

LEGEND

- PROPERTY LINE
- PROJECT LEVEL LINE (OFFSET FOR CLARITY)
- PEDESTRIAN CONCRETE PAVING TYPE 1
- PEDESTRIAN CONCRETE PAVING TYPE 2 WITH ACCENT UNIT PAVERS
- VEHICULAR CONCRETE PAVING
- LINE PAVER PAVING
- ARTIFICIAL TURF
- 48" CHAIN LINK FENCE AND GATE
- RAISED PLANTER
- RAISED CONCRETE CURB
- FOLLOWER CURB
- BENCH
- EXISTING TREE
- SHADE TREE
- ORNAMENTAL TREE
- SHRUBS
- GROUND COVER/PERENNIALS
- SOD
- CURB SEATING
- TABLES AND CHAIRS
- BUILT-UP SEATING
- 48" PRIVACY SCREEN
- 48" PRIVACY SCREEN

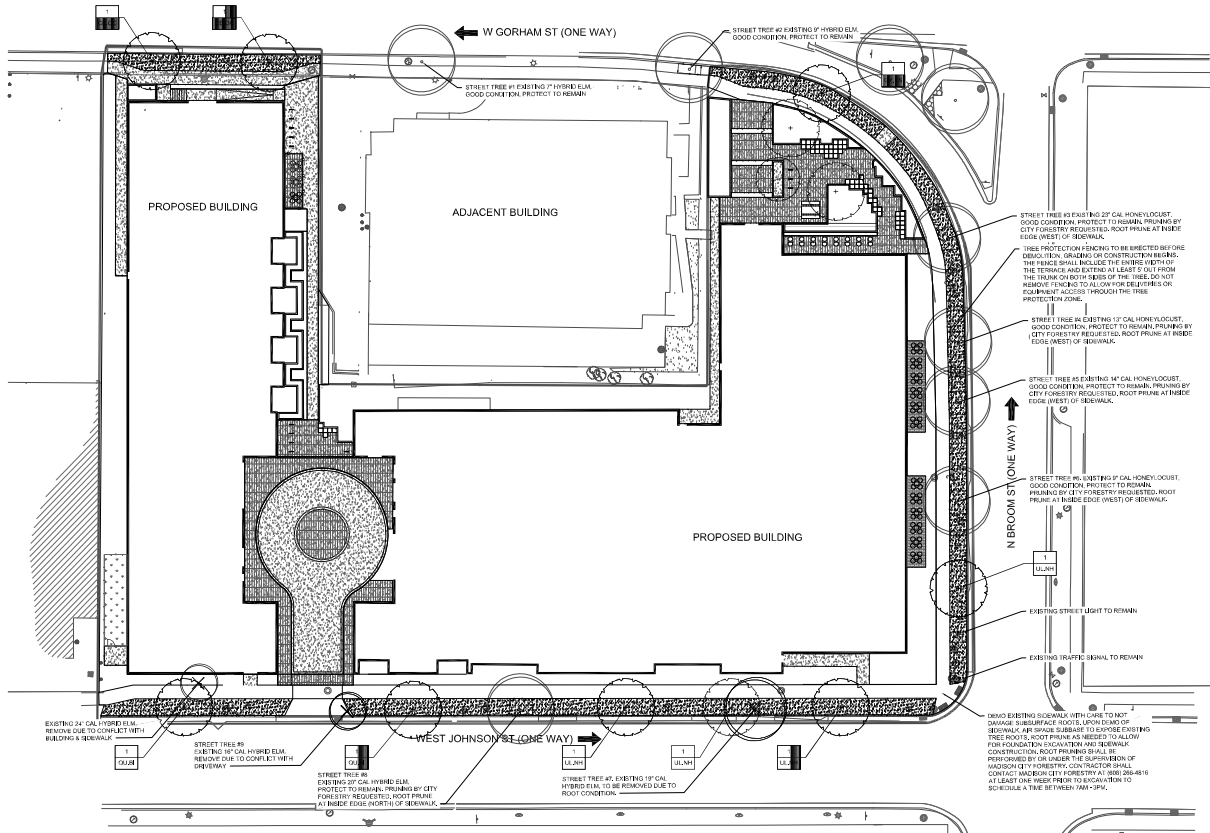
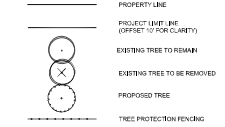


site design group, LLC
2020 Madison Avenue, Suite 1000
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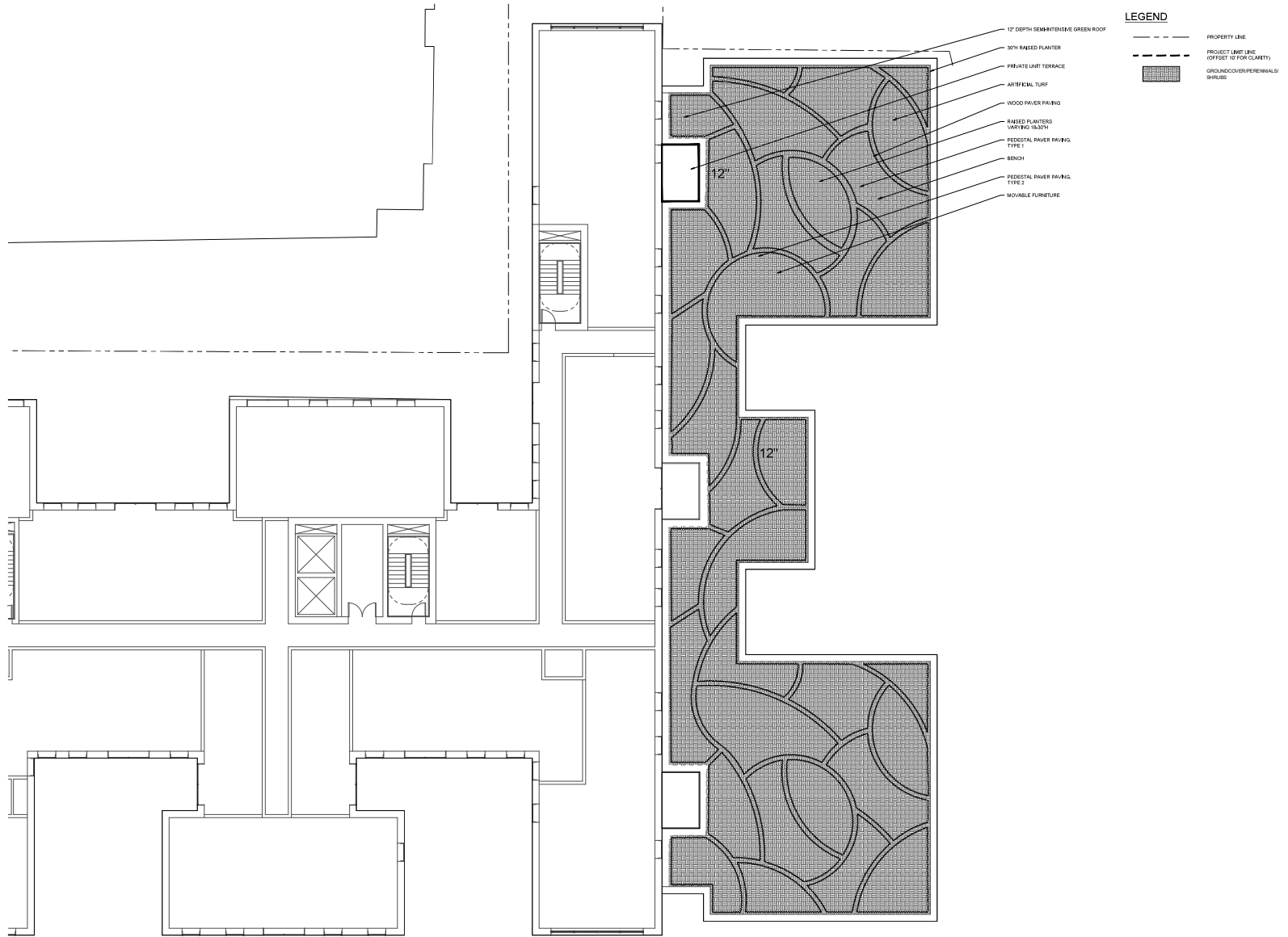
PLANT SCHEDULE - GROUND FLOOR						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
PARKWAY DECIDUOUS TREES:						
CE-CC	2	<i>Cornus occidentalis</i>	Common Hackberry	6&B	2.5" cal	Matching heads
GY-ES	1	<i>Gymnocladia dioica 'Espresso'</i>	Espresso Kentucky Coffeetree	6&B	2.5" cal	Matching heads
QU-BE	2	<i>Quercus bicolor</i>	Swamp White Oak	6&B	2.5" cal	Matching heads
UL-NH	4	<i>Ulmus 'New Horizon'</i>	New Horizon Hybrid Elm	6&B	2.5" cal	Matching heads

