

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District 12/19/22
9:31 a.m. **received**

Submittal reviewed by _____

Legistar # _____

1. Project Information

Address: _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

New development Alteration to an existing or previously-approved development

Informational Initial approval Final approval

3. Project Type

Project in an Urban Design District

Signage

Comprehensive Design Review (CDR)

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Signage Variance (i.e. modification of signage height, area, and setback)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Signage Exception

Planned Development (PD)

Other

General Development Plan (GDP)

Please specify

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Project contact person _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Property owner (if not applicant) _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

5. Required Submittal Materials

Application Form

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing fee

Electronic Submittal*

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner _____  Date _____

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: \$350 (per §35.24(6) MGO).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

SEA Design

Letter of Intent
139 West Wilson
December 19th 2022

Overview

The intent of the project is to create affordable workforce housing for those that want to live in downtown. The means by which we achieve this is thru A.) maximizing the land use density, and B.) a design that maximizes efficiency while not sacrificing functionality. We believe that there is a strong need to not only provide this type of housing but to create a meaningful sense of place.

The proposed redevelopment of 139 West Wilson is a demolition of the existing multi-unit housing development and off-street parking and the creation of 335 residential units. The redevelopment proposal includes 4 on site vehicles as part of an on-demand use program. It will provide parking stalls to those that need or want them in the Dane county ramp. The site is in the Urban mixed-use (UMX) district and falls under the Capitol view preservation limit. The UMX does not require off street parking.

The UMX District is intended to provide opportunities for high-density residential and office uses in combination with limited retail and service uses designed to serve the immediate surroundings. The proposed use will require a conditional use approval since it is greater than 4 dwelling units. The proposed project will require conditional approval of a penthouse enclosing the elevator overrun and one stair overrun for Madison Fire Department roof access to exceed Capital View Preservation Height limit.

Design

The primary exterior material will be a highly durable acid etched concrete, with a custom faceted profile. The faceting will occur on all facades. The facets incorporate a horizontal and vertical articulation and twist within each unit 1' x 4' unit, creating a shadow and textural effect that changes based on view, time of day, sun angle, and sky clarity.

Wall art enclosures: The art images would be color jet printed on 4' x 10' DIBOND Aluminum composite panels, mounted behind a glass screen enclosure system and internally lit with a programmable LED system. These would occur in the following locations:

- Recessed Wilson Street entry condition with 51 feet tall, L-shaped (10' x 20') wide.
- Wrapping a 42' H x 30' W portion of the upper SW corner facing the lake.
- The interior walls of the zip car garage.

The front entry door is wrapped in a 12 feet tall walnut portal. The windows have a dark bronze aluminum frame and the glass on all windows and doors shall be slightly tinted to allow views into and out of the interior.

Resident amenities include:

- 3,620 SF open space garden
- Community lounge
- 9'4" ceilings in Residential units
- Fitness Center
- Car share recharge stations
- On site laundry
- Mail and secure package room
- Community remote work center
- Mail and secure package room

Project Data

Lot Area:	17,218.4 SF / .39 acres
Dwelling units:	335 D.U.
Lot Area/D.U.	51.4 SF/D.U.
Building footprint:	9,840 SF
Lot coverage:	12,128.4 SF / 70.4%
Gross Square footage:	156,633.5 GSF
Number of stories:	16
Major Building Height:	164.05'

Height: Max height for this proposal given MGO 28.134 (3) - Capitol View Preservation. City datum @ 0'-0" is established per code at 845.6'. From there to top of column capital at rotunda, code provides max height of 187.2' above datum. The sum of these is 1032.8'. Our spot elevation at front, center of sidewalk is 868.305'. Our FFE is 868.75'. Max height is 1032.8' - 869.75' = 164.05'.

Parking: Per the ordinance there is no minimum car parking required. However, we will be providing 4 on site car stalls with charging stations. Bike parking per ordinance requires 332 stalls for residences and 33 for guests. We are providing 298 indoor secured parking stalls for residences and 19 exterior stalls for guests.

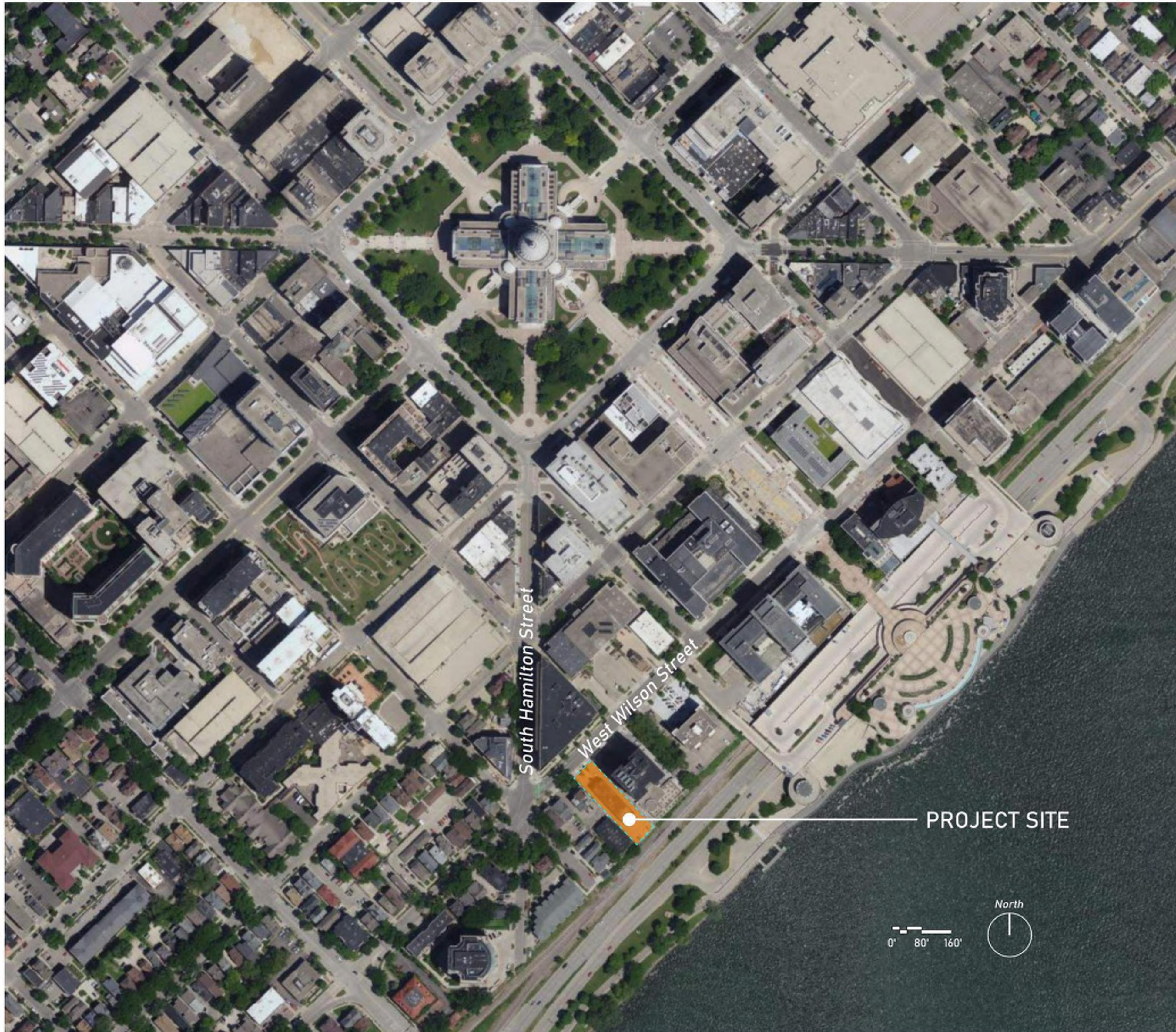
Design Development Team:	139 West Wilson LLC
Engineering:	One Design & Engineering
Civil engineering:	JSD
Landscape Design:	JSD
General Contractor:	JP Cullen

Thank you in advance and we look forward to hearing your thoughts about this proposal.

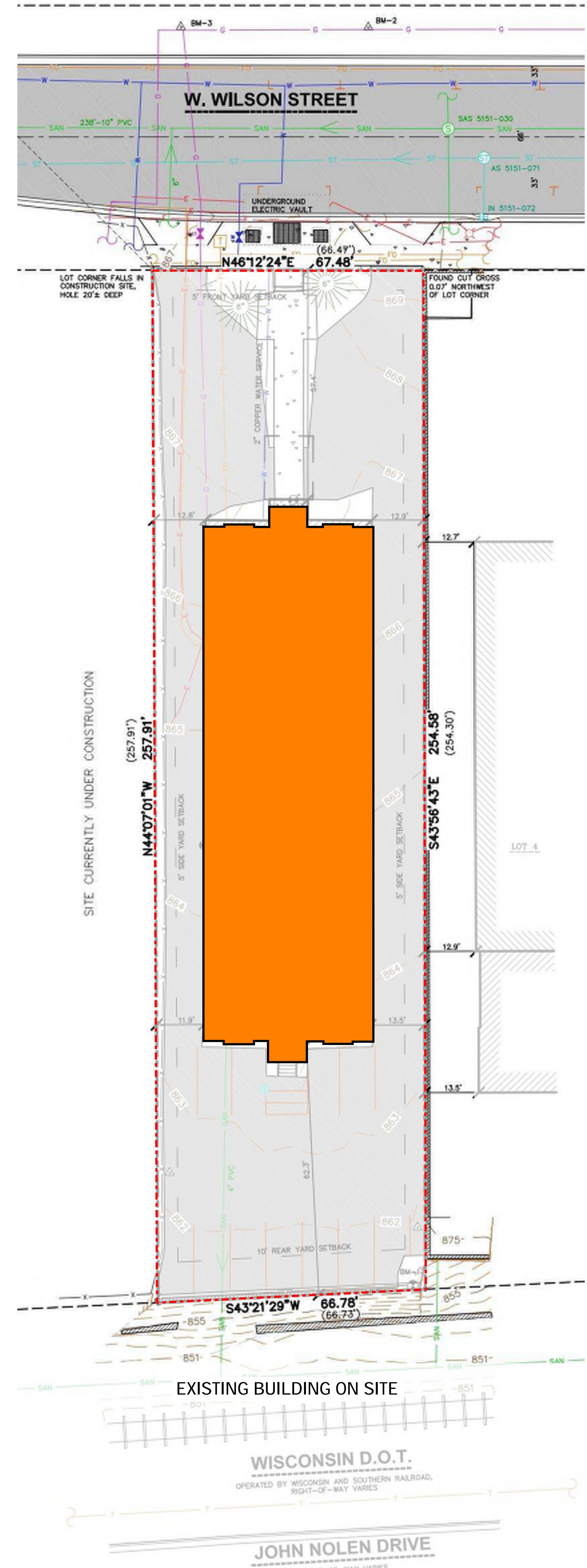
Sincerely,



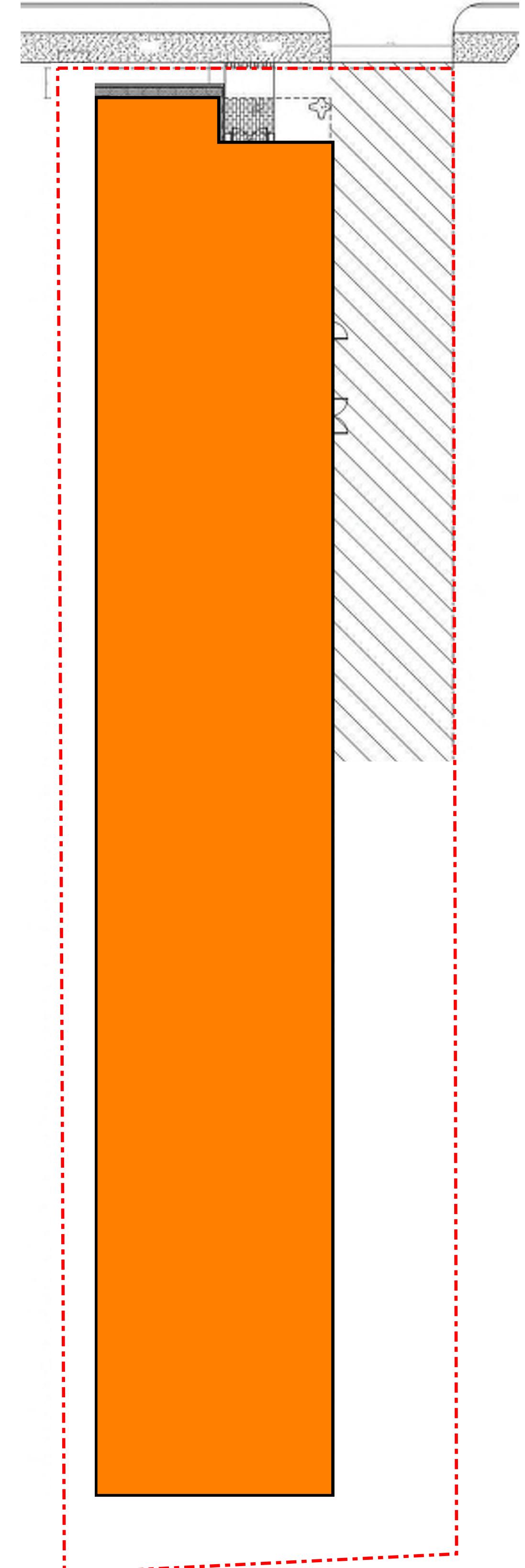
John Seamon - Managing member of 139 West Wilson LLC



