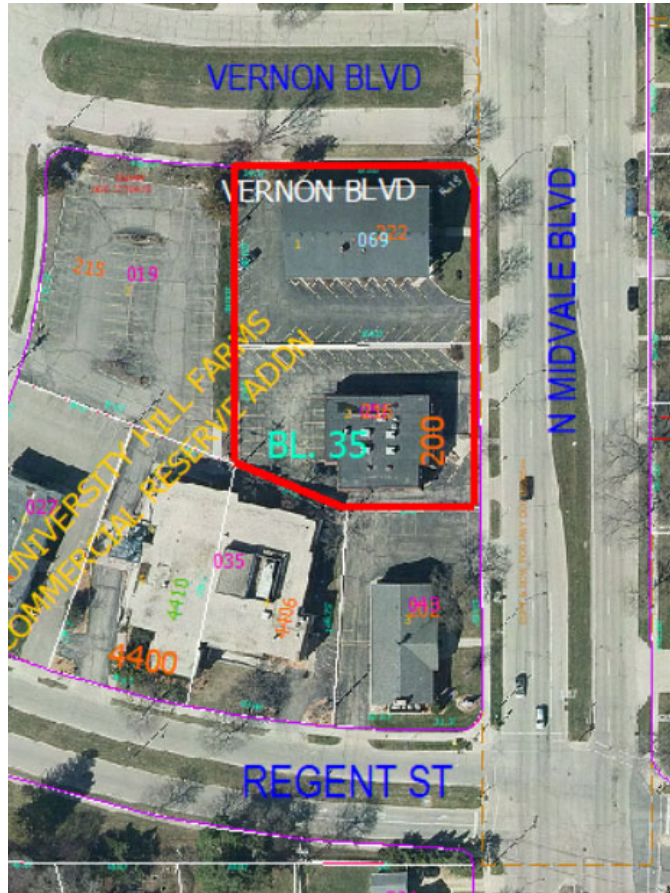


226 N Midvale Boulevard  
Contract 9145  
MUNIS 14032  
Developer: MP30, LLC



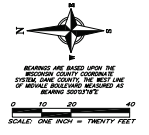
**Summary of Improvements:**

- Sidewalk & terrace restoration on N Midvale Blvd & Vernon Blvd Street patching as required.
- Close abandoned driveways with curb & gutter
- New private drive apron on Vernon Blvd
- Private sanitary, storm, and water service laterals.
- Possible addition of new sanitary sewer structure and partial abandonment of sanitary in N Midvale Blvd terrace pending review of plumbing needs of the building.
- Replace existing public storm inlet at corner of N Midvale Blvd & Vernon Blvd
- Protect existing public street terrace trees per City Forestry requirements.

LINework LEGEND	
UT	EXISTING UNDERGROUND TELEPHONE
--- ---	EXISTING RETAINING WALL
— —	EXISTING CHAIN LINK CONSTRUCTION FENCE
— —	EXISTING GAS LINE
— —	EXISTING UNDERGROUND ELECTRIC LINE
— —	EXISTING GUY LINE
— —	EXISTING OVERHEAD ELECTRIC LINE
— —	EXISTING OVERHEAD GENERAL UTILITIES
— —	EXISTING SANITARY SEWER LATERAL
— —	EXISTING 8" SANITARY SEWER LINE
— —	EXISTING 10" SANITARY SEWER LINE
— —	EXISTING 12" SANITARY SEWER LINE
— —	EXISTING 21" SANITARY SEWER LINE
— —	EXISTING LARGE DIAMETER BOX
— —	EXISTING STORM SEWER LINE (SIZE NOTED)
— —	EXISTING 4" STORM SEWER LINE
— —	EXISTING 6" STORM SEWER LINE
— —	EXISTING 8" STORM SEWER LINE
— —	EXISTING 12" STORM SEWER LINE
— —	EXISTING 18" STORM SEWER LINE
— —	EXISTING 27" STORM SEWER LINE
— —	EXISTING 1" WATER SERVICE
— —	EXISTING 2" WATER SERVICE
— —	EXISTING 6" WATER MAIN
— —	EXISTING 10" WATER MAIN
— —	EXISTING MAJOR CONTOUR
— —	EXISTING MINOR CONTOUR

