

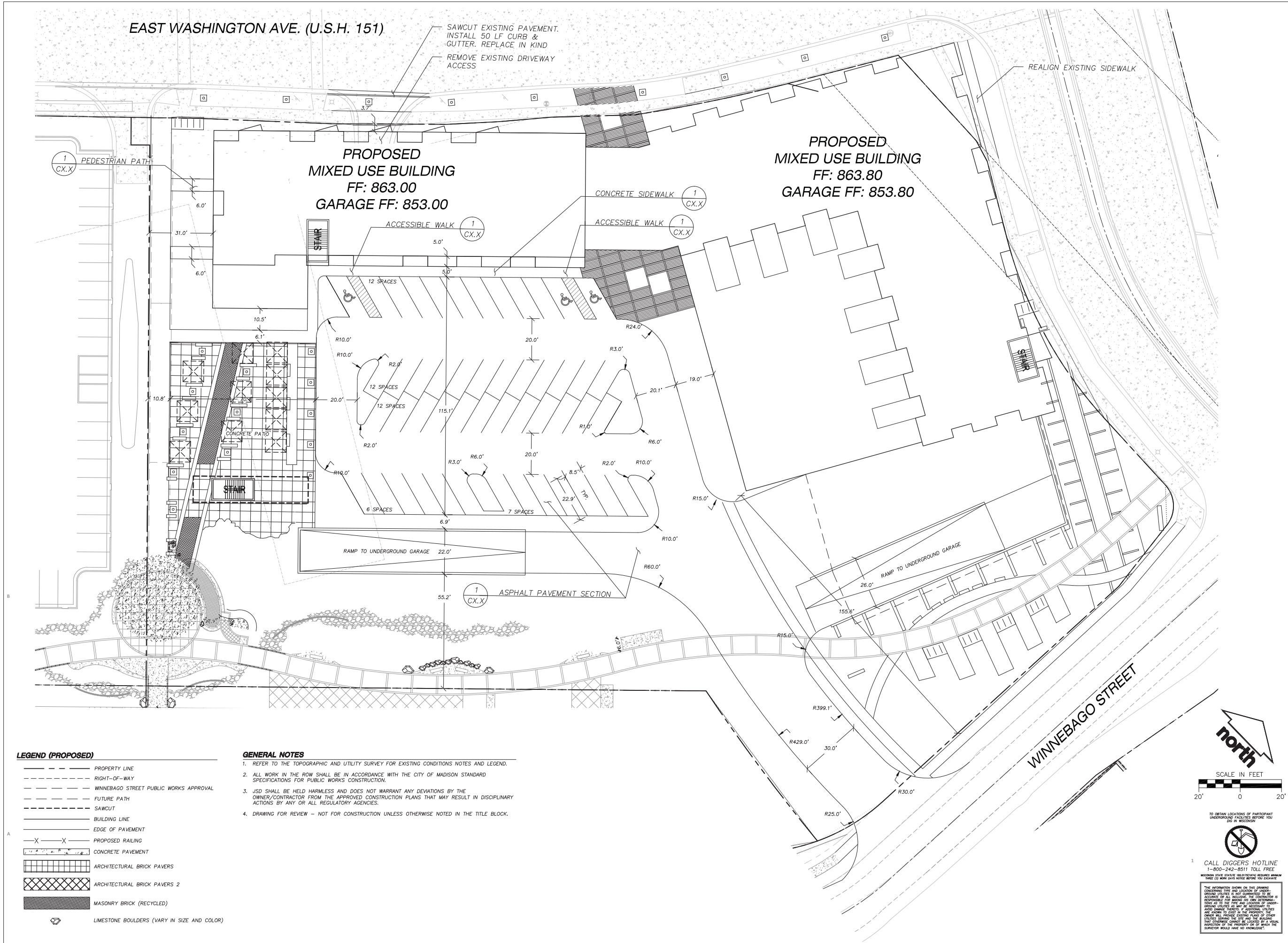
**GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN**

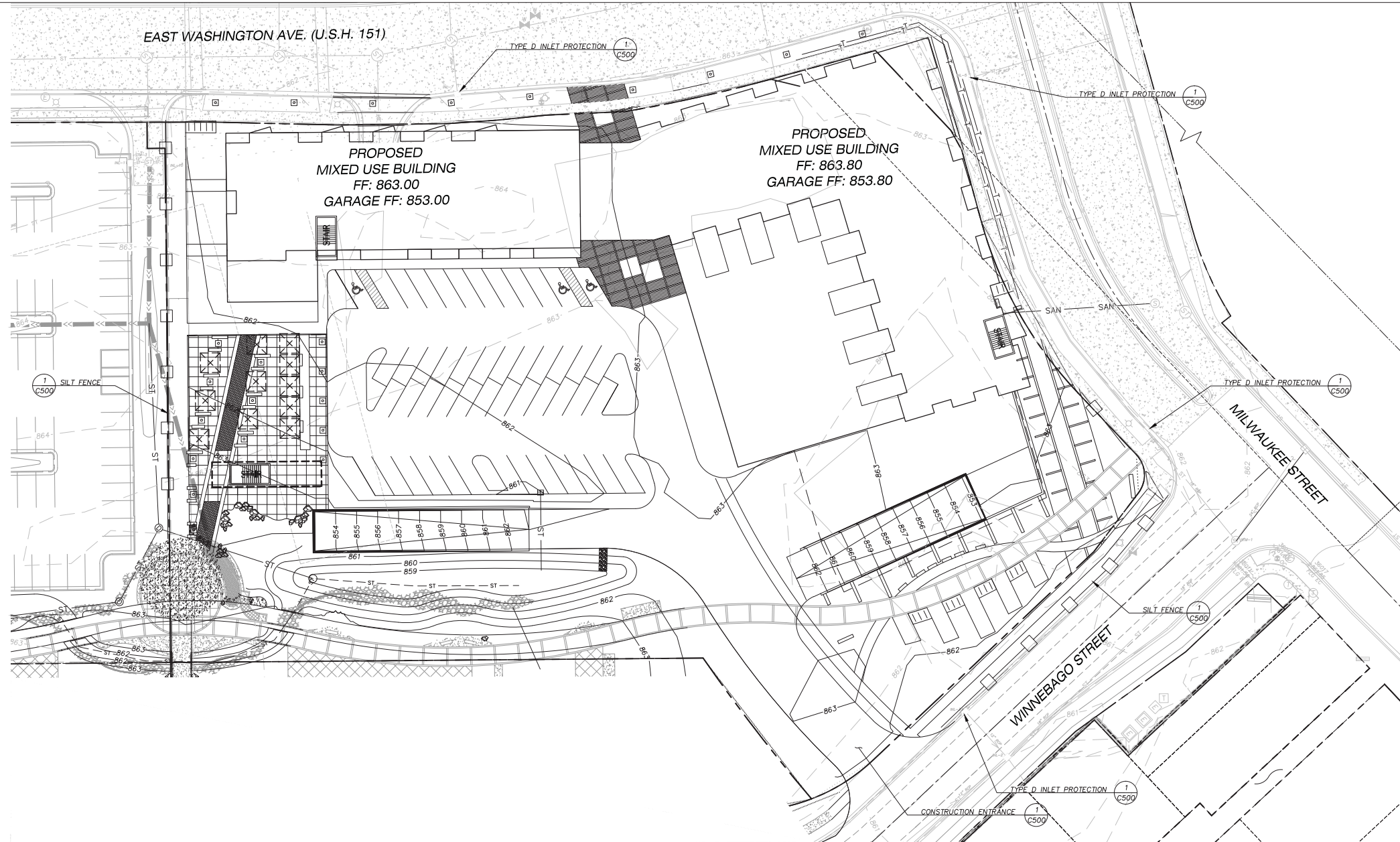
Project No.
Plot Date:
Drawn by: JLF, KJY

