



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

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

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

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

Date Submitted: <u>September 9, 2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>September 16, 2015</u>	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>September 21, 2015</u>	<input type="checkbox"/> Final Approval

1. Project Address: Lot 2 of Union Corners
Project Title (if any): Union Corners Buildings 1 & 2

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
Street Address: 200 N. Main Street
Telephone: (414) 617-9997 **Fax:** (608) 835-6388

Company: Gorman & Company, Inc.
City/State: Oregon, WI **Zip:** 53575
Email: tmatkom@gormanusa.com

Project Contact Person: Marc Ott
Street Address: 200 N. Main Street
Telephone: (608) 835-6388 **Fax:** (608) 835-3009

Company: Gorman & Company, Inc.
City/State: Oregon, WI **Zip:** 53575
Email: mott@gormanusa.com

Project Owner (if not applicant): Gorman & Comapny, Inc.
Street Address: 200 N. Main Street
Telephone: (608) 835-6388 **Fax:** (608) 835-6388

City/State: Oregon, WI **Zip:** 53575
Email: mott@gormanusa.com

4. Applicant Declarations:

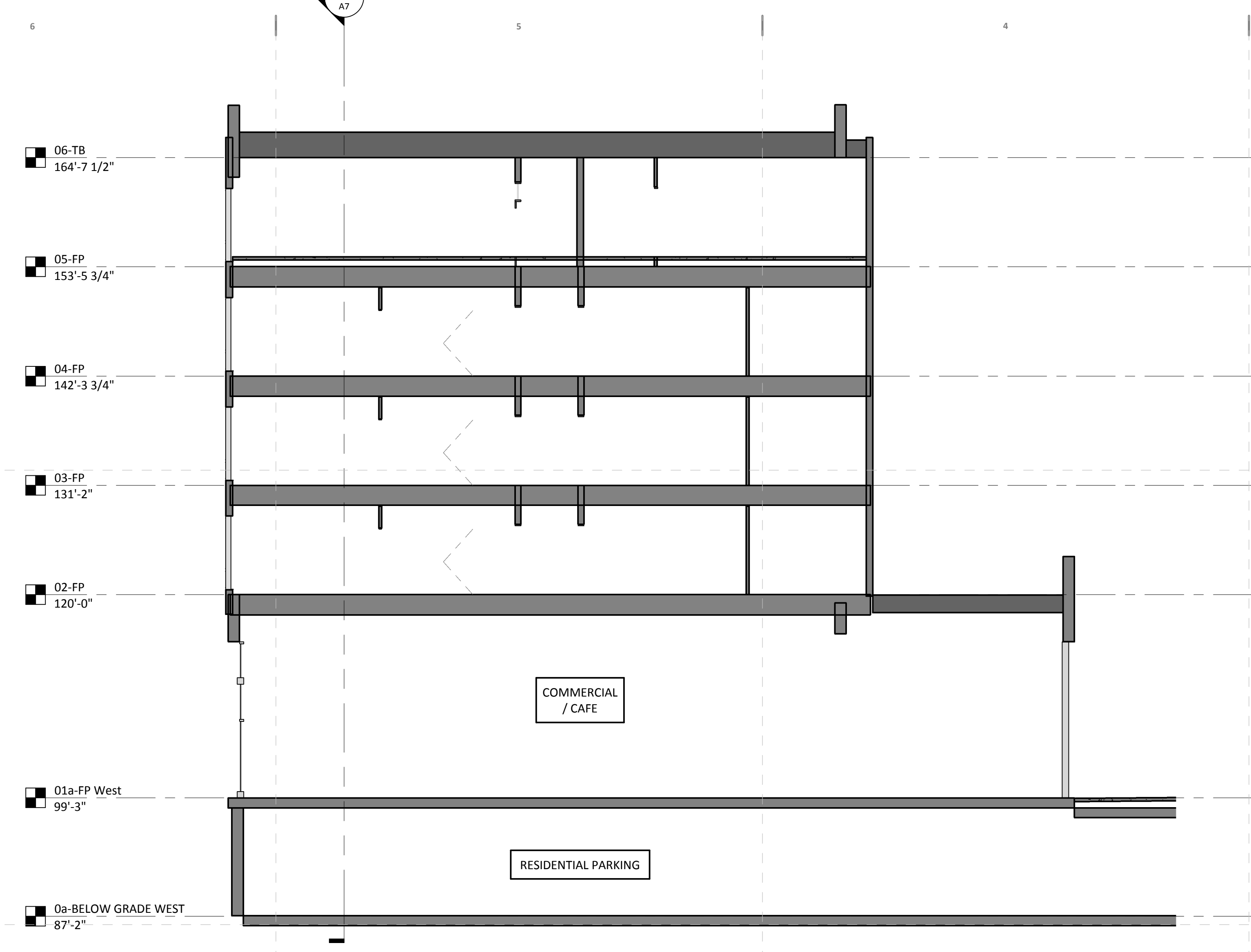
A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on 07-21-2015.
(name of staff person) (date of meeting)

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.

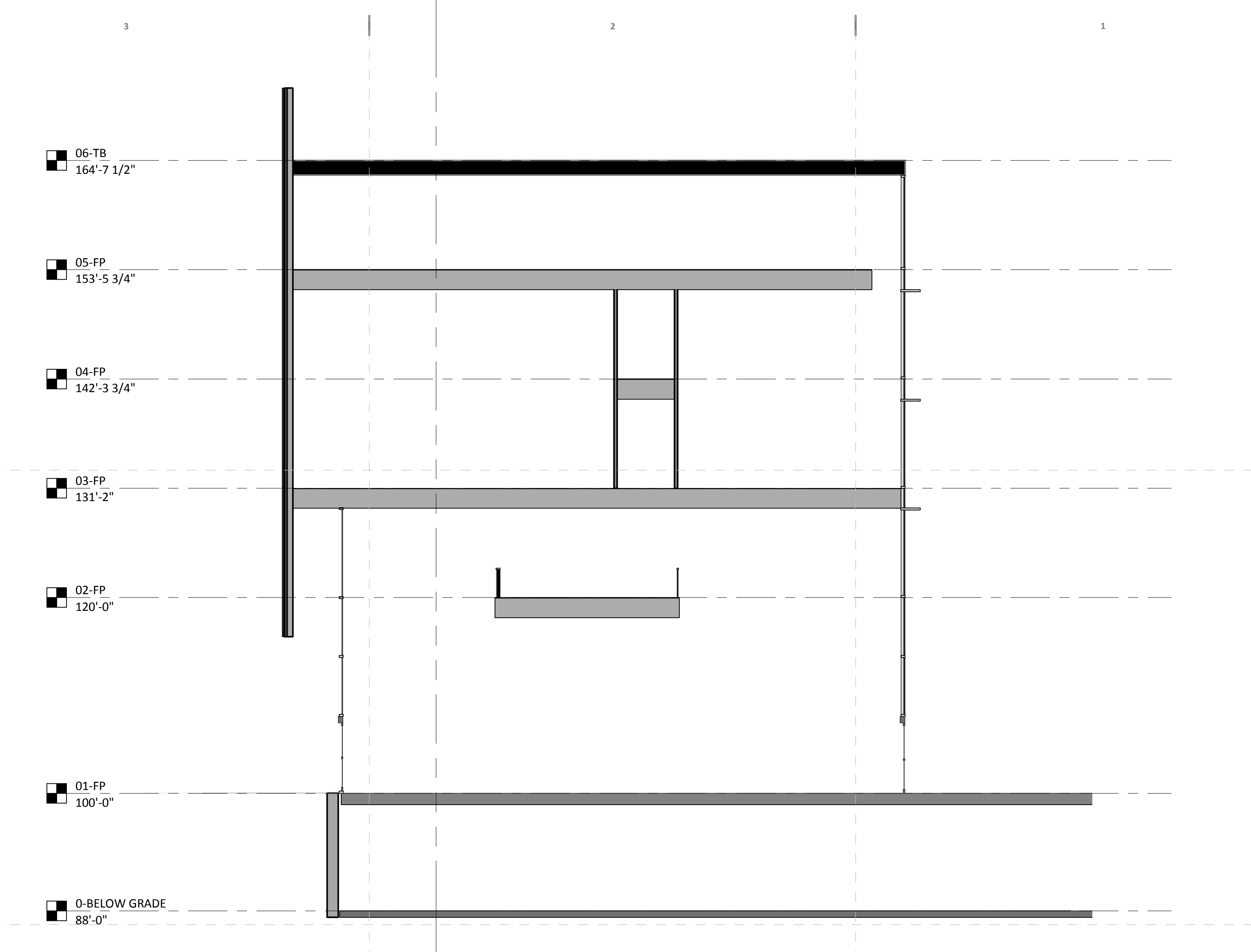
Name of Applicant: Edward Matkom **Relationship to Property:** Developer

Authorized Signature: **Date:** September 9, 2015

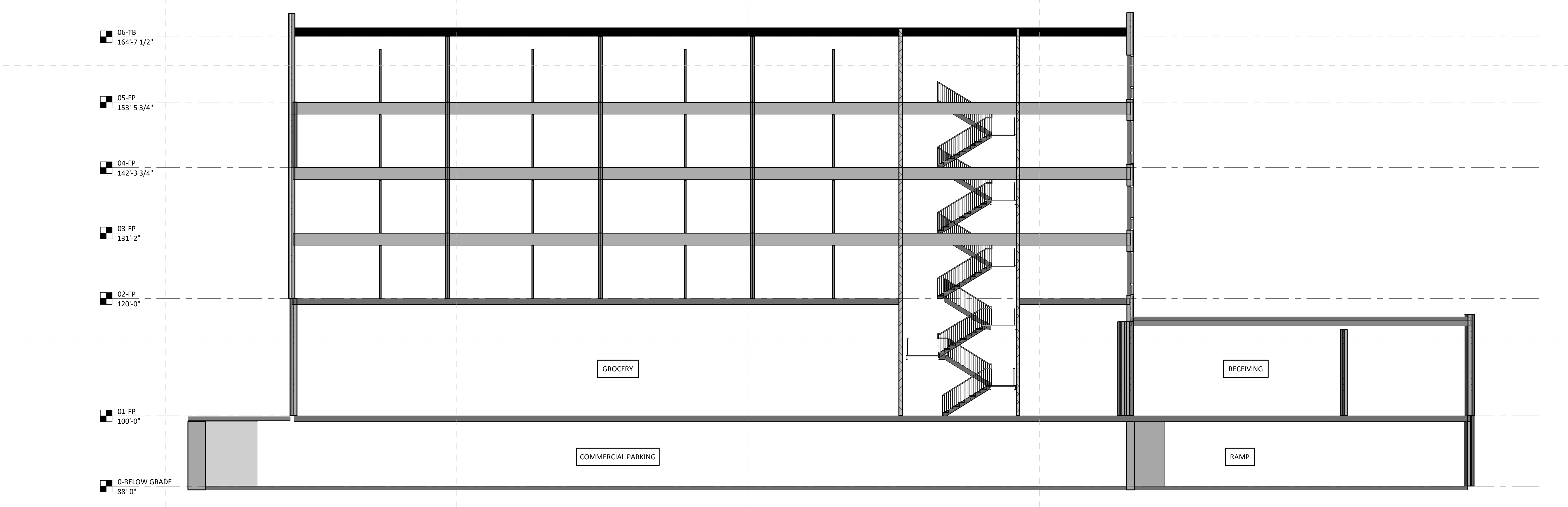
UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



1 WEST BUILDING SECTION
SCALE: 1/8" = 1'-0"
Graphic Scale: 1 inch = 8 feet



2 ATRIUM SECTION
SCALE: 1/8" = 1'-0"
Graphic Scale: 1 inch = 8 feet



3 EAST BUILDING SECTION
SCALE: 1/8" = 1'-0"
Graphic Scale: 1 inch = 8 feet

SUBMITTAL

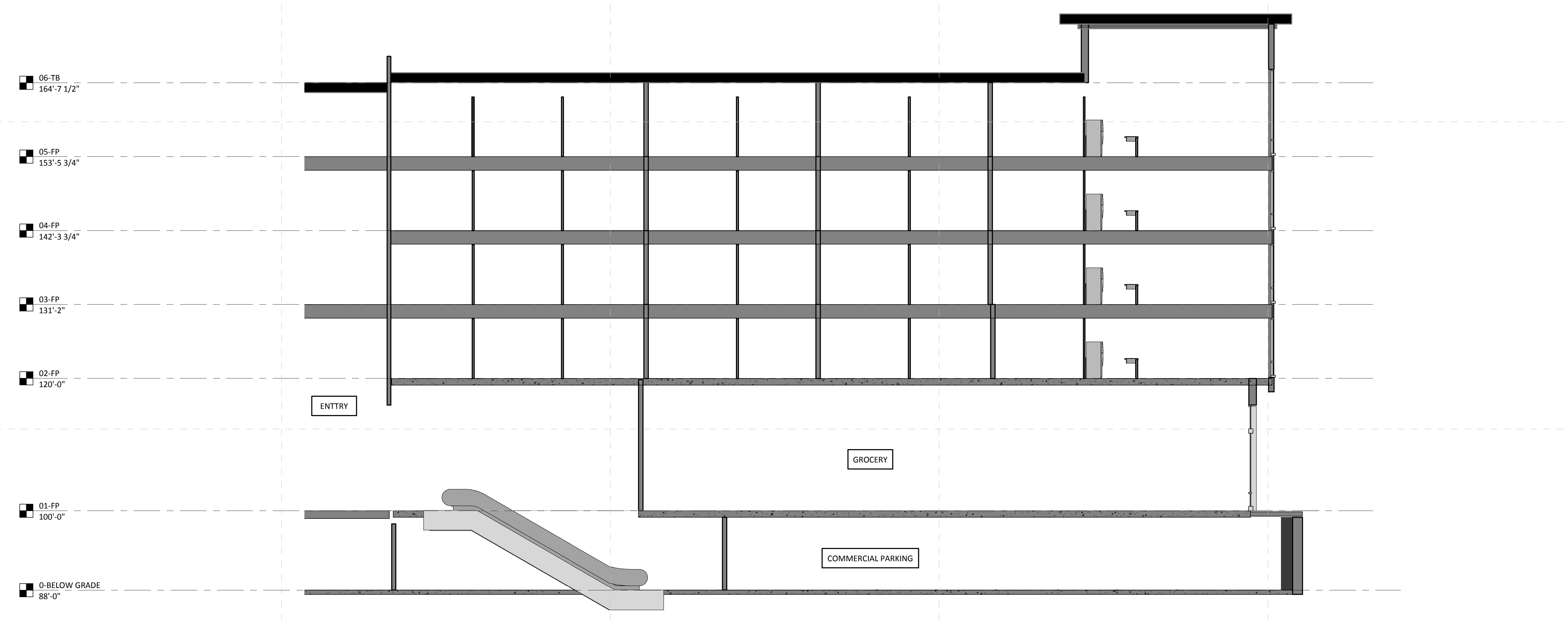
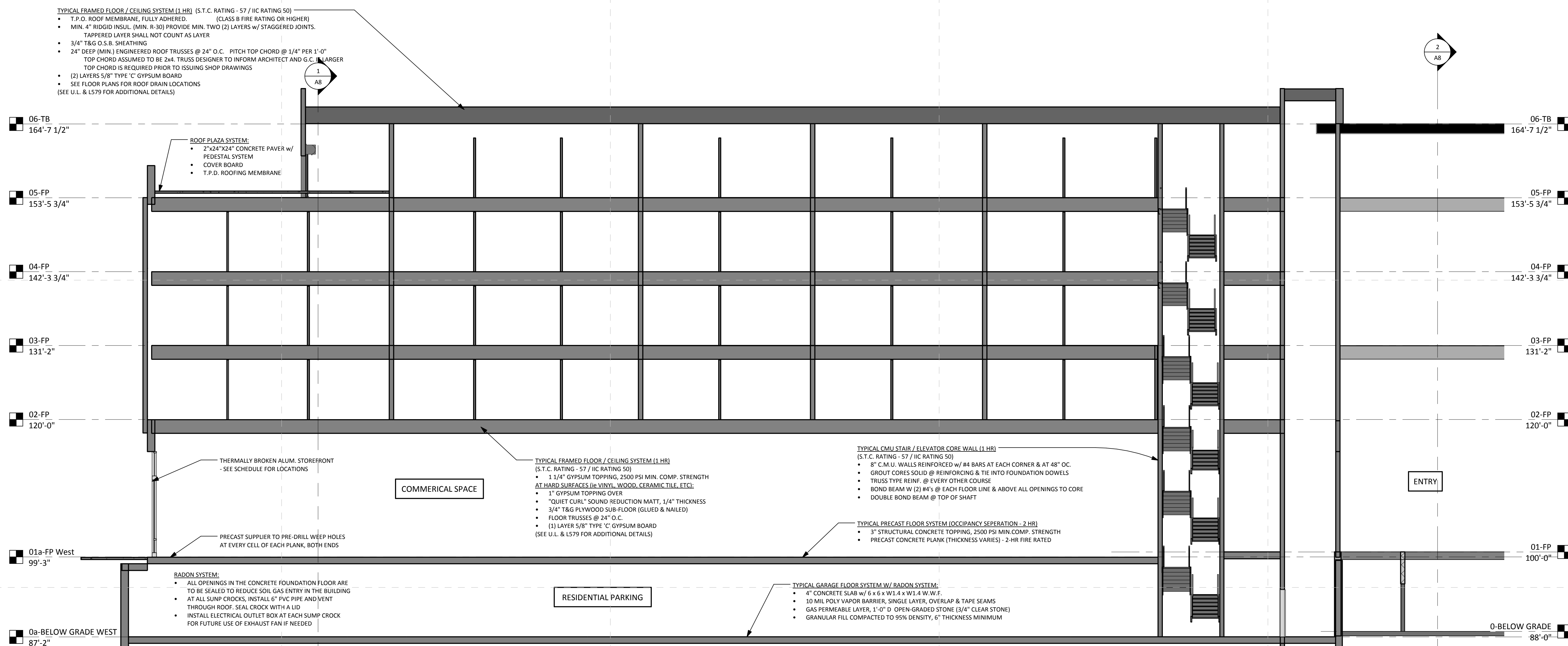
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Plot Date:	9/9/2015 10:44:14 AM
Drawn by:	Author

Date	Issue Description
9.9.15	UDC INITIAL

Seal

Consultant

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



SUBMITTAL

Project No.	Project Number
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Drawn by:	Author

Date	Issue Description
9.9.15	UDC INITIAL

Sheet Title
BUILDING SECTIONS

Sheet No.
A7

Seal

Consultant



1 EAST WASHINGTON AVE ELEVATION
SCALE: 1/16" = 1'-0"

STOREFRONT MAIN ENTRY RESIDENTIAL ENTRY



2 EAST_1
SCALE: 1/2" = 1'-0"

RESIDENTIAL ENTRY MAIN ENTRY



3 SOUTH
SCALE:

STOREFRONT RESIDENTIAL ENTRY MAIN ENTRY LOADING DOCKS RESIDENTIAL ENTRY



4 WEST
SCALE: 1/2" = 1'-0"

MAIN ENTRY LOADING DOCKS RAMP

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL	
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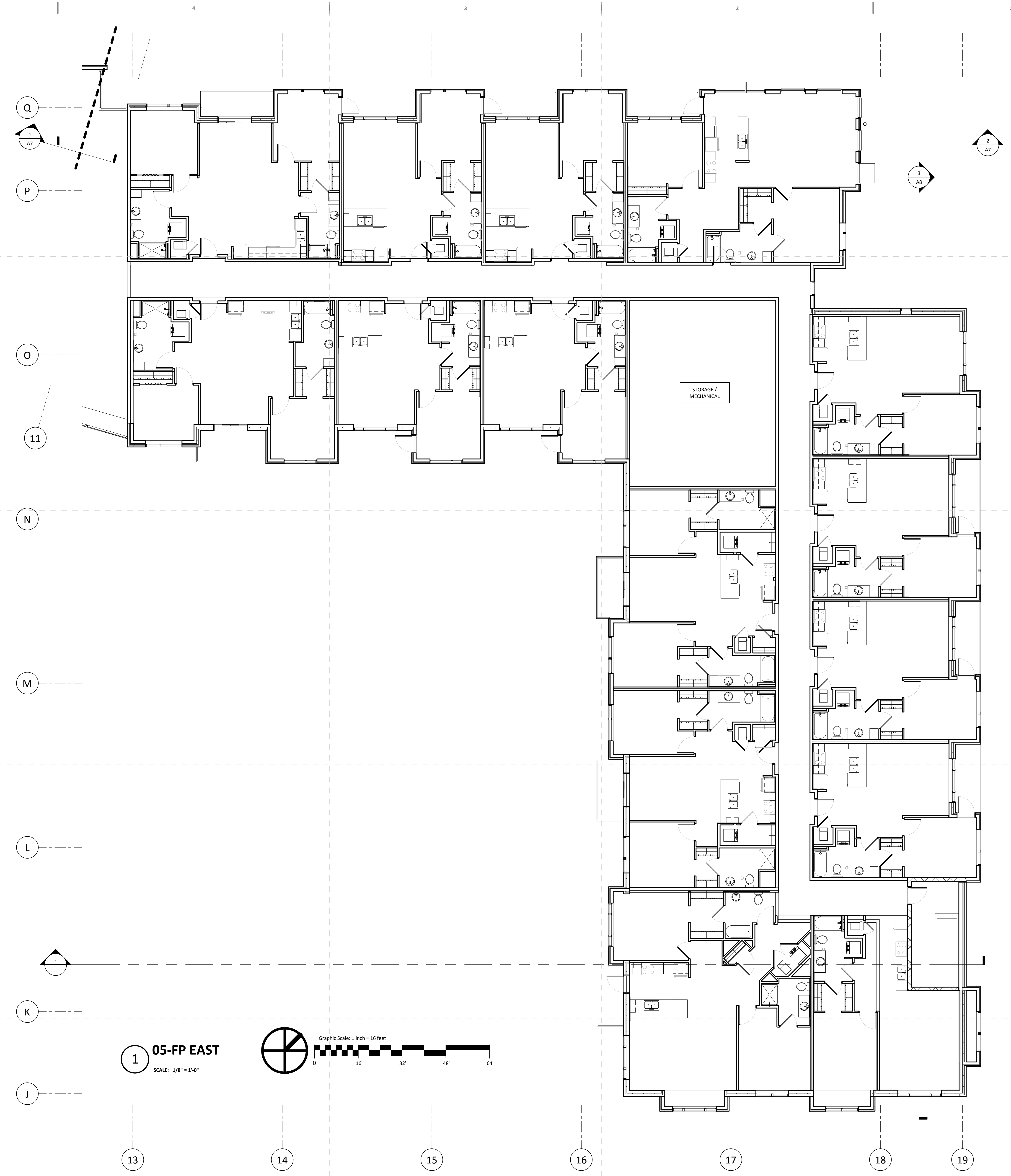
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3D ELEVATIONS FOR ERNDR

Sheet No.
A6A

Seal

Consultant

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



SUBMITTAL

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Drawn by:	Author
Date	Issue Description
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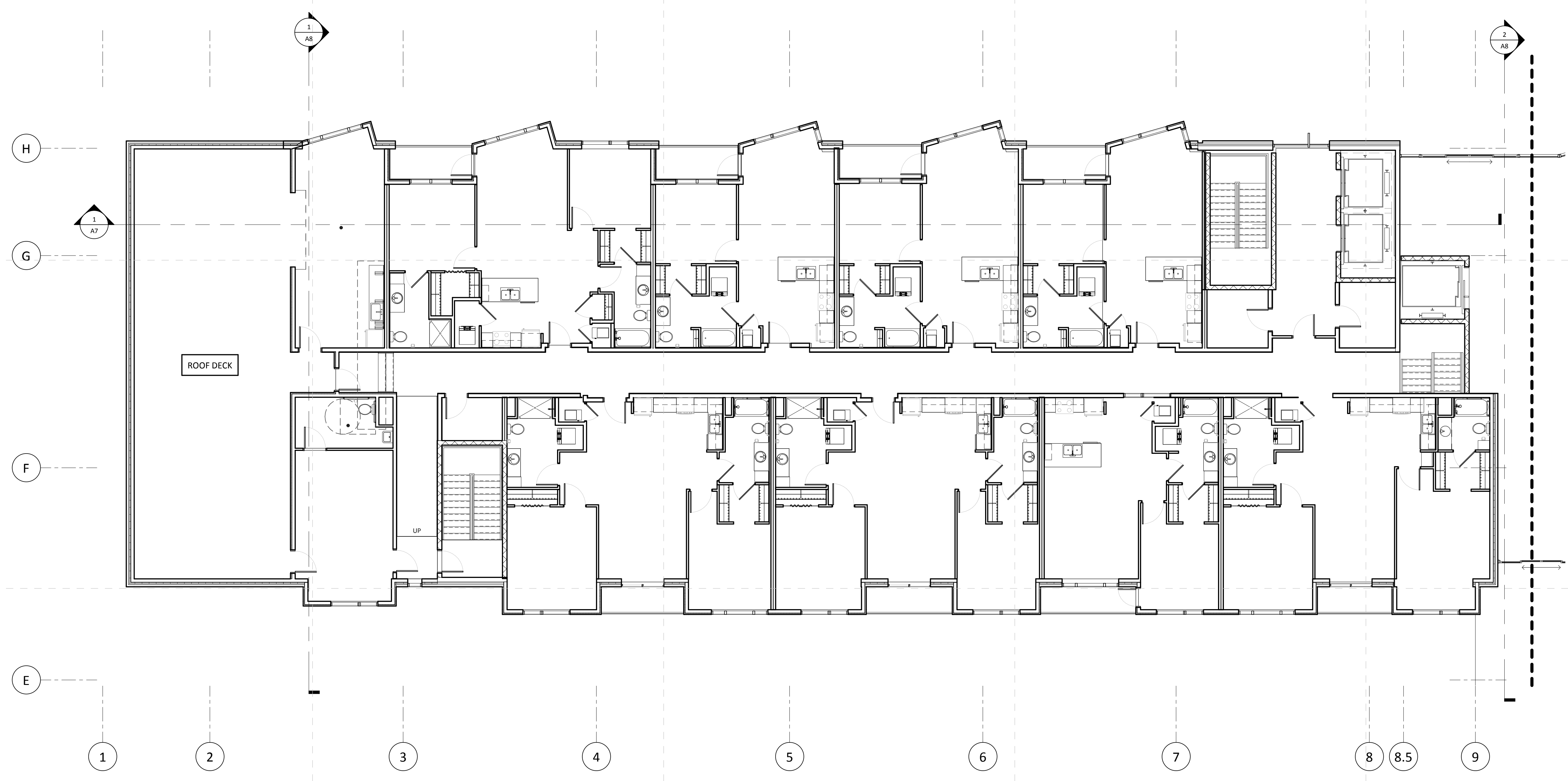
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5th FLOOR EAST

