

2012.18  
Bagels Forever  
Remote Parking Lot Plan  
Land Use Application to  
Urban Design Commission  
Plan Commission  
April 3, 2013

### **Applicant Declarations**

#### **Pre-Application Notifications**

- 1) Alder Shiva Bidar was contacted regarding this project in November 2012
- 2) Rocky Bluff Neighborhood Association was contacted in November 2012
- 3) Plan Commission Demolition Permit Interested Parties Notification Form was filled out on line on 11/5/12

#### **Pre-Application Meetings with Staff**

- 1) Development Assistance Team (DAT) meeting regarding this project occurred in November, 2012
- 2) Another DAT meeting occurred on 3/19/13, attended by Al Martin, Matt Tucker, Kevin Firchow, Eric Halverson, Fred Rehbein, with follow up correspondence including Tim Troester and Janet Dailey.

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## **Letter of Intent**

Project Team includes the Owner (Barry Berman, Bagels Forever), JSD Professional Services, and Potter Lawson.

## **Proposed Development Plan for 2919 University Avenue**

Bagels Forever proposes to re-develop the land parcel located at 2919 University Avenue for additional off-site parking to serve their retail store located at 2947 University Avenue.

Bagels Forever is an existing bakery production facility and retail outlet. A small customer parking lot exists on the east side of the building adjacent to the retail sales entrance. The existing parking lot has 1 accessible parking stall and 13 standard parking stalls for a total of 14 parking stalls. The parking lot includes a bike rack which provides parking for 6 bicycles. Driveway aprons from University Avenue provide access and egress from the parking lot.

Bagels Forever is a well known local brand, and enjoys brisk business at its retail counter. The existing customer parking lot is busy, and parking capacity is already undersized for peak business periods.

Bagels Forever is developing plans to expand the on-site retail operations to include more bagel sandwiches and offer a small amount of on site dining within the store. They expect customer traffic will increase, and a portion of the customers will stay longer. For these reasons, they expect demand for customer parking to increase.

Bagels Forever purchased the parcel at 2919 University Avenue with the intent of re-developing it for off-site parking. There is an existing one story abandoned brick building on the site that will be demolished.

The parcel is currently zoned CC-T. Under the zoning code, private off-site parking is an allowed use, with the conditional-use approval granted by the zoning department. Parking requirements are established by the Conditional Use Approval.

The proposed re-development plan provides 18 standard stalls. The parking area will be illuminated by two pole lights. The minimal light spill from these lights onto adjacent property has been accepted by the adjacent land owners. All other development details, including design for storm water management, parking lot layout, screening, landscape and signage comply with applicable zoning requirements and City of Madison ordinances.

Proposed customer parking summary:

### Existing

- 1 Accessible stall
- 13 standard stalls
- Bike rack

### Proposed off site

- 18 standard stalls

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### Existing Building Demolition

Images of the site and exterior of the existing building to be demolished are provided below. The Contractor retained to complete the work of the building demolition shall prepare and submit a Demolition Recycling and Reuse Plan at the time a permit is pulled.



Looking southeast



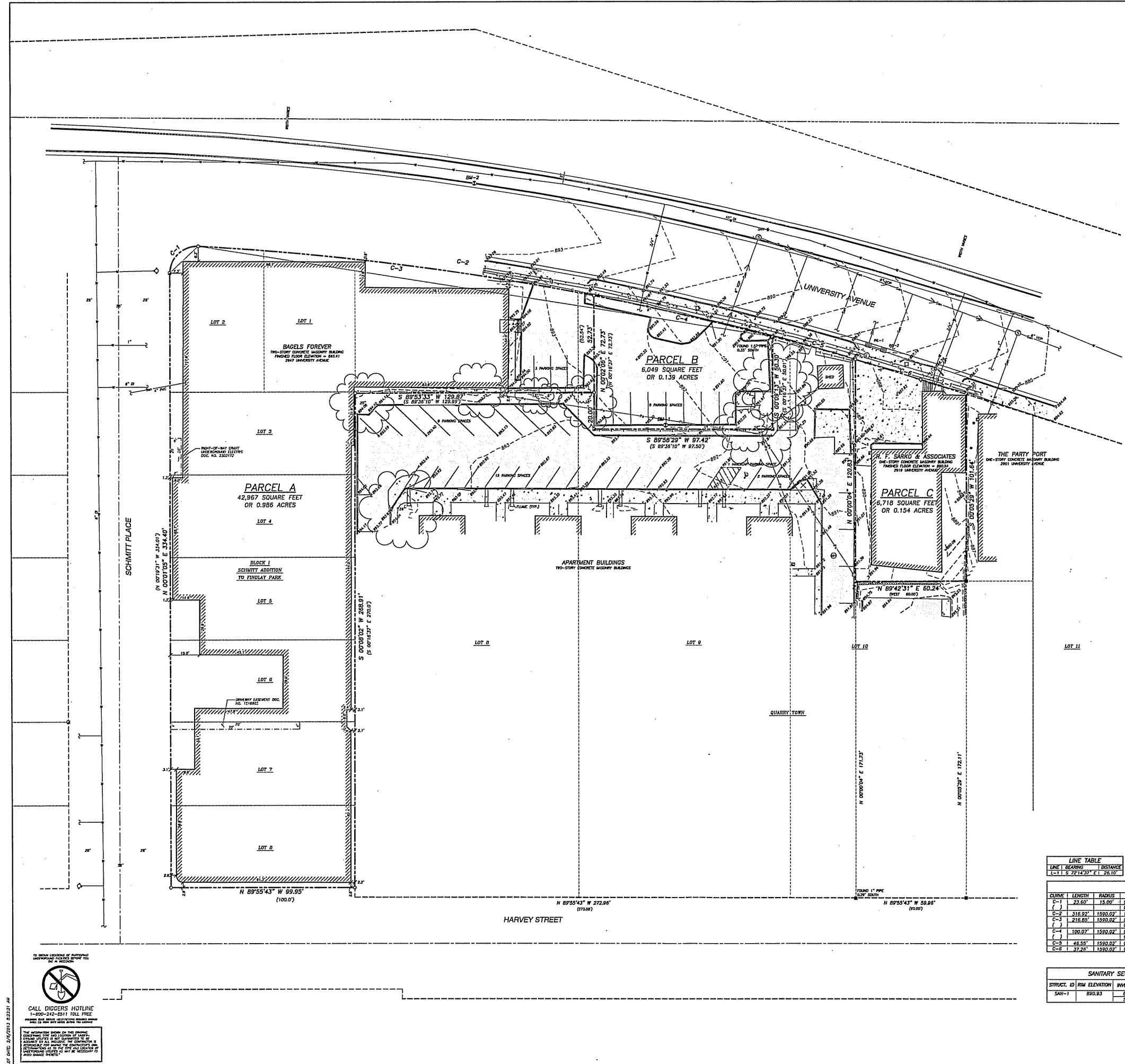
Looking southwest



Looking northeast



Looking east



- LEGEND**
- 1" IRON PIPE FOUND
  - 2" IRON PIPE FOUND
  - BENCHMARK
  - 3/4" x 24" REBAR SET (1.50 LBS/LF)
  - POST
  - SIGN
  - SANITARY MANHOLE
  - HYDRANT
  - WATER OR GAS VALVE
  - CURB INLET
  - GAS REGULATOR/METER
  - POWER POLE W/CUT
  - LIGHT POLE
  - MANHOLE
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - BUSH
  - LOT BOUNDARY
  - CHORD LINE
  - CENTERLINE
  - RIGHT-OF-WAY LINE
  - SECTION LINE
  - PLATTED LOT LINE
  - EASEMENT LINE
  - EDGE OF PAVEMENT
  - CONCRETE CURB & GUTTER
  - SANITARY SEWER
  - WATER LINE
  - STORM SEWER
  - NATURAL GAS
  - OVERHEAD ELECTRIC
  - UNDERGROUND ELECTRIC
  - UNDERGROUND TELEPHONE
  - 890 - INDEX CONTOUR
  - 891 - INTERMEDIATE CONTOUR
  - SPOT ELEVATION
  - BITUMINOUS PAVEMENT
  - CONCRETE PAVEMENT
  - DISCONTINUED MAPPED PIPE LINE
  - ( ) RECORDED INFORMATION

