

# STEIN RESIDENCE

6226 N. Highlands Avenue, Madison, WI 53705

## City of Madison Land-Use Submittal

# CāS<sub>4</sub>

architecture, llc

4414 Regent Street; Suite 102  
Madison, WI 53705  
ph 608-709-1250

### Echelon Structures, Inc.

3530 Timber Lane  
Cross Plains, WI 53528  
ph 608-206-0521

### Wyser Engineering

312 East Main Street  
Mount Horeb, WI 53572  
ph 608-843-3388



**FIGUREGROUND**  
joporter@figureground-design.com  
ph 608-345-5101

### Stein Residence

6226 N Highlands Ave.  
Madison, WI 53705

Project #: 19005.00

### Construction Documents

Issued for:

No.	Description	Date
1	Plan Commission for Demo	7/17/19

Drawn by: CaS4 Architecture  
Checked by: CaS4 Architecture

TITLE SHEET

# T001

### General

T001 Title Sheet  
NA Survey

### Civil Engineering

Wyser Engineering  
312 East Main Street  
Mount Horeb, WI 53572

ph 608-843-3388

C100 Site Demo Plan  
C200 Grading and Erosion Control

### Landscape

Figure Ground Design  
Joe Porter

ph 608-345-5101

L100 Overall Site Development Plan  
L101 Site Layout Plan  
L200 Site Grading Plan  
L300 Site Planting Plan

### Architectural

CaS. Architecture, LLC  
4414 Regent Street; Suite 102  
Madison, WI 53705

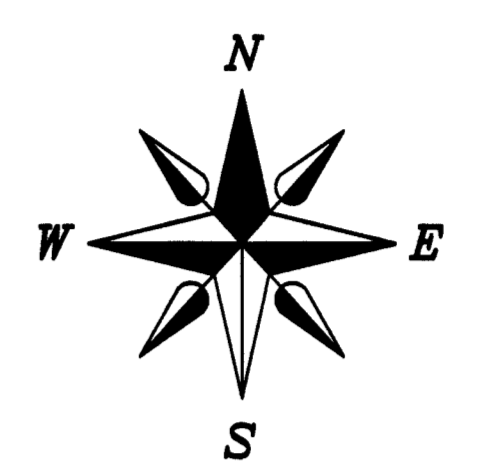
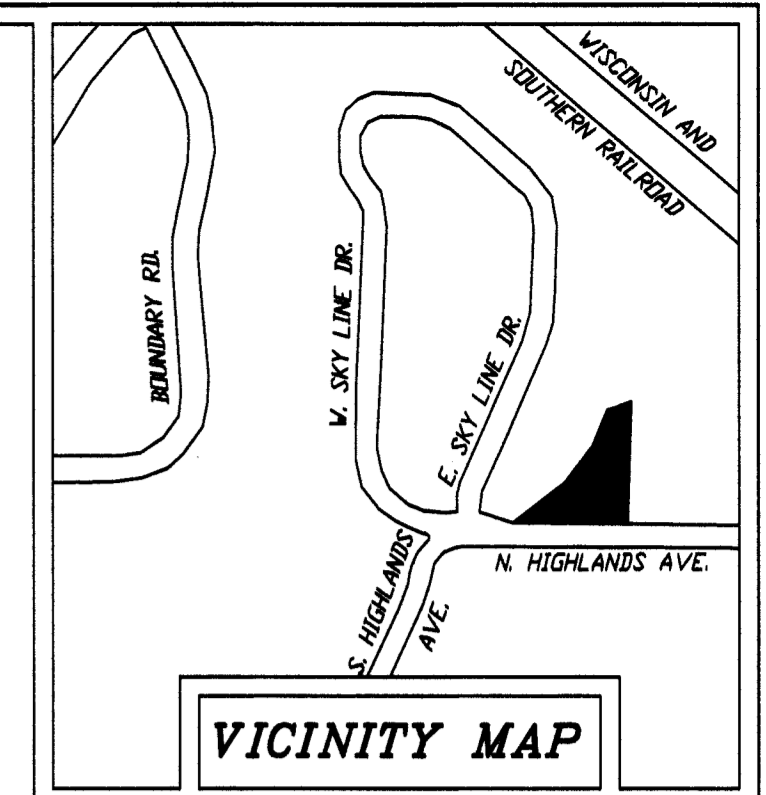
ph 608-709-1250

A100 Basement Floor Plan  
A101 First Floor Plan  
A102 Second Floor Plan  
A103 Roof Plan  
A200 Building Elevations  
A201 Building Elevations

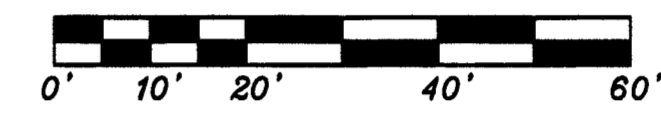
Project Location Map



DEDICATED TO THE  
PUBLIC FOR PURPOSES  
CITY OF MADISON PARKS SKYVIEW PARK



BEARINGS ARE REFERENCED TO THE EAST LINE OF LOT 25  
SKY VIEW TERRACE. LINE TO BEAR = S 02°03'00" W  
SCALE 1" = 20'



- LEGEND**
- = SET 3/4"x24" REBAR  
VT 15 LB PER LIN FT
  - = FOUND 3/4" REBAR
  - ⊙ = FOUND 1" PINCH PIPE (UNLESS NOTED)
  - ⊙ = FOUND 1" IRON PIPE
  - ⊙ = RECORDED AS
  - ⊙ = SPOT GRADE
  - ⊙ = LIGHT POLE
  - ⊙ = STORM CATCH BASIN
  - ⊙ = MANHOLE
  - ⊙ = POWERPOLE
  - ⊙ = WATER VALVE
  - ⊙ = AC UNIT
  - ⊙ = UTILITY BOX
  - ⊙ = MAILBOX
  - ⊙ = CONCRETE STOOP
  - ⊙ = CANTILEVER
  - ⊙ = DECIDUOUS TREE (DIAMETER SIZE NOTED)
  - ⊙ = CONIFEROUS TREE (DIAMETER SIZE NOTED)
  - ⊙ = ROCK WALL / RIPP RAPP
- LINE LEGEND**
- SAN — = SANITARY SEWER
  - ST — = STORM SEWER
  - DHU — = OVER HEAD UTILITIES
  - W — = WATER MAIN
  - G — = UNDERGROUND GAS MAIN

**DESCRIPTION OF TITLE RECORD:**

Lot Twenty-five (25), Sky View Terrace, in the City of Madison, Dane County, Wisconsin.

**NOTES:**  
Corresponding to Schedule B-Section Two of Commitment No. 1017603 issued by Knight Barry Title Services LLC with an effective date of March 6, 2019.

- 200) Easements, restrictions and other matters shown on the Plat of Sky View Terrace. (SHOWN ON MAP)
- 201) Sky View Terrace and other matters contained in the instrument recorded March 26, 1997 in Volume 999 of Misc. page 595 as Document No. 935655. (SHOWN ON MAP) \* ALL RESTRICTIONS FROM THIS DOCUMENT MAY NOT BE SHOWN DUE TO FADED OR ILLEGIBLE TEXT IN SEVERAL AREAS OF THIS DOCUMENT. \*

**TABLE A NOTES:**

- 2) THE PROPERTY ADDRESS OF THIS PARCEL IS 6226 N. HIGHLANDS AVE., MADISON, WI 53705
- 3) THIS PROPERTY IS LOCATED IN THE ZONE X (AREAS NOT LOCATED INSIDE THE 500-YEAR FLOOD) AS PER FLOOD INSURANCE RATE MAP FOR CITY OF MADISON, DANE COUNTY, WISCONSIN, MAP NO. S5025C0403G WITH AN EFFECTIVE DATE OF JANUARY 2, 2009.
- 4) THE GROSS LAND AREA OF THIS PARCEL IS 46,339 SQ. FT. OR 1.06 ACRES.
- 5) ELEVATIONS ARE REFERENCED TO NAVD 88 (2012 DATUM). SITE BENCHMARK 'A' IS THE TOP OF 1" PINCH PIPE LOCATED AT THE SOUTHEAST CORNER OF LOT 25. TOP OF PINCH PIPE = 942.69 FEET. SITE BENCHMARK 'B' IS THE TOP OF REBAR LOCATED AT THE NORTHEAST CORNER OF LOT 21. TOP OF REBAR = 913.40 FEET.
- 11) SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. PHONE NO. 1-800-242-8511 DIGGERS HOTLINE TICKET #20191205173
- 14) THIS PROPERTY IS LOCATED 141 FEET EAST OF THE INTERSECTION OF NORTH HIGHLANDS AVE., SOUTH HIGHLANDS AVE., WEST SKY LINE DR., AND EAST SKY LINE DR.
- 16) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 17) NO KNOWN PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR DURING THE PROCESS OF CONDUCTING THE FIELDWORK.
- 18) NO WETLANDS WERE DELINEATED AS PART OF THIS SURVEY.

