URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Date Received ___6/29/26 12:17 p.m.

_____ Paid

_____

☐ Initial Submittal

☐ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 5606 Russett Road, Madison WI 53711

Title: MMSD Akira Toki MS - Orchard Ridge ES

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested August 19, 2026

☐ New development ☐ Alteration to an existing or previously-approved development

☐ Informational ☑ Initial Approval ☒ Final Approval

3. Project Type

☐ Project in an Urban Design District

☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

☐ Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Modifications of Height, Area, and Setback

☐ Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

☒ Please specify

Public Building

4. Applicant, Agent, and Property Owner Information

Applicant name Scott Chehak Company Madison Metropolitan School District

Street address 545 West Dayton Street City/State/Zip Madison, WI 53703

Telephone 608-235-4989 Email sachehak@madison.k12.wi.us

Project contact person Susan Bowersox Company OPN Architects

Street address 301 North Broom Street, Suite 100 City/State/Zip Madison, WI 53703

Telephone 319-551-9723 Email sbowersox@opnarchitects.com

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval *(Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per Sec. 31.043(3))*

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

5. Required Submittal Materials

☐ **Application Form**
- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☐ **Letter of Intent**
- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ **Development Plans** (Refer to checklist on Page 4 for plan details)

☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)

☐ **Electronic Submittal**
- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☐ **Notification to the District Alder**
- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with UDC Informational on May 20, 2026.
2. 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 Scott Chehak Relationship to property Senior Exec Dir of Building Services

Authorizing signature of property owner Scott Chehak Date June 15, 2026

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

☐ Urban Design Districts: $350 *(per §33.24(6) MGO)*.

☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*

☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*

☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*

☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

— Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

— Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

— Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)

— Planned Multi-Use Site or Residential Building Complex

OPN ARCHITECTS

Cedar Rapids
200 Fifth Avenue SE Ste. 201
Cedar Rapids, Iowa 52401
(319) 363-6018

Des Moines
100 Court Avenue Ste. 100
Des Moines, Iowa 50309
(515) 309-0722

Iowa City
24 ½ S. Clinton Street Ste. 1
Iowa City, Iowa 52240
(319) 363-6018

Madison
301 N. Broom Street Ste. 100
Madison, Wisconsin 53703
(608) 819-0260

Minneapolis
212 N 3rd Avenue, Ste. 312
Minneapolis, Minnesota 55401
(612) 355-7111

opnarchitects.com

June 29, 2026

Letter of Intent – City Submittal

Proposed MMSD Akira Toki Middle School and Orchard Ridge Elementary School
5606 Russett Rd, Madison WI 53711

Madison Metropolitan School District is proposing to construct a new Middle School on the existing site located at 5606 Russett Rd, Madison, WI 53711. The new school will be constructed to the northwest of the existing school while it is in use. Upon completion of the new construction the existing building will then be demolished with additional parking and green space constructed on the site of the former building.

The project recently underwent a budget reduction exercise that reduced the overall sf and adjusted exterior materials where feasible. The sf reduction was both MS and ES education spaces in an effort to reduce the overall size of the building. The district is anticipating Plan Commission approval on August 31, 2026. It is the School District's objective to start site infrastructure construction early next year, with building completion set for August 2028.

The proposed Akira Toki Middle School and Orchard Ridge Elementary School is a 204,000 gsf combined structure with a three-story middle school on the south and a two-story elementary school on the north. The building will house preschool through eighth grade. Since the school is an important component of the community's school system and has a considerable number of students that walk to school, the site design allows non-vehicular access from all directions with options to not cross vehicular paths. Vehicular access is from Gilbert for both MS and ES in order to provide access away from Whitney Way on the west, a heavily traveled arterial road. With vehicular access for both elementary and middle school from the east, creates open space between the school and Russett Road to the south for student circulation, bus drop-off and recreational activities. The intent of this separation is to keep vehicles and students separate for safety and to create a welcoming entrance to the building. Orchard Ridge has an access loop on the north for visitors and student pick-up during the school day through the main office.

In coordination with the new construction project, the district and design team are working with the City of Madison planning, traffic and engineering teams regarding improvements along Whitney Way directly adjacent the district's property to manage traffic concerns and create a safe environment for pedestrians using the cross walks to access the school from the west.

OPN ARCHITECTS

Enclosed for review please find the proposed site plan, landscape plans, architectural plans and elevations. Please contact Susan Bowersox with OPN Architects or Scott Chehak with Madison Metropolitan School District if additional information is needed prior to the upcoming review meeting.

Akira Toki Middle School
Orchard Ridge Elementary School

UDC Initial Final

6/29/2026

OPN ARCHITECTS JSD

Locator Map



Site Context



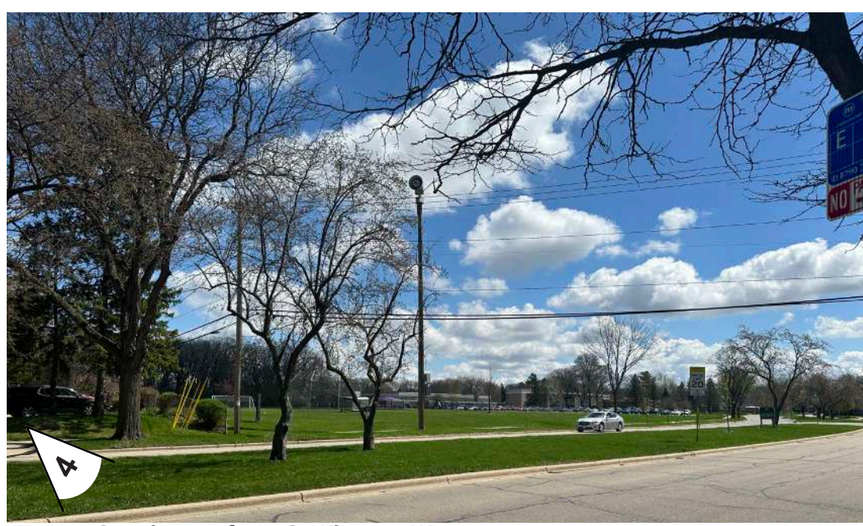
View to Northeast from corner of Bartlett and S. Whitney Way



View to North from Corner of existing school



View to Southeast from Northeast corner of site



View to Southwest from S. Whitney Way

Exterior Material



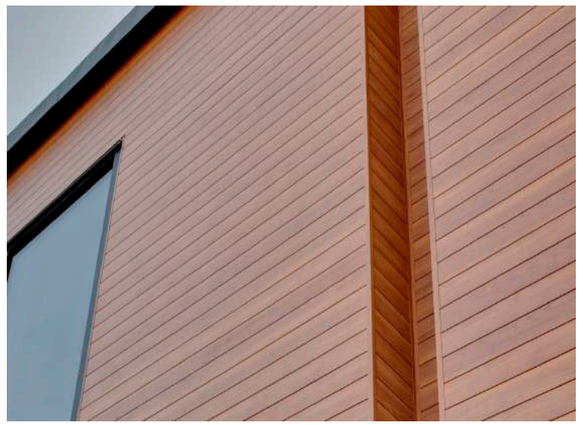
Light Brick - 2 1/4” x 8”



Dark Brick - 2 1/4” x 8”



Metal Wall Panel



Wood-Look Metal Plank



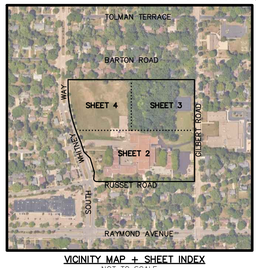
Precast Panels



Metal Wall Panel Color Accents

EXISTING CONDITIONS SURVEY

PART OF OUTLOT "B", EIGHTH ADDITION TO ORCHARD RIDGE, RECORDED IN VOL. 264, ON PAGE 111 OF MISCELLANEOUS, AS DOCUMENT No. 864468, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



VICINITY MAP + SHEET INDEX
NOT TO SCALE

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 1¼" x 30" REBAR SET (4.30 LBS/LF)
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- FLAG POLE
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- WATER MANHOLE
- SPRINKLER VALVE BOX
- STORM MANHOLE
- CURB INLET
- GAS REGULATOR/METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- ELECTRIC PEDESTAL
- ELECTRIC METER
- LIGHT POLE
- POWER POLE W/GUY
- VAULT
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- HANDICAP PARKING
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- BUILDING
- 1049 INDEX CONTOUR
- 1050 INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- PLAYGROUND MULCH
- BASEBALL INFIELD
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK PERFORMED DECEMBER 05, 2024 THRU JANUARY 14, 2025.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, RECORDED AS S00°11'54"E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS MONUMENT MARKING THE SOUTH 1/4 CORNER OF SECTION 31, T07N, R09E, ELEVATION = 1046.55'
4. CONTOUR INTERVAL IS ONE FOOT.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NOs. 20244908184, 20244908191, 20244908192, 20244908265, 20244908267, 20244908273, 20244908278, 20244908289 WITH A CLEAR DATE OF DECEMBER 09, 2024.
7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   - CITY OF MADISON
   - EVERSTREAM
   - AT&T DISTRIBUTION
   - MGE (ELECTRIC AND GAS)
   - WIN, LLC
   - TDS METROCOM
8. SITE PLAN RECORDS WERE REQUESTED FROM THE CITY OF MADISON. NO RECORDS WERE SUPPLIED FOR THIS SITE.
9. THIS SURVEY REFLECTS TITLE 3192417 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF DECEMBER 18, 2024.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C–1	19.01'	15.00'	72°36'48"	N53°16'28"W	17.76'
C–2	11.03'	7868.70'	0°04'49"	N17°00'33"W	11.03'
C–3	191.59'	7868.70'	1°23'42"	N19°26'48"W	191.59'
C–5	23.72'	15.00'	90°37'00"	S45°06'51"W	21.33'

BENCHMARKS

BENCH ID	ELEVATION	DESCRIPTION
BM–1	1047.35	REBAR IN MEDIAN OF S. WHITNEY WAY 50'± NORTH OF THE INTERSECTION WITH RUSSET ROAD
BM–2	1044.60	REBAR IN MEDIAN OF S. WHITNEY WAY 50'± SOUTH OF THE INTERSECTION WITH CRABAPPLE LANE

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

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL–1	1042.83	NE	1040.60	12"	RCP
INL–2	1043.42	E	1040.49	12"	RCP
		SW	1040.52	12"	RCP
INL–3	1043.50	N	1039.75	21"	RCP
		S	1039.90	18"	RCP
		W	1039.98	12"	RCP
		E	1039.78	12"	RCP
INL–4	1043.04	W	1040.59	12"	RCP
INL–5	1044.43	NE	1042.25	12"	RCP
INL–6	1045.20	E	1042.17	12"	RCP
		W	1042.24	12"	RCP
INL–7	1045.10	N	1041.39	18"	RCP
		S	1041.42	15"	RCP
		W	1041.59	12"	RCP
INL–8	1045.40	N	1041.62	18"	RCP
		SE	1041.87	15"	RCP
		S	1041.65	15"	RCP
INL–9	1044.42	NW	1042.21	15"	RCP
		SW	1042.53	12"	RCP
INL–10	1044.76	NE	1042.43	12"	RCP
INL–11	1046.37	E	1044.87	12"	RCP
INL–12	1046.99	NE	1042.80	12"	RCP
		W	1042.87	12"	RCP
INL–13	1047.18	E	1044.62	12"	RCP
INL–14	1045.92	NW	1042.94	12"	RCP
		W	1042.96	12"	RCP

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM–2	1046.45	NW	1042.53	12"	RCP
		SW	1042.55	12"	RCP
		SE	1042.55	12"	RCP
STM–3	1048.58	N	1044.20	8"	VCP
		NW	1044.43	10"	VCP
		E	1044.13	12"	VCP
STM–4	1047.52	W	1042.91	12"	RCP
		N	1043.201	8"	CCP
		E	1042.82	12"	RCP
STM–5	1046.32	W	1042.06	12"	RCP
		N	1042.09	8"	CCP
		E	1042.04	12"	RCP
STM–6	1045.10	W	1041.50	12"	RCP
		NW	1041.55	12"	RCP
		SE	1041.48	12"	VCP
STM–7	1044.86	W	1040.87	12"	VCP
		W	1040.87	12"	VCP
		NW	1041.31	12"	RCP
		NW	1041.35	12"	VCP
		N	1041.35	12"	VCP
		NE	1041.35	12"	VCP
STM–8	1048.10	NW	1043.61	8"	VCP
		W	1043.56	12"	VCP
		SE	1041.31	12"	VCP

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL–15	1044.43	E	1041.01	12"	VCP
INL–16	1044.40	NE	1041.20	12"	VCP
INL–17	1043.71	SW	1041.06	12"	VCP
INL–18	1044.25	S	1041.15	12"	VCP
INL–19	1044.49	SE	1041.32	12"	VCP
INL–20	1045.50	NE	1042.76	12"	RCP
INL–21	1045.49	N	1042.19	12"	RCP
		SW	1042.28	12"	RCP
INL–22	1044.72	NW	1041.83	12"	RCP
		S	1041.92	12"	RCP
INL–23	1044.65	N	1041.35	12"	RCP
		SE	1041.37	12"	RCP
		W	1041.41	12"	RCP
INL–24	1044.70	E	1041.88	12"	RCP
INL–25	1041.72	N	1038.15	21"	RCP
		S	1038.17	21"	RCP
		NE	1038.30	12"	RCP
		SW	1038.52	12"	RCP
INL–26	1043.56	S	1039.57	12"	RCP
		SW	1039.69	12"	RCP
		W	1039.51	12"	RCP
		E	1040.31	12"	RCP
		SW	1039.99	12"	RCP
		N	1039.18	15"	RCP

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN–1	1048.84	E	1040.78	8"	VCP
SAN–2	1048.49	E	1039.79	8"	VCP
		W	1039.83	8"	VCP
SAN–3	1047.92	N	1039.82	6"	VCP
		E	1039.32	8"	VCP
		W	1039.35	8"	VCP
SAN–4	1046.57	E	1038.16	8"	VCP
		SE	1038.35	6"	VCP
		W	1038.19	8"	VCP
SAN–5	1045.74	N	1035.34	10"	VCP
		S	1035.38	10"	VCP
		W	1035.86	8"	VCP
		E	1035.50	8"	VCP
SAN–6	1046.73	N	1034.68	10"	VCP
		S	1034.73	10"	VCP
		SE	1035.57	8"	VCP
SAN–7	1047.83	N	1034.08	10"	VCP
		S	1034.13	10"	VCP
		SE	1034.46	8"	VCP
		SW	1034.66	8"	VCP
SAN–8	1046.41	N	1033.27	10"	VCP
		SE	1033.56	8"	VCP
		S	1033.31	10"	VCP
SAN–9	1045.02	N	1032.71	10"	VCP
		S	1032.74	10"	VCP
SAN–10	1044.42	N	1032.58	10"	VCP
		S	1032.58	10"	VCP
		E	1032.99	10"	VCP
		W	1032.68	10"	VCP

LEGAL DESCRIPTION

OUTLOT "B", EIGHTH ADDITION TO ORCHARD RIDGE, RECORDED IN VOL. 264, ON PAGE 111 OF MISCELLANEOUS, AS DOCUMENT NO. 864468, EXCEPTING THEREFROM THAT PART OF SAID OUTLOT "B" RETAINED BY THE CITY OF MADISON FOR PUBLIC STREET PURPOSES AS DESCRIBED IN QUIT CLAIM DEED RECORDED ON JULY 9, 2001, AS DOCUMENT NO. 3344558, DANE COUNTY REGISTRY. FURTHER EXCEPTING A FIFTEEN FOOT (15') CORNER RADIUS TRUNCATED AT THE MOST SOUTHEASTERLY CORNER OF SAID OUTLOT "B" BEING RESERVED FOR RIGHT–OF–WAY PURPOSES, CITY OF MADISON, DANE COUNTY, WISCONSIN.

