

Notes:

**Archipelago Village**

920 E Main St Archipelago  
Apartments

Archipelago Village LLC  
505 N Carol St  
Madison, WI 53701

Project #: 2016.36.05

Date	Issuance/Revisions	Symbol
08/12/2020	Land Use Application	

**920 E. MAIN SITE  
EROSION CONTROL PLAN**

**LEGEND**

- STORM INLET PROTECTION
- SILT FENCE
- CONSTRUCTION LIMITS
- TREE PROTECTION
- AREA NOT INCLUDED IN THE WINEDA DEVELOPMENT

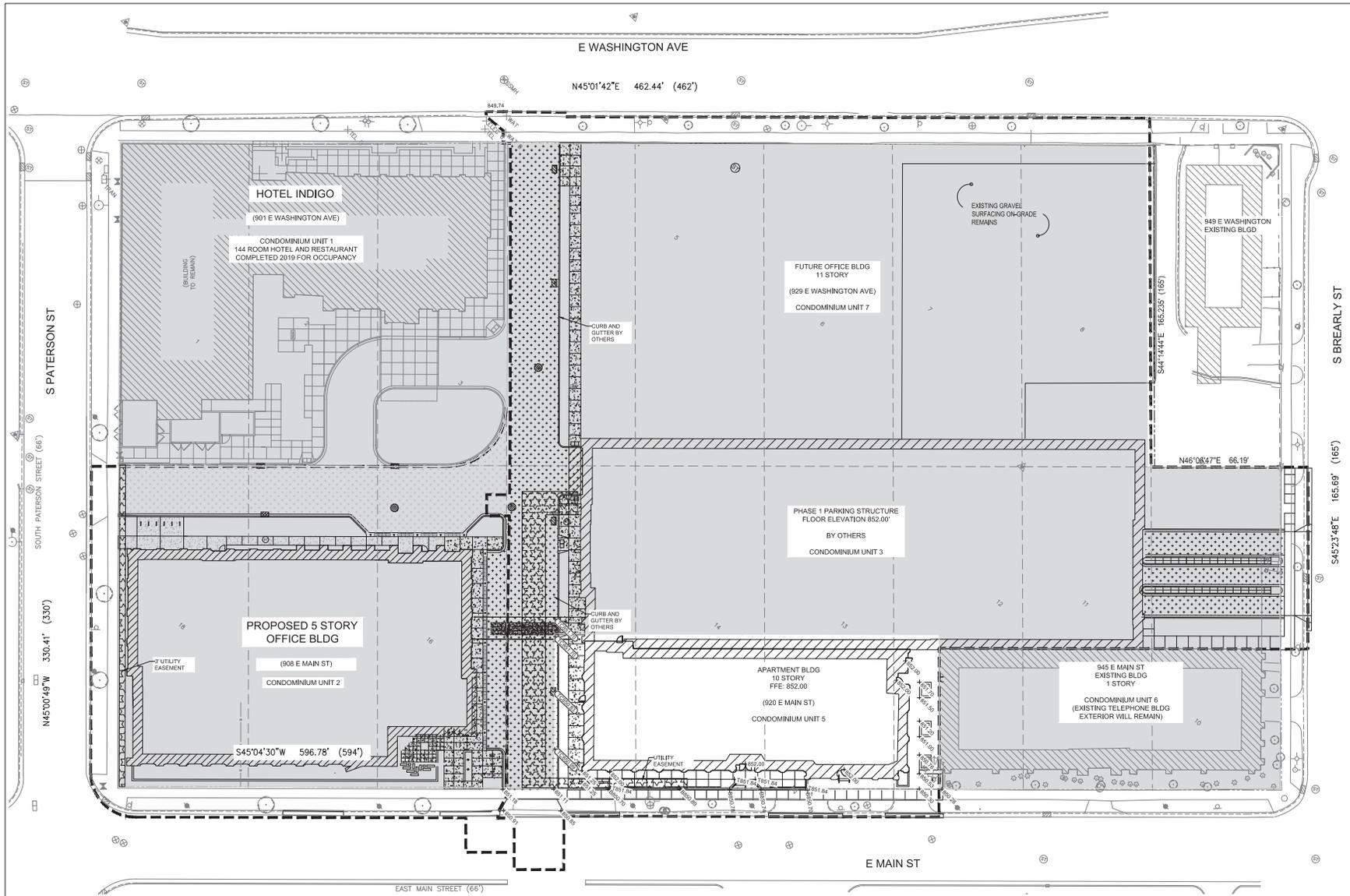
- NOTES:**
1. INLET PROTECTION PER WDMR TECH. STD 1000 AND SILT FENCE PER WDMR TECH. STD 1006
  2. INSTALL INLET PROTECTION AND SILT FENCES WHERE INDICATED. PERFORM AND DOCUMENT INSPECTIONS OF INLET PROTECTION AND SILT FENCES WEEKLY AND AFTER EACH 1/2-INCH RAIN EVENT. SEE DETAILS 1/C501, 2/C501 AND 3/C501
  3. INSTALL INLET PROTECTION ON NEWLY INSTALLED INLETS AND EXISTING INLETS THAT RECEIVE CONSTRUCTION RUNOFF.
  4. AFTER CONSTRUCTION IS COMPLETED, REMOVE AND DISPOSE OF ALL INLET PROTECTION AND SILT FENCE MATERIALS.



