



# EXISTING CONDITIONS SURVEY

PART OF LOT 2 OF CERTIFIED SURVEY MAP No. 11895, RECORDED IN VOLUME 72, PAGES 319-324, AS DOCUMENT No. 4214790, ALSO LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



VICINITY MAP  
SECTION 34, 1/4, R.E.  
CITY OF MADISON  
SCALE 1"=500'

LEGEND	
●	1 1/4" REBAR FOUND
●	3/4" REBAR FOUND
●	BENCHMARK
—	SIGN
⊙	SANITARY MANHOLE
⊙	HYDRANT
⊙	WATER VALVE
⊙	STORM MANHOLE
⊙	ROUND CASTED INLET
⊙	CURB INLET
⊙	LIGHT POLE
⊙	DECIDUOUS TREE
⊙	CONIFEROUS TREE
—	PLAT BOUNDARY
—	CHORD LINE
—	CENTERLINE
—	RIGHT-OF-WAY LINE
—	SETBACK LINE
—	SECTION LINE
—	PROPERTY LINE
—	EASEMENT LINE
—	EDGE OF PAVEMENT
—	CONCRETE CURB & GUTTER
—	SANITARY SEWER
—	WATER LINE
—	STORM SEWER
—	UNDERGROUND TELEPHONE
—	UNDERGROUND CABLE
—	BUILDING
—	WALL LINE
—	INDEX CONTOUR
—	875- INTERMEDIATE CONTOUR
—	874- SPOT ELEVATION
—	CONCRETE PAVEMENT
—	CONCRETE PAVEMENT
—	BUILDING
—	END OF FLAGGED UTILITIES

## NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JUNE 12-13, 2018.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, BEARS S89°16'05"W (RECORDED AS S 89°16'08" W).
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 34, 1/4, R.E., ELEVATION = 1120.69'
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
- 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. 20182315061, 20182315061, 20182315061, 20182315039 WITH A CLEAR DATE OF JUNE 11, 2018.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:  
CITY OF MADISON  
MGE (ELECTRIC AND GAS)  
FRONTIER COMMUNICATIONS  
ALLIANT ENERGY (ELECTRIC AND GAS)  
CHARTER COMMUNICATIONS  
TDS TELECOM - VERONA
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.

## LEGAL DESCRIPTION

PART OF LOT 2 OF CERTIFIED SURVEY MAP No. 11895, RECORDED IN VOLUME 72, PAGES 319-324, AS DOCUMENT No. 4214790, ALSO LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

DATE



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MADISON REGIONAL OFFICE  
181 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:

SCHETCHWORKS  
ARCHITECTURE, LLC.

CLIENT ADDRESS:

7780 ELMWOOD AVE, STE 208  
MIDDLETON, WI 53562

PROJECT:

WALDORF  
APARTMENTS

PROJECT LOCATION:

CITY OF MADISON, WI  
DANE COUNTY



Design/Drawn: ZMR  
Approved: TJB

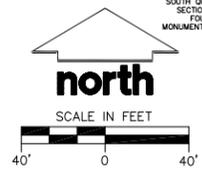
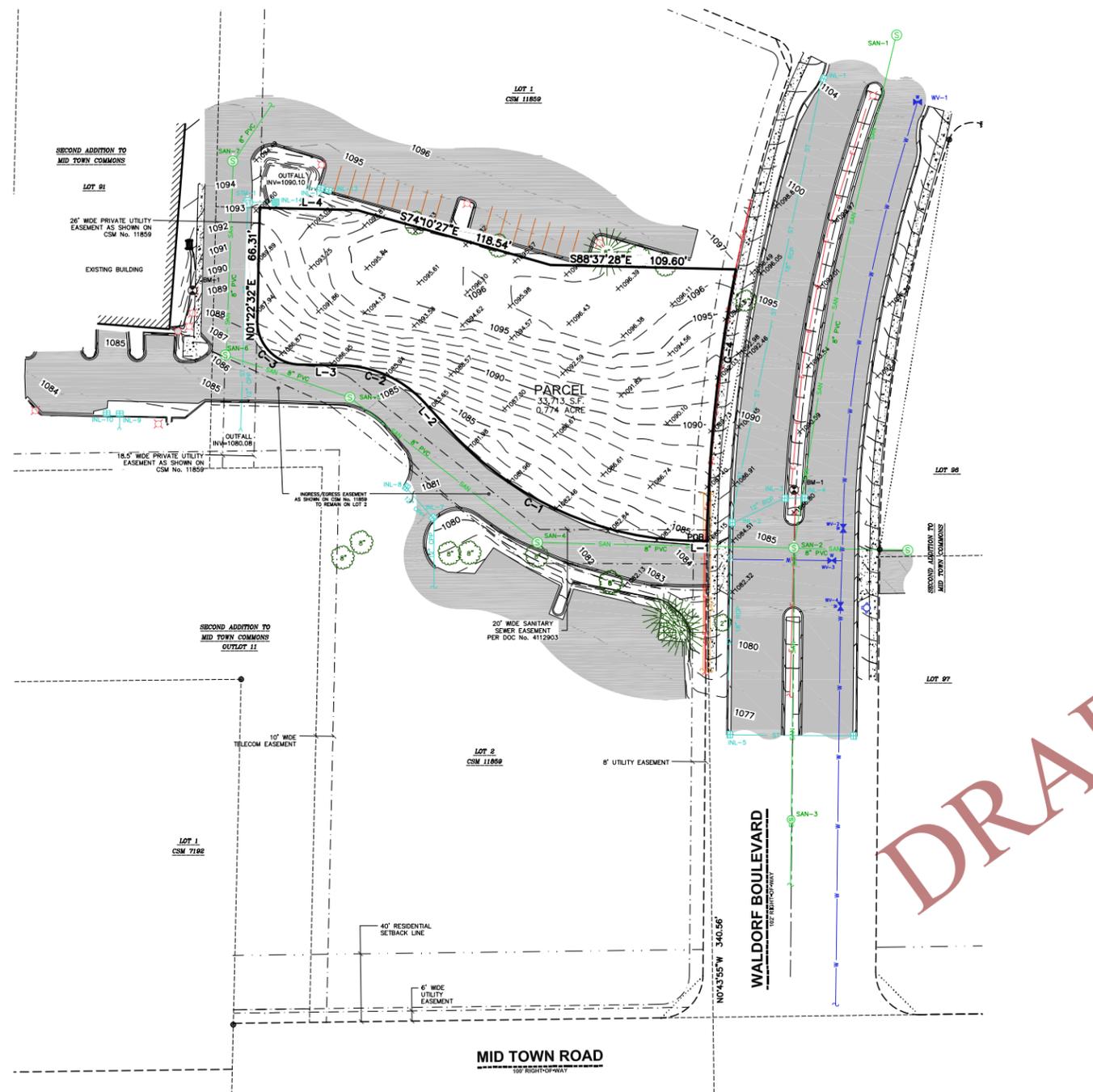
SHEET TITLE  
**EXISTING  
CONDITIONS  
SURVEY**

MAP NO: D-\*

SHEET NUMBER

**1 OF 1**

JSD PROJECT NO: 18-0633



STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	1103.88	S	1100.38	18"	RCP
		N	1100.38	18"	RCP
		E	1100.38	18"	RCP
INL-2	1085.02	S	1081.02	18"	RCP
		N	1081.07	18"	RCP
		NE	1081.29	12"	RCP
INL-3	1086.82	SW	1082.14	12"	RCP
		E	1082.20	12"	RCP
		W	1082.33	12"	RCP
INL-4	1086.77	E	1082.67	12"	RCP
		S	1070.44	18"	RCP
		N	1070.58	18"	RCP
INL-5	1075.68	E	1070.88	12"	RCP
		S	1074.24	12"	CPP
		NW	1076.29	12"	CPP
INL-8	1081.14	SE	1077.44	12"	CPP
		W	1089.95	12"	CPP
INL-14	1089.95	W	1085.01	12"	CPP

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1106.28	S	1093.53	8"	PVC
		W	1093.53	8"	PVC
		N	1095.53	8"	PVC
		E	1093.62	8"	PVC
SAN-2	1084.81	S	1073.60	8"	PVC
		W	1073.74	8"	PVC
		N	1073.76	8"	PVC
		E	1073.76	8"	PVC
SAN-4	1081.26	E	1074.24	8"	PVC
		NW	1074.43	8"	PVC
		SE	1075.50	8"	PVC
SAN-5	1085.92	NW	1075.94	8"	PVC
		SE	1076.54	8"	PVC
		N	1076.70	8"	PVC
SAN-6	1086.62	N	1076.70	8"	PVC
		S	1080.63	8"	PVC
SAN-7	1094.59	NE	1080.77	8"	PVC
		SE	1080.77	8"	PVC

STORM SEWER MANHOLE					
MANHOLE ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	1093.32	S	1084.53	12"	CPP
		E	1084.53	12"	CPP

WATER VALVES					
VALVE No.	SIZE	RIM ELEVATION	INVERT	TOP NUT ELEVATION	PIPE INVERT
WV-1	8"	1104.58	TN	1098.88	1096.73
WV-2	8"	1085.37	TN	1080.77	1078.62
WV-3	8"	1084.03	TN	1078.73	1076.58
WV-4	8"	1081.87	TN	1076.37	1074.22

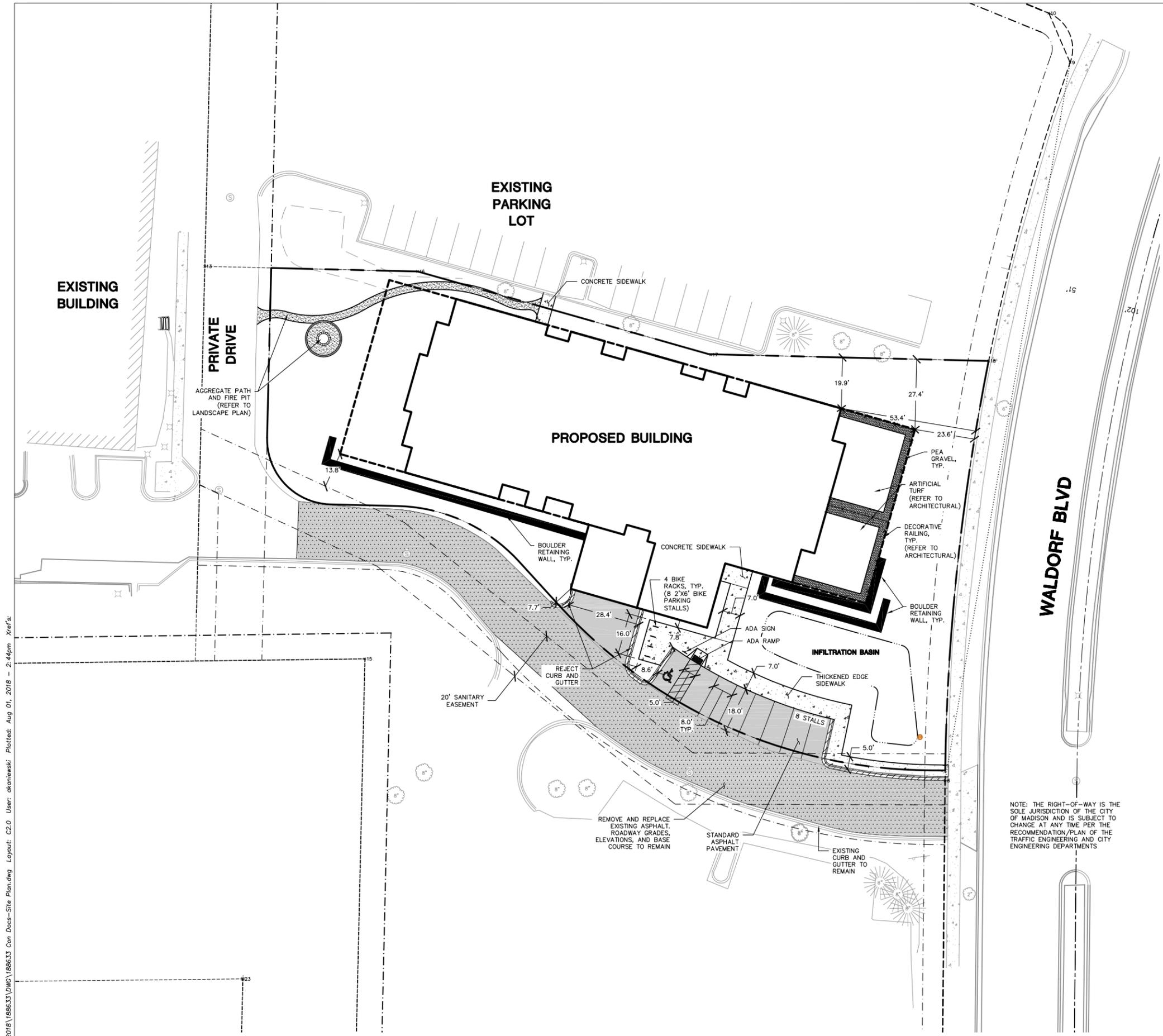
BENCHMARKS			
BENCH MARK	ELEVATION	DESCRIPTION	
BM-1	1088.33	CHISELED SQUARE ON NORTHWEST CORNER OF LIGHT POLE BASE IN WALDORF BLVD MEDIAN	
BM-2	1093.30	CHISELED SQUARE ON NORTHWEST CORNER OF LIGHT POLE BASE WEST OF SITE	

