URBAN DESIGN COMMISSION APPLICATION

UDC

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

FOR OFFICE USE ONLY:

Date Received _____ ☐ Initial Submittal

Paid _____ ☐ Revised Submittal

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

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

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

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

1. Project Information

Address (list all addresses on the project site): 1402 Wyoming Way, Madison WI 53704

Title: MMSD Black Hawk MS - Gompers ES

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

UDC meeting date requested September 3, 2025

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

☐ Informational ☑ Initial Approval ☒ Final Approval

3. Project Type

☐ Project in an Urban Design District

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

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

☐ Planned Development (PD)

- ☐ General Development Plan (GDP)
- ☐ Specific Implementation Plan (SIP)

☐ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Modifications of Height, Area, and Setback

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

Other

☒ Please specify

Public Building

4. Applicant, Agent, and Property Owner Information

Applicant name Scott Chehak Company Madison Metropolitan School District

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

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

Project contact person Susan Bowersox Company OPN Architects

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

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

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

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

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

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

5. Required Submittal Materials

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

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

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

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

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

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with UDC Informational on 6/11/25.

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

Name of applicant Scott Chehak Relationship to property Senior Exec Dir of Building Services

Authorizing signature of property owner Scott Chehak Date 7/10/2025

7. Application Filing Fees

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

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

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

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

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

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

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

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

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

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

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

— Planned Multi-Use Site or Residential Building Complex

OPN ARCHITECTS

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

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

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

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

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

opnarchitects.com

July 14, 2025

Letter of Intent, UDC & Land Use City Submittal

Proposed Black Hawk Middle School – Gompers Elementary School
1402 Wyoming Way, Madison WI 53704

Madison Metropolitan School District is proposing to construct a new combination Middle School – Elementary School to replace the current school on the existing site located at 1402 Wyoming Way, Madison, WI 53704. The new school will be constructed on the unused portion of the site while the existing school is in use. Upon completion of the new construction the existing building will then be demolished with new parking and green space constructed on the site.

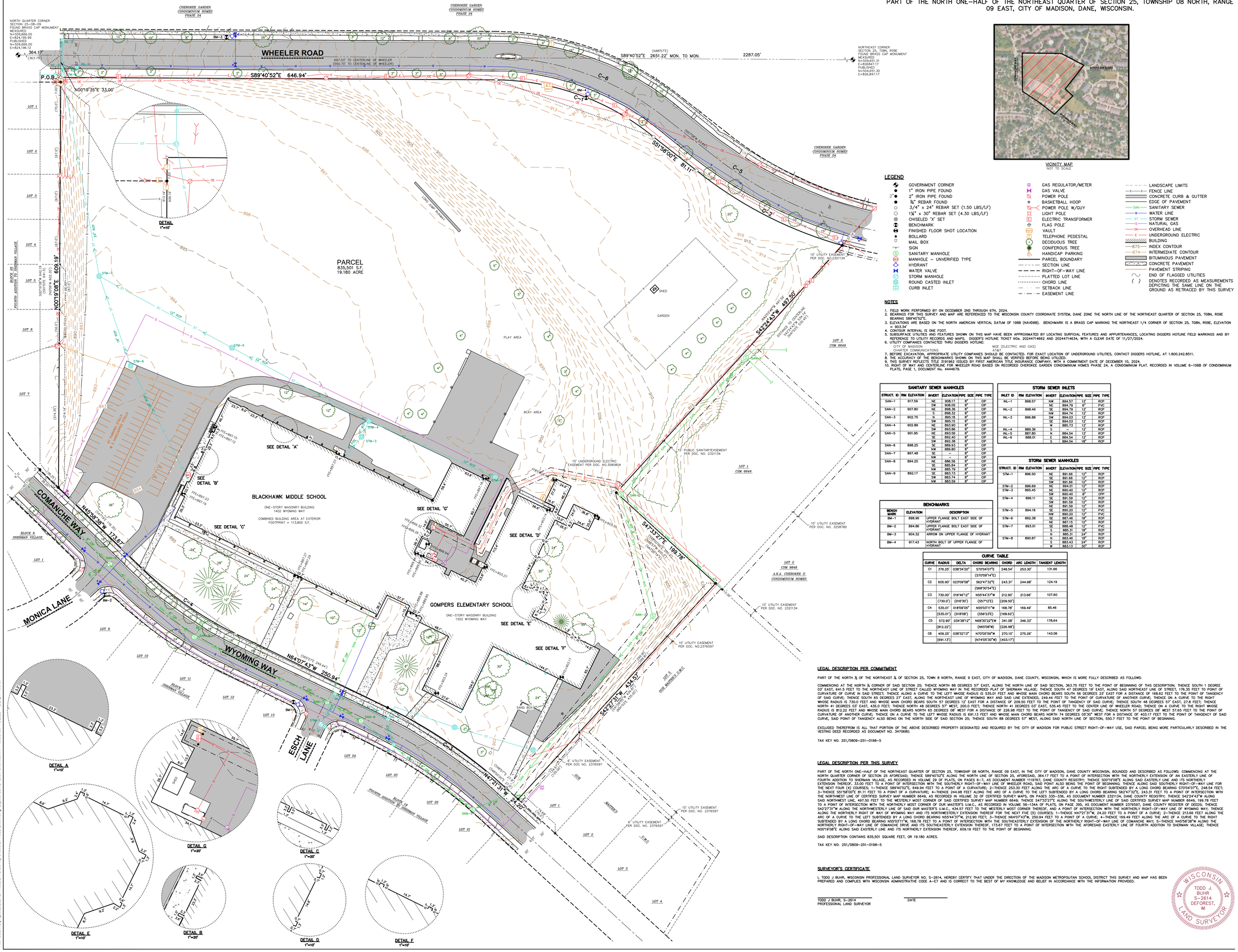
The School District is anticipating Common Council approval on September 16, 2025. It is the School District's objective to start site infrastructure construction and site development in early 2026, with building completion set for July 2027.

The proposed Black Hawk Middle School – Gompers Elementary School is a 176,500gsf two story structure, that will house grades 4K thru fifth for the elementary portion and sixth thru eighth grade for the middle school portion. Functionally, the new school will operate the same as the existing school, with typical staffing levels of 100 people. Since the school is important to the community's school system, the site and building require special considerations for site access with safe and separate circulation for public entrances as well as separation between yellow bus and vehicle.

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

EXISTING CONDITIONS SURVEY

PART OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE, WISCONSIN.


CHEROKEE GARDEN CONDOMINIUM HOMES PHASE 24
WHEELER ROAD
647.02' TO CENTERLINE OF WHEELER (550.70' TO CENTERLINE OF WHEELER)
NORTH QUARTER CORNER SECTION 25-08-09 FOUND BRASS CAP MONUMENT MEASURED N=509,666.05 E=824,195.99 PUBLISHED N=509,666.00 E=824,196.12
364.17' (363.75')
P.O.B.
N00°19'35"E 33.00'
S89°40'52"E 646.94'
(N88°57'E)
S89°40'52"E 2651.22' MON. TO MON.
2287.05'
NORTHEAST CORNER SECTION 25, T08N, R09E FOUND BRASS CAP MONUMENT MEASURED N=509,651.31 E=826,847.17 PUBLISHED N=509,651.30 E=826,847.17
C-6
C-1
C-2
C-5
S51°58'00"E 81.11'
CHEROKEE GARDEN CONDOMINIUM HOMES PHASE 24
UNITOWN N 24.45'E
LONG RAMP RUNWAY
PARCEL
835,501 S.F.
19.180 ACRE
N00°19'08"E 609.19'
(609.19')
S00°19'08"W 453.13' (453.13') (N00°W & 452.37')
BLOCK 6 SHERMAN VILLAGE
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 24
LOT 23
LOT 22
LOT 21
DETAIL 1"=10'
SHED
GARDEN
PLAY AREA
10' UTILITY EASEMENT PER DOC. NO.2321134
15' PUBLIC SANITARY EASEMENT PER DOC. NO. 2321134
10' UNDERGROUND ELECTRIC EASEMENT PER DOC. NO. 3585804
S42°24'43"W 497.50'
MEASURED S 42°25'E 497.50' (S42°25'E 497.50')
SANITARY EASEMENT PER DOC. NO. 2321134
LOT 2 CSM 6649
LOT 1 CSM 6649
S47°33'27"E 199.78'
10' UTILITY EASEMENT PER DOC. NO. 3258780
LOT 2 CSM 6846 A.K.A. CHEROKEE II CONDOMINIUM HOMES
10' UTILITY EASEMENT PER DOC. NO. 2321134
10' UTILITY EASEMENT PER DOC. NO.2376597
6' UTILITY EASEMENT PER DOC. NO. 2376597
S42°27'31"W 454.57'
MEASURED S 42°25'E 454.57' (S42°25'E 454.57')
LOT 5 OUR MASTER'S U.M.C.
LOT 1 OUR MASTER'S U.M.C.
LOT 2 OUR MASTER'S U.M.C.
LOT 3 U.M.C.
LOT 4
N47°27'31"W 24.20'
6' UTILITY EASEMENT PER DOC. NO. 2376597
BLACKHAWK MIDDLE SCHOOL
ONE-STORY MASONRY BUILDING
1402 WYOMING WAY
COMBINED BUILDING AREA AT EXTERIOR FOOTPRINT = 113,800 S.F.
GOMPERS ELEMENTARY SCHOOL
ONE-STORY MASONRY BUILDING
1502 WYOMING WAY
COMANCHE WAY
N45°58'36"W 123.67'
MONICA LANE
WYOMING WAY
N64°07'43"W 250.94'
ESCH LANE
N47°27'31"W 24.20'
SEE DETAIL 'A'
SEE DETAIL 'B'
SEE DETAIL 'C'
SEE DETAIL 'D'
SEE DETAIL 'E'
SEE DETAIL 'F'
SEE DETAIL 'G'
67 PARKING STALLS W/ 3 HANDICAPPED STALLS
DETAIL A 1"=10'
DETAIL B 1"=20'
DETAIL C 1"=20'
DETAIL D 1"=10'
DETAIL E 1"=10'
DETAIL F 1"=10'
DETAIL G 1"=20'
SAND BOX
BENCH
SIGN
BM-1
BM-2
BM-3
BM-4
STM-1
STM-2
STM-3
STM-4
STM-5
STM-6
SAN-1
SAN-2
SAN-3
SAN-4
SAN-5
SAN-6
SAN-7
SAN-8
SAN-9
SAN-10
SAN-11
SAN-12
SAN-13
SAN-14
SAN-15
SAN-16
SAN-17
SAN-18
SAN-19
SAN-20
SAN-21
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SAN-30
SAN-31
SAN-32
SAN-33
SAN-34
SAN-35
SAN-36
SAN-37
SAN-38
SAN-39
SAN-40

GENERAL NOTES

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

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
7. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.

   CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

DEMOLITION NOTES

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

EXCAVATION, FILL PLACEMENT, & COMPACTION SPECIFICATIONS

1. ALL EXCAVATIONS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS OR AS REQUIRED FOR DEMOLITION PURPOSES, AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
2. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
3. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3 INCHES. REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS INDICATED ON THE DRAWINGS.
4. WHERE CONTRACTOR ENCOUNTERS ROCK IN EXCAVATIONS OR TRENCHES, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER FOR FURTHER DETERMINATION OF EXCAVATION LIMITS AND SPECIFICATIONS.
5. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUB-SOIL CONDITIONS NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
6. ALL FILL SHALL BE PLACED TO THE ELEVATIONS AND GRADES SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF BASE COURSES, PAVEMENTS, TOPSOIL AND OTHER FILL MATERIALS TO THE SPECIFIED DEPTHS.
7. ALL FILLS UNDER PROPOSED BUILDINGS, STRUCTURES, PAVEMENTS AND TURF AREAS SHALL BE PLACED IN HORIZONTAL LIFTS, NOT EXCEEDING A THICKNESS OF 1-FOOT, UNLESS OTHERWISE DIRECTED BY OWNER OR ENGINEER. FILLS UNDER INFILTRATION AREAS SHALL BE PLACED TO MITIGATE COMPACTION WHICH COMPROMISES INFILTRATION CAPACITIES OF THE SOILS. REFER TO STORM WATER SPECIFICATIONS FOR FURTHER DETAILS.
8. PLACEMENT AND COMPACTION OF FILL MATERIALS SHALL BE COMPLETED TO MINIMIZE SETTLEMENT AND AVOID DAMAGE TO EXISTING BUILDINGS, STRUCTURES, PAVEMENTS UTILITIES AND OTHER WORK IN PLACE OR IN PROGRESS.
9. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND THE BELOW COMPACTION SPECIFICATIONS. THE GEOTECHNICAL REPORT RECOMMENDATIONS SHALL GOVERN IF DISCREPANCIES BETWEEN THE BELOW COMPACTION SPECIFICATIONS AND THE REPORT OCCUR.
   - 9.1. AREAS BENEATH FOOTINGS, FLOOR SLABS AND BUILDINGS: 95% MODIFIED PROCTOR
   - 9.2. AREAS BENEATH PAVEMENTS, SIDEWALKS OR OTHER EXTERIOR HARD SURFACES: 95% MODIFIED PROCTOR
   - 9.3. AREAS OUTSIDE 10' OF STRUCTURE OR PAVEMENTS AND IN TURF: 90% MODIFIED PROCTOR
     - 9.3.1. INCLUDING STORM WATER INFILTRATION AREAS.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY COMPACTION AND GRADING EQUIPMENT AND MEANS AND METHODS TO ACHIEVE THE SPECIFIED COMPACTION REQUIREMENTS, INCLUDING USE OF HAND GUIDED VIBRATORY OR TAMPING COMPACTORS WHEN SPACE CONSTRAINTS OF COMPACTING BACKFILL ALONG WALLS, FOOTINGS, OR BUILDINGS MAY REQUIRE SUCH MEANS.
11. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR UNDERCUTTING OR EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUB-GRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF UNDERCUTTING OR EBS IS REQUIRED. UNDERCUTTING OR EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.

GRADING AND EARTHWORK NOTES

1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED BY CGC TITLED "GEOTECHNICAL EXPLORATION REPORT - PROPOSED PUBLIC LIBRARY" DATED 1/14/25. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
5. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
6. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
7. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
8. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
9. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.

CITY FORESTRY NOTES

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

CITY TRAFFIC ENGINEERING NOTES

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

PUBLIC IMPROVEMENTS NOTES

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

UTILITY NOTES

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

PAVING NOTES

1. GENERAL:
   - 1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY CGC TITLED "GEOTECHNICAL EXPLORATION REPORT - PROPOSED PUBLIC LIBRARY" DATED 1/14/25. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
   - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
   - 1.3. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
   - 1.4. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   - 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISD

WHEELER RD

EXISTING BACKSTOP TO BE REMOVED AND RELOCATED BY DISTRICT

PRESERVE AND PROTECT FENCE

REMOVE ASPHALT STRIP

EXISTING SOCCER NETS SHALL BE REMOVED AND RELOCATED BY DISTRICT PRIOR TO GROUNDBREAKING

REMOVE TREE, TYP.

REMOVE STORM SEWER

REMOVE GAS LINE TO VALVE IN COMANCHE WAY

REMOVE AND DISPOSE OF BACKSTOP

REMOVE EXISTING SANDBOX

REMOVE CURB & GUTTER, TYP.

REMOVE ASPHALT PAVEMENT, TYP.

REMOVE CONCRETE, TYP.

COMANCHE WAY

REMOVE WATER SERVICE

EXISTING BLACK HAWK MIDDLE SCHOOL & GOMPERS ELEMENTARY SCHOOL

PROTECT EXISTING TREE, TYP.

ABANDONED SANITARY SERVICE

REMOVE MONUMENT SIGN, TYP.

REMOVE FLAG POLE

REMOVE/ABANDONED SANITARY AND WATER SERVICES

MONICA LN

ASSOCIATED DEMOLITION IN RIGHT-OF-WAY TO BE COORDINATED AT A LATER DATE IN CONJUNCTION WITH DEVELOPER AGREEMENT

REMOVE EXISTING ASPHALT/ CONCRETE TERRACE

REMOVE MONUMENT SIGN

ESCH LN

WYOMING WAY

EXISTING STORM PIPE AND STRUCTURES TO REMAIN

REMOVE AND DISPOSE OF BASKETBALL HOOPS

EXISTING PLAYGROUND TO BE RELOCATED AND REINSTALLED BY DISTRICT STAFF

REMOVE ELECTRIC LINE, COORDINATE WITH UTILITY COMPANY

REMOVE EXISTING WALL

REMOVE EXISTING FENCE

ASSOCIATED DEMOLITION IN RIGHT-OF-WAY TO BE COORDINATED AT A LATER DATE IN CONJUNCTION WITH DEVELOPER AGREEMENT

EXISTING BACKSTOP TO BE REMOVED AND RELOCATED BY DISTRICT

PRESERVE AND PROTECT

COMMUNITY GARDEN SHED, FENCING, AND ASSOCIATED CONTENT TO BE REMOVED BY OTHERS PRIOR TO GROUNDBREAKING

PRESERVE AND PROTECT SANITARY SEWER/STRUCTURES

PRELIMINARY. NOT FOR CONSTRUCTION.

north

SCALE IN FEET

40' 0 40'

Key Plan

Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
DEMOLITION PLAN

Sheet Number
C200

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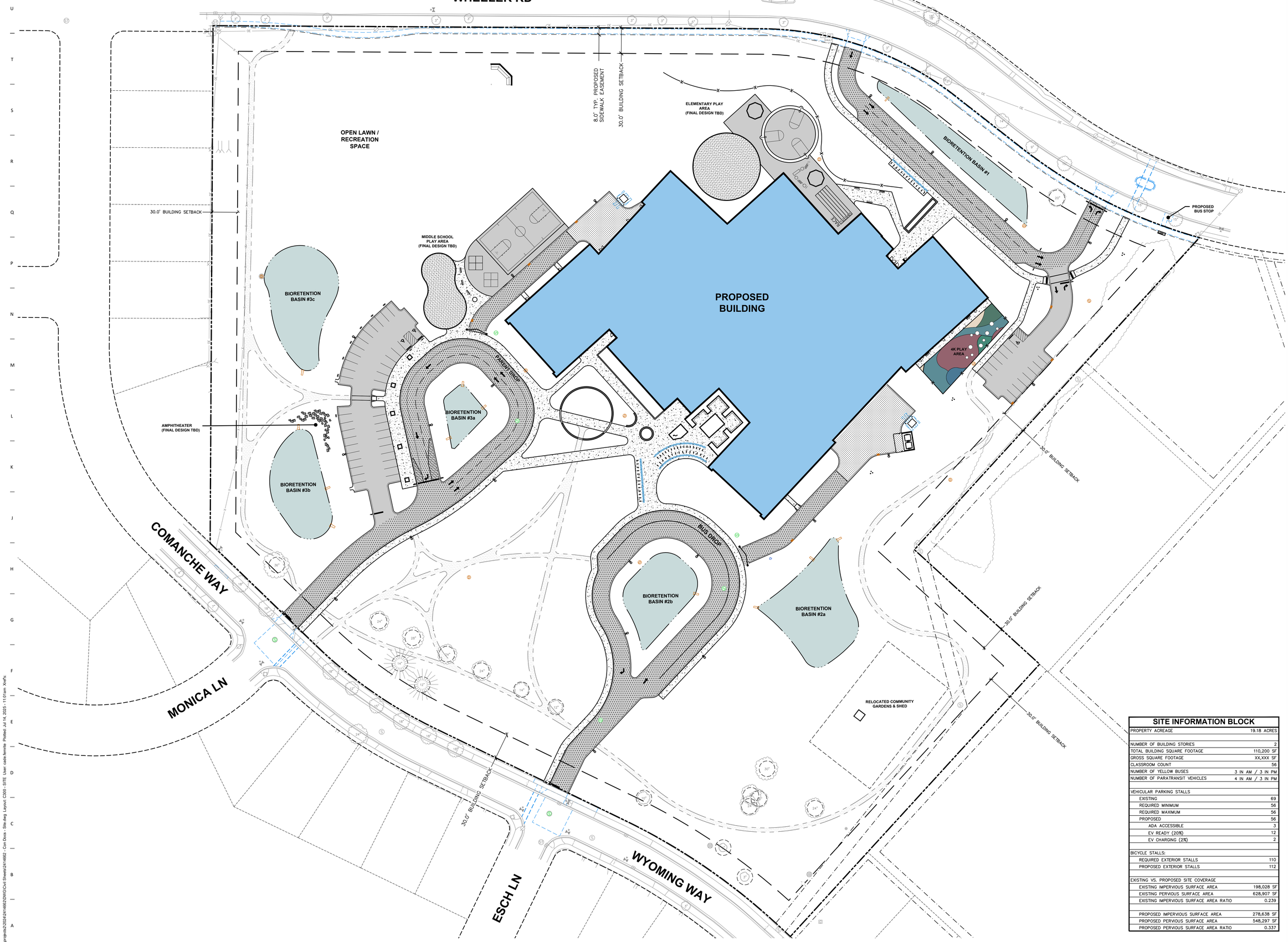
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SITE INFORMATION BLOCK

