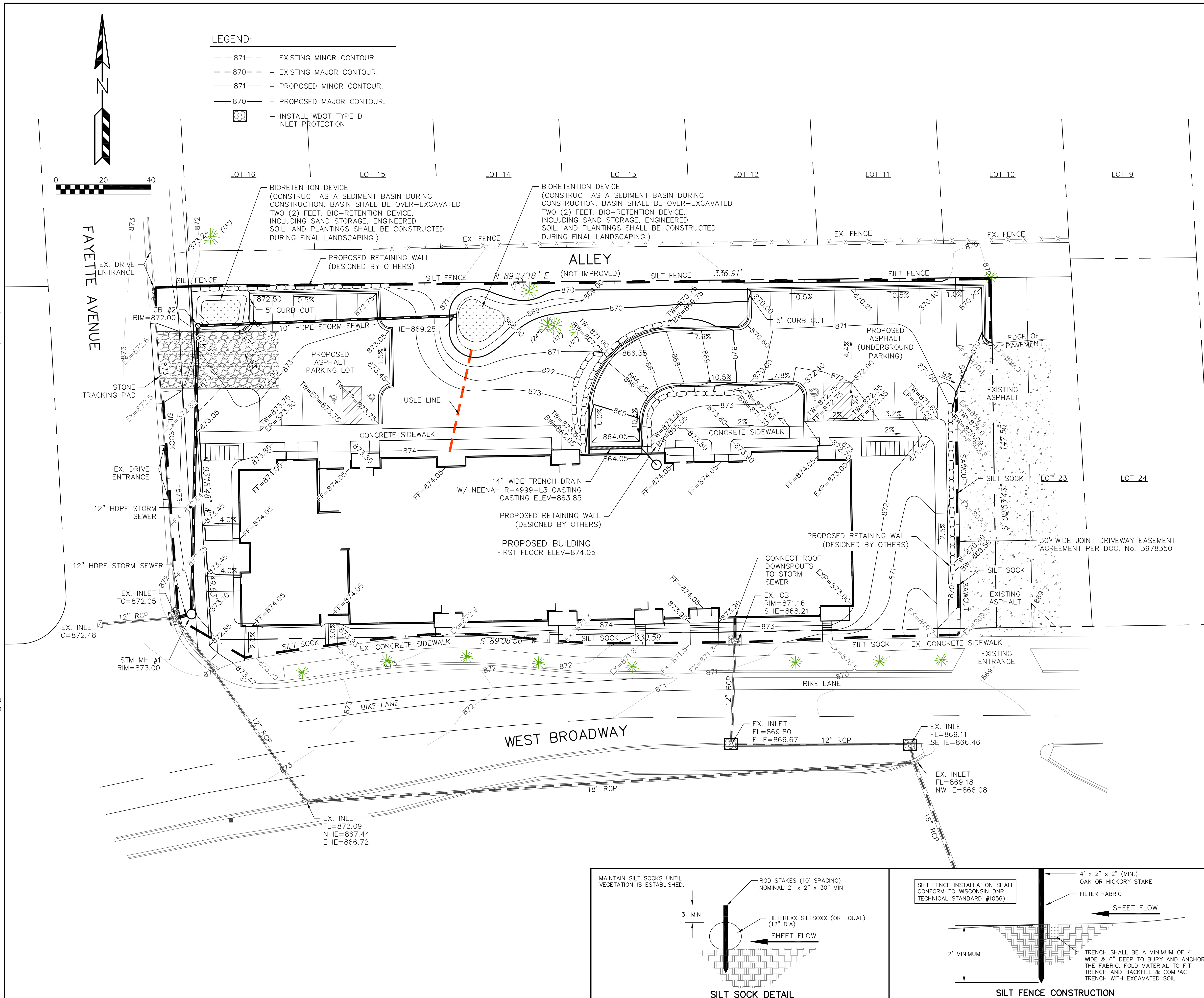


PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address	2230 W BROADWAY AVE.
Site acreage (total)	1.14 Acres
Number of building stories (above grade)	4
Building height	45'
DSPS type of construction (new structures or additions)	5A
Total square footage of building	85,800(INCL. GARAGE)
Total square footage of garage	17,160
Use of property	RESIDENTIAL MULTI-FAMILY & COMMERCIAL
Gross square feet of office	0
Gross square feet of retail area	2800
Number of employees in warehouse	0
Number of employees in production	0
Capacity of restaurant/place of assembly	N/A
Number of bicycle stalls shown	16
Number of Parking stalls:	
Car	24
Accessible	3
Total	27
Number of trees shown	(See Landscape Plan)



