LANE
○	EXISTING HYDRANT LOCATION

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address: 1610 RUSKIN ST

Contact Name & Phone #: MATT HAASE, PE. (608-893-0085)

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☒ Yes	☐ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions:	☐ Yes	☒ No	☐ N/A
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☐ Yes	☐ No	☒ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐ Yes	☐ No	☒ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☐ No	☒ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☐ No	☒ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☐ Yes	☐ No	☒ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☐ Yes	☐ No	☒ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? *Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.*	☒ Yes	☐ No	☐ N/A
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
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?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
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?	☐ Yes	☒ No	☐ N/A

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 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 06/2022

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OPN ARCHITECTS
301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

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2310 Crossroads Dr., Suite 3000
Madison, WI 53718
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Key Plan

north
SCALE IN FEET
40' 0 40'

Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC RE-SUBMITTAL **09/09/25**

Sheet Name
FIRE ACCESS

Sheet Number
EXHIBIT

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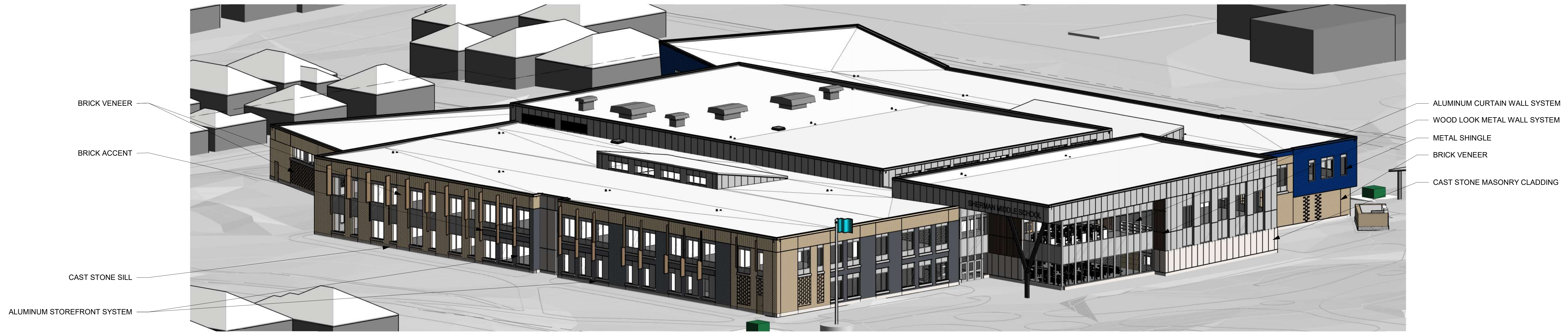
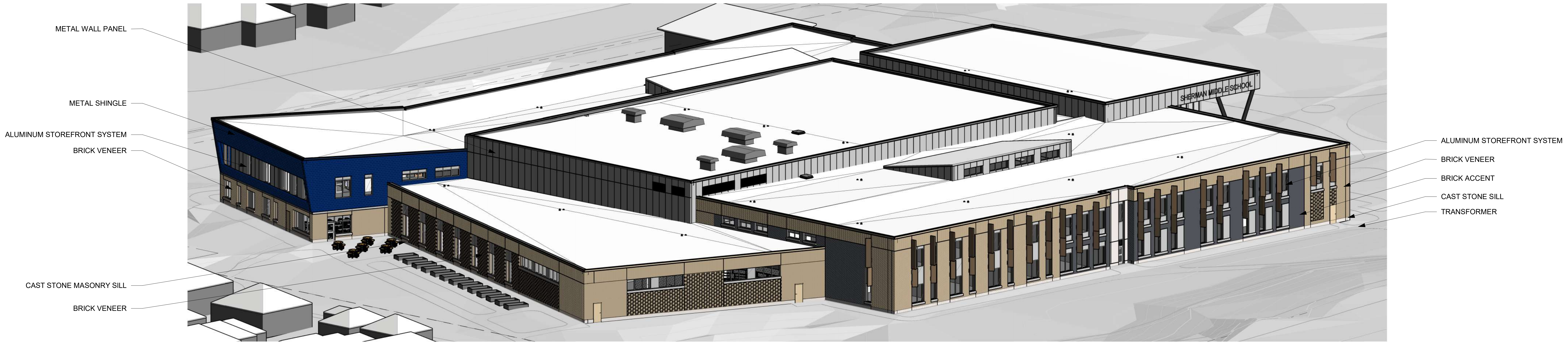


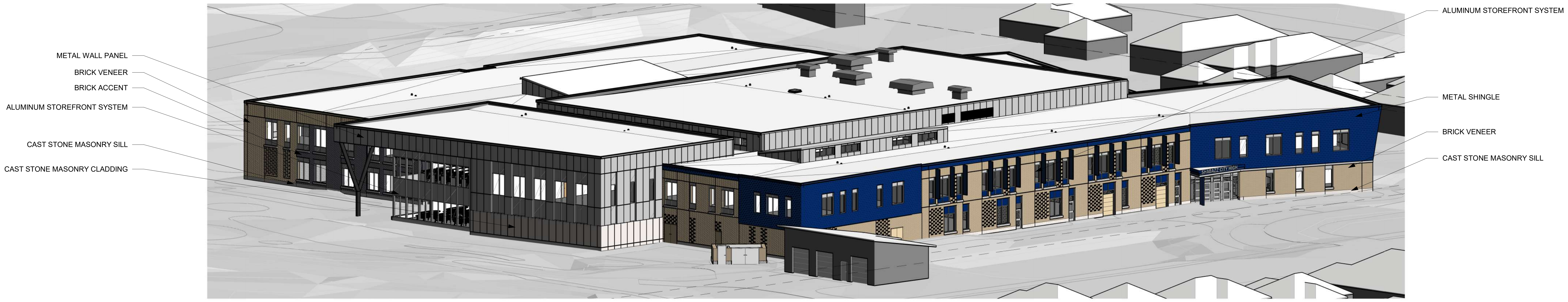
BRICK VENEER
BRICK ACCENT
CAST STONE SILL
ALUMINUM STOREFRONT SYSTEM
ALUMINUM CURTAIN WALL SYSTEM
WOOD LOOK METAL WALL SYSTEM
METAL SHINGLE
BRICK VENEER
CAST STONE MASONRY CLADDING
SHERMAN MIDDLE SCHOOL

Q6 ISOMETRIC DIAGRAM NE



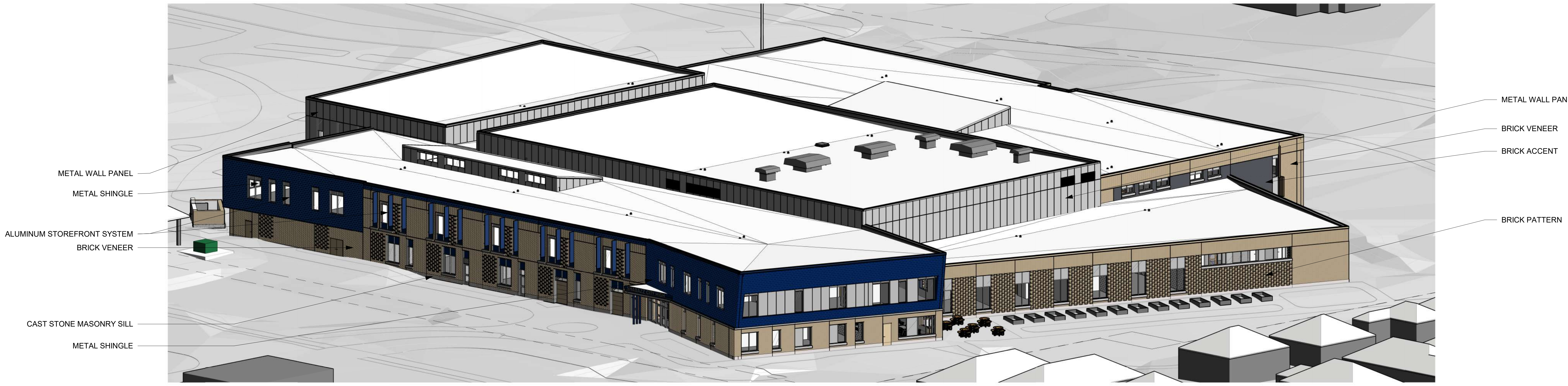
METAL WALL PANEL
METAL SHINGLE
ALUMINUM STOREFRONT SYSTEM
BRICK VENEER
CAST STONE MASONRY SILL
BRICK VENEER
SHERMAN MIDDLE SCHOOL
ALUMINUM STOREFRONT SYSTEM
BRICK VENEER
BRICK ACCENT
CAST STONE SILL
TRANSFORMER

