UNION CORNERS NEXUS

CITY OF MADISON, WISCONSIN

SE 1/4, NE 1/4, SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST

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PROJECT AREA

NOT TO SCALE

north

PROJECT INFORMATION

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CLIENT:
GORMAN & COMPANY, INC.

CLIENT ADDRESS:
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OREGON, WI 53575

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	02.05.2020	LAND USE / UDC INITIAL
2	04.17.2020	UDC INITIAL/FINAL APPROVAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: CEJ, KJS
Approved: AJS, JLF

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
C0.0

JSD PROJECT NO: 15-6830

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File: I:\2015\15-6830\DWG\15-6830_Construction Drawings.dwg Layout: C0.0 User: cjones Plotted: Apr 17, 2020 - 10:50am Xref's:

EAST WASHINGTON AVENUE (U.S.H. 151)

FIFTH STREET

SIXTH STREET

MILWAUKEE STREET

WINNEBAGO STREET

(VACATED WINNEBAGO STREET)

(VACATED SULLIVAN STREET)

(VACATED FLORENCE STREET)

ANZINGER COURT

FARWELL STREET

UNION PACIFIC RAILWAY COMPANY
(OPERATED BY: WISCONSIN & SOUTHERN RAILROAD)

PARCEL A
248,815 SQUARE FEET
OR 5.712 ACRES

PARCEL B
3,360 SQUARE FEET
OR 0.077 ACRES

PARCEL C
57,203 SQUARE FEET
OR 1.313 ACRES

PARCEL D
22,826 SQUARE FEET
OR 0.524 ACRES

PARCEL E
27,018 SQUARE FEET
OR 0.620 ACRES

PARCEL F
5,455 SQUARE FEET
OR 0.125 ACRES

PARCEL G
137,970 SQUARE FEET
OR 3.167 ACRES

PARCEL H
12,027 SQUARE FEET
OR 0.276 ACRES

BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY

LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 11774, RECORDED IN VOLUME 72, PAGES 134–136, AS DOCUMENT No. 4196068, LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 12130, AS RECORDED IN VOLUME 75, PAGES 243–245, AS DOCUMENT No. 4301167, ALL OF VACATED FLORENCE STREET, ALL OF VACATED SULLIVAN STREET, THAT PART OF MILWAUKEE STREET VACATED PER CITY OF MADISON RES–06–00599, AND THAT PART OF WINNEBAGO STREET VACATED PER CITY OF MADISON ENACTMENT No. RES–06–00854, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

AREA TABLE		
PARCEL	SQUARE FEET	ACRES
A	248,815	5.712
B	3,360	0.077
C	57,203	1.313
D	22,826	0.524
E	27,018	0.620
F	5,455	0.125
G	137,970	3.167
H	12,027	0.276

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL–1	860.85	S	858.05	12"	RCP
		N	857.85	12"	RCP
INL–2	860.33	S	856.83	12"	RCP
		W	856.93	12"	RCP
		N	856.43	18"	RCP
INL–3	860.34	N	857.94	6"	HDPE
		E	857.24	12"	RCP
		S	858.14	6"	HDPE
INL–4	861.79	E	854.39	18"	RCP
INL–5	861.81	N	853.41	12"	RCP
INL–6	862.35	S	853.05	12"	RCP
		N	852.95	12"	RCP
INL–7	862.21	NW	853.51	12"	RCP
INL–8	861.72	SW	856.92	12"	RCP
INL–9	861.86	NE	856.71	15"	RCP
INL–10	861.34	SW	854.59	12"	RCP
INL–11	861.30	NE	854.70	12"	RCP
INL–12	861.01	SE	855.41	12"	RCP
		NW	855.36	12"	RCP
INL–13	859.74	SW	857.24	12"	RCP
INL–14	859.86	NE	857.06	12"	RCP
		NW	856.96	12"	RCP
INL–15	861.07	NE	858.47	12"	RCP
		SW	858.37	12"	RCP
INL–16	860.84	NE	**	**	RCP
		NW	**	**	RCP
		SW	**	**	RCP
		BOTTOM	857.84	**	**
INL–17	860.61	SW	858.46	6"	HDPE
		SE	857.91	15"	RCP
INL–18	861.42	NE	857.42	18"	RCP
		SW	857.41	18"	RCP
INL–19	861.75	NE	857.10	18"	RCP
		NW	857.25	12"	RCP
		W	857.00	18"	RCP
INL–20	861.65	SW	858.25	12"	RCP
INL–21	860.88	NW	858.28	12"	RCP
INL–22	860.71	SE	857.81	12"	RCP
		SW	857.61	18"	RCP
INL–23	859.23	SW	857.18	12"	RCP
INL–24	859.28	NE	857.18	12"	RCP
INL–25	860.14	SW	858.44	8"	PVC
		NW	858.04	12"	RCP
INL–26	860.01	SW	858.11	6"	HDPE
		SE	857.91	12"	RCP
		NE	857.91	12"	RCP
INL–27	860.20	NW	855.80	24"	RCP
		SE	855.70	24"	RCP
INL–28	861.58	NW	858.13	12"	RCP
INL–29	860.63	NE	**	**	RCP
		SW	**	**	RCP
		BOTTOM	858.13	**	**

** = SILT FRABRIC OVER INLET

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C–1	1,040.82'	2551.78'	23°22'11"	1033.48'	S 74°06'26" W
C–2	100.56'	2551.78'	02°15'28"	100.55'	S 84°39'53" W
C–3	940.26'	2551.78'	21°06'43"	934.85'	S 72°58'48" W
C–4	105.45'	129.70'	46°34'54"	102.57'	N 80°58'31" E
C–5	133.22'	212.30'	35°57'10"	131.04'	N 86°17'23" E
C–6	16.43'	41.50'	22°41'03"	16.32'	N 33°10'30" E
C–7	13.57'	39.50'	19°41'19"	13.51'	N 31°40'58" E
C–8	107.88'	155.00'	39°52'38"	105.71'	N 21°34'58" E
C–9	71.09'	95.00'	42°52'22"	69.44'	S 23°04'50" W
C–10	9.71'	50.00'	11°07'31"	9.69'	S 50°04'47" W
C–11	9.71'	50.00'	11°07'31"	9.69'	S 50°04'47" W
C–12	35.51'	95.00'	21°25'03"	35.31'	S 55°13'33" W
C–13	26.54'	52.90'	28°44'46"	26.26'	S 80°18'28" W
C–14	40.87'	169.00'	13°51'18"	40.77'	N 78°23'30" W
C–15	6.83'	6.00'	65°15'38"	6.47'	N 38°50'02" W
C–16	31.50'	35.60'	50°42'09"	30.49'	N 19°08'51" E
C–17	63.55'	86.10'	42°17'21"	62.12'	S 84°36'04" W
C–18	75.36'	774.50'	05°34'29"	75.33'	N 32°25'30" E
C–19	69.97'	206.00'	19°27'35"	69.63'	S 78°41'48" E
C–20	21.10'	15.00'	80°35'24"	19.40'	S 48°07'53" E
C–21	30.94'	206.00'	08°36'17"	30.91'	S 64°39'52" E
C–22	100.90'	206.00'	28°03'47"	99.90'	S 74°23'39" E
C–23	41.94'	86.10'	27°54'22"	41.52'	N 60°18'04" W
C–24	105.49'	86.10'	70°11'43"	99.01'	N 81°26'45" W
C–25	17.17'	11.00'	89°27'03"	15.48'	N 01°04'15" W
C–26	15.27'	15.00'	58°19'57"	14.62'	N 75°24'23" W
C–27	17.17'	11.00'	89°26'42"	15.48'	N 88°55'46" E
C–28	40.93'	29.50'	79°29'53"	37.73'	S 00°37'39" E
C–29	10.51'	15.00'	40°09'24"	10.30'	S 59°12'06" W
C–30	22.33'	34.00'	37°42'13"	21.97'	S 60°25'41" W
C–31	130.07'	980.00'	07°36'16"	129.97'	S 37°46'27" W
C–32	10.85'	15.00'	41°27'29"	10.62'	S 54°42'04" W
C–33	26.12'	15.00'	99°47'15"	22.95'	S 83°51'57" W

LINE TABLE

LINE	BEARING	DISTANCE
L–1	N 88°10'36" W	25.00'
L–2	N 70°19'18" E	28.30'
L–3	N 89°27'00" E	19.00'
L–4	S 55°38'32" W	21.36'
L–5	N 44°29'56" E	14.00'
L–6	N 39°10'28" E	11.73'
L–7	N 29°38'17" E	17.88'
L–8	S 74°06'48" E	11.33'
L–9	N 46°20'53" W	25.20'
L–10	N 41°55'12" E	24.76'
L–11	N 39°10'27" E	13.94'
L–12	N 46°07'28" W	13.88'
L–13	S 45°59'07" E	13.72'
L–14	N 45°11'28" E	20.14'
L–15	N 44°12'25" E	4.33'
L–16	S 40°22'35" E	27.39'

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM–1	861.82	S	853.02	18"	RCP
		W	853.47	18"	RCP
		N	852.92	24"	RCP
STM–2	862.01	SE	853.57	18"	RCP
		NE	856.91	12"	RCP
		SW	856.51	15"	RCP
		NW	853.46	18"	RCP
STM–3	861.54	SE	853.89	18"	RCP
		NE	854.34	15"	RCP
		SW	854.24	12"	RCP
		NW	853.74	18"	RCP
STM–4	861.40	SW	857.90	15"	RCP
		N	857.70	18"	RCP
STM–5	861.43	S	856.53	18"	RCP
		SE	**	**	RCP
		NE	856.68	18"	RCP
		NW	856.38	18"	RCP
STM–6	860.43	BOTTOM	852.61	***	–
STM–7	860.50	SE	855.80	18"	RCP
		NE	**	**	–
		NW	**	**	–
		SW	**	**	–
STM–8	859.96	SE	855.36	**	RCP
		NE	856.96	12"	RCP
		SW	856.71	12"	RCP
		NW	855.36	**	RCP
STM–9	861.40	S	856.00	24"	RCP
		SE	857.20	12"	RCP
		NW	856.00	24"	RCP

** = UNABLE TO SEE PIPES

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN–1	862.26	N	856.71	6"	PVC
		SW	856.56	8"	PVC
SAN–2	862.85	NE	855.80	8"	PVC
		SW	855.77	8"	PVC
SAN–3	861.39	NE	855.04	8"	PVC
		SW	854.99	8"	PVC
SAN–4	861.70	NE	854.50	8"	PVC
		NW	854.45	8"	PVC
SAN–5	862.72	SE	854.14	8"	PVC
		NE	854.27	8"	PVC
		SW	854.12	10"	PVC
SAN–6	860.81	NE	853.66	10"	PVC
		S	854.66	8"	PVC
		SW	853.61	10"	PVC
SAN–7	861.65	NE	852.95	10"	PVC
		NW	853.10	8"	PVC
		SW	852.95	10"	PVC
SAN–8	862.05	NE	852.95	10"	PVC
		SW	855.75	8"	PVC
		SE	850.35	36"	–
		NW	850.35	36"	–
SAN–9	863.37	SW	855.62	8"	PVC
SAN–10	861.40	NE	854.75	8"	PVC
		S	854.70	8"	PVC
SAN–11	860.44	W	853.44	6"	PVC
		SE	853.29	8"	PVC

BENCHMARKS

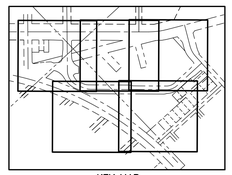
BENCH MARK	ELEVATION	DESCRIPTION
BM–1	865.97	TOP NUT ON HYDRANT NW CORNER OF SITE ON EAST WASHINGTON AVENUE
BM–2	867.00	CONTROL POINT 202, REBAR AT THE SOUTHEAST QUADRANT OF MILWAUKEE AND WINNEBAGO STREETS
BM–3	860.57	CONTROL POINT 203, REBAR AT THE SOUTHWEST SIDE OF SIXTH STREET

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

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

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

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE CORRECT OR TO BE COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE CONTRACTOR'S OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."



KEY MAP
SCALE 1" = 500'

north
0 20' 40' 80'
SCALE 1" = 40'

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 15 AND 18, 2013.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER, BEARS S 89°44'55" E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 6, T07N, R10E, ELEVATION = 851.54'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
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 NO. 201344009921.
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
9. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
10. SEE SHEET'S 2, 3, 4, 5 AND 6 FOR PROPERTY BOUNDARY INFORMATION.
11. SEE SHEET'S 2, 3, 4, 5 AND 6 FOR UTILITY STRUCTURE I.D. NUMBERS LISTED IN THE TABLES LOCATED ON THIS SHEET.

PREPARED FOR:

GORMAN & COMPANY
200 N. MAIN STREET
OREGON, WI 53575

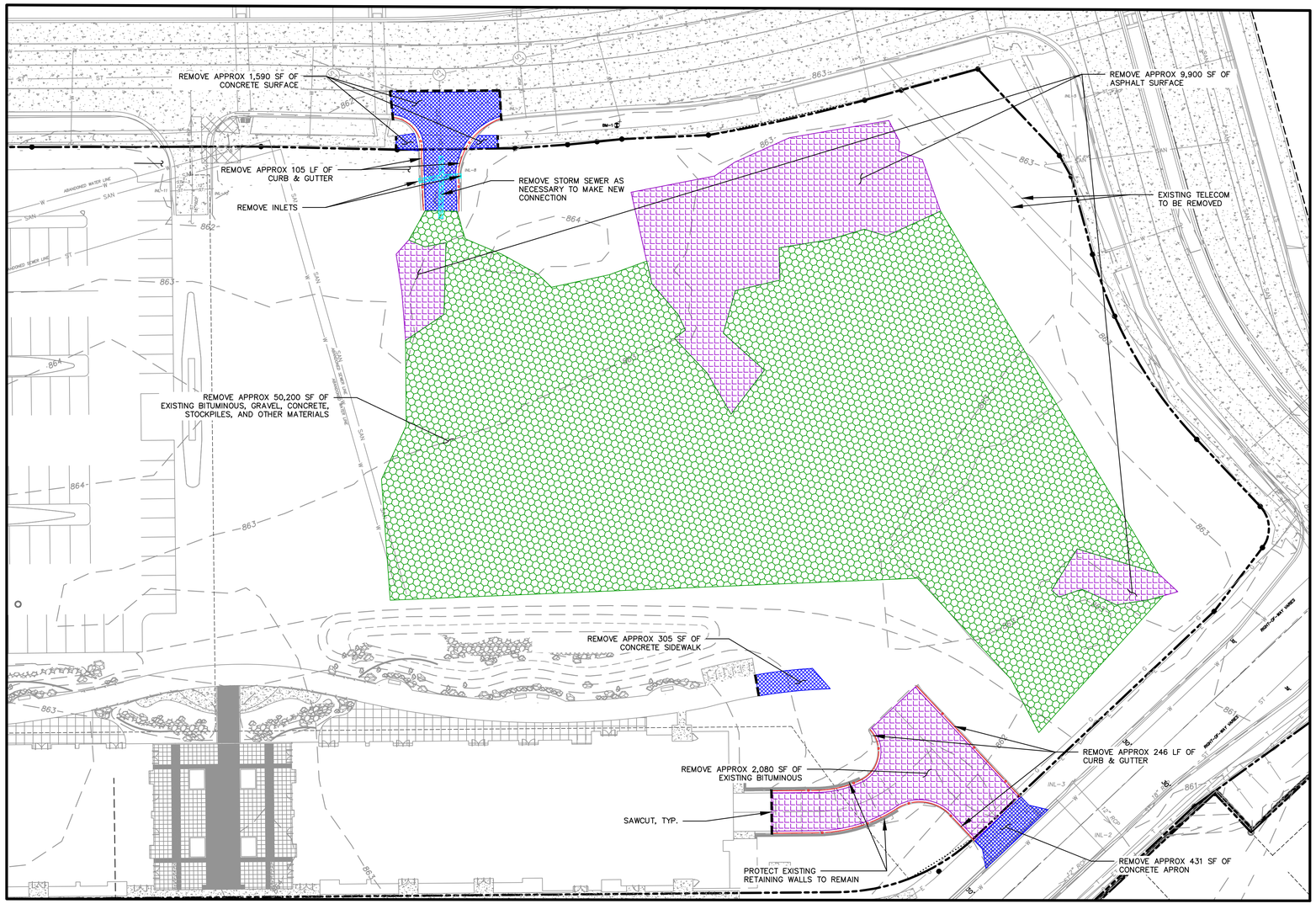
REVISION NO.	DESCRIPTION	DATE	BY

DRAWN BY: JK — DATE: 11–25–2013
CHECKED BY: TJB — DATE: 11–27–2013
APPROVED BY: HPJ — DATE: 11–27–2013
DWGNAME: I:\2013\13584\DWG\13584–Exsn.dwg

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848–5060

PROJECT NO: 13–5984
FILE NO: E–182
SURVEYED: JH
F.B. NO/PG: 273/76
SHEET NO: 1 OF 6

PLOT DATE: 12/23/2013 2:01:17 PM



LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY
- EASEMENT LINE
- DEMOLITION – REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
- DEMOLITION – PAVEMENT MILL AND OVERLAY
- DEMOLITION – REMOVAL OF RETAINING WALL
- DEMOLITION – REMOVAL OF ASPHALT SURFACES
- DEMOLITION – REMOVAL OF CONCRETE SURFACES
- DEMOLITION – REMOVAL OF BUILDINGS/STRUCTURES
- DEMOLITION – REMOVAL OF UTILITIES
- DEMOLITION – REMOVAL OF BITUMINOUS, GRAVEL, CONCRETE, STOCKPILES, AND OTHER MATERIALS LEFT ONSITE
- TREE REMOVAL
- SHRUB REMOVAL
- PROTECT EXISTING TREE
- SAW CUT

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
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.

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND 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 AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 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. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 7.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 7.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
10. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
12. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
13. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
14. EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
15. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
16. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
17. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
18. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
19. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK–FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
20. RESTORATION OF THE EXISTING ROADWAY RIGHT–OF–WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

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CLIENT:
GORMAN & COMPANY, INC.

CLIENT ADDRESS:
200 N. MAIN STREET
OREGON, WI 53575

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	02.05.2020	LAND USE / UDC INITIAL
2	04.17.2020	UDC INITIAL/FINAL APPROVAL
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Design/Drawn: CEJ, KJS
Approved: AJS, JLF

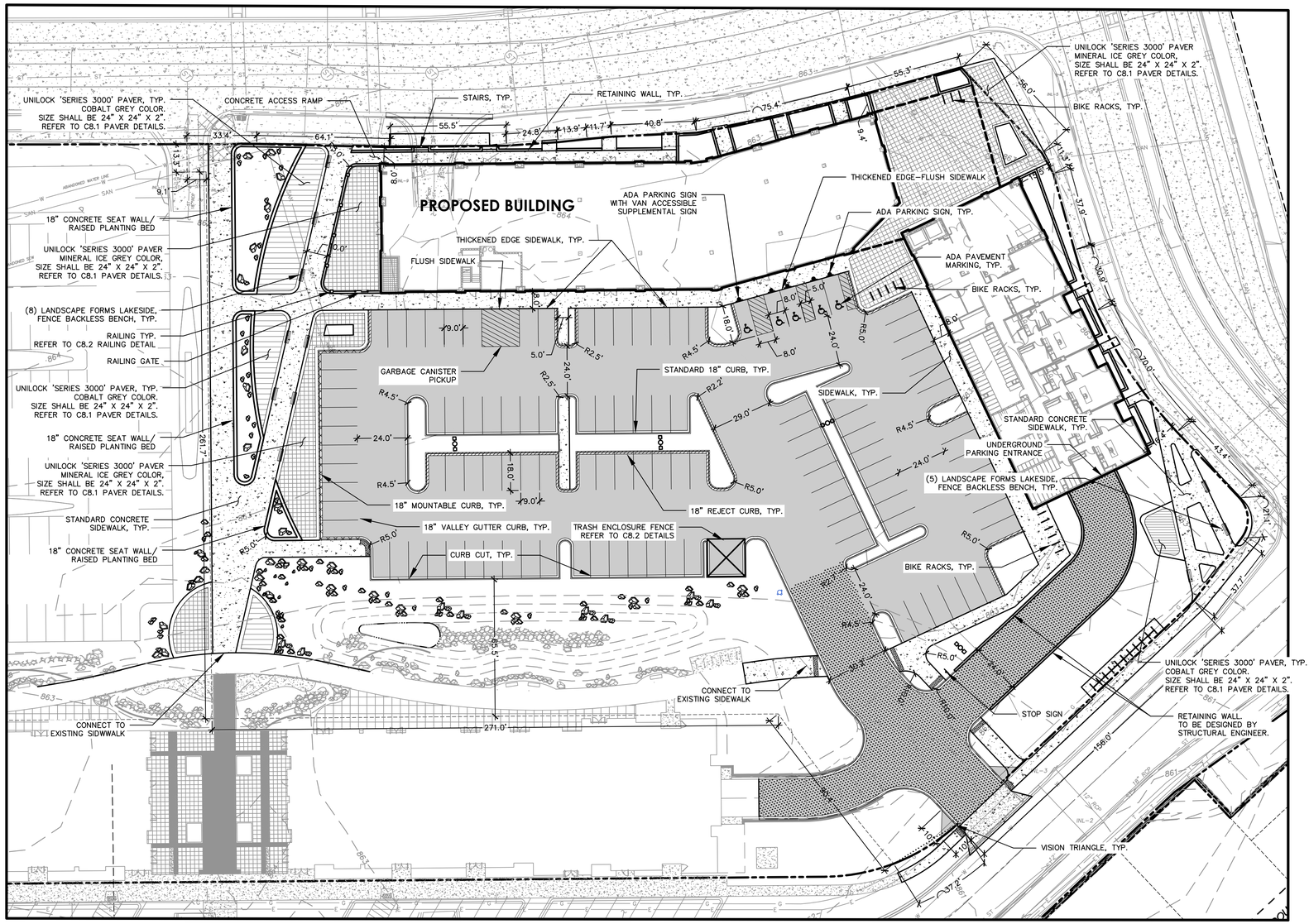
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DEMOLITION PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 15-6830

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GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
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.

PAVING NOTES

1. GENERAL
   - 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY CGC, INC. DATED 11/11/2015.
   - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
   - 1.3. 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.
   - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
   - 2.1. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
   - 2.2. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (–1° C).
   - 2.3. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   - 2.4. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
   - 2.5. BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
   - 2.6. SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
   - 2.7. ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
3. CONCRETE PAVING SPECIFICATIONS
   - 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
   - 3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE–QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
   - 3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
   - 3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
   - 3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK–26UV CONCRETE SEALANT.
4. PAVEMENT MARKING SPECIFICATIONS
   - 4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
   - 4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
   - 4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP–OFF/PICK–UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
   - 4.4. 2' x 5' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

LEGEND

PROPERTY LINE	STORMWATER MANAGEMENT AREA
RIGHT–OF–WAY	RETAINING WALL
EASEMENT LINE	BOULDER WALL
BUILDING OUTLINE	RAILING
BUILDING OVERHANG	FENCE
BUILDING SETBACK LINE	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
PAVEMENT SETBACK LINE	ADA PARKING SIGN
EDGE OF PAVEMENT	FLAG POLE
STANDARD CURB AND GUTTER	BOLLARD
REJECT CURB AND GUTTER	BOLLARD WITH ADA PARKING SIGN
MOUNTABLE CURB AND GUTTER	BIKE RACK
ASPHALT PAVEMENT	SAWCUT EXISTING PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
HEAVY DUTY CONCRETE PAVEMENT	

SITE INFORMATION BLOCK

SITE ADDRESS	2524 WINNEBAGO ST
PROPERTY ACREAGE	2.999 ACRES
NUMBER OF BUILDING STORIES	5
TOTAL BUILDING SQUARE FOOTAGE	157,05 SF
GROSS BUILDING SQUARE FOOTAGE	26,646 SF
NUMBER OF PARKING STALLS	
SURFACE	
REGULAR	106
ACCESSIBLE	5
TOTAL SURFACE	111
UNDERGROUND	
REGULAR	78
ACCESSIBLE	2
TOTAL UNDERGROUND	80
NUMBER OF BICYCLE STALLS:	
SURFACE	28
UNDERGROUND	99
EXISTING VS. PROPOSED SITE COVERAGE	
PROPOSED IMPERVIOUS SURFACE AREA	80,548 SF
PROPOSED PERVIOUS SURFACE AREA	50,088 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.62

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CLIENT:
GORMAN & COMPANY, INC.

