

[illegible]

TORQUE
COMPANIES

139 W. WILSON

Enter address here

Location Map

Project Status	
Project number	Project Number
Date	Issue Date

A001



VIEW NE ALONG WILSON STREET



VIEW NE ALONG WILSON STREET



VIEW SOUTH ONTO WILSON FROM WILSON AND HAMILTON



VIEW LOOKING SW ALONG WILSON STREET



VIEW LOOKING NORTH AT HAMILTON STREET



VIEW LOOKING SW ALONG WILSON STREET

No.	Description	Date

TORQUE
COMPANIES

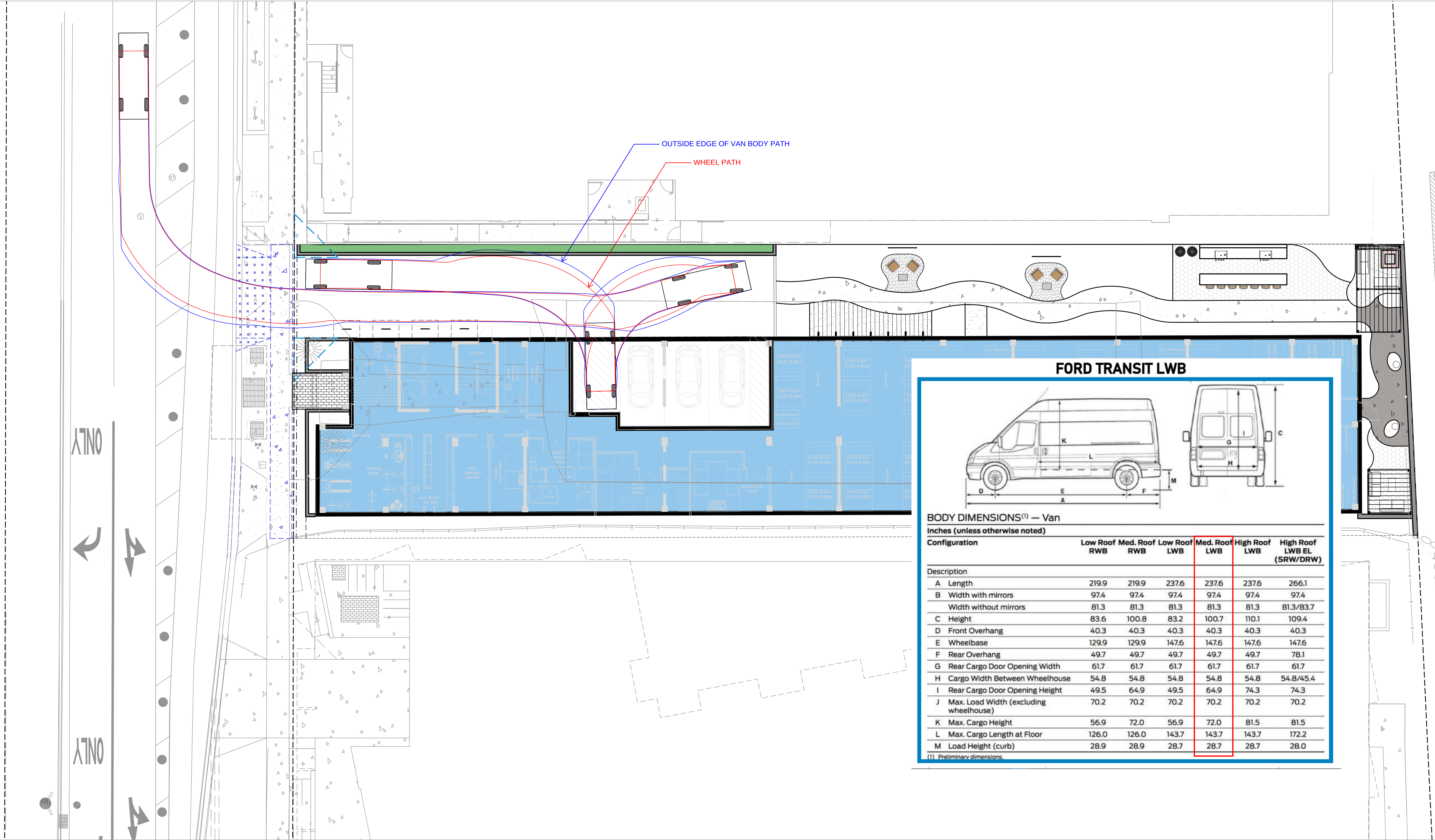
139 W. WILSON

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Context Photos

Project Status	Project Number
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Date	Issue Date

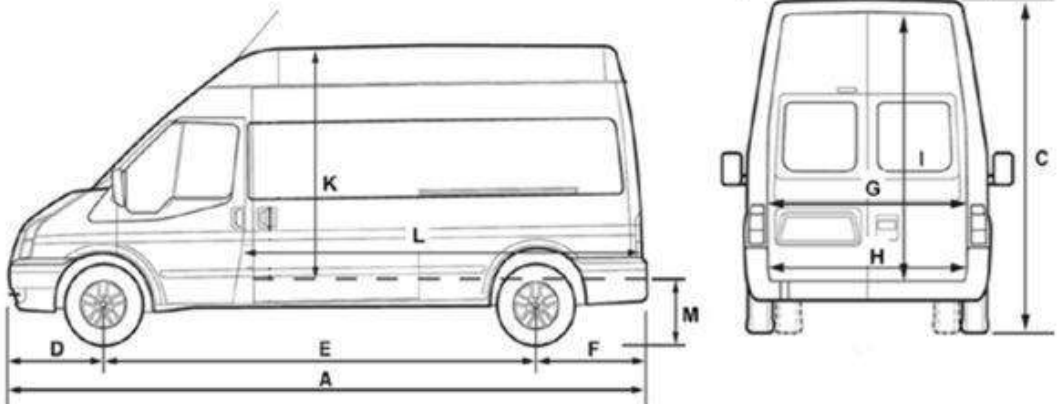
A002

File: \\s62\Projects\2022\2211487\Turn Movements.dwg Layout: 22X34 PLANNING SHEET User: hboer Plotted: Aug 04, 2025 - 10:59am Xrefs:



SETBACKS - FULLY NOTED ON SHEET C3.0
5' FRONT
5' WEST SIDE
21.5' EAST SIDE
10' REAR

FORD TRANSIT LWB

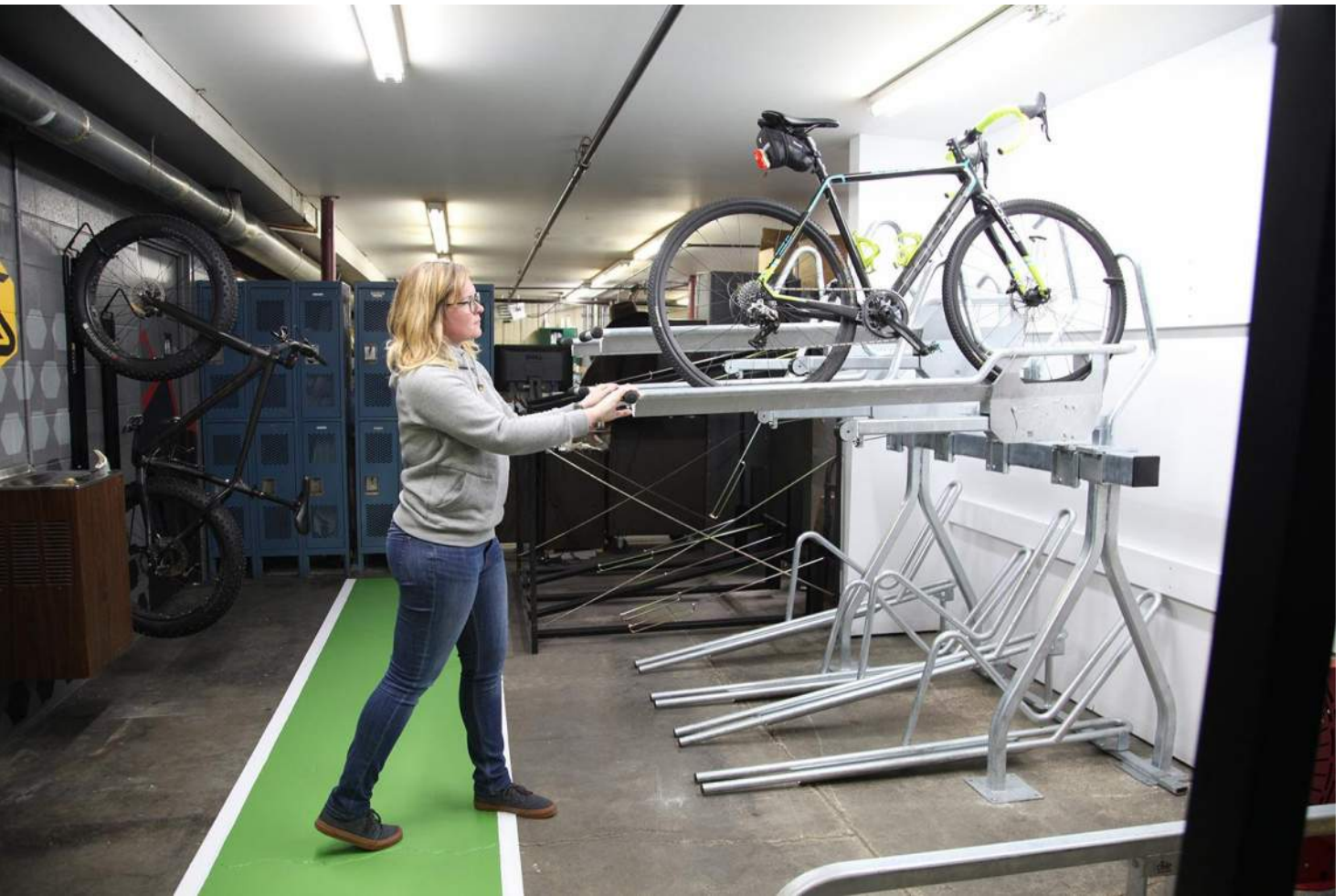
	
BODY DIMENSIONS ⁽¹⁾ — Van	
Inches (unless otherwise noted)	
Configuration	Low Roof RWB Med. Roof RWB Low Roof LWB Med. Roof LWB High Roof LWB EL (SRW/DRW)
Description	
A Length	219.9 219.9 237.6 237.6 237.6 266.1
B Width with mirrors	97.4 97.4 97.4 97.4 97.4 97.4
C Width without mirrors	81.3 81.3 81.3 81.3 81.3 81.3/83.7
D Height	83.6 100.8 85.2 100.7 110.1 109.4
E Front Overhang	40.3 40.3 40.3 40.3 40.3 40.3
F Wheelbase	129.9 129.9 147.6 147.6 147.6 147.6
G Rear Overhang	49.7 49.7 49.7 49.7 49.7 78.1
H Rear Cargo Door Opening Width	61.7 61.7 61.7 61.7 61.7 61.7
I Cargo Width Between Wheelhouse	54.8 54.8 54.8 54.8 54.8 54.8/45.4
J Rear Cargo Door Opening Height	49.5 64.9 49.5 64.9 74.3 74.3
K Max. Load Width (excluding wheelhouse)	70.2 70.2 70.2 70.2 70.2 70.2
L Max. Cargo Height	56.9 72.0 56.9 72.0 81.5 81.5
M Max. Cargo Length at Floor	126.0 126.0 143.7 143.7 143.7 172.2
N Load Height (curb)	28.9 28.9 28.7 28.7 28.7 28.0

(1) Preliminary dimensions.

