



MADISON WATER UTILITY  
**Paterson Street Operations Center**  
RENDERING  
22 April 2015



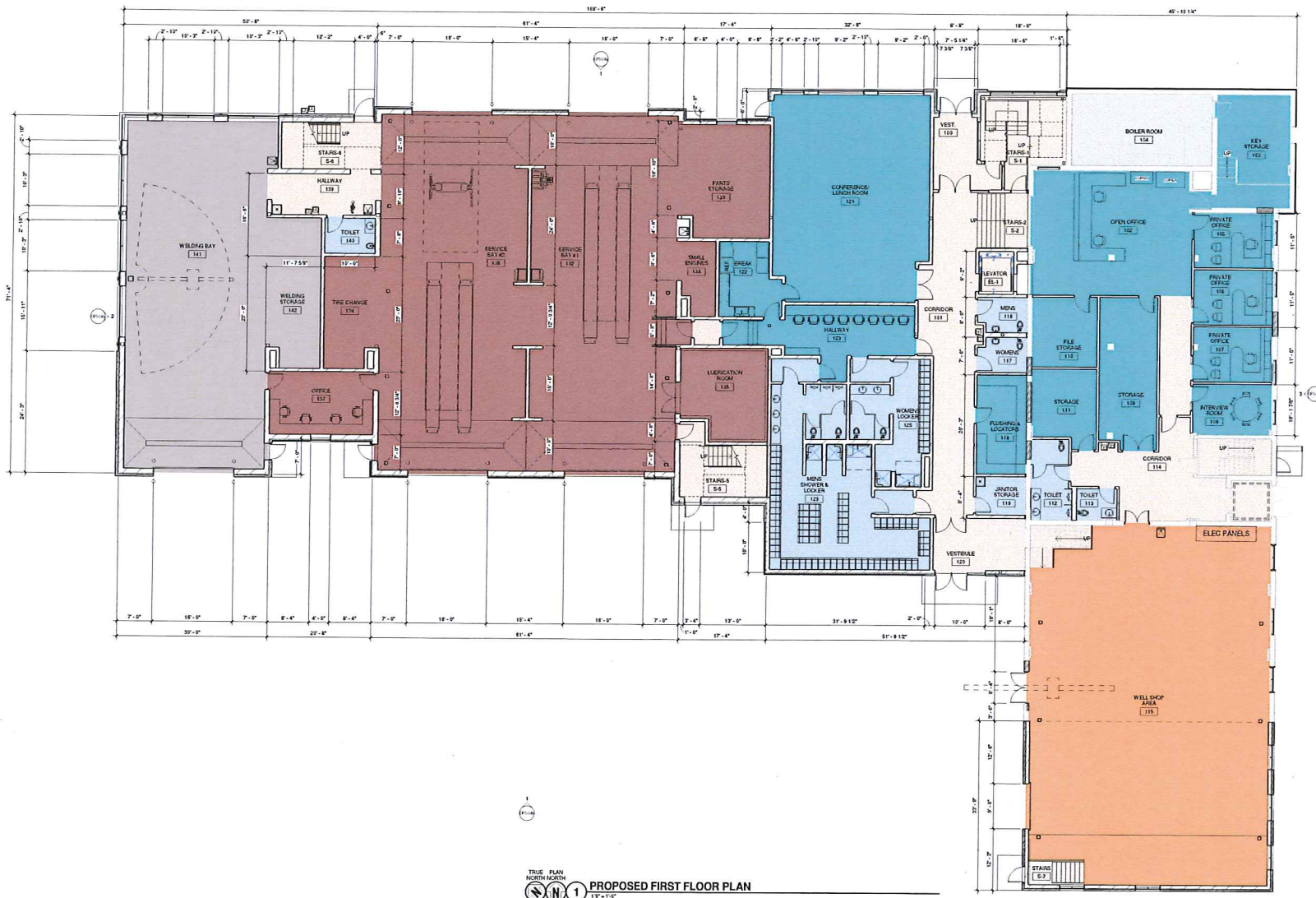




MADISON WATER UTILITY  
**Paterson Street Operations Center**  
RENDERING  
22 April 2015