SITE LOCATION MAP



PROPOSED BUILDING ON SITE



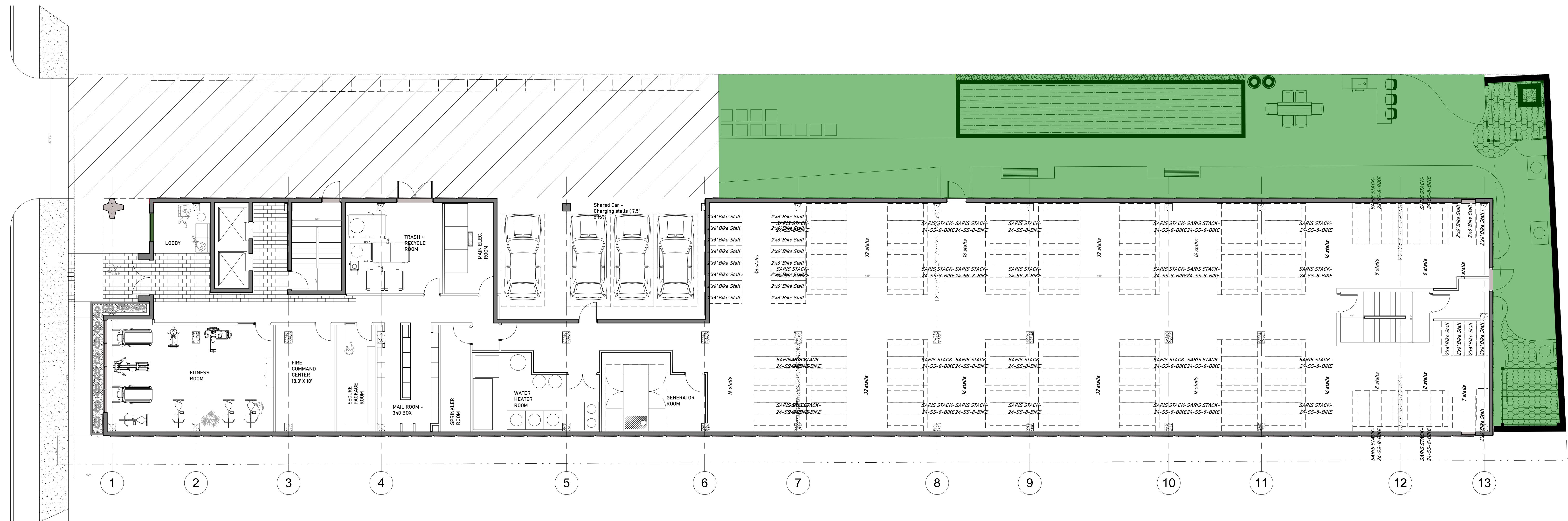
progression

139 West Wilson
Madison, Wisconsin

Location Man

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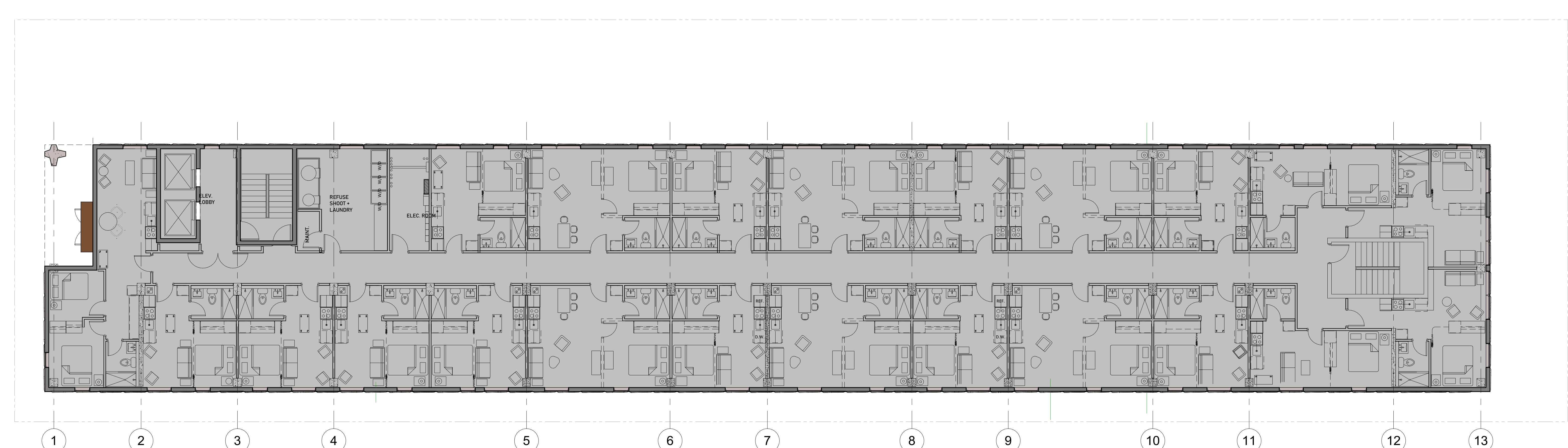
Town of Oakland, Wisconsin
53538



progression

139 West Wilson
Madison, Wisconsin

Floor plans 1-5



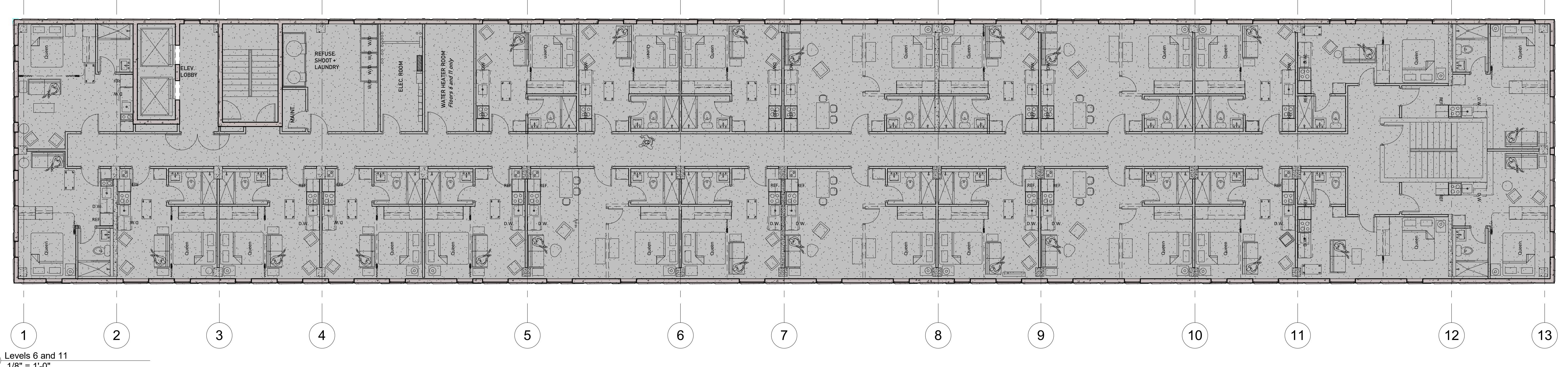
2 Levels 2-5
1/8" = 1'-0"

Project #: 21.000
Issued For: Review
Date: 12/07/2022

progression

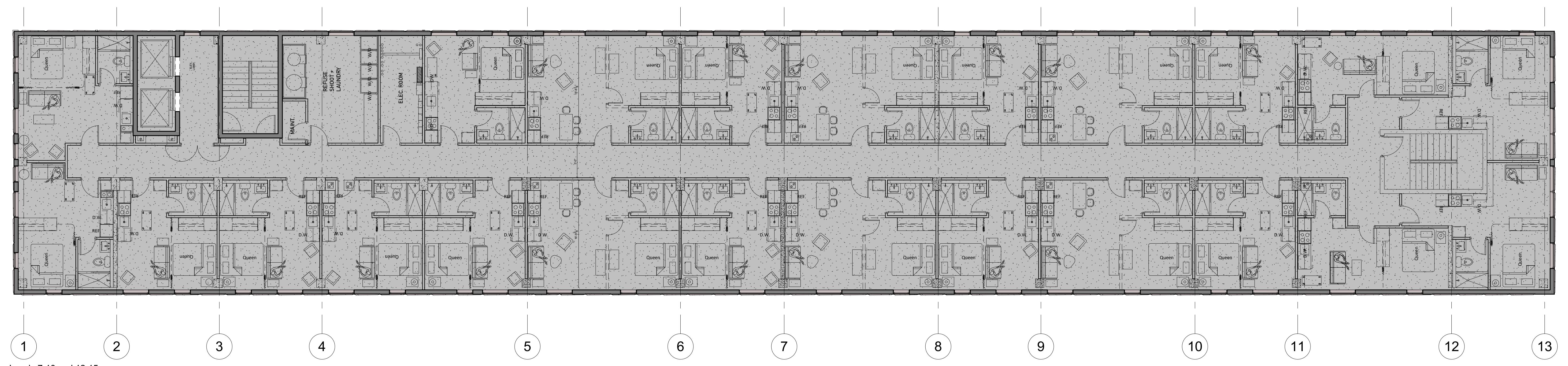
139 West Wilson
Madison, Wisconsin

Floor plans 6-16



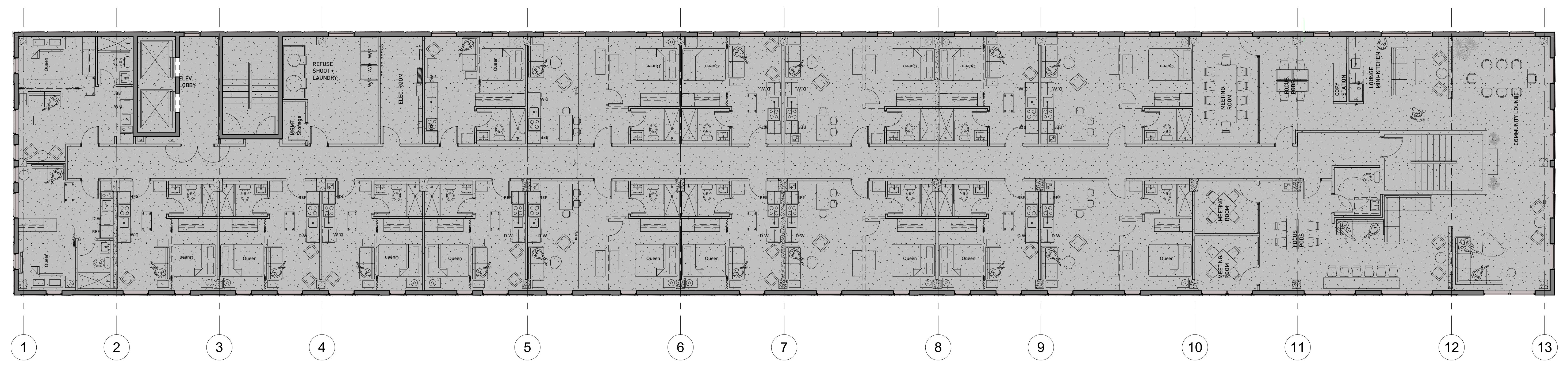
1 Levels 6 and 11
1/8" = 1'-0"

$$1/8" = 1'-0"$$



2 Levels 7-10 and 12-15
1/2" 1 1/2"

2) $1/8" = 1'-0"$



3 Level 16

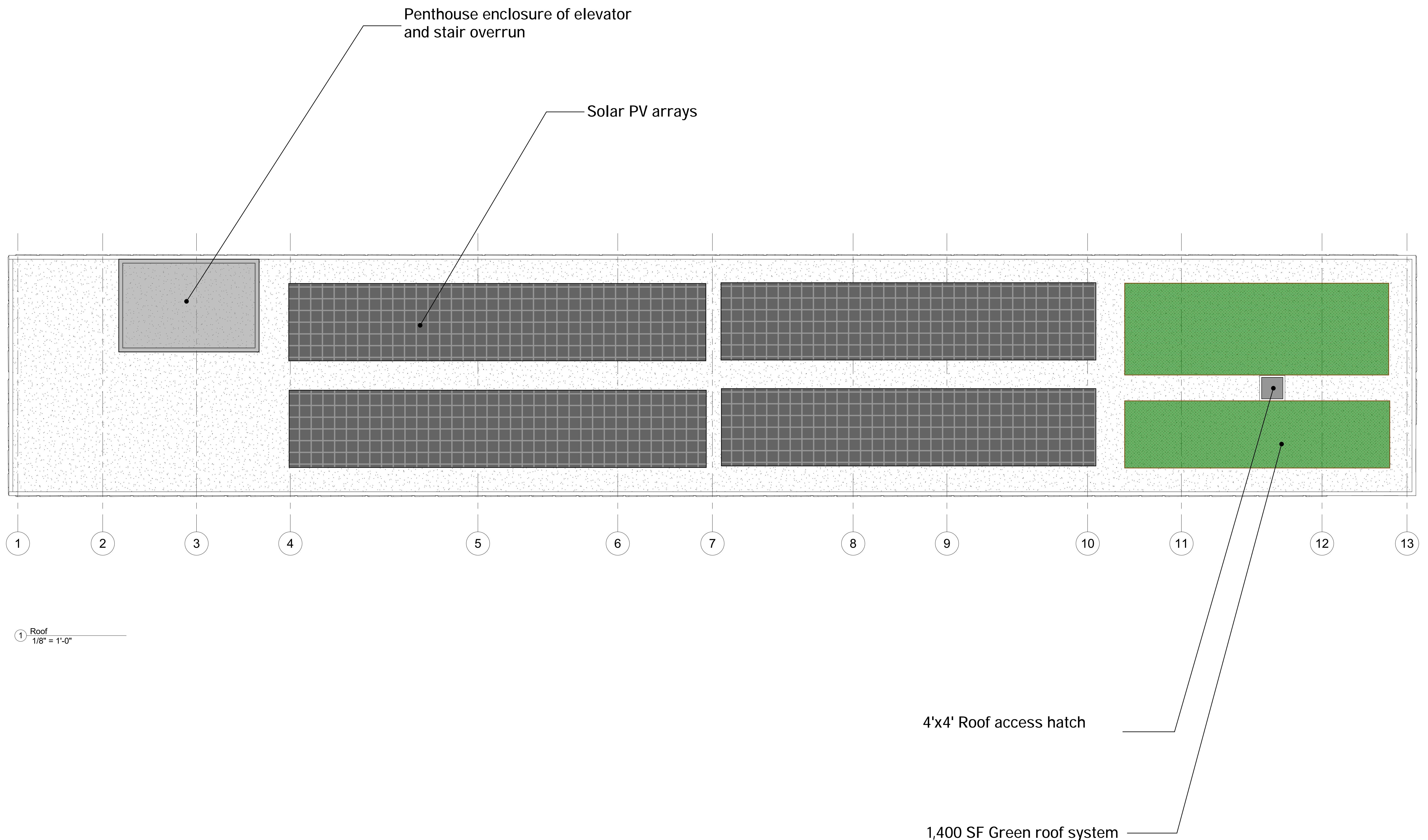
3 1/8" = 1'-0"

Project #: 21.000
Issued For: Review
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progression

139 West Wilson
Madison, Wisconsin

Roof Plan



progression

139 West Wilson
Madison, Wisconsin
West Elevation

Revisions:	
Project #:	21.000
Issued For:	Review
Date:	12/07/2022

201

ACID ETCHED CONCRETE WALL PANELS
WITH 1' X 4' PROFILED FACETS.
COLOR TO BE PEARL WHITE. TYP.