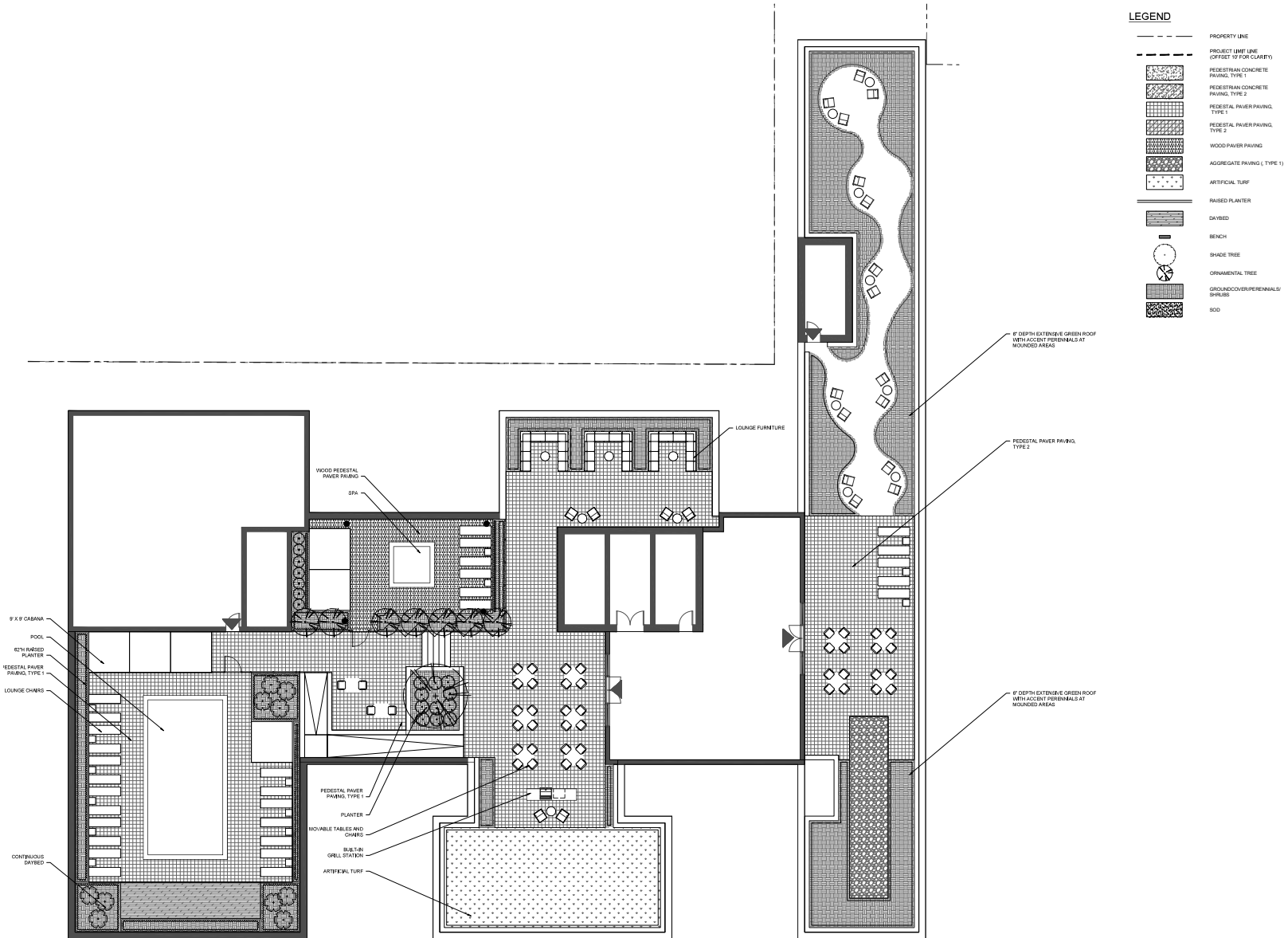
NOTES:
1. FINAL STREET TREE QUANTITIES, LOCATIONS AND SPECIES TO BE APPROVED BY MADISON CITY FORESTRY.

