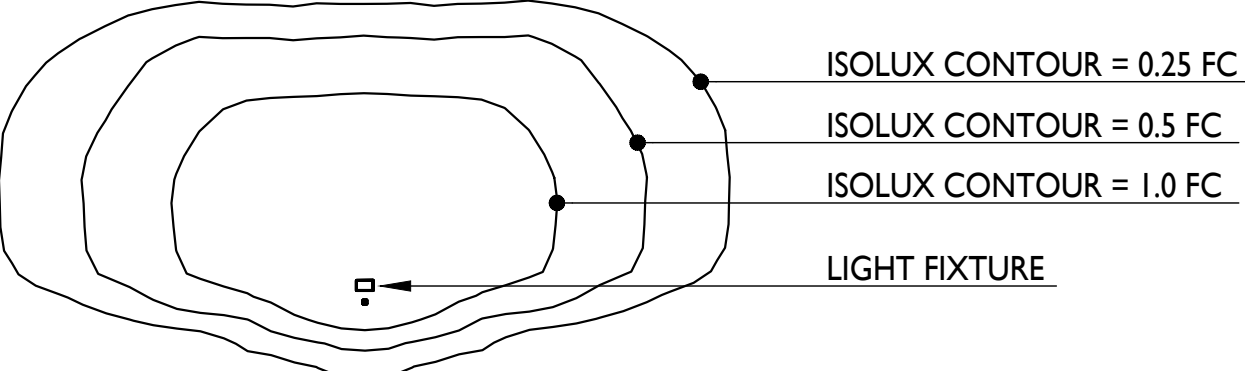
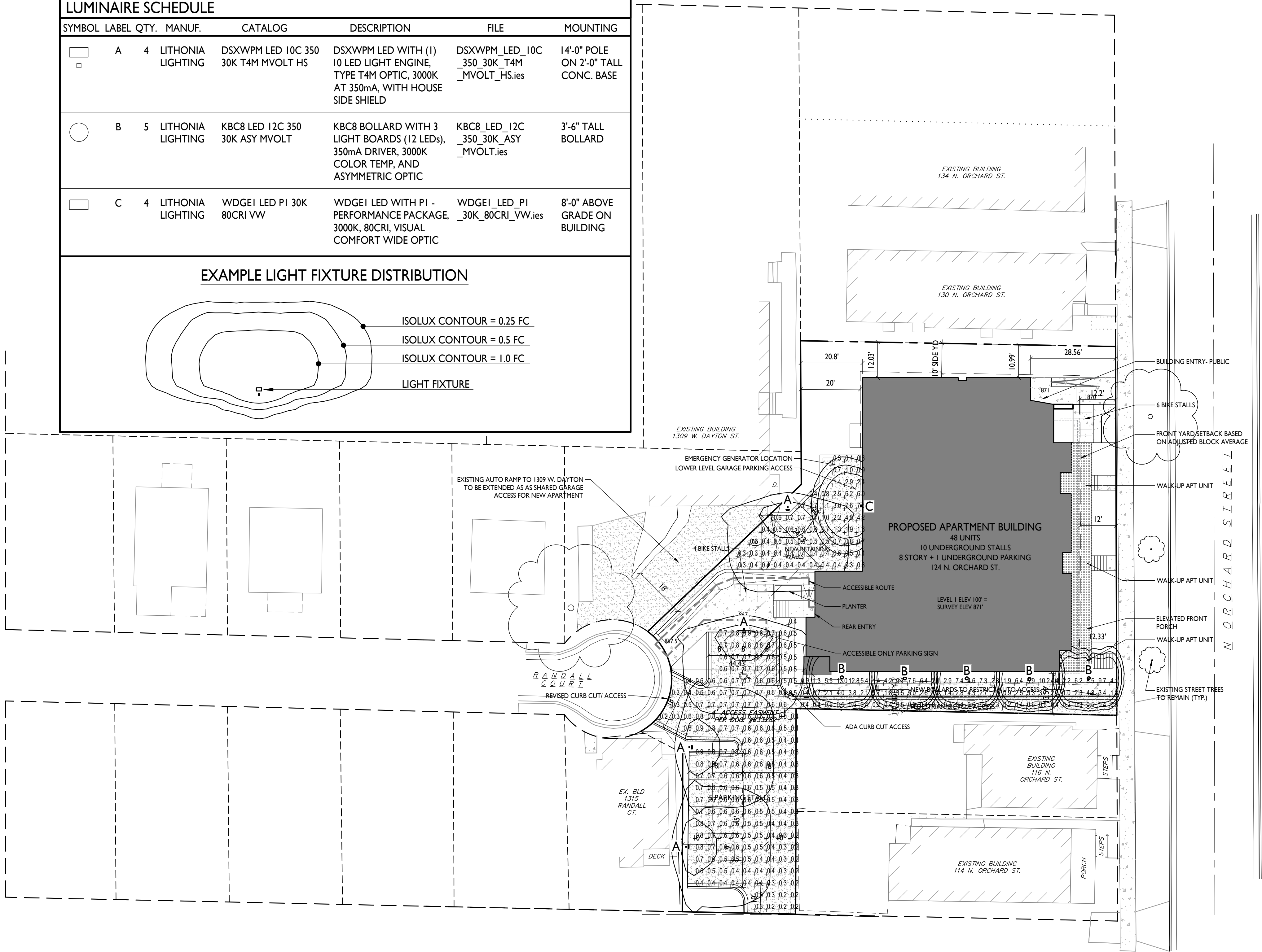
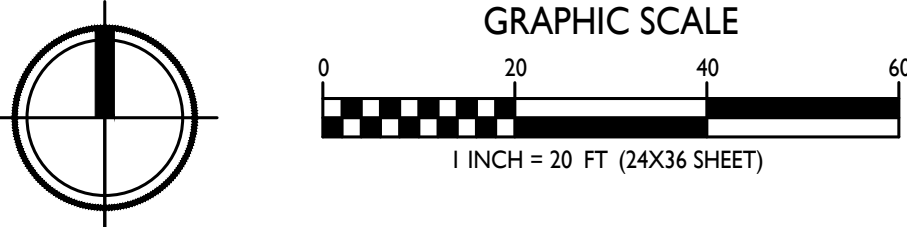


LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Lot and Drive Aisle Lighting	+	0.5 fc	0.9 fc	0.2 fc	4.5:1	2.5:1
Parking Garage Entrance Lighting	+	1.2 fc	7.6 fc	0.3 fc	25.3:1	4.0:1
Pedestrian Sidewalk Lighting	+	2.7 fc	13.0 fc	0.2 fc	65.0:1	13.5:1

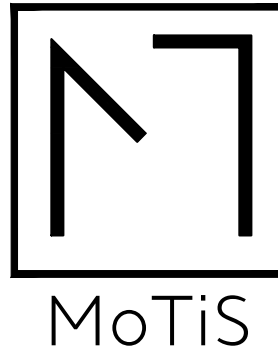
LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE
	A	4	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T4M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T4M OPTIC, 3000K AT 350mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_350_30K_T4M_MVOLT_HS.ies
	B	5	LITHONIA LIGHTING	KBC8 LED 12C 350 30K ASY MVOLT	KBC8 BOLLARD WITH 3 LIGHT BOARDS (12 LEDs), 350mA DRIVER, 3000K COLOR TEMP, AND ASYMMETRIC OPTIC	KBC8_LED_12C_350_30K_ASY_MVOLT.ies
	C	4	LITHONIA LIGHTING	WDGE1 LED PI 30K 80CRI VW	WDGE1 LED WITH PI - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	WDGE1_LED_PI_30K_80CRI_VW.ies
EXAMPLE LIGHT FIXTURE DISTRIBUTION 						



I SITE LIGHTING PLAN
C-1.2 1" = 20'-0"



knothe • bruce
ARCHITECTS
Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562



ISSUED
Issued for Land Use Submittal - 9/12/22

PROJECT TITLE
**Orchard Street
Development**

120 N. Orchard St.
122/124 N. Orchard St.
126/128 N. Orchard St.
1313 Randall Ct.
1314 Randall Ct.
SHEET TITLE
Site Lighting Plan

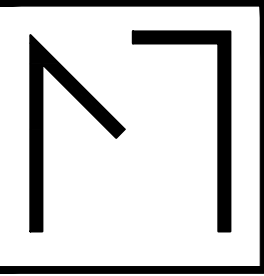
SHEET NUMBER

C-1.2
PROJECT NO. **2219**
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MoTiS

ISSUED

Issued for Land Use Submittal - 9/12/22

PROJECT TITLE

Orchard Street
Development

120 N. Orchard St.
122/124 N. Orchard St.
126/128 N. Orchard St.
1313 Randall Ct.
1314 Randall Ct.

SHEET TITLE

Fire Department
Access Plan

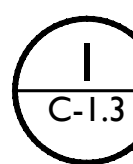
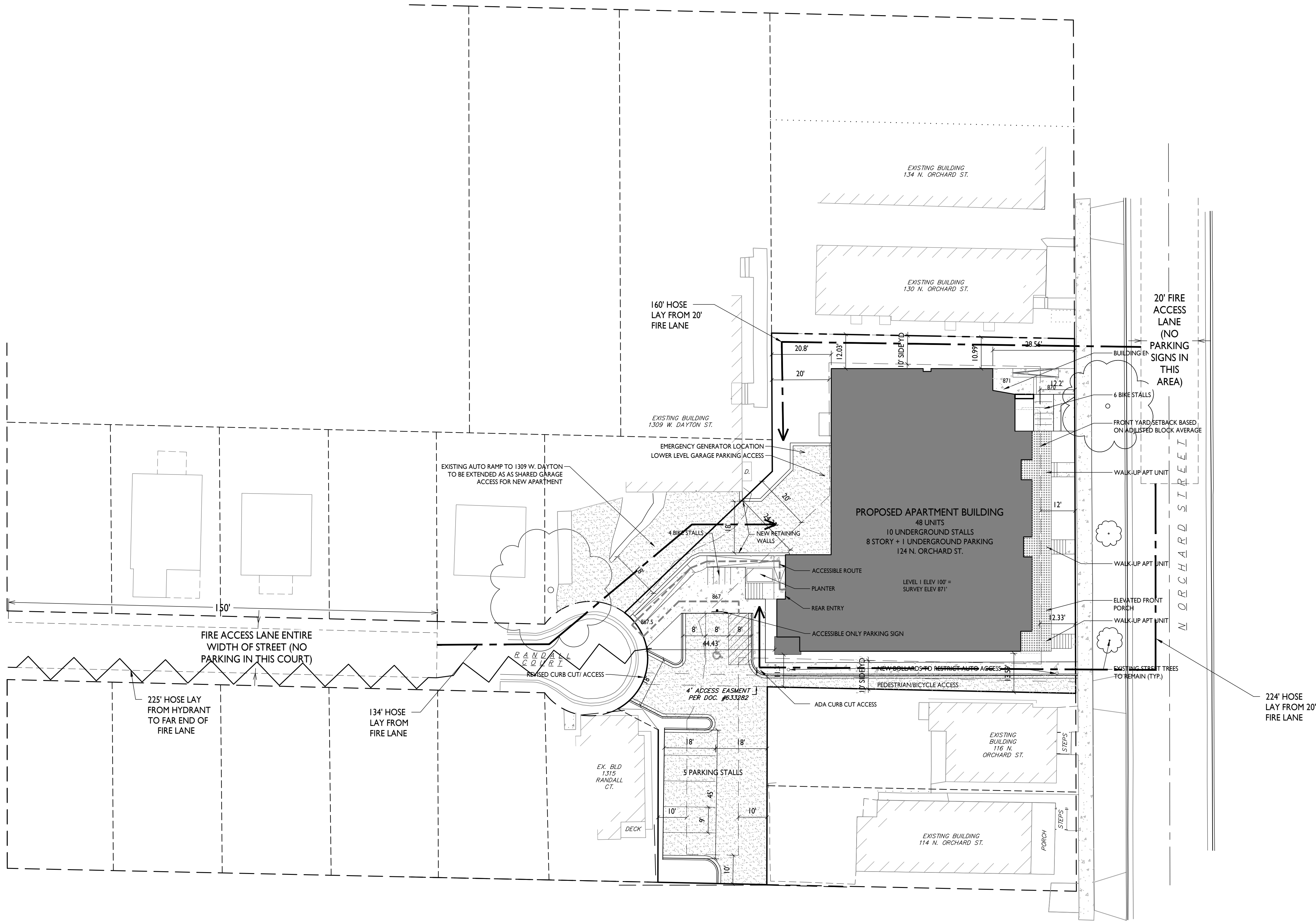
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C-1.3

PROJECT NO.