CLIENT ADDRESS:
200 N. MAIN STREET
OREGON, WI 53575

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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Design/Drawn: CEJ, KJS
Approved: AJS, JLF

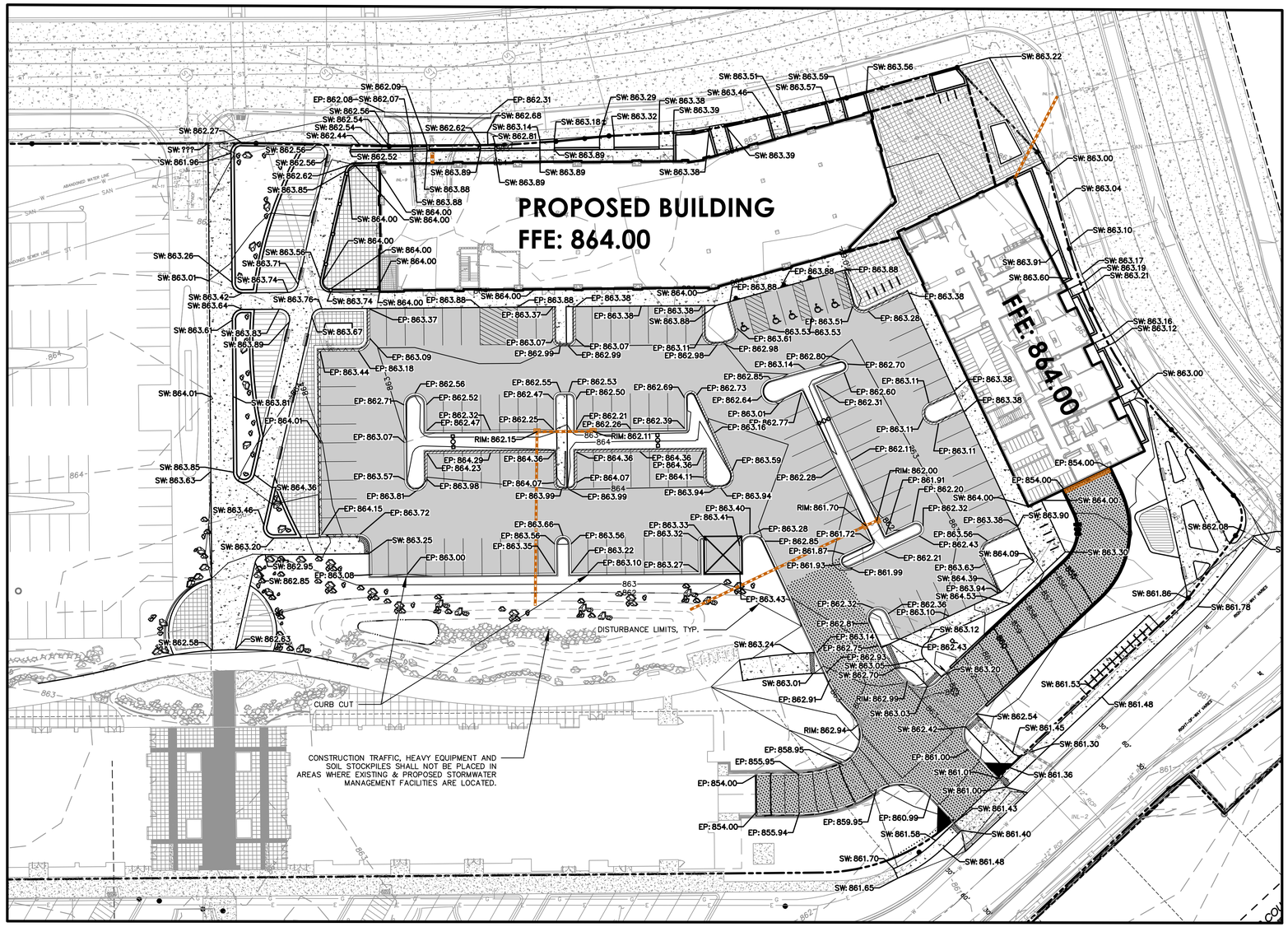
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SITE PLAN

SHEET NUMBER:
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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- STORMWATER MANAGEMENT AREA
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- FG: XXX.XX SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - BOC – BACK OF CURB
  - MATCH – MATCH EXISTING GRADE
  - HP – HIGH POINT
  - SW – SIDEWALK

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
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.

GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. 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.
7. 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.
8. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
9. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF MADISON ORDINANCE.

STORMWATER FACILITIES CONSTRUCTION NOTES

1. ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES. CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES SHALL BE OBSERVED AND DOCUMENTED BY THE ENGINEER, OR AN OWNER'S REPRESENTATIVE.
2. STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF FINAL SITE GRADING AND SOILS HAVE BEEN STABILIZED.
3. AREAS USED FOR TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
4. CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE EXISTING & PROPOSED STORMWATER MANAGEMENT FACILITIES ARE LOCATED.
5. NATIVE SOIL INFILTRATION RATES BELOW STORMWATER FACILITIES SHALL BE VERIFIED BY THE OWNER'S GEOTECHNICAL ENGINEER PRIOR INSTALLATION OF FACILITIES. NATIVE SOIL INFILTRATION RATES SHALL BE EQUAL TO OR GREATER THAN DESIGN INFILTRATION RATES.
6. NATIVE SOILS SHALL BE BLENDED A MINIMUM OF TWO FEET PRIOR TO INSTALLATION OF STORMWATER INFILTRATION FACILITIES TO BREAKUP ANY LOWER PERMEABILITY SEAMS THAT MAY BE PRESENT.
7. THICKER SILT OR CLAY LAYERS SHALL BE OVER-EXCAVATED AND BACKFILLED WITH GRANULAR MATERIALS CONFORMING TO SPECIFICATIONS PER WDNR TECH STANDARD 1004.

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Design/Drawn: CEJ, KJS
Approved: AJS, JLF

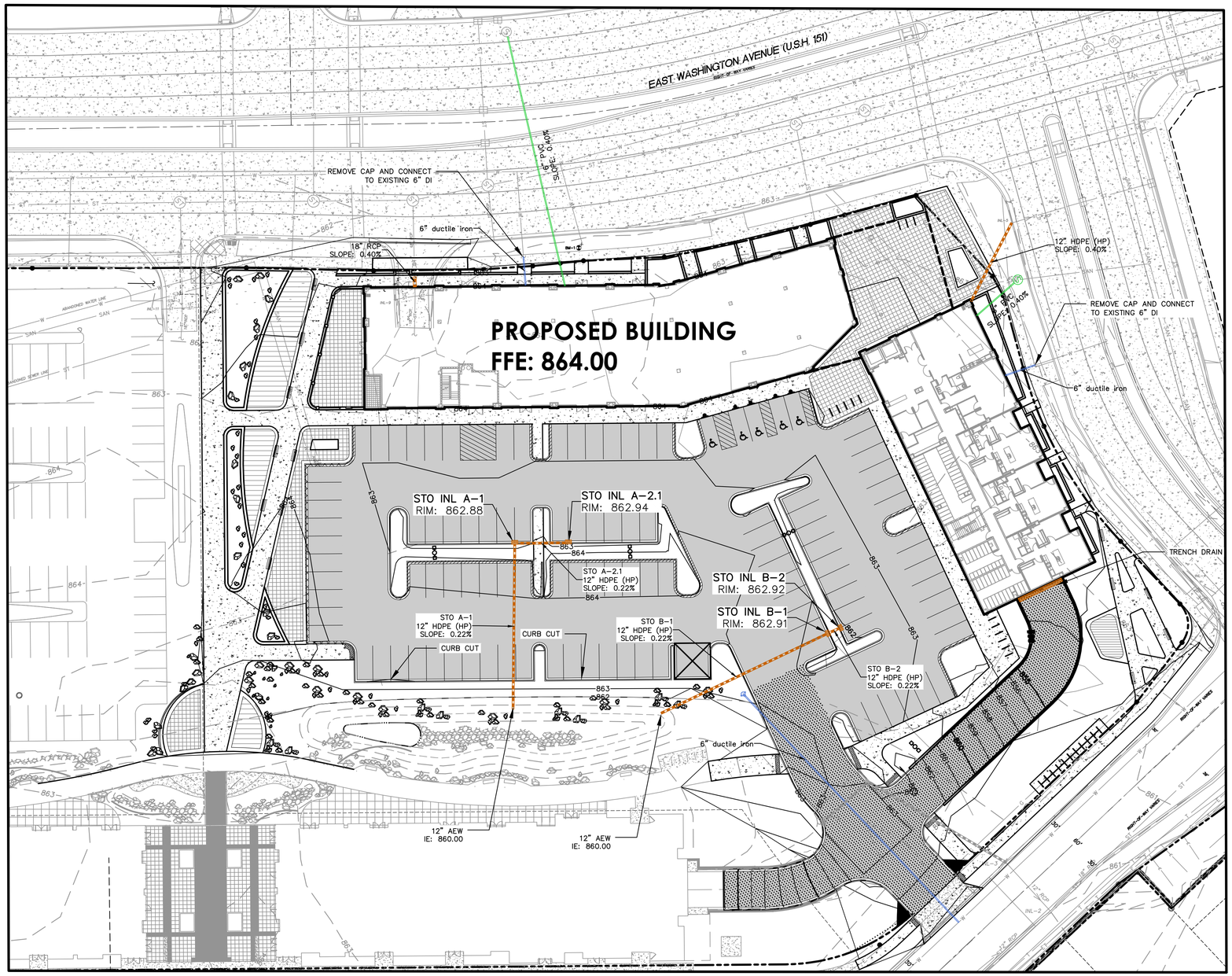
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GRADING PLAN

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C5.0

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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- 8'x4'x2" INSULATION (PLAN VIEW)
- 8'x4'x2" INSULATION (PROFILE VIEW)

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
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.

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 HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING 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 THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - 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 SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
5. 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.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. 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.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS–BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. STORM SEWER SPECIFICATIONS –

    PIPE – REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C–76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C–443. HIGH DENSITY DUAL–WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M–294 TYPE "S".

    INLETS – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE. NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 1'–8" X 2'–6" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R–3067 WITH TYPE R GRATE, OR EQUAL.

    BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

    MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R–1642 WITH TYPE "B" SELF SEALING LIDS, NON–ROCKING OR EQUAL.

    FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
13. WATER MAIN SPECIFICATIONS –

    PIPE – DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE "STANDARD SPECIFICATIONS". POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C–900, CLASS 150, DR–18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON–METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(h).

    VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C–500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    HYDRANTS – HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF MADISON, THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18–INCHES AND NO GREATER THAN 23–INCHES (SEE DETAIL).

    BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
14. SANITARY SEWER SPECIFICATIONS –

    PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR–35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D–3212.

    BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES – MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF MADISON

    MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R–1642 WITH TYPE "B" SELF SEALING LIDS, NON–ROCKING OR EQUAL.
15. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

north

SCALE IN FEET
30' 0 30'

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
GORMAN & COMPANY, INC.

CLIENT ADDRESS:
200 N. MAIN STREET
OREGON, WI 53575

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	02.05.2020	LAND USE / UDC INITIAL
2	04.17.2020	UDC INITIAL/FINAL APPROVAL
3		
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Design/Drawn: CEJ, KJS
Approved: AJS, JLF

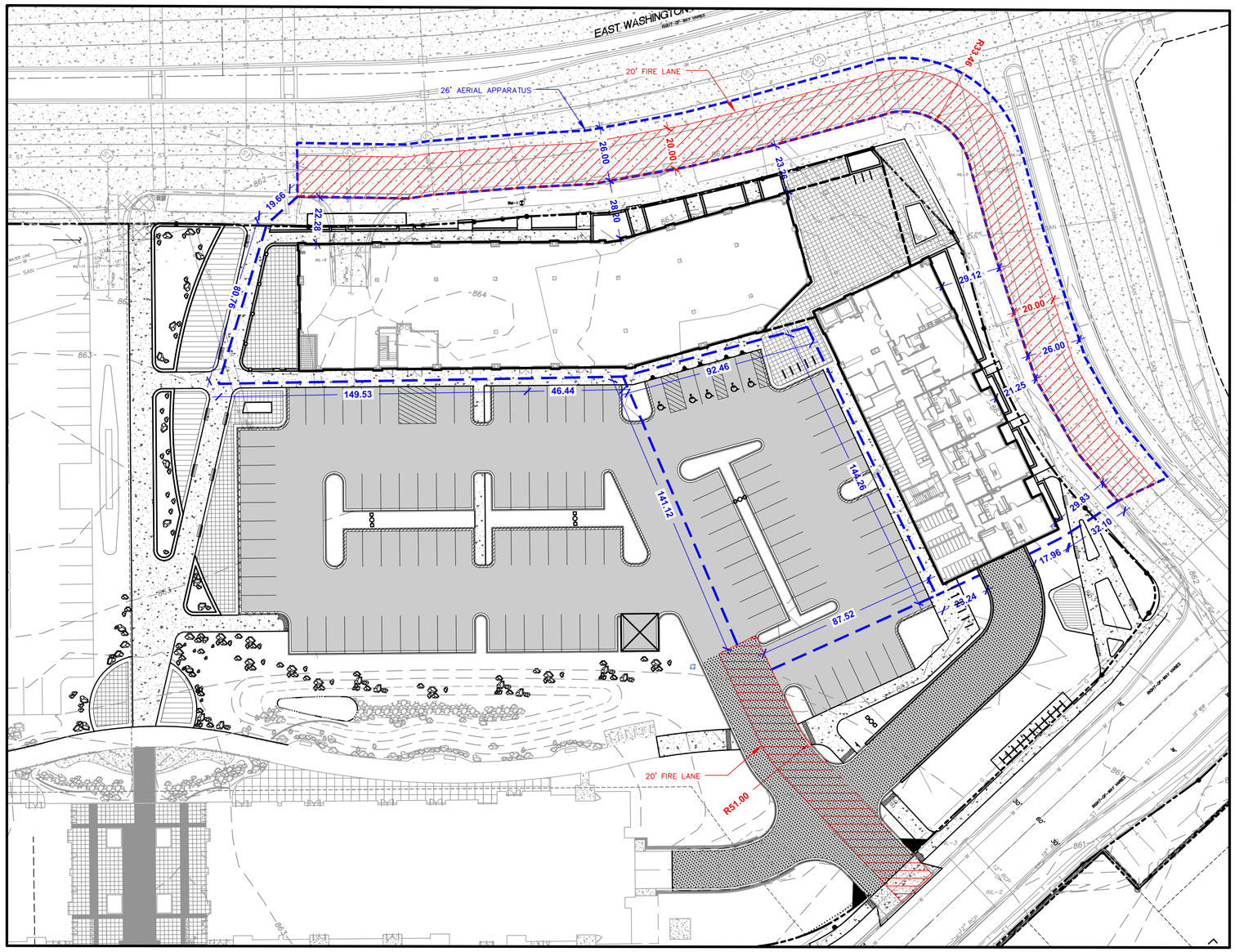
SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C6.0

JSD PROJECT NO: 15-6830

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City of Madison Fire Department

30 West Mifflin Street, 8th & 9th Floors, Madison, WI 53703-2579
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address:	**2524 WINNEBAGO STREET**
Contact Name & Phone #:	**TED MATKOM, 608-835-3900**

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☒ Yes	☐ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☒ Yes	☐ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☒ Yes	☐ No	☐ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2012 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 12/5/2014

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CLIENT:
GORMAN & COMPANY, INC.

CLIENT ADDRESS:
200 N. MAIN STREET
OREGON, WI 53575

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	02.05.2020	LAND USE / UDC INITIAL
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3		
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Design/Drawn: CEJ, KJS
Approved: AJS, JLF

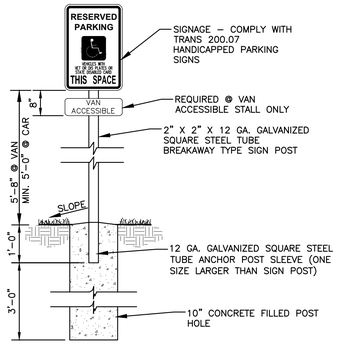
SHEET TITLE:
FIRE ACCESS PLAN

SHEET NUMBER:
C7.0

JSD PROJECT NO: 15-6830

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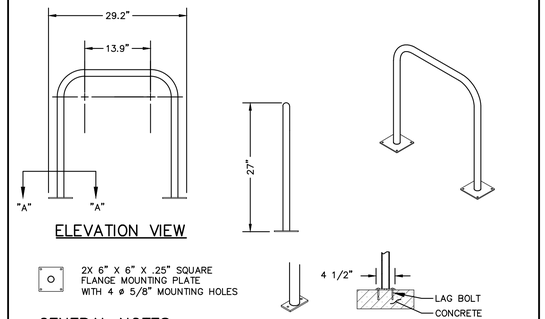


NOTE:
OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'–0" LONG ANCHOR POST SLEEVE.

ADA SIGN

N.T.S.

REV. 7–01–2019



ELEVATION VIEW

2X 6" X 6" X .25" SQUARE FLANGE MOUNTING PLATE WITH 4 ø 5/8" MOUNTING HOLES

SURFACE FLANGE MOUNT (SF) SECTION VIEWS

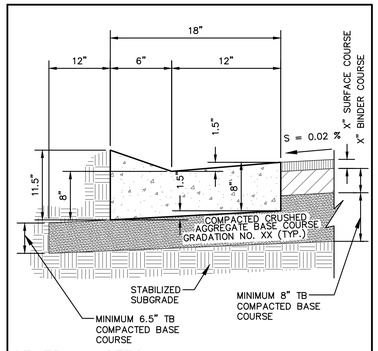
GENERAL NOTES:

1. DO NOT SCALE DRAWING.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

INVERTED-U BIKE RACK

N.T.S.

REV. 12–10–2018



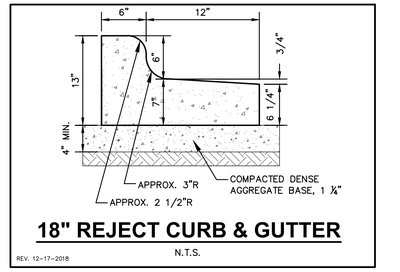
GENERAL NOTES:

1. CONTRACTION JOINT 10 FOOT O.C., JOINT SHALL BE 0.25 INCH WIDE.
2. A 0.75 INCH TO 1 INCH EXPANSION JOINT (FELT) SHALL BE CONSTRUCTED NOT MORE THAN 300 FEET APART, AT P.C. POINTS AND 5 FEET EITHER SIDE OF INLET STRUCTURES.
3. WHERE NEW CONCRETE MEETS WITH EXISTING CONCRETE A 0.75 INCH EXPANSION JOINT (FELT) SHALL SEPARATE THE TWO.

18" MOUNTABLE CONCRETE CURB & GUTTER

N.T.S.

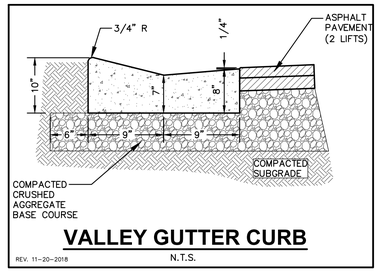
REV. 11–19–2018



18" REJECT CURB & GUTTER

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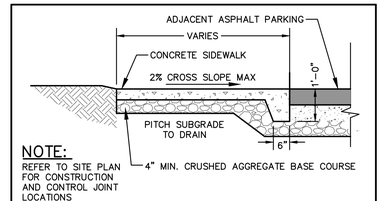
REV. 12–17–2018



VALLEY GUTTER CURB

N.T.S.

REV. 11–20–2018

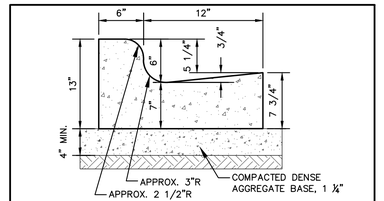


NOTE:
REFER TO SITE PLAN FOR CONSTRUCTION AND CONTROL JOINT LOCATIONS

THICKENED EDGE SIDEWALK - FLUSH

N.T.S.

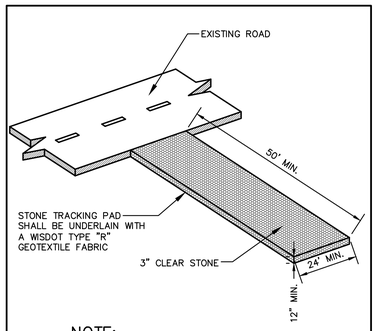
REV. 11–20–2018



18" STANDARD CURB & GUTTER

N.T.S.

REV. 12–17–2018

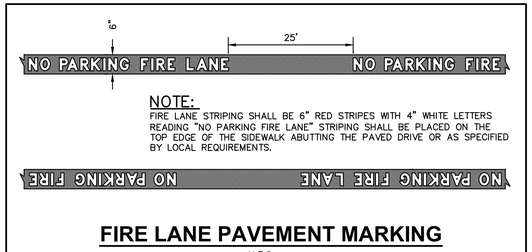


NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER.

CONSTRUCTION ENTRANCE

N.T.S.

REV. 12–10–2018

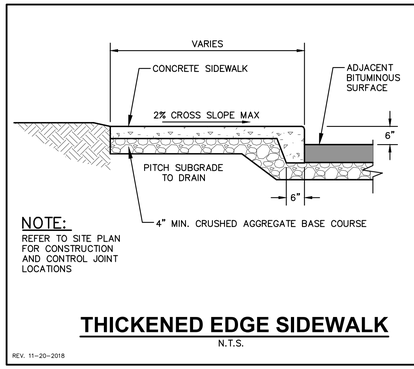


NOTE:
FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON THE TOP EDGE OF THE SIDEWALK ABUTTING THE PAVED DRIVE OR AS SPECIFIED BY LOCAL REQUIREMENTS.

FIRE LANE PAVEMENT MARKING

N.T.S.

REV. 11–20–2018

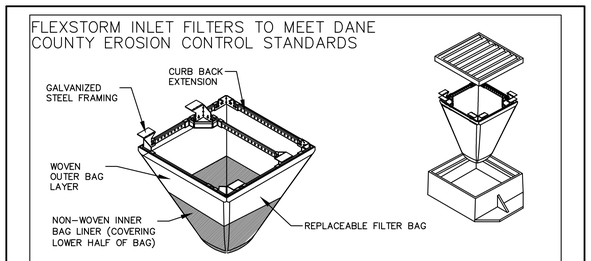


NOTE:
REFER TO SITE PLAN FOR CONSTRUCTION AND CONTROL JOINT LOCATIONS

THICKENED EDGE SIDEWALK

N.T.S.

REV. 11–20–2018



CATCH-IT INLET FILTER (Temporary Inlet Protection)

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft^3)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3248A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62MCB2316HB
3087-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3618HB
R-2501	Round (RD)	~26	~24	2.3	0.8	5.2	62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6	62MRD22HB

(HB) HYBRID FILTER BAG SPECIFICATIONS:

Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)			
PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM D4632	350 x 225 Lbs	100 Lbs
ELONGATION	ASTM D4632	20% x 15%	50%
CBR PUNCTURE	ASTM D6241	1000 Lbs	65 Lbs
TRAPEZOIDAL TEAR	ASTM D4533	110 x 75 Lbs	45 Lbs
UV RESISTANCE	ASTM D4355	90%	70%
OPENING SIZE (AOS)	ASTM D4751	20 US STD SIEVE	40 US STD SIEVE
PERMITTIVITY	ASTM D4491	1.5 Sec^{-1}	2.0 Sec^{-1}
WATER FLOW RATE	ASTM D4491	200 $gal/min/ft^2$	145 $gal/min/ft^2$
MINIMUM FILTER BAG VOLUME		2 CUBIC FT	

INSTALLATION INSTRUCTIONS:

1. REMOVE GRATE FROM THE DRAINAGE STRUCTURE
2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
3. DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
4. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

MAINTENANCE GUIDELINES:

1. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
2. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE.
3. DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACT 4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG

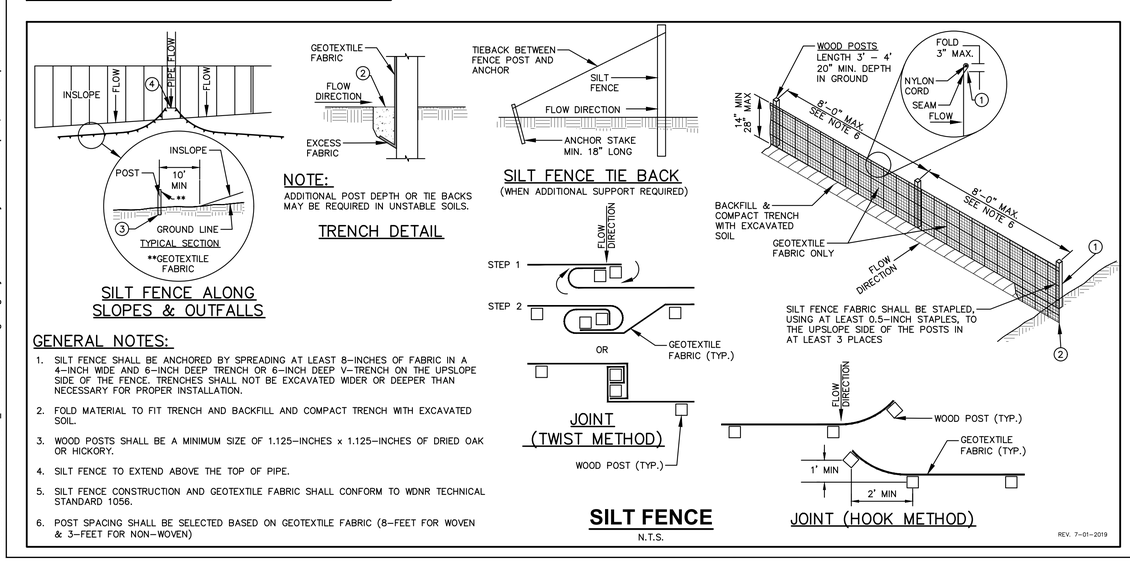
FLEXSTORM INLET FILTERS CATCH IT

SIZE	DRAWN BY	DESCRIPTION	REV
C		IPP Flexstorm HD Specifications	
SCALE		SHEET 1 OF 1	

FRAMED INLET PROTECTION

N.T.S.

REV. 7–01–2019



SILT FENCE ALONG SLOPES & OUTFALLS

NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL

SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

JOINT (TWIST METHOD)

JOINT (HOOK METHOD)

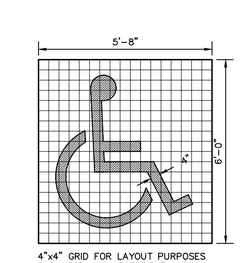
GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8–INCHES OF FABRIC IN A 4–INCH WIDE AND 6–INCH DEEP TRENCH OR 6–INCH DEEP V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125–INCHES x 1.125–INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8–FEET FOR WOVEN & 3–FEET FOR NON–WOVEN)

SILT FENCE

N.T.S.