**SURVEYOR'S CERTIFICATE:**

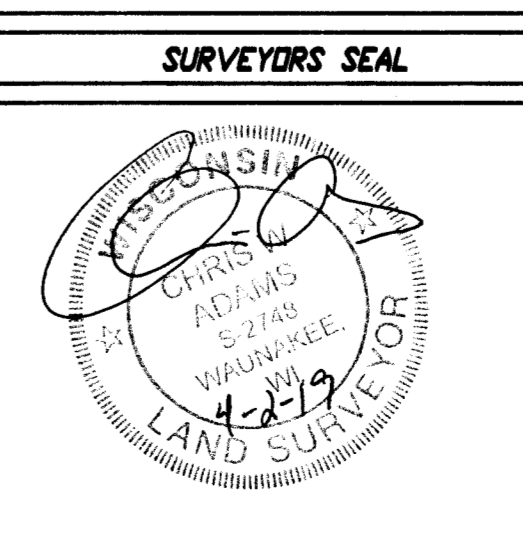
To: David L. Stein and Jennifer Grantham Stein Revocable Trust and its successors and assigns, and Knight Barry Title Services LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,5,9,11,13,14,16,17,18 and 20 of Table A thereof. The field work was completed on March 26, 2019.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

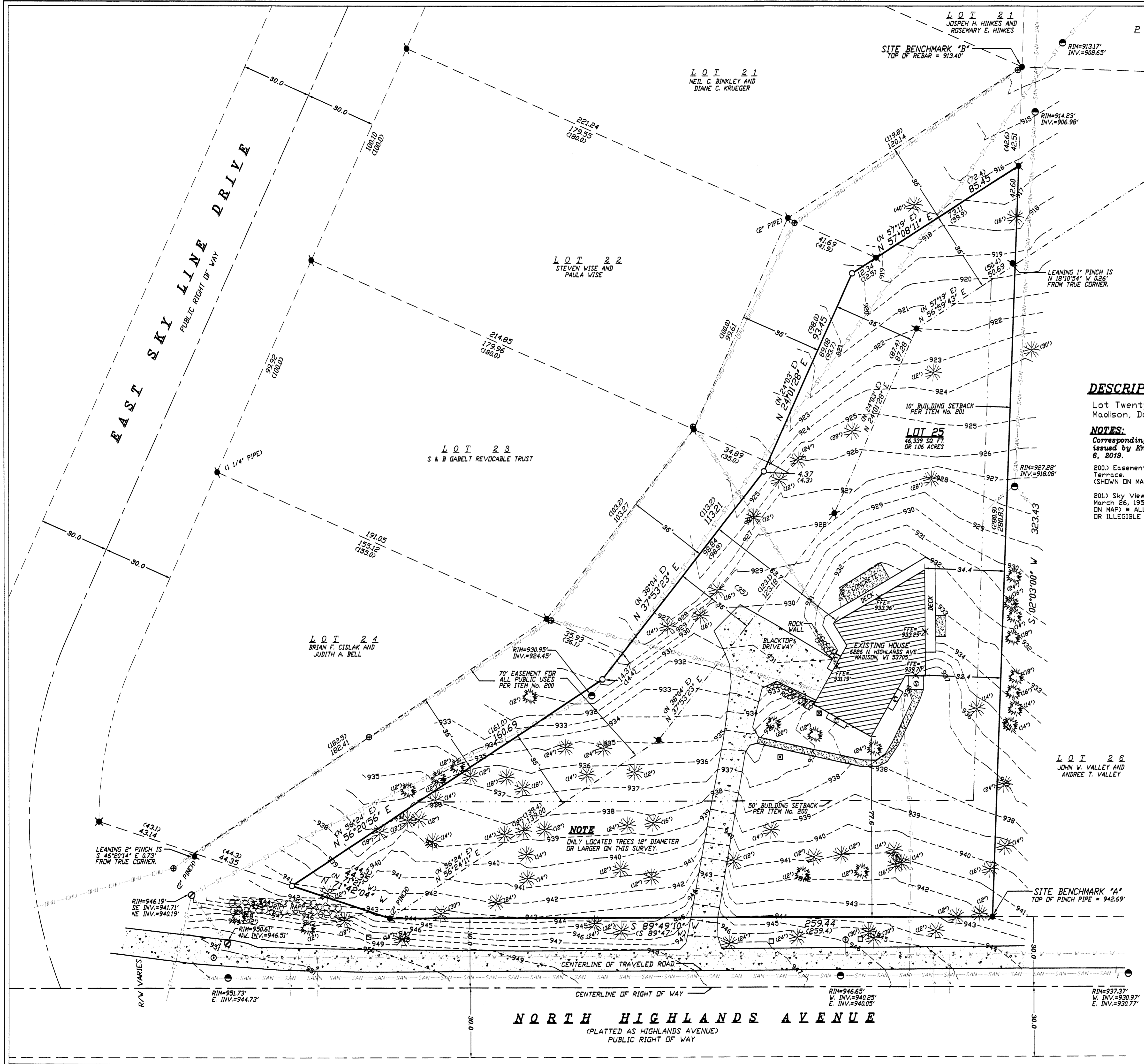
Date of Map: April 2, 2019

Chris W. Adams S-2748  
Professional Land Surveyor



**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597  
NOA T. PRIEVE & CHRIS W. ADAMS  
PROFESSIONAL LAND SURVEYORS  
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

<b>6226 N. HIGHLANDS AVENUE A.L.T.A./N.S.P.S. SURVEY</b>			
A parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 13, T7N, R8E, City of Madison, Dane County Wisconsin.			
DATE	MARCH 27, 2019	REVISION DATE:	CHECK BY
SCALE	1" = 20'	DRAWING NO.	194-70
DRAWN BY	NEIL BORTZ	SHEET	1 OF 1



**NORTH HIGHLANDS AVENUE**  
(PLATTED AS HIGHLANDS AVENUE)  
PUBLIC RIGHT OF WAY

**LEGEND (PROPOSED)**

- SUBJECT PARCEL PROPERTY LINE
- CONSTRUCTION LIMIT LINE
- NEW BUILDING (FOR REFERENCE)
- SAWCUT LIMITS
- ASPHALT REMOVAL AREA
- CONCRETE REMOVAL AREA
- DECK REMOVAL AREA
- UTILITY REMOVAL
- TREE REMOVAL



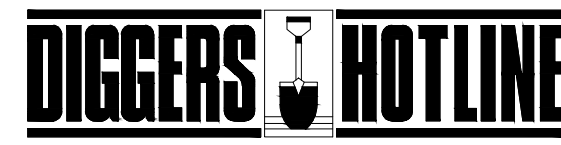
**GENERAL NOTES**

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGES AT ANY TIME PER THE RECOMMENDATIONS/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

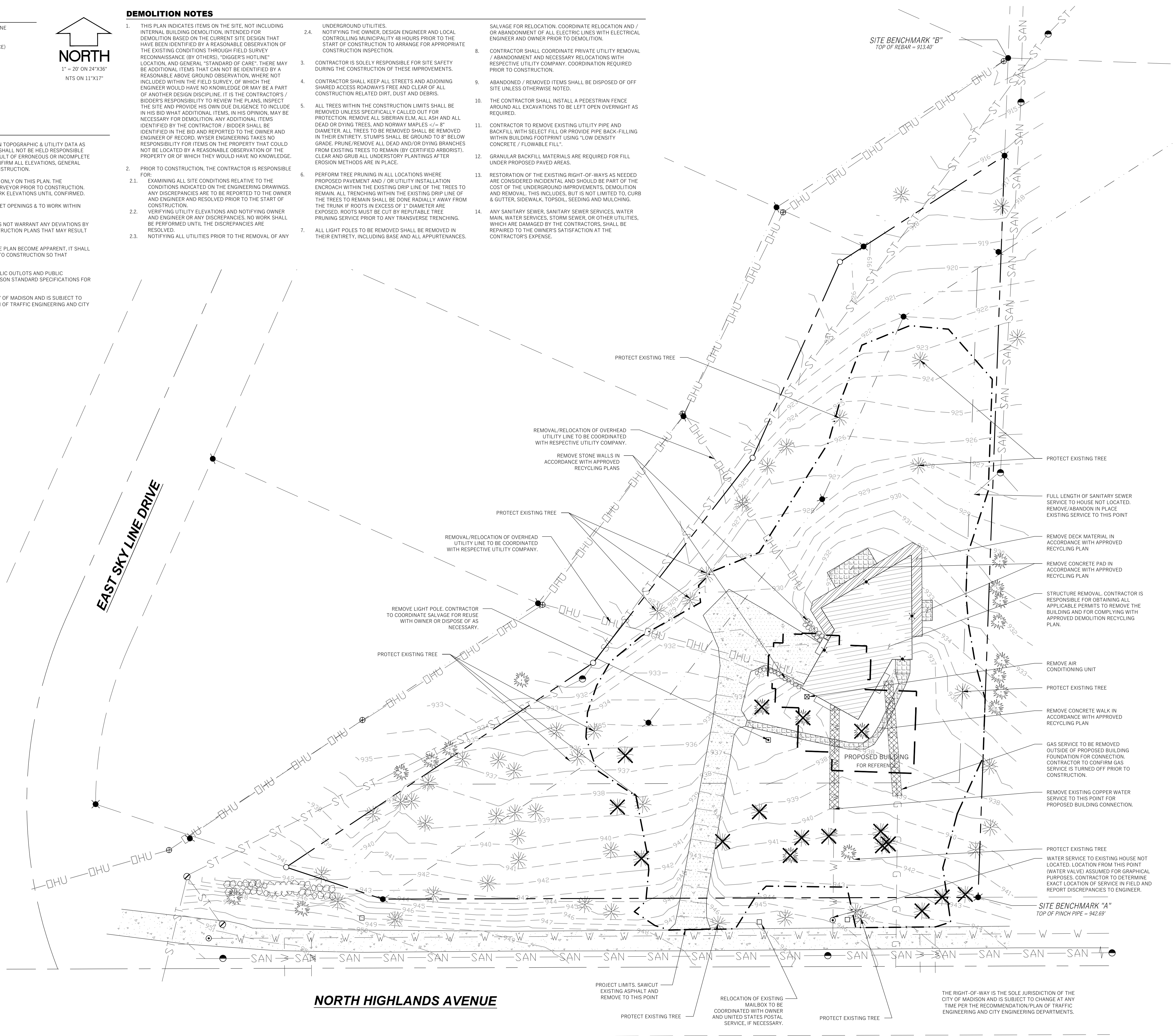
**DEMOLITION NOTES**

1. THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE (BY OTHERS), "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR 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 DILIGENCE 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 OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING 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.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - 2.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
  - 2.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
4. CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. REMOVE ALL SIBERIAN ELM, ALL ASH AND ALL DEAD OR DYING TREES, AND NORWAY MAPLES  $\leq$  8" DIAMETER. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO 8" BELOW GRADE. PRUNE/REMOVE ALL DEAD AND/OR DYING BRANCHES FROM EXISTING TREES TO REMAIN (BY CERTIFIED ARBORIST). CLEAR AND GRUB ALL UNDERSTORY PLANTINGS AFTER EROSION METHODS ARE IN PLACE.
6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
7. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES.

8. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
9. ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
11. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
13. RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
14. 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.