K6 ISOMETRIC DIAGRAM SE



METAL WALL PANEL
BRICK VENEER
BRICK ACCENT
ALUMINUM STOREFRONT SYSTEM
CAST STONE MASONRY SILL
CAST STONE MASONRY CLADDING
ALUMINUM STOREFRONT SYSTEM
METAL SHINGLE
BRICK VENEER
CAST STONE MASONRY SILL

F6 ISOMETRIC DIAGRAM NW



METAL WALL PANEL
METAL SHINGLE
ALUMINUM STOREFRONT SYSTEM
BRICK VENEER
CAST STONE MASONRY SILL
METAL SHINGLE
METAL WALL PANEL
BRICK VENEER
BRICK ACCENT
BRICK PATTERN

A6 ISOMETRIC DIAGRAM SW

PRELIMINARY. NOT FOR CONSTRUCTION.

OPN ARCHITECTS

301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner

MADISON METRO SCHOOL DISTRICT
545 West Dayton Street
Madison, WI 53703

Project

SHERMAN MS - SHABAZZ CITY HS
1601 North Sherman Avenue
Madison, WI 53704

Construction Manager

Vogel Bros. Building Co.
5460 Fen Oak Dr.
Madison, WI 53718
P. 608-241-5454

Civil Engineer & Landscape Architect

JSD Professional Services
507 W. Verona Ave., Suite 500
Verona, WI 53593
P. 608-848-5060

Structural Engineer

IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

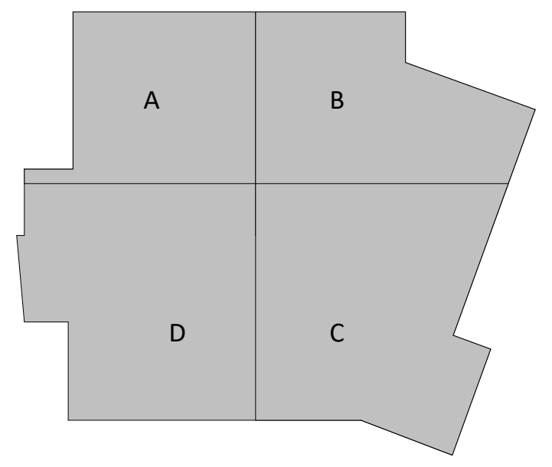
Mechanical Engineer

IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Electrical Engineer

IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Key Plan



Revision	Description	Date

OPN Project No.
24654001

Sheet Issue Date
CITY SUBMITTAL **07/14/2025**

Sheet Name
EXTERIOR AXONOMETRICS

Sheet Number
A200

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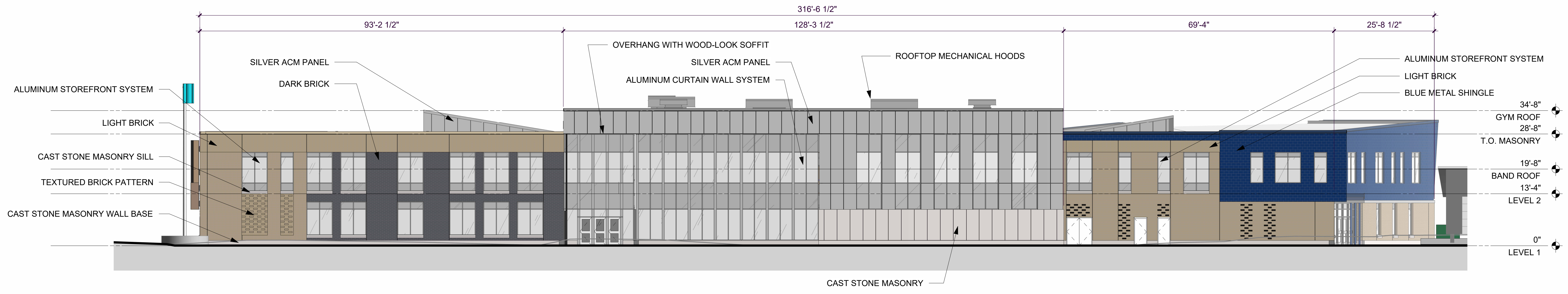
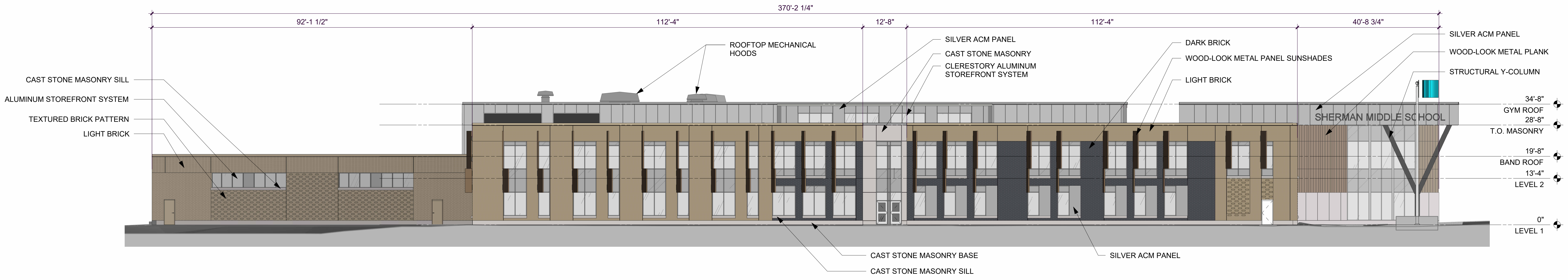
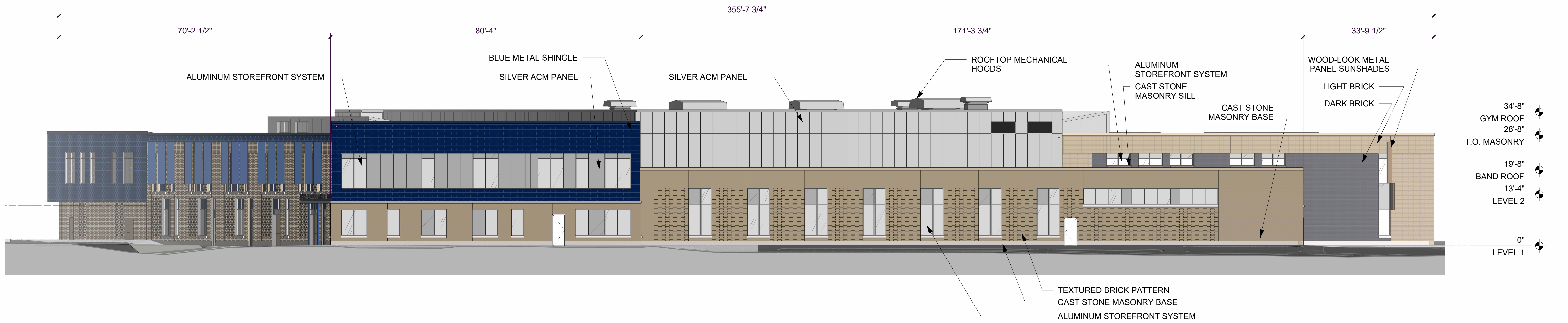

