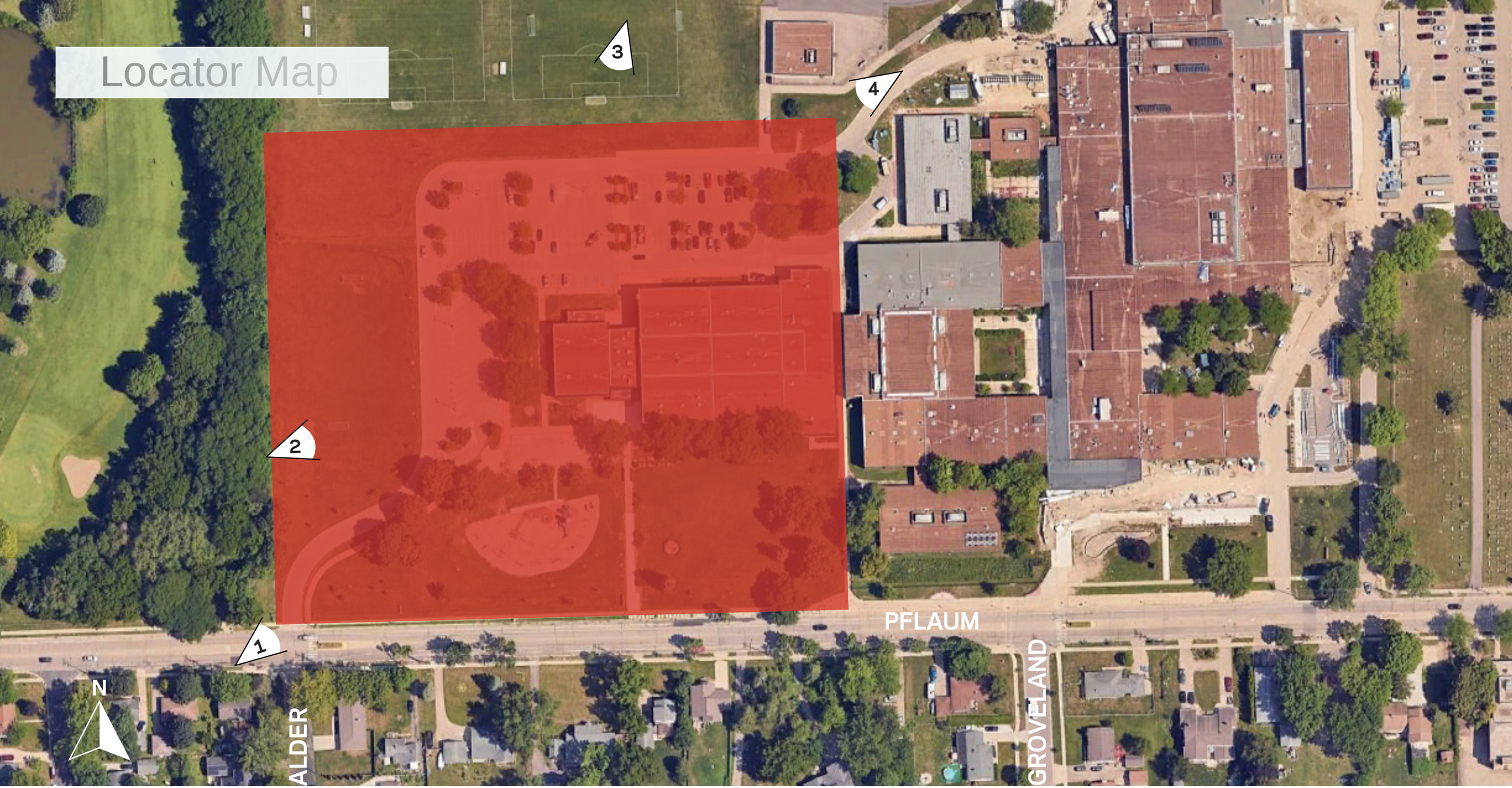
Sennett Middle School

UDC Initial Final

6/22/2026

OPN ARCHITECTS JSD

Locator Map



Site Context



View to Southwest from corner of Pflaum



View of West side of the school



View of Nort side of the school



View of Northeast side of the school

Exterior Material



Brick Veneer 2
Cream Brick - 4” x 16” - running



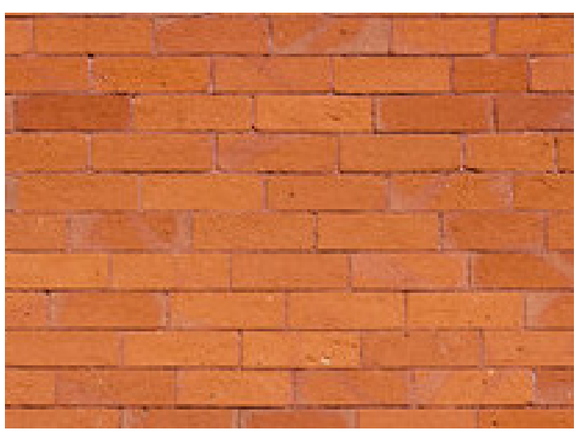
Metal Wall Panel 1
Box Rib Metal Panel, Silver



Metal Wall Panel 2
Stainless Steel, Bronze, Mill Medium



Colored Steel Plate Canopy



Brick Veneer 1
Orange Brick - 4” x 8” - stacked



Colored Aluminium Sun Shades



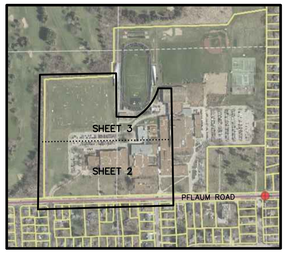
Precast Concrete



Cast Stone

TOPOGRAPHIC AND UTILITY MAP

PART OF LOT 1, CERTIFIED SURVEY MAP No. 11160, RECORDED IN VOLUME 67 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGE 155 AS DOCUMENT NUMBER 3960953, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



VICINITY MAP/SHEET INDEX
NOT TO SCALE

LEGEND

- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- SIGN
- SANITARY MANHOLE
- CLEAN OUT
- VENT PIPE
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- ENDWALL/END OF PIPE
- GAS REGULATOR/METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE W/GUY
- VAULT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE PEDESTAL
- CABLE MANHOLE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE
- HANDICAP PARKING
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- CHAINLINK FENCE LINE
- PARCEL BOUNDARY
- CONCRETE CURB & GUTTER
- EDGE OF PAVEMENT
- SAN — SANITARY SEWER
- W — WATER LINE
- ST — STORM SEWER
- G — NATURAL GAS
- FO — FIBER OPTIC
- OH — OVERHEAD LINE
- E — UNDERGROUND ELECTRIC
- BUILDING
- DRIP LINE
- 905 — INDEX CONTOUR
- 906 — INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES

NOTES

1. FIELD WORK PERFORMED ON DECEMBER 13, 2024, THRU JANUARY 13, 2025.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. CONTOUR INTERVAL IS ONE FOOT.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NOS. 20244911105, 20244911102, 20244911094, 20244911088 WITH A CLEAR DATE OF DECEMBER 11, 2024.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   - CITY OF MADISON
   - CITY OF MONONA
   - AT&T DISTRIBUTION
   - TDS METROCOM
   - CHARTER COMMUNICATIONS
   - MGE (ELECTRIC AND GAS)
   - WIN, LLC
   - WINDSTREAM COMMUNICATIONS
   - US SIGNAL
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. SITE PLAN RECORDS WERE ACQUIRED FROM THE CITY OF MADISON ZONING DEPARTMENT. THE RECORDS ACQUIRED ARE FROM SEPTEMBER 19, 2024.
9. THIS MAP IS NOT INTENDED TO BE A PROPERTY SURVEY AS DEFINED BY WISCONSIN ADMINISTRATIVE CODE A-E7.
10. SUBJECT TO SIX(6) FOOT WIDE UNDERGROUND ELECTRIC EASEMENT RECORDED AUGUST 01 ,2002, AS DOC. No. 3523012. EASEMENT IS AMBIGUOUS AND COULD NOT BE ACCURATELY LOCATED.

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	903.02	S	894.57	8"	VCP
		E	894.48	8"	VCP
		W	894.45	8"	VCP
SAN-2	907.25	W	896.17	8"	VCP
		E	896.20	8"	VCP
SAN-3	908.48	E	897.50	8"	VCP
		W	897.48	8"	VCP
		NE	898.61	8"	VCP
		NE	897.60	8"	VCP
SAN-4	915.71	E	907.35	8"	VCP
		W	907.31	8"	VCP
		NW	907.97	8"	VCP
SAN-5	911.22	N	900.25	8"	VCP
		SW	900.20	8"	VCP
SAN-6	913.26	NW	905.90	8"	PVC
		NE	905.19	8"	PVC
		E	904.67	8"	PVC
		S	904.67	8"	PVC
SAN-7	914.61	NE	909.49	8"	PVC
		NW	909.59	6"	PVC
		W	909.39	8"	PVC
SAN-8	911.75	N	902.29	8"	PVC
		S	902.34	8"	PVC
SAN-9	909.12	BOTTOM	900.97	–	–
		–	–	–	–
		–	–	–	–
		–	–	–	–
SAN-10	907.63	NE	899.59	8"	PVC
		SW	899.54	8"	PVC
		N	899.73	8"	PVC

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	898.64	NE	896.09	24"	RCP
		E	896.09	18"	RCP
		NW	896.09	18"	RCP
STM-2	903.78	N	898.84	12"	RCP
		E	898.84	12"	RCP
		SW	898.08	18"	RCP
STM-3	900.07	E	895.63	15"	PVC
		W	895.63	15"	PVC
STM-4	900.86	E	895.42	15"	PVC
		W	895.39	18"	HDPE
STM-5	904.07	W	898.92	15"	PVC
		E	898.97	15"	PVC
STM-6	908.67	W	903.07	15"	PVC
		E	903.20	15"	RCP
STM-7	913.06	BOTTOM	911.11	–	–
		–	–	–	–
STM-8	912.99	N	910.91	8"	HDPE
		S	910.91	8"	PVC
		SE	910.91	8"	PVC
STM-9	912.72	N	910.60	8"	PVC
		E	910.60	8"	PVC
		S	910.60	8"	PVC
		W	910.60	8"	HDPE
STM-10	896.85	N	893.24	24"	RCP
		E	894.16	24"	RCP
STM-11	895.05	S	891.59	24"	RCP
		E	892.75	18"	HDPE
		W	891.20	24"	RCP

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	912.66	NW	1.90	8"	PVC
		SE	1.75	8"	PVC

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	916.15	BURY BOLT OF HYDRANT SOUTH OF MAINTENCE GARAGE
BM-2	913.71	BURY BOLT OF HYDRANT SOUTH OF ATHLETICS BUILDING
BM-3	906.50	BURY BOLT OF HYDRANT NORTH OF PARKING LOT
BM-4	905.70	TOP NUT OF HYDRANT SOUTHWEST OF ALDER AND FLAUM INTERSECTION
BM-5	909.66	TOP NUT OF HYDRANT SOUTH SIDE PFLAUM ROAD

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

LEGAL DESCRIPTION

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 11160, RECORDED IN VOLUME 67 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGE 155 AS DOCUMENT NUMBER 3960953, CITY OF MADISON, DANE COUNTY WISCONSIN.

TAX KEY NO: 251/0710-163-0099-0

north
SCALE IN FEET
50' 0 50'

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
MADISON METROPOLITAN SCHOOL DISTRICT

CLIENT ADDRESS:
301 NORTH BROOM STREET MADISON, WISCONSIN, 53703

PROJECT:
RAY F. SENNETT MIDDLE SCHOOL

PROJECT LOCATION:
502 PFLAUM ROAD MADISON, DANE COUNTY WISCONSIN, 53716

MODIFICATIONS:

#	Date:	Description:
1	01/17/25	PRELIMINARY MAP
2	03/28/25	FINAL MAP
3		
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15		

Prepared By: ZHG 03/28/25

SHEET TITLE:
TOPOGRAPHIC AND UTILITY MAP

SHEET NUMBER:
1 OF 3

PROJECT NO: 24-14665

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SENNETT MIDDLE SCHOOL

TWO-STORY BRICK MASONRY BUILDING
502 PFLAUM ROAD

BUILDING AREA AT EXTERIOR
FOOTPRINT = 53,614 S.F.

LAFOLLETTE HIGH SCHOOL

TWO-STORY BRICK MASONRY BUILDING
702 PFLAUM ROAD

PFLAUM ROAD

22 PARKING SPACES
24 PARKING SPACES
14 PARKING SPACES
15 PARKING SPACES
8 PARKING SPACES AND 5 HANDICAP PARKING SPACES
36 PARKING SPACES
11 PARKING SPACES AND 3 HANDICAP PARKING SPACES

STM-1
STM-2
STM-3
STM-5

SAN-2
SAN-3
SAN-4
SAN-5
SAN-8
SAN-9
SAN-10

BU-5

FFE=904.14
FFE=904.07
FFE=904.19
FFE=904.17
FFE=904.19
FFE=904.20
FFE=904.15
FFE=904.18
FFE=907.92
FFE=904.94
FFE=912.68
FFE=912.64
FFE=912.75
FFE=907.93

NV=897.59

10' WIDE UNDERGROUND ELECTRICAL EASEMENT, DOCUMENT No. 4094588.

6' WIDE UNDERGROUND ELECTRICAL EASEMENT, DOCUMENT No. 3533012.

6' WIDE UNDERGROUND ELECTRICAL EASEMENT, DOCUMENT No. 3533012.

10' WIDE UNDERGROUND ELECTRICAL EASEMENT, VOLUME 24244, PAGE 20, DOCUMENT No. 2509755.

6' WIDE ELECTRIC POLE LINE EASEMENT, DOCUMENT No. 5053293.

WOOD PLANTER BOXES

SHADE STRUCTURE

RUBBER MAT WALK

GAGA BALL PIT

RUBBER MAT PAD

PLAYGROUND AND EQUIPMENT

MONUMENT SIGN

MMSD FIBER OPTIC LINE

MMSD FIBER OPTIC LINE

12" RCP
18" RCP
24" RCP
8" VCP

north
SCALE IN FEET
20' 0 20'
SCALE 1" = 20'

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MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

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MADISON, WISCONSIN, 53703

PROJECT:
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PROJECT LOCATION:
502 PFLAUM ROAD
MADISON, DANE COUNTY
WISCONSIN, 53716

MODIFICATIONS:

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Prepared By: ZHG 03/28/25

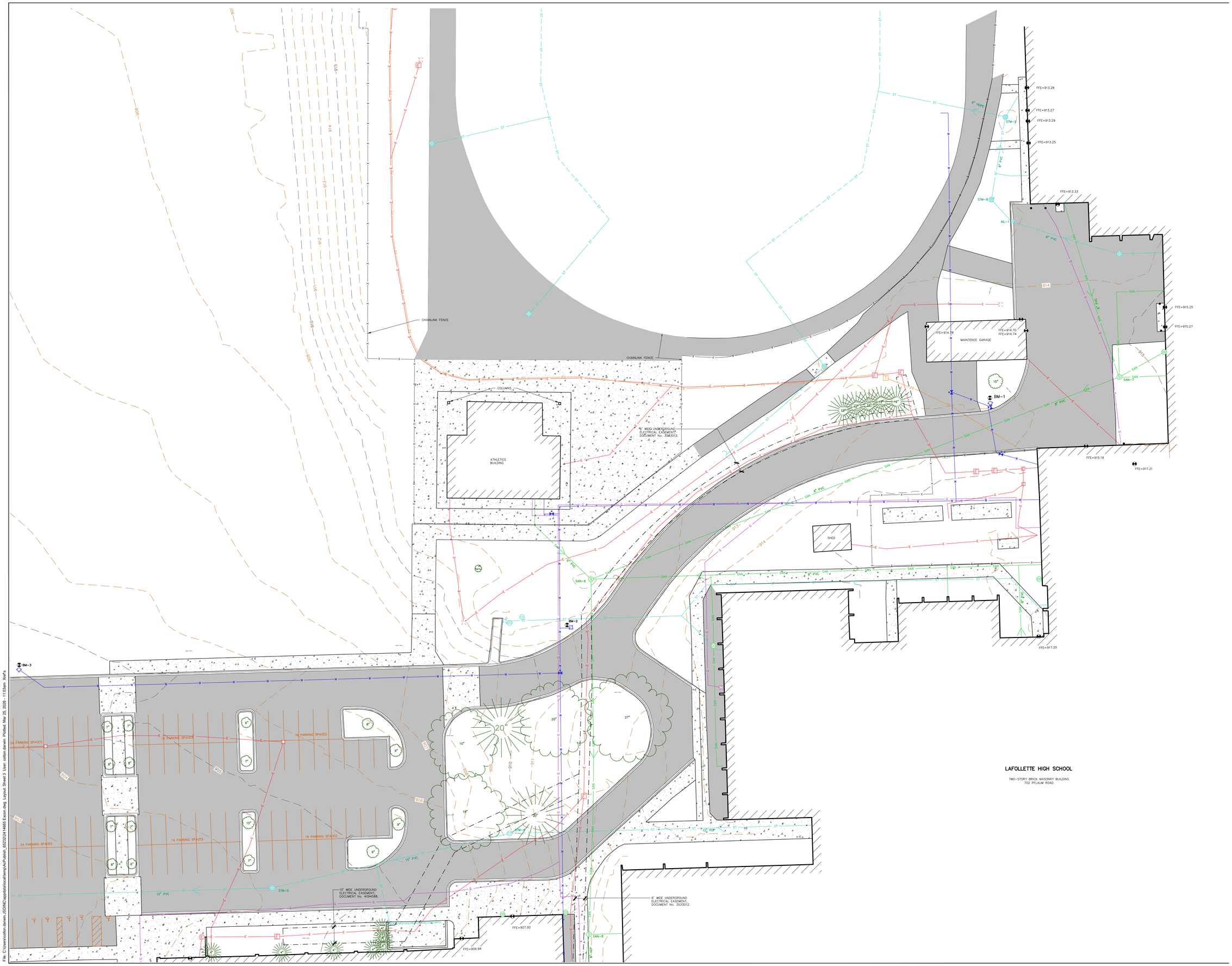
SHEET TITLE:
TOPOGRAPHIC AND UTILITY MAP

SHEET NUMBER:
2 OF 3

PROJECT NO: 24-14665

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VERONA, WISCONSIN 53593
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CLIENT:
MADISON METROPOLITAN SCHOOL DISTRICT

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MADISON, WISCONSIN, 53703

PROJECT:
RAY F. SENNETT MIDDLE SCHOOL

PROJECT LOCATION:
502 PFLAUM ROAD
MADISON, DANE COUNTY
WISCONSIN, 53716

north

SCALE IN FEET

20' 0 20'

SCALE 1" = 20'

MODIFICATIONS:

#	Date:	Description:
1	01/17/25	PRELIMINARY MAP
2	03/28/25	FINAL MAP
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Prepared By: ZHG 03/28/25

SHEET TITLE:
TOPOGRAPHIC AND UTILITY MAP

SHEET NUMBER:
3 OF 3

PROJECT NO: 24-14665

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GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
6. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
9. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
   - 9.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
   - 9.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
   - 9.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
   - 9.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
   - 9.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
   - 9.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES.
5. ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
   - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 7.2. VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 7.3. NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 7.4. NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
11. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
12. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATIONS(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
13. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
14. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
15. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
16. BUILDING REMOVALS SHALL BE PREFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ONSITE.
17. CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
18. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.

GRADING AND EARTHWORK NOTES

1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED BY CGC TITLED "GEOTECHNICAL EXPLORATION REPORT - XXXX. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
5. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
6. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3", REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
7. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
8. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
9. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER, OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.

SEEDING AND RESTORATION NOTES

1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH THE EROSION CONTROL AND LANDSCAPE PLAN.
3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
5. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO INSTALLATION OF STORAGE LAYER, ENGINEERED SOIL, PLUG PLANTING, SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.

