EXISTING CONDITIONS SURVEY

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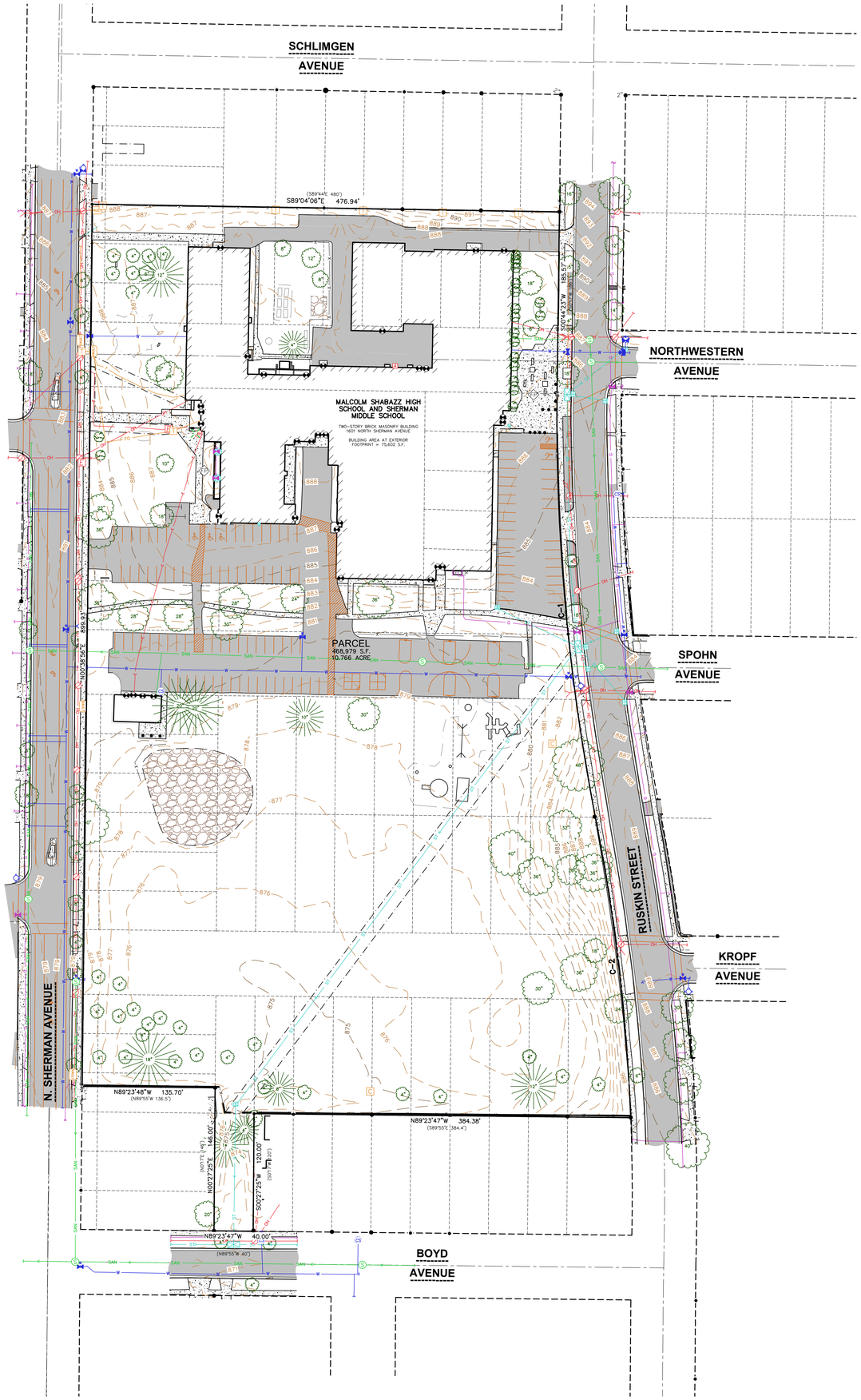

VICINITY MAP/SHEET INDEX
NOT TO SCALE

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
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- 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 DIGGER'S 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 DIGGER'S HOTLINE:
   CITY OF MADISON
   MCI.
   AT&T COMMUNICATIONS
   MGE (ELECTRIC AND GAS)
   METROPOLITIAN UNIFIED NETWORK CONSORTIUM
   LEVEL 3 NOW LUMEN
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGER'S 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, S-2614
PROFESSIONAL LAND SURVEYOR

04-02-25
DATE

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

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

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2	03/07/25	FINAL MAP
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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\24-14661\DWG\Survey Sheets\24-14661 Existn.dwg Layout: Sheet1 User: john.krebs Plotted: Apr 01, 2025 3:25pm XrefS:

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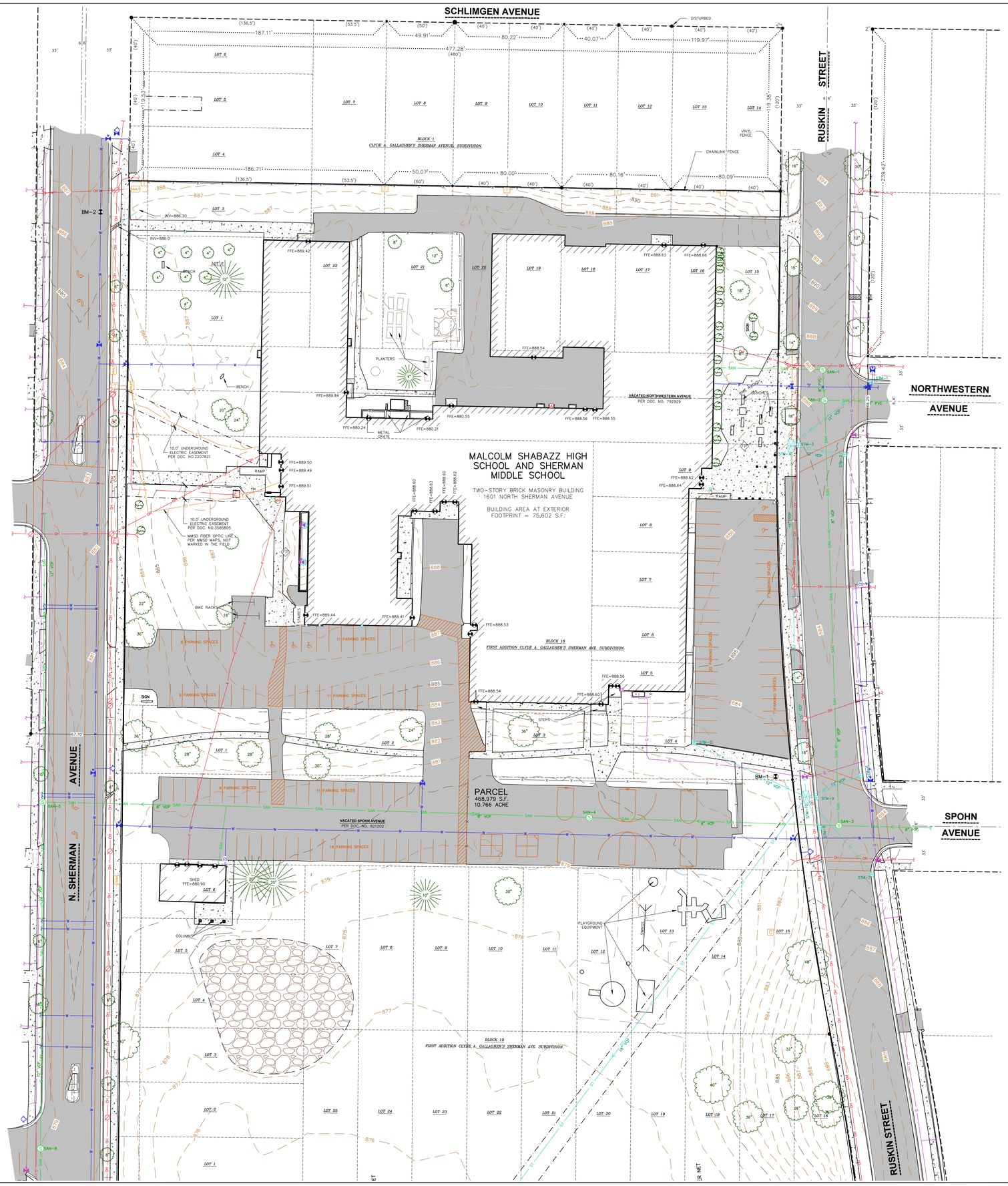

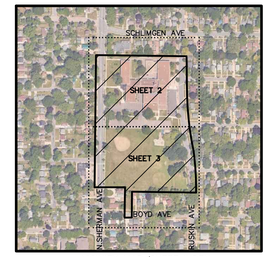

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STORM SEWER STRUCTURES

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
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		E	869.22	8"	VCP
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		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
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BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	882.85	REBAR WITH BLUE JSD CAP LOCATED AT THE NORTHEAST CORNER OF VACATED SPOHN AVENUE
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*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

SURVEYOR'S CERTIFICATE

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TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

04-02-25
DATE

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

north
SCALE IN FEET
30' 0 30'

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MADISON REGIONAL OFFICE
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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
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Prepared By: ZHG 01/08/25

SHEET TITLE:
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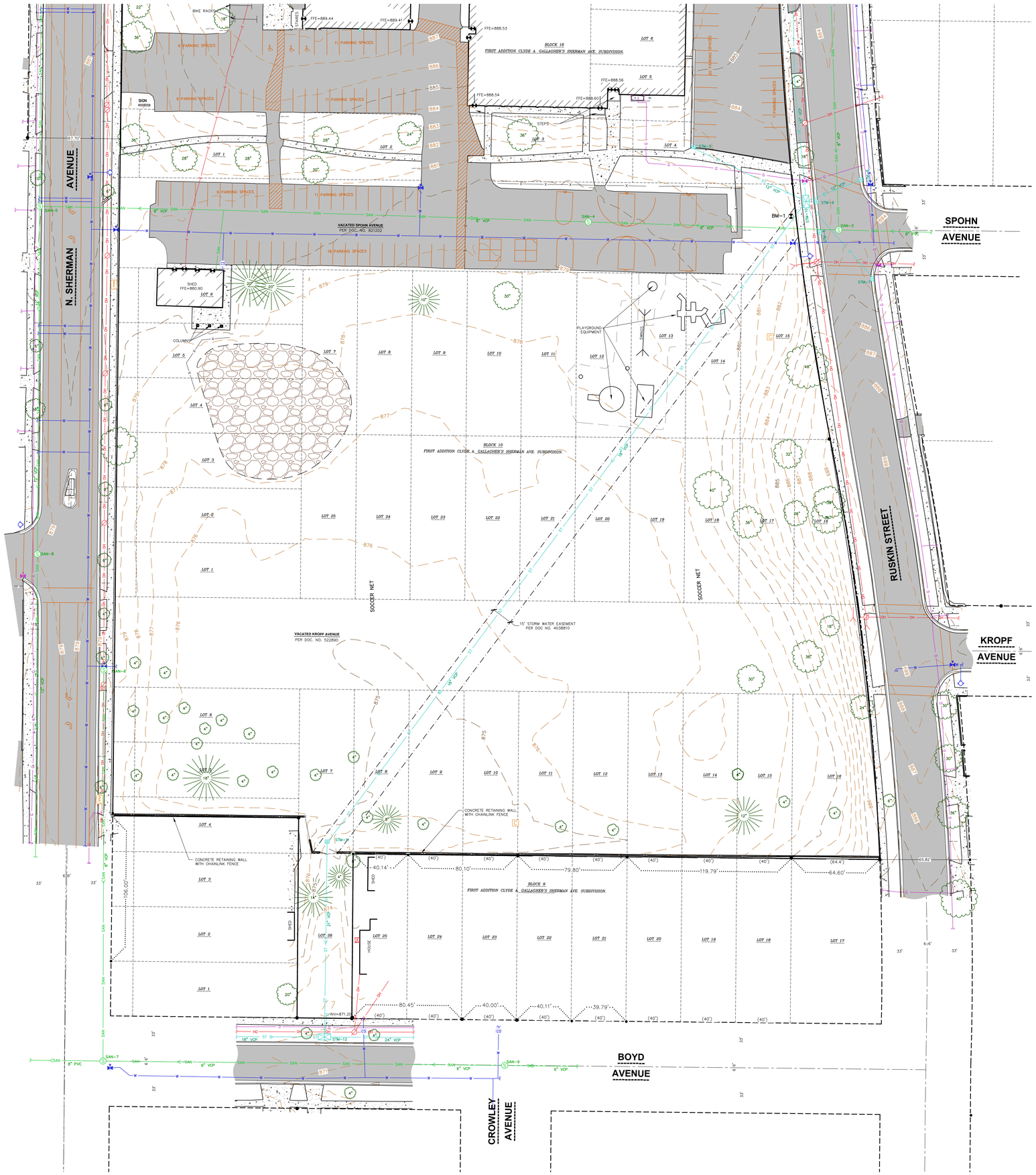

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MODIFICATIONS:

#	Date:	Description:
1	01/17/25	PRELIMINARY MAP
2	03/07/25	FINAL MAP
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Prepared By: ZHG 01/08/25

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
3 OF 3

PROJECT NO: 24-14661

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File: \\JSDINC\projects\2024\24-14661\DWG\Survey Sheets\24-14661 Existing.dwg Layout: Sheet3 User: john.krebs Plotted: Apr 01, 2025 - 3:27pm Xref's:

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
- SF—SF—SF—SF SILT FENCE
- RIP-RAP
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- TURF REINFORCEMENT MATTING
- DITCH CHECK
- INLET PROTECTION
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- STORMWATER MANAGEMENT AREA
- FG: XXX.XX 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
- W WATERMAIN
- STORM SEWER
- UNDERDRAIN
- 8'x4'x4" INSULATION (PLAN VIEW)
- 8'x4'x4" INSULATION (PROFILE VIEW)

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Key Plan

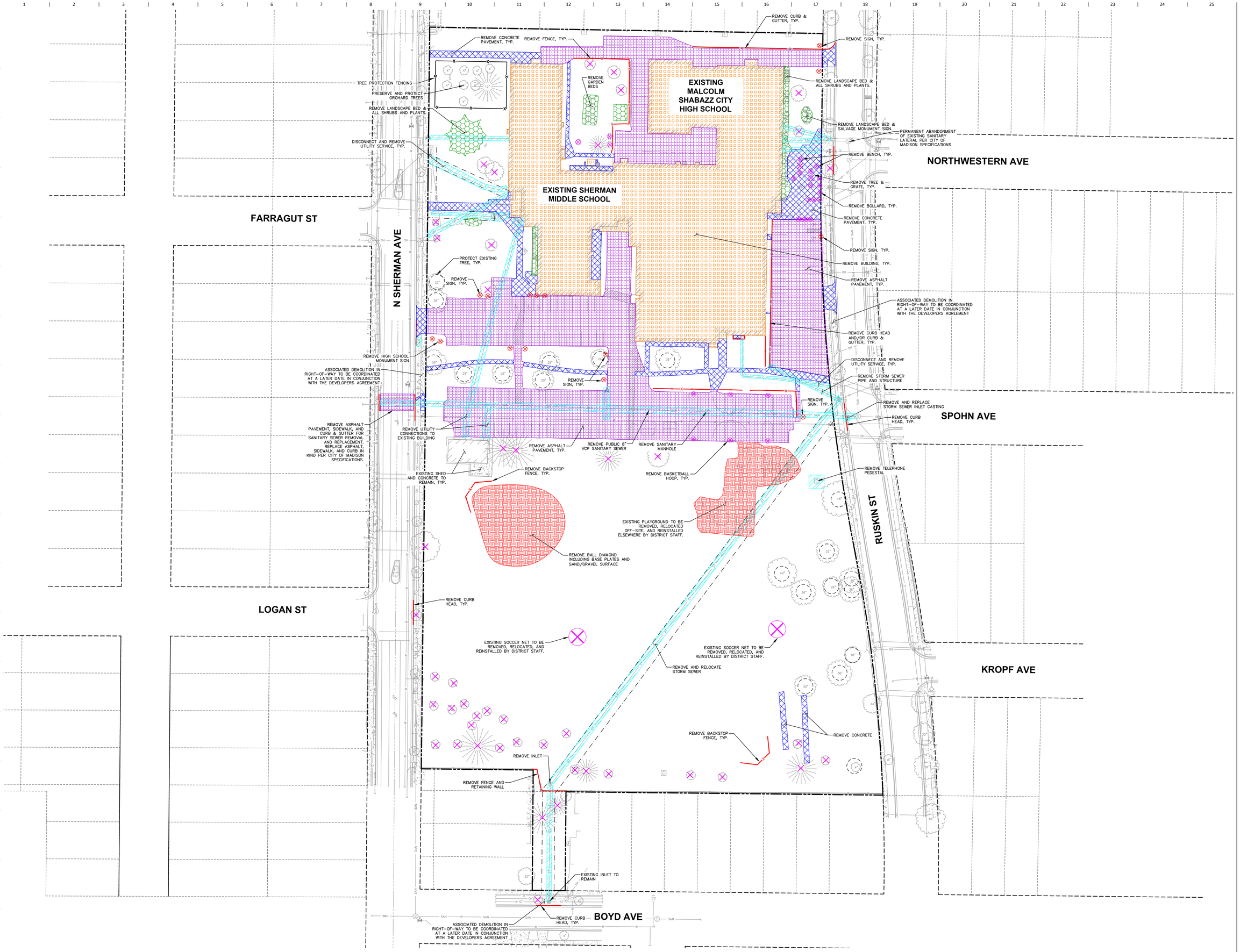
Revision	Description	Date

OPN Project No.
24654002

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

Sheet Name
GENERAL NOTES & LEGEND

Sheet Number
C100



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Key Plan

north
SCALE IN FEET
40' 0 40'

