1848 WALDORF BLVD. LOT 1, MADISON, WI



PROJECT DATA

LOCATION: 1848 WALDORF BLVD, LOT 1 MADISON, WI

REGULATING MUNICIPALITIES:
MIDTOWN COMMONS GDP
CITY OF MADISON
DANE COUNTY
STATE OF WISCONSIN

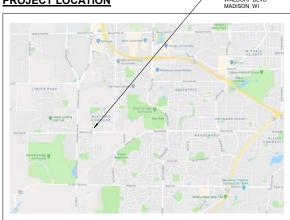
BUILDING CODE:
CITY OF MADISON ZONING ORDINANCES
DANE COUNTY ZONING ORDINANCES
WISCONSIN ADMINISTRATIVE CODE
2015 INTERNATIONAL DUILDING CODE
ACCESSIBILITY ANSI A117.1 - 2013 PROJECT DESCRIPTION:
MULTI-STORY DEVELOPMENT CONSISTING OF;
(3) STORIES OF R-2 OCCUPANCY
ONE (1) LEVEL OF UNDER-BUILDING PARKING
FULLY SPRINKLERED NFPA - 13R

EA: 1st FLOOR = 12.250 SF - 11 DWELLING UNITS 2nd FLOOR = 11,520 SF - 11 DWELLING UNITS 3nd FLOOR = 11,422 SF - 11 DWELLING UNITS PARKING: 15,875 SF - 34 PARKING STALLS RESIDENTIAL TOTAL AREA = 38,272 SF - 33 TOTAL UNITS BUILDING TOTAL = 54,357 SF

GRADE PLANE: 2.7' BELOW FIRST FLOOR ELEVATION (1091.3')

BUILDING HEIGHT: 43'-6" AT STAIR TOWER, 33'-38' TYPICAL

PROJECT LOCATION



BUILDING LOCATION



COVER SHEET

MIDTOWN RESERVE

NEW MULTI-FAMILY 1848 WALDORF BLVD. LOT 1, MADISON, WI

Sketch works architecture...

Project Status

UDC/PC

PROJECT CONTACTS:

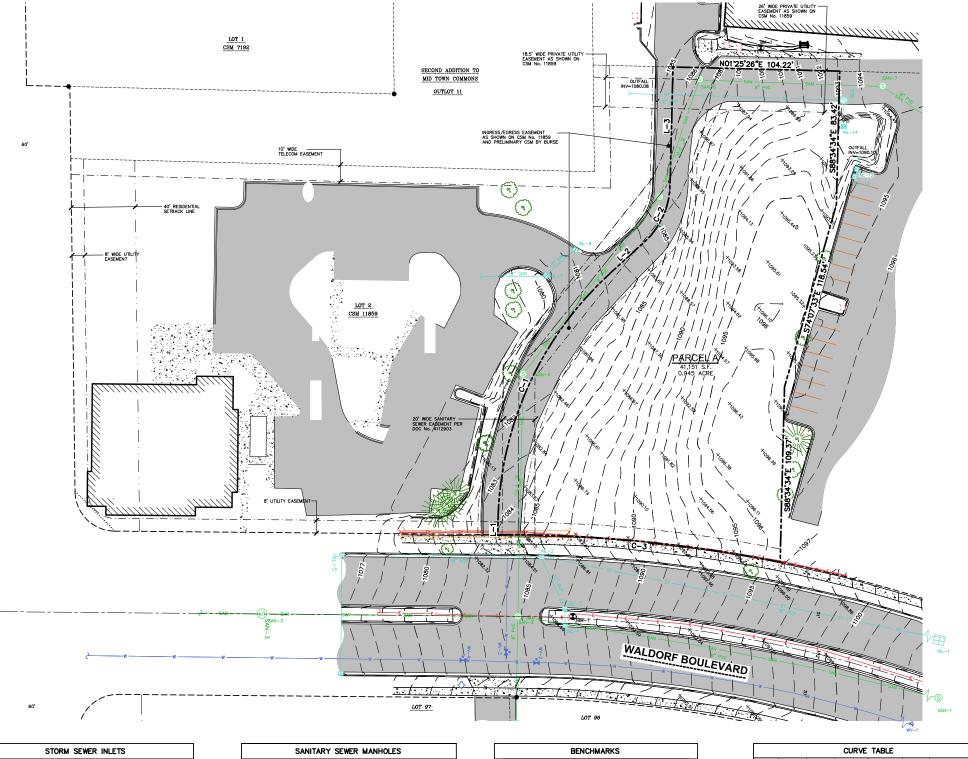
ARCHITECT: SKETCHWORKS ARCHITECTURE, LLC 7780 ELMWOOD AVE., STE 208 MIDDLETON, WI 53562

GENERAL CONTRACTOR: 1848 CONSTRUCTION, INC 6607 UNIVERSITY AVE

STRUCTURAL ENGINEER:
MP-SQUARED STRUCTURAL ENGINEERS, LLC
583 D'ONOFRIO DR., STE 201 CONTACT: JAKE HAACK 608-821-4774

CIVIL ENGINEER / LANDSCAPE:
JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DR., STE #101

CONTACT:



STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	1103.88	S	1100.38	18"	RCP
		N	1100.38	18"	RCP
		E	1100.38	18"	RCP
INL-2	1085.02	S	1081.02	18"	RCP
		N	1081.07	18"	RCP
		NE	1081.29	12"	RCP
INL-3	1086.82	SW	1082.14	12"	RCP
		E	1082.20	12"	RCP
INL-4	1086.77	W	1082.33	12"	RCP
		E	1082.67	12"	RCP
INL-5	1075.68	S	1070.44	18"	RCP
		N	1070.58	18"	RCP
		E	1070.88	12"	RCP
INL-7	1079.64	S	1074.24	12"	CPP
		NW	1076.29	12"	CPP
INL-8	1081.14	SE	1077.44	12"	CPP
INL-14	1089.95	w	1085.01	12"	CPP

	STORM	SEWER	MANHOLI	Ε	
MANHOLE ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	1093.32	S	1084.53	12"	CPP
		E	1084.53	12"	CPP

	CANUTARY	/ OFWED	*****	FC	
	SANITARY	r SEWEK	MANHOL	E2	
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1106.28	S	1093.53	8"	PVC
		W	1093.53	-	-
		N	1095.53	-	-
		E	1093.62	-	-
SAN-2	1084.81	S	1073.60	-	-
		W	1073.74	_	-
		N	1073.76	-	-
		E	1073.76	-	-
SAN-4	1081.26	E	1074.24	-	-
		NW	1074.43	_	-
SAN-5	1085.92	SE	1075.50	-	-
		NW	1075.54	-	-
SAN-6	1086.62	SE	1076.54	-	_
		N	1076.70	-	_
SAN-7	1094.59	S	1080.63	-	-
		NE	1080.77		_

	BENCHMARKS					
BENCH MARK	ELEVATION	DESCRIPTION				
BM-1	1088.33	CHISELED SQUARE ON NORTHY CORNER OF LIGHT POLE BASE WALDORF BLVD MEDIAN				
BM-2	1093.30	CHISELED SQUARE ON NORTHY CORNER OF LIGHT POLE BASE OF SITE				
*JSD DOES NOT GU	ARANTEE THE BE	NCHMARK ELEVATIONS LISTED ON THIS				

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON TH MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

WATER VALVES								
VALVE No.	SIZE	RIM ELEVATION	INVERT	TOP NUT	PIPE INVERT			
WV-1	8"	1104.58	TN	1098.88	1096.73			
WV-2	8"	1085.37	TN	1080.77	1078.62			
WV-3	8"	1084.03	TN	1078.73	1076.58			
WV-4	8"	1081.87	TN	1076.37	1074.22			
N=TOP NUT OF	WATER	VALVE			I=TOP NUT OF WATER VALVE			

			CURVE	TABLE		
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C-1	177.26'	215.00'	94.02	47"14'16"	172.28'	N66*00'49"W
C-2	40.29'	50.06*	21.31	46'06'42"	39.21	N65*29'06"W
C-3	177.55	882.30'	89.08	11*31'48"	177.25	S5*32'19"W

LINE TABLE			
LINE	BEARING	DISTANCE	
L-1	N89*38'00"W	5.85	
L-2	N42*23'39"W	28.80	
L-3	N88*34'34"W	73.91	





EXISTING CONDITIONS MAP

LOT 2 OF CERTIFIED SURVEY MAP No. 11895, RECORDED IN VOLUME 72, PAGES 319-324, AS DOCUMENT No. 4214790, ALSO LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP O7 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



VICINITY MAP SECTION 34, T7N, F CITY OF MADISOI SCALE 1"-500'

LEGEND 1¼" REBAR FOUND ----- PROPERTY LINE ¾" REBAR FOUND $-\cdot - \cdot -$ EASEMENT LINE BENCHMARK ----- EDGE OF PAVEMENT SIGN CONCRETE CURB & GUTTER SANITARY MANHOLE SANITARY SEWER HYDRANT WATER LINE WATER VALVE STORM SEWER STORM MANHOLE UNDERGROUND TELEPHONE ROUND CASTED INLET UNDERGROUND CABLE CURB INLET //////// BUILDING LIGHT POLE ----- WALL LINE DECIDUOUS TREE -875- INDEX CONTOUR CONIFEROUS TREE - PLAT BOUNDARY ----- CHORD LINE CONCRETE PAVEMENT ---- CENTERLINE CONCRETE PAVEMENT --- RIGHT-OF-WAY LINE //////// BUILDING - · · - SETBACK LINE END OF FLAGGED UTILITIES

NOTES

---- SECTION LINE

- 1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JUNE 12-13, 2018.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, BEARS S89'16'05"W (RECORDED AS S 89'16'08" W).
- 3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 34, T7N, R8E, ELEVATION = 1120.69'
- 4. CONTOUR INTERVAL IS ONE FOOT.
- 5. SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
- 6. 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'S. 20182315125, 20182315081, 20182315081, 20182315039 WITH A CLEAR DATE OF JUNE 11, 2018.
- 7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: CITY OF MADISON MGE (ELECTRIC AND GAS) FRONTIER COMMUNICATIONS ALLIANT ENERGY (ELECTRIC AND GAS) CHARTER COMMUNICATIONS TDS TELECOM - VERONA
- 8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- 9. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- 10.BOUNDARY AND EASEMENTS WERE SUPPLIED BY BURSE SURVEYING AND ENGINEERING, (VIA A PRELIMINARY CSM).