SYMBOL LEGEND	
—	EXISTING SIGN
—	EXISTING CURB INLET
—	EXISTING FIELD INLET RECTANGULAR
—	EXISTING FIELD INLET
—	EXISTING ROOF DRAIN
—	EXISTING STORM MANHOLE
—	EXISTING SANITARY MANHOLE
—	EXISTING FIRE HYDRANT
—	EXISTING WATER MAIN VALVE
—	EXISTING CURB STOP
—	EXISTING GAS VALVE
—	EXISTING DOWN GUY
—	EXISTING ELECTRIC MANHOLE
—	EXISTING ELECTRIC RECTANGULAR MANHOLE
—	EXISTING ELECTRIC PEDESTAL
—	EXISTING LIGHT POLE
—	EXISTING GENERIC LIGHT
—	EXISTING UTILITY POLE
—	EXISTING TELEPHONE PEDESTAL
—	EXISTING TELEPHONE VAULT
—	EXISTING HANDICAP PARKING
—	EXISTING SHRUB
—	EXISTING CONIFEROUS TREE
—	EXISTING DECIDUOUS TREE

HATCHING LEGEND	
[Hatched]	EXISTING CONCRETE PAVEMENT/SIDEWALK
[Hatched]	EXISTING ASPHALT



**PREPARED FOR:**  
FLAD DEVELOPMENT & INVESTMENT CORP.  
ATTN: JOHN FLAD  
3330 UNIVERSITY AVENUE  
SUITE 206  
MADISON, WI 53705

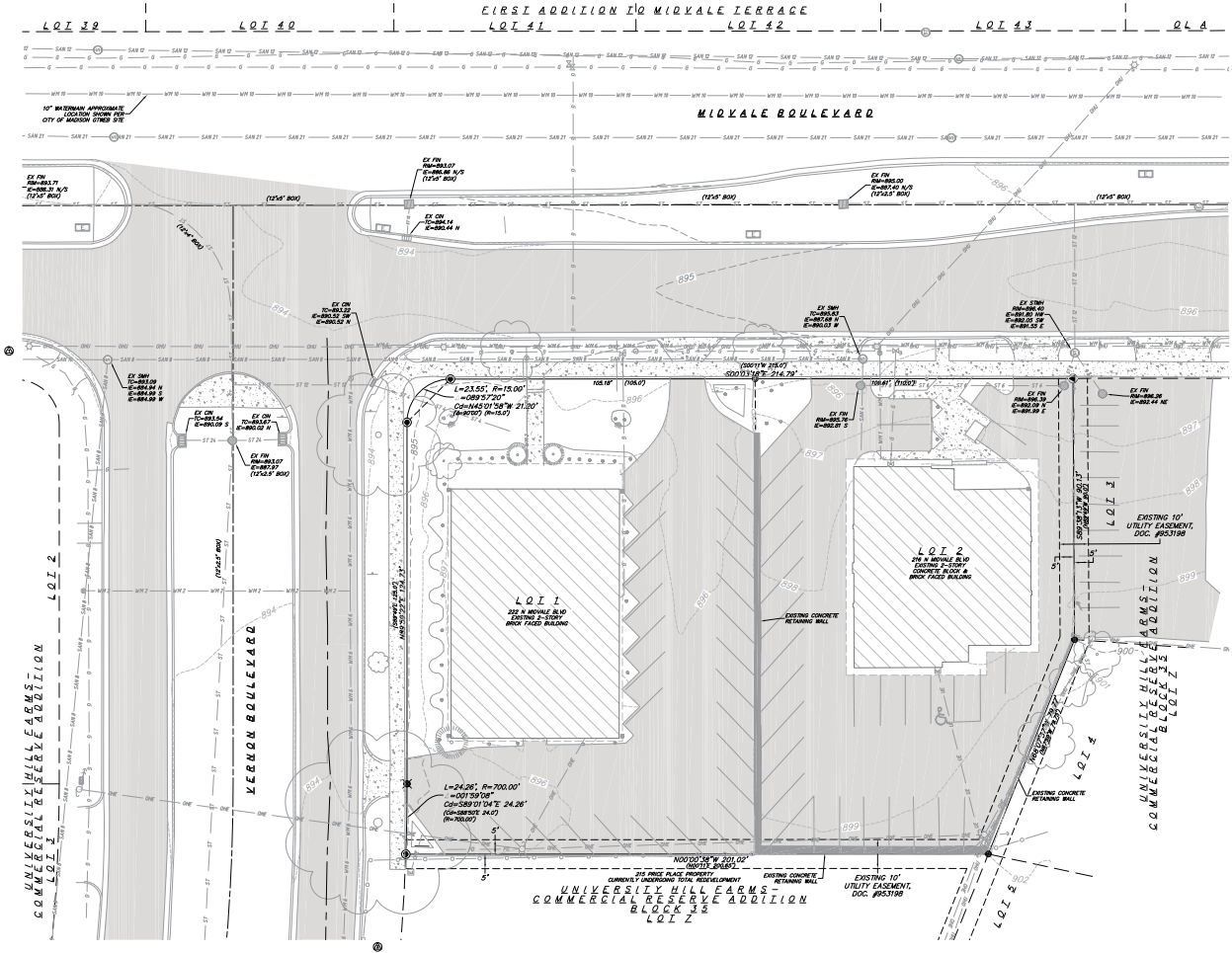
**PREPARED BY:**  
VIERBICHER ASSOCIATES, INC.  
BY: MICHAEL S. MARTY  
989 FOURIER DRIVE,  
SUITE 201  
MADISON, WI 53717  
(608) 821-3955  
mmr@vierbicher.com

