

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>10.26.11</u>	Action Requested
UDC MEETING DATE: <u>11.2.11</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 1502 PANKRATZ ROAD

ALDERMANIC DISTRICT: 15

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
FOOD ENTERPRISE + ECONOMIC DEVELOPMENT ICONICA

702 INTERNATIONAL LANE SUITE 203 901 DEMING WAY

MADISON, WI 53704 MADISON, WI 53717

CONTACT PERSON: JEREMY FROMMELT

Address: ICONICA - 901 DEMING WAY
MADISON, WI 53717

Phone: 608.664.3558

Fax: 608.664.3555

E-mail address: jeremy.frommelt@iconicacreates.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



October 26, 2011

City of Madison
Urban Design Commission
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Letter of Intent: FEED Incubator - 1502 Pankratz Road

Dear Urban Design Commission:

1502 Pankratz Road is an existing lot with surface parking lot already in place. Our intent is to construct a 5,400 food business incubator to the northeast portion of the site. The building will house 4 commercial kitchens, dishwashing area, walk-in coolers/freezers, storage, conference room, offices, locker room and restroom.

The facility will operate 7 days per week, 24 hours per day with users renting the different kitchen spaces by the hour. There will be management staff in place to handle all scheduling, coordinate all service and maintenance needs of both the interior and exterior spaces. The facility will be owned by the Northside Planning Council (NPC), with fiscal oversight provided by the NPC Board, and operations oversight provided by a separate advisory board devoted to the facility's management.

Iconica has been selected as the architect/engineer on the project with landscape design being done by Suzanne Vincent of Vierbicher.

If you have any questions about this project you can contact Ellen Barnard, FEED Project Coordinator at (608) 576-3734, or ellenb@feedmadison.org.

Sincerely,

Ellen Barnard
FEED Project Coordinator
Chair, Northside Planning Council

Type:
Job:
Catalog number:

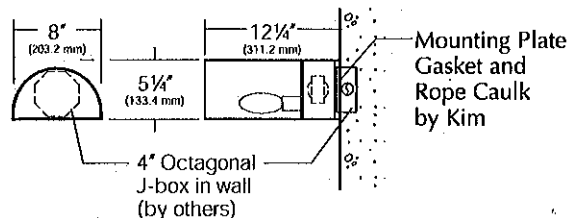
Approvals:

SW1	/	/	/
Fixture	Electrical Module	Finish	Option
See page 2			

Date:
Page: 1 of 2

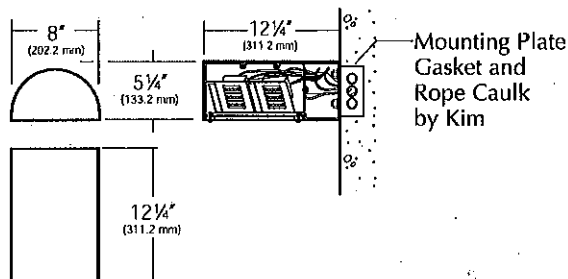
Specifications

SW1 Model
50 watt HID
Medium Base Lamps
60 watt Incandescent
42 watt Compact Fluorescent



HID drawing shown above

SW1 LED Model
18 and 36 LEDs



Head: One-piece cast, low-copper (<0.6 Cu) aluminum alloy, 3/16" wall thickness with external reveal. Attachment to wall is by two bolts concealed within the head.

Reflector and Socket: Formed specular Alzak® reflector panel secured to a harness which holds a porcelain medium base 4KV socket (HID and Incandescent), GX24q - Universal Socket (42W Fluorescent), or two single ended twin tube sockets (13W Fluorescent). Entire assembly is removable in one piece for access to mounting screws and is factory wired with a disconnect plug. No reflector provided for LED.

Lens: Clear flat 1/8" thick tempered glass retained by two stainless steel brackets, and four stainless steel, hex socket cap screws, fully gasketed.

Electrical Module: Factory mounted to removable harness within fixture head. Wire leads supplied with disconnect plugs. **HID:** High power factor with starting temperatures of -20°F. for PMH and -40°F. for HPS lamp modes. **13W Fluorescent:** 120V 32°F. starting; 277V 0°F. starting. **26W, 32W, 42W Fluorescent:** High power factor with starting temperature of 0°F. **LED:** A total of 9 LED emitters configured in a rectangular array comprised together as a module. Two (2) modules for 18 LED version and four (4) modules for 36 LED version. Available in 3500K and 5100K.