316'-6 1/2"
93'-2 1/2"
128'-3 1/2"
69'-4"
25'-8 1/2"
OVERHANG WITH WOOD-LOOK SOFFIT
SILVER ACM PANEL
ALUMINUM CURTAIN WALL SYSTEM
ROOFTOP MECHANICAL HOODS
SILVER ACM PANEL
DARK BRICK
ALUMINUM STOREFRONT SYSTEM
LIGHT BRICK
CAST STONE MASONRY SILL
TEXTURED BRICK PATTERN
CAST STONE MASONRY WALL BASE
ALUMINUM STOREFRONT SYSTEM
LIGHT BRICK
BLUE METAL SHINGLE
34'-8"
GYM ROOF
28'-8"
T.O. MASONRY
19'-8"
BAND ROOF
13'-4"
LEVEL 2
0"
LEVEL 1
CAST STONE MASONRY

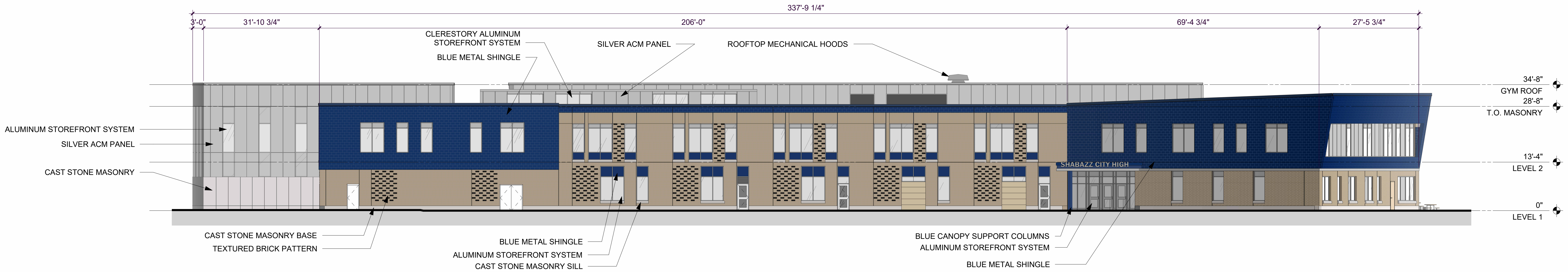
R8 EXT ELEVATION - NORTH
1/16" = 1'-0"


370'-2 1/4"
92'-1 1/2"
112'-4"
12'-8"
112'-4"
40'-8 3/4"
ROOFTOP MECHANICAL HOODS
SILVER ACM PANEL
CAST STONE MASONRY
CLERESTORY ALUMINUM STOREFRONT SYSTEM
DARK BRICK
WOOD-LOOK METAL PANEL SUNSHADES
LIGHT BRICK
SILVER ACM PANEL
WOOD-LOOK METAL PLANK
STRUCTURAL Y-COLUMN
CAST STONE MASONRY SILL
ALUMINUM STOREFRONT SYSTEM
TEXTURED BRICK PATTERN
LIGHT BRICK
SHERMAN MIDDLE SCHOOL
34'-8"
GYM ROOF
28'-8"
T.O. MASONRY
19'-8"
BAND ROOF
13'-4"
LEVEL 2
0"
LEVEL 1
CAST STONE MASONRY BASE
CAST STONE MASONRY SILL
SILVER ACM PANEL

L8 EXT ELEVATION - EAST
1/16" = 1'-0"


355'-7 3/4"
70'-2 1/2"
80'-4"
171'-3 3/4"
33'-9 1/2"
ALUMINUM STOREFRONT SYSTEM
BLUE METAL SHINGLE
SILVER ACM PANEL
SILVER ACM PANEL
ROOFTOP MECHANICAL HOODS
ALUMINUM STOREFRONT SYSTEM
CAST STONE MASONRY SILL
CAST STONE MASONRY BASE
WOOD-LOOK METAL PANEL SUNSHADES
LIGHT BRICK
DARK BRICK
34'-8"
GYM ROOF
28'-8"
T.O. MASONRY
19'-8"
BAND ROOF
13'-4"
LEVEL 2
0"
LEVEL 1
TEXTURED BRICK PATTERN
CAST STONE MASONRY BASE
ALUMINUM STOREFRONT SYSTEM

F8 EXT ELEVATION - SE
1/16" = 1'-0"


337'-9 1/4"
3'-0"
31'-10 3/4"
206'-0"
69'-4 3/4"
27'-5 3/4"
CLERESTORY ALUMINUM STOREFRONT SYSTEM
BLUE METAL SHINGLE
SILVER ACM PANEL
ROOFTOP MECHANICAL HOODS
ALUMINUM STOREFRONT SYSTEM
SILVER ACM PANEL
CAST STONE MASONRY
SHABAZZ CITY HIGH
34'-8"
GYM ROOF
28'-8"
T.O. MASONRY
13'-4"
LEVEL 2
0"
LEVEL 1
CAST STONE MASONRY BASE
TEXTURED BRICK PATTERN
BLUE METAL SHINGLE
ALUMINUM STOREFRONT SYSTEM
CAST STONE MASONRY SILL
BLUE CANOPY SUPPORT COLUMNS
ALUMINUM STOREFRONT SYSTEM
BLUE METAL SHINGLE

A8 EXT ELEVATION - WEST
1/16" = 1'-0"

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OPN ARCHITECTS

301 N Broom St., Suite 100
Madison, WI 53703
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www.opnarchitects.com

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Project
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Civil Engineer & Landscape Architect
JSD Professional Services
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Verona, WI 53593
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Structural Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Mechanical Engineer
IMEG
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Electrical Engineer
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Madison, WI 53718
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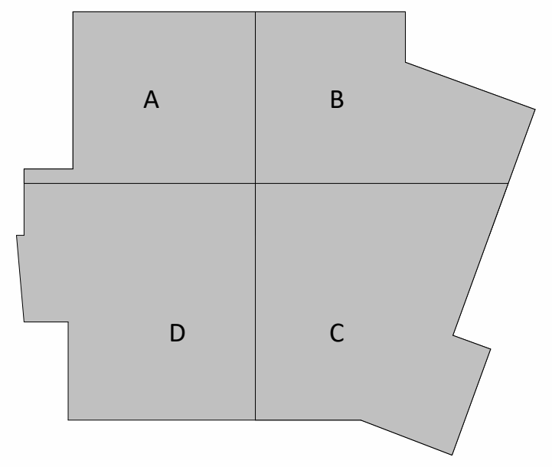
Key Plan