BIKE PARKING SUMMARY

1.) For residents: (320) enclosed and secure bike parking spaces using 2x6 ground stall and Saris parking stack system.

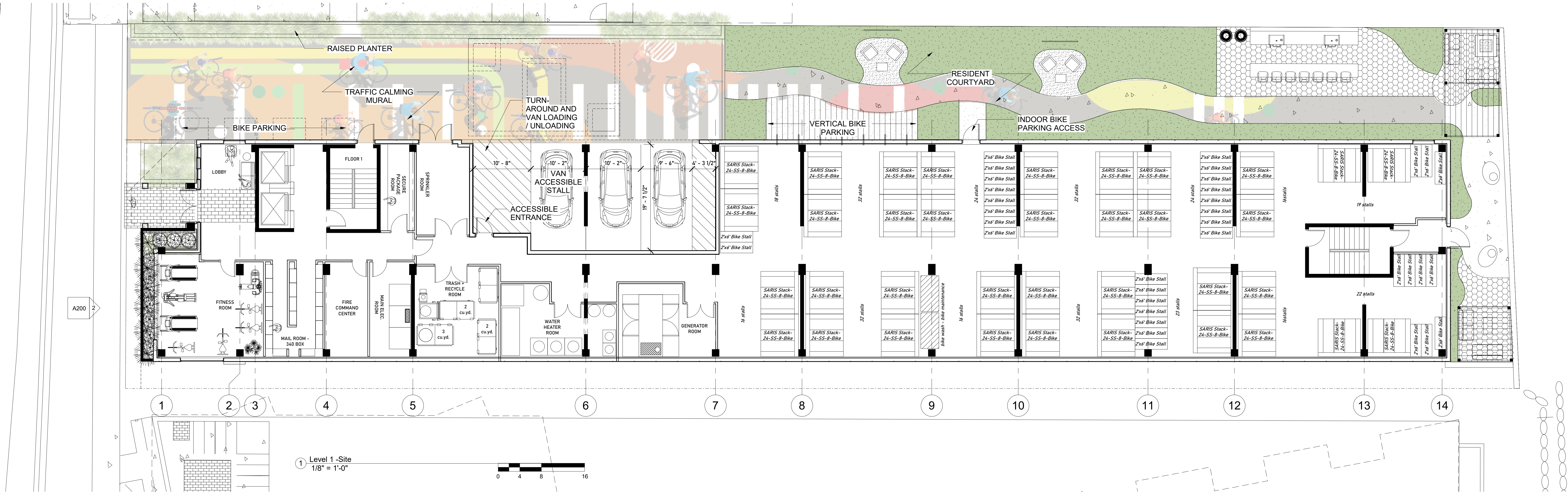
2.) For guests: (21) 2x6 ground stalls.



Bike parking stack system by Saris
SARIS 24-SS-8 BIKE

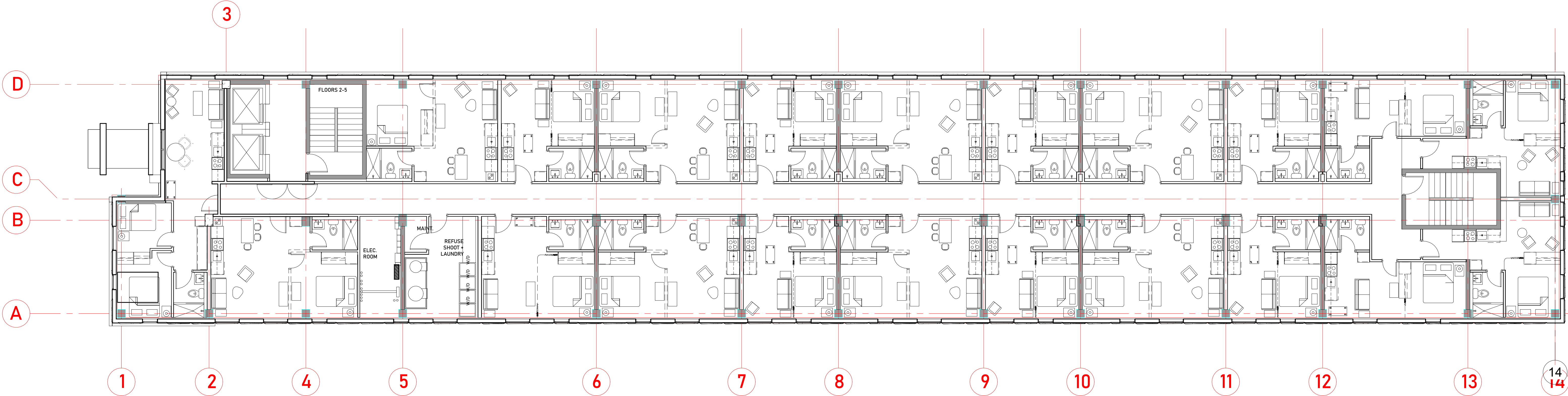


Bike parking stack system by Saris
SARIS 24-SS-8 BIKE



1 Level 1 - Site
1/8" = 1'-0"

0 4 8 16



2 Levels 2-5
1/8" = 1'-0"

0 4 8 16

No.	Description	Date

TORQUE
COMPANIES

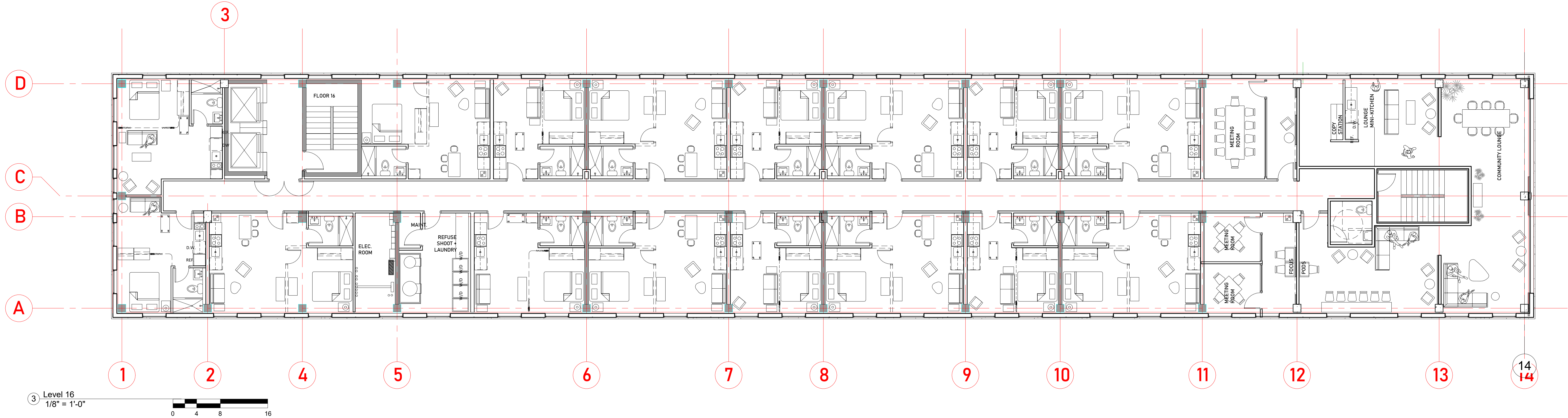
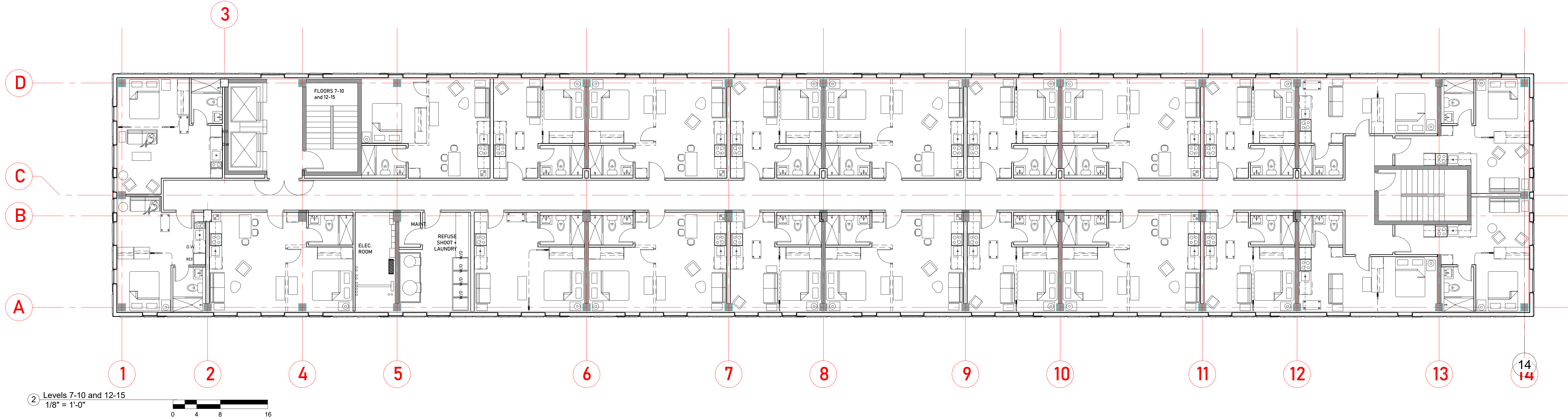
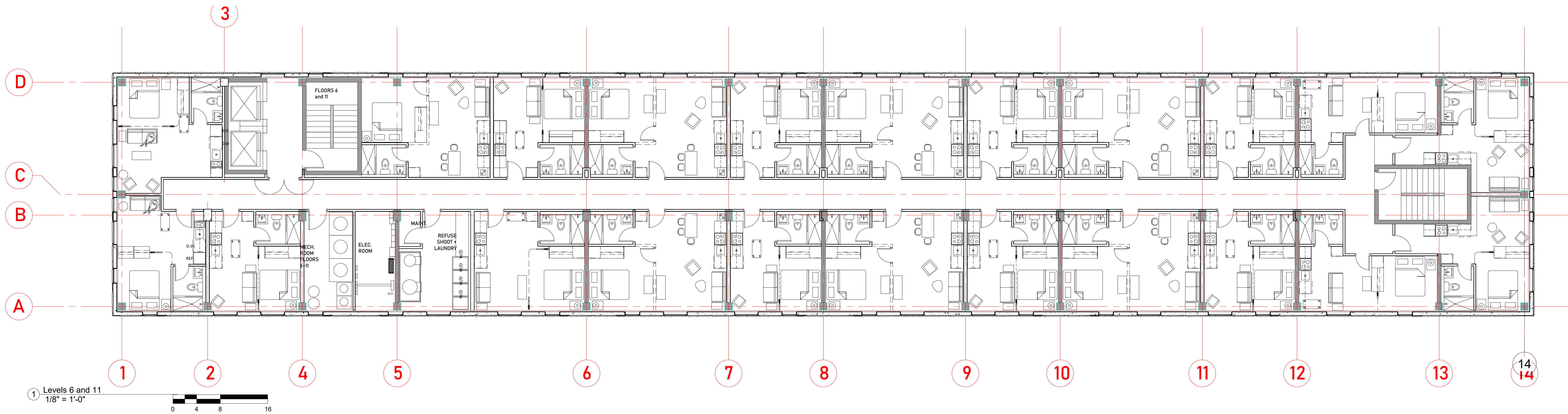
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Floor plans 1-5