REV. 7–01–2019



4"x4" GRID FOR LAYOUT PURPOSES ONLY FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

ADA PARKING STALL MARKING

N.T.S.

REV. 11–20–2018

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P. 608.848.5060

CLIENT:
GORMAN & COMPANY, INC.

CLIENT ADDRESS:
200 N. MAIN STREET
OREGON, WI 53575

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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Design/Drawn: CEJ, KJS
Approved: AJS, JLF

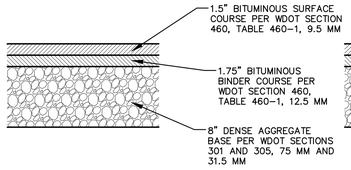
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SHEET NUMBER:
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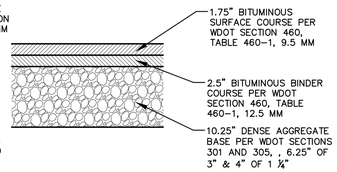
JSD PROJECT NO: 15-6830

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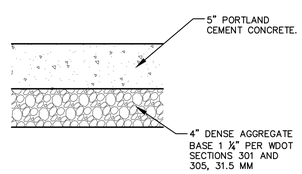
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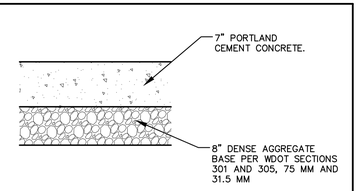
STANDARD ASPHALT PAVEMENT SECTION



HEAVY DUTY ASPHALT PAVEMENT SECTION



CONCRETE SIDEWALK SECTION



CONCRETE PAVEMENT SECTION

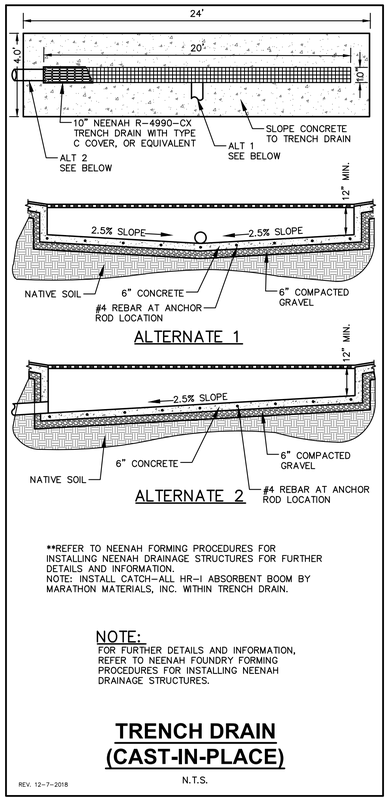
GENERAL NOTES:

1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY CGC, INC. TITLED "GEOTECHNICAL EXPLORATION REPORT: UNION CORNERS PHASE 3 – BUILDINGS NO.4 AND 5" DATED 11/11/2015. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   – BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   – BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
3. CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM 10" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED 6" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

REV. 7-01-2019

PAVEMENT SECTIONS

N.T.S.



ALTERNATE 1

ALTERNATE 2

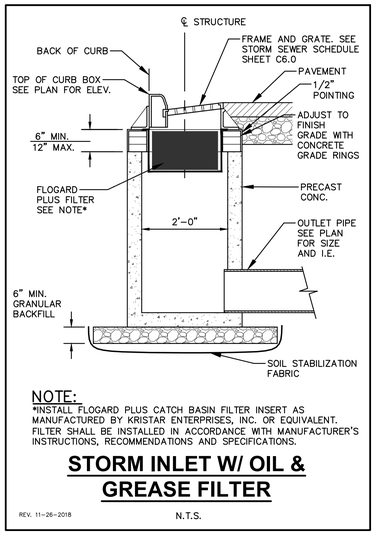
**REFER TO NEENAH FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES FOR FURTHER DETAILS AND INFORMATION.
NOTE: INSTALL CATCH-ALL HR-I ABSORBENT BOOM BY MARATHON MATERIALS, INC. WITHIN TRENCH DRAIN.

NOTE:
FOR FURTHER DETAILS AND INFORMATION, REFER TO NEENAH FOUNDRY FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES.

TRENCH DRAIN (CAST-IN-PLACE)

REV. 12-7-2018

N.T.S.

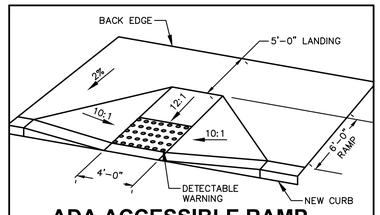


NOTE:
*INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS.

STORM INLET W/ OIL & GREASE FILTER

REV. 11-26-2018

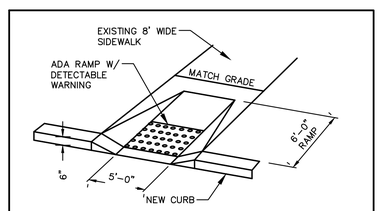
N.T.S.



ADA ACCESSIBLE RAMP - FLUSH

REV. 11-20-2018

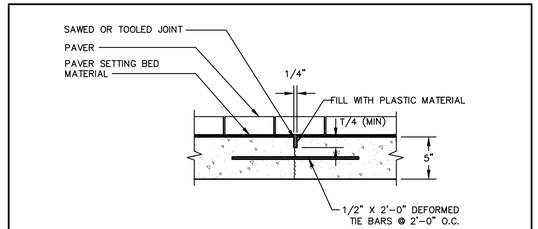
N.T.S.



ADA ACCESSIBLE RAMP - INLINE

REV. 11-20-2018

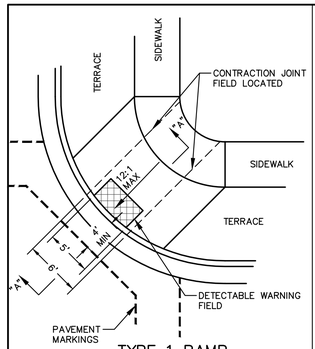
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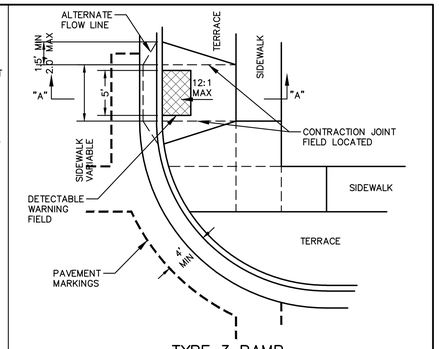
LONGITUDINAL JOINT (TYPE LD)

PAVEMENT CONTROL JOINT DETAILS

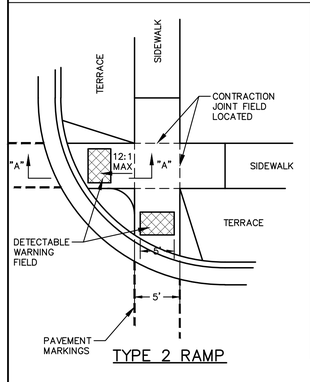
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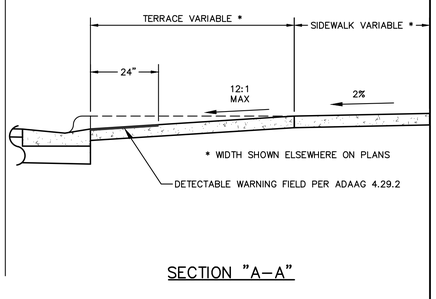
TYPE 1 RAMP



TYPE 3 RAMP



TYPE 2 RAMP

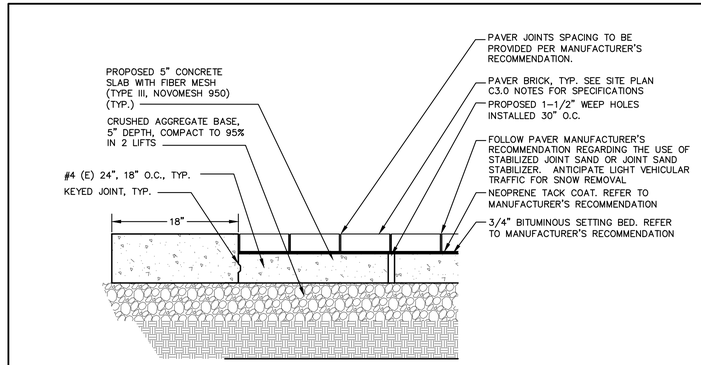


SECTION "A–A"

ADA ACCESSIBLE RAMPS - INTERSECTION

REV. 11-20-2018

N.T.S.



2'x2' PAVER BRICK OVER CONCRETE BASE DETAIL

N.T.S.

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P. 608.848.5060

CLIENT:
GORMAN & COMPANY, INC.

CLIENT ADDRESS:
200 N. MAIN STREET
OREGON, WI 53575

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
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DANE COUNTY

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Design/Drawn: CEJ, KJS
Approved: AJS, JLF

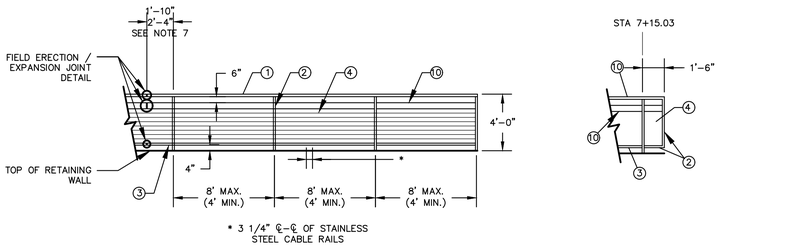
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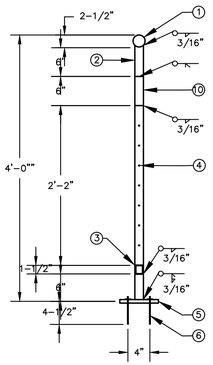
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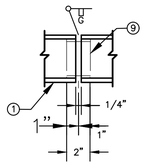
JSD PROJECT NO: 15-6830

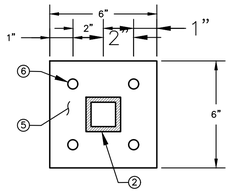
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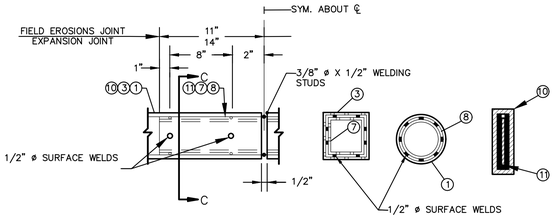
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LEGEND

1. 2-1/2" DIA. STEEL PIPE CONFORMING TO SECTION 506 OF THE WDOT STANDARD SPECIFICATIONS.
2. TS 2"X2"X0.188" STRUCTURAL TUBING CONFORMING TO ASTM DESIGNATION A501 OR A500 GRADE B. CUT BOTTOM OF POST TO MATCH SLOPE OF TOP OF WALL. HOLD 1/16" ABOVE BASE PLATE TO ALLOW POST AND BASE PLATE TO BE WELDED TOGETHER. PLACE POST VERTICAL AND CENTERED ON THE BASE PLATE.
3. TS 1-1/2" X 1-1/2" X 0.188" STRUCTURAL TUBING CONFORMING TO ASTM DESIGNATION A501 OR A500 GRADE B.
4. 3/16" DIA. STAINLESS STEEL CABLE. TO BE PROVIDED NO MORE THAN 3 1/4" ON CENTER.
5. BASE PLATE 1/2" X 7" X 7" CONFORMING TO ASTM DESIGNATION A709 GRADE 36 WITH 9/16" HOLES FOR HEX BOLTS NO.6. WELD TO NO. 2 AS SHOWN.
6. CONCRETE MASONRY ANCHORS, TYPE S. 5/8". PULLOUT STRENGTH SHALL BE 3.6 KIPS.
7. SQUARE SLEEVE FABRICATED FROM 1/2" COLD DRAWN STEEL ALLOY SQUARE CONFORMING TO ASTM A33 1 X 2'-4" LONG AT EXPANSION JOINTS AND 1-10" LONG AT FIELD JOINTS. PROVIDE 1/2" DIA. SURFACE WELDS ON ALL SIDES AS SHOWN. GRIND WELDS TO FIT FREE INTO I.D. OF NO. 3. PROVIDE 3/8" DIA. X 1/2" WELDING STUDS ON TOP AND BOTTOMS SURFACES AT CENTERLINE.
8. 1-1/2" DIA. STEEL PIPE CONFORMING TO SECTION 506 OF THE STANDARD SPECIFICATIONS X 2'-4" LONG AT EXPANSION JOINTS AND 1'-10" LONG AT FIELD JOINTS. PROVIDE 1/2" DIA. SURFACE WELDS ON ALL SIDES AS SHOWN. GRIND WELDS TO FIT FREE INTO I.D. OF NO. 1. PROVIDE 3/8" DIA. X 1/2" WELDING STUDS ON TOP AND BOTTOMS SURFACES AT CENTERLINE.
9. 2" DIA. PIPE SLEEVE CONFORMING TO SECTION 506 OF THE WDOT STANDARD SPECIFICATIONS. PROVIDE "SLIDING FIT".
10. TS 6" X 2" X 0.188" STRUCTURAL TUBING CONFORMING TO ASTM DESIGNATION A501 OR A500 GRADE B.
11. 1" X 5" SLEEVE CONFORMING TO ASTM DESIGNATION A709 GRADE 36 X 2'-4" LONG AT EXPANSION JOINTS OR 1"X10" LONG AT FIELD JOINTS. PROVIDE 1/2" DIA. SURFACE WELDS ON ALL SIDES AS SHOWN. GRIND WELDS TO FIT FREE INTO I.D. OF NO,. 10. PROVIDE 3/8" DIA. X 1/2" WELDING STUDS ON TOP AND BOTTOM SURFACES AT CENTERLINE.

GENERAL NOTES

CONTRACTOR TO COORDINATE FINAL FINISH WITH OWNER.

POST BASE PLATES NO. 5 SHALL BE FLAT WITH ALL SURFACES SMOOTH AND FREE FROM WARP AND ALL EDGES SMOOTH, STRAIGHT AND VERTICAL. ALL PLATE CUTS SHALL BE MACHINE OR MACHINE FLAME CUT.

PRIOR TO FINAL FINISH, ALL STEEL RAILING POSTS, STEEL TUBING, AND STEEL PIPE SHALL BE GIVEN A NO. 6 BLAST CLEANING PER S.S.P.C. SPECIFICATIONS.

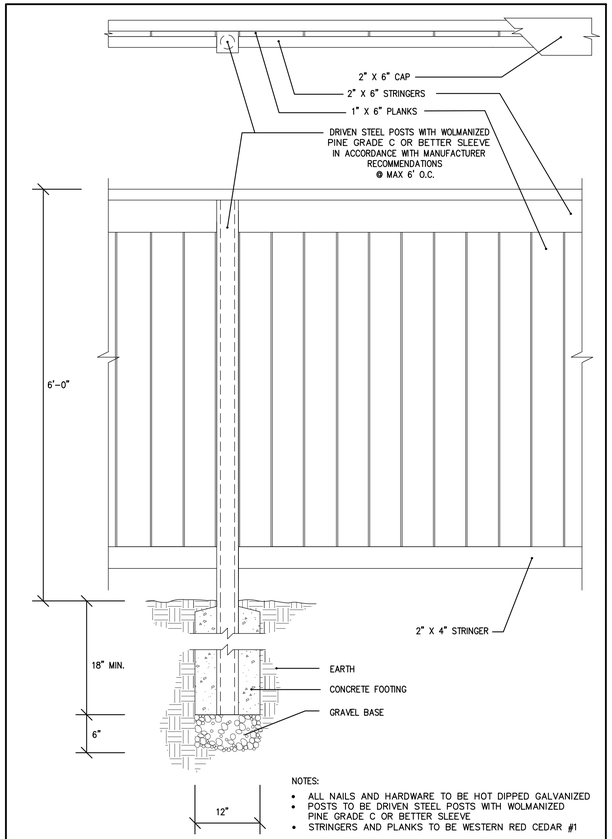
VERTICAL MEMBERS SHALL BE PLUMB.

HORIZONTAL MEMBERS SHALL PARALLEL GRADE.

RAILINGS LOCATED BEHIND WALLS SHALL HAVE DRIVEN POSTS A MINIMUM OF 4' INTO THE GROUND.

RAILING DETAILS

N.T.S.



NOTES:

- ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED
- POSTS TO BE DRIVEN STEEL POSTS WITH WOLMANIZED PINE GRADE C OR BETTER SLEEVE
- STRINGERS AND PLANKS TO BE WESTERN RED CEDAR #1

TRASH ENCLOSURE FENCE

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Design/Drawn: CEJ, KJS
Approved: AJS, JLF

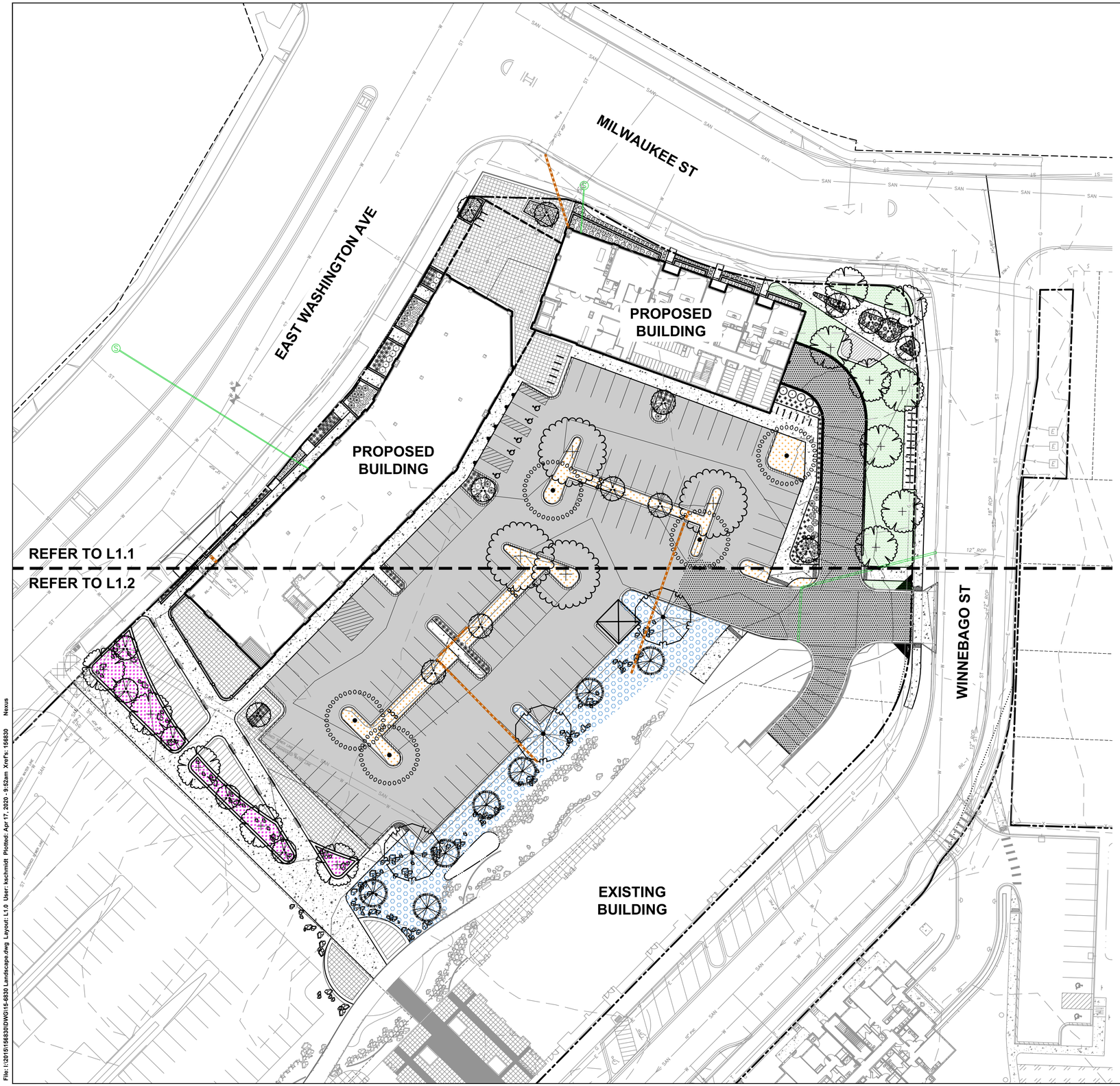
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SHEET NUMBER:
C8.2

JSD PROJECT NO: 15-6830

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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- W WATERMAIN
- STORM SEWER
- SAN EXISTING SANITARY SEWER
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- POLYETHYLENE EDGING
- FESCUE SEED
- PRAIRIE DROPSEED SEED
- PRAIRIE SEED MIX 1
- PRAIRIE SEED MIX 2

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. 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
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	CE	Cercis canadensis / Eastern Redbud	B & B	1.5" Cal (Multi-Stem)	15	19
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**LS POINTS**	**QTY**
	GB	Ginkgo biloba 'Autumn Gold' / Autumn Gold Ginkgo	B & B	2.5"Cal	35	5
	GT	Gleditsia triacanthos f. inermis / Thornless Honeylocust	B & B	2.5"Cal	35	4
	PT	Populus tremuloides / Quaking Aspen	B & B	2.5"Cal	35	13
	QB	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	35	3
	TDM	Taxodium distichum 'Mickelson' / Shawnee Brave Bald Cypress	B & B	2.5"Cal	35	7
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**LS POINTS**	**QTY**
	CC	Cornus sanguinea 'Cato' / Arctic Sun Dogwood	3 gal	24" Min Ht.	3	7
	FG	Fothergilla gardenii / Dwarf Fothergilla	3 gal	18" Min. Ht.	3	13
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**LS POINTS**	**QTY**
	MD	Microbiota decussata / Russian arborvitae	3 gal	18" Tall/Wide	4	26
	TG	Taxus x media 'Dark Green' / Dark Green Yew	3 gal	18" Tall/Wide	4	5
ORNAMENTAL GRASSES/PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**LS POINTS**	**QTY**
	AA	Actaea simplex artopurpurea / Black Bugbane	1 gal	Cont.	2	49
	AF	Astilbe x arendsii 'Fanal Red' / Fanal Red Astilbe	1 gal	Cont.	2	46
	DC	Dryopteris x complexa 'Robust' / Robust Male Fern	1 gal	Cont.	2	47
	HM	Hakonechloa macra 'Aureola' / Japanese Forest Grass	1 gal	Cont.	2	104
	HC	Hemerocallis x 'Chicago Apache' / Chicago Apache Daylily	1 gal	Cont.	2	51
	HH	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal	Cont.	2	53
	PS	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	1 gal	Cont.	2	45

north

SCALE IN FEET
30' 0 30'

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P. 608.848.5060

CLIENT:
GORMAN & COMPANY, INC.