**Mead  
& Hunt**





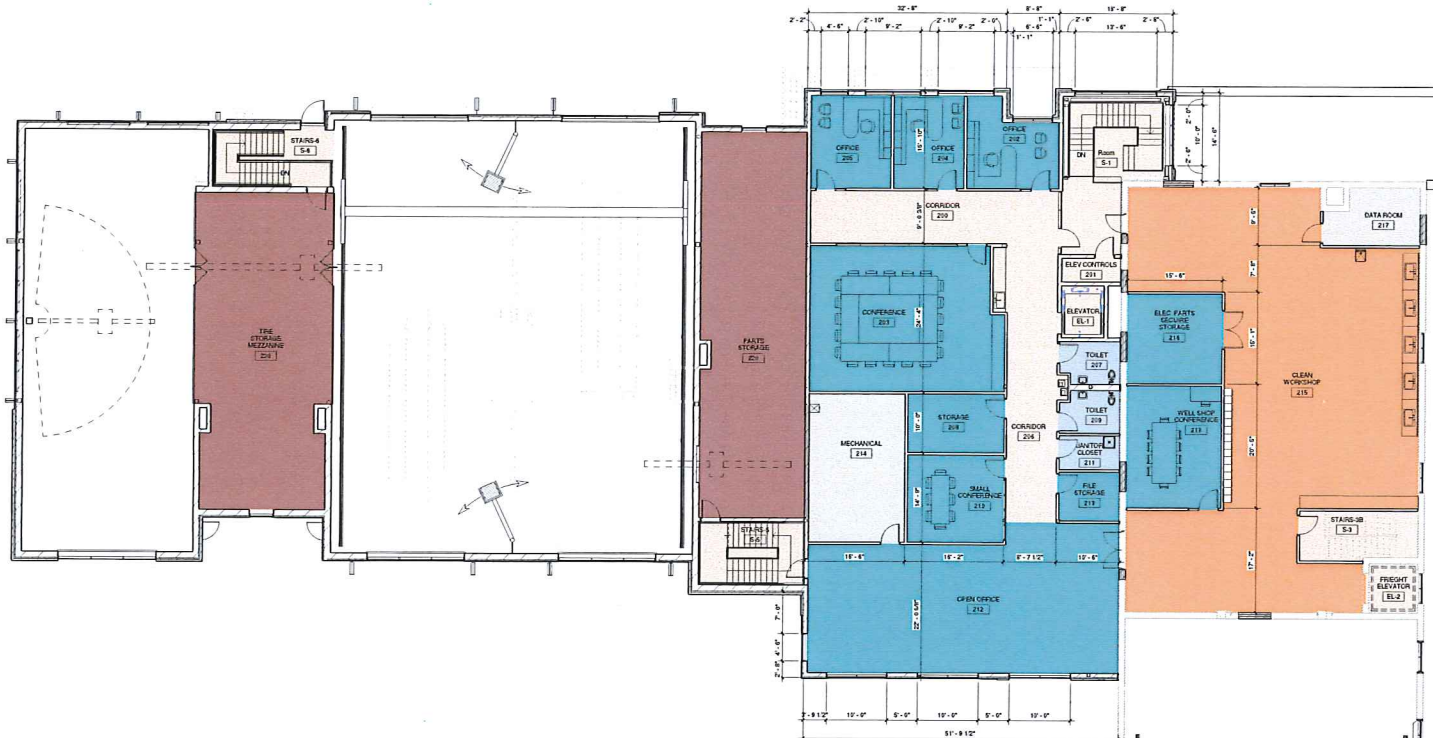
TRUE PLAN NORTH ARROW  
 1 PROPOSED FIRST FLOOR PLAN  
 1/8" = 1'-0"

- BUSINESS/SUPPORT
- CIRCULATION
- LOCKERS/TOILETS ROOMS
- MECHANICAL
- VEHICLE MAINTENANCE
- WELDING
- WELL MAINTENANCE



MADISON WATER UTILITY  
**Paterson Street Operations Center**  
 FIRST FLOOR PLAN  
 22 April 2015

OPS-02 **Mead & Hunt**



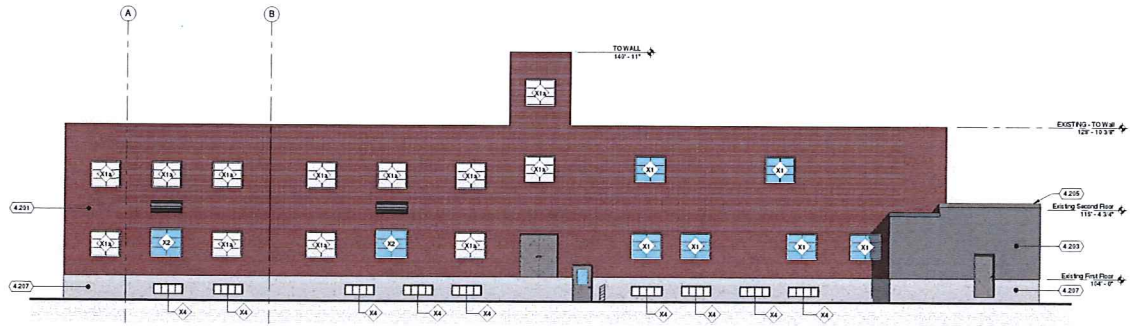
TRUE PLAN  
NORTH  
PROPOSED SECOND FLOOR PLAN  
1" = 1'-0"

- BUSINESS/SUPPORT
- CIRCULATION
- LOCKERS/TOILETS ROOMS
- MECHANICAL
- VEHICLE MAINTENANCE
- WELDING
- WELL MAINTENANCE





1 NORTH BUILDING ELEVATION  
1/4" = 1'-0"



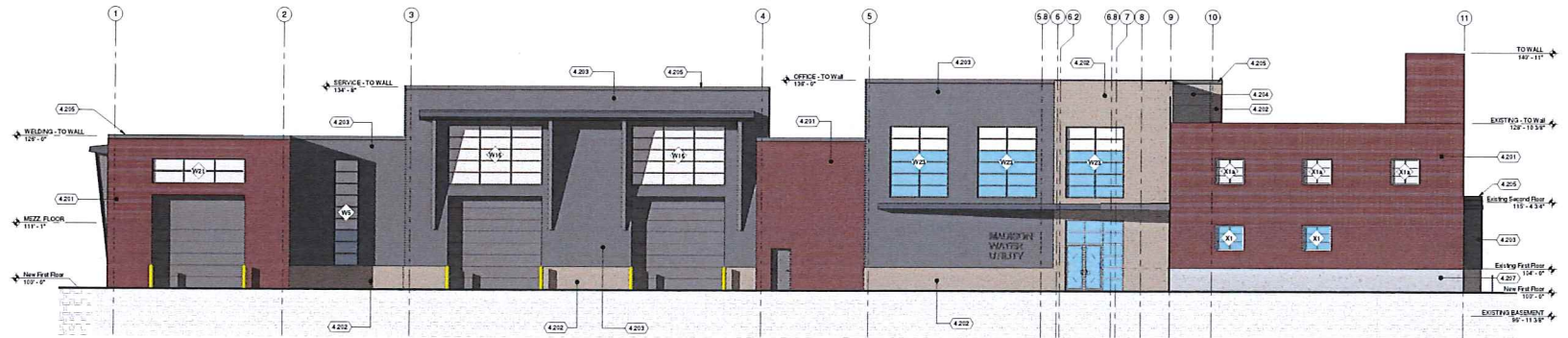
3 EAST BUILDING ELEVATION  
1/4" = 1'-0"

