



Location
2504 Winnebago Street

Applicant
Edward Markom –
Gorman & Company

From: PD(SIP) To: Amended
PD(SIP)

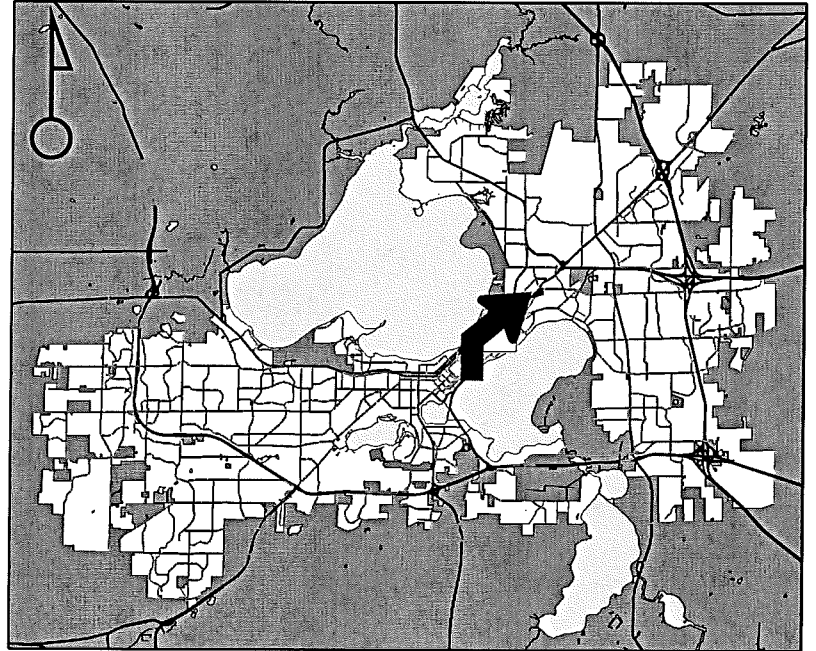
Existing Use
Vacant land

Proposed Use
Construct 2 mixed-use buildings
containing a total of 18,000 square
feet of retail and 90 apartments

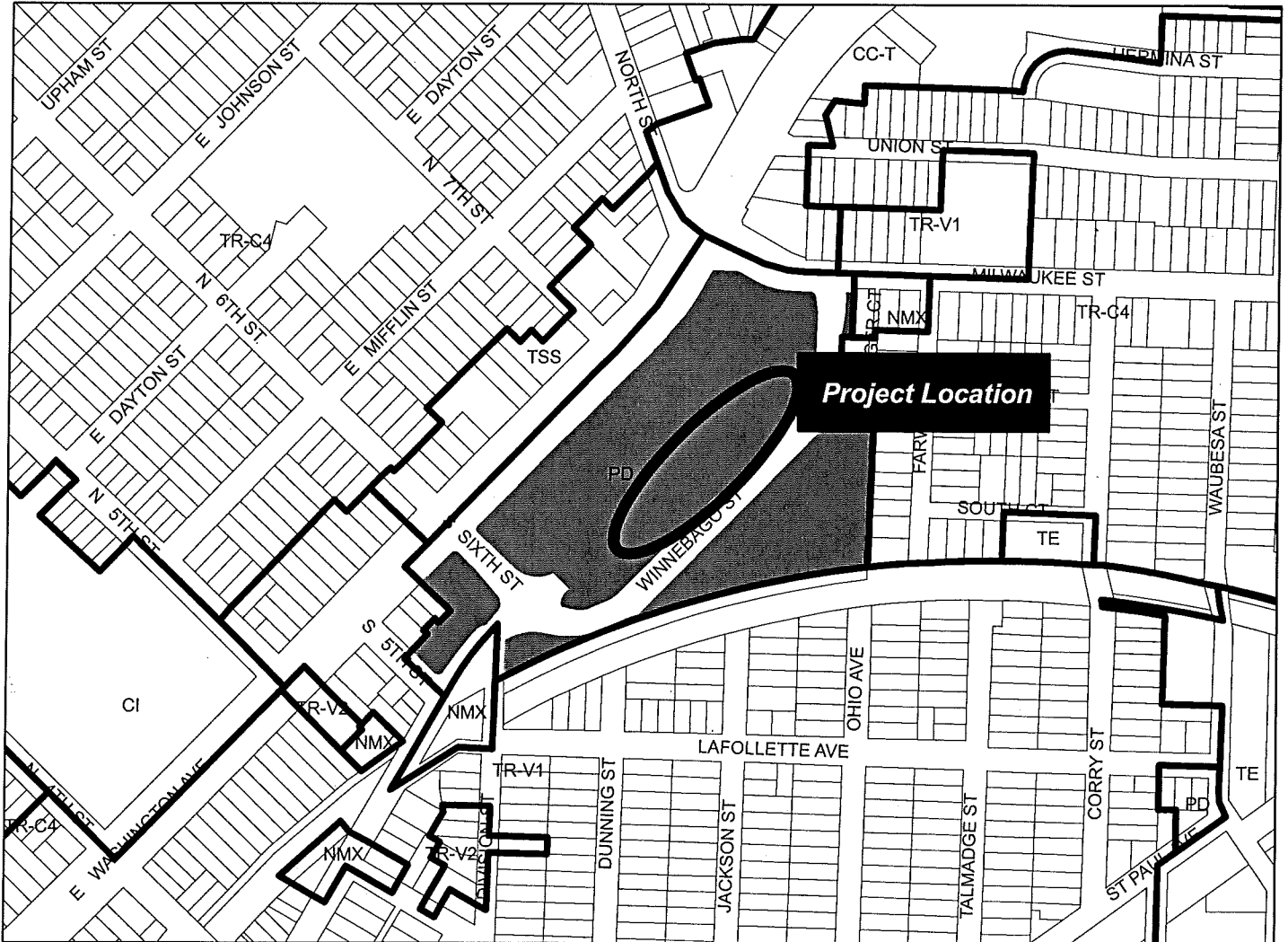
Public Hearing Date

Plan Commission
26 January 2015

Common Council
03 February 2015



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 20 January 2015





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$1900</u> Receipt No. <u>159976</u>
Date Received	<u>11-5-14</u>
Received By	<u>DM</u>
Parcel No.	<u>0710-061-3508-4</u>
Aldermanic District	<u>6-Remond</u>
Zoning District	<u>PD</u>
Special Requirements	_____
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input checked="" type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 2500 Winnebago Street, Madison, WI
Project Title (if any): Union Corners Buildings Four and Five

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from GPD to SIP
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Edward Matkom Company: Gorman & Company
Street Address: 200 N. Main Street City/State: Oregon, WI Zip: 53575
Telephone: (414) 617-9997 Fax: (608) 835-3009 Email: tmatkom@gormanusa.com

Project Contact Person: Marc Ott Company: Gorman & Company
Street Address: 200 N. Main Street City/State: Oregon, WI Zip: 53575
Telephone: (608) 835-6388 Fax: (608) 835-3009 Email: mott@gormanusa.com

Property Owner (if not applicant): Gorman & Company, Inc.
Street Address: 200 N. Main Street City/State: Oregon, WI Zip: 53575

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Two (2) Mixed use structures with a shared basement, containing 90 rental apartments, ground floor retail, and structured basement parking. Site improvements include a pedestrian/ bike path.

Development Schedule: Commencement 10/2015 Completion 10/2016

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks Date: 10/28/14 Zoning Staff: N/A Date: _____

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Edward Matkom Relationship to Property: Developer

Authorizing Signature of Property Owner  Date 11/5/2014

Zoning Text

Rezoning PD-GDP to PD-SIP

Union Corners – Bldg 4 & 5

2500 Winnebago Road

Lot 3 & 4 of Union Corner

November 5, 2014

Legal Description: Lot 3 & 4 of Union Corners

- A. **Statement of Purpose:** Re-zoning of Lot 3 & 4 from PD-GDP PD-SIP to allow for the construction of two four story mixed-use buildings. Buildings will consist of retail space on the ground floor, and 90 dwelling units on the upper three floors. Tenant parking will be provided in one shared underground parking garage.
- B. **Permitted Uses:** Uses as shown on Exhibit A, attached hereto
- C. **Lot Area:** Lot 3 & 4 – 48,701 s.f. (1.118 acres)
- D. **Floor Area Ratio:** 0.21
- E. **Yard Requirements:** As shown on the attached plans
- F. **Landscaping:** Site landscaping provided as shown on the attached landscape plan.
- G. **Accessory Off-Site Parking:** Off-street and surface parking shall be provided as shown the attached plans.
- H. **Lighting:** Site lighting will be provided along north pedestrian path, plaza, and building façade and meeting MGO requirements. Exhibit to follow.
- I. **Signage:** Retail tenant, and apartment signage will be located on building façade, and meet MGO requirements. See attached plans. Signage approval will made in a separate submittal.
- J. **Alterations and Revisions:** No alteration or revision of the planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administration may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Exhibit A - Permitted Uses

Residential – Family Living

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

Residential - Group Living

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

Civic and Institutional Uses

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

Agriculture and Resource Uses

- Community garden
- Market garden

Accessory Uses and Structures

- Management office, restaurant, limited retail, recreation facilities within multi-family building
- Non-accessory temporary outdoor events
- On-site agricultural retail, farm stand
- Outdoor display
- Outdoor eating area associated with food & beverage establishment
- Outdoor sales event
- Temporary outdoor events
- Walk-up service windows

Offices

- Artist, photographer studio, etc.
- Insurance office, real estate office, sales office
- General office
- Professional office

Medical Facilities

- Physical, occupational or message therapy
- Dentist
- Chiropractor

Retail Sales and Services

- Animal grooming
- Artisan workshop
- Bank, financial institution
- Business sales and services
- Dry cleaning plant, commercial laundry
- Farmers' market
- Food and related goods sales
- Furniture and household goods sales
- General retail
- Health/sports club
- Home occupation
- Indoor recreation
- Package delivery service
- Printing and publishing
- Post office
- Real estate sales office
- Secondhand goods sales
- Service business
- Telecommunications center
- Tobacco shop

Food and Beverage

- Catering
- Coffee shop, tea house
- Restaurant
- Restaurant-tavern
- Tavern, brewpub



200 N. Main Street • Oregon, WI 53575

P: (608) 835-3900
F: (608) 835-3922
www.GormanUSA.com

REAL ESTATE DEVELOPMENT
MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

January 7, 2015

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

CITY OF MADISON

JAN 14 2015

**Planning & Community
& Economic Development**

Re: Letter of Intent
PD-SIP Re Zoning
2500 Winnebago Street
Madison, WI 53704

Dear Mr. Parks:

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

Project Organizational Structure:

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

Architect: Gorman & Company, Inc.
200 N. Main Street
Oregon, WI 53575
608-835-3900
Contact: Marc Ott
mott@gormanusa.com

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

Landscape: JSD Professional Services, Inc.
Design 161 Horizon Dr, Suite 101
Madison, WI 53593
608-848-5060
Contact: Justin Frahm
justin.frahm@jsdinc.com

Introduction:

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

Zoning:

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

Project Description:

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

Project Development Data:

Site Density:

Lot area:	48,701 s.f. (1.118 acres)
Dwelling Units:	90 Units
Lot Area / D.U.	541 s.f / d.u.
Density	80.50 d.u. / acre

Site Coverage:

Building:	30,244 s.f. (62.1 %)
Ramp:	1,465 s.f. (3.0 %)
Sidewalks:	1,012 s.f. (2.1 %)
Plaza:	4,708 s.f. (9.6%)
Building Patios:	3,641 s.f. (7.7%)
Pedestrian Path:	1,123 s.f. (2.2%)
Pervious:	6,508 s.f. (13.3 %)

Building Ratio:

Retail Shell:	65,211 s.f. (28.4 %)
Apartments & Amenities	72,330 s.f. (31.5 %)
Underground Parking:	9,666 s.f. (4.2 %)
Misc (corridor, mech, stairs):	<u>52,280 s.f. (22.7 %)</u>
	229,682 s.f. Total Building Area

Dwelling Unit Mix

One Bedroom	19
Two Bedroom	57
Three Bedroom	<u>14</u>
	90 Total

Bike Parking:

Enclosed:	68
Surface:	<u>44</u>
	112 Total

Vehicular Parking:

Enclosed	97
Surface	<u>33 (In City R.O.W.)</u>
	130 Total

Schedule:

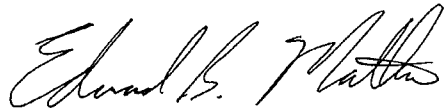
The development schedule calls for construction to start October of 2015, with a scheduled completion in October 2016.