The locations of existing utilities installations as shown on this drawing were obtained from the records of municipality and local utility records. The accuracy of these records cannot be guaranteed or certified. There may be other underground utility installations within the project area that are not shown.





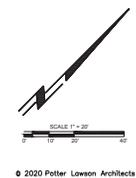


**GRADING AND EROSION CONTROL**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED ROADS, PARKING AREAS, BUILDING PADS AND EROSION CONTROL DEVICES TO THE PROPOSED GRADE ELEVATIONS AND LOCATIONS SHOWN ON THE GRADING PLAN.
2. THE CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL AND ORGANIC SOILS FOUND WITHIN THE GRADING LIMITS IN ACCORDANCE WITH SECTION 205 OF THE STANDARD SPECIFICATIONS, GRADE LANDSCAPE AREAS LOW TO ALLOW FOR PLACEMENT OF TOPSOIL, SO2 AND PLANTINGS BY LANDSCAPE CONTRACTOR PER THE LANDSCAPE SPECIFICATIONS.
3. THE SUB GRADE FOR THE ROAD, PARKING AREAS, AND THE BUILDING PADS SHALL BE PREPARED IN ACCORDANCE WITH SECTION 207 OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2009 EDITION. COMPACTION OF THE SUB GRADE IN CUT SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 207.3.3.3 USING MECHANICAL COMPACTION EQUIPMENT. OPERATION OF SPREADING AND HAULING EQUIPMENT SHALL NOT BE CONSIDERED AS ADEQUATE COMPACTION.
4. THE GRANULAR BASE COURSE SHALL BE PLACED ONLY ON SUB GRADE THAT HAS BEEN PROOF-ROLLED AND WITNESSED BY OWNER OR OWNERS REPRESENTATIVE.
5. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.
6. CONTRACTORS RESPONSIBLE TO INSTALL ALL EROSION CONTROL DEVICES SHOWN ON THE PLANS IN ACCORDANCE WITH THE WDMR BEST MANAGEMENT PRACTICES.
7. ELEVATIONS SHOWN ARE FINISHED GROUND PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
8. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATIONS/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

