



View from Intersection of South Park Street and West Badger Road Looking West



View from West Badger Road Looking West at Madison Fire Station #6



View from West Badger Road Looking East at Goodman South Campus Building



View from Intersection of Pertt Street and West Badger Road Looking East at Madison Fire Station #6

Revisions:

No.	Date:	Description:

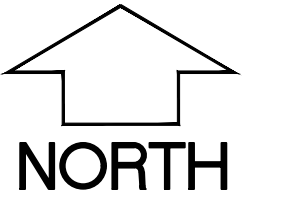
Graphic Scale: 0' 5' 10' 20' 30'

Wyser Number: 17-0407

Set Type: SURVEY

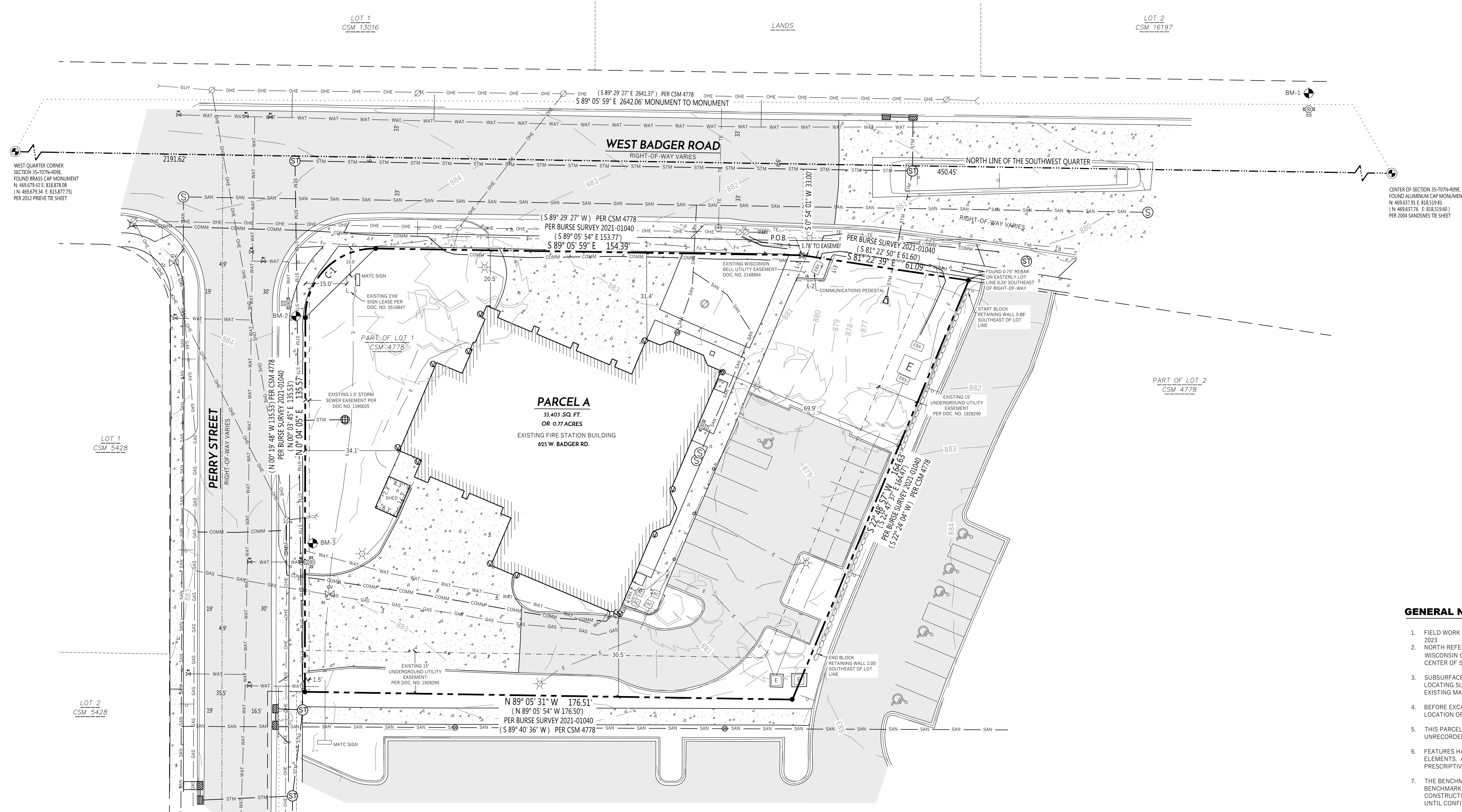
Date Issued: 01/08/2024

Sheet Number: C001



1" = 20' on 22"x34"  
1" = 40' on 11"x17"