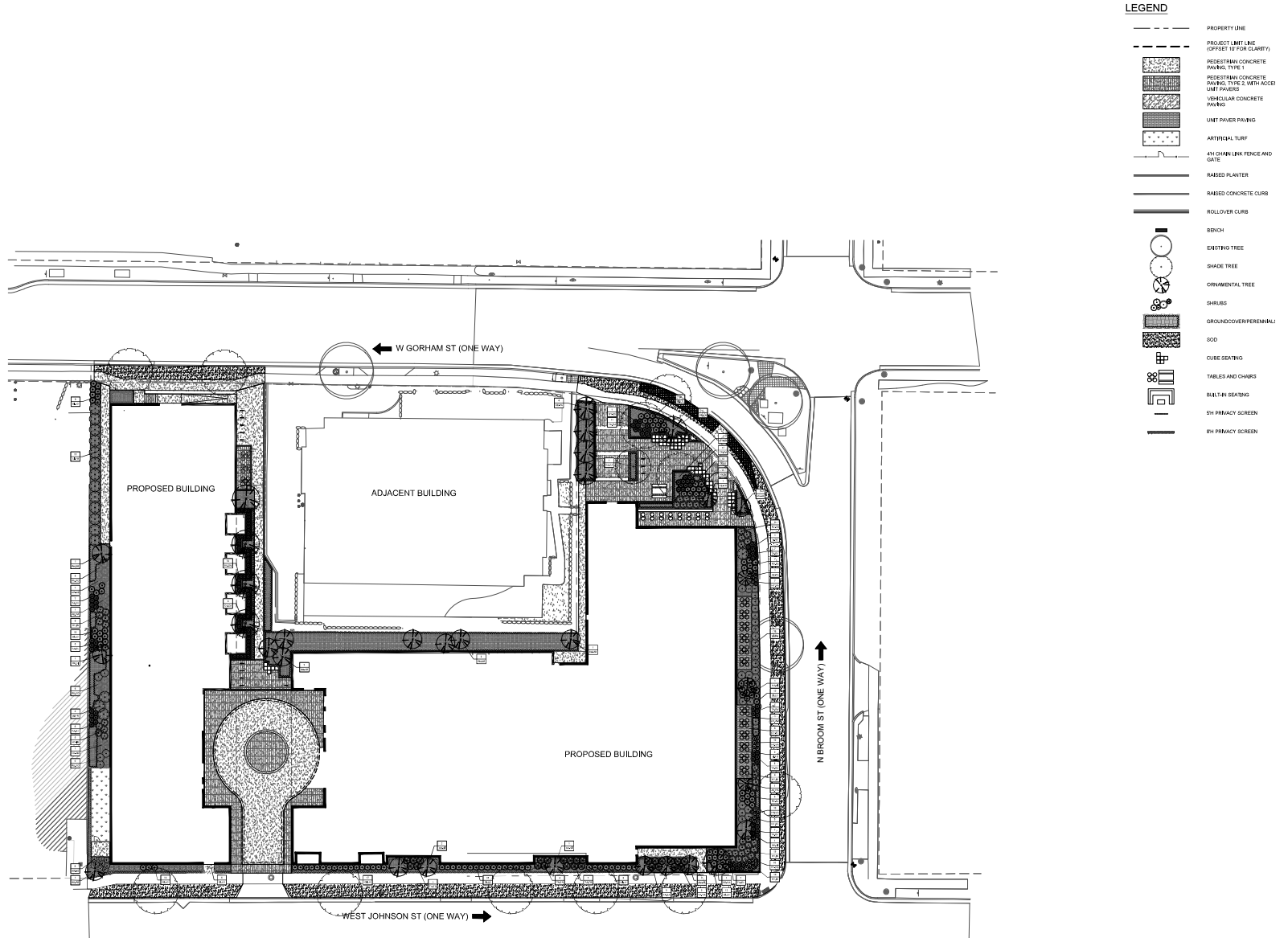
LEGEND



- NOTES:
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY. SPECIES TO BE REMOVED SHALL BE IDENTIFIED AND TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT REQUESTED BY CITY FORESTRY. ANY TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSIONER OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MEMORANDUM OF A CHANGE REVIEW PERIOD. MEMORANDUMS SHALL BE PROVIDED TO CITY FORESTRY WITHIN 10 BUSINESS DAYS OF THE NOTIFICATION OF THE APPROVED PERMIT. REMOVED TREES TO BE REPLACED BY THE TREE TREE. REMOVALS PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT CONSTRUCTION FROM CAUSING DAMAGE TO EXISTING TREES. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE. TRUNKS SHALL BE PROTECTED USING SHIELDING EQUIPMENT AND LOADING AND UNLOADING MATERIALS SHALL BE PLACED IN SPACES AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (TRUNKS, BRANCHES OR LEAVES) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 608-261-8818. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - AS DEFINED BY THE SECTION 107.15 OF CITY OF MADISON STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 1/2 INCHES IN DIAMETER. EXCAVATION SHALL BE LIMITED TO THE CONTROL OF SMALL CONCRETE MANHOLES ONLY. STREET TREES AND MANHOLES SHALL BE IDENTIFIED BY STREET LIGHTS AND SHALL BE PROTECTED BY CITY FORESTRY. PENALTIES SHALL ASSESS THE IMPACT TO THE TREE AND TRUNK ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <http://www.ci.madison.wi.us/DocumentCenter/View/11354/STREET-TREE-PROTECTION-SPECIFICATIONS>
 - SECTION 107.15(G) OF CITY OF MADISON STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF EXCAVATED MATERIALS SHALL BE LIMITED TO THE STREET RIGHT OF WAY. EXCAVATED MATERIALS ON OR ABOVE THE TRUNK AND ROOTS WITHIN 5 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - ON THE PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE EXCAVATION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TRUNK AND BRANCHES AT LEAST 5 FEET FROM THE TRUNK AND BRANCHES. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TRUNK AND BRANCHES AT LEAST 5 FEET FROM THE TRUNK ON BOTH SIDES OF THE TREE. DO NOT REMOVE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PRUNING SHALL BE CONDUCTED WITHIN CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION OR THIS PROJECT. CONTACT CITY FORESTRY AT 608-261-8818 FOR FURTHER INFORMATION.
 - CALL OUT THE AMERICAN NATIONAL STANDARDS (NRS) TREE LABEL ASSOCIATED STANDARDS FOR PRUNING.
 - ALL TREE REMOVALS SHALL BE CONDUCTED BY A LICENSED SUBSARVANT ROOTS UPON LEAD OR RESEARCHER. TREE REMOVALS SHALL BE CONDUCTED BY A LICENSED SUBSARVANT ROOT PRUNER AS PERMITTED TO ALLOW FOR FOUNDATION/ EXCAVATION AND REPAIRS. MADISON CITY FORESTRY CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT 608-261-8818 AT LEAST ONE WEEK PRIOR TO EXCAVATION TO SCHEDULE A TREE REMOVAL PERMIT.
 - THESE PROTECTION FENCING TO BE ERRECTED BEFORE EXCAVATION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TRUNK AND BRANCHES AT LEAST 5 FEET FROM THE TRUNK ON BOTH SIDES OF THE TREE. DO NOT REMOVE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - DRIVE STAKES TO 18" OF EXISTING GRADE FOR ALL TREE STUMP REMOVALS.