Project Status	
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A101



No.	Description	Date

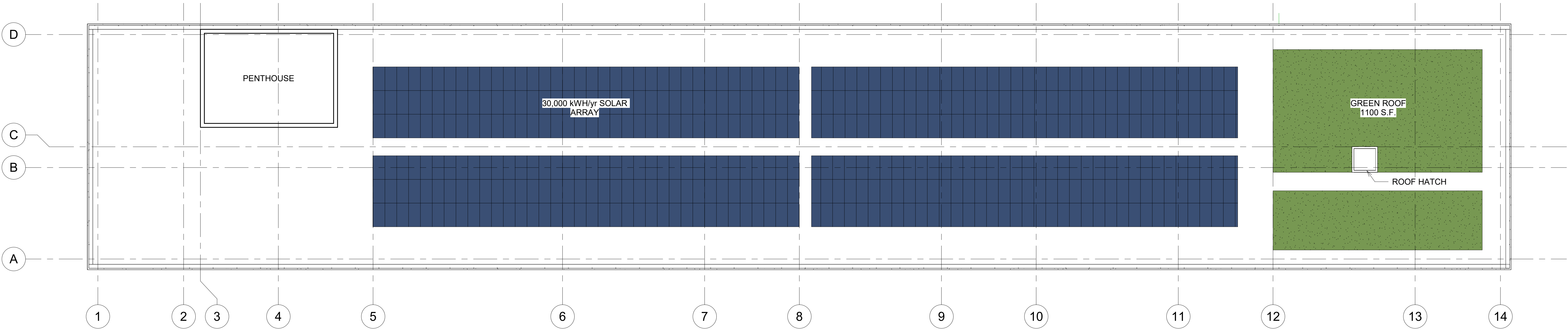
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FLOOR PLANS

Project Status	Project number	Project Number

A102



1 ROOF PLAN
1/8" = 1'-0"

No.	Description	Date

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Roof Plan

Project Status	
Project number	Project Number
Date	Issue Date

A103

micro C

micro B



micro A



No.	Description	Date

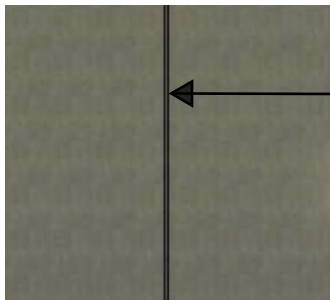
TORQUE
COMPANIES

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UNIT PLAN
TYPICALS

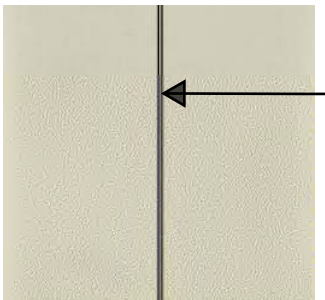
Project Status	Project Number
Project number	Issue Date
Date	

GRAY PRECAST CONCRETE



1" REVEAL

OFF-WHITE PRECAST CONCRETE



1" REVEAL

EMBOSSED GEOMETRIC PRECAST CONCRETE

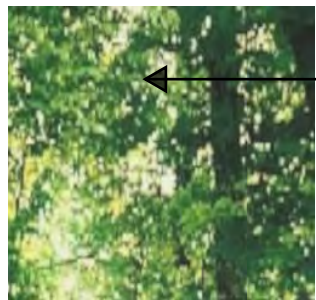


WINDOW / ACCENT PANEL



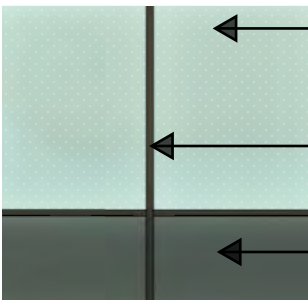
BLACK ANODIZED ALUMINUM WINDOW
WALNUT GRAIN ALUM. PANEL

ILLUMINATED GRAPHIC FEATURE WALL

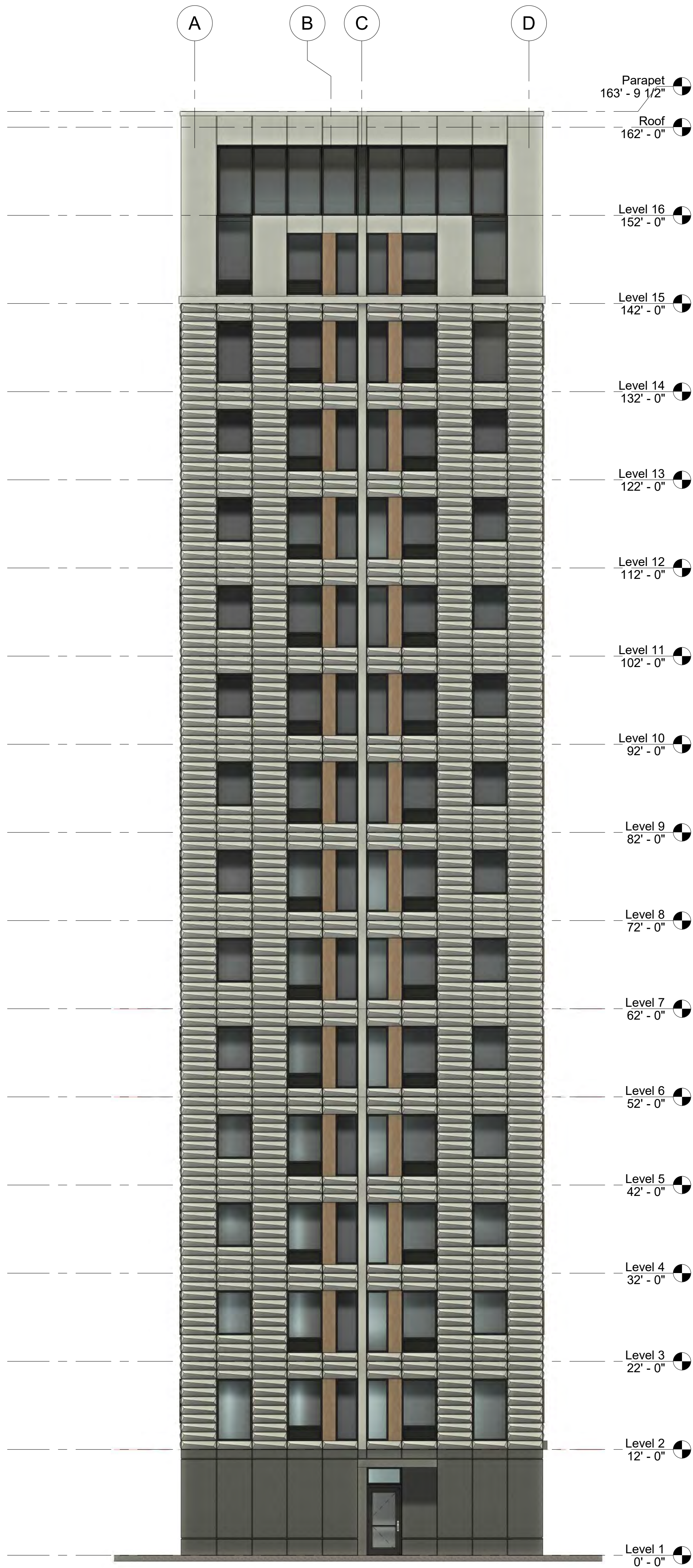


PRINTED GLASS; ILLUMINATED

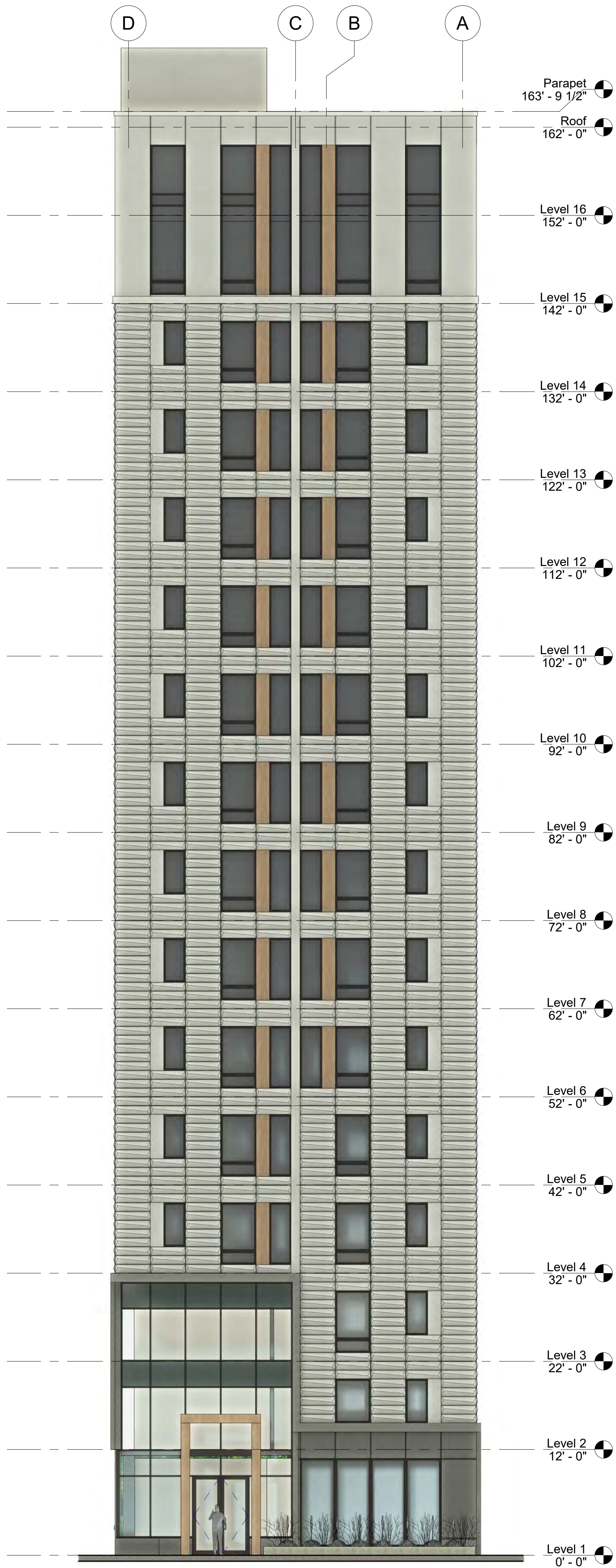
ALUMINUM STOREFRONT



BIRDSAFE GLASS; 2% DOT FRIT SCREENPRINT
BLACK ANODIZED FRAME
OPAQUE SPANDREL PANEL



① South
1/8" = 1'-0"