TAX KEY NO: 251/0709–313–0811–2

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S–2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF MADISON METROPOLITAN SCHOOL DISTRICT THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A–E 7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

TODD J. BUHR, S–2614
PROFESSIONAL LAND SURVEYOR

DATE

WISCONSIN — TODD J. BUHR — S–2614 — DEFOREST, WI — LAND SURVEYOR

north
SCALE IN FEET
50' 0 50'
SCALE 1" = 50'

MODIFICATIONS:

#	Date:	Description:
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Prepared By: ZHG 03/13/25

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
1 OF 4

PROJECT NO: 24-14664

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

CLIENT:
MADISON METROPOLITAN SCHOOL DISTRICT

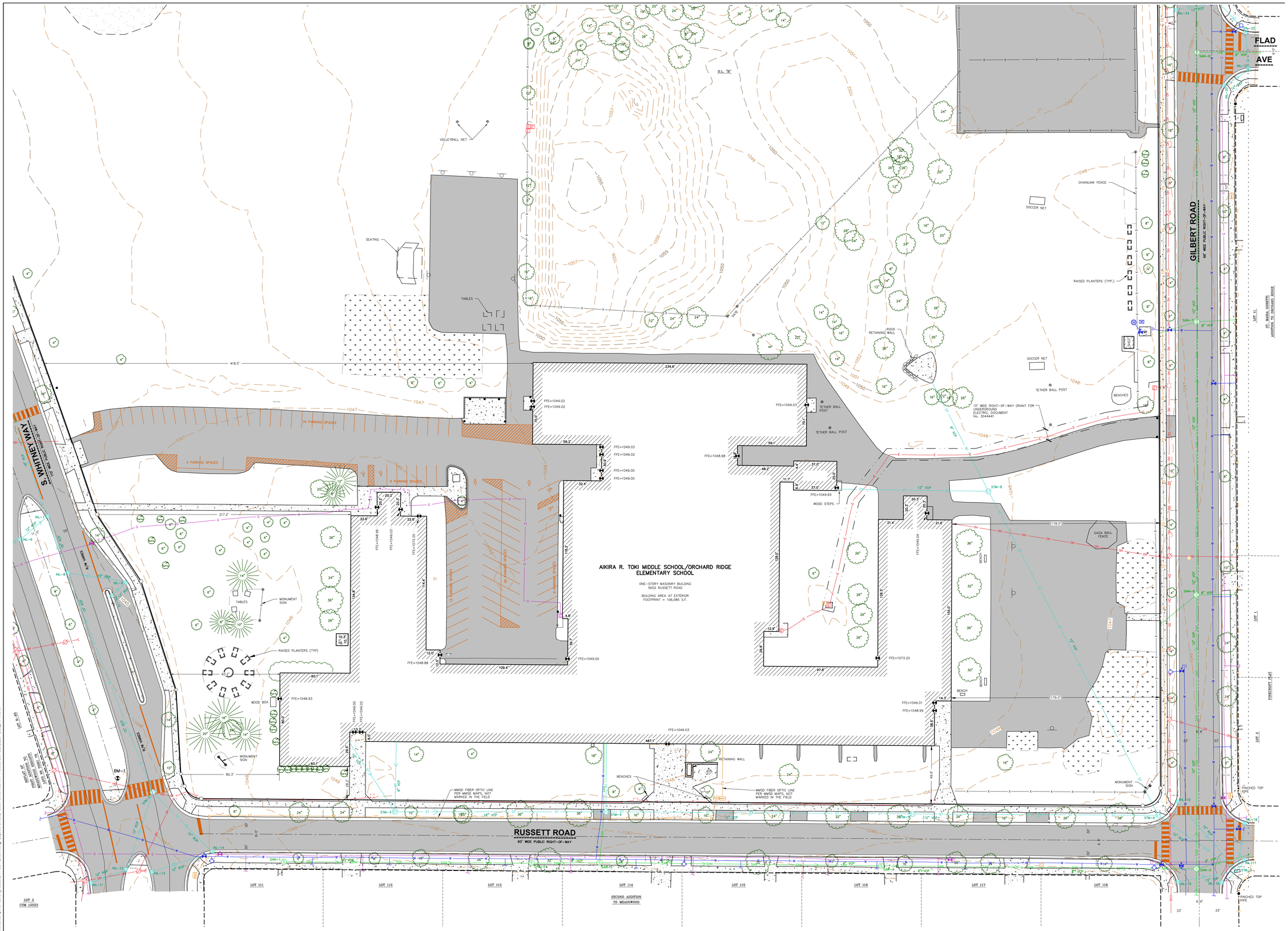
CLIENT ADDRESS:
301 N. BROOM STREET, SUITE 100 MADISON, WI 53703

PROJECT:
AIKIRA R. TOKI MIDDLE SCHOOL / ORCHARD RIDGE ELEMENTARY

PROJECT LOCATION:
5602 RUSSETT ROAD MADISON, WI DANE COUNTY

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MADISON METROPOLITAN SCHOOL DISTRICT

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301 N. BROOM STREET, SUITE 100
MADISON, WI 53703

PROJECT:
AIKIRA R. TOKI MIDDLE SCHOOL / ORCHARD RIDGE ELEMENTARY

PROJECT LOCATION:
5602 RUSSETT ROAD
MADISON, WI
DANE COUNTY

north
SCALE IN FEET
30' 0 30'
SCALE 1" = 30'

MODIFICATIONS:

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Prepared By: ZHG 03/13/25

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EXISTING CONDITIONS SURVEY

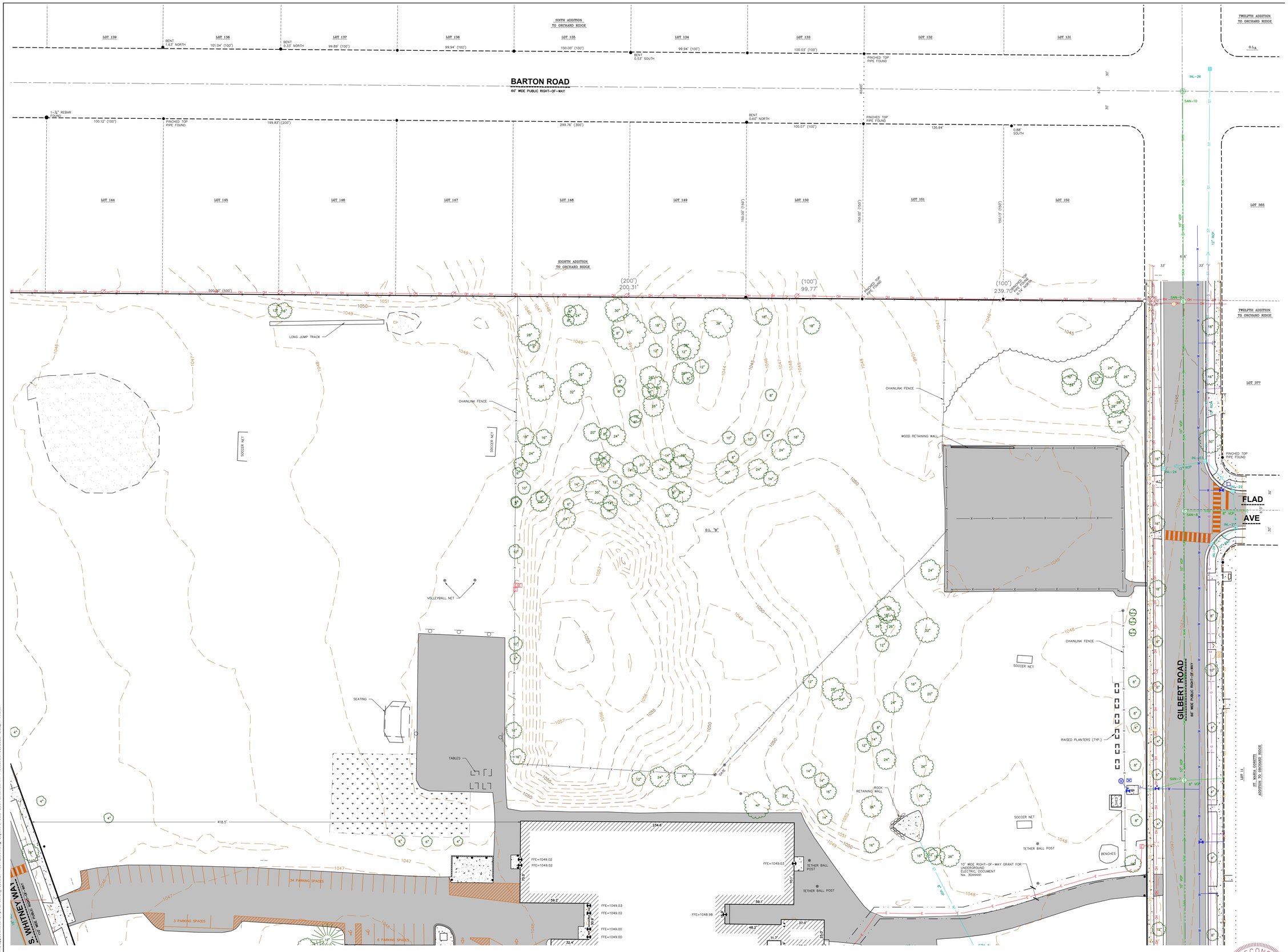
SHEET NUMBER:
2 OF 4

PROJECT NO: 24-14664

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

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CLIENT:
MADISON METROPOLITAN SCHOOL DISTRICT

CLIENT ADDRESS:
301 N. BROOM STREET, SUITE 100
MADISON, WI 53703

PROJECT:
AIKIRA R. TOKI MIDDLE SCHOOL / ORCHARD RIDGE ELEMENTARY

PROJECT LOCATION:
5602 RUSSETT ROAD
MADISON, WI
DANE COUNTY

north
SCALE IN FEET
30' 0 30'
SCALE 1" = 30'

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Prepared By: ZHG 03/13/25

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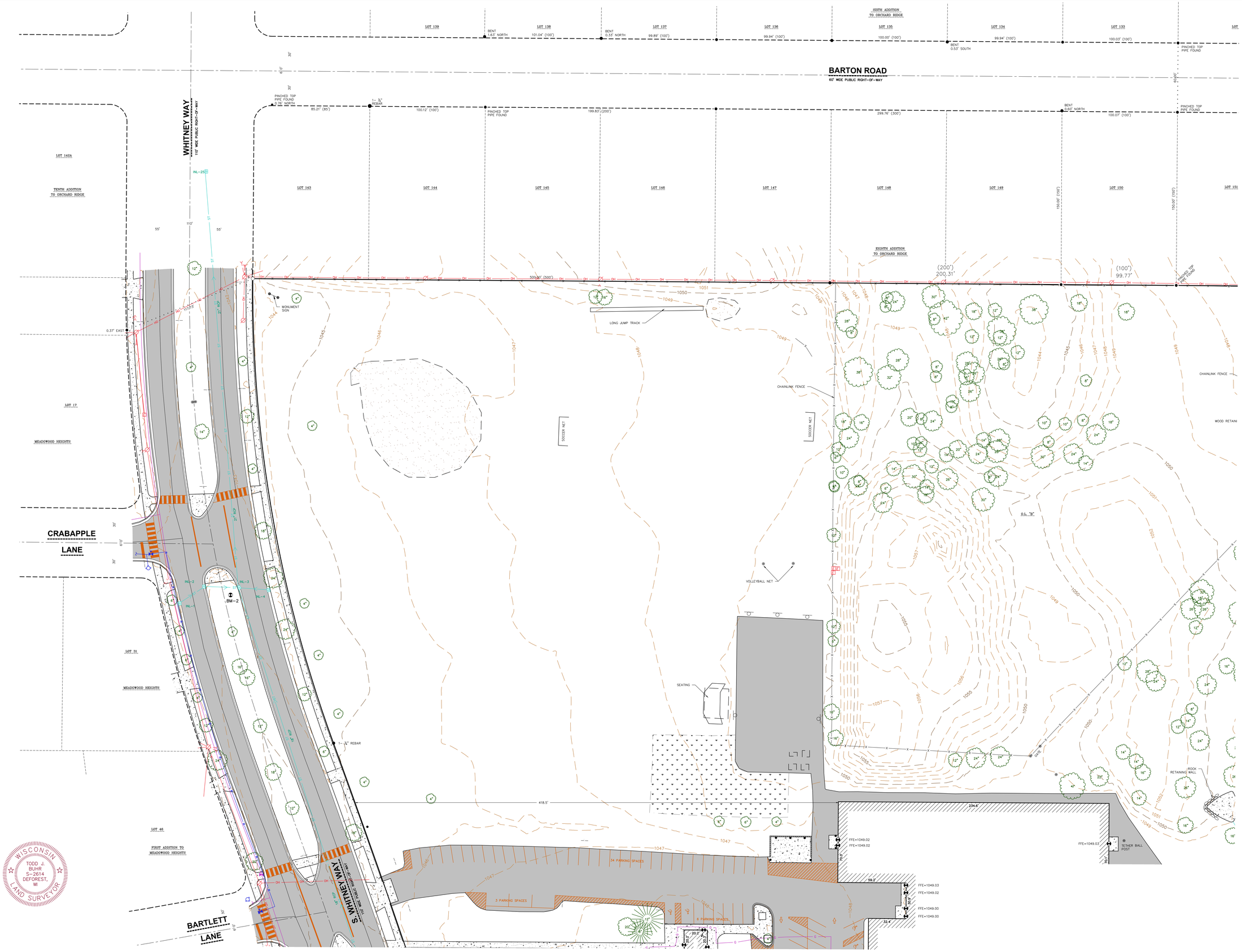
SHEET NUMBER:
3 OF 4

PROJECT NO: 24-14664

WISCONSIN
TODD J. BUHR
S-2614
DEFOREST, WI
LAND SURVEYOR

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PROJECT:
AIKIRA R. TOKI MIDDLE SCHOOL / ORCHARD RIDGE ELEMENTARY

PROJECT LOCATION:
5602 RUSSETT ROAD
MADISON, WI
DANE COUNTY

north
SCALE IN FEET
30' 0 30'
SCALE 1" = 30'

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Prepared By: ZHG 03/13/25

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
4 OF 4

PROJECT NO: 24-14664

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

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GENERAL NOTES

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

DEMOLITION NOTES

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

PAVING NOTES

1. GENERAL:
    - 1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY PSI, INC., TITLED "GEOTECHNICAL EXPLORATION AND EVALUATION PROPOSED MALCOLM SHABAZZ CITY HIGH SCHOOL AND SHERMAN MIDDLE SCHOOL", ISSUE DATE SEPTEMBER 4, 2025. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
    - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
    - 1.3. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
    - 1.4. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
    - 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.

SEEDING AND RESTORATION NOTES

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

GRADING AND EARTHWORK NOTES

1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED BY PSI, INC., TITLED "GEOTECHNICAL EXPLORATION AND EVALUATION PROPOSED MALCOLM SHABAZZ CITY HIGH SCHOOL AND SHERMAN MIDDLE SCHOOL", ISSUE DATE SEPTEMBER 4, 2025. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCE.
4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
5. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
6. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED AND STOCKPILED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
7. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
8. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
9. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATIONS BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE PRESENCE OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.

STORMWATER FACILITIES CONSTRUCTION NOTES

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

CITY TRAFFIC ENGINEERING NOTES

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

PUBLIC IMPROVEMENTS NOTES

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

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
    - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
    - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
    - 2.3. VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL ANY DISCREPANCY IS RESOLVED.
    - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
    - 2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITIES 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
    - 2.6. COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND JURISDICTIONAL SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
4. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE CONSTRUCTION MAY CAUSE PEDESTRIAN INJURY OR HAZARD.
7. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
8. ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
9. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
10. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
11. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
13. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITH DITCHES/SWALES TO PREVENT SOIL WASHOUT/EROSION.
14. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    - 14.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 14.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 14.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
15. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH URBAN, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
16. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
17. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.
18. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - 18.1. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 18.2. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED (*I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAY*). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    - 18.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
        - 18.3.1. PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
        - 18.3.2. TEMPORARY SEEDING, MAY CONSIST OF SPRING OATS(100LBS.ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS./ACRE) IN FALL
        - 18.3.3. HYDRO-MULCHING WITH A TACKIFIER
        - 18.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
        - 18.3.5. EROSION MATTING
        - 18.3.6. SODDING
        - 18.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER
19. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
20. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

EROSION CONTROL NOTES

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

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REMOVE AND SALVAGE EXISTING NEIGHBORHOOD SIGN

REMOVE FENCE, TYP.

REMOVE SOCCER NET

REMOVE SOCCER NET

REMOVE TREE, TYP.

(2) TREES DO NOT EXIST, PREVIOUSLY REMOVED BY OTHERS

REMOVE VOLLEYBALL NET AND POSTS

REMOVE ELECTRICAL EQUIPMENT

REMOVE BASKETBALL HOOPS

REMOVE FENCE, TYP.

REMOVE SHADE STRUCTURE AND BENCHES

PROTECT TREE, TYP

REMOVE TABLES

REMOVE AND SALVAGE PLAYGROUND EQUIPMENT AND WOODCHIP BEDDING

REMOVE TREE, TYP.

REMOVE ASPHALT PAVEMENT, TYP.

REMOVE SIGN, TYP.

REMOVE CURB & GUTTER, TYP.

REMOVE CONCRETE PAVEMENT, TYP.

DISCONNECT AND REMOVE UTILITY SERVICE, TYP.

REMOVE EXISTING DROP OFF LANE, APPROX 8,300 SF ROW DISTURBANCE

REMOVE TABLES

REMOVE TREE, TYP.

REMOVE GARDEN BEDS

REMOVE LANDSCAPE BED & MONUMENT SIGN

REMOVE BUILDING, TYP.

DISCONNECT AND REMOVE UTILITY SERVICES, TYP.

REMOVE DOWNSPOUT SPLASH PAD

REMOVE GARDEN BEDS

REMOVE CONCRETE PAVEMENT, TYP.

PRESERVE & PROTECT APPROXIMATE LOCATION OF (4) RELOCATED SHADE TREES. TASK COMPLETED BY MMSD IN FALL 2026

EXISTING TOKI PRESCHOOL FOREST TO REMAIN

EXISTING TENNIS COURTS TO REMAIN

SOCCER NETS TO REMAIN

DISCONNECT AND REMOVE UTILITY SERVICE, TYP.

