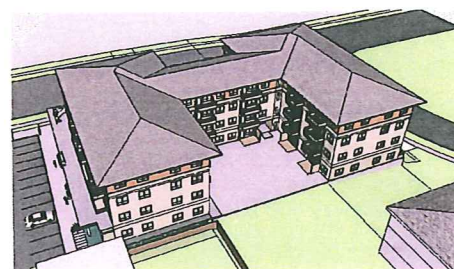




VIEW FROM EAST



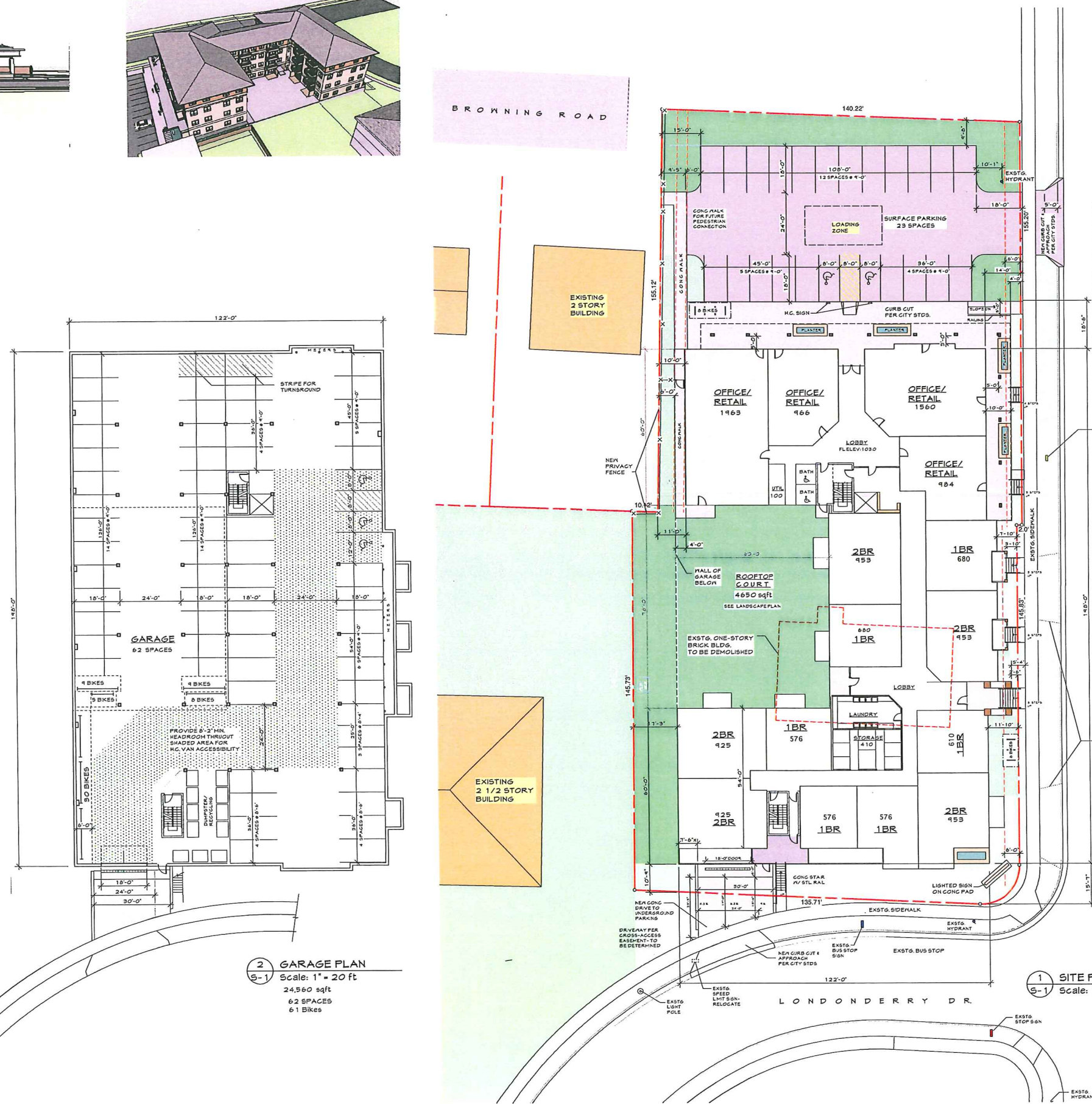
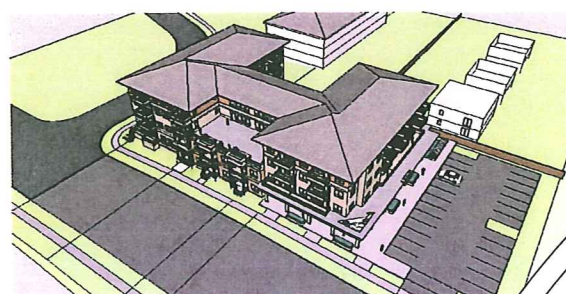
VIEW FROM NORTH



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST



Site Area: 43791 sqft 1.01 Acre
 4 STORIES 61 UNITS 70,214 SQ FT
 26 1BR 35 2BR
 OFFICE/RETAIL: 6646 sqft -5534 leasable
 UOS REQ: 15,520 sqft
 PROV: 4883 At grade
 4940 Balcs
 1774 Rooftop Terrace
 4850 Rooftop Court
 16,247 sqft Total
 62 Parking Spaces -Underground
 23 Parking Spaces -Surface
 75 Bikes - (61 in Garage)

2 GARAGE PLAN
 Scale: 1" = 20 ft
 24,560 sqft
 62 SPACES
 61 Bikes

1 SITE PLAN
 Scale: 1" = 20 ft

This document is an instrument of service and the exclusive property of Design Coalition, Inc. who retains all common law, statutory, copyright, and other reserve rights. This document shall not be used for any other project, additions to, or completion of this project, nor shall it be reproduced in whole or in part, except by written agreement with Design Coalition, Inc.

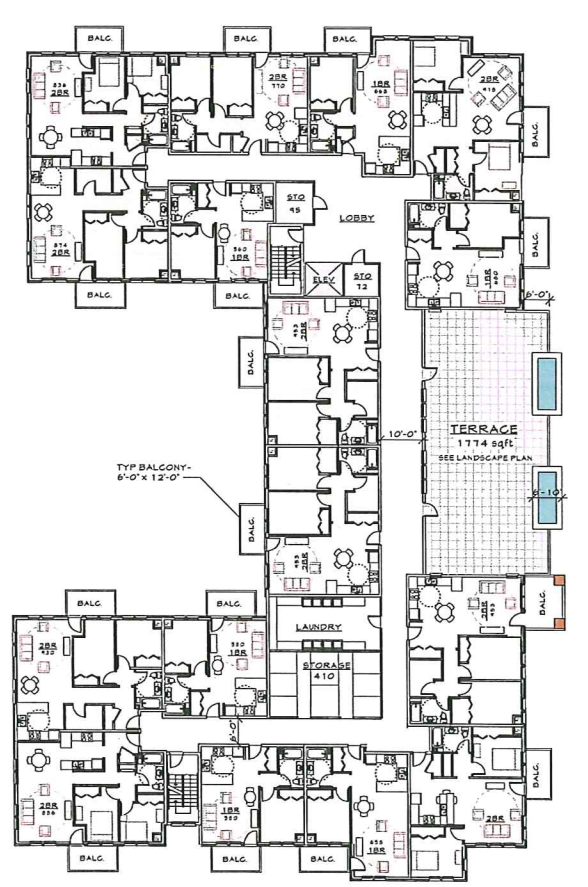
Mark	Date	Description
	05/08/13	Plan Commission Submittal

GRANITE RIDGE
 3302 PACKERS AVE
 MADISON, WI

Drawn By: RKS
 Issue Date: 05/08/13

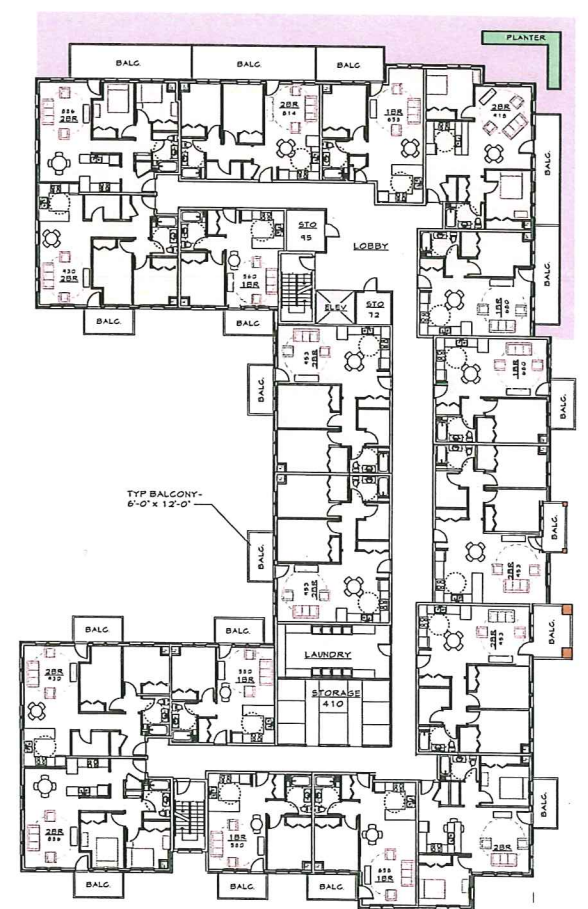
Sheet Title:
 Site Plan
 Garage Plan
 Exterior Views