② North
1/8" = 1'-0"

No.	Description	Date

TORQUE
COMPANIES

139 W WILSON

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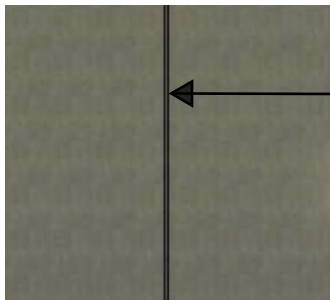
North & South
Elevations

Project Status	
Project number	Project Number
Date	Issue Date

A200

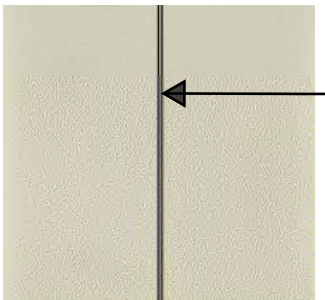
MATERIALS LEGEND

GRAY PRECAST CONCRETE



1" REVEAL

OFF-WHITE PRECAST CONCRETE



1" REVEAL

EMBOSSED GEOMETRIC PRECAST CONCRETE



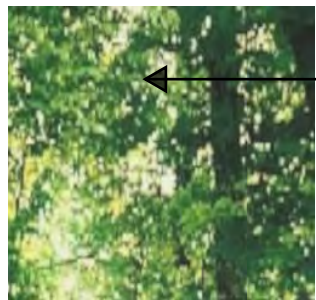
WINDOW / ACCENT PANEL



BLACK ANODIZED ALUMINUM WINDOW

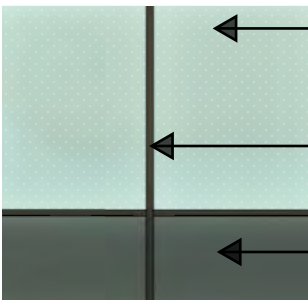
WALNUT GRAIN ALUM. PANEL

ILLUMINATED GRAPHIC FEATURE WALL



PRINTED GLASS; ILLUMINATED

ALUMINUM STOREFRONT



BIRDSAFE GLASS; 2% DOT FRIT SCREENPRINT

BLACK ANODIZED FRAME

OPAQUE SPANDREL PANEL

WINDOW WITH LOUVER



GLAZED OPENING

LOUVER



No.	Description	Date

TORQUE
COMPANIES

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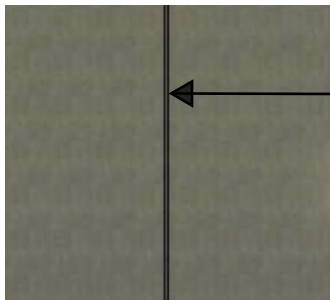
East Elevation

Project Status	
Project number	Project Number
Date	Issue Date

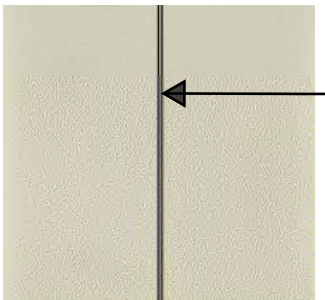
A201

MATERIALS LEGEND

GRAY PRECAST CONCRETE



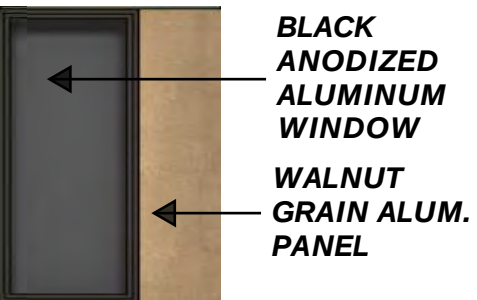
OFF-WHITE PRECAST CONCRETE



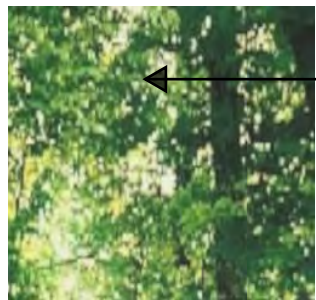
EMBOSSED GEOMETRIC PRECAST CONCRETE



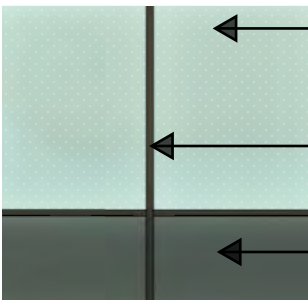
WINDOW / ACCENT PANEL



ILLUMINATED GRAPHIC FEATURE WALL



ALUMINUM STOREFRONT



WINDOW WITH LOUVER





No.	Description	Date

TORQUE
COMPANIES

139 W WILSON

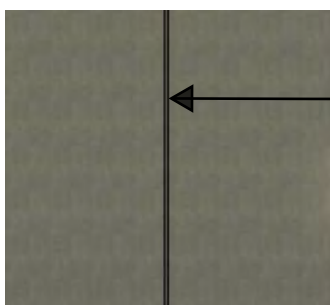
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West Elevation