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MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060

SKETCHWORKS
ARCHITECTURE, LLC.

CLIENT ADDRESS:
7780 ELMWOOD AVE, STE 208



WALDORF APARTMENTS

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

# 1	Date:	Description:
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esign/	Drawn:	J
Approve	ed:	TJ

SHEET TITLE:

EXISTING CONDITIONS SURVEY

SHEET NUM

1 OF 1

PROJECT NO:

GENERAL NOTES

- 1. 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.
- 4. 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 RECONNISISANCE, "DIGGER'S FIOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE", THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OSSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOMLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTIGNORY REPORTS OF SECONDISCIPLINE WERE THE SITE AND PROVIDE KNOWILLUGE, UM MAY BE, A PART OF ANOTHER DESIGN DISCIPLINE, IT IS THE CONTRACTOR'S /BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILICENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE: IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- 3. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE RECARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:

 1. 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.
- 4.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- 8. 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.
- 10. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR
- 11. EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRAINOTHY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
- 12. ALL PERIMETER 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 DITT, DUST AND DEBRIS.
- 13. 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.

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
- 2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- 3. ROUGH GRADE RETENTION POND AND INSTALL POND OUTLET.
- CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
- 5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
- 6. 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.
- 8. CONSTRUCT STORMWATER FACILITY
- 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 CONTROLES ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

GENERAL

- 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWA" STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT.
- 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 1.3. SURFACE PREPARATION NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAWNG WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.

2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS

- 2.1. 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 SECTIONS 400, 455, 460 AND 465 OF THE STATE OF MSCONSIN STANDARD SPECIFICATIONS FOR HIGHMAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
- 2.2. 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 APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
- 2.3. GRADE CONTROL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- 2.4. CRUSHED AGGREGATE BASE COURSE THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
- 2.5. BINDER COURSE AGGREGATE THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
- 2.6. SURFACE COURSE AGGREGATE THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
- 2.7. ASPHALTIC MATERIALS THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

3. CONCRETE PAVING SPECIFICATIONS

- 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
- 3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
- 3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- 3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

4. PAVEMENT MARKING SPECIFICATIONS

- 4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
- 4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
- 4.3. 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.
- 4.4. 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 SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER
 PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES.
 WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO
 BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFTY,
 AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE
 MADE FOR A BALANCED SITE.
- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- 4. 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.
- 6. 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.
- 7. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
- 8. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
- 10. 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 OREATER 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 WONR TECHNICAL STANDARD 1059 AND CITY OF MADISON ORDINANCE.

UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL MOLUSIVE. 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 "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

- PRIOR TO ANY 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.

 * OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.

 * VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.

 * NOTIFYING ALL UTILITY CRIDE TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.

 * NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FREPARED BY OTHERS.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- 4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
- 5. 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.
- 6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- 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 CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- 11. 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.

PIPE — REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443, HIGH DENSITY DUAL—WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE

INLETS - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE. NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 1'-8" X 2'-6" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL.

BACKFILL AND BEDDING — STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "8" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES ROUNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

FIELD TILE CONNECTION — ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

PIPE - DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE "STANDARD SPECIFICATIONS". POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE RECHIRENTS OF AWAY STANDARD C-900, CLASS 150, DR-18, WITH ACAT IRON 0.10. AND INTEGRAL ELASTOMERIC BELL AND SPICOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(h).

VALVES AND VALVE BOXES — GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-550 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL COMPORM TO LOCAL PLUMBING ORDINANCES.

HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE MUNICIPALITY. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOW CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18—INCHES AND NO GREATER 23—INCHES (SEE DETAIL).

BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHEL STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD

BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE

14. SANITARY SEWER SPECIFICATIONS -

PIPE — SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D -3212.

BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION COVEN MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE FLACED IN A MINIMUM OF THEER SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLING OF THE PIPE. THE CONTRACTOR SHALL TAK CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT.

BACKFILL — BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAWED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAYEMENT TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAWEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCANTED MATERIAL TO CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD

MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE MUNICIPALITY.

MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

15. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS HAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER, AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

EROSION CONTROL NOTES

- . CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- 2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ALL ERVISION CUNINGL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) 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 SHALL BE RESPONSIBLE FOR ANY ADDITIONAL ERROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- 5. INSTALL PERIMETER EROSION CONTROL MEASURES (SLICH AS CONSTRUCTION ENTRANCES, SILT FENCE INSTALL PERMIETER EROSION ORD. MEASURES (SOUTH AS CONSTRUCTION ENTERINGES) ELECTRIC AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN PILED CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MADISON PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- 5. 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. E CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- 6. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS, ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- 7. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND /C SCRAPED TO REMOVE ACCUMULATED SOLD, DIRT AND/OR DUST AFTER THE END OF EACH WORK AND AS REQUESTED BY THE CITY OF MADISON.
- 8. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- 9. INSTALL FROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKHILES. IT STOCKHILES THE MOUNT OF THE REMAINS ALL PROPERTY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MUICHING SHALL BE PERFORDED BY HYDRO-MUICHING WITH A
- 11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- 12. 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.
- 12. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisbOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THE FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW, DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II. TYPE B FROSION MATTING. FROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WONR TECHNICAL STANDARDS 1052 AND 1053.
- 13. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- 14. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- 15. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WONR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WONR REQUIREMENTS.
- 16. STABILIZATION PRACTICES:
- *STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
- PORTION OF THE SITE HAS CEASED UNLESS:

 **THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

 **CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAKE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.

 **STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER THE FOUNCE OF TIME WEATHER THE FEFFORMS.
- OF CONSTRUCTION ACTIVITY HAS EVASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:

 * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION

 * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT
- OR CEREAL RYE (150LB/AGRE)

 + HYDRO-MULCHING WITH A TACKIFIER

 GEOTEXTILE EROSION MATTING

 SODDING

STORMWATER FACILITIES CONSTRUCTION NOTES

- ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES.
 CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES SHALL BE OBSERVED AND DOCUMENTED BY THE ENGINEER, OR AN OWNER'S REPRESENTATIVE.
- 2. STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF FINAL SITE GRADING AND SOILS HAVE BEEN STABILIZED.
- AREAS USED FOR TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. 4. CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE LOCATED.
- 5. NATIVE SOIL INFILTRATION RATES BELOW STORMWATER FACILITIES SHALL BE VERIFIED BY THE OWNER'S GEOTECHNICAL ENGINEER PRIOR INSTALLATION OF FACILITIES. NATIVE SOIL INFILTRATION RATES SHALL BE EQUAL TO OR GREATER THAN DESIGN INFILTRATION RATES.
- 6. NATIVE SOILS SHALL BE BLENDED A MINIMUM OF TWO FEET PRIOR TO INSTALLATION OF STORMWATER INFILTRATION FACILITIES TO BREAKUP ANY LOWER PERMEABILITY SEAMS THAT MAY BE PRESENT. THICKER SILT OR CLAY LAYERS SHALL BE OVER-EXCAVATED AND BACKFILLED WITH GRANULAR MATERIALS CONFORMING TO SPECIFICATIONS PER WDNR TECH STANDARD 1004.

PRELIMINARY

NOT FOR CONSTRUCTION Toll Free (800) 242-8511

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CLIENT:



7780 ELMWOOD AVE, SUITE 208

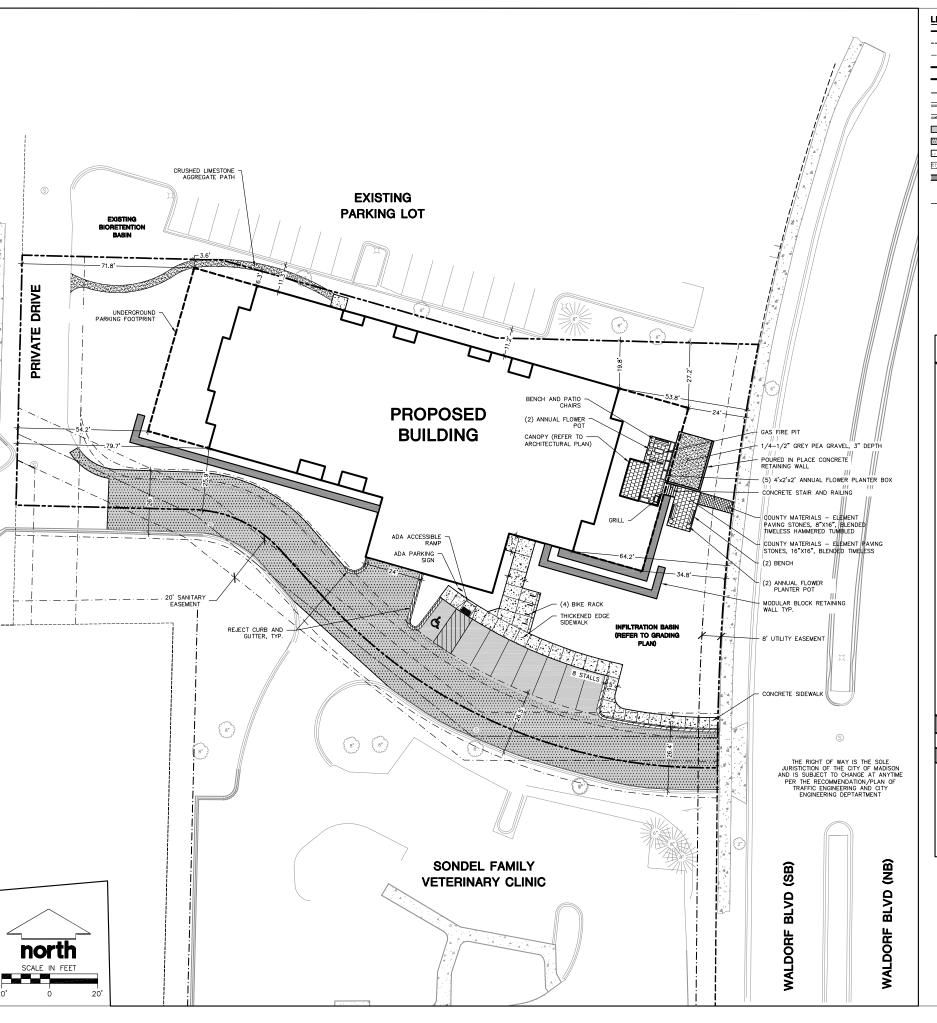
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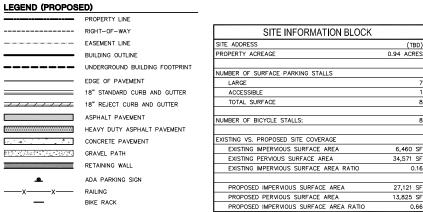
ROJECT LOCATION: CITY OF MADISON, WI DANE COUNTY