Project ID: Drawing No.
 S-1
 of



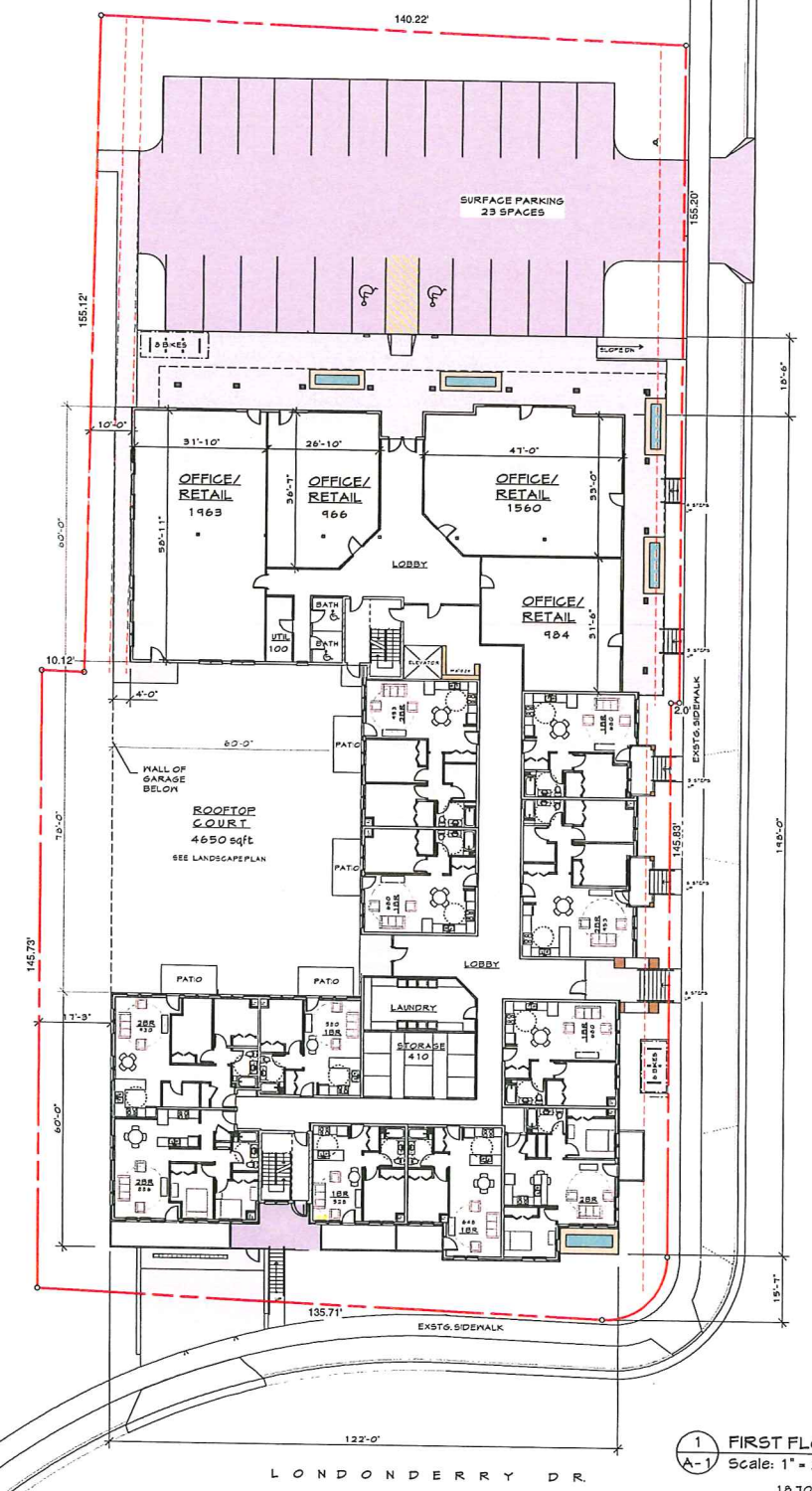
3 THIRD/FOURTH FLOOR PLAN
 A-1 Scale: 1" = 20 ft

3rd Fl: 16,672 sqft	3rd Fl: 16,440 sqft
10 UNITS	10 UNITS
10 2BR	4 2BR
6 1BR	7 1BR



2 SECOND FLOOR PLAN
 A-1 Scale: 1" = 20 ft

18,314 sqft
10 UNITS
11 2BR
7 1BR



1 FIRST FLOOR PLAN
 A-1 Scale: 1" = 20 ft

18,700 sqft
11 UNITS
5 2BR
6 1BR

This document is an instrument of service and the exclusive property of Design Coalition, Inc. who retains all common law, statutory, copyright, and other reserve rights. This document shall not be used for this or any other project, additions to, or completion of this project, without the written agreement with Design Coalition, Inc.

05/08/13 Plan Commission Submittal

Mark	Date	Description

Project Title
 GRANITE RIDGE
 3302 PACKERS AVE
 MADISON, WI

Drawn By
 RKS Issue Date
 05/08/13

Sheet Title
 First Floor Plan
 Second Floor Plan
 Third/ Fourth Floor Plan

Project ID Drawing No.
 A-1
 of
 © Design Coalition Inc.

P A C K E R S A V E

L O N D O N D R Y D R.



2 NORTH ELEVATION
 A-2 Scale: 1/8" = 1'-0"



1 EAST ELEVATION
 A-2 Scale: 1/8" = 1'-0"

This document is an instrument of service and the exclusive property of Design Coalition, Inc. who retains all common law, statutory, copyright, and other reserved rights. This document shall not be used for this or other projects, additions to, or completion of this project, nor shall it be reproduced in whole or in part, except by written agreement with Design Coalition, Inc.

05/08/13 Plan Commission Submittal	
Mark	Description
Project Title	
GRANITE RIDGE 3302 PACKERS AVE MADISON, WI	
Drawn By	Issue Date
RKS	05/08/13
Sheet Title	
East Elevation North Elevation	
Project ID	Drawing No.
	A-2 of
© Design Coalition Inc.	



2 SOUTH ELEVATION
 A-4 Scale: 1/8" = 1'-0"



1 WEST ELEVATION
 A-4 Scale: 1/8" = 1'-0"

This document is an instrument of service and the exclusive property of Design Coalition, Inc. who retains all common law, statutory, copyright, and other reserve rights. This document shall not be used for this or other projects, additions to, or completion of this project, nor shall it be reproduced in whole or in part, except by written agreement with Design Coalition, Inc.

05/08/13 Plan Commission Submittal

Mark	Date	Description
		Project Title

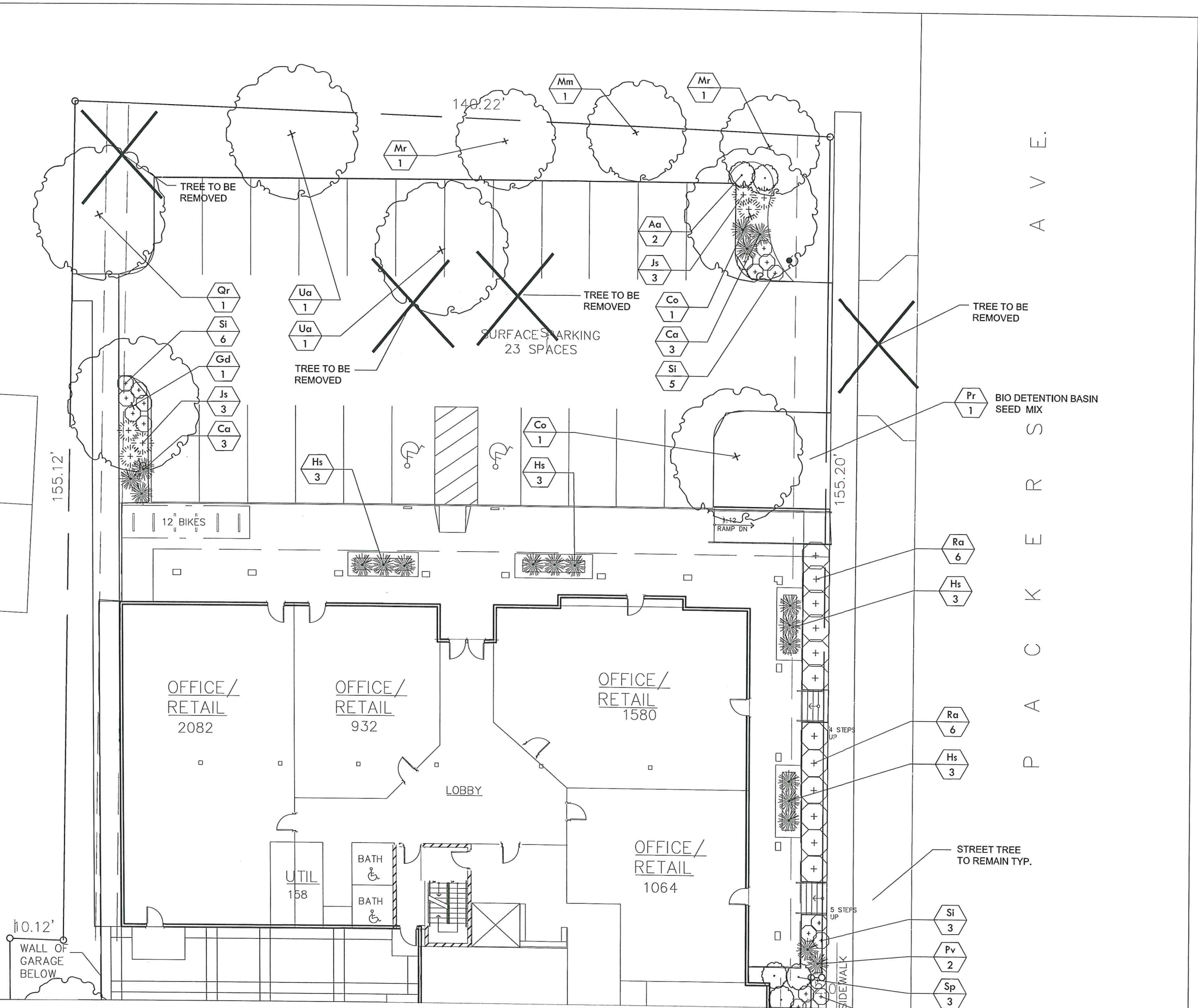
GRANITE RIDGE
 3302 PACKERS AVE
 MADISON, WI

