

**LEGEND (PROPOSED)**

---	PROPERTY LINE
---	LOT LINE
---	EASEMENT LINE
---	PROPOSED BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	NEW ASPHALT SURFACE AT MILLED AREA
---	18" STANDARD CURB AND GUTTER
---	18" REFLECT CURB AND GUTTER
---	STONE RETAINING WALL
---	MODULAR BLOCK RETAINING WALL

**GENERAL NOTES**

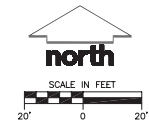
- REFER TO THE EXISTING CONDITIONS SURVEY, CONDUCTED ON APRIL 27TH & 28TH 2015, BY 200 FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON REQUIREMENTS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
- THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WORK WRAPP PERMIT APPLICATION STANDARDS.

**SITE PLAN NOTES**

- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PRIVATE CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF MADISON.
- CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 6' ON CENTER.
- CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
- EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
- MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
- 2' x 4' TRUNCATED DOME SECTIONS SHALL BE PLACED AT ALL ADA RAMP.
- BIKE RACKS SHALL BE LOCATED ON A 4" THICK CONCRETE PAD OVER 4" OF AGGREGATE BASE. EACH BIKE PARKING STALL SHALL BE AT LEAST 2'x6'. BIKE RACK SHALL BE APPROVED BY OWNER AND INSTALLED INTERNAL TO THE CONCRETE PAD.
- DETAILS OF WALK LAYOUT WILL BE PROVIDED IN ELECTRONIC FORMAT FOR LAYOUT.
- SEE LANDSCAPE PLANS FOR HARDSCAPE AND LANDSCAPE OF SPECIAL GARDEN AREAS AS NOTED.

**SITE INFORMATION BLOCK**

Site Location	Madison, WI
Existing Site Acreage (Total)	2.81 ACRES
Disturbed Area	74,220 S.F.
Existing Site Zoning:	CC
Proposed use of property: (Proposed Lot 1 & Lot 2)	COMMERCIAL - COMMERCIAL CENTER (CC)
Building Information:	
Number of stories (above grade)	1
Building height	16'
Total square footage of building	9,740 S.F.
Number of surface parking stalls (Lot 1 & 2 Combined):	
Large car	64
Accessible (Included in Large car count)	4
Number of shared parking stalls: (per agreement with adjacent lot to south)	
Large car	30
Accessible (Included in Large car count)	2
Number of bicycle stalls shown:	6
Existing Impervious Surface Area (LOT 1)	22,266 S.F.
Existing Pervious Surface Area (LOT 1)	17,243 S.F.
Existing Impervious Surface Area Ratio (LOT 1)	0.564
Proposed Impervious Surface Area (LOT 1)	33,086 S.F.
Proposed Pervious Surface Area (LOT 1)	6,423 S.F.
Proposed Impervious Surface Area Ratio (LOT 1)	0.837
Usable Open Space (LOT 1)	6,423 S.F.
Existing Impervious Surface Area (LOT 2)	61,445 S.F.
Existing Pervious Surface Area (LOT 2)	12,724 S.F.
Existing Impervious Surface Area Ratio (LOT 2)	0.828
Proposed Impervious Surface Area (LOT 2)	63,372 S.F.
Proposed Pervious Surface Area (LOT 2)	10,795 S.F.
Proposed Impervious Surface Area Ratio (LOT 2)	0.850
Usable Open Space (LOT 2)	10,795 S.F.



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SERVICES PROVIDED TO:  
**WALSH PROPERTIES, LLC.**  
 P.O. BOX 1437  
 MADISON, WI 53701