STORMWATER FACILITIES CONSTRUCTION NOTES

1. ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES. CONTRACTOR SHALL PROVIDE ENGINEER DOCUMENTATION OF CONSTRUCTION OF STORMWATER FACILITIES INCLUDING GEOTECHNICAL NOTES ON EXISTING SOILS, PHOTOGRAPHS OF EACH STAGE OF BASIN CONSTRUCTION, LOAD TICKETS AND SPECIFICATION OF MATERIALS USED IN THE BASIN, AND ELEVATION OF CRITICAL ITEMS SUCH AS PIPES, EXCAVATIONS, DRAINAGE STONE BOTTOM, ETC.
2. ERECT CONSTRUCTION FENCING OR SNOW FENCING AROUND PROPOSED STORMWATER FACILITIES INTENDED TO INFILTRATE STORMWATER TO PROTECT THESE SOILS FROM DISTURBANCE AND COMPACTION. CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT, AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE PROPOSED INFILTRATE AREAS ARE LOCATED.
3. STORMWATER MANAGEMENT FACILITIES FOR INFILTRATION SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF FINAL SITE GRADING AND SOILS HAVE BEEN STABILIZED.
4. TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. PERMANENT STORMWATER BASINS USED AS TEMPORARY SEDIMENT BASINS SHALL BE DREDGED TO DESIGN DEPTH AFTER SITE IS STABILIZED.
5. REFER TO PROJECT DETAILS FOR FURTHER INFORMATION AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE STORMWATER FACILITIES.

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - 2.3. VERIFYING ALL ELEVATIONS, SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - 2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - 2.6. COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH REGULATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
4. 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.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
7. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
8. ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(1)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
9. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.
13. SEPARATION DISTANCES
   - WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING:
     - WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING
     - WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.

PAVING NOTES

1. GENERAL:
   - 1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY CGC TITLED "GEOTECHNICAL EXPLORATION REPORT - XXXXX. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
   - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
   - 1.3. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
   - 1.4. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   - 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.

CITY FORESTRY NOTES

1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
7. ADDITIONAL STREET TREES ARE NEEDED FOR THIS PROJECT. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) - ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. A LANDSCAPE PLAN AND STREET TREE PLANTING PLAN SHALL BE SUBMITTED IN PDF FORMAT TO CITY FORESTRY FOR APPROVAL OF PLANTING LOCATIONS WITHIN THE RIGHT OF WAY AND TREE SPECIES. ALL AVAILABLE STREET TREE PLANTING LOCATIONS SHALL BE PLANTED WITHIN THE PROJECT BOUNDARIES.
8. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

CITY TRAFFIC ENGINEERING NOTES

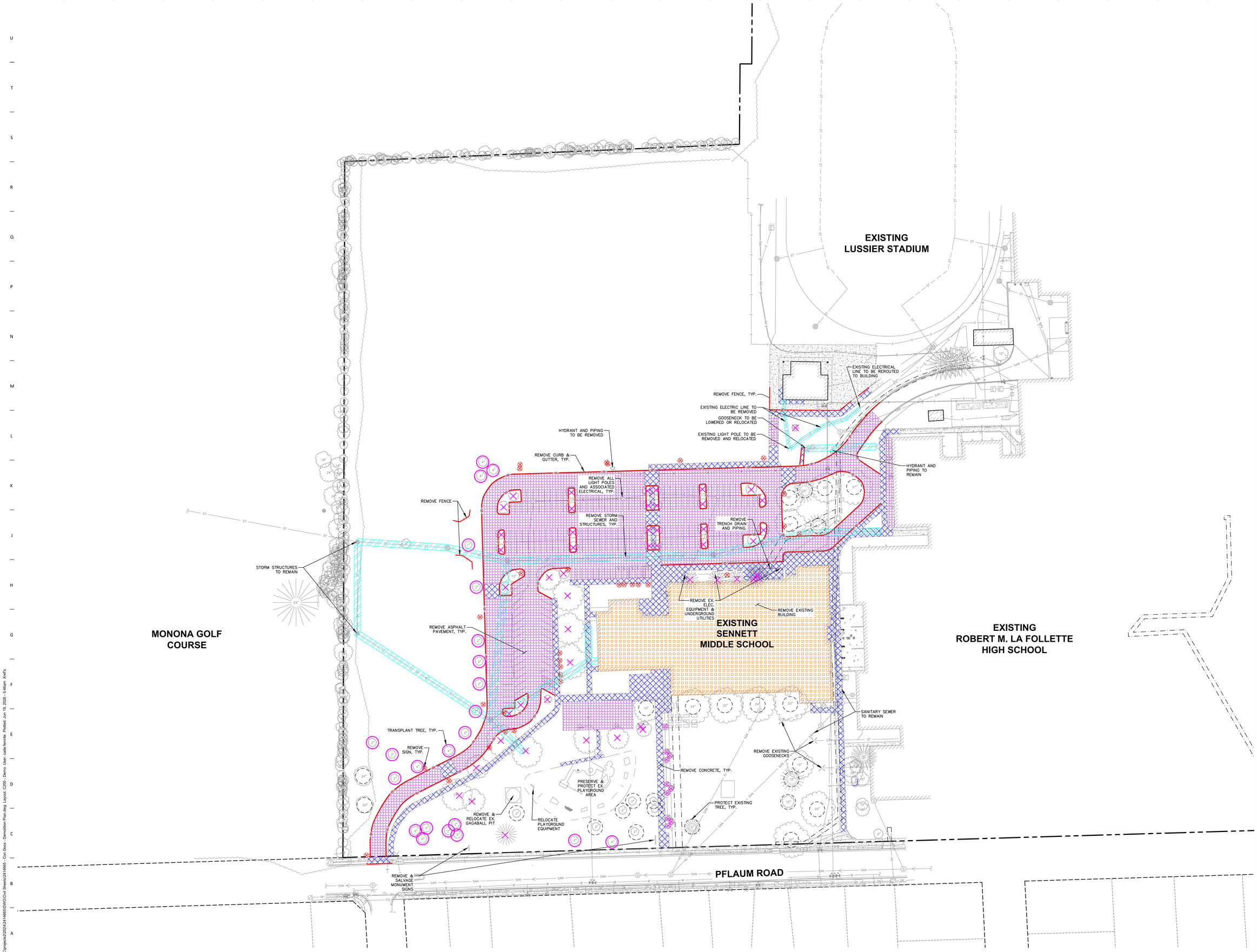
1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

PUBLIC IMPROVEMENTS NOTES

1. ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXX)

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
2. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL INTERIM/PHASED EROSION CONTROL, SEDIMENTATION, AND DRAINAGE MEASURES FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE PERMIT CONDITIONS AND REGULATORY STANDARDS. ADJUSTMENTS TO SAID FACILITIES SHALL BE INCORPORATED INTO THE WORK TO MAINTAIN EROSION CONTROL, SEDIMENTATION AND DRAINAGE THROUGHOUT THE DURATION OF CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS AND/ OR PROVIDE TEMPORARY DRAINAGE MEASURES/FACILITIES TO MAINTAIN EXISTING SCHOOL SITE OPERATIONS AND PROTECT ADJACENT PROPERTIES. TEMPORARY CONTROLS SHALL BE INSTALLED, MONITORED, AND MAINTAINED AS REQUIRED TO REMAIN FULLY FUNCTIONAL UNTIL PERMANENT SYSTEMS ARE IN PLACE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
4. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
5. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
6. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
7. 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.
8. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
9. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENTOFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
10. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
11. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
12. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE W



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north
SCALE IN FEET
50' 0 50'
Key Plan

Revision	Description	Date

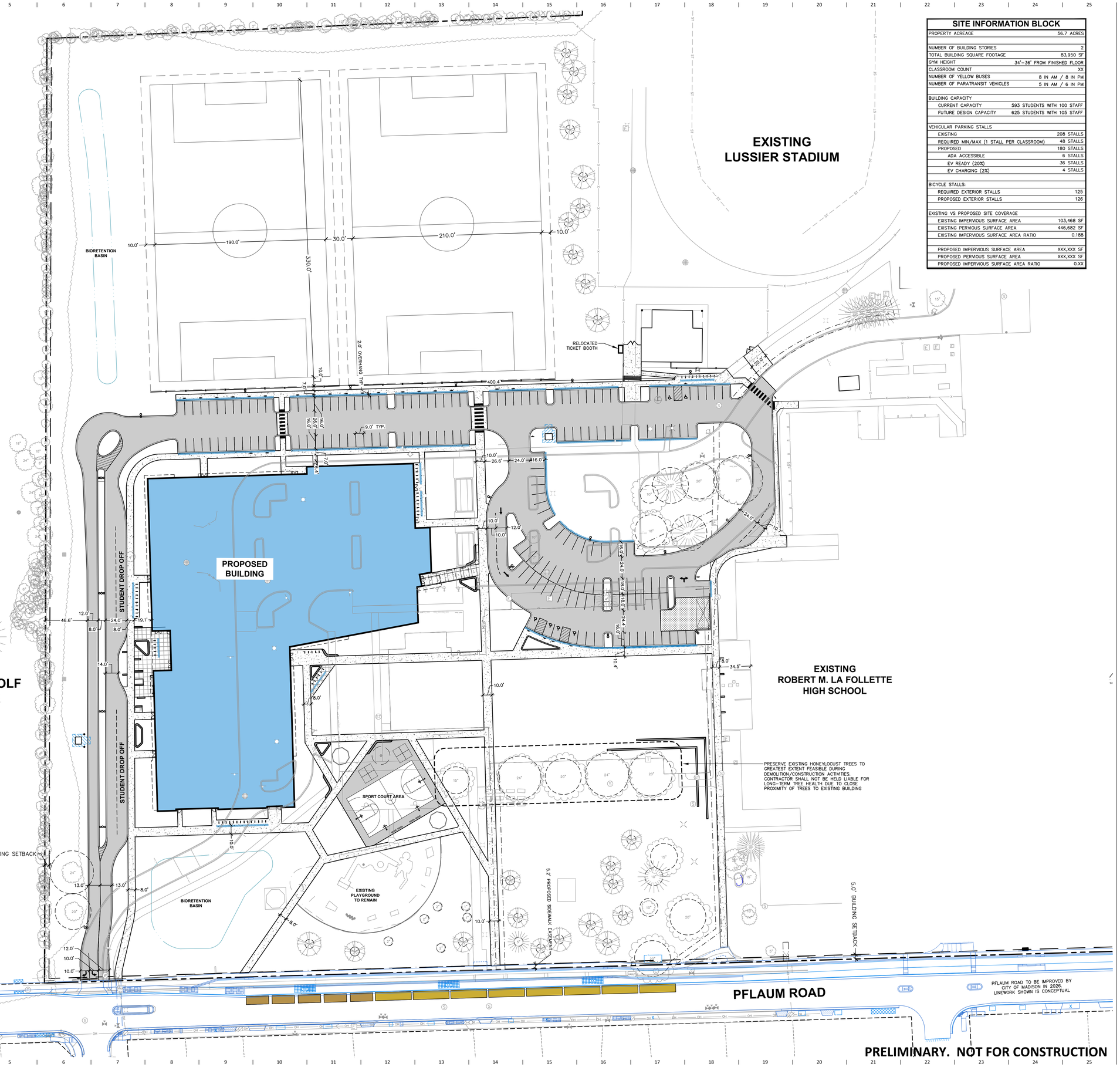
OPN Project No.
24654002

Sheet Issue Date
Land Use/UDC Submittal 06/22/2026

Sheet Name
DEMOLITION PLAN

Sheet Number
C200

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SITE INFORMATION BLOCK

PROPERTY ACREAGE	56.7 ACRES
NUMBER OF BUILDING STORIES	2
TOTAL BUILDING SQUARE FOOTAGE	83,950 SF
GYM HEIGHT	34'-36' FROM FINISHED FLOOR
CLASSROOM COUNT	XX
NUMBER OF YELLOW BUSES	8 IN AM / 8 IN PM
NUMBER OF PARATRANSIT VEHICLES	5 IN AM / 6 IN PM
BUILDING CAPACITY	
CURRENT CAPACITY	593 STUDENTS WITH 100 STAFF
FUTURE DESIGN CAPACITY	625 STUDENTS WITH 105 STAFF
VEHICULAR PARKING STALLS	
EXISTING	208 STALLS
REQUIRED MIN/MAX (1 STALL PER CLASSROOM)	48 STALLS
PROPOSED	180 STALLS
ADA ACCESSIBLE	6 STALLS
EV READY (20%)	36 STALLS
EV CHARGING (2%)	4 STALLS
BICYCLE STALLS:	
REQUIRED EXTERIOR STALLS	125
PROPOSED EXTERIOR STALLS	126
EXISTING VS PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	103,468 SF
EXISTING PERVIOUS SURFACE AREA	446,682 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.188
PROPOSED IMPERVIOUS SURFACE AREA	XXX,XXX SF
PROPOSED PERVIOUS SURFACE AREA	XXX,XXX SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.XX

north

SCALE IN FEET
40' 0 40'

Key Plan

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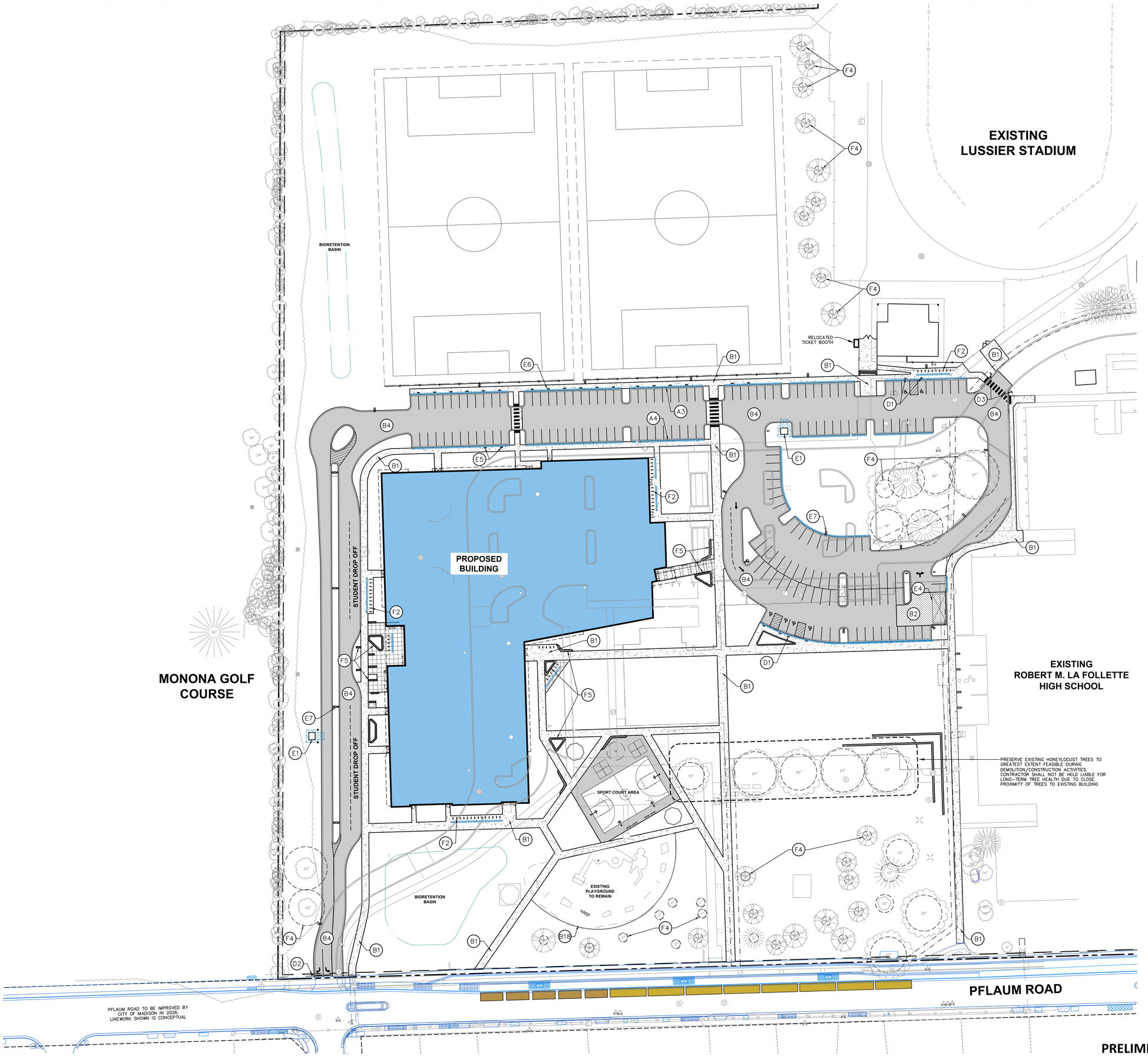
OPN Project No.
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Sheet Issue Date
Land Use/UDC Submittal 06/22/2026

Sheet Name
OVERALL SITE PLAN

Sheet Number
C300

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KEY NOTES

- A1 18" STANDARD CURB AND GUTTER
- A2 18" REJECT CURB AND GUTTER
- A3 18" STANDARD MOUNTABLE CURB AND GUTTER
- A4 18" REJECT MOUNTABLE CURB AND GUTTER
- A5 12" RIBBON CURB
- A6 CURB HEAD TAPER
- A7 CONCRETE INLET COLLAR
- A8 6" RIBBON CURB AT PLAY AREA
- A9 12" PLANTER CURB
- A10 18" PEDESTRIAN RAMP SECTION CURB AND GUTTER
- A11 DRIVEWAY SECTION CURB & GUTTER (APPLY AT MAINTENANCE DRIVE/FIRE LANE CONNECTIONS TO DRIVE LOOPS)
- A12 CURB WEIR WITH CONCRETE FLUME

- B1 CONCRETE PAVEMENT
- B2 HEAVY DUTY CONCRETE PAVEMENT
- B3 ASPHALT PAVEMENT
- B4 HEAVY DUTY ASPHALT PAVEMENT
- B5 COMMERCIAL ENTRANCE (REFER TO PUBLIC IMPROVEMENT PLANS)
- B6 CONCRETE SIDEWALK
- B7 THICKENED EDGE SIDEWALK
- B8 THICKENED EDGE SIDEWALK – FLUSH WITH PAVEMENT (SEE GRADING PLAN)
- B9 ACCESSIBLE RAMP
- B10 ACCESSIBLE WARNING DETECTOR FIELD
- B11 DECOMPOSED GRANITE W/ ALUMINUM EDGING
- B12 POURED IN PLACE RUBBER PLAY SURFACE (BY MMSD)
- B13 ASPHALT RECREATION SPORT COURT PAVEMENT
- B14 DECORATIVE CONCRETE/PAVERS
- B15 DOWELED CONSTRUCTION JOINT (REFER TO DETAIL)
- B16 GREASE INTERCEPTOR CONCRETE
- B17 THICKENED CURB EDGE AT PIP SURFACE
- B18 THICKENED CURB EDGE AT PLAY AREA

- C1 PAVEMENT MARKING: PARKING STALL – 4" WIDE, WHITE
- C2 PAVEMENT MARKING; DIRECTIONAL ARROW, WHITE
- C3 PAVEMENT MARKING; DIAGONAL HATCH – 4" WIDE AT 45° @ 5'–0" O.C., WHITE
- C4 ACCESSIBLE PARKING SPACE & SYMBOL, WHITE
- C5 CROSSWALK MARKING – 12" WIDE, WHITE
- C6 PAVEMENT MARKING; 4" WIDE, WHITE CONTINUOUS
- C7 PAVEMENT MARKING; 4" WIDE WHITE DASHED, 6' LONG 20' BETWEEN DASHES
- C8 18" STOP BAR, WHITE
- C9 BASKETBALL COURT PAINT LINES (SEE DETAIL)
- C10 FOUR-SQUARE COURT PAINT LINES (REFER TO DETAIL)
- C11 PAVEMENT MARKING; WORDS, WHITE

