



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608-270-4200)

REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the _____ district to the _____ district the following described property:

1. Location of Property/Street Address: _____

Legal Description - (Metes & Bounds, or Lot No. And Plat):

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. Proposed Use of Property - Explanation of Request:

3. Proposed Development Schedule: _____

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): _____

Total Dwelling Units Proposed: _____ **No. Of Parking Stalls:** _____

Type of Non-residential Development (If Applicable): _____

Proposed Hours of Operation: _____ **No. Of Employees:** _____

Floor Area: _____ **No. Of Parking Stalls:** _____

Sewer: Municipal Private **Water:** Municipal Private

Current Owner of Property: _____

Address: _____ **Phone No:** _____

Contact Person: _____

Email: _____

Address: _____ **Phone No:** _____

Respectfully Submitted By: Jonathan Landis _____
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** _____ **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

Greater Heights PDD-SIP Justification Request

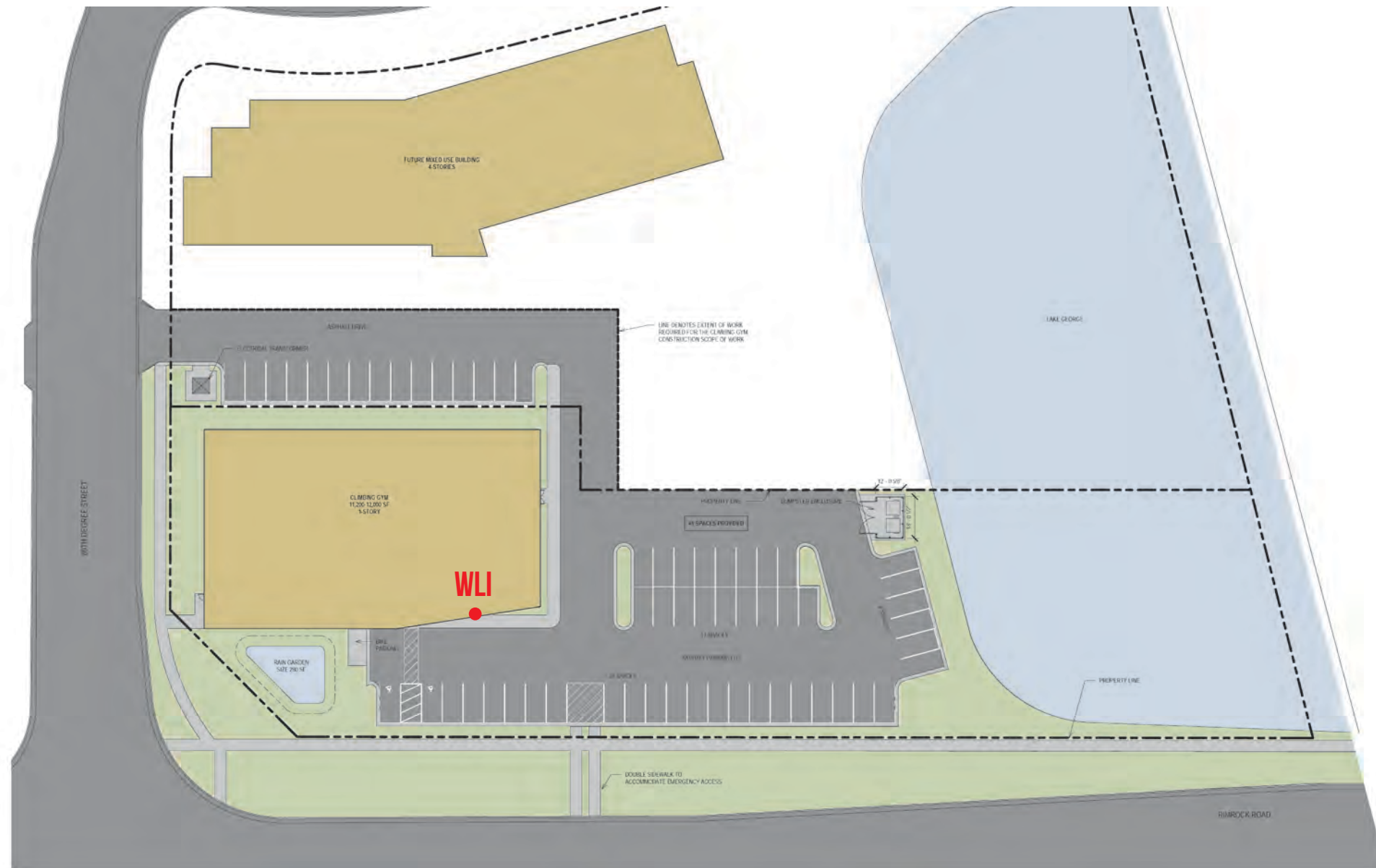
February 29, 2024

City of Fitchburg,

We are looking to amend the current PDD-SIP for the signage to conform to City of Fitchburg Chapter 26 sign code. This would change the sign allowance from 100 sq ft to 150 sq ft. By slightly increasing this sign size, it will make the large multi-colored overhang on the large building fascia look more aesthetically pleasing. It will also increase the visibility of the signage making it easier for drivers to read when locating the establishment as the sign/ building is set back in the parking lot.

Thank you in advance.

Lindsey Mickelson
Sign Art Studio
325 W Front St.
Mount Horeb, WI 53572
P:920-510-8263



Scale 1"=60'



makesignsnotwar.com
325 W Front St, Mount Horeb, WI 53572

322 89TH DEGREE STREET FITCHBURG WI - SITE MAP

GREATER HEIGHTS-05010424-EXTERIOR

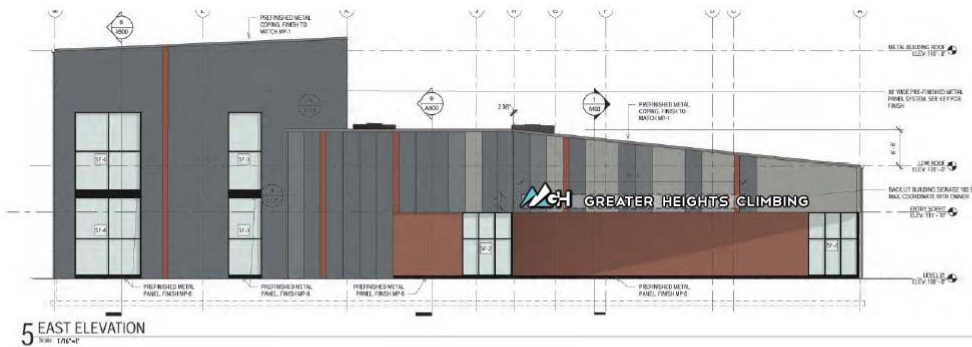
Novation Campus, Greater Heights Climbing Gym

Specific Implementation Plan

Prepared For:

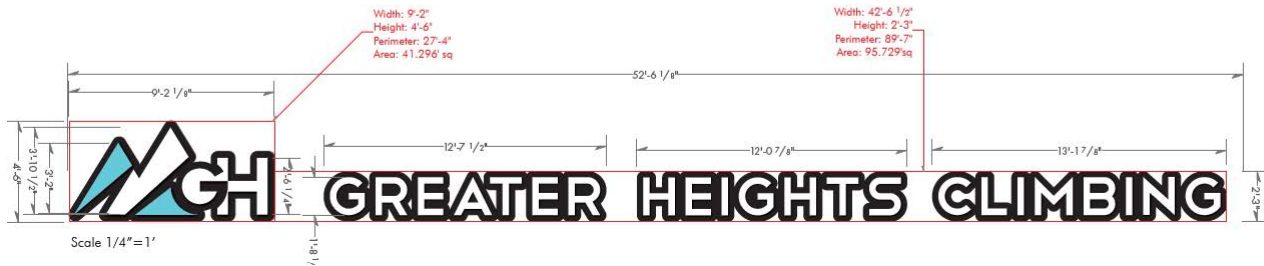


Greater Heights Climbing Gym



5 EAST ELEVATION
Scale: 1/8"=1'

Night View / Option 1



KEY NOTES:
A - Letters to face fit with .040 returns 4" deep stock White & stock White trim cap. illuminate with white LED
B - Logo portion to be face fit with .040 returns 4" deep stock white & stock white trim cap. illuminate with white LED. Face to have a 3M digital print applied first surface to acrylic face to match PMS 3105C.
C - Backer plate to be routed from 1/8" Black ACM with seams.
FINISHES:
■ Black ACM (C)
■ 3M digital print to match PMS 3205C (B)
□ Stock White trim cap and returns (A,B)
CALCULATIONS:
TOTAL AREA 137.025

September 14, 2022
Revised October 18, 2022

DAN BEYER ARCHITECTS

Roger Lane

Zoning Administrator, Dane County
City County Building, Room 116
Madison WI 53703

Mr. Lane:

We are pleased to submit this Specific Implementation Plan for the properties located in the Novation Campus, Lot 8 and 9. This SIP includes information on both the Greater Heights Climbing Gym as well as the Novation Multifamily building. These two projects have been conceived together with the understanding of how their different uses enhance each other and maximizes both project’s development goals. However, while they have been conceived together, we are submitting the two projects in separate applications to allow one project to be deemed approved and completed independent from the other.

PROJECT BACKGROUND

The two parcels comprising the overall site are currently located in the Town of Madison. Upon dissolution of the Town later in 2022, the intergovernmental agreement stipulates that these parcels are to be absorbed into the City of Fitchburg. While Fitchburg does not need to approve this SIP, the City has been kept apprised, has been generally supportive and will be copied on the SIP submittal.

Earlier in 2022, the project site was rezoned from conventional zoning to a Planned Development District – General Implementation Plan by the Dane County Board. This Specific Implementation Plan will complete the Planned Development District rezoning process.

The project includes what is currently Lots 8 and 9 of Novation Campus II, located on the land bounded by Rimrock Road to the east, 89th Degree St to the south, Novation Parkway to the west, and a stormwater retention pond to the north. The project site’s property lines are to be reconfigured to better serve the needs of the two developments proposed for the site and to better meet the goals of the approved neighborhood plan and comprehensive plan. The CSM for the two reconfigured parcels has been approved by the City of Fitchburg and submitted to Dane County for review and consideration.