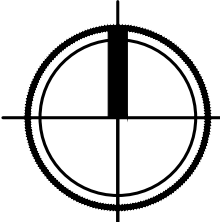
2219

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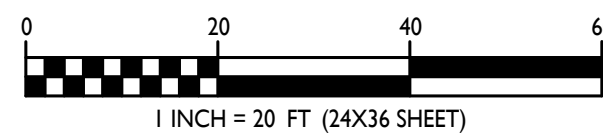


FIRE DEPARTMENT ACCESS PLAN

1" = 20'-0"



GRAPHIC SCALE

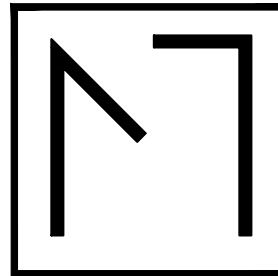


1 INCH = 20 FT. (24X36 SHEET)



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MoTiS

ISSUED

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PROJECT TITLE

Orchard Street
Development

120 N. Orchard St.
122/124 N. Orchard St.
126/128 N. Orchard St.
1313 Randall Ct.
1314 Randall Ct.

SHEET TITLE

Lot Coverage

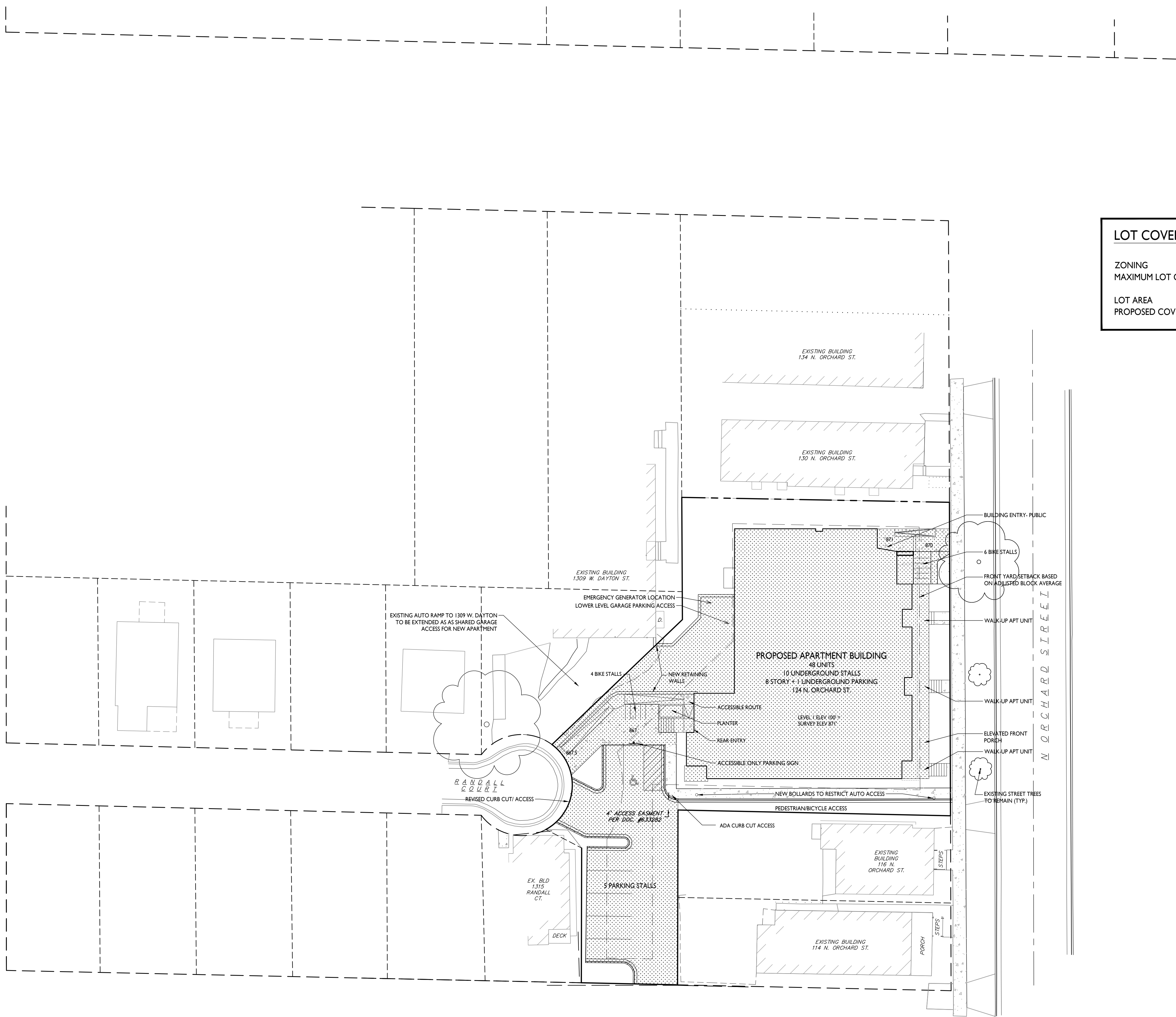
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C-1.4

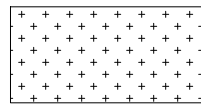
PROJECT NO.

2219

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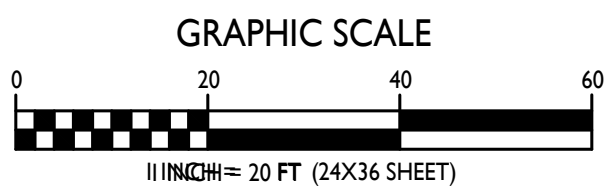
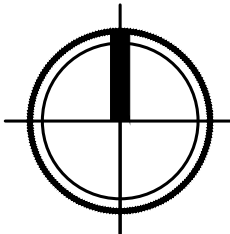


LOT COVERAGE



ZONING	TR-U2 (28.051)
MAXIMUM LOT COVERAGE	80% (COND. USE)
LOT AREA	17,905 S.F. (x.8=14,324)
PROPOSED COVERAGE	13,637 S.F. / 76.16%

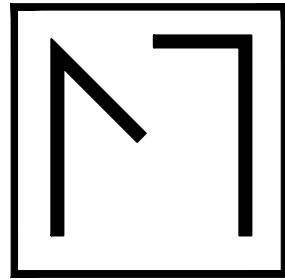
1
C-1.4
LOT COVERAGE
1" = 40'-0"





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MoTiS

ISSUED

Issued for Land Use Submittal - 9/12/22

PROJECT TITLE

Orchard Street
Development

120 N. Orchard St.
122/124 N. Orchard St.
126/128 N. Orchard St.
1313 Randall Ct.
1314 Randall Ct.

SHEET TITLE

Usable Open
Space

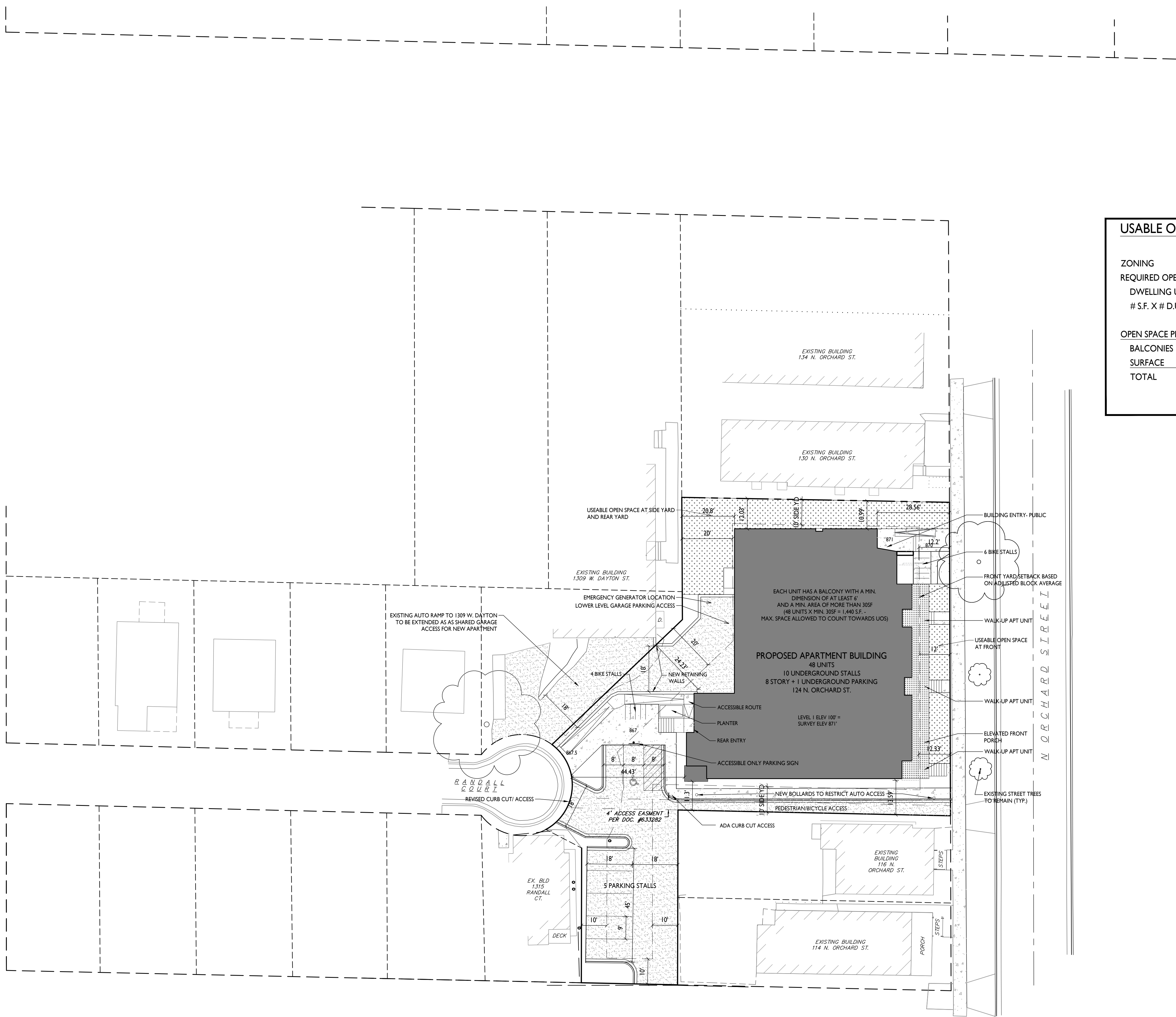
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C-1.5

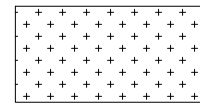
PROJECT NO.

2219

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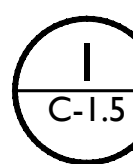
USABLE OPEN SPACE



ZONING TR-U2
REQUIRED OPEN SPACE 40 S.F. / D.U.
DWELLING UNITS 48
S.F. X # D.U. = 1920 S.F.

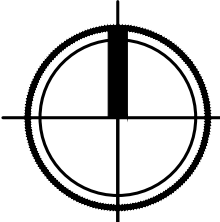
OPEN SPACE PROVIDED

BALCONIES (48 x 48 S.F.) 1440 S.F. (75% OF REQ'D SPACE)
SURFACE 2168 S.F.
TOTAL 3608 S.F. PROVIDED

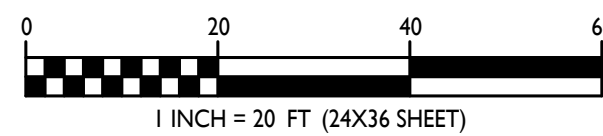


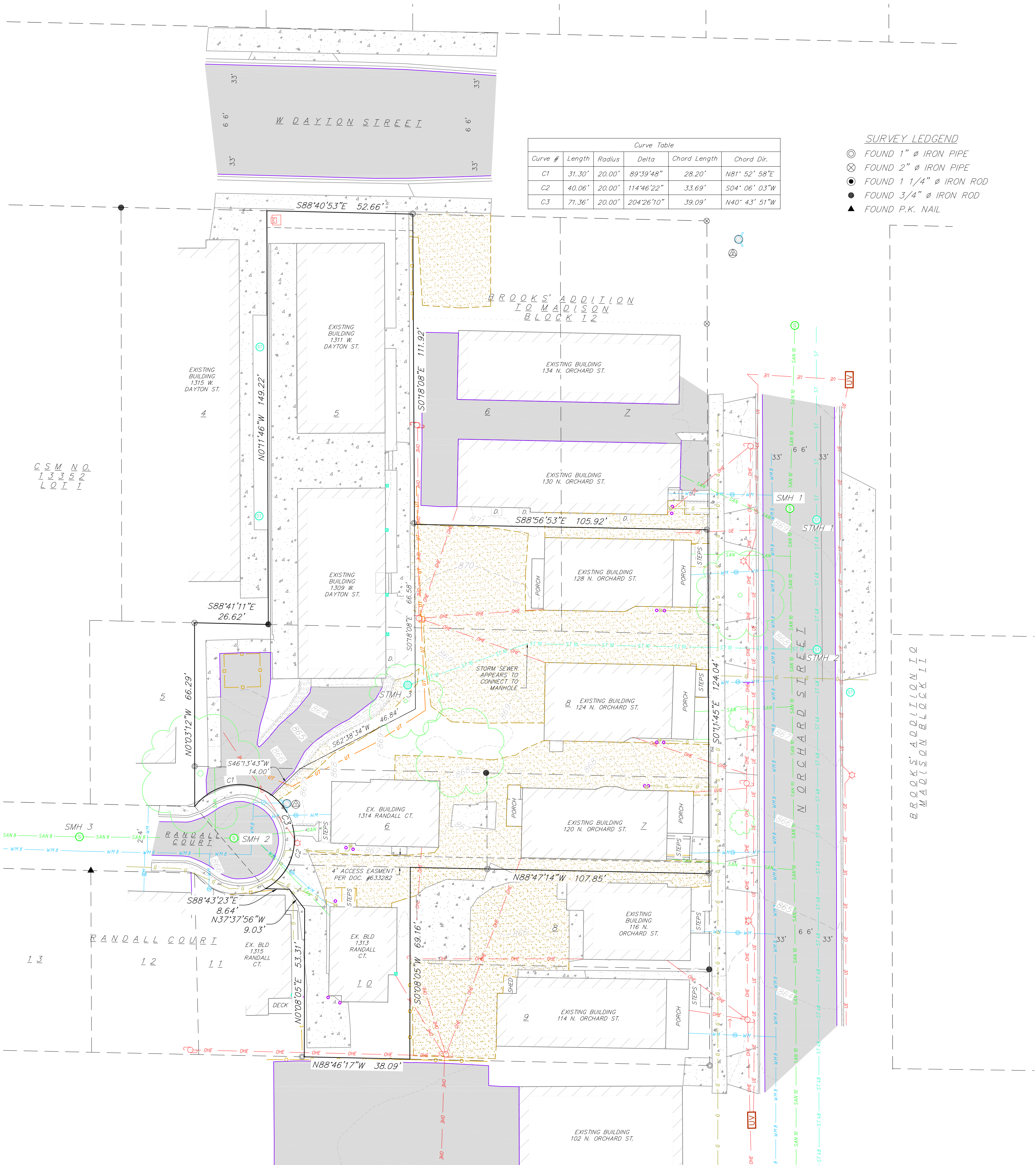
USABLE OPEN SPACE

1" = 20'-0"



