

Arc Length=523.87'
 Radius=5795.60'
 Chord Bearing=N 81°35'50" E
 Chord Length=523.69'
 Delta Angle=5°10'44"

This Survey Contains
 98621 S.F.
 2.26 Acres

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 25th Day of January, 2012: Paul A. Spetz, S 2525

NOTES:

1. Size and location of Public and Private Utilities are based on Field markings and Maps provided by the City of Madison. All effort has been made to accurately portray these features, but this drawing should not be used for digging purposes. Contact Digger's Hotline prior to excavations (811). Inverts of pipes shown are to be considered approximate due to the fact that they are not fully visible, and inverts in manholes are either field measured or verified from Utility maps.
2. Project Elevation basis is USGS NAVD 88 Datum, Site Benchmark is Top Nut of Hydrant, Southeast corner of Site, Elevation=922.56'

LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
 - ⊙ IRON PIPE FOUND (1" Dia. unless Noted)
 - 3/4"x18" SOLID IRON ROD SET 1.50lbs./LINEAL FOOT.
 - () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- | | |
|--|-----------------------------------|
| | ELECTRIC TRANSFORMER |
| | LIGHT POLE OR STOP LIGHT POLE |
| | WATER GATE VALVE OR GAS VALVE BOX |
| | STREET SIGN |
| | MANHOLE |
| | HYDRANT |
| | STORM CATCH BASIN |
| | TREE-DECIDUOUS |
- | | |
|---------|-----------------------|
| — W — | WATER |
| — G — | GAS UNDERGROUND |
| — S — | STORM SEWER |
| — SAN — | SANITARY SEWER |
| — T — | TELEPHONE UNDERGROUND |
| — E — | ELECTRIC UNDERGROUND |

Preliminary Plat of Survey

DESCRIPTION:

Parcel I: Part of the unplatted portion of Section 17, Township 7 North, Range 9 East, in the Village of Shorewood Hills, Dane County, Wisconsin, described as follows:

Commencing at the South ¼ corner of Section 17; thence North 00 degrees 26' 10" East 32.83 feet; thence North 89 degrees 49' 42" West 392.63 feet to the point of beginning of this description; thence North 89 degrees 49' 42" West 125.00 feet; thence North 00 degrees 14' 10" West, 463.43 feet; thence along a curve to the right whose radius is 17,138.55 feet and whose long chord bears North 80 degrees 31' 20" East, 126.63 feet; thence South 00 degrees 14' 10" East, 484.66 feet to the point of beginning.

Parcel II: Part of Section 17, Township 7 North, Range 9 East, in the Village of Shorewood Hills, Dane County, Wisconsin, described as follows:

Commencing at the South ¼ corner of said Section 17; thence North 00 degrees 26' 10" East for a distance of 32.83 feet to the North right of way line of University Avenue; thence North 89 degrees 49' 42" West along the said right of way line for a distance of 392.63 feet to the Southeast corner of property of Pyare Square Company; thence North 00 degrees 14' 10" West along the East line of aforementioned property a distance of 484.66 feet to a point on the Southerly right of way line of the Chicago, Milwaukee, St. Paul & Pacific Railroad and the point of beginning of this description; thence Easterly along said right of way by the arc of a circle curving to the right having a radius of 17,138.55 feet a distance of 355 feet more or less to a point which is 40 feet Westerly of the North-South ¼ line of said Section 17; thence South 00 degrees 14' 10" East on a line parallel to and 40 feet from the aforementioned North-South ¼ line, a distance of 65 feet more or less; thence Westerly and parallel to and 65 feet from the aforesaid right of way line of Chicago, Milwaukee, St. Paul & Pacific Railroad a distance of 355 feet, more or less, to a point on the East line of aforementioned property of Pyare Square Company; thence North 00 degrees 14' 10" West a distance of 65 feet more or less, to the point of beginning.

Parcel III: Part of the Southwest ¼ of Section 17, Township 7 North, Range 9 East, in the Village of Shorewood Hills, Dane County, Wisconsin, described as follows:

Commencing at the South ¼ corner of said Section 17; thence North 00 degrees 26' 10" East 32.83 feet; thence North 00 degrees 14' 10" West 479.63 feet to the point of beginning of this description; thence on a curve to the left which has a radius of 17,073.55 feet and a long chord South 81 degrees 58' 30" West, 40.37 feet; thence North 00 degrees 14' 10" West 65.62 feet; thence along a curve to the right which has a radius of 17,138.55 feet and a long chord North 81 degrees 58' 50" East, 40.37 feet; thence South 00 degrees 14' 10" East 65.62 feet to the point of beginning.

Parcel IV: All that part of the Southeast ¼ of the Southwest ¼ of Section 17, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, described as follows:

Beginning at a point in the intersection of the South line of the grantor's right of way with the East line of said Southeast ¼ of the Southwest ¼ of Section 17; thence Southwesterly along said grantor's Southerly right of way line a distance of 524 feet; thence Northerly, parallel with the East line of said Southeast ¼ of the Southwest ¼ of Section 17 to a point 25 feet Southerly of, measured radially, the centerline of grantor's main track; thence Northeasterly, along a line 25 feet Southerly of, measured radially, the centerline of the grantor's main tract to the East line of said Southeast ¼ of the Southwest ¼ of Section 17; thence Southerly along a straight line of the point of beginning. Also described as all of railroad right of way adjacent to and between Parcels 1, 2, and 3, and a line 25.00 feet South of and parallel with the railroad centerline and located in the Southwest ¼ of Section 17, Township 7 North, Range 9 East, in the City of Madison, Dane County, to-wit: Commencing at the South ¼ corner of said Section 17; thence North 00 degrees 26' 10" East 32.83 feet; thence North 00 degrees 14' 10" West 545.25 feet to the South line of the Chicago, Milwaukee, St. Paul & Pacific Railroad right of way, said point being the point of beginning of this description; thence Southwesterly along said South line, on a curve to the left which has a radius of 17,138.55 feet and a chord which bears South 81 degrees 10' 47" West, 523.48 feet; thence North 00 degrees 14' 10" West 25.46 feet to a point on a curve; thence Northeasterly on a curve to the right which has a radius of 5,704.65 feet and a chord which bears North 81 degrees 13' 03" East 523.43 feet; thence South 00 degrees 14' 10" East, 25.11 feet to the point of beginning, excepting therefrom those lands deeded to the Village of Shorewood Hills by Document No. 3262259.

Parcel V: Leasehold Estate created by indenture of lease entered into by and between the Village of Shorewood Hills, as lessor(s) and Lee & Lee Limited Partnership, as lessee(s), dated October 6, 2000, a lease agreement of which was recorded in the Office of the Register of Deeds for Dane County, Wisconsin, on October 30, 2000 as Document No. 3262262 demising premises situated in said County and State and described as follows:

A Parcel of land being the Westerly 150 feet of the Locust Drive right of way in the recorded plat of Garden Homes Addition, located in the Southwest ¼ of the Southeast ¼ of Section 17, Township 7 North, Range 9 East, in the Village of Shorewood Hills, Dane County, Wisconsin. Excepting therefrom, any part thereof which lies within the traveled way at the corner of Maple Terrace and Locust Drive in said plat, and together with any extension thereof, extended Easterly to said traveled way.

Property conveyed from Shorewood Hills to Lee & Lee Limited Partnership of Wisconsin. Part of Lot One (1), Certified Survey Map No. 5876, recorded in Volume 28 of Certified Survey Maps, page 5, as Document No. 2148136, in the Village of Shorewood Hills, Dane County, Wisconsin, to wit:

Beginning at the Northwest corner said Lot One (1); thence South 00 degrees 14' 10" East 8.09 feet; thence North 80 degrees 56' 46" East, 187.93 feet; thence North 82 degrees 15' 00" East, 208.70 feet; thence North 00 degrees 14' 10" West 10.00 feet to a point on a curve; thence along a curve to the left which has a radius of 17,073.55 feet and a chord which bears South 81 degrees 21' 34" West 396.88 feet to the point of beginning.

SURVEYED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com

SURVEYED FOR:
 PROFESSIONAL ENGINEERING LLC
 818 N. MEADOWBROOK LANE
 WAUNAKEE, WI 53597

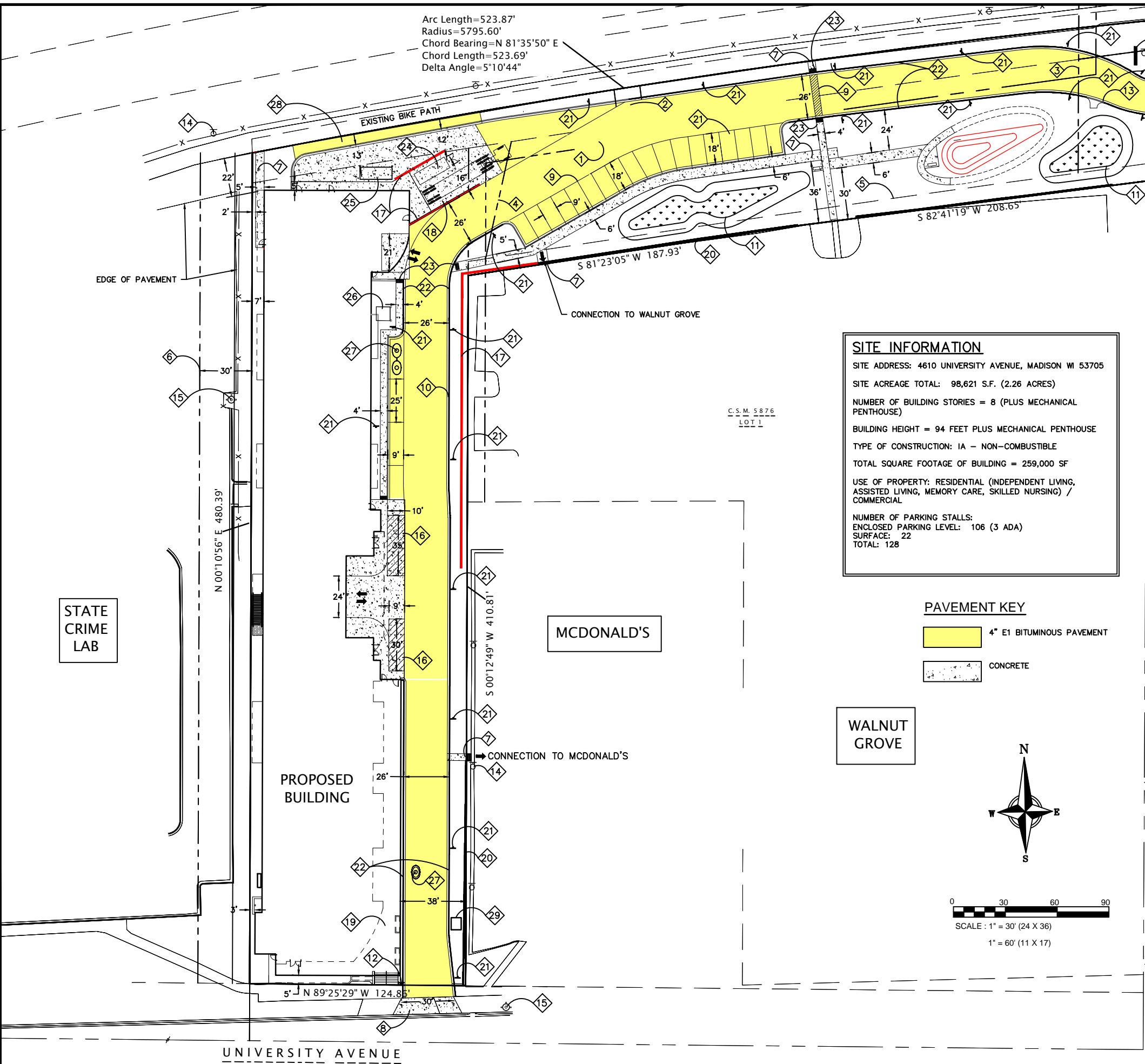
DATE	02-21-12
ISSUANCE/REVISION	
PUD-SDP SUBMITAL	

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

**OAK PARK PLACE SHOREWOOD HILLS
 PRELIMINARY PLAT OF SURVEY
 VILLAGE OF SHOREWOOD HILLS, WISCONSIN**

C100



SITE INFORMATION

SITE ADDRESS: 4610 UNIVERSITY AVENUE, MADISON WI 53705

SITE ACREAGE TOTAL: 98,621 S.F. (2.26 ACRES)