Toll Free (800) 242-8511 or- 811  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com



**Cās<sub>4</sub>**  
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1	Plan Commission for Demo	7/17/19

Drawn by: Wyser Engineering  
Checked by: Wyser Engineering

**DEMO PLAN**

**C100**

**GENERAL NOTES**

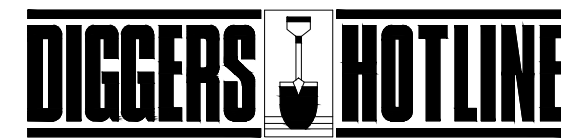
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- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGES AT ANY TIME PER THE RECOMMENDATIONS/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

**CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS ([dnr.wis.gov](http://dnr.wis.gov)).
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
- ENGINEER / CITY OF MADISON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
- DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
- SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE VEGETATION PLAN FOR ENGINEER / OWNER APPROVAL. VEGETATION PLAN AND BIORETENTION INSTALLATION SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE MUNICIPAL EROSION CONTROL PERMIT AND FOLLOWING ALL APPLICABLE REQUIREMENTS.

**LEGEND (PROPOSED)**

- PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- - - DISTURBANCE LIMITS
- SITE CONTOUR
- SPOT GRADE  
EL. 943.4'
- SILT FENCE/SILT SOCK
- WAT WATER SERVICE
- SAN SANITARY SEWER SERVICE
- GAS GAS SERVICE (DESIGN BY OTHERS)
- E ELECTRIC SERVICE (DESIGN BY OTHERS)



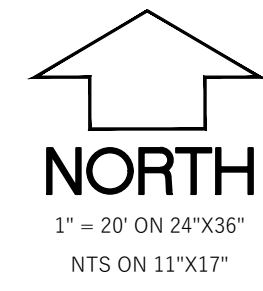
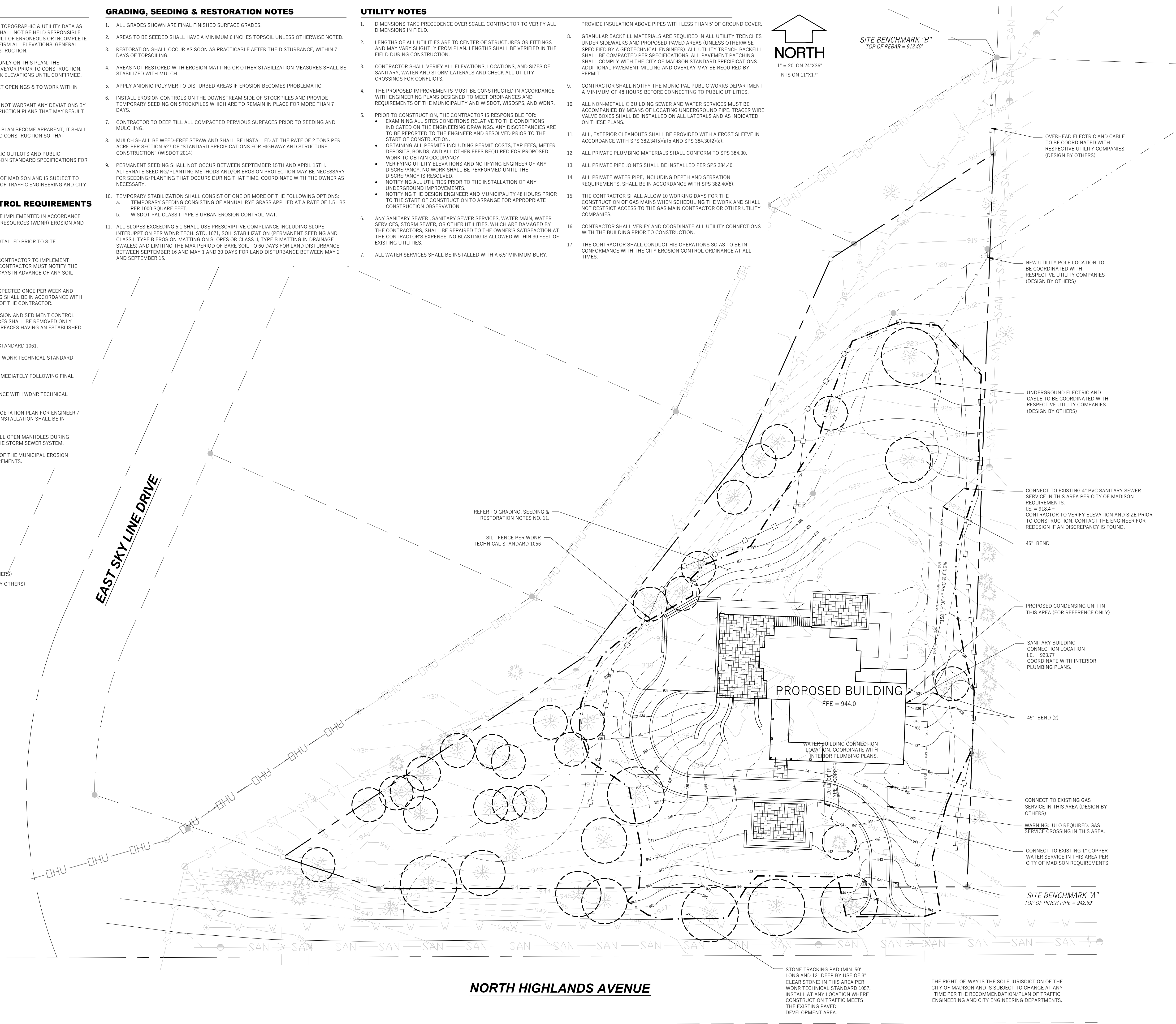
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[www.DiggersHotline.com](http://www.DiggersHotline.com)

**GRADING, SEEDING & RESTORATION NOTES**

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
- RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- 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.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
- MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
- PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
  - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
  - WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.
- ALL SLOPES EXCEEDING 5:1 SHALL USE PRESCRIPTIVE COMPLIANCE INCLUDING SLOPE INTERUPTION PER WDNR TECH. STD. 1071. SOIL STABILIZATION (PERMANENT SEEDING AND CLASS I, TYPE B EROSION MATTING ON SLOPES OR CLASS II, TYPE B MATTING IN DRAINAGE SWALES) AND LIMITING THE MAX PERIOD OF BARE SOIL TO 60 DAYS FOR LAND DISTURBANCE BETWEEN SEPTEMBER 16 AND MAY 1 AND 30 DAYS FOR LAND DISTURBANCE BETWEEN MAY 2 AND SEPTEMBER 15.

**UTILITY NOTES**

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- 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.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDNR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
  - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
  - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
  - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- 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. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
- ALL WATER SERVICES SHALL BE INSTALLED WITH A 6.5' MINIMUM BURY.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
- CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
- ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)5 AND SPS 384.30(2)(c).
- ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
- ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
- ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
- THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL ORDINANCE AT ALL TIMES.



SITE BENCHMARK "B"  
TOP OF REBAR = 913.40'

OVERHEAD ELECTRIC AND CABLE TO BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES (DESIGN BY OTHERS)

NEW UTILITY POLE LOCATION TO BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES (DESIGN BY OTHERS)

UNDERGROUND ELECTRIC AND CABLE TO BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES (DESIGN BY OTHERS)

CONNECT TO EXISTING 4" PVC SANITARY SEWER SERVICE IN THIS AREA PER CITY OF MADISON REQUIREMENTS. I.E. = 918.4'  
CONTRACTOR TO VERIFY ELEVATION AND SIZE PRIOR TO CONSTRUCTION. CONTACT THE ENGINEER FOR REDESIGN IF AN DISCREPANCY IS FOUND.

PROPOSED CONDENSING UNIT IN THIS AREA (FOR REFERENCE ONLY)

SANITARY BUILDING CONNECTION LOCATION I.E. = 923.77 COORDINATE WITH INTERIOR PLUMBING PLANS.

CONNECT TO EXISTING GAS SERVICE IN THIS AREA (DESIGN BY OTHERS)  
WARNING: ULO REQUIRED. GAS SERVICE CROSSING IN THIS AREA.

CONNECT TO EXISTING 1" COPPER WATER SERVICE IN THIS AREA PER CITY OF MADISON REQUIREMENTS.

SITE BENCHMARK "A"  
TOP OF PINCH PIPE = 942.69'

STONE TRACKING PAD (MIN. 50' LONG AND 12" DEEP BY USE OF 3" CLEAR STONE) IN THIS AREA PER WDNR TECHNICAL STANDARD 1057. INSTALL AT ANY LOCATION WHERE CONSTRUCTION TRAFFIC MEETS THE EXISTING PAVED DEVELOPMENT AREA.