Social & Economic Impacts:

This development will have a positive social and economic impact on the surrounding community. The re-development of this property will provide high quality affordable housing, create new retail establishments, and infuse local businesses with new revenue sources.

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward B. Matkom". The signature is fluid and cursive, with the first name "Edward" and last name "Matkom" clearly legible.

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

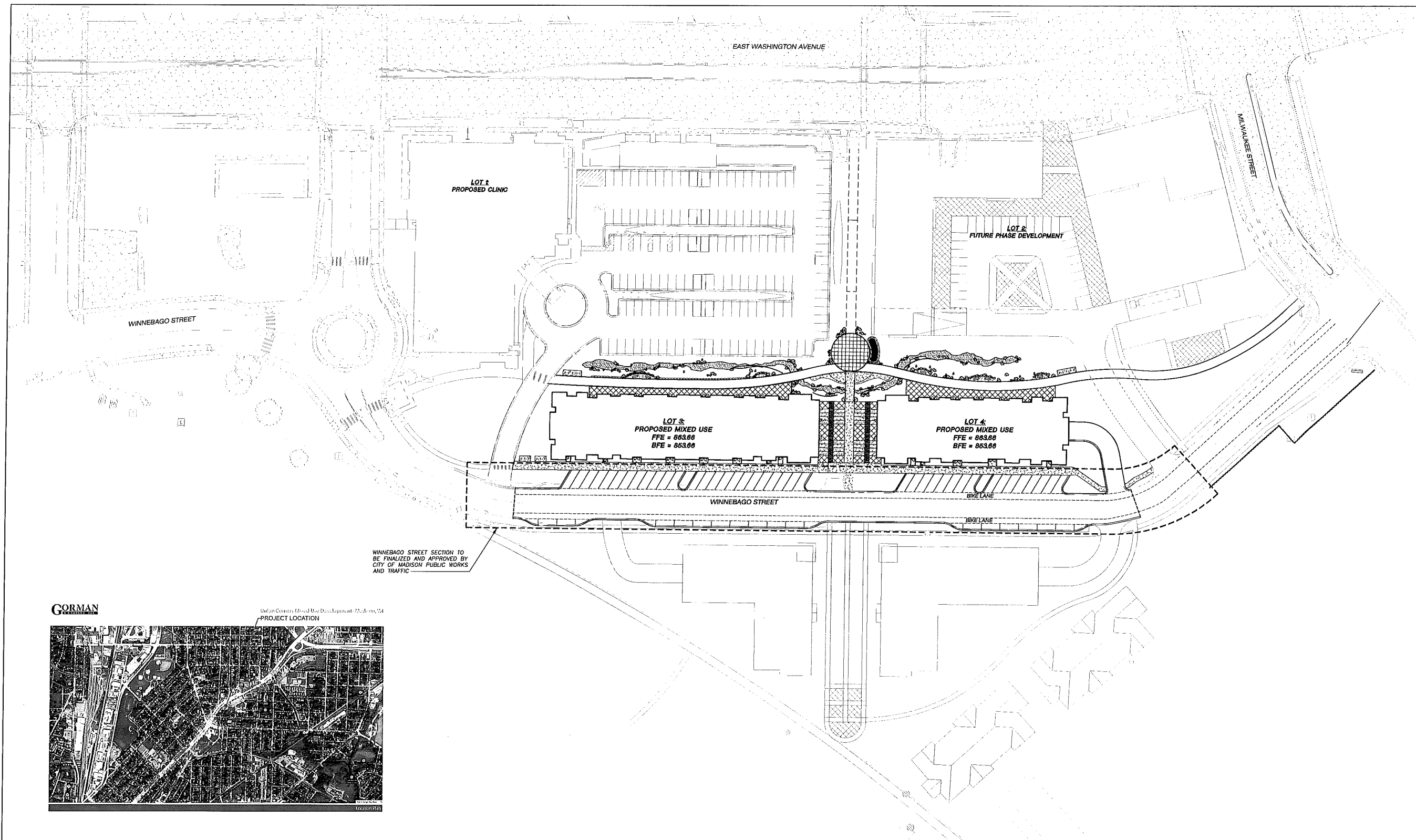
GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
 MADISON, WI

Project No. 14-6534
 Plot Date:
 Drawn by: JLF, KJY, MG

Date	Issue Description
GDP	06-25-14
SIP	11-05-14
UDC/PC RESUBMITTAL	1-14-15

Sheet Title
OVERALL SITE PLAN

Sheet No.
C100



GORMAN
 & COMPANY



Union Corners Area Development - Madison, WI
 PROJECT LOCATION

WINNEBAGO STREET SECTION TO
 BE FINALIZED AND APPROVED BY
 CITY OF MADISON PUBLIC WORKS
 AND TRAFFIC

LEGEND (PROPOSED)

- PROPERTY LINE
- RIGHT-OF-WAY
- WINNEBAGO STREET PUBLIC WORKS APPROVAL
- FUTURE PATH
- SAWCUT
- BUILDING LINE
- EDGE OF PAVEMENT
- PROPOSED RAILING
- CONCRETE PAVEMENT
- ARCHITECTURAL BRICK PAVERS
- ARCHITECTURAL BRICK PAVERS 2
- MASONRY BRICK (RECYCLED)
- LIMESTONE BOULDERS (VARY IN SIZE AND COLOR)



GENERAL NOTES

- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

SHEET INDEX:

- C100 - OVERALL SITE PLAN
- C200 - BUILDING 4 SITE PLAN
- C201 - BUILDING 5 SITE PLAN
- C300 - GRADING AND EROSION CONTROL PLAN
- C400 - UTILITY PLAN
- C500 - DETAILS

- L100 - OVERALL LANDSCAPE PLAN
- L200 - BUILDING 4 LANDSCAPE PLAN
- L201 - BUILDING 5 LANDSCAPE PLAN
- L300 - LANDSCAPE DETAILS, NOTES AND SPECIFICATIONS

- A200 - BUILDING FLOOR PLANS
- A400 - BUILDING ELEVATIONS
- A401 - BUILDING ELEVATIONS

TO OBTAIN LOCATIONS OF PARTICIPANT
 UNDERGROUND UTILITIES BEFORE YOU
 DIG IN WISCONSIN

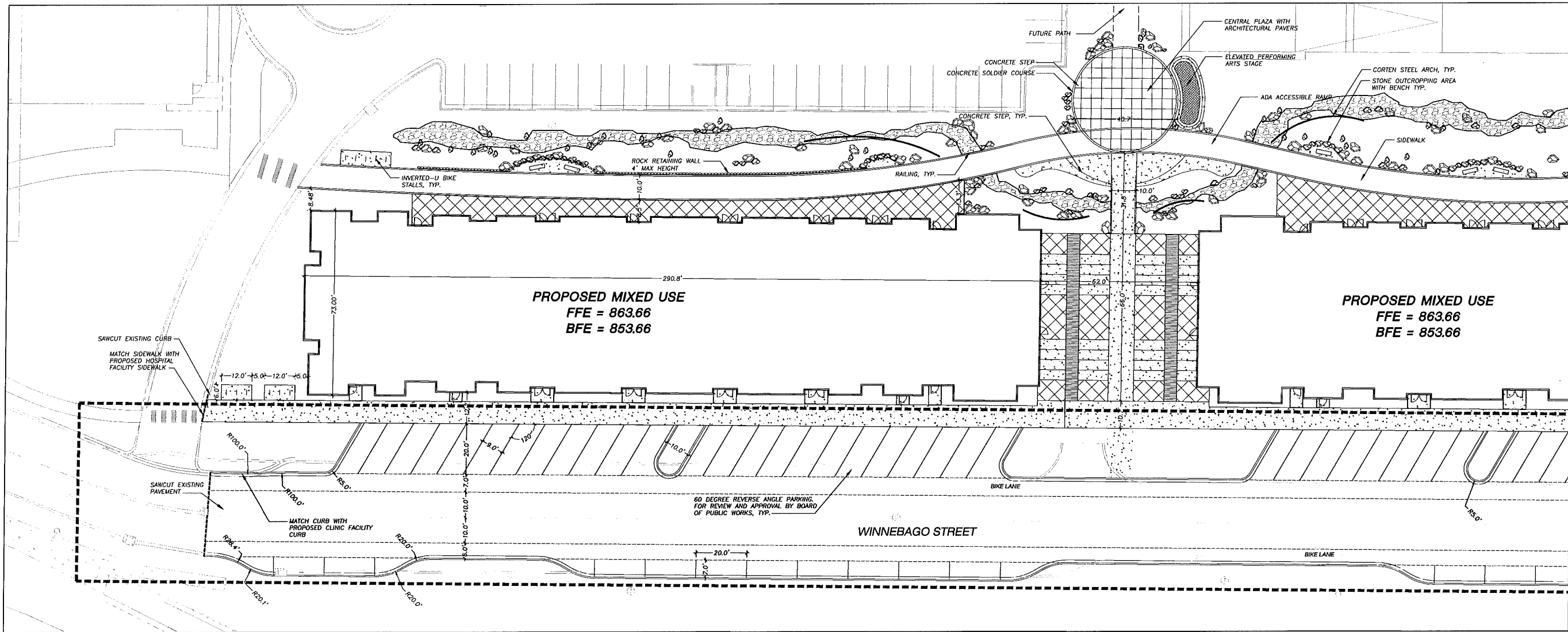


CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE

REGARDING SITE SPECIFIC UTILITIES, RESULTS VARY
 BASED ON HOW DATA WAS BUILT AND LOCATED.

THE INFORMATION SHOWN ON THIS DRAWING
 CONCERNING THE LOCATION OF UTILITIES
 INCLUDING BUT NOT LIMITED TO:
 ELECTRICAL, GAS, WATER, SEWER, AND
 TELEPHONE LINES IS NOT GUARANTEED BY
 GORMAN & COMPANY. THE CONTRACTOR IS
 RESPONSIBLE FOR VERIFYING THE LOCATION OF
 ALL UTILITIES AS WELL AS NECESSARY TO
 AVOID DAMAGE TO EXISTING UTILITIES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS AND
 SHALL PROTECT EXISTING UTILITIES TO REMAIN.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 VERIFYING THE LOCATION OF UTILITIES
 THAT CHANGE SINCE THE DATE OF THE
 PREPARATION OF THIS DRAWING OR IF SUCH THE
 SURVEYOR WOULD HAVE NO KNOWLEDGE.

**GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
MADISON, WI**

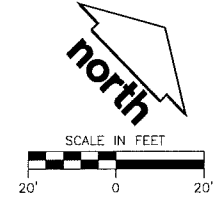


LEGEND (PROPOSED)

- PROPERTY LINE
- RIGHT-OF-WAY
- WINNEBAGO STREET PUBLIC WORKS APPROVAL
- FUTURE PATH
- SAWCUT
- BUILDING LINE
- EDGE OF PAVEMENT
- x-x-x-x- PROPOSED RAILING
- CONCRETE PAVEMENT
- [Grid Pattern] ARCHITECTURAL BRICK PAVERS
- [Cross-hatch Pattern] ARCHITECTURAL BRICK PAVERS 2
- [Stippled Pattern] MASONRY BRICK (RECYCLED)
- [Boulder Symbol] LIVESTONE BOULDERS (VARY IN SIZE AND COLOR)

GENERAL NOTES

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND UTILITIES BEFORE YOU DIG IN MADISON
CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
IF YOU DO NOT HAVE A DIGGERS HOTLINE NUMBER, VISIT [WWW.DIGGERSHOTLINE.COM](http://www.diggershotline.com)
OR CALL 608-263-3800
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF UNDERGROUND UTILITIES AS NECESSARY TO AVOID DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON AND THE STATE OF WISCONSIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON AND THE STATE OF WISCONSIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON AND THE STATE OF WISCONSIN.

Project No. 14-6334
Plot Date:
Drawn by: JLF, KJY, MG

Date	Issue Description
GDP	06-25-14
SIP	11-05-14
UDC/PC	1-14-15
RESUBMITTAL	

Sheet Title
BUILDING 4 SITE PLAN

Sheet No.
C200

GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
MADISON, WI

Project No. 14-6534

Plot Date:

Drawn by: JLF, KJY, MG

Date Issue Description

GDP 06-25-14

SIP 11-05-14

UDC/PC 1-14-15

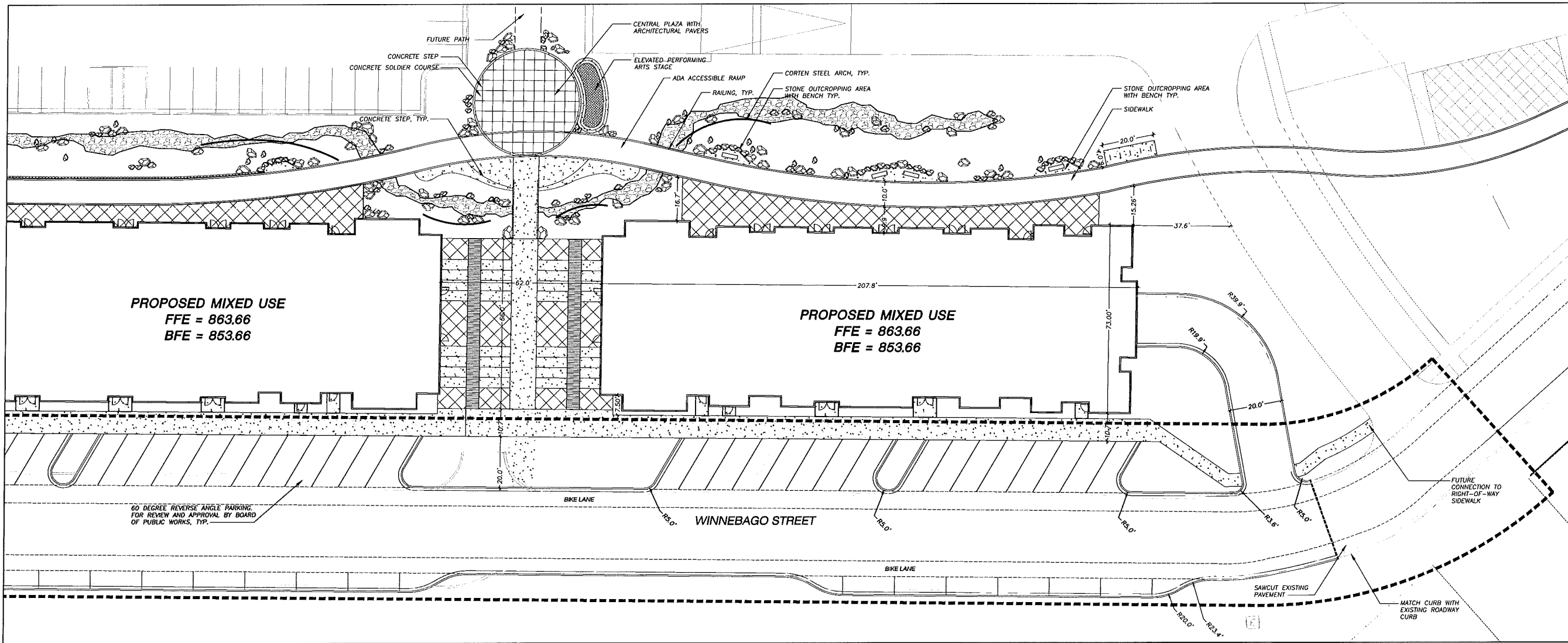
RESUBMITTAL

Sheet Title

BUILDING 5 SITE PLAN

Sheet No.

C201



PROPOSED MIXED USE
FFE = 863.66
BFE = 853.66

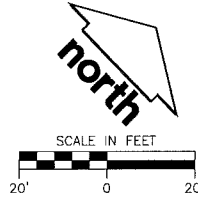
PROPOSED MIXED USE
FFE = 863.66
BFE = 853.66

LEGEND (PROPOSED)

- PROPERTY LINE
- RIGHT-OF-WAY
- WINNEBAGO STREET PUBLIC WORKS APPROVAL
- FUTURE PATH
- SAWCUT
- BUILDING LINE
- EDGE OF PAVEMENT
- x - x - x - x - PROPOSED RAILING
- CONCRETE PAVEMENT
- ▤ ARCHITECTURAL BRICK PAVERS
- ▥ ARCHITECTURAL BRICK PAVERS 2
- ▧ MASONRY BRICK (RECYCLED)
- LIMESTONE BOULDERS (VARY IN SIZE AND COLOR)

GENERAL NOTES

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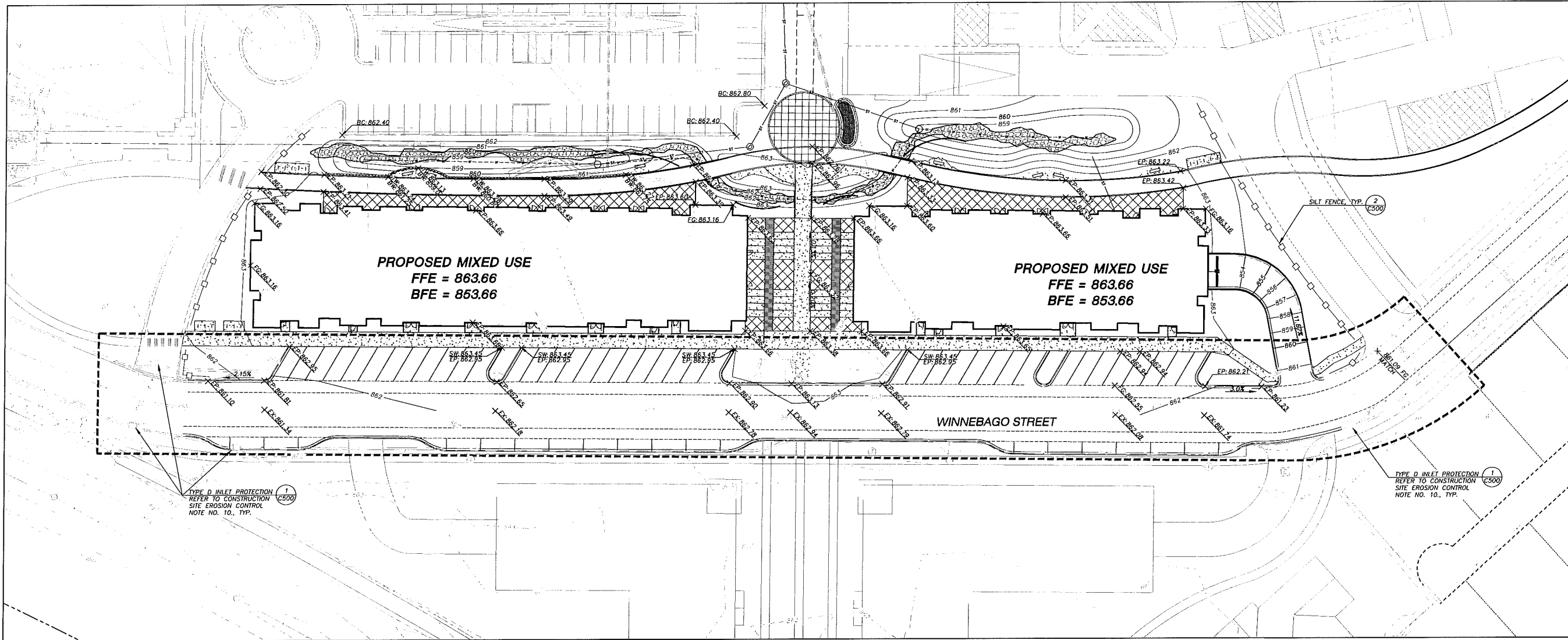


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1-800-242-8511 TOLL FREE

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF GORMAN & COMPANY, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF GORMAN & COMPANY, INC. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
MADISON, WI



LEGEND (PROPOSED)

---	PROPERTY LINE
---	BUILDING LINE
---	GRADE BREAK
---	RIGHT-OF-WAY
---	WINNEBAGO STREET PUBLIC WORKS APPROVAL
---	FUTURE PATH
□	SILT FENCE

SPOT ELEVATION
EP - EDGE OF PAVEMENT
FG - FINAL GRADE
HP - HIGH POINT
SW - SIDEWALK
TS - TOP OF STEP
RE - RIM ELEVATION

GENERAL NOTES

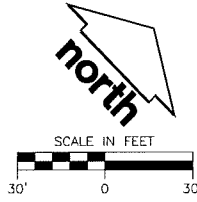
- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- EXISTING CONDITION SURVEY AS PROVIDED BY POINT OF BEGINNING, INC. ON 4-14-2014. ANY DISCREPANCIES TO BE REPORTED TO JSD IMMEDIATELY UPON DISCOVERY.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
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CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/funoff/stormwater/techstds.htm>
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- 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. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WISDOT FDM FOR RESPECTIVE DETAILS.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMTIC.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH A CLASS II, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

GRADING AND SEEDING NOTES

- ALL DISTURBED AREAS IN R.O.W. SHALL BE SODDED IMMEDIATELY FOLLOWING GRADING ACTIVITIES SOD TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING OR OTHER APPLICABLE MEASURES FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED AREAS IN R.O.W. DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING OR SEEDING AND MULCHING. THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS-BUILT CERTIFICATION.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.