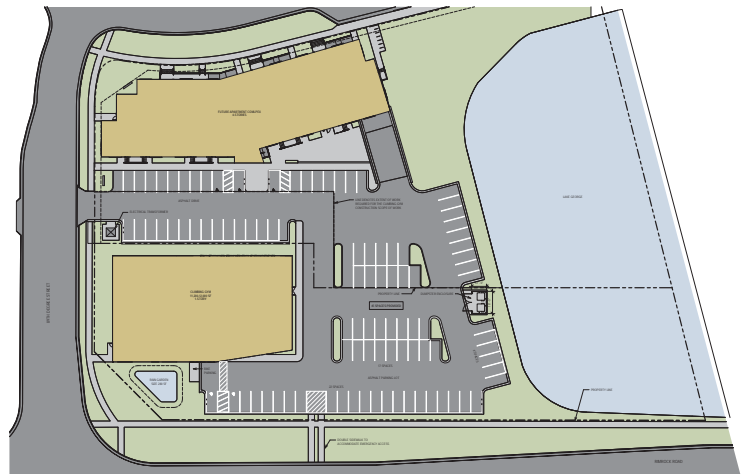
NOVATION PUD MASTER PLAN / SITE LOCATION

SPECIFIC IMPLEMENTATION PLAN

The overall site for the two developments is currently two parcels of land totaling 3.274 acres and located in the Town of Madison. The site is surrounded by a diversity of existing uses in the area, including mixed use, office space, retail, indoor recreation, and single family residential. These developments are pedestrian-scaled, building-forward designs that promote a walk-ability and community feel that is a goal of the Southdale Neighborhood Plan. The buildings proposed for this site will add to this existing neighborhood context in use, massing, and design.

The proposed development brings two uses to the site that while independent, are partnered together to maximize their desirability in the area. The climbing gym will bring a unique use to the site that will be a destination in the region, bringing climbers from all over Dane County and beyond while providing a unique amenity in the Southdale Neighborhood. The mixed-use development will bring new housing opportunities to residents, including climbers looking to live close to their favorite gym. This unique partnership brings a visibility to the mixed-use building and provides the climbing gym with a customer base that is within walking distance to their front door.

The mixed-use building will have 60 residential units comprised of one and two bedroom units, with approximately 54 on-site parking stalls and 32 underground parking stalls for a total of 86 stalls. This development will be four stories tall, with a total height of approximately 47' plus an underground parking level. The first floor units will feature live/work units providing the opportunity for start-up or home-occupation businesses, retail and service type uses or artist workspace. The first floor location will allow for visibility and the option for signage and individual entries will allow for walk-up pedestrian access to these spaces. The total footprint of this building is 13,406 square feet.



SITE PLAN - GREATER HEIGHTS CLIMBING GYM / NOVATION APARTMENTS

The climbing gym will have two different climbing areas for their members, a 40' tall section that will be for rope climbing and a 20' tall section that will be for bouldering. In addition to these climbing areas, the facility will have a fitness area, yoga room, a party room, as well as support spaces including bathrooms, locker rooms and showers. The building is a single-story structure that is approximately 11,400 square feet and will include approximately 45 onsite parking stalls.

The overall site will have one access point off 89th Degree Street serving both uses and an easement has been recorded providing ingress and egress rights. There will be on-site bicycle parking for approximately 20 bikes between the two properties. The North end of both lots includes an existing stormwater retention pond and a new stormwater infiltration pond on the south east corner of the climbing gym site will handle infiltration of the climbing gym roof stormwater.

ARCHITECTURAL DESIGN

The design objective for the development is to create two buildings that have a unique identity, but also share design elements to create an overall cohesive look for the project.

The climbing gym is designed with a geo-morphic massing – allowing the building to shift between two different height volumes in a dynamic way that recalls natural forms. The metal paneling of the building’s skin combines different colors of panels in a gradient pattern that breaks down the massing of the building and creates an interesting and eye-catching look along Rimrock Road.

Specific details of the building elevate the pedestrian experience as you walk around the building. The windows of the building are located in a way to provide framed views into the interior of the rope climbing gym to give an understanding of the building’s use as people pass by the site. Additionally, the design puts a cedar or wood looking siding at the main entrance that will provide a warm and welcoming experience as you enter the building.

The mixed-use building uses residential type exterior materials in its design, with a masonry base course and composite siding up to the fourth floor. The fourth floor is stepped back from the façade below in a manner that allows the top of the building to visually recede, breaking down the scale of the building for a more pedestrian friendly façade. The fourth floor is a single color metal panel that is similar to the predominate metal panel color of the climbing gym, creating a connection between the two buildings for a cohesive look of the development overall.

The window patterning is grouped in the second and third floor to provide visual interest to the façade. The infill material of these grouped windows is a wood look siding that is similar to the material used at the main entrance of the climbing gym. All the first floor units are accessed from exterior recessed entryways identifying these units as walk-ups and providing an inviting entry sequence from the sidewalk into these units.

LANDSCAPE DESIGN

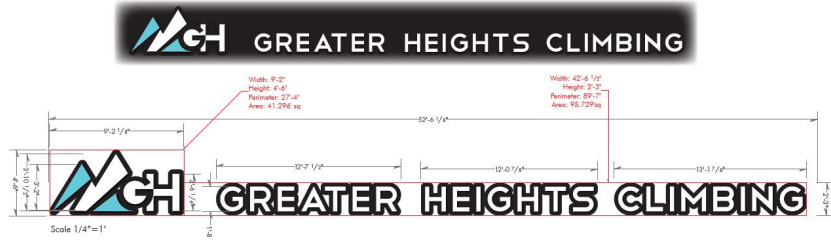
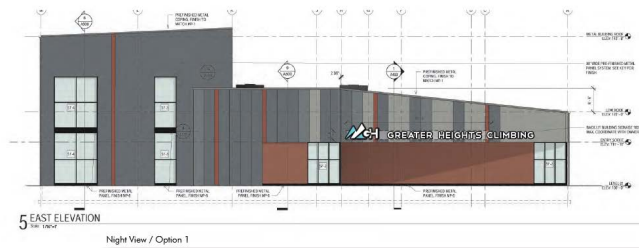
Landscape materials that will compliment and build on visual themes and styles established by the proposed architecture within the development have been chosen with an emphasis on species adapted to their local environment, particularly perennial grasses and wildflowers, around building foundations.

Landscaping and outdoor spaces are provided throughout the development to create welcoming places to sit or walk between the buildings. Plantings are used to highlight and define the edges of the overall development and architecture.

SITE LIGHTING

Recognizing that site lighting contributes to placemaking as well as providing additional security, site lighting is provided in a few different forms, including pole mounted fixtures in parking areas, bollards along certain internal pathways and open spaces, and wall mounted fixtures to serve both as security lighting at building entries and as architectural accents.

Overall, site lighting is dark skies compliant, consistent with local requirements.



GREATER HEIGHTS CLIMBING GYM - VIEW FROM RIMROCK

SITE SIGNAGE

The signage available to the project will include wall mounted building signs and monuments signs as indicated on the drawings included in this submittal. In addition to these signs, there will be the opportunity for blade signs at the entrances of each of the Live/Work units. The intent of this SIP is to allow the signage described herein to the extent desired by the building owner/occupants but that not all the signage would not be required as a condition of the zoning. These signs will be as follows:

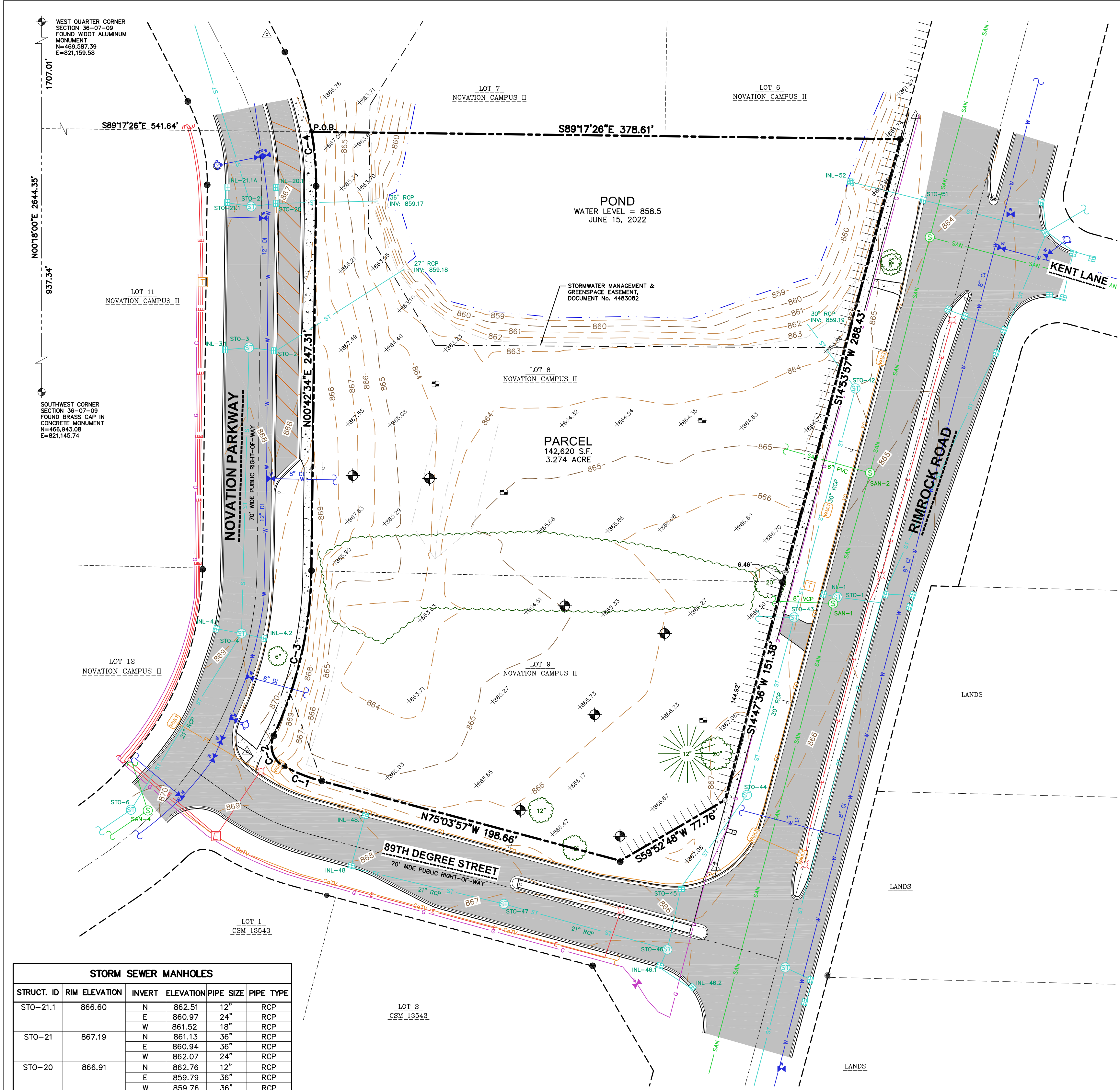
- ◇ Mixed-use Signage
 - One monument sign at the Multi-family, comprised of similar materials as the building with a masonry base and metal panel background for potential internally illuminated lettering. The sign will be a maximum of 32 square feet in size. This will be located at the entrance to the site at 89 Degree Street.
 - Blade signs at the entrances of each of the Live/Work units along Novation Parkway. These blade signs will project up to 3'-0" from the wall and will be up to 9 square feet each side.
- ◇ Climbing Gym Signage
 - One internally illuminated sign on the east exterior wall above the entrance. This sign will be sized as indicated in the drawings and will be a maximum of 100 square feet. **Signage to defer to the standards of the City of Fitchburg's Chapter 26 sign code.**
- ◇ Site Signage
 - There will be directional/way-finding signage throughout the site providing guidance to users on access to the multifamily and climbing gym. These signs will be a max 3 square feet each side.