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

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ipartners@figureground-design.com  
ph 608-345-5101

**Stein Residence**

6226 N Highlands Ave.  
Madison, WI 53705

Project #: 19005.00

**Construction Documents**

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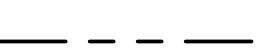
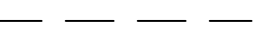


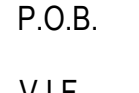

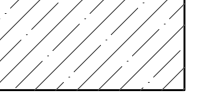



No.	Description	Date
1	Plan Commission for Demo	7/17/19

Drawn by: Wyser Engineering  
Checked by: Wyser Engineering

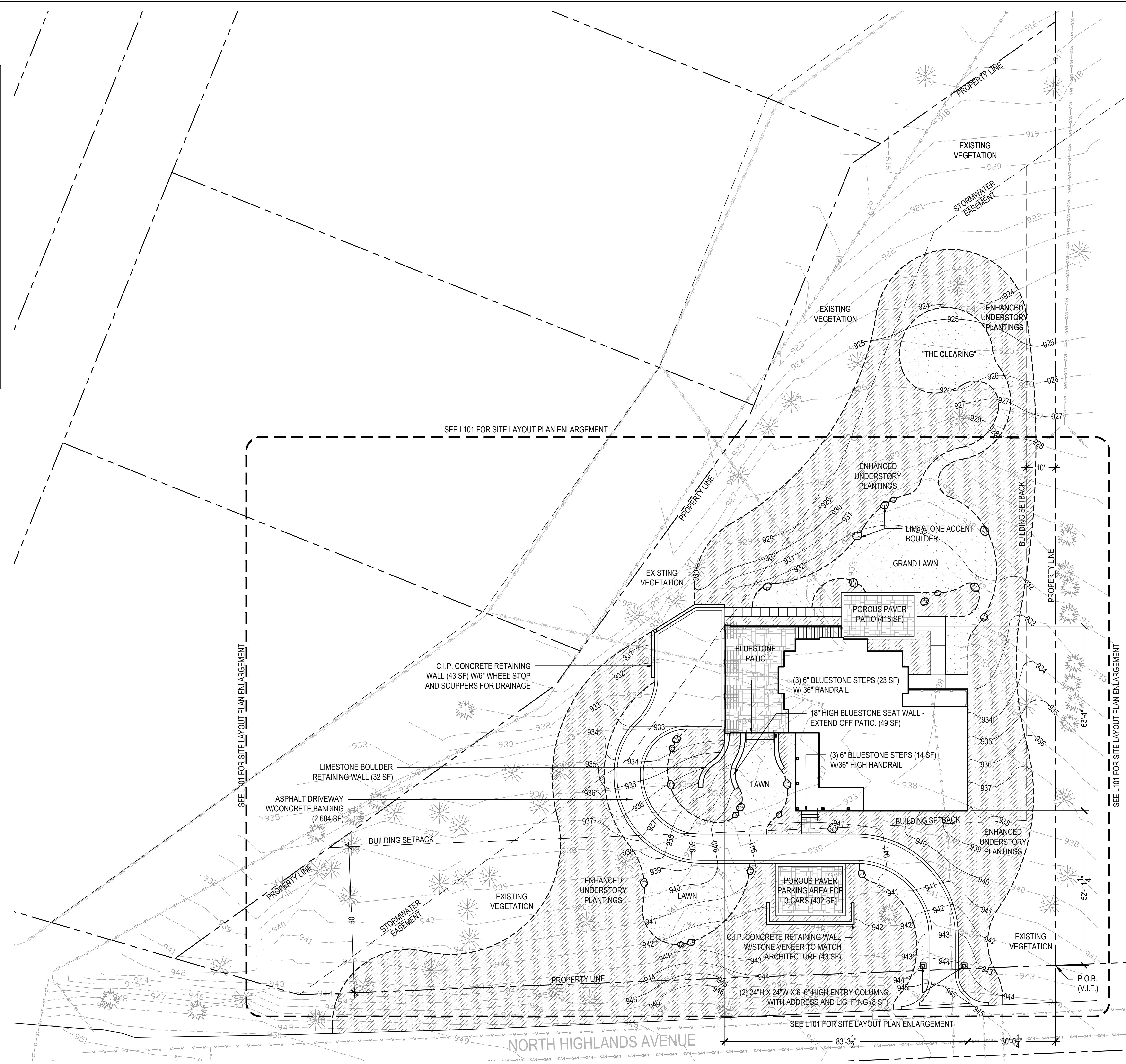
**EROSION CONTROL & UTILITY PLAN**

**C200**

LEGEND:

	PROPERTY LINE
	SETBACK AND EASEMENT LINES
	EXISTING DECIDUOUS TREE (TO REMAIN)
	EXISTING EVERGREEN TREE (TO REMAIN)
	P.O.B. POINT OF BEGINNING
	V.I.F. VERIFY IN FIELD
	ENHANCED UNDERSTORY PLANTINGS
	LAWN
	EXISTING CONTOURS
	PROPOSED CONTOURS

- NOTES:
- SEE C200 FOR MORE SITE INFORMATION.
  - ENHANCED UNDERSTORY PLANTINGS SHALL CONSIST OF NATIVE AND/OR ADAPTIVE SPECIES COMPATIBLE TO LOCAL CLIMATE AND ECOLOGY.
  - SEE L300 FOR PRELIMINARY PLANTING PLAN.
  - SEE L200 FOR PRELIMINARY GRADING PLAN.



# Cās<sub>4</sub> architecture, llc

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312 East Main Street  
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ph 608-843-3388

Landscape Architect:



ph 608-345-5101  
email jporter@figureground-design.com

**Stein Residence**

6226 N Highlands Ave.  
Madison, WI 53705

Project #: 19005.00

Phase

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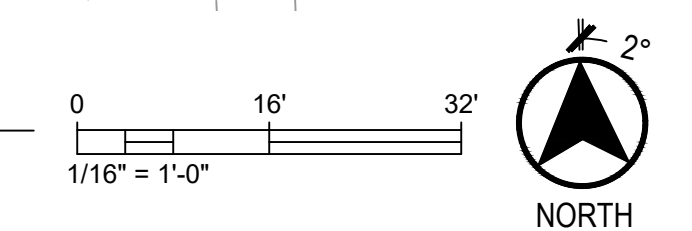
No.	Description	Date
1	Plan Commission for Demo	7/17/19

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Checked by: FIGURE-GROUND

**OVERALL SITE DEVELOPMENT PLAN**

# L100

1 OVERALL SITE DEVELOPMENT PLAN  
SCALE: 1/16" = 1'-0"

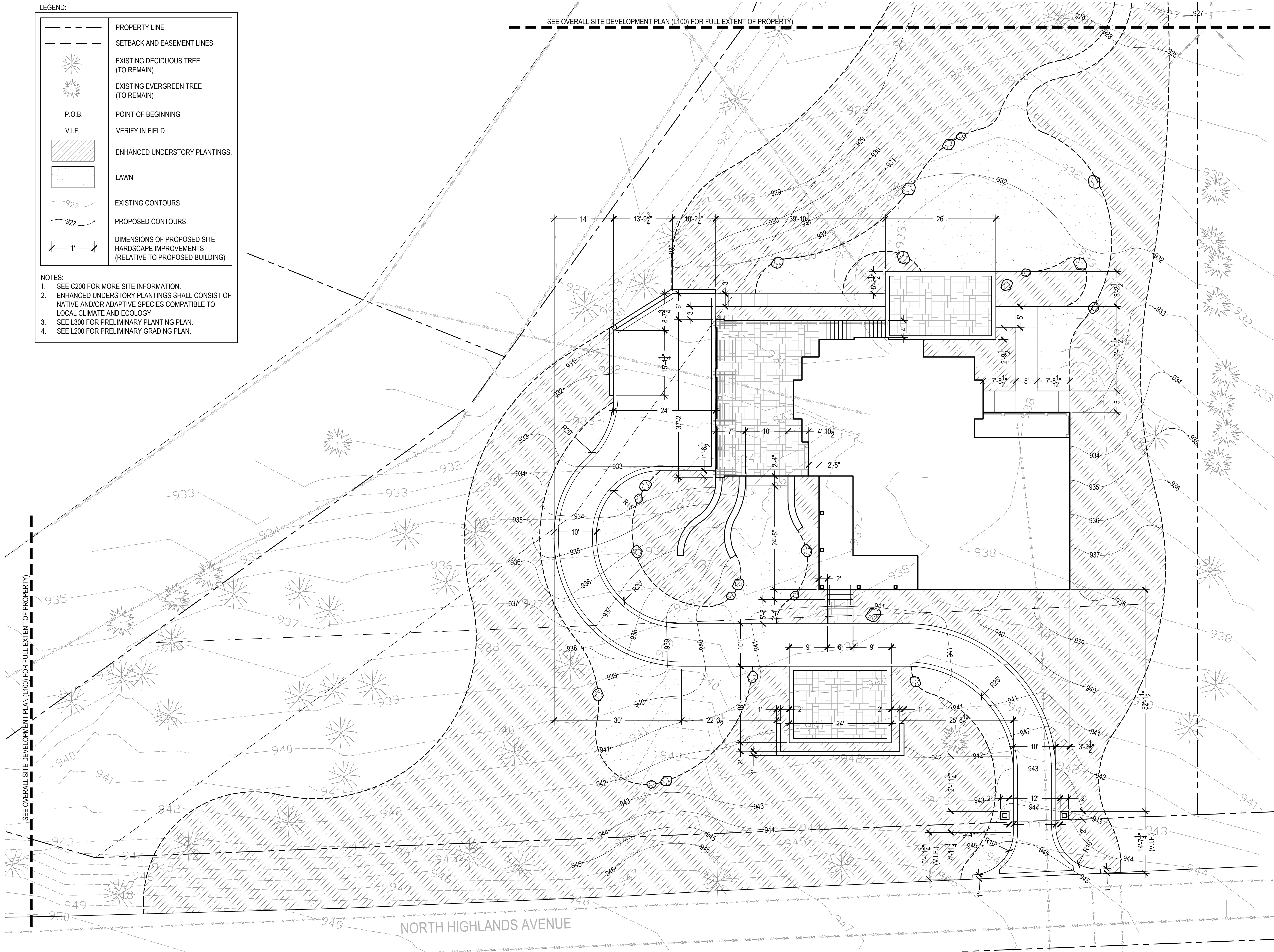


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Project Name: Stein Residence  
Project #: 19005.00

**LEGEND:**

	PROPERTY LINE
	SETBACK AND EASEMENT LINES
	EXISTING DECIDUOUS TREE (TO REMAIN)
	EXISTING EVERGREEN TREE (TO REMAIN)
	P.O.B. POINT OF BEGINNING
	V.I.F. VERIFY IN FIELD
	ENHANCED UNDERSTORY PLANTINGS
	LAWN
	EXISTING CONTOURS
	PROPOSED CONTOURS
	DIMENSIONS OF PROPOSED SITE HARDSCAPE IMPROVEMENTS (RELATIVE TO PROPOSED BUILDING)

- NOTES:**
1. SEE C200 FOR MORE SITE INFORMATION.
  2. ENHANCED UNDERSTORY PLANTINGS SHALL CONSIST OF NATIVE AND/OR ADAPTIVE SPECIES COMPATIBLE TO LOCAL CLIMATE AND ECOLOGY.
  3. SEE L300 FOR PRELIMINARY PLANTING PLAN.
  4. SEE L200 FOR PRELIMINARY GRADING PLAN.