NUMBER OF BUILDING STORIES = 8 (PLUS MECHANICAL PENTHOUSE)

BUILDING HEIGHT = 94 FEET PLUS MECHANICAL PENTHOUSE


TYPE OF CONSTRUCTION: IA - NON-COMBUSTIBLE

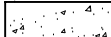
TOTAL SQUARE FOOTAGE OF BUILDING = 259,000 SF

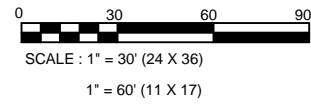
USE OF PROPERTY: RESIDENTIAL (INDEPENDENT LIVING, ASSISTED LIVING, MEMORY CARE, SKILLED NURSING) / COMMERCIAL

NUMBER OF PARKING STALLS:
 ENCLOSED PARKING LEVEL: 106 (3 ADA)
 SURFACE: 22
 TOTAL: 128

PAVEMENT KEY


 4" E1 BITUMINOUS PAVEMENT

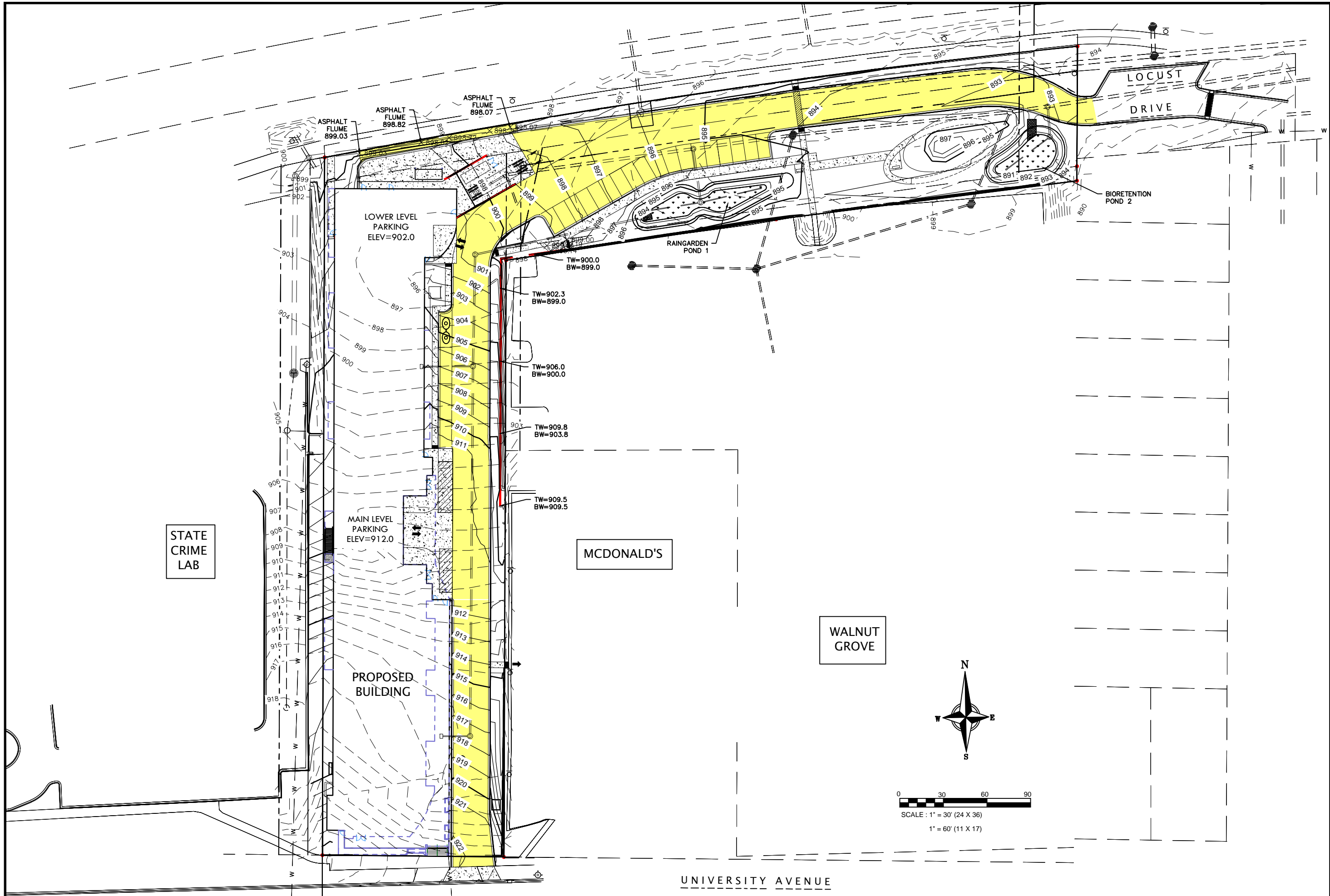
 CONCRETE



PLAN KEY

- 1 EXISTING 10' WIDE EASEMENT AGREEMENT FOR SANITARY AND STORM SEWER DOC. NO. 1582502 (DESCRIPTION HAS DISCREPANCIES, INTERPRETED LOCATION)
- 2 EXISTING PERMANENT EASEMENT FOR STORM SEWER CONNECTION DOC. NO. 3262263
- 3 EXISTING EXCLUSIVE EASEMENT FOR PARKING DOC. NO. 1763388 INCLUDING A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE DRIVES AND PARKING OF THE PROPERTY
- 4 EXISTING EASEMENT AGREEMENT FOR SANITARY AND STORM SEWER PURPOSES DOC. NO. 1600014
- 5 THIS PORTION OF C.S.M. NO. 5876 CONVEYED IN DOC. NO. 3262261
- 6 PROPOSED 30' WIDE INGRESS, EGRESS, OPEN AIR, AND CONSTRUCTION EASEMENT
- 7 SIDEWALK
- 8 NEW DRIVEWAY APPROACH IN ACCORDANCE WITH CITY OF MADISON STANDARDS. CONTRACTOR TO OBTAIN PERMIT FROM DANE COUNTY TO WORK IN THE RIGHT-OF-WAY
- 9 PAVEMENT STRIPING
- 10 18" CURB AND GUTTER
- 11 BIORETENTION/RAINGARDEN AREA
- 12 7' HIGH STOP SIGN
- 13 CONCRETE FLUME
- 14 EXISTING LIGHT POLE, TYP.
- 15 EXISTING FIRE HYDRANT
- 16 LOADING ZONE
- 17 RETAINING WALL
- 18 LOADING DOCK
- 19 PEDESTRIAN PLINTH AT LEVEL 1 OF BUILDING
- 20 EXISTING RETAINING WALL
- 21 NO PARKING FIRE LANE SIGN, PER VILLAGE REQUIREMENTS
- 22 PAINTED YELLOW CURB INDICATING FIRE LANE, PER VILLAGE REQUIREMENTS
- 23 SIDEWALK RAMP
- 24 TRASH COMPACTOR
- 25 GENERATOR
- 26 NORTH TRANSFORMER
- 27 UNDERGROUND GREASE INTERCEPTOR
- 28 ASPHALT FLUME
- 29 SOUTH TRANSFORMER
- 30 EXTERNALLY ILLUMINATED GROUND SIGN (MAX. OF 24 SF)

ISSUANCE/REVISION PUD-SDP SUBMITTAL DATE 04-05-12	818 N Meadowbrook Ln Waunakee, WI 53597 phone (608) 849-9378 fax (608) 237-2129
	