Thanks you for the opportunity to submit this SIP application. Please don't hesitate to contact us with any questions you may have, and we look forward to your review comments.

Sincerely,



Daniel G Beyer AIA, LEED
Principal
Dan Beyer Architects



EXISTING CONDITIONS SURVEY

LOT'S 8 AND 9, NOVATION CAMPUS II, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 07 NORTH, RANGE 09 EAST, TOWN OF MADISON, DANE COUNTY, WISCONSIN.



VICINITY MAP
NOT TO SCALE

LEGEND

- GOVERNMENT CORNER
- 1 1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- CONTROL POINT
- BENCHMARK
- SIGN
- HYDRANT
- WATER VALVE
- STORM MANHOLE
- SQUARE CASTED INLET
- CURB INLET
- VAULT
- TELEPHONE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- PARCEL BOUNDARY
- SECTION LINE
- CONTROL POINT
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- CONCRETE CURB & GUTTER
- SAN- SANITARY SEWER
- W- WATER LINE
- ST- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- EDGE OF BITUMINOUS PAVEMENT STRIPING
- END OF FLAGGED UTILITIES

NOTES

- FIELD WORK PERFORMED ON JUNE 15 AND 17, 2022.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 07 NORTH, RANGE 09 EAST, WHICH BEARS N00°18'00"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CONTOUR INTERVAL IS ONE FOOT.
- 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 LOCATE TICKET No.'s 20222418814, 20222418830 AND 20222418834, WITH A CLEAR DATE OF JUNE 13, 2022.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF FITCHBURG
TOWN OF MADISON
CITY OF MADISON ENGINEERING
MADISON GAS AND ELECTRIC COMPANY
CHARTER COMMUNICATIONS
MCI
LEVEL 3 IS NOW CENTURYLINK
A1&T DISTRIBUTION
METROPOLITAN UNIFIED NETWORK CONSORTIUM
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARKS SHOWN ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED BEFORE BEING UTILIZED.

LEGAL DESCRIPTION

LOT'S 8 AND 9, NOVATION CAMPUS II, RECORDED IN VOLUME 59-0638, ON PAGES 293 AND 294, AS DOCUMENT NO. 4483892, LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 07 NORTH, RANGE 09 EAST, TOWN OF MADISON, DANE COUNTY, WISCONSIN.

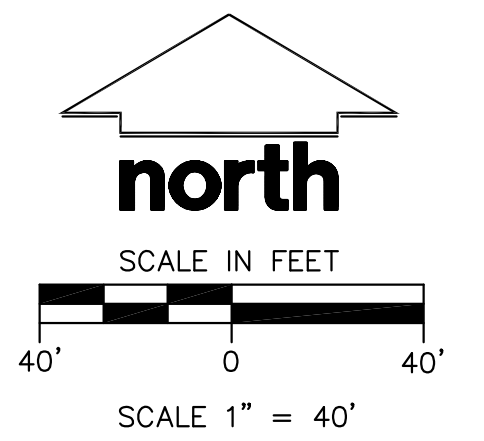
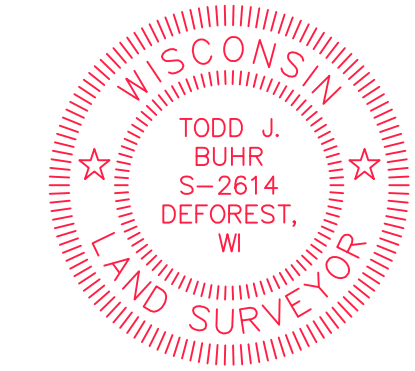
TAX KEY No.'s: LOT 8-032/0709-363-2278-0; LOT 9-032/0709-363-2289-0

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE ALEXANDER COMPANY, INC. THIS EXISTING CONDITIONS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE



STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STO-21.1	866.60	N	862.51	12"	RCP
		E	860.97	24"	RCP
		W	861.52	18"	RCP
STO-21	867.19	N	861.15	36"	RCP
		E	860.94	36"	RCP
		W	862.07	24"	RCP
STO-20	866.91	N	862.76	12"	RCP
		E	859.79	36"	RCP
		W	859.76	36"	RCP
STO-3	867.79	E	862.01	27"	RCP
		W	862.17	24"	RCP
		S	862.53	21"	RCP
STO-2	867.36	N	860.29	27"	RCP
		NE	860.22	27"	RCP
		N	863.27	21"	RCP
STO-4	869.02	E	864.98	12"	RCP
		S	863.44	21"	RCP
		W	864.94	12"	RCP
STO-6	870.16	NW	866.19	12"	RCP
		NE	864.69	21"	RCP
		SW	865.01	18"	RCP
STO-47	866.84	SE	865.61	12"	RCP
		W	862.62	21"	RCP
		N	862.90	18"	RCP
STO-46	865.69	S	862.90	18"	RCP
		E	862.16	27"	RCP
		W	861.31	27"	RCP
STO-45	865.54	N	862.27	15"	RCP
		S	861.03	30"	RCP
		S	860.37	30"	RCP
STO-44	866.72	N	860.33	30"	RCP
		S	860.72	30"	RCP
		N	860.62	30"	RCP
STO-43	866.12	S	860.12	30"	RCP
		N	860.08	30"	RCP
		E	861.17	18"	RCP
STO-42	865.00	S	859.70	30"	RCP
		N	859.65	30"	RCP
		W	862.47	12"	DI
STO-1	865.36	NE	860.37	12"	RCP
		W	860.37	12"	RCP

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-21.1A	866.65	S	863.14	12"	RCP
INL-21.1	866.86	S	863.41	12"	RCP
INL-3.1	867.32	E	861.83	24"	RCP
		W	861.93	24"	RCP
INL-4.1	868.63	E	865.56	12"	RCP
INL-4.2	868.58	W	865.15	12"	RCP
INL-48.1	867.72	S	864.27	12"	RCP
INL-48	867.74	N	863.57	12"	RCP
		E	862.84	21"	RCP
		SW	863.07	18"	RCP
INL-46.2	865.88	W	862.31	12"	RCP
INL-46.1	865.32	N	861.93	15"	RCP
		E	862.02	12"	RCP
INL-52	860.84	E	858.30	15"	RCP
INL-1	864.99	E	862.42	12"	DI

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	865.37	SW	856.42	12"	RCP
		W	856.67	8"	VCP
		NE	856.38	12"	RCP
SAN-2	864.95	SW	855.97	12"	RCP
		W	856.10	6"	PVC
		NE	855.94	12"	RCP

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	1024.53	TOP NUT ON HYDRANT ON WEST SIDE OF SITE
BM-2	1016.14	TOP NUT ON HYDRANT NEAR NORTHWEST CORNER OF SITE
BM-3	1013.43	TOP NUT ON HYDRANT NEAR NORTHEAST CORNER OF SITE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	26.25'	115.00'	13°04'34"	N88°31'40"W	26.19'
C-2	22.77'	15.00'	86°58'10"	N18°30'19"W	20.64'
C-3	109.68'	258.93'	24°16'15"	N12°50'39"E	108.87'
C-4	35.18'	185.00'	10°53'44"	N04°44'18"W	35.13'

*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



CREATE THE VISION TELL THE STORY

jsdinc.com

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

CLIENT:
THE ALEXANDER COMPANY, INC.

PROJECT ADDRESS:
**2450 RIMROCK ROAD, SUITE 100
MADISON, WI 53713**

PROJECT:
**LOT 8 AND 9,
NOVATION CAMPUS II**

PROJECT LOCATION:
**TOWN OF MADISON
DANE COUNTY, WISCONSIN**

MODIFICATIONS:

#	Date:	Description:
1	08/05/22	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: JK 06/29/22
Reviewed By: TJB 06/29/22
Approved By: TJB 07/05/22

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
1 OF 1

PROJECT NO: 22-11649



LEGEND

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

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- 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.
- 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

- GENERAL**
 - ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF FITCHBURG ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY COS, INC. DATED DECEMBER 17, 2021.
 - ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SURFACE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS**
 - 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.
 - 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).
 - GRADE CONTROL** - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE** - SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE AGGREGATE** - SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE** - SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS** - SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS**
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS./CUBIC YARD.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 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.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 25' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- PAVEMENT MARKING SPECIFICATIONS**
 - 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.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.