Sheet No.
A5b

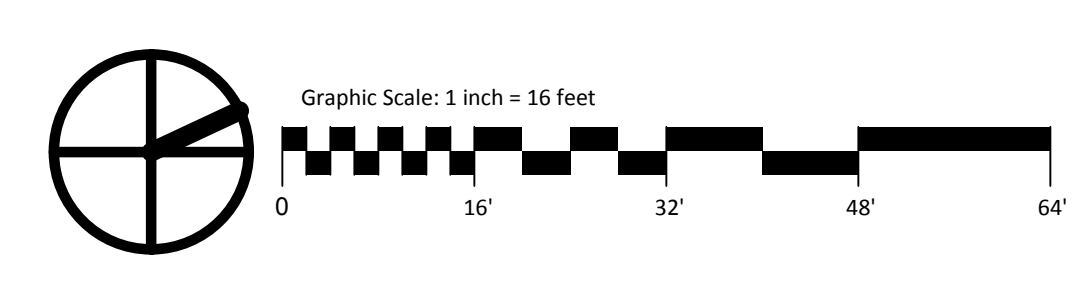
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UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



1 05-FP WEST
 SCALE: 1/8" = 1'-0"



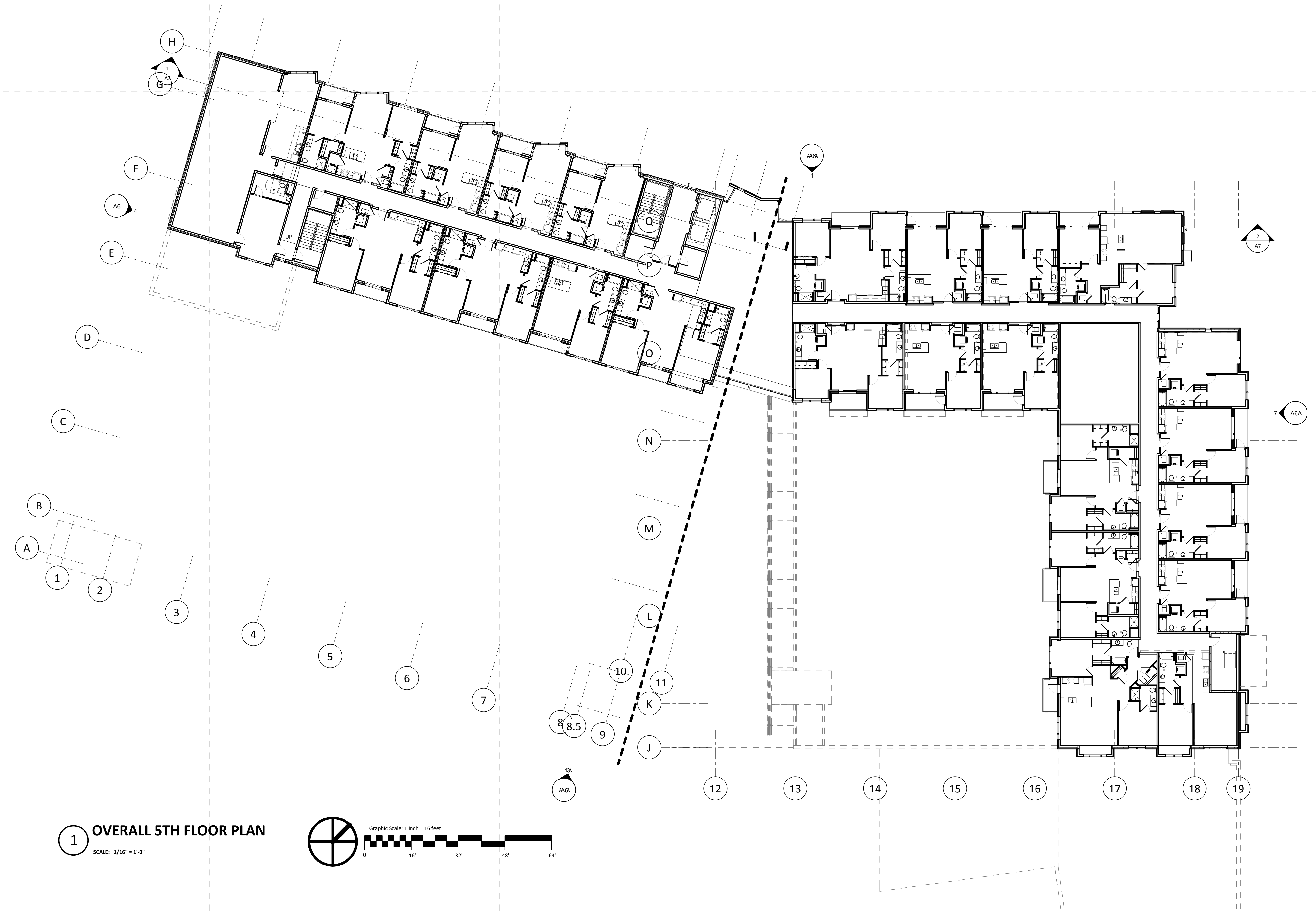
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Date	Issue Description
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Sheet Title
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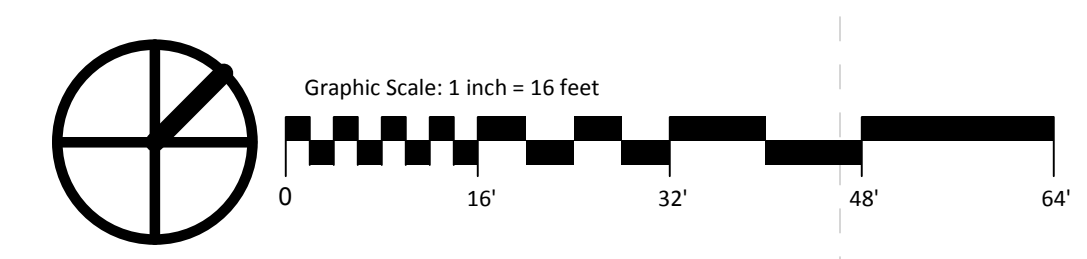
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A5a

Seal

Consultant



1 OVERALL 5TH FLOOR PLAN
 SCALE: 1/16" = 1'-0"



UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL	
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Drawn by:	Author
Date	Issue Description
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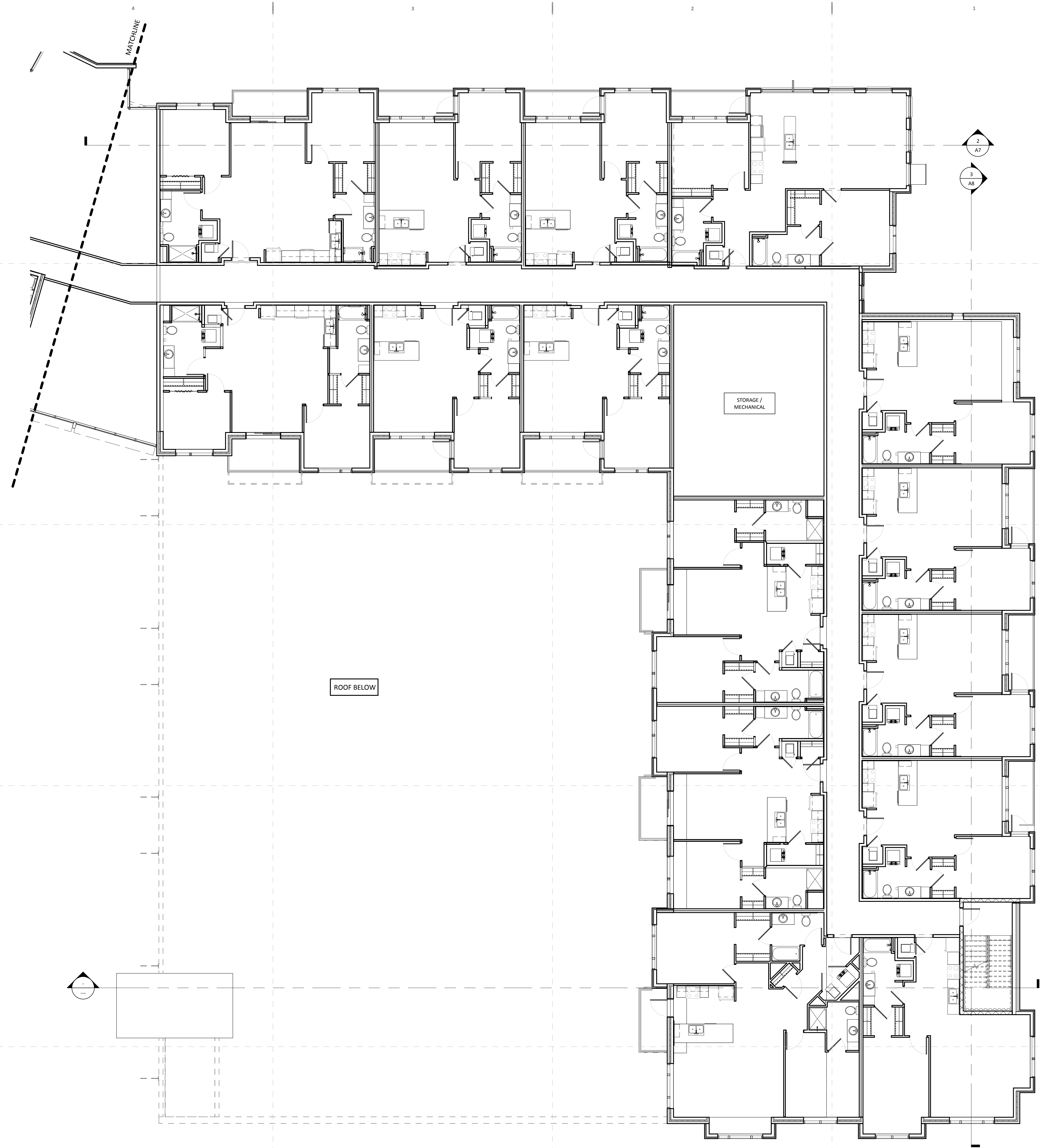
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OVERALL FIFTH FLOOR

Sheet No.
A5

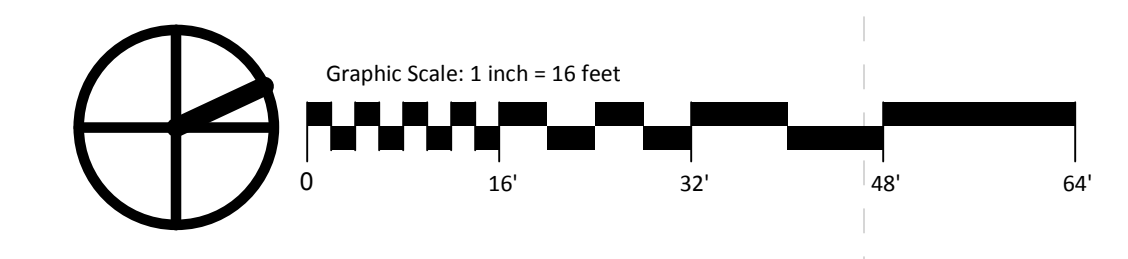
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Consultant

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



1 03-FP EAST
 SCALE: 1/8" = 1'-0"



SUBMITTAL

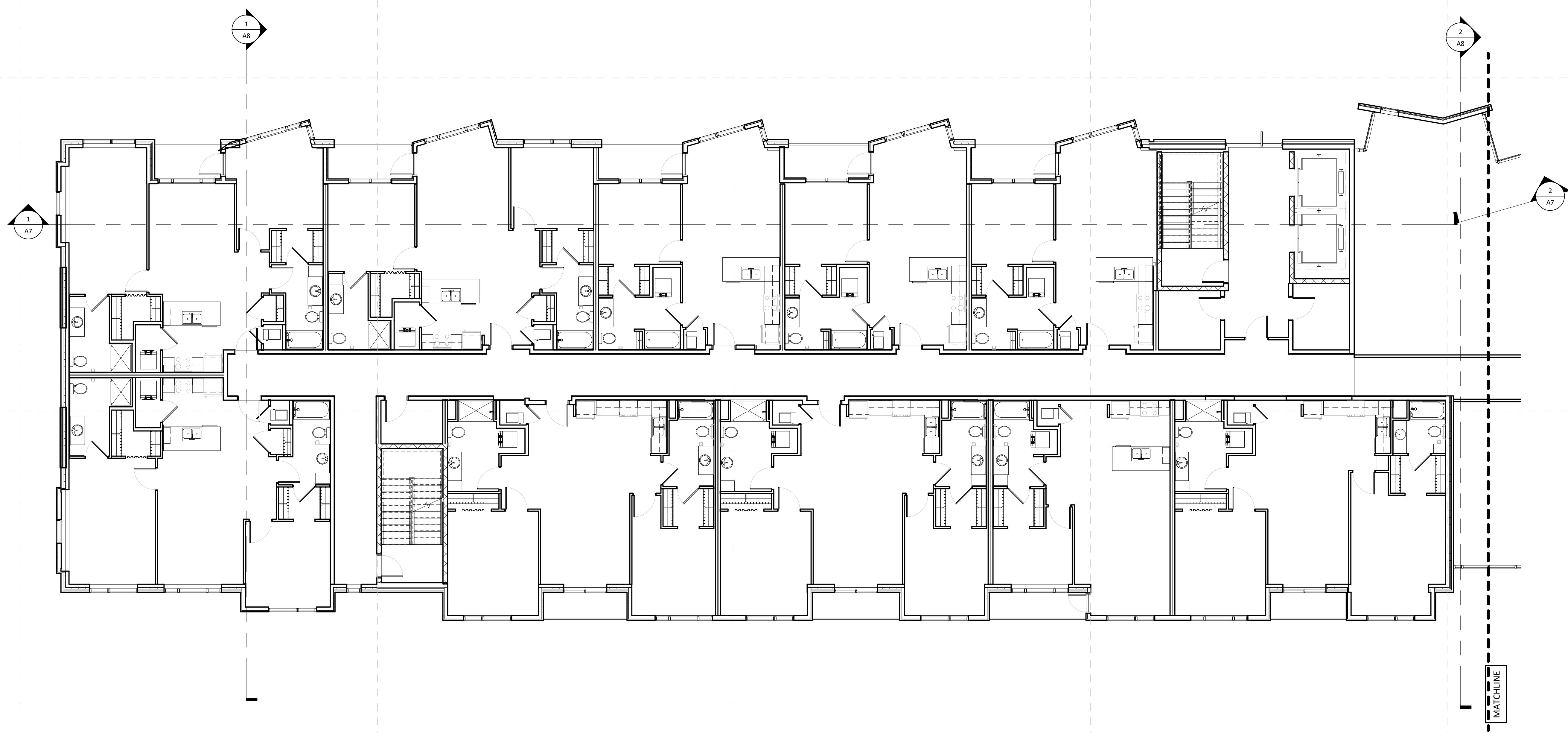
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Drawn by:	Author
Date	Issue Description
9.9.15	UDC INITIAL

Sheet Title
3RD FLOOR EAST

Sheet No.
A4b

Seal

Consultant



1 03-FP WEST
 SCALE: 1/8" = 1'-0"

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL

Project No.	Project Number
Plot Date:	9/9/2015 10:43:57 AM
Drawn by:	Author

Date	Issue Description
9.9.15	UDC INITIAL

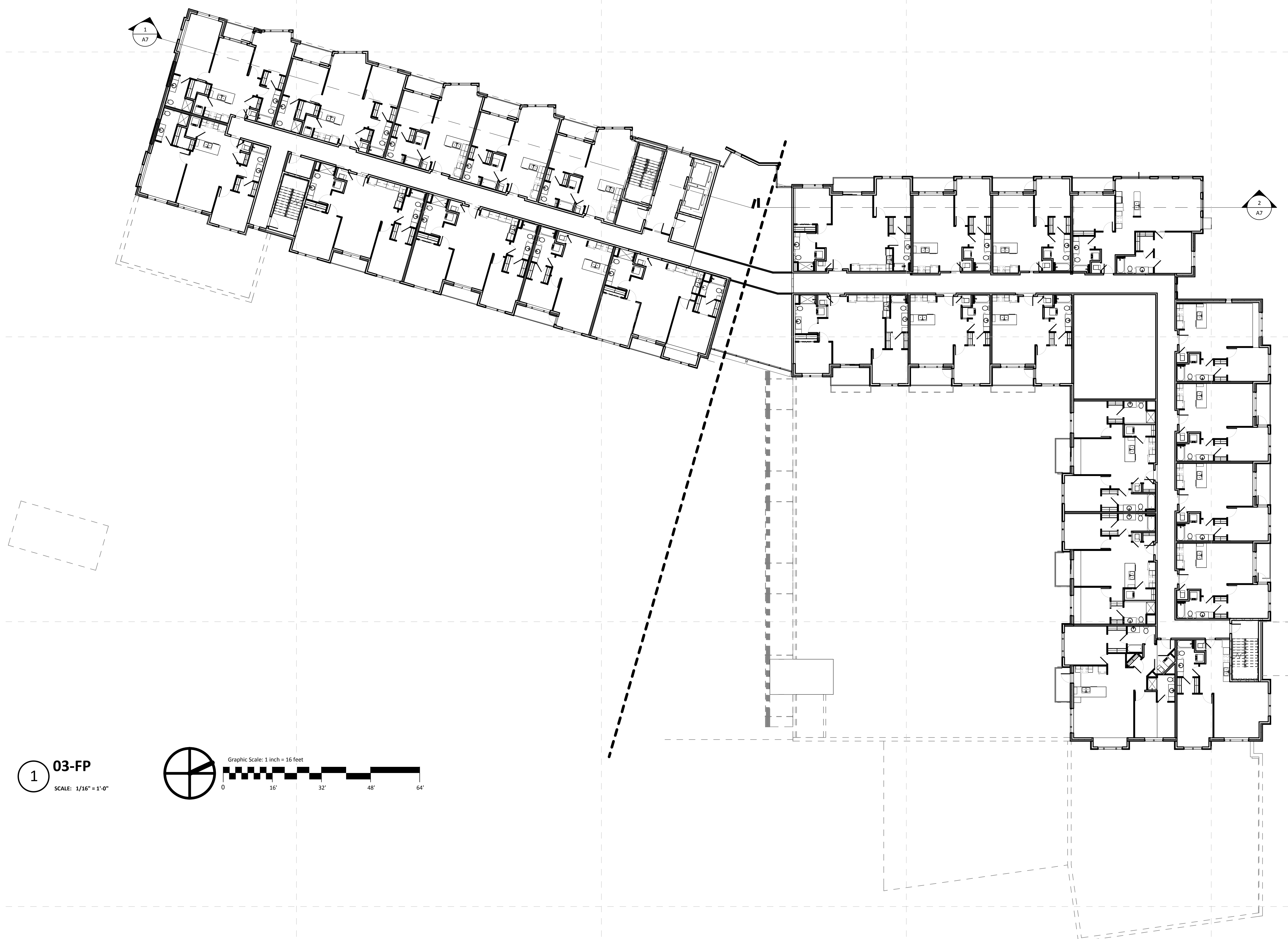
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 RESIDENTIAL**

Sheet No.
A4a

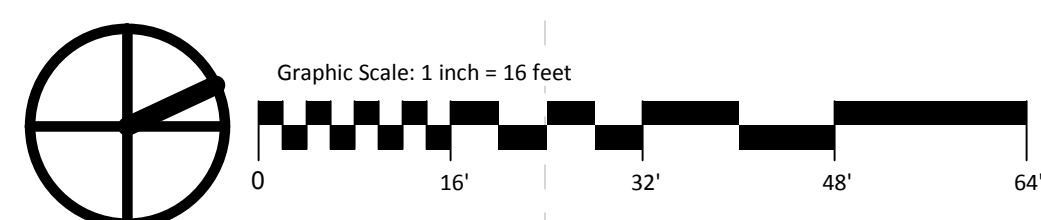
Seal

Consultant

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



1 03-FP
SCALE: 1/16" = 1'-0"



SUBMITTAL

Project No.	Project Number
Plot Date:	9/9/2015 10:43:55 AM
Drawn by:	Author

Date	Issue Description
9.9.15	UDC INITIAL

Sheet Title
**OVERALL 3RD FLOOR
PLAN**

Sheet No.
A4

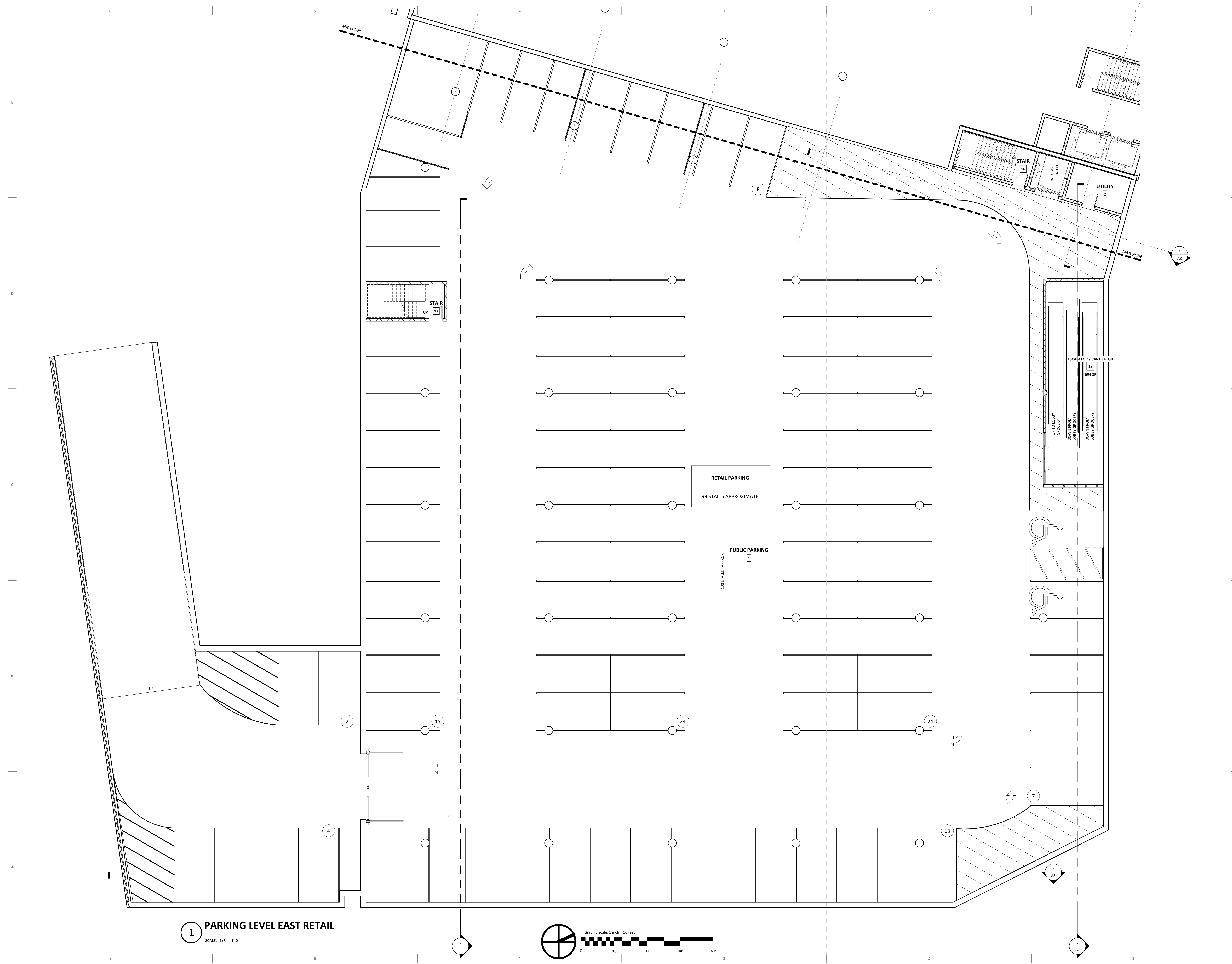
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Consultant

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL	
Project No.	Project Number
Plot Date:	9/9/2015 10:43:50 AM
Drawn by:	Author
Date	Issue Description
9.9.15	UDC INITIAL

Sheet Title	PARKING LEVEL EAST RETAIL
Sheet No.	A3b



1 PARKING LEVEL EAST RETAIL
 SCALE: 1/8" = 1'-0"

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL

Project No.	Project Number
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Drawn by:	Author