KEYED NOTES

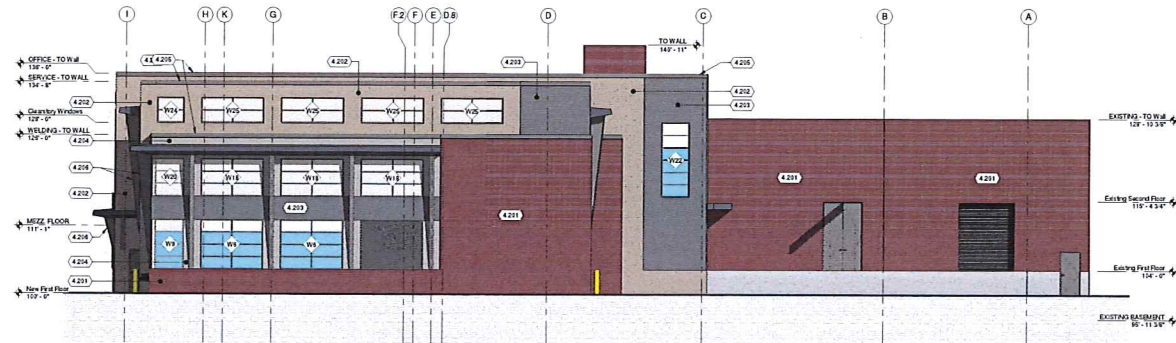
- 4.201 BRICK VENEER
- 4.202 PRECAST CONCRETE PANEL
- 4.203 HORIZONTAL METAL Siding
- 4.204 FLAT HORIZONTAL SHEET METAL
- 4.205 PREFINISHED ALUMINUM METAL COPING TRIM
- 4.206 BRACKETS
- 4.207 CONCRETE WALL







1 SOUTH BUILDING ELEVATION  
1/4" = 1'-0"



2 WEST BUILDING ELEVATION  
1/4" = 1'-0"

KEYED NOTES

- 4211 BRICK VENEER
- 4212 PRECAST CONCRETE PANEL
- 4213 HORIZONTAL METAL SIDING
- 4214 FLAT HORIZONTAL SHEET METAL
- 4215 PAPERFINISHED ALUMINUM METAL COPING TRIM
- 4216 BRACKETS
- 4217 CONCRETE WALL



MADISON WATER UTILITY  
**Paterson Street Operations Center**  
 EXTERIOR ELEVATIONS  
 22 April 2015

OPS-04b **Mead & Hunt**

**SITE SURVEY PLAN NOTES:**

1. CONTOUR INTERVALS SHOWN ARE 1/2'
2. PRIVATE SUBSURFACE UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON GROUND MARKINGS PLACED BY CLIENT REPRESENTATIVE. MARKINGS MAY NOT BE BY BECAUSE OF SURFACE DETECTING INSTRUMENTS AS SOME WERE MAILED FOR PERSONNEL BEST RECOLLECTION.
3. PUBLIC SUBSURFACE UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON GROUND MARKINGS PLACED BY CROSSER NOTING. CROSSER NOTING DOES NOT GUARANTEE THE PRECISION OF THESE MARKINGS. IN ACCORDANCE WITH WISCONSIN LAW, SUBSURFACE UTILITIES MUST BE EXPOSED 14 HOURS BEFORE MACHINE GOING IS PERMISSIBLE. UTILITY LOCATION MARKINGS ARE VALID FOR ONLY 14 DAYS. CONTRACTOR MUST EXPOSE NEW UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
4. SANITARY SEWER AND STORM SEWER LOCATIONS HAVE BEEN DETERMINED BY OBSERVABLE SURFACE STRUCTURES AND RESPECTIVE FEATURES. INTERMEDIATE PIPE LOCATIONS ARE APPROXIMATE AS ACCURATE LOCATIONS WERE NOT AVAILABLE AT TIME OF SURVEY.
5. CONTROL POINTS AND BENCHMARKS SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. PRIOR TO STAKING, THE CONTROL MUST BE INDEPENDENTLY VERIFIED AS UNDISTURBED. NO WARRANTY IS MADE WITH RESPECT TO THE ACCURACY OF CONTROL SHOWN HEREON AS THEY ARE SUBJECT TO POTENTIAL DISTURBANCE.
6. LOT LINES ARE NOT MEASURED ON FIELD VERIFIED AND ARE SHOWN AS RECORDED ON THE ORIGINAL PLAT OF THE CITY OF MADISON. ALL TOPOGRAPHIC DATA IS REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM.