- LEGEND**
- FOUND PLSS MONUMENT TYPE NOTED
  - FOUND 3/4" REBAR
  - CUT CROSS SET
  - SIGN
  - SANITARY MANHOLE
  - SANITARY CLEAN OUT
  - GAS METER
  - GAS VALVE
  - FIRE HYDRANT
  - WATER VALVE
  - CURB STOP
  - FLAG POLE
  - STORM MANHOLE
  - INLET
  - ROOF DRAINS
  - STORM AES
  - LIGHTPOLE
  - COMMUNICATION PEDESTAL
  - ELECTRICAL TRANSFORMER
  - ELECTRICAL PANEL BOX
  - UTILITY POLE
  - GUY ANCHOR
  - ELECTRICAL METER
  - AIR CONDITIONING UNIT
  - HANDICAP PARKING SIGN
  - DECIDUOUS TREE
  - PROPERTY LINE
  - PLATTED LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - SECTION LINE
  - EASEMENT LINE
  - BUILDING FOOTPRINT
  - EDGE OF CONCRETE
  - EDGE OF ASPHALT
  - LANDSCAPE EDGING
  - BLOCK RETAINING WALL
  - SANITARY SEWER
  - WATER MAIN
  - STORM SEWER
  - NATURAL GAS LINE
  - COMMUNICATION LINE
  - TELEPHONE LINE
  - ELECTRIC LINE
  - OVERHEAD ELECTRIC LINE
  - ASPHALT PAVEMENT
  - CONCRETE PAVEMENT
  - 880 CONTOUR MAJOR
  - 881 CONTOUR MINOR
  - ( ) RECORDED INFORMATION
  - ( ) VERTICAL BENCHMARK



**GENERAL NOTES**

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON NOVEMBER 27TH & NOVEMBER 29TH, 2022.
- NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, MAD 83 (2011) WISCONS DANE, GRID NORTH. THE CENTER OF SECTION LINE BEARS S 89°02' 59" E.
- SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE AT 1.800.248.8511 OR 611.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS. AS TO WHICH ELEMENT ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS SURVEY. THE BENCHMARKS SHALL BE VALIDATED BY A LICENSED LAND SURVEYOR PRIOR TO ANY CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.

**LEGAL DESCRIPTION AS FURNISHED**

PER DANE COUNTY TITLE COMPANY LLC, TITLE COMMITMENT, FILE NO. B-21232727 DATED MARCH, 19 2021 AT 5:59 A.M.

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 4778, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN IN VOLUME 21 OF CERTIFIED SURVEY MAPS, PAGES 120 AND 121, AS DOCUMENT NUMBER 1903990, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, AS SAID CERTIFIED SURVEY MAP IS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED SEPTEMBER 12, 1988 IN VOLUME 8719 OF RECORDS, PAGE 82 AS DOCUMENT NUMBER 196388.

EXCEPTING THEREFROM LANDS FOR PERRY STREET RIGHT-OF-WAY AS SET FORTH IN QUIET CLAIM DEED RECORDED OCTOBER 10, 1988 IN VOLUME 12060 OF RECORDS, PAGE 73 AS DOCUMENT NUMBER 2108407.

AND FURTHER EXCEPTING THEREFROM LANDS FOR SOUTH PARK STREET AND WEST BADGER ROAD RIGHT-OF-WAY AS SET FORTH IN DECLARATION OF CHANGE IN USE TO PUBLIC RIGHT OF WAY RECORDED AUGUST 19, 2010 AS DOCUMENT NUMBER 4682872.

TAX ROLL PARCEL NUMBER: 251-0709-353-0088-3  
ADDRESS PER TAX ROLL: 825 W. BADGER RD.

**LEGAL DESCRIPTION AS SURVEYED**

PARCEL A:

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4778, RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS ON PAGES 120 - 121 AS DOCUMENT NUMBER 1903990, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 05 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF AFORESAID SECTION 35, THENCE, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, SOUTH 89 DEGREES 05 MINUTES 58 SECONDS EAST, 2191.62 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 01 SECONDS WEST, 33.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY ON WEST BADGER ROAD; AND THE POINT OF BEGINNING, THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 81 DEGREES 22 MINUTES 39 SECONDS EAST, 61.05 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE, ALONG SAID EASTERLY LINE OF LOT 1, SOUTH 22 DEGREES 48 MINUTES 57 SECONDS WEST, 164.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE, ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89 DEGREES 05 MINUTES 31 SECONDS WEST, 176.51 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF PERRY STREET; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00 DEGREES 04 MINUTES 05 SECONDS EAST, 135.57 FEET TO THE START OF A TANGENT CURVE; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 39.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 45 DEGREES 29 MINUTES 03 SECONDS EAST, 35.41 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST BADGER ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF WEST BADGER ROAD, SOUTH 89 DEGREES 05 MINUTES 59 SECONDS EAST, 354.39 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 33,403 SQUARE FEET OR 0.77 ACRES.

**SURVEYORS CERTIFICATE**

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH A-1 OF THE WISCONSIN ADMINISTRATIVE CODE.

ZACHARY M. REYNOLDS, S-3223 DATE: \_\_\_\_\_  
WISCONSIN PROFESSIONAL LAND SURVEYOR

**CURVE TABLE**

CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	39.63	25.00	90° 49' 58"	N 47° 29' 03" E	35.61	N 0° 04' 05" E	S 89° 05' 59" E
( )	39.63	25.00	90° 50' 21"	N 47° 28' 56" E	35.61	-	-

