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

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

1. Project Information

Address: 2524 Winnebago Street

Title: Nexus - Union Corners Mixed-Use Development SIP

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

UDC meeting date requested April 1, 2020

- ☑ 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)
- ☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other

- ☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name Ted Matkom
Company Gorman & Company
Street address 200 N. Main St.
City/State/Zip Oregon, WI 53575
Telephone 1-414-617-9997
Email tmatkom@gormanusa.com

Project contact person Justin Frahm
Company JSD Professional Services, Inc.
Street address 7402 Stone Ridge Dr. Suite 4
City/State/Zip Weston, WI 54476
Telephone 608-220-7583
Email justin.frahm@jsdinc.com

Property owner (if not applicant) N / A
Street address _____
City/State/Zip _____
Telephone _____
Email _____

5. Required Submittal Materials

- ☑ **Application Form**
- ☑ **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 CDR or Signage Variance review criteria is required.
- ☑ **Development plans** (Refer to checklist on Page 4 for plan details)
- ☑ **Filing fee**
- ☑ **Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. 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. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

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 Previous Meetings with City Staff & Urban Design Commission Informational Presentation on December 11, 2019.

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 Ted Matkom Relationship to property Agent for Owner

Authorizing signature of property owner _____ Date _____

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

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

- ☑ Urban Design Districts: $350 *(per §35.24(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 signage variances (i.e. modifications of signage 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

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

Wausau Regional Office
7402 Stone Ridge Drive, Suite 4
Weston, WI 54476
715.298.6330

Memorandum

To:	City of Madison Planning and Zoning Staff; Urban Design Commission Members
From:	Justin Frahm, Project Consultant, JSD Professional Services, Inc.
Re:	Letter of Intent – 2524 Winnebago St. Nexus – Union Corners Land Use & UDC Initial Approval
JSD Project #:	15-6830A
Date:	February 5, 2020
cc:	Ted Matkom, Gorman & Company; Jason Korb, Korb + Associates

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Project Intent

The *Nexus* Specific Implementation Plan (SIP) is the final phase within the Union Corners Planned Unit Development (PD) approved as a General Development Plan (GDP) as recorded in March 2015. Union Corners is an infill redevelopment master plan surrounded by several well established, long standing, and dense neighborhoods on Madison's near east side. Adjacent to Nexus is the first phase of Union Corners, a 60,000 square foot *UW Health* medical clinic that opened in December 2016. In the center of Union Corners fronting Winnebago Street is *Carbon*, the second phase of construction. *Carbon* is a four-story mixed-use development with 18,000 square feet of ground floor retail space, 90 mixed-income apartment units, and underground parking. Carbon completed construction in September 2017. Across the street (Winnebago) from Carbon, Gorman & Company is nearing construction completion of *Generations at Union Corners*, which features 60 units of mixed-income apartments targeted to grandfamilies and kinship families.

Nexus will feature 13,676 SF of ground floor commercial space with 105 market rate apartment units to feature efficiency, one, two and three bedroom units. Three units are townhome style on the eastern wing of the building with ground level walk-up entrances off of Milwaukee Street. The 2.99 acre site development includes three outdoor public spaces: a gathering space off Washington Avenue incorporating seating and spaces for market stalls, a hardscape plaza at the corner of Washington and Milwaukee Street that connects to the interior of the site, and a public green space off Milwaukee Street. An area for community gardens is located near Milwaukee and Winnebago Streets. Underground parking will be provided for residents, with surface paring for overflow, visitors and commercial spaces.

Nexus will feature a 356 SF on-site leasing office such that residents will have convenient access to property management and maintenance staff. The building will also include a community room and resident amenities. Apartment units will feature an open concept design with a large kitchen and living space, energy efficient appliances and fixtures, closets and storage spaces, secure entry, high-speed internet and cable hookups, in-unit washer/dryers, and modern finishes.

The mixed-use development will be financed with a combination of private equity and conventional debt. Construction start is anticipated in fall 2020.

Zoning

Lot 2, Certified Survey Map 11835, recorded in Vol. 72 of Certified Survey Maps, page 247, as #4206575, in the City of Madison, Dane County, Wisconsin is a 2.999 acre lot. The lot is zoned 'PD' as part of an approved 2015 General Development Plan (GDP) for the overall Union Corners development.

The original General Development Plan provided a narrative description for 'Phase II' as originally defined within the Union Corners GDP, now referred to as 'Nexus':

> *'Phase II is comprised of the land near the corner of East Washington Avenue and Milwaukee Street. Development on this parcel is intended to create a strong "gateway" presence on that corner, while also creating a defined street edge along East Washington Avenue. It is anticipated that development on Phase II will contain commercial uses on the ground floor with residential on the floors above. Parking for this phase will be primarily located in an underground structure, with some parking located on the surface.'*

The density, bulk, site, landscaping requirements and lighting, signage and usable open space (no minimum) areas area shown on Specific Implementation Plans (SIP).

Land Use

Exhibit A within the approved General Development Plan (GDP) includes a table of uses that lists Retail, Sales and Service and Commercial, Food and Beverages, Recreation, Entertainment and Lodging and Residential (Family Living) as permitted uses which are consistent with proposed commercial uses for Nexus. It is anticipated that leases for commercial spaces (to be determined) will feature a combination of retail, service, office and or food/beverage uses.

**For a full table of permitted uses, see Exhibit A, General Development Plan dated March 2015.*

Summary of Proposed Development

- 2.999 AC Site with current address 2524 Winnebago Street
- 5-Story Mixed-Use Building
  - 13,676 SF Ground Floor Commercial
  - 356 SF Residential Leasing Office
  - 105 Total Residential Units
    - Efficiency – 4 units
    - 1 BR – 72 units
    - 2 BR – 22 units
    - 3 BR – 7 units
  - Density Unit per Acre = 35 DUA
  - 80 Underground Vehicular Stalls (2 ADA)
  - 111 Surface Vehicular Stalls
  - 99 Indoor Bicycle Stalls
  - 28 Outdoor Bicycle Stalls

District Alder, Neighborhood & City Staff Coordination

Gorman & Company began project planning efforts in 2015 including multiple meetings with District #6 Alder Marsha Rummel, neighborhood residents and City Staff. Additional Neighborhood and City Staff meetings have been facilitated by the development team based on the evolution of project plans to date.

Most Recent Project Stakeholder Meetings Include:

- December 5, 2019 – Neighborhood Meeting (Mixed Use Concept)
- December 11, 2019 – Urban Design Commission Informational Presentation
- January 2019 – Coordination and Meeting with City of Madison Staff

Gorman & Company plans to facilitate an additional Neighborhood Meeting in March 2020 to provide additional opportunity for stakeholder input concurrent with City Staff review processes.

Review of Urban Design District #5 Standards:

This site is located in Urban Design District 5. The site and building design incorporate the principles of this district, including:

- Prominent corner design at E. Washington Ave. & Milwaukee St.
- Exterior building materials that are harmonious with those used on other buildings in the area.
- Parking areas located to the side or to the rear of buildings rather than in the front.
- Landscaping throughout site, include connections and completion of the Union Corners promenade through the middle of the master development.

Site

The site plan has maximized building massing and frontage along E. Washington and Milwaukee Streets while maintaining traffic circulation and access to the site via an existing access point on Winnebago St. serving the previous Carbon development phase. Underground parking is provided for residential uses and a limited surface parking lot in the rear of the buildings for commercial and visitor use. A central 'spine' connection has been maintained connecting East Washington Avenue to the Carbon, UW Health and Generations at Union Corners developments via a widened sidewalk and paved terrace section that will serve the Nexus development for active and passive pedestrian uses.

Building Design

The building is made up of two wings along East Washington Avenue and Milwaukee Streets intersecting at the corner with a two-story tall plaza. First floor commercial space along Washington and resident amenity spaces will have aluminum storefront with clear glazing. Commercial entrances are provided along East Washington Avenue and from the rear surface parking. The main resident lobby is accessed from the corner plaza. Large format masonry veneer will break up the storefront at corners and columns, and continue around the building to the back facing the surface parking. Modular brick veneer will clad the second through fourth floors with metal panel accents between unit windows. Recessed balconies with glass railings break up the Washington and Milwaukee facades. Metal panel and cement board panel clad the two south facing back facades above the first floor. The corner of Washington and Milwaukee is activated by the first floor plaza and round concrete columns support the upper floors over the plaza. Metal panel frames aluminum storefront glazing at the corner

third, fourth and fifth floors. The fifth floor is clad with metal panel and each unit has an outdoor balcony or deck area with glass railings. Along East Washington Avenue the fifth floor is set back from the face of the building and includes an outdoor common amenity deck.

Parking

Resident parking is included as underground, structured parking within the building footprints. A centralized surface parking area has been designed within the rear of the building, largely screened from adjacent rights-of-ways. The surface parking area has been designed to provide safe access via a central access drive for visitors and site users. Primarily serving commercial building uses, the parking area has been developed with large central landscape 'buffer strips' which provide landscape opportunities to screen and separate parking bays into smaller 'pods'. This pervious strips will be landscaped with prairie seed mixes and canopy trees to visually break up the central parking area for the site.

Pedestrian Access

Pedestrian access has been maximized with direct connections via a 'central spine' to East Washington Avenue, an existing central pedestrian corridor which connects to other, existing phases of development and direct ground floor access to the buildings via East Washington Avenue, Milwaukee and Winnebago Streets public sidewalks. Internal site pedestrian circulation serves customers, residents and visitors for safe access to building entrances via wide sidewalk standards.

Landscape

Landscape treatment has been designed and integrated within the site layout in order to meet Urban Design District design guidelines and City Zoning requirements. The current landscape design dedicates specific open space (pervious) areas and maximizes green space within parking areas and adjacent to pedestrian connections within the development. The plan exceeds 10% (currently 11.9%) of open space dedicated to landscape area within overall sidewalk and parking impervious areas, well above the 5% minimum conventional zoning standard for devoted landscape within interior parking lots for redevelopment.

Per UDD #5 standards, one (1) canopy tree is within 70 feet of all parking spaces as designed per plan. Eighteen (18) overstory / canopy trees are required for the total landscape area within interior parking lots. The current landscape plan proposes seventeen (17) overstory / canopy trees and eight (8) ornamental trees (2 ornamental in lieu of 1 canopy) are provided to meet the minimum tree requirements for every 160 square feet of required landscape area within interior parking lot area.

Summary

The project team looks forward to coordination with City of Madison departmental staff and project stakeholders to implement a successful development plan. We are confident the proposed project will contribute to a vibrant neighborhood on a significant City corridor and provide a strong sense of place for residents and visitors of the Union Corners Development.

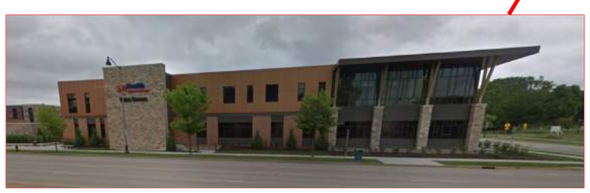
For questions or information please contact Ted Matkom, Gorman & Company tmatkon@gormanusa.com or Justin Frahm, JSD Professional Services, Inc. justin.frahm@jsdinc.com.

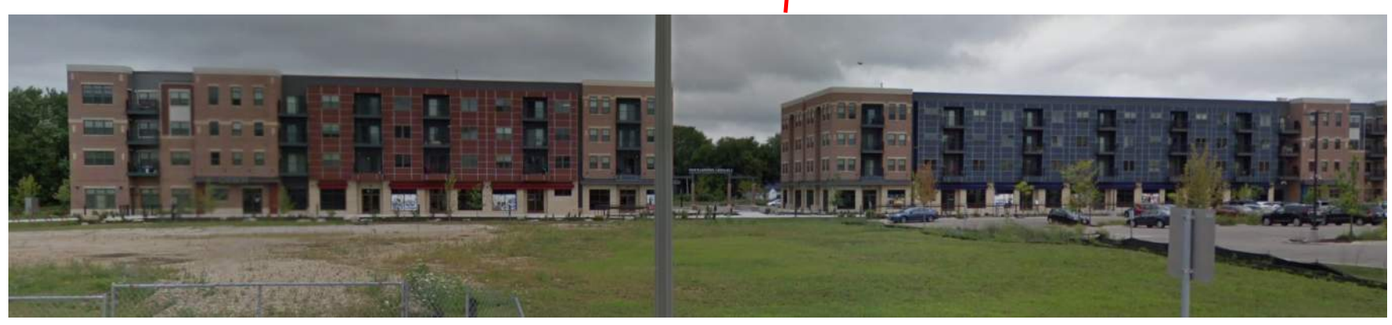
FEBRUARY 5, 2020

KORB + ASSOCIATES ARCHITECTS

OVERALL SITE

NEXUS





FEBRUARY 5, 2020

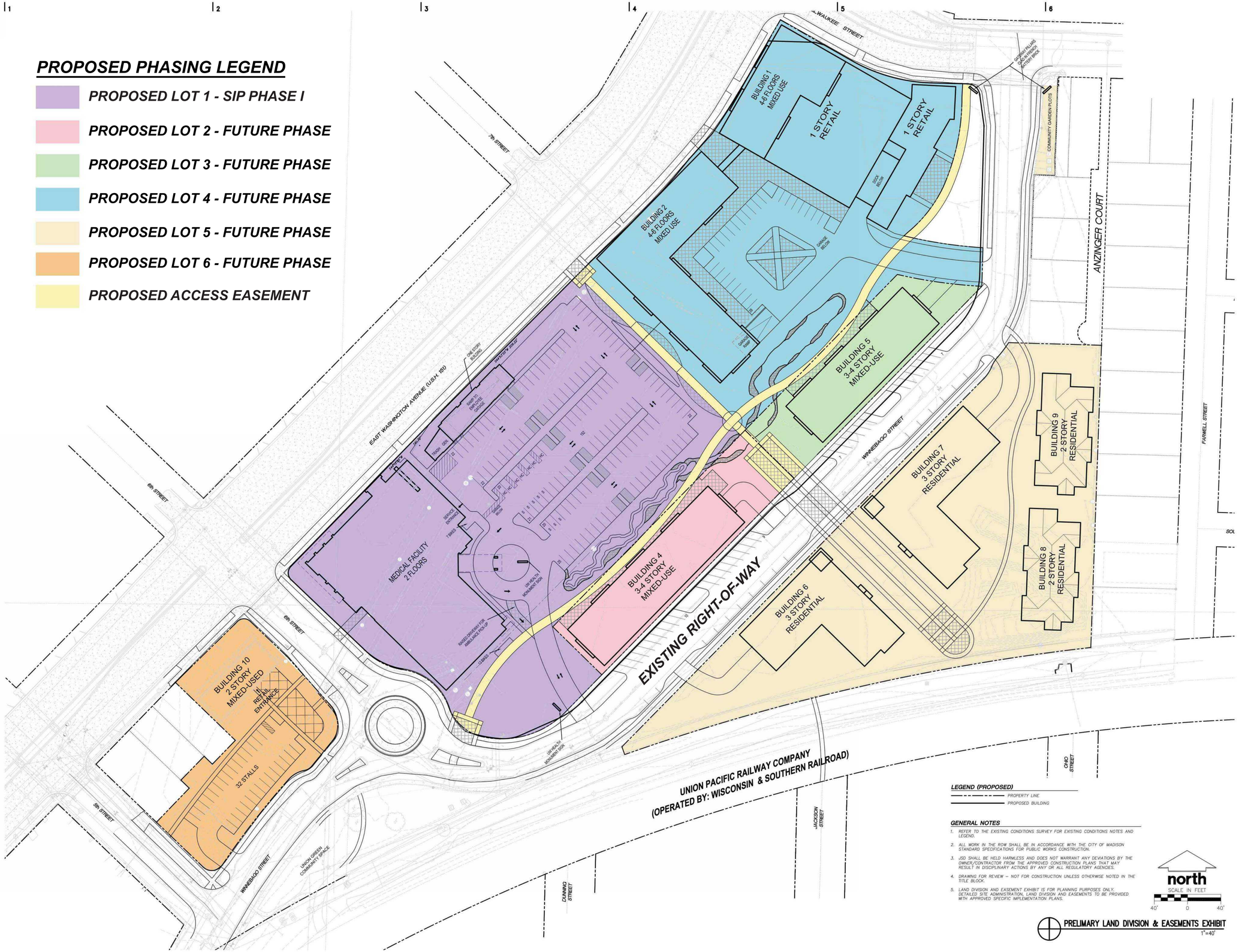
KORB + ASSOCIATES ARCHITECTS

SITE CONTEXT IMAGES

NEXUS

PROPOSED PHASING LEGEND

- PROPOSED LOT 1 - SIP PHASE I
- PROPOSED LOT 2 - FUTURE PHASE
- PROPOSED LOT 3 - FUTURE PHASE
- PROPOSED LOT 4 - FUTURE PHASE
- PROPOSED LOT 5 - FUTURE PHASE
- PROPOSED LOT 6 - FUTURE PHASE
- PROPOSED ACCESS EASEMENT



LEGEND (PROPOSED)

PROPERTY LINE

PROPOSED BUILDING

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. LAND DIVISION AND EASEMENT EXHIBIT IS FOR PLANNING PURPOSES ONLY. DETAILED SITE ADMINISTRATION, LAND DIVISION AND EASEMENTS TO BE PROVIDED WITH APPROVED SPECIFIC IMPLEMENTATION PLANS.

north
SCALE IN FEET
40' 0 40'

PRELIMINARY LAND DIVISION & EASEMENTS EXHIBIT
1"=40'

PLUNKETT RAYSICH ARCHITECTS, LLP
11000 west park place milwaukee, wisconsin 53224 t 414 359 3060
2310 cosmosdale drive suite 2000 madison, wisconsin 53718 t 608 240 9900
1613 fruitville road suite 3 sarasota, florida 34236 t 941 348 3618
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JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

Gorman & Company - Union Corners Specific Implementation Plan

Madison, WI

Revisions:
GDP 06-25-14
GDP 11-05-14

Drawn By: JLF

Date: 11-05-14

Job No.: 130020-01

Sheet No.: C100

PROGRESS PLOT DATE: 11–03–2014
© 2014 Plunkett Raysich Architects, LLP

Plunkett Raysich Architects, LLP – November 03, 2014 – 1:41pm
I:\2004\04155RB\DWG\04-155RB_Landscape GDP Revised 06-23-14.dwg [C400] jfrohm

UNION CORNERS

Location: Madison, Wisconsin

DEVELOPMENT RENDERING

GORMAN & COMPANY, INC.

JSD Professional Services, Inc.

• Engineers • Surveyors • Planners

UNION CORNERS NEXUS

CITY OF MADISON, WISCONSIN

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

DRAWING INDEX

C0.0	TITLE SHEET
SHEET 1	SURVEY
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C3.1	SITE PLAN- 20 SCALE
C4.0	EROSION CONTROL PLAN
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	FIRE ACCESS PLAN
C8.0	DETAILS
C8.1	DETAILS
L1.0	OVERALL LANDSCAPE PLAN
L1.1	DETAILED LANDSCAPE PLAN
L1.2	DETAILED LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES, DETAILS, & SPECIFICATIONS
1 OF 1	PHOTOMETRIC SITE PLAN
A100	BASEMENT FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A105	FIFTH FLOOR PLAN
A106	ROOF FLOOR PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS
A204	ELEVATIONS
	RENDERINGS

PROJECT AREA

NOT TO SCALE

north

PROJECT INFORMATION

OWNER
GORMAN & COMPANY
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JSD Professional Services, Inc.
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CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE | WAUSAU
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COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
GORMAN & COMPANY, INC.

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

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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

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

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
C0.0

JSD PROJECT NO: 15-6830

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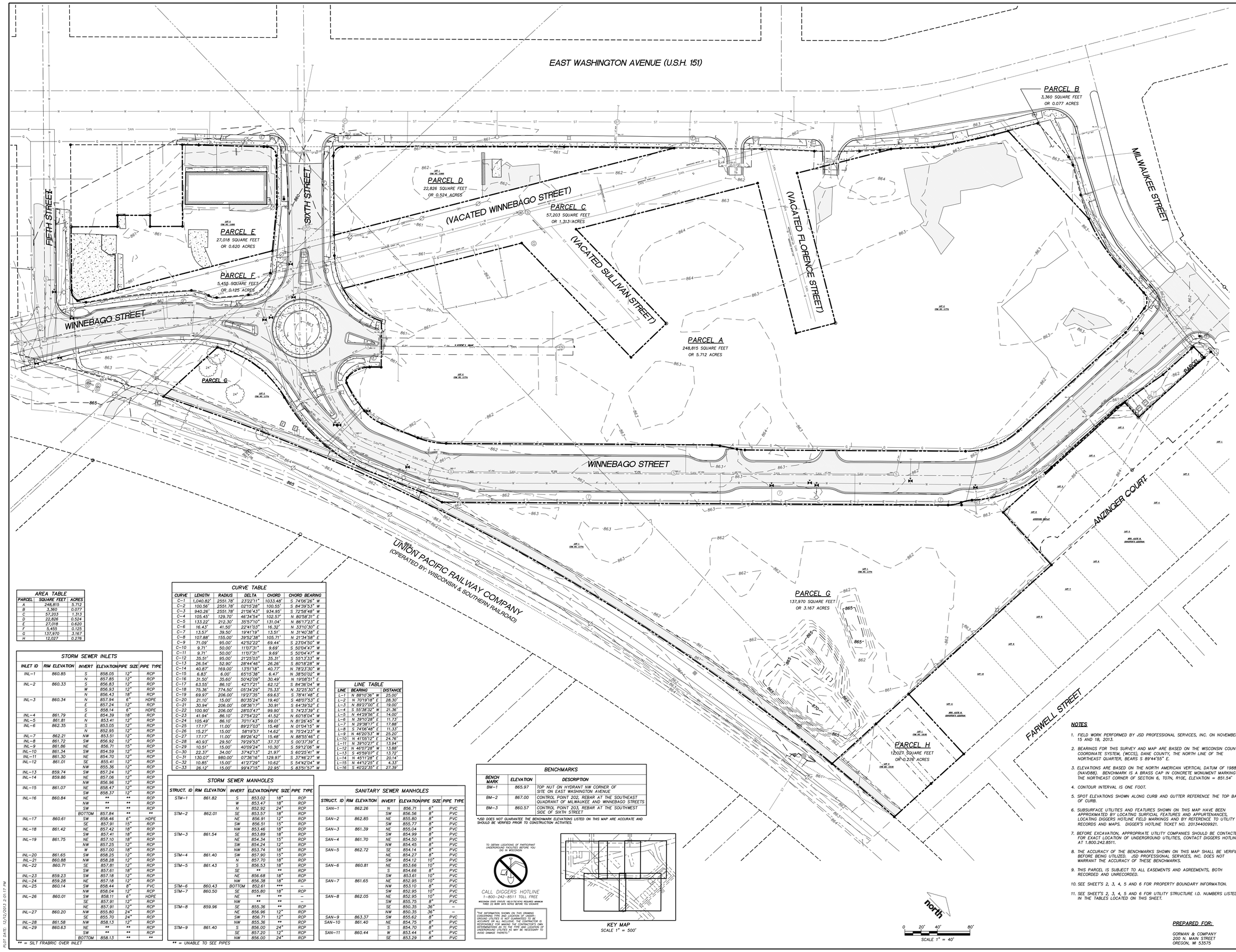
File: I:\2015\156830\DWG\15-6830_Construction Drawings.dwg Layout: C0.0 User: cjones Plotted: Feb 04, 2020 - 11:30am Xref's:



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

STORM SEWER INLETS

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

** = SILT FRABRIC OVER INLET

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	1,040.82'	2551.78'	23°22'11"	1033.48'	S 74°06'26" W
C-2	100.56'	2551.78'	02°15'28"	100.55'	S 84°39'53" W
C-3	940.26'	2551.78'	21°06'43"	934.95'	S 72°58'48" W
C-4	105.45'	129.70'	46°34'54"	102.57'	N 80°58'31" E
C-5	133.22'	212.30'	35°57'10"	131.04'	N 86°17'23" E
C-6	16.43'	41.50'	22°41'03"	16.32'	N 33°10'30" E
C-7	13.57'	39.50'	19°41'19"	13.51'	N 31°40'38" E
C-8	107.88'	155.00'	39°52'38"	105.71'	N 21°34'58" E
C-9	71.09'	95.00'	42°52'22"	69.44'	S 23°04'50" W
C-10	9.71'	50.00'	11°07'31"	9.69'	S 50°04'47" W
C-11	9.71'	50.00'	11°07'31"	9.69'	S 50°04'47" W
C-12	35.51'	95.00'	21°25'03"	35.31'	S 55°13'33" W
C-13	26.54'	52.90'	28°44'46"	26.26'	S 80°18'28" W
C-14	40.87'	169.00'	13°51'18"	40.77'	N 78°23'30" W
C-15	6.83'	6.00'	65°15'38"	6.47'	N 38°50'02" W
C-16	31.50'	35.60'	50°42'09"	30.49'	N 19°08'51" E
C-17	63.55'	86.10'	42°17'21"	62.12'	S 84°36'04" W
C-18	75.36'	774.50'	05°34'29"	75.33'	N 32°25'30" E
C-19	69.97'	206.00'	19°27'35"	69.63'	S 78°41'48" E
C-20	21.10'	15.00'	80°35'24"	19.40'	S 48°07'53" E
C-21	30.94'	206.00'	08°36'17"	30.91'	S 64°39'52" E
C-22	100.90'	206.00'	28°03'47"	99.90'	S 74°23'39" E
C-23	41.94'	86.10'	27°54'22"	41.52'	N 60°18'04" W
C-24	105.49'	86.10'	70°11'43"	99.01'	N 81°26'45" W
C-25	17.17'	11.00'	89°27'03"	15.48'	N 01°04'15" W
C-26	15.27'	15.00'	58°19'57"	14.62'	N 75°24'23" W
C-27	17.17'	11.00'	89°26'42"	15.48'	N 88°55'46" E
C-28	40.93'	29.50'	79°29'53"	37.73'	S 00°37'39" E
C-29	10.51'	15.00'	40°09'24"	10.30'	S 59°12'06" W
C-30	22.33'	34.00'	37°42'13"	21.97'	S 60°25'41" W
C-31	130.07'	980.00'	07°36'16"	129.97'	S 37°46'27" W
C-32	10.85'	15.00'	41°27'29"	10.62'	S 54°42'04" W
C-33	26.12'	15.00'	99°47'15"	22.95'	S 83°51'57" W

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 88°10'36" W	25.00'
L-2	N 70°19'18" E	28.30'
L-3	N 89°27'00" E	19.00'
L-4	S 55°38'32" W	21.36'
L-5	N 44°29'56" E	14.00'
L-6	N 39°10'28" E	11.73'
L-7	N 29°38'17" E	17.88'
L-8	S 74°06'48" E	11.33'
L-9	N 46°20'53" W	25.20'
L-10	N 41°05'12" E	24.76'
L-11	N 39°10'28" E	13.94'
L-12	N 46°07'28" W	13.88'
L-13	S 45°39'09" E	13.72'
L-14	N 45°11'28" E	20.14'
L-15	N 44°12'25" E	4.33'
L-16	S 40°22'35" E	27.39'

STORM SEWER MANHOLES

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

** = UNABLE TO SEE PIPES

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	862.26	N	856.71	6"	PVC
		SW	856.56	8"	PVC
SAN-2	862.85	NE	855.80	8"	PVC
		SW	855.77	8"	PVC
SAN-3	861.39	NE	855.04	8"	PVC
		SW	854.99	8"	PVC
SAN-4	861.70	NE	854.50	8"	PVC
		NW	854.45	8"	PVC
SAN-5	862.72	SE	854.14	8"	PVC
		NE	854.27	8"	PVC
		SW	854.12	10"	PVC
SAN-6	860.81	NE	853.68	10"	PVC
		S	854.66	8"	PVC
		SW	853.61	10"	PVC
SAN-7	861.65	NE	852.95	10"	PVC
		NW	853.10	8"	PVC
		SW	852.95	10"	PVC
SAN-8	862.05	NE	852.95	10"	PVC
		SW	855.75	8"	PVC
		SE	850.35	36"	–
		NW	850.35	36"	–
SAN-9	863.37	SW	855.62	8"	PVC
SAN-10	861.40	NE	854.75	8"	PVC
		S	854.70	8"	PVC
SAN-11	860.44	W	853.44	6"	PVC
		SE	853.29	8"	PVC

BENCHMARKS

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

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

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

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

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

KEY MAP
SCALE 1" = 500'

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

NOTES

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

PREPARED FOR:

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

REVISION NO.	DESCRIPTION	DATE	BY

		DATE
DRAWN BY	JK	11-25-2013
CHECKED BY	TJB	11-27-2013
APPROVED BY	HPJ	11-27-2013

DWG/NAME: I:\2013\135984\DWG\135984-Excon.dwg

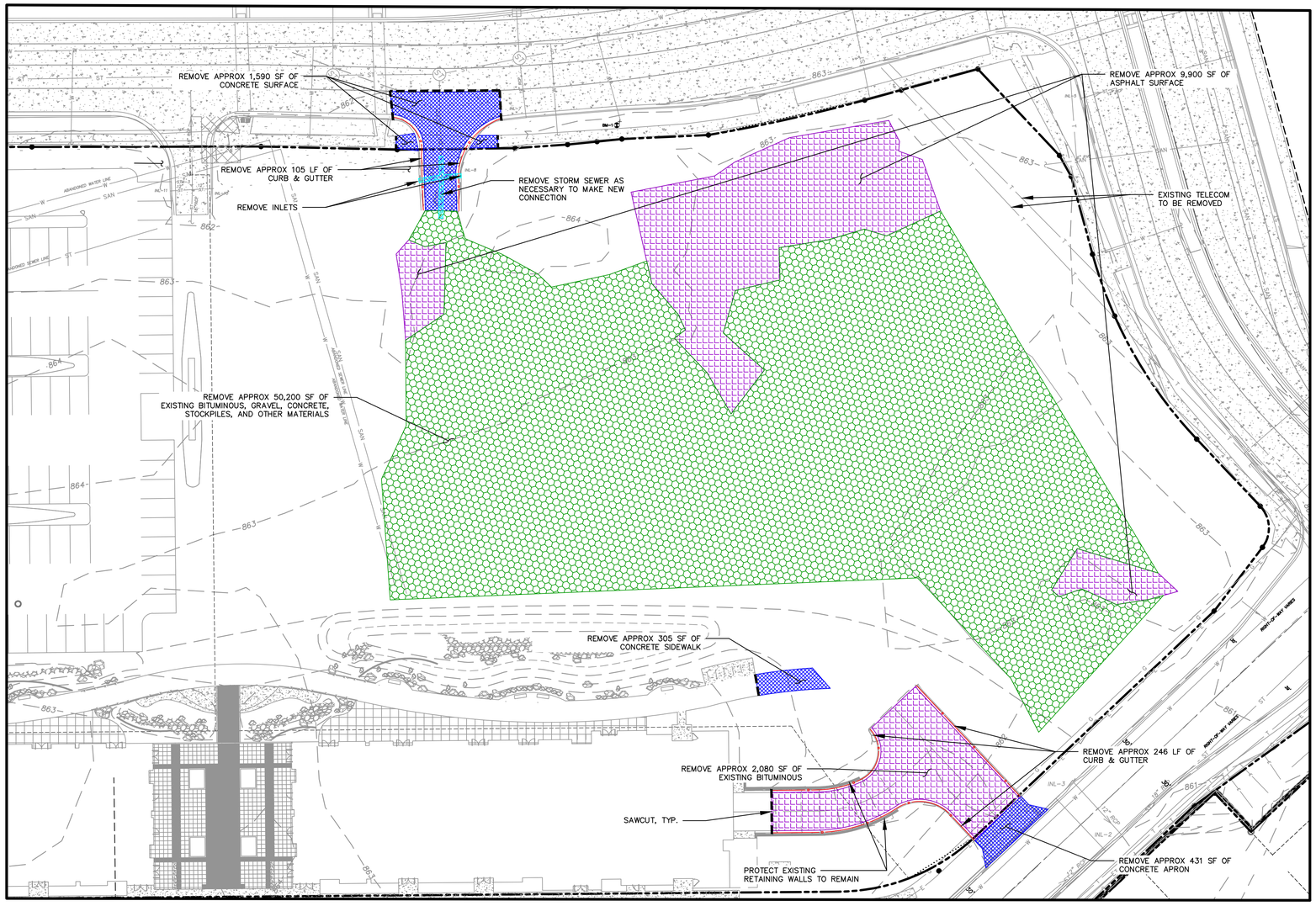
BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY

LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 4196068, LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 11774, RECORDED IN VOLUME 72, PAGES 134-139, AS DOCUMENT No. 4196068, LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 12130, AS RECORDED IN VOLUME 74, PAGES 243-245, AS DOCUMENT No. 4301167, ALL OF VACATED FLORENCE STREET, ALL OF VACATED SULLIVAN STREET, THAT PART OF WINNEBAGO STREET VACATED PER CITY OF MADISON ENACTMENT No. RES-06-00599, AND THAT PART OF MILWAUKEE STREET VACATED PER CITY OF MADISON ENACTMENT No. RES-06-00854, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, CITY OF MADISON, DANE COUNTY, WISCONSIN.

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

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

PLOT DATE: 12/03/2013 2:01:17 PM



LEGEND

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

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

DEMOLITION NOTES

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

north

SCALE IN FEET
30' 0 30'

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P. 608.848.5060

CLIENT:
GORMAN & COMPANY, INC.

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

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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

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

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 15-6830

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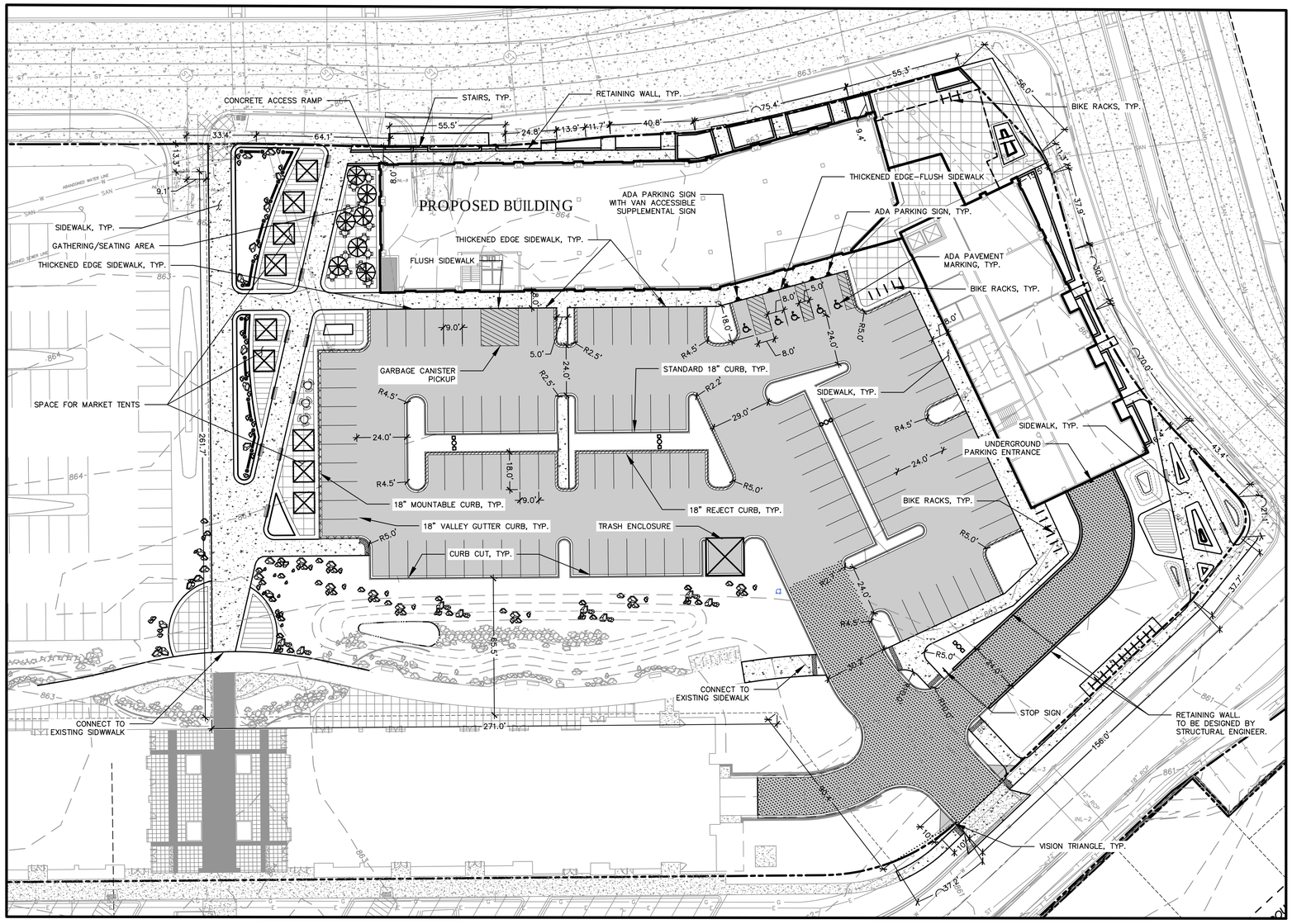

GENERAL NOTES

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3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

PAVING NOTES

1. GENERAL

1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY CGC, INC. DATED 11/11/2015.

1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.

1.3. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.

2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS

2.1. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

2.2. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (–1° C).

2.3. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

2.4. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

2.5. BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.

2.6. SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.

2.7. ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

3. CONCRETE PAVING SPECIFICATIONS

3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.

3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.

3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.

3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.

3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.

3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

4. PAVEMENT MARKING SPECIFICATIONS

4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.

4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.

4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

4.4. 2' x 5' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

LEGEND

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

SITE INFORMATION BLOCK

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

north

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161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
GORMAN & COMPANY, INC.

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

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	02.05.2020	LAND USE / UDC INITIAL
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14		
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Design/Drawn: CEJ, KJS
Approved: AJS, JLF

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 15-6830

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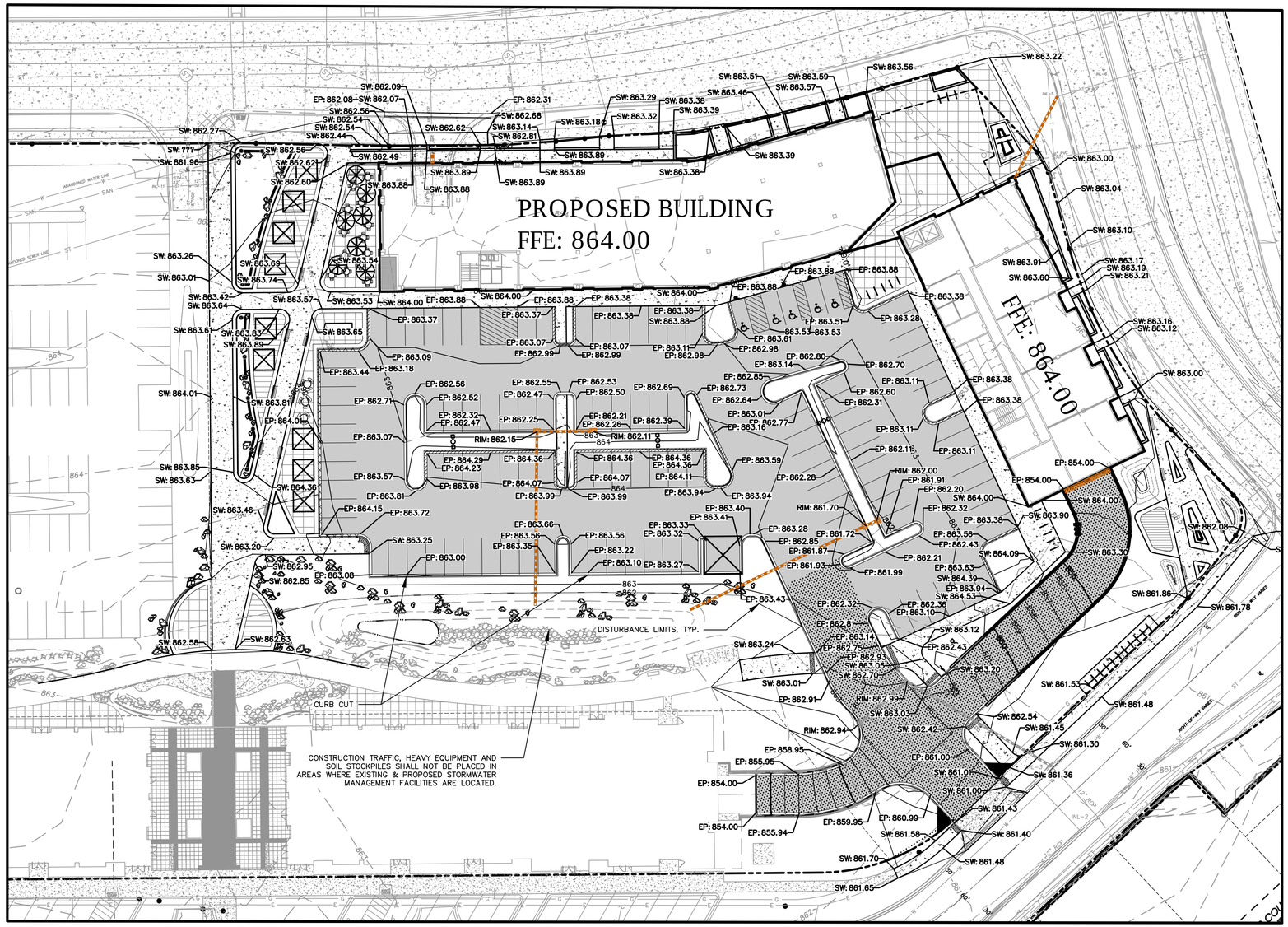

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

GRADING AND SEEDING NOTES

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

STORMWATER FACILITIES CONSTRUCTION NOTES

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

LEGEND

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

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OREGON, WI 53575

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UNION CORNERS NEXUS

PROJECT LOCATION:
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DANE COUNTY

PLAN MODIFICATIONS:

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

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C5.0

JSD PROJECT NO: 15-6830

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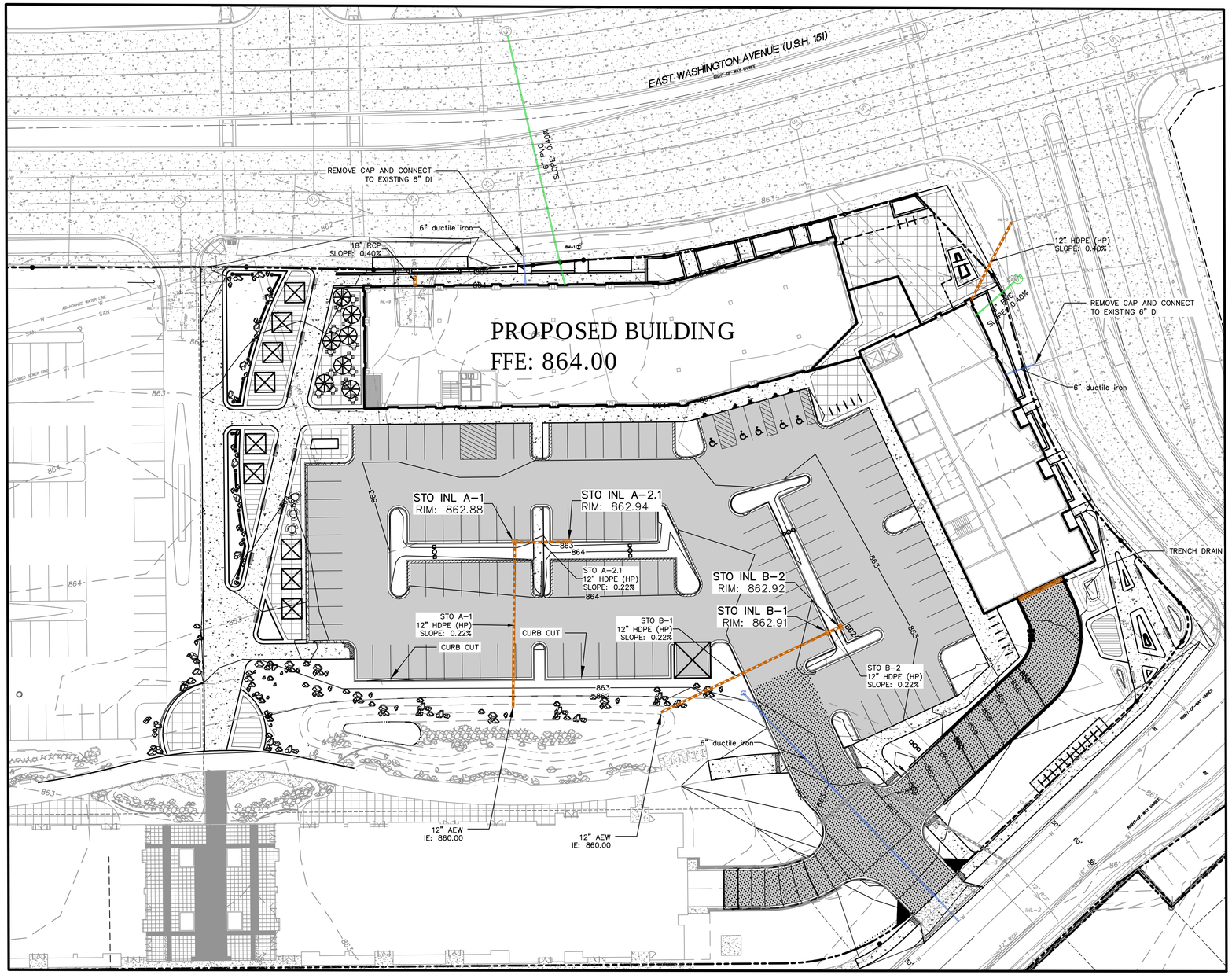

LEGEND

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

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS–BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. STORM SEWER SPECIFICATIONS –

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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OREGON, WI 53575

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C6.0

JSD PROJECT NO: 15-6830

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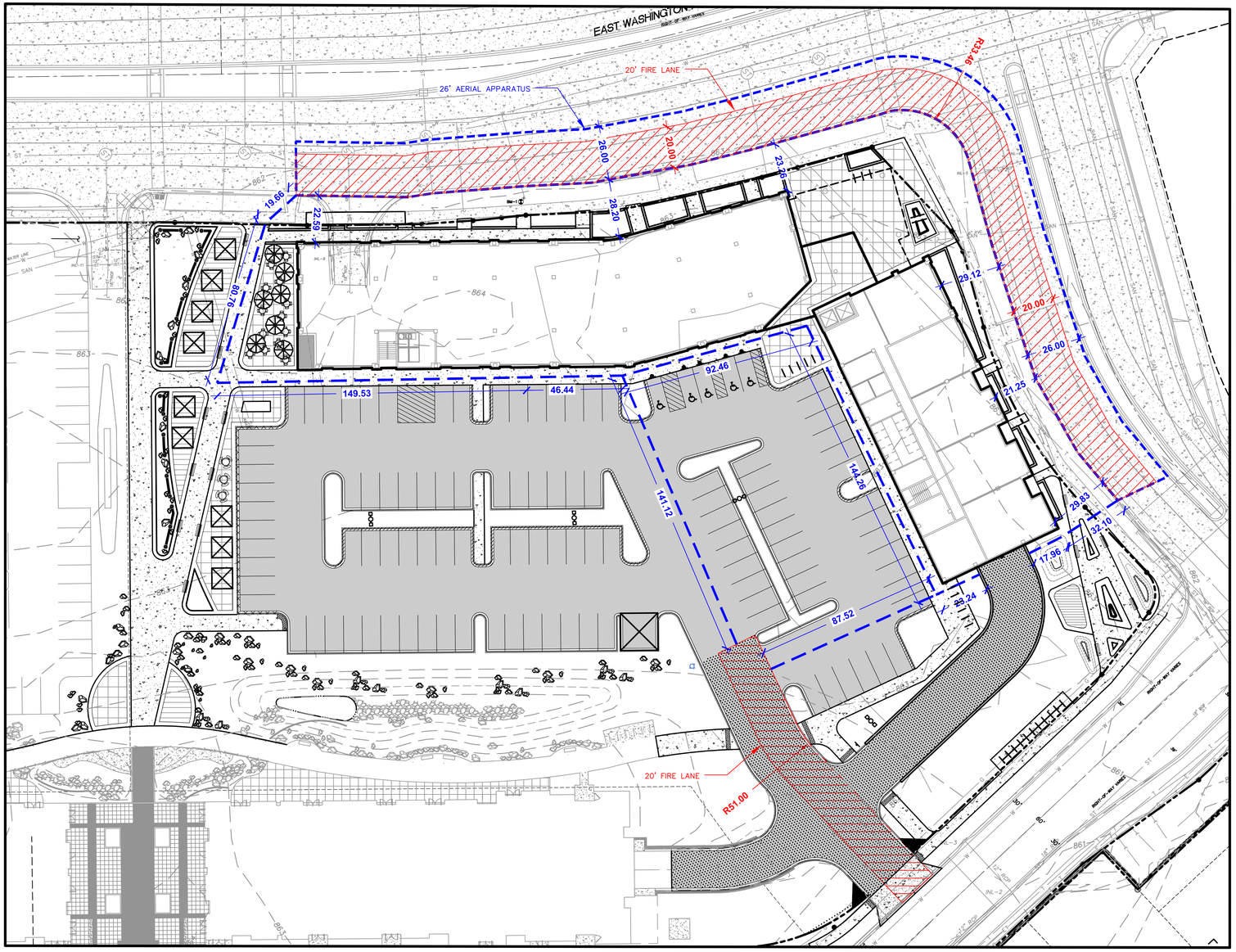

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30' 0 30'

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City of Madison Fire Department

30 West Mifflin Street, 8th & 9th Floors, Madison, WI 53703-2579

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

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

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

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

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

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

Revised 12/5/2014

JSD Professional Services, Inc.
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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
GORMAN & COMPANY, INC.