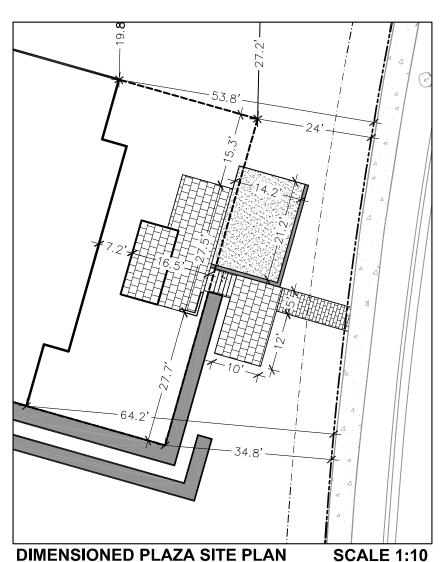
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NOTES AND SPECIFICATIONS

Design/Drawn proved:







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MADISON MILWAUKEE KENOSHA MAPPLETON MAUSAU

MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060

34,571 SF

27,121 SF

13,825 SF



7780 ELMWOOD AVE, SUITE 208

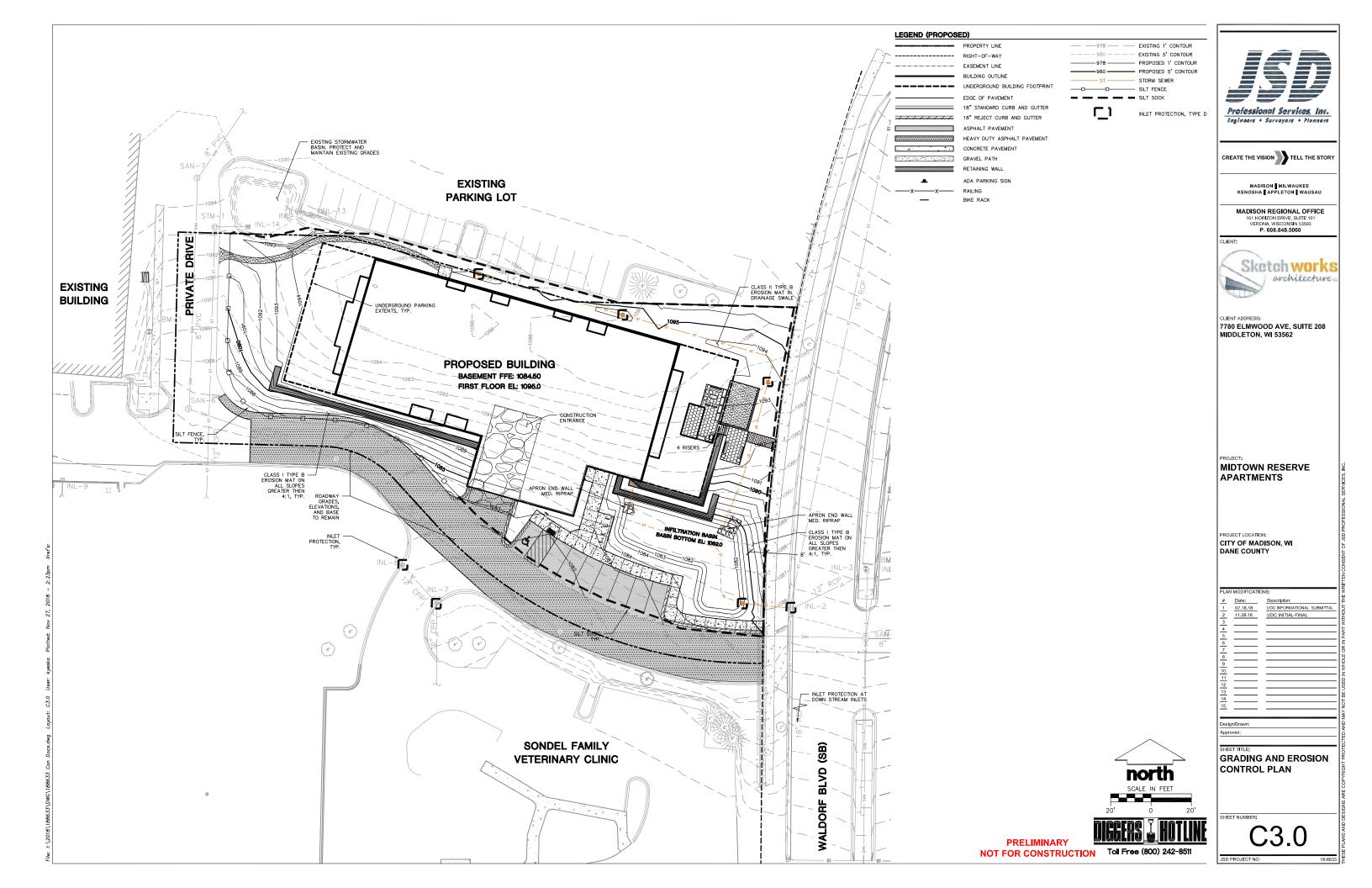
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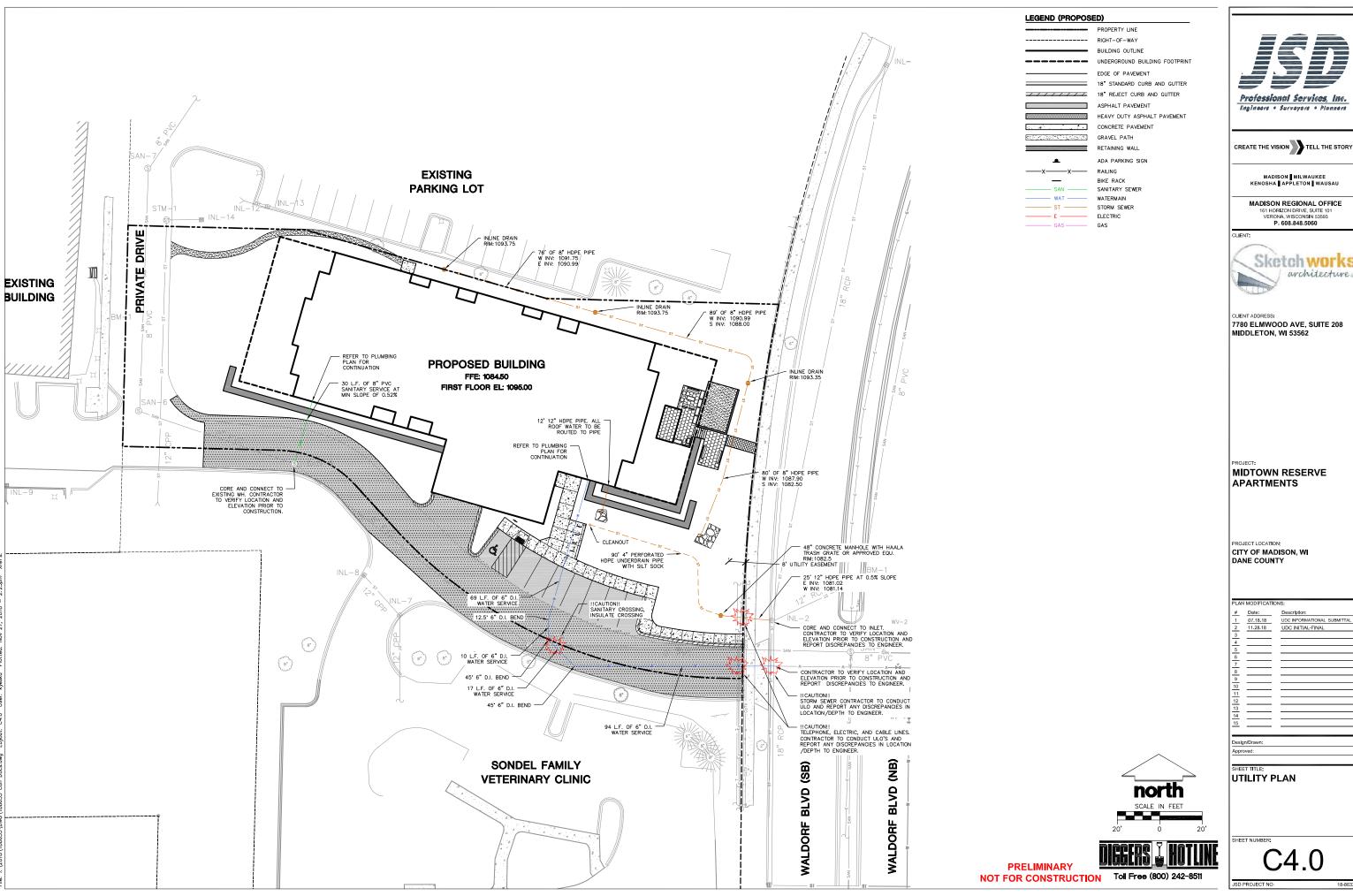
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SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION Toll Free (800) 242-8511