GRAPHIC SCALE





Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.
C1	31.30'	20.00'	89°39'48"	28.20'	N81°52'58"E
C2	40.06'	20.00'	114°46'22"	33.69'	S04°06'03"W
C3	71.36'	20.00'	204°26'10"	39.09'	N40°43'51"W

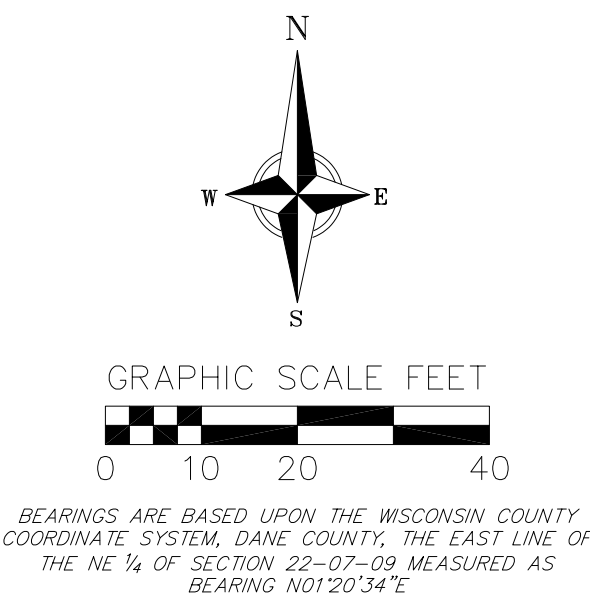
- SURVEY LEDGEND**
- ⊙ FOUND 1" Ø IRON PIPE
 - ⊗ FOUND 2" Ø IRON PIPE
 - FOUND 1 1/4" Ø IRON ROD
 - FOUND 3/4" Ø IRON ROD
 - ▲ FOUND P.K. NAIL

PROJECT BENCHMARKS:

- Ⓢ BENCHMARK 1 — ELEV.=869.43:
TOP NUT OF FIRE HYDRANT LOCATED AT EAST END OF RANDALL COURT.
- Ⓢ BENCHMARK 2 — ELEV.=873.71:
TOP NUT OF FIRE HYDRANT LOCATED AT SOUTHWEST CORNER OF N. ORCHARD AVENUE AND W. DAYTON STREET.
- BENCHMARK 3 — ELEV.=863.01:
TOP NUT OF FIRE HYDRANT LOCATED AT NORTHWEST CORNER OF N. ORCHARD AVENUE AND SPRING STREET.

SURVEYED FOR:
ATTN: BRUCE MARTIN
4 LAKES PROPERTIES, LLC
31 S. MILLS STREET
MADISON, WI 53715

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
BY: DAVID N. GULLICKSON
999 FOURIER DRIVE, STE. 201
MADISON, WI 53717
(608)–821–3966
dgul@vierbicher.com



TOPOGRAPHIC HATCHING LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- GRAVEL

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING DOWN GUY
- EXISTING LIGHT POLE
- EXISTING SIGN (TYPE NOTED)
- EXISTING BOLLARD
- EXISTING DECIDUOUS TREE
- BENCHMARK (SEE BENCHMARK NOTES)

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING 8" SANITARY SEWER LINE
- EXISTING 10" SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING 10" STORM SEWER LINE
- EXISTING 48" STORM SEWER LINE
- EXISTING D.I. WATER MAIN
- EXISTING 8" D.I. WATER MAIN
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY BOUNDARY

SANITARY SEWER MANHOLES					
STRUCTURE ID	RIM ELEVATION	DIRECTION	INVERT	PIPE SIZE (INCHES)	PIPE MATERIAL
SMH 1	869.21	S	852.63	10	PVC
		N	852.73	10	PVC
SMH 2	866.24	E	858.22	8	PVC
		NE	858.22	8	PVC
SMH 3	865.59	W	858.29	8	PVC
		E	857.31	8	PVC
		W	857.41	8	PVC

STORM SEWER STRUCTURES					
INLET ID	TC - RIM ELEV.	DIRECTION	INVERT	PIPE SIZE (INCHES)	PIPE MATERIAL
STMH 1	869.20	N - S	855.18	48	RCP
STMH 2	868.14	N - S	854.65	48	RCP
STMH 3	868.36	E	860.89	10	PVC
STMH 4	859.91	N - S	853.21	48	RCP

NOTES:

- This survey was prepared based upon information provided in Commitment for Title Insurance, Order No. NCS-1139824-MAD, dated July 19, 2022 at 07:00 A.M. from First American Title Insurance Company 25 West Main Street, Suite 400 Madison, WI 53703.
- The parcels surveyed contains 0.420 Acres or 18,286 sq. ft. more or less.
- This survey is based upon field survey work performed August 26, 27, and September 8, 2022. Any changes in site conditions after September 8, 2022 are not reflected by this survey.
- Benchmarks shall be verified prior to construction.
- Elevations depicted on this survey are based upon NAVD88 Datum. (2018 Geoid)
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
- Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20223025129, 20223025165, 20223025169, 20223025226, 20223025232, 20223025256, and 20223211592. Location of buried private utilities are not within the scope of this survey.

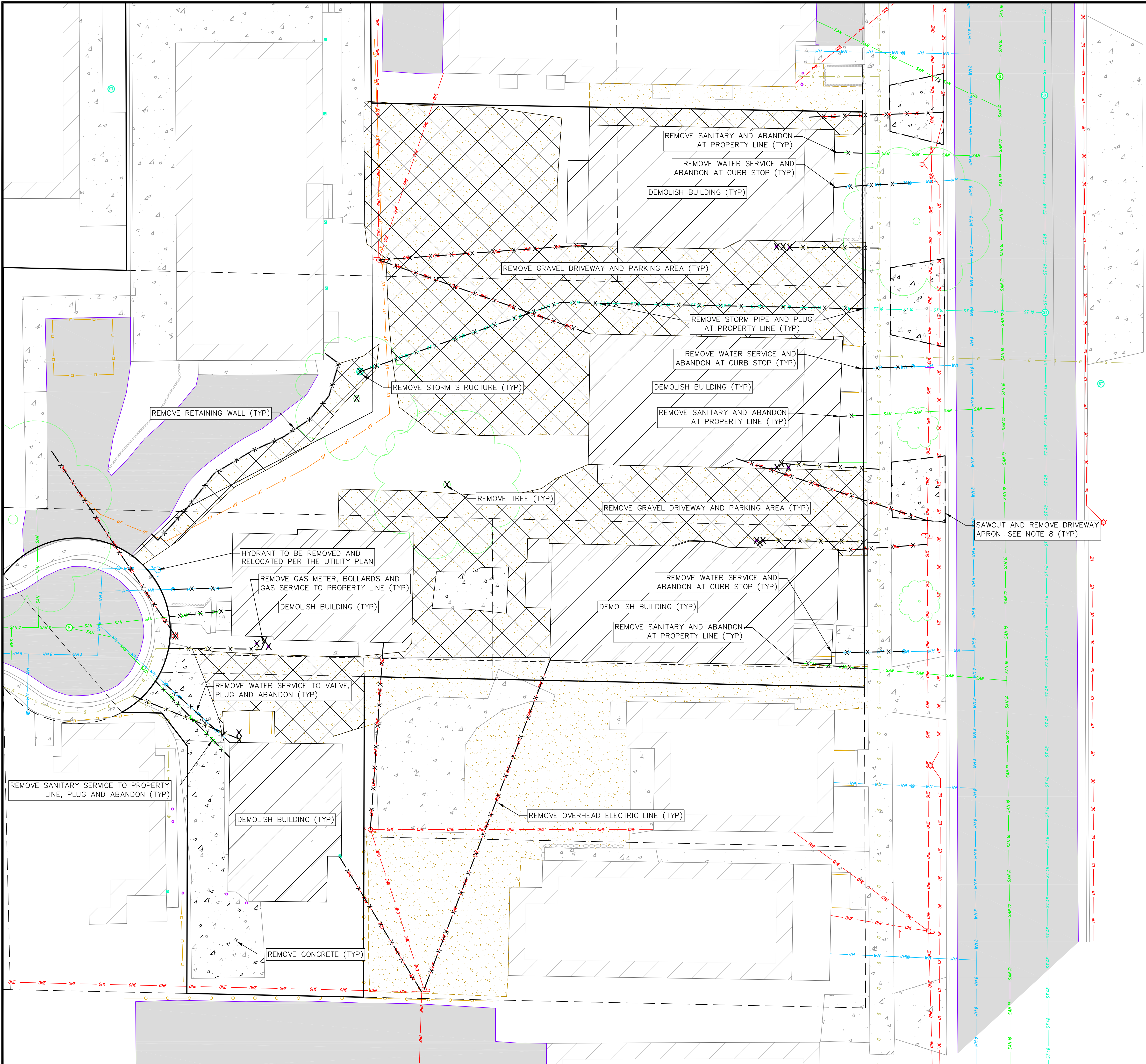


THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE

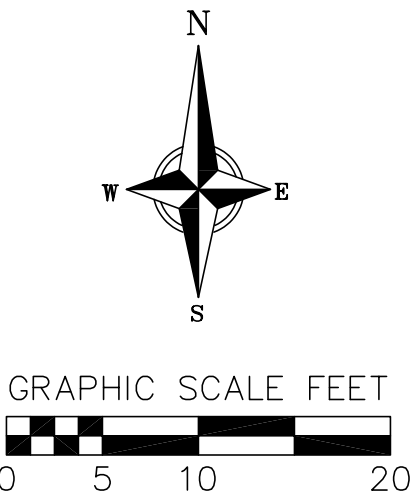
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	09/12/2022
DRAFTER	ZDRE
CHECKED	RKOL
PROJECT NO.	220167



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING DOWN GUY
- EXISTING LIGHT POLE
- EXISTING SIGN (TYPE NOTED)
- EXISTING BOLLARD
- EXISTING DECIDUOUS TREE
- BENCHMARK (SEE BENCHMARK NOTES)



TOPOGRAPHIC LINEWORK LEGEND

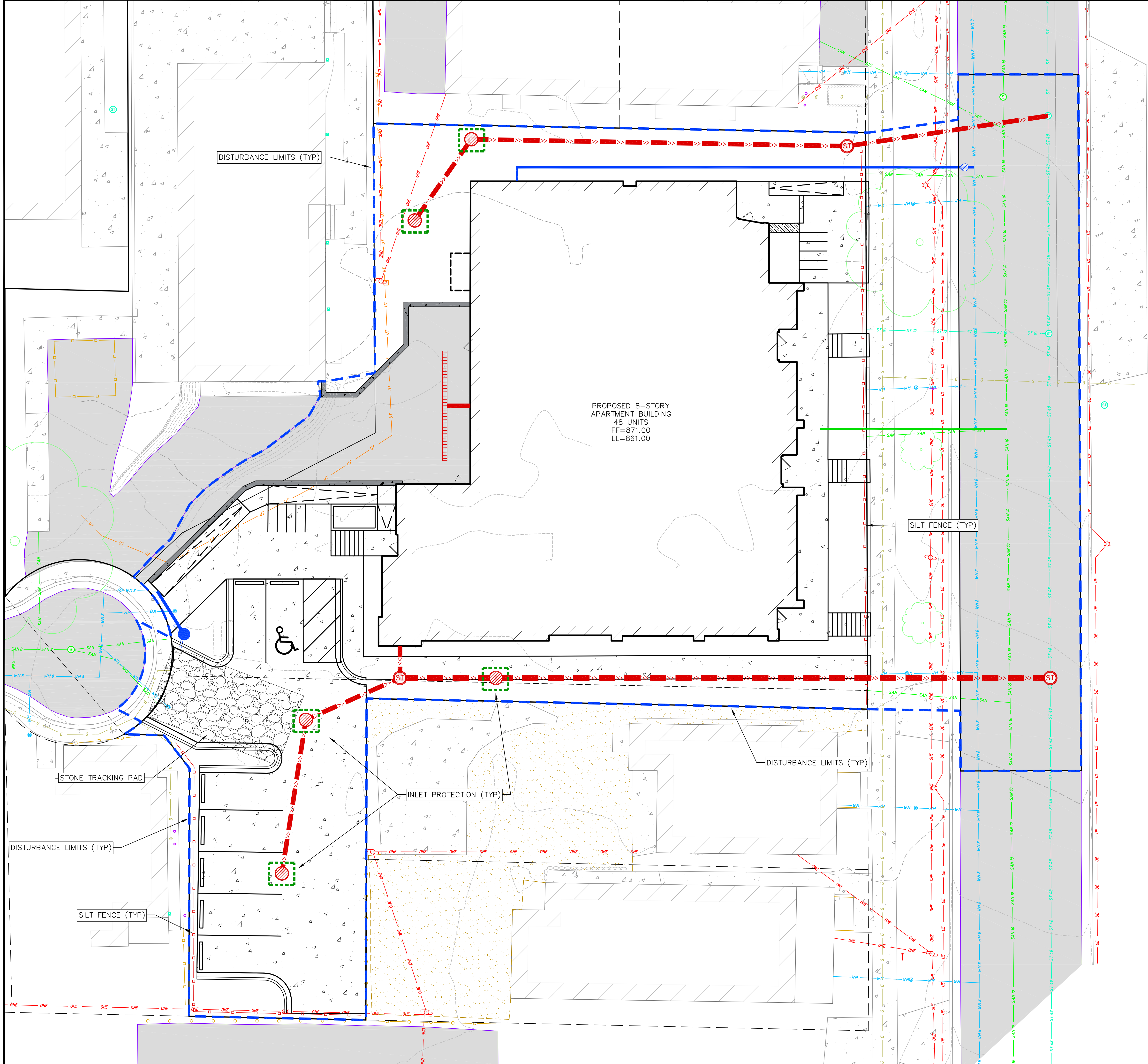
- FO - EXISTING UNDERGROUND TELEPHONE LINE
- G - EXISTING GAS LINE
- UE - EXISTING UNDERGROUND ELECTRIC LINE
- OHE - EXISTING OVERHEAD ELECTRIC LINE
- SAN - EXISTING SANITARY SEWER LINE
- SAN 8 - EXISTING 8" SANITARY SEWER LINE
- SAN 10 - EXISTING 10" SANITARY SEWER LINE
- ST - EXISTING STORM SEWER LINE
- ST 10 - EXISTING 10" STORM SEWER LINE
- ST 48 - EXISTING 48" STORM SEWER LINE
- W/M - EXISTING D.I. WATER MAIN
- WMB - EXISTING 8" D.I. WATER MAIN
- CLF - EXISTING CHAIN LINK FENCE
- WF - EXISTING WOOD FENCE
- B20 - EXISTING MAJOR CONTOUR
- B18 - EXISTING MINOR CONTOUR
- PROPERTY BOUNDARY