Drawn By	Issue Date
RKS	05/08/13

Sheet Title
 South Elevation
 West Elevation

Project ID	Drawing No.
	A-3 of

File: C:\Garret\Projects\13_TOG-01-Granite Ridge\cad\13_0504-ls.dwg Layout: L-100 User: User Plotted: May 07, 2013 - 8:39pm



etc
design studio

330 W. Lakeside Street
Madison, WI 53715
gqperry@gmail.com
P 608.358.6344

SUB CONSULTANTS

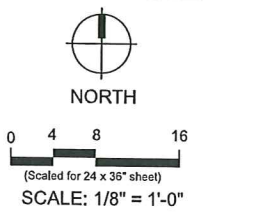
Project Name
GRANITE RIDGE

CLIENT/OWNER
Northshore Rentals LLC
2016 Londonderry Dr
Madison, WI 53704
608 . 661 . 9900

Revision _____ Date _____

Drawn By: GQP
Checked By:
File: 13_0504-ls
Issued For: Review
Issue Date: 05/8/13
Project No. 13_TOG-01

OPTION

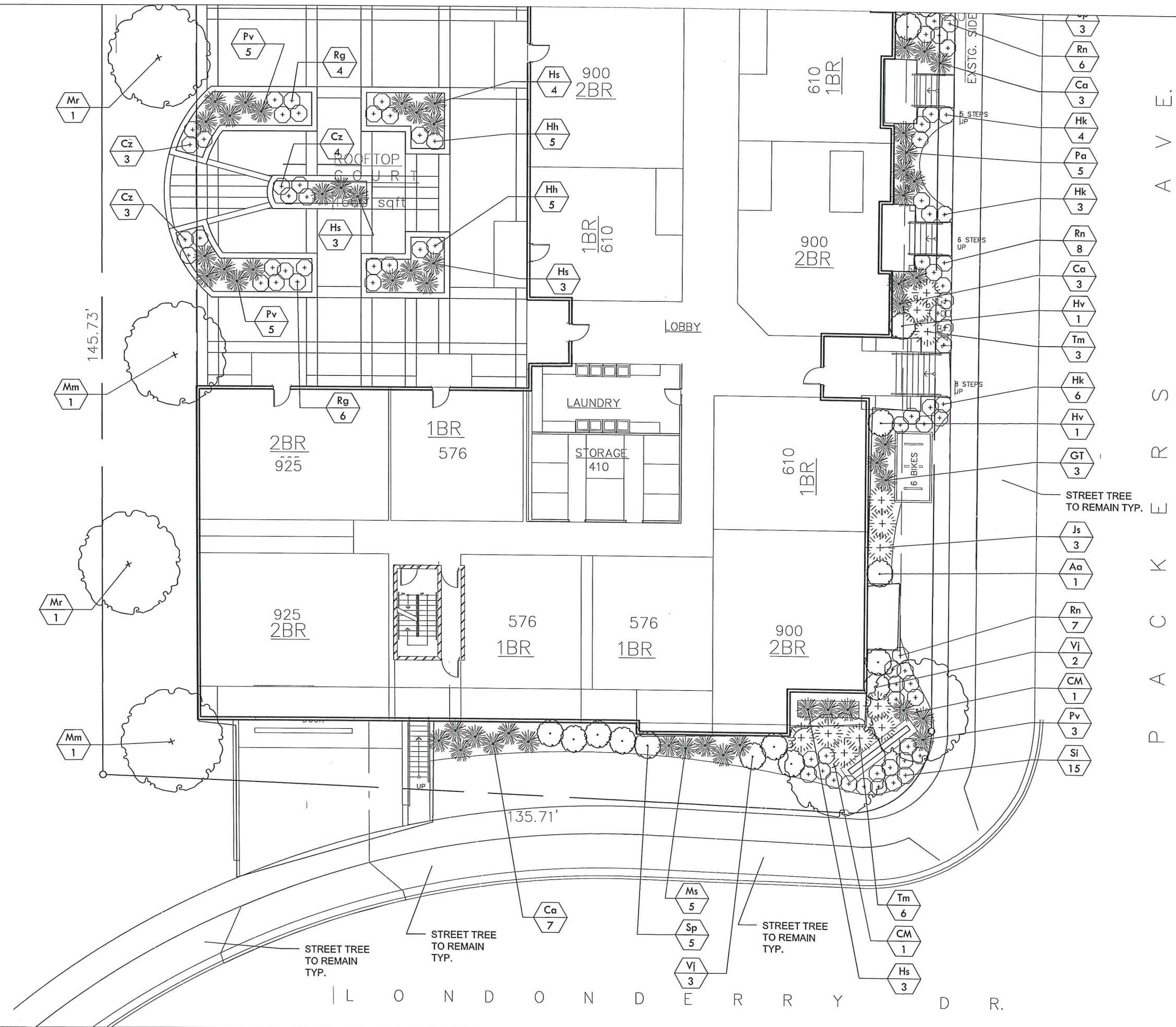


Sheet Name
Landscape Plan

Sheet Number

L100

File: C:\Garret\Projects\13_TOG-01-Granite Ridge\cad\13_0504-ls.dwg Layout: L101 User: User Plotfile: May 07, 2013 - 8:40pm



etc
design studio

330 W. Lakeside Street
Madison, WI 53715
gqperry@gmail.com
P 608.358.6344

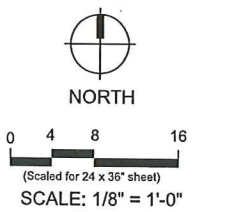
SUB CONSULTANTS

Project Name
GRANITE RIDGE

CLIENT/OWNER
Northshore Rentals LLC
2016 Londonderry Dr
Madison, WI 53704
608 . 661 . 9900

Revision	Date

Drawn By: GQP
Checked By:
File: 13_0504-ls
Issued For: Review
Issue Date: 05/8/13
Project No. 13_TOG-01
OPTION