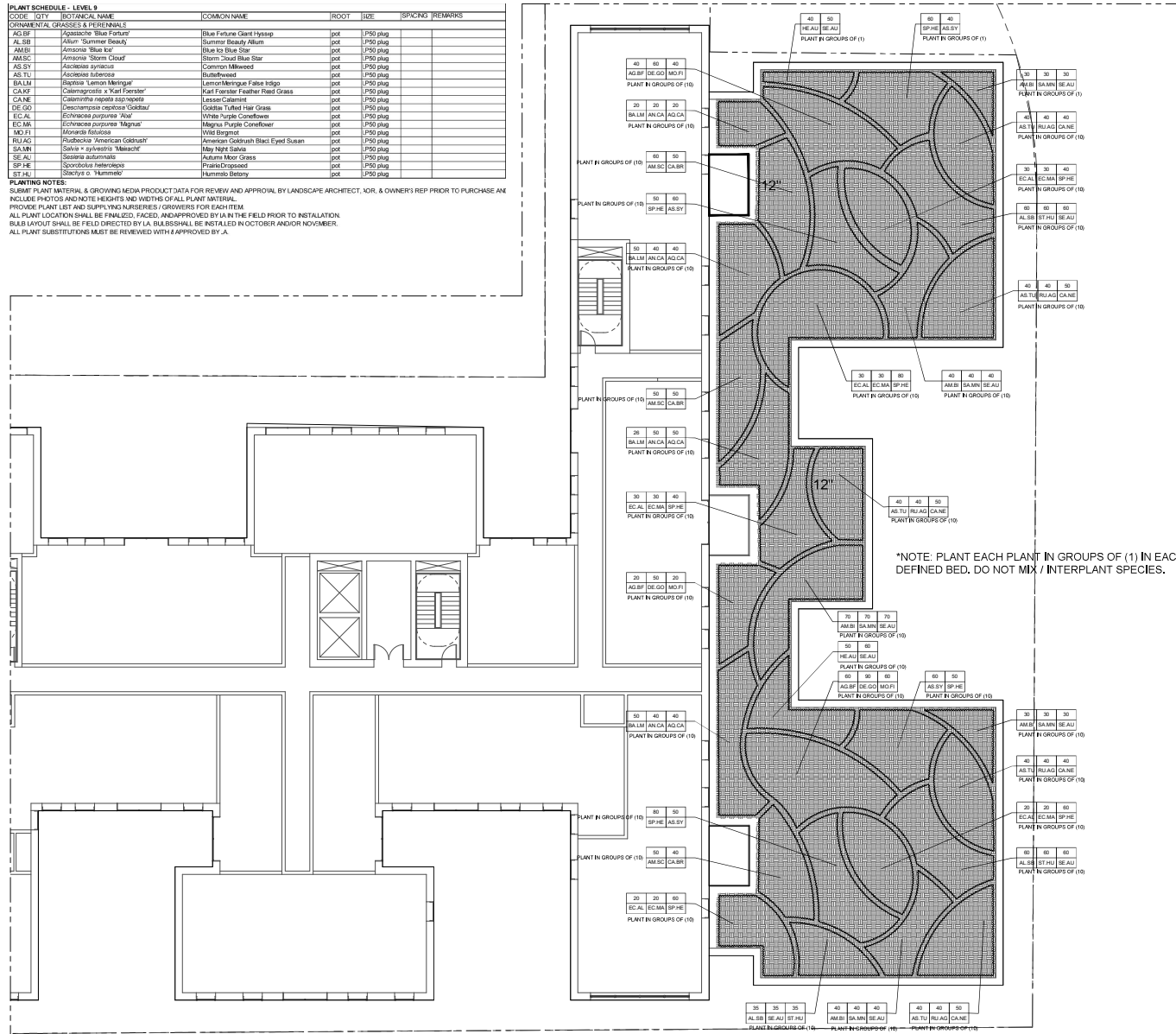






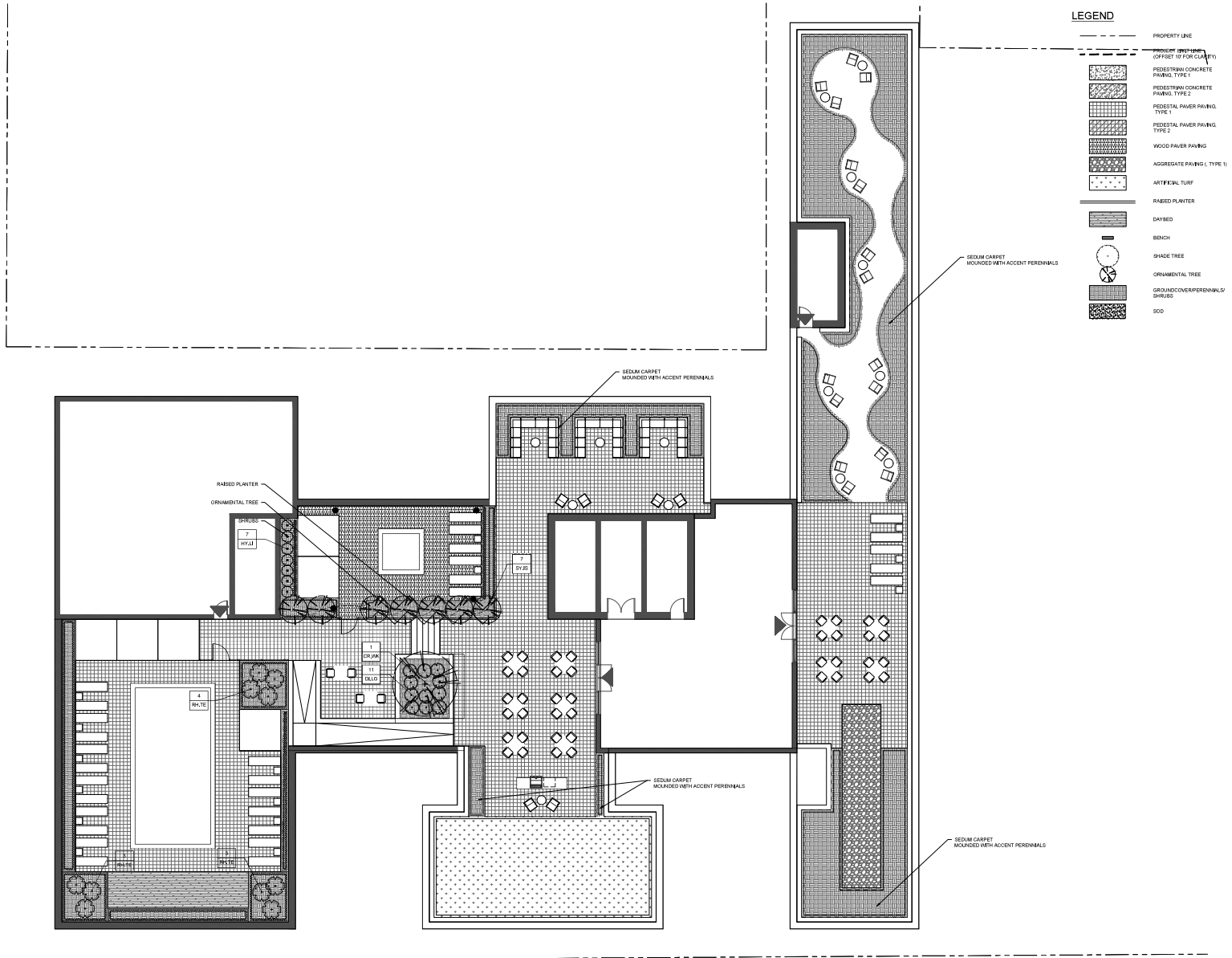
PLANT SCHEDULE - LEVEL 9	CODE	IDENT	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPECIES	REMARKS
ORNAMENTAL GRASSES & PERENNIALS								
AG.BF			Agastache Blue Fortune	Blue Fortune Giant Hyssop	root	LP50 plug		
AS.SB			Aster Summer Beauty	Summer Beauty Aster	root	LP50 plug		
AM.BI			Arizona Blue Ice	Blue Ice Blue Star	root	LP50 plug		
AM.SC			American Storm Cloud	Storm Cloud Blue Star	root	LP50 plug		
AS.SY			Aster Syriac	Common Aster	root	LP50 plug		
AS.TU			Aster Tutin	Butterfly Aster	root	LP50 plug		
BALM			Begonia Garden Marigold	Lemon Marigold Fabre Indigo	root	LP50 plug		
CA.FI			Calamagrostis x Karl Foerster	Karl Foerster Feather Reed Grass	root	LP50 plug		
CA.NE			Calamita nana	Lesser Calamint	root	LP50 plug		
DE.GD			Deinandra repens	Griffith Tufted Hair Grass	root	LP50 plug		
EC.AI			Echinacea purpurea 'Alai'	White Purple Coneflower	root	LP50 plug		
EC.MS			Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	root	LP50 plug		
MO.FI			Morandi festiva	Wild Bergmot	root	LP50 plug		
TR.JAC			Tridax	American Cockspur (Black Eyed Susan)	root	LP50 plug		
SA.MN			Salvia sylvestris 'Mascot'	May Night Salvia	root	LP50 plug		
SE.AU			Senecio autumnalis	Autumn Moor Grass	root	LP50 plug		
SP.HE			Spodiopogon heterolepis	Prairie Dropseed	root	LP50 plug		
ST.HU			Stachys o. 'Humilis'	Humilis Betony	root	LP50 plug		