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- GRAVEL REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

DEMOLITION NOTES:

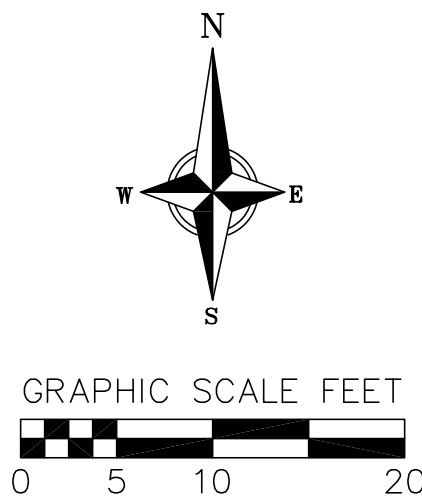
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
- IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
- ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

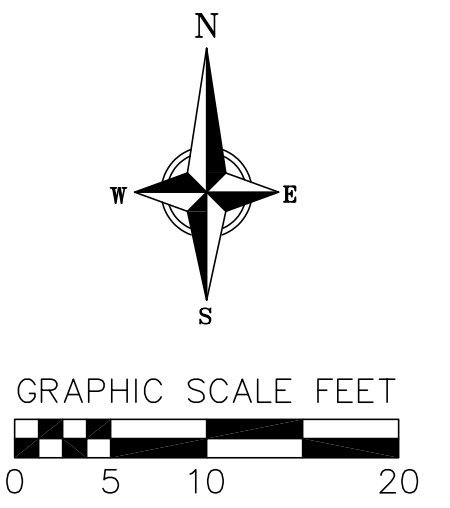
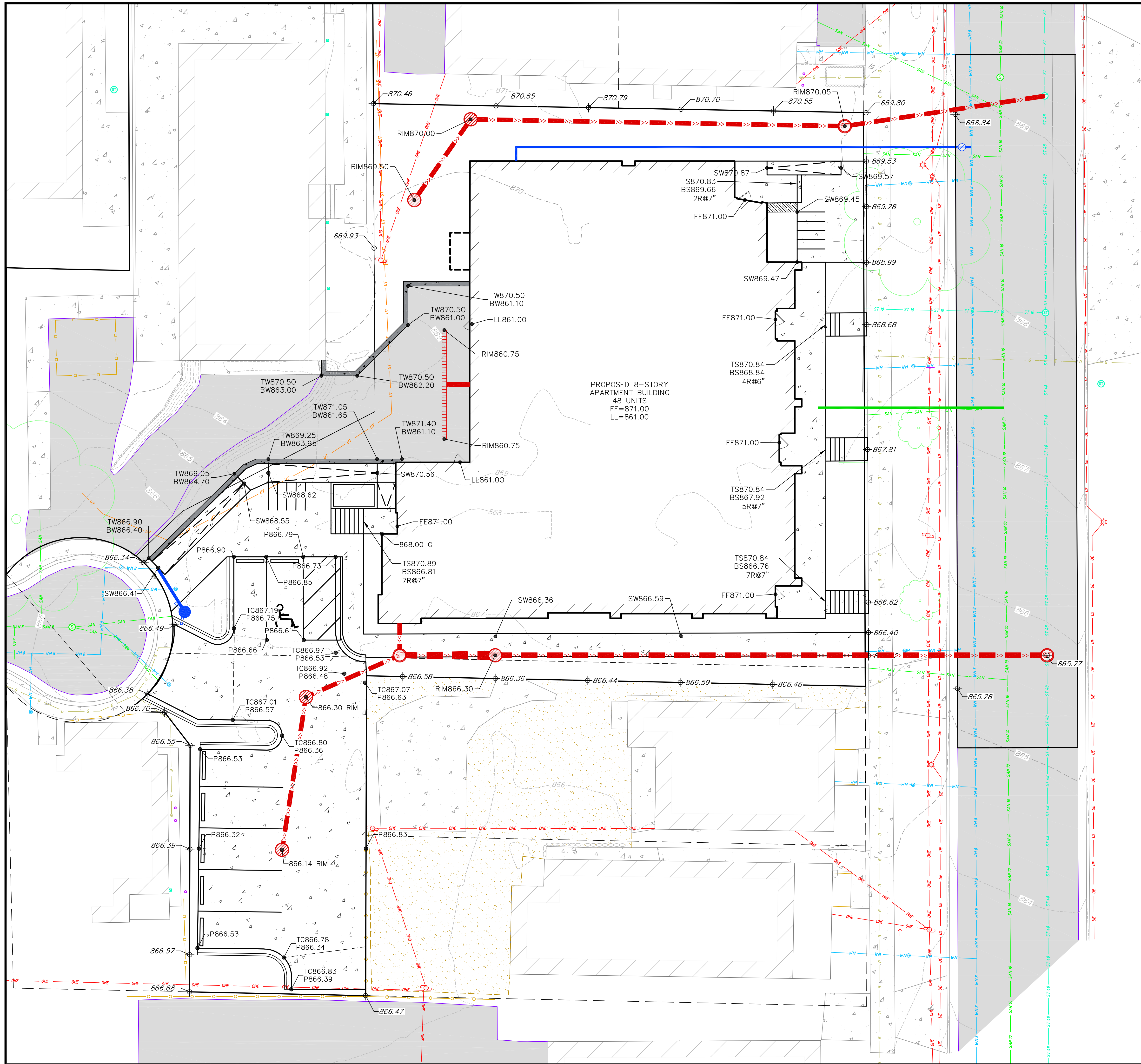


- GRADING LEGEND**
- 820 — EXISTING MAJOR CONTOURS
 - - - 818 - - - EXISTING MINOR CONTOURS
 - 820 — PROPOSED MAJOR CONTOURS
 - 818 — PROPOSED MINOR CONTOURS
 - S — SILT FENCE
 - D — DISTURBED LIMITS
 - DRAINAGE DIRECTION
 - 2.92% PROPOSED SLOPE ARROWS
 - +1048.61 EXISTING SPOT ELEVATIONS
 - 1048.61 PROPOSED SPOT ELEVATIONS
 - INLET PROTECTION
 - TRACKING PAD

- ABBREVIATIONS**
- TC - TOP OF CURB
 - FF - FINISHED FLOOR
 - FL - FLOW LINE
 - SW - TOP OF WALK
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL

- NOTES:**
- SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.



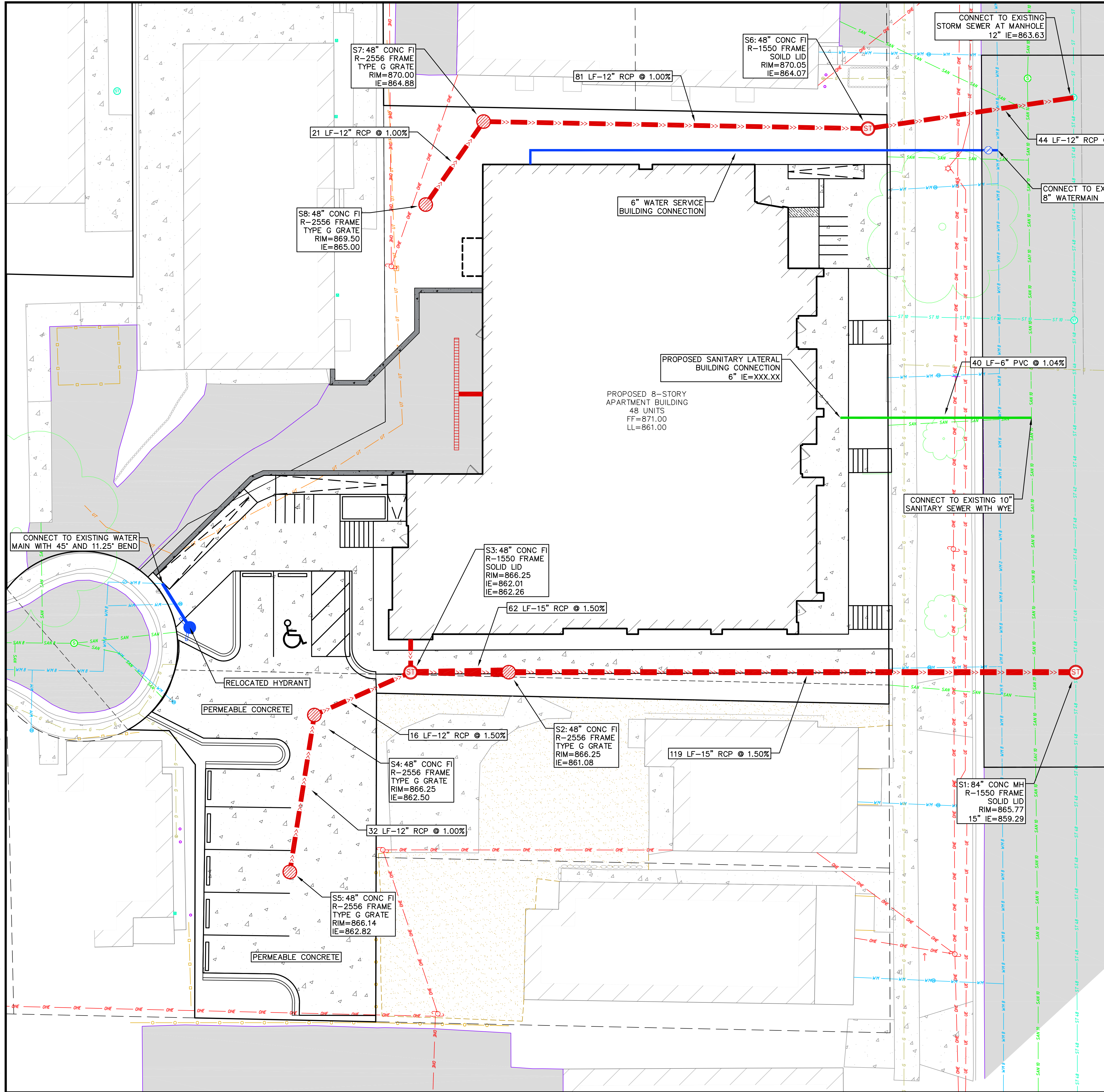


- GRADING LEGEND
- | | |
|-----------------|--------------------------|
| — 820 — | EXISTING MAJOR CONTOURS |
| - - - 818 - - - | EXISTING MINOR CONTOURS |
| <u>820</u> | PROPOSED MAJOR CONTOURS |
| <u>818</u> | PROPOSED MINOR CONTOURS |
| □ - - - □ | SILT FENCE |
| → | DRAINAGE DIRECTION |
| 2.92% | PROPOSED SLOPE ARROWS |
| ⊕ 1048.61 | EXISTING SPOT ELEVATIONS |
| ● 1048.61 | PROPOSED SPOT ELEVATIONS |

- ABBREVIATIONS
- TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL

- ### GRADING NOTES:
1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
 2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
 3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
 4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
 5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
 6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE, AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
 7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
 8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

 vierbicher planners engineers advisors	Grading Plan 120-128 North Orchard Street City of Madison Dane County, Wisconsin					
	REVISIONS		REVISIONS			
	NO.	DATE	REMARKS	NO.	DATE	REMARKS
DATE						
09/12/2022						
DRAFTER						
ZDRE						
CHECKED						
RKOL						
PROJECT NO.						
220167						
C4.0						



PROPOSED UTILITY LEGEND

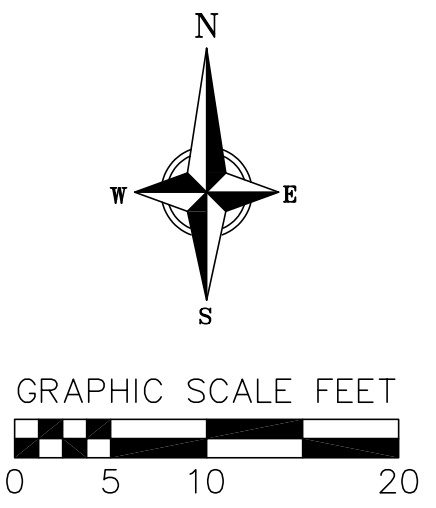
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

UTILITY NOTES:

- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.



vierbicher
planners | engineers | advisors

Utility Plan

120-128 North Orchard Street
City of Madison
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE
09/12/2022