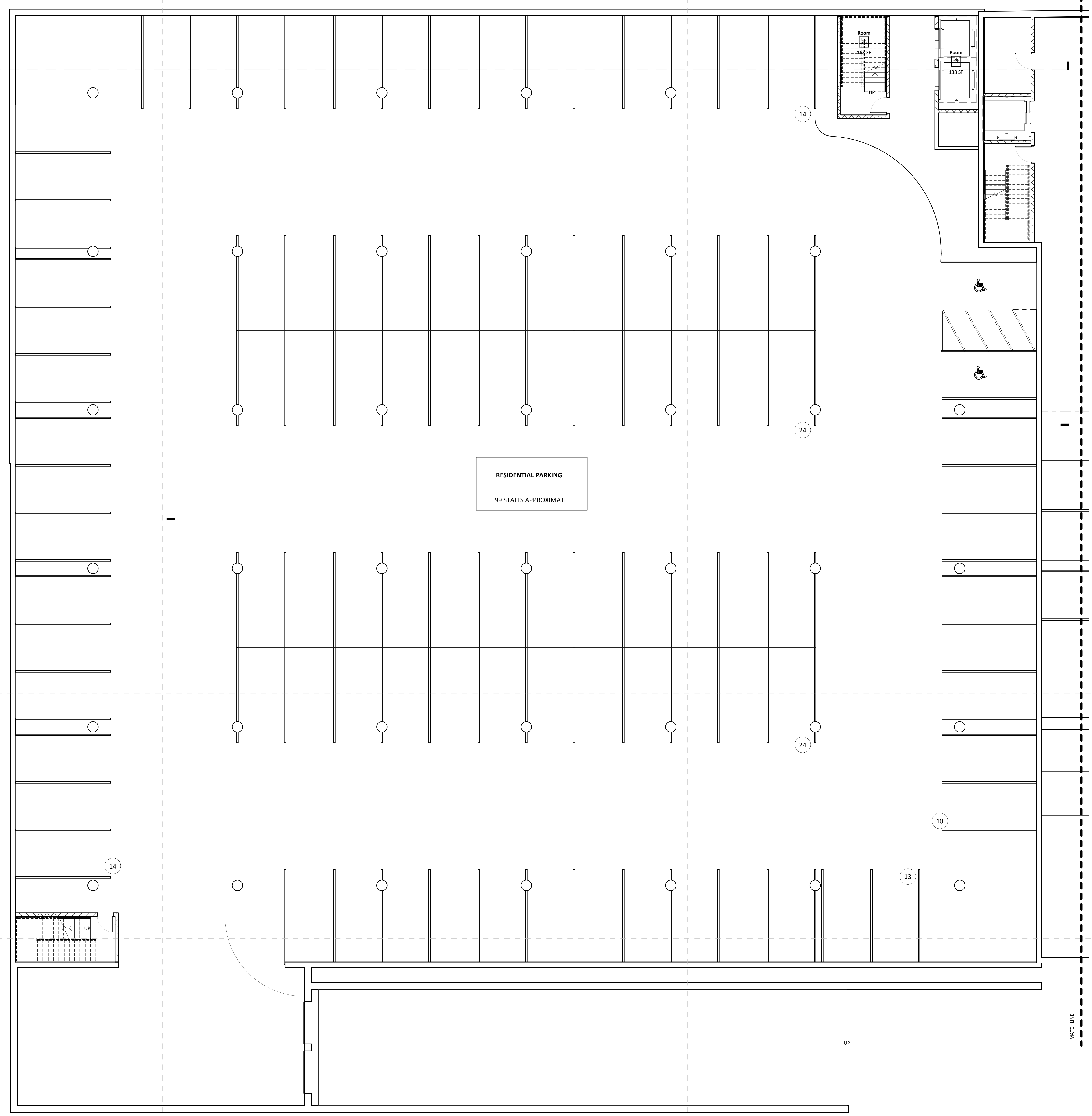
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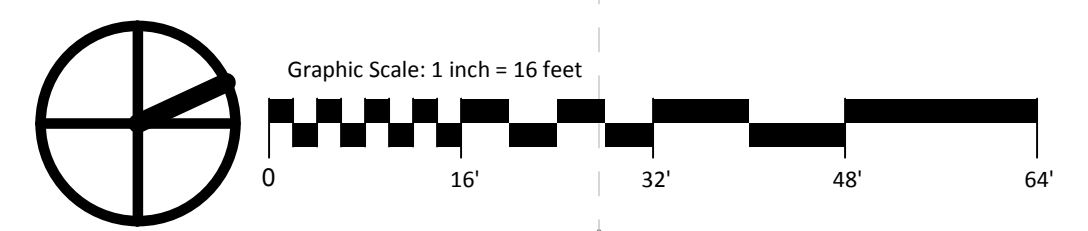
PARKING LEVEL WEST
 RESIDENTIAL

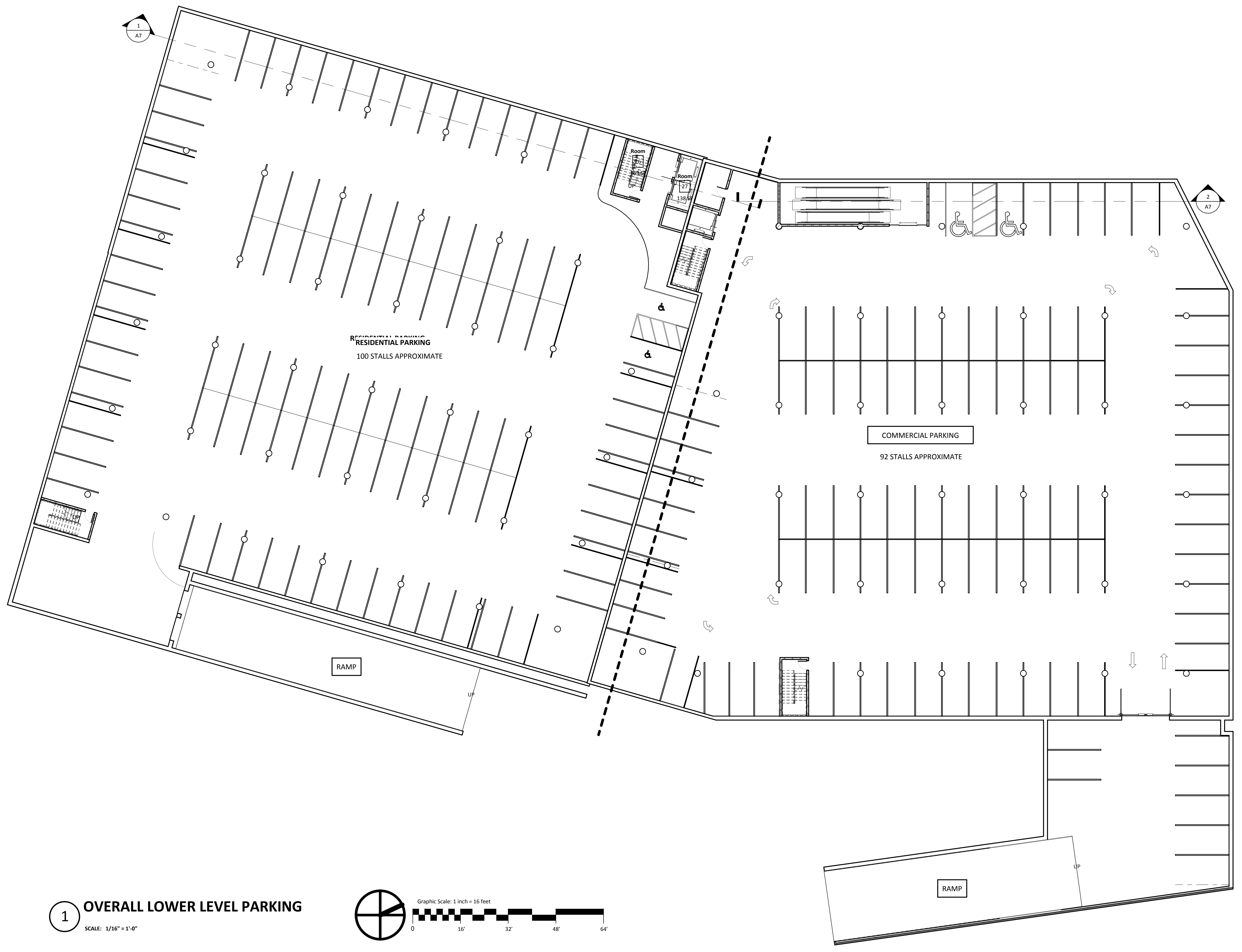
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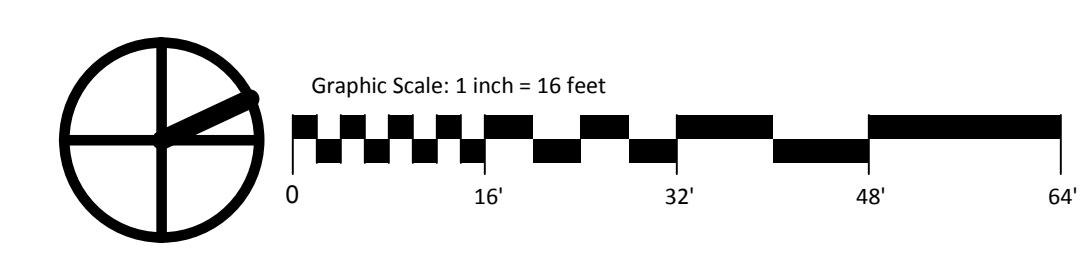


1 PARKING LEVEL EAST RETAIL
 SCALE: 1/8" = 1'-0"





1 OVERALL LOWER LEVEL PARKING
 SCALE: 1/16" = 1'-0"



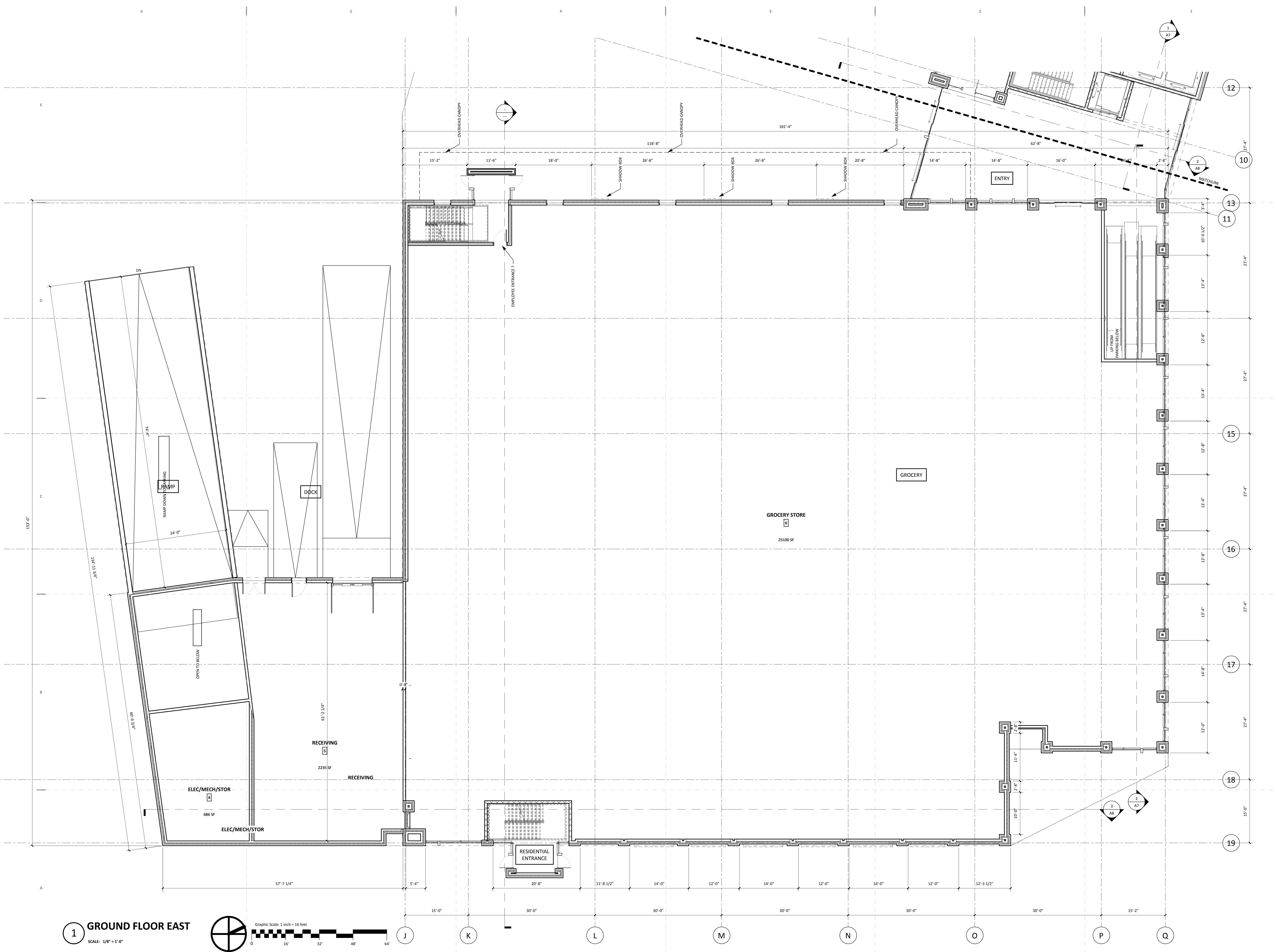
UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

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Project No.	Project Number
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Date	Issue Description
9.9.15	UDC INITIAL

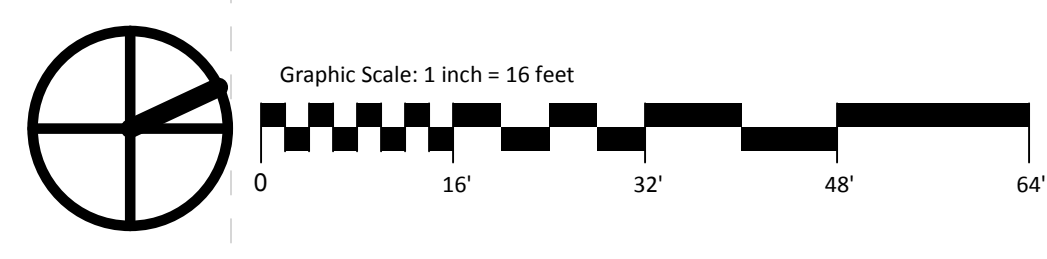
Sheet Title
**OVERALL LOWER LEVEL
 PARKING**

Sheet No.
A3

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



1 GROUND FLOOR EAST
SCALE: 1/8" = 1'-0"



SUBMITTAL

Project No.	Project Number
Plot Date:	9/9/2015 10:43:47 AM
Drawn by:	Author

Date	Issue Description
9.9.15	UDC INITIAL

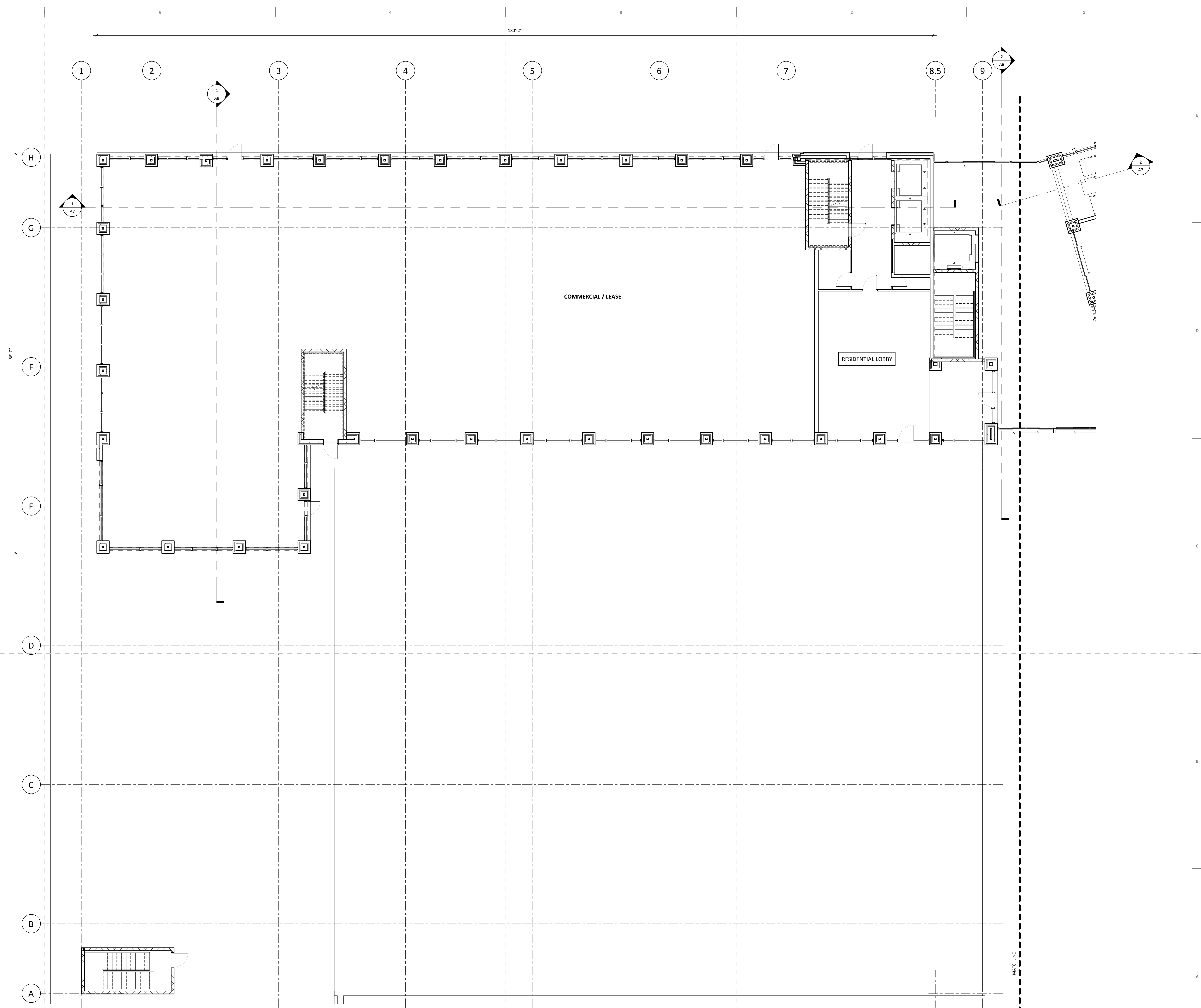
Sheet Title
GROUND FLOOR EAST

Sheet No.
A2b

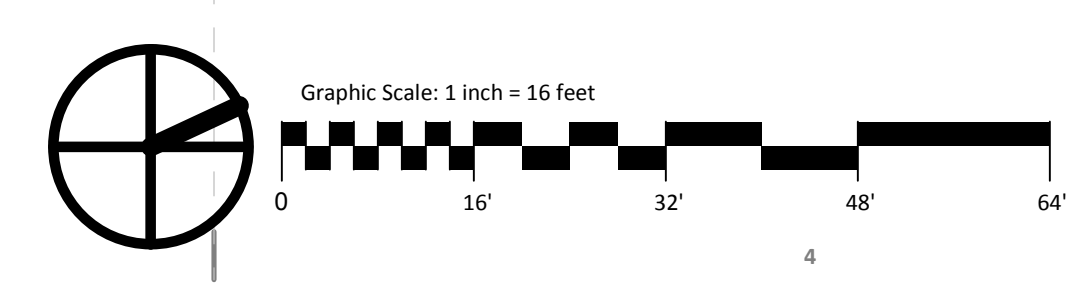
Seal

Consultant

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



1 GROUND FLOOR WEST
 SCALE: 1/8" = 1'-0"

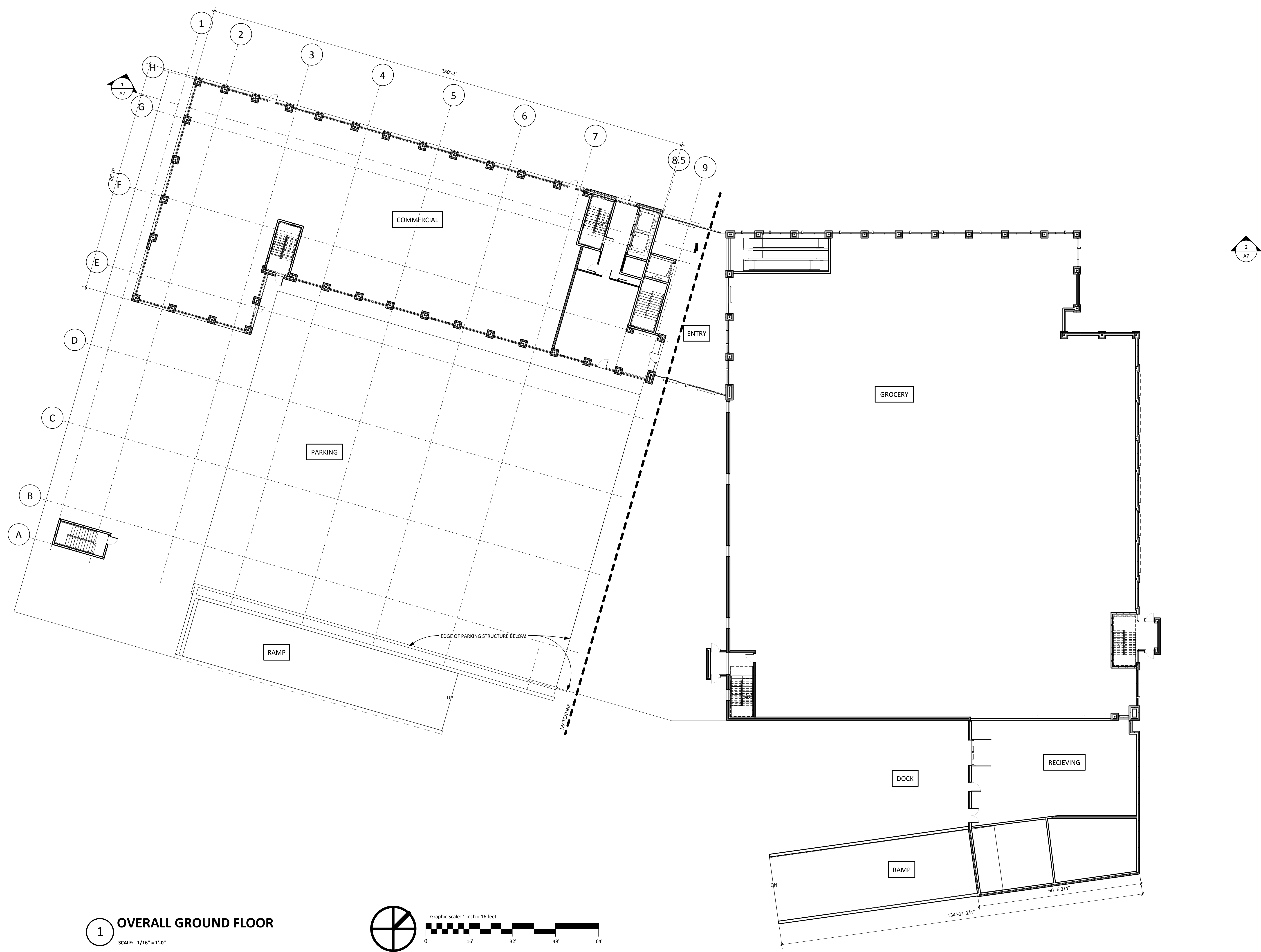


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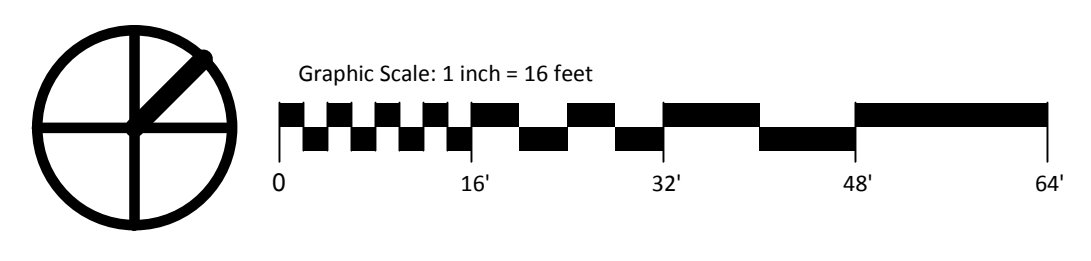
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Drawn by:	Author
Date	Issue Description
9.9.15	UDC INITIAL

Sheet Title
GROUND FLOOR WEST

Sheet No.
A2a

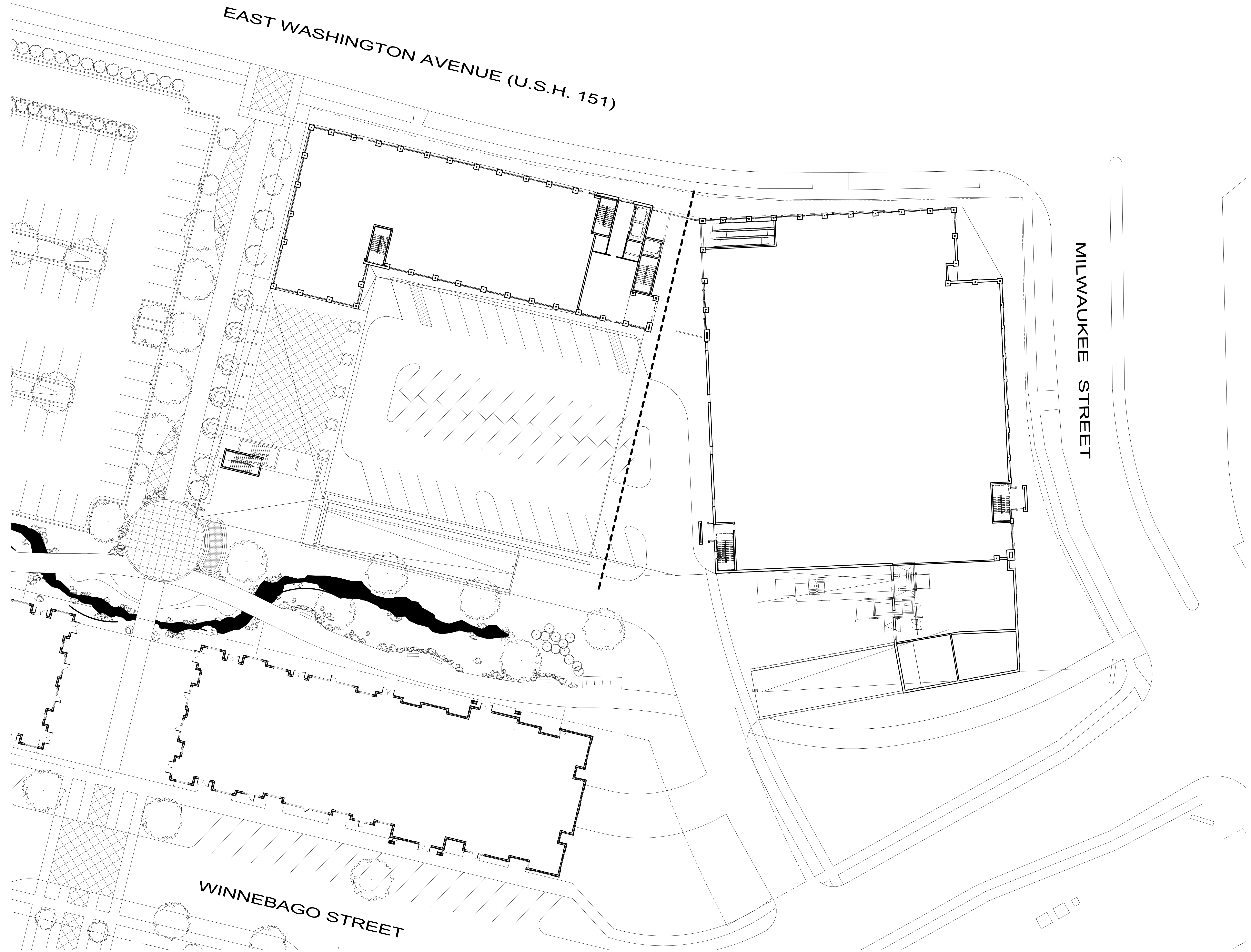


1 OVERALL GROUND FLOOR
 SCALE: 1/16" = 1'-0"



UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL	
Project No.	Project Number
Plot Date:	9/9/2015 10:43:45 AM
Drawn by:	ms
Date	Issue Description
9.9.15	UDC INITIAL



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL	
Project No.	Project Number
Plot Date:	9/9/2015 10:52:59 AM
Drawn by:	ms
Date	Issue Description
9.9.15	UDC INITIAL

Sheet Title
ARCHITECTURAL SITE
PLAN

Sheet No.
A1



**CITY OF MADISON
LANDSCAPE WORKSHEET**

Section 28.142 Madison General Ordinance

Project Location / Address: UNION CORNERS - MADISON, WI
Name of Project: UNION CORNERS LOT 2 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. **

Availability

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 as well as 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 encroachment is less than ten percent (10%) of the entire development site during any ten (10) year period.
- (b) Cross 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 as a revised landscaping plan.