Project Status	
Project number	Project Number
Date	Issue Date

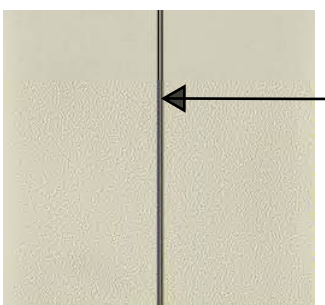
A202

GRAY PRECAST CONCRETE



1" REVEAL

OFF-WHITE PRECAST CONCRETE

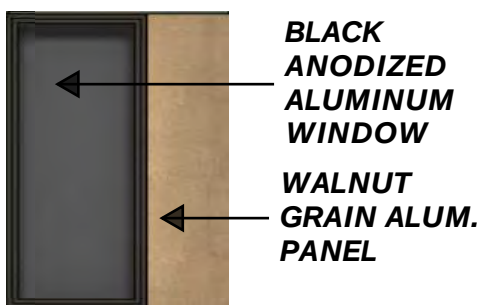


1" REVEAL

EMBOSSED GEOMETRIC PRECAST CONCRETE



WINDOW / ACCENT PANEL

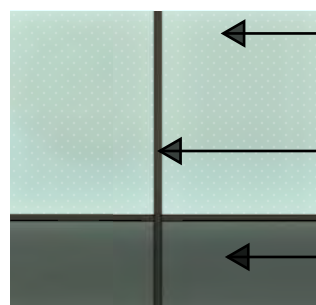


BLACK ANODIZED ALUMINUM WINDOW
WALNUT GRAIN ALUM. PANEL

ILLUMINATED GRAPHIC FEATURE WALL



ALUMINUM STOREFRONT



BIRDSAFE GLASS; 2% DOT FRIT SCREENPRINT
BLACK ANODIZED FRAME
OPAQUE SPANDREL PANEL



ORIGINAL - 5
LEVELS



4 LEVELS
WITH IMAGE



3 LEVELS
WITH IMAGE



3 LEVELS WITH
TRANSPARENT GLASS

No.	Description	Date

TORQUE
COMPANIES

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ELEVATION
OPTIONS

Project Status	Project Number
Project number	Issue Date
Date	

A203



NE CORNER VIEW

139 WEST WILSON

LAND USE APPLICATION
08/04/2025



NW CORNER VIEW

139 WEST WILSON

LAND USE APPLICATION
08/04/2025



NW CORNER VIEW

139 WEST WILSON

LAND USE APPLICATION
08/04/2025



SW AERIAL VIEW

139 WEST WILSON

LAND USE APPLICATION
08/04/2025



ENTRY OPTION 1



139 WEST WILSON

LAND USE APPLICATION
08/04/2025



ENTRY OPTION 2





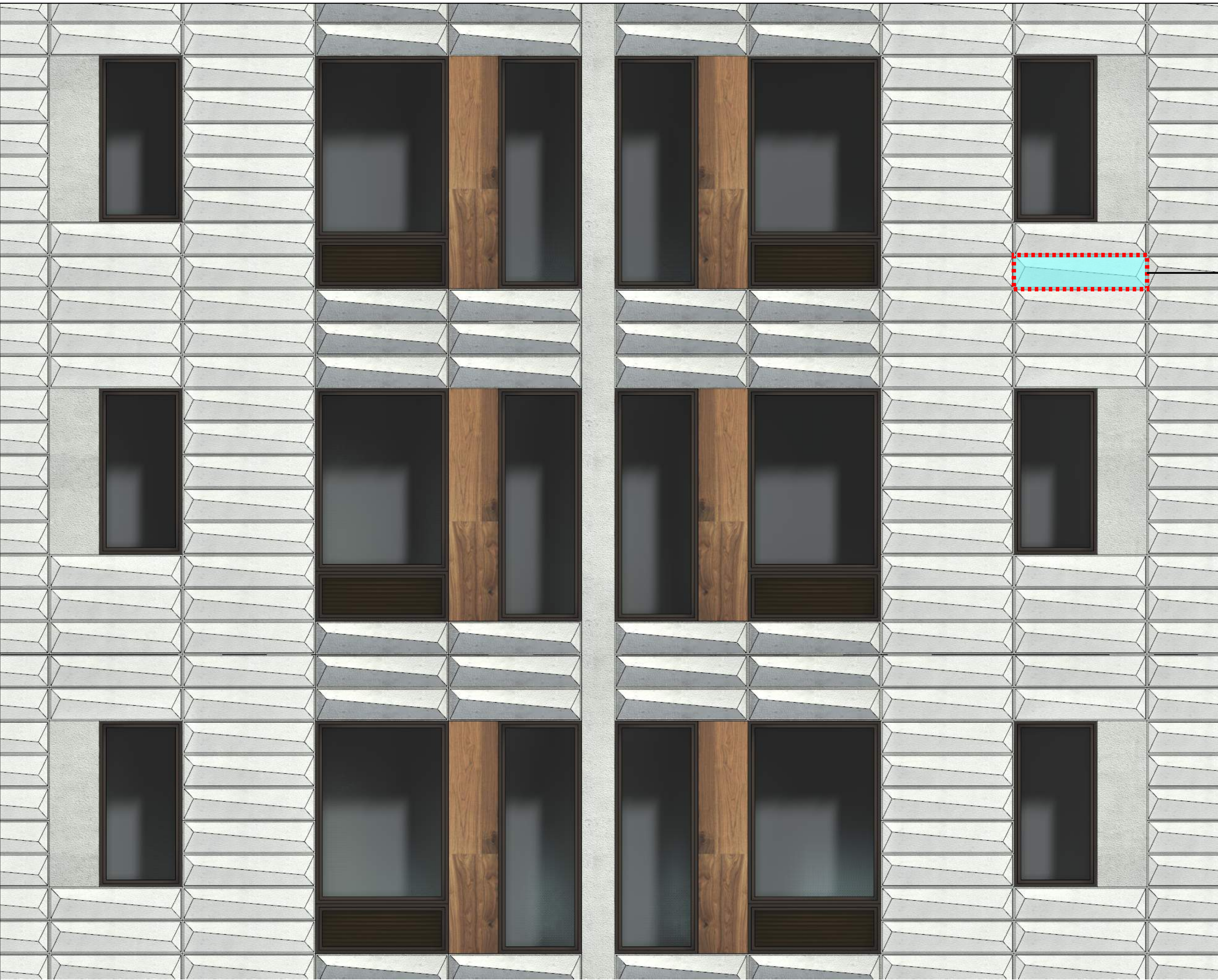
ENTRY OPTION 3



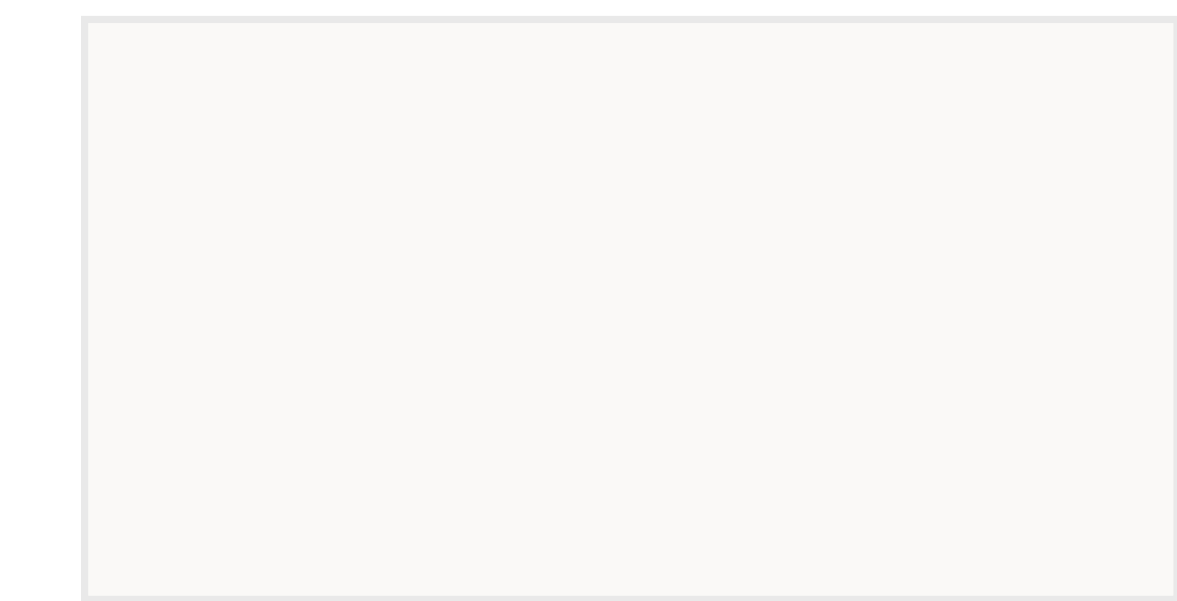
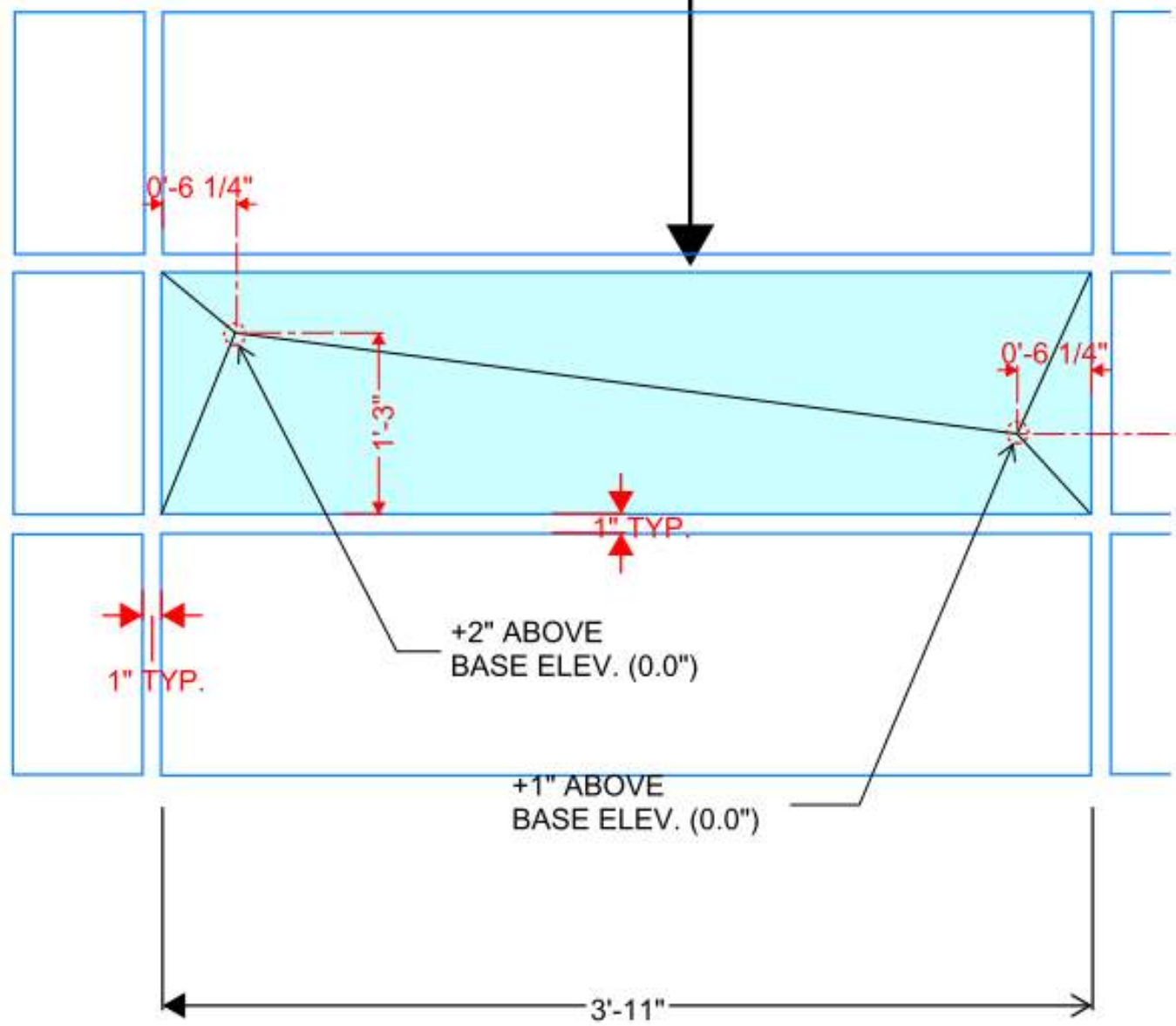


ENTRY OPTION 4





Typical 1' x 4' faceted unit



Acid etched concrete wall panel. Color: PEARL WHITE

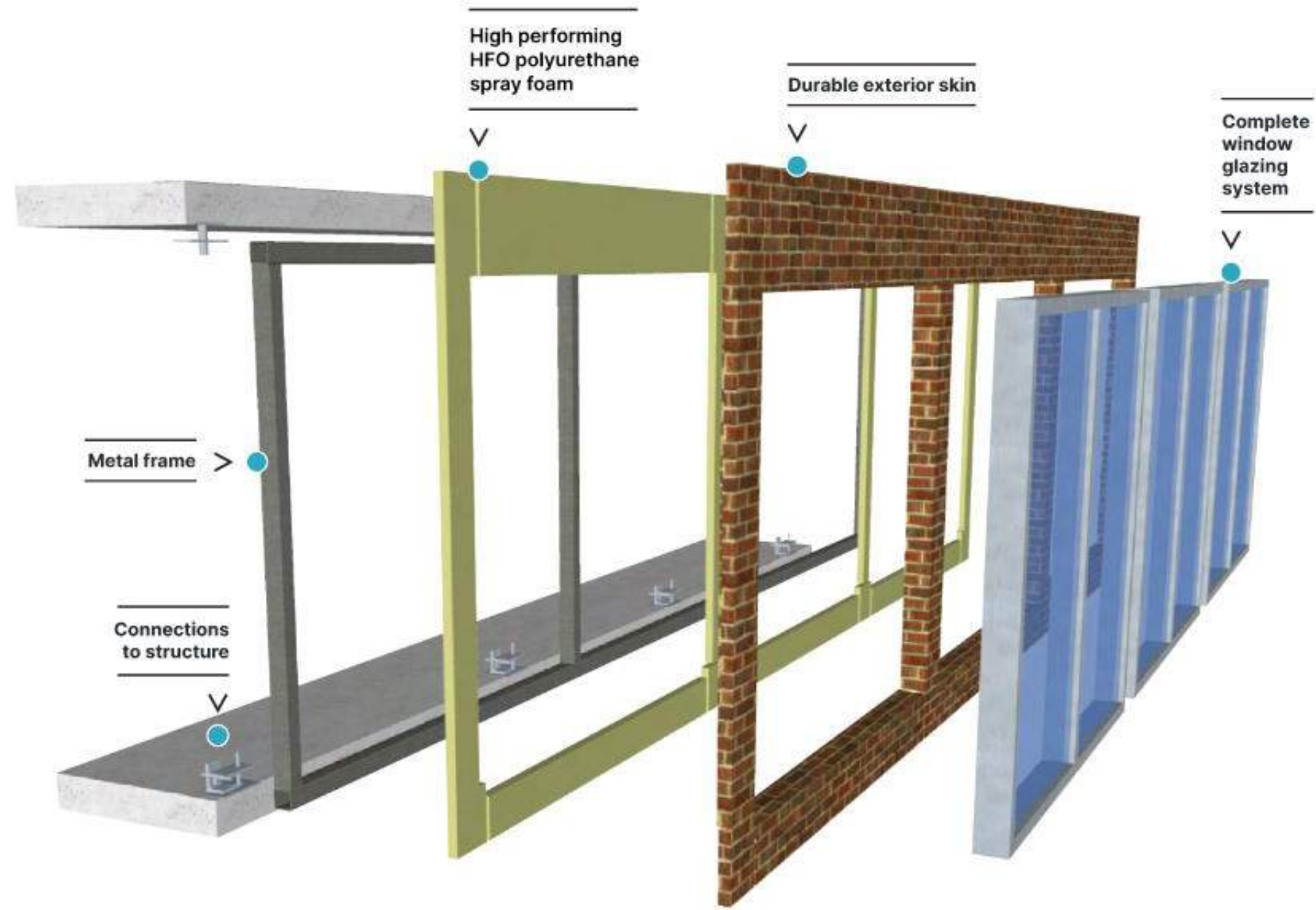
PRIMARY EXTERIOR MATERIAL:

Factory fabricated concrete skin wall panels whose primary sizes are 10' H x 24' W and 32' W.