BENCHMARK TABLE	
Ⓢ	BENCHMARK #1 - ELEV. 893.20', TAG BOLT ON SW SIDE OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF MIDVALE BLVD. 200' NORTH OF THE INTERSECTION WITH VERNON BLVD.
Ⓢ	BENCHMARK #2 - ELEV. 892.23', TAG BOLT ON SW SIDE OF FIRE HYDRANT LOCATED IN THE NW QUADRANT OF THE INTERSECTION OF MIDVALE BLVD. & RESNET ST.
Ⓢ	BENCHMARK #3 - ELEV. 892.80', TAG BOLT ON SW SIDE OF FIRE HYDRANT LOCATED IN THE SW QUADRANT OF THE INTERSECTION OF VERNON BLVD. & PRICE PL.

- SURVEY LEGEND**
- Ⓢ BENCHMARK
  - Ⓢ FOUND NAIL
  - Ⓢ FOUND PINCHED TOP IRON PIPE
  - Ⓢ FOUND 1 1/4" Ø IRON ROD
  - Ⓢ FOUND 3/4" Ø IRON ROD
  - Ⓢ FOUND RAILROAD SPIKE

- NOTES:**
- This survey was prepared based upon information provided in Commitment for Title Insurance, Commitment No. 121070063, dated June 30, 2021 at 7:44 a.m. from Preferred Title, LLC, 7728 Catala Street, Madison, WI 53718.
  - The parcels surveyed contain 0.84 Acres or 36,619 sq. ft. more or less.
  - This survey is based upon field survey work performed between July 27 and July 30, 2021. Any changes in site conditions after July 30, 2021 are not reflected by this survey.
  - Benchmarks shall be verified prior to construction.
  - Elevations depicted on this survey are based upon NAD83 Datum (2011 datum).
  - 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 20213107226, 20213107611, 20213107683, AND 20213107701. Location of buried private utilities are not within the scope of this survey.

**vierbicher**  
planners | engineers | architects  
Phone: (608) 241-8098



**DIGGERS HOTLINE**  
Dial 811 or (800) 242-8511  
www.DiggersHotline.com

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.