- D1 ACCESSIBLE PARKING SIGN
- D2 TYPE R1-1 STOP SIGN
- D3 TYPE R5-1 DO NOT ENTER SIGN
- D4 NO PARKING FIRE LANE SIGN
- D6 RIGHT TURN ONLY SIGN
- D7 BUS ENTRANCE ONLY SIGN
- D8 PRINCIPAL PARKING SIGN
- D9 VICE-PRINCIPAL PARKING SIGN
- D10 VISITOR PARKING SIGN
- D11 ITINERANT STAFF PARKING SIGN
- D12 STAFF PARKING SIGN
- D13 EV PARKING ONLY SIGN
- D14 PARKING SIGN W/ BOLLARD

- E1 TRANSFORMER (REFER TO ELECTRICAL)
- E2 GENERATOR (REFER TO ELECTRICAL)
- E3 GEOTHERMAL DARCY WELL-HEAD (REFER TO MECHANICAL SITE PLANS-BP#2)
- E4 TRASH ENCLOSURE/PAVEMENT (REFER TO ARCHITECTURAL & STRUCTURAL)
- E5 EV PARKING CHARGING STATION & PAD (REFER TO ELECTRICAL)
- E6 EV READY STATION (REFER TO ELECTRICAL)
- E7 LIGHT POLE AND BASE (REFER TO ELECTRICAL)
- E8 FLAG POLE (REFER TO ARCHITECTURAL)

- F1 CONCRETE BOLLARD WITH SLEEVE (REFER TO DETAIL)
- F2 BIKE RACK (REFER TO DETAIL)
- F3 ROOF OVERFLOW PAD & DRAIN (SEE DETAIL)
- F4 PROTECT EXISTING TREE (REFER TO DETAIL)
- F5 FREESTANDING SEAT WALL (REFER TO DETAIL)
- F6 RETAINING WALL
- F7 BENCH, SURFACE MOUNTED (REFER TO DETAIL)
- F8 BASKETBALL HOOP (REFER TO DETAIL)
- F9 AMPHITHEATER (REFER TO LANDSCAPE)
- F10 STEEL PIPE SWING GATE & BOLLARDS (REFER TO DETAIL)
- F11 GAGA BALL – COACH CLIFF'S OCTAGON 8-WALL COMPOSITE LUMBER W ACCESSIBLE DOOR (SOURCED AND INSTALLED BY MMSD)
- F12 PLAYGROUND (SOURCED AND INSTALLED BY MMSD)
- F13 8' HIGH CHAIN LINK FENCE, BLACK VINYL COATED

north
SCALE IN FEET
40' 0 40'
Key Plan

PRELIMINARY. NOT FOR CONSTRUCTION

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Revision	Description	Date

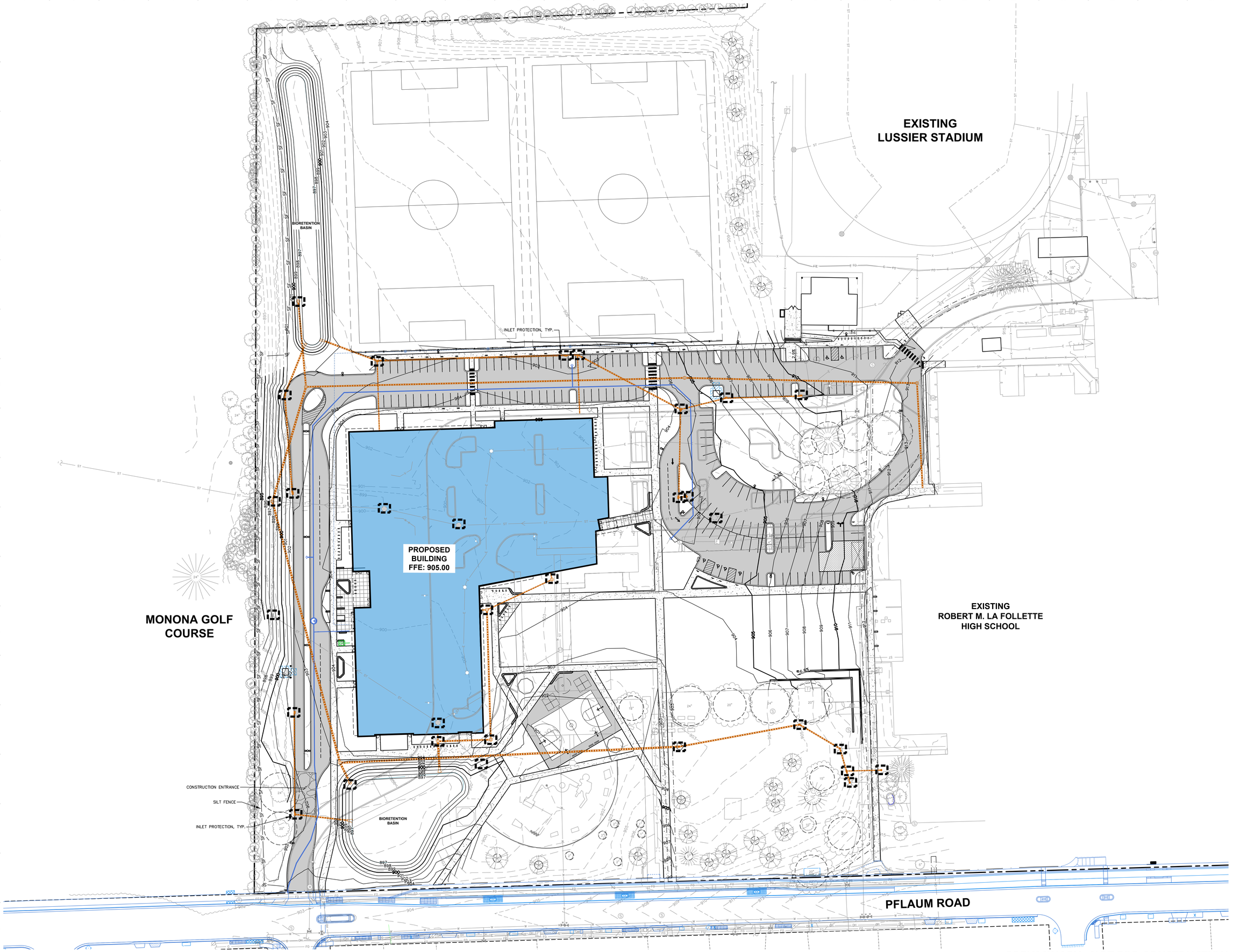
OPN Project No.
24654002

Sheet Issue Date
Land Use/UDC Submittal 06/22/2026

Sheet Name
SITE PLAN - ANNOTATED

Sheet Number
C301

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north

SCALE IN FEET

40' 0 40'

Key Plan

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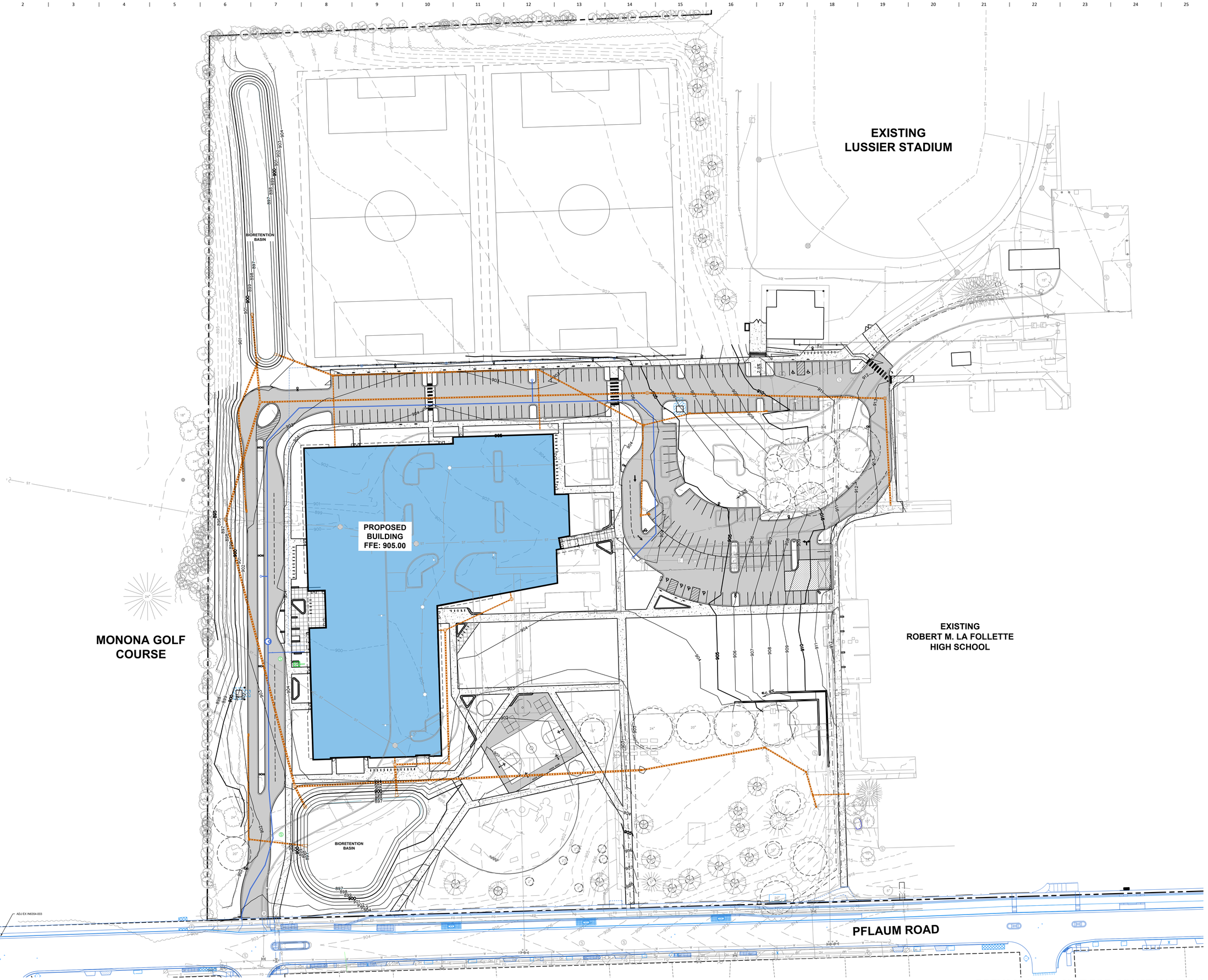
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Sheet Issue Date
Land Use/UDC Submittal 06/22/2026

Sheet Name
EROSION CONTROL PLAN

Sheet Number
C400

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north
SCALE IN FEET
40' 0 40'
Key Plan

Revision Description Date

OPN Project No.
24654002

Sheet Issue Date
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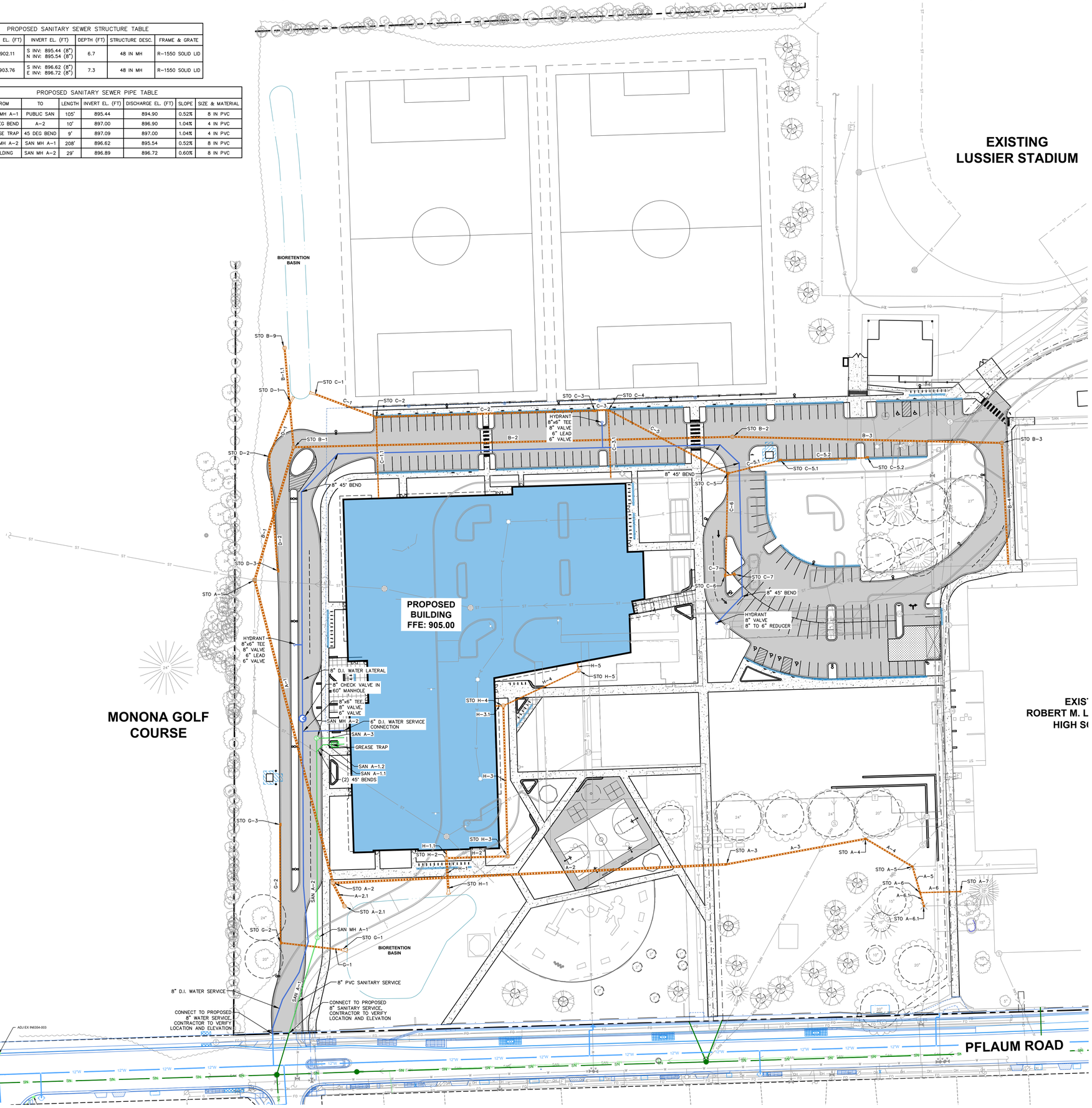
Sheet Name
OVERALL GRADING PLAN

Sheet Number
C500

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PROPOSED SANITARY SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAN MH A-1	902.11	S INV: 895.44 (8") N INV: 895.54 (8")	6.7	48 IN MH	R-1550 SOLID LID
SAN MH A-2	903.76	S INV: 896.62 (8") E INV: 896.72 (8")	7.3	48 IN MH	R-1550 SOLID LID

PROPOSED SANITARY SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SAN A-1	SAN MH A-1	PUBLIC SAN	105'	895.44	894.90	0.52%	8 IN PVC
SAN A-1.1	45 DEG BEND	A-2	10'	897.00	896.90	1.04%	4 IN PVC
SAN A-1.2	GREASE TRAP	45 DEG BEND	9'	897.09	897.00	1.04%	4 IN PVC
SAN A-2	SAN MH A-2	SAN MH A-1	208'	896.62	895.54	0.52%	8 IN PVC
SAN A-3	BUILDING	SAN MH A-2	29'	896.89	896.72	0.60%	8 IN PVC



PROPOSED SANITARY SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO A-1	897.70	W INV: 891.20 (24") N INV: 891.70 (24") S INV: 891.70 (24")	6.5	48 IN MH (FLAT)	R-1550 SOLID LID
STO A-2	903.15	N INV: 893.34 (24") SE INV: 894.00 (24") E INV: 893.45 (24")	9.8	48 IN MH (FLAT)	R-1550 SOLID LID
STO A-2.1	899.00	NW INV: 895.00 (24")	4.0	48 IN MH (FLAT)	R-1550 SOLID LID
STO A-3	902.49	W INV: 896.00 (24") E INV: 896.50 (18")	6.5	48 IN MH (FLAT)	R-1550 SOLID LID
STO A-4	904.94	W INV: 899.46 (18") SE INV: 899.71 (15")	5.5	36 IN MH (FLAT)	R-2050 TYPE D
STO A-5	906.70	NW INV: 900.85 (15") S INV: 900.85 (15")	5.8	36 IN MH (FLAT)	R-2050 TYPE D
STO A-6	907.35	N INV: 901.35 (15") S INV: 901.35 (15") E INV: 902.50 (10")	6.0	36 IN MH (FLAT)	R-2050 TYPE D
STO A-6.1	908.66	N INV: 901.71 (15")	6.9	36 IN MH (FLAT)	R-2050 TYPE D
STO A-7	911.41	W INV: 903.34 (10")	8.1	36 IN MH (FLAT)	R-2050 TYPE D
STO B-1	902.20	S INV: 892.64 (24") E INV: 893.14 (18") N INV: 892.74 (18")	9.6	48 IN MH (FLAT)	R-1550 SOLID LID
STO B-2	904.76	W INV: 895.95 (18") E INV: 896.05 (18")	8.8	48 IN MH (FLAT)	R-1550 SOLID LID
STO B-3	913.52	W INV: 902.40 (18") S INV: 902.50 (18")	11.1	48 IN MH (FLAT)	R-1550 SOLID LID
STO B-9	898.46	S INV: 893.34 (18")	5.1	48 IN MH (FLAT)	R-1550 SOLID LID
STO C-1	898.67	E INV: 897.00 (18")	898.1	18 IN HDPE FES	??? ???
STO C-2	902.42	W INV: 897.34 (18") E INV: 897.44 (18") S INV: 898.09 (10")	5.1	48 IN MH	R-2050 TYPE D
STO C-3	902.51	W INV: 898.58 (18") E INV: 898.83 (15")	3.9	48 IN MH	R-2050 TYPE D
STO C-4	902.52	W INV: 898.90 (15") S INV: 898.91 (10") SE INV: 898.93 (15")	3.6	48 IN MH	R-2050 TYPE D
STO C-5	903.51	NW INV: 899.64 (15") S INV: 899.89 (12") E INV: 899.89 (12")	3.9	2 x 3 INLET	R-3067 TYPE L
STO C-5.1	906.29	W INV: 901.02 (12") E INV: 901.19 (10")	5.3	2 x 3 INLET	R-3067 TYPE L
STO C-5.2	909.71	W INV: 903.01 (10")	6.7	2 x 3 INLET	R-3067 TYPE L
STO C-6	903.19	N INV: 900.42 (12") E INV: 900.59 (10")	2.8	2 x 3 INLET	R-3067 TYPE L
STO C-7	903.47	W INV: 900.63 (10")	2.8	2 x 3 INLET	R-3067 TYPE L
STO D-1	899.17	S INV: 897.50 (18")	3.2	15 IN HDPE FES	??? TYPE L
STO D-2	902.06	N INV: 898.11 (18") S INV: 898.21 (18")	3.9	2 x 3 INLET	R-3067 TYPE L
STO D-3	902.59	N INV: 899.41 (18")	3.2	48 IN MH (FLAT)	R-1550 SOLID LID
STO G-1	898.48	W INV: 897.10 (15")	2.6	24 IN HDPE FES	??? TYPE L
STO G-2	901.52	E INV: 897.37 (15") N INV: 897.47 (12")	4.2	48 IN MH (FLAT)	R-1550 SOLID LID
STO G-3	902.36	S INV: 898.15 (12")	4.2	48 IN MH (FLAT)	R-1550 SOLID LID
STO H-1	899.67	N INV: 897.50 (24")	898.0	24 IN HDPE FES	??? ???
STO H-2	904.74	S INV: 897.66 (24") N INV: 899.80 (12") E INV: 898.16 (18")	7.1	48 IN MH (FLAT)	R-1550 SOLID LID
STO H-3	903.54	W INV: 898.48 (18") N INV: 898.48 (18")	5.1	48 IN MH (FLAT)	R-1550 SOLID LID
STO H-4	904.80	S INV: 899.27 (18") NE INV: 899.93 (10") W INV: 900.17 (12")	5.5	48 IN MH	R-2050 TYPE D
STO H-5	904.69	SW INV: 900.37 (10") N INV: 900.80 (10")	4.3	48 IN MH	R-2050 TYPE D