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THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATION ONLY AND IS NOT GUARANTEED TO BE ACCURATE. AS ALWAYS, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

Project No. 14-6435
Plot Date:
Drawn by: JFL, MG, KJY

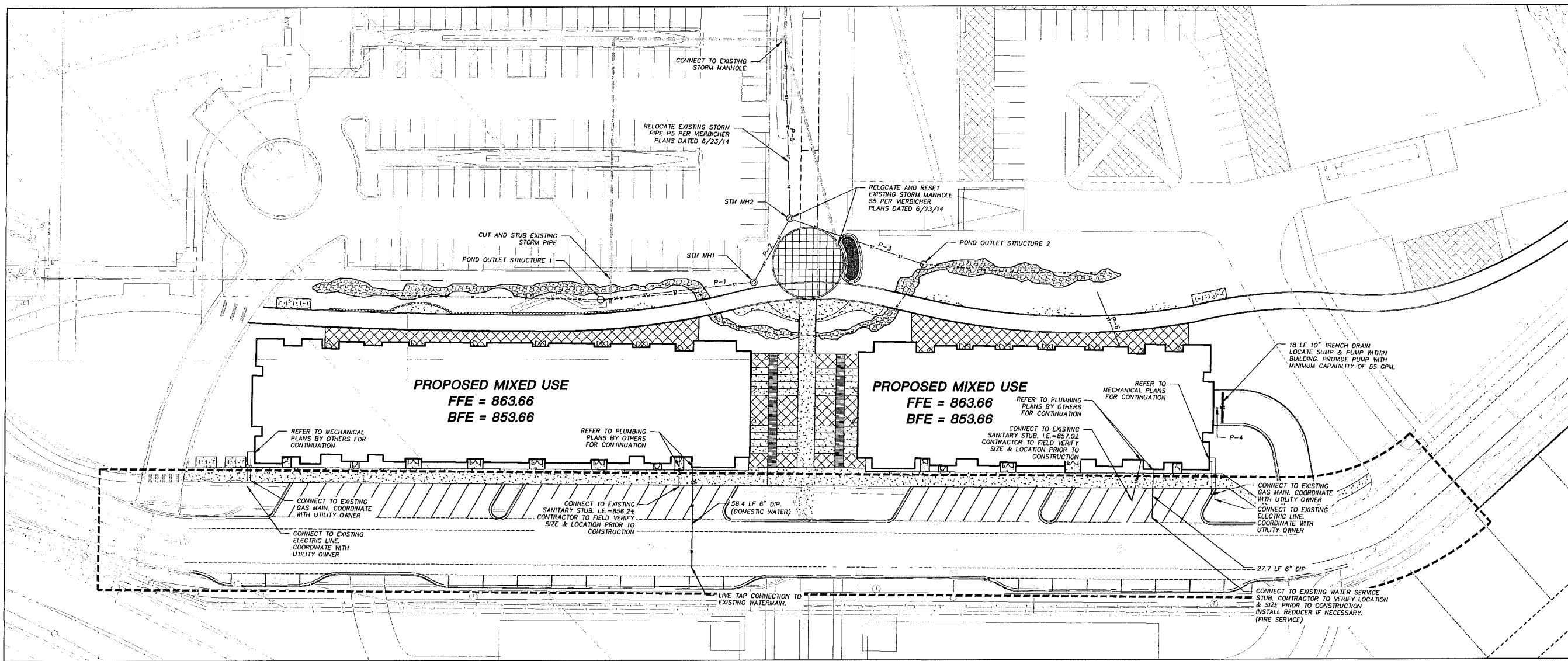
Date	Issue Description
GDP	06-25-14
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Sheet Title
GRADING AND EROSION CONTROL PLAN

Sheet No.
C300

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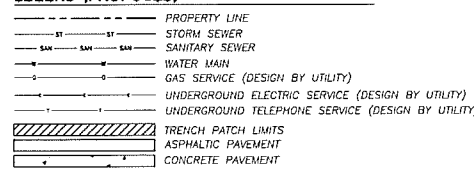
GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
MADISON, WI



PROPOSED MIXED USE
FFE = 863.66
BFE = 853.66

PROPOSED MIXED USE
FFE = 863.66
BFE = 853.66

LEGEND (PROPOSED)



GENERAL NOTES

- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- EXISTING CONDITIONS SURVEY DATED 11-18-2013. ANY DISCREPANCIES TO BE REPORTED TO JSD IMMEDIATELY UPON DISCOVERY.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

UTILITY NOTES

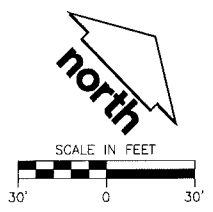
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WDCOMM, AND WDMR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO S&B 384.30, TABLE 384.30-6.
- WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION. CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PART VII. CONTACT CITY OF MADISON DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO CONSTRUCTION.
- ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. PRE-CONSTRUCTION MEETING WITH THE CITY OF MADISON IS REQUIRED PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL DETERMINE LOCATION, DEPTH AND SIZE OF EXISTING SANITARY AND WATER SERVICES AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION.

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
POND OUTLET STRUCTURE 1	855.45	860.00	4.55	36" DIA. CONCRETE INLET	TYPE C GRATE
STM MH1	854.92	862.50	7.58	36" DIA. CONCRETE INLET	TYPE C GRATE
POND OUTLET STRUCTURE 2	854.92	860.00	5.08	2X3' PRECAST BOX	TYPE C GRATE
STM MH2	855.35	862.50	6.07	36" DIA. CONCRETE INLET	TYPE C GRATE
TRENCH DRAIN	851.91	853.51	1.02	10" CONCRETE TRENCH DRAIN	R-4940-CX, TYPE C COVER

PROPOSED STORM SEWER PIPE SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEVATION (FT)	DISCHARGE ELEVATION (FT)	SLOPE (%)	PIPE SIZE & TYPE
P-1	POND OUTLET STRUCTURE 1	STM MH1	50	856.34	855.45	1.00%	12"HDPE
P-2	STM MH1	STM MH2	43	855.35	854.92	1.00%	12"HDPE
P-3	POND OUTLET STRUCTURE 2	STM MH2	83	855.33	854.92	0.50%	12"HDPE
P-4	TRENCH DRAIN	BUILDING	20.00	851.91	851.71	1.00%	6"FVC
P-5	STM MH2	EX STM MH	104.25	854.82	854.30	0.50%	18"RCP
P-6	BUILDING	BIORETENTION POND	34.43	960.34	960.00	1.00%	6"FVC



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MADISON TO OBTAIN UTILITY INFORMATION, PLEASE CALL 608-263-8888
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES TO BE EXCAVATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES FOR EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.

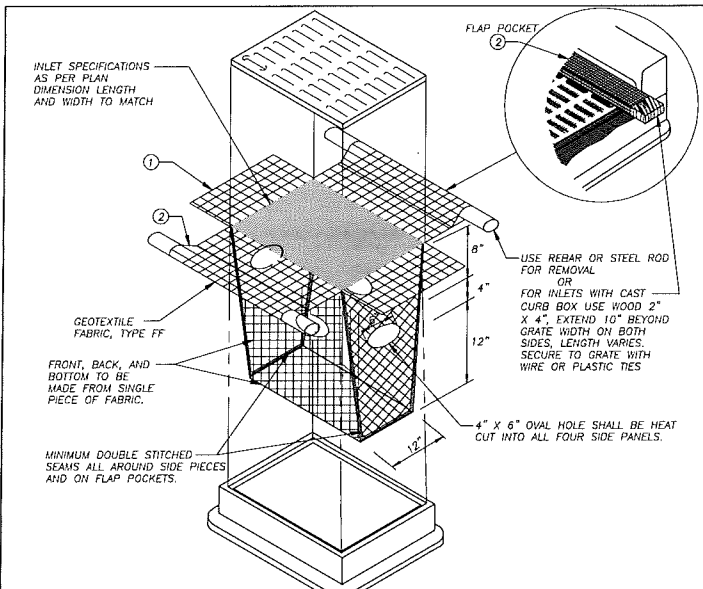
Project No. 14-6534
Plot Date:
Drawn by: JLF, MG, KJY

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Sheet Title
UTILITY PLAN

Sheet No.
C400

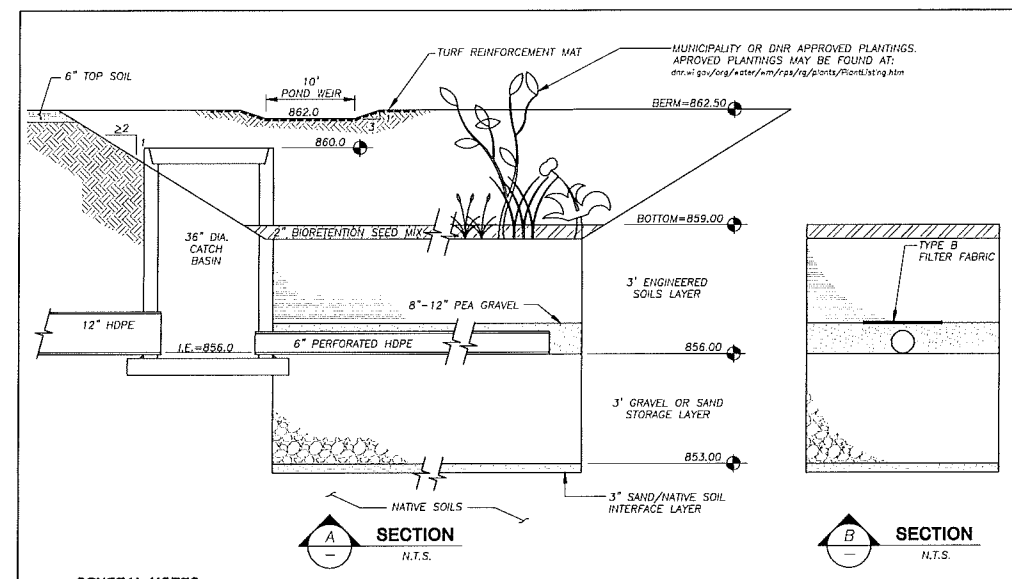
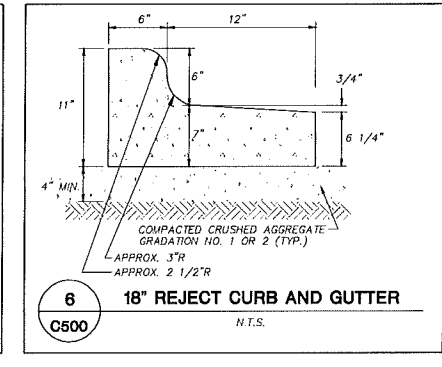
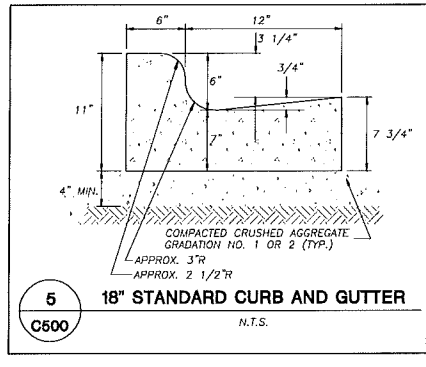
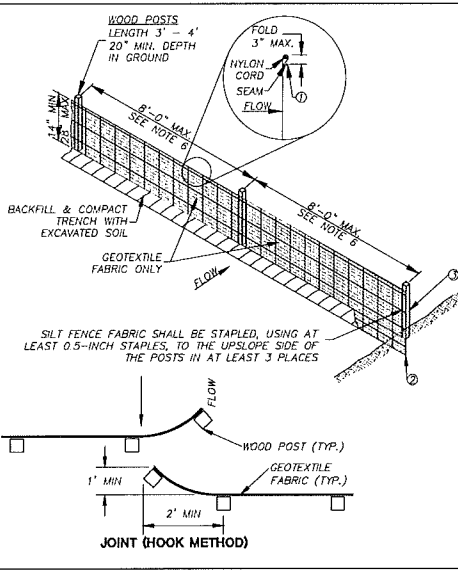
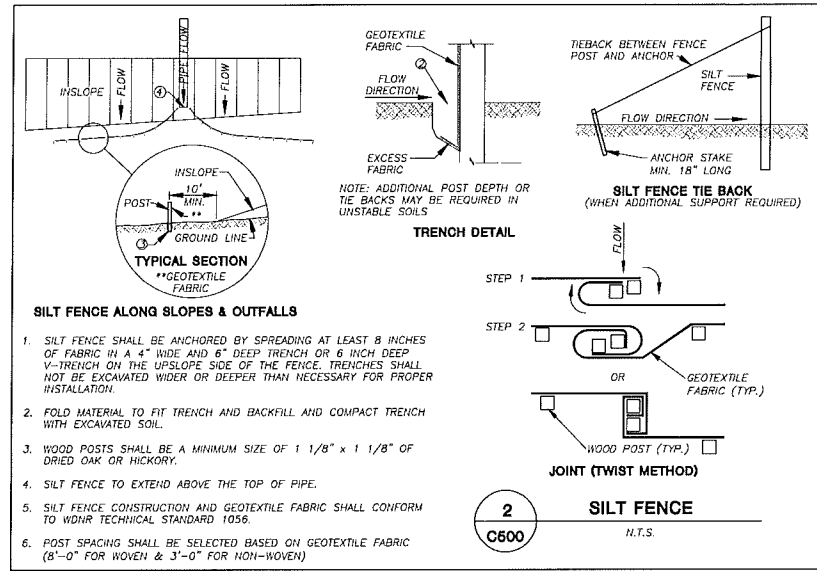


