

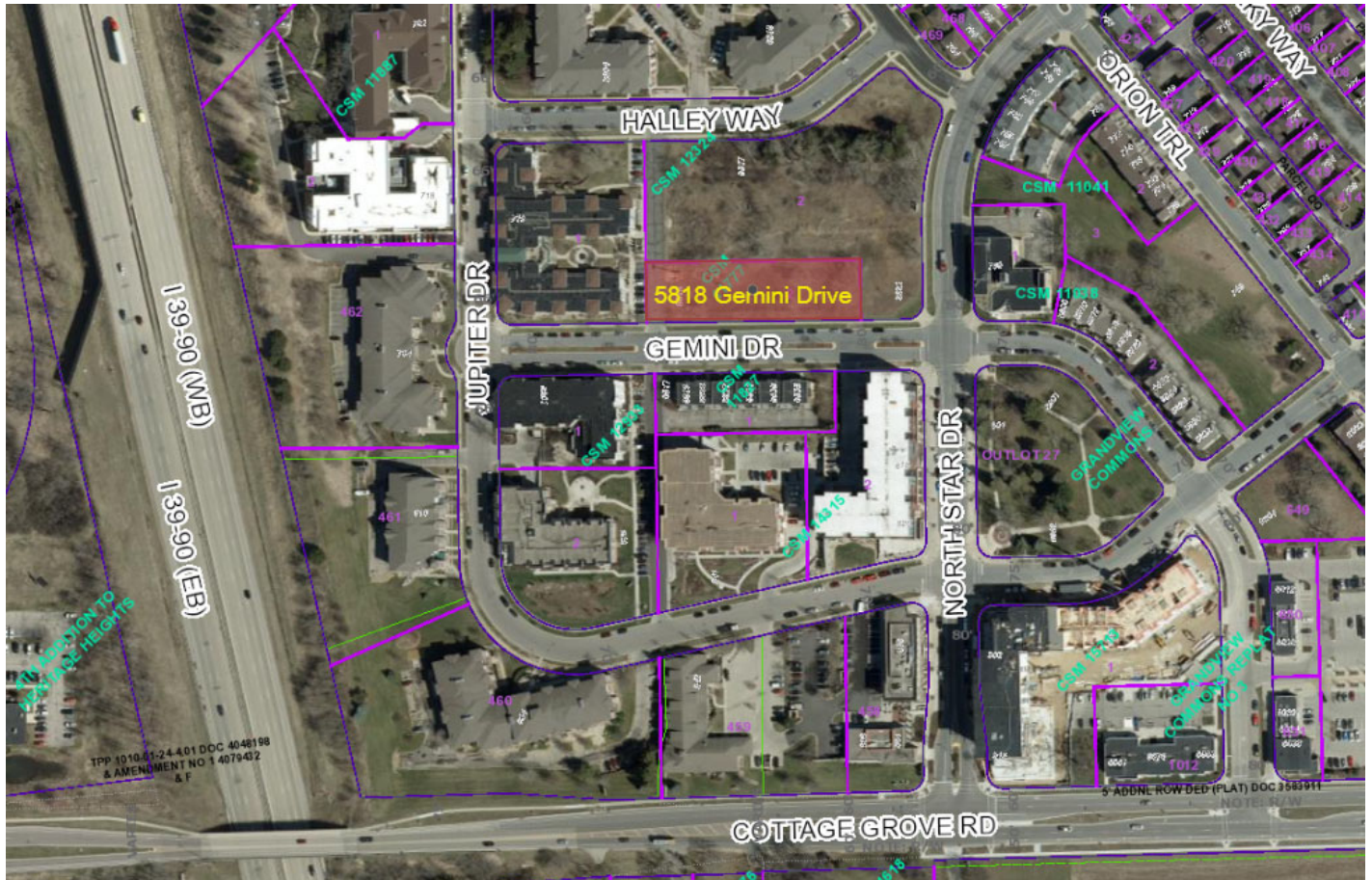
Private Development Project

5818 Gemini Drive

Contract No.: 9609

Project No.: 15595

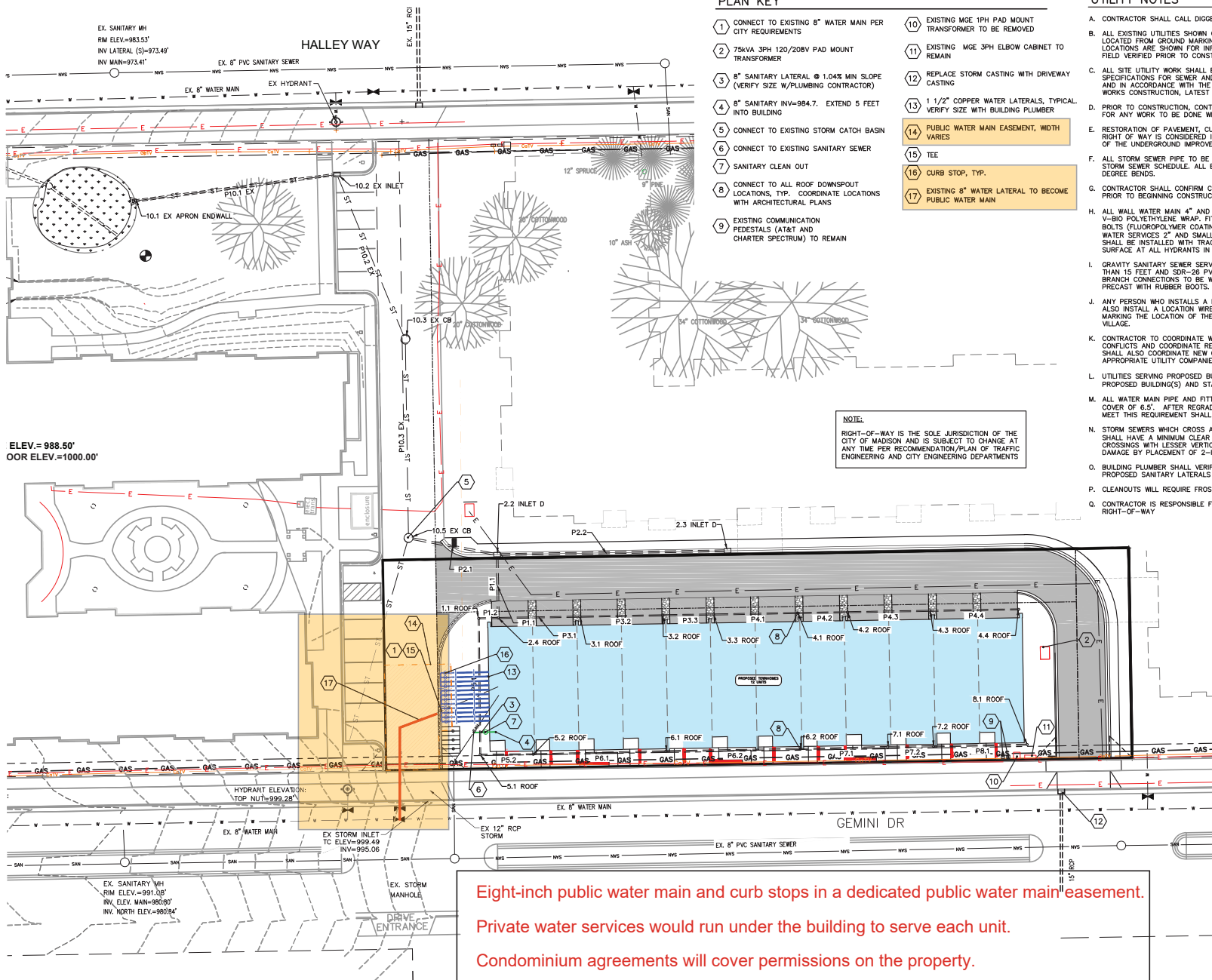
Developer: Alternative Continuum of Care of Dakota Dunes, LLC



Alternative Continuum of Care of Dakota Dunes, LLC, developer of 5818 Gemini Drive, has been conditionally approved to construct a 12-unit townhouse condominium located at 5818 Gemini Drive. The developer shall dedicate a public water main easement for an 8" public main and curb stops to serve the development. The developer shall reconstruct public sidewalk on Gemini Drive adjacent to the property.

Developer Agreement Items:

- Dedication of public water main easement
- Reconstruction of public sidewalk



PLAN KEY

- 1 CONNECT TO EXISTING 8" WATER MAIN PER CITY REQUIREMENTS