LED Driver: Rated for 18 or 36 LED. Universal voltage from 120 to 277V with a ±10% tolerance. -40°F starting temperature. All drivers are Underwriters Laboratories recognized.

NOTE: The 120V driver can be dimmed with an off-the-shelf phase control line dimmer (SCR/TRIAC style).

Mounting Plate: Zinc plated steel for attachment to standard 4" octagonal junction box. Gasket provided between mounting plate and fixture plus rope caulk between fixture and wall.

Finish: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray™, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

Listings and Ratings

ETL ¹ to UL Standards 1598 & 8750	CE	25C Ambient
IP66 Rated	Full Cutoff ²	

¹Suitable for wet locations

²Dark Sky Legislation Compliant

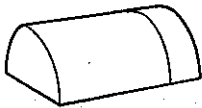
KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.




Type:

Job:

Page: 2 of 2



Standard Features

<p>Fixture</p> <p>Electrical Module</p> <p>PMH = Pulse Start Metal Halide HPS = High Pressure Sodium PL = Compact Fluorescent INC = Incandescent LED = Light-emitting diode</p> <p style="margin-top: 20px;">Lamp Line Watts Type Volts 50 PMH 277 For PMH, HPS and PL. See footnote 3 below for LED</p> <div style="text-align: center; margin-top: 10px;">  </div> <p>NOTE: For lamp/ballast information outside of the U.S.A. and Canada, please consult your local Kim representative.</p>	<p>Cat. No. SW1 Site Wallforms</p> <p>Cat. Nos. for Electrical Modules available:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 15%;">Pulse Start Metal Halide</th> <th style="width: 15%;">High Pressure Sodium</th> <th style="width: 15%;">Compact Fluorescent</th> <th style="width: 15%;">Incandescent</th> </tr> </thead> <tbody> <tr> <td></td> <td><input type="checkbox"/> 50PMH120 <input type="checkbox"/> 50PMH277</td> <td><input type="checkbox"/> 50HPS120</td> <td><input type="checkbox"/> 13PL120¹ <input type="checkbox"/> 13PL277¹</td> <td><input type="checkbox"/> 42PL² <input type="checkbox"/> 60INC120</td> </tr> <tr> <td>Lamp</td> <td>ED-17, Coated</td> <td>ED-17, Coated</td> <td>(2) Twin Tubes</td> <td>(1) Triple Tube Inside Frost</td> </tr> <tr> <td>Socket</td> <td>Medium Base</td> <td>Medium Base</td> <td>GX23-2</td> <td>GX24q-4</td> </tr> <tr> <td>ANSI Ballast</td> <td>M-98</td> <td>S-68</td> <td></td> <td></td> </tr> </tbody> </table> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 15%;">LED B</th> <th style="width: 15%;">LED A</th> </tr> </thead> <tbody> <tr> <td></td> <td><input checked="" type="checkbox"/> 18L3KUV³ <input type="checkbox"/> 18L5KUV³</td> <td><input checked="" type="checkbox"/> 36L3KUV³ <input type="checkbox"/> 36L5KUV³</td> </tr> <tr> <td>Lamp</td> <td>LED</td> <td>LED</td> </tr> <tr> <td>Socket</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table> <p>¹Two lamps required per fixture. ²42PL operates one 26, 32, or 42 watt lamp at 120 thru 277 volts (50-60 Hz). NOTE: Coated lamps are recommended. ³For LED, 18L = 18 LED Emitters; 36L = 36 LED Emitters; 3K = 3500K color temperature; 5K = 5100K color temperature; UV = Universal Voltage from 120 to 277V with a ± 10% tolerance.</p>		Pulse Start Metal Halide	High Pressure Sodium	Compact Fluorescent	Incandescent		<input type="checkbox"/> 50PMH120 <input type="checkbox"/> 50PMH277	<input type="checkbox"/> 50HPS120	<input type="checkbox"/> 13PL120 ¹ <input type="checkbox"/> 13PL277 ¹	<input type="checkbox"/> 42PL ² <input type="checkbox"/> 60INC120	Lamp	ED-17, Coated	ED-17, Coated	(2) Twin Tubes	(1) Triple Tube Inside Frost	Socket	Medium Base	Medium Base	GX23-2	GX24q-4	ANSI Ballast	M-98	S-68				LED B	LED A		<input checked="" type="checkbox"/> 18L3KUV ³ <input type="checkbox"/> 18L5KUV ³	<input checked="" type="checkbox"/> 36L3KUV ³ <input type="checkbox"/> 36L5KUV ³	Lamp	LED	LED	Socket	N/A	N/A
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<p>Finish</p> <p>Super TGIC powder coat paint over a titanated zirconium conversion coating on fixture and shaft.</p>	<p>Color: Black Dark Bronze Light Gray Stealth Gray™ Platinum Silver White Custom Colors⁴</p> <p>Cat. No.: <input type="checkbox"/> BL <input type="checkbox"/> DB <input type="checkbox"/> LG <input checked="" type="checkbox"/> SG <input type="checkbox"/> PS <input type="checkbox"/> WH <input type="checkbox"/> CC</p> <p>⁴Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____</p>																																					