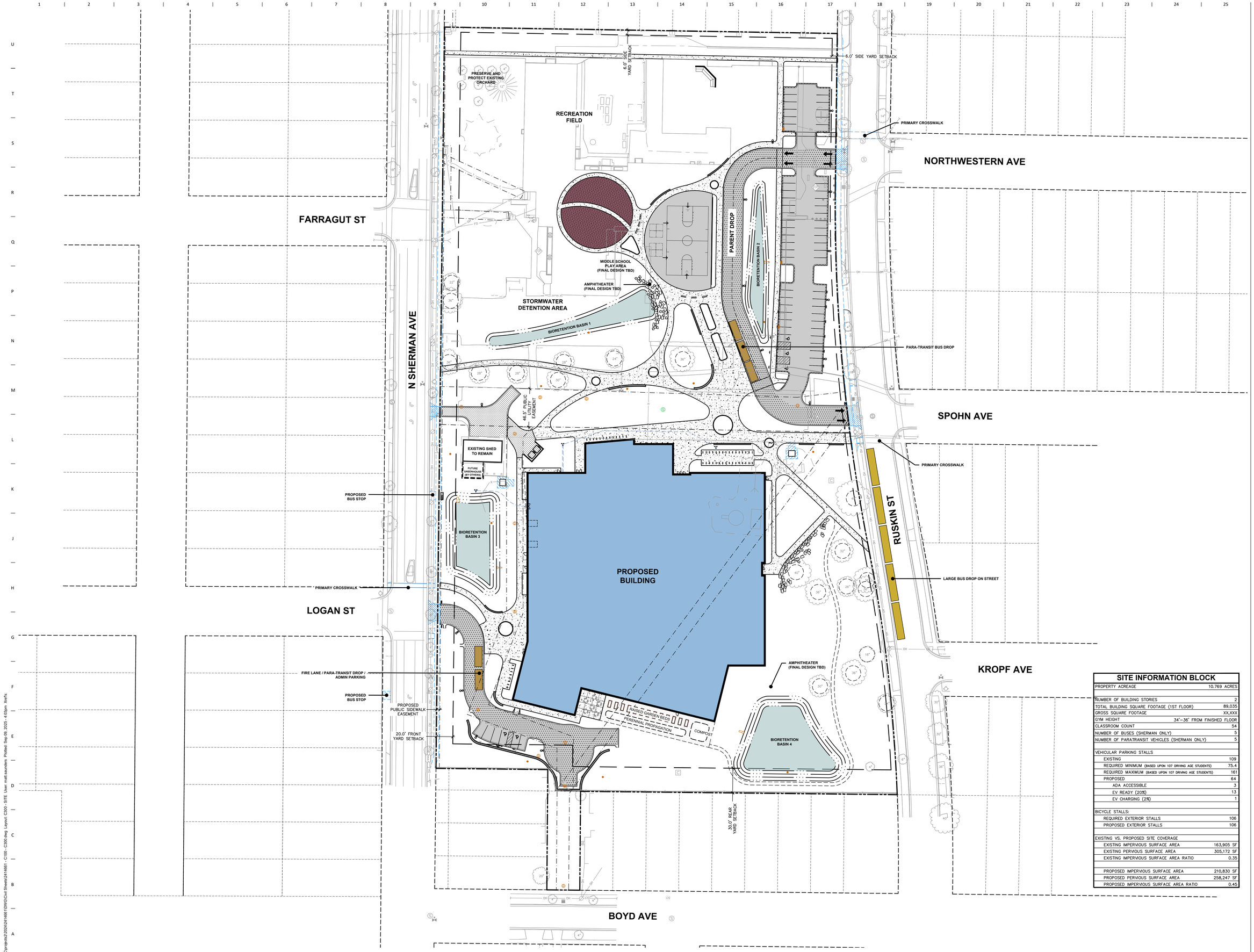
Revision	Description	Date

OPN Project No.
24654002

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

Sheet Name
DEMOLITION PLAN

Sheet Number
C200



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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Key Plan

north
SCALE IN FEET
40' 0 40'

Revision	Description	Date

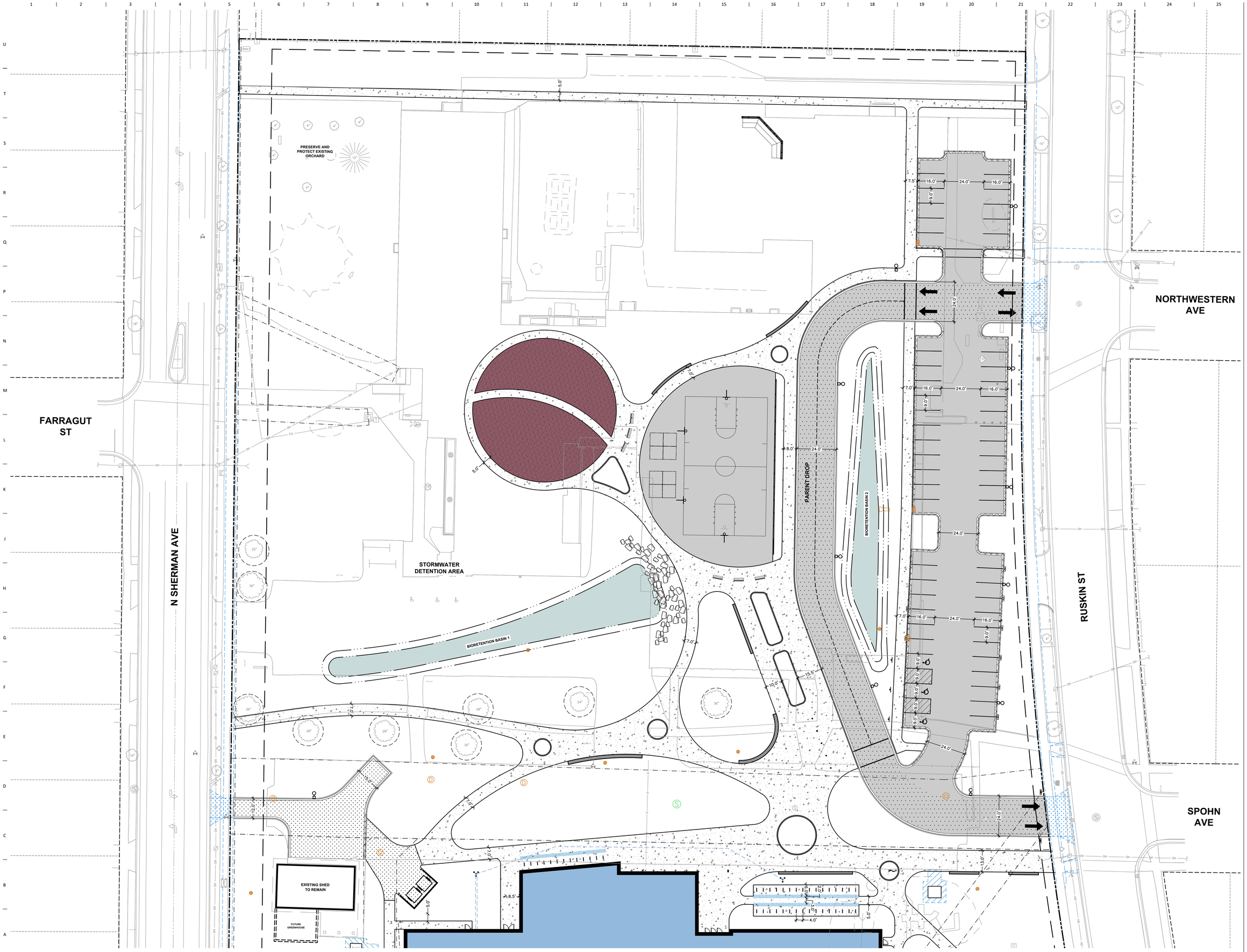
OPN Project No.
24654002

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

Sheet Name
SITE PLAN

Sheet Number
C300

File: \\JSDINC\projects2\2024\24146610\DWG\Civil Sheets\24146610 - C100 - C300.dwg Layout: C300 - SITE User: matt.saunders Plotted: Sep 09, 2025 - 4:03pm Xrefs:



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Key Plan

north
SCALE IN FEET
20' 0 20'

Revision	Description	Date

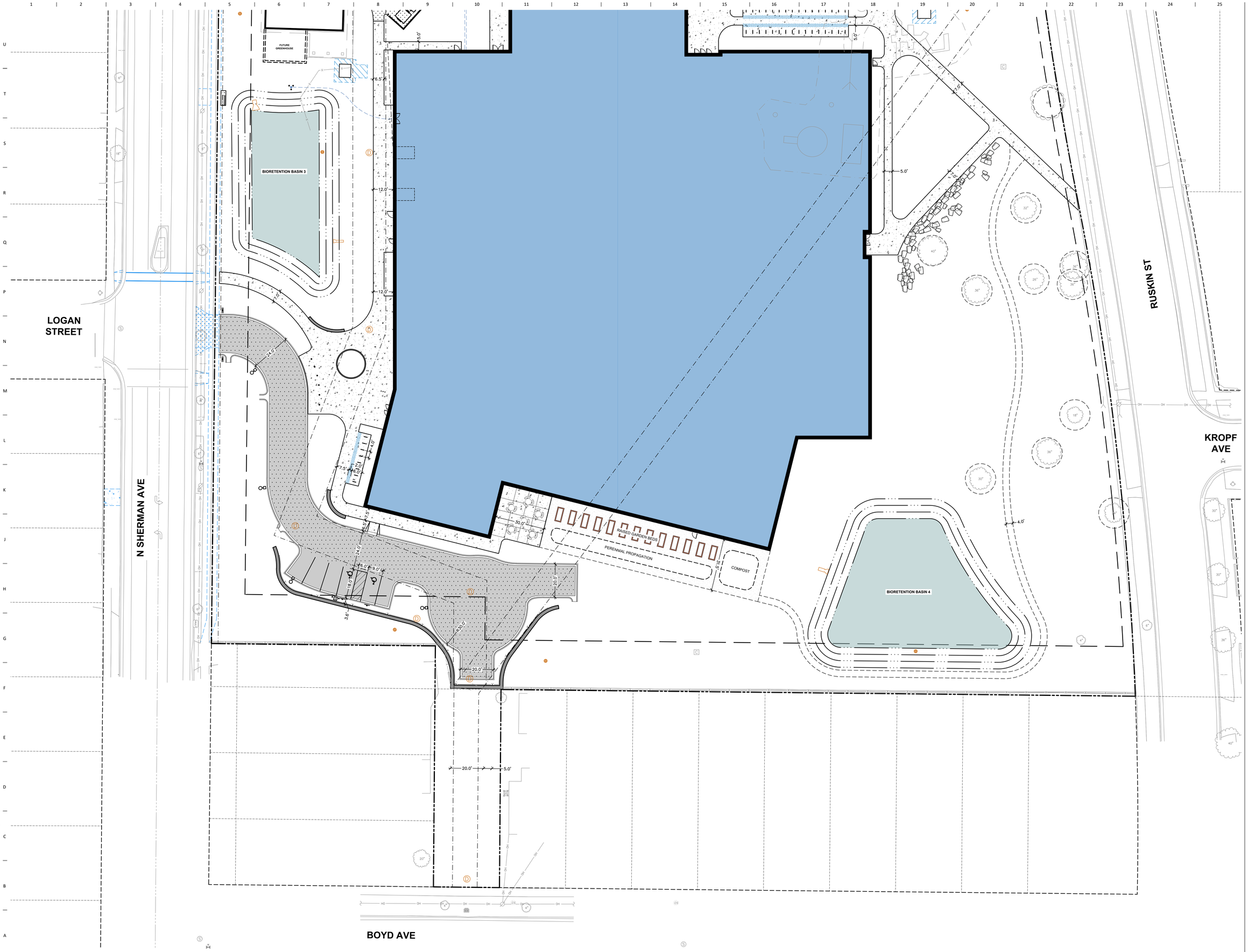
OPN Project No.
24654002

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

Sheet Name
DIMENSIONED SITE PLAN - NORTH

Sheet Number
C301

File: \\USDNC\projects2\2024\24654002\DWG\Civil Sheets\24146661 - C100 - C300.dwg Layout: C301 - SITE N DIMS User: matt.saunders Plotted: Sep 09, 2025 - 4:03pm Xrefs:



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Key Plan

north
SCALE IN FEET
20' 0 20'

Revision	Description	Date

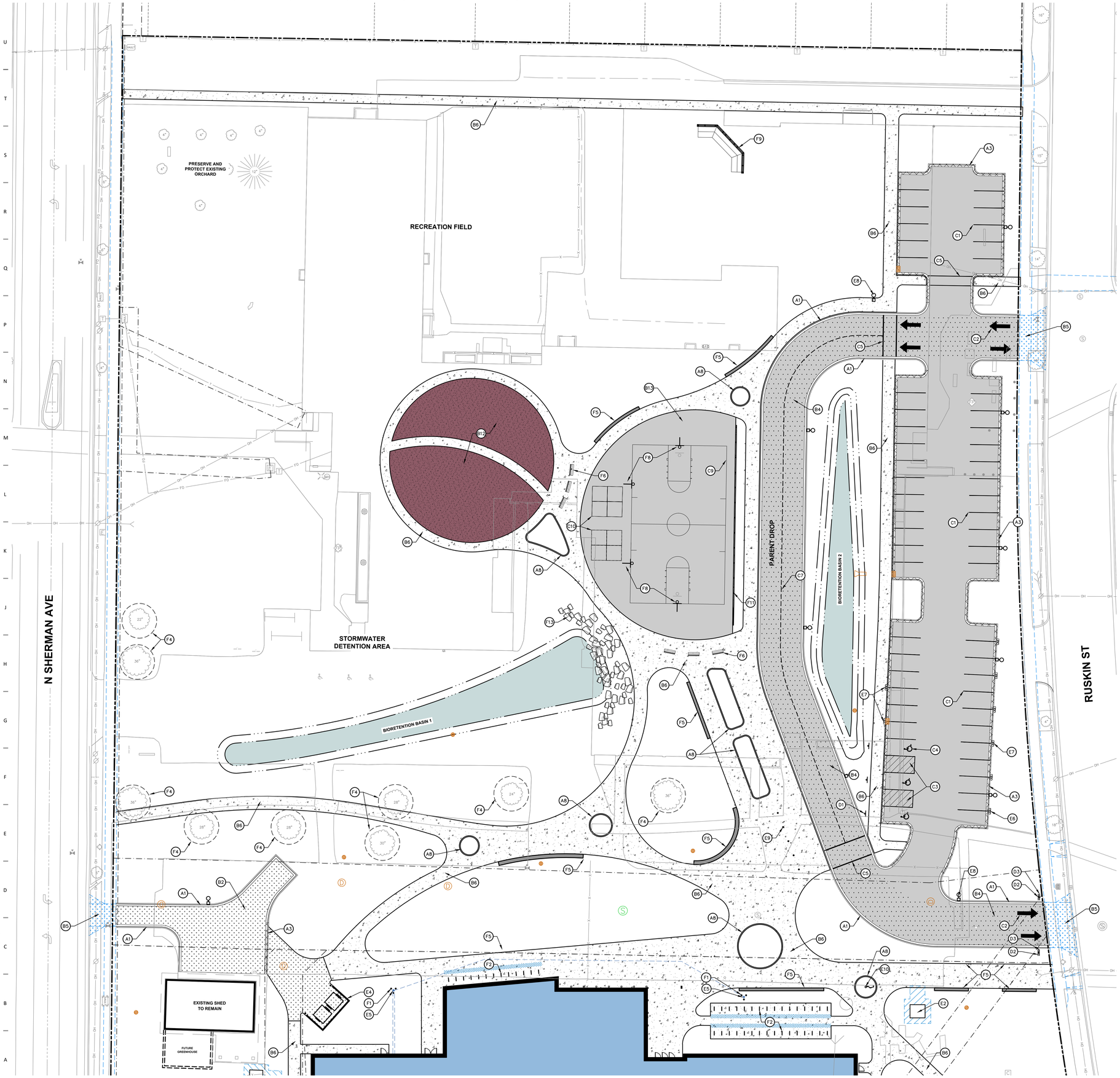
OPN Project No.
24654002

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

Sheet Name
DIMENSIONED SITE PLAN - SOUTH

Sheet Number
C302

File: \\JSDNCprojects\2024\2414661\DWG\Civil Sheets\2414661 - C100 - C300.dwg Layout: C302 - SITE S DIMS User: matt.saunders Plotted: Sep 09, 2025 - 4:22pm Xrefs:



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)
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- E5 GEOTHERMAL WELL–HEAD (REFER TO MECHANICAL)
- E6 EV PARKING CHARGING STATION & PAD (REFER TO ELECTRICAL)
- E7 EV READY STATION (REFER TO ELECTRICAL)
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- 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
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- F7 INTENTIONALLY OMITTED
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- 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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Key Plan

north
SCALE IN FEET
20' 0 20'

Revision	Description	Date

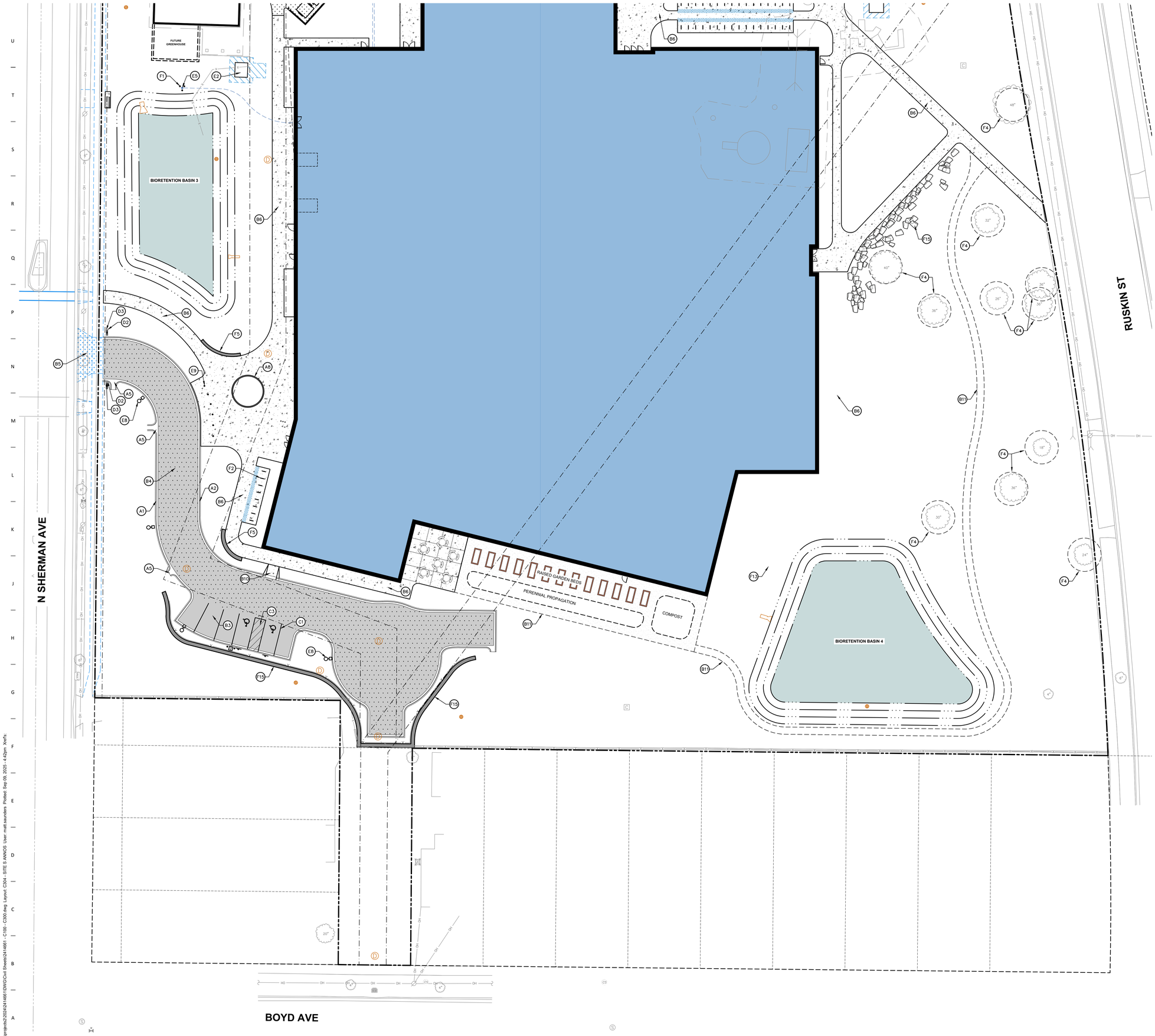
OPN Project No.
24654002

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

Sheet Name
ANNOTATED SITE PLAN - NORTH

Sheet Number
C303

File: \\JSDINC\projects2\2024\24146610\DWG\Civil Sheets\24146610 - C100 - C300.dwg Layout: C303 - SITE N ANNOS User: matt.saunders Plotted: Sep 09, 2025 - 4:26pm Xref's:



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Key Plan

north
SCALE IN FEET
20' 0 20'

Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date

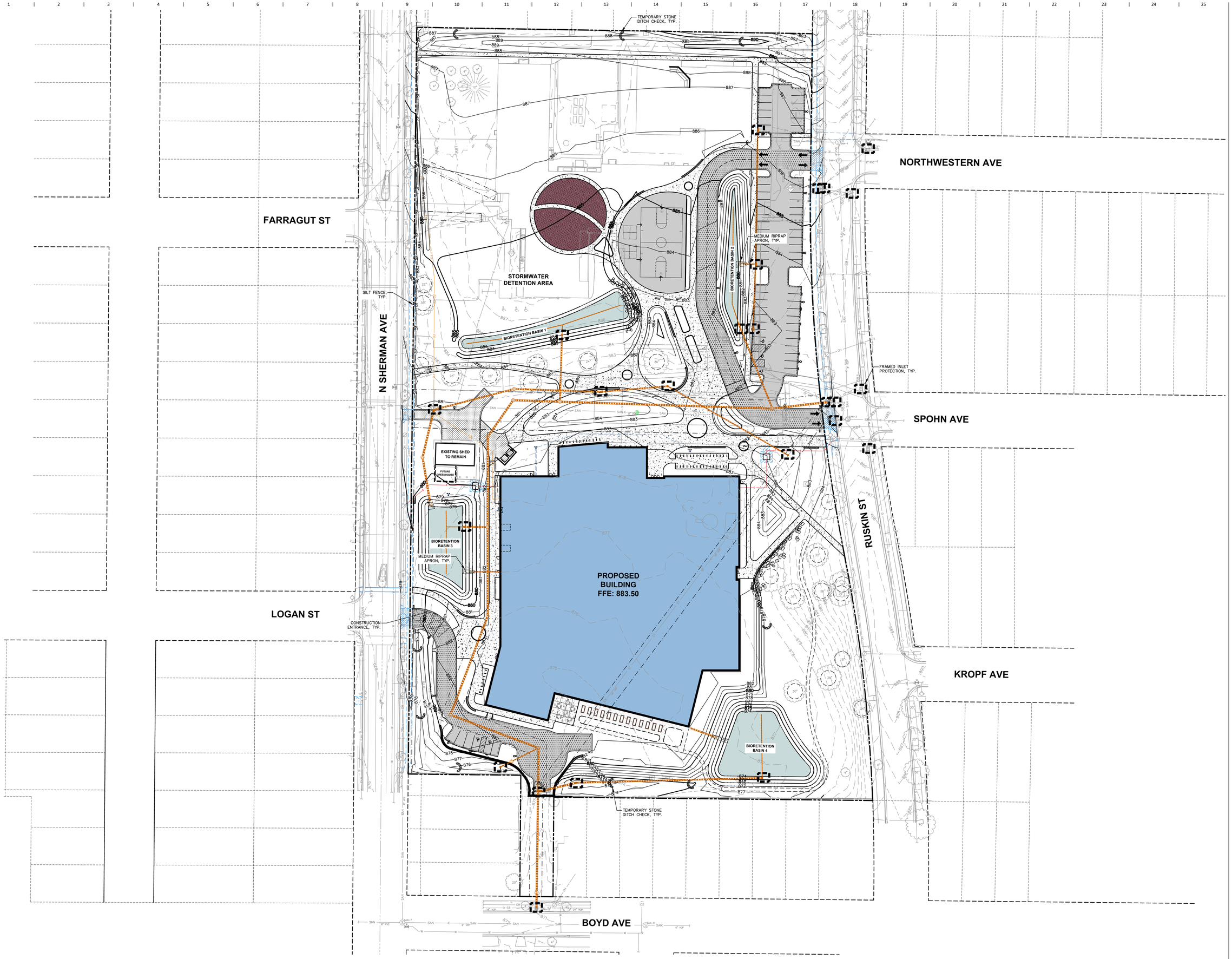
LAND USE/UDC RE-SUBMITTAL	**09/09/25**

Sheet Name

ANNOTATED SITE PLAN - SOUTH

Sheet Number
C304

File: \\JSDNC\projects\2024\24654661\DWG\Civil Sheets\24654661 - C100 - C500.dwg Layout: C304 - SITE S ANNOS User: matt.saunders Plotted: Sep 09, 2025 - 4:42pm Xref's:



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Key Plan

north
SCALE IN FEET
40' 0 40'

Revision	Description	Date

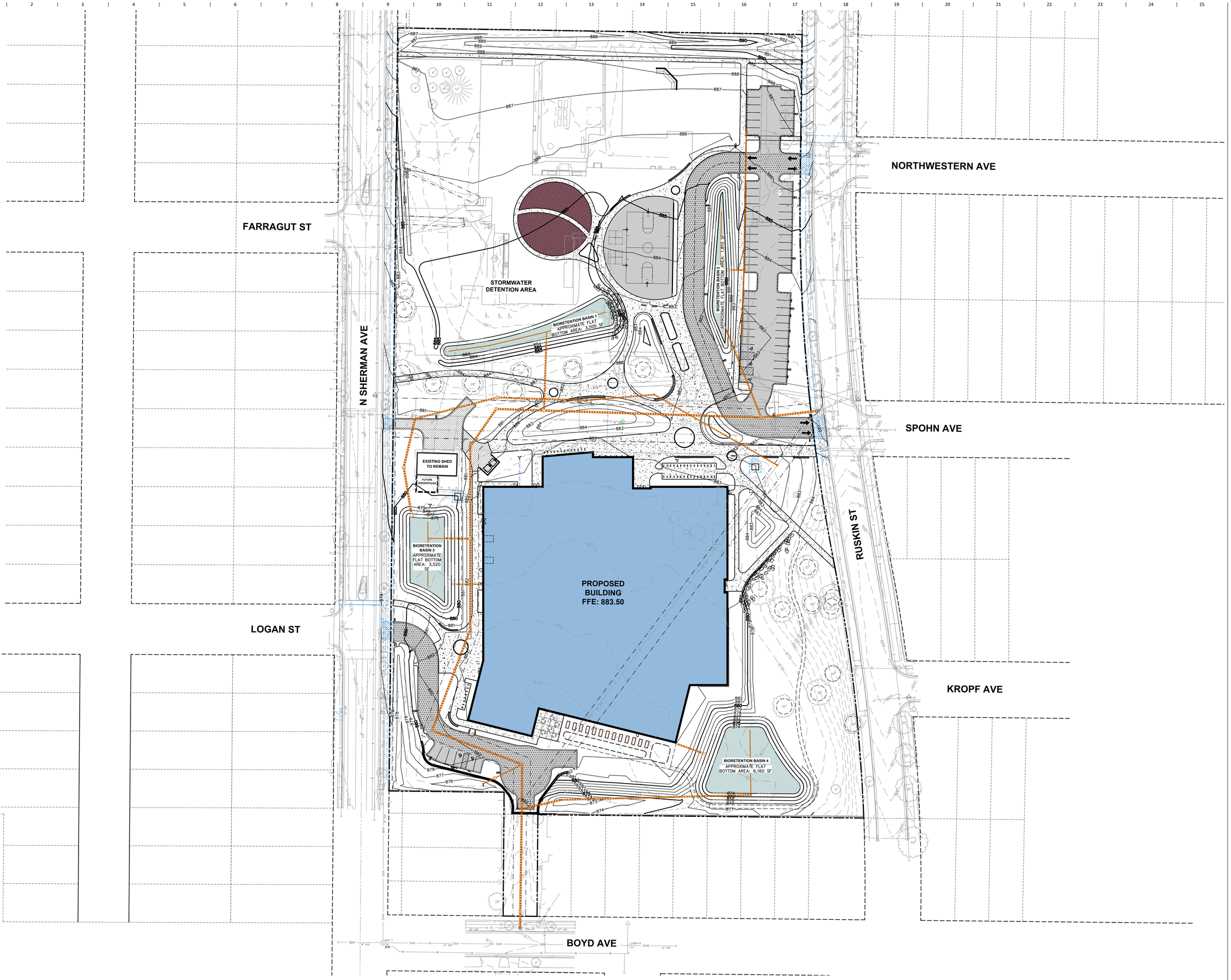
OPN Project No.
24654002

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

Sheet Name
EROSION CONTROL PLAN

Sheet Number
C400

File: \\JSDINC\projects2\2024\24146610\DWG\Civil Sheets\24146610 - C400 - C600.dwg Layout: C400 - EC User: matt.saunders Plotted: Sep 09, 2025 - 4:00pm Xref's:



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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
GRADING PLAN

Sheet Number
C500

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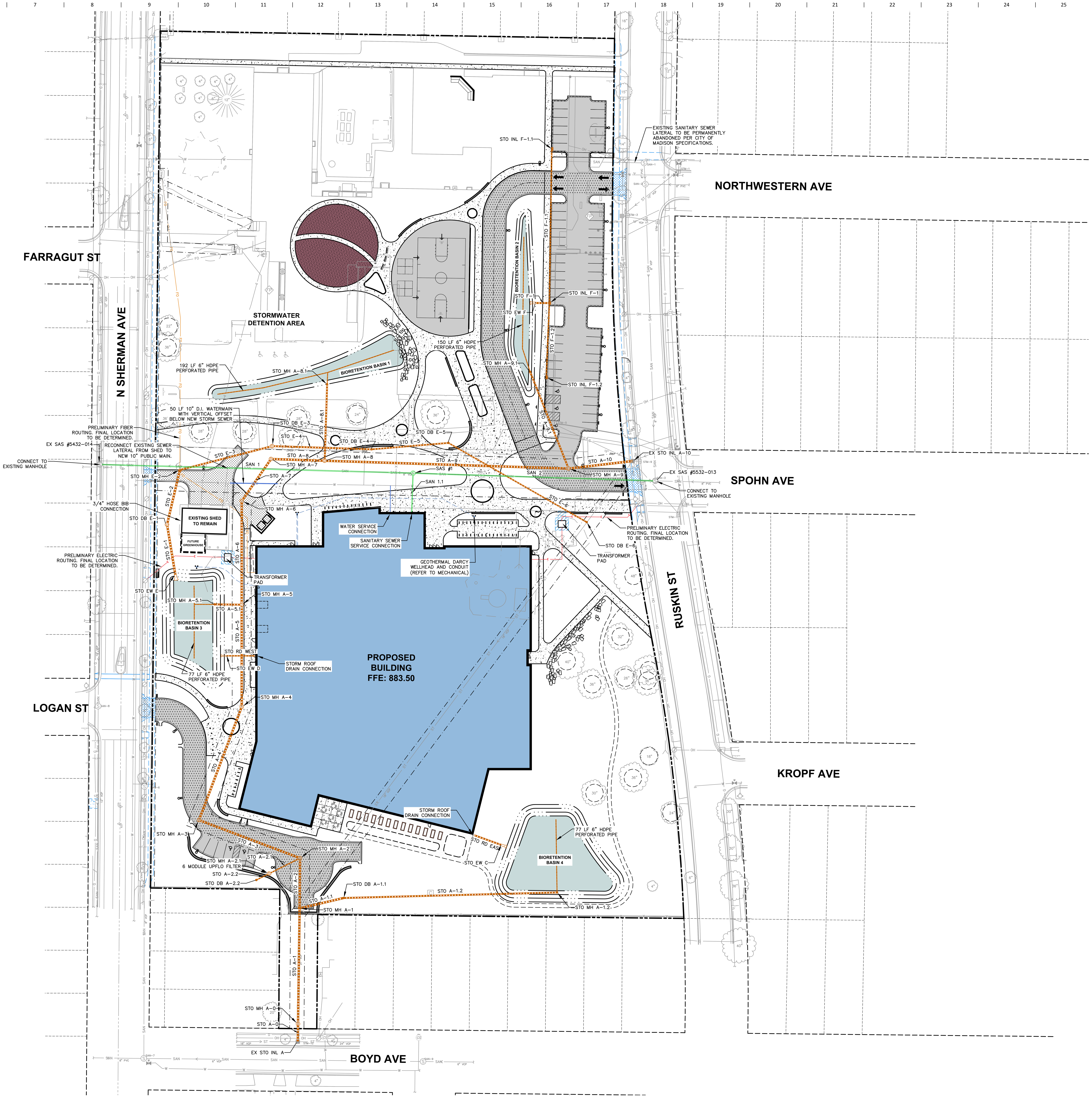
PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO DB A–1.1	872.00	W INV: 868.65 (24") E INV: 868.75 (18")	3.3	24 IN DB	DUCTILE IRON DOME
STO DB A–2.2	875.00	NE INV: 871.58 (10")	3.4	12 IN DB	DUCTILE IRON DOME
STO DB E–1	880.41	S 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



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Key Plan

Revision | Description | Date

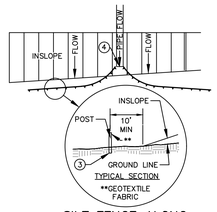
OPN Project No.
24654002

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

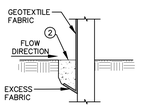
Sheet Name
UTILITY PLAN

Sheet Number
C600

PRELIMINARY. NOT FOR CONSTRUCTION.

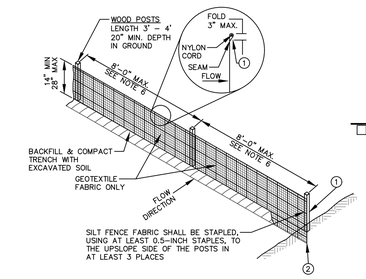


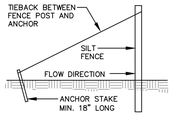
SILT FENCE ALONG SLOPES & OUTFALLS



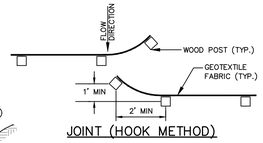
NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL

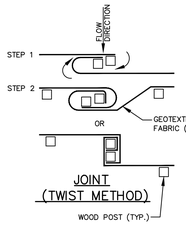




SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (HOOK METHOD)



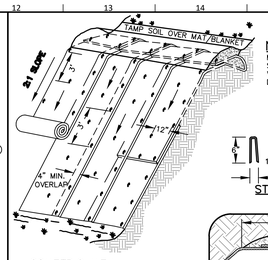
JOINT (TWIST METHOD)

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)

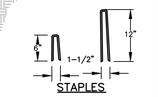
REV. 7-01-2019

SILT FENCE
N.T.S.

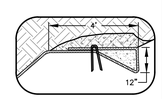


ISOMETRIC VIEW TYPICAL SLOPE SOIL STABILIZATION

NOTE:
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.



STAPLES



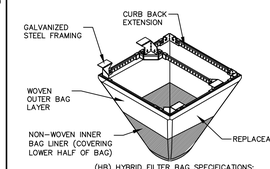
BERM

GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WSCONSIN 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.

EROSION MATTING
N.T.S.

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



(HB) HYBRID FILTER BAG SPECIFICATIONS:

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	
3087	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 18	20.5 x 13.5	1.6	0.7	2.2	62MCB2318HB
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

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"

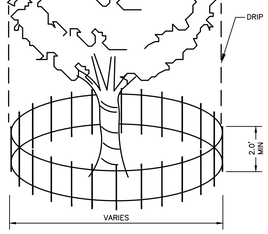
MAINTENANCE GUIDELINES:
1. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
2. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE.
3. DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACT 4. ALTERNATIVELY, AN INDUSTRIAL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

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	

REV. 7-01-2019

FRAMED INLET PROTECTION
N.T.S.

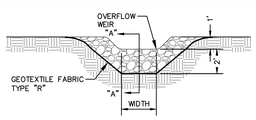
FLEXSTORM INLET FILTERS
CATCH IT
IPP Flexstorm HD Specification



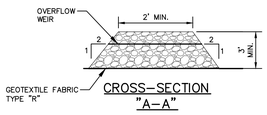
NOTE:
FENCE TO BE INSTALLED TO PROTECT EXISTING TREE(S) DURING CONSTRUCTION. CONTRACTOR TO COORDINATE FENCE LOCATION WITH OWNER PRIOR TO INSTALLATION. SILT FENCE MATERIAL OR OTHER APPROVED BARRIER MATERIAL MAY BE USED.

REV. 11-26-2018

TREE PROTECTION
N.T.S.



ELEVATION

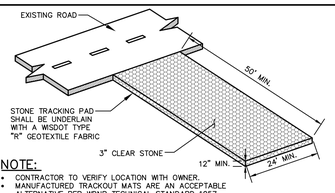


CROSS-SECTION "A-A"

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.



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

REV. 04-24-2024

CONSTRUCTION ENTRANCE
N.T.S.