ENCLOSED ELEVATOR PENTHOUSE AND
EGRESS STAIR FOR FIRE DEPARTMENT
ACCESS.

DARK BRONZE ANODIZED ALUMINUM
FRAME DUAL PANE 1' INSULATED
GLAZING WITH FLUSH- INTEGRATED
LOUVER PANELS WHERE SHOWN. TYP.

INTERNAL LIT WALL ART
ENCLOSURE.
See Note 5, this sheet.

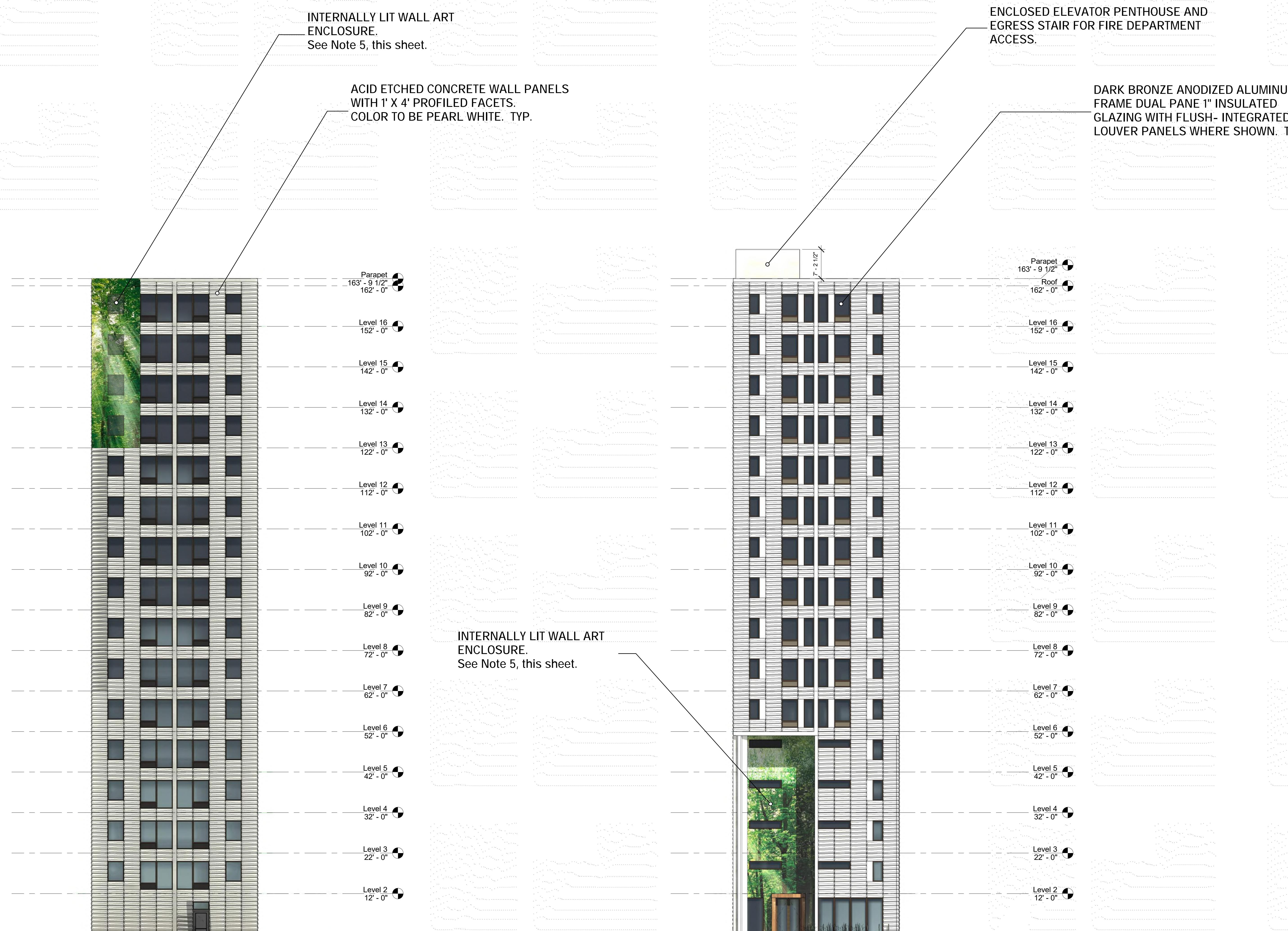


GENERAL MATERIAL NOTES:

- 1.) The glass on all windows and doors shall be slightly tinted to allow views into and out of the interior.
- 2.) The primary exterior material will be an highly durable acid etched concrete, with a custom faceted profile.
- 3.) The faceting will occur on all facades.
- 4.) The facets incorporate a horizontal and vertical articulation and twist within each unit, creating a pattern and texture change throughout the facade.
- 5.) Wall art enclosures: The art images would be color jet printed on 4' x 10' Di-bond composite panels, mounted behind a glass screen enclosure system and internally lit with a programmable LED system. These would occur in the following locations:
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 - The interior walls of the zip car garage.

PEARL WHITE - Concrete wall panel color

1 West
3/32" = 1'-0"



PEARL WHITE - Concrete wall panel color

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progression

139 West Wilson Madison, Wisconsin

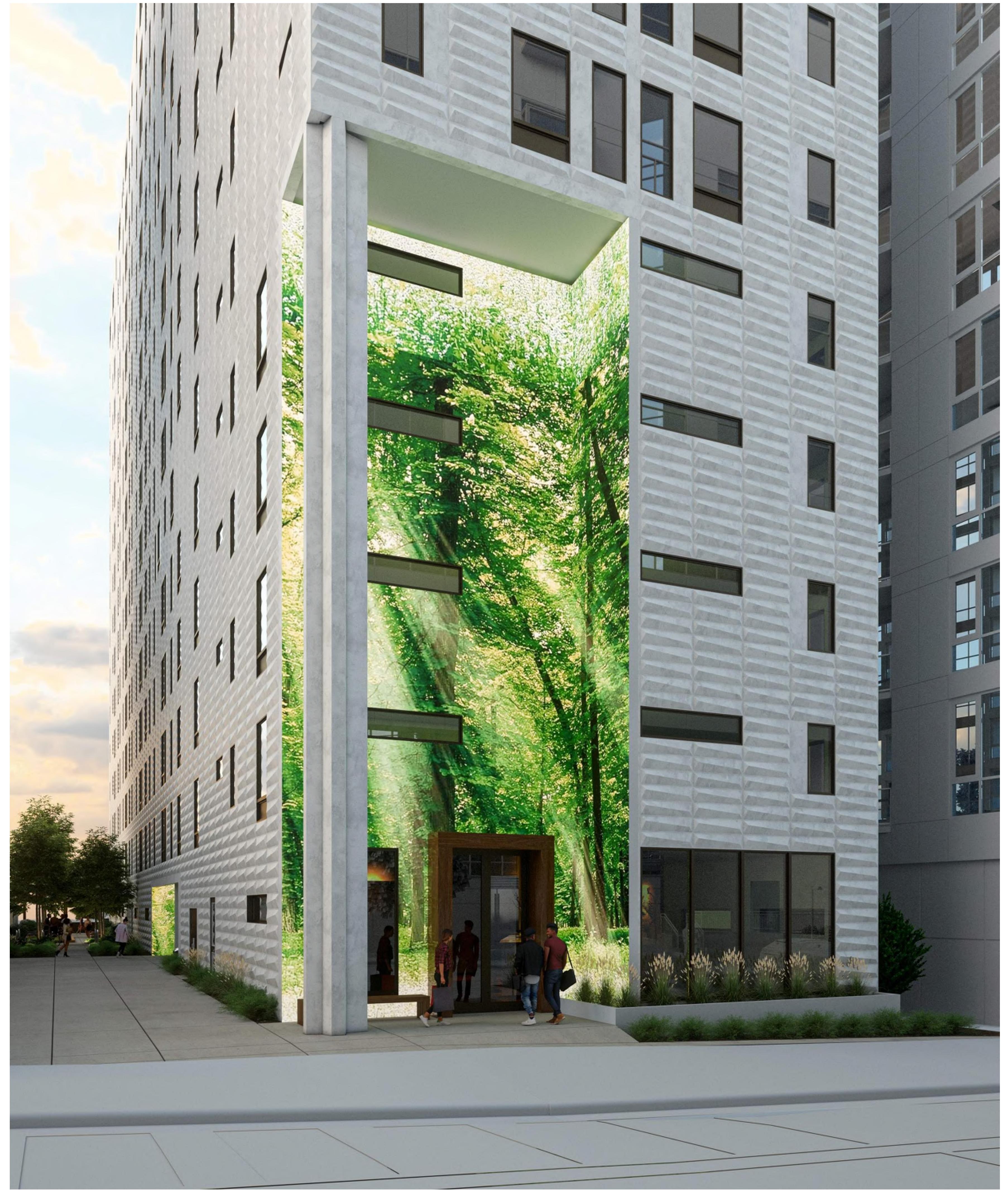
West Wilson Perspectives

SEA Design

N3302 South Oakland Road

own of Oakland, Wisconsin
53538

Project #: 21.000
Issued For: Review
Date: 12/07/2022



progression

139 West Wilson
Madison, Wisconsin

West Wilson Perspectives

SEA Design

53538
Town of Oakland, Wisconsin



progression

139 West Wilson
Madison, Wisconsin

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Town of Oakland, Wisconsin
53538

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progression

139 West Wilson
Madison, Wisconsin

at Wilson Perspectives

SEA Design

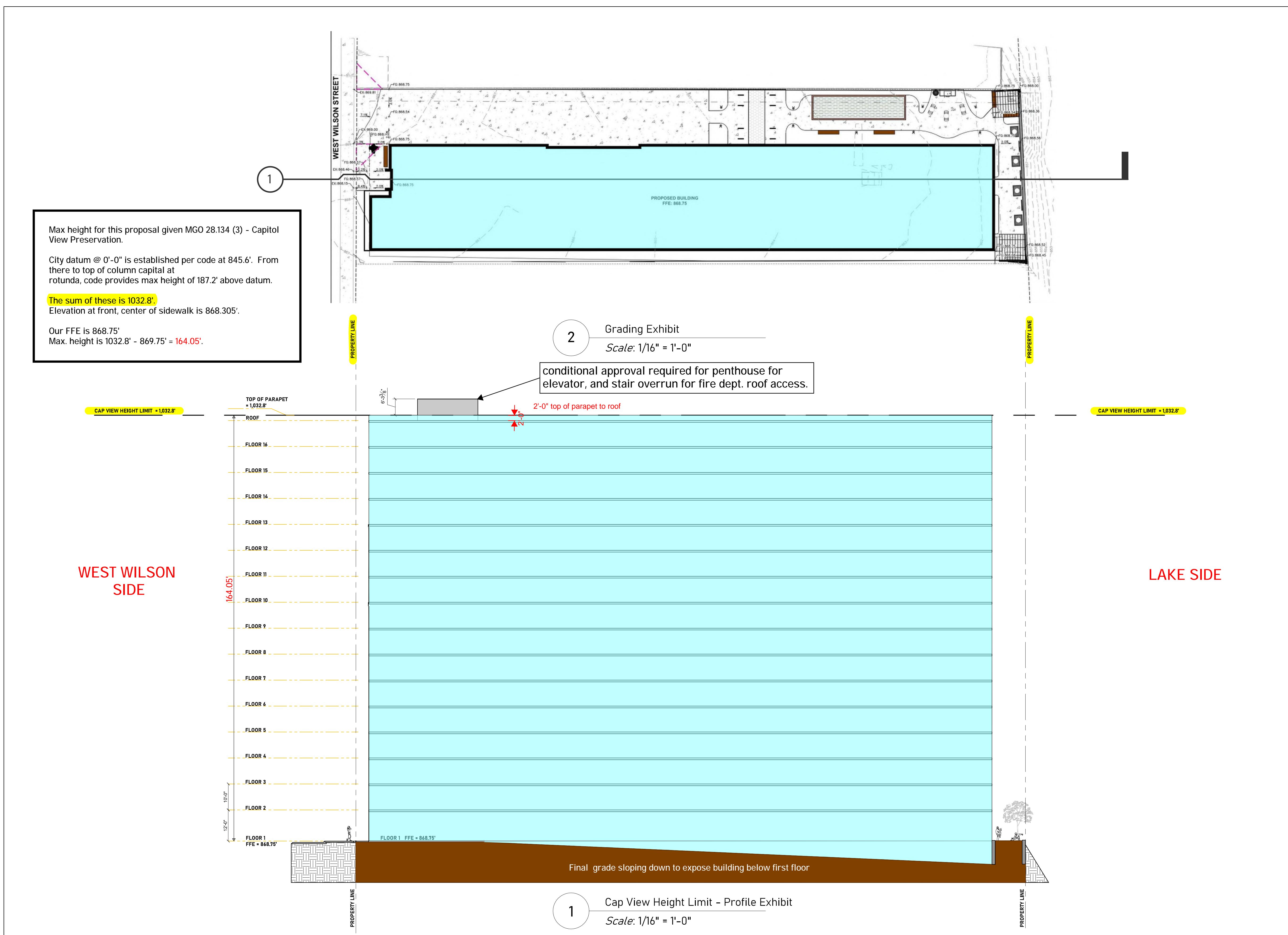
N3302 South Oakland Road
Town of Oakland, Wisconsin
- 55 -

