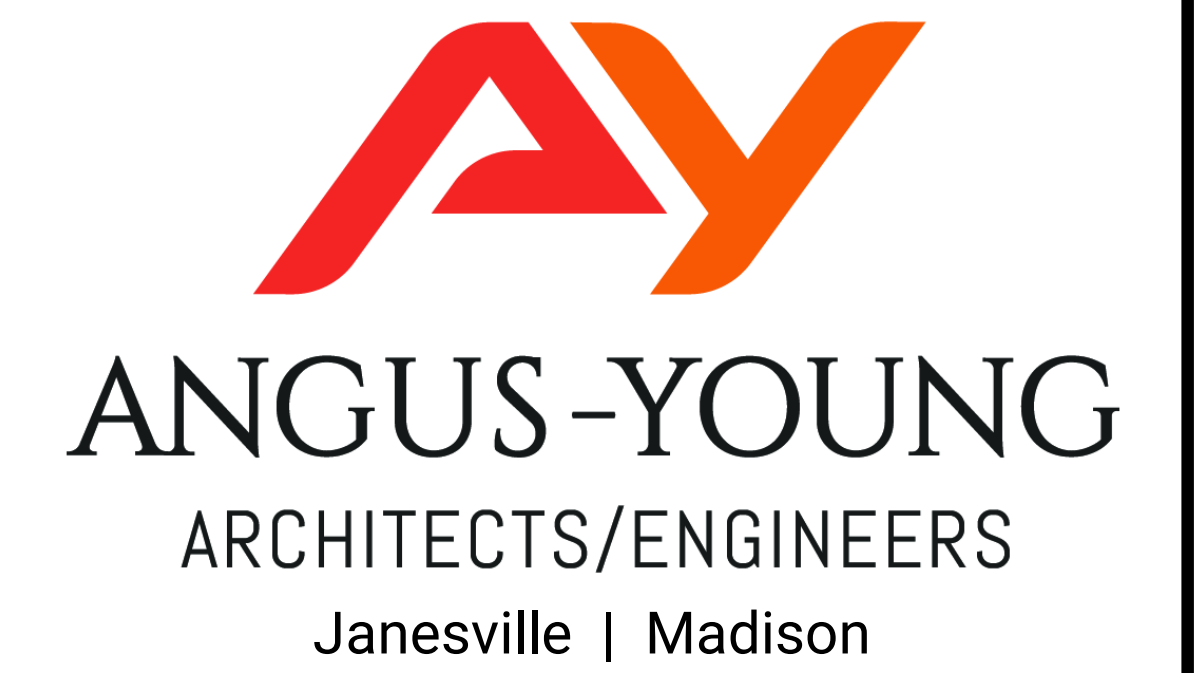


# PENNSYLVANIA AVENUE STORAGE BUILDING

MADISON SQUARE STORAGE, LLC

2230 Pennsylvania Ave  
Madison, WI 53704



PENNSYLVANIA AVENUE STORAGE  
BUILDING

AY PROJECT NUMBER: 76850



Pennsylvania Avenue | Front

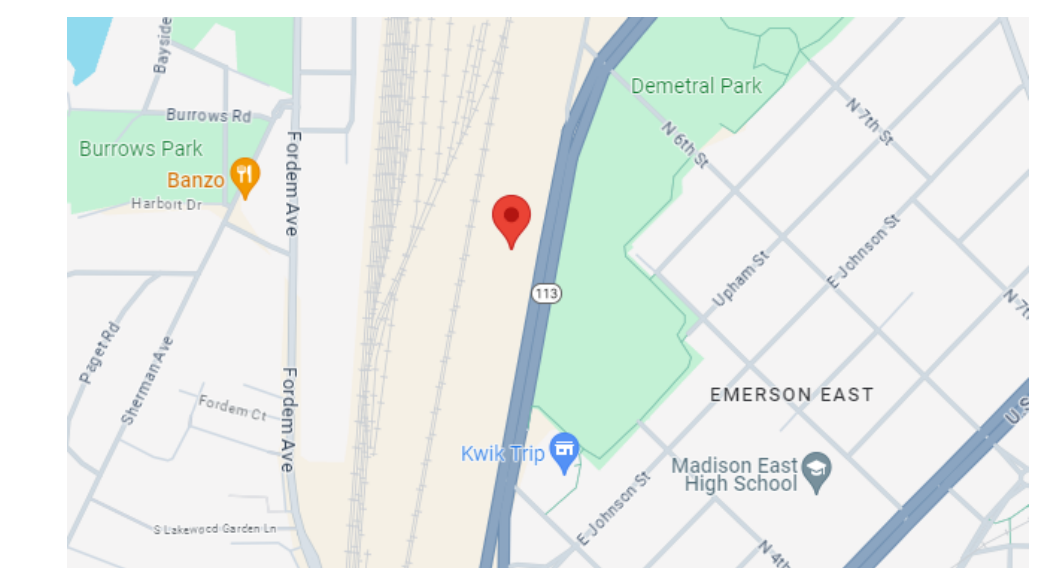
## SHEET INDEX:

GENERAL	COVER SHEET
G001	
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C001	
C100	SITE PLAN
C101	FIRE APPARATUS ACCESS PLAN
C200	GRADING & EROSION CONTROL PLAN
C201	DETAIL GRADING PLAN
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LANDSCAPE	LANDSCAPE PLAN
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A102	SECOND FLOOR PLAN
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A104	FOURTH FLOOR PLAN
A105	ROOF PLAN
A401	EXTERIOR ELEVATIONS
A402	EXTERIOR ELEVATIONS

## REGULATORY DATA:

<b>BUILDING CODES:</b>	2021 INTERNATIONAL BUILDING CODE
<b>OVERALL BUILDING:</b>	
<b>ACCESSIBILITY:</b>	2009 ANSI A117.1
<b>USE AND OCCUPANCY CLASSIFICATION:</b>	
<b>GROUP S1 - MODERATE HAZARD STORAGE</b>	
<b>TYPE OF CONSTRUCTION:</b>	
<b>TYPE II-B</b>	
<b>FIRE PROTECTION SYSTEM:</b>	
<b>AUTOMATIC SPRINKLER SYSTEM - NFPA 13</b>	
<b>GENERAL BUILDING HEIGHT AND AREA:</b>	
<b>AREA:</b>	
<b>TOTAL MAXIMUM ALLOWABLE</b>	210,000 (PER 507.4 IBC 2015)
<b>TOTAL ACTUAL</b>	123,400 SF
<b>STORIES:</b>	
<b>MAXIMUM ALLOWABLE</b>	4 STORIES
<b>ACTUAL</b>	4 STORIES
<b>HEIGHT:</b>	
<b>MAXIMUM ALLOWABLE</b>	75'-0"
<b>ACTUAL</b>	66'-0"
<b>UNIT COUNT:</b>	
<b>FIRST FLOOR</b>	101
<b>SECOND FLOOR</b>	243
<b>THIRD FLOOR</b>	243
<b>FOURTH FLOOR</b>	225
<b>TOTAL UNITS</b>	812

## LOCATION MAP:



ISSUANCES / REVISIONS		
NO.	DESCRIPTION:	DATE:
1	UDC - LAND USE SUBMITTAL	08/20/2024

Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.  
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**PRELIMINARY  
NOT FOR CONSTRUCTION**

## SCHEMATIC DESIGN SIGN-OFF

THESE DRAWINGS HAVE BEEN REVIEWED BY THE OWNER AND ARE ACCEPTED WITH THE CORRECTIONS INDICATED. THE DESIGN CONCEPTS, SITE IMPROVEMENTS, LAYOUT OF WALLS, DOORS AND WINDOWS ON THE FLOOR PLANS, BUILDING SCALE, APPEARANCE AND EXTERIOR MATERIALS WERE REVIEWED. THE CONSTRUCTION BUDGET HAS BEEN REVIEWED AND IS ACCEPTABLE. WITH THIS APPROVAL, THE OWNER ACKNOWLEDGES THE COMPLETION OF THE SCHEMATIC DESIGN PHASE OF THE PROJECT AND DIRECTS THE ARCHITECT TO PROCEED WITH THE DESIGN DEVELOPMENT PHASE.

35	30	25	20	15	10	05
34	29	24	19	14	09	04
33	28	23	18	13	08	03
32	27	22	17	12	07	02
31	26	21	16	11	06	01

DETAILS IN THIS SET ARE PLACED ON THE SHEETS AND NUMBERED WITH RESPECT TO THE GRID ABOVE. CONSEQUENTLY, DETAILS ON A GIVEN SHEET MAY OR MAY NOT BE NUMBERED CONSECUTIVELY.