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

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	02.05.2020	LAND USE / UDC INITIAL
2		
3		
4		
5		
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13		
14		
15		

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

SHEET TITLE:
FIRE ACCESS PLAN

SHEET NUMBER:
C7.0

JSD PROJECT NO: 15-6830

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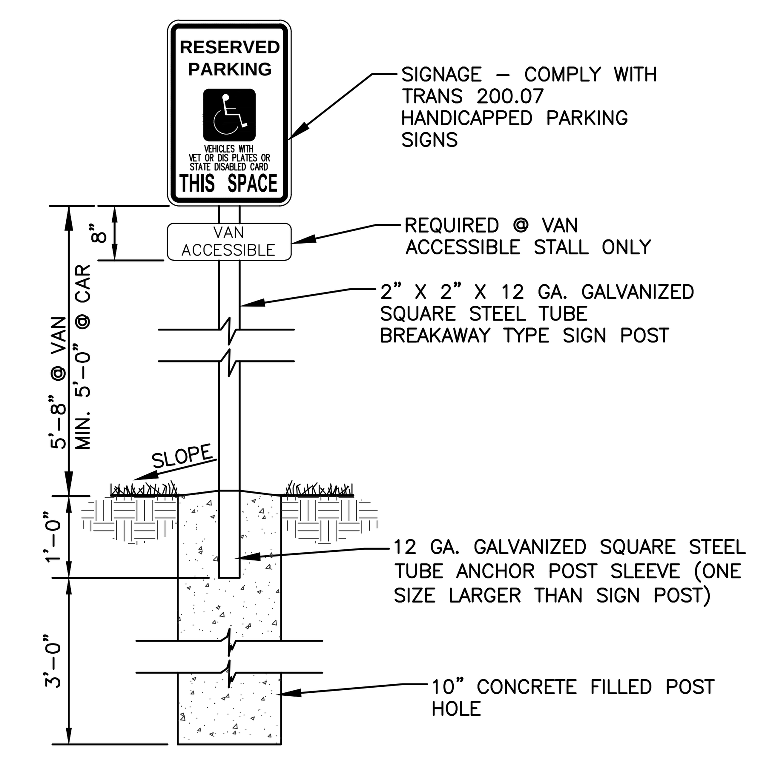
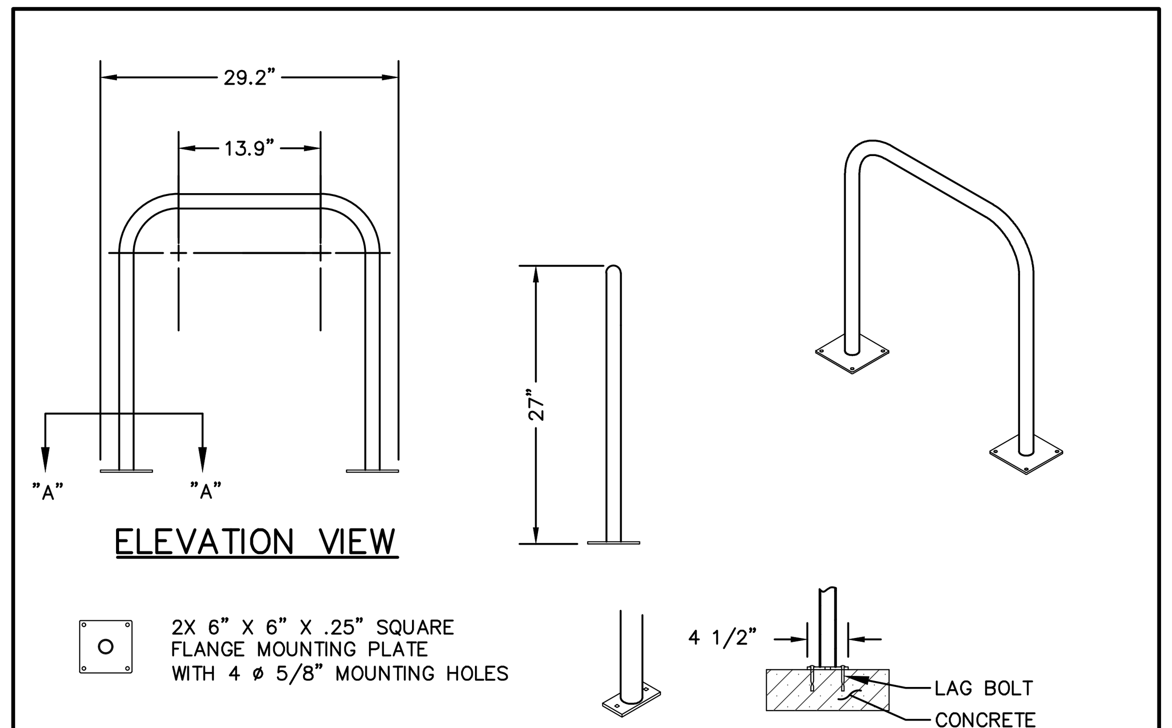


NOTE:
OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE, PROVIDE MIN. 3'-0" LONG ANCHOR POST SLEEVE.

ADA SIGN
N.T.S.

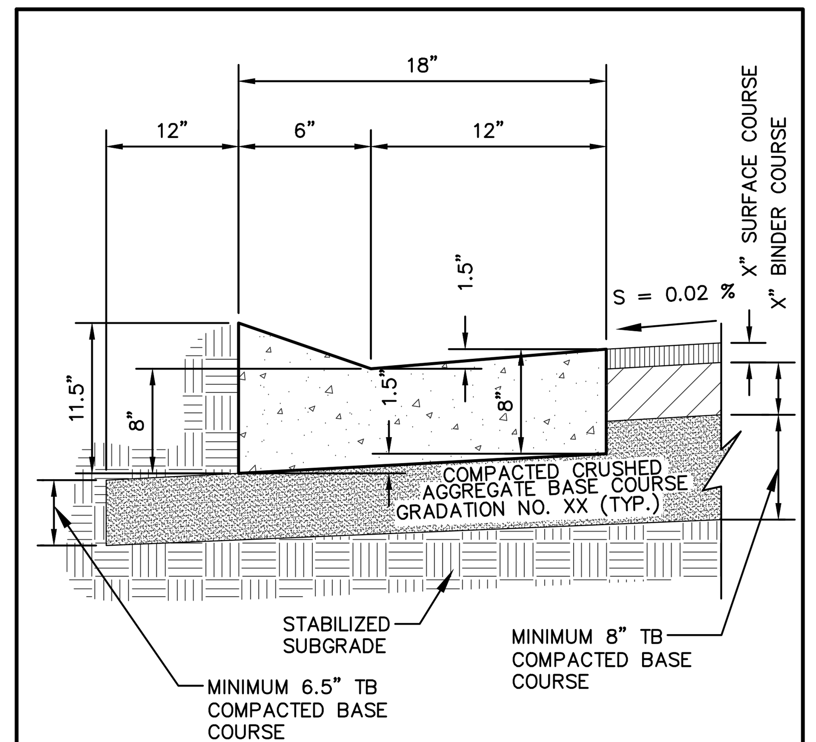
REV. 7-01-2019



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

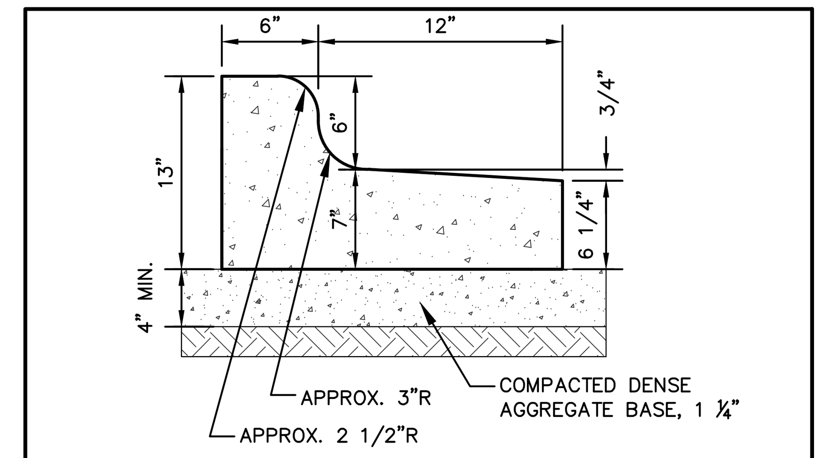
INVERTED-U BIKE RACK
N.T.S.

REV. 12-10-2018



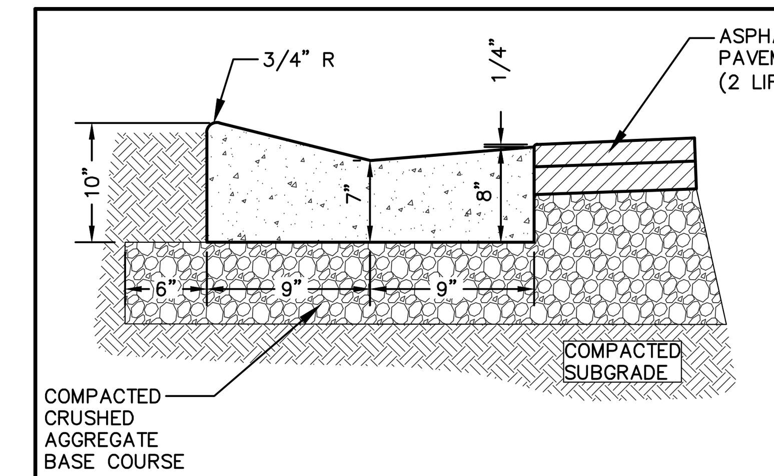
GENERAL NOTES:
1. CONTRACTION JOINT 10 FOOT O.C., JOINT SHALL BE 0.25 INCH WIDE.
2. A 0.75 INCH TO 1 INCH EXPANSION JOINT (FELT) SHALL BE CONSTRUCTED NOT MORE THAN 300 FEET APART, AT P.C. POINTS AND 5 FEET EITHER SIDE OF INLET STRUCTURES.
3. WHERE NEW CONCRETE MEETS WITH EXISTING CONCRETE A 0.75 INCH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

18" MOUNTABLE CONCRETE CURB & GUTTER
REV. 11-19-2018
N.T.S.



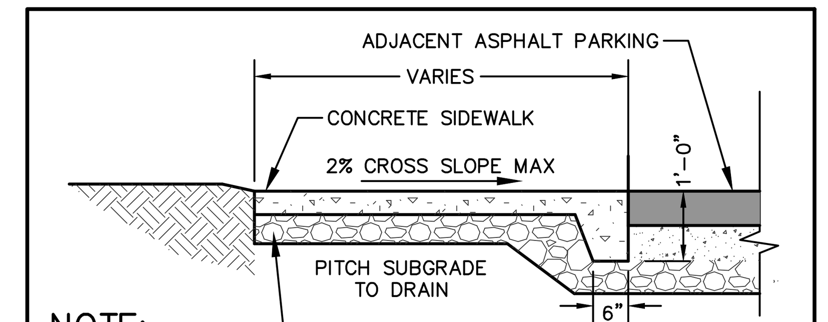
18" REJECT CURB & GUTTER
N.T.S.

REV. 12-17-2018



VALLEY GUTTER CURB
N.T.S.

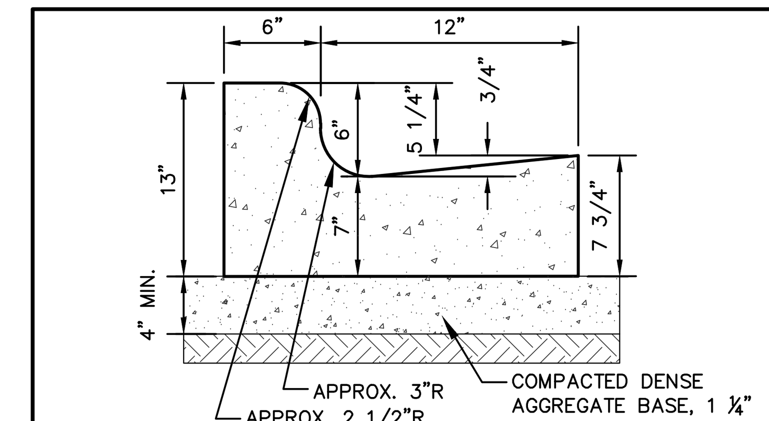
REV. 11-20-2018



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

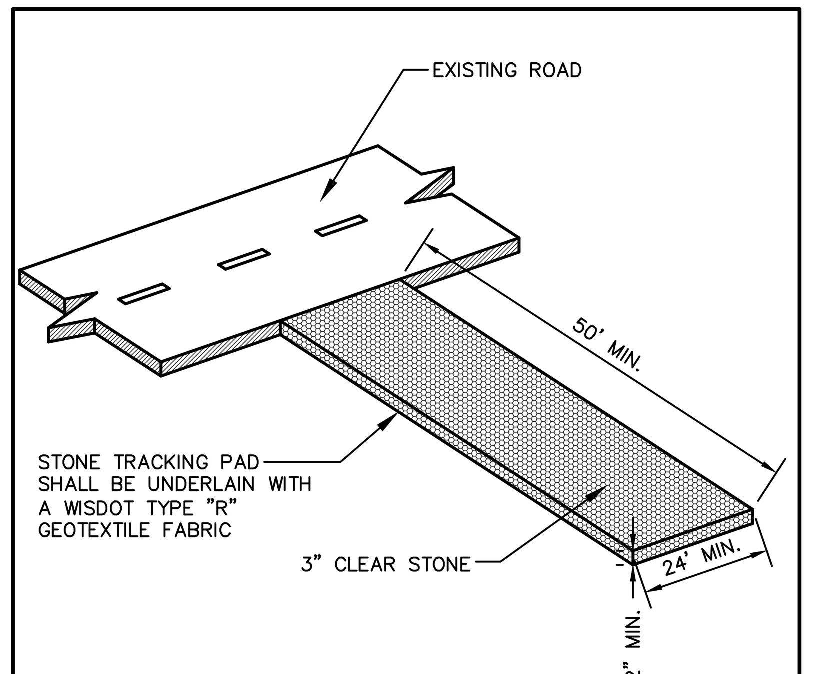
THICKENED EDGE SIDEWALK - FLUSH
N.T.S.

REV. 11-20-2018



18" STANDARD CURB & GUTTER
N.T.S.

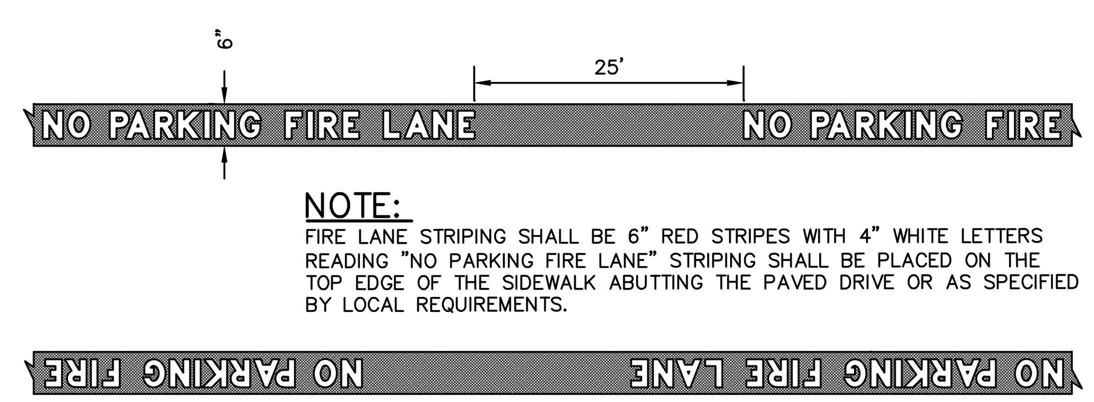
REV. 12-17-2018



NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER.

CONSTRUCTION ENTRANCE
N.T.S.

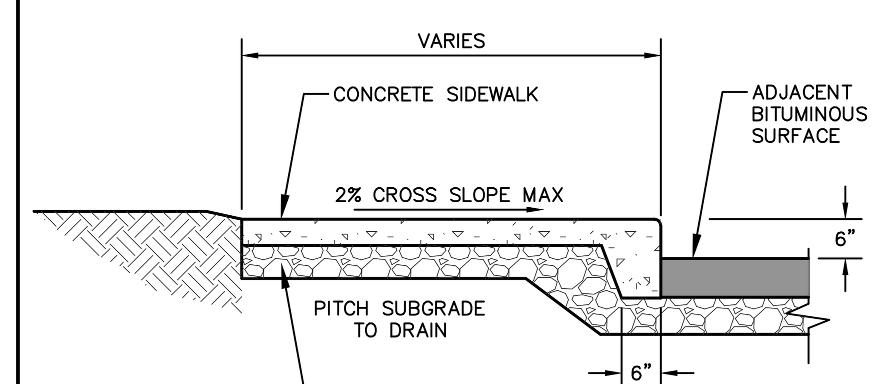
REV. 12-10-2018



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

FIRE LANE PAVEMENT MARKING
N.T.S.

REV. 11-20-2018

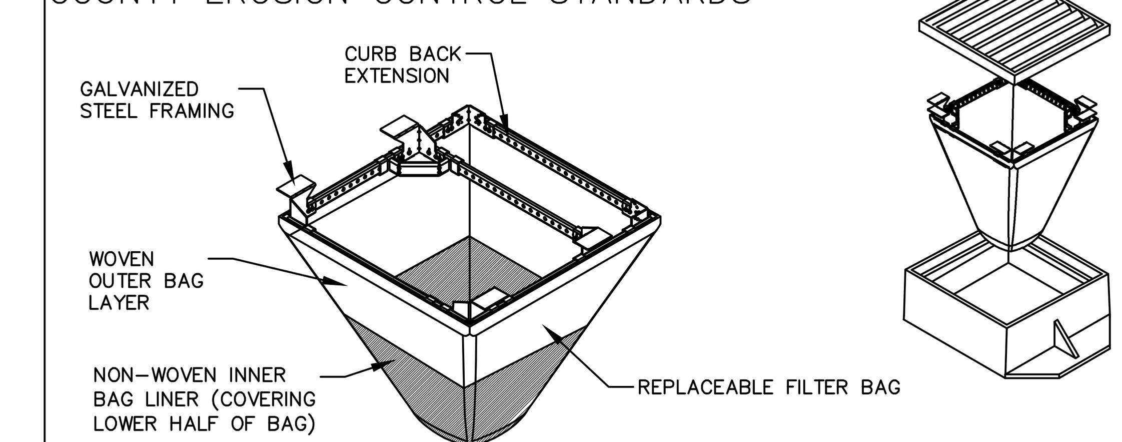


NOTE:
REFER TO SITE PLAN FOR CONSTRUCTION AND CONTROL JOINT LOCATIONS

THICKENED EDGE SIDEWALK
N.T.S.

REV. 11-20-2018

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



CATCH-IT INLET FILTER (Temporary Inlet Protection)							
Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft^3)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
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	62MCB2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3618HB
R-2501	Round (RD)	~26	~24	2.3	0.8	5.2	62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6	62MRD22HB

(HB) HYBRID FILTER BAG SPECIFICATIONS:

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

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

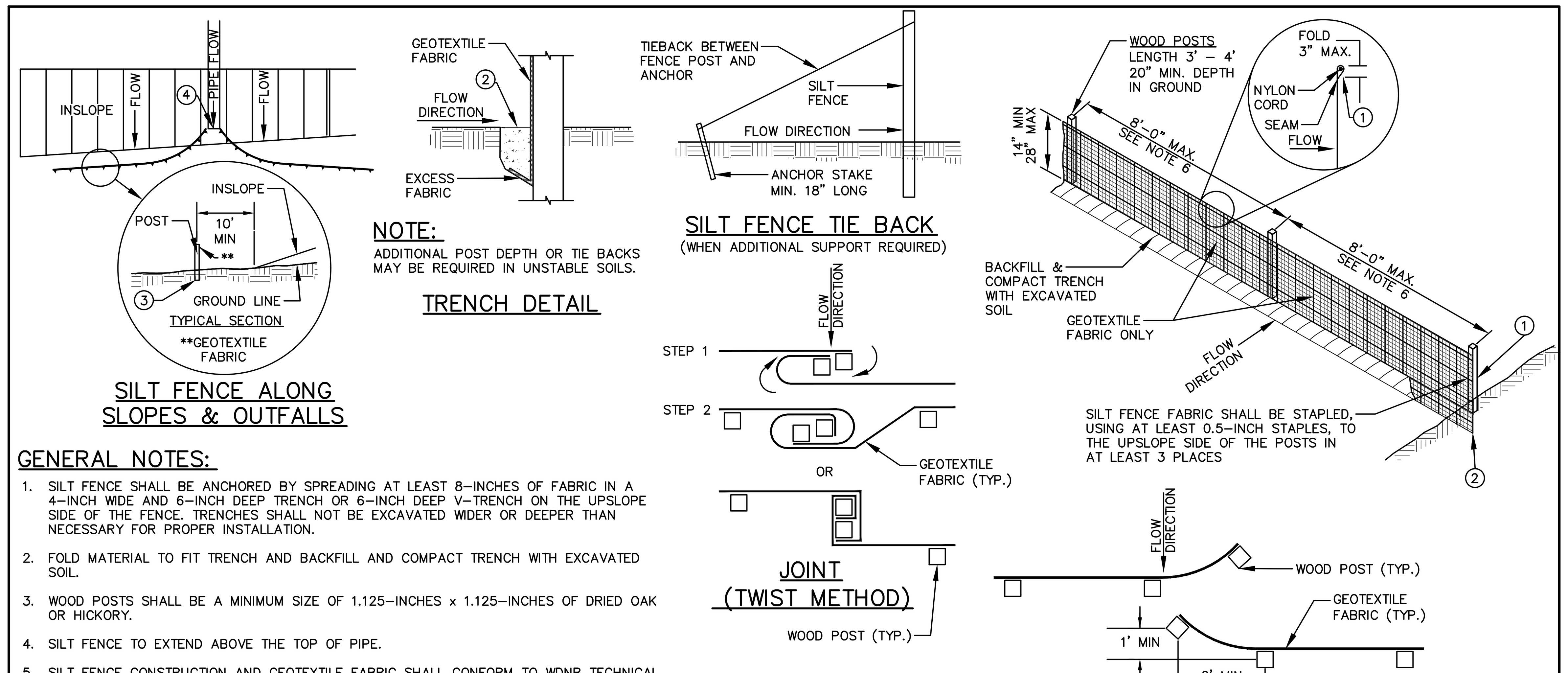
MAINTENANCE GUIDELINES:
1. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
2. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE.
3. DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACT 4. ALTERNATIVELY, AN INDUSTRIAL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

FLEXSTORM INLET FILTERS
CATCH IT

JPP Flexstorm HD Specifications

FRAMED INLET PROTECTION
N.T.S.

REV. 7-01-2019

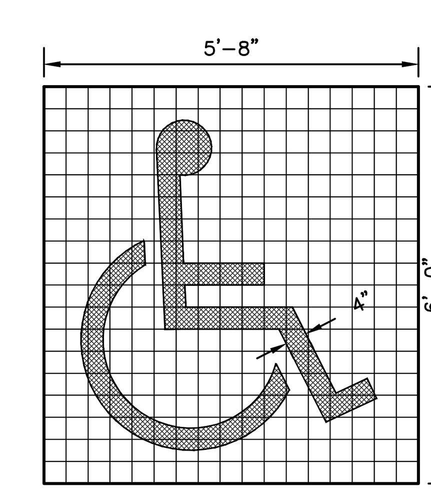


NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

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

SILT FENCE
N.T.S.

REV. 7-01-2019



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

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

ADA PARKING STALL MARKING
N.T.S.

REV. 11-20-2018

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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
GORMAN & COMPANY, INC.

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

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	02.05.2020	LAND USE / UDC INITIAL
2		
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13		
14		
15		

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

SHEET TITLE:
DETAILS

SHEET NUMBER:
C8.0

JSD PROJECT NO: 15-6830

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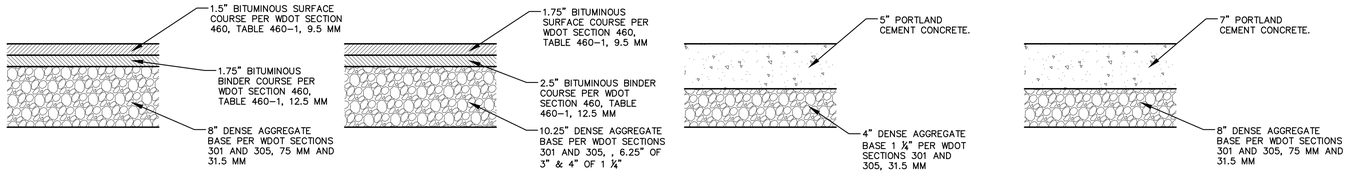


STANDARD ASPHALT PAVEMENT SECTION

HEAVY DUTY ASPHALT PAVEMENT SECTION

CONCRETE SIDEWALK SECTION

CONCRETE PAVEMENT SECTION

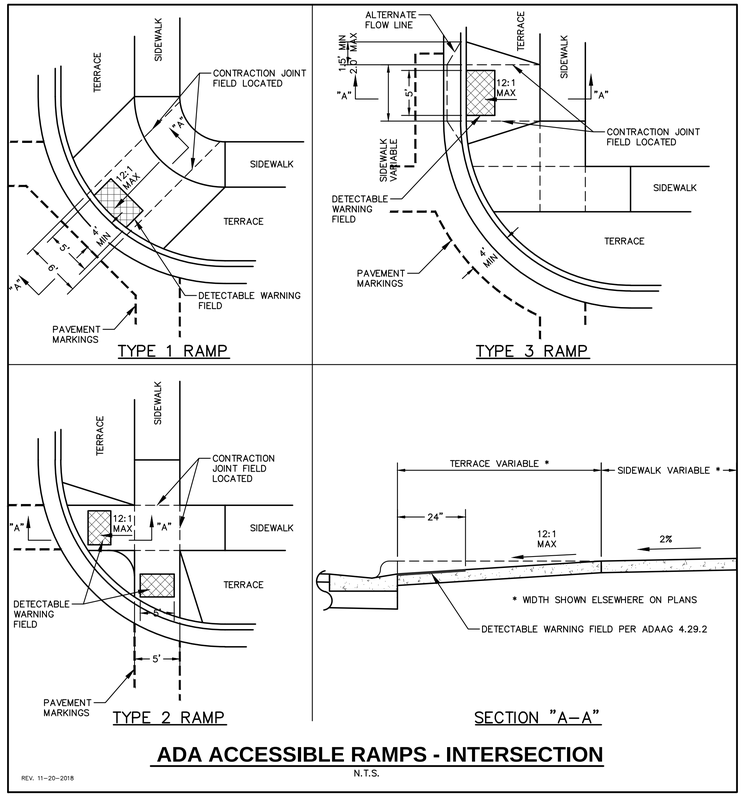
GENERAL NOTES:

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

REV. 7-01-2019

PAVEMENT SECTIONS

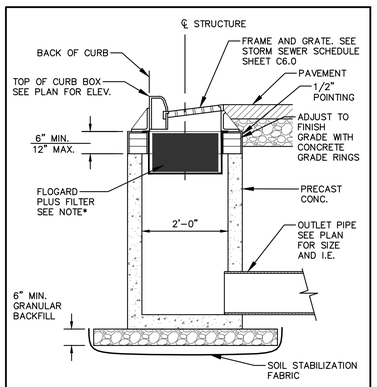
N.T.S.



ADA ACCESSIBLE RAMPS - INTERSECTION

N.T.S.

REV. 11-20-2018

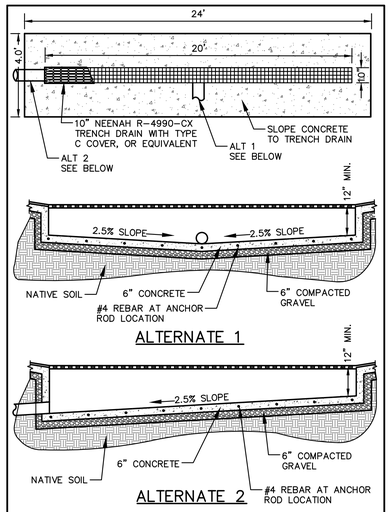


NOTE:
*INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS.

STORM INLET W/ OIL & GREASE FILTER

REV. 11-26-2018

N.T.S.



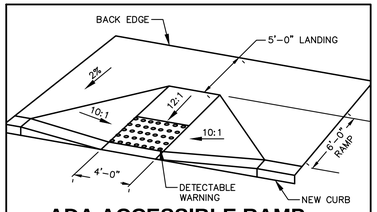
**REFER TO NEENAH FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES FOR FURTHER DETAILS AND INFORMATION.
NOTE: INSTALL CATCH-ALL HR-I ABSORBENT BOOM BY MARATHON MATERIALS, INC. WITHIN TRENCH DRAIN.

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

TRENCH DRAIN (CAST-IN-PLACE)

REV. 12-7-2018

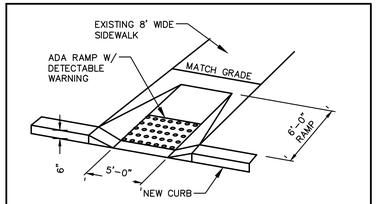
N.T.S.



ADA ACCESSIBLE RAMP - FLUSH

REV. 11-20-2018

N.T.S.



ADA ACCESSIBLE RAMP - INLINE

REV. 11-20-2018

N.T.S.

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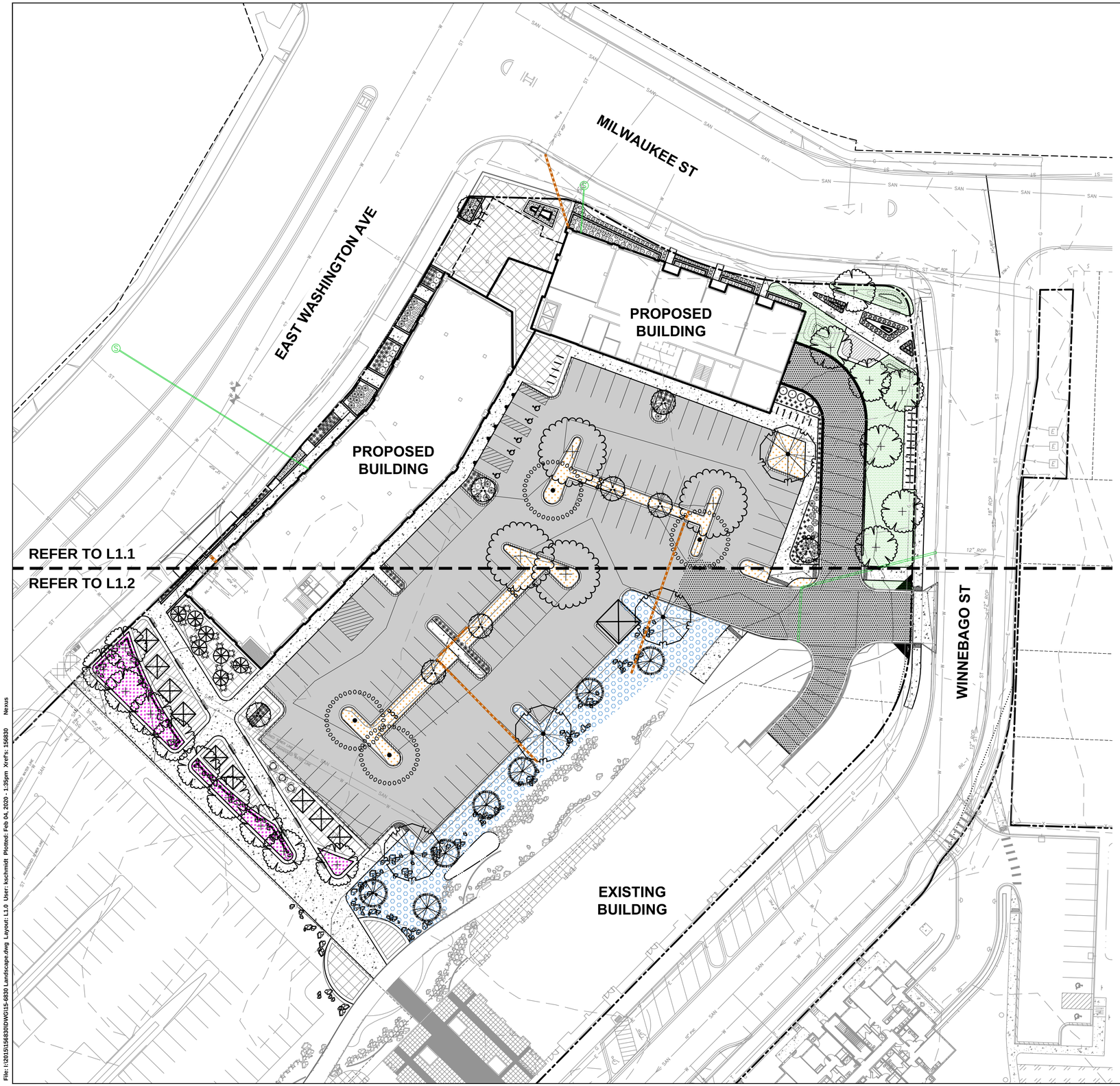

LEGEND

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

GENERAL NOTES

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

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	CE	Cercis canadensis / Eastern Redbud	B & B	1.5" Cal (Multi-Stem)	15	9
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**LS POINTS**	**QTY**
	AM	Acer Miyabei 'Morton' / State Street Maple	B & B	2.5"Cal	35	4
	GB	Ginkgo biloba 'Autumn Gold' / Autumn Gold Ginkgo	B & B	2.5"Cal	35	4
	PT	Populus tremuloides / Quaking Aspen	B & B	2.5"Cal	35	17
	QR	Quercus rubra / Northern Red Oak	B & B	2.5"Cal	35	4
	TDM	Taxodium distichum 'Mickelson' / Shawnee Brave Bald Cypress	B & B	2.5"Cal	35	7
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**LS POINTS**	**QTY**
	CC	Cornus sanguinea 'Cato' / Arctic Sun Dogwood	3 gal	24" Min Ht.	3	7
	FG	Fothergilla gardenii / Dwarf Fothergilla	3 gal	18" Min. Ht.	3	13
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**LS POINTS**	**QTY**
	MD	Microbiota decussata / Russian arborvitae	3 gal	18" Tall/Wide	4	26
	TG	Taxus x media 'Dark Green' / Dark Green Yew	3 gal	18" Tall/Wide	4	5
ORNAMENTAL GRASSES/PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**LS POINTS**	**QTY**
	AA	Actaea simplex artopurpurea / Black Bugbane	1 gal	Cont.	2	49
	AF	Astilbe x arendsii 'Fanal Red' / Fanal Red Astilbe	1 gal	Cont.	2	43
	DC	Dryopteris × complexa 'Robusta' / Robust Male Fern	1 gal	Cont.	2	44
	HM	Hakonechloa macra 'Aureola' / Japanese Forest Grass	1 gal	Cont.	2	104
	HC	Hemerocallis x 'Chicago Apache' / Chicago Apache Daylily	1 gal	Cont.	2	51
	HH	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal	Cont.	2	53
	PS	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	1 gal	Cont.	2	41

north

SCALE IN FEET
30' 0 30'

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
GORMAN & COMPANY, INC.

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

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
**MADISON, WI
DANE COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
1	02.05.2020	LAND USE / UDC INITIAL
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Design/Drawn: KJS
Approved: MAS/JLF

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO: 15-6830

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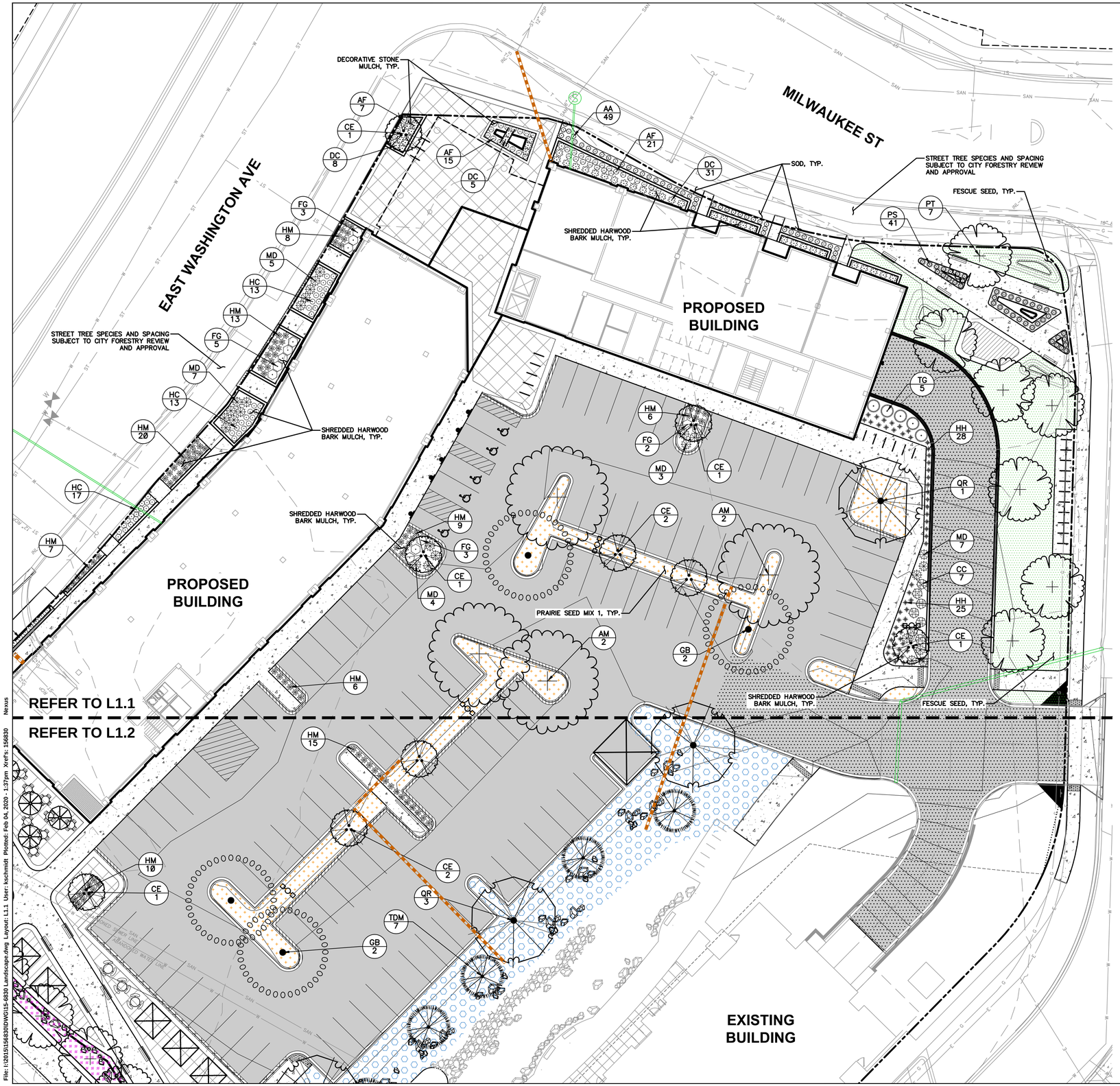

LEGEND

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

PLANT SCHEDULE

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

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

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	02.05.2020	LAND USE / UDC INITIAL
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Design/Drawn: KJS
Approved: MAS/JLF

SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L1.1

JSD PROJECT NO: 15-6830

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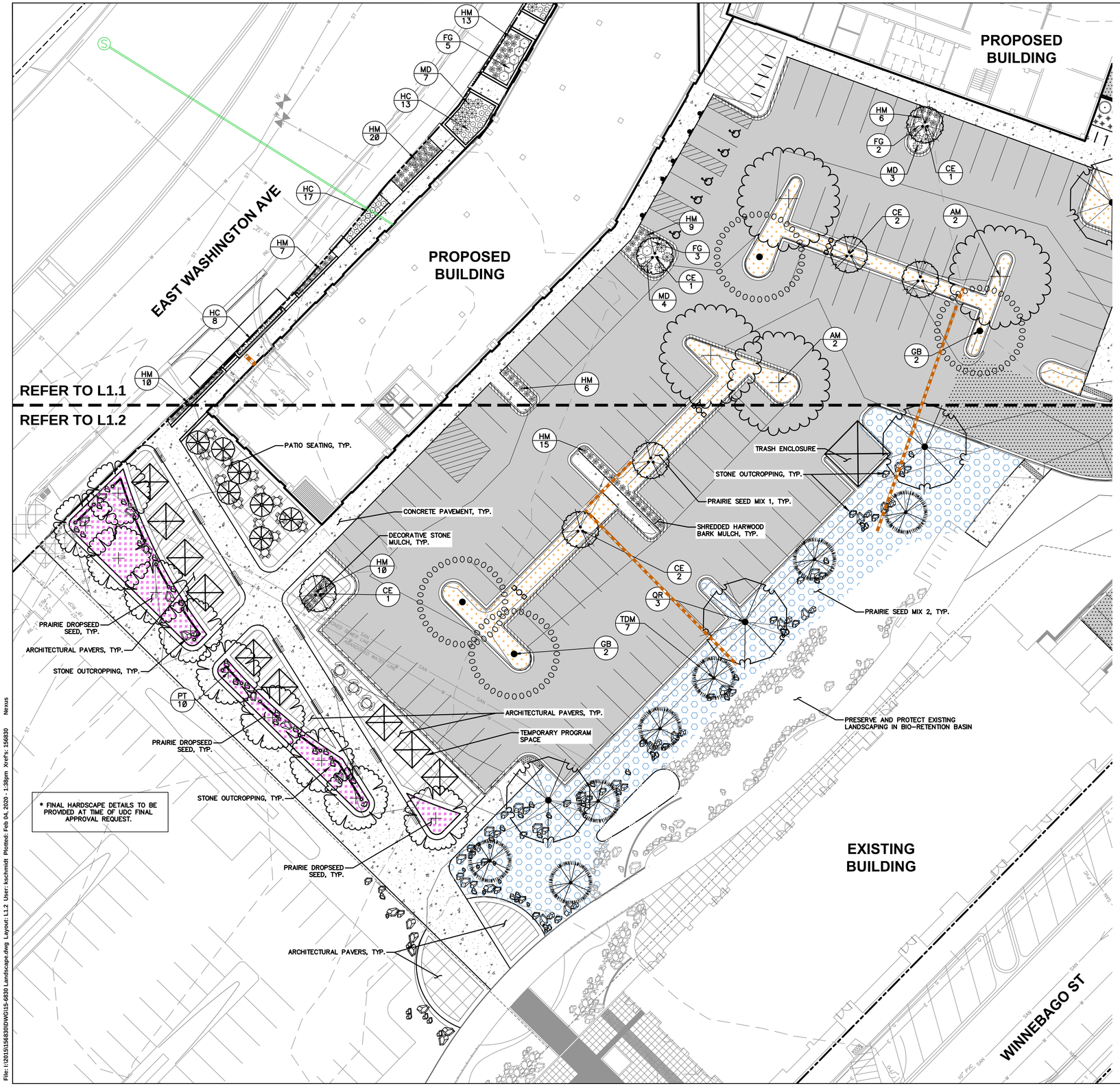

LEGEND

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- BUILDING OUTLINE
- BUILDING OVERHANG
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- PRAIRIE SEED MIX 1
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PLANT SCHEDULE

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

north

SCALE IN FEET
20' 0 20'

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OREGON, WI 53575

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	02.05.2020	LAND USE / UDC INITIAL
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Design/Drawn: KJS
Approved: MAS/JLF

SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L1.2

JSD PROJECT NO: 15-6830

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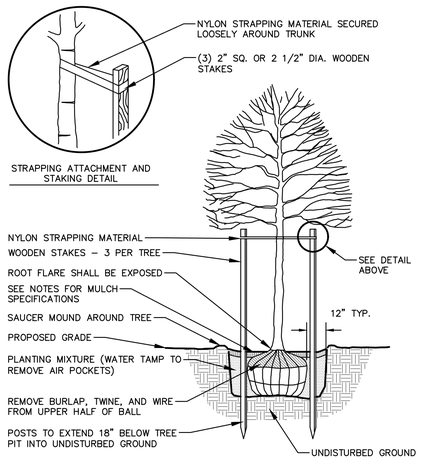
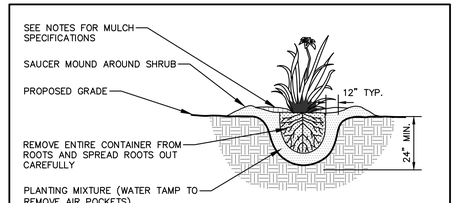


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01–04–2019

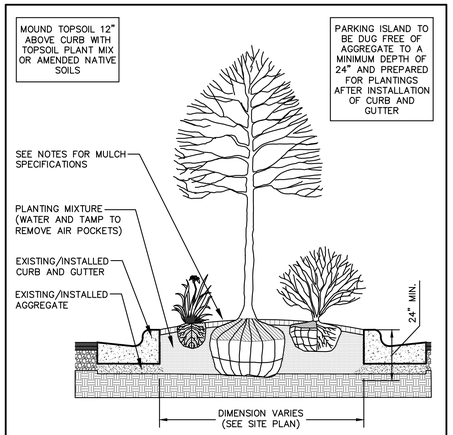


NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

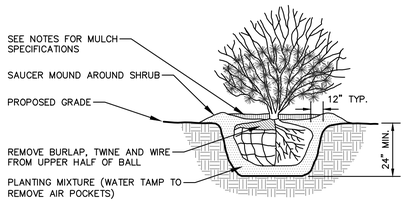
REV. 01–03–2019



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

CONTRACTOR & OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–242–8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTINUE TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY 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.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE 1.5" DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

SEEDING & SODDING NOTES

1. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "LANDMARK TURF AND NATIVE SEED" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE
2. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
3. MATERIALS – PRAIRIE SEED MIX 1: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608–296–3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
4. MATERIALS – PRAIRIE SEED MIX 2: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "SHORT PRAIRIE FOR DRY SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608–296–3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
5. MATERIALS – PRAIRIE DROPSEED SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "PRAIRIE DROPSEED SEED", AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608–296–3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
6. MATERIALS – FESCUE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE HIGHLAND ROUGH SEED MIX, SUPPLIED BY LANDMARK TURF & NATIVE SEED COMPANY (WWW.LANDMARKTURFANDNATIVESEED.COM), OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE.

Madison

CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

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

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

Applicability

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

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

Landscape Calculations and Distribution

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

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

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

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

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

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

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

10/2013 1

Tabulation of Points and Credits

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

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			36	1260
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			9	135
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			20	60
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			31	124
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			385	770
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						2349

Total Number of Points Provided 2349

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

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

CREATE THE VISION TELL THE STORY

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APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
GORMAN & COMPANY, INC.

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

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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

Design/Drawn: KJS
Approved: MAS/JLF

SHEET TITLE:
LANDSCAPE NOTES, DETAILS & SPECIFICATIONS

SHEET NUMBER:
L2.0

JSD PROJECT NO: 15-6830

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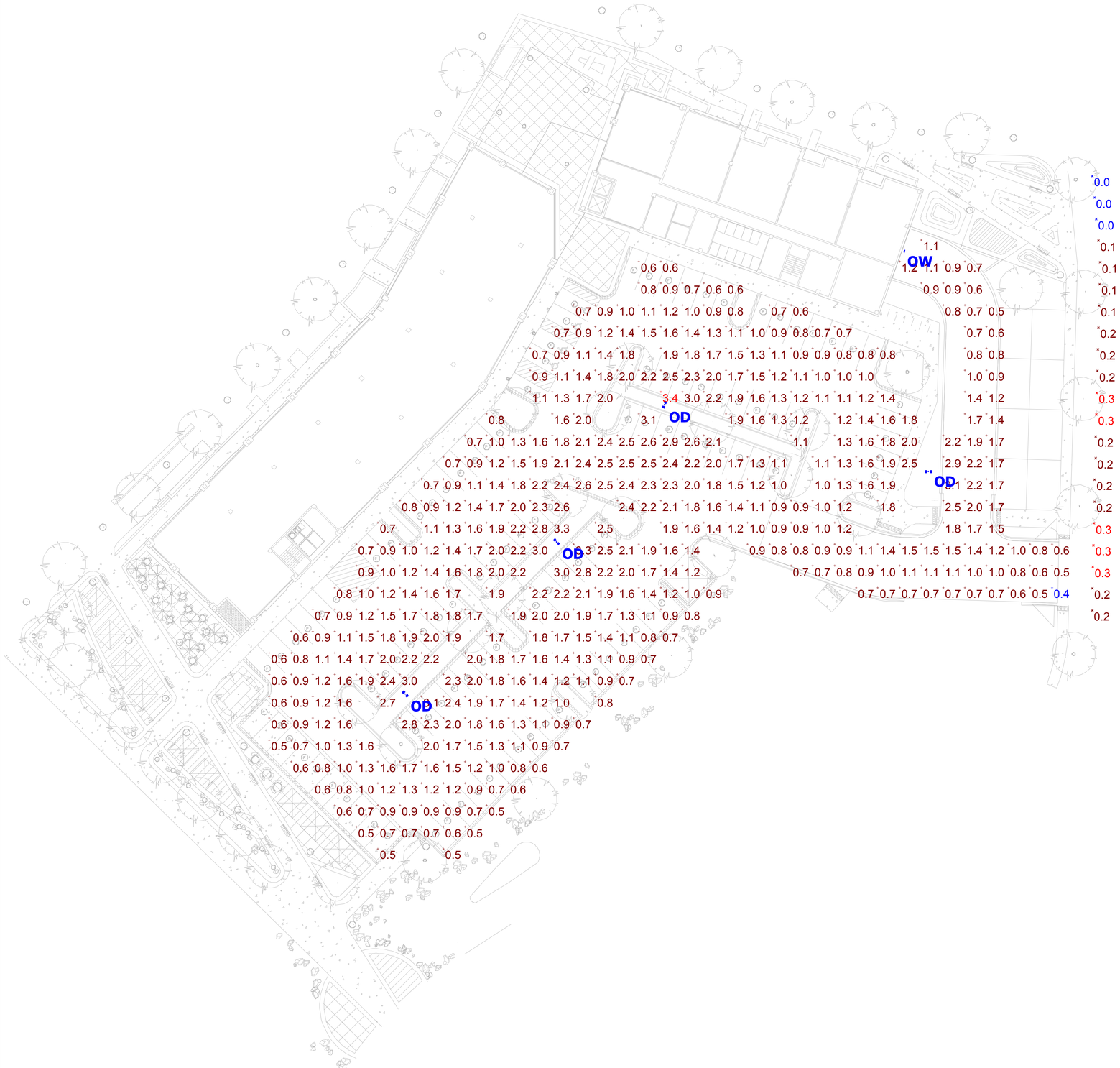

Plan View

Scale - 1" = 25ft

Schedule

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

Statistics

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

CRESCENT ELECTRIC SUPPLY COMPANY

NEXUS SITE LIGHTING

Designer

Date
2/3/2020

Scale
Not to Scale

Drawing No.