CLIENT ADDRESS:
200 N. MAIN STREET
OREGON, WI 53575

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	02.05.2020	LAND USE / UDC INITIAL
2	04.17.2020	UDC INITIAL/FINAL APPROVAL
3		
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Design/Drawn: KJS
Approved: MAS/JLF

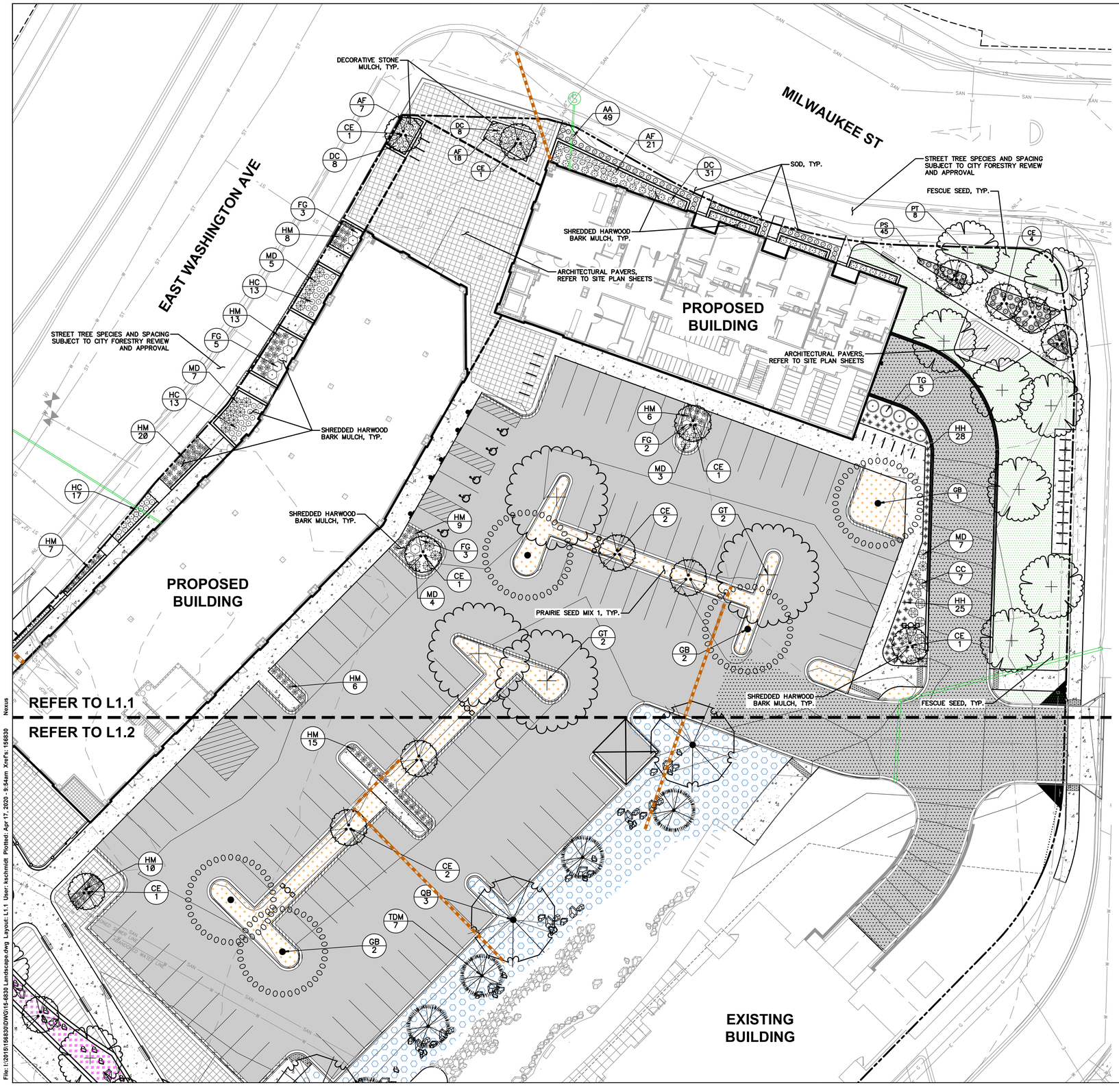
SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO: 15-6830

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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- SAN EXISTING SANITARY SEWER
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- POLYETHYLENE EDGING
- FESCUE SEED
- PRAIRIE DROPSEED SEED
- PRAIRIE SEED MIX 1
- PRAIRIE SEED MIX 2

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS
	CE	Carcis canadensis / Eastern Redbud	B & B	1.5" Cal (Multi-Stem)	15
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**LS POINTS**
	GB	Ginkgo biloba 'Autumn Gold' / Autumn Gold Ginkgo	B & B	2.5"Cal	35
	GT	Gleditsia triacanthos f. inermis / Thornless Honeylocust	B & B	2.5"Cal	35
	PT	Populus tremuloides / Quaking Aspen	B & B	2.5"Cal	35
	QB	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	35
	TDM	Taxodium distichum 'Mickelson' / Shawnee Brave Bald Cypress	B & B	2.5"Cal	35
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**LS POINTS**
	CC	Cornus sanguinea 'Cato' / Arctic Sun Dogwood	3 gal	24" Min Ht.	3
	FG	Fothergilla gardenii / Dwarf Fothergilla	3 gal	18" Min. Ht.	3
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**LS POINTS**
	MD	Microbiota decussata / Russian arborvitae	3 gal	18" Tall/Wide	4
	TG	Taxus x media 'Dark Green' / Dark Green Yew	3 gal	18" Tall/Wide	4
ORNAMENTAL GRASSES/PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**LS POINTS**
	AA	Actaea simplex artopurpurea / Black Bugbane	1 gal	Cont.	2
	AF	Astilbe x arendsii 'Fanal Red' / Fanal Red Astilbe	1 gal	Cont.	2
	DC	Dryopteris x complexa 'Robust' / Robust Male Fern	1 gal	Cont.	2
	HM	Hakonechloa macra 'Aureola' / Japanese Forest Grass	1 gal	Cont.	2
	HC	Hemerocallis x 'Chicago Apache' / Chicago Apache Daylily	1 gal	Cont.	2
	HH	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal	Cont.	2
	PS	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	1 gal	Cont.	2

north

SCALE IN FEET
20' 0 20'

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Design/Drawn: KJS
Approved: MAS/JLF

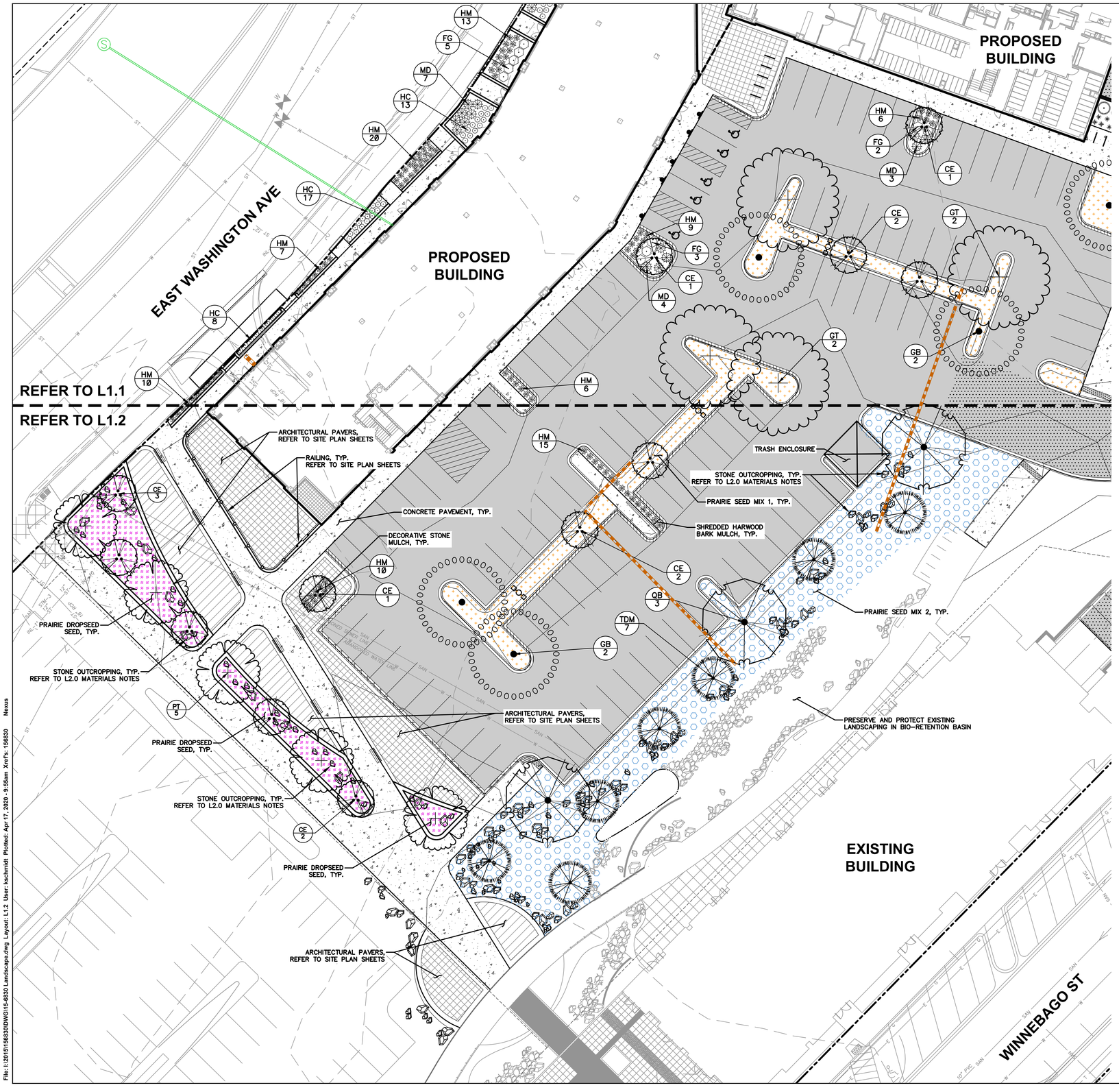
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DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L1.1

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PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS
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DECIDUOUS SHRUBS	*CODE*	*BOTANICAL / COMMON NAME*	*CONT*	*SIZE*	*LS POINTS*
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	AF	Astilbe x arendsii 'Fanal Red' / Fanal Red Astilbe	1 gal	Cont.	2
	DC	Dryopteris × complexa 'Robust' / Robust Male Fern	1 gal	Cont.	2
	HM	Hakonechloa macra 'Aureola' / Japanese Forest Grass	1 gal	Cont.	2
	HC	Hemerocallis x 'Chicago Apache' / Chicago Apache Daylily	1 gal	Cont.	2
	HH	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal	Cont.	2
	PS	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	1 gal	Cont.	2

north

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Design/Drawn: KJS
Approved: MAS/JLF

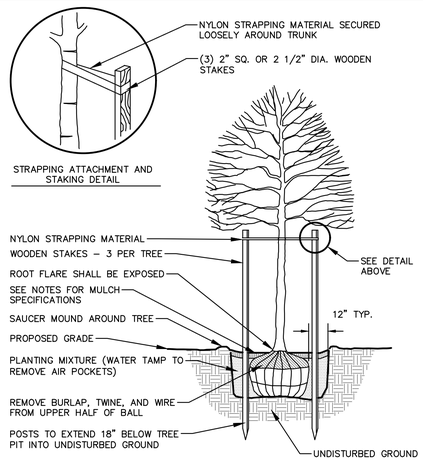
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DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L1.2

JSD PROJECT NO: 15-6830

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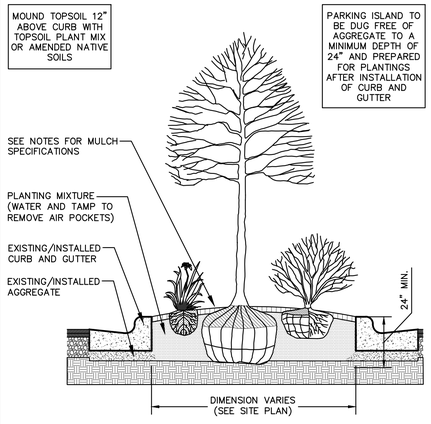


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

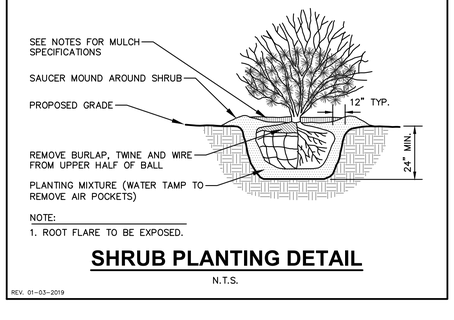
REV. 01–04–2019



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

REV. 01–03–2019

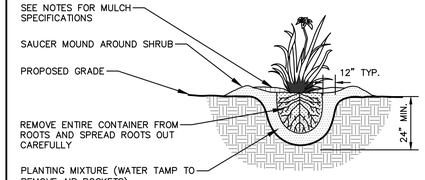


NOTE:
1. ROOT FLARE TO BE EXPOSED.

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

CONTRACTOR & OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. 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'S REPRESENTATIVE. 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.
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
3. 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'S REPRESENTATIVE. 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'S ACCEPTANCE IS GIVEN.
4. 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.

GENERAL NOTES

1. 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.
2. 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'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. 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 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.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. 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.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

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'S REPRESENTATIVE 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 LABELED ON PLAN 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'S REPRESENTATIVE 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 – STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE 1.5" DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE 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, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
7. MATERIALS – STONE OUTCROPPINGS: LIMESTONE BOULDERS TO BE ARTISTICALLY SET IN LANDSCAPE WHERE SHOWN ON PLAN. AT LEAST 1/4 OF BOULDER SHALL BE DUG INTO THE TOPSOIL SO AS NOT TO EXPOSE THE ENTIRE BOULDER AND APPEAR UNNATURAL. BOULDERS SHALL BE UNIQUE IN SIZE, SHAPE, AND COLOR. BOULDER EDGES SHALL BE WEATHERED AS TO NOT HAVE SHARP EDGES. CONTRACTOR TO COORDINATE WITH OWNER THE BOULDERS TO BE SELECTED.

SEEDING & SODDING NOTES

1. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "LANDMARK TURF AND NATIVE SEED" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, 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
2. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
3. MATERIALS – PRAIRIE SEED MIX 1: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608–296–3679 (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.
4. MATERIALS – PRAIRIE SEED MIX 2: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "SHORT PRAIRIE FOR DRY SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608–296–3679 (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.
5. MATERIALS – PRAIRIE DROPSEED SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "PRAIRIE DROPSEED SEED", AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608–296–3679 (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 – FESCUE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE HIGHLAND ROUGH SEED MIX, SUPPLIED BY LANDMARK TURF & NATIVE SEED COMPANY (WWW.LANDMARKTURFANDNATIVESEED.COM), OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE.

CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 2548 WINNEBAGO ST, MADISON, WI 53704
Name of Project **NEXUS**
Owner / Contact JUSTIN FRAHM
Contact Phone (715) 298–6330 Contact Email justin.frahm@jsdinc.com

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

Applicability

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

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

Landscape Calculations and Distribution

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

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

Total square footage of developed area 67,667
Total landscape points required 1,128

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

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

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

Total square footage of developed area _____
Total landscape points required _____

10/2013 1

Tabulation of Points and Credits

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

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			32	1120
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			19	285
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			20	60
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			31	124
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			395	790
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						2379

Total Number of Points Provided 2379

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

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

CREATE THE VISION TELL THE STORY

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APPLETON | KENOSHA | CHICAGO
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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
GORMAN & COMPANY, INC.

CLIENT ADDRESS:
200 N. MAIN STREET
OREGON, WI 53575

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	02.05.2020	LAND USE / UDC INITIAL
2	04.17.2020	UDC INITIAL/FINAL APPROVAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: KJS
Approved: MAS/JLF

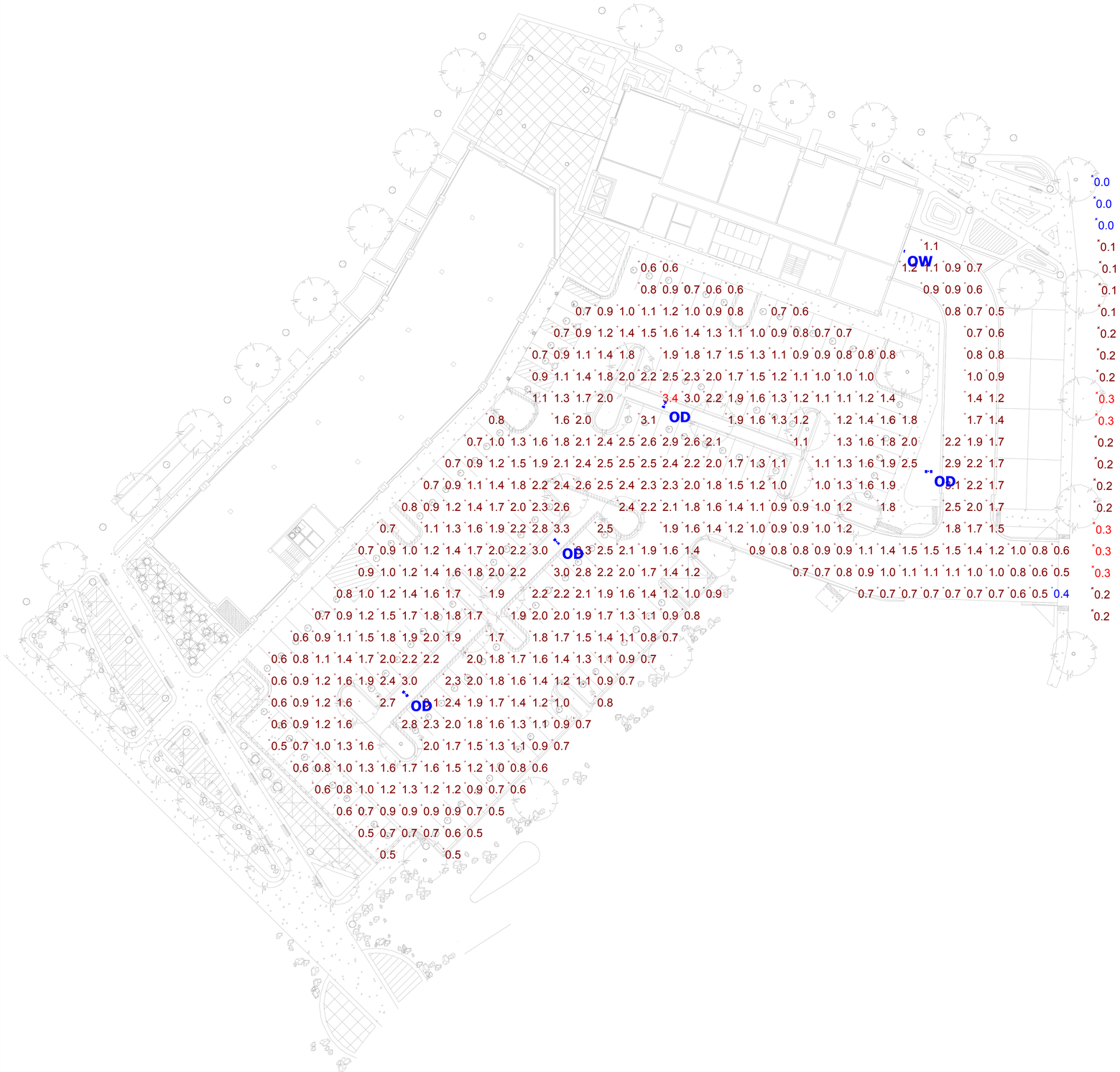
SHEET TITLE:
LANDSCAPE NOTES, DETAILS & SPECIFICATIONS

SHEET NUMBER:
L2.0

JSD PROJECT NO: 15-6830

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Plan View
Scale - 1" = 25ft

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number
	OD	4	Lithonia Lighting	DSX1 LED
	OW	1	Lithonia Lighting	DSXW1 LED

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	1.4 fc	3.4 fc	0.4 fc	8.5:1	3.5:1
PROPERTY LINE	+	0.2 fc	0.3 fc	0.0 fc	N/A	N/A

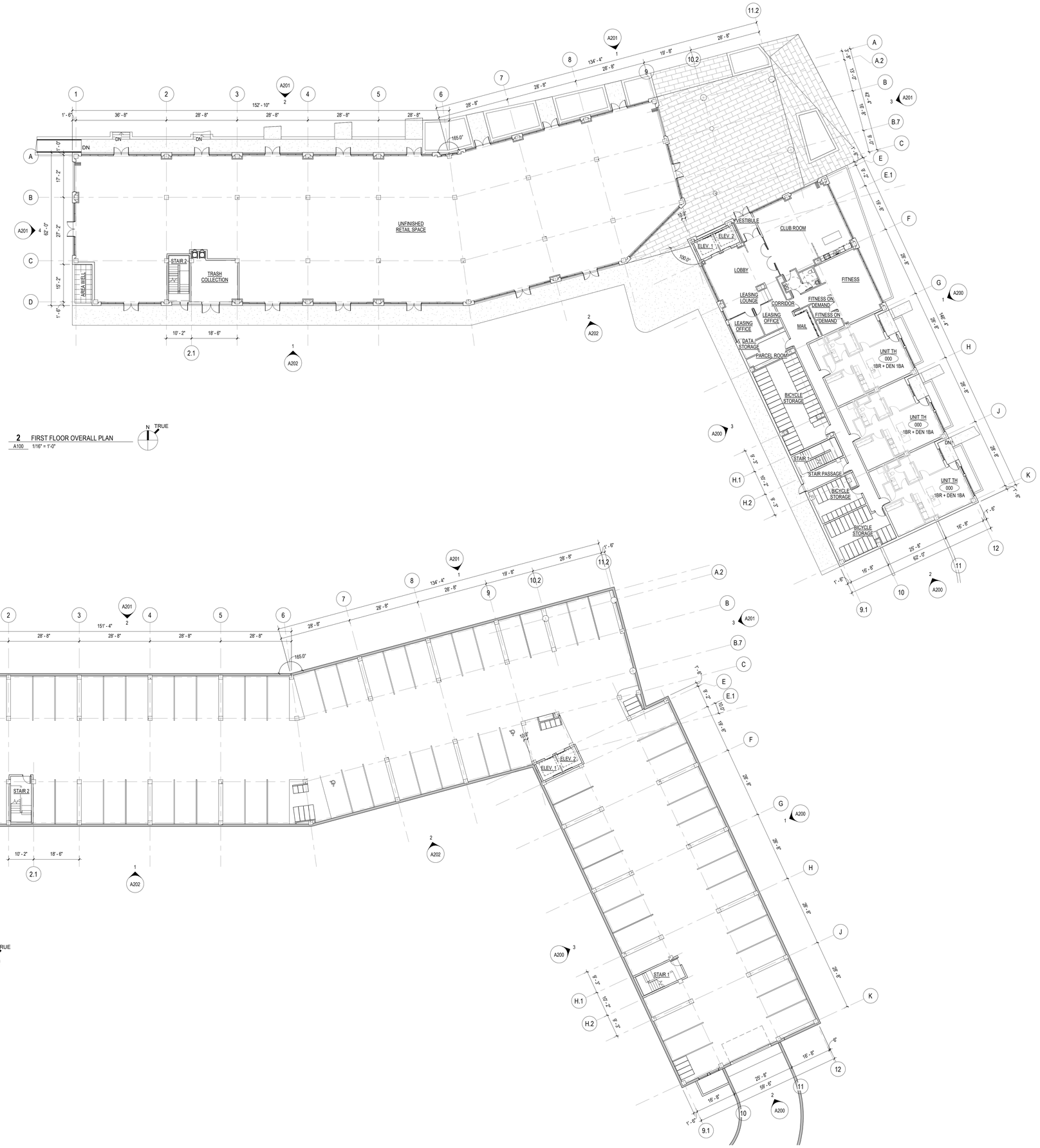
CRESCENT ELECTRIC SUPPLY COMPANY

NEXUS
SITE LIGHTING

Designer

Date
2/3/2020
Scale
Not to Scale
Drawing No.

Summary



2 FIRST FLOOR OVERALL PLAN
A100 1/16" = 1'-0"

N TRUE

1 BASEMENT OVERALL PLAN
A100 1/16" = 1'-0"

N TRUE

FLOOR PLAN GENERAL NOTES

A. TYPICAL INTERIOR WALL TYPE XX UNLESS NOTED OTHERWISE.

B. SEE XXXX FOR INTERIOR WALL ASSEMBLY INFORMATION.

C. TYPICAL INTERIOR DOOR FRAMES TO BE 4" FROM ADJACENT WALL IF NOT DIMENSIONED.

D. IN-WALL BLOCKING: CONTRACTOR TO INSTALL AS REQUIRED FOR WALL HUNG CABINETRY, TOILET ROOM ACCESSORIES, OR EQUIPMENT SHOWN IN PLANS AND INTERIOR ELEVATIONS.

E. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

F. "TYPICAL" (OR TYP.) AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

G. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FINISH FACE OF STUD WALL, U.N.O.

H. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.

I. ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.

J.