REMOVE BOLLARD

REMOVE BASKETBALL HOOPS

REMOVE AND SALVAGE PLAYGROUND EQUIPMENT AND WOODCHIP BEDDING

EXISTING BUILDING

CRABAPPLE LANE

BARTLETT LANE

S WHITNEY WAY

RUSSETT ROAD

RUSSETT ROAD

RUSSETT ROAD

FLAD AVENUE

GILBERT ROAD

north

SCALE IN FEET

40' 0 40'

Key Plan

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Revison	Description	Date

OPN Project No.
24654002

Sheet Issue Date

LAND USE/UDC SUBMITTAL **06/29/2026**

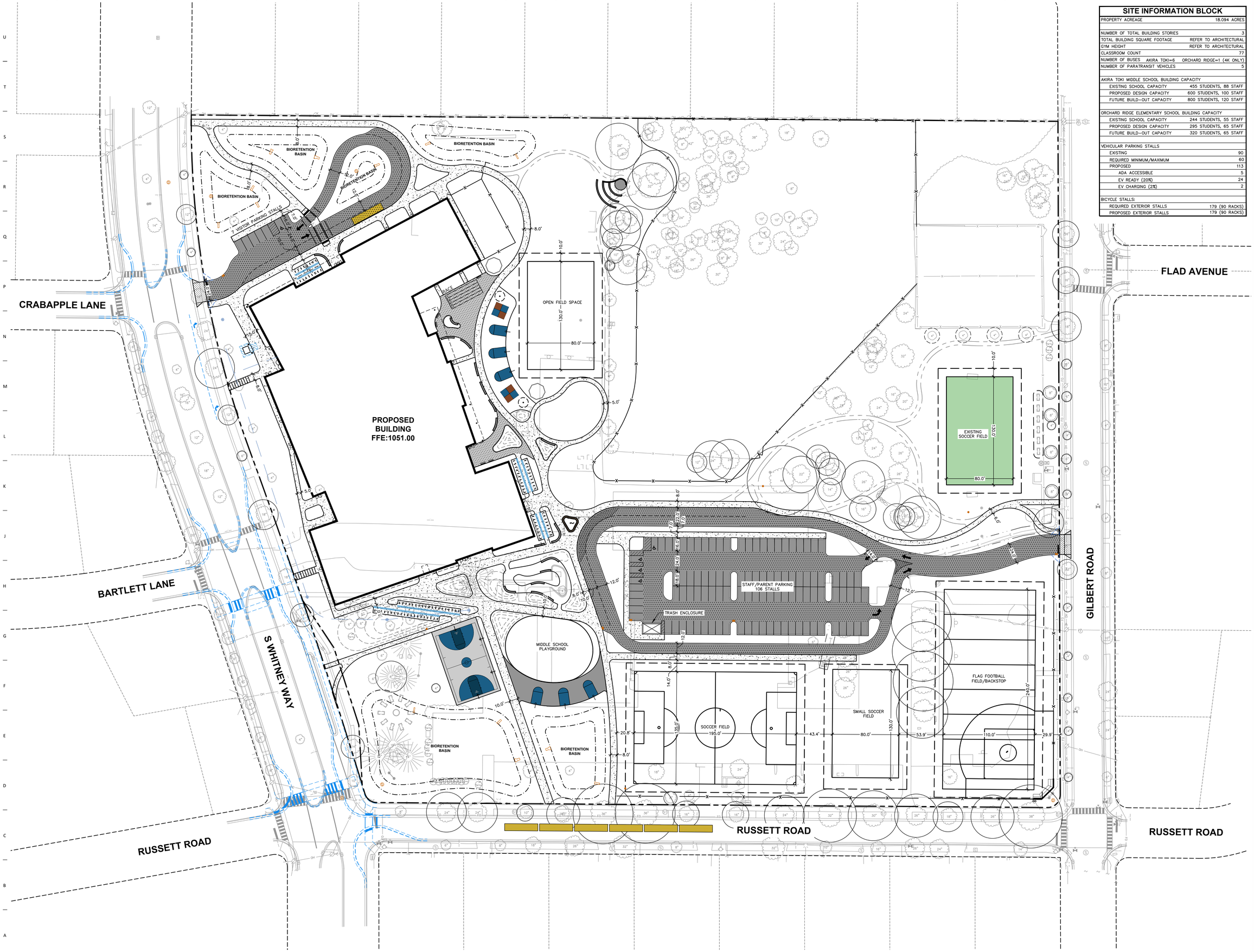
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DEMOLITION PLAN

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SITE INFORMATION BLOCK

PROPERTY ACREAGE	18.094 ACRES
NUMBER OF TOTAL BUILDING STORIES	3
TOTAL BUILDING SQUARE FOOTAGE	REFER TO ARCHITECTURAL
GYM HEIGHT	REFER TO ARCHITECTURAL
CLASSROOM COUNT	77
NUMBER OF BUSES AKIRA TOKI=6	ORCHARD RIDGE=1 (4K ONLY)
NUMBER OF PARATRANSIT VEHICLES	5
AKIRA TOKI MIDDLE SCHOOL BUILDING CAPACITY	
EXISTING SCHOOL CAPACITY	455 STUDENTS, 88 STAFF
PROPOSED DESIGN CAPACITY	600 STUDENTS, 100 STAFF
FUTURE BUILD-OUT CAPACITY	800 STUDENTS, 120 STAFF
ORCHARD RIDGE ELEMENTARY SCHOOL BUILDING CAPACITY	
EXISTING SCHOOL CAPACITY	244 STUDENTS, 55 STAFF
PROPOSED DESIGN CAPACITY	295 STUDENTS, 65 STAFF
FUTURE BUILD-OUT CAPACITY	320 STUDENTS, 65 STAFF
VEHICULAR PARKING STALLS	
EXISTING	90
REQUIRED MINIMUM/MAXIMUM	60
PROPOSED	113
ADA ACCESSIBLE	5
EV READY (20%)	24
EV CHARGING (2%)	2
BICYCLE STALLS:	
REQUIRED EXTERIOR STALLS	179 (90 RACKS)
PROPOSED EXTERIOR STALLS	179 (90 RACKS)

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north
SCALE IN FEET
40' 0 40'

Key Plan

Revision	Description	Date

OPN Project No.
24654002

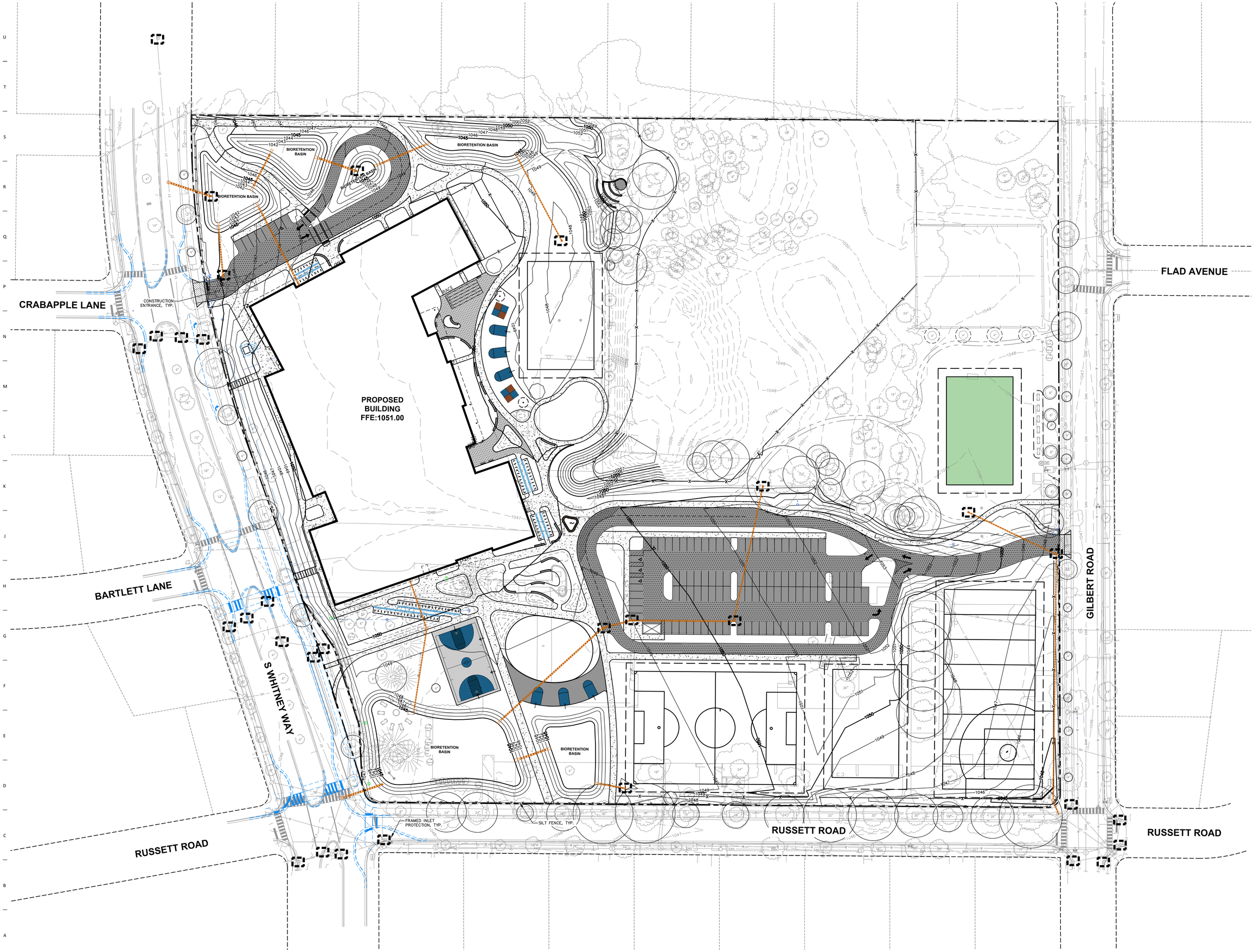
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SITE PLAN

Sheet Number
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north
SCALE IN FEET
40' 0 40'

Key Plan

Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
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Sheet Name
EROSION CONTROL PLAN

Sheet Number
C400

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CRABAPPLE LANE

BARTLETT LANE

RUSSETT ROAD

S WHITNEY WAY

FLAD AVENUE

GILBERT ROAD

RUSSETT ROAD

PROPOSED BUILDING FFE:1051.00

BIORETENTION BASIN

BIORETENTION BASIN

BIORETENTION BASIN

BIORETENTION BASIN

BIORETENTION BASIN

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north

SCALE IN FEET

40' 0 40'

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Revision	Description	Date

OPN Project No.
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Sheet Issue Date
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Sheet Name
OVERALL GRADING PLAN

Sheet Number
C500

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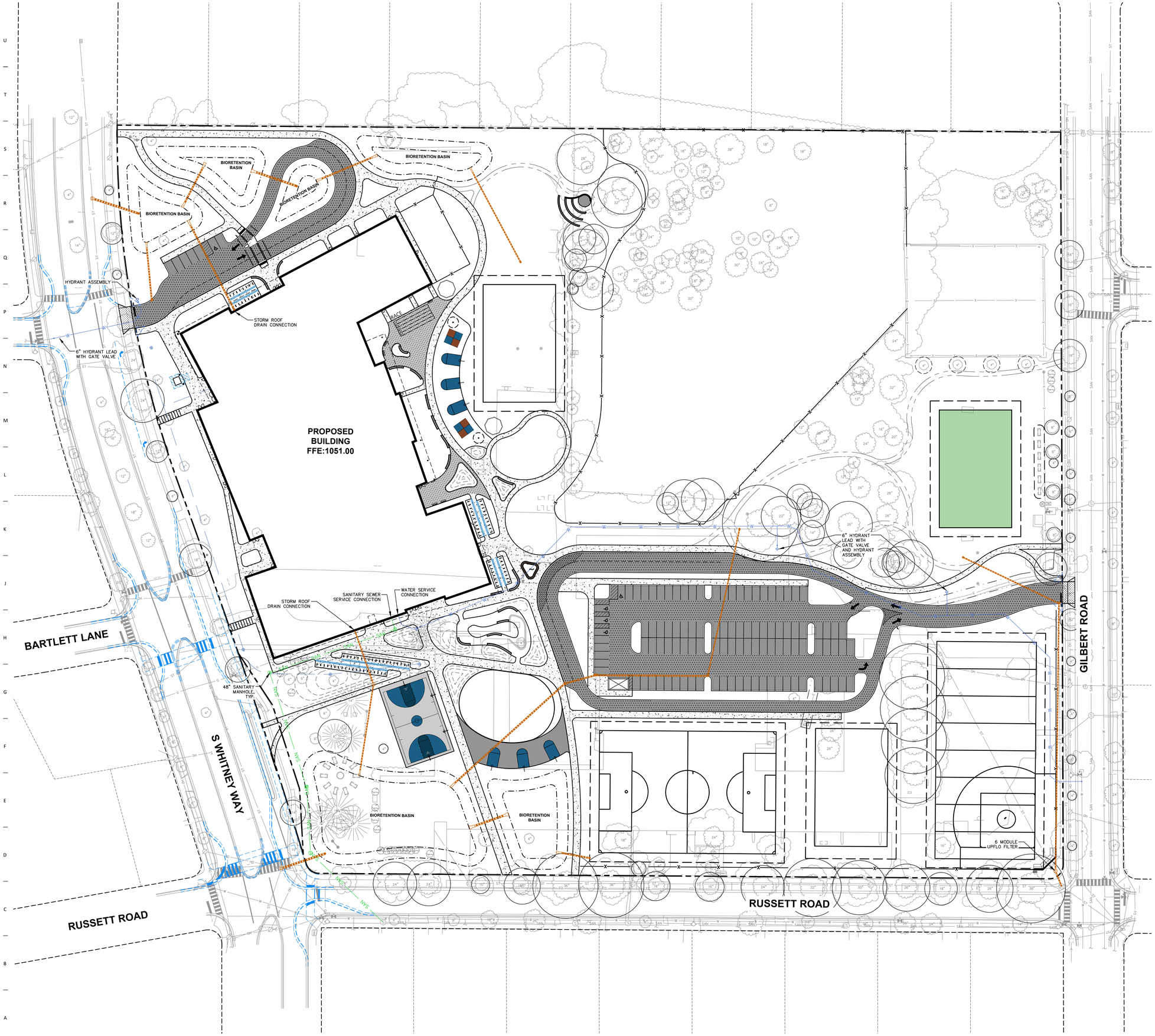
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north
SCALE IN FEET
40' 0 40'

Key Plan

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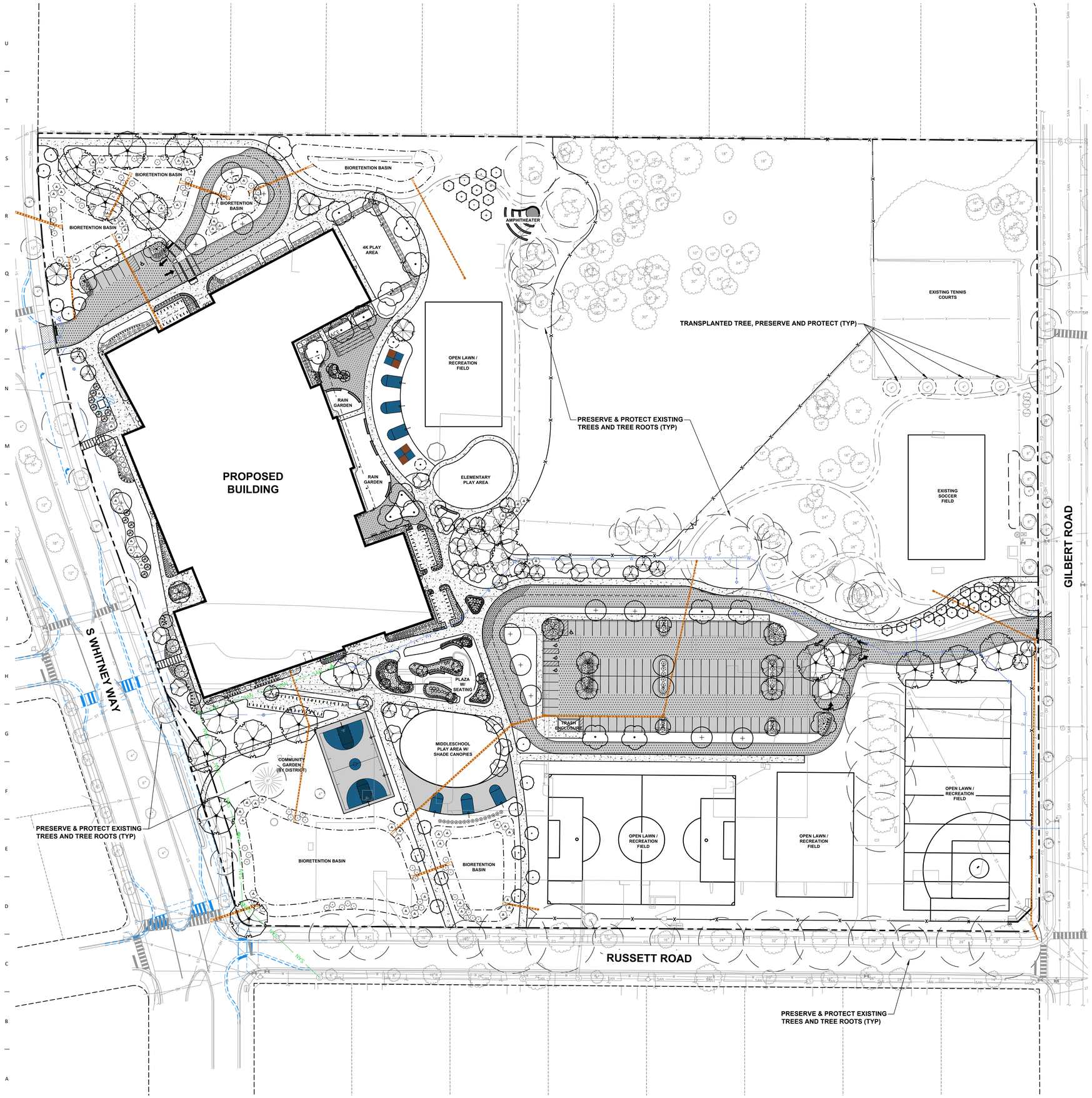
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Sheet Issue Date
LAND USE/UDC SUBMITTAL 06/29/2026

Sheet Name
UTILITY PLAN

Sheet Number
C600

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
OVERSTORY DECIDUOUS TREES					
	ACFR	*Acer x freemanii 'Marmo' / Marmo Freeman Maple*	B & B	2.5" Cal	10
	GIBI	*Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree*	B & B	2.5" Cal	20
	QUMA	*Quercus macrocarpa 'JFS-KW3' / Urban Pinnacle® Oak*	B & B	2.5" Cal	21
	QURU	*Quercus rubra / Red Oak*	B & B	2.5" Cal	21
	TIAM	*Tilia americana 'Kromm' / Sweet Street™ American Linden*	B & B	2.5" Cal	17
ORNAMENTAL TREES					
	AMAR	*Amelanchier arborea / Downy Serviceberry*	B & B	8' Ht. (min)	11
	CECA	*Cercis canadensis 'Columbus' / Columbus Strain Eastern Redbud*	B & B	8' Ht. (min)	20
	CRCR	*Crataegus crus-galli inermis / Thornless Cockspur Hawthorn*	B & B	8' Ht. (min)	16
	MACA	*Malus x domestica 'Cortland' / Cortland Apple*	B & B	1.5" Cal	11
	MAHA	*Malus x domestica 'Honeycrisp' / Honeycrisp Apple*	B & B	1.5" Cal	18
UPRIGHT EVERGREEN SHRUB					
	JUNS	*Juniperus x 'J.N Select Blue' / Star Power® Juniper*	B & B	6' Ht. (min)	14
DECIDUOUS SHRUBS					
	ARME	*Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry*	#3	18" Ht. (min)	59
	CAFL	*Calycanthus floridus 'SMNCAF' / Simply Scentsational® Sweetshrub*	#5	24" Ht. (min)	17
	COALI	*Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood*	#5	24" Ht. (min)	26
	CORA	*Cornus racemosa / Gray Dogwood*	#5	36" Ht. (min)	81
	COSE	*Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood*	#5	24" Ht. (min)	54
	DILO	*Diervilla lonicera / Bush Honeysuckle*	#5	18" Ht. (min)	28
	FOFI	*Forsythia x 'Fiesta' / Fiesta Forsythia*	#5	24" Ht. (min)	41
	PHOP	*Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark*	#5	24" Ht. (min)	70
	SYPA	*Syringa patula 'JN Upright Select' / Violet Uprising™ Korean Lilac*	#5	24" Ht. (min)	68
EVERGREEN SHRUBS					
	JUCH	*Juniperus chinensis 'Sea Green' / Sea Green Juniper*	#5	24" Ht. (min)	22
	JUSA	*Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper*	#5	24" Dia. (min)	81
	TACU	*Taxus cuspidata 'Densiformis' / Dense Japanese Yew*	#5	24" Ht. (min)	52
PERENNIALS & GRASSES					
	ALCH	*Allium x 'Chivette' / Chivette Allium*	#1	Min 8"-18"	73
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass*	#1	Min. 8"-18"	131
	ECPUM	*Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower*	#1	Min 8"-18"	135
	HESO	*Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily*	#1	Min. 8"-18"	131
	HEBT	*Heuchera x 'Berry Timeless' / Berry Timeless Coral Bells*	#1	Min 8"-18"	70
	PAVI	*Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass*	#1	Min. 8"-18"	82
	RUFUB	*Rudbeckia fulgida 'Blovi' / Viette's Little Suzy Coneflower*	#1	Min. 8"-18"	80
	SCSCJ	*Schizachyrium scoparium 'Jazz' / Jazz Little Bluestem*	#1	Min. 8"-18"	177
	SPHE	*Sporobolus heterolepis / Prairie Dropseed*	#1	Min. 8"-18"	90
	SPHET	*Sporobolus heterolepis 'Tara' / Prairie Dropseed*	#1	Min. 8"-18"	99