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Key Plan

Revision	Description	Date

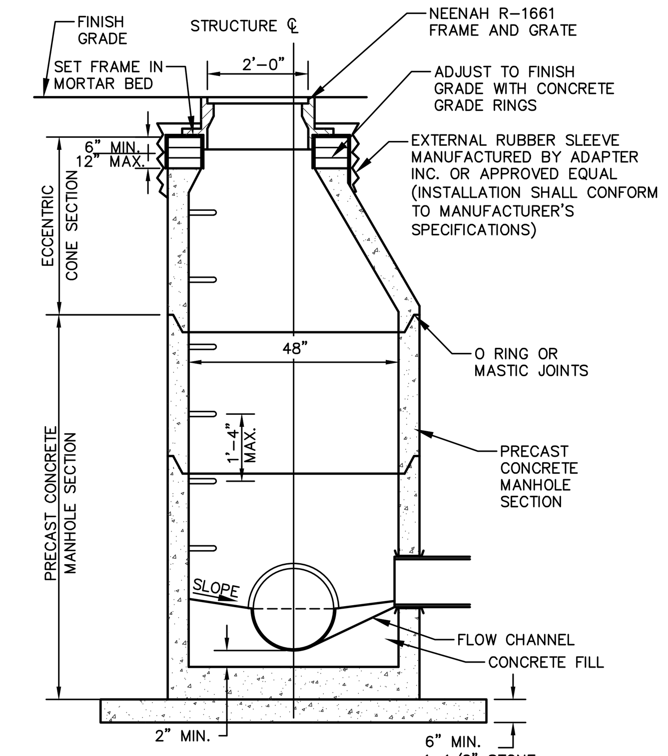
OPN Project No.
24654002

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

Sheet Name
CONSTRUCTION DETAILS

Sheet Number
C700

File: \\JSDINC\projects\2020\24146610\DWG\Civil Sheets\24146610 - C700.dwg Layout: C700 - EC Details User: matt.saunders Plotted: Sep 09, 2025 - 4:46pm XrefS:



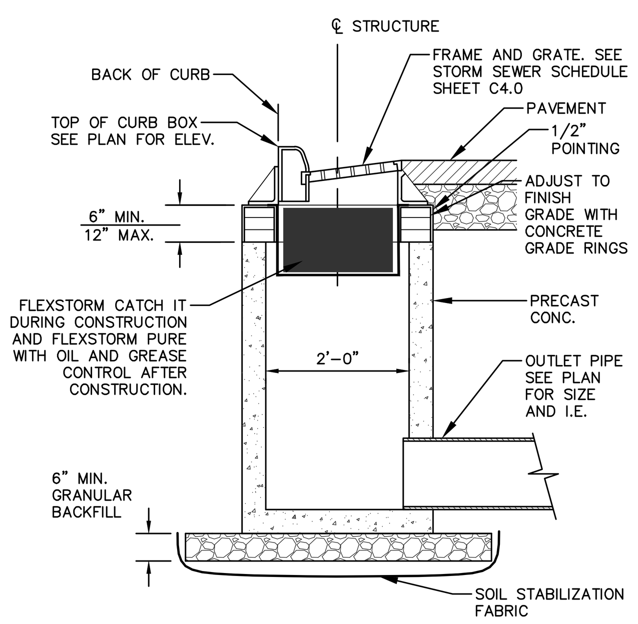
GENERAL NOTES:

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



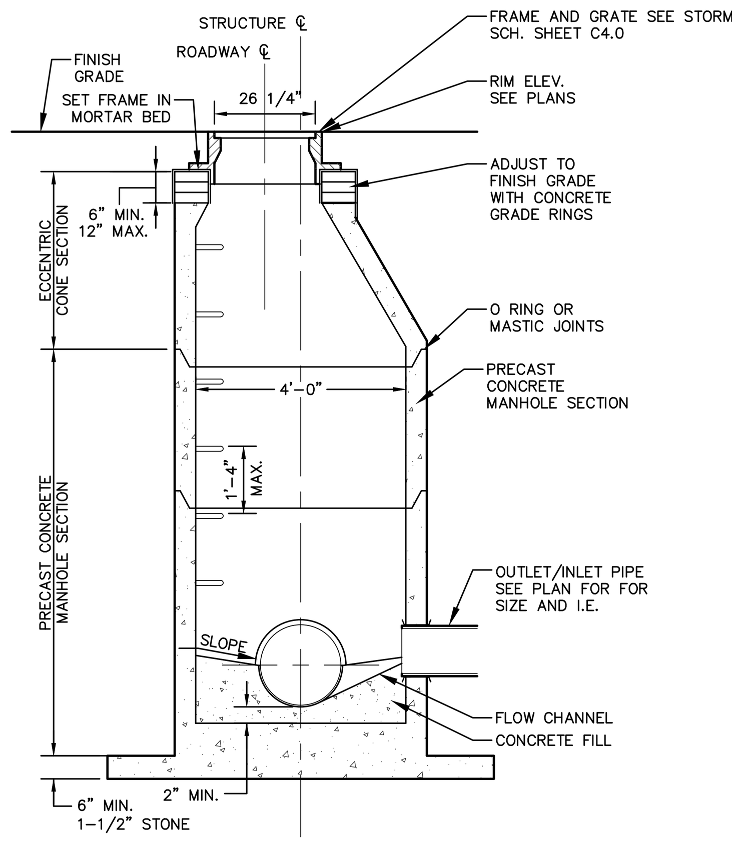
NOTE:

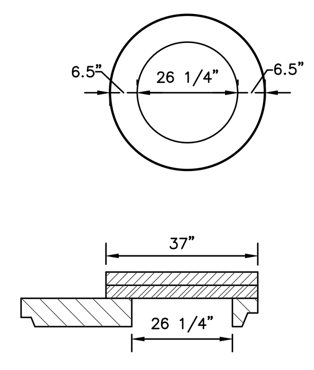
*INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS.

STORM INLET W/ OIL & GREASE FILTER

N.T.S.

REV. 11-26-2018





FLAT TOP SLAB

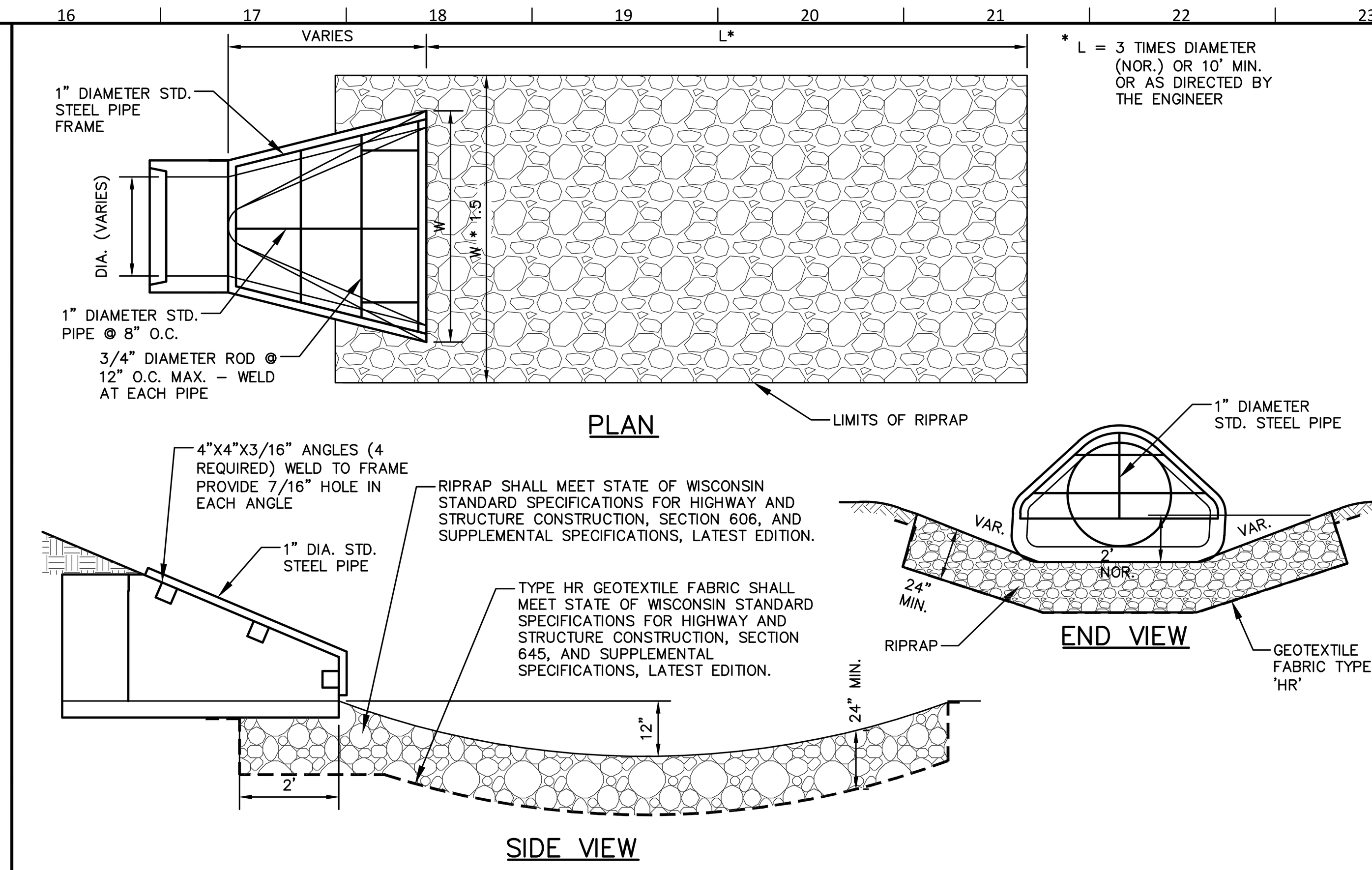
GENERAL NOTES:

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

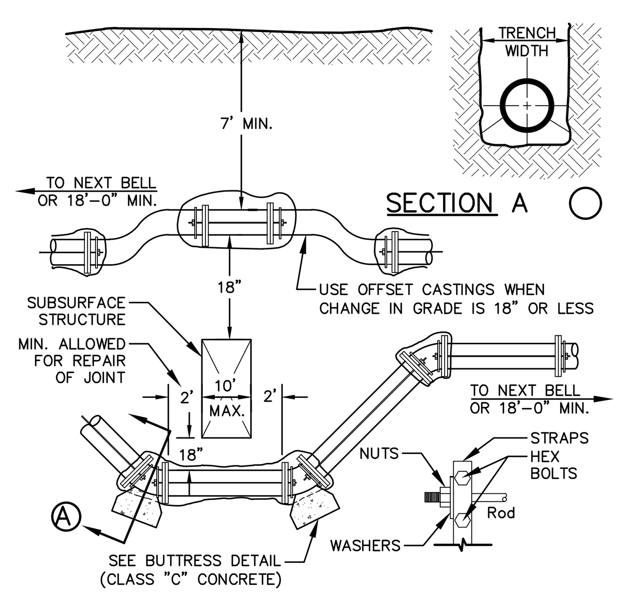


* L = 3 TIMES DIAMETER (NOR.) OR 10' MIN. OR AS DIRECTED BY THE ENGINEER

APRON ENDWALL W/ GRATE - RIPRAP

N.T.S.

REV. 12-7-2018



Strapping Material						
Pipe Size	D	Rods No.	Rods Dia.	Strap	Bolt Dia.	Washer
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"	"

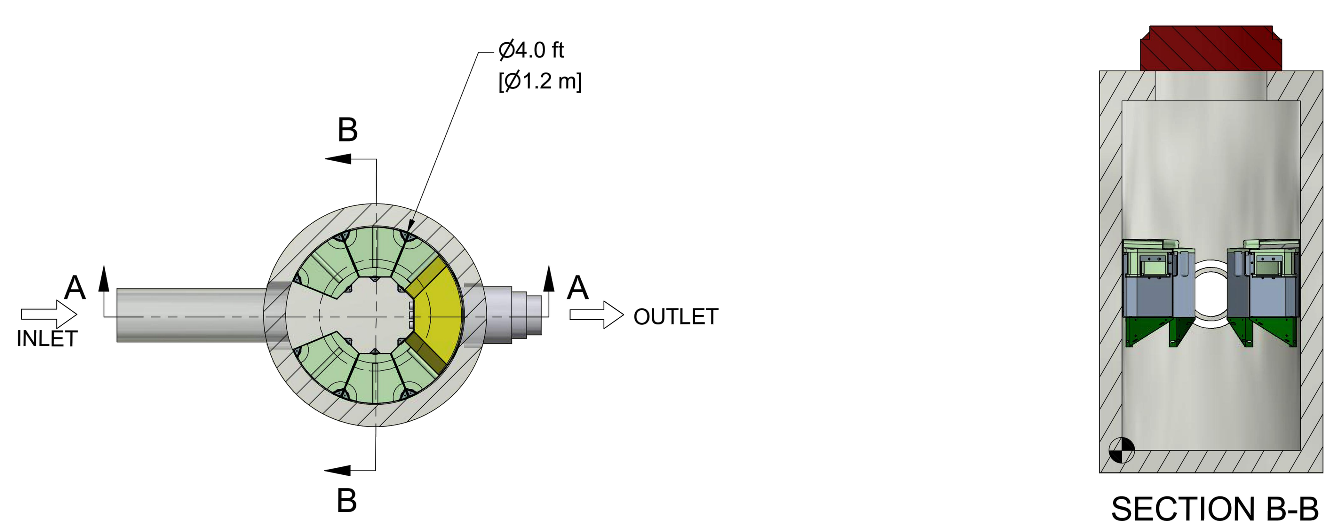
GENERAL NOTES:

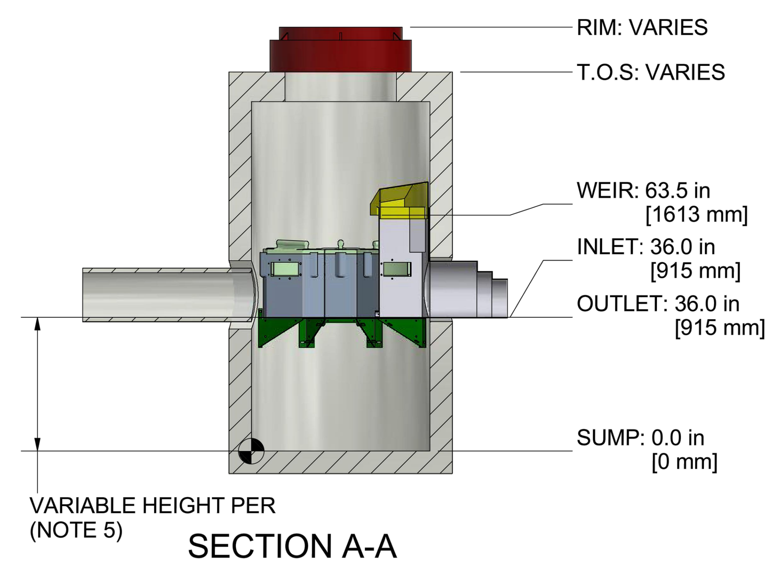
1. JOINT RESTRAINTS: RODS AND CONCRETE BUTTRESSES MAY BE USED IN LIEU OF MEG-A-LUGS IF APPROVED BY THE ENGINEER.
2. RODS & WASHERS TO BE ASTM A-575 MERCHANT QUALITY .17-.24 CARBON. NUTS TO BE AM. STD. HEAVY HOT PRESSED. TIE RODS, BOLTS, NUTS, BANDS, AND WASHERS TO BE FURNISHED & APPLIED BY CONTRACTOR. 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





SECTION A-A

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

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

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hydro-int.com

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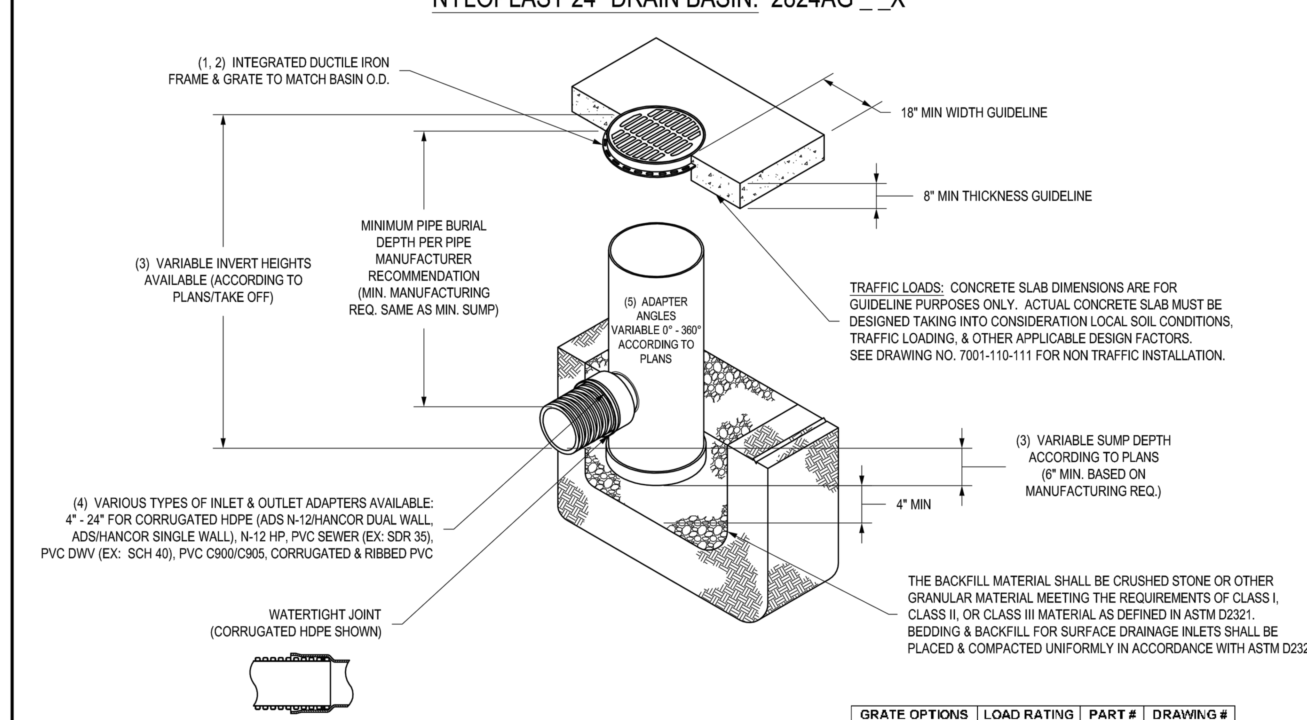
DO NOT SCALE DRAWING
UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES.
TOLERENCES ARE: FRACTIONS ± 1/16 DECIMALS: X.X ± .06 X.XX ± .03 X.XXX ± .015 ANGLES: ± .5°

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



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

OPN ARCHITECTS

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Madison, WI 53703
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Key Plan

Revision Description Date

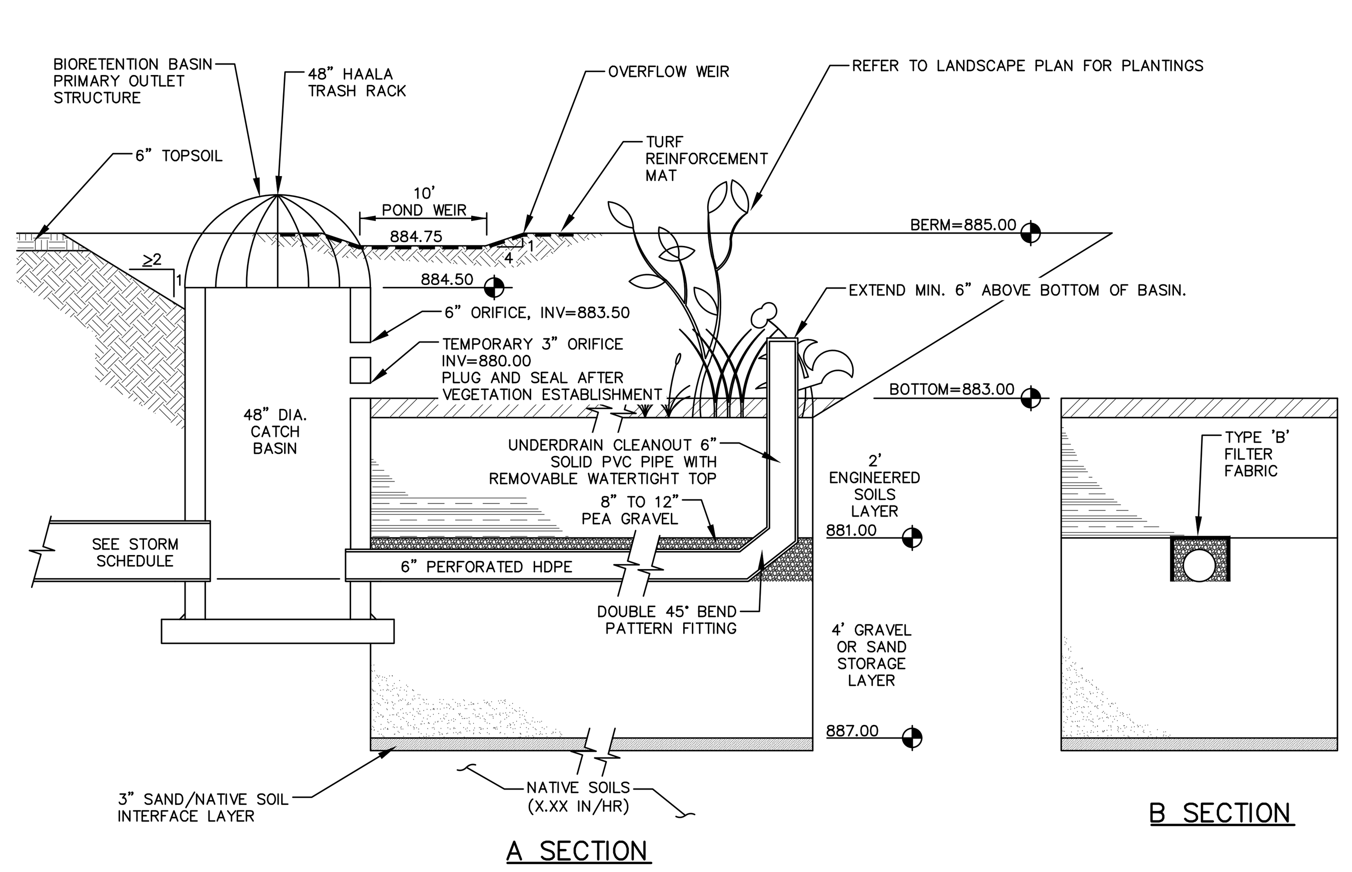
OPN Project No.
24654002

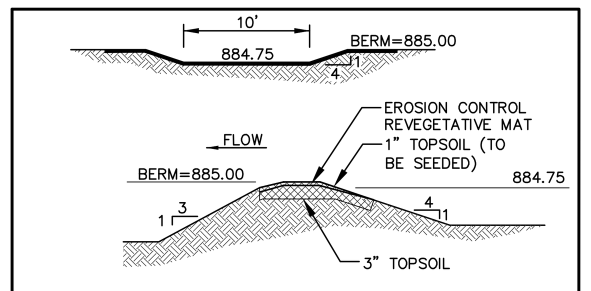
Sheet Issue Date
LAND USE/UDC RE-SUBMITTAL **09/09/25**

Sheet Name
CONSTRUCTION DETAILS

Sheet Number
C701

PRELIMINARY. NOT FOR CONSTRUCTION.