KORB + ASSOCIATES ARCHITECTS

PROJECT:
NEXUS
E. WASHINGTON AVE &
MILWAUKEE STREET
MADISON, WI 53704

OWNER:
GORMAN & COMPANY
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OREGON, WI 53575

ARCHITECT:
KORB + ASSOCIATES
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53203

CIVIL ENGINEER:
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SERVICES, INC.
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WESTON, WI 54476

STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N. PLANKINTON AVENUE
SUITE 101 MILWAUKEE, WI
53203

REV.	DATE	DESCRIPTION

- PROGRESS SET - NOT FOR CONSTRUCTION -

COMM No.:	19002.01
SCALE:	As indicated
PHASE:	FINAL UDC SUBMITTAL
DATE:	04.15.2020

BASEMENT & FIRST FLOOR OVERALL PLANS

A100

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2 THIRD FLOOR OVERALL PLAN
A101 1/16" = 1'-0"

N TRUE

1 SECOND FLOOR OVERALL PLAN
A101 1/16" = 1'-0"

N TRUE

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DATE:	04.15.2020

SECOND & THRID FLOOR OVERALL PLANS

A101

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2 FIFTH FLOOR OVERALL PLAN
A102 1/16" = 1'-0"

N TRUE

1 FOURTH FLOOR OVERALL PLAN
A102 1/16" = 1'-0"

N TRUE

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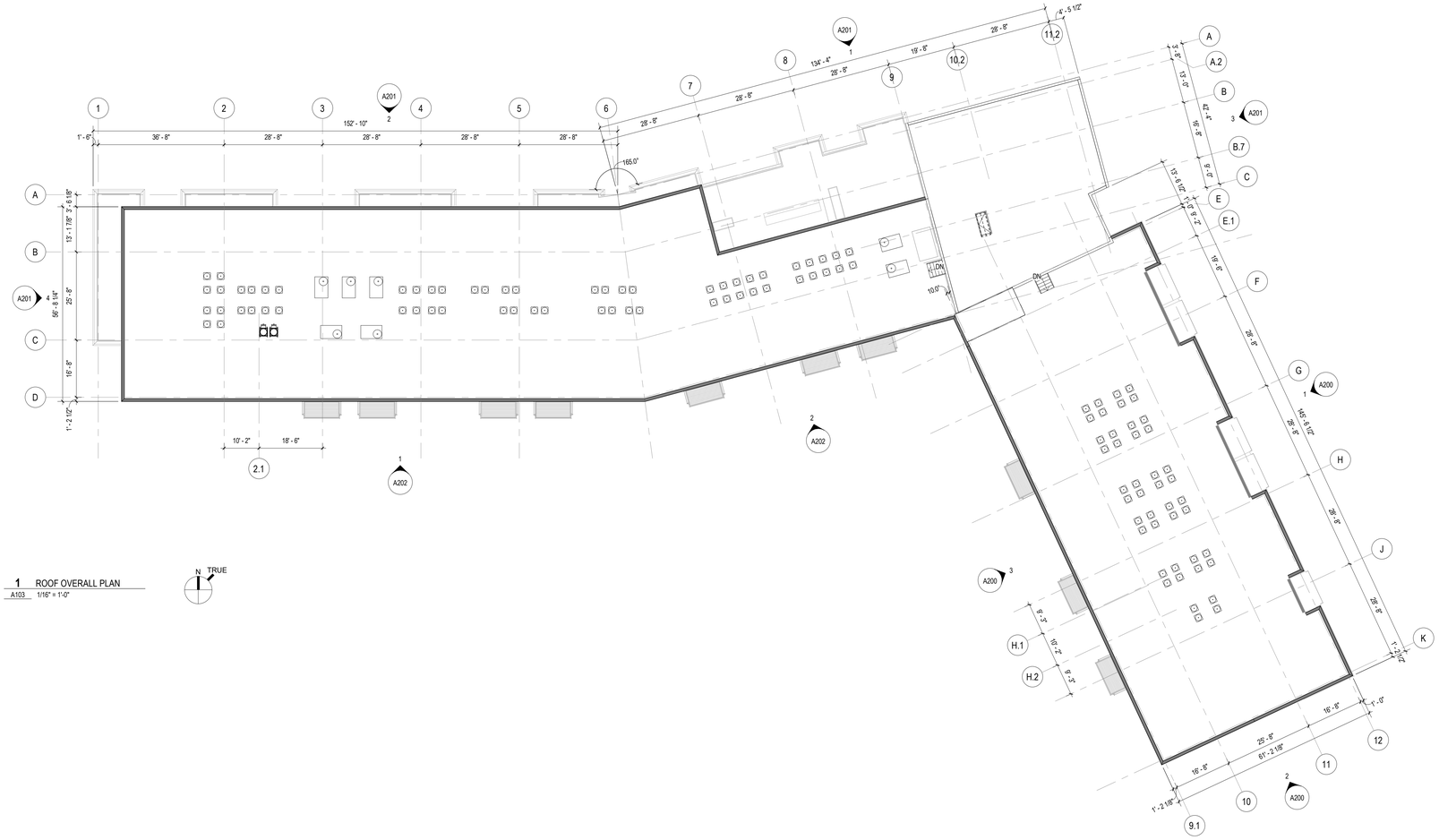
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FOURTH & FIFTH FLOOR OVERALL PLANS

A102

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1 ROOF OVERALL PLAN
A103 1/16" = 1'-0"

N TRUE

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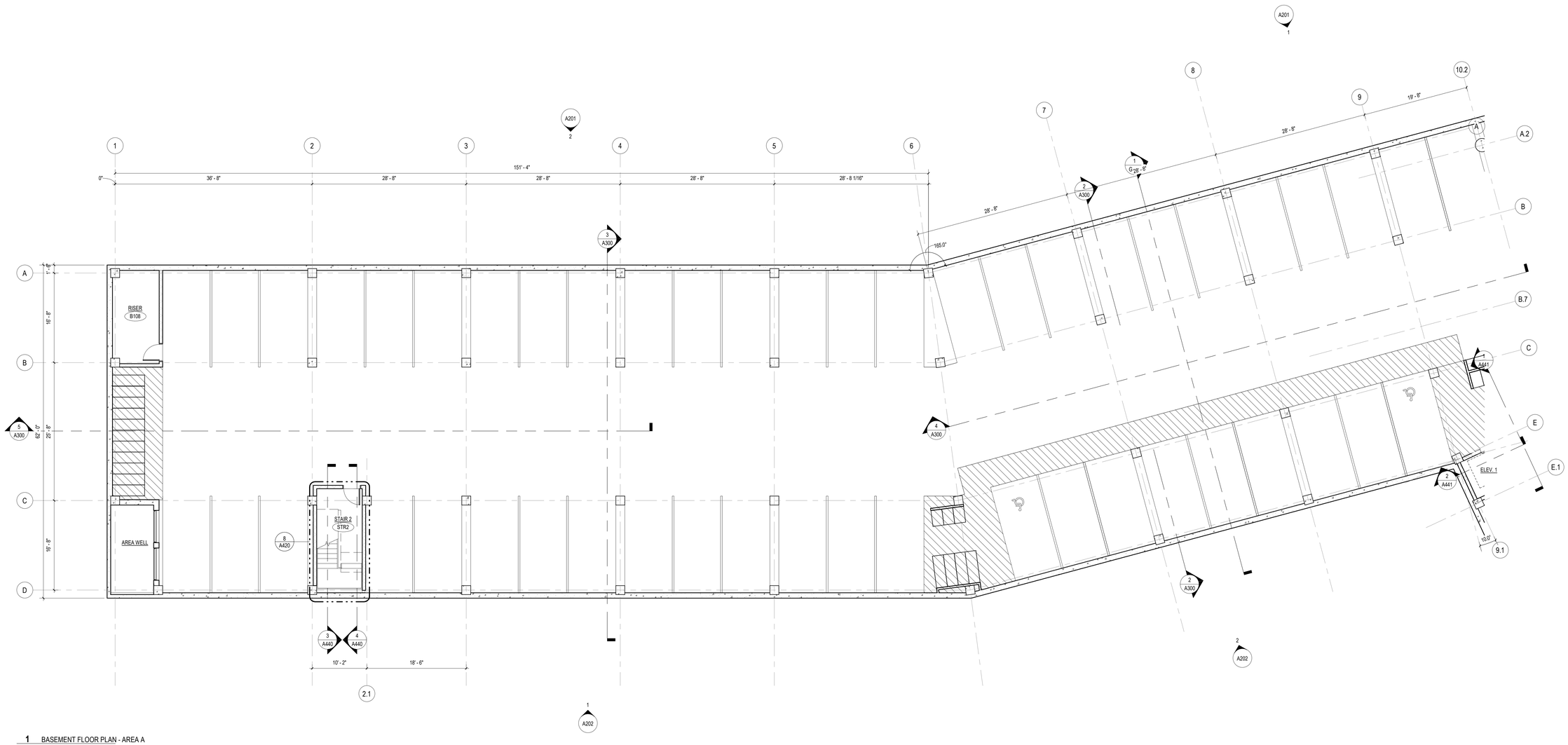
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ROOF OVERALL PLAN

A103

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1 BASEMENT FLOOR PLAN - AREA A
A110A 1/8" = 1'-0"

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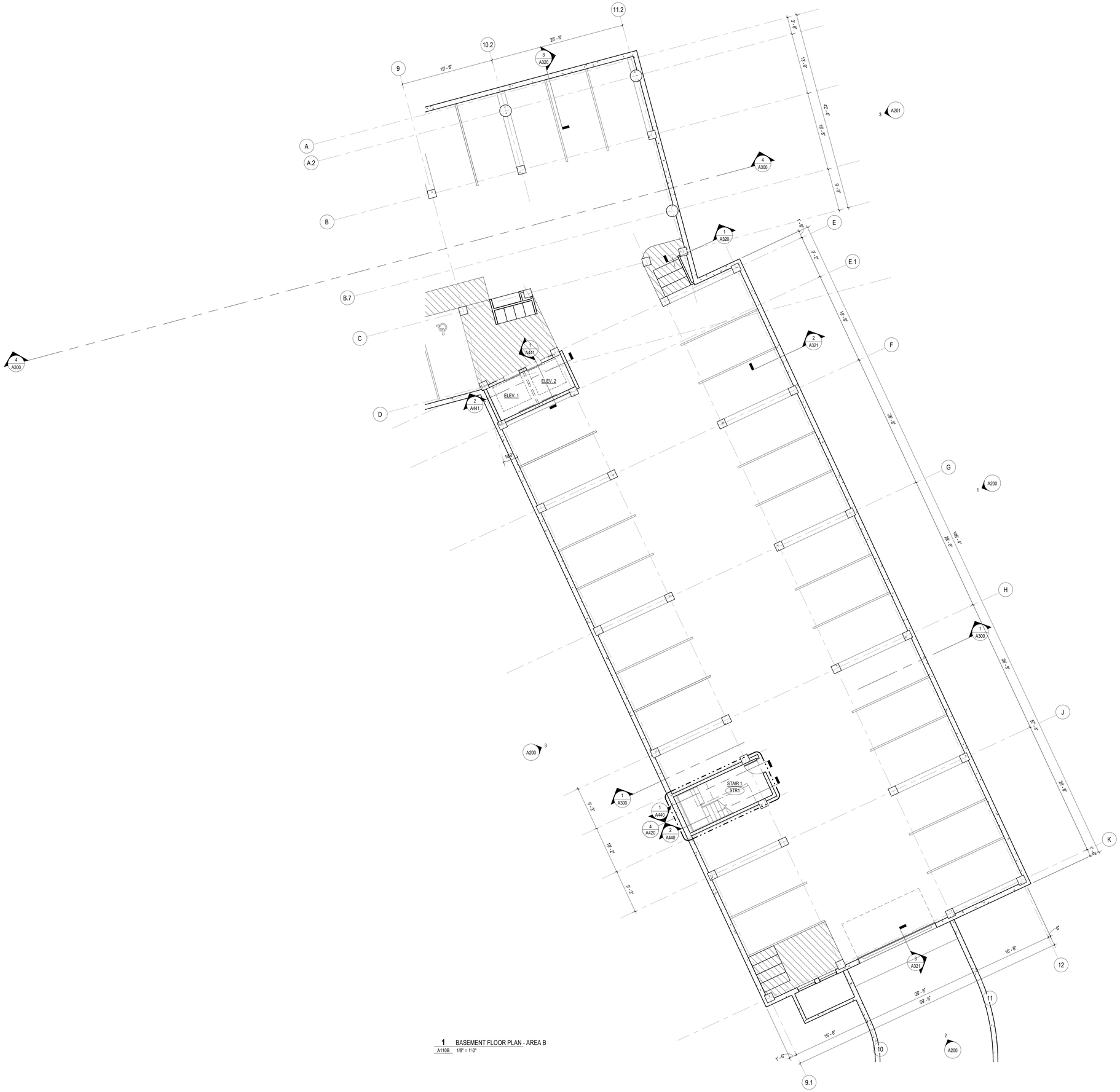
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DATE:	04.15.2020

BASEMENT FLOOR PLAN - AREA A

A110A

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1 BASEMENT FLOOR PLAN - AREA B
A110B 1/8" = 1'-0"

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OREGON, WI 53575

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REV.	DATE	DESCRIPTION

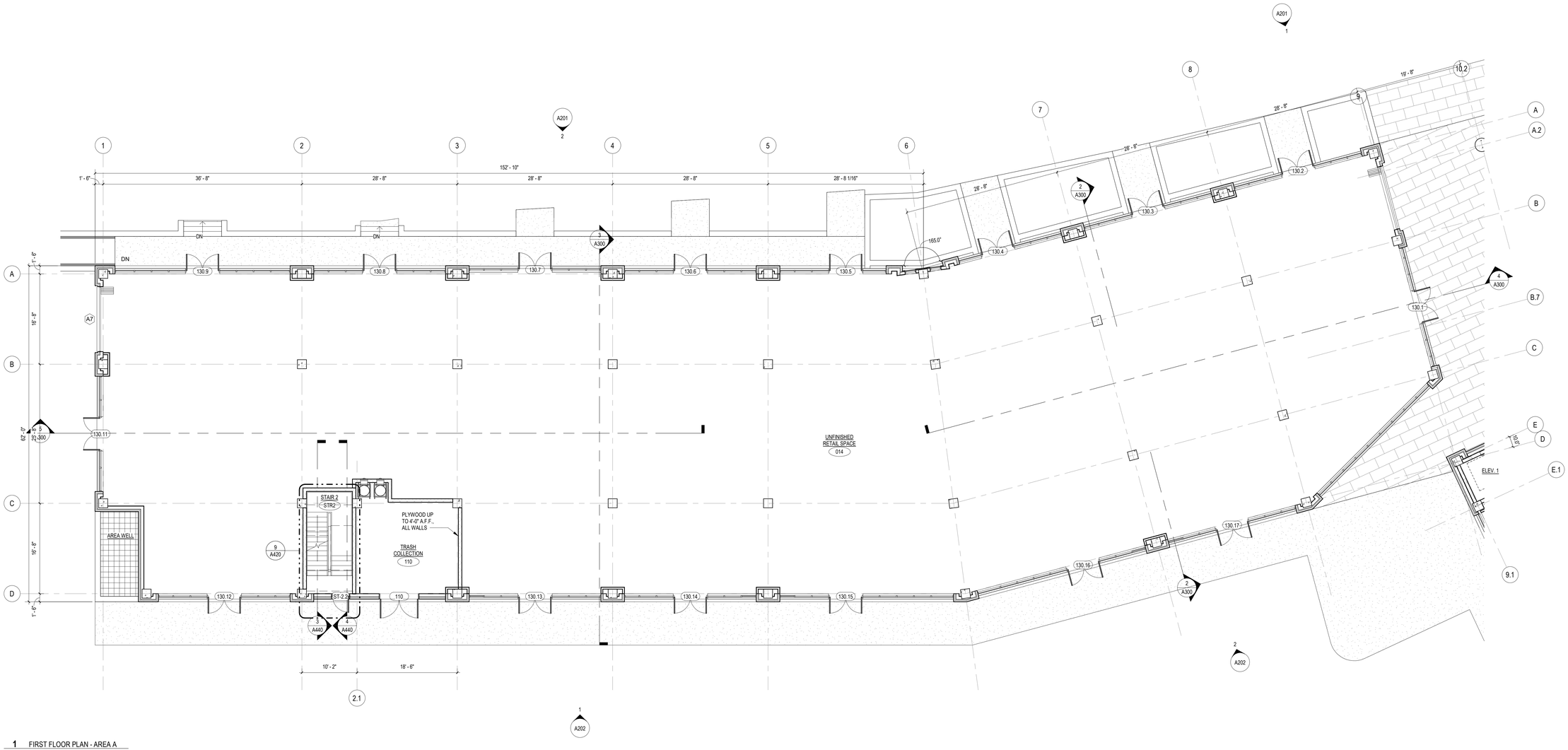
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COMM No.:	19002.01
SCALE:	1/8" = 1'-0"
PHASE:	FINAL UDC SUBMITTAL
DATE:	04.15.2020

BASEMENT FLOOR PLAN - AREA B

A110B

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1 FIRST FLOOR PLAN - AREA A
A111A 1/8" = 1'-0"

KORB + ASSOCIATES ARCHITECTS

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STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N. PLANKINTON AVENUE
SUITE 101 MILWAUKEE, WI
53203

REV.	DATE	DESCRIPTION

- PROGRESS SET - NOT FOR CONSTRUCTION -

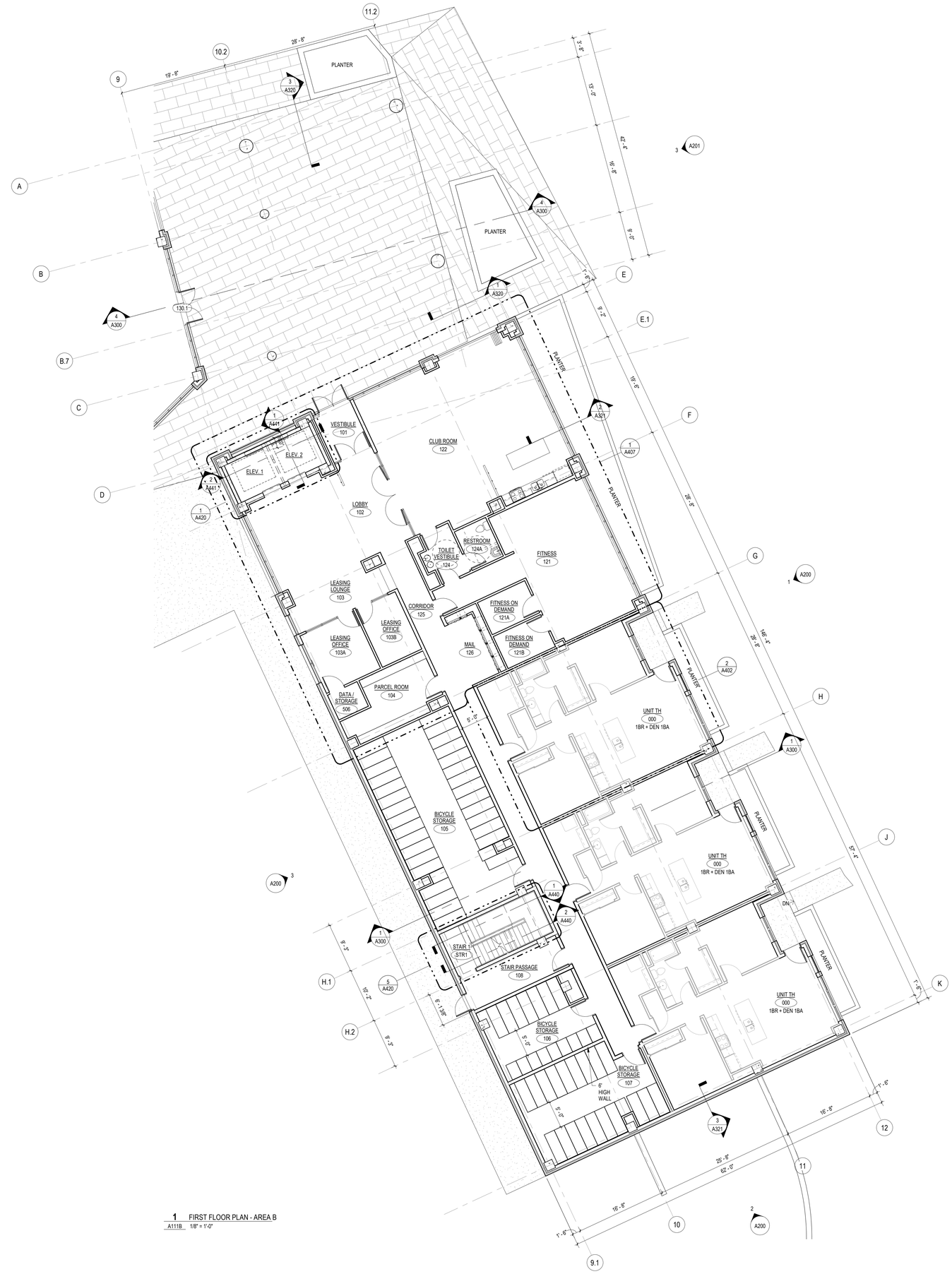
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PHASE:	FINAL UDC SUBMITTAL
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FIRST FLOOR PLAN - AREA A

A111A

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1 FIRST FLOOR PLAN - AREA B
A111B 1/8" = 1'-0"

KORB + ASSOCIATES ARCHITECTS

PROJECT:
NEXUS
E. WASHINGTON AVE &
MILWAUKEE STREET
MADISON, WI 53704

OWNER:
GORMAN & COMPANY
200 N. MAIN STREET
OREGON, WI 53575

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE
SUITE 240 MILWAUKEE, WI
53203

CIVIL ENGINEER:
JSD PROFESSIONAL
SERVICES, INC.
7402 STONE RIDGE DR.
WESTON, WI 54476

STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N. PLANKINTON AVENUE
SUITE 101 MILWAUKEE, WI
53203

REV.	DATE	DESCRIPTION

- PROGRESS SET - NOT FOR CONSTRUCTION -

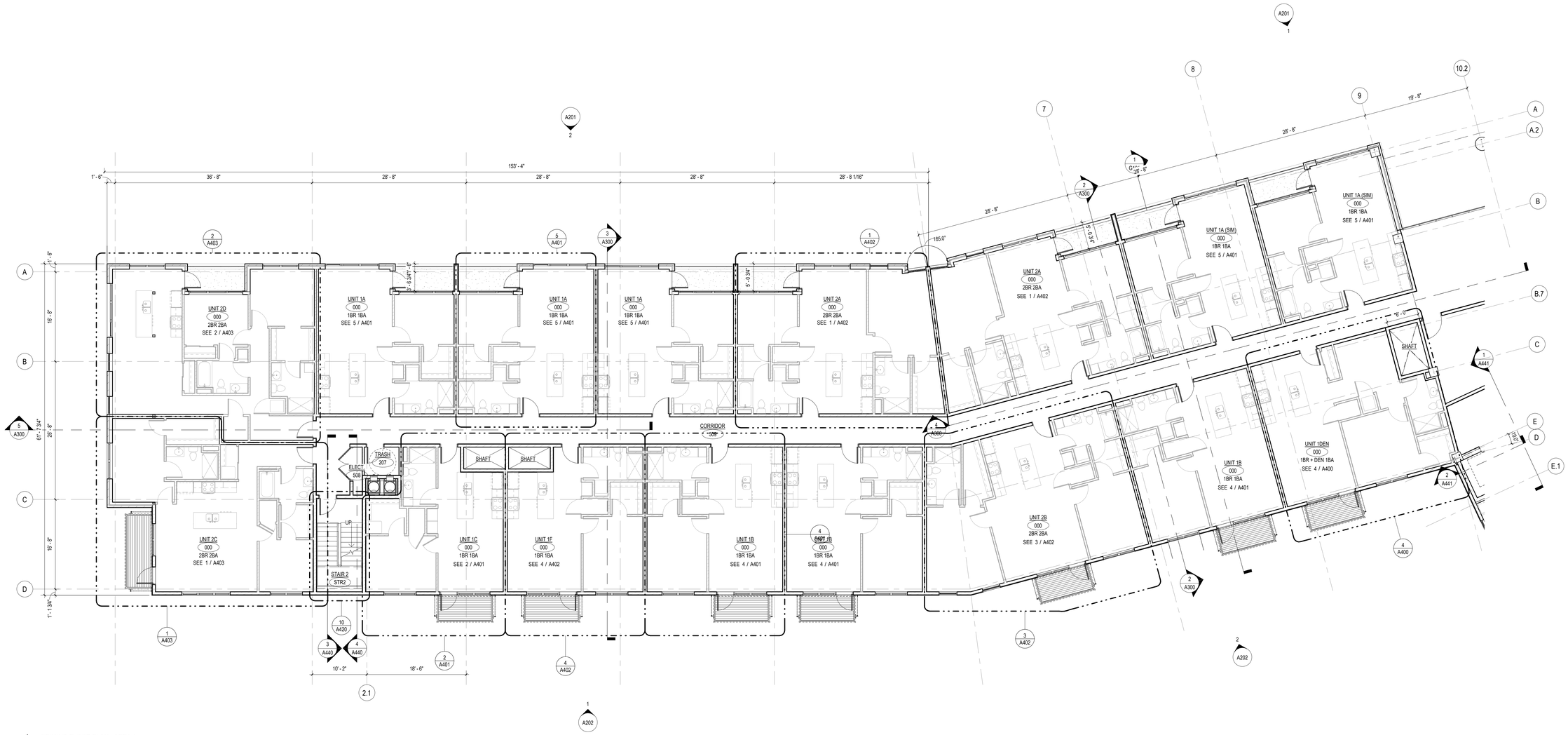
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PHASE:	FINAL UDC SUBMITTAL
DATE:	04.15.2020

FIRST FLOOR PLAN - AREA B

A111B

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1 SECOND FLOOR PLAN - AREA A
A112A 1/8" = 1'-0"

KORB + ASSOCIATES ARCHITECTS

PROJECT:
NEXUS
E. WASHINGTON AVE &
MILWAUKEE STREET
MADISON, WI 53704

OWNER:
GORMAN & COMPANY
200 N. MAIN STREET
OREGON, WI 53575

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE
SUITE 240 MILWAUKEE, WI
53203

CIVIL ENGINEER:
JSD PROFESSIONAL
SERVICES, INC.
7402 STONE RIDGE DR.
WESTON, WI 54476

STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N. PLANKINTON AVENUE
SUITE 101 MILWAUKEE, WI
53203

REV.	DATE	DESCRIPTION

- PROGRESS SET - NOT FOR CONSTRUCTION -

COMM No.:	19002.01
SCALE:	1/8" = 1'-0"
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SECOND FLOOR PLAN - AREA A

A112A

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1 SECOND FLOOR PLAN - AREA B
A112B 1/8" = 1'-0"

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MADISON, WI 53704

OWNER:
GORMAN & COMPANY
200 N. MAIN STREET
OREGON, WI 53575

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE
SUITE 240 MILWAUKEE, WI
53203

CIVIL ENGINEER:
JSD PROFESSIONAL
SERVICES, INC.
7402 STONE RIDGE DR.
WESTON, WI 54476

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SPIRE ENGINEERING, INC.
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REV.	DATE	DESCRIPTION

