# SUMMIT RIDGE APARTMENTS

## CITY OF MADISON, WISCONSIN

### SE 1/4, SW 1/4, SECTION 32, TOWNSHIP 7 NORTH, RANGE 9 EAST

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**PROJECT AREA**
NOT TO SCALE

north

## PROJECT INFORMATION

### DEVELOPER


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### PROJECT CONSULTANT / CIVIL ENGINEER


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CLIENT:
LINCOLN AVENUE CAPTIAL MANAGEMENT, LLC

CLIENT ADDRESS:
401 WILSHIRE BLVD., #1070
SANTA MONICA, CA 90401

PROJECT:
SUMMIT RIDGE APARTMENTS

PROJECT LOCATION:
4649 VERONA RD
MADISON, DANE COUNTY

PLAN MODIFICATIONS:

| # | Date: | Description: |
|---|---|---|
| 1 | 07/18/2022 | LAND USE SUBMITTAL |
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Designed By: CHG
Reviewed By: MRH
Approved By:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
C0.0

JSD PROJECT NO: 21-10805


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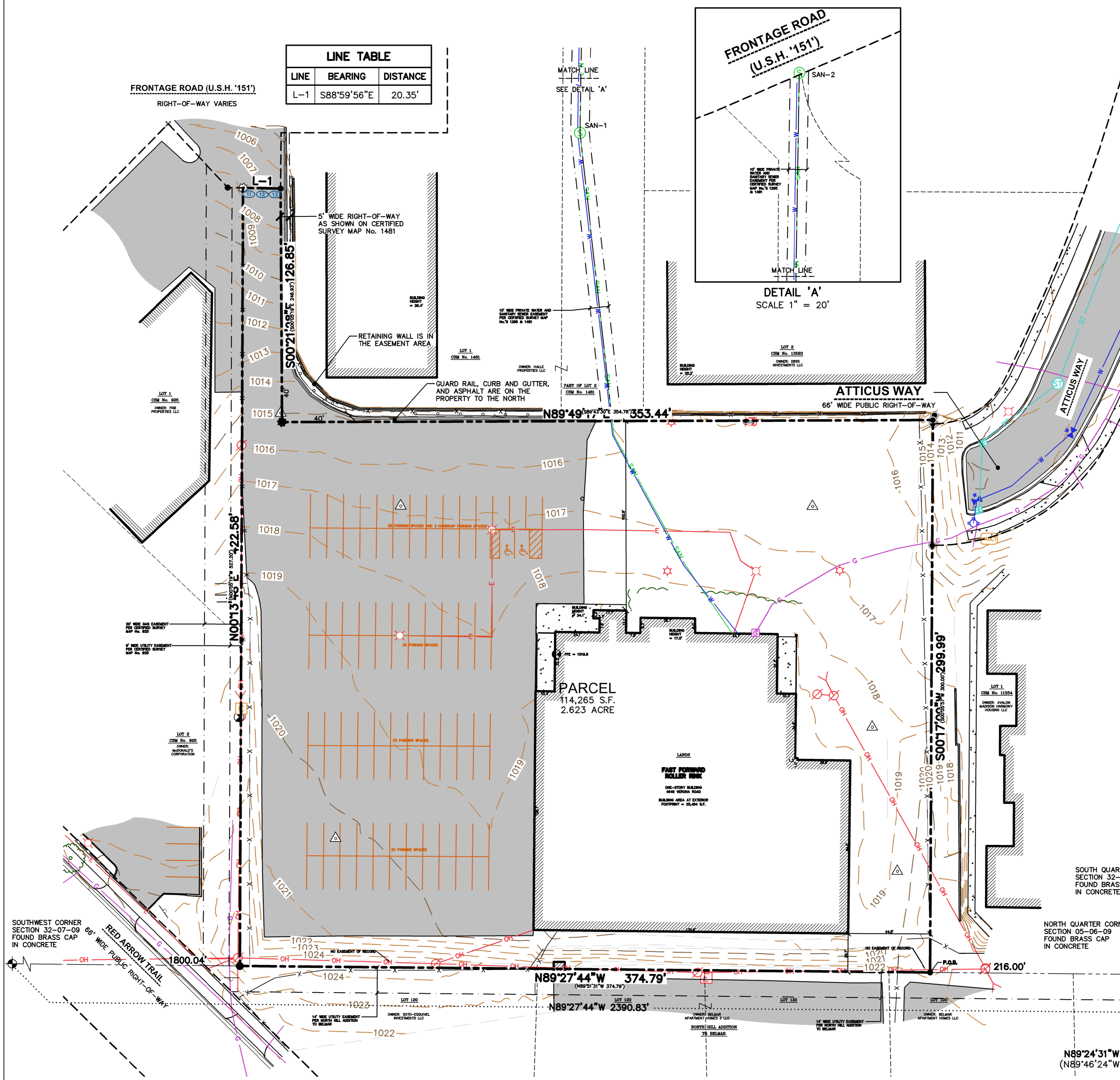


| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L-1 | S88°59'56"E | 20.35' |

# ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

VICINITY MAP
NOT TO SCALE

## LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- ¾" REBAR FOUND
- COTTON SPINDLE FOUND
- COTTON SPINDLE SET
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- CURB INLET
- GAS REGULATOR/METER
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE W/GUY
- YARD LIGHT
- VAULT
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE
- GUARD OR SAFETY RAIL
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- 875 INDEX CONTOUR
- 874 INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- RETAINING WALL
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

## STORM SEWER MANHOLES

| STRUCT. ID | RIM ELEVATION | INVERT | ELEVATION | PIPE SIZE | PIPE TYPE |
|---|---|---|---|---|---|
| STM-1 | 1008.88 | SW | 1004.52 | 18" | RCP |
| | | NE | 1004.49 | 18" | RCP |

## STORM SEWER INLETS

| INLET ID | RIM ELEVATION | INVERT | ELEVATION | PIPE SIZE | PIPE TYPE |
|---|---|---|---|---|---|
| INL-1 | 1009.88 | SW | 1006.50 | 12" | HDPE |
| | | NE | 1006.32 | 18" | RCP |
| INL-2 | 1009.18 | SW | 1005.86 | 18" | RCP |
| | | NE | 1005.63 | 18" | RCP |

## BENCHMARKS

| BENCH MARK | ELEVATION | DESCRIPTION |
|---|---|---|
| BM-1 | 1022.11 | RAILROAD SPIKE IN POWER POLE, WEST SIDE OF PARCEL |

*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

## SANITARY SEWER MANHOLES

| STRUCT. ID | RIM ELEVATION | INVERT | ELEVATION | PIPE SIZE | PIPE TYPE |
|---|---|---|---|---|---|
| SAN-1 | 1004.42 | SW | 995.90 | 8" | VCP |
| | | SE | 996.25 | 8" | PVC |
| | | N | 995.85 | 8" | VCP |
| SAN-2 | 1001.84 | S | 994.30 | 8" | VCP |
| | | N | 994.27 | 8" | VCP |

## NOTES

1. FIELD WORK PERFORMED ON JUNE 15–18, 2022.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32-07-09, RECORDED AS N89°28'22"W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MARKING THE NORTH QUARTER CORNER OF SECTION 05, T06N, R09E, ELEVATION = 1018.07'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20222325397, 20222325403 AND 20222325453, WITH A CLEAR DATE OF June 08, 2022.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   CITY OF MADISON ENGINEERING
   MADISON GAS ELECTRIC COMPANY (ELECTRIC AND GAS)
   CHARTER COMMUNICATIONS
   MCI
   AT&T DISTRIBUTION
   CITY OF FITCHBURG
   LEVEL 3 IS NOW CENTURYLINK
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARKS LISTED ON THIS SURVEY HAVE NOT BEEN DISTURBED SINC THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED BEFORE BEING UTILIZED.

## NOTES CORRESPONDING TO SCHEDULE B–SECTION TWO EXCEPTIONS

(ROYAL ABSTRACT NATIONAL LLC, TITLE No.: 53337, EFFECTIVE DATE: 9/10/21)

(11) LIMITATIONS IMPOSED UPON INGRESS TO AND EGRESS FROM THE CAPTIONED PREMISES TO USH 18 AND 151 (INCLUDING RAMPS AND CONNECTION ROADS ON THE RIGHT OF WAY THEREOF), AS SET FORTH IN A FINDING, DETERMINATION AND DECLARATION BY THE STATE HIGHWAY COMMISSION OF WISCONSIN, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON MARCH 21, 1956, IN VOLUME 289 OF MISCELLANEOUS RECORDS AT PAGE 379, AS DOCUMENT NO. 914740, WHEREIN SAID HIGHWAY IS DESIGNATED AS A CONTROLLED-ACCESS HIGHWAY UNDER THE PROVISIONS OF SECTION 84.25 OF THE WISCONSIN STATUTES. ACCESS TO SAID HIGHWAY/ROAD REQUIRES A PERMIT. THIS REPORT DOES NOT ASSURE THAT THE PREMISES HAS A RIGHT OF ACCESS TO THE HIGHWAY/ROAD, OR THAT A PERMIT HAS BEEN ISSUED FOR ANY EXISTING DRIVEWAY WHICH CONNECTS TO THE HIGHWAY/ROAD.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(12) LIMITATIONS IMPOSED UPON INGRESS TO AND EGRESS FROM THE CAPTIONED PREMISES TO USH 18 AND 151 (INCLUDING RAMPS AND CONNECTION ROADS ON THE RIGHT OF WAY THEREOF), AS SET FORTH IN A FINDING, DETERMINATION AND DECLARATION BY THE STATE HIGHWAY COMMISSION OF WISCONSIN, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON JUNE 23, 1958 IN VOLUME 319 OF MISCELLANEOUS RECORDS AT PAGE 362, AS DOCUMENT NO. 960048, WHEREIN SAID HIGHWAY IS DESIGNATED AS A CONTROLLED-ACCESS HIGHWAY UNDER THE PROVISIONS OF SECTION 84.25 OF THE WISCONSIN STATUTES. ACCESS TO SAID HIGHWAY/ROAD REQUIRES A PERMIT. THIS REPORT DOES NOT ASSURE THAT THE PREMISES HAS A RIGHT OF ACCESS TO THE HIGHWAY/ROAD, OR THAT A PERMIT HAS BEEN ISSUED FOR ANY EXISTING DRIVEWAY WHICH CONNECTS TO THE HIGHWAY/ROAD.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(13) COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND SETBACKS, AS DELINEATED ON TRANSPORTATION PROJECT PLAT NO. 1206-07-26-4.02, RECORDED ON APRIL 4, 2013, AS DOCUMENT NO. 4877308.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(14) TERMS, CONDITIONS, AND EASEMENTS AS SET FORTH IN WARRANTY DEED FROM JOHN A. MANGOLD, INC., TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, DATED APRIL 28, 2013 AND RECORDED ON MAY 17, 2013, AS DOCUMENT NO. 4988590.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(15) STORM, SEWER, DRAINAGE, AND SANITARY DISTRICT ASSESSMENTS, IF ANY.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(16) PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTIONS OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY OR ALLEY PURPOSES.
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

(17) RIGHT TO LIEN FOR UNPAID COMMISSIONS, IF ANY, IN FAVOR OF ANY REAL ESTATE BROKER FOR THE PROPERTY, PURSUANT TO WISCONSIN STATUTES SECTION 779.32. THIS EXCEPTION WILL BE REMOVED UPON RECEIPT BY THE COMPANY OF SATISFACTORY AFFIDAVITS OF THE PRESENT OWNER AND PURCHASER THAT NO SUCH COMMISSIONS ARE OWED, OR THAT ALL COMMISSIONS WILL BE PAID AT CLOSING. NO BROKER LIEN OR NOTICE OF INTENT TO FILE LIEN HAS BEEN RECORDED AS OF THE EFFECTIVE DATE OF THIS COMMITMENT TO INSURE.
THIS ITEM MAY AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(18) RIGHTS OF TENANTS UNDER UNRECORDED LEASES, IF ANY.
THIS ITEM MAY AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(19) IT IS STIPULATED THAT THIS COMMITMENT DOES NOT COVER OR GUARANTEE THE TITLE TO ANY FIXTURES OR EQUIPMENT EXCEPT SUCH AS MAY BE FINALLY DETERMINED TO BE PART OF THE REAL ESTATE, AND THAT THE DETERMINATION OF SUCH QUESTION IS NO PART OF THE COMPANY'S OBLIGATION UNDER THE POLICY.
THIS ITEM MAY AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(20) THIS EXCEPTION WILL NOT BE SHOWN IN THE POLICY TO BE ISSUED IF WE ARE PROVIDED WITH SATISFACTORY EVIDENCE IN THE FORM OF UCC SEARCH FROM THE SECRETARY OF STATE'S OFFICE AGAINST THE OWNER AND ANY LESSEES OR TENANTS AND AN AFFIDAVIT OF THE OWNER TO THE EFFECT THAT ALL MACHINERY, EQUIPMENT, AND FIXTURES TO BE CONVEYED WITH THE REAL ESTATE ARE UNENCUMBERED BY ANY SECURITY INTEREST AND THAT SAID OWNER HAS THE FULL RIGHT TO CONVEY SAME.
THIS ITEM MAY AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(21) FURTHER EXCEPTIONS MAY BE MADE UPON REVIEW OF THE PROPOSED DOCUMENTS AND/OR UPON FURTHER ASCERTAINING THE DETAILS OF THE TRANSACTION.
THIS ITEM MAY AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFROE IT IS NOT PLOTTED HEREON.

## NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

**ITEM 3** THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP NUMBER 55025C0415G, EFFECTIVE DATE OF JANUARY 2, 2009.

**ITEM 6(a)(b)** CURRENT ZONING LETTER WAS NOT PROVIDED BY THE INSURER AT THE TIME OF THE SURVEY.

**ITEM 9** THERE ARE 91 PARKING SPACES AND 2 HANDICAP SPACES FOR A TOTAL OF 93 PARKING SPACES.

**ITEM 11** A PRIVATE UTILITY LOCATE WAS DONE BY GLS.
NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

**ITEM 16** THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

**ITEM 17** THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES PER CITY OF MADISON DEPARTMENT OF ENGINEERING. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.

**ITEM 18** A 10 FOOT WIDE PRIVATE WATER AND SANITARY SEWER EASEMENT ACROSS LOT 2, C.S.M. No. 1481.

**ITEM 20** EXECUTE A PUBLIC UTILITY FIELD LOCATE THRU DIGGER'S HOTLINE.

## LEGAL DESCRIPTION (AS FURNISHED)

(ROYAL ABSTRACT NATIONAL LLC, TITLE No.: 53337, EFFECTIVE DATE: 9/10/21)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 9 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, AND STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 32; THENCE NORTH 89 DEGREES 46 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, 262.84 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 31 SECONDS WEST, ALONG SAID SOUTH LINE 216 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 51 MINUTES 31 SECONDS WEST, 374.79 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 19 SECONDS WEST, 527.20 FEET TO THE SOUTHEASTERLY LINE OF US HIGHWAY NOS. 18 AND 151; THENCE NORTH 44 DEGREES 12 MINUTES 30 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, 28.61 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 19 SECONDS EAST, 246.93 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 30 SECONDS EAST, 354.76 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 57 SECONDS EAST, 300 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART CONVEYED IN DOCUMENT No. 4988590 FOR ROAD PURPOSES.

ADDRESS: 4649 VERONA RD., MADISON, WI 53711
TAX KEY NO.: 0709-323-0098-5

## SURVEYOR'S CERTIFICATE

TO:

i) LINCOLN CAPITAL ACQUISITION LLC,
ii) JOHN A. MANGOLD, INC.,
iii) WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY, ITS SUCCESSORS AND ASSIGNS (WHEDA),
iv) ROYAL ABSTRACT NATIONAL LLC,

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, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF AND ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AAND 20. THE FIELD WORK WAS COMPLETED ON JUNE 18, 2022.

WISCONSIN LAND SURVEYOR
JOHN KREBS S-1878 McFARLAND, WISCONSIN

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR
Email: john.krebs@jsdinc.com
Website: www.jsdinc.com

DATE

**DRAFT**

north
SCALE IN FEET
40' 0 40'

DIGGERS HOTLINE

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CREATE THE VISION TELL THE STORY
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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
**LINCOLN AVENUE CAPTIAL MANAGEMENT, LLC**

CLIENT ADDRESS:
**401 WILSHIRE BLVD., #1070**
**SANTA MONICA, CA 90401**

PROJECT:
**SUMMIT RIDGE APARTMENTS**

PROJECT LOCATION:
**4649 VERONA RD**
**MADISON, DANE COUNTY**

PLAN MODIFICATIONS:

| # | Date: | Description: |
|---|---|---|
| 1 | 07/18/2022 | LAND USE SUBMITTAL |
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Designed By: JK 06/22/22
Reviewed By: TJB 06/22/22
Approved By: INIT 00/00/00

SHEET TITLE:
**ALTA/NSPS LAND TITLE SURVEY**

SHEET NUMBER:
**C0.1**

JSD PROJECT NO: 21-10805

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## GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

## DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 7.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 7.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 7.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. 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.
9. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
10. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
12. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
13. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
14. EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
15. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
16. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
17. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
18. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
19. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
20. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
21. PRESERVE AND PROTECT EXISTING STREET TREES WITHIN RIGHT OF WAY AS LABELED ON PLAN. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS RECOMMENDED ON THE L2.0 DETAIL. NO EXCAVATION IS PERMITTED WITHIN 5 FT OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FT OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN

## CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
7. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

## PAVING NOTES

1. GENERAL
   - 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY **TBD** DATED **TBD.**
   - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
   - 1.3. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
   - 2.1. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
   - 2.2. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (–1° C).
   - 2.3. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   - 2.4. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
   - 2.5. BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
   - 2.6. SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
   - 2.7. ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
3. CONCRETE PAVING SPECIFICATIONS
   - 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
   - 3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
   - 3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
   - 3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
   - 3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
4. PAVEMENT MARKING SPECIFICATIONS
   - 4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
   - 4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
   - 4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
   - 4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

## GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
7. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
8. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
9. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF MADISON ORDINANCE.

## UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - * EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - * OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - * VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - * NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - * NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - * COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. STORM SEWER SPECIFICATIONS –

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

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

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

    MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE PER STRUCTURE TABLE IN SHEET C5.0.

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

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

    VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

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

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

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

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

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

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

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

    MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE PER STRUCTURE TABLE IN SHEET C5.0.
15. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

## EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MADISON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.

5. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MADISON PRIOR TO DEVIATION OF THE APPROVED PLAN.