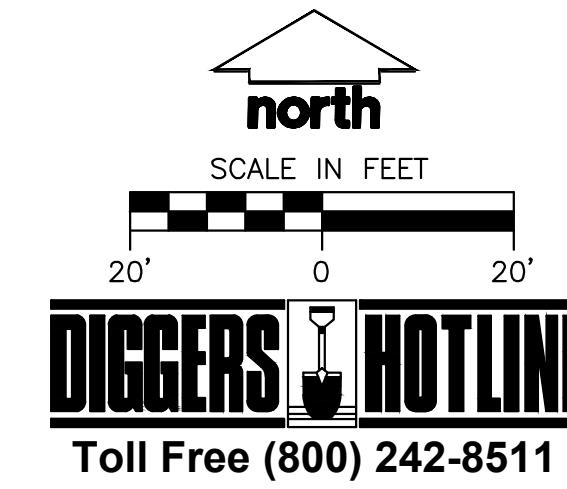
REFERENCE IMAGE (993 COUNTY ROAD BW, MONONA, WI)

SITE INFORMATION BLOCK

SITE ADDRESS	(PENDING)
PROPERTY ACREAGE	3.27 ACRES (2 PARCELS)
NOVATION MIXED-USE BUILDING (LOT 1)	
NUMBER OF BUILDING STORIES	4
BUILDING SQUARE FOOTAGE	13,406 SF
TOTAL BUILDING SQUARE FOOTAGE	51,331 SF
UNDERGROUND PARKING SQUARE FOOTAGE	12,926 SF
NUMBER OF PARKING STALLS	
SURFACE	
LARGE	53
ACCESSIBLE	3
TOTAL SURFACE	56
UNDERGROUND	
LARGE	29
COMPACT	2
ACCESSIBLE	1
TOTAL UNDERGROUND	32
CLIMBING GYM BUILDING (LOT 2)	
NUMBER OF BUILDING STORIES	1
TOTAL BUILDING SQUARE FOOTAGE	11,402 SF
NUMBER OF PARKING STALLS	
SURFACE	
LARGE	43
ACCESSIBLE	2
TOTAL SURFACE	45
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	30,050 SF
EXISTING PERVIOUS SURFACE AREA	112,571 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.21
PROPOSED IMPERVIOUS SURFACE AREA	103,007 SF
PROPOSED PERVIOUS SURFACE AREA	39,614 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.72

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE: NOVEMBER 2022
- STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE: NOVEMBER 2022-DECEMBER 2022
- ROUGH GRADE INFILTRATION BASIN AND INSTALL OUTLET STRUCTURE: NOVEMBER 2022-DECEMBER 2022
- CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED: NOVEMBER 2022-DECEMBER 2022
- INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION: DECEMBER 2022
- CONDUCT BUILDING RELATED CONSTRUCTION: JANUARY 2023-APRIL 2023
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC: MAY 2023-JULY 2023
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS: AUGUST 2023
- RESTORE INFILTRATION BASIN: AUGUST 2023-SEPTEMBER 2023
- EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED: OCTOBER 2023 - NOVEMBER 2023
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.



PLAN MODIFICATIONS:

#	Date	Description
1	09.14.22	SIP SUBMISSION
2	09.15.22	PERMIT SUBMITTAL
3	10.10.22	SIP REVISIONS
4	10.13.22	PERMIT SET
5		
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15		

Designed By: EJD
Reviewed By: KJMMH
Approved By:
SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C1.0
JSD PROJECT NO: 22-11640

PLAN MODIFICATIONS:

#	Date	Description
1	09.14.22	SIP SUBMISSION
2	09.15.22	PERMIT SUBMITTAL
3	10.13.22	PERMIT SET
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SHEET TITLE:
**GRADING & EROSION
CONTROL PLAN**

SHEET NUMBER:

C2.0

JSD PROJECT NO: 22-11640

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REFLECT CURB AND GUTTER
	MOUNTABLE CURB AND GUTTER
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	DRAINAGE DIRECTION
	GRADE BREAK
	STORMWATER MANAGEMENT AREA
	RETAINING WALL
	RAILING
	SILT FENCE
	RIP-RAP
	CONSTRUCTION ENTRANCE
	EROSION MATTING
	SPOT ELEVATION
	FG - FINISH GRADE
	EC - EDGE OF CONCRETE
	BO - BACK OF CURB
	MATCH - MATCH EXISTING GRADE
	HP - HIGH POINT
	SW - SIDEWALK
	INLET PROTECTION

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- 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.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- 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.

EROSION CONTROL NOTES

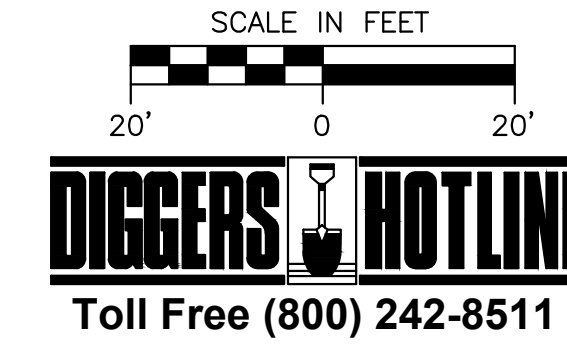
- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF FITCHBURG OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF FITCHBURG ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. SHOW ON PLAN. NO EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF FITCHBURG PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- 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.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS NOT SHOWN ON THE PLANS MUST BE APPROVED BY THE MUNICIPALITY PRIOR TO INSTALLATION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF FITCHBURG.
- INLET PROTECTION SHALL BE IMMEDIATELY INSTALLED AT ALL STORM INLETS AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - 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.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ON SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WNR TECHNICAL STANDARDS 1092 AND 1093.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WNR TECHNICAL STANDARD 1068.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WNR REQUIREMENTS.
- STABILIZATION PRACTICES:
 - "STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - "THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - "CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED. (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - "STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
 - * HYDRO-MULCHING WITH A TACKIFIER
 - * GEOTEXTILE EROSION MATTING
 - * SODDING

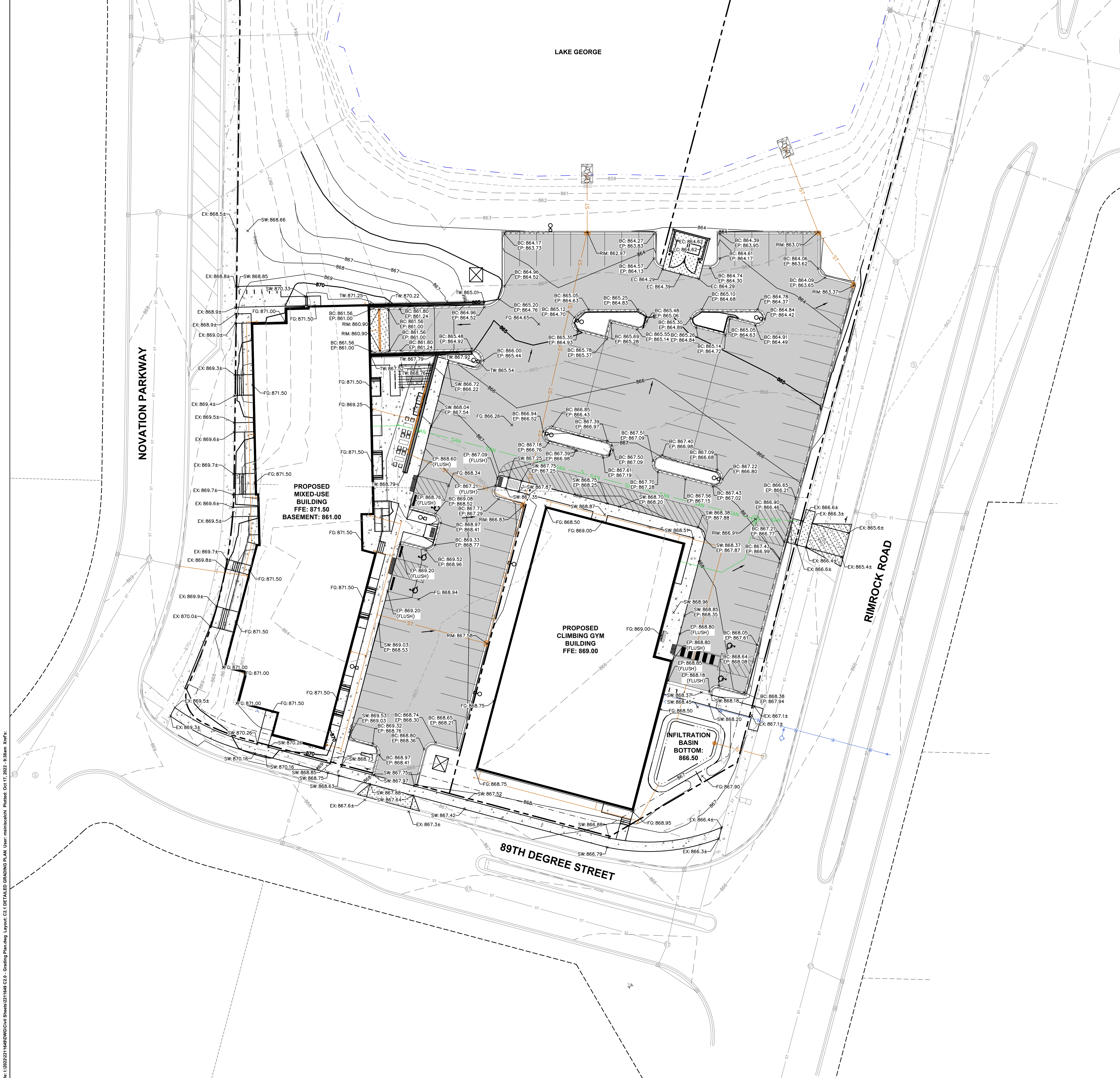
GRADING AND SEEDING NOTES

- 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 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.
- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- 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.
- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SODED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- CONTRACTOR SHALL CHISEL-PLow OR DEEP TILL WITH DOUBLE TIMES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
- CONTRACTOR SHALL WATER ALL NEWLY SODED/SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- ALL SLOPES 2:1 OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
- 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 WNR TECHNICAL STANDARD 1059 AND CITY OF FITCHBURG ORDINANCE.