BIORETENTION BASIN EMERGENCY OVERFLOW WEIR DETAIL

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GENERAL NOTES:

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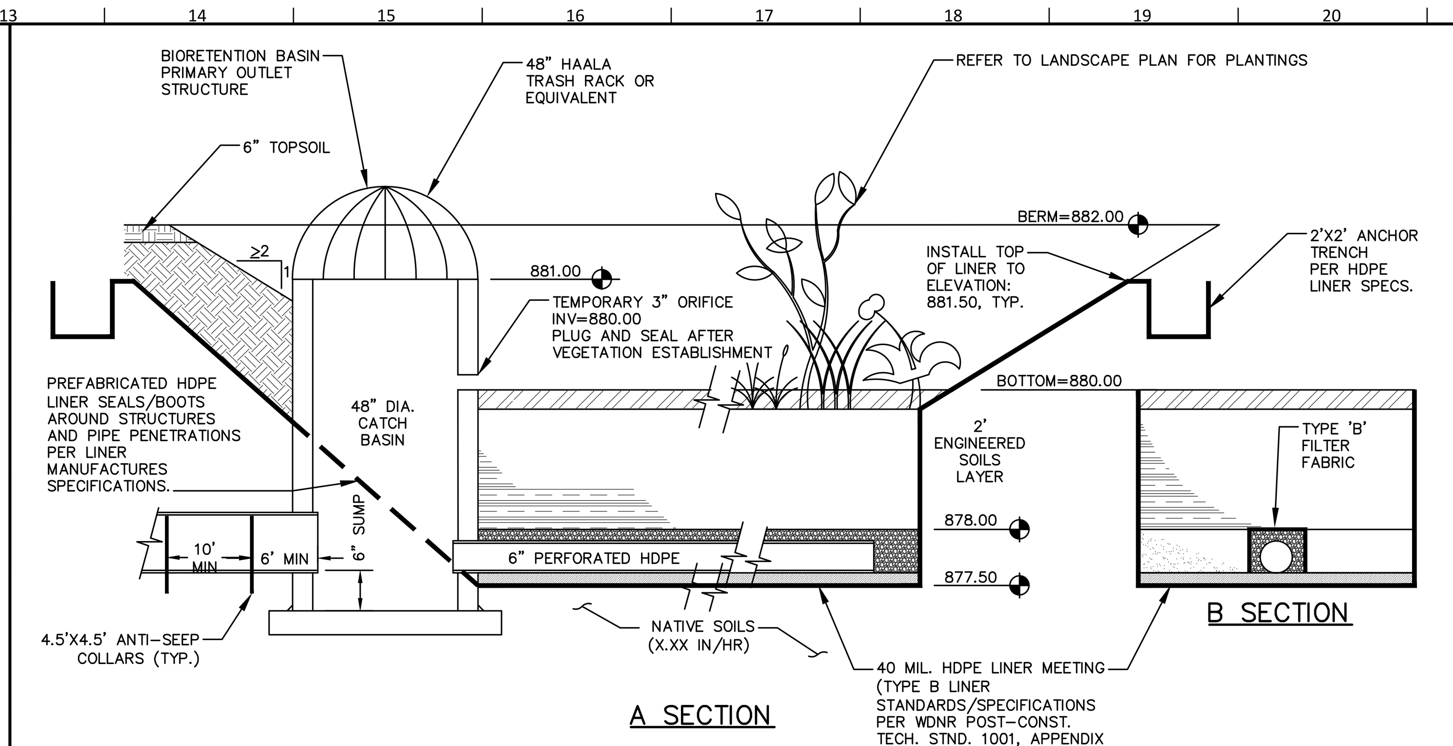
BIORETENTION BASIN 1

N.T.S.

REV. 12-7-2018



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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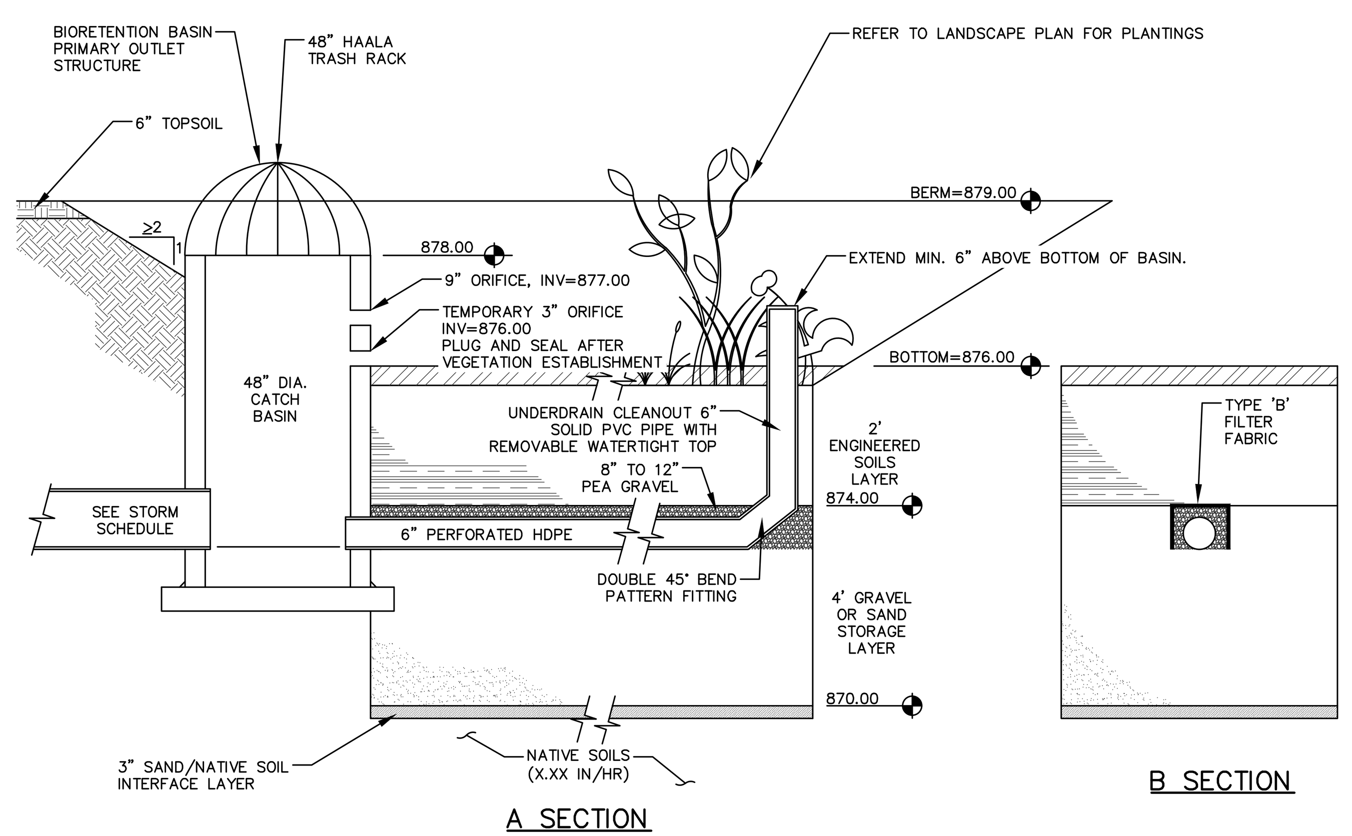
BIORETENTION BASIN 2

N.T.S.

REV. 12-7-2018



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BIORETENTION BASIN 3

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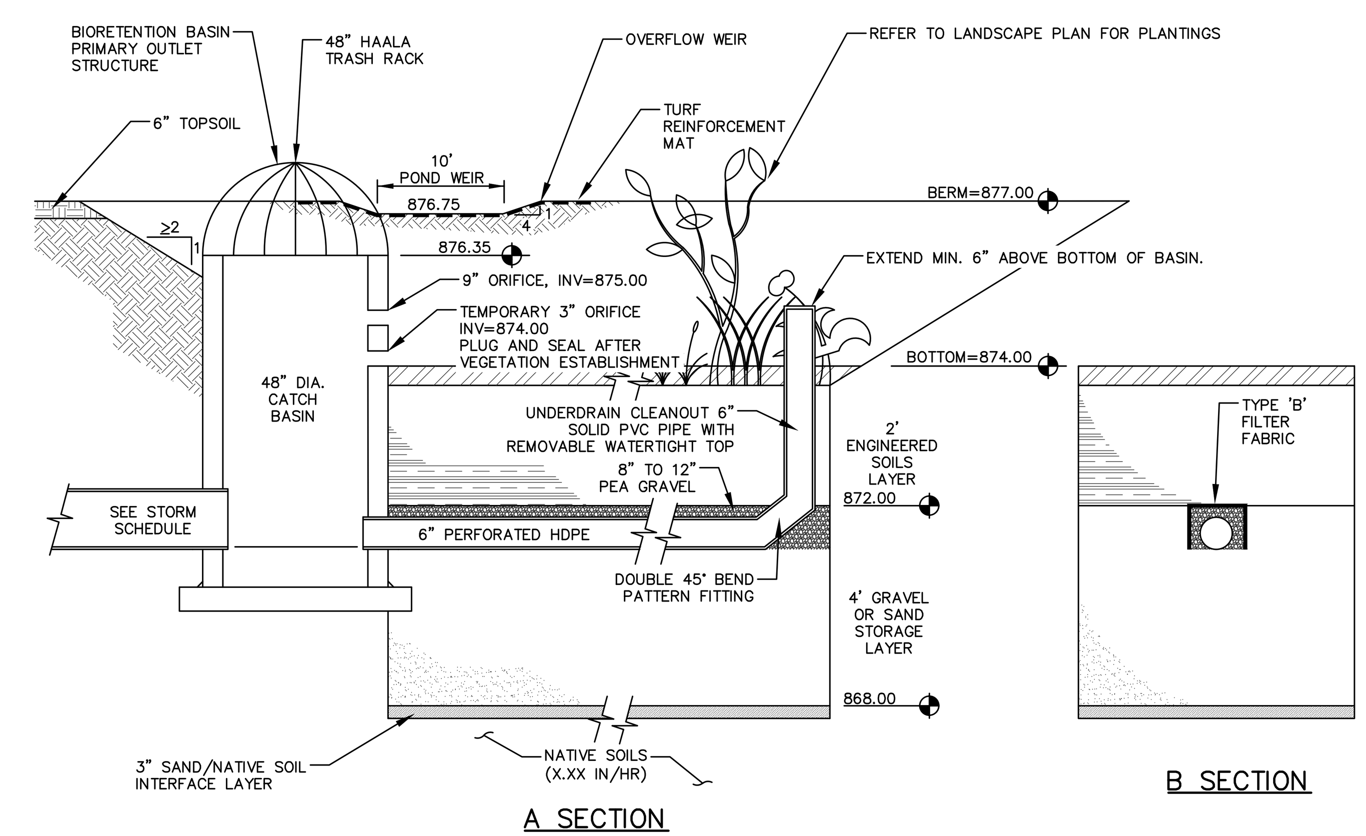

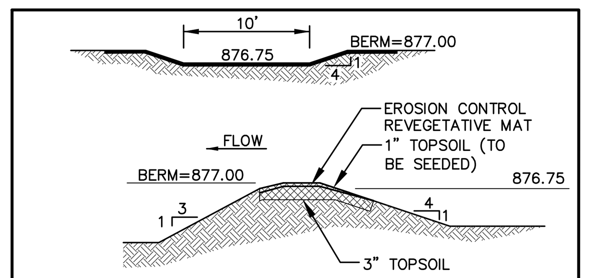

BIORETENTION BASIN EMERGENCY OVERFLOW WEIR DETAIL

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

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Key Plan

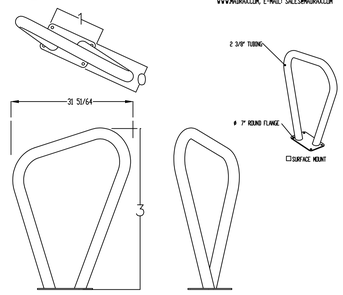
Revision	Description	Date

OPN Project No.
24654002

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

Sheet Name
CONSTRUCTION DETAILS

Sheet Number
C702



PART: LBR-2
DESCRIPTION: LEFTY 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 APPROVE COLOR OF FINISH, SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION

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BIKE RACK DETAIL

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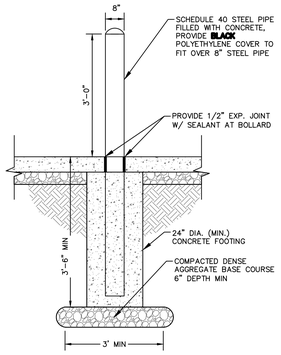
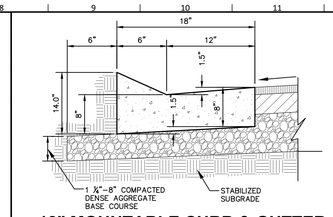


REV. 12-17-2018

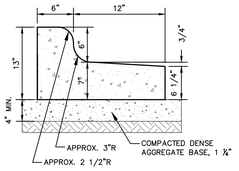
CONCRETE BOLLARD

N.T.S.



18" MOUNTABLE CURB & GUTTER

N.T.S.



REV. 12-17-2018

18" REJECT CURB & GUTTER

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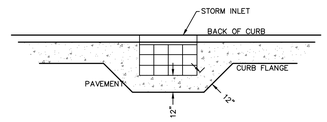
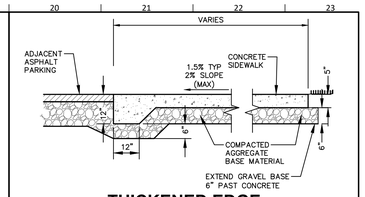


REV. 11-20-2018

CONCRETE INLET COLLAR

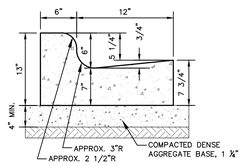
N.T.S.



REV. 07-14-2020

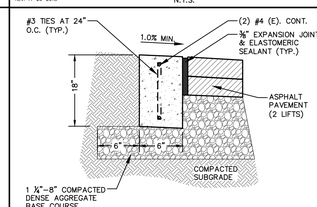
THICKENED EDGE SIDEWALK - FLUSH

N.T.S.



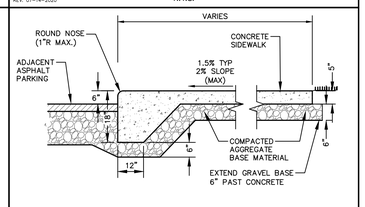
18" STANDARD CURB & GUTTER

N.T.S.



6" RIBBON CURB

N.T.S.



REV. 07-14-2020

THICKENED EDGE SIDEWALK

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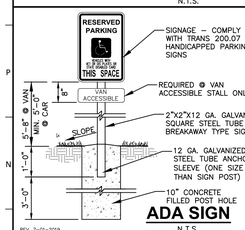
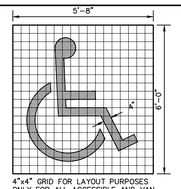


NOTE:
OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'-0" LONG ANCHOR POST SLEEVE.

REV. 7-01-2019

ADA SIGN

N.T.S.



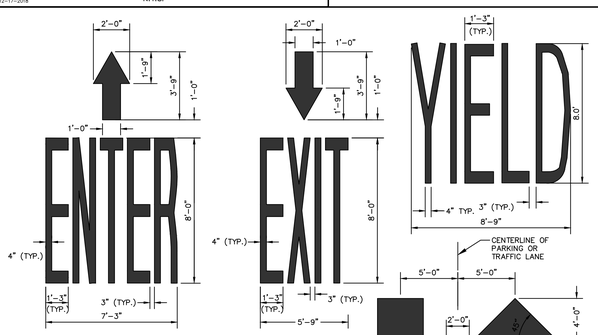
NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

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

REV. 11-20-2018

ADA PARKING STALL MARKING

N.T.S.

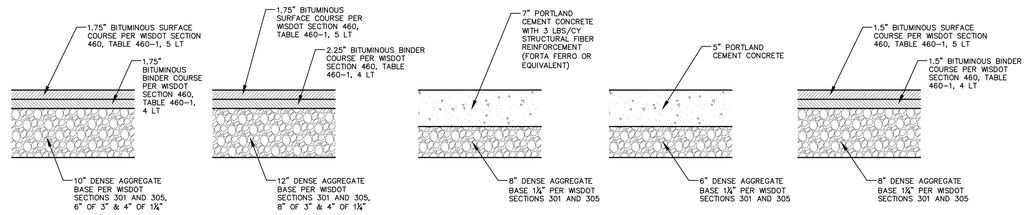


GENERAL NOTES:
1. ALL TRAFFIC FLOW ARROWS TO BE SOLID YELLOW, HIGH-VISIBILITY EPOXY TRAFFIC PAINT AS PER DIMENSIONS ABOVE.
2. FOR ONE WAY LANES, CENTER SINGLE ARROW IN LANE.

REV. 11-20-2018

TYPICAL PAVEMENT MARKINGS

N.T.S.



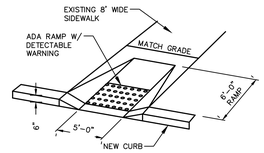
STANDARD ASPHALT PAVEMENT SECTION | HEAVY DUTY ASPHALT PAVEMENT SECTION | HEAVY DUTY CONCRETE PAVEMENT SECTION | CONCRETE SIDEWALK SECTION | RECREATION SPORT COURTS ASPHALT PAVEMENT SECTION

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. WSDOT 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.

