URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
http://www.cityofmadison.com/planning/documents/UDCapplication.pdf

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: January 7, 2015 **UDC Meeting Date:** January 14, 2015 **Combined Schedule Plan Commission Date** (if applicable): January 26, 2015	☐ **Informational Presentation** ☒ **Initial Approval** ☐ **Final Approval**

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

2. This is an application for (Check all that apply to this UDC application):

☐ **New Development** ☐ **Alteration to an Existing or Previously-Approved Development**

A. Project Type:

☒ **Project in an Urban Design District*** (public hearing-$300 fee)
☐ **Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX)** ($150 fee, Minor Exterior Alterations)
☐ **Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)**
☐ **Planned Development (PD)**
  ☐ **General Development Plan (GDP)**
  ☒ **Specific Implementation Plan (SIP)**
☐ **Planned Multi-Use Site or Planned Residential Complex**

B. Signage:

☐ **Comprehensive Design Review*** (public hearing-$300 fee) ☐ **Street Graphics Variance*** (public hearing-$300 fee)
☐ **Signage Exception(s) in an Urban Design District** (public hearing-$300 fee)

C. Other:

☐ **Please specify:**

3. Applicant, Agent & Property Owner Information:

Applicant Name: Edward Matkom
Company: Gorman & Company, Inc.
Street Address: 200 N. Main Street
City/State: Oregon, WI Zip: 53575
Telephone: (414) 617-9997 Fax: (608) 835-6388
Email: tmatkom@gormanusa.com

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

Project Owner (if not applicant): Gorman & Comapny, Inc.
Street Address: 200 N. Main Street
City/State: Oregon, WI Zip: 53575
Telephone: (608) 835-6388 Fax: (608) 835-6388
Email: mott@gormanusa.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin (name of staff person) on 10/28/2014 (date of meeting).

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Edward Matkom
Relationship to Property Developer
Authorized Signature
Date January 7, 2015

GORMAN & COMPANY, INC.
200 N. Main Street • Oregon, WI 53575
P: (608) 835-3900
F: (608) 835-3922
www.GormanUSA.com
REAL ESTATE DEVELOPMENT
MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

January 7, 2015

Mr. Al Martin
Urban Design Commission
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, Wi 53701

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

Dear Mr. Martin:

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

Project Organizational Structure:

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

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

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

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

Introduction:

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

Zoning:

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

Project Description:

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

Project Development Data:

Site Density:

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

Site Coverage:

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

Building Ratio:

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

Dwelling Unit Mix

One Bedroom	19
Two Bedroom	57
Three Bedroom	14
	90 Total

Bike Parking:

Enclosed:	68
Surface:	44
	112 Total

Vehicular Parking:

Enclosed	97
Surface	33 (In City R.O.W.)
	130 Total

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

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

Thank you for your time in reviewing our proposal.

Sincerely,

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

Zoning Text

Rezoning PD-GDP to PD-SIP
Union Corners – Bldg 4 & 5
2500 Winnebago Road
Lot 3 & 4 of Union Corner
January 7, 2015

Legal Description: Lot 3 & 4 of Union Corners

A. **Statement of Purpose:** Re-zoning of Lot 3 & 4 from PD-GDP PD-SIP to allow for the construction of two four story mixed-use buildings. Buildings will consist of retail space on the ground floor, and 90 dwelling units on the upper three floors. Tenant parking will be provided in one shared underground parking garage.

B. **Permitted Uses:** Uses as shown on Exhibit A, attached hereto

C. **Lot Area:** Lot 3 & 4 – 48,701 s.f. (1.118 acres)

D. **Floor Area Ratio:** 0.21

E. **Yard Requirements:** As shown on the attached plans

F. **Landscaping:** Site landscaping provided as shown on the attached landscape plan.

G. **Accessory Off-Site Parking:** Off-street and surface parking shall be provided as shown the attached plans.

H. **Lighting:** Site lighting will be provided along north pedestrian path, plaza, and building façade and meeting MGO requirements. Exhibit to follow.

I. **Signage:** Retail tenant, and apartment signage will be located on building façade, and meet MGO requirements. See attached plans. Signage approval will made in a separate submittal.

J. **Alterations and Revisions:** No alteration or revision of the planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administration may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Exhibit A - Permitted Uses

Residential – Family Living

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

Residential - Group Living

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

Civic and Institutional Uses

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

Agriculture and Resource Uses

- Community garden
- Market garden

Accessory Uses and Structures

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

Offices

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

Medical Facilities

- Physical, occupational or message therapy
- Dentist
- Chiropractor

Retail Sales and Services

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

Food and Beverage

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

Zoning Text

Rezoning PD-GDP to PD-SIP
Union Corners – Bldg 4 & 5
2500 Winnebago Road
Lot 3 & 4 of Union Corner
January 7, 2015

Legal Description: Lot 3 & 4 of Union Corners

A. **Statement of Purpose:** Re-zoning of Lot 3 & 4 from PD-GDP PD-SIP to allow for the construction of two four story mixed-use buildings. Buildings will consist of retail space on the ground floor, and 90 dwelling units on the upper three floors. Tenant parking will be provided in one shared underground parking garage.

B. **Permitted Uses:** Uses as shown on Exhibit A, attached hereto

C. **Lot Area:** Lot 3 & 4 – 48,701 s.f. (1.118 acres)

D. **Floor Area Ratio:** 0.21

E. **Yard Requirements:** As shown on the attached plans

F. **Landscaping:** Site landscaping provided as shown on the attached landscape plan.

G. **Accessory Off-Site Parking:** Off-street and surface parking shall be provided as shown the attached plans.

H. **Lighting:** Site lighting will be provided along north pedestrian path, plaza, and building façade and meeting MGO requirements. Exhibit to follow.

I. **Signage:** Retail tenant, and apartment signage will be located on building façade, and meet MGO requirements. See attached plans. Signage approval will made in a separate submittal.

J. **Alterations and Revisions:** No alteration or revision of the planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administration may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Exhibit A - Permitted Uses

Residential – Family Living

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

Residential - Group Living

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

Civic and Institutional Uses

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

Agriculture and Resource Uses

- Community garden
- Market garden

Accessory Uses and Structures

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

Offices

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

Medical Facilities

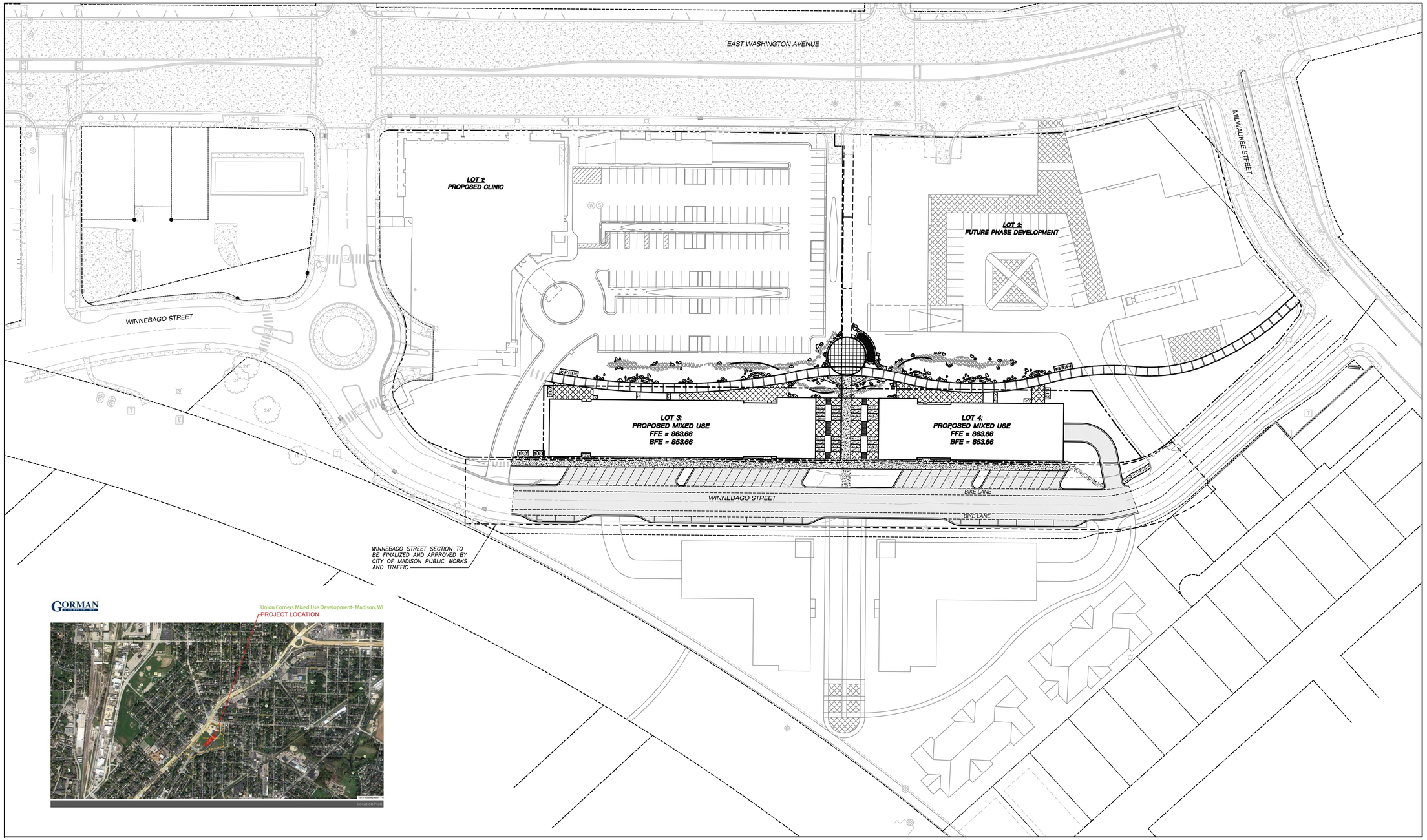
- Physical, occupational or message therapy
- Dentist
- Chiropractor

Retail Sales and Services

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

Food and Beverage

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



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

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

WISCONSIN STATE STATUTE 182.0175(1974) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE EXACT OR TO BE THE ONLY ONES. CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES TO BE ENCOUNTERED TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING WITHIN THEIRS OWNERSHIP. THE RESULT OF ANNUAL INSPECTION OF THE PROPERTY OR SITE WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE".