\*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C-1	163.66'	198.50'	86.80'	47°14'18"	159.06'	N66°03'43"W
C-2	53.60'	66.50'	28.35'	46°10'50"	52.16'	N65°32'00"W
C-3	40.05'	25.50'	25.50'	89°59'32"	36.06'	N43°37'28"W
C-4	161.16'	876.00'	80.81'	10°32'26"	160.93'	S6°04'23"W

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N89°40'54"W	5.92'
L-2	N42°26'33"W	23.26'
L-3	N88°37'28"W	26.24'
L-4	S88°37'28"E	57.42'

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**LEGEND (PROPOSED)**

---	PROPERTY LINE
- - -	EASEMENT LINE
---	BUILDING LINE
---	BUILDING - UNDERGROUND FOOTPRINT
---	EDGE OF CONCRETE
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT
---	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
---	LIGHT POLE
---	DECORATIVE RAILING
---	BOULDER RETAINING WALL

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
  - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON REQUIREMENTS.
  - NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
  - THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE DNR WRAPP PERMIT APPLICATION STANDARDS.
  - 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.

- SITE PLAN NOTES**
- ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
  - ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
  - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF MADISON.
  - 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.
  - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
  - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
  - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
  - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
  - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
  - 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMP.
  - 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 MUNICIPALITY SPECIFICATIONS.



**JSD**  
Professional Services, Inc.  
Engineers • Surveyors • Planners

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P. 608.848.5060

---

CLIENT:



**Sketchworks**  
architecture

---

CLIENT ADDRESS:  
**7780 ELMWOOD AVE, SUITE 208  
MIDDLETON, WI 53562**

---

PROJECT:  
**MIDTOWN RESERVE  
APARTMENTS**

---

PROJECT LOCATION:  
**CITY OF MADISON, WI  
DANE COUNTY**

---

PLAN MODIFICATIONS:

#	Date	Description
1	07.18.18	UDC INFORMATIONAL SUBMITTAL
2	08.01.18	PRICING SET
3		
4		
5		
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Design/Drawn:  
Approved:

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SHEET TITLE:  
**SITE PLAN**

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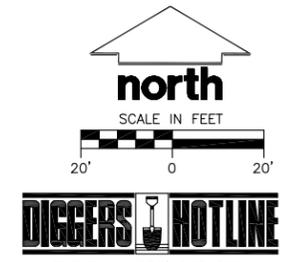
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**C2.0**

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JSD PROJECT NO: 18-0633

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**PRELIMINARY  
NOT FOR CONSTRUCTION** Toll Free (800) 242-8511



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MIDTOWN RESERVE  
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PLAN MODIFICATIONS:

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1	07.18.18	UDC INFORMATIONAL SUBMITTAL
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3		
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Design/Drawn:

Approved:

SHEET TITLE:  
GRADING AND EROSION  
CONTROL PLAN

SHEET NUMBER:

C3.0

JSD PROJECT NO: 18-0633

LEGEND (PROPOSED)

- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- UNDERGROUND PARKING
- - - 978 EXISTING 1' CONTOUR
- - - 980 EXISTING 5' CONTOUR
- - - 978 PROPOSED 1' CONTOUR
- - - 980 PROPOSED 5' CONTOUR
- ST STORM SEWER
- SILT FENCE
- SILT SOCK
- INLET PROTECTION, TYPE D

GENERAL NOTES

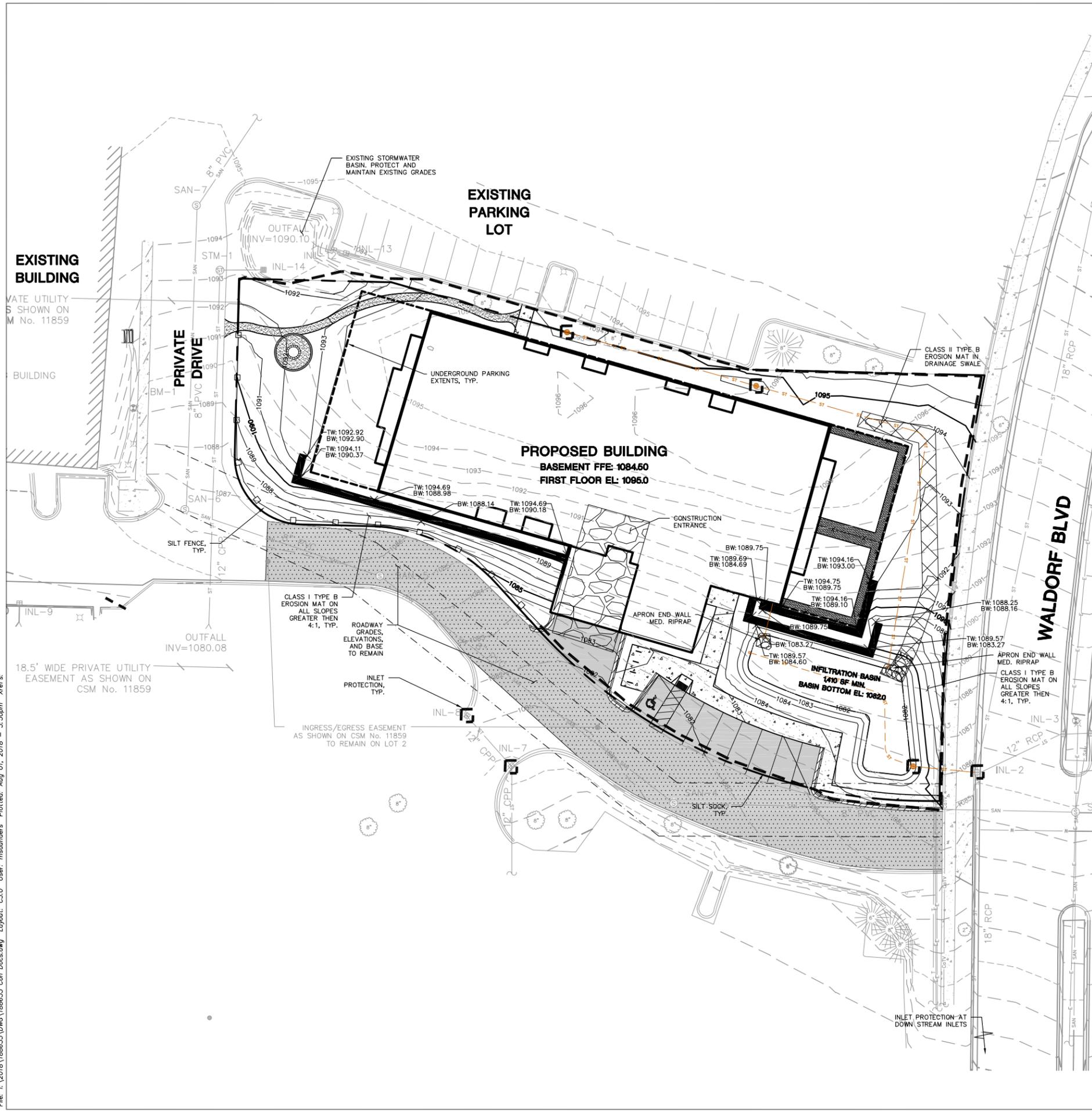
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON REQUIREMENTS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
- THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WDNR WRAPP PERMIT APPLICATION STANDARDS.
- 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.

GRADING AND SEEDING NOTES

- 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.
- 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.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
- IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- 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.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- 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% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
  - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
  - BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
  - 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.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. REFER BELOW TO "CSECR" NOTE NO. SIXTEEN (16) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERIM STABILIZATION.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- STABILIZATION PRACTICES:
  - 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:
    - 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.
  - 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.
  - 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