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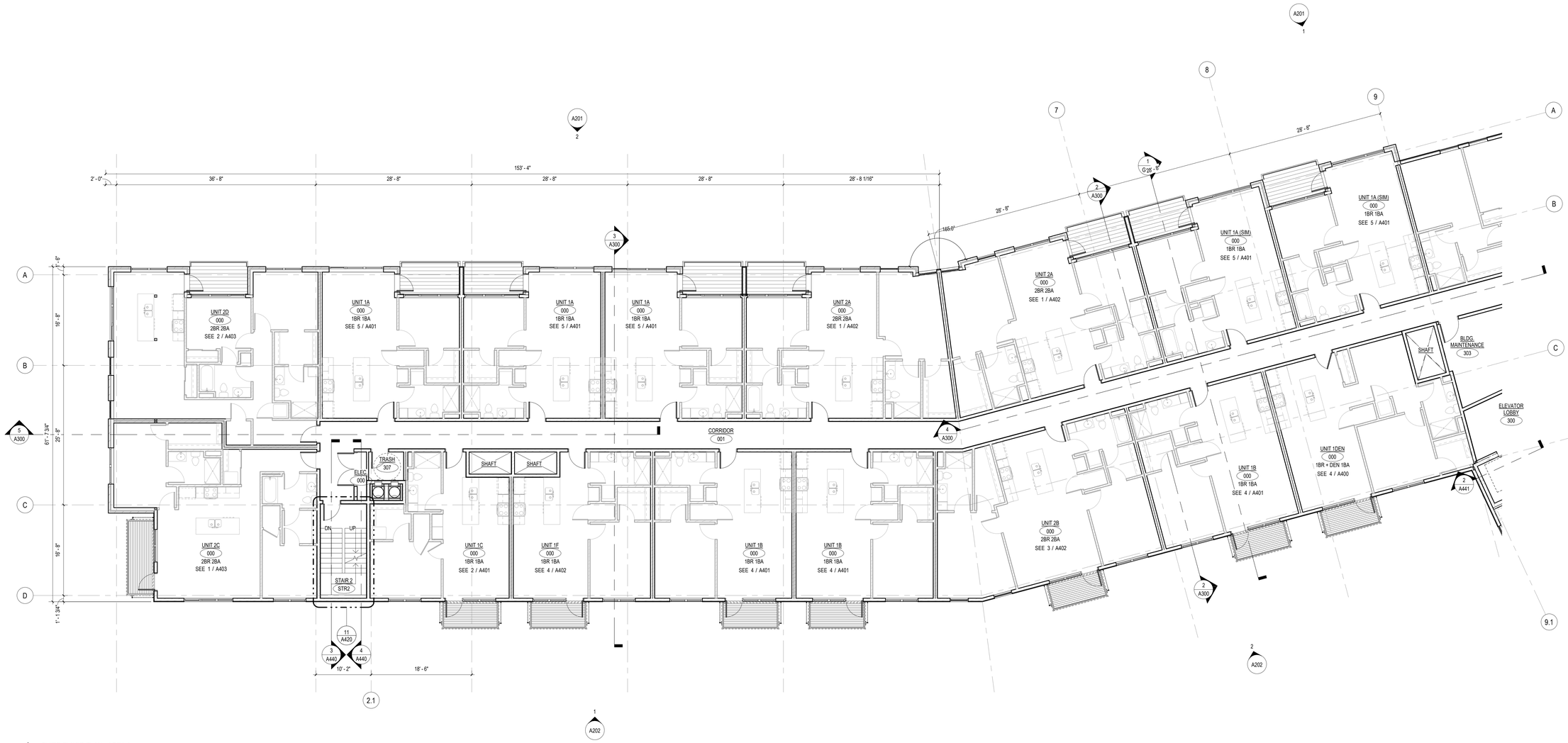
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SECOND FLOOR PLAN - AREA B

A112B

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1 THIRD FLOOR PLAN - AREA A
A113A 1/8" = 1'-0"

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OREGON, WI 53575

ARCHITECT:
KORB + ASSOCIATES
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SUITE 240 MILWAUKEE, WI
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CIVIL ENGINEER:
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SERVICES, INC.
7402 STONE RIDGE DR.
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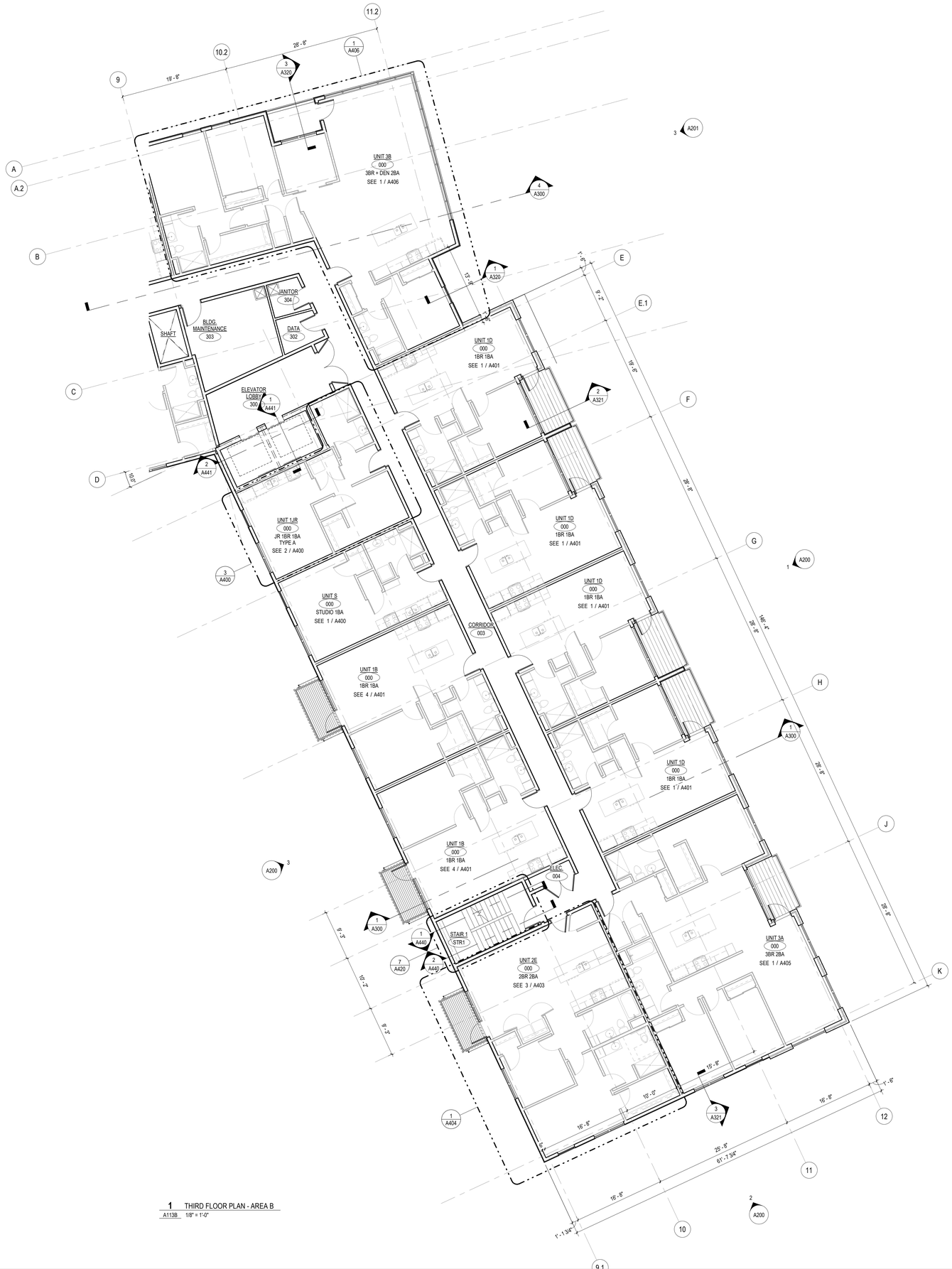
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THIRD FLOOR PLAN - AREA A

A113A

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1 THIRD FLOOR PLAN - AREA B
A113B 1/8" = 1'-0"

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MADISON, WI 53704

OWNER:
GORMAN & COMPANY
200 N. MAIN STREET
OREGON, WI 53575

ARCHITECT:
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648 N. PLANKINTON AVE
SUITE 240 MILWAUKEE, WI
53203

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SERVICES, INC.
7402 STONE RIDGE DR.
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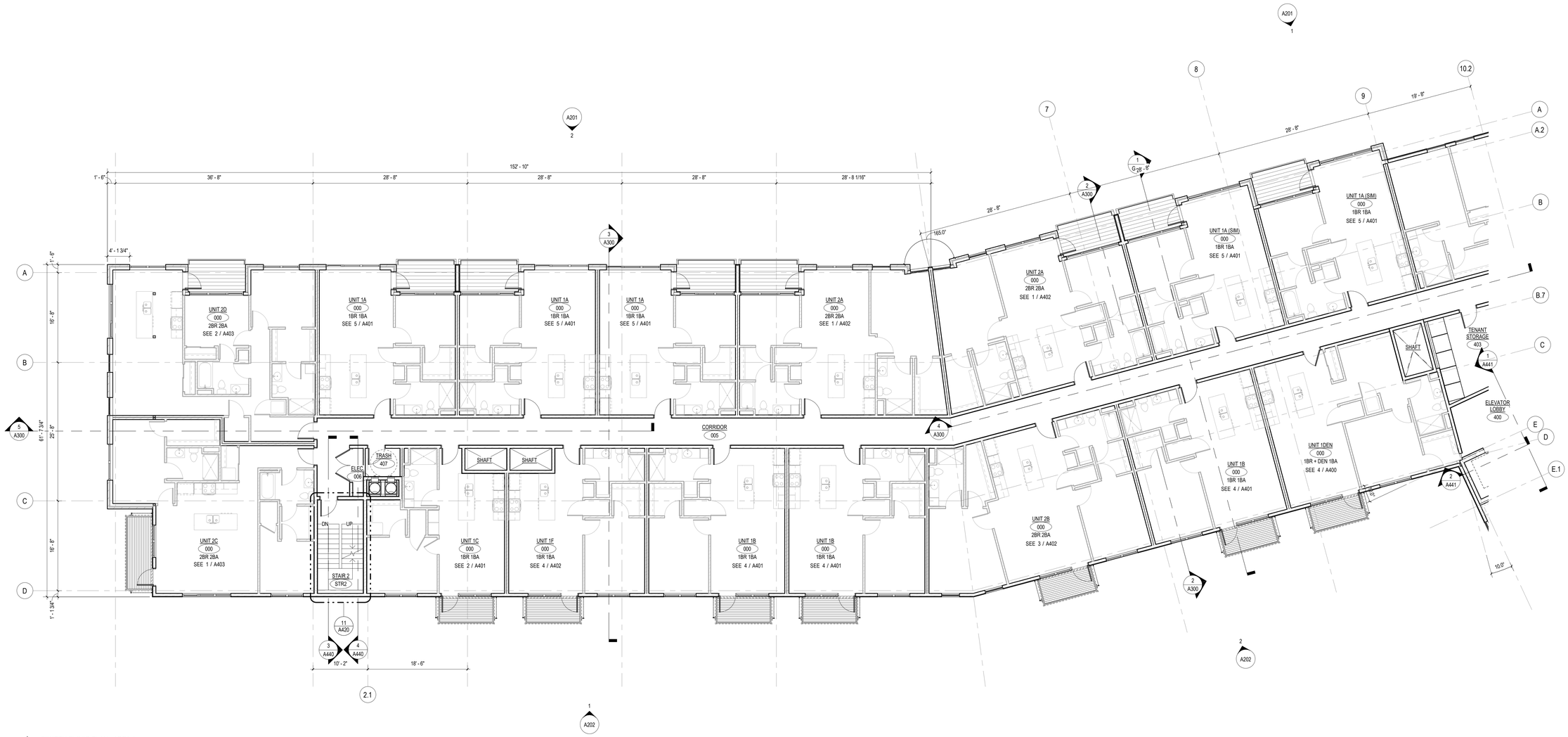
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THIRD FLOOR PLAN - AREA B

A113B

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1 FOURTH FLOOR PLAN - AREA A
A114A 1/8" = 1'-0"

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OREGON, WI 53575

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE
SUITE 240 MILWAUKEE, WI
53203

CIVIL ENGINEER:
JSD PROFESSIONAL
SERVICES, INC.
7402 STONE RIDGE DR.
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SPIRE ENGINEERING, INC.
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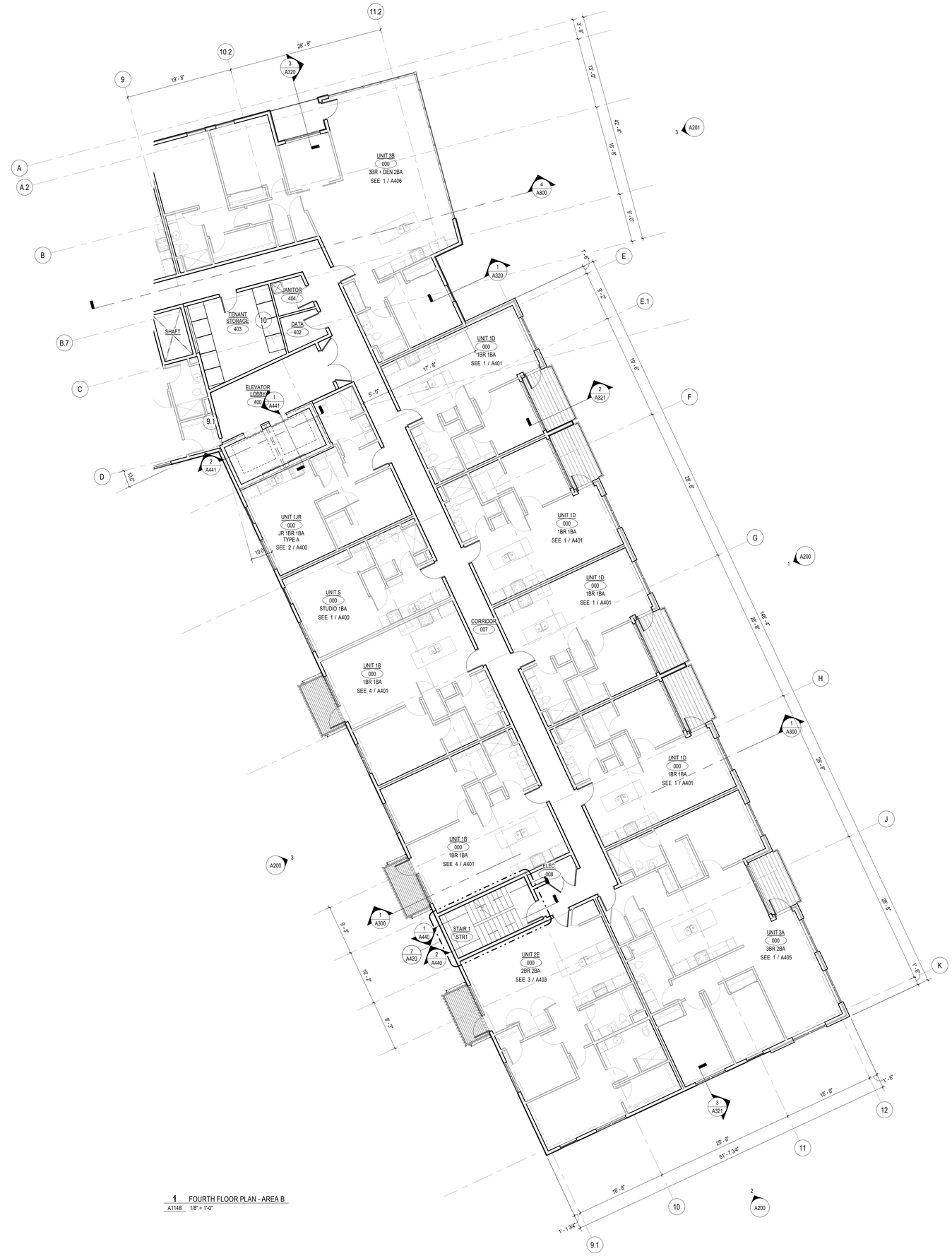
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FOURTH FLOOR PLAN - AREA A

A114A

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1 FOURTH FLOOR PLAN - AREA B
A114B 1/8" = 1'-0"

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ARCHITECT:
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SUITE 240 MILWAUKEE, WI
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SERVICES, INC.
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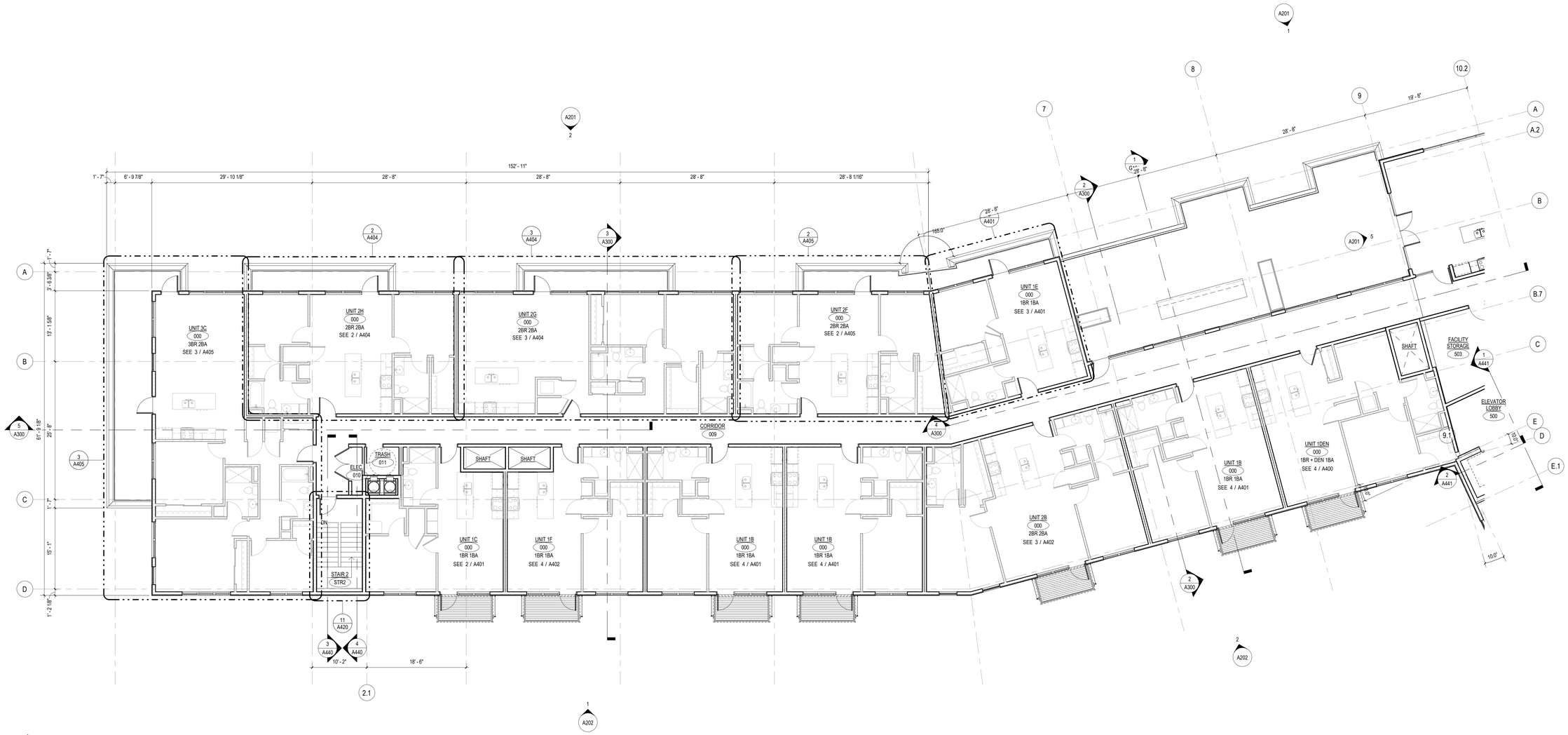
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FOURTH FLOOR PLAN - AREA B

A114B

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1 FIFTH FLOOR PLAN - AREA A
A115A 1/8" = 1'-0"

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OREGON, WI 53575

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SUITE 240 MILWAUKEE, WI
53203

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SERVICES, INC.
7402 STONE RIDGE DR.
WESTON, WI 54476

STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N. PLANKINTON AVENUE
SUITE 101 MILWAUKEE, WI
53203

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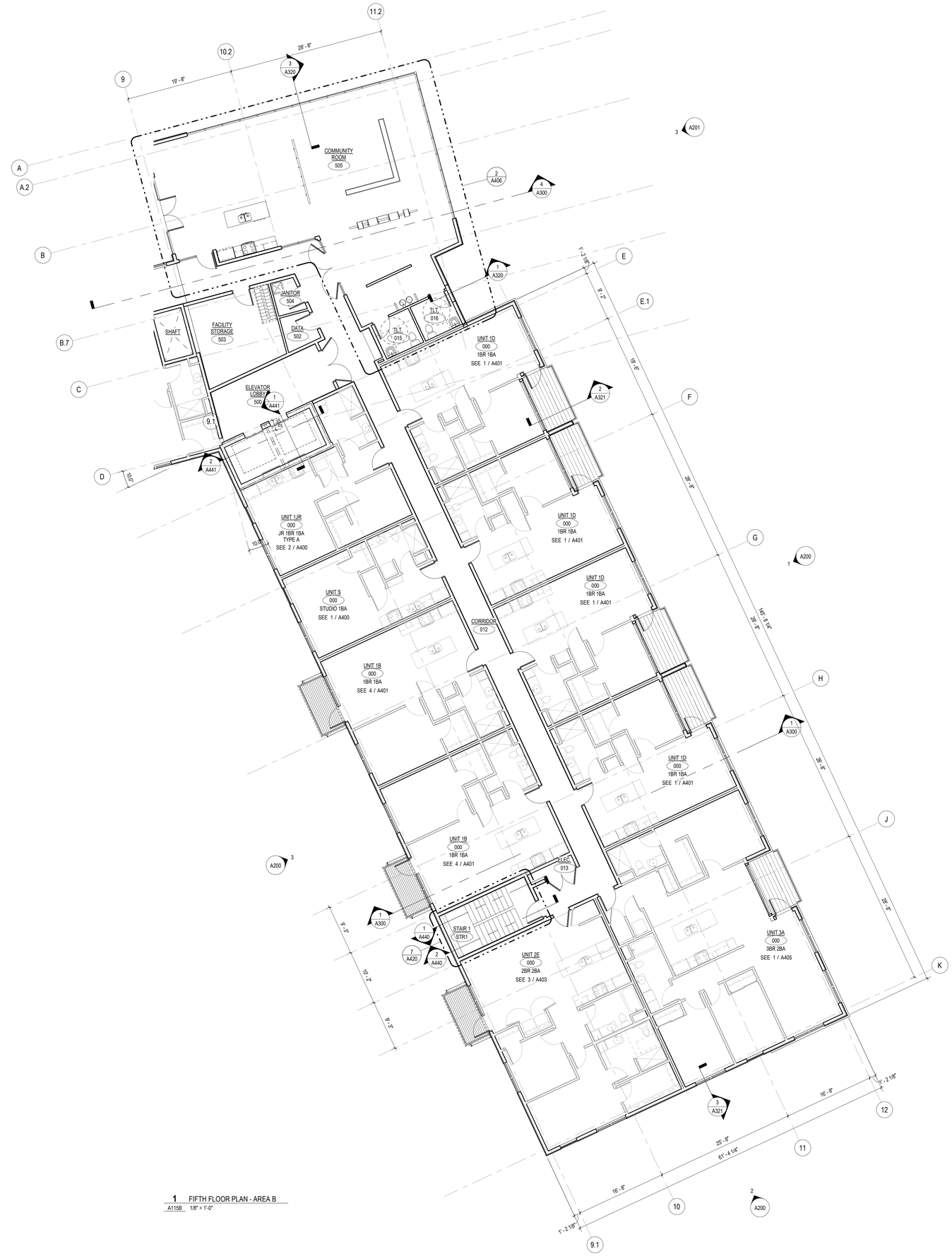
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FIFTH FLOOR PLAN - AREA A

A115A

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1 FIFTH FLOOR PLAN - AREA B
A115B 1/8" = 1'-0"

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KORB + ASSOCIATES ARCHITECTS

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MILWAUKEE STREET
MADISON, WI 53704

OWNER:
GORMAN & COMPANY
200 N. MAIN STREET
OREGON, WI 53575

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE
SUITE 240 MILWAUKEE, WI
53203

CIVIL ENGINEER:
JSD PROFESSIONAL
SERVICES, INC.
7402 STONE RIDGE DR.
WESTON, WI 54476

STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N. PLANKINTON AVENUE
SUITE 101 MILWAUKEE, WI
53203

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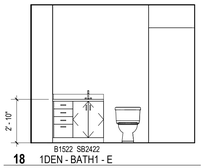
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SCALE:	1/8" = 1'-0"
PHASE:	FINAL UDC SUBMITTAL
DATE:	04.15.2020

FIFTH FLOOR PLAN - AREA B

A115B

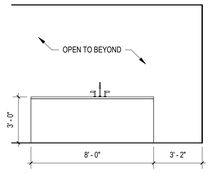
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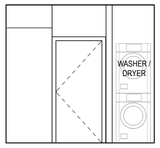
18 1DEN - BATH1 - E
A400 1/4" = 1'-0"



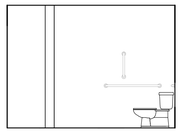
9 UNIT 1JR-TYPE A - BATH 1 - N
A400 1/4" = 1'-0"



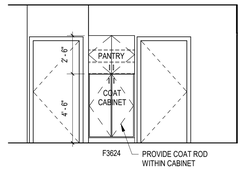
17 1DEN - KITCHEN ISLAND W
A400 1/4" = 1'-0"



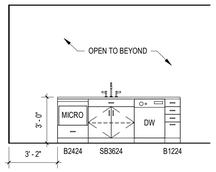
13 UNIT S - BATH 1 - S
A400 1/4" = 1'-0"



8 UNIT 1JR-TYPE A - BATH 1 - W
A400 1/4" = 1'-0"



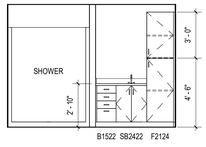
11 UNIT S - KITCHEN - N
A400 1/4" = 1'-0"



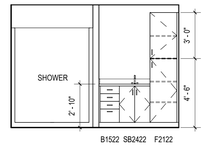
16 1DEN - KITCHEN - E
A400 1/4" = 1'-0"



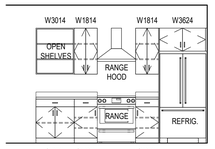
12 UNIT S - BATH 1 - E
A400 1/4" = 1'-0"