SHEET INDEX:

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

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

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

north

SCALE IN FEET
40' 0 40'

LEGEND (PROPOSED)

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

GENERAL NOTES

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

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET
OREGON, WI 53575

Seal

Consultant
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX
MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

GORMAN & COMPANY UNION CORNERS SPECIFIC IMPLEMENTATION PLAN

MADISON, WI

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

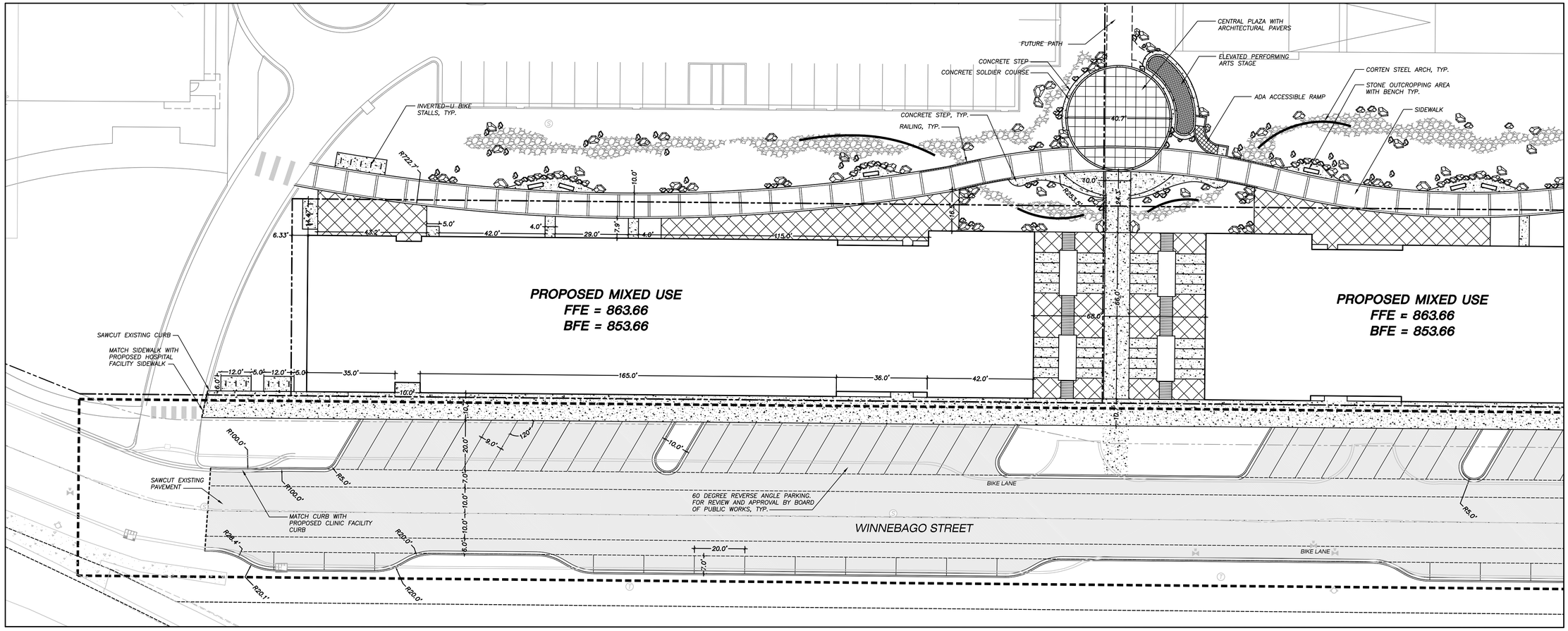
Date	Issue Description
GDP	06-25-14
SIP	11-05-14

Sheet Title

OVERALL SITE PLAN

Sheet No.

C100



LEGEND (PROPOSED)

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

GENERAL NOTES

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

north

SCALE IN FEET

20' 0 20'

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

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

WISCONSIN STATE STATUTE 196.8(7)(a)(c) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDER-GROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR TO BE THE ONLY SUCH. OWNER IS RESPONSIBLE FOR MAKING HIS OWN DETERMINA-TIONS AS TO THE TYPE AND LOCATION OF UNDER-GROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE FOUND TO EXIST ON THE PREMISES, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE."

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET
OREGON, WI 53575

Seal

Consultant

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX
MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

GORMAN & COMPANY UNION CORNERS SPECIFIC IMPLEMENTATION PLAN

MADISON, WI

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

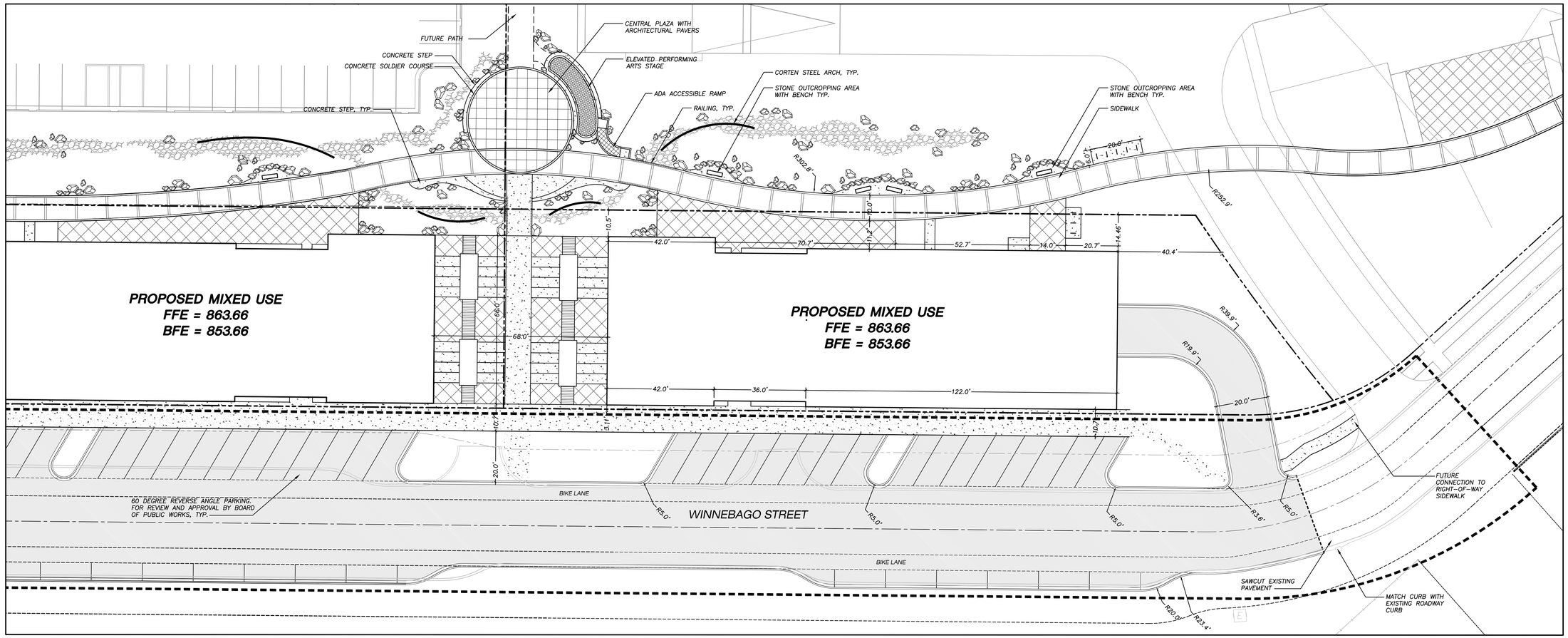
Date	Issue Description
GDP	06-25-14
SIP	11-05-14

Sheet Title

BUILDING 4 SITE PLAN

Sheet No.

C200



LEGEND (PROPOSED)

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

GENERAL NOTES

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

north

SCALE IN FEET

20' 0 20'

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

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
WISCONSIN STATE STATUTE 182.0175(1974) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDER-GROUND UTILITIES IS NOT GUARANTEED TO BE EXACT OR TO BE THE ONLY SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINA-TIONS AS TO THE TYPE AND LOCATION OF UNDER-GROUND UTILITIES TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING. THE SURVEYOR DOES NOT WARRANT THE VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE".