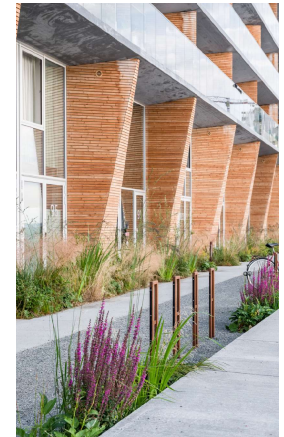
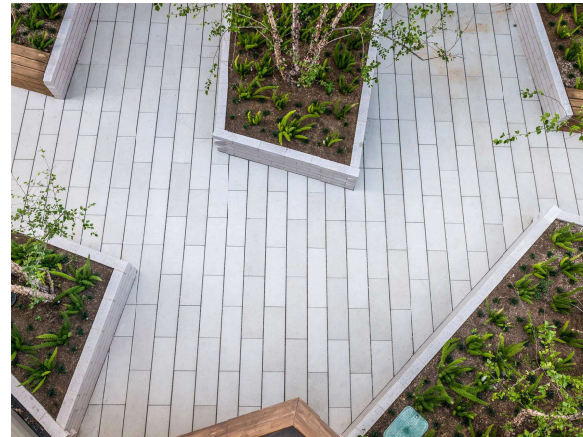
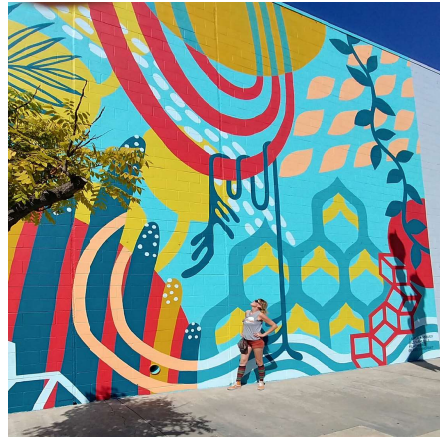
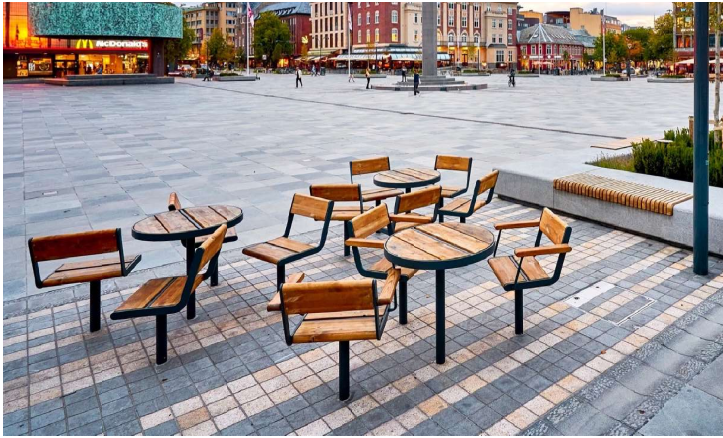
PLANTING NOTES:
 SUBMIT PLANT MATERIAL & GROWING MEDIA PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT, AOR, & OWNER'S REP PRIOR TO PURCHASE AND INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL.
 PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM.
 ALL PLANT LOCATION SHALL BE FINALIZED, FACED, AND APPROVED BY IA IN THE FIELD PRIOR TO INSTALLATION.
 SLAB LAYOUT SHALL BE FIELD DIRECTED BY IA. BARS SHALL BE INSTALLED IN OCTOBER AND/OR NOVEMBER.
 ALL PLANT SUBSTITUTIONS MUST BE REVIEWED WITH & APPROVED BY A.



LEGEND

- PROPERTY LINE
- - - PROJECT LIMIT LINE (OFFSET 10' FOR CLARITY)
- [Hatched Box] GROUND COVER PERENNIALS / SHRUBS







- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING POST
 - EXISTING SIGN (TYPE NOTED)
 - EXISTING PARKING METER
 - EXISTING CURB INLET
 - EXISTING FIELD INLET RECTANGULAR
 - EXISTING FIELD INLET
 - EXISTING ROOF DRAIN
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY CLEANOUT
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING FIRE DEPARTMENT CONNECTION
 - EXISTING WATER MAIN VALVE
 - EXISTING CURB STOP
 - EXISTING GAS VALVE
 - EXISTING GAS METER
 - EXISTING AIR CONDITIONING PEDESTAL
 - EXISTING DOWN SPOUT
 - EXISTING ELECTRIC MANHOLE
 - EXISTING ELECTRIC PEDESTAL
 - EXISTING TRANSFORMER
 - EXISTING ELECTRIC METER
 - EXISTING LIGHT POLE
 - EXISTING GENERIC LIGHT
 - EXISTING UTILITY POLE
 - EXISTING TELEPHONE MANHOLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING UNIDENTIFIED MANHOLE
 - EXISTING TRAFFIC SIGNAL
 - EXISTING SHRUB
 - EXISTING CONIFEROUS TREE
 - EXISTING DECIDUOUS TREE

- TOPOGRAPHIC LINEWORK LEGEND**
- EXISTING UNDERGROUND CABLE TV
 - EXISTING FIBER OPTIC LINE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING RETAINING WALL
 - EXISTING CHAIN LINK FENCE
 - EXISTING HOOD FENCE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - EXISTING STORM SEWER LINE (SIZE NOTED)
 - EXISTING WATER MAIN (SIZE NOTED)
 - EXISTING MAJOR CONDUIT
 - EXISTING MINOR CONDUIT
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
 - EXISTING GRAVEL SURFACE
 - EXISTING CONCRETE SURFACE
 - EXISTING ASPHALT SURFACE
 - EXISTING PAVED BLOCK SURFACE

EXISTING STORM STRUCTURE TABLE

NAME	TYPE	RIM	INVERT	DIRECTION
S27	STW	857.75	853.52	NE-SW
S28	CIN	856.42	855.72	SE
S29	FRN	857.00	854.35	SE
S30	FRN	855.52	853.99	SE
S31	FRN	857.10	854.30	SE
		854.33	NW	
S32	CIN	856.75	854.25	NE
		857.11	SW	
		857.00	NW	
S33	CIN	859.20	855.20	NE
		855.24	SW	
S34	CIN	876.22	855.94	NW
S35	CIN	876.12	855.95	SE
S36	STW	869.27	853.63	SW
		853.88	CENTER	
		861.11	SW	
		861.00	NW	
S37	CIN	856.62	855.99	NE
		852.87	SW	
S38	CIN	857.70	853.70	NE
		853.74	SW	
		853.83	NW	
S39	CIN	856.83	852.70	NE
		855.90	SE	
		855.73	SW	
S51	STW	861.13	856.00	
		853.61	CENTER	
S52	STW	868.73	853.95	NW
		854.32	SE	
S53	FIN	859.34	856.62	NW
		856.00	ST	
		850.99	CENTER	