Date Issue Descripti
UDC-INITIAL 07-22-15

Sheet Title
BUILDING 2 SITE PLAN

Sheet No.
C200





LEGEND (PROPOSED)

- PROPERTY LINE
 - BUILDING LINE
 - GRADE BREAK
 - RIGHT-OF-WAY
 - MINNEBAGO STREET PUBLIC WORKS APPROVAL
 - FUTURE PATH
 - SILT FENCE
- SPOT ELEVATION
 EP - EDGE OF PAVEMENT
 FG - FINAL GRADE
 HP - HIGH POINT
 SW - SIDEWALK
 TS - TOP OF STEP
 BS - BOTTOM OF STEP
 RE - RIM ELEVATION

GENERAL NOTES

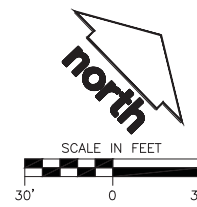
- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- EXISTING CONDITION SURVEY AS PROVIDED BY POINT OF BEGINNING, INC. ON 4-14-2014. ANY DISCREPANCIES TO BE REPORTED TO JSD IMMEDIATELY UPON DISCOVERY.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 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.
- INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WSDOT FDM FOR RESPECTIVE DETAILS.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH A CLASS II, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

GRADING AND SEEDING NOTES

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



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

CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE
 THREE (3) WORK DAYS BEFORE YOU DIG

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND FACILITIES IS NOT GUARANTEED TO BE RESPONSIBLE FOR MAKING HIS OWN DETERMINATION OF THE TYPE AND LOCATION OF UNDERGROUND FACILITIES. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST, THE CONTRACTOR SHALL PROVIDE EXISTING PLANS OF OTHER UTILITIES SHOWN ON THE SITE AND THE RECORDS OF THE PROPERTY OR SHALL BE LOCATED BY A VISUAL SURVEYOR WHOSE NAME AND ADDRESS IS LISTED ON THE DRAWING.



REAL ESTATE DEVELOPMENT
 MANAGEMENT

200 N. MAIN STREET
 OREGON, WI 53575

Seal

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

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH INTEGRITY, QUALITY AND EXPERIENCE."
 MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 808.848.5050 PHONE | 808.848.2255 FAX
 MADISON | MILWAUKEE
 KENOSHA | APPLETON
 www.jsdinc.com

**GORMAN & COMPANY
 UNION CORNERS SPECIFIC
 IMPLEMENTATION PLAN**

Project No.
 Plot Date:
 Drawn by: JFL, MG,

Date	Issue Description
UDC-INITIAL	07-22-15

Sheet Title
GRADING AND EROSION CONTROL PLAN

Sheet No.
C300

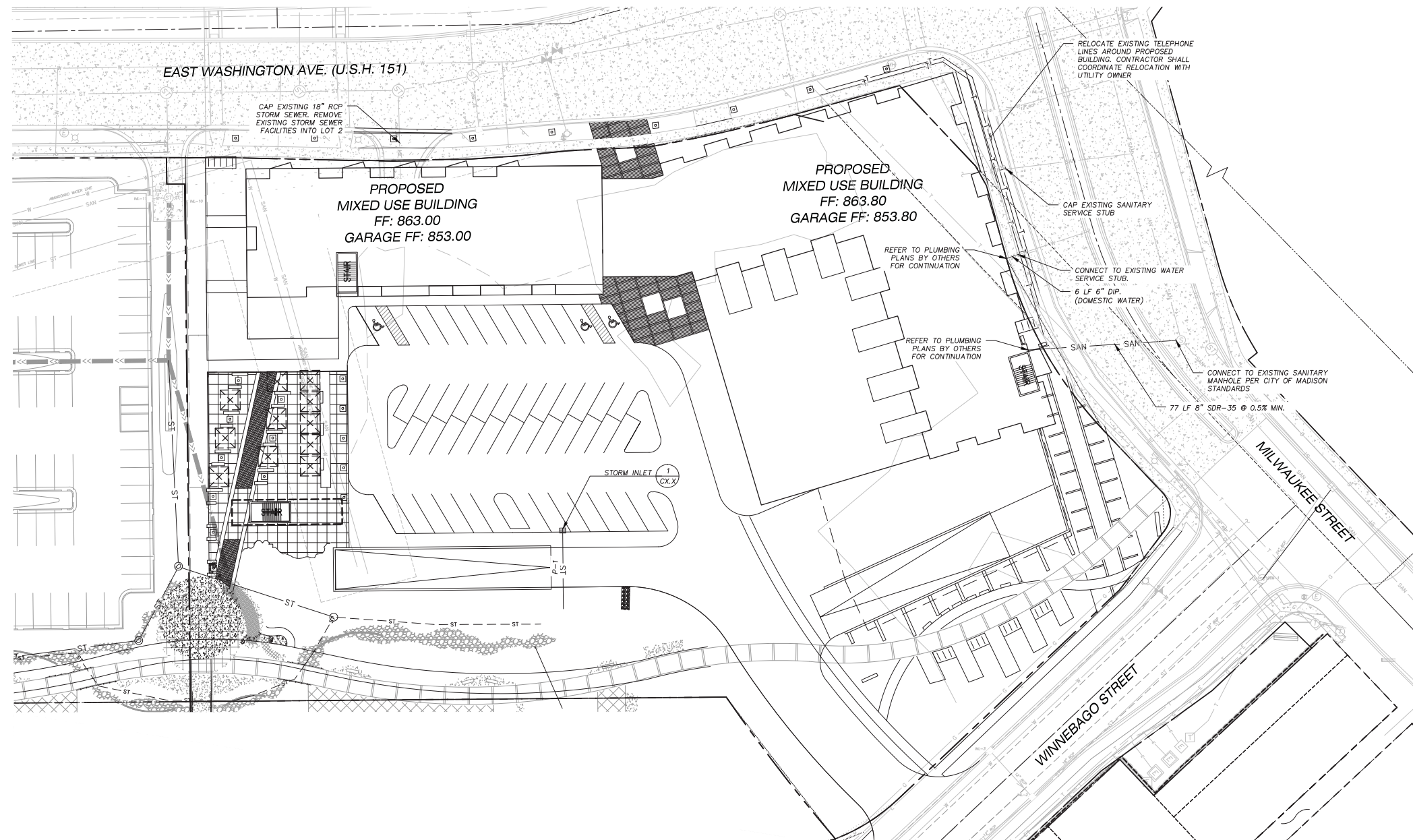
**GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN**

Project No.
Plot Date:
Drawn by: JLF, MG,

Date Issue Descripti
UDC-INITIAL 07-22-15

Sheet Title
UTILITY PLAN

Sheet No.
C400



LEGEND (PROPOSED)

- PROPERTY LINE
- ST STORM SEWER
- SAN SANITARY SEWER
- W WATER MAIN
- G GAS SERVICE (DESIGN BY UTILITY)
- e UNDERGROUND ELECTRIC SERVICE (DESIGN BY UTILITY)
- t UNDERGROUND TELEPHONE SERVICE (DESIGN BY UTILITY)
- ▨ TRENCH PATCH LIMITS
- ▨ ASPHALTIC PAVEMENT
- ▨ CONCRETE PAVEMENT

GENERAL NOTES

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

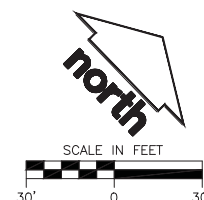
UTILITY NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- 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.
- 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.
- ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, MDCOMM, AND WDMR.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO S&B 384.30, TABLE 384.30-6.
- 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.
- 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.
- THE CONTRACTOR SHALL DETERMINE LOCATION, DEPTH AND SIZE OF EXISTING SANITARY AND WATER SERVICES AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION.



CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
MICHIGAN STATE UNIVERSITY REQUIRES THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE OWNER WILL PROVIDE DIGGING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING. THE CONTRACTOR SHALL BE LOCATED BY A SIGNAL INDICATION OF THE PROPERTY OR OF WHICH THE SUBOWNER WOULD HAVE NO KNOWLEDGE.



GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
MADISON, WI

Project No. 15-6830

Plot Date:

Drawn by: JLF, KJY, MG, ABK

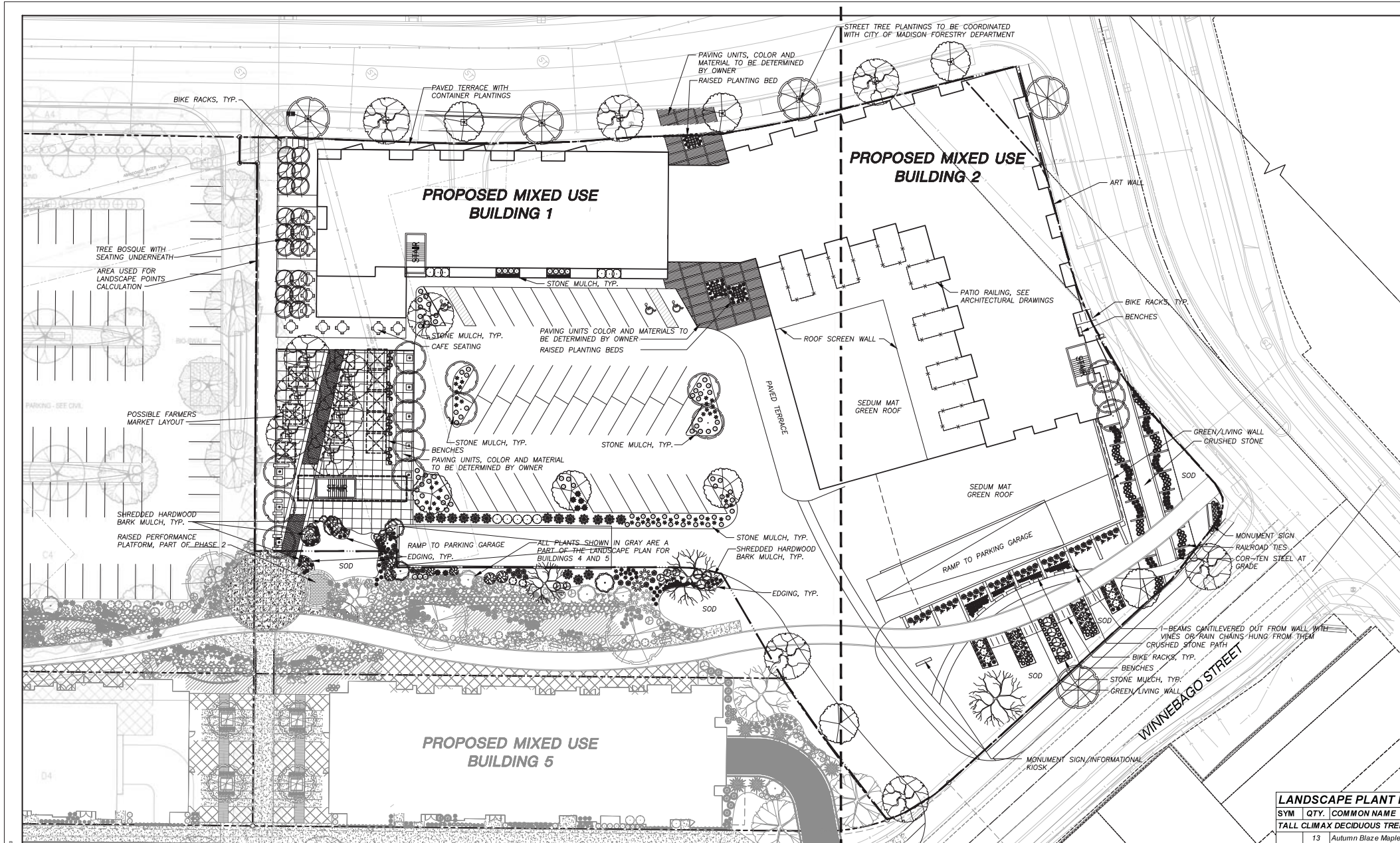
Date Issue Description
UDC-INITIAL 07-22-15

Sheet Title

OVERALL LANDSCAPE PLAN

Sheet No.

L100



LEGEND (PROPOSED)

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

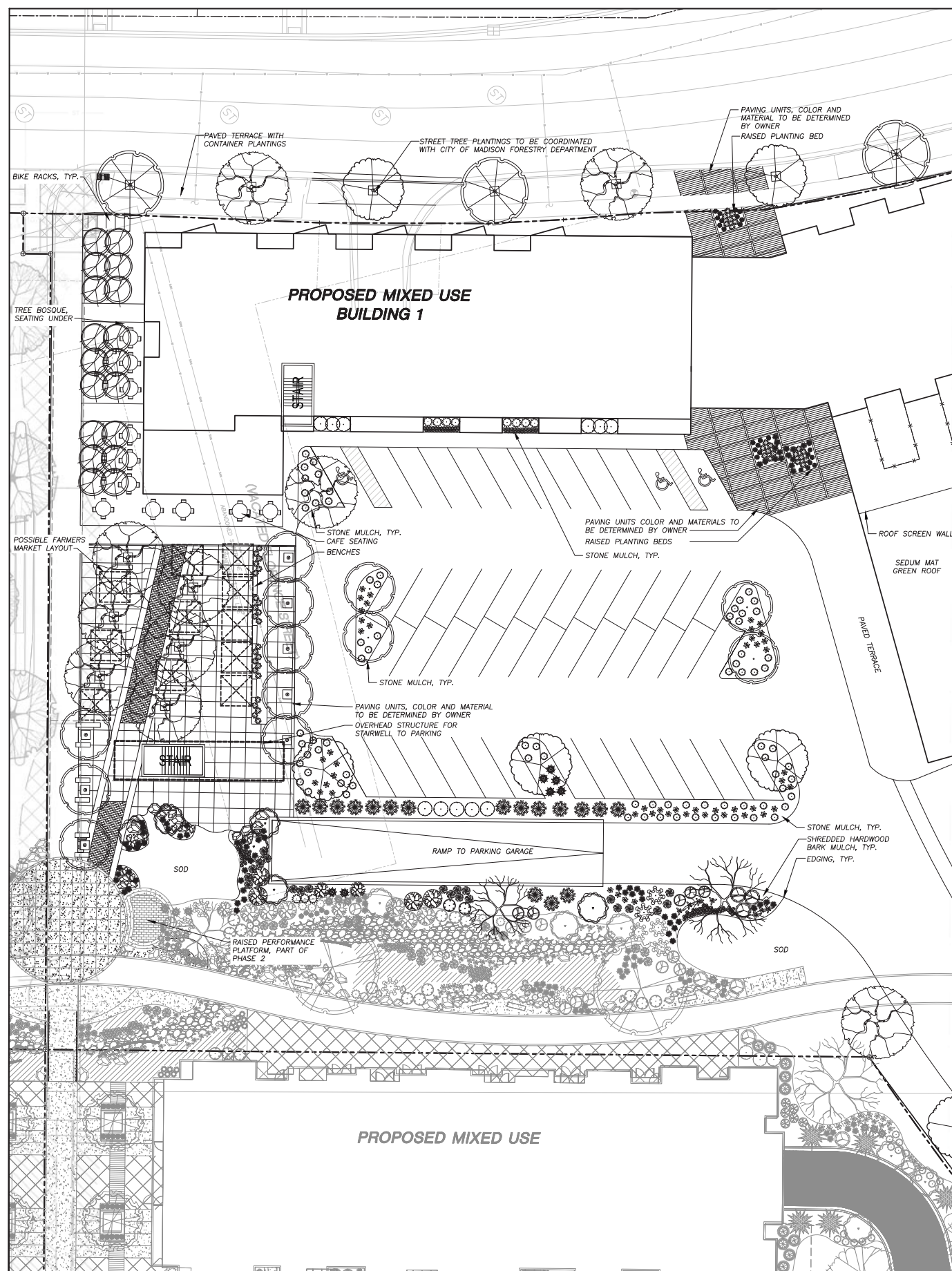
- GENERAL NOTES**
- REFER TO THE BOUNDARY, TOPOGRAPHIC, SITE PLAN, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND PERFORMED BY A CITY LICENSED CONTRACTOR.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
 - REFER TO SHEET L300 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