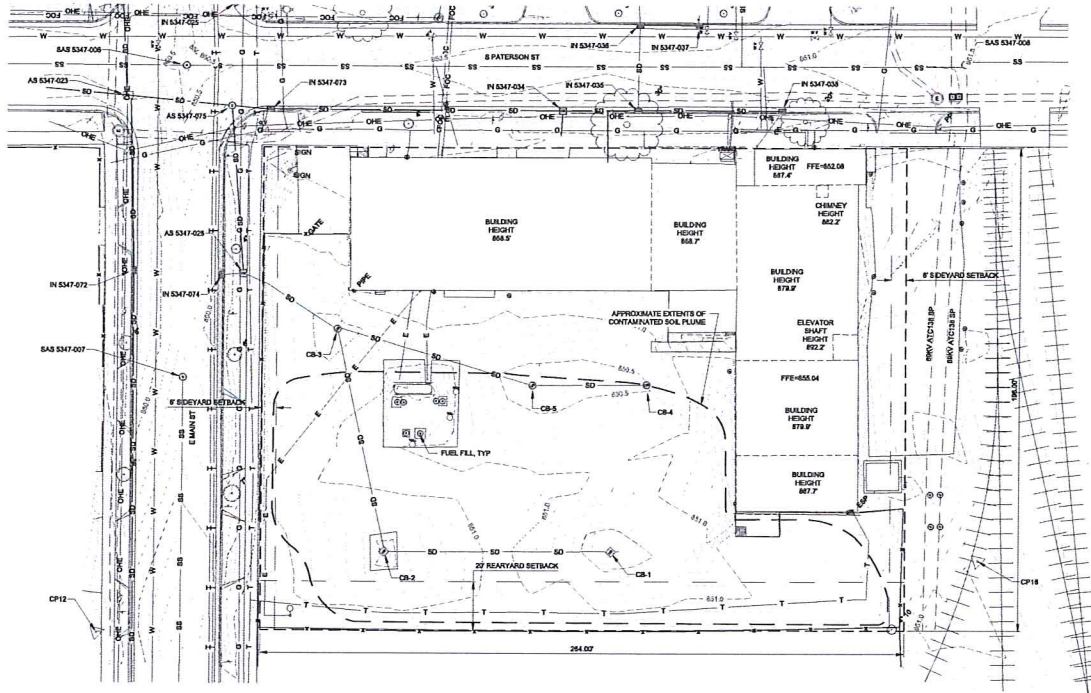
**SURVEY DATA:**

SURVEY DATE(S) DECEMBER 2014  
 COORDINATE SYSTEM WCGS DANE COUNTY  
 VERTICAL DATUM GEOID 124-M  
 CONTROL SOURCE WISCONSIN  
 SURVEY UNITS US SURVEY FOOT

SURVEY CONTROL DATA				
POINT #	DESCRIPTION	ELEVATION	NORTHING	EASTING
CP19	NO. 8 REBAR	851.20	445105.158	824579.052
CP11	NO. 8 REBAR	850.35	445094.867	824296.697
CP12	CHISELED X	851.37	445105.238	824188.611
CP18	R/R SPKLE	851.12	444919.822	824430.828

**LEGEND:**

- BOLLARD
- △ CONTROL POINT
- ⊕ DOWNSPOUT
- ⊞ ELECTRICAL TRANSFORMER BOX
- ⊞ ELECTRICAL SERVICE PANEL
- ⊞ ELECTRICAL HANDHOLE/ULLBOX
- ⊞ FIRE HYDRANT
- ⊞ FLAGPOLE
- ⊞ FUEL FILL
- ⊞ GAS METER
- ⊞ GAS VALVE
- ⊞ INLET, CURB
- ⊞ INLET, SQUARE
- ⊞ INLET, ROUND
- ⊞ MANHOLE
- ⊞ LIGHT POLE (SINGLE)
- ⊞ MANHOLE, ELECTRIC
- ⊞ MANHOLE, SANITARY SEWER
- ⊞ MANHOLE, STORM SEWER
- ⊞ MANHOLE, TELECOMMUNICATIONS
- ⊞ MARKER, CABLE
- ⊞ POWER POLE
- ⊞ SIGN (SINGLE POST)
- ⊞ SOIL BORING
- ⊞ TREE, DECIDUOUS
- ⊞ WATER VALVE
- ⊞ WATER METER
- ⊞ WATER ENLTOP
- ⊞ MONITORING WELL
- GAS
- OHE — ELECTRIC, OVERHEAD
- E — ELECTRIC, UNDERGROUND
- EXISTING CONTOUR LINES
- FENCE
- HORIZONTAL
- SANITARY SEWER
- STORM SEWER / CLVERT
- TELEPHONE
- TV CABLE
- WATER
- ⊞ RAILROAD TRACKS