PROPERTY ACREAGE	19.18 ACRES
NUMBER OF BUILDING STORIES	2
TOTAL BUILDING SQUARE FOOTAGE	110,200 SF
GROSS SQUARE FOOTAGE	XX,XXX SF
CLASSROOM COUNT	56
NUMBER OF YELLOW BUSES	3 IN AM / 3 IN PM
NUMBER OF PARATRANSIT VEHICLES	4 IN AM / 3 IN PM
VEHICULAR PARKING STALLS	
EXISTING	69
REQUIRED MINIMUM	56
REQUIRED MAXIMUM	56
PROPOSED	56
ADA ACCESSIBLE	3
EV READY (20%)	12
EV CHARGING (2%)	2
BICYCLE STALLS:	
REQUIRED EXTERIOR STALLS	110
PROPOSED EXTERIOR STALLS	112
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	198,028 SF
EXISTING PERVIOUS SURFACE AREA	628,907 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.239
PROPOSED IMPERVIOUS SURFACE AREA	278,638 SF
PROPOSED PERVIOUS SURFACE AREA	548,297 SF
PROPOSED PERVIOUS SURFACE AREA RATIO	0.337

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north
SCALE IN FEET
40' 0 40'
Key Plan

Revision Description Date

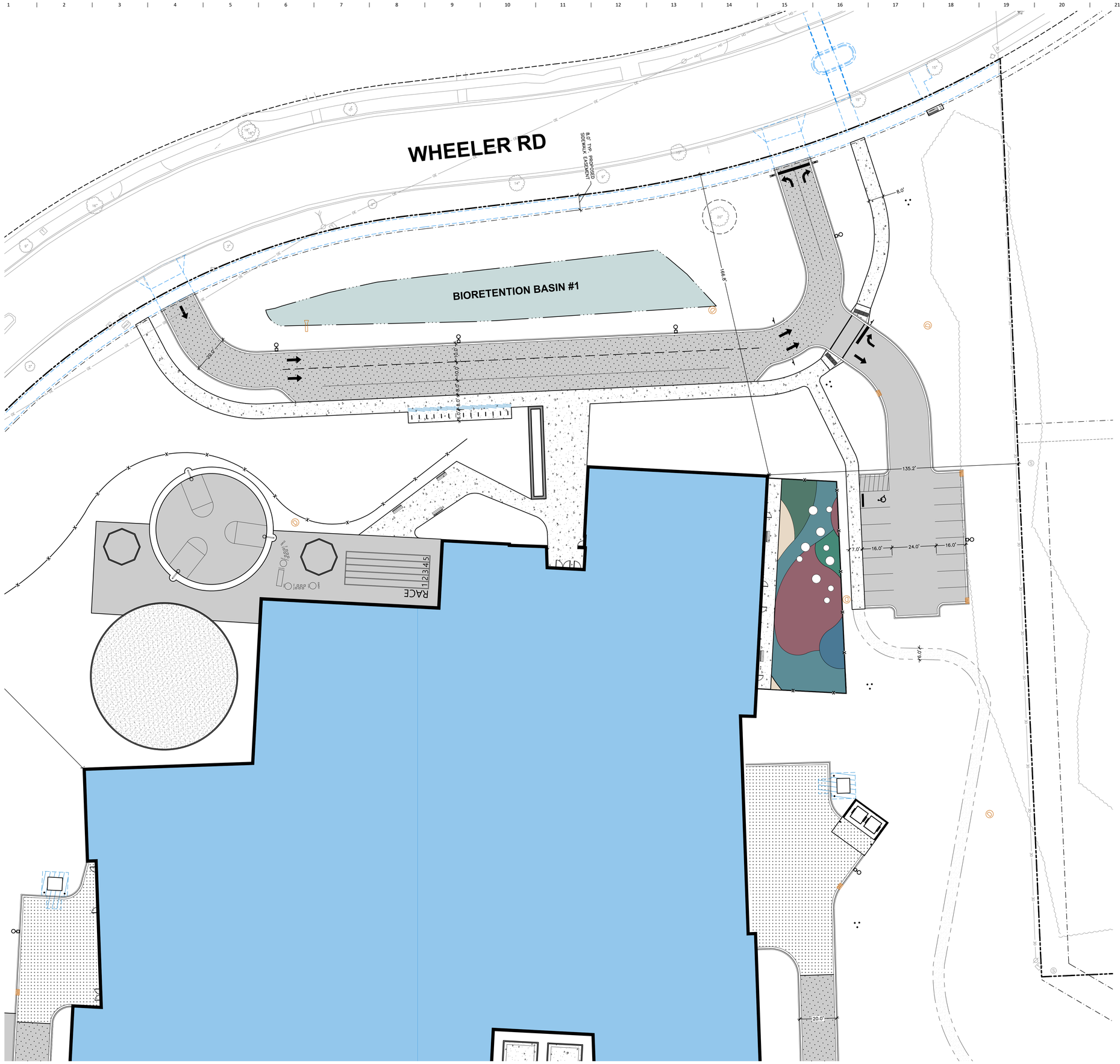
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Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
SITE PLAN

Sheet Number
C300

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Key Plan

Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
DIMENSIONED SITE PLAN - NORTHEAST

Sheet Number
C301

File: \\SD\INC\projects\2020\24146602\07\Civil Sheets\24146602 - Con Docs - Site.dwg Layout: C301 - DIM SITE NE User: cade.fennig Plotted: Jul 14, 2025 - 10:52am Xrefs:

BIORETENTION BASIN #2a

BIORETENTION BASIN #2b

RELOCATED COMMUNITY GARDEN AND SHED

WYOMING WAY

20.0'
12.0'
5.0'
8.0'
20.0'
101.0'
32.0'
8.0'
24.0'
5.0'

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Key Plan

Revision	Description	Date

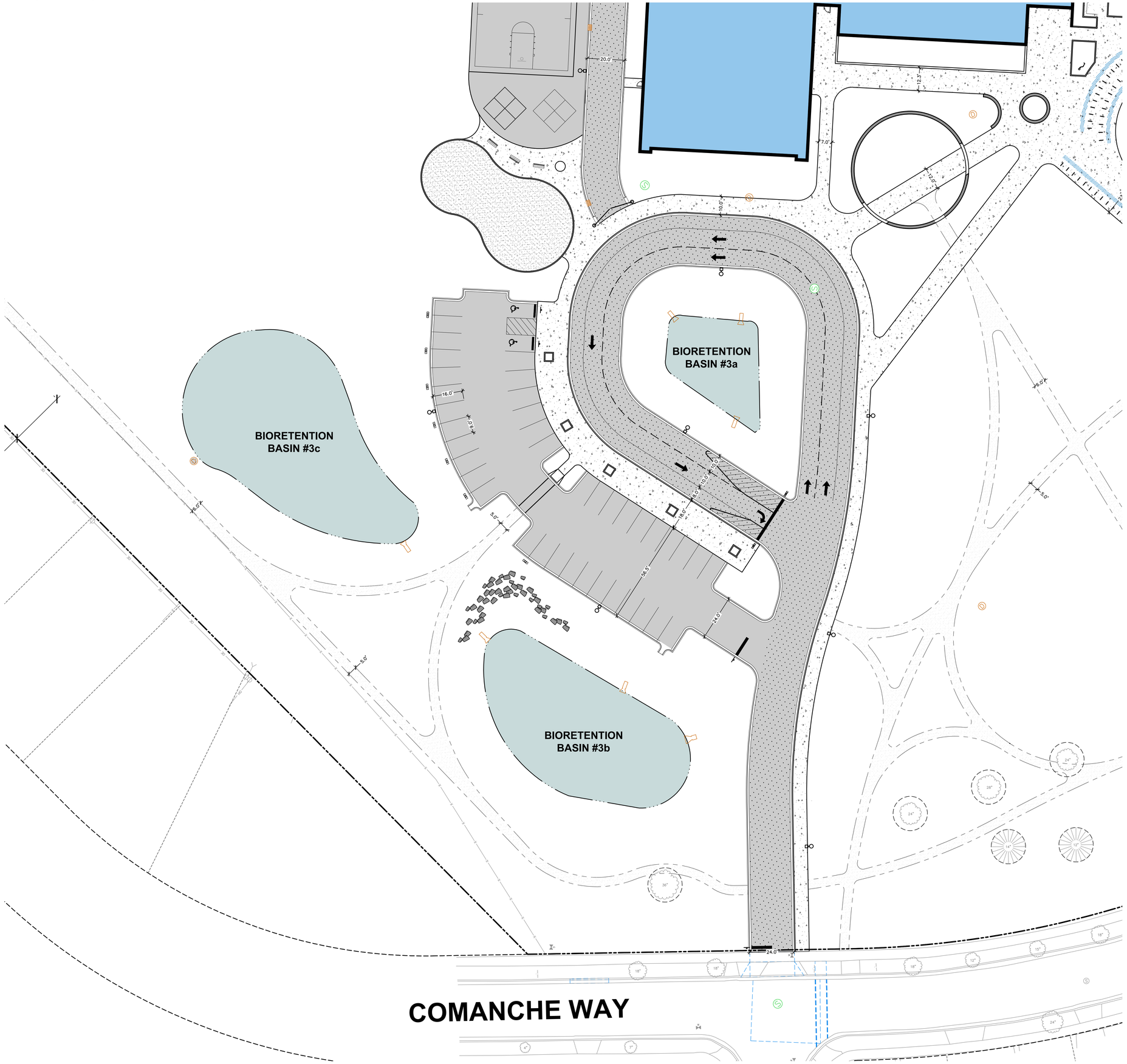
OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
DIMENSIONED SITE PLAN - SOUTHEAST

Sheet Number
C302

File: \\SDI\NC\projects\2024\24146902\DWG\Civil Sheets\24146902 - Con Docs - Site.dwg Layout: C302 - SITE SE User: cade.femrite Plotted: Jul 14, 2025 - 10:53am XrefN:



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north
SCALE IN FEET
20' 0 20'

Key Plan

Revision	Description	Date

OPN Project No.
24654002

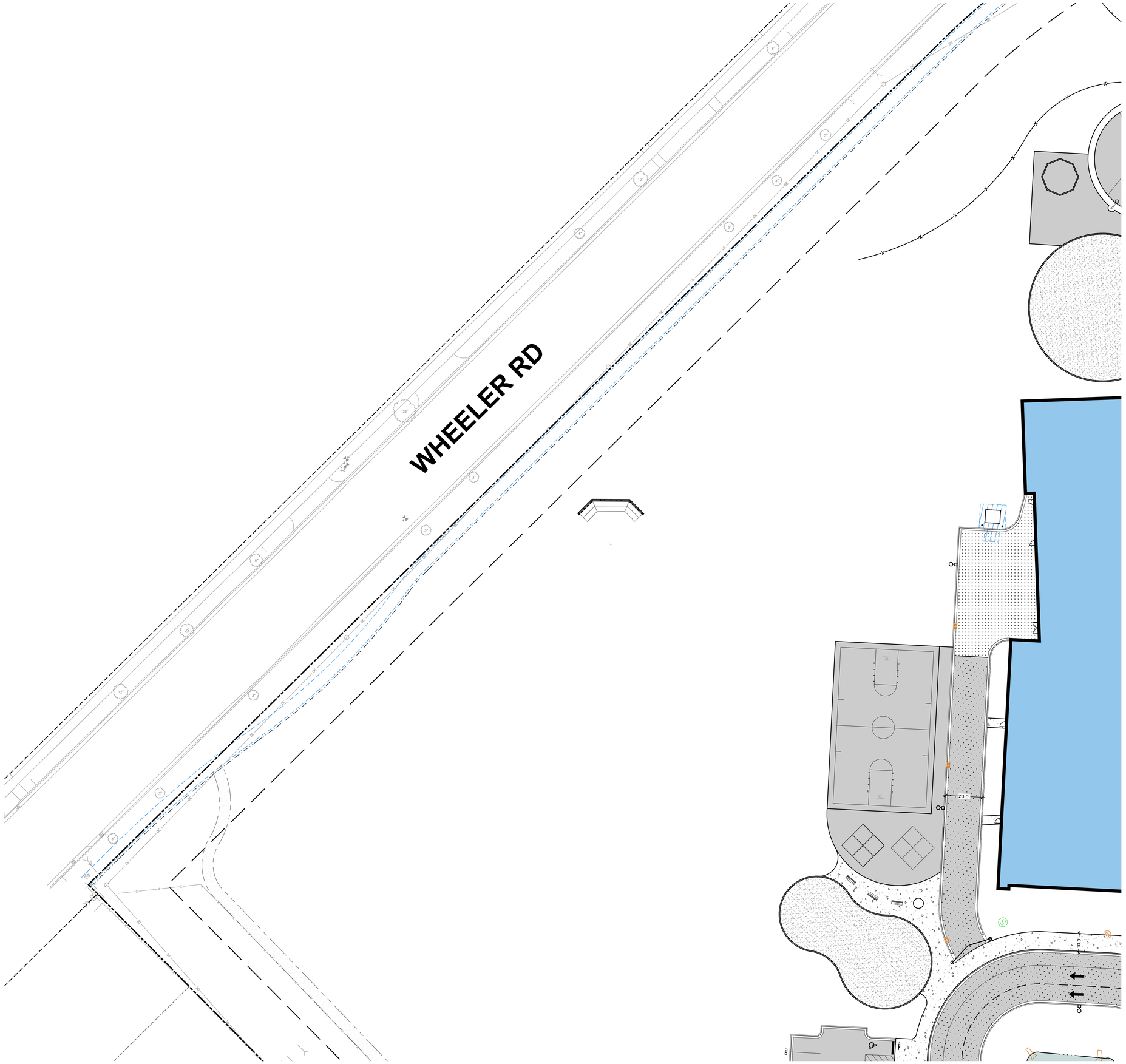
Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
DIMENSIONED SITE PLAN - SOUTHWEST

Sheet Number
C303

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north
SCALE IN FEET
20' 0 20'
Key Plan

Revision Description Date

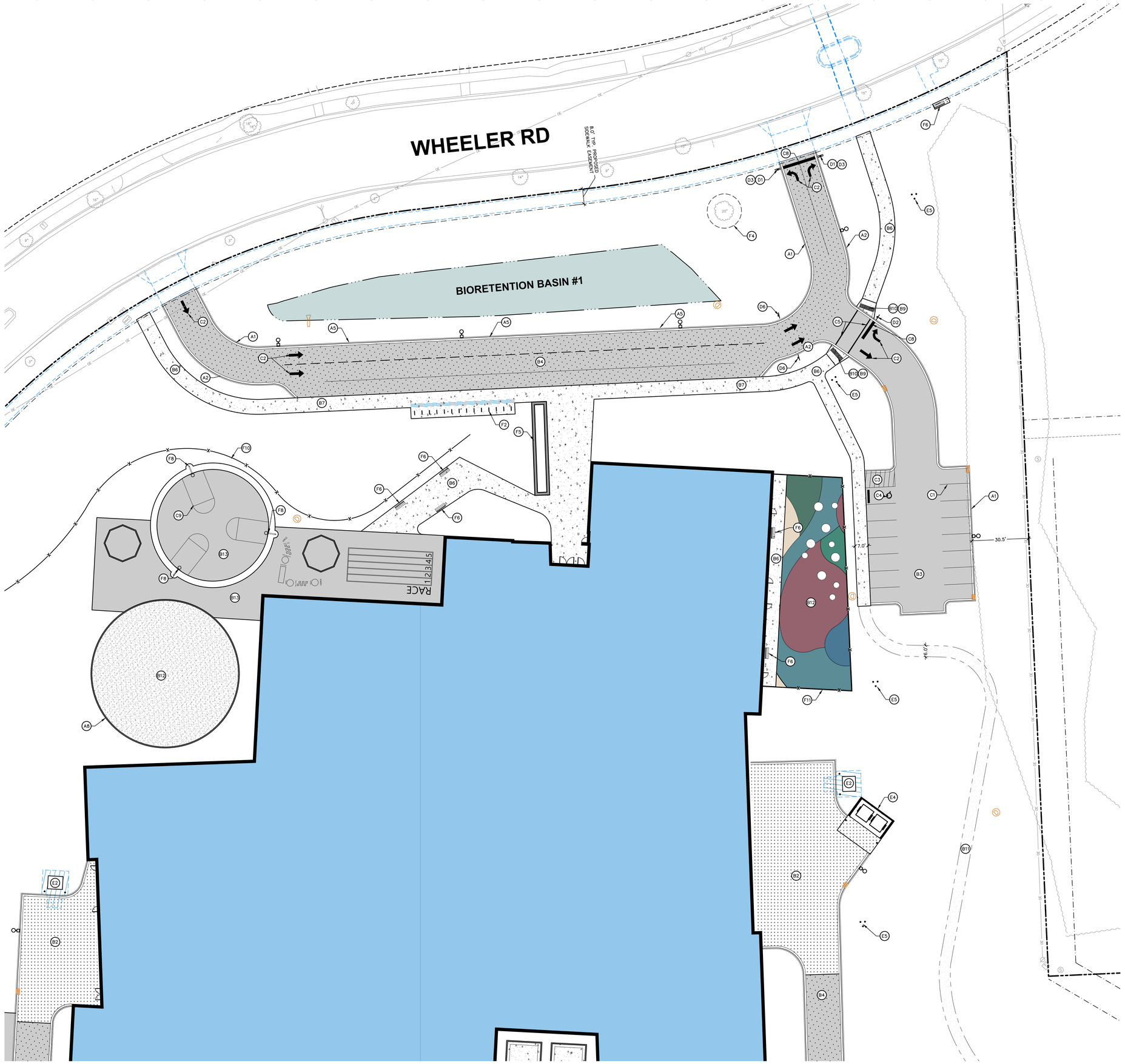
OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
DIMENSIONED SITE PLAN - NORTHWEST

Sheet Number
C304

File: \\JSD\INC\projects\2020\24014692\DWG\Civil Sheets\24014692 - Con Docs - Site.dwg Layout: C304 - SITE DIM NW User: cade.femrite Plotted: Jul 14, 2025 - 10:53am Xrefs:



KEY NOTES

- A1 18" STANDARD CURB AND GUTTER
- A2 18" REJECT CURB AND GUTTER
- A3 18" MOUNTABLE CURB AND GUTTER
- A4 12" RIBBON CURB
- A5 CURB FLUME
- A6 3' CURB HEAD TAPER
- A7 CONCRETE INLET COLLAR
- A8 6" CURB
- A9 12" CURB

- B1 CONCRETE PAVEMENT
- B2 HEAVY DUTY CONCRETE PAVEMENT
- B3 ASPHALT PAVEMENT
- B4 HEAVY DUTY ASPHALT PAVEMENT
- B5 COMMERCIAL ENTRANCE (REFER TO CITY OF MADISON PLAN SET)
- B6 CONCRETE SIDEWALK
- B7 THICKENED EDGE SIDEWALK
- B8 THICKENED EDGE SIDEWALK – FLUSH WITH PAVEMENT (SEE GRADING PLAN)
- B9 ACCESSIBLE RAMP
- B10 ACCESSIBLE WARNING DETECTOR FIELD
- B11 AGGREGATE WALKING PATH
- B12 PLAYGROUND SURFACING
- B13 ASPHALT PAVED RECREATION SPORT COURT

- C1 PAVEMENT MARKING: PARKING STALL – 4" WIDE, WHITE
- C2 PAVEMENT MARKING; DIRECTIONAL ARROW, WHITE
- C3 PAVEMENT MARKING; DIAGONAL HATCH – SWSL/4" AT 45° @ 2'-0" O.C., WHITE
- C4 ACCESSIBLE PARKING SPACE & SYMBOL, WHITE
- C5 PAVEMENT MARKING, 12" WIDE, WHITE
- C6 PAVEMENT MARKING; 4" WIDE, WHITE
- C7 PAVEMENT MARKING; 4" WIDE WHITE DASHED, 10' LONG 20' BETWEEN DASHES
- C8 18" STOP BAR, WHITE
- C9 BASKETBALL PAINT LINES
- C10 16'X16' FOUR-SQUARE PAINT LINES

- D1 ACCESSIBLE PARKING SIGN
- D2 TYPE R1-1 STOP SIGN
- D3 TYPE R5-1 DO NOT ENTER SIGN
- D4 NO PARKING FIRE LANE SIGN
- D5 5-MINUTE PARKING SIGN
- D6 RIGHT TURN ONLY SIGN

- E1 MONUMENT SIGN (REFER TO ARCHITECTURAL)
- E2 TRANSFORMER (REFER TO ELECTRICAL)
- E3 GENERATOR (REFER TO ELECTRICAL)
- E4 TRASH ENCLOSURE (REFER TO ARCHITECTURAL)
- E5 GEOTHERMAL WELL-HEAD (REFER TO MECHANICAL)
- E6 EV PARKING CHARGING STATION & PAD (REFER TO ELECTRICAL)
- E7 EV READY STATION (REFER TO ELECTRICAL)
- E8 LIGHT POLE (REFER TO ELECTRICAL)
- E9 INTENTIONALLY OMITTED
- E10 FLAG POLE

- F1 CONCRETE BOLLARD
- F2 BIKE RACK – MADRAX SQUARE UX, NO LEAN BAR, SURFACE MOUNTED, POWDER COATED, COLOR: BRONZE
- F3 RECYCLED RUBBERIZED CURB STOP
- F4 PROTECT EXISTING TREE
- F5 SEAT/PLANTER WALL
- F6 BENCH
- F7 INTENTIONALLY OMITTED
- F8 BASKETBALL HOOP
- F9 BACKSTOP FENCE
- F10 4' VINYL COATED CHAIN LINK FENCE W/ CONCRETE RIBBON BASE, COLOR: BLACK
- F11 INTENTIONALLY OMITTED
- F12 INTENTIONALLY OMITTED
- F13 LIMESTONE AMPHITHEATER
- F14 22' DOUBLE DOOR SWING GATE
- F15 INTENTIONALLY OMITTED
- F16 PLAYGROUND
- F17 TRASH RECEPTACLE

north

SCALE IN FEET

20' 0 20'