OAK PARK PLACE SHOREWOOD HILLS SITE PLAN VILLAGE OF SHOREWOOD HILLS, WISCONSIN	
C101	



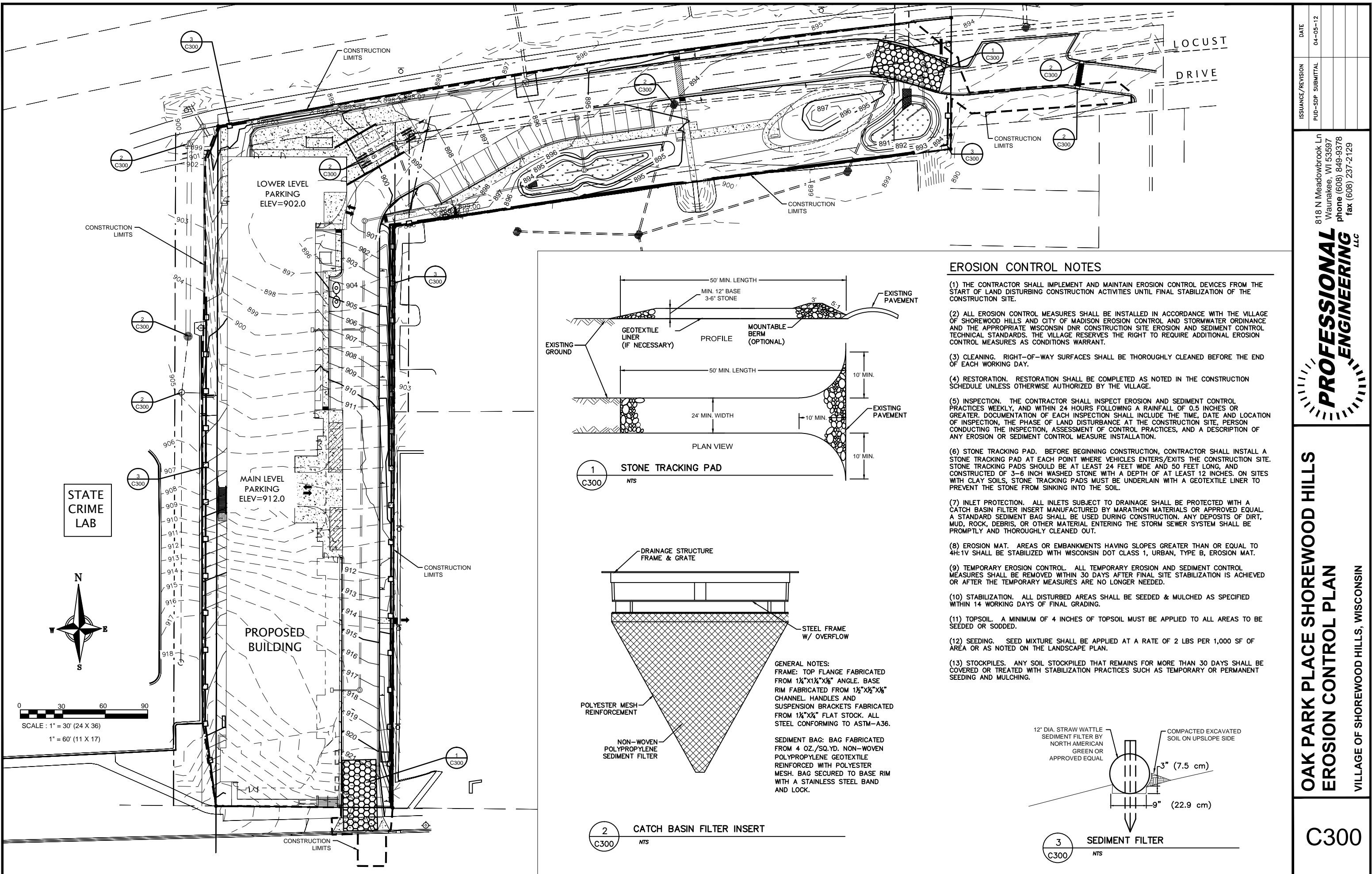
ISSUANCE/REVISION	DATE
PUD-SDP SUBMITTAL	04-05-12

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PROFESSIONAL ENGINEERING LLC

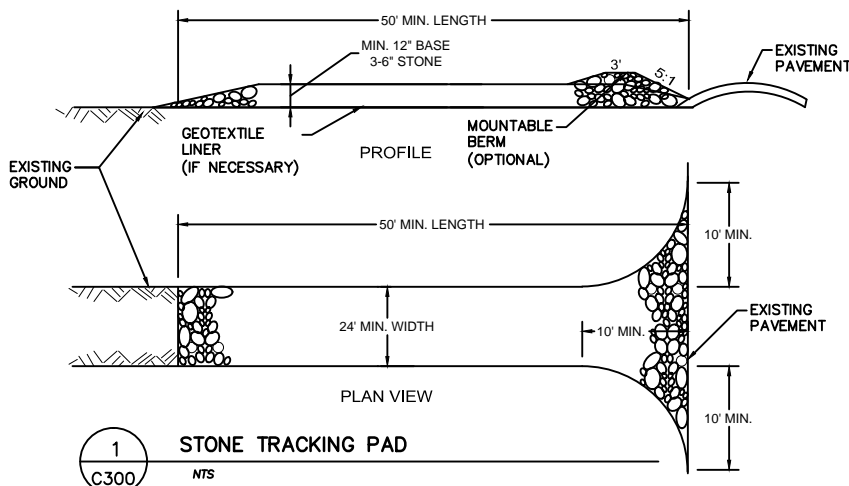
OAK PARK PLACE SHOREWOOD HILLS GRADING PLAN
 VILLAGE OF SHOREWOOD HILLS, WISCONSIN

C200

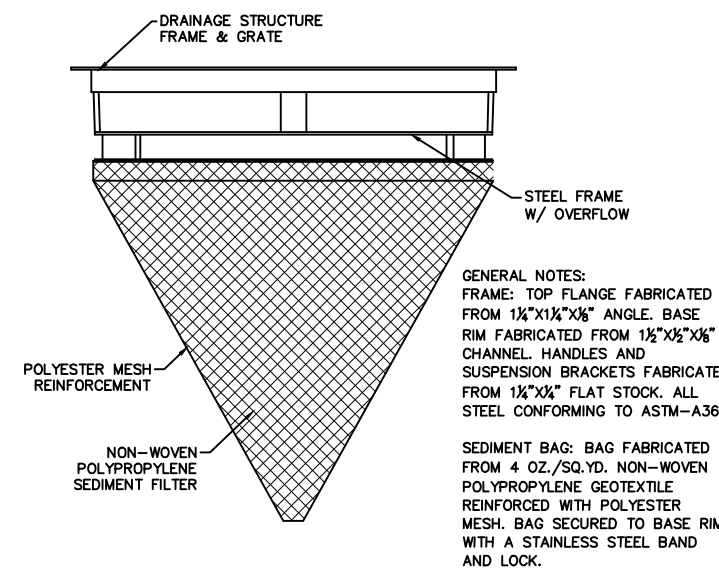


EROSION CONTROL NOTES

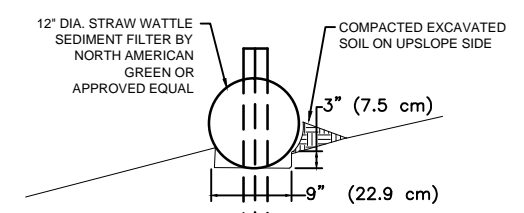
- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF SHOREWOOD HILLS AND CITY OF MADISON EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE VILLAGE RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE VILLAGE.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH A CATCH BASIN FILTER INSERT MANUFACTURED BY MARATHON MATERIALS OR APPROVED EQUAL. A STANDARD SEDIMENT BAG SHALL BE USED DURING CONSTRUCTION. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
- (12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
- (13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.



1 STONE TRACKING PAD
C300 NTS



2 CATCH BASIN FILTER INSERT
C300 NTS



3 SEDIMENT FILTER
C300 NTS

GENERAL NOTES:
 FRAME: TOP FLANGE FABRICATED FROM 1 1/2" X 1 1/2" X 1/8" ANGLE. BASE RIM FABRICATED FROM 1 1/2" X 1/2" X 1/8" CHANNEL. HANDLES AND SUSPENSION BRACKETS FABRICATED FROM 1 1/4" X 1/4" FLAT STOCK. ALL STEEL CONFORMING TO ASTM-A36.
 SEDIMENT BAG: BAG FABRICATED FROM 4 OZ./SQ.YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH. BAG SECURED TO BASE RIM WITH A STAINLESS STEEL BAND AND LOCK.

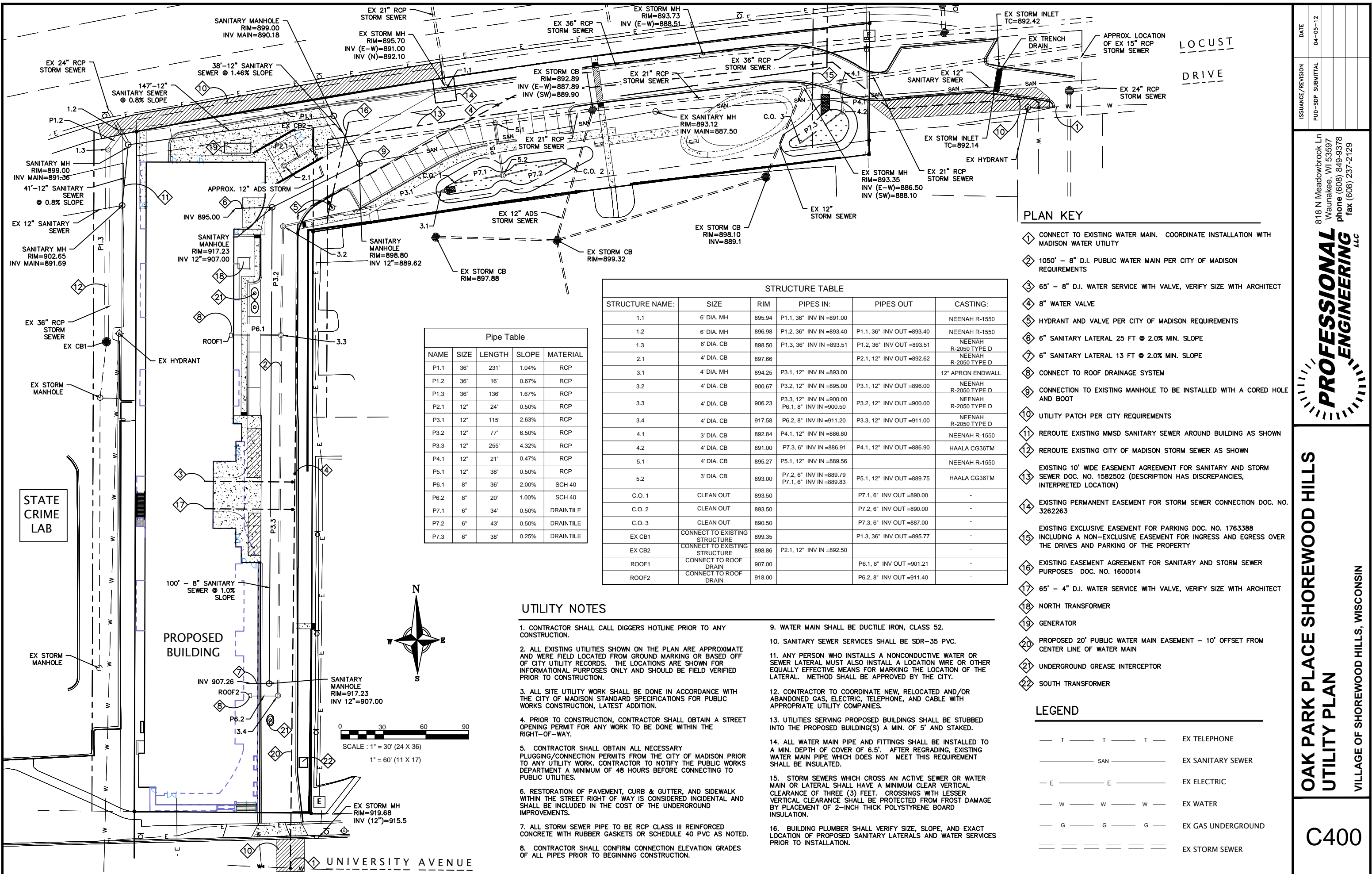
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PROFESSIONAL ENGINEERING LLC