DRAFTER
ZDRE

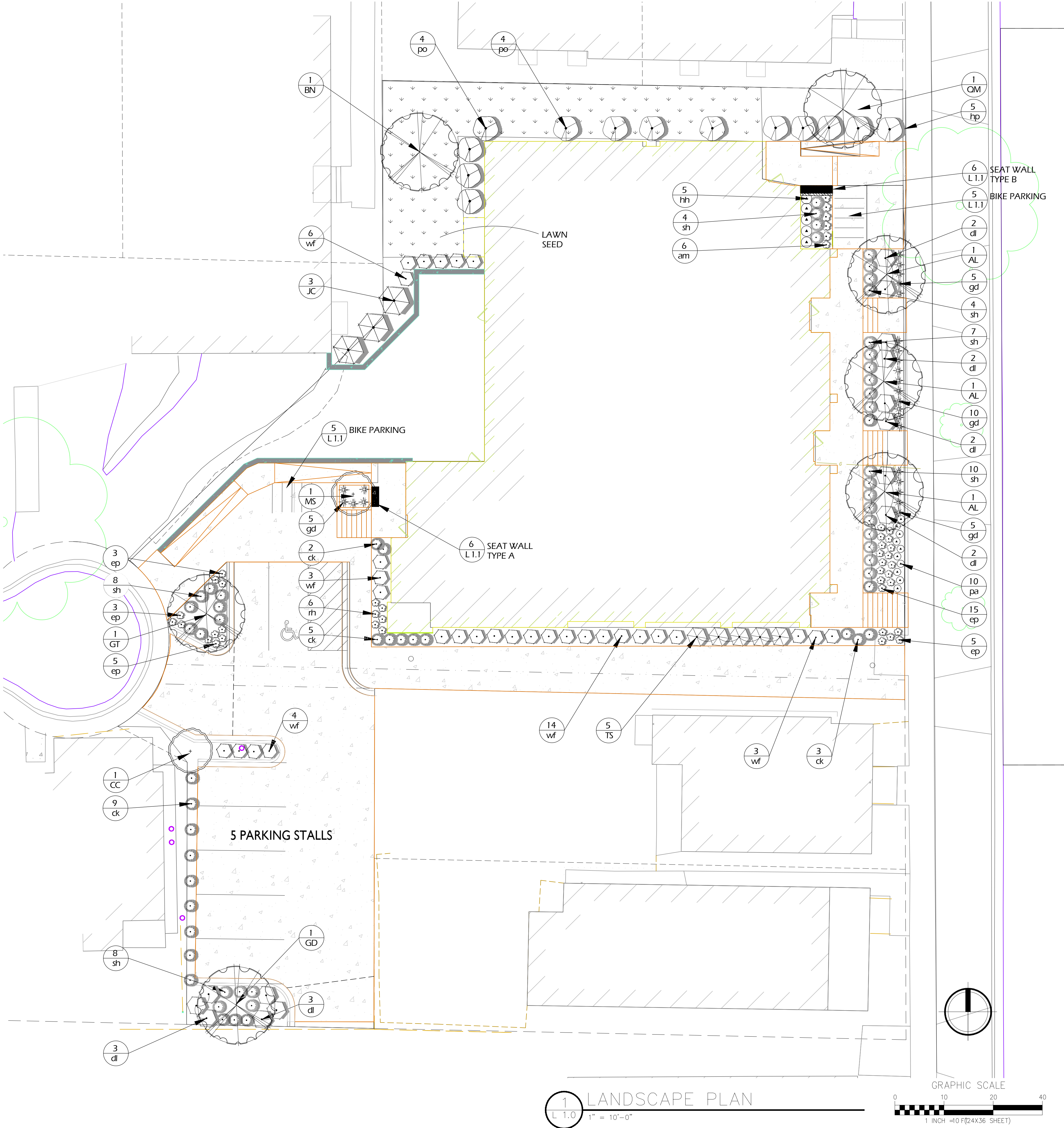
CHECKED
RKOL

PROJECT NO.
220167

C5.0

City of Madison Landscape Worksheet									
Project Name: Orchard Street Development									
Address: 120-128 Orchard Street									
Date: 9/11/2022 Zoning: TR-U2									
			SF						
Total Lot Area			17905	Landscape Units		Landscape Points			
Building			7227	Required		Required			
Total Square Footage of Developed Area:			10,678	36		178			
Tree - Overstory Deciduous				size	qty	pts			
GT	Gleditsia Triacanthos 'Skyline'	Skyline Honey Locust	3' B&B	1	35	35			
GD	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	3' B&B	1	35	35			
BN	Betula nigra	River Birch - clump form	3' B&B	1	35	35			
QM	Quercus macrocarpa 'Urban Pinnacle'	Urban Pinnacle Bur oak	3' B&B	1	35	35			
				4		140			
Tree - Ornamental				size	qty	pts			
AL	Amelanchier laevis 'Spring Flurry'	Spring Flurry Serviceberry	1.5' B&B	3	15	45			
MS	Malus sargentii	Seargant Crab	1.5' B&B	1	15	15			
CC	Crataegus crus gali inermis	Thornless Hawthorne	1.5' B&B	1	15	15			
				5		75			
Shrub Evergreen upright				size	qty	pts			
TS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	4' ht	5	10	50			
JC	Juniperus chinensis 'Iowa'	Iowa Juniper	4' ht	3	10	30			
				8		80			
Shrub Deciduous				size	qty	pts			
dl	Diervilla lonicera 'Kodiak Orange'	Kodiak Orange Dwarf Bush Honeysuckle	#3 Gal	14	3	42			
po	Physocarpus opulifolius 'SMPOTW™'	Tiny Wine Ninebark	#3 Gal	8	3	24			
hp	Hydrangea paniculata 'Little Lamb'	Little Lamb Hydrangea	#3 Gal	5	3	15			
wf	Weigela florida 'little minuet'	Little minuet Weiglea	#3 Gal	30	3	90			
				57		171			
Grass/perennial				size	qty	pts			
am	Aster macrophyllus	Big Leaf Aster	#1 Gal	6	2	12			
ck	Calamagrostis x acutiflora 'KF'	Karl Foerster Grass	#1 Gal	19	2	38			
rh	Rudbeckia goldsturm	Brown Eyed susan	#1 Gal	6	2	12			
hh	Helopsis helianthoides	Ox-eye sunflower	#1 Gal	5	2	10			
ep	Echinacea purpurea 'magnus'	Purple cone flower	#1 Gal	31	2	62			
gd	Geranium x 'Dilly's'	Cranebill	#1 Gal	25	2	50			
sh	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	#1 Gal	41	2	82			
pa	Perovskia atriplicifolia 'little spire'	Little spire russian sage	#1 Gal	10	2	20			
				143		286			
Landscape Furniture				'seats'	qty	pts			
Per 'seat'		4' Bench		2	1	5	10		
		6.5' Bench		2	1	5	10		
							20		
TOTAL NEW						772			
TOTAL EX									
TOTAL PROVIDED						772			

- LANDSCAPE AND RESTORATION NOTES**
- FINAL PLANT MATERIAL LOCATIONS SHALL BE FIELD ADJUSTED AS NEEDED TO AVOID CONFLICT WITH OTHER OBSTACLES.
 - PLANT MATERIAL SHALL BE REVIEWED BY OWNER OR A/E PRIOR TO INSTALLATION FOR QUALITY AND UNIFORMITY.
 - ALL LANDSCAPE BEDS AND TREE RINGS SHALL HAVE A MINIMUM OF 6" DEPTH SHREDDED HARDWOOD MULCH.
 - TREES AND SHRUBS SHALL BE INSTALLED PER DETAILS AND SPECIFICATIONS.
 - CONTRACTOR SHALL MEET EXISTING GRADE AT GRADING LIMITS WITH A SMOOTH AND CONTINUOUS TRANSITION.
 - ALL DISTURBED AREAS SHALL BE RESTORED WITH SEED & MULCH PER SPECIFICATIONS.
 - SEED/SOIL PLACEMENT SHALL EXTEND TO THE LIMITS OF CONSTRUCTION DISTURBANCE.
 - RESTORE ALL DISTURBED AREAS WITH A MINIMUM 6" TOPSOIL DEPTH. SEED MIXES SHALL BE AS SHOWN. CONTRACTOR MAY NEED TO WATER RESTORED AREAS TO ENSURE A SUBSTANTIAL CATCH OF TURF GRASS. WATERING SHALL BE INCIDENTAL.
 - ALL SLOPES GREATER THAN 1:3 TO RECEIVE EROSION CONTROL MATTING PER DETAILS.





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Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562



ISSUED
Issued for Land Use Submittal - 9/12/22

PROJECT TITLE
Orchard Street
Development

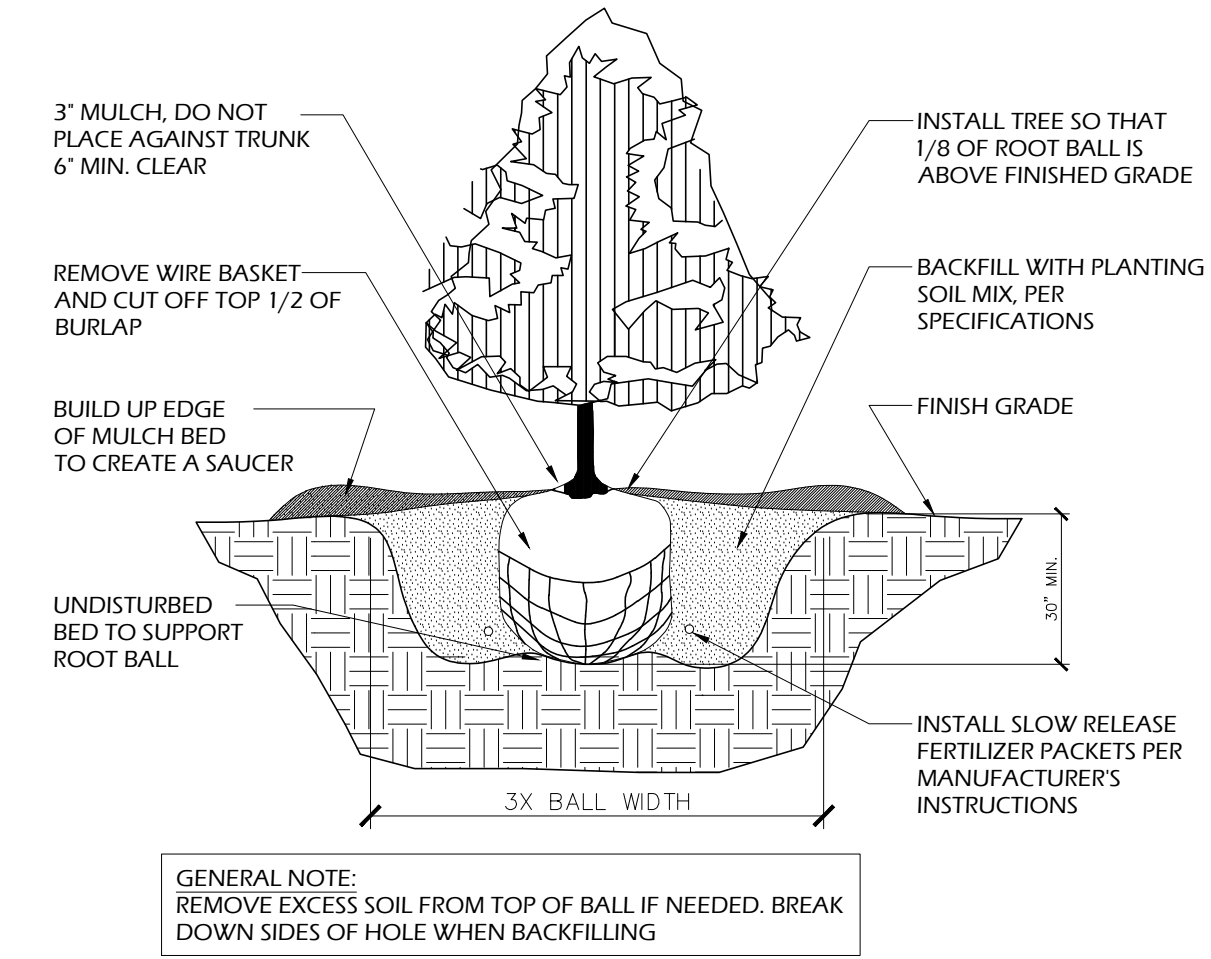
120 N. Orchard St.
122/124 N. Orchard St.
126/128 N. Orchard St.
1313 Randall Ct.
1314 Randall Ct.

SHEET TITLE
Landscape Details

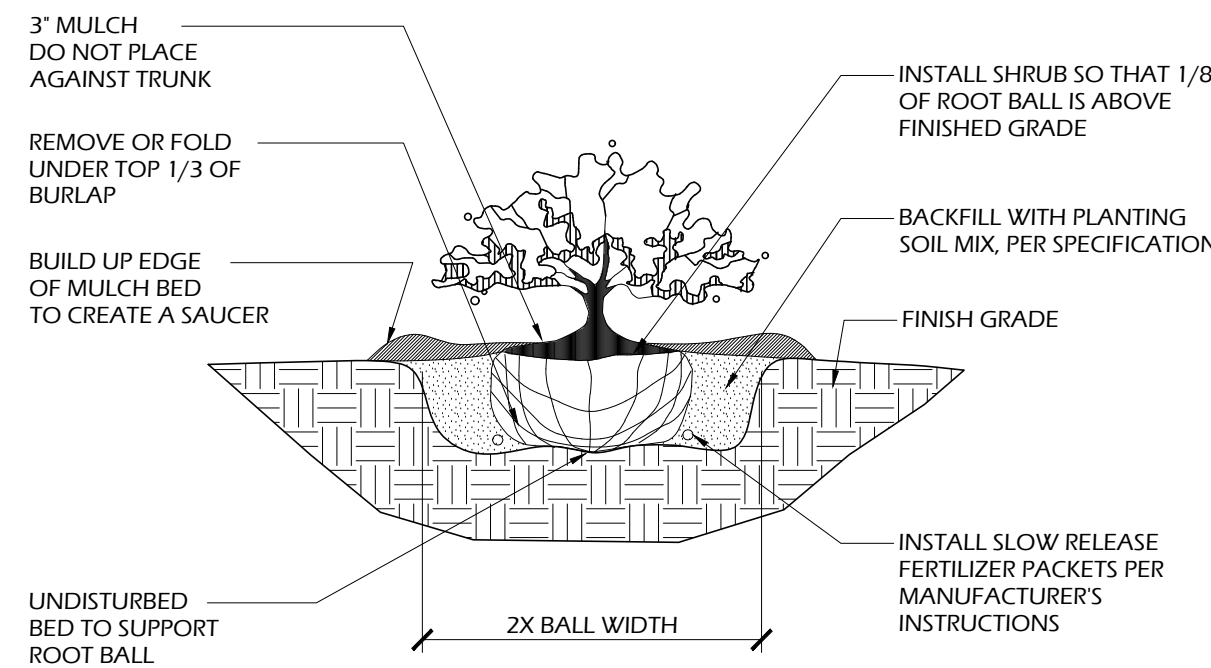
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L-1.1