**STORM SEWER STRUCTURE REPORT**

STRUCTURE #	STRUCTURE TYPE	RM FTL	INVERT ELEVATION	SIZE	TYPE	STREET
CB-1	SQUARE INLET	RM FTL	859.30	18"	RCP	W/J PARKING LOT
		INV SW	1.80	848.50	4	
		INV SE	1.43	848.85	4	
CB-2	SQUARE INLET	RM FTL	869.47	12"	RCP	W/J PARKING LOT
		INV SW	2.50	847.97	12	
		INV SE	2.50	847.27	12	
CB-3	SQUARE INLET	RM FTL	858.30	12"	RCP	W/J PARKING LOT
		INV SW	3.20	847.18	12	
		INV SE	3.20	847.21	12	
CB-4	ROUND INLET	RM FTL	866.42	12"	RCP	W/J PARKING LOT
		INV SW	1.20	848.08	12	
		INV SE	3.10	847.28	12	
CB-5	ROUND INLET	RM FTL	860.31	12"	RCP	W/J PARKING LOT
		INV SW	1.80	848.38	12	
		INV SE	1.80	848.38	12	
AS 5347-028	SQUARE INLET STRUCTURE	RM FTL	869.73	2'-0"	PVC	E MAIN ST
		INV SW	2.50	848.28	2'-0"	
		INV SE	-	8	RCP	
IN 5347-074	CURB INLET	RM FTL	869.73	2'-0"	PVC	E MAIN ST
		INV SW	1.40	848.28	2'-0"	
		INV SE	-	8	RCP	
AS 5347-075	ACCESS STRUCTURE RECTANGULAR	RM FTL	869.73	18"	RCP	E MAIN ST AT S PATERSON ST
		INV SW	3.20	848.04	18	
		INV SE	3.10	848.08	12	
IN 5347-073	CURB INLET	RM FTL	869.73	18"	RCP	E MAIN ST AT S PATERSON ST
		INV SW	3.20	848.08	18	
		INV SE	3.20	848.08	18	
AS 5347-028	VAULT RECTANGULAR	RM FTL	869.73	18x20"	RENCP	E MAIN ST AT S PATERSON ST
		INV SW	3.20	848.08	18	
		INV SE	3.20	848.08	18	
IN 5347-025	CURB INLET	RM FTL	869.73	12"	PVC	E MAIN ST AT S PATERSON ST
		INV SW	3.10	847.89	12	
		INV SE	1.20	848.13	10	
IN 5347-024	CURB INLET	RM FTL	869.73	12"	PVC	E MAIN ST AT S PATERSON ST
		INV SW	2.40	848.08	8	
		INV SE	2.50	848.08	12	

\*STR = STRUCTURE

**SANITARY SEWER STRUCTURE REPORT**

STRUCTURE #	DEPTH	ELEV	SIZE	TYPE	BUILD	TO (FT)	TOP TYPE	OFFSET	RINGS	STREET
SAS 5347-007	RM	860.27	8"	PVC	PRECAST	4	CONC	NORTHEAST	14" CONC	E MAIN ST
	INV SW	4.45	848.82	8						
	INV SE	4.45	848.74	8						
SAS 5347-008	RM	861.20	10"	PVC	BRICK	4	CONC	CENTER	-	E MAIN ST AT S PATERSON ST
	INV SW	9.40	841.20	10						
	INV SE	9.20	841.20	10						
SAS 5347-009	RM	851.87	8"	PVC	POURED	5d	FLAT TOP	NORTHEAST	5/8" CONC	S PATERSON ST
	INV SW	9.72	842.62	8						
	INV SE	9.30	842.21	10						



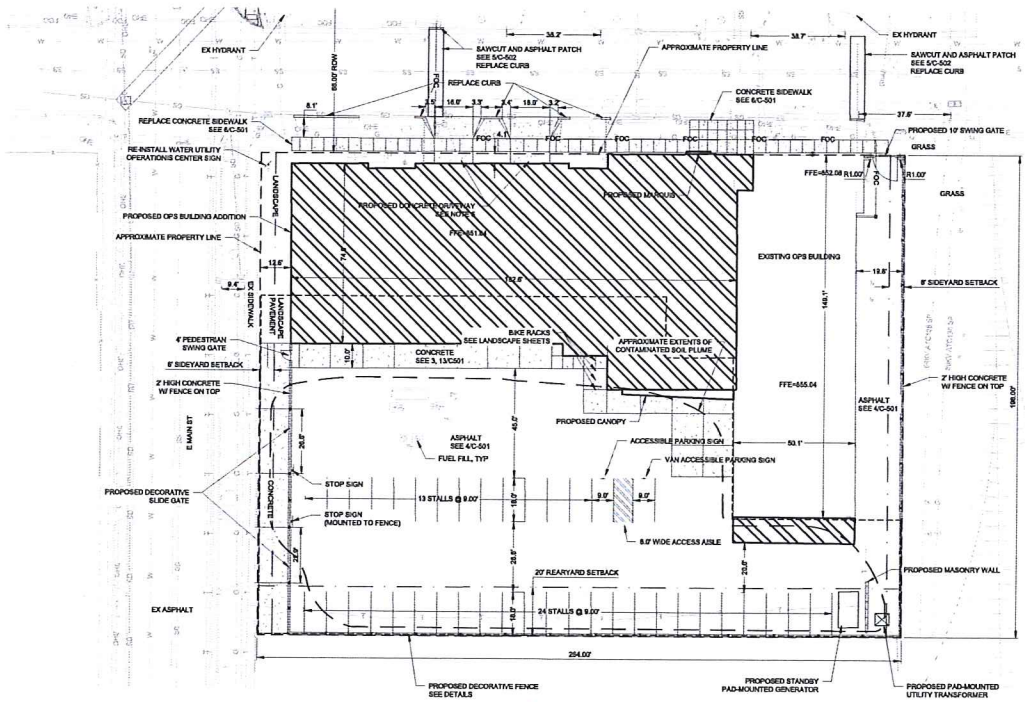
MADISON WATER UTILITY  
**Paterson Street Operations Center**  
 EXISTING SITE PLAN  
 22 April 2015