OAK PARK PLACE SHOREWOOD HILLS EROSION CONTROL PLAN
 VILLAGE OF SHOREWOOD HILLS, WISCONSIN

C300



Pipe Table

NAME	SIZE	LENGTH	SLOPE	MATERIAL
P1.1	36"	231'	1.04%	RCP
P1.2	36"	16'	0.67%	RCP
P1.3	36"	136'	1.67%	RCP
P2.1	12"	24'	0.50%	RCP
P3.1	12"	115'	2.63%	RCP
P3.2	12"	77'	6.50%	RCP
P3.3	12"	255'	4.32%	RCP
P4.1	12"	21'	0.47%	RCP
P5.1	12"	38'	0.50%	RCP
P6.1	8"	36'	2.00%	SCH 40
P6.2	8"	20'	1.00%	SCH 40
P7.1	6"	34'	0.50%	DRAINTILE
P7.2	6"	43'	0.50%	DRAINTILE
P7.3	6"	38'	0.25%	DRAINTILE

STRUCTURE TABLE

STRUCTURE NAME:	SIZE	RIM	PIPES IN:	PIPES OUT:	CASTING:
1.1	6' DIA. MH	895.94	P1.1, 36" INV IN =891.00		NEENAH R-1550
1.2	6' DIA. MH	896.98	P1.2, 36" INV IN =893.40	P1.1, 36" INV OUT =893.40	NEENAH R-1550
1.3	6' DIA. CB	898.50	P1.3, 36" INV IN =893.51	P1.2, 36" INV OUT =893.51	NEENAH R-2050 TYPE D
2.1	4' DIA. CB	897.66		P2.1, 12" INV OUT =892.62	NEENAH R-2050 TYPE D
3.1	4' DIA. MH	894.25	P3.1, 12" INV IN =893.00		12" APRON ENDWALL
3.2	4' DIA. CB	900.67	P3.2, 12" INV IN =895.00	P3.1, 12" INV OUT =896.00	NEENAH R-2050 TYPE D
3.3	4' DIA. CB	906.23	P3.3, 12" INV IN =900.00 P6.1, 8" INV IN =900.50	P3.2, 12" INV OUT =900.00	NEENAH R-2050 TYPE D
3.4	4' DIA. CB	917.58	P6.2, 8" INV IN =911.20	P3.3, 12" INV OUT =911.00	NEENAH R-2050 TYPE D
4.1	3' DIA. CB	892.84	P4.1, 12" INV IN =886.80		NEENAH R-1550
4.2	4' DIA. CB	891.00	P7.3, 6" INV IN =886.91	P4.1, 12" INV OUT =886.90	HAALA CG36TM
5.1	4' DIA. CB	895.27	P5.1, 12" INV IN =889.56		NEENAH R-1550
5.2	3' DIA. CB	893.00	P7.2, 6" INV IN =889.79 P7.1, 6" INV IN =889.83	P5.1, 12" INV OUT =889.75	HAALA CG36TM
C.O. 1	CLEAN OUT	893.50		P7.1, 6" INV OUT =890.00	-
C.O. 2	CLEAN OUT	893.50		P7.2, 6" INV OUT =890.00	-
C.O. 3	CLEAN OUT	890.50		P7.3, 6" INV OUT =887.00	-
EX CB1	CONNECT TO EXISTING STRUCTURE	899.35		P1.3, 36" INV OUT =895.77	-
EX CB2	CONNECT TO EXISTING STRUCTURE	898.86	P2.1, 12" INV IN =892.50		-
ROOF1	CONNECT TO ROOF DRAIN	907.00		P6.1, 8" INV OUT =901.21	-
ROOF2	CONNECT TO ROOF DRAIN	918.00		P6.2, 8" INV OUT =911.40	-

UTILITY NOTES

- CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
- ALL STORM SEWER PIPE TO BE RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS OR SCHEDULE 40 PVC AS NOTED.
- CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
- SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
- ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
- CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
- ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
- BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

PLAN KEY

- CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
- 1050' - 8" D.I. PUBLIC WATER MAIN PER CITY OF MADISON REQUIREMENTS
- 65' - 8" D.I. WATER SERVICE WITH VALVE, VERIFY SIZE WITH ARCHITECT
- 8" WATER VALVE
- HYDRANT AND VALVE PER CITY OF MADISON REQUIREMENTS
- 6" SANITARY LATERAL 25 FT @ 2.0% MIN. SLOPE
- 6" SANITARY LATERAL 13 FT @ 2.0% MIN. SLOPE
- CONNECT TO ROOF DRAINAGE SYSTEM
- CONNECTION TO EXISTING MANHOLE TO BE INSTALLED WITH A CORED HOLE AND BOOT
- UTILITY PATCH PER CITY REQUIREMENTS
- REROUTE EXISTING MMSD SANITARY SEWER AROUND BUILDING AS SHOWN
- REROUTE EXISTING CITY OF MADISON STORM SEWER AS SHOWN
- EXISTING 10' WIDE EASEMENT AGREEMENT FOR SANITARY AND STORM SEWER DOC. NO. 1582502 (DESCRIPTION HAS DISCREPANCIES, INTERPRETED LOCATION)
- EXISTING PERMANENT EASEMENT FOR STORM SEWER CONNECTION DOC. NO. 3262263
- EXISTING EXCLUSIVE EASEMENT FOR PARKING DOC. NO. 1763388 INCLUDING A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE DRIVES AND PARKING OF THE PROPERTY
- EXISTING EASEMENT AGREEMENT FOR SANITARY AND STORM SEWER PURPOSES DOC. NO. 1600014
- 65' - 4" D.I. WATER SERVICE WITH VALVE, VERIFY SIZE WITH ARCHITECT
- NORTH TRANSFORMER
- GENERATOR
- PROPOSED 20' PUBLIC WATER MAIN EASEMENT - 10' OFFSET FROM CENTER LINE OF WATER MAIN
- UNDERGROUND GREASE INTERCEPTOR
- SOUTH TRANSFORMER

LEGEND

- T — T — T — EX TELEPHONE
- SAN — EX SANITARY SEWER
- E — E — EX ELECTRIC
- W — W — W — EX WATER
- G — G — G — EX GAS UNDERGROUND
- — — — EX STORM SEWER

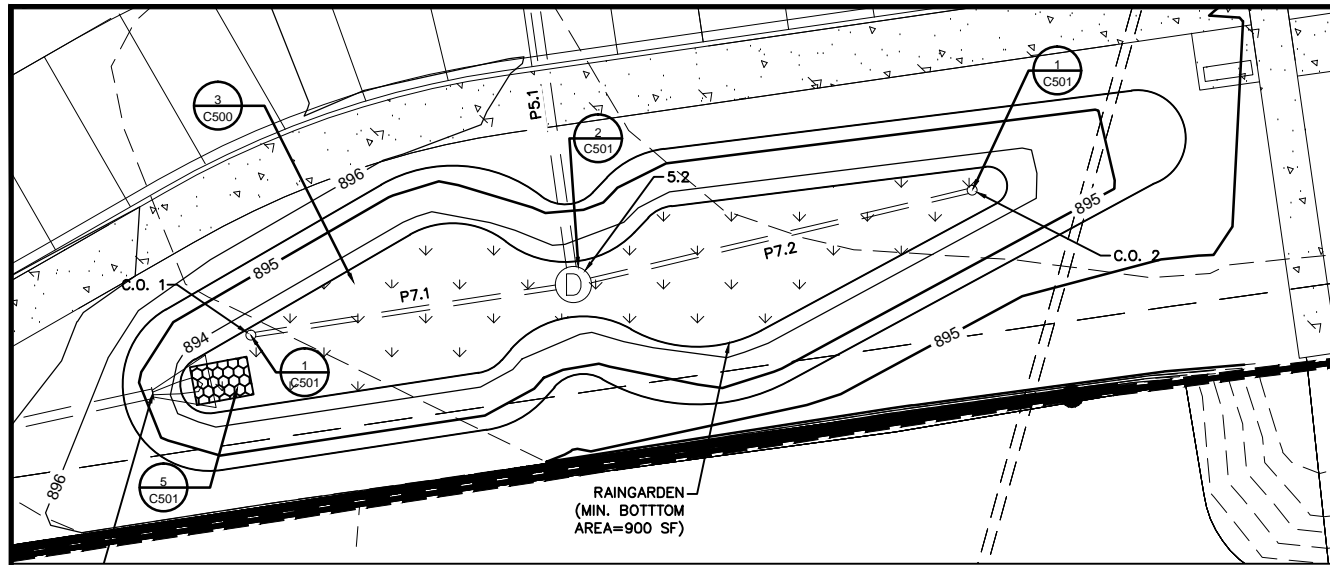
ISSUANCE/REVISION	DATE
PUD-SDP SUBMITTAL	04-05-12

818 N Meadowbrook Ln
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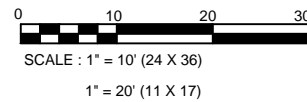


OAK PARK PLACE SHOREWOOD HILLS
UTILITY PLAN
 VILLAGE OF SHOREWOOD HILLS, WISCONSIN

C400



1 RAINGARDEN (POND 1)
C500 SCALE AS NOTED

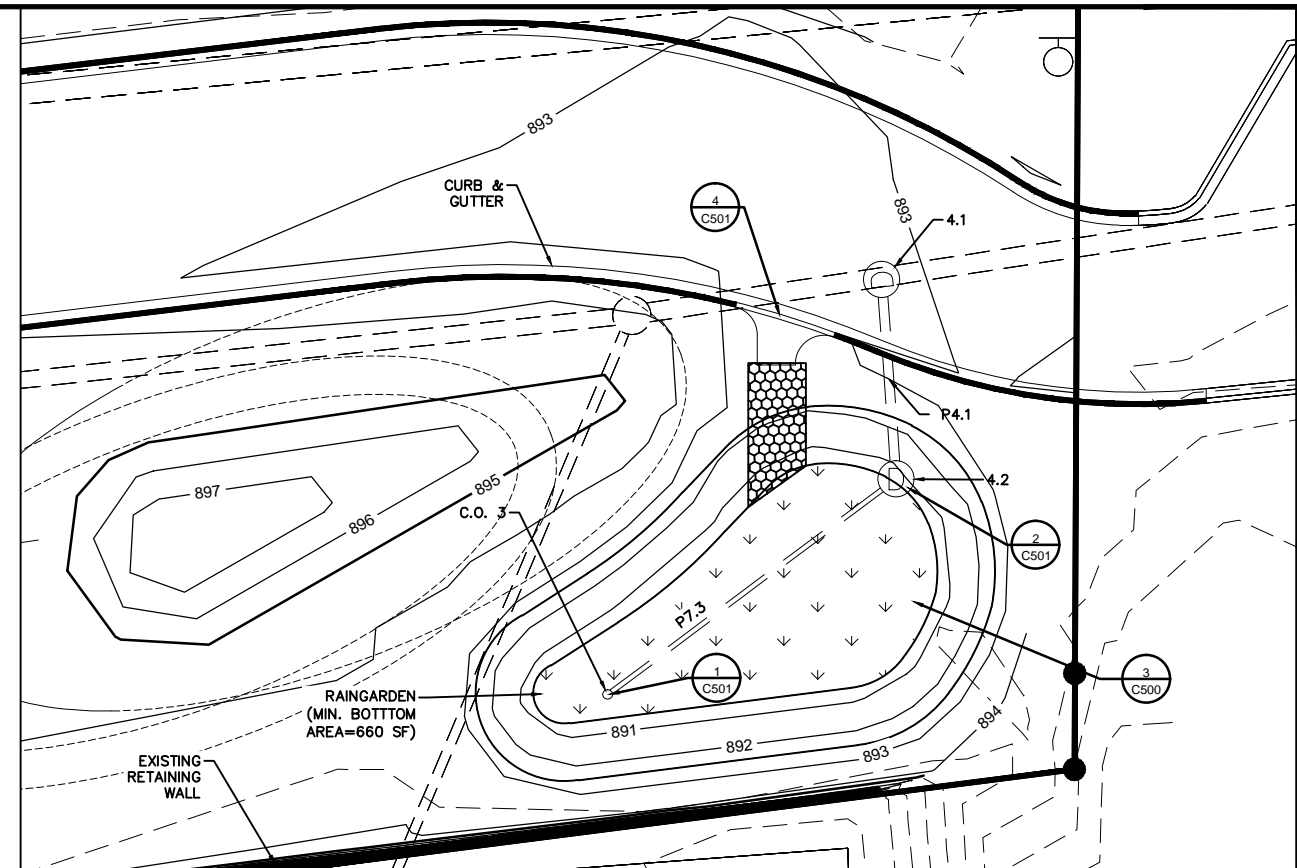


RAINGARDEN (POND 1)