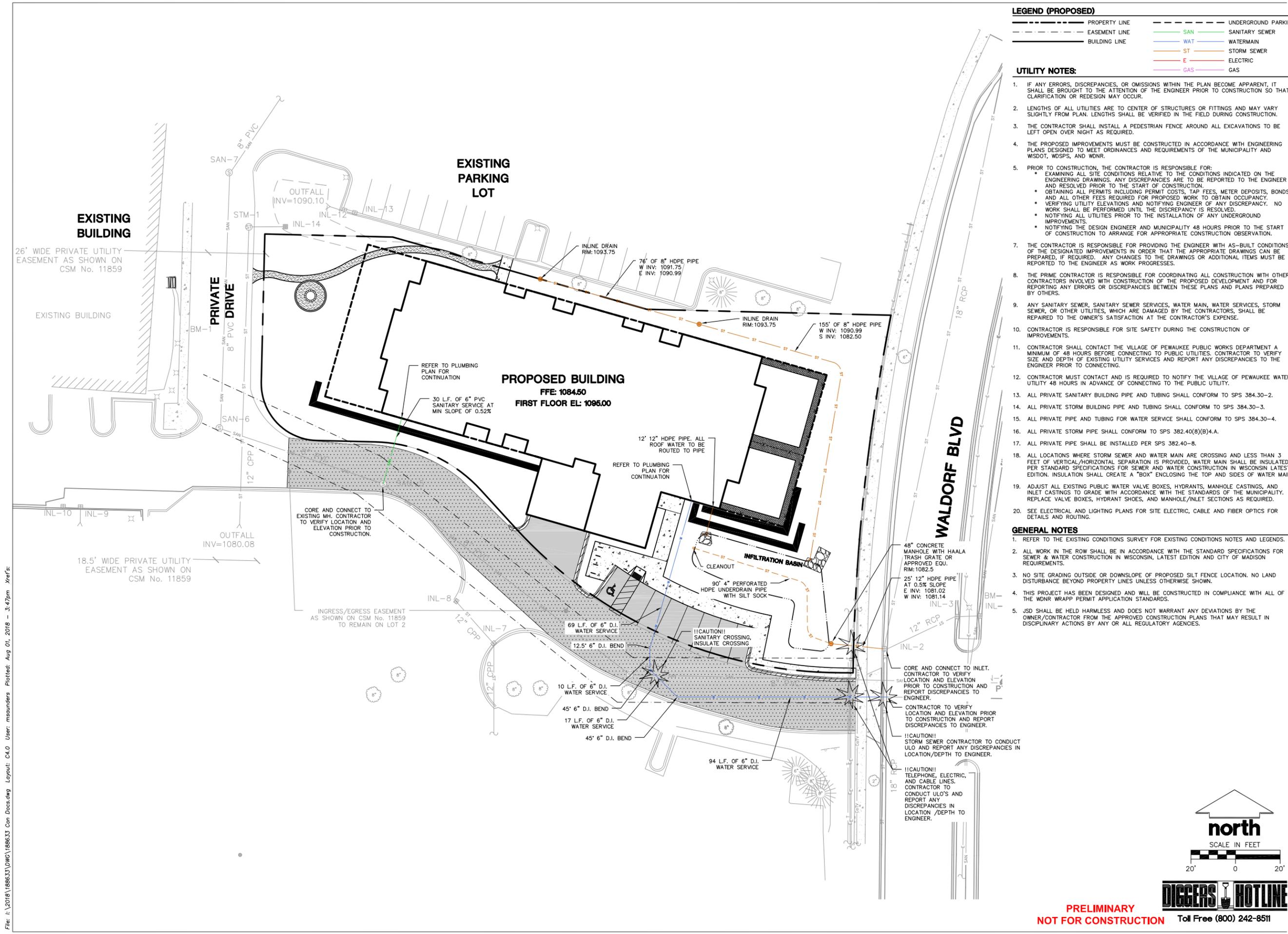


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**LEGEND (PROPOSED)**

---	PROPERTY LINE	---	UNDERGROUND PARKING
---	EASEMENT LINE	---	SANITARY SEWER
---	BUILDING LINE	---	WATERMAIN
---		---	STORM SEWER
---		---	ELECTRIC
---		---	GAS

- UTILITY NOTES:**
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
  - 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.
  - THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
  - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WSDOT, WSPS, AND WDRN.
  - PRIOR TO CONSTRUCTION, THE 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 UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
    - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
    - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
  - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
  - 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.
  - 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.
  - CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
  - CONTRACTOR SHALL CONTACT THE VILLAGE OF PEWAUKEE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
  - CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE VILLAGE OF PEWAUKEE WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
  - ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
  - ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
  - ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
  - ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(8)(B)4.A.
  - ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-8.
  - ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPARATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOX" ENVELOPING THE TOP AND SIDES OF WATER MAIN.
  - ADJUST ALL EXISTING PUBLIC WATER VALVE BOXES, HYDRANTS, MANHOLE CASTINGS, AND INLET CASTINGS TO GRADE WITH ACCORDANCE WITH THE STANDARDS OF THE MUNICIPALITY. REPLACE VALVE BOXES, HYDRANT SHOES, AND MANHOLE/INLET SECTIONS AS REQUIRED.
  - SEE ELECTRICAL AND LIGHTING PLANS FOR SITE ELECTRIC, CABLE AND FIBER OPTICS FOR DETAILS AND ROUTING.

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
  - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON REQUIREMENTS.
  - NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
  - THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WDRN WRAPP PERMIT APPLICATION STANDARDS.
  - 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.



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P. 608.848.5060

---

CLIENT:



CLIENT ADDRESS:  
**7780 ELMWOOD AVE, SUITE 208  
MIDDLETON, WI 53562**

---

PROJECT:  
**MIDTOWN RESERVE  
APARTMENTS**

---

PROJECT LOCATION:  
**CITY OF MADISON, WI  
DANE COUNTY**

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PLAN MODIFICATIONS:

#	Date	Description
1	07.18.18	UDC INFORMATIONAL SUBMITTAL
2	08.01.18	PRICING SET
3		
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Design/Drawn:  
Approved:

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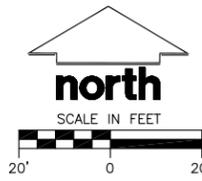
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**UTILITY PLAN**

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SHEET NUMBER:  
**C4.0**

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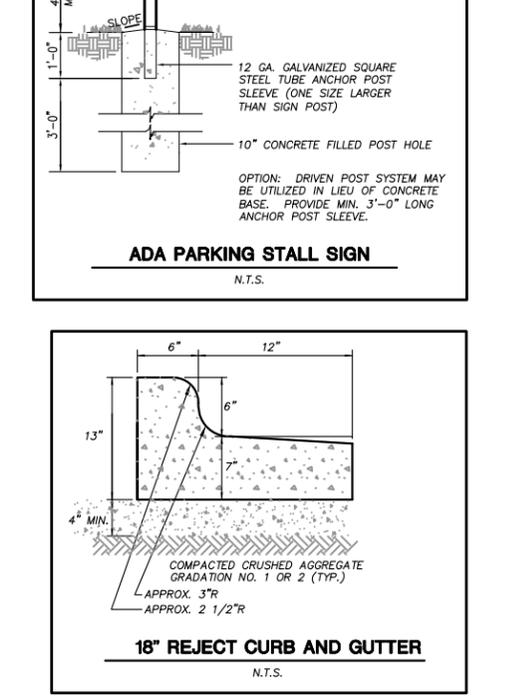
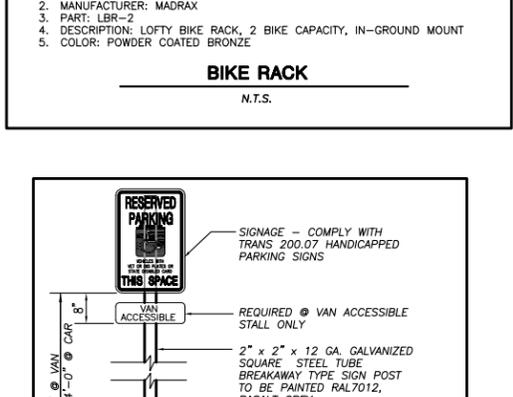
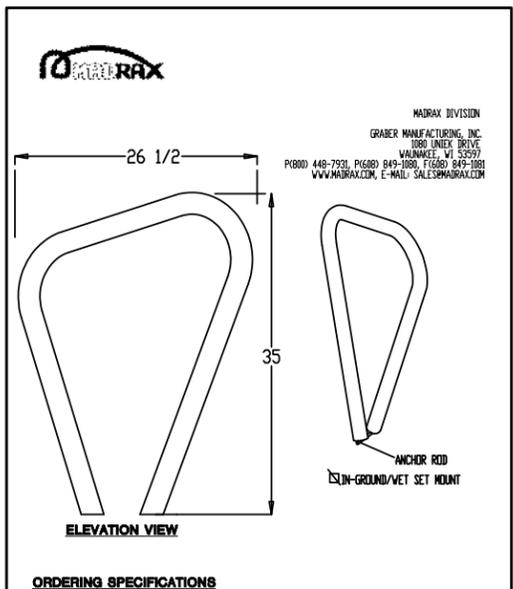
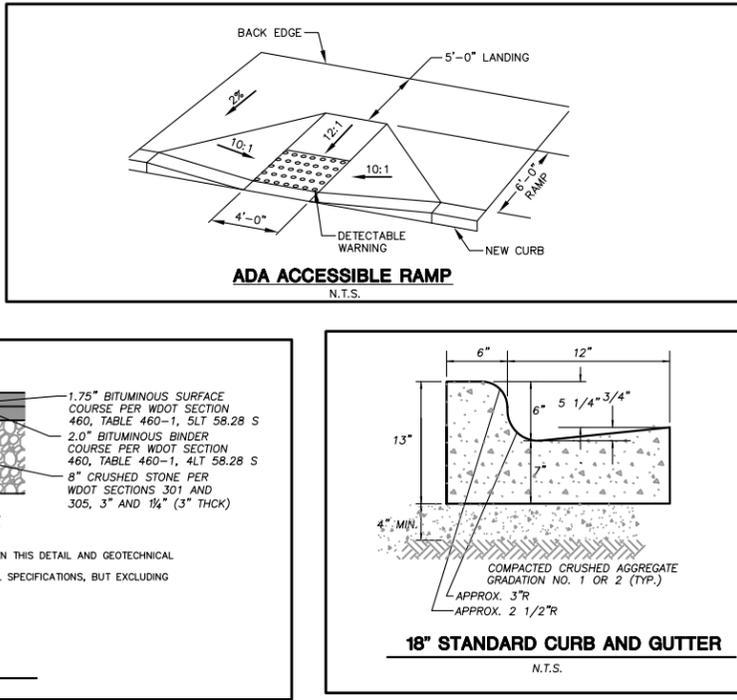
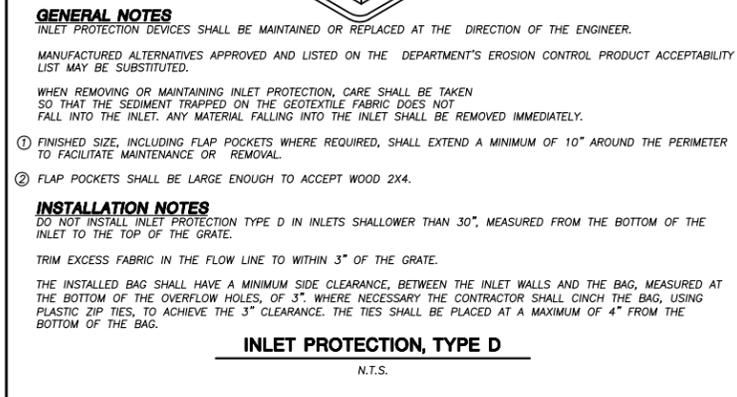
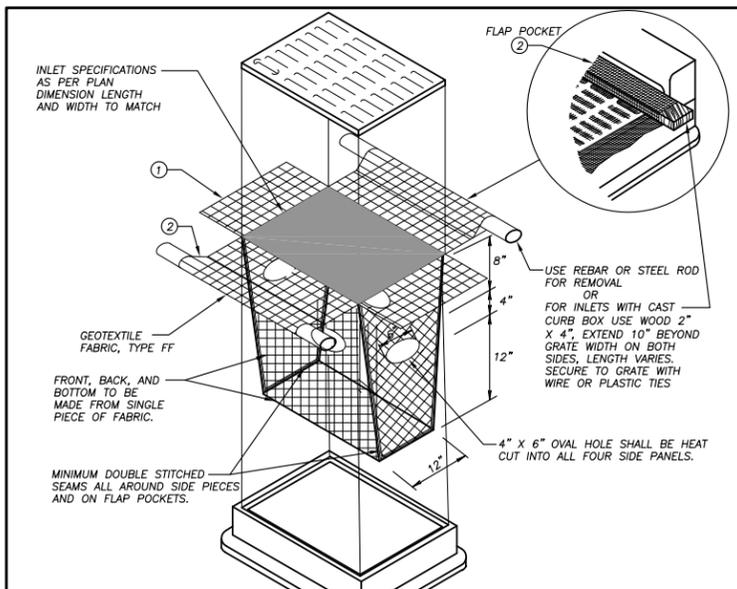
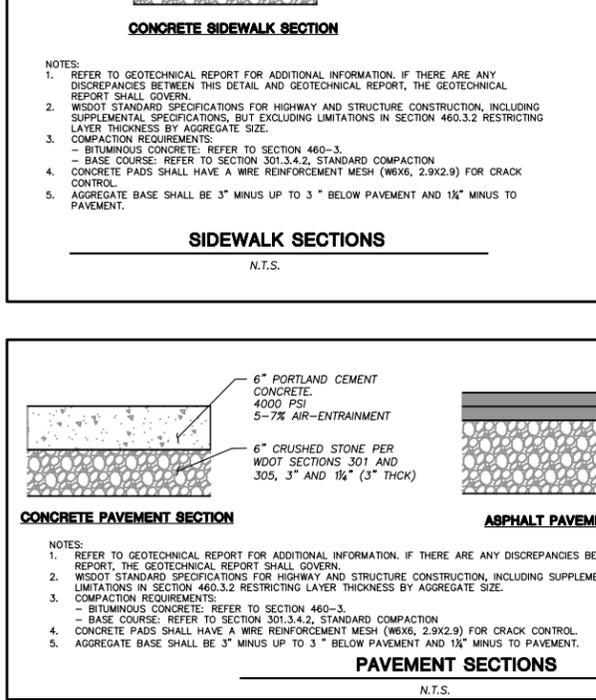
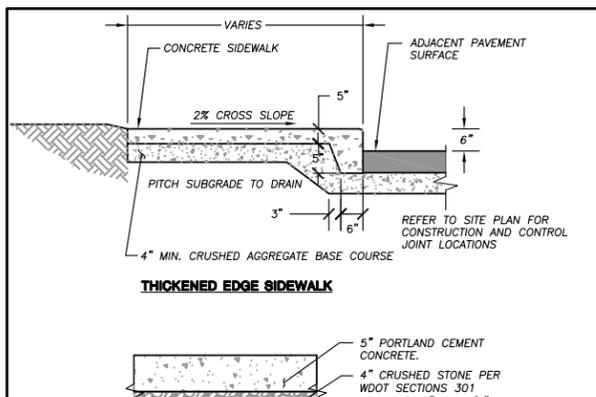
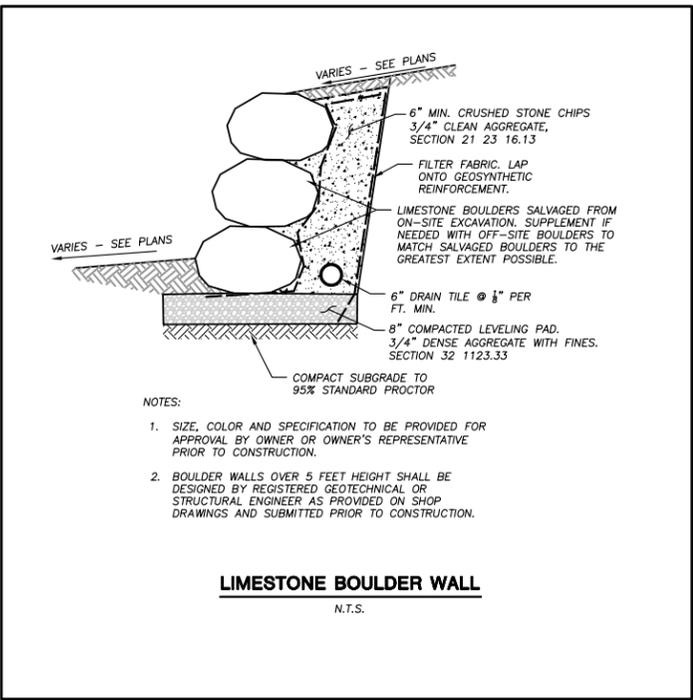
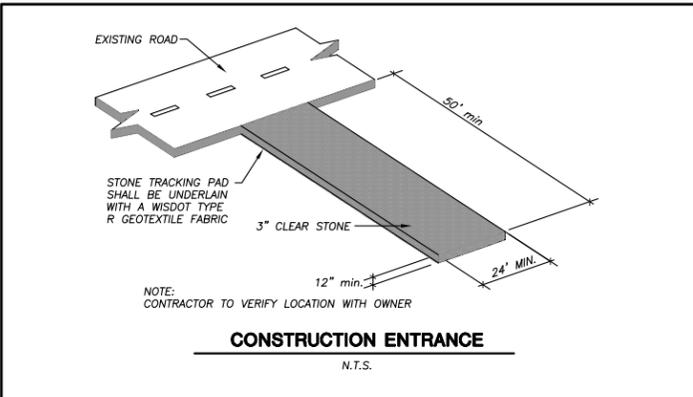
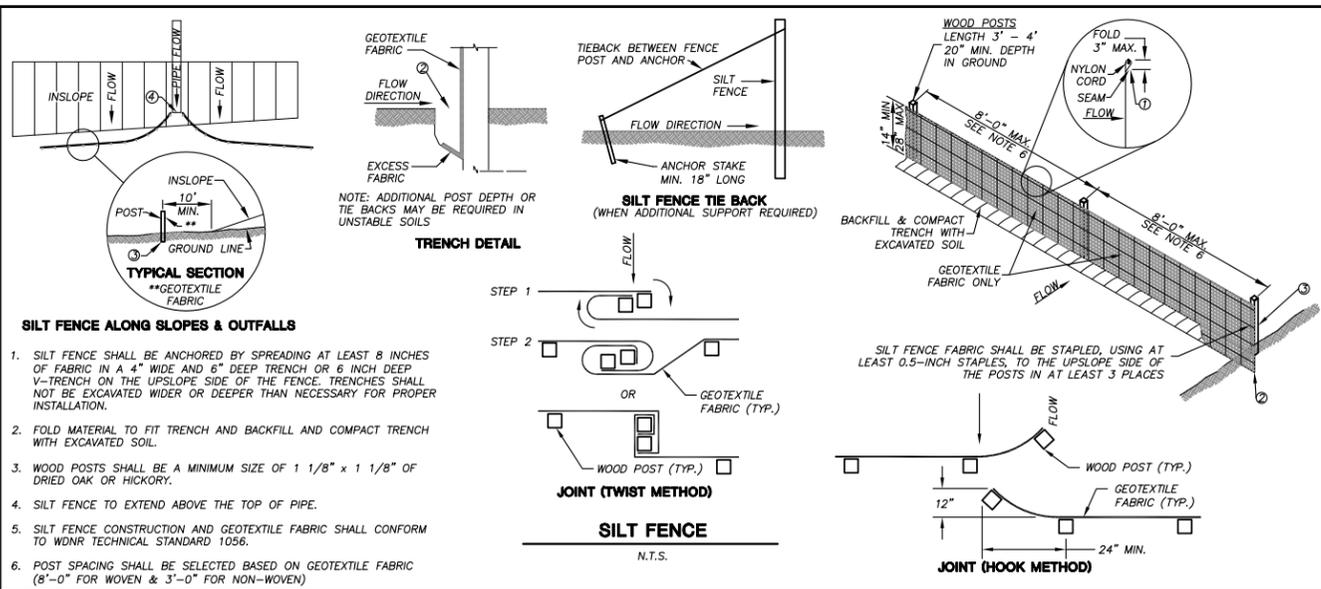
JSD PROJECT NO: 18-0633