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- SEAT WALL
- FENCE
- FLAG POLE
- BIKE RACK
- BOLLARD
- LANDSCAPE BOULDERS
- LANDSCAPE EDGING
- TREE PROTECTION RING
- DECORATIVE STONE MULCH
- PAVERS

CONTRACATOR NOTES

ALL PLANTING AREAS SHALL HAVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE NOTED (TYP).

north

SCALE IN FEET

40' 0 40'

Key Plan

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Revision	Description	Date

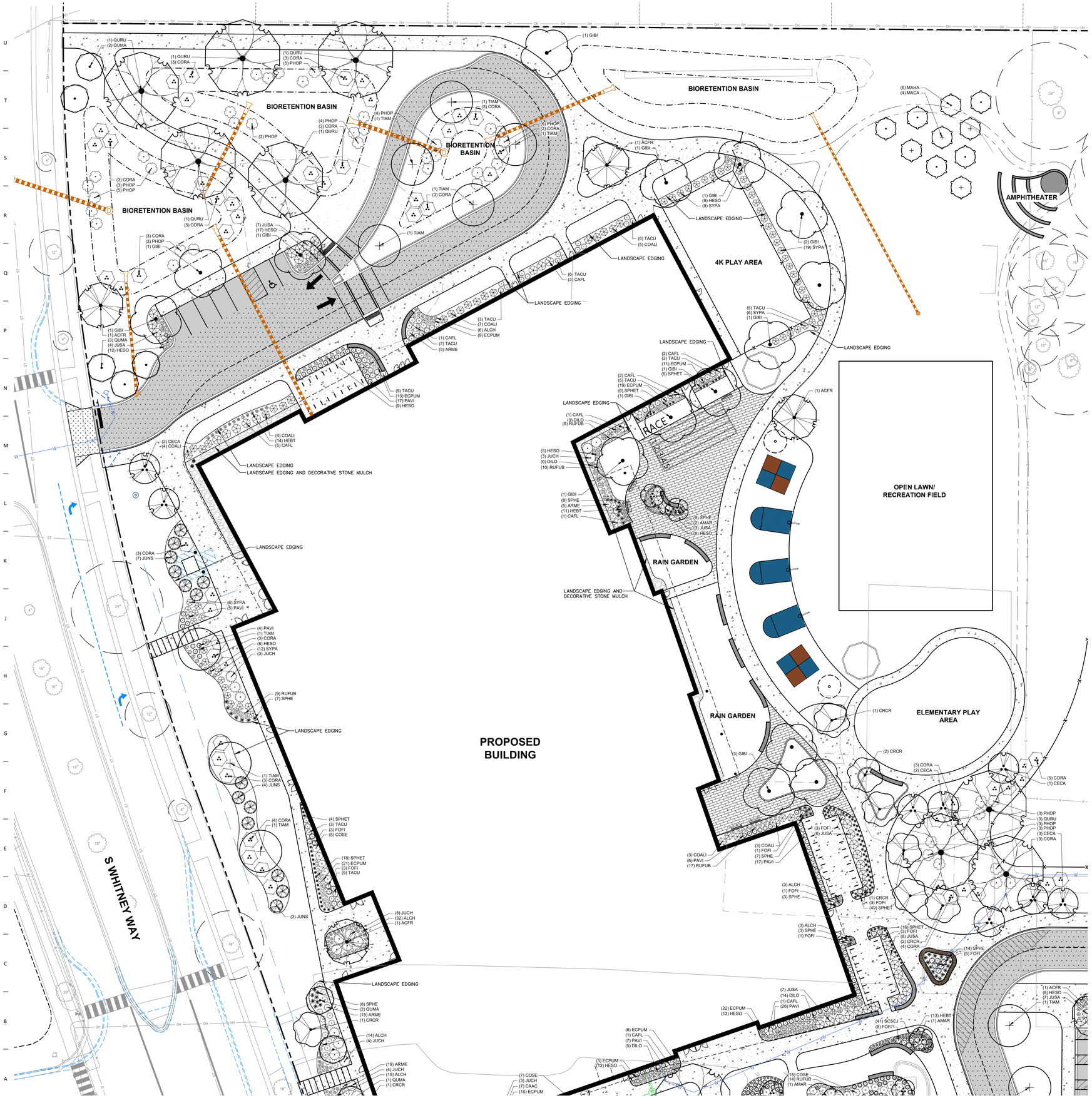
OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL **06/29/2026**

Sheet Name
OVERALL LANDSCAPE PLANTING PLAN

Sheet Number
L100

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PLANT LIST

SYMBOL	CODE	BOTANICAL / COMMON NAME
OVERSTORY DECIDUOUS TREES		
	ACFR	*Acer x freemanii 'Marmo' / Marmo Freeman Maple*
	GIBI	*Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree*
	QUMA	*Quercus macrocarpa 'JFS-KW3' / Urban Pinnacle® Oak*
	QURU	*Quercus rubra / Red Oak*
	TIAM	*Tilia americana 'Krcmm' / Sweet Street™ American Linden*
ORNAMENTAL TREES		
	AMAR	*Amelanchier arborea / Downy Serviceberry*
	CECA	*Cercis canadensis 'Columbus' / Columbus Strain Eastern Redbud*
	CRCR	*Crataegus crus-galli inermis / Thornless Cockspur Hawthorn*
	MACA	*Malus x domestica 'Cortland' / Cortland Apple*
	MAHA	*Malus x domestica 'Honeycrisp' / Honeycrisp Apple*
UPRIGHT EVERGREEN SHRUB		
	JUNS	*Juniperus x 'J.N Select Blue' / Star Power® Juniper*
DECIDUOUS SHRUBS		
	ARME	*Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry*
	CAFL	*Calycanthus floridus 'SMNCAF' / Simply Scentsational® Sweetshrub*
	COALI	*Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood*
	CORA	*Cornus racemosa / Gray Dogwood*
	COSE	*Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood*
	DILO	*Diervilla lonicera / Bush Honeysuckle*
	FOFI	*Forsythia x 'Fiesta' / Fiesta Forsythia*
	PHOP	*Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark*
	SYPA	*Syringa patula 'JN Upright Select' / Violet Uprising™ Korean Lilac*
EVERGREEN SHRUBS		
	JUCH	*Juniperus chinensis 'Sea Green' / Sea Green Juniper*
	JUSA	*Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper*
	TACU	*Taxus cuspidata 'Densiformis' / Dense Japanese Yew*
PERENNIALS & GRASSES		
	ALCH	*Allium x 'Chivette' / Chivette Allium*
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass*
	ECPUM	*Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower*
	HESO	*Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily*
	HEBT	*Heuchera x 'Berry Timeless' / Berry Timeless Coral Bells*
	PAVI	*Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass*
	RUFUB	*Rudbeckia fulgida 'Blovi' / Viette's Little Suzy Coneflower*
	SCSCJ	*Schizachyrium scoparium 'Jazz' / Jazz Little Bluestem*
	SPHE	*Sporobolus heterolepis / Prairie Dropseed*
	SPHET	*Sporobolus heterolepis 'Tara' / Prairie Dropseed*

LEGEND

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- PAVERS

CONTRACATOR NOTES

ALL PLANTING AREAS SHALL HAVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE NOTED (TYP).

north

SCALE IN FEET

20' 0 20'

Key Plan

Revision Description Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 06/29/2026

Sheet Name
DETAILED LANDSCAPE PLAN - NORTHWEST

Sheet Number
L101

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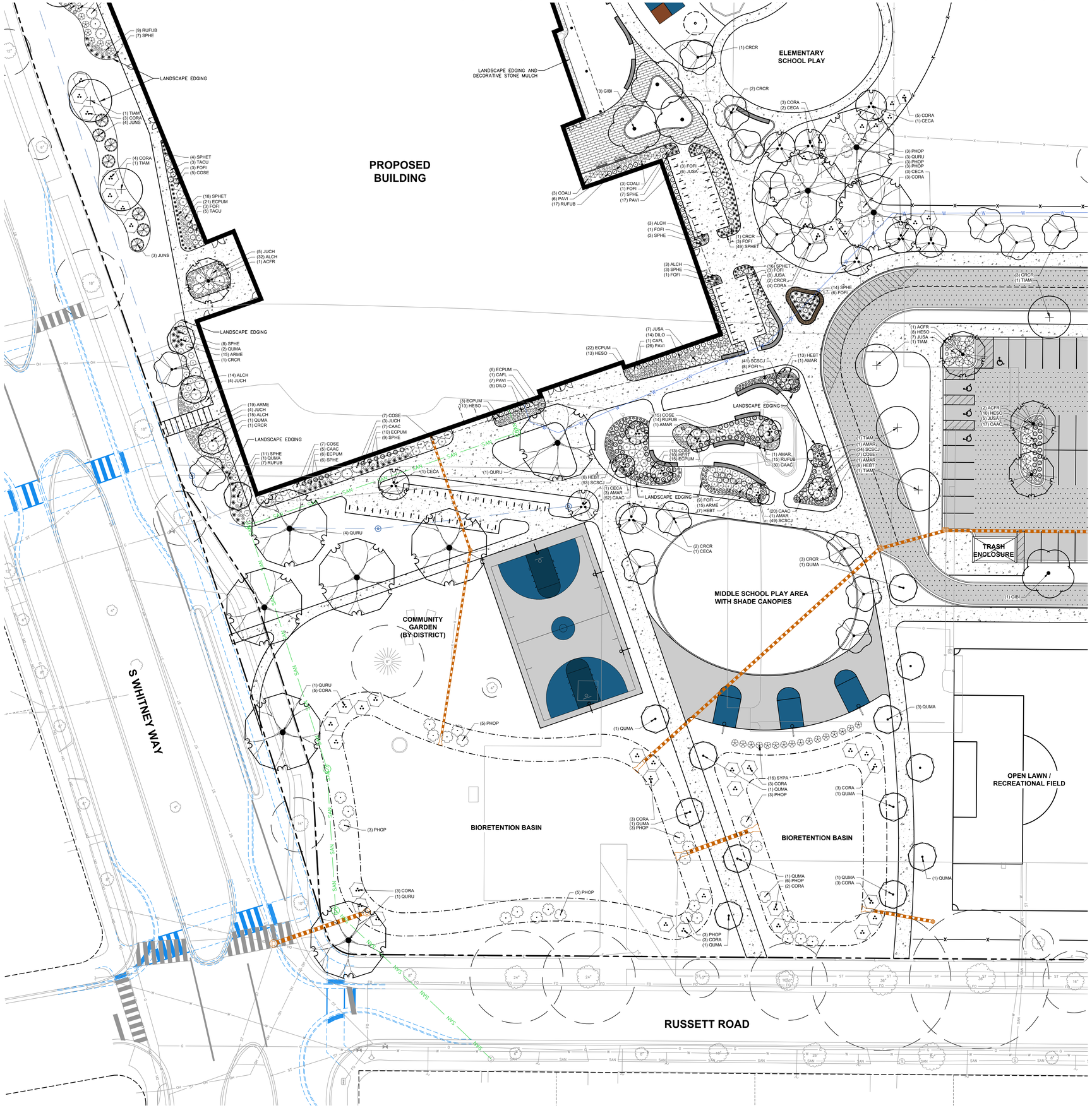
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PLANT LIST

SYMBOL	CODE	BOTANICAL / COMMON NAME
OVERSTORY DECIDUOUS TREES		
	ACFR	*Acer x freemanii 'Marmo' / Marmo Freeman Maple*
	GIBI	*Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree*
	QUMA	*Quercus macrocarpa 'JFS-KW3' / Urban Pinnacle® Oak*
	QURU	*Quercus rubra / Red Oak*
	TIAM	*Tilia americana 'Kromm' / Sweet Street™ American Linden*
ORNAMENTAL TREES		
	AMAR	*Amelanchier arborea / Downy Serviceberry*
	CECA	*Cercis canadensis 'Columbus' / Columbus Strain Eastern Redbud*
	CRCR	*Crataegus crus-galli inermis / Thornless Cockspur Hawthorn*
	MACA	*Malus x domestica 'Cortland' / Cortland Apple*
	MAHA	*Malus x domestica 'Honeycrisp' / Honeycrisp Apple*
UPRIGHT EVERGREEN SHRUB		
	JUNS	*Juniperus x 'J.N Select Blue' / Star Power® Juniper*
DECIDUOUS SHRUBS		
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	PHOP	*Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark*
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EVERGREEN SHRUBS		
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	TACU	*Taxus cuspidata 'Densiformis' / Dense Japanese Yew*
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	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass*
	ECPUM	*Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower*
	HESO	*Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily*
	HEBT	*Heuchera x 'Berry Timeless' / Berry Timeless Coral Bells*
	PAVI	*Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass*
	RUFUB	*Rudbeckia fulgida 'Blovi' / Viette's Little Suzy Coneflower*
	SCSCJ	*Schizachyrium scoparium 'Jazz' / Jazz Little Bluestem*
	SPHE	*Sporobolus heterolepis / Prairie Dropseed*
	SPHET	*Sporobolus heterolepis 'Tara' / Prairie Dropseed*

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- EASEMENT LINE
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- BUILDING OVERHANG
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- STORMWATER MANAGEMENT AREA
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- TREE PROTECTION RING
- DECORATIVE STONE MULCH
- PAVERS

CONTRACATOR NOTES

ALL PLANTING AREAS SHALL HAVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE NOTED (TYP).

north

SCALE IN FEET

20' 0 20'

Key Plan

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Revison	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL **06/29/2026**

Sheet Name
DETAILED LANDSCAPE PLAN - SOUTHWEST

Sheet Number
L102

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EXISTING SOCCER FIELD

OPEN LAWN / RECREATIONAL FIELD

OPEN LAWN / RECREATIONAL FIELD

OPEN LAWN / RECREATIONAL FIELD

GILBERT ROAD

RUSSETT ROAD

(3) CECA
(1) TIAM
(2) GIBI
LANDSCAPE EDGING
(3) QURU
(1) CECA
(3) JUSA
(6) JUSA
(2) TIAM
(10) HESO
(7) JUSA
(1) ACFR
(6) JUSA
(2) ACFR
(1) CECA
(12) MAHA
(7) MACA
(2) CECA
(3) QURU
(1) DIBI
(3) JUSA
(1) CECA
LANDSCAPE EDGING
(2) TIAM
(3) JUSA
(1) CECA
(9) HESO
(6) JUSA
(1) GIBI
(5) SPHE
LANDSCAPE EDGING

PLANT LIST

SYMBOL	CODE	BOTANICAL / COMMON NAME
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	GIBI	*Ginkgo biloba `Autumn Gold` TM / Autumn Gold Maidenhair Tree*
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CONTRACATOR NOTES

ALL PLANTING AREAS SHALL HAVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE NOTED (TYP).

north

SCALE IN FEET

20' 0 20'