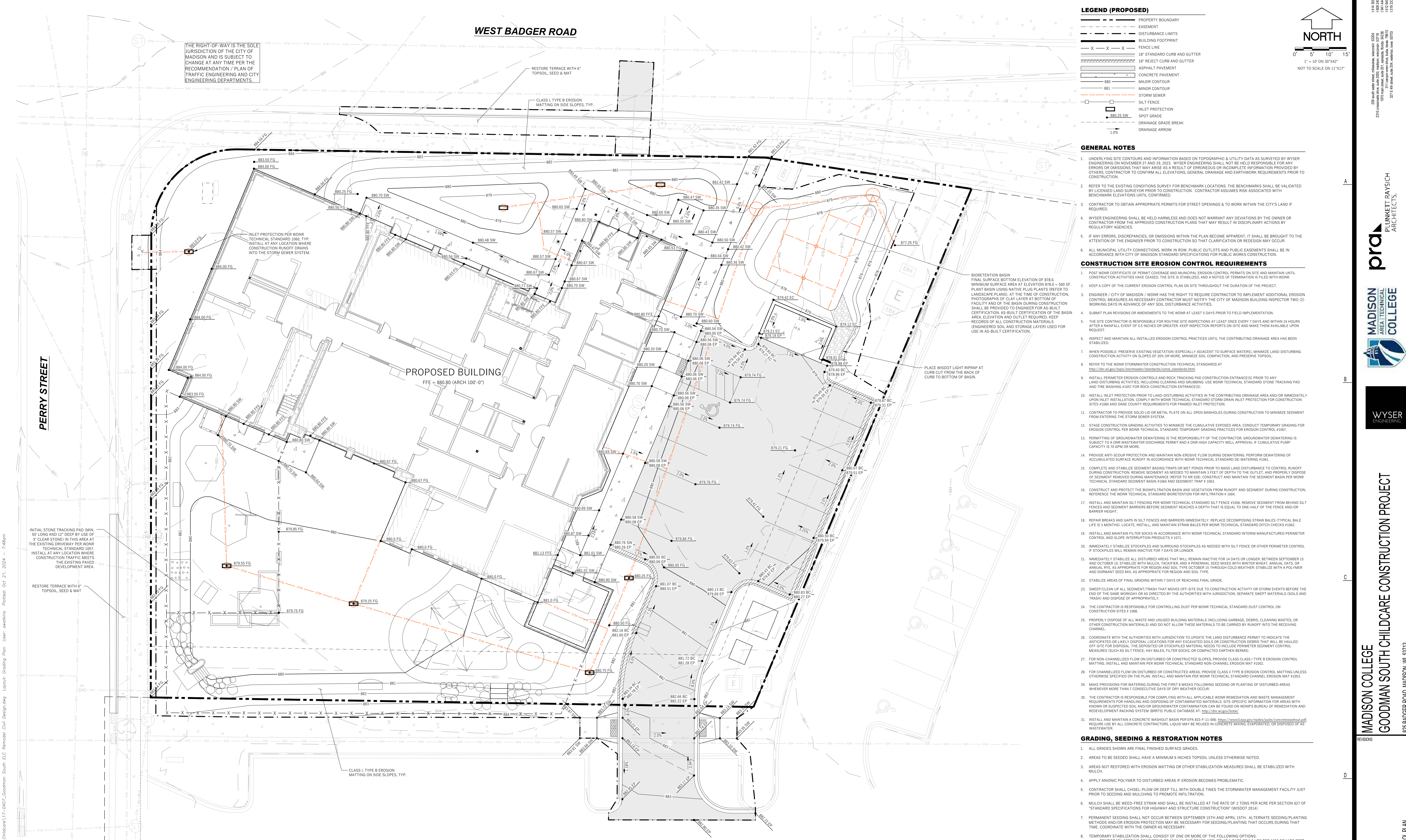
1 PER BURSE SURVEY 2021-01040

**EASEMENT LINE TABLE**

LINE #	LENGTH	DIRECTION
L-1	9.74	S 22° 47' 37" W
L-2	10.00	S 89° 05' 54" E
L-3	8.36	N 22° 47' 37" E

**BENCHMARK TABLE**

BM - #	ELEVATION	DESCRIPTION
BM - 1	881.85	TOP NUT OF HYDRANT LOCATED ON THE NORTH SIDE OF W. BADGER ROAD NORTHEAST OF THIS PARCEL
BM - 2	887.23	TOP NUT OF HYDRANT LOCATED AT THE SE CORNER OF THE INTERSECTION OF W. BADGER ROAD AND PERRY ST
BM - 3	885.51	TOP NUT OF HYDRANT LOCATED ON THE NORTH SIDE OF THE WEST ENTRY DRIVE OFF OF PERRY ST



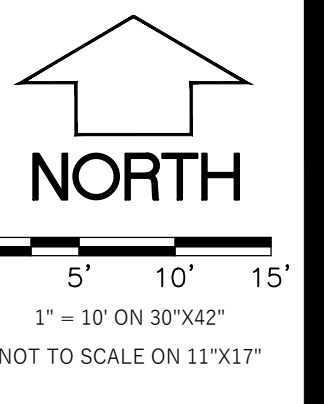
THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

### WEST BADGER ROAD

### PERRY STREET

#### LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- DISTURBANCE LIMITS
- BUILDING FOOTPRINT
- FDSE LINE
- 1" STANDARD CURB AND GUTTER
- 18" REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- STORM SEWER
- SILT FENCE
- INLET PROTECTION
- SPOT GRADE
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW



#### GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON NOVEMBER 27 AND 28, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EXISTING WORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- REFER TO THE EXISTING CONDITIONS SURVEY FOR BENCHMARK LOCATIONS. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- 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 REDVISION MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLETS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

#### CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- POST WDR CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDR.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ENGINEER / CITY OF MADISON / WDR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html)
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDR TECHNICAL STANDARD STONE TRACKING PAD AND TREE WASHING PILES FOR ROCK TRACKING ENTRANCES.
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DADE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
- CONTRACTOR TO PROVIDE SOLID LD OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 75 GPM OR MORE.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDR TECHNICAL STANDARD DE-WATERING #1061.
- COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO #R 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1065.
- CONSTRUCT AND PROTECT THE BIORETENTION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
- INSTALL AND MAINTAIN SILT FENCING PER WDR TECHNICAL STANDARD SILT FENCE #1066. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (SPECIFIC BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15, STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER, STABILIZE WITH POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR CONTACTED EARTHEN BARRIERS.
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 3 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 1 CONSISTENT DAYS OF DRY WEATHER OCCUR.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: <http://dnr.wi.gov/brrts/>
- INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 83-F-11-006: <https://www3.epa.gov/nps/nps/concreteshowsheet.pdf> REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

#### GRADING, SEEDING & RESTORATION NOTES

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES THE STORMWATER MANAGEMENT FACILITY JUST PRIOR TO SEEDING AND MULCHING TO PROMOTE INFILTRATION.
- MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WSDOT 2014).
- PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
  - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
  - WSDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.

1414 300 3000  
1880 240 8000  
2310 2000 0000 5010  
10100 1000 0000 5010  
3111 3111 3111 3111  
3072 400 000 000 0000 0000

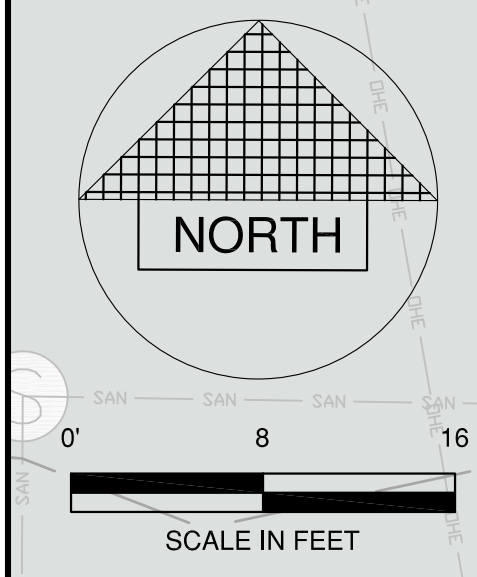
PLUNKETT RAY/SCH ARCHITECTS



MADISON COLLEGE  
GOODMAN SOUTH CHILDCARE CONSTRUCTION PROJECT  
825 BADGER ROAD, MADISON, WI 53713

REVISIONS

NOT FOR CONSTRUCTION  
CITY SUBMITTAL  
DATE: 10/21/2024  
JOB NO: 220024-07  
SHEET NO: C200



BADGER ROAD

PERRY STREET

GOODMAN EARLY LEARNING CENTER

TODDLER PLAY 4200 S.F.

INFANT PLAY 1200 S.F.

DETENTION BASIN  
PLUG MIX - 12" O.C.  
SEE SHEET L101  
FOR SPECIES MIX

TRASH ENCLOSURE

PARKING

PARKING

209 south water street milwaukee, wisconsin 53204 - 414.359.3060  
205 north orange avenue suite 202 sarasota, florida 34236 - 689.240.8900  
2310 crossroads drive suite 2000 madison, wisconsin 53718 - 641.348.3618  
Intelligent design. inspired results. www.patch.com

prad PLUNKETT RAYSICH ARCHITECTS, LLP

etc design studio

Madison College - Goodman South Campus  
Early Learning Campus Childcare  
2429 Perry Street, Madison, Wisconsin 53713

REVISIONS:



Landscape Plan

UDC INITIAL/FINAL  
BID PACKAGE:  
DATE: 24 OCT 23  
JOB NO: 24\_MATC\_04  
SHEET NO: L-100

# LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Remarks
<b>SHADE TREES</b>					
AR	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	6" Cal.	B&B	
BN	Betula nigra	River Birch	3" Cal.	B&B	Multi-Stem
GT	Gleditsia tricanthos 'Skyline'	Skyline Honeylocust	3" Cal.	B&B	
GD	Gymnocladus dioicus	Kentucky Coffeetree	3" Cal.	B&B	
PA	Platanus x acerfolia	American Sycamore	3" Cal.	B&B	
QR	Quercus rubra	Red Oak	6" Cal.	B&B	
UP	Ulmus x 'Pioneer'	Pioneer Elm	3" Cal.	B&B	
UE	Ulmus x 'Pioneer'	Pioneer Elm	6" Cal.	B&B	
<b>ORNAMENTAL TREES</b>					
AC	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" Cal.	B&B	
CI	Crataegus crus-galli var inermis	Thornless Cockspur Hawthorn	2" Cal.	B&B	
<b>SHRUBS</b>					
As	Amelanchier stolonifera	Running Serviceberry	3 gal	B&B	
Fs	Forsythia x 'Sunrise'	Sunrise Forsythia	3 gal	Pot	
Hm	Hydrangea macrophylla 'Bailmer'	Endless Summer Hydrangea	3 gal	Pot	
Hk	Hypericum kalmianum	St. Johns Wort	3 gal	Pot	
Kj	Kerria Japonica	Japanese Kerria	3 gal.	Pot	
Sm	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gal	B&B	
Vj	Viburnum x juddi	Judd Viburnum	5 gal	B&B	
Vt	Viburnum trilobum 'Spring Green'	Spring Green American Cranberrybush Viburnum	5 gal	B&B	
<b>GRASSES</b>					
Ca	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster's Feather Reed Grass	1 Gal.	CG	
Pa	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 Gal.	CG	
Pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.	CG	
<b>EVERGREEN SHRUBS</b>					
Iv	Illex veticillata	Winterberry	5 Gal.	CG	
Jr	Juniperus ramlosa	Ramlosa juniper	5 Gal.	CG	
Tm	Taxus tauntonii	Taunton yew	5 Gal.	CG	
<b>PERENNIALS</b>					
aa	Astilbe x arendsii 'Fanal'	Fanal Astilbe	1 Gal.	Container	15"0.C.
be	Bergenia cordifolia	Heartleaf Bergenia	1 Gal.	Container	15"0.C.
cv	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	1 Gal.	Container	18"0.C.
ep	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 Gal.	Container	36"0.C.
lp	Liatrus pycnostachya	Prairie Blazingstar	1 Gal.	Container	18"0.C.
mp	Monarda 'Petite Delight'	Petite Delight Beebalm	1 Gal.	Container	24"0.C
rf	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-eyed Susan	1 Gal.	Container	18"0.C.

Wildflowers	
Asclepias incarnata	Marsh (Red) Milkweed
Aster ericoides	Heath Aster
Aster novae-angliae	New England Aster
Baptisia leucantha (alba)	White Wild Indigo
Eupatorium maculatum	Spotted Joe Pye Weed
Eupatorium perfoliatum	Boneset
Liatris pycnostachya	Prairie Blazing Star
Liatris spicata	Marsh Blazing Star
Lobelia cardinalis	Cardinal Flower
Lobelia siphilitica	Great Blue Lobelia
Monarda fistulosa	Wild Bergamot
Physostegia virginiana	Obedient Plant
Pycnanthemum virginianum	Mountain Mint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-Eyed Susan
Rudbeckia subtomentosa	Sweet Black-Eyed Susan
Solidago ohioensis	Ohio Goldenrod
Tradescantia ohioensis	Ohio Spiderwort
Verbena hastata	Blue Vervain
Vernonia fasciculata	Ironweed
Grasses, Sedges, & Rushes	
Bromus ciliatus	Fringed Brome
Calamagrostis canadensis	Blue Joint Grass
Carex bebbii	Bebb's Oval Sedge
Carex crawfordii	Crawford's Sedge
Carex crinita	Fringed Sedge
Carex stipitata	Common Fox Sedge
Carex vulpinoidea	Brown Fox Sedge
Elymus canadensis	Canada Wild Rye
Elymus virginicus	Virginia Wild Rye
Glyceria grandis	Reed Manna Grass

- Rain water renewal plug mix notes:  
 1. Plug mix to be of equal quantities of the above listed plants  
 2. Plugs to be spaced 12" on center minimum.  
 3. Bio-retention plug planting to be Class II erosion control mat.

## 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	2½ inch caliper measured diameter at breast height (dbh)	35			11	385
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			5	75
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			5	50
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			90	270
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			15	60
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			77	154
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
<b>Sub Totals</b>						

**Total Number of Points Provided** \_\_\_\_\_ 994 \_\_\_\_\_

\* 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.

(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 \_\_\_\_\_ 23,302 \_\_\_\_\_  
 Total landscape points required \_\_\_\_\_ 389 \_\_\_\_\_

10/2013

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## LANDSCAPE CONSTRUCTION NOTES:

- Contractor to protect all trees from damage during construction. Any trees damaged during construction will be replaced in kind at the expense of the contractor.
- 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 at least one week prior to street tree planting.