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET
OREGON, WI 53575

Seal

Consultant

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX

MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

GORMAN & COMPANY UNION CORNERS SPECIFIC IMPLEMENTATION PLAN

MADISON, WI

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

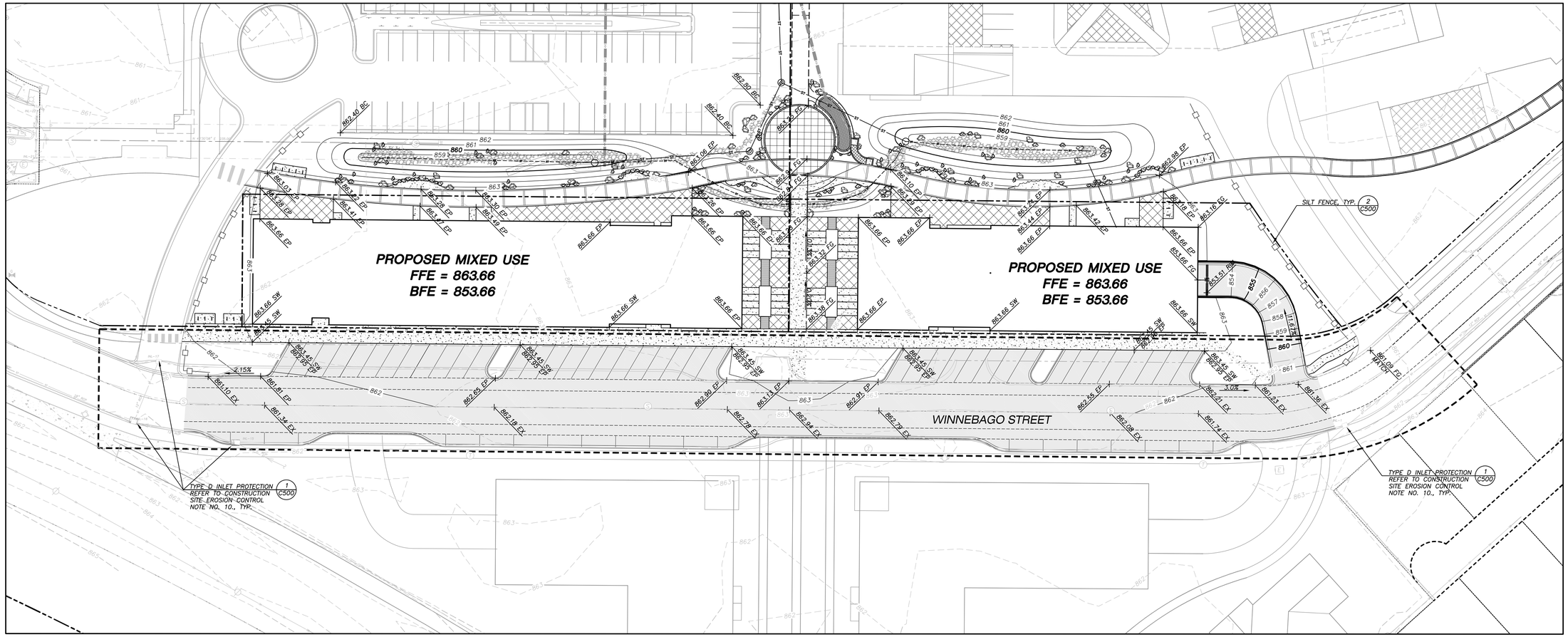
Date	Issue Description
GDP	06-25-14
SIP	11-05-14

Sheet Title

BUILDING 5 SITE PLAN

Sheet No.

C201



LEGEND (PROPOSED)

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

863.45 FG

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

GENERAL NOTES

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. EXISTING CONDITION SURVEY AS PROVIDED BY POINT OF BEGINNING, INC. ON 4-14-2014. ANY DISCREPANCIES TO BE REPORTED TO JSD IMMEDIATELY UPON DISCOVERY.
3. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. 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.
5. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

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

GRADING AND SEEDING NOTES

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

north

SCALE IN FEET
30' 0 30'

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

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
WISCONSIN STATE STATUTE 182.0175(1974) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE.

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDER-GROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD VERIFICATIONS AS TO THE TYPE AND LOCATION OF UNDER-GROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER SHALL PROVIDE THE LOCATION OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE."

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET
OREGON, WI 53575

Seal

Consultant

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX
MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

GORMAN & COMPANY UNION CORNERS SPECIFIC IMPLEMENTATION PLAN

MADISON, WI

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

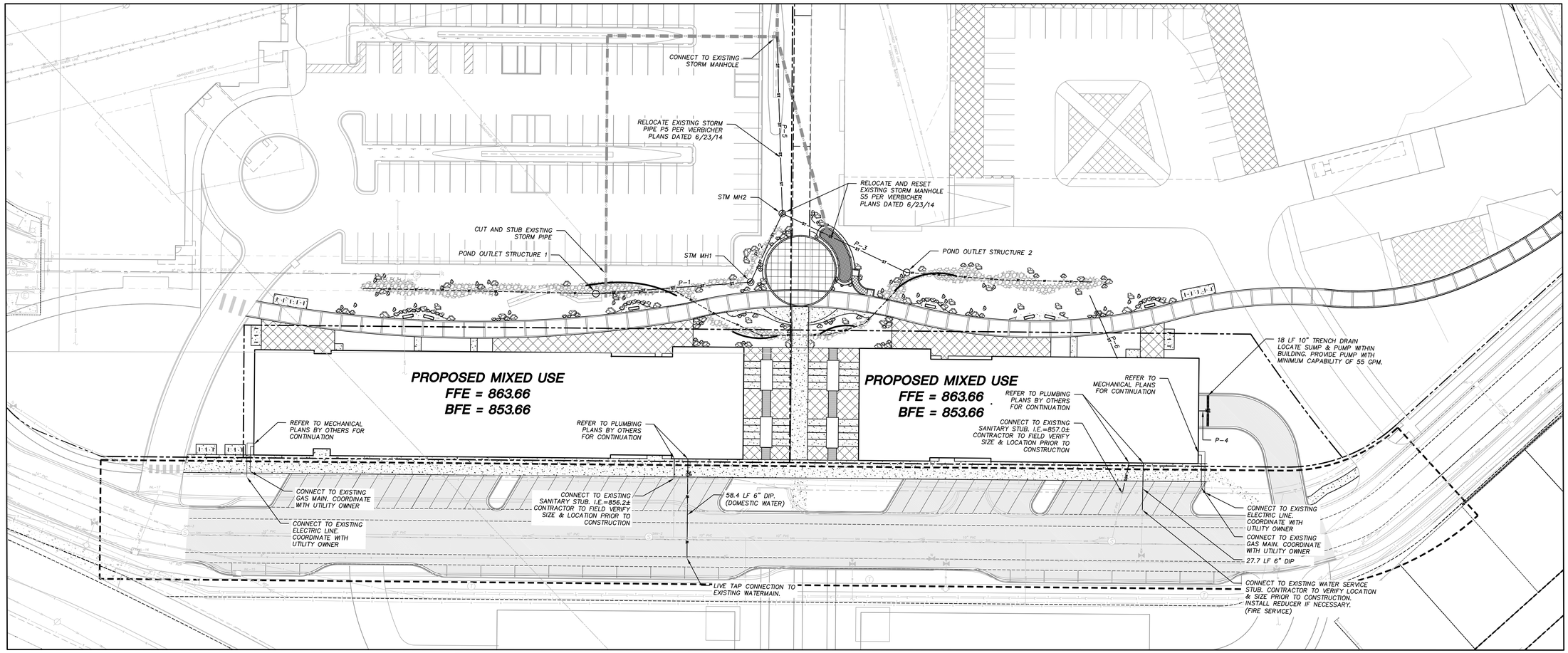
Date	Issue Description
GDP	06-25-14
SIP	11-05-14

Sheet Title

GRADING AND EROSION CONTROL PLAN

Sheet No.

C300



PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
POND OUTLET STRUCTURE 1	855.47	860.00	4.53	36" DIA. CONCRETE INLET	TYPE C GRATE
STM MH1	854.92	862.50	7.58	36" DIA. CONCRETE INLET	TYPE C GRATE
POND OUTLET STRUCTURE 2	854.92	860.00	5.08	2'X3' PRECAST BOX	TYPE C GRATE
STM MH2	855.37	862.50	6.05	36" DIA. CONCRETE INLET	TYPE C GRATE
TRENCH DRAIN	851.91	853.51	1.02	10" CONCRETE TRENCH DRAIN	R-4990-CX, TYPE C COVER

PROPOSED STORM SEWER PIPE SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEVATION (FT)	DISCHARGE ELEVATION (FT)	SLOPE (%)	PIPE SIZE & TYPE
P - 1	POND OUTLET STRUCTURE 1	STM MH1	91	856.38	855.47	1.00%	12"HDPE
P - 2	STM MH1	STM MH2	44	855.37	854.92	1.00%	12"HDPE
P - 3	POND OUTLET STRUCTURE 2	STM MH2	81	855.33	854.92	0.50%	12"HDPE
P - 4	TRENCH DRAIN	BUILDING	20.00	851.91	851.71	1.00%	6"PVC
P - 5	STM MH2	EX STM MH	104.25	854.82	854.30	0.50%	18"RCP
P - 6	BUILDING	BIORETENTION POND	40.50	960.41	960.00	1.00%	6"PVC

LEGEND (PROPOSED)

- PROPERTY LINE
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- GAS SERVICE (DESIGN BY UTILITY)
- UNDERGROUND ELECTRIC SERVICE (DESIGN BY UTILITY)
- UNDERGROUND TELEPHONE SERVICE (DESIGN BY UTILITY)
- TRENCH PATCH LIMITS
- ASPHALTIC PAVEMENT
- CONCRETE PAVEMENT

north

SCALE IN FEET

30' 0 30'

GENERAL NOTES

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. EXISTING CONDITIONS SURVEY DATED 11-18-2013. ANY DISCREPANCIES TO BE REPORTED TO JSD IMMEDIATELY UPON DISCOVERY.
3. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. 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.
5. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
3. 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.
4. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
5. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
6. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WSDOT, WDCOMM, AND WDNR.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
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 OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
12. CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
13. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO S&B 384.30, TABLE 384.30-6.
14. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION. CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PART VII. CONTACT CITY OF MADISON DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO CONSTRUCTION.
15. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. PRE-CONSTRUCTION MEETING WITH THE CITY OF MADISON IS REQUIRED PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL DETERMINE LOCATION, DEPTH AND SIZE OF EXISTING SANITARY AND WATER SERVICES AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION.

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

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

WISCONSIN STATE STATUTE 182.0175(1974) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE.