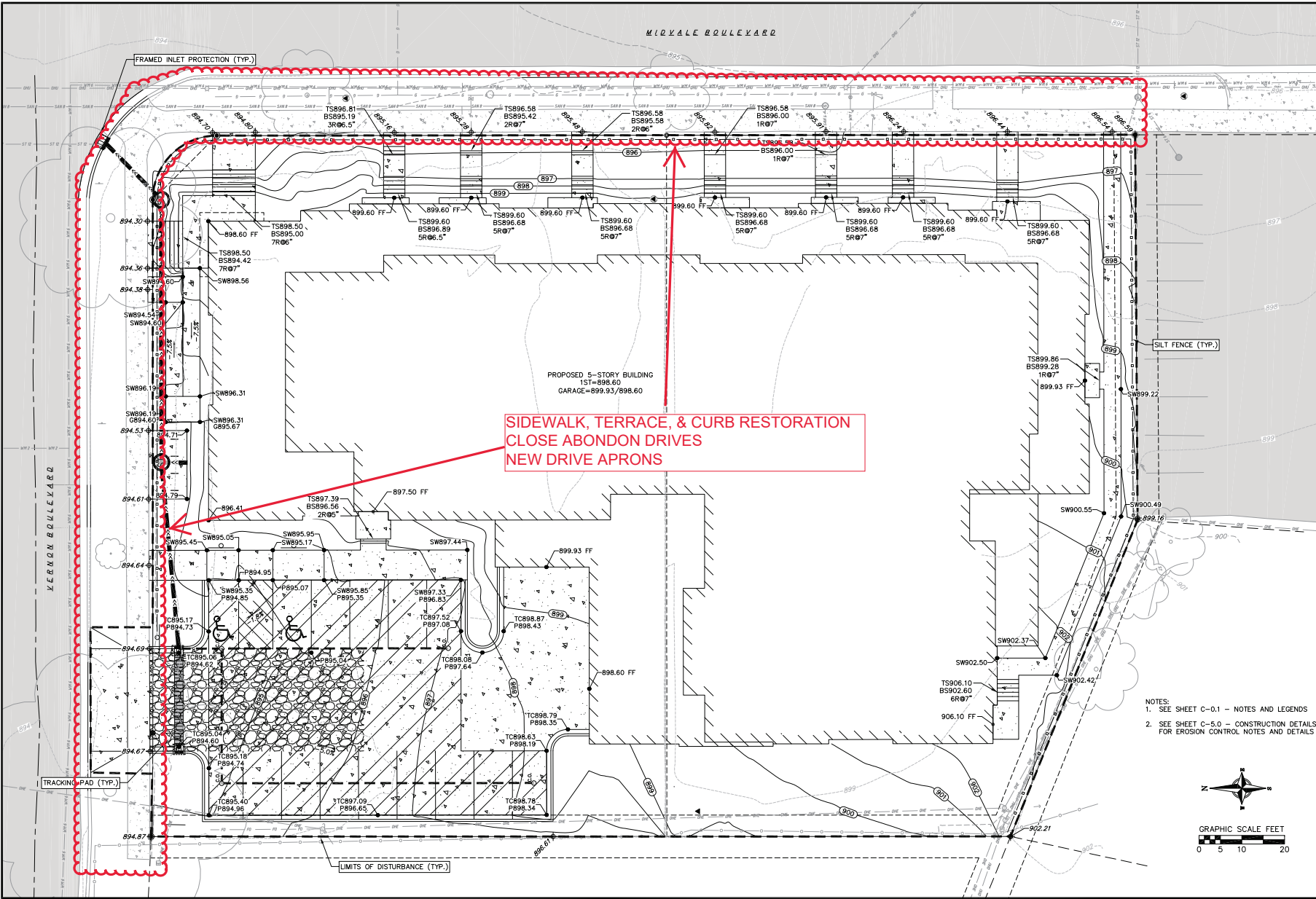
CALL DIGGER'S HOTLINE  
1-800-242-8511

**Existing Conditions**  
216-222 North Midvale Blvd  
City of Madison  
Dane County, Wisconsin

NO.	DATE	REVISIONS	NO.	DATE	REMARKS

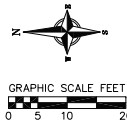
DATE: 12/23/2021  
DRAWN BY: JZAM  
CHECKED BY: JZAM  
PROJECT NO.: 210242

C-1.0



**SIDEWALK, TERRACE, & CURB RESTORATION  
CLOSE ABANDON DRIVES  
NEW DRIVE APRONS**

- NOTES:
1. SEE SHEET C-0.1 - NOTES AND LEGENDS
  2. SEE SHEET C-5.0 - CONSTRUCTION DETAILS FOR EROSION CONTROL NOTES AND DETAILS