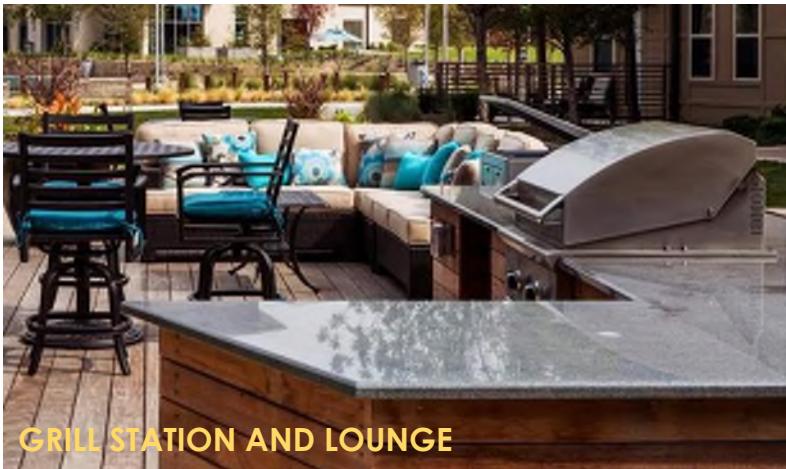
53538

progression

139 West Wilson
Madison, Wisconsin

CAP VIEW HEIGHT LIMIT EXHIBIT



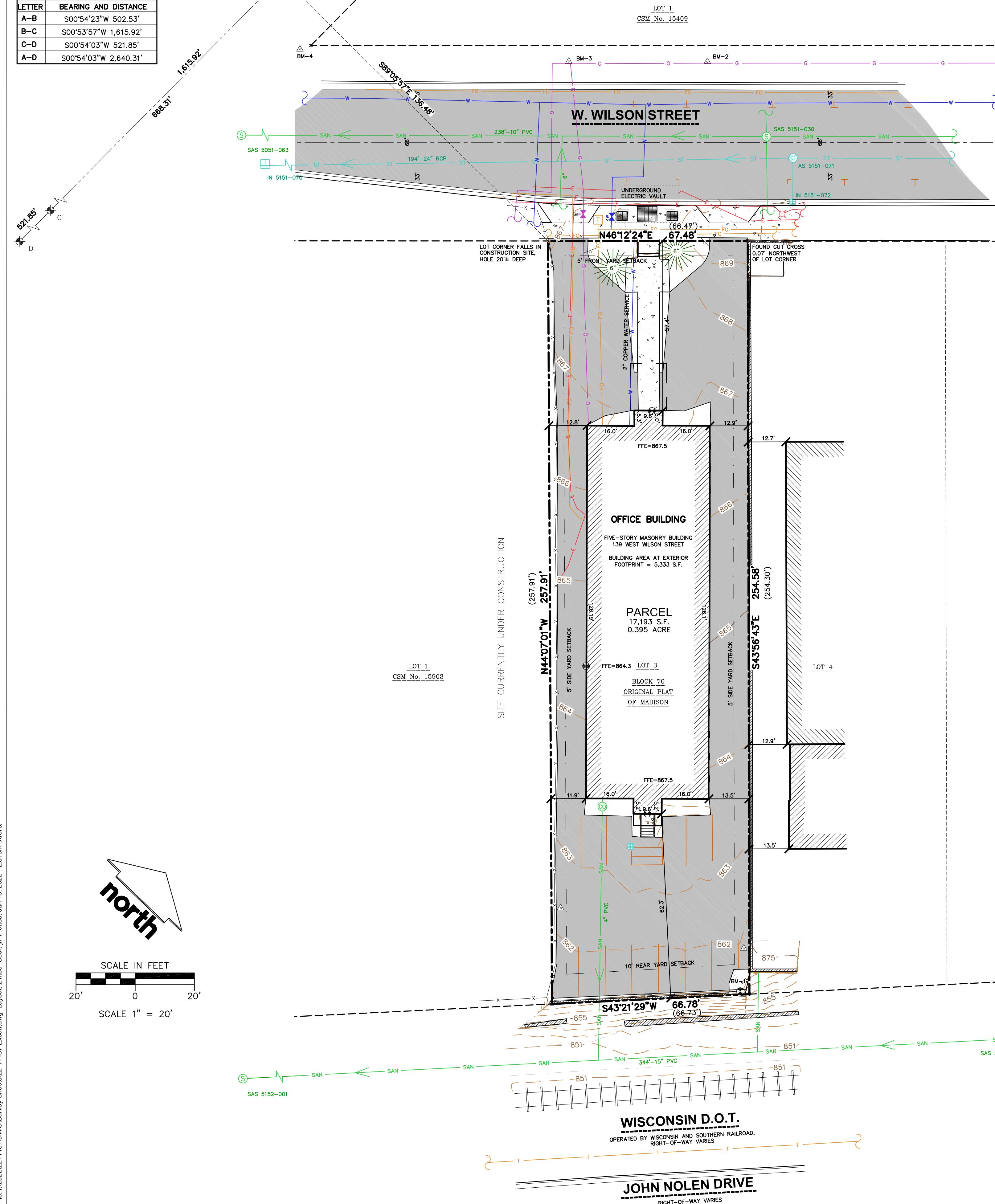


SITE ELEMENTS



SECTION CORNER MONUMENTS			
LETTER	CORNER	FOUND	NORTHING
			EASTING
A	NW 24-07-09	THE CAPITOL BLDG	482,833.37
B	WITNESS CORNER	BRASS CAP	482,330.90
C	WITNESS CORNER	BRASS CAP	480,715.18
D	W 1/4 24-07-09	IN THE LAKE	480,193.39
			821,166.41
			821,158.49
			821,133.10

SECTION LINE BEARINGS	
LETTER	BEARING AND DISTANCE
A-B	S00°54'23"W 502.53'
B-C	S00°53'57"W 1,615.92'
C-D	S00°54'03"W 521.85'
A-D	S00°54'03"W 2,640.31'



EXISTING CONDITIONS SURVEY

PART OF LOT 3, BLOCK 70, ORIGINAL PLAT OF MADISON, RECORDED IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NO. 102, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

GOVERNMENT CORNER	— CENTERLINE
1" IRON PIPE FOUND	— PLATED LOT LINE
CHISELED 'X' FOUND	— SETBACK LINE
3/4" REBAR FOUND	— X-X FENCE LINE
CONTROL POINT	— CONCRETE CURB & GUTTER
BENCHMARK	— SANITARY SEWER
FINISHED FLOOR SHOT LOCATION	— WATER LINE
SIGN	— STORM SEWER
SANITARY MANHOLE	— NATURAL GAS
CLEAN OUT	— UNDERGROUND ELECTRIC
HYDRANT	— FIBER OPTIC
WATER VALVE	— UNDERGROUND TELEPHONE
STORM MANHOLE	— BUILDING
SQUARE CASTED INLET	— INDEX CONTOUR
CURB INLET	— INTERMEDIATE CONTOUR
GAS VALVE	— BITUMINOUS PAVEMENT
LIGHT POLE	— CONCRETE PAVEMENT
TELEPHONE PEDESTAL	— PAVEMENT STRIPING
CONIFEROUS TREE	— END OF FLAGGED UTILITIES
PARCEL BOUNDARY	— PARCEL LINE
SECTION LINE	— RIGHT-OF-WAY LINE
	() DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED ON JUNE 08, 2022.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24-07-09, REFERENCED AS S00°54'01"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT FOR THE WITNESS CORNER TO THE WEST QUARTER CORNER OF SECTION 24-07-09, ELEVATION = 850.32'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20222305367, WITH A START DATE OF JUNE 03, 2022.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF MADISON ENGINEERING
MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS)
CHARTER COMMUNICATIONS
AMERICAN TRANSMISSION COMPANY
LEVEL IS NOT CENTURYLINK
AT&T TRANSMISSION
AT&T DISTRIBUTION
TDS TELECOM
MCI
MADISON METROPOLITAN SEWERAGE DISTRICT
WINDSTREAM
WISCONSIN DEPARTMENT OF ADMINISTRATION-DIVISION OF ENTERPRISE TECHNOLOGY
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT BENCHMARKS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHALL BE VERIFIED BEFORE BEING UTILIZED.
- THIS PARCEL IS ZONED URBAN MIXED-USE DISTRICT (UMX) PER THE CITY OF MADISON ZONING MAP.
LOT AREA=3,000 SQUARE FEET
LOT WIDTH=30 FEET
MINIMUM FRONT YARD SETBACK=5 FEET
SIDE YARD SET BACK=5 FEET
REAR YARD SETBACK=10 FEET
CHECK WITH CITY ZONING DEPARTMENT FOR HEIGHT RESTRICTIONS AND SETBACKS PER BUILDING USE.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

LEGAL DESCRIPTION

PART OF LOT 3, BLOCK 70, ORIGINAL PLAT OF MADISON, RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NO. 102, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 EAST, RANGE 09 NORTH, CITY OF MADISON, DANE COUNTY, WISCONSIN.

TAX KEY NO: 251/0709-242-0124-0

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT UNDER THE DIRECTION OF SEA DESIGN THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE



STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
AS 5151-071	870.68	NE	863.18	24"	RCP
		SE	866.92	12"	RCP
		SW	863.18	24"	RCP

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL 5151-072	869.99	NW	867.09	12"	RCP
INL 5151-070	863.44	NE	855.15	24"	RCP
		SW	855.15	24"	RCP

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	862.06	CHISELED 'X' IN CONCRETE RETAINING WALL
BM-2	870.68	CHISELED 'X', NORTH SIDE OF W. WILSON STREET
BM-3	868.69	CHISELED 'X', NORTH SIDE OF W. WILSON STREET
BM-4	865.89	CHISELED 'X', NORTH SIDE OF W. WILSON STREET

*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAS 5151-013	850.76	NE	845.14	15"	PVC
		SW	845.12	15"	PVC
SAS 5152-022	851.47	NE	844.74	12"	PVC
		NW	845.44	12"	PVC
		SW	844.71	15"	PVC
SAS 5151-030	870.66	NE	860.06	10"	PVC
		SE	861.01	8"	PVC
		NW	860.86	8"	PVC
		SW	860.01	10"	PVC
SAS 5051-063	862.65	NE	851.10	10"	PVC
		N	851.33	8"	PVC
		NE	856.92	8"	PVC
		SE	851.50	8"	PVC
		SW	851.00	12"	PVC



jsdinc.com
MADISON REGIONAL OFFICE
161 HORIZON DR, SUITE 101
VERONA, WISCONSIN 53593
P. 608.846.5060

CLIENT: SEA DESIGN

PROJECT LOCATION: 139 W. WILSON STREET, CITY OF MADISON, DANE COUNTY, WISCONSIN

#	Date:	Description:
1		
2</		

PLAN MODIFICATIONS:		
#	Date:	Description:
1	12.19.2022	UDC INITIAL SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: **KJY**
Reviewed By:
Approved By:

SHEET TITLE:
NOTE AND LEGEND

SHEET NUMBER:
C1.0
Toll Free (800) 242-8511

JSD PROJECT NO: 22-11487

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS' HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE" THAT MAY BE ADDITIONAL ITEMS THAT CAN BE IDENTIFIED BY A REASONABLE OBSERVATION OF THE GROUND SURFACE. THE OWNER/CONTRACTOR WOULD HAVE KNOWN OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEM TO THE ENGINEER FOR APPROVAL. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DESIGN DISCREPANCY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY HAD NO KNOWLEDGE.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUNDED TO PROPOSED SUBGRADE.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION, COORDINATE RELOCATION AND/OR ABDOMINATION OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.

- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGE TO THE PROPERTY, AND RELOCATE ALL CURB AND GUTTER SO THAT THE CITY OWNER DETERMINES NEEDS TO BE PLACED BECAUSE IT IS AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.

- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTOR, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.

- CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABDOMINATION AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
- ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.

- EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.

- SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2-24. OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND CITY OF MADISON SPECIFICATIONS.

- WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.1.0. OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND CITY OF MADISON SPECIFICATIONS.

- ALL PERMIT EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.

- BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS. DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL DEMOLITION DEBRIS. ALL APPLICABLE PERMITS AND DEMOLITION DEBRIS SHALL NOT BE BURNED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.

- CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT. USE "LOW DENSITY CONCRETE/FLYABLE FILL".

- RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS. DEMOLITION AND REMOVAL THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

- SECTION 28.185(9) REQUIRES THAT EVERY APPLICANT FOR A DEMOLITION OR REMOVAL APPROVAL THAT IS REQUIRED TO SUBMIT A REUSE AND RECYCLING PLAN IS TO GET AN APPROVED RECYCLING PLAN APPROVED BY THE CITY OF MADISON COORDINATOR, JEFFREY J. JOHNSON AT STREETS@CITYOFMADISON.COM PRIOR TO RECEIVING A RAZE PERMIT. EVERY PERSON WHO IS REQUIRED TO SUBMIT A REUSE AND RECYCLING PLAN PURSUANT TO SECTION 28.185(9) SHALL SUBMIT A REUSE AND RECYCLING COMPLIANCE WITHIN THE PLAN WITHIN SIXTY (60) DAYS OF COMPLETION OF DEMOLITION. A DEMOLITION OR REMOVAL PERMIT IS VALID FOR ONE (1) YEAR FROM THE DATE OF THE PLAN COMMISSION.