SEE SHEET L200 | SEE SHEET L201

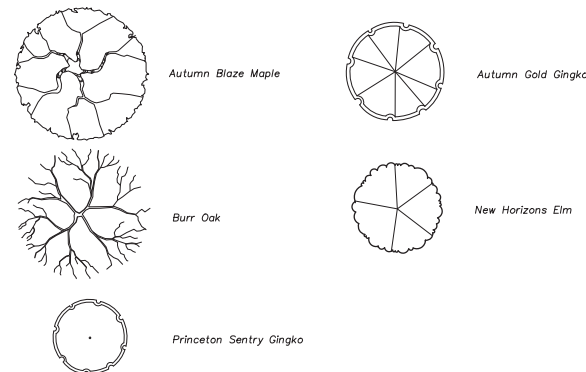
LEGEND (PROPOSED)

<p>TALL CLIMAX DECIDUOUS TREES</p> <ul style="list-style-type: none"> Autumn Blaze Maple Burr Oak Princeton Sentry Gingko Autumn Gold Gingko New Horizons Elm 	<p>ORNAMENTAL TREES</p> <ul style="list-style-type: none"> Pagoda Dogwood Little King River Birch (Multistem) Whitespire Birch (Single Stem) <p>EVERGREEN TREES</p> <ul style="list-style-type: none"> Brandon Arborvitae 	<p>DECIDUOUS SHRUBS</p> <ul style="list-style-type: none"> Iroquois Black Chokeberry Indian Currant Coralberry Knock Out Rose Gold Star Potentilla Gro-Lo Sumac Red Twig Dogwood Yellow Twig Dogwood Spring Red Compact Cranberrybush Vib. 	<p>EVERGREEN SHRUBS</p> <ul style="list-style-type: none"> Mini Arcade Juniper <p>PERENNIALS</p> <ul style="list-style-type: none"> Coreopsis Moonbeam Little Spire Russian Sage Black-Eyed Susan Iris 'Caesar's Brother' May Night Salvia <p>ORNAMENTAL GRASSES</p> <ul style="list-style-type: none"> Karl Foerster Feather Reed Grass Dwarf Hameln Fountain Grass Blue Oat Grass Big Bluestem Little Bluestem Prairie Dropseed Common Oak Sedge
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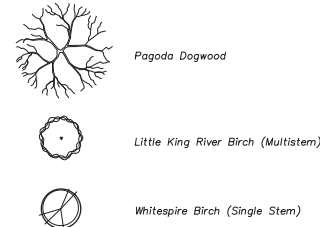
SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TALL CLIMAX DECIDUOUS TREES					
13		Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2-1/2" Cal.	B&B
2		Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B
5		Autumn Gold Gingko	GINKGO biloba 'Autumn Gold'	2-1/2" Cal.	B&B
15		Princeton Sentry Gingko	GINKGO biloba 'Princeton Sentry'	2-1/2" Cal.	B&B
8		New Horiz on Elm	ULMUS x 'New Horizon'	2-1/2" Cal.	B&B
ORNAMENTAL TREES					
1		Pagoda Dogwood	CORNUS alternifolia 'Argentea'	1 1/2" Cal.	B&B
6		Little King River Birch (multistem)	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B
18		Whitespire Birch (single stem)	BETULA populifolia 'Whitespire'	1 1/2" Cal.	B&B
UPRIGHT EVERGREEN SHRUB					
17		Brandon Arborvitae	THUJA occidentalis 'Brandon'	5-6' Ht.	B&B
DECIDUOUS SHRUBS					
8		Iroquois Black Chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Mn. Ht.	# 3 Cont.
2		Indian Currant Coralberry	SYMPHORICARPOS orbiculatus	12-24" Mn. Ht.	# 3 Cont.
11		Knock Out Rose	ROSA 'RADRAZ'	12-24" Mn. Ht.	# 3 Cont.
5		Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	12-24" Mn. Ht.	# 3 Cont.
11		Gro-Lo Sumac	RHUS aromatica 'Gro-Lo'	12-24" Mn. Ht.	# 3 Cont.
4		Red Twig Dogwood	CORNUS sericea 'Insanit'	12-24" Mn. Ht.	# 3 Cont.
8		Yellow Twig Dogwood	CORNUS sericea 'Flaviramea'	12-24" Mn. Ht.	# 3 Cont.
7		Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Mn. Ht.	# 3 Cont.
EVERGREEN SHRUBS					
7		Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Mn. Ht.	# 3 Cont.
PERENNIALS					
25		Coreopsis Moonbeam	COREOPSIS verticillata	10 - 12" Ht.	# 1 Cont.
50		Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.
72		Black-Eyed Susan	RUDI/BECKIA fulgida var. fulgida	10 - 12" Ht.	# 1 Cont.
55		Iris 'Caesar's Brother'	IRIS SIBERICA 'Caesar's Brother'	10 - 12" Ht.	# 1 Cont.
8		May Night Salvia	SALVIA NEMEROSA 'Mainacht'	10 - 12" Ht.	# 1 Cont.
ORNAMENTAL GRASSES					
76		Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	# 1 Cont.
101		Blue Oat Grass	HELICOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.
53		Big Bluestem	ANDROPOGON gerardii	10 - 12" Ht.	# 1 Cont.
155		Prairie Dropseed	SPOROBOLUS heterolepis	10 - 12" Ht.	# 1 Cont.
290		Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG



LEGEND (PROPOSED)
TALL CLIMAX DECIDUOUS TREES



ORNAMENTAL TREES



EVERGREEN TREES



DECIDUOUS SHRUBS



EVERGREEN SHRUBS



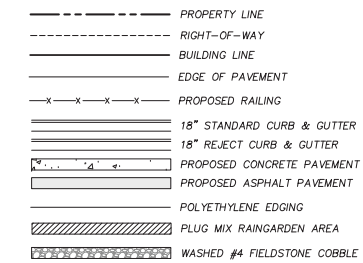
PERENNIALS



ORNAMENTAL GRASSES

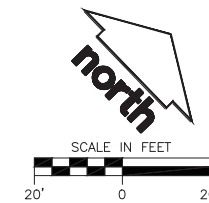


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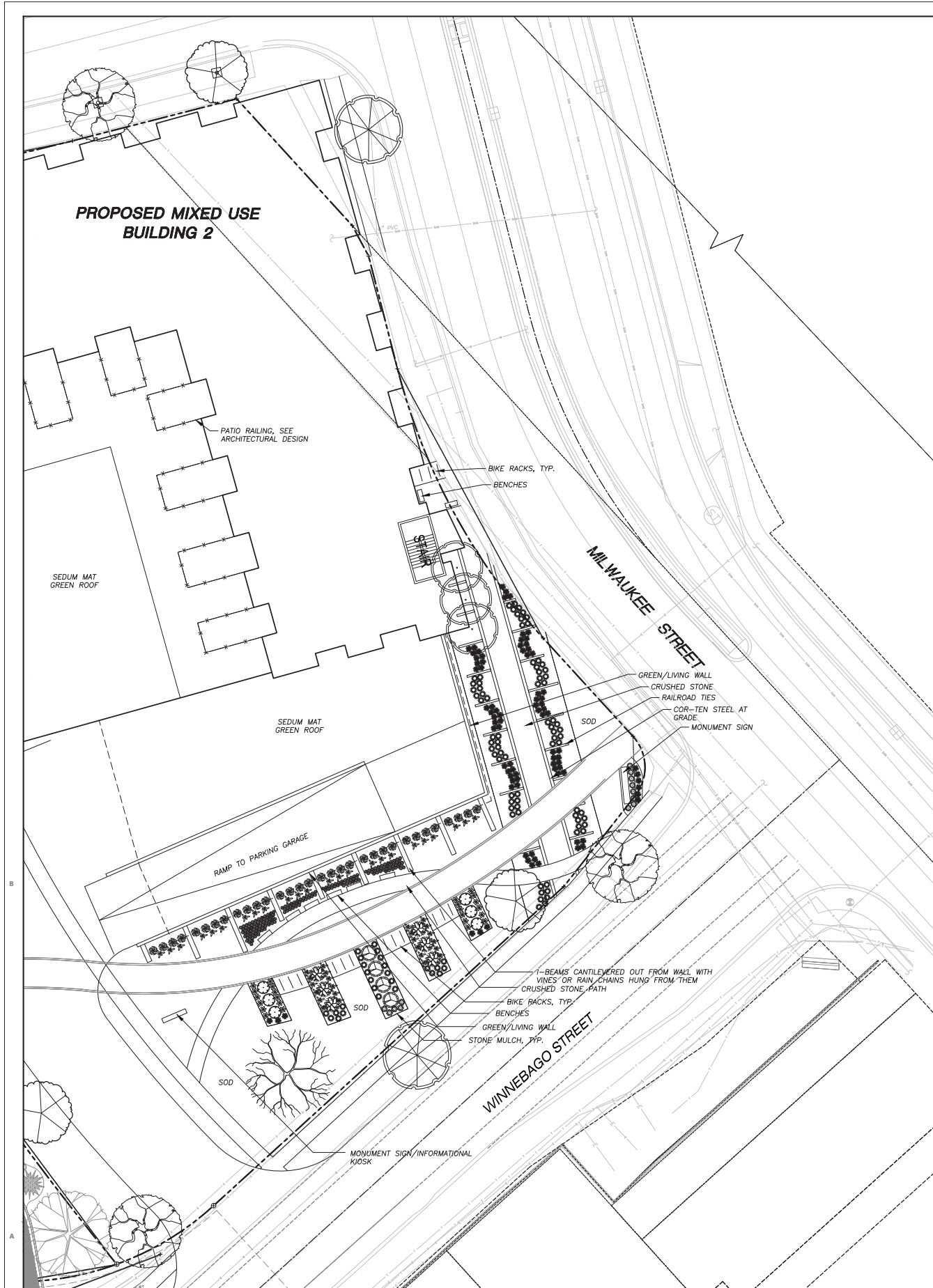
GENERAL NOTES

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- 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.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
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- REFER TO SHEET L300 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.

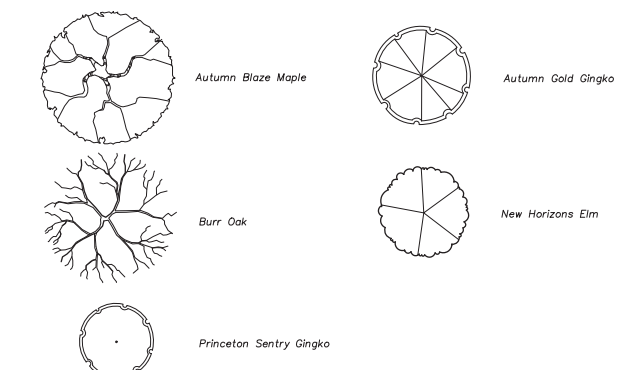


LANDSCAPE PLANT LIST

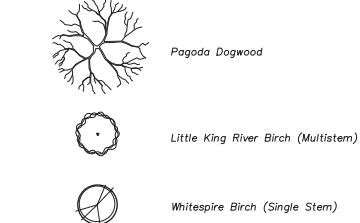
SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TALL CLIMAX DECIDUOUS TREES					
	13	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2-1/2" Cal.	B&B
	2	Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B
	5	Autumn Gold Ginkgo	GINKGO biloba 'Autumn Gold'	2-1/2" Cal.	B&B
	15	Princeton Sentry Ginkgo	GINKGO biloba 'Princeton Sentry'	2-1/2" Cal.	B&B
	8	New Horizon Elm	ULMUS x 'New Horizon'	2-1/2" Cal.	B&B
ORNAMENTAL TREES					
	1	Pagoda Dogwood	CORNUS alternifolia 'Argentea'	1 1/2" Cal.	B&B
	6	Little King River Birch (multistem)	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B
	18	Whitespire Birch (single stem)	BETULA populifolia 'Whitespire'	1 1/2" Cal.	B&B
UPRIGHT EVERGREEN SHRUB					
	17	Brandon Arborvitae	THUJA occidentalis 'Brandon'	5-6' Ht.	B&B
DECIDUOUS SHRUBS					
	8	Iroquois Black Chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	# 3 Cont.
	2	Indian Currant Coralberry	SYMPHORICARPOS orbiculatus	12-24" Min. Ht.	# 3 Cont.
	11	Knock Out Rose	ROSA 'RADrazz'	12-24" Min. Ht.	# 3 Cont.
	5	Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	12-24" Min. Ht.	# 3 Cont.
	11	Gro-Lo Sumac	RHUS aromatica 'Gro-Lo'	12-24" Min. Ht.	# 3 Cont.
	4	Red Twig Dogwood	CORNUS sericea 'Insaniti'	12-24" Min. Ht.	# 3 Cont.
	8	Yellow Twig Dogwood	CORNUS sericea 'Flaviramea'	12-24" Min. Ht.	# 3 Cont.
	7	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	# 3 Cont.
EVERGREEN SHRUBS					
	7	Mini Arcade Juniper	JUNIPERUS sabina 'Mni Arcade'	12-24" Min. Ht.	# 3 Cont.
PERENNIALS					
	25	Coreopsis Moonbeam	COREOPSIS verticillata	10 - 12" Ht.	# 1 Cont.
	50	Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.
	72	Black-Eyed Susan	RUDIBECKIA fulgida var. fulgida	10 - 12" Ht.	# 1 Cont.
	55	Iris 'Caesar's Brother'	IRIS SIBERICA 'Caesar's Brother'	10 - 12" Ht.	# 1 Cont.
	8	May Night Salvia	SALVIA NEMEROSA 'Mainacht'	10 - 12" Ht.	# 1 Cont.
ORNAMENTAL GRASSES					
	76	Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	# 1 Cont.
	101	Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.
	53	Big Bluestem	ANDROPOGON gerardii	10 - 12" Ht.	# 1 Cont.
	155	Prairie Dropseed	SPOROBOLUS heterolepis	10 - 12" Ht.	# 1 Cont.
	290	Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG



LEGEND (PROPOSED)
TALL CLIMAX DECIDUOUS TREES



ORNAMENTAL TREES



EVERGREEN TREES



DECIDUOUS SHRUBS



EVERGREEN SHRUBS



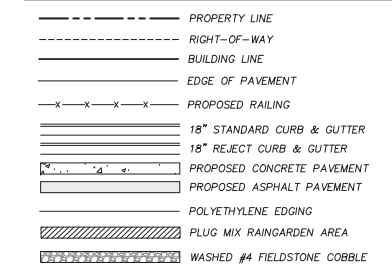
PERENNIALS



ORNAMENTAL GRASSES

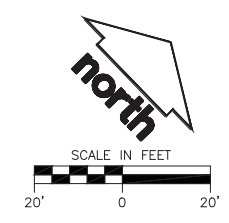


LEGEND (PROPOSED)