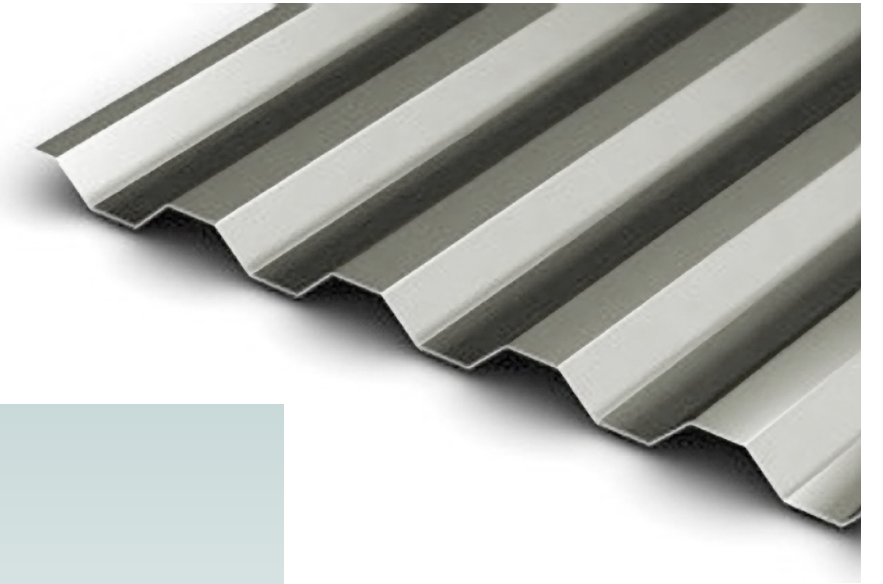
Optional Feature

<p>Textured Glass Lens</p> <p>Cat. No. <input type="checkbox"/> TG <input type="checkbox"/> No Option</p>	<p>Unique textured glass reduces LED glare and improves visual comfort.</p>
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EIFS IN SAND COARSE TEXTURE
COLOR: SW 6349 - PENNYWISE

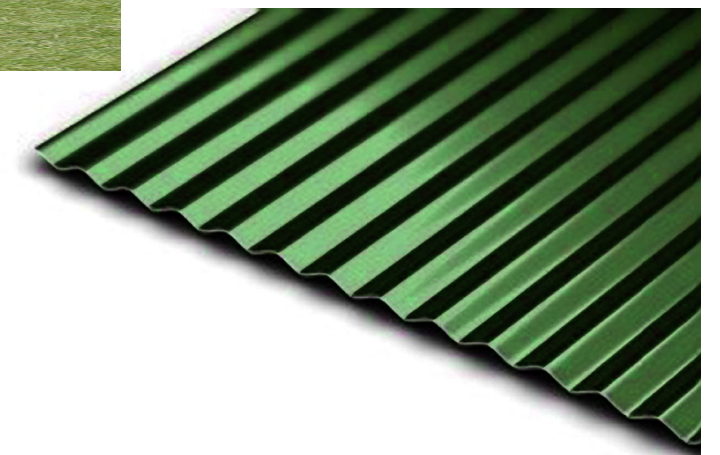


HORIZONTAL RIBBED METAL PANEL
COLOR: PAC-CLAD - SILVER



INTERSTATE BRICK - SUPER EMPEROR
"TUMBLE WEED"

CORRUGATED METAL PANEL EYEBROW
COLOR: PAC-CLAD EVERGREEN





CONCEPT NORTHWEST ELEVATION



CONCEPT NORTH ELEVATION



CONCEPT SOUTHWEST ELEVATION



CONCEPT EAST ELEVATION





City of Madison Landscape Worksheet

I. Number of trees required	
Number of parking stalls:	14
Totals square footage of storage area/300 square feet:	0
TOTAL	
Number of Canopy Shade Trees Required (2 1/2' - 12" cal):	1
II. Number of Landscape Points Required	
Points required for parking stalls:	69
Points required for loading areas (75 points/berth):	75
TOTAL	
Total Points Required:	144