Key Plan

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Revision	Description	Date

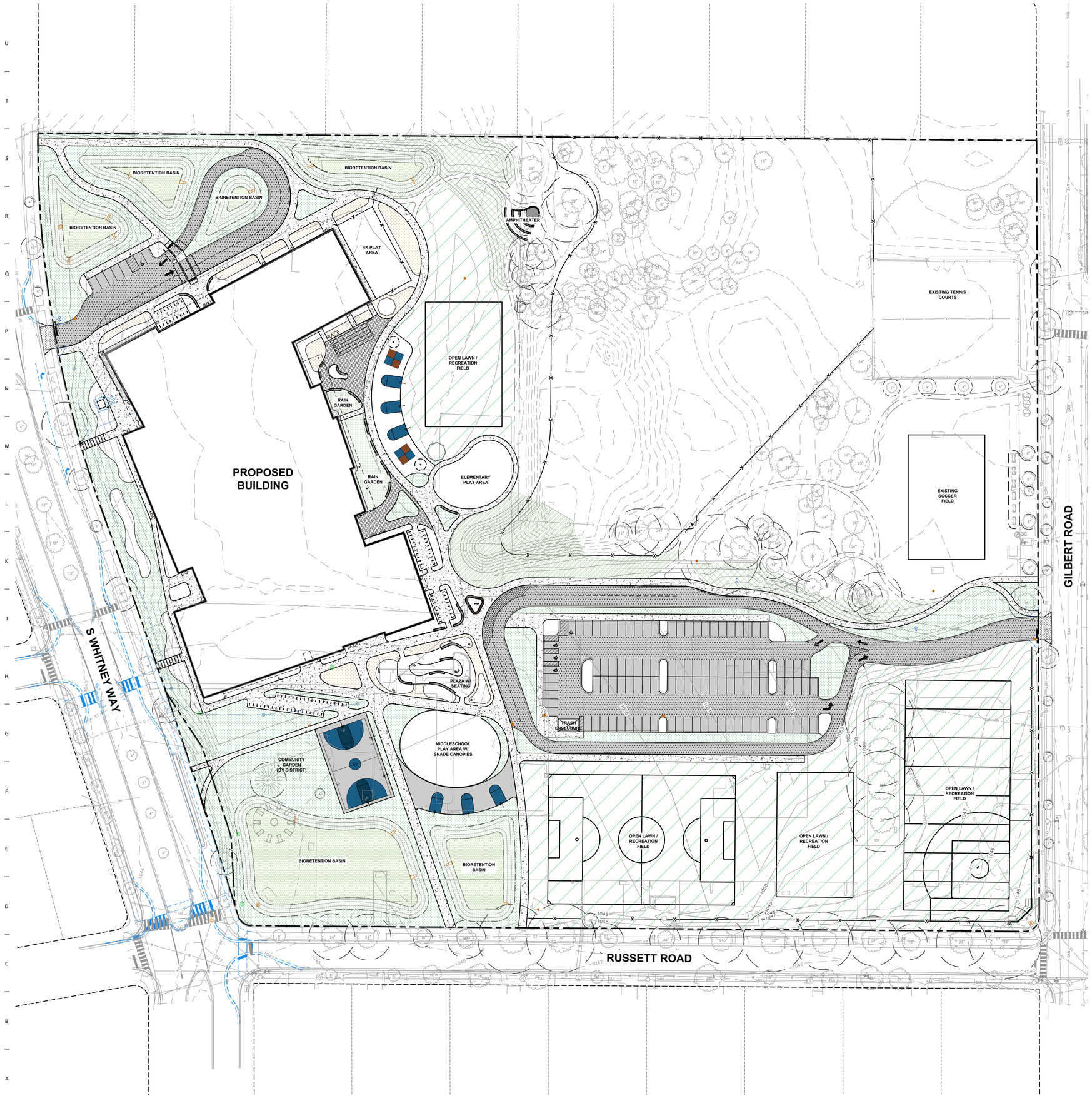
OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL **06/29/2026**

Sheet Name
DETAILED LANDSCAPE PLAN - SOUTHEAST

Sheet Number
L103

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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- SEAT WALL
- FENCE
- FLAG POLE
- BIKE RACK
- BOLLARD
- LANDSCAPE BOULDERS
- LANDSCAPE EDGING
- TREE PROTECTION RING
- NATIVE VEGETATIVE MAT (ALT: NATIVE PLUGS AT 1'-0" O.C.)
- SEED MIX - SHORT GRASS PRAIRIE
- SEED MIX - LOW MOW FESCUE
- SEED MIX - STORMWATER RENEWAL
- SEED MIX - RECREATION/ATHLETIC FIELD
- SEED MIX - TURFGRASS
- SOD
- DECORATIVE STONE MULCH
- PAVERS

CONTRACATOR NOTES

ALL PLANTING AREAS SHALL HAVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE NOTED (TYP).

north

SCALE IN FEET

40' 0 40'

Key Plan

Revision Description Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL **06/29/2026**

Sheet Name
OVERALL LANDSCAPE SEEDING PLAN

Sheet Number
L110

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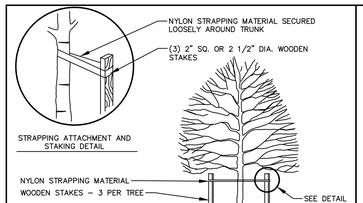
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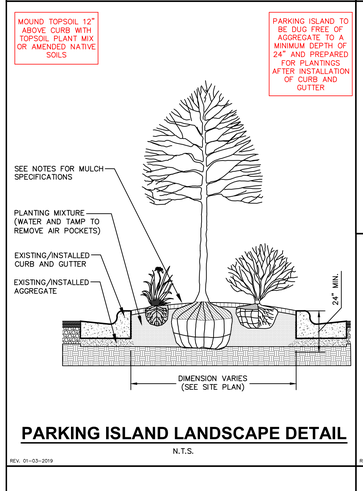


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

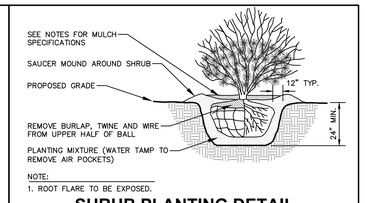
REV. 01–04–2019



PARKING ISLAND LANDSCAPE DETAIL

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REV. 01–03–2019

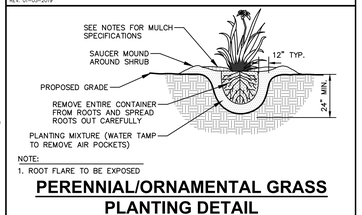


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01–03–2019

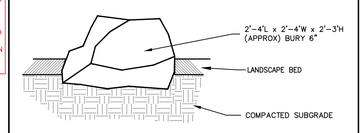


NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

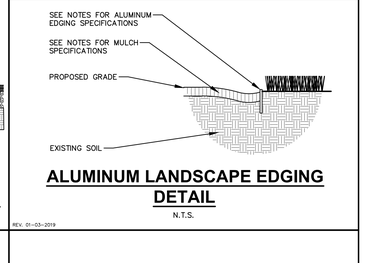
REV. 01–03–2019



LANDSCAPE BOULDER

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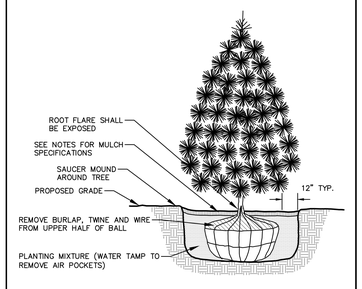
REV. 01–03–2019



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01–03–2019

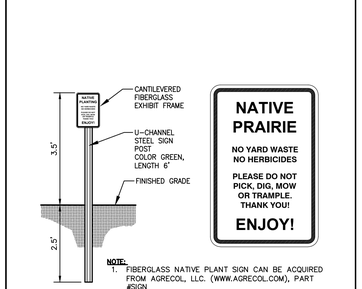


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

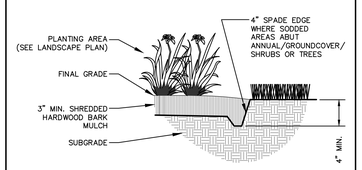
N.T.S.

REV. 01–03–2019



NOTE:
1. FIBERGLASS NATIVE PLANT SIGN CAN BE ACQUIRED FROM AGRECOL, LLC. (WWW.AGRECOL.COM), PART #SIGN
2. REFER TO L110 FOR SIGNAGE LOCATIONS

PRAIRIE PLANTING SIGN



SHOVEL CUT EDGE

N.T.S.

REV. 01–03–2019

MUNICIPAL LANDSCAPE REQUIREMENTS

28.142.4.A LANDSCAPE POINTS

Landscape Requirement:	*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) acres, and one (1) point per one hundred (100) square feet for all additional acres.*
Total Points Required:	***See Tabulation of Landscape Points***

(28.142.5.A) DEVELOPMENT FRONTAGE - WHITNEY WAY (809 LF)

Landscape Requirement:	*1 Overstory Tree & 5 Shrubs per 30 LF of lot frontage*
Calculation:	*809 LF / 30 = 26.9*
	809 LF / 30 x 5 = 134.8
Total Points Required:	***27 Overstory Trees + 135 Shrubs***
Total Points Provided:	***34 Overstory Trees + 158 Shrubs***
Provisions:	*2 ornamental trees or 2 evergreen trees can be used to replace 1 overstory deciduous tree*

	QTY	POINTS	TOTAL POINTS
Deciduous Trees	25	1	25
Ornamental Trees	4	0.5	2
Upright Evergreen Shrubs	14	0.5	7
Evergreen Shrubs	24	1	24
Deciduous Shrubs	134	1	134
			TOTAL POINTS
			192

(28.142.5.A) DEVELOPMENT FRONTAGE - RUSSETT ROAD (807 LF)

Landscape Requirement:	*1 Overstory Tree & 5 Shrubs per 30 LF of lot frontage*
Calculation:	*807 LF / 30 = 26.9*
	807 LF / 30 x 5 = 134.8
Total Points Required:	***27 Overstory Trees and 135 Shrubs***
Total Points Provided:	***27 Overstory Trees and 138 Shrubs***
Provisions:	*2 ornamental trees or 2 evergreen trees can be used to replace 1 overstory deciduous tree*

	QTY	POINTS	TOTAL POINTS
Deciduous Trees	19	1	19
Ornamental Trees	16	0.5	8
Upright Evergreen Shrubs	0	0.5	0
Evergreen Shrubs	0	1	0
Deciduous Shrubs	138	1	138
			TOTAL POINTS
			165

28.142.6.A INTERIOR SURFACE PARKING LOT LANDSCAPING (1,971 SF)

Landscape Requirement:	*1 deciduous canopy tree every 160 SF of required landscape area*
Calculation:	*1,971 SF / 160 SF = 12.32*
	29,153 X 0.05 = 1,458 SF
Total Points Required:	***13 deciduous canopy trees and 1,458 SF of landscaped area***
Total Points Provided:	***13 deciduous canopy trees and 1,682 SF of landscaped area***
Provisions:	*2 ornamental trees or 2 evergreen trees can be used to replace 1 overstory deciduous tree*

	QTY	POINTS	TOTAL POINTS
Deciduous Trees	12	1	12
Ornamental Trees	3	0.5	1

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

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

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

Total square footage of developed area:

Total landscape points required:

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

Total acres = 18.094 acres

Total points for first 5 acres = 3,630 points

Total points for the remainder acres = 5,704 points

Total landscape points required =9,334 points

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

Total square footage of developed area:

Total landscape points required:

TABULATION OF LANDSCAPE CREDITS AND POINTS

			CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	89	3115
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	76	1140
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	14	140
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	443	1329
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	155	620
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	1068	2136
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	70	980		#
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA, CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
		SUBTOTAL		**980**		**8,480**
		TOTAL NUMBER OF POINTS PROVIDED		**9,460**		

GENERAL NOTES

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

LANDSCAPE MATERIAL NOTES

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

SEEDING, SODDING, & POND VEGETATION NOTES

1. MATERIALS – SEED MIX – "LOW–MOW" FESCUE: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER , INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1–1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
2. MATERIALS – SEED MIX – TURFGRASS: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER , INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE.
3. MATERIALS –SEED MIX: – RECREATION/ATHLETIC FIELD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND REINDERS "80/20 ATHLETIC/FAIRWAY MIX" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO THE SEED MIX, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE.
4. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (BLUE) 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 TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
5. MATERIALS – SEED MIX – STORMWATER: DISTURBED AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "RAINWATER RENEWAL" SEED MIX, AS PROVIDED BY AGRECOL LLC, (WWW.AGRECOL.COM), OR APPROVED EQUIVALENT. INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
6. MATERIALS – NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT – DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID–JUNE THROUGH THE END OF OCTOBER DUE TO THE NMV GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

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

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545 West Dayton Street
Madison, WI 53703

Project
**AKIRA TOKI MS &

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BIORETENTION BASIN NATIVE PLUG SCHEDULE (ALT BID)

Basin 1 — 1895 SF

Scientific Name	Common Name	Quantity	Spacing	Install Size
Grasses,Sedges, Rushes				
Bromus ciliatus	Fringed Brome	53	12" O.C.	3" plug
Carex comosa	Bristly Sedge	53	12" O.C.	3" plug
Carex hystericina	Porcupine Sedge	53	12" O.C.	3" plug
Carex vulpinoidea	Brown Fox Sedge	53	12" O.C.	3" plug
Elymus canadensis	Canada Wild Rye	53	12" O.C.	3" plug
Elymus virginicus	Virginia Wild Rye	53	12" O.C.	3" plug
Glyceria grandis	Reed Manna Grass	53	12" O.C.	3" plug
Glyceria striata	Fowl Manna Grass	53	12" O.C.	3" plug
Juncus effusus	Common Rush	53	12" O.C.	3" plug
Panicum virgatum	Switchgrass	53	12" O.C.	3" plug
Scirpus atrovirens	Dark-Green Bulrush	53	12" O.C.	3" plug
Scirpus cyperinus	Wool Grass	52	12" O.C.	3" plug
Wildflowers				
Asclepias incarnata	Marsh (Red) Milkweed	60	12" O.C.	3" plug
Aster laevis	Smooth Blue Aster	60	12" O.C.	3" plug
Aster novae-angliae	New England Aster	60	12" O.C.	3" plug
Baptisia leucantha (alba)	White Wild Indigo	60	12" O.C.	3" plug
Chamaecrista fasciculata	Partridge Pea	60	12" O.C.	3" plug
Echinacea purpurea	Purple Coneflower	60	12" O.C.	3" plug
Eupatorium perfoliatum	Boneset	60	12" O.C.	3" plug
Liatris pycnostachya	Prairie Blazing Star	60	12" O.C.	3" plug
Liatris spicata	Marsh Blazing Star	60	12" O.C.	3" plug
Lobelia cardinalis	Cardinal Flower	60	12" O.C.	3" plug
Lobelia siphilitica	Great Blue Lobelia	60	12" O.C.	3" plug
Monarda fistulosa	Wild Bergamot	60	12" O.C.	3" plug
Penstemon digitalis	Foxglove Beard Tongue	60	12" O.C.	3" plug
Physostegia virginiana	Obedient Plant	60	12" O.C.	3" plug
Pycnanthemum virginianum	Mountain Mint	60	12" O.C.	3" plug
Ratibida pinnata	Yellow Coneflower	60	12" O.C.	3" plug
Rudbeckia hirta	Black-Eyed Susan	60	12" O.C.	3" plug
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	60	12" O.C.	3" plug
Solidago ohioensis	Ohio Goldenrod	60	12" O.C.	3" plug
Tradescantia ohiensis	Ohio Spiderwort	60	12" O.C.	3" plug
Verbena hastata	Blue Vervain	60	12" O.C.	3" plug

Basin 2 — 1,502 SF

Scientific Name	Common Name	Quantity	Spacing	Install Size
Grasses,Sedges, Rushes				
Bromus ciliatus	Fringed Brome	42	12" O.C.	3" plug
Carex comosa	Bristly Sedge	42	12" O.C.	3" plug
Carex hystericina	Porcupine Sedge	41	12" O.C.	3" plug
Carex vulpinoidea	Brown Fox Sedge	41	12" O.C.	3" plug
Elymus canadensis	Canada Wild Rye	41	12" O.C.	3" plug
Elymus virginicus	Virginia Wild Rye	41	12" O.C.	3" plug
Glyceria grandis	Reed Manna Grass	41	12" O.C.	3" plug
Glyceria striata	Fowl Manna Grass	41	12" O.C.	3" plug
Juncus effusus	Common Rush	41	12" O.C.	3" plug
Panicum virgatum	Switchgrass	41	12" O.C.	3" plug
Scirpus atrovirens	Dark-Green Bulrush	41	12" O.C.	3" plug
Scirpus cyperinus	Wool Grass	41	12" O.C.	3" plug
Wildflowers				
Asclepias incarnata	Marsh (Red) Milkweed	48	12" O.C.	3" plug
Aster laevis	Smooth Blue Aster	48	12" O.C.	3" plug
Aster novae-angliae	New England Aster	48	12" O.C.	3" plug
Baptisia leucantha (alba)	White Wild Indigo	48	12" O.C.	3" plug
Chamaecrista fasciculata	Partridge Pea	48	12" O.C.	3" plug
Echinacea purpurea	Purple Coneflower	48	12" O.C.	3" plug
Eupatorium perfoliatum	Boneset	48	12" O.C.	3" plug
Liatris pycnostachya	Prairie Blazing Star	48	12" O.C.	3" plug
Liatris spicata	Marsh Blazing Star	48	12" O.C.	3" plug
Lobelia cardinalis	Cardinal Flower	48	12" O.C.	3" plug
Lobelia siphilitica	Great Blue Lobelia	48	12" O.C.	3" plug
Monarda fistulosa	Wild Bergamot	48	12" O.C.	3" plug
Penstemon digitalis	Foxglove Beard Tongue	48	12" O.C.	3" plug
Physostegia virginiana	Obedient Plant	48	12" O.C.	3" plug
Pycnanthemum virginianum	Mountain Mint	48	12" O.C.	3" plug
Ratibida pinnata	Yellow Coneflower	48	12" O.C.	3" plug
Rudbeckia hirta	Black-Eyed Susan	48	12" O.C.	3" plug
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	48	12" O.C.	3" plug
Solidago ohioensis	Ohio Goldenrod	48	12" O.C.	3" plug
Tradescantia ohiensis	Ohio Spiderwort	48	12" O.C.	3" plug
Verbena hastata	Blue Vervain	48	12" O.C.	3" plug

Basin 3 — 385 SF

Scientific Name	Common Name	Quantity	Spacing	Install Size
Grasses,Sedges, Rushes				
Bromus ciliatus	Fringed Brome	12	12" O.C.	3" plug
Carex comosa	Bristly Sedge	11	12" O.C.	3" plug
Carex hystericina	Porcupine Sedge	11	12" O.C.	3" plug
Carex vulpinoidea	Brown Fox Sedge	11	12" O.C.	3" plug
Elymus canadensis	Canada Wild Rye	11	12" O.C.	3" plug
Elymus virginicus	Virginia Wild Rye	11	12" O.C.	3" plug
Glyceria grandis	Reed Manna Grass	11	12" O.C.	3" plug
Glyceria striata	Fowl Manna Grass	11	12" O.C.	3" plug
Juncus effusus	Common Rush	11	12" O.C.	3" plug
Panicum virgatum	Switchgrass	11	12" O.C.	3" plug
Scirpus atrovirens	Dark-Green Bulrush	11	12" O.C.	3" plug
Scirpus cyperinus	Wool Grass	11	12" O.C.	3" plug
Wildflowers				
Asclepias incarnata	Marsh (Red) Milkweed	12	12" O.C.	3" plug
Aster laevis	Smooth Blue Aster	12	12" O.C.	3" plug
Aster novae-angliae	New England Aster	12	12" O.C.	3" plug
Baptisia leucantha (alba)	White Wild Indigo	12	12" O.C.	3" plug
Chamaecrista fasciculata	Partridge Pea	12	12" O.C.	3" plug
Echinacea purpurea	Purple Coneflower	12	12" O.C.	3" plug
Eupatorium perfoliatum	Boneset	12	12" O.C.	3" plug
Liatris pycnostachya	Prairie Blazing Star	12	12" O.C.	3" plug
Liatris spicata	Marsh Blazing Star	12	12" O.C.	3" plug
Lobelia cardinalis	Cardinal Flower	12	12" O.C.	3" plug
Lobelia siphilitica	Great Blue Lobelia	12	12" O.C.	3" plug
Monarda fistulosa	Wild Bergamot	12	12" O.C.	3" plug
Penstemon digitalis	Foxglove Beard Tongue	12	12" O.C.	3" plug
Physostegia virginiana	Obedient Plant	12	12" O.C.	3" plug
Pycnanthemum virginianum	Mountain Mint	12	12" O.C.	3" plug
Ratibida pinnata	Yellow Coneflower	12	12" O.C.	3" plug
Rudbeckia hirta	Black-Eyed Susan	12	12" O.C.	3" plug
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	12	12" O.C.	3" plug
Solidago ohioensis	Ohio Goldenrod	12	12" O.C.	3" plug
Tradescantia ohiensis	Ohio Spiderwort	12	12" O.C.	3" plug
Verbena hastata	Blue Vervain	12	12" O.C.	3" plug