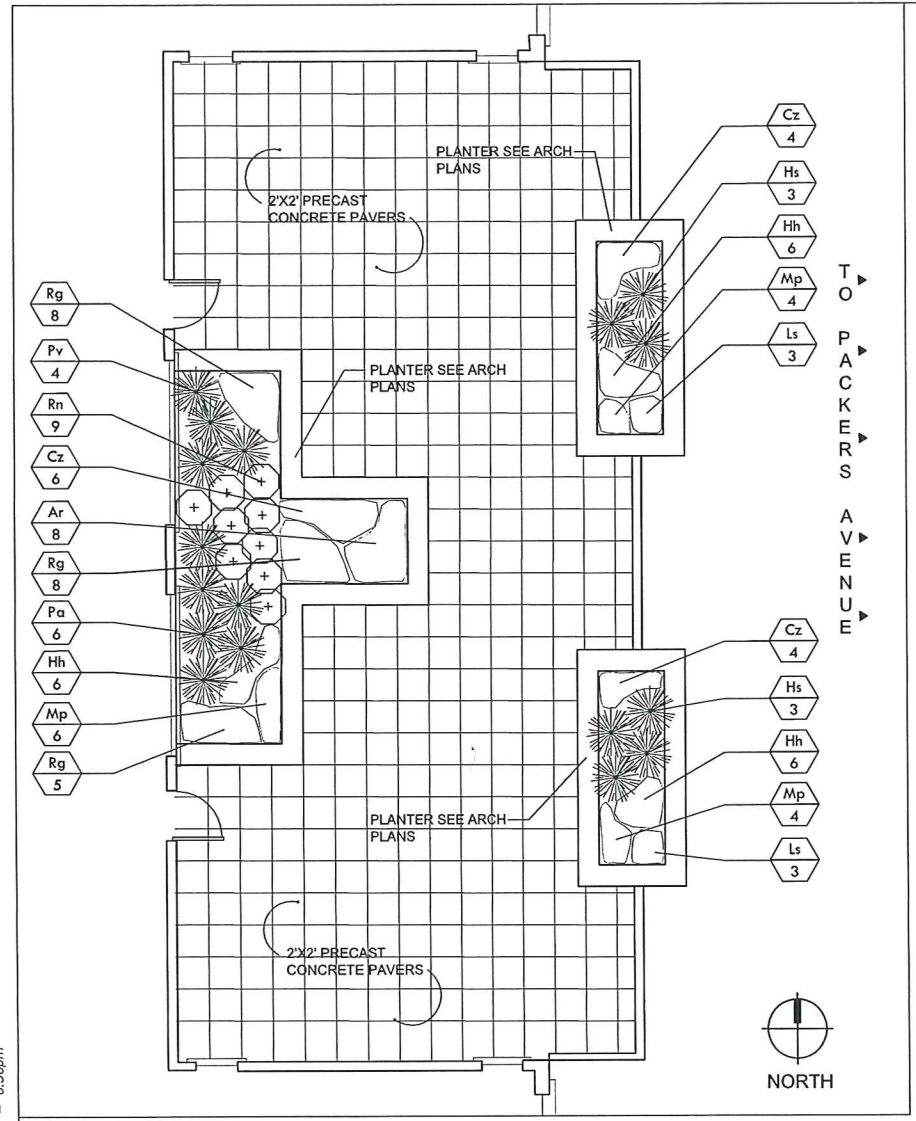


Sheet Name
Landscape Plan

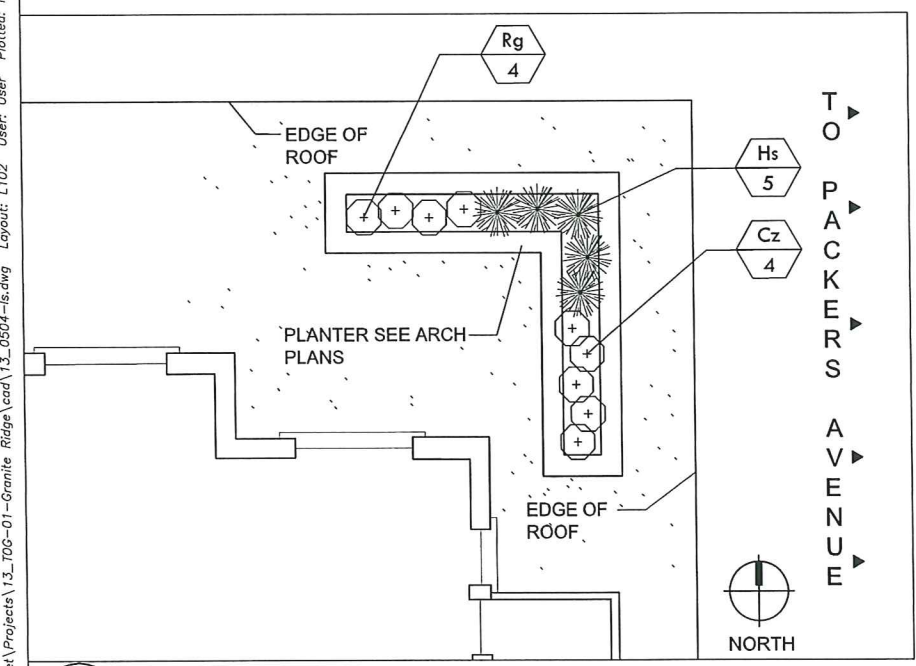
Sheet Number

L101

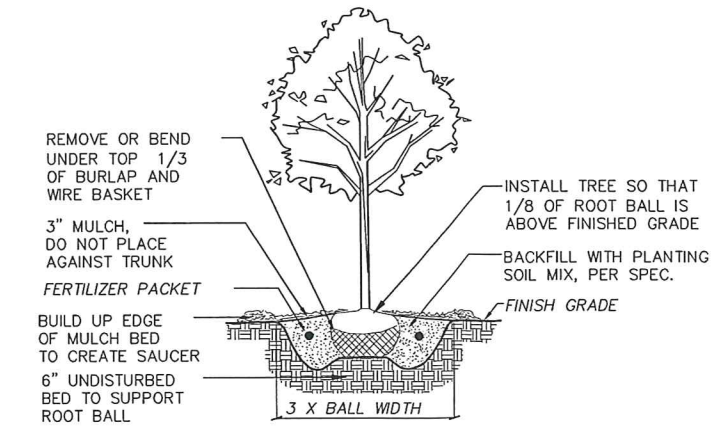
Revision	Date



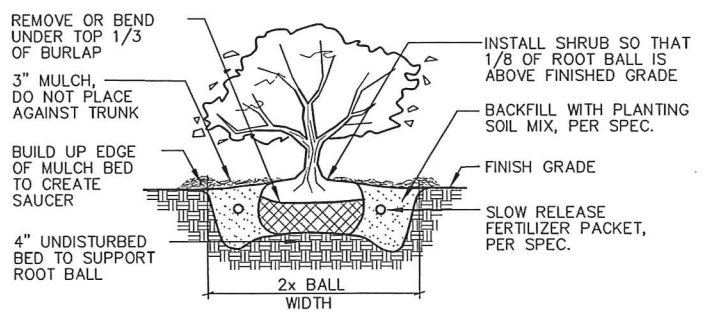
1 THIRD FLOOR ROOF DECK GARDEN
 L102 SCALE: 3/8"=1'-0"



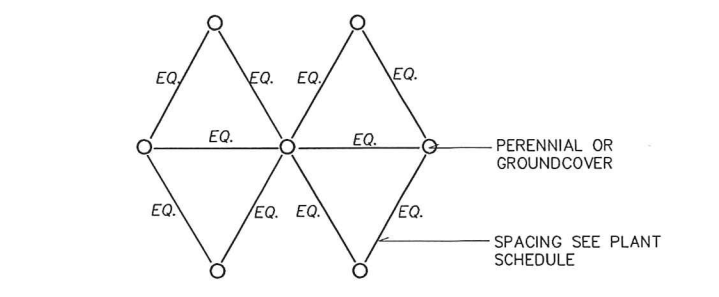
2 RETAIL ROOF DECK PLANTER
 L102 SCALE: 1/4"=1'-0"



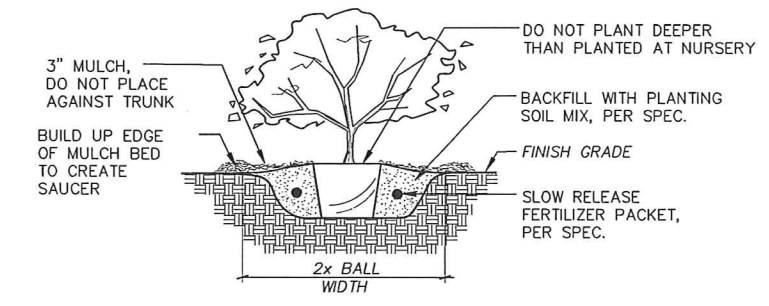
3 B&B TREE PLANTING DETAIL
 L102 NTS



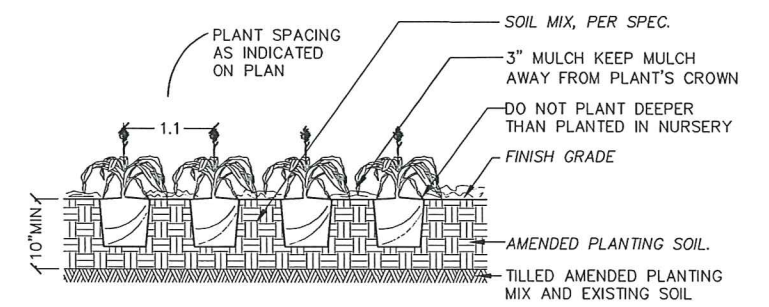
5 B&B SHRUB PLANTING DETAIL
 L102 NTS



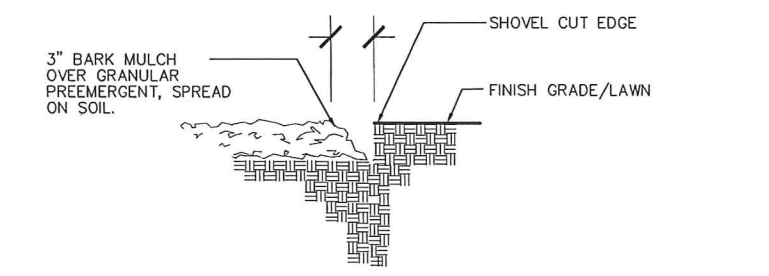
7 PERENNIAL/GROUNDCOVER SPACING DETAIL
 L102 NTS



4 CONTAINER PLANTING DETAIL
 L102 NTS



6 GROUNDCOVER / PERENNIAL PLANTING DETAIL
 L102 NTS



8 BARK MULCH/SHOVEL CUT EDGE DETAIL
 L102 NTS

File: C:\Garret\Projects\13_TOG-01-Granite Ridge\cand\13_0504-Is.dwg Layout: L102 User: User Plotted: May 07, 2013 6:36pm



CITY OF MADISON
LANDSCAPE WORKSHEET
 Section 28.142 Madison General Ordinance

etc
 design studio
 330 W. Lakeside Street
 Madison, WI 53715
 gqperry@gmail.com
 P 608.358.6344

SUB CONSULTANTS

Project Location / Address 3302 Packers Avenue, Madison, WI
 Name of Project Granite Ridge
 Owner / Contact Northshore Rentals LLC
 Contact Phone 608.661.9900 Contact Email rent@northshore-rentals.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, internal sidewalks, patios, and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

- (a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the IL and the IG districts as specified in (b) below.