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND FACILITIES IS NOT INTENDED BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. UTILITIES OTHER THAN THOSE ARE KNOWN TO EXIST IN THE PROPERTY. THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES IF KNOWN TO THE OWNER AND ANY OTHER THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE".

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET
OREGON, WI 53575

Seal

Consultant

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX

MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

GORMAN & COMPANY UNION CORNERS SPECIFIC IMPLEMENTATION PLAN

MADISON, WI

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

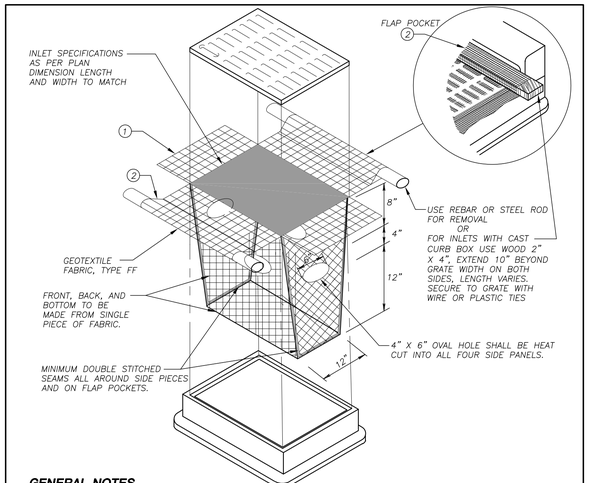
Date	Issue Description
GDP	06-25-14
SIP	11-05-14

Sheet Title

UTILITY PLAN

Sheet No.

C400



GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

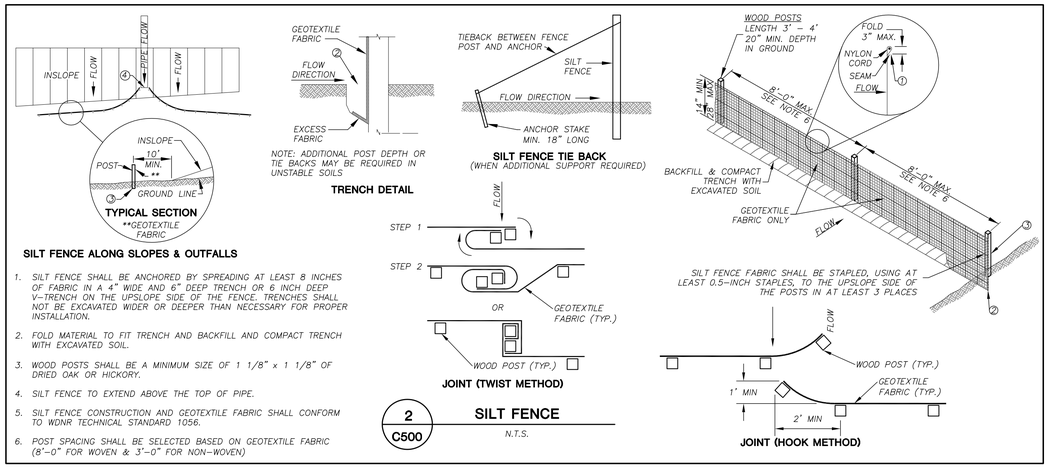
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

1 / C500 **INLET PROTECTION, TYPE D**

N.T.S.

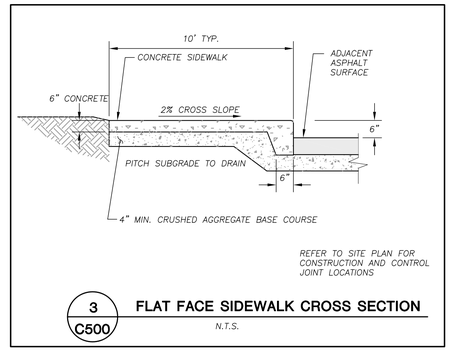


SILT FENCE ALONG SLOPES & OUTFALLS

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" WIDE AND 6" DEEP TRENCH OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8'-0" FOR WOVEN & 3'-0" FOR NON-WOVEN)

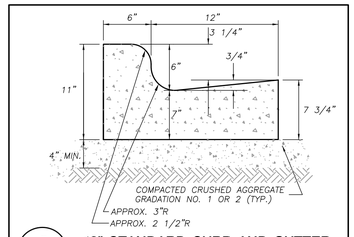
2 / C500 **SILT FENCE**

N.T.S.



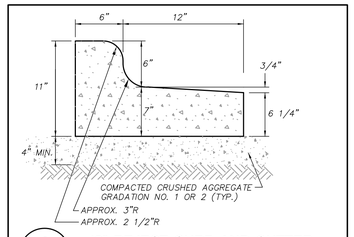
3 / C500 **FLAT FACE SIDEWALK CROSS SECTION**

N.T.S.



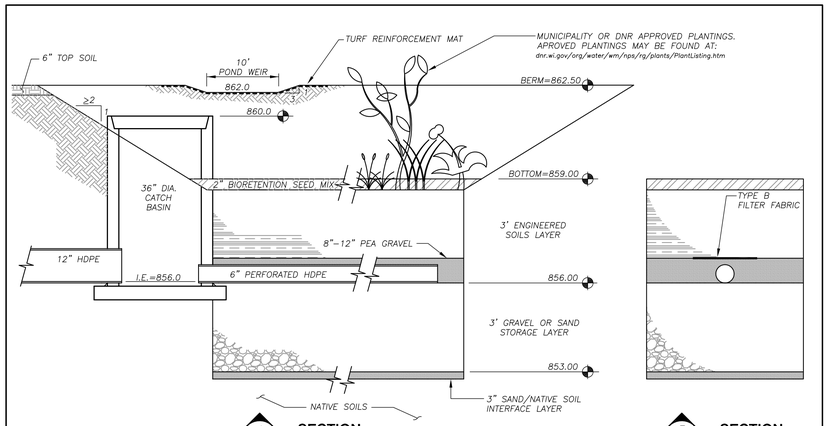
5 / C500 **18" STANDARD CURB AND GUTTER**

N.T.S.



6 / C500 **18" REJECT CURB AND GUTTER**

N.T.S.



GENERAL NOTES:

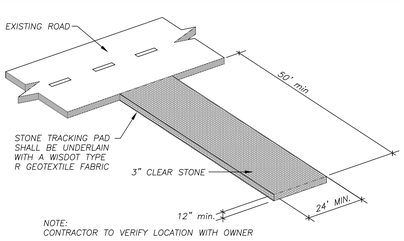
1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 – BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL INSTALL 36" OF ENGINEERED SOIL CONSISTING OF: 40% ASTM C33 SAND, 30% CERTIFIED COMPOST (SEE GENERAL NOTE 3), AND 30% TOPSOIL.
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6–8, AND MOISTURE CONTENT OF 35–50% BY WEIGHT.
4. SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2–4 INCHES.
5. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
6. ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
7. RUNOFF MUST INFILTRATE WITHIN 48-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
8. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
9. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
10. BIORETENTION DEVICE SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED.
11. FILTER FABRIC SHALL COVER THE UNDERDRAIN AND SHALL NOT EXTEND LATERALLY FROM EITHER SIDE OF THE PIPE MORE THAN TWO FEET.
12. ONCE CONSTRUCTION OF BIORETENTION DEVICE BEGINS, THE BIORETENTION DEVICE SHALL BE CORDONED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
13. ENGINEERED SOIL SHALL BE PLACED IN 12 INCH LIFTS TO AVOID COMPACTION.
14. ENGINEERED SOIL PLACED IN THE BIORETENTION DEVICE SHALL NOT BE COMPACTED.
15. PLACEMENT OF ENGINEERED SOILS SHALL BE SUSPENDED IN PERIODS OF RAINFALL AND SNOWMELT AND SHALL REMAIN SUSPENDED IN PONDED WATER IS PRESENT.

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

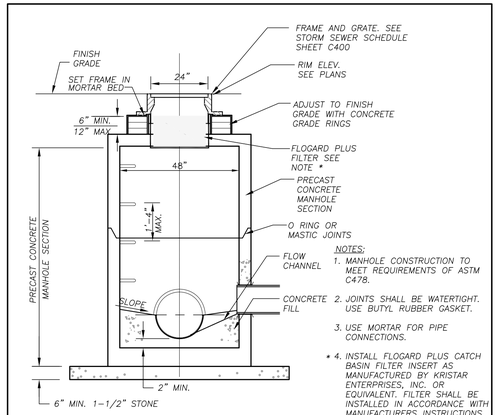
10 / C500 **BIORETENTION DEVICE**

N.T.S.



4 / C500 **CONSTRUCTION ENTRANCE**

N.T.S.

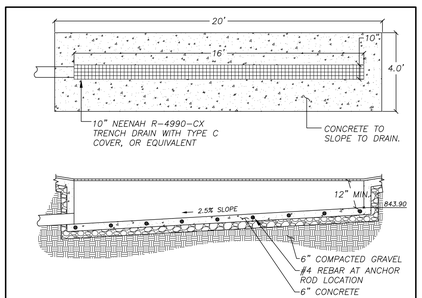


NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
3. USE MORTAR FOR PIPE CONNECTIONS.
4. * INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS DETAIL INFORMATION REGARDING MAINTENANCE AND FILTER REPLACEMENT CAN BE FOUND AT WWW.KRISTAR.COM OR BY CALLING KRISTAR INDUSTRIES AT (800) 579-8819.

8 / C500 **STORM MANHOLE**

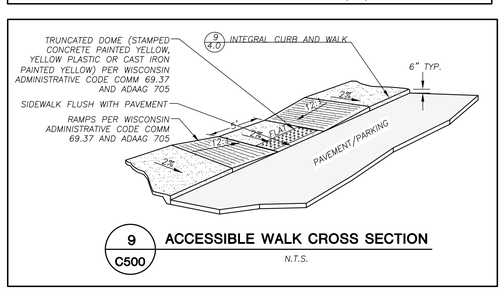
N.T.S.