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
A-1	STO A-2	STO A-1	327'	893.34	891.70	0.50%	24 IN HDPE
A-2	STO A-3	STO A-2	412'	896.00	893.45	0.62%	24 IN HDPE
A-2.1	STO A-2.1	STO A-2	27'	895.00	894.00	3.68%	24 IN HDPE
A-3	STO A-4	STO A-3	148'	899.46	896.50	2.00%	18 IN HDPE
A-4	STO A-5	STO A-4	57'	900.85	899.71	2.00%	15 IN HDPE
A-5	STO A-6	STO A-5	28'	901.35	900.85	1.76%	15 IN HDPE
A-6	STO A-7	STO A-6	42'	903.34	902.50	2.00%	10 IN HDPE
A-6.1	STO A-6.1	STO A-6	15'	901.71	901.35	2.47%	15 IN HDPE
B-1	STO B-1	STO A-1	145'	892.64	891.70	0.65%	24 IN HDPE
B-1.1	STO B-9	STO B-1	104'	893.34	892.74	0.57%	18 IN HDPE
B-2	STO B-2	STO B-1	459'	895.95	893.14	0.61%	18 IN HDPE
B-3	STO B-3	STO B-2	282'	902.40	896.05	2.25%	18 IN HDPE
B-4		STO B-3	127'	904.00	902.50	1.18%	18 IN HDPE
C-1	STO C-2	STO C-1	68'	897.34	897.00	0.50%	18 IN HDPE
C-1.1	BUILDING	STO C-2	85'	900.50	898.09	2.85%	10 IN HDPE
C-2	STO C-3	STO C-2	229'	898.58	897.44	0.50%	18 IN HDPE
C-3	STO C-4	STO C-3	14'	898.90	898.83	0.50%	15 IN HDPE
C-3.1	BUILDING	STO C-4	71'	900.50	898.91	2.23%	10 IN HDPE
C-5	STO C-5	STO C-4	141'	899.64	898.93	0.50%	15 IN HDPE
C-5.1	STO C-5.1	STO C-5	57'	901.02	899.89	2.00%	12 IN HDPE
C-5.2	STO C-5.2	STO C-5.1	91'	903.01	901.19	2.00%	10 IN HDPE
C-6	STO C-6	STO C-5	107'	900.42	899.89	0.50%	12 IN HDPE
C-7	STO C-7	STO C-6	9'	900.63	900.59	0.50%	10 IN HDPE
D-1	STO D-2	STO D-1	61'	898.11	897.50	1.00%	18 IN HDPE
D-2	STO D-3	STO D-2	120'	899.41	898.21	1.00%	18 IN HDPE
G-1	STO G-2	STO G-1	64'	897.37	897.10	0.41%	15 IN HDPE
G-2	STO G-3	STO G-2	124'	898.15	897.47	0.55%	12 IN HDPE
H-1	STO H-2	STO H-1	32'	897.66	897.50	0.50%	24 IN HDPE
H-1.1	BUILDING	STO H-2	8'	900.25	899.80	5.62%	12 IN HDPE
H-2	STO H-3	STO H-2	64'	898.48	898.16	0.50%	18 IN HDPE

north
SCALE IN FEET
40' 0 40'

Key Plan

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Revision	Description	Date

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24654002

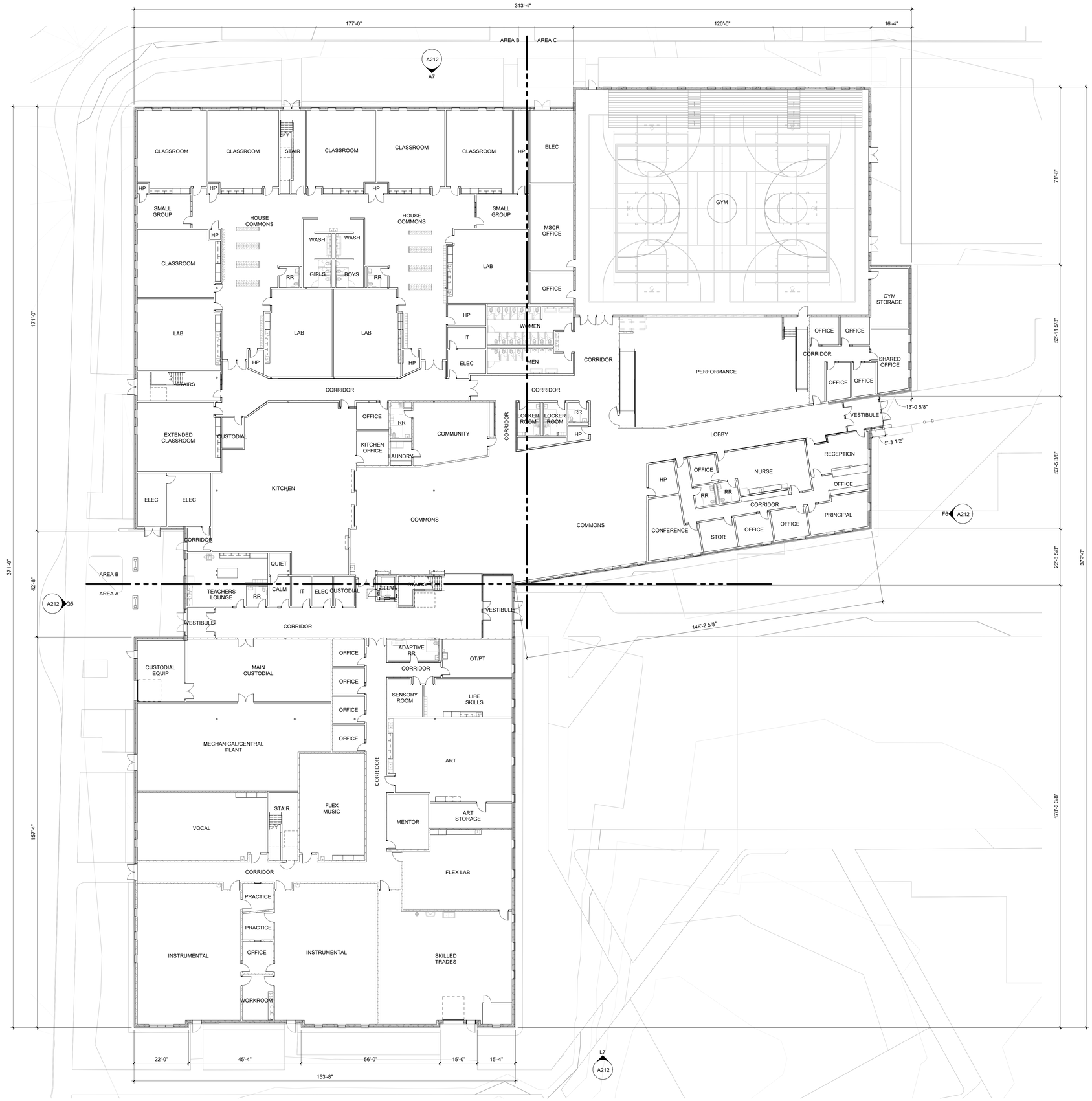
Sheet Issue Date
Land Use/UDC Submittal 06/22/2026

Sheet Name
UTILITY PLAN

Sheet Number
C600

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A1 FLOOR PLAN - LEVEL 1 - UDC - 1/16
1/16" = 1'-0"

GENERAL NOTES

1. DIMENSIONS ARE FROM FACE OF WALL TO FACE OF WALL, (I.E. FACE OF GYPSUM BOARD OR MASONRY) OR FROM COLUMN CENTERLINE, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLEAR" SHALL BE FROM FINISH FACE TO FINISH FACE, (I.E. FACE OF CERAMIC TILE TO FACE OF CERAMIC TILE) – TYPICAL FOR ALL DRAWINGS.
2. IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK – TYPICAL FOR ALL DRAWINGS.
3. ALL PENETRATIONS IN FIRE RATED FLOORS AND WALLS MUST BE SEALED WITH APPROPRIATE FIRESTOPPING SYSTEM.
4. REFER TO A000 FOR STANDARD MOUNTING HEIGHTS AND STANDARD DIMENSIONS.
5. REFER TO SHEET A001 AND A002 FOR TYPICAL PARTITION TYPES AND DETAILS INDICATED.
6. PROVIDE BULLNOSE CMU AT ALL EXPOSED OUTSIDE CORNERS UNLESS NOTED OTHERWISE.
7. REFER TO SHEET A004 FOR DOOR AND FRAME DETAILS. PROVIDE MINIMUM 4-INCH CLEARANCE FROM FACE OF DOOR JAMB TO FACE OF ADJACENT WALL, UNLESS NOTED OTHERWISE.

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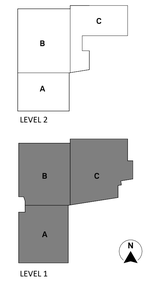
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Key Plan



Revision	Description	Date
CB1		Date 1

OPN Project No.
24654005

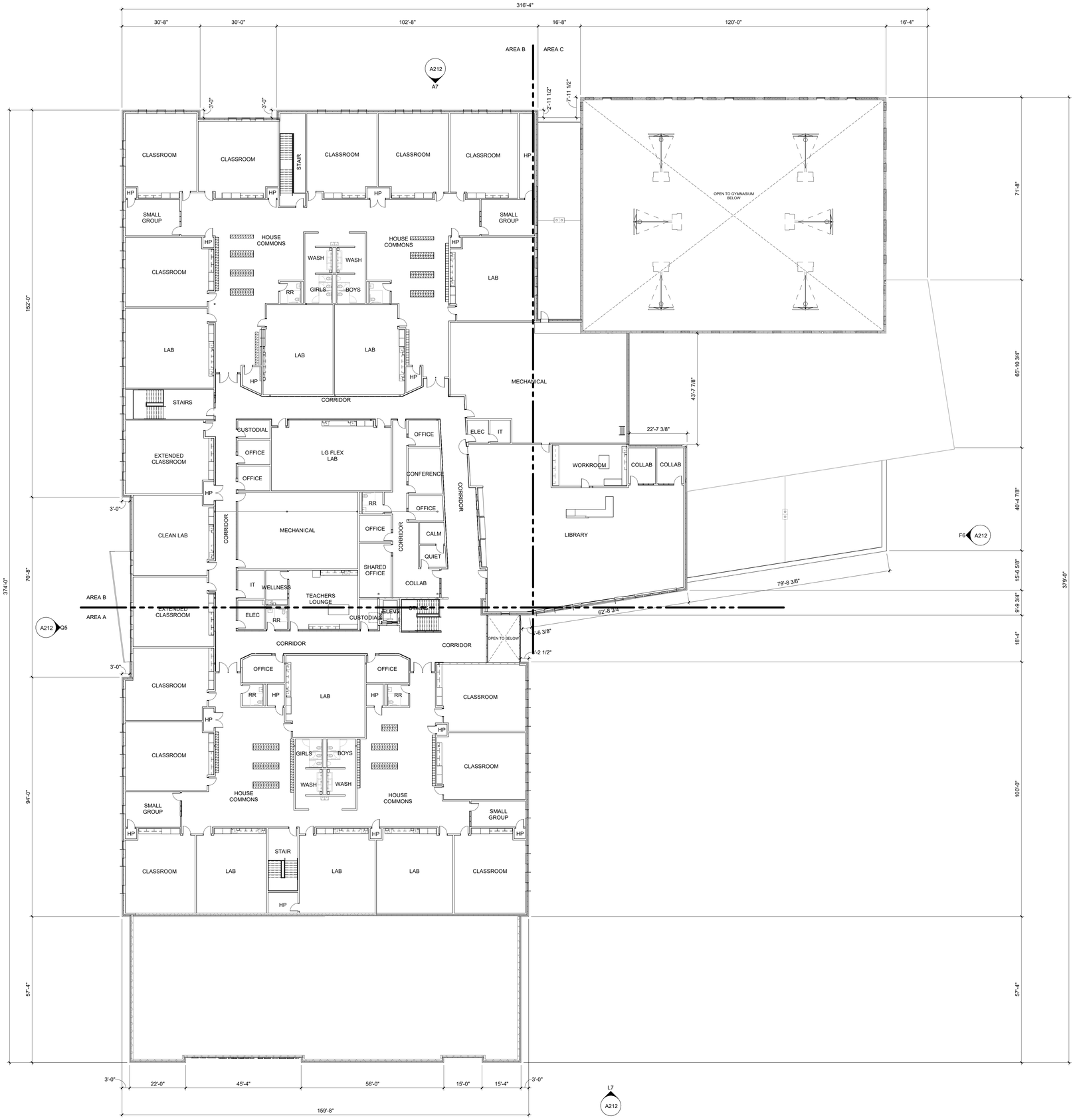
Sheet Issue Date
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Sheet Name
FLOOR PLAN - LEVEL 1

Sheet Number
A113

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A1 FLOOR PLAN - LEVEL 2 - UDC - 1/16
1/16" = 1'-0"

GENERAL NOTES

1. DIMENSIONS ARE FROM FACE OF WALL TO FACE OF WALL, (I.E. FACE OF GYPSUM BOARD OR MASONRY) OR FROM COLUMN CENTERLINE, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLEAR" SHALL BE FROM FINISH FACE TO FINISH FACE, (I.E. FACE OF CERAMIC TILE TO FACE OF CERAMIC TILE) – TYPICAL FOR ALL DRAWINGS.
2. IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK – TYPICAL FOR ALL DRAWINGS.
3. ALL PENETRATIONS IN FIRE RATED FLOORS AND WALLS MUST BE SEALED WITH APPROPRIATE FIRESTOPPING SYSTEM.
4. REFER TO A000 FOR STANDARD MOUNTING HEIGHTS AND STANDARD DIMENSIONS.
5. REFER TO SHEET A001 AND A002 FOR TYPICAL PARTITION TYPES AND DETAILS INDICATED.
6. PROVIDE BULLNOSE CMU AT ALL EXPOSED OUTSIDE CORNERS UNLESS NOTED OTHERWISE.
7. REFER TO SHEET A004 FOR DOOR AND FRAME DETAILS. PROVIDE MINIMUM 4-INCH CLEARANCE FROM FACE OF DOOR JAMB TO FACE OF ADJACENT WALL, UNLESS NOTED OTHERWISE.

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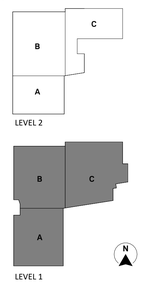
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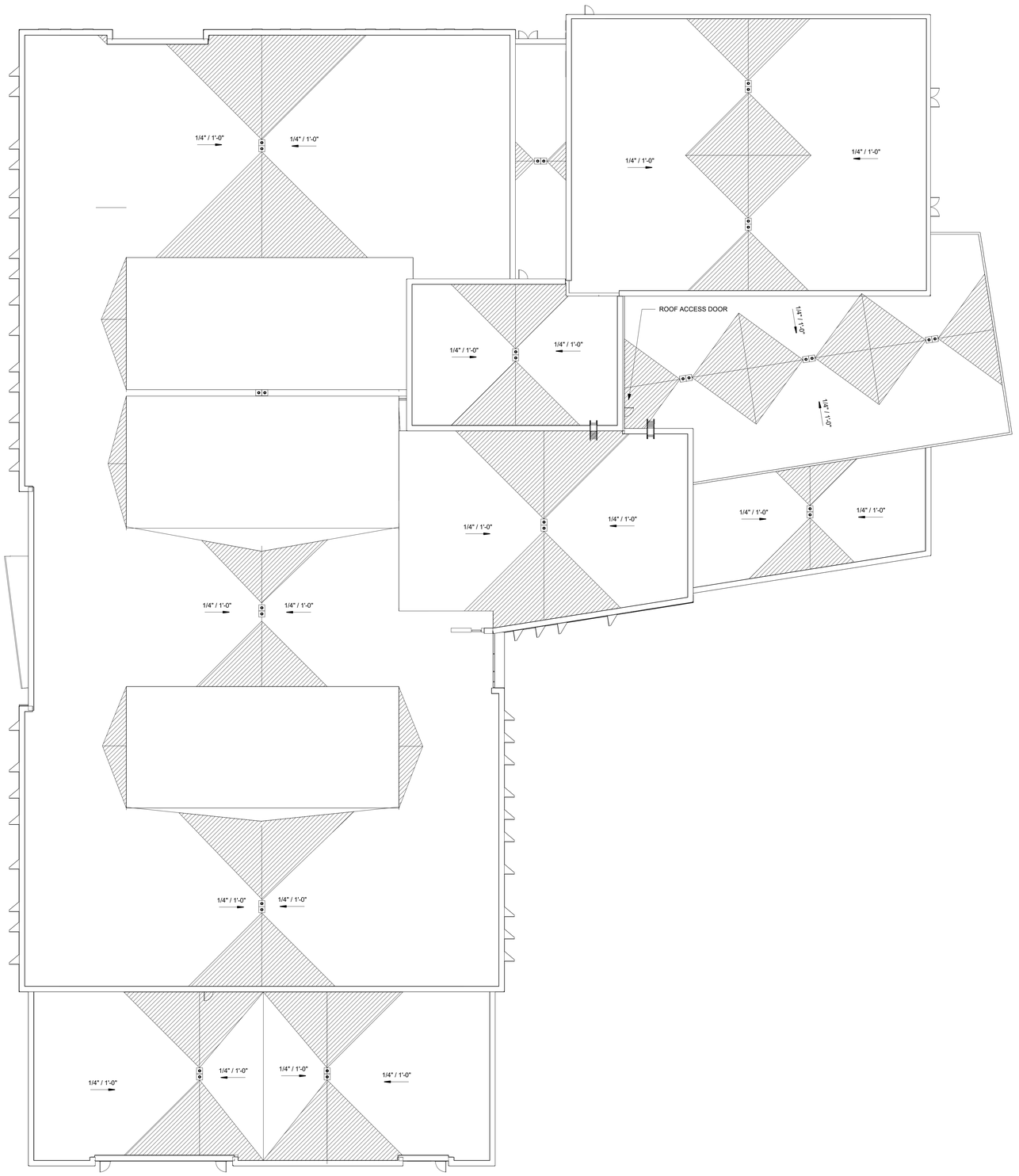
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Sheet Name
FLOOR PLAN - LEVEL 2

Sheet Number
A114

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A5 OVERALL ROOF PLAN
1/16" = 1'-0"

GENERAL NOTES

1. NOT ALL ROOF PENETRATIONS ARE SHOWN. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS. PROVIDE BOOTS, FLASHING AND OTHER ACCESSORIES REQUIRED TO PROVIDE A COMPLETE, WATERTIGHT WARRANTED SYSTEM REFER TO INDIVIDUAL DISCIPLINES.
2. COORDINATE SLOPED STRUCTURE AND TAPERED INSULATION WITH STRUCTURAL DRAWINGS.
3. SLOPE ALL TAPERED INSULATION AT 1/4" : 1'-0" UNLESS NOTED OTHERWISE.
4. SLOPE ALL CRICKETS AT 1/2" : 1'-0" PERPENDICULAR TO VALLEY LINES UNLESS NOTED OTHERWISE
5. PROTECT SECTIONS OF THE ROOF THAT HAVE ALREADY BEEN INSTALLED FROM DAMAGE. DO NOT USE THE ROOF FOR A STAGING AREA UNLESS ADEQUATE FACTORY, MUTUALLY APPROVED PROTECTION MEASURES ARE USED TO PROTECT THE ROOF.
6. COORDINATE LOCATION OF MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
7. ALL OVERFLOW DRAINS TO BE 2" ABOVE MAIN ROOF DRAIN INTAKE ELEVATION.
8. ALL WALLS WITH SOUND ATTENUATION BLANKETS ARE TO HAVE ACCOUSTICAL SEALANT AT TOP AND BOTTOM AND AT ALL WALL PENETRATIONS.