Vierbicher Associates, Inc.

planners | engineers | architects

Phone: (608) 241-5898

**vierbicher**

planners | engineers | architects

Phone: (608) 241-5898

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**Grading and Erosion Control Plan**

216-222 North Midvale Blvd  
City of Madison  
Dane County, Wisconsin

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS	REMARKS

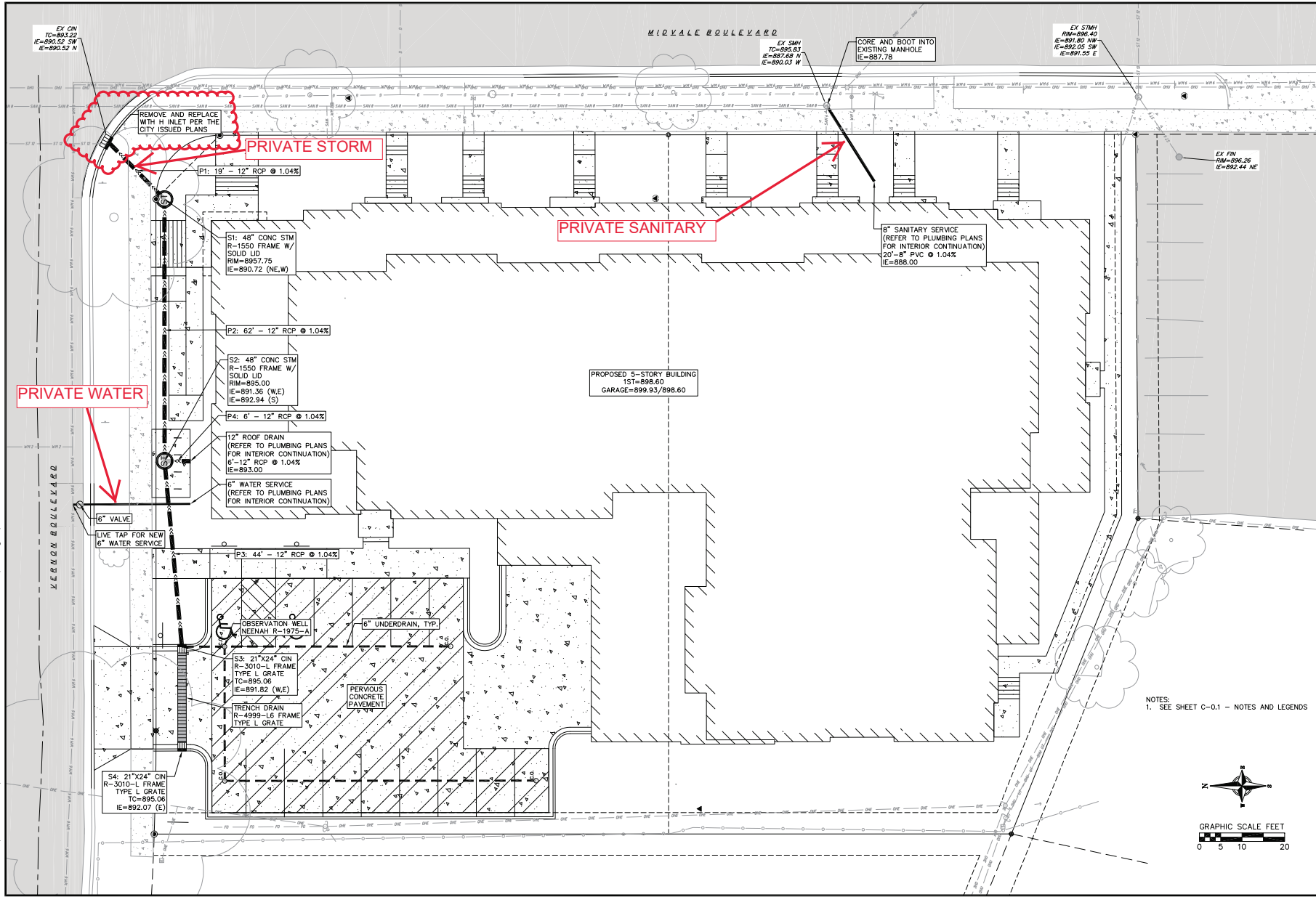
DATE: 12/23/2021

DRAWN BY: JDM

CHECKED BY: JZM

PROJECT NO.: 210242

C-3.0



MIDVALE BOULEVARD

EX CIN  
TC=893.22  
IE=890.52 SW  
IE=890.52 N

EX SMH  
TC=895.83  
IE=887.68 W  
IE=890.01 W

CORE AND BOOT INTO  
EXISTING MANHOLE  
IE=887.78

EX STMH  
RIM=886.40  
IE=891.50 NW  
IE=892.05 SW  
IE=891.55 E

EX FIN  
RIM=896.25  
IE=892.44 NE

REMOVE AND REPLACE  
WITH H INLET PER THE  
CITY ISSUED PLANS