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE: NOVEMBER 2022
- STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE: NOVEMBER 2022-DECEMBER 2022
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LEGEND

	PROPERTY LINE
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	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	MOUNTABLE CURB AND GUTTER
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
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	GRADE BREAK
	STORMWATER MANAGEMENT AREA
	RETAINING WALL
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	SPOT ELEVATION
	EP - EDGE OF PAVEMENT
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	BC - BACK OF CURB
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	SW - SIDEWALK

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CREATE THE VISION TELL THE STORY

jsdinc.com

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

CLIENT:
THE ALEXANDER COMPANY, INC.
&
DAN BEYER ARCHITECTS

CLIENT ADDRESS:
**2450 RIMROCK ROAD, SUITE 100
MADISON, WI 53713**
&
**225 EAST SAINT PAUL AVENUE
SUITE 202
MILWAUKEE, WI 53202**

PROJECT:
**NOVATION MIXED USE &
CLIMBING GYM**

PROJECT LOCATION:
**2625 RIMROCK ROAD
MADISON, WI**

PLAN MODIFICATIONS:

#	Date	Description
1	09.14.22	SIP SUBMISSION
2	09.15.22	PERMIT SUBMITTAL
3	10.13.22	PERMIT SET
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Designed By: EJD
Reviewed By: KJYMRH
Approved By:

SHEET TITLE:
DETAILED GRADING PLAN

SHEET NUMBER:
C2.1

JSD PROJECT NO: 22-11640

File: I:\2022\21164\DWG\CH\Sheets\C2.1.DETAILED GRADING PLAN User: mitchell Date: Oct 17, 2022 9:38am Xref:

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LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	MOUNTABLE CURB AND GUTTER
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	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
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	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	STORMWATER MANAGEMENT AREA
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	RETAINING WALL
	RAILING
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
	BIKE RACK
	ALUMINUM EDGING
	DECORATIVE STONE MULCH
	NATIVE PLANT PLUGS
	PRAIRIE SEED MIX
	PRAIRIE PLANTING SIGN

PLANT LIST

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	PGL	<i>Picea glauca</i> / White Spruce
	TAD	<i>Taxodium distichum</i> "Mickelson" TM / Shawnee Brave Bald Cypress
	THOC	<i>Thuja occidentalis</i> "Techny" / Techny Arborvitae
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	ACMI	<i>Acer myriophyllum</i> "Morton" TM / State Street Myriophyllum Maple
	CEOC	<i>Celtis occidentalis</i> "Prairie Pride" / Prairie Pride Hackberry
	GIBI	<i>Ginkgo biloba</i> "Autumn Gold" TM / Autumn Gold Maidenhair Tree
	GLTRS	<i>Gleditsia triacanthos inermis</i> "Draves" / Street Keeper® Honey Locust
	PLAC	<i>Platanus x acerifolia</i> "Morton Circle" TM / Excelsior® London Plane Tree
	POTR	<i>Populus tremuloides</i> "NE Arb" / Prairie Gold® Quaking Aspen
	ULAM	<i>Ulmus americana</i> "New Harmony" / New Harmony American Elm
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AB	<i>Aronia melanocarpa</i> "Morton" TM / Iroquois Beauty Black Chokeberry
	CB	<i>Cornus baileyi</i> / Bailey's Red-twig Dogwood
	HD	<i>Hydrangea paniculata</i> "Dvp Pinky" TM / Pinky Winky Panicle Hydrangea
	HO	<i>Hydrangea paniculata</i> "Little Quick Fire" / Little Quick Fire Hydrangea
	PD	<i>Physocarpus opulifolius</i> "Little Devil" TM / Dwarf Ninebark
	PC	<i>Physocarpus opulifolius</i> "Center Glow" / Center Glow Ninebark
	RAG	<i>Rhus aromatica</i> "Gra-Low" / Gra-Low Fragrant Sumac
	SD	<i>Syringa x "SMNURP"</i> TM / Blooming Dwarf Pink Lilac
	VJ	<i>Viburnum x juddii</i> / Judd Viburnum
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	JUN	<i>Juniperus chinensis</i> "Pfitzerona Kallays Compacta" / Kally Pfitzer Compact Juniper
	JF	<i>Juniperus chinensis</i> "Sea Green" / Sea Green Juniper
	JS	<i>Juniperus sabina</i> "Mini-Arcadia" / Mini Arcadia Juniper
	TAG	<i>Taxus x media</i> "Dark Green" / Dark Green Yew
	TM	<i>Taxus x media</i> "Everlow" / Everlow Yew
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	AS	<i>Allium x "Summer Beauty"</i> / Summer Beauty Allium
	CK	<i>Colamagrostis x acutiflora</i> "Karl Foerster" / Karl Foerster Feather Reed Grass
	EP	<i>Echinacea x "CBO Cone 2"</i> TM / Pivie Meadowbrite Purple Coneflower
	GR	<i>Geranium x "Rozanne"</i> / Rozanne Cranesbill
	HA	<i>Hemerocallis x "Chicago Apache"</i> / Daylily
	LS	<i>Listria spicata</i> "Kabold" / Kabold Spike Gayfeather
	PA	<i>Perovskia abrotanoides</i> / Russian Sage
	SP	<i>Schizachyrium scoparium</i> "Prairie Blues" / Prairie Blues Little Bluestem
	SHZ	<i>Sporobolus heterolepis</i> / Prairie Dropseed
	SH	<i>Sporobolus heterolepis</i> "Tara" / Prairie Dropseed

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL 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.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
 - 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.
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

Toll Free (800) 242-8511

PLAN MODIFICATIONS:

#	Date	Description
1	09.14.22	SIP SUBMISSION
2	09.15.22	PERMIT SUBMITTAL
3	10.12.22	PERMIT SET
4	10.17.22	SIP REVISIONS
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: MWS
 Reviewed By: KJN
 Approved By: KJN

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0

CONTRACTOR NOTES

1. ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH (TYP) UNLESS OTHERWISE DEPICTED.
2. ALL LANDSCAPE EDGING SHALL BE ALUMINUM (TYP) UNLESS OTHERWISE DEPICTED.
3. REFER TO SHEET L2.0 FOR COMPREHENSIVE PLANT SCHEDULES.

LAKE GEORGE

PROPOSED
MIXED-USE
BUILDING

RIMROCK ROAD

PLAN MODIFICATIONS:

#	Date	Description
1	09.14.22	SIP SUBMISSION
2	09.15.22	PERMIT SUBMITTAL
3	10.13.22	PERMIT SET
4	10.17.22	SIP REVISIONS
5		
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12		
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14		
15		

Designed By: MWS
Reviewed By: JLN
Approved By: JLN

SHEET TITLE:
**LANDSCAPE PLAN -
NORTH**

SHEET NUMBER:
L1.1

JSD PROJECT NO: 22-11640

File: L20220211640\NOVATION Landscape Sheets\0211640 - Landscape Plan.dwg Layout: L1 User: mmsmischke Plotted: Oct 17, 2022 - 10:11am Pwr: 2211640 Novation Climbing Gym & Multi Family

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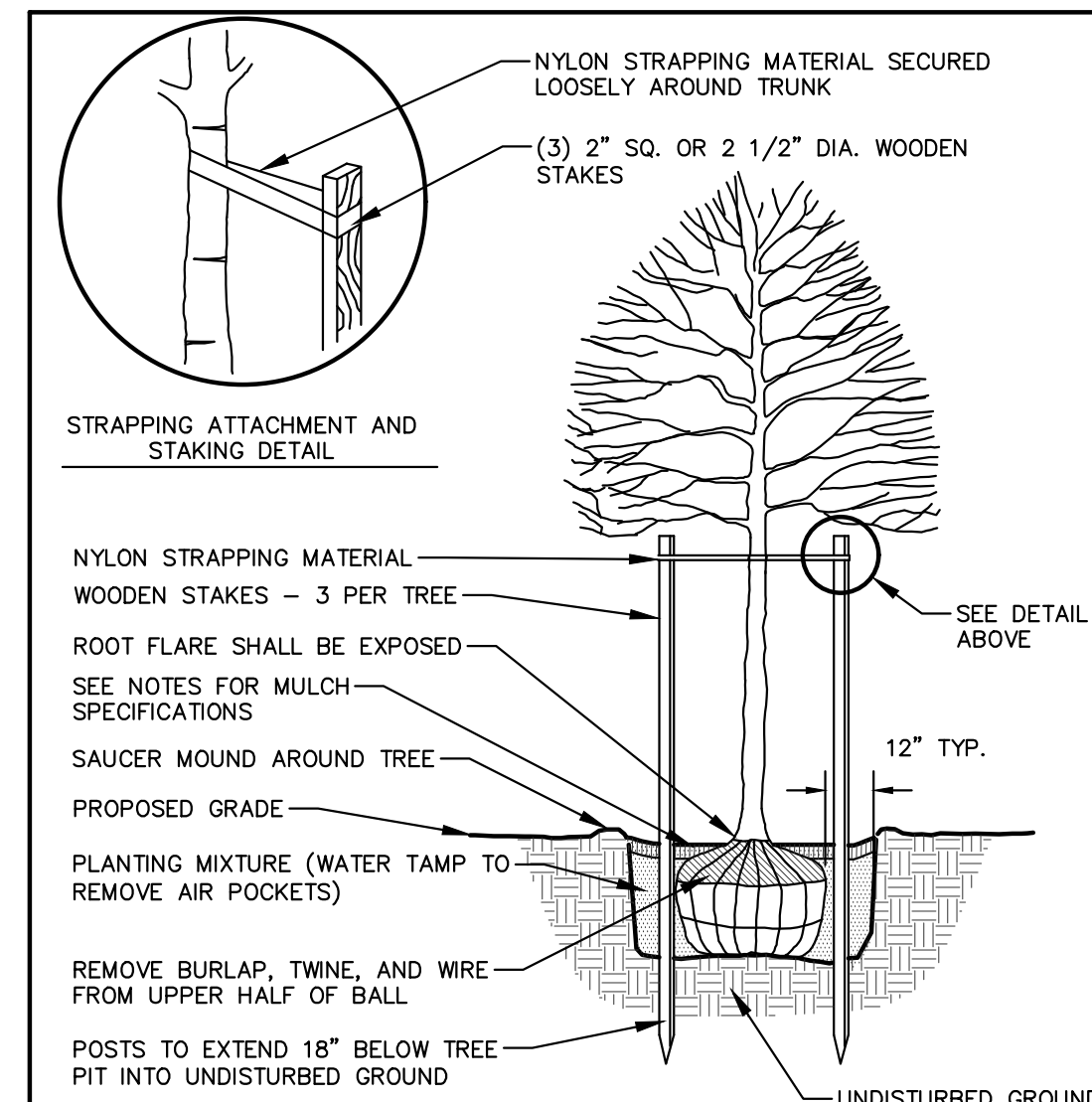