Landscape Calculations and Distribution

Required landscape points shall be calculated based upon the total developed area of the property. Developed area is defined as the area within a single contiguous boundary which is made up of structures, parking, driveways and driveway/loading facilities, but excluding the area of any building footprint in grade, flat designated for open space uses such as athletic fields, 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: 58,159
Total landscape points required: 969.32

- (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 = 212,600 square feet

Five (5) developed acres = 2,638 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

Tabulation of Points and Credits

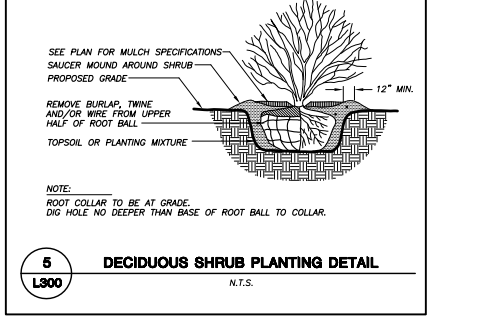
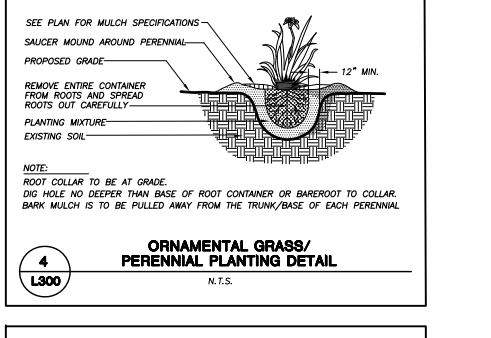
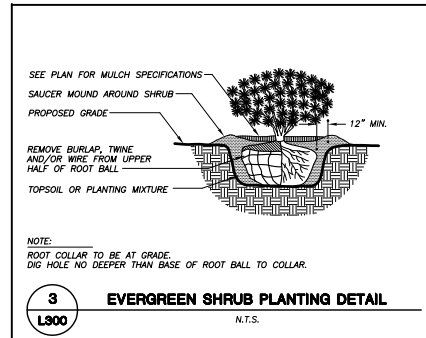
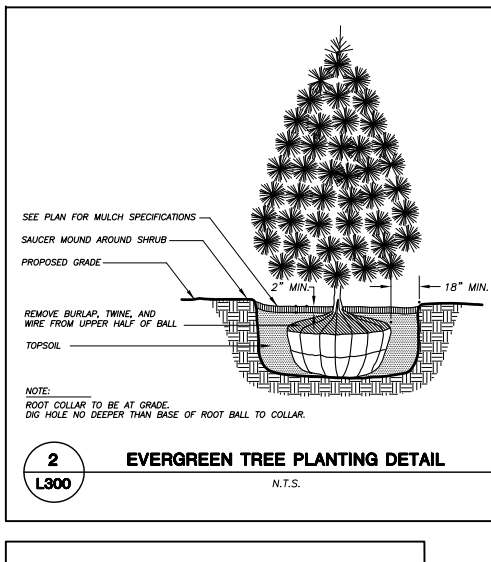
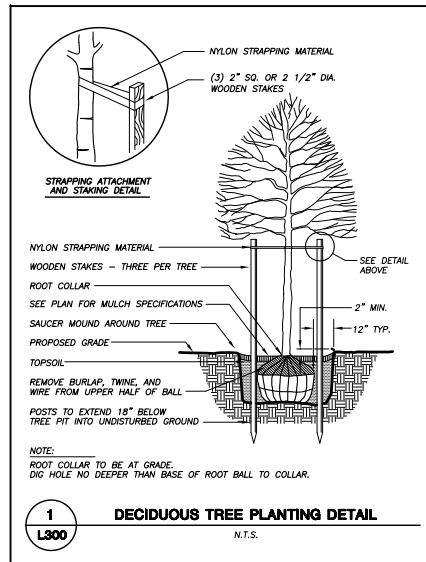
Use the table to indicate the quantity (x) points for all existing and proposed landscape elements.

Plant Type/Element	Minimum Size at Installation	Points	Credits/Existing Landscaping		New/Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (d.b.h.)	35			40	1400
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			25	375
Upright evergreen shrub (i.e. arbutus)	3-4 feet tall	10			17	170
Shrub, deciduous	#3 galley container size, Min. 12"-24"	3			62	186
Shrub, evergreen	#3 galley container size, Min. 12"-24"	4			23	92
Ornamental grasses/perennials	#1 galley container size, Min. 8"-18"	2			952	1904
Ornamental decorative fencing or wall	na	4 per 10 linear ft.				
Existing significant specimen tree	Min. trunk size: 2 1/2 inch caliper per d.b.h. *Trees must be within developed area and cannot constitute more than 30% of total required points.	4 per caliper inch d.b.h. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	*Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per seat				
Sub Totals						4127

Total Number of Points Provided = 4127

* As determined by ANSI, ANSI-A American standards for nursery stock. For each tree, minimum trunk size (caliper) conforms to specifications in force in the current American standard for Nursery Stock.

LANDSCAPE PLANT LIST							
SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
13		Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2-1/2" Cal	B&B	35	455
2		Burr Oak	QUERCUS macrocarpa	2-1/2" Cal	B&B	35	70
5		Autumn Gold Ginkgo	GINKGO biloba 'Autumn Gold'	2-1/2" Cal	B&B	35	175
12		Princeton Sentry Ginkgo	GINKGO biloba 'Princeton Sentry'	2-1/2" Cal	B&B	35	420
8		New Horizon Elm	ULMUS x 'New Horizon'	2-1/2" Cal	B&B	35	280
ORNAMENTAL TREES							
1		Pagoda Dogwood	CORNUS alternifolia 'Argentea'	1 1/2" Cal.	B&B	15	15
6		Little King River Birch (multistem)	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B	15	90
18		Whitespire Birch (single stem)	BETULA populifolia 'Whitespire'	1 1/2" Cal.	B&B	15	270
UPRIGHT EVERGREEN SHRUB							
17		Brandon Arborvitae	THUJA occidentalis 'Brandon'	5-6'Ht.	B&B	10	170
DECIDUOUS SHRUBS							
8		Iroquois Black Chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	# 3 Cont.	3	24
2		Indian Currant Coralberry	SYMPHORICARPOS orbiculatus	12-24" Min. Ht.	# 3 Cont.	3	6
15		Knock Out Rose	ROSA 'RADRAZ'	12-24" Min. Ht.	# 3 Cont.	3	45
5		Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	12-24" Min. Ht.	# 3 Cont.	3	15
13		Go-Le Sumac	RHUS aromatica 'Go-Le'	12-24" Min. Ht.	# 3 Cont.	3	39
4		Red Twig Dogwood	CORNUS sericea 'Insignis'	12-24" Min. Ht.	# 3 Cont.	3	12
8		Yellow Twig Dogwood	CORNUS sericea 'Flaviramea'	12-24" Min. Ht.	# 3 Cont.	3	24
7		Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	# 3 Cont.	3	21
EVERGREEN SHRUBS							
7		Mini Arcade Juniper	JUNIPERUS sabinia 'Mini Arcade'	12-24" Min. Ht.	# 3 Cont.	4	28
16		Dwarf Japanese Yew (Brevifolia)	TAXUS cuspidata 'Nana Aurea'sens'	12-24" Min. Ht.	# 3 Cont.	4	64
PERENNIALS							
44		Coneopsis Moonbeam	COREOPSIS verticillata	10 - 12" Ht.	# 1 Cont.	2	88
91		Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	2	182
72		Black-Eyed Susan	RUDBECKIA fulgida var. fulgida	10 - 12" Ht.	# 1 Cont.	2	144
55		Ins Caesar's Brother	IRIS SIBERICA 'Caesar's Brother'	10 - 12" Ht.	# 1 Cont.	2	110
8		May Night Salvia	SALVIA NEMEROSA 'Mainacht'	10 - 12" Ht.	# 1 Cont.	2	16
ORNAMENTAL GRASSES							
46		Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10 - 12" Ht.	# 1 Cont.	2	92
76		Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	# 1 Cont.	2	152
111		Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.	2	222
16		The Blues Little Bluestem	SCHIZACHYRIUM scoparium 'The Blues'	10 - 12" Ht.	# 1 Cont.	2	32
53		Big Bluestem	ANDROPOGON gerardii	10 - 12" Ht.	# 1 Cont.	2	106
140		Prairie Dropseed	SPOROBOLOUS heterolepis	10 - 12" Ht.	# 1 Cont.	2	280
240		Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG	2	480
						TOTAL POINTS:	4127



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 HEALTH 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 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 THROUGH 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 RANDOMIZE 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.

GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
MADISON, WI

Project No. 15-6830

Plot Date:

Drawn by: JLF, KJY, MG, ABK

Date Issue Description

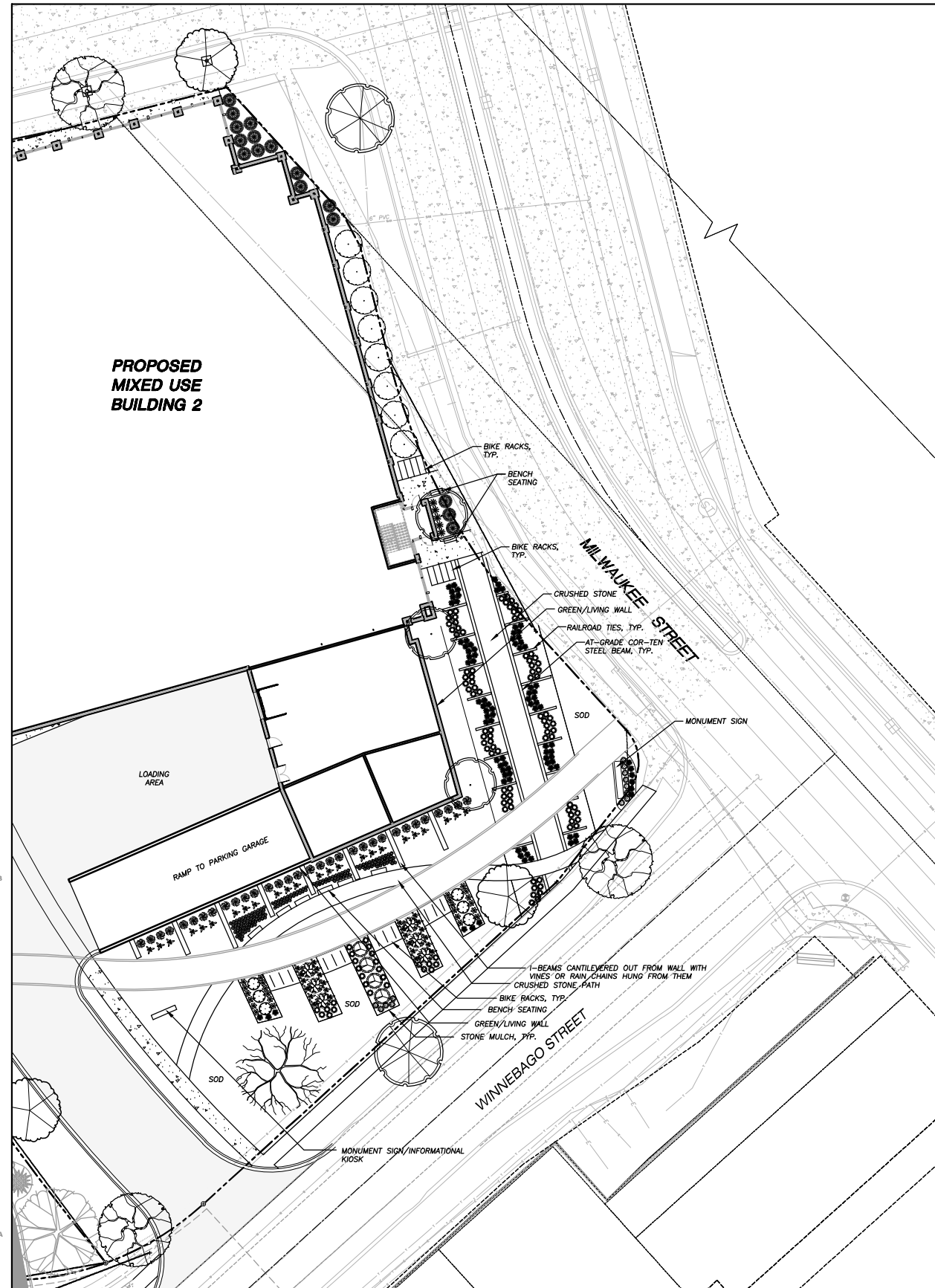
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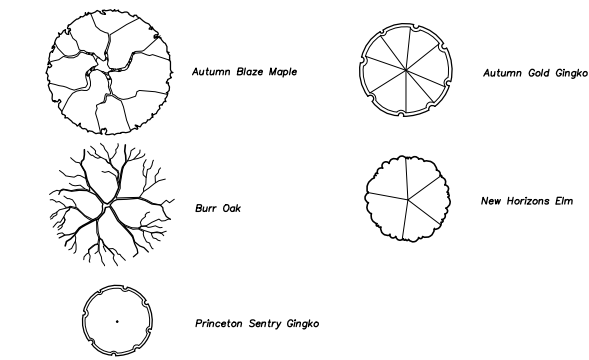
BUILDING 2 LANDSCAPE PLAN

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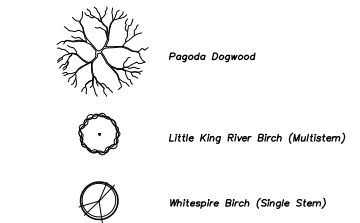
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LEGEND (PROPOSED)
TALL CLIMAX DECIDUOUS TREES



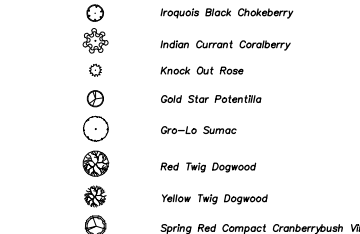
ORNAMENTAL TREES



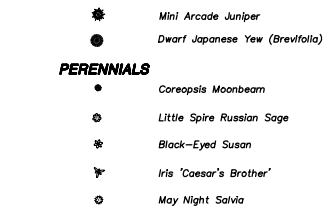
EVERGREEN TREES



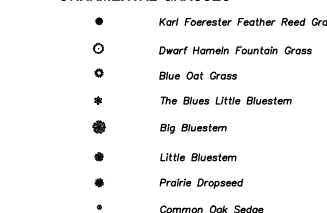
DECIDUOUS SHRUBS



EVERGREEN SHRUBS



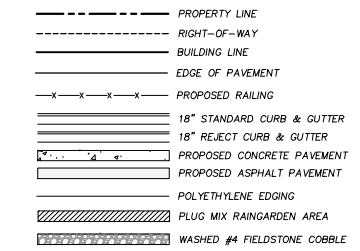
PERENNIALS



ORNAMENTAL GRASSES

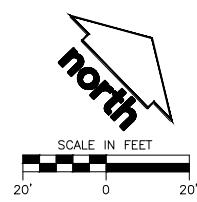


LEGEND (PROPOSED)

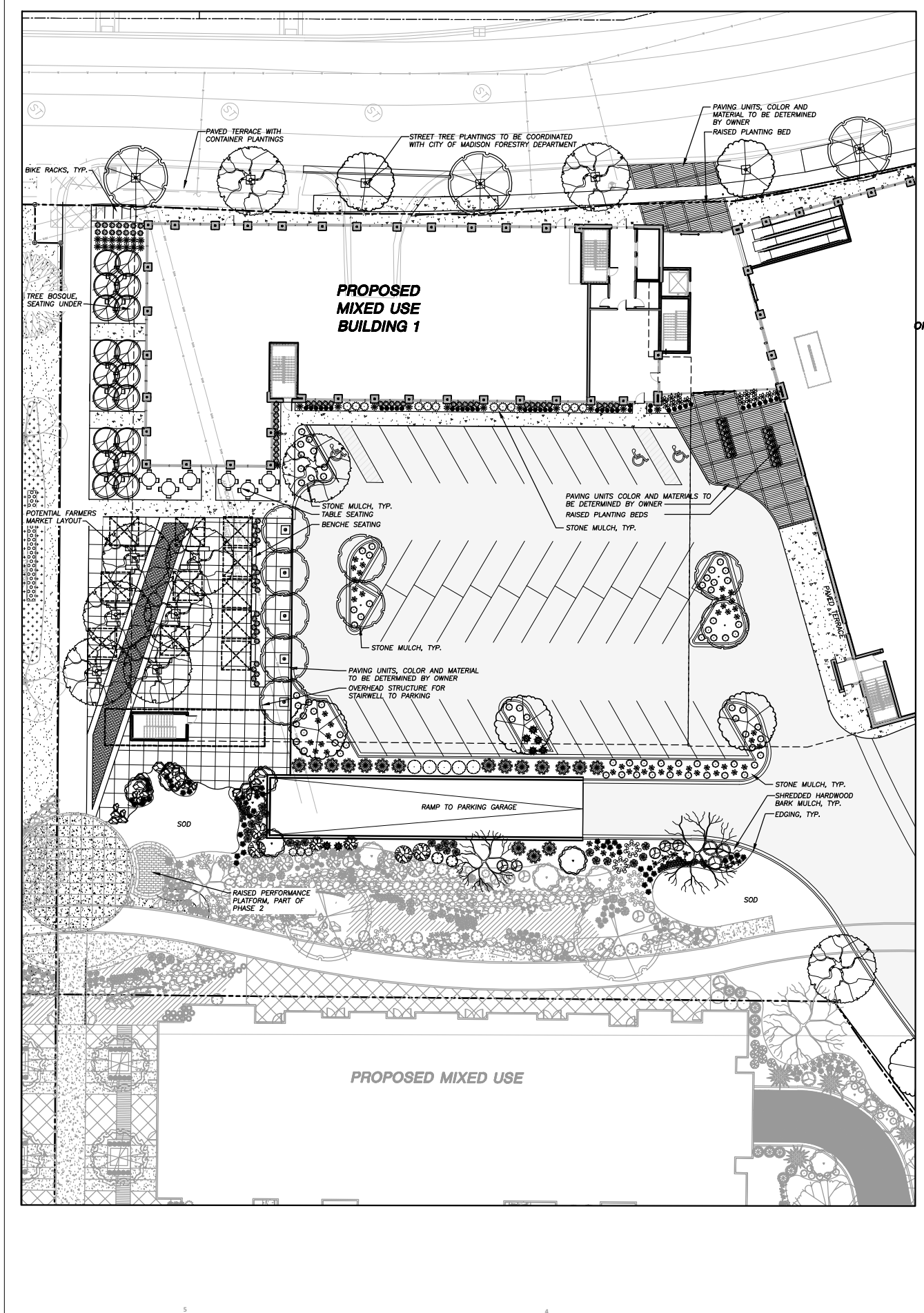


GENERAL NOTES

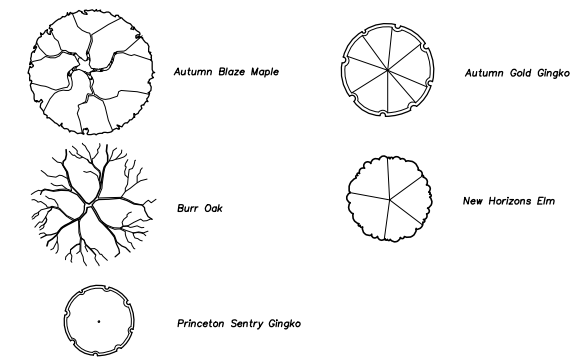
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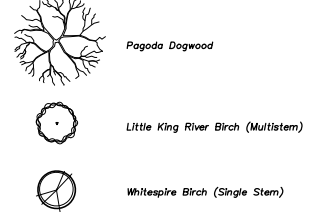
SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
19		Autumn Blaze Maple	ACER x freemanii 'Jefferson'	2-1/2" Cal.	B&B	35	455
2		Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B	35	70
5		Autumn Gold Ginkgo	GINKGO biloba 'Autumn Gold'	2-1/2" Cal.	B&B	35	175
12		Princeton Sentry Ginkgo	GINKGO biloba 'Princeton Sentry'	2-1/2" Cal.	B&B	35	420
8		New Horizon Elm	ULMUS x 'New Horizon'	2-1/2" Cal.	B&B	35	280
ORNAMENTAL TREES							
1		Pagoda Dogwood	CORNUS alternifolia 'Argentea'	1 1/2" Cal.	B&B	15	15
6		Little King River Birch (multistem)	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B	15	90
18		Whitespire Birch (single stem)	BETULA populifolia 'Whitespire'	1 1/2" Cal.	B&B	15	270
UPRIGHT EVERGREEN SHRUB							
17		Brandon Arborvitae	THUJA occidentalis 'Brandon'	5.5' HT.	B&B	10	170
DECIDUOUS SHRUBS							
8		Iroquois Black Chokeberry	ARONIA melanocarpa 'Midori' IROQUOIS BEAUTY	12-24" Min. Ht.	#3 Cont.	3	24
2		Indian Currant Coralberry	SYMPHORICARPOS obiculatus	12-24" Min. Ht.	#3 Cont.	3	6
15		Knock Out Rose	ROSA 'RADREZ'	12-24" Min. Ht.	#3 Cont.	3	45
5		Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	12-24" Min. Ht.	#3 Cont.	3	15
13		Gro-Lo Sumac	RHUS aromatica 'Gro-Lo'	12-24" Min. Ht.	#3 Cont.	3	39
4		Red Twig Dogwood	CORNUS sericea 'Innovative'	12-24" Min. Ht.	#3 Cont.	3	12
8		Yellow Twig Dogwood	CORNUS sericea 'Fluoramea'	12-24" Min. Ht.	#3 Cont.	3	24
7		Spring Red Compact Cranberrybush Vib.	VIBURNUM tinctorium 'Spring Red'	12-24" Min. Ht.	#3 Cont.	3	21
EVERGREEN SHRUBS							
7		Mini Arcade Juniper	JUNIPERUS sabiana 'Mini Arcade'	12-24" Min. Ht.	#3 Cont.	4	28
16		Dwarf Japanese Yew (Brevifolia)	TAXUS cuspidata 'Nana Aurea'	12-24" Min. Ht.	#3 Cont.	4	64
PERENNIALS							
44		Coreopsis Moonbeam	COREOPSIS verticosta	10 - 12" Ht.	#1 Cont.	2	88
51		Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	#1 Cont.	2	182
72		Black-Eyed Susan	RUDIBECKIA fulgida var. fulgida	10 - 12" Ht.	#1 Cont.	2	144
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140		Prairie Dropseed	SPOROBOLUS heterolepis	10 - 12" Ht.	#1 Cont.	2	280
240		Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG	2	480
						TOTAL POINTS:	4127



LEGEND (PROPOSED)
TALL CLIMAX DECIDUOUS TREES



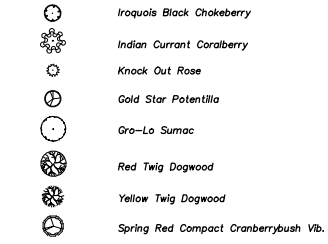
ORNAMENTAL TREES



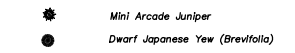
EVERGREEN TREES



DECIDUOUS SHRUBS



EVERGREEN SHRUBS



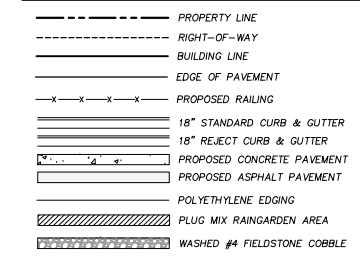
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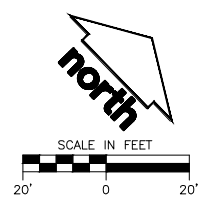


LEGEND (PROPOSED)



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IMPLEMENTATION PLAN**
MADISON, WI

Project No. 15-6830

Plot Date:

Drawn by: JLF, KJY, MG, ABK

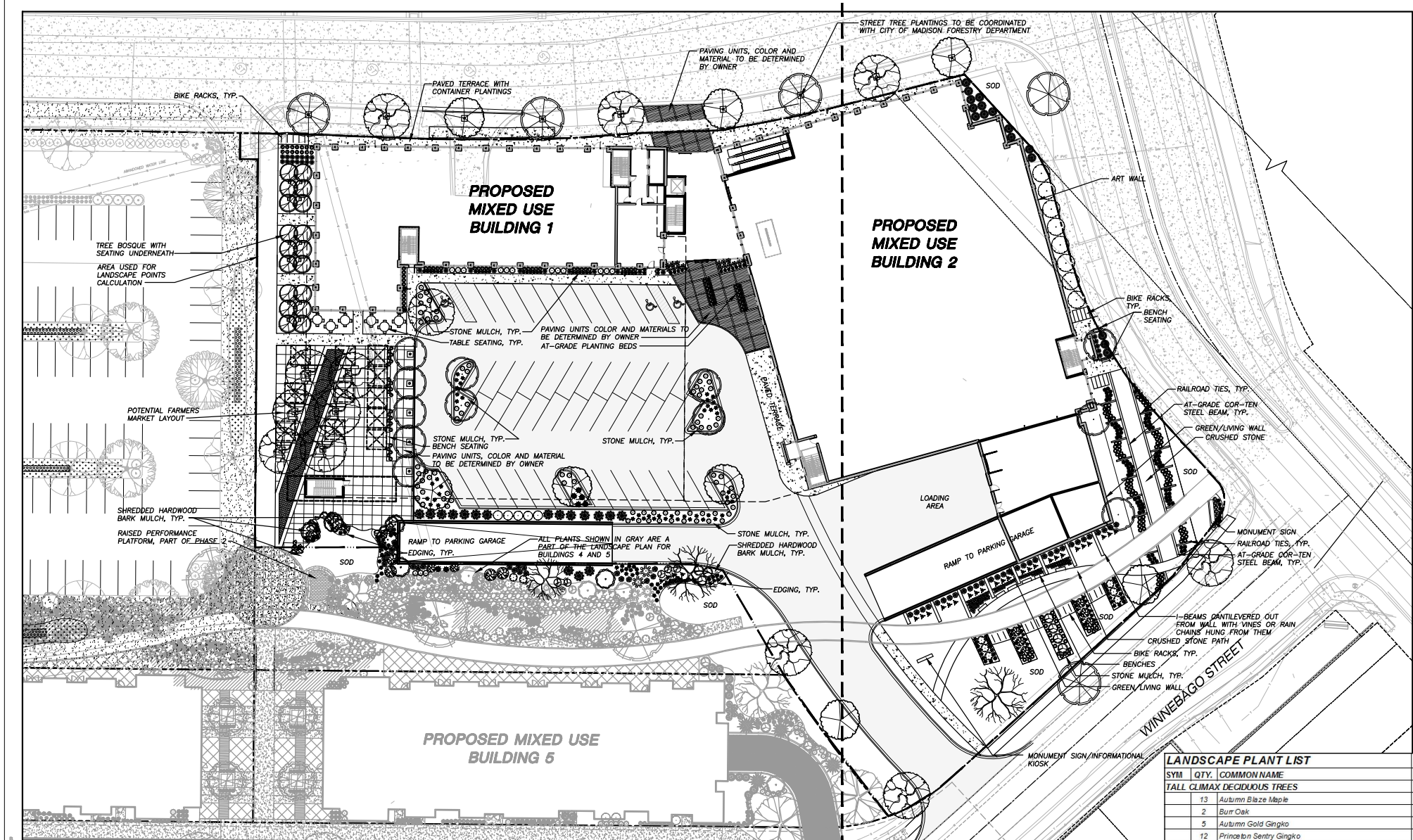
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UDC-INITIAL 08-28-15

Sheet Title

OVERALL LANDSCAPE PLAN

Sheet No.