PRIVATE STORM

PRIVATE SANITARY

PRIVATE WATER

PROPOSED 5-STORY BUILDING  
1ST=898.60  
GARAGE=899.93/898.60

S1: 48" CONC STM  
R=1550 FRAME W/  
SOLID LID  
RIM=895.75  
IE=890.72 (NE,W)

P2: 62' - 12" RCP @ 1.04%

S2: 48" CONC STM  
R=1550 FRAME W/  
SOLID LID  
RIM=895.00  
IE=891.35 (W,E)  
IE=892.94 (S)

P4: 6' - 12" RCP @ 1.04%

12" ROOF DRAIN  
(REFER TO PLUMBING PLANS  
FOR INTERIOR CONTINUATION)  
6" - 12" RCP @ 1.04%  
IE=893.00

6" WATER SERVICE  
(REFER TO PLUMBING PLANS  
FOR INTERIOR CONTINUATION)

P3: 44' - 12" RCP @ 1.04%

OBSERVATION WELL  
NEENAH R-1975-A

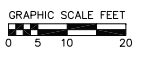
S3: 21"x24" CIN  
R=3010-L FRAME  
TYPE L GRATE  
TC=895.06  
IE=891.82 (W,E)

TRENCH DRAIN  
R=4099-L8 FRAME  
TYPE L GRATE

S4: 21"x24" CIN  
R=3010-L FRAME  
TYPE L GRATE  
TC=895.06  
IE=892.07 (S)