REV. 7-01-2019

PAVEMENT SECTIONS

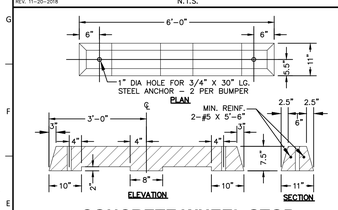
N.T.S.



REV. 11-20-2018

ADA ACCESSIBLE RAMP - INLINE

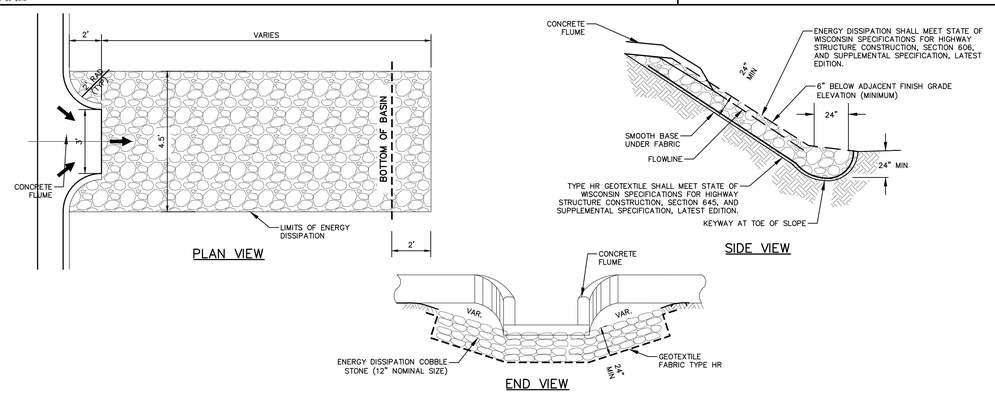
N.T.S.



REV. 11-26-2018

CONCRETE WHEEL STOP

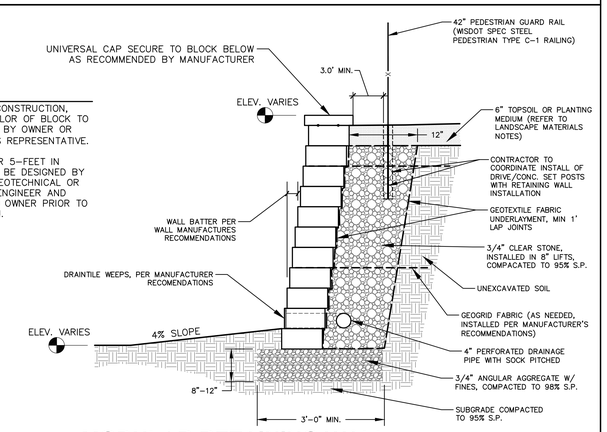
N.T.S.



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.

REV. 07-16-2019

MODULAR RETAINING WALL

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Key Plan

Revision	Description	Date

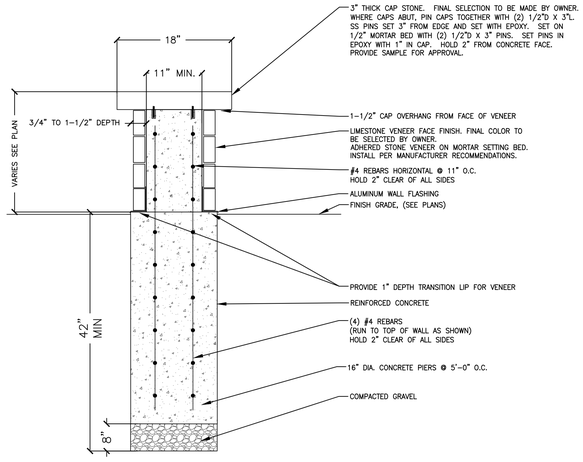
OPN Project No.
24654002

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

Sheet Name
CONSTRUCTION DETAILS

Sheet Number
C703

File: \\JSD\NC\projects2\2024\24146510\DWG\Civil Sheets\24146510 - C700.dwg Layout: C703 - SITE Details User: matt.saunders Plotted: Sep 09, 2025 - 4:44pm Xref's:

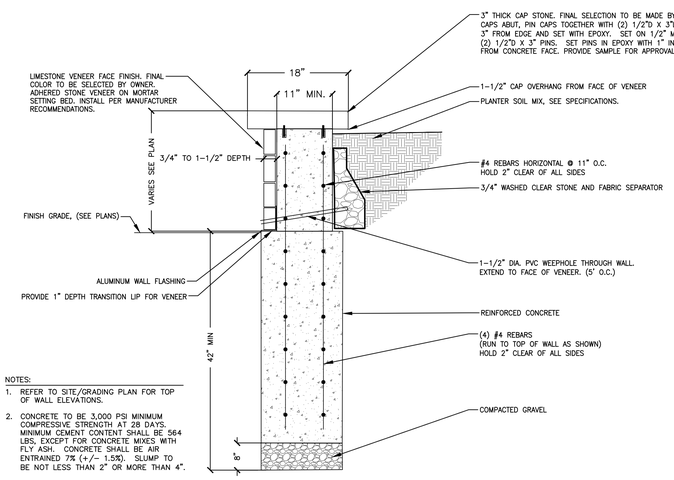


NOTES:

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.



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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

File: \\JSD\NC\projects2\2024\24654001\DWG\Civil Sheets\24146651 - C700.dwg Layout: C704 - SITE Details User: matt.saunders Plotted: Sep 09, 2025 - 4:43pm Xref's:

COMPREHENSIVE PLANT SCHEDULE

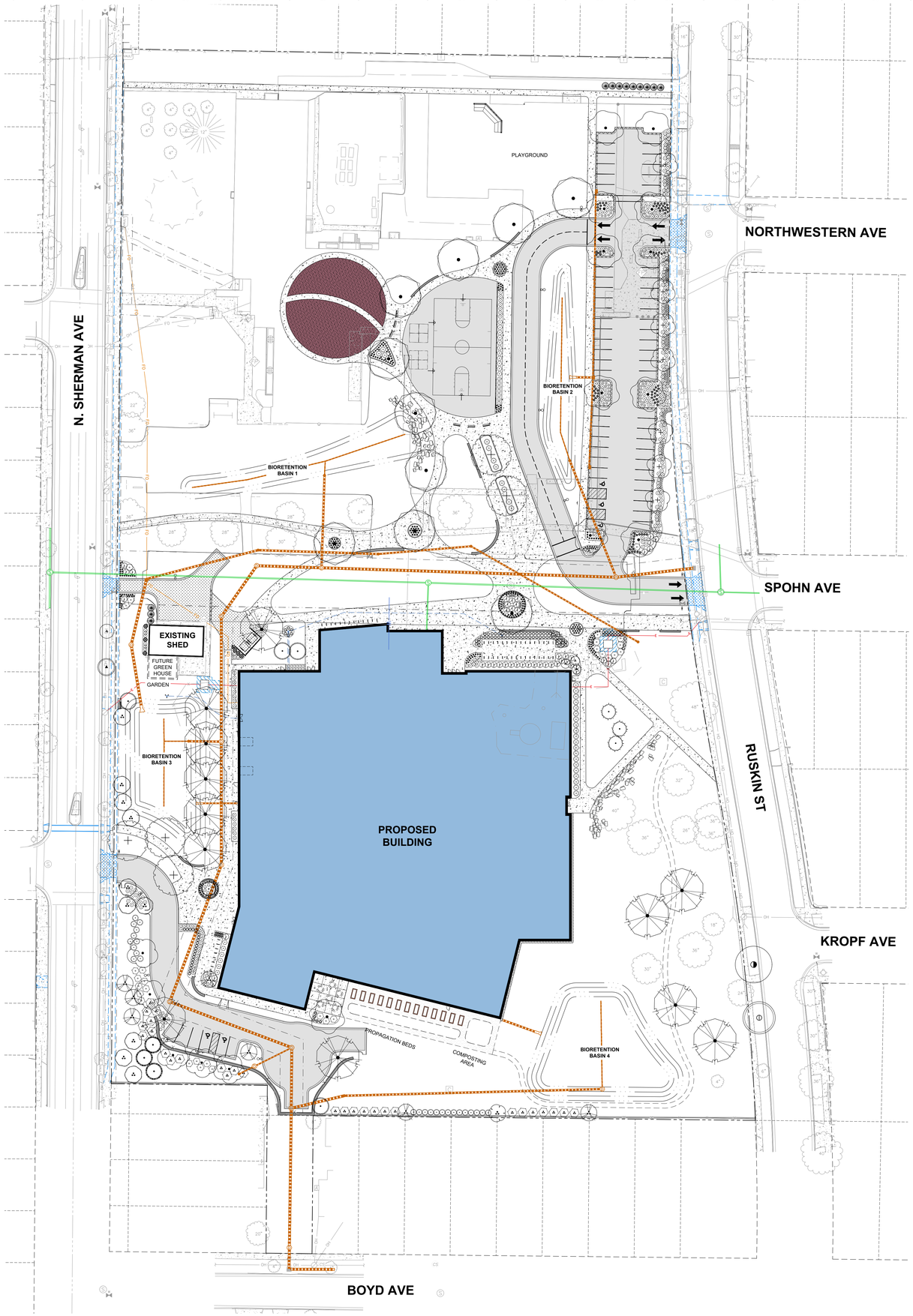
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
	PIGL	*Picea glauca / White Spruce*	B & B	6' Ht. (min)	4
	PIST	*Pinus strobus / White Pine*	B & B	6' Ht. (min)	3
	TADI	*Taxodium distichum 'Mickelson' TM / Shawnee Brave Bald Cypress*	B & B	6' Ht. (min)	5
ORNAMENTAL TREES					
	ATGA	*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)	38
	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"	189
	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



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Key Plan

north
SCALE IN FEET
40' 0 40'

Revision	Description	Date

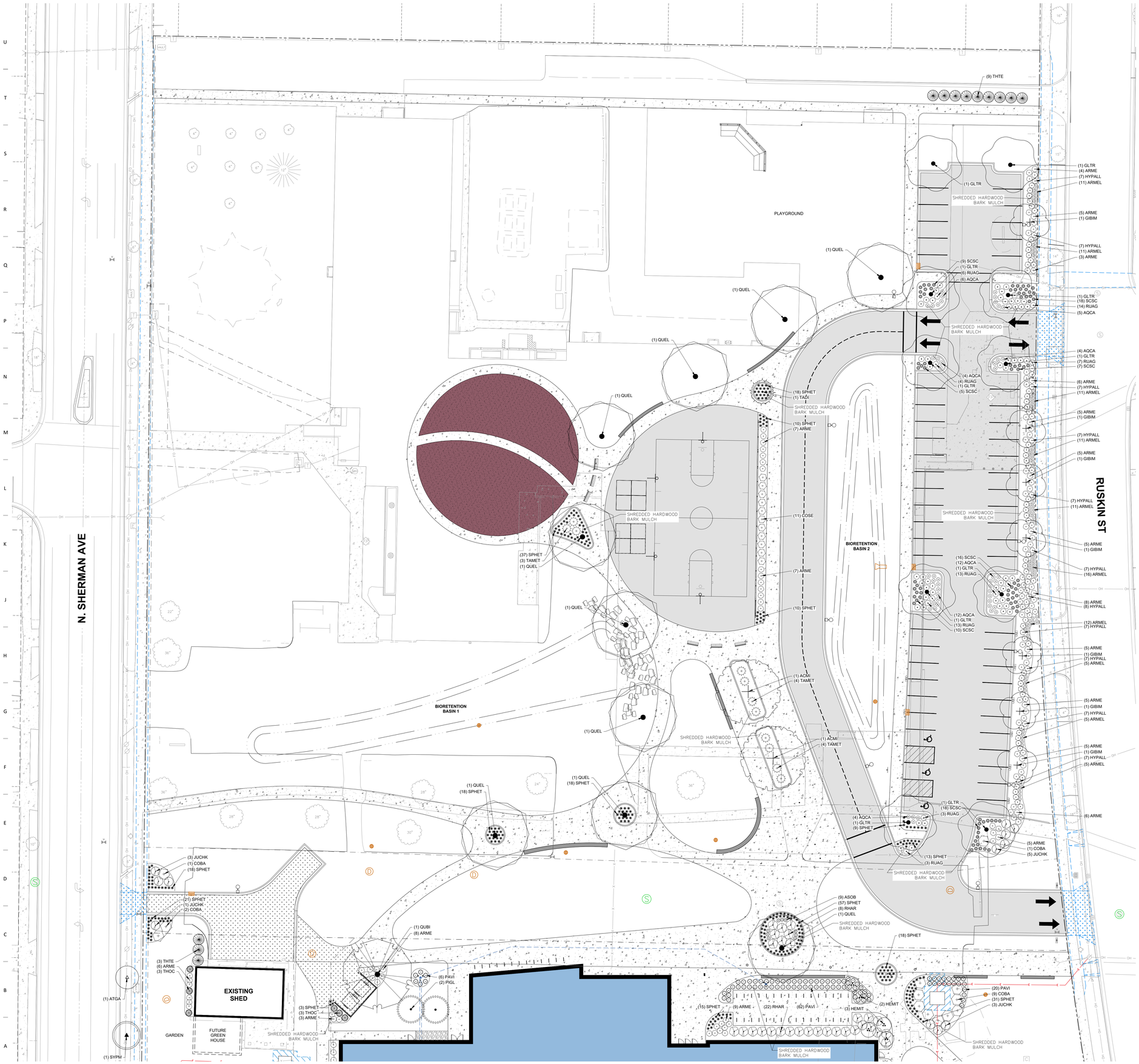
OPN Project No.
24654002

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

Sheet Name
OVERALL LANDSCAPE PLANTING PLAN

Sheet Number
L100

File: \\JSDINC\projects2\2024\24146\10\WG\Landscape Sheets\24146\1 - Landscape Sheets.dwg Layout: L100 User: michael.sinscalchi Plotted: Sep 09, 2025 - 5:18pm Xrefs: 24146\1 MMSD Sherman Shabazz



PLANT LIST

SYMBOL	CODE	BOTANICAL / COMMON NAME
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	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*
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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

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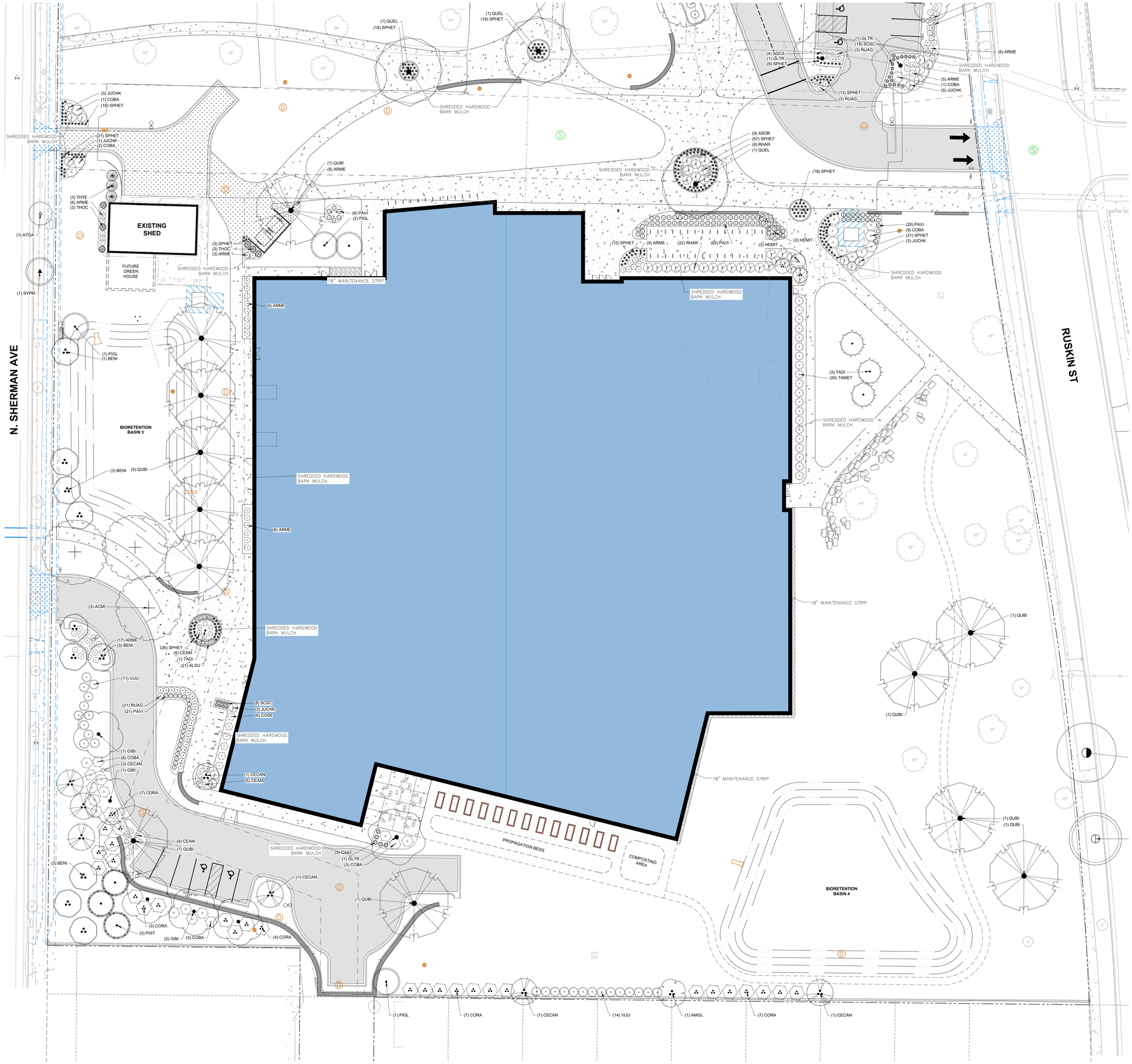

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Key Plan

north
SCALE IN FEET
20' 0 20'