Key Plan

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Revision	Description	Date

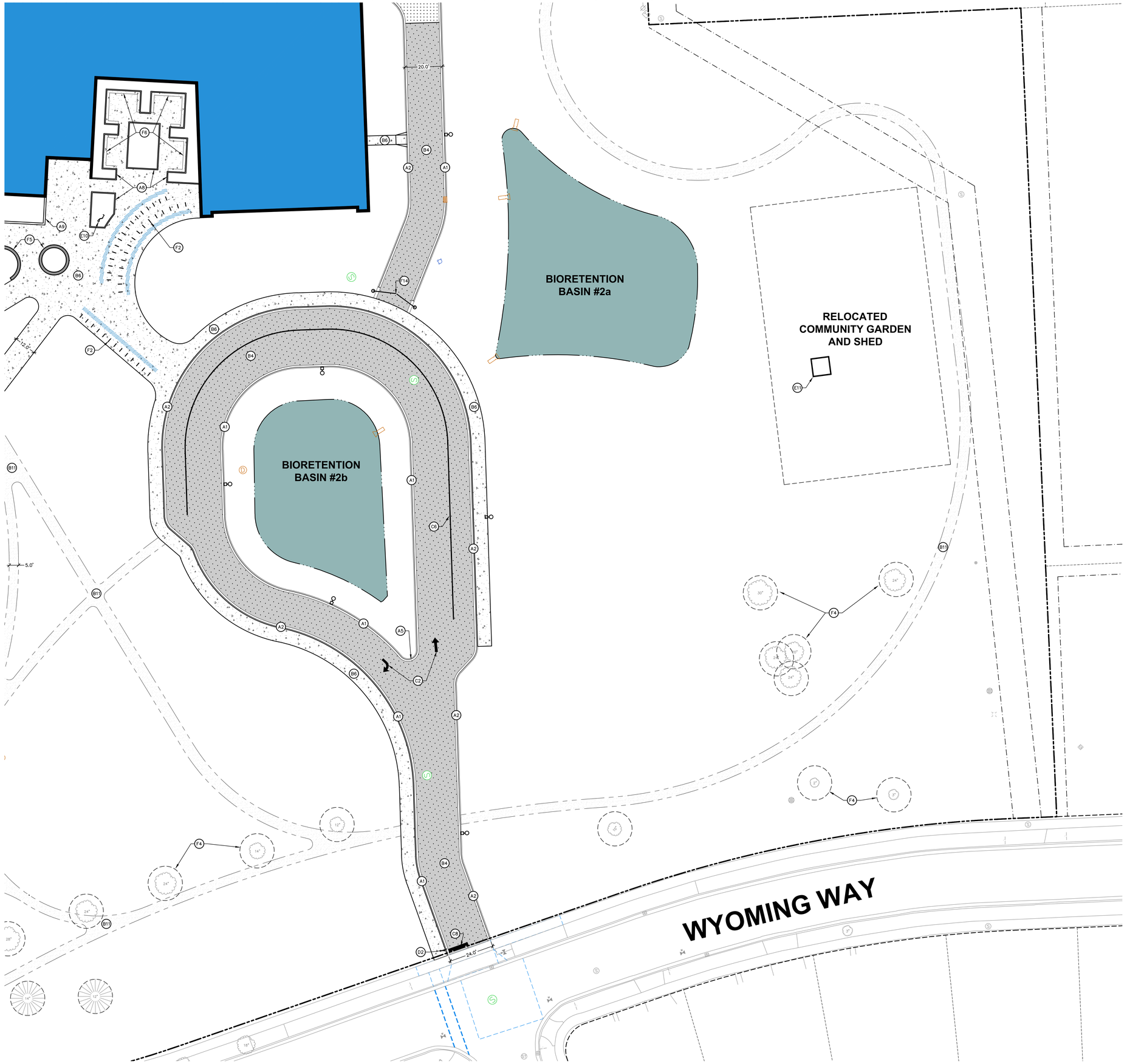
OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
ANNOTATED SITE PLAN - NORTHEAST

Sheet Number
C305

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KEY NOTES

- A1 18" STANDARD CURB AND GUTTER
- A2 18" REJECT CURB AND GUTTER
- A3 18" MOUNTABLE CURB AND GUTTER
- A4 12" RIBBON CURB
- A5 CURB FLUME
- A6 3' CURB HEAD TAPER
- A7 CONCRETE INLET COLLAR
- A8 6" CURB
- A9 12" CURB

- B1 CONCRETE PAVEMENT
- B2 HEAVY DUTY CONCRETE PAVEMENT
- B3 ASPHALT PAVEMENT
- B4 HEAVY DUTY ASPHALT PAVEMENT
- B5 COMMERCIAL ENTRANCE (REFER TO CITY OF MADISON PLAN SET)
- B6 CONCRETE SIDEWALK
- B7 THICKENED EDGE SIDEWALK
- B8 THICKENED EDGE SIDEWALK – FLUSH WITH PAVEMENT (SEE GRADING PLAN)
- B9 ACCESSIBLE RAMP
- B10 ACCESSIBLE WARNING DETECTOR FIELD
- B11 AGGREGATE WALKING PATH
- B12 PLAYGROUND SURFACING
- B13 ASPHALT PAVED RECREATION SPORT COURT

- C1 PAVEMENT MARKING: PARKING STALL – 4" WIDE, WHITE
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- C8 18" STOP BAR, WHITE
- C9 BASKETBALL PAINT LINES
- C10 16'X16' FOUR-SQUARE PAINT LINES

- D1 ACCESSIBLE PARKING SIGN
- D2 TYPE R1-1 STOP SIGN
- D3 TYPE R5-1 DO NOT ENTER SIGN
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- D6 RIGHT TURN ONLY SIGN

- E1 MONUMENT SIGN (REFER TO ARCHITECTURAL)
- E2 TRANSFORMER (REFER TO ELECTRICAL)
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- F12 INTENTIONALLY OMITTED
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- F14 22' DOUBLE DOOR SWING GATE
- F15 INTENTIONALLY OMITTED
- F16 PLAYGROUND
- F17 TRASH RECEPTACLE

north

SCALE IN FEET
20' 0 20'

Key Plan

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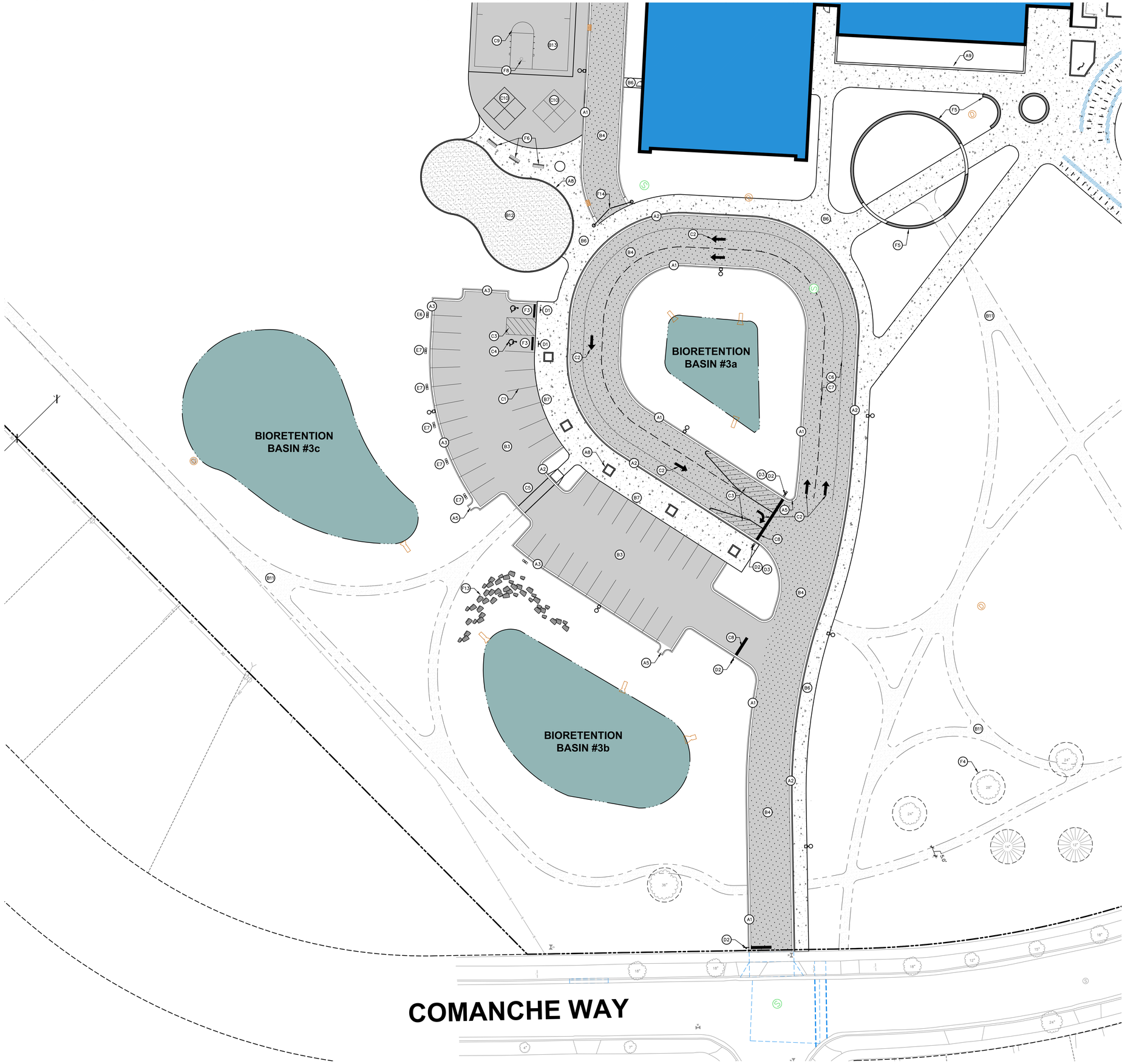
OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
ANNOTATED SITE PLAN - SOUTHEAST

Sheet Number
C306

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KEY NOTES

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north

SCALE IN FEET
20' 0 20'

Key Plan

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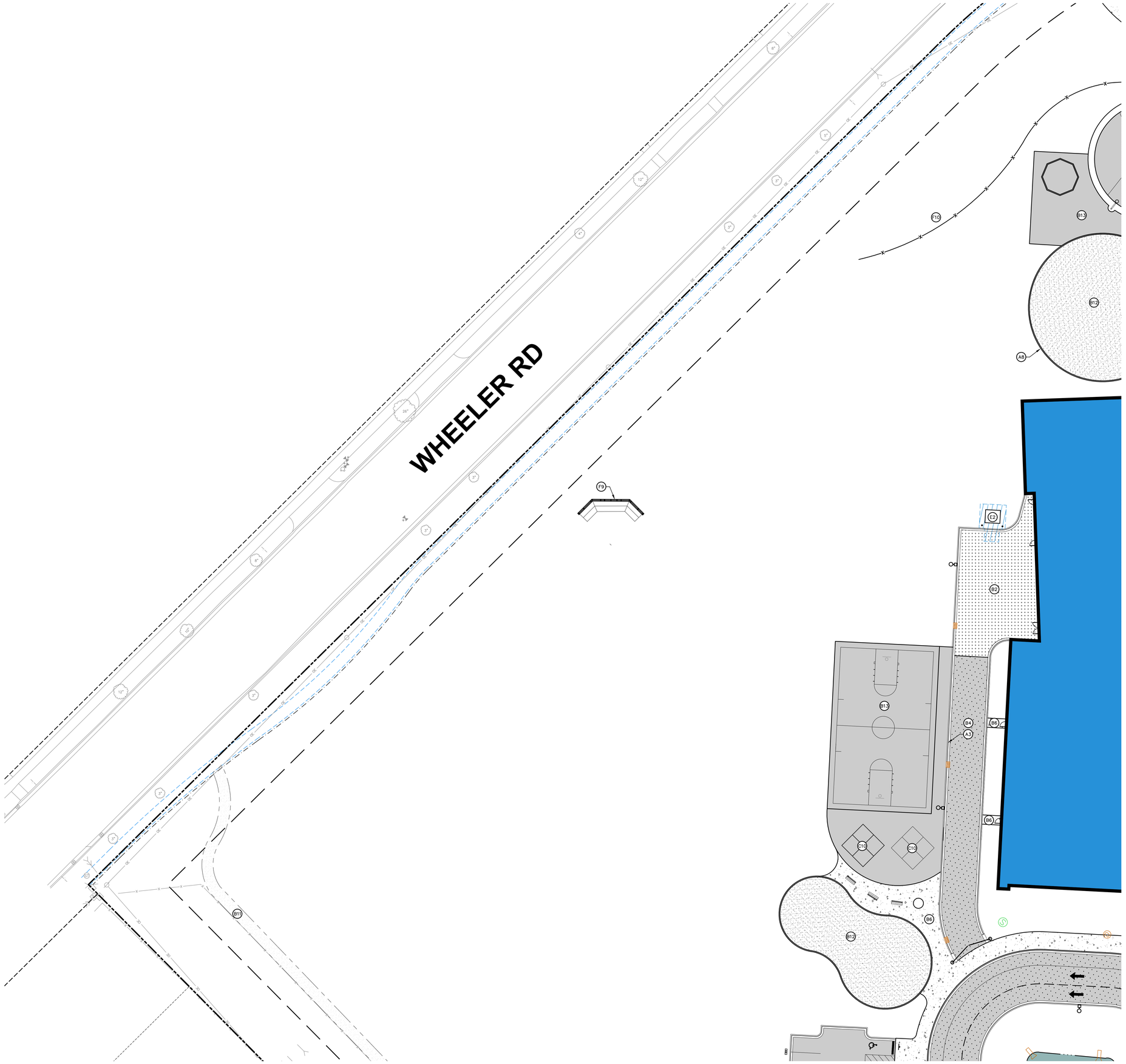
OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
ANNOTATED SITE PLAN - SOUTHWEST

Sheet Number
C307

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KEY NOTES

- A1 18" STANDARD CURB AND GUTTER
- A2 18" REJECT CURB AND GUTTER
- A3 18" MOUNTABLE CURB AND GUTTER
- A4 12" RIBBON CURB
- A5 CURB FLUME
- A6 3' CURB HEAD TAPER
- A7 CONCRETE INLET COLLAR
- A8 6" CURB
- A9 12" CURB

- B1 CONCRETE PAVEMENT
- B2 HEAVY DUTY CONCRETE PAVEMENT
- B3 ASPHALT PAVEMENT
- B4 HEAVY DUTY ASPHALT PAVEMENT
- B5 COMMERCIAL ENTRANCE (REFER TO CITY OF MADISON PLAN SET)
- B6 CONCRETE SIDEWALK
- B7 THICKENED EDGE SIDEWALK
- B8 THICKENED EDGE SIDEWALK – FLUSH WITH PAVEMENT (SEE GRADING PLAN)
- B9 ACCESSIBLE RAMP
- B10 ACCESSIBLE WARNING DETECTOR FIELD
- B11 AGGREGATE WALKING PATH
- B12 PLAYGROUND SURFACING
- B13 ASPHALT PAVED RECREATION SPORT COURT

- C1 PAVEMENT MARKING: PARKING STALL – 4" WIDE, WHITE
- C2 PAVEMENT MARKING; DIRECTIONAL ARROW, WHITE
- C3 PAVEMENT MARKING; DIAGONAL HATCH – SWSL/4" AT 45° @ 2'-0" O.C., WHITE
- C4 ACCESSIBLE PARKING SPACE & SYMBOL, WHITE
- C5 PAVEMENT MARKING, 12" WIDE, WHITE
- C6 PAVEMENT MARKING; 4" WIDE, WHITE
- C7 PAVEMENT MARKING; 4" WIDE WHITE DASHED, 10' LONG 20' BETWEEN DASHES
- C8 18" STOP BAR, WHITE
- C9 BASKETBALL PAINT LINES
- C10 16'X16' FOUR-SQUARE PAINT LINES

- D1 ACCESSIBLE PARKING SIGN
- D2 TYPE R1-1 STOP SIGN
- D3 TYPE R5-1 DO NOT ENTER SIGN
- D4 NO PARKING FIRE LANE SIGN
- D5 5-MINUTE PARKING SIGN
- D6 RIGHT TURN ONLY SIGN

- E1 MONUMENT SIGN (REFER TO ARCHITECTURAL)
- E2 TRANSFORMER (REFER TO ELECTRICAL)
- E3 GENERATOR (REFER TO ELECTRICAL)
- E4 TRASH ENCLOSURE (REFER TO ARCHITECTURAL)
- E5 GEOTHERMAL WELL-HEAD (REFER TO MECHANICAL)
- E6 EV PARKING CHARGING STATION & PAD (REFER TO ELECTRICAL)
- E7 EV READY STATION (REFER TO ELECTRICAL)
- E8 LIGHT POLE (REFER TO ELECTRICAL)
- E9 INTENTIONALLY OMITTED
- E10 FLAG POLE

- F1 CONCRETE BOLLARD
- F2 BIKE RACK – MADRAX SQUARE UX, NO LEAN BAR, SURFACE MOUNTED, POWDER COATED, COLOR: BRONZE
- F3 RECYCLED RUBBERIZED CURB STOP
- F4 PROTECT EXISTING TREE
- F5 SEAT/PLANTER WALL
- F6 BENCH
- F7 INTENTIONALLY OMITTED
- F8 BASKETBALL HOOP
- F9 BACKSTOP FENCE
- F10 4' VINYL COATED CHAIN LINK FENCE W/ CONCRETE RIBBON BASE, COLOR: BLACK
- F11 INTENTIONALLY OMITTED
- F12 INTENTIONALLY OMITTED
- F13 LIMESTONE AMPHITHEATER
- F14 22' DOUBLE DOOR SWING GATE
- F15 INTENTIONALLY OMITTED
- F16 PLAYGROUND
- F17 TRASH RECEPTACLE

north

SCALE IN FEET

20' 0 20'

Key Plan

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Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
ANNOTATED SITE PLAN - NORTHWEST

Sheet Number
C308

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WHEELER RD

INLET PROTECTION, TYP.

CONSTRUCTION ENTRANCE

SILT FENCE, TYP.

FRAMED INLET PROTECTION, TYP.