- NOTES**
- BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY. THE EAST RIGHT-OF-WAY LINE OF SCHMITT PLACE IS IN 000'03" E.
  - FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON DECEMBER 18, 2012 AND JANUARY 31, 2013.
  - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOLELINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOLELINE TICKET NO. 20124903748, START DATE, DECEMBER 7, 2012.
  - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOLELINE, AT 1.800.242.8511.
  - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). REFERENCE BENCHMARK IS THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 9 EAST, ELEVATION 818.18 AS SUPPLIED BY THE CITY OF MADISON.
  - THE ACCURACY OF THE SITE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
  - THESE PARCELS ARE SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

**LEGAL DESCRIPTION (AS FURNISHED)**

**PARCEL A**  
 THE NORTHERLY 150 FEET OF LOT EIGHT (8) AND THE NORTHERLY 150 FEET OF THE WESTERLY 9.2 FEET OF LOT NINE (9), QUARRY TOWN, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.  
 LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8) BLOCK ONE (1), SCHMITT ADDITION TO FINDLAY PARK, CITY OF MADISON, DANE COUNTY, WISCONSIN.  
 EXCEPT FROM THE ABOVE LANDS THAT PART CONVEYED BY AWARD OF DAMAGES RECORDED AS DOCUMENT NO. 1289388 AND BY AWARD OF DAMAGES RECORDED AS DOCUMENT NO. 1289472.  
 TAX KEY NO: 251/0709-212-0205-1

**PARCEL B**  
 A PART OF LOT 9 OF THE RECORDED PLAT OF QUARRY TOWN, ALSO BEING A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 21, TWP. 07N. R. 09E. IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE W LINE OF LOT 8, QUARRY TOWN, DISTANCE 214.23 FEET N FROM THE SW CORNER OF SAID LOT 8; THENCE E 130 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE S 20 FEET; THENCE E 97.3 FEET; THENCE N 87.7 FEET TO THE CEMENT WALK OF UNIVERSITY AVENUE; THENCE CONTINUING N TO THE N LINE OF LOT 9, QUARRY TOWN, (BEING THE CENTER LINE OF UNIVERSITY AVENUE); THENCE NWLY, ALONG THE CENTER LINE OF UNIVERSITY AVENUE TO A POINT WHICH IS DISTANT 130 FEET N FROM THE W LINE OF LOT 9 OF QUARRY TOWN MEASURED AT RIGHT ANGLES THERETO; THENCE S PARALLEL TO SAID W LINE OF LOT 9 TO THE SLY EDGE OF THE CEMENT WALK ON UNIVERSITY AVENUE; THENCE CONTINUING S, PARALLEL TO SAID W LINE OF LOT 9, 81.3 FEET TO THE POINT OF BEGINNING.  
 EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF WISCONSIN BY AWARD OF DAMAGES RECORDED APRIL 24, 1940 IN VOLUME 170 OF RECORDS, PAGE 531 AS DOCUMENT NO. 1289746.  
 TAX KEY NO: 251/0709-212-0204-3

**PARCEL C**  
 PART OF LOT TEN (10), QUARRY TOWN, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 188.25 FEET WEST OF, AND 172.25 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 11 OF SAID PLAT; THENCE WEST 80 FEET MORE OR LESS TO THE EAST LINE OF LAND DESCRIBED IN VOLUME 437 OF RECORDS, PAGE 184, AS DOCUMENT NO. 879472; THENCE NORTH ALONG SAID EAST LINE OF THE CENTER LINE OF UNIVERSITY AVENUE; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE TO A POINT DUE NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING.  
 EXCEPT THAT PART CONVEYED TO THE STATE OF WISCONSIN BY WARRANTY DEED RECORDED IN VOLUME 263 OF RECORDS, PAGE 55 AS DOCUMENT NO. 1295618.  
 TAX KEY NO: 251/0709-212-0203-5  
 2919 UNIVERSITY AVENUE  
 2947 UNIVERSITY AVENUE

**LINE TABLE**

LINE	BEARING	DISTANCE
L-1	S 27°14'33" E	261.0'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	23.62'	15.00'	80°08'16"	21.24'	N 46°31'42" E
C-2	316.62'	1590.02'	112°21'11"	315.05'	N 44°30'14" E
C-3	216.83'	1590.02'	07°48'50"	216.69'	S 82°48'35" E
C-4	100.02'	1590.02'	07°47'36"	216.11'	S 83°04'54" E
C-5	46.58'	1590.02'	03°36'17"	100.02'	S 77°22'57" E
C-6	37.26'	1590.02'	01°20'33"	37.26'	N 44°30'14" E

**BENCHMARKS**

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	893.03	CUT CROSS ON TOP BACK OF CURB ALONG SOUTH PROPERTY LINE OF PARCEL B.
BM-2	894.09	CUT CROSS ON TOP BACK OF CURB WITHIN EASTBOUND LANE OF UNIVERSITY AVE.

**SANITARY SEWER MANHOLES**

STRUCT. ID	R/W ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SM-1	890.83	E 887.81	6"	CLAY
		S 887.91	6"	CLAY

**STORM SEWER INLETS**

INLET ID	R/W ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
RI-1	887.15	N 877.26	18"	RCP
		E 876.95	12"	RCP
RI-2	887.05	W 884.95	12"	RCP

**STORM SEWER INLETS**

INLET ID	R/W ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
RI-1	887.15	N 877.26	18"	RCP
		E 876.95	12"	RCP
RI-2	887.05	W 884.95	12"	RCP

**DATE** \_\_\_\_\_

**REGISTERED LAND SURVEYOR** \_\_\_\_\_

CALL DIGGERS HOTLINE  
 1-800-242-8511 TOLL FREE

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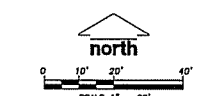
**BOUNDARY & TOPOGRAPHIC SURVEY**

PART OF LOTS 1 AND 2, BLOCK 1 AND ALL OF LOTS 3 THRU 8, BLOCK 1, SCHMITT ADDITION TO FINDLAY PARK AND PART OF LOTS 8, 9 AND 10 QUARRY TOWN, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**JSD Professional Services, Inc.**  
 • Engineers • Surveyors • Planners  
 101 JORDISON DRIVE, SUITE 101  
 MADISON, WISCONSIN 53703  
 PHONE: (608)401-5000

PROJECT NO: 12-5396  
 FILE NO: E-140  
 SURVEYED: MAD  
 P.B. NO./P.C. 259/115  
 SHEET NO: 1 OF 1

DATE	BY	REVISION
01-09-2013	JK	REVISION
01-28-2013	HJL	REVISION
02-08-2013	Extrem.dwg	REVISION



Notes:

- REFER TO THE BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY DATED 02-05-2013 FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. PRECONSTRUCTION MEETING IS REQUIRED WITH THE CITY OF MADISON INSPECTION DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- 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.