Revision	Description	Date

OPN Project No.
24654001

Sheet Issue Date
CITY SUBMITTAL **07/14/2025**

Sheet Name
OVERALL EXTERIOR ELEVATIONS

Sheet Number
A211

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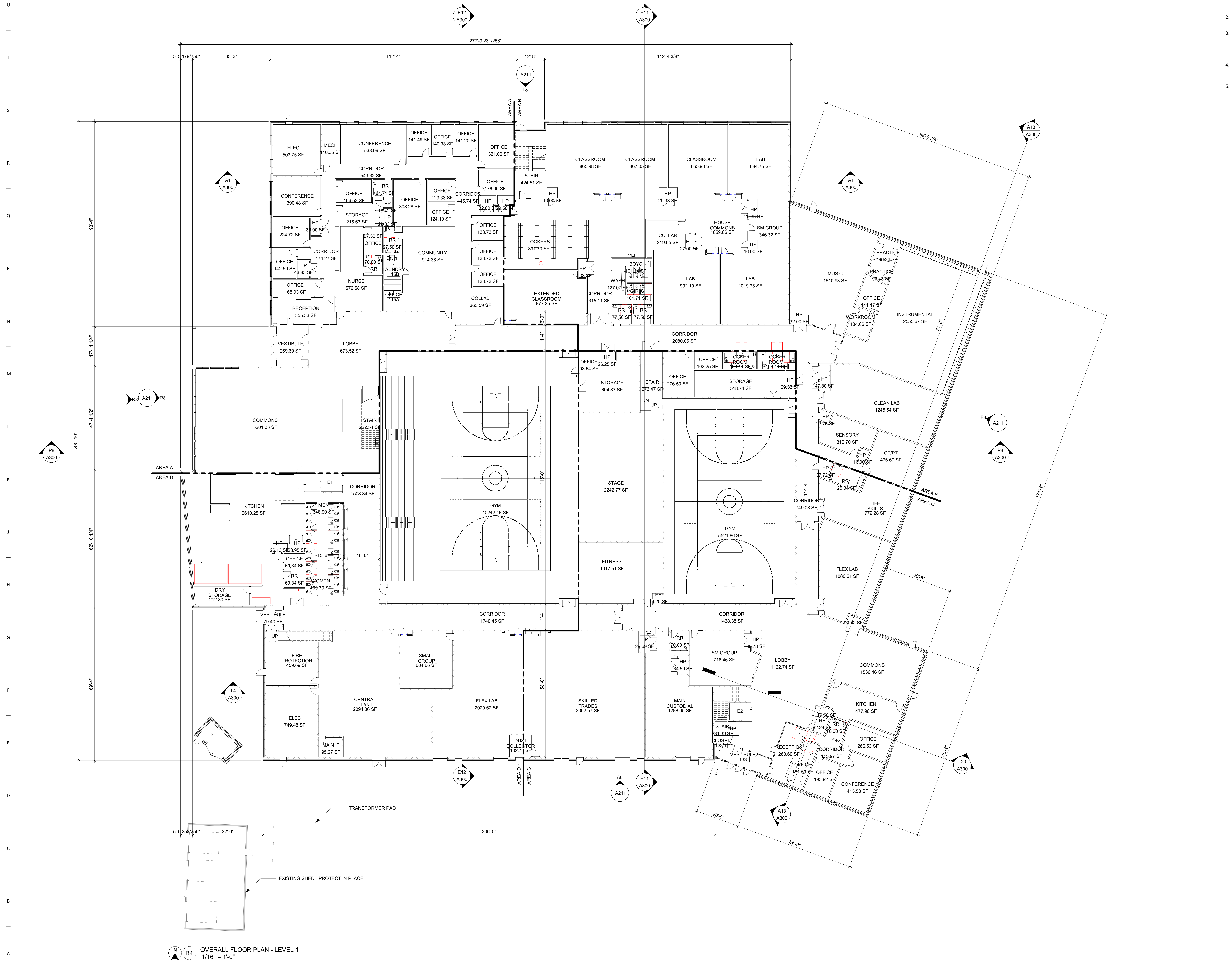

ELEC 503.75 SF
MECH 140.35 SF
CONFERENCE 538.99 SF
OFFICE 141.49 SF
OFFICE 140.33 SF
OFFICE 141.20 SF
OFFICE 321.00 SF
STAIR 424.51 SF
CLASSROOM 865.98 SF
CLASSROOM 867.05 SF
CLASSROOM 865.90 SF
LAB 884.75 SF
CORRIDOR 549.32 SF
CONFERENCE 390.48 SF
OFFICE 166.53 SF
OFFICE 308.28 SF
OFFICE 123.33 SF
CORRIDOR 445.74 SF
OFFICE 176.00 SF
STORAGE 216.63 SF
OFFICE 124.10 SF
OFFICE 224.72 SF
LOCKERS 891.70 SF
HOUSE COMMONS 1659.66 SF
SM GROUP 346.32 SF
COLLAB 219.65 SF
CORRIDOR 474.27 SF
COMMUNITY 914.38 SF
NURSE 576.58 SF
LAUNDRY 115B
OFFICE 115A
OFFICE 142.59 SF
OFFICE 168.93 SF
RECEPTION 355.33 SF
COLLAB 363.59 SF
EXTENDED CLASSROOM 877.36 SF
CORRIDOR 315.11 SF
WASH 127.07 SF
BOYS 101.24 SF
GIRLS 101.71 SF
LAB 992.10 SF
LAB 1019.73 SF
MUSIC 1610.93 SF
PRACTICE 96.24 SF
PRACTICE 90.48 SF
OFFICE 141.17 SF
WORKROOM 134.66 SF
INSTRUMENTAL 2555.67 SF
VESTIBULE 269.69 SF
LOBBY 673.52 SF
CORRIDOR 2080.05 SF
OFFICE 93.54 SF
STORAGE 604.87 SF
STAIR 273.47 SF
OFFICE 276.50 SF
OFFICE 102.25 SF
LOCKER ROOM
LOCKER ROOM
STORAGE 518.74 SF
CLEAN LAB 1245.54 SF
SENSORY 310.70 SF
OT/PT 476.69 SF
COMMONS 3201.33 SF
STAIR 222.54 SF
GYM 10242.48 SF
STAGE 2242.77 SF
GYM 5521.86 SF
CORRIDOR 749.08 SF
LIFE SKILLS 779.28 SF
KITCHEN 2610.25 SF
E1
CORRIDOR 1508.34 SF
MEN 348.90 SF
WOMEN 309.79 SF
OFFICE 69.34 SF
RR 69.34 SF
DRY STORAGE 212.80 SF
FITNESS 1017.51 SF
FLEX LAB 1080.61 SF
VESTIBULE 79.40 SF
CORRIDOR 1740.45 SF
CORRIDOR 1438.38 SF
FIRE PROTECTION 459.69 SF
SMALL GROUP 604.66 SF
SM GROUP 716.46 SF
LOBBY 1162.74 SF
COMMONS 1536.16 SF
ELEC 749.48 SF
CENTRAL PLANT 2394.36 SF
FLEX LAB 2020.62 SF
SKILLED TRADES 3062.57 SF
MAIN CUSTODIAL 1288.65 SF
KITCHEN 477.96 SF
E2
MAIN IT 95.27 SF
DUST COLLECTOR 102.73 SF
STAIR 231.38 SF
CLOSET 133.1
VESTIBULE 133
RECEPTION 260.60 SF
CORRIDOR 145.97 SF
OFFICE 266.53 SF
OFFICE 161.58 SF
OFFICE 193.92 SF
CONFERENCE 415.58 SF
AREA A
AREA B
AREA C
AREA D
TRANSFORMER PAD
EXISTING SHED - PROTECT IN PLACE
277'-9 231/256"
112'-4"
12'-8"
112'-4 3/8"
206'-0"
290'-10"
171'-4"
88'-0 3/4"

B4 OVERALL FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

GENERAL NOTES

1. DIMENSIONS ARE MEASURED FACE-OF-FINISH TO FACE-OF-FINISH OR ROUGH MASONRY OPENING UNLESS NOTED OTHERWISE - TYPICAL FOR ALL DRAWINGS.
2. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS - TYPICAL FOR ALL DRAWINGS.
3. IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK - TYPICAL FOR ALL DRAWINGS.
4. ALL PENETRATIONS IN FIRE RATED FLOORS AND WALLS MUST BE SEALED WITH APPROPRIATE FIRESTOPPING SYSTEM.
5. ALL INTERIOR WALLS TO BE A1,d,0 UNLESS NOTED AS OTHERWISE.