PROPOSED BUILDING
FFE:913.5
BFE:899.5

BIORETENTION BASIN #1

BIORETENTION BASIN #3c

BIORETENTION BASIN #3a

BIORETENTION BASIN #3b

BIORETENTION BASIN #2b

BIORETENTION BASIN #2a

COMANCHE WAY

MONICA LN

ESCH LN

WYOMING WAY

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north

SCALE IN FEET
40' 0 40'

Key Plan

Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
EROSION CONTROL PLAN

Sheet Number
C400

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WHEELER RD

PROPOSED BUILDING
FFE:913.5
BFE:899.5

BIORETENTION BASIN #1
AREA: 5,000 SF

BIORETENTION BASIN #3c
AREA: 9,000 SF

BIORETENTION BASIN #3a
AREA: 2,200 SF

BIORETENTION BASIN #3b
AREA: 6,600 SF

BIORETENTION BASIN #2b
AREA: 6,000 SF

BIORETENTION BASIN #2a
AREA: 9,400 SF

BIORETENTION BASIN
APPROXIMATE FLAT BOTTOM
AREA: 9,300 SF

COMANCHE WAY

MONICA LN

ESCH LN

WYOMING WAY

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north
SCALE IN FEET
40' 0 40'

Key Plan

Revision	Description	Date

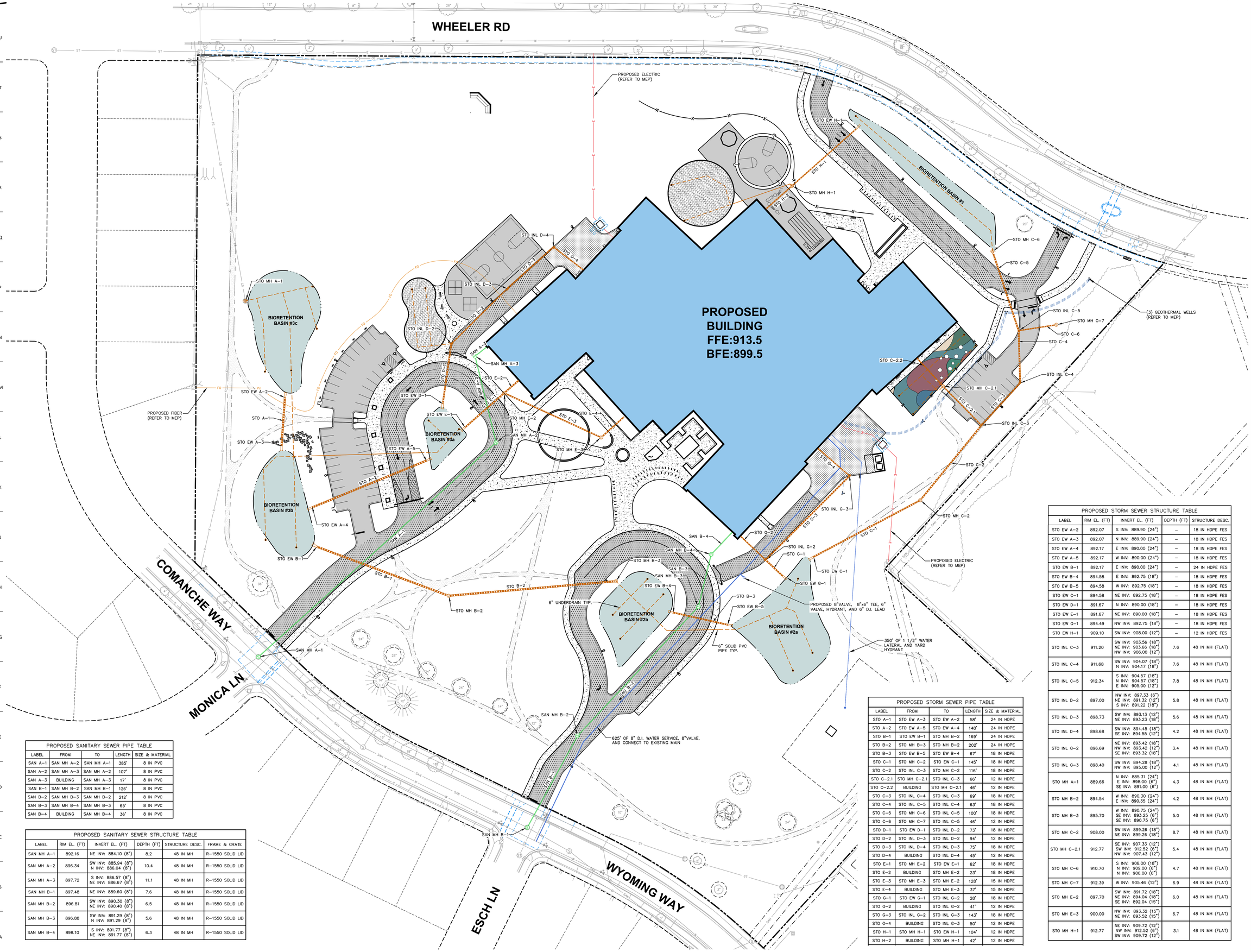
OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
OVERALL GRADING PLAN

Sheet Number
C500

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PROPOSED STORM SEWER STRUCTURE TABLE				
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.
STO EW A–2	892.07	S INV: 889.90 (24")	–	18 IN HDPE FES
STO EW A–3	892.07	N INV: 889.90 (24")	–	18 IN HDPE FES
STO EW A–4	892.17	E INV: 890.00 (24")	–	18 IN HDPE FES
STO EW A–5	892.17	W INV: 890.00 (24")	–	18 IN HDPE FES
STO EW B–1	892.17	E INV: 890.00 (24")	–	24 IN HDPE FES
STO EW B–4	894.58	E INV: 892.75 (18")	–	18 IN HDPE FES
STO EW B–5	894.58	W INV: 892.75 (18")	–	18 IN HDPE FES
STO EW C–1	894.58	NE INV: 892.75 (18")	–	18 IN HDPE FES
STO EW D–1	891.67	N INV: 890.00 (18")	–	18 IN HDPE FES
STO EW E–1	891.67	NE INV: 890.00 (18")	–	18 IN HDPE FES
STO EW G–1	894.49	NW INV: 892.75 (18")	–	18 IN HDPE FES
STO EW H–1	909.10	SW INV: 908.00 (12")	–	12 IN HDPE FES
STO INL C–3	911.20	SW INV: 903.56 (18") NE INV: 903.66 (18") NW INV: 906.00 (12")	7.6	48 IN MH (FLAT)
STO INL C–4	911.68	SW INV: 904.07 (18") N INV: 904.17 (18")	7.6	48 IN MH (FLAT)
STO INL C–5	912.34	S INV: 904.57 (18") N INV: 904.57 (18") E INV: 905.00 (12")	7.8	48 IN MH (FLAT)
STO INL D–2	897.00	NW INV: 897.33 (6") NE INV: 891.32 (12") S INV: 891.22 (18")	5.8	48 IN MH (FLAT)
STO INL D–3	898.73	SW INV: 893.13 (12") NE INV: 893.23 (18")	5.6	48 IN MH (FLAT)
STO INL D–4	898.68	SW INV: 894.45 (18") SE INV: 894.55 (12")	4.2	48 IN MH (FLAT)
STO INL G–2	896.69	NE INV: 893.42 (18") NW INV: 893.42 (12") SE INV: 893.32 (18")	3.4	48 IN MH (FLAT)
STO INL G–3	898.40	SW INV: 894.28 (18") NW INV: 895.00 (12")	4.1	48 IN MH (FLAT)
STO MH A–1	889.66	N INV: 885.31 (24") E INV: 898.00 (6") SE INV: 891.00 (6")	4.3	48 IN MH (FLAT)
STO MH B–2	894.54	W INV: 890.30 (24") E INV: 890.35 (24")	4.2	48 IN MH (FLAT)
STO MH B–3	895.70	W INV: 890.75 (24") SE INV: 893.25 (6") SE INV: 890.75 (6")	5.0	48 IN MH (FLAT)
STO MH C–2	908.00	SW INV: 899.26 (18") NE INV: 899.26 (18")	8.7	48 IN MH (FLAT)
STO MH C–2.1	912.77	SE INV: 907.33 (12") SW INV: 912.52 (6") NW INV: 907.43 (12")	5.4	48 IN MH (FLAT)
STO MH C–6	910.70	S INV: 906.00 (18") N INV: 909.00 (6") N INV: 906.00 (6")	4.7	48 IN MH (FLAT)
STO MH C–7	912.39	W INV: 905.46 (12")	6.9	48 IN MH (FLAT)
STO MH E–2	897.70	SW INV: 891.72 (18") NE INV: 894.04 (18") SE INV: 892.04 (15")	6.0	48 IN MH (FLAT)
STO MH E–3	900.00	NW INV: 893.32 (15") NE INV: 893.52 (15")	6.7	48 IN MH (FLAT)
STO MH H–1	912.77	NE INV: 909.72 (12") NW INV: 912.52 (6") SW INV: 909.72 (12")	3.1	48 IN MH (FLAT)

PROPOSED STORM SEWER PIPE TABLE				
LABEL	FROM	TO	LENGTH	SIZE & MATERIAL
STO A–1	STO EW A–3	STO EW A–2	58'	24 IN HDPE
STO A–2	STO EW A–5	STO EW A–4	148'	24 IN HDPE
STO B–1	STO EW B–1	STO MH B–2	169'	24 IN HDPE
STO B–2	STO MH B–3	STO MH B–2	202'	24 IN HDPE
STO B–3	STO EW B–5	STO EW B–4	67'	18 IN HDPE
STO C–1	STO MH C–2	STO EW C–1	145'	18 IN HDPE
STO C–2	STO INL C–3	STO MH C–2	116'	18 IN HDPE
STO C–2.1	STO MH C–2.1	STO INL C–3	66'	12 IN HDPE
STO C–2.2	BUILDING	STO MH C–2.1	46'	12 IN HDPE
STO C–3	STO INL C–4	STO INL C–3	69'	18 IN HDPE
STO C–4	STO INL C–5	STO INL C–4	63'	18 IN HDPE
STO C–5	STO MH C–6	STO INL C–5	100'	18 IN HDPE
STO C–6	STO MH C–7	STO INL C–5	46'	12 IN HDPE
STO D–1	STO EW D–1	STO INL D–2	73'	18 IN HDPE
STO D–2	STO INL D–3	STO INL D–2	94'	12 IN HDPE
STO D–3	STO INL D–4	STO INL D–3	75'	18 IN HDPE
STO D–4	BUILDING	STO INL D–4	45'	12 IN HDPE
STO E–1	STO MH E–2	STO EW E–1	62'	18 IN HDPE
STO E–2	BUILDING	STO MH E–2	23'	18 IN HDPE
STO E–3	STO MH E–3	STO MH E–2	128'	15 IN HDPE
STO E–4	BUILDING	STO MH E–3	37'	15 IN HDPE
STO G–1	STO EW G–1	STO INL G–2	28'	18 IN HDPE
STO G–2	BUILDING	STO INL G–2	41'	12 IN HDPE
STO G–3	STO INL G–2	STO INL G–3	143'	18 IN HDPE
STO G–4	BUILDING	STO INL G–3	50'	12 IN HDPE
STO H–1	STO MH H–1	STO EW H–1	104'	12 IN HDPE
STO H–2	BUILDING	STO MH H–1	42'	12 IN HDPE

PROPOSED SANITARY SEWER PIPE TABLE				
LABEL	FROM	TO	LENGTH	SIZE & MATERIAL
SAN A–1	SAN MH A–2	SAN MH A–1	385'	8 IN PVC
SAN A–2	SAN MH A–3	SAN MH A–2	107'	8 IN PVC
SAN A–3	BUILDING	SAN MH A–3	17'	8 IN PVC
SAN B–1	SAN MH B–2	SAN MH B–1	126'	8 IN PVC
SAN B–2	SAN MH B–3	SAN MH B–2	212'	8 IN PVC
SAN B–3	SAN MH B–4	SAN MH B–3	65'	8 IN PVC
SAN B–4	BUILDING	SAN MH B–4	36'	8 IN PVC

PROPOSED SANITARY SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAN MH A–1	892.16	NE INV: 884.10 (8")	8.2	48 IN MH	R–1550 SOLID LID
SAN MH A–2	896.34	SW INV: 885.94 (8") N INV: 886.04 (8")	10.4	48 IN MH	R–1550 SOLID LID
SAN MH A–3	897.72	S INV: 886.57 (8") NE INV: 886.67 (8")	11.1	48 IN MH	R–1550 SOLID LID
SAN MH B–1	897.48	NE INV: 889.60 (8")	7.6	48 IN MH	R–1550 SOLID LID
SAN MH B–2	896.81	SW INV: 890.30 (8") NE INV: 890.40 (8")	6.5	48 IN MH	R–1550 SOLID LID
SAN MH B–3	896.88	SW INV: 891.29 (8") N INV: 891.29 (8")	5.6	48 IN MH	R–1550 SOLID LID
SAN MH B–4	898.10	S INV: 891.77 (8") NE INV: 891.77 (8")	6.3	48 IN MH	R–1550 SOLID LID

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north
SCALE IN FEET
40' 0 40'

Key Plan

Revision Description Date

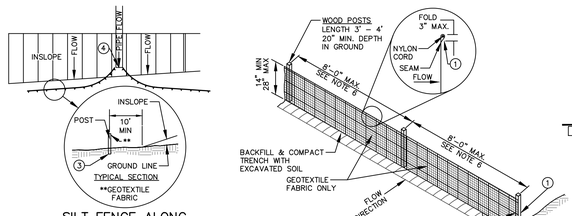
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24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

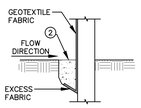
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UTILITY PLAN

Sheet Number
C600

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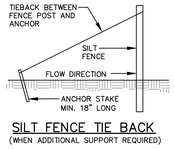


SILT FENCE ALONG SLOPES & OUTFALLS

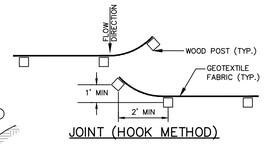


NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

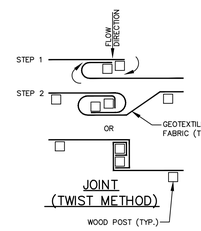
TRENCH DETAIL



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (HOOK METHOD)



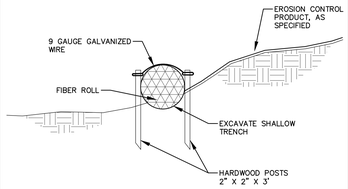
JOINT (TWIST METHOD)

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

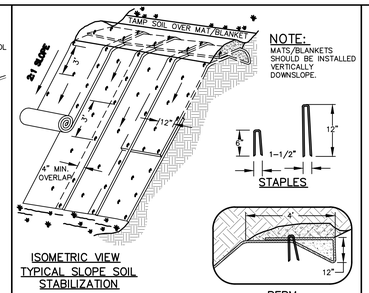


GENERAL NOTES:

1. EXCAVATE A SHALLOW TRENCH SLIGHTLY BELOW BASEFLOW OR A 4" TRENCH ON SLOPE CONTOURS.
2. PLACE THE ROLL IN THE TRENCH AND ANCHOR WITH 2" X 2" POSTS PLACED ON BOTH SIDES OF THE ROLL AND SPACED LATERALLY ON 2' TO 4' CENTERS. TRIM THE TOP OF THE POSTS EVEN WITH THE EDGE OF THE ROLL, IF NECESSARY.
3. NOTCH THE POSTS AND TIE TOGETHER, ACROSS THE ROLL, WITH 9 GAUGE GALVANIZED WIRE OR 1/8" DIAMETER BRAIDED NYLON ROPE.
4. PLACE SOIL EXCAVATED FROM THE TRENCH BEHIND THE ROLL AND HAND TAMP. PLANT WITH SUITABLE HERBACEOUS OR WOODY VEGETATION AS SPECIFIED.

FIBER SILT SOCK
N.T.S.

REV. 12–7–2018



NOTE:
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.

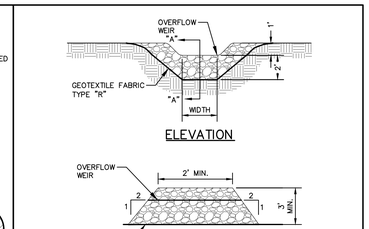
ISOMETRIC VIEW
TYPICAL SLOPE SOIL STABILIZATION

GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON–CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION MATTING
N.T.S.

REV. 11–19–2018



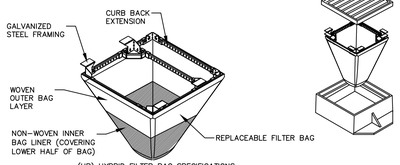
GENERAL NOTES:

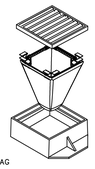
1. STONE DITCH CHECKS SHALL BE CONSTRUCTED OF A WELL–GRADED ANGULAR STONE, A D50 OF 3 INCH DIAMETER OR GREATER, SOMETIMES REFERRED TO AS BREAKER RUN OR SHOT ROCK.
2. EXTEND DITCH CHECK ACROSS CHANNEL OPENING TO MEET SWALE/DITCH SIDE SLOPES. WHERE CHANNEL IS LESS THAN 3 FEET DEEP, REDUCE WEIR HEIGHT TO 1 FOOT AND INCREASE THE TOP OF DITCH CHECK FROM 2 FEET TO 4 FEET.

STONE DITCH CHECK
N.T.S.

REV. 7–31–2018

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS





(HB) HYBRID FILTER BAG SPECIFICATIONS:

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

CATCH-IT INLET FILTER (Temporary Inlet Protection)

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft³)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3087	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3246A	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	62MOB2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3615HB
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

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	130 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	140 gal/min/ft^2
MINIMUM FILTER BAG VOLUME		2 CUBIC FT	

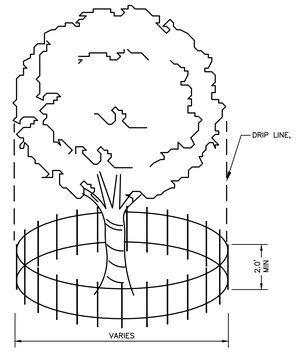
FRAMED INLET PROTECTION TO BE INSTALLED BEFORE/DURING CONSTRUCTION ON OPEN GRATE STRUCTURES

FRAMED INLET PROTECTION
N.T.S.

REV. 7–01–2019

FLEXSTORM PRETREATMENT CATCH IT

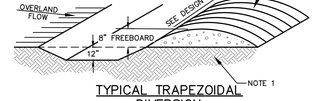
SIZE	DRAWING NO.	IPP Flexstorm HD Specification
C		
REV	SHEET 1 OF 1	



NOTE:
FENCE TO BE INSTALLED TO PROTECT EXISTING TREE(S) DURING CONSTRUCTION. CONTRACTOR TO COORDINATE FENCE LOCATION WITH OWNER PRIOR TO INSTALLATION. SILT FENCE MATERIAL OR OTHER APPROVED BARRIER MATERIAL MAY BE USED.

TREE PROTECTION
N.T.S.

REV. 11–26–2018



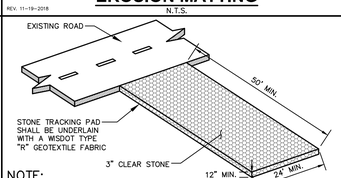
TYPICAL TRAPEZOIDAL DIVERSION

GENERAL NOTES:

1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. SIDE SLOPES OF BERM SHALL BE STABILIZED AS SOON AS THEY ARE CONSTRUCTED.
3. BERM SHALL NOT BE CONSTRUCTED OF TOPSOIL.

DIVERSION SWALES
N.T.S.

REV. 7–25–2018



NOTE:
- CONTRACTOR TO VERIFY LOCATION WITH OWNER.
- MANUFACTURED TRACKOUT MATS ARE AN ACCEPTABLE ALTERNATIVE PER WDNR TECHNICAL STANDARD 1057.

CONSTRUCTION ENTRANCE
N.T.S.

REV. 04–24–2024

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Key Plan

Revision Description Date

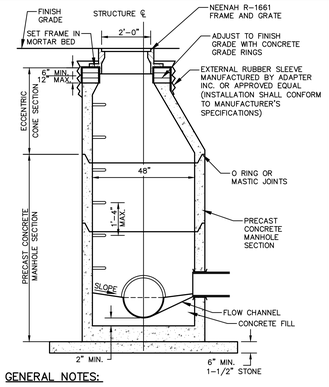
OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
CONSTRUCTION DETAILS

Sheet Number
C700

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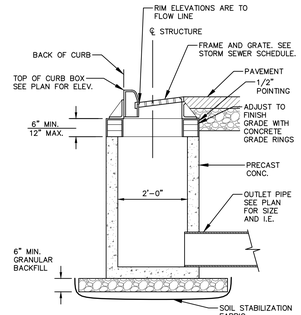
GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
3. USE MORTAR FOR PIPE CONNECTIONS.
4. ALL MANHOLES SHALL HAVE RUBBER CHIMNEY BOOT SEALS.

SANITARY SEWER MANHOLE

N.T.S.

REV. 12-6-2018



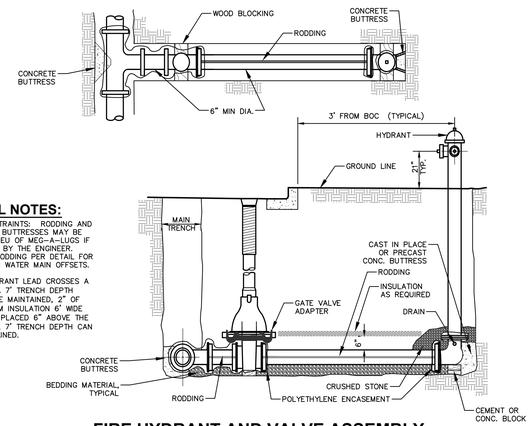
NOTE:

*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

N.T.S.

REV. 11-26-2018



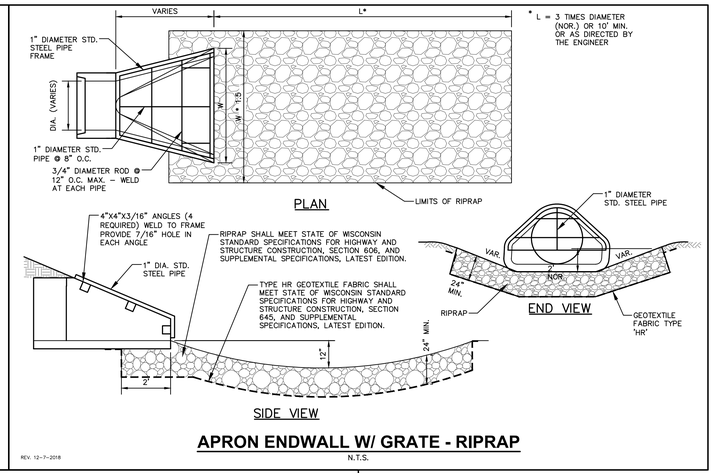
GENERAL NOTES:

1. JOINT RESTRAINTS: RODDING AND CONCRETE BUTTRESSES MAY BE USED IN LIEU OF MEG-A-LUGS IF APPROVED BY THE ENGINEER. PROVIDE RODDING PER DETAIL FOR STRAPPING WATER MAIN OFFSETS.
2. WHEN HYDRANT LEAD CROSSES A DITCH & A 7' TRENCH DEPTH CANNOT BE MAINTAINED, 2" OF STYROFOAM INSULATION 6' WIDE SHALL BE PLACED 6" ABOVE THE PIPE UNTIL 7' TRENCH DEPTH CAN BE MAINTAINED.

FIRE HYDRANT AND VALVE ASSEMBLY

N.T.S.

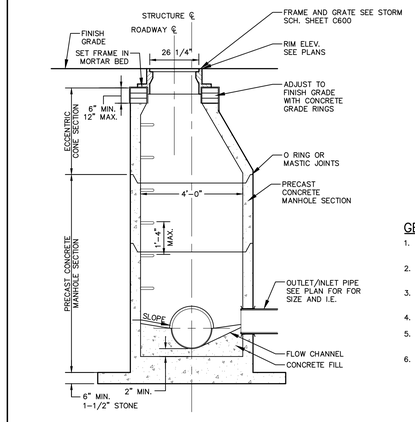
REV. 12-03-2018



APRON ENDWALL W/ GRATE - RIPRAP

N.T.S.