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
- STRIP AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
- INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
- EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

1. GENERAL

- ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY GEOFEST DATED MARCH 25, 2022.
- ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPAL REQUIREMENTS.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS

- CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROPRIATE LOCAL AND STATE HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION, HEREINAFTER, THIS PUBLICATION WILL BE REFERRED AS STATE HIGHWAY SPECIFICATIONS.

- WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO CONSTRUCTION. DO NOT BEGIN PAVING UNTIL THE AMBIENT TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN TEMPERATURE IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AMBIENT TEMPERATURE IS ABOVE 30° F (-1° C).

- GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

- CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

- BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.

- SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.

- ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

- CONCRETE PAVING SPECIFICATIONS

- CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.

- CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

- CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.

- EXTERIOR CONCRETE SURFACES SHALL BE BROU FINISHED.

- ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26U CONCRETE SEALANT.

- PAVEMENT MARKING SPECIFICATIONS

- USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.

- MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.

- ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

- 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

GRADING AND SEEDING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE GRADES DRIP PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES WHILE JSR PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK. GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, ASSESSMENT, AND ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED GRADE.

- GRADING AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.

- ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.

- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.

- ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.

- CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TIMES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.

- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.

- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVERSUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.

- ALL SLOPES GREATER THAN 1:10 SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDRN TECHNICAL STANDARD 1059 AND CITY OF MADISON ORDINANCE.

- MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF MADISON.

- MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

- WATERMAN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.2 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. INSULATION UPDATES WITH LATEST ADDENDUM (TYP).

- NON-METALLIC UTILITY PIPES (SANITARY, WATER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TOWER WIRE. COLOR REQUIRED BY SPS 382.30(1)(b), SPS 382.36(7)(c)10, AND SPS 382.40(1)(c). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, WATER SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.

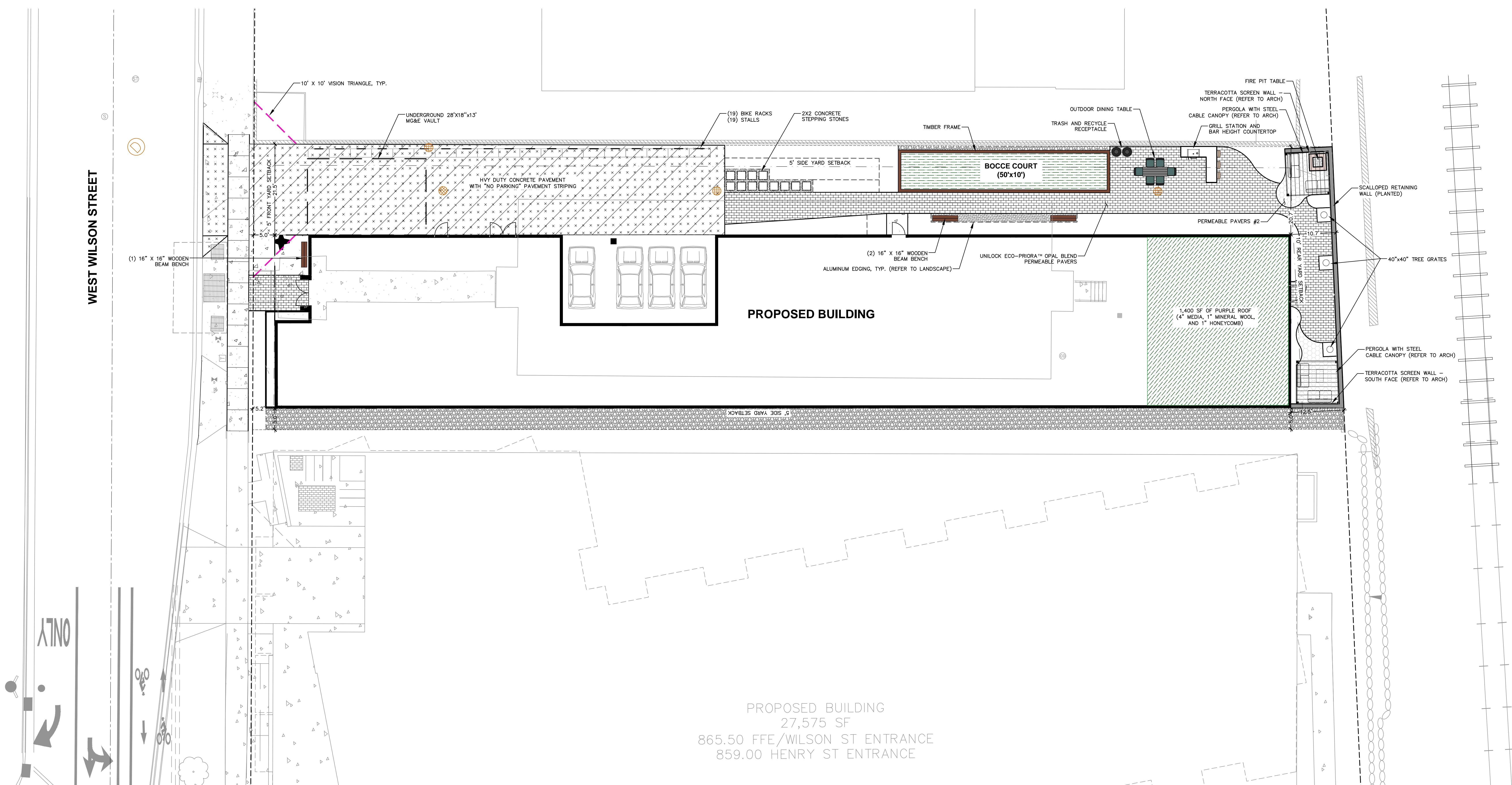
UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS' HOTLINE" PRIOR TO CONSTRUCTION.

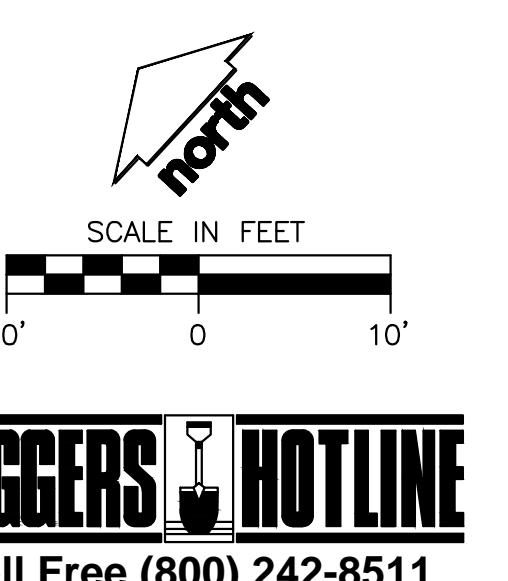
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR: EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.

- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDRN) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MADISON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.

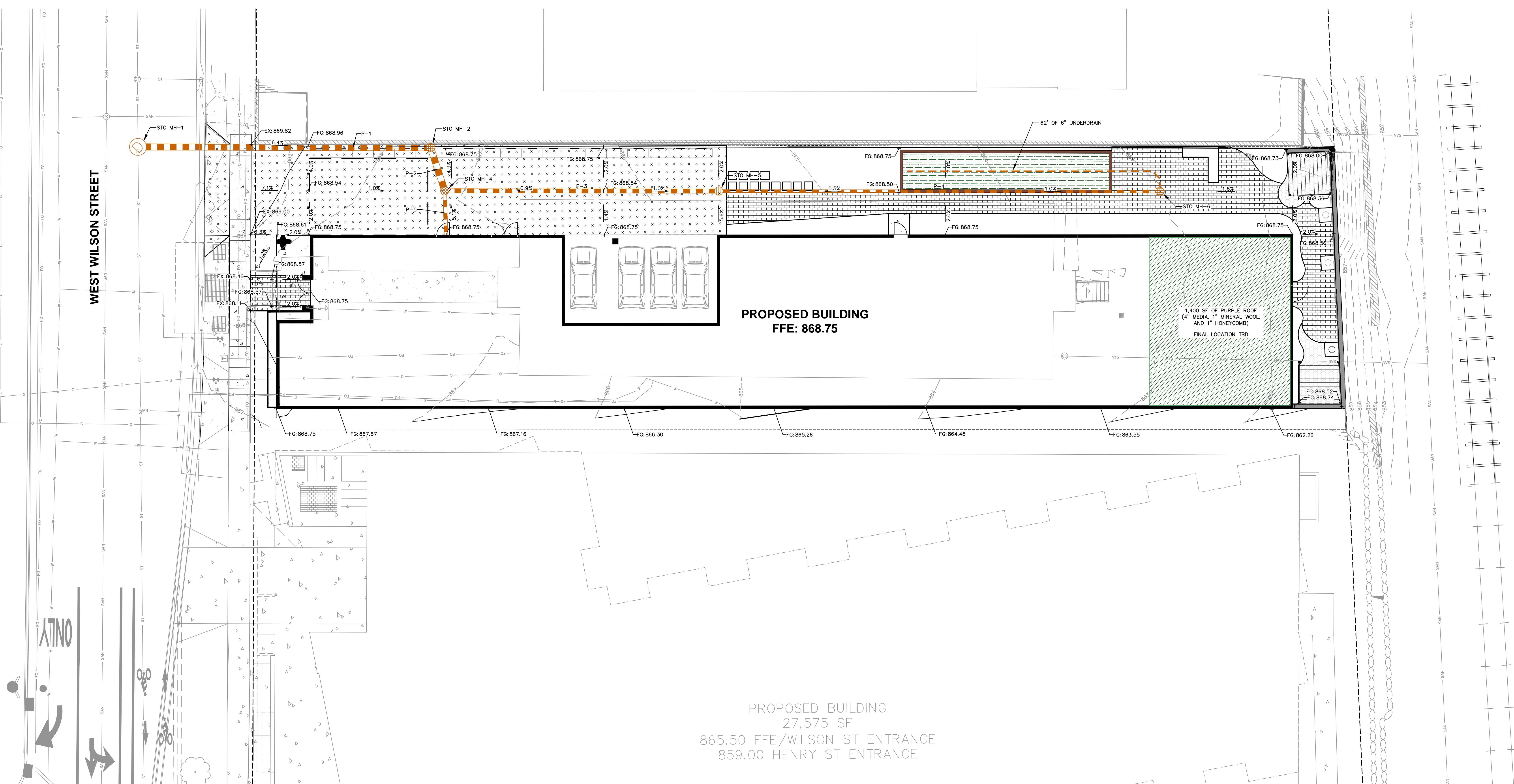
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF THE SITE.



SITE INFORMATION BLOCK		
SITE ADDRESS	139 WEST WILSON STREET	
PROPERTY ACREAGE	0.395 ACRES	
NUMBER OF BUILDING STORIES	16	
TOTAL BUILDING SQUARE FOOTAGE	9,840	
GROSS BUILDING SQUARE FOOTAGE	156,633	
NUMBER OF PARKING STALLS	0	
SURFACE WITHIN BUILDING	4	
NUMBER OF ON-SITE BICYCLE STALLS:	19	
EXISTING IMPERVIOUS SURFACE AREA	16,693 SF	
EXISTING PERVIOUS SURFACE AREA	500 SF	
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.97	
PROPOSED IMPERVIOUS SURFACE AREA	12,272 SF	
PROPOSED PERVIOUS SURFACE AREA	4,934 SF	
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.71	
USABLE OPEN SPACE AREA	3,356 SF	

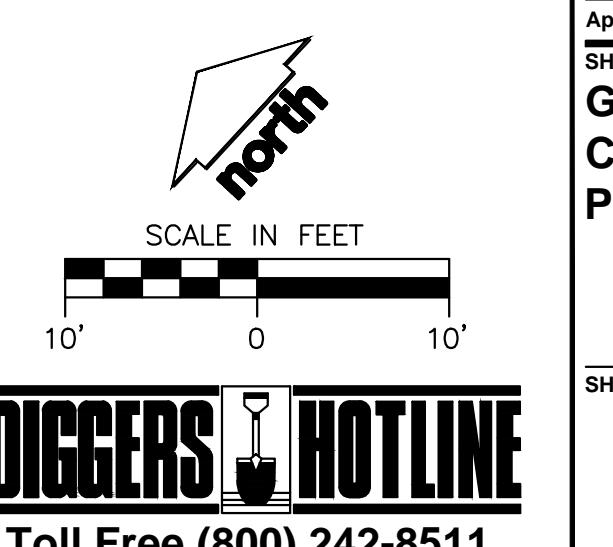


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PROPOSED STORM SEWER STRUCTURE TABLE				
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.
STO MH-1	869.12	EX SW INV: 862.52 (24") SE INV: 863.50 (18") EX NE INV: 862.52 (24")	6.6	48 IN MH R-1550 SOLID GRATE
STO MH-2	868.76	NW INV: 864.10 (18") SW INV: 864.29 (18")	4.6	24 IN DB STANDARD OPEN GRATE
STO MH-4	868.22	NE INV: 864.45 (18") SE INV: 864.95 (12") SW INV: 865.12 (10")	3.8	24 IN DB STANDARD OPEN GRATE
STO MH-5	868.27	NW INV: 865.27 (12") SE INV: 865.60 (8")	3.0	24 IN DB STANDARD OPEN GRATE
STO MH-6	868.04	NW INV: 866.12 (8")	1.9	24 IN DB STANDARD OPEN GRATE

PROPOSED STORM SEWER PIPE TABLE					
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)
P-1	STO MH-2	STO MH-1	69'	864.19	863.50
P-2	STO MH-4	STO MH-2	11'	864.45	864.29
P-3	STO MH-5	STO MH-4	65'	865.27	864.95
P-4	STO MH-6	STO MH-5	104'	866.12	865.60
P-5	ROOF	STO MH-4	10'	865.27	865.12