MATCHLINE

MATCHLINE

PLANT SCHEDULE WEST					
EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	PIQL	<i>Picea glauca</i> / White Spruce	B & B	Min. 6' Ht.	1
	TADI	<i>Taxodium distichum</i> 'Mickelson' TM / Shawnee Brave Bald Cypress	B & B	Min. 6' Ht.	1
	THOC	<i>Thuja occidentalis</i> 'Techny' / Techny Arborvitae	B & B	Min. 5' Ht.	3
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ACM	<i>Acer nijabai</i> 'Morton' TM / State Street Myabe Maple	B & B	2"Cal	1
	GIBI	<i>Ginkgo biloba</i> 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B	2"Cal	1
	PLAC	<i>Platanus x acerifolia</i> 'Morton Circle' TM / Exclamation! London Plane Tree	B & B	2"Cal	2
	POTR	<i>Populus tremuloides</i> 'NE Arts' / Prairie Gold® Quaking Aspen	B & B	2.5"Cal	3
	ULAM	<i>Ulmus americana</i> 'New Harmony' / New Harmony American Elm	B & B	2.5"Cal	1
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	HD	<i>Hydrangea paniculata</i> 'Dop Pinky' TM / Pinky Winky Panicle Hydrangea	B & B	Min. 24" Ht.	1
	PD	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark	#3	Min. 12"-24"	18
	PC	<i>Physocarpus opulifolius</i> 'Center Glow' / Center Glow Ninebark	B & B	Min. 24" Ht.	6
	RAG	<i>Rhus aromatica</i> 'Gra-Low' / Gra-Low Fragrant Sumac	#3	Min. 24" wide	8
	SO	<i>Syringa</i> x 'SMNJRRP' TM / Blooming Dwarf Pink Lilac	B & B	Min. 24" Ht.	6
	WJ	<i>Viburnum x juddi</i> / Judd Viburnum	B & B	Min. 12"-24"	7
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	JUN	<i>Juniperus chinensis</i> 'Pfitzerana Kallays Compacta' / Kally Pfitzer Compact Juniper	B & B	Min. 12" Wide	9
	JF	<i>Juniperus chinensis</i> 'Sea Green' / Sea Green Juniper	B & B	Min. 24" wide	2
	JS	<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini Arcadia Juniper	#3	Min. 12" Wide	1
	TAG	<i>Taxus x media</i> 'Dark Green' / Dark Green Yew	#3	Min. 12"-24"	7
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AS	<i>Allium</i> x 'Summer Beauty' / Summer Beauty Allium	#1	Min. 8"-18"	13
	CK	<i>Calamagrostis x acutiflora</i> 'Kari Foerster' / Kari Foerster Feather Reed Grass	#1	Min. 8"-18"	88
	EP	<i>Echinacea</i> x 'CBG Cone 2' TM / Pike Meadowrite Purple Coneflower	#1	Min. 8"-18"	12
	GR	<i>Geranium</i> x 'Rozanne' / Rozanne Cranesbill	#1	Min. 8"-18"	32
	HA	<i>Hemerocallis</i> x 'Chicago Apache' / Daylily	#1	Min. 8"-18"	54
	LS	<i>Liatris spicata</i> 'Kobold' / Kobold Spike Gayfeather	#1	Min. 8"-18"	41
	PA	<i>Perovskia abrotanoides</i> / Russian Sage	#3	Min. 8"-18"	27
	SP	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem	#1	Min. 8"-18"	41
	SH2	<i>Sporobolus heterolepis</i> / Prairie Dropseed	#1	Min. 8"-18"	68
	SH	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed	#1	Min. 8"-18"	68

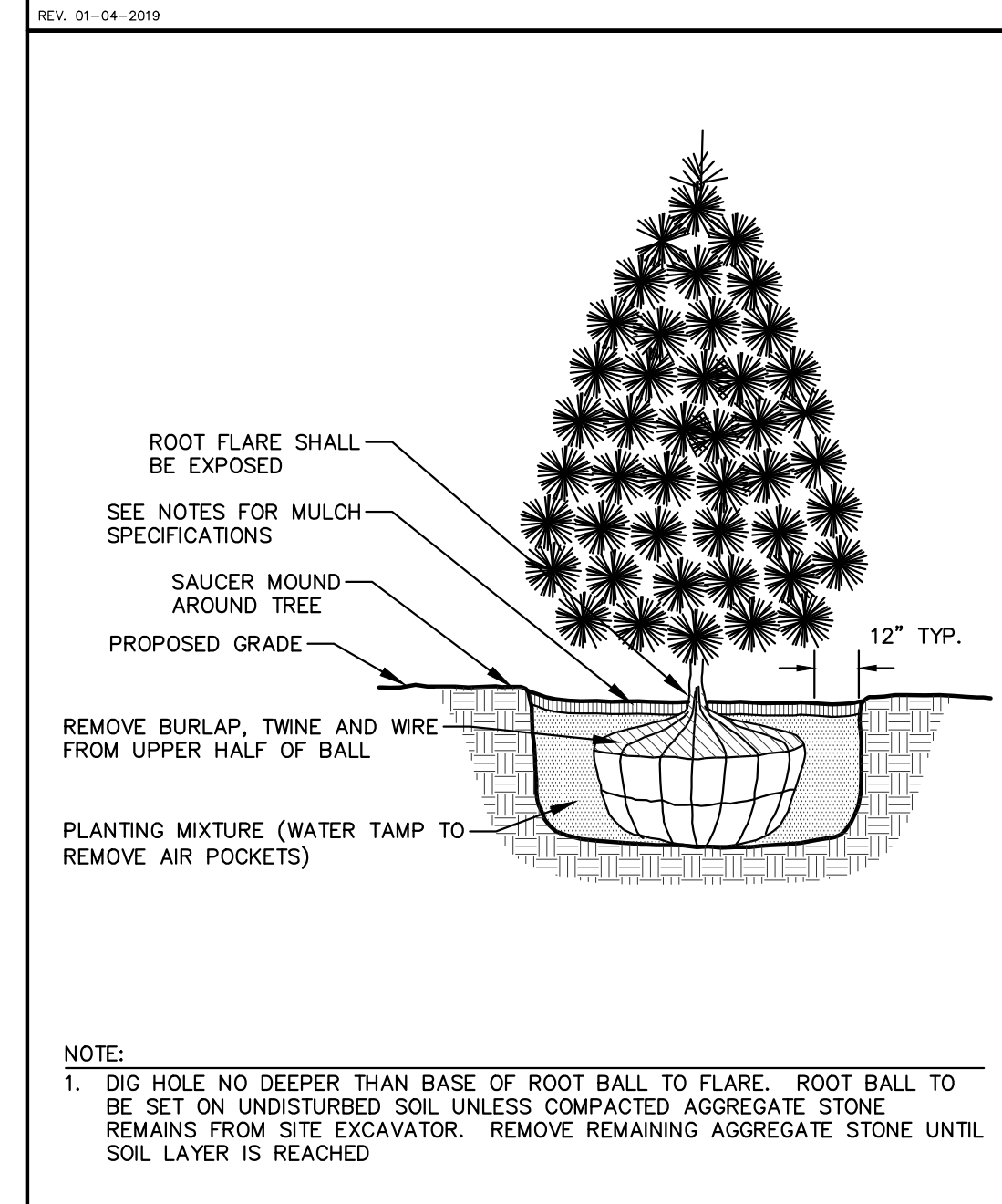
PLANT SCHEDULE EAST					
EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	THOC	<i>Thuja occidentalis</i> 'Techny' / Techny Arborvitae	B & B	Min. 5' Ht.	8
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ACM	<i>Acer nijabai</i> 'Morton' TM / State Street Myabe Maple	B & B	2"Cal	1
	CEOC	<i>Celtis occidentalis</i> 'Prairie Pride' / Prairie Pride Hackberry	B & B	2.5"Cal	1
	GIBI	<i>Ginkgo biloba</i> 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B	2"Cal	1
	PLAC	<i>Platanus x acerifolia</i> 'Morton Circle' TM / Exclamation! London Plane Tree	B & B	2"Cal	2
	POTR	<i>Populus tremuloides</i> 'NE Arts' / Prairie Gold® Quaking Aspen	B & B	2.5"Cal	18
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AB	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry	#3	Min. 12"-24"	18
	CB	<i>Cornus baileyi</i> / Bailey's Red-Twig Dogwood	B & B	Min. 24" Ht.	3
	HQ	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea	#3	Min. 12"-24"	13
	PD	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark	#3	Min. 12"-24"	8
	PC	<i>Physocarpus opulifolius</i> 'Center Glow' / Center Glow Ninebark	B & B	Min. 24" Ht.	5
	RAG	<i>Rhus aromatica</i> 'Gra-Low' / Gra-Low Fragrant Sumac	#3	Min. 24" wide	6
	SO	<i>Syringa</i> x 'SMNJRRP' TM / Blooming Dwarf Pink Lilac	B & B	Min. 24" Ht.	13
	WJ	<i>Viburnum x juddi</i> / Judd Viburnum	B & B	Min. 12"-24"	8
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	JUN	<i>Juniperus chinensis</i> 'Pfitzerana Kallays Compacta' / Kally Pfitzer Compact Juniper	B & B	Min. 12" Wide	11
	JF	<i>Juniperus chinensis</i> 'Sea Green' / Sea Green Juniper	B & B	Min. 24" wide	28
	JS	<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini Arcadia Juniper	#3	Min. 12" Wide	1
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	CK	<i>Calamagrostis x acutiflora</i> 'Kari Foerster' / Kari Foerster Feather Reed Grass	#1	Min. 8"-18"	37
	HA	<i>Hemerocallis</i> x 'Chicago Apache' / Daylily	#1	Min. 8"-18"	30
	LS	<i>Liatris spicata</i> 'Kobold' / Kobold Spike Gayfeather	#1	Min. 8"-18"	46
	PA	<i>Perovskia abrotanoides</i> / Russian Sage	#3	Min. 8"-18"	11
	SP	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem	#1	Min. 8"-18"	23
	SH2	<i>Sporobolus heterolepis</i> / Prairie Dropseed	#1	Min. 8"-18"	72