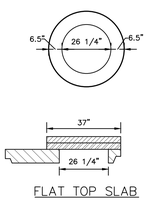
REV. 12-7-2018



STORM SEWER MANHOLE

N.T.S.

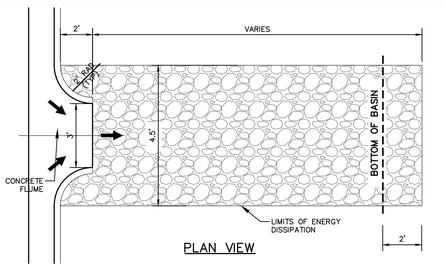
REV. 12-07-2018



FLAT TOP SLAB

GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY.
6. USE NEENAH R-2501-G BEEHIVE FRAME AND GRATE WHEN IN LANDSCAPE AREAS.

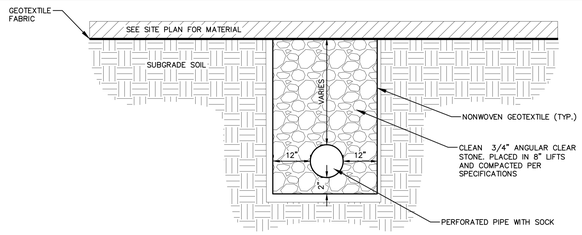


GENERAL NOTES:

1. PITCH CONCRETE/ASPHALT AT 2% FROM FLOW LINE OF GUTTER SECTION TO END OF FLUME.

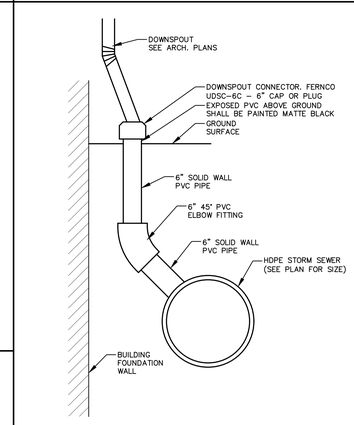
CURB FLUME

N.T.S.



PERFORATED DRAIN TILE

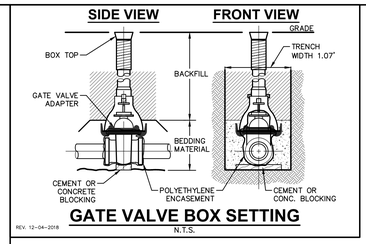
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DOWNSPOUT

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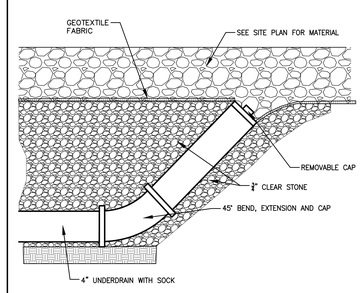
REV. 09-22-2022



GATE VALVE BOX SETTING

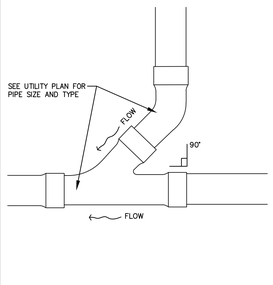
N.T.S.

REV. 12-04-2018



CLEANOUT IN PLAYGROUND

N.T.S.



PIPE TRANSITION BEND & WYE

N.T.S.

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Key Plan

Revision	Description	Date

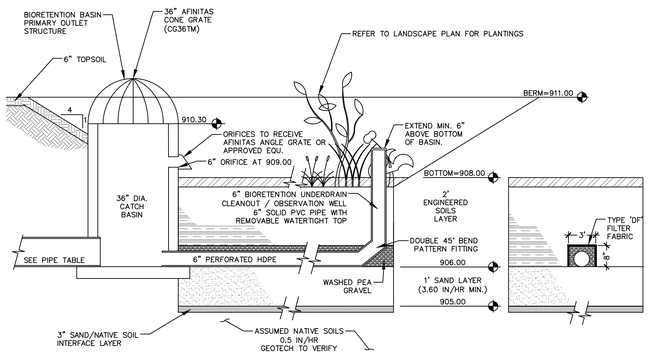
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Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
CONSTRUCTION DETAILS

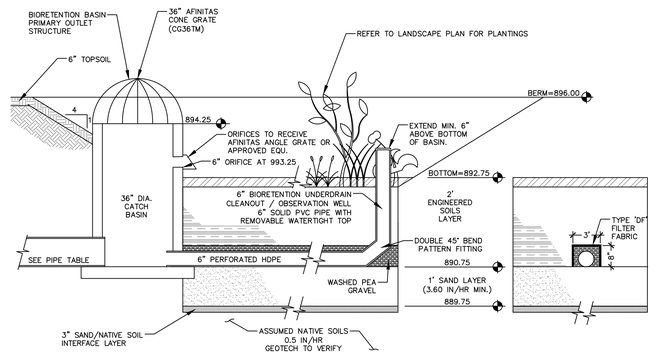
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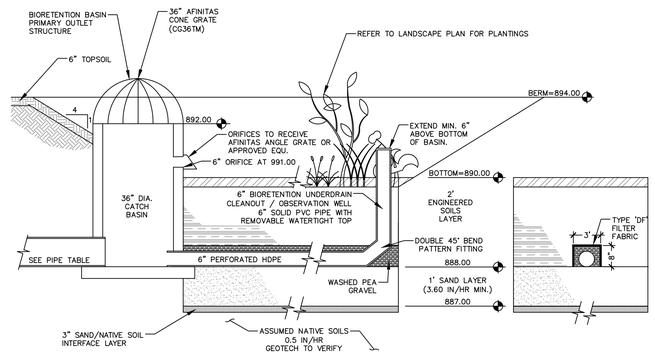
SECTION A SECTION B

BIORETENTION BASIN #1 (NORTH)



SECTION A SECTION B

BIORETENTION BASIN #2b & 2b (SOUTHEAST)



SECTION A SECTION B

BIORETENTION BASIN #3a, 3b, & 3c (SOUTHWEST)

GENERAL NOTES:

1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 – BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. REFER TO SPECIFICATION SECTION 32 91 13.50 FOR MORE INFORMATION ON BASIN MATERIALS AND CONSTRUCTION.
3. CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE 0.24 IN/HR SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE BIORETENTION BASIN.
4. NATIVE SOIL TO BE TILLED 2 FEET TO PROMOTE INFILTRATION.
5. IF ADDITIONAL EXCAVATION IS REQUIRED BELOW THE SAND PROFILE TO REACH THE LISTED NATIVE SOIL LAYER, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BIORETENTION SYSTEM TO THE BOTTOM OF THE SAND/GRAVEL LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE LISTED NATIVE SOIL LAYER AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
6. FILTER FABRIC SHALL BE PLACED ABOVE AND ON THE SIDES OF THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 3 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
7. AREAS SURROUNDING THE BASIN SHALL BE SEEDED PER LANDSCAPE PLAN PRIOR TO DIGGING TO NATIVE SOIL, INSTALLING SAND LAYER AND INSTALLING ENGINEERED SOILS.
8. NATIVE SOILS, SAND STORAGE, AND ENGINEERED SOILS SHALL BE PROTECTED FROM EROSION SEDIMENT BY USE OF FIBER SILT LOGS AROUND THE PERIMETER OF THE BASIN BOTTOM.
9. RUNOFF MUST INFILTRATE WITHIN 24–HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
10. SEE LANDSCAPING PLAN FOR APPROPRIATE SEED MIX, PLANTS AND PLANTING CONFIGURATIONS. IF PLUGGING IS USED INSTEAD OF NATIVE VEGETATIVE MATTING BASIN BOTTOM TO RECEIVE TYPE II, CLASS B OR C MATTING.
11. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.

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

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

THE STORMWATER MANAGEMENT FEATURES CONTAINED WITHIN THIS PLAN SET HAVE BEEN DESIGNED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH IN WISCONSIN DNR NR151 AND LOCAL ORDINANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION PRACTICES HAVE BEEN UTILIZED AND THAT STORMWATER MANAGEMENT FEATURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED DESIGN PLANS. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL NOT BE LIABLE FOR ANY CONSTRUCTION PRACTICES OR INSTALLATION WHICH DEVIATES FROM THE APPROVED PLAN SET. ONCE THE OWNER HAS PROVIDED FINAL APPROVAL TO THE WORK PERFORMED BY THE CONTRACTOR AND ENSURED COMPLIANCE WITH THE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN STORMWATER MANAGEMENT FEATURES IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT. PROPER OPERATION IS DEPENDENT ON A MULTITUDE OF VARIABLES INCLUDING WEATHER. THESE COMPONENTS REQUIRE ONGOING MAINTENANCE FOR WHICH THE OWNER IS RESPONSIBLE. JSD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.

AS–BUILT SURVEY AND CERTIFICATION: DURING CONSTRUCTION, PRIOR TO COMPLETION, AND UPON CONSTRUCTION COMPLETION AND STABILIZATION, AN AS–BUILT SURVEY IS TO BE CONDUCTED FOR BASIN AND CERTIFIED BY THE ISSUING ENGINEER. AS–BUILT PLANS ARE TO BE SUBMITTED TO MUNICIPALITY FOR FINAL APPROVAL.

ALL BASIN INFORMATION REQUIRED TO MEET DANE COUNTY STORMWATER MANUAL AS–BUILT CERTIFICATIONS CAN BE FOUND AT THE LINK BELOW AND WITHIN THE CHECKLISTS PROVIDED AT THE LINK. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION DURING CONSTRUCTION AND SHALL PROVIDE REQUIRED DATA TO THE ENGINEER FOR COMPLETION OF THE AS–BUILT CERTIFICATION. INCLUDING BUT NOT LIMITED TO CONSTRUCTION PHOTOS, GEOTECH INFORMATION, SAND SPECIFICATIONS, ENGINEERED SPECIFICATIONS, AND PLANT LISTS.
https://danecountystormwatermanual.com/doku.php?id=as_built_certification

BIORETENTION BASIN
N.T.S.

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Key Plan

Revision Description Date

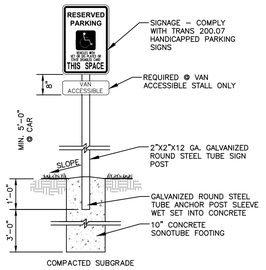
OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
CONSTRUCTION DETAILS

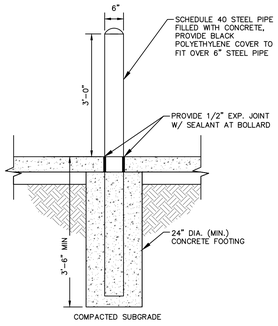
Sheet Number
C702

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ADA SIGN

N.T.S.

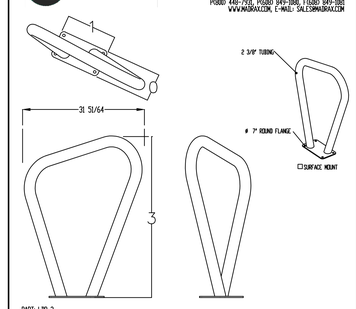


CONCRETE BOLLARD

REV. 12-17-2018

N.T.S.

MADRAX DIVISION
GRABER MANUFACTURING, INC.
1888 LINEX DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1000, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



PART: LBR-2
DESCRIPTION: LEFTY BIKE RACK, 2 BIKE CAPACITY, SURFACE MOUNTED, POWDER COATED BRONZE.
DATE: 5-27-2020
ENG: BLV

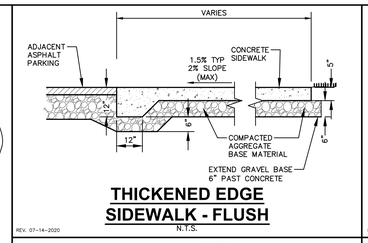
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO APPROVE COLOR (TYP.).
3. SEE SITE PLAN FOR LOCATION

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BIKE RACK DETAIL

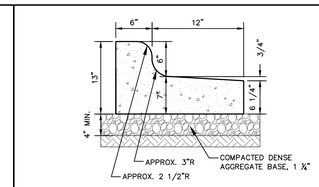
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THICKENED EDGE SIDEWALK - FLUSH

REV. 07-14-2020

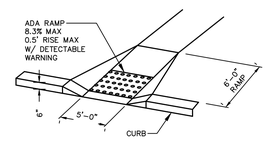
N.T.S.



18" REJECT CURB & GUTTER

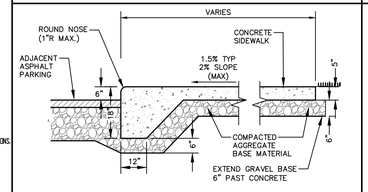
REV. 12-17-2018

N.T.S.



ADA ACCESSIBLE RAMP - INLINE

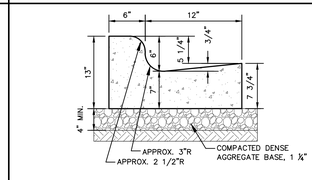
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THICKENED EDGE SIDEWALK

REV. 07-14-2020

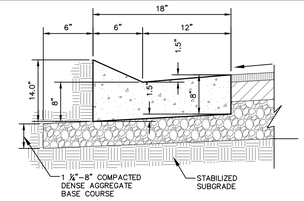
N.T.S.



18" STANDARD CURB & GUTTER

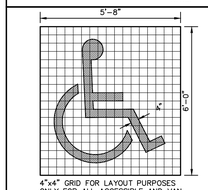
REV. 12-17-2018

N.T.S.



18" MOUNTABLE CURB & GUTTER

N.T.S.



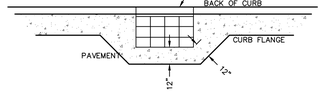
4"x4" GRID FOR LAYOUT PURPOSES ONLY FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

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

ADA PARKING STALL MARKING

REV. 11-20-2018

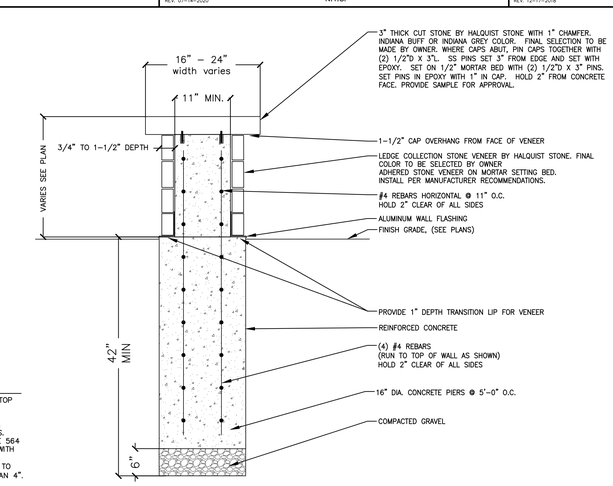
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CONCRETE INLET COLLAR

REV. 11-20-2018

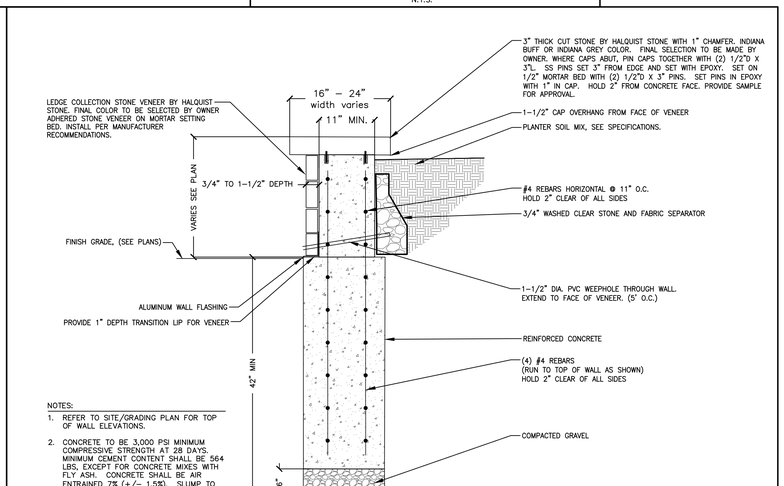
N.T.S.



NOTES:
1. REFER TO SITE/GRADING PLAN FOR TOP OF WALL ELEVATIONS.
2. CONCRETE TO BE 3,000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. MINIMUM CEMENT CONTENT SHALL BE 564 LBS, EXCEPT FOR CONCRETE MIXES WITH FLY ASH. CONCRETE SHALL BE AIR ENTRAINED 7% (+/– 1.5%). SLUMP TO BE NOT LESS THAN 2" OR MORE THAN 4".

FREESTANDING SEAT WALL

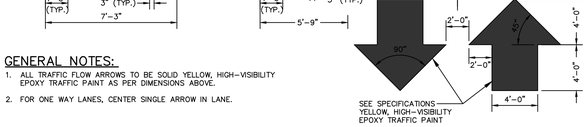
N.T.S.



NOTES:
1. REFER TO SITE/GRADING PLAN FOR TOP OF WALL ELEVATIONS.
2. CONCRETE TO BE 3,000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. MINIMUM CEMENT CONTENT SHALL BE 564 LBS, EXCEPT FOR CONCRETE MIXES WITH FLY ASH. CONCRETE SHALL BE AIR ENTRAINED 7% (+/– 1.5%). SLUMP TO BE NOT LESS THAN 2" OR MORE THAN 4".

PLANTER/SEAT WALL

N.T.S.



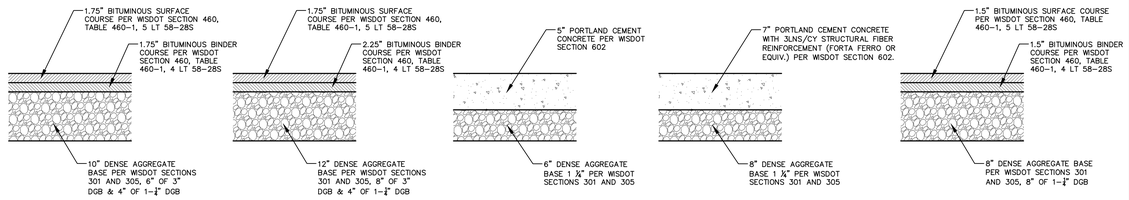
SEE SPECIFICATIONS YELLOW, HIGH-VISIBILITY EPOXY TRAFFIC PAINT

GENERAL NOTES:
1. ALL TRAFFIC FLOW ARROWS TO BE SOLID YELLOW, HIGH-VISIBILITY EPOXY TRAFFIC PAINT AS PER DIMENSIONS ABOVE.
2. FOR ONE WAY LANES, CENTER SINGLE ARROW IN LANE.

TYPICAL PAVEMENT MARKINGS

REV. 11-20-2018

N.T.S.

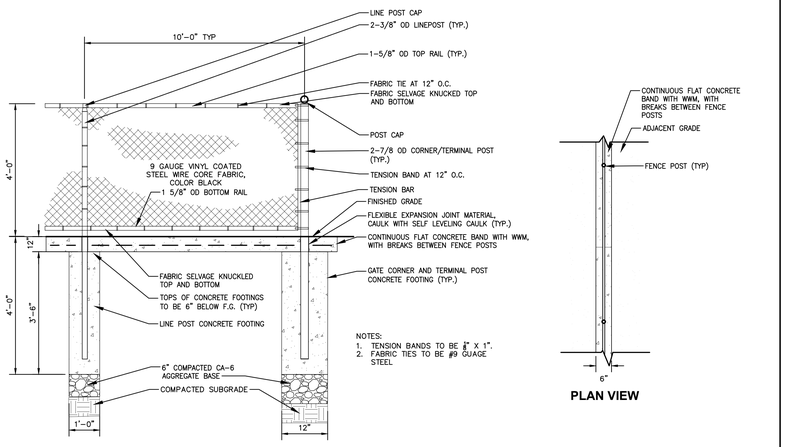


GENERAL NOTES:
1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY [GEOTECH NAME] TITLED "[GEOTECH REPORT TITLE]" DATED [DATE], IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, 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 AND TRASH ENCLOSURES SHALL BE A 8" CONCRETE SLAB WITH WIRE REINFORCEMENT MESH (W2.9XW2.9) OVER 8" OF 1-1/4" DGB PER WISDOT SECTION 305.

PAVEMENT SECTIONS

REV. 7-01-2019

N.T.S.



CHAIN LINK FENCE WITH CONCRETE BAND

REV. 02-03-2022

N.T.S.

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Key Plan

Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
CONSTRUCTION DETAILS

Sheet Number
C703

PRELIMINARY. NOT FOR CONSTRUCTION.