**REFER TO NEENAH FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES FOR FURTHER DETAILS AND INFORMATION.
NOTE: INSTALL CATCH-ALL HR-I ABSORBENT BOOM BY MARATHON MATERIALS, INC. WITHIN TRENCH DRAIN.

7 / C500 **TRENCH DRAIN**

N.T.S.



9 / C500 **ACCESSIBLE WALK CROSS SECTION**

N.T.S.

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET
OREGON, WI 53575

Seal

Consultant

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX

MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

GORMAN & COMPANY UNION CORNERS SPECIFIC IMPLEMENTATION PLAN

MADISON, WI

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

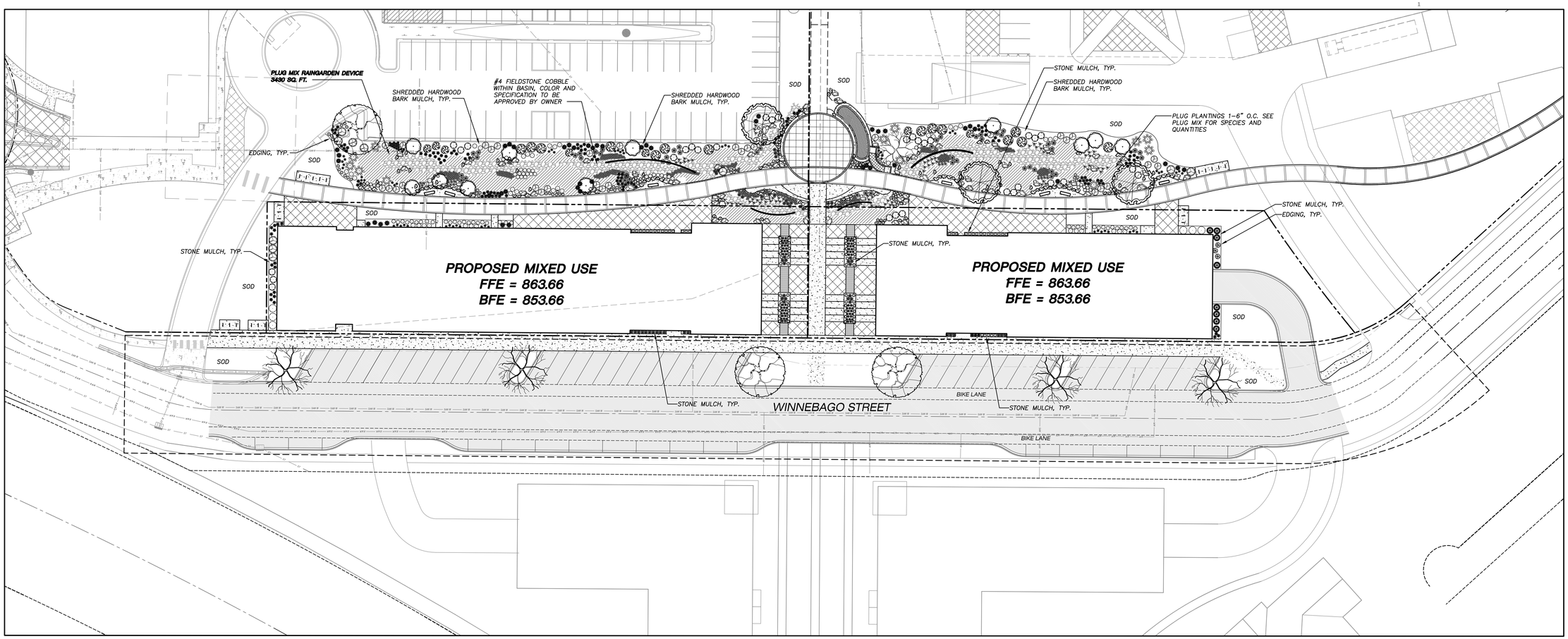
Date	Issue Description
GDP	06-25-14
SIP	11-05-14

Sheet Title

DETAILS

Sheet No.

C500



LEGEND (PROPOSED)

TALL CLIMAX DECIDUOUS TREES

- Autumn Blaze Maple
- Burr Oak

ORNAMENTAL TREES

- Eastern Redbud (Tree Form)
- Pagoda Dogwood
- Little King River Birch

DECIDUOUS SHRUBS

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

EVERGREEN SHRUBS

- Taunton Yew
- Mini Arcade Juniper

PERENNIALS

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

ORNAMENTAL GRASSES

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

LANDSCAPE PLANT LIST

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
	3	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2-1/2" Cal.	B&B	35	0
	4	Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B	35	0
ORNAMENTAL TREES							
	3	Eastern Redbud (Tree Form)	CERCIS canadensis 'Columbus Strain'	1 1/2" Cal.	B&B	15	45
	1	Cornus alternifolia 'Argentea'	PAGODA dogwood	1 1/2" Cal.	B&B	15	15
	11	Little King River Birch	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B	15	165
DECIDUOUS SHRUBS							
	34	Iroquois black chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	# 3 Cont.	3	102
	3	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	12-24" Min. Ht.	# 3 Cont.	3	9
	12	Indian Currant Coralberry	SYMPHORICARPOS orbiculatus	12-24" Min. Ht.	# 3 Cont.	3	36
	41	Knock Out Rose	ROSA 'RADrazz'	12-24" Min. Ht.	# 3 Cont.	3	123
	11	Floribunda Rose	ROSA 'Nearly Wild'	12-24" Min. Ht.	# 3 Cont.	3	33
	33	Gold Star Potentilla	POTENTILLA fruiticosa 'Gold Star'	12-24" Min. Ht.	# 3 Cont.	3	99
	6	Gro-Lo Sumac	RHUS aromactica 'Gro-Low'	12-24" Min. Ht.	# 3 Cont.	3	18
	14	Red Twig Dogwood	CORNUS sericea 'Insanti'	12-24" Min. Ht.	# 3 Cont.	3	42
	7	Yellow Twig Dogwood	CORNUS sericea 'Flaviramea'	12-24" Min. Ht.	# 3 Cont.	3	21
	10	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	# 3 Cont.	3	30
EVERGREEN SHRUBS							
	8	Taunton Yew	TAXUS x media 'Tauntonii'	12-24" Min. Ht.	# 3 Cont.	4	32
	45	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht.	# 3 Cont.	4	180
PERENNIALS							
	17	Coreopsis Moonbeam	COREOPSIS verticilata	10 - 12" Ht.	# 1 Cont.	2	34
	99	Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	2	198
	18	Black-Eyed Susan	RUDIBECKIA fulgida var. fulgida	10 - 12" Ht.	# 1 Cont.	2	36
	72	Iris 'Caesar's Brother'	IRIS SIBERICA 'Ceasar's Brother'	10 - 12" Ht.	# 1 Cont.	2	144
	22	May Night Salvia	SALVIA NEMEROSA 'Mainacht'	10 - 12" Ht.	# 1 Cont.	2	44
ORNAMENTAL GRASSES							
	125	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	10 - 12" Ht.	# 1 Cont.	2	250
	64	Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	# 1 Cont.	2	128
	52	Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.	2	104
	59	Little Bluestem	SCHIZACHYRIUM scoparium	10 - 12" Ht.	# 1 Cont.	2	118
	51	Big Bluestem	ANDROPOGON gerardii	10 - 12" Ht.	# 1 Cont.	2	102
	127	Prairie Dropseed	SPOROBOLOUS heterolepsis	10 - 12" Ht.	# 1 Cont.	2	254
	607	Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG	2	1214
						TOTAL POINTS:	3576

GENERAL NOTES

1. REFER TO THE BOUNDARY, TOPOGRAPHIC, SITE PLAN, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND PERFORMED BY A CITY LICENSED CONTRACTOR.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

Raingarden Plug Plant Mix 3430 sq. ft.			
Botanical Name	**Common Name**	**Quantity**	**Spacing**
Permanent Grasses:			
Carex grayii	Common Bur Sedge	47	2'-0" On Center
Carex stipata	Common Fox Sedge	47	2'-0" On Center
Panicum virgatum	Switch Grass	47	2'-0" On Center
Spartina pectinata	Prairie Cord Grass	47	2'-0" On Center
Forbs:			
Aster novae-angilae	New England Aster	47	2'-0" On Center
Asclepias incarnata	Swamp Milkweed	47	2'-0" On Center
Echinacea purpurea	Broad-Leaved Purple Coneflower	47	2'-0" On Center
Eryngium yuccifolium	Rattlesnake Master	47	2'-0" On Center
Eupatorium maculatum	Spotted Joe-Pye Weed	47	2'-0" On Center
Liatris spicata	Marsh Blazing Star	47	2'-0" On Center
Lobelia cardinalis	Cardinal Flower	47	2'-0" On Center
Monarda fistulosa	Wild Bergamot	47	2'-0" On Center
Penstemon digitalis	Foxglove Beardtongue	47	2'-0" On Center
Pycnanthemum virginianum	Common Mountain Mint	47	2'-0" On Center
Ratibida pinnata	Yellow Coneflower	47	2'-0" On Center
Rudbeckia hirta	Black-Eyed Susan	47	2'-0" On Center
Veronicastrum virginianum	Culver's Root	47	2'-0" On Center
Zizia aurea	Golden Alexanders	47	2'-0" On Center
	TOTAL	846	

LEGEND (PROPOSED)

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

north

SCALE IN FEET

30' 0 30'

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET
OREGON, WI 53575

Seal

Consultant

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX

MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

GORMAN & COMPANY UNION CORNERS SPECIFIC IMPLEMENTATION PLAN

MADISON, WI

Project No. 14-6534

Plot Date:

Drawn by: JLF, KJY, MG

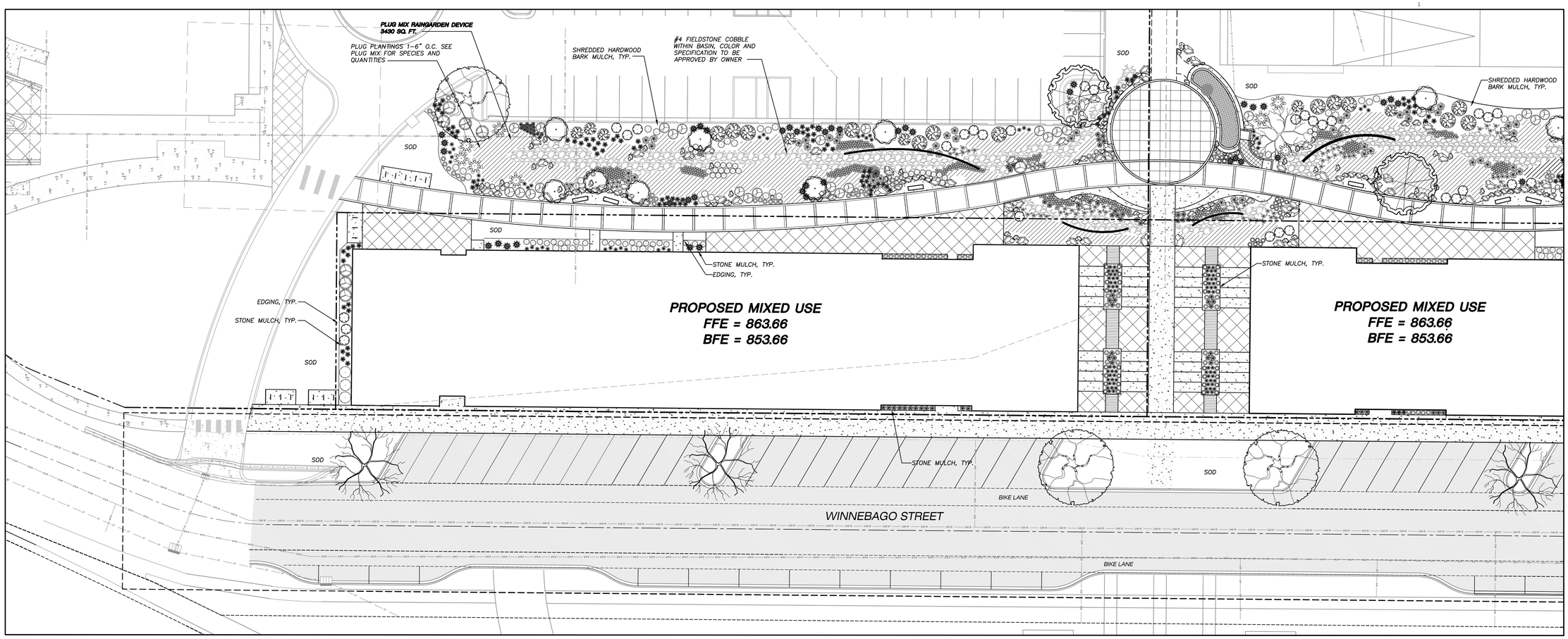
Date	Issue Description
GDP	06-25-14
SIP	11-05-14

Sheet Title

OVERALL LANDSCAPE PLAN

Sheet No.

L100



LEGEND (PROPOSED)

TALL CLIMAX DECIDUOUS TREES

- Autumn Blaze Maple
- Burr Oak

ORNAMENTAL TREES

- Eastern Redbud (Tree Form)
- Pagoda Dogwood
- Little King River Birch

DECIDUOUS SHRUBS

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

EVERGREEN SHRUBS

- Taunton Yew
- Mini Arcade Juniper

PERENNIALS

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

ORNAMENTAL GRASSES

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

LANDSCAPE PLANT LIST

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
	3	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2-1/2" Cal.	B&B	35	0
	4	Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B	35	0
ORNAMENTAL TREES							
	3	Eastern Redbud (Tree Form)	CERCIS canadensis 'Columbus Strain'	1 1/2" Cal.	B&B	15	45
	1	Cornus alternifolia 'Argentea'	PAGODA dogwood	1 1/2" Cal.	B&B	15	15
	11	Little King River Birch	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B	15	165
DECIDUOUS SHRUBS							
	34	Iroquois black chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	# 3 Cont.	3	102
	3	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	12-24" Min. Ht.	# 3 Cont.	3	9
	12	Indian Currant Coralberry	SYMPHORICARPOS orbiculatus	12-24" Min. Ht.	# 3 Cont.	3	36
	41	Knock Out Rose	ROSA 'RADrazz'	12-24" Min. Ht.	# 3 Cont.	3	123
	11	Floribunda Rose	ROSA 'Nearly Wild'	12-24" Min. Ht.	# 3 Cont.	3	33
	33	Gold Star Potentilla	POTENTILLA fruiticosa 'Gold Star'	12-24" Min. Ht.	# 3 Cont.	3	99
	6	Gro-Lo Sumac	RHUS aromactica 'Gro-Low'	12-24" Min. Ht.	# 3 Cont.	3	18
	14	Red Twig Dogwood	CORNUS sericea 'Insanti'	12-24" Min. Ht.	# 3 Cont.	3	42
	7	Yellow Twig Dogwood	CORNUS sericea 'Flaviramea'	12-24" Min. Ht.	# 3 Cont.	3	21
	10	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	# 3 Cont.	3	30
EVERGREEN SHRUBS							
	8	Taunton Yew	TAXUS x media 'Tauntonii'	12-24" Min. Ht.	# 3 Cont.	4	32
	45	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht.	# 3 Cont.	4	180
PERENNIALS							
	17	Coreopsis Moonbeam	COREOPSIS verticilata	10 - 12" Ht.	# 1 Cont.	2	34
	99	Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	2	198
	18	Black-Eyed Susan	RUDIBECKIA fulgida var. fulgida	10 - 12" Ht.	# 1 Cont.	2	36
	72	Iris 'Caesar's Brother'	IRIS SIBERICA 'Ceasar's Brother'	10 - 12" Ht.	# 1 Cont.	2	144
	22	May Night Salvia	SALVIA NEMEROSA 'Mainacht'	10 - 12" Ht.	# 1 Cont.	2	44
ORNAMENTAL GRASSES							
	125	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	10 - 12" Ht.	# 1 Cont.	2	250
	64	Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	# 1 Cont.	2	128
	52	Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.	2	104
	59	Little Bluestem	SCHIZACHYRIUM scoparium	10 - 12" Ht.	# 1 Cont.	2	118
	51	Big Bluestem	ANDROPOGON gerardii	10 - 12" Ht.	# 1 Cont.	2	102
	127	Prairie Dropseed	SPOROBOLOUS heterolepsis	10 - 12" Ht.	# 1 Cont.	2	254
	607	Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG	2	1214
						TOTAL POINTS:	3576

GENERAL NOTES

1. REFER TO THE BOUNDARY, TOPOGRAPHIC, SITE PLAN, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND PERFORMED BY A CITY LICENSED CONTRACTOR.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

Raingarden Plug Plant Mix 3430 sq. ft.			
Botanical Name	**Common Name**	**Quantity**	**Spacing**
Permanent Grasses:			
Carex grayii	Common Bur Sedge	47	2'-0" On Center
Carex stipata	Common Fox Sedge	47	2'-0" On Center
Panicum virgatum	Switch Grass	47	2'-0" On Center
Spartina pectinata	Prairie Cord Grass	47	2'-0" On Center
Forbs:			
Aster novae-angilae	New England Aster	47	2'-0" On Center
Asclepias incarnata	Swamp Milkweed	47	2'-0" On Center
Echinacea purpurea	Broad-Leaved Purple Coneflower	47	2'-0" On Center
Eryngium yucciifolium	Rattlesnake Master	47	2'-0" On Center
Eupatorium maculatum	Spotted Joe-Pye Weed	47	2'-0" On Center
Liatris spicata	Marsh Blazing Star	47	2'-0" On Center
Lobelia cardinalis	Cardinal Flower	47	2'-0" On Center
Monarda fistulosa	Wild Bergamot	47	2'-0" On Center
Penstemon digitalis	Foxglove Beardtongue	47	2'-0" On Center
Pycnanthemum virginianum	Common Mountain Mint	47	2'-0" On Center
Ratibida pinnata	Yellow Coneflower	47	2'-0" On Center
Rudbeckia hirta	Black-Eyed Susan	47	2'-0" On Center
Veronicastrum virginianum	Culver's Root	47	2'-0" On Center
Zizia aurea	Golden Alexanders	47	2'-0" On Center
	TOTAL	846	

LEGEND (PROPOSED)

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

north

SCALE IN FEET

20' 0 20'