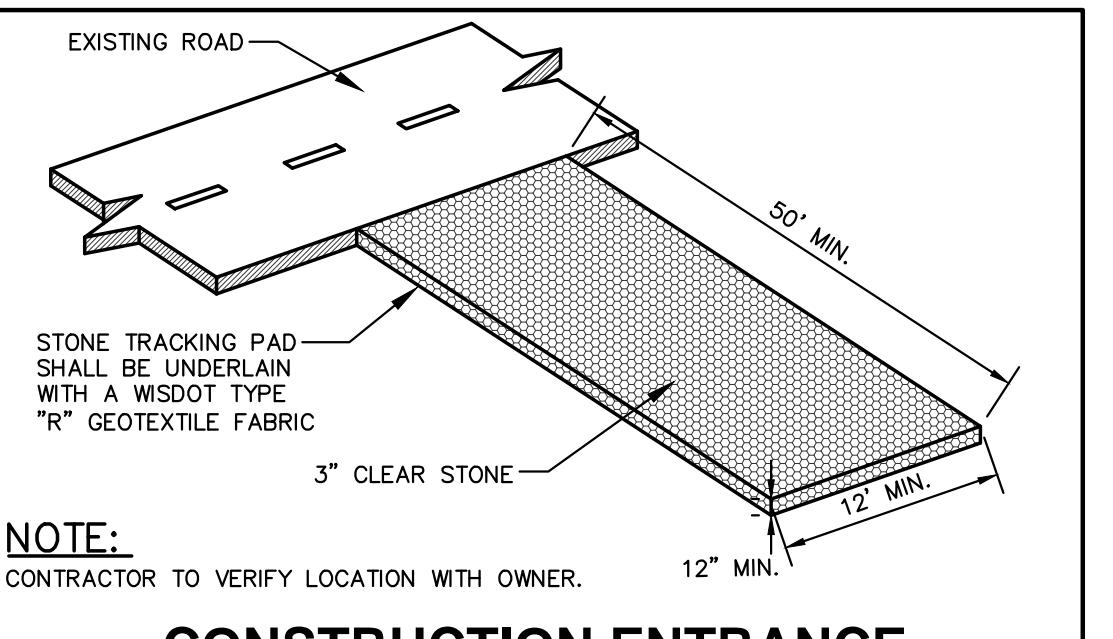
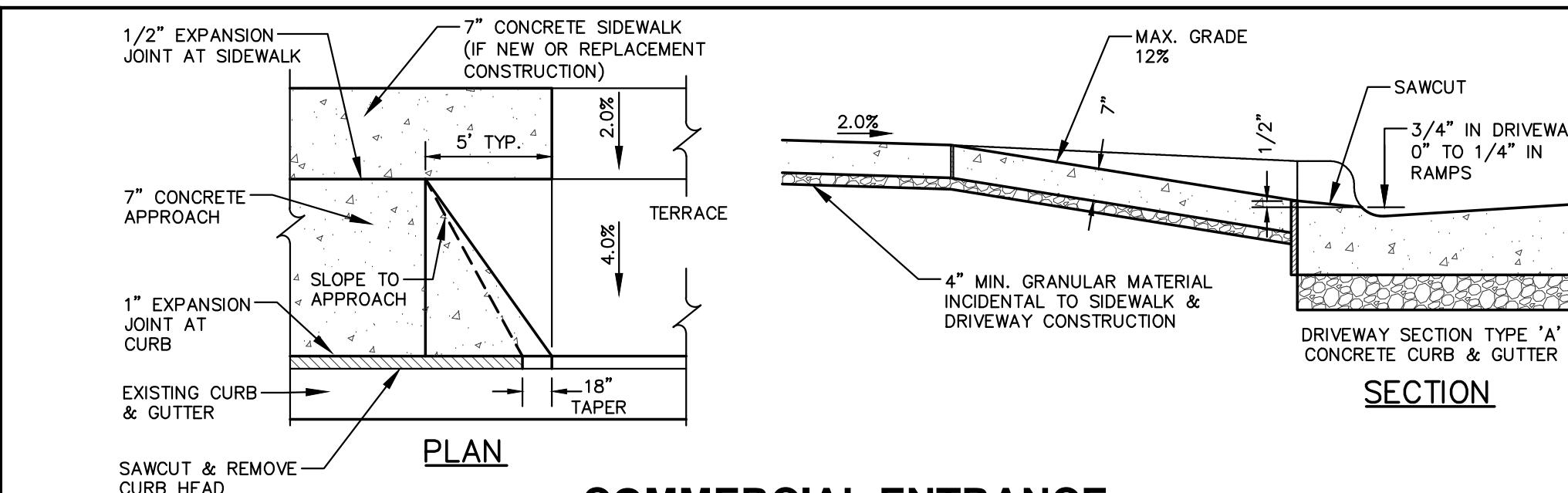
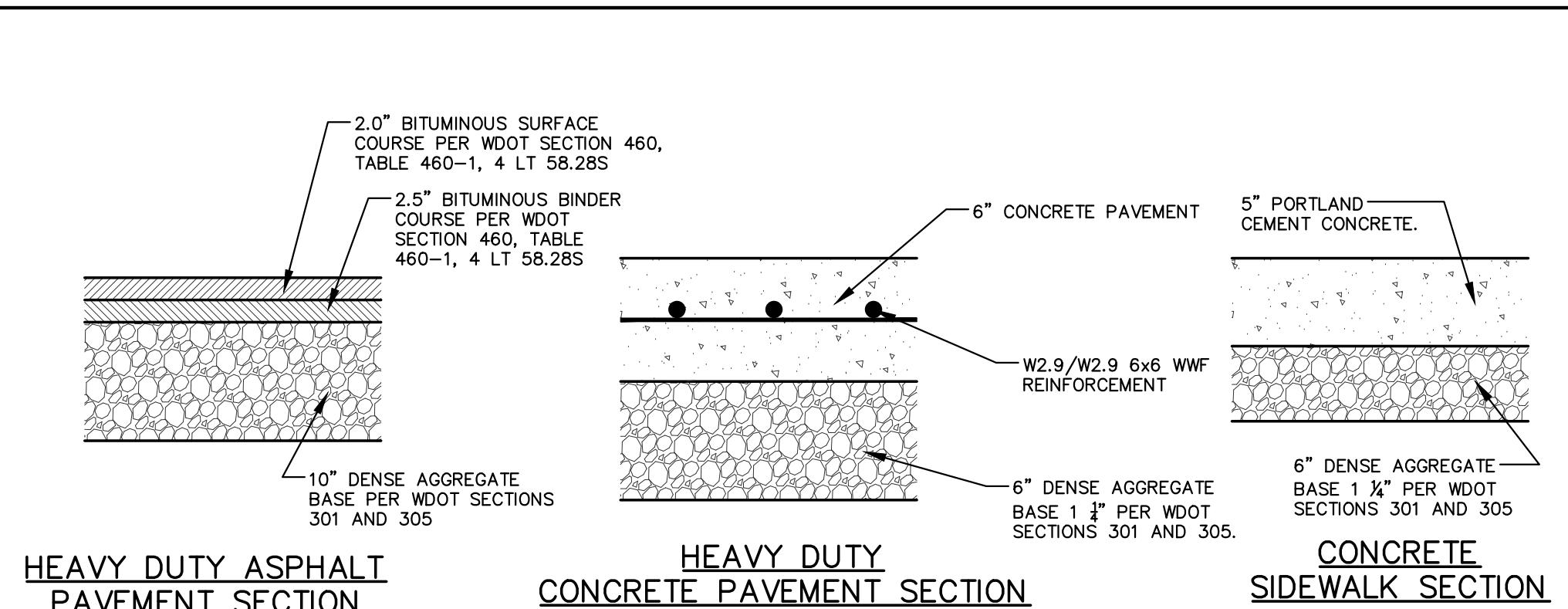
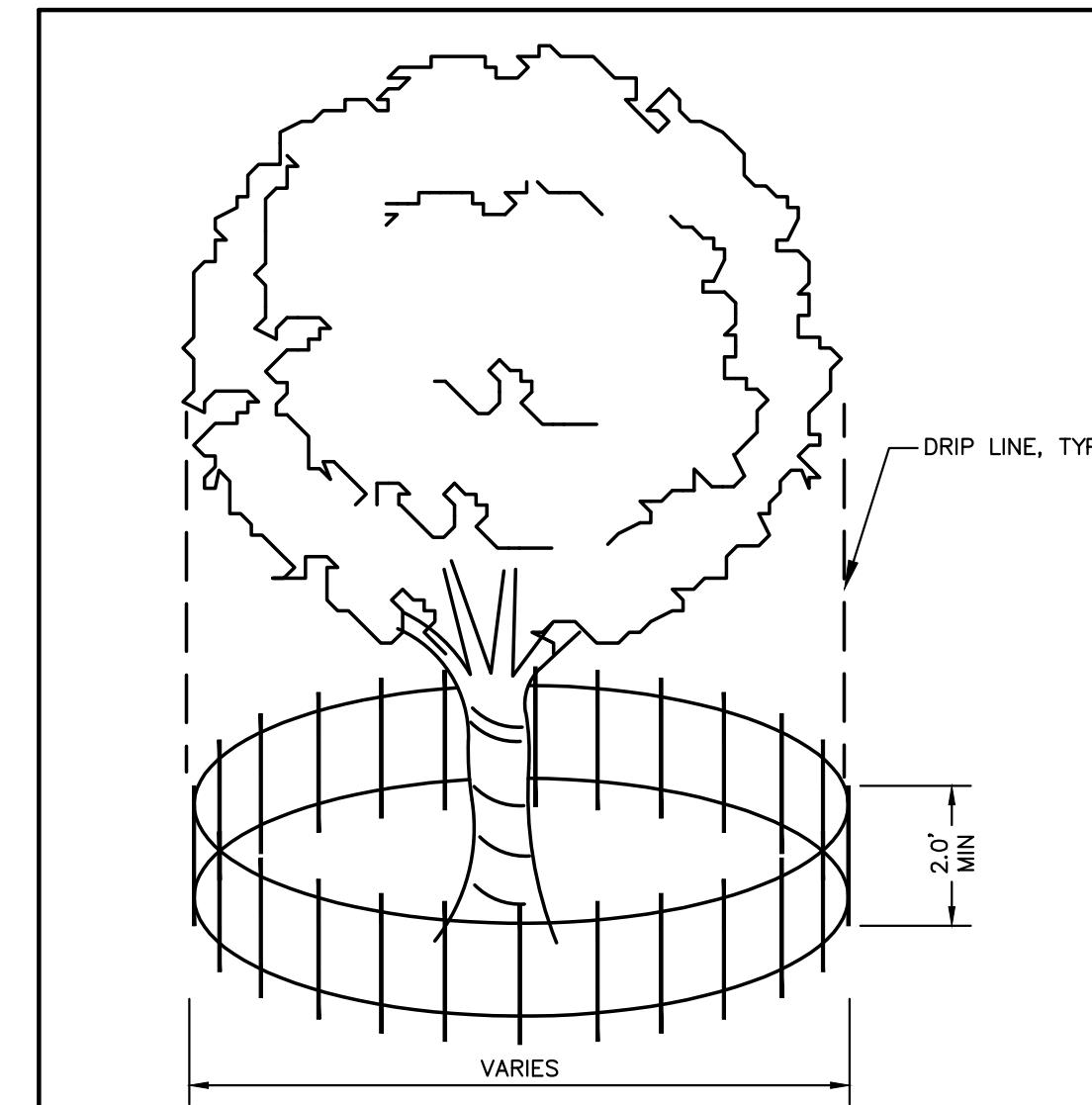


PLAN MODIFICATIONS:	
#	Date:
1	12.19.2022
2	UDC INITIAL SUBMITTAL
3	
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15	

Designed By: MAS
Reviewed By: KJV
Approved By:

Sheets Title:
GRADING, EROSION
CONTROL, AND UTILITY
PLAN

Sheet Number:
C4.0
Toll Free (800) 242-8511
JSD PROJECT NO: 22-11487



NOTE:
 FENCE TO BE INSTALLED TO PROTECT EXISTING TREES(DURING CONSTRUCTION, CONTRACTOR TO COORDINATE FENCE LOCATION WITH OWNER PRIOR TO INSTALLATION. SILT FENCE OR OTHER APPROVED BARRIER MATERIAL MAY BE USED.

TREE PROTECTION

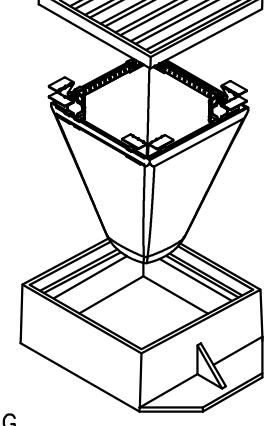
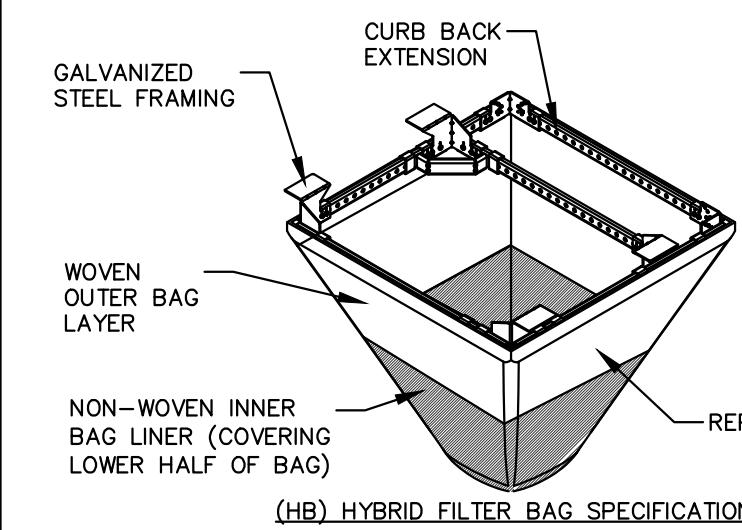
REV. 11-26-2018

N.T.S.

REV. 7-01-2019

CONCRETE PAVEMENT SECTIONS

N.T.S.