608.756.2326  
www.angusyong.com

COVER SHEET

**G001**

## PROJECT TEAM

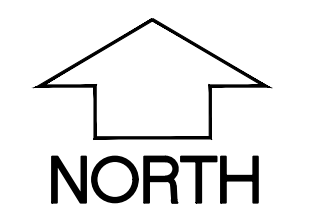
<b>OWNER:</b> MADISON SQUARE STORAGE, LLC 902 WILLIAMSON STREET MADISON, WI 53703  CONTACT: ERIC WELCH EMAIL: PAINTINGERICWELCH@GMAIL.COM PHONE: 608-770-4020	<b>ARCHITECT:</b> ANGUS-YOUNG 555 SOUTH RIVER STREET JANESVILLE, WI 53548  CONTACT: BRANDON ADLER EMAIL: B.ADLER@ANGUSYOUNG.COM PHONE: 608-756-2326	<b>STRUCTURAL ENGINEER:</b> ANGUS-YOUNG 555 SOUTH RIVER STREET JANESVILLE, WI 53548  CONTACT: CAMERON HEERON EMAIL: C.HEERON@ANGUSYOUNG.COM PHONE: 608-756-2326	<b>LANDSCAPE ARCHITECT:</b> ANGUS-YOUNG 555 SOUTH RIVER STREET JANESVILLE, WI 53548  CONTACT: KATIE UDELL EMAIL: K.UDELL@ANGUSYOUNG.COM PHONE: 608-756-2326	<b>CIVIL ENGINEER:</b> WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572  CONTACT: ADAM WATKINS EMAIL: ADAM.WATKINS@WYSERENGINEERING.COM PHONE: 608-473-1884
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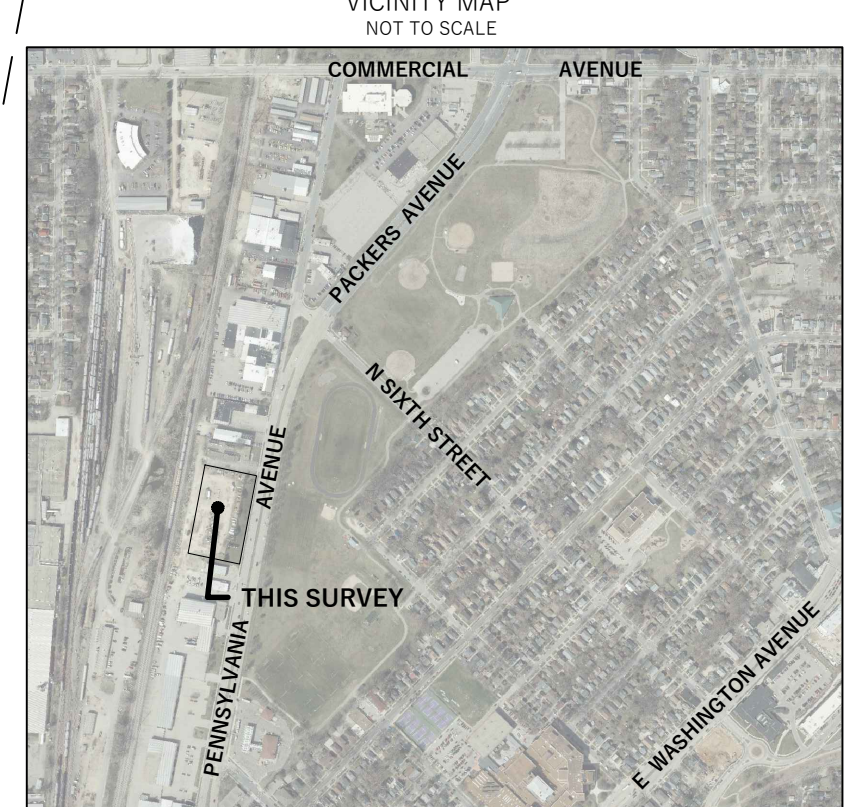
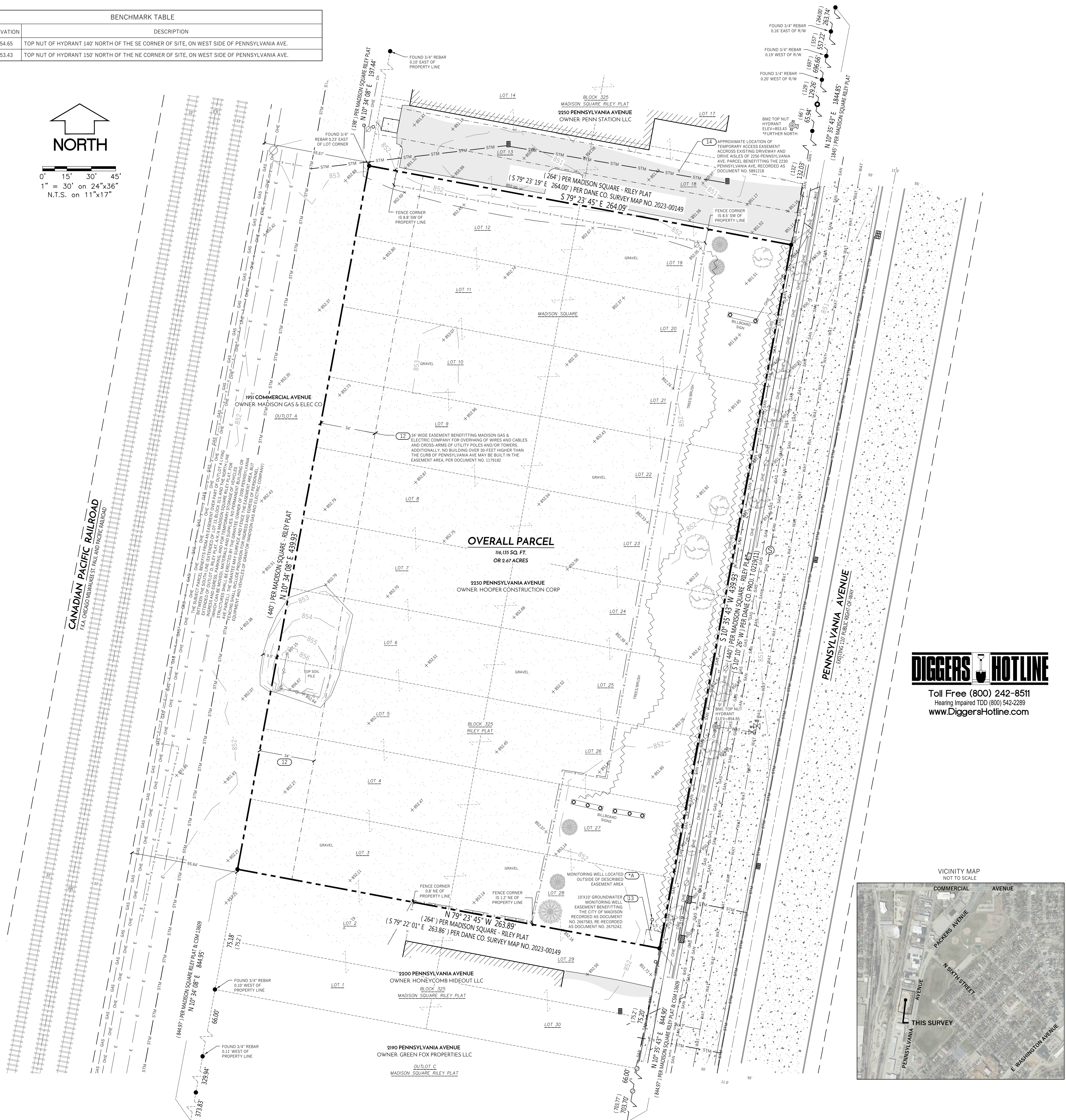
Sheet Size: 30" x 42" (Arch.E1)

Date

BENCHMARK TABLE with columns: BM #, ELEVATION, DESCRIPTION. Includes BM-1 and BM-2 data.



Scale: 0' 15' 30' 45'. 1" = 30' on 24"x36" N.T.S. on 11"x17"



LEGEND table with symbols for FOUND PLS MONUMENT TYPE NOTED, FOUND 1" IRON PIPE, FOUND 3/4" REBAR, FOUND RAILROAD SPIKE, SIGN, BOLLARD, SANITARY MANHOLE, GAS METER, GAS VALVE, FIRE HYDRANT, WATER VALVE, INLETS, UTILITY POLE, ELECTRICAL METER, AIR CONDITIONING UNIT, COMMUNICATION MANHOLE, DECIDUOUS TREE, PROPERTY LINE, PLATTED LINE, RIGHT-OF-WAY LINE, CENTERLINE, SECTION LINE, EASEMENT LINE, BUILDING FOOTPRINT, EDGE OF CONCRETE, EDGE OF ASPHALT, RAILING, STONE WALL, SANITARY SEWER, WATER MAIN, STORM SEWER, NATURAL GAS LINE, COMMUNICATION LINE, ELECTRIC LINE, OVERHEAD ELECTRIC LINE, GRAVEL, ASPHALT PAVEMENT, CONCRETE PAVEMENT, CONTOUR MAJOR, CONTOUR MINOR.

- GENERAL NOTES: 1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC ON JUNE 12TH & 13TH, 2023. 2. NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM...

- NOTES REGARDING ALTA TABLE A REQUIREMENTS: ITEM 3: ALL OF THE SUBJECT PARCEL LIES IN "ZONE X" AREAS DETERMINED TO BE BELOW THE 0.2% ANNUAL CHANCE FLOODPLAIN PER NATIONAL FLOOD INSURANCE PROGRAM... ITEM 7: NO BUILDINGS WERE OBSERVED ON THE SUBJECT PARCEL AT THE TIME OF THIS SURVEY.

- NOTES REGARDING SCHEDULE B - PART II: PER TITLE COMMITMENT FILE NO. NCS-1179641-MAD DATED: MAY 16, 2023 AT 7:30 A.M. 1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND...

LEGAL DESCRIPTION AS FURNISHED: LOTS THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), NINETEEN (19), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24), TWENTY-FIVE (25), TWENTY-SIX (26), TWENTY-SEVEN (27), AND TWENTY-EIGHT (28), BLOCK THREE HUNDRED TWENTY-FIVE (325), MADISON SQUARE RILEY PLAT, CITY OF MADISON, DANE COUNTY, WISCONSIN.

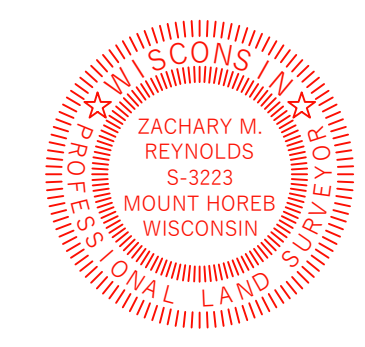
SURVEYORS CERTIFICATE: WILLIAM BUTCHER, ERIC WELCH, HOOPER CORPORATION, A WISCONSIN CORPORATION AS SUCCESSOR BY MERGER TO THE MATERIALS AND EQUIPMENT CO., A WISCONSIN CORPORATION, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 11(a), 13, 14, 15, AND 18 OF TABLE A HEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 12-13, 2023 DATE OF PLAT OR MAP: JULY 14, 2023.

IN ACCORDANCE WITH SECTION 3.8 OF THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ADDITIONAL CERTIFICATION BELOW TO FULL WISCONSIN ADMINISTRATIVE CODE, A-E 7 - MINIMUM STANDARDS FOR PROPERTY SURVEYS IN WISCONSIN, ITEM A-E 7(05)(b) (1), ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEVE WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

ZACHARY M. REYNOLDS, S-3223 WISCONSIN PROFESSIONAL LAND SURVEYOR



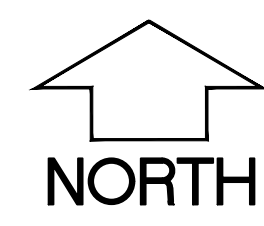
DIGGERS HOTLINE logo with contact information: Toll Free (800) 242-8511, Hearing Impaired TDD (800) 342-2889, www.DiggersHotline.com

Table with columns: PREPARED BY, SURVEYED FOR, MAL-DC, DRAWN BY, ZMR, APPROVED BY, WPM. Includes names and addresses.

LOTS 3-12 & 19-28, BLOCK 325, MADISON SQUARE RILEY PLAT, BEING LOCATED IN PART OF THE SW1/4 OF THE NW1/4 & PART OF THE SE1/4 OF THE NW1/4 SECTION 6-T7N-R10E CITY OF MADISON, DANE COUNTY, WI

Table with columns: Revisions, No., Date, Description. Includes a scale bar and project information like Wyser Number 21-1081, Date Issued 7/17/2023, Sheet Number C-001.