**LEGEND**

○ SANITARY MANHOLE	○ YARD CLEANOUT	○ STORM MANHOLE	○ STORM INLET	○ STORM CATCH BASIN	○ APFION ENDWALL	○ WATER MANHOLE	○ HYDRANT	○ WATER VALVE	○ GAS METER	○ GAS VALVE	○ LIGHT POLE	○ TRAFFIC SIGNAL	○ MONITORING WELL	○ ELECTRICAL OUTLET	○ UTILITY POLE	○ GUY WIRE / DEAD MAN	○ ELECTRICAL PREDESTAL	○ ELECTRIC MANHOLE	○ CABLE PREDESTAL	○ REBAR	○ IRON	○ HANDICAP RAMP	○ HANDICAP STALL	○ STONE WALL
— GATED CURB	— REJECT CURB	— BURIED WATER MAIN	— SANITARY SEWER	— ST — STORM SEWER	— SF — SFT FENCE	— RD — ROOF DRAIN	— FD — OVERHEAD WIRES	— GUY — BURIED GUY WIRE	— E — BURIED ELECTRIC	— T — BURIED TELEPHONE	— FO — FIBER OPTIC	— B — BURIED GAS MAIN	— CAUTION	— PROPERTY LINE	— UTILITY EASEMENT	— SETBACK LINE	○ 852.00 SPOT ELEVATION	○ 852.00 SPOT ELEVATION, TOP WALL	○ 852.00 SPOT ELEVATION, BOTTOM WALL	○ 852.00 SPOT ELEVATION, TOP CURB	▨ BUILDING	▨ ADA TRUNCATED DOMES	▨ AREA NOT INCLUDED IN THE WDMR DEVELOPMENT	



**Potter Lawson**  
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**OTIE**  
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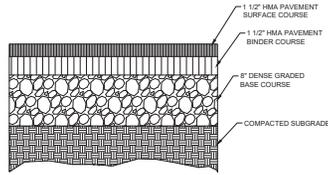
**920 E. MAIN SITE GRADING PLAN**

**C104**

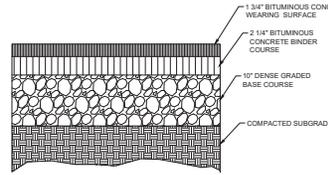
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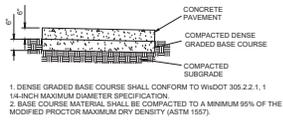
- NOTES**
- HMA PAVEMENT W/ODOT SUPERPAVE TYPE E-0.3 MIX DESIGN WITH A MAXIMUM NOMINAL AGGREGATE SIZE OF 9.5MM COMPACTED TO 92% OF THE MAXIMUM SPECIFIC GRAVITY AS DETERMINED BY ASTM D2924.
  - DENSE GRADED BASE COURSE SHALL CONFORM TO W/ODOT STANDARD SPECIFICATIONS 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION.
  - BASE COURSE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).



- NOTES**
- HMA PAVEMENT W/ODOT SUPERPAVE TYPE E-1 MIX DESIGN WITH A MAXIMUM NOMINAL AGGREGATE SIZE OF 12.5MM COMPACTED TO 92% OF THE MAXIMUM SPECIFIC GRAVITY AS DETERMINED BY ASTM D2924.
  - DENSE GRADED BASE COURSE SHALL CONFORM TO W/ODOT STANDARD SPECIFICATIONS 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION.
  - BASE COURSE MATERIAL SHALL BE PLACED IN INDIVIDUAL 9" LIFTS COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).

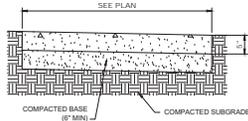
1 HMA PAVEMENT - PARKING AND DRIVE AREAS  
NTS

2 HMA PAVEMENT - HEAVY DUTY DRIVE AREAS  
NTS



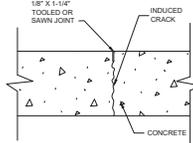
- DENSE GRADED BASE COURSE SHALL CONFORM TO W/ODOT 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION.
- BASE COURSE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).