KEYNOTE LEGEND

OPN ARCHITECTS
301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner
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Madison, WI 53718
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Civil Engineer & Landscape Architect
JSD Professional Services
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Verona, WI 53593
P. 608-848-5060

Structural Engineer
IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Mechanical Engineer
IMEG
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Electrical Engineer
IMEG
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Madison, WI 53718
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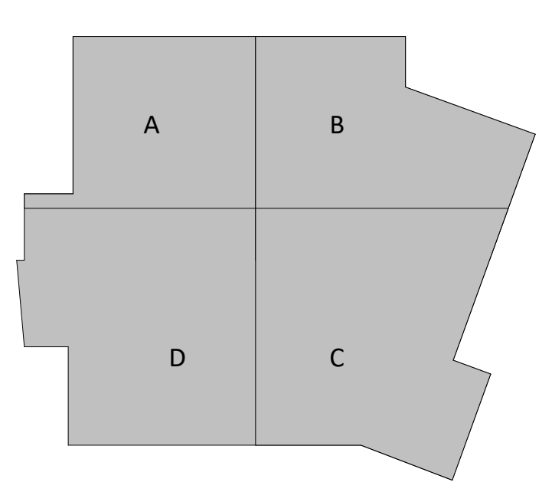

Revision	Description	Date

OPN Project No.
24654001

Sheet Issue Date
CITY SUBMITTAL **07/14/2025**

Sheet Name
OVERALL FLOOR PLAN - LEVEL 1

Sheet Number
A101

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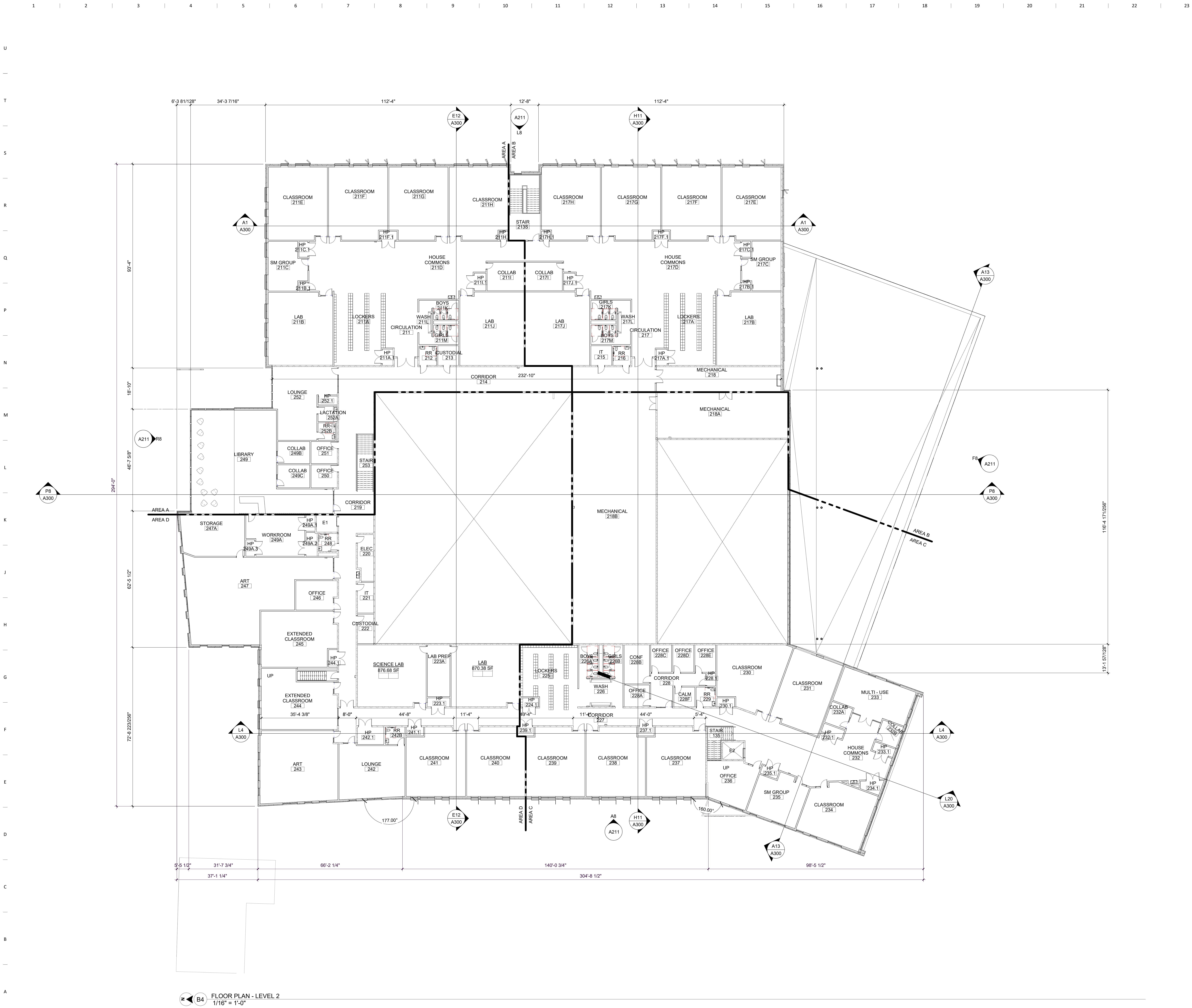
1
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U
T
S
R
Q
P
N
M
L
K
J
H
G
F
E
D
C
B
A
6'-3 81/128"
34'-3 7/16"
112'-4"
12'-8"
112'-4"
E12 A300
A211 L8
H11 A300
AREA A
AREA B
CLASSROOM 211E
CLASSROOM 211F
CLASSROOM 211G
CLASSROOM 211H
STAIR 213S
CLASSROOM 217H
CLASSROOM 217G
CLASSROOM 217F
CLASSROOM 217E
A1 A300
HP 211F.1
HP 211H
HP 217H.1
HP 217F.1
HP 211C.1
SM GROUP 211C
HOUSE COMMONS 211D
COLLAB 211I
COLLAB 217I
HOUSE COMMONS 217D
HP 217C.1
SM GROUP 217C
HP 211B.1
HP 211L
HP 217J.1
HP 217B.1
A13 A300
93'-4"
LAB 211B
LOCKERS 211A
BOYS 211K
WASH 211L
GIRLS 211M
CIRCULATION 211
LAB 211J
LAB 217J
GIRLS 217K
WASH 217L
BOYS 217M
CIRCULATION 217
LOCKERS 217A
LAB 217B
HP 211A.1
RR 212
CUSTODIAL 213
IT 215
RR 216
HP 217A.1
MECHANICAL 218
CORRIDOR 214
232'-10"
18'-10"
LOUNGE 252
HP 252.1
LACTATION 252A
RR 252B
MECHANICAL 218A
A211 R8
LIBRARY 249
COLLAB 249B
OFFICE 251
STAIR 253
COLLAB 249C
OFFICE 250
F8 A211
46'-7 5/8"
294'-0"
P8 A300
P8 A300
CORRIDOR 219
AREA A
AREA D
MECHANICAL 218B
AREA B
AREA C
116'-4 17/256"
STORAGE 247A
HP 249A.1
E1
WORKROOM 249A
HP 249A.2
RR 248
HP 249A.3
ELEC 220
62'-5 1/2"
ART 247
OFFICE 246
IT 221
CUSTODIAL 222
EXTENDED CLASSROOM 245
HP 244.1
SCIENCE LAB 876.68 SF
LAB PREP 223A
LAB 870.38 SF
LOCKERS 225
BOYS 226A
GIRLS 226B
CONF 228B
OFFICE 228C
OFFICE 228D
OFFICE 228E
CLASSROOM 230
13'-1 57/128"
UP
EXTENDED CLASSROOM 244
HP 223.1
WASH 226
CORRIDOR 228
HP 228.1
OFFICE 228A
CALM 228F
RR 229
HP 230.1
CLASSROOM 231
MULTI - USE 233
COLLAB 232A
HP 224.1
35'-4 3/8"
8'-0"
44'-8"
11'-4"
43'-4"
11'-4"
CORRIDOR 227
44'-0"
5'-4"
COLLAB 232B
L4 A300
HP 242.1
RR 242B
HP 241.1
HP 239.1
HP 237.1
STAIR 135
HP 232.1
HOUSE COMMONS 232
HP 233.1
L4 A300
72'-8 223/256"
ART 243
LOUNGE 242
CLASSROOM 241
CLASSROOM 240
CLASSROOM 239
CLASSROOM 238
CLASSROOM 237
E2
UP
OFFICE 236
HP 235.1
SM GROUP 235
CLASSROOM 234
HP 234.1
L20 A300
177.00°
E12 A300
AREA D
AREA C
A8 A211
H11 A300
160.00°
A13 A300
5'-5 1/2"
31'-7 3/4"
66'-2 1/4"
140'-0 3/4"
98'-5 1/2"
37'-1 1/4"
304'-8 1/2"
B4

FLOOR PLAN - LEVEL 2
1/16" = 1'-0"