Summary

BASEMENT FLOOR PLAN KEY
GSF: 27,073

1. RESIDENTIAL PARKING - 80 STALLS
2. BIKE PARKING - 31 SPACES

REVIEW SET ONLY
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KA
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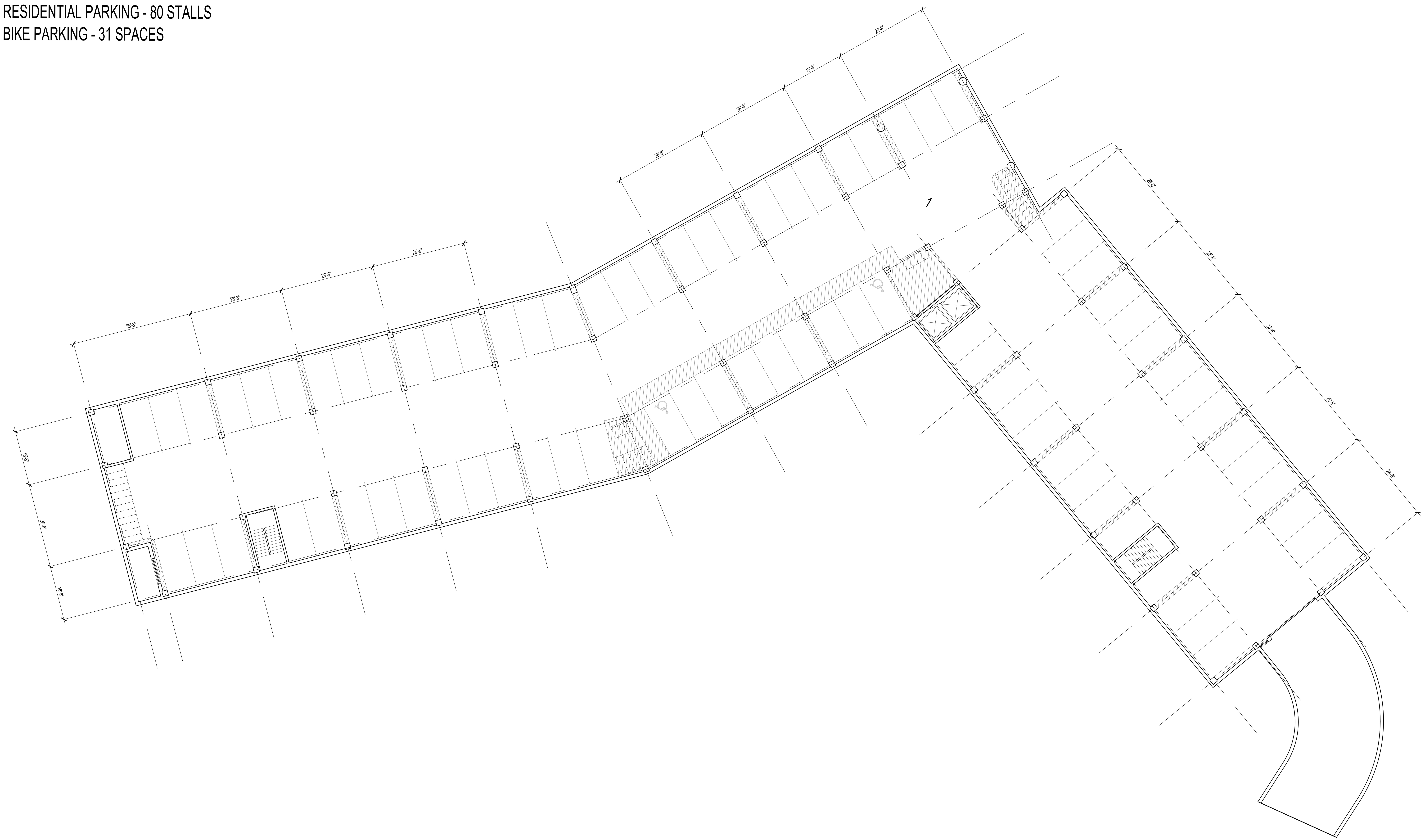

BASEMENT PARKING $\frac{1}{16}$" = 1'-0"

0 5 25 50 100 FEET

N

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

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

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

REV. NO:	DATE:

PROJ. NO:	19002 01
SCALE:	AS NOTED
PHASE:	UDC/LAND USE
DATE:	02-05-2020

BASEMENT FLOOR PLAN

A100

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FIRST FLOOR PLAN KEY

GSF:23683 SF

1. PLAZA
2. RETAIL-13676 SF
3. RESIDENTIAL LOBBY-534 SF
4. MANAGEMENT + LEASING OFFICES-356 SF
5. PARCEL ROOM-187 SF
6. BIKE ROOM- (32 SPACES) 594 SF
7. TRASH/ RECYCLING- 351 SF
8. BIKE ROOM- (36 SPACES) 758 SF
9. TOWNHOUSE UNIT - 2BDR
10. COMMUNITY- 1030 SF
11. FITNESS- 1014 SF

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FIRST FLOOR $\frac{1}{16}$" = 1'-0"

0 5 25 50 100 FEET

PROJECT NAME:

NEXUS - UNION CORNERS
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MADISON, WI 53704

OWNERS INFO:

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FIRST FLOOR PLAN

A101

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SECOND FLOOR PLAN KEY

GSF:24641 SF

1. ELEVATOR LOBBY
2. OPEN TO BELOW
3. TRASH/RECYCLING
4. ELECTRICAL/DATA CLOSET
5. OPEN LOUNGE - 300 SF

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SECOND FLOOR $\frac{1}{16}$" = 1'-0"

0 5 25 50 100 FEET

N

SECOND FLOOR PLAN

A102

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THIRD FLOOR PLAN KEY

GSF: 26142

1. ELEVATOR LOBBY
2. FITNESS-1151 SF
3. TRASH/RECYCLING
4. ELECTRICAL/DATA CLOSET

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PHASE:	UDC/LAND USE
DATE:	02-05-2020

THIRD FLOOR

$\frac{1}{16}$" = 1'-0"

0 5 25 50 100 FEET

N

THIRD FLOOR PLAN

A103

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FOURTH FLOOR PLAN KEY

GSF: 26142

1. ELEVATOR LOBBY
2. LOUNGE-1151 SF
3. TRASH/RECYCLING
4. ELECTRICAL/DATA CLOSET

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FOURTH FLOOR

$\frac{1}{16}$" = 1'-0"

0 5 25 50 100 FEET

N

FORTH FLOOR PLAN

A104

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FIFTH FLOOR PLAN KEY

GSF: 23680

1. ELEVATOR LOBBY
2. BUILDING LOUNGE-1715 SF
3. TRASH/RECYCLING
4. ELECTRICAL/DATA CLOSET
5. COMMUNICATING STAIR
6. SUN DECK-1336 SF

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FIFTH FLOOR $\frac{1}{16}$" = 1'-0"

0 5 25 50 100 FEET

N

FIFTH FLOOR PLAN

A105

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ROOF PLAN KEY
GSF: 23687
1. -

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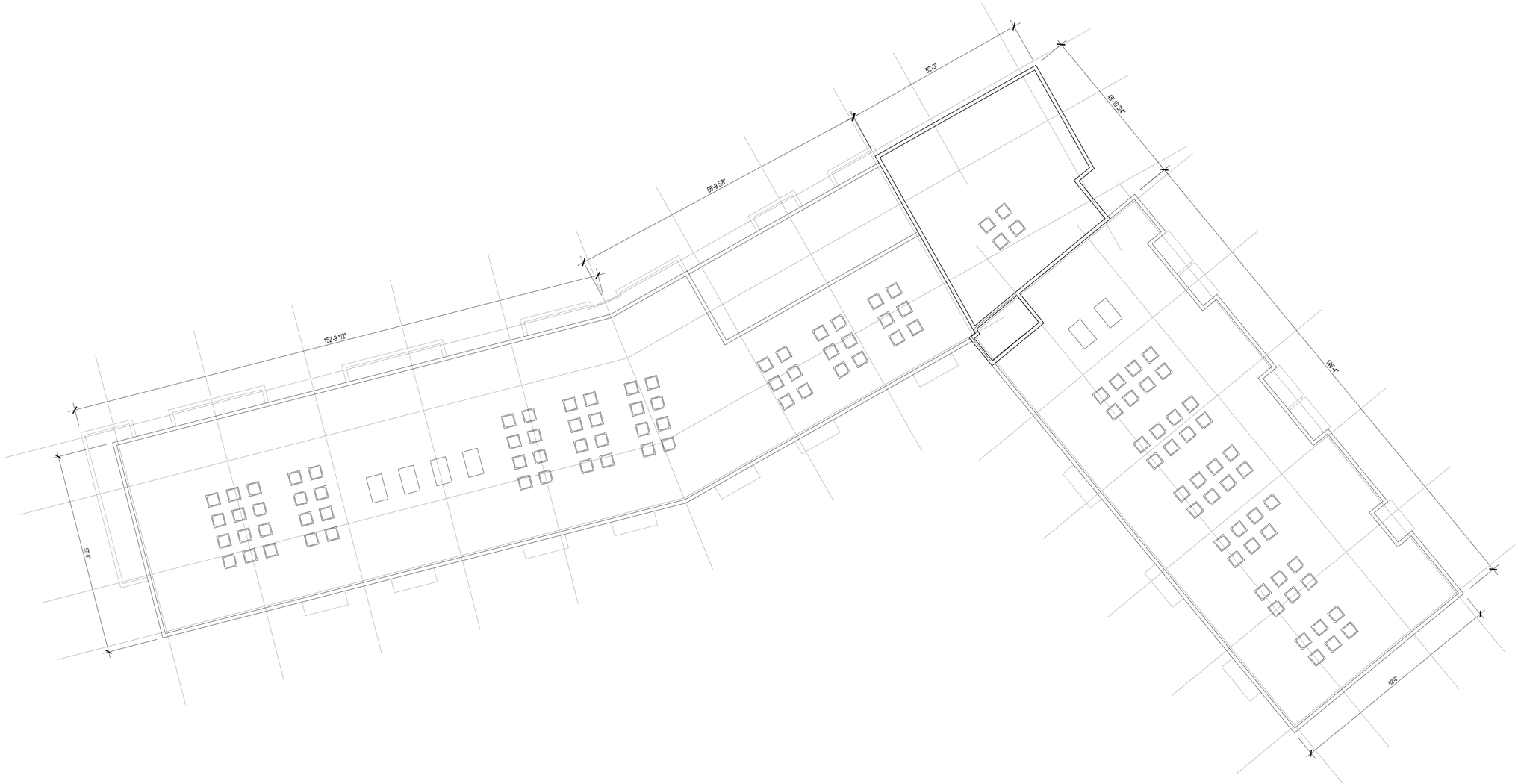

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ROOF $\frac{1}{16}$" = 1'-0"

0 5 25 50 100 FEET

N

ROOF PLAN

A106

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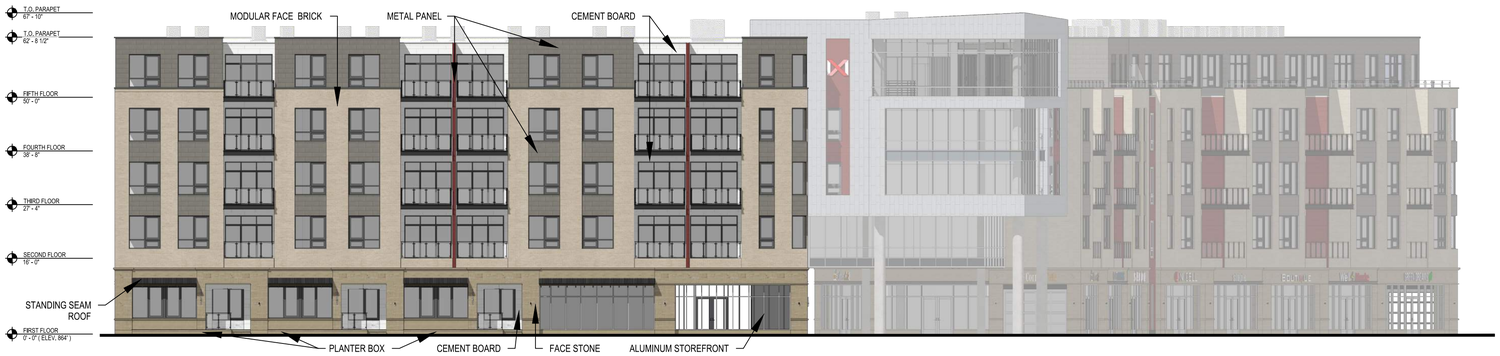

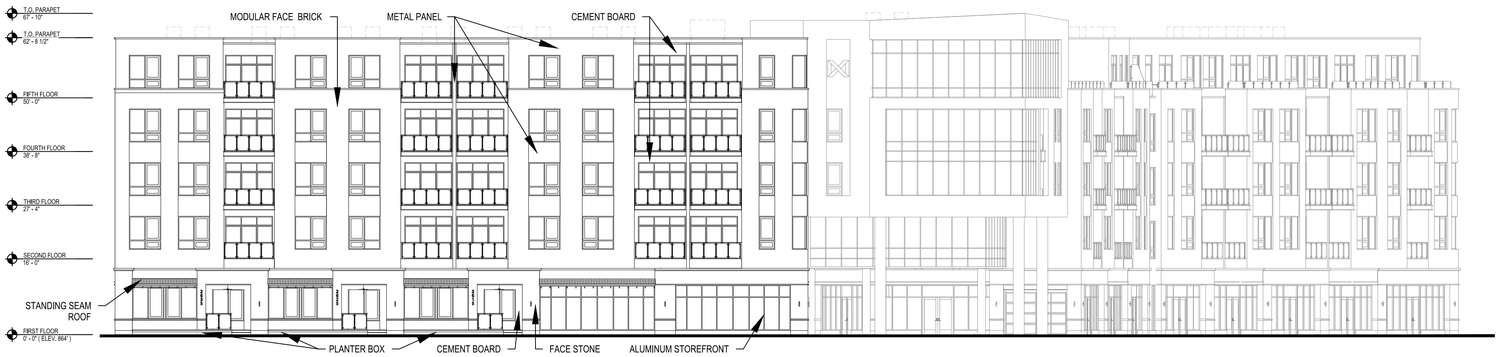

ELEVATION 1A

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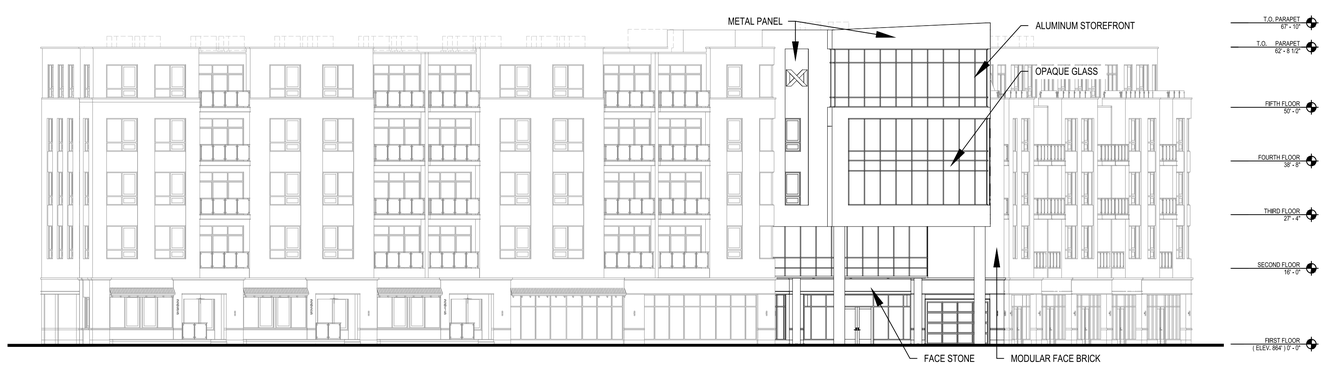

ELEVATION 1B

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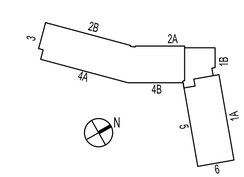

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ELEVATIONS

A200

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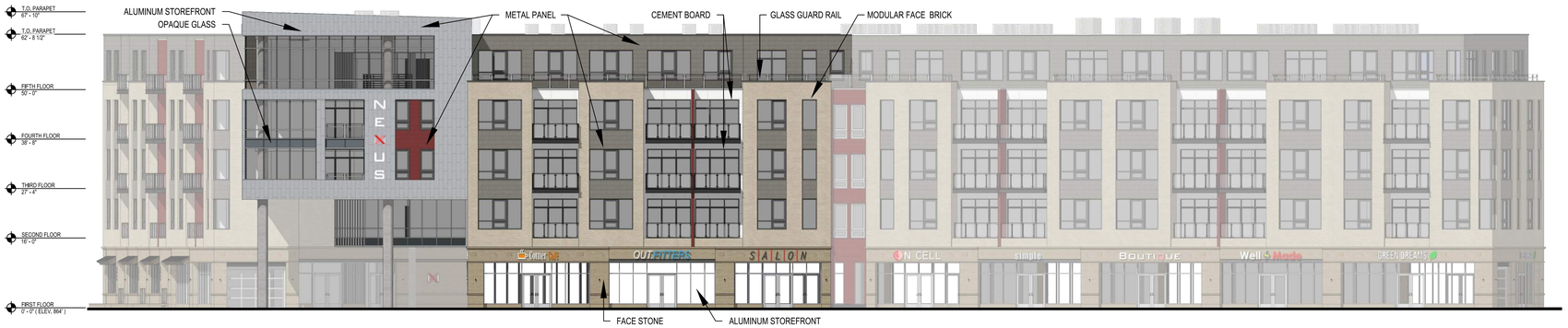
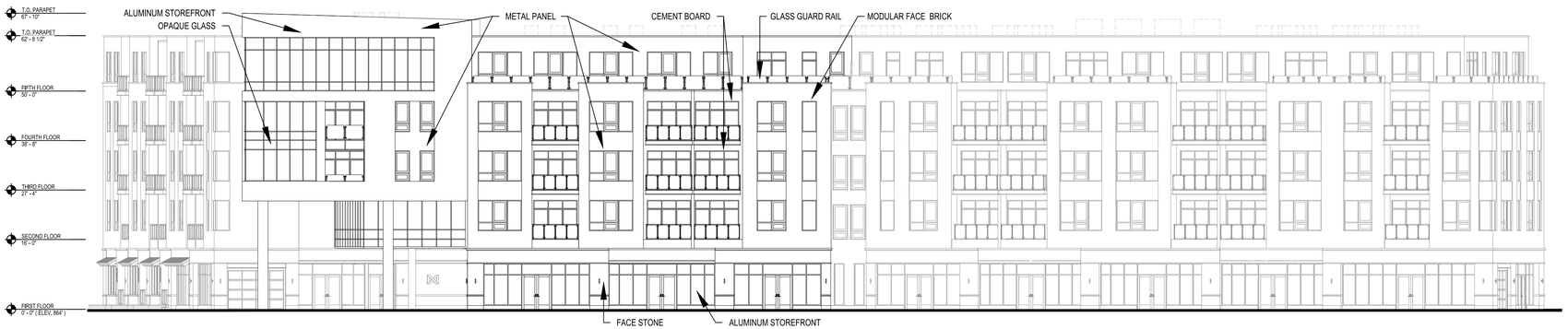
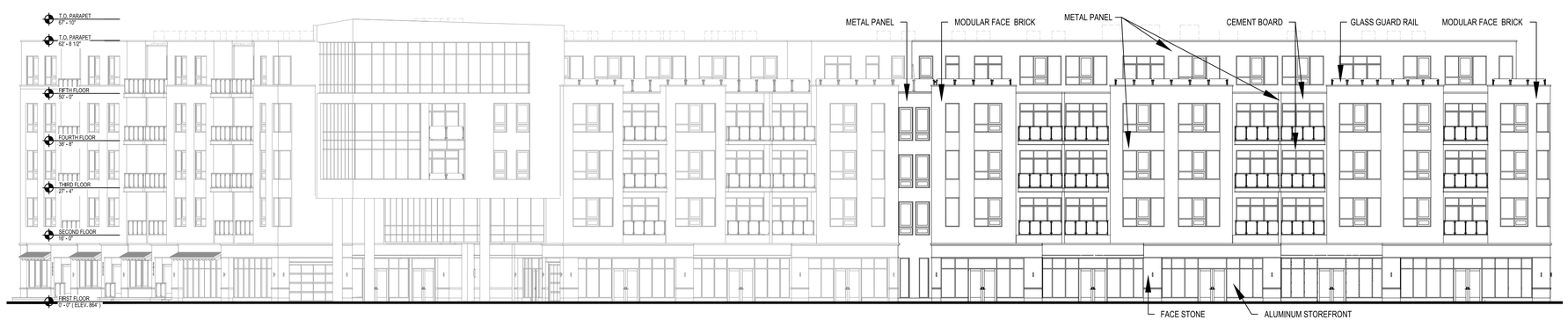




ELEVATION 2A

$\frac{1}{16}$" = 1'-0"



ELEVATION 2B

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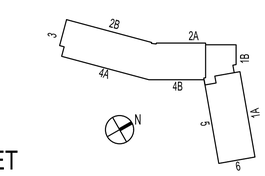
0 5 25 50 100 FEET



REVIEW SET ONLY
NOT FOR CONSTRUCTION

KORB + ASSOCIATES ARCHITECTS

PROJECT NAME:

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

OWNERS INFO:

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

ARCHITECT:

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

REV. NO:	DATE:

PROJ. NO:	19002 01
SCALE:	AS NOTED
PHASE:	UDC/LAND USE
DATE:	02-05-2020

ELEVATIONS

A201

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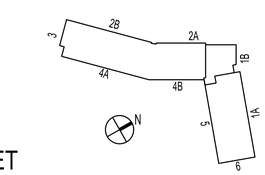
ELEVATION 3

$\frac{1}{16}$" = 1'-0"

ELEVATION 4A

$\frac{1}{16}$" = 1'-0"

0 5 25 50 100 FEET



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KORB + ASSOCIATES ARCHITECTS

PROJECT NAME:

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

OWNERS INFO:

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200 N. MAIN STREET
OREGON, WI 53575
P 608.835.3900

ARCHITECT:

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MILWAUKEE, WI 53203
P 414.273.8230

REV. NO:	DATE:

PROJ. NO:	19002 01
SCALE:	AS NOTED
PHASE:	UDC/LAND USE
DATE:	02-05-2020

ELEVATIONS

A202

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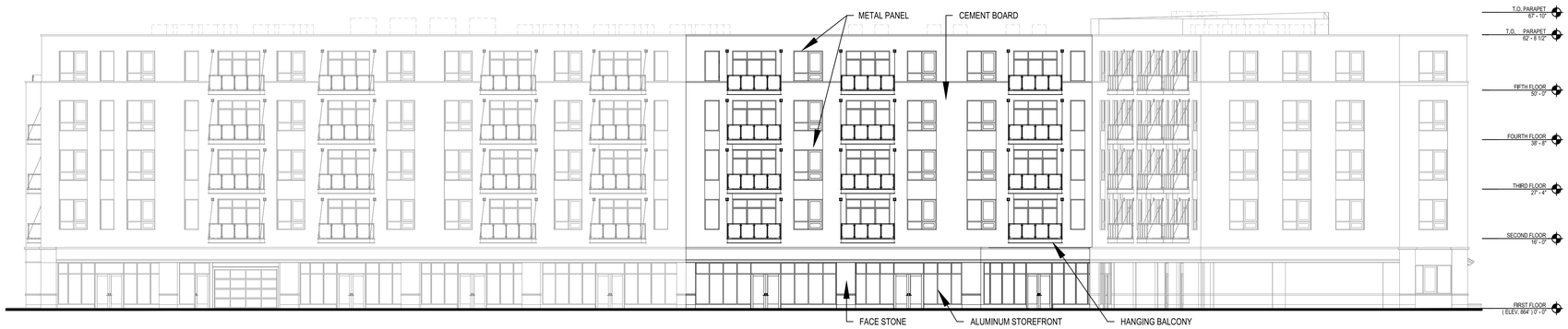


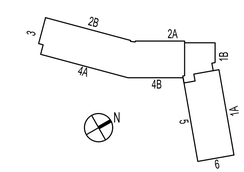
ELEVATION 4B

$\frac{1}{16}$" = 1'-0"

ELEVATION 5

$\frac{1}{16}$" = 1'-0"

0 5 25 50 100 FEET



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PROJECT NAME:

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

OWNERS INFO:

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ARCHITECT:

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648 N. PLANKINTON AVE.
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MILWAUKEE, WI 53203
P 414.273.8230

REV. NO:	DATE:

PROJ. NO:	19002 01
SCALE:	AS NOTED
PHASE:	UDC/LAND USE
DATE:	02-05-2020

ELEVATIONS

A203

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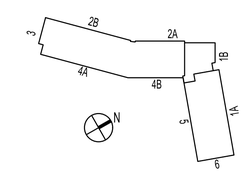
ELEVATION 6

$\frac{1}{16}$" = 1'-0"

0 5 25 50 100 FEET



PROJECT NAME:

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

OWNERS INFO:

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

ARCHITECT:

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648 N. PLANKINTON AVE.
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MILWAUKEE, WI 53203
P 414.273.8230

REV. NO:	DATE:

PROJ. NO:	19002 01
SCALE:	AS NOTED
PHASE:	UDC/LAND USE
DATE:	02-05-2020

ELEVATIONS

A204

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FEBRUARY 5, 2020

KORB + ASSOCIATES ARCHITECTS

EXTERIOR RENDERING - CORNER E. WASHINGTON AVE & MILWAUKEE ST

NEXUS

FEBRUARY 5, 2020

KORB + ASSOCIATES ARCHITECTS

EXTERIOR RENDERING - E. WASHINGTON AVE

NEXUS

D-Series Size 1

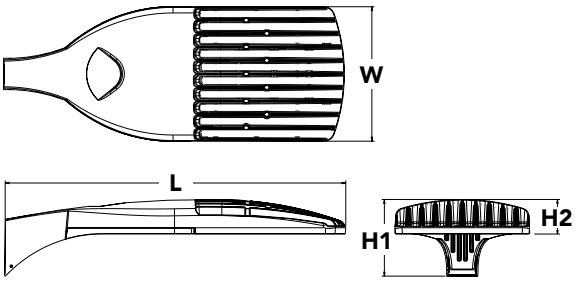
LED Area Luminaire

Catalog Number	DSX1 LED P3 40K T5W MVOLT RPA DBLXD
Notes	
Type	OD

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33″ (83.8 cm)
Width:	13″ (33.0 cm)
Height H1:	7-1/2″ (19.0 cm)
Height H2:	3-1/2″
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[2] T5S Type V short[2] T5M Type V medium[2] T5W Type V wide[2] BLC Backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT[4] 120[5] 208[5] 240[5] 277[5] 347[5] 480[5]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket[2] SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options		Other options	Finish *(required)*
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[8] PIRHN Network, high/low motion/ambient sensor[9] PER NEMA twist-lock receptacle only (controls ordered separate)[10] PER5 Five-pin receptacle only (controls ordered separate)[10,11] PER7 Seven-pin receptacle only (controls ordered separate)[10,11] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[13] DS Dual switching[13,14,15] PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[16,17] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[16,17] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[16,17] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[16,17] FAO Field adjustable output[15]	**Shipped installed** HS House-side shield[18] SF Single fuse (120, 277, 347V)[5] DF Double fuse (208, 240, 480V)[5] L90 Left rotated optics[1] R90 Right rotated optics[1] **Shipped separately** BS Bird spikes[19] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [20]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [20]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [20]
DSHORT SBK U	Shorting cap [20]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5[18]
DSX1HS 40C U	House-side shield for P6 and P7[18]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12[18]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)[21]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [7]
DSX1EGS (FINISH) U	External glare shield

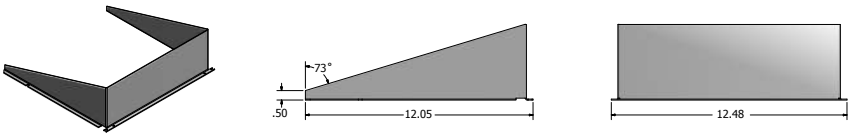
For more control options, visit DTL and ROAM online.

NOTES

1 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
2 Any Type 5 distribution, is not available with WBA.
3 Not available with HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
7 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8″ mast arm (not included).
8 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
9 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
10 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
11 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
12 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V.
13 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
14 Requires (2) separately switched circuits with isolated neutrol. See Outdoor Control Technical Guide for details.
15 Reference Motion Sensor table on page 4.
16 Reference controls options table on page 4 to see functionality.
17 Not available with other dimming controls options
18 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
19 Must be ordered with fixture for factory pre-drilling.
20 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
21 For retrofit use only.

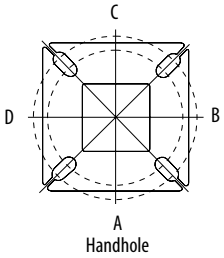
Options

EGS - External Glare Shield



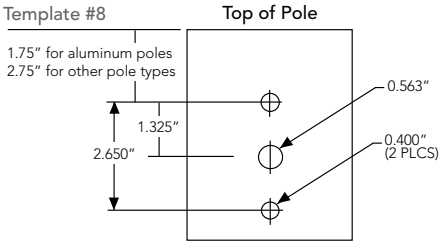
Drilling

HANDHOLE ORIENTATION



Template #8

Top of Pole



Tenon Mounting Slipfitter **

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @120	3 @ 90	4 @ 90
2-3/8"	SPA/RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
	SPUMBA	AS3-5 190	AS3-5 280	AS4-5 290	AS3-5 320	AS4-5 390	AS4-5 490
	RUPUMBA	AS3-5 190	AS3-5 280		AS3-5 320		
2-7/8"	SPA/RPA	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
	SPUMBA	AST25-190	AST25-280		AST25-320		
	RUPUMBA	AST25-190	AST25-280		AST25-320		
4"	SPA/RPA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	SPUMBA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	RUPUMBA	AST35-190	AST35-280		AST35-320		

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8″	2-7/8″	3.5″	3.5″	3″	3.5″
RPA	#8	2-7/8″	2-7/8″	3.5″	3.5″	3″	3.5″
SPUMBA	#5	2-7/8″	3″	4″	4″	3.5″	4″
RPUMBA	#5	2-7/8″	3.5″	5″	5″	3.5″	5″

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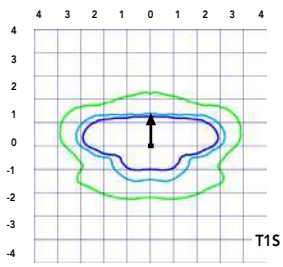
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

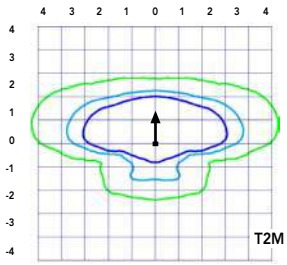
Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Test No. LTL23211 tested in accordance with IESNA LM-79-08.



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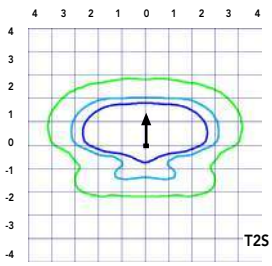

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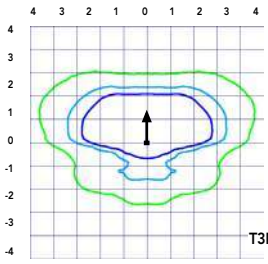

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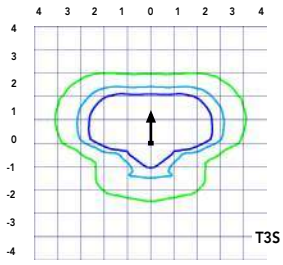

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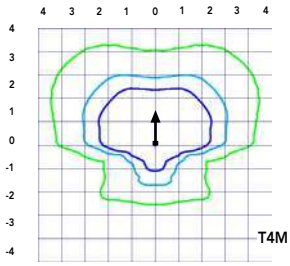

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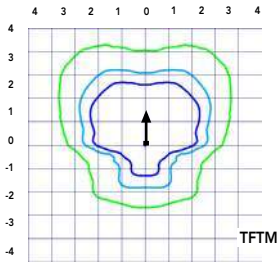

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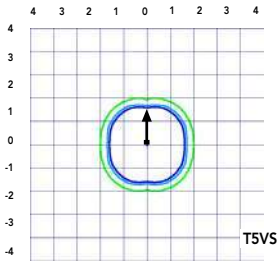

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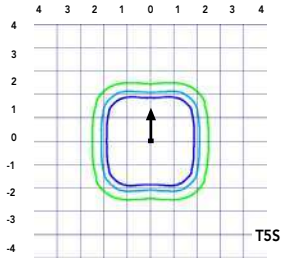

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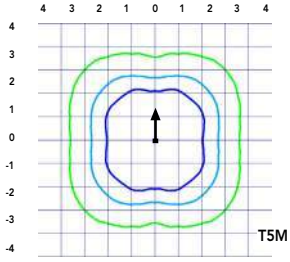

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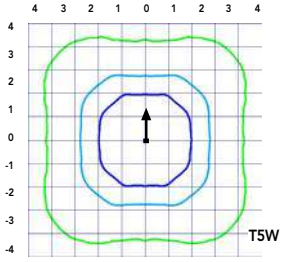

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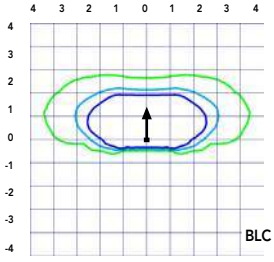

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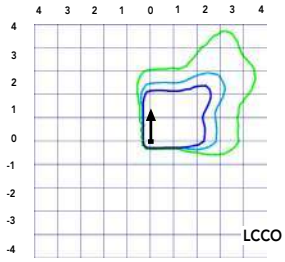

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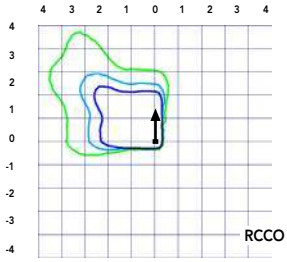

Test No. LTL23164B tested in accordance with IESNA LM-79-08.

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Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Phototcell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	Descripton	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the lumiaire; wired to the driver dimming leads.	Allows the lumiaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independantly for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Lumen Output

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Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40ºC minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product.
Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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LITHONIA LIGHTING®

Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Check with factory for Canadian specifications. Round Straight Steel is a general purpose light pole for up to 30-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of 0.120″ uniform wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 42,000 psi. Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly round in cross-section down length of shaft with no taper. Standard shaft diameters are 3″, 4″, 4.5″ and 5″. 6" diameter shaft available by quote. Shaft wall thickness of .180" and .250" are available with certain tube diameters.

Pole Top: Options include tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable press-fit, black, low density polyethylene top cap.

Handhole: A reinforced handhole with grounding provision is provided at 12″ from the base end of the pole assembly on side A. Every handhole includes a cover and cover attachment hardware. 2.5″ x 5″ rectangular handhole is provided on pole.

Base Cover: A two-piece ABS plastic full base cover is provided with each pole assembly. Additional base cover options are available upon factory request. Options include fabricated two-piece sheet steel or heavy duty two-piece cast aluminum full base cover. All base covers are finished to match pole.

Anchor Base/ Bolts: Anchor base is fabricated from hot-rolled carbon steel plate that conforms with ASTM A36. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" blend on one end. All anchor bolts are hot-dipped galvanized a minimum of 12″ nominal on the threaded end. Anchor bolts are made of steel rod having a minimum yield strength of 55,000 psi and a yield strength of 75,000 psi to 95,000 psi.

Hardware – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

Finish – Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

Anchor Base Poles

RSS

ROUND STRAIGHT STEEL

RSS Round Straight Steel Pole

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: RSS 20 4-5B DM19 DDB

RSS					
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness [1]**	**Mounting [2]**	**Options**	**Finish [11]**
RSS	8'-30 ' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.) 20'	3B 3" (.120") 4B 4" (.120") 4-5B 4 1/2" (.120") 5B 5" (.120") (See technical information table for complete ordering information.)	Tenon mounting PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) [2] T35 4" O.D. (3-1/2" NPS) [2] KAC/KAD/KSE/KSF/KVR/KVF Drill mounting [3] DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° DM32 3 at 120° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/HLA/KAX Drill mounting [2] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM32AS 2 at 120° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting [3] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM32RAD 3 at 120° DM39RAD 3 at 90° DM49RAD 4 at 90° AERIS™ Suspend drill mounting [3, 4] DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting [3, 4] DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90°	Shipped installed L/AB Less anchor bolts (Include when anchor bolts are not needed) L/FBC Less full base cover (include to order pole without a base cover) VD Vibration damper TP Tamper resistant handhole cover fasteners HAxy Horizontal arm bracket (1 fixture) [5, 6] FDLxy Festoon outlet less electrical [5] CPL12/xy 1/2" coupling [5] CPL34/xy 3/4" coupling [5] CPL1/xy 1" coupling [5] NPL12/xy 1/2" threaded nipple [5] NPL34/xy 3/4" threaded nipple [5] NPL1/xy 1" threaded nipple [5] EHHxy Extra handhole [5, 7] MAEX Match existing [8] USPOM United States point of manufacture [9] IC Interior coating [10] UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) Shipped separately (replacement kit available) (blank) FBC Full base cover (plastic) RFBC Round Full Base Cover (Plastic) (blank) TC Top cap (blank) HHC Handhole cover	Standard colors DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum GALV Galvanized finish Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Architectural colors (powder finish) [11] Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" - 0.1793
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/ T20. The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
5. Specify location and orientation when ordering option. For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-". Example: 5ft = 5 and 20ft 3in = 20-3 For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below. Example: 1/2" coupling at 5' 8 ", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard with radius curve providing 12' rise. If ordering two horizontal arm at the same height, specify with HAxyy. Example: HA20BD
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. 1Provides enhanced corrosion resistance.
11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

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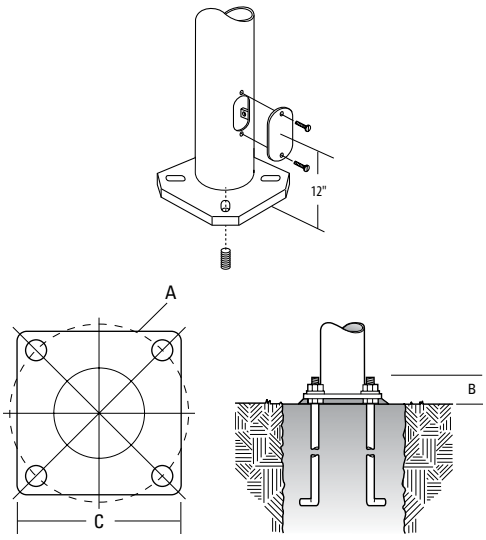
RSS Round Straight Steel Pole

TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust											
Catalog number	**Nominal shaft length (ft)***	**Pole shaft size (in x ft)**	**Wall thickness (in)**	**80 mph**	**Max weight**	**90 mph**	**Max weight**	**100 mph**	**Max weight**	**Bolt size (in. x in. x in.)**	**Approximate ship weight (lbs.)**
RSS 8 4-5B	8	4.5 x 8.0	0.120	24.7	630	19.7	495	16.0	430	3/4 x 18 x 3	55
RSS 10 3B	10	3.0 x 10.0	0.120	10.0	250	7.7	190	6.0	175	3/4 x 18 x 3	55
RSS 10 4B	10	4.0 x 10.0	0.120	19.1	480	15	375	12.2	305	3/4 x 18 x 3	70
RSS 10 4-5B	10	4.5 x 10.0	0.120	24.5	615	19.5	490	15.8	395	3/4 x 18 x 3	75
RSS 12 3B	12	3.0 x 12.0	0.120	7.7	195	5.8	145	4.4	130	3/4 x 18 x 3	60
RSS 12 4B	12	4.0 x 12.0	0.120	15.0	390	11.8	300	9.5	240	3/4 x 18 x 3	80
RSS 12 4-5B	12	4.5 x 12.0	0.120	19.8	495	15.7	395	12.7	320	3/4 x 18 x 3	85
RSS 14 3B	14	3.0 x 14.0	0.120	6.0	175	4.4	130	3.3	90	3/4 x 18 x 3	70
RSS 14 4B	14	4.0 x 14.0	0.120	12.2	305	9.4	250	7.6	195	3/4 x 18 x 3	90
RSS 14 4-5B	14	4.5 x 14.0	0.120	16.2	405	12.8	320	10.3	260	3/4 x 18 x 3	95
RSS 15 4-5B	15	4.5 x 15.0	0.120	12.0	300	9.5	250	7.5	200	3/4 x 18 x 3	96
RSS 16 3B	16	3.0 x 16.0	0.120	4.6	125	3.2	100	2.3	60	3/4 x 18 x 3	80
RSS 16 4B	16	4.0 x 16.0	0.120	9.6	250	7.4	185	5.9	150	3/4 x 18 x 3	100
RSS 16 4-5B	16	4.5 x 16.0	0.120	13.1	330	10.2	265	8.2	205	3/4 x 18 x 3	105
RSS 18 3B	18	3.0 x 18.0	0.120	3.4	90	2.3	60	1.4	70	3/4 x 18 x 3	90
RSS 18 4B	18	4.0 x 18.0	0.120	7.6	190	5.7	180	4.5	130	3/4 x 18 x 3	110
RSS 18 4-5B	18	4.5 x 18.0	0.120	10.5	265	8.2	210	6.5	165	3/4 x 18 x 3	115
RSS 20 3B	20	3.0 x 20.0	0.120	2.4	100	1.4	75	--	--	3/4 x 18 x 3	100
RSS 20 4B	20	4.0 x 20.0	0.120	6.0	150	4.45	150	3.45	125	3/4 x 18 x 3	120
RSS 20 4-5B	20	4.5 x 20.0	0.120	8.5	215	6.6	165	5.2	130	3/4 x 18 x 3	130
RSS 20 5B	20	5.0 x 20.0	0.120	11.75	300	9.1	230	7.25	180	3/4 x 18 x 3	145
RSS 22 4-5B	22	4.5 x 22.0	0.120	6.0	150	4.5	125	3.75	100	3/4 x 18 x 3	134
RSS 25 4B	25	4.0 x 25.0	0.120	2.85	100	1.95	75	1.35	75	3/4 x 18 x 3	145
RSS 25 4-5B	25	4.5 x 25.0	0.120	4.8	130	3.6	90	2.7	90	3/4 x 18 x 3	145
RSS 25 5B	25	5.0 x 25.0	0.120	7.25	180	5.5	150	4.25	150	3/4 x 18 x 3	180
RSS 30 4-5B	30	4.5 x 30.0	0.120	2.3	80	1.5	75	1.0	60	3/4 x 18 x 3	185
RSS 30 5B	30	5.0 x 30.0	0.120	4.2	150	3	125	2.25	100	3/4 x 18 x 3	210

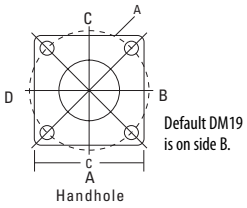
* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

BASE DETAIL



POLE DATA					
Shaft base size	**Bolt circle A**	**Bolt projection B**	**Base plate diameter**	**Template description**	**Anchor bolt description**
3"	7.5" - 8.5"	3.50"-3.75"	10.50"	ABTEMPLATE PJ50041	AB18-0
4"	7.5" - 8.5"	3.50"-3.75"	10.50"	ABTEMPLATE PJ50041	AB18-0
4.5"	7.5" - 8.5"	3.50"-3.75"	10.50"	ABTEMPLATE PJ50041	AB18-0
5"	7.5" - 8.5"	3.50"-3.75"	10.50"	ABTEMPLATE PJ50041	AB18-0

HANDHOLE ORIENTATION



Default DM19 is on side B.

IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

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D-Series Size 1
LED Wall Luminaire

Catalog Number **DSXW1 LED 10C 700 40K TFTM MVOLT I**

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

d"series

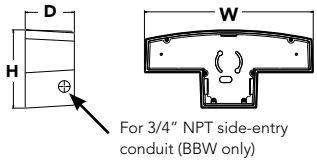
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**ELCW Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant [8,9]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [3,10]
DF	Double fuse (208, 240 or 480V) [3,10]
HS	House-side shield [11]
SPD	Separate surge protection [12]

Shipped separately [11]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with ELCW.
11. Also available as a separate accessory; see Accessories information.
12. Not available with ELCW.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
			ASYDF	1,262	1	0	1	97	1,354	1	0	1	104	1,363	1	0	1	105	797	0	0	1	61
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
			ASYDF	1,831	1	0	1	96	1,966	1	0	1	103	1,978	1	0	1	104	1,127	0	0	1	59
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
			ASYDF	2,337	1	0	1	90	2,510	1	0	1	97	2,525	1	0	1	97	1,376	1	0	1	53
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
			ASYDF	3,284	1	0	2	84	3,527	1	0	2	90	3,549	1	0	2	91	1,992	1	0	1	51
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
			ASYDF	2,514	1	0	1	109	2,699	1	0	1	117	2,716	1	0	1	118	1,584	1	0	1	69
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
			ASYDF	3,636	1	0	2	104	3,904	1	0	2	112	3,928	1	0	2	112	2,232	1	0	1	64
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
			ASYDF	4,624	1	0	2	101	4,965	1	0	2	108	4,996	1	0	2	109	2,732	1	0	1	59
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60
			ASYDF	6,421	2	0	2	88	6,896	2	0	3	94	6,938	2	0	3	95	3,947	1	0	2	54

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

			Current (A)					
LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

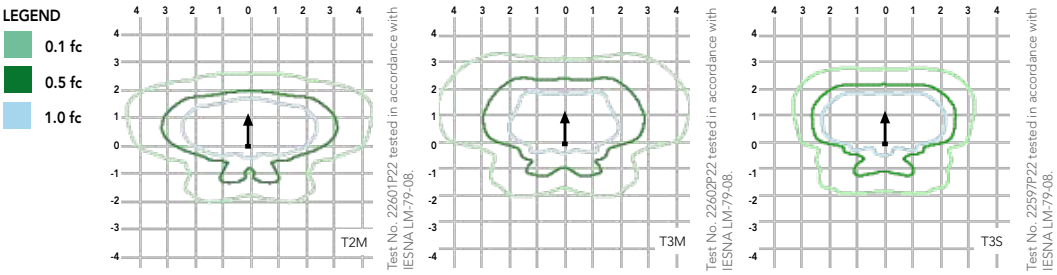
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

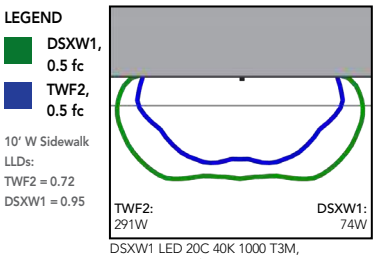
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.

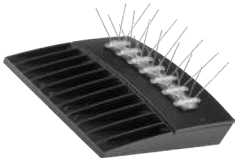


DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories

T3M (left), ASYDF (right) lenses

HS - House-side shields



BSW - Bird-deterrent spikes

WG - Wire guard

VG - Vandal guard

DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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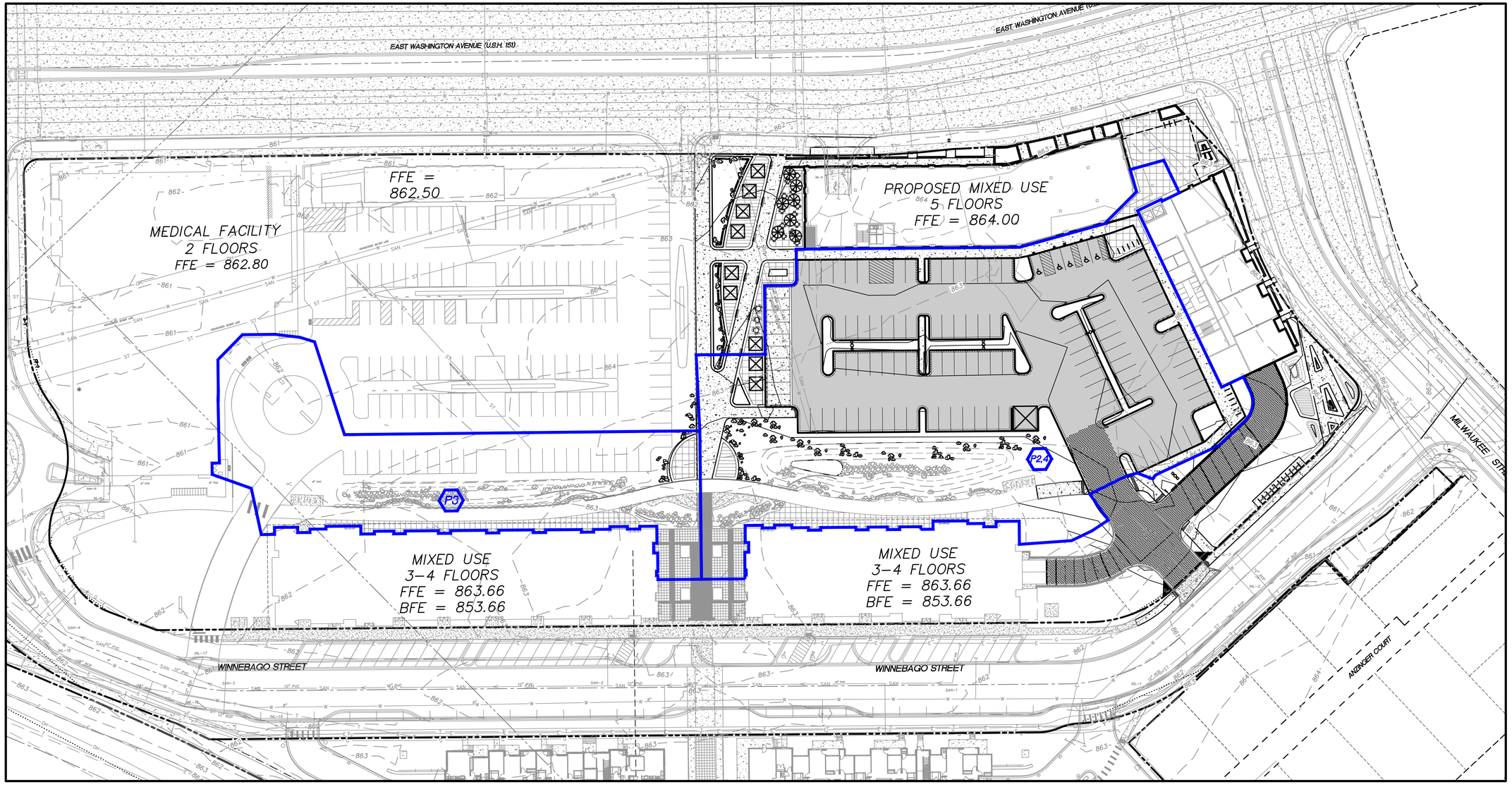

LEGEND (PROPOSED)

- PROPERTY LINE
- 989 — PROPOSED 1 FOOT CONTOUR
- 990 — PROPOSED 5 FOOT CONTOUR
- WATERSHED LIMIT

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON REQUIREMENTS.
3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
4. THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL CITY OF MADISON STORMWATER MANAGEMENT PERMIT APPLICATION STANDARDS.