3 CONCRETE PAVEMENT  
NTS

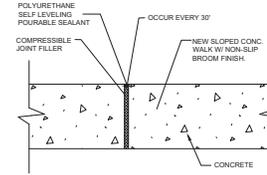


- SEE DETAIL 81C-4.0 FOR CONTROL JOINTS  
SEE DETAIL 81C-4.0 FOR EXPANSION JOINTS

4 CONCRETE SIDEWALK  
NTS

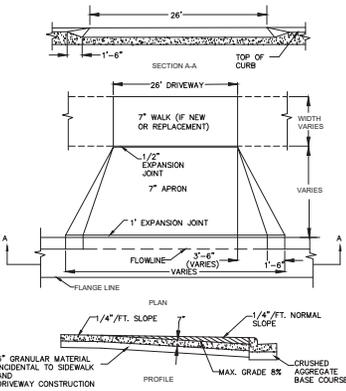


5 CONTROL JOINT  
NTS

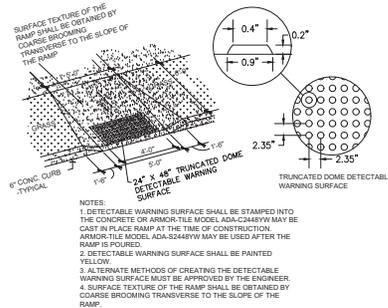


6 EXPANSION JOINT  
NTS

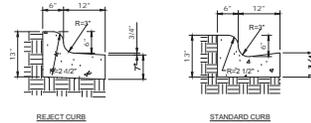
Notes: \_\_\_\_\_



7 COMMERCIAL DRIVEWAY  
NTS

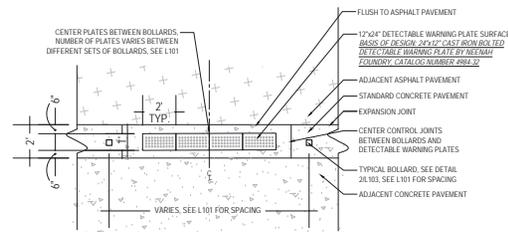


8 CURB RAMP  
NTS

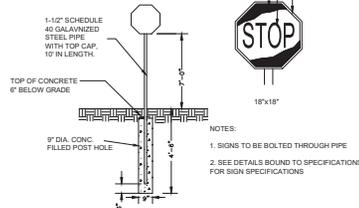


- GENERAL NOTES:**  
LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS OF 200' OR LESS AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
- IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

9 18" CURB AND GUTTER  
NTS



10 TRUNCATED DOME PANELS  
NTS



11 STOP SIGN  
NTS

- NOTES:**
- SIGNS TO BE BOLTED THROUGH PIPE
  - SEE DETAILS BOUND TO SPECIFICATIONS FOR SIGN SPECIFICATIONS



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920 E MAIN SITE SITE DETAILS