GENERAL NOTES

1. DIMENSIONS ARE MEASURED FACE-OF-FINISH TO FACE-OF-FINISH OR ROUGH MASONRY OPENING UNLESS NOTED OTHERWISE - TYPICAL FOR ALL DRAWINGS.
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IMEG
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2310 Crossroads Dr., Suite 3000
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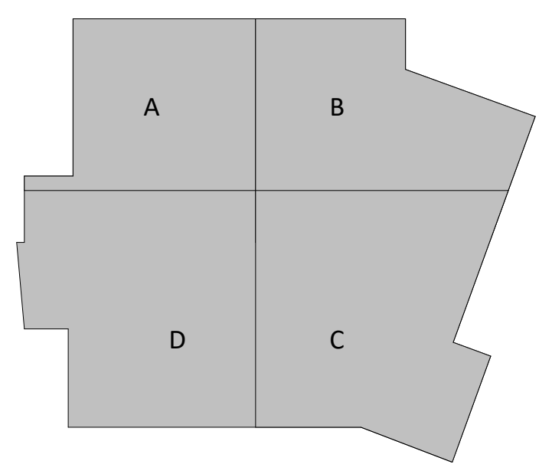
Key Plan



Revision	Description	Date

OPN Project No.
24654001

Sheet Issue Date
CITY SUBMITTAL **07/14/2025**

Sheet Name
OVERALL FLOOR PLAN - LEVEL 2

Sheet Number
A102

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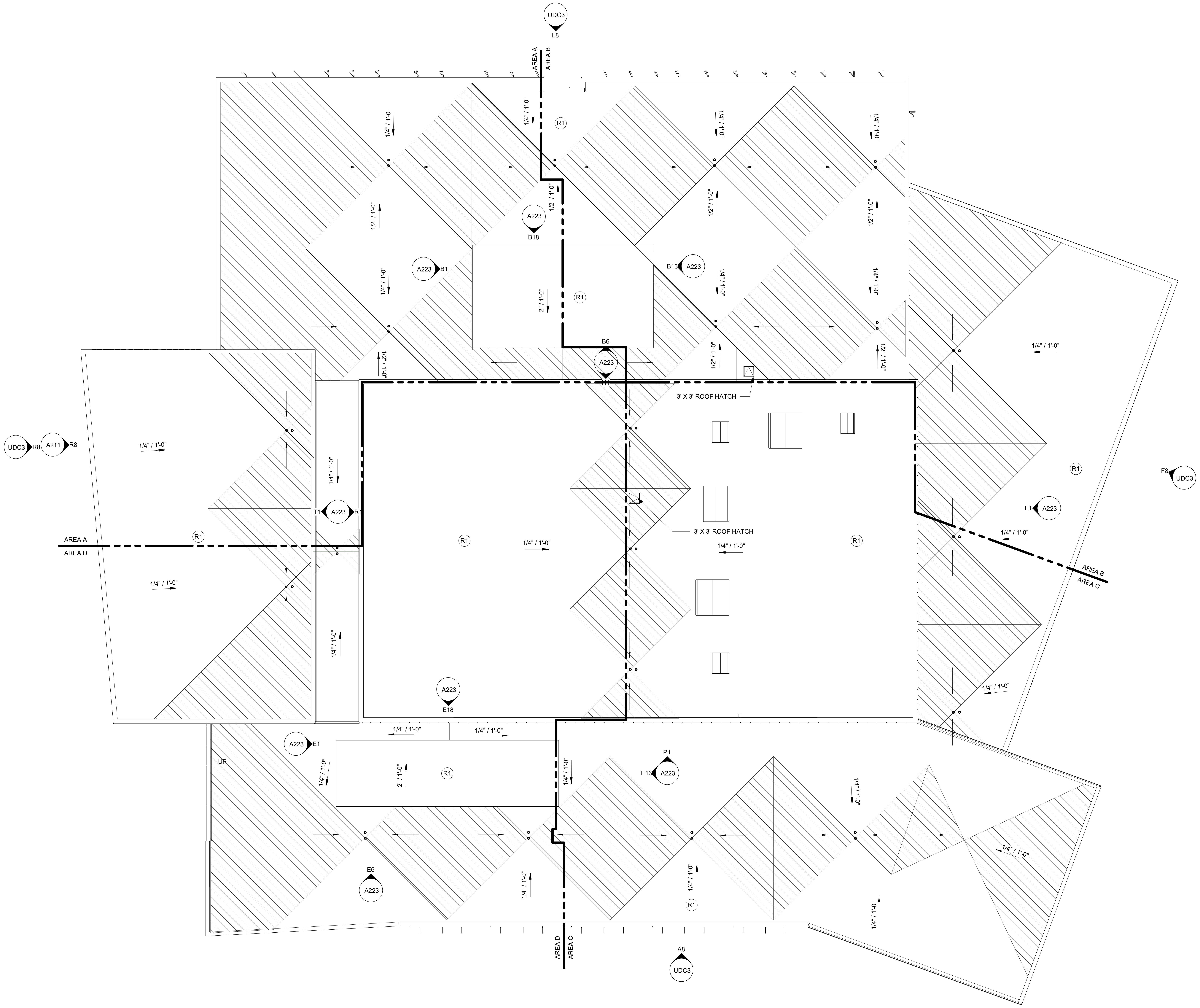
UDC3
L8
AREA A
AREA B
1/4" / 1'-0"
1/2" / 1'-0"
R1
A223
B18
A223
B1
B13
A223
2" / 1'-0"
B6
A223
3' X 3' ROOF HATCH
3' X 3' ROOF HATCH
UDC3
R8
A211
R8
T1
A223
R1
AREA A
AREA D
L1
A223
F8
UDC3
AREA B
AREA C
A223
E18
A223
E1
UP
P1
E13
A223
E6
A223
AREA D
AREA C
A8
UDC3

A7 OVERALL ROOF PLAN
1/16" = 1'-0"

GENERAL NOTES

1. NOT ALL ROOF PENETRATIONS ARE SHOWN. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS. PROVIDE BOOTS, FLASHING AND OTHER ACCESSORIES REQUIRED TO PROVIDE A COMPLETE, WATERTIGHT WARRANTED SYSTEM REFER TO INDIVIDUAL DISCIPLINES.
2. COORDINATE SLOPED STRUCTURE AND TAPERED INSULATION WITH STRUCTURAL DRAWINGS.
3. SLOPE ALL TAPERED INSULATION AT 1/4" : 1'-0" UNLESS NOTED OTHERWISE.
4. SLOPE ALL CRICKETS AT 1/2" : 1'-0" PERPENDICULAR TO VALLEY LINES UNLESS NOTED OTHERWISE
5. PROTECT SECTIONS OF THE ROOF THAT HAVE ALREADY BEEN INSTALLED FROM DAMAGE. DO NOT USE THE ROOF FOR A STAGING AREA UNLESS ADEQUATE FACTORY, MUTUALLY APPROVED PROTECTION MEASURES ARE USED TO PROTECT THE ROOF.
6. COORDINATE LOCATION OF MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
7. ALL OVERFLOW DRAINS TO BE 2" ABOVE MAIN ROOF DRAIN INTAKE ELEVATION.
8. ALL WALLS WITH SOUND ATTENUATION BLANKETS ARE TO HAVE ACCOUSTICAL SEALANT AT TOP AND BOTTOM AND AT ALL WALL PENETRATIONS.

ROOF LEGEND

▨ TAPERED RIGID INSULATION

OPN ARCHITECTS

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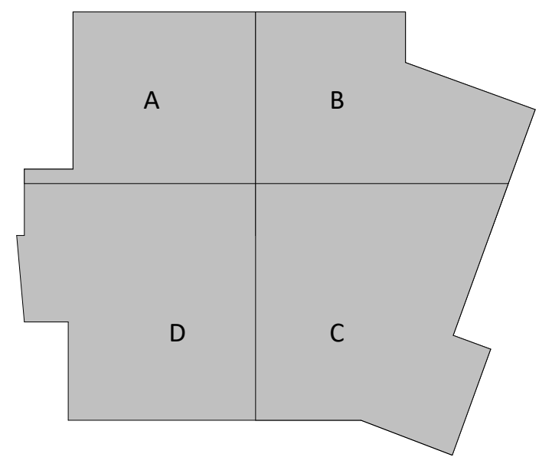

Revision	Description	Date

OPN Project No.
24654001

Sheet Issue Date
CITY SUBMITTAL **07/14/2025**

Sheet Name
ROOF PLAN

Sheet Number
A131

PRELIMINARY. NOT FOR CONSTRUCTION.