Total square footage of developed area 36,201

Developed area divided by three hundred (300) square feet = 120.67 Landscape Units

- (b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.

Total square footage of developed area _____

Developed area divided by six hundred (600) square feet = _____ Landscape Units

- (c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table.

Landscape units multiplied by five (5) landscape points = 603.35 Total Points Required

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements. Calculations yielding a fraction up to one-half (1/2 or 0.5) shall be rounded down to the nearest whole number; fractions of more than one half (1/2) shall be rounded up.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35			6	210
Ornamental tree	1 1/2 inch caliper	15			9	135
Evergreen tree	3 feet tall	15				
Shrub, deciduous	18" or 3 gallon container size	2			71	142
Shrub, evergreen	18" or 3 gallon container size	3			17	51
Ornamental grasses	18" or 3 gallon container size	2			70	140
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Sub Totals						678

Total Number of Points Provided 678

PROPOSED PLANTING PALETTE

Code	Scientific Name	Common Name	Size	Cont.
TREES				
Al	Amelanchier laevis	Allegheny Serviceberry	3"	cal.
Cm	Cornus mas	Cornelian Cherry Dogwood	7'-9'	B&B
Co	Celtis occidentalis	Hackberry	3"	B&B
Gd	Gymnocladus dioicus	Kentucky Coffee Tree	3"	cal.
Mm	Malus x 'Mary Potter'	Mary Potter Crab	1 1/2"	cal.
Mr	Malus x 'Red Splendor'	Red Splendor Crab	1 1/2"	cal.
Qr	Quercus x waqrei 'Long'	Regal Prince Oak	2 1/2"	cal.
Ua	Ulmus x 'New Horizon'	New Horizon Elm	3"	cal.
SHRUBS				
Aa	Aronia arbutifolia	Red Chokecherry	3 gal.	pot
Fi	Forsythia x inter. 'Cortasol'	Gold Tide Forsythia	3 gal.	pot
Hv	Hamamelis virginiana	Common Witchhazel	5 gal.	pot
Js	Juniperus chin. 'Sea Green'	Sea Green Juniper	3 gal.	pot
Ra	Rhus aromatica 'Gro-Low'	Grow-Low Sumac	3 gal.	pot
Rn	Rosa 'Nearly Wild'	Nearly Wild Rose	1 gal.	pot
Hk	Hypericum kalmianum 'Ames'	Ames St. Johns Wort	3 gal.	pot
Sp	Syringa petula 'Miss Kim'	Miss Kim Lilac	2 gal.	pot
Tm	Taxus x media 'Taunton'	Tauton Yew	5 gal.	pot
Si	Stephanadra incisa 'Crispa'	Cutleaf Stephanandra	3 gal.	pot
Vj	Viburnum x juddii	Juddii Viburnum	5 gal.	pot
PERENNIALS / GROUNDCOVERS / GRASSES				
Ar	Astilbe arendsii 'Rheinland'	Rheinland Astilbe	1 qt	pot
Ca	Calamagrostis arundinacea	Karl Forester Fther.Rd.Grass	1 gal.	pot
Cz	Coreopsis 'Zagreb'	Zagreb Coreopsis	1 qt	pot
Hs	Helicototrichon sempervivrens	Blue Oat Grass	1 gal.	pot
Hh	Hemerocallis 'Happy Ret.'	Happy Returns Daylily	1 qt	pot
Ls	Leucanthemum x superbum	Shasta Daisy	1 qt	pot
Mp	Monarda 'Petite Delight'	Petite Delight Bee Balm	1 qt	pot
Ms	Miscanthus sin. 'Purpurascens'	Flame Grass	1 gal.	pot
Pa	Pennesetum alop. 'Hameln'	Hameln Dwf. Fountaingrass	1 gal.	pot
Pv	Panicum vigatum 'Northwind'	Northwind Red Switch Grass	1 gal.	pot
Rg	Rudbeckia 'Goldstrum'	Blackeyed Susan	1 qt.	pot
SEED MIXES				
PR	Bio Detention Mix	Short prairie grasses & flowers		seed

Project Name
 GRANITE RIDGE

CLIENT/OWNER
 Northshore Rentals LLC
 2016 Londonderry Dr
 Madison, WI 53704
 608.661.9900

Revision _____ Date _____

Drawn By: GQP
 Checked By:
 File: 13_0504-Is
 Issued For: Review
 Issue Date: 05/8/13
 Project No. 13_TOG-01

OPTION

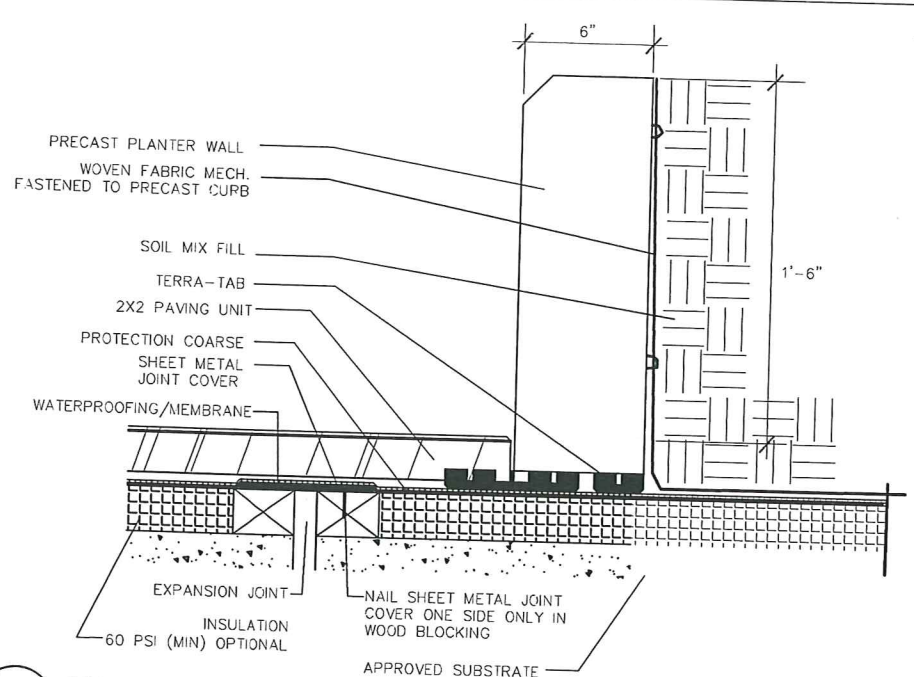
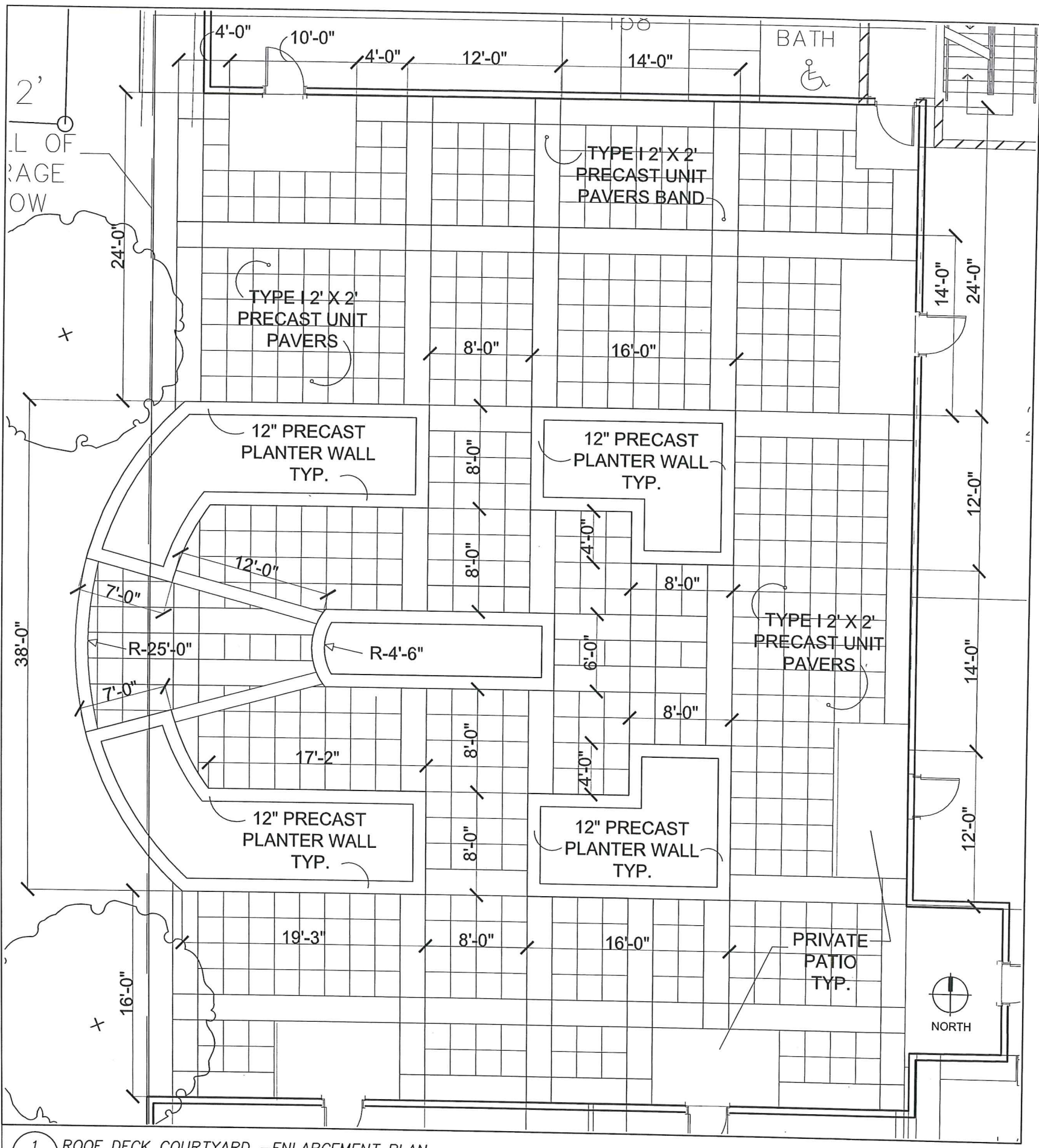
0 _____
 (Scaled for 24 x 36" sheet)
 SCALE: AS NOTED