**SITE IMPROVEMENTS PLAN NOTES:**

1. LOT LINES ARE NOT MEASURED OR FIELD VERIFIED AND ARE SHOWN AS RECORDED ON THE ORIGINAL PLAT OF THE CITY OF MADISON. ALL TOPOGRAPHIC DATA IS REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM.
2. 45 TOTAL PARKING STALLS.
3. 2 ADA PARKING STALLS.
4. ESTIMATED EXTENT OF CONTAMINATED SOIL EXCEEDING NR 723 GENERIC RCL FROM DEED RESTRICTION ATTACHMENT A DATED 10/20/04, DOCUMENT # 8370978.
5. FOR ALL CONCRETE IN DRIVEWAY INCLUDING CONCRETE SIDEWALK, CONSTRUCT ACCORDING TO DETAILS #3 AND #13 SHEET C-501.
6. ANY PAVEMENT DAMAGED DURING CONSTRUCTION MUST BE REPLACED BY CONTRACTOR AT NO EXPENSE TO OWNER.
- 7.

**LEGEND:**

- ESTIMATED EXTENTS OF SOIL CONTAMINATION SEE NOTE 4
- - - PROPOSED BOUNDARY OF SURFACE CAP
- SIGN (SINGLE POST)
- STORM INLET, CURB
- STORM INLET, ROUND
- STORM INLET, SQUARE
- ⊙ STORM SEWER MANHOLE
- ↑ TRAFFIC FLOW DIRECTION
- G GAS
- OE ELECTRIC, OVERHEAD
- E ELECTRIC, UNDERGROUND
- F FENCE
- H HANDRAIL
- PROPERTY LINE
- SS SANITARY SEWER
- S SIGNAL CABLE, UNDERGROUND
- SD STORM SEWER / CULVERT
- T TELEPHONE, UNDERGROUND
- TV TV CABLE
- W WATER
- ASPHALT
- CONCRETE

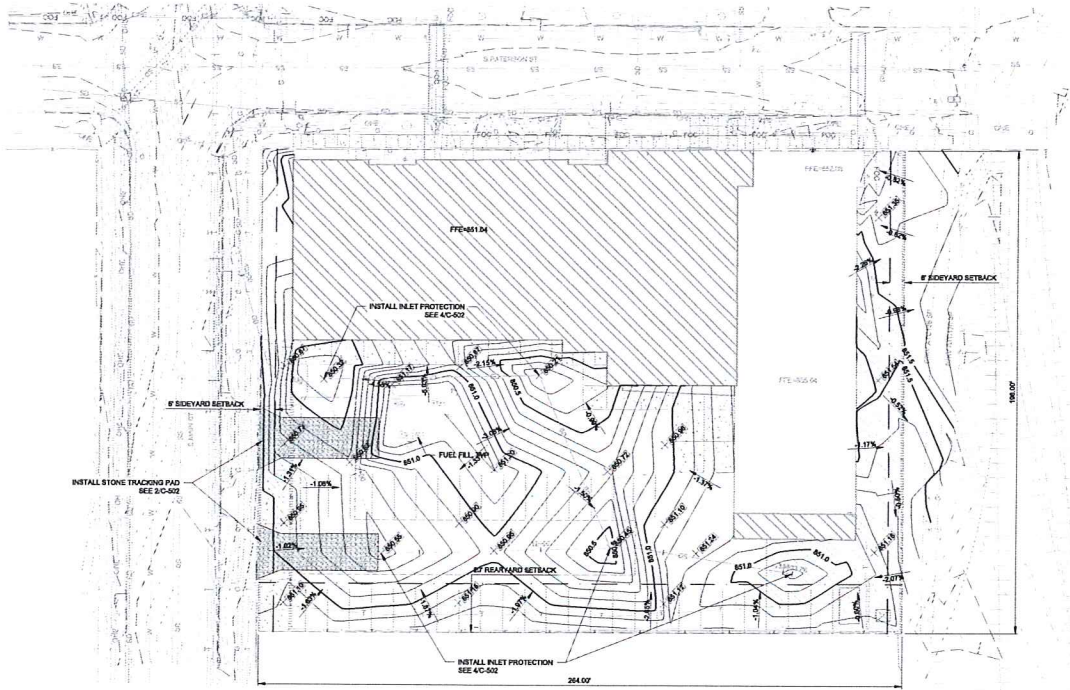
**Parking Lot Plan Site Information Block**

Site Address: 655 E MAIN ST  
 Site acreage (total): 1.20 ACRE  
 Number of building stories: 1 (ADDITION)  
 Building Height:  
 DILHR type of construction: NEW  
 Total square footage of building: 14,640 SF  
 Use of property: INDUSTRIAL  
 Gross square feet of office:  
 Number of employees in warehouse:  
 Number of employees in office:  
 Number of bicycle stalls shown: 8  
 Number of parking stalls shown: 40  
     Small car: 0  
     Large car: 38  
     Accessible: 2  
 Total: 40  
 Number of trees: 8



