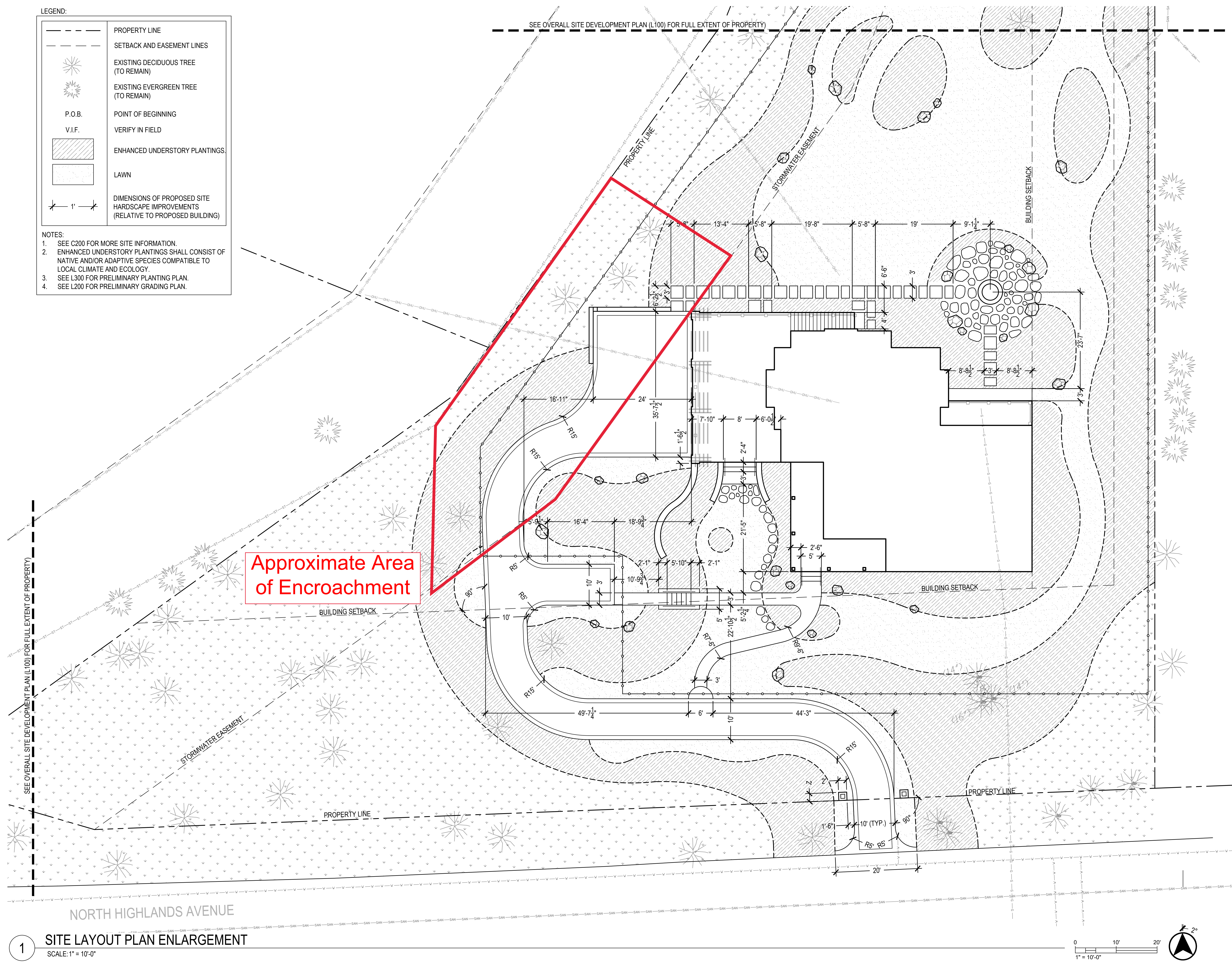


LEGEND:

- 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
- 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.



Approximate Area of Encroachment

CaS₄
architecture, llc

303 South Paterson Street, Suite One
Madison, WI 53703
ph 608-709-1250

Structural Engineer:
Echelon Structures, Inc.
3530 Timber Lane
Cross Plains, WI 53528
ph 608-206-0521

Civil Engineer:
Wyser Engineering
312 East Main Street
Mount Horeb, WI 53572
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

Construction Documents

Issued for:

No.	Description	Date
1	Plan Commission for Demo	7/17/19
2	P.C. Conditions Re-submittal	10/10/19

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

SITE LAYOUT PLAN
ENLARGEMENT

L101

C:\Users\jporter\Desktop\Figure-Ground\Projects\Stein Residence\Design\CAD\1-SITE.dwg

Project Name: Stein Residence
Project #: 19005.00

GENERAL NOTES

- 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 EROSION 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 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 OUTLETS 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 (108).
 1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
 2. 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.
 3. 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.
 4. IF 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.
 5. DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 108L.
- DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 106S.
- 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 105S.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE VEGETATION PLAN FOR ENGINEER / OWNER APPROVAL. VEGETATION PLAN AND BIOTENTION INSTALLATION SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 100S.
- 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)