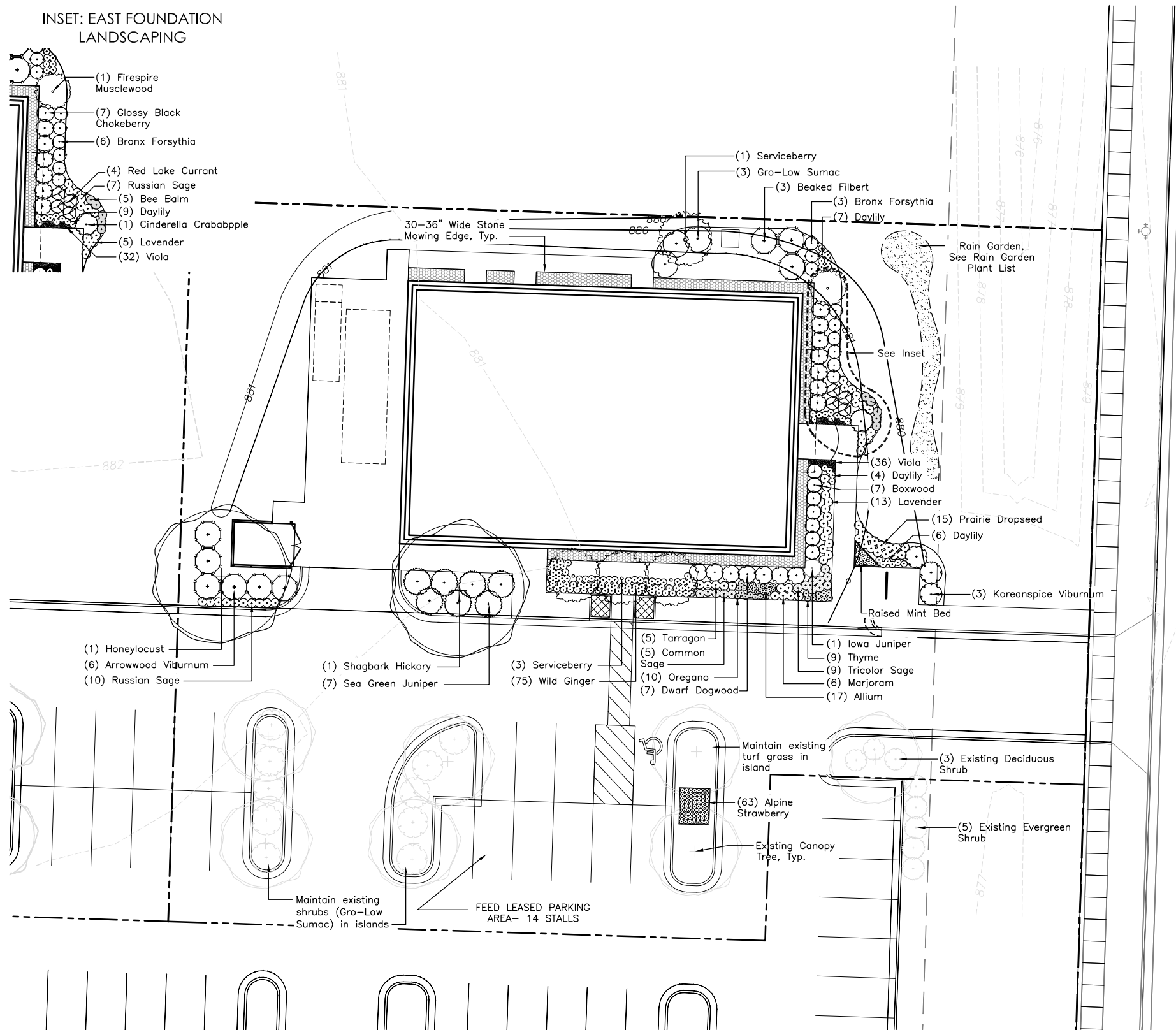
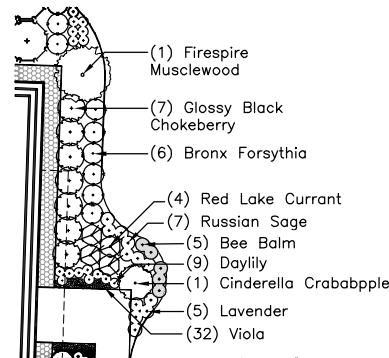
ELEMENT	POINT VALUE	QUANTITY	POINTS		
			ACHIEVED	QUANTITY	POINTS
Canopy Tree 2'-2 1/2"	35	2	70	4	140
Deciduous Shrub	2	13	26	3	6
Evergreen Shrub	3	7	21	5	15
Decorative Wall or Fence (per 10 L.F.)	5				
Bath Ben (per 10 L.F.)					
Avg. Height 30"	5				
Avg. Height 15"	2				
Evergreen Trees 3' height minimum	15	0	0	0	0
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e. Gdb. Heston)	15	0	0	1	15
Sub Totals					117
					288