**MADISON WATER UTILITY**  
**Paterson Street Operations Center**  
**SITE IMPROVEMENTS PLAN**  
 22 April 2015



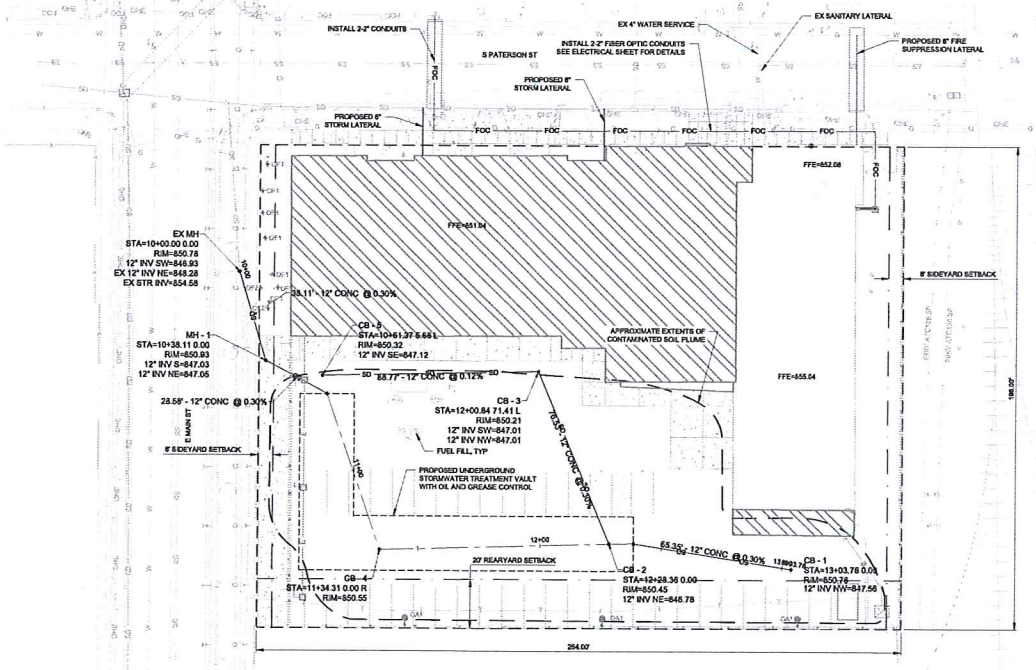


**LEGEND:**

734.97	EXISTING SPOT ELEVATION
734.76	FINISHED / PROPOSED SPOT ELEVATION
3:1	FINISHED / PROPOSED SLOPE
2%	FINISHED / PROPOSED SLOPE