6" SANITARY SERVICE  
(REFER TO PLUMBING PLANS  
FOR INTERIOR CONTINUATION)  
20' - 8" PVC @ 1.04%  
IE=888.00

NOTES:  
1. SEE SHEET C-0.1 - NOTES AND LEGENDS



NO.	DATE	REVISIONS	REMARKS

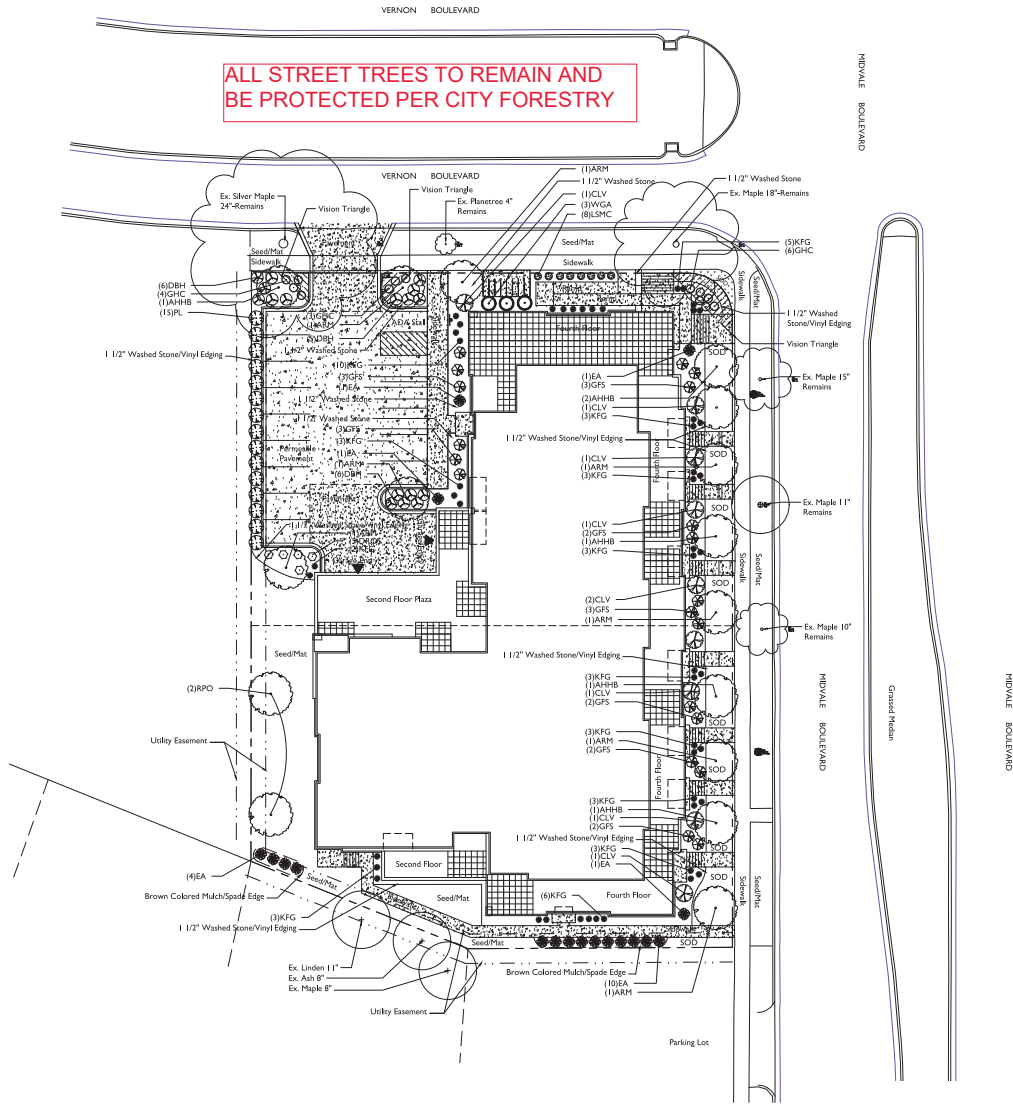
DATE: 12/23/2021  
DRAWN BY: JZM  
CHECKED BY: JZM  
PROJECT NO.: 210242



Broadleaf Deciduous				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
8	ARM	Armstrong Maple	Acer X Freemanii 'armstrong'	2 1/2" B&B
6	AHMB	Amer Hophornbeam	Ostrya Virginiana	2" B&B
2	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B
Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
18	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	6" B&B
3	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.
Perennial				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
50	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
13	GHC	Ground Hug Chokeberry	Aronia Melanocarpa 'uconnam012'	#3 CONT.
8	LSMC	Low Scape Mound Chokeberry	Aronia Melanocarpa 'uconnam165'	#3 CONT.
17	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#5 CONT.
5	DROS	Double Red Oso Easy Rose	Rosa X 'meipeperia'	#3 CONT.
20	GFS	Goldflame Spirea	Spiraea Japonica 'goldflame'	#3 CONT.
15	PL	Palibin Lilac	Syringa Meyer 'palibin'	#5 CONT.
9	CLV	Chicago Lustre Arwd Viburnum	Viburnum Dentatum 'synnestvedt'	4" B&B

**GENERAL NOTES**

- A) Areas labeled "Brown Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:  
 10% Palmer IV Perennial Ryegrass  
 20% Dragon Kentucky Bluegrass  
 20% Diva Kentucky Bluegrass  
 20% Foxy II Creeping Red Fescue  
 15% Vail II Perennial Ryegrass  
 15% Ginney Kentucky Bluegrass
- G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.
- H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.
- J) Existing street trees shall be protected. 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 terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 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 - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72-hour waiting period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.
- K) Contractor shall contact City Forestry (608)266-4892 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



12-23-21



**72 UNIT APARTMENT HOME**  
 222 N. MIDVALE BOULEVARD  
 MADISON, WISCONSIN 53705

Checked By: SS  
 Drawn By: 9/15/21 RS

Revised: 12-23-21 RS  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:

**L-1.1**

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