L100

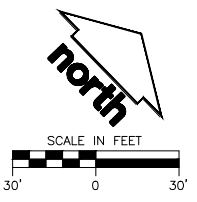


LEGEND (PROPOSED)

- PROPERTY LINE
- - - RIGHT-OF-WAY
- EDGE OF PAVEMENT
- x - x - x - x - 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

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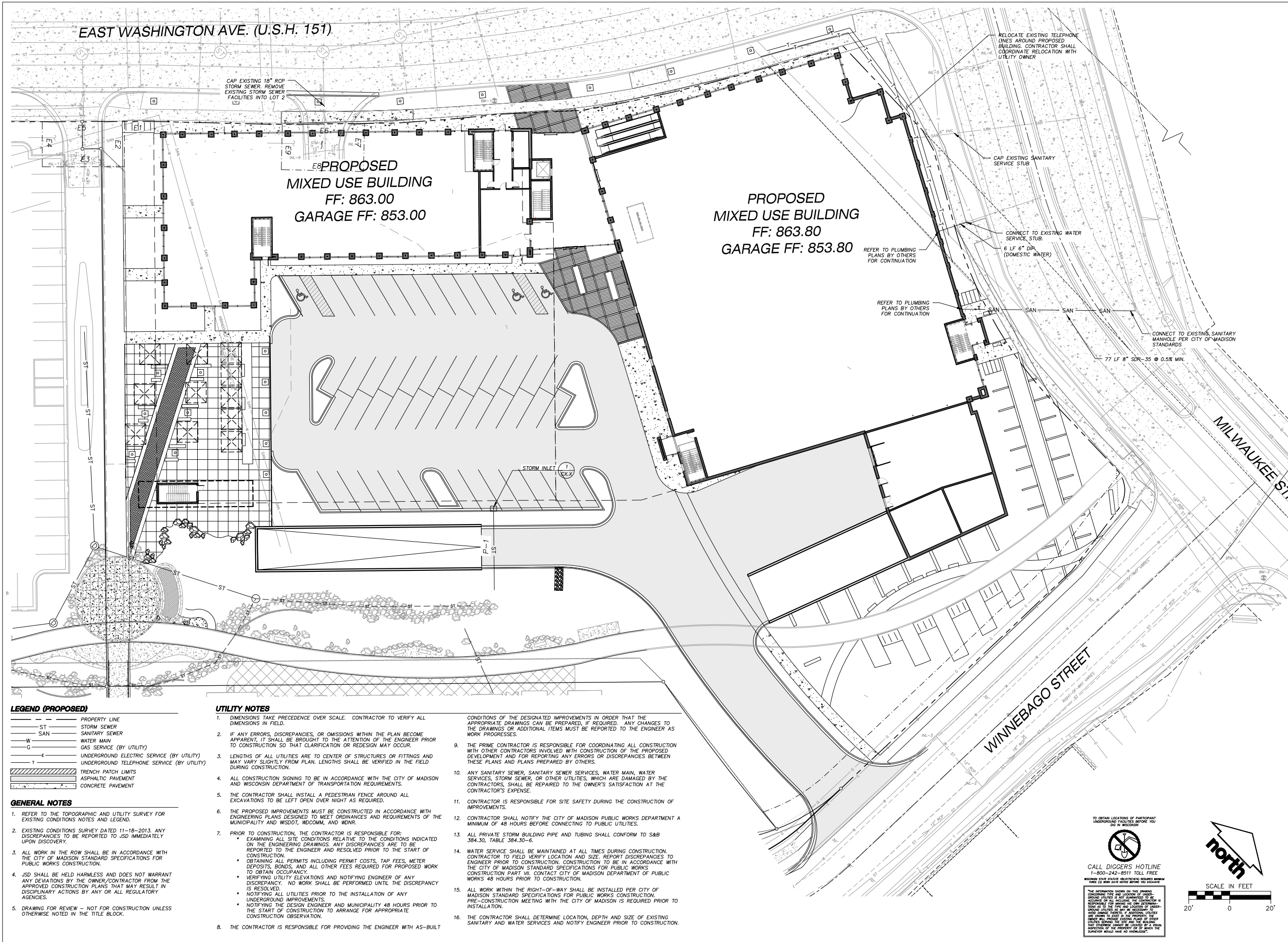
SEE SHEET L200 SEE SHEET L201

LEGEND (PROPOSED)

<p>TALL CLIMAX DECIDUOUS TREES</p> <ul style="list-style-type: none"> Autumn Blaze Maple Burr Oak Princeton Sentry Ginkgo Autumn Gold Ginkgo New Horizons Elm 	<p>ORNAMENTAL TREES</p> <ul style="list-style-type: none"> Pagoda Dogwood Little King River Birch (Multistem) Whitespire Birch (Single Stem) <p>EVERGREEN TREES</p> <ul style="list-style-type: none"> Brandon Arborvitae 	<p>DECIDUOUS SHRUBS</p> <ul style="list-style-type: none"> Iroquois Black Chokeberry Indian Currant Coralberry Knock Out Rose Gold Star Potentilla Gro-Lo Sumac Red Twig Dogwood Yellow Twig Dogwood Spring Red Compact Cranberrybush Vib. 	<p>EVERGREEN SHRUBS</p> <ul style="list-style-type: none"> Mini Arcade Juniper Dwarf Japanese Yew (Brevifolia) <p>PERENNIALS</p> <ul style="list-style-type: none"> Coreopsis Moonbeam Little Spire Russian Sage Black-Eyed Susan Iris 'Caesar's Brother' May Night Salvia <p>ORNAMENTAL GRASSES</p> <ul style="list-style-type: none"> Karl Foerster Feather Reed Grass Dwarf Hameln Fountain Grass Blue Oat Grass The Blues Little Bluestem Big Bluestem Little Bluestem Prairie Dropseed Common Oak Sedge
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LANDSCAPE PLANT LIST

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
13		Autumn Blaze Maple	ACER x freemanii 'Jefferson'	2-1/2" Cal.	B&B	35	455
2		Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B	35	70
5		Autumn Gold Ginkgo	GINKGO biloba 'Autumn Gold'	2-1/2" Cal.	B&B	35	175
12		Princeton Sentry Ginkgo	GINKGO biloba 'Princeton Sentry'	2-1/2" Cal.	B&B	35	420
8		New Horizon Elm	ULMUS x 'New Horizon'	2-1/2" Cal.	B&B	35	280
ORNAMENTAL TREES							
1		Pagoda Dogwood	CORNUS alternifolia 'Argentea'	1 1/2" Cal.	B&B	15	15
6		Little King River Birch (multistem)	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B	15	90
18		Whitespire Birch (single stem)	BETULA populifolia 'Whitespire'	1 1/2" Cal.	B&B	15	270
UPRIGHT EVERGREEN SHRUB							
17		Brandon Arborvitae	THUJA occidentalis 'Brandon'	5-6' Ht.	B&B	10	170
DECIDUOUS SHRUBS							
8		Iroquois Black Chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	# 3 Cont.	3	24
2		Indian Currant Coralberry	SYMPHORICARPOS orbiculatus	12-24" Min. Ht.	# 3 Cont.	3	6
15		Knock Out Rose	ROSA 'RADRAZ'	12-24" Min. Ht.	# 3 Cont.	3	45
5		Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	12-24" Min. Ht.	# 3 Cont.	3	15
13		Gro-Lo Sumac	RHUS aromatica 'Gro-Low'	12-24" Min. Ht.	# 3 Cont.	3	39
4		Red Twig Dogwood	CORNUS sericea 'Inxant'	12-24" Min. Ht.	# 3 Cont.	3	12
8		Yellow Twig Dogwood	CORNUS sericea 'Flaviramea'	12-24" Min. Ht.	# 3 Cont.	3	24
7		Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	# 3 Cont.	3	21
EVERGREEN SHRUBS							
7		Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht.	# 3 Cont.	4	28
16		Dwarf Japanese Yew (Brevifolia)	TAXUS cuspidata 'Nana Aurea scens'	12-24" Min. Ht.	# 3 Cont.	4	64
PERENNIALS							
44		Coreopsis Moonbeam	COREOPSIS verticillata	10 - 12" Ht.	# 1 Cont.	2	88
91		Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	2	182
72		Black-Eyed Susan	RUDIBECKIA fulgida var. fulgida	10 - 12" Ht.	# 1 Cont.	2	144
55		Iris 'Caesar's Brother'	IRIS SIBERICA 'Caesar's Brother'	10 - 12" Ht.	# 1 Cont.	2	110
8		May Night Salvia	SALVIA NEMEROSA 'Maimach'	10 - 12" Ht.	# 1 Cont.	2	16
ORNAMENTAL GRASSES							
46		Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10 - 12" Ht.	# 1 Cont.	2	92
76		Dwarf Hameln Fountain Grass	PENNISETUM Malopecuroides 'Hameln'	10 - 12" Ht.	# 1 Cont.	2	152
111		Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.	2	222
16		The Blues Little Bluestem	SCHIZACHYRIUM scoparium 'The Blues'	10 - 12" Ht.	# 1 Cont.	2	32
33		Big Bluestem	ANDROPOGONIUM gerardii	10 - 12" Ht.	# 1 Cont.	2	106
140		Prairie Dropseed	SPOROBOLUS heterolepis	10 - 12" Ht.	# 1 Cont.	2	280
240		Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG	2	480
						TOTAL POINTS:	4127



**GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
MADISON, WI**

Project No. 15-6830
Plot Date:
Drawn by: JLF, MG, KJY

Date Issue Description
UDC-INITIAL 09-08-15

Sheet Title

UTILITY PLAN

Sheet No.

C400


- LEGEND (PROPOSED)**
- ST — PROPERTY LINE
 - ST — STORM SEWER
 - SAN — SANITARY SEWER
 - W — WATER MAIN
 - G — GAS SERVICE (BY UTILITY)
 - E — UNDERGROUND ELECTRIC SERVICE (BY UTILITY)
 - T — UNDERGROUND TELEPHONE SERVICE (BY UTILITY)
 - ▨ TRENCH PATCH LIMITS
 - ▨ ASPHALTIC PAVEMENT
 - ▨ CONCRETE PAVEMENT

- 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 MSDOT, WDCOMM, AND WDMR.
 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 VI: 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 LOCATION OF ADJACENT UNDERGROUND FACILITIES BEFORE YOU DIG - IN MADISON



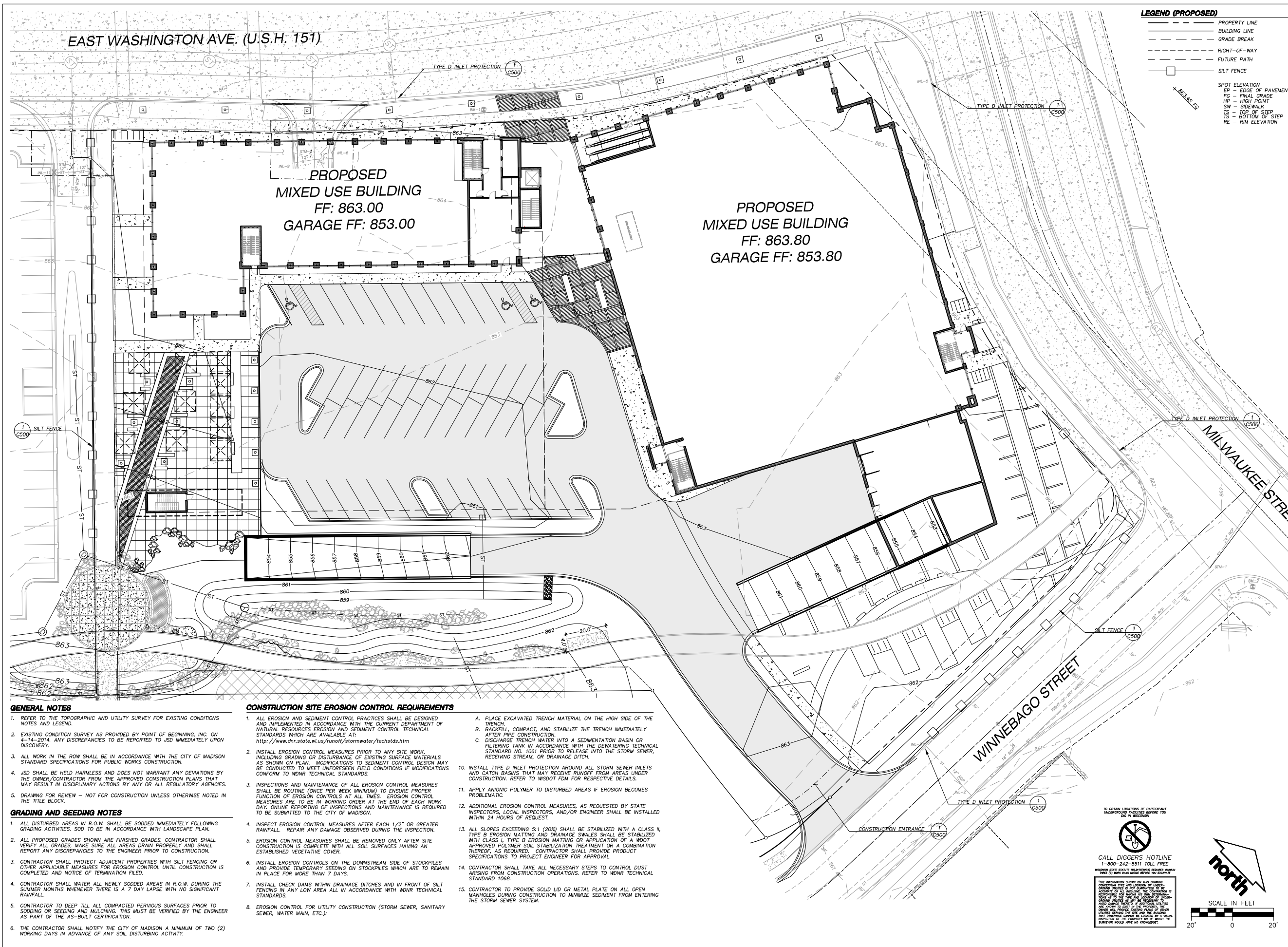
CALL DIGGERS HOTLINE
1-800-242-6511 TOLL FREE

WISCONSIN STATE STATUTE RECOGNIZING ADJACENT OWNERS RIGHTS TO BE NOTIFIED BEFORE YOU DIG

"The information herein is for general informational purposes only and does not constitute an offer of any financial product or service. The contractor is responsible for verifying the accuracy of all information provided herein. The contractor shall be held harmless for any damages, losses, or expenses incurred as a result of any action taken based on the information herein. The contractor shall be held harmless for any damages, losses, or expenses incurred as a result of any action taken based on the information herein. The contractor shall be held harmless for any damages, losses, or expenses incurred as a result of any action taken based on the information herein."

north

SCALE IN FEET
20' 0 20'



LEGEND (PROPOSED)

- PROPERTY LINE
- BUILDING LINE
- - - GRADE BREAK
- - - RIGHT-OF-WAY
- - - FUTURE PATH
- SILT FENCE

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



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 INTEGRITY AND EXPERIENCE"
 MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 608.848.5000 PHONE | 608.848.2255 FAX
 MADISON | MILWAUKEE
 KENOSHA | APPLETON
 www.jsdinc.com

**GORMAN & COMPANY
 UNION CORNERS SPECIFIC
 IMPLEMENTATION PLAN
 MADISON, WI**

Project No. 15-6830
 Plot Date:
 Drawn by: JFL, MG, KJY

Date Issue Description
 UDC-INITIAL 09-08-15

Sheet Title
**GRADING AND EROSION
 CONTROL PLAN**

Sheet No.
C300

- GENERAL NOTES**
- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - EXISTING CONDITION SURVEY AS PROVIDED BY POINT OF BEGINNING, INC. ON 4-14-2014. ANY DISCREPANCIES TO BE REPORTED TO JSD IMMEDIATELY UPON DISCOVERY.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- GRADING AND SEEDING NOTES**
- ALL DISTURBED AREAS IN R.O.W. SHALL BE SODDED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
 - 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.
 - CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING OR OTHER APPLICABLE MEASURES FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
 - 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.
 - 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.
 - THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.

- CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**
- 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>
 - 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.
 - 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.
 - INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
 - EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
 - 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.
 - INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
 - EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - 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.
 - INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WSDOT FDM FOR RESPECTIVE DETAILS.
 - APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
 - ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
 - 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.
 - CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
 - CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

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

CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE
 MADISON STATE OFFICE (MADISON) 608-263-3333
 MADISON STATE OFFICE (MILWAUKEE) 414-224-2222

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SCALE IN FEET
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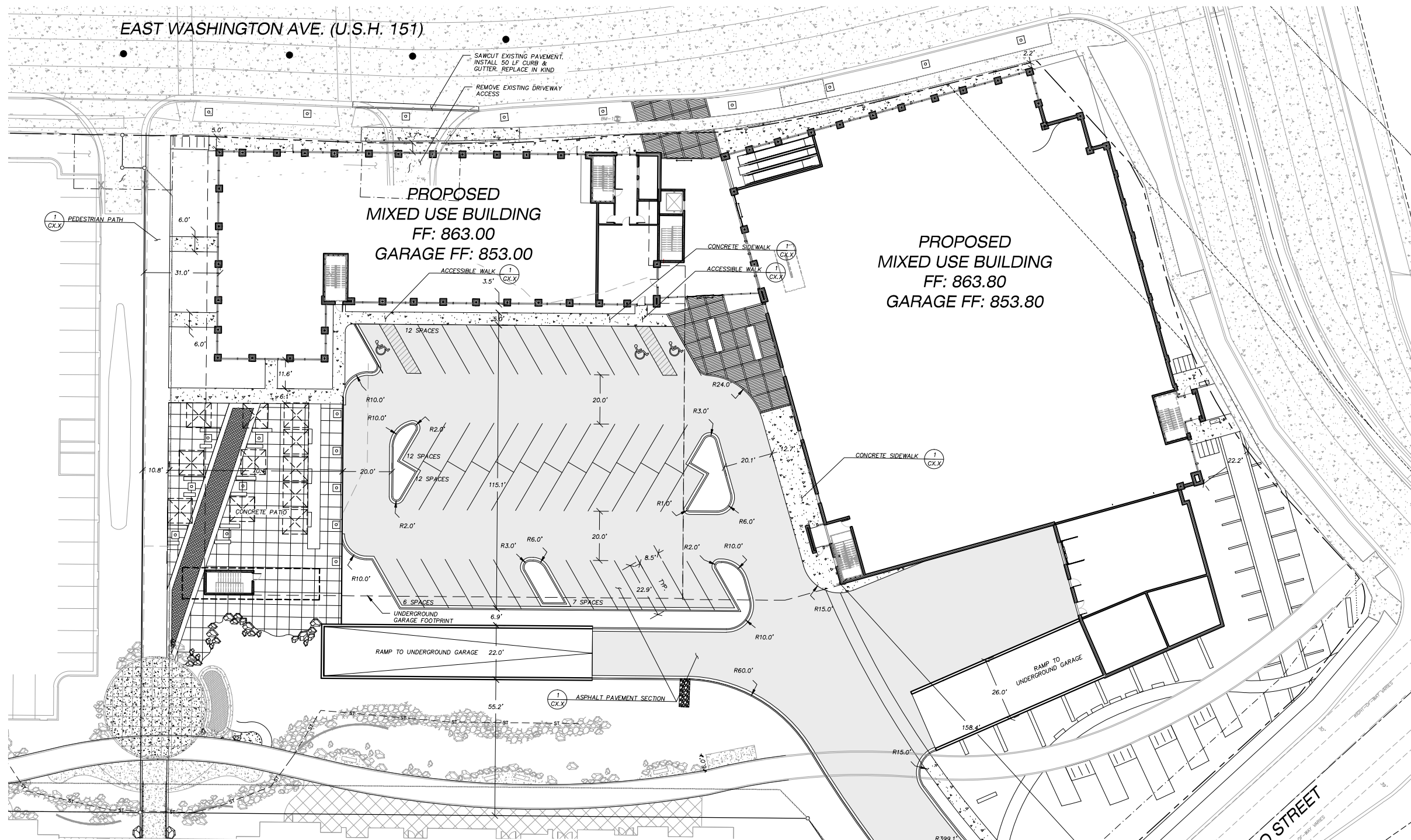
**GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
MADISON, WI**

Project No. 15-6830
Plot Date:
Drawn by: JLF, KJY, MG

Date Issue Description
UDC-INITIAL 09-08-15

Sheet Title
LOT 2 SITE PLAN

Sheet No.
C200



LEGEND (PROPOSED)

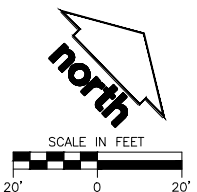
- PROPERTY LINE
- RIGHT-OF-WAY
- WINNEBAGO STREET PUBLIC WORKS APPROVAL
- FUTURE PATH
- SAWCUT
- BUILDING LINE
- EDGE OF PAVEMENT
- PROPOSED RAILING
- CONCRETE PAVEMENT
- ARCHITECTURAL BRICK PAVERS
- ARCHITECTURAL BRICK PAVERS 2
- MASONRY BRICK (RECYCLED)
- LIMESTONE BOULDERS (VARY IN SIZE AND COLOR)

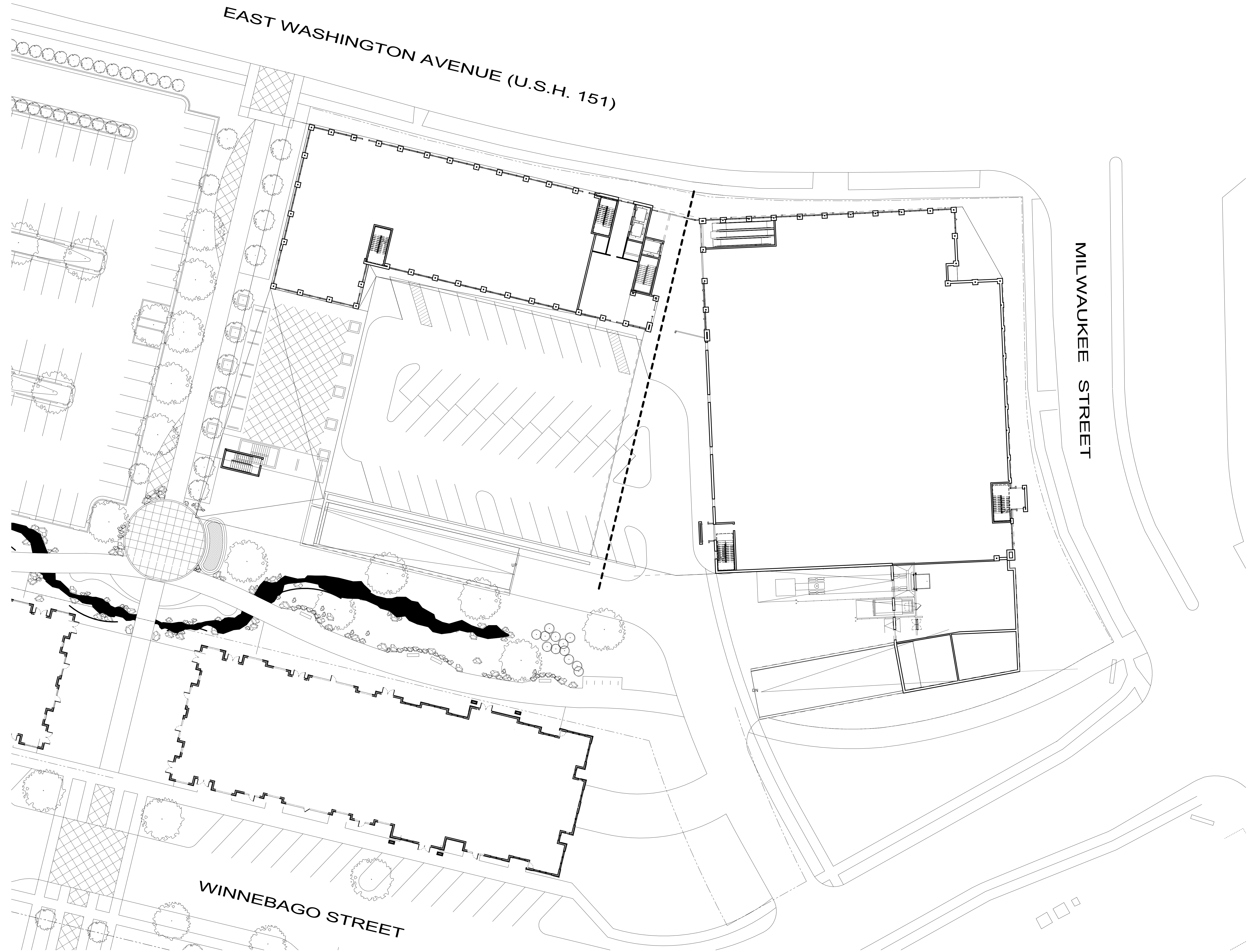
GENERAL NOTES

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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.