EXISTING SANITARY STRUCTURE TABLE

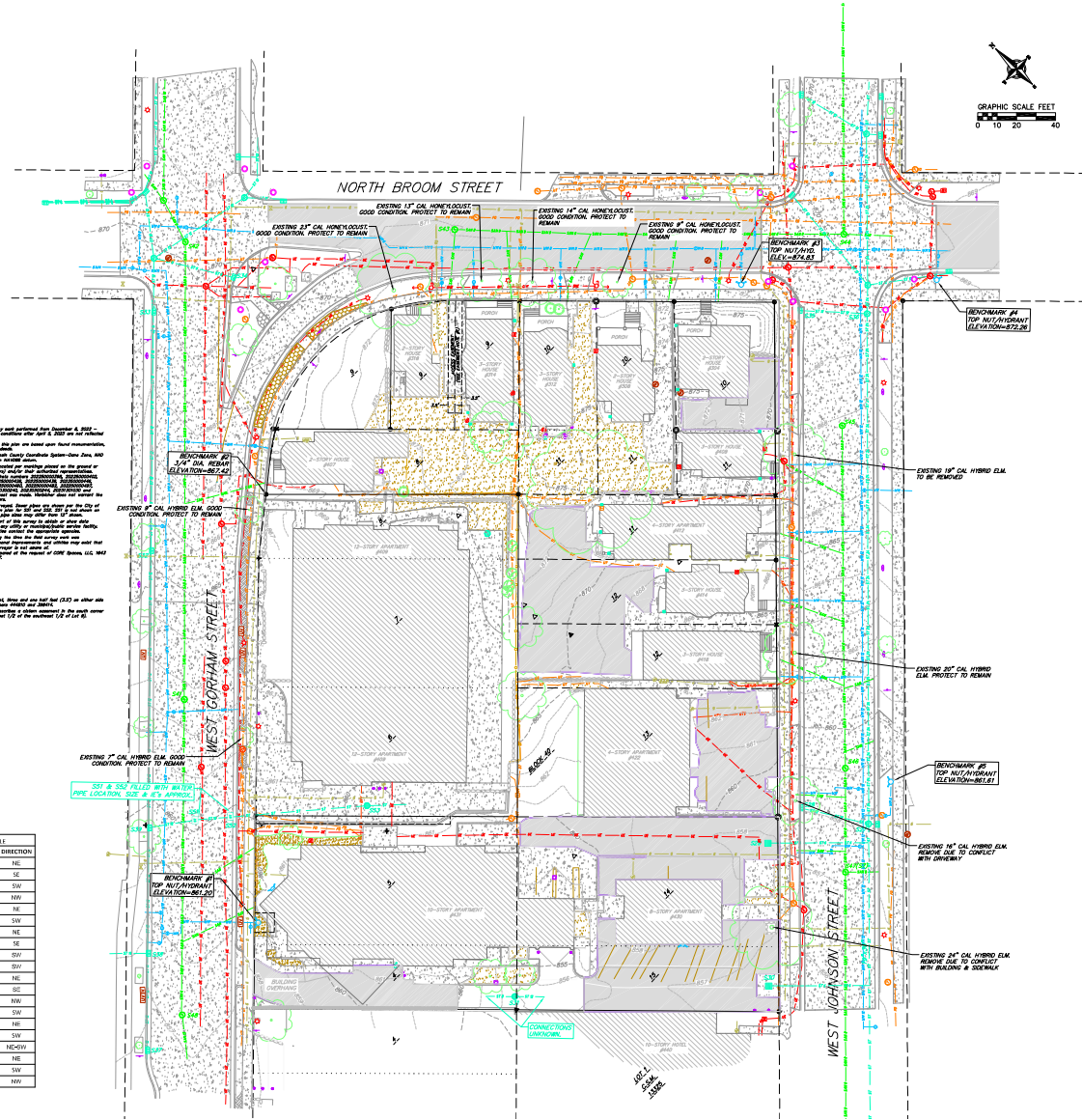
NAME	TYPE	RIM	INVERT	DIRECTION
S41	SMH	852.62	854.50	NE
		859.64	SE	
		856.24	SW	
S42	SMH	870.10	860.47	NE
		860.42	SW	
S43	SMH	871.07	859.93	NE
		859.87	SE	
		860.13	SW	
		863.62	SW	
S44	SMH	860.20	859.23	NE
		859.63	SE	
		859.68	NW	
S45	SMH	867.23	860.11	SW
S46	SMH	860.20	860.20	NE
		860.80	SW	
S47(S7)	SMH	857.10	850.30	NE-SW
S48	SMH	857.20	850.64	NE
		850.81	SW	
		850.88	NW	

NOTES

- See 2015-16 Street Plan for street names and locations. See Section 6.020 of the City of Madison Code for more information.
- The existing ground surface on this plan is based upon field measurements, aerial photography and the 2015-16 Street Plan. The existing ground surface may differ from the actual ground surface due to construction, grading, and other factors.
- Construction of the proposed project shall be in accordance with the City of Madison Code, the Wisconsin Department of Transportation (DOT) Standard Specifications for Road and Bridge Construction, and the Wisconsin Department of Natural Resources (DNR) Rules for the Protection of Waters.
- Construction of the proposed project shall be in accordance with the City of Madison Code, the Wisconsin Department of Transportation (DOT) Standard Specifications for Road and Bridge Construction, and the Wisconsin Department of Natural Resources (DNR) Rules for the Protection of Waters.

LEGEND

- Spot Elevation (SE) values shown represent those that are not listed (SE) in either the 2015-16 Street Plan or the Wisconsin Department of Natural Resources (DNR) Rules for the Protection of Waters.
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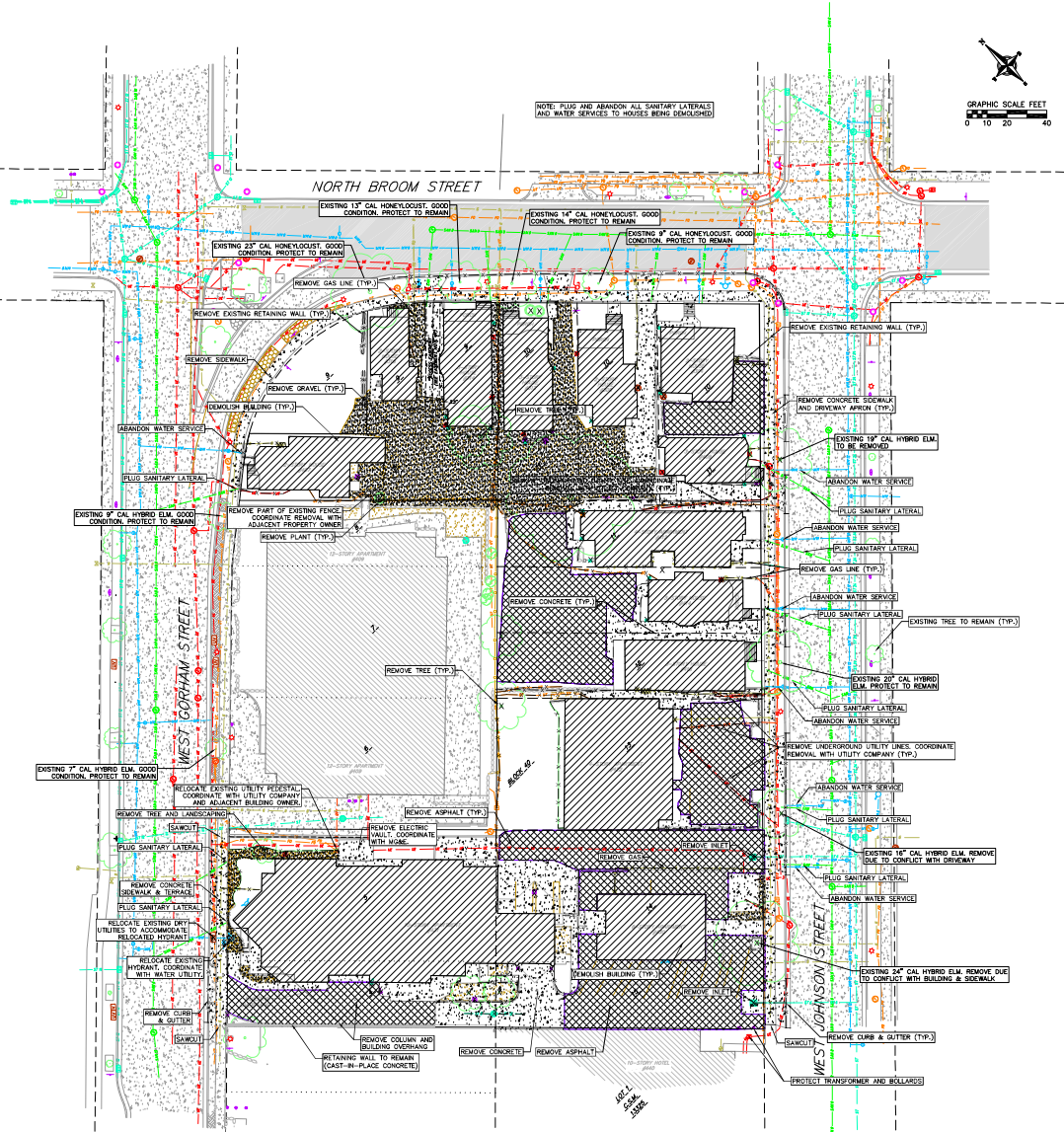