Within each large panel the surface contains multiple custom formed 1' H x 4' W facets.

The concrete has a fine acid etched finish with pearl white color.

Wall panel manufacture is Wells Infinite Facade.
www.infinitefacade.com
Project manager is Dan Stenzel (dan.stenzel@wellsconcrete.com)



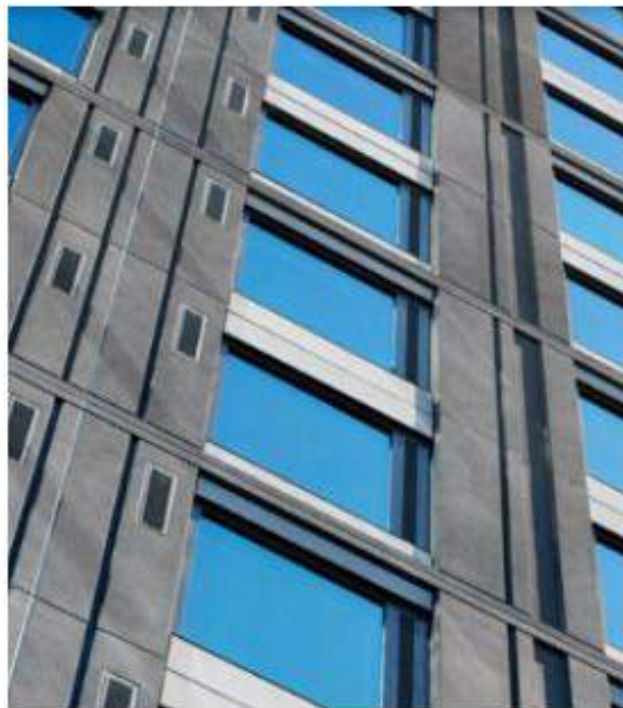
Complete wall shipped to site, craned in place and attached to structure, maximizing schedule efficiency.



WELLS
PRECAST | INNOVATORS

BENEFITS OF PREFABRICATION

- Reduces site impacts
- Accelerates construction schedules
- Ensures constructability
- Provides budget certainty
- Factory quality
- Reduces risk
- Streamlined logistics and shipping processes



Finishes

Our exterior finish options are limitless. In addition to the wide variety of colors and textures currently available in traditional precast, other materials can be cast into the exterior veneer – such as brick, terracotta, and stone. The use of form liners also allows for an endless number of geometric patterns and reveals to be incorporated into the design.

Aesthetic Customization

- 1 Pick the texture you like. x 2 Choose your color scheme. x 3 Select your finish style.



No.	Description	Date

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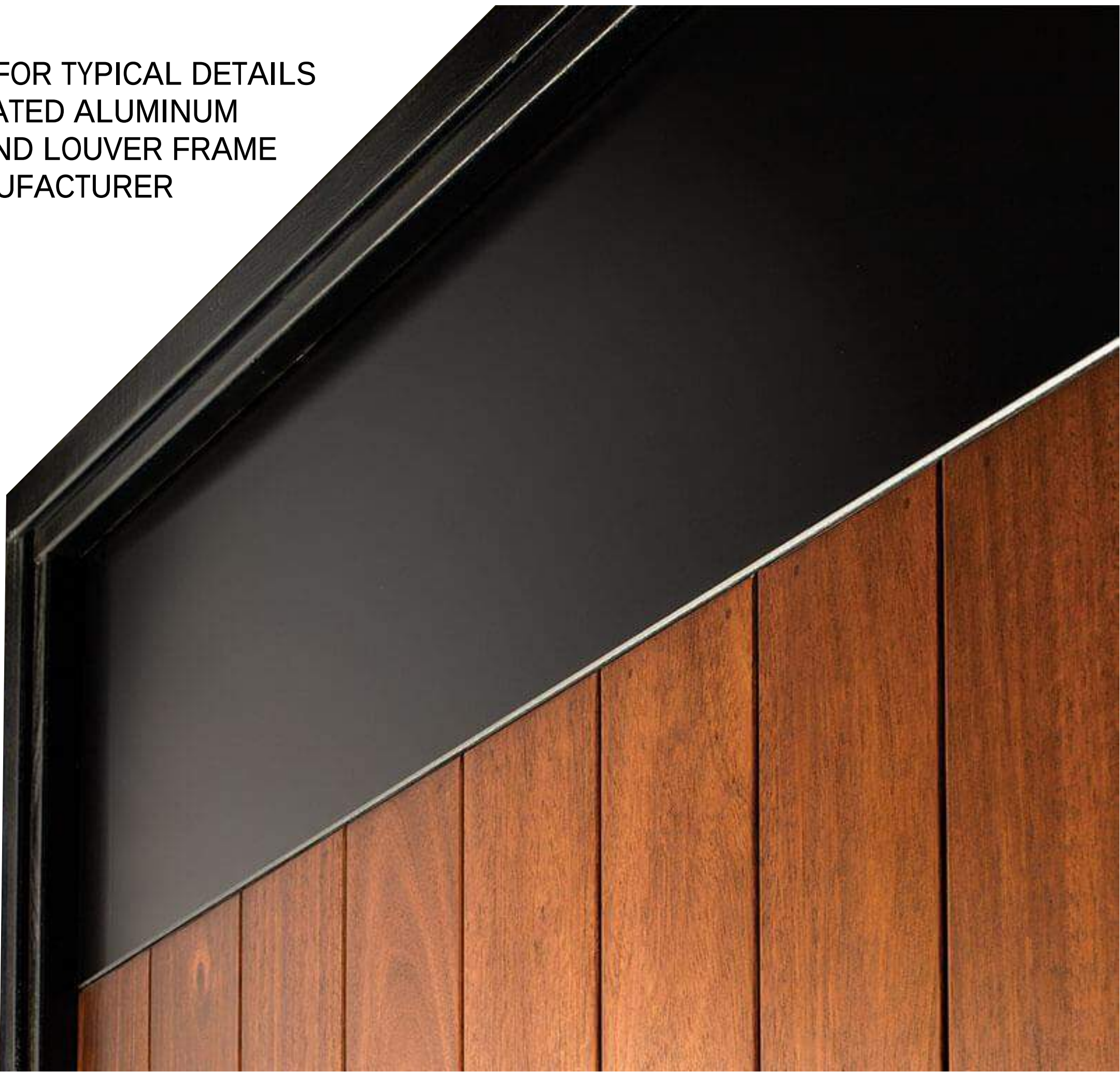
MATERIAL DATA

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ENLARGED PARTIAL NORTH FACADE SHOWING TYPICAL WINDOW - LOUVER - LONGBOARD CONFIGURATION AND SIZES

SEE A301.1 FOR TYPICAL DETAILS OF INTEGRATED ALUMINUM WINDOW AND LOUVER FRAME FROM MANUFACTURER

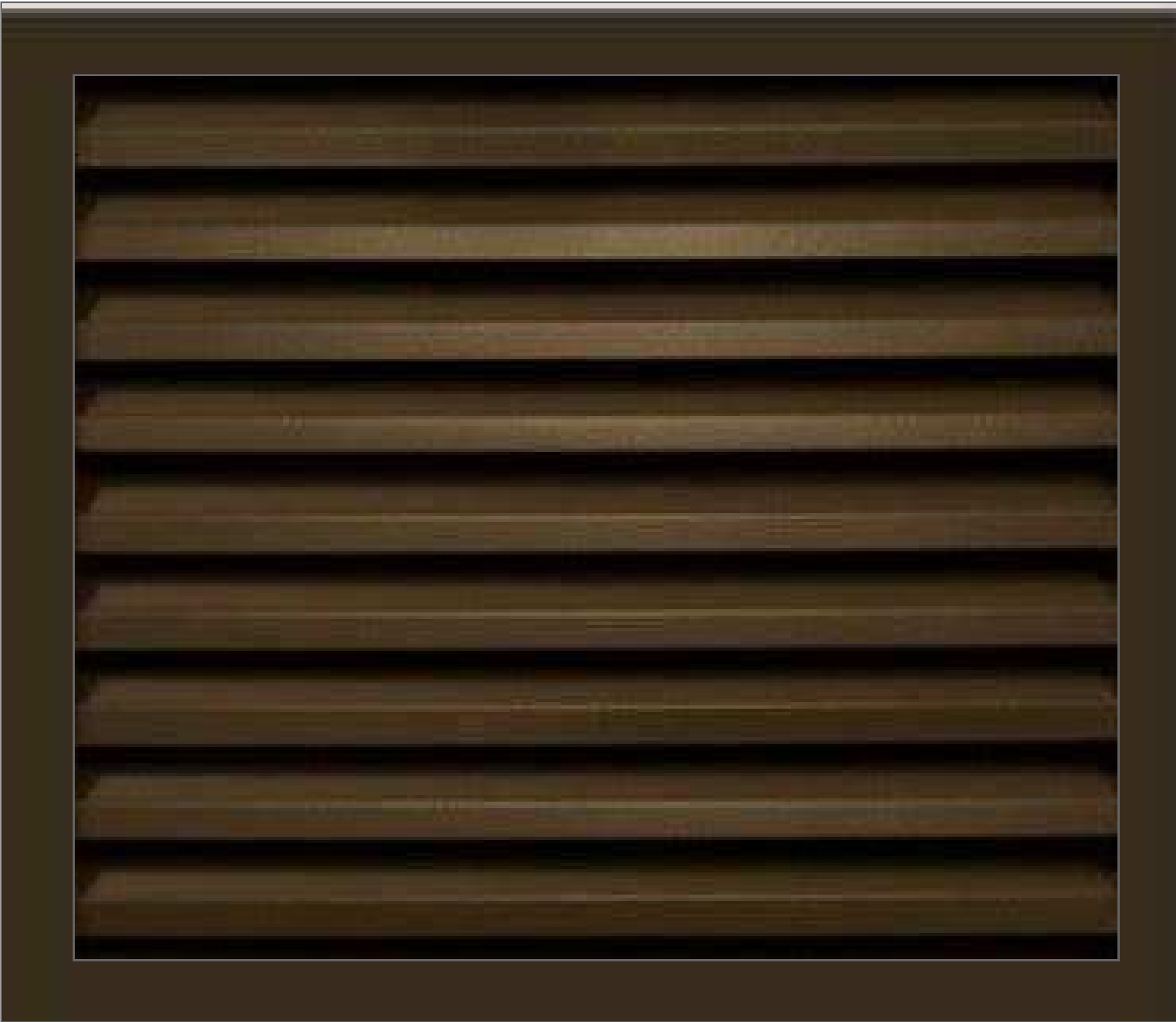


DARK BRONZE ALUMINUM NEXT TO TABLE WALNUT - 1 VERTICAL LONGBOARD

LONGBOARD ARCHITECTURAL PRODUCTS - TONGUE AND GROOVE CLADDING SYSTEM - 4" WIDE (4V) VERTICAL ORIENTATION. COLOR: TABLE WALNUT -1



1" INSULATED CLEAR GLASS - SLIM PROFILE ALUMINUM STOREFRONT WINDOW SYSTEM.