SITE INFORMATION BLOCK	
Site Address	UNION CORNERS, LOT 2
Site Acreage (total)	2.99
Number of Building Stories (above grade)	5
Building Footprint Coverage:	41,521
Use of property	Mixed Use
Number of parking stalls:	
Underground	TBD
Surface	
Large Stall	46
Accessible	3
Total Surface	49
Total Site Parking Stalls	TBD
Proposed Site Coverage:	
Proposed Impervious Surface Area	63,658 S.F.
Proposed Pervious Surface Area	25,470 S.F.
Proposed Impervious Surface Area Ratio	0.805

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG:
CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
WISCONSIN STATE STATUTE (REGISTRATION) REQUIRES MINIMUM THREE (3) YEAR WORK HISTORY TO QUALIFY
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND FACILITIES IS NOT GUARANTEED TO BE ACCURATE. IT IS THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES AS WELL AS ANY NECESSARY TO OBTAIN NECESSARY PERMITS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF THE PUBLIC. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR THE USER'S NEGLIGENCE.





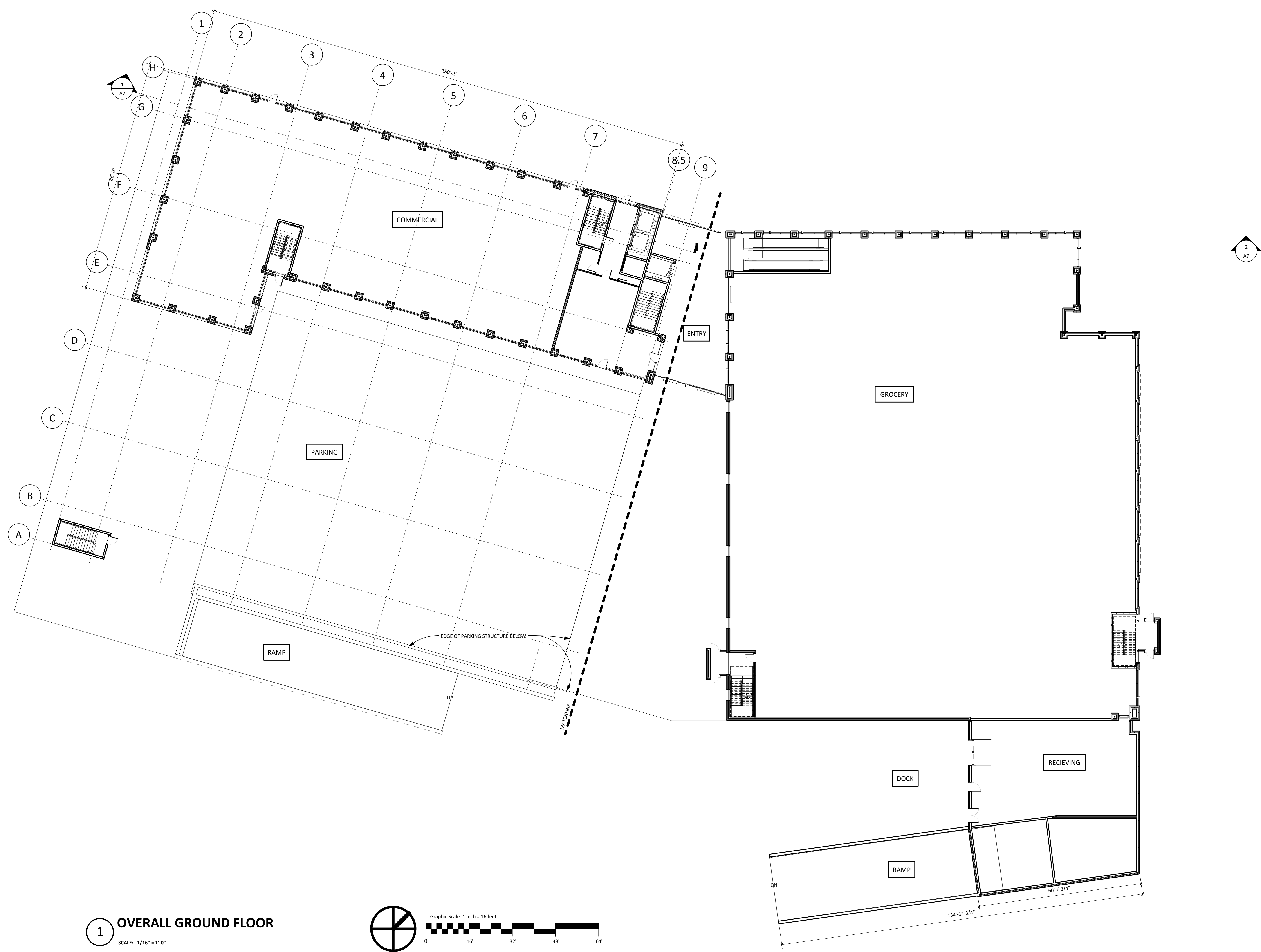
1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

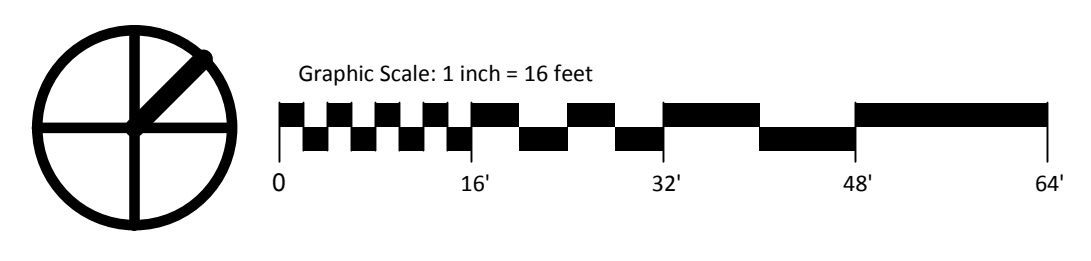
SUBMITTAL	
Project No.	Project Number
Plot Date:	9/9/2015 10:52:59 AM
Drawn by:	ms
Date	Issue Description
9.9.15	UDC INITIAL

Sheet Title
 ARCHITECTURAL SITE
 PLAN

Sheet No.
A1



1 OVERALL GROUND FLOOR
 SCALE: 1/16" = 1'-0"



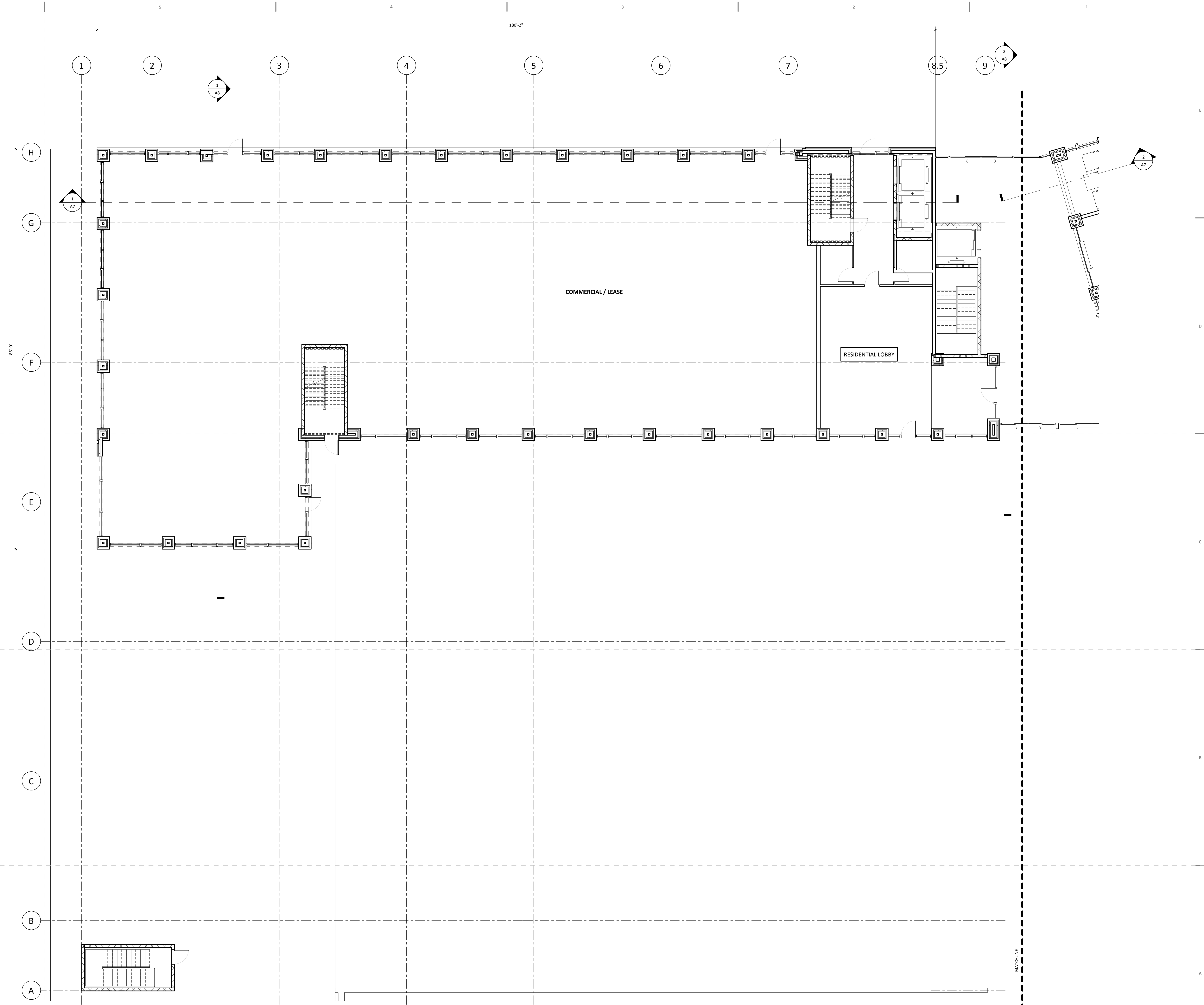
UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL	
Project No.	Project Number
Plot Date:	9/9/2015 10:43:45 AM
Drawn by:	ms
Date	Issue Description
9.9.15	UDC INITIAL

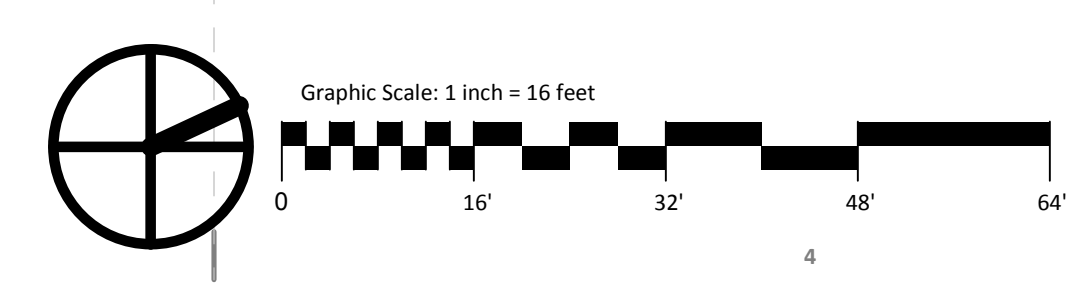
Seal

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UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



1 GROUND FLOOR WEST
 SCALE: 1/8" = 1'-0"



SUBMITTAL

Project No.	Project Number
Plot Date:	9/9/2015 10:43:46 AM
Drawn by:	Author
Date	Issue Description
9.9.15	UDC INITIAL

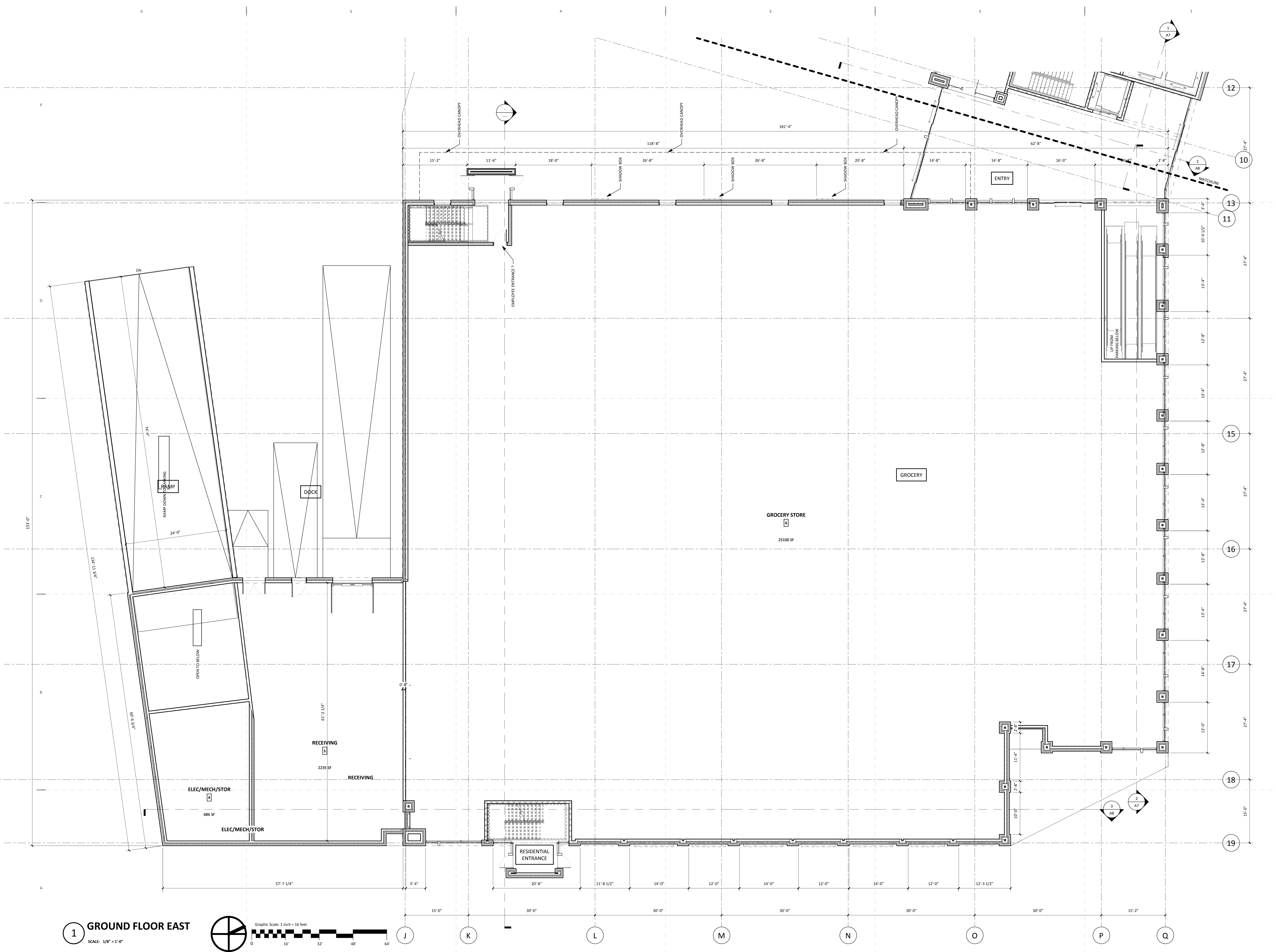
Sheet Title
GROUND FLOOR WEST

Sheet No.
A2a

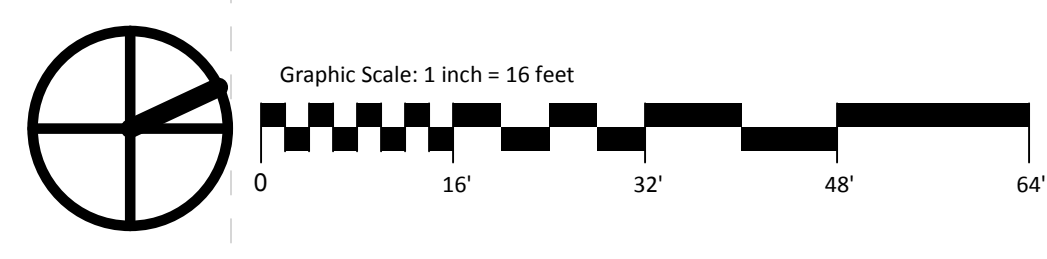
Seal

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UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



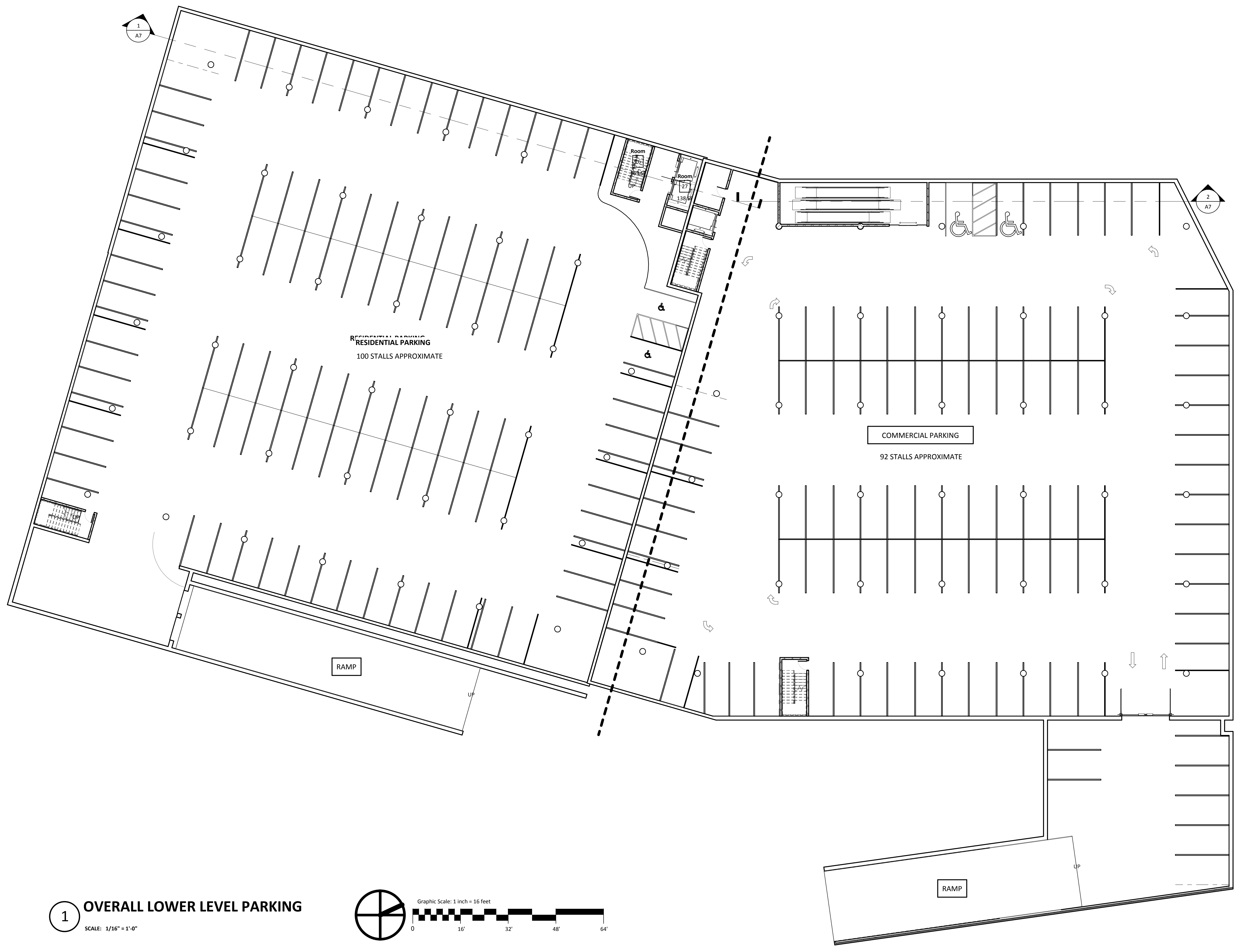
1 GROUND FLOOR EAST
SCALE: 1/8" = 1'-0"



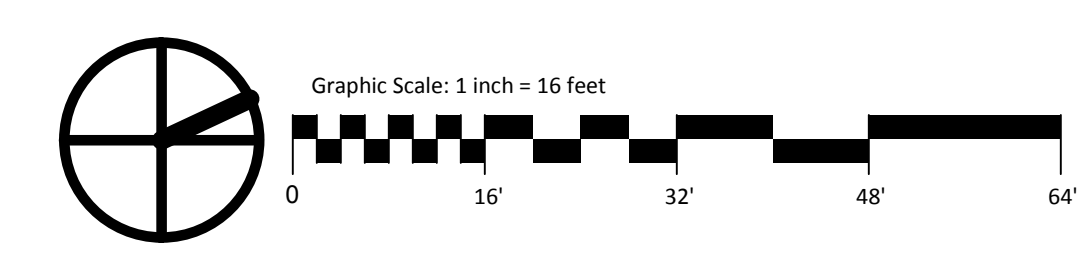
SUBMITTAL	
Project No.	Project Number
Plot Date:	9/9/2015 10:43:47 AM
Drawn by:	Author
Date	Issue Description
9.9.15	UDC INITIAL

Sheet Title
GROUND FLOOR EAST

Sheet No.
A2b



1 OVERALL LOWER LEVEL PARKING
 SCALE: 1/16" = 1'-0"



UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL	
Project No.	Project Number
Plot Date:	9/9/2015 10:43:48 AM
Drawn by:	rt15
Date	Issue Description
9.9.15	UDC INITIAL

Sheet Title
**OVERALL LOWER LEVEL
 PARKING**

Sheet No.
A3

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL

Project No.	Project Number
Plot Date:	9/9/2015 10:43:49 AM
Drawn by:	Author

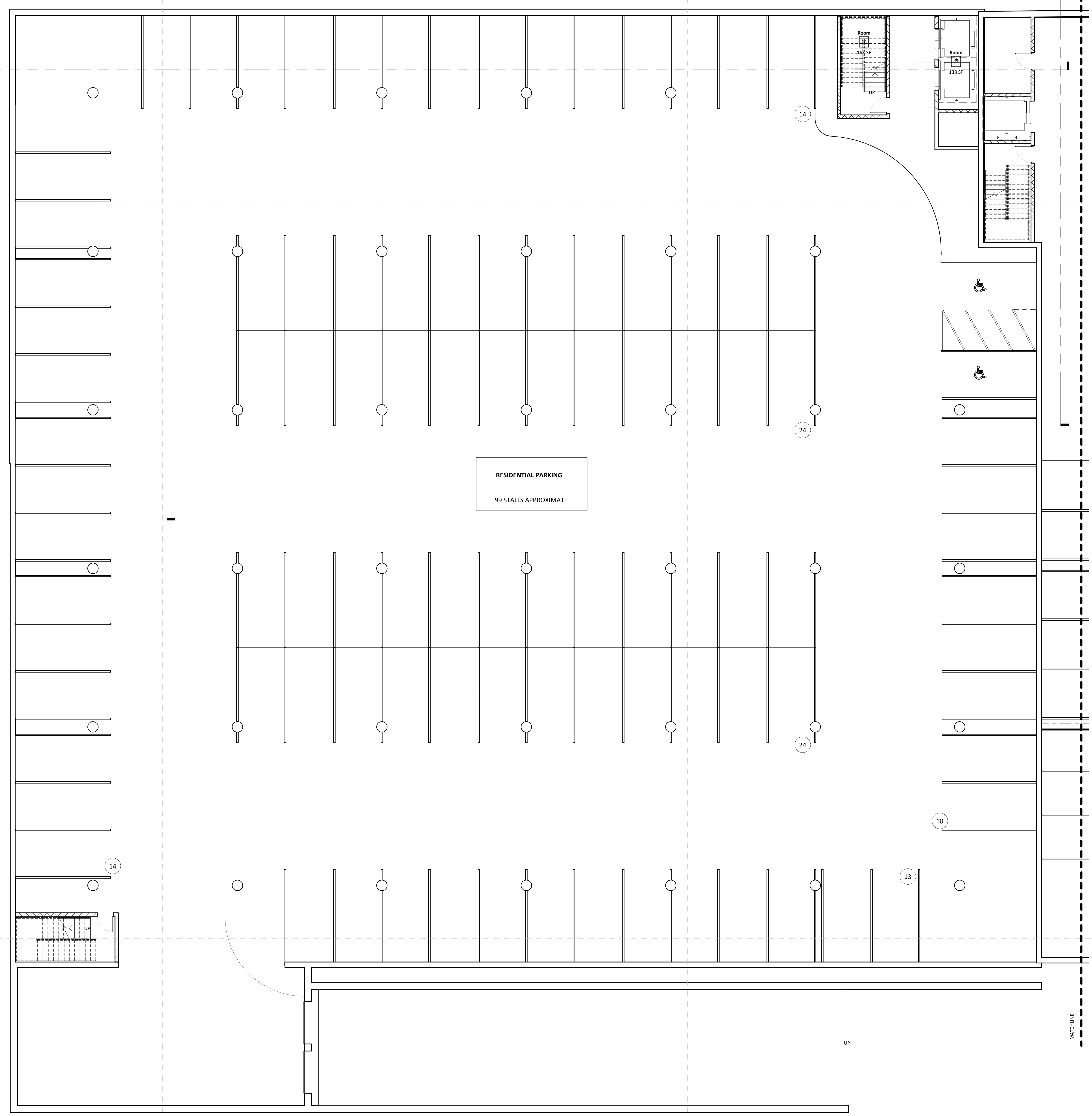
Date	Issue Description
9.9.15	UDC INITIAL

Sheet Title

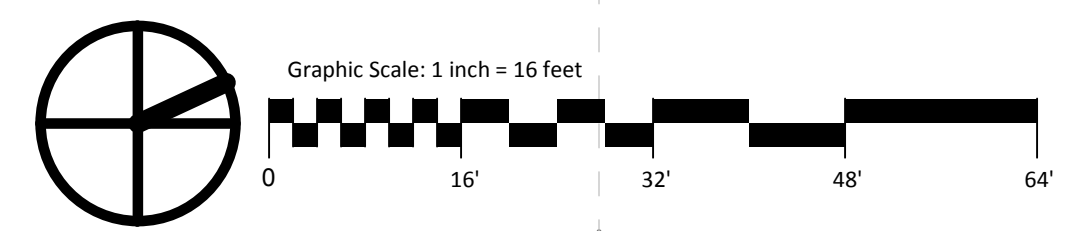
PARKING LEVEL WEST
 RESIDENTIAL

Sheet No.