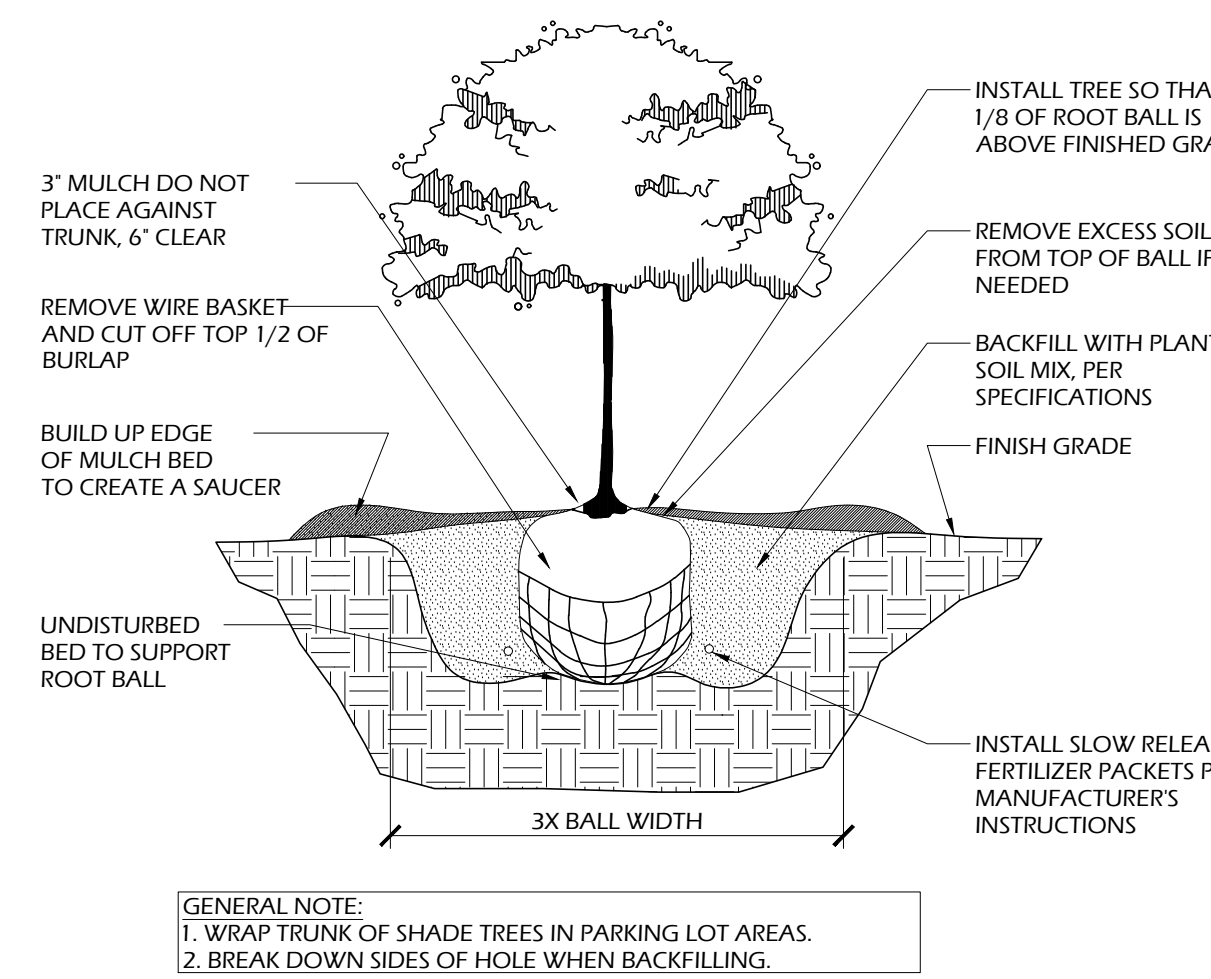
PROJECT NO.
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LLC



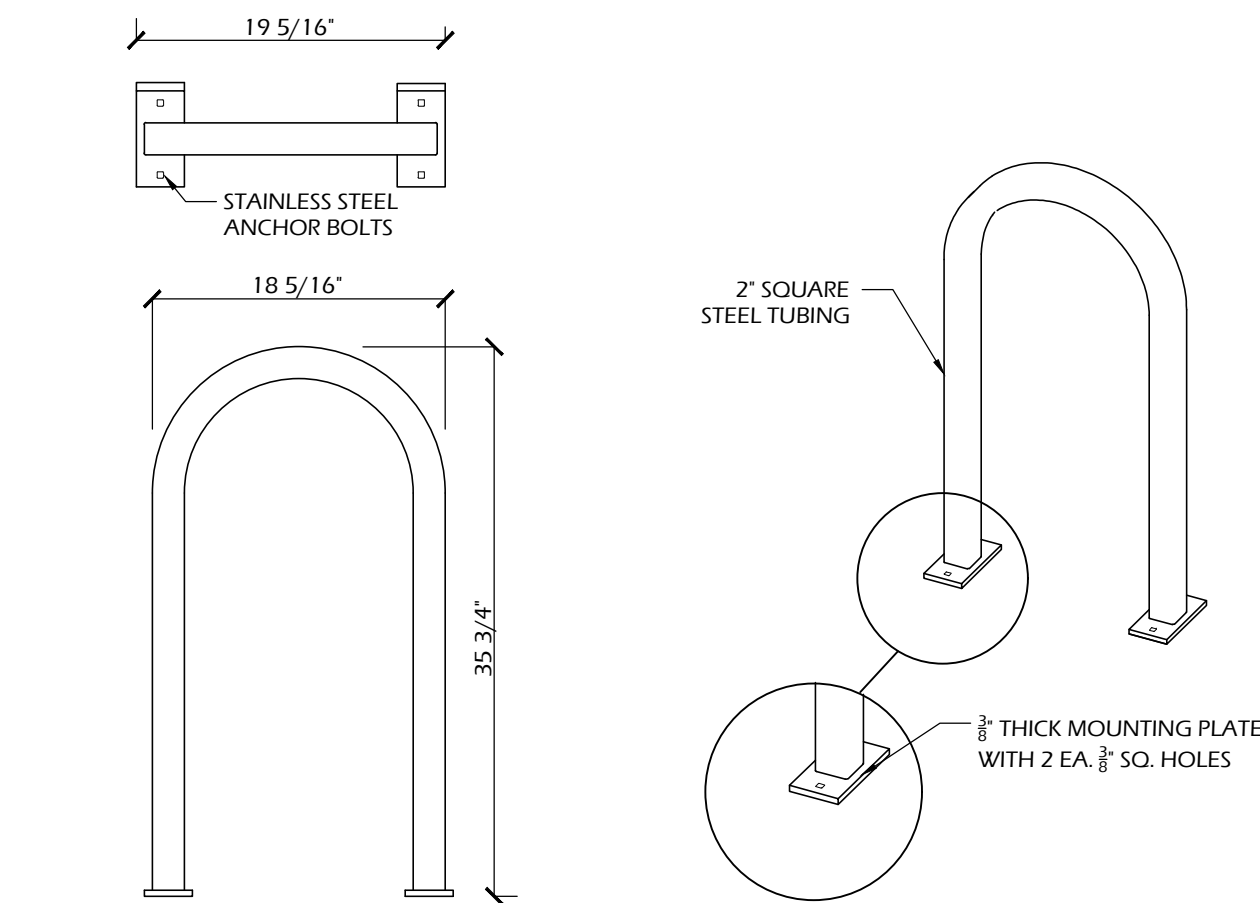
3 B&B EVERGREEN PLANTING
L1.1 SCALE: NTS