### City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703  
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

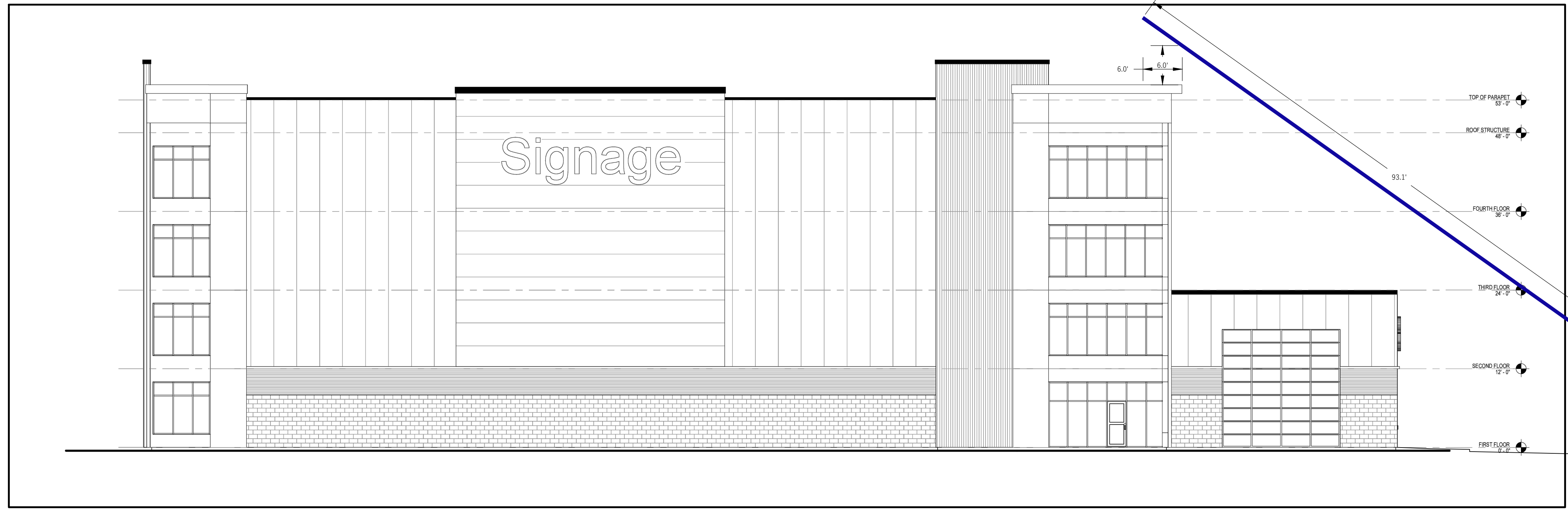
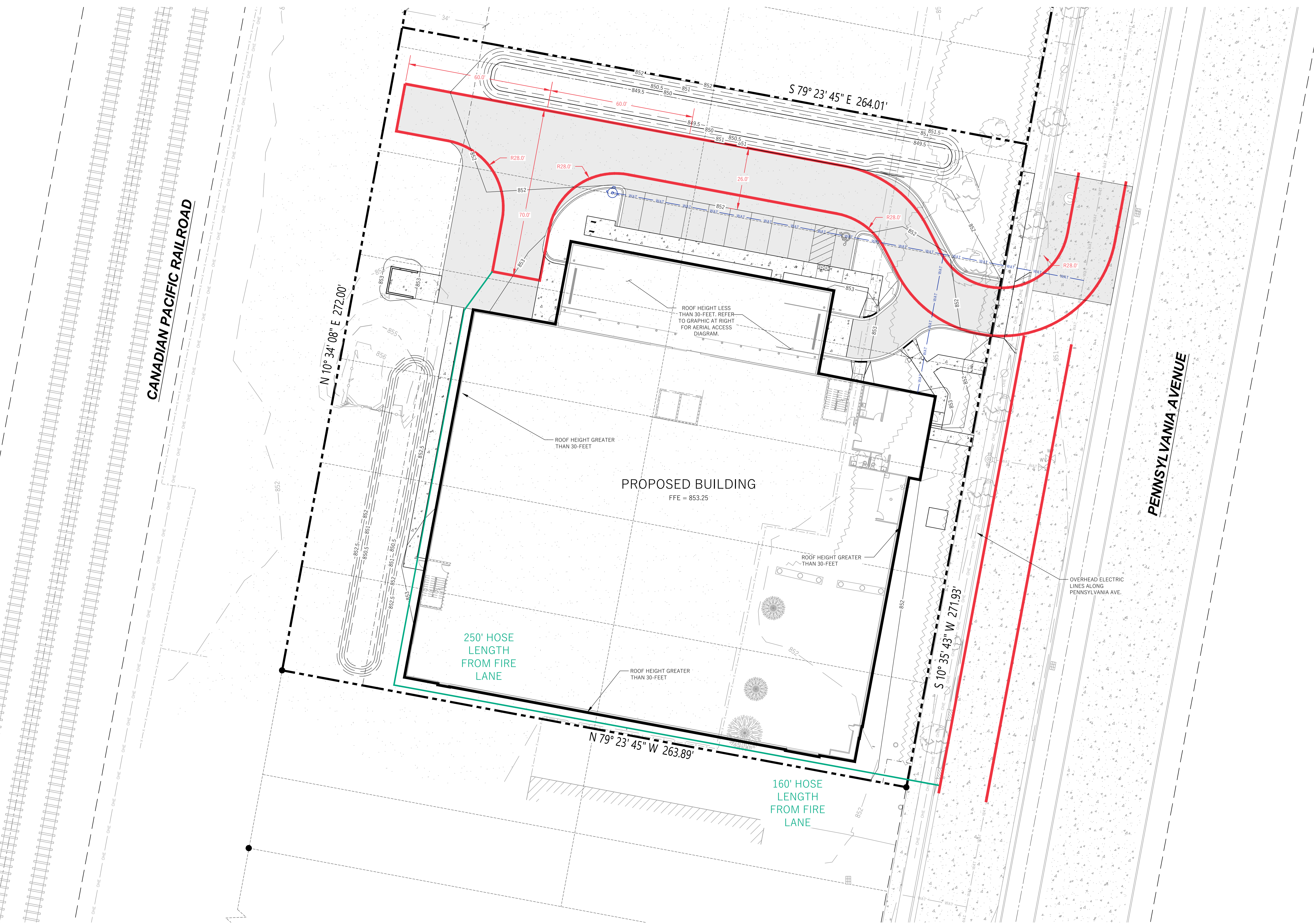
Project Address: 2230 PENNSYLVANIA AVE  
Contact Name & Phone #: BRANDON ADLER - 608.756.2326

#### FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13 1/2-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? 200' FROM CENTER OF TEE TURNAROUND TO END OF AERIAL APPARATUS LANE. If yes, does the area for turning around fire apparatus comply with IFC 3206.6 for further requirements.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrant? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb of edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3 1/2-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1 1/2-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.  
This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 06/2022



PENNSYLVANIA AVENUE  
STORAGE BUILDING  
CITY OF MADISON, DANE COUNTY, WI

Revisions:

No.	Date	Description

Graphic Scale: 0' 5' 10' 20' 30'

Wysers Number: 23-1081  
Set Type: REVIEW  
Date Issued: 03/20/2024  
Sheet Number: C101

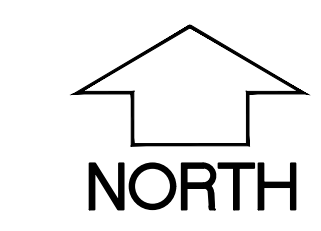
2250 PENNSYLVANIA AVENUE  
MADISON, WI 53704

Sheet Title:  
FIRE APPARATUS ACCESS PLAN

BM #	ELEVATION	DESCRIPTION
BM - 1	854.65	TOP NUT OF HYDRANT 149' NORTH OF THE SE CORNER OF SITE, ON WEST SIDE OF PENNSYLVANIA AVE.
BM - 2	853.43	TOP NUT OF HYDRANT 150' NORTH OF THE NE CORNER OF SITE, ON WEST SIDE OF PENNSYLVANIA AVE.

**LEGEND (PROPOSED)**

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- SPOT GRADE
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW



**GENERAL NOTES**

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON JUNE 12 AND 13, 2023. 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 AND EASEMENTS AS 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 REVISION MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC UTILITIES AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND SEPARATE PLANS ISSUED BY THE CITY OF MADISON.

**CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**

1. POST WDR CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / CITY OF MADISON / WDR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TO SCHEDULE A PRECONSTRUCTION MEETING FOR A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES. CONTRACTOR IS REQUIRED TO PROVIDE WEEKLY INSPECTIONS TO THE CITY OF MADISON.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT [http://dnr.wis.gov/Tipofs/Stormwater/Standards/Const\\_Standards.htm](http://dnr.wis.gov/Tipofs/Stormwater/Standards/Const_Standards.htm).
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDR TECHNICAL STANDARD STONE TRACKING PAD AND THE WASHING #107 FOR ROCK CONSTRUCTION ENTRANCES).
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET. INSTALL TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1056.
13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
14. PROVIDE ANTI-SOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDR TECHNICAL STANDARD DEWATERING #1061.
15. CONSTRUCT AND PROTECT THE BIOFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDR TECHNICAL STANDARD BIOFILTRATION # 1054.
16. INSTALL AND MAINTAIN SILT FENCING PER WDR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
17. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL AND MAINTAIN STRAW BALES PER WDR TECHNICAL STANDARD DITCH CHECKS #1062.
18. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERCEPTION PRODUCTS # 1071.
19. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
20. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 31, STABILIZE WITH MULCH, TACKLER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. AS APPROPRIATE FOR REGION AND SOIL TYPE, OBTAIN SEED MIX THROUGH COLD WEATHER STABILIZER WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR REGION AND SOIL TYPE.
21. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
22. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
23. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
24. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
25. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULLED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED GARTEN BERMS).
26. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS 1 TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1092.
27. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
28. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
29. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRTS) PUBLIC DATABASE AT: <http://dnr.wis.gov/brt>.
30. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006. <https://www3.epa.gov/opds/rptubs/concretesteelwashout.pdf> REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

**GRADING, SEEDING & RESTORATION NOTES**

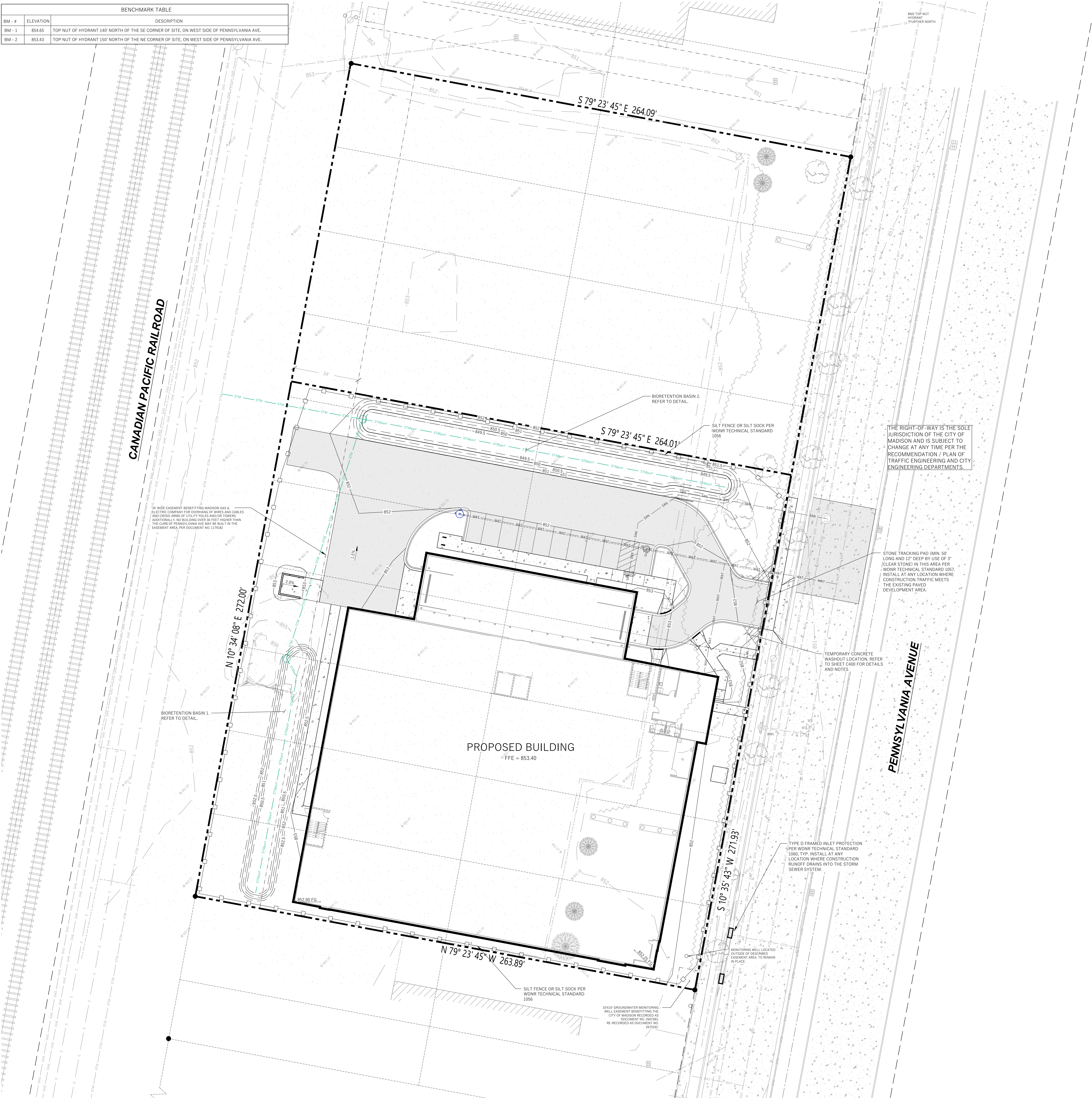
1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. 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)
6. 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.
7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
  - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
  - b. WISDOT PAL CLASS 1 TYPE B URBAN EROSION CONTROL MAT.