- 2 75kVA 3PH 120/208V PAD MOUNT TRANSFORMER
- 3 8" SANITARY LATERAL @ 1.04% MIN SLOPE (VERIFY SIZE W/PLUMBING CONTRACTOR)
- 4 8" SANITARY INV=984.7. EXTEND 5 FEET INTO BUILDING
- 5 CONNECT TO EXISTING STORM CATCH BASIN
- 6 CONNECT TO EXISTING SANITARY SEWER
- 7 SANITARY CLEAN OUT
- 8 CONNECT TO ALL ROOF DOWNSPOUT LOCATIONS, TYP. COORDINATE LOCATIONS WITH ARCHITECTURAL PLANS
- 9 EXISTING COMMUNICATION PEDESTALS (AT&T AND CHARTER SPECTRUM) TO REMAIN
- 10 EXISTING MGE 1PH PAD MOUNT TRANSFORMER TO BE REMOVED
- 11 EXISTING MGE 3PH ELBOW CABINET TO REMAIN
- 12 REPLACE STORM CASTING WITH DRIVEWAY CASTING
- 13 1 1/2" COPPER WATER LATERALS, TYPICAL. VERIFY SIZE WITH BUILDING PLUMBER
- 14 PUBLIC WATER MAIN EASEMENT, WIDTH VARIES
- 15 TEE
- 16 CURB STOP, TYP.
- 17 EXISTING 8" WATER LATERAL TO BECOME PUBLIC WATER MAIN