Basin 4 — 1,797 SF

Scientific Name	Common Name	Quantity	Spacing	Install Size
Grasses,Sedges, Rushes				
Bromus ciliatus	Fringed Brome	50	12" O.C.	3" plug
Carex comosa	Bristly Sedge	50	12" O.C.	3" plug
Carex hystericina	Porcupine Sedge	50	12" O.C.	3" plug
Carex vulpinoidea	Brown Fox Sedge	50	12" O.C.	3" plug
Elymus canadensis	Canada Wild Rye	50	12" O.C.	3" plug
Elymus virginicus	Virginia Wild Rye	50	12" O.C.	3" plug
Glyceria grandis	Reed Manna Grass	50	12" O.C.	3" plug
Glyceria striata	Fowl Manna Grass	50	12" O.C.	3" plug
Juncus effusus	Common Rush	50	12" O.C.	3" plug
Panicum virgatum	Switchgrass	50	12" O.C.	3" plug
Scirpus atrovirens	Dark-Green Bulrush	50	12" O.C.	3" plug
Scirpus cyperinus	Wool Grass	50	12" O.C.	3" plug
Wildflowers				
Asclepias incarnata	Marsh (Red) Milkweed	57	12" O.C.	3" plug
Aster laevis	Smooth Blue Aster	57	12" O.C.	3" plug
Aster novae-angliae	New England Aster	57	12" O.C.	3" plug
Baptisia leucantha (alba)	White Wild Indigo	57	12" O.C.	3" plug
Chamaecrista fasciculata	Partridge Pea	57	12" O.C.	3" plug
Echinacea purpurea	Purple Coneflower	57	12" O.C.	3" plug
Eupatorium perfoliatum	Boneset	57	12" O.C.	3" plug
Liatris pycnostachya	Prairie Blazing Star	57	12" O.C.	3" plug
Liatris spicata	Marsh Blazing Star	57	12" O.C.	3" plug
Lobelia cardinalis	Cardinal Flower	57	12" O.C.	3" plug
Lobelia siphilitica	Great Blue Lobelia	57	12" O.C.	3" plug
Monarda fistulosa	Wild Bergamot	57	12" O.C.	3" plug
Penstemon digitalis	Foxglove Beard Tongue	57	12" O.C.	3" plug
Physostegia virginiana	Obedient Plant	57	12" O.C.	3" plug
Pycnanthemum virginianum	Mountain Mint	57	12" O.C.	3" plug
Ratibida pinnata	Yellow Coneflower	57	12" O.C.	3" plug
Rudbeckia hirta	Black-Eyed Susan	57	12" O.C.	3" plug
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	57	12" O.C.	3" plug
Solidago ohioensis	Ohio Goldenrod	57	12" O.C.	3" plug
Tradescantia ohiensis	Ohio Spiderwort	57	12" O.C.	3" plug
Verbena hastata	Blue Vervain	57	12" O.C.	3" plug

Basin 5 — 12,867 SF

Scientific Name	Common Name	Quantity	Spacing	Install Size
Grasses,Sedges, Rushes				
Bromus ciliatus	Fringed Brome	353	12" O.C.	3" plug
Carex comosa	Bristly Sedge	353	12" O.C.	3" plug
Carex hystericina	Porcupine Sedge	353	12" O.C.	3" plug
Carex vulpinoidea	Brown Fox Sedge	353	12" O.C.	3" plug
Elymus canadensis	Canada Wild Rye	353	12" O.C.	3" plug
Elymus virginicus	Virginia Wild Rye	353	12" O.C.	3" plug
Glyceria grandis	Reed Manna Grass	353	12" O.C.	3" plug
Glyceria striata	Fowl Manna Grass	353	12" O.C.	3" plug
Juncus effusus	Common Rush	353	12" O.C.	3" plug
Panicum virgatum	Switchgrass	353	12" O.C.	3" plug
Scirpus atrovirens	Dark-Green Bulrush	353	12" O.C.	3" plug
Scirpus cyperinus	Wool Grass	353	12" O.C.	3" plug
Wildflowers				
Asclepias incarnata	Marsh (Red) Milkweed	411	12" O.C.	3" plug
Aster laevis	Smooth Blue Aster	411	12" O.C.	3" plug
Aster novae-angliae	New England Aster	411	12" O.C.	3" plug
Baptisia leucantha (alba)	White Wild Indigo	411	12" O.C.	3" plug
Chamaecrista fasciculata	Partridge Pea	411	12" O.C.	3" plug
Echinacea purpurea	Purple Coneflower	411	12" O.C.	3" plug
Eupatorium perfoliatum	Boneset	411	12" O.C.	3" plug
Liatris pycnostachya	Prairie Blazing Star	411	12" O.C.	3" plug
Liatris spicata	Marsh Blazing Star	411	12" O.C.	3" plug
Lobelia cardinalis	Cardinal Flower	411	12" O.C.	3" plug
Lobelia siphilitica	Great Blue Lobelia	411	12" O.C.	3" plug
Monarda fistulosa	Wild Bergamot	411	12" O.C.	3" plug
Penstemon digitalis	Foxglove Beard Tongue	411	12" O.C.	3" plug
Physostegia virginiana	Obedient Plant	411	12" O.C.	3" plug
Pycnanthemum virginianum	Mountain Mint	411	12" O.C.	3" plug
Ratibida pinnata	Yellow Coneflower	411	12" O.C.	3" plug
Rudbeckia hirta	Black-Eyed Susan	411	12" O.C.	3" plug
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	411	12" O.C.	3" plug
Solidago ohioensis	Ohio Goldenrod	411	12" O.C.	3" plug
Tradescantia ohiensis	Ohio Spiderwort	411	12" O.C.	3" plug
Verbena hastata	Blue Vervain	411	12" O.C.	3" plug

Basin 6 — 3,791 SF

Scientific Name	Common Name	Quantity	Spacing	Install Size
Grasses,Sedges, Rushes				
Bromus ciliatus	Fringed Brome	105	12" O.C.	3" plug
Carex comosa	Bristly Sedge	105	12" O.C.	3" plug
Carex hystericina	Porcupine Sedge	104	12" O.C.	3" plug
Carex vulpinoidea	Brown Fox Sedge	104	12" O.C.	3" plug
Elymus canadensis	Canada Wild Rye	104	12" O.C.	3" plug
Elymus virginicus	Virginia Wild Rye	104	12" O.C.	3" plug
Glyceria grandis	Reed Manna Grass	104	12" O.C.	3" plug
Glyceria striata	Fowl Manna Grass	104	12" O.C.	3" plug
Juncus effusus	Common Rush	104	12" O.C.	3" plug
Panicum virgatum	Switchgrass	104	12" O.C.	3" plug
Scirpus atrovirens	Dark-Green Bulrush	104	12" O.C.	3" plug
Scirpus cyperinus	Wool Grass	104	12" O.C.	3" plug
Wildflowers				
Asclepias incarnata	Marsh (Red) Milkweed	121	12" O.C.	3" plug
Aster laevis	Smooth Blue Aster	121	12" O.C.	3" plug
Aster novae-angliae	New England Aster	121	12" O.C.	3" plug
Baptisia leucantha (alba)	White Wild Indigo	121	12" O.C.	3" plug
Chamaecrista fasciculata	Partridge Pea	121	12" O.C.	3" plug
Echinacea purpurea	Purple Coneflower	121	12" O.C.	3" plug
Eupatorium perfoliatum	Boneset	121	12" O.C.	3" plug
Liatris pycnostachya	Prairie Blazing Star	121	12" O.C.	3" plug
Liatris spicata	Marsh Blazing Star	121	12" O.C.	3" plug
Lobelia cardinalis	Cardinal Flower	121	12" O.C.	3" plug
Lobelia siphilitica	Great Blue Lobelia	121	12" O.C.	3" plug
Monarda fistulosa	Wild Bergamot	121	12" O.C.	3" plug
Penstemon digitalis	Foxglove Beard Tongue	121	12" O.C.	3" plug
Physostegia virginiana	Obedient Plant	121	12" O.C.	3" plug
Pycnanthemum virginianum	Mountain Mint	121	12" O.C.	3" plug
Ratibida pinnata	Yellow Coneflower	121	12" O.C.	3" plug
Rudbeckia hirta	Black-Eyed Susan	121	12" O.C.	3" plug
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	121	12" O.C.	3" plug
Solidago ohioensis	Ohio Goldenrod	121	12" O.C.	3" plug
Tradescantia ohiensis	Ohio Spiderwort	121	12" O.C.	3" plug
Verbena hastata	Blue Vervain	121	12" O.C.	3" plug

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Key Plan

Revision	Description	Date

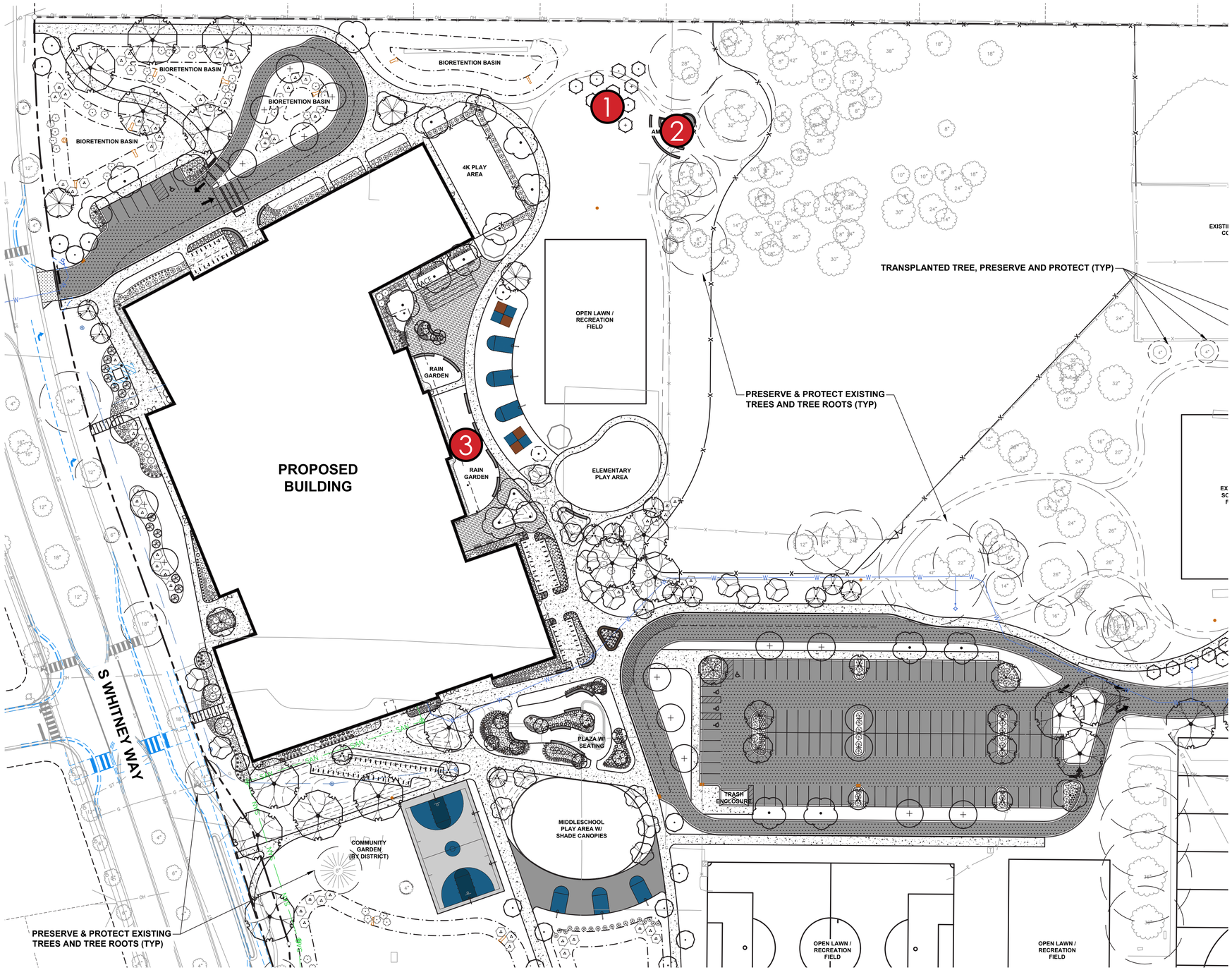
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Sheet Name
NATIVE PLUG SCHEDULES

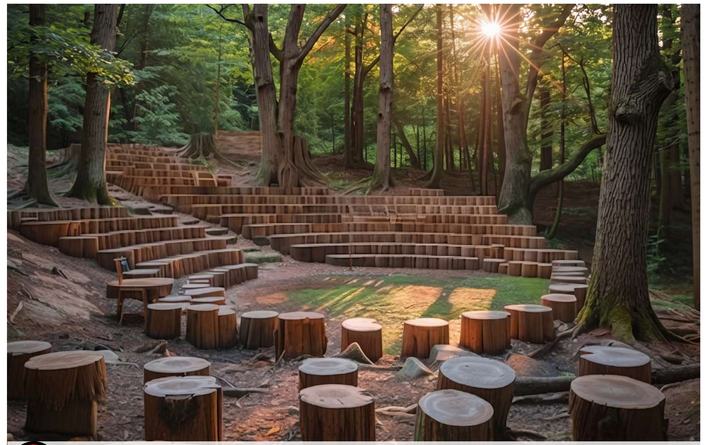
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L201

Elementary School Play

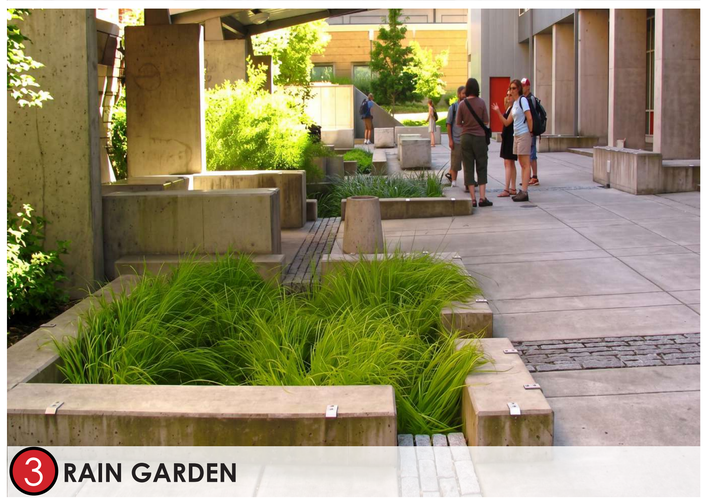




1 TREE ORCHARD



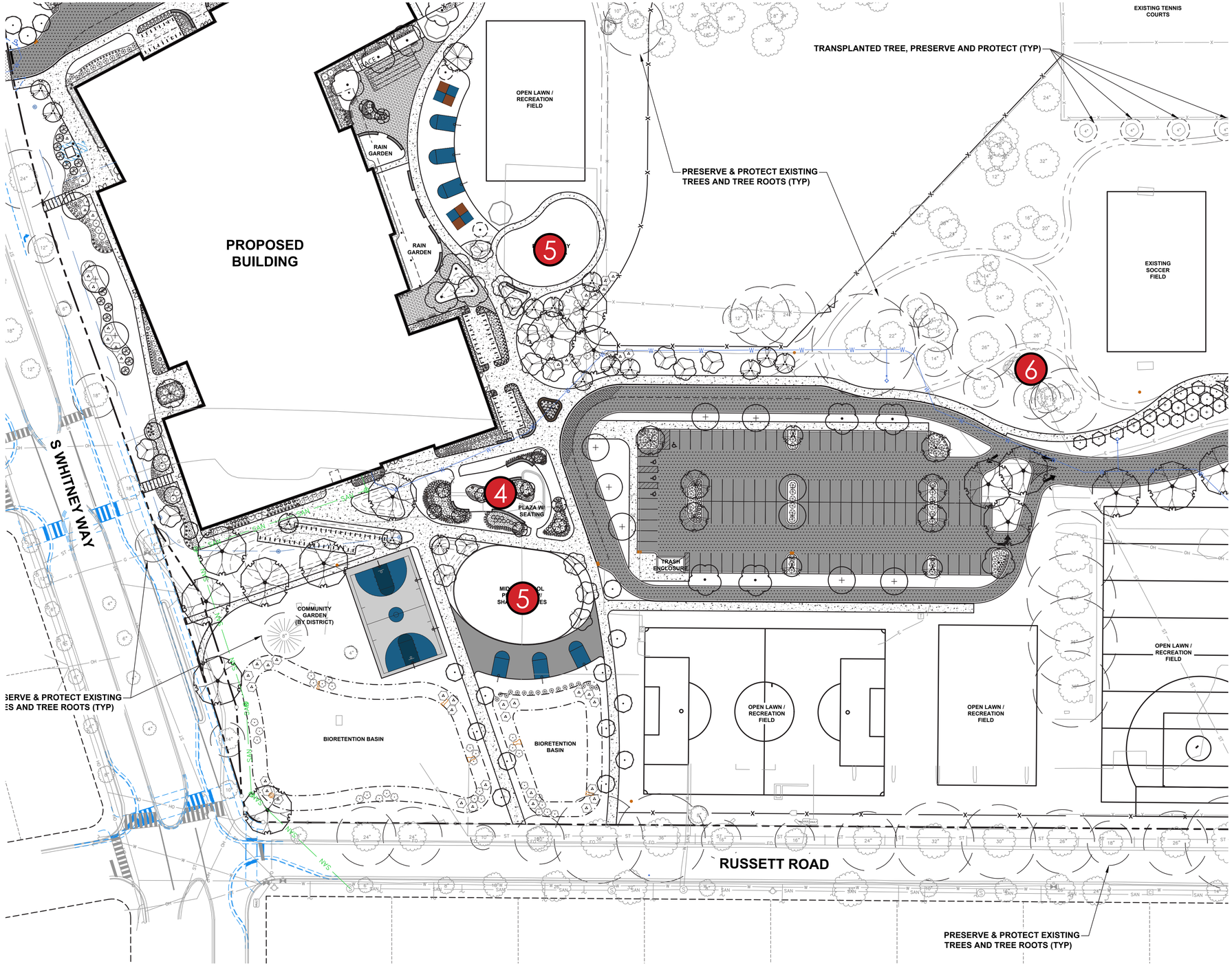
2 AMPHITHEATER



3 RAIN GARDEN

OPN ARCHITECTS JSD

Entry Plaza and Middle School Play





4 PLAZA



5 PLAYGROUND



6 WOOD MOSAIC

OPN ARCHITECTS JSD

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LEVEL 1
1/16" = 1'-0"