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CLIENT:  
Sketchworks architecture

CLIENT ADDRESS:  
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MIDDLETON, WI 53562

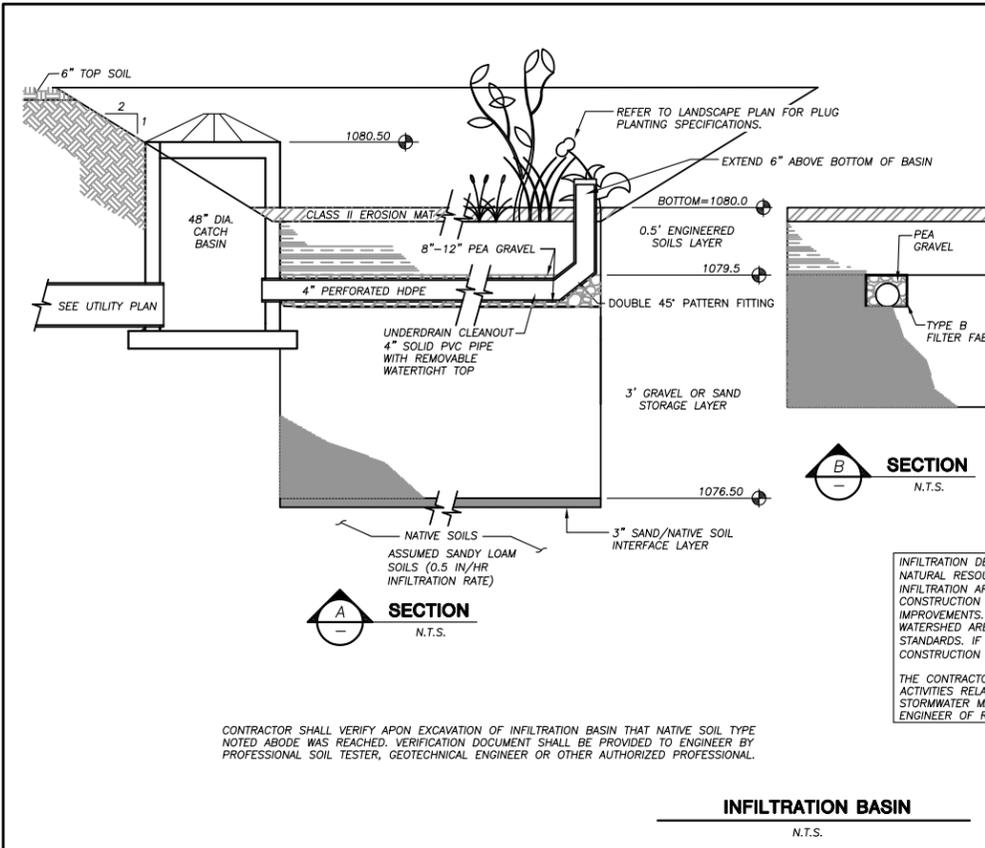
PROJECT:  
**MIDTOWN RESERVE APARTMENTS**

PROJECT LOCATION:  
**CITY OF MADISON, WI**  
DANE COUNTY

PRELIMINARY  
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JSD PROJECT NO: 18-0633