Revisions:

No.	Date:	Description:

Graphic Scale:

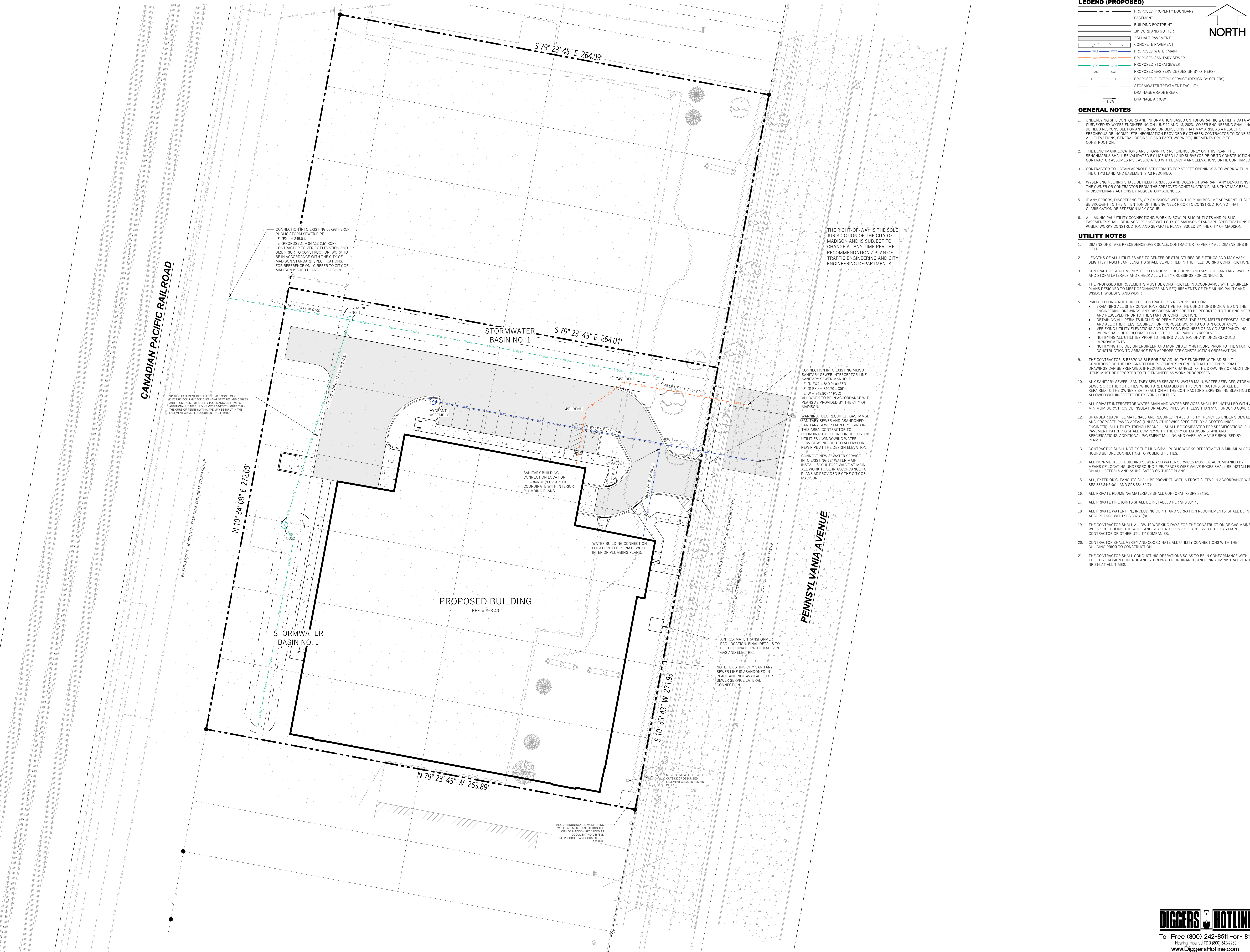
Wyser Number	23-1081
Set Type	REVIEW
Date Issued	03/20/2024
Sheet Number	C200



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File: W:\2023\2108\1\_Bulcher - 2230 Pennsylvania Ave (Site) V23-1081\_Civil Design.dwg Layout: Utility Plan User: Adam Plotdate: Mar 20, 2024 - 7:38am



**LEGEND (PROPOSED)**

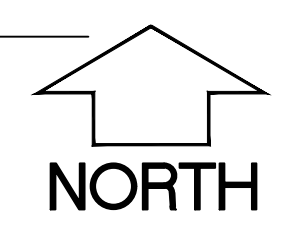
- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- STORMWATER TREATMENT FACILITY
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW

**GENERAL NOTES**

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON JUNE 12 AND 13, 2023. 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.
- 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 AND EASEMENTS AS 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 OUTLETS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND SEPARATE PLANS ISSUED BY THE CITY OF MADISON.

**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 WSDOT, WSDSPS, AND WDR.
- 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.
- 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.
- 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 50 FEET OF EXISTING UTILITIES.
- ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5" OF GROUND COVER.
- ANGULAR 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) 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(6).
- 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 AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.



Revisions:

No.	Date:	Description:

Graphic Scale: 0' 5' 10' 20' 30'

Wyser Number: 23-1081

Set Type: REVIEW

Date Issued: 03/20/2024

Sheet Number: C300

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www.DiggersHotline.com





WISCONSIN STATE 102.075 (1974) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO OCCUPATION.

### KEYNOTES

- 17A** NEW STORMWATER PLUS PLANTINGS: 2,300 SF  
BASE MATRIX, PLANTED AT 17" O.C. AND INTERMIXED:  
16 PLUGS ASCLEPIAS INCARNATA (SNOW PINK MILKWEEED)  
16 PLUGS PNCANTHERALM VIRGINIANUM (MOUNTAIN MINT)  
16 PLUGS MONARDA FISTULOSA (WILD BERGAMOT)  
16 PLUGS ECHINACEA PURPUREA (PURPLE CONEFLOWER)

- 17B** NEW STORMWATER PLUS PLANTINGS: 1,890 SF  
BASE MATRIX, PLANTED AT 17" O.C. AND INTERMIXED:  
25% CAREX VULPINODES (FOX SEDGE) + 470 PLUGS  
25% CAREX HYSTERYDIA (POORWINE SEDGE) + 470 PLUGS  
25% CHASMANTHRUM LATIFOLIUM (NORTHERN SEA OATS) + 470 PLUGS  
25% SCHEUCHZERIA SCOPARIUM (LITTLE BLUESTEM) + 470 PLUGS

- 17C** NEW STORMWATER PLUS PLANTINGS: 1,890 SF  
BASE MATRIX, PLANTED AT 17" O.C. AND INTERMIXED:  
25% CAREX VULPINODES (FOX SEDGE) + 470 PLUGS  
25% CAREX HYSTERYDIA (POORWINE SEDGE) + 470 PLUGS  
25% CHASMANTHRUM LATIFOLIUM (NORTHERN SEA OATS) + 470 PLUGS  
25% SCHEUCHZERIA SCOPARIUM (LITTLE BLUESTEM) + 470 PLUGS

- 17D** NEW STORMWATER PLUS PLANTINGS: 1,890 SF  
BASE MATRIX, PLANTED AT 17" O.C. AND INTERMIXED:  
25% CAREX VULPINODES (FOX SEDGE) + 470 PLUGS  
25% CAREX HYSTERYDIA (POORWINE SEDGE) + 470 PLUGS  
25% CHASMANTHRUM LATIFOLIUM (NORTHERN SEA OATS) + 470 PLUGS  
25% SCHEUCHZERIA SCOPARIUM (LITTLE BLUESTEM) + 470 PLUGS

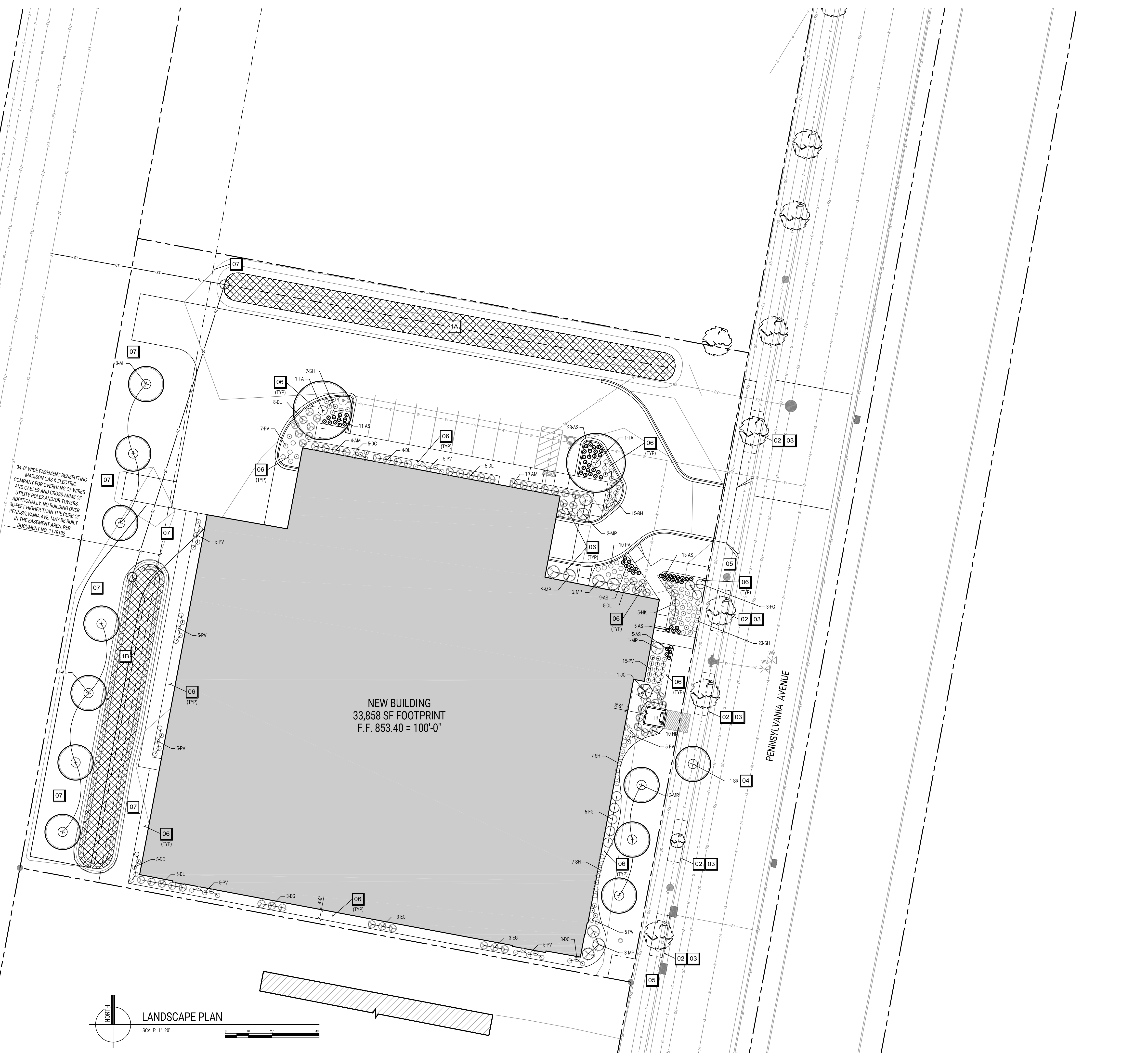
- 17E** NEW STORMWATER PLUS PLANTINGS: 1,890 SF  
BASE MATRIX, PLANTED AT 17" O.C. AND INTERMIXED:  
25% CAREX VULPINODES (FOX SEDGE) + 470 PLUGS  
25% CAREX HYSTERYDIA (POORWINE SEDGE) + 470 PLUGS  
25% CHASMANTHRUM LATIFOLIUM (NORTHERN SEA OATS) + 470 PLUGS  
25% SCHEUCHZERIA SCOPARIUM (LITTLE BLUESTEM) + 470 PLUGS