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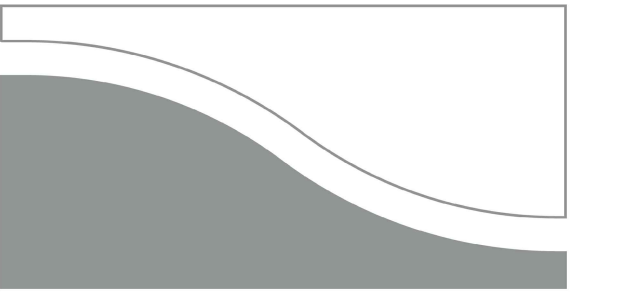
**Structural Engineer:**  
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**Civil Engineer:**  
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**Landscape Architect:**



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Project #: 19005.00

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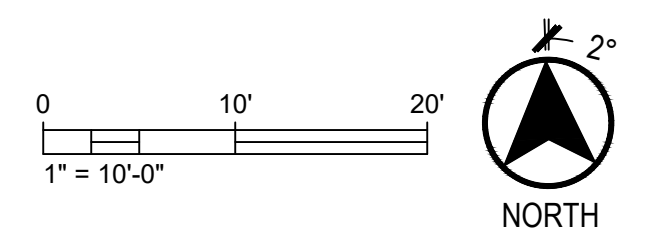
No.	Description	Date
1	Plan Commission for Demo	7/17/19

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Checked by: FIGURE-GROUND






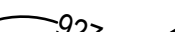
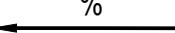
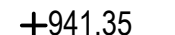
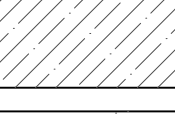


**SITE LAYOUT PLAN ENLARGEMENT**

# L101

**1 SITE LAYOUT PLAN ENLARGEMENT**  
SCALE: 1" = 10'-0"

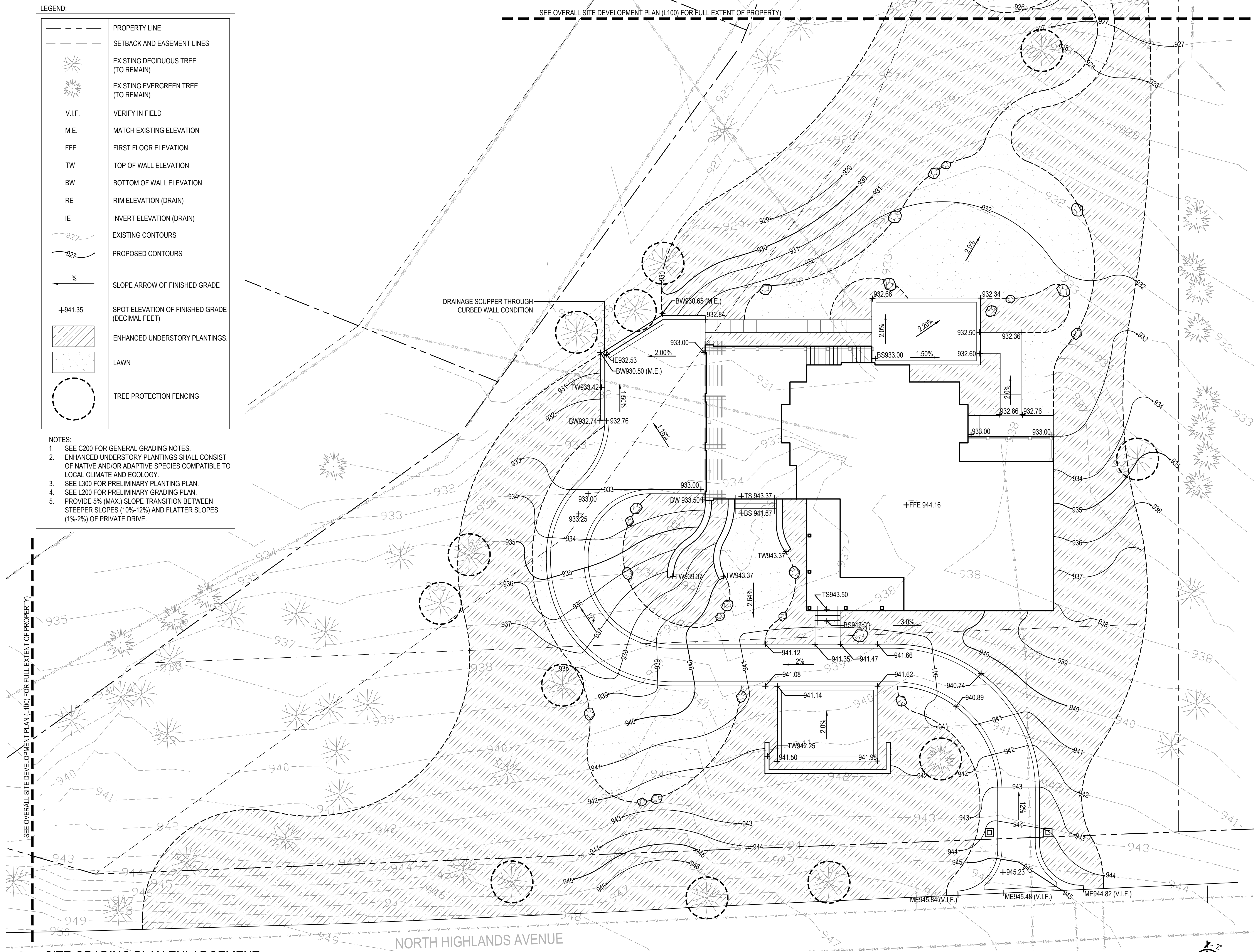


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LEGEND:	
	PROPERTY LINE
	SETBACK AND EASEMENT LINES
	EXISTING DECIDUOUS TREE (TO REMAIN)
	EXISTING EVERGREEN TREE (TO REMAIN)
V.I.F.	VERIFY IN FIELD
M.E.	MATCH EXISTING ELEVATION
FFE	FIRST FLOOR ELEVATION
TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
RE	RIM ELEVATION (DRAIN)
IE	INVERT ELEVATION (DRAIN)
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SLOPE ARROW OF FINISHED GRADE
	SPOT ELEVATION OF FINISHED GRADE (DECIMAL FEET)
	ENHANCED UNDERSTORY PLANTINGS.
	LAWN
	TREE PROTECTION FENCING

- NOTES:  
 1. SEE C200 FOR GENERAL GRADING NOTES.  
 2. ENHANCED UNDERSTORY PLANTINGS SHALL CONSIST OF NATIVE AND/OR ADAPTIVE SPECIES COMPATIBLE TO LOCAL CLIMATE AND ECOLOGY.  
 3. SEE L300 FOR PRELIMINARY PLANTING PLAN.  
 4. SEE L200 FOR PRELIMINARY GRADING PLAN.  
 5. PROVIDE 5% (MAX.) SLOPE TRANSITION BETWEEN STEEPER SLOPES (10%-12%) AND FLATTER SLOPES (1%-2%) OF PRIVATE DRIVE.

SEE OVERALL SITE DEVELOPMENT PLAN (L100) FOR FULL EXTENT OF PROPERTY



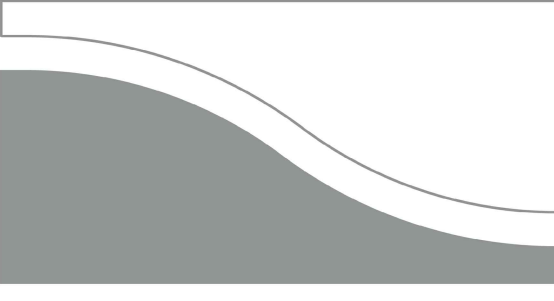
# Cās<sub>4</sub>

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Landscape Architect:  
  
**FIGUREGROUND**

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 email jporter@figureground-design.com

**Stein Residence**  
 6226 N Highlands Ave.  
 Madison, WI 53705

Project #: 19005.00

Phase  
**Construction Documents**

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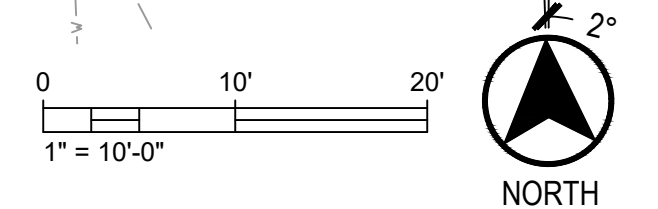
No.	Description	Date
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**SITE GRADING PLAN ENLARGEMENT**

# L200

1 **SITE GRADING PLAN ENLARGEMENT**  
 SCALE: 1" = 10'-0"



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LEGEND

	PROPERTY LINE
	SETBACK AND EASEMENT LINES
	EXISTING DECIDUOUS TREE (TO REMAIN)
	EXISTING EVERGREEN TREE (TO REMAIN)
	POINT OF BEGINNING
	VERIFY IN FIELD
	ENHANCED UNDERSTORY PLANTINGS
	LAWN (SOD)
	EXISTING VEGETATION
	PLANT BED EDGING (SHOVEL CUT)
	EXISTING CONTOURS
	PROPOSED CONTOURS
	LANDSCAPE ACCENT BOULDERS

NOTES

- SEE C200 FOR MORE SITE INFORMATION.
- ENHANCED UNDERSTORY PLANTINGS SHALL CONSIST OF NATIVE AND/OR ADAPTIVE SPECIES COMPATIBLE TO LOCAL CLIMATE AND ECOLOGY.
- PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
- SEE L200 FOR PRELIMINARY GRADING PLAN.

LANDSCAPE CALCULATIONS:

- TOTAL DEVELOPED AREA (EXCLUDES BUILDING FOOTPRINT) = 4,326 SF
- LANDSCAPE POINTS REQUIRED = 5 POINTS/300 SF OF DEVELOPED AREA = 72 PTS.
- LANDSCAPE POINTS PROVIDED:
  - OVERSTORY DECIDUOUS TREES (35 PTS. EA.) = 25 TREES (X35 PTS.) = 875 PTS.
  - TALL EVERGREEN TREES (35 PTS. EA.) = 12 TREES (X35 PTS.) = 420 PTS.
  - ORNAMENTAL TREES (15 PTS. EA.) = 39 TREES (X15 PTS.) = 585 PTS.
- TOTAL LANDSCAPE POINTS PROVIDED (DOES NOT INCLUDE UNDERSTORY PLANTINGS) = 1,880 PTS.