EROSION NOTES:

1. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STRIPS. SEDIMENT REACHING THE PUBLIC STRIP SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
2. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 25 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, AND SHALL BE OTHERWISE PROTECTED TO PREVENT EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY AND WITHIN 48 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
4. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
5. ANIONIC POLYMER (IF EROSION CONTROL MEASURES, SPECIFIC ANIONIC POLYMER SHOULD BE APPLIED TO DISTURBED AREAS (SEE OUR TECHNICAL REPORT 1050: http://dnr.wi.gov/ORG/WATER/WM/BCPS/PDF/STORMWATER/TECHSDS/EROSION_DNR1050-POLYACRYLIMIDE.PDF).
6. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PROVISIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, SHALL BE DEVELOPED AND INSTALLED AS THEY ARE REQUIRED.
7. WHEN DISTURBED AREAS HAVE BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY EROSION CONTROL PRACTICES SUCH AS SILT FENCE, STRAW BALES AND SEDIMENT TRAPS SHALL BE REMOVED AND RESTORED WITH VEGETATION.
8. PROTECTION FENCING SHALL BE INSTALLED AND MAINTAINED AS PROPOSED STORM CATCH BASINS AS SHOWN ON THE PLAN. THE INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL INSTALLATION OF THE SURFACE COURSE OF ASPHALT. THE INLET PROTECTION SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED AND DISTURBED AREAS ARE RESTORED.
9. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE CURB TO EXCEED THE TREE CANOPY. WHEN EXCAVATION IS REQUIRED TO EXPOSE THE CURB OR SIDEWALK, EXCAVATION WITHIN 5 FEET OF THE TREE IS NECESSARY. CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY.
10. ANY TREES WITHIN ROW WILL BE REMOVED BY CITY FORESTER.

TIME SCHEDULE:

SEP. - 25, 2017

INSTALL INITIAL EROSION CONTROL DEVICES INCLUDING BIO-RETENTION AS A SEDIMENT BASIN.

SEP. 26, 2017 - APRIL 14, 2018 ROUGH GRADE, CONSTRUCT BUILDING, PARKING LOT AND UTILITIES.

APRIL 15 - MAY 15, 2018 RESTORE ALL PERVIOUS DISTURBED AREAS AND COMPLETE FINAL LANDSCAPING AND BIORETENTION DEVICE.

RESTORATION NOTES:

ALL DISTURBED AREAS WILL BE RESTORED WITH A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH WITHIN SEVEN DAYS OF FINAL GRADING. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURES SHALL BE USED ON ALL DISTURBED AREAS. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURES SHALL BE APPLIED AT A RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 16% POTASH, NOT LESS THAN 6% ALL FINISH GRADED AREAS SHALL BE SEEDDED WITH MULCH BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS, THE MULCH SHALL BE APPLIED BY SEPTEMBER 15TH. AREAS TO BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEED SHALL BE APPLIED AT THE RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET. SEEDING OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING. THE RESIDUE SHALL BE MAINTAINED UNTIL THE NEXT PERMANENT SEEDING OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:

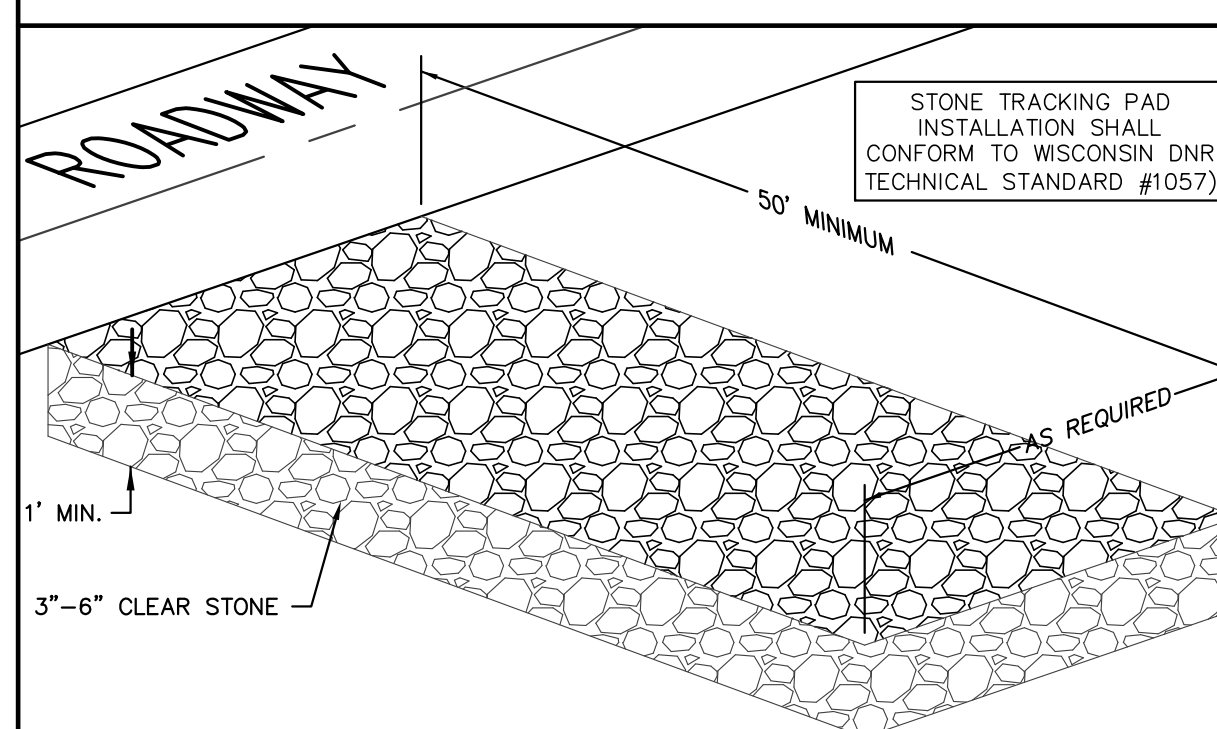
CHRIS JAYE
MIRUS PARTNERS
7447 UNIVERSITY
MIDDLETON, WI 53

OWNER:

DAVE PORTERFIELD
MOVIN' OUT, INC.
600 WILLIAMSON ST
MADISON, WI 53703

ENGINEER:

QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW Rd., SUITE A
MCFARLAND, WI 53558