Sheet Name
 Courtyard
 Enlargement
 and Details

Sheet Number

L103

File: C:\Garret\Projects\13_700-01-Granite Ridge\cad\13_0504-1s.dwg Layout: L104 User: User Plotted: May 07, 2013 - 8:46pm



2
L104

COURTYARD PLANTER - TYPICAL SECTION

NTS

etc
design studio

330 W. Lakeside Street
Madison, WI 53715
ggperry@gmail.com
P 608.358.6344

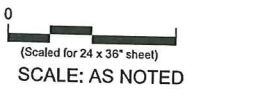
SUB CONSULTANTS

Project Name
GRANITE RIDGE

CLIENT/OWNER
Northshore Rentals LLC
2016 Londonderry Dr
Madison, WI 53704
608 . 661 . 9900

Revision	Date

Drawn By: GQP
Checked By:
File: 13_0504-1s
Issued For: Review
Issue Date: 05/8/13
Project No. 13_TOG-01
OPTION



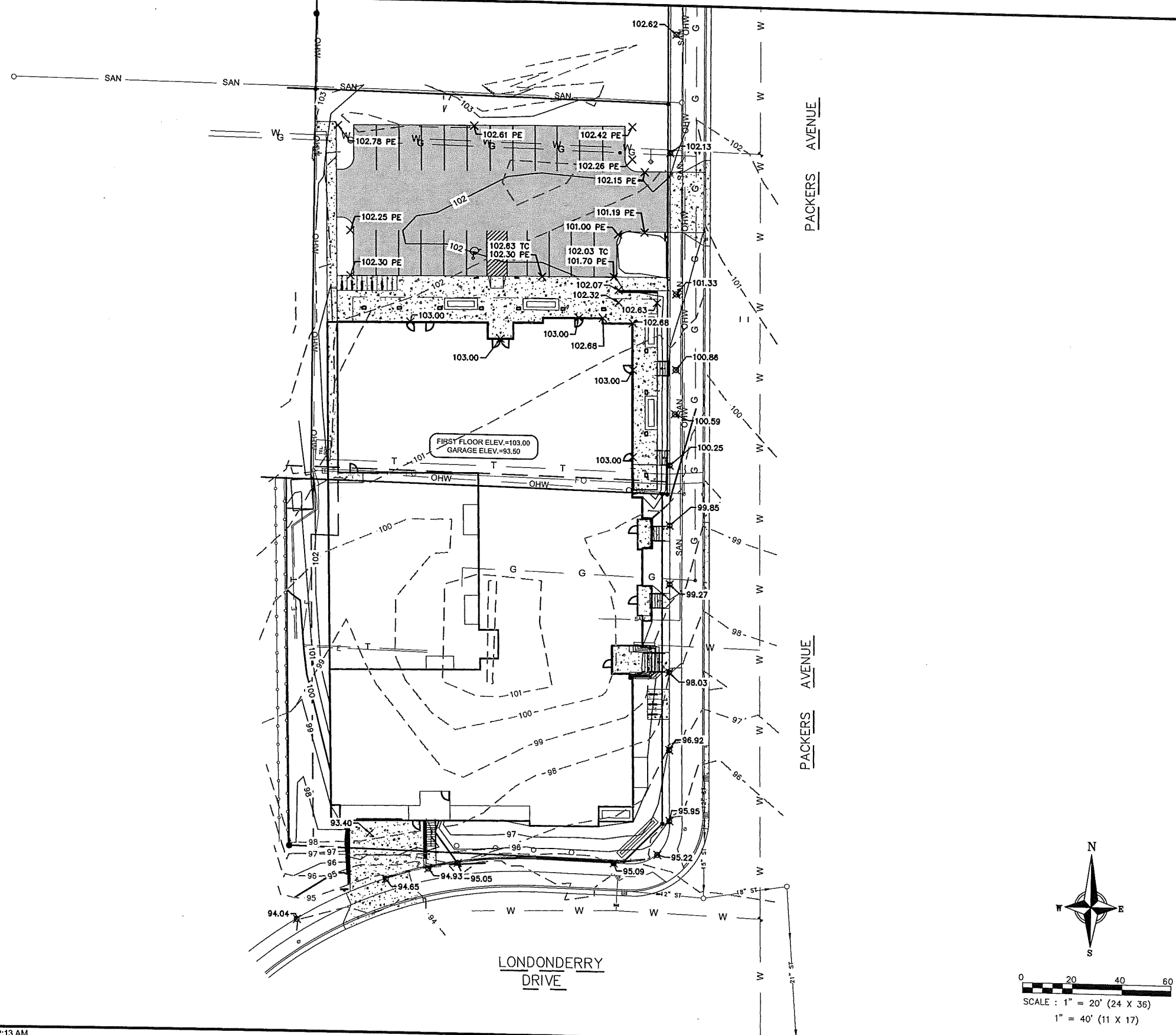
Sheet Name
Courtyard
Enlargement
and Details

Sheet Number

L104

1
L104 ROOF DECK COURTYARD - ENLARGEMENT PLAN

SCALE: 1/4" = 1'-0"

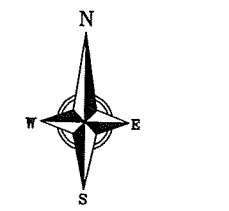


GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.

GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- ⊗ 100.00 EXISTING SIDEWALK ELEVATION
- × 100.00 SPOT ELEVATION



SCALE : 1" = 20' (24 X 36)
1" = 40' (11 X 17)