**PARKING LOT PLAN SITE INFORMATION**

SITE ADDRESS:	2919 UNIVERSITY AVENUE
SITE ACREAGE:	0.15 ACRES
NUMBER OF BUILDING STORIES (ABOVE GRADE):	N/A
BUILDING HEIGHT:	N/A
TYPE OF CONSTRUCTION:	N/A
TOTAL SQUARE FOOTAGE OF BUILDING:	N/A
USE OF PROPERTY:	PARKING LOT
CROSS SQUARE FEET OF OFFICE:	N/A
OFFICE CAPACITY:	N/A
NUMBER OF EXISTING BIKE STALLS SHOWN:	-
NUMBER OF PARKING STALLS (WITH 2047 UNIVERSITY - BAGELS FOREVER):	-
LARGE CAR:	NEW = 18 EXISTING = 10
ACCESSIBLE:	NEW = 0 EXISTING = 1
TOTAL STALLS = 29	
NEW = 18	
EXISTING = 11	

4/3/13	CITY REVIEW	
Date	Issuance/Revisions	Symbol

4/3/13 CITY REVIEW

**Bagels Forever Remodeling Parking Lot**

2919 UNIVERSITY AVENUE  
MADISON, WISCONSIN

Drawing Title:  
**SITE AND LANDSCAPE PLAN**

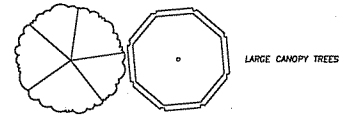
Project Number:  
2012.18

Drawn By:  
DOS

02013 Potter Lawson Architects

**C100**

- LEGEND (PROPOSED)**
- PROPERTY LINE
  - BUILDING LINE
  - TRENCH PATCH
  - EDGE OF CONCRETE
  - FENCE
  - PROPOSED CONCRETE PAVEMENT
  - PROPOSED ASPHALT PAVEMENT
  - STONE RETAINING WALL
  - 'DIVERSE PRARIE FOR MEDIUM SOILS' SEED MIX

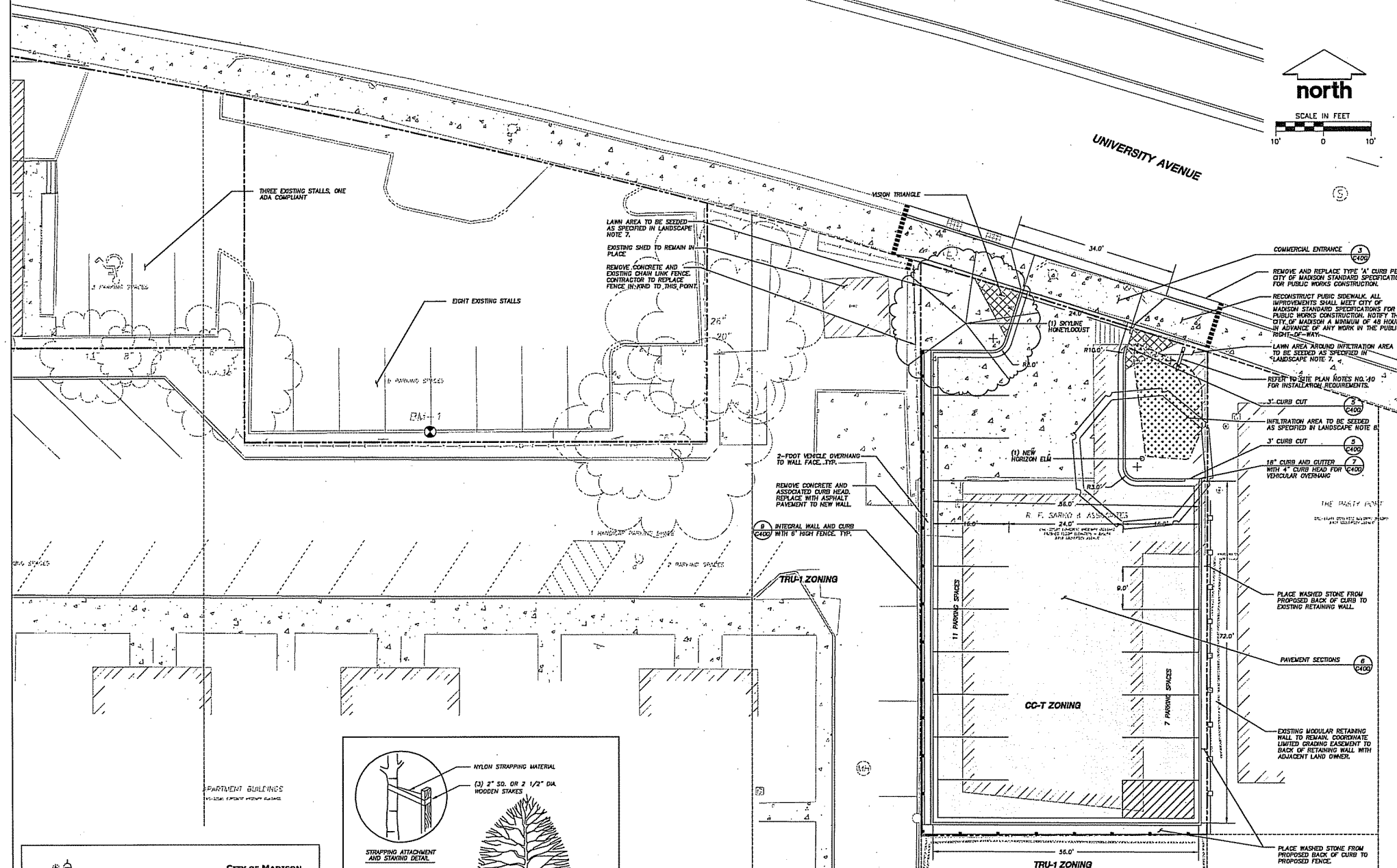


- GENERAL NOTES**
- REFER TO THE BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY DATED 02-05-2013 FOR EXISTING CONDITIONS NOTES AND LEGEND.
  - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. PRECONSTRUCTION MEETING IS REQUIRED WITH THE CITY OF MADISON INSPECTION DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
  - 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.

- SITE PLAN NOTES**
- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL RAMP TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL PRIVATE CURB AND CUTTER SHALL BE 18" CURB AND CUTTER WITH 4" CURB HEAD. REFER TO DETAIL B/C400 FOR CURB VARIATION ALONG WEST SIDE WALL.
  - CONTRACTOR SHALL PROVIDE CONSTRUCTION JOINTS AT EVEN SPACING AND AT A DISTANCE APART EQUAL TO THE SIDEWALK WIDTH AND AS TYPICAL IN CONCRETE CONSTRUCTION.
  - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
  - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE IX-200 CONCRETE SEALANT.
  - USE 4" WIDE, LATEX BASED, HIGH VISIBILITY YELLOW PAINT FOR STALL LINES.
  - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
  - TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSION AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.
  - SIGN TO BE DESIGNED BY OWNER. CONTRACTOR TO INSTALL SIGNATURE FOOTING FOR THE SIGN A MINIMUM OF 6" FEET BELOW THE BOTTOM OF THE POND. NO CONCRETE IS ALLOWED WITHIN THE ROCK STORAGE AREA. METAL SIGNATURE IN CONJUNCTION WITH THE BIODEGRADABLE BASKIN TO MINIMIZE CONSTRUCTION RELATED COMPACTION AT THE BOTTOM OF THE BIODEGRADABLE BASKIN.