4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MADISON.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
16. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
17. STABILIZATION PRACTICES:
    - 17.1. *STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - 17.2. *THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 17.3. *CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    - 17.4. *STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
      - * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
      - * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
      - * HYDRO-MULCHING WITH A TACKIFIER
      - * GEOTEXTILE EROSION MATTING
      - * SODDING

## STORMWATER FACILITIES CONSTRUCTION NOTES

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

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P. 608.848.5060


CLIENT:
**LINCOLN AVENUE CAPTIAL MANAGEMENT, LLC**

CLIENT ADDRESS:
**401 WILSHIRE BLVD., #1070**
**SANTA MONICA, CA 90401**

PROJECT:
**SUMMIT RIDGE APARTMENTS**

PROJECT LOCATION:
**4649 VERONA RD**
**MADISON, DANE COUNTY**

PLAN MODIFICATIONS:

| # | Date: | Description: |
|---|---|---|
| 1 | 07/18/2022 | LAND USE SUBMITTAL |
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Designed By: CHG
Reviewed By: MRH
Approved By:

SHEET TITLE:
**NOTES**

SHEET NUMBER:
**C1.0**

JSD PROJECT NO: 21-10805

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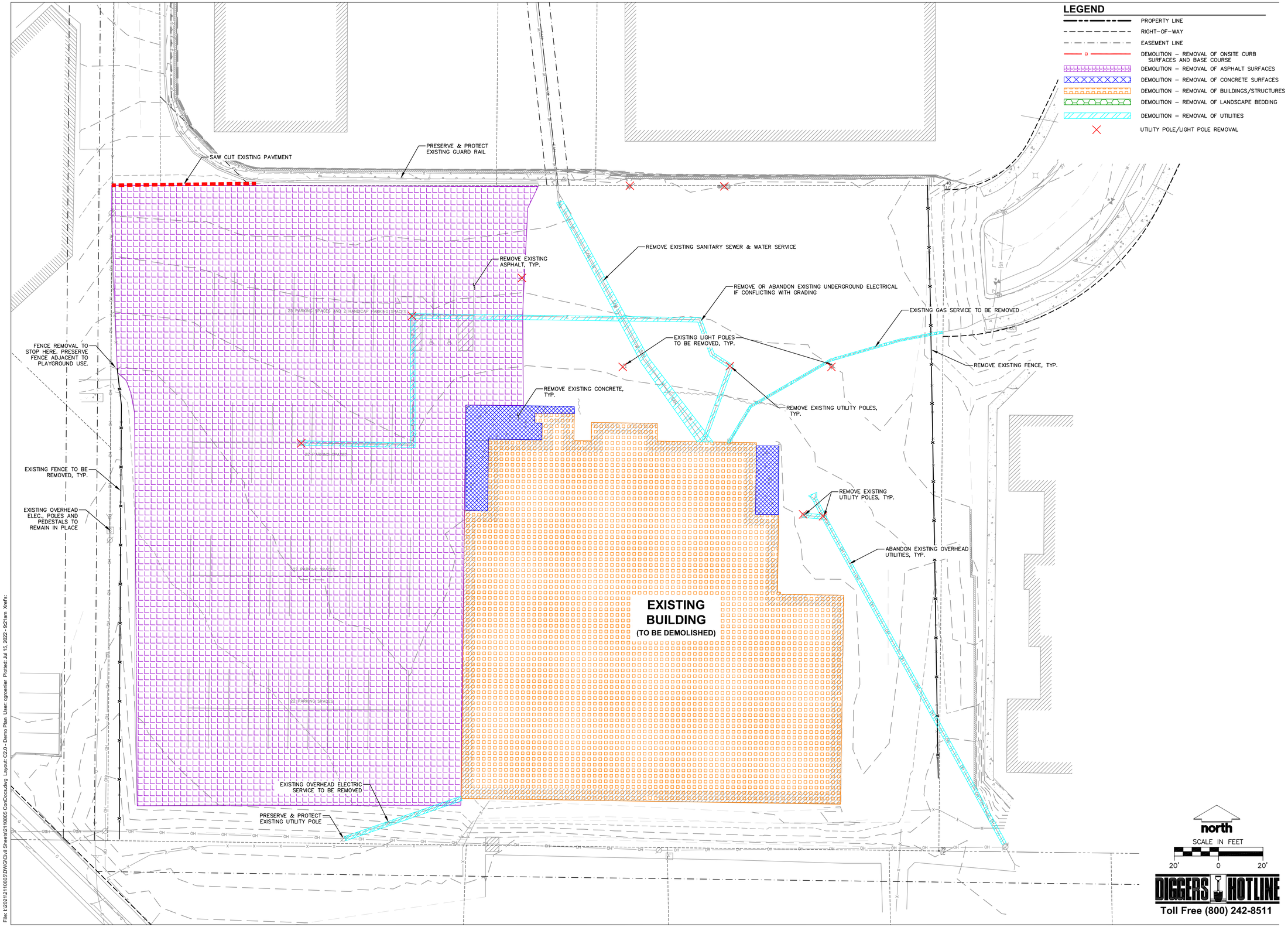


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**SANTA MONICA, CA 90401**

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PROJECT LOCATION:
**4649 VERONA RD**
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PLAN MODIFICATIONS:

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Designed By: CHG
Reviewed By: MRH
Approved By:

SHEET TITLE:
**DEMOLITION PLAN**

SHEET NUMBER:
**C1.0**

JSD PROJECT NO: 21-10805

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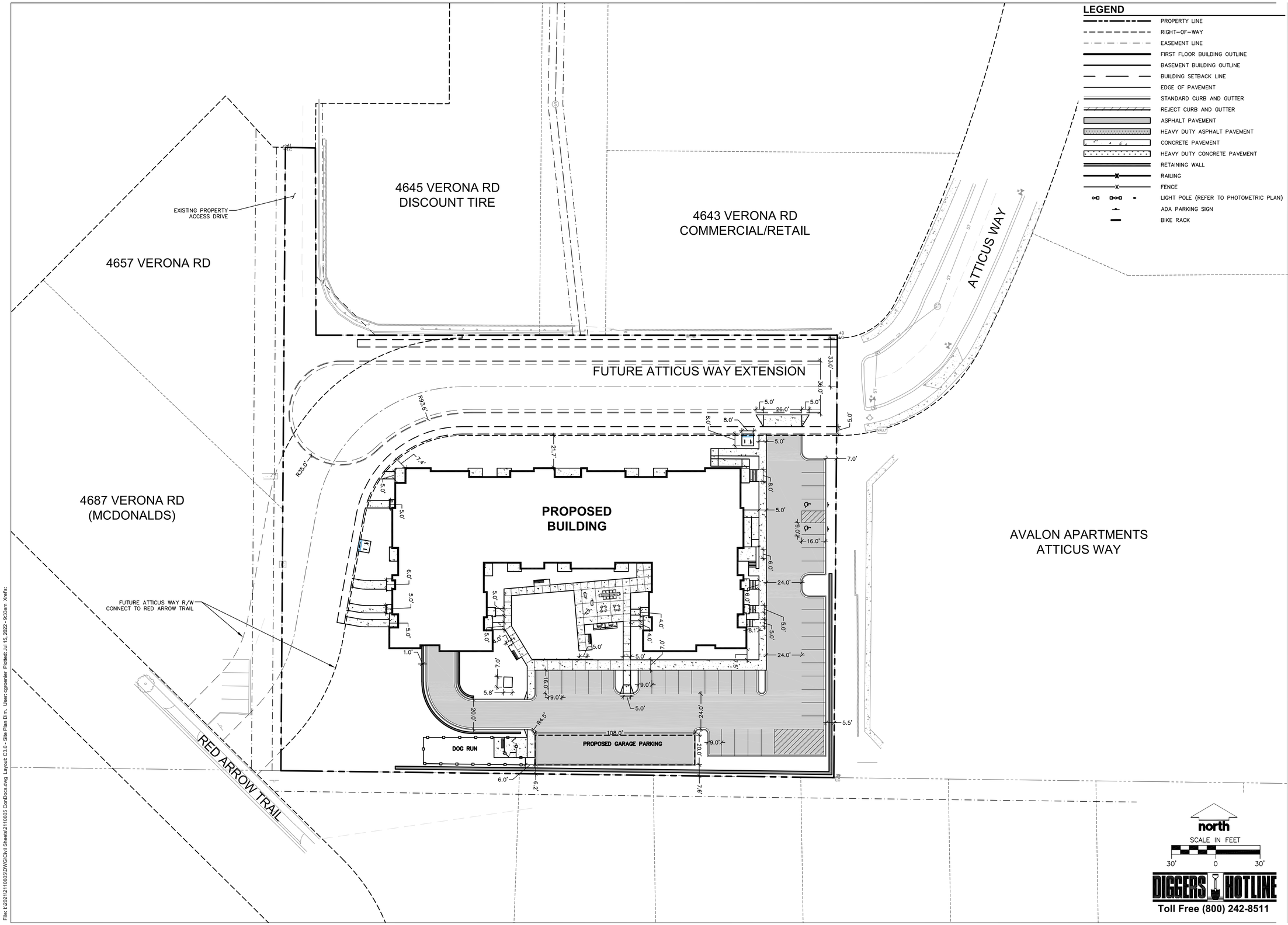


## LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- FIRST FLOOR BUILDING OUTLINE
- BASEMENT BUILDING OUTLINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- RETAINING WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK

north

SCALE IN FEET

30' 0 30'

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**SANTA MONICA, CA 90401**

PROJECT:
**SUMMIT RIDGE APARTMENTS**

PROJECT LOCATION:
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**MADISON, DANE COUNTY**

PLAN MODIFICATIONS:

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Designed By: CHG
Reviewed By: MRH
Approved By:

SHEET TITLE:
**SITE PLAN**

SHEET NUMBER:
**C3.0**

JSD PROJECT NO: 21-10805

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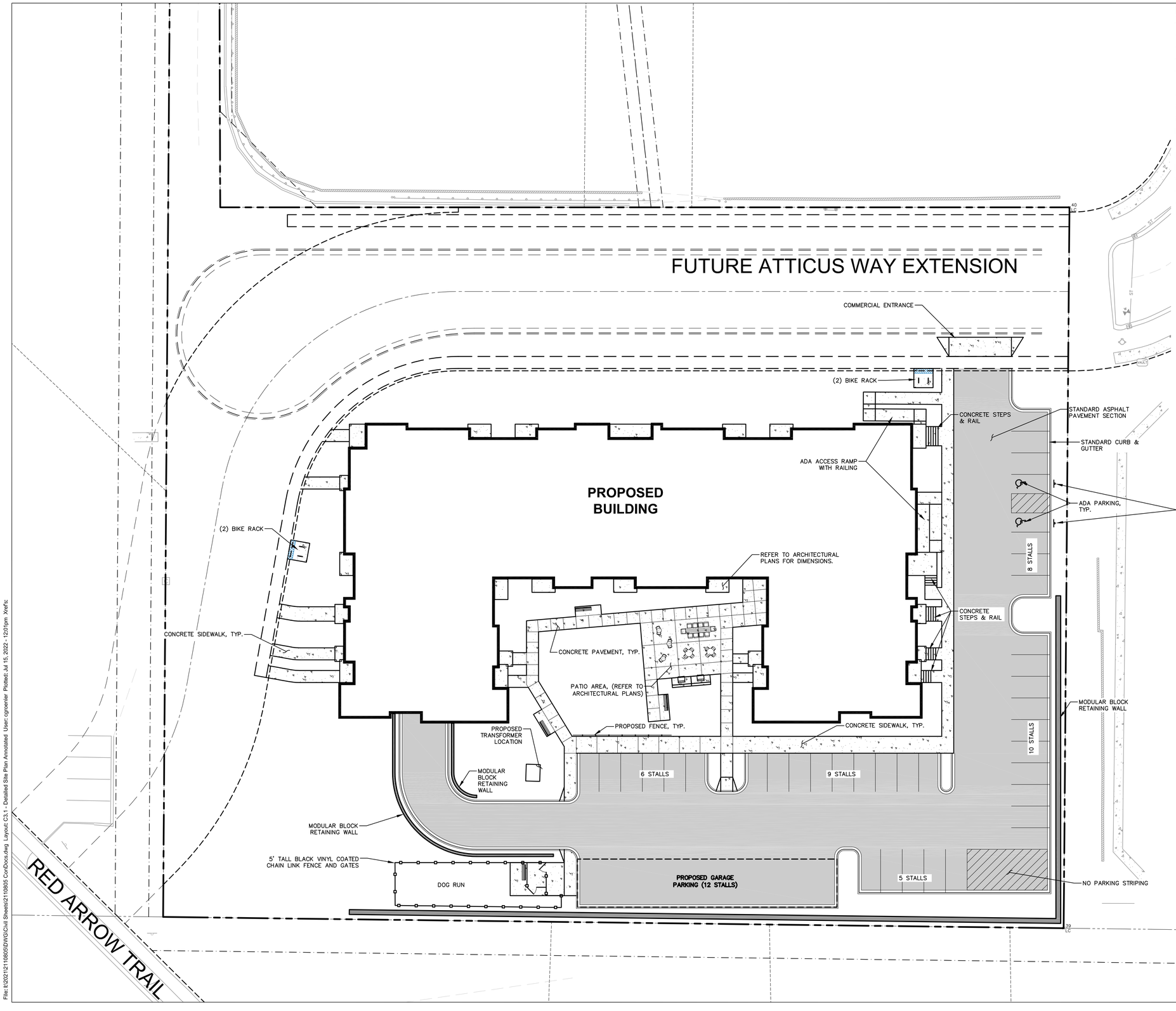


## LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- FIRST FLOOR BUILDING OUTLINE
- BASEMENT BUILDING OUTLINE
- BUILDING SETBACK LINE
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- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- RETAINING WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK

## SITE INFORMATION BLOCK

| | |
|---|---|
| SITE ADDRESS | 4649 VERONA ROAD |
| PROPERTY ACREAGE | 1.75 ACRES (76,113 SF) |
| | |
| NUMBER OF BUILDING STORIES | 4 (+BASEMENT) |
| | |
| NUMBER OF PARKING STALLS | |
| SURFACE | |
| LARGE | 36 |
| ACCESSIBLE | 2 |
| TOTAL STALLS | 38 |
| | |
| NUMBER OF SURFACE BICYCLE STALLS: | |
| | 8 |
| EXISTING VS. PROPOSED SITE COVERAGE | |
| EXISTING IMPERVIOUS SURFACE AREA | 52,516 SF |
| EXISTING PERVIOUS SURFACE AREA | 23,597 SF |
| EXISTING IMPERVIOUS SURFACE AREA RATIO | 0.69 |
| | |
| PROPOSED IMPERVIOUS SURFACE AREA | 48,890 SF |
| PROPOSED PERVIOUS SURFACE AREA | 27,223 SF |
| PROPOSED IMPERVIOUS SURFACE AREA RATIO | 0.64 |

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CLIENT ADDRESS:
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**SANTA MONICA, CA 90401**

PROJECT:
**SUMMIT RIDGE APARTMENTS**

PROJECT LOCATION:
**4649 VERONA RD**
**MADISON, DANE COUNTY**

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Designed By: CHG
Reviewed By: MRH
Approved By:

SHEET TITLE:
**DETAILED SITE PLAN**

SHEET NUMBER:
**C3.1**

JSD PROJECT NO: 21-10805

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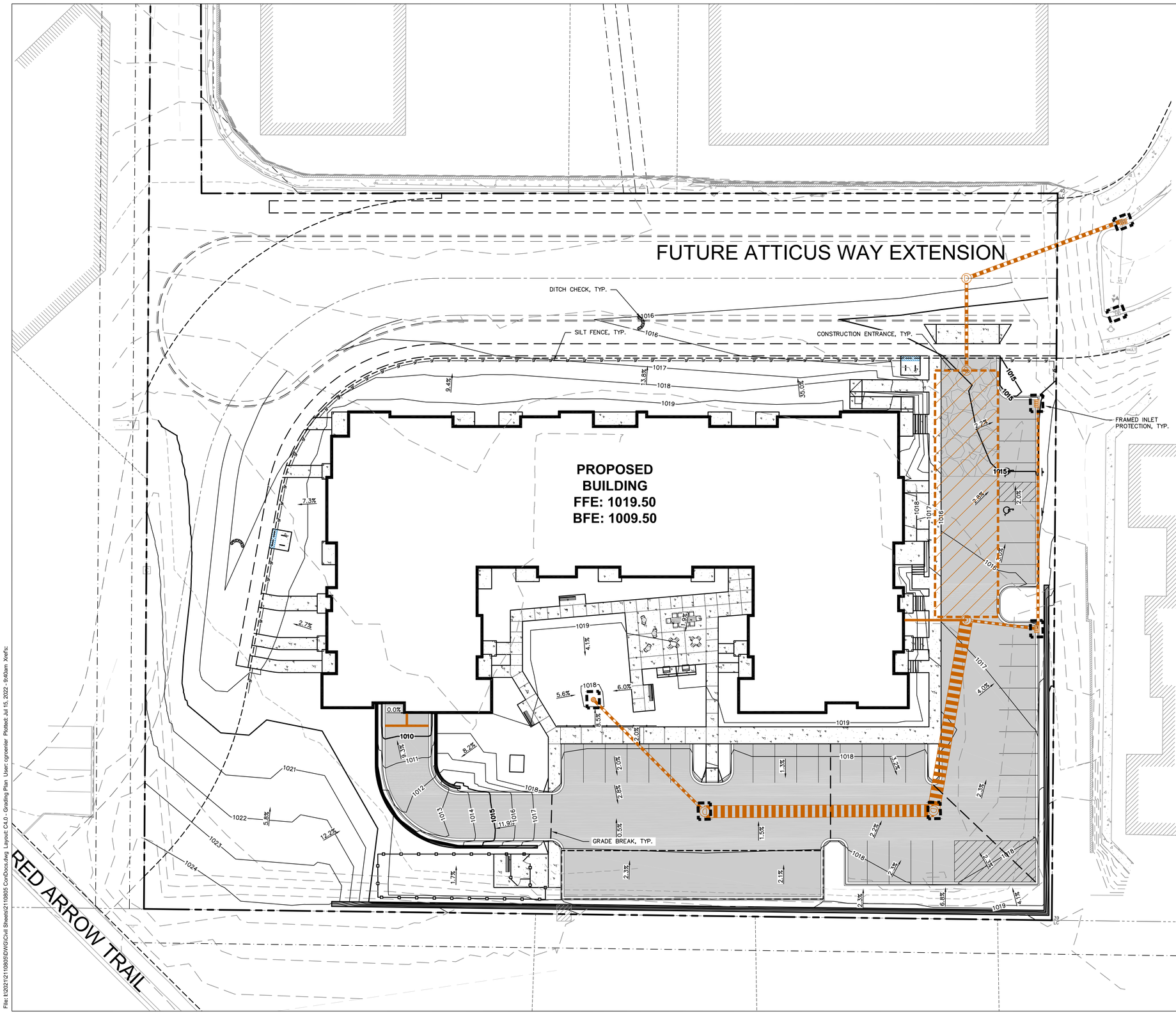


## LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- RETAINING WALL
- DITCH CHECK
- INLET PROTECTION
- RIP-RAP
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- SILT FENCE
- SILT SOCK
- GRADE BREAK

north

SCALE IN FEET

20' 0 20'

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CLIENT ADDRESS:
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**SANTA MONICA, CA 90401**

PROJECT:
**SUMMIT RIDGE APARTMENTS**

PROJECT LOCATION:
**4649 VERONA RD**
**MADISON, DANE COUNTY**

PLAN MODIFICATIONS:

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Designed By: CHG
Reviewed By: MRH
Approved By:

SHEET TITLE:
**GRADING AND EROSION CONTROL PLAN**

SHEET NUMBER:
**C4.0**

JSD PROJECT NO: 21-10805

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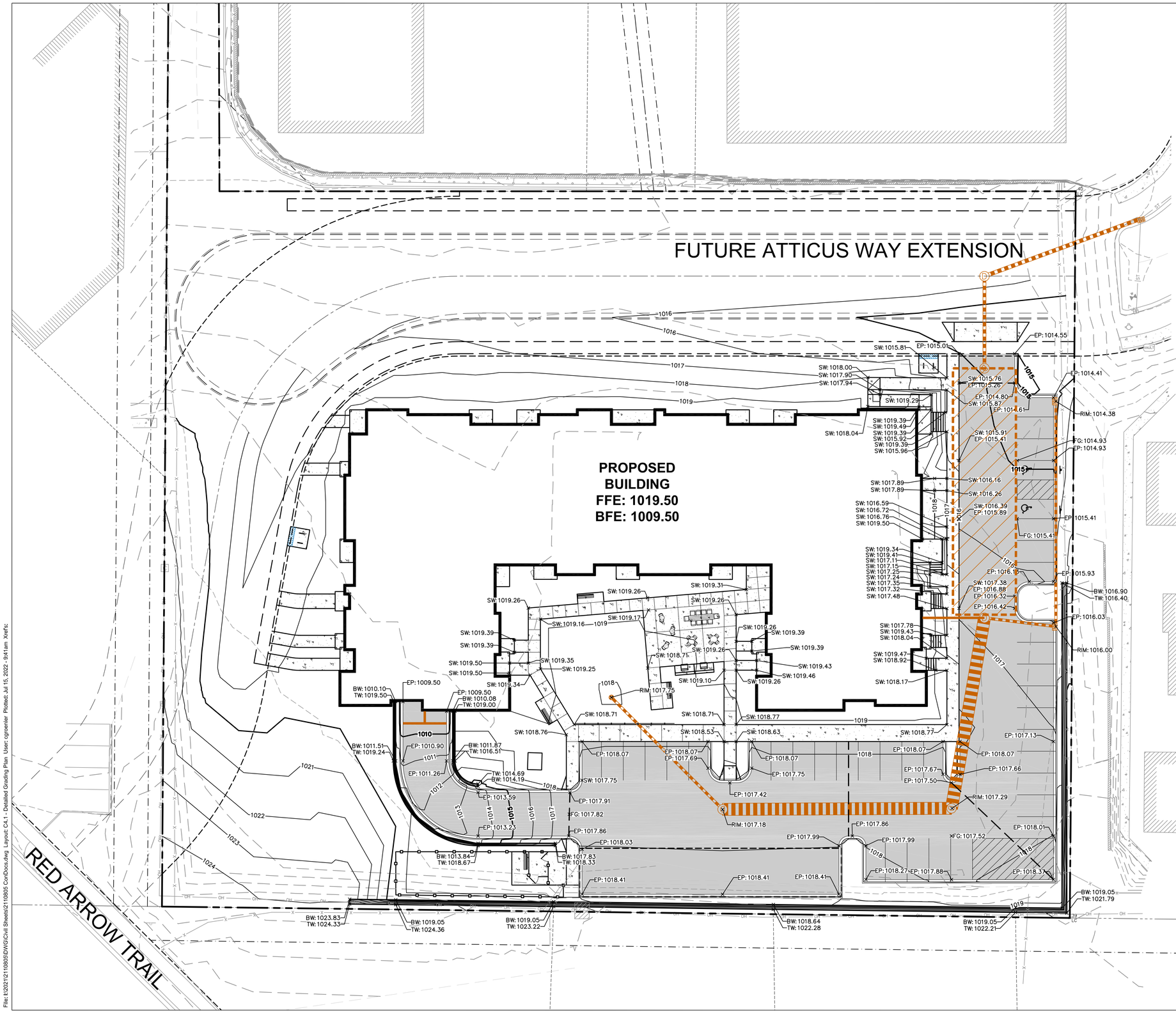


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CLIENT ADDRESS:
**401 WILSHIRE BLVD., #1070**
**SANTA MONICA, CA 90401**

PROJECT:
**SUMMIT RIDGE APARTMENTS**

PROJECT LOCATION:
**4649 VERONA RD**
**MADISON, DANE COUNTY**

PLAN MODIFICATIONS:

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Designed By: CHG
Reviewed By: MRH
Approved By:

SHEET TITLE:
**DETAILED GRADING PLAN**

SHEET NUMBER:
**C4.1**

JSD PROJECT NO: 21-10805

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## PROPOSED SANITARY SEWER STRUCTURE TABLE

| LABEL | RIM EL. (FT) | INVERT EL. (FT) | DEPTH (FT) | STRUCTURE DESC. | FRAME & GRATE |
|---|---|---|---|---|---|
| EX STO INL A | 1009.61 | W INV: 1005.96 (18") | 3.7 | 2 x 3 INLET | R-3067 TYPE L |
| STO CB A-6 | 1017.75 | SE INV: 1014.50 (12") | 3.3 | 36 IN MH (FLAT) | R-2050 TYPE D |
| STO INL A-3.1 | 1016.00 | W INV: 1009.97 (12")<br>N INV: 1010.07 (12") | 6.0 | 2 x 3 INLET | R-3067 TYPE L |
| STO INL A-3.2 | 1014.38 | S INV: 1011.00 (12") | 3.4 | 2 x 3 INLET | R-3067 TYPE L |
| STO MH A-1 | 1013.75 | E INV: 1006.85 (18")<br>S INV: 1007.10 (15") | 6.9 | 48 IN MH (FLAT) | R-1550 SOLID LID |
| STO MH A-2 | 1014.93 | N INV: 1007.60 (15")<br>S INV: 1007.50 (42") | 7.4 | 48 IN MH (FLAT) | R-1550 SOLID LID |
| STO MH A-3 | 1016.69 | N INV: 1007.50 (42")<br>S INV: 1005.50 (60")<br>E INV: 1009.67 (12") | 11.2 | 48 IN MH (FLAT) | R-1550 SOLID LID |
| STO MH A-4 | 1017.29 | N INV: 1005.50 (60")<br>W INV: 1005.50 (60") | 11.8 | 48 IN MH (FLAT) | R-1550 SOLID LID |
| STO MH A-6 | 1017.18 | E INV: 1005.50 (60")<br>NW INV: 1013.52 (12") | 11.7 | 48 IN MH (FLAT) | R-1550 SOLID LID |

## PROPOSED STORM SEWER PIPE TABLE

| LABEL | FROM | TO | LENGTH | INVERT EL. (FT) | DISCHARGE EL. (FT) | SLOPE | SIZE & MATERIAL |
|---|---|---|---|---|---|---|---|
| STO A-1 | STO MH A-1 | EX STO INL A | 69' | 1006.85 | 1005.96 | 1.30% | 18 IN RCP |
| STO A-2 | STO MH A-2 | STO MH A-1 | 38' | 1007.60 | 1007.10 | 1.31% | 15 IN RCP |
| STO A-3.1 | STO INL A-3.1 | STO MH A-3 | 30' | 1009.97 | 1009.67 | 1.00% | 12 IN HDPE (HP) |
| STO A-3.2 | STO INL A-3.2 | STO INL A-3.1 | 93' | 1011.00 | 1010.07 | 1.00% | 12 IN HDPE (HP) |
| STO A-4 | STO MH A-4 | STO MH A-3 | 80' | 1005.50 | 1005.50 | 0.00% | 60 IN HDPE (HP) |
| STO A-5 | STO MH A-6 | STO MH A-4 | 95' | 1005.50 | 1005.50 | 0.00% | 60 IN HDPE (HP) |
| STO A-6 | STO CB A-6 | STO MH A-6 | 65' | 1014.50 | 1013.52 | 1.50% | 12 IN HDPE (HP) |

## LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- RETAINING WALL
- SANITARY SEWER
- WATERMAIN
- STORM SEWER

FUTURE PUBLIC SANITARY & WATER TO EXTEND TO VERONA FRONTAGE ROAD.

FUTURE PUBLIC SANITARY SEWER EXTENSION

FUTURE ATTICUS WAY EXTENSION

FUTURE PUBLIC STORM SEWER EXTENSION

FUTURE PUBLIC WATERMAIN EXTENSION

FUTURE PUBLIC HYDRANT

EX STO INL A

EX STO INL A
CONTRACTOR TO CONNECT PROPOSED STORM SEWER TO EXISTING STREET INLET. CONTRACTOR TO FIELD VERIFY ELEVATION PRIOR TO CONNECTION AND REPORT ANY DISCREPANCY TO ENGINEER FOR RE-DESIGN.

STO MH A-1

STO MH A-2

6" D.I. WATER SERVICE

6" PVC SANITARY SERVICE

STO INL A-3.2

ADS UNDERGROUND STORMWATER SYSTEM

FIRE DEPARTMENT CONNECTION

**PROPOSED BUILDING**
**FFE: 1019.50**
**BFE: 1009.50**

STO A-3.2

STO MH A-3

ROOF DRAIN CONNECTION

STO A-3.1

STO INL A-3.1

STO CB A-6

STO A-4

TRENCH DRAIN

STO A-6

STO MH A-4

STO MH A-6

STO A-5

60" HDPE WATER QUALITY PIPES

RED ARROW TRAIL

north

SCALE IN FEET

20' 0 20'

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CLIENT:
**LINCOLN AVENUE CAPTIAL MANAGEMENT, LLC**

CLIENT ADDRESS:
**401 WILSHIRE BLVD., #1070**
**SANTA MONICA, CA 90401**

PROJECT:
**SUMMIT RIDGE APARTMENTS**

PROJECT LOCATION:
**4649 VERONA RD**
**MADISON, DANE COUNTY**

PLAN MODIFICATIONS:

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Designed By: CHG
Reviewed By: MRH
Approved By:

SHEET TITLE:
**UTILITY PLAN**

SHEET NUMBER:
**C5.0**

JSD PROJECT NO: 21-10805


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FLEXSTORM CATCH–IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING

1. INDENTIFY YOUR FRAME STYLE AND SIZE

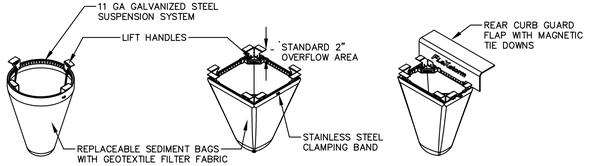
| STYLE | *FRAME STYLE AND SIZE* | Frame P/N: |
|---|---|---|
| ROUND | Small Round (up to 20.0" dia grates (A) dim) | 62SRD |
| | Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B)) | 62MRD |
| | Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B)) | 62LRD |
| | XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B)) | 62XLRD |
| RECT/ SQUARE | Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter) | 62SSQ |
| | Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter) | 62MSQ |
| | Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter) | 62LSQ |
| | XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings) | 62XLSQ |
| COMBO INLETS | Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps) | 62SCB |
| | Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps) | 62MCB |
| | Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps) | 62LCB |
| | XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps) | 62XLCB |
| NYLOPLAST | 12" diameter Nyloplast castings (Stainless Steel Framing standard) | 6212NY |
| | 15" diameter Nyloplast castings (Stainless Steel Framing standard) | 6215NY |
| | 18"diameter Nyloplast castings (Stainless Steel Framing standard) | 6218NY |
| | 24" diameter Nyloplast castings (Stainless Steel Framing standard) | 6224NY |
| | 30" diameter Nyloplast castings (Stainless Steel Framing standard) | 6230NY |

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

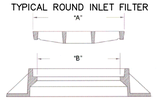
| Nominal Bag Size | Solids Storage (CuFt) | Filtered Flow Rate at 50% Max (CFS) FX (Woven) | IL (NonWoven) |
|---|---|---|---|
| Small | 1.6 | 1.2 | 0.9 |
| Medium | 2.1 | 1.7 | 1.3 |
| Large | 3.8 | 2.7 | 1.9 |
| XL | 4.2 | 3.6 | 2.6 |

2. SELECT YOUR BAG PART NUMBER

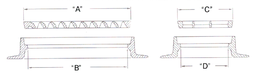
| FLEXSTORM FILTER BAGS | (22" depth) STD Bag P/N | (12" depth) Short Bag P/N | Clean Water Flow Rate (GPM/SqFt) | Min A.O.S. (US Sieve) |
|---|---|---|---|---|
| FX: Standard Woven Bag | FX | FX-S | 200 | 40 |
| IL: IDOT Non-Woven Bag | IL | IL-S | 145 | 70 |




TYPICAL ROUND INLET FILTER




TYPICAL RECTANGULAR INLET FILTER



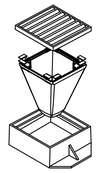



COMBINATION INLET FILTER FOR CURB HOODS

STAINLESS STEEL ROUND INLET FILTERS for NYLOPLAST CASTINGS
CATCH–ITS SPECIFIED W/ FX or FX–S BAGS

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

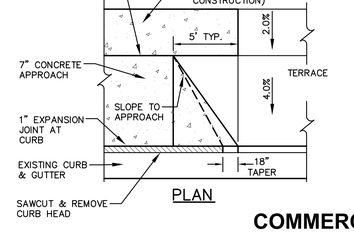


NOTES:

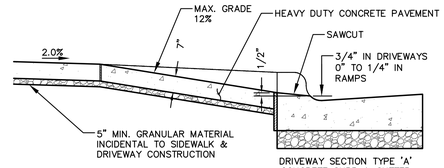
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287–8655 PH
(630) 355–3477 FX
INFO@INLETFILTERS.COM

## FRAMED INLET PROTECTION
N.T.S.



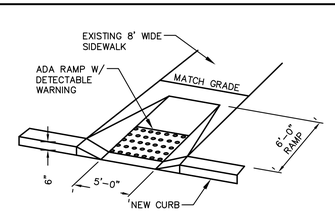

PLAN




SECTION

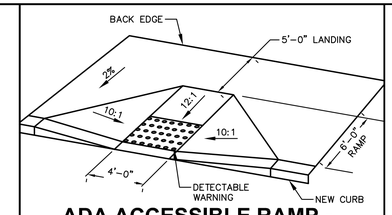
## COMMERCIAL ENTRANCE
N.T.S.

REV. 2–12–2021




## ADA ACCESSIBLE RAMP - INLINE
N.T.S.

REV. 11–20–2018




## ADA ACCESSIBLE RAMP - FLUSH
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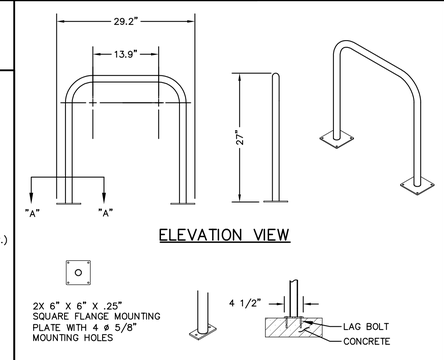
REV. 11–20–2018




ELEVATION VIEW







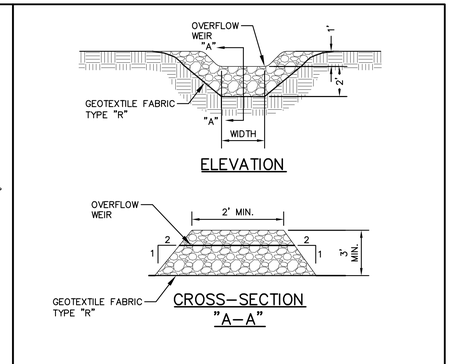
SURFACE FLANGE MOUNT (SF) SECTION VIEWS

GENERAL NOTES:

1. DO NOT SCALE DRAWING.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

## INVERTED-U BIKE RACK
N.T.S.

REV. 12–10–2018




ELEVATION



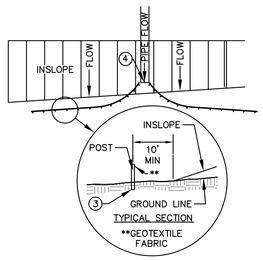

CROSS–SECTION "A–A"

GENERAL NOTES:

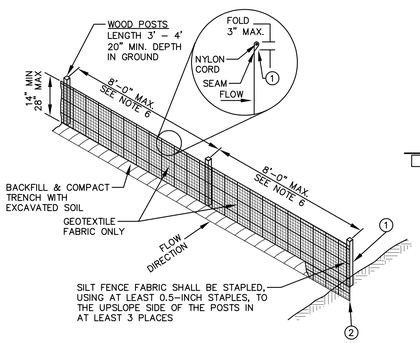
1. STONE DITCH CHECKS SHALL BE CONSTRUCTED OF A WELL–GRADED ANGULAR STONE, A D50 OF 3 INCH DIAMETER OR GREATER, SOMETIMES REFERRED TO AS BREAKER RUN OR SHOT ROCK.
2. EXTEND DITCH CHECK ACROSS CHANNEL OPENING TO MEET SWALE/DITCH SIDE SLOPES. WHERE CHANNEL IS LESS THAN 3 FEET DEEP, REDUCE WEIR HEIGHT TO 1 FOOT AND INCREASE THE TOP OF DITCH CHECK FROM 2 FEET TO 4 FEET.

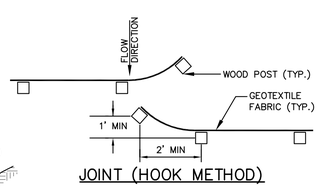
## DITCH CHECK (STONE)
N.T.S.

REV. 7–31–2018

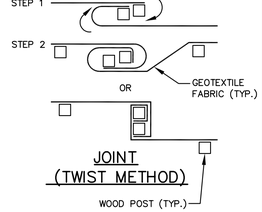



SILT FENCE ALONG SLOPES & OUTFALLS

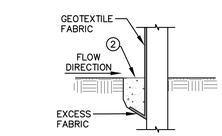



JOINT (HOOK METHOD)

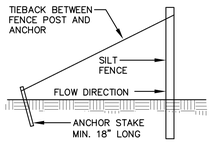



JOINT (TWIST METHOD)




NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL



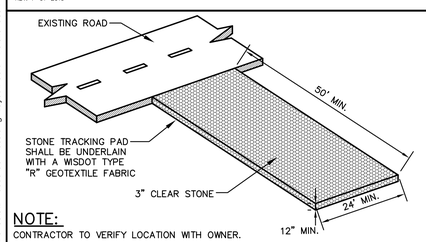

SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8–INCHES OF FABRIC IN A 4–INCH WIDE AND 6–INCH DEEP TRENCH OR 6–INCH DEEP V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125–INCHES x 1.125–INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8–FEET FOR WOVEN & 3–FEET FOR NON–WOVEN)

## SILT FENCE
N.T.S.

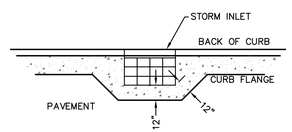
REV. 7–01–2019




NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER.

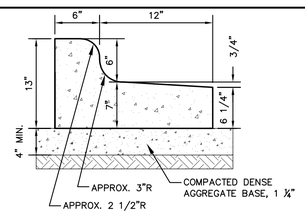
## CONSTRUCTION ENTRANCE
N.T.S.

REV. 12–10–2018



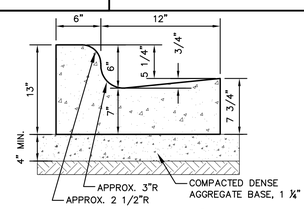

## CONCRETE INLET COLLAR
N.T.S.

REV. 11–20–2018



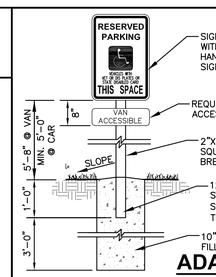

## 18" REJECT CURB & GUTTER
N.T.S.

REV. 12–17–2018




## 18" STANDARD CURB & GUTTER
N.T.S.

REV. 12–17–2018




NOTE:
OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'–0" LONG ANCHOR POST SLEEVE.