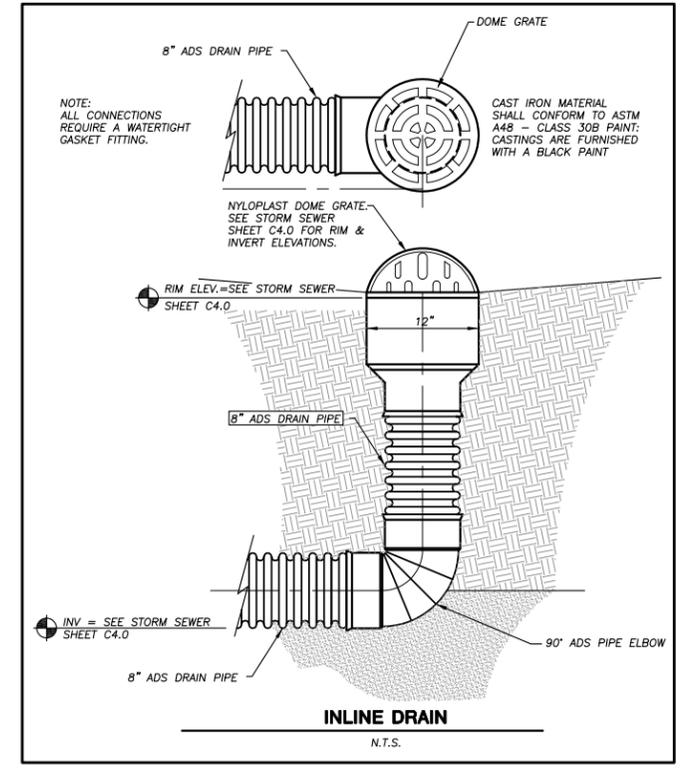


- GENERAL NOTES:**
- CONTRACTOR SHALL VERIFY APON EXCAVATION OF INFILTRATION BASIN THAT NATIVE SOIL TYPE NOTED ABOVE WAS REACHED. VERIFICATION DOCUMENT SHALL BE PROVIDED TO ENGINEER BY PROFESSIONAL SOIL TESTER, GEOTECHNICAL ENGINEER OR OTHER AUTHORIZED PROFESSIONAL.
  - CONTRACTOR SHALL INSTALL 6" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND AND 15% CERTIFIED COMPOST (SEE GENERAL NOTE 2).
  - CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
  - CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE CORRECT SOIL PROFILE WITH INFILTRATION RATE AS INTENDED HAS BEEN REACHED PRIOR TO BACKFILLING THE INFILTRATION BASIN.
  - IF ADDITIONAL EXCAVATION IS REQUIRED TO REACH THE CORRECT SOIL PROFILE, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BASIN TO THE ENGINEERED SOIL LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE BOTTOM OF THE INFILTRATION BASIN AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
  - RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
  - ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
  - OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

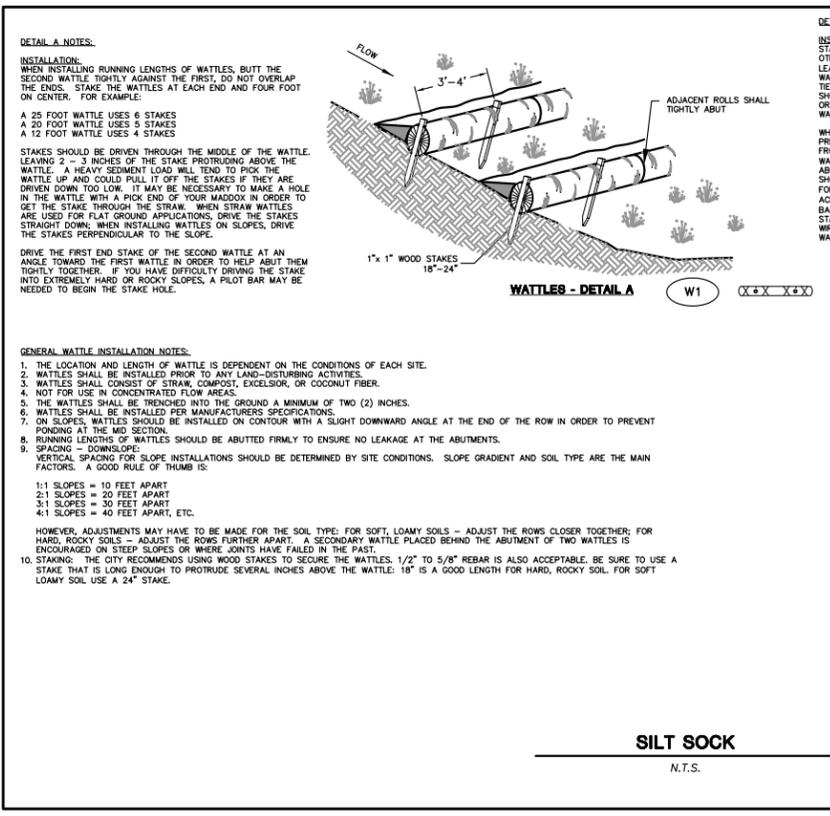
INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIOTENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIOTENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL VERIFY APON EXCAVATION OF INFILTRATION BASIN THAT NATIVE SOIL TYPE NOTED ABOVE WAS REACHED. VERIFICATION DOCUMENT SHALL BE PROVIDED TO ENGINEER BY PROFESSIONAL SOIL TESTER, GEOTECHNICAL ENGINEER OR OTHER AUTHORIZED PROFESSIONAL.

**INFILTRATION BASIN**  
N.T.S.



**INLINE DRAIN**  
N.T.S.



**DETAIL A NOTES:**

**INSTALLATION:** WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FEET ON CENTER. FOR EXAMPLE:

- A 25 FOOT WATTLE USES 6 STAKES
- A 20 FOOT WATTLE USES 5 STAKES
- A 12 FOOT WATTLE USES 4 STAKES

STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. A HEAVY SEDIMENT LOAD WILL TEND TO PICK THE WATTLE UP AND COULD PULL IT OFF THE STAKES IF THEY ARE DRIVEN DOWN TOO LOW. IT MAY BE NECESSARY TO MAKE A HOLE IN THE WATTLE WITH A PICK END OF YOUR MADDOX IN ORDER TO GET THE STAKE THROUGH THE STRAW. WHEN STRAW WATTLES ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN; WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.

DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER. IF YOU HAVE DIFFICULTY DRIVING THE STAKE INTO EXTREMELY HARD OR ROCKY SLOPES, A PILOT BAR MAY BE NEEDED TO BEGIN THE STAKE HOLE.

**GENERAL WATTLE INSTALLATION NOTES:**

- THE LOCATION AND LENGTH OF WATTLE IS DEPENDENT ON THE CONDITIONS OF EACH SITE.
- WATTLES SHALL BE INSTALLED PRIOR TO ANY LAND-RESTORING ACTIVITIES.
- WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
- NOT FOR USE IN CONCENTRATED FLOW AREAS.
- THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
- WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT DOWNWARD ANGLE AT THE END OF THE ROW IN ORDER TO PREVENT PONDING AT THE MID SECTION.
- RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
- SPACING - DOWNSLOPE: VERTICAL SPACING FOR SLOPE INSTALLATIONS SHOULD BE DETERMINED BY SITE CONDITIONS. SLOPE GRADIENT AND SOIL TYPE ARE THE MAIN FACTORS. A GOOD RULE OF THUMB IS:
  - 1:1 SLOPES = 10 FEET APART
  - 2:1 SLOPES = 20 FEET APART
  - 3:1 SLOPES = 30 FEET APART
  - 4:1 SLOPES = 40 FEET APART, ETC.
- HOWEVER, ADJUSTMENTS MAY HAVE TO BE MADE FOR THE SOIL TYPE: FOR SOFT, LOAMY SOILS - ADJUST THE ROWS CLOSER TOGETHER; FOR HARD, ROCKY SOILS - ADJUST THE ROWS FURTHER APART. A SECONDARY WATTLE PLACED BEHIND THE ABUTMENT OF TWO WATTLES IS ENCOURAGED ON STEEP SLOPES OR WHERE JOINTS HAVE FAILED IN THE PAST.
- STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE. 18" IS A GOOD LENGTH FOR HARD, ROCKY SOIL. FOR SOFT LOAMY SOIL USE A 24" STAKE.

**DETAIL B NOTES:**

**INSTALLATION:** STAKES SHOULD BE DRIVEN ACROSS FROM EACH OTHER AND ON EACH SIDE OF THE WATTLE LEAVING 4-6" OF STAKE PROTRUDING ABOVE THE WATTLE. BAILING WIRE OR NYLON ROPE SHOULD BE TIED TO THE STAKES ACROSS THE WATTLE. STAKES SHOULD THEN BE DRIVEN UNTIL THE BAILING WIRE OR NYLON ROPE IS SUFFICIENTLY SNUG TO THE WATTLE.

WHEN INSTALLING RUNNING LENGTHS OF WATTLES, TO PREVENT SHIFTING, STAKES SHOULD BE DRIVEN 1 FT. FROM END, ACROSS FROM AND ON EACH SIDE OF WATTLE LEAVING 4-6" OF STAKE PROTRUDING ABOVE THE WATTLE. BAILING WIRE OR NYLON ROPE SHOULD BE TIED TO STAKES IN AN HOUR GLASS FORMATION (FRONT TO BACK OF WATTLE "A", ACROSS TO FRONT OF WATTLE "B", ACROSS TO BACK AND BACK TO FRONT OF WATTLE "A"). STAKES SHOULD THEN BE DRIVEN IN UNTIL BAILING WIRE OR NYLON ROPE IS SUFFICIENTLY SNUG TO THE WATTLE.

**WATTLES - DETAIL B**

ENDS OF ADJACENT WATTLES SHALL BE TIGHTLY ABUTTED AND OVERLAPPED A MIN. OF 2' TO PREVENT SEDIMENT BYPASS

**WATTLES - DETAIL A**

ADJACENT ROLLS SHALL TIGHTLY ABUT

**PAVEMENT SETUP**

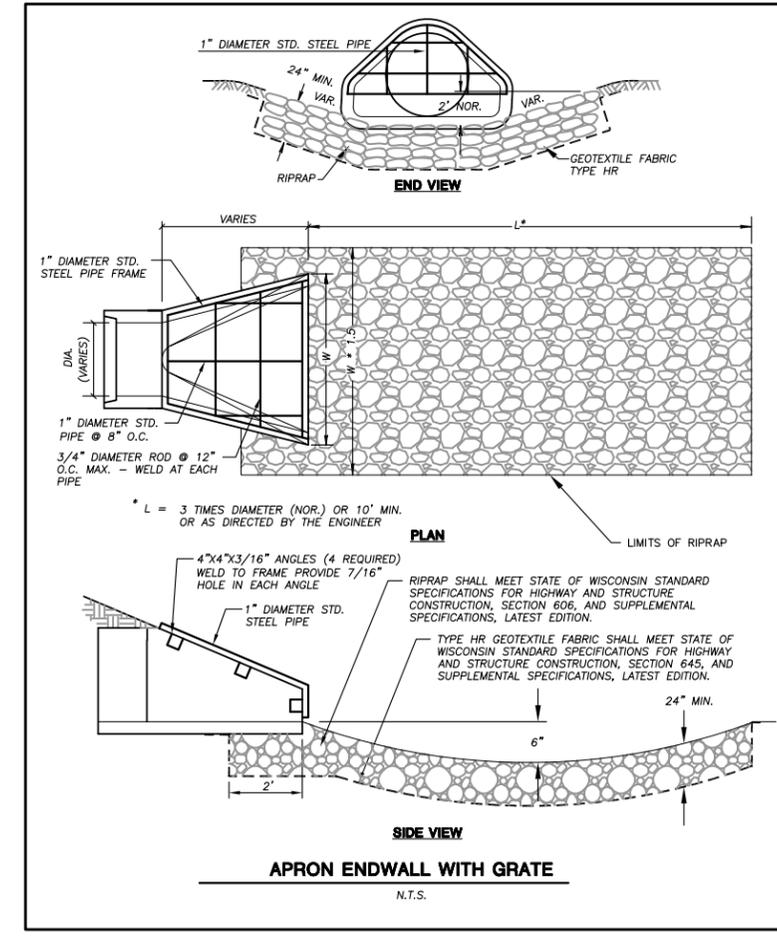
TWO SETS OF SAND BAGS TO BE USED AT OVERLAP LOCATION

INSTALL 8" TO 10" DIA WATTLE

SECURE WITH SAND BAGS SPACED 4' APART (TYP.)