PLANT SCHEDULE

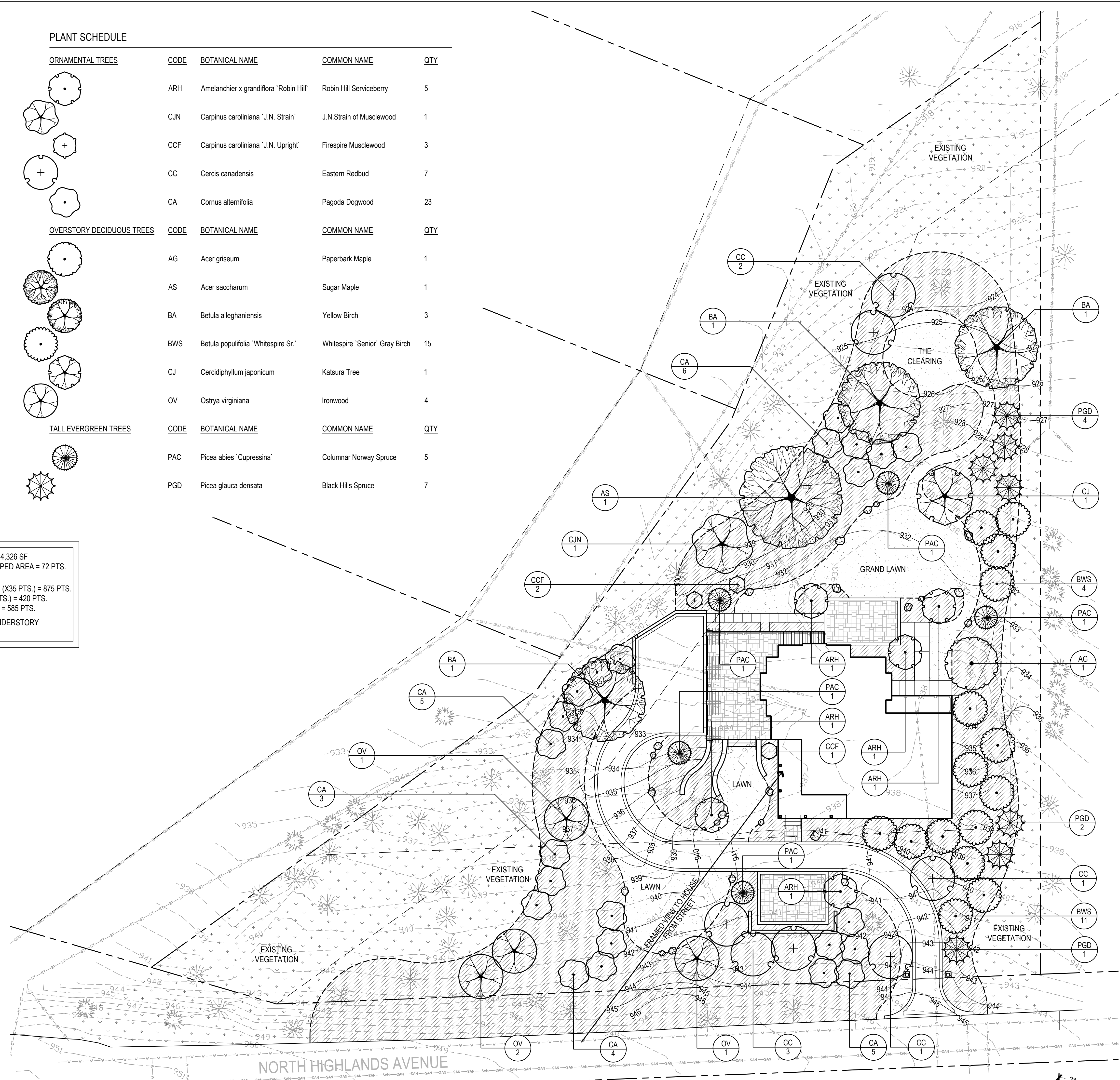
ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY
	ARH	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry	5
	CJN	Carpinus caroliniana 'J.N. Strain'	J.N. Strain of Musclemood	1
	CCF	Carpinus caroliniana 'J.N. Upright'	Firespire Musclemood	3
	CC	Cercis canadensis	Eastern Redbud	7
	CA	Cornus alternifolia	Pagoda Dogwood	23

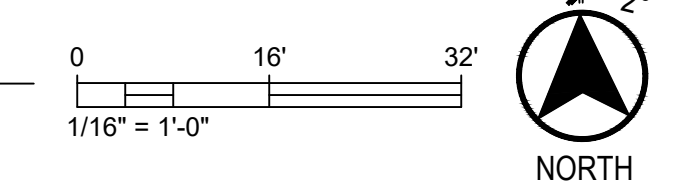
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY
	AG	Acer griseum	Paperbark Maple	1
	AS	Acer saccharum	Sugar Maple	1
	BA	Betula alleghaniensis	Yellow Birch	3
	BWS	Betula populifolia 'Whitespire Sr.'	Whitespire 'Senior' Gray Birch	15
	CJ	Cercidiphyllum japonicum	Katsura Tree	1
	OV	Ostrya virginiana	Ironwood	4

TALL EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY
	PAC	Picea abies 'Cupressina'	Columnar Norway Spruce	5
	PGD	Picea glauca densata	Black Hills Spruce	7



1 SITE PLANTING PLAN  
SCALE: 1/16" = 1'-0"



**Cas<sub>4</sub>**  
architecture, llc

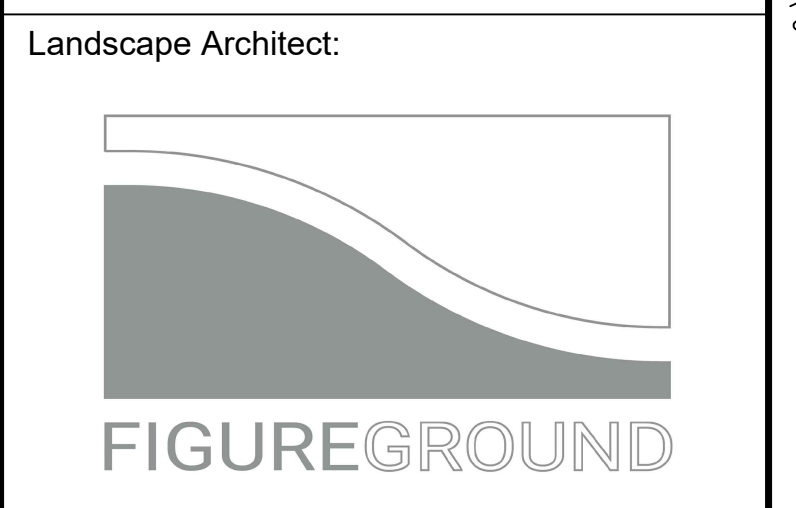
4414 Regent Street, Suite 102  
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**Stein Residence**  
6226 N Highlands Ave.  
Madison, WI 53705

Project #: 19005.00

Phase  
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SITE PLANTING PLAN

**L300**

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Project #: 19005.00  
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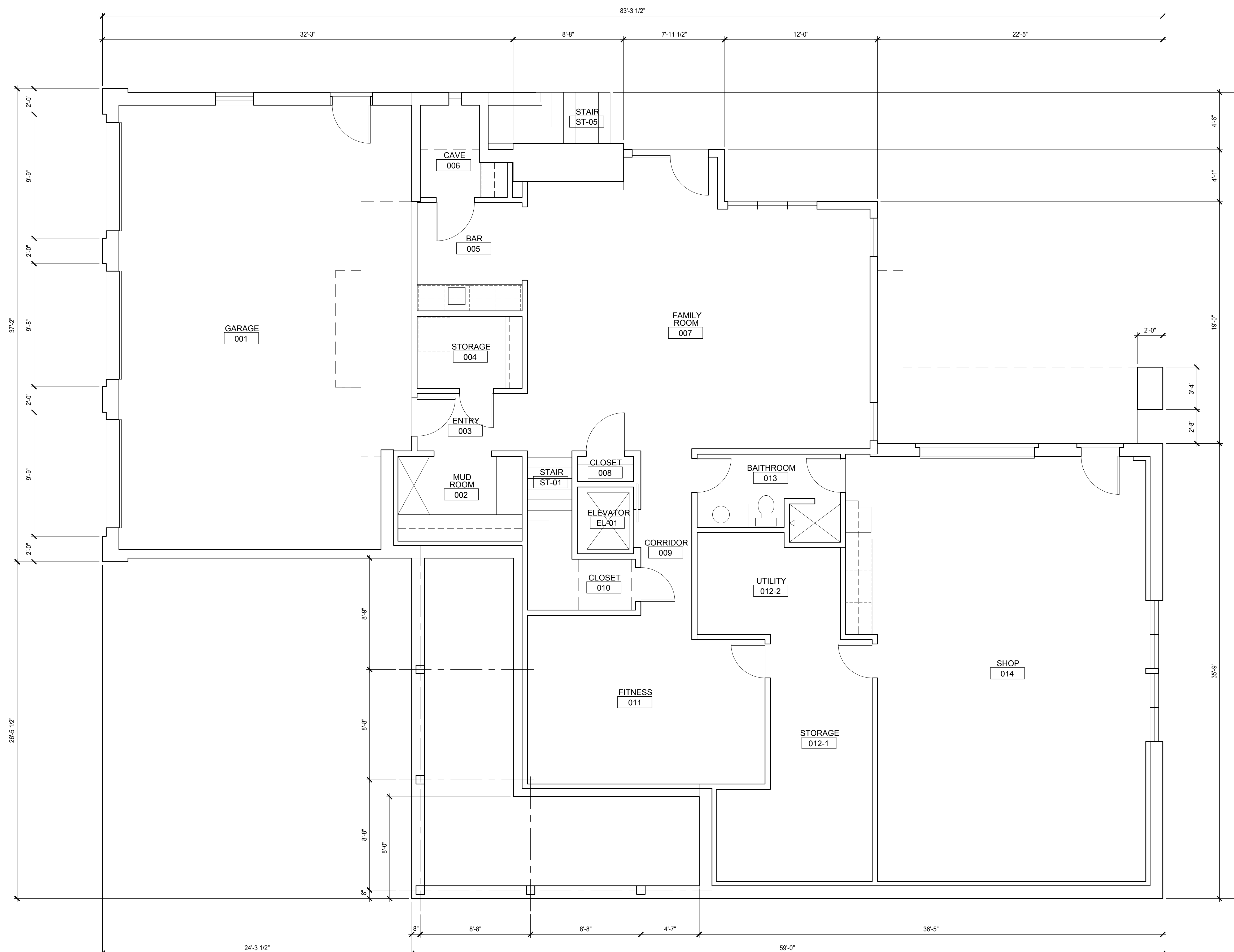
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Checked by: CaS4 Architecture