DEMOLITION PLAN LEGEND

	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE & GRAVEL REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	SAW CUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL

DEMOLITION/EROSION CONTROL NOTES:

- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DEBRIS/CEBRIS.
- COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES WITHIN 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, CURBS, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROPRIATE 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.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
- ANY DAMAGE TO THE CITY PAYMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFOUR, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DISCREET SPACE AWAY FROM THE TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PERMITS AND REMEDIATION SHALL BE REQUIRED.
- AS DEFINED BY THE SECTION 10115 OF CITY OF MADISON STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WITH CUTTING TOOLS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: http://www.cityofmadison.com/Utilities/Env_Forestry.cfm
- ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT XXXXX, PROJECT XXXXX).
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.





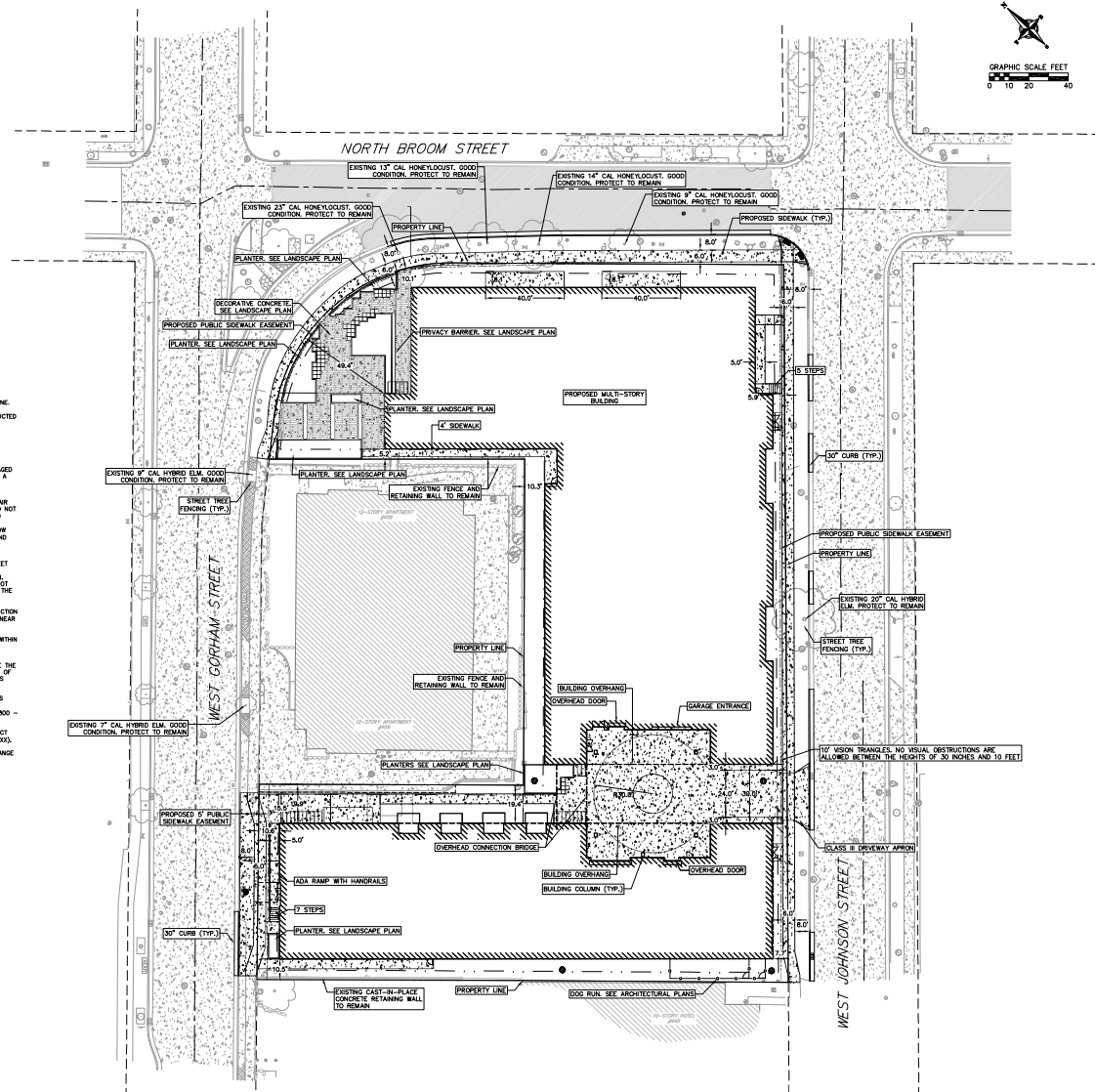
SITE PLAN LEGEND

	PROPERTY BOUNDARY		CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED CHAIN LINK FENCE		PROPOSED WOOD FENCE
	PROPOSED CONCRETE		PROPOSED LIGHT-DUTY ASPHALT
	PROPOSED HEAVY-DUTY ASPHALT		PROPOSED DECORATIVE CONCRETE
	PROPOSED SIGN		PROPOSED LIGHT POLE
	PROPOSED BOLLARD		PROPOSED ADA DETECTABLE WARNING FIELD
	PROPOSED HANDICAP PARKING		

FRONT LOT SITE INFORMATION BLOCK

SITE ADDRESS: 304-318 N BROOM STREET/408-430 W JOHNSON STREET/407 W CORHAM STREET
 SITE AREA (TOTAL): 1.8 ACRES
 NUMBER OF BUILDING STORES (ABOVE GRADE): 15/8 STORES
 BUILDING HEIGHT: 16'5"
 DUE TO TIME OF CONSTRUCTION (NEW STRUCTURES): 1A
 USE OF PROPERTY: MULTIFAMILY APARTMENT WITH RETAIL
 GROSS SQUARE FEET OF BUILDING: 27,771 SF
 GROSS SQUARE FEET OF RETAIL AREA: 1,708 SF
 NUMBER OF UNITS: 8 (APARTMENTS): N/A
 CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY: N/A
 NUMBER OF EMPLOYEES: TBD
 NUMBER OF BICYCLE STALLS SHOWN: 20 EXTERIOR, 741 INTERIOR
 NUMBER OF PARKING STALLS: 124 STALLS (3 BY INSTALLED, 121 BY READY)
 NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN.