**SILT SOCK**  
N.T.S.

**PAVEMENT SETUP**  
N.T.S.



**APRON ENDWALL WITH GRATE**  
N.T.S.



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CLIENT ADDRESS:  
**7780 ELMWOOD AVE, SUITE 208**  
MIDDLETON, WI 53562

PROJECT:  
**MIDTOWN RESERVE APARTMENTS**

PROJECT LOCATION:  
**CITY OF MADISON, WI  
DANE COUNTY**

**PLAN MODIFICATIONS:**

#	Date	Description
1	07.18.18	UDC INFORMATIONAL SUBMITTAL
2	08.01.18	PRICING SET
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Approved:

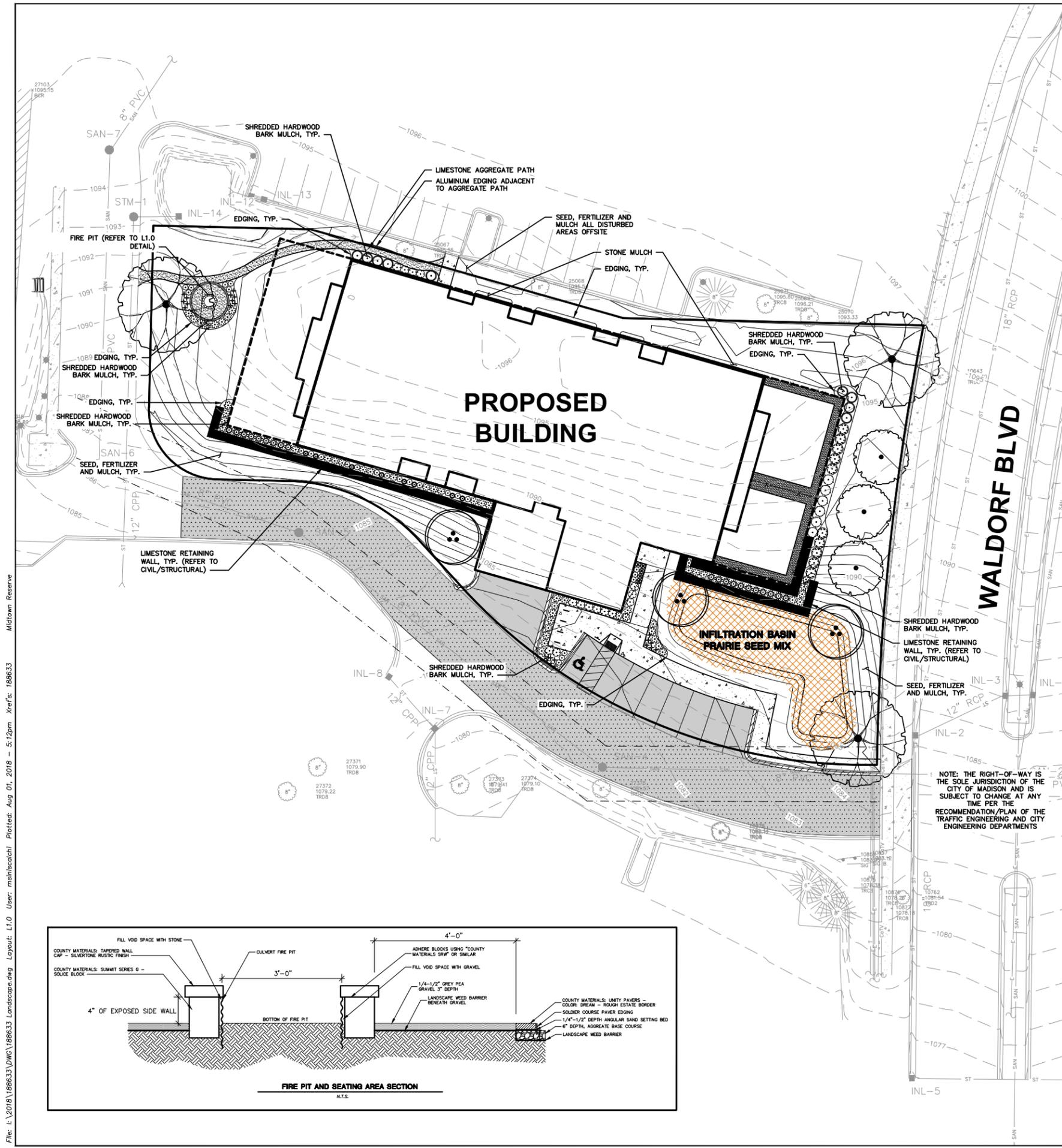
**SHEET TITLE:**  
**DETAILS**

SHEET NUMBER:

**C5.1**

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**LEGEND (LANDSCAPE PLAN)**

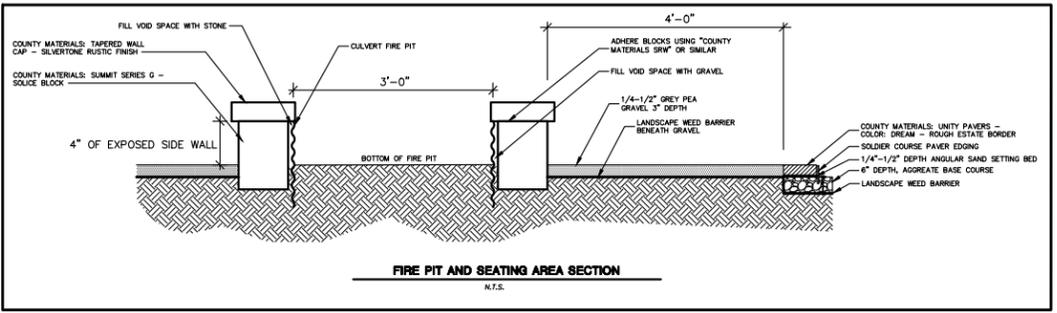
---	PROPERTY LINE	---	BUILDING OUTLINE
---	RIGHT-OF-WAY	---	EDGE OF PAVEMENT
---	EASEMENT LINE	---	STANDARD CURB AND GUTTER
---	EXISTING STORM SEWER	---	REJECT CURB AND GUTTER
---	EXISTING SANITARY SEWER	---	CONCRETE PAVEMENT
---	EXISTING WATER SERVICE	---	ASPHALT PAVEMENT
---	EXISTING FIBER OPTIC	---	CONCRETE RETAINING WALL
---	EXISTING GAS	---	BOULDER RETAINING WALL
---	EXISTING 1 FOOT CONTOUR	---	RAILING
---	EXISTING 5 FOOT CONTOUR	---	LANDSCAPE EDGING
---	PROPOSED 1 FOOT CONTOUR	---	INFILTRATION BASIN SEED MIX
---	PROPOSED 5 FOOT CONTOUR	---	ADA PARKING BOLLARDS/SIGNS
---	PROPOSED SANITARY SEWER	---	BIKE RACK
---	PROPOSED STORM SEWER	---	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
---	PROPOSED WATER SERVICE		

- GENERAL NOTES:**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
  - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY/TOWN/VILLAGE OF (BLANK) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  - 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.
  - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
  - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
  - REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
  - 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
  - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE

**PLANT SCHEDULE DEVELOPED**

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
●	AF	3	<i>Acer rubrum</i> 'Frank Jr.' / Redpointe Maple	B & B	2.5" Cal	35
●	BH	3	<i>Betula nigra</i> 'Heritage' / Heritage River Birch	B & B	2" Cal (Multi-Stem)	35
●	QR	3	<i>Quercus rubra</i> / Red Oak	B & B	2.5" Cal	35
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
●	DS	15	<i>Diervilla sessilifolia</i> / Bush-honeyuckle	3 gal	Min. 12"-24"	3
●	HL	18	<i>Hydrangea paniculata</i> 'Little Lime' / Little Lime Hydrangea	3 gal	Min. 12"-24"	3
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
●	JP	6	<i>Juniperus chinensis</i> 'Kallaya Compact' / Kallaya Compact Pfitzer Juniper	3 gal	Min. 12"-24"	4
●	TG	9	<i>Taxus x media</i> 'Dark Green' / Dark Green Yew	3 gal	Min. 12"-24"	4
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
●	CK	28	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass	3 gal	Min. 8"-18"	2
●	PS	51	<i>Panicum virgatum</i> 'Shenandoah' / Switch Grass	3 gal	3 Gal	2
PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
●	HA	23	<i>Hemerocallis x 'Chicago Apache'</i> / Daylily	1 gal	Min. 8"-18"	2
●	HB	5	<i>Heuchera americana</i> 'Berry Timeless' / Berry Timeless Coral Bells	1 gal	Min. 8"-18"	2
●	NJ	8	<i>Nepeta x foassenii</i> 'Junior Walker' / Junior Walker Catmint	1 gal	Min. 8"-18"	2
●	SA	25	<i>Sedum x 'Autumn Joy'</i> / Autumn Joy Sedum	1 gal	Min. 8"-18"	2

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



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MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060



CLIENT ADDRESS:  
7780 ELMWOOD AVE, SUITE 208  
MIDDLETON, WI 53562

PROJECT:  
MIDTOWN RESERVE  
APARTMENTS

PROJECT LOCATION:  
CITY OF MADISON, WI  
DANE COUNTY

**PLAN MODIFICATIONS:**

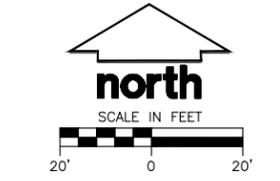
#	Date:	Description:
1	07.18.18	UDC INFORMATIONAL SUBMITTAL
2	08.01.18	PRICING SET
3		
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Design/Drawn: MWS  
Approved:

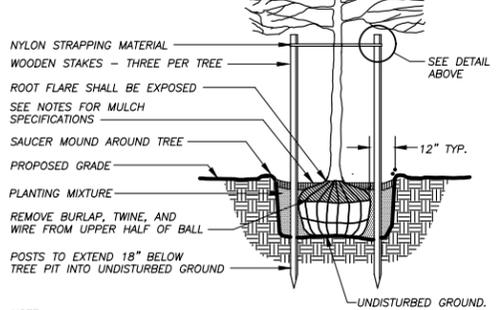
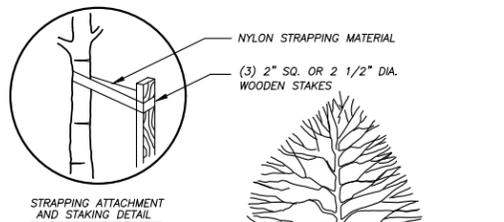
SHEET TITLE:  
LANDSCAPE PLAN

SHEET NUMBER:  
L1.0

JSD PROJECT NO: 19-8633



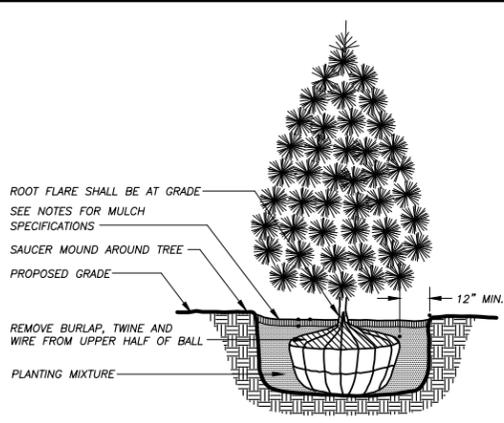
PRELIMINARY  
NOT FOR CONSTRUCTION



**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

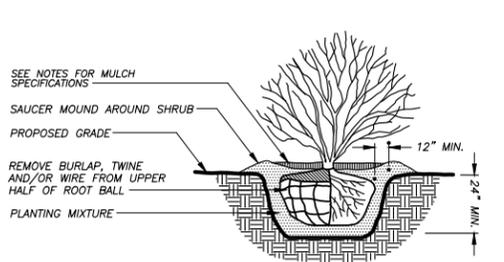
**DECIDUOUS TREE PLANTING DETAIL**

N.T.S.