C501



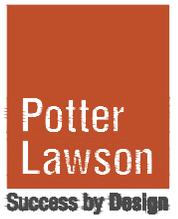
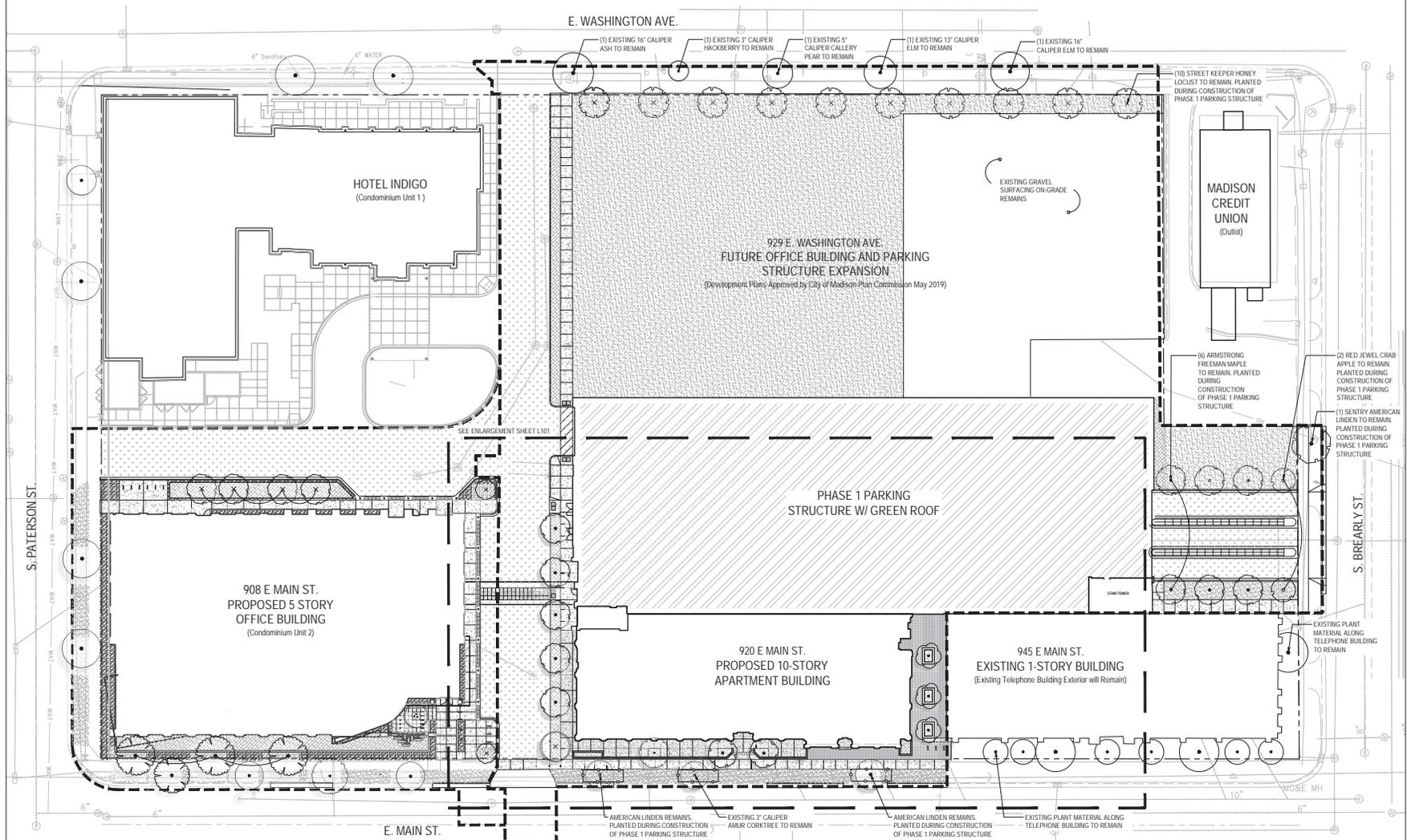
**NOTES**

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROTECT BENCHMARKS.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
- CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN, BHOFMANN@CITYOFMADISON.COM - OR - 608-266-4816) AT LEAST ONE WEEK PRIOR TO PLANTING IN THE RIGHT-OF-WAY TO SCHEDULE INSPECTING THE NURSERY STOCK, REVIEW PLANTING SPECIFICATIONS AND INDICATE PLANTING LOCATIONS WITH THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5- FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5- FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5- FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

- CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATION SECTIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF AND GRASSES, PLANTS, AND EXTERIOR SITE FURNISHINGS (SECTIONS 31.13.00, 32.33.00, 32.91.13, 32.90.00 & 32.93.00). THESE SECTIONS PROVIDE ADDITIONAL DETAILED INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- CONTRACTOR WILL BE REQUIRED TO SUBMIT TOPSOIL TEST RESULTS PER SECTION 32.91.13 PRIOR TO PLACEMENT OF SOIL MATERIALS ON THIS PROJECT.

**LEGEND**

- PROJECT LIMITS
- PROPERTY LINE
- TREE PROTECTION FENCE
- STANDARD CONCRETE PAVEMENT
- PERMEABLE PAVERS
- BARK MULCH PLANTING BED
- SEEDED LAWN
- GREEN ROOF



Notes:



**PRELIMINARY**  
NOT FOR CONSTRUCTION

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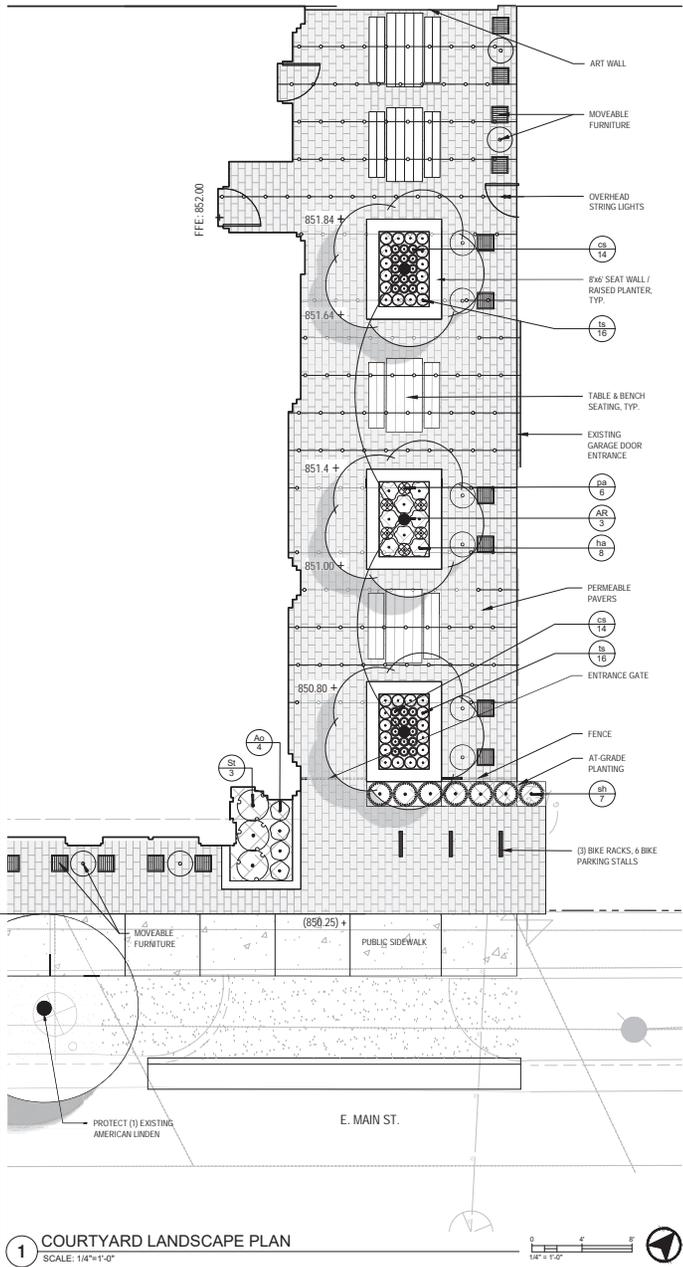
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**ARCHIPELAGO - LANDSCAPE OVERVIEW**  
**L100**







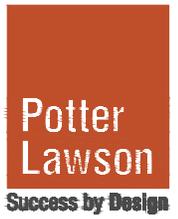
**PLANT SCHEDULE**

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	COUNT	QTY
	AR	Amelanchier x grandiflora 'Robin Hill' / Apple Serviceberry	888	3
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	COUNT	QTY
	AR	Acacia melanocarpa 'UCONNAR165' TM / Low Scape Mount Chestnut	1 gal	1
	SB	Spiraea betulifolia 'Toi' / Bitchweed Spirea	5 gal	3
FERNS	CODE	BOTANICAL / COMMON NAME	COUNT	QTY
	ps	Polystichum acrostichoides / Christmas Fern	1 gal	6
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	COUNT	QTY
	hb	Heuchera villosa 'Autumn Bride' / Autumn Bride Coral Bell	1 gal	8
	sb	Tanilla x 'Spring Symphony' / Spring Symphony Flowering	1 gal	32
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	COUNT	QTY
	cs	Carex pensylvanica / Pennsylvania Sedge	1 gal	26
	sb	Sporobolus heterolepis / Prairie Dropseed	1 gal	7

**LEGEND**

- STANDARD CONCRETE PAVEMENT
- PERMEABLE PAVERS
- BARK MULCH PLANTING BED
- SEEDED LAWN
- BIKE RACK, TYP.
- C.I.P. CONCRETE RETAINING WALL
- MOVEABLE OUTDOOR SEATING, OWNER FURNISHED OWNER INSTALLED
- OVERHEAD CATENARY LIGHTS

**1** COURTYARD LANDSCAPE PLAN  
SCALE: 1/4"=1'-0"  
0 4 8  
1/4" = 1'-0"



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**COURTYARD LANDSCAPE PLAN**  
**L102**