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET
OREGON, WI 53575

Seal

Consultant

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX

MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

GORMAN & COMPANY UNION CORNERS SPECIFIC IMPLEMENTATION PLAN

MADISON, WI

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

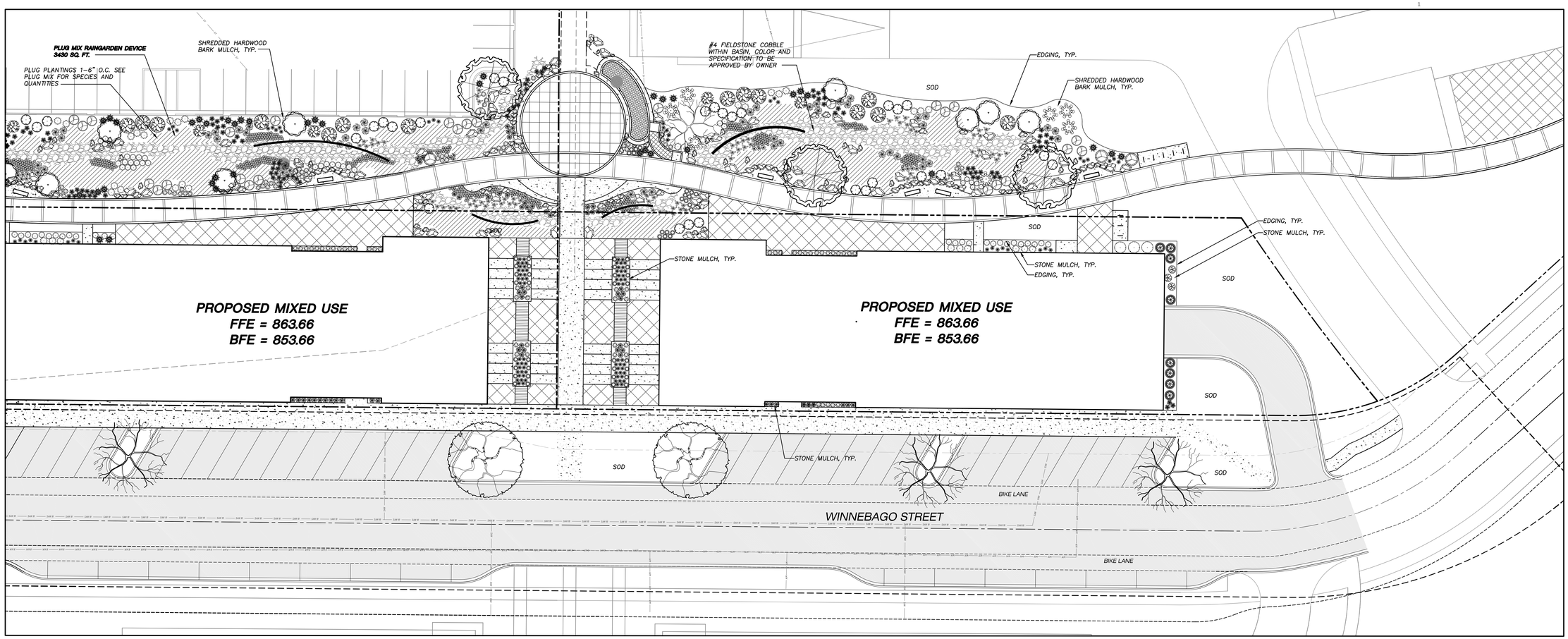
Date	Issue Description
GDP	06-25-14
SIP	11-05-14

Sheet Title

BUILDING 4 LANDSCAPE PLAN

Sheet No.

L200



LEGEND (PROPOSED)

TALL CLIMAX DECIDUOUS TREES

Autumn Blaze Maple

Burr Oak

ORNAMENTAL TREES

Eastern Redbud (Tree Form)

Pagoda Dogwood

Little King River Birch

DECIDUOUS SHRUBS

Iroquois Black Chokeberry

Endless Summer Hydrangea

Indian Currant Coralberry

Knock Out Rose

Floribunda Rose

Gold Star Potentilla

Gro–Lo Sumac

Red Twig Dogwood

Yellow Twig Dogwood

Spring Red Compact Cranberrybush Vib.

EVERGREEN SHRUBS

Taunton Yew

Mini Arcade Juniper

PERENNIALS

Coreopsis Moonbeam

Little Spire Russian Sage

Black–Eyed Susan

Iris 'Caesar's Brother'

May Night Salvia

ORNAMENTAL GRASSES

Karl Foerester Feather Reed Grass

Dwarf Hameln Fountain Grass

Blue Oat Grass

Little Bluestem

Big Bluestem

Prairie Dropseed

Common Oak Sedge

LANDSCAPE PLANT LIST

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
	3	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2-1/2" Cal.	B&B	35	0
	4	Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B	35	0
ORNAMENTAL TREES							
	3	Eastern Redbud (Tree Form)	CERCIS canadensis 'Columbus Strain'	1 1/2" Cal.	B&B	15	45
	1	Cornus alternifolia 'Argentea'	PAGODA dogwood	1 1/2" Cal.	B&B	15	15
	11	Little King River Birch	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B	15	165
DECIDUOUS SHRUBS							
	34	Iroquois black chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	# 3 Cont.	3	102
	3	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	12-24" Min. Ht.	# 3 Cont.	3	9
	12	Indian Currant Coralberry	SYMPHORICARPOS orbiculatus	12-24" Min. Ht.	# 3 Cont.	3	36
	41	Knock Out Rose	ROSA 'RADrazz'	12-24" Min. Ht.	# 3 Cont.	3	123
	11	Floribunda Rose	ROSA 'Nearly Wild'	12-24" Min. Ht.	# 3 Cont.	3	33
	33	Gold Star Potentilla	POTENTILLA fruiticosa 'Gold Star'	12-24" Min. Ht.	# 3 Cont.	3	99
	6	Gro-Lo Sumac	RHUS aromactica 'Gro-Low'	12-24" Min. Ht.	# 3 Cont.	3	18
	14	Red Twig Dogwood	CORNUS sericea 'Insanti'	12-24" Min. Ht.	# 3 Cont.	3	42
	7	Yellow Twig Dogwood	CORNUS sericea 'Flaviramea'	12-24" Min. Ht.	# 3 Cont.	3	21
	10	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	# 3 Cont.	3	30
EVERGREEN SHRUBS							
	8	Taunton Yew	TAXUS x media 'Tauntonii'	12-24" Min. Ht.	# 3 Cont.	4	32
	45	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht.	# 3 Cont.	4	180
PERENNIALS							
	17	Coreopsis Moonbeam	COREOPSIS verticilata	10 - 12" Ht.	# 1 Cont.	2	34
	99	Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	2	198
	18	Black-Eyed Susan	RUDIBECKIA fulgida var. fulgida	10 - 12" Ht.	# 1 Cont.	2	36
	72	Iris 'Caesar's Brother'	IRIS SIBERICA 'Ceasar's Brother'	10 - 12" Ht.	# 1 Cont.	2	144
	22	May Night Salvia	SALVIA NEMEROSA 'Mainacht'	10 - 12" Ht.	# 1 Cont.	2	44
ORNAMENTAL GRASSES							
	125	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	10 - 12" Ht.	# 1 Cont.	2	250
	64	Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	# 1 Cont.	2	128
	52	Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.	2	104
	59	Little Bluestem	SCHIZACHYRIUM scoparium	10 - 12" Ht.	# 1 Cont.	2	118
	51	Big Bluestem	ANDROPOGON gerardii	10 - 12" Ht.	# 1 Cont.	2	102
	127	Prairie Dropseed	SPOROBOLOUS heterolepsis	10 - 12" Ht.	# 1 Cont.	2	254
	607	Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG	2	1214
						TOTAL POINTS:	3576

GENERAL NOTES

1. REFER TO THE BOUNDARY, TOPOGRAPHIC, SITE PLAN, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND PERFORMED BY A CITY LICENSED CONTRACTOR.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

Raingarden Plug Plant Mix 3430 sq. ft.			
Botanical Name	**Common Name**	**Quantity**	**Spacing**
Permanent Grasses:			
Carex grayii	Common Bur Sedge	47	2'-0" On Center
Carex stipata	Common Fox Sedge	47	2'-0" On Center
Panicum virgatum	Switch Grass	47	2'-0" On Center
Spartina pectinata	Prairie Cord Grass	47	2'-0" On Center
Forbs:			
Aster novae-angilae	New England Aster	47	2'-0" On Center
Asclepias incarnata	Swamp Milkweed	47	2'-0" On Center
Echinacea purpurea	Broad-Leaved Purple Coneflower	47	2'-0" On Center
Eryngium yuccifolium	Rattlesnake Master	47	2'-0" On Center
Eupatorium maculatum	Spotted Joe-Pye Weed	47	2'-0" On Center
Liatris spicata	Marsh Blazing Star	47	2'-0" On Center
Lobelia cardinalis	Cardinal Flower	47	2'-0" On Center
Monarda fistulosa	Wild Bergamot	47	2'-0" On Center
Penstemon digitalis	Foxglove Beardtongue	47	2'-0" On Center
Pycnanthemum virginianum	Common Mountain Mint	47	2'-0" On Center
Ratibida pinnata	Yellow Coneflower	47	2'-0" On Center
Rudbeckia hirta	Black-Eyed Susan	47	2'-0" On Center
Veronicastrum virginianum	Culver's Root	47	2'-0" On Center
Zizia aurea	Golden Alexanders	47	2'-0" On Center
	TOTAL	846	

LEGEND (PROPOSED)

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

north

SCALE IN FEET

20' 0 20'

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET
OREGON, WI 53575

Seal

Consultant

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX

MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

GORMAN & COMPANY
UNION CORNERS SPECIFIC IMPLEMENTATION PLAN
MADISON, WI

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

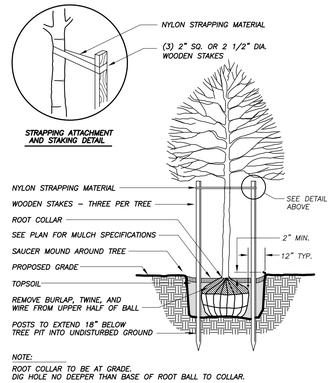
Date	Issue Description
GDP	06-25-14
SIP	11-05-14

Sheet Title

BUILDING 5 LANDSCAPE PLAN

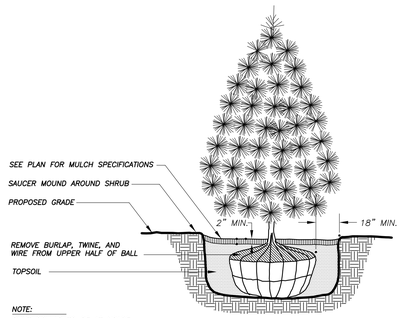
Sheet No.