Revision	Description	Date

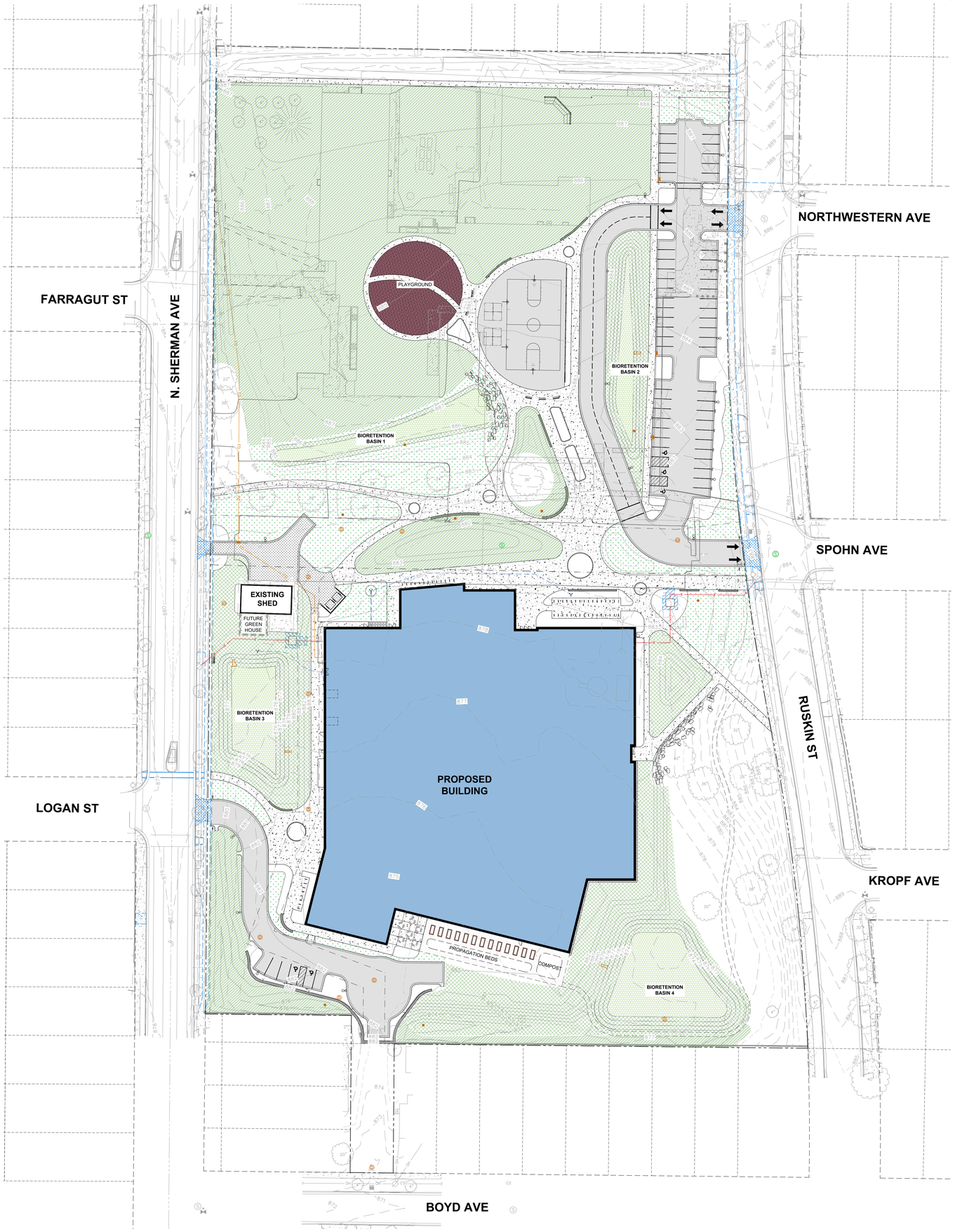
OPN Project No.
24654002

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

Sheet Name
PARTIAL LANDSCAPE PLANTING PLAN - SOUTH

Sheet Number
L102

File: \\JSDINCprojects2\2024\24146911\DWG\Landscape Sheets\24146911 - Landscape Sheets.dwg Layout: L102 User: michael.sinisca3ki Plotted: Sep 09, 2025 - 5:19pm Xrefs: 24146911 MMSD Sherman Shabazz



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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 SUBMITTAL 07/14/25

Sheet Name
OVERALL LANDSCAPE SEEDING PLAN

Sheet Number
L110

File: \\JSDINC\projects2\2024\24146610\DWG\Landscape Sheets\24146610 - Landscape Sheets.dwg Layout: L110 User: michael.sinscalchi Plotted: Sep 09, 2025 - 5:24pm Xrefs: 24146610 - MMSD Sherman Shabazz

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

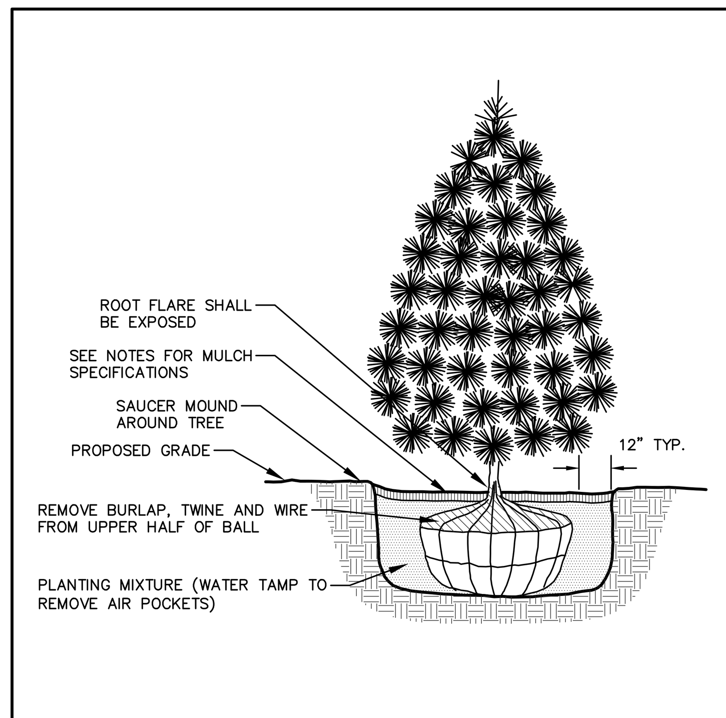
Plant Type	***Quantity***
Existing Significant Specimen Trees	12
Overstory Deciduous Trees	16
Evergreen Trees	3
Ornamental Trees	6
Evergreen Shrubs	35
Deciduous Shrubs	230
Perennials & Grasses	138

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**			

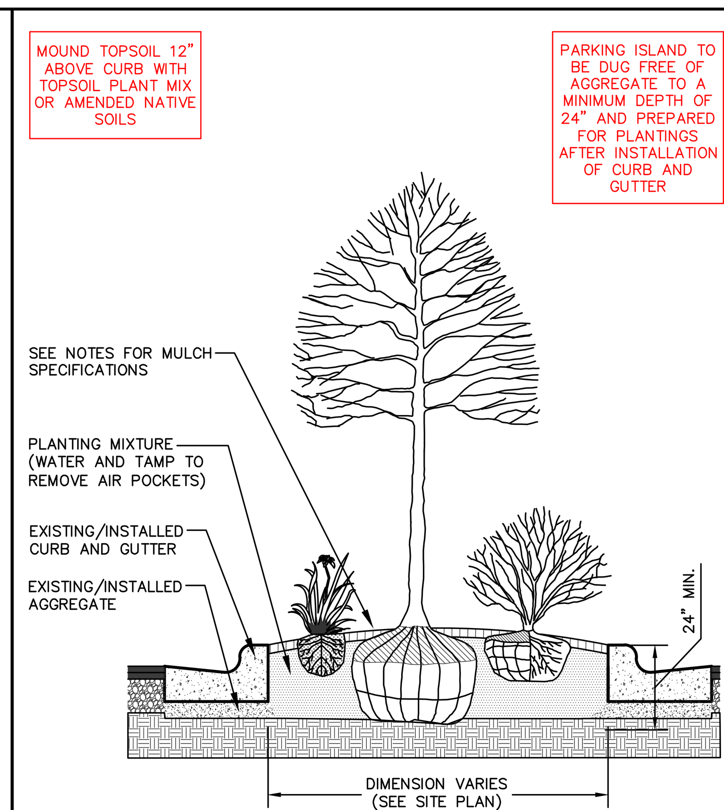


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01-03-2019



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

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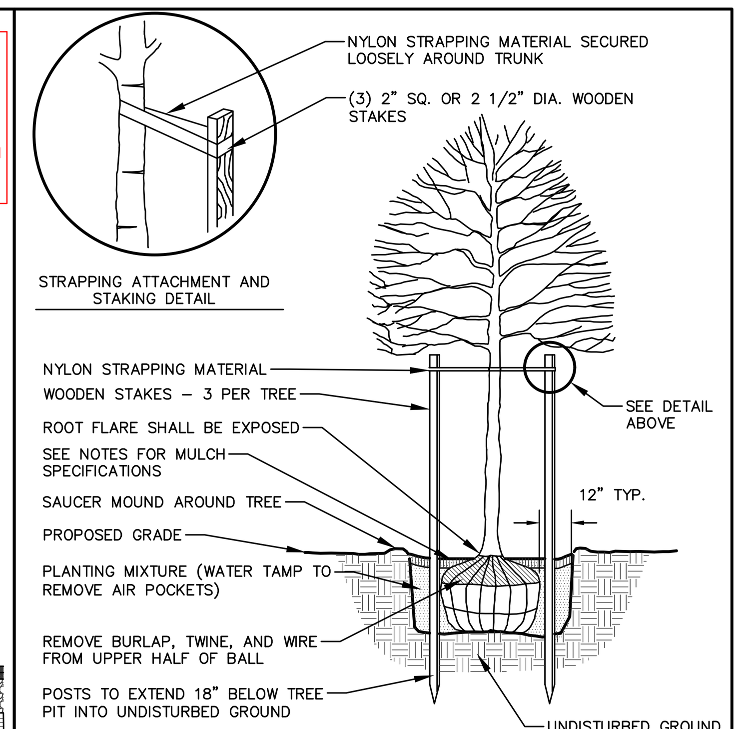
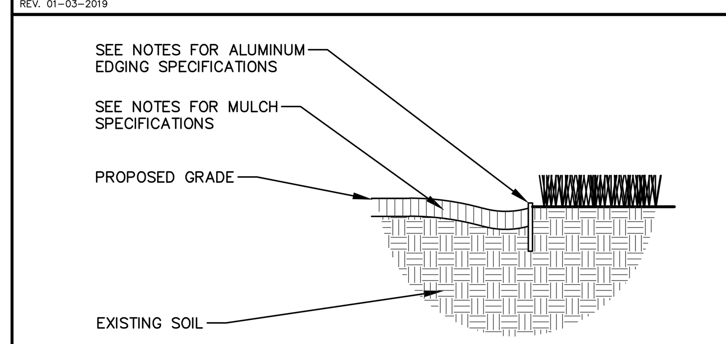


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

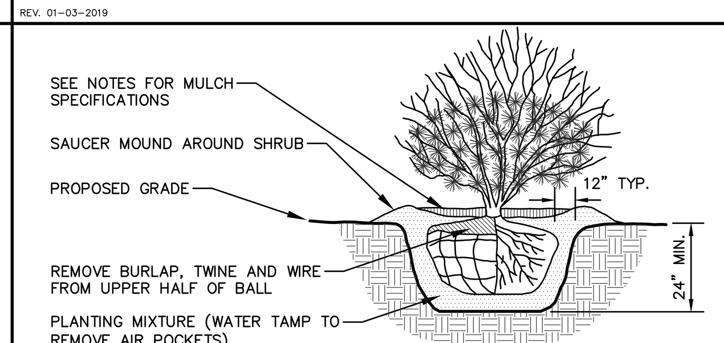
REV. 01-04-2019



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

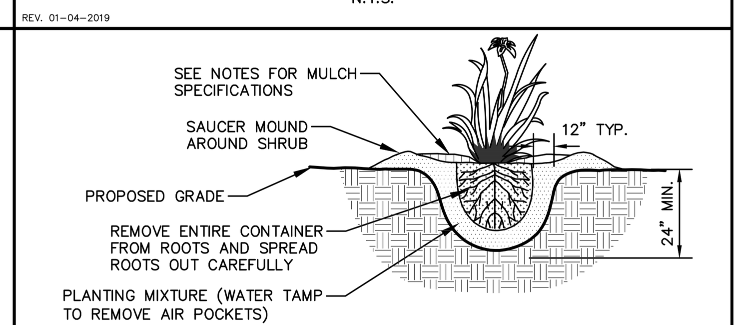


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019



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

PRELIMINARY. NOT FOR CONSTRUCTION.

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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
LANDSCAPE NOTES & DETAILS

Sheet Number
L200

File: U:\SDNC\projects\2024\2414661\DWG\Landscape Sheets\2414661 - Landscape Sheets.dwg Layout: L200 User: michael sinisazich Plotted: Sep 09, 2025 - 5:24pm Xrefs: 2414661 MMSD Sherman Shabazz

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

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

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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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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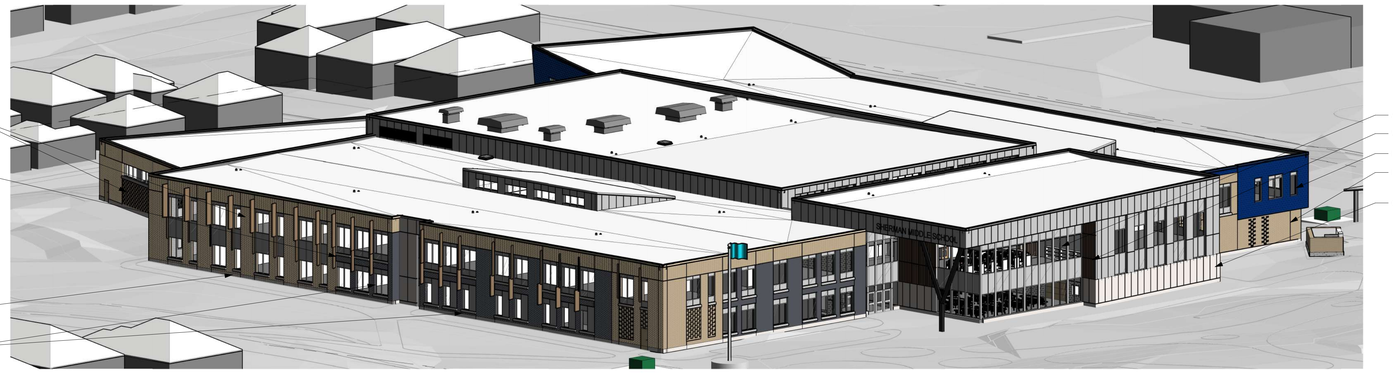
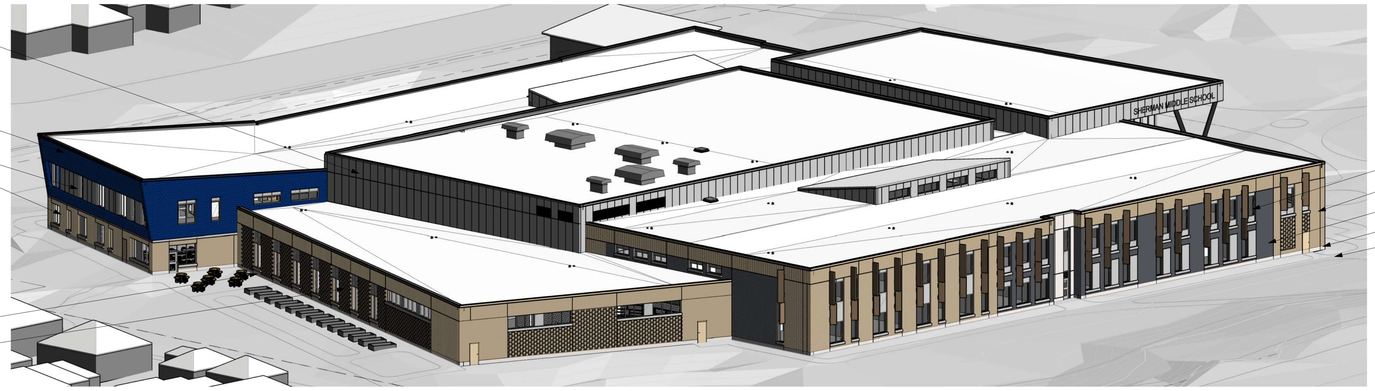
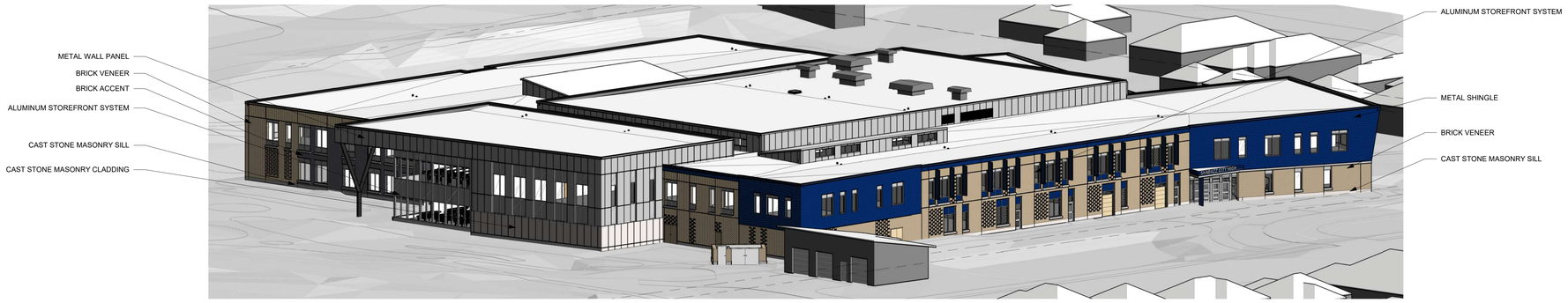


Q6 ISOMETRIC DIAGRAM NE



K6 ISOMETRIC DIAGRAM SE



F6 ISOMETRIC DIAGRAM NW

A6 ISOMETRIC DIAGRAM SW

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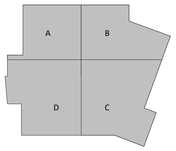