File: \\SDI\NC\projects\2024\24146902\DWG\Civil Sheets\24146902 - Con Docs - Notes & Details.dwg Layout: C703 DETAILS - SITE User: Kevin Yeska Plotted: Jul 10, 2025 - 4:43pm Xref's:



LEGEND

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

north

SCALE IN FEET

50' 0 50'

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Key Plan

Revison	Description	Date

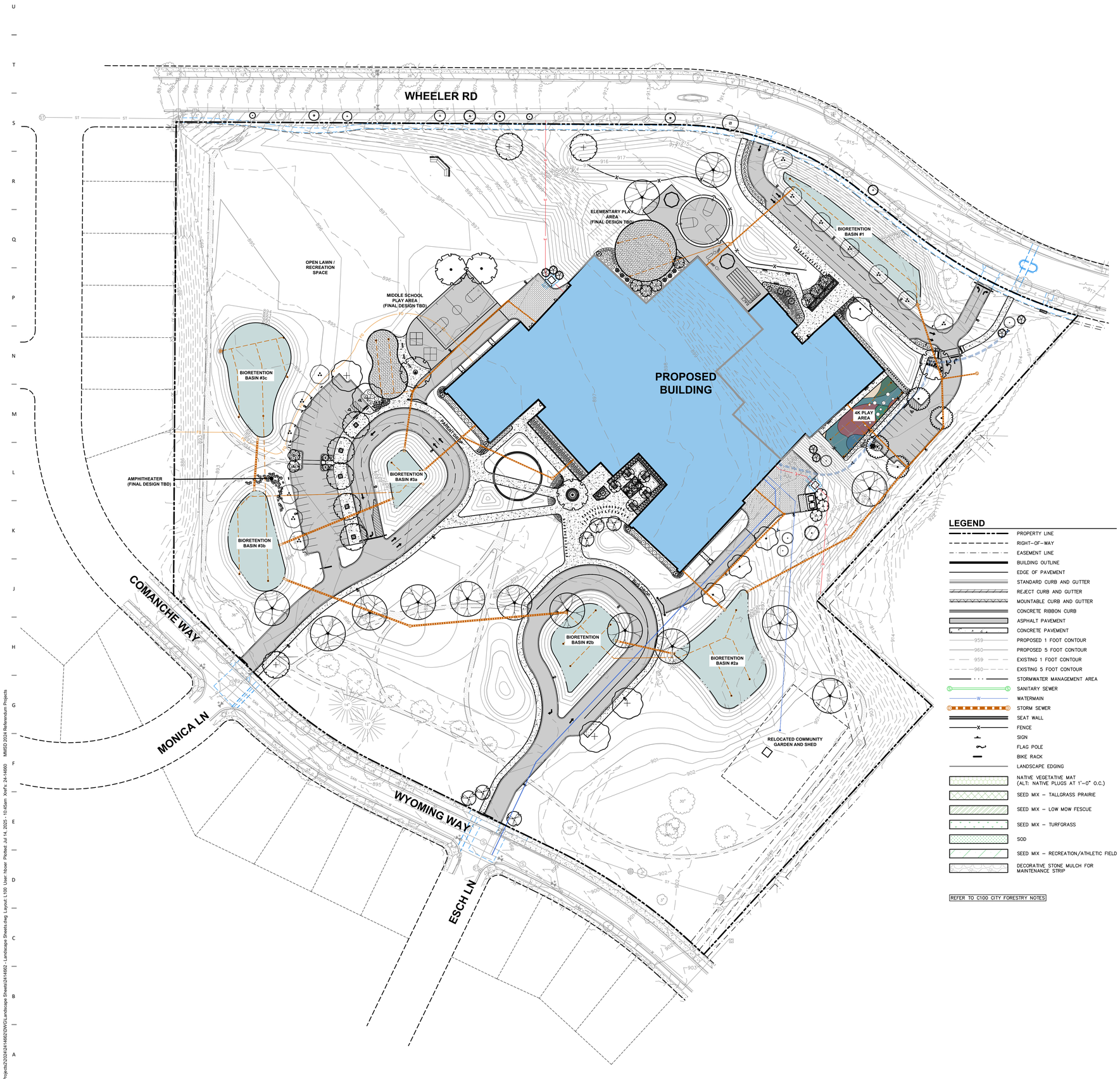
OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
OVERALL LANDSCAPE SEEDING PLAN

Sheet Number
L110

File: I:\bd\2Projects\2024\24146602\DWG\Landscape Sheets\24146602 - Landscape Sheets.dwg Layout: L110 User: hboer Plotted: Jul 14, 2025 - 10:48am Xref's: 24-14660 MMSD 2024 Referendum Projects



LEGEND

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- SEED MIX - TURFGRASS
- SOD
- SEED MIX - RECREATION/ATHLETIC FIELD
- DECORATIVE STONE MULCH FOR MAINTENANCE STRIP

REFER TO C100 CITY FORESTRY NOTES

COMPREHENSIVE PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
	PIGL	*Picea glauca / White Spruce*	B & B	6' Ht. (min)	4
	PIST	*Pinus strobus / White Pine*	B & B	6' Ht. (min)	1
ORNAMENTAL TREES					
	AMGL	*Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry*	B & B	6' Ht. (min)	14
	CECA	*Cercis canadensis 'Columbus' / Columbus Strain Eastern Redbud*	B & B	6' Ht. (min)	9
	HEMIT	*Heptacodium miconioides 'SMNHMRF' / Temple of Bloom® Seven Son Flower*	B & B	8' Ht. (min)	11
OVERSTORY DECIDUOUS TREES					
	ACMI	*Acer miyabei 'Morton' / State Street™ Miyabe Maple*	B & B	2.5"Cal	8
	BENI	*Betula nigra 'BNMTF' TM / Dura Heat River Birch*	B & B	8' Ht. (min)	13
	CEOC	*Celtis occidentalis / Common Hackberry*	B & B	2.5" Cal	4
	GLTR	*Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust*	B & B	2.5"Cal	4
	PEAC	*Platanus x acerifolia 'Morton Circle' TM / Exclamation London Plane Tree*	B & B	2.5" Cal	5
	QUSC	*Quercus x schuettei / Swamp Bur Oak*	B & B	2.5" Cal	14
	ULAM	*Ulmus americana 'Princeton' / Princeton American Elm*	B & B	2.5" Cal	4
UPRIGHT EVERGREEN SHRUB					
	JIVIC	*Juniperus virginiana 'Canaertii' / Canaerti Eastern Redcedar*	B & B	6' Ht. (min)	7
	JUNS	*Juniperus x 'J.N Select Blue' / Star Power® Juniper*	B & B	6' Ht. (min)	8
	THUB	*Thuja occidentalis 'Bail John' / Technito® Arborvitae*	B & B	5' Ht. (min)	6
DECIDUOUS SHRUBS					
	ARME	*Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry*	#3	12" Ht. (min)	71
	ARMEL	*Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Chokeberry*	#3	8" Ht. (min)	75
	CAFL	*Calycanthus floridus 'SMNCAF' / Simply Scentsational® Sweetshrub*	#5	24" Ht. (min)	1
	COSE	*Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood*	#3	24" Ht. (min)	8
	HYDAB	*Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea*	#5	Min. 36"	35
	HYPAL	*Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea*	#3	18" Ht. (min)	36
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee' / Amber Jubilee Ninebark*	#5	24" Ht. (min)	12
	RHAR	*Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac* *	#3	24" Dia. (min)	77
	VIJU	*Viburnum x juddii / Judd Viburnum*	B & B	36" Ht. (min)	19
EVERGREEN SHRUBS					
	JUCHK	*Juniperus chinensis 'Kallays Compacta' / Kally Pfitzer Compact Juniper*	#5	18" Dia. (min)	6
	JUCH	*Juniperus chinensis 'Sea Green' / Sea Green Juniper*	#5	24" Ht. (min)	15
	JUSA	*Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper*	#5	24" Dia. (min)	28
	TAMET	*Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew*	#5	24" Ht. (min)	21
PERENNIALS & GRASSES					
	ALSU	*Allium x 'Summer Beauty' / Summer Beauty Allium*	#1	Min. 8"-18"	18
	AMSB	*Amsonia x 'Blue Ice' / Blue Ice Bluestar*	#1	Min 8"-18"	95
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass*	#1	Min. 8"-18"	91
	COVE	*Coreopsis verticillata 'Zagreb' / Zagreb Tickseed*	#1	Min 8"-18"	81
	GERR	*Geranium x 'Rozanne' / Rozanne Cranesbill*	#1	Min. 8"-18"	91
	HEHR	*Hemerocallis x 'Happy Returns' / Happy Returns Daylily*	#1	Min. 8"-18"	26
	PAVI	*Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass*	#1	Min. 8"-18"	16
	PAVIN	*Panicum virgatum 'Northwind' / Northwind Switch Grass*	#1	Min. 12"-24"	62
	RUFUB	*Rudbeckia fulgida 'Blovi' / Viette's Little Suzy Coneflower*	#1	Min. 8"-18"	88
	SCSC	*Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem* *	#1	Min. 8"-18"	26
	SPHE	*Sporobolus heterolepis / Prairie Dropseed*	#1	Min. 8"-18"	54

MUNICIPAL STREET TREE SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
ORNAMENTAL TREES					
	ATGA	*Acer tataricum 'GarAnn' / Hot Wings® Tatarian Maple*	B & B	2" Cal	1
	CMGG	*Cornus mas 'Golden Glory' / Golden Glory Cornelian Cherry*	B & B	2" Cal	3
	MAAM	*Maackia amurensis / Amur Maackia*	B & B	2" Cal	1
	MARR	*Malus x 'Royal Raindrops' / Royal Raindrops Crabapple*	B & B	2" Cal	1
	MAAD	*Malus x 'Adirondack' / Adirondack Crabapple*	B & B	2" Cal	2
	OSVI	*Ostrya virginiana / American Hophornbeam*	B & B	1.5" Cal	1
	SYPM	*Syringa pekinensis 'Morton' / China Snow® Peking Lilac*	B & B	2" Cal	1

north

SCALE IN FEET

50' 0 50'

Key Plan

OPN ARCHITECTS

301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
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Revision	Description	Date

OPN Project No.
24654002

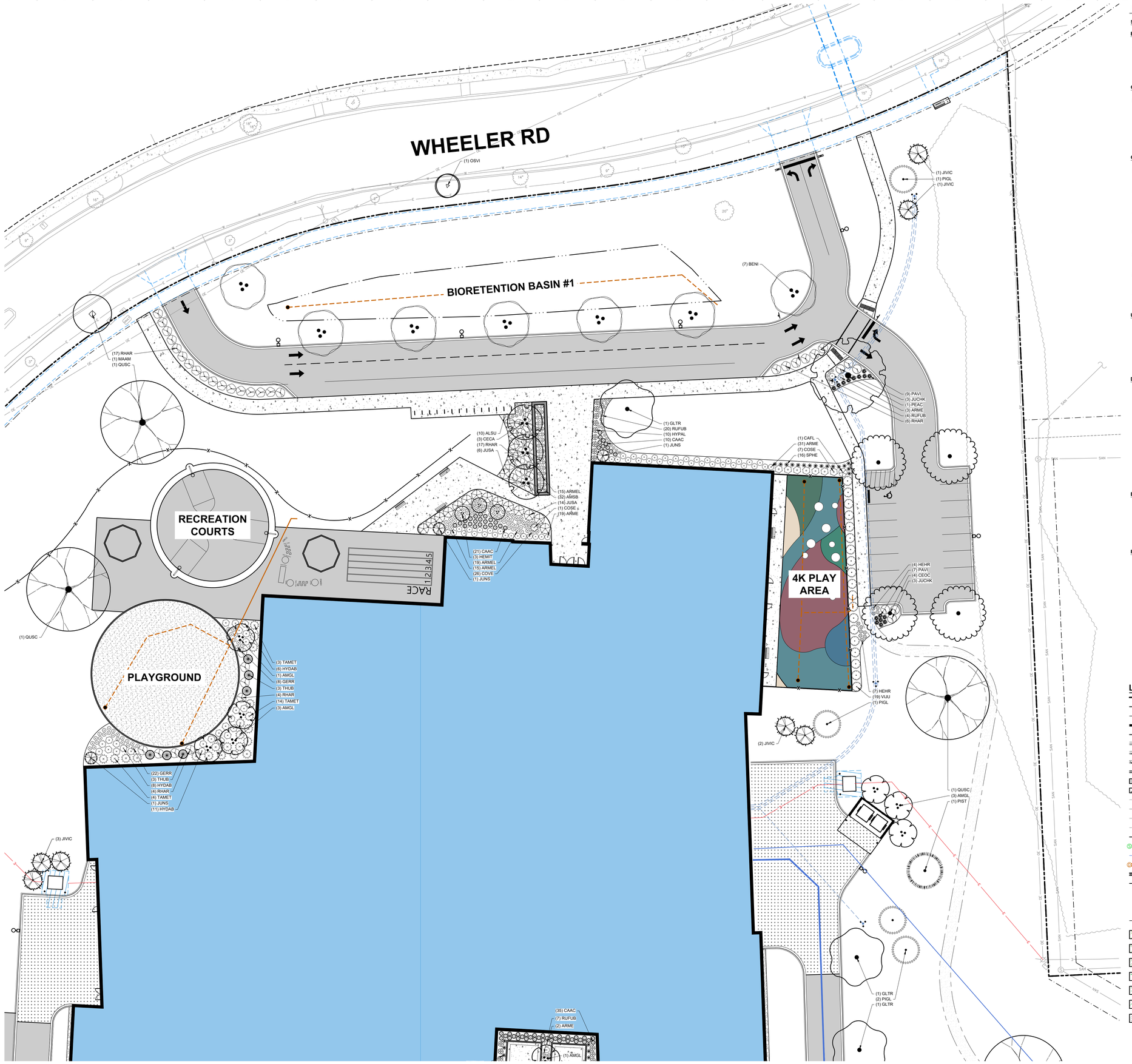
Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
OVERALL LANDSCAPE PLANTING PLAN

Sheet Number
L100

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File: \\fs02\Projects\2020\24146602\DWG\Landscape Sheets\24146602 - Landscape Sheets.dwg Layout: L100 User: htoer Plotted: Jul 14, 2025 - 10:45am Xrefs: 24-14650 MMSD 2024 Referendum Projects


WHEELER RD
BIORETENTION BASIN #1
RECREATION COURTS
PLAYGROUND
4K PLAY AREA
RACE
(1) OSVI
(7) BENI
(17) RHAR
(1) MAAM
(1) QUSC
(1) JIVIC
(1) PIGL
(1) JIVIC
(9) PAVI
(3) JUCHK
(1) PEAC
(3) ARME
(4) RUFUB
(6) RHAR
(1) GLTR
(20) RUFUB
(10) HYPAL
(10) CAAC
(1) JUNS
(10) ALSU
(3) CECA
(17) RHAR
(6) JUSA
(1) CAFL
(31) ARME
(7) COSE
(16) SPHE
(15) ARMEL
(32) AMSB
(14) JUSA
(1) COSE
(19) ARME
(21) CAAC
(3) HEMIT
(15) ARMEL
(15) ARMEL
(26) COVE
(1) JUNS
(4) HEHR
(7) PAVI
(4) CEOC
(3) JUCHK
(7) HEHR
(19) VIUU
(1) PIGL
(2) JIVIC
(3) TAMET
(6) HYDAB
(1) AMGL
(8) GERR
(3) THUB
(4) RHAR
(14) TAMET
(3) AMGL
(22) GERR
(3) THUB
(8) HYDAB
(4) RHAR
(4) TAMET
(1) JUNS
(11) HYDAB
(3) JIVIC
(35) CAAC
(7) RUFUB
(2) ARME
(1) AMGL
(1) QUSC
(3) AMGL
(1) PIST
(1) GLTR
(2) PIGL
(1) GLTR
(1) QUSC
SAN
SAN
SAN

(35) CAAC
(7) RUFUB
(2) ARME
(1) AMGL
(8) SPHE
(7) RUFUB
(10) HYPAL
(4) ARME
(13) SPHE
(14) RUFUB
(12) HYPAL
(6) ARME
(1) AMGL
(1) AMGL
(6) HEMIT
(7) SPHE
(10) RHAR
(15) AMSB
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(1) AMGL
(11) CAAC
(1) JUNS
(6) ARME
(10) AMSB
(3) PHOPA
(1) JUNS
(3) CAAC
(11) COVE
(1) JUNS
(5) CAAC
(3) PHOPA
(14) COVE
(6) JUCH
(19) AMSB
(29) RUFUB
(1) PEAC
(14) ARME
(1) CECA
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(7) AMSB
(7) ARMEL
(7) AMSB
(5) ARMEL
(1) GLTR
(2) PIGL
(1) GLTR
(1) QUSC
(1) QUSC
(1) GLTR
BIORETENTION BASIN #2
(1) QUSC
(1) QUSC
(1) QUSC
BIORETENTION BASIN #2
(1) ULAM
(1) ULAM
(1) QUSC
(1) QUSC
(1) QUSC
(1) CECA
(1) CECA
(1) CECA
RELOCATED COMMUNITY GARDEN AND SHED
SAN
NYS
ST
W
G
S
24"
30"
12"
14"
18"
28"
36"
42"

PLANT LIST

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	PIGL	*Picea glauca / White Spruce*
	PIST	*Pinus strobus / White Pine*
ORNAMENTAL TREES		
	AMGL	*Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry*
	CECA	*Cercis canadensis 'Columbus' / Columbus Strain Eastern Redbud*
	HEMIT	*Heptacodium miconioides 'SMNHMRI' / Temple of Bloom® Seven Son Flower*
OVERSTORY DECIDUOUS TREES		
	ACMI	*Acer miyabei 'Morton' / State Street™ Miyabe Maple*
	BENI	*Betula nigra 'BNMTF' TM / Dura Heat River Birch*
	CEOC	*Celtis occidentalis / Common Hackberry*
	GLTR	*Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust*
	PEAC	*Platanus x acerifolia 'Morton Circle' TM / Exclamation London Plane Tree*
	QUSC	*Quercus x schuettei / Swamp Bur Oak*
	ULAM	*Ulmus americana 'Princeton' / Princeton American Elm*
UPRIGHT EVERGREEN SHRUB		
	JIVIC	*Juniperus virginiana 'Canaerti' / Canaerti Eastern Redcedar*
	JUNS	*Juniperus x 'J.N Select Blue' / Star Power® Juniper*
	THUB	*Thuja occidentalis 'Bail John' / Technito® Arborvitae*
DECIDUOUS SHRUBS		
	ARME	*Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry*
	ARMEL	*Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Chokeberry*
	CAFL	*Calycanthus floridus 'SMNCAF' / Simply Scentsational® Sweetshrub*
	COSE	*Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood*
	HYDAB	*Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea*
	HYPAL	*Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea*
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee' / Amber Jubilee Ninebark*
	RHAR	*Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac* *
	VIJU	*Viburnum x juddii / Judd Viburnum*
EVERGREEN SHRUBS		
	JUCHK	*Juniperus chinensis 'Kallays Compacta' / Kally Pfitzer Compact Juniper*
	JUCH	*Juniperus chinensis 'Sea Green' / Sea Green Juniper*
	JUSA	*Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper*
	TAMET	*Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew*
PERENNIALS & GRASSES		
	ALSU	*Allium x 'Summer Beauty' / Summer Beauty Allium*
	AMSB	*Amsonia x 'Blue Ice' / Blue Ice Bluestar*
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass*
	COVE	*Coreopsis verticillata 'Zagreb' / Zagreb Tickseed*
	GERR	*Geranium x 'Rozanne' / Rozanne Cranesbill*
	HEHR	*Hemerocallis x 'Happy Returns' / Happy Returns Daylily*
	PAVI	*Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass*
	PAVIN	*Panicum virgatum 'Northwind' / Northwind Switch Grass*
	RUFUB	*Rudbeckia fulgida 'Blovi' / Viette's Little Suzy Coneflower*
	SCSC	*Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem* *
	SPHE	*Sporobolus heterolepis / Prairie Dropseed*

LEGEND

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

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north
SCALE IN FEET
20' 0 20'
Key Plan