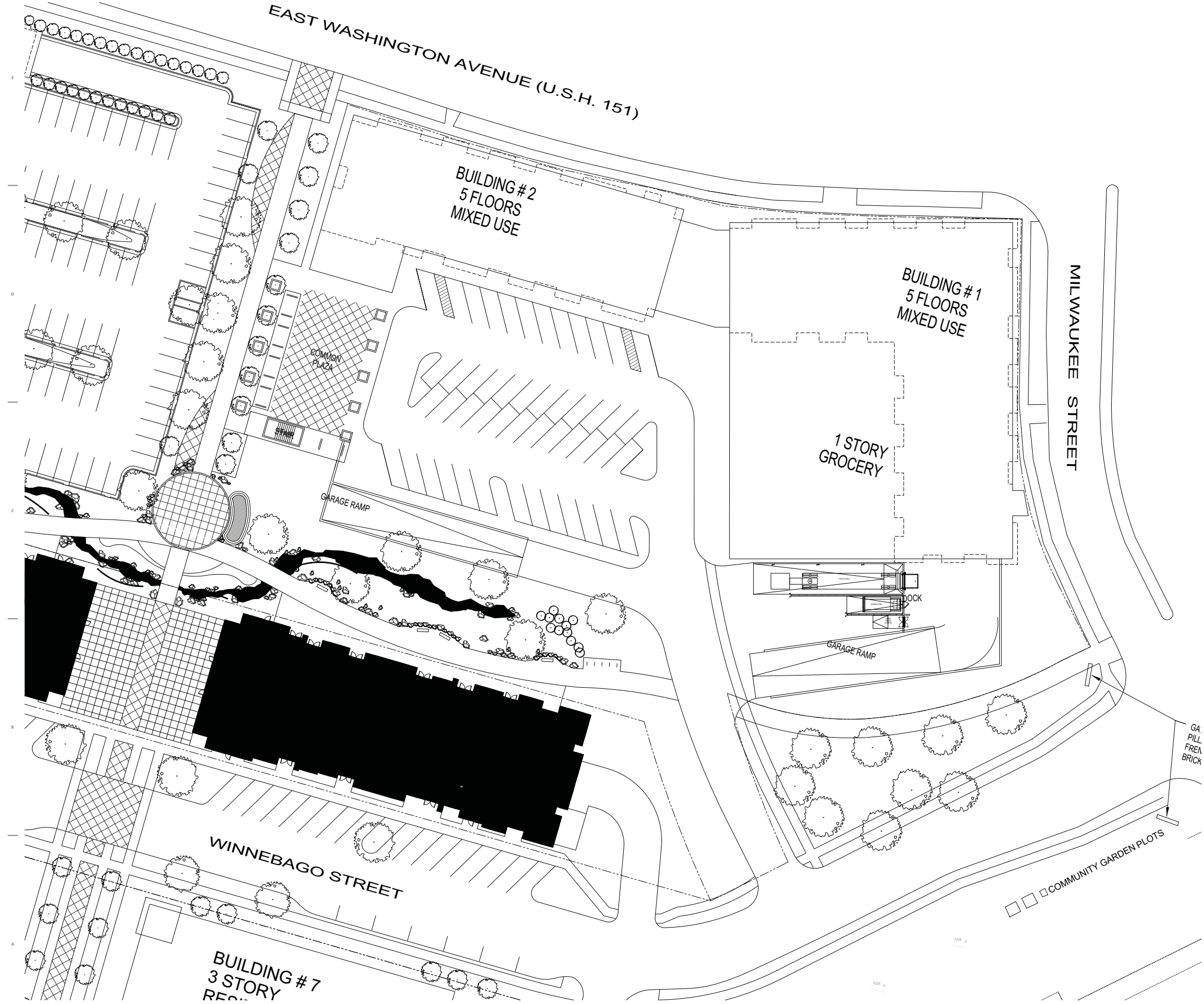
GENERAL NOTES

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 L300 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.