Revision	Description	Date

OPN Project No.
24654001

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

Sheet Name
EXTERIOR AXONOMETRICS

Sheet Number
A200

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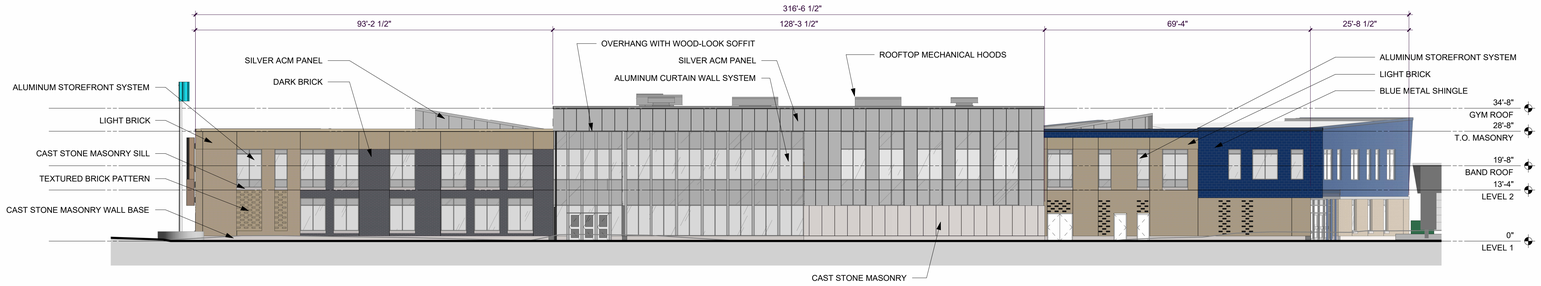
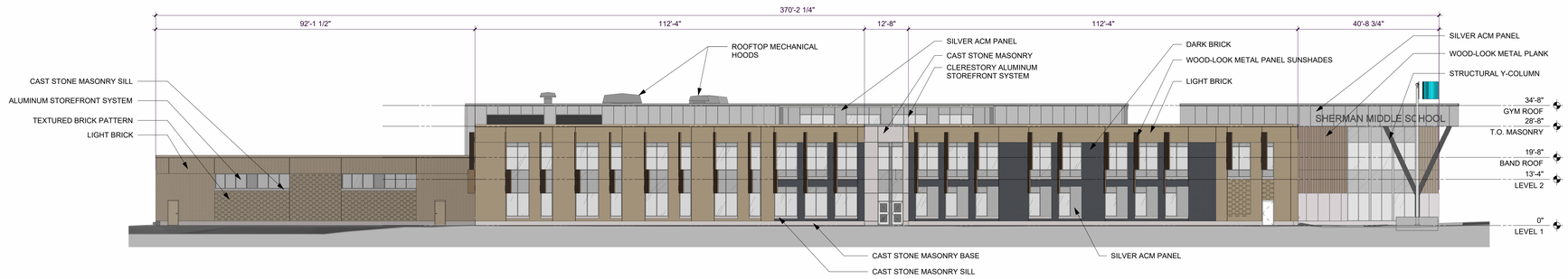
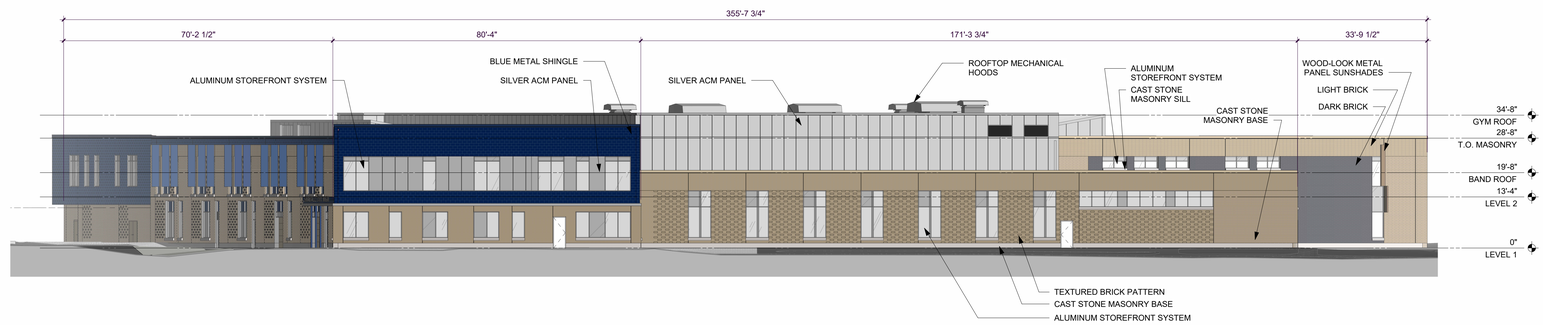


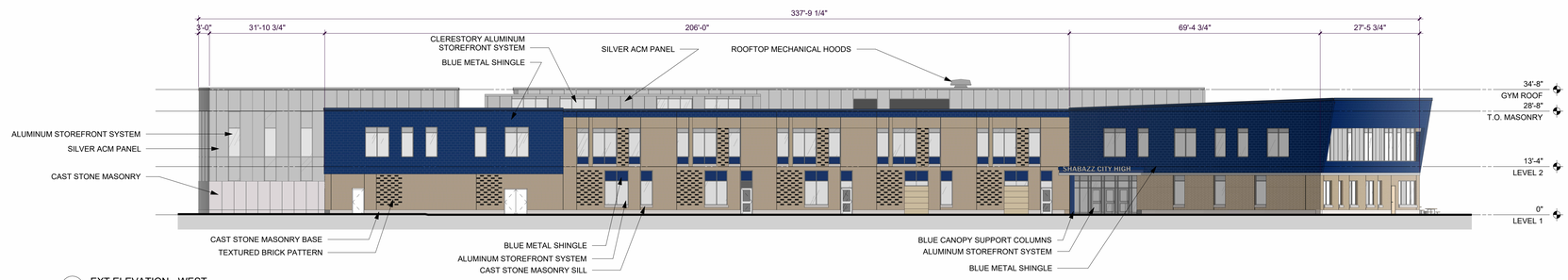
R8 EXT ELEVATION - NORTH
1/16" = 1'-0"



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



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



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

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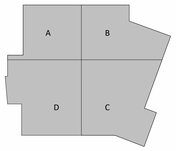

Revision	Description	Date

OPN Project No.
24654001

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

Sheet Name
OVERALL EXTERIOR ELEVATIONS

Sheet Number
A211

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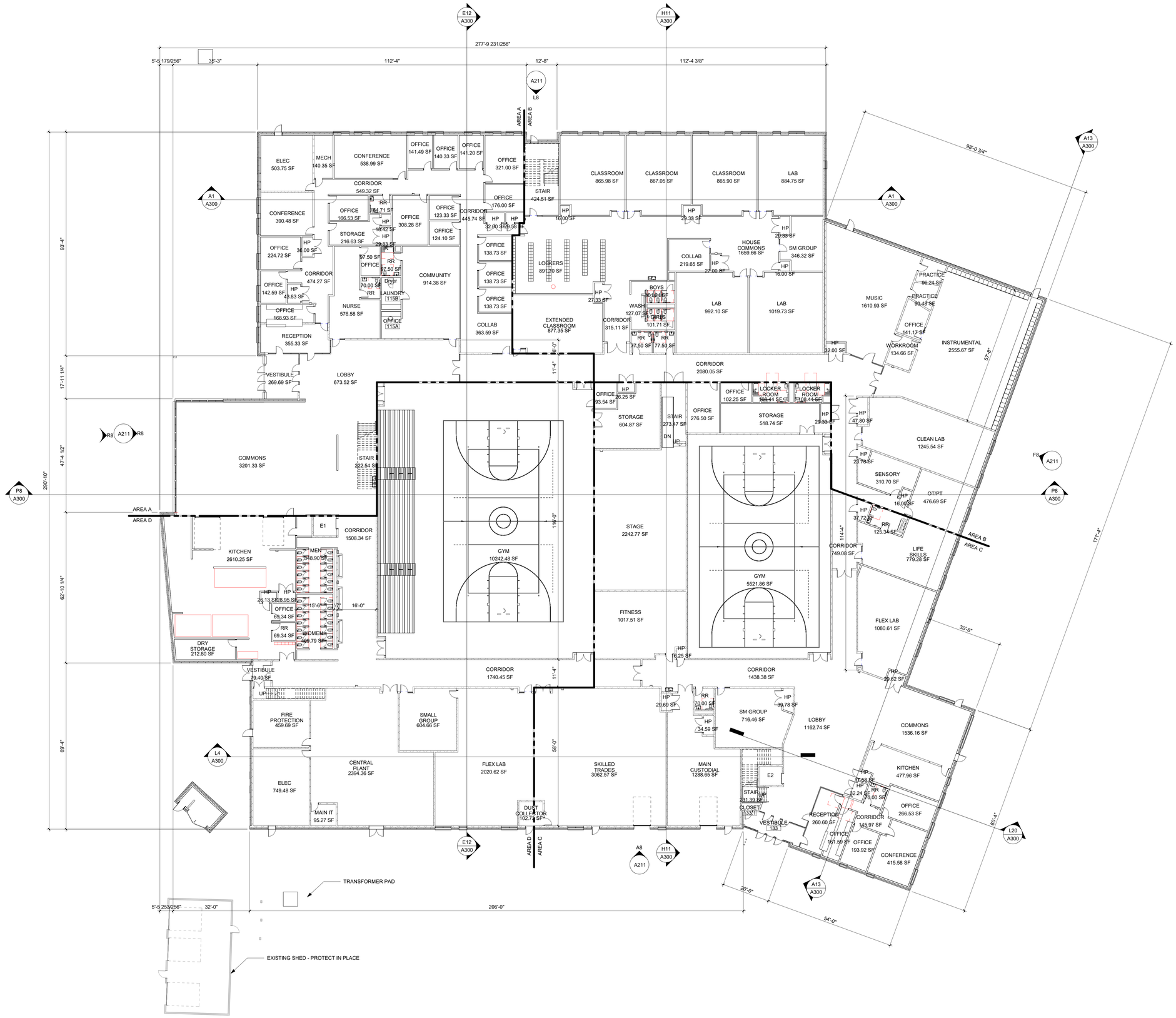

N B4 OVERALL FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

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

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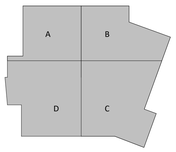

Revision	Description	Date

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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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.
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.
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KEYNOTE LEGEND

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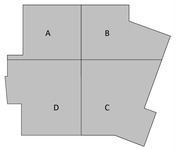

Revision	Description	Date

OPN Project No.
24654001

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

Sheet Name
OVERALL FLOOR PLAN - LEVEL 2

Sheet Number
A102

PRELIMINARY. NOT FOR CONSTRUCTION.

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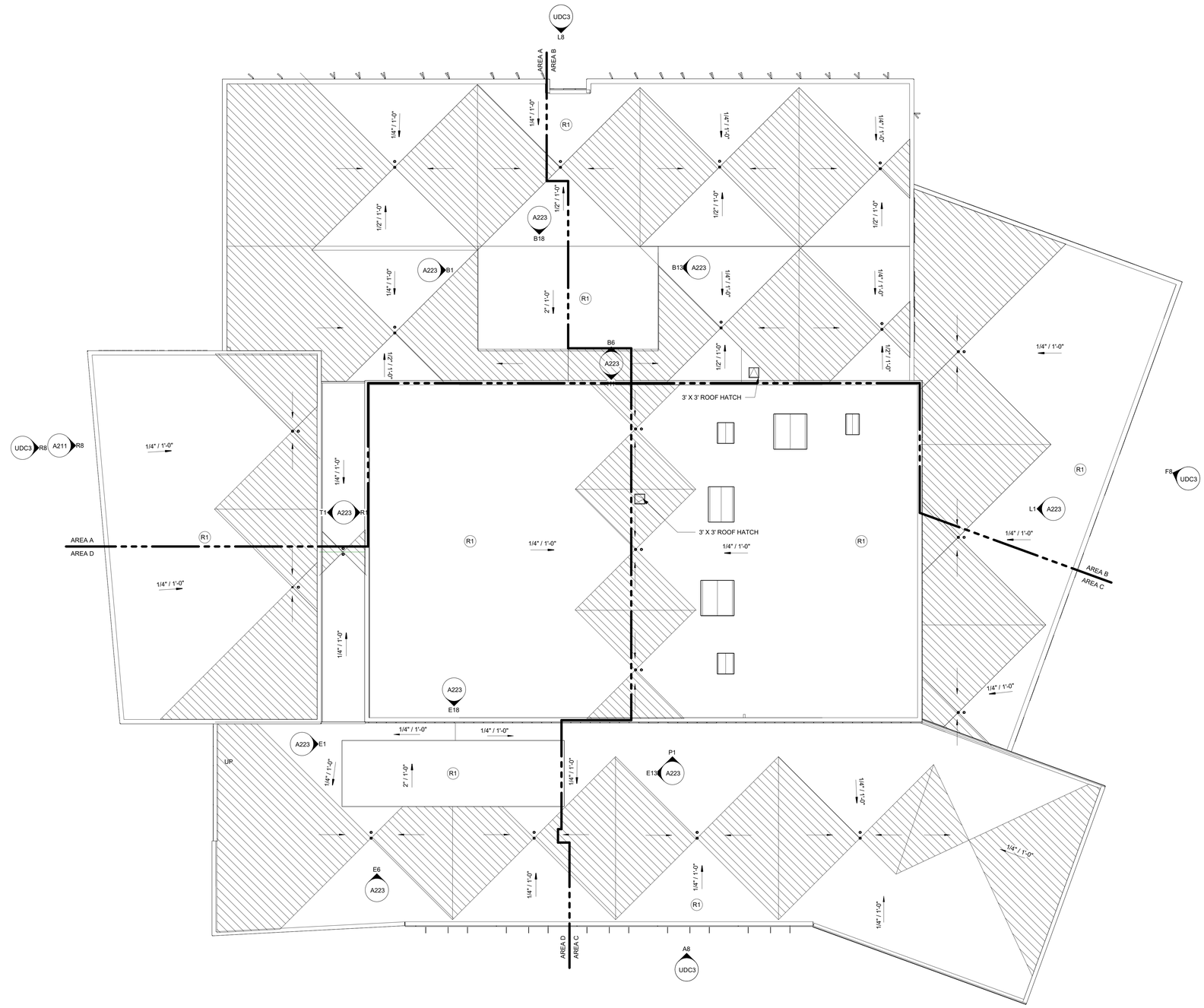

A7 OVERALL ROOF PLAN
1/16" = 1'-0"

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

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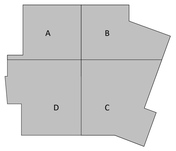

Revision	Description	Date

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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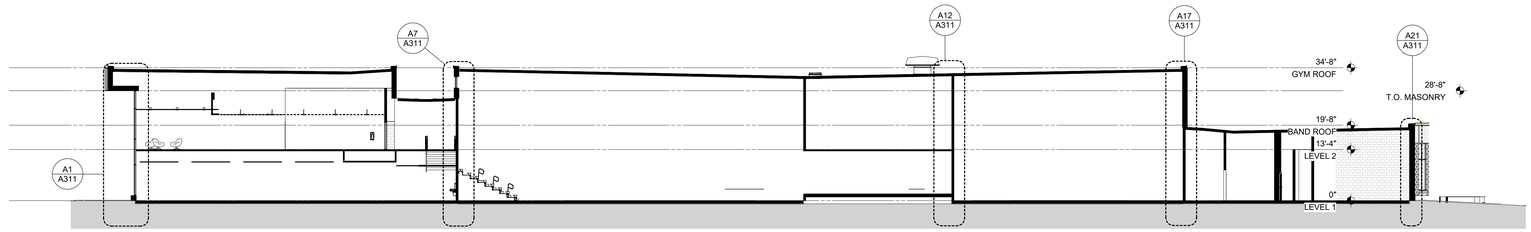
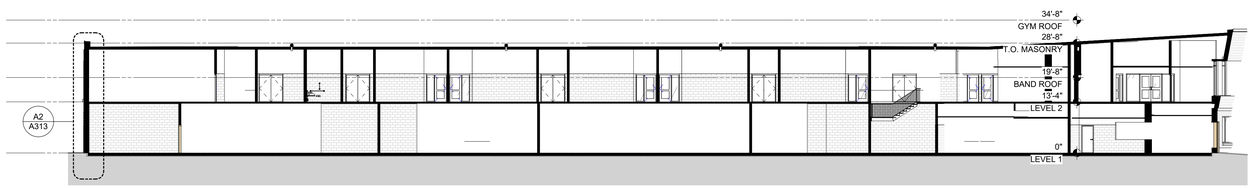
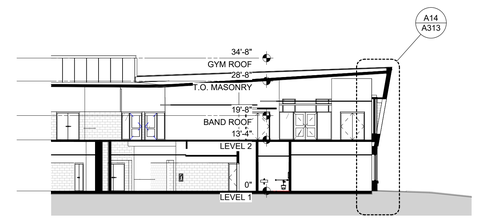


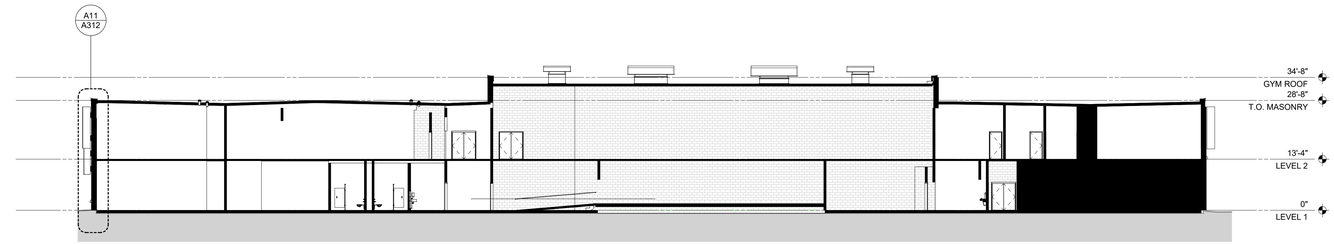
P8 BUILDING SECTION - NS4
1/16" = 1'-0"



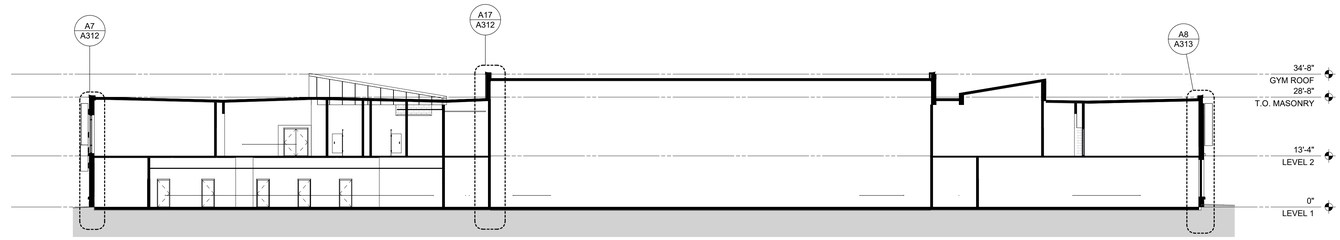
L4 BUILDING SECTION - NS2
1/16" = 1'-0"



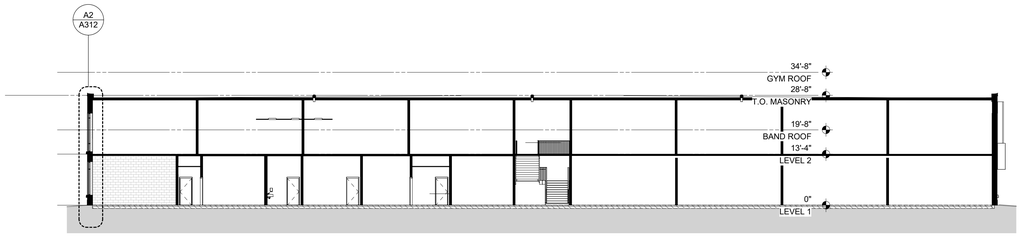
L20 BUILDING SECTION - NS
1/16" = 1'-0"



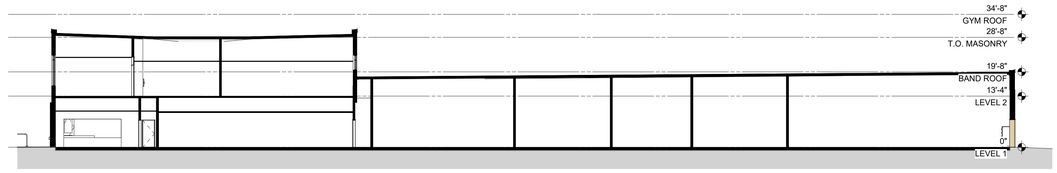
H11 BUILDING SECTION - EW
1/16" = 1'-0"



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



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



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

PRELIMINARY. NOT FOR CONSTRUCTION.

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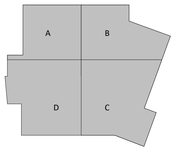
Key Plan



Revision	Description	Date

OPN Project No.
24654001

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

Sheet Name
BUILDING SECTIONS

Sheet Number
A300