Revision	Description	Date

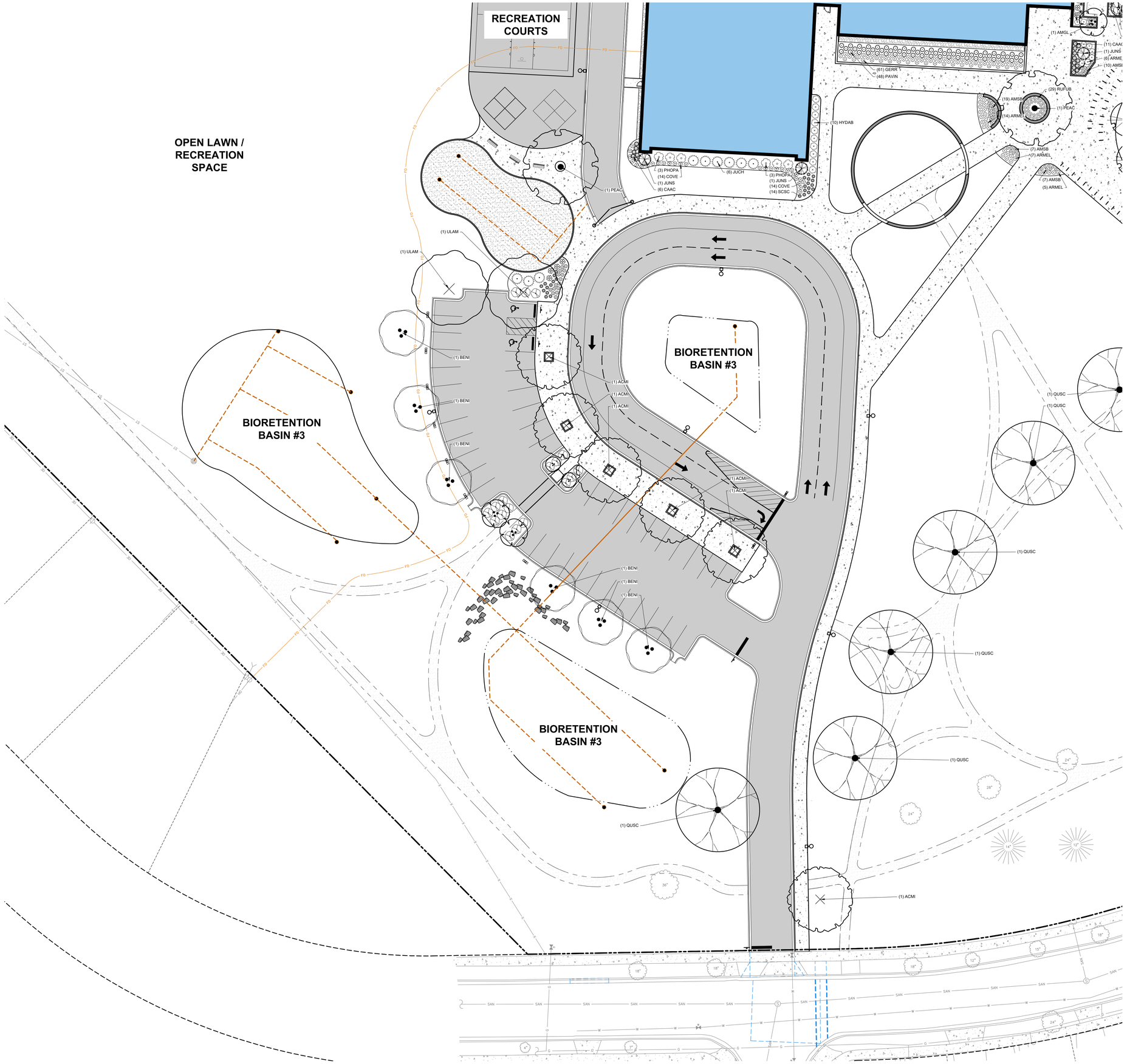
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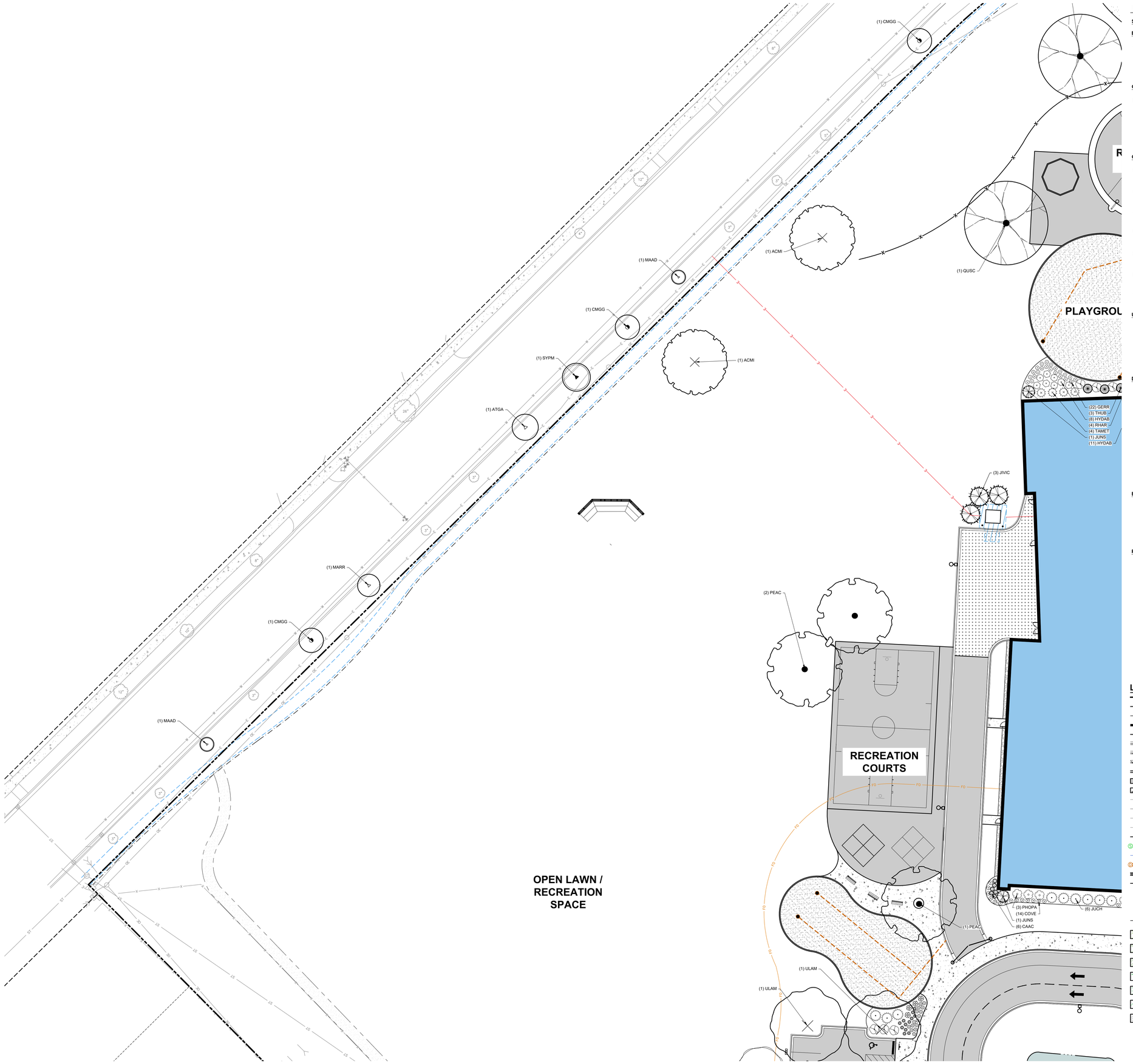
Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
DETAILED LANDSCAPE PLAN - NORTHEAST

Sheet Number
L102

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RECREATION COURTS
OPEN LAWN / RECREATION SPACE
BIORETENTION BASIN #3
BIORETENTION BASIN #3
BIORETENTION BASIN #3
(1) AMGL
(11) CAAC
(1) JUNS
(6) ARME
(10) AMSI
(61) GERR
(48) PAVIN
(29) RUFUB
(19) AMSB
(1) PEAC
(14) ARMEL
(10) HYDAB
(7) AMSB
(7) ARMEL
(7) AMSB
(5) ARMEL
(1) PEAC
(6) JUCH
(3) PHOPA
(14) COVE
(1) JUNS
(6) CAAC
(3) PHOPA
(1) JUNS
(14) COVE
(14) SCSC
(1) ULAM
(1) ULAM
(1) BENI
(1) BENI
(1) BENI
(1) ACMI
(1) ACMI
(1) ACMI
(1) ACMI
(1) ACMI
(1) QUSC
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(1) ACMI
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G
4"
3"
3x
24"
FO
FO
FO



PLANT LIST

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	PIGL	*Picea glauca / White Spruce*
	PIST	*Pinus strobus / White Pine*
ORNAMENTAL TREES		
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	PAVIN	*Panicum virgatum 'Northwind' / Northwind Switch Grass*
	RUFUB	*Rudbeckia fulgida 'Blovi' / Viette's Little Suzy Coneflower*
	SCSC	*Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem* *
	SPHE	*Sporobolus heterolepis / Prairie Dropseed*

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- S SANITARY SEWER
- W WATERMAIN
- D STORM SEWER
- SEAT WALL
- FENCE
- SIGN
- FLAG POLE
- BIKE RACK
- LANDSCAPE EDGING
- NATIVE VEGETATIVE MAT (ALT: NATIVE PLUGS AT 1'-0" O.C.)
- SEED MIX - TALLGRASS PRAIRIE
- SEED MIX - LOW MOW FESCUE
- SEED MIX - TURFGRASS
- SOD
- SEED MIX - RECREATION/ATHLETIC FIELD
- DECORATIVE STONE MULCH FOR MAINTENANCE STRIP

north

SCALE IN FEET
20' 0 20'

Key Plan

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Revision Description Date

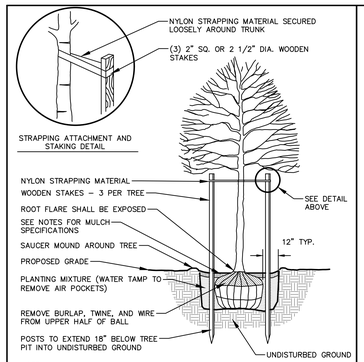
OPN Project No.
24654002

Sheet Issue Date
LAND USE/UDC SUBMITTAL 07/14/25

Sheet Name
DETAILED LANDSCAPE PLAN - NORTHWEST

Sheet Number
L104

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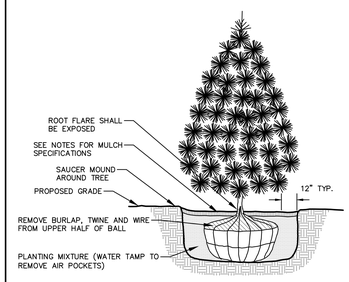


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01-04-2019

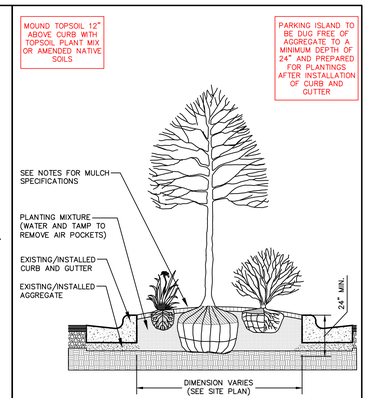


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

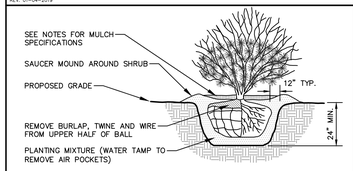
REV. 01-03-2019



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

REV. 01-03-2019

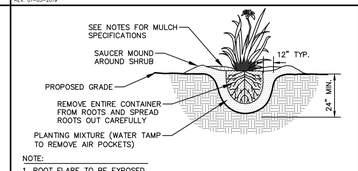


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019

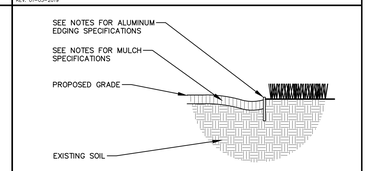


NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

28.142(4) DEVELOPED AREA (168,555 Square Feet)

Landscape Requirement:	*5 Landscape Points per 300 SF of Developed Area*
Calculation:	*168,555 / 300 x 5 Points = 2,529*
Total Points Required:	***2,810 Landscape Points***
Total Points Provided:	***(see Tabulation of Landscape Credits and Points table)***

28.142(5) DEVELOPMENT FRONTAGE - WHEELER RD (1,227 Linear Feet)

Landscape Requirement:	*1 Overstory Deciduous Tree 30 LF of Lot Frontage*
Calculation:	*1,227 / 30 x 1 Overstory Deciduous Tree = 40.9*
Landscape Requirement:	*5 Shrubs per 30 LF of Lot Frontage*
Calculation:	*1,227 / 30 x 5 Shrubs = 204.5*
Total Landscaping Required:	***41 Overstory Deciduous Trees and 205 Shrubs***
Total Landscaping Provided:	***(see Plant Type list below)***

Plant Type	*Quantity*
Overstory Deciduous Trees	9
Evergreen Shrubs	50
Deciduous Shrubs	178

28.142(5) DEVELOPMENT FRONTAGE - WYOMING WAY (832 Linear Feet)

Landscape Requirement:	*1 Overstory Deciduous Tree per 30 LF of Lot Frontage*
Calculation:	*832 / 30 x 1 Overstory Deciduous Tree = 27.7*
Landscape Requirement:	*5 Shrubs per 30 LF of Lot Frontage*
Calculation:	*832 / 30 x 5 Shrubs = 138.7*
Total Landscaping Required:	***28 Overstory Deciduous Trees and 139 Shrubs***
Total Landscaping Provided:	***(see Plant Type list below)***

Plant Type	*Quantity*
Overstory Deciduous Trees	14
Evergreen Shrubs	17
Deciduous Shrubs	99

28.142 INTERIOR SURFACE PARKING LOT (17,303 Square Feet)

Landscape Requirement:	*8% of Surface Parking Lot Paved Area to be Interior Landscaped Area*
Calculation:	*17,303 x 0.08 = 1384.2 Square Feet*
Landscape Requirement:	*1 Overstory Deciduous Tree per 160 SF of Required Interior Landscaped Area*
Calculation:	*1,385 / 160 x 1 Overstory Deciduous Tree = 8.65*
Total Landscaping Required:	***1,385 Square Feet Landscaped Area and 9 Overstory Deciduous Trees***
Total Landscaping Provided:	***1,472 Square Feet and 11 Overstory Deciduous Trees***

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

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

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

Total square footage of developed area: 168,555 SF

Total landscape points required: 2,810

(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:~~

~~First five (5) developed acres:~~

~~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:~~

TABULATION OF LANDSCAPE CREDITS AND POINTS

			CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	52	1820
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	5	175
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	34	510
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	21	210
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	334	1002
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	62	248
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	640	1280
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA, CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
	SUBTOTAL			**0**		**5,245**
	TOTAL NUMBER OF POINTS PROVIDED			**5,245**		

CONTRACTOR AND 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. 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.
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. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
3. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
5. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
6. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
7. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–242–8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
8. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'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.
9. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY, PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
10. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
11. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DANGER. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
12. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.
14. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
15. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
16. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
17. 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
18. REFER TO C100 CITY FORESTRY NOTES

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 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 – DECORATIVE STONE MULCH: ALL AREAS HATCHED PER LANDSCAPE LEGEND SHALL RECEIVE MISSISSIPPI PEA GRAVEL BY MIDWEST DECORATIVE STONE (OR APPROVED EQUAL SUPPLIER) SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 4–INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'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 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
8. MATERIALS – (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183–R OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

SEEDING, SODDING, & POND VEGETATION NOTES

1. MATERIALS – SEED MIX – "LOW–MOW" FESCUE: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1–1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
2. MATERIALS – SEED MIX – TURFGRASS: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'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.
3. MATERIALS –SEED MIX: – RECREATION/ATHLETIC FIELD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND REINDERS "80/20 ATHLETIC/FAIRWAY MIX" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO THE SEED MIX, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE.
4. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
5. MATERIALS – SEED MIX – STORMWATER: DISTURBED AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "RAINWATER RENEWAL" SEED MIX, AS PROVIDED BY AGRECOL LLC, (WWW.AGRECOL.COM), OR APPROVED EQUIVALENT. INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
6. MATERIALS – NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT – DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID–JUNE THROUGH THE END OF OCTOBER DUE TO THE NMV GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

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

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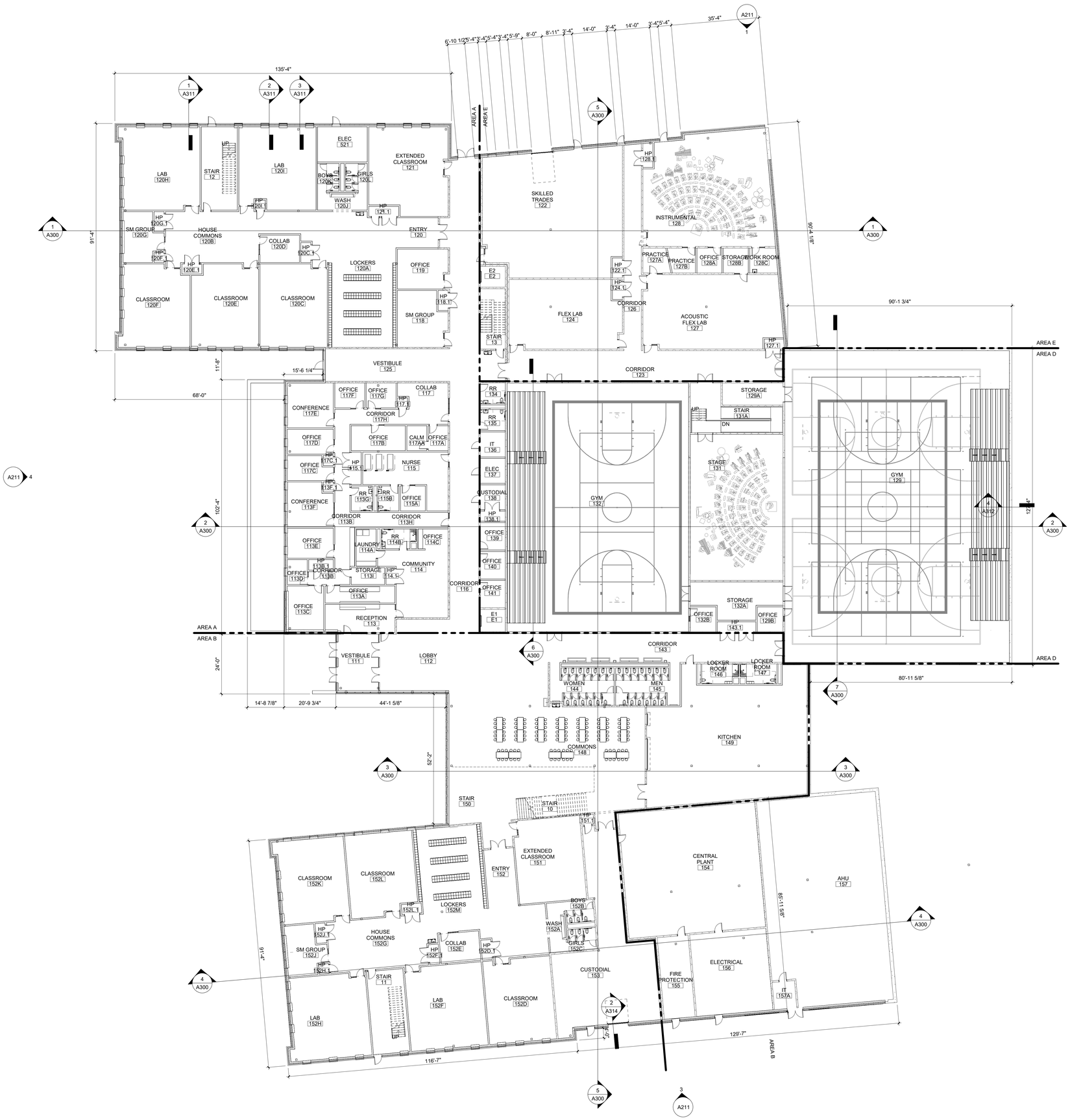
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Madison, WI 53704

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Findorff
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Vogel Bros. Building

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LOWER LEVEL FLOOR PLAN
1/16" = 1'-0"

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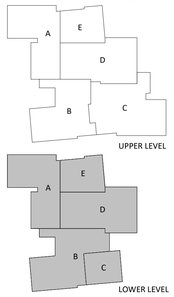
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Key Plan



Revision	Description	Date

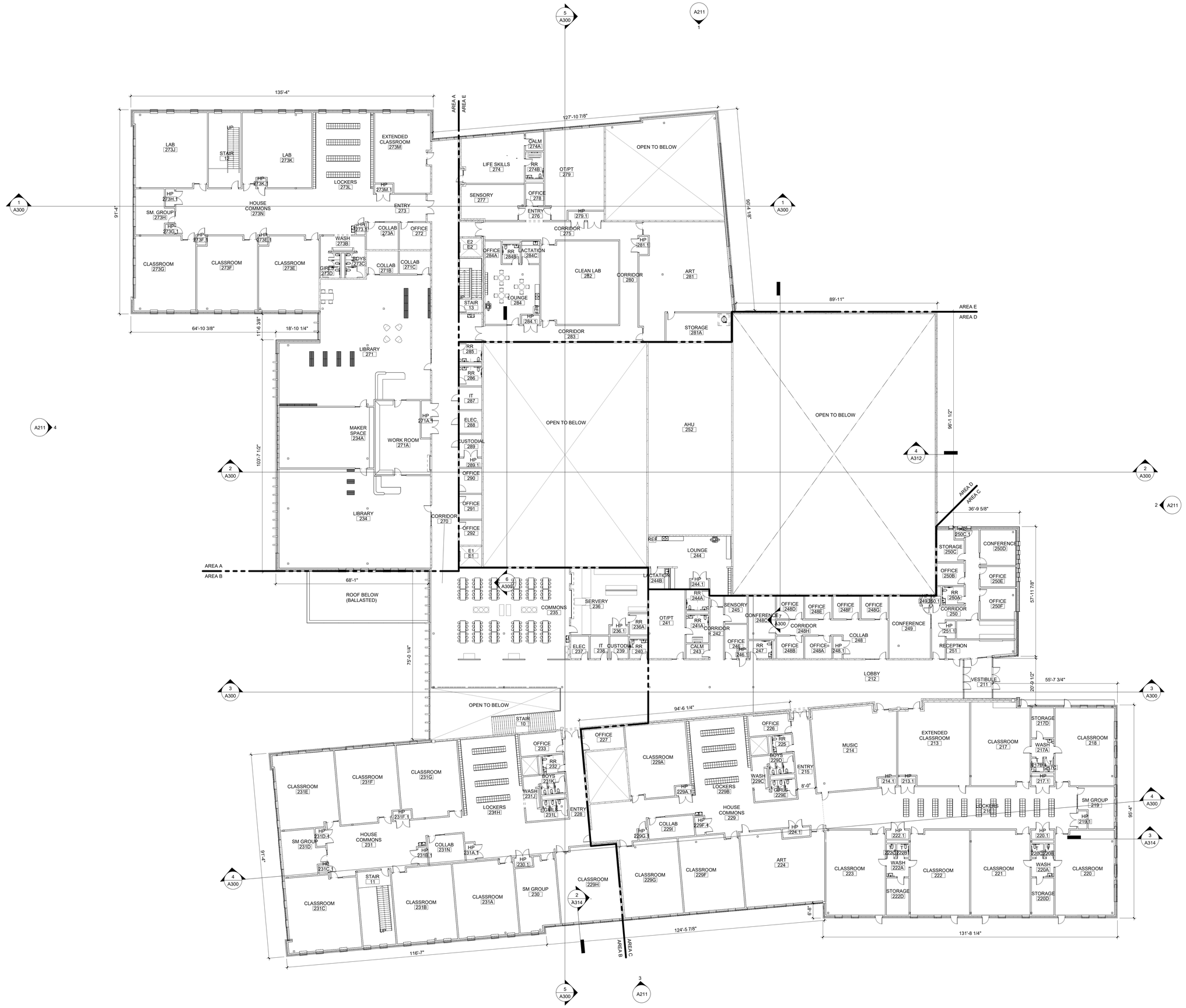
OPN Project No.
24654002

Sheet Issue Date
CITY SUBMITTAL **07/14/2025**

Sheet Name
FLOOR PLAN - LOWER LEVEL

Sheet Number
A101

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1 UPPER LEVEL FLOOR PLAN
1/16" = 1'-0"