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS


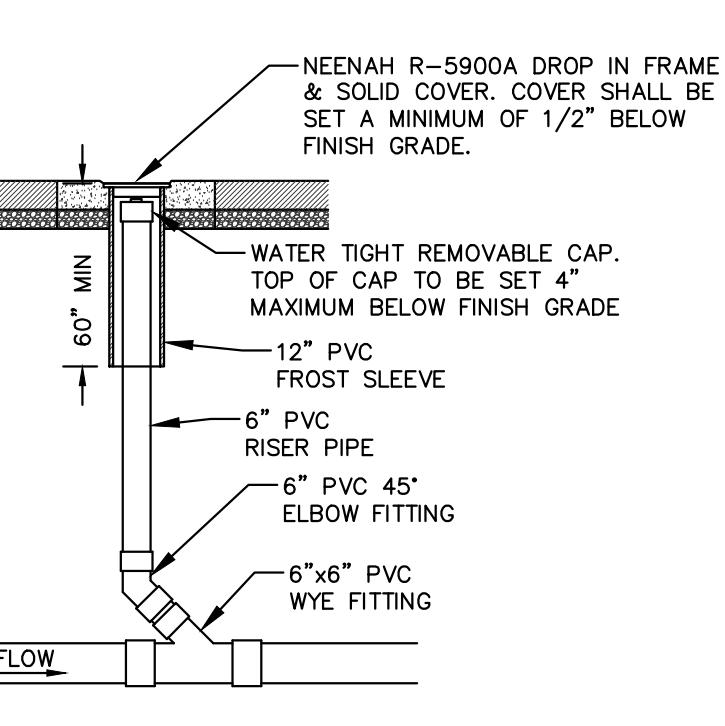
INSTALLATION INSTRUCTIONS:
 1. REMOVE GRATE FROM THE DRAINAGE STRUCTURE.
 2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE.
 3. PLACE THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE.
 4. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8".

MAINTENANCE GUIDELINES:
 1. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT OR DIRT.
 2. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE.
 3. USE A VACUUM OR INDUSTRIAL VACUUM TO COLLECT THE ENGINEERING OR MAINTENANCE CONTRACT 4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG.

CATCH-IT INLET FILTER (Temporary Inlet Protection)					
Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft ²)	Flow Ratings (CFS)
3087	Curb Box	35.5 x 17.5	33.0 x 15.0	4.4	2.0
32464	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1
30215	Square/Rect (SQ)	23 x 16	20.5 x 13	0.7	0.3
3067-C	Square/Rect (SQ)	35.5 x 17.5	33 x 15	3.2	1.0
R-2501	Round (RD)	26	24	2.3	0.8
R-1772/2560	Round (RD)	22.25 x 3.5	20.5 x 2.1	1.5	0.6
R-1772/2560	Round (RD)	22.25 x 3.5	20.5 x 2.1	1.5	0.6

Woven & Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)			
PROPERTY	TEST METHOD	WOVEN (DUTY)	NON-WOVEN (DUTY)
TENSILE STRENGTH	ASTM D632	300 x 225 lbs	300 lbs
ELONGATION	ASTM D632	20% x 10%	50%
CBR PUNCTURE	ASTM D6241	1000	60 lbs
TRAPEZOIDAL TEAR	ASTM D633	110 x 75 lbs	40 lbs
UV RESISTANCE	ASTM D3535	90%	90%
OPENING SIZE (ADS)	ASTM D1051	20 IN STD DEVE	40 IN STD DEVE
PERMITTIVITY	ASTM D4941	1.5 sec ⁻¹	2.0 sec ⁻¹
WATERFLOW RATE	ASTM D3491	200 gal/m ² /hr	160 gal/m ² /hr
MINIMUM FILTER BAG VOLUME		2.0 cu ft	

Minimum Filter Bag Volume: 2.0 cu ft



Comm Table 82.35		
Dig. of Lateral	Min Dig. of Cleanout Riser	Min Dig. of Riser Cap
1.5	1.5	1.5
2	2.5	2.5
3	3.5	3.5
4	4.5	4.5
5	6	5
6	6	6

Neenah Grates R-5900A 12" Pipe

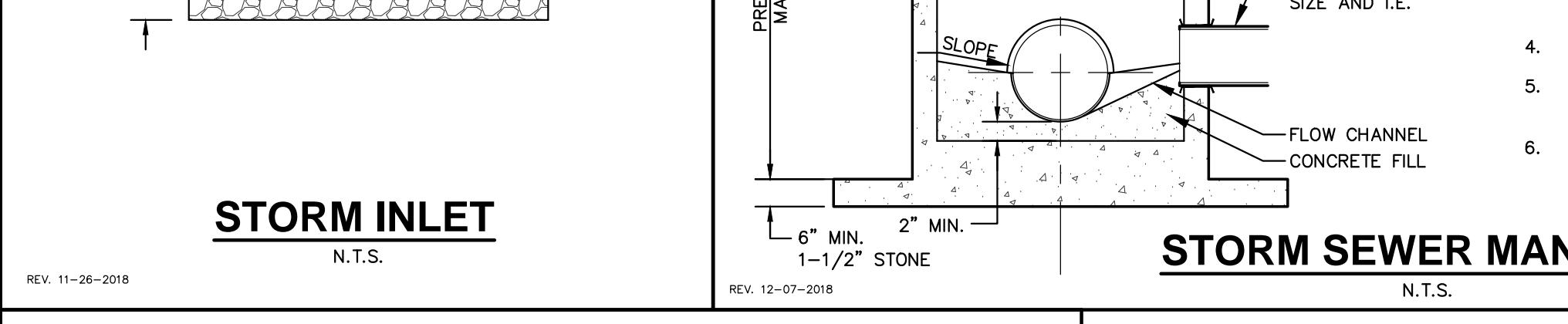
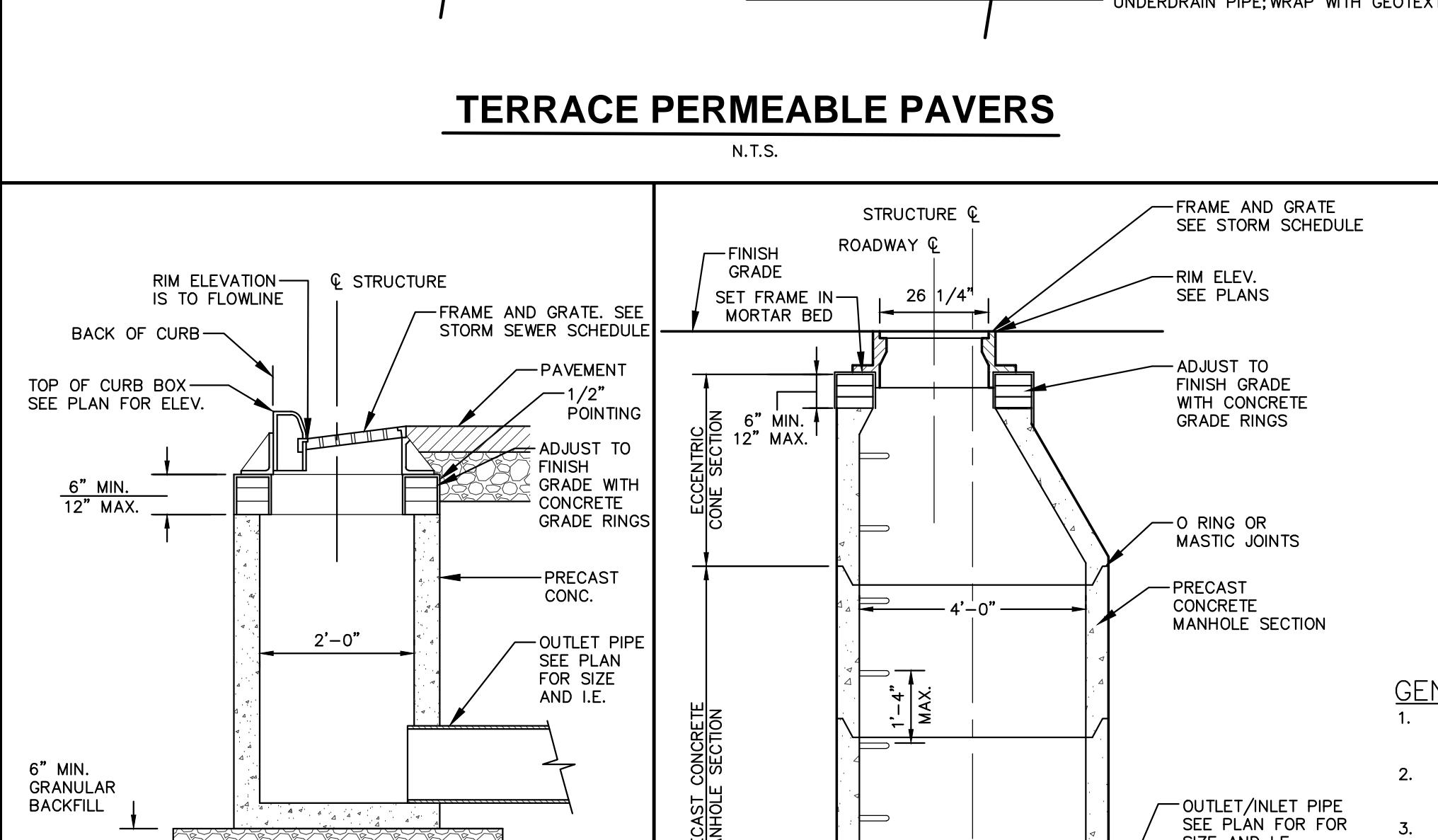
 NOTE:
 CLEANOUT PIPING AND FITTINGS SHALL MATCH SEWER LATERAL MATERIAL.

SEWER CLEANOUT

N.T.S.

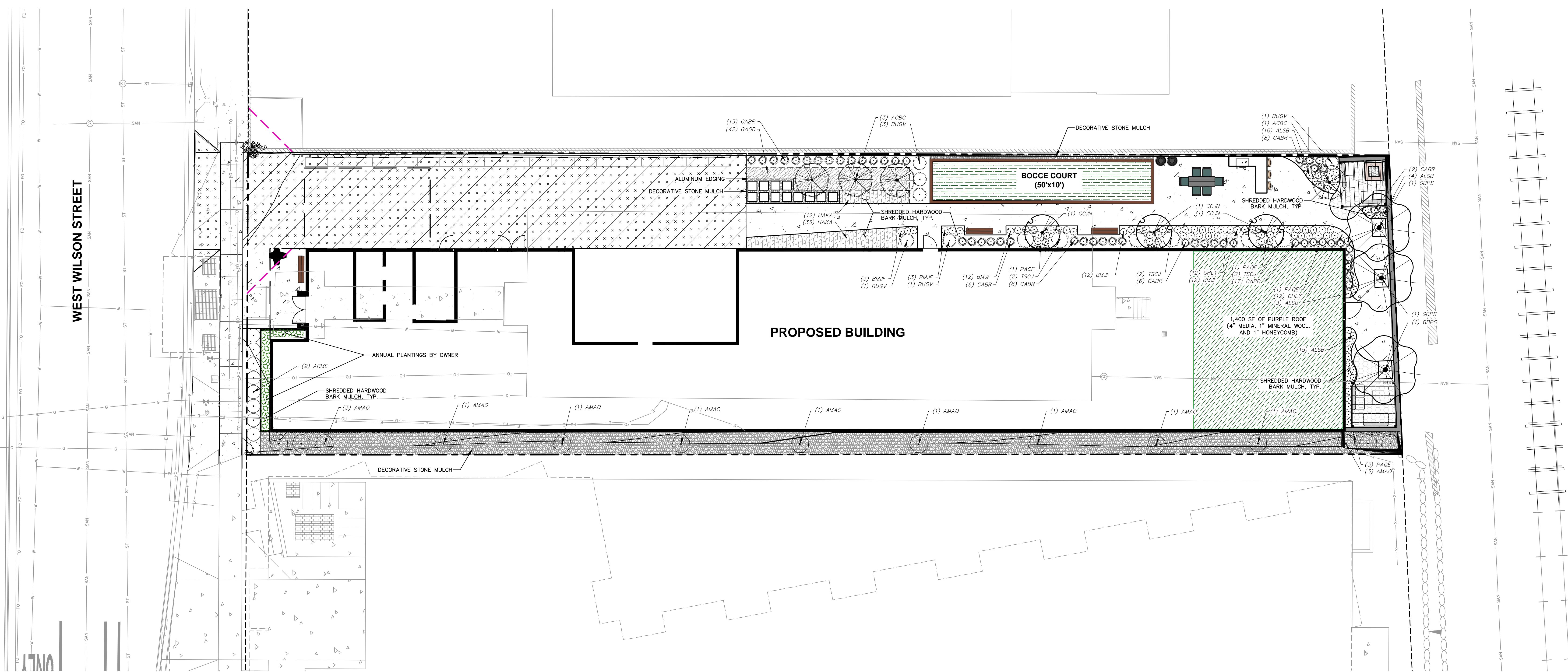
REV. 12-4-2018

N.T.S.



REV. 12-07-2018

N.T.S.