GENERAL NOTES
 INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
 MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
 WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 ② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

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

1 INLET PROTECTION, TYPE D
 C500 N.T.S.



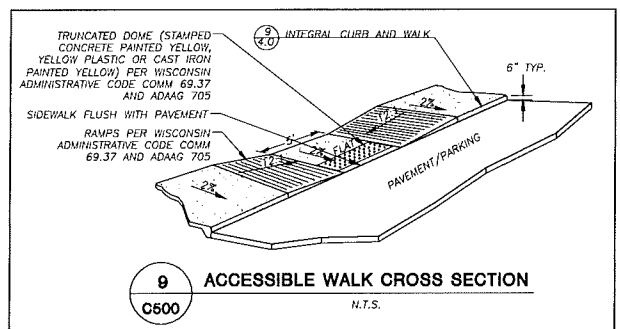
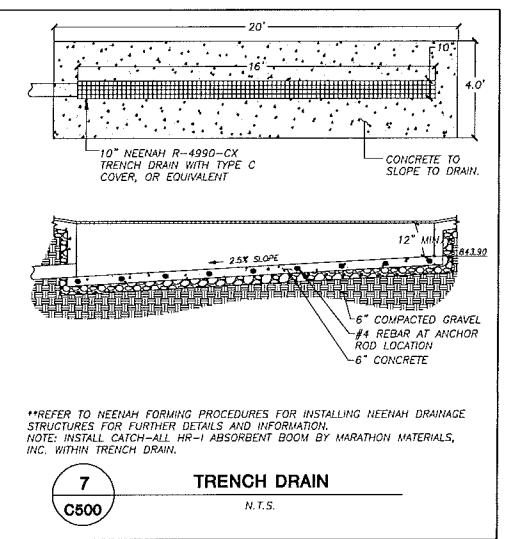
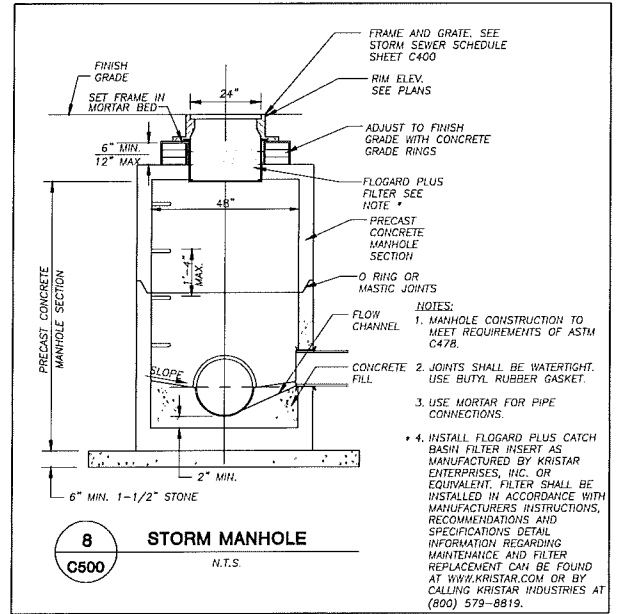
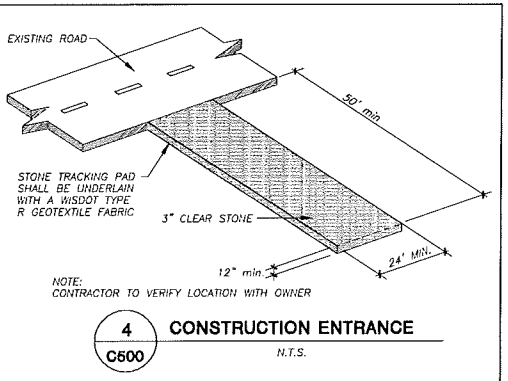
GENERAL NOTES:

- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDMR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
- CONTRACTOR SHALL INSTALL 36" OF ENGINEERED SOIL CONSISTING OF: 40% ASTM C33 SAND, 30% CERTIFIED COMPOST (SEE GENERAL NOTE 3), AND 30% TOPSOIL.
- CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
- 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.
- FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
- ANNUAL RYE GRASS SHALL BE SEEDING AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
- RUNOFF MUST INFILTRATE WITHIN 48-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
- ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
- OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
- BIORETENTION DEVICE SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED.
- FILTER FABRIC SHALL COVER THE UNDERDRAIN AND SHALL NOT EXTEND Laterally FROM EITHER SIDE OF THE PIPE MORE THAN TWO FEET.
- ONCE CONSTRUCTION OF BIORETENTION DEVICE BEGINS, THE BIORETENTION DEVICE SHALL BE CORDONED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
- ENGINEERED SOIL SHALL BE PLACED IN 12 INCH LIFTS TO AVOID COMPACTION.
- ENGINEERED SOIL PLACED IN THE BIORETENTION DEVICE SHALL NOT BE COMPACTED.
- PLACEMENT OF ENGINEERED SOILS SHALL BE SUSPENDED IN PERIODS OF RAINFALL AND SNOWMELT AND SHALL REMAIN SUSPENDED IN PONDED WATER IS PRESENT.

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.

10 BIORETENTION DEVICE
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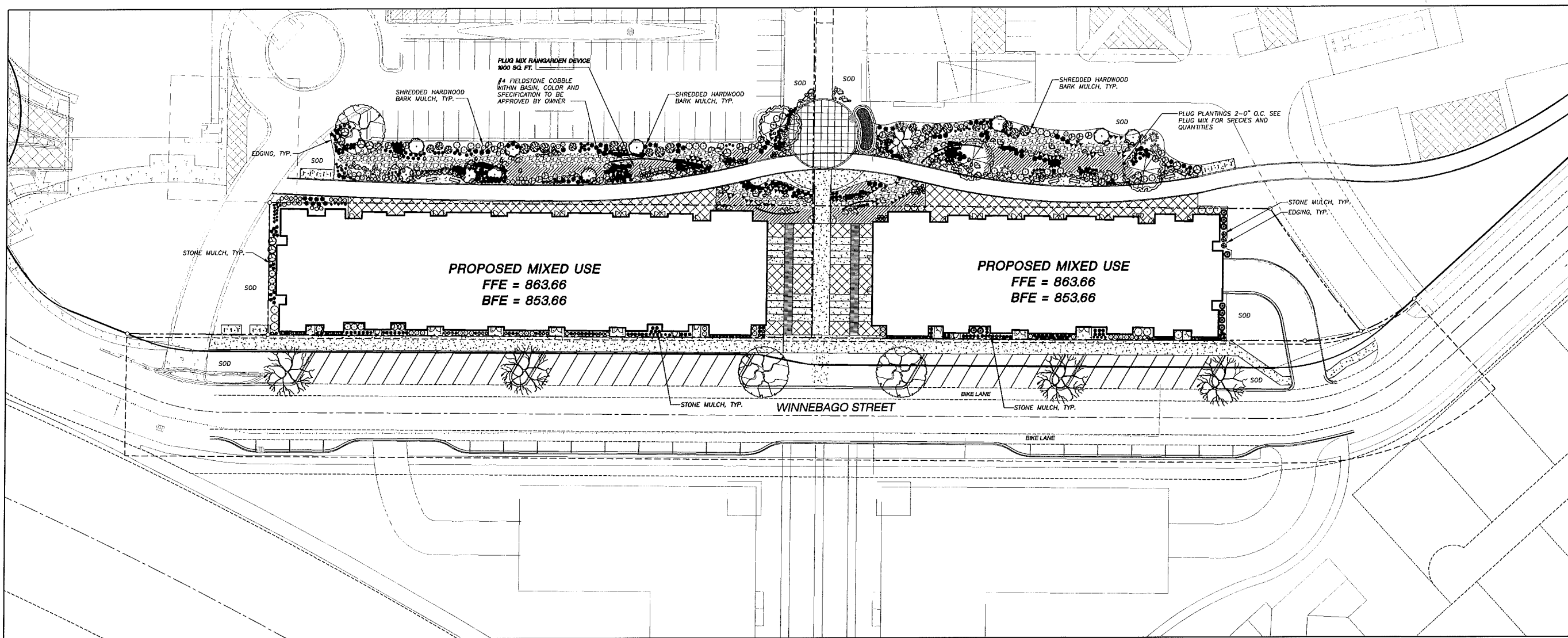
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Sheet Title
 DETAILS
 Sheet No.
C500

GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
MADISON, WI



LEGEND (PROPOSED)

- TALL CLIMAX DECIDUOUS TREES**
- Autumn Blaze Maple
 - Burr Oak
- ORNAMENTAL TREES**
- Eastern Redbud (Tree Form)
 - Pagoda Dogwood
 - Little King River Birch
- DECIDUOUS SHRUBS**
- Iroquois Black Chokeberry
 - Endless Summer Hydrangea
 - Indian Current Coralberry
 - Knock Out Rose
 - Floribunda Rose
 - Gold Star Potentilla
 - Gr-Lo Sumac
 - Red Twig Dogwood
 - Yellow Twig Dogwood
 - Spring Red Compact Cranberrybush Vb.

- EVERGREEN SHRUBS**
- Taunton Yew
 - Mini Arcade Juniper
- PERENNIALS**
- Coreopsis Moonbeam
 - Little Spire Russian Sage
 - Black-Eyed Susan
 - Iris 'Caesar's Brother'
 - May Night Salvia
- ORNAMENTAL GRASSES**
- Karl Foerster Feather Reed Grass
 - Dwarf Hameln Fountain Grass
 - Blue Oat Grass
 - Little Bluestem
 - Big Bluestem
 - Prairie Dropseed
 - Common Oak Sedge