L201



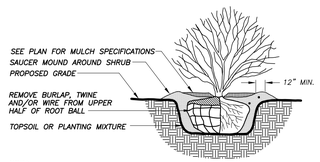
NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

1 / L300 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



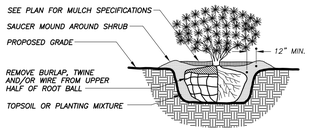
NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

2 / L300 EVERGREEN TREE PLANTING DETAIL
N.T.S.



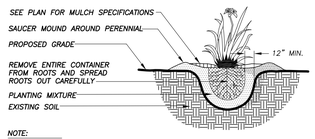
NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

3 / L300 DECIDUOUS SHRUB PLANTING DETAIL
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

4 / L300 EVERGREEN SHRUB PLANTING DETAIL
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT CONTAINER OR BAREROOT TO COLLAR.
BARK MULCH IS TO BE PULLED AWAY FROM THE TRUNK/BASE OF EACH PERENNIAL

5 / L300 ORNAMENTAL GRASS/ PERENNIAL PLANTING DETAIL
N.T.S.

LANDSCAPE PLANT LIST - BUILDINGS 4 AND 5

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
DECIDUOUS SHRUBS							
	3	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	12-24" Min. Ht.	# 3 Cont.	3	9
	6	Gro-Lo Sumac	RHUS aromactica 'Gro-Low'	12-24" Min. Ht.	# 3 Cont.	3	18
	13	Knock Out Rose	ROSA 'RADrazz'	12-24" Min. Ht.	# 3 Cont.	3	39
	3	Iroquois black chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	# 3 Cont.	3	9
	3	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	# 3 Cont.	3	9
EVERGREEN SHRUBS							
	8	Taunton Yew	TAXUS x media 'Tauntonii'	12-24" Min. Ht.	# 3 Cont.	4	32
	6	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht.	# 3 Cont.	4	24
PERENNIALS							
	51	Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	2	102
ORNAMENTAL GRASSES							
	89	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	10 - 12" Ht.	# 1 Cont.	2	178
	32	Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.	2	64
	34	Little Bluestem	SCHIZACHYRIUM scoparium	10 - 12" Ht.	# 1 Cont.	2	68
	20	Prairie Dropseed	SPOROBOLOUS heterolepsis	10 - 12" Ht.	# 1 Cont.	2	40
	36	Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	# 1 Cont.	2	72
					TOTAL POINTS:		664

LANDSCAPE NOTES AND SPECIFICATIONS

1. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–382–5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
3. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
4. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1–2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE 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. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
5. MATERIALS – SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
   1. PLANTING AREAS = 24"
   2. TREE PITS = SEE DETAILS

   PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
6. MATERIALS – ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE–FREE) SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
7. RAINGARDEN PLUG PLANTINGS: ALL PLUG PLANTINGS SHALL BE PLANTED 2'–0" ON CENTER. CONTRACTOR IS TO RANDOMIZED PLUG PLANTING SELECTION THROUGHOUT BASIN AND DISTRIBUTE SPECIES VARIETY THROUGHOUT PLUG PLANTING AREAS. PRIOR TO PLANTING, BIODEGRADABLE PLANT CONTAINERS SHALL BE SPLIT AND NON–BIODEGRADABLE CONTAINERS BE REMOVED. THE ROOT SYSTEMS OF ALL SUCH PLANTS SHALL BE SPLIT OR CRUMBLED BY HAND PRIOR TO INSTALLATION.
8. MATERIALS – ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE WASHED STONE MULCH AS APPROVED BY OWNER. STONE SHALL BE SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
9. MATERIALS – RAINWATER DRY STREAM ADJACENT TO BUILDING SHALL RECEIVE WASHED #4 FIELDSTONE COBBLE STONE. SHALL BE SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS.
10. MATERIALS – TREE RINGS: ALL TREES PLANTED IN SODDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 3' DIAMETER SHREDDED HARDWOOD MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 3' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
11. MATERIALS: SOD ALL DISTURBED AREAS AS SPECIFIED IN THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .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 IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO .5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
12. MATERIALS – WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
13. MATERIALS – EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL APPROVE SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
14. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH 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 AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
15. CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
16. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
17. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

Madison

CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

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

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

Applicability

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

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

Landscape Calculations and Distribution

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

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

Total square footage of developed area 11,254
Total landscape points required 187

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

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

(c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____
Total landscape points required

10/2013 1

Tabulation of Points and Credits

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

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35				
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			28	84
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			14	56
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			262	524
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						664

Total Number of Points Provided 664

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

GORMANLOGO.png

REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET
OREGON, WI 53575

Seal

Consultant

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

GORMAN & COMPANY
UNION CORNERS SPECIFIC IMPLEMENTATION PLAN
MADISON, WI

Project No. XXX-000-XXX-0000
Plot Date: YYYY/MM/DD 0:00 AM
Drawn by: XXX

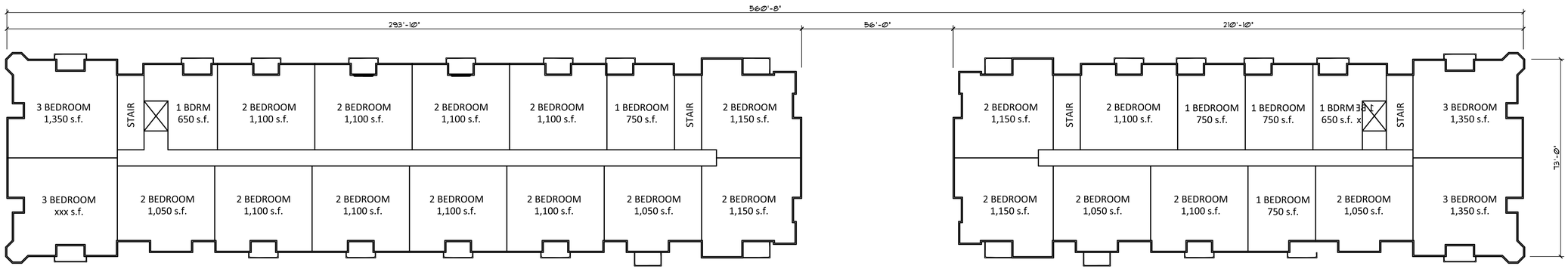
Date	Issue Description
GDP	06-25-14
SIP	11-05-14

Sheet Title

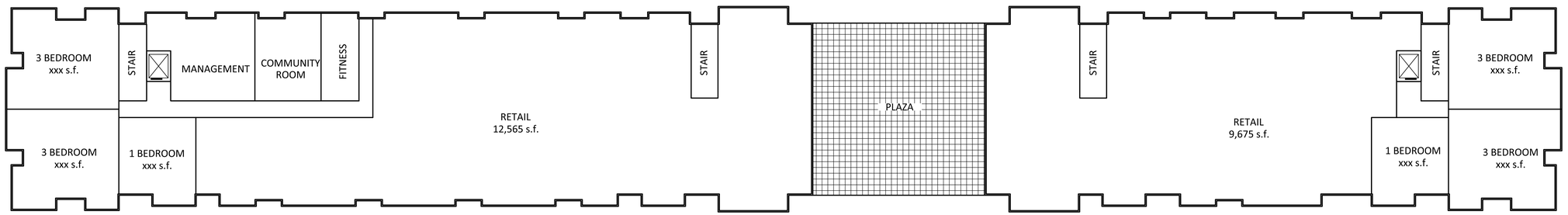
LANDSCAPE DETAILS, NOTES, AND SPECIFICATIONS

Sheet No.

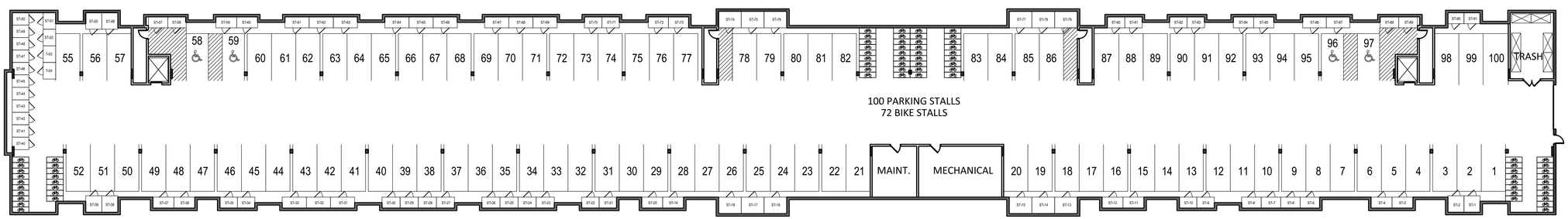
L300



2ND - 4TH FLOOR PLAN



1ST FLOOR PLAN



BASEMENT FLOOR PLAN

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

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

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT
200 N. MAIN STREET
OREGON, WI 53575

Seal

Consultant

UNION CORNERS BUILDINGS 4 & 5

2500 WINNEBAGO STREET
MADISON, WI

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

Date	Issue Description

Sheet Title

BLDG 4 & 5 PLAN

Sheet No.

A101

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

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

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

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

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT
200 N. MAIN STREET
OREGON, WI 53575

Seal

Consultant

UNION CORNERS BUILDINGS 4 & 5

2500 WINNEBAGO STREET
MADISON, WI

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

Date	Issue Description

Sheet Title

BLDG # 4 ELEVATIONS

Sheet No.

A401

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

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

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

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

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT
200 N. MAIN STREET
OREGON, WI 53575

Seal

Consultant

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

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

Date	Issue Description

Sheet Title

BLDG # 5 ELEVATIONS

Sheet No.

A402