209 south water street milwaukee, wisconsin 53204 - 414.559.3060  
 205 north orange avenue suite 202 sarasota, florida 34236 - 608.240.9900  
 2310 crossroads drive suite 2000 madison, wisconsin 53718 - 608.241.3418  
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**etc**  
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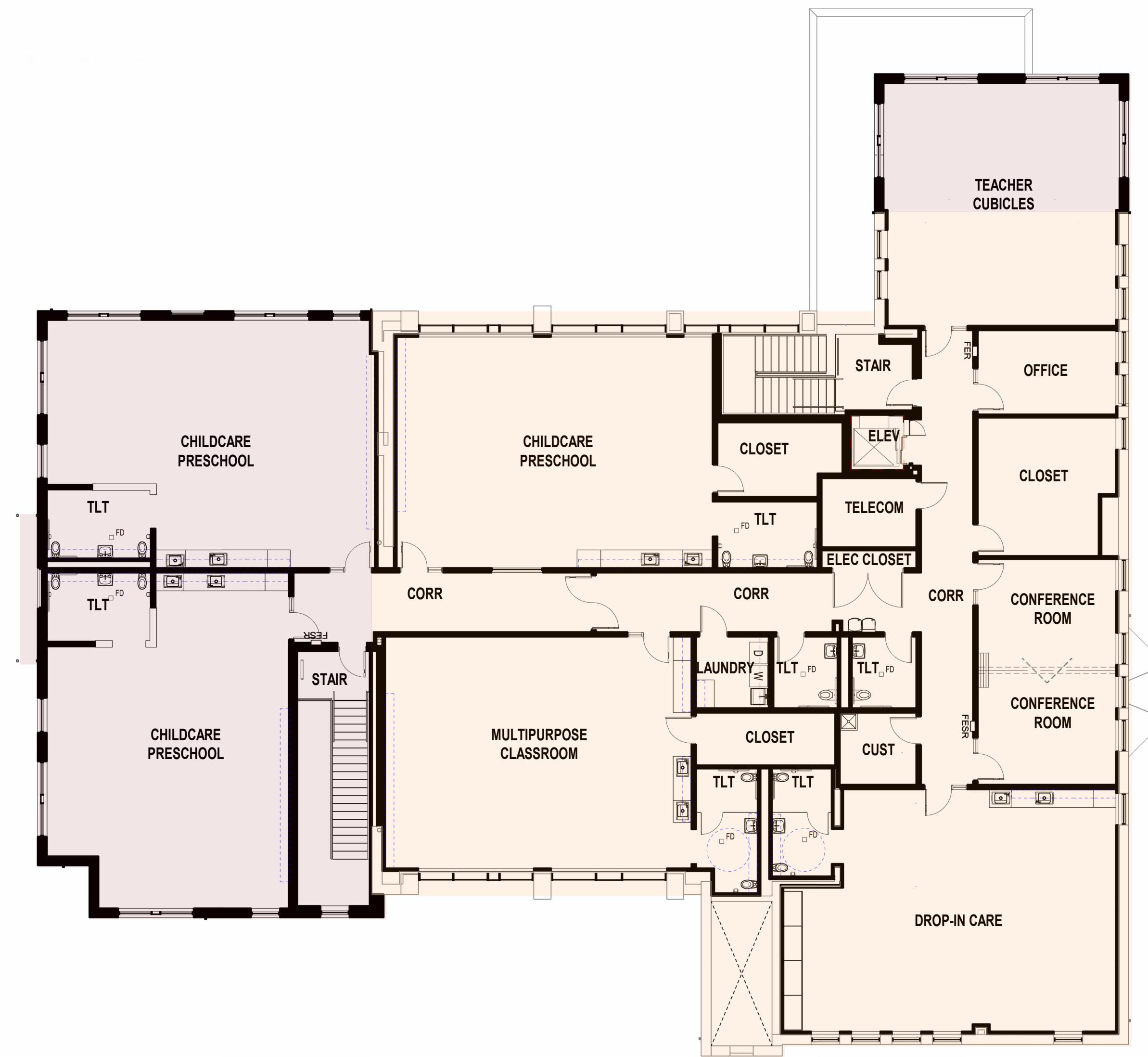
Madison College - Goodman South Campus  
 Early Learning Campus Childcare  
 2429 Perry Street, Madison, Wisconsin 53713

REVISIONS:

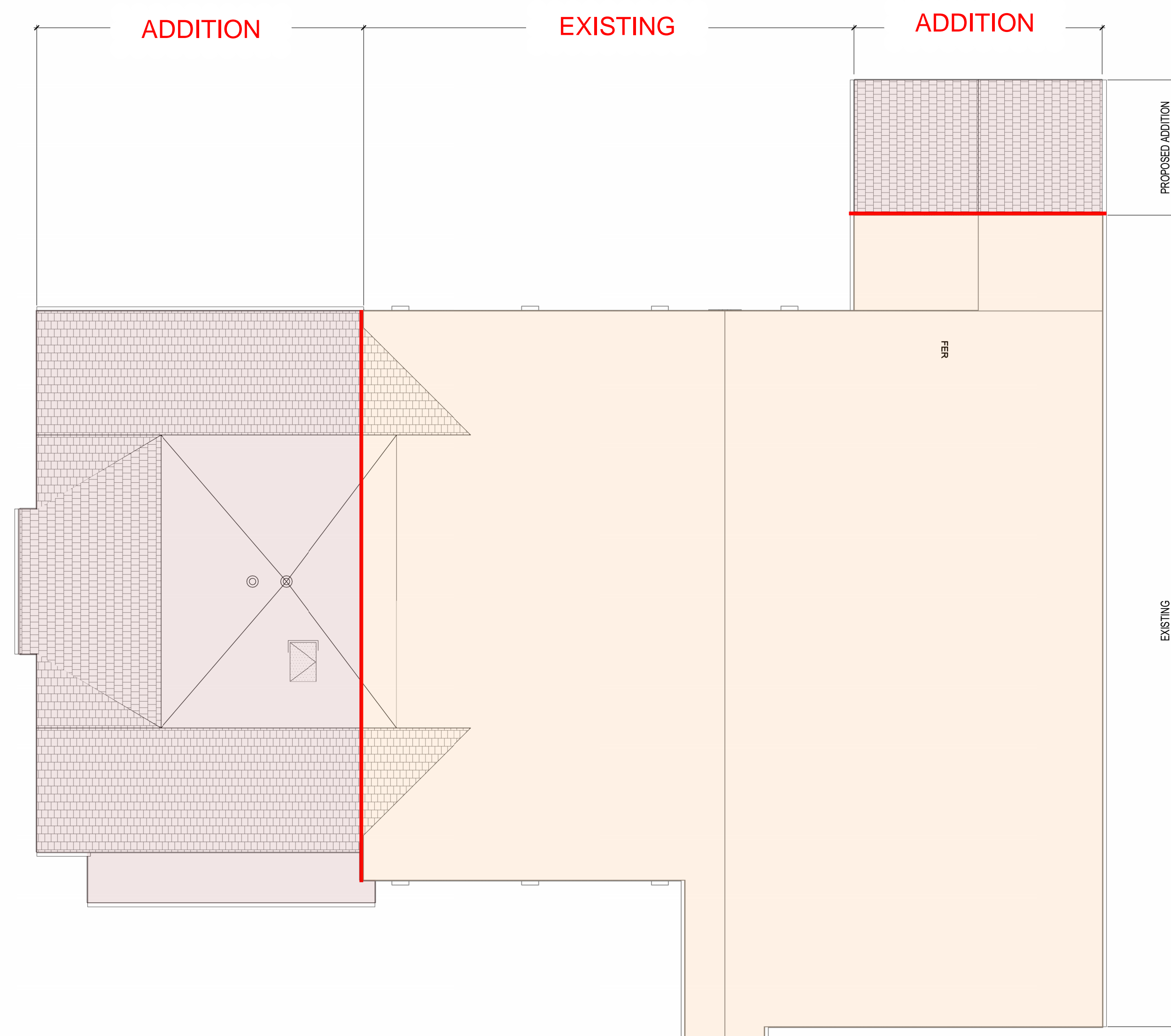


Landscape Legend and  
 Points

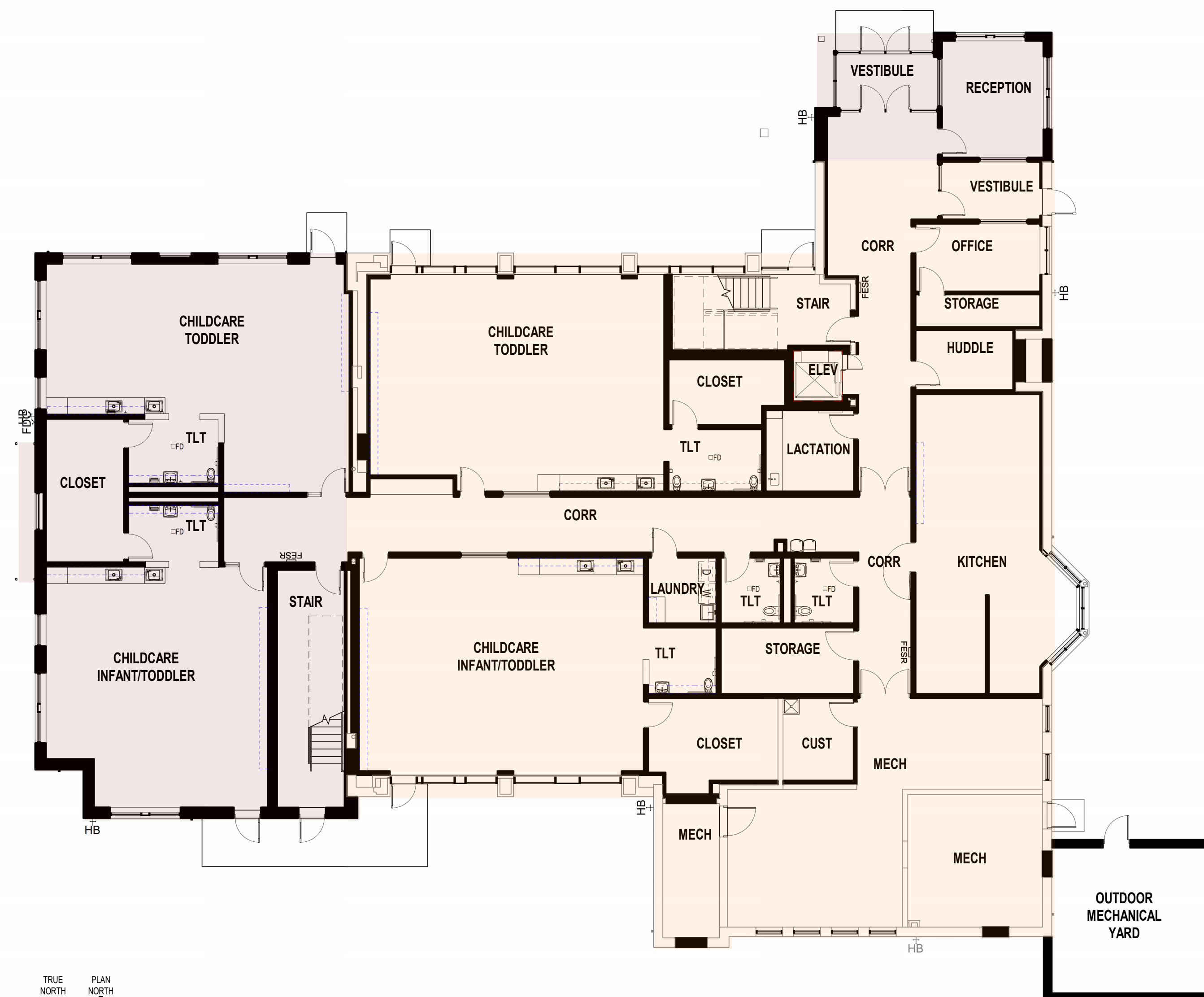
UDC INITIAL/FINAL  
 BID PACKAGE:  
 DATE: 24 OCT 23  
 JOB NO: 24\_MATC\_04  
 SHEET NO:  
**L-101**