- 17F** NEW STORMWATER PLUS PLANTINGS: 1,890 SF  
BASE MATRIX, PLANTED AT 17" O.C. AND INTERMIXED:  
25% CAREX VULPINODES (FOX SEDGE) + 470 PLUGS  
25% CAREX HYSTERYDIA (POORWINE SEDGE) + 470 PLUGS  
25% CHASMANTHRUM LATIFOLIUM (NORTHERN SEA OATS) + 470 PLUGS  
25% SCHEUCHZERIA SCOPARIUM (LITTLE BLUESTEM) + 470 PLUGS

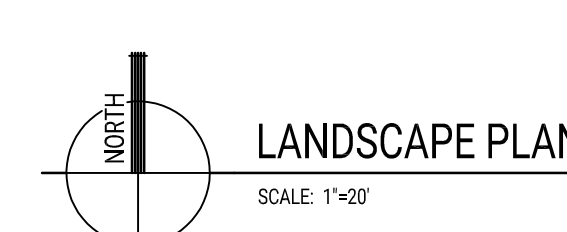
- 17G** NEW STORMWATER PLUS PLANTINGS: 1,890 SF  
BASE MATRIX, PLANTED AT 17" O.C. AND INTERMIXED:  
25% CAREX VULPINODES (FOX SEDGE) + 470 PLUGS  
25% CAREX HYSTERYDIA (POORWINE SEDGE) + 470 PLUGS  
25% CHASMANTHRUM LATIFOLIUM (NORTHERN SEA OATS) + 470 PLUGS  
25% SCHEUCHZERIA SCOPARIUM (LITTLE BLUESTEM) + 470 PLUGS

### LANDSCAPE GENERAL NOTES

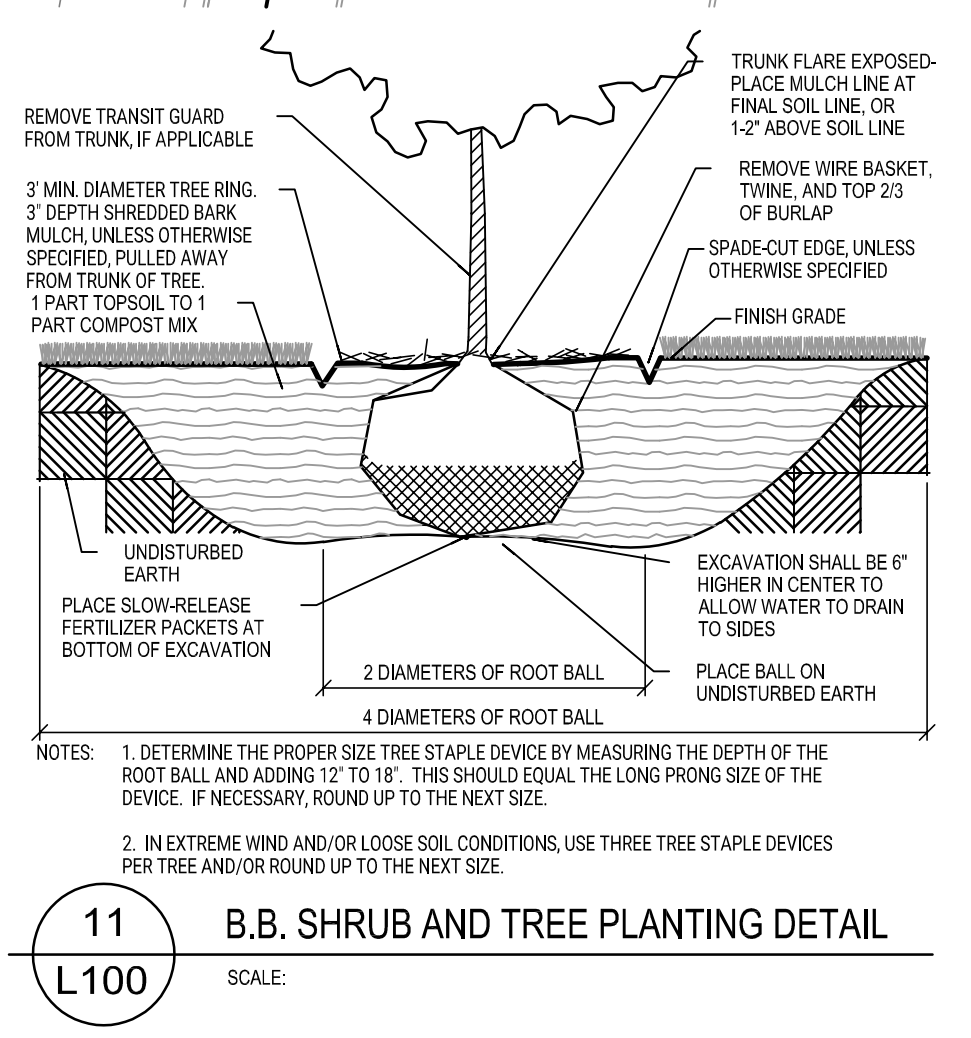
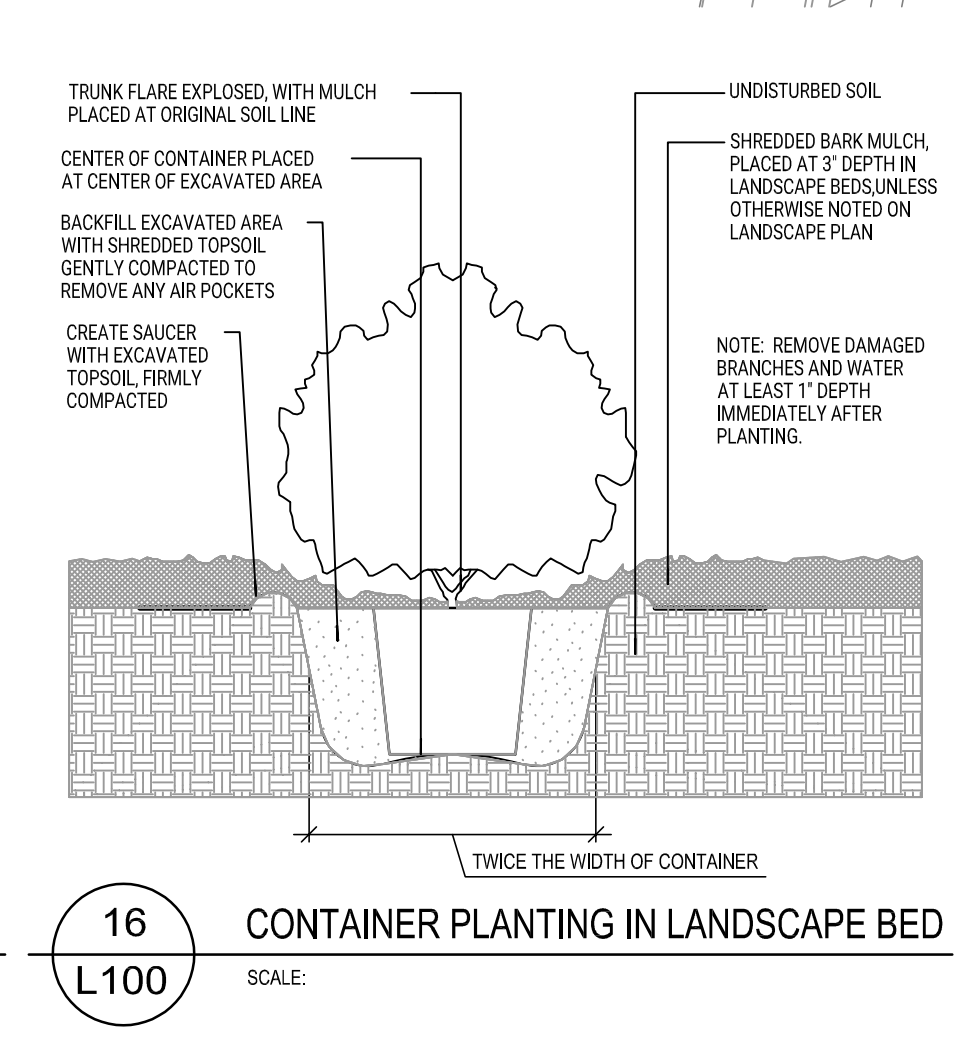
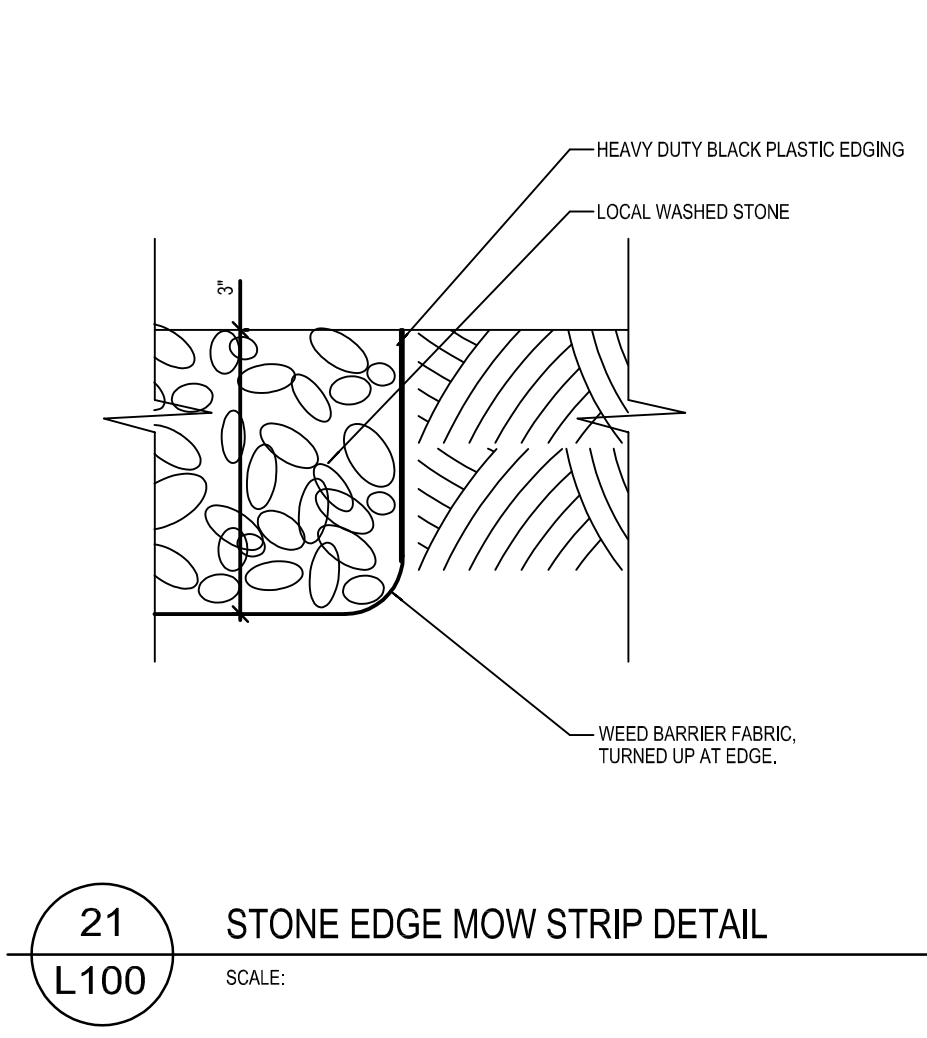
- TREE NORTH MAY VARY FROM PROJECT NORTH.
- CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
- DIGGERS HOTLINE SHALL BE CALLED TO MARK UTILITIES PRIOR TO LAND DISTURBANCE.
- REMOVE AND SEAL ALL AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING BEDS SHALL RECEIVE 3" THICK LOCAL WASHED STONE MULCH WITH WEED BARRIER FABRIC AND BLACK HEAVY-DUTY PLASTIC EDGING.
- ALL INDIVIDUAL TREES SHALL RECEIVE 4" DIAMETER, 3" THICK SHREDED BARK MULCH TREE RING WITH SPACE CUT EDGE. MULCH SHALL BE PULLED AWAY FROM TRUNK OF TREE TO PREVENT ROT.
- IN THE EVENT THAT QUANTITY, SPECIFICATIONS OR MATERIALS OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.
- SEE DETAILS 11A, 11B AND 16.110 FOR PLANTING DETAILS.
- PROVIDE STONE MULCH MOW STRIP ALONG PORTION OF BUILDING NOT RECEIVING PLANTING BEDS. SEE NOTES FOR LOCATIONS.
- STREET TREE PLANTING SHALL ADHERE TO CITY OF MADISON STANDARD SPECIFICATIONS SECTION 209 FOR PUBLIC WORKS CONSTRUCTION. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION OR PRUNING SHALL BE PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (608) 481-4816 PRIOR TO OCCUPATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. THIS CAN BE FOUND HERE: <https://www.diggershotline.com/documents/10100201/10100201-part1.pdf>
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISRUPT, SCALE, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REIMBURSEMENT SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR FOR STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, ETC. EXCAVATED SPILLS OR DUMPING OF POSSIBUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR FOR STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, ETC. EXCAVATED SPILLS OR DUMPING OF POSSIBUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300-PART 1 STANDARDS FOR PRUNING.
- LANDSCAPE BEDS AND FRONT LAWN TO HAVE IRRIGATION SYSTEM, SYSTEM TO BE DESIGN-BUILD.