## ADA SIGN
N.T.S.

REV. 7–01–2019

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CREATE THE VISION TELL THE STORY
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MADISON REGIONAL OFFICE
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VERONA, WISCONSIN 53593
P. 608.848.5060


CLIENT:
**LINCOLN AVENUE CAPTIAL MANAGEMENT, LLC**

CLIENT ADDRESS:
**401 WILSHIRE BLVD., #1070**
**SANTA MONICA, CA 90401**

PROJECT:
**SUMMIT RIDGE APARTMENTS**

PROJECT LOCATION:
**4649 VERONA RD**
**MADISON, DANE COUNTY**

PLAN MODIFICATIONS:

| # | Date: | Description: |
|---|---|---|
| 1 | 07/18/2022 | LAND USE SUBMITTAL |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
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| 11 | | |
| 12 | | |
| 13 | | |
| 14 | | |
| 15 | | |

Designed By: CHG
Reviewed By: MRH
Approved By:

SHEET TITLE:
**DETAILS**

SHEET NUMBER:
**C6.0**

JSD PROJECT NO: 21-10805


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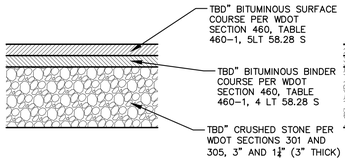
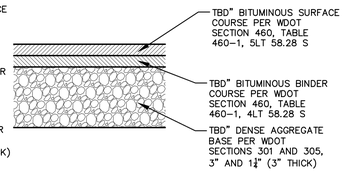
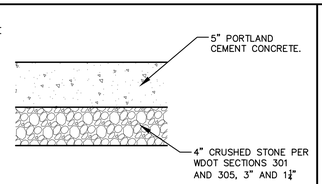
File: I:\2021\21108005\DWG\Civil Sheets\21108005 ConDocs.dwg Layout: C6.0 - Details User: cgroenier Plotted: Jul 15, 2022 - 11:04am Xref's:



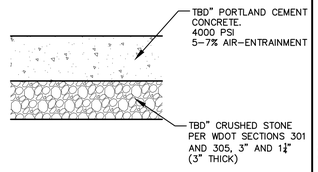

STANDARD ASPHALT PAVEMENT SECTION




HEAVY DUTY ASPHALT PAVEMENT SECTION




CONCRETE SIDEWALK SECTION




HEAVY DUTY CONCRETE PAVEMENT

## GENERAL NOTES:

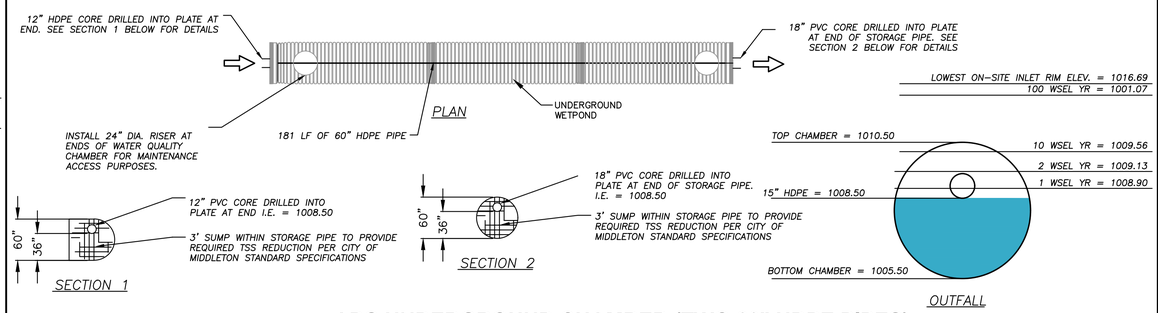
1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, GEOTECHNICAL REPORT TO BE PROVIDED ONCE GEOTECHNICAL WORK HAS BEEN COMPLETED. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
3. CONCRETE PADS SHALL HAVE A WIRE REINFORCEMENT MESH (W6X6, 2.9X2.9) FOR CRACK CONTROL.
4. AGGREGATE BASE SHALL BE 3" MINUS UP TO 3" BELOW PAVEMENT AND 1¼" MINUS TO PAVEMENT.

GEOTECHNICAL REPORT NOT AVAILABLE.
PAVEMENT THICKNESSES SHALL BE CONFIRMED FOLLOWING GEOTHECHNICAL REPORT

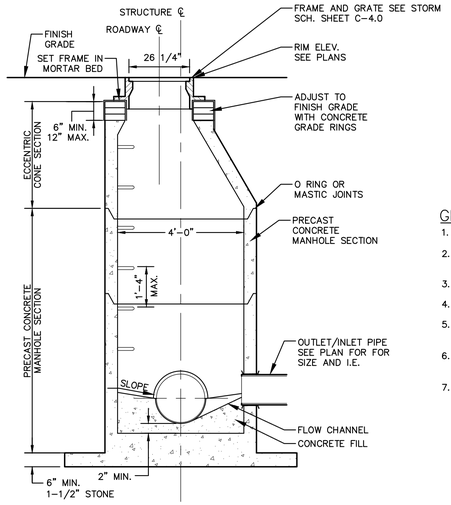
REV. 7-01-2019

## PAVEMENT SECTIONS

N.T.S.



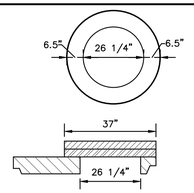

## ADS UNDERGROUND CHAMBER (TWO 60" HDPE PIPES)




## STORM SEWER MANHOLE

N.T.S.

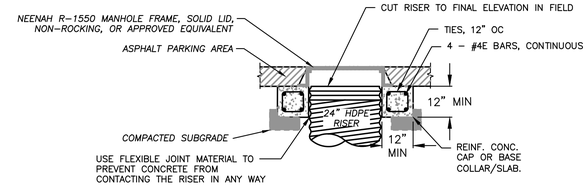
REV. 12-07-2018




FLAT TOP SLAB

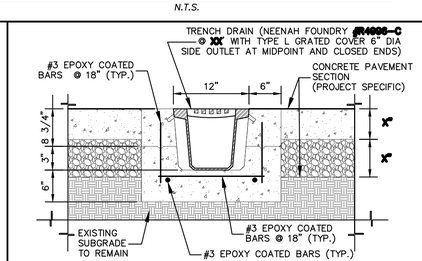
## GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY.
6. USE NEENAH R-2501-G BEEHIVE FRAME AND GRATE WHEN IN LANDSCAPE AREAS.
7. STORM MANHOLES B-1, B-2, B-3, AND B-4 TO HAVE 3' SUMP.




## WATER QUALITY STORAGE RISER SECTION

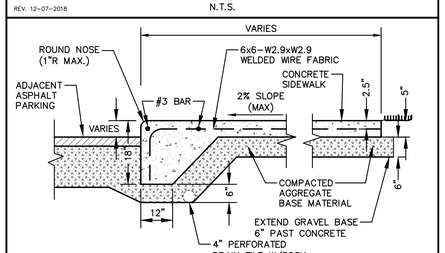
N.T.S.




## TRENCH DRAIN (PREFABRICATED)

N.T.S.

REV. 12-07-2018



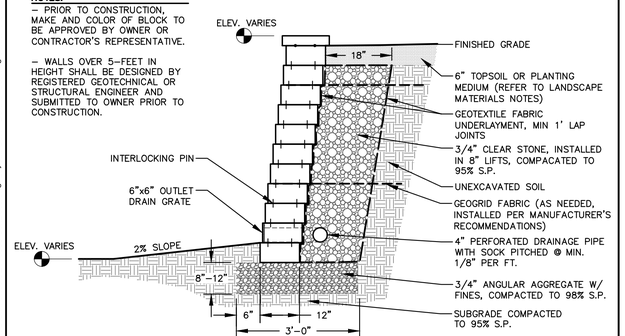

## THICKENED EDGE SIDEWALK

N.T.S.

REV. 07-14-2020

**NOTES:**

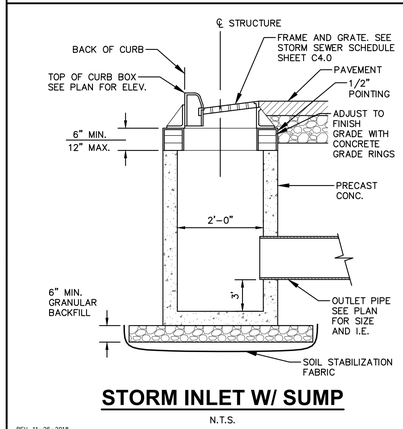
- PRIOR TO CONSTRUCTION, MAKE AND COLOR OF BLOCK TO BE APPROVED BY OWNER OR CONTRACTOR'S REPRESENTATIVE.
- WALLS OVER 5-FEET IN HEIGHT SHALL BE DESIGNED BY REGISTERED GEOTECHNICAL OR STRUCTURAL ENGINEER AND SUBMITTED TO OWNER PRIOR TO CONSTRUCTION.




## MODULAR RETAINING WALL

N.T.S.

REV. 07-16-2019




## STORM INLET W/ SUMP

N.T.S.

REV. 11-26-2018

## SC-740 Chamber

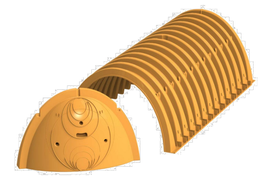
Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices.

**StormTech SC-740 Chamber** (not to scale)

Nominal Specifications

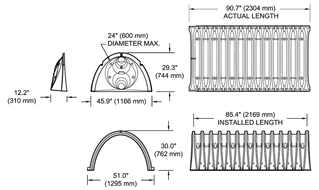
| | |
|---|---|
| Size (Lx W x H) | 85.4" x 51.0" x 30.0" (2,170 x 1,295 x 762 mm) |
| Chamber Storage | 45.9 ft³ (1.30 m³) |
| Min. Installed Storage* | 74.9 ft³ (2.12 m³) |
| Weight | 74.0 lbs (33.6 kg) |

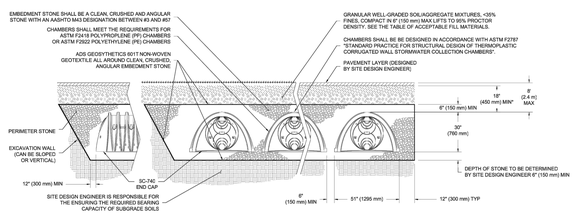
*Assumes 6" (150 mm) stone above, below and between chambers and 40% stone porosity.



**Shipping**

30 chambers/pallet
60 end caps/pallet
12 pallets/truck




*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (600 mm).

The installed chamber system shall provide the load factors specified in the aashto lrfd bridge design specifications section 12.12 for earth and live loads, with consideration for impact and multiple vehicle presences.

10

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CLIENT:
**LINCOLN AVENUE CAPTIAL MANAGEMENT, LLC**

CLIENT ADDRESS:
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**SANTA MONICA, CA 90401**

PROJECT:
**SUMMIT RIDGE APARTMENTS**

PROJECT LOCATION:
**4649 VERONA RD**
**MADISON, DANE COUNTY**

PLAN MODIFICATIONS:

| # | Date: | Description: |
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| 1 | 07/18/2022 | LAND USE SUBMITTAL |
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Designed By: CHG
Reviewed By: MRH
Approved By:

SHEET TITLE:
**DETAILS**

SHEET NUMBER:
**C6.1**

JSD PROJECT NO: 21-10805

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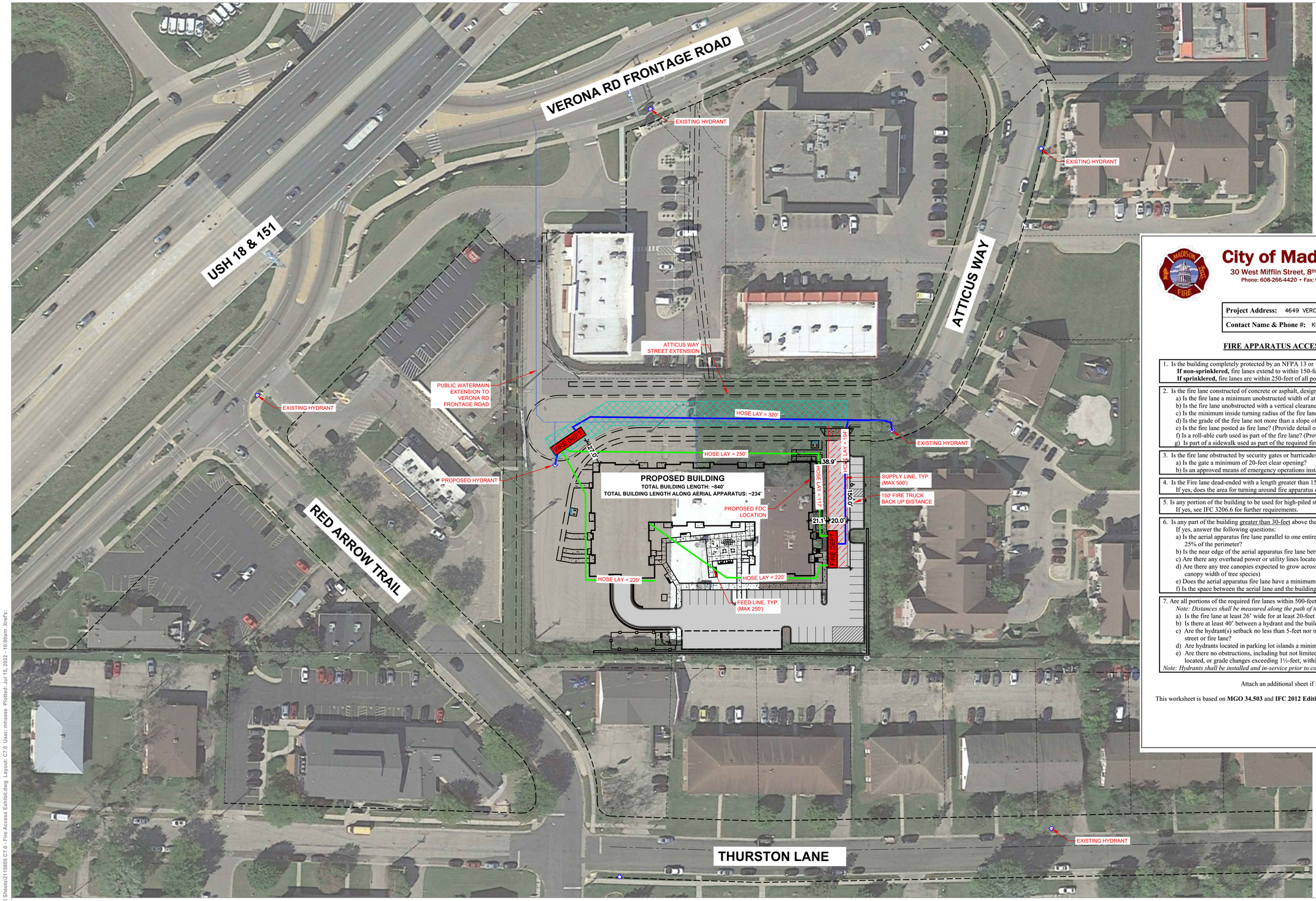


# City of Madison Fire Department

30 West Mifflin Street, 8th & 9th Floors, Madison, WI 53703-2579
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

**Project Address:** 4649 VERONA RD.

**Contact Name & Phone #:** KEVIN MCDONELL

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

| | | | |
|---|---|---|---|
| 1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? | ☑ Yes | ☐ No | ☐ N/A |
| **If non-sprinklered,** fire lanes extend to within 150-feet of all portions of the exterior wall? | ☐ Yes | ☐ No | ☑ N/A |
| **If sprinklered,** fire lanes are within 250-feet of all portions of the exterior wall? | ☑ Yes | ☐ No | ☐ N/A |
| 2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? | ☑ Yes | ☐ No | ☐ N/A |
| a) Is the fire lane a minimum unobstructed width of at least 20-feet? | ☑ Yes | ☐ No | ☐ N/A |
| b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? | ☑ Yes | ☐ No | ☐ N/A |
| c) Is the minimum inside turning radius of the fire lane at least 28-feet? | ☑ Yes | ☐ No | ☐ N/A |
| d) Is the grade of the fire lane not more than a slope of 8%? | ☑ Yes | ☐ No | ☐ N/A |
| e) Is the fire lane posted as fire lane? (Provide detail of signage.) | ☐ Yes | ☑ No | ☐ N/A |
| f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) | ☐ Yes | ☑ No | ☐ N/A |
| g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.) | ☑ Yes | ☐ No | ☐ N/A |
| 3. Is the fire lane obstructed by security gates or barricades? If yes: | ☐ Yes | ☑ No | ☐ N/A |
| a) Is the gate a minimum of 20-feet clear opening? | ☐ Yes | ☐ No | ☑ N/A |
| b) Is an approved means of emergency operations installed, key vault, padlock or key switch? | ☐ Yes | ☐ No | ☑ N/A |
| 4. Is the Fire lane dead-ended with a length greater than 150-feet? | ☐ Yes | ☑ No | ☐ N/A |
| If yes, does the area for turning around fire apparatus comply with IFC D103? | ☐ Yes | ☐ No | ☑ 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. | ☐ Yes | ☑ No | ☐ N/A |
| 6. Is any part of the building greater than 30-feet above the grade plane? | ☑ Yes | ☐ No | ☐ N/A |
| 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? | ☑ Yes | ☐ No | ☐ N/A |
| b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? | ☐ Yes | ☑ No | ☐ N/A |
| c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? | ☐ Yes | ☑ No | ☐ N/A |
| d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) | ☐ Yes | ☑ No | ☐ N/A |
| e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? | ☑ Yes | ☐ No | ☐ N/A |
| f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights? | ☑ Yes | ☐ No | ☐ N/A |
| 7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? | ☑ Yes | ☐ No | ☐ N/A |
| *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 hydrants? | ☑ Yes | ☐ No | ☐ N/A |
| b) Is there at least 40' between a hydrant and the building? | ☑ Yes | ☐ No | ☐ N/A |
| c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? | ☑ Yes | ☐ No | ☐ N/A |
| d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? | ☐ Yes | ☐ No | ☑ N/A |
| e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? | ☐ Yes | ☐ No | ☑ N/A |
| *Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.* | | | |

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2012 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 12/5/2014

21-10805

# SUMMIT RIDGE APARTMENTS

## 4649 VERONA RD, MADISON 07.15.2022

## FIRE ACCESS EXHBIT

NORTH 0 50' 100'