DARK BRONZE ANODIZED ALUMINUM FINISH AT ALL EXTERIOR WINDOWS, DOORS AND INTEGRSL WINDOW LOUVERS.

TONGUE & GROOVE CLADDING SYSTEM

March 2023

TYPICAL ISOMETRIC

PROFILES

V-Groove: 2-1/2", 4", 6"
Smooth: 6"
Channel: 6"
Standard Lengths: 24"
96 SQ FT/box

COMPONENTS - Standard Lengths: 12"

Traditional: Starter Strip, Back-to-Back Starter Strip, 2" Corner Set, 1-3/8" Two Piece J-Track, 1-3/8" Termination Set, Compression Joint (2x), 1-1/2" Flat Reveal Set, 1-1/2" U-Reveal Set, 1-1/2" T&G U-Reveal, 2" Offset Flat Reveal

Craftman: 3/4" Inside Corner, 1" Outside Corner, 3/4" U-Reveal Set, 3/4" T&G U-Reveal

Precision: 5/8" Starter, 3/4" Track, 3/4" Outside Corner, 5/8" J-Track, 5/8" Two Piece J-Track, 5/8" Termination Set, 1/2" Flat Reveal, 1/2" T&G Flat Reveal, 1/2" U-Reveal, 1/2" T&G U-Reveal

FINISHES

Woodgrains, solid color, naturally aged metal, custom solid colour matching (additional lead times apply)

ATTACHMENT

Planks: Quick-screen clips w. #8 screws* @ 32" o.c. (standard). Quick-screen clips included: 135 pcs/4" box, 90 pcs/6" box. Trims: hard fasten w. #8 screws* @ 16" o.c. *Screws not included.

BIM & CAD

RVT & DWG files available, see website for details

LEAD TIME

3-6 business days + shipping (subject to change)

TECHNICAL SPECIFICATIONS

PHYSICAL DATA

6063-T5 Extruded Aluminum
100% Recyclable
Warranty: Finish: 15 year (standard)/20 year* (ultra) (*10 week lead time); Aluminum: 50 year
Weight (lbs/sqft): ~1.5

TESTING

ICC-ES Evaluation Report - Division: 07 00 00 Thermal and Moisture Protection Section 07 46 00 - Siding
AAMA 509 Rainscreen, W1, V2
LARR - Los Angeles Department of Building Safety (LADBS) accepts ICC-ES reports as proof of compliance
Florida Product Code: FL20075
Miami Dade, Florida, Notice of Acceptance (NOA): NOA No. 22-0209.01 - Expiration Date: January 26, 2028
Impact testing: TAS 201
WUJ (The Windland-Urban Interface) - California Department of Forestry & Fire Protection Office of the State Fire Marshal Listing No. 8340-2385-0500

Fire Rating: Class A Non-Combustible by ASTM E136 & ASTM E84; A2-s1.00 by EN 13501-1
Light Reflectance: 5% (Black) up to 73.2% (Ultra White)
Wind load: Up to 121 psf (5794 Pa) TAS 202, TAS 203

LONGBOARD ARCHITECTURAL PRODUCTS

info@longboardproducts.com
longboardproducts.com
800 604 0343

No.	Description	Date

TORQUE COMPANIES

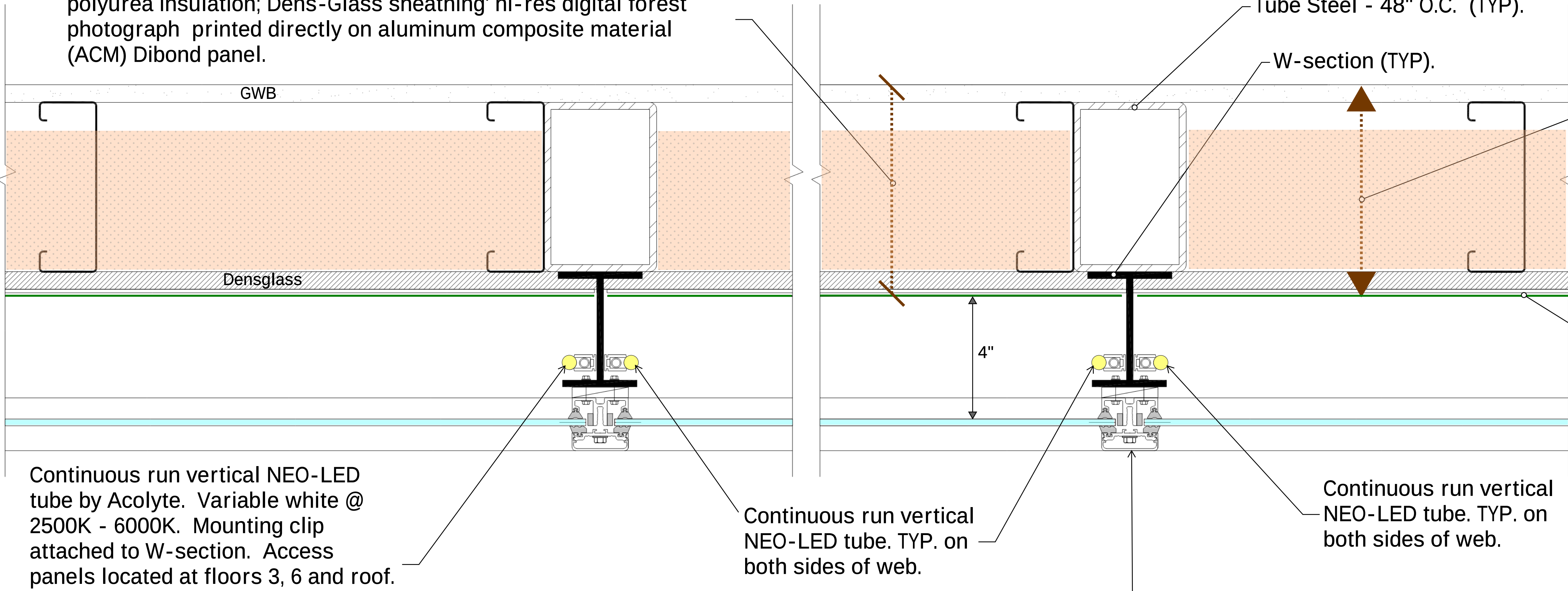
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MATERIAL DATA

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EXTERIOR WALL ASSEMBLY: 5/8" Type 'X' GWB" 6" metal studs; polyurea insulation; Dens-Glass sheathing' hi-res digital forest photograph printed directly on aluminum composite material (ACM) Dibond panel.



Window systems located within this portion of the overall curtain wall assembly. Where occurs on all elevations. (TYP).

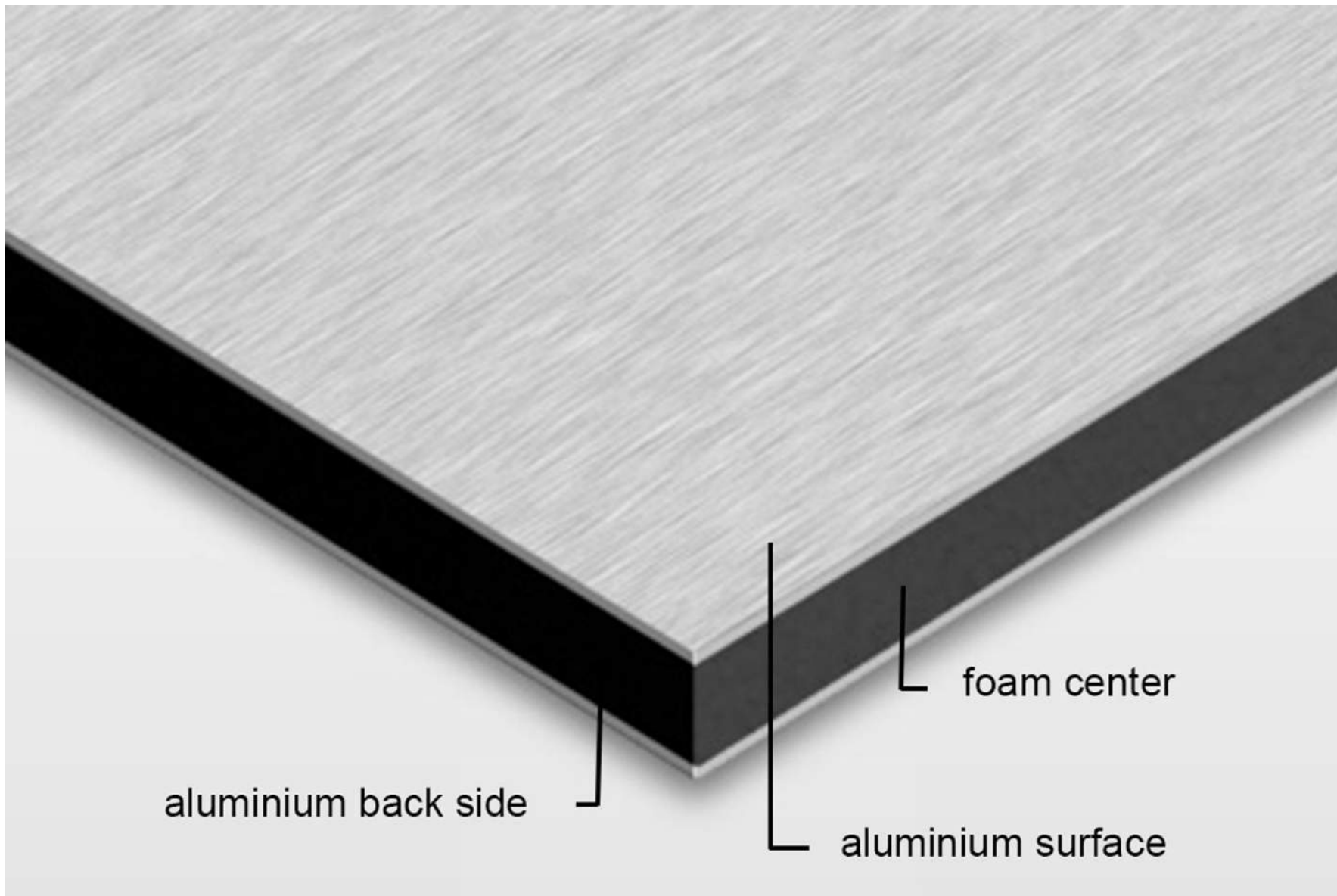
1 Exterior art wall - Plan detail (TYP)

3mm Di-bond panel with forest graphic printed directly on aluminum using waterproof, UV-cured inks.

Continuous run vertical NEO-LED tube by Acolyte. Variable white @ 2500K - 6000K. Mounting clip attached to W-section. Access panels located at floors 3, 6 and roof.

Continuous run vertical NEO-LED tube. TYP. on both sides of web.