PROJECT:  
**5251 HIGH CROSSING BLVD**

PROJECT LOCATION:  
 CITY OF MADISON  
 DANE COUNTY, WI

JSD PROJECT NO.: 15-6792

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

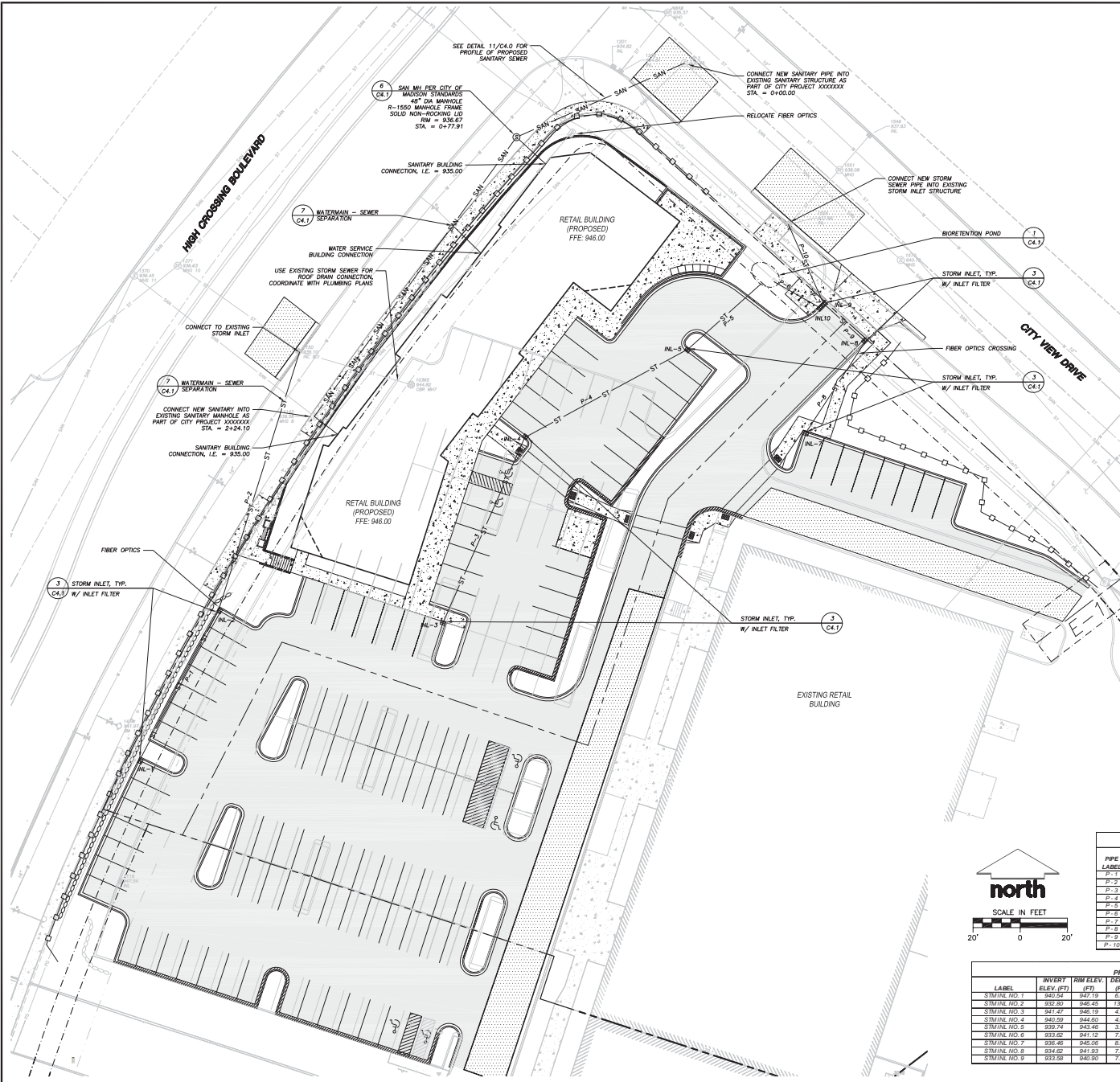
DESIGN: PSB 06/22/2015  
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 APPROVED: BHD 06/22/2015

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SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C1.0**



**LEGEND (PROPOSED)**

---	PROPERTY LINE
---	LOT LINE
---	BUILDING FIRST FLOOR
---	EDGE OF PAVEMENT
---	ST
---	SANITARY SEWER
---	WATER SERVICE
---	ST
---	STORM SEWER (BY OTHERS)
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	18" STANDARD CURB AND GUTTER
---	18" REFLECT CURB & GUTTER
---	STONE RETAINING WALL
---	MODULAR BLOCK RETAINING WALL
---	BIORETENTION POND

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY, CONDUCTED ON APRIL 27TH & 28TH 2015, BY JSD FOR EXISTING CONDITIONS NOTES AND LEGEND.
  - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON REQUIREMENTS.
  - NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION, NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
  - THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE NEW WMAP PERMIT APPLICATION STANDARDS.