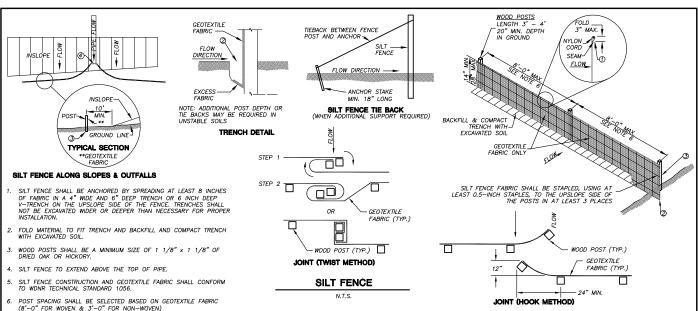
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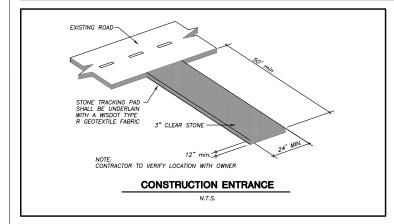
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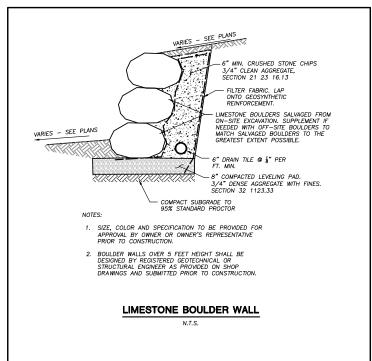


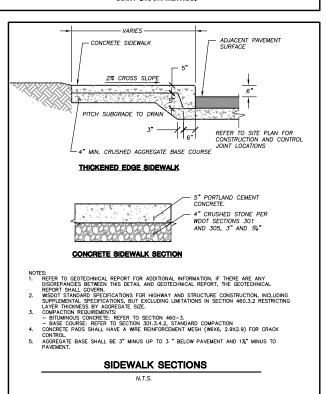
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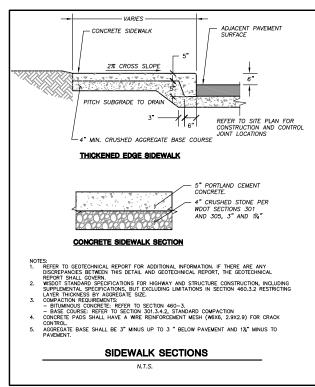
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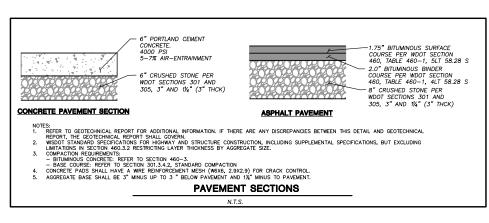












INLET SPECIFICATIONS -AS PER PLAN DIMENSION LENGTH AND WIDTH TO MATCH

MADE FROM SINGLE PIECE OF FABRIC.

MINIMUM DOUBLE STITCHED SEAMS ALL AROUND SIDE PIECES AND ON FLAP POCKETS.

GENERAL NOTES
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

2) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

BACK EDGE-

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30°, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION, TYPE D

N.T.S.

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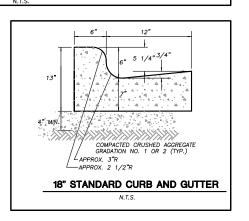
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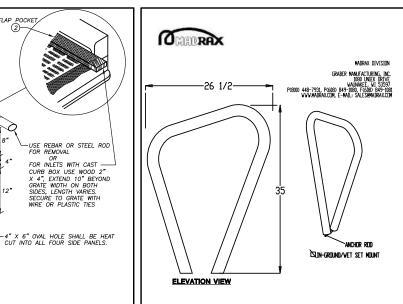
ADA ACCESSIBLE RAMP

-5'-0" LANDING

- NEW CURB

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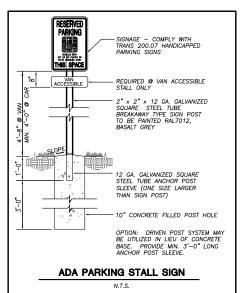


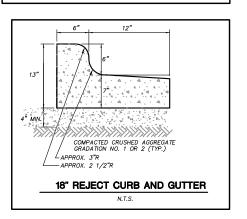


ORDERING SPECIFICATIONS

- 1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS
 2. MANUFACTURER: MADRAX
 3. PART: LBR-2
 4. DESCRIPTION: LOFTY BIKE RACK, 2 BIKE CAPACITY, IN-GROUND MOUNT
 5. COLOR: POWDER COATED BRONZE

BIKE RACK N.T.S.









Sketch works architecture

CLIENT ADDRESS: 7780 ELMWOOD AVE, SUITE 208 MIDDLETON, WI 53562

MIDTOWN RESERVE **APARTMENTS**

ROJECT LOCATION:

CITY OF MADISON, WI DANE COUNTY

07.18.18 UDC INFORMATIONAL SUBMITTAL 11.28.18 UDC INITIAL-FINAL Design/Drawn: proved:

DETAILS

PRELIMINARY NOT FOR CONSTRUCTION Toll Free (800) 242-8511 CONTRACTOR SHALL VERIFY APON EXCAVATION OF INFILTRATION BASIN THAT NATIVE SOIL TYP, NOTED ABODIE WAS REACHED. VERIFICATION DOCUMENT SHALL BE PROVIDED TO ENGINEER BY PROFESSIONAL SOIL TESTER, GEOTECHNICAL ENGINEER OR OTHER AUTHORIZED PROFESSIONAL

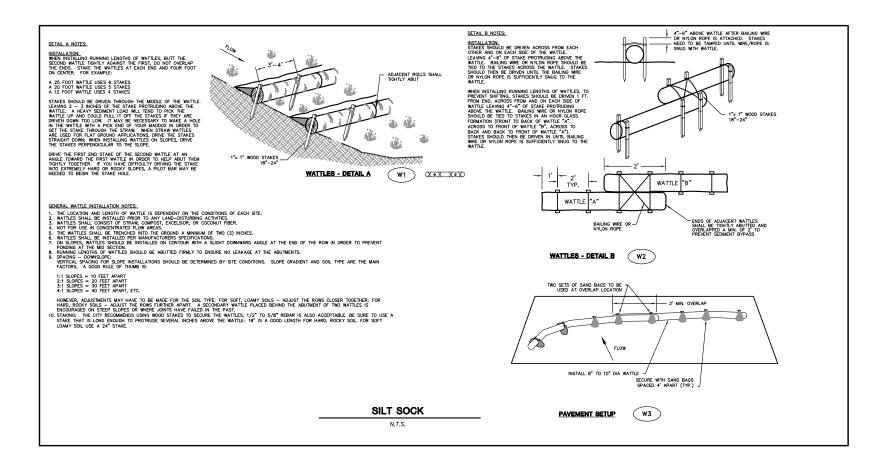
- CONTRACTOR SHALL VERIFY APON EXCAVATION OF INFILTRATION BASIN THAT NATIVE SOIL TYPE NOTED WAS REACHED. VERIFICATION DOCUMENT SHALL BE PROVIDED TO ENGINEER BY PROFESSIONAL.
- CONTRACTOR SHALL INSTALL 6" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND AND 15% CERTIFIED COMPOST (SEE GENERAL NOTE 2).
- CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
- CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE CORRECT SOIL PROFILE WITH INFILTRATION RATE AS INTENDED HAS BEEN REACHED PRIOR TO BACKFILLING THE INFILTRATION BASIN.
- IF ADDITIONAL EXCAVATION IS REQUIRED TO REACH THE CORRECT SOIL PROFILE, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BASIN TO THE ENGINEERED SOIL LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILITATION RATE THAN THE BOTTOM OF THE INFILITATION BASIN AS CONFIRMED BY A GEOTECHNICAL ENGINEER.

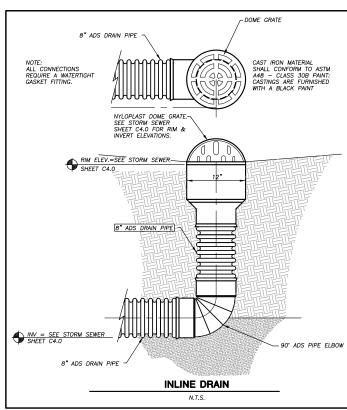
- 8. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

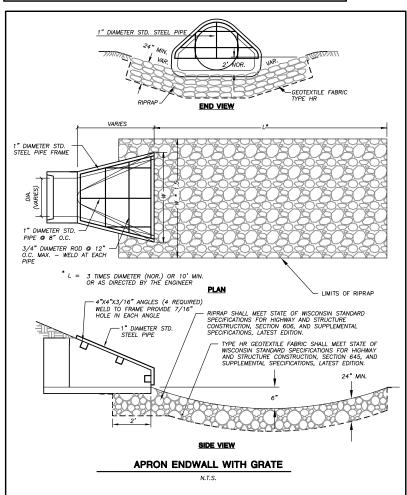
INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE CONSTRUCTION ARE MAIN ORDISIONED AND PROTECTED UDGING THE CONSTRUCTION OF PROPOSED SIE MIRROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WORN TECHNICAL STANDARDS. IF THE LOCATION OF THE INTELLIBRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REQUIATORY COMPULANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

INFILTRATION BASIN











MADISON MILWAUKEE KENOSHA APPLETON WAUSAU

MADISON REGIONAL OFFICE P. 608.848.5060

CLIENT:



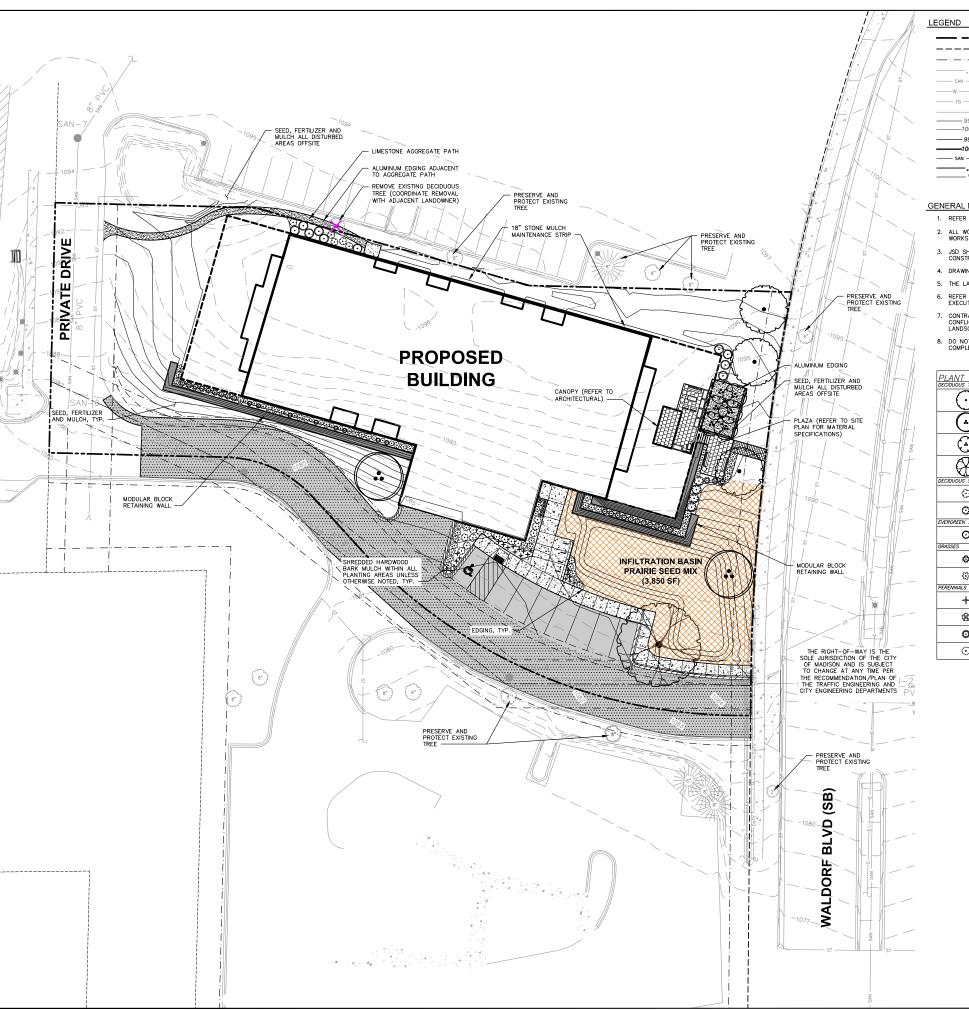
CLIENT ADDRESS: 7780 ELMWOOD AVE, SUITE 208

MIDTOWN RESERVE **APARTMENTS**

ROJECT LOCATION: CITY OF MADISON, WI DANE COUNTY

#_	Date:	Description:
1 2	07.18.18 11.28.18	UDC INFORMATIONAL SUBMITTAL UDC INITIAL-FINAL
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DETAILS



BUILDING OUTLINE EASEMENT LINE STANDARD CURB AND GUTTER EXISTING STORM SEWER REJECT CURB AND GUTTER EXISTING SANITARY SEWER EXISTING WATER SERVICE EXISTING FIBER OPTIC ASPHALT PAVEMENT EXISTING GAS EXISTING 1 FOOT CONTOUR EXISTING 5 FOOT CONTOUR PROPOSED 1 FOOT CONTOUR LANDSCAPE EDGING PROPOSED 5 FOOT CONTOUR PROPOSED SANITARY SEWER INFILTRATION BASIN SEED MIX PROPOSED STORM SEWER

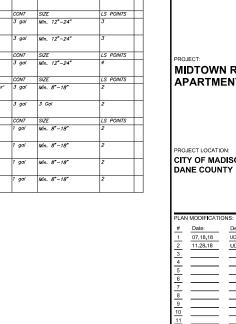
1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.

PROPOSED WATER SERVICE

- 2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY/TOWN/VILLAGE OF (BLANK) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 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 OR ALL REGULATORY AGENCIES.
- 4. DRAWING FOR REVIEW NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- 5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- 6. REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- 8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE

ECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
$\overline{\odot}$	AF	3	Redpointe Maple	Acer rubrum 'Frank Jr.'	B & B	2.5"Cal	35
$\overset{\sim}{\bigcirc}$	BH	2	Heritage River Birch	Betula nigra 'Heritage'	B & B	2" Cal (Multi-Stem)	35
$\overline{\odot}$	CE	6	Eastern Redbud Multi-trunk	Cercis canadensis	B & B	1.5" Cal (Multi-Stem)	15
(A)	QR	1	Red Oak	Quercus rubra	B & B	2.5"Cal	35
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
· ·	DS	19	Bush-honeysuckle	Diervilla sessilifolia	3 gal	Min. 12"-24"	3
0	HL	4	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	3 gal	Min. 12"-24"	3
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
0	TG	10	Dark Green Yew	Taxus x media 'Dark Green'	3 gal	Min. 12"-24"	4
GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
*	СК	23	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	3 gal	Min. 8"-18"	2
₩	PS	45	Switch Grass	Panicum virgatum 'Shenandoah'	3 gal	3 Gal	2
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
+	HA	22	Daylily	Hemerocallis x 'Chicago Apache'	1 gai	Min. 8"-18"	2
₩	HB	5	Berry Timeless Coral Bells	Heuchera americana 'Berry Timeless'	1 gal	Min. 8"-18"	2
0	NU	8	Junior Walker Catmint	Nepeta x faassenii 'Junior Walker'	1 gal	Min. 8"-18"	2
\odot	SA	22	Autumn Joy Sedum	Sedum x 'Autumn Joy'	1 gal	Min. 8"-18"	2

PRELIMINARY



ADA PARKING BOLLARDS/SIGNS

BIKE RACK



CREATE THE VISION TELL THE STORY

MADISON MILWAUKEE KENOSHA MAPPLETON WAUSAU

MADISON REGIONAL OFFICE P. 608.848.5060



7780 ELMWOOD AVE, SUITE 208 MIDDLETON, WI 53562

MIDTOWN RESERVE **APARTMENTS**

ROJECT LOCATION: CITY OF MADISON, WI

UDC INFORMATIONAL SUBMITTAL Design/Drawn: MWS

LANDSCAPE PLAN

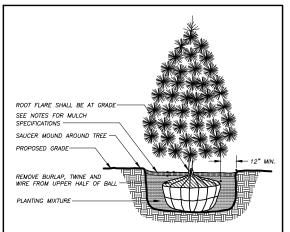
NOT FOR CONSTRUCTION Toll Free (800) 242-8511

NOTE:

1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS

DECIDUOUS TREE PLANTING DETAIL

N.T.S.



SEE NOTES FOR MULCH SPECIFICATIONS

REMOVE BURLAP, TWINE AND/OR WIRE FROM UPPER HALF OF ROOT BALL

PROPOSED GRADE

PLANTING MIXTURE

SALICER MOLIND AROLIND SHRUB-

1. ROOT FLARE TO BE EXPOSED.

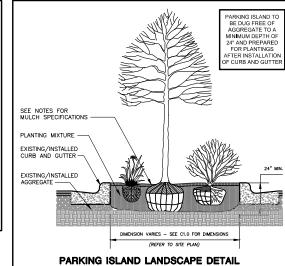
NOTE:

1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS

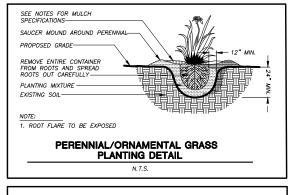
EVERGREEN TREE PLANTING DETAIL

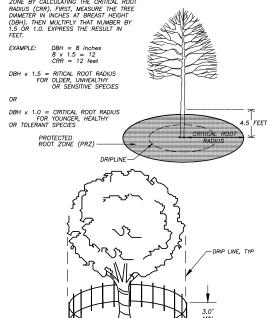
N.T.S.

DECIDUOUS/EVERGREEN SHRUB PLANTING DETAIL



N.T.S.





2. NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS

APPROXIMATE A TREE'S PROTECTED ROOT ZONE BY CALCULAING THE CRITICAL ROOT RADIUS (CRE), FIRST, MASURE THE TREE DIAMETER IN INCHES AT BREAST HEIGHT (DBH), THEN MULTIPLY THAT NUMBER BY 1.5_0R 1.0. EXPRESS THE RESULT IN

3. IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PROTECTION DETAIL N.T.S.

GENERAL NOTES

- AND THE PROPRIES OF THE PROPRI
- 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. DELIVERY PLANTS WITH LEGBILE IDENTIFICATION BELSE. PROTECT PLANTS DURING DELIVERY, AND DO NOT PRUNE PRIOR TO DELIVERY, ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. FITHS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING PLANT IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESIGNATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALLE PERFORM AND LIADINTING DAILY WHEN
- MATERIALS PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1—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 STREAMED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOT TRANED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOT TRANED IN NESTED AND THE CONTINUE OF THE PROJECT FOL AT LEAST AND THE 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 THRIWING GROWTH. PLANTS SHALL BE COT THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND FARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. BOUBLE 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 NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DAMER AND BRUSES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM 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 ANTISETH LE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- 5. CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED 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 THUSE. UNDER NO CONDITION 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. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- 6. ALL SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
- 7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES, QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON

LANDSCAPE MATERIAL NOTES

- 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.
- MATERIALS TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER $3/4^\circ$ in DIAMETER, AND FREE FROM TOXINIS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE 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 OVER ALL PLANTING AREAS TO A MINIMUM AND CONSISTENT DEPTH OF 3 INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN 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 TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. STOME MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- 5. MATERIALS TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SECDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH 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 HERRICODE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- 6. MATERIALS POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL PROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- 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.
- 1. MATERIALS TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURNERGRASS 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
- 2. MATERIALS PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTRELD, WISCONSIN, 53864, TLL 608—296—5379 (OR APPROVED EQUIVALENT), INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- 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 FLOURISHING 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 KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY POLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDDING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPRIA REAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)—YEAR STREAKLETHING. CLIRADATE FOR ALL TEFES
- 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 GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 80 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS GO DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGGROUS PLANT MATERIALS, AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPUGALENT 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 MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- 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.