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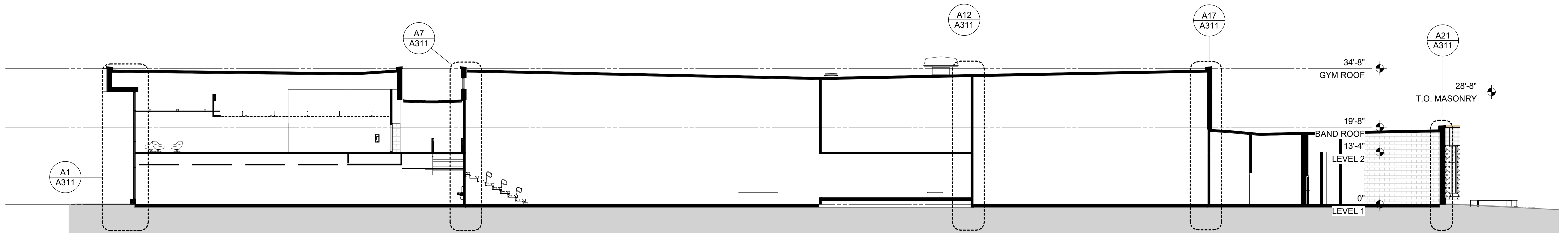
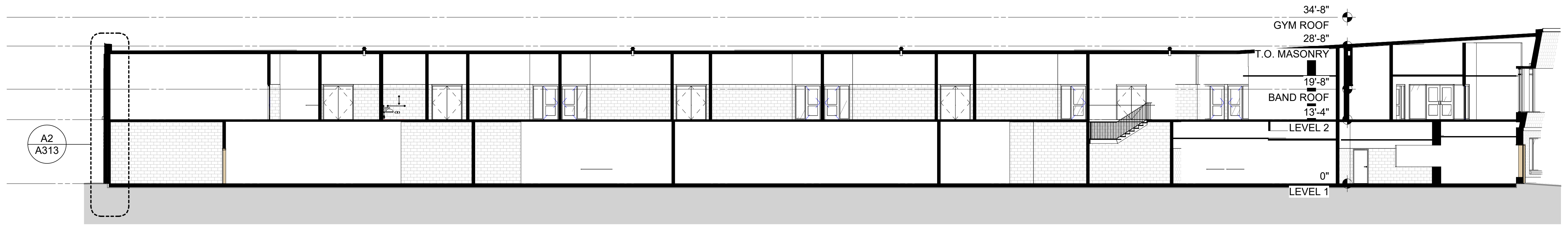
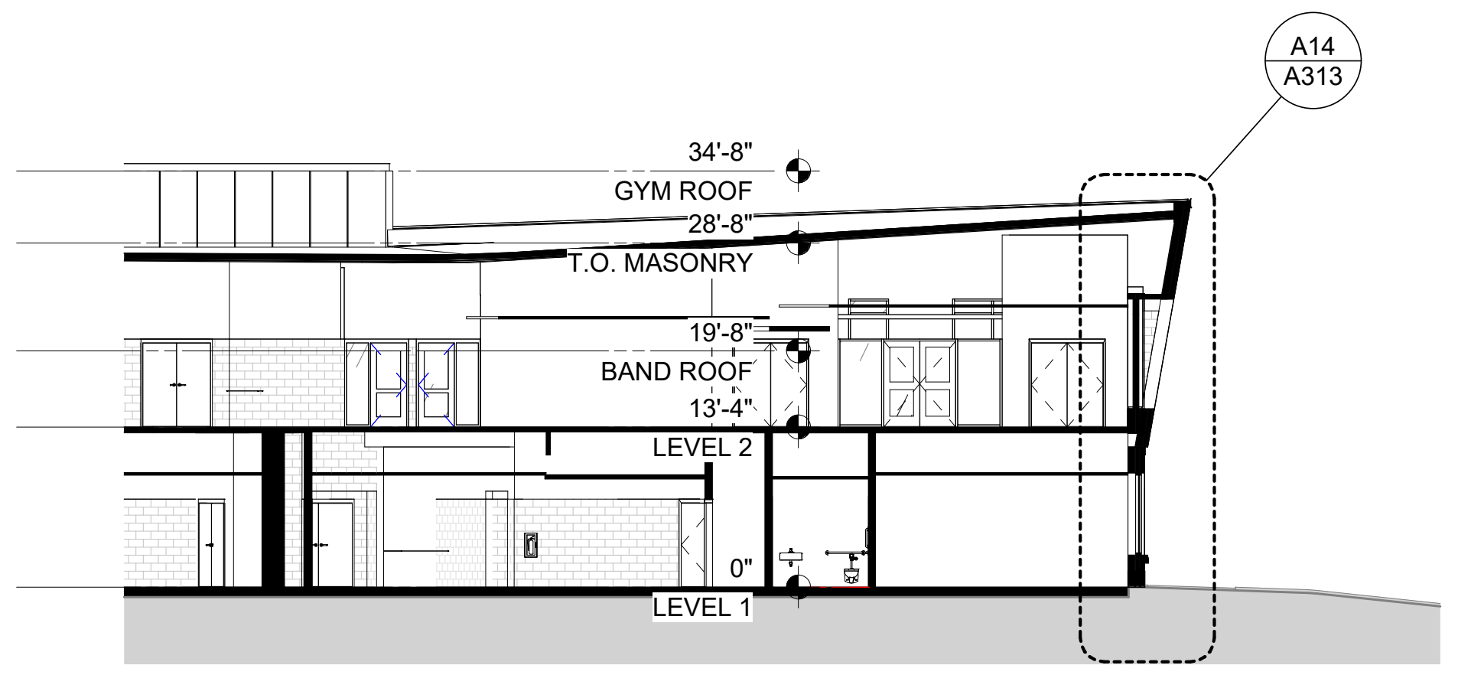

A7
A311
A12
A311
A17
A311
A21
A311
A1
A311
34'-8"
GYM ROOF
28'-8"
T.O. MASONRY
19'-8"
BAND ROOF
13'-4"
LEVEL 2
0"
LEVEL 1

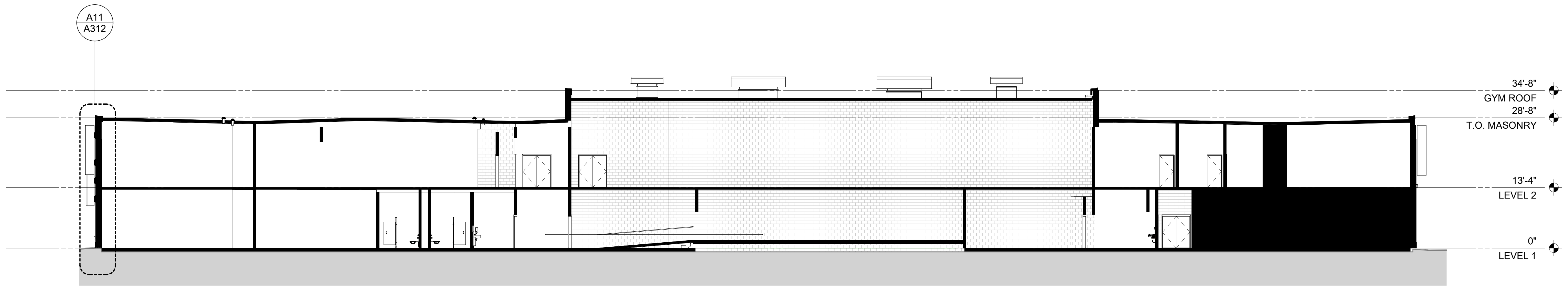
P8 BUILDING SECTION - NS4
1/16" = 1'-0"