**NEW BUILDING**  
33,858 SF FOOTPRINT  
F.F. 853.40 = 100'-0"



LANDSCAPE SYMBOL LEGEND	
	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN SHRUB OR TREE
	DECIDUOUS SHRUB
	ORNAMENTAL GRASS
	PERENNIAL
	EXISTING VEGETATION
	EXISTING EVERGREEN



### City of Madison Landscape Requirements

Total SF Developed Area (Paved Areas, Excluding Greenspace and Building)	19,386 sf
Site Zoned L1, Provide 1 landscape point per 100 sf Developed Area	194 Required

Plant Type / Element	Proposed Landscaping	
	Points	Quantity
Overstory Deciduous Tree, 3" Cal. DBH	35	2
Ornamental Tree, 1.5" Cal.	15	10
Upright Evergreen Shrub, 3-4" H	10	10
Shrub, Deciduous, #3 Gallon, 12-24" H	3	71
Ornamental Grasses/Perennials, #1 Gallon	2	210
<b>Total Number of Points Provided:</b>	<b>953</b>	

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	ROOT	MATURE SIZE	QTY
						Points
AL	<i>Amelanchier laevis 'Cumulus'</i>	Cumulus Serviceberry	2" Cal	B.B.	25' H x 20' W	7
MR	<i>Malus 'Royal Raindrops'</i>	Royal Raindrops Crabapple	1.5" Cal	B.B.	20' H x 15' W	3
SR	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	2" Cal	B.B.	20' H x 20' W	1
TA	<i>Tilia americana 'Sentry'</i>	Sentry American Linden	3" Cal	T.B.	50' H x 25' W	11
AM	<i>Aronia melanocarpa 'Morton'</i>	Iroquois Beauty Black Chokeberry	3" H	3 Gallon	3' H x 5' W	2
DL	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	18-24" H	3 Gallon	3-4' H x 3-4' W	27
EG	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Arborvitae	3-4" High	B.B.	12' H x 3' W	9
FG	<i>Fothergilla gardenii 'Beaver Creek'</i>	Beaver Creek Dwarf Fothergilla	24" Cal	3 Gallon	3-4' H x 3-4' W	8
HK	<i>Hypericum 'kalmianum'</i>	St. John's Wort	4.5 Gallon	3 Gallon	3-4' H x 3-4' W	15
JC	<i>Juniperus chinensis 'Fairview'</i>	Fairview Upright Juniper	4" High	B.B.	15' H x 6-7' W	1
MP	<i>Myrica pennsylvanica</i>	Northern Bayberry	18" High	3 Gallon	4-5' H x 4-5' W	10
GRASSES:	<i>Deschampsia cespitosa 'Goldschleier'</i>	Goldschleier Tufted Hair Grass	1 Gallon		24" H x 10	13
	<i>Panicum virgatum 'Rotstrahbusch'</i>	Rotstrahbusch Switch Grass	1 Gallon		4' H x 2' W	72
	<i>Sporobolus heterolepis</i>	Prairie Droppseed	1 Gallon		24" H x 24" W	59
PERENNIALS:	<i>Allium 'Summer Beauty'</i>	Summer Beauty Onion	4.5" Pot		18" H x 12" W	66