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location	Address	WALDORF B	LVD. (Address T.B.D.)
Name of Project	MIDTO	WN RESERVE	APARTMENTS
Owner / Contact	KEVIN '	YESKA	
Contact Phone	(608) 84	8-5060	Contact Email KEVIN, YESKA@JSDINC.COM

MUST be prepared by a registered landscape architect.

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10)
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period. (c) No demolition of a principal building is involved.

Total square footage of developed area 11,100

(d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

.andscape Calculations and Distribution
Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/louding facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as artheric fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each hree hundred (300) square feet of developed area

	Total landscape points required	185	
(1			ed at five (5) points per three hundred (300) se per one hundred (100) square feet for all addit
	Total square footage of developed a	irea	
	Five (5) acres = 217,800 square feet	t	
	First five (5) developed acres = 3,63	50 points	
	Remainder of developed area		

(c) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided

Credits/ Existing New/ Proposed

Total square for	otage of developed area	
fotal landscape	points required	

10/2013

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

m	Minimum Size at	Points	Landscaping		Landscaping	
Plant Type/ Element	Installation	Points	Quantity	Points Achieved	Quantity	Points Achieves
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			6	210
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			6	90
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			23	69
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			10	40
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			125	250
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						659

* As determined by ANSI, ANLA- American standards for tursery stock. For each size, minimum plant sizes shall conform to the

Total Number of Points Provided 659

Professional Services, Inc.

CREATE THE VISION TELL THE STORY

MADISON MILWAUKEE KENOSHA MAPPLETON WAUSAU

MADISON REGIONAL OFFICE P 608 848 5060



7780 ELMWOOD AVE, SUITE 208

MIDTOWN RESERVE **APARTMENTS**

ROJECT LOCATION: CITY OF MADISON, WI

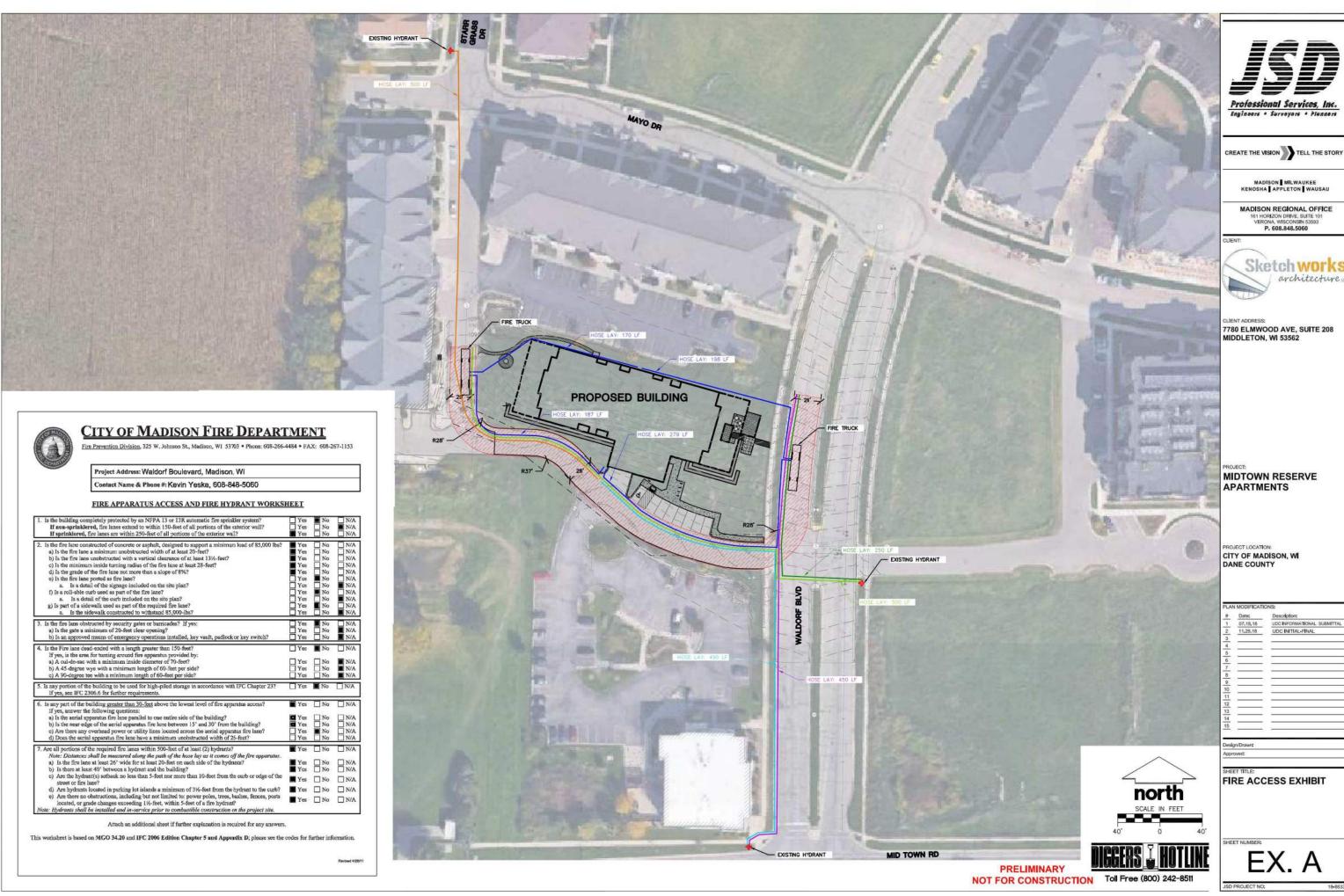
DANE COUNTY

PLAN	MODIFICATION	ONS:
#	Date:	Description:
1	07.18.18	UDC INFORMATIONAL SUBMITTAL
2	11.28.18	UDC INITIAL-FINAL
3		
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LANDSCAPE

esign/Drawn: MWS

DETAILS, NOTES & SPECIFICATIONS



ROJECT LOCATION: CITY OF MADISON, WI DANE COUNTY

HORIZON DRIVE, SUITE ERONA, WISCONSIN 535 P. 608.848.5060

Sketch works architecture "