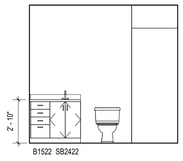
10 UNIT 1JR-TYPE A - BATH 1 - E
A400 1/4" = 1'-0"



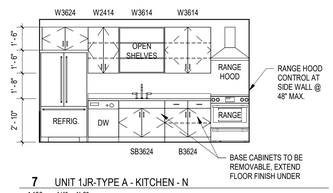
6 UNIT 1JR - BATH SINK
A400 1/4" = 1'-0"



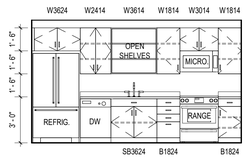
15 1DEN - KITCHEN - W
A400 1/4" = 1'-0"



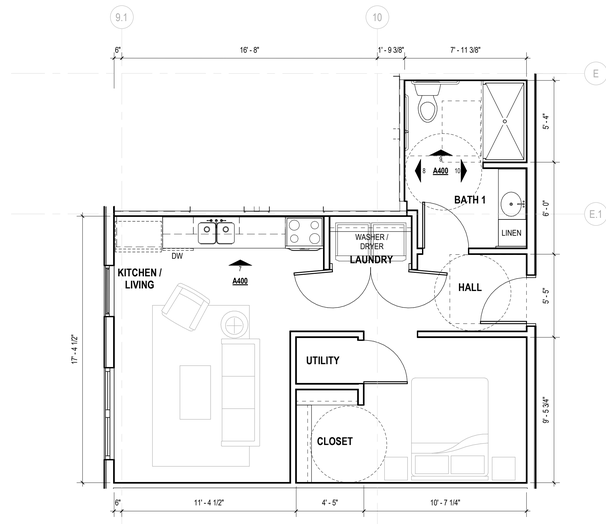
14 UNIT S - BATH 1 - N
A400 1/4" = 1'-0"



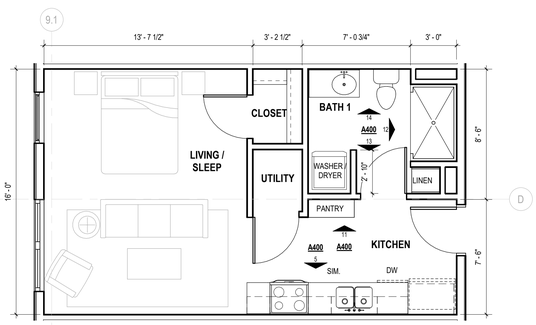
7 UNIT 1JR-TYPE A - KITCHEN - N
A400 1/4" = 1'-0"



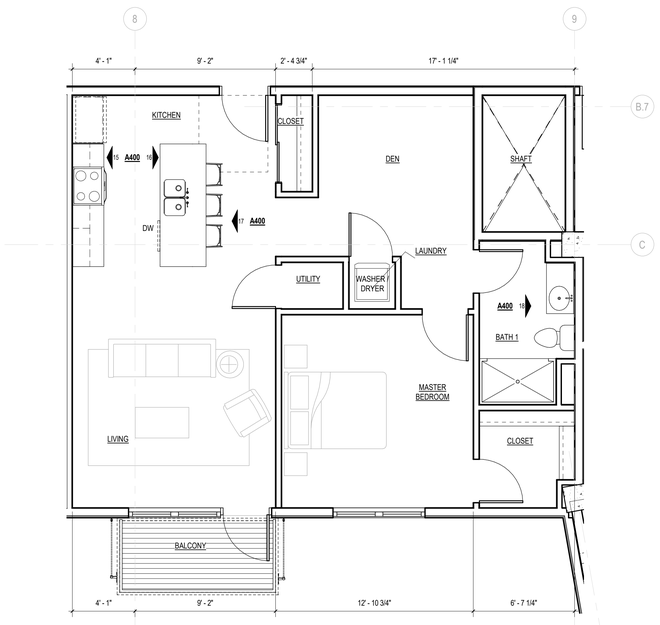
5 UNIT 1JR - KITCHEN
A400 1/4" = 1'-0"



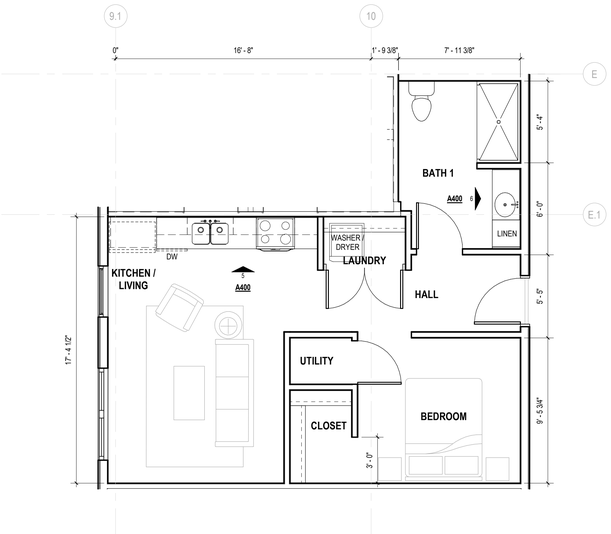
2 UNIT PLAN 1JR - JR 1 BR 1BA - TYPE A
A400 1/4" = 1'-0"



1 UNIT PLAN S - STUDIO
A400 1/4" = 1'-0"



4 UNIT PLAN 1DEN - 1BR 1BA + DEN
A400 1/4" = 1'-0"



3 UNIT PLAN 1JRA - JR 1 BR 1BA
A400 1/4" = 1'-0"

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ARCHITECT:
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SERVICES, INC.
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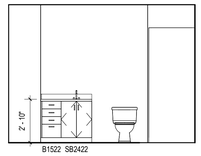
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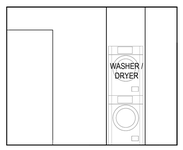
ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS

A400

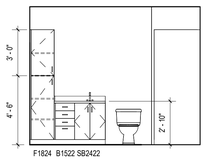
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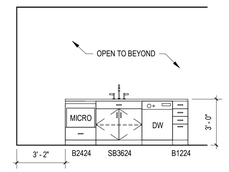
12 1E - BATH1 - S
A401 1/4" = 1'-0"



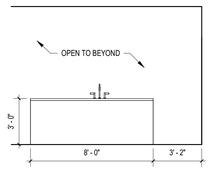
11 1A - BATH1 - E
A401 1/4" = 1'-0"



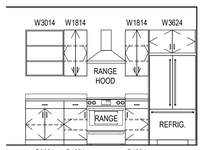
10 1A - BATH1 - W
A401 1/4" = 1'-0"



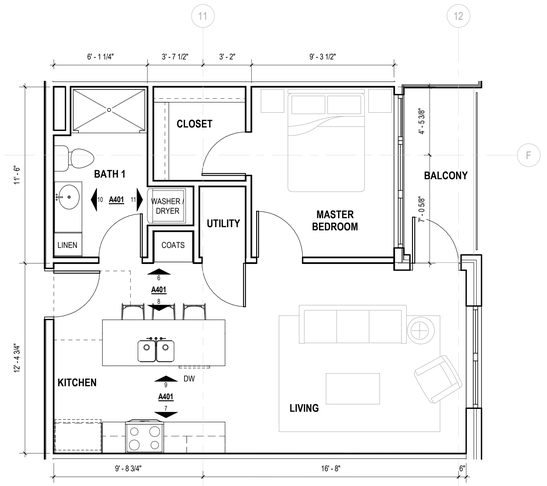
9 1A - KITCHEN - N
A401 1/4" = 1'-0"



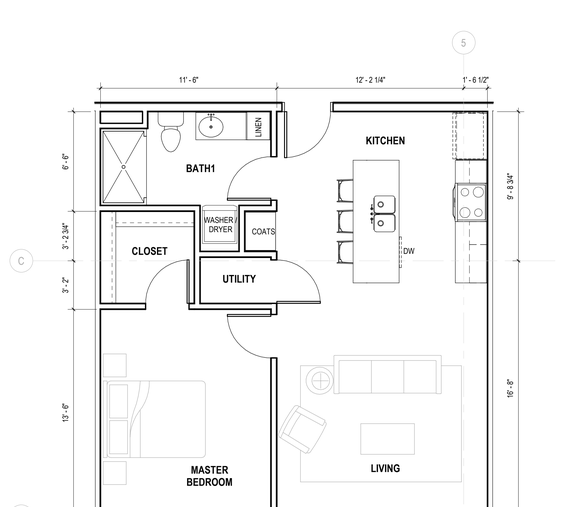
8 1A - KITCHEN ISLAND - S
A401 1/4" = 1'-0"



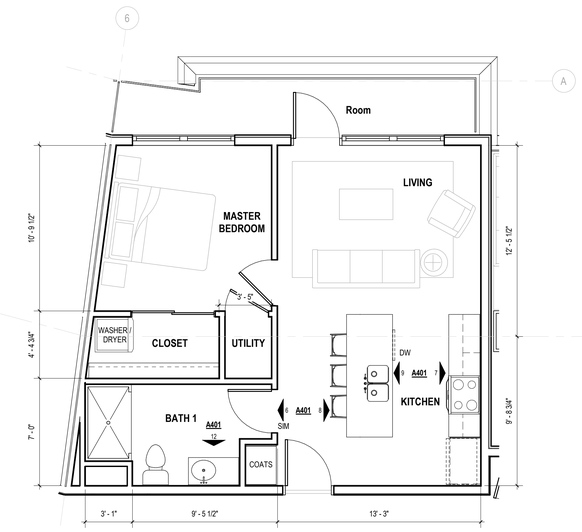
7 1A - KITCHEN - S
A401 1/4" = 1'-0"



1 UNIT PLAN 1D - 1BR 1BA
A401 1/4" = 1'-0"



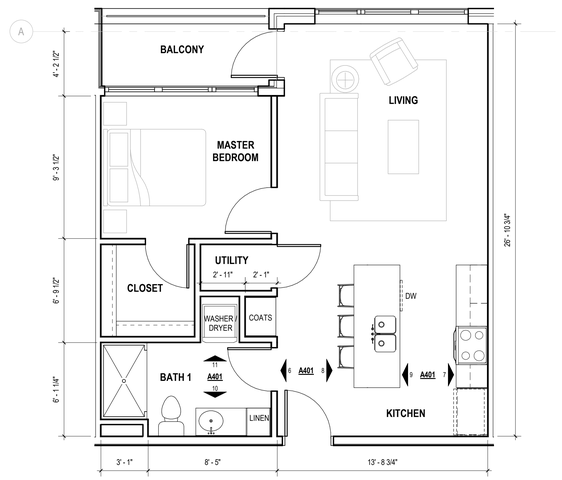
4 UNIT PLAN 1B - 1BR 1BA
A401 1/4" = 1'-0"



3 UNIT PLAN 1E - 1 BR 1 BA
A401 1/4" = 1'-0"



2 UNIT PLAN 1C - 1BR 1BA
A401 1/4" = 1'-0"



5 UNIT PLAN 1A - 1BR 1BA
A401 1/4" = 1'-0"

KORB + ASSOCIATES ARCHITECTS

PROJECT:
NEXUS
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MADISON, WI 53704

OWNER:
GORMAN & COMPANY
200 N. MAIN STREET
OREGON, WI 53575

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE
SUITE 240 MILWAUKEE, WI
53203

CIVIL ENGINEER:
JSD PROFESSIONAL
SERVICES, INC.
7402 STONE RIDGE DR.
WESTON, WI 54476

STRUCTURAL ENGINEER:
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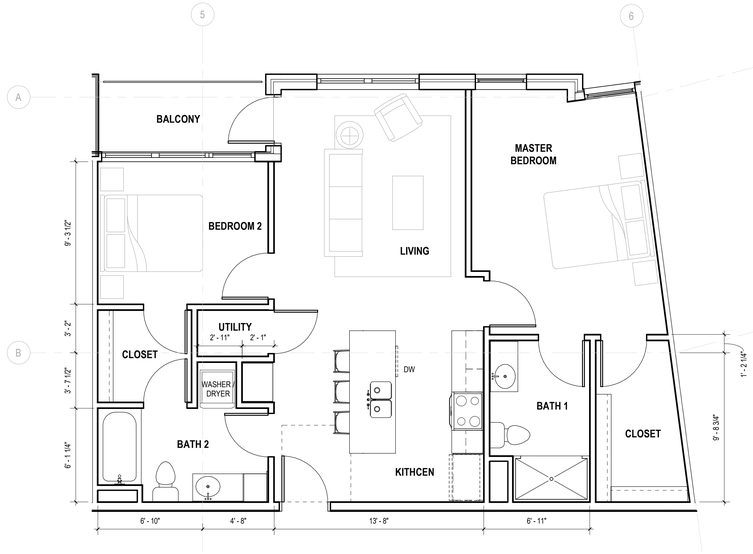
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SCALE:	1/4" = 1'-0"
PHASE:	FINAL UDC SUBMITTAL
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ENLARGED FLOOR PLANS
& INTERIOR ELEVATIONS

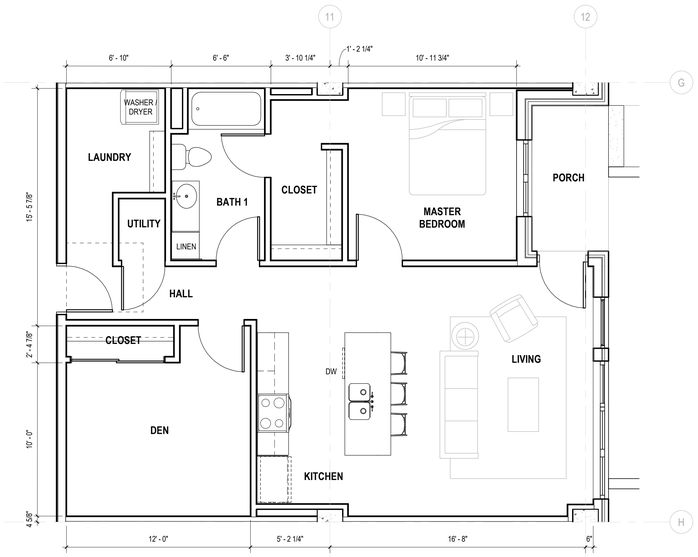
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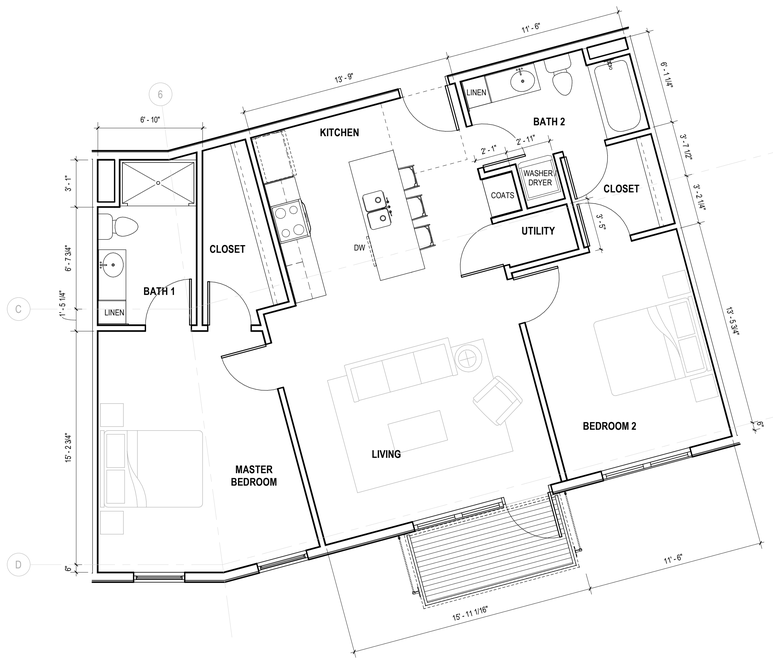
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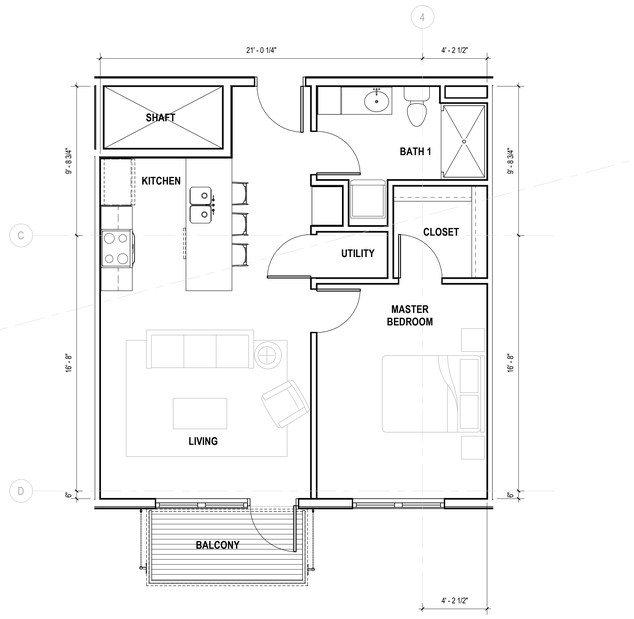
1 UNIT PLAN 2A - 2BR 2BA
A402 1/4" = 1'-0"



2 UNIT PLAN TH - 1BR + DEN 1BA
A402 1/4" = 1'-0"



3 UNIT PLAN 2B - 2BR 2BA
A402 1/4" = 1'-0"



4 UNIT PLAN 1F - 1BR 1BA
A402 1/4" = 1'-0"

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OREGON, WI 53575

ARCHITECT:
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648 N. PLANKINTON AVE
SUITE 240 MILWAUKEE, WI
53203

CIVIL ENGINEER:
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SERVICES, INC.
7402 STONE RIDGE DR.
WESTON, WI 54476

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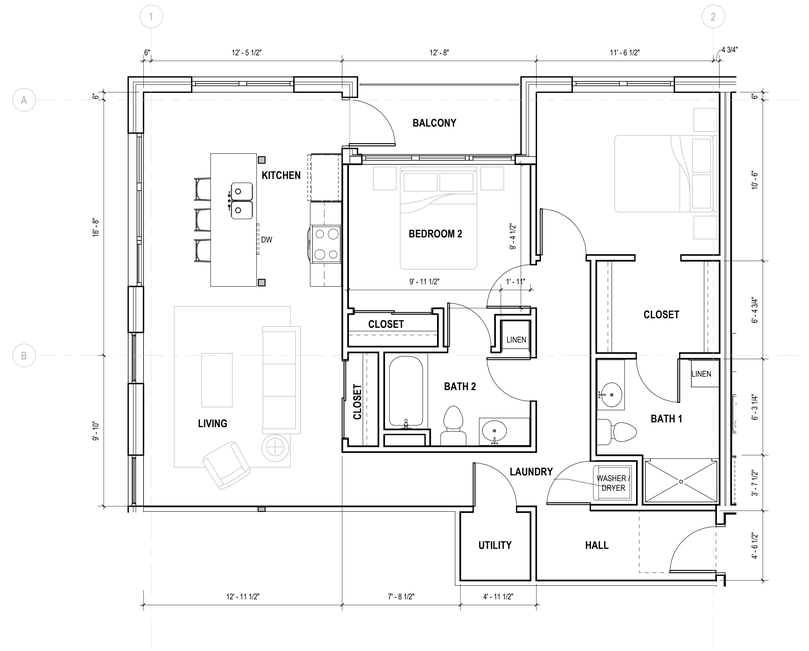
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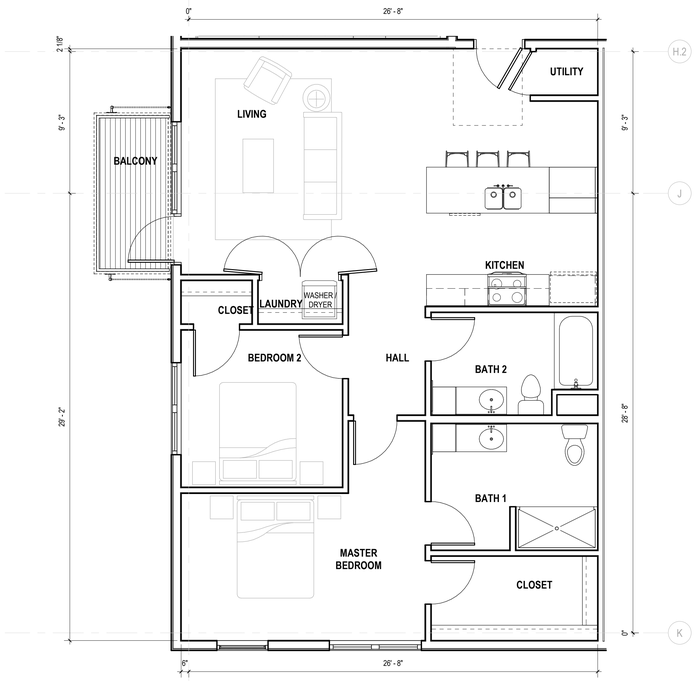
ENLARGED FLOOR PLANS
& INTERIOR ELEVATIONS

A402

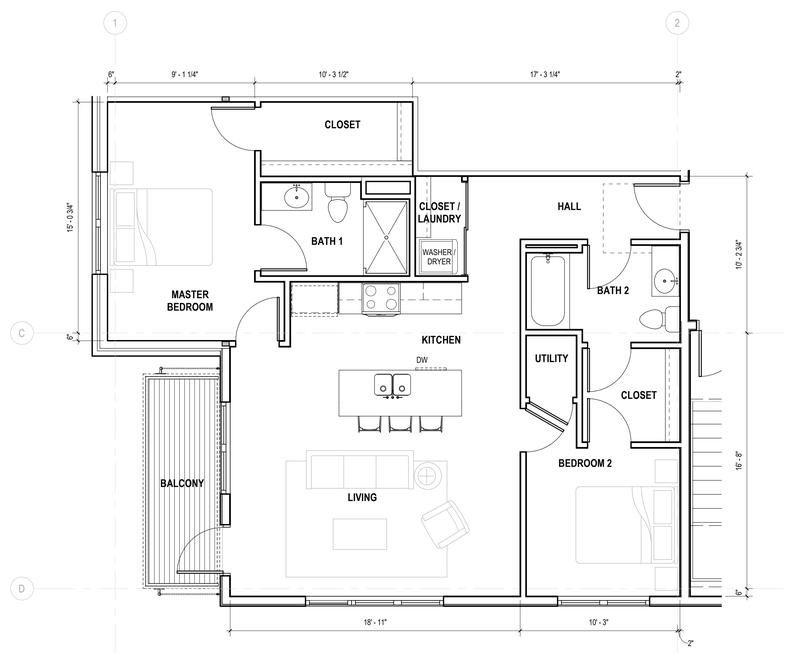
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2 UNIT PLAN 2D - 2BR 2BA
A403 1/4" = 1'-0"



3 UNIT PLAN 2E - 2BR 2BA
A403 1/4" = 1'-0"



1 UNIT PLAN 2C - 2BR 2BA
A403 1/4" = 1'-0"

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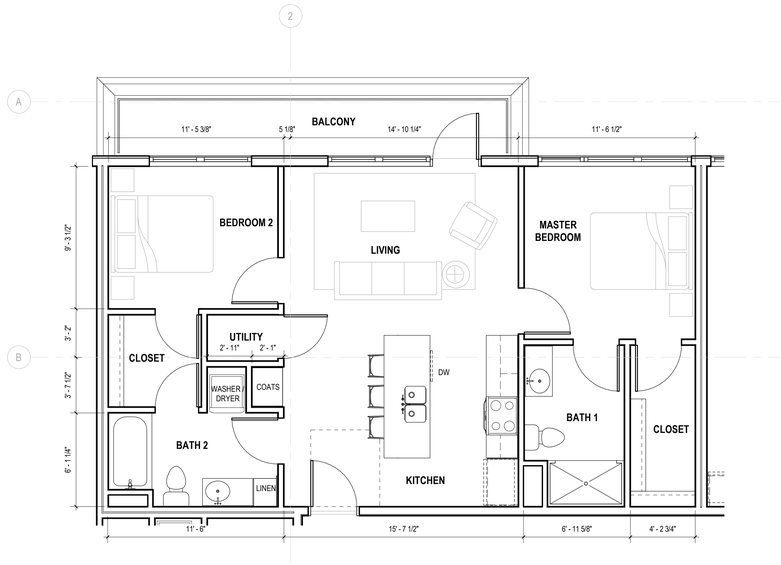
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DATE:	04.15.2020