- SITE PLAN NOTES**
- CONCRETE TO BE 4" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 - CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
 - ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
 - CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 - ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DETRIMENTAL GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DAMAGE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREES. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM THE TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR HARM TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 264-3834. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR BEHIND CUTTING BOOMS OVER 2 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 264-3834 PRIOR TO EXCAVATING. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE RISK TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/Utilities/for/specs.cfm>.
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: <https://www.cityofmadison.com/Utilities/for/specs.cfm>) ADDRESSES SOIL CONTACTOR NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES OR MATERIALS, INCLUDING FUELING MATERIALS, REUSE, EXCAVATED SPILLS OR CHIPPING OF POTENTIAL MATERIAL OR ARJING TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE INSTALLED BEFORE THE CONSTRUCTION BEGINS OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF STORAGE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK TO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 264-3834. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
 - ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT XXXXX, PROJECT XXXXX).
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.



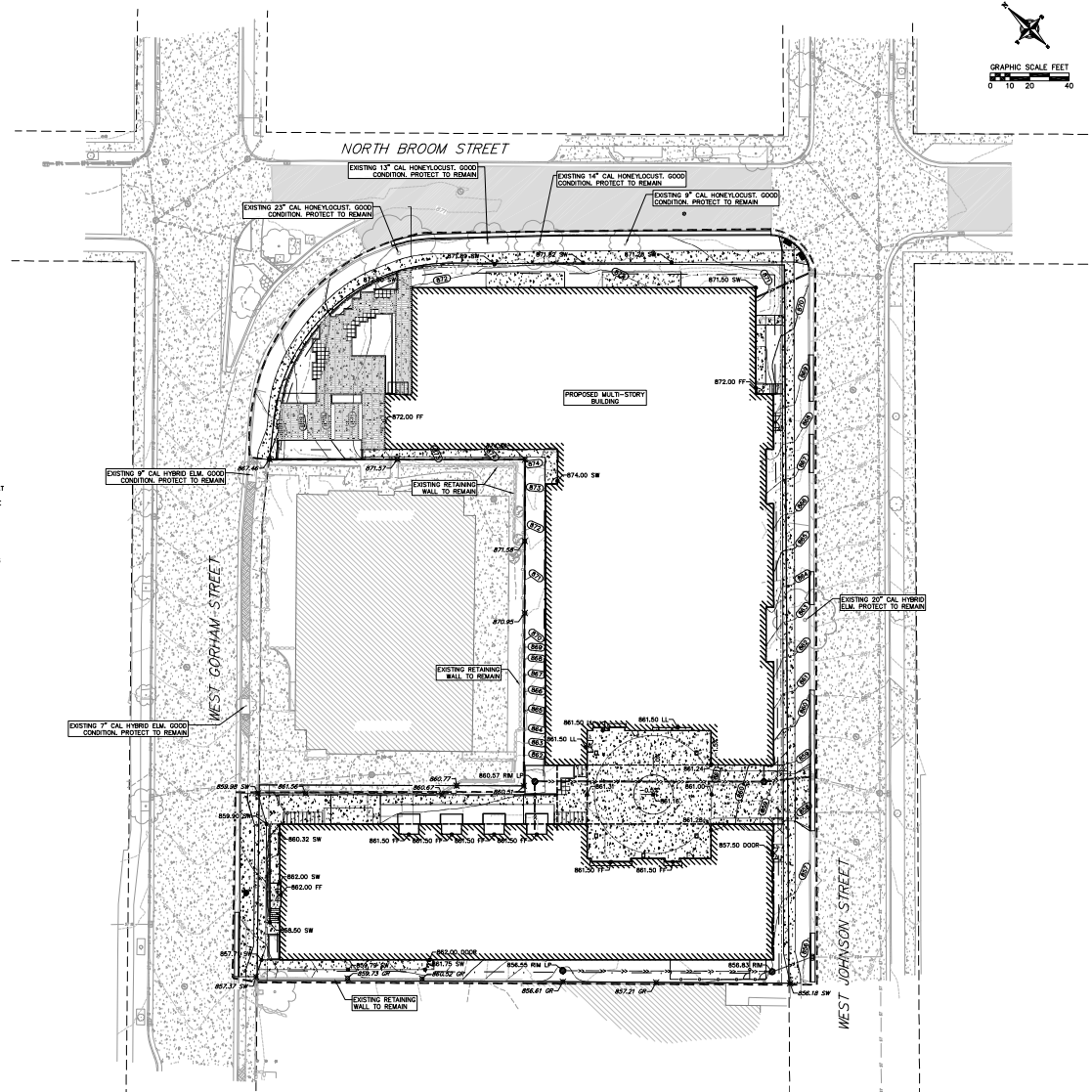


GRADING LEGEND

- 2.00' --- EXISTING MAJOR CONTOURS
- 0.50' --- EXISTING MINOR CONTOURS
- 0.00' --- PROPOSED MAJOR CONTOURS
- 0.00' --- PROPOSED MINOR CONTOURS
- --- DITCH CENTERLINE
- --- SILT FENCE
- --- DISTURBED LIMITS
- --- RERM
- --- DRAINAGE DIRECTION
- --- PROPOSED SLOPE ARROWS
- 1048.67 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- --- STONE KEEPER
- --- VELOCITY CHECK
- --- INLET PROTECTION
- --- EROSION MAT CLASS I, TYPE A
- --- EROSION MAT CLASS II, TYPE B
- --- EROSION MAT CLASS III, TYPE C
- --- EROSION MAT CLASS I, TYPE A
- --- TRACKING PAD
- --- RIP RAP

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON FINISH SURFACES BY USING SPOT GRADES ONLY.
2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
3. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT XXXX, PROJECT XXXXX).
4. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME FOR THE RECONSTRUCTION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.
5. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISPOUSE, SCALP, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM THE TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPAIRED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4864. FINAL TREE AND REMEDIATION SHALL BE REQUIRED.
6. AS REQUIRED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4864 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/forestry/pdf/specs.cfm>.





- GRADING LEGEND**
- 0.00' --- EXISTING MAJOR CONTOURS
 - 0.00' --- EXISTING MINOR CONTOURS
 - 0.00' --- PROPOSED MAJOR CONTOURS
 - 0.00' --- PROPOSED MINOR CONTOURS
 - 0.00' --- DITCH CENTERLINE
 - 0.00' --- SILT FENCE
 - 0.00' --- DISTURBED LIMITS
 - 0.00' --- BERM
 - 0.00' --- DRAINAGE DIRECTION
 - 0.00' --- PROPOSED SLOPE ARROWS
 - 0.00' --- EXISTING SPOT ELEVATIONS
 - 0.00' --- PROPOSED SPOT ELEVATIONS
 - 0.00' --- STONE KEEPER
 - 0.00' --- VELOCITY CHECK
 - 0.00' --- INLET PROTECTION
 - 0.00' --- EROSION MAT CLASS I, TYPE A
 - 0.00' --- EROSION MAT CLASS II, TYPE B
 - 0.00' --- EROSION MAT CLASS III, TYPE C
 - 0.00' --- EROSION MAT CLASS II, TYPE A
 - 0.00' --- TRACKING PAD
 - 0.00' --- RIP RAP

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. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
3. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT XXXXX, PROJECT XXXXX).
4. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.
5. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISTURBE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM THE TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
6. AS DEFINED BY THE SECTION 507.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING PROCEEDS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/aw/specs.htm>