JSD

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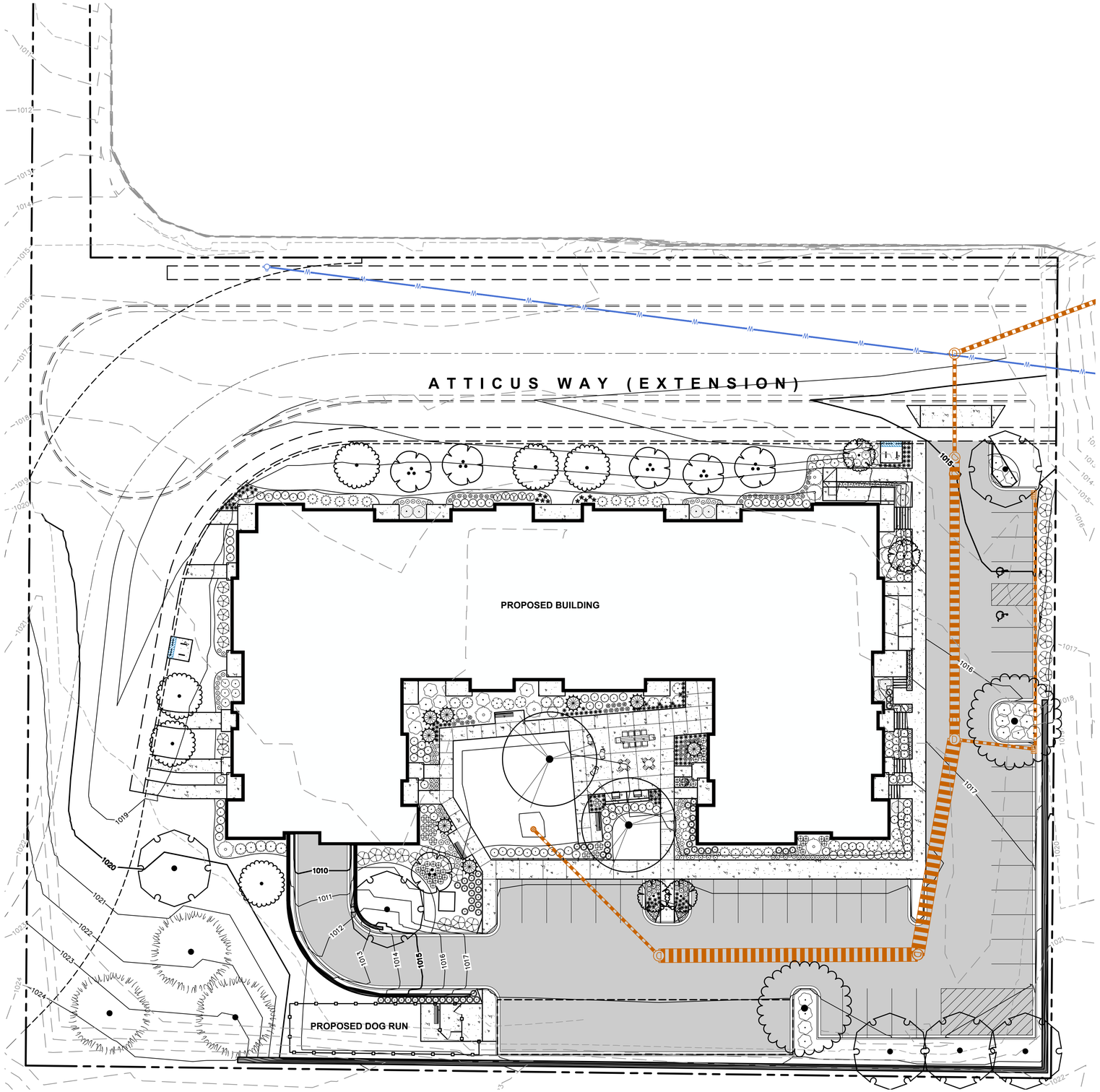


PLANT SCHEDULE

| DECIDUOUS TREES | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
|---|---|---|---|---|
| | Acer miyabei 'Morton' TM / State Street Miyabe Maple | B & B | 2"Cal | 6 |
| | Platanus x acerifolia 'Morton Circle' TM / Exclamation! London Plane Tree | B & B | 2.5"Cal | 2 |
| **EVERGREEN TREE** | **BOTANICAL / COMMON NAME** | **CONT** | **SIZE** | **QTY** |
| | Pinus alba / White Pine | B & B | Min. 6' Ht. | 3 |
| **ORNAMENTAL TREES** | **BOTANICAL / COMMON NAME** | **CONT** | **SIZE** | **QTY** |
| | Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry | B & B | 1.5" Cal (Multi-Stem) | 6 |
| | Malus x 'Royal Raindrops' / Royal Raindrops Crabapple | B & B | 1.5"Cal | 4 |
| | Malus x 'Sutyzam' TM / Sugar Tyme Crabapple | B & B | 1.5"Cal | 6 |
| **OVERSTORY DECIDUOUS TREES** | **BOTANICAL / COMMON NAME** | **CONT** | **SIZE** | **QTY** |
| | Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry | B & B | 2.5"Cal | 2 |
| **TALL EVERGREEN TREE** | **BOTANICAL / COMMON NAME** | **CONT** | **SIZE** | **QTY** |
| | Pinus cembra 'Chalet' / Chalet Swiss Stone Pine | B & B | 5' Min Ht. | 8 |
| **DECIDUOUS SHRUBS** | **BOTANICAL / COMMON NAME** | **CONT** | **SIZE** | **QTY** |
| | Cornus hessei 'UMN978587' TM / Garden Glow Dogwood | B & B | Min. 36" tall | 1 |
| | Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle | B & B | Min. 18-24" Ht. | 20 |
| | Hydrangea paniculata 'Dvp Pinky' TM / Pinky Winky Panicle Hydrangea | B & B | Min. 24" Ht. | 9 |
| | Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea | #3 | Min. 12"-24" | 7 |
| | Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea | #3 | Min. 12"-24" | 11 |
| | Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark | #3 | Min. 12"-24" | 5 |
| | Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark | B & B | Min. 24" Ht. | 11 |
| | Rhododendron x 'P.J.M.' / PJM Rhododendron | B & B | Min. 18-24" Ht. | 7 |
| | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac * | #3 | Min. 24" wide | 22 |
| | Spiraea japonica 'SMNSJMFR' TM / Double Play Red Spirea | B & B | Min. 12"-24" | 84 |
| | Syringa x 'SMNJRPI' TM / Bloomerang Dwarf Pink Lilac | B & B | Min. 24" Ht. | 12 |
| | Viburnum carlesii 'SMVCB' TM / Spice Baby Koreanspice Viburnum | #3 | Min. 12"-24" | 1 |
| | Viburnum x juddii / Judd Viburnum | #3 | Min. 12"-24" | 25 |
| **EVERGREEN SHRUBS** | **BOTANICAL / COMMON NAME** | **CONT** | **SIZE** | **QTY** |
| | Buxus x 'Green Velvet' / Green Velvet Boxwood | 3 gal | Min. 12"-24" | 35 |
| | Buxus x 'Green Mountain' / Green Mountain Boxwood | B & B | Min. 36" Ht. | 2 |
| | Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper | #3 | Min. 12" Wide | 7 |
| | Taxus x media 'Everlow' / Everlow Yew | #3 | Min. 12" Wide | 18 |
| **PERENNIALS & GRASSES** | **BOTANICAL / COMMON NAME** | **CONT** | **SIZE** | **QTY** |
| | Alchemilla mollis 'Thriller' / Thriller Lady's Mantle | #1 | Min. 8"-18" | 28 |
| | Allium x 'Summer Beauty' / Summer Beauty Allium | #1 | Min. 8"-18" | 83 |
| | Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe | #1 | Min. 8"-18" | 27 |
| | Echinacea x 'CBG Cone 2' TM / Pixie Meadowbrite Purple Coneflower | #1 | Min. 8"-18" | 28 |
| | Geranium x 'Rozanne' / Rozanne Cranesbill | #1 | Min. 8"-18" | 39 |
| | Hemerocallis x 'Chicago Apache' / Daylily | #1 | Min. 8"-18" | 16 |
| | Heuchera x 'Grape Expectations' / Grape Expectations Coral Bells | #1 | Min. 8"-18" | 14 |
| | Hosta x 'Autumn Frost' / Autumn Frost Plantain Lily | #1 | Min. 8"-18" | 18 |
| | Liatris spicata 'Kobold' / Kobold Spike Gayfeather | #1 | Min. 8"-18" | 27 |
| | Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass | #1 | Min. 8"-18" | 57 |
| | Sporobolus heterolepis 'Tara' / Prairie Dropseed | #1 | Min. 8"-18" | 141 |

## GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

north

SCALE IN FEET
20' 0 20'

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CLIENT:
**LINCOLN AVENUE CAPTIAL MANAGEMENT, LLC**

CLIENT ADDRESS:
**401 WILSHIRE BLVD., #1070**
**SANTA MONICA, CA 90401**

PROJECT:
**SUMMIT RIDGE APARTMENTS**

PROJECT LOCATION:
**4649 VERONA RD**
**MADISON, DANE COUNTY**

PLAN MODIFICATIONS:

| # | Date: | Description: |
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|---|---|
| Designed By: | MWS |
| Reviewed By: | KJY |
| Approved By: | MRH |

SHEET TITLE:
**LANDSCAPE PLAN - OVERALL**

SHEET NUMBER:
**L1.0**

JSD PROJECT NO: 21-10805

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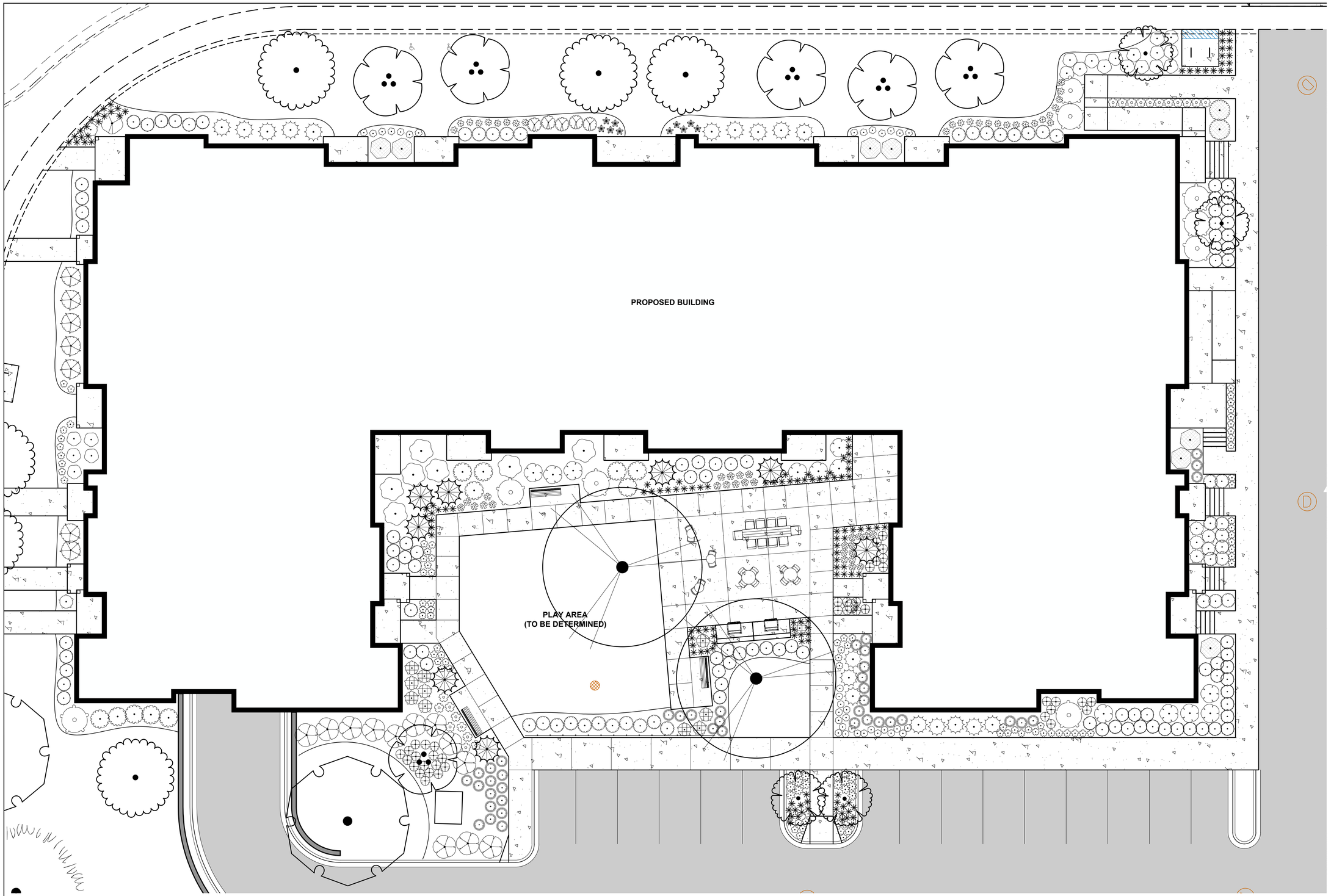


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Designed By: MWS
Reviewed By: KJY
Approved By: MRH

SHEET TITLE:
**LANDSCAPE PLAN - DETAILED**

SHEET NUMBER:
**L1.1**

JSD PROJECT NO: 21-10805


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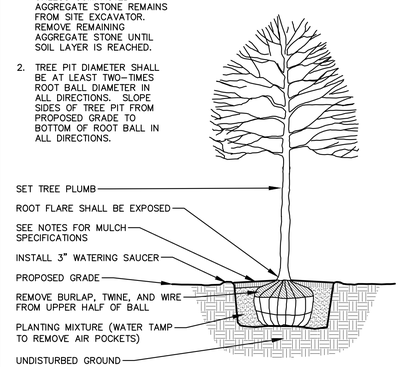
**NOTE:**

1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. TREE PIT DIAMETER SHALL BE AT LEAST TWO–TIMES ROOT BALL DIAMETER IN ALL DIRECTIONS. SLOPE SIDES OF TREE PIT FROM PROPOSED GRADE TO BOTTOM OF ROOT BALL IN ALL DIRECTIONS.



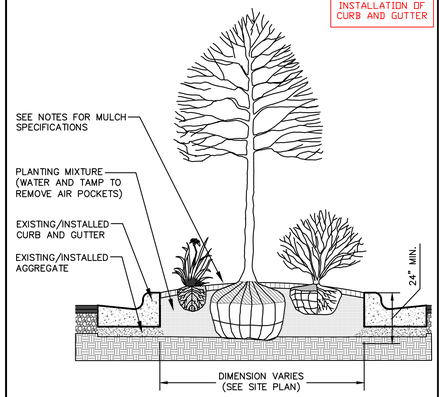

## DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 10-29-2021

MOUND TOPSOIL 12" ABOVE CURB WITH TOPSOIL PLANT MIX OR AMENDED NATIVE SOILS

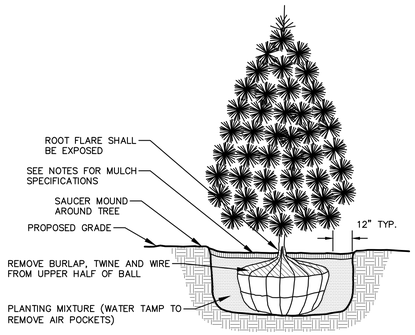
PARKING ISLAND TO BE DUG FREE OF AGGREGATE TO A MINIMUM DEPTH OF 24" AND PREPARED FOR PLANTINGS AFTER INSTALLATION OF CURB AND GUTTER




## PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

REV. 01-03-2019



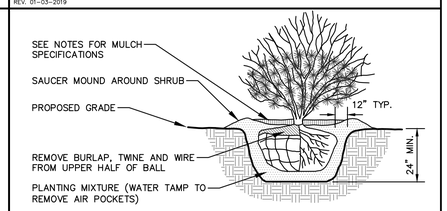

NOTE:

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

## EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01-03-2019



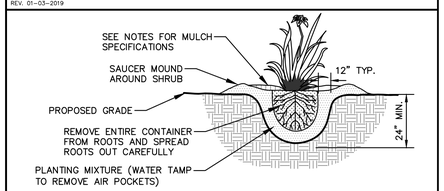

NOTE:

1. ROOT FLARE TO BE EXPOSED.

## SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019



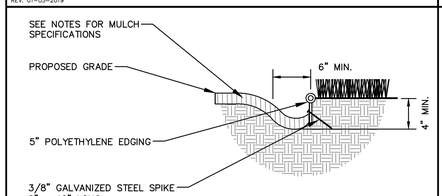

NOTE:

1. ROOT FLARE TO BE EXPOSED

## PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019




## POLYETHYLENE LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

## GENERAL NOTES

1. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–242–8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

## LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS – (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183–R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

## SEEDING, SODDING, & POND VEGETATION NOTES

1. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE
2. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
3. MATERIALS – PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608–296–3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

## CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. **GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.**
2. **CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
3. **MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.**
4. **MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.**

**IRRIGATION (SEE SPECS):**

**BASE BID** – DRIP IRRIGATION PROVIDED IN ALL PLANT BED AREAS SURROUNDING BUILDING

**ALTERNATE BID** – POP–UP IRRIGATION FOR ALL PERIMETER PLANTING BEDS AND TURFGRASS AREAS

**LANDSCAPING:**

LANDSCAPING TO BE INSTALLED AFTER COMPLETION OF THE BUILDING

INSTALLATION OF LANDSCAPING NOT TO AFFECT OPERATIONS OF THE BUILDING

DIGGERS HOTLINE
Toll Free (800) 242-8511


JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060


CLIENT:
**LINCOLN AVENUE CAPTIAL MANAGEMENT, LLC**

CLIENT ADDRESS:
**401 WILSHIRE BLVD., #1070 SANTA MONICA, CA 90401**

PROJECT:
**SUMMIT RIDGE APARTMENTS**

PROJECT LOCATION:
**4649 VERONA RD MADISON, DANE COUNTY**

PLAN MODIFICATIONS:

| # | Date: | Description: |
|---|---|---|
| 1 | 07/18/2022 | LAND USE SUBMITTAL |
| 2 | | |
| 3 | | |
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| | |
|---|---|
| Designed By: | MWS |
| Reviewed By: | KJY |
| Approved By: | MRH |

SHEET TITLE:
**LANDSCAPE - DETAILS & NOTES**

SHEET NUMBER:
**L2.0**

JSD PROJECT NO: 21-10805


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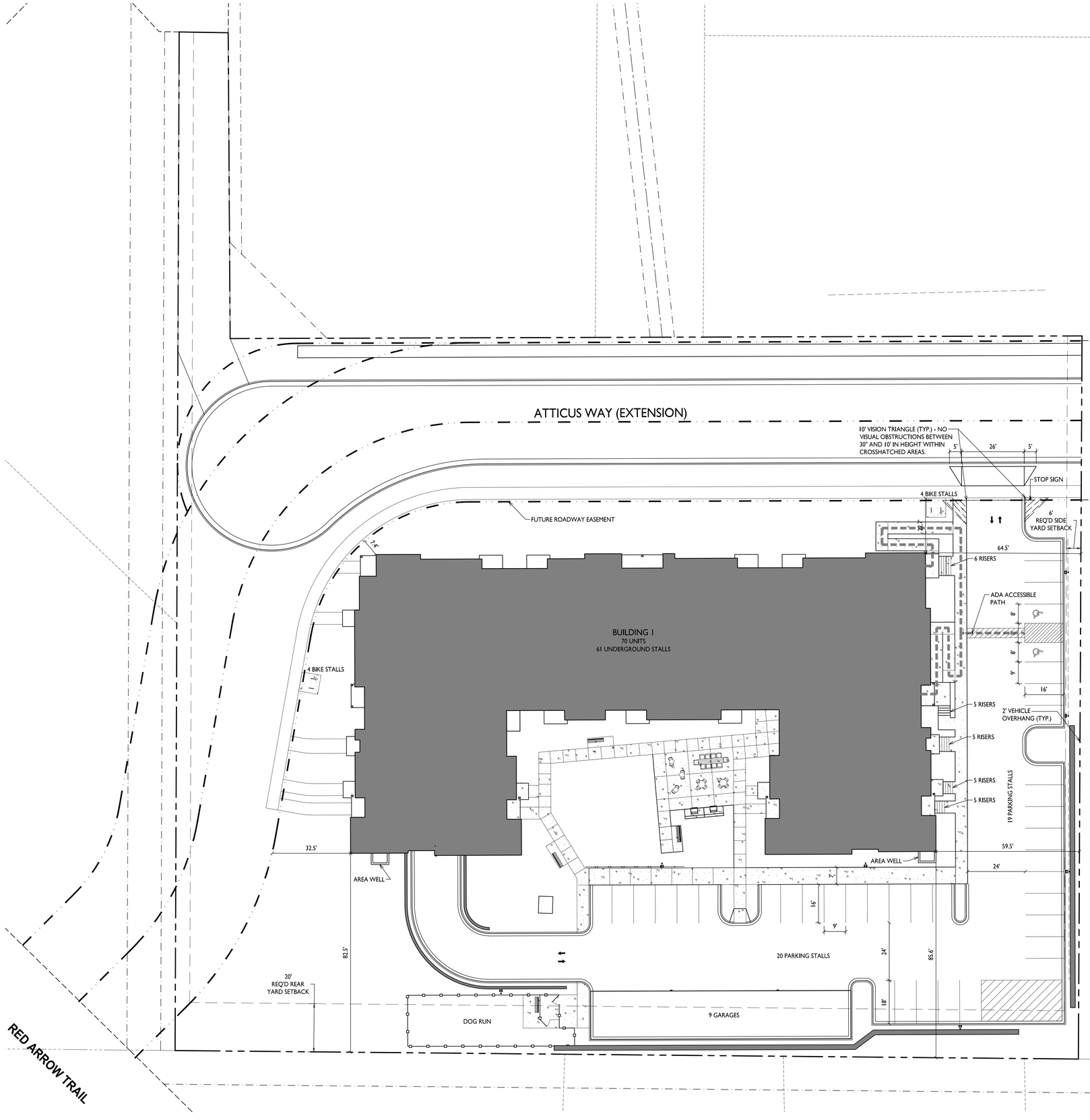


GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS 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 (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). 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 EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. 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. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

9. 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.