ROOF LEGEND

TAPERED RIGID INSULATION

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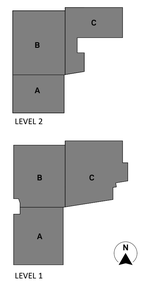
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Key Plan



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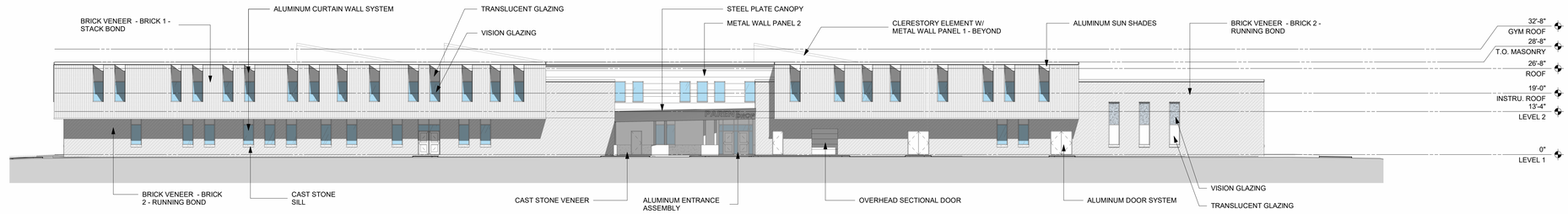
Sheet Issue Date
CITY SUBMITTAL **--/--/2026**

Sheet Name
ROOF PLAN

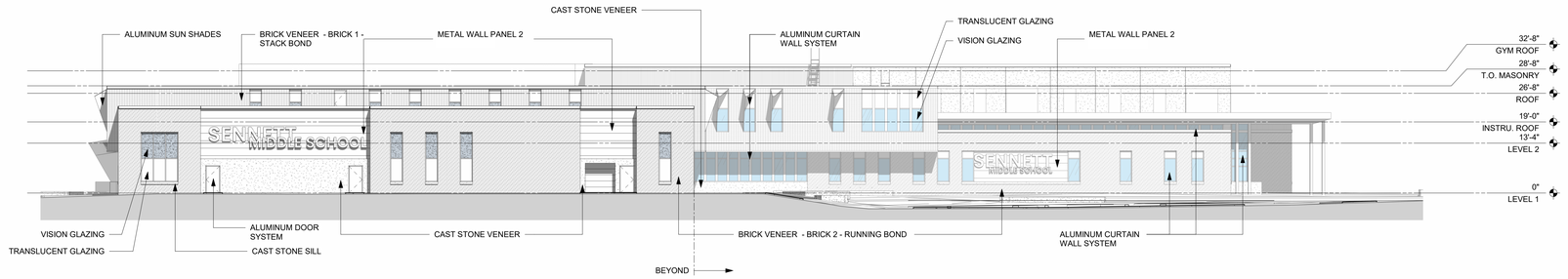
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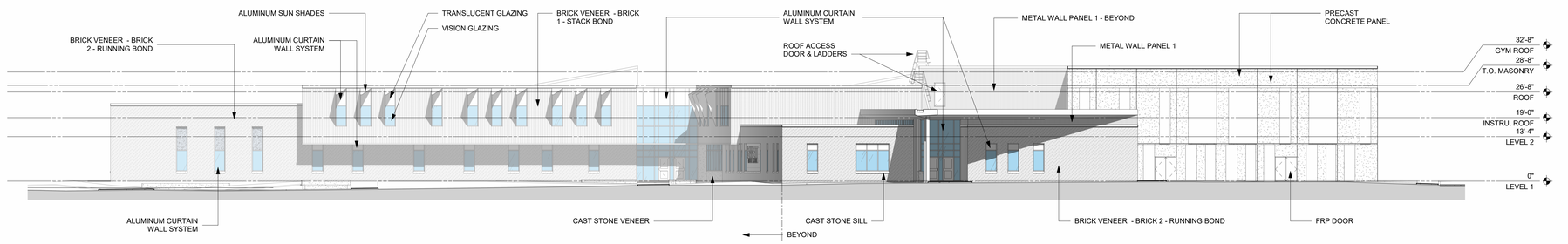
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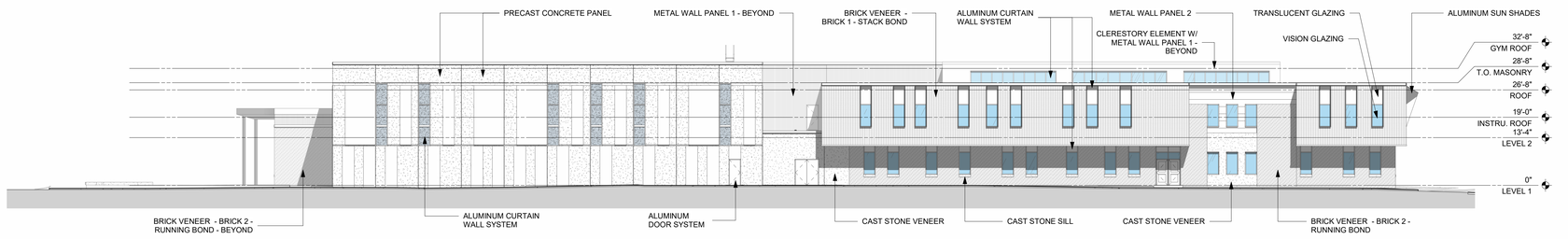
Q5 EXTERIOR ELEVATION - WEST
1/16" = 1'-0"



L7 EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



F6 EXTERIOR ELEVATION - EAST
1/16" = 1'-0"



A7 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"

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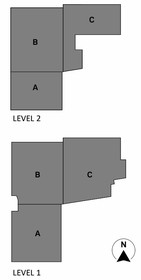
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Key Plan



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OPN Project No.
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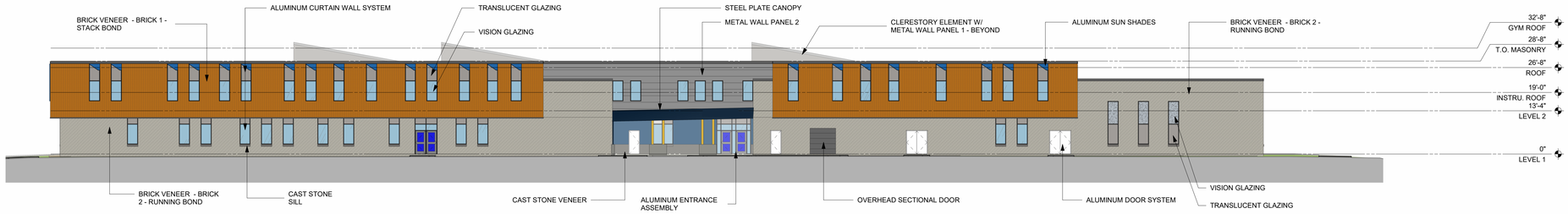
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Sheet Name
OVERALL EXTERIOR ELEVATIONS

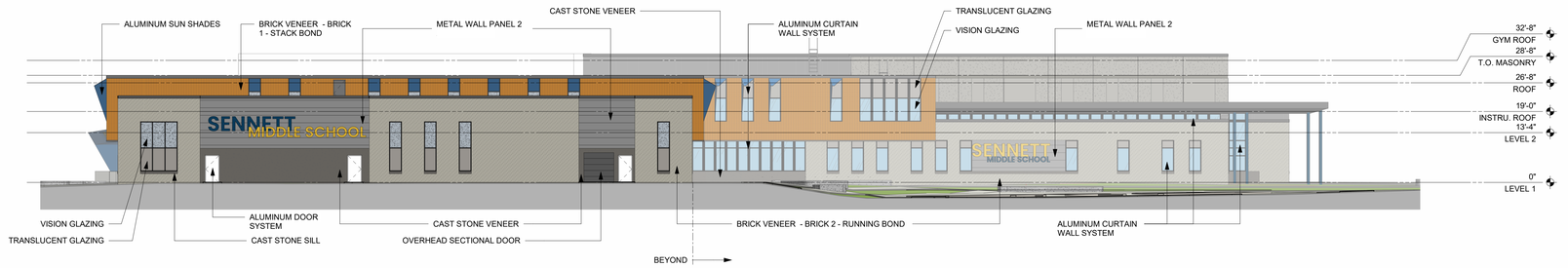
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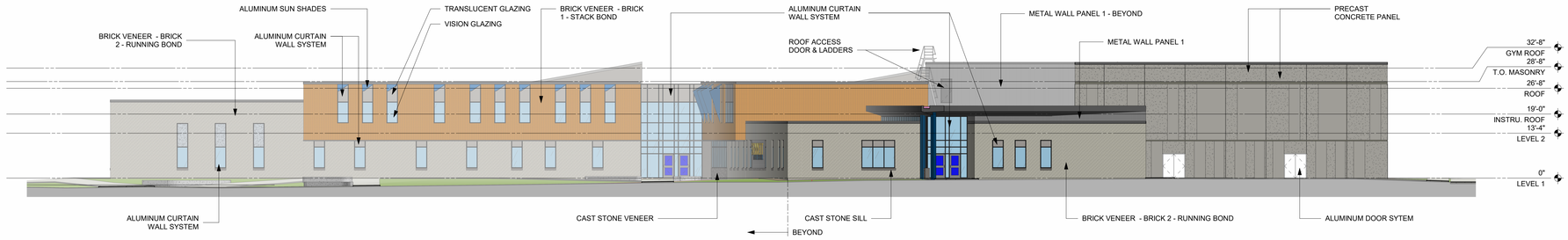
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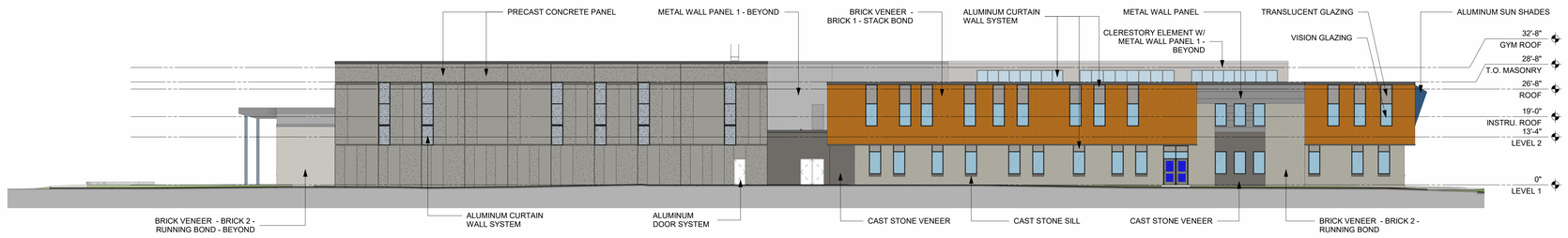
Q5 EXTERIOR ELEVATION - WEST - COLOR
1/16" = 1'-0"



L7 EXTERIOR ELEVATION - SOUTH - COLOR
1/16" = 1'-0"



F6 EXTERIOR ELEVATION - EAST - COLOR
1/16" = 1'-0"



A7 EXTERIOR ELEVATION - NORTH - COLOR
1/16" = 1'-0"

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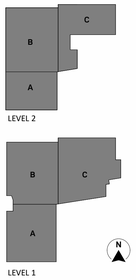
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Key Plan



Revision	Description	Date

OPN Project No.
24654005

Sheet Issue Date
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Sheet Name
OVERALL EXTERIOR ELEVATIONS - COLOR

Sheet Number
A212

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SOUTH PERSPECTIVE FROM PFLAUM



GREEN SPACE PERSPECTIVE



LIBRARY & COMMONS PERSPECTIVE



SOUTHWEST PERSPECTIVE

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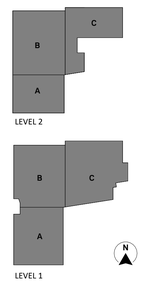
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Key Plan



Revision	Description	Date

OPN Project No.
24654005

Sheet Issue Date
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Sheet Name
EXTERIOR RENDERINGS

Sheet Number
A202

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MAIN ELEVATION



NORTHWEST PERSPECTIVE



NORTH PERSPECTIVE



SOUTHEAST AERIAL

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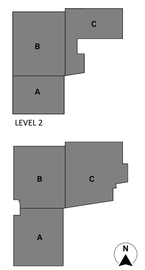
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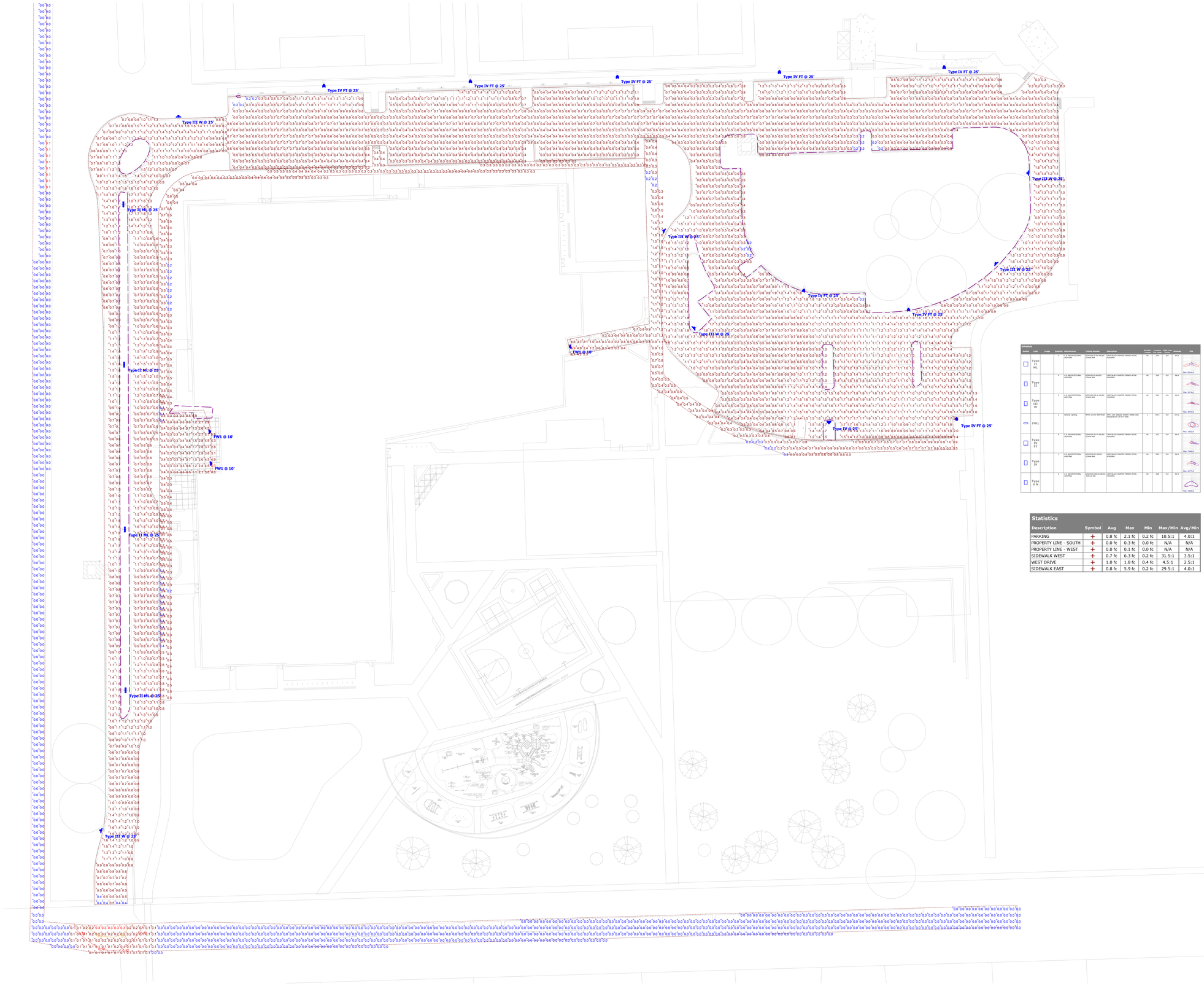
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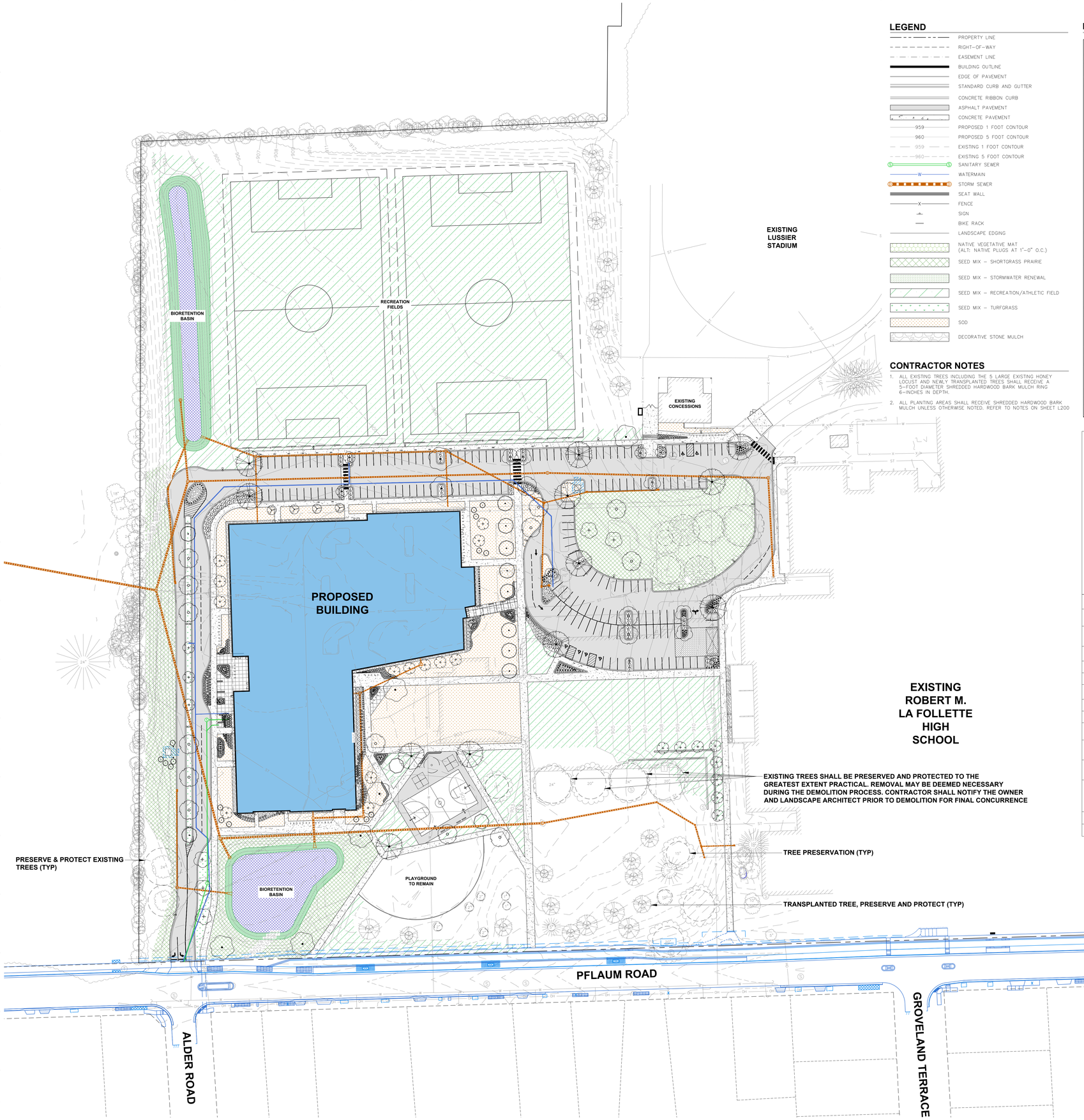
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Sheet Name
EXTERIOR RENDERINGS