0 8' 16' 32'
0 1/16" = 1'-0" 2"

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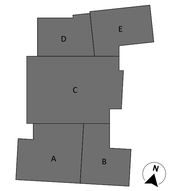
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Key Plan



Revision Description Date

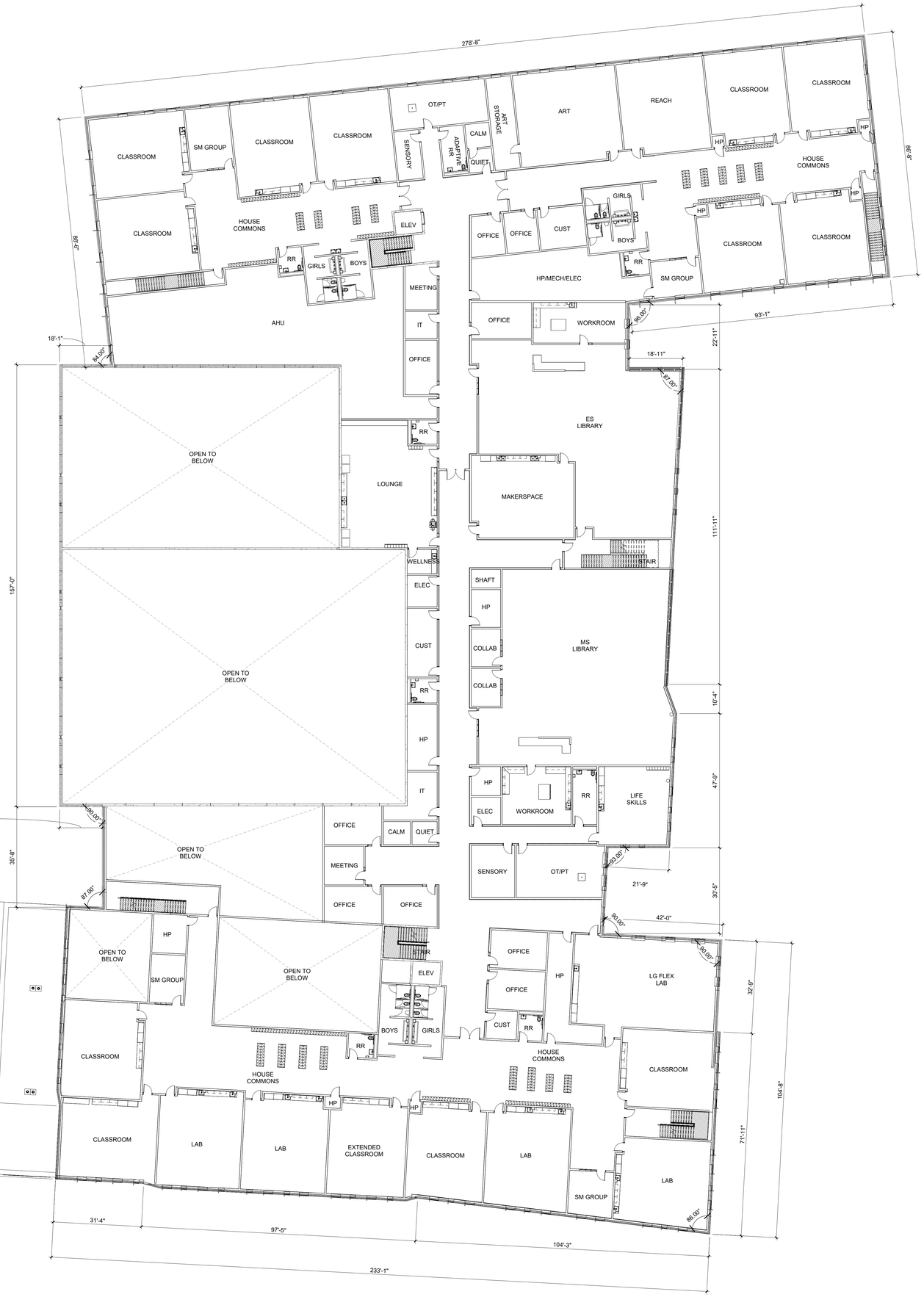
OPN Project No.
24654004

Sheet Issue Date
CITY SUBMITTAL **06/29/26**

Sheet Name
LEVEL 1 FLOOR PLAN

Sheet Number
A111.

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LEVEL 2
1/16" = 1'-0"

0 8' 16' 32'
0 1/16" = 1'-0" 2'

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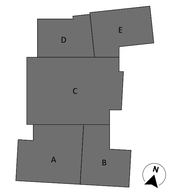
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Key Plan



Revision	Description	Date

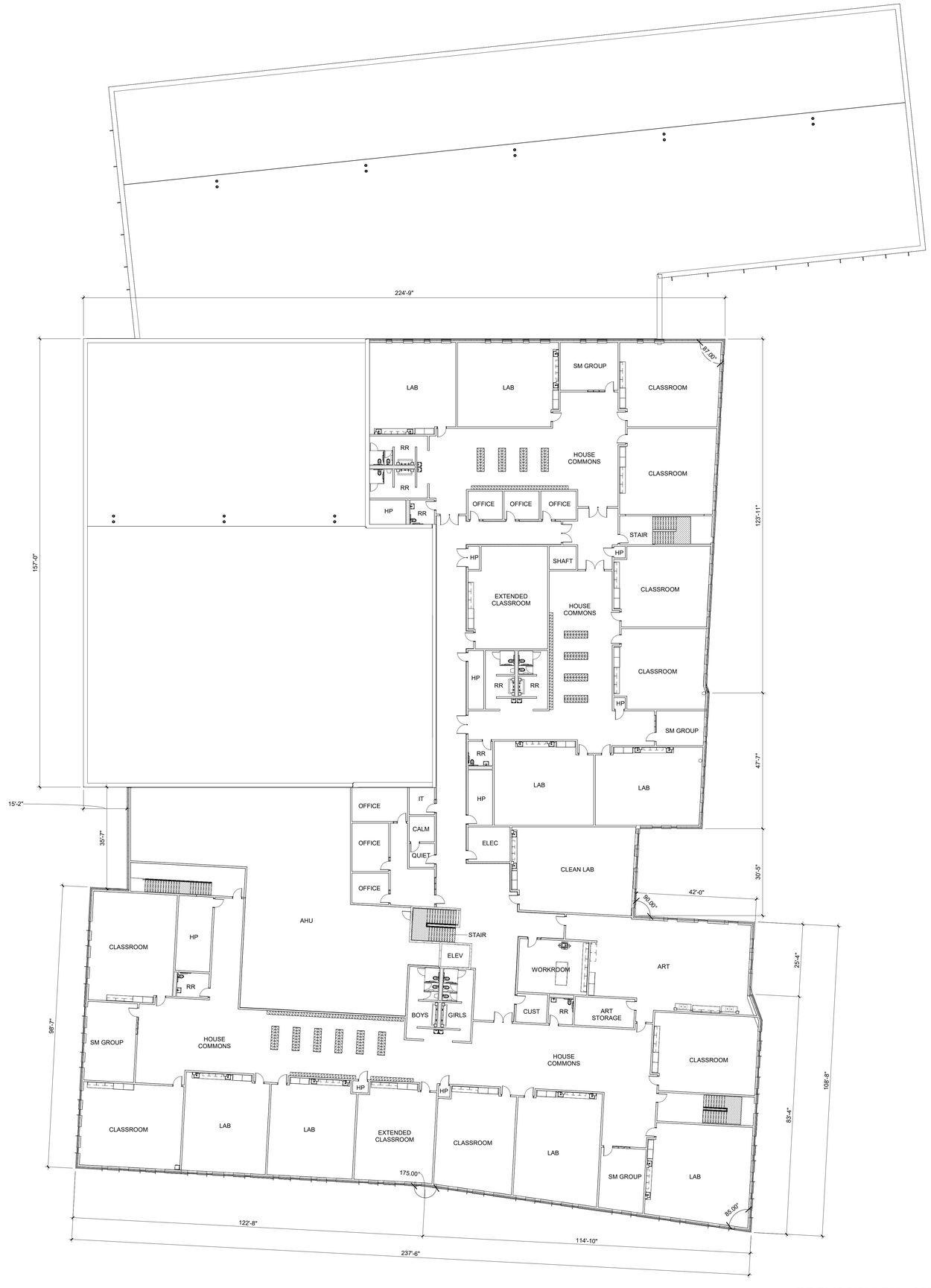
OPN Project No.
24654004

Sheet Issue Date
CITY SUBMITTAL **06/29/26**

Sheet Name
LEVEL 2 FLOOR PLAN

Sheet Number
A112.

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LEVEL 3
1/16" = 1'-0"

0 8" 16" 32"
0 2"
1/16" = 1'-0"

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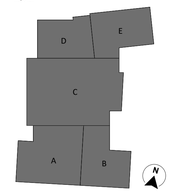
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Key Plan



Revision Description Date

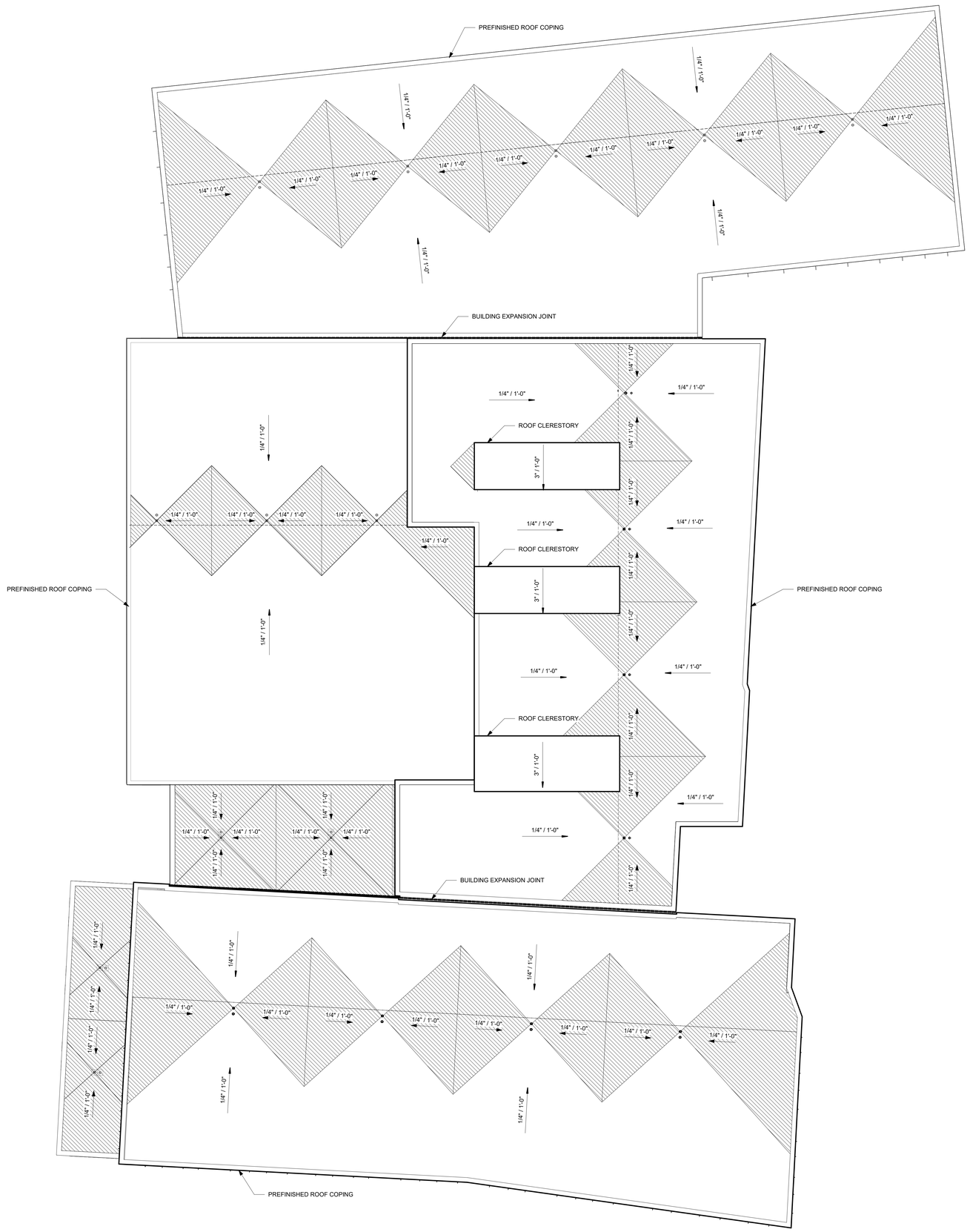
OPN Project No.
24654004

Sheet Issue Date
CITY SUBMITTAL **06/29/26**

Sheet Name
LEVEL 3 FLOOR PLAN

Sheet Number
A113.

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GENERAL NOTES

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

ROOF LEGEND

TAPERED RIGID INSULATION

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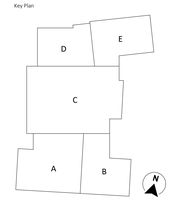
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Key Plan



Revision	Description	Date

OPN Project No.
24654004

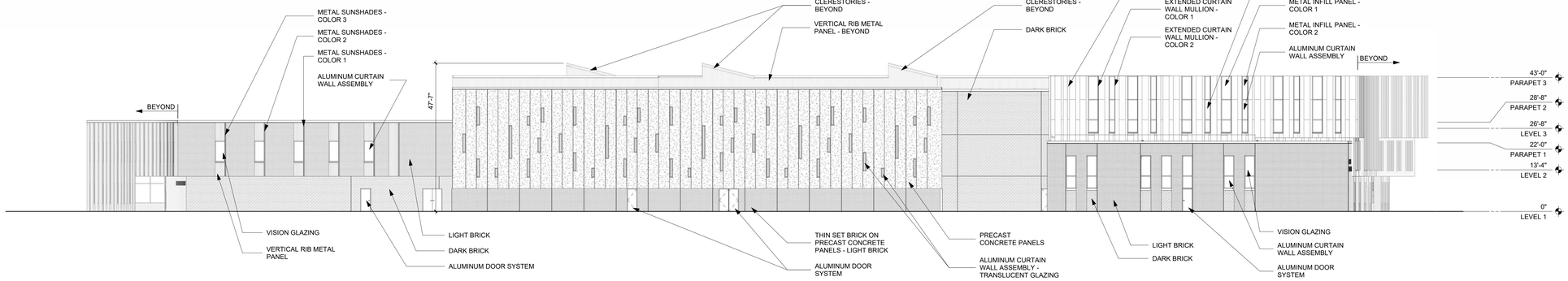
Sheet Issue Date
CITY SUBMITTAL **06/29/26**