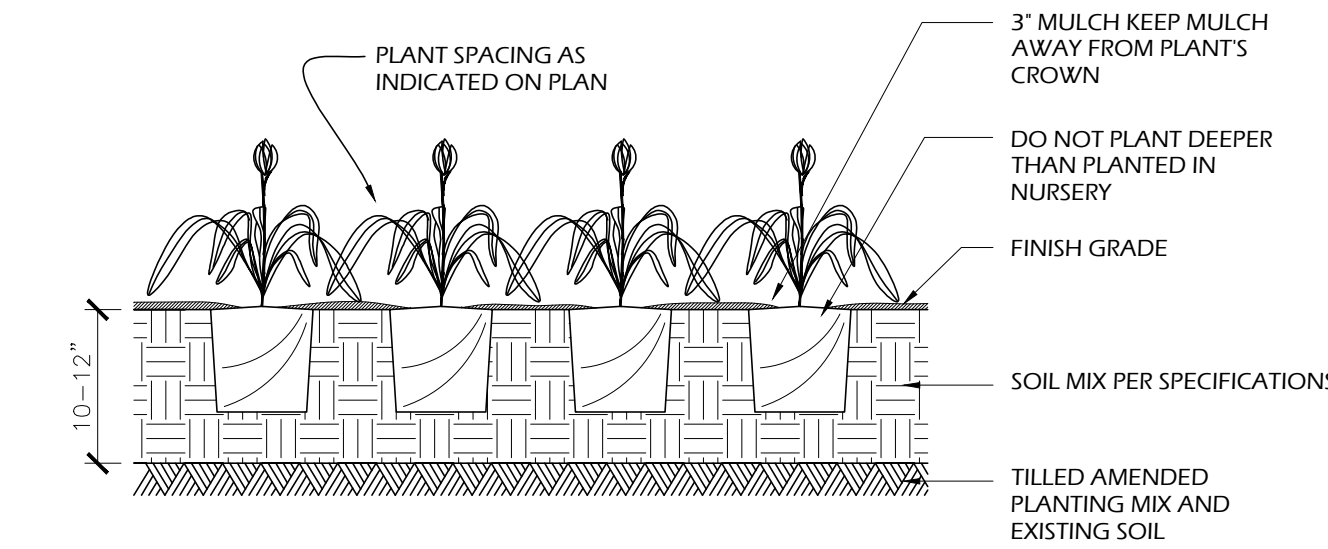
2 B&B SHRUB PLANTING
L1.1 SCALE: NTS



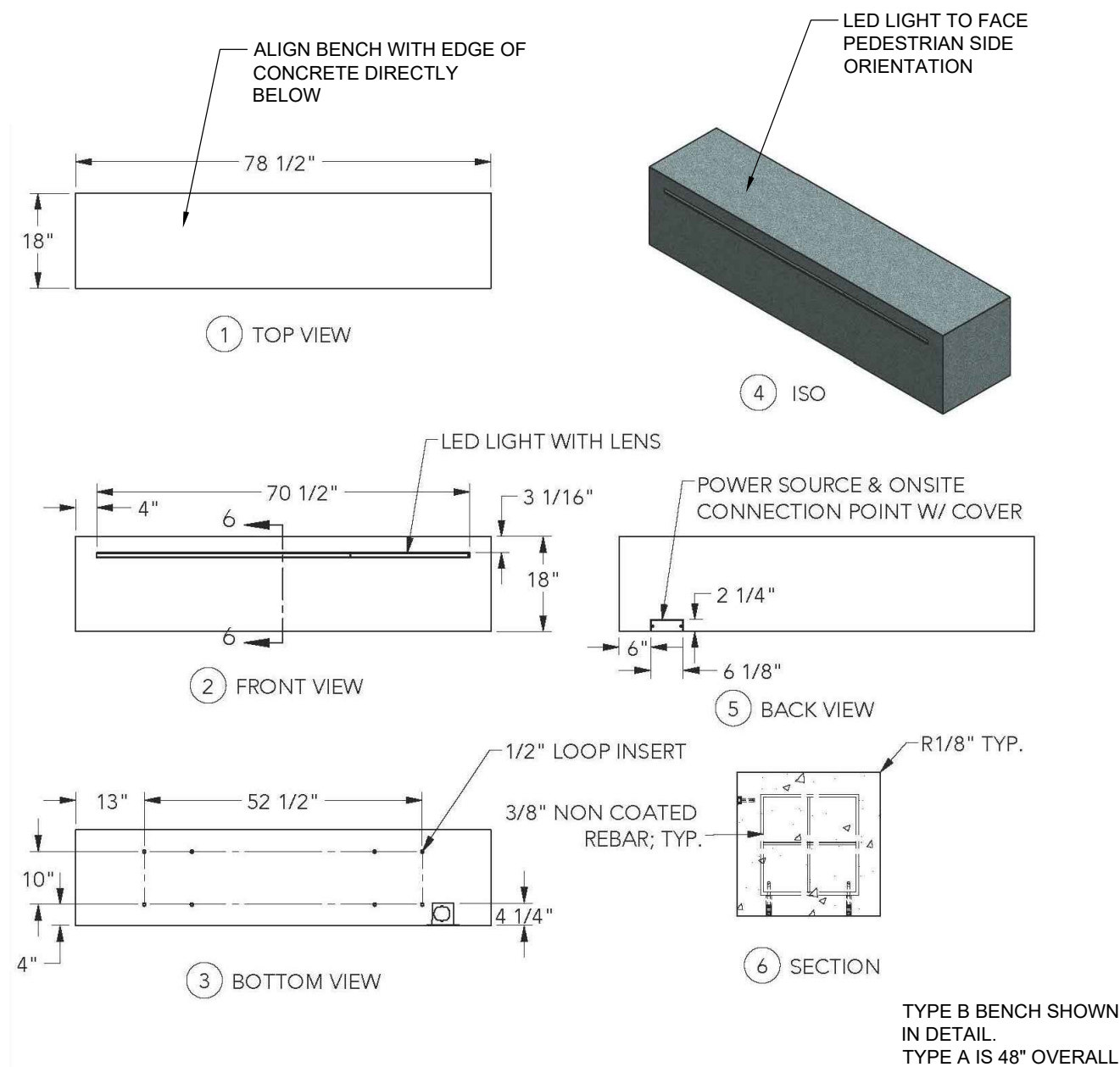
1 B&B TREE PLANTING
L1.1 SCALE: NTS



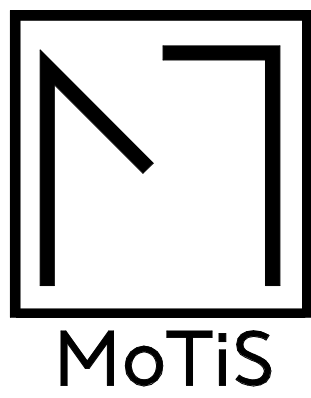
5 BIKE PARKING
L1.1 SCALE: NTS



4 PLUG AND PERENNIAL PLANTING
L1.1 SCALE: NTS



6 CONCRETE BENCH SEATING - TYPE A & B
L1.1 SCALE: NTS



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LUA SUBMITTAL - 9/12/2022

PROJECT TITLE
**ORCHARD ST
DEVELOPMENT**

126 ORCHARD STREET,
MADISON, WI 53715
SHEET TITLE
**BASEMENT/1ST
FLOOR PLAN**

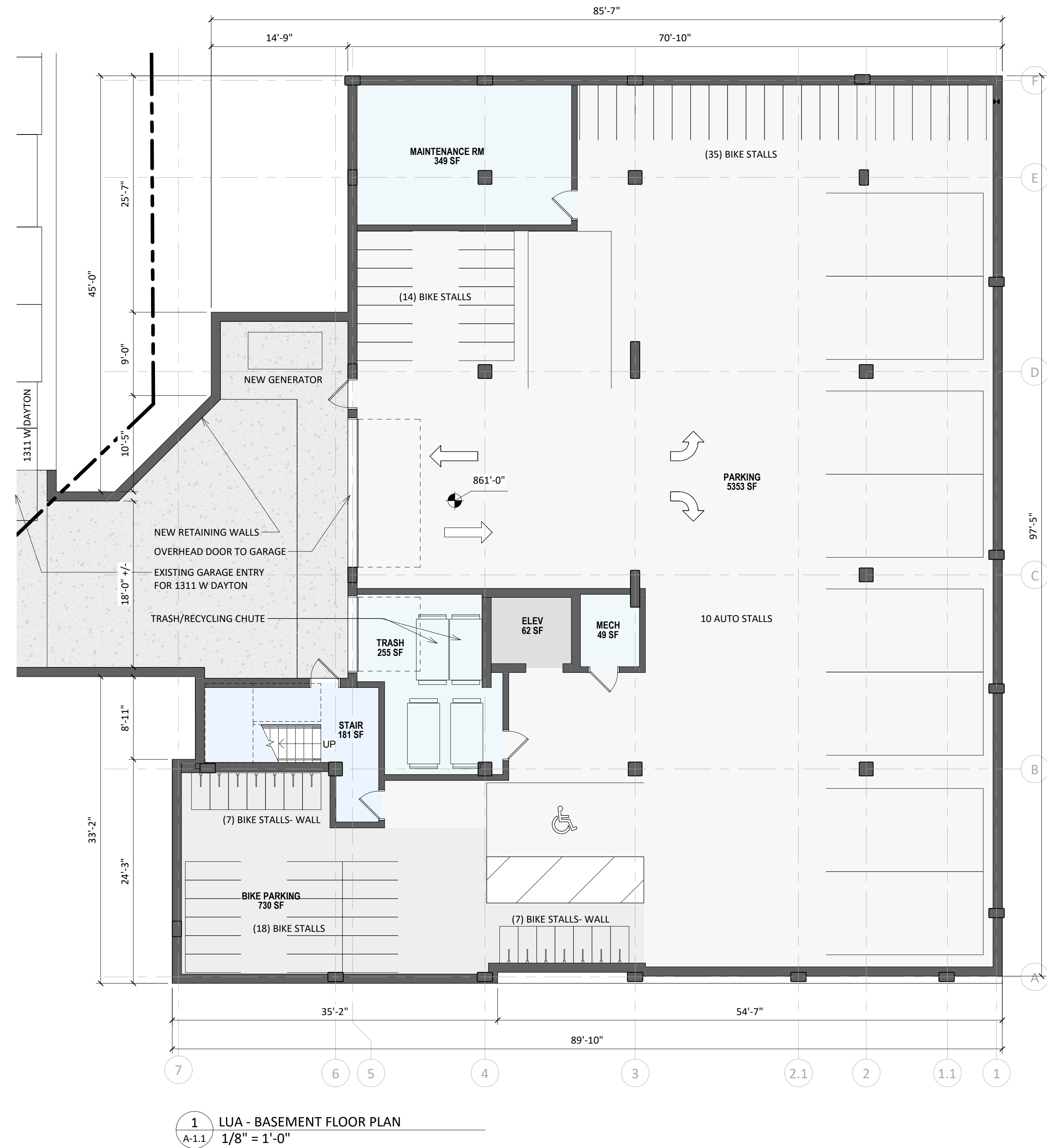
SHEET NUMBER

A-1.1
PROJECT NUMBER **2219**

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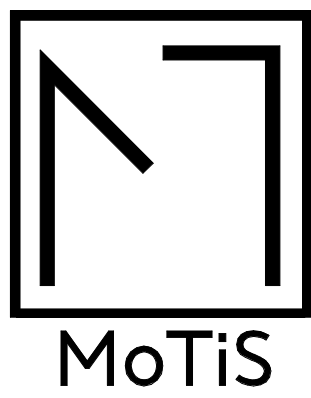


2 LUA - FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"



1 LUA - BASEMENT FLOOR PLAN
A-1.1 1/8" = 1'-0"





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PROJECT TITLE
**ORCHARD ST
DEVELOPMENT**

126 ORCHARD STREET,
MADISON, WI 53715
SHEET TITLE
**2ND-3RD/4TH
FLOOR PLAN**

SHEET NUMBER

A-1.2

PROJECT NUMBER **2219**

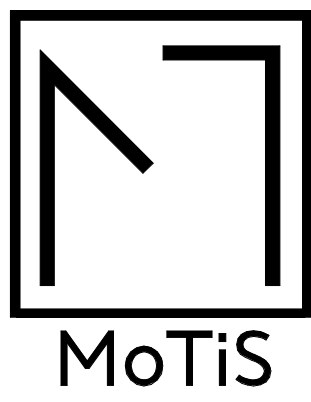
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2 FOURTH FLOOR PLAN
A-1.2 1/8" = 1'-0"



1 LUA - SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"



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PROJECT TITLE
**ORCHARD ST
DEVELOPMENT**

126 ORCHARD STREET,
MADISON, WI 53715
SHEET TITLE
**5TH-6TH/7TH-8TH
FLOOR PLAN**

SHEET NUMBER

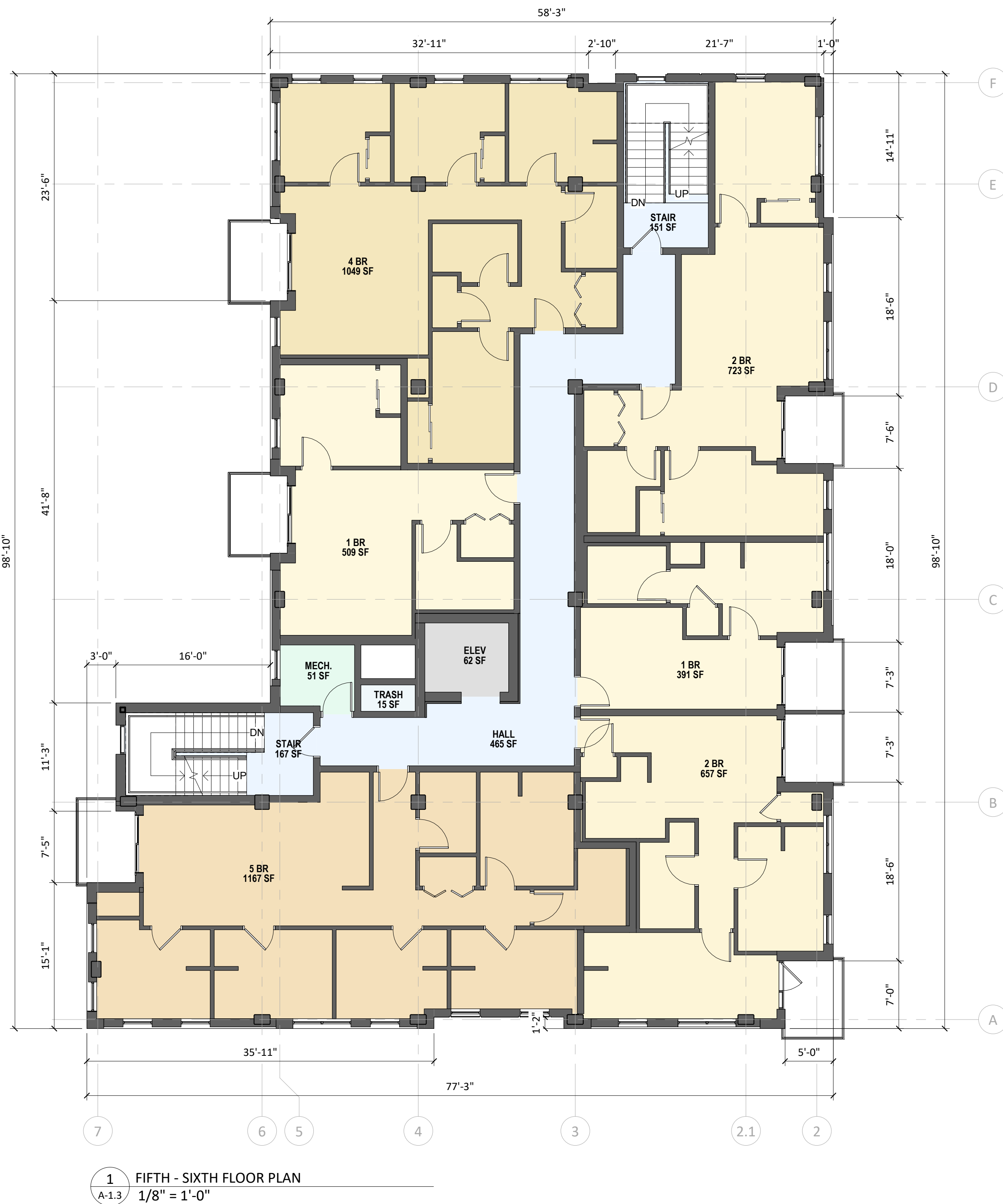
A-1.3

PROJECT NUMBER **2219**

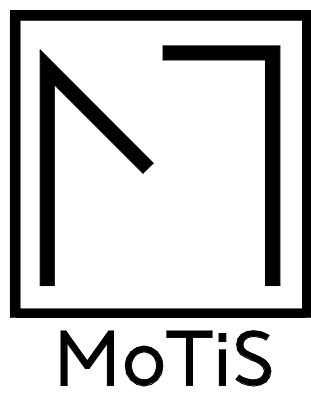
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2 SEVENTH - EIGHTH FLOOR PLAN
A-1.3 1/8" = 1'-0"