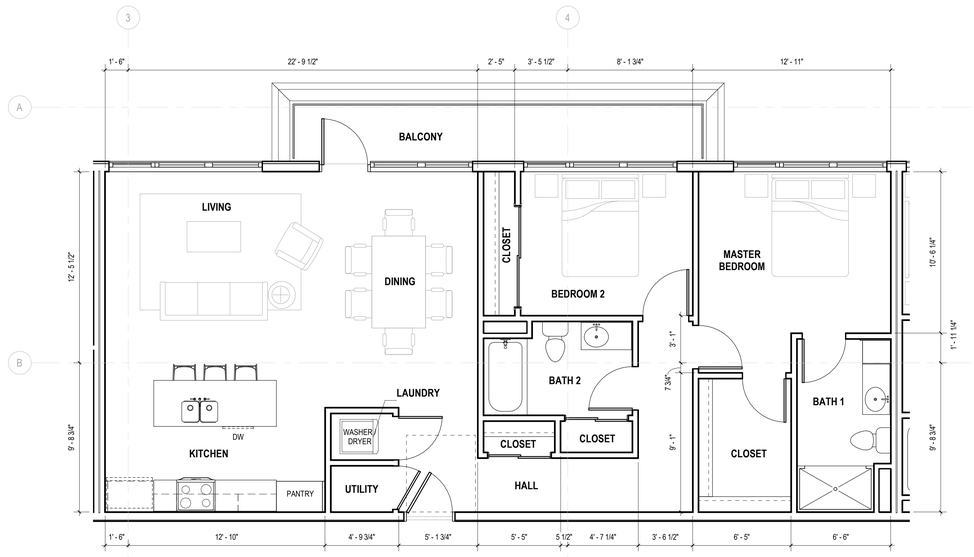
ENLARGED FLOOR PLANS
& INTERIOR ELEVATIONS

A403

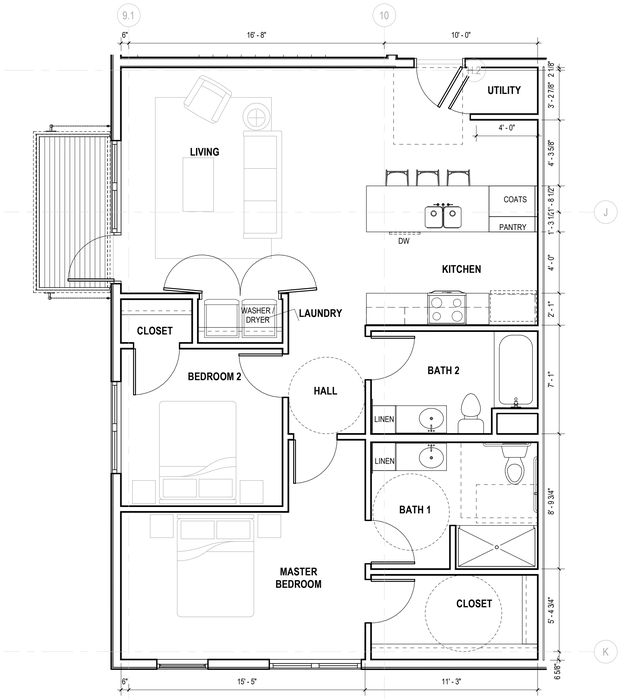
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2 UNIT PLAN 2H - 2BR 2BA
A404 1/4" = 1'-0"



3 UNIT PLAN 2G - 2BD 2BA
A404 1/4" = 1'-0"



1 UNIT PLAN 2E - 2BR 2BA - TYPE A
A404 1/4" = 1'-0"

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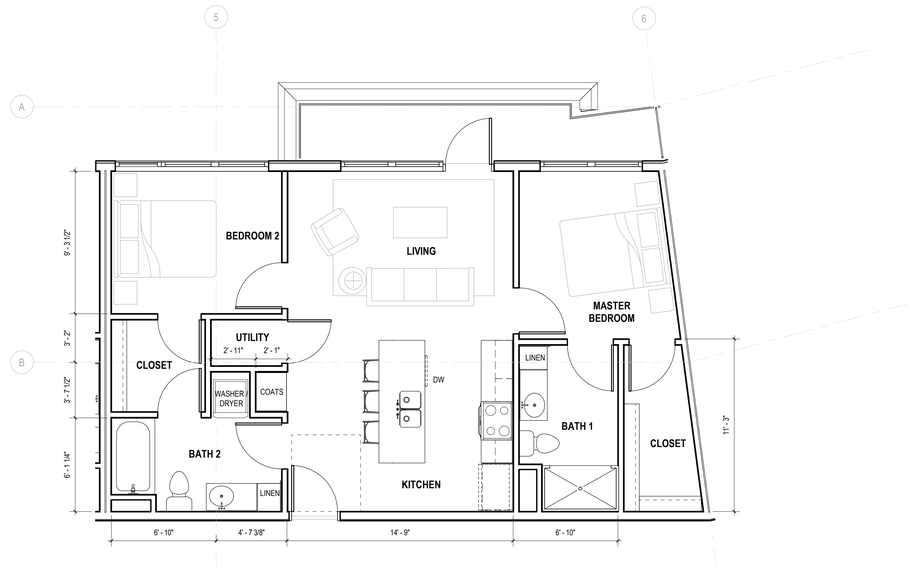
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DATE:	04.15.2020

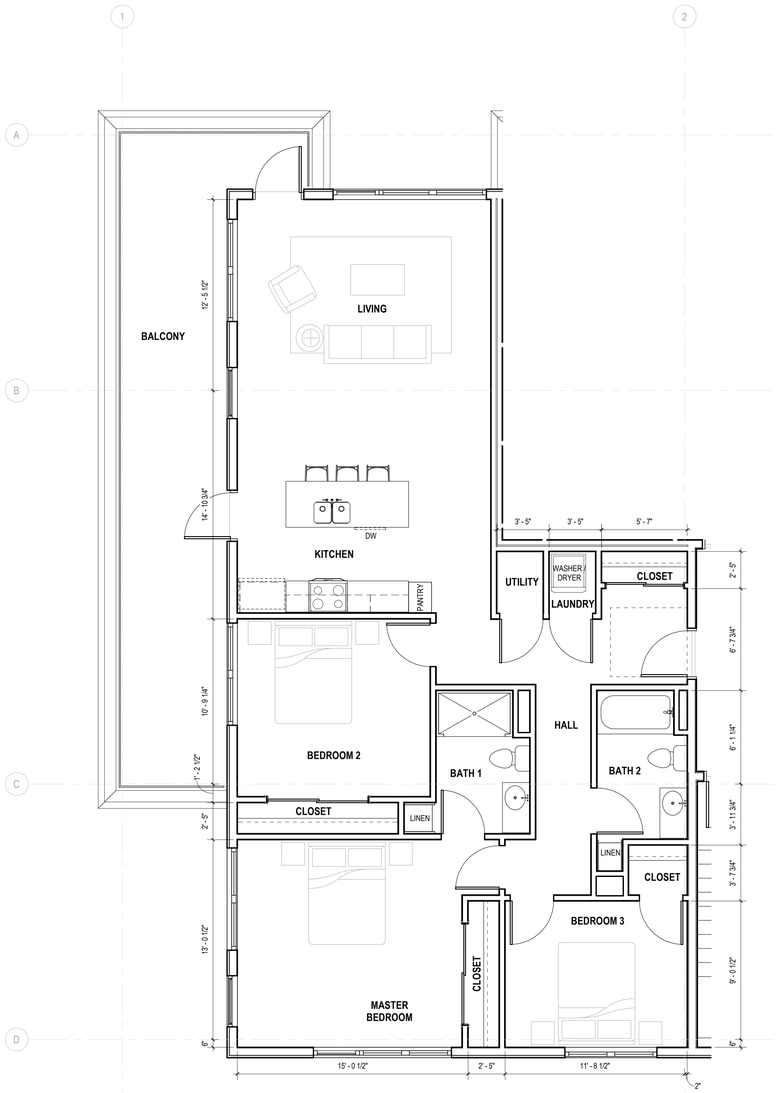
ENLARGED FLOOR PLANS
& INTERIOR ELEVATIONS

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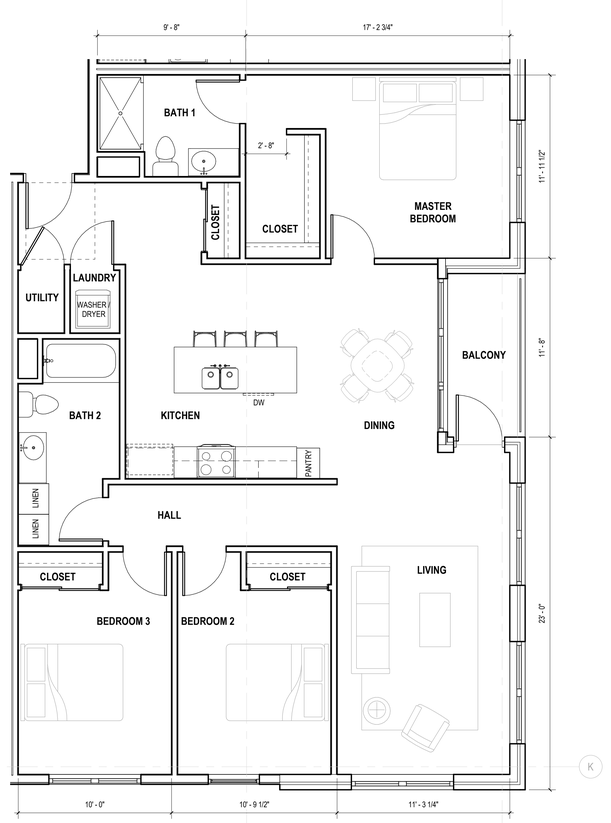
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2 UNIT PLAN 2F - 2BR 2BA
A405 1/4" = 1'-0"



3 UNIT PLAN 3C - 3BR 2BA
A405 1/4" = 1'-0"



1 UNIT PLAN 3A - 3BR 2BA
A405 1/4" = 1'-0"

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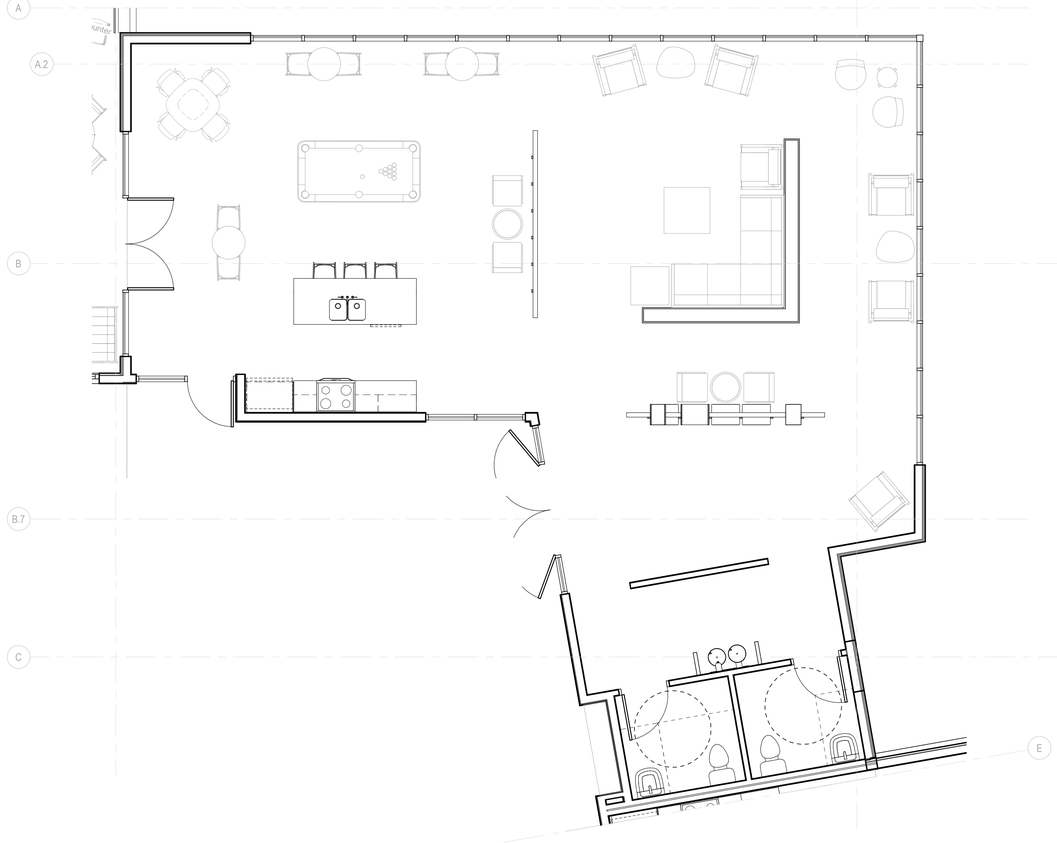
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A405

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2 FIFTH FLOOR PLAN - COMMUNITY ROOM

A406 1/4" = 1'-0"



1 UNIT PLAN 3B - 3BD + DEN 2BA

A406 1/4" = 1'-0"

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WESTON, WI 54476

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SUITE 101 MILWAUKEE, WI
53203

REV.	DATE	DESCRIPTION

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ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS

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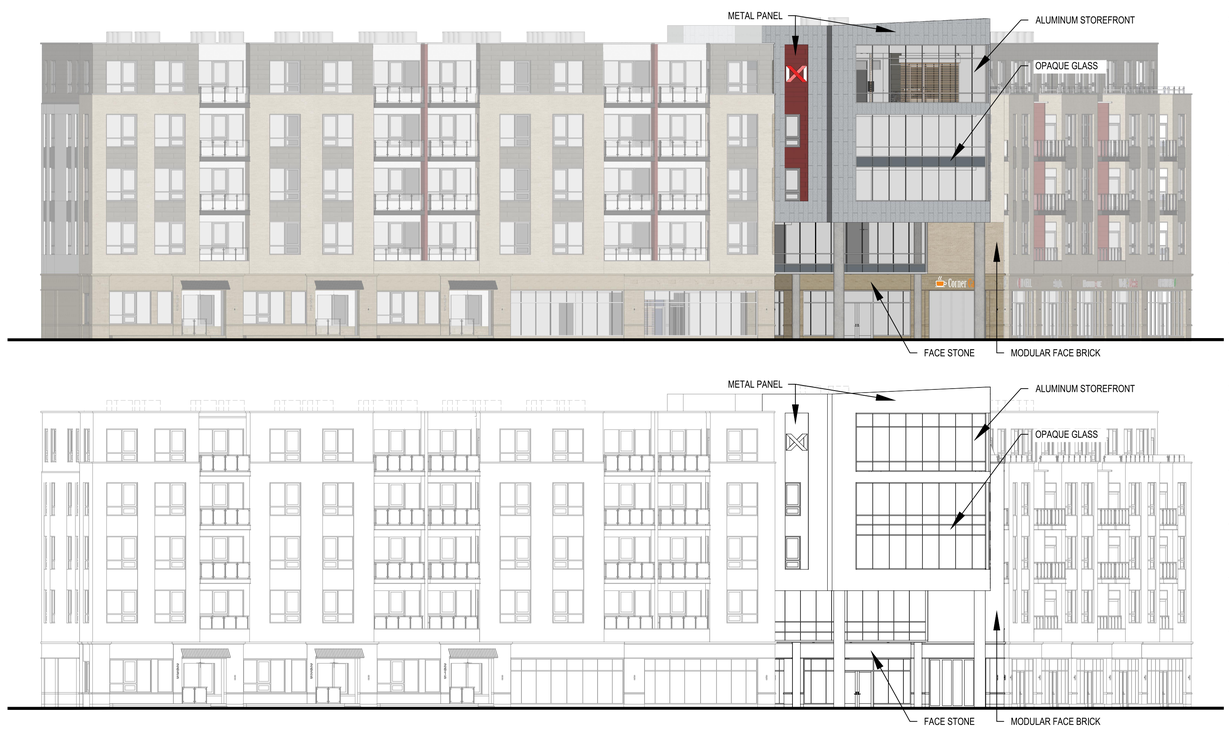
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ELEVATION 1A

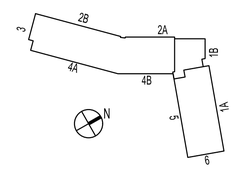
1/16" = 1'-0"



ELEVATION 1B

1/16" = 1'-0"

0 5 25 50 100 FEET



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MILWAUKEE ST
MADISON, WI 53704

OWNERS INFO:

GORMAN & COMPANY
200 N. MAIN STREET
OREGON, WI 53575
P 608.835.3900

ARCHITECT:

KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

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ELEVATIONS

A200

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ELEVATION 2A

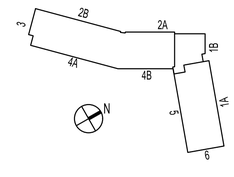
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ELEVATION 2B

1/16" = 1'-0"

0 5 25 50 100 FEET



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MILWAUKEE, WI 53203
P 414.273.8230

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ELEVATIONS

A201

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ELEVATION 3

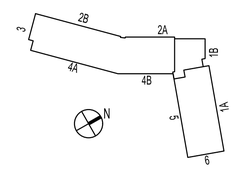
1/16" = 1'-0"



ELEVATION 4A

1/16" = 1'-0"

0 5 25 50 100 FEET



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OREGON, WI 53575
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P 414.273.8230

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ELEVATION 4B

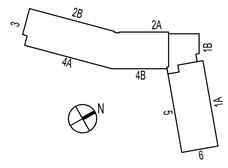
1/16" = 1'-0"



ELEVATION 5

1/16" = 1'-0"

0 5 25 50 100 FEET



PROJECT NAME:

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OWNERS INFO:

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OREGON, WI 53575
P 608.835.3900

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ELEVATIONS

A203

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OREGON, WI 53575
P 608.835.3900

ARCHITECT:

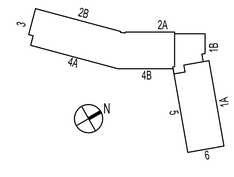
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ELEVATION 6

1/16" = 1'-0"

0 5 25 50 100 FEET



REV. NO:	DATE:

PROJ. NO:	19002 01
SCALE:	AS NOTED
PHASE:	UDC/LAND USE
DATE:	04-15-2020

ELEVATIONS

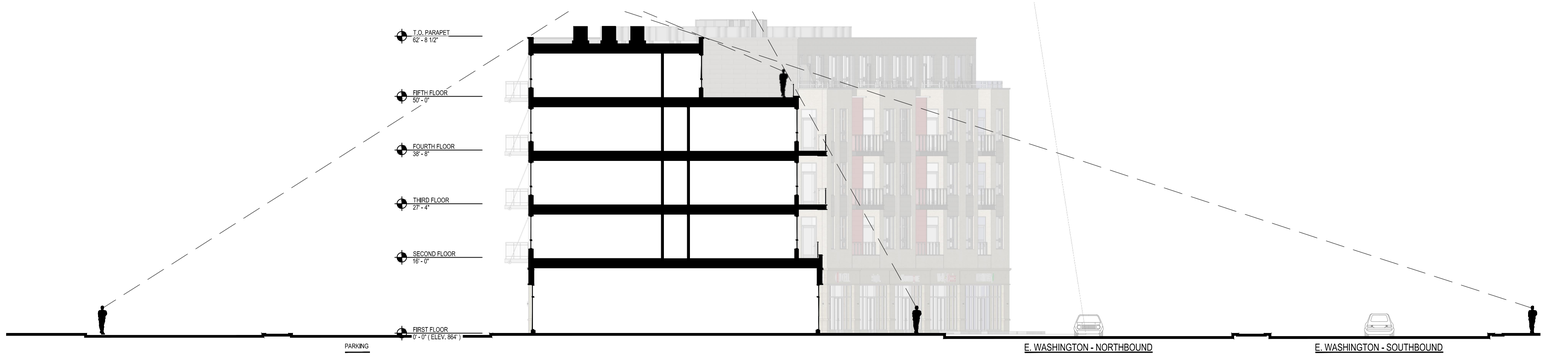
A204

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HVAC SCREENING / VIEW RANGE

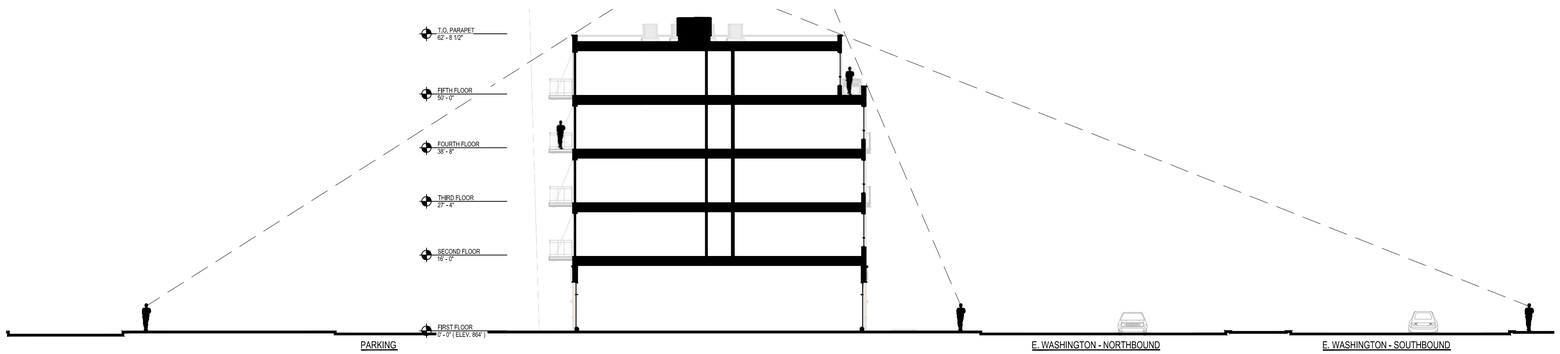
REVIEW SET ONLY
NOT FOR CONSTRUCTION

KORB + ASSOCIATES ARCHITECTS



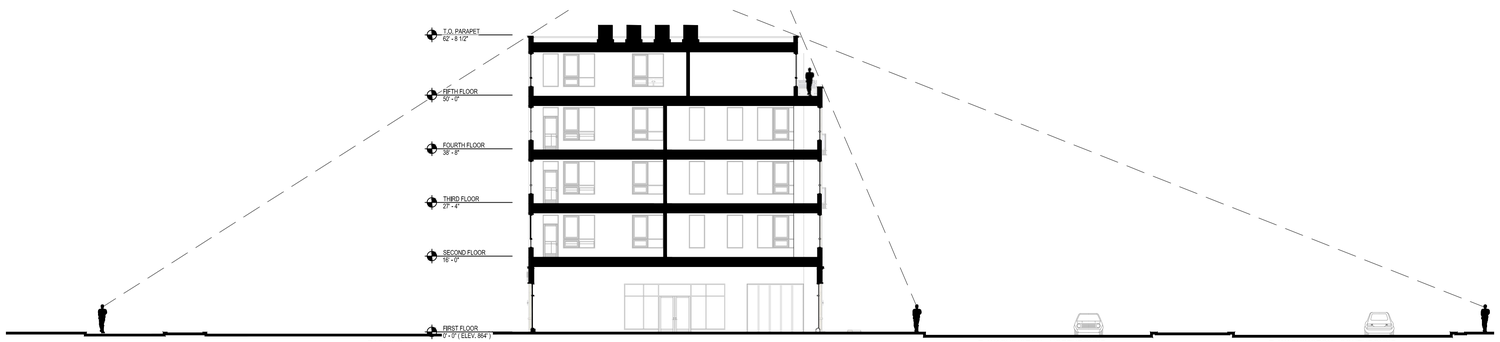
SECTION A

1/16" = 1'-0"



SECTION B

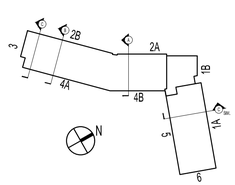
1/16" = 1'-0"



SECTION C

1/16" = 1'-0"

0 5 25 50 100 FEET



PROJECT NAME:

NEXUS - UNION CORNERS
E. WASHINGTON AVE &
MILWAUKEE ST
MADISON, WI 53704

OWNERS INFO:

GORMAN & COMPANY
200 N. MAIN STREET
OREGON, WI 53575
P 608.835.3900

ARCHITECT:

KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

REV. NO:	DATE:

PROJ. NO:	19002 01
SCALE:	AS NOTED
PHASE:	UDC/LAND USE
DATE:	04-15-2020

SECTIONS

A205

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OVERALL SITE

NEXUS





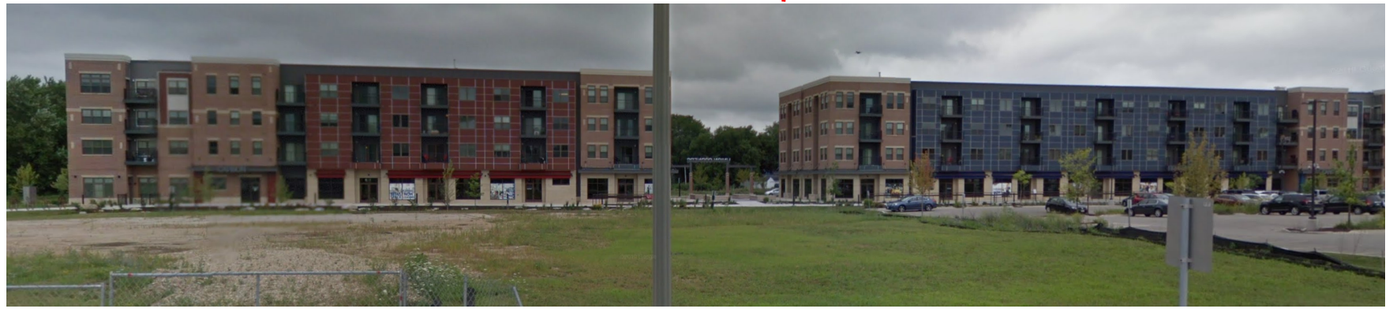














APRIL 15, 2020

KORB + ASSOCIATES ARCHITECTS

SITE CONTEXT IMAGES

NEXUS



APRIL 15, 2020

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EXTERIOR RENDERING - CORNER E. WASHINGTON AVE & MILWAUKEE ST

NEXUS



APRIL 15, 2020

KORB + ASSOCIATES ARCHITECTS

EXTERIOR RENDERING - E. WASHINGTON AVE

NEXUS

Nexus - Union Corners Mixed-Use Development SIP
2524 Winnebago Street

GLASS

CEMENT BOARD SIDING 1

CEMENT BOARD SIDING 2

STONE

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Almond
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BRICK & MORTAR

METAL PANEL 1

METAL PANEL 2

METAL PANEL 3

STOREFRONT WINDOW SYSTEM

COMPOSITE WINDOW & DOOR TRIM