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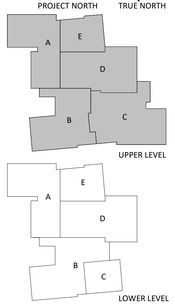
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Key Plan
PROJECT NORTH
TRUE NORTH



Revision Description Date

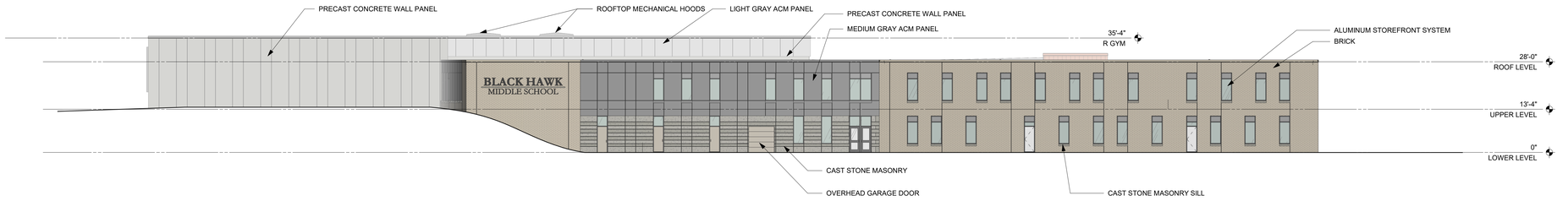
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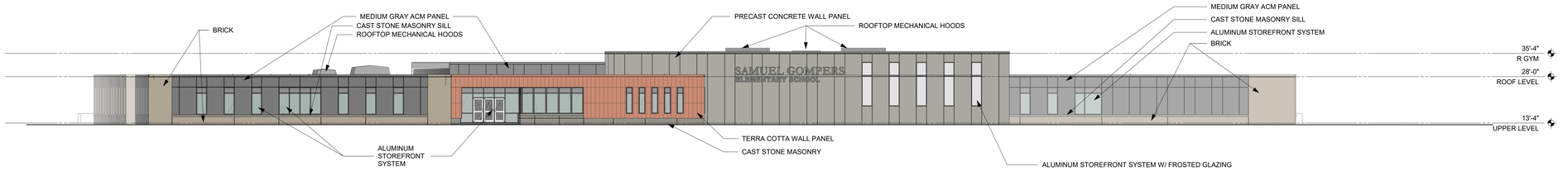
Sheet Name
FLOOR PLAN - UPPER LEVEL

Sheet Number
A102

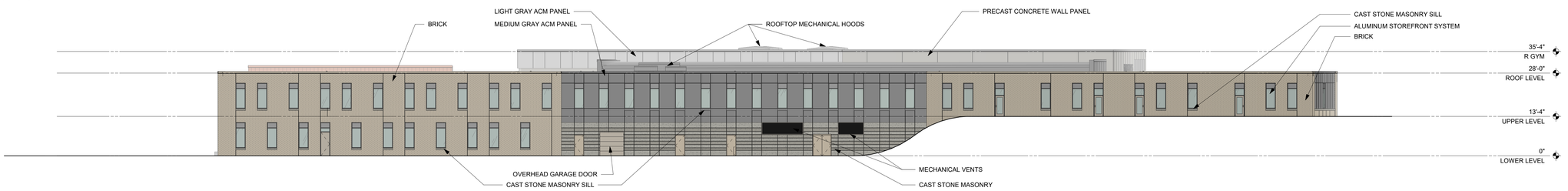
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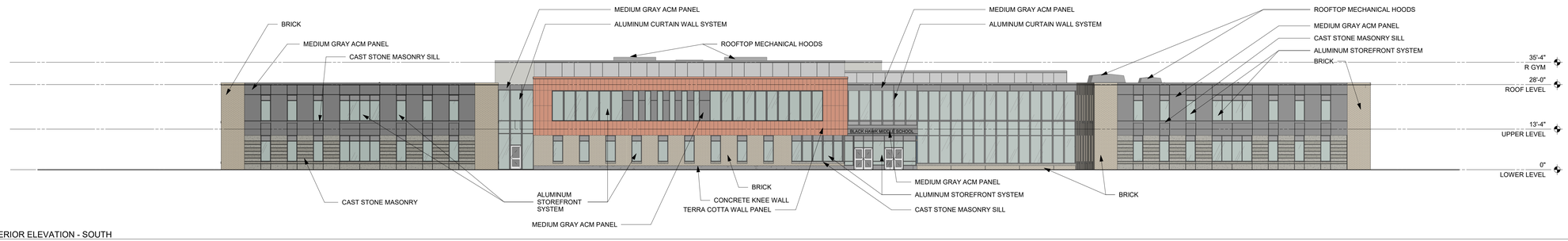
1 OVERALL EXTERIOR ELEVATION - WEST
1/16" = 1'-0"



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



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



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

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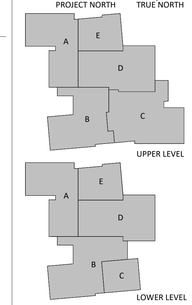
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Key Plan
PROJECT NORTH
TRUE NORTH



Revision	Description	Date

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24654002

Sheet Issue Date
CITY SUBMITTAL **07/14/2025**

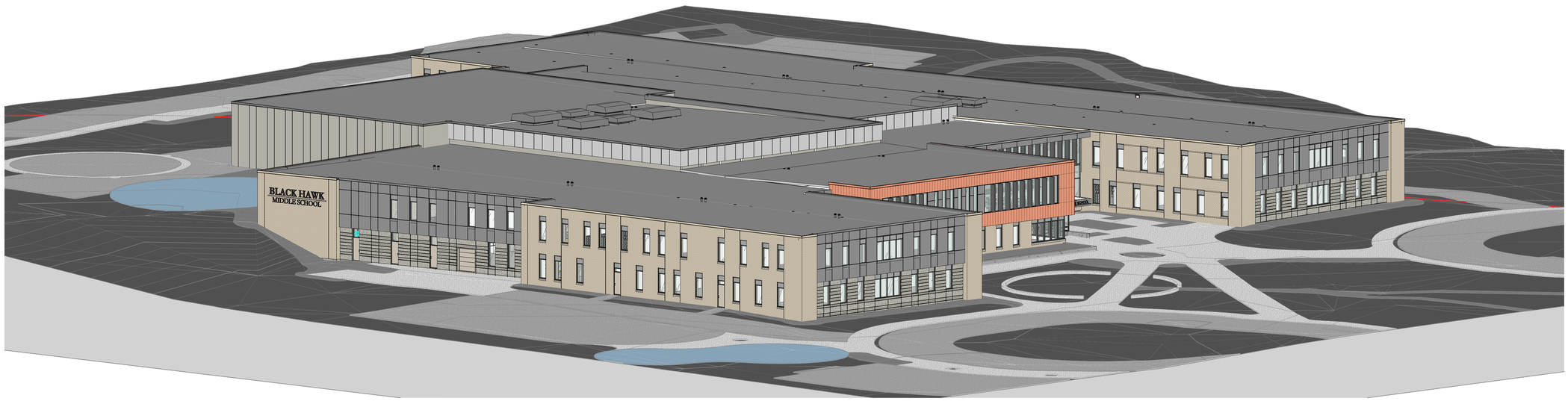
Sheet Name
OVERALL EXTERIOR ELEVATIONS

Sheet Number
A211

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1 AXON 1 - NORTHWEST (ELEMENTARY ENTRANCE)



2 AXON 2 - SOUTHWEST (MIDDLE SCHOOL)

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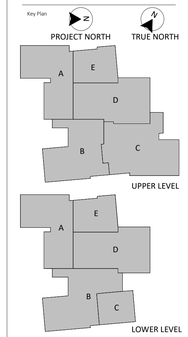
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Key Plan



Revision	Description	Date

OPN Project No.
24654002

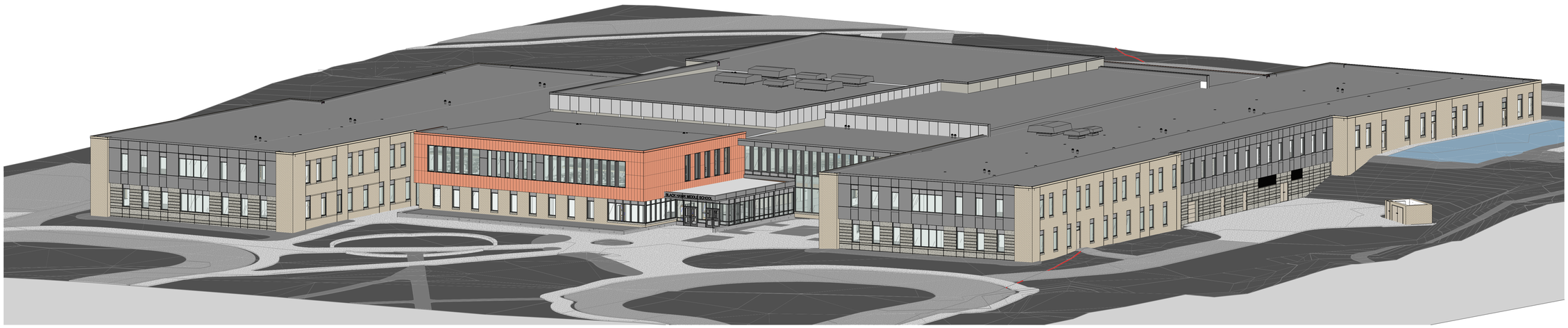
Sheet Issue Date
CITY SUBMITTAL **07/14/2025**

Sheet Name
EXTERIOR AXONOMETRICS

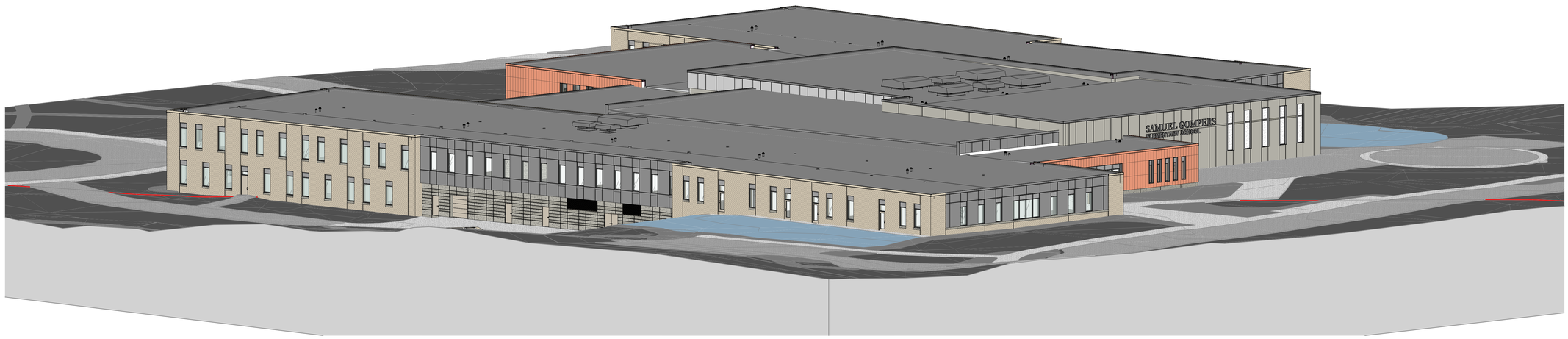
Sheet Number
A200

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1 - SOUTHEAST (MIDDLE SCHOOL ENTRANCE)



2 AXON 4 - NORTHEAST

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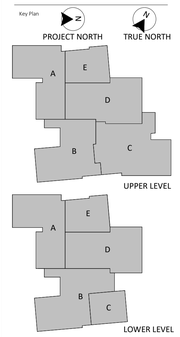
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Key Plan



Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
CITY SUBMITTAL **07/14/2025**

Sheet Name
EXTERIOR AXONOMETRICS

Sheet Number
A201

Current Design - Exterior Material

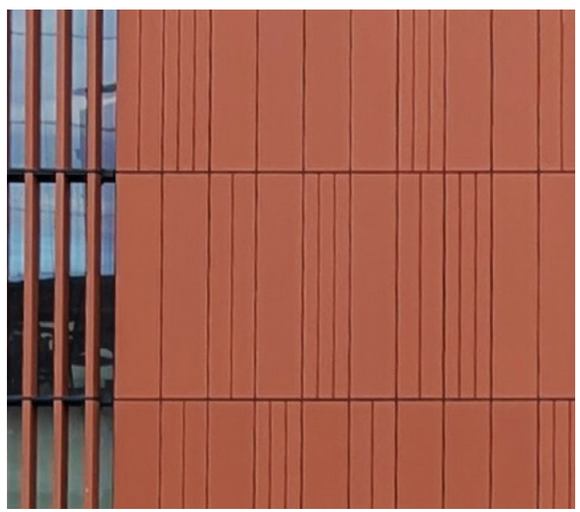


Brick A:
Manufacturer: Glen Gery
Color: Rome Grey Smooth

Brick B:
Manufacturer: Glen Gery
Color: Rome Grey Wirecut

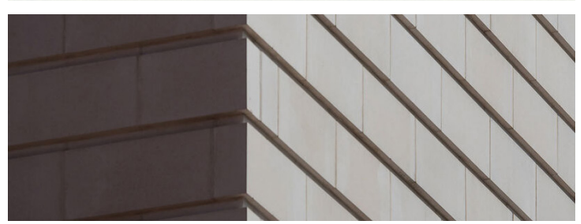


Aluminum Composite
Metal Wall Panel



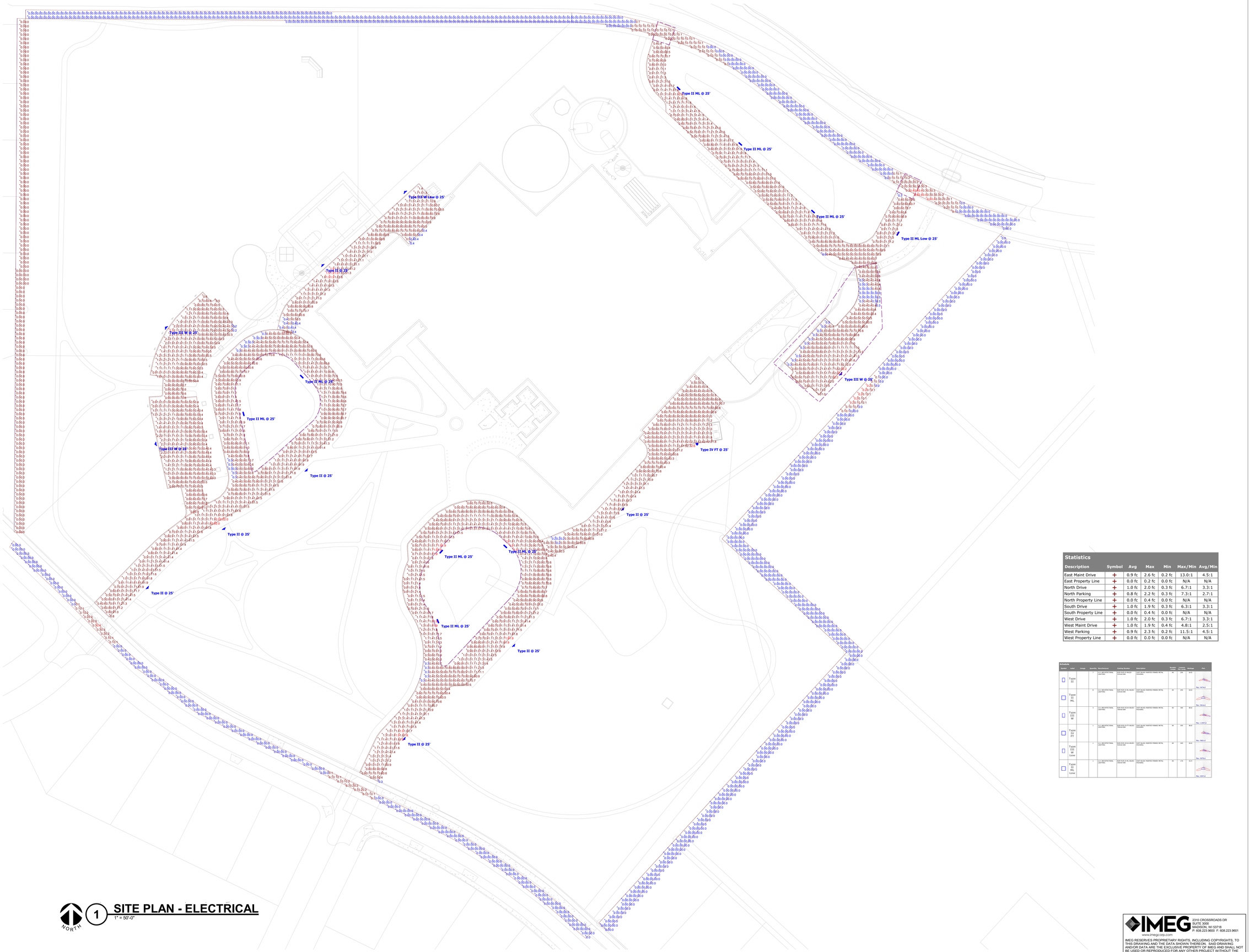
Terra5 TC30 Terracotta Panel
100% natural material,
Color: Tuscany





Precast Concrete Panels

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Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Maint Drive	+	0.9 fc	2.6 fc	0.2 fc	13.0:1	4.5:1
East Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
North Drive	+	1.0 fc	2.0 fc	0.3 fc	6.7:1	3.3:1
North Parking	+	0.8 fc	2.2 fc	0.3 fc	7.3:1	2.7:1
North Property Line	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
South Drive	+	1.0 fc	1.9 fc	0.3 fc	6.3:1	3.3:1
South Property Line	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
West Drive	+	1.0 fc	2.0 fc	0.3 fc	6.7:1	3.3:1
West Maint Drive	+	1.0 fc	1.9 fc	0.4 fc	4.8:1	2.5:1
West Parking	+	0.9 fc	2.3 fc	0.2 fc	11.5:1	4.5:1
West Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	Wattage	Plot
	Type II		7	U.S. ARCHITECTURAL LIGHTING	RSX-B-SA-W-14LED-530-NW	14FT BLACK PAINTED FINNED METAL HOUSING,	14	530	84.8	Max: 3079.2
	Type II ML		8	U.S. ARCHITECTURAL LIGHTING	RSX-B-SA-W-14LED-530-NW-MLOO	14FT BLACK PAINTED FINNED METAL HOUSING,	14	530	84.8	Max: 3516.8
	Type III W		7	U.S. ARCHITECTURAL LIGHTING	RSX-B-SA-W-40LED-700-NW	14FT BLACK PAINTED FINNED METAL HOUSING,	40	384	84.8	Max: 2188.8
	Type IV FT		4	U.S. ARCHITECTURAL LIGHTING	RSX-B-SA-W-FT-40LED-700-NW	14FT BLACK PAINTED FINNED METAL HOUSING,	40	384	84.8	Max: 1689.6
	Type III W Low		7	U.S. ARCHITECTURAL LIGHTING	RSX-B-SA-W-40LED-525-NW	14FT BLACK PAINTED FINNED METAL HOUSING,	40	288	63.5	Max: 1579.2
	Type II ML Low		7	U.S. ARCHITECTURAL LIGHTING	RSX-B-SA-W-14LED-400-NW-MLOO	14FT BLACK PAINTED FINNED METAL HOUSING,	14	178	42.3	Max: 1644.8

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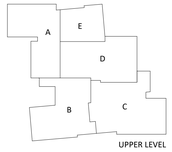
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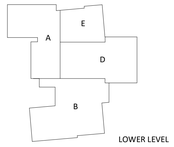
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Key Plan



UPPER LEVEL



LOWER LEVEL

Revision	Description	Date

OPN Project No.
24654002

Sheet Issue Date
100% SCHEMATIC DESIGN **07/11/25**

Sheet Name
SITE PLAN - ELECTRICAL

Sheet Number
E050

NORTH

1 **SITE PLAN - ELECTRICAL**
1" = 50'-0"

IMEG
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