WATERSHED NOTES

TOTAL AREA = 2.474 AC

AREA P3 – 0.744 AC
ASPHALT DRIVEWAY/PARKING = 0.278 AC
SIDEWALK = 0.197 AC
GRASS = 0.269 AC

AREA P2,4 – 1.7304 AC
ASPHALT DRIVEWAY/PARKING = 0.940 AC
SIDEWALK = 0.360 AC
GRASS = 0.430 AC

north

SCALE IN FEET
30' 0 30'

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161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
GORMAN & COMPANY, INC.

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

PROJECT:
UNION CORNERS NEXUS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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

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

SHEET TITLE:
PROPOSED WATERSHED MAP

SHEET NUMBER:
EXHIBIT

JSD PROJECT NO: 15-6830

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File: I:\2015\156830\DWG\15-6830_SWMP.dwg Layout: PROPOSED WATERSHED User: cjones Plotted: Feb 03, 2020 - 6:09pm Xref's:

CGC Inc.

LOG OF TEST BORING

Project: Union Corners - Buildings 4 and 5
2500 Winnebago Street
Location: Madison, Wisconsin

Boring No. 2
Surface Elevation (ft) 862 +/-
Job No. C15498
Sheet 1 of 1

2921 Perry Street, Madison, WI 53713 (608) 288-4100, FAX (608) 288-7887

SAMPLE No.	TYPE	Rec (in.)	Moist	N	Depth (ft)	VISUAL CLASSIFICATION and Remarks	SOIL PROPERTIES qu (qa) (tsf)	W	LL	PL	LI
						3 in. +/- TOPSOIL FILL (OL)					
1		14	M	11		FILL: Very Stiff, Brown/Dark Gray-Brown Silty to Lean Clay, Some Sand and Gravel, Scattered Sand Seams	(2.5)				
2		14	M	7	5	Stiff, Gray/Brown (Mottled) Lean CLAY, Little to Some Sand (CL-Possible Fill)	(1.5-2.0)	24.6			
3		16	M	6		Loose, Dark Brown Fine to Medium SAND, Little to Some Silt, Trace Clay, Trace Gravel, Scattered Clayey Sand Seams (SM)					
4		12	M	4	10	Very Loose to Loose, Light Brown Fine to Medium SAND, Trace Silt and Gravel (SP)					
						Medium Dense, Brown Sandy SILT (ML) P200 (Sample 5): 56.9%					
5		14	W	28	15			18.5			
6		12	W	35	20	Dense, Brown Fine to Medium SAND, Some Silt and Gravel, Scattered Sand Seams with Trace to Little Silt (SM)					
7		18	W	45	25	Dense, Brown-Gray Fine to Medium SAND, Some Gravel, Little Silt, Scattered Cobbles/Boulders (SP-SM)					
					30	End Boring at 25 ft Backfilled with Bentonite Chips					

WATER LEVEL OBSERVATIONS

While Drilling ▽ 14.5' Upon Completion of Drilling
Time After Drilling 24 Hr
Depth to Water 13' ▼
Depth to Cave in 13.5

The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

GENERAL NOTES

Start 11/3/15 End 11/3/15
Driller BSD Chief KD Rig D-120
Logger DD Editor DAS
Drill Method 2.25" HSA; Automatic
Hammer

LOG OF TEST BORING

CGC Inc.

Project: Union Corners - Buildings 4 and 5
2500 Winnebago Street
Location: Madison, Wisconsin

Boring No. 3
Surface Elevation (ft) 863 +/-
Job No. C15498
Sheet 1 of 1

2921 Perry Street, Madison, WI 53713 (608) 288-4100, FAX (608) 288-7887

SAMPLE No.	TYPE	Rec (in.)	Moist	N	Depth (ft)	VISUAL CLASSIFICATION and Remarks	SOIL PROPERTIES qu (qa) (tsf)	W	LL	PL	LI
						2 in. +/- TOPSOIL FILL (OL)					
1		14	M	34		FILL: Dense, Brown Silty Fine to Medium SAND, Some Gravel, Scattered Silt Pockets with Trace Organics					
2		16	M	8	5	Very Stiff, Gray/Brown (Mottled) Lean CLAY, Trace Sand and Gravel (CL)	(2.5-3.0)				
3		14	M	5		Loose, Dark Brown Fine to Medium SAND, Little to Some Silt, Trace Clay and Gravel, Scattered Clayey Sand Seams (SM)					
4		16	M	14	10	Medium Dense, Brown Fine to Coarse SAND, Some Gravel, Trace to Little Silt (SP/SP-SM)					
5		14	M/W	28	15	Medium Dense, Brown Fine to Medium SAND, Some Silt and Gravel, Scattered Sand Seams with Trace to Little Silt (SM)					
6		14	W	26	20	Medium Dense, Brown Fine to Coarse SAND, Some Gravel, Trace to Little Silt (SP/SP-SM)					
7		12	W	14	25						
						End Boring at 25 ft Backfilled with Bentonite Chips					

WATER LEVEL OBSERVATIONS

While Drilling	13.5'	Upon Completion of Drilling	
Time After Drilling			24 Hr
Depth to Water			14.5'
Depth to Cave in			15

The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

GENERAL NOTES

Start 11/3/15 End 11/3/15
Driller BSD Chief KD Rig D-120
Logger DD Editor DAS
Drill Method 2.25" HSA; Automatic Hammer

LOG OF TEST BORING

CGC Inc.

Project: Union Corners - Buildings 4 and 5
2500 Winnebago Street
Location: Madison, Wisconsin

Boring No. 4
Surface Elevation (ft) 863 +/-
Job No. C15498
Sheet 1 of 1

2921 Perry Street, Madison, WI 53713 (608) 288-4100, FAX (608) 288-7887

SAMPLE No.	TYPE	Rec (in.)	Moist	N	Depth (ft)	VISUAL CLASSIFICATION and Remarks	SOIL PROPERTIES qu (qa) (tsf)	W	LL	PL	LI
						2 in. +/- TOPSOIL FILL (OL)					
1		18	M	15		FILL: Medium Dense, Brown Silty Fine to Medium Sand, Some Gravel, Scattered Sand Seams with Trace Silt					
2		16	M	10			(2.0-2.5)				
					5	Very Stiff, Gray/Brown (Mottled) Lean CLAY, Trace Sand and Gravel (CL-Possible Fill)					
3		16	M	6		Loose, Dark Brown Fine to Medium SAND, Little to Some Silt, Trace Clay, Trace Gravel, Scattered Clayey Sand Seams (SM)					
4		16	M	6							
					10	Loose to Medium Dense, Brown Fine to Coarse SAND, Little to Some Gravel, Trace to Little Silt (SP/SP-SM)					
5		16	W	11							
					15	Grades to Trace Silt (SP) near 15 ft					
6		14	W	12		Medium Dense, Brown Fine to Medium SAND, Some Silt and Gravel, Scattered Cobbles/Boulders (SM)					
					20						
7		18	W	27							
					25	End Boring at 25 ft					
						Backfilled with Bentonite Chips					
					30						

WATER LEVEL OBSERVATIONS

While Drilling ▽ 13.5' Upon Completion of Drilling

Time After Drilling	24 Hr
Depth to Water	13.5' ▼
Depth to Cave in	14

The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

GENERAL NOTES

Start 11/3/15 End 11/3/15
Driller BSD Chief KD Rig D-120
Logger DD Editor DAS
Drill Method 2.25" HSA; Automatic Hammer

LOG OF TEST BORING

CGC Inc.

Project: Union Corners - Buildings 4 and 5
2500 Winnebago Street
Location: Madison, Wisconsin

Boring No. 5
Surface Elevation (ft) 863 +/-
Job No. C15498
Sheet 1 of 1

2921 Perry Street, Madison, WI 53713 (608) 288-4100, FAX (608) 288-7887

SAMPLE No.	TYPE	Rec (in.)	Moist	N	Depth (ft)	VISUAL CLASSIFICATION and Remarks	qu (qa) (tsf)	W	LL	PL	LI
						2 in. +/- TOPSOIL FILL (OL)					
1		16	M	15		FILL: Medium Dense, Brown Silty Fine to Medium Sand, Some Gravel, Scattered Sand Seams with Trace Silt and Clay Pockets					
2		16	M	12	5						
3		14	M	8		Loose, Dark Brown Fine to Medium SAND, Little to Some Silt, Trace Clay, Trace Gravel, Scattered Clayey Sand Seams (SM)					
4		18	M	6	10						
5		14	W	16	15	Loose to Medium Dense, Brown Fine to Coarse SAND, Little to Some Gravel, Trace to Little Silt (SP/SP-SM)					
6		10	W	24	20	Medium Dense, Brown Fine to Medium SAND, Some Silt and Gravel, Scattered Cobbles/Boulders (SM) Scattered Clay Seams Near 20 ft					
7		12	W	18	25						
						End Boring at 25 ft Backfilled with Bentonite Chips					
					30						

WATER LEVEL OBSERVATIONS

While Drilling ▽ 15.0' Upon Completion of Drilling

Time After Drilling				5 Hr
Depth to Water				NW ▼
Depth to Cave in				14

The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

GENERAL NOTES

Start 11/4/15 End 11/4/15
Driller BSD Chief KD Rig D-120
Logger DD Editor DAS
Drill Method 2.25" HSA; Automatic Hammer

LOG OF TEST BORING

CGC Inc.

Project: Union Corners - Buildings 4 and 5
2500 Winnebago Street
Location: Madison, Wisconsin

Boring No. 6
Surface Elevation (ft) 862.5 +/-
Job No. C15498
Sheet 1 of 1

2921 Perry Street, Madison, WI 53713 (608) 288-4100, FAX (608) 288-7887

SAMPLE No.	TYPE	Rec (in.)	Moist	N	Depth (ft)	VISUAL CLASSIFICATION and Remarks	SOIL PROPERTIES qu (qa) (tsf)	W	LL	PL	LI
						4 in. +/- TOPSOIL FILL (OL)					
1		2	M	17		FILL: Dense, Brown Silty Fine to Medium Sand, Some Gravel, Scattered Silt Pockets with Trace Organics					
						Drove Stone (Minimal Recovery from 1 to 2 ft)					
2		18	M	9		Medium Stiff, Brown Silty Lean CLAY (CL)	(0.5-1.0)	17.2			
					5						
3		16	M	11		Medium Dense, Brown Fine to Medium SAND, Little to Some Gravel, Trace Silt, Scattered Silt Seams (SP)					
4		16	M	23							
					10						
						Medium Dense, Brown Silty Fine to Medium SAND, Some Gravel, Trace Clay, Scattered Clay Seams (SM)					
5		16	M/W	24				10.0			
					15						
						Medium Dense, Brown Fine to Medium SAND, Some Silt and Gravel, Scattered Sand Seams with Trace to Little Silt (SM)					
6		18	W	12							
					20						
7		18	W	21							
					25	End Boring at 25 ft Backfilled with Bentonite Chips					
					30						

WATER LEVEL OBSERVATIONS

While Drilling	13.5'	Upon Completion of Drilling		
Time After Drilling				1 Hr
Depth to Water				NW
Depth to Cave in				13.5

The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

GENERAL NOTES

Start 11/4/15 End 11/4/15
Driller BSD Chief KD Rig D-120
Logger DD Editor DAS
Drill Method 2.25" HSA; Automatic Hammer

LOG OF TEST BORING

CGC Inc.

Project: Union Corners - Buildings 4 and 5
2500 Winnebago Street
Location: Madison, Wisconsin

Boring No. 7
Surface Elevation (ft) 862.5 +/-
Job No. C15498
Sheet 1 of 1

2921 Perry Street, Madison, WI 53713 (608) 288-4100, FAX (608) 288-7887

SAMPLE No.	TYPE	Rec (in.)	Moist	N	Depth (ft)	VISUAL CLASSIFICATION and Remarks	SOIL PROPERTIES qu (qa) (tsf)	W	LL	PL	LI
						5 in. +/- TOPSOIL FILL (OL)					
1		10	M	13		Medium Stiff to Very Stiff, Brown to Brown/Gray (Mottled) Lean CLAY, Trace Sand (CL-Possible Fill in Upper Part of Layer)	(3.0)				
2		16	M	10	5	Increasing Sand Content with Depth	(0.5-1.0)	19.7			
3		14	M	9		Loose to Medium Dense, Light Brown Fine to Medium SAND, Trace Silt and Gravel (SP)					
4		14	M	20	10	Increasing Gravel with Depth					
						Medium Dense, Brown Fine to Coarse SAND, Little to Some Gravel, Trace Silt (SP)					
5		16	W	17	15						
6		18	W	13	20	Medium Dense, Brown Silty Fine to Medium SAND, Some Gravel, Trace Clay, Scattered Clay Seams (SM)					
7		16	W	24	25	Loose to Medium Dense, Brown Fine to Coarse SAND, Some Gravel, Trace Silt (SP)					
					30	End Boring at 25 ft Backfilled with Bentonite Chips					

WATER LEVEL OBSERVATIONS

While Drilling ▽ 13.5' Upon Completion of Drilling

Time After Drilling				3 Hr
Depth to Water				NW ▼
Depth to Cave in				13

The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

GENERAL NOTES

Start 11/4/15 End 11/4/15
Driller BSD Chief KD Rig D-120
Logger DD Editor DAS
Drill Method 2.25" HSA; Automatic Hammer

LOG OF TEST BORING

CGC Inc.

Project: Union Corners - Buildings 4 and 5
2500 Winnebago Street
Location: Madison, Wisconsin

Boring No. 8
Surface Elevation (ft) 862 +/-
Job No. C15498
Sheet 1 of 1

2921 Perry Street, Madison, WI 53713 (608) 288-4100, FAX (608) 288-7887

SAMPLE No.	TYPE	Rec (in.)	Moist	N	Depth (ft)	VISUAL CLASSIFICATION and Remarks	SOIL PROPERTIES qu (qa) (tsf)	W	LL	PL	LI
						6 in. +/- TOPSOIL FILL (OL)					
1		12	M	12		Stiff to Very Stiff, Brown to Brown/Gray (Mottled) Lean CLAY, Trace Sand (CL-Possible Fill in Upper Part of Layer)	(2.0-3.0)				
2		14	M	9	5	Increasing Sand Content with Depth	(1.5-2.0)				
3		16	M	11		Medium Dense, Light Brown Fine to Medium SAND, Trace Silt and Gravel, Scattered Silt Seams (SP)					
4		16	M	17	10	Increasing Gravel with Depth					
5		4	W	14	15	Medium Dense, Brown Fine to Coarse SAND, Little to Some Gravel, Trace Silt (SP)					
6		18	W	18	20	Medium Dense, Brown-Gray (Laminated) Silty SAND (SM), SILT (ML) and Fine to Medium SAND, Trace Silt (SP)					
7		12	W	39	25	Dense, Brown Fine to Coarse SAND, Trace Silt and Gravel (SP)					
					30	End Boring at 25 ft Backfilled with Bentonite Chips					

WATER LEVEL OBSERVATIONS

While Drilling ▽ 13.5' Upon Completion of Drilling
Time After Drilling 2 Hr
Depth to Water NW ▼
Depth to Cave in 13

The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

GENERAL NOTES

Start 11/4/15 End 11/4/15
Driller BSD Chief KD Rig D-120
Logger DD Editor DAS
Drill Method 2.25" HSA; Automatic Hammer

LOG OF TEST BORING

CGC Inc.

Project: Union Corners - Buildings 4 and 5
2500 Winnebago Street
Location: Madison, Wisconsin

Boring No. 9
Surface Elevation (ft) 863 +/-
Job No. C15498
Sheet 1 of 1

2921 Perry Street, Madison, WI 53713 (608) 288-4100, FAX (608) 288-7887

SAMPLE No.	TYPE	Rec (in.)	Moist	N	Depth (ft)	VISUAL CLASSIFICATION and Remarks	SOIL PROPERTIES qu (qa) (tsf)	W	LL	PL	LI
						3 in. +/- TOPSOIL FILL (OL)					
1		16	M	23		USDA: FILL- 10 YR 2/1 Silt Loam	(3.0)				
						FILL: Medium Dense, Light Brown/Black Fine to Medium Sand, Some Silt and Gravel, Intermixed with Asphalt					
2		14	M	12		USDA: FILL- 10 YR 2/1, 4/4 Sandy Loam	(2.0)				
					5	FILL: Very Stiff, Dark Gray Silty Clay, Little Sand and Gravel, Scattered Concrete Debris					
3		12	M	7		USDA: FILL- 10 YR 4/1 Silty Clay					
						Stiff to Very Stiff, Brown/Gray (Mottled) Lean CLAY, Trace Sand (CL)					
4		14	M	12		USDA: 10 YR 5/3 Silty Clay Loam (Redox: C2D 10 YR 6/2)					
					10	Loose, Dark Brown Fine to Medium SAND, Little to Some Silt, Trace Clay, Scattered Clayey Sand Seams (SM)					
						USDA: 10 YR 3/3 Loamy Sand with Sandy Clay Loam Seams					
5		16	W	20							
					15	Medium Dense, Brown Fine to Coarse SAND, Little to Some Gravel, Trace Silt (SP)					
						USDA: 10 YR 6/4 Sand					
						Medium Dense, Brown Fine to Medium SAND, Trace to Little Silt and Gravel, Scattered Silt Seams (SP/SP-SM)					
6		14	W	6		USDA: 10 YR 5/4 Sand, Scattered Silt Loam Seams					
					20	Loose, Brown Silty Fine to Medium SAND, Little to Some Gravel (SM)					
						USDA: 10 YR 5/4 Sandy Loam					
						End Boring at 20 ft					
					25	Backfilled with Bentonite Chips					
						Boring offset 25 ft south due to construction materials.					
					30						

WATER LEVEL OBSERVATIONS

While Drilling	▽ 13.5'	Upon Completion of Drilling		
Time After Drilling				24 Hr
Depth to Water				14' ▼
Depth to Cave in				14.5

The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

GENERAL NOTES

Start 11/3/15 End 11/3/15
Driller BSD Chief KD Rig D-120
Logger DD Editor DAS
Drill Method 2.25" HSA; Automatic Hammer

LOG OF TEST BORING

CGC Inc.

Project: Union Corners - Buildings 4 and 5
2500 Winnebago Street
Location: Madison, Wisconsin

Boring No. 10
Surface Elevation (ft) 862.5 +/-
Job No. C15498
Sheet 1 of 1

2921 Perry Street, Madison, WI 53713 (608) 288-4100, FAX (608) 288-7887

SAMPLE No.	TYPE	Rec (in.)	Moist	N	Depth (ft)	VISUAL CLASSIFICATION and Remarks	qu (qa) (tsf)	W	LL	PL	LI
						3 in. +/- TOPSOIL FILL (OL)					
						USDA: FILL- 10 YR 2/1 Silt Loam					
1		10	M	9		Stiff, Brown Lean CLAY, Trace Sand and Gravel (CL-Probable Fill)	(1.5)				
						USDA 10 YR 4/3 Silty Clay Loam					
2		14	M	9	5	Medium Stiff, Dark Brown Sandy Lean CLAY (CL)	(0.75-1.0)	14.2			
						USDA: 10 YR 3/3 Sandy Clay Loam					
3		18	M	5		Loose, Dark Brown Fine to Medium SAND, Little to Some Silt, Trace Clay, Scattered Clayey Sand Seams (SM)					
						USDA: 10 YR 3/3 Loamy Sand with Sandy Clay Loam Seams					
4		14	M	14	10	Medium Dense, Brown Fine to Medium SAND, Little to Some Gravel, Trace Silt (SP)					
						USDA: 10 YR 6/4 Sand					
5		14	W	26	15	Medium Dense, Fine to Medium SAND, Some Silt and Gravel, Scattered Cobbles/Boulders (SM)					
						USDA: 10 YR 5/3 Sandy Loam					
6		16	W	14	20						
						End Boring at 20 ft					
						Backfilled with Bentonite Chips					
					25						
					30						

WATER LEVEL OBSERVATIONS

While Drilling ▽ 13.5' Upon Completion of Drilling
Time After Drilling 4 Hr
Depth to Water 12' ▼
Depth to Cave in 12.5

The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

GENERAL NOTES

Start 11/4/15 End 11/4/15
Driller BSD Chief KD Rig D-120
Logger DD Editor DAS
Drill Method 2.25" HSA; Automatic Hammer

CGC, Inc.

LOG OF TEST BORING
General Notes

DESCRIPTIVE SOIL CLASSIFICATION

Grain Size Terminology

Soil Fraction	Particle Size	U.S. Standard Sieve Size
Boulders	Larger than 12"	Larger than 12"
Cobbles	3" to 12"	3" to 12"
Gravel: Coarse	¾" to 3"	¾" to 3"
Fine	4.76 mm to ¾"	#4 to ¾"
Sand: Coarse	2.00 mm to 4.76 mm	#10 to #4
Medium	0.42 to mm to 2.00 mm	#40 to #10
Fine	0.074 mm to 0.42 mm	#200 to #40
Silt	0.005 mm to 0.074 mm	Smaller than #200
Clay	Smaller than 0.005 mm	Smaller than #200

Plasticity characteristics differentiate between silt and clay.

General Terminology

Physical Characteristics
Color, moisture, grain shape, fineness, etc.
Major Constituents
Clay, silt, sand, gravel
Structure
Laminated, varved, fibrous, stratified, cemented, fissured, etc.
Geologic Origin
Glacial, alluvial, eolian, residual, etc.

Relative Density

Term	"N" Value
Very Loose	0 - 4
Loose	4 - 10
Medium Dense	10 - 30
Dense	30 - 50
Very Dense	Over 50

Relative Proportions Of Cohesionless Soils

Proportional Term	Defining Range by Percentage of Weight
Trace	0% - 5%
Little	5% - 12%
Some	12% - 35%
And	35% - 50%

Consistency

Term	q_u-tons/sq. ft
Very Soft	0.0 to 0.25
Soft	0.25 to 0.50
Medium	0.50 to 1.0
Stiff	1.0 to 2.0
Very Stiff	2.0 to 4.0
Hard	Over 4.0

Organic Content by Combustion Method

Soil Description	Loss on Ignition
Non Organic	Less than 4%
Organic Silt/Clay	4 – 12%
Sedimentary Peat	12% - 50%
Fibrous and Woody Peat	More than 50%

Plasticity

Term	Plastic Index
None to Slight	0 - 4
Slight	5 - 7
Medium	8 - 22
High to Very High	Over 22

The penetration resistance, N, is the summation of the number of blows required to effect two successive 6" penetrations of the 2" split-barrel sampler. The sampler is driven with a 140 lb. weight falling 30" and is seated to a depth of 6" before commencing the standard penetration test.

SYMBOLS

Drilling and Sampling

CS – Continuous Sampling
RC – Rock Coring: Size AW, BW, NW, 2"W
RQD – Rock Quality Designation
RB – Rock Bit/Roller Bit
FT – Fish Tail
DC – Drove Casing
C – Casing: Size 2 ½", NW, 4", HW
CW – Clear Water
DM – Drilling Mud
HSA – Hollow Stem Auger
FA – Flight Auger
HA – Hand Auger
COA – Clean-Out Auger
SS - 2" Dia. Split-Barrel Sample
2ST – 2" Dia. Thin-Walled Tube Sample
3ST – 3" Dia. Thin-Walled Tube Sample
PT – 3" Dia. Piston Tube Sample
AS – Auger Sample
WS – Wash Sample
PTS – Peat Sample
PS – Pitcher Sample
NR – No Recovery
S – Sounding
PMT – Borehole Pressuremeter Test
VS – Vane Shear Test
WPT – Water Pressure Test

Laboratory Tests

q_a – Penetrometer Reading, tons/sq ft
q_a – Unconfined Strength, tons/sq ft
W – Moisture Content, %
LL – Liquid Limit, %
PL – Plastic Limit, %
SL – Shrinkage Limit, %
LI – Loss on Ignition
D – Dry Unit Weight, lbs/cu ft
pH – Measure of Soil Alkalinity or Acidity
FS – Free Swell, %

Water Level Measurement

▽ - Water Level at Time Shown
NW – No Water Encountered
WD – While Drilling
BCR – Before Casing Removal
ACR – After Casing Removal
CW – Cave and Wet
CM – Caved and Moist

Note: Water level measurements shown on the boring logs represent conditions at the time indicated and may not reflect static levels, especially in cohesive soils.

CGC, Inc.

Madison - Milwaukee

UNIFIED SOIL CLASSIFICATION SYSTEM

UNIFIED SOIL CLASSIFICATION AND SYMBOL CHART

COARSE-GRAINED SOILS (more than 50% of material is larger than No. 200 sieve size.)		
GRAVELS More than 50% of coarse fraction larger than No. 4 sieve size	Clean Gravels (Less than 5% fines)	
	GW	Well-graded gravels, gravel-sand mixtures, little or no fines
	GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
	Gravels with fines (More than 12% fines)	
	GM	Silty gravels, gravel-sand-silt mixtures
	GC	Clayey gravels, gravel-sand-clay mixtures
SANDS 50% or more of coarse fraction smaller than No. 4 sieve size	Clean Sands (Less than 5% fines)	
	SW	Well-graded sands, gravelly sands, little or no fines
	SP	Poorly graded sands, gravelly sands, little or no fines
	Sands with fines (More than 12% fines)	
	SM	Silty sands, sand-silt mixtures
	SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS (50% or more of material is smaller than No. 200 sieve size.)		
SILTS AND CLAYS Liquid limit less than 50%	ML	Inorganic silts and very fine sands, rock flour, silty of clayey fine sands or clayey silts with slight plasticity
	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
	OL	Organic silts and organic silty clays of low plasticity
SILTS AND CLAYS Liquid limit 50% or greater	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
	CH	Inorganic clays of high plasticity, fat clays
	OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils

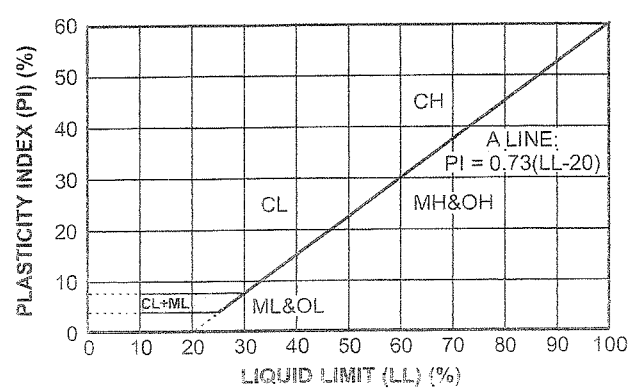
LABORATORY CLASSIFICATION CRITERIA

GW	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{D_{30}}{D_{10} \times D_{60}}$ between 1 and 3	
GP	Not meeting all gradation requirements for GW	
GM	Atterberg limits below "A" line or P.I. less than 4	Above "A" line with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
GC	Atterberg limits above "A" line with P.I. greater than 7	
SW	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{D_{30}}{D_{10} \times D_{60}}$ between 1 and 3	
SP	Not meeting all gradation requirements for GW	
SM	Atterberg limits below "A" line or P.I. less than 4	Limits plotting in shaded zone with P.I. between 4 and 7 are borderline cases requiring use of dual symbols.
SC	Atterberg limits above "A" line with P.I. greater than 7	

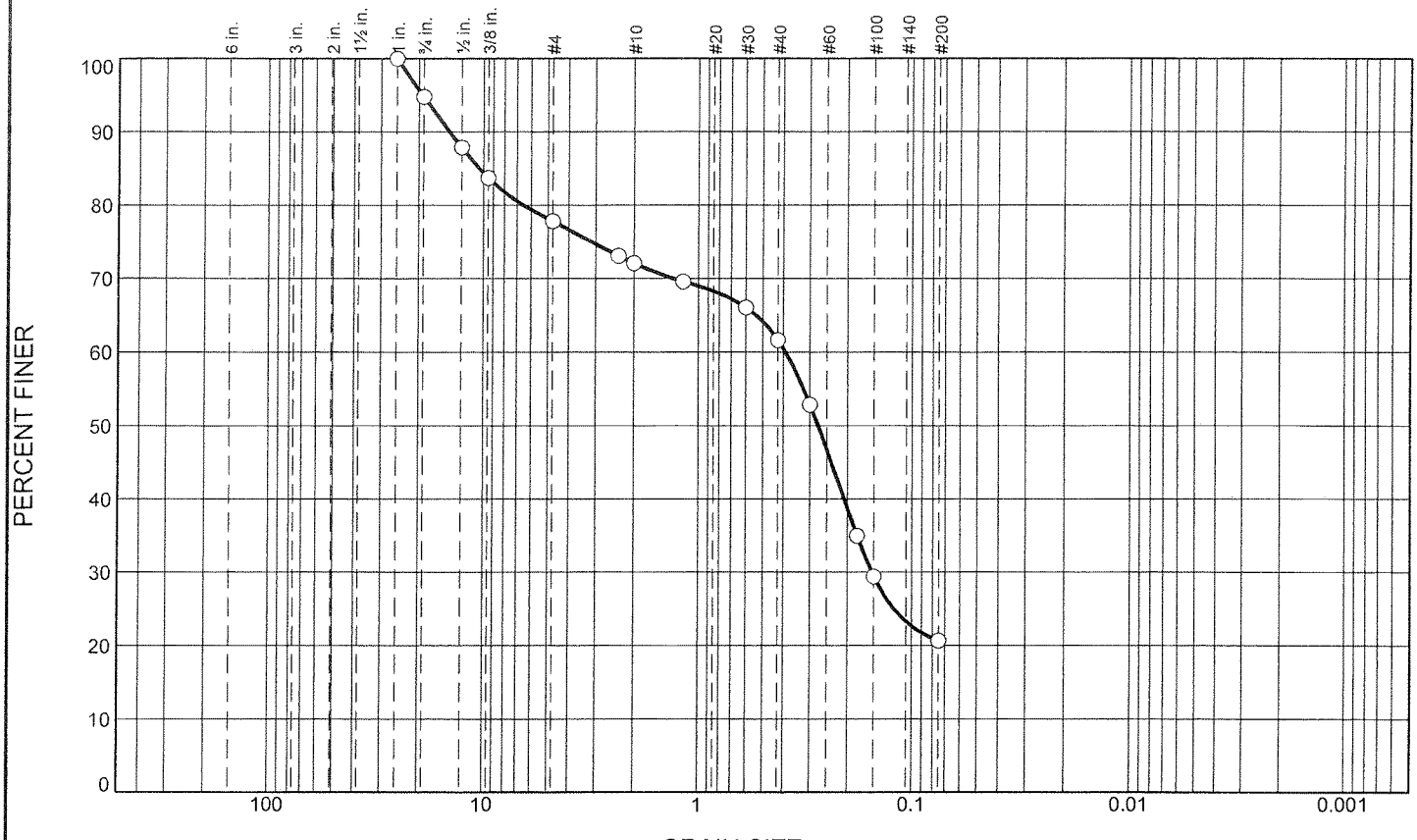
Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows:

Less than 5 percent ..... GW, GP, SW, SP
More than 12 percent ..... GM, GC, SM, SC
5 to 12 percent ..... Borderline cases requiring dual symbols

PLASTICITY CHART



Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	5.2	17.0	5.7	10.5	41.0	20.6	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1	100.0		
3/4	94.8		
1/2	87.8		
3/8	83.7		
#4	77.8		
#8	73.1		
#10	72.1		
#16	69.6		
#30	66.1		
#40	61.6		
#50	52.9		
#80	35.0		
#100	29.4		
#200	20.6		

* (no specification provided)

Material Description

Brown Fine to Coarse Sand, Some Gravel and Silt

Atterberg Limits

PL= LL= PI=

Coefficients

D_{90}= 14.4922 D_{85}= 10.5202 D_{60}= 0.3917
D_{50}= 0.2748 D_{30}= 0.1533 D_{15}=
D_{10}= C_u= C_c=

Classification

USCS= SM AASHTO=

Remarks

Natural Moisture = 11.5%

Sample Number: B-1, S-5

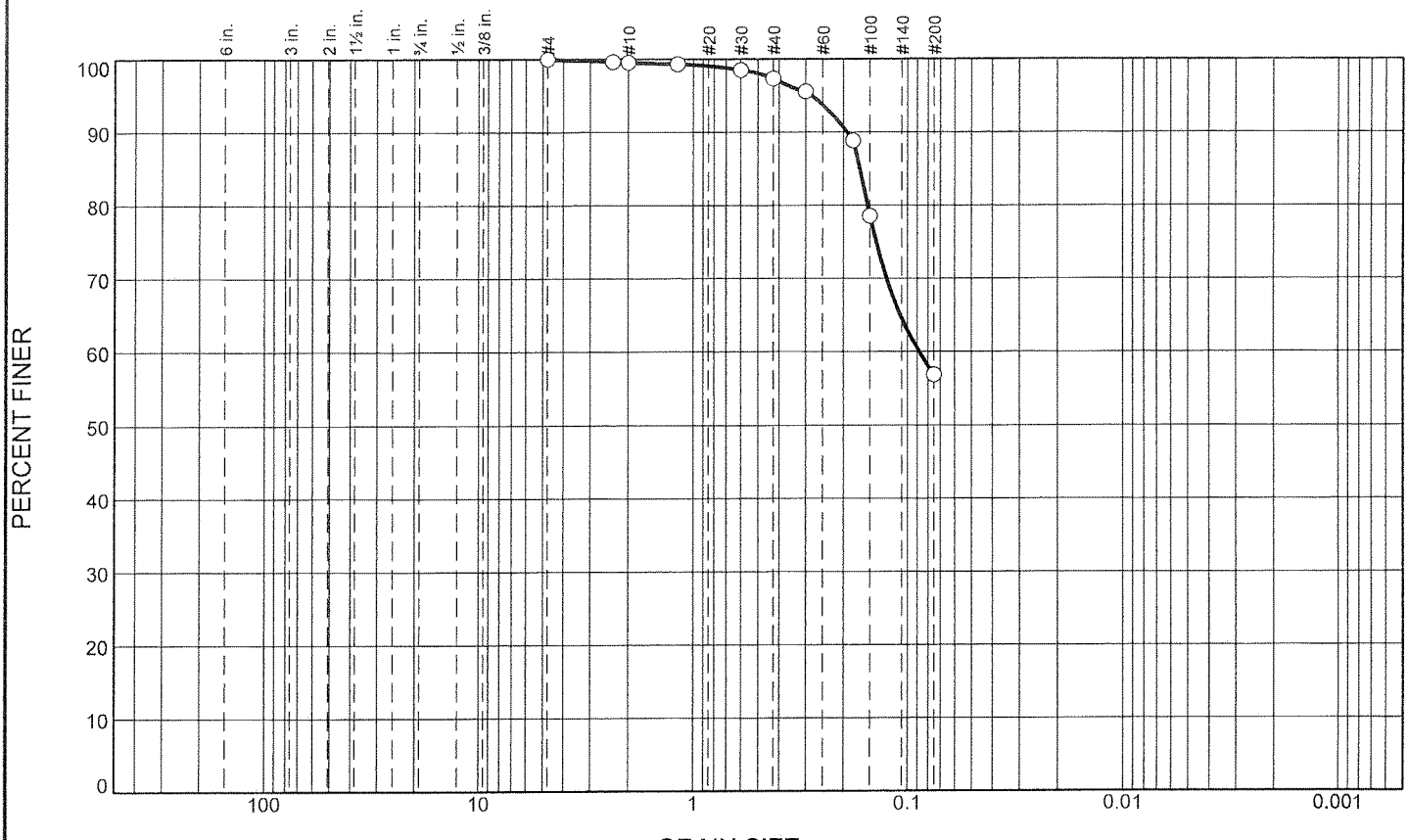
Date: 11/11/15

CGC, Inc.

Client: Gorman and Company
Project: Union Corners - Buildings 4 and 5
Project No: C15498 **Figure**

Tested By: DRW **Checked By:** DAS

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.5	2.1	40.5	56.9	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#4	100.0		
#8	99.6		
#10	99.5		
#16	99.3		
#30	98.5		
#40	97.4		
#50	95.6		
#80	88.9		
#100	78.5		
#200	56.9		

* (no specification provided)

Material Description

Brown Sandy Silt

Atterberg Limits

PL= LL= PI=

Coefficients

D_{90}= 0.1922 D_{85}= 0.1674 D_{60}= 0.0882
D_{50}= D_{30}= D_{15}=
D_{10}= C_u= C_c=

Classification

USCS= ML AASHTO=

Remarks

Natural Moisture = 18.5%

Sample Number: B-2, S-5

Date: 11/11/15

CGC, Inc.

Client: Gorman and Company
Project: Union Corners - Buildings 4 and 5

Project No: C15498 **Figure**

Tested By: DRW **Checked By:** DAS

APPENDIX C

DOCUMENT QUALIFICATIONS

APPENDIX C
DOCUMENT QUALIFICATIONS

I. GENERAL RECOMMENDATIONS/LIMITATIONS

CGC, Inc. should be provided the opportunity for a general review of the final design and specifications to confirm that earthwork and foundation requirements have been properly interpreted in the design and specifications. CGC should be retained to provide soil engineering services during excavation and subgrade preparation. This will allow us to observe that construction proceeds in compliance with the design concepts, specifications and recommendations, and also will allow design changes to be made in the event that subsurface conditions differ from those anticipated prior to the start of construction. CGC does not assume responsibility for compliance with the recommendations in this report unless we are retained to provide construction testing and observation services.

This report has been prepared in accordance with generally accepted soil and foundation engineering practices and no other warranties are expressed or implied. The opinions and recommendations submitted in this report are based on interpretation of the subsurface information revealed by the test borings indicated on the location plan. The report does not reflect potential variations in subsurface conditions between or beyond these borings. Therefore, variations in soil conditions can be expected between the boring locations and fluctuations of groundwater levels may occur with time. The nature and extent of the variations may not become evident until construction.

II. IMPORTANT INFORMATION ABOUT YOUR GEOTECHNICAL ENGINEERING REPORT

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. *No one except you* should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one - not even you* - should apply the report for any purpose or project except the one originally contemplated.

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A GEOTECHNICAL ENGINEERING REPORT IS BASED ON A UNIQUE SET OF PROJECT-SPECIFIC FACTORS

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, *do not rely on a geotechnical engineering report* that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or project ownership.

As a general rule, , *always* inform your geotechnical engineer of project changes - even minor ones - and request an assessment of their impact. *CGC cannot accept responsibility or liability for problems that occur because our reports do not consider developments of which we were not Informed.*

SUBSURFACE CONDITIONS CAN CHANGE

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

MOST GEOTECHNICAL FINDINGS ARE PROFESSIONAL OPINION

Site exploration identifies subsurface conditions only at those points where surface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgement to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ - sometimes significantly - from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A REPORT'S RECOMMENDATIONS ARE NOT FINAL

Do not over-rely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgement and opinion, geotechnical engineers can finalize their recommendations only by observing actual subsurface conditions revealed during construction. *CGC cannot assume responsibility or liability for the report's recommendations if we do not perform construction observation.*

A GEOTECHNICAL ENGINEERING REPORT IS SUBJECT TO MISINTERPRETATION

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having CGC participate in prebid and preconstruction conferences, and by providing construction observation.

DO NOT REDRAW THE ENGINEER'S LOGS

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

GIVE CONTRACTORS A COMPLETE REPORT AND GUIDANCE

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

READ RESPONSIBILITY PROVISIONS CLOSELY

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce such risks, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineer's responsibilities begin and end, to help others recognize their own responsibilities and risks. Read these provisions closely. Ask questions. Your geotechnical engineer should respond fully and frankly.

GEOENVIRONMENTAL CONCERNS ARE NOT COVERED

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

OBTAIN PROFESSIONAL ASSISTANCE TO DEAL WITH MOLD

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

RELY ON YOUR GEOTECHNICAL ENGINEER FOR ADDITIONAL ASSISTANCE

Membership in ASFE exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with CGC, a member of ASFE, for more information.

Modified and reprinted with permission from:

ASFE/The Best People on Earth
881 Colesville Road, Suite G 106
Silver Spring, MD 20910

APPENDIX D

RECOMMENDED COMPACTED FILL SPECIFICATIONS

APPENDIX D

CGC, INC.

RECOMMENDED COMPACTED FILL SPECIFICATIONS

General Fill Materials

Proposed fill shall contain no vegetation, roots, topsoil, peat, ash, wood or any other non-soil material which by decomposition might cause settlement. Also, fill shall never be placed while frozen or on frozen surfaces. Rock, stone or broken concrete greater than 6 in. in the largest dimension shall not be placed within 10 ft of the building area. Fill used greater than 10 ft beyond the building limits shall not contain roek, boulders or concrete pieces greater than a 2 sq ft area and shall not be placed within the final 2 ft of finish subgrade or in designated utility construction areas. Fill containing rock, boulders or concrete pieces should include sufficient finer material to fill voids among the larger fragments.

Special Fill Materials

In certain cases, special fill materials may be required for specific purposes, such as stabilizing subgrades, backfilling undercut excavations or filling behind retaining walls. For reference, WisDOT gradation specifications for various types of granular fill are attached in Table 1.

Placement Method

The approved fill shall be placed, spread and leveled in layers generally not exceeding 10 in. in thickness before compaction. The fill shall be placed at moisture content capable of achieving the desired compaction level. For clay soils or granular soils containing an appreciable amount of cohesive fines, moisture eonditioning will likely be required.

It is the Contractor's responsibility to provide all necessary compaction equipment and other grading equipment that may be required to attain the specified compaction. Hand-guided vibratory or tamping compaetors will be required whenever fill is placed adjacent to walls, footings, columns or in confined areas.

Compaction Specifications

Maximum dry density and optimum moisture content of the fill soil shall be determined in accordance with modified Proctor methods (ASTM D1557). The recommended field compaction as a percentage of the maximum dry density is shown in Table 2. Note that these compaction guidelines would generally not apply to coarse gravel/stone fill. Instead, a method specification would apply (e.g., compact in thin lifts with a vibratory compactor until no further consolidation is evident).

Testing Procedures

Representative samples of proposed fill shall be submitted to CGC, Inc. for optimum moisture-maximum density determination (ASTM D1557) prior to the start of fill placement. The sample size should be approximately 50 lb.

CGC, Inc. shall be retained to perform field density tests to determine the level of compaction being achieved in the fill. The tests shall generally be conducted on each lift at the beginning of fill plaeement and at a frequency mutually agreed upon by the project team for the remainder of the project.

Table 1
Gradation of Special Fill Materials

Material	WisDOT Section 311	WisDOT Section 312	WisDOT Section 305			WisDOT Section 209		WisDOT Section 210
	Breaker Run	Select Crushed Material	3-in. Dense Graded Base	1 1/4-in. Dense Graded Base	3/4-in. Dense Graded Base	Grade 1 Granular Backfill	Grade 2 Granular Backfill	Structure Backfill
Sieve Size	Percent Passing by Weight							
6 in.	100							
5 in.		90-100						
3 in.			90-100					100
1 1/2 in.		20-50	60-85					
1 1/4 in.				95-100				
1 in.					100			
3/4 in.			40-65	70-93	95-100			
3/8 in.				42-80	50-90			
No. 4			15-40	25-63	35-70	100 (2)	100 (2)	25-100
No. 10		0-10	10-30	16-48	15-55			
No. 40			5-20	8-28	10-35	75 (2)		
No. 100						15 (2)	30 (2)	
No. 200			2-12	2-12	5-15	8 (2)	15 (2)	15 (2)

Notes:

1. Reference: Wisconsin Department of Transportation *Standard Specifications for Highway and Structure Construction.*
2. Percentage applies to the material passing the No. 4 sieve, not the entire sample.
3. Per WisDOT specifications, both breaker run and select crushed material can include concrete that is 'substantially free of steel, building materials and other deleterious material'.

Table 2
Compaction Guidelines

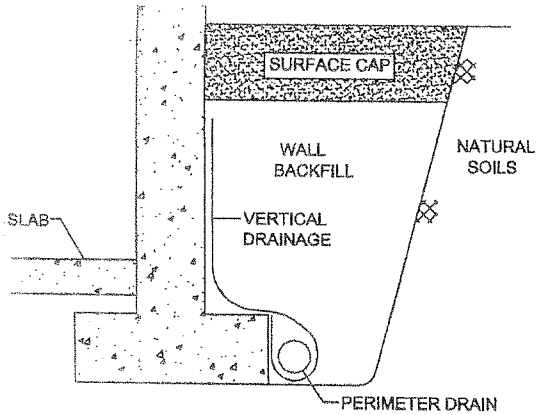
Area	Percent Compaction (1)	
	Clay/Silt	Sand/Gravel
Within 10 ft of building lines		
Footing bearing soils	93 - 95	95
Under floors, steps and walks		
- Lightly loaded floor slab	90	90
- Heavily loaded floor slab and thicker fill zones	92	95
Beyond 10 ft of building lines		
Under walks and pavements		
- Less than 2 ft below subgrade	92	95
- Greater than 2 ft below subgrade	90	90
Landscaping	85	90

Notes:

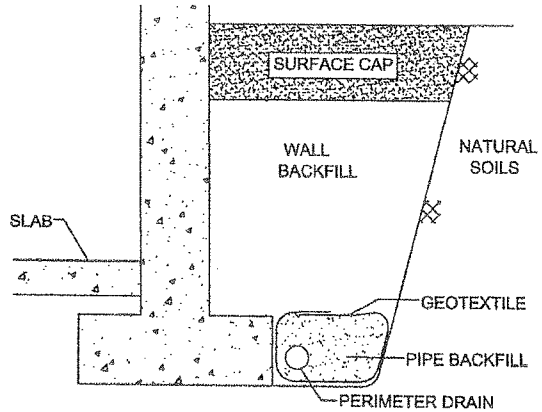
1. Based on Modified Proctor Dry Density (ASTM D 1557)

APPENDIX E

PERIMETER DRAIN DETAILS



ALTERNATE NO. 1



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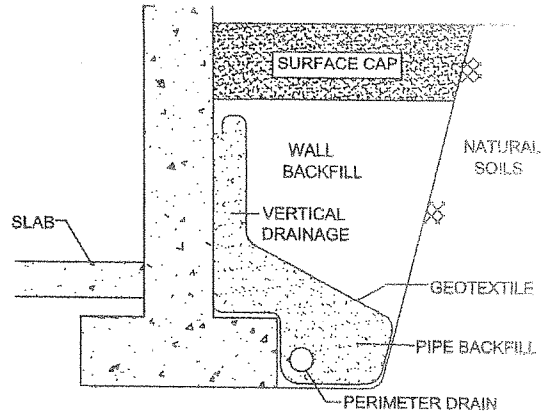


ALTERNATE NO. 3

DRAINAGE SYSTEM COMPONENTS

Component	Alternate No. 1	Alternate No. 2	Alternate No. 3
Surface Cap	1 to 2 ft of clayey soils. Minimum 1 ft thick if overlain by pavement	Refer to Alternate No. 1	Refer to Alternate No. 1
Vertical Drainage	3-dimensional drainage geocomposite hydraulically connected to perimeter drain.	Relatively free-draining granular soils with P200 (% fines) $\leq$12%.	Minimum 6-in. wide zone of free-draining granular soils with P200 $\leq$ 5% hydraulically connected to perimeter drain. Provide geotextile as required (see note 10.
Perimeter Drain	Perforated pipe encapsulated in geocomposite.	Perforated pipe surrounded by free-draining granular pipe backfill with P200 $\leq$ 5%. Provide geotextile as required (See Note 10).	Refer to Alternate No. 2
Wall Backfill	Excavation spoils or imported materials (granular soils preferred).	Relatively free-draining granular soils with P200 $\leq$ 12%.	Refer to Alternate No. 1

CGC, Inc.

Typical Perimeter Drain Detail

General Notes

1. This system's primary function is to intercept infiltrating surface water. These alternates are not appropriate for use in situations of high groundwater (i.e., cases where the water table approaches floor slab elevation).

2. Grade surface cap to slope away from structure.

3. Exterior surface of walls below grade should be damp-proofed.

4. A plastic vapor barrier should be installed below the slab.

5. Recommended types of drain pipes:

Specification	Description
ASTM D2729	Polyvinyl Chloride (PVC) Drain Pipe
ASTM F405	Corrugated Polyethylene Drain Pipe
ASTM D2852	Styrene-Rubber Plastic Drain Pipe
AASHTO M1366	Corrugated Metal Underdrain Pipe

6. Minimum slope of drain pipes should be 2 in. per 100 lin ft.

7. Place drain pipe below basement floor level and orient the perforations toward the bottom.

8. Clean-outs should be provided to service the pipe.

9. Collected field water should be discharged to a sump, storm sewer or drainage field.

10. The geotextile for Alternative Nos. 2 and 3 may be eliminated if filter requirements are satisfied between the wall and pipe backfill, as well as between backfill materials and natural soils.