1 FIFTH - SIXTH FLOOR PLAN
A-1.3 1/8" = 1'-0"



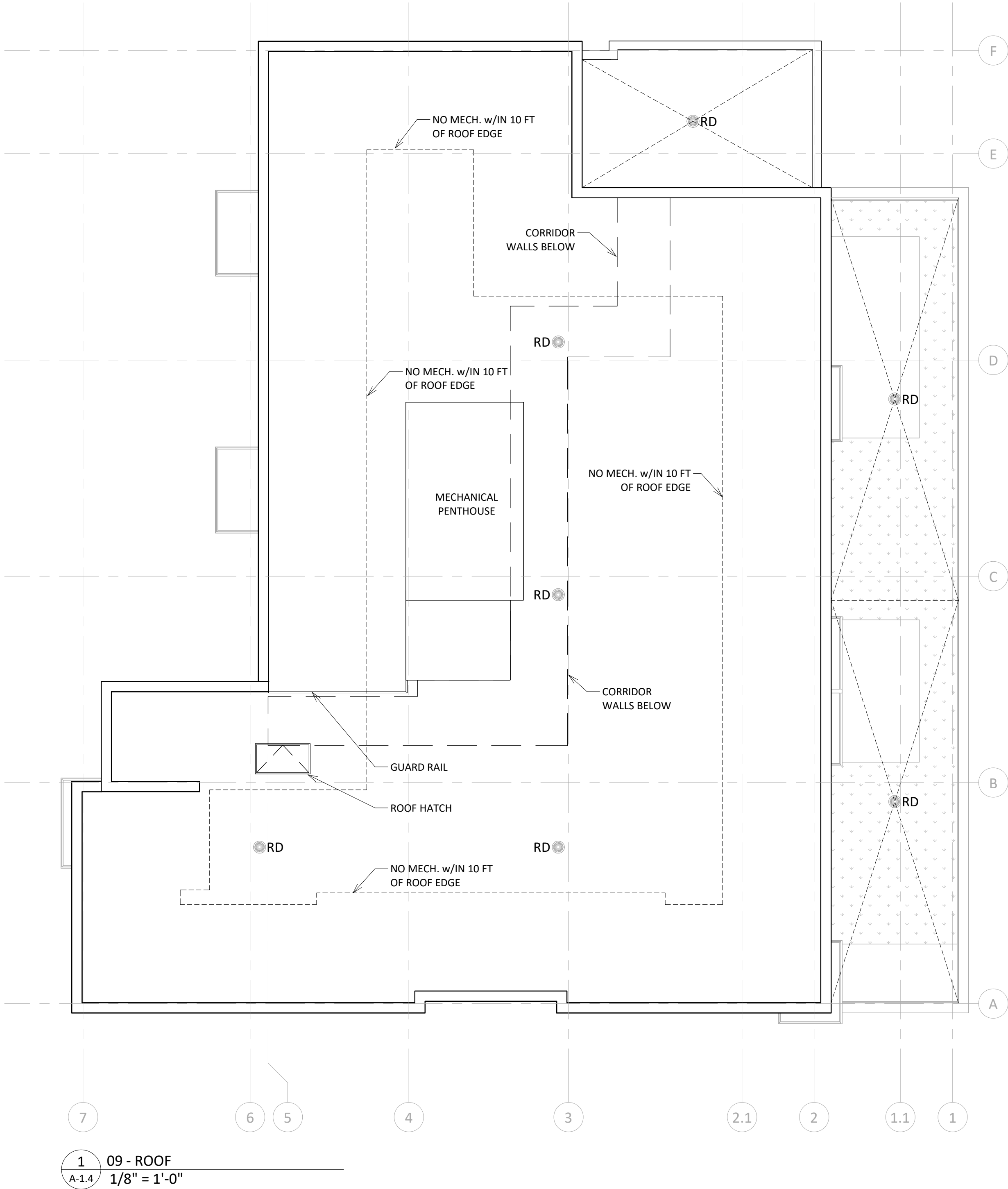
ISSUED
LUA SUBMITTAL - 9/12/2022

PROJECT TITLE
ORCHARD ST
DEVELOPMENT

126 ORCHARD STREET,
MADISON, WI 53715
SHEET TITLE
ROOF PLAN

SHEET NUMBER

A-1.4
PROJECT NUMBER 2219

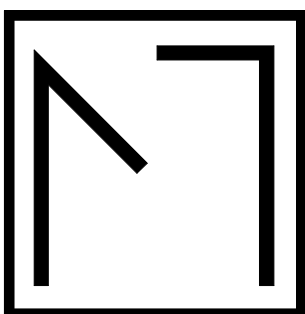




Exterior Material Legend	
Key Value	Keynote Text
ALUMINUM TRELLIS	
BRICK 01	
BRICK 02	
CAST STONE 01	
METAL AND GLASS GUARDRAIL	
METAL PANEL 01	
METAL RAILING	
WOOD LONGBOARD	



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PROJECT TITLE
ORCHARD ST
DEVELOPMENT

126 ORCHARD STREET,
MADISON, WI 53715
SHEET TITLE

EAST
ELEVATION -
COLOR

SHEET NUMBER

A-2.1

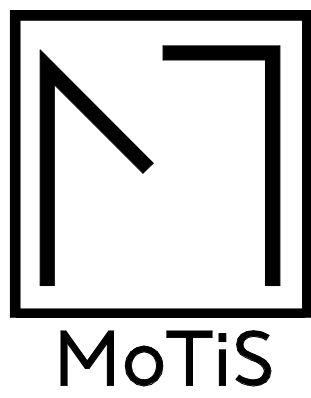
PROJECT NUMBER 2219

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1 ELEVATION - EAST - COLOR
A-2.1 3/16" = 1'-0"



EXTERIOR MATERIAL LEGEND	
Key Value	Keynote Text
ALUMINUM TRELLIS	
BRICK 01	
BRICK 02	
CAST STONE 01	
METAL AND GLASS GUARDRAIL	
METAL PANEL 01	
METAL RAILING	
WOOD LONGBOARD	



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PROJECT TITLE
**ORCHARD ST
DEVELOPMENT**

126 ORCHARD STREET,
MADISON, WI 53715
SHEET TITLE
**SOUTH
ELEVATION -
COLOR**

SHEET NUMBER

A-2.2
PROJECT NUMBER **2219**

1 ELEVATION - SOUTH - COLOR
A-2.2 3/16" = 1'-0"

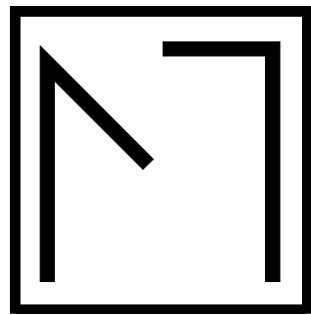




EXTERIOR MATERIAL LEGEND	
Key Value	Keynote Text
ALUMINUM TRELLIS	
BRICK 01	
BRICK 02	
CAST STONE 01	
METAL AND GLASS GUARDRAIL	
METAL PANEL 01	
METAL RAILING	
WOOD LONGBOARD	



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PROJECT TITLE
ORCHARD ST
DEVELOPMENT

126 ORCHARD STREET,
MADISON, WI 53715
SHEET TITLE

NORTH
ELEVATION -
COLOR

SHEET NUMBER

A-2.4

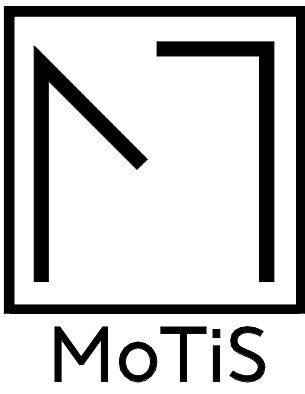
PROJECT NUMBER 2219

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1 ELEVATION - NORTH - COLOR
A-2.4 3/16" = 1'-0"



EXTERIOR MATERIAL LEGEND	
Key Value	Keynote Text
ALUMINUM TRELLIS	
BRICK 01	
BRICK 02	
CAST STONE 01	
METAL AND GLASS GUARDRAIL	
METAL PANEL 01	
METAL RAILING	
WOOD LONGBOARD	



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PROJECT TITLE
**ORCHARD ST
DEVELOPMENT**

126 ORCHARD STREET,
MADISON, WI 53715
SHEET TITLE
**EAST
ELEVATION**

SHEET NUMBER

A-2.5

PROJECT NUMBER **2219**

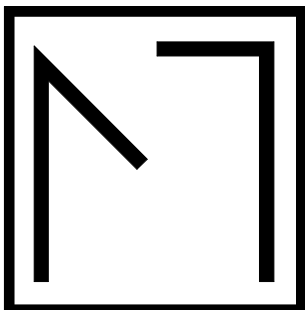
1 ELEVATION - EAST
A-2.5 3/16" = 1'-0"



EXTERIOR MATERIAL LEGEND	
Key Value	Keynote Text
ALUMINUM TRELLIS	
BRICK 01	
BRICK 02	
CAST STONE 01	
METAL AND GLASS GUARDRAIL	
METAL PANEL 01	
METAL RAILING	
WOOD LONGBOARD	



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PROJECT TITLE
ORCHARD ST
DEVELOPMENT

126 ORCHARD STREET,
MADISON, WI 53715
SHEET TITLE
SOUTH
ELEVATION

SHEET NUMBER

A-2.6

PROJECT NUMBER 2219

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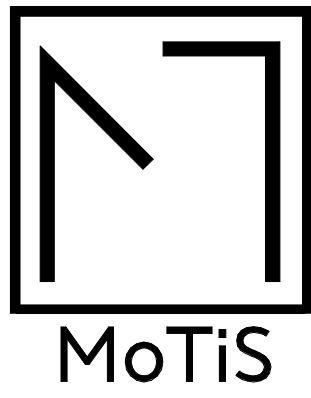
1 ELEVATION - SOUTH
A-2.6 3/16" = 1'-0"



EXTERIOR MATERIAL LEGEND	
Key Value	Keynote Text
ALUMINUM TRELLIS	
BRICK 01	
BRICK 02	
CAST STONE 01	
METAL AND GLASS GUARDRAIL	
METAL PANEL 01	
METAL RAILING	
WOOD LONGBOARD	



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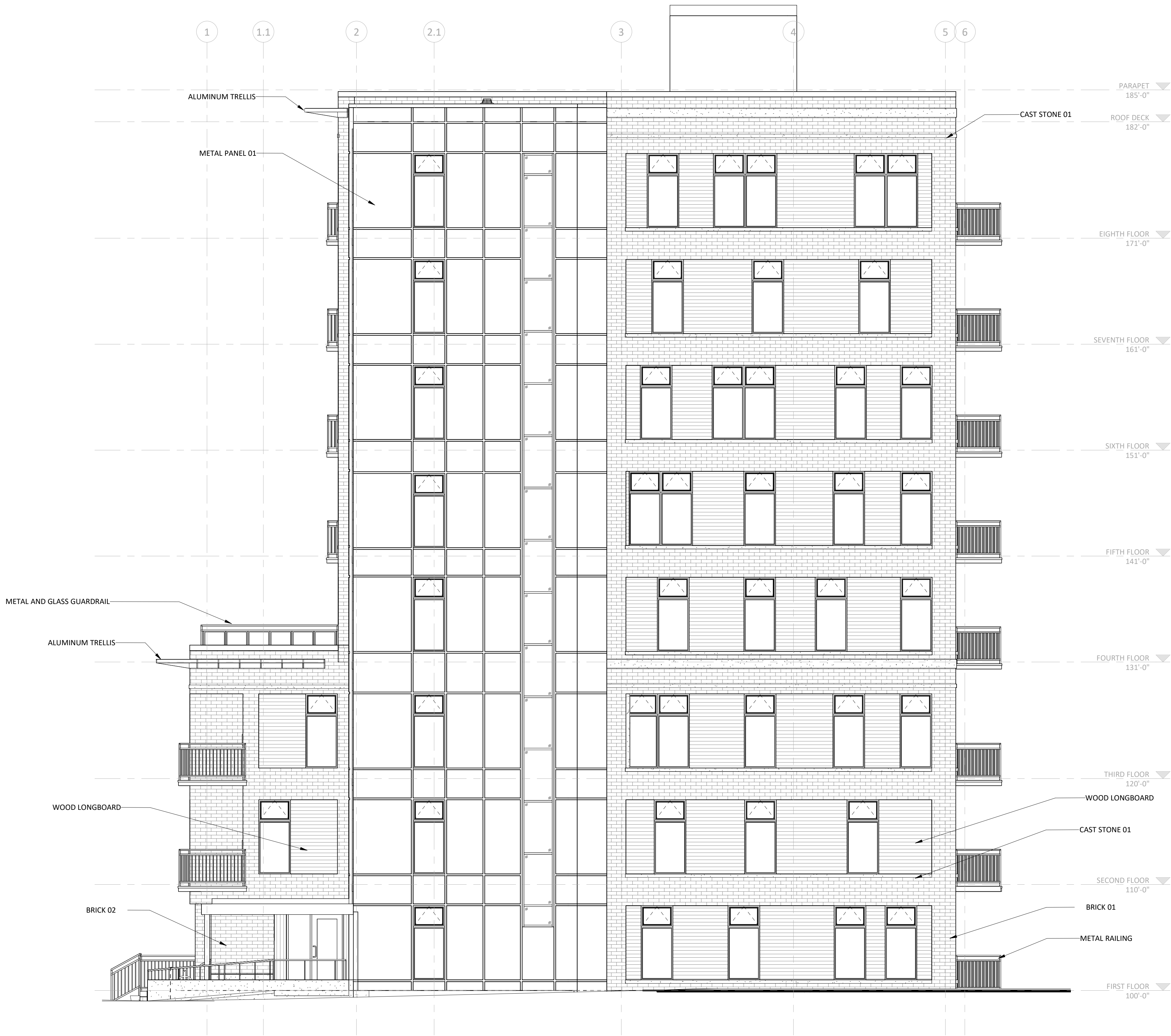
PROJECT TITLE
ORCHARD ST
DEVELOPMENT

126 ORCHARD STREET,
MADISON, WI 53715
SHEET TITLE
WEST
ELEVATION

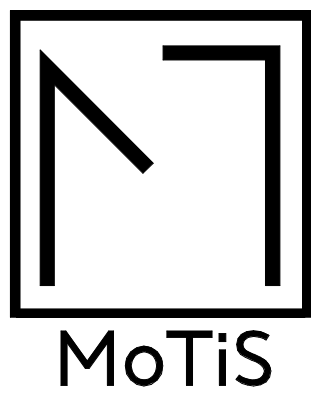
SHEET NUMBER

A-2.7
PROJECT NUMBER 2219

1
A-2.7 ELEVATION - WEST
3/16" = 1'-0"



Exterior Material Legend	
Key Value	Keynote Text
ALUMINUM TRELLIS	
BRICK 01	
BRICK 02	
CAST STONE 01	
METAL AND GLASS GUARDRAIL	
METAL PANEL 01	
METAL RAILING	
WOOD LONGBOARD	



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LUA SUBMITTAL - 9/12/2022

PROJECT TITLE
**ORCHARD ST
DEVELOPMENT**

126 ORCHARD STREET,
MADISON, WI 53715
SHEET TITLE
**NORTH
ELEVATION**

SHEET NUMBER

A-2.8
PROJECT NUMBER 2219

1 ELEVATION - NORTH
A-2.8 3/16" = 1'-0"



RANDALL CT - LOOKING EAST



ORCHARD ST VIEW- LOOKING SOUTH



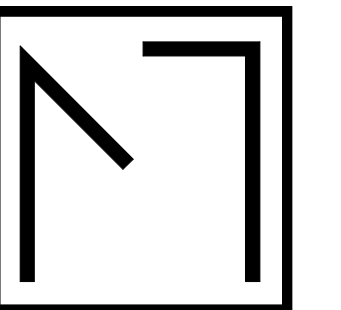
ORCHARD ST ENTRY



ORCHARD ST VIEW- LOOKING NORTH



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PROJECT TITLE
**ORCHARD ST
DEVELOPMENT**

126 ORCHARD STREET,
MADISON, WI 53715
SHEET TITLE
**CONCEPT
RENDERINGS**

SHEET NUMBER

A-3.1

PROJECT NUMBER **2219**

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City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 124 N Orchard Street

Contact Name & Phone #: Kevin Burow, Knothe & Bruce Architects, 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

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

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

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.