**PARKING LOT PLAN SITE INFORMATION**

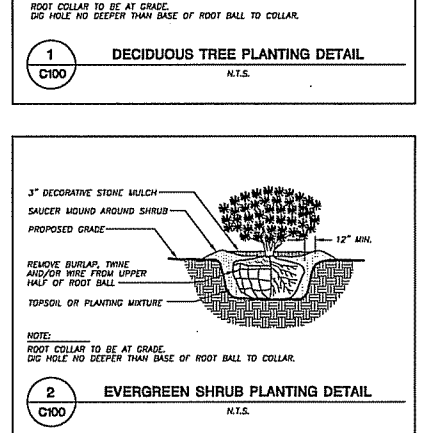
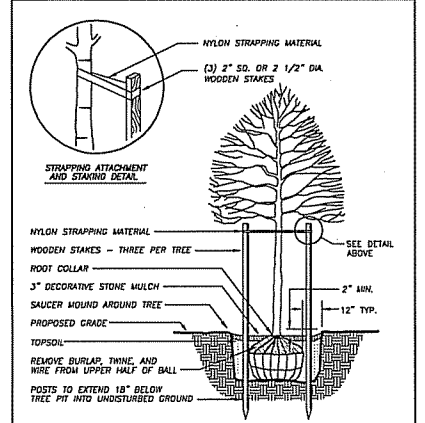
SITE ADDRESS:	2919 UNIVERSITY AVENUE
SITE ACREAGE:	0.15 ACRES
NUMBER OF BUILDING STORIES (ABOVE GRADE):	N/A
BUILDING HEIGHT:	N/A
TYPE OF CONSTRUCTION:	N/A
TOTAL SQUARE FOOTAGE OF BUILDING:	N/A
USE OF PROPERTY:	PARKING LOT
CROSS SQUARE FEET OF OFFICE:	N/A
OFFICE CAPACITY:	N/A
NUMBER OF EXISTING BIKE STALLS SHOWN:	-
NUMBER OF PARKING STALLS (WITH 2047 UNIVERSITY - BAGELS FOREVER):	-
LARGE CAR:	NEW = 18 EXISTING = 10
ACCESSIBLE:	NEW = 0 EXISTING = 1
TOTAL STALLS = 29	
NEW = 18	
EXISTING = 11	



**LANDSCAPE PLANT LIST**

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POINTS	TOTAL POINTS
1	Large Canopy Trees					
1	Skyline Honeylocust	GLEDITSIA INACRUCATA 'Skyline'	3" Cal	BAB	35	35
1	New Horizon Elm	ULMUS X 'New Horizon'	2" Cal	BAB	35	35

- LANDSCAPE NOTES & SPECIFICATIONS**
- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC PLACEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. 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. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-3344 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND AND INSTALL ALL UTILITIES THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL THE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
  - DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER CROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT RISE UP CONTAINER OR GALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
  - GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTONE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDS, EDGING, MULCH, CROSS, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWN DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
  - MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK AND 2001-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FREELY BUDG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR 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, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKING TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
  - MATERIALS - SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
    - SEEDED AREAS = 7"
    - PARKING ISLANDS = 20"
    - TREE RINGS AND FITS = SEE DETAILS
 PLANTING SOIL TO BE A MINIMUM 6" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRAGILE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOWNS. TOPSOIL SHALL HAVE A pH BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
  - SEEDING: ALL DISTURBED AREAS SHALL BE SEED AS SPECIFIED IN THESE NOTES.
  - MATERIALS - SEED: ALL LAWN SEED SHALL BE EARTH HART'S 'BOLDLYARD' OR OWNER APPROVED EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
  - MATERIALS - SEED: INFILTRATION AREA DESIGNATED TO RECEIVE PRAIRIE SEED MIX IS TO BE SEED WITH 'DIVERSE PRARIE FOR MEDIUM SOILS' SEED MIX (ITEM NO. 50012) AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53984, TEL. 800-296-3979. INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND AT TIMES AND IN OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT.
  - MATERIALS - FERTILIZER AND MULCH: PARKING ISLAND AND PLANTING AREAS SHALL RECEIVE 1 1/2" INCH DECORATIVE WASHED STONE SPREAD TO A DEPTH OF THREE INCHES. OWNER SHALL APPROVE COLOR, TEXTURE AND SIZE EXCLUSIVE PRIOR TO INSTALLATION. AN APPROVED PROFESSIONAL GRADE ROYEN FABRIC SHALL BE INSTALLED PRIOR TO MULCH INSTALLATION. NO PLASTIC (SUPERVISOR BARRIERS ACCEPTED) EX. BLACK VISQUEUM. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
  - 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 PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NIM GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CHANNEL LATER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE BOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISETTLE TREE PAINT.
  - CLEANUP: DISPOSE OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, SELECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UNDER A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INDEED MATERIALS BE ALLOWED UNDER ADJACENT PRIVATE PROPERTY.
  - MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SEEDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/GRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS AND SHAPING AND/OR REPLACEMENT OF DEFICIENT 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 MANICURED CONDITION.
  - MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND BARRIERS AS NECESSARY FOLLOWING THE ONE (1) YEAR PLANT GUARANTEE PERIOD.



**CITY OF MADISON LANDSCAPE WORKSHEET**  
Section 26.143 Madison General Ordinance

Project Location / Address: \_\_\_\_\_  
Name of Project: **BAGELS FOREVER**  
Drawn / Created: \_\_\_\_\_  
Contact Phone: \_\_\_\_\_

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

**Landscape Calculations and Information**

Required landscape area shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, treated sidewalks, patios, and outdoor activity areas. Developed area does not include areas that require special permits and are not shown on the same property plat as the lot indicated.

(a) The (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of (1) and (2) devices as specified in (b) below.

Total square footage of developed area: **5,505.50 SQ. FT.**

Developed area divided by three hundred (300) square feet = **18.02** Landscape Units

(b) Within the landscaped - Landscaped (15) and landscaped - General (15) standards, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.

Total square footage of landscaped area: \_\_\_\_\_

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

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

Landscape units multiplied by five (5) landscape points = **90.10** Total Points Required

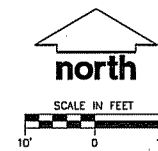
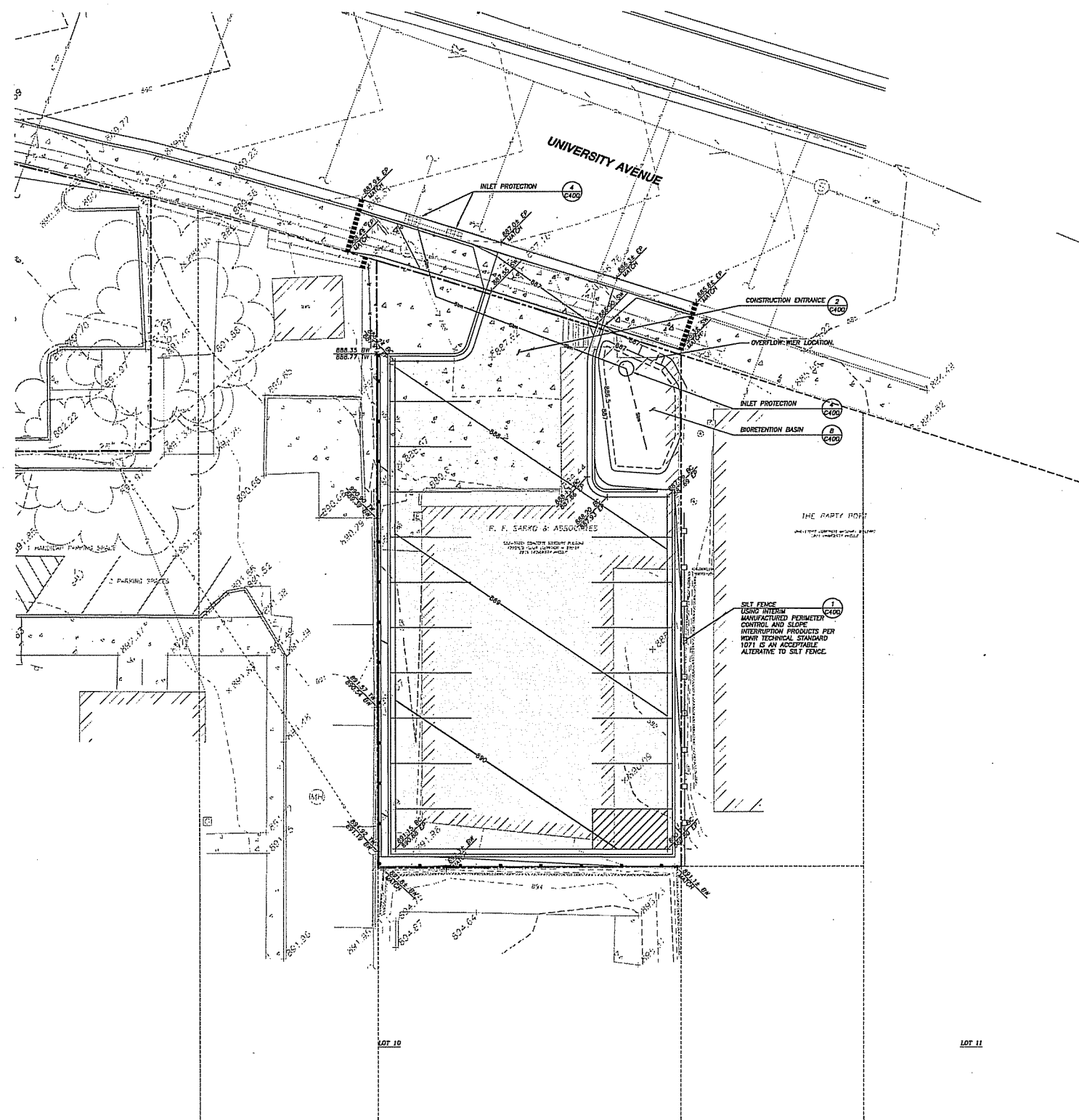
**Tabulation of Points and Credits**