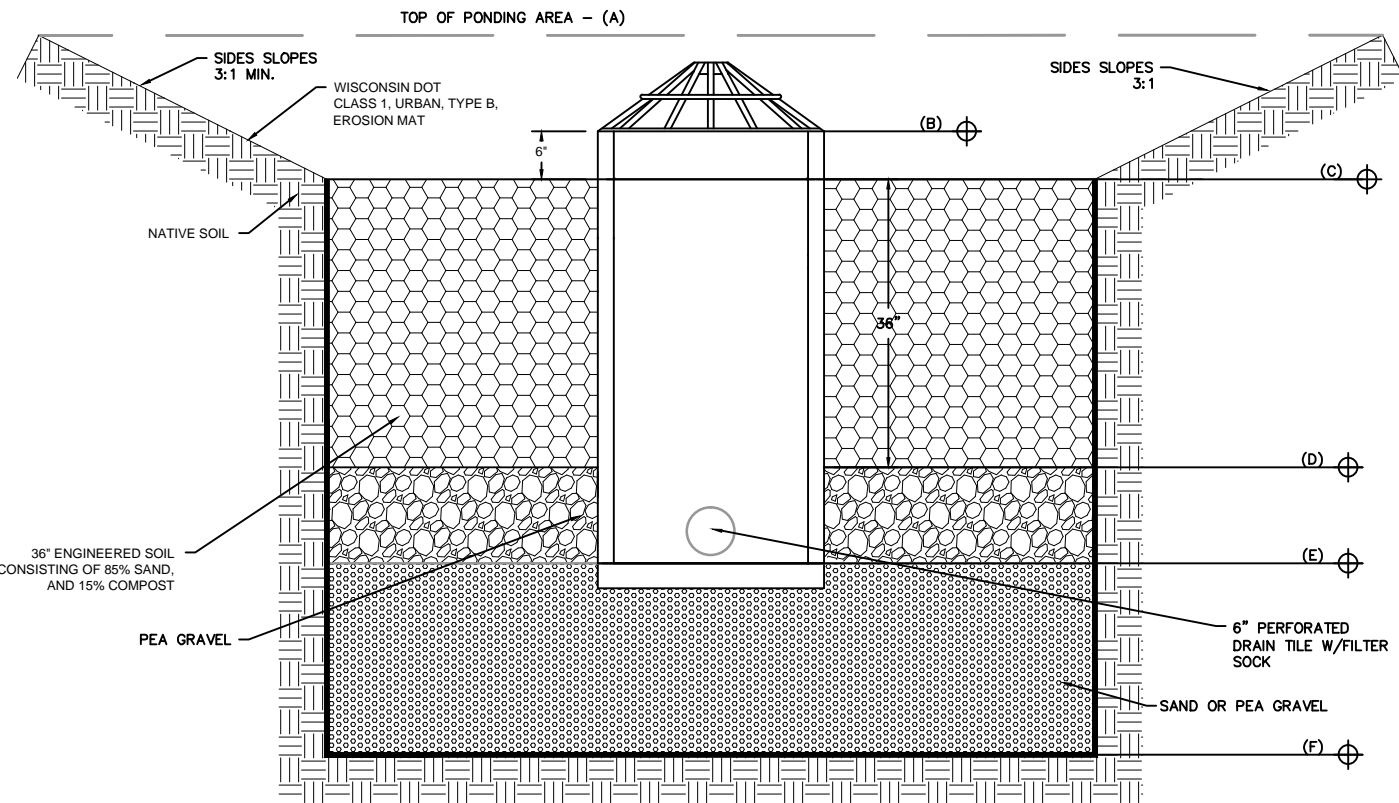
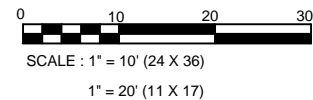
SECTION	ELEVATION (FT)	DESCRIPTION
A	895.50	TOP OF POND
B	894.00	OVERFLOW ELEVATION
C	893.50	TOP OF ENGINEERED SOIL
D	890.50	TOP OF PEA GRAVEL
E	-	TOP OF SAND/PEA GRAVEL
F	889.75	BOTTOM OF DEVICE

BIORETENTION (POND 2)

SECTION	ELEVATION (FT)	DESCRIPTION
A	893.00	TOP OF POND
B	891.00	OVERFLOW ELEVATION
C	890.50	TOP OF ENGINEERED SOIL
D	887.50	TOP OF PEA GRAVEL
E	886.50	TOP OF SAND/PEA GRAVEL
F	884.50	BOTTOM OF DEVICE



1 BIORETENTION (POND 2)
C500 SCALE AS NOTED



3 RAINGARDEN/BIORETENTION CROSS SECTION
C500 NTS

BIORETENTION BASIN NOTES

- THE BIORETENTION/INFILTRATION BASIN SHALL BE CONSTRUCTED WHEN THE LOT IS FULLY DEVELOPED AND THE AREA DRAINING TO THE BASIN HAS BEEN STABILIZED FROM EROSION AND VEGETATION IS ESTABLISHED.
- CONTRACTOR SHOULD PLAN TO REMOBILIZE TO THE SITE IN THE SPRING TO CONSTRUCT THE BIORETENTION DEVICE.
- SAND COMPONENT OF THE ENGINEERED SOIL SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
 - USDA COARSE SAND (.02 - .04 INCHES)
 - ASTM C33 (FINE AGGREGATE CONCRETE SAND)
 - WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY.

THE SAND COMPONENT SHALL CONSIST OF MINERAL SAND THAT IS AT LEAST 97% SiO₂. SUBSTITUTIONS, SUCH AS CALCIUM CARBONATED SAND, DOLOMITIC SAND, MANUFACTURED SAND OR STONE DUST ARE NOT ALLOWED. THE SAND SHALL BE WASHED TO REMOVE CLAY AND SILT PARTICLES, AND WELL-DRAINED PRIOR TO MIXING.
- THE COMPOST COMPONENT OF THE ENGINEERED SOIL SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100, COMPOST.
- THE ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER.
- THE ENGINEERED SOIL MIX SHALL HAVE A PH BETWEEN 5.5 AND 6.5.
- THE ENGINEERED SOIL MIX SHALL HAVE ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS
- BIORETENTION AREAS TO BE SEEDED AND PLANTED WITH PLUGS. SEE LANDSCAPE PLAN FOR BIORETENTION PLANT LIST.
 - ROOTSTOCK AND PLUGS SHALL BE USED IN ESTABLISHING TREES, SHRUBS AND HERBACEOUS PERENNIALS. SEED SHALL NOT BE USED TO ESTABLISH VEGETATION. PLANTS SPACING SHOULD BE APPROXIMATELY 1 FOOT ON CENTER.
 - PLANTS SHALL BE NATIVE TO THE AREA AND CAPABLE OF WITHSTANDING THE ENVIRONMENTAL CONDITIONS OF THE DEVICE SUCH AS INSECT AND DISEASE INFESTATIONS, DROUGHT, WATER LEVEL FLUCTUATIONS AND REGIONAL TEMPERATURE VARIATIONS.
- WISCONSIN DOT CLASS 2, TYPE B, COCONUT FIBER EROSION MAT SHALL BE PLACED ON THE SURFACE OF THE BIORETENTION AND INFILTRATION AREAS.
- A PERSON TRAINED AND EXPERIENCED IN THE CONSTRUCTION, OPERATION AND MAINTENANCE OF INFILTRATION DEVICES SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE DEVICE. THE FOLLOWING APPLY:
 - CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING OR OTHER FORMS OF COMPACTION.
 - COMPACTION AVOIDANCE - COMPACTION AND SMEARING OF THE SOILS BENEATH THE FLOOR AND SIDE SLOPES OF THE INFILTRATION AREA, AND COMPACTION OF THE SOILS USED FOR BACKFILL IN THE SOIL PLANTING BED, SHALL BE MINIMIZED. DURING SITE DEVELOPMENT, THE AREA DEDICATED TO THE INFILTRATION DEVICE SHALL BE CORDONED OFF TO PREVENT ACCESS BY HEAVY EQUIPMENT. ACCEPTABLE EQUIPMENT FOR CONSTRUCTING THE INFILTRATION DEVICE INCLUDES EXCAVATION HOES, LIGHT EQUIPMENT WITH TURF TYPE TIRES, MARSH EQUIPMENT OR WIDE-TRACK LOADERS.
 - IF COMPACTION OCCURS AT THE BASE OF THE INFILTRATION DEVICE, THE SOIL SHALL BE REFRRACTURED TO A DEPTH OF AT LEAST 12 INCHES. IF SMEARING OCCURS, THE SMEARED AREAS OF THE INTERFACE SHALL BE CORRECTED BY RAKING OR ROTO-TILLING.
- PLACEMENT AND SETTLING OF ENGINEERED SOIL - THE FOLLOWING APPLY:
 - PRIOR TO PLACEMENT IN THE INFILTRATION DEVICE, THE ENGINEERED SOIL SHALL BE PREMIXED AND THE MOISTURE CONTENT SHALL BE LOW ENOUGH TO PREVENT CLUMPING AND COMPACTION DURING PLACEMENT.
 - THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 9 INCHES IN DEPTH.
 - STEPS MAY BE TAKEN TO INDUCE MILD SETTLING OF THE ENGINEERED SOIL BED AS NEEDED TO PREPARE A STABLE PLANTING MEDIUM AND TO STABILIZE THE PONDED DEPTH. VIBRATING PLATE-STYLE COMPACTORS SHALL NOT BE USED TO INDUCE SETTLING.