- UTILITY NOTES**
- ALL WORK IN THE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MADISON STANDARD CONSTRUCTION SPECIFICATIONS (STANDARD SPECIFICATIONS).
  - 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 REVISION 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.
  - PROVIDE DE-WATERING ACTIVITIES AND PERMITS AS NECESSARY PER NWR REQUIREMENTS AND NWR TECHNICAL STANDARD 1061.
  - ALL PRIVATE WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY.
  - 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, IF ANY, AND NOW.
  - 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 SERVICE 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.
  - OPEN PICK HOLES IN SANITARY MANHOLE CASTING LIDS ARE PROHIBITED.
  - ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
  - ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
  - ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
  - ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-8 INCLUDING AT LEAST 8" OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6" OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
  - THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT HIS EXPENSE. STREETS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE ENGINEER.
  - THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

**PROPOSED STORM SEWER PIPE SCHEDULE**

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEVATION (FT)	DISCHARGE ELEVATION (FT)	SLOPE (%)	PIPE SIZE & TYPE
P-1	STIMLN NO. 1	STIMLN NO. 2	12.00	942.54	940.00	0.79%	18"HDPE
P-2	STIMLN NO. 2	EXISTING	114.80	932.80	930.50	2.00%	18"HDPE
P-3	STIMLN NO. 3	STIMLN NO. 4	65.35	941.47	939.50	1.00%	8"HDPE
P-4	STIMLN NO. 4	STIMLN NO. 5	78.82	943.59	939.80	1.00%	8"HDPE
P-5	STIMLN NO. 5	BIORETENTION	41.10	939.74	939.30	1.00%	8"HDPE
P-6	BIORETENTION	STIMLN NO. 6	22.10	938.49	937.50	4.50%	8"HDPE
P-7	STIMLN NO. 6	STIMLN NO. 9	1.00	933.62	933.60	1.00%	18"HDPE
P-8	STIMLN NO. 7	STIMLN NO. 8	93.60	933.46	933.00	1.00%	8"HDPE
P-9	STIMLN NO. 8	STIMLN NO. 9	14.03	934.62	934.50	0.85%	8"HDPE
P-10	STIMLN NO. 9	EXISTING	36.59	933.58	933.00	1.50%	18"HDPE

**PROPOSED STORM SEWER STRUCTURES SCHEDULE**

STRUCTURE LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	DESCRIPTION	GRATE
STIMLN NO. 1	940.54	941.19	6.65	2'X3' BOX	R-3087 INLET FRAME, TYPE R GRATE
STIMLN NO. 2	939.80	940.45	13.65	2'X3' BOX	R-3087 INLET FRAME, TYPE R GRATE
STIMLN NO. 3	941.47	946.19	4.72	2'X3' BOX	R-3087 INLET FRAME, TYPE R GRATE
STIMLN NO. 4	940.60	944.60	4.00	2'X3' BOX	R-3087 INLET FRAME, TYPE R GRATE
STIMLN NO. 5	939.74	943.46	3.72	2'X3' BOX	R-3087 INLET FRAME, TYPE R GRATE
STIMLN NO. 6	937.62	941.12	7.51	2'X3' BOX	R-3087 INLET FRAME, TYPE R GRATE
STIMLN NO. 7	936.46	940.06	3.60	2'X3' BOX	R-3087 INLET FRAME, TYPE R GRATE
STIMLN NO. 8	934.62	941.93	7.31	2'X3' BOX	R-3087 INLET FRAME, TYPE R GRATE
STIMLN NO. 9	933.58	940.90	7.32	2'X3' BOX	R-3087 INLET FRAME, TYPE R GRATE

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PLAN MODIFICATIONS: DATE:  
 LOC INITIAL - FINAL 05/07/2015  
 LOC INITIAL - FINAL RESUBMITTAL 06/24/2015  
 LOC FINAL SUBMITTAL 06/26/2015  
 SITE PLAN VERIFICATION 09/25/2015

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 SHEET NUMBER:  
**C3.0**