LANDSCAPE PLANT LIST

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
3		Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2-1/2" Cal.	B&B	35	0
4		Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B	35	0
ORNAMENTAL TREES							
3		Eastern Redbud (Tree Form)	CERCIS canadensis 'Columbus Strain'	1 1/2" Cal.	B&B	15	45
1		Cornus alternifolia 'Argentea'	PAGODA dogwood	1 1/2" Cal.	B&B	15	15
10		Little King River Birch	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B	15	150
DECIDUOUS SHRUBS							
35		Iroquois black chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Mn. Ht.	#3 Cont.	3	105
3		Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	12-24" Mn. Ht.	#3 Cont.	3	9
11		Indian Current Coralberry	SYMPHORICARPOS orbiculatus	12-24" Mn. Ht.	#3 Cont.	3	33
55		Knock Out Rose	ROSA 'RADRAZZ'	12-24" Mn. Ht.	#3 Cont.	3	165
11		Floribunda Rose	ROSA 'NEARLY WILD'	12-24" Mn. Ht.	#3 Cont.	3	33
35		Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	12-24" Mn. Ht.	#3 Cont.	3	105
9		Gr-Lo Sumac	RHUS aromatica 'Gr-Lo'	12-24" Mn. Ht.	#3 Cont.	3	27
12		Red Twig Dogwood	CORNUS sericea 'Insignis'	12-24" Mn. Ht.	#3 Cont.	3	36
7		Yellow Twig Dogwood	CORNUS sericea 'Flaviramea'	12-24" Mn. Ht.	#3 Cont.	3	21
10		Spring Red Compact Cranberrybush Vb.	VIBURNUM trilobum 'Spring Red'	12-24" Mn. Ht.	#3 Cont.	3	30
EVERGREEN SHRUBS							
10		Taunton Yew	TAXUS x media 'Tauntonii'	12-24" Mn. Ht.	#3 Cont.	4	40
46		Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Mn. Ht.	#3 Cont.	4	184
PERENNIALS							
43		Coreopsis Moonbeam	COREOPSIS verticillata	10 - 12" Ht.	#1 Cont.	2	86
89		Little Spire Russian Sage	FEROCISIA stipiticiolia 'Little Spire'	10 - 12" Ht.	#1 Cont.	2	178
28		Black-Eyed Susan	RUDIBECKIA hirtida var. hirtida	10 - 12" Ht.	#1 Cont.	2	56
86		Iris 'Caesar's Brother'	IRIS SIBERICA 'Caesar's Brother'	10 - 12" Ht.	#1 Cont.	2	172
21		May Night Salvia	SALVIA NEMEROSA 'Meinacht'	10 - 12" Ht.	#1 Cont.	2	42
ORNAMENTAL GRASSES							
82		Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10 - 12" Ht.	#1 Cont.	2	164
40		Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	#1 Cont.	2	80
20		Blue Oat Grass	HELICOTRICHON sempervirens	10 - 12" Ht.	#1 Cont.	2	40
70		Little Bluestem	SCHIZACHYRIUM scoparium	10 - 12" Ht.	#1 Cont.	2	140
44		Big Bluestem	ANDROPOGON gerardii	10 - 12" Ht.	#1 Cont.	2	88
165		Prairie Dropseed	SPOROBOLOUS heterolepis	10 - 12" Ht.	#1 Cont.	2	330
657		Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG	2	1314
						TOTAL POINTS:	3688

GENERAL NOTES

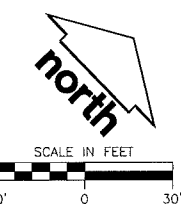
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Raingarden Plug Plant Mix 1000 sq. ft.

Botanical Name	Common Name	Quantity	Spacing
Permanent Grasses:			
Carex grayii	Common Bur Sedge	26	2'-0" On Center
Carex stipata	Common Fox Sedge	26	2'-0" On Center
Panicum virgatum	Switch Grass	26	2'-0" On Center
Spartina pectinata	Prairie Cord Grass	26	2'-0" On Center
Forbs:			
Aster novae-angliae	New England Aster	26	2'-0" On Center
Asclepias incarnata	Swamp Milkweed	26	2'-0" On Center
Echinacea purpurea	Broad-Leaved Purple Coneflower	26	2'-0" On Center
Eryngium yuccifolium	Rattlesnake Master	26	2'-0" On Center
Eupatorium maculatum	Spotted Joe-Pye Weed	26	2'-0" On Center
Liatris spicata	Marsh Blazing Star	26	2'-0" On Center
Lobelia cardinalis	Cardinal Flower	26	2'-0" On Center
Monarda fistulosa	Wild Bergamot	26	2'-0" On Center
Penstemon digitalis	Foxglove Beardtongue	26	2'-0" On Center
Pycnanthemum virginianum	Common Mountain Mint	26	2'-0" On Center
Ratibida pinnata	Yellow Coneflower	26	2'-0" On Center
Rudbeckia hirta	Black-Eyed Susan	26	2'-0" On Center
Veronicastrum virginianum	Culver's Root	26	2'-0" On Center
Zizia aurea	Golden Alexanders	26	2'-0" On Center
TOTAL		442	

LEGEND (PROPOSED)

- PROPERTY LINE
- RIGHT-OF-WAY
- WINNEBAGO STREET PUBLIC WORKS APPROVAL
- FUTURE PATH
- BUILDING LINE
- EDGE OF PAVEMENT
- PROPOSED RAILING
- 18" STANDARD CURB & GUTTER
- 18" RECT CURB & GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- POLYETHYLENE EDGING
- PLUG MIX RAINGARDEN AREA
- WASHED #4 FIELDSTONE COBBLE



Project No. 14-6534
Plot Date:
Drawn by: JLF, KJY, MG

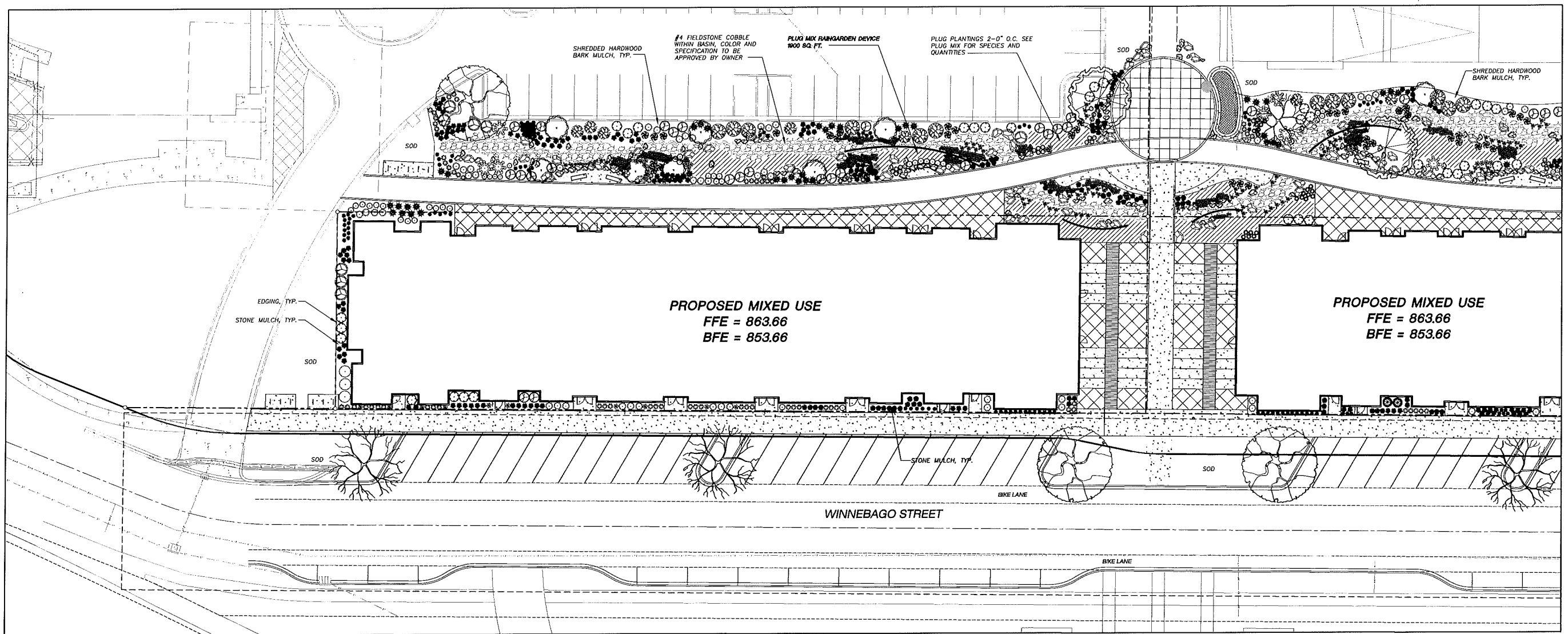
Date Issue Description
GDP 06-25-14
SIP 11-05-14

Sheet Title
OVERALL LANDSCAPE PLAN

Sheet No. L100

Consultant
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE."
MADISON REGIONAL OFFICE
151 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608 848 5060 PHONE | 608 848 2255 FAX
MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
MADISON, WI

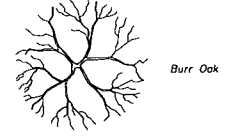
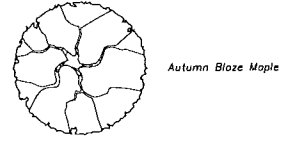


PROPOSED MIXED USE
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BFE = 853.66

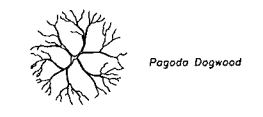
PROPOSED MIXED USE
FFE = 863.66
BFE = 853.66

LEGEND (PROPOSED)

TALL CLIMAX DECIDUOUS TREES



ORNAMENTAL TREES



DECIDUOUS SHRUBS

- Iroquois Black Chokeberry
- Endless Summer Hydrangea
- Indian Currant Coralberry
- Knock Out Rose
- Floribunda Rose
- Gold Star Potentilla
- Gro-Lo Sumac
- Red Twig Dogwood
- Yellow Twig Dogwood
- Spring Red Compact Cranberrybush Vib.

EVERGREEN SHRUBS

- Taunton Yew
- Mini Arcade Juniper

PERENNIALS

- Coreopsis Moonbeam
- Little Spire Russian Sage
- Black-Eyed Susan
- Iris 'Caesar's Brother'
- May Night Salvia

ORNAMENTAL GRASSES

- Karl Foerster Feather Reed Grass
- Dwarf Hameln Fountain Grass
- Blue Oat Grass
- Little Bluestem
- Big Bluestem
- Prairie Dropseed
- Common Oak Sedge

LANDSCAPE PLANT LIST

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
	3	Autumn Blaze Maple	ACER x freemanii 'Aellefsvad'	2-1/2" Cal.	B&B	35	0
	4	Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B	35	0
ORNAMENTAL TREES							
	3	Eastern Redbud (Tree Form)	CERCIS canadensis 'Columbus Strain'	1 1/2" Cal.	B&B	15	45
	1	Cornus alternifolia 'Argentea'	PAGODA dogwood	1 1/2" Cal.	B&B	15	15
	10	Little King River Birch	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B	15	150
DECIDUOUS SHRUBS							
	35	Iroquois black chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	#3 Cont.	3	105
	3	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	12-24" Min. Ht.	#3 Cont.	3	9
	11	Indian Currant Coralberry	SYMPHORICARPOS orbiculatus	12-24" Min. Ht.	#3 Cont.	3	33
	55	Knock Out Rose	ROSA 'RADRAZZ'	12-24" Min. Ht.	#3 Cont.	3	165
	11	Floribunda Rose	ROSA 'NEARLY WILD'	12-24" Min. Ht.	#3 Cont.	3	33
	35	Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	12-24" Min. Ht.	#3 Cont.	3	105
	9	Gro-Lo Sumacs	RHUS aromatica 'Gro-Lo'	12-24" Min. Ht.	#3 Cont.	3	27
	12	Red Twig Dogwood	CORNUS sericea 'Insignis'	12-24" Min. Ht.	#3 Cont.	3	36
	7	Yellow Twig Dogwood	CORNUS sericea 'Flaviramea'	12-24" Min. Ht.	#3 Cont.	3	21
	10	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	#3 Cont.	3	30
EVERGREEN SHRUBS							
	10	Taunton Yew	TAXUS x media 'Tauntonii'	12-24" Min. Ht.	#3 Cont.	4	40
	46	Mini Arcade Juniper	JUNIPERUS sabinne 'Mini Arcade'	12-24" Min. Ht.	#3 Cont.	4	184
PERENNIALS							
	43	Coreopsis Moonbeam	COREOPSIS verticillata	10 - 12" Ht.	#1 Cont.	2	86
	89	Little Spire Russian Sage	FEROVSKIA atroplicifolia 'Little Spire'	10 - 12" Ht.	#1 Cont.	2	178
	28	Black-Eyed Susan	RUDIBECKIA fulgida var. fulgida	10 - 12" Ht.	#1 Cont.	2	56
	88	Iris 'Caesar's Brother'	IRIS SIBERICA 'Caesar's Brother'	10 - 12" Ht.	#1 Cont.	2	172
	21	May Night Salvia	SALVIA NEMEROSA 'Heinrich'	10 - 12" Ht.	#1 Cont.	2	42
ORNAMENTAL GRASSES							
	82	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10 - 12" Ht.	#1 Cont.	2	164
	40	Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	#1 Cont.	2	80
	20	Blue Oat Grass	HELICOTRICHON sempervirens	10 - 12" Ht.	#1 Cont.	2	40
	70	Little Bluestem	SCHIZACHYRIUM scoparium	10 - 12" Ht.	#1 Cont.	2	140
	44	Big Bluestem	ANDROPOGON gerardii	10 - 12" Ht.	#1 Cont.	2	88
	165	Prairie Dropseed	SPOROBOLUS heterolepis	10 - 12" Ht.	#1 Cont.	2	330
	657	Common Oak Sedge	CAREX pennsylvanica	PLUG	PLUG	2	1314
							TOTAL POINTS: 3688

GENERAL NOTES

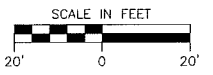
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Raingarden Plug Plant Mix 1900 sq. ft.