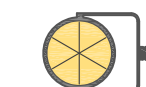
STONE TRACKING PAD DETAIL

FAYETTE AVENUE APARTMENTS – CITY OF MADISON
GRADING AND EROSION CONTROL PLAN

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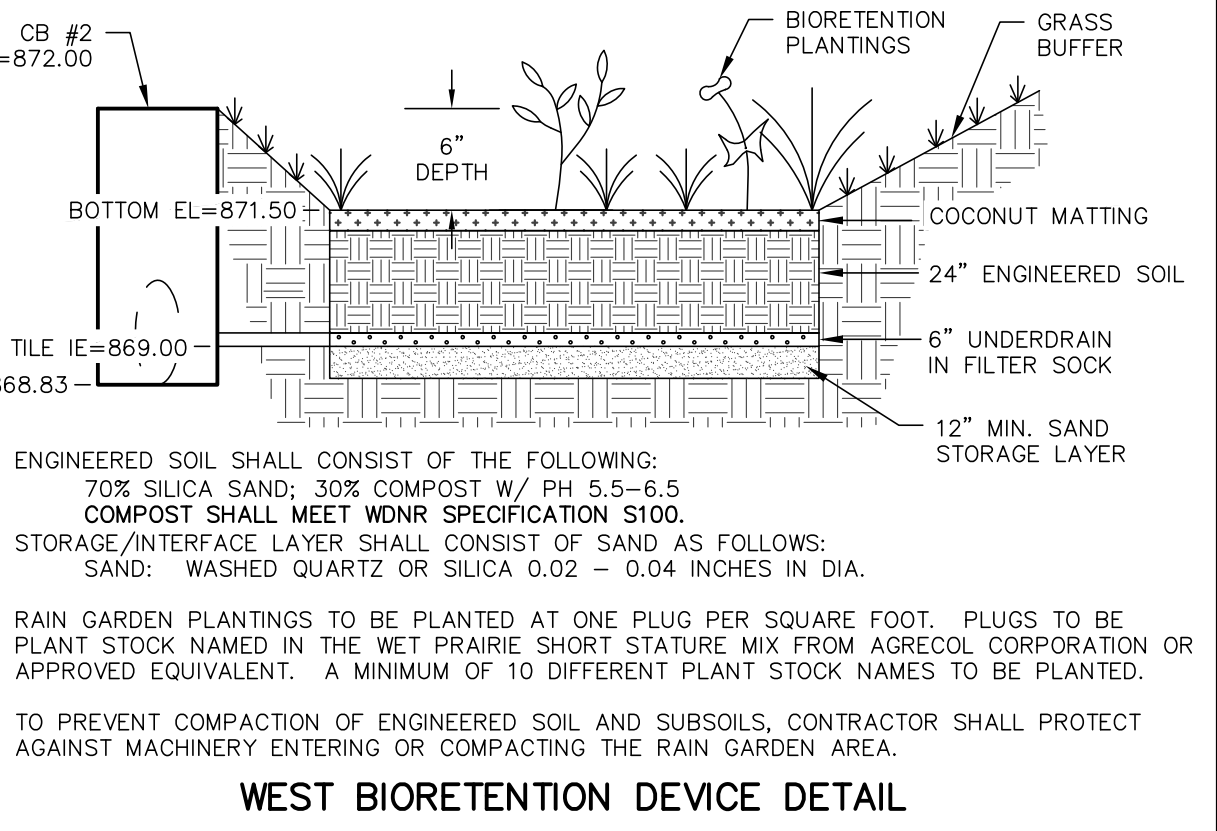
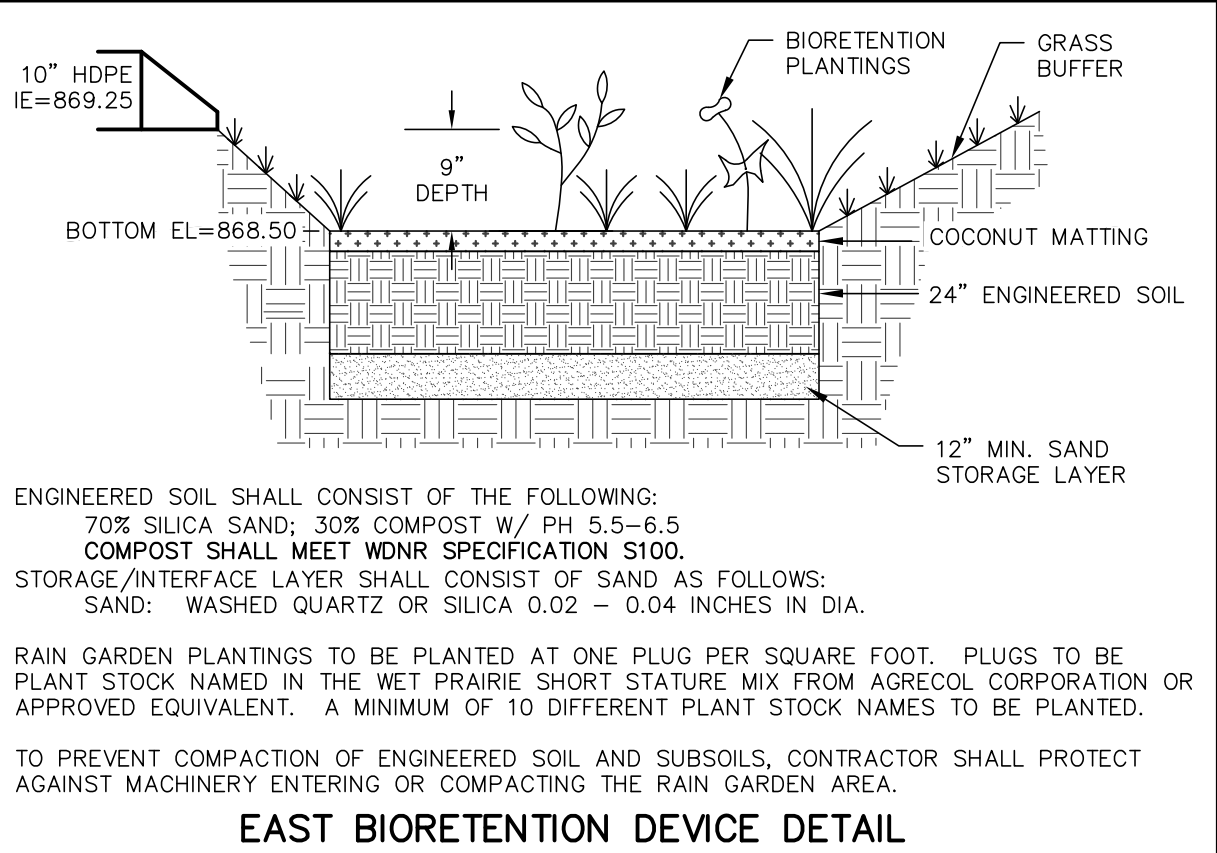
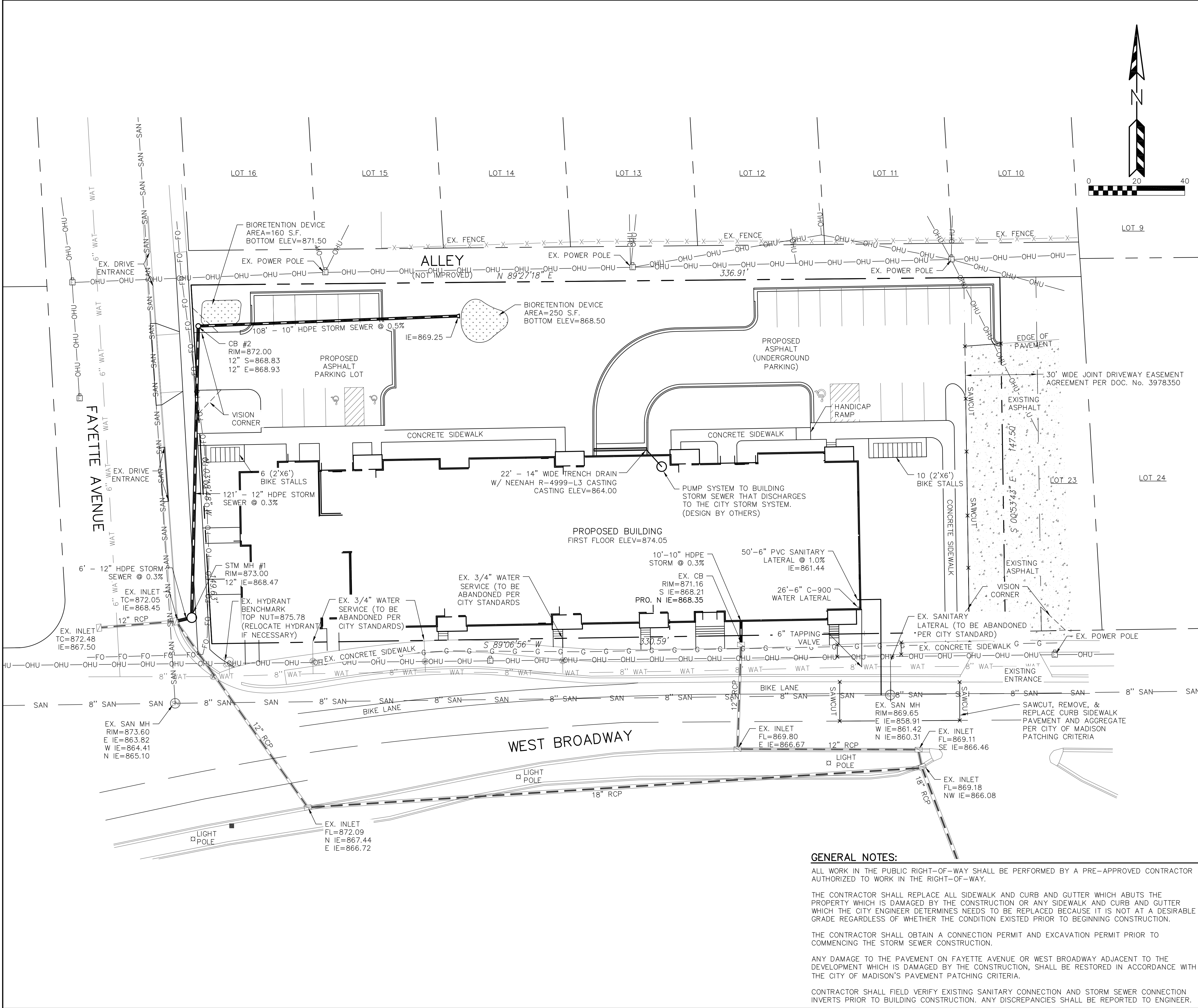
QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



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4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



UTILITY NOTES:

ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

CONTRACTOR SHALL CONTACT MADISON WATER UTILITY PRIOR TO INSTALLING WATER SERVICE AND PAY CITY INSPECTION FEE. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATER TIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.

CATCH BASINS AND STORM MANHOLES SHALL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS OR APPROVED EQUAL. CATCH BASIN FRAME AND GRATE SHALL BE NEENAH R-2464 OR APPROVED EQUAL. STORM MANHOLE FRAME AND GRATE SHALL BE NEENAH-R-1550.

GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION.

ANY DAMAGE TO THE PAVEMENT ON FAYETTE AVENUE OR WEST BROADWAY ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION AND STORM SEWER CONNECTION INVERTS PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

FAYETTE AVENUE APARTMENTS – CITY OF MADISON

UTILITY AND FIRELANE PLAN

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