DECIDUOUS TREE PLANTING DETAIL

NOTE:

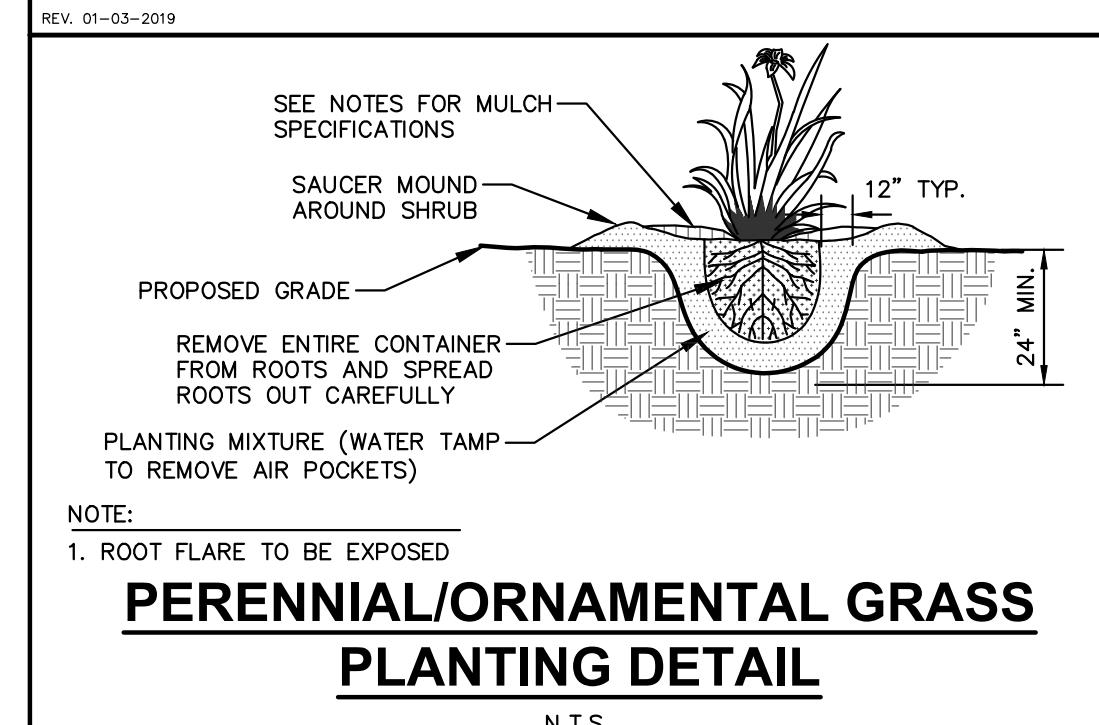
- DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
- REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION



EVERGREEN TREE PLANTING DETAIL

NOTE:

- ROOT FLARE TO BE EXPOSED



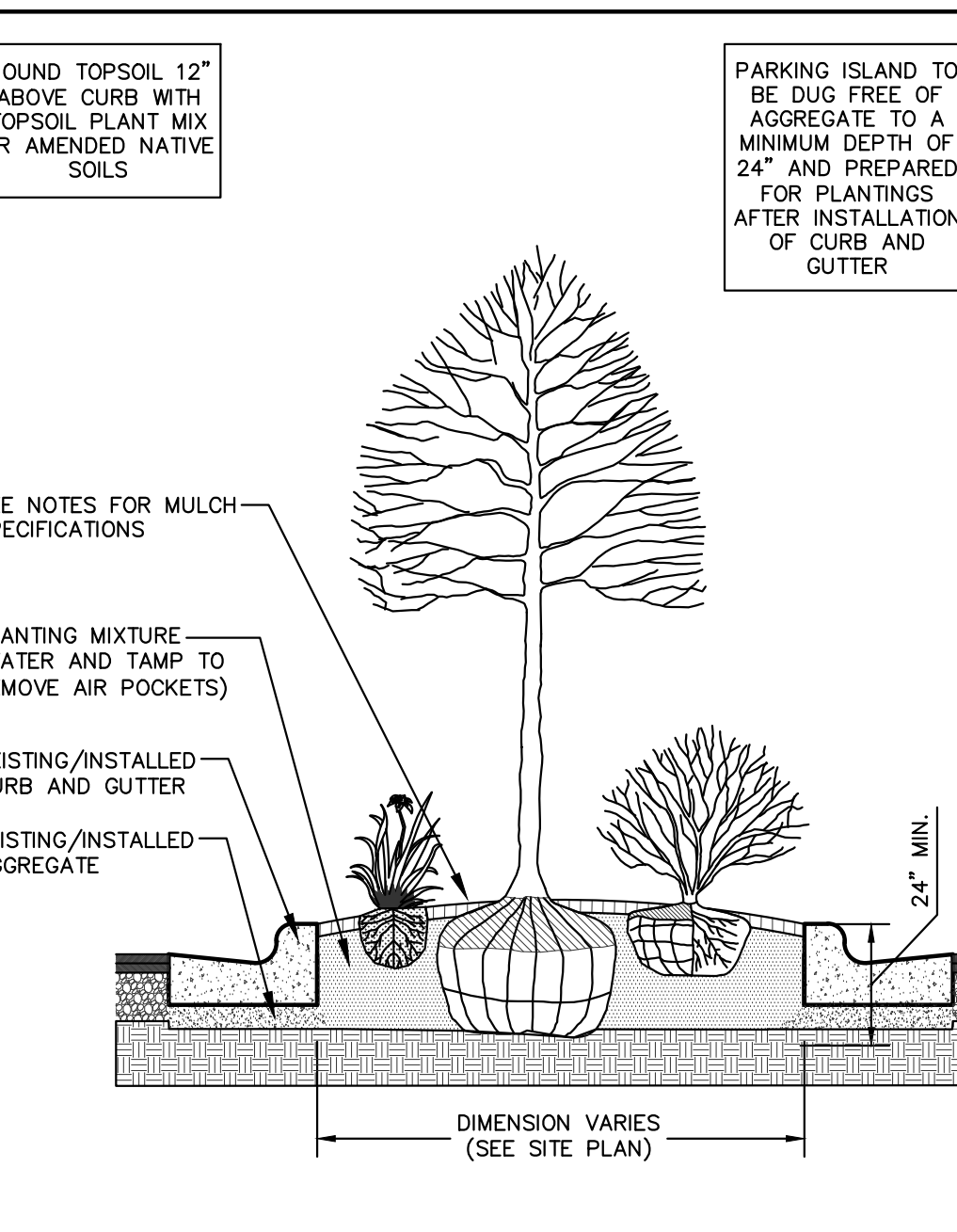
PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

NOTE:

- ROOT FLARE TO BE EXPOSED

INFILTRATION BASIN PLANT PLUG SCHEDULE (615 SF)