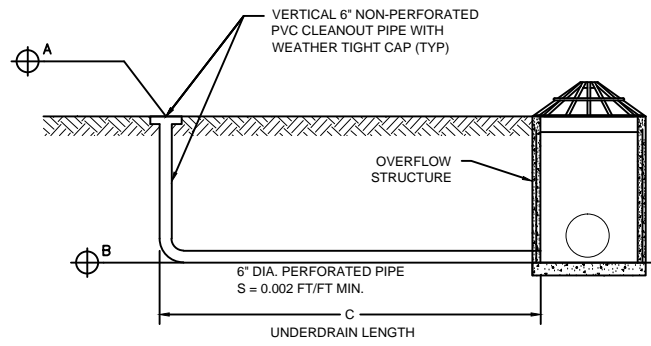
OAK PARK PLACE SHOREWOOD HILLS
STORMWATER DETAILS
 VILLAGE OF SHOREWOOD HILLS, WISCONSIN

ISSUANCE/REVISION	DATE
PUD-SDP SUBMITTAL	04-05-12

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PROFESSIONAL ENGINEERING
 LLC

C500



CLEAN OUT 1 - RAINGARDEN

SECTION	ELEVATION (FT)	DESCRIPTION
A	893.50	TOP OF CLEAN OUT
B	890.00	UNDERDRAIN INVERT ELEVATION
C	34.0	UNDERDRAIN LENGTH

CLEAN OUT 2 - RAINGARDEN

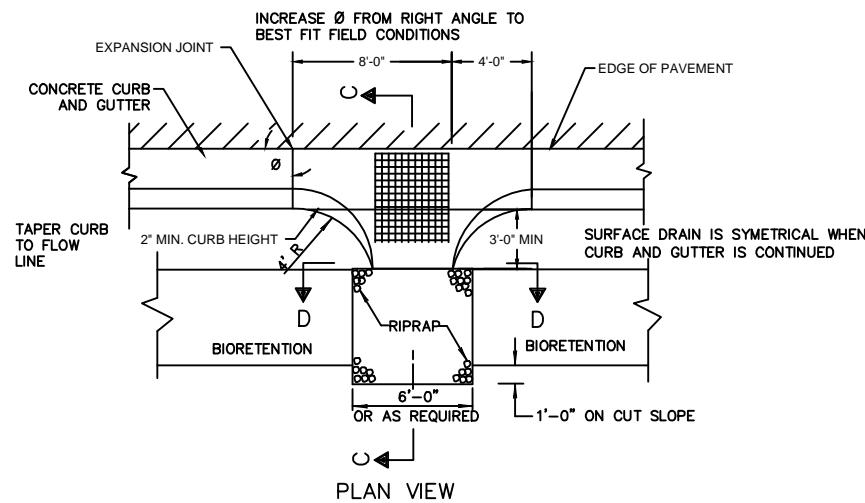
SECTION	ELEVATION (FT)	DESCRIPTION
A	893.50	TOP OF CLEAN OUT
B	890.00	UNDERDRAIN INVERT ELEVATION
C	43.0	UNDERDRAIN LENGTH

CLEAN OUT 3 - BIORETENTION

SECTION	ELEVATION (FT)	DESCRIPTION
A	890.50	TOP OF CLEAN OUT
B	887.00	UNDERDRAIN INVERT ELEVATION
C	38.0	UNDERDRAIN LENGTH

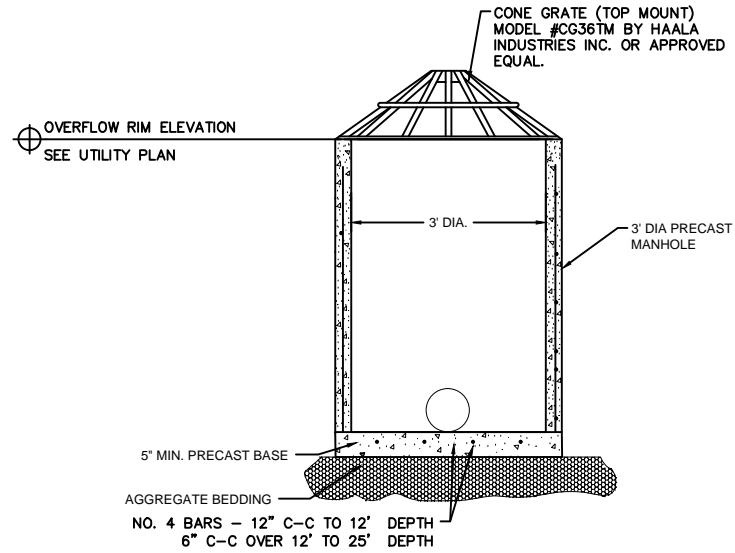
1 UNDERDRAIN CLEANOUT DETAIL

C501 NOT TO SCALE



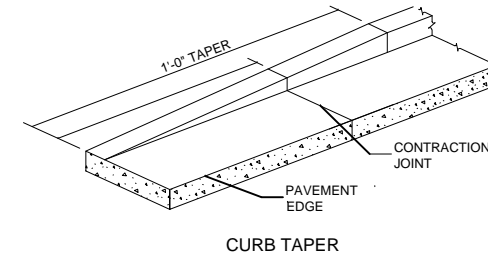
4 CONCRETE FLUME

C501 NTS



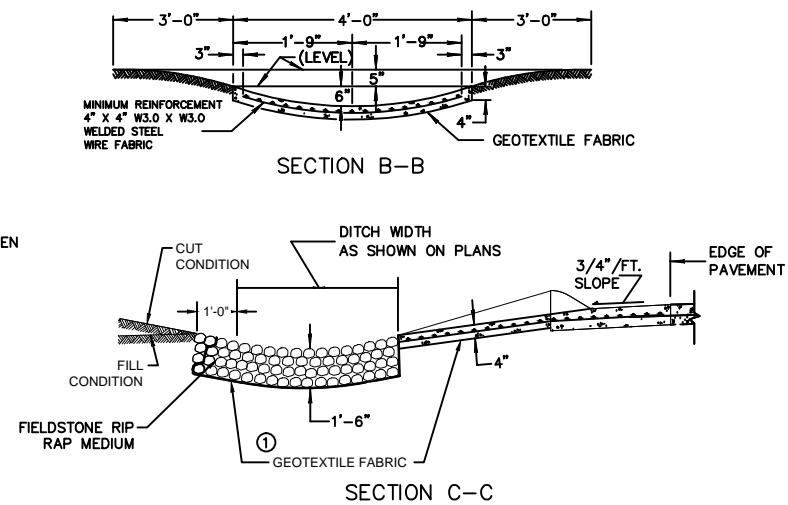
2 BIOSWALE/BIORETENTION OUTLET STRUCTURE

C501 NOT TO SCALE



3 CURB TAPER

C501 NTS

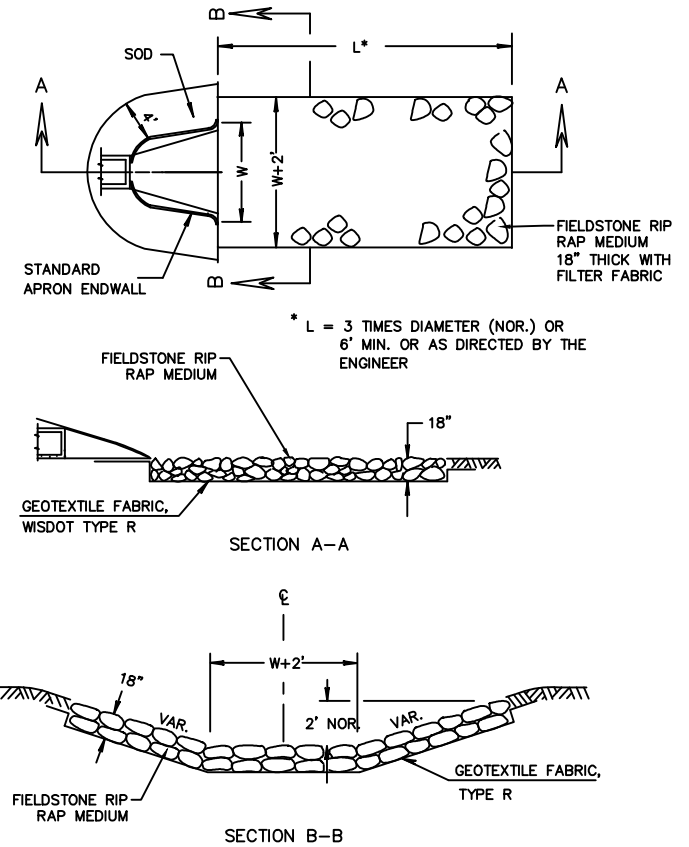


GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WELDED STEEL WIRE FABRIC SHALL BE IN ACCORDANCE WITH AASHTO SPECIFICATION M55.

- ① GEOTEXTILE FABRIC TYPE "R" SHALL UNDERLAY THE FULL LENGTH AND WIDTH OF THE CONCRETE SURFACE DRAIN AND RIPRAP.