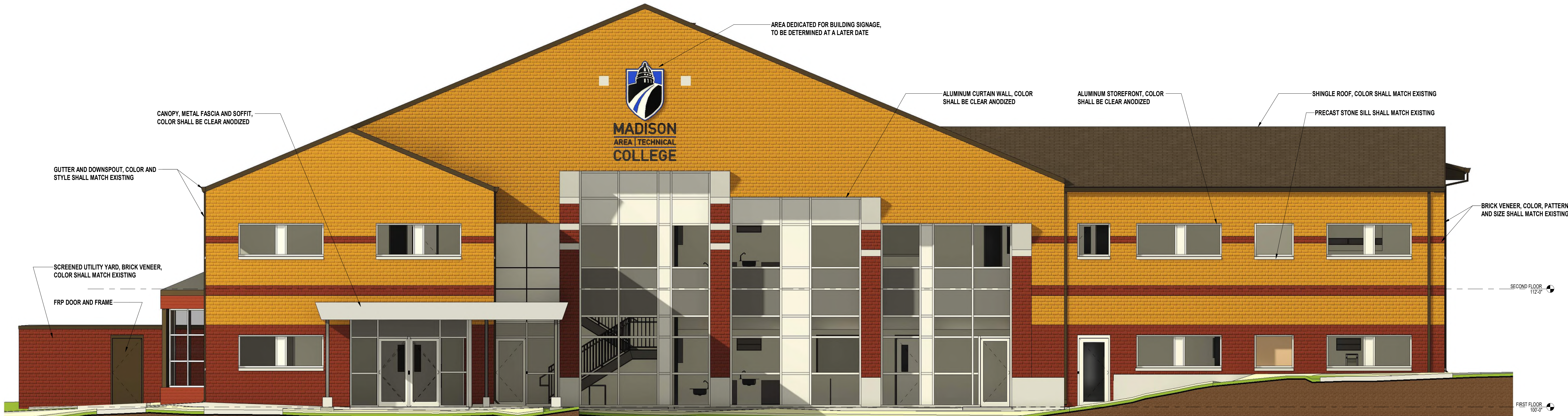
TRUE NORTH PLAN NORTH  
**OVERALL SECOND FLOOR PLAN**  
3/32" = 1'-0"



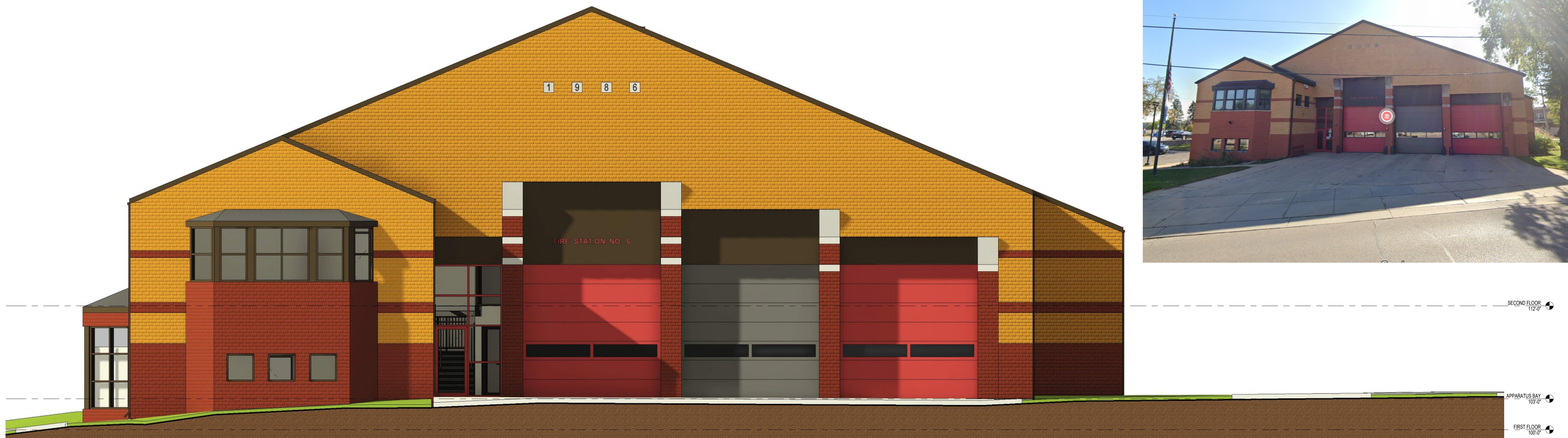
TRUE NORTH PLAN NORTH  
**OVERALL ROOF PLAN**  
3/32" = 1'-0"



TRUE NORTH PLAN NORTH  
**OVERALL FIRST FLOOR PLAN**  
3/32" = 1'-0"



**OVERALL NORTH ELEVATION - PROPOSED**



**OVERALL NORTH ELEVATION - EXISTING**







**OVERALL SOUTH ELEVATION - PROPOSED**



**OVERALL SOUTH ELEVATION - EXISTING**





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