10. 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.

11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).

12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

SHEET INDEX


| | |
|---|---|
| SITE | |
| C-1.1 | SITE PLAN |
| C-1.2 | OVERALL SITE LIGHTING |
| C-1.4 | LOT COVERAGE |
| C-1.5 | USABLE OPEN SPACE |
| C-0.0 | TITLE SHEET |
| C-0.1 | ALTA/NSPS LAND TITLE SURVEY |
| C-1.0 | NOTES |
| C-1.0 | DEMOLITION PLAN |
| C-3.0 | SITE PLAN |
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| C-4.1 | DETAILED GRADING PLAN |
| C-5.0 | UTILITY PLAN |
| C-6.0 | DETAILS |
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| ARCHITECTURAL | |
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| A-1.1 | FIRST FLOOR PLAN |
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| A-1.3 | THIRD FLOOR PLAN |
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| A-201 | EXTERIOR ELEVATIONS |
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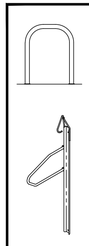
| A-205 | EXTERIOR GARAGE ELEVATIONS |
| | EXTERIOR RENDERINGS |


**Site Development Data:**

| | |
|---|---|
| Zoning | CC<br>Commercial Center District |
| Densities: | |
| Lot Area | 76,113 S.F./1.75 ACRES |
| Dwelling Units | 70 units |
| Lot Area / D.U. | 1,087 S.F./D.U. |
| Density | 40 units/Acre |
| Lot Coverage | 47,358 S.F. (62%) |
| Usable Open Space | 23,943 S.F. (342 S.F./unit) |
| Building Height | 4 stories |
| Commercial Area | approx. 1,215 S.F. |
| Dwelling Unit Mix: | |
| One Bedroom | 16 |
| Two Bedroom | 32 |
| Two Bedroom + Den | 4 |
| Three Bedroom | 18 |
| Total Dwelling Units | 70 |
| Vehicle Parking Stalls: | |
| Enclosed | 70 |
| Surface | 39 |
| Total | 109 |
| Bicycle Parking: | |
| Underground Garage F.M. | 53 |
| Underground Garage W.M. | 17 |
| Surface - Commercial/Guests | 8 |
| Total | 78 |



BIKE RACKS

INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

1 C-1.1 SITE PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)


knothe • bruce ARCHITECTS

Phone: 608.836.3690

7601 University Ave, Ste 201
Middleton, WI 53562


ISSUED

Issued for Land Use Submittal - July 18, 2022

PROJECT TITLE

Summit Ridge
Lincoln Avenue
Capital

4649 Verona Road
Madison, Wisconsin

SHEET TITLE

Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. 2207

© Knothe & Bruce Architects, LLC

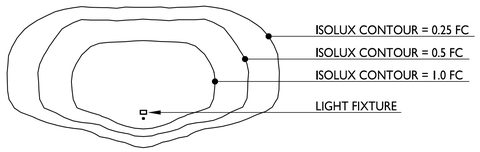
## LIGHT LEVEL STATISTICS

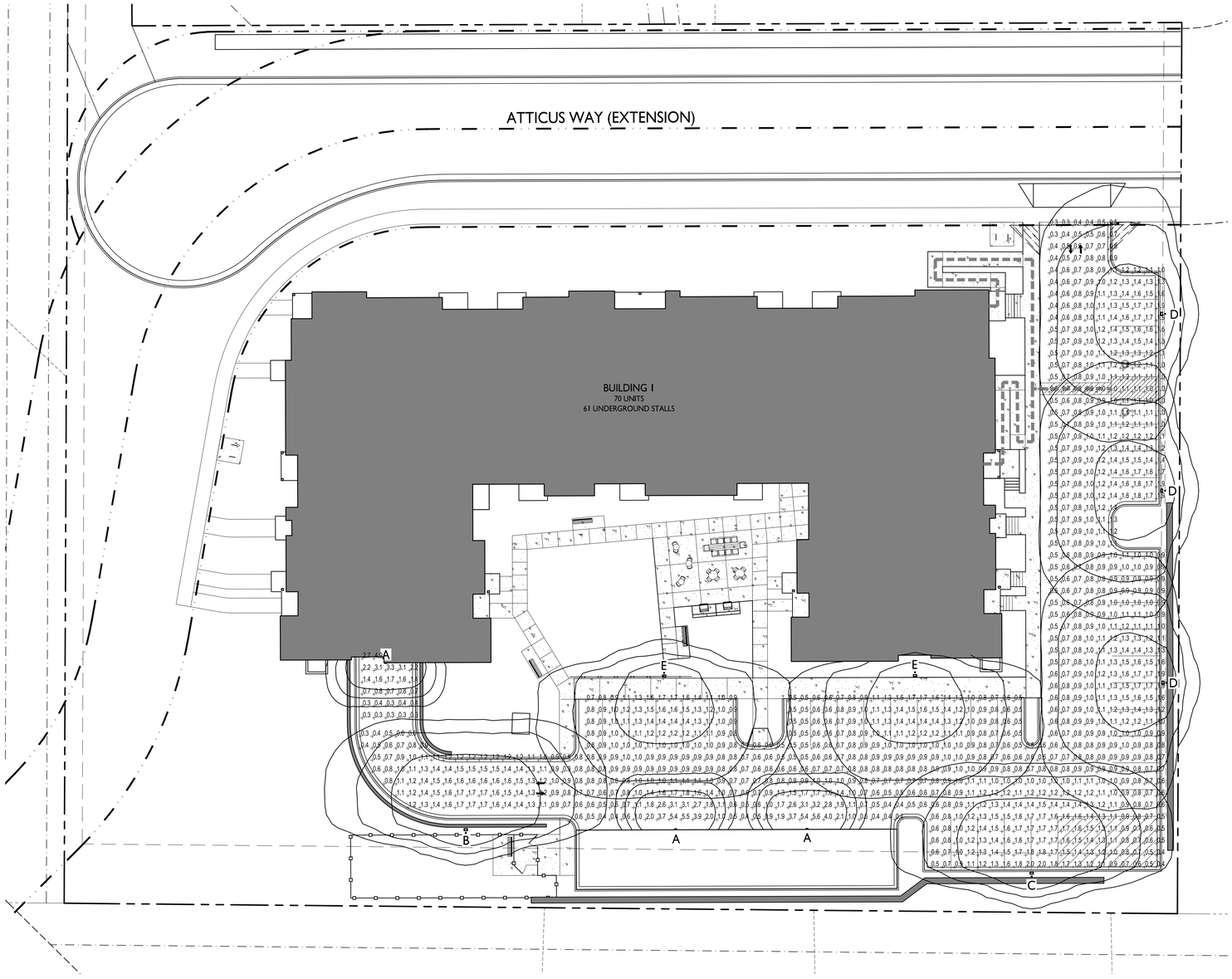
| DESCRIPTION | SYMBOL | AVG. | MAX. | MIN. | MAX. / MIN. | AVG. / MIN. |
|---|---|---|---|---|---|---|
| Parking Lot and Drive Aisle Lighting | + | 1.0 fc | 5.6 fc | 0.3 fc | 18.7 : 1 | 3.3 : 1 |
| Parking Garage Entry Security Lighting | + | 1.3 fc | 4.9 fc | 0.3 fc | 16.3 : 1 | 4.3 : 1 |

## LUMINAIRE SCHEDULE

| SYMBOL | LABEL | QTY. | MANUF. | CATALOG | DESCRIPTION | FILE | MOUNTING |
|---|---|---|---|---|---|---|---|
| | A | 3 | LITHONIA LIGHTING | WPX1 LED P1 30K MVOLT | WPX1 LED WALLPACK, 1500lm, 3000K, 120-277 VOLTS | WPX1_LED_P1_30K _MVOLT.ies | 8'-0" ABOVE GRADE ON BUILDING |
| | B | 1 | LITHONIA LIGHTING | DSX0 LED P1 30K T3S MVOLT HS | DSX0 LED P1 30K T3S MVOLT WITH HOUSE SIDE SHIELD | DSX0_LED_P1_30K _T3S_MVOLT_HS.ies | 18'-0" POLE ON FLUSH CONC. BASE |
| | C | 1 | LITHONIA LIGHTING | DSX0 LED P1 30K T3S MVOLT HS | DSX0 LED P1 30K T3S MVOLT WITH HOUSE SIDE SHIELD | DSX0_LED_P1_30K _T3S_MVOLT_HS.ies | 16'-0" POLE ON 2'-0" TALL CONC. BASE |
| | D | 3 | LITHONIA LIGHTING | DSX0 LED P1 30K T4M MVOLT HS | DSX0 LED P1 30K T4M MVOLT WITH HOUSE SIDE SHIELD | DSX0_LED_P1_30K _T4M_MVOLT_HS.ies | 16'-0" POLE ON 2'-0" TALL CONC. BASE |
| | E | 2 | LITHONIA LIGHTING | DSX0 LED P1 30K T4M MVOLT HS | DSX0 LED P1 30K T4M MVOLT WITH HOUSE SIDE SHIELD | DSX0_LED_P1_30K _T4M_MVOLT_HS.ies | 18'-0" POLE ON FLUSH CONC. BASE |

### EXAMPLE LIGHT FIXTURE DISTRIBUTION




1 / C-1.2 SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)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Middleton, WI 53562


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PROJECT TITLE
Summit Ridge
Lincoln Avenue
Capital

4649 Verona Road
Madison, Wisconsin

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.2

PROJECT NO. 2207

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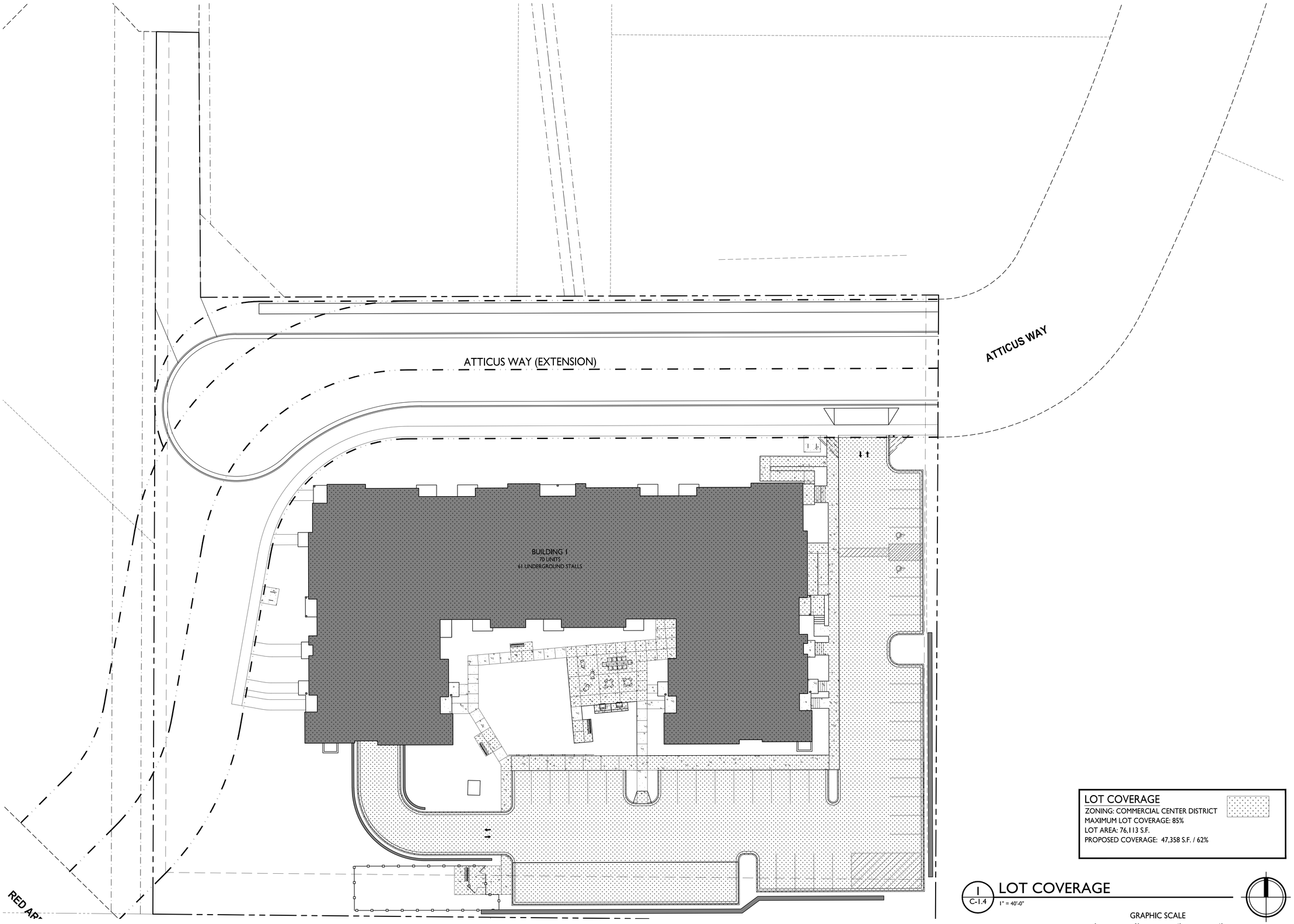


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LOT COVERAGE
ZONING: COMMERCIAL CENTER DISTRICT
MAXIMUM LOT COVERAGE: 85%
LOT AREA: 76,113 S.F.
PROPOSED COVERAGE: 47,358 S.F. / 62%

1 / C-1.4 LOT COVERAGE
1" = 40'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

PROJECT TITLE
Summit Ridge
Lincoln Avenue
Capital

4649 Verona Road
Madison, Wisconsin

SHEET TITLE
Lot Coverage

SHEET NUMBER
C-1.4

PROJECT NO. 2207

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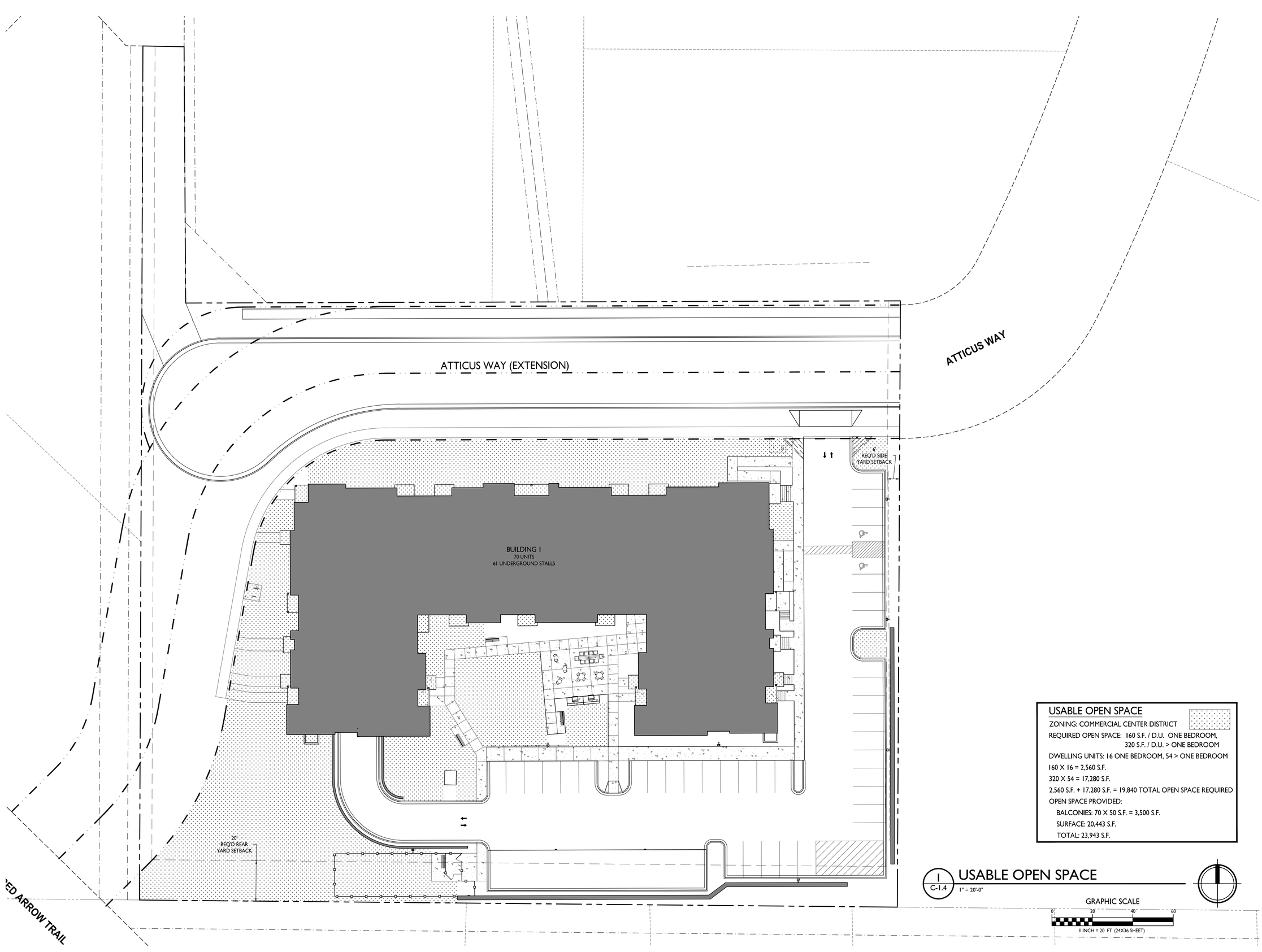


## USABLE OPEN SPACE

ZONING: COMMERCIAL CENTER DISTRICT

REQUIRED OPEN SPACE: 160 S.F. / D.U. ONE BEDROOM,
320 S.F. / D.U. > ONE BEDROOM

DWELLING UNITS: 16 ONE BEDROOM, 54 > ONE BEDROOM

160 X 16 = 2,560 S.F.

320 X 54 = 17,280 S.F.

2,560 S.F. + 17,280 S.F. = 19,840 TOTAL OPEN SPACE REQUIRED

OPEN SPACE PROVIDED:

BALCONIES: 70 X 50 S.F. = 3,500 S.F.