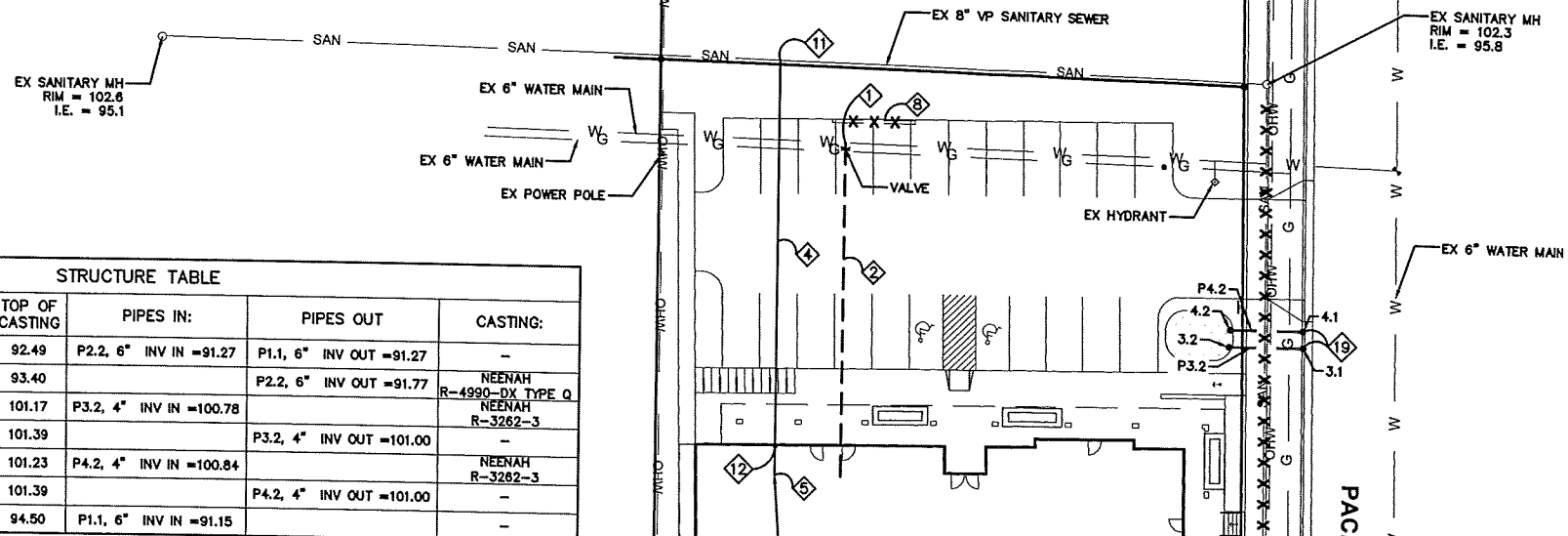
ISSUANCE/REVISION	DATE
CITY SUBMITTAL	05-08-13

818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

**3302 PACKERS AVENUE
GRADING PLAN
MADISON, WISCONSIN**

C200



STRUCTURE TABLE					
STRUCTURE NAME:	SIZE	TOP OF CASTING	PIPES IN:	PIPES OUT	CASTING:
1.1	6" C.O.	92.49	P2.2, 6" INV IN =91.27	P1.1, 6" INV OUT =91.27	-
2.2	TRENCH DRAIN	93.40		P2.2, 6" INV OUT =91.77	NEENAH R-4990-DX TYPE Q
3.1	CURB OUTLET	101.17	P3.2, 4" INV IN =100.78		NEENAH R-3262-3
3.2	-	101.39		P3.2, 4" INV OUT =101.00	-
4.1	CURB OUTLET	101.23	P4.2, 4" INV IN =100.84		NEENAH R-3262-3
4.2	-	101.39		P4.2, 4" INV OUT =101.00	-
EX INLET1	-	94.50	P1.1, 6" INV IN =91.15		-

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
P1.1	6"	22'	0.55%	SCH 40 PVC
P2.2	6"	91'	0.55%	SCH 40 PVC
P3.2	4"	18'	1.24%	SCH 40 PVC
P4.2	4"	18'	0.92%	SCH 40 PVC

UTILITY NOTES

- CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
- ALL STORM SEWER PIPE TO BE SCH 40 PVC PIPE AS NOTED.
- CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
- SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
- ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
- CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
- ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
- BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

PLAN KEY

- ① CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
- ② 6" WATER SERVICE, VERIFY SIZE WITH ARCHITECT
- ③ EXISTING TELEPHONE BOX TO BE RELOCATED
- ④ 6" SANITARY LATERAL 100 FT @ 1.0% SLOPE
- ⑤ 6" SANITARY INV=97.5 EXTEND 5 FEET INTO BUILDING
- ⑥ CONNECT TO EXISTING STORM INLET PER CITY STANDARDS
- ⑦ EXISTING 1 1/2" WATER SERVICE TO BE ABANDONED
- ⑧ REMOVE EXISTING CULVERT
- ⑨ REMOVE EXISTING LIGHT POLE AND/OR BASE
- ⑩ EXISTING 4" PRIVATE FORCE MAIN TO BE ABANDONED
- ⑪ CONNECT TO EXISTING SANITARY SEWER
- ⑫ RELOCATE EXISTING FIBER OPTIC CABLE. CONTRACTOR SHALL COORDINATE WITH TELEPHONE UTILITY
- ⑬ RELOCATED EXISTING GAS LINE. CONTRACTOR SHALL COORDINATE WITH GAS UTILITY.
- ⑭ RELOCATE EXISTING TELEPHONE LINE. CONTRACTOR SHALL COORDINATE WITH TELEPHONE UTILITY
- ⑮ RELOCATE EXISTING OVERHEAD ELECTRIC. CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY
- ⑯ RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY
- ⑰ CLEANOUT
- ⑱ REPLACE EXISTING CASTING WITH NEENAH MODEL R-3067
- ⑲ CURB OUTLET STRUCTURES TO BE NEENAH MODEL R-3262-3 WITH A 4" OUTLET. CONNECT WITH 4" FERNCO HUBLESS CONNECTOR.

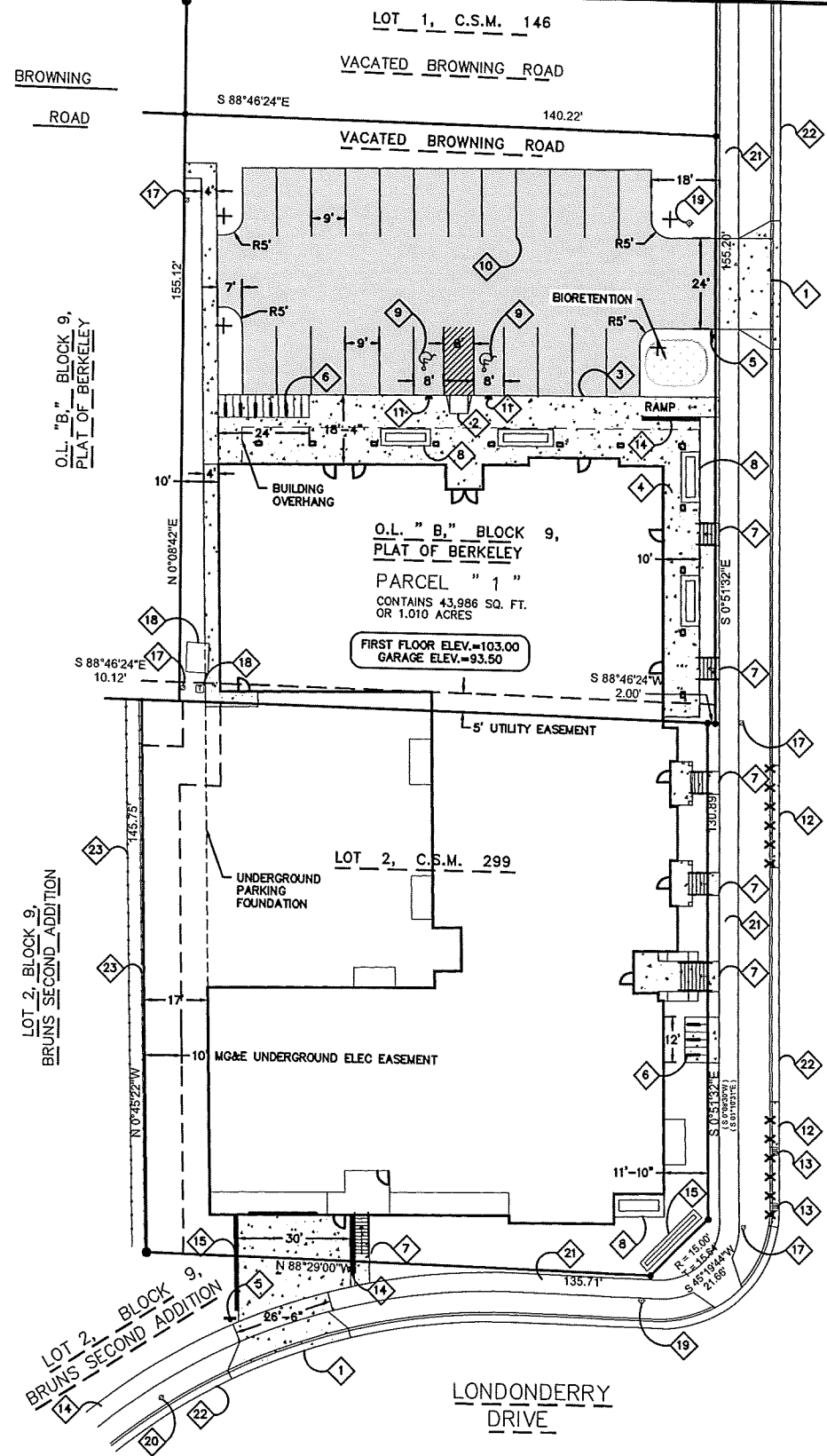
LEGEND

- T — T — T — EX TELEPHONE
- SAN — EX SANITARY SEWER
- OHW — OHW — EX OVERHEAD ELECTRIC
- W — W — W — EX WATER
- G — G — G — EX GAS UNDERGROUND
- 18" ST — EX STORM SEWER



SCALE : 1" = 20' (24 X 36)
1" = 40' (11 X 17)

DATE 05-08-13 ISSUANCE/REVISION CITY SUBMITAL	818 N Meadowbrook Ln Waunakee, WI 53597 phone (608) 849-9378 fax (608) 237-2129 <div style="text-align: center; border: 1px solid black; padding: 5px;"> PROFESSIONAL ENGINEERING LLC </div>
3302 PACKERS AVENUE	
UTILITY PLAN	
MADISON, WISCONSIN	
C300	