Sheet Name
ROOF PLAN

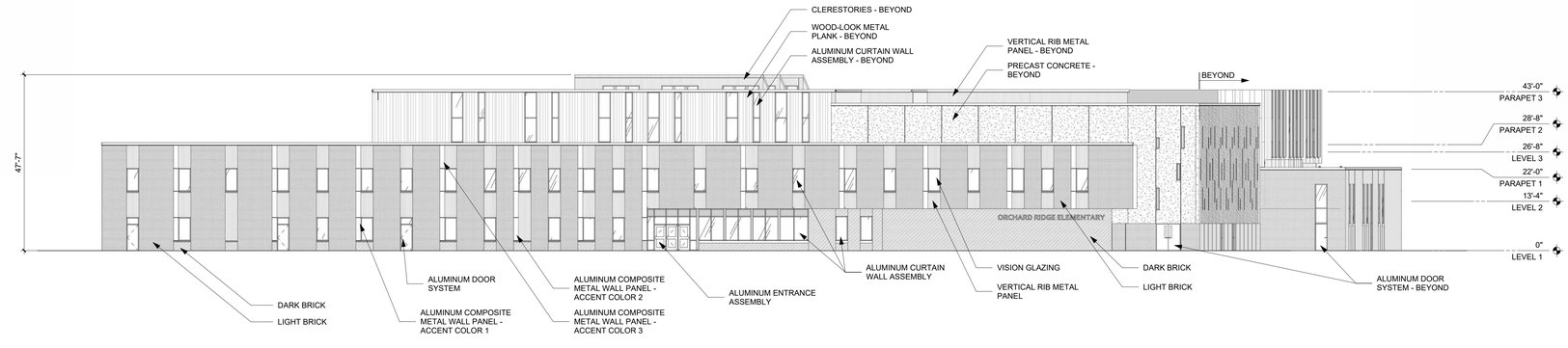
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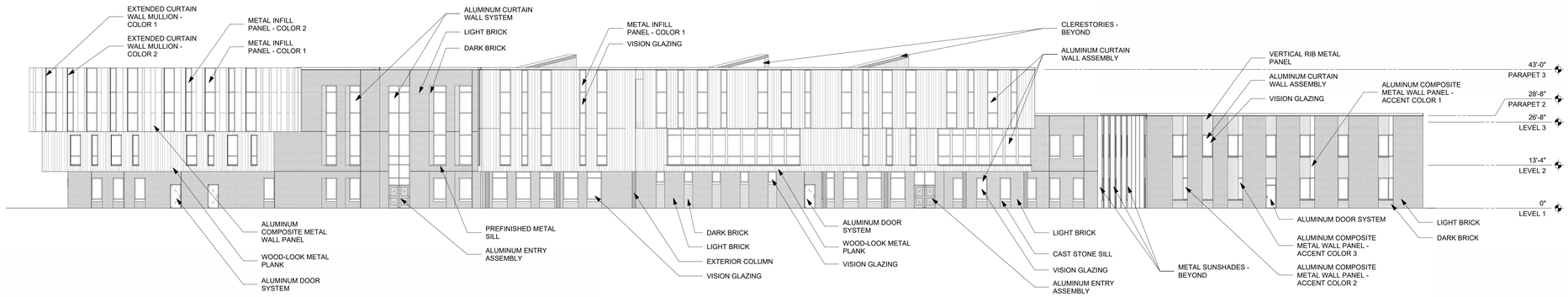
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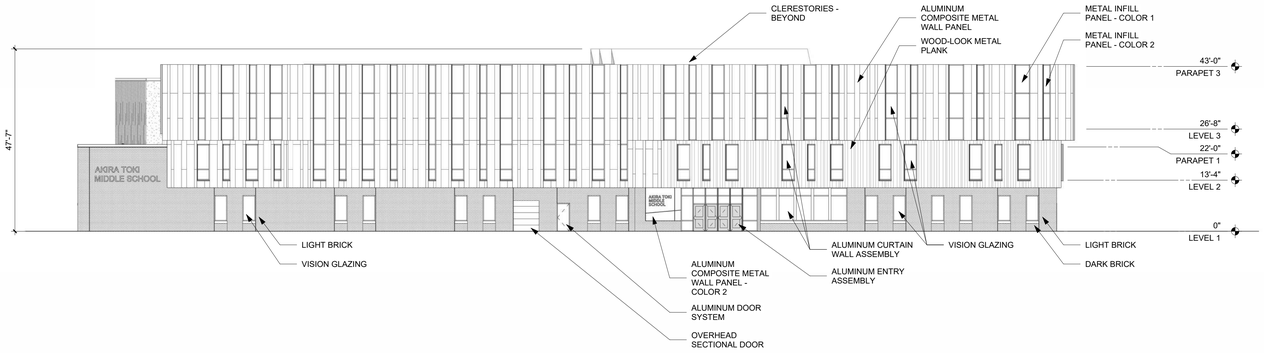
P7 OVERALL EXTERIOR ELEVATION - WEST
1/16" = 1'-0"



K7 OVERALL EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"



E7 OVERALL EXTERIOR ELEVATION - EAST
1/16" = 1'-0"



A7 OVERALL EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"

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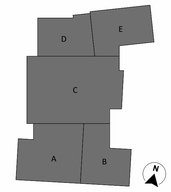
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Key Plan



Revision	Description	Date

OPN Project No.
24654004

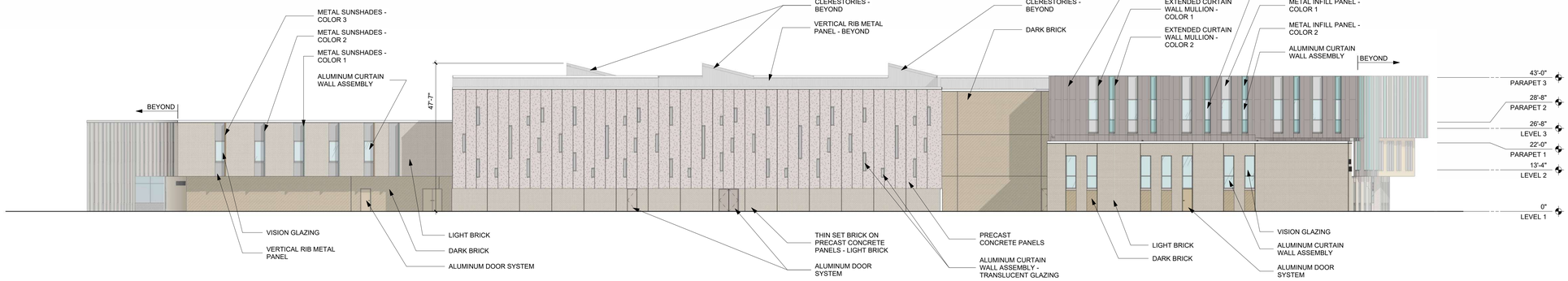
Sheet Issue Date
CITY SUBMITTAL **06/29/26**

Sheet Name
OVERALL EXTERIOR ELEVATIONS

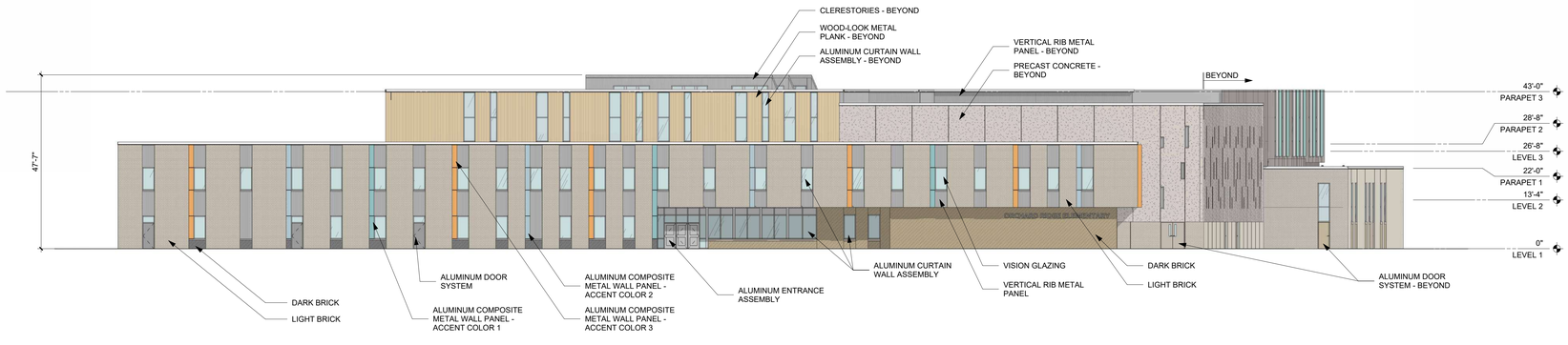
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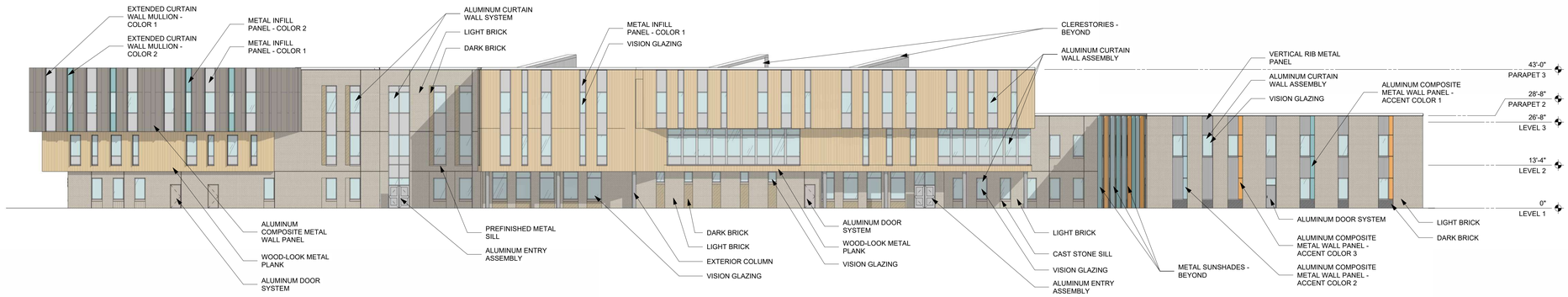
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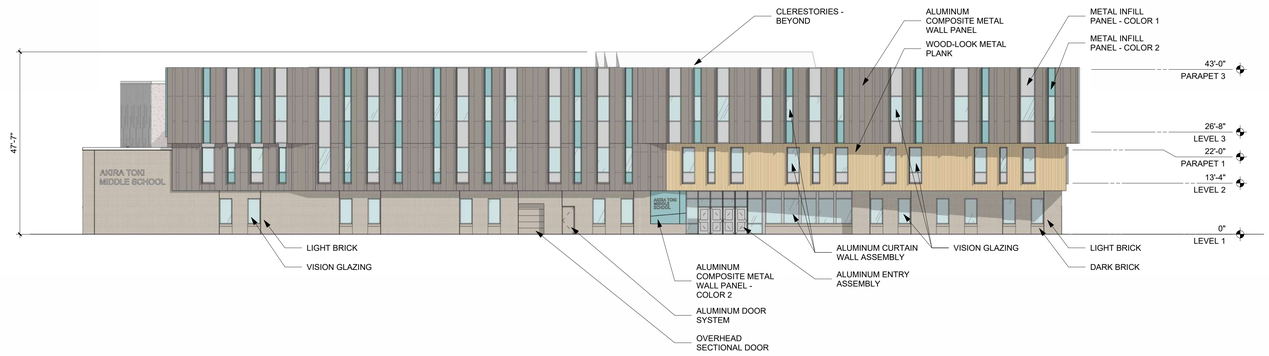
P7 OVERALL EXTERIOR ELEVATION - WEST (COLOR)
1/16" = 1'-0"



K7 OVERALL EXTERIOR ELEVATION - NORTH (COLOR)
1/16" = 1'-0"



E7 OVERALL EXTERIOR ELEVATION - EAST (COLOR)
1/16" = 1'-0"



A7 OVERALL EXTERIOR ELEVATION - SOUTH (COLOR)
1/16" = 1'-0"

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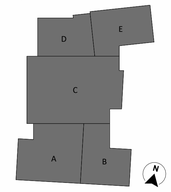
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Revision Description Date

OPN Project No.
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Sheet Issue Date
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Sheet Name
OVERALL EXTERIOR ELEVATIONS - COLOR

Sheet Number
A212

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SOUTH ELEVATION RENDERING - TOKI MIDDLE SCHOOL



SOUTHEAST CORNER RENDERING - TOKI MIDDLE SCHOOL



SOUTHWEST CORNER RENDERING - TOKI MIDDLE SCHOOL



TOKI ENTRANCE RENDERING

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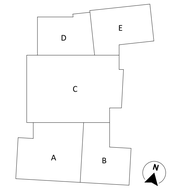
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Revision	Description	Date

OPN Project No.
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Sheet Issue Date
CITY SUBMITTAL **06/29/26**

Sheet Name
RENDERINGS

Sheet Number
A900

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NORTH ELEVATION RENDERING - ORCHARD RIDGE ELEMENTARY ENTRANCE



NORTHEAST CORNER RENDERING - ORCHARD RIDGE PLAY AREAS



EAST ELEVATION RENDERING - TOKI MIDDLE SCHOOL & ORCHARD RIDGE ELEMENTARY



WEST ELEVATION RENDERING - TOKI & ORCHARD RIDGE GYMNASIUMS

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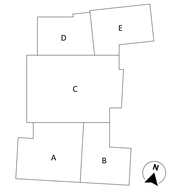
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Revision	Description	Date

OPN Project No.
24654004

Sheet Issue Date
CITY SUBMITTAL **06/29/26**

Sheet Name
RENDERINGS

Sheet Number
A901

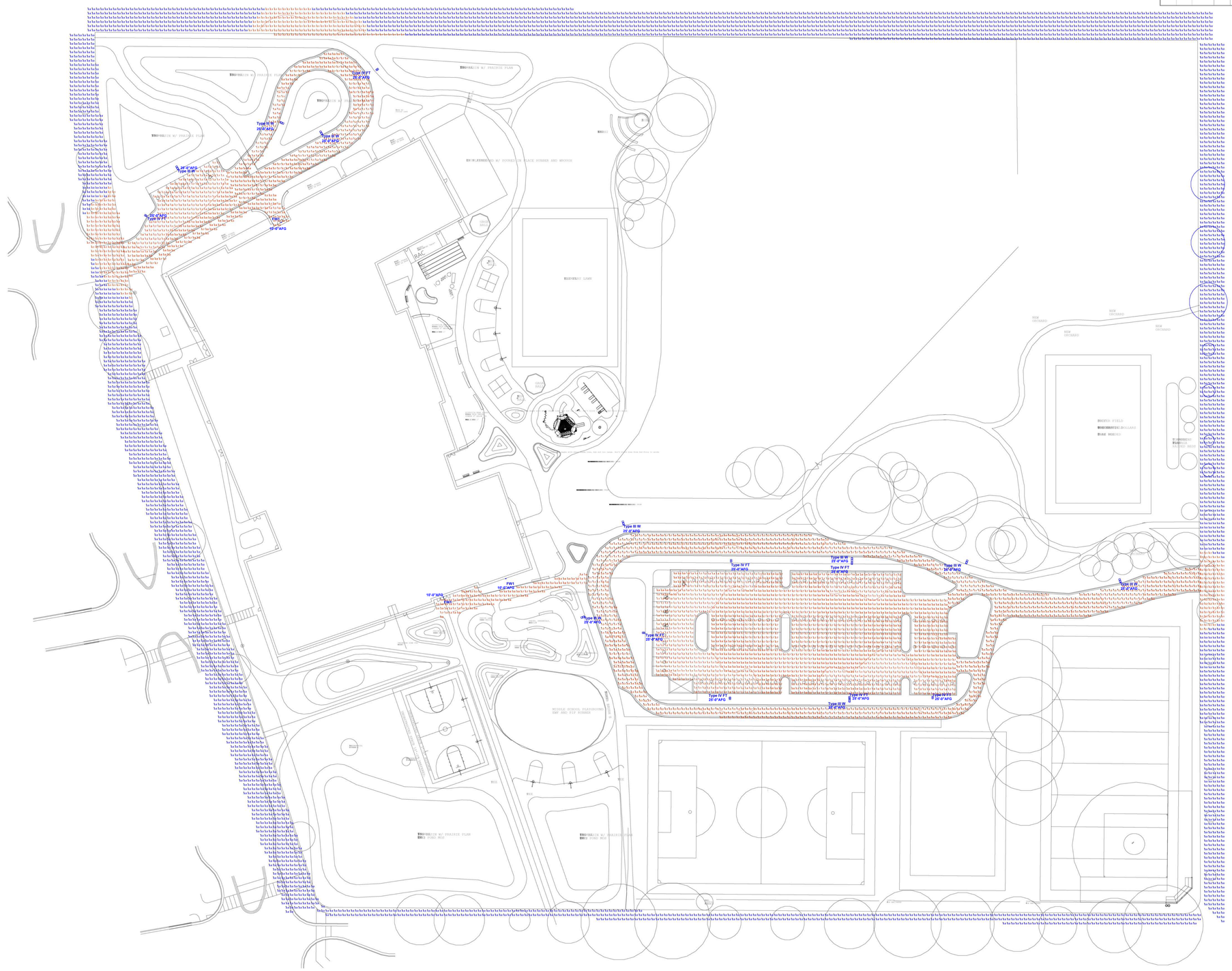
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Schedule:

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	Type III W		9	U.S. ARCHITECTURAL LIGHTING	R2X-P2D-E2D-SW-I-SLED-530-H-40K	CAST BLOCK PAINTED PAINTED METAL HOUSING	1	1410	0.9	64.8	Plan: 9075cd
	FW1		2	Lithonia Lighting	WPX1 LED P2 40K THLB	WPX1 LED wallpack 2000lm 4000K 120V color temperature 120-277 VAC	1	1912	0.9	21.42	Plan: 1302cd
	Type IV FT		6	U.S. ARCHITECTURAL LIGHTING	R2X-P-2D-E1-P1-SLED-530-H-40K	CAST BLOCK PAINTED PAINTED METAL HOUSING	1	6615	0.9	64.8	Plan: 7648cd

Calculation Summary						
Label	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
EAST PROPERTY LINE	Fc	0.01	0.3	0.0	N.A.	N.A.
NORTH BUILDING ENTRANCE	Fc	1.13	6.4	0.3	3.77	21.33
NORTH PARKING	Fc	1.25	2.2	0.5	2.50	4.40
NORTH PROPERTY LINE	Fc	0.01	0.4	0.0	N.A.	N.A.
NORTH VEHICLE DRIVE	Fc	0.99	1.8	0.5	1.98	3.60
SOUTH BUILDING ENTRANCE	Fc	1.07	6.4	0.3	3.87	21.33
SOUTH PARKING	Fc	0.97	3.4	0.5	1.94	6.80
SOUTH PROPERTY LINE	Fc	0.00	0.0	0.0	N.A.	N.A.
SOUTH VEHICLE DRIVE	Fc	0.80	2.8	0.2	4.00	14.00
WEST PROPERTY LINE	Fc	0.01	0.4	0.0	N.A.	N.A.


Type III W
25'-0"AFG
Type IV FT
25'-0"AFG
Type IV VT
25'-0"AFG
FW1
10'-0"AFG
Type III W
30'-0"AFG
Type III W
20'-0"AFG
Type III W
25'-0"AFG
Type IV FT
25'-0"AFG
Type IV VT
25'-0"AFG
Type III W
25'-0"AFG
Type IV FT
25'-0"AFG
Type IV VT
25'-0"AFG
Type III W
25'-0"AFG
Type III W
25'-0"AFG
Type III W
20'-0"AFG
FW1
10'-0"AFG
Type III W
25'-0"AFG
Type IV VT
25'-0"AFG
Type IV VT
25'-0"AFG
Type III W
25'-0"AFG
Type IV FT
25'-0"AFG
Type III W
25'-0"AFG
Type III W
25'-0"AFG
Type III W