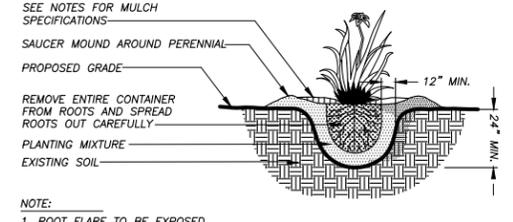
**EVERGREEN TREE PLANTING DETAIL**

N.T.S.



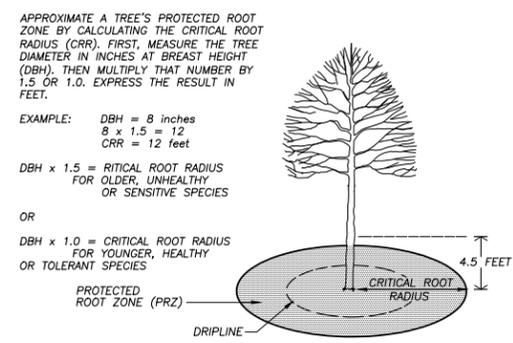
**DECIDUOUS/EVERGREEN SHRUB PLANTING DETAIL**

N.T.S.



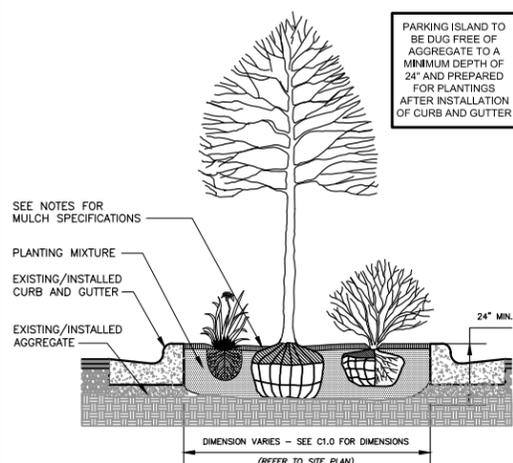
**PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL**

N.T.S.



**TREE PROTECTION DETAIL**

N.T.S.



**PARKING ISLAND LANDSCAPE DETAIL**

N.T.S.

**GENERAL NOTES**

- 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 1-800-382-5544 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.
- 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.
- MATERIALS - PLANTS:** ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. 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. 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.
- 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 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 CAMBIAL 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.
- CLEANUP:** DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE NEAT AT ALL TIMES 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. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ALL SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION**
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.**

**LANDSCAPE MATERIAL NOTES**

- 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.
- 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. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO 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.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH OVER ALL PLANTING AREAS 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 OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- 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 OF WISCONSIN REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISOQUEEN.
- 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. 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 FINISHED INSTALLATION OF TREE RING.
- MATERIALS - POLYETHYLENE EDGING:** EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - ALUMINUM EDGING:** EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

**SEEDING NOTES**

- MATERIALS - TURFGRASS SEED:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND LANDMARK SEED "HD SPORTS 2.5 PLUS WITH XALT 80/20 MIXTURE" 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.
- 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 MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

**CONTRACTOR AND OWNER RESPONSIBILITY NOTES**

- 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.
- 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.**
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND 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 LAWN 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.
- 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.

**CITY OF MADISON LANDSCAPE WORKSHEET**  
 Section 21: 142 Madison General Ordinance  
 Project Location: Address: WALDORF BLVD. (Address T.B.D.)  
 Name of Project: MIDTOWN RESERVE APARTMENTS  
 Owner/Contractor: KEVIN YESKA  
 Contact Email: KEVIN.YESKA@JSDINC.COM  
 Phone: (608) 848-5860

Landscaping plans for zoning lots greater than one thousand (10,000) square feet in size shall be prepared by a registered landscape architect.

- Application:**  
 The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the portions of the site need to be brought up to compliance:
- The area of site disturbance is less than one percent (1%) of the entire development site during any construction period.
  - Less than one acre is disturbed by the project (100,000 sq. ft.) during any construction period.
  - No demolition of a principal building is involved.
  - Any impacted landscaping elements must be replaced on the site or elsewhere on a revised landscaping plan.

**Landscaping Calculations and Requirements:**  
 Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and stacking/loading facilities, but excluding the area of any building footprint or grade. Land designated for open space uses such as athletic fields, and undeveloped land area on the same property may be used as an offset for calculating landscaped areas. Landscaping plans shall be submitted to the City of Madison for review and approval.

Total square footage of developed area	25,000
Total landscaped points required	1504
Total square footage of site disturbed	250
Five (5) acres = 217,800 square feet	
First five (5) acres developed = 2,600 points	
Remaining landscaped area	24,750
Total landscaped points required	1504
For lots larger than five (5) acres, points shall be provided at five (5) points per one thousand (1000) square feet for the first five (5) acres and one (1) point per one thousand (1000) square feet for all additional acres.	
Total square footage of developed area	25,000
Total landscaped points required	1504

**Tabulation of Points and Credits:**  
 Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/Element	Minimum Size at Installation	Points	Credits Existing Landscaping	New Proposed Landscaping
			Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (DBH)	35		35
Tall evergreen tree (12' min. caliper)	4-6 feet tall	15		15
Ornamental tree	1-2 inch caliper	15		15
Upright evergreen shrub (2' min. caliper)	3-4 feet tall	10		10
Mulch, deciduous	#3 pebble container size, 12" x 24"	1	25	25
Mulch, evergreen	#3 pebble container size, 12" x 24"	4	15	60
Ornamental grasses/perennials	#1 pebble container size, 8" x 16"	2	132	264
Ornamental decorative fencing or wall	#1	4 per 10 linear ft		
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. * Trees must be within developed area and cannot be removed within 50% of total required points	74 per caliper inch dbh		74
Landscape estimate for public seating and/or detail connections	* Estimate must be within developed area, publicly accessible, and cannot be removed within 55% of total required points.	3 points per "seating"		
<b>Sub Total</b>				<b>714</b>
		<b>Total Number of Points Provided</b>	<b>714</b>	

\* As determined by ANSI, ANSI-A American Standards for nursery stock. For each size, minimum plant size shall conform to the specifications as stated in the entire American Standard for Nursery Stock.

**JSD Professional Services, Inc.**  
 Engineers • Surveyors • Planners

CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE  
 KENOSHA | APPLETON | WAUSAU

**MADISON REGIONAL OFFICE**  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 P. 608.848.5060

**Sketchworks architecture**

**CLIENT ADDRESS**  
 7780 ELMWOOD AVE, SUITE 208  
 MIDDLETON, WI 53562

**PROJECT:**  
 MIDTOWN RESERVE APARTMENTS

**PROJECT LOCATION:**  
 CITY OF MADISON, WI  
 DANE COUNTY

**PLAN MODIFICATIONS:**

#	Date	Description
1	07.18.18	UDC INFORMATIONAL SUBMITTAL
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14		
15		

Design/Drawn: MWS  
 Approved:

**LANDSCAPE DETAILS, NOTES & SPECIFICATIONS**

SHEET NUMBER:

**L2.0**



WALDORF BOULEVARD AT PRIVATE ROAD - LOOKING NORTH WEST



**MIDTOWN RESERVE**  
NEW MULTI-TENANT  
WALDORF BLVD., MADISON, WI



WALDORF BOULEVARD AT PRIVATE ROAD - LOOKING NORTH EAST



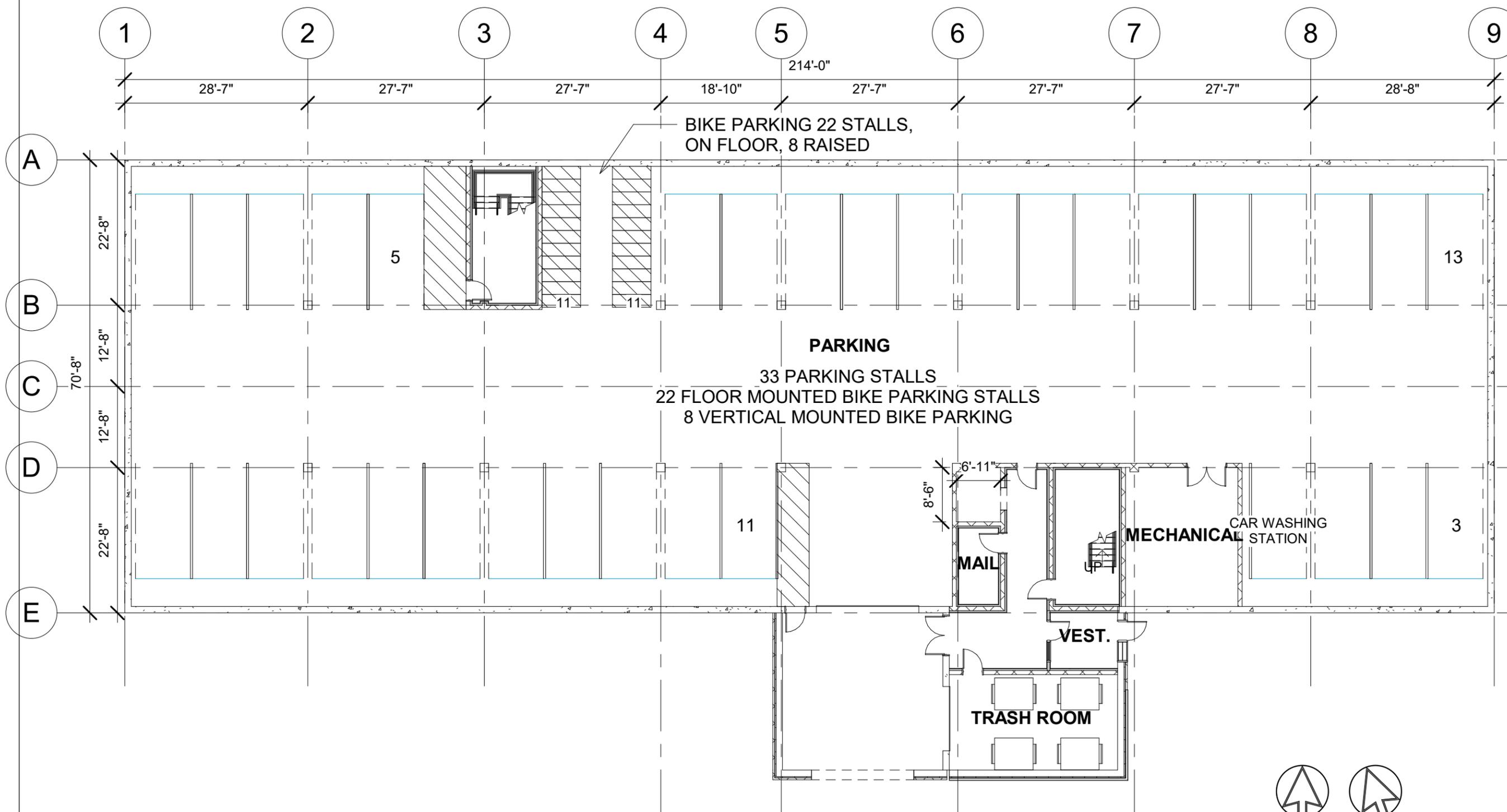
MIDTOWN ROAD AND WALDORF BOULEVARD - LOOKING NORTH EAST

**SITE CONTEXT**

08/01/2018  
UDC UPDATE

**UDC 0.2**

**PRELIMINARY**



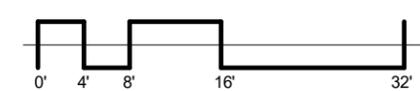
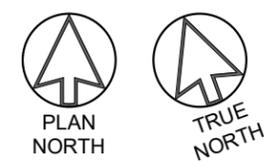
**MIDTOWN RESERVE**  
NEW MULTI-TENANT  
WALDORF BLVD., MADISON, WI