A3a



1 PARKING LEVEL EAST RETAIL
 SCALE: 1/8" = 1'-0"



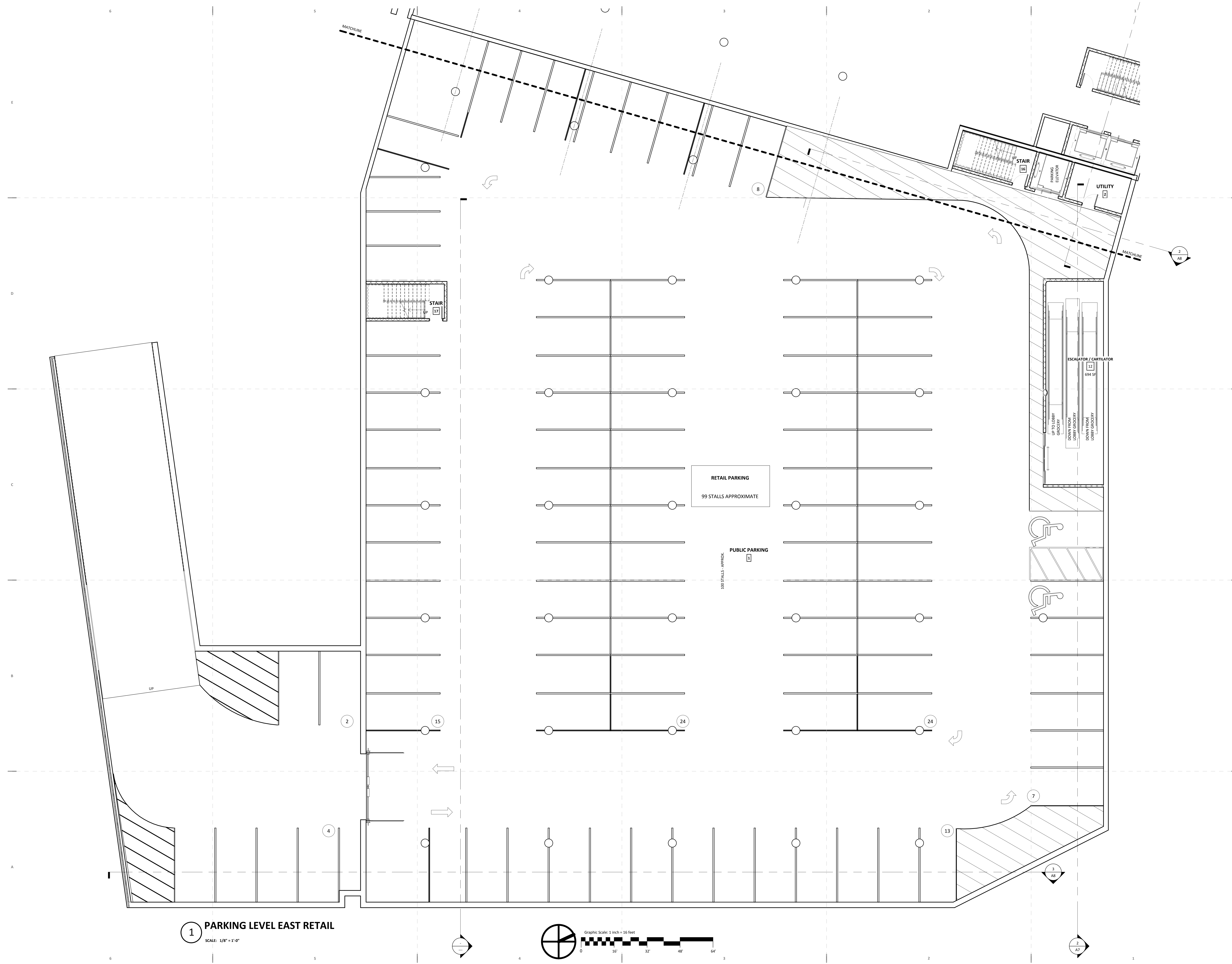
Seal

Consultant

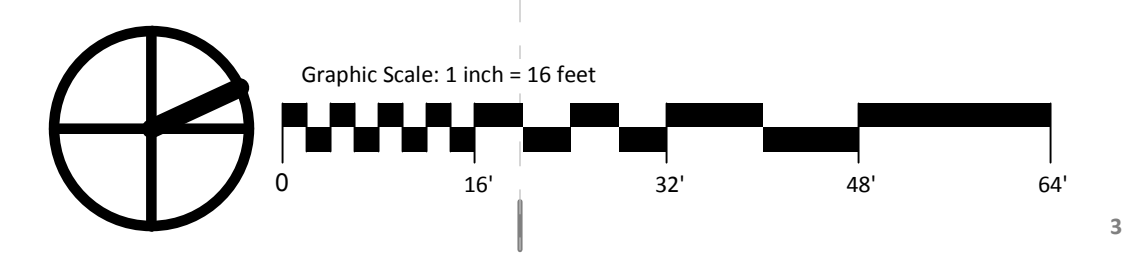
UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL	
Project No.	Project Number
Plot Date:	9/9/2015 10:43:50 AM
Drawn by:	Author
Date	Issue Description
9.9.15	UDC INITIAL

Sheet Title	PARKING LEVEL EAST RETAIL
Sheet No.	A3b



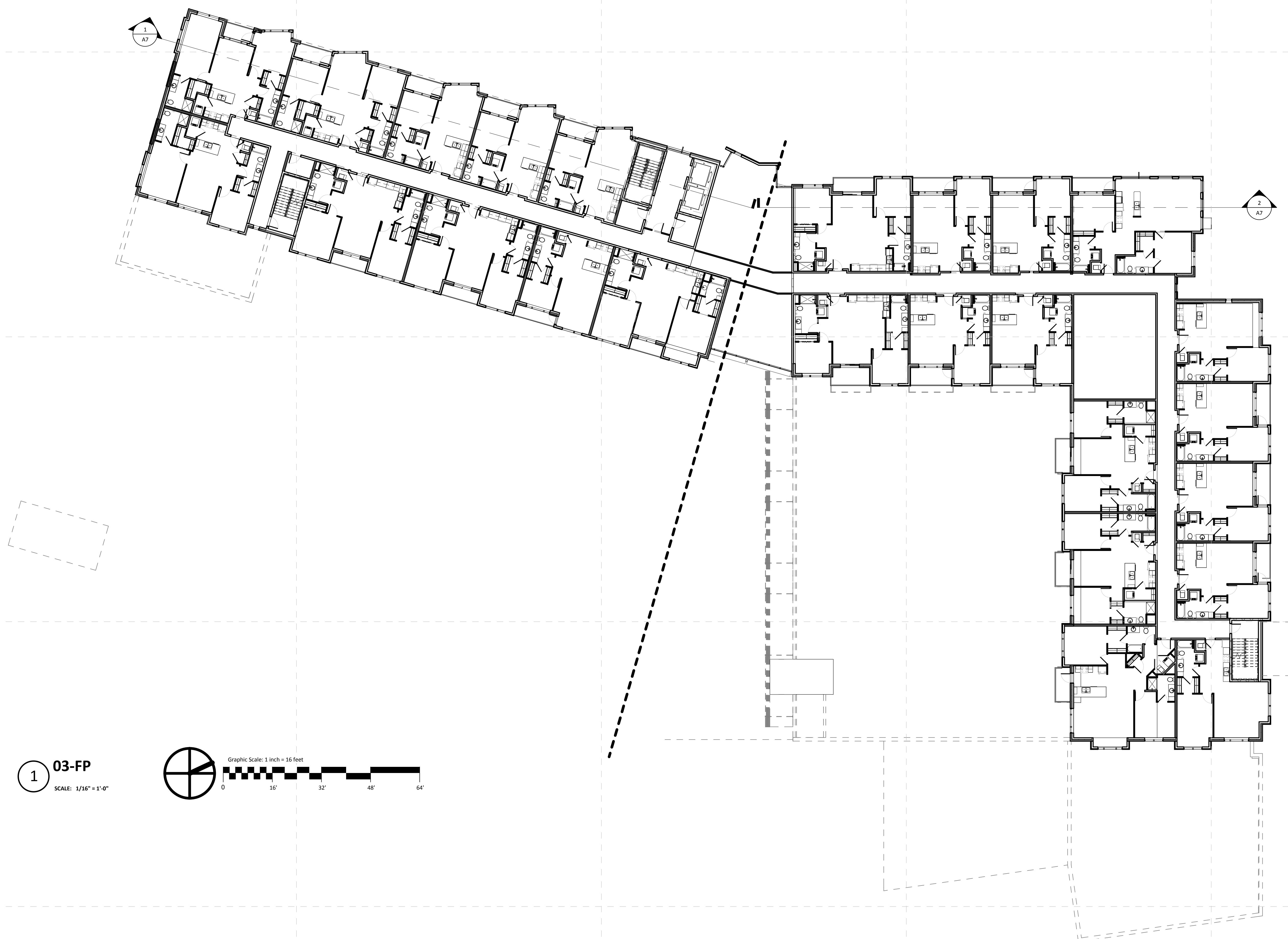
1 PARKING LEVEL EAST RETAIL
 SCALE: 1/8" = 1'-0"



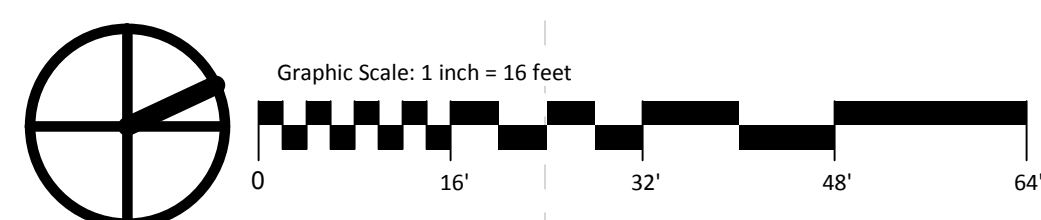
Seal

Consultant

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



1 03-FP
SCALE: 1/16" = 1'-0"

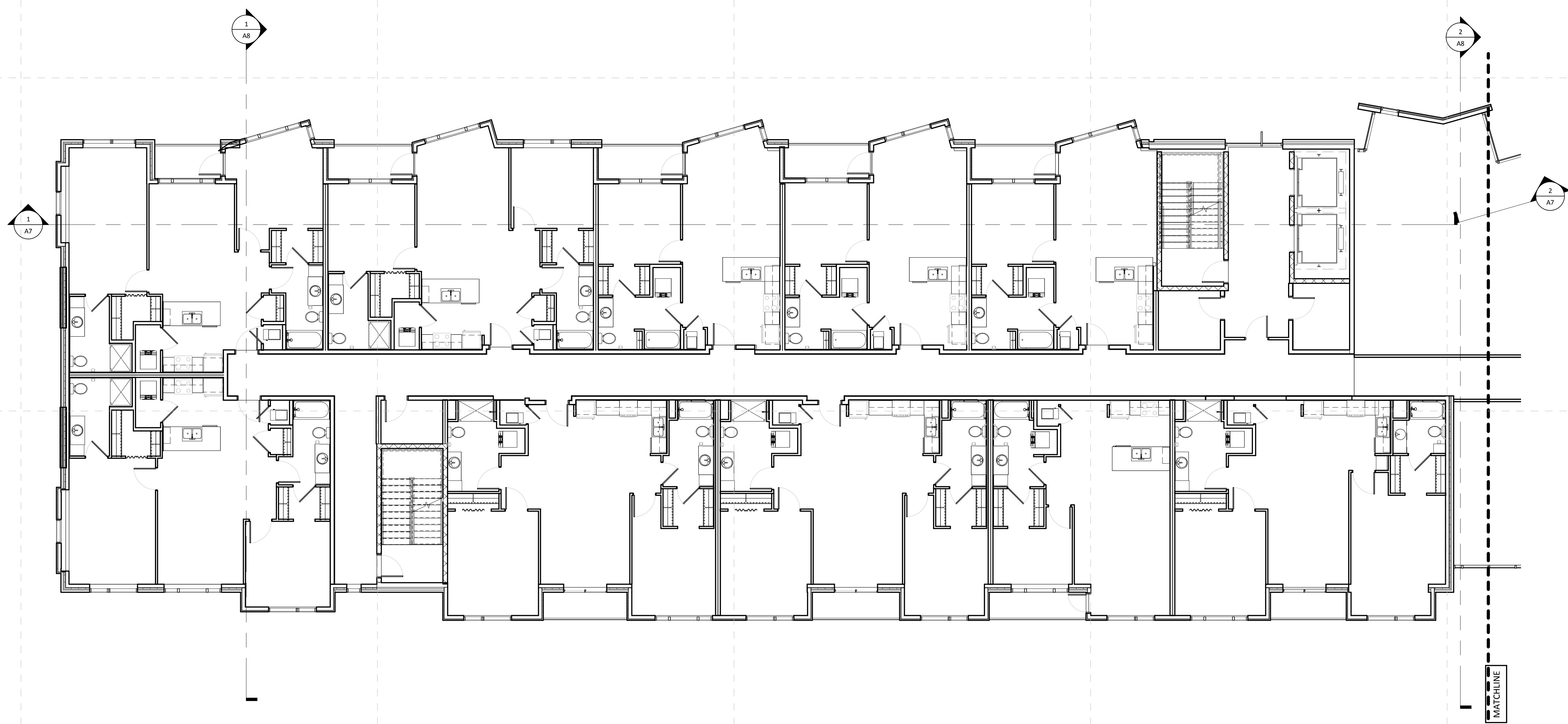


SUBMITTAL

Project No.	Project Number
Plot Date:	9/9/2015 10:43:55 AM
Drawn by:	Author
Date	Issue Description
9.9.15	UDC INITIAL

Sheet Title
**OVERALL 3RD FLOOR
PLAN**

Sheet No.
A4



1 03-FP WEST
SCALE: 1/8" = 1'-0"

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL

Project No.	Project Number
Plot Date:	9/9/2015 10:43:57 AM
Drawn by:	Author

Date	Issue Description
9.9.15	UDC INITIAL

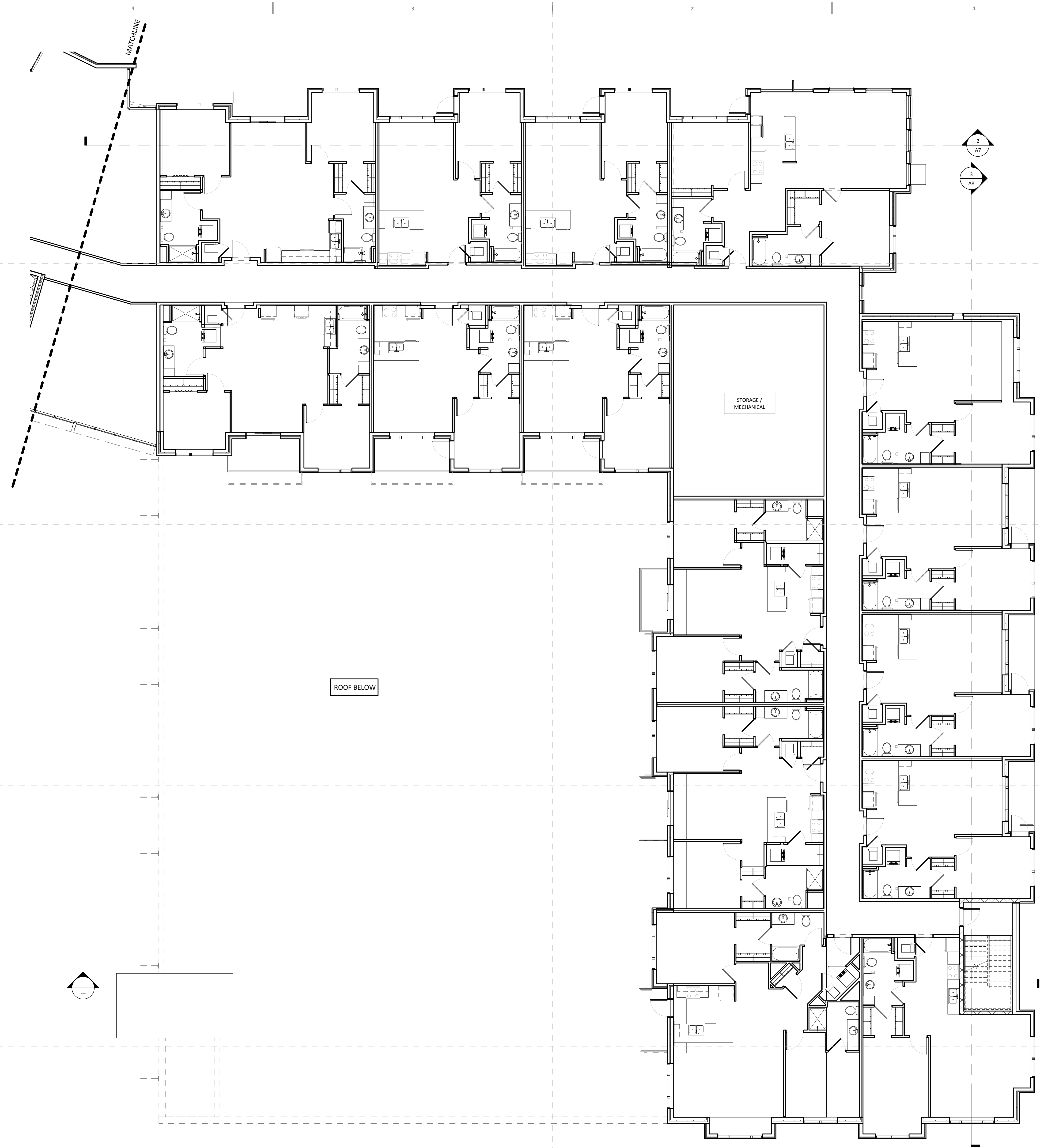
Sheet Title
3RD FLOOR WEST -
RESIDENTIAL

Sheet No.
A4a

Seal

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UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



SUBMITTAL

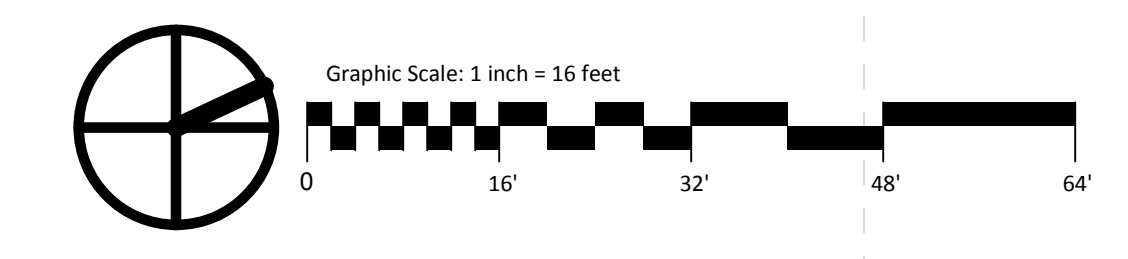
Project No.	Project Number
Plot Date:	9/9/2015 10:44:00 AM
Drawn by:	Author

Date	Issue Description
9.9.15	UDC INITIAL

Sheet Title
3RD FLOOR EAST

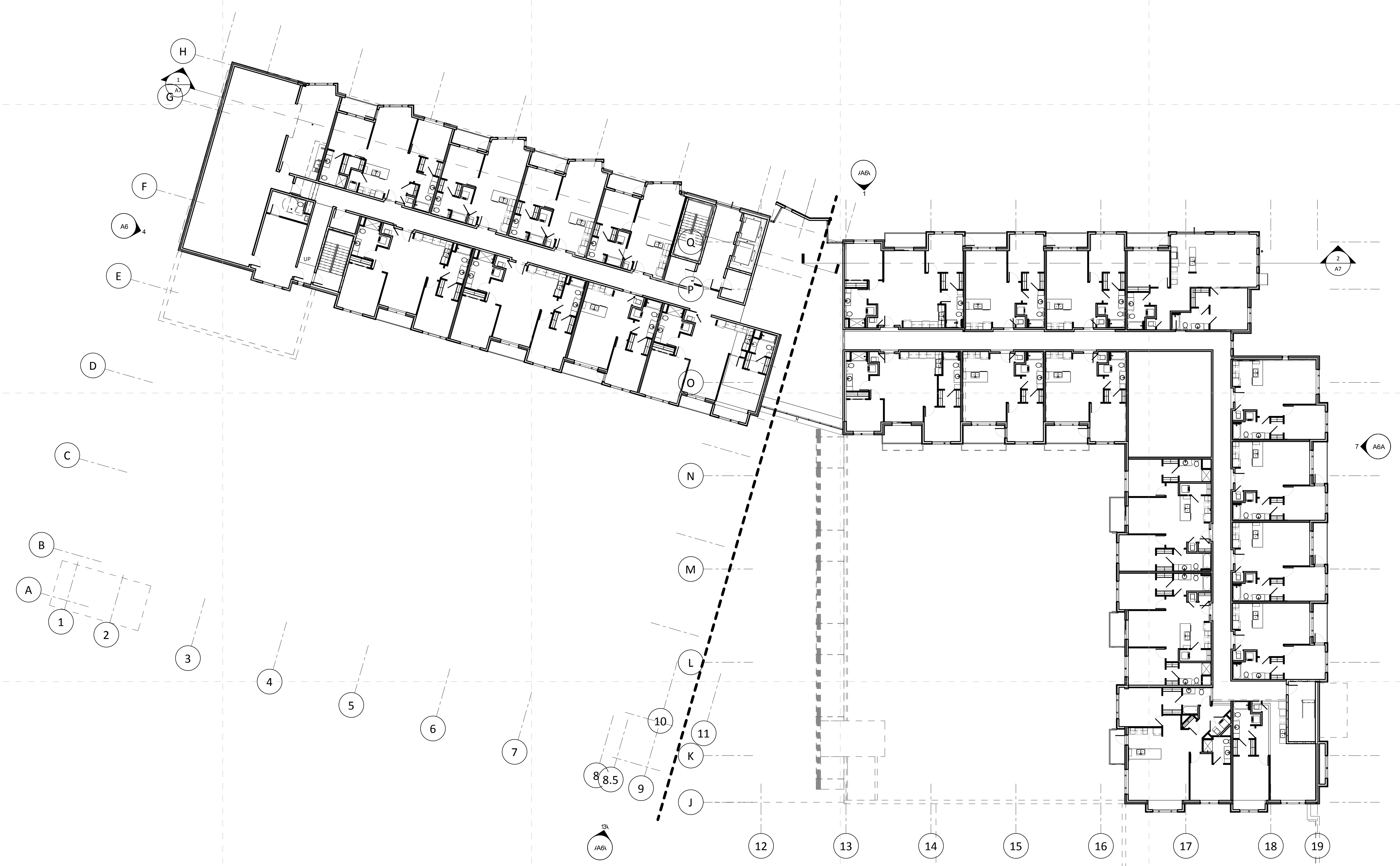
Sheet No.
A4b

1 03-FP EAST
 SCALE: 1/8" = 1'-0"

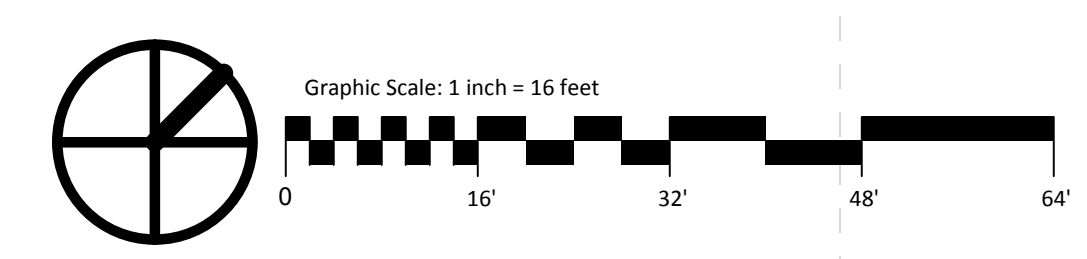


Seal

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1 OVERALL 5TH FLOOR PLAN
 SCALE: 1/16" = 1'-0"



UNION CORNERS BUILDING 1
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MADISON, WI

SUBMITTAL	
Project No.	Project Number
Plot Date:	9/9/2015 10:44:05 AM
Drawn by:	Author
Date	Issue Description
9.9.15	UDC INITIAL