A2
A313
34'-8"
GYM ROOF
28'-8"
T.O. MASONRY
19'-8"
BAND ROOF
13'-4"
LEVEL 2
0"
LEVEL 1

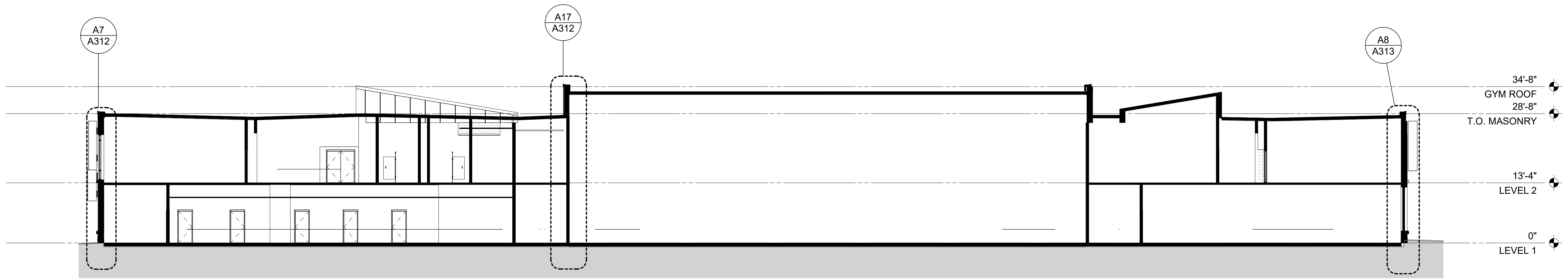
L4 BUILDING SECTION - NS2
1/16" = 1'-0"


A14
A313
34'-8"
GYM ROOF
28'-8"
T.O. MASONRY
19'-8"
BAND ROOF
13'-4"
LEVEL 2
0"
LEVEL 1

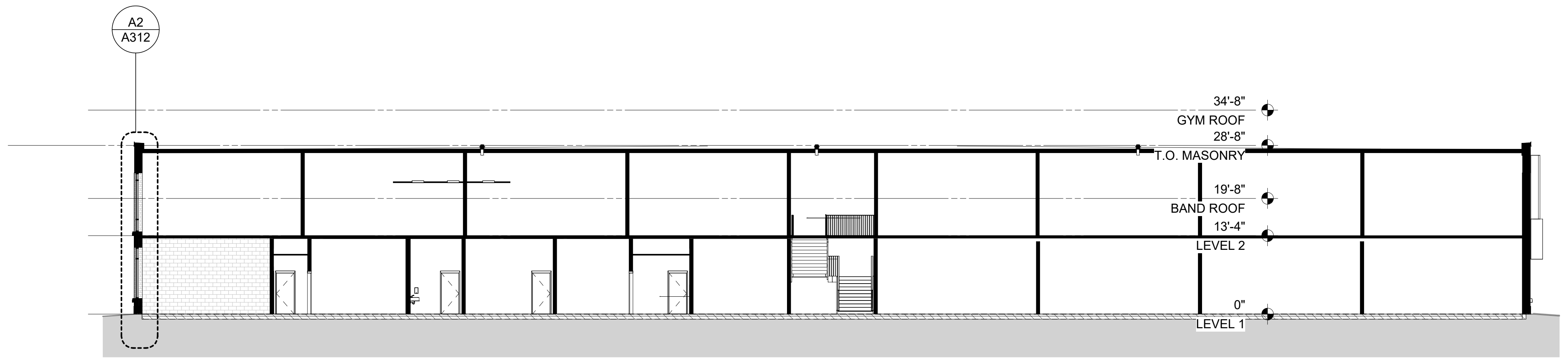
L20 BUILDING SECTION - NS
1/16" = 1'-0"


A11
A312
34'-8"
GYM ROOF
28'-8"
T.O. MASONRY
13'-4"
LEVEL 2
0"
LEVEL 1

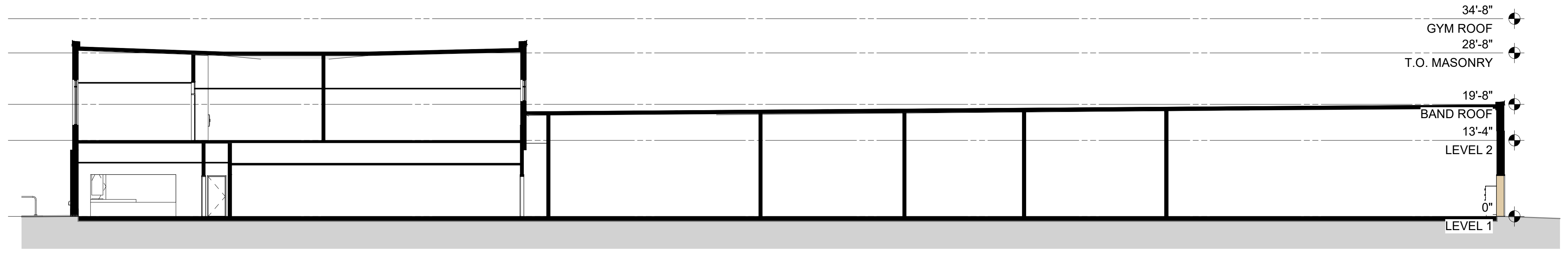
H11 BUILDING SECTION - EW
1/16" = 1'-0"


A7
A312
A17
A312
A8
A313
34'-8"
GYM ROOF
28'-8"
T.O. MASONRY
13'-4"
LEVEL 2
0"
LEVEL 1

E12 BUILDING SECTION - EW 2
1/16" = 1'-0"


A2
A312
34'-8"
GYM ROOF
28'-8"
T.O. MASONRY
19'-8"
BAND ROOF
13'-4"
LEVEL 2
0"
LEVEL 1

A1 BUILDING SECTION - NS1
1/16" = 1'-0"


34'-8"
GYM ROOF
28'-8"
T.O. MASONRY
19'-8"
BAND ROOF
13'-4"
LEVEL 2
0"
LEVEL 1

A13 BUILDING SECTION - CAFETERIA/TRADES
1/16" = 1'-0"

OPN ARCHITECTS

301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

Owner

MADISON METRO SCHOOL DISTRICT
545 West Dayton Street
Madison, WI 53703

Project

SHERMAN MS - SHABAZZ CITY HS
1601 North Sherman Avenue
Madison, WI 53704

Construction Manager

Vogel Bros. Building Co.
5460 Fen Oak Dr.
Madison, WI 53718
P. 608-241-5454

Civil Engineer & Landscape Architect

JSD Professional Services
507 W. Verona Ave., Suite 500
Verona, WI 53593
P. 608-848-5060

Structural Engineer

IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

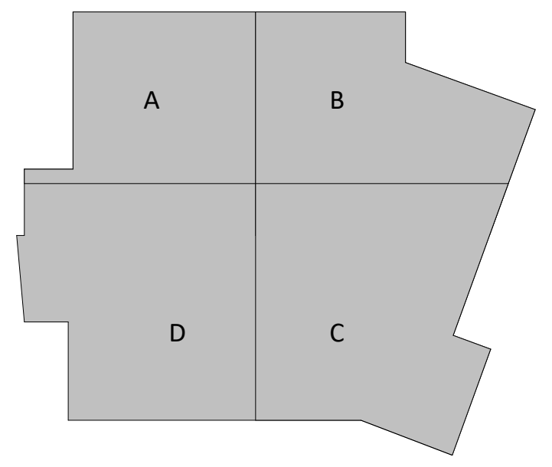
Mechanical Engineer

IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Electrical Engineer

IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P. 608-223-9600

Key Plan



Revision	Description	Date

OPN Project No.
24654001

Sheet Issue Date
CITY SUBMITTAL **07/14/2025**

Sheet Name
BUILDING SECTIONS

Sheet Number
A300

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