UTILITY NOTES

- A. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
- B. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF PREVIOUS PLANS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- C. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION AND IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
- D. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- E. 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.
- F. ALL STORM SEWER PIPE TO BE ADS N-12 OR SDR-35 PIPE AS NOTED ON THE STORM SENER SCHEDULE. ALL BRANCH CONNECTIONS TO BE WYES WITH 45 DEGREE BENDS.
- G. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- H. ALL WALL WATER MAIN 4" AND LARGER SHALL BE DUCTILE IRON CLASS 52 WITH V-BIO POLYETHYLENE WRAP. FITTINGS TO HAVE MEGALUG CONNECTIONS. USE BLUE BOLTS (FLUOROPOLYMER COATING) FOR MECHANICAL JOINTS AND MEGALUGS. WATER SERVICES 2" AND SMALLER SHALL BE TYPE K, COPPER. WATER MAIN SHALL BE INSTALLED WITH TRACER WIRE. TRACER WIRE SHALL EXTEND TO THE SURFACE AT ALL HYDRANTS IN A TRACER WIRE ACCESS BOX.
- I. GRAVITY SANITARY SEWER SERVICES SHALL BE SDR-35 PVC FOR DEPTHS LESS THAN 15 FEET AND SDR-26 PVC FOR DEPTHS GREATER THAN 15 FEET. ALL BRANCH CONNECTIONS TO BE WYES WITH 45 DEGREE BENDS. MANHOLES TO BE PRECAST WITH RUBBER BOOTS.
- J. 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 VILLAGE.
- K. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE NEW GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- L. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED WITHIN 5' OF THE PROPOSED BUILDING(S) AND STAKED.
- M. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.0' AFTER REGRADING. EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- N. 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.
- O. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.
- P. CLEANOUTS WILL REQUIRE FROST SLEEVES.
- Q. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY

NOTE:
RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

Eight-inch public water main and curb stops in a dedicated public water main easement.
Private water services would run under the building to serve each unit.
Condominium agreements will cover permissions on the property.
Reconstruction of public sidewalk.



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818 N Meadowbrook Ln
Waunakee, WI 53597
Phone: (608) 849-9378

REVISIONS DATE

CLIENT
OAK PARK PLACE

PROJECT
CAPITOL VIEW TOWNHOUSES

MADISON, WI 53718

DRAWN BY
K. JOHNSON
CHECKED BY
K. JOHNSON
DATE
08.09.2024
JOB NUMBER
21-051
VOLUME / NO. SET

SHEET NAME
UTILITY PLAN

SHEET NUMBER

C400



NORTH ELEVATION



SOUTH ELEVATION

EXTERIOR FINISH SCHEDULE		
BOX	MATERIAL / MANUFACTURER	DESCRIPTION / COLOR
A1	C COMPOSITE LAM SIDING / LP SMARTSIDE	GLASSY GRAY
A2	C COMPOSITE BOARD AND BATTEN SIDING / LP SMARTSIDE	CUSTOM COLOR - JACOB'S STONE
A3	ALUMINUM SIDING / LONGBOARD SCOTT	DARK CHERRY
B1	STONE VENEER / FOND DU LAC STONE	DIMENSIONAL
B2	MANUP STONE CAP / FOND DU LAC STONE	DIMENSIONAL
C1	COMPOSITE WOOD TRIM / LP SMARTSIDE	LANDSCAPE WHITE
D1	PREFIN ALUMINUM GUTTER	
D2	PREFIN ALUMINUM DOWNSPOUT	
D3	PREFIN ALUMINUM COPING	
D4	PREFIN ALUMINUM FASCIA BOARD COVER	
E1	LANDSCAPE PLANTER	
F1	GLASS PANEL RAILING	
G1	OUTDOOR PRIVACY SCREEN	



EAST ELEVATION



WEST ELEVATION

ZONING SUBMITTAL NOT FOR CONSTRUCTION

CLIENT
OAK PARK PLACE

PROJECT
**CAPITOL VIEW
TOWNHOUSES**

MADISON, WI

DRAWN BY
M.BUSCHKOPF
CHECKED BY
B.SERVIN
DATE
07/12/2024

JOB NUMBER
21-051

BID SET | VOLUME
ZONING SUBMITTAL

SHEET NAME
COLORLED ELEVATIONS

SHEET NUMBER

A401