GENERAL NOTES:
 1. All plantings shall conform to quality requirements as per ANSI Z60.1.
 2. Areas labeled Turf Grass and disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per specified application rates.
 3. All planting beds and trees to be mulched with naturally colored brown shredded hardwood bark mulch to 3" depth min. Mulching around trees to be 5' dia. minimum.

PLANT LIST				
qty	botanical name	common name	mature size (h x w)	notes
Deciduous Trees				
4	Ametanchier laevis	Allegheny Serviceberry	25' x 12'	W/ native; edible fruit
1	Coronaria caroliniana J.N. Upright	Firespire Muscadine	20' x 8'	
1	Carya ovata	Shagbark Hickory	40' x 40'	W/ native; edible nut
1	Sideroxylon haematanthos Impicola	Imperial Honeylocust	30' x 30'	
1	Molus 'Cream'	Cinderella Crabapple	8' x 5'	Yellow fruit
Evergreen Shrubs				
7	Buxus x sinica var. insularis 'Wintergreen'	Wintergreen Boxwood	3' x 3'	
1	Juniperus chinensis 'Towa'	Low Juniper	12' x 5'	
7	Juniperus chinensis 'Sea Green'	Sea Green Juniper	4-8' x 6-8'	
Deciduous Shrubs				
7	Aronia melanocarpa var. elata	Glossy Black Chokeberry	5' x 4'	W/ native; edible fruit
7	Cornus pumila	Dwarf Dogwood	3' x 4'	
1	Forsythia videsima 'Bronsens'	Bronx Forsythia	30' x 3'	
3	Corylus cornuta	Beaked Filbert	6' x 6'	W/ native; edible nut
3	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	30' x 6'	
4	Ribes rubrum 'Red Lake'	Red Lake Currant	3' x 3'	Edible fruit
3	Viburnum coccineum 'J.N. Select A'	Scarlet Blood Viburnum	4' x 3'	
4	Viburnum dentatum 'Chatham'	Blue Multi-Flowered Viburnum	6' x 6'	
Perennial Herbs				
17	Allium species	Onion	18-24" x 8-12"	Edible
1	Aloysia triphylla/Melissa officinalis/Other	Lemon Verbena/Lemon Balm (mints)	18" x 24"	Edible herb
5	Artemisia dracunculoides	Tarragon	30" x 30"	Edible herb
75	Asarum canadense	Canada Wild Ginger	8" x 18"	W/ native; edible root
63	Fragaria vesca	Alpine Strawberry	6" x 12"	Edible fruit
28	Hemerocallis Stella D'Oro	Stella D'Oro Daylily	16" x 18"	Edible/fragrant herb
18	Lavandula species	Perennial Lavender	24" x 24"	Edible/fragrant herb
3	Monarda didyma 'Marshall's Delight'	Marshall's Delight Bee Balm	36" x 24"	Edible herb
10	Oregano	Perennial Oregano	12-24" x 18"	Edible herb
6	Origanum majorana	Marjoram	18" x 24"	Edible herb
17	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	30" x 30"	Edible herb
3	Salvia officinalis	Common Garden Sage	18" x 24"	Edible herb
9	Salvia officinalis 'Hickory'	Hickory Sage	18" x 24"	Edible herb
15	Sporobolus heterolepis	Prairie Dropseed	24" x 18"	W/ Native; Pappus/scenic/seed heads
68	Viola species	Viola	6" x 6"	Edible flower
9	Thymus species	Perennial Thyme	8-10" x 12-18"	Edible herb