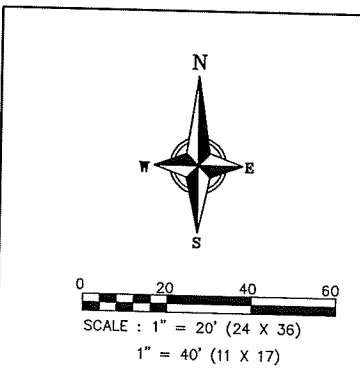


PLAN KEY

- 1 NEW DRIVEWAY APPROACH IN ACCORDANCE WITH CITY STANDARDS
- 2 ACCESSIBLE RAMP
- 3 THICKENED EDGE SIDEWALK
- 4 SIDEWALK
- 5 7' HIGH STOP SIGN
- 6 U-SHAPED SURFACE MOUNTED BICYCLE RACKS (MADRAX U190-SF-G)
- 7 STAIRS, SEE ARCHITECTURAL PLANS
- 8 PLANTER (TYP), SEE ARCHITECTURAL PLANS
- 9 VAN ACCESSIBLE STALL, TYP.
- 10 PAVEMENT STRIPING (TYPICAL)
- 11 VAN ACCESSIBLE PARKING SIGN, TYP.
- 12 EXISTING DRIVEWAY TO BE ABANDONED WITH CURB REPLACED AND TERRACE RESTORED IN ACCORDANCE WITH CITY STANDARDS
- 13 REPLACE EXISTING CASTING. SEE UTILITY PLAN
- 14 CONCRETE RETAINING WALL WITH HANDRAIL, SEE ARCHITECTURAL PLANS
- 15 CONCRETE RETAINING WALL, SEE ARCHITECTURAL PLANS
- 16 LIGHTED SIGN ON CONCRETE PAD, SEE ARCHITECTURAL PLANS
- 17 EX POWER POLE
- 18 EX TRANSFORMER/PEDESTAL TO BE RELOCATED
- 19 EX FIRE HYDRANT
- 20 EX LIGHT POLE
- 21 EX SIDEWALK
- 22 EX CURB AND GUTTER
- 23 EX FENCE

PAVEMENT KEY

- ASPHALT PAVEMENT
- CONCRETE



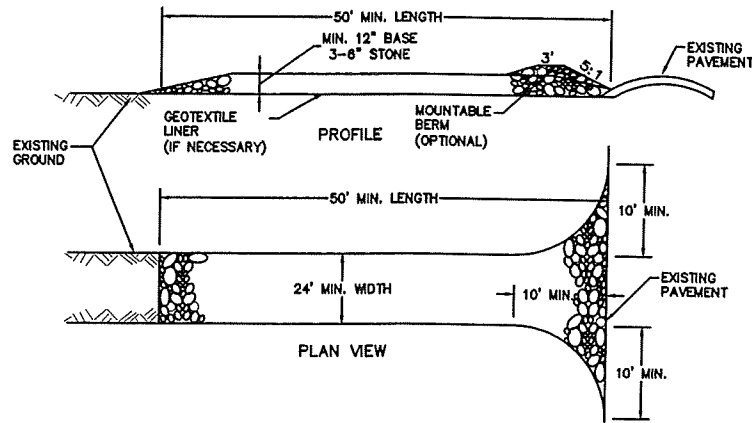
ISSUANCE/REVISION	DATE
CITY SUBMITTAL	05-08-13

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 237-2129

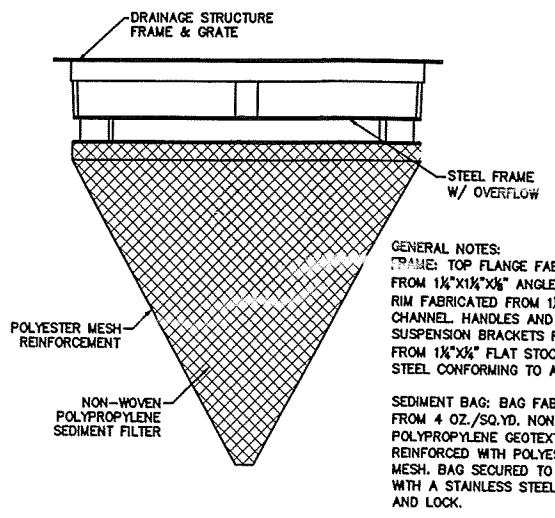


**3302 PACKERS AVENUE
 CIVIL SITE PLAN
 MADISON, WISCONSIN**

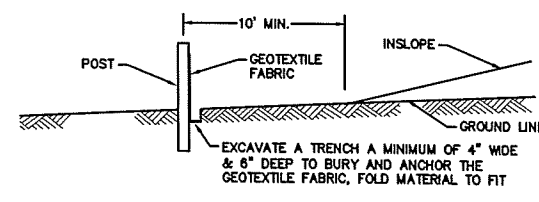
C101



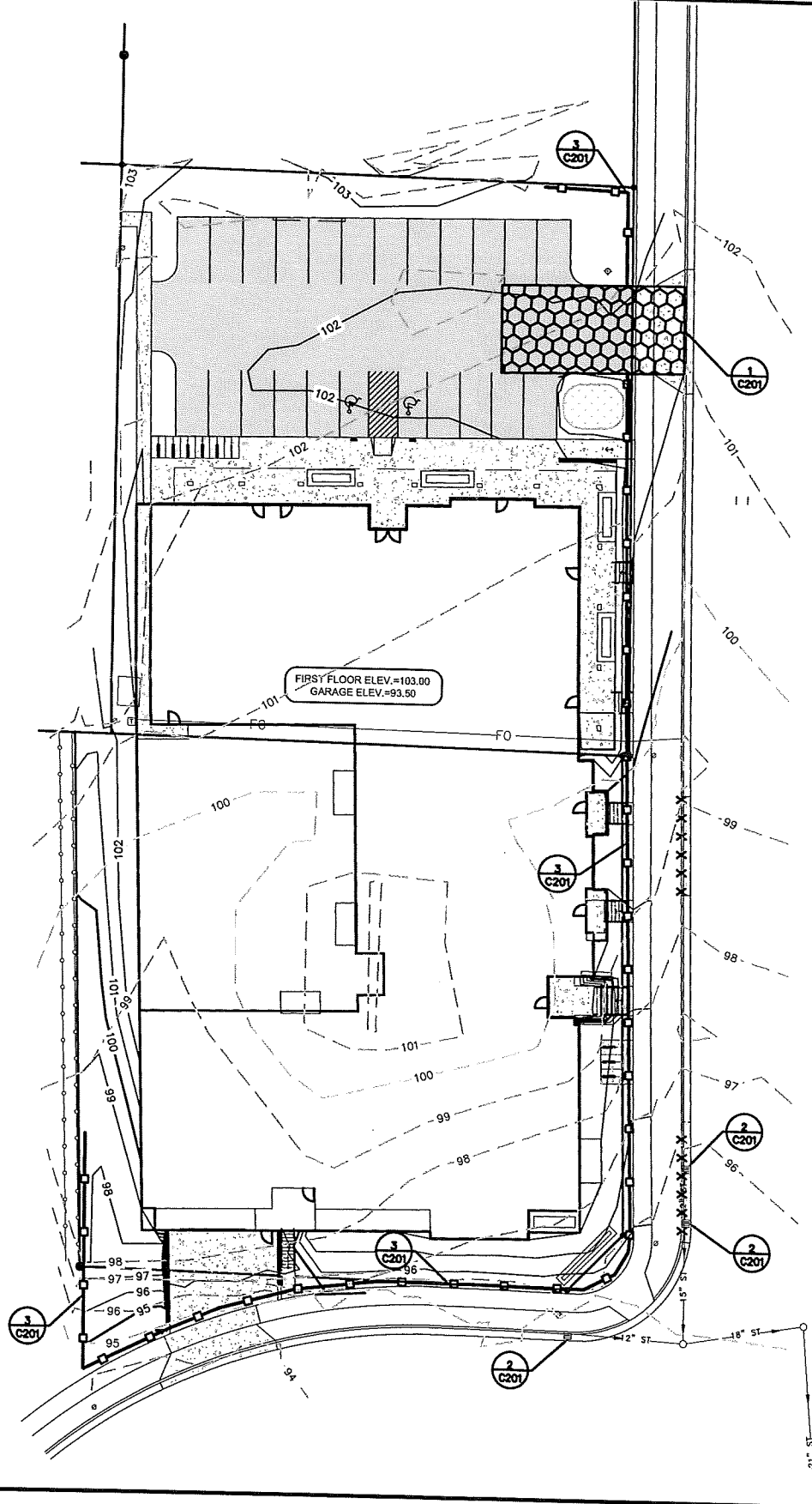
1 STONE TRACKING PAD
 C201 NTS



2 CATCH BASIN FILTER INSERT
 C201 NTS



3 SILT FENCE
 C201 NTS



EROSION CONTROL NOTES

- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL BE ENTERED INTO THE CITY EROSION CONTROL PERMIT TRACKING WEBSITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-8 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH WISCONSIN DOT TYPE B INLET PROTECTION. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SOODED.
- (12) SEEDING. REFER TO LANDSCAPING PLANS FOR MIXTURE AND APPLICATION REQUIREMENTS.
- (13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

ISSUANCE/REVISION	DATE
CITY SUBMITTAL	05-08-13

818 N Meadbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 237-2129



3302 PACKERS AVENUE
EROSION CONTROL PLAN
 MADISON, WISCONSIN

C201