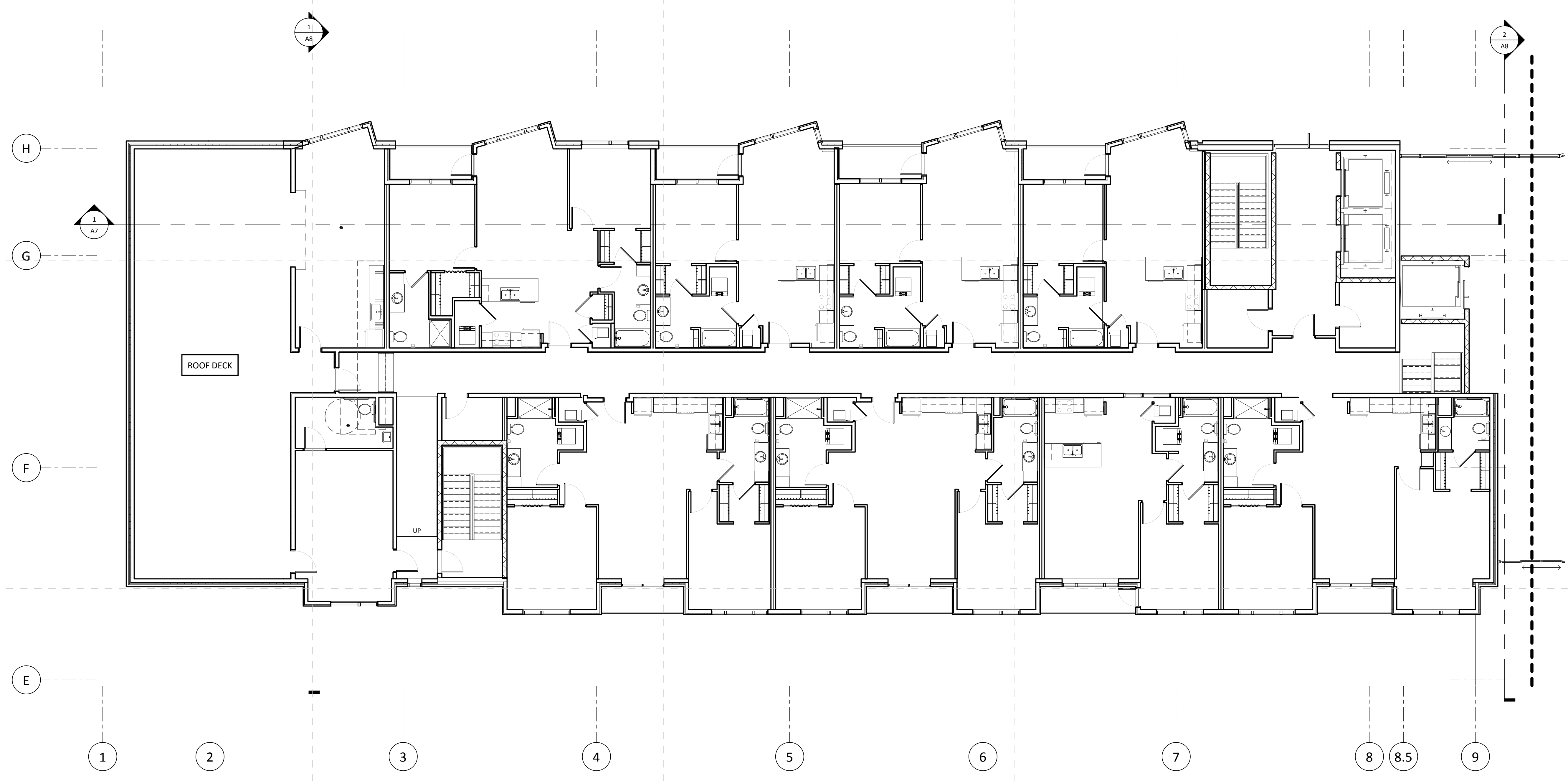
Sheet Title
OVERALL FIFTH FLOOR

Sheet No.
A5

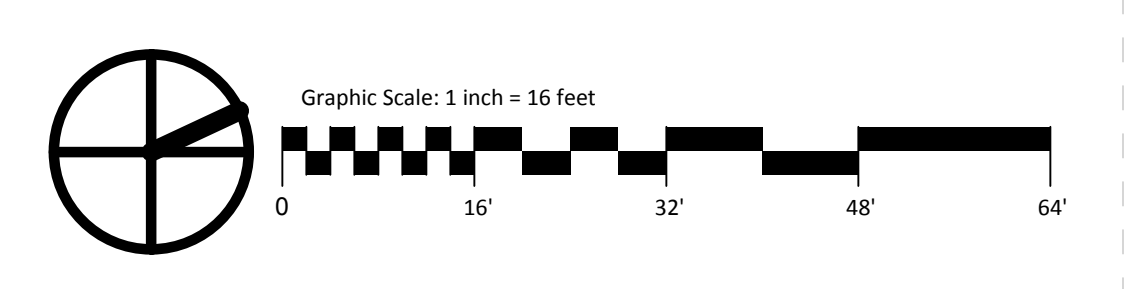
Seal

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UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



1 05-FP WEST
 SCALE: 1/8" = 1'-0"



SUBMITTAL	
Project No.	Project Number
Plot Date:	9/9/2015 10:44:06 AM
Drawn by:	Author
Date	Issue Description
9.9.15	UDC INITIAL

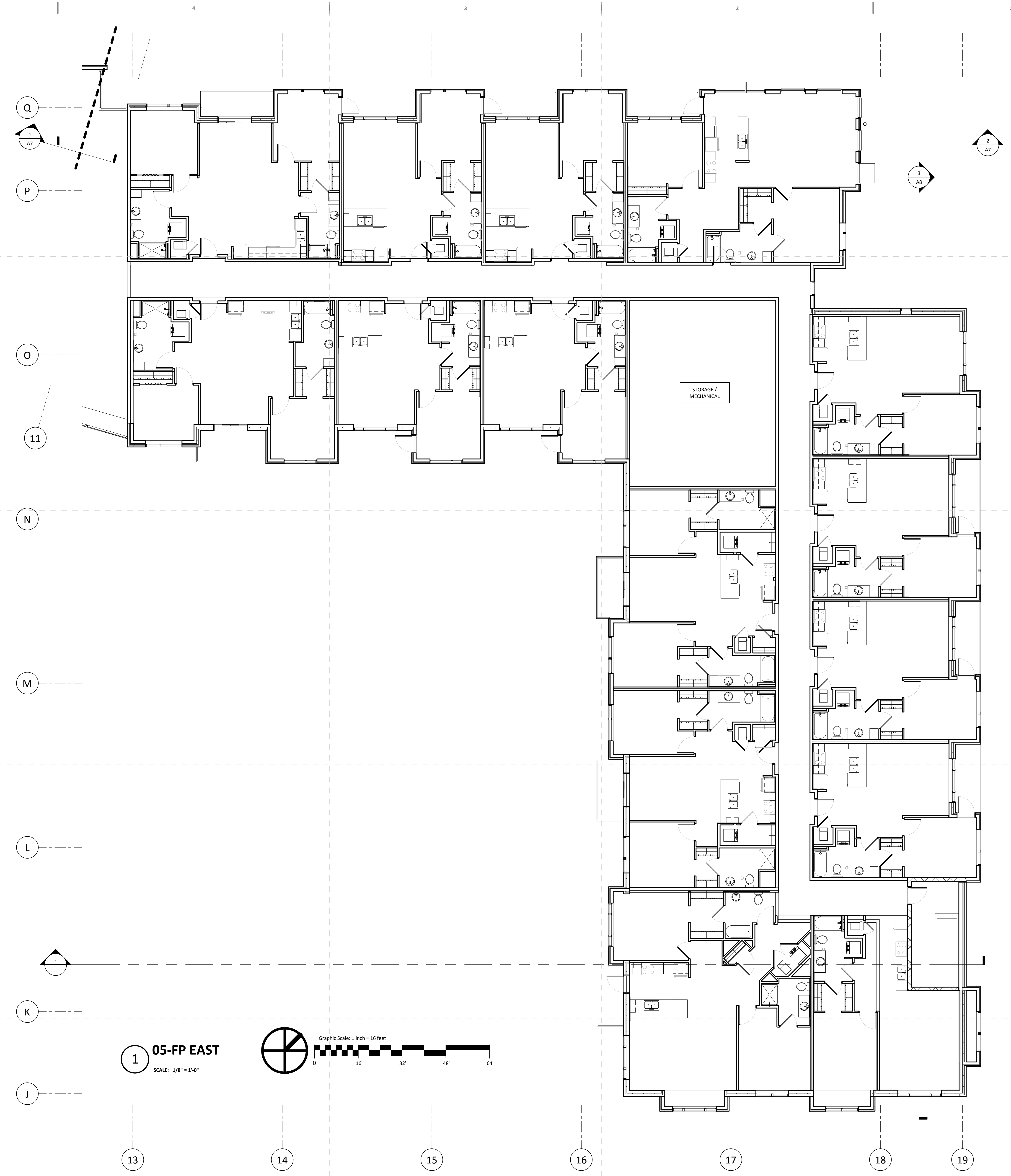
Sheet Title
5TH FLOOR WEST

Sheet No.
A5a

Seal

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UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



SUBMITTAL

Project No.	Project Number
Plot Date:	9/9/2015 10:44:07 AM
Drawn by:	Author
Date	Issue Description
9.9.15	UDC INITIAL

Sheet Title
 5th FLOOR EAST

Sheet No.
A5b

Seal

Consultant



1 EAST WASHINGTON AVE ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST_1
SCALE: 1/16" = 1'-0"



3 SOUTH
SCALE:



4 WEST
SCALE: 1/16" = 1'-0"

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL	
Project No.	Project Number
Plot Date:	9/9/2015 10:59:11 AM
Drawn by:	Author
Date	Issue Description
9.9.15	UDC INITIAL

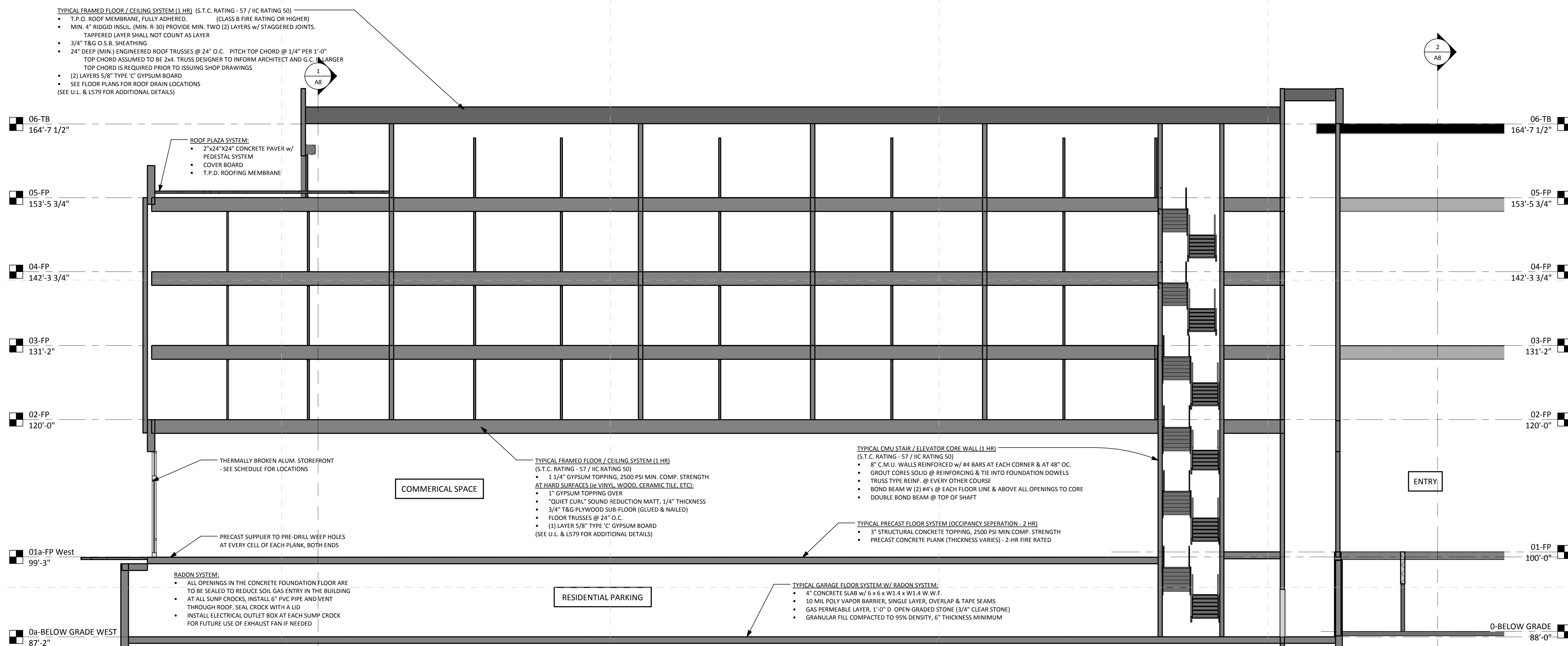
Sheet Title
3D ELEVATIONS FOR ERNDR

Sheet No.
A6A

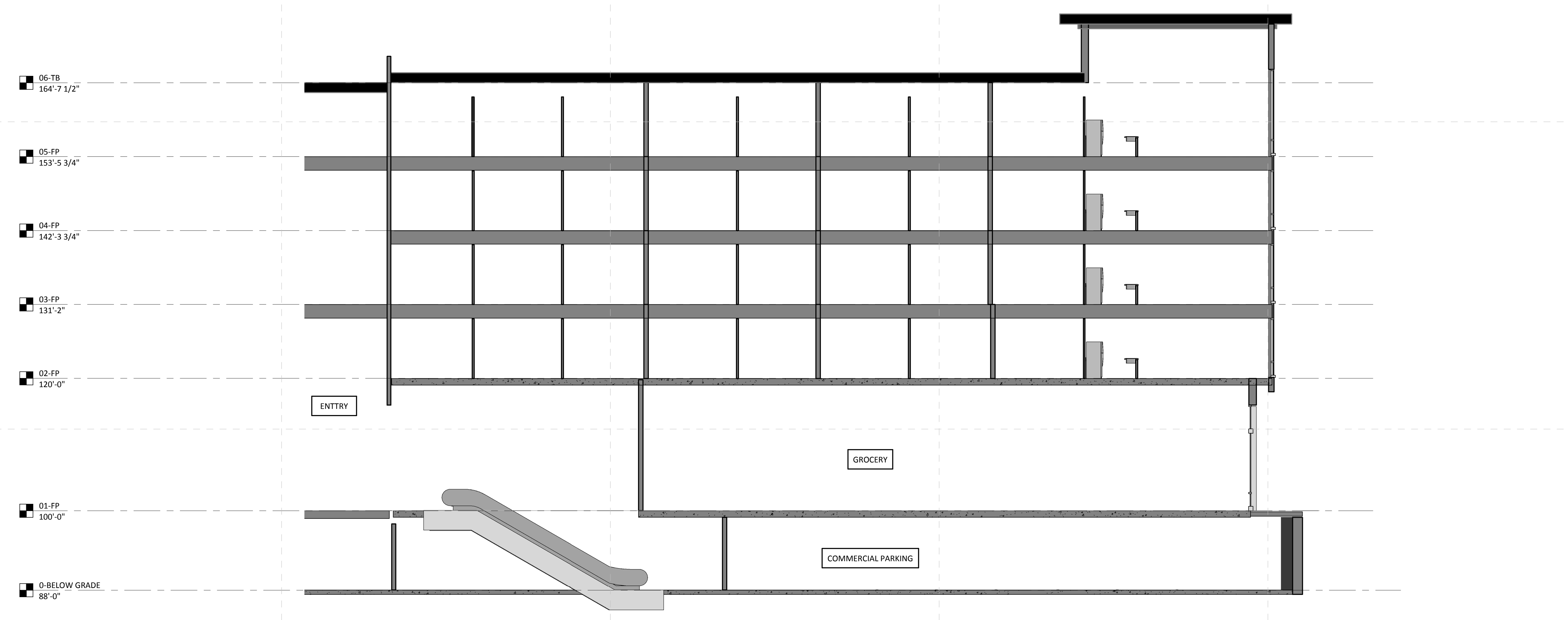
Seal

Consultant

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



1 SECTION 1 WEST BUILDING
SCALE: 1/8" = 1'-0"



2 SECTION 1 EAST BUILDING
SCALE: 1/8" = 1'-0"

SUBMITTAL

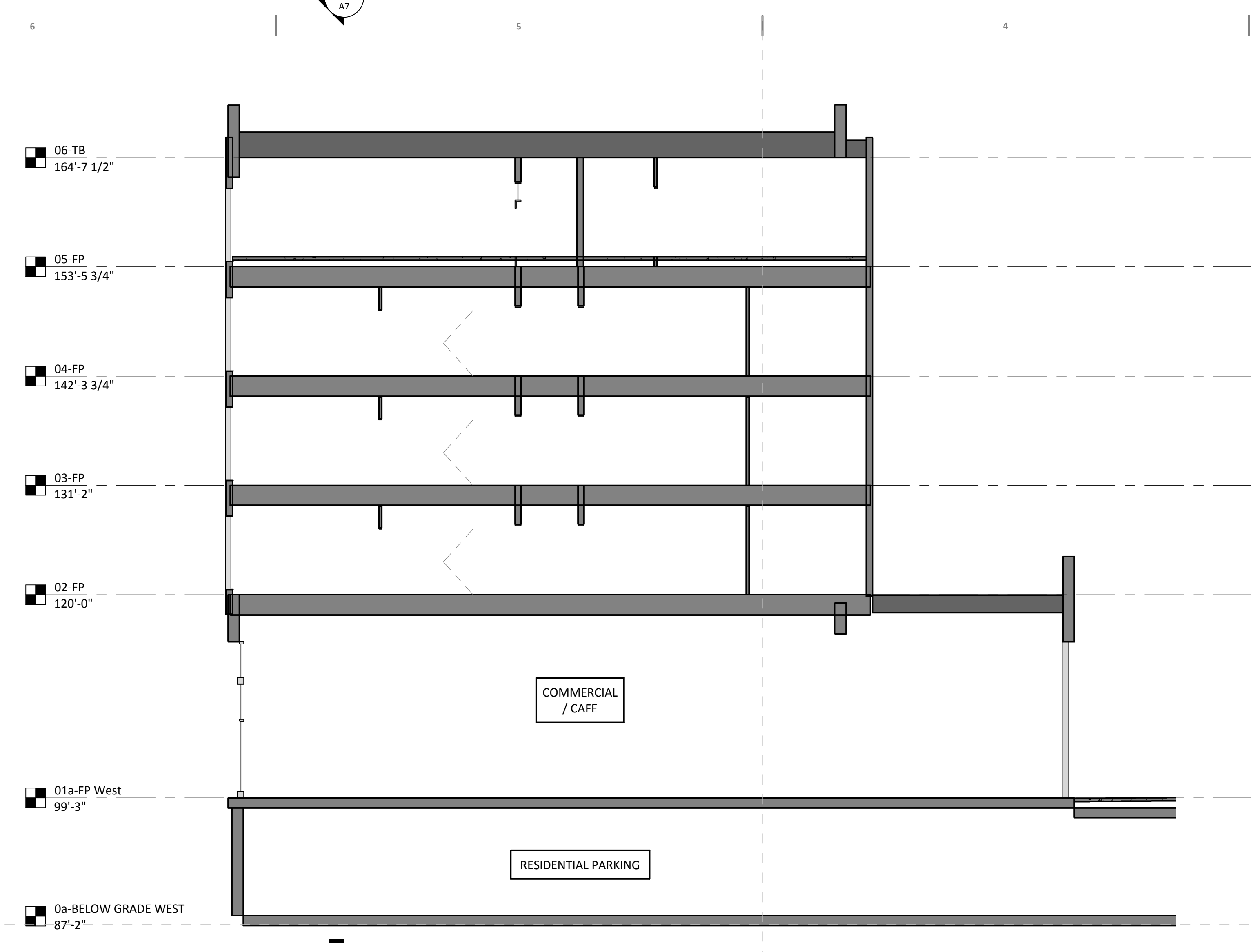
Project No.	Project Number
Plot Date:	9/9/2015 10:44:11 AM
Drawn by:	Author

Date	Issue Description
9.9.15	UDC INITIAL

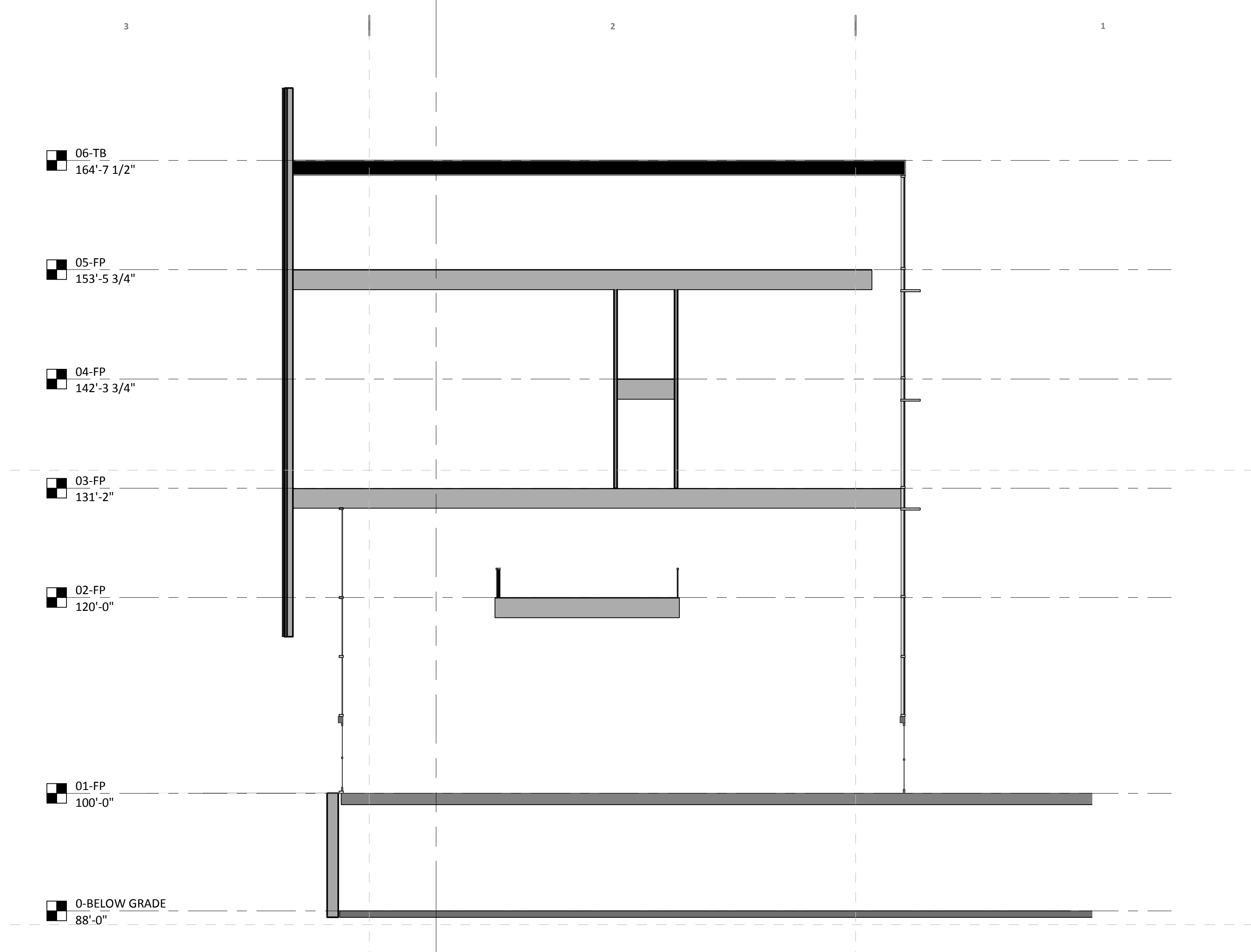
Sheet Title
BUILDING SECTIONS

Sheet No.
A7

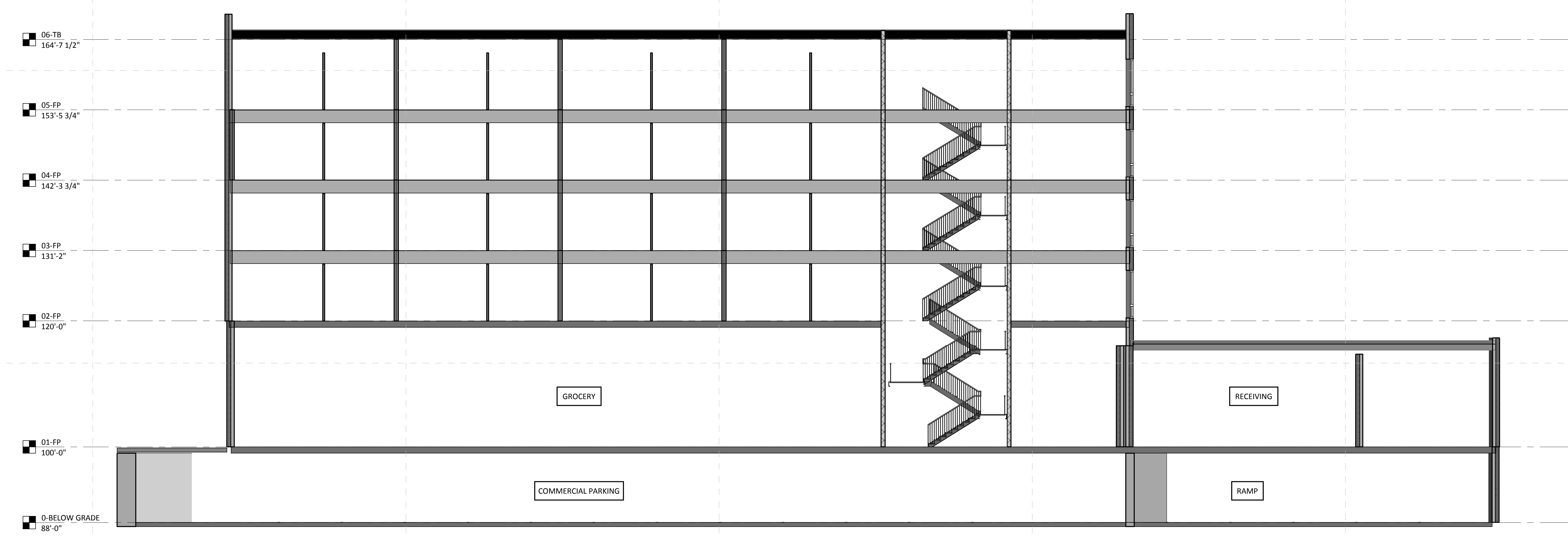
UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



1 WEST BUILDING SECTION
SCALE: 1/8" = 1'-0"
Graphic Scale: 1 inch = 8 feet



2 ATRIUM SECTION
SCALE: 1/8" = 1'-0"
Graphic Scale: 1 inch = 8 feet



3 EAST BUILDING SECTION
SCALE: 1/8" = 1'-0"
Graphic Scale: 1 inch = 8 feet

SUBMITTAL

Project No.	Project Number
Plot Date:	9/9/2015 10:44:14 AM
Drawn by:	Author

Date	Issue Description
9.9.15	UDC INITIAL