RAIN GARDEN PLANT LIST				
qty	botanical name	common name	mature size (h x w)	notes
Grasses				
34	Elymus virginicus	Virginia Wild Rye	4' x 2'	
34	Syntherisma grandis	Reed Maize Grass	4' x 30"	
38	Schizanthus scoparium	Little Bluestem	3' x 2'	
Sedges/Rushes				
37	Carex vulpinoidea	Brown Fox Sedge	24" x 18"	
37	Scirpus atrovirens	Dark Green Bulrush	48" x 24"	
Wildflowers				
20	Asclepias incarnata	Marsh Milkweed	48" x 30"	
20	Aster laevis	Smooth Blue Aster	36" x 36"	
20	Cnicus palustris	Prairie Coneflower	24" x 30"	
24	Echinacea pallida	Pale Purple Coneflower	36" x 24"	
20	Phlox paniculata	Early Summer Phlox	48" x 36"	
20	Salix spicata	Marsh Blazing Star	36" x 24"	
20	Monarda fistulosa	Wild Bergamot	36" x 24"	
20	Rudbeckia hirta	Black-eyed Susan	30" x 12"	
20	Verbena hastata	Blue Vervain	48" x 24"	

INSET: EAST FOUNDATION LANDSCAPING



ISSUE DATE:

RFI/SUB DATE:

Schematic Design Phase:

This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

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PROJECT #: 20110730

SHEET NUMBER

C1.0

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- LEGEND**
- PROPERTY LINE
 - - - EASEMENT
 - - - SANITARY SEWER
 - - - WATER MAIN
 - - - PROPOSED 1 FOOT CONTOUR
 - - - PROPOSED 5 FOOT CONTOUR
 - 881.70 SPOT ELEVATION
 - EP - EDGE OF PAVEMENT
 - FFE - FINISHED FLOOR ELEVATION
 - TC - TOP OF CURB
 - SW - SIDEWALK
 - EC - EDGE OF CONCRETE
 - FLOW ARROW
 - ASPHALT CONCRETE PAVEMENT
 - CONCRETE PAVEMENT
 - SAWCUT & MATCH EXISTING
 - SILT FENCE
 - DISTURBED LIMITS (WHERE SAWCUT IS NOT NEEDED)

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS - LATEST EDITION.
 - ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 - SALVAGE ALL REMOVED SIGNAGE ON SITE FOR RE-USE AS DIRECTED BY OWNER AND ENGINEER.
 - BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY. REFER TO FOUNDATION PLAN FOR DIMENSIONS.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM ALL BUILDING FOUNDATIONS DURING FINAL RESTORATION.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK

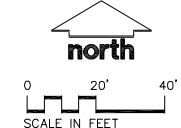
- CONSTRUCTION SITE EROSION CONTROL**
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.wisconsin.gov/PDF/erosion/erosioncontrol.pdf>
 - INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO DNR TECHNICAL STANDARDS.
 - INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
 - INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
 - CONTRACTOR SHALL COMPLETE WEEKLY SELF-INSPECTIONS OF EROSION CONTROL PRACTICES AND POST THESE INSPECTIONS TO THE CITY OF MADISON WEBSITE AS REQUIRED PER CHAPTER 37 OF THE MADISON GENERAL ORDINANCE.
 - EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
 - TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
 - CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
 - PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
 - INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
 - EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1001 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
 - INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION.
 - ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
 - ALL SLOPES EXCEEDING 4:1 (20%) AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATING OR APPLICATION OF A MUD-APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.

- GRADING AND SEEDING NOTES**
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
 - CONTRACTOR TO USE A MINIMUM SEEDING RATE OF 5 LBS. PER 1000 S.F. FOR TURF AREAS UNLESS OTHERWISE SPECIFIED.
 - ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMPLETION.
 - CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS DURING THE SUMMER MONTHS WHATEVER THERE IS A 7 DAY LARSE WITH NO SIGNIFICANT RAINFALL.
 - BUILDING CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM ALL BUILDING FOUNDATIONS DURING FINAL RESTORATION.
 - SURFACE DRAINAGE SHALL BYPASS REFUSE AND RECYCLING CONTAINERS.