11. Pipe backfill materials should satisfy filter requirements for the slot width or hole diameter of the perforated pipe.

12. Care should be taken during backfilling not to damage the integrity of the system. For compaction requirements, refer to geotechnical report.

13. Pipe, geotextile, and geocomposite should be installed according to manufacturer specifications.

CGC, Inc.	**Typical Perimeter Drain Detail General Notes**

APPENDIX F

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES -SOIL EVALUATION STORM (2 BORINGS)

Wisconsin Department of Safety & Professional Services
Division of Safety and Buildings

SOIL EVALUATION - STORM

in accordance with Comm 82.365 & 85, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and BM referenced to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s.15.04 (1) (m))

County: Dane

Parcel I.D.: 071006135109

Review by: Date:

Property Owner	Property Location
Gorman & Company	Govt. Lot: 1/4: 1/4: S: T 07 N R 10 E
Property Owner's Mailing Address: 200 N. Main Street	Lot #: 3 Block #: Subd. Name or CSM#: CSM 13940
City: Oregon State: WI Zip Code: 53575 Phone Number:	[X] City [ ] Village [ ] Town Nearest Road: Madison Winnebago Street

Drainage area_____ [ ] sq. ft. [ ] acres

Optional:

Test Site Suitable for (check all that apply)

[ ] Irrigation [ ] Bioretention trench [ ] Trench(es)

[ ] Rain Garden [ ] Grassed Swale [ ] Reuse

[ ] Infiltration trench [ ] SDS (>15' wide) [ ] Other _____

Hydraulic Application Test Method

[X] Morphological Evaluation

[ ] Double-Ring Infiltrometer

[ ] Other (Specify)_____

9 Obs. # [X] Boring [ ] Pit Ground Surface Elev. 863 ft Depth to limiting factor 36, 162 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0 - 3	10 YR 2/1	None	Fill - SiL	Variable	Variable	as	<5	0.13
2	3 - 18	10 YR 2/1, 4/4	None	Fill - SL	Variable	Variable	gs	15 - 20	0.5
3	18 - 36	10 YR 4/1	None	Fill - SiC	Variable	Variable	gs	5 - 10	0.07
4	36 - 66	10 YR 5/3	C2D 10 YR 6/2	SiCL	2msbk	mfi	gs	<5	0.04
5	66 - 102	10 YR 3/3	None	LS, SCL	0sg	ml	gs	<5	0.11
6	102 - 144	10 YR 6/4	None	S	0sg	ml	gs	10 - 15	3.6
7	144 - 204	10 YR 5/4	None	S, SiL	0sg	ml	gs	5 - 10	0.13
8	204 - 240	10 YR 5/4	None	SL	1msbk	mvfr		10 - 15	0.5

Groundwater encountered in boring near 13.5 ft.

Obs. # [ ] Boring [ ] Pit Ground Surface Elev. _____ ft Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr

CST/PSS Name (Please Print)	Signature	CST/PSS Number
DAVID A STAAB		1042602
Address	**Date Evaluation Conducted**	**Telephone Number**
641 PIPER DRIVE, MADISON, WI	11/6/2015	608/279-4530

SBD-10793 (R.1/05)

Wisconsin Department of Safety & Professional Services
Division of Safety and Buildings

SOIL EVALUATION - STORM

in accordance with Comm 82.365 & 85, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and BM referenced to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s.15.04 (1) (m)).

County	Dane
Parcel I.D.	071006135125
Review by	Date

Property Owner Gorman & Company	**Property Location** Govt. Lot 1/4 1/4 S T 07 N R 10 E
Property Owner's Mailing Address 200 N. Main Street	**Lot #** 2 **Block #** **Subd. Name or CSM#** CSM 13940
City Oregon **State** WI **Zip Code** 53575 **Phone Number**	[X] City [ ] Village [ ] Town **Nearest Road** Madison Winnebago Street

Drainage area_____ [ ] sq. ft. [ ] acres

Optional:

Test Site Suitable for (check all that apply)

[ ] Irrigation [ ] Bioretention trench [ ] Trench(es)

[ ] Rain Garden [ ] Grassed Swale [ ] Reuse

[ ] Infiltration trench [ ] SDS (>15' wide) [ ] Other _____

Hydraulic Application Test Method

[X] Morphological Evaluation

[ ] Double-Ring Infiltrometer

[ ] Other (Specify)_____

10 Obs. # [X] Boring [ ] Pit Ground Surface Elev. 862.5 ft Depth to limiting factor 144 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0 - 3	10 YR 2/1	None	Fill - SiL	Variable	Variable	as	<5	0.13
2	36 - 66	10 YR 4/3	None	SiCL	2msbk	mfi	gs	<5	0.04
3	66 - 72	10 YR 3/3	None	SCL	0m	mvfr	gs	<5	0.11
4	72 - 102	10 YR 3/3	None	LS, SCL	0sg	ml	gs	<5	0.11
5	102 - 138	10 YR 6/4	None	S	0sg	ml	gs	10 - 15	3.6
6	138 - 240	10 YR 5/3	None	SL	1msbk	mvfr		15 - 20	0.5

Groundwater encountered in boring near 12 ft.

Obs. # [ ] Boring [ ] Pit Ground Surface Elev. _____ ft Depth to limiting factor _____ in.

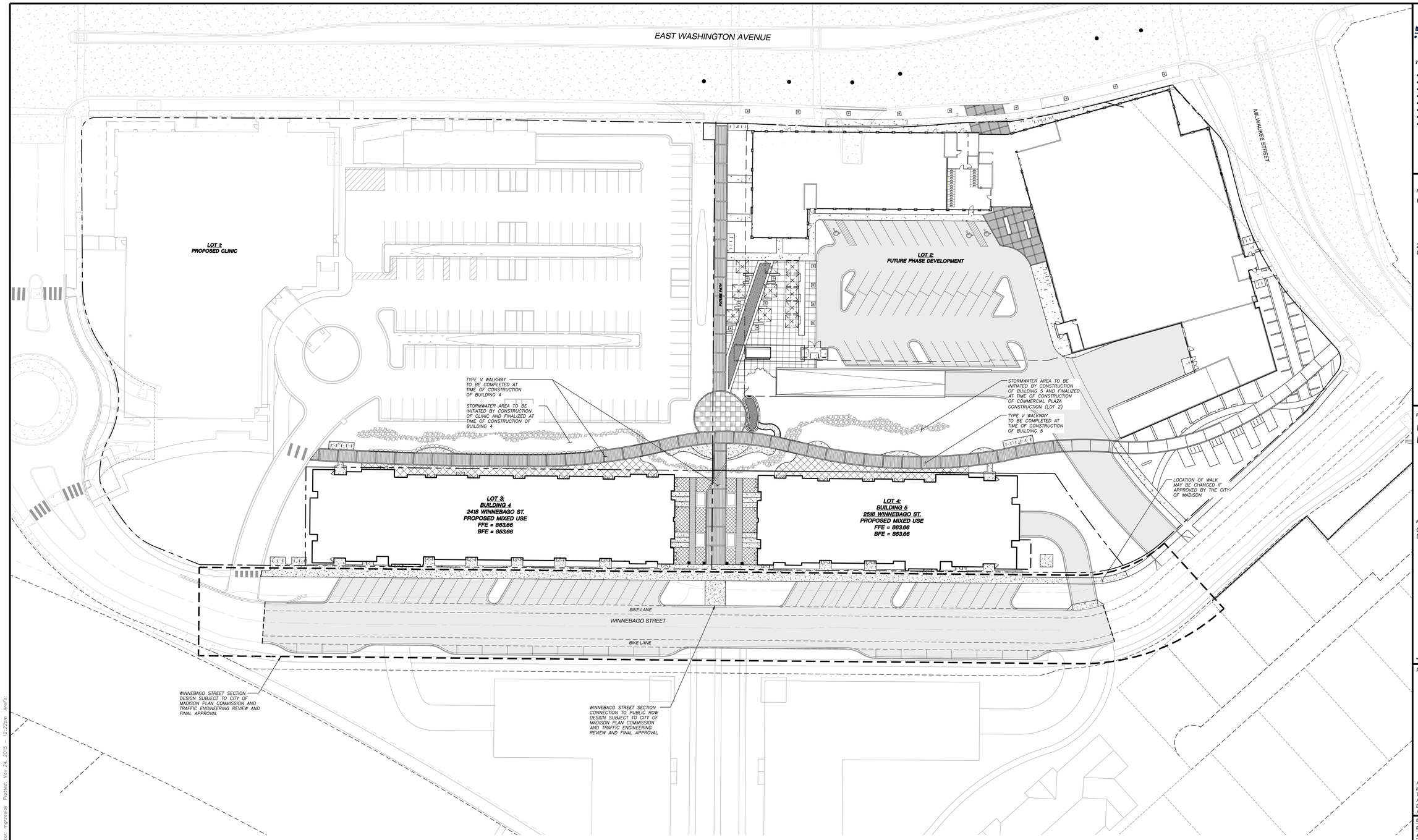
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr

CST/PSS Name (Please Print)	Signature	CST/PSS Number
DAVID A STAAB		1042602
Address	**Date Evaluation Conducted**	**Telephone Number**
641 PIPER DRIVE, MADISON, WI	11/6/2015	608/279-4530

SBD-10793 (R.1/05)

APPENDIX 3

PROPOSED CONSTRUCTION PLANS



GORMAN

SHEET INDEX:

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

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

A101 - OVERALL BUILDING FLOOR PLANS
A102 - BUILDING 4 FLOOR PLANS
A103 - BUILDING 5 FLOOR PLANS
A201 - BUILDING 4 EXTERIOR ELEVATIONS
A202 - BUILDING 5 EXTERIOR ELEVATIONS

SITE INFORMATION BLOCK	
Site Address	2504 Winnebago Street
Site Acreage (total)	1.113
Number of Building Stories (above grade)	4
Building Height	50'-0"
Total Building Square Footage (3 Stories)	132,308 SF
Use of property	Retail & Apartments
Gross square feet of office	912
Gross square feet of retail area	18,445
Number of emplloyees in warehouse	N/A
Number of emplloyees in production area	N/A
Capacity of restaurant/place of assembly	N/A
Number bicycle stalls shown	108
Number of parking stalls:	
Small Stall	N/A
Large Stall	89
Accessible	6
Total	95
Number of trees shown	

LEGEND (PROPOSED)

- PROPERTY LINE
- RIGHT-OF-WAY
- WINNEBAGO STREET PUBLIC WORKS APPROVAL
- BUILDINGS 4 & 5 OUTLINE
- SAWCUT
- BIKE LANE
- EDGE OF PAVEMENT
- PROPOSED RAILING
- CONCRETE PAVEMENT
- ARCHITECTURAL BRICK PAVERS
- ARCHITECTURAL BRICK PAVERS 2
- MASONRY BRICK (RECYCLED)
- LIMESTONE BOULDERS (VARY IN SIZE AND COLOR)

GENERAL NOTES

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
6. APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER, WHICH CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING OF CONSTRUCTION.
7. ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
8. ALL DAMAGE TO PAVEMENT ON WINNEBAGO STREET ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
9. ALL ENTRANCES SHALL CONFORM TO CITY STANDARDS FOR A CLASS III ENTRANCE A "COMMERCIAL" TYPE AND NOT A "STREET" TYPE.
10. ALL PARKING FACILITY DESIGN SHALL CONFORM TO STANDARDS IN MGO SECTION 10.08(6).

north

SCALE IN FEET
30' 0 30'

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

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

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

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

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

SERVICES PROVIDED TO:
GORMAN & COMPANY

200 N. MAIN STREET
OREGON, WI 53575

PROJECT:
UNION CORNERS
LOTS 3&4

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 14-6534

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:
DRAWN:
APPROVED:

PLAN MODIFICATIONS:	
CDP	06-25-14
SIP	11-05-14
UDC/PC RESUBMITTAL	01-14-15
UDC FINAL	09-30-15
SITE PLAN APPROVAL	10-23-15
BID SET	11-24-15

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C100

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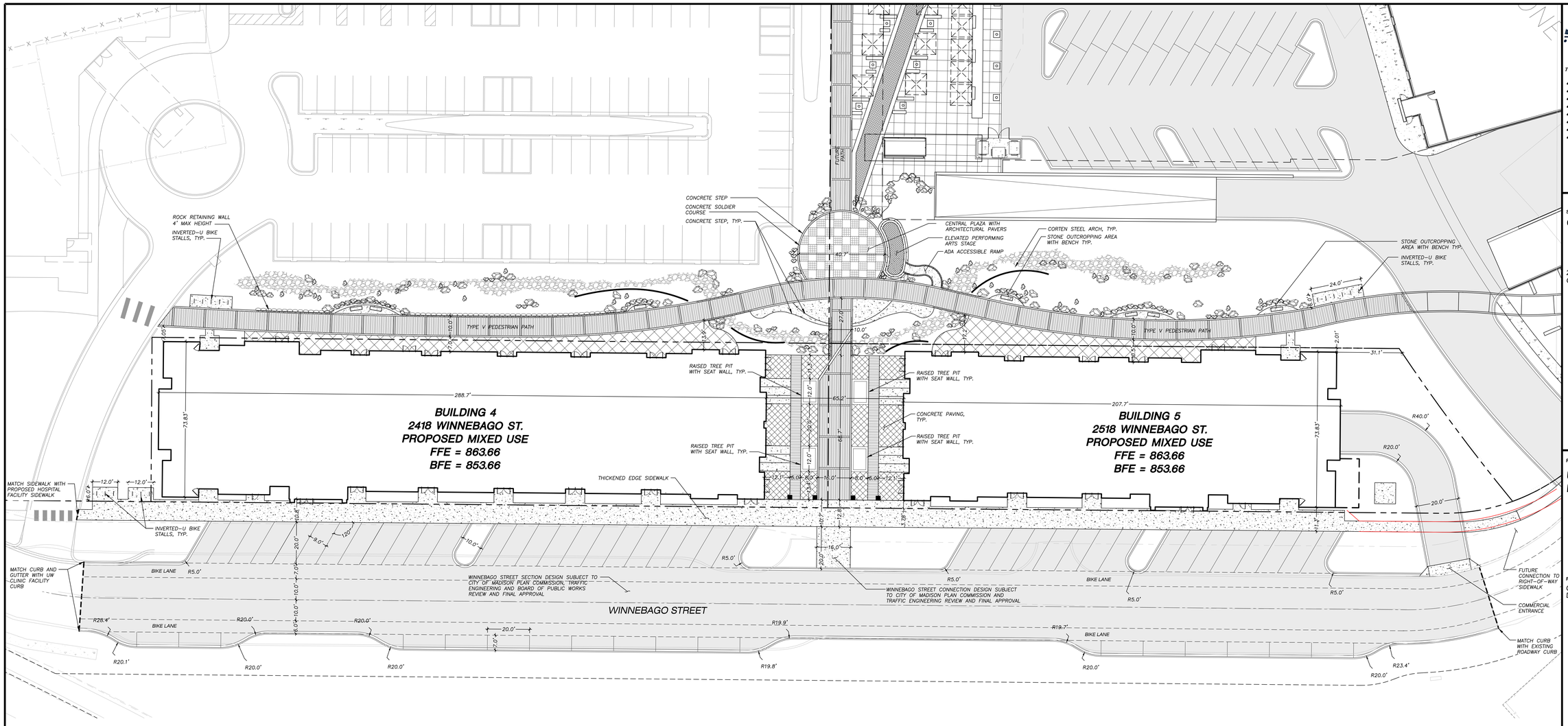
File: I:\2014\146534\DWG\14-6534_Construction Drawings.dwg Layout: C100 - Overall Site Plan User: mgrzesiak Plotted: Nov 24, 2015 - 12:22pm Xref's:



LEGEND (PROPOSED)

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDINGS 4 & 5 OUTLINE
- SAWCUT
- BIKE LANE
- EDGE OF PAVEMENT
- PROPOSED RAILING
- CONCRETE PAVEMENT
- ARCHITECTURAL BRICK PAVERS
- ARCHITECTURAL BRICK PAVERS 2
- MASONRY BRICK (RECYCLED)
- LIMESTONE BOULDERS (VARY IN SIZE AND COLOR)

GENERAL NOTES

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

north

SCALE IN FEET
20' 0 20'

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PROJECT:
UNION CORNERS
LOTS 3&4

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 14-6534

SEAL/SIGNATURE:

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DESIGN:
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PLAN MODIFICATIONS:	
GDP	06-25-14
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SHEET TITLE:
BUILDINGS 4&5
SITE PLAN

SHEET NUMBER:
C200

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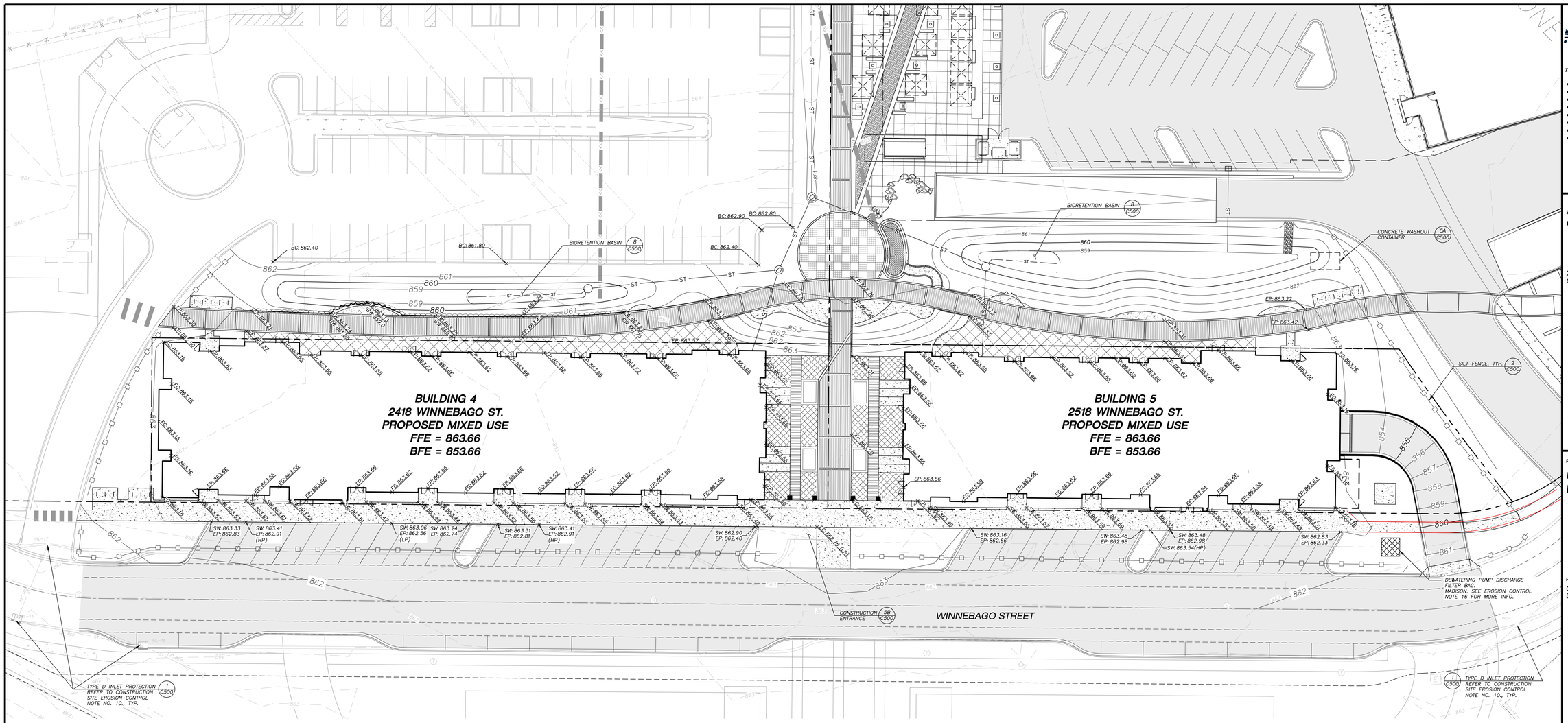

GENERAL NOTES

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

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
7. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
   A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
   B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
   C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WSDOT FDM FOR RESPECTIVE DETAILS.
11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH A CLASS II, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
16. DEWATERING – WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A GEOTEXTILE BAG. SANDY SOIL IS EXPECTED TO BE FOUND NEAR THE BOTTOM OF EXCAVATION, THEREFORE GEOTEXTILE BAGS SHALLE BE TYPE I PER DNR TECHNICAL STANDARD 1061. THE FOLLOWING TABLE IDENTIFIES THE REQUIRED BAG SIZE PER RESPECTIVE PUMP. THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.

PUMP SIZE (MAX. GPM)	TYPE I BAG SIZE (SF)
50	25
100	50
150	75

GRADING AND SEEDING NOTES

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

LEGEND (PROPOSED)

- PROPERTY LINE
- BUILDINGS 4 & 5 OUTLINE
- GRADE BREAK
- RIGHT-OF-WAY
- BIKE PATH
- EDGE OF PAVEMENT
- SILT FENCE
- 863.45 FG — SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINAL GRADE
  - HP – HIGH POINT
  - SW – SIDEWALK
  - TS – TOP OF STEP
  - TS – BOTTOM OF STEP
  - RE – RIM ELEVATION

north

SCALE IN FEET
20' 0 20'

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APPROVED:

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SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C300

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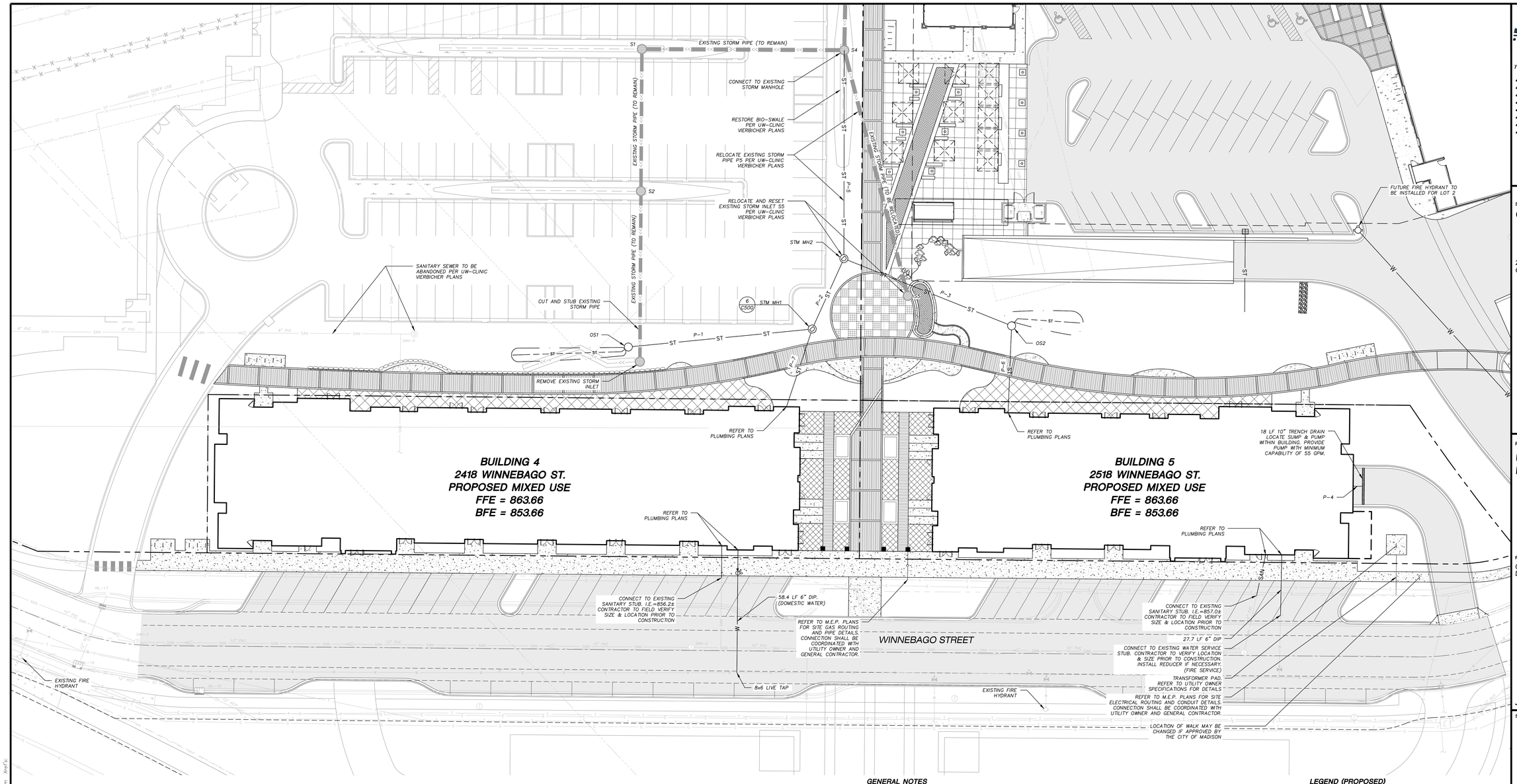

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
OS1	856.41	860.00	3.59	38"DIA. CONCRETE INLET	TYPE C GRATE
STM MH1	855.40	862.00	6.60	48"DIA. CONCRETE INLET	TYPE C GRATE
OS2	855.46	860.00	4.54	36"DIA. CONCRETE INLET	TYPE C GRATE
STM MH2	854.92	861.00	6.08	48"DIA. CONCRETE INLET	TYPE C GRATE
TRENCH DRAIN	851.96	853.56	1.60	10" CONCRETE TRENCH DRAIN	R-4990-CX TYPE C COVER

PROPOSED STORM SEWER PIPE SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEVATION (FT)	DISCHARGE ELEVATION (FT)	SLOPE (%)	PIPE SIZE & TYPE
P - 1	OS1	STM MH1	91	856.41	855.50	1.00%	12"HDPE
P - 2	STM MH1	STM MH2	38	855.40	855.02	1.00%	12"HDPE
P - 3	OS2	STM MH2	88	855.46	855.02	0.50%	18"HDPE
P - 4	TRENCH DRAIN	BUILDING	20.00	851.96	851.76	1.00%	6"PVC
P - 5	STM MH2	S4 (EXISTING)	103.00	854.92	854.30	0.60%	18"RCP
P - 6	BUILDING 5	OS2	43.00	855.99	855.56	1.00%	10"PVC
P - 7	BUILDING 4	STM MH1	40.40	855.90	855.50	1.00%	10"PVC

GENERAL NOTES

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. EXISTING CONDITIONS SURVEY DATED 11-18-2013. ANY DISCREPANCIES TO BE REPORTED TO JSD IMMEDIATELY UPON DISCOVERY.
3. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
5. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

UTILITY NOTES

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

LEGEND (PROPOSED)

- PROPERTY LINE
- ST — STORM SEWER
- SAN — SANITARY SEWER
- W — WATER MAIN
- TRENCH PATCH LIMITS
- ASPHALTIC PAVEMENT
- CONCRETE PAVEMENT

north

SCALE IN FEET

20' 0 20'

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SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C400

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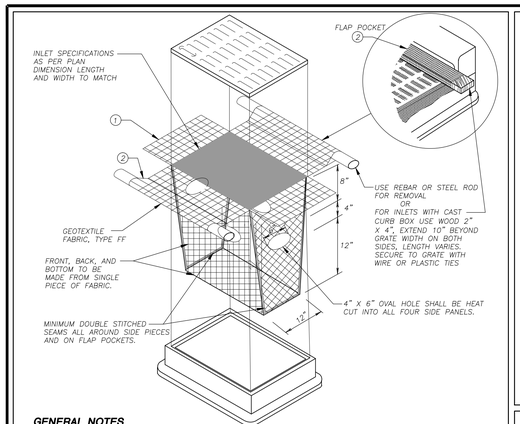


GENERAL NOTES

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

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

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

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

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

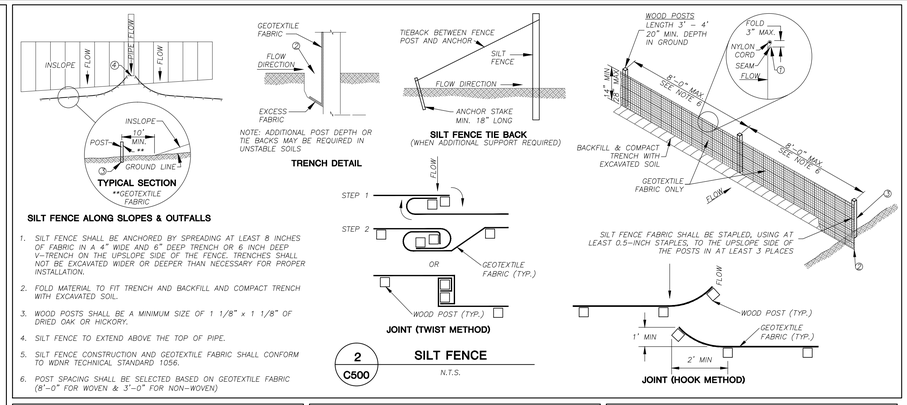
INSTALLATION NOTES

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

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

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

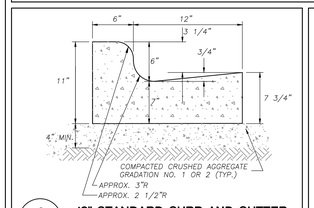
1 / C500 INLET PROTECTION, TYPE D
N.T.S.



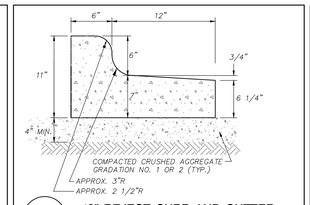
SILT FENCE ALONG SLOPES & OUTFALLS

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

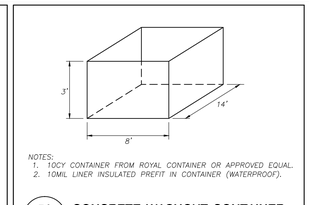
2 / C500 SILT FENCE
N.T.S.



3 / C500 18" STANDARD CURB AND GUTTER
N.T.S.

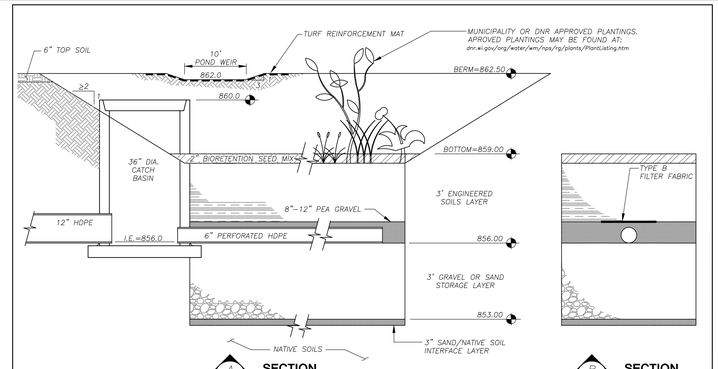


4 / C500 18" REJECT CURB AND GUTTER
N.T.S.



NOTES:
1. 10CY CONTAINER FROM ROYAL CONTAINER OR APPROVED EQUAL.
2. 10MIL LINER INSULATED PREFIT IN CONTAINER (WATERPROOF).

5A / C500 CONCRETE WASHOUT CONTAINER
N.T.S.



A / — SECTION
N.T.S.

B / — SECTION
N.T.S.

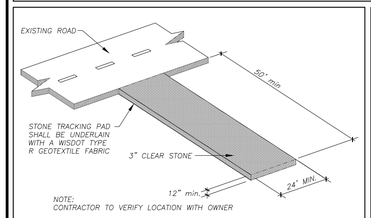
GENERAL NOTES:

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

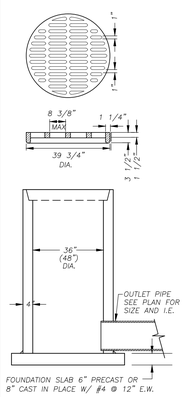
INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR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

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

8 / C500 BIORETENTION BASIN
N.T.S.



5B / C500 CONSTRUCTION ENTRANCE
N.T.S.



IN BELL GRATE IS CUSTOM MANUFACTURED BY THE NEENAH FOUNDRY COMPANY TO MADISON CONCRETE PIPE SPECIFICATIONS

GRATE IS CAST GRAY IRON MANUFACTURED TO MEET ASTM A-48 CLASS 35 B AND AASHTO M105 SPECIFICATIONS – GRATE HYDRAULICS ARE AVAILABLE UPON REQUEST

GRATES ARE AASHTO H20 LOAD RATED

GRATE SETS FLUSH WITH TOP OF CATCH BASIN BELL

PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS

STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0"

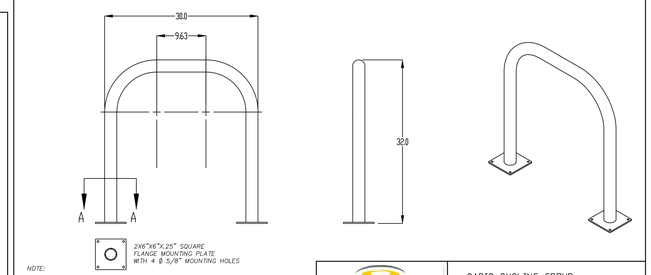
STOCK 36" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED

CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO M-198B AND ASTM C-990

PIPE TO CATCH BASIN CONNECTORS: KOR-N-SEAL AS MANUFACTURED BY NPC INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923

INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS. DETAIL INFORMATION REGARDING MAINTENANCE AND FILTER * REPLACEMENT CAN BE FOUND AT WWW.KRISTAR.COM OR BY CALLING KRISTAR INDUSTRIES AT (800) 579-8819.

6 / C500 36" (48") DIAMETER STORM INLET
N.T.S.



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

7 / C501 BIKE RACK
N.T.S.

SARIS CYCLING GROUP
WE BRING CYCLING TO LIFE

SARIS CYCLING GROUP
5253 VERONA RD, MADISON WI 53711
1-800-783-7257 / 1-608-274-1702
WWW.SARISPARKING.COM

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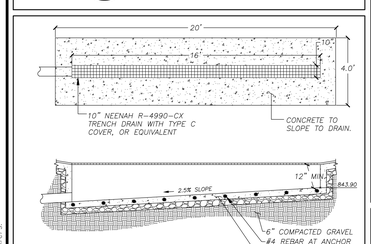
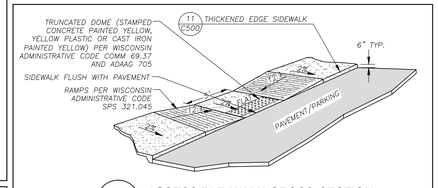
TITLE: 2113 - 2 BIKE FM BIKE DOCK

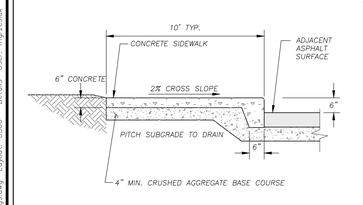


**REFER TO NEENAH FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES FOR FURTHER DETAILS AND INFORMATION.
NOTE: INSTALL CATCH-ALL HR-I ABSORBENT BOOM BY MARATHON MATERIALS, INC. WITHIN TRENCH DRAIN.

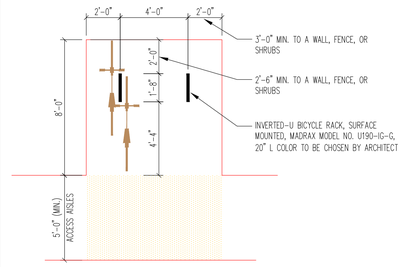
9 / C500 TRENCH DRAIN
N.T.S.



10 / C500 ACCESSIBLE WALK CROSS SECTION
N.T.S.

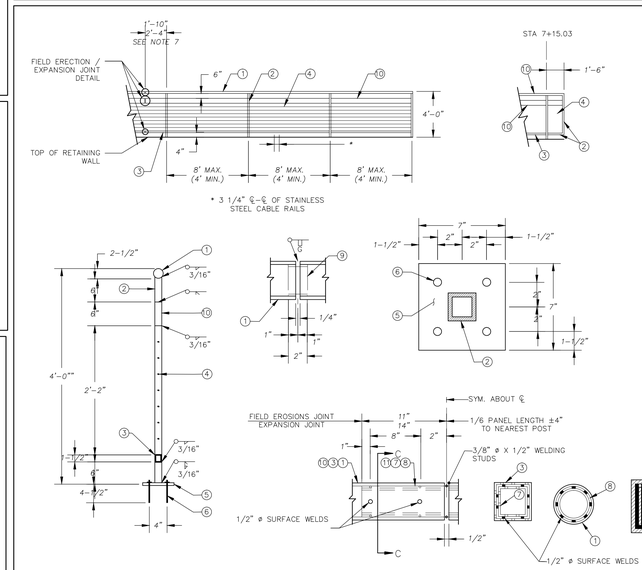


11 / C500 THICKENED EDGE SIDEWALK SECTION
N.T.S.



LAYOUT FOR INVERTED-U TYPE RACK INSTALLATION, TWO BICYCLES TO BE PARKED ON EACH INVERTED-U.

12 / C500 BIKE PARKING STALLS
N.T.S.



13 / C500 RAILING DETAILS
N.T.S.

LEGEND

① 2-1/2" DIA. STEEL PIPE CONFORMING TO SECTION 506 OF THE WDOT STANDARD SPECIFICATIONS.

② TS 2"X2"X0.188" STRUCTURAL TUBING CONFORMING TO ASTM DESIGNATION A501 OR A500 GRADE B. CUT BOTTOM OF POST TO MATCH SLOPE OF TOP OF WALL. HOLD 1/16" ABOVE BASE PLATE TO ALLOW POST AND BASE PLATE TO BE WELDED TOGETHER. PLACE POST VERTICAL AND CENTERED ON THE BASE PLATE.

③ TS 1-1/2" X 1-1/2" X 0.188" STRUCTURAL TUBING CONFORMING TO ASTM DESIGNATION A501 OR A500 GRADE B.

④ 3/16" DIA. STAINLESS STEEL CABLE. TO BE PROVIDED NO MORE THAN 3 1/4" ON CENTER.

⑤ BASE PLATE 1/2" X 7" X 7" CONFORMING TO ASTM DESIGNATION A709 GRADE 36 WITH 9/16" HOLES FOR HEX BOLTS NO.6. WELD TO NO. 2 AS SHOWN.

⑥ CONCRETE MASONRY ANCHORS, TYPE S. 5/8". PULLOUT STRENGTH SHALL BE 3.6 KIPS.

⑦ SQUARE SLEEVE FABRICATED FROM 1/2" COLD DRAWN STEEL ALLOY SQUARE CONFORMING TO ASTM A33 1 X 2'-4" LONG AT EXPANSION JOINTS AND 1-10" LONG AT FIELD JOINTS. PROVIDE 1/2" DIA. SURFACE WELDS ON ALL SIDES AS SHOWN. GRIND WELDS TO FIT FREE INTO I.D. OF NO. 3. PROVIDE 3/8" DIA. X 1/2" WELDING STUDS ON TOP AND BOTTOMS SURFACES AT CENTERLINE.

⑧ 1-1/2" DIA. STEEL PIPE CONFORMING TO SECTION 506 OF THE STANDARD SPECIFICATIONS X 2'-4" LONG AT EXPANSION JOINTS AND 1'-10" LONG AT FIELD JOINTS. PROVIDE 1/2" DIA. SURFACE WELDS ON ALL SIDES AS SHOWN. GRIND WELDS TO FIT FREE INTO I.D. OF NO. 1. PROVIDE 3/8" DIA. X 1/2" WELDING STUDS ON TOP AND BOTTOMS SURFACES AT CENTERLINE.

⑨ 2" DIA. PIPE SLEEVE CONFORMING TO SECTION 506 OF THE WDOT STANDARD SPECIFICATIONS. PROVIDE "SLIDING FIT".

⑩ TS 6" X 2" X 0.188" STRUCTURAL TUBING CONFORMING TO ASTM DESIGNATION A501 OR A500 GRADE B.

⑪ 1" X 5" SLEEVE CONFORMING TO ASTM DESIGNATION A709 GRADE 36 X 2'-4" LONG AT EXPANSION JOINTS OR 1"X10" LONG AT FIELD JOINTS. PROVIDE 1/2" DIA. SURFACE WELDS ON ALL SIDES AS SHOWN. GRIND WELDS TO FIT FREE INTO I.D. OF NO. 10. PROVIDE 3/8" DIA. X 1/2" WELDING STUDS ON TOP AND BOTTOM SURFACES AT CENTERLINE.

GENERAL NOTES

BID ITEM SHALL BE "RAILING STEEL" WHICH INCLUDES ALL ITEMS SHOWN INCLUDING GALVANIZED COATING.

RAILING SHALL BE FABRICATED IN 2 OR 3 PANEL LENGTHS.

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

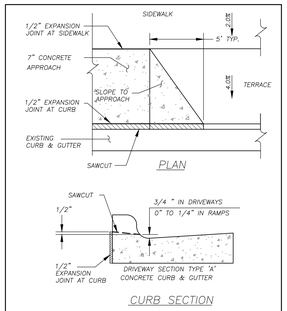
ALL MATERIALS EXCEPT ANCHOR BOLTS NO. 6 SHALL BE GALVANIZED AFTER FABRICATION.

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

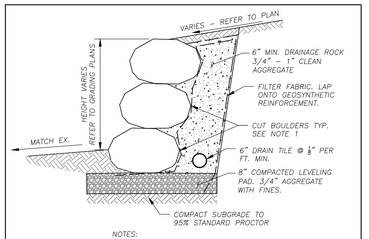
VERTICAL MEMBERS SHALL BE PLUMB.

HORIZONTAL MEMBERS SHALL PARALLEL GRADE.

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



14 / C500 COMMERCIAL ENTRANCE
N.T.S.



NOTES:
1. SIZE, COLOR AND SPECIFICATION TO BE PROVIDED FOR APPROVAL BY OWNER OR CONTRACTOR'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. BOULDER WALLS OVER 5 FEET HEIGHT SHALL BE DESIGNED BY REGISTERED GEOTECHNICAL OR STRUCTURAL ENGINEER AS PROVIDED ON SHOP DRAWINGS AND SUBMITTED PRIOR TO CONSTRUCTION.

15 / C500 ROCK RETAINING WALL
N.T.S.

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

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200 N. MAIN STREET
OREGON, WI 53575

PROJECT:
UNION CORNERS
LOTS 3&4

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 14-6534

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:
DRAWN:
APPROVED:

PLAN MODIFICATIONS:

GDP	06-25-14
SIP	11-05-14
UDC/PC RESUBMTTAL	01-14-15
UDC FINAL	09-30-15
SITE PLAN APPROVAL	10-23-15
BID SET	11-24-15

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Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
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SHEET TITLE:
DETAILS

SHEET NUMBER:
C500

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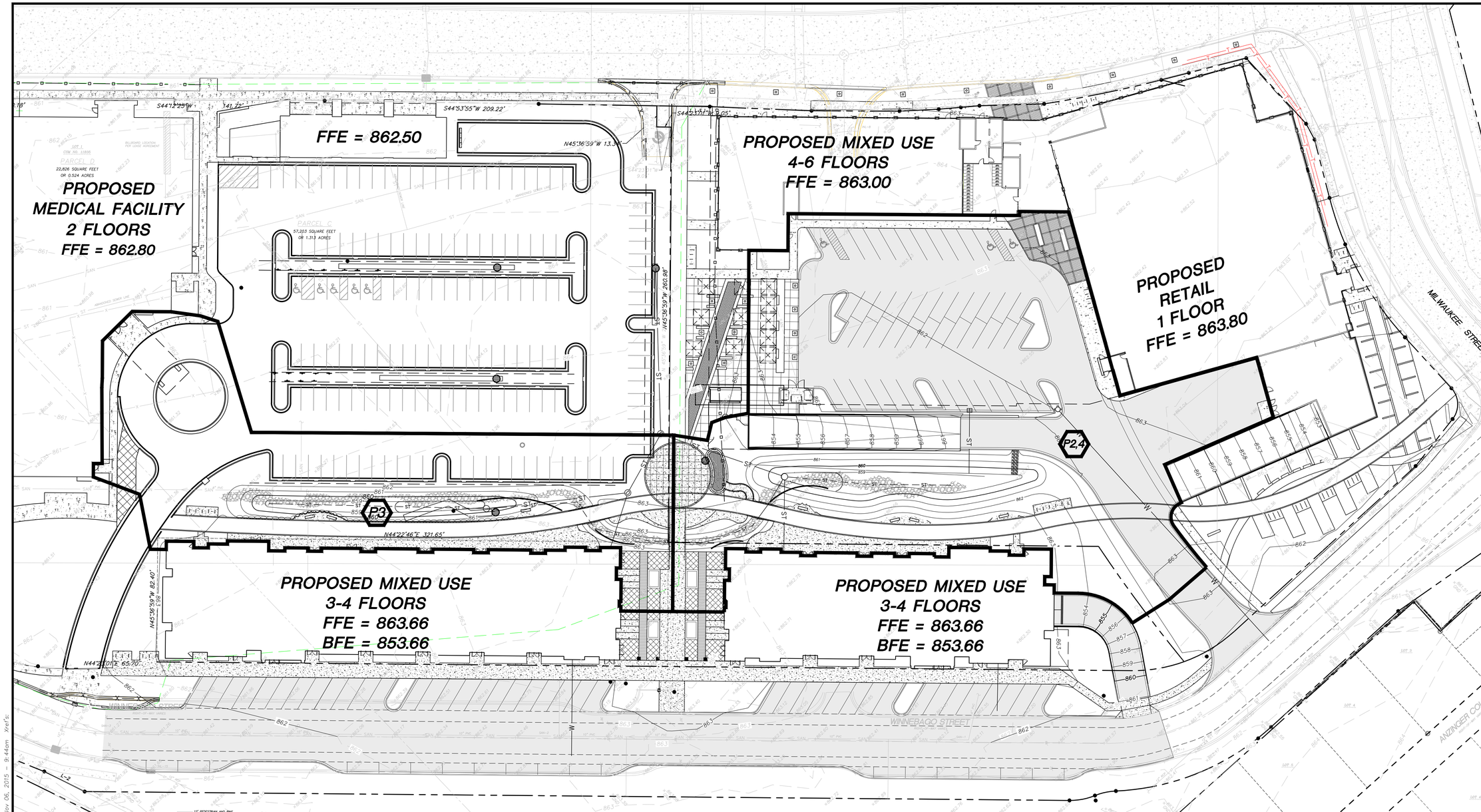
APPENDIX 4

HYDROLOGIC CALCULATIONS



LEGEND (PROPOSED)

- PROPERTY LINE
- 989 — PROPOSED 1 FOOT CONTOUR
- 990 — PROPOSED 5 FOOT CONTOUR
- WATERSHED LIMIT

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON REQUIREMENTS.
3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
4. THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL CITY OF MADISON STORMWATER MANAGEMENT PERMIT APPLICATION STANDARDS.

WATERSHED NOTES

TOTAL AREA = 4.424 AC

AREA P.3 – 2.154 AC
ASPHALT DRIVEWAY/PARKING = 0.278 AC
SIDEWALK = 0.197 AC
GRASS = 0.269 AC

AREA P2,4 – 1.410 AC
ASPHALT DRIVEWAY/PARKING = 0.662 AC
SIDEWALK = 0.307 AC
GRASS = 0.441 AC

north

SCALE IN FEET
30' 0 30'

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SERVICES PROVIDED TO:

GORMAN & COMPANY, INC.