## BASEMENT FLOOR PLAN

# A100



1 BASEMENT FLOOR PLAN  
A100 SCALE: 1/4"=1'-0"

## Echelon Structures, Inc.

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ph 608-843-3388



ph 608-345-5101

## Stein Residence

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Project #: 19005.00

## Construction Documents

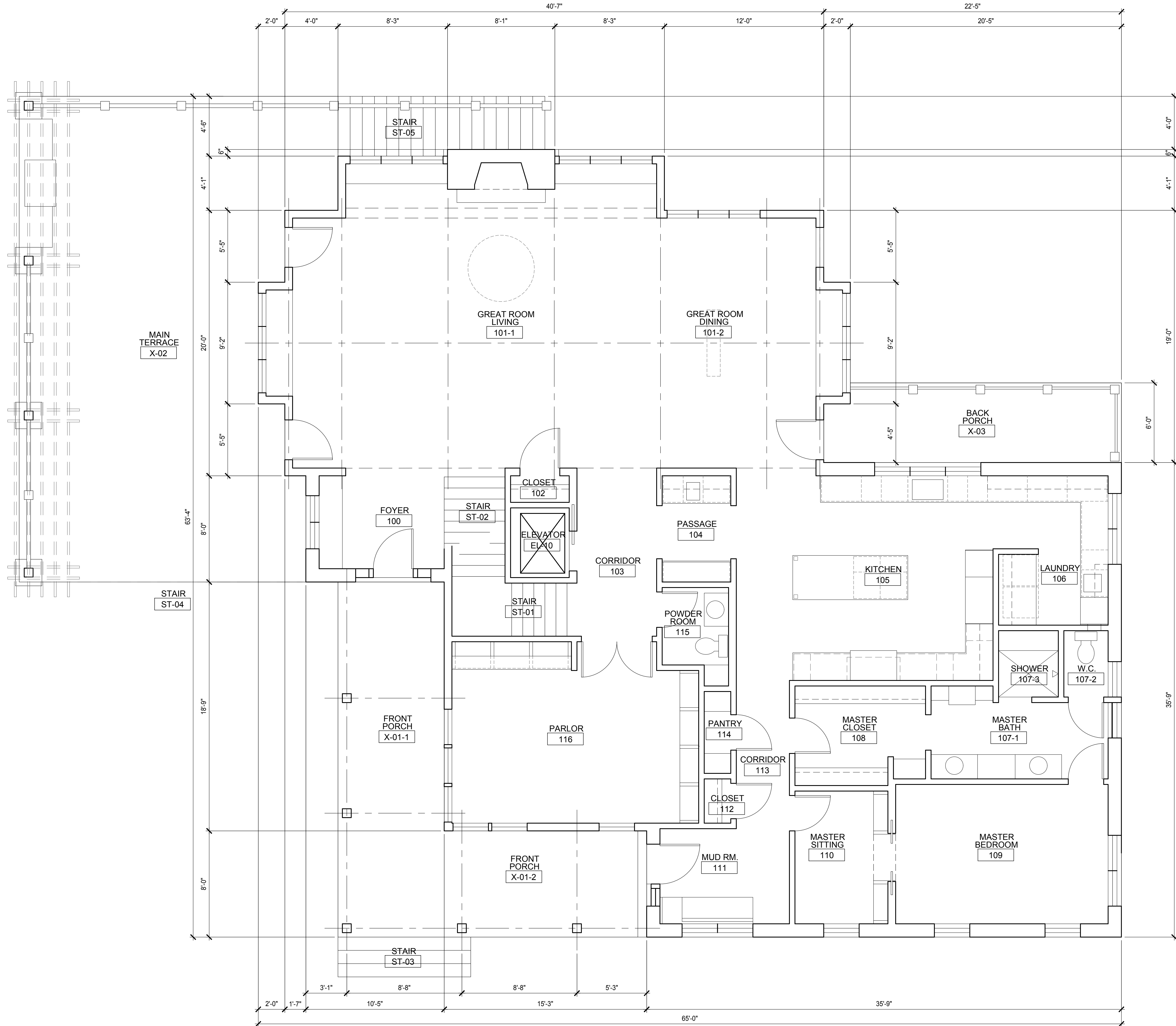
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Checked by: CaS4 Architecture

## FIRST FLOOR PLAN

# A101



1 FIRST FLOOR PLAN  
A101 SCALE: 1/4"=1'-0"

## Echelon Structures, Inc.

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ph 608-843-3388



ph 608-345-5101

## Stein Residence

6226 N Highlands Ave.  
Madison, WI 53705

Project #: 19005.00

## Construction Documents

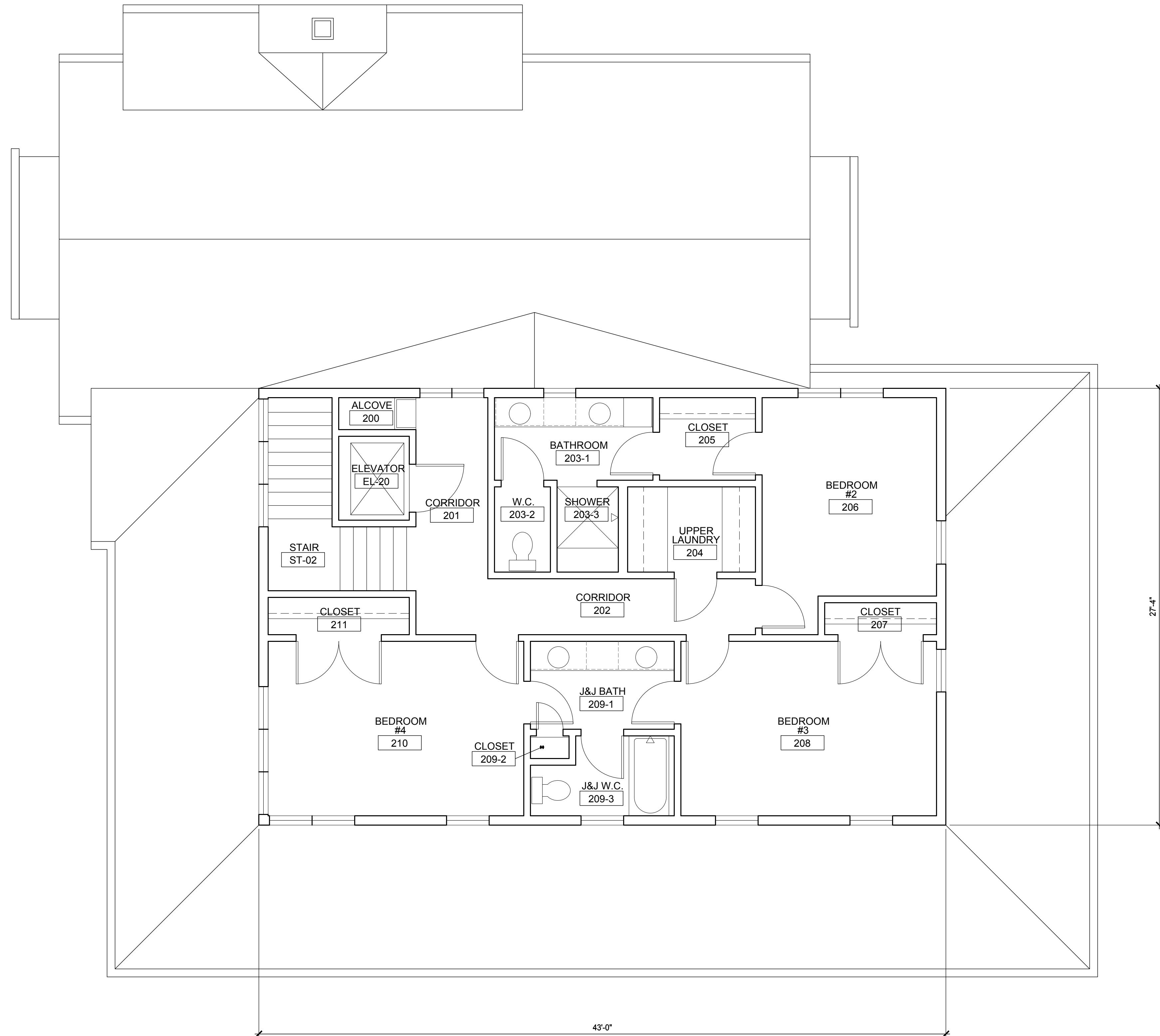
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Checked by: CaS4 Architecture

