

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
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 VERONA, WISCONSIN 53593
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MADISON | MILWAUKEE
 KENOSHA | APPLETON
 www.jsdinc.com

SERVICES PROVIDED TO:
GORMAN & COMPANY

200 N. MAIN STREET
 OREGON, WI 53575

PROJECT:
**UNION CORNERS
 LOTS 3&4**

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 14-6534

SCALE/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:
 DRAWN:
 APPROVED:

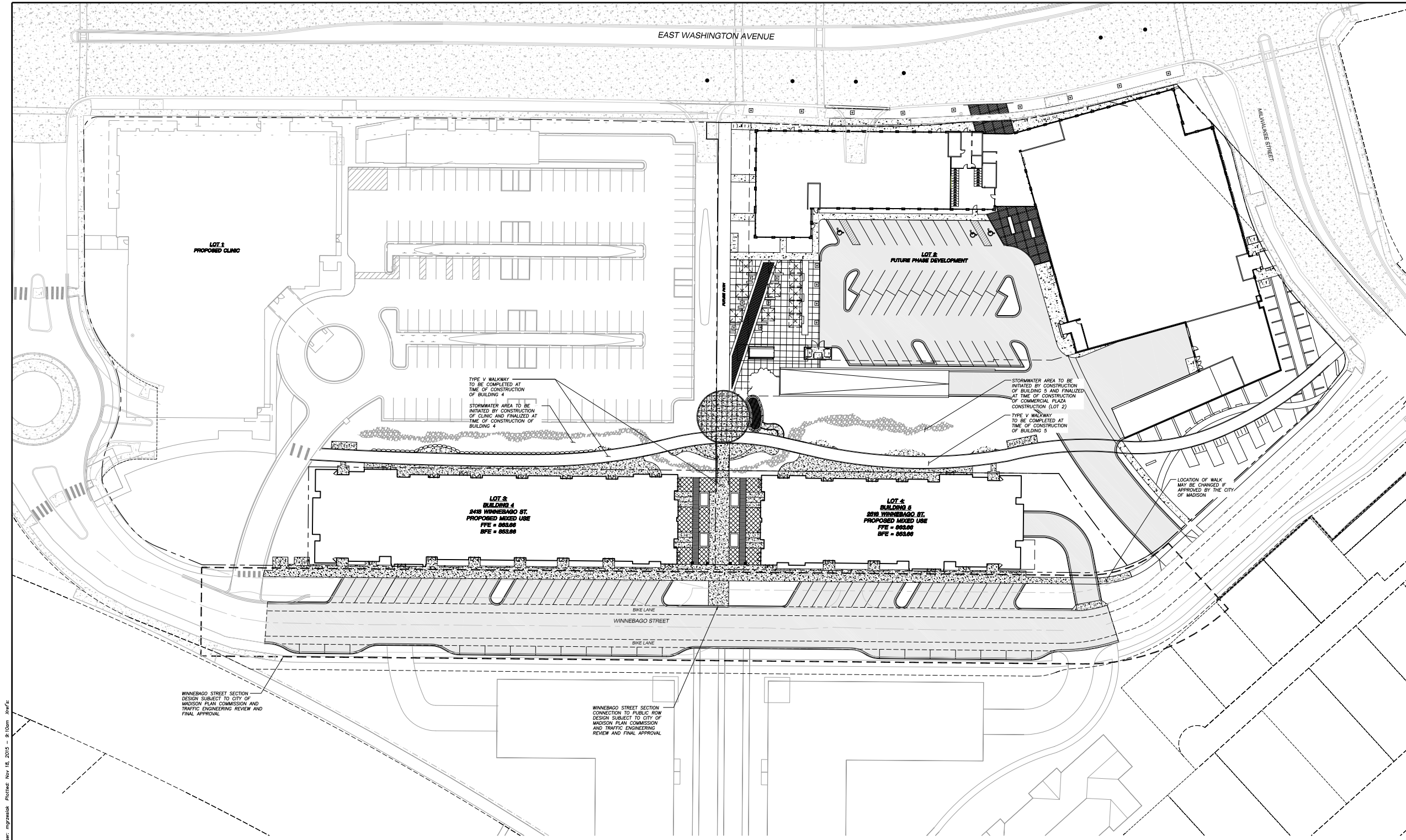
PLAN MODIFICATIONS:	
DATE	REVISION
08/28/14	08/28/14
09/01/14	1/25/14
09/01/14	01/24/15
09/01/14	09/30/15
09/01/14	10/23/15

DIGGERS & HOTLINE

Toll Free (800) 242-8511
 Milwaukee Area (414) 253-1151
 Harley Ironwood (700) 942-2289
 www.DiggersandHotline.com

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C100



- SHEET INDEX:**
- C100 - OVERALL SITE PLAN
 - C200 - BUILDINGS 4&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
- A101 - OVERALL BUILDING FLOOR PLANS
 - A102 - BUILDING 4 FLOOR PLANS
 - A103 - BUILDING 5 FLOOR PLANS
 - A201 - BUILDING 4 EXTERIOR ELEVATIONS
 - A202 - BUILDING 5 EXTERIOR ELEVATIONS

SITE INFORMATION BLOCK	
Site Address	2504 Winnebago Street
Site Acreage (total)	1.113
Number of Building Stories (above grade)	4
Building Height	50'-0"
Total Building Square Footage (3 Stories)	132,308 SF
Use of property	Retail & Apartments
Gross square feet of office	912
Gross square feet of retail area	18,445
Number of employees in warehouse	N/A
Number of employees in production area	N/A
Capacity of restaurant/place of assembly	N/A
Number bicycle stalls shown	108
Number of parking stalls:	
Small Stall	N/A
Large Stall	89
Accessible	6
Total	95
Number of trees shown	

- LEGEND (PROPOSED)**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - WINNEBAGO STREET PUBLIC WORKS APPROVAL
 - BUILDINGS 4 & 5 OUTLINE
 - SAWCUT
 - BIKE LANE
 - 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.
 - CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
 - APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER, WHICH CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING OF CONSTRUCTION.
 - ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - ALL DAMAGE TO PAVEMENT ON WINNEBAGO STREET ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
 - ALL ENTRANCES SHALL CONFORM TO CITY STANDARDS FOR A CLASS III ENTRANCE A "COMMERCIAL" TYPE AND NOT A "STREET" TYPE.
 - ALL PARKING FACILITY DESIGN SHALL CONFORM TO STANDARDS IN MCO SECTION 10.08(6).



File: \\jsd\146534\DWG\14-6534_Construction_Drawings.dwg Layout: C100 - Overall Site Plan User: mgrasdale Plotfile: Nov 18, 2015 - 9:10am xref's