ISSUANCES / REVISIONS		
NO.	DESCRIPTION	DATE
01	LOC. FINAL APPROVAL SUBMITTAL	03/20/2024

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PROJECT NUMBER  
76850

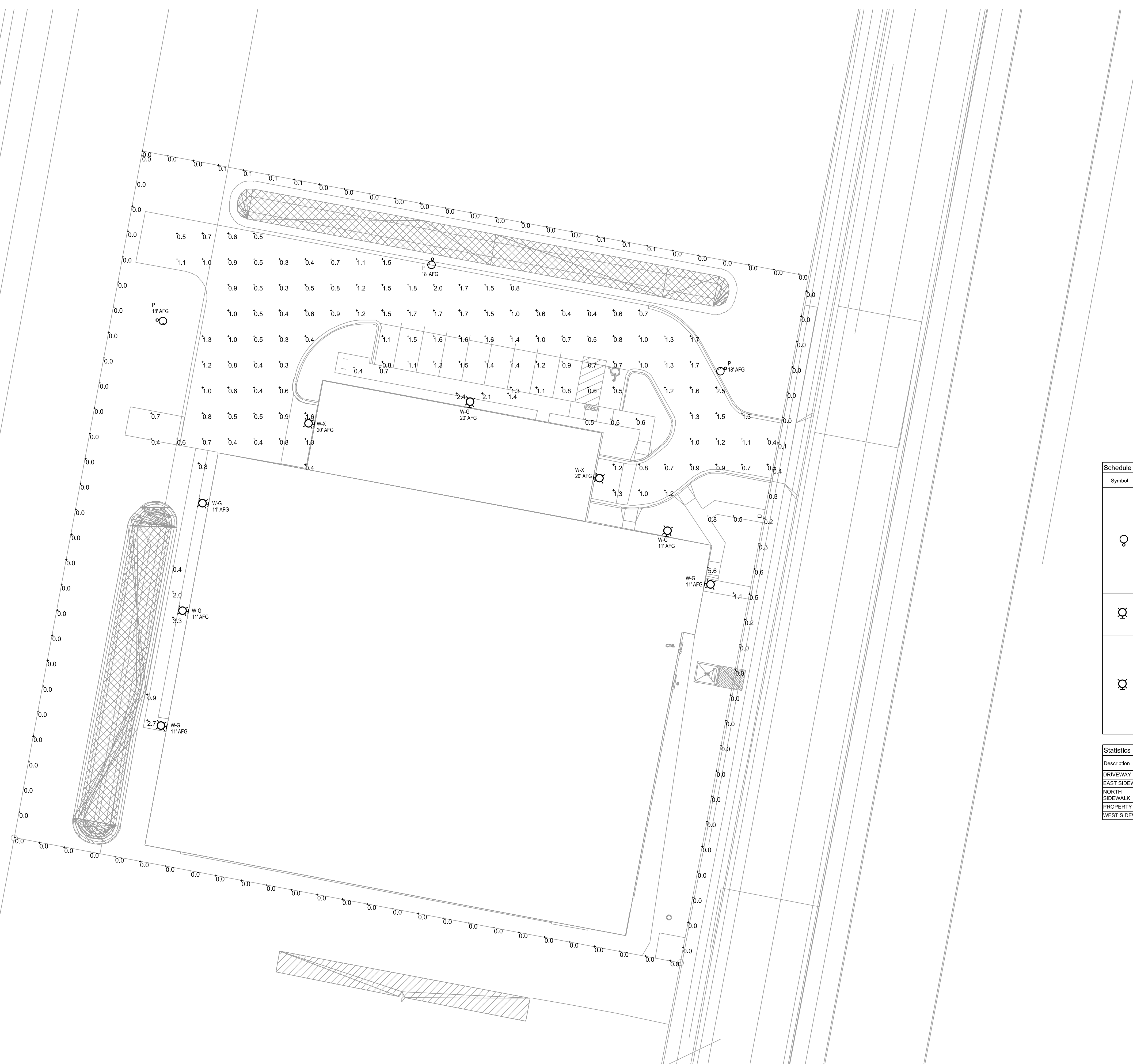
APPROVED BY  
JAD

REVIEWED BY  
BMA

DRAWN BY  
KAU

LANDSCAPE PLAN

**L100**

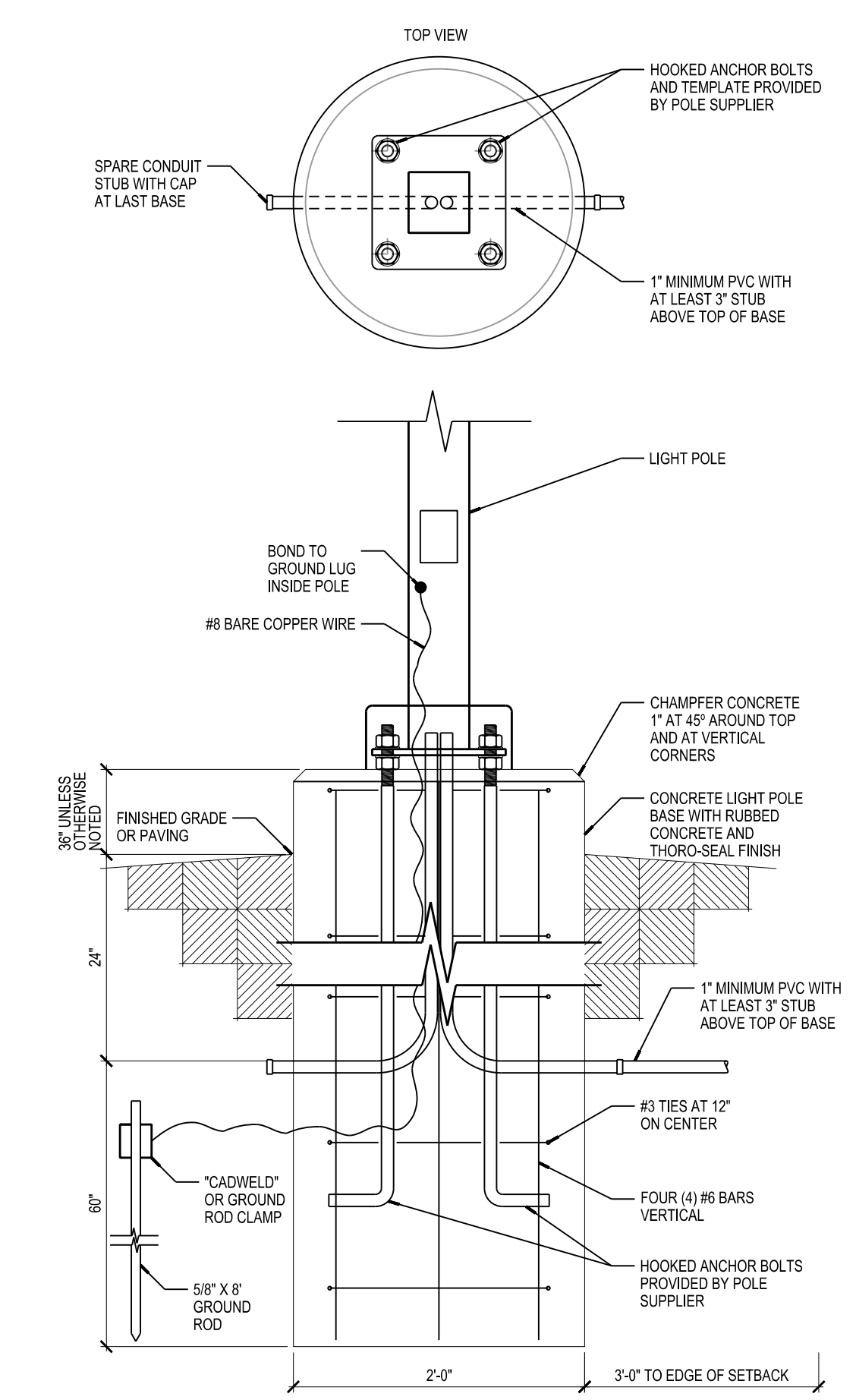


- SITE LIGHTING NOTES**
- PHOTOMETRIC CALCULATIONS SHOWN DO NOT INCLUDE CONTRIBUTIONS OF EXISTING LIGHT FIXTURES OUTSIDE OF SCOPE OF WORK AND PROPERTY.
  - EXTERIOR LIGHT FIXTURES ARE TO BE CONTROLLED VIA HOUSE TIMELOCK AND PHOTOCELL.
  - ALL EXTERIOR LIGHT FIXTURES, POLES AND ACCESSORIES ARE TO BE DARK BRONZE.
  - TYPE P FIXTURES ARE TO BE POLE MOUNTED AT 18" ABOVE FINISHED GROUND. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL SQUARE STEEL POLE TOP CONCRETE POLE BASE. SEE TYPICAL POLE DETAIL, 01 ES01 FOR MORE INFORMATION.

Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage
P	P	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEDN-SA1A-740-U-SL3-HSS	GALLEON WALL LUMINAIRE (1) TO CRI 4000K, 815mA LIGHTSQUAR E WITH 18 LEDS AND TYPE III SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	EATON LED 4000K	16	261	34
W-X	W-X	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR1B-W	CROSS TOUR 12W WALL MOUNT LED	EATON LED 4000K	1	1366	12.2
W-G	W-G	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEDN-SA1A-740-U-SL3-HSS	GALLEON WALL LUMINAIRE (1) TO CRI 4000K, 815mA LIGHTSQUAR E WITH 18 LEDS AND TYPE III SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	EATON LED 4000K	16	266	34

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVEWAY	+	1.0 fc	2.5 fc	0.3 fc	8.3:1	3.3:1
EAST SIDEWALK	+	2.0 fc	5.6 fc	0.5 fc	11.2:1	4.0:1
NORTH SIDEWALK	+	1.1 fc	2.4 fc	0.4 fc	6.0:1	2.8:1
PROPERTY LINE	+	0.0 fc	0.6 fc	0.0 fc	N/A	N/A
WEST SIDEWALK	+	1.7 fc	3.3 fc	0.4 fc	8.3:1	4.3:1



**01 ES01** POLE BASE DETAIL  
 SCALE: NONE  
 PRELIMINARY - NOT FOR CONSTRUCTION

**SITE LIGHTING PHOTOMETRIC CALCULATIONS**  
 SCALE: 1" = 20'-0"

**ISSUANCES / REVISIONS**

NO.	DESCRIPTION	DATE
01	LDC FINAL APPROVAL SUBMITTAL	03/26/2024

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**PROJECT NUMBER**  
 76850  
**APPROVED BY**  
 JAD  
**REVIEWED BY**  
 BMA  
**DRAWN BY**  
 SMS

**SITE LIGHTING PHOTOMETRIC CALCULATIONS**

**ES01**

SCALE

PLOTTED BY: SSomeal

ORIGINAL SIZE: 24" x 36"