5 RIP RAP & GEOTEXTILE FABRIC AT APRON ENDWALLS

C501 NTS

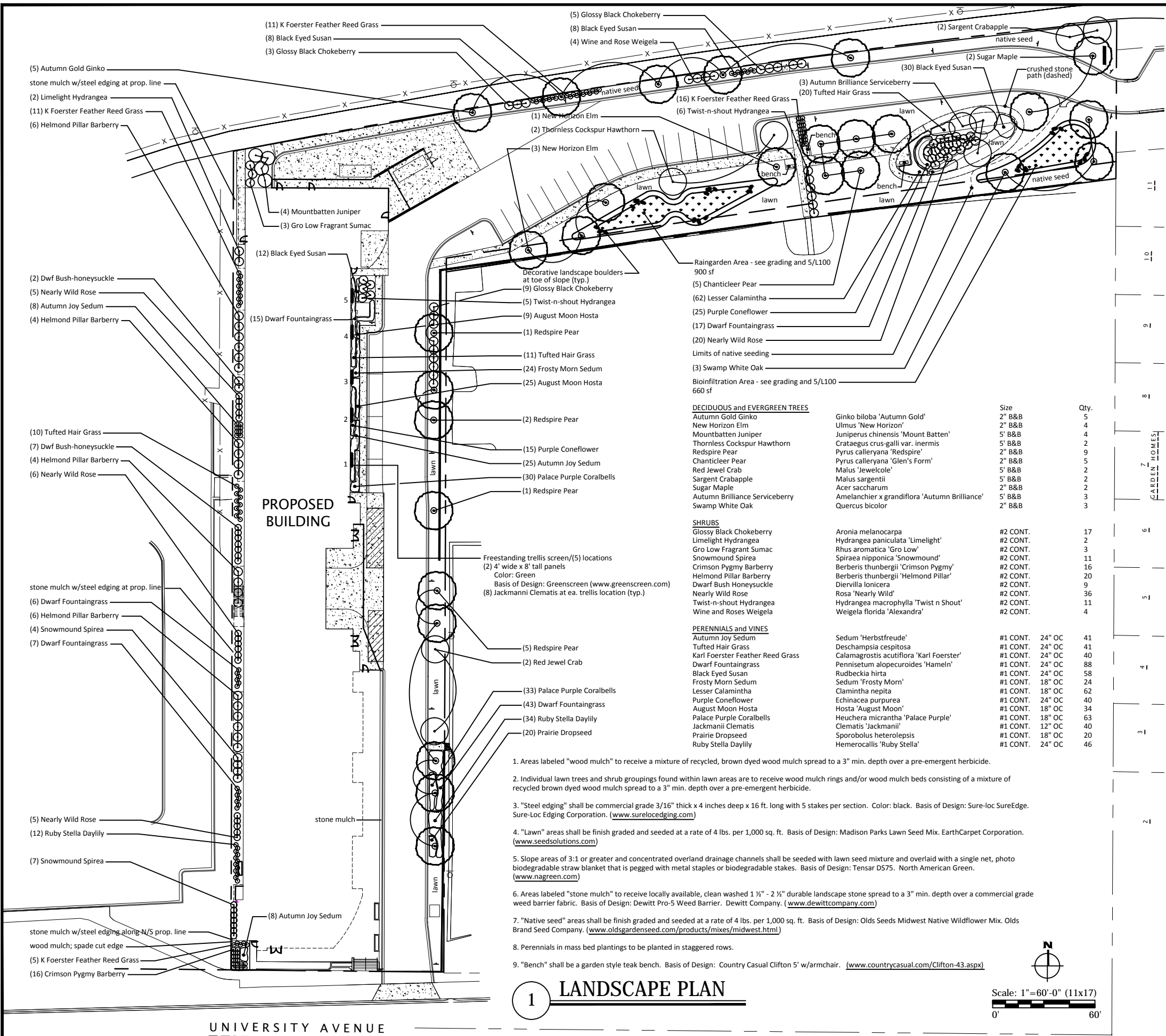
ISSUANCE/REVISION	DATE
PUD-SDP SUBMITTAL	02-21-12

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PROFESSIONAL ENGINEERING LLC

OAK PARK PLACE SHOREWOOD HILLS STORMWATER DETAILS
VILLAGE OF SHOREWOOD HILLS, WISCONSIN

C501



1 LANDSCAPE PLAN

- Areas labeled "wood mulch" to receive a mixture of recycled, brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
- Individual lawn trees and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
- "Steel edging" shall be commercial grade 3/16" thick x 4 inches deep x 16 ft. long with 5 stakes per section. Color: black. Basis of Design: Sure-loc SureEdge. Sure-Loc Edging Corporation. (www.surelocedging.com)
- "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)
- Slope areas of 3:1 or greater and concentrated overland drainage channels shall be seeded with lawn seed mixture and overlaid with a single net, photo biodegradable straw blanket that is pegged with metal staples or biodegradable stakes. Basis of Design: Tensar DS75. North American Green. (www.nagreen.com)
- Areas labeled "stone mulch" to receive locally available, clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric. Basis of Design: Dewitt Pro-5 Weed Barrier. Dewitt Company. (www.dewittcompany.com)
- "Native seed" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Olds Seeds Midwest Native Wildflower Mix. Olds Brand Seed Company. (www.oldsseed.com/products/mixes/midwest.html)
- Perennials in mass bed plantings to be planted in staggered rows.
- "Bench" shall be a garden style teak bench. Basis of Design: Country Casual Clifton 5' w/armchair. (www.countrycasual.com/Clifton-43.aspx)

DECIDUOUS and EVERGREEN TREES

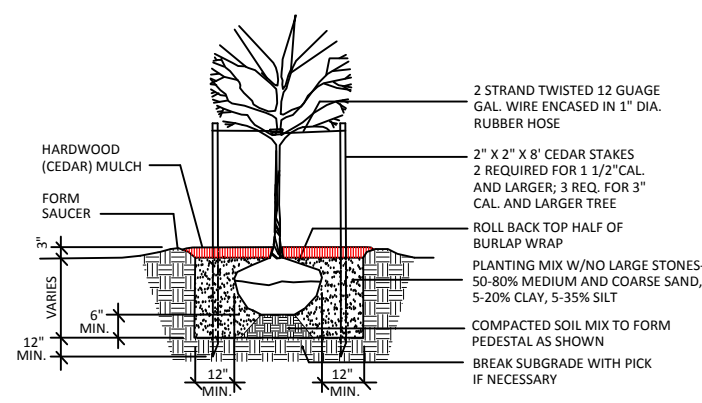
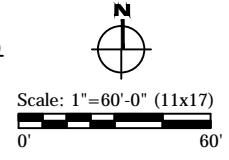
Plant Name	Size	Qty.
Autumn Gold Ginkgo	2" B&B	5
New Horizon Elm	2" B&B	4
Mountbatten Juniper	5" B&B	4
Thornless Cockscur Hawthorn	5" B&B	2
Redspire Pear	2" B&B	9
Chanticleer Pear	2" B&B	5
Red Jewel Crab	5" B&B	2
Sargent Crabapple	5" B&B	2
Sugar Maple	2" B&B	2
Autumn Brilliance Serviceberry	5" B&B	3
Swamp White Oak	2" B&B	3
Ginkgo biloba 'Autumn Gold'	2" B&B	5
Ulmus 'New Horizon'	2" B&B	4
Juniperus chinensis 'Mount Batten'	5" B&B	4
Crataegus crus-galli var. inermis	5" B&B	2
Pyrus calleryana 'Redspire'	2" B&B	9
Pyrus calleryana 'Glen's Form'	2" B&B	5
Malus 'Jewelcole'	5" B&B	2
Malus sargentii	5" B&B	2
Acer saccharum	2" B&B	2
Amelanchier x grandiflora 'Autumn Brilliance'	5" B&B	3
Quercus bicolor	2" B&B	3

SHRUBS

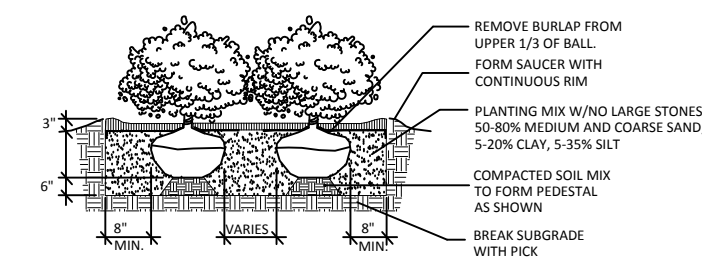
Plant Name	Quantity
Glossy Black Chokeberry	#2 CONT. 17
Limelight Hydrangea	#2 CONT. 2
Gro Low Fragrant Sumac	#2 CONT. 3
Snowmound Spirea	#2 CONT. 11
Crimson Pygmy Barberry	#2 CONT. 16
Helmond Pillar Barberry	#2 CONT. 20
Dwarf Bush Honeysuckle	#2 CONT. 9
Nearly Wild Rose	#2 CONT. 36
Twist-n-shout Hydrangea	#2 CONT. 11
Wine and Roses Weigela	#2 CONT. 4
Aronia melanocarpa	#2 CONT. 17
Hydrangea paniculata 'Limelight'	#2 CONT. 2
Rhus aromatica 'Gro Low'	#2 CONT. 3
Spiraea nipponica 'Snowmound'	#2 CONT. 11
Berberis thunbergii 'Crimson Pygmy'	#2 CONT. 16
Berberis thunbergii 'Helmond Pillar'	#2 CONT. 20
Diervilla lonicera	#2 CONT. 9
Rosa 'Nearly Wild'	#2 CONT. 36
Hydrangea macrophylla 'Twist n Shout'	#2 CONT. 11
Weigela florida 'Alexandra'	#2 CONT. 4

PERENNIALS and VINES

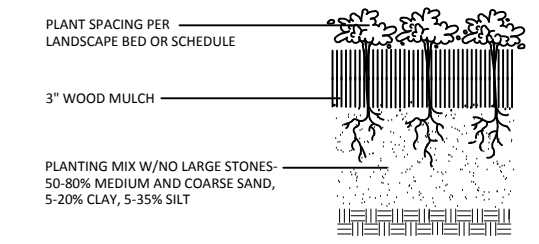
Plant Name	Quantity
Autumn Joy Sedum	#1 CONT. 24" OC 41
Tufted Hair Grass	#1 CONT. 24" OC 41
Karl Foerster Feather Reed Grass	#1 CONT. 24" OC 40
Dwarf Fountaingrass	#1 CONT. 24" OC 88
Black Eyed Susan	#1 CONT. 24" OC 58
Frosty Morn Sedum	#1 CONT. 18" OC 24
Lesser Calamintha	#1 CONT. 18" OC 62
Purple Coneflower	#1 CONT. 24" OC 40
August Moon Hosta	#1 CONT. 18" OC 34
Palace Purple Coralbells	#1 CONT. 18" OC 63
Jackmanii Clematis	#1 CONT. 12" OC 40
Prairie Dropseed	#1 CONT. 18" OC 20
Ruby Stella Daylily	#1 CONT. 24" OC 46
Sedum 'Herbstfreude'	#1 CONT. 24" OC 41
Deschampsia cespitosa	#1 CONT. 24" OC 41
Calamagrostis acutiflora 'Karl Foerster'	#1 CONT. 24" OC 40
Pennisetum alopecuroides 'Hameln'	#1 CONT. 24" OC 88
Rudbeckia hirta	#1 CONT. 24" OC 58
Sedum 'Frosty Morn'	#1 CONT. 18" OC 24
Clamintha nepita	#1 CONT. 18" OC 62
Echinacea purpurea	#1 CONT. 24" OC 40
Hosta 'August Moon'	#1 CONT. 18" OC 34
Heuchera micrantha 'Palace Purple'	#1 CONT. 18" OC 63
Clematis 'Jackmanii'	#1 CONT. 12" OC 40
Sporobolus heterolepis	#1 CONT. 18" OC 20
Hemerocallis 'Ruby Stella'	#1 CONT. 24" OC 46