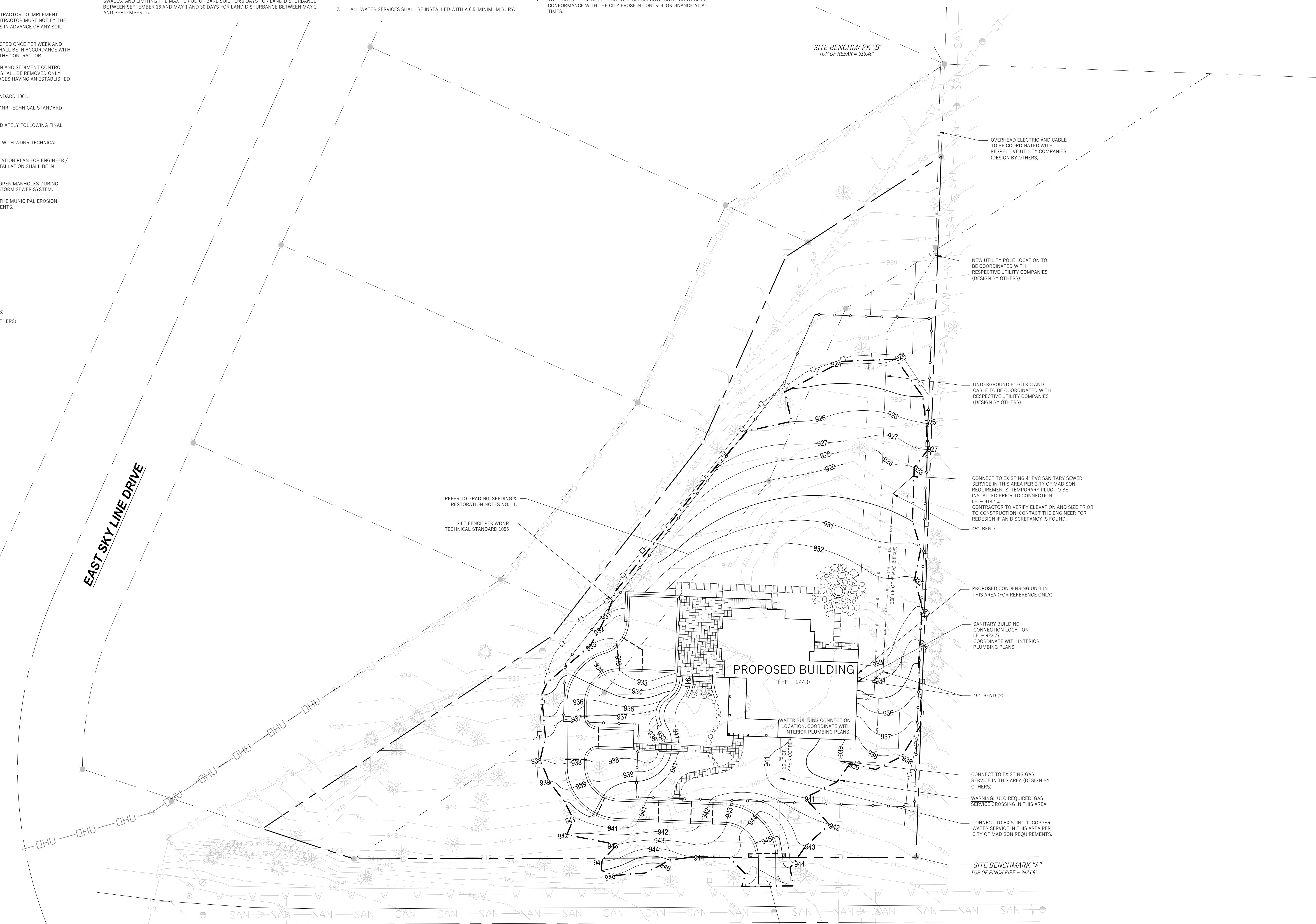
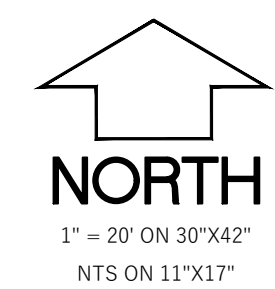
- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- DISTURBANCE LIMITS
- 870 SITE CONTOUR
- SILT FENCE/SILT SOCK
- WATER SERVICE
- SANITARY SEWER SERVICE
- GAS SERVICE (DESIGN BY OTHERS)
- ELECTRIC SERVICE (DESIGN BY OTHERS)

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 PERVIOUS 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 827 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:
 a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 100 SQUARE FEET.
 b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.
- ALL SLOPES EXCEEDING 5:1 SHALL USE PRESCRIPTIVE COMPLIANCE INCLUDING SLOPE INTERRUPTION PER WDNR TECH. STD. 107L, 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 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 CONTRACTOR, 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.
- PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 6" 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 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)(b) AND SPS 384.302(i).
- 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 SERATION 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.



NORTH HIGHLANDS AVENUE

STONE TRACKING PAD (MIN. 50' LONG AND 12\"/>

Cās₄ architecture, llc
 303 South Paterson Street; Suite One
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Echelon Structures, Inc.
 3530 Timber Lane
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 ph 608-206-0521

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

FIGUREGROUND
 Consulting & Planning
 ph 608-345-5101

Stein Residence
 6226 N Highlands Ave.
 Madison, WI 53705
 Project #: 19005.00

Construction Documents

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1	Plan Commission for Demo	7/17/19
2	Plan Comm. - Conditions	10/10/19

Drawn by: Wyser Engineering
 Checked by: Wyser Engineering

EROSION CONTROL & UTILITY PLAN

C200

Project Name: Stein Residence
 Project #: 19005.00