200 North Main St.
Oregon, WI 53575-1447

PROJECT:

PROJECT LOCATION:

DANE COUNTY, WI

JSD PROJECT NO.: 14-6534

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	MGG	11-06-15
DRAWN:		
APPROVED:		

PLAN MODIFICATIONS:	DATE:

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SHEET TITLE:

PROPOSED WATERSHED MAP

SHEET NUMBER:

C-0.2

File: I:\2014\146534\DWG\14-6534_SWMP.dwg Layout: C0.2 User: mgrzesiak Plotted: Nov 06, 2015 - 9:44am Xref's:

Storm Sewer Sizing
Area Method

Project: **Union Corners**
JSD Project #: 14-6534

MADISON REGIONAL OFFICE
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593
Ph: (608) 848-5060Fax: (608) 848-2255

MILWAUKEE REGIONAL OFFICE
N22 W22931 Nancy Court, Suite 3
Waukesha, Wisconsin 53186
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Pipe Label	Roof Tops		Paved or graveled ground		Lawns, parks and similar land surfaces		Area Flow		Total Flow
	Contributing Area	Conversion	Contributing Area	Conversion	Contributing Area	Conversion			
	ft^2	ft^2/gpm	ft^2	ft^2/gpm	ft^2	ft^2/gpm	gpm	cfs	cfs
P - 1	0	26	20707	32.5	11694	104	749.58	1.67	1.67
P - 2	0	26	0	32.5	0	104	0.00	0.00	3.33
P - 3	0	26	42205	32.5	15763	104	1450.18	3.23	4.44
P - 4	0	26	1700	32.5	0	104	52.31	0.12	0.12
P - 5	0	26	0	32.5	0	104	0.00	0.00	7.77
P - 6	14070	26	0	32.5	0	104	541.15	1.21	1.21
P - 7	19410	26	0	32.5	0	104	746.54	1.66	1.66

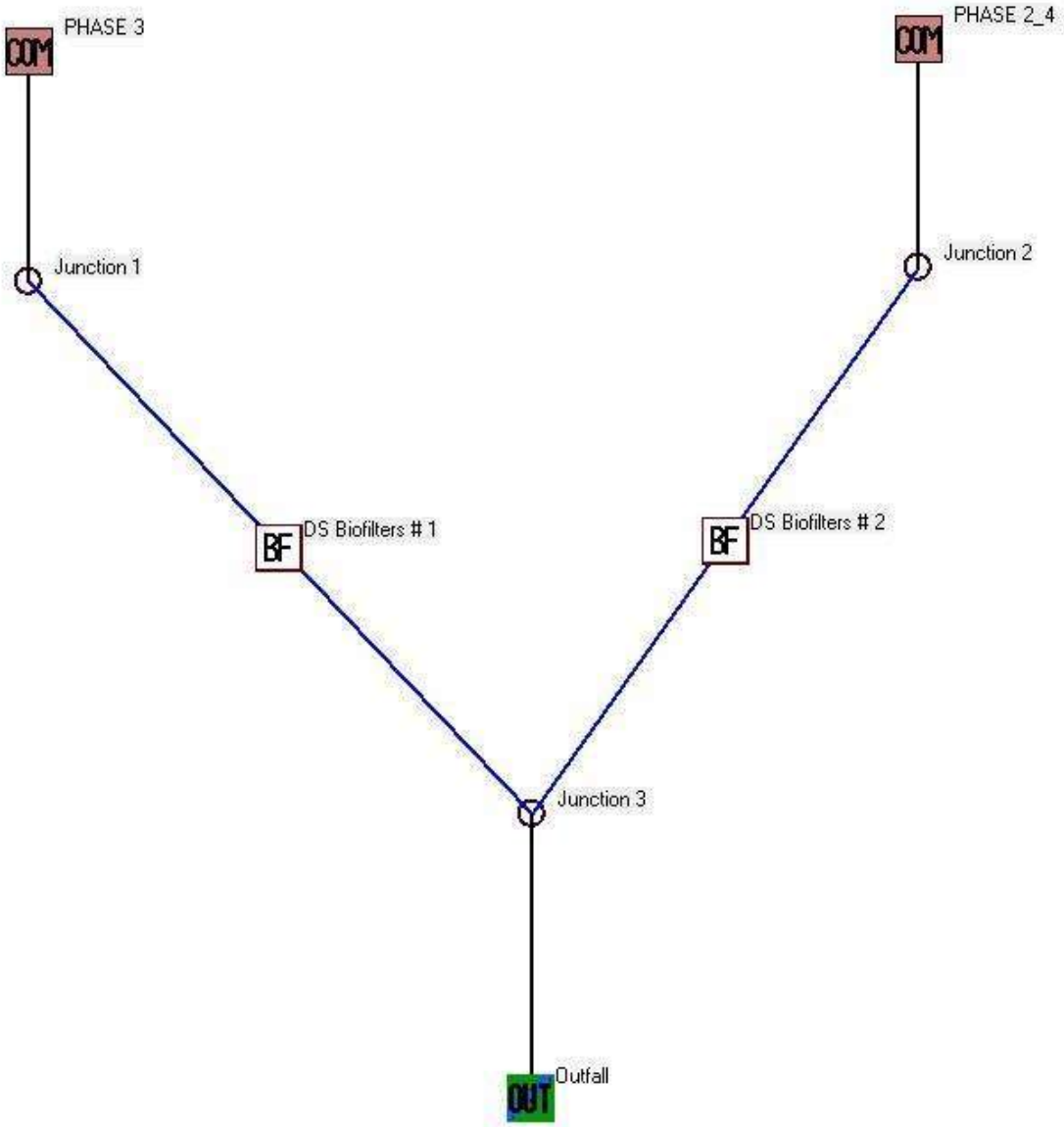
Note: Total Flow based on the "Area Method" as outlined in Comm. 82.36(5)1
Please refer to Proposed Watershed, sheet C-0.2 for the watershed areas

Pipe	P - 1	P - 2	P - 3	P - 4	P - 5	P - 6	P - 7
From	**OS1**	**STM MH1**	**OS2**	**TRENCH DRAIN**	**STM MH2**	**BUILDING 5**	**BUILDING 4**
To	**STM MH1**	**STM MH2**	**STM MH2**	**BUILDING**	**S4 (EXISTING)**	**OS2**	**STM MH1**
Pipe Material	HDPE	HDPE	HDPE	PVC	RCP	PVC	PVC
Manning's n	**0.011**	**0.011**	**0.011**	**0.010**	**0.013**	**0.010**	**0.010**
Invert Elevation	856.41	855.40	855.46	851.96	854.92	855.99	855.90
Discharge Invert	**855.50**	**855.02**	**855.02**	**851.76**	**854.30**	**855.56**	**855.50**
Length	**91.00**	**38.00**	**88.40**	**20.00**	**103.00**	**43.00**	**40.40**
Slope	**1.00%**	**1.00%**	**0.50%**	**1.00%**	**0.60%**	**1.00%**	**1.00%**
Pipe size (in)	**12**	**12**	**18**	**6**	**18**	**10**	**10**
Pipe Radius (ft)	0.50	0.50	0.75	0.25	0.75	0.42	0.42
Pipe Area	0.79	0.79	1.77	0.20	1.77	0.55	0.55
Pipe Circumference	3.14	3.14	4.71	1.57	4.71	2.62	2.62
Hydraulic Radius	0.25	0.25	0.38	0.13	0.38	0.21	0.21
Velocity	5.36	5.36	4.97	3.72	4.60	5.22	5.22
Q, Flowing Full	4.21	4.21	8.78	0.73	8.14	2.85	2.85
Q_{10}, Required	**1.67**	**3.33**	**4.44**	**0.12**	**7.77**	**1.21**	**1.66**
Sizing ?	OK	OK	OK	OK	OK	OK	OK
Rim Elevation	860.00	862.00	860.00	853.56	861.00	-	-
Invert to Top of Pipe	1.08	1.08	1.67	0.58	1.71	0.92	0.92
Cover	2.51	5.52	2.87	1.02	4.37	-	-
Cover OK ?	OK	OK	OK	OK	OK	-	-

APPENDIX 5

TOTAL SUSPENDED SOLIDS CALCULATIONS

WinSLAMM Model: PHASE 2-4 Parking



Data file name: I:\2014\146534\SWMP\SLAMM\04-1559B_PHASE 2-4 Parking.mdb
WinSLAMM Version 10.1.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 11-06-2015 Time: 09:34:53
Site information:

LU# 1 - Commercial: PHASE 3 Total area (ac): 0.744
13 - Paved Parking 1: 0.278 ac. Disconnected Normal Silty
31 - Sidewalks 1: 0.197 ac. Disconnected Normal Silty
51 - Small Landscaped Areas 1: 0.269 ac. Normal Silty

LU# 2 - Commercial: PHASE 2_4 Total area (ac): 1.410
13 - Paved Parking 1: 0.662 ac. Disconnected Normal Silty
31 - Sidewalks 1: 0.307 ac. Connected Connected
51 - Small Landscaped Areas 1: 0.441 ac. Normal Silty

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 1
1. Top area (square feet) = 300
2. Bottom aea (square feet) = 300
3. Depth (ft): 8
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0.3
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 1
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 3
10. Fraction of rock filled volume as voids = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 3
13. Engineered soil void ratio = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil
User-Defined Soil Type 1.000
Biofilter Outlet/Discharge Characteristics:
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 10
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 7.5
Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 3
2. Stand pipe height above datum (ft): 7
Outlet type: Drain Tile/Underdrain
1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 3
3. Number of underdrain outlets: 1

Control Practice 2: Biofilter CP# 2 (DS) - DS Biofilters # 2
1. Top area (square feet) = 300
2. Bottom aea (square feet) = 300
3. Depth (ft): 8
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0.3
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 1
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 3
10. Fraction of rock filled volume as voids = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 3
13. Engineered soil void ratio = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0
Soil Data Soil Type Fraction in Eng. Soil
User-Defined Soil Type 1.000
Biofilter Outlet/Discharge Characteristics:
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 10
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 7.5
Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 3
2. Stand pipe height above datum (ft): 7
Outlet type: Drain Tile/Underdrain
1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 3
3. Number of underdrain outlets: 1

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Data file name: I:\2014\146534\SWMP\SLAMM\04-1559B_PHASE 2-4 Parking.mdb
Data file description:
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81
Date of run: 11-06-2015 Time of run: 09:34:43
Total Area Modeled (acres): 2.154
Years in Model Run: 1.00

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	34897	-	103.7	225.9	-
Outfall Total with Controls:	19124	45.20%	59.64	71.20	68.48%
Annualized Total After Outfall Controls:	19176			71.39	

APPENDIX 6

USLE WORKSHEET

Universal Soil Loss Equation for Construction Sites

Dane County Land Conservation Division

Developer: Gorman & Company, Inc.

Project: Union Corners Lot 2

Date: 11/6/2015

Version 2.2

Land Disturbing Activity	Begin Date	End Date	Period % R	Annual R Factor	Soil Map Unit	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A=%RxRxKxLSxC (tons/acre)	Percent Reduction Required
												(7.5 tons/acre)
disturb ground	3/7/2016	4/5/2017	102.1%	150	VwA	0.43	2.0%	25	0.13	1.00	8.7	
paving	4/5/2017	-----	95.4%	150	VwA	0.43	2.0%	25	0.13	0.00	0.0	
		-----	-----	-----		-----			-----	-----	-----	
		-----	-----	-----		-----			-----	-----	-----	
		-----	-----	-----		-----			-----	-----	-----	
		-----	-----	-----		-----			-----	-----	-----	
										TOTAL	**8.7**	**14%**

Land Disturbing Activities:

input	definition
disturb ground	activity which leaves the ground devoid of vegetation
apply mulch	application of straw mulch at 1.5 tons/acre
seed and mulch	seeding and application of straw mulch at 1.5 tons/acre
seeding	temporary or permanent seeding without the use of mulching materials
sod	installation of sod
paving	providing 100% cover to disturbed ground with paving materials or stone

Notes: Typical site slopes during construction

Designed By:	MGG
Date	11/6/2015
Checked By:	
Date	

APPENDIX 7

MAINTAINANCE AGREEMENT

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES

RECITALS:

A. Gorman & Company, Inc. - is the owner of 2504 Winnebago St., more particularly described on Exhibit A attached hereto ("Property").

B. Owner desires to construct buildings and/or parking facilities on the Property in accordance with certain plans and specifications approved by the City.

C. The City requires Owner to record this Declaration regarding maintenance of storm water management measures that are to be located on the Property. Owner agrees to maintain the storm water management measures and to grant to the City the rights set forth below.

NOW, THEREFORE, in consideration of the declarations herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the owner agrees as follows:

This space is reserved for recording data

Return to:

City Engineering Division
Rm. 115, City-County Building
Madison, Wisconsin

Tax PN # 071006135109 & 071006135117

1. Maintenance. Owner and its successors and assigns shall be responsible to repair and maintain the stormwater management measures located on the Property in good condition and in working order and such that the measures comply with the approved plans on file with the City Engineer. Said maintenance shall be at the Owner's sole cost and expense. Owner will conduct such maintenance or repair work in accordance with all applicable laws, codes, regulations, and similar requirements, and pursuant to the Maintenance Provisions attached hereto as Exhibit B.

2. Easement to City. If Owner fails to maintain the stormwater management measures as required in Section 1, then City shall have the right, after providing Owner with written notice of the maintenance issue ("Maintenance Notice") and thirty (30) days to comply with the City's maintenance request, to enter the Property in order to conduct the maintenance specified in the Maintenance Notice. City will conduct such maintenance work in accordance with all applicable laws, codes, regulations, and similar requirements and will not unreasonably interfere with Owner's use of the Property. All costs and expenses incurred by the City in conducting such maintenance may be charged to the owner of the Property by placing the amount on the tax roll for the Property as a special charge in accordance with Section 66.0627, Wis. Stats. and Section 4.09 of the Madison General Ordinances.

3. Term/Termination. The term of this Agreement shall commence on the date that this Agreement is filed of record with the Register of Deeds Office for Dane County, Wisconsin, and except as otherwise herein specifically provided, shall continue in perpetuity. Notwithstanding the foregoing, this Agreement may be terminated by recording with the Register of Deeds Office for Dane County, Wisconsin, a written instrument of termination signed by the City and all of the then-owners of the Property.

4. Miscellaneous.

(a) Notices. Any notice, request or demand required or permitted under this Agreement shall be in writing and shall be deemed given when personally served or three (3) days after the same has been deposited with the United States Post Office, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to Owner: Gorman & Company, Inc.
200 North Main St.
Oregon, WI 53575

If to City: City Engineering Division
Room 115, City County Building
210 Martin Luther King Jr. Blvd.
Madison, WI 53703-3342
Attention: City Engineer

Any party may change its address for the receipt of notice by written notice to the other.

(b) Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.

(c) Amendments or Further Agreements to be in Writing. This Agreement may not be modified in whole or in part unless such agreement is in writing and signed by all parties bound hereby.

(d) Covenants Running with the Land. All of the easements, restrictions, covenants and agreements set forth in this Agreement are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the parties hereto and their respective successors and assigns.

(e) Partial Invalidity. If any provisions, or portions thereof, of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision, or portion thereof, to any other persons or circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 20_____.

_____ _____

STATE OF WISCONSIN)
COUNTY OF DANE) SS

Personally came before me this _____ day of _____, 20_____, the above named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
NOTARY PUBLIC

My Commission Expires:_____

Drafted by: City Engineering Division
Rm. 115, City-County Building
Madison, Wisconsin

MD:tnt

EXHIBIT A

LEGAL DESCRIPTION

CERTIFIED SURVEY MAP NO 13940 AS RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOL 93 PAGE 35 OF CERTIFIED SURVEYS, LOT 3.

CERTIFIED SURVEY MAP NO 13940 AS RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOL 93 PAGE 35 OF CERTIFIED SURVEYS, LOT 4.

EXHIBIT B

INSPECTION, MAINTENANCE, & PROHIBITIONS

All components of the stormwater system shall be inspected at least semi-annually in early Spring and early Autumn. Repairs will be made whenever the performance of a stormwater control device is compromised as described below. Owner shall maintain records of all inspection and maintenance activities.

UNDERDRAIN

- Visual inspection of components shall be performed and debris removed from outlet.
- Repair outlet area which are damaged or show signs of erosion.
- Repairs must restore the component to the specifications of the original plan.

BIORETENTION BASIN

- Owner shall install a Rain Garden/Bio-Rentention System in accordance with plans approved by City Engineer.
- Maintenance procedures shall be in accordance with Wisconsin Department of Natural Resources post construction standard 1004 – Bioretention for Infiltration.
- Owner shall maintain records of installation, inspections, cleaning and any other maintenance all in accordance with Chapter 37 of the Madison General Ordinances.
- Visual Inspection of the Rain Garden/ Bio-Retention System shall be performed, at a minimum, annually.
- Maintenance shall be required when system shows standing water beyond 72 hours of rain event.
- Cleaning shall consist of removal of sediment, two (2) foot undercut, undercut replacement with material consisting of 30% compost and 70% sand and restoration in-kind.
- Restoration of plant material shall be by plugging, not seeding alone.
- Any alterations to approved Rain Garden/ Bio-Retention System shall be approved by City Engineer.
- Owner shall maintain records of inspections, cleaning and replacement of the Rain Garden all in accordance with Chapter 37 of the Madison General Ordinances.
- Infiltration surface shall be protected from construction sediment with staging or through the use of erosion control measures. Basin shall be inspected upon completion to confirm that clogging due to construction sediment has not occurred.
- In the first spring and summer after construction, water the area once per week during the first 8 weeks if rainfall has not occurred within the previous 7 days. At least 1 inch of water is recommended per week.
- Inspect and record status of components of bioretention basin including infiltration surface, surface mulch, plug plants, and basin overflow. Also record days since last rainfall and approximate rainfall depth.
- Basin shall be considered compromised if surface water remains ponded greater than 48 hours after termination of previous rainfall event.
- If compromised, Basin shall be restored per specifications of originally approved plan or modified as approved by the City Engineer.
- Mowing is prohibited in Bioretention Basin
- All vehicular or equipment is prohibited from driving onto or across basin
- Pedestrian traffic is prohibited from crossing basin
- Snow shall not be dumped directly onto the infiltration surface.

OUTLET STRUCTURE

- Visual inspection of components shall be performed and debris removed from inlets and storm drain pipes.
- Repair inlet/outlet areas, including apron enwalls, which are damaged or show signs of erosion.
- Rip-rap shall be replaced as necessary.
- Repairs must restore the component to the specifications of the original plan.

Appendix 4

SWMP Revision (1/26/2016)

Data file name: I:\2014\146534\SWMP\SLAMM\04-1559B_PHASE 2-4 Parking.mdb
WinSLAMM Version 10.1.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 01-26-2016 Time: 10:17:25
Site information:

LU# 1 - Commercial: PHASE 3 Total area (ac): 0.744
13 - Paved Parking 1: 0.278 ac. Disconnected Normal Silty
31 - Sidewalks 1: 0.197 ac. Disconnected Normal Silty
51 - Small Landscaped Areas 1: 0.269 ac. Normal Silty

LU# 2 - Commercial: PHASE 2_4 Total area (ac): 1.374
13 - Paved Parking 1: 0.649 ac. Disconnected Normal Silty
31 - Sidewalks 1: 0.309 ac. Connected Connected
51 - Small Landscaped Areas 1: 0.416 ac. Normal Silty

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 1
1. Top area (square feet) = 820
2. Bottom aea (square feet) = 300
3. Depth (ft): 8
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 3.6
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 3
10. Fraction of rock filled volume as voids = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 3
13. Engineered soil void ratio = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil
User-Defined Soil Type 1.000
Biofilter Outlet/Discharge Characteristics:
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 10
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 7.5
Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 3
2. Stand pipe height above datum (ft): 7
Outlet type: Drain Tile/Underdrain
1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 3
3. Number of underdrain outlets: 1

Control Practice 2: Biofilter CP# 2 (DS) - DS Biofilters # 2
1. Top area (square feet) = 2900
2. Bottom aea (square feet) = 300
3. Depth (ft): 8
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 3.6
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 3
10. Fraction of rock filled volume as voids = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 3
13. Engineered soil void ratio = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0
Soil Data Soil Type Fraction in Eng. Soil
User-Defined Soil Type 1.000
Biofilter Outlet/Discharge Characteristics:
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 10
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 7.5
Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 3
2. Stand pipe height above datum (ft): 7
Outlet type: Drain Tile/Underdrain
1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 3
3. Number of underdrain outlets: 1

SLAMM for Windows Version 10.1.1
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Data file name: I:\2014\146534\SWMP\SLAMM\04-1559B_PHASE 2-4 Parking.mdb
Data file description:
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
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Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81
Date of run: 01-26-2016 Time of run: 10:17:12
Total Area Modeled (acres): 2.118
Years in Model Run: 1.00

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	34810	-	103.0	223.8	-
Outfall Total with Controls:	5143	85.23%	113.3	36.39	83.74%
Annualized Total After Outfall Controls:	5157			36.49	

Data File: I:\2014\146534\SWMP\SLAMM\04-1559B_PHASE 2-4 Parking.mdb
Rain File: WisReg - Madison WI 1981.RAN
Date: 01-26-16 Time: 10:20:09 AM
Site Description:

Control Practice No.	Control Practice Type	Control Practice Name or Location	Total Inflow Volume (cf)	Total Outflow Volume (cf)	Percent Volume Reduction	Total Influent Load (lbs)	Total Effluent Load (lbs)	Percent Load Reduction	Flow Weighted Influent Conc (mg/L)	Flow Weighted Effluent Conc (mg/L)	Percent Conc. Reduction	Influent Median Part. Size (microns)	Effluent Median Part. Size (microns)	Notes	Maximum Flushing Ratio	Maximum Peak Reduction Factor
1	Biofilter	DS Biofilters # 1	4670	159.2	96.59	43.88	1.496	96.59	150.5	150.5	0	7.8	7.8			
2	Biofilter	DS Biofilters # 2	30140	4984	83.46	179.9	34.89	80.61	95.6	112.1	-17.294	7.8	7.8			

Maximum Stage (ft)	Hydraulic Volume Out (cf)	Minimum Volume (cf)	% Device Volume Full	Bypass Volume (cf)	Treated Volume (cf)	Number of Cartridges	Days Dry (days)	% of Clogging Factor	Maximum Surface Ponding Time (hrs)	Maximum Subsurface Ponding Time (hrs)	Volume Infiltrated (cf)	Underdrain Discharge Vol. (cf)	Evapo-Transpir. Vol. (cf)	Minimum Soil Moist. (frac)	Surface Discharge Bypass Vol. (cf)	Evap. Vol. (cf)
7.02	159								10.6	5.56	4487.03	0			317.95	
7.05	4976								24.5	10.3	24891.68	0			9951.02	

Volume Supplemtl. Irrig.(cf)	Final Surface Infiltration Rate (in/hr)	Final Loading (lb/sf)	Maximum Velocity (ft/s)	Surface Ponding Events >72 hrs (Count)	Runoff Producing Events/ Ttl. Rains	
				0		Jan-90
				0		Apr-90

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

Fox Valley Regional Office:
3215 W. Lawrence St., Ste. 6
Appleton, WI 54914
Ph: 920.733.2800

Madison Regional Office:
161 Horizon Dr., Ste. 101
Verona, WI 53593
Ph: 608.848.5060

Milwaukee Regional Office:
N22 W22931 Nancys Ct., Ste. 3
Waukesha, WI 53186
Ph: 262.513.0666

Kenosha Regional Office:
6520 67th St.
Kenosha, WI 53142
Ph: 262.925.8367

www.jsdinc.com

Project Name	UNION CORNERS BLDG'S 4'5 3'4		
Project No.	14-6534	Task	
Computed By	MGG	Date	1-26-16
Checked By		Date	

BIORETENTION DRAWDOWN TIME CALC.

AREA = 300 ft^2 (BOTH BASINS)

INFILTRATION RATE = 3.6 in/HR (ENG. SOIL & NATIVE SOIL)

DRAWDOWN TIME = $\frac{\text{DESIGN PONDING DEPTH}}{\text{DESIGN DRAWDOWN RATE}}$ (12" DESIGN PONDING DEPTH)

UNDERDRAIN FLOWRATE - 6" PERF PIPE

FROM ADS CURVE) 6" CLASS II TYPE SP & CP FULL FLOW

Q = 173.6 GPM/FT (48" HEAD)

UNDERDRAIN LENGTH = 54'

$\Rightarrow$ Q = 173.6 GPM/FT (54 FT) = 9374.4 GPM

9374.4 GPM = 20.88 CFS (60 S/HR)

= 1252.8 CF/HR

UNDERDRAIN DRAWDOWN RATE = Q/A

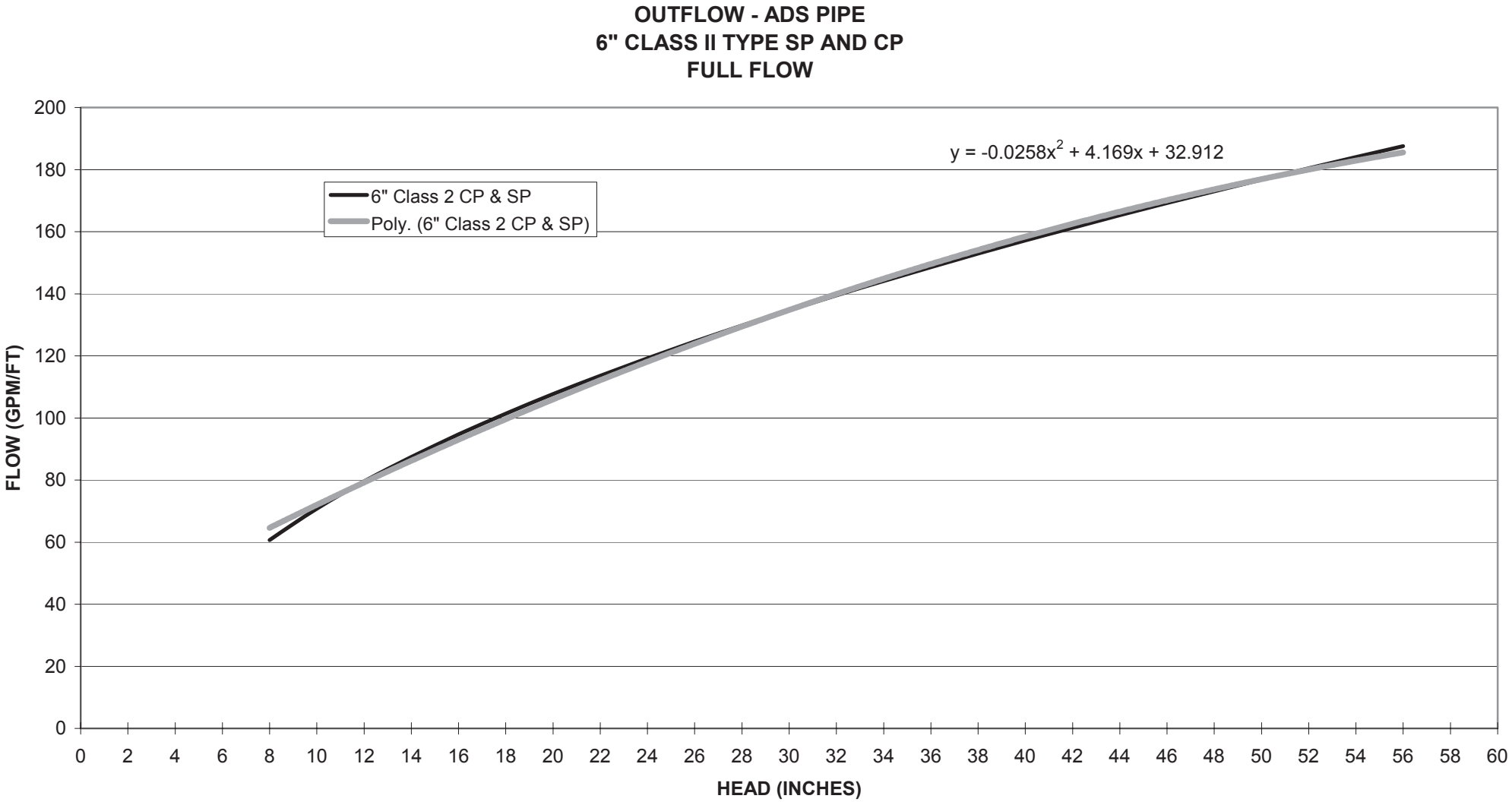
$= \frac{1252.8\ ft^3/HR}{300\ ft^2} = 4.2$ ft/HR

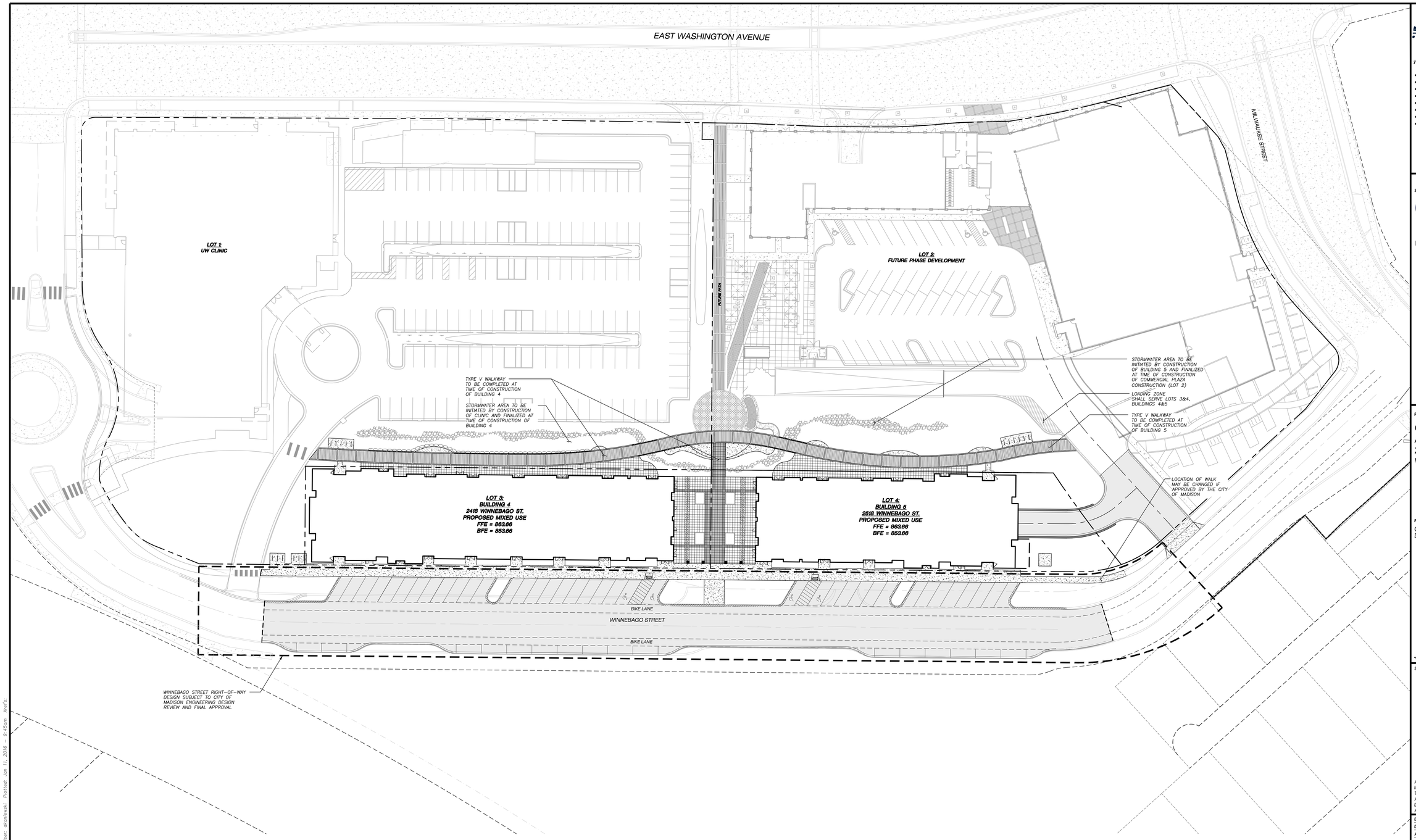
$\Rightarrow$ 4.2 ft/HR (12"/ft) = 50.4 IN/HR

DRAWDOWN TIME (UNDERDRAIN) = $\frac{12"}{50.4"/HR}$ = 0.24 HR

DRAWDOWN TIME (INFILTRATION) = $\frac{12"}{3.6"/HR}$ = 3.33 HR

$\boxed{\text{DRAWDOWN TIME = 3.33 HR}}$


OUTFLOW - ADS PIPE
6" CLASS II TYPE SP AND CP
FULL FLOW
y = -0.0258x2 + 4.169x + 32.912
6" Class 2 CP & SP
Poly. (6" Class 2 CP & SP)
FLOW (GPM/FT)
HEAD (INCHES)
0
20
40
60
80
100
120
140
160
180
200
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60



SHEET INDEX:

C100 - OVERALL SITE PLAN
C200 - BUILDING 4 SITE PLAN
C300 - GRADING AND EROSION CONTROL PLAN
C400 - UTILITY PLAN
C500 - DETAILS
C501 - DETAILS

L100 - LANDSCAPE PLAN
L200 - LANDSCAPE DETAILS, NOTES AND SPECIFICATIONS

A101 - OVERALL BUILDING FLOOR PLANS
A102 - BUILDING 4 FLOOR PLANS
A103 - BUILDING 5 FLOOR PLANS
A200 - OVERALL EXTERIOR ELEVATIONS
A201 - BUILDING 4 EXTERIOR ELEVATIONS
A202 - BUILDING 5 EXTERIOR ELEVATIONS
A203 - EXTERIOR SCHEDULE

SITE INFORMATION BLOCK	
Site Address	2504 Winnebago Street
Site Acreage (total)	1.113
Number of Building Stories (above grade)	4
Building Height	50'-0"
Total Building Square Footage (3 Stories)	132,308 SF
Use of property	Retail & Apartments
Gross square feet of office	912
Gross square feet of retail area	18,445
Number of emplyees in warehouse	N/A
Number of emplyees in production area	N/A
Capacity of restaurant/place of assembly	N/A
Number bicycle stalls shown	108
Number of parking stalls:	
Small Stall	N/A
Large Stall	89
Accessible	6
Total	95
Number of trees shown	

LEGEND (PROPOSED)

- PROPERTY LINE
- RIGHT-OF-WAY
- WINNEBAGO STREET PUBLIC WORKS APPROVAL
- BUILDINGS 4 & 5 OUTLINE
- SAWCUT
- BIKE LANE
- EDGE OF PAVEMENT
- PROPOSED RAILING
- CONCRETE PAVEMENT
- LIMESTONE BOULDERS (VARY IN SIZE AND COLOR)

GENERAL NOTES

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3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
6. APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER, WHICH CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING OF CONSTRUCTION.
7. ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
8. ALL DAMAGE TO PAVEMENT ON WINNEBAGO STREET ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
9. ALL ENTRANCES SHALL CONFORM TO CITY STANDARDS FOR A CLASS III ENTRANCE A "COMMERCIAL" TYPE AND NOT A "STREET" TYPE.
10. ALL PARKING FACILITY DESIGN SHALL CONFORM TO STANDARDS IN MGO SECTION 10.08(6).

north

SCALE IN FEET
30' 0 30'

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PROJECT:

CARBON
AT UNION CORNERS
2418 & 2518
WINNEBAGO STREET

PROJECT LOCATION:

CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 14-6534

SEAL/SIGNATURE:

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DESIGN:
DRAWN:
APPROVED:

PLAN MODIFICATIONS:	
GDP	06-25-14
SIP	11-05-14
UDC/PC RESUBMITTAL	01-14-15
UDC FINAL	09-30-15
SITE PLAN APPROVAL	10-23-15
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SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C100

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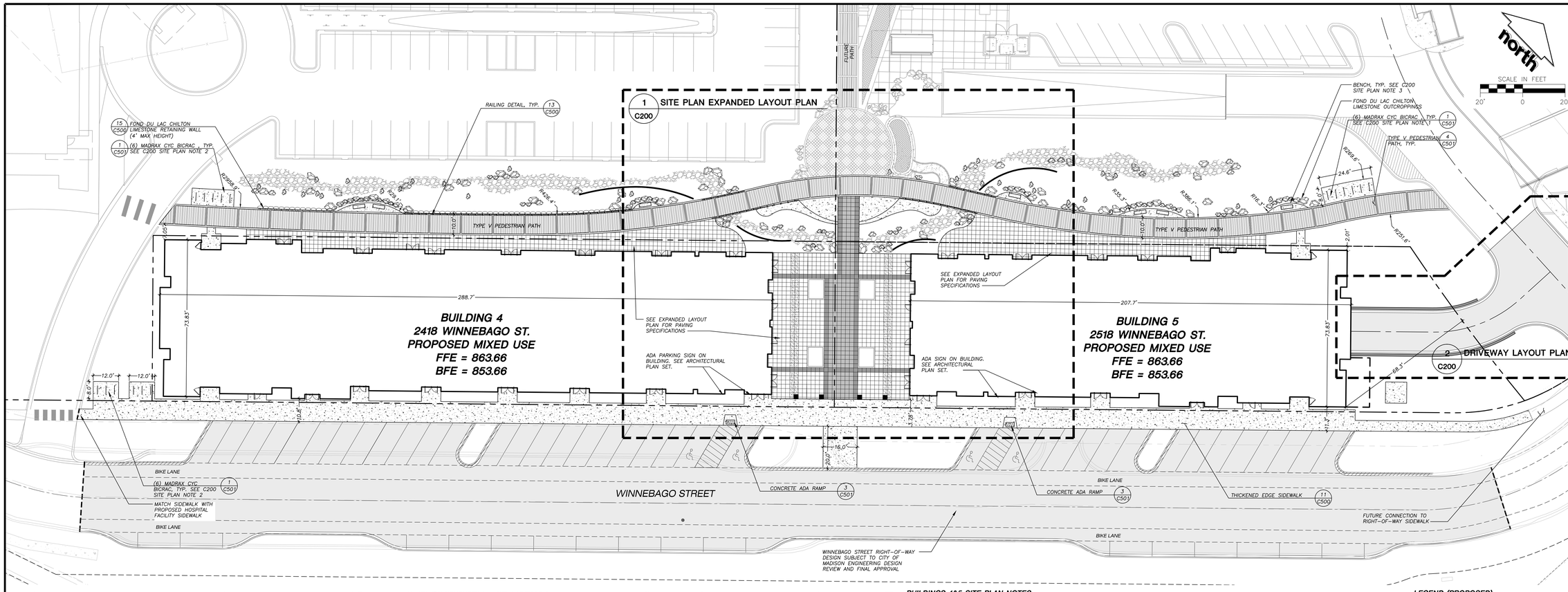
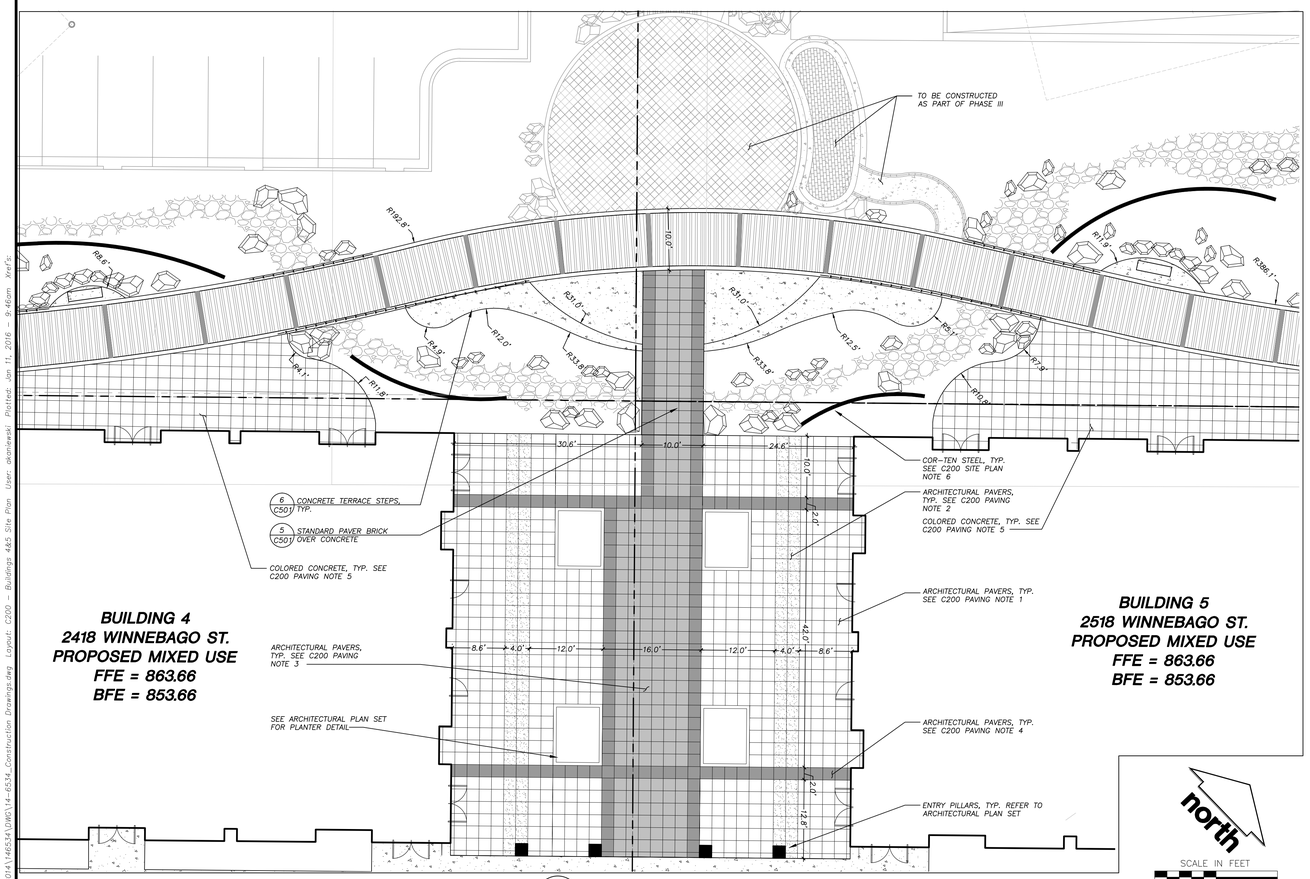
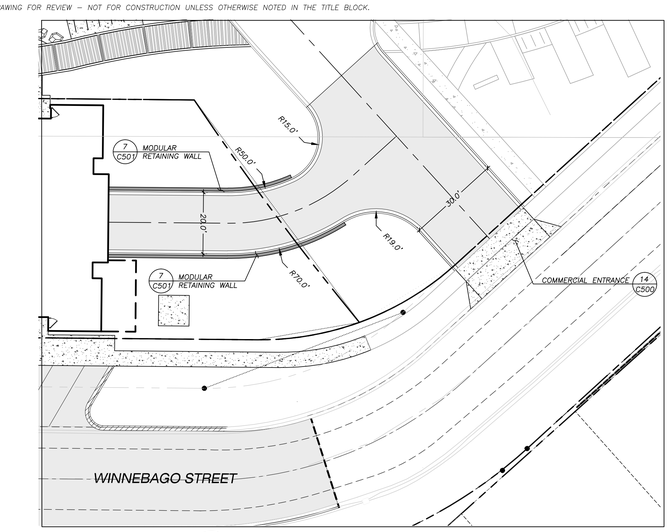




1 C200 SITE PLAN EXPANDED LAYOUT PLAN



2 C200 DRIVEWAY LAYOUT PLAN

BUILDINGS 4&5 SITE PLAN NOTES

1. SIX (6) SURFACE MOUNT MADRAX "CYC BICRAC". BIKE RACKS TO BE POWDER COATED MADRAX'S "MIDNIGHT BLUE". INSTALL PER MANUFACTURER'S RECOMMENDATION USING MANUFACTURER'S MOUNTING HARDWARE.
2. SIX (6) SURFACE MOUNT MADRAX "CYC BICRAC". BIKE RACKS TO BE POWDER COATED MADRAX "BERRY". INSTALL PER MANUFACTURER'S RECOMMENDATION USING MANUFACTURER'S MOUNTING HARDWARE.
3. LANDSCAPE FORMS "LAKESIDE" WOOD PICKET FENCE BACKLESS BENCH. SURFACE MOUNT TO CONCRETE PAD. INSTALL PER MANUFACTURER'S RECOMMENDATION USING MANUFACTURER'S MOUNTING HARDWARE.
4. FOND DU LAC CHILTON LIMESTONE BOULDERS TO BE ARTISTICALLY SET IN LANDSCAPE WHERE SHOWN ON PLAN. AT LEAST 1/4 OF BOULDER SHALL BE DUG INTO THE TOPSOIL SO AS NOT TO EXPOSE THE ENTIRE BOULDER AND APPEAR UNNATURAL. BOULDERS SHALL BE UNIQUE IN SIZE, SHAPE, AND COLOR. BOULDER EDGES SHALL BE WEATHERED AS TO NOT HAVE SHARP EDGES. CONTRACTOR TO COORDINATE WITH OWNER THE BOULDERS TO BE SELECTED.
5. COR-TEN STEEL ART STRUCTURE PROVIDED BY LOCAL ARTIST. COORDINATE DESIGN WITH OWNER.

BUILDINGS 4&5 PAVING NOTES

1. UNILOCK "SERIES 3000" PAVER. GOLDEN TAN COLOR. SIZE SHALL BE 24" X 24" X 2". SEE ARCHITECTURAL DETAILS FOR INSTALLATION.
2. UNILOCK "SERIES 3000" PAVER. MOCHA BROWN COLOR. SIZE SHALL BE 24" X 24" X 2". SEE ARCHITECTURAL DETAILS FOR INSTALLATION.
3. UNILOCK "SERIES 3000" PAVER. MINERAL ICE GREY COLOR. SIZE SHALL BE 24" X 24" X 2". SEE ARCHITECTURAL DETAILS FOR INSTALLATION.
4. UNILOCK "SERIES 3000" PAVER. ONYX BLACK COLOR. SIZE SHALL BE 24" X 24" X 2". SEE ARCHITECTURAL DETAILS FOR INSTALLATION.
5. COLORED CONCRETE. STANDARD MEDIUM-GREY COLORED CONCRETE WITH SCOFIELD SYSTEMS "CHROMIX" 6063 WINTER BEIGE ADMIXTURE, BATCHED AND PLACED IN ACCORDANCE WITH MANUFACTURER TECH-DATA BULLETINS. MEDIUM BROOM FINISH PERPENDICULAR TO BUILDING FACADE. SEAL WITH SCOFIELD SYSTEMS "COLORCURE" CONCRETE SEALER IN WINTER BEIGE COLOR PER MANUFACTURER SPECIFICATIONS. SOFFCUT CONTROL JOINTS AS SHOWN ON PLAN AT 2'-0" INTERVALS. SEE DETAIL 8/C501 FOR CONCRETE INSTALLATION DETAIL.

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LEGEND (PROPOSED)

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDINGS 4 & 5 OUTLINE
- SAWCUT
- BIKE LANE
- EDGE OF PAVEMENT
- PROPOSED RAILING
- CONCRETE PAVEMENT
- FOND DU LAC CHILTON LIMESTONE BOULDERS (VARY IN SIZE AND COLOR)

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APPROVED:

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UDC FINAL	09-30-15
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SHEET TITLE:
BUILDINGS 4&5
SITE PLAN

SHEET NUMBER:
C200

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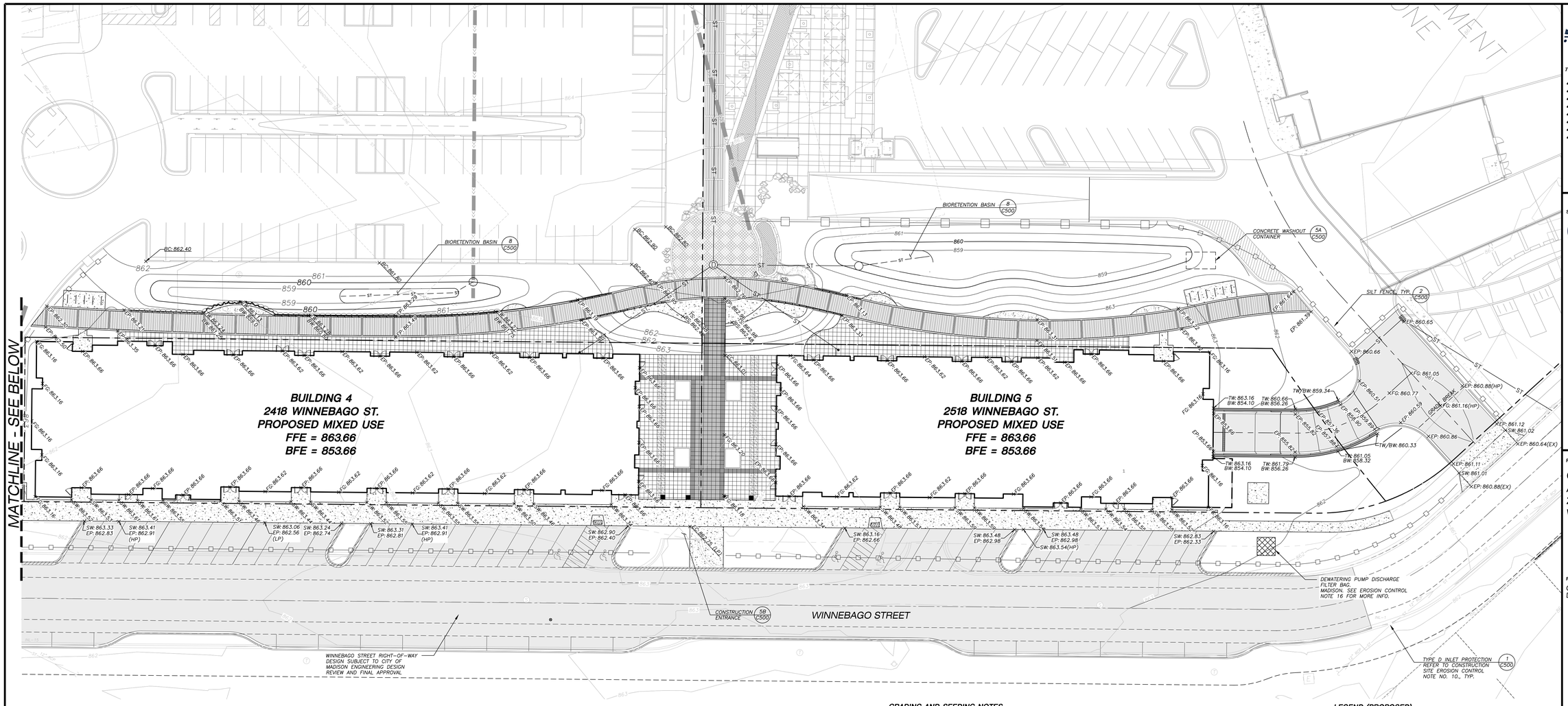

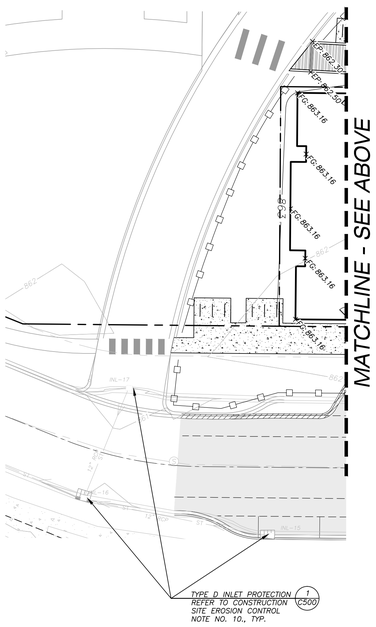

GRADING AND SEEDING NOTES

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

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CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON WHICH IS LOCATED AT: https://elam.cityofmadison.com/citizenaccess/
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
7. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
   A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
   B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
   C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WISDOT FDM FOR RESPECTIVE DETAILS.
11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH A CLASS II, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
16. DEWATERING – WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A GEOTEXTILE BAG. SANDY SOIL IS EXPECTED TO BE FOUND NEAR THE BOTTOM OF EXCAVATION, THEREFORE GEOTEXTILE BAGS SHALLE BE TYPE I PER DNR TECHNICAL STANDARD 1061. THE FOLLOWING TABLE IDENTIFIES THE REQUIRED BAG SIZE PER RESPECTIVE PUMP. THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.