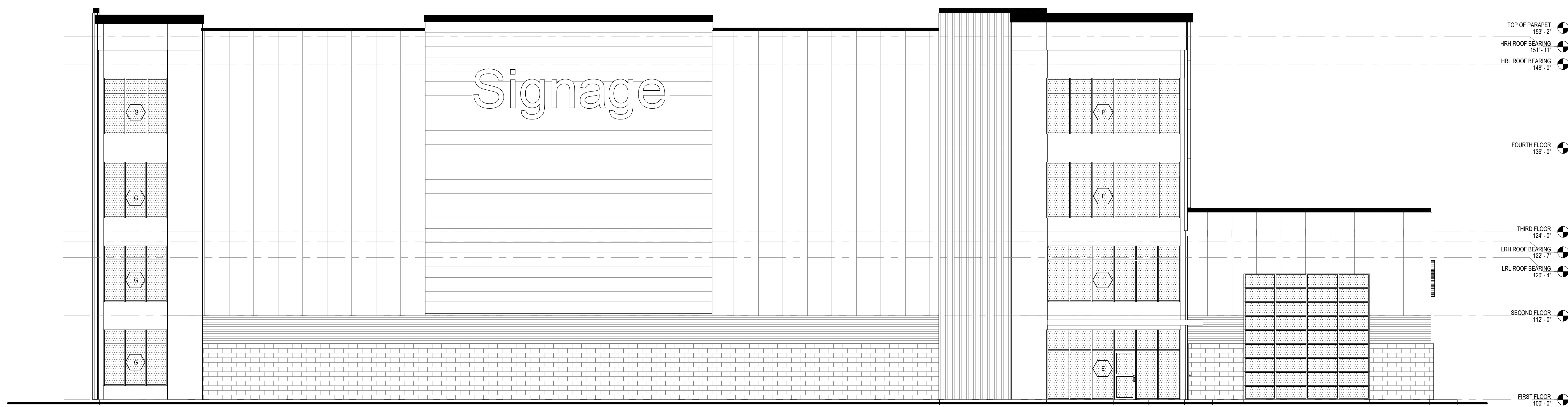




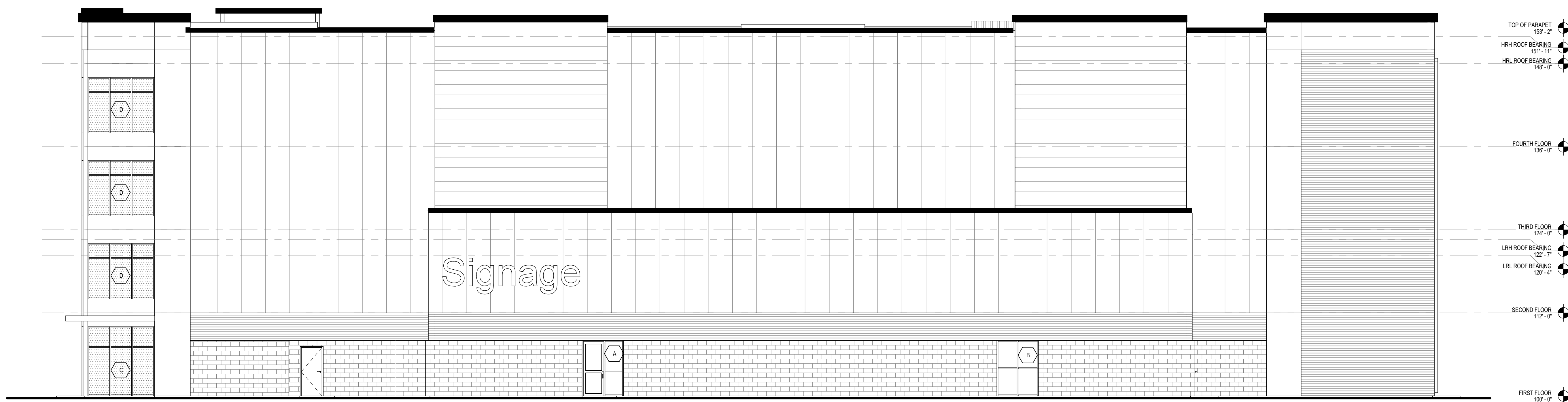








**02 EAST ELEVATION**  
A401 SCALE: 1/8" = 1'-0"



**01 NORTH ELEVATION**  
A401 SCALE: 1/8" = 1'-0"

ISSUANCES / REVISIONS

NO.	DESCRIPTION	DATE
1	UDC - LAND USE SUBMITTAL	03/20/2024


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**PROJECT NUMBER**  
76850

**APPROVED BY**  
AYA

**REVIEWED BY**  
BMA

**DRAWN BY**  
LMB

**EXTERIOR ELEVATIONS**

PRELIMINARY - NOT FOR CONSTRUCTION

**A401**



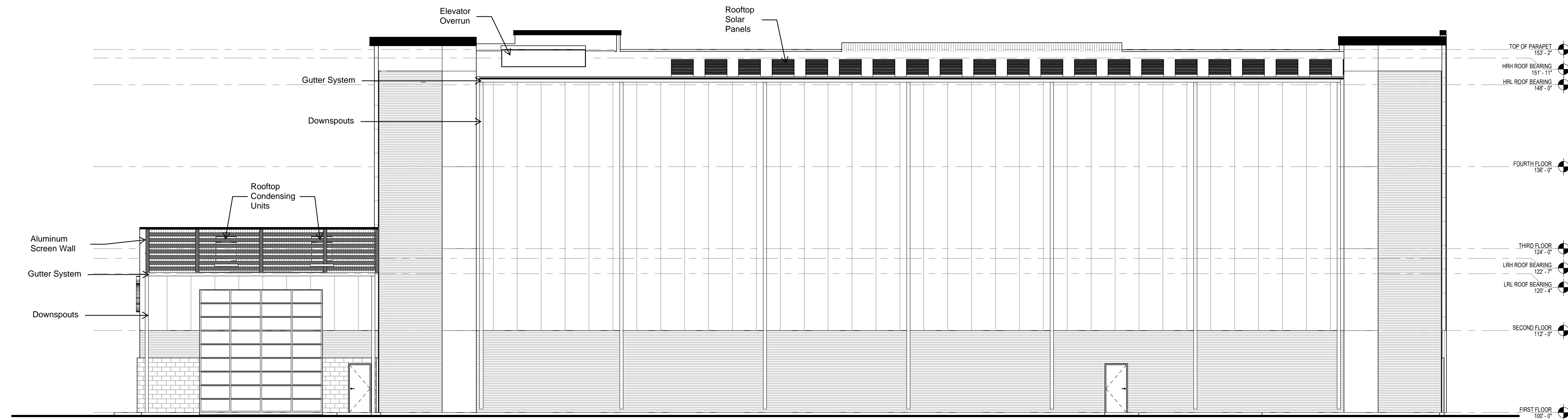
ANGUS-YOUNG  
ARCHITECTS/ENGINEERS

Janesville | Madison

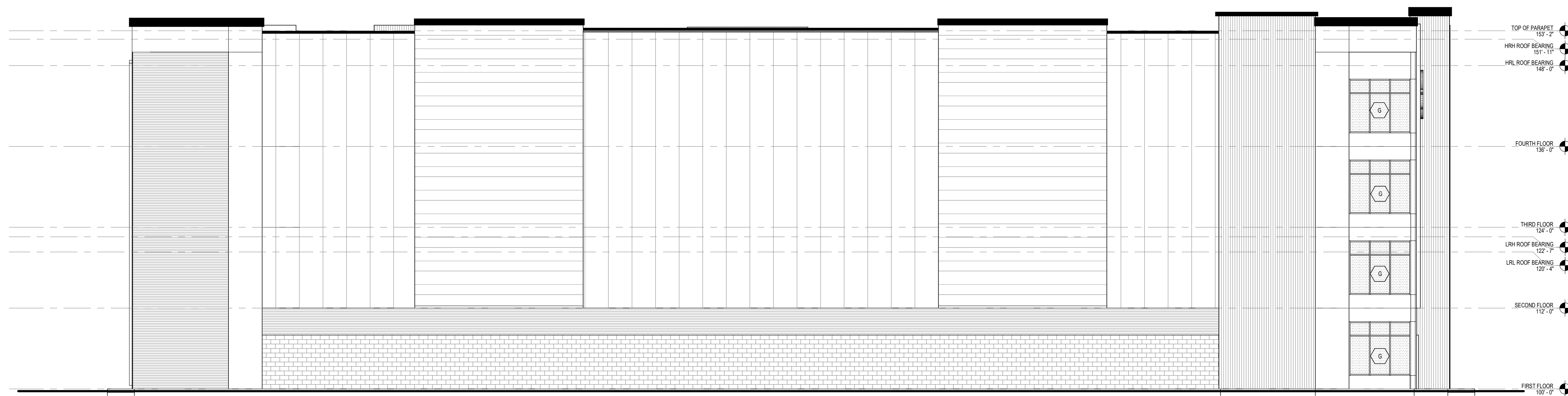
MADISON SQUARE  
STORAGE, LLC

PENNSYLVANIA AVENUE  
STORAGE BUILDING

2230 Pennsylvania Ave  
Madison, WI 53704



02 WEST ELEVATION  
A402 SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION  
A402 SCALE: 1/8" = 1'-0"

ISSUANCES / REVISIONS		
NO.	DESCRIPTION	DATE
2	DD PRICING PACKAGE	03/20/2024

3/20/2024 11:13:09 AM  
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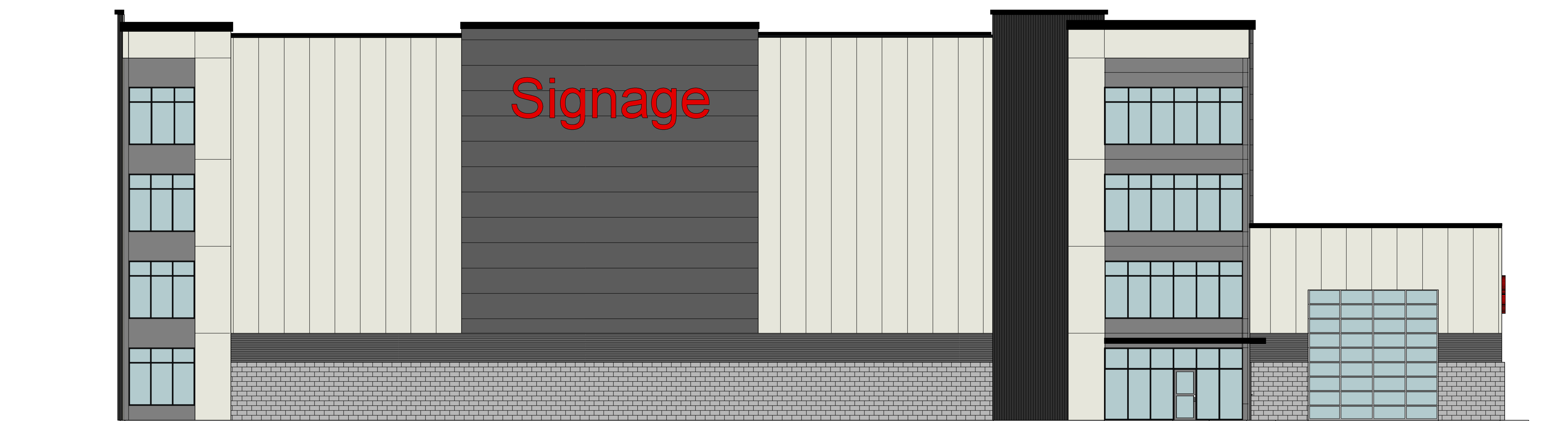
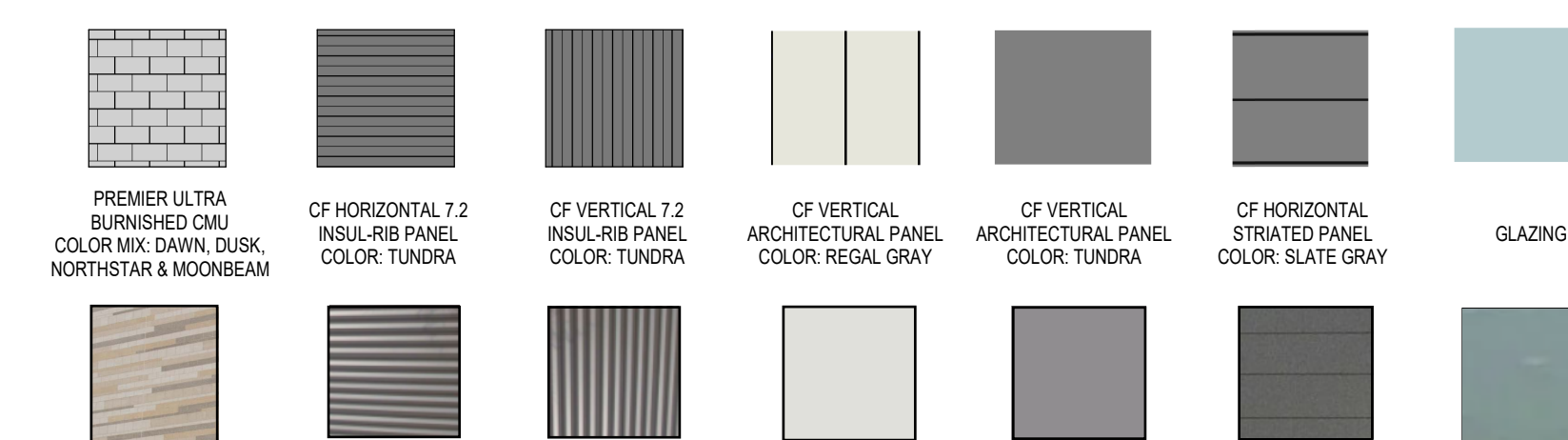
PROJECT NUMBER  
76850  
APPROVED BY  
AYA  
REVIEWED BY  
BMA  
DRAWN BY  
LMB

EXTERIOR ELEVATIONS

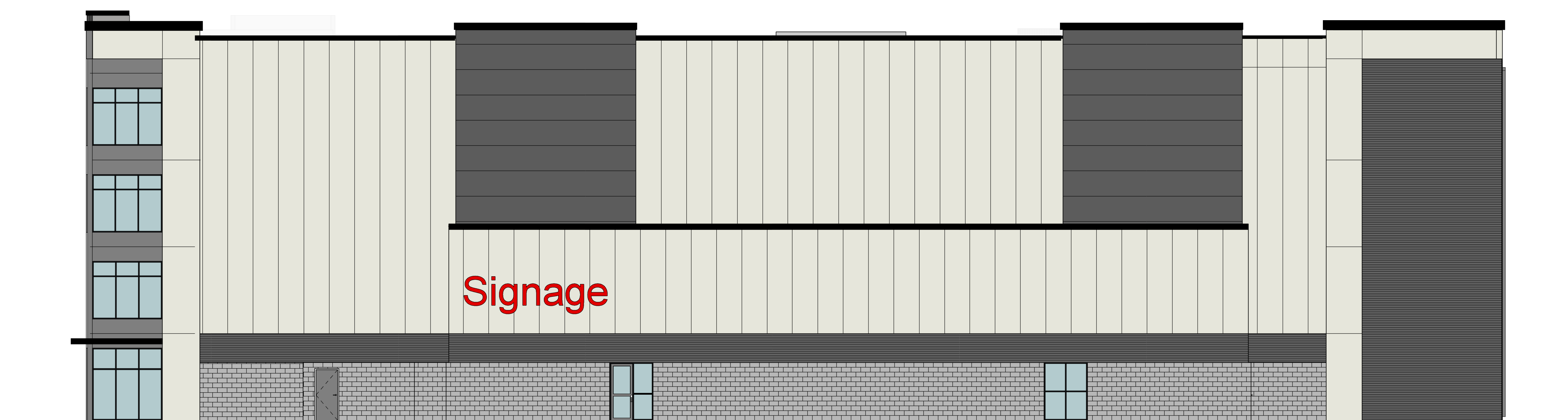
A402

PRELIMINARY - NOT FOR CONSTRUCTION

MATERIAL LEGEND



02 EAST ELEVATION - COLORED  
A403 SCALE: 1/8" = 1'-0"



01 NORTH ELEVATION - COLORED  
A403 SCALE: 1/8" = 1'-0"

ISSUANCES / REVISIONS		
NO.	DESCRIPTION	DATE
1	UDC - LAND USE SUBMITTAL	03/20/2024

3/20/2024 11:16:42 AM  
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REVIEWED BY  
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DRAWN BY  
LMB

EXTERIOR ELEVATIONS - COLOR  
**A403**

PRELIMINARY - NOT FOR CONSTRUCTION