PLANT SCHEDULE

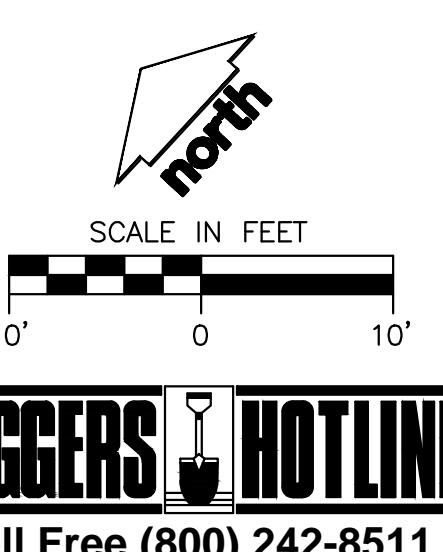
DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ACBC	Acer saccharum 'Barrett Cole' TM Apollo Sugar Maple	B & B	2.5"Cal	4
	CCJN	Cornus caroliniana 'J.N. Upright' TM Firespire American Hornbeam	B & B	2.5"Cal	3
	GBPS	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Maidenhair Tree	B & B	2.5"Cal	3
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AMAO	Amelanchier alnifolia 'Obelisk' TM Standing Oval Serviceberry	B & B	Min. 5' tall	14
	ARME	Aronia melanocarpa 'UCONNAM165' TM Low Scape Mound Chokeberry	#3	Min. 8"-18"	9
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	BUGV	Buxus x 'Green Velvet' Green Velvet Boxwood	#3	Min. 12"-24"	6
	TSCJ	Tsuga canadensis 'Jeddeloh' Jeddeloh Eastern Hemlock	#5	Min. 12"-24"	6
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ALSB	Allium x 'Summer Beauty' Summer Beauty Allium	#1	Min. 8"-18"	32
	BMJF	Brunnera macrophylla 'Jack Frost' TM Jack Frost Siberian Bugloss	#1	Min 8"-18"	42
	CABR	Calamagrostis brachytricha Korean Feather Reed Grass	#1	Min 8"-18"	52
	CHLY	Chelone lyonii 'Amarillo' TM Tiny Tortuga Pink Turtlehead	#1	Min 8"-18"	24
	PAQE	Parthenocissus quinquefolia engelmannii Engelmanni Virginia Creeper	#1	Min. 24"-36"	7
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SPACING	QTY	
	GAOD	Galium odoratum Sweet Woodruff	24" o.c.	42	
	HAKA	Hakonechloa macra 'Aureola' Golden Variegated Forest Grass	24" o.c.	45	

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	CONCRETE PAVEMENT
	ANNUAL PLANTINGS BY OWNER
	DECORATIVE STONE MULCH
	RETAINING WALL
	TREE UPLIGHTING
	BIKE RACK
	ALUMINUM EDGING

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE



PLAN MODIFICATIONS:		
#	Date:	Description:
1	12.19.2022	UDC INITIAL SUBMITTAL
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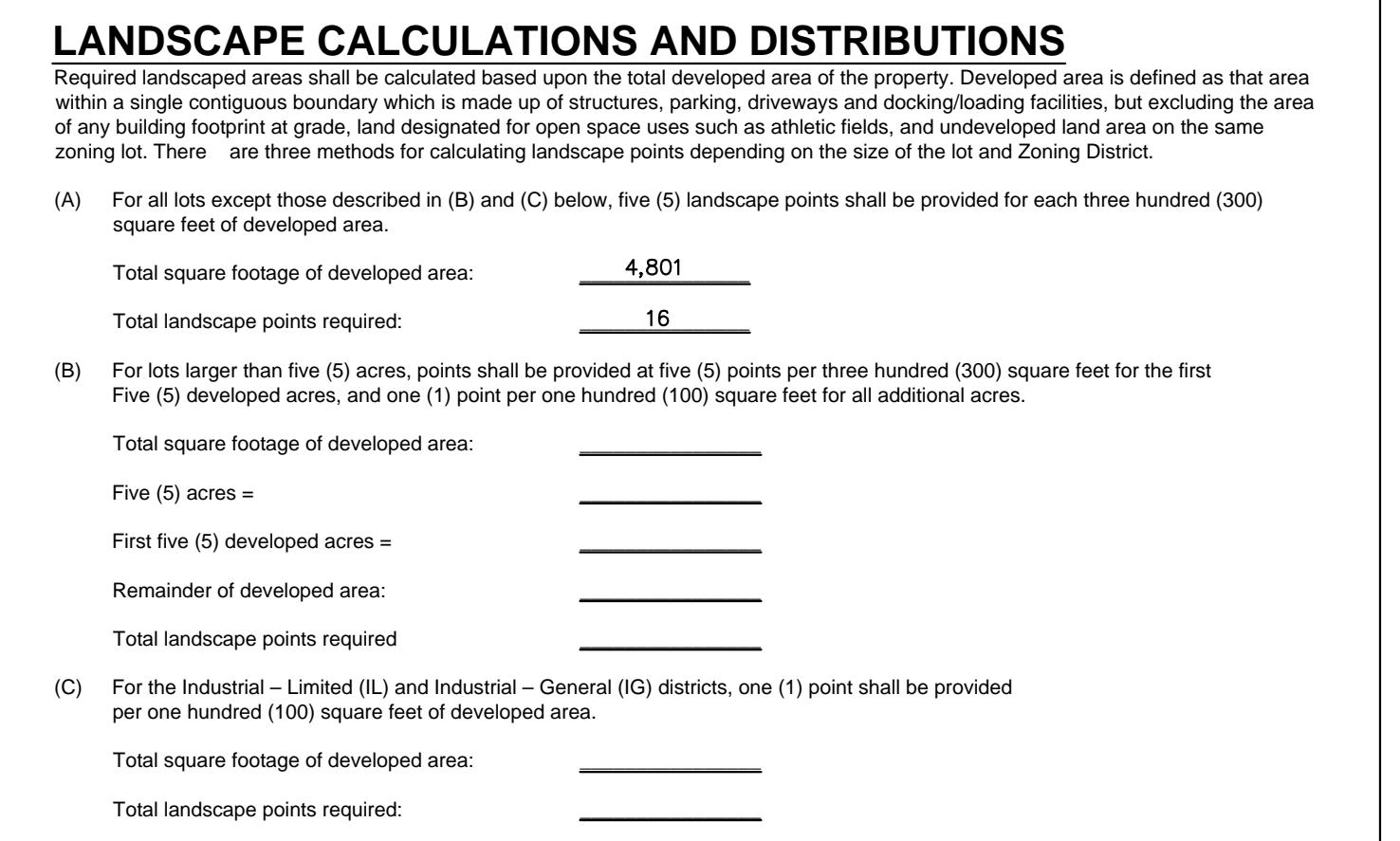
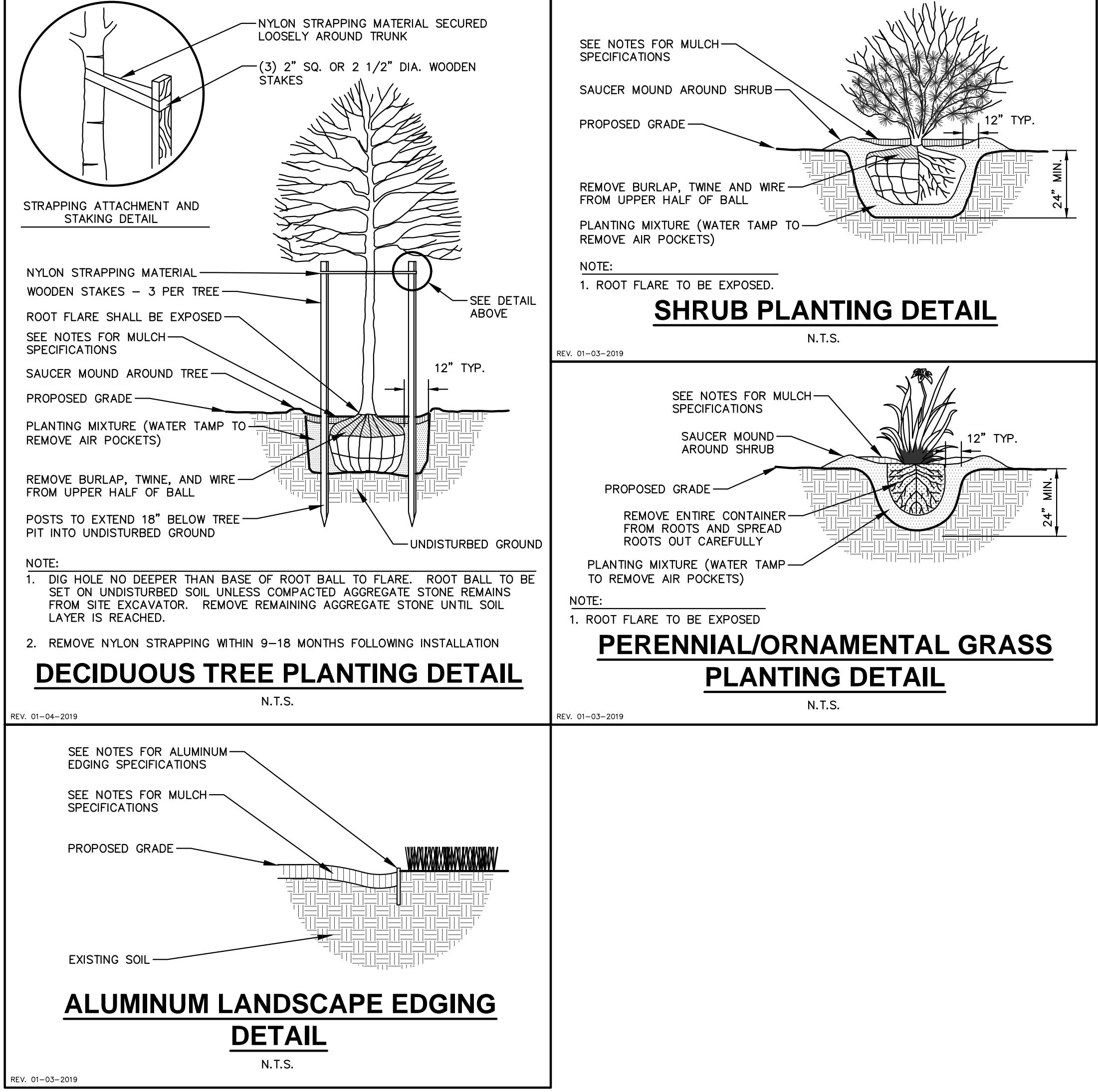
Designed By: MRA
Reviewed By: KJY
Approved By: KJY

SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L2.0

DIGGERS  HOTLINE
Toll Free (800) 242-8511

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GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY LIABILITY FOR ANY DAMAGES, WHETHER DIRECT OR INDIRECT, WHICH MAY RESULT IN DISPUTED ACTIONS BY ANY OF THE REGULATORY AGENCIES LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR SHALL USE 200-247-5000 FOR UTILITY LOCATIONS AT LEAST 10 DAYS PRIOR TO BEGINNING LAND CLEARING AND INSTALLATION OF PLANTS THAT ARE NEAR EXISTING UTILITIES. PREVIOUSLY INSTALLED WORK OF OTHER TRADES CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL PLANTING, GRADING AND RESTORATION WORK WITH THE GRADE CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DELIVERY PREPARATION. PLANTS SHALL BE SHIPPED DRIED OUT ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS WITH SOIL, MULCH, HAY OR OTHER SUBSTRATE. PROTECT THE PLANT MATERIALS FROM EXCESSIVE HEAT AND SUNLIGHT. USE A SHADED, SECURE AREA. PROTECT THE PLANT MATERIALS WITH SOIL, MULCH, HAY OR OTHER SUBSTRATE. PROTECT THE PLANT MATERIALS FROM EXCESSIVE HEAT AND SUNLIGHT. USE A SHADED, SECURE AREA. DO NOT REMOVE CONTAINER CROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BAULEL PLANTS BY STEM OR ROOTS. PLANT STOCK SHOULD BE PLANTED FROM THE BOTTOM OF THE CONTAINER. CONTRACTOR SHALL PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY AND FREE FROM DISEASE AND INSECT PESTS. PLANTS SHALL BE SHIPPED IN A MANNER WHICH IS APPROPRIATE FOR THE CLIMATE CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER REMOVAL FROM CONTAINERS. PLANTS SHALL BE IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPA, AND LARVA). PLANTS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER REMOVAL FROM CONTAINERS. PLANTS SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS, AND BE IN A STATE OF GOOD HEALTH. IN PLANTING, THE PLANTING HOLE AND DRAINING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISION AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE REMOVED. PRUNE TREES DURING THE PLANTING PERIOD. PRUNE TREES TO CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES OR PLANT MATERIALS ACCORDING TO STANDBY HORTICULTURAL PRACTICES. CUTS OVER 1 1/2" DIAMETER AND DEEPER THAN 1/4" SCAR ON BARK, THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTIBACTERIAL PRIMER. PLANT IN SEASON: DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS, SOIL AND BRANCHES, BIRD AND WRAP THESE MATERIALS. ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND OTHER ACTIVITIES SHALL BE REMOVED FROM THE WORK AREA. CLEANUP OF THE WORK AREA SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNREMOVED DEBRIS SHALL NOT BE LEFT ON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

TABULATION OF LANDSCAPE CREDITS AND POINTS

PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
			QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5' CAL MIN.	35	0	0	3	105
TALL EVERGREEN TREE	5'-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5' CAL MIN.	15	0	0	7	105
UPRIGHT EVERGREEN SHRUB	3'-4' TALL MIN.	10	0	0	0	0
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	23	69
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	12	48
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	157	314
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	3 POINTS PER SET (NOTIONAL POINTS ALREADY ACCESSED DEVELOPED AREA. CANNOT COUNT AS MORE THAN 10% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
SUBTOTAL			0		641	
TOTAL NUMBER OF POINTS PROVIDED			641			

LANDSCAPE MATERIAL NOTES

1. MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRAMBLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHOULD HAVE A MINIMUM OF 10% SAND AND 50% CLAY. NO SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT USE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROXIMATELY 1/2" INCHES. SHREDDED HARDWOOD BARK MULCH SHOULD BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH SIZE & COLOR TO BE APPROXIMATELY 1/2" INCHES. DECORATIVE STONE MULCH SHOULD BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIER WILL BE PERMITTED. EXAMPLE: BLACK VISCOSA.
5. MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEDED LAWN AREAS SHOULD BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH SHOULD BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS - ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLORISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF PLANTING AREA, PLANTING, GRADE RESTORATION, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADE CONTRACTOR.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLANT MATERIALS AND LAWN/TURFGRASS AREAS IN A MANNERED CONDITION. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANNERED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.