Use the table to indicate the quantity and points for all existing and proposed landscape elements. Calculations including a final total of points (150) or 150 shall be rounded down to the nearest whole number; fractions of more than one-half (1/2) shall be rounded up.

Plant Type/Element	Minimum Size at Installation	Points	Credit/Existing Landscaping Points Awarded	New Proposed Landscaping Points Awarded
Decorative shrubs over 2 1/2 inch caliper	2 1/2 inch caliper	15		2
Ornamental tree	1 1/2 inch caliper	15		70
Evergreen tree	3 1/2 inch caliper	15		
Shrub, deciduous	18" or 3 gallon container size	3		
Shrub, evergreen	18" or 3 gallon container size	3		
Ornamental grasses	18" or 3 gallon container size	3		
Ornamental/Decorative fence or wall	4 per 10 linear ft.	15*		60
Soil Tests				130

150 = TOTAL OF 150 LINEAR FEET OF FENCE  
Total Number of Points Provided: **130**

Consultants:



**LEGEND (PROPOSED)**

- — — — — PROPERTY LINE
- — — — — PROPOSED 1 FOOT CONTOUR
- — — — — PROPOSED 5 FOOT CONTOUR
- — — — — BUILDING LINE
- — — — — STORM SEWER
- — — — — SANITARY SEWER
- — — — — WATER MAIN
- — — — — EDGE OF CONCRETE
- — — — — PROPOSED CONCRETE PAVEMENT
- — — — — PROPOSED ASPHALT PAVEMENT

**GENERAL NOTES**

1. REFER TO THE BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY DATED 02-03-2013 FOR EXISTING CONDITIONS, NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. A PRECONSTRUCTION MEETING IS REQUIRED WITH THE CITY OF MADISON INSPECTION DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
3. 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 OF ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. ALL WORK SHOWN ON THIS SHEET TO BE INCLUDED IN THE SITE CIVIL BID PACKAGE U.N.O. WITH THE EXCEPTION OF THE PROPOSED BUILDING.

**CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**

1. 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.state.wi.us/runoff/stormwater/techstds.htm>
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR RESTORATION 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 WORK TECHNICAL STANDARDS.
3. 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. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. 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.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
8. INSTALL CHECK DAMS WITH DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WORK TECHNICAL STANDARDS.
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
  - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
  - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
  - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WSDOT FDM FOR RESPECTIVE DETAILS.
11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES EXCEEDING 3:1 (FRESH) SHALL BE STABILIZED WITH A CLASS B TYPE B EROSION MATTING OR APPLICATION OF A HOOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WORK REQUIREMENTS.
15. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WORK TECHNICAL STANDARDS 1056.
16. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

**GRADING AND SEEDING NOTES**

1. ALL DISTURBED AREAS SHALL BE SEEDING AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. CONTRACTOR SHALL STABILIZE ANY EXPOSED SOIL SURFACES ON THE SITE WITH MULCH PRIOR TO WINTER (11/15/12).
3. 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 CONSTRUCTION.
4. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
5. CONTRACTOR SHALL WATER ALL NEWLY SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING. THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS-BUILT CERTIFICATION.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.

Date	Issuance/Revisions	Symbol
4/3/13	CITY REVIEW	

**Bagels Forever  
Remote Parking Lot**

2919 UNIVERSITY AVENUE  
MADISON, WISCONSIN

**GRADING & EROSION  
CONTROL PLAN**

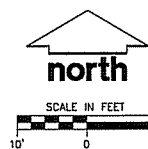
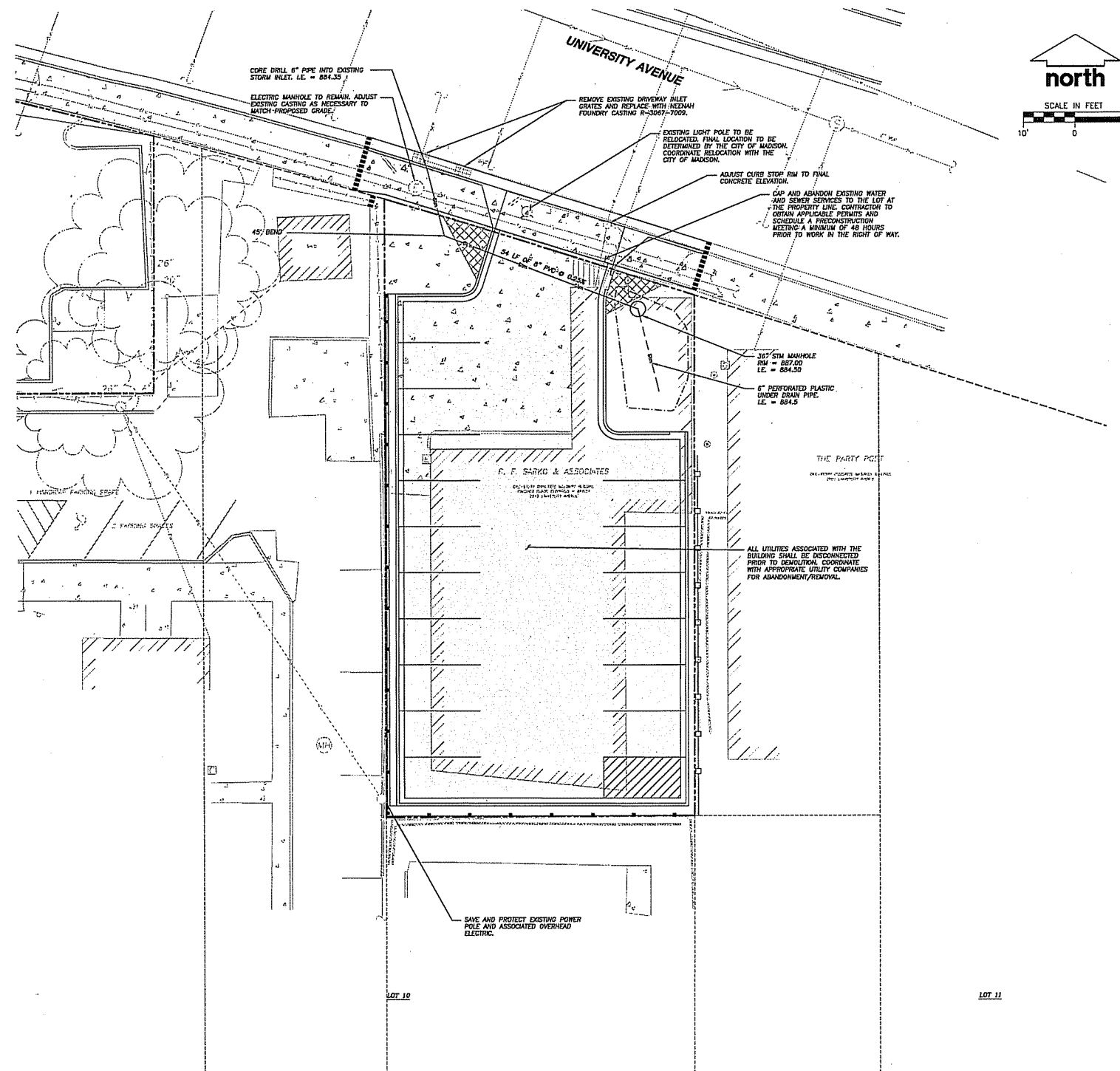
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Consultants:

**JSD Professional Services, Inc.**  
Engineers • Surveyors • Planners



**LEGEND (PROPOSED)**

- PROPERTY LINE
- 880 PROPOSED 1 FOOT CONTOUR
- 890 PROPOSED 3 FOOT CONTOUR
- BUILDING LINE
- 36" SANITARY SEWER
- 36" WATER MAIN
- GAS SERVICE - FINAL DESIGN AND LOCATION BY UG&E
- PIPING - REFER TO INTERIOR PLUMBING PLANS
- EDGE OF CONCRETE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

**UTILITY NOTES**

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. 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 REVISION MAY OCCUR.
3. 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.
4. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
5. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
6. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISCONSIN, AND WDMR.
7. 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, TAX FEES, NETEP 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.
8. 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.
9. 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.
10. 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.
11. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
12. CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
13. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO S&B 384.30, TABLE 384.30-6.
14. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION. CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PART 16. CONTACT CITY OF MADISON DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO CONSTRUCTION.
15. ALL WATER MAIN AND ASSOCIATED FITTINGS SHALL MEET THE REQUIREMENTS OUTLINED WITHIN ARTICLE 702 WITHIN THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
16. ALL PRIVATE SANITARY SEWER BUILDING PIPE AND TUBING SHALL CONFORM TO S&B 384.30, TABLE 384.30-6.
17. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDMR STORM WATER MANAGEMENT TECHNICAL STANDARD 1001.
18. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. PRE-CONSTRUCTION MEETING WITH THE CITY OF MADISON IS REQUIRED PRIOR TO INSTALLATION.
19. ALL WORK SHOWN ON THIS SHEET TO BE INCLUDED IN THE SITE CIVIL BID PACKAGE BIDDING WITH THE EXCEPTION OF THE PROPOSED BUILDING.

Date	Issuance/Revisions	Symbol
4/3/13	CITY REVIEW	

**Bagels Forever  
Remote Parking Lot**

2919 UNIVERSITY AVENUE  
MADISON, WISCONSIN

UTILITY PLAN



Toll Free (800) 242-8511  
Madison Area (608) 258-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggerHotline.com

2012.1B

Drawing No.