Design/Drawnt

FIRE ACCESS EXHIBIT

EX. A



MIDTOWN RESERVE NEW MULTI-FAMILY

1848 WALDORF BLVD. LOT 1, Madison, Wi

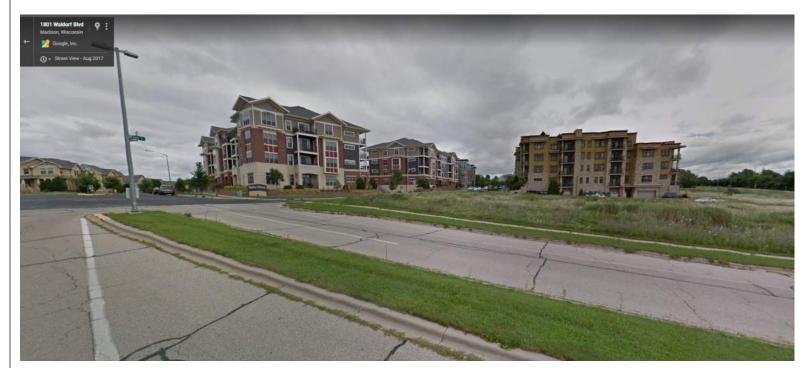
SITE CONTEXT

11/28/2018 UDC/ PC

UDC/PC 0.2



WALDORF BOULEVARD AT PRIVATE ROAD - LOOKING NORTH WEST



WALDORF BOULEVARD AT PRIVATE ROAD - LOOKING NORTH EAST



MIDTOWN ROAD AND WALDORF BOULEVARD - LOOKING NORTH EAST











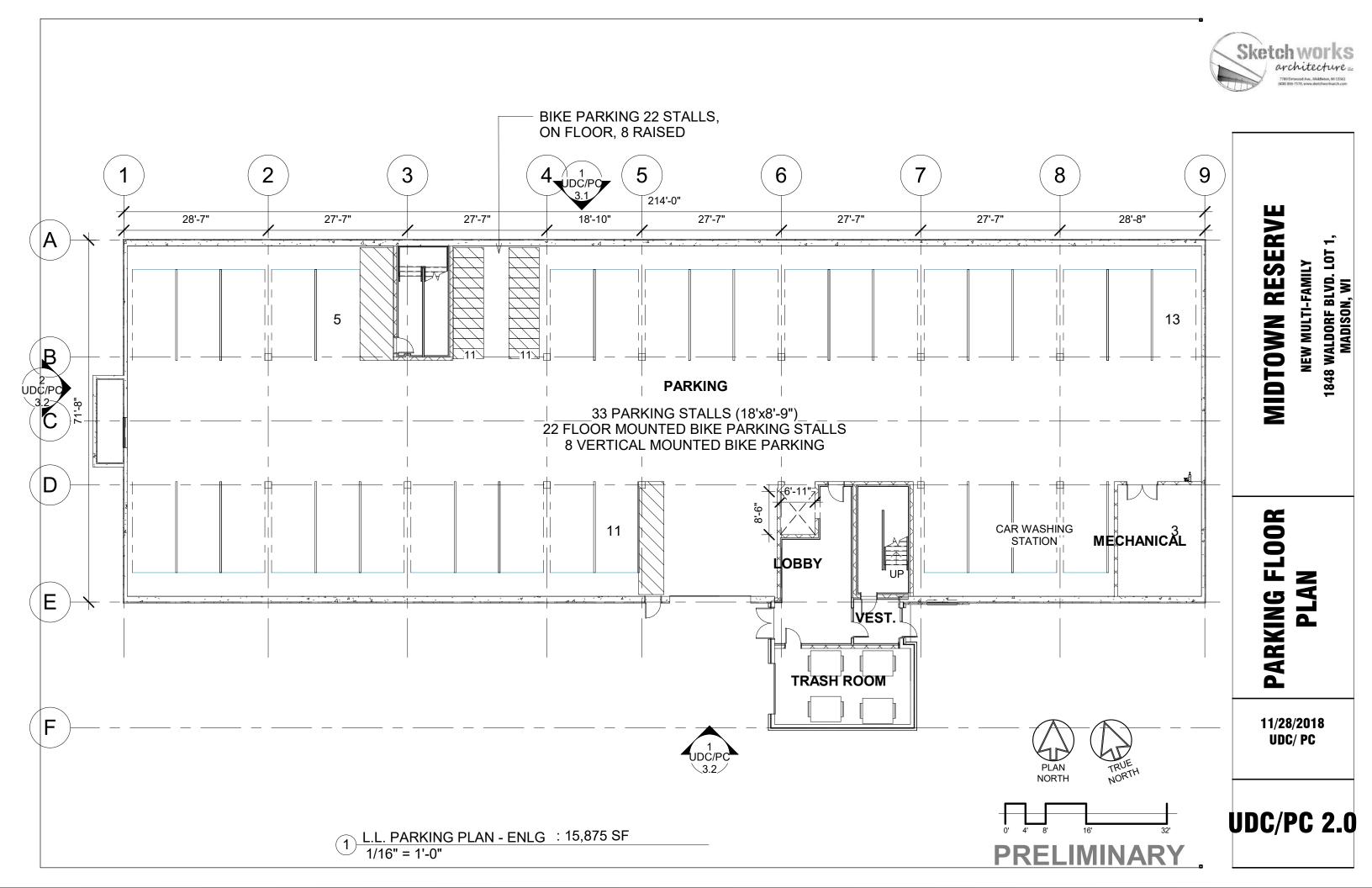
NEW MULTI-FAMILY

1848 WALDORF BLVD. LOT 1, Madison, Wi

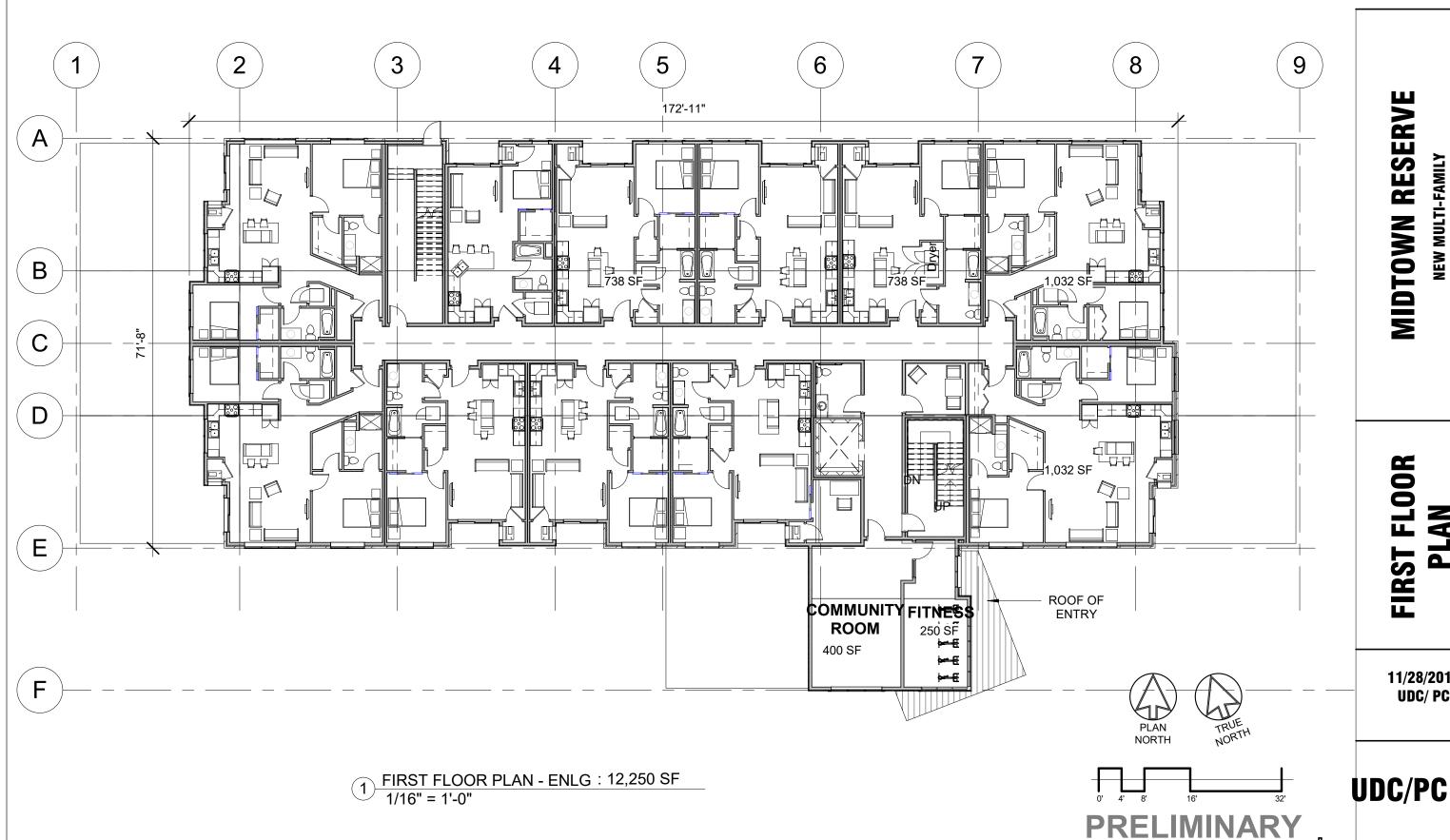
SITE CONTEXT

11/28/2018 UDC/ PC

UDC/PC 0.3





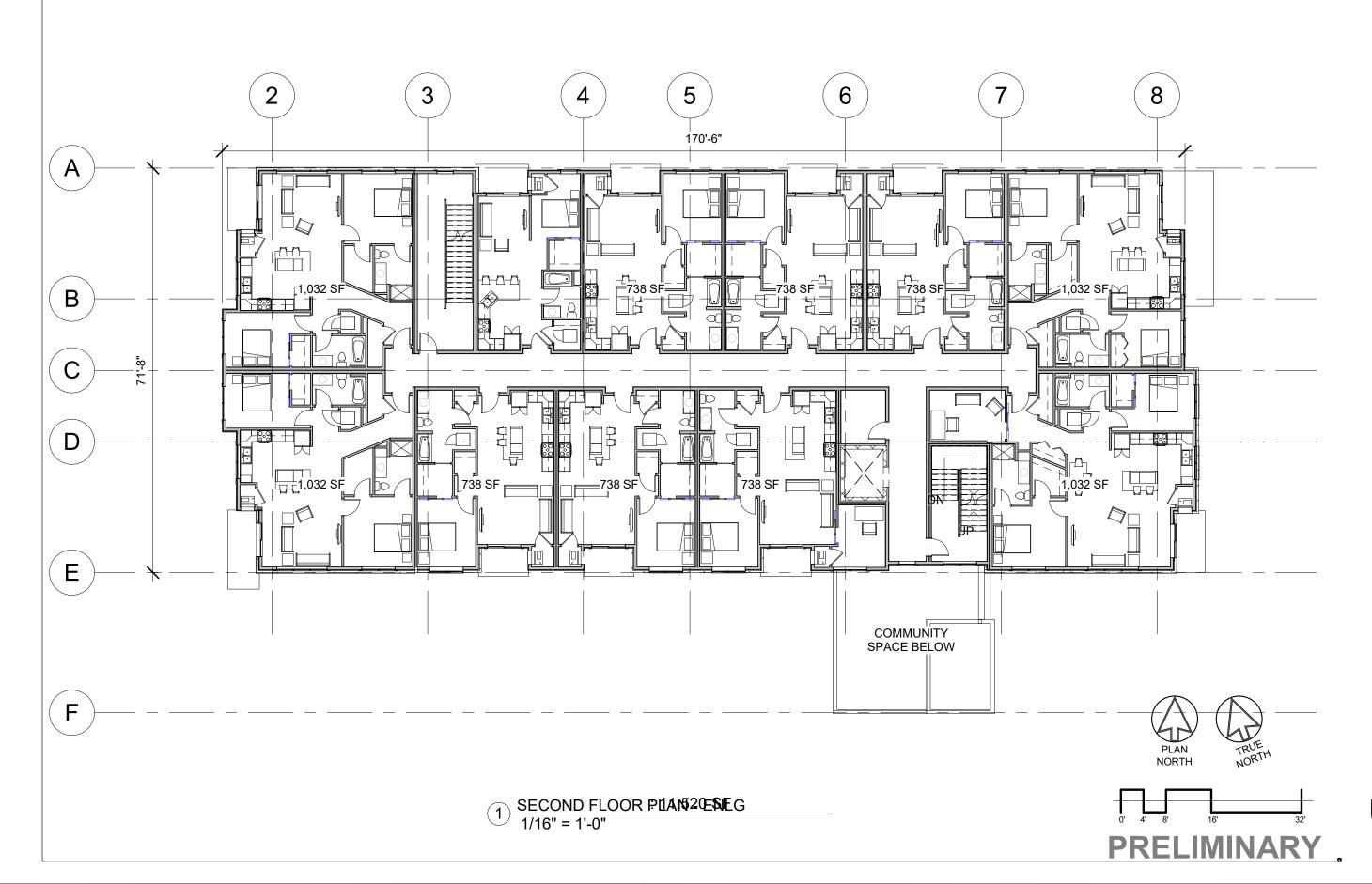


1848 WALDORF BLVD. LOT 1, Madison, Wi

11/28/2018 UDC/ PC

UDC/PC 2.1





MIDTOWN RESERVE NEW MULTI-FAMILY

1848 WALDORF BLVD. LOT 1, Madison, Wi

SECOND FLOOR PLAN

11/28/2018 UDC/ PC

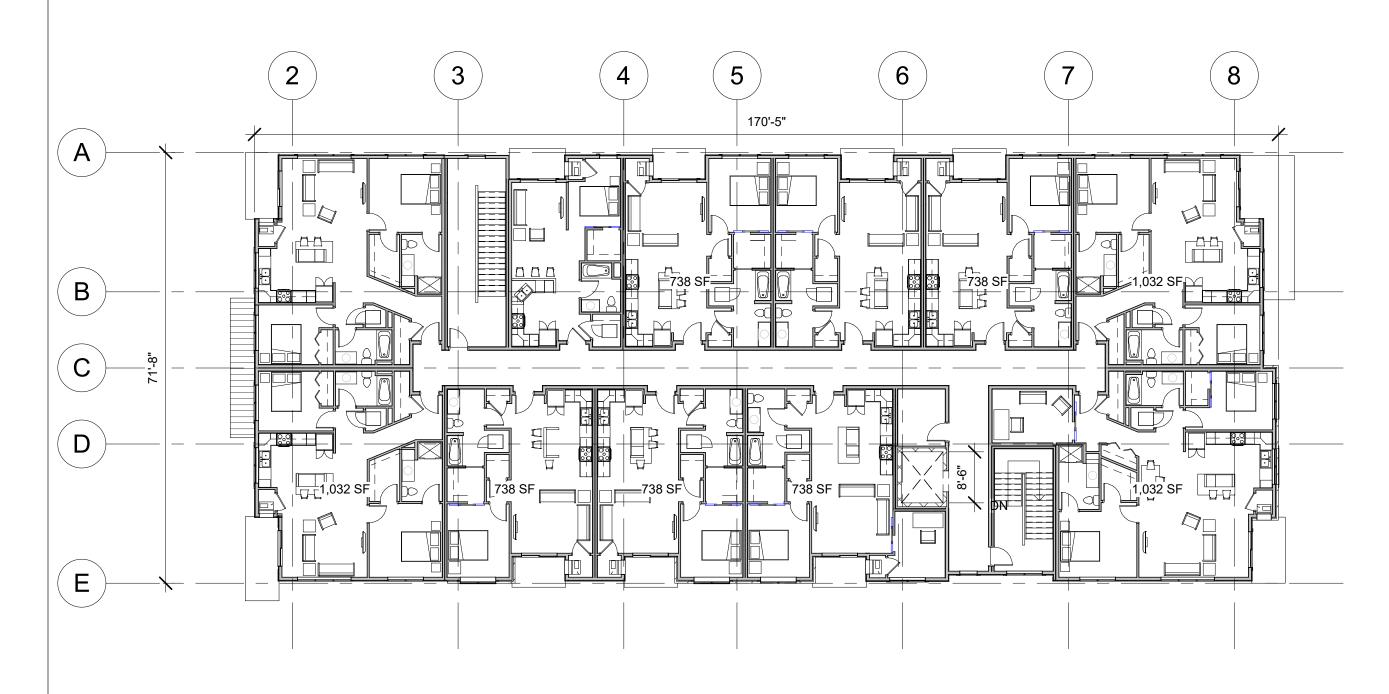
UDC/PC 2.2

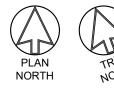


THIRD FLOOR

1848 WALDORF BLVD. LOT 1, Madison, Wi

NEW MULTI-FAMILY







TH NORTH

UDC/PC 2.3

11/28/2018 UDC/ PC

1) THIRD FLOOR PLAM62ENEG 1/16" = 1'-0"





MIDTOWN RESERVE
NEW MULTI-FAMILY

1848 WALDORF BLVD. LOT 1, MADISON, WI

EXTERIOR ELEVATIONS

11/28/2018 UDC/ PC

UDC/PC 3.1



1/16" = 1'-0"



MIDTOWN RESERVE

1848 WALDORF BLVD. LOT MADISON, WI **NEW MULTI-FAMILY**