2 TREE PLANTING
NTS

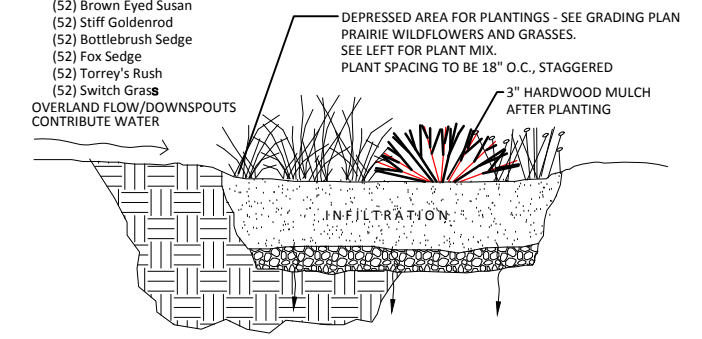


3 SHRUB PLANTING
NTS



4 PERENNIAL PLANTING
NTS

- PLANTS; EQUAL MIX 2 1/2" PLUGS. RANDOM PLANT. TOTAL AREA: 1560 SF
- (52) Butterfly Weed
 - (52) Blue False Indigo
 - (52) White False Indigo
 - (52) Purple Coneflower
 - (52) Blue Flag Iris
 - (52) Cardinal Flower
 - (52) Marsh Blazingstar
 - (52) Brown Eyed Susan
 - (52) Stiff Goldenrod
 - (52) Bottlebrush Sedge
 - (52) Fox Sedge
 - (52) Torrey's Rush
 - (52) Switch Grass



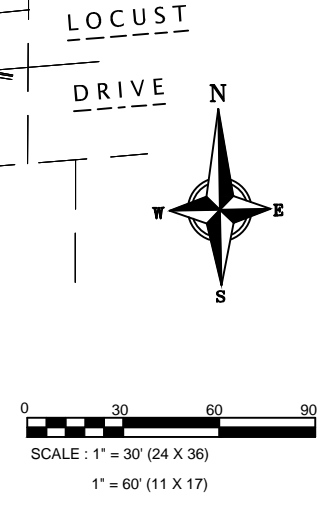
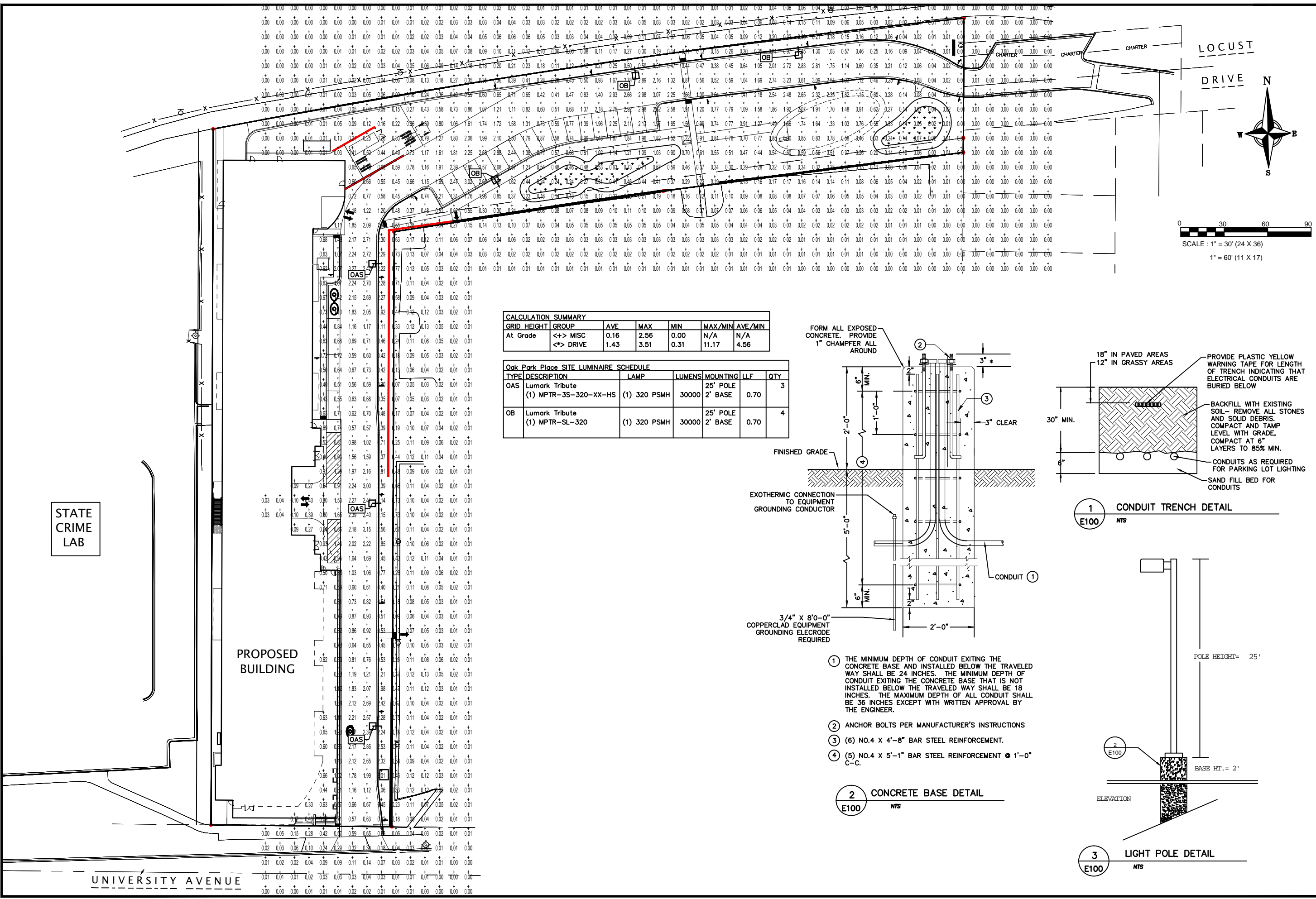
5 INFILTRATION AREAS
NTS

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OAK PARK PLACE SHOREWOOD HILLS LANDSCAPE PLAN
 VILLAGE OF SHOREWOOD HILLS, WISCONSIN

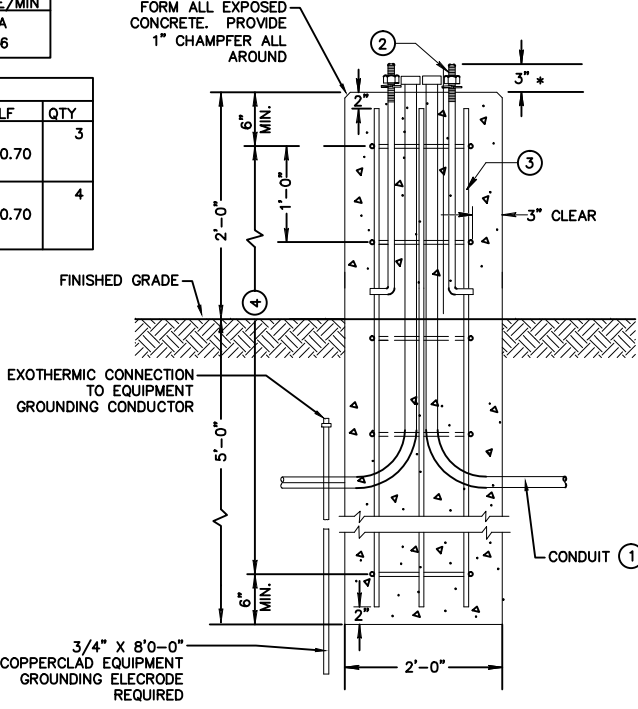
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 ISSUANCE/REVISION: PUD-SPP Submittal

L100

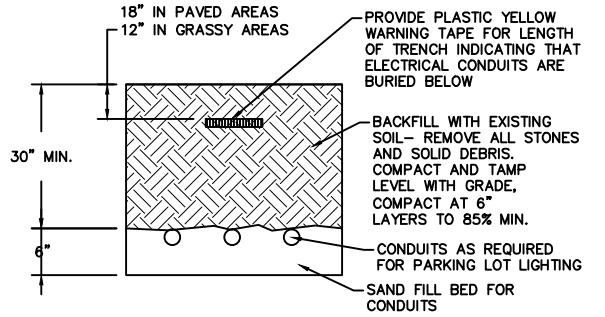


CALCULATION SUMMARY						
GRID	HEIGHT	GROUP	AVE	MAX	MIN	MAX/MIN
At Grade		MISC	0.16	2.56	0.00	N/A
		DRIVE	1.43	3.51	0.31	11.17
						4.56

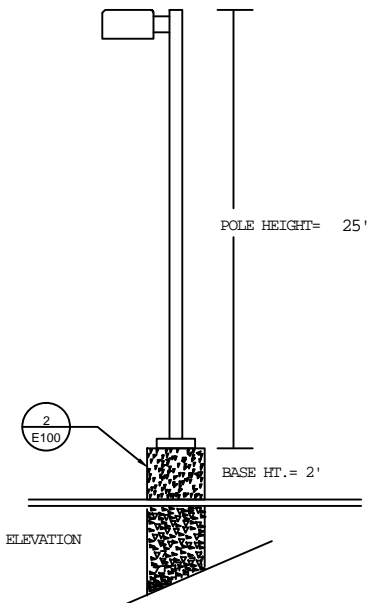
Oak Park Place SITE LUMINAIRE SCHEDULE						
TYPE	DESCRIPTION	LAMP	LUMENS	MOUNTING	LLF	QTY
OAS	Lumark Tribute (1) MPTR-3S-320-XX-HS	(1) 320 PSMH	30000	25' POLE 2' BASE	0.70	3
OB	Lumark Tribute (1) MPTR-SL-320	(1) 320 PSMH	30000	25' POLE 2' BASE	0.70	4



- 1 THE MINIMUM DEPTH OF CONDUIT EXITING THE CONCRETE BASE AND INSTALLED BELOW THE TRAVELED WAY SHALL BE 24 INCHES. THE MINIMUM DEPTH OF CONDUIT EXITING THE CONCRETE BASE THAT IS NOT INSTALLED BELOW THE TRAVELED WAY SHALL BE 18 INCHES. THE MAXIMUM DEPTH OF ALL CONDUIT SHALL BE 36 INCHES EXCEPT WITH WRITTEN APPROVAL BY THE ENGINEER.
- 2 ANCHOR BOLTS PER MANUFACTURER'S INSTRUCTIONS
- 3 (6) NO.4 X 4'-8" BAR STEEL REINFORCEMENT.
- 4 (5) NO.4 X 5'-1" BAR STEEL REINFORCEMENT @ 1'-0" C-C.



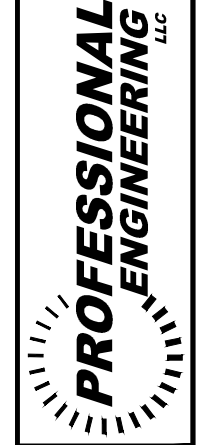
1 CONDUIT TRENCH DETAIL
E100 MTS



3 LIGHT POLE DETAIL
E100 MTS

ISSUANCE/REVISION	DATE
PUD-SDP SUBMITTAL	04-05-12

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OAK PARK PLACE SHOREWOOD HILLS
LIGHTING PLAN
VILLAGE OF SHOREWOOD HILLS, WISCONSIN

E100