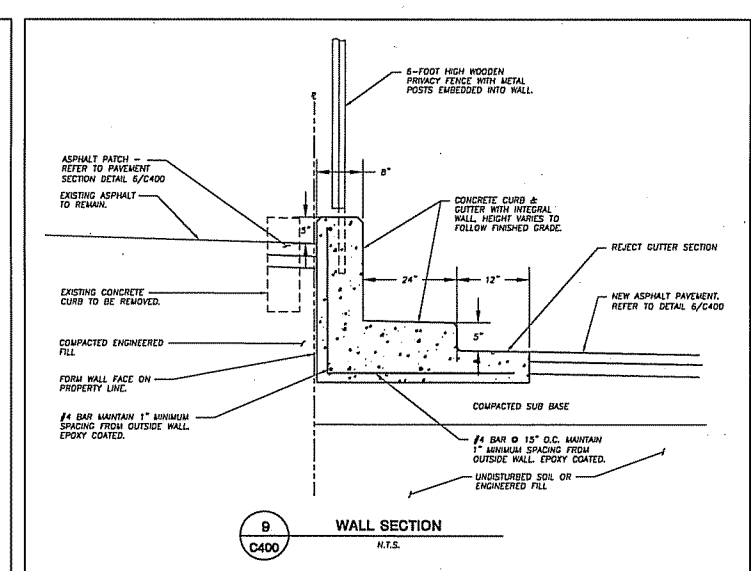
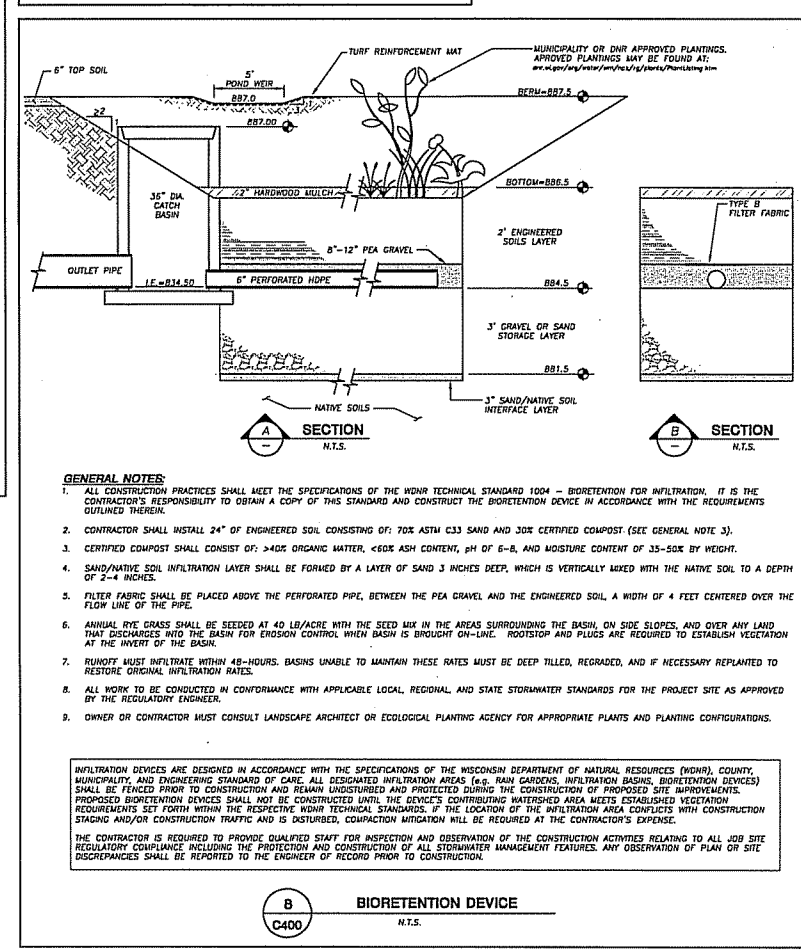
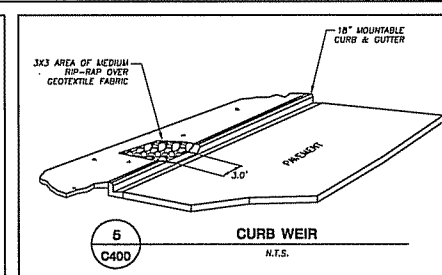
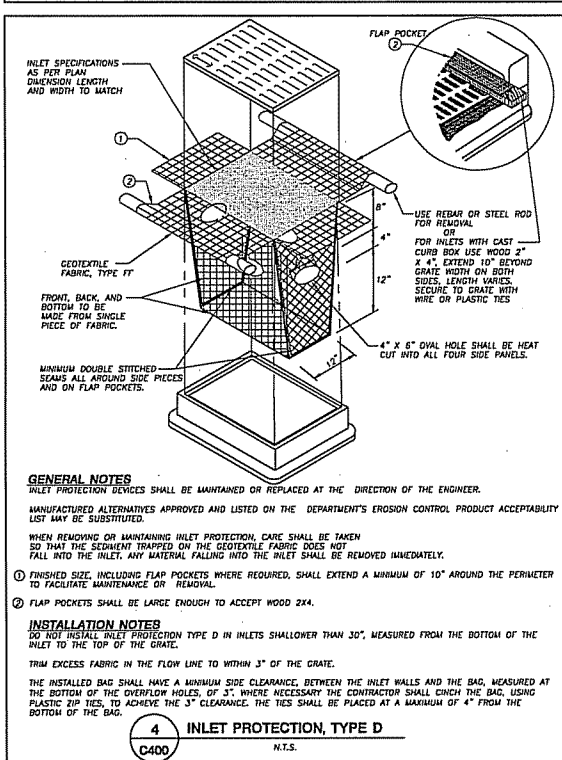
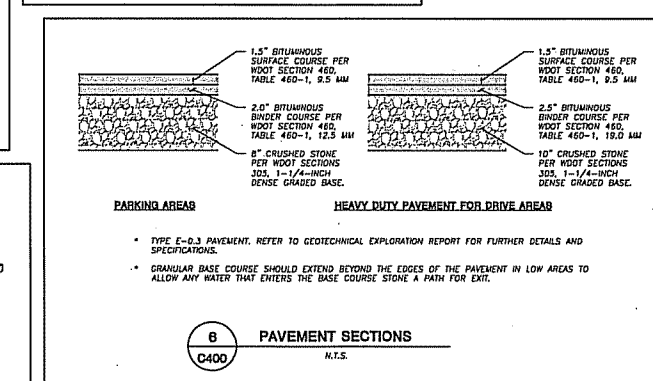
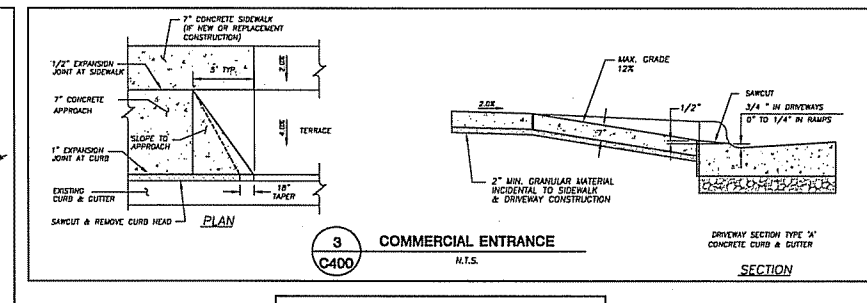
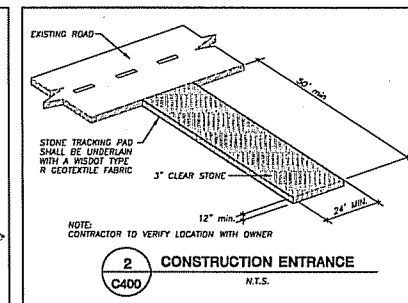
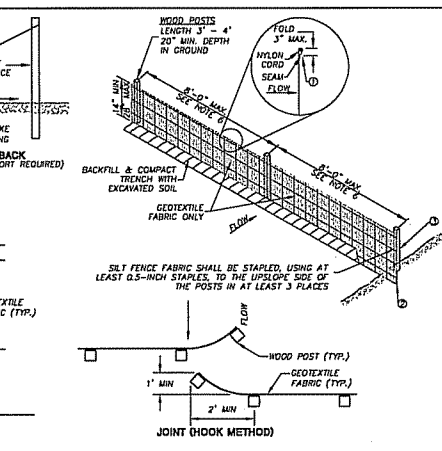
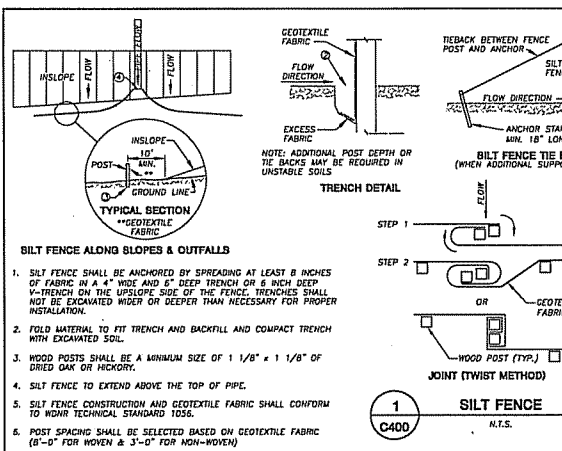
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DOS

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Consultants:

**JSD Professional Services, Inc.**  
Engineers • Surveyors • Planners



Date	Issuance/Revisions	Symbol
4/3/13	CITY REVIEW	

**Bagels Forever**  
Remote Parking Lot

2919 UNIVERSITY AVENUE  
MADISON, WISCONSIN

DETAILS

2012.1B  
DOS

**C400**

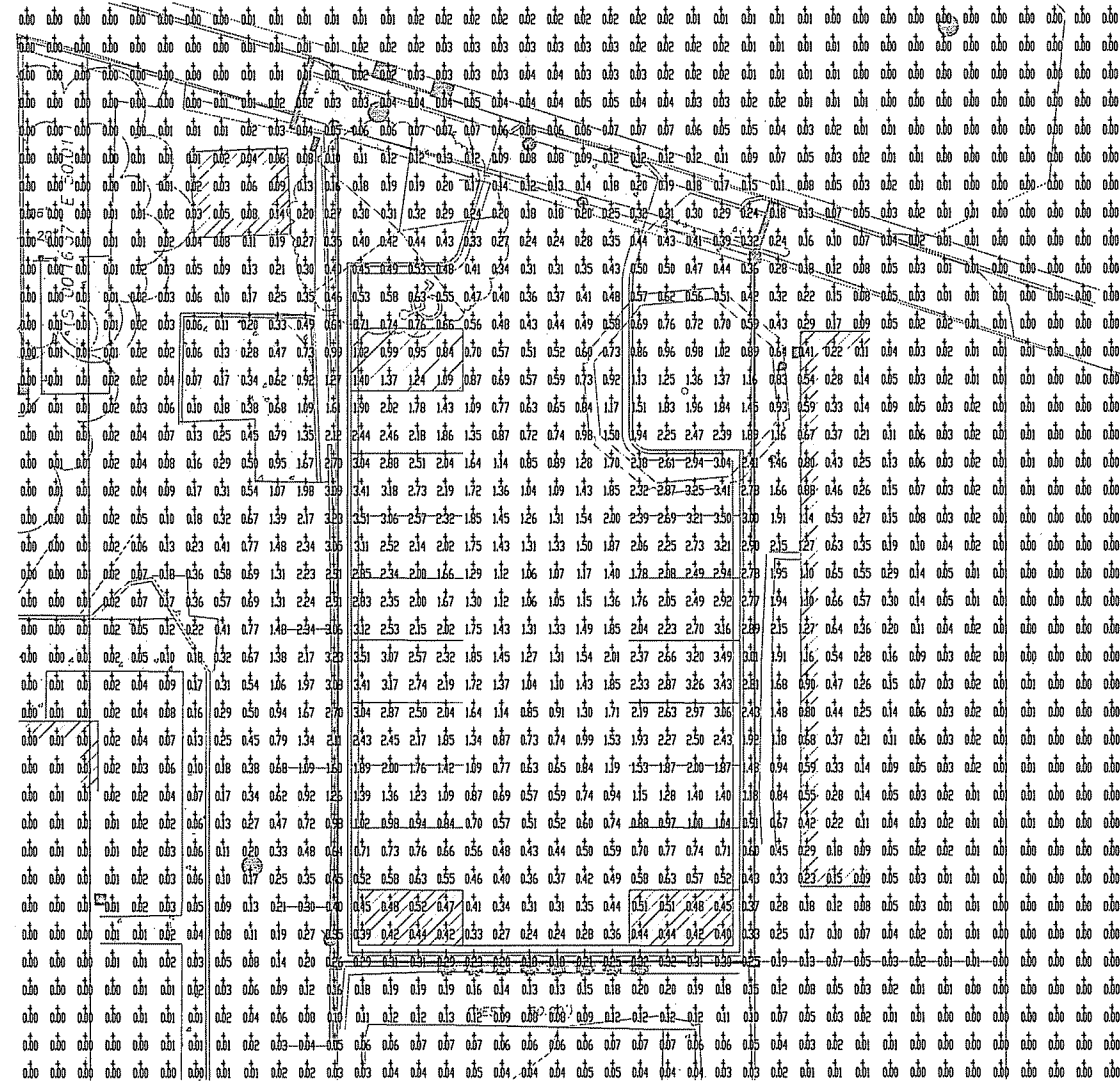


Consultants:

Notes:

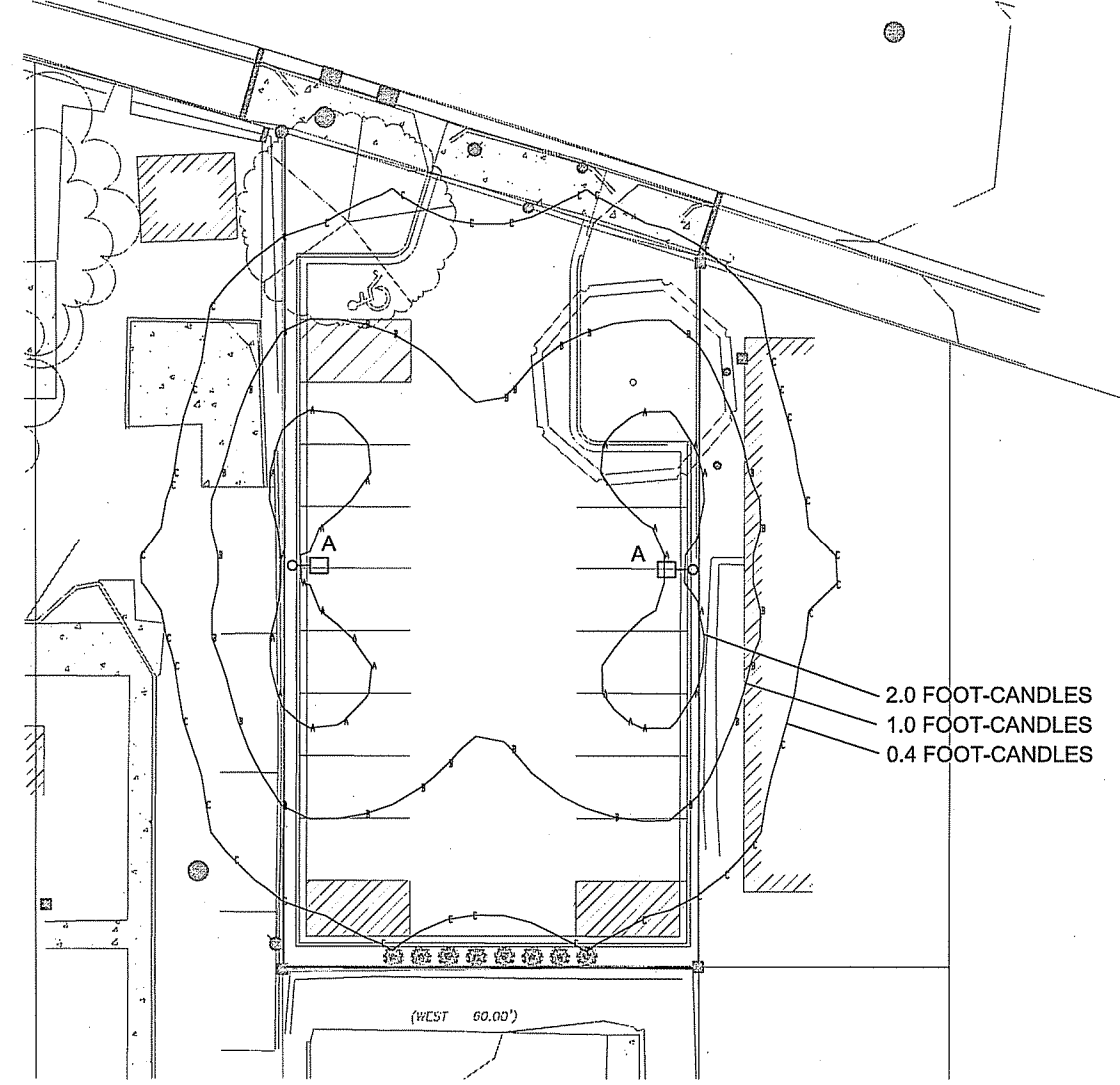
**GENERAL NOTES:**

1. RETAIL PARKING LOT IS "MEDIUM" LEVEL OF ACTIVITY. MAXIMUM LEVEL OF FOOTCANDLES ON PAVEMENT IS 0.4FC.
2. CALCULATED WATTS PER SQUARE FOOT IS 0.07 W/ST, WHICH IS LESS THAN THE MAX ALLOWED 0.10 W/ST FOR MEDIUM LEVEL ACTIVITY.



**2** ELECTRICAL SITE PLAN  
1" = 10'-0"

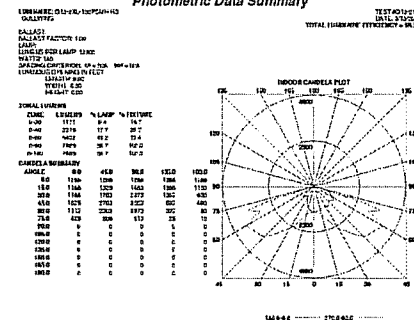
NOTE: FOOTCANDLE LINES SHOW ILLUMINATION LEVEL AT 4' ABOVE GRADE.



**1** ELECTRICAL SITE PLAN  
1" = 10'-0"

NOTE: ISO-FOOTCANDLE LINES SHOW ILLUMINATION LEVEL AT GRADE.

**LitePro** Photometric Data Summary



THIS REPORT IS BASED ON THE TEST DATA FOR A SPECIFIC LAMP/BEAM/GEOMETRY. ESTIMATED VALUES FOR OTHER DATA ARE NOT GUARANTEED. CONTACT THE MANUFACTURER FOR THE MOST ACCURATE DATA. THIS REPORT IS THE PROPERTY OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE MANUFACTURER.

**PHILIPS GARDCO**  
Gullwing  
G13 Area Luminaires

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
1	17' Gullwing Luminaire	1	1000.00	1000.00
2	17' Gullwing Luminaire	1	1000.00	1000.00
3	17' Gullwing Luminaire	1	1000.00	1000.00
4	17' Gullwing Luminaire	1	1000.00	1000.00
5	17' Gullwing Luminaire	1	1000.00	1000.00

**4** LIGHT FIXTURE TYPE "A" DISTRIBUTION  
E001

**3** LIGHT FIXTURE TYPE "A"  
E001

3/27/13	For City Zoning Approval	
Date	Issuance/Revisions	Symbol

**Bagels Forever  
Remote Parking Lot**

2919 UNIVERSITY AVENUE  
MADISON, WISCONSIN

**SITE LIGHTING PLAN**

PLJ Project Number: 2012.18	Drawing No. E001
Drawn By: PLJ	