PUMP SIZE (MAX. GPM)	TYPE I BAG SIZE (SF)
50	25
100	50
150	75

LEGEND (PROPOSED)

- PROPERTY LINE
- BUILDINGS 4 & 5 OUTLINE
- GRADE BREAK
- RIGHT-OF-WAY
- EDGE OF PAVEMENT
- SILT FENCE
- ST — STORM SEWER
- 863.45 FG — SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINAL GRADE
  - HP – HIGH POINT
  - SW – SIDEWALK
  - TS – TOP OF STEP
  - TS – BOTTOM OF STEP
  - RE – RIM ELEVATION

north

SCALE IN FEET
20' 0 20'

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SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C300

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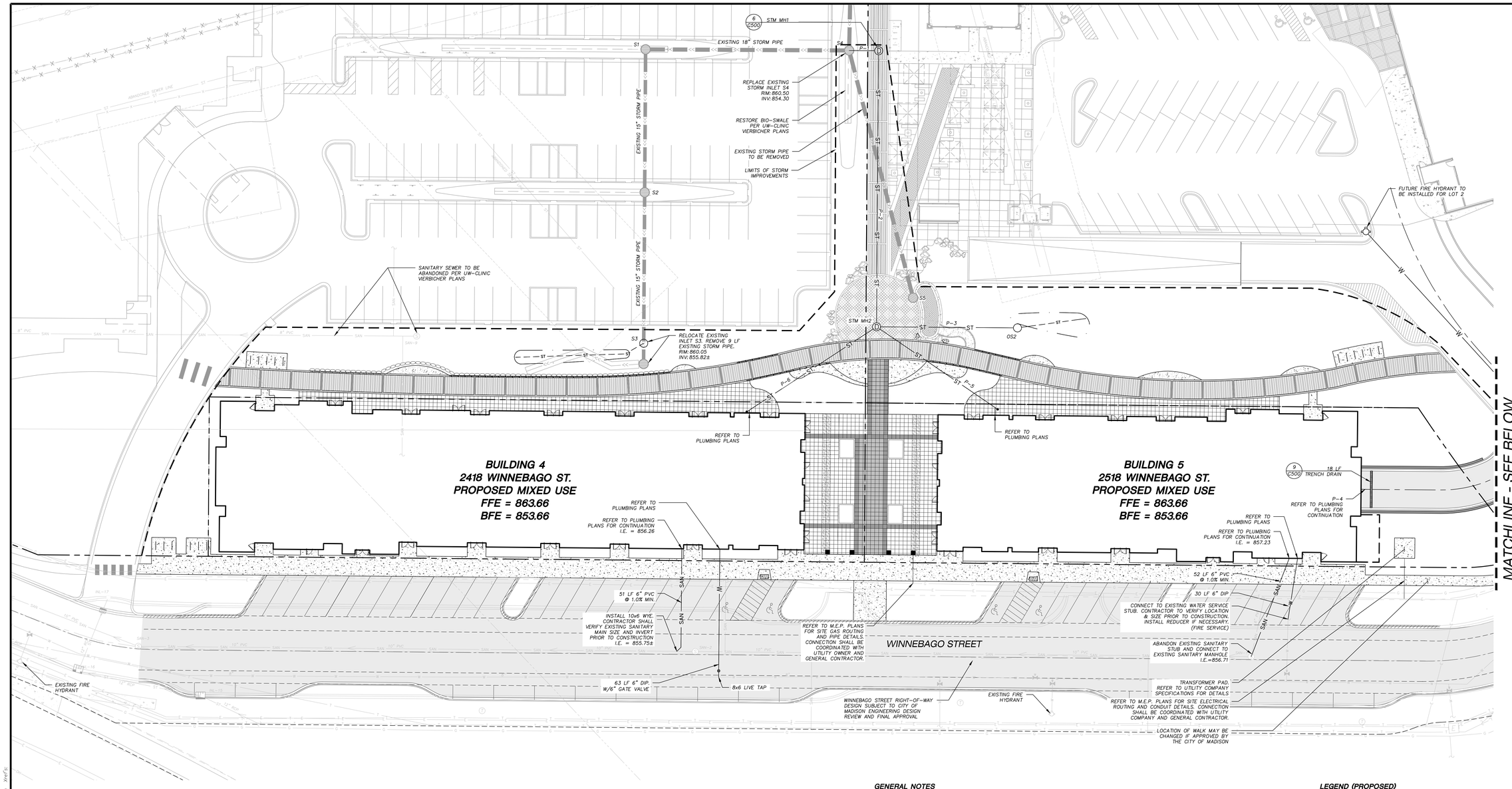

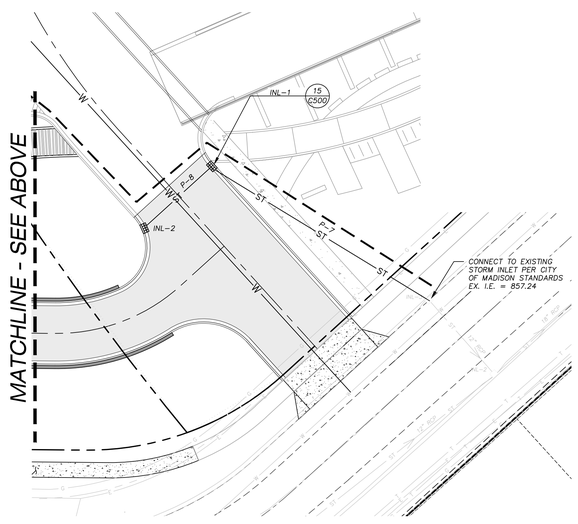

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
STM MH1	854.37	862.35	7.98	48" DIA. CONC. MANHOLE	SOLID LID
STM MH2	855.15	862.65	7.50	48" DIA. CONC. MANHOLE	SOLID LID
OS2	856.01	860.00	3.99	48" DIA. CONCRETE INLET	TYPE C GRATE
TRENCH DRAIN	851.96	853.56	1.60	10" CONCRETE TRENCH DRAIN	R-4990-CX, TYPE C COVER
INL-1	857.76	860.65	2.89	2'x3' CONCRETE BOX	R-3067 FRAME & GRATE
INL-2	858.00	860.58	2.58	2'x3' CONCRETE BOX	R-3067 FRAME & GRATE

PROPOSED STORM SEWER PIPE SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEVATION (FT)	DISCHARGE ELEVATION (FT)	SLOPE (%)	PIPE SIZE & TYPE
P - 1	STM MH1	S4	15	854.37	854.30	0.50%	18"RCP
P - 2	STM MH2	STM MH1	135	855.15	854.47	0.50%	18"RCP
P - 3	OS2	STM MH2	69	856.01	855.25	1.10%	12"RCP
P - 4	TRENCH DRAIN	BUILDING	20.00	851.96	851.76	1.00%	6"PVC
P - 5	BUILDING 5	STM MH2	74.00	856.95	856.58	0.50%	10"HDPE
P - 6	BUILDING 4	STM MH2	76.00	856.66	855.25	2.12%	10"HDPE
P - 7	INL-1	EX INL-3	83.00	857.76	857.34	0.50%	12"RCP
P - 8	INL-2	INL-1	29.00	858.00	857.86	0.50%	12"RCP

GENERAL NOTES

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. EXISTING CONDITIONS SURVEY DATED 11-18-2013. ANY DISCREPANCIES TO BE REPORTED TO JSD IMMEDIATELY UPON DISCOVERY.
3. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
5. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

UTILITY NOTES

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

LEGEND (PROPOSED)

- PROPERTY LINE
- ST — STORM SEWER
- SAN — SANITARY SEWER
- W — WATER MAIN
- TRENCH PATCH LIMITS
- ASPHALTIC PAVEMENT
- CONCRETE PAVEMENT

north

SCALE IN FEET
20' 0 20'

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

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200 N. MAIN STREET
OREGON, WI 53575

PROJECT:
CARBON
AT UNION CORNERS
2418 & 2518
WINNEBAGO STREET

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 14-6534

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:
DRAWN:
APPROVED: AT UNION CORNERS

PLAN MODIFICATIONS:

GDP	06-25-14
SIP	11-05-14
UDC/PC RESUBMTTAL	01-14-15
UDC FINAL	09-30-15
SITE PLAN APPROVAL	10-23-15
BID SET	12-07-15
UPDATED SITE PLAN APPROVAL	12-22-15

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SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C400

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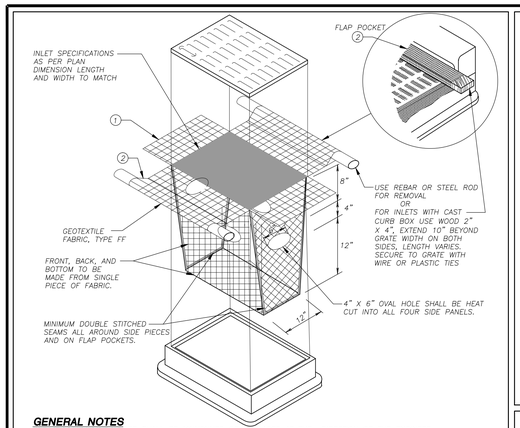


GENERAL NOTES

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

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

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

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

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

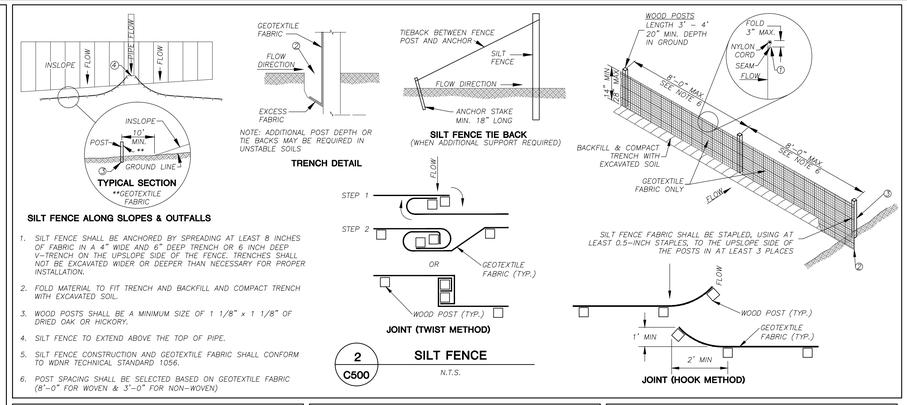
INSTALLATION NOTES

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

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

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

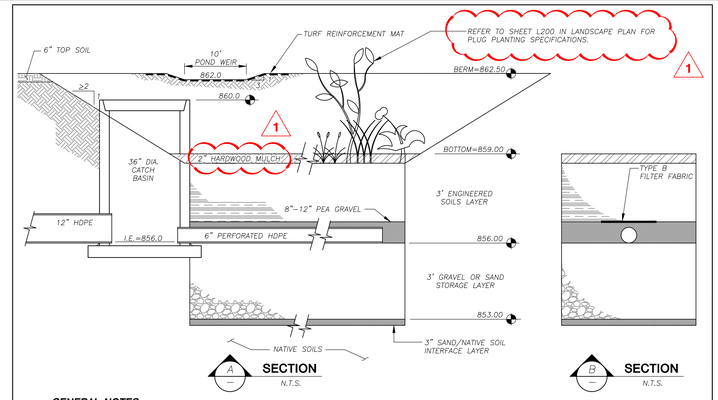
1 / C500 INLET PROTECTION, TYPE D
N.T.S.



SILT FENCE ALONG SLOPES & OUTFALLS

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

2 / C500 SILT FENCE
N.T.S.



A / — SECTION
N.T.S.

B / — SECTION
N.T.S.

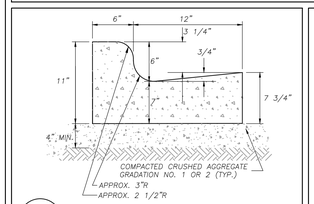
GENERAL NOTES:

1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 – BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL INSTALL 36" OF ENGINEERED SOIL CONSISTING OF: 70–85% ASTM C33 SAND, 15–30% CERTIFIED COMPOST (SEE GENERAL NOTE 3), AND 30% TOPSOIL. 1
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6–8, AND MOISTURE CONTENT OF 35–50% BY WEIGHT.
4. SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2–4 INCHES.
5. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
6. ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOFTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
7. RUNOFF MUST INFILTRATE WITHIN 72-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES. 1
8. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
9. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
10. BIORETENTION DEVICE SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED.
11. FILTER FABRIC SHALL COVER THE UNDERDRAIN AND SHALL NOT EXTEND LATERALLY FROM EITHER SIDE OF THE PIPE MORE THAN TWO FEET.
12. ONCE CONSTRUCTION OF BIORETENTION DEVICE BEGINS, THE BIORETENTION DEVICE SHALL BE CORDONED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
13. ENGINEERED SOIL SHALL BE PLACED IN 12 INCH LIFTS TO AVOID COMPACTION.
14. ENGINEERED SOIL PLACED IN THE BIORETENTION DEVICE SHALL NOT BE COMPACTED.
15. PLACEMENT OF ENGINEERED SOILS SHALL BE SUSPENDED IN PERIODS OF RAINFALL AND SNOWMELT AND SHALL REMAIN SUSPENDED IN PONDED WATER IS PRESENT.

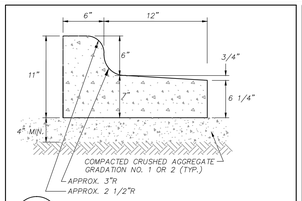
INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR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

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

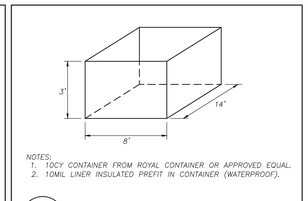
8 / C500 BIORETENTION BASIN
N.T.S.



3 / C500 18" STANDARD CURB AND GUTTER
N.T.S.

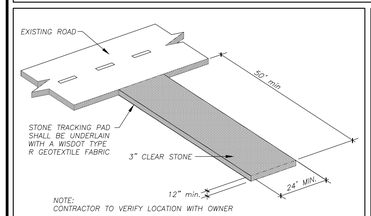


4 / C500 18" REJECT CURB AND GUTTER
N.T.S.



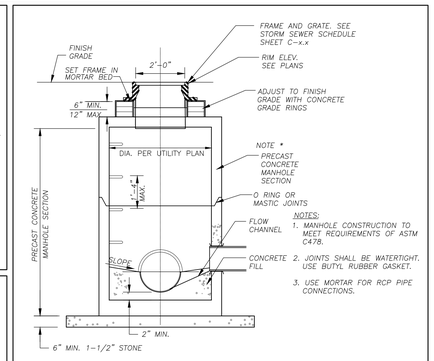
NOTES:
1. 10CY CONTAINER FROM ROYAL CONTAINER OR APPROVED EQUAL.
2. 10MIL LINER INSULATED PREFIT IN CONTAINER (WATERPROOF).

5A / C500 CONCRETE WASHOUT CONTAINER
N.T.S.



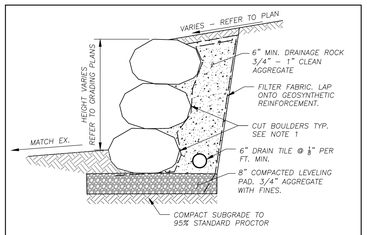
NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER

5B / C500 CONSTRUCTION ENTRANCE
N.T.S.



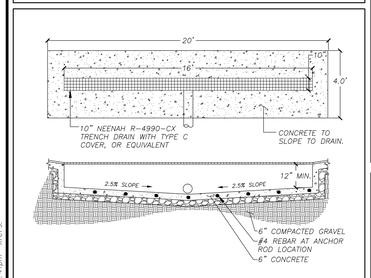
NOTES:
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
3. USE MORTAR FOR RCP PIPE CONNECTIONS.

6 / C500 STORM MANHOLE
N.T.S.



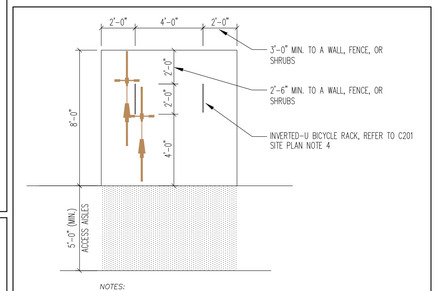
NOTES:
1. FOND DU LAC CHILTON LIMESTONE BOULDERS. BOULDERS SHALL BE UNIQUE IN SIZE, SHAPE, AND COLOR. BOULDER EDGES SHALL BE WEATHERED AS TO NOT HAVE SHARP EDGES. CONTRACTOR TO COORDINATE WITH OWNER THE BOULDERS TO BE SELECTED.
2. BOULDER WALLS OVER 5 FEET HEIGHT SHALL BE DESIGNED BY REGISTERED GEOTECHNICAL OR STRUCTURAL ENGINEER AS PROVIDED ON SHOP DRAWINGS AND SUBMITTED PRIOR TO CONSTRUCTION.

15 / C500 FOND DU LAC CHILTON LIMESTONE RETAINING WALL
N.T.S.



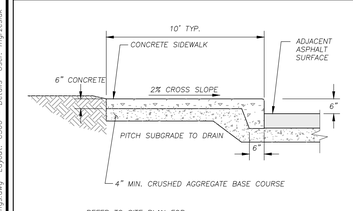
**REFER TO NEENAH FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES FOR FURTHER DETAILS AND INFORMATION.
NOTE: INSTALL CATCH-ALL HR-I ABSORBENT BOOM BY MARATHON MATERIALS, INC. WITHIN TRENCH DRAIN.

9 / C500 TRENCH DRAIN
N.T.S.



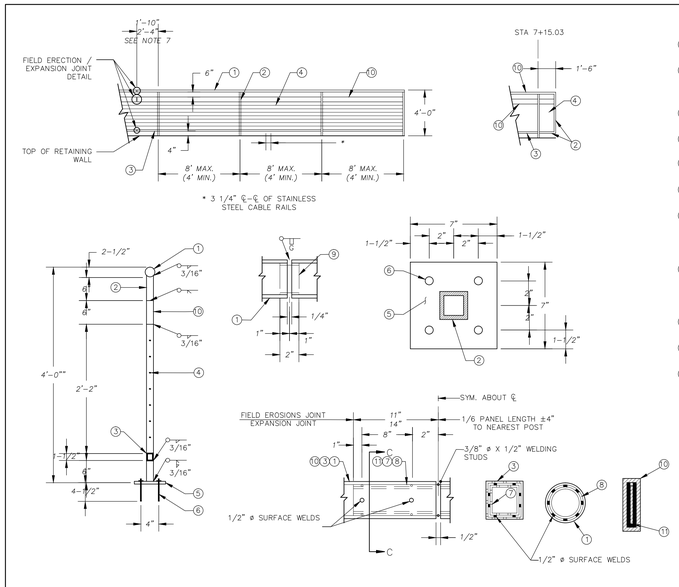
NOTES:
1. LAYOUT FOR INVERTED-U TYPE RACK INSTALLATION, TWO BICYCLES TO BE PARKED ON EACH INVERTED-U.

12 / C500 BIKE PARKING STALLS
N.T.S.



REFER TO SITE PLAN FOR CONSTRUCTION AND CONTROL JOINT LOCATIONS

11 / C500 THICKENED EDGE SIDEWALK SECTION
N.T.S.



13 / C500 RAILING DETAILS
N.T.S.

LEGEND

① 2-1/2" DIA. STEEL PIPE CONFORMING TO SECTION 506 OF THE WDOT STANDARD SPECIFICATIONS.

② TS 2"x2"x0.188" STRUCTURAL TUBING CONFORMING TO ASTM DESIGNATION A501 OR A500 GRADE B. CUT BOTTOM OF POST TO MATCH SLOPE OF TOP OF WALL. HOLD 1/16" ABOVE BASE PLATE TO ALLOW POST AND BASE PLATE TO BE WELDED TOGETHER. PLACE POST VERTICAL AND CENTERED ON THE BASE PLATE.

③ TS 1-1/2" X 1-1/2" X 0.188" STRUCTURAL TUBING CONFORMING TO ASTM DESIGNATION A501 OR A500 GRADE B.

④ 3/8" DIA. STAINLESS STEEL CABLE. TO BE PROVIDED NO MORE THAN 3 1/4" ON CENTER.

⑤ BASE PLATE 1/2" X 7" X 7" CONFORMING TO ASTM DESIGNATION A709 GRADE 36 WITH 9/16" HOLES FOR HEX BOLTS NO.6. WELD TO NO. 2 AS SHOWN.

⑥ CONCRETE MASONRY ANCHORS, TYPE S, 5/8". PULLOUT STRENGTH SHALL BE 3.6 KIPS.

⑦ SQUARE SLEEVE FABRICATED FROM 1/2" COLD DRAWN STEEL ALLOY SQUARE CONFORMING TO ASTM A33 1 X 2'-4" LONG AT EXPANSION JOINTS AND 1-10" LONG AT FIELD JOINTS. PROVIDE 1/2" DIA. SURFACE WELDS ON ALL SIDES AS SHOWN. GRIND WELDS TO FIT FREE INTO I.D. OF NO. 3. PROVIDE 3/8" DIA. X 1/2" WELDING STUDS ON TOP AND BOTTOMS SURFACES AT CENTERLINE.

⑧ 1-1/2" DIA. STEEL PIPE CONFORMING TO SECTION 506 OF THE STANDARD SPECIFICATIONS X 2'-4" LONG AT EXPANSION JOINTS AND 1'-10" LONG AT FIELD JOINTS. PROVIDE 1/2" DIA. SURFACE WELDS ON ALL SIDES AS SHOWN. GRIND WELDS TO FIT FREE INTO I.D. OF NO. 1. PROVIDE 3/8" DIA. X 1/2" WELDING STUDS ON TOP AND BOTTOMS SURFACES AT CENTERLINE.

⑨ 2" DIA. PIPE SLEEVE CONFORMING TO SECTION 506 OF THE WDOT STANDARD SPECIFICATIONS. PROVIDE "SLIDING FIT".

⑩ TS 6" X 2" X 0.188" STRUCTURAL TUBING CONFORMING TO ASTM DESIGNATION A501 OR A500 GRADE B.

⑪ 1" X 5" SLEEVE CONFORMING TO ASTM DESIGNATION A709 GRADE 36 X 2'-4" LONG AT EXPANSION JOINTS OR 1'X10" LONG AT FIELD JOINTS. PROVIDE 1/2" DIA. SURFACE WELDS ON ALL SIDES AS SHOWN. GRIND WELDS TO FIT FREE INTO I.D. OF NO.. 10. PROVIDE 3/8" DIA. X 1/2" WELDING STUDS ON TOP AND BOTTOM SURFACES AT CENTERLINE.

GENERAL NOTES

BID ITEM SHALL BE "RAILING STEEL" WHICH INCLUDES ALL ITEMS SHOWN INCLUDING GALVANIZED COATING.

RAILING SHALL BE FABRICATED IN 2 OR 3 PANEL LENGTHS.

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

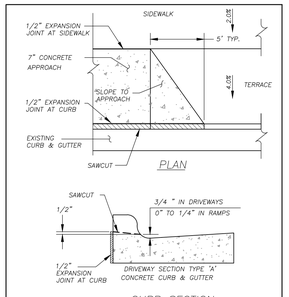
ALL MATERIALS EXCEPT ANCHOR BOLTS NO. 6 SHALL BE GALVANIZED AFTER FABRICATION.

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

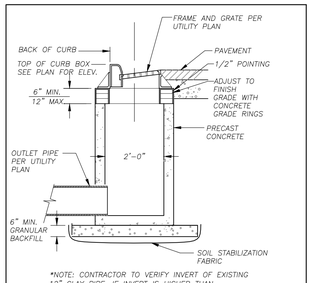
VERTICAL MEMBERS SHALL BE PLUMB.

HORIZONTAL MEMBERS SHALL PARALLEL GRADE.

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



14 / C500 COMMERCIAL ENTRANCE
N.T.S.



*NOTE: CONTRACTOR TO VERIFY INVERT OF EXISTING 12" CLAY PIPE. IF INVERT IS HIGHER THAN PROPOSED 12" PVC, CONTRACTOR TO NOTIFY ENGINEER.

15 / C500 CURB INLET
N.T.S.

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PROJECT:
CARBON
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2418 & 2518
WINNEBAGO STREET

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 14-6534

SEAL/SIGNATURE:

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DRAWN:
APPROVED:

PLAN MODIFICATIONS:

GDP	06-25-14
SIP	11-05-14
UDC/PC RESUBMITTAL	01-14-15
UDC FINAL	09-30-15
SITE PLAN APPROVAL	10-23-15
BID SET	12-07-15
UPDATED SITE PLAN APPROVAL	12-22-15
SWMP REVIEW COMMENTS	01-26-16

1

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DETAILS

SHEET NUMBER:
C500

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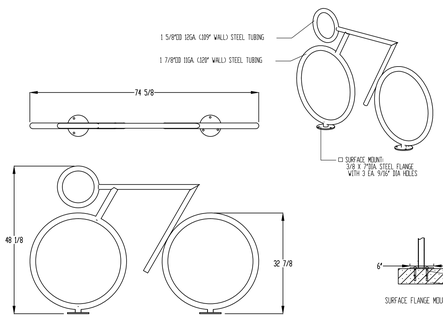
File: I:\2014\146534\DWG\14-6534_Construction Drawings.dwg Layout: C500 Details User: mgrzesik Plotted: Jan 26, 2016 - 2:41pm Xref's:

MADRAX DIVISION
GRABER MANUFACTURING, INC.
1888 INDEX DRIVE
WAUNAKEE, WI 53597
P(608) 449-7959, F(608) 849-5985, F(608) 849-1883
WWW.MADRAXCOM, E-MAIL: SALES@MADRAXCOM



PRODUCT: CYB-4-SF(G)
DESCRIPTION: CYC BICRAC BIKE RACK
2 TO 4 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 7-2-2014
ENG: BLV

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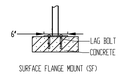
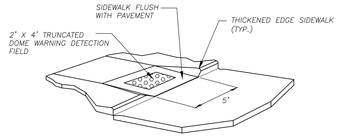
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.



1 / C501 CYC BICRAC BIKE RACK
N.T.S.



3 / C501 CONCRETE ADA RAMP
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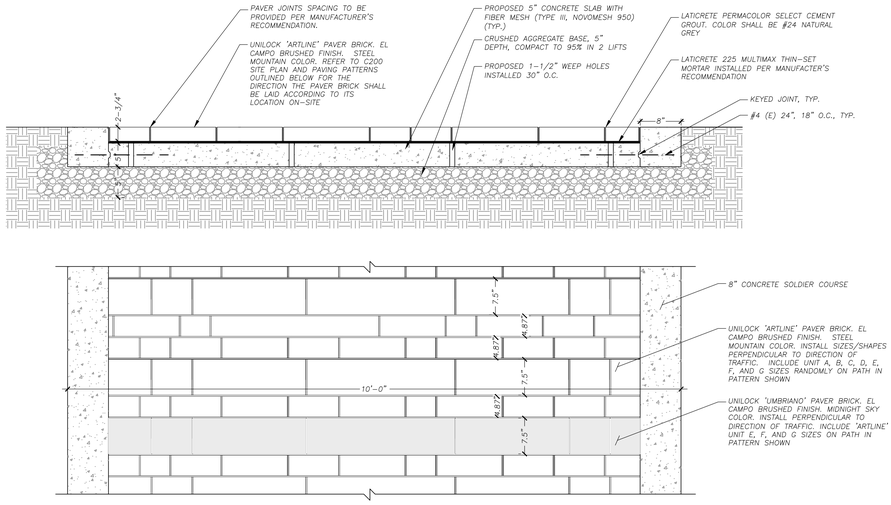
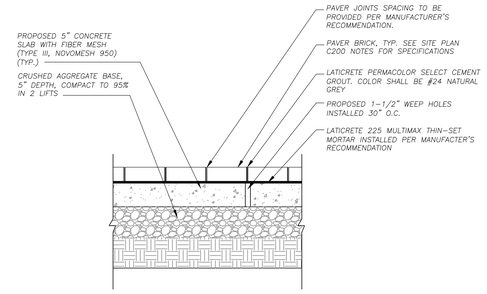
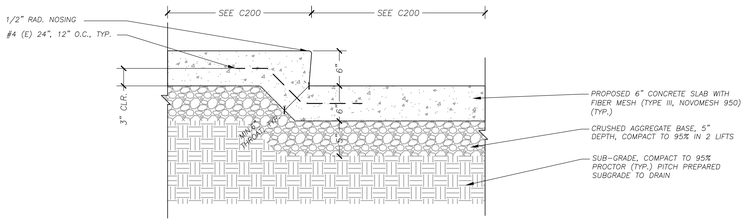


BIKE PATH PAVER BRICK LAYOUT

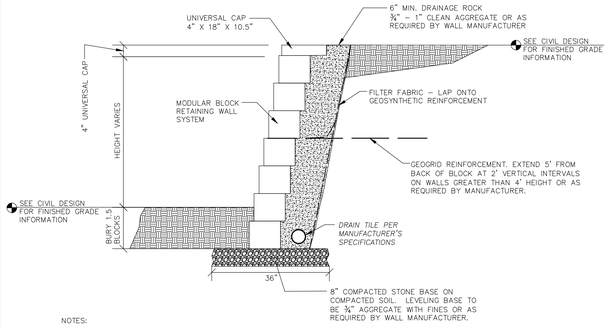
4 / C501 BIKE PATH DETAIL
N.T.S.



5 / C501 STANDARD PAVER BRICK OVER CONCRETE BASE DETAIL
N.T.S.

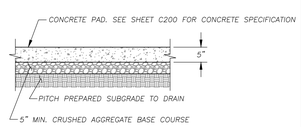


6 / C501 CONCRETE TERRACE STEPS
N.T.S.



NOTES:
1. SIZE, COLOR AND SPECIFICATION TO BE PROVIDED FOR APPROVAL BY OWNER OR CONTRACTOR'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT MANUFACTURER'S CERTIFICATIONS TWO WEEKS PRIOR TO THE START OF WORK STATING THAT THE MODULAR BLOCK WALL UNITS AND GEOSYNTHETIC REINFORCEMENT MEET THE REQUIREMENTS OF SITE CONDITIONS.
3. FINAL DESIGN TO BE PREPARED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER AND SEALED PER THE SUBMITTAL REQUIREMENTS PRIOR TO CONSTRUCTION.

7 / C501 MODULAR RETAINING WALL
N.T.S.



8 / C501 COLORED CONCRETE SECTION
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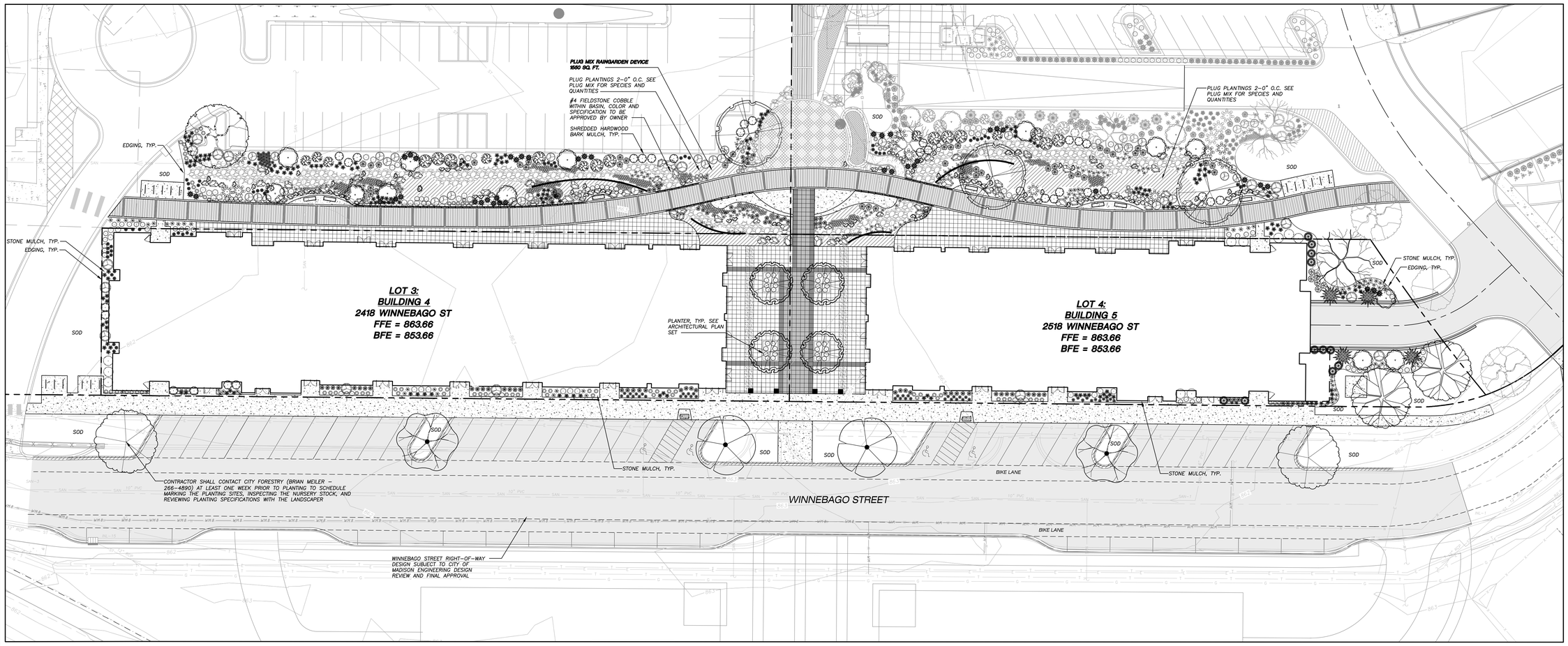

LEGEND (PROPOSED)

TALL CLIMAX DECIDUOUS TREES

- Autumn Blaze Maple
- Burr Oak
- Swamp White Oak
- Chinkapin Oak

R-O-W OVERSTORY DECIDUOUS TREES

- New Horizon Elm
- Skyline Honeylocust
- Expresso Kentucky Coffeetree

ORNAMENTAL TREES

- American Hornbeam
- Pagoda Dogwood
- Little King River Birch

EVERGREEN TREES

- Mountbatten Juniper

DECIDUOUS SHRUBS

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

EVERGREEN SHRUBS

- Taunton Yew
- Mini Arcade Juniper

PERENNIALS

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

ORNAMENTAL GRASSES

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

LANDSCAPE PLANT LIST

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
	3	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2-1/2" Cal.	B&B	35	105
	5	Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B	35	175
	3	Swamp White Oak	QUERCUS bicolor	2-1/2" Cal.	B&B	35	105
	2	Chinkapin Oak	QUERCUS muehlenbergii	2-1/2" Cal.	B&B	35	70
EVERGREEN TREES							
	4	Mountbatten Juniper	JUNIPERUS 'Mountbatten'	5-6'Ht.	B&B	35	140
ORNAMENTAL TREES							
	1	Cornus alternifolia 'Argentea'	PAGODA dogwood	1 1/2" Cal.	B&B	15	15
	13	Little King River Birch	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B	15	195
	4	American Hornbeam	CARPINUS caroliniana	1 1/2" Cal.	B&B	15	60
DECIDUOUS SHRUBS							
	31	Iroquois black chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	# 3 Cont.	3	93
	6	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	12-24" Min. Ht.	# 3 Cont.	3	18
	11	Indian Currant Coralberry	SYMPHORICARPOS orbiculatus	12-24" Min. Ht.	# 3 Cont.	3	33
	43	Knock Out Rose	ROSA 'RADrazz'	12-24" Min. Ht.	# 3 Cont.	3	129
	11	Floribunda Rose	ROSA 'Nearly Wild'	12-24" Min. Ht.	# 3 Cont.	3	33
	33	Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	12-24" Min. Ht.	# 3 Cont.	3	99
	10	Gro-Lo Sumac	RHUS aromatica 'Gro-Low'	12-24" Min. Ht.	# 3 Cont.	3	30
	12	Red Twig Dogwood	CORNUS sericea 'Insanti'	12-24" Min. Ht.	# 3 Cont.	3	36
	7	Yellow Twig Dogwood	CORNUS sericea 'Flaviramea'	12-24" Min. Ht.	# 3 Cont.	3	21
	16	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	# 3 Cont.	3	48
EVERGREEN SHRUBS							
	11	Taunton Yew	TAXUS x media 'Tauntonii'	12-24" Min. Ht.	# 3 Cont.	4	44
	39	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht.	# 3 Cont.	4	156
PERENNIALS							
	70	Coreopsis Moonbeam	COREOPSIS verticillata	10 - 12" Ht.	# 1 Cont.	2	140
	104	Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	2	208
	68	Black-Eyed Susan	RUDIBECKIA fulgida var. fulgida	10 - 12" Ht.	# 1 Cont.	2	136
	91	Iris 'Caesar's Brother'	IRIS SIBERICA 'Ceasar's Brother'	10 - 12" Ht.	# 1 Cont.	2	182
	21	May Night Salvia	SALVIA NEMEROSA 'Mainacht'	10 - 12" Ht.	# 1 Cont.	2	42
ORNAMENTAL GRASSES							
	100	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	10 - 12" Ht.	# 1 Cont.	2	200
	100	Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	# 1 Cont.	2	200
	10	Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.	2	20
	81	Little Bluestem	SCHIZACHYRIUM scoparium	10 - 12" Ht.	# 1 Cont.	2	162
	44	Big Bluestem	ANDROPOGON gerardii	10 - 12" Ht.	# 1 Cont.	2	88
	167	Prairie Dropseed	SPOROBOLOUS heterolepsis	10 - 12" Ht.	# 1 Cont.	2	334
	657	Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG	2	1314
						TOTAL POINTS:	4631

GENERAL NOTES

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

Raingarden Plug Plant Mix 1550 sq. ft.			
Botanical Name	**Common Name**	**Quantity**	**Spacing**
Permanent Grasses:			
Carex grayii	Common Bur Sedge	22	2'-0" On Center
Carex stipata	Common Fox Sedge	22	2'-0" On Center
Panicum virgatum	Switch Grass	22	2'-0" On Center
Spartina pectinata	Prairie Cord Grass	22	2'-0" On Center
Forbs:			
Aster novae-angliae	New England Aster	22	2'-0" On Center
Asclepias incarnata	Swamp Milkweed	22	2'-0" On Center
Echinacea purpurea	Broad-Leaved Purple Coneflower	22	2'-0" On Center
Eryngium yuccifolium	Rattlesnake Master	22	2'-0" On Center
Eupatorium maculatum	Spotted Joe-Pye Weed	22	2'-0" On Center
Liatris spicata	Marsh Blazing Star	22	2'-0" On Center
Lobelia cardinalis	Cardinal Flower	22	2'-0" On Center
Monarda fistulosa	Wild Bergamot	22	2'-0" On Center
Penstemon digitalis	Foxglove Beardtongue	22	2'-0" On Center
Pycnanthemum virginianum	Common Mountain Mint	22	2'-0" On Center
Ratibida pinnata	Yellow Coneflower	22	2'-0" On Center
Rudbeckia hirta	Black-Eyed Susan	22	2'-0" On Center
Veronicastrum virginianum	Culver's Root	22	2'-0" On Center
Zizia aurea	Golden Alexanders	22	2'-0" On Center
	TOTAL	396	

LANDSCAPE PLANT LIST - WINNEBAGO STREETSCAPE RIGHT-OF-WAY

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
EKC	2	Expresso Kentucky Coffeetree	GYMNOCLADUS dioicus 'Expresso'	2-1/2" Cal.	B&B	35	0
NHE	2	New Horizon Elm	ULMUS 'New Horizon'	2-1/2" Cal.	B&B	35	0
SH	2	Skyline Honeylocust	GLEDITSIA triacanthos 'skyline'	2-1/2" Cal.	B&B	35	0

LEGEND (PROPOSED)

- PROPERTY LINE
- BUILDING OUTLINE
- BIKE LANE
- EDGE OF PAVEMENT
- PROPOSED RAILING
- 18" STANDARD CURB & GUTTER
- 18" REJECT CURB & GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- POLYETHYLENE EDGING
- PLUG MIX RAINGARDEN AREA
- WASHED #4 FIELDSTONE COBBLE

north

SCALE IN FEET

20' 0 20'

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APPROVED:	JLF

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SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L100

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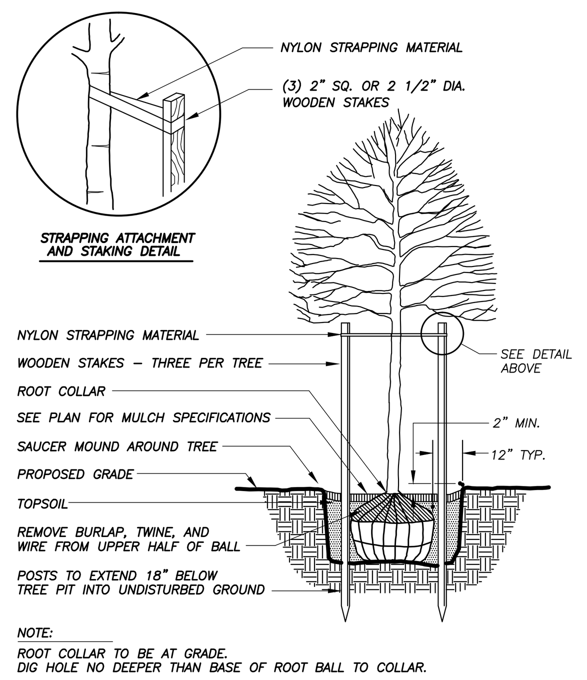
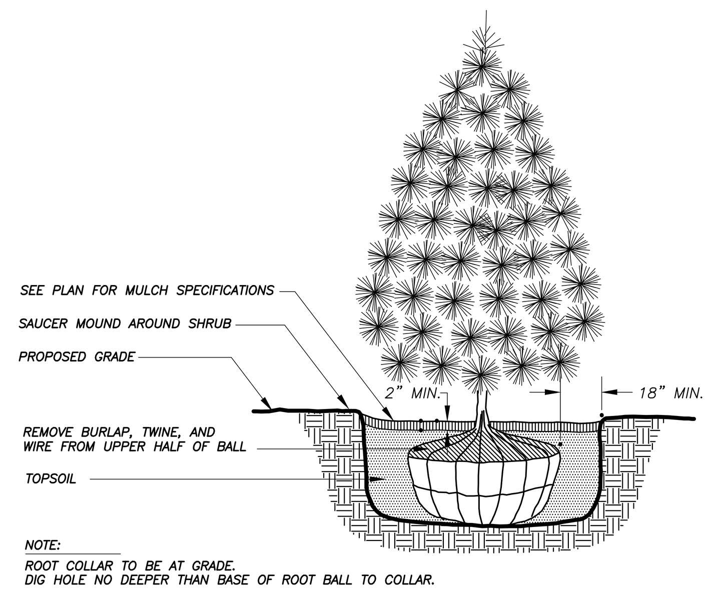
File: \\2014\146534\DWG\14-6534_Landscape Plan.2015-11-10.dwg Layout: L100 Landscape Plan User: skoprowski Plotted: Jan 11, 2016 - 9:39am Xref's:



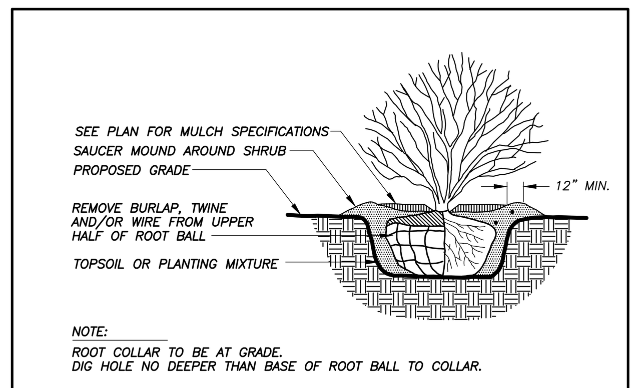
1 / L300 — DECIDUOUS TREE PLANTING DETAIL

N.T.S.



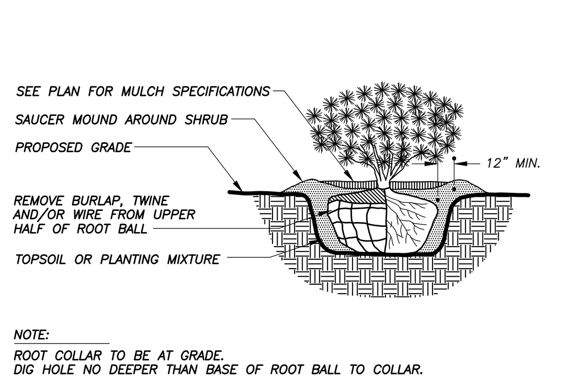
2 / L300 — EVERGREEN TREE PLANTING DETAIL

N.T.S.



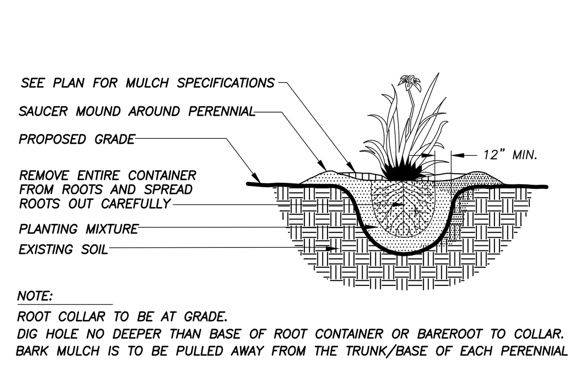
3 / L300 — DECIDUOUS SHRUB PLANTING DETAIL

N.T.S.



4 / L300 — EVERGREEN SHRUB PLANTING DETAIL

N.T.S.



5 / L300 — ORNAMENTAL GRASS/ PERENNIAL PLANTING DETAIL

N.T.S.

LANDSCAPE PLANT LIST - BUILDINGS 4 AND 5

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
	1	Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B	35	35
	2	Chinkapin Oak	QUERCUS muehlenbergii	2-1/2" Cal.	B&B	35	70
ORNAMENTAL TREES							
	4	American Hornbeam	CARPINUS caroliniana	1 1/2" Cal.	B&B	15	60
	3	Little King River Birch	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B	15	45
EVERGREEN TREES							
	4	Mountbatten Juniper	JUNIPERUS 'Mountbatten'	5-6' Ht.	B&B	35	140
DECIDUOUS SHRUBS							
	6	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	12-24" Min. Ht.	# 3 Cont.	3	18
	10	Gro-Lo Sumac	RHUS aromactica 'Gro-Low'	12-24" Min. Ht.	# 3 Cont.	3	30
	13	Knock Out Rose	ROSA 'RADrazz'	12-24" Min. Ht.	# 3 Cont.	3	39
	6	Iroquois black chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	# 3 Cont.	3	18
	9	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	# 3 Cont.	3	27
	2	Gold Star Potentilla	POTENTILLA fruiticosa 'Gold Star'	12-24" Min. Ht.	# 3 Cont.	3	6
EVERGREEN SHRUBS							
	11	Taunton Yew	TAXUS x media 'Tauntonii'	12-24" Min. Ht.	# 3 Cont.	4	44
	3	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht.	# 3 Cont.	4	12
PERENNIALS							
	52	Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	2	104
	50	Black-Eyed Susan	RUDIBECKIA fulgida var. fulgida	10 - 12" Ht.	# 1 Cont.	2	100
	45	Coreopsis Moonbeam	COREOPSIS verticilata	10 - 12" Ht.	# 1 Cont.	2	90
	8	Iris 'Caesar's Brother'	IRIS SIBERICA 'Ceasar's Brother'	10 - 12" Ht.	# 1 Cont.	2	16
	3	May Night Salvia	SALVIA NEMEROSA 'Mainacht'	10 - 12" Ht.	# 1 Cont.	2	6
ORNAMENTAL GRASSES							
	21	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	10 - 12" Ht.	# 1 Cont.	2	42
	12	Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.	2	24
	50	Little Bluestem	SCHIZACHYRIUM scoparium	10 - 12" Ht.	# 1 Cont.	2	100
	62	Prairie Dropseed	SPOROBOLOUS heterolepsis	10 - 12" Ht.	# 1 Cont.	2	124
	81	Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	# 1 Cont.	2	162
						TOTAL POINTS:	1312

LANDSCAPE NOTES AND SPECIFICATIONS

1. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–382–5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.

3. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.

4. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1–2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

5. MATERIALS – SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
   1. PLANTING AREAS = 24"
   2. TREE PITS = SEE DETAILS

   PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.

6. MATERIALS – ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE–FREE) SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.

7. RAINGARDEN PLUG PLANTINGS: ALL PLUG PLANTINGS SHALL BE PLANTED 2'–0" ON CENTER. CONTRACTOR IS TO RANDOMIZED PLUG PLANTING SELECTION THROUGHOUT BASIN AND DISTRIBUTE SPECIES VARIETY THROUGHOUT PLUG PLANTING AREAS. PRIOR TO PLANTING, BIODEGRADABLE PLANT CONTAINERS SHALL BE SPLIT AND NON–BIODEGRADABLE CONTAINERS BE REMOVED. THE ROOT SYSTEMS OF ALL SUCH PLANTS SHALL BE SPLIT OR CRUMBLED BY HAND PRIOR TO INSTALLATION.

8. MATERIALS – ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE WASHED STONE MULCH AS APPROVED BY OWNER. STONE SHALL BE SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.

9. MATERIALS – RAINWATER DRY STREAM ADJACENT TO BUILDING SHALL RECEIVE WASHED #4 FIELDSTONE COBBLE STONE. SHALL BE SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS.

10. MATERIALS – TREE RINGS: ALL TREES PLANTED IN SODDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 3' DIAMETER SHREDDED HARDWOOD MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 3' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.

11. MATERIALS: SOD ALL DISTURBED AREAS AS SPECIFIED IN THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO .5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

12. MATERIALS – WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.

13. MATERIALS – EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL APPROVE SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

14. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.

15. CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

16. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 60 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.

17. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

Madison

CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

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

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

Applicability

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

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

Landscape Calculations and Distribution

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

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

Total square footage of developed area 8,524

Total landscape points required 142

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

Total square footage of developed area ______

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area ______

Total landscape points required ______

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

Total square footage of developed area ______

Total landscape points required ______

10/2013 1

Tabulation of Points and Credits

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

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			3	105
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			4	140
Ornamental tree	1 1/2 inch caliper	15			7	105
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			46	138
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			14	56
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			384	768
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						1312

Total Number of Points Provided 1312

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

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OREGON, WI 53575

PROJECT:
CARBON
AT UNION CORNERS
2418 & 2518
WINNEBAGO STREET

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 14-6534

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: JLF/KJY/ABK
DRAWN: KJY/ABK
APPROVED: JLF

PLAN MODIFICATIONS:	
GDP	06-25-14
SIP	11-05-14
UDC FINAL	09-30-15
SITE PLAN APPROVAL	10-23-15
BID SET	12-07-15
UPDATED SITE PLAN APPROVAL	12-22-15

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SHEET TITLE:
LANDSCAPE DETAILS AND SPECIFICATIONS

SHEET NUMBER:
L200

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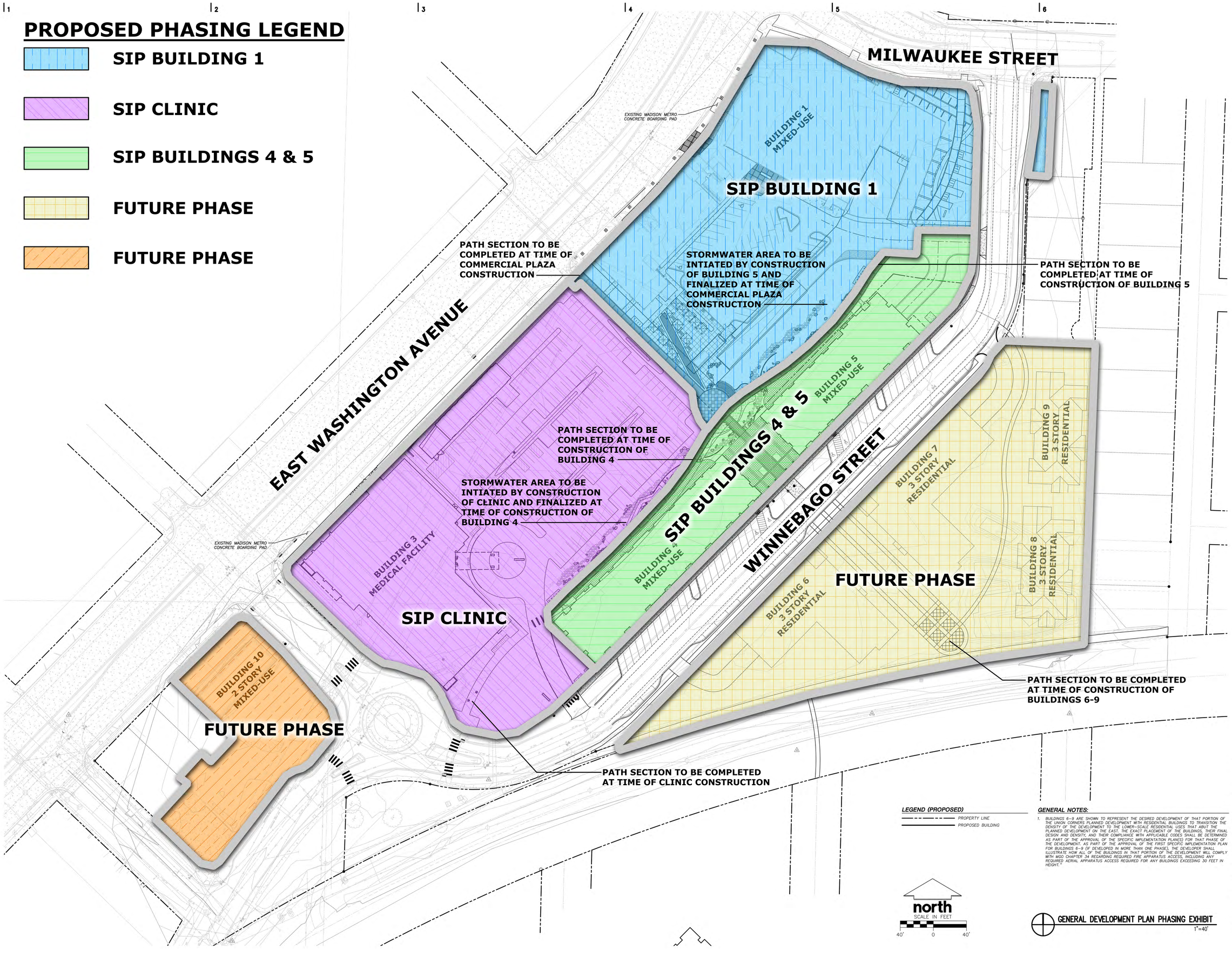

LEGEND (PROPOSED)

PROPERTY LINE

PROPOSED BUILDING

GENERAL NOTES:

1. BUILDINGS 6-9 ARE SHOWN TO REPRESENT THE DESIRED DEVELOPMENT OF THAT PORTION OF THE UNION CORNERS PLANNED DEVELOPMENT WITH RESIDENTIAL BUILDINGS TO TRANSITION THE DENSITY OF THE DEVELOPMENT TO THE LOWER-SCALE RESIDENTIAL USES THAT ABUT THE PLANNED DEVELOPMENT ON THE EAST. THE EXACT PLACEMENT OF THE BUILDINGS, THEIR FINAL DESIGN AND DENSITY, AND THEIR COMPLIANCE WITH APPLICABLE CODES SHALL BE DETERMINED AS PART OF THE APPROVAL OF THE SPECIFIC IMPLEMENTATION PLAN(S) FOR THAT PHASE OF THE DEVELOPMENT. AS PART OF THE APPROVAL OF THE FIRST SPECIFIC IMPLEMENTATION PLAN FOR BUILDINGS 6-9 (IF DEVELOPED IN MORE THAN ONE PHASE), THE DEVELOPER SHALL ILLUSTRATE HOW ALL OF THE BUILDINGS IN THAT PORTION OF THE DEVELOPMENT WILL COMPLY WITH MGO CHAPTER 34 REGARDING REQUIRED FIRE APPARATUS ACCESS, INCLUDING ANY REQUIRED AERIAL APPARATUS ACCESS REQUIRED FOR ANY BUILDINGS EXCEEDING 30 FEET IN HEIGHT."

GENERAL DEVELOPMENT PLAN PHASING EXHIBIT

1"=40'

Plunkett Raysich Architects, LLP – December 18, 2015 – 2:28pm
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PROGRESS PLOT DATE: 12-18-2015

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Gorman & Company - Union Corners General Development Plan

Madison, WI

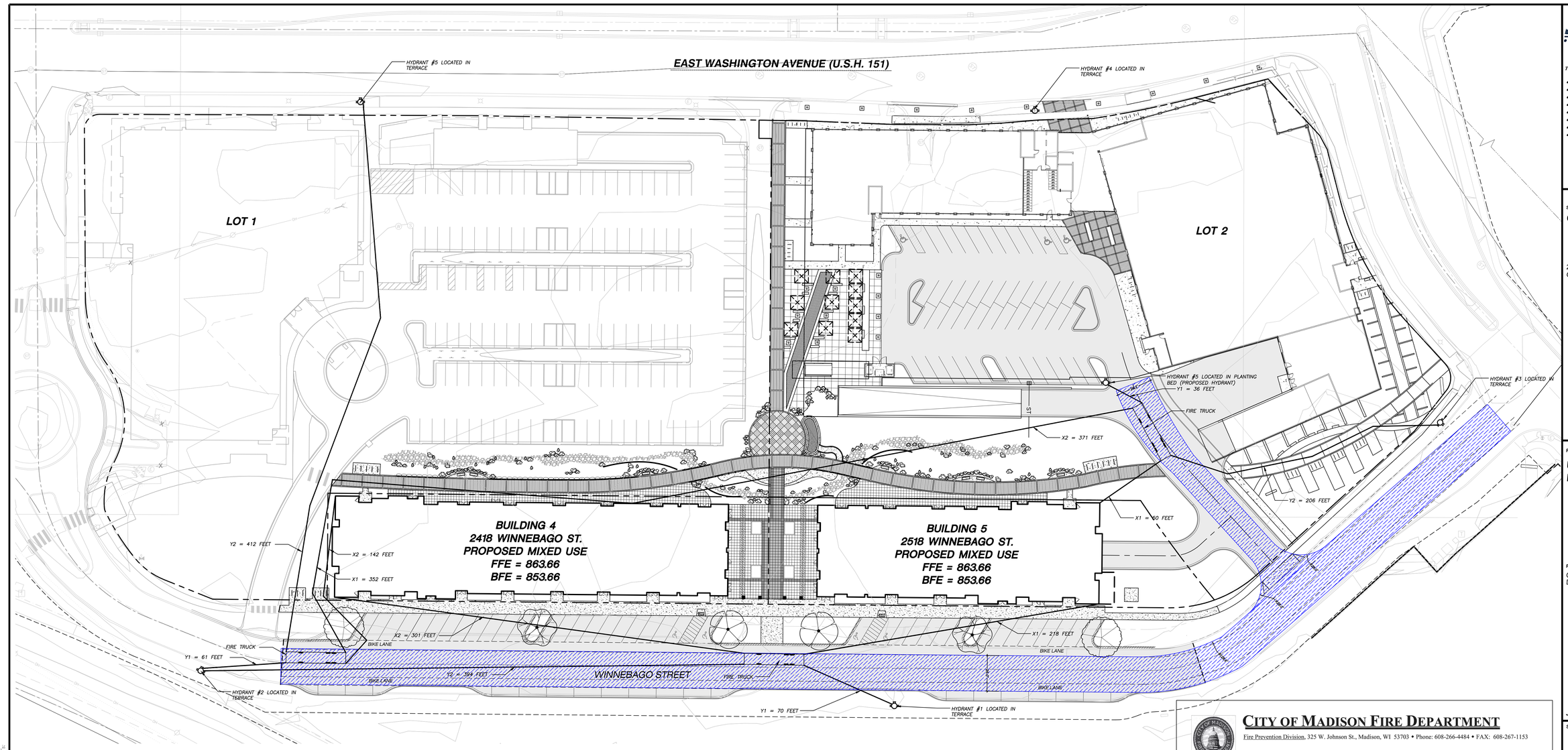
Revisions:
GDP 06-25-14
GDP 11-05-14
GDP 12-17-14
GDP 01-08-15

Drawn By: JLF

Date: 01-08-15

Job No.: 130020-01

Sheet No.: C100



LEGEND

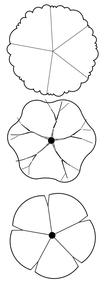
- FIRE LANE
- FIRE HYDRANT LOCATION
- FIRE LANE
- HOSE LAY LENGTH

north

SCALE IN FEET

30' 0 30'

R-O-W OVERSTORY DECIDUOUS TREES



New Horizon Elm

Skyline Honeylocust

Expresso Kentucky Coffeetree

LANDSCAPE PLANT LIST - WINNEBAGO STREETSCAPE RIGHT-OF-WAY

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	CANOPY HEIGHT	CANOPY WIDTH
TALL CLIMAX DECIDUOUS TREES							
EKC	2	Espresso Kentucky Coffeetree	GYMNOCLADUS dioicus 'Espresso'	2-1/2" Cal.	B&B	50'	35'
NHE	2	New Horizon Elm	ULMUS 'New Horizon'	2-1/2" Cal.	B&B	60'	50'
SH	2	Skyline Honeylocust	GLEDITSIA tricanthos 'skyline'	2-1/2" Cal.	B&B	45'	35'

CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division, 325 W. Johnson St., Madison, WI 53703 • Phone: 608-266-4484 • FAX: 608-267-1153

Project Address: 2518,2418 E Washington Ave. Madison, Wisconsin 53704

Contact Name & Phone #:

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	■ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	■ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	■ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	■ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	■ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	■ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	■ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane?	☐ Yes	■ No	☐ N/A
a. Is a detail of the signage included on the site plan?	☐ Yes	☐ No	■ N/A
f) Is a roll-able curb used as part of the fire lane?	☐ Yes	■ No	☐ N/A
a. Is a detail of the curb included on the site plan?	☐ Yes	☐ No	■ N/A
g) Is part of a sidewalk used as part of the required fire lane?	☐ Yes	■ No	☐ N/A
a. Is the sidewalk constructed to withstand 85,000-lbs?	☐ Yes	☐ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	■ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	■ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	■ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	■ No	☐ N/A
If yes, is the area for turning around fire apparatus provided by:			
a) A cul-de-sac with a minimum inside diameter of 70-feet?	☐ Yes	☐ No	■ N/A
b) A 45-degree wye with a minimum length of 60-feet per side?	☐ Yes	☐ No	■ N/A
c) A 90-degree tee with a minimum length of 60-feet per side?	☐ Yes	☐ No	■ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 23? If yes, see IFC 2306.6 for further requirements.	☐ Yes	■ No	☐ N/A
6. Is any part of the building greater than 30-feet above the lowest level of fire apparatus access?	☐ Yes	■ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building?	☐ Yes	☐ No	■ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐ Yes	☐ No	■ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☐ No	■ N/A
d) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☐ Yes	☐ No	■ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	■ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	■ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	■ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	■ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	■ Yes	☐ No	☐ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	■ Yes	☐ No	☐ N/A

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

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

This worksheet is based on **MGO 34.20** and **IFC 2006 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 4/26/11

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MADISON | MILWAUKEE
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GORMAN & COMPANY

200 N. MAIN STREET
OREGON, WI 53575

PROJECT:

UNION CORNERS
LOTS 3&4

PROJECT LOCATION:

CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 14-6534

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:
DRAWN:
APPROVED:

PLAN MODIFICATIONS:

GDP	06-25-14
SIP	11-05-14
UDC/PC RESUBMITTAL	01-14-15
UDC FINAL	09-30-15
SITE PLAN APPROVAL	10-23-15
BID SET	11-24-15

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Hearing Impaired TDD (800) 542-2289
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SHEET TITLE:

FIRE ACCESS EXHIBIT

SHEET NUMBER:

EX. A

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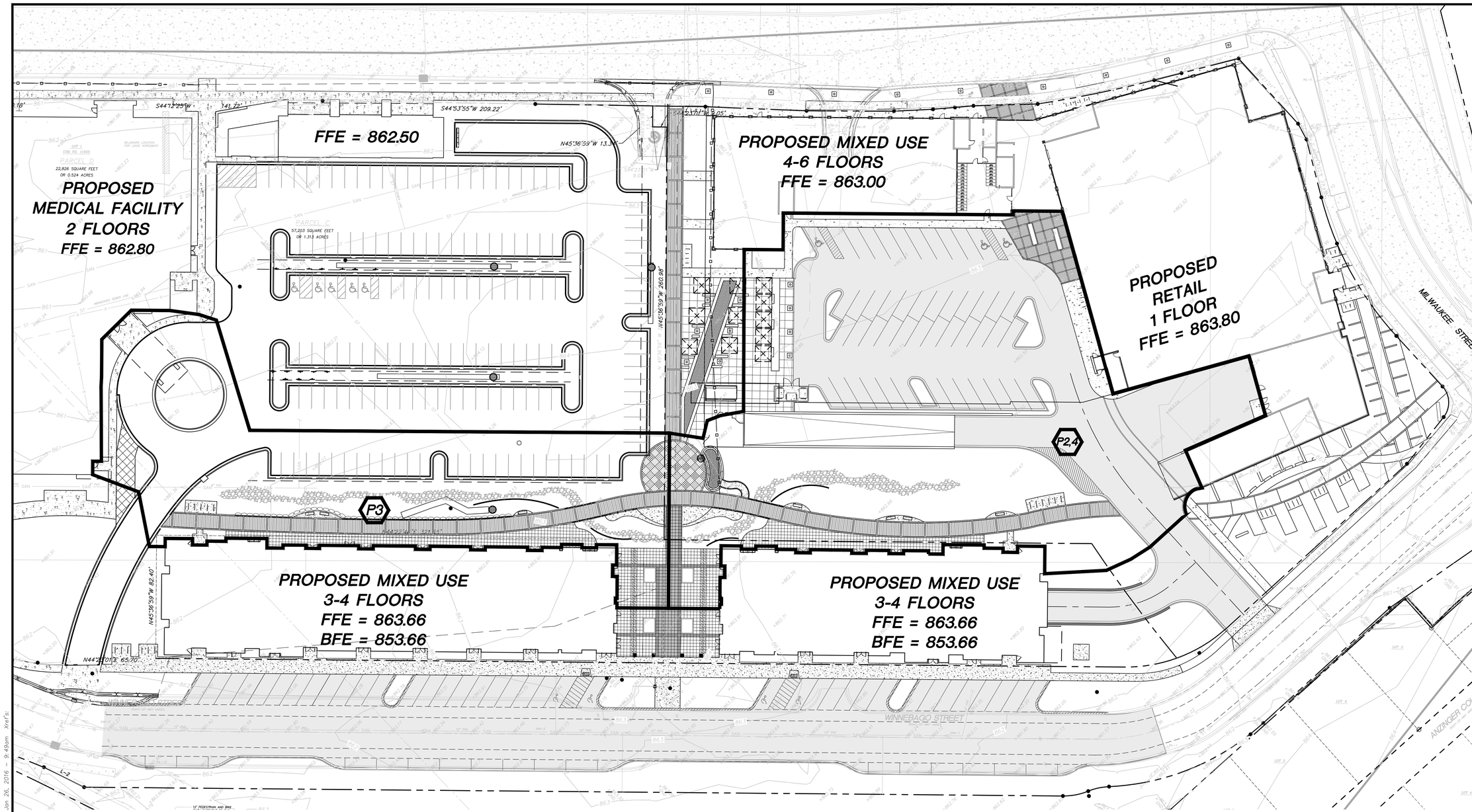

LEGEND (PROPOSED)

- PROPERTY LINE
- 989 — PROPOSED 1 FOOT CONTOUR
- 990 — PROPOSED 5 FOOT CONTOUR
- WATERSHED LIMIT

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON REQUIREMENTS.
3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
4. THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL CITY OF MADISON STORMWATER MANAGEMENT PERMIT APPLICATION STANDARDS.

WATERSHED NOTES

TOTAL AREA = 2.118 AC

AREA P.3 – 0.744 AC
ASPHALT DRIVEWAY/PARKING = 0.278 AC
SIDEWALK = 0.197 AC
GRASS = 0.269 AC

AREA P2,4 – 1.374 AC
ASPHALT DRIVEWAY/PARKING = 0.649 AC
SIDEWALK = 0.309 AC
GRASS = 0.416 AC

north

SCALE IN FEET
30' 0 30'

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SERVICES PROVIDED TO:
GORMAN & COMPANY, INC.

200 North Main St.
Oregon, WI 53575-1447

PROJECT:

PROJECT LOCATION:
DANE COUNTY, WI

JSD PROJECT NO.: 14-6534

SEAL/SIGNATURE:

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DESIGN:	MGG	11-06-15
DRAWN:		
APPROVED:		

PLAN MODIFICATIONS:	DATE:

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SHEET TITLE:
PROPOSED WATERSHED MAP

SHEET NUMBER:
C-0.2

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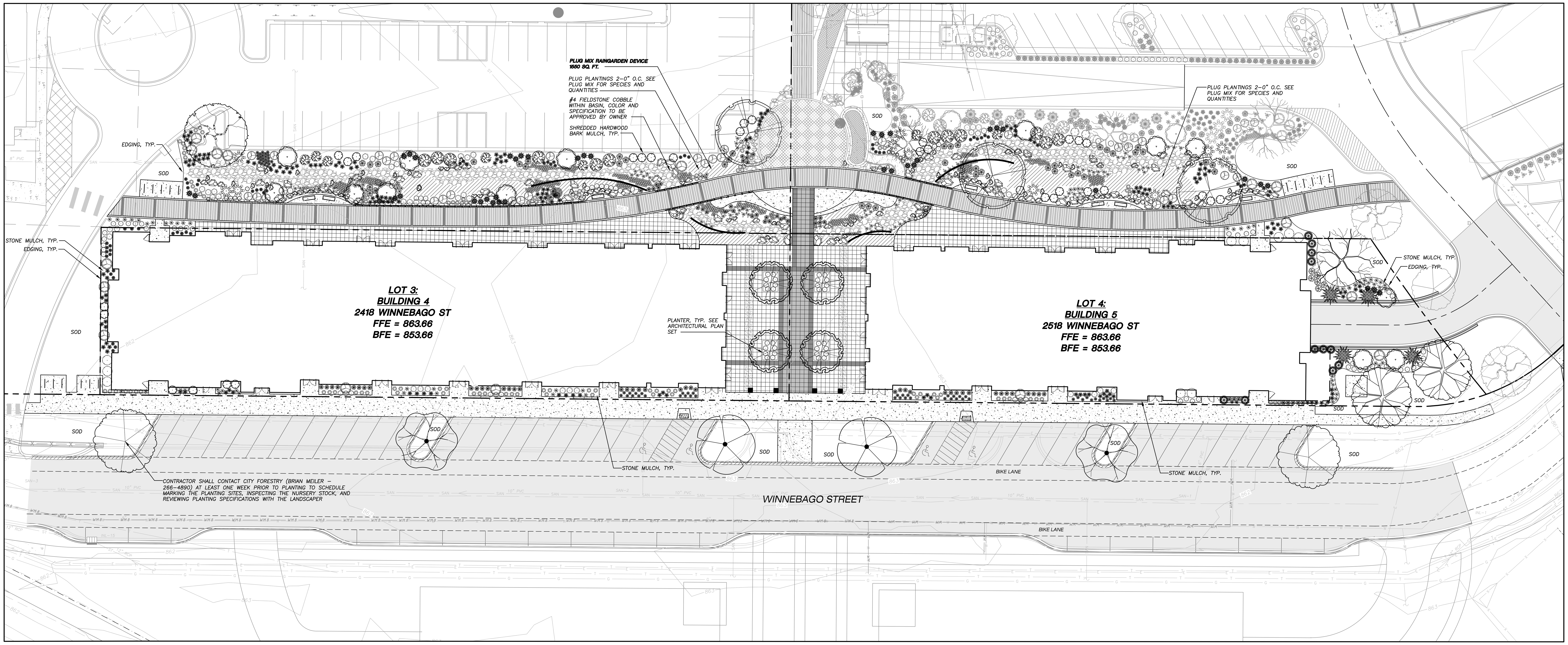
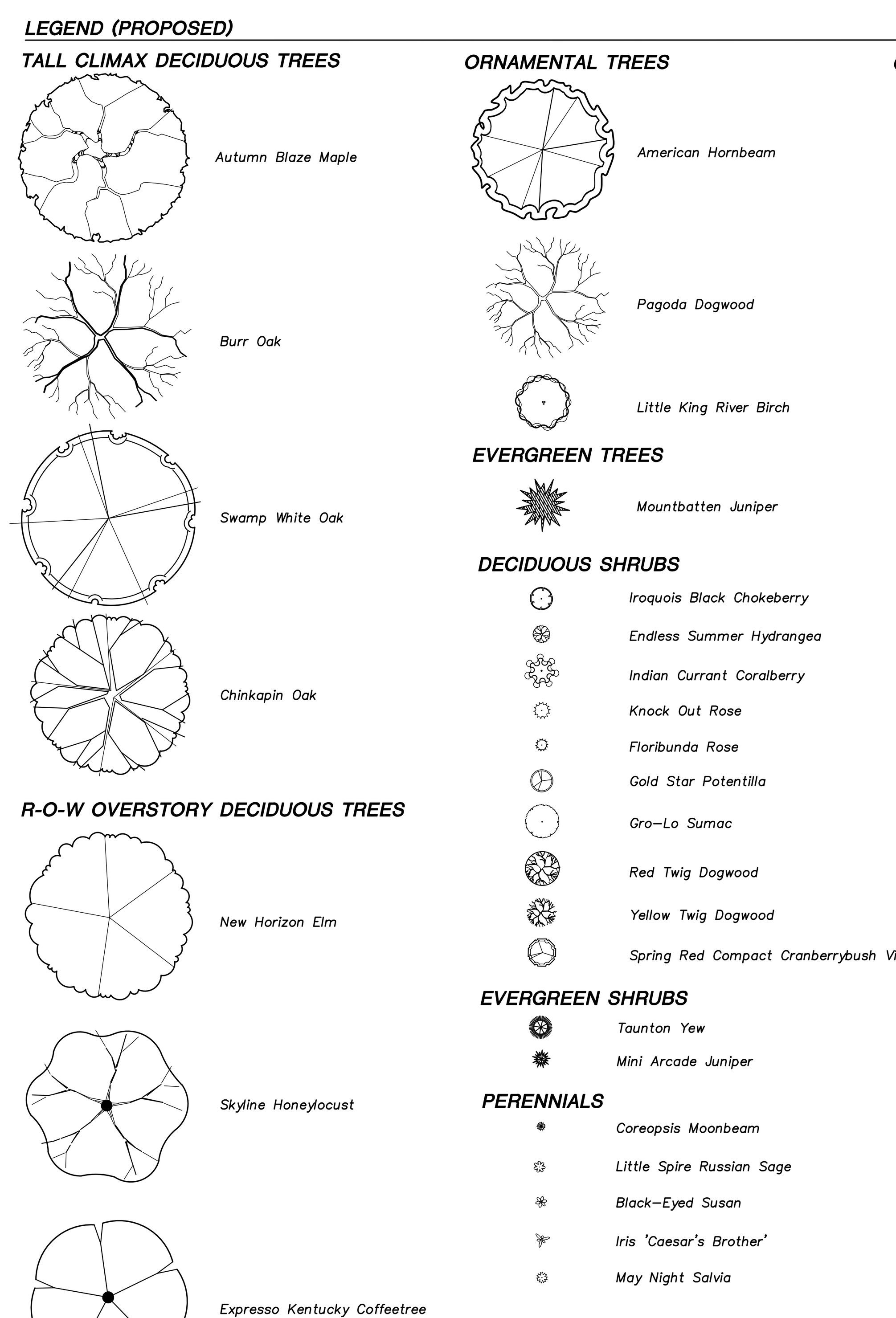




LANDSCAPE PLANT LIST

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
	3	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2-1/2" Cal.	B&B	35	105
	5	Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B	35	175
	3	Swamp White Oak	QUERCUS bicolor	2-1/2" Cal.	B&B	35	105
	2	Chinkapin Oak	QUERCUS muehlenbergii	2-1/2" Cal.	B&B	35	70
EVERGREEN TREES							
	4	Mountbatten Juniper	JUNIPERUS 'Mountbatten'	5-6' Ht.	B&B	35	140
ORNAMENTAL TREES							
	1	Cornus alternifolia 'Argentea'	PAGODA dogwood	1 1/2" Cal.	B&B	15	15
	13	Little King River Birch	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B	15	195
	4	American Hornbeam	CARPINUS caroliniana	1 1/2" Cal.	B&B	15	60
DECIDUOUS SHRUBS							
	31	Iroquois black chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	# 3 Cont.	3	93
	6	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	12-24" Min. Ht.	# 3 Cont.	3	18
	11	Indian Currant Coralberry	SYMPHORICARPOS orbiculatus	12-24" Min. Ht.	# 3 Cont.	3	33
	43	Knock Out Rose	ROSA 'RADrazz'	12-24" Min. Ht.	# 3 Cont.	3	129
	11	Floribunda Rose	ROSA 'Nearly Wild'	12-24" Min. Ht.	# 3 Cont.	3	33
	33	Gold Star Potentilla	POTENTILLA fruiticosa 'Gold Star'	12-24" Min. Ht.	# 3 Cont.	3	99
	10	Gro-Lo Sumac	RHUS aromactica 'Gro-Low'	12-24" Min. Ht.	# 3 Cont.	3	30
	12	Red Twig Dogwood	CORNUS sericea 'Insanti'	12-24" Min. Ht.	# 3 Cont.	3	36
	7	Yellow Twig Dogwood	CORNUS sericea 'Flaviramea'	12-24" Min. Ht.	# 3 Cont.	3	21
	16	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	# 3 Cont.	3	48
EVERGREEN SHRUBS							
	11	Taunton Yew	TAXUS x media 'Tauntonii'	12-24" Min. Ht.	# 3 Cont.	4	44
	39	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht.	# 3 Cont.	4	156
PERENNIALS							
	70	Coreopsis Moonbeam	COREOPSIS verticilata	10 - 12" Ht.	# 1 Cont.	2	140
	104	Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	2	208
	68	Black-Eyed Susan	RUDIBECKIA fulgida var. fulgida	10 - 12" Ht.	# 1 Cont.	2	136
	91	Iris 'Caesar's Brother'	IRIS SIBERICA 'Ceasar's Brother'	10 - 12" Ht.	# 1 Cont.	2	182
	21	May Night Salvia	SALVIA NEMEROSA 'Mainacht'	10 - 12" Ht.	# 1 Cont.	2	42
ORNAMENTAL GRASSES							
	100	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	10 - 12" Ht.	# 1 Cont.	2	200
	100	Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	# 1 Cont.	2	200
	10	Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.	2	20
	81	Little Bluestem	SCHIZACHYRIUM scoparium	10 - 12" Ht.	# 1 Cont.	2	162
	44	Big Bluestem	ANDROPOGON gerardii	10 - 12" Ht.	# 1 Cont.	2	88
	167	Prairie Dropseed	SPOROBOLOUS heterolepsis	10 - 12" Ht.	# 1 Cont.	2	334
	657	Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG	2	1314
						TOTAL POINTS:	4631

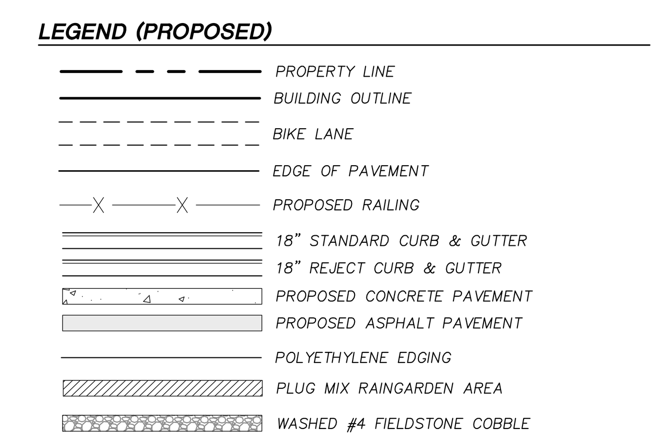
GENERAL NOTES

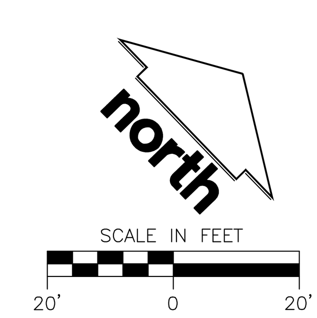
1. REFER TO THE BOUNDARY, TOPOGRAPHIC, SITE PLAN, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND PERFORMED BY A CITY LICENSED CONTRACTOR.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

Raingarden Plug Plant Mix 1550 sq. ft.			
Botanical Name	**Common Name**	**Quantity**	**Spacing**
Permanent Grasses:			
Carex grayii	Common Bur Sedge	22	2'-0" On Center
Carex stipata	Common Fox Sedge	22	2'-0" On Center
Panicum virgatum	Switch Grass	22	2'-0" On Center
Spartina pectinata	Prairie Cord Grass	22	2'-0" On Center
Forbs:			
Aster novae-angilae	New England Aster	22	2'-0" On Center
Asclepias incarnata	Swamp Milkweed	22	2'-0" On Center
Echinacea purpurea	Broad-Leaved Purple Coneflower	22	2'-0" On Center
Eryngium yuccifolium	Rattlesnake Master	22	2'-0" On Center
Eupatorium maculatum	Spotted Joe-Pye Weed	22	2'-0" On Center
Liatris spicata	Marsh Blazing Star	22	2'-0" On Center
Lobelia cardinalis	Cardinal Flower	22	2'-0" On Center
Monarda fistulosa	Wild Bergamot	22	2'-0" On Center
Penstemon digitalis	Foxglove Beardtongue	22	2'-0" On Center
Pycnanthemum virginianum	Common Mountain Mint	22	2'-0" On Center
Ratibida pinnata	Yellow Coneflower	22	2'-0" On Center
Rudbeckia hirta	Black-Eyed Susan	22	2'-0" On Center
Veronicastrum virginianum	Culver's Root	22	2'-0" On Center
Zizia aurea	Golden Alexanders	22	2'-0" On Center
	TOTAL	396	

LANDSCAPE PLANT LIST - WINNEBAGO STREETSCAPE RIGHT-OF-WAY

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
EKC	2	Expresso Kentucky Coffeetree	GYMNOCLADUS dioicus 'Expresso'	2-1/2" Cal.	B&B	35	0
NHE	2	New Horizon Elm	ULMUS 'New Horizon'	2-1/2" Cal.	B&B	35	0
SH	2	Skyline Honeylocust	GLEDITSIA tricanthos 'skyline'	2-1/2" Cal.	B&B	35	0





NOT FOR CONSTRUCTION

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REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET
OREGON, WI 53575

PROJECT:

CARBON
AT UNION CORNERS
2418 & 2518
WINNEBAGO STREET

PROJECT LOCATION:

CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 14-6534

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: JLF/KJY/ABK
DRAWN: KJY/ABK
APPROVED: JLF

PLAN MODIFICATIONS:	
GDP	06-25-14
SIP	11-05-14
UDC FINAL	09-30-15
SITE PLAN APPROVAL	10-23-15
BID SET	12-07-15
UPDATED SITE PLAN APPROVAL	12-22-15

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SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L100

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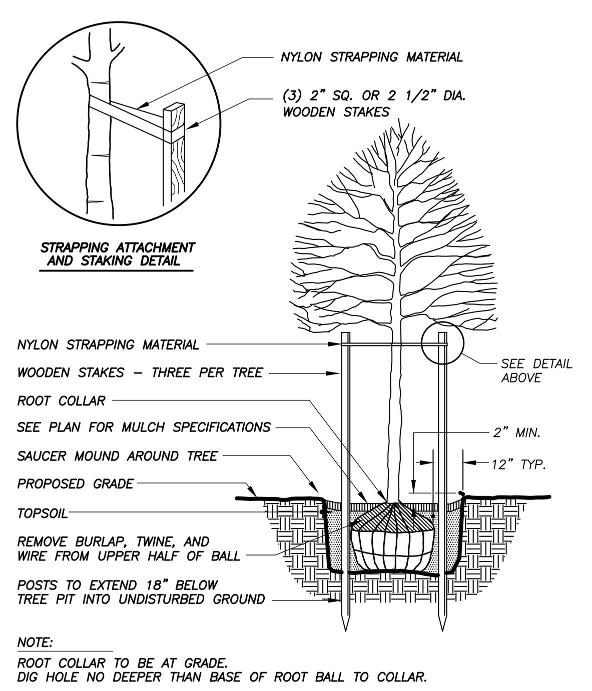
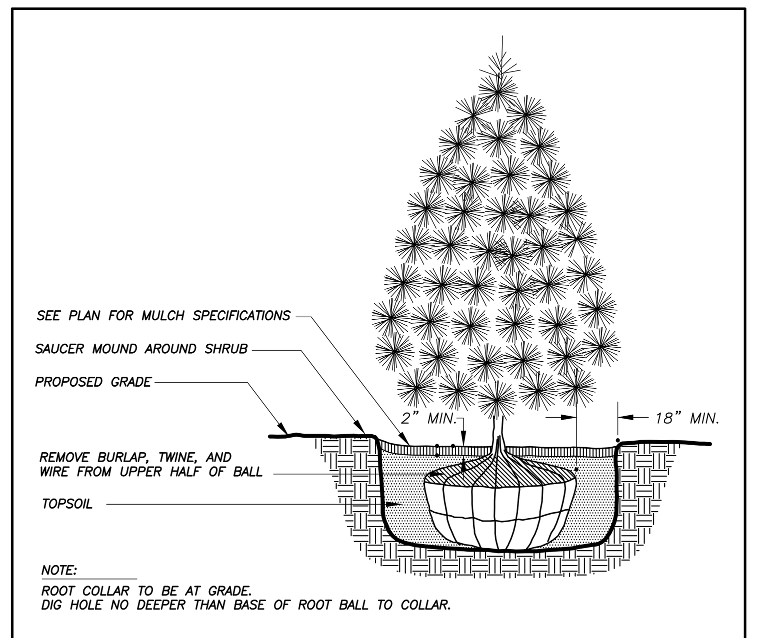
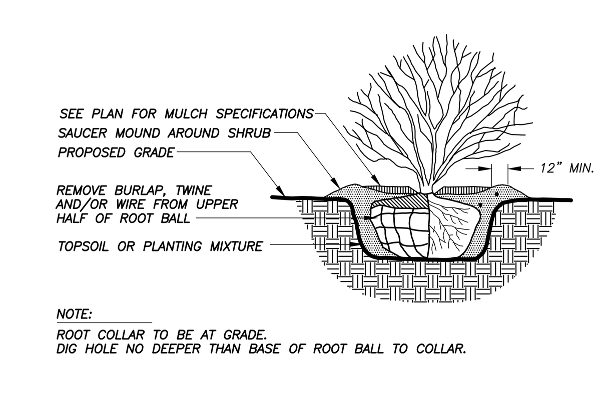


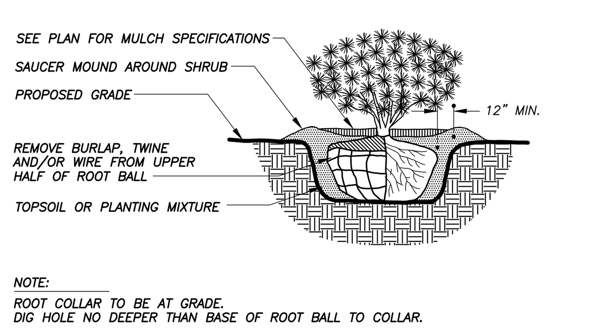
1 L300 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



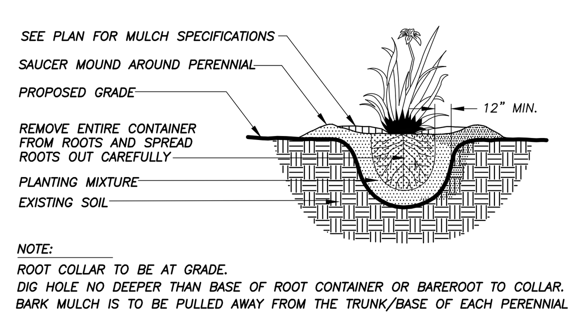
2 L300 EVERGREEN TREE PLANTING DETAIL
N.T.S.



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



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



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

LANDSCAPE PLANT LIST - BUILDINGS 4 AND 5

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
	1	Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B	35	35
	2	Chinkapin Oak	QUERCUS muehlenbergii	2-1/2" Cal.	B&B	35	70
ORNAMENTAL TREES							
	4	American Hornbeam	CARPINUS caroliniana	1 1/2" Cal.	B&B	15	60
	3	Little King River Birch	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B	15	45
EVERGREEN TREES							
	4	Mountbatten Juniper	JUNIPERUS 'Mountbatten'	5-6' Ht.	B&B	35	140
DECIDUOUS SHRUBS							
	6	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	12-24" Min. Ht.	# 3 Cont.	3	18
	10	Gro-Lo Sumac	RHUS aromactica 'Gro-Low'	12-24" Min. Ht.	# 3 Cont.	3	30
	13	Knock Out Rose	ROSA 'RADrazz'	12-24" Min. Ht.	# 3 Cont.	3	39
	6	Iroquois black chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	# 3 Cont.	3	18
	9	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	# 3 Cont.	3	27
	2	Gold Star Potentilla	POTENTILLA fruiticosa 'Gold Star'	12-24" Min. Ht.	# 3 Cont.	3	6
EVERGREEN SHRUBS							
	11	Taunton Yew	TAXUS x media 'Tauntonii'	12-24" Min. Ht.	# 3 Cont.	4	44
	3	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht.	# 3 Cont.	4	12
PERENNIALS							
	52	Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	2	104
	50	Black-Eyed Susan	RUDIBECKIA fulgida var. fulgida	10 - 12" Ht.	# 1 Cont.	2	100
	45	Coreopsis Moonbeam	COREOPSIS verticilata	10 - 12" Ht.	# 1 Cont.	2	90
	8	Iris 'Caesar's Brother'	IRIS SIBERICA 'Ceasar's Brother'	10 - 12" Ht.	# 1 Cont.	2	16
	3	May Night Salvia	SALVIA NEMEROSA 'Mainacht'	10 - 12" Ht.	# 1 Cont.	2	6
ORNAMENTAL GRASSES							
	21	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	10 - 12" Ht.	# 1 Cont.	2	42
	12	Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.	2	24
	50	Little Bluestem	SCHIZACHYRIUM scoparium	10 - 12" Ht.	# 1 Cont.	2	100
	62	Prairie Dropseed	SPOROBOLOUS heterolepsis	10 - 12" Ht.	# 1 Cont.	2	124
	81	Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	# 1 Cont.	2	162
						TOTAL POINTS:	**1312**

CITY OF MADISON LANDSCAPE WORKSHEET

Madison

Section 28.142 Madison General Ordinance

Project Location / Address UNION CORNERS - MADISON, WI

Name of Project UNION CORNERS BUILDING 4 & 5 SPECIFIC IMPLEMENTATION PLAN

Owner / Contact GORMAN & COMPANY

Contact Phone (608) 848–5060 Contact Email JUSTIN.FRAHM@JSDINC.COM

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

Applicability

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

(a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.

(b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.

(c) No demolition of a principal building is involved.

(d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

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

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

Total square footage of developed area 8,524

Total landscape points required 142

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

Total square footage of developed area ________

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area ________

Total landscape points required ________

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

Total square footage of developed area ________

Total landscape points required ________

10/2013 1

Tabulation of Points and Credits

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

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			3	105
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			4	140
Ornamental tree	1 1/2 inch caliper	15			7	105
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			46	138
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			14	56
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			384	768
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						1312

Total Number of Points Provided 1312

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

LANDSCAPE NOTES AND SPECIFICATIONS

1. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–382–5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.

3. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.

4. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1–2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

5. MATERIALS – SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
   1. PLANTING AREAS = 24"
   2. TREE PITS = SEE DETAILS

   PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.

6. MATERIALS – ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE–FREE) SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.

7. RAINGARDEN PLUG PLANTINGS: ALL PLUG PLANTINGS SHALL BE PLANTED 2'–0" ON CENTER. CONTRACTOR IS TO RANDOMIZED PLUG PLANTING SELECTION THROUGHOUT BASIN AND DISTRIBUTE SPECIES VARIETY THROUGHOUT PLUG PLANTING AREAS. PRIOR TO PLANTING, BIODEGRADABLE PLANT CONTAINERS SHALL BE SPLIT AND NON–BIODEGRADABLE CONTAINERS BE REMOVED. THE ROOT SYSTEMS OF ALL SUCH PLANTS SHALL BE SPLIT OR CRUMBLED BY HAND PRIOR TO INSTALLATION.

8. MATERIALS – ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE WASHED STONE MULCH AS APPROVED BY OWNER. STONE SHALL BE SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.

9. MATERIALS – RAINWATER DRY STREAM ADJACENT TO BUILDING SHALL RECEIVE WASHED #4 FIELDSTONE COBBLE STONE. SHALL BE SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS.

10. MATERIALS – TREE RINGS: ALL TREES PLANTED IN SODDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 3' DIAMETER SHREDDED HARDWOOD MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 3' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.

11. MATERIALS: SOD ALL DISTURBED AREAS AS SPECIFIED IN THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO .5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

12. MATERIALS – WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.

13. MATERIALS – EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL APPROVE SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

14. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.

15. CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

16. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 60 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.

17. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

NOT FOR CONSTRUCTION

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OREGON, WI 53575

PROJECT:

CARBON
AT UNION CORNERS
2418 & 2518
WINNEBAGO STREET

PROJECT LOCATION:

CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 14-6534

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: JLF/KJY/ABK
DRAWN: KJY/ABK
APPROVED: JLF

PLAN MODIFICATIONS:	
GDP	06-25-14
SIP	11-05-14
UDC FINAL	09-30-15
SITE PLAN APPROVAL	10-23-15
BID SET	12-07-15
UPDATED SITE PLAN APPROVAL	12-22-15

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SHEET TITLE:

LANDSCAPE DETAILS AND SPECIFICATIONS

SHEET NUMBER:

L200

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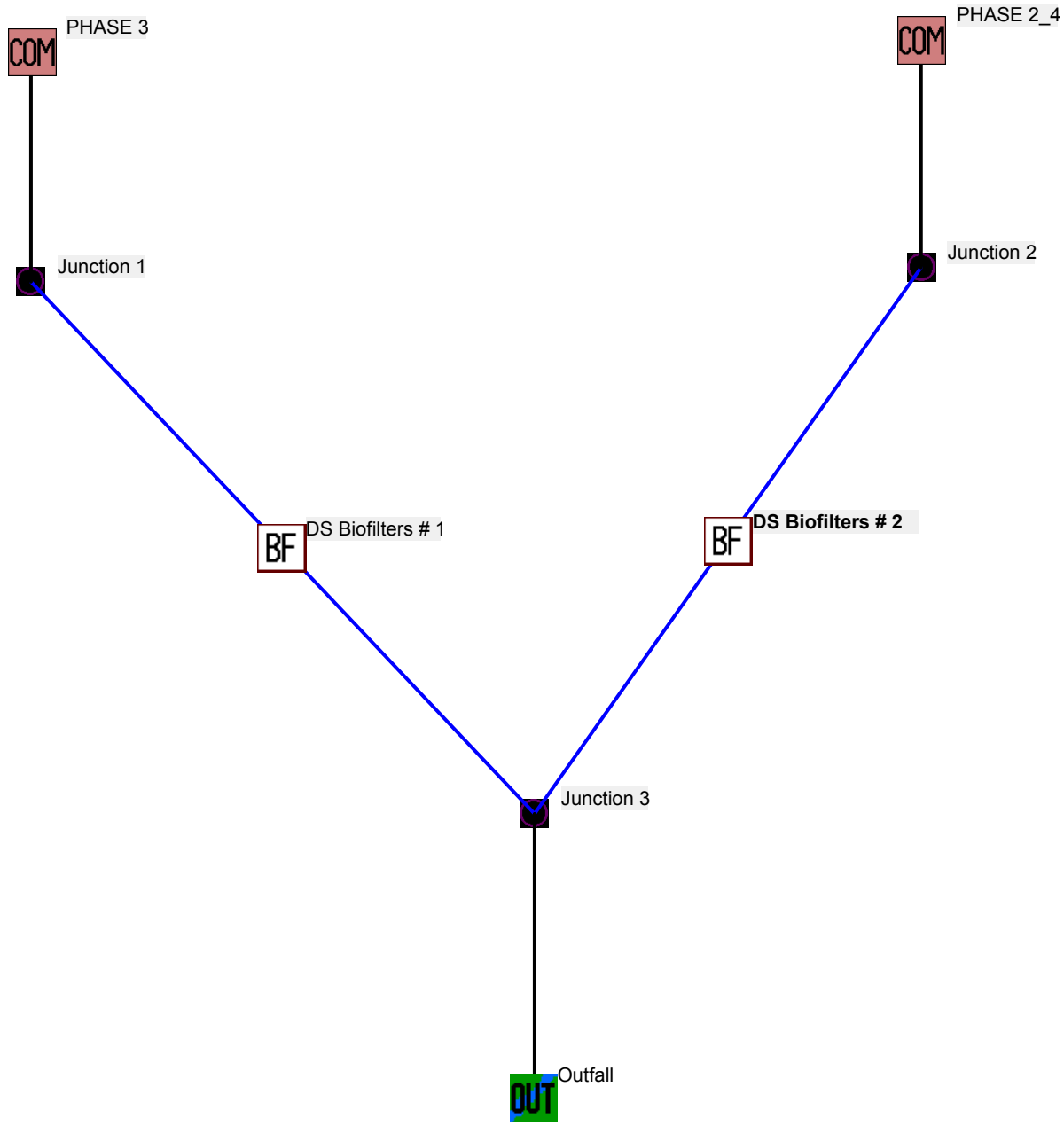
File: I:\2014\146534\DWG\14-6534_Landscape Final_2015-11-10.dwg Layout: L300 Details User: akaniewski Plotted: Dec 22, 2015 – 2:46pm Xref's:

Appendix 5

TSS Calculations


PHASE 3
COM
PHASE 2_4
COM
Junction 1
Junction 2
BF
DS Biofilters # 1
BF
DS Biofilters # 2
Junction 3
Outfall
OUT

Data file name: I:\2015\156830\SWMP\04-1559B_PHASE 2-4 Parking_REVISED.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 02-03-2020 Time: 15:37:07
Site information:

LU# 1 - Commercial: PHASE 3 Total area (ac): 0.744
13 - Paved Parking 1: 0.278 ac. Disconnected Normal Silty PSD File: C:\WinSLAMM Files\\NURP.cpz
31 - Sidewalks 1: 0.197 ac. Disconnected Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 0.269 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: PHASE 2_4 Total area (ac): 1.730
13 - Paved Parking 1: 0.940 ac. Disconnected Normal Silty PSD File: C:\WinSLAMM Files\\NURP.cpz
31 - Sidewalks 1: 0.360 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 0.430 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 1
1. Top area (square feet) = 820
2. Bottom aea (square feet) = 300
3. Depth (ft): 8
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 3.6
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 3
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 3
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil
User-Defined Soil Type 1.000

Biofilter Outlet/Discharge Characteristics:
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 10
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 7.5

Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 3
2. Stand pipe height above datum (ft): 7

Outlet type: Drain Tile/Underdrain
1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 3
3. Number of underdrain outlets: 1

Control Practice 2: Biofilter CP# 2 (DS) - DS Biofilters # 2

1. Top area (square feet) = 2900
2. Bottom aea (square feet) = 300
3. Depth (ft): 8
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 3.6
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 3
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 3
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Soil Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 7.5

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 3
2. Stand pipe height above datum (ft): 7

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 3
3. Number of underdrain outlets: 1

SLAMM for Windows Version 10.4.1
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Data file name: I:\2015\156830\SWMP\04-1559B_PHASE 2-4 Parking_REVISED.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81
Date of run: 02-03-2020 Time of run: 15:39:43
Total Area Modeled (acres): 2.474
Years in Model Run: 1.00

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	40596	-	101.8	258.0	-
Outfall Total with Controls:	7794	80.80%	110.4	53.72	79.18%
Annualized Total After Outfall Controls:	7815			53.87	