Sheet Number
A203

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Type IV FT @ 25'
Type III W @ 25'
Type III WL @ 25'
Type II WL @ 25'
Type II WL @ 25'
Type III W @ 25'
Type III W @ 25'
Type IV FT @ 25'
Type IV FT @ 25'
Type IV FT



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- SEAT WALL
- FENCE
- SIGN
- BIKE RACK
- LANDSCAPE EDGING
- NATIVE VEGETATIVE MAT (ALT: NATIVE PLUGS AT 1'-0" O.C.)
- SEED MIX - SHORTGRASS PRAIRIE
- SEED MIX - STORMWATER RENEWAL
- SEED MIX - RECREATION/ATHLETIC FIELD
- SEED MIX - TURFGRASS
- SOD
- DECORATIVE STONE MULCH

CONTRACTOR NOTES

1. ALL EXISTING TREES INCLUDING THE 5 LARGE EXISTING HONEY LOCUST AND NEWLY TRANSPLANTED TREES SHALL RECEIVE A 5-FOOT DIAMETER SHREDDED HARDWOOD BARK MULCH RING 6-INCHES IN DEPTH.
2. ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE NOTED. REFER TO NOTES ON SHEET L200

MUNICIPAL LANDSCAPE REQUIREMENTS

28.142.4.A DEVELOPED AREA (147,229 SF)

Landscape Requirement:	*5 points per 300 SF of developed area*
Calculation:	*147,229 SF * 5 LP = 736,145 / 300 SF = 2,454 points*
Total Points Required:	***2,454 Landscape Points***
Total Points Provided:	***(see Tabulation of Landscape Credits and Points table)***
Provisions:	*Existing significant specimen trees must be within developed area and at least 2.5" DBH*
	Existing Significant specimen trees cannot comprise more than 40% of total required landscape points (982 Points)
	If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees

28.142.5.A DEVELOPMENT FRONTAGE - PFLAUM ROAD (1,445 LF)

Landscape Requirement:	*1 Overstory Tree & 5 Shrubs per 30 LF of lot frontage*
Calculation:	*1420 LF / 30 =47.33*
	1420 LF / 30 x 5 = 236.666
Total Points Required:	***48 Overstory Trees + 237 Shrubs***
Total Points Provided:	***(See Plant Type list below)***
Provisions:	*Existing signficant specimen trees must be at least 2.5" DBH*
	If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees
	2 omamental trees or 2 evergreen trees can be used to replace 1 overstory deciduous tree

Plant Type	***QTY***
Existing Overstory Deciduous Trees	24
Overstory Deciduous Trees	15
Ornamental Trees	20
Evergreen Shrubs	29
Deciduous Shrubs	210

28.142.6.A INTERIOR SURFACE PARKING LOT LANDSCAPING (1,783 SF)

Landscape Requirement:	*1 deciduous canopy tree every 160 SF of required landscape area*
Calculation:	*3,954 SF / 160 SF = 25 deciduous canopy trees*
Total Landscaping Required:	***25 deciduous canopy trees and 4,170 SF Landscaped Area***
Total Landscaping Provided:	
Provisions:	*2 omamental trees can be used to replace 1 overstory deciduous tree, but they can not constitute more than 25% of the required trees*

Plant Type	***QTY***
Overstory Deciduous Trees	24
Ornamental Trees	5

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

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:

Total landscape points required:

(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: 147,229 SF

Five (5) acres =

First five (5) developed acres =

Remainder of developed area:

Total landscape points required : 2,454 LP

(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:

TABULATION OF LANDSCAPE CREDITS AND POINTS

			CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	57	1995
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	42	630
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	16	160
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	343	1029
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	56	224
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	669	1338
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	24	336	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
		SUBTOTAL		**336**		**5,376**
		TOTAL NUMBER OF POINTS PROVIDED		**5,712**		

north

SCALE IN FEET

50' 0 50'

Key Plan

Revision Description Date

OPN Project No.
24654002

Sheet Issue Date
Land Use/UDC Submittal 06/22/2026

Sheet Name
OVERALL LANDSCAPE PLANTING PLAN

Sheet Number
L100

PRELIMINARY. NOT FOR CONSTRUCTION

OPN ARCHITECTS
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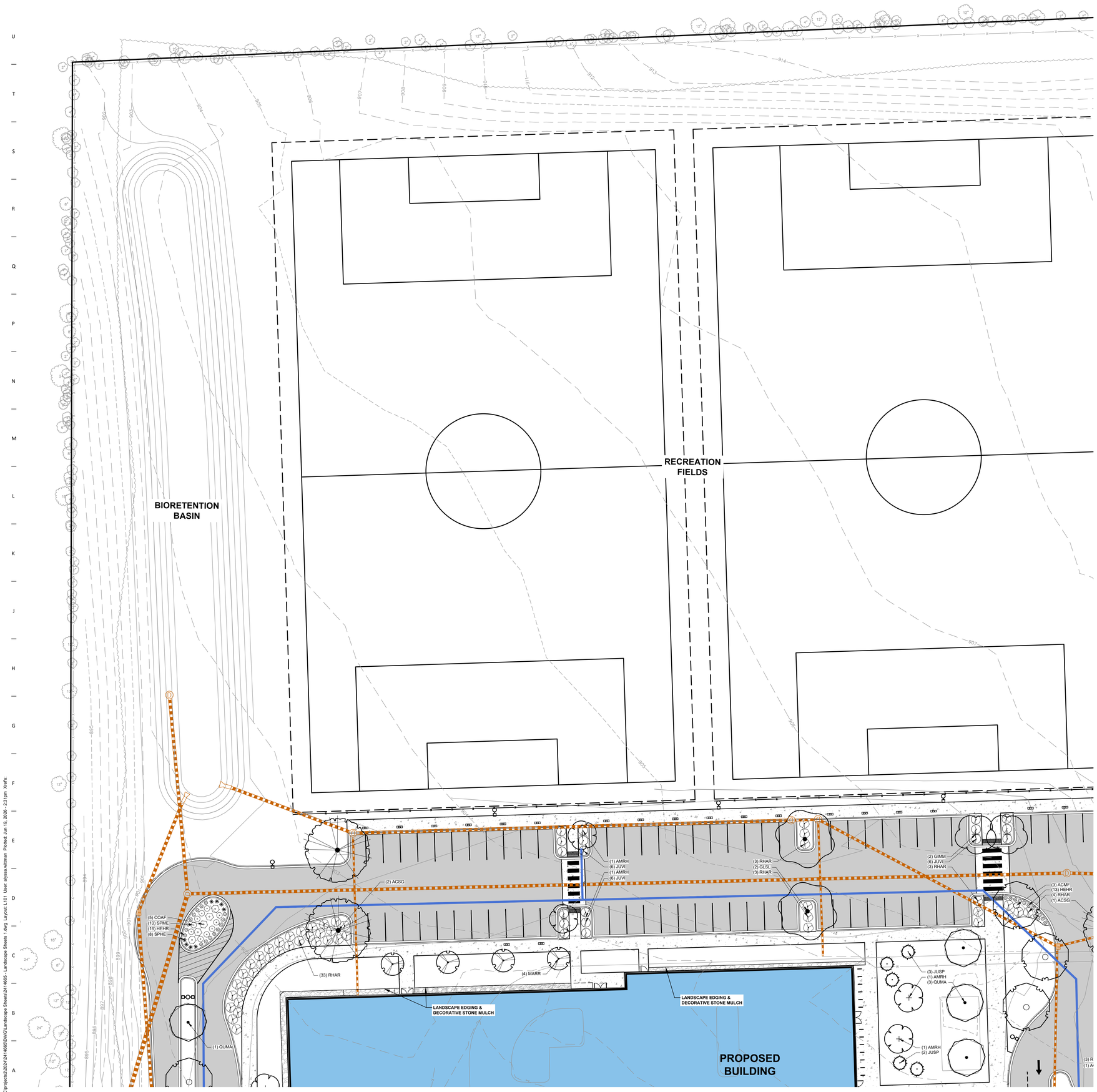
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COMPREHENSIVE PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
OVERSTORY DECIDUOUS TREES					
	ACMF	*Acer x freemanii 'Marmo' / Marmo Freeman Maple*	B & B	2.5" Cal	16
	ACSG	*Acer x freemanii 'Sienna' / Sienna Glen® Maple*	B & B	2.5"Cal	12
	GIMM	*Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree*	B & B	2.5" Cal	11
	GLSL	*Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust*	B & B	2.5"Cal	8
	QUMA	*Quercus macrocarpa 'JFS-KW3' / Urban Pinnacle® Bur Oak*	B & B	2.5" Cal	18
ORNAMENTAL TREES					
	AMRH	*Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry*	B & B	2" Cal	28
	MARR	*Malus x 'Royal Raindrops' / Royal Raindrops Crabapple*	B & B	1.5" Cal	6
	MAAC	*Malus x 'Adirondack' / Adirondack Crabapple*	B & B	1.5" Cal	8
UPRIGHT EVERGREEN SHRUB					
	JUSP	*Juniperus x 'J.N Select Blue' / Star Power® Juniper*	B & B	6' Ht. (min)	16
DECIDUOUS SHRUBS					
	ARLS	*Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Chokeberry*	#3	12" Ht. (min)	127
	COAF	*Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood*	#5	36" Ht. (min)	67
	DILO	*Diervilla lonicera / Bush Honeysuckle*	#3	18" Ht. (min)	33
	RHAR	*Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac*	#3	24" Dia. (min)	77
	SPME	*Spiraea media 'SMSMBK' / Double Play® Blue Kazoo® Spirea*	#3	18" Ht. (min)	37
EVERGREEN SHRUBS					
	JUVI	*Juniperus virginiana 'Grey Owl' / Grey Owl Juniper*	#5	36" Dia. (min)	46
	TATA	*Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew*	#5	24" Ht. (min)	18
PERENNIALS & GRASSES					
	ALSB	*Allium x 'Summer Beauty' / Summer Beauty Allium*	#1	Min. 8"-18"	115
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass*	#1	Min. 8"-18"	54
	ECMS	*Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower*	#1	Min 8"-18"	36
	ECVC	*Echinacea purpurea 'Virgin' / Virgin Coneflower*	#1	Min 8"-18"	28
	HEHR	*Hemerocallis x 'Happy Returns' / Happy Returns Daylily*	#1	Min. 8"-18"	186
	PASS	*Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass*	#1	Min. 8"-18"	76
	SEDU	*Sedum x 'Autumn Fire' / Autumn Fire Sedum*	#1	Min 8"-18"	79
	SPHE	*Sporobolus heterolepis / Prairie Dropseed*	#1	Min. 8"-18"	127
	SPTP	*Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed*	#1	Min. 8"-18"	56

LEGEND

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- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
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- S SANITARY SEWER
- W WATERMAIN
- D STORM SEWER
- SEAT WALL
- X FENCE
- SIGN
- BIKE RACK
- LANDSCAPE EDGING
- NATIVE VEGETATIVE MAT (ALT: NATIVE PLUGS AT 1'-0" O.C.)
- SEED MIX - SHORTGRASS PRAIRIE
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- SEED MIX - RECREATION/ATHLETIC FIELD
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CONTRACTOR NOTES

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2. ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE NOTED. REFER TO NOTES ON SHEET L200

north

SCALE IN FEET

20' 0 20'

Key Plan

Revision Description Date

PRELIMINARY. NOT FOR CONSTRUCTION

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OPN Project No.

24654002

Sheet Issue Date

Land Use/UDC Submittal 06/22/2026

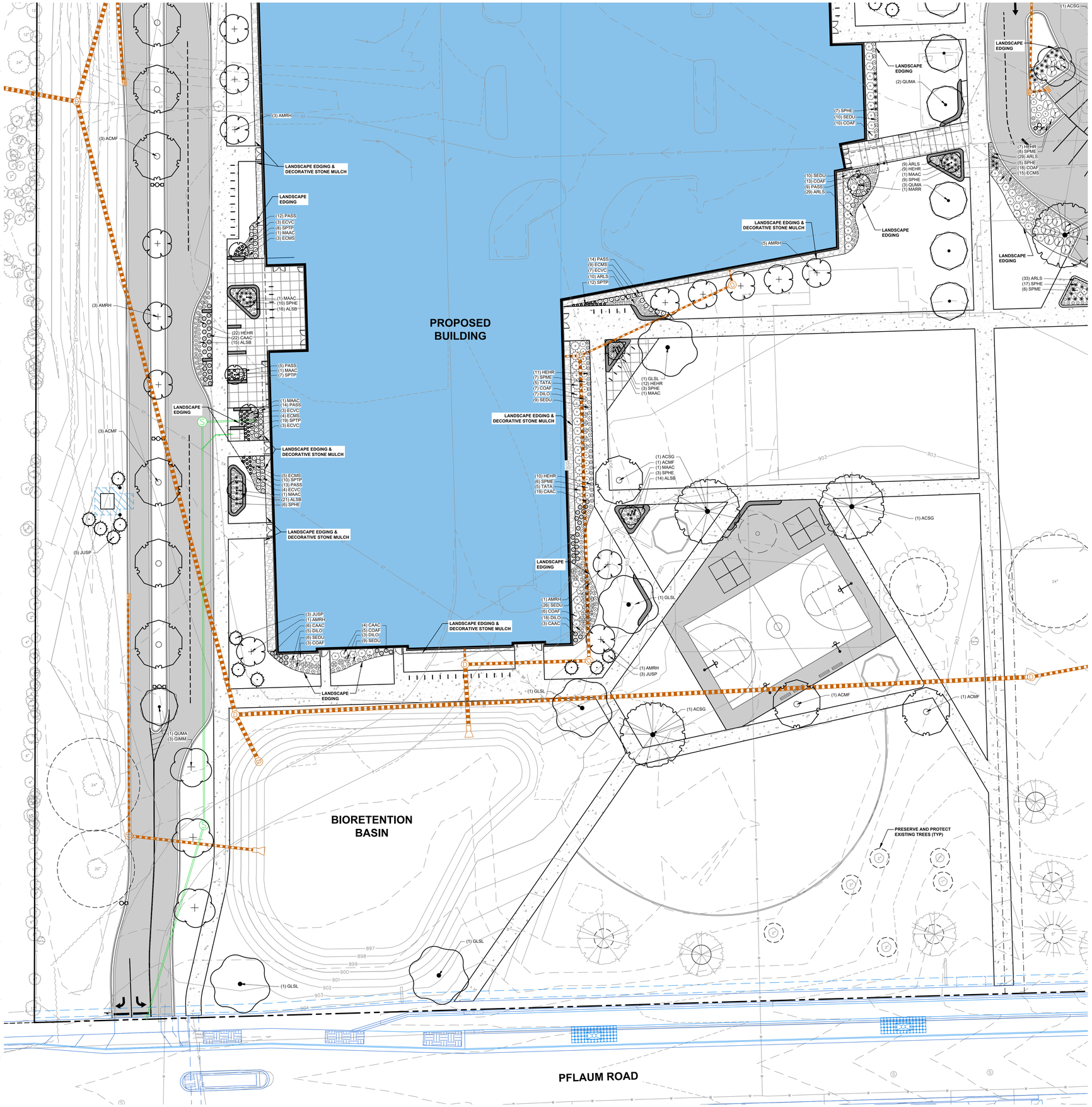
Sheet Name

DETAILED LANDSCAPE PLAN - NORTHWEST

Sheet Number

L101

File: \\JSDNC\projects\2024\24654002\DWG\Landscape Sheets\24654665 - Landscape Sheets 1.dwg Layout: L101 User: alyssa.wittman Plotted: Jun 19, 2026 - 2:31pm Xref's:



COMPREHENSIVE PLANT SCHEDULE

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	ACMF	*Acer x freemanii 'Marmo' / Marmo Freeman Maple*	B & B	2.5" Cal	16
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	GLSL	*Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust*	B & B	2.5"Cal	8
	QUMA	*Quercus macrocarpa 'JFS-KW3' / Urban Pinnacle® Bur Oak*	B & B	2.5" Cal	10
ORNAMENTAL TREES					
	AMRH	*Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry*	B & B	2" Cal	28
	MARR	*Malus x 'Royal Raindrops' / Royal Raindrops Crabapple*	B & B	1.5" Cal	6
	MAAC	*Malus x 'Adirondack' / Adirondack Crabapple*	B & B	1.5" Cal	8
UPRIGHT EVERGREEN SHRUB					
	JUSP	*Juniperus x 'J.N Select Blue' / Star Power® Juniper*	B & B	6' Ht. (min)	16
DECIDUOUS SHRUBS					
	ARLS	*Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Chokeberry*	#3	12" Ht. (min)	127
	COAF	*Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood*	#5	36" Ht. (min)	67
	DILO	*Diervilla lonicera / Bush Honeysuckle*	#3	18" Ht. (min)	33
	RHAR	*Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac*	#3	24" Dia. (min)	77
	SPME	*Spiraea media 'SMSMBK' / Double Play® Blue Kazoo® Spirea*	#3	18" Ht. (min)	37
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north

SCALE IN FEET

20' 0 20'

Key Plan

Revision Description Date

PRELIMINARY. NOT FOR CONSTRUCTION

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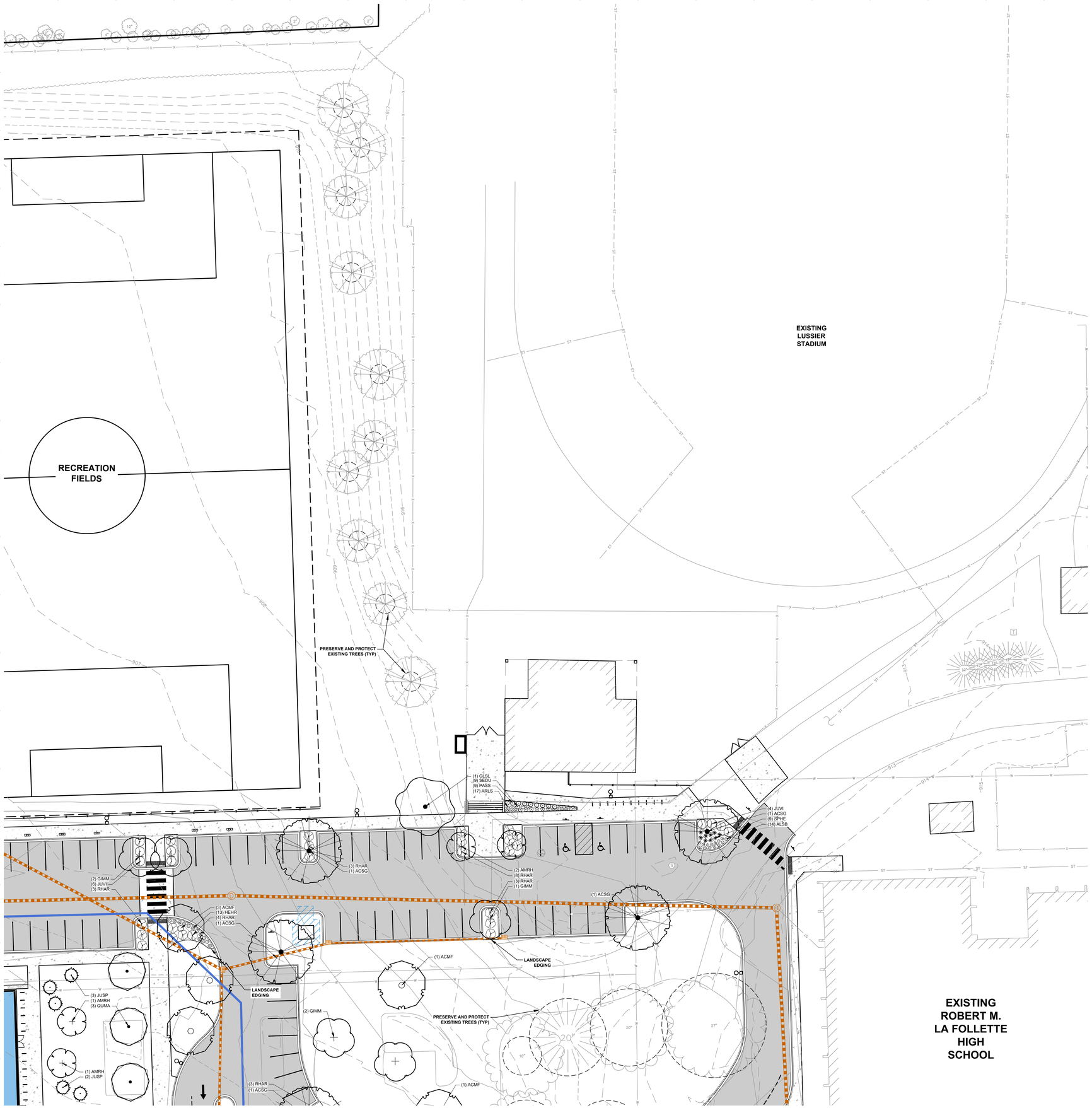
OPN Project No.
24654002