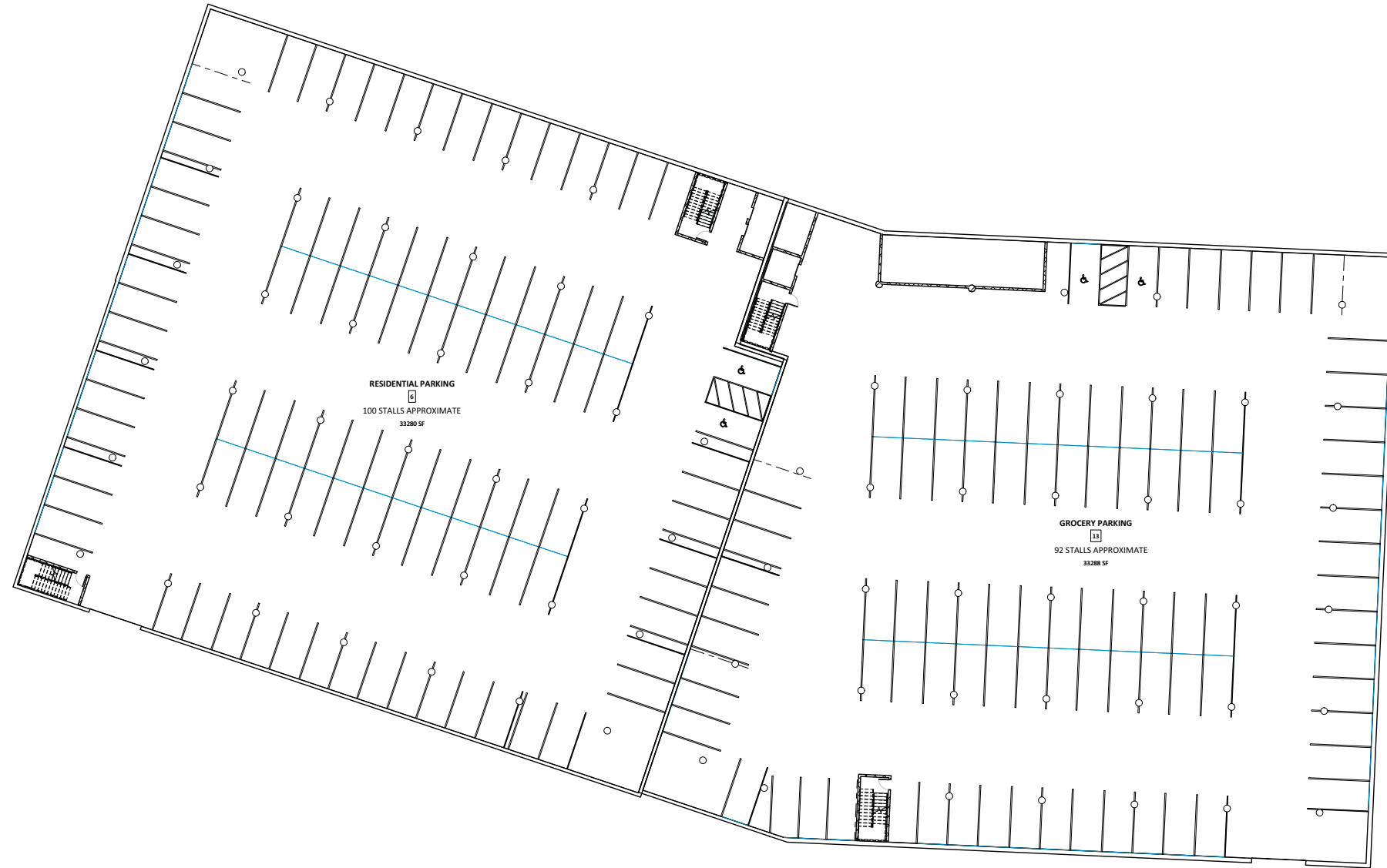


SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TALL CLIMAX DECIDUOUS TREES					
13		Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2-1/2" Cal.	B&B
2		Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B
5		Autumn Gold Ginkgo	GINKGO biloba 'Autumn Gold'	2-1/2" Cal.	B&B
15		Princeton Sentry Ginkgo	GINKGO biloba 'Princeton Sentry'	2-1/2" Cal.	B&B
8		New Horizon Elm	ULMUS x 'New Horizon'	2-1/2" Cal.	B&B
ORNAMENTAL TREES					
1		Pagoda Dogwood	CORNUS alternifolia 'Argentea'	1 1/2" Cal.	B&B
6		Little King River Birch (multistem)	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B
18		Whitespire Birch (single stem)	BETULA populifolia 'Whitespire'	1 1/2" Cal.	B&B
UPRIGHT EVERGREEN SHRUB					
17		Brandon Arborvitae	THUJA occidentalis 'Brandon'	5-6" Ht.	B&B
DECIDUOUS SHRUBS					
8		Iroquois Black Chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	# 3 Cont.
2		Indian Currant Coralberry	SYMPHORICARPOS orbiculatus	12-24" Min. Ht.	# 3 Cont.
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53		Big Bluestem	ANDROPOGON gerardii	10 - 12" Ht.	# 1 Cont.
155		Prairie Dropseed	SPOROBOLOUS heterolepis	10 - 12" Ht.	# 1 Cont.
290		Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



SUBMITTAL	
Project No.	Project Number
Plot Date:	7/21/2015 10:25:25 AM
Drawn by:	rt5
Date	Issue Description

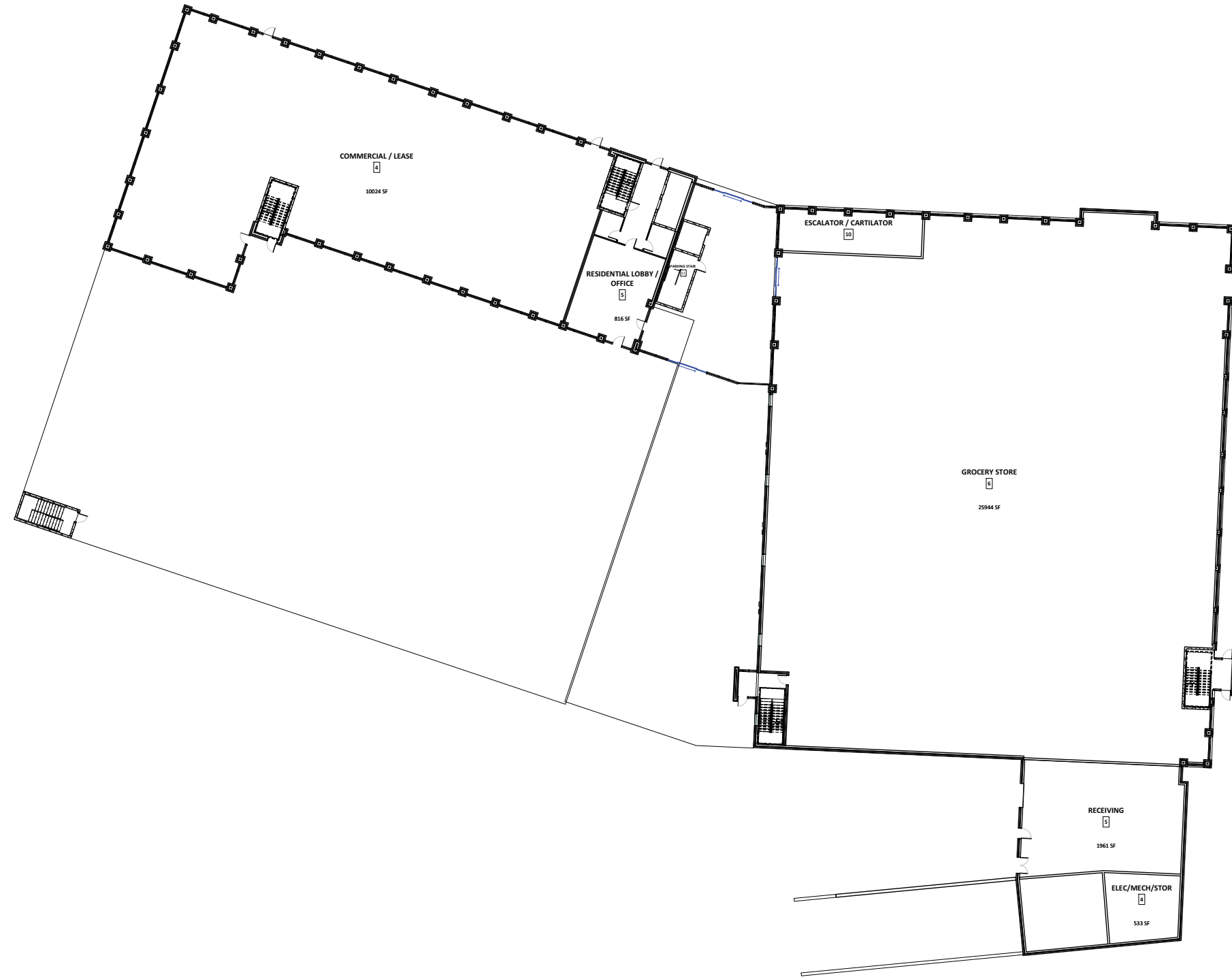


UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL

Project No.	Project Number
Plot Date:	7/21/2015 10:25:25 AM
Drawn by:	ms

Date	Issue Description



UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL

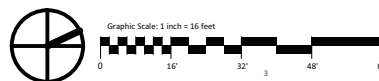
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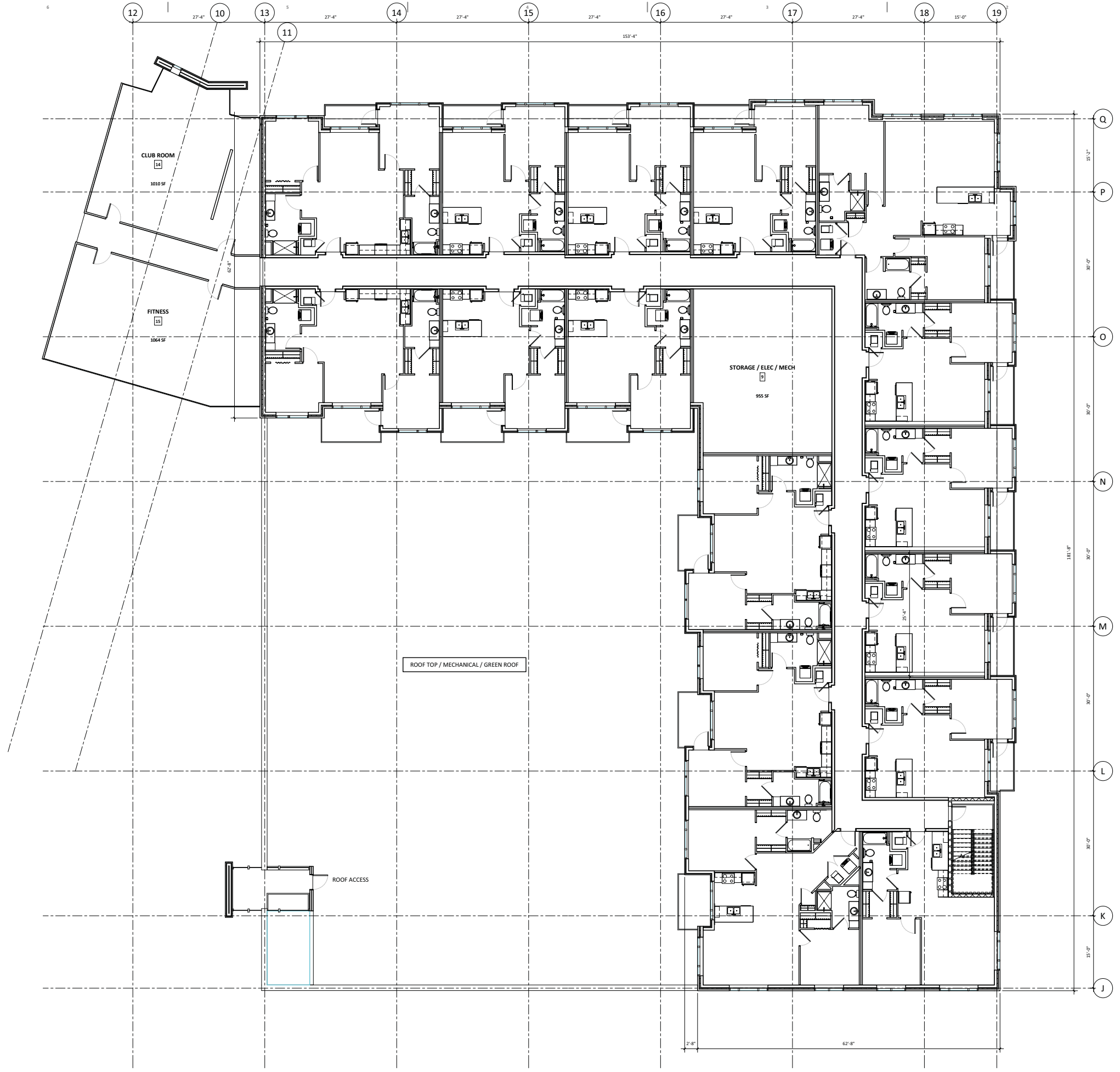
Sheet Title
OVERALL 1ST FLOOR