Botanical Name	Common Name	Quantity	Spacing
Permanent Grasses:			
Carex grayi	Common Bur Sedge	26	2'-0" On Center
Carex stipata	Common Fox Sedge	26	2'-0" On Center
Panicum virgatum	Switch Grass	26	2'-0" On Center
Spartina pectinata	Prairie Cord Grass	26	2'-0" On Center
Forbs:			
Aster novae-angliae	New England Aster	26	2'-0" On Center
Asclepias incarnata	Swamp Milkweed	26	2'-0" On Center
Echinacea purpurea	Broad-Leaved Purple Coneflower	26	2'-0" On Center
Eryngium yuccifolium	Rattlesnake Master	26	2'-0" On Center
Eupatorium maculatum	Spotted Joe-Pye Weed	26	2'-0" On Center
Liatris spicata	Marsh Blazing Star	26	2'-0" On Center
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Penstemon digitalis	Foxglove Beardtongue	26	2'-0" On Center
Pycnanthemum virginianum	Common Mountain Mint	26	2'-0" On Center
Ratibida pinnata	Yellow Coneflower	26	2'-0" On Center
Rudbeckia hirta	Black-Eyed Susan	26	2'-0" On Center
Veronicastrum virginianum	Culver's Root	26	2'-0" On Center
Zizia aurea	Golden Alexanders	26	2'-0" On Center
TOTAL		442	

LEGEND (PROPOSED)

- PROPERTY LINE
- RIGHT-OF-WAY
- WINNEBAGO STREET PUBLIC WORKS APPROVAL
- FUTURE PATH
- BUILDING LINE
- EDGE OF PAVEMENT
- PROPOSED RAILING
- 18" STANDARD CURB & GUTTER
- 18" REJECT CURB & GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- POLYETHYLENE EDGING
- PLUG MIX RAINGARDEN AREA
- WASHED #4 FIELDSTONE COBBLE



Project No. 14-634

Plot Date:

Drawn by: JLF, KJY, MG

Date Issue Description
GDP 06-25-14
SIP 11-05-14

Sheet Title

BUILDING 4 LANDSCAPE PLAN

Sheet No.

L200

GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
MADISON, WI

Project No. 14-6534

Plot Date:

Drawn by: JLF, KJY, MG

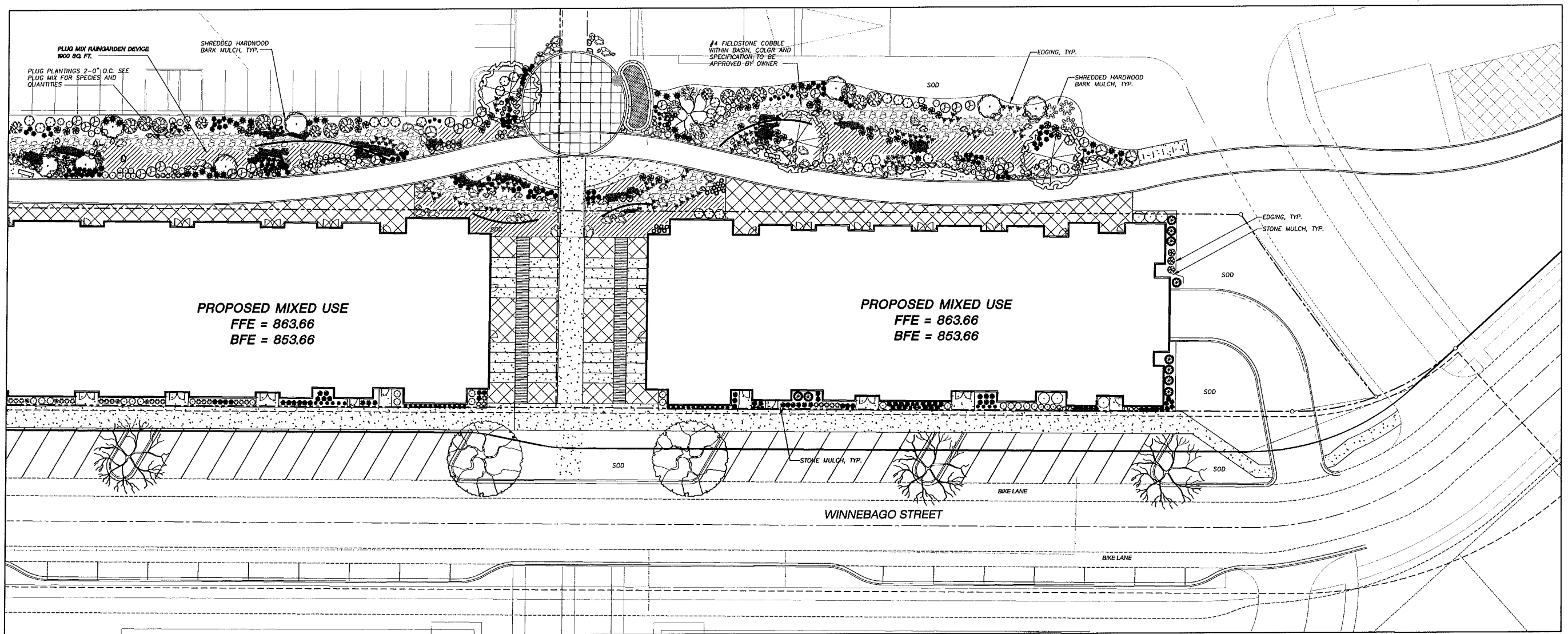
Date Issue Description
GDP 06-25-14
SIP 11-05-14

Sheet Title

BUILDING 5 LANDSCAPE PLAN

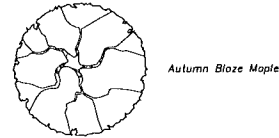
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L201

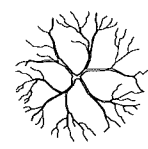


LEGEND (PROPOSED)

TALL CLIMAX DECIDUOUS TREES

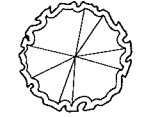


Autumn Blaze Maple

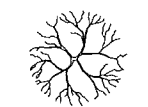


Burr Oak

ORNAMENTAL TREES



Eastern Redbud (Tree Form)



Pagoda Dogwood



Little King River Birch

DECIDUOUS SHRUBS

- Iroquois Black Chokeberry
- Endless Summer Hydrangea
- Indian Currant Coralberry
- Knock Out Rose
- Floribunda Rose
- Gold Star Potentilla
- Gro-Lo Sumac
- Red Twig Dogwood
- Yellow Twig Dogwood
- Spring Red Compact Cranberrybush Vib.

EVERGREEN SHRUBS

- Taunton Yew
- Mini Arcade Juniper

PERENNIALS

- Coreopsis Moonbeam
- Little Spire Russian Sage
- Black-Eyed Susan
- Iris 'Caesar's Brother'
- May Night Salvia

ORNAMENTAL GRASSES

- Karl Foerster Feather Reed Grass
- Dwarf Hameln Fountain Grass
- Blue Oat Grass
- Little Bluestem
- Big Bluestem
- Prairie Dropseed
- Common Oak Sedge

LANDSCAPE PLANT LIST

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ORNAMENTAL TREES							
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	1	Cornus alternifolia 'Argentea'	PAGODA dogwood	1 1/2" Cal.	B&B	15	15
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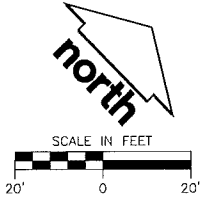
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Rudbeckia hirta	Black-Eyed Susan	26	2'-0" On Center
Veronicastrum virginianum	Culver's Root	26	2'-0" On Center
Zizia aurea	Golden Alexanders	26	2'-0" On Center
TOTAL		442	





Project Location / Address: **UNION CORNERS - MADISON, WI**
Name of Project: **UNION CORNERS BUILDING 4 & 5 SPECIFIC IMPLEMENTATION PLAN**
Owner / Contact: **GORMAN & COMPANY**
Contact Phone: **(608) 848-5060** Contact Email: **JUSTIN.FRAHM@JSDINC.COM**

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

Availability:

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

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

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District:

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.
Total square footage of developed area: 8,524
Total landscape points required: 142

- (b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

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

- (c) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.
Total square footage of developed area: _____
Total landscape points required: _____

10/2013

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/Element	Minimum Size at Installation	Points	Credits/Existing Landscaping		New/Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35				
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arbutus)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			56	168
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			12	48
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2			248	496
Ornamental/decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						712

Total Number of Points Provided 712

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

Consultant

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

**GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
MADISON, WI**

Project No. XXX-000-XXX-0000

Plot Date: 1/10/2013 9:00 AM

Drawn by: XXX

Date Issue Description

GDP 06-25-14

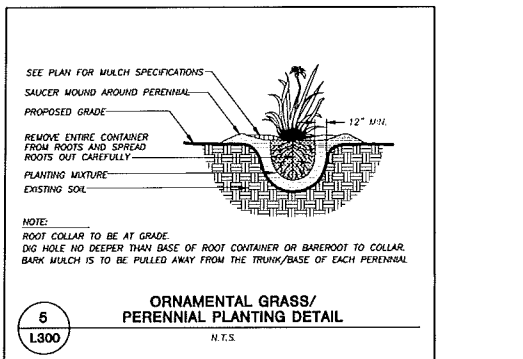
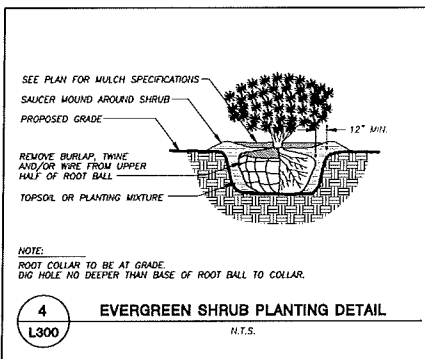
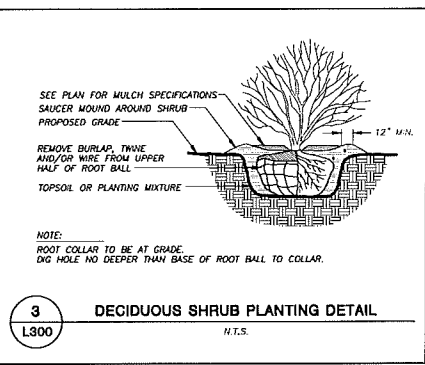
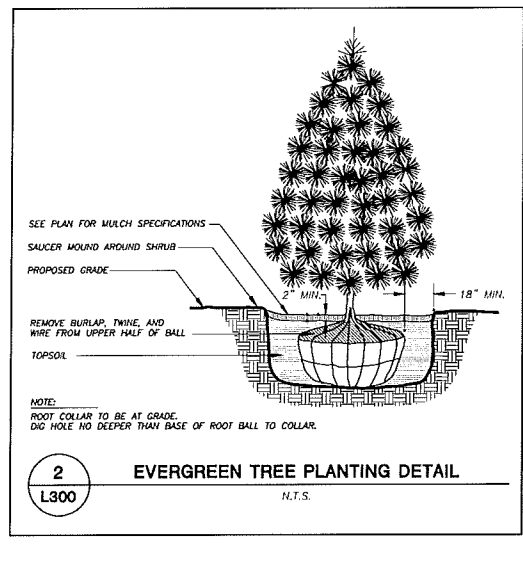
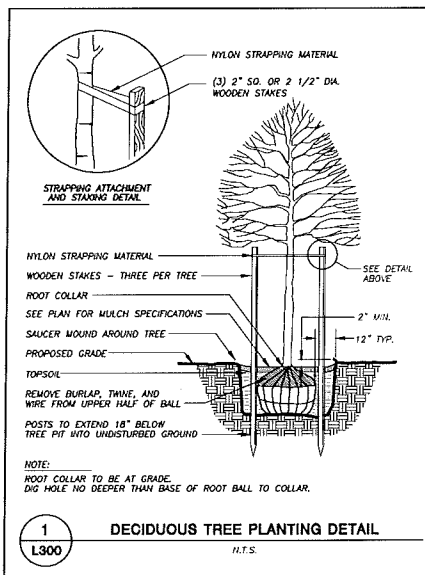
SIP 11-05-14