SURFACE: 20,443 S.F.

TOTAL: 23,943 S.F.

1 / C-1.4 USABLE OPEN SPACE

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

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PROJECT TITLE

Summit Ridge
Lincoln Avenue
Capital

4649 Verona Road
Madison, Wisconsin

SHEET TITLE

Usable Open Space

SHEET NUMBER

C-1.5

PROJECT NO. 2207

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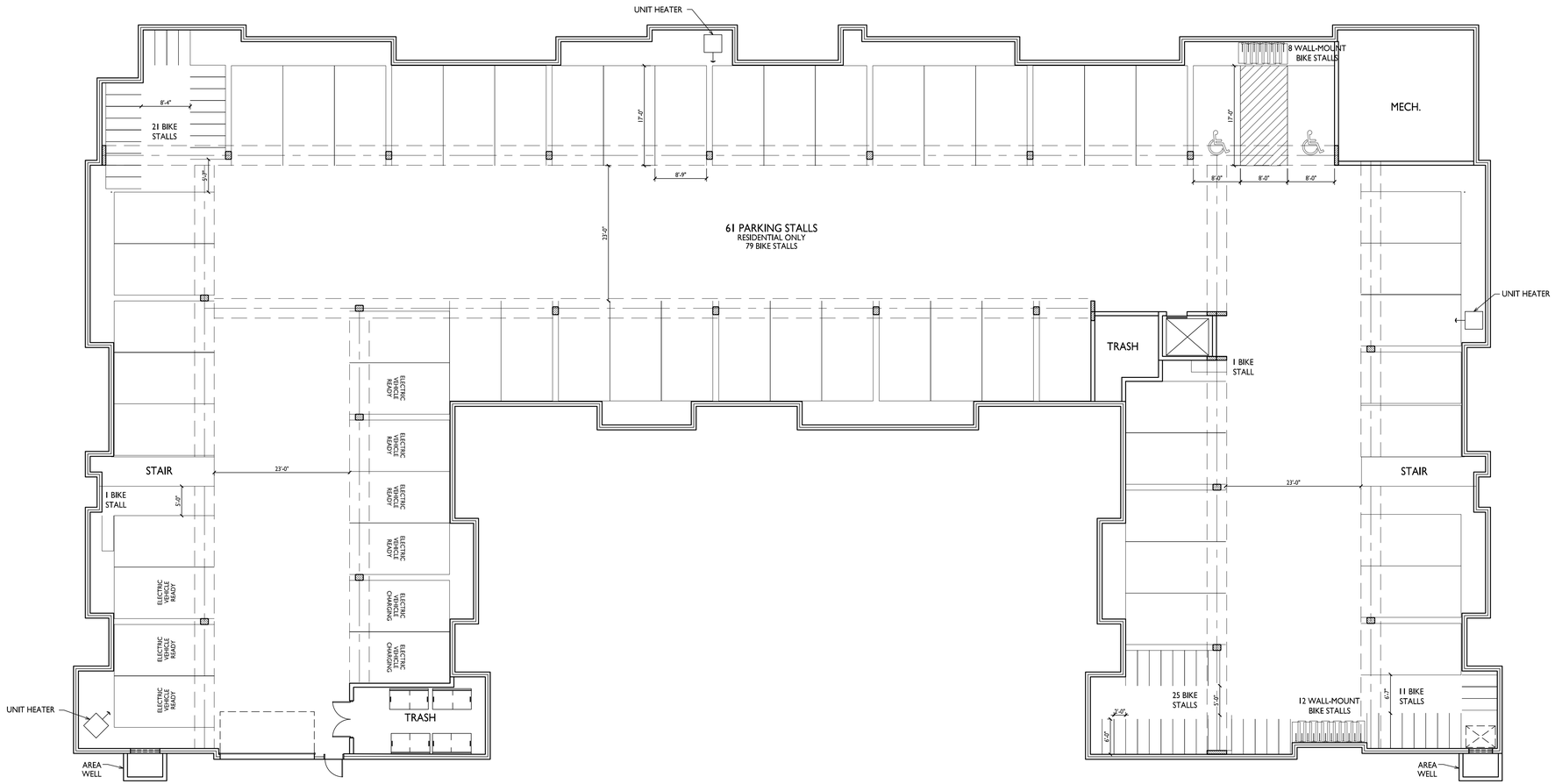


1 A-1.0 BASEMENT FLOOR PLAN

1/8" = 1'-0"

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PROJECT TITLE
Summit Ridge
Lincoln Avenue
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4649 Verona Road
Madison, Wisconsin

SHEET TITLE
Basement Floor Plan

SHEET NUMBER
A-1.0

PROJECT NO. 2207

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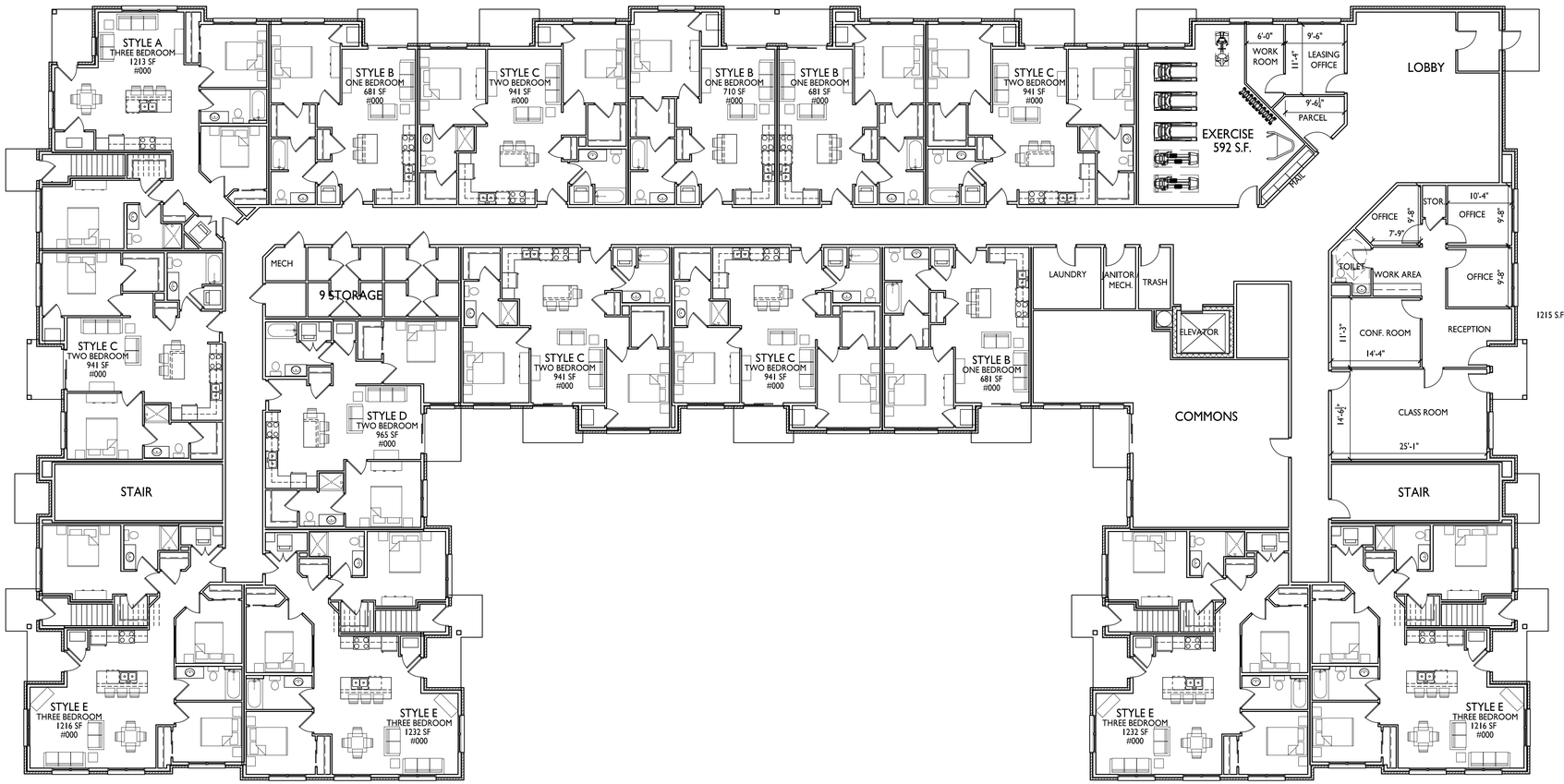


UNIT MIX:

| | |
|---|---|
| ONE BEDROOM | 16 |
| TWO BEDROOM | 32 |
| TWO BED+DEN | 4 |
| THREE BEDROOM | 18 |
| | 70 |

1 A-1.1 FIRST FLOOR PLAN

3/32" = 1'-0"

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Madison, Wisconsin

SHEET TITLE
First Floor Plan

SHEET NUMBER
A-1.1

PROJECT NO. 2207

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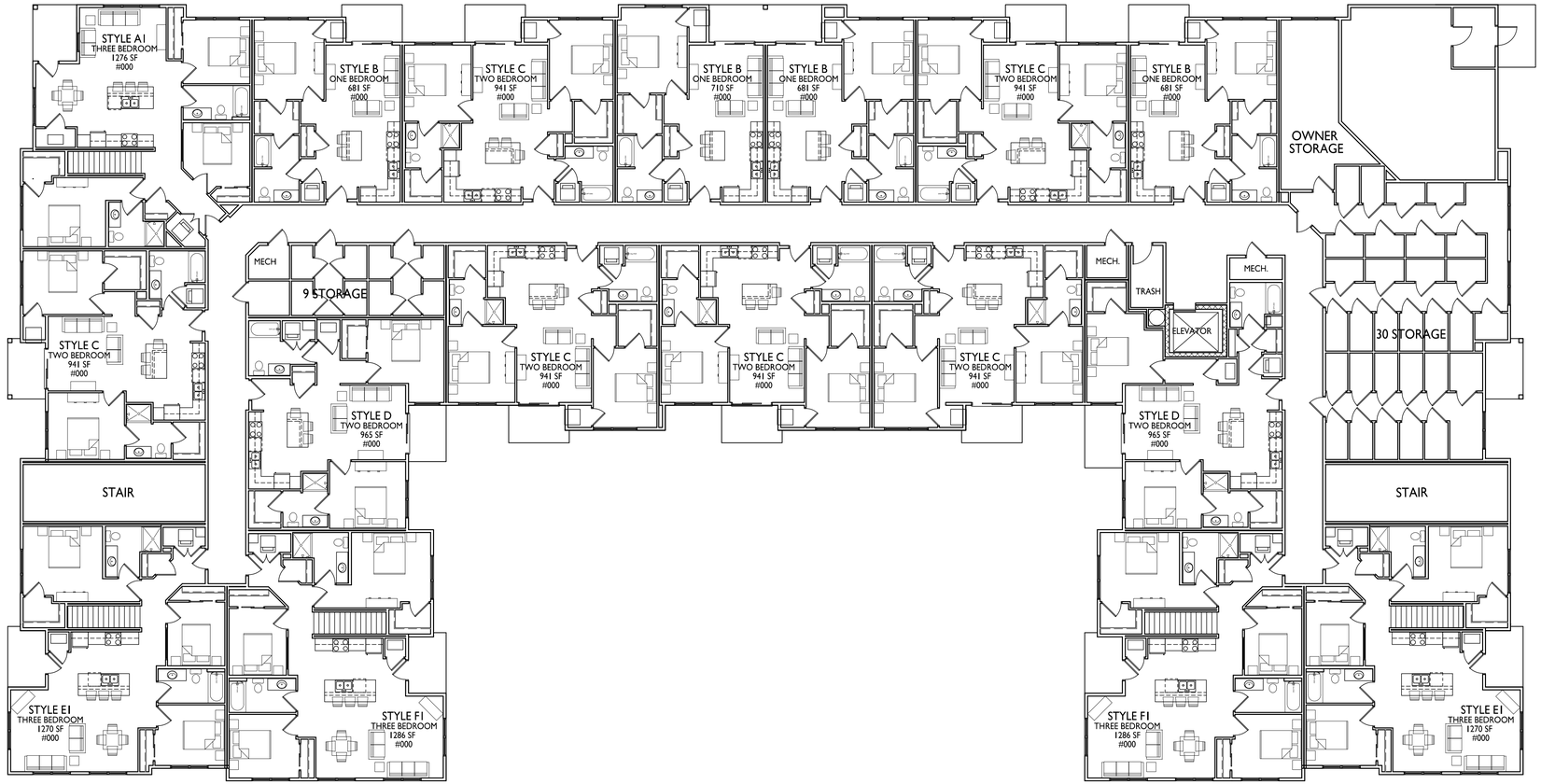


1 A-1.2 SECOND FLOOR PLAN

3/32" = 1'-0"

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Middleton, WI 53562

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PROJECT TITLE
Summit Ridge
Lincoln Avenue
Capital

4649 Verona Road
Madison, Wisconsin

SHEET TITLE
Second Floor Plan

SHEET NUMBER
A-1.2

PROJECT NO. 2207

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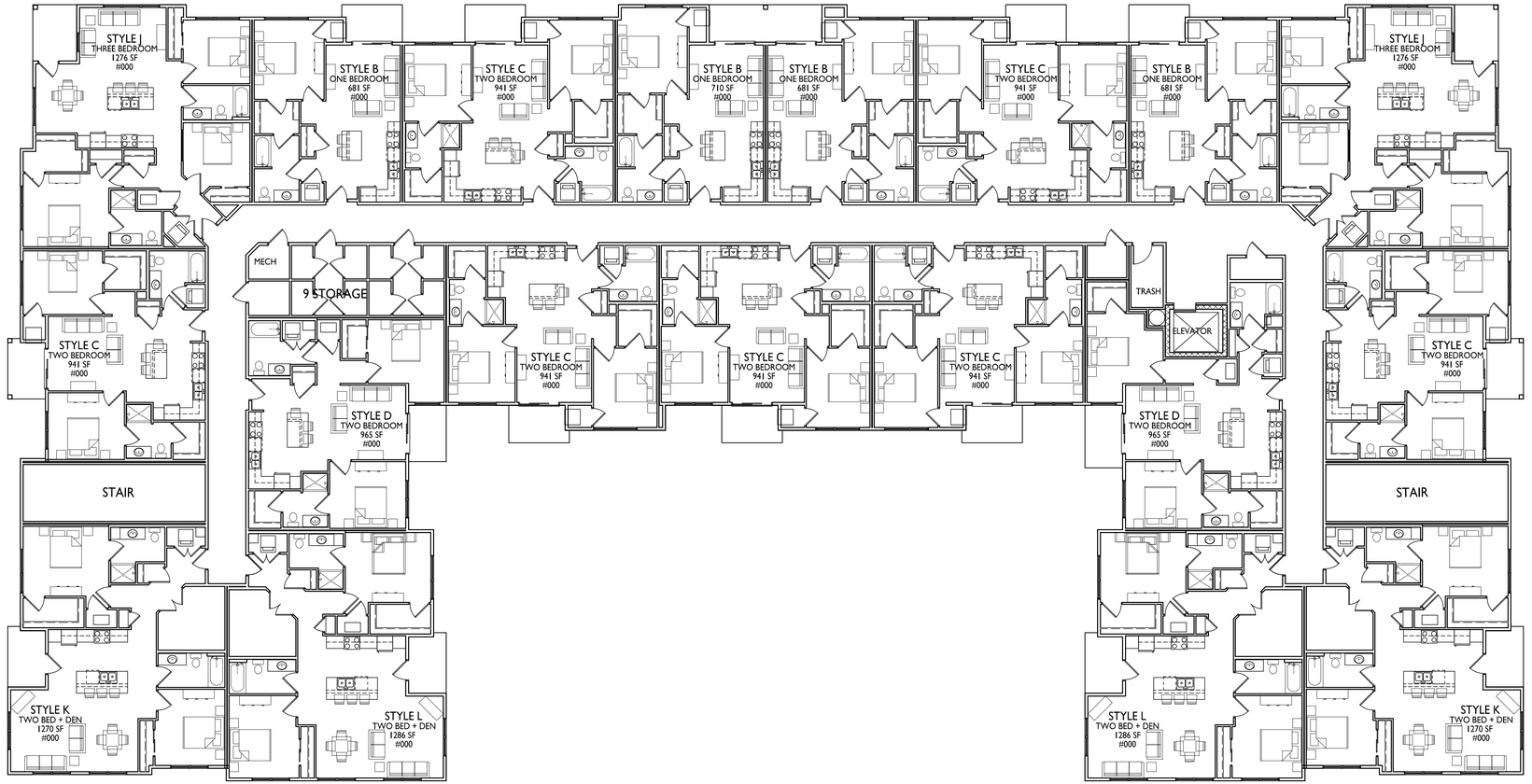


1 A-1.3 THIRD FLOOR PLAN

3/32" = 1'-0"