## SECOND FLOOR PLAN

# A102



1 SECOND FLOOR PLAN  
A102 SCALE: 1/4"=1'-0"



**Construction Documents**

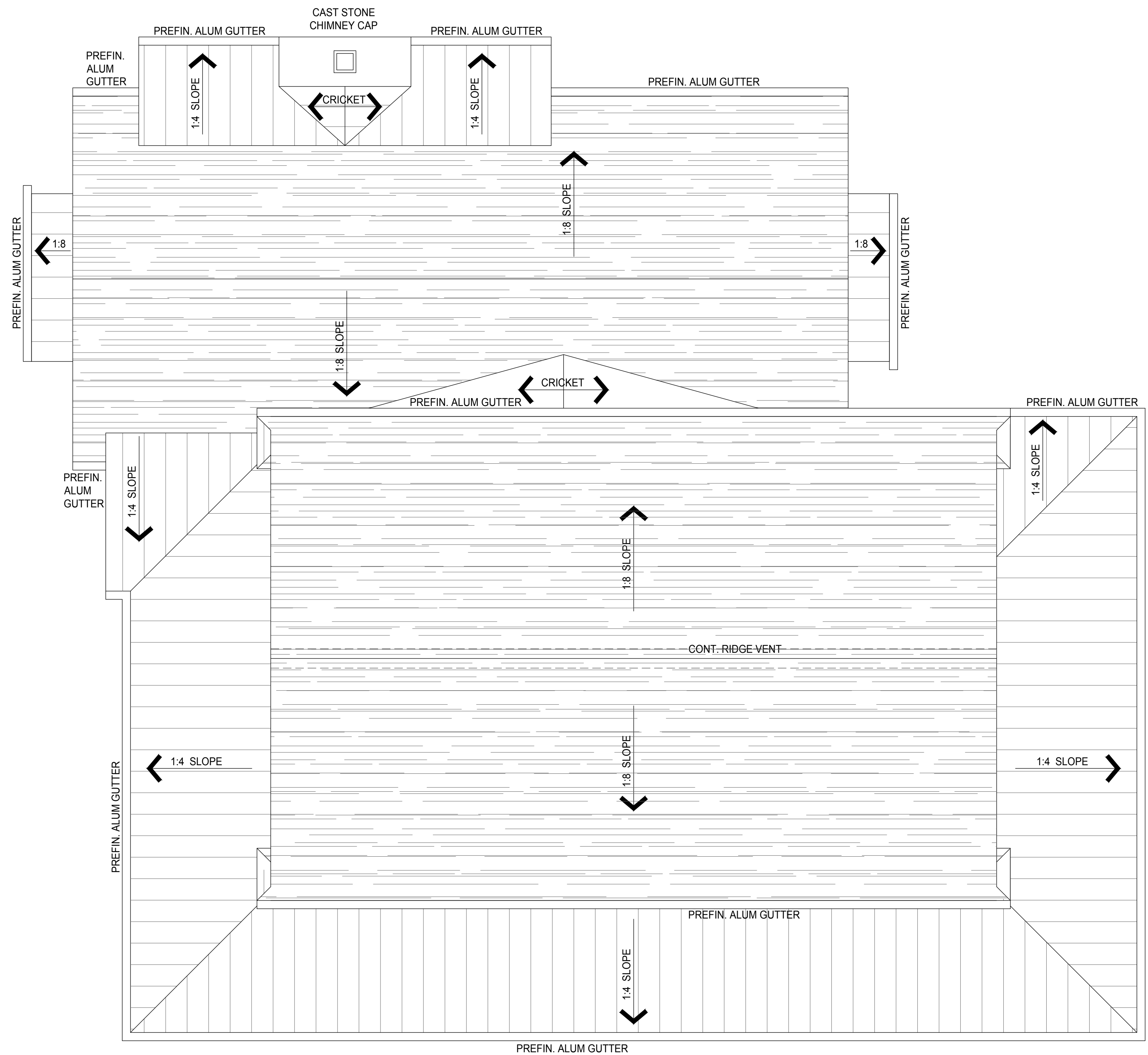
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No.	Description	Date
1	Plan Commission for Demo	7/17/19

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Checked by: CaS4 Architecture

**ROOF PLAN**

**A103**



1 ROOF PLAN  
A103 SCALE: 1/4"=1'-0"

**Echelon Structures, Inc.**

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ph 608-345-5101

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Project #: 19005.00

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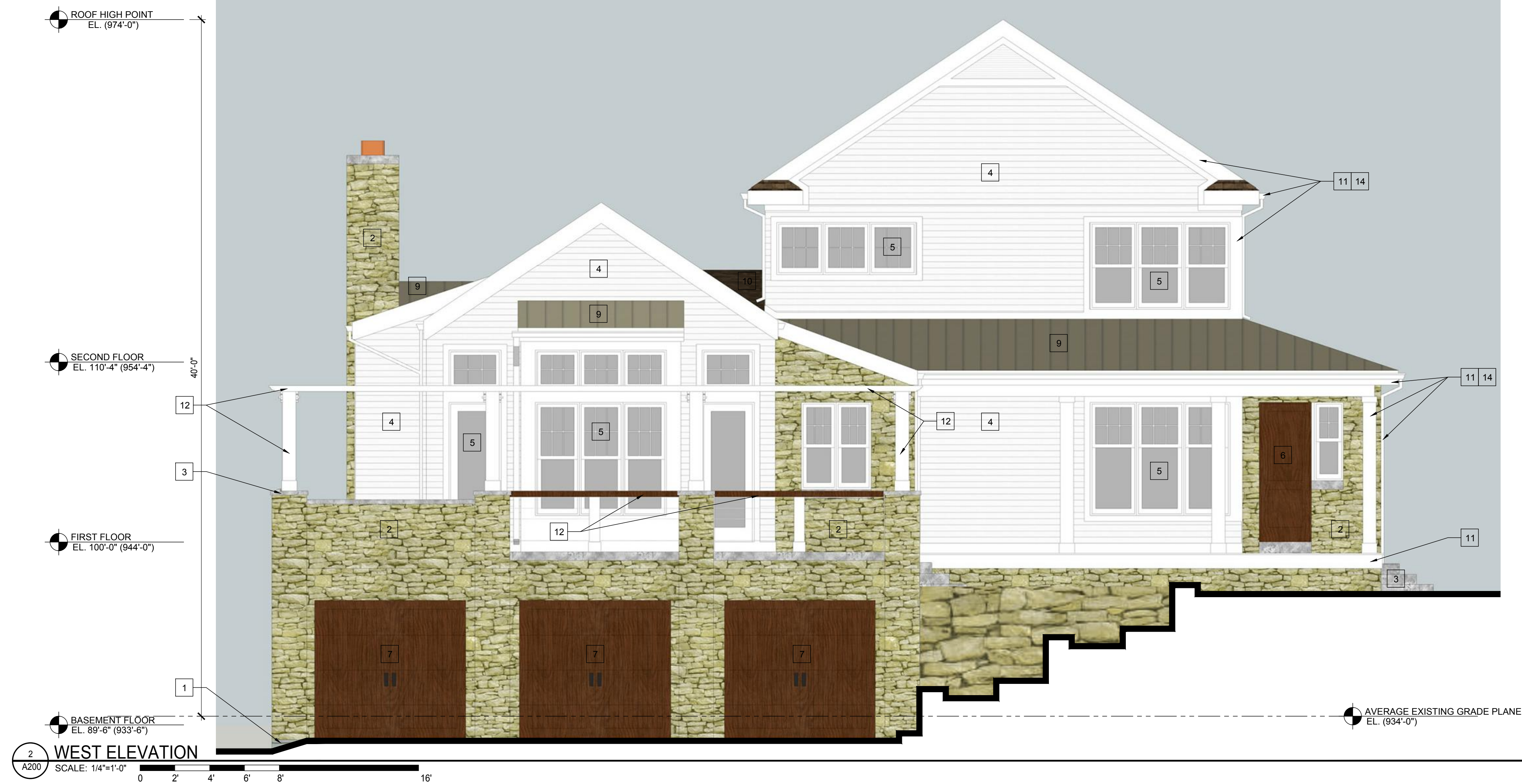
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Checked by: CaS4 Architecture

**EXTERIOR ELEVATIONS**

**A200**



**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**WEST ELEVATION**  
SCALE: 1/4"=1'-0"

**AVERAGE BUILDING HEIGHT FROM MID-POINT OF EXISTING GRADES**

BUILDING FACADE	AVERAGE EXISTING GRADE	HEIGHT TO HIGH ROOF
SOUTH ELEVATION	938'-6"	35'-6"
EAST ELEVATION	937'-4"	36'-8"
NORTH ELEVATION	933'-0"	41'-0"
WEST ELEVATION	934'-0"	40'-0"

- 1 - AVERAGE BUILDING HEIGHT = 38'-4"
- 2 - HIGHEST ELEVATION ALLOWED ON ANY SINGLE FACADE = 40'-0" + 15% = 46'-0"

**BUILDING ELEVATION MATERIAL KEYNOTES:**

- 1 SANDBLASTED CAST CONCRETE
- 2 WISCONSIN LIMESTONE
- 3 STONE SILL/STEPS/COPING
- 4 4" WHITE CEMENT BOARD LAP SIDING
- 5 WHITE ALUMINUM CLAD WOOD WINDOWS/DOORS
- 6 STAINED WOOD DOOR
- 7 STAINED WOOD SECTIONAL OVERHEAD GARAGE DOOR
- 8 INSULATED GLAZED AND WHITE ALUMINUM SECTIONAL OVERHEAD GARAGE DOOR
- 9 CHAMPAGNE ANODIZED ALUMINUM STANDING SEAM ROOF
- 10 ARCHITECTURAL ASPHALT SHINGLES
- 11 COMPOSITE WHITE TRIM/FASCIA/SOFFIT
- 12 WHITE COMPOSITE TRELLIS AND ALUMINUM/WOOD DRINK RAIL
- 13 STAINLESS STEEL CABLE RAIL SYSTEM WITH COMPOSITE WOOD POSTS AND STAINED WOOD TOP RAIL
- 14 WHITE ALUMINUM GUTTERS AND DOWNSPOUTS

Project Name: Stein Residence Project #: 19005.00



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1	Plan Commission for Demo	7/17/19

Drawn by: CaS4 Architecture  
Checked by: CaS4 Architecture

### EXTERIOR ELEVATIONS

# A201



- #### BUILDING ELEVATION MATERIAL KEYNOTES:
- 1 SANDBLASTED CAST CONCRETE
  - 2 WISCONSIN LIMESTONE
  - 3 STONE SILL/STEPS/COPING
  - 4 4\"/>

/Volumes/01 Project - Stein Residence/02 Drawings/19005\_Stein\_Res\_Elevations.dwg

Project Name: Stein Residence  
Project #: 19005.00