ELEVATIONS EXTERIOR

11/28/2018 UDC/ PC

UDC/PC 3.2



1848 WALDORF BLVD. LOT 1, Madison, Wi **NEW MULTI-FAMILY**



PERSPECTIVES EXTERIOR

11/28/2018 UDC/ PC

UDC/PC 3.3



BUILDING ENTRY



LAP SIDING - SW DOWNING SAND 2822 OR EQUIV

Materials are design basis of intent



LAP SIDING - SW DOWNING SAND 2822 OR EQUIV



BRICK - INTERSTATE BRICK, IRONSTONE, UTILITY SIZE OR EQUIV



WINDOW FRAME -MED BRONZE



1848 WALDORF BLVD. LOT 1, Madison, Wi

NEW MULTI-FAMILY

PERSPECTIVES EXTERIOR

11/28/2018 UDC/ PC

UDC/PC 3.4



BUILDING WEST ELEVATION

Materials are design basis of intent



LAP SIDING - SW DOWNING SAND 2822 OR EQUIV



LAP SIDING - SW DOWNING SAND 2822 OR EQUIV



BRICK - INTERSTATE BRICK, IRONSTONE, UTILITY SIZE OR EQUIV



WINDOW FRAME -MED BRONZE



1848 WALDORF BLVD. LOT 1, Madison, Wi

NEW MULTI-FAMILY

PERSPECTIVE

EXTERIOR

11/28/2018 UDC/ PC

UDC/PC 3.5



BUILDING EAST ELEVATION

Materials are design basis of intent



LAP SIDING - SW DOWNING SAND 2822 OR EQUIV



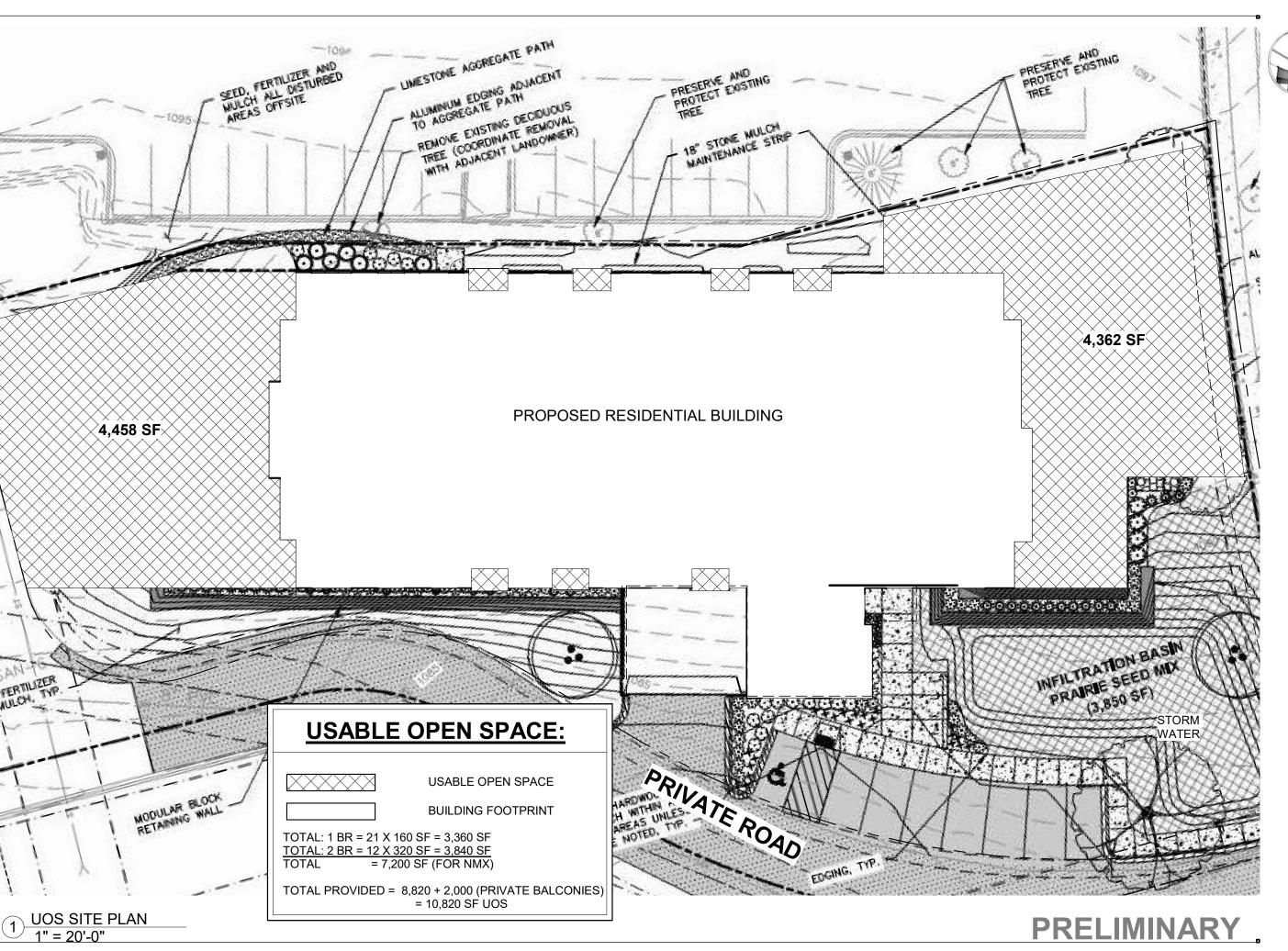
LAP SIDING - SW DOWNING SAND 2822 OR EQUIV



BRICK - INTERSTATE BRICK, IRONSTONE, UTILITY SIZE OR EQUIV



WINDOW FRAME -MED BRONZE





1848 WALDORF BLVD. LOT 1, Madison, Wi

NEW MULTI-FAMILY

SITE UOS

11/28/2018 UDC/ PC

UDC/PC 4.0