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Middleton, WI 53562

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PROJECT TITLE

Summit Ridge
Lincoln Avenue
Capital

4649 Verona Road
Madison, Wisconsin

SHEET TITLE

Third Floor Plan

SHEET NUMBER

A-1.3

PROJECT NO. 2207

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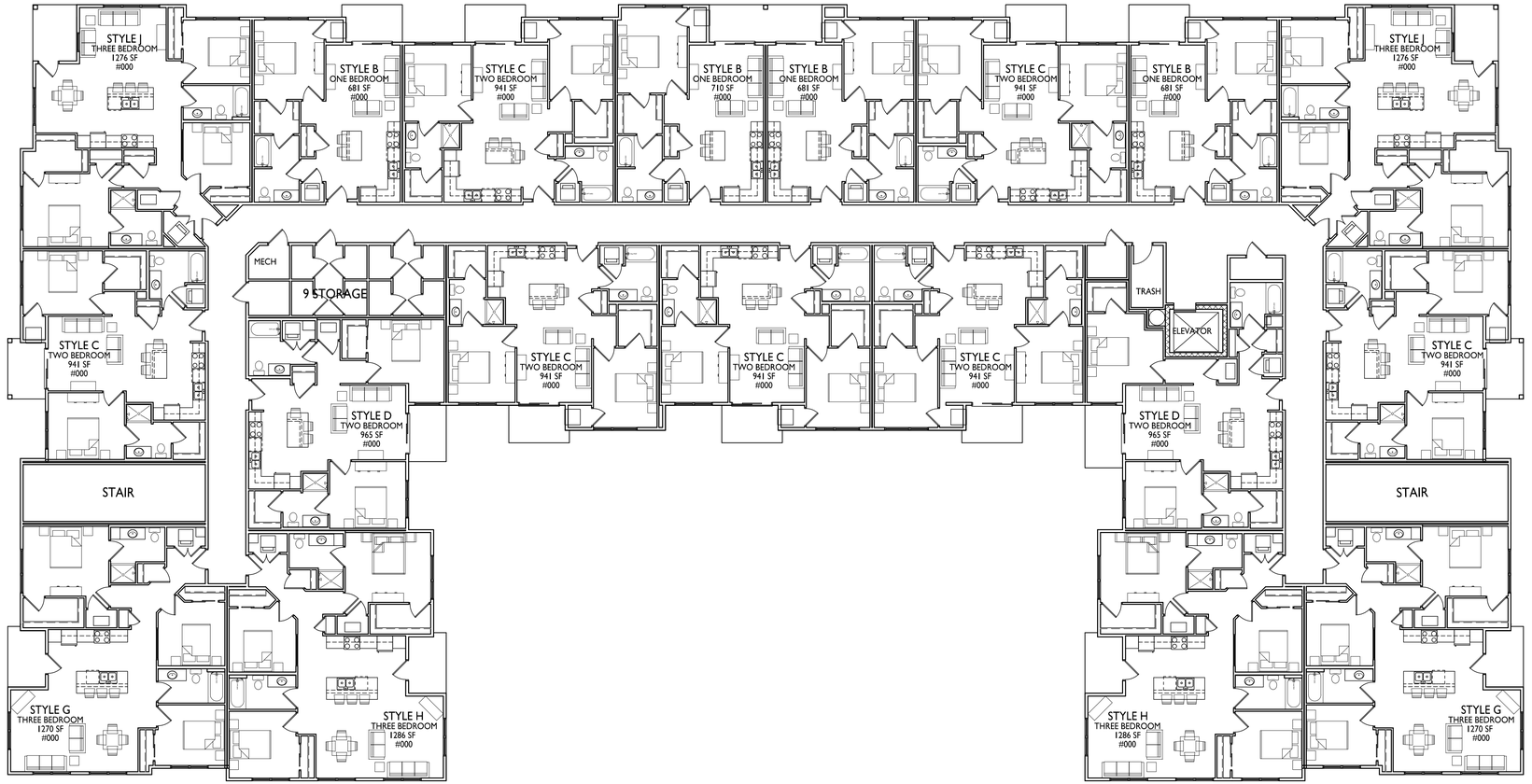


1 A-1.4 FOURTH FLOOR PLAN

3/32" = 1'-0"

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PROJECT TITLE

Summit Ridge
Lincoln Avenue
Capital

4649 Verona Road
Madison, Wisconsin

SHEET TITLE

Fourth Floor Plan

SHEET NUMBER

A-1.4

PROJECT NO. 2207

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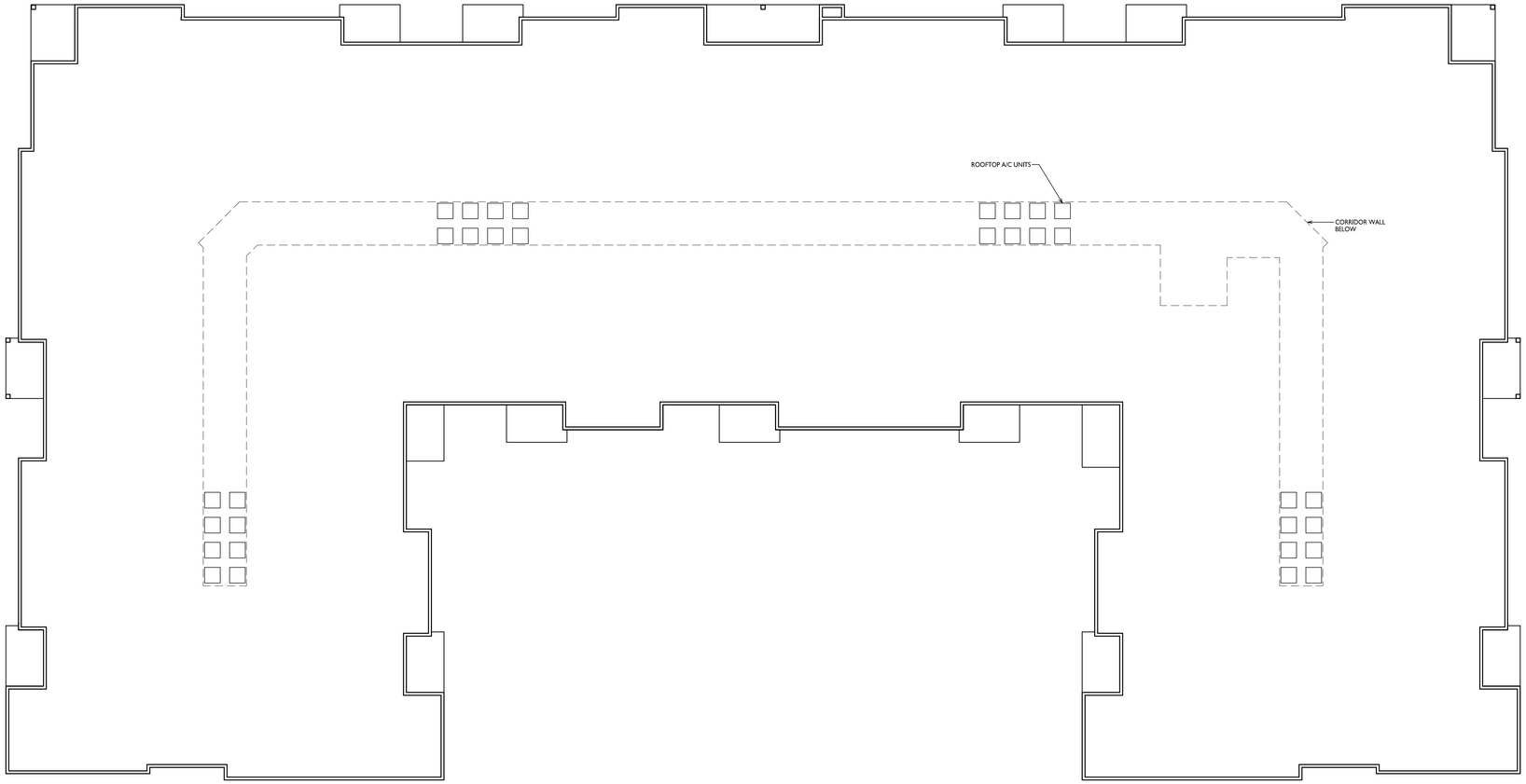


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PROJECT TITLE
Summit Ridge
Lincoln Avenue
Capital

4649 Verona Road
Madison, Wisconsin

SHEET TITLE
Roof Plan

SHEET NUMBER
A-1.5

1 / A-1.5 ROOF PLAN
3/32" = 1'-0"

PROJECT NO. 2207

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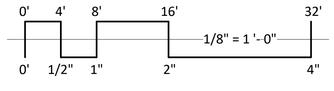
1 A201 ELEVATION - NORTH
1/8" = 1'-0"

2 A201 ELEVATION - SOUTH
1/8" = 1'-0"




| EXTERIOR MATERIAL SCHEDULE | | | | | |
|---|---|---|---|---|---|
| BUILDING ELEMENT | MANUFACTURER | COLOR | BUILDING ELEMENT | MANUFACTURER | COLOR |
| (#1) - COMPOSITE LAP SIDING 6" - 4" - 6" | JAMES HARDIE | NIGHT GRAY | (#6) - COLUMN WRAP | JAMES HARDIE | ARCTIC WHITE |
| (#2) - COMPOSITE LAP SIDING 6" - 4" - 6" | JAMES HARDIE | LIGHT MIST | (#7) - COMPOSITE WINDOWS | ANDERSEN 100 | WHITE |
| (#3) - COMPOSITE PANEL | JAMES HARDIE - SMOOTH | ARCTIC WHITE | (#8) - ALUM. STOREFRONT | N/A | WHITE |
| COMPOSITE TRIM | JAMES HARDIE | ARCTIC WHITE | CANOPY & BAY SOFFITS | JAMES HARDIE | ARCTIC WHITE |
| (#4) - BRICK VENEER | N/A | CREAM | TREATED-EXPOSED DECK BEAMS | N/A | BROWN TREATED |
| (#5) - CAST STONE BANDS & HEADERS | N/A | CREAM | (#9) - RAILING & HANDRAILS | SUPERIOR | BLACK |
| | | | (#10) - ASPHALT SHINGLE ROOF | N/A | N/A |

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Middleton, WI 53562

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NOT FOR CONSTRUCTION

PROJECT TITLE
Summit Ridge
Lincoln Avenue
Capital

4649 Werona Road
Madison, Wisconsin

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
A201

PROJECT NUMBER 2207

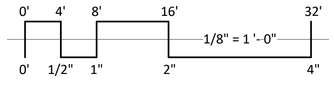
© Knothe & Bruce Architects, LLC

1 A202 ELEVATION - WEST
1/8" = 1'-0"

2 A202 ELEVATION - WEST INTERIOR
1/8" = 1'-0"

3 A202 ELEVATION - EAST
1/8" = 1'-0"

4 A202 ELEVATION - EAST INTERIOR
1/8" = 1'-0"




| EXTERIOR MATERIAL SCHEDULE | | | | | |
|---|---|---|---|---|---|
| BUILDING ELEMENT | MANUFACTURER | COLOR | BUILDING ELEMENT | MANUFACTURER | COLOR |
| (#1) - COMPOSITE LAP SIDING 6" - 4" - 6" | JAMES HARDIE | NIGHT GRAY | (#6) - COLUMN WRAP | JAMES HARDIE | ARCTIC WHITE |
| (#2) - COMPOSITE LAP SIDING 6" - 4" - 6" | JAMES HARDIE | LIGHT MIST | (#7) - COMPOSITE WINDOWS | ANDERSEN 100 | WHITE |
| (#3) - COMPOSITE PANEL | JAMES HARDIE - SMOOTH | ARCTIC WHITE | (#8) - ALUM. STOREFRONT | N/A | WHITE |
| COMPOSITE TRIM | JAMES HARDIE | ARCTIC WHITE | CANOPY & BAY SOFFITS | JAMES HARDIE | ARCTIC WHITE |
| (#4) - BRICK VENEER | N/A | CREAM | TREATED-EXPOSED DECK BEAMS | N/A | BROWN TREATED |
| (#5) - CAST STONE BANDS & HEADERS | N/A | CREAM | (#9) - RAILING & HANDRAILS | SUPERIOR | BLACK |
| | | | (#10) - ASPHALT SHINGLE ROOF | N/A | N/A |

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PROJECT TITLE
Summit Ridge
Lincoln Avenue
Capital

4649 Werona Road
Madison, Wisconsin

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
A202

PROJECT NUMBER 2207

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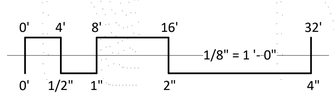
1 A203 COLORED ELEVATION - NORTH
1/8" = 1'-0"

2 A203 COLORED ELEVATION - SOUTH
1/8" = 1'-0"




| EXTERIOR MATERIAL SCHEDULE | | | | | |
|---|---|---|---|---|---|
| BUILDING ELEMENT | MANUFACTURER | COLOR | BUILDING ELEMENT | MANUFACTURER | COLOR |
| (#1) - COMPOSITE LAP SIDING 6" - 4" - 6" | JAMES HARDIE | NIGHT GRAY | (#6) - COLUMN WRAP | JAMES HARDIE | ARCTIC WHITE |
| (#2) - COMPOSITE LAP SIDING 6" - 4" - 6" | JAMES HARDIE | LIGHT MIST | (#7) - COMPOSITE WINDOWS | ANDERSEN 100 | WHITE |
| (#3) - COMPOSITE PANEL | JAMES HARDIE - SMOOTH | ARCTIC WHITE | (#8) - ALUM. STOREFRONT | N/A | WHITE |
| COMPOSITE TRIM | JAMES HARDIE | ARCTIC WHITE | CANOPY & BAY SOFFITS | JAMES HARDIE | ARCTIC WHITE |
| (#4) - BRICK VENEER | N/A | CREAM | TREATED-EXPOSED DECK BEAMS | N/A | BROWN TREATED |
| (#5) - CAST STONE BANDS & HEADERS | N/A | CREAM | (#9) - RAILING & HANDRAILS | SUPERIOR | BLACK |
| | | | (#10) - ASPHALT SHINGLE ROOF | N/A | N/A |

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Middleton, WI 53562

ISSUED

PROJECT TITLE
Summit Ridge
Lincoln Avenue
Capital

4649 Werona Road
Madison, Wisconsin

SHEET TITLE
EXTERIOR
ELEVATIONS
COLORED

SHEET NUMBER
A203

PROJECT NUMBER 2207

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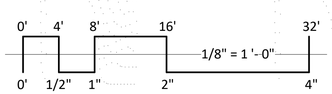
1 A204 COLORED ELEVATION - WEST
1/8" = 1'-0"

2 A204 COLORED ELEVATION - WEST INTERIOR
1/8" = 1'-0"

3 A204 COLORED ELEVATION - EAST
1/8" = 1'-0"

4 A204 COLORED ELEVATION - EAST INTERIOR
1/8" = 1'-0"




EXTERIOR MATERIAL SCHEDULE

| BUILDING ELEMENT | MANUFACTURER | COLOR | BUILDING ELEMENT | MANUFACTURER | COLOR |
|---|---|---|---|---|---|
| (#1) - COMPOSITE LAP SIDING 6" - 4" - 6" | JAMES HARDIE | NIGHT GRAY | (#6) - COLUMN WRAP | JAMES HARDIE | ARCTIC WHITE |
| (#2) - COMPOSITE LAP SIDING 6" - 4" - 6" | JAMES HARDIE | LIGHT MIST | (#7) - COMPOSITE WINDOWS | ANDERSEN 100 | WHITE |
| (#3) - COMPOSITE PANEL | JAMES HARDIE - SMOOTH | ARCTIC WHITE | (#8) - ALUM. STOREFRONT | N/A | WHITE |
| COMPOSITE TRIM | JAMES HARDIE | ARCTIC WHITE | CANOPY & BAY SOFFITS | JAMES HARDIE | ARCTIC WHITE |
| (#4) - BRICK VENEER | N/A | CREAM | TREATED-EXPOSED DECK BEAMS | N/A | BROWN TREATED |
| (#5) - CAST STONE BANDS & HEADERS | N/A | CREAM | (#9) - RAILING & HANDRAILS | SUPERIOR | BLACK |
| | | | (#10) - ASPHALT SHINGLE ROOF | N/A | N/A |

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Middleton, WI 53562

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PROJECT TITLE
Summit Ridge
Lincoln Avenue
Capital

4649 Werona Road
Madison, Wisconsin

SHEET TITLE
EXTERIOR
ELEVATIONS
COLORED

SHEET NUMBER
A204

PROJECT NUMBER 2207

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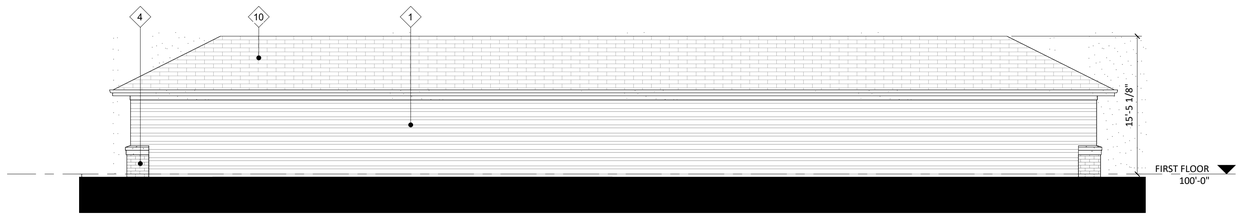
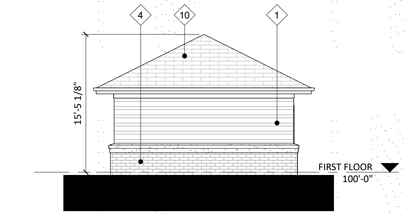
1 A205 GARAGE ELEVATION - NORTH
1/8" = 1'-0"



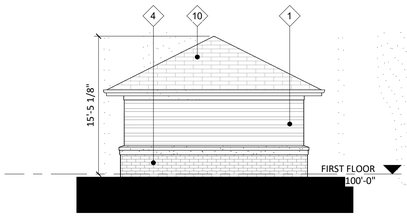

2 A205 GARAGE ELEVATION - SOUTH
1/8" = 1'-0"

5 A205 COLORED GARAGE ELEVATION - NORTH
1/8" = 1'-0"

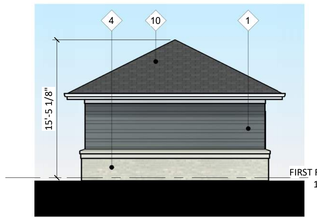
6 A205 COLORED GARAGE ELEVATION - SOUTH
1/8" = 1'-0"



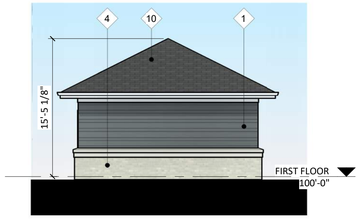

3 A205 GARAGE ELEVATION - EAST
1/8" = 1'-0"



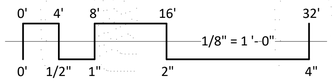

4 A205 GARAGE ELEVATION - WEST
1/8" = 1'-0"




7 A205 COLORED GARAGE ELEVATION - EAST
1/8" = 1'-0"




8 A205 COLORED GARAGE ELEVATION - WEST
1/8" = 1'-0"




EXTERIOR MATERIAL SCHEDULE

| BUILDING ELEMENT | MANUFACTURER | COLOR | BUILDING ELEMENT | MANUFACTURER | COLOR |
|---|---|---|---|---|---|
| (#1) - COMPOSITE LAP SIDING 6" - 4" - 6" | JAMES HARDIE | NIGHT GRAY | (#6) - COLUMN WRAP | JAMES HARDIE | ARCTIC WHITE |
| (#2) - COMPOSITE LAP SIDING 6" - 4" - 6" | JAMES HARDIE | LIGHT MIST | (#7) - COMPOSITE WINDOWS | ANDERSEN 100 | WHITE |
| (#3) - COMPOSITE PANEL | JAMES HARDIE - SMOOTH | ARCTIC WHITE | (#8) - ALUM. STOREFRONT | N/A | WHITE |
| COMPOSITE TRIM | JAMES HARDIE | ARCTIC WHITE | CANOPY & BAY SOFFITS | JAMES HARDIE | ARCTIC WHITE |
| (#4) - BRICK VENEER | N/A | CREAM | TREATED-EXPOSED DECK BEAMS | N/A | BROWN TREATED |
| (#5) - CAST STONE BANDS & HEADERS | N/A | CREAM | (#9) - RAILING & HANDRAILS | SUPERIOR | BLACK |
| | | | (#10) - ASPHALT SHINGLE ROOF | N/A | N/A |

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7601 University Ave. #201
Middleton, WI 53562

ISSUED

PROJECT TITLE
Summit Ridge
Lincoln Avenue
Capital

4649 Werona Road
Madison, Wisconsin

SHEET TITLE
EXTERIOR GARAGE ELEVATIONS

SHEET NUMBER
A205

PROJECT NUMBER 2207

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NORTH WEST CORNER

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SOUTH EAST CORNER

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SOUTH COURTYARD
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