**PARKING FLOOR  
PLAN**

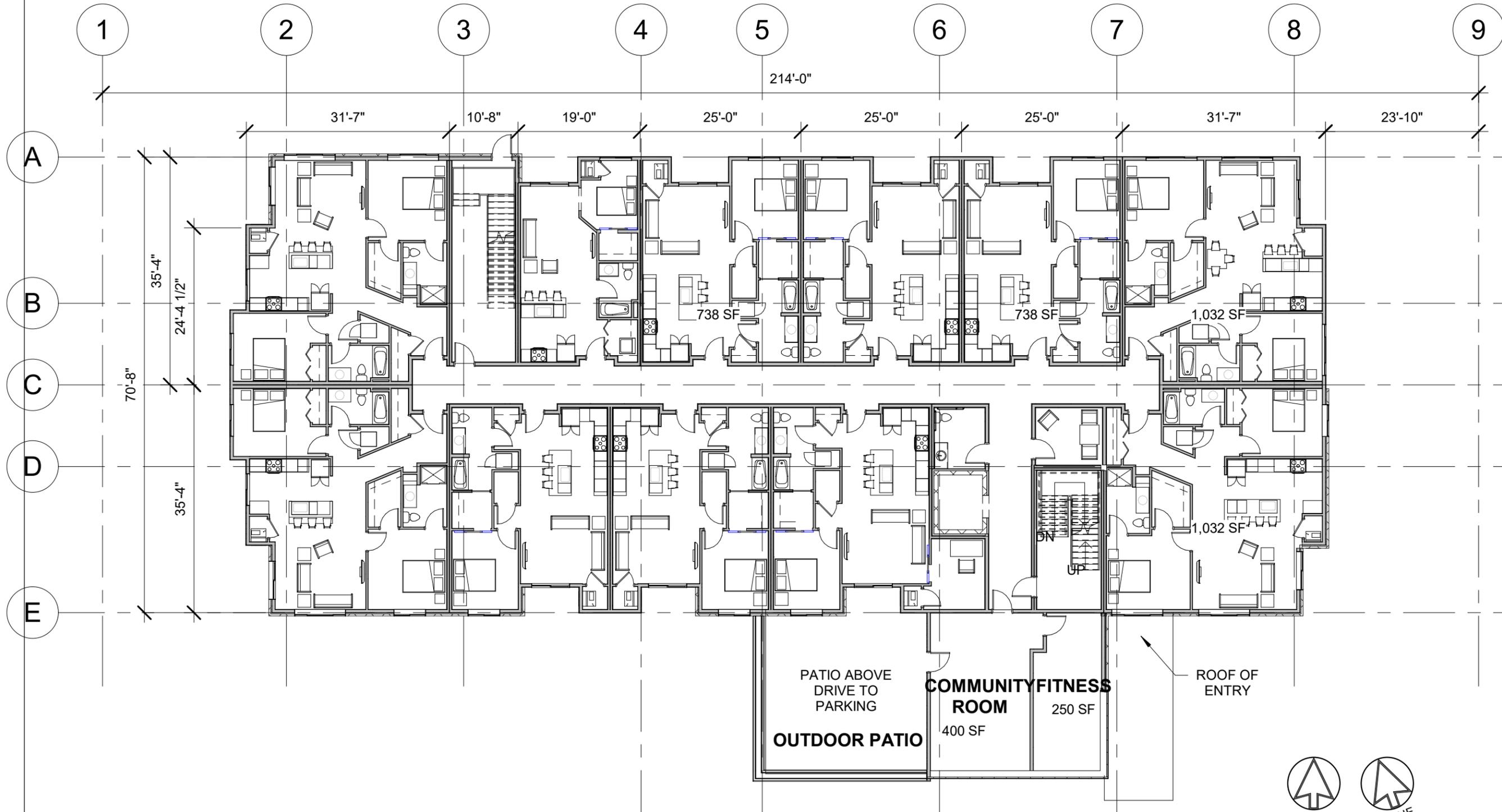
08/01/2018  
UDC UPDATE

**UDC 2.0**

① L.L. PARKING PLAN - ENLG : 15,875 SF  
1/16" = 1'-0"



**PRELIMINARY**



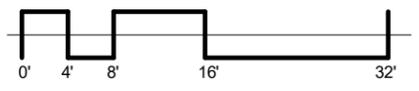
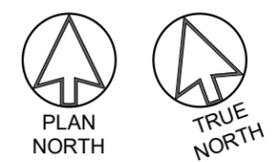
**MIDTOWN RESERVE**  
NEW MULTI-TENANT  
WALDORF BLVD., MADISON, WI

**FIRST FLOOR  
PLAN**

08/01/2018  
UDC UPDATE

**UDC 2.1**

1 FIRST FLOOR PLAN - ENLG : 12,250 SF  
1/16" = 1'-0"



**PRELIMINARY**



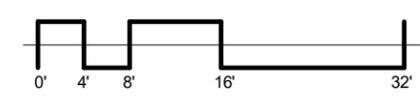
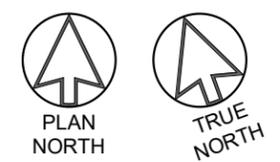
**MIDTOWN RESERVE**  
NEW MULTI-TENANT  
WALDORF BLVD., MADISON, WI

**SECOND FLOOR  
PLAN**

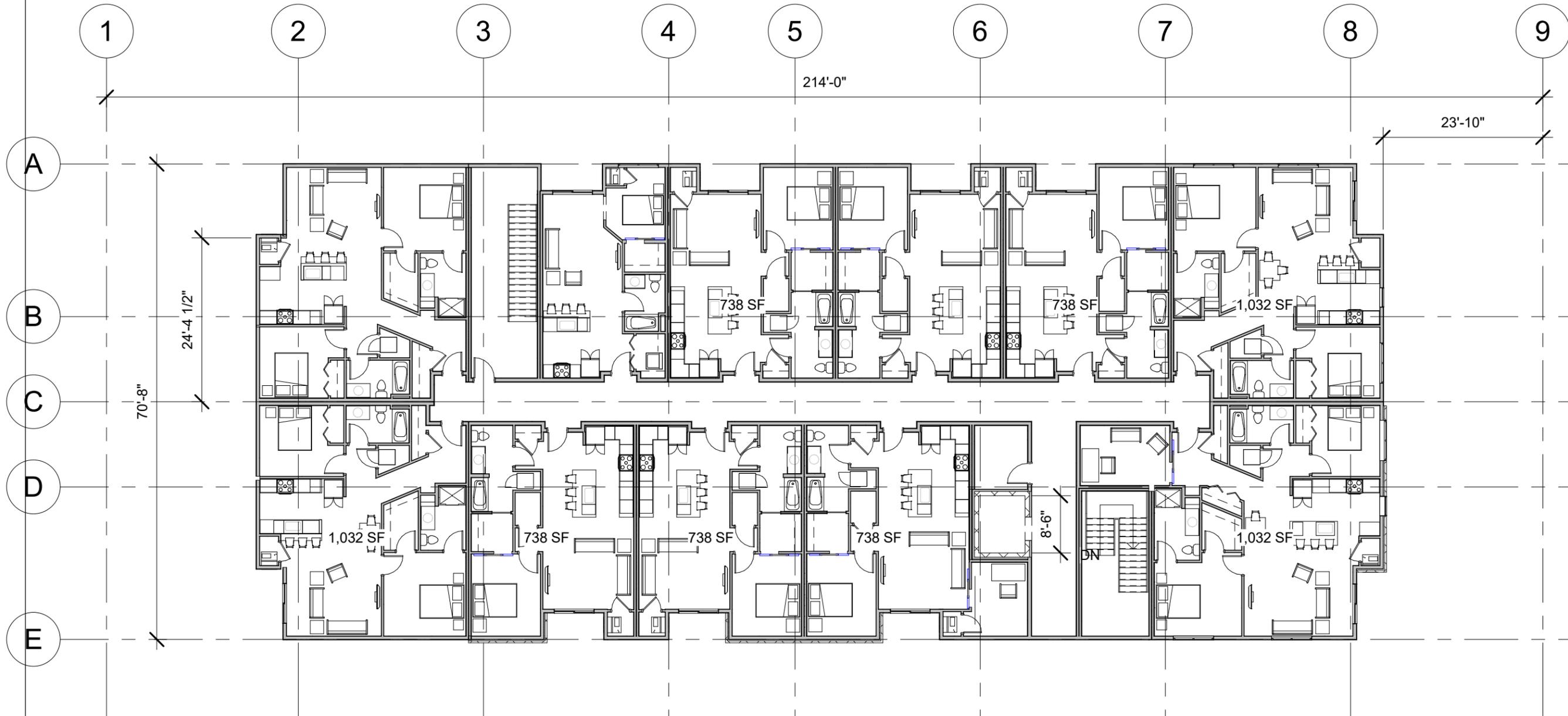
08/01/2018  
UDC UPDATE

**UDC 2.2**

1 SECOND FLOOR PLAN SEG  
1/16" = 1'-0"



**PRELIMINARY**



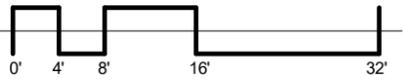
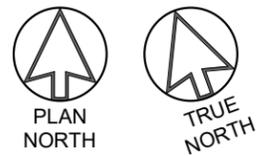
**MIDTOWN RESERVE**  
NEW MULTI-TENANT  
WALDORF BLVD., MADISON, WI

**THIRD FLOOR  
PLAN**

08/01/2018  
UDC UPDATE

**UDC 2.3**

1 THIRD FLOOR PLAN SEG  
1/16" = 1'-0"



**PRELIMINARY**



**BUILDING EAST ELEVATION**



**BUILDING WEST ELEVATION**

**EXTERIOR MATERIAL KEY:**



HARDIE BOARD LAP SIDING - KHAKI



HARDIE BOARD LAP SIDING - TIMBER BARK



FOND DU LAC STONE HAMILTON COLLECTION



WEATHER SHIELD WINDOWS - ADOBE

Adobe

Materials are design basis of intent

**MIDTOWN RESERVE**  
 NEW MULTI-TENANT  
 WALDORF BLVD., MADISON, WI

**EXTERIOR  
 PERSPECTIVES**

08/01/2018  
 UDC UPDATE

**UDC 3.1**

**PRELIMINARY**



WALDORF BLVD TOWARD MID TOWN RD



BUILDING ENTRY

**EXTERIOR MATERIAL KEY:**



HARDIE BOARD LAP SIDING - KHAKI



HARDIE BOARD LAP SIDING - TIMBER BARK



FOND DU LAC STONE HAMILTON COLLECTION



WEATHER SHIELD WINDOWS - ADOBE

Adobe

Materials are design basis of intent

**MIDTOWN RESERVE**  
NEW MULTI-TENANT  
WALDORF BLVD., MADISON, WI

**EXTERIOR  
PERSPECTIVES**

08/01/2018  
UDC UPDATE

**UDC 3.2**

**PRELIMINARY**