Sheet No.
A3

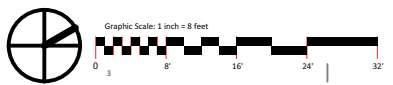
1 OVERALL 1ST FLOOR
SCALE: 1/16" = 1'-0"



UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI



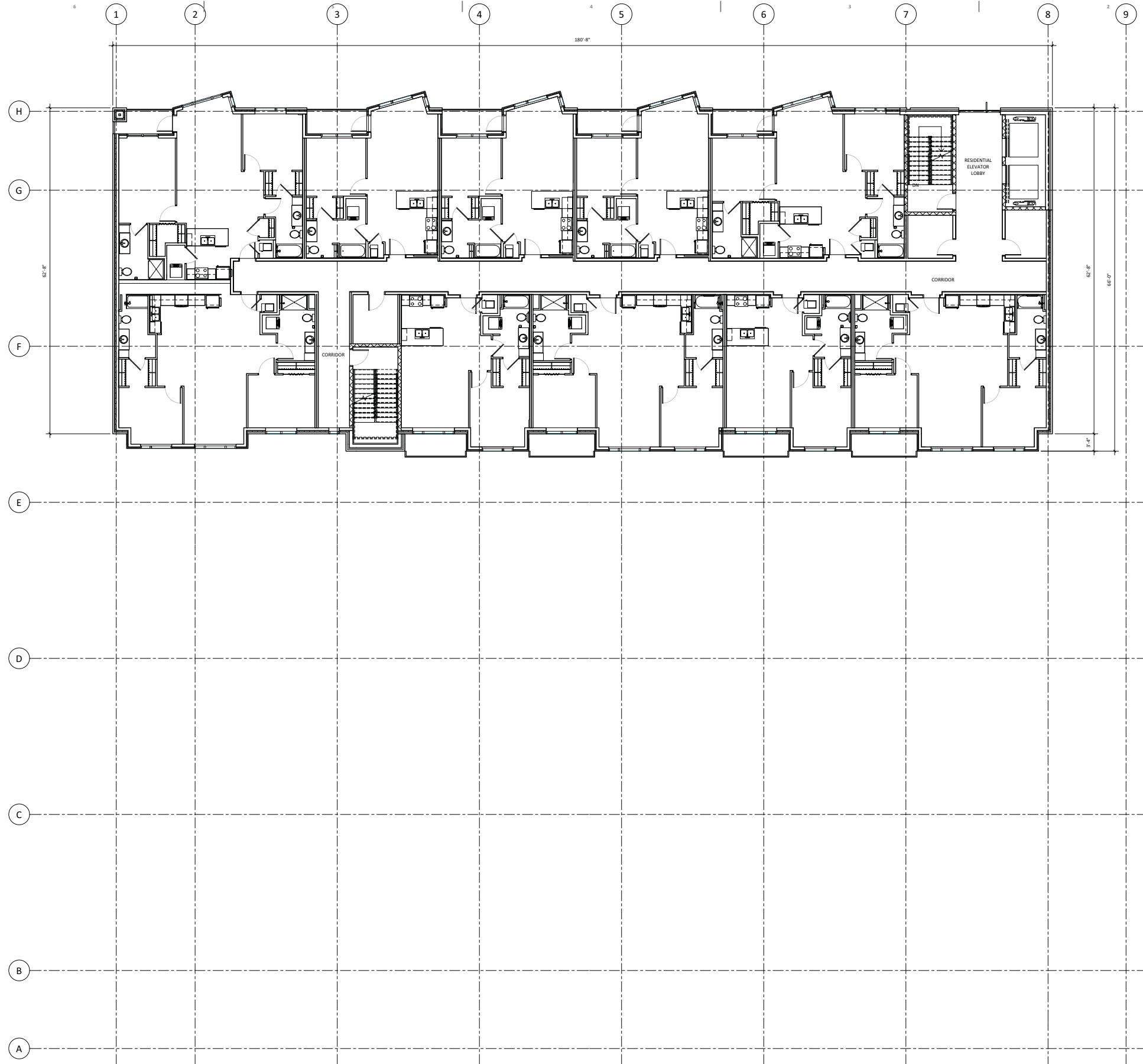
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SUBMITTAL	
Project No.	Project Number
Plot Date:	7/22/2015 8:49:06 AM
Drawn by:	mt5
Date	Issue Description

Sheet Title
**2ND FLOOR EAST
RESIDENTIAL**

Sheet No.
A4



UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL	
Project No.	Project Number
Plot Date:	7/22/2015 8:51:13 AM
Drawn by:	mt5
Date	Issue Description



EAST WASHINGTON ELEVATION

PRIMARY BUILDING
ENTRANCE



TENANT SIGNAGE

"LIVING WALL"

MILWAUKEE STREET ELEVATION

"ART WALL"

HIGH ROOF ELEV. 82'-0"

TYP. ROOF ELEV. 72'-0"

SECOND FLOOR ELEV. 20'-0"

FIRST FLOOR ELEV. 0'-0"



ARCHITECTURAL
METAL PANEL

FACE BRICK

ROOFTOP DECK

STOREFRONT
WINDOW / ENTRY

WINNEBAGO STREET ELEVATION

PRIMARY BUILDING
ENTRANCE

ROOFTOP DECK



WEST ELEVATION

ARCHITECTURAL
METAL PANEL

FACE BRICK

ARCHITECTURAL
METAL PANEL

ARCHITECTURAL
METAL PANEL

METAL PANEL

FACE BRICK

SERVICE DOCK

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL

Project No.	Project Number
Plot Date:	7/24/2015 3:17:22 PM
Drawn by:	MARK S.

Date	Issue Description
7.22.15	SIP / UDC SUBMITTAL

Sheet Title
BUILDING ELEVATIONS

Sheet No.