Sheet Issue Date
Land Use/UDC Submittal 06/22/2026

Sheet Name
DETAILED LANDSCAPE PLAN - SOUTHWEST

Sheet Number
L103

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COMPREHENSIVE PLANT SCHEDULE

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UPRIGHT EVERGREEN SHRUB					
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LEGEND

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north

SCALE IN FEET

20' 0 20'

Key Plan

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Revision	Description	Date

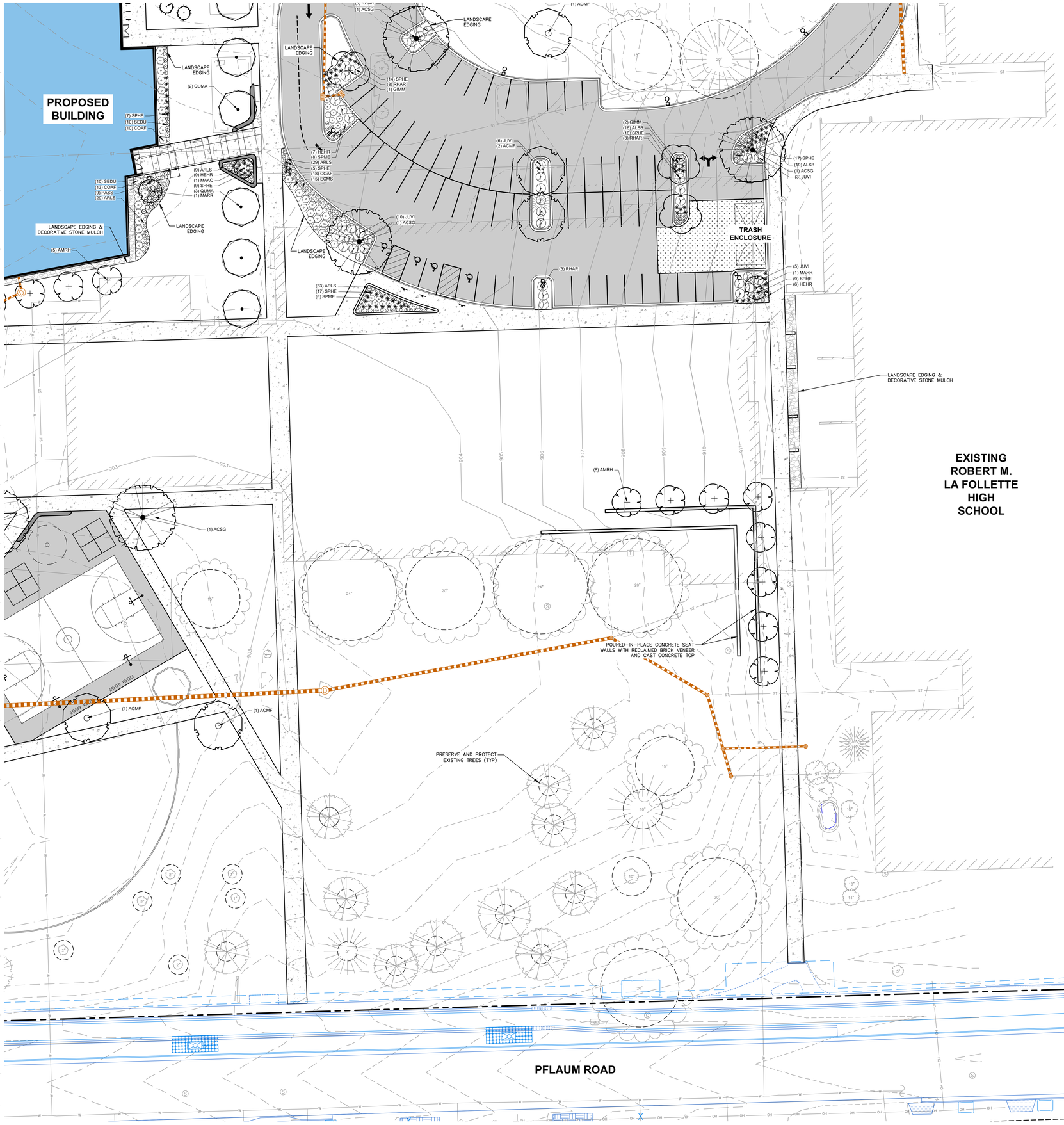
OPN Project No.
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Sheet Issue Date
Land Use/UDC Submittal 06/22/2026

Sheet Name
DETAILED LANDSCAPE PLAN - NORTHEAST

Sheet Number
L102

File: \\JSD\INC\projects\2024\24146950\DWG\Landscape Sheets\24146953 - Landscape Sheets 1.dwg Layout: L102 User: alyssa.wittman Plotted: Jun 19, 2026 - 2:32pm Xref's:



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	MAAC	*Malus x 'Adirondack' / Adirondack Crabapple*	B & B	1.5" Cal	8
UPRIGHT EVERGREEN SHRUB					
	JUSP	*Juniperus x 'J.N Select Blue' / Star Power® Juniper*	B & B	6' Ht. (min)	16
DECIDUOUS SHRUBS					
	ARLS	*Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Chokeberry*	#3	12" Ht. (min)	127
	COAF	*Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood*	#5	36" Ht. (min)	67
	DILO	*Diervilla lonicera / Bush Honeysuckle*	#3	18" Ht. (min)	33
	RHAR	*Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac*	#3	24" Dia. (min)	77
	SPME	*Spiraea media 'SMSMBK' / Double Play® Blue Kazoo® Spirea*	#3	18" Ht. (min)	37
EVERGREEN SHRUBS					
	JUVI	*Juniperus virginiana 'Grey Owl' / Grey Owl Juniper*	#5	36" Dia. (min)	46
	TATA	*Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew*	#5	24" Ht. (min)	18
PERENNIALS & GRASSES					
	ALSB	*Allium x 'Summer Beauty' / Summer Beauty Allium*	#1	Min. 8"-18"	115
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass*	#1	Min. 8"-18"	54
	ECMS	*Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower*	#1	Min 8"-18"	36
	ECVC	*Echinacea purpurea 'Virgin' / Virgin Coneflower*	#1	Min. 8"-18"	20
	HEHR	*Hemerocallis x 'Happy Returns' / Happy Returns Daylily*	#1	Min. 8"-18"	106
	PASS	*Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass*	#1	Min. 8"-18"	76
	SEDU	*Sedum x 'Autumn Fire' / Autumn Fire Sedum*	#1	Min. 8"-18"	79
	SPHE	*Sporobolus heterolepis / Prairie Dropseed*	#1	Min. 8"-18"	127
	SPTP	*Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed*	#1	Min. 8"-18"	56

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- SEAT WALL
- FENCE
- SIGN
- BIKE RACK
- LANDSCAPE EDGING
- NATIVE VEGETATIVE MAT (ALT: NATIVE PLUGS AT 1'-0" O.C.)
- SEED MIX - SHORTGRASS PRAIRIE
- SEED MIX - STORMWATER RENEWAL
- SEED MIX - RECREATION/ATHLETIC FIELD
- SEED MIX - TURFGRASS
- SOD
- DECORATIVE STONE MULCH

CONTRACTOR NOTES

1. ALL EXISTING TREES INCLUDING THE 5 LARGE EXISTING HONEY LOCUST AND NEWLY TRANSPLANTED TREES SHALL RECEIVE A 5-FOOT DIAMETER SHREDDED HARDWOOD BARK MULCH RING 6-INCHES IN DEPTH.
2. ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE NOTED. REFER TO NOTES ON SHEET L200

north

SCALE IN FEET

20' 0 20'

Key Plan

Revision Description Date

PRELIMINARY. NOT FOR CONSTRUCTION

OPN ARCHITECTS

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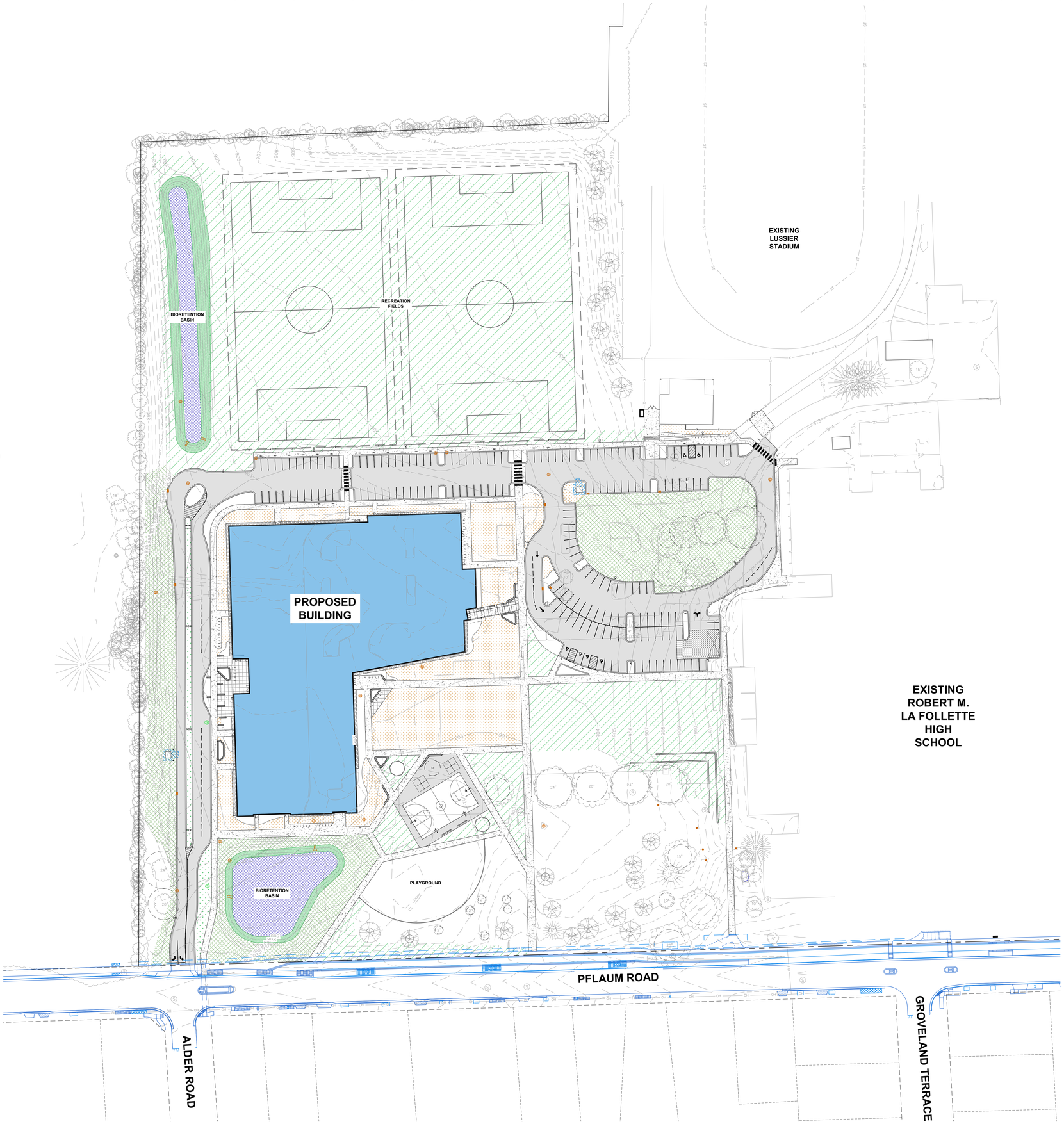
OPN Project No.
24654002

Sheet Issue Date
Land Use/UDC Submittal 06/22/2026

Sheet Name
DETAILED LANDSCAPE PLAN - SOUTHEAST

Sheet Number
L104

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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
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- SEED MIX - TURFGRASS
- SOD
- DECORATIVE STONE MULCH

north

SCALE IN FEET

50' 0 50'

Key Plan

Revision Description Date

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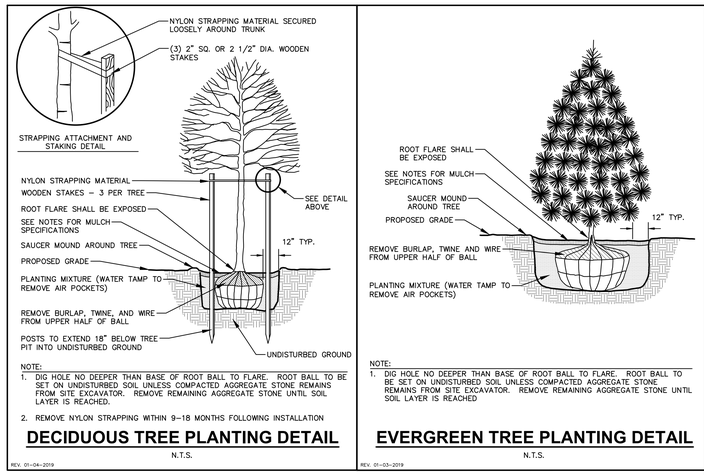
OPN Project No.
24654002

Sheet Issue Date
Land Use/UDC Submittal 06/22/2026

Sheet Name
OVERALL LANDSCAPE SEEDING PLAN

Sheet Number
L110

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

DECIDUOUS TREE PLANTING DETAIL

REV. 01–04–2019

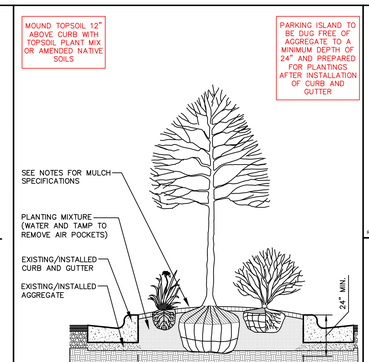
N.T.S.

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

EVERGREEN TREE PLANTING DETAIL

REV. 01–03–2019

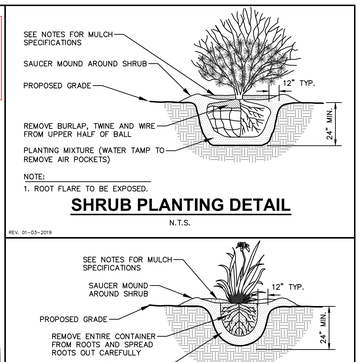
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PARKING ISLAND LANDSCAPE DETAIL

REV. 01–03–2019

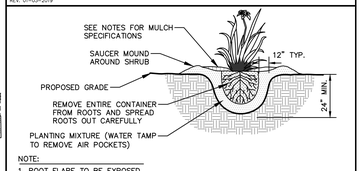
N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

REV. 01–03–2019

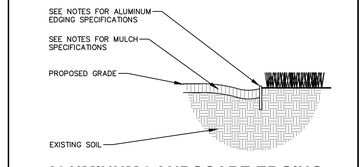


NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

REV. 01–03–2019

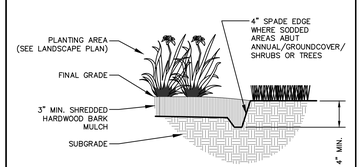
N.T.S.



ALUMINUM LANDSCAPE EDGING DETAIL

REV. 01–03–2019

N.T.S.



SHOVEL CUT EDGE

REV. 01–03–2019

N.T.S.

COMPREHENSIVE PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
OVERSTORY DECIDUOUS TREES					
	ACMF	*Acer x freemanii 'Marmo' / Marmo Freeman Maple*	B & B	2.5" Cal	16
	ACSG	*Acer x freemanii 'Sienna' / Sienna Glen® Maple*	B & B	2.5"Cal	12
	GIMM	*Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree*	B & B	2.5" Cal	11
	GLSL	*Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust*	B & B	2.5"Cal	8
	QUMA	*Quercus macrocarpa 'JFS-KW3' / Urban Pinnacle® Bur Oak*	B & B	2.5" Cal	18
ORNAMENTAL TREES					
	AMRH	*Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry*	B & B	2" Cal	28
	MARR	*Malus x 'Royal Raindrops' / Royal Raindrops Crabapple*	B & B	1.5" Cal	6
	MAAC	*Malus x 'Adirondack' / Adirondack Crabapple*	B & B	1.5" Cal	8
UPRIGHT EVERGREEN SHRUB					
	JUSP	*Juniperus x 'J.N Select Blue' / Star Power® Juniper*	B & B	6' Ht. (min)	16
DECIDUOUS SHRUBS					
	ARLS	*Aronia melanocarpa "UCONNAM165" TM / Low Scape Mound Chokeberry*	#3	12" Ht. (min)	127
	COAF	*Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood*	#5	36" Ht. (min)	67
	DILO	*Diervilla lonicera / Bush Honeysuckle*	#3	18" Ht. (min)	33
	RHAR	*Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac*	#3	24" Dia. (min)	77
	SPME	*Spiraea media 'SMSMBK' / Double Play® Blue Kazoo® Spirea*	#3	18" Ht. (min)	37
EVERGREEN SHRUBS					
	JUVI	*Juniperus virginiana 'Grey Owl' / Grey Owl Juniper*	#5	36" Dia. (min)	46
	TATA	*Taxus x media 'Tauntonii' / Taunton's Anglo–Japanese Yew*	#5	24" Ht. (min)	18
PERENNIALS & GRASSES					
	ALSB	*Allium x 'Summer Beauty' / Summer Beauty Allium*	#1	Min. 8"–18"	115
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass*	#1	Min. 8"–18"	54
	ECMS	*Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower*	#1	Min 8"–18"	36
	ECVC	*Echinacea purpurea 'Virgin' / Virgin Coneflower*	#1	Min 8"–18"	28
	HEHR	*Hemerocallis x 'Happy Returns' / Happy Returns Daylily*	#1	Min. 8"–18"	186
	PASS	*Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass*	#1	Min. 8"–18"	76
	SEDU	*Sedum x 'Autumn Fire' / Autumn Fire Sedum*	#1	Min 8"–18"	79
	SPHE	*Sporobolus heterolepis / Prairie Dropseed*	#1	Min. 8"–18"	127
	SPTP	*Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed*	#1	Min. 8"–18"	56

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
3. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
5. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
6. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
7. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–242–8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
8. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER AT ALL TIMES. PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
9. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
10. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
11. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
12. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.
14. REFER TO SHEET C100 FOR CITY FORESTRY NOTES REGARDING MUNICIPAL STREET TREE REQUIREMENTS AND INSTRUCTIONS
15. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE AGREED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
16. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
17. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER ACCEPTANCE IS GIVEN.
18. 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.
19. ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE NOTED.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – DECORATIVE STONE MULCH: ALL AREAS HATCHED PER LANDSCAPE LEGEND SHALL RECEIVE MISSISSIPPI PEA GRAVEL BY MIDWEST DECORATIVE STONE (OR APPROVED EQUAL SUPPLIER) SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 4–INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
8. MATERIALS – (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183–R OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