LIMITS OF DISTURBANCE = 18,750 SQFT
NEW IMPERVIOUS AREA = 9,140 SQFT

- UTILITY NOTES**
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WOODMAM, AND WDMR.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
 - THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
 - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 - ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 6" OF GROUND COVER.
 - GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS AND ALL OTHER PATCHING REQUIREMENTS OF THE CITY. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
 - CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
 - CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
 - PRIVATE WATER MAINS AND WATER SERVICES 2" OR LESS IN DIAMETER SHALL BE INSTALLED WITH 30" HORIZONTAL SEPARATION FROM ANY SANITARY SEWER OR AT LEAST 12" ABOVE THE SEWER IN ACCORDANCE WITH COMM 82.40(8)(b),6.
 - IN ACCORDANCE WITH ACT 425 OF THE WISCONSIN LEGISLATURE, LOCATED IN SECTION 162.07(2)(M) OF THE STATE STATUTES AND OTHER APPLICABLE REQUIREMENTS, ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
 - ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH COMM 82.34(5)(a),6. AND COMM 84.30(2)(c).
 - PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO COMM 84.30-3.
 - PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO COMM 84.30-6.
 - PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO COMM 84.30-7.
 - CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.

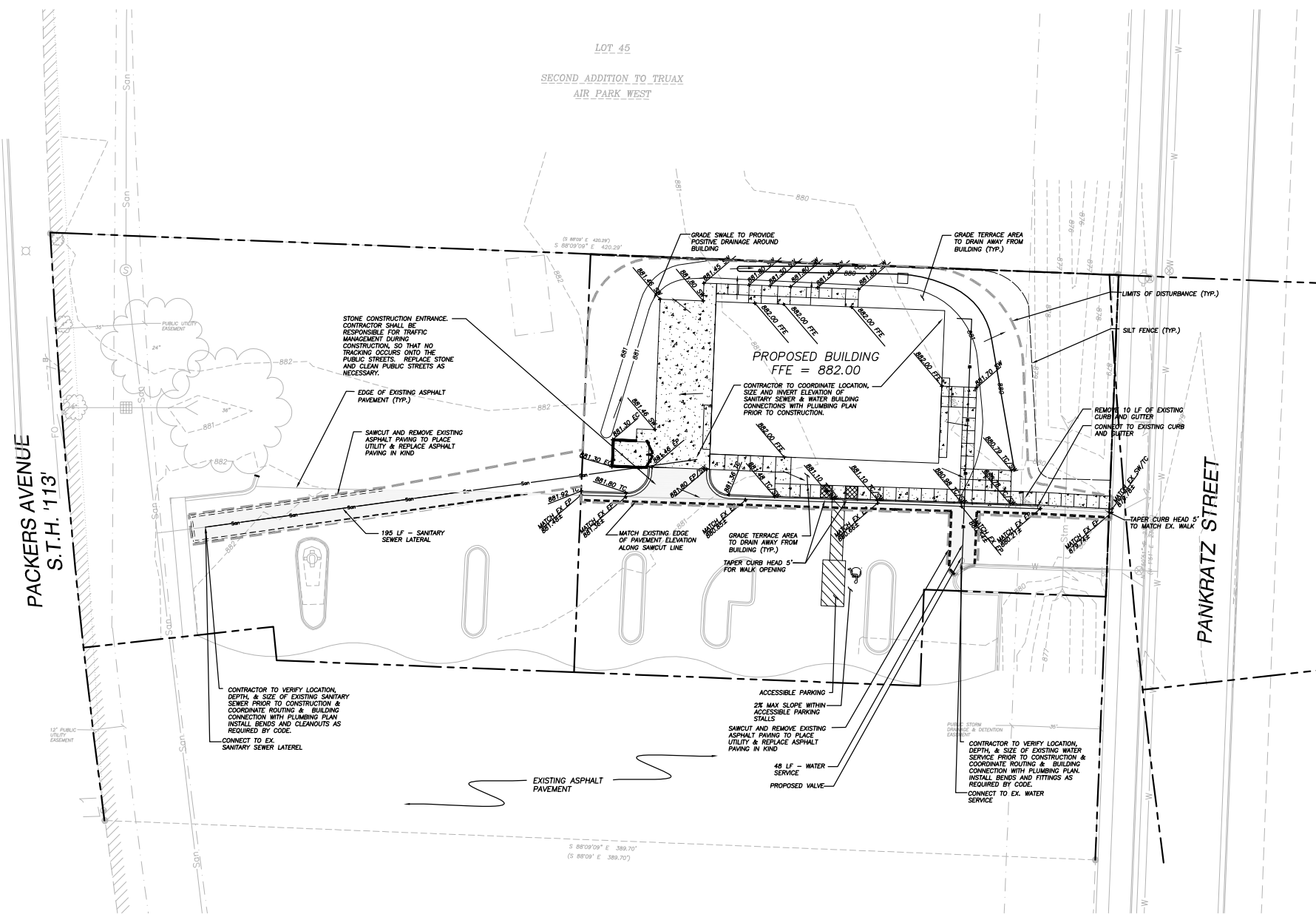
PROPOSED GRADING, EROSION CONTROL & UTILITY PLAN
SCALE: 1" = 20'-0"



TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION:

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
MADISON: 608-261-5000
MUNICIPALITY OF MADISON: 608-261-5000

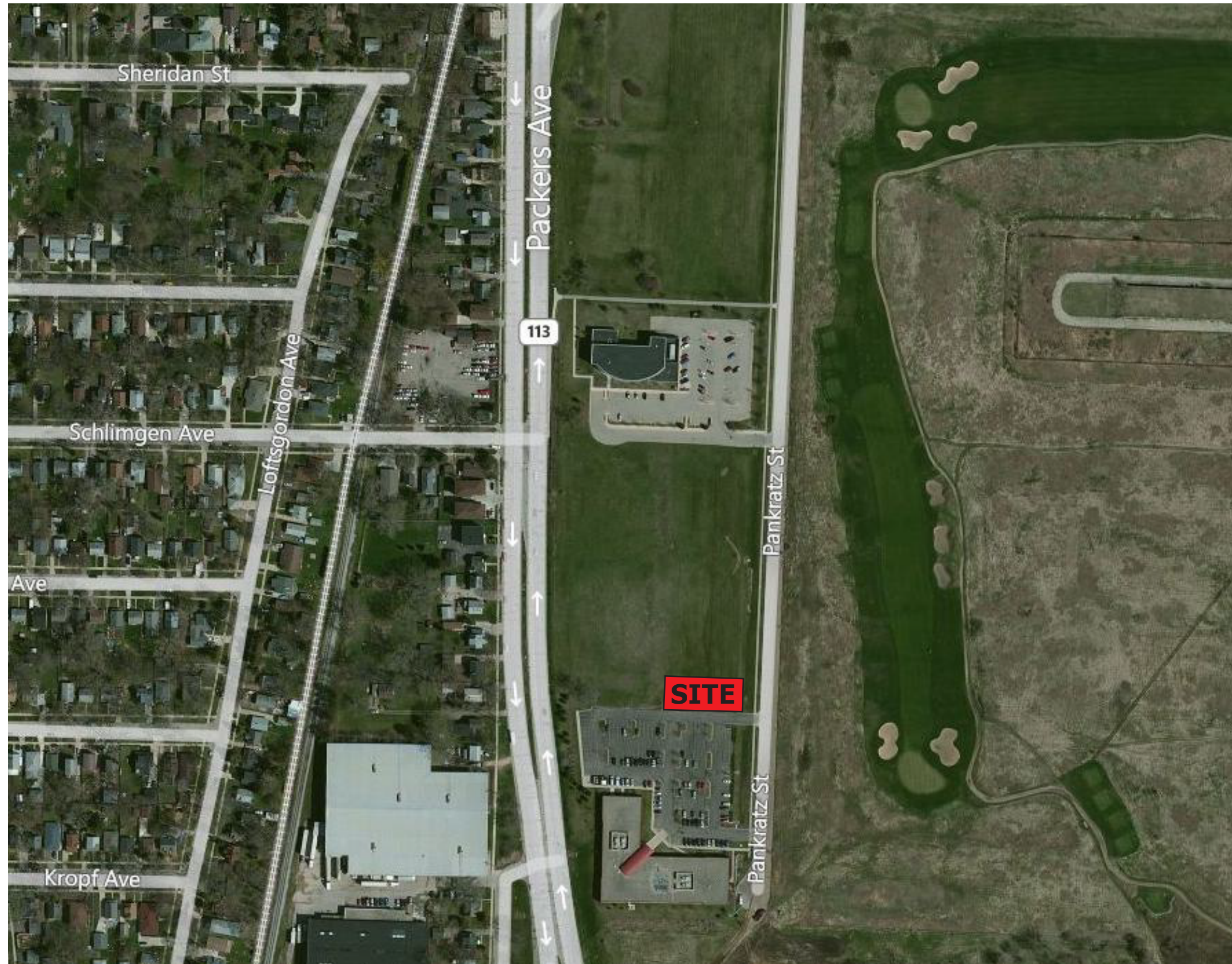
FOR MORE INFORMATION ON THE DIGGERS HOTLINE SERVICE, VISIT WWW.DIGGERSHOTLINE.COM



LOT 45
SECOND ADDITION TO TRUAX
AIR PARK WEST

PACKERS AVENUE
S.T.H. '13

PANKRATZ STREET



SITE LOCATION MAP