Sheet Title

LANDSCAPE DETAILS,
NOTES, AND
SPECIFICATIONS

Sheet No.

L300



LANDSCAPE PLANT LIST - BUILDINGS 4 AND 5

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
DECIDUOUS SHRUBS							
3		Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	12-24" Min. HL	#3 Cont.	3	9
9		Gre-Lo Sumac	RHUS aromatica 'Gre-Lo'	12-24" Min. HL	#3 Cont.	3	27
29		Knock Out Rose	ROSA 'RADrazz'	12-24" Min. HL	#3 Cont.	3	87
10		Iroquois black chokeberry	ARONIA melanocarpa 'Iroquois BEAUTY'	12-24" Min. HL	#3 Cont.	3	30
3		Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Min. HL	#3 Cont.	3	9
2		Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	12-24" Min. HL	#3 Cont.	3	6
EVERGREEN SHRUBS							
8		Taunton Yew	TAXUS x media 'Tauntoni'	12-24" Min. HL	#3 Cont.	4	32
4		Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. HL	#3 Cont.	4	16
PERENNIALS							
39		Little Spira Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" HL	#1 Cont.	2	78
10		Black-Eyed Susan	RUDIBECKIA fulgida var. fulgida	10 - 12" HL	#1 Cont.	2	20
18		Coreopsis Moonbeam	COREOPSIS variegata	10 - 12" HL	#1 Cont.	2	36
2		Iris 'Caesar's Brother'	IRIS SIBERICA 'Caesar's Brother'	10 - 12" HL	#1 Cont.	2	4
3		May Night Salvia	SALVIA NEMEROSA 'Mainacht'	10 - 12" HL	#1 Cont.	2	6
ORNAMENTAL GRASSES							
47		Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10 - 12" HL	#1 Cont.	2	94
6		Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12" HL	#1 Cont.	2	12
40		Little Bluestem	SCHIZACHYRIUM scoparium	10 - 12" HL	#1 Cont.	2	80
60		Prairie Dropseed	SPOROBOLOUS heterolepis	10 - 12" HL	#1 Cont.	2	120
11		Dwarf Hameln Fountain Grass	PENNISETUM Malopencroides 'Hameln'	10 - 12" HL	#1 Cont.	2	22
12		Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG	2	24
						TOTAL POINTS:	712

LANDSCAPE NOTES AND SPECIFICATIONS

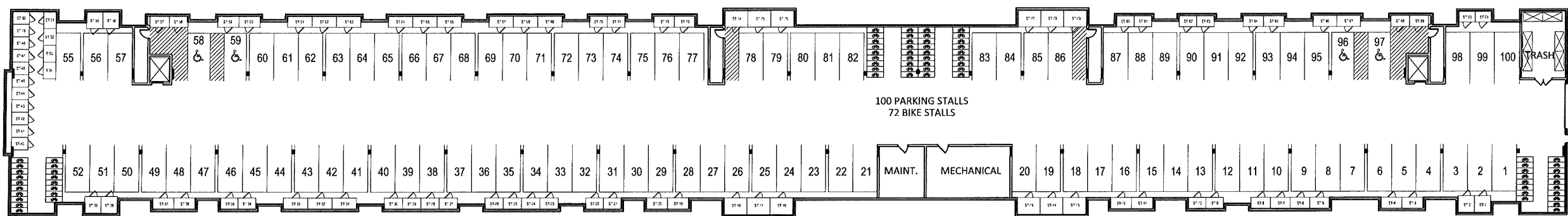
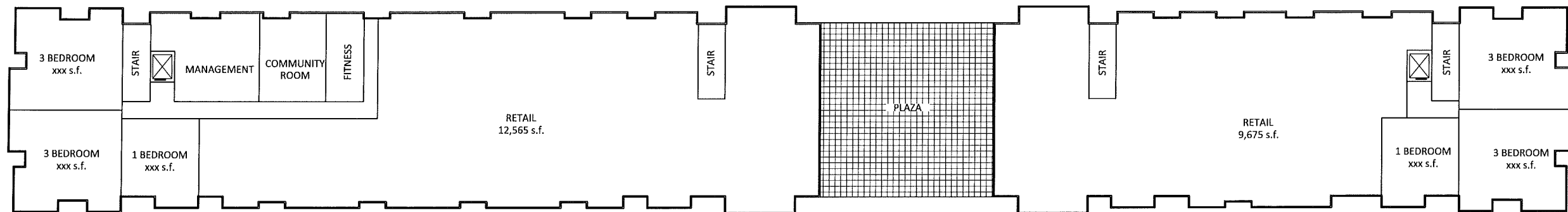
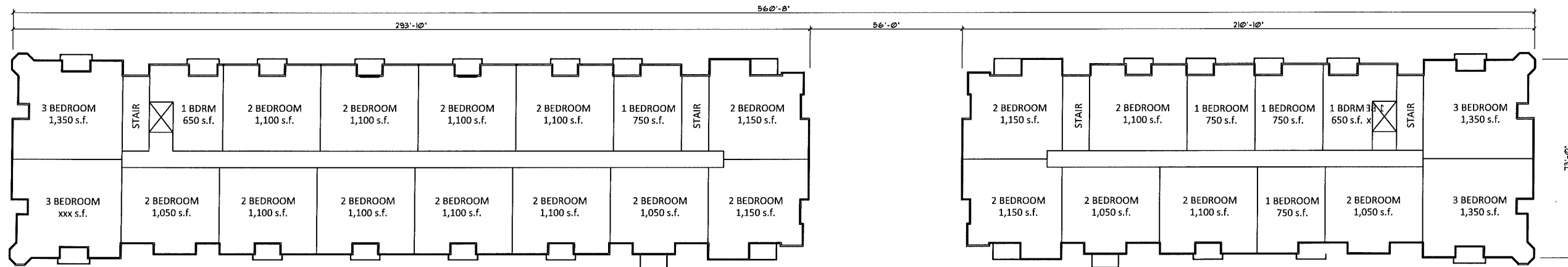
1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTION BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-362-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. 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 THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. 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 BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
3. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE 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. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
4. MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND 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.
5. MATERIALS - SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
 1. PLANTING AREAS = 24"
 2. TREE FITS = SEE DETAILS
 PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRAGILE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
6. MATERIALS - ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE-FREE) SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
7. RAINGARDEN PLUG PLANTINGS: ALL PLUG PLANTINGS SHALL BE PLANTED 2"-0" ON CENTER. CONTRACTOR IS TO RANDOMIZED PLUG PLANTING SELECTION THROUGHOUT BASIN AND DISTRIBUTE SPECIES VARIETY THROUGHOUT PLUG PLANTING AREAS. PRIOR TO PLANTING, BIODEGRADABLE PLANT CONTAINERS SHALL BE SPLIT AND NON-BIODEGRADABLE CONTAINERS BE REMOVED. THE ROOT SYSTEMS OF ALL SUCH PLANTS SHALL BE SPLIT OR CRUMBLED BY HAND PRIOR TO INSTALLATION.
8. MATERIALS - ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE WASHED STONE MULCH AS APPROVED BY OWNER. STONE SHALL BE SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
9. MATERIALS - RAINWATER DRY STREAM ADJACENT TO BUILDING SHALL RECEIVE WASHED #4 FIELDSTONE COBBLE STONE. SHALL BE SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS.
10. MATERIALS - TREE RINGS: ALL TREES PLANTED IN SODDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 3" DIAMETER SHREDDED HARDWOOD 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 3" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
11. MATERIALS: SOD ALL DISTURBED AREAS AS SPECIFIED IN THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF 50 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 TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) 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/TRANSPORTED WITH A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO .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. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
12. MATERIALS - WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
13. MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL APPROVE SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
14. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH MA 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 AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
15. CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. 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 HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
16. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 30 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 OF DEFICIENT 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.
17. 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.

**UNION CORNERS
BUILDINGS 4 & 5**
2500 WINNEBAGO STREET
MADISON, WI

Project No.	130020-43
Plot Date:	2018/12/04 11:00 AM
Drawn by:	JK/MO
Date	Issue Description

Sheet Title
BLDG 4 & 5 PLAN

Sheet No.
A101



UNIT MIX	S	1BR	2BR	3BR	TOTAL
1ST	0	1	0	2	3
2ND	0	2	12	2	16
3RD	0	2	12	2	16
4TH	0	2	12	2	16
TOTAL	0	7	36	8	51

UNIT MIX	S	1BR	2BR	3BR	TOTAL
1ST	0	1	0	2	3
2ND	0	4	6	2	12
3RD	0	4	6	2	12
4TH	0	4	6	2	12
TOTAL	0	13	18	8	39



1 BLDG #4 - WINNEBAGO STREET ELEVATION
SCALE: 1" = 10' - 0"



2 BLDG #4 - SOUTH ELEVATION
SCALE: 1" = 10' - 0"



3 BLDG #4 - PLAZA ELEVATION
SCALE: 1" = 10' - 0"



4 BLDG #4 - REAR ELEVATION
SCALE: 1" = 10' - 0"

UNION CORNERS
BUILDINGS 4 & 5
2500 WINNEBAGO STREET
MADISON, WI

Project No.	130020-43
Plot Date:	2014/1/04 11:00 AM
Drawn by:	JK/MO
Date	Issue Description

Sheet Title
BLDG # 4 ELEVATIONS

Sheet No.
A401



1 BLDG # 5 - WINNEBAGO STREET ELEVATION
SCALE: 1" = 10' - 0"



2 BLDG # 5 - NORTH ELEVATION
SCALE: 1" = 10' - 0"



3 BLDG # 5 - PLAZA ELEVATION
SCALE: 1" = 10' - 0"



4 BLDG # 5 - REAR ELEVATION
SCALE: 1" = 10' - 0"

UNION CORNERS
BUILDINGS 4 & 5
2500 WINNEBAGO STREET
MADISON, WI

Project No.	130020-43
Plot Date:	2024/11/01 11:08 AM
Drawn by:	JK/MO
Date	Issue Description

Sheet Title
BLDG # 5 ELEVATIONS

Sheet No.
A402