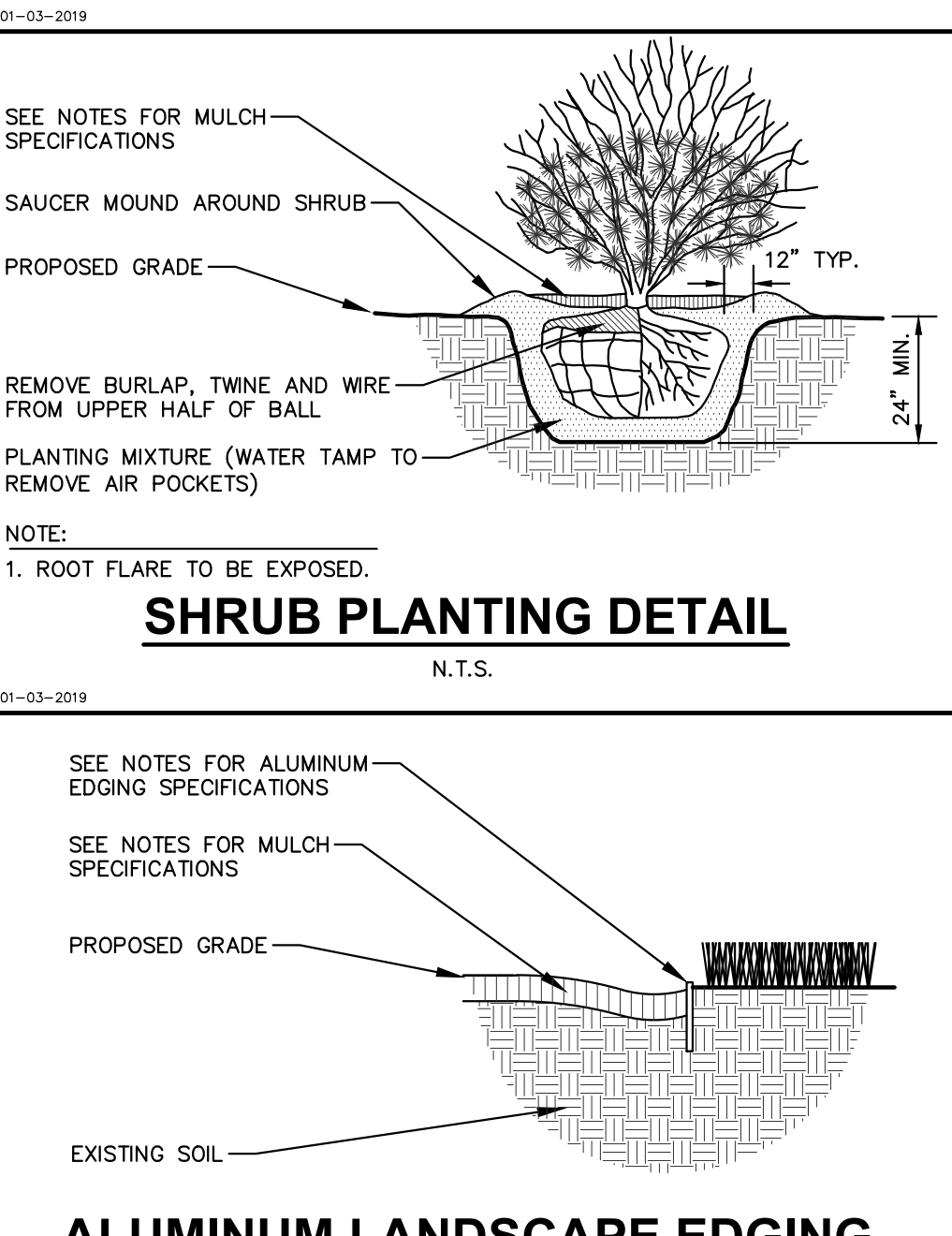
Botanical Name	Common Name	Spacing	Quantity
<i>Panicum virgatum</i>	Switch Grass	12" O.C.	70
<i>Spartina pectinata</i>	Prairie Cord Grass	12" O.C.	69
<i>Scirpus</i>		12" O.C.	68
<i>Asclepias incarnata</i>	Swamp Milkweed	12" O.C.	68
<i>Eupatorium maculatum</i>	Spotted Joe-Pye Weed	12" O.C.	68
<i>Liatris spicata</i>	Marsh Blazing Star	12" O.C.	68
<i>Lobelia cardinalis</i>	Cardinal Flower	12" O.C.	68
<i>Penstemon digitalis</i>	Foxglove Beardtongue	12" O.C.	68
<i>Ratibida pinnata</i>	Yellow Coneflower	12" O.C.	68
<i>Rudbeckia hirta</i>	Black-Eyed Susan	12" O.C.	68



PARKING ISLAND LANDSCAPE DETAIL

NOTE:

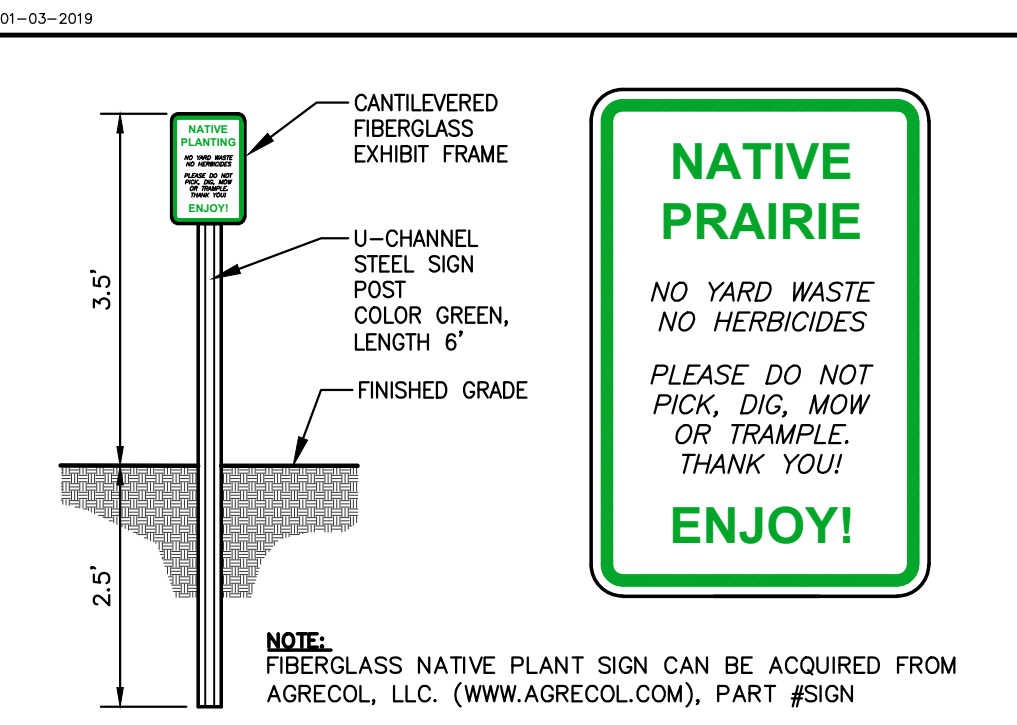
- DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.



SHRUB PLANTING DETAIL

NOTE:

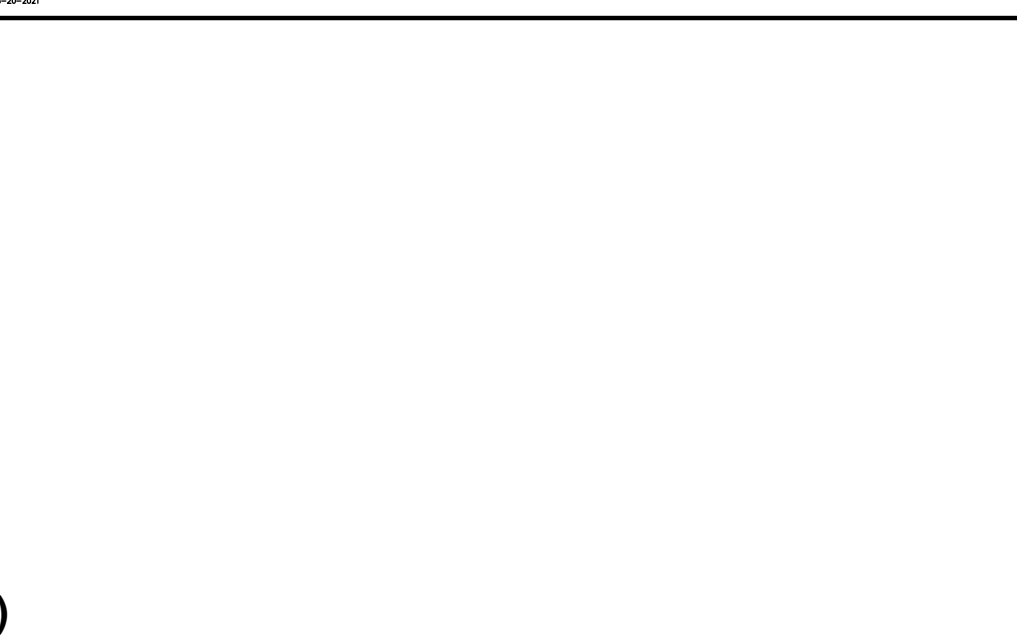
- ROOT FLARE TO BE EXPOSED



ALUMINUM LANDSCAPE EDGING DETAIL

NOTE:

- ROOT FLARE TO BE EXPOSED



PRAIRIE PLANTING SIGN

NOTE:

- ROOT FLARE TO BE EXPOSED

GENERAL NOTES

- GENERAL: ALL WORK IN THE R-0-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 DISPARITY ACTIONS BY ANY CITY OR REGULATORY AGENCIES. ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8111 FOR UTILITIES 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.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINERS BY STEM OR ROOTS. ALL SHRUBS AND 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.
- 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.
- 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 HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE, AND REMOVE. SMOOTH AND SHAPE WOUNDS TO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INDOUSCIPOLATE LATEX BASED ANTISETIC TREE PAINT, IF PRUNING OCCURS IN SEASON. DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- 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.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- 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.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRAGILE 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 USE TOPSOIL OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED-FREE SHREDDED HARDWOOD BARK MULCH DYED-BROWN AND INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SHALL 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 RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - DECORATIVE STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE 1.5" WISCONSIN RIVER 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.
- MATERIALS - TRAP STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE 3/4" TRAP 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.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 6" 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 WOOD-PENETRANT SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPSOIL APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- 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.
- MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 88183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SEEDING, SODDING, & POND VEGETATION NOTES

- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH GARBETS' MADISON PARKS' GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- 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 MACHING CUT AT A UNIFORM THICKNESS OF 80 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 NON-OR LIVENED PADS SHALL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED 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/TRANSPANTED 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.
- MATERIALS - PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDS WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53984, 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 MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
- MATERIALS - NATIVE PLANT PLUGS: PLUG PLANTINGS TO BE INSTALLED 1'-0" ON CENTER. MIXING SPECIES INTEGRALLY IN PLUGS OF 20 AT A TIME. REFER TO PLUG PLUG PLANTING TECHNICAL STANDARDS FOR ROOTSTOCK AND INSTALLATION SPECIFICATIONS.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- CONTRACTOR: 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 ORIGINAL SPECIES UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. THE CONTRACTOR SHALL REPLACE PLANTS DAMAGED AT TIME OF PLANTING OR ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- 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.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDING 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 AREAS AND 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 THE LONG TERM PLANTING PERIOD. CONTRACTOR SHALL MAINTAIN AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANOURD CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- 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.

DIGGERS HOTLINE
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CLIENT:
THE ALEXANDER COMPANY, INC.
&
DAN BEYER ARCHITECTS

CLIENT ADDRESS:
**2450 RIMROCK ROAD, SUITE 100
MADISON, WI 53713**
&
**225 EAST SAINT PAUL AVENUE
SUITE 202
MILWAUKEE, WI 53202**

PROJECT:
NOVATION MIXED USE & CLIMBING GYM

PROJECT LOCATION:
**2625 RIMROCK ROAD
MADISON, WI**

PLANNING MODIFICATIONS:

#	Date	Description
1	09.14.22	SIP SUBMISSION
2	09.15.22	PERMIT SUBMITTAL
3	10.12.22	