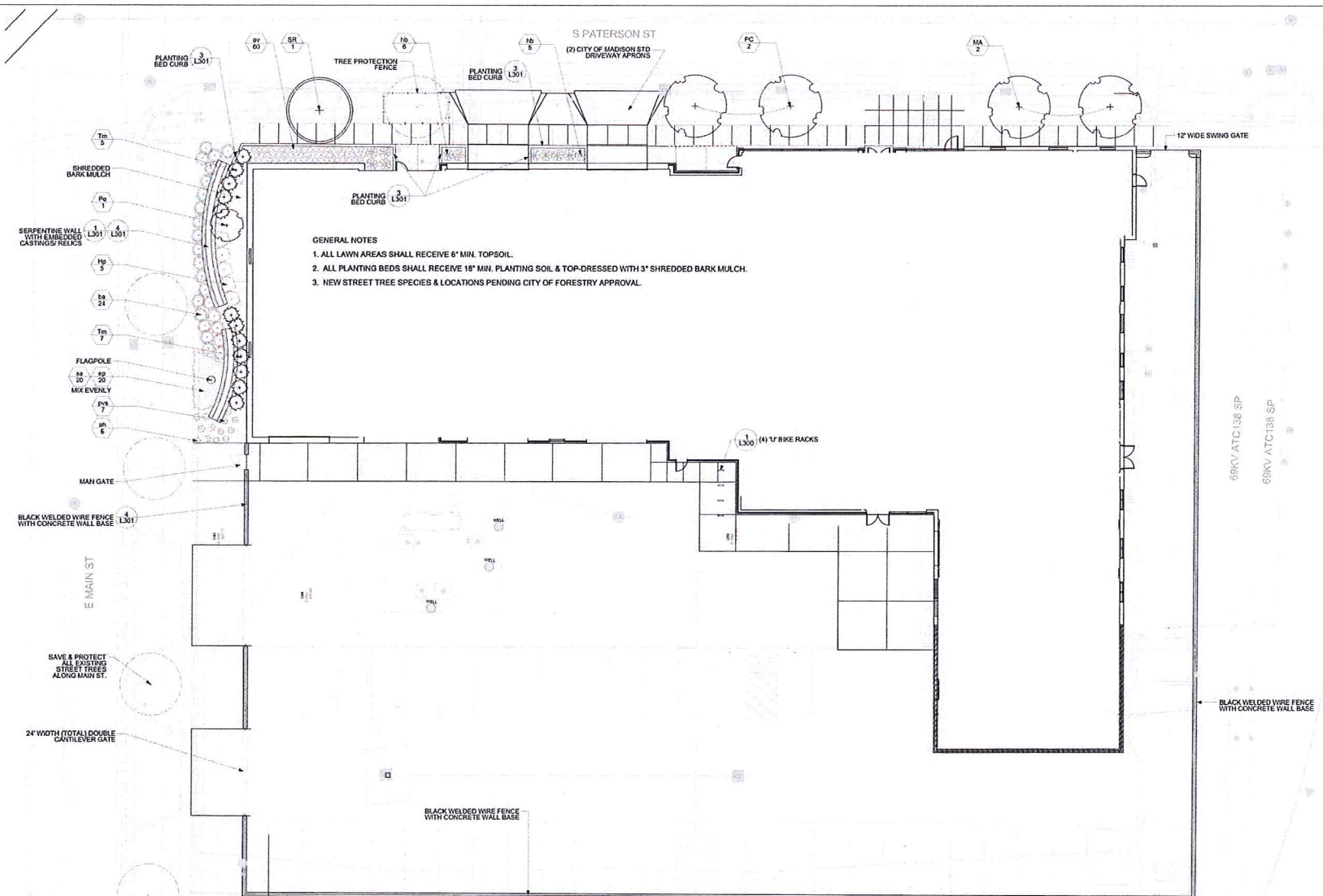


**LEGEND:**  
 ⊙ STORM INLET, ROUND  
 ○ STORM SEWER MANHOLE



MADISON WATER UTILITY  
**Paterson Street Operations Center**  
 SITE UTILITY PLAN  
 22 April 2015





**GENERAL NOTES**

1. ALL LAWN AREAS SHALL RECEIVE 6" MIN. TOPSOIL.
2. ALL PLANTING BEDS SHALL RECEIVE 18" MIN. PLANTING SOIL & TOP-DRESSED WITH 3" SHREDDED BARK MULCH.
3. NEW STREET TREE SPECIES & LOCATIONS PENDING CITY OF FORESTRY APPROVAL.

1 LANDSCAPE PLAN  
L200

Plant List	Botanical Name	Common Name	Quantity	Size	Spec. Comments	Measure Size
Overdominant Trees						
MA	<i>Malus domestica</i> 'Sudburg'	Sudburg Apple Maxima	2	2" Cal.	B&B Single, straight leader, match specimen, branching and size at 6" min.	22 H x 30' W
PC	<i>Prunella americana</i> 'Cleveland Pepp'	Cleveland Pepp	2	2" Cal.	B&B Single, straight leader, match specimen, branching and size at 6" min.	30 H x 15' W
SR	<i>Syringa reticulata</i> 'Hansa'	Very Frag. Tree Lilac	1	2" Cal.	B&B Single, straight leader, match specimen, branching and size at 6" min.	45' H x 10-15' W
Emergent Shrubs						
Tm	<i>Taxus canadensis</i>	Taxus Tree	12	24" H.	B&B Single, straight leader, match specimen	2-3 H x 4-5' W
Deciduous Shrubs & Vines						
Hp	<i>Hydrangea paniculata</i> 'Alice'	Little Lime Hydrangea	5	30" H.	B&B Single 4-6' on.	4-6 H x 4-6' W
Pa	<i>Physocarpus opulifolius</i> 'Diablo'	Little Devil Japanese	1	1 1/2'	Cont. Single 2-3' on.	5-8 H x 5-6' W
Perennials & Ornamental Grasses						
ah	<i>Anemone hortensis</i> 'Honey by Anemone'	Honey by Anemone	6	1 1/2'	Cont. Single 3-4' on.	3 H x 2-3' W
af	<i>Asplenium nidus</i>	Nerve Leaf	60	1 1/2'	Cont. Single 18" on.	4-5 H x 1-1.5' W
ba	<i>Baccharis arifolia</i>	Blue Fescue	24	1 1/2'	Cont. Single 3-4' on.	3 H x 2-3' W
ca	<i>Cornus alternifolia</i>	Flora Maquokette	20	1 1/2'	Cont. Single 3-4' on.	3 H x 2-3' W
he	<i>Hebe x exoniensis</i>	Blue Heather	15	2 1/2'	Cont. Single 4-6' on.	2-3 H x 4' W
pk	<i>Panicum uratum</i> 'Shanadoo'	Shanadoo Switchgrass	2	1 1/2'	Cont. Single 3-4' on.	3-5 H x 2-3' W
ra	<i>Rudbeckia hirta</i>	Black-eyed Susan	20	1 1/2'	Cont. Single 1-2' on.	1-2 H x 1-5' W

Plant Type/Element	Minimum Size at Installation	Points	Credits Existing Landscaping	Net of Proposed Landscaping
Overdominant Trees	2 1/2" cal. (B&B)	35	Quantity	Points Addressed
Emergent Trees (i.e. shrubs)	54" cal. (B&B)	15	Quantity	Points Addressed
Ornamental Trees	1 1/2" cal. (B&B)	15	Quantity	Points Addressed
Large Emergent Shrubs (i.e. arbutus)	24" cal. (B&B)	15	Quantity	Points Addressed
Small Shrubs	#1 gallon container size, Min. 12"-24"	2	Quantity	Points Addressed
Ornamental Grasses/Perennials	#1 gallon container size, Min. 12"-24"	2	Quantity	Points Addressed
Ornamental Grasses/Perennials	#1 gallon container size, Min. 12"-24"	2	Quantity	Points Addressed
Ornamental Grasses/Perennials	#1 gallon container size, Min. 12"-24"	2	Quantity	Points Addressed
Landscaping Furniture for public seating	publicly accessible	5 per seat	Quantity	Points Addressed
Landscaping Furniture for public seating	publicly accessible	5 per seat	Quantity	Points Addressed
<b>TOTAL POINTS</b>		<b>603</b>		



MADISON WATER UTILITY  
**Paterson Street Operations Center**  
 LANDSCAPE PLAN  
 22 April 2015