SEEDING, SODDING, & POND VEGETATION NOTES

1. MATERIALS – SEED MIX – "LOW–MOW" FESCUE: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1–1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
2. MATERIALS – SEED MIX – TURFGRASS: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE.
3. MATERIALS –SEED MIX: – RECREATION/ATHLETIC FIELD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND REINDERS "BO/20 ATHLETIC/FAIRWAY MIX" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER , INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO THE SEED MIX, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE.
4. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
5. MATERIALS – SEED MIX – STORMWATER: DISTURBED AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "RAINWATER RENEWAL" SEED MIX, AS PROVIDED BY AGRECOL LLC, (WWW.AGRECOL.COM), OR APPROVED EQUIVALENT. INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
6. MATERIALS – NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT – DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID–JUNE THROUGH THE END OF OCTOBER DUE TO THE NMV GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

6.1. ALT BID: NATIVE PLUG PLANTINGS: PLUG PLANTINGS TO BE INSTALLED 1'–0" ON CENTER, MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WDNR PLUG PLANTING TECHNICAL STANDARDS FOR ROOTSTOCK AND INSTALLATION SPECIFICATIONS

BIORETENTION BASIN NATIVE PLUG SCHEDULES (ALT BID)

NORTH BASIN (7,078 SF)

Scientific Name	Common Name	Quantity	Spacing	Install Size
Grasses,Sedges, Rushes				
Bromus ciliatus	Fringed Brome	195	12" O.C.	3" plug
Carex comosa	Bristly Sedge	195	12" O.C.	3" plug
Carex hystericina	Porcupine Sedge	195	12" O.C.	3" plug
Carex vulpinoidea	Brown Fox Sedge	195	12" O.C.	3" plug
Elymus canadensis	Canada Wild Rye	195	12" O.C.	3" plug
Elymus virginicus	Virginia Wild Rye	195	12" O.C.	3" plug
Glyceria grandis	Reed Manna Grass	195	12" O.C.	3" plug
Glyceria striata	Fowl Manna Grass	195	12" O.C.	3" plug
Juncus effusus	Common Rush	195	12" O.C.	3" plug
Panicum virgatum	Switchgrass	195	12" O.C.	3" plug
Scirpus atrovirens	Dark-Green Bulrush	195	12" O.C.	3" plug
Scirpus cyperinus	Wool Grass	187	12" O.C.	3" plug
Wildflowers				
Asclepias incarnata	Marsh (Red) Milkweed	226	12" O.C.	3" plug
Aster laevis	Smooth Blue Aster	226	12" O.C.	3" plug
Aster novae-angliae	New England Aster	226	12" O.C.	3" plug
Baptisia leucantha (alba)	White Wild Indigo	226	12" O.C.	3" plug
Chamaecrista fasciculata	Partridge Pea	226	12" O.C.	3" plug
Echinacea purpurea	Purple Coneflower	226	12" O.C.	3" plug
Eupatorium perfoliatum	Boneset	226	12" O.C.	3" plug
Liatris pycnostachya	Prairie Blazing Star	226	12" O.C.	3" plug
Liatris spicata	Marsh Blazing Star	226	12" O.C.	3" plug
Lobelia cardinalis	Cardinal Flower	226	12" O.C.	3" plug
Lobelia siphilitica	Great Blue Lobelia	226	12" O.C.	3" plug
Monarda fistulosa	Wild Bergamot	226	12" O.C.	3" plug
Penstemon digitalis	Foxglove Beard Tongue	226	12" O.C.	3" plug
Physostegia virginiana	Obedient Plant	226	12" O.C.	3" plug
Pycnanthemum virginianum	Mountain Mint	226	12" O.C.	3" plug
Ratibida pinnata	Yellow Coneflower	226	12" O.C.	3" plug
Rudbeckia hirta	Black-Eyed Susan	226	12" O.C.	3" plug
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	226	12" O.C.	3" plug
Solidago ohioensis	Ohio Goldenrod	226	12" O.C.	3" plug
Tradescantia ohiensis	Ohio Spiderwort	226	12" O.C.	3" plug
Verbena hastata	Blue Vervain	226	12" O.C.	3" plug

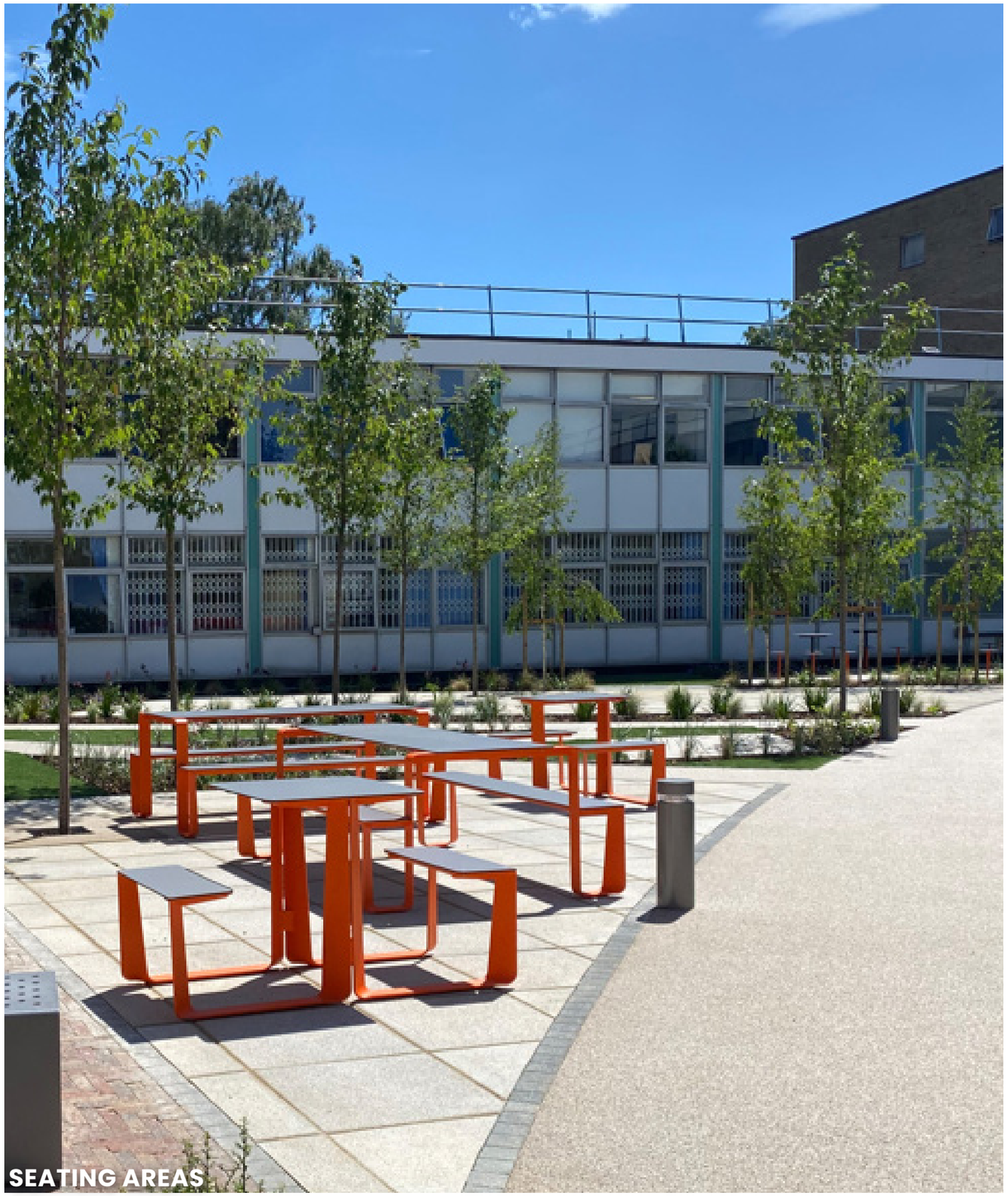
SOUTH BASIN (10,336 SF)

Scientific Name	Common Name	Quantity	Spacing	Install Size
Grasses,Sedges, Rushes				
Bromus ciliatus	Fringed Brome	284	12" O.C.	3" plug
Carex comosa	Bristly Sedge	284	12" O.C.	3" plug
Carex hystericina	Porcupine Sedge	284	12" O.C.	3" plug
Carex vulpinoidea	Brown Fox Sedge	284	12" O.C.	3" plug
Elymus canadensis	Canada Wild Rye	284	12" O.C.	3" plug
Elymus virginicus	Virginia Wild Rye	284	12" O.



JSD

SITE RENDERING

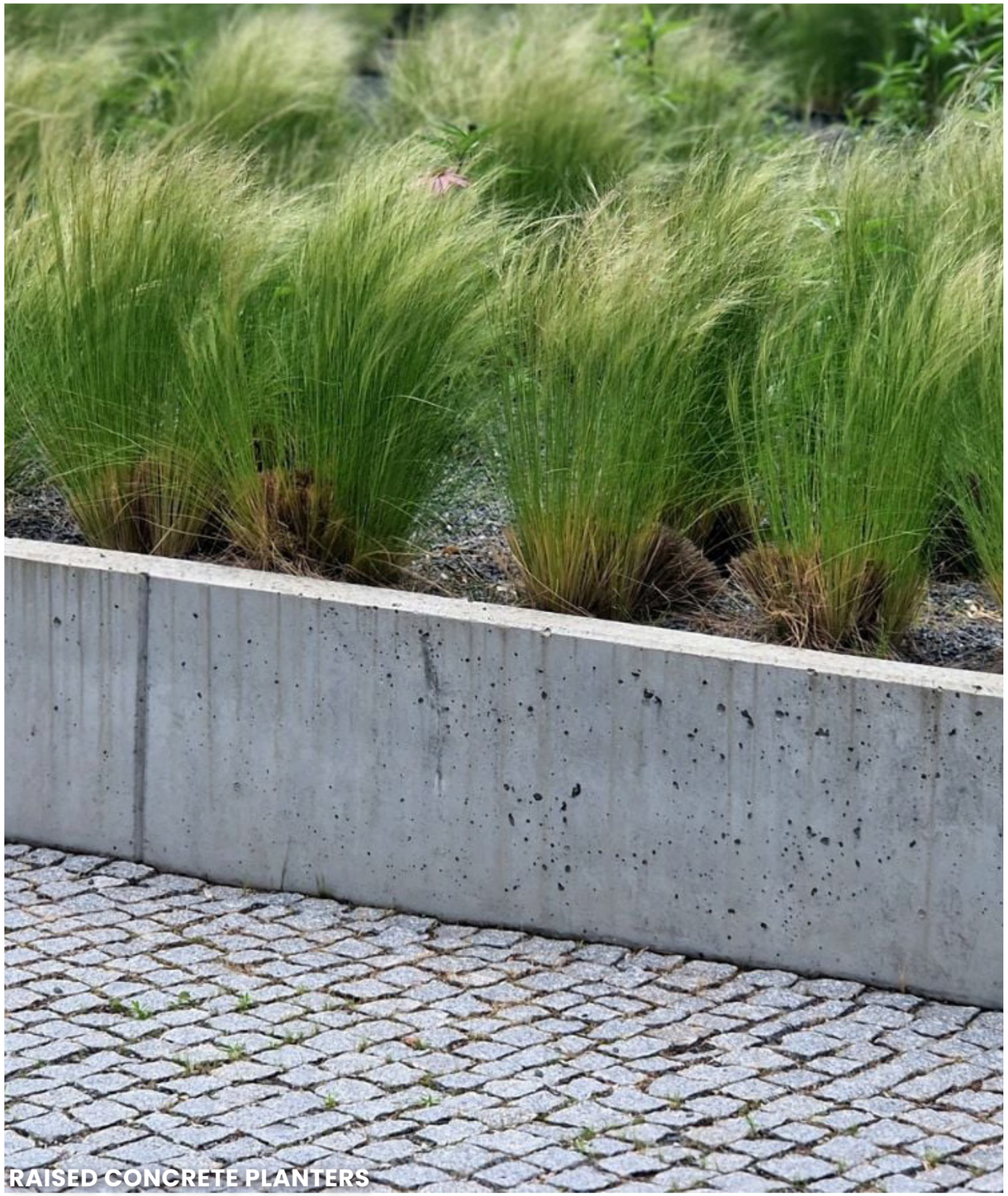

SEATING AREAS


SPORT COURTS


CENTRAL LAWN

JSD

STUDENT PLAZA - PRECEDENT IMAGERY



RAISED CONCRETE PLANTERS



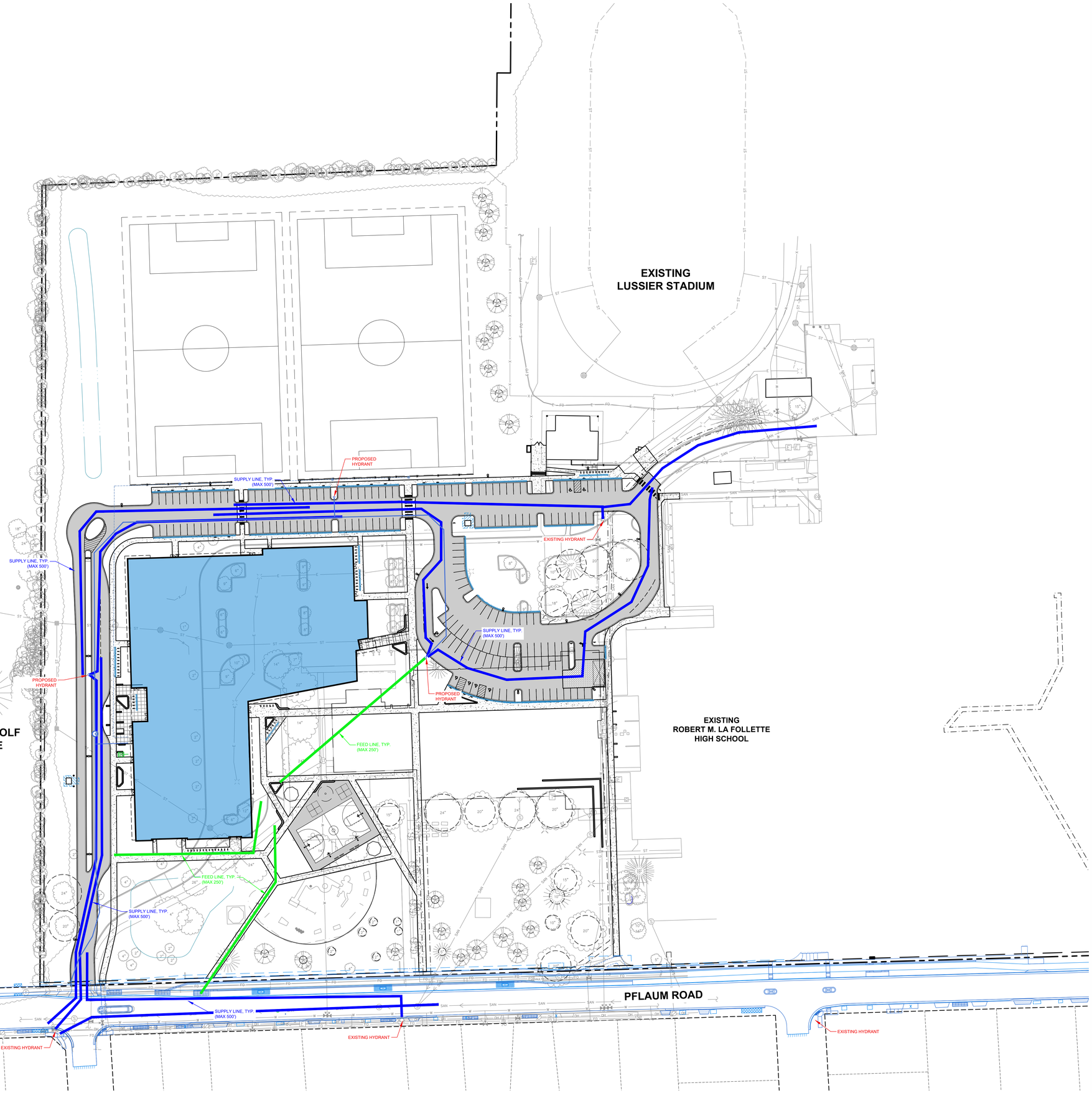
SEAT WALLS



TREE BOSQUE

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DROP OFF ZONES - PRECEDENT IMAGERY



north
SCALE IN FEET
50' 0 50'

Key Plan

PRELIMINARY. NOT FOR CONSTRUCTION

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Revision	Description	Date

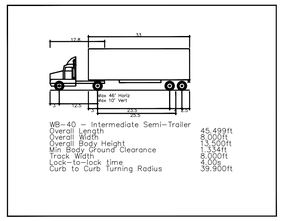
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24654002

Sheet Issue Date
Land Use/UDC Submittal 06/22/2026

Sheet Name
FIRE ACCESS

Sheet Number
EXHIBIT

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WB-40 – Intermediate Semi-Trailer

Overall Length	45.499ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.354ft
Track Width	8.000ft
Lock-to-Lock time	6.000s
Curb to Curb Turning Radius	39.900ft

EXISTING
LUSSIER STADIUM

PROPOSED
BUILDING

MONONA GOLF
COURSE

EXISTING
ROBERT M. LA FOLLETTE
HIGH SCHOOL

BIORETENTION
BASIN

BIORETENTION
BASIN

EXISTING PLAYGROUND.
TO REMAIN

COMMUNITY
GARDEN

PFLAUM ROAD

PFLAUM ROAD TO BE IMPROVED BY
CITY OF MADISON IN 2026.
LINEWORK SHOWN IS CONCEPTUAL

PFLAUM ROAD TO BE IMPROVED BY
CITY OF MADISON IN 2026.
LINEWORK SHOWN IS CONCEPTUAL

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north
SCALE IN FEET
40' 0 40'

Key Plan

Revision Description Date

OPN Project No:
24654002

Sheet Issue Date
Land Use/UDC Submittal 06/22/2026

Sheet Name
SEMI TRUCK TURN MOVEMENT

Sheet Number
EXHIBIT

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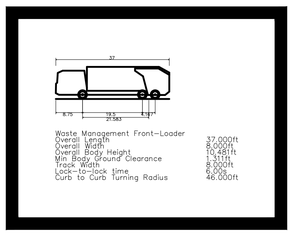
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Waste Management Front-Loader	37.000ft
Overall Length	8.000ft
Overall Width	10.481ft
Overall Body Height	1.111ft
Min Body Ground Clearance	8.000ft
Track Width	6.00
Lock-to-lock time	46.000ft
Curb to Curb Turning Radius	

EXISTING
LUSSIER STADIUM

PROPOSED BUILDING

MONONA GOLF COURSE

EXISTING
ROBERT M. LA FOLLETTE HIGH SCHOOL

BIORETENTION BASIN

BIORETENTION BASIN

EXISTING PLAYGROUND. TO REMAIN

COMMUNITY GARDEN

PFLAUM ROAD TO BE IMPROVED BY CITY OF MADISON IN 2026. LINEWORK SHOWN IS CONCEPTUAL

PFLAUM ROAD

PFLAUM ROAD TO BE IMPROVED BY CITY OF MADISON IN 2026. LINEWORK SHOWN IS CONCEPTUAL

PRELIMINARY. NOT FOR CONSTRUCTION

north

SCALE IN FEET

40' 0 40'

Key Plan

Revision Description Date

OPN Project No.
24654002

Sheet Issue Date
Land Use/UDC Submittal 06/22/2026

Sheet Name
TRASH TRUCK TURN MOVEMENT

Sheet Number
EXHIBIT

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