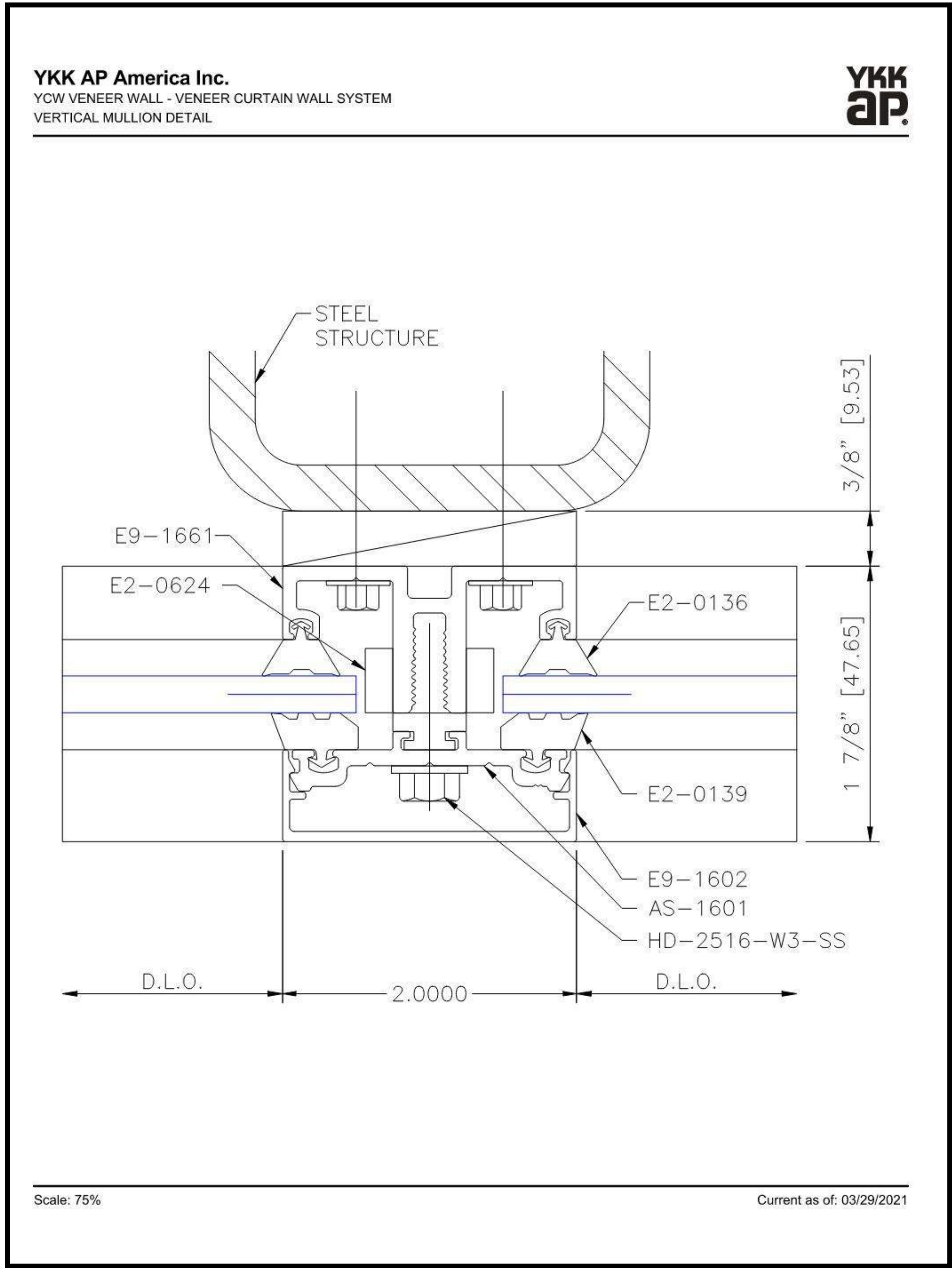
Continuous run vertical NEO-LED tube. TYP. on both sides of web.



3 3mm (1/8").DiBond-Aluminum Composite material (ACM).



4 Example of direct print (ACM).



YCW Veneer curtain wall system by YKK AP America. 48" x 120" 1/4" clear tempered glass panels set in vertical and horizontal 2" wide black anodized aluminum capture system as shown.

NOTE:
Internally lit wall to use Acolyte LED neon tubes. proposed in variable white (2400K - 6000K) for flexibility in final effect.
See Sheet A302.1 and A300 for more information on design proposal.

2 Curtain wall - Mullion detail (TYP)

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ILLUMINATED GRAPHIC DETAIL

Project Status	Project Number	Project Number
Project number		
Date		Issue Date

FINAL DESIGN AND PHOTOMETRICS PENDING ENTRY
OPTION SELECTION

2" wide curtain
wall Mullions.
See details 1 and 2,
sheet A302



1 North Curtain wall Elevation



2 North Curtain wall LED light locations

Location of concealed
NEON LED tubes shown in
red dash. See detail
1/A302.

GENERAL NOTE:
Glass curtain wall and
illuminated art wall
assemblies as shown
on East Elevation to
follow same detail
and lighting
configurations.

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ILLUMINATED
GRAPHIC DETAIL

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Maximum height for this proposal given MGO 28.134 (3) -
Capital view preservation

City Datum @ 0'-0" is established per code at 845.6'. From
there to top of column capital at rotunda, code provides max
height of 187.2 above datum.

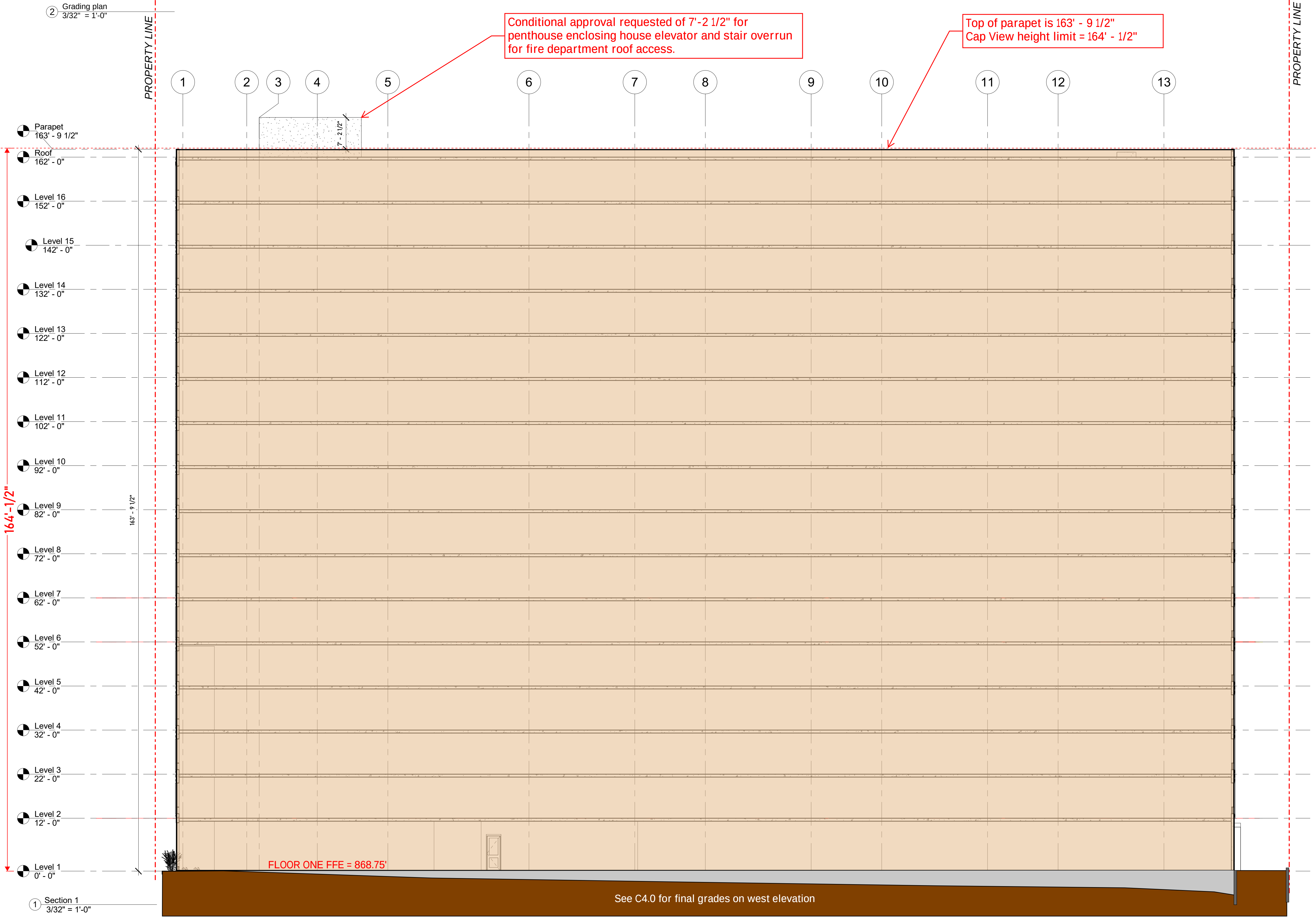
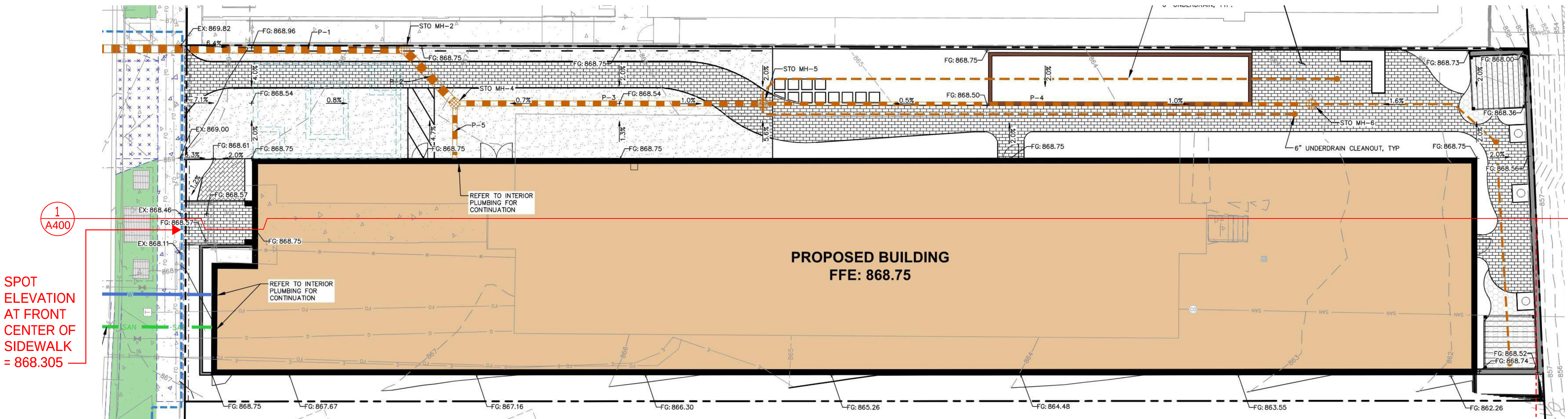
The sum of these is 1032.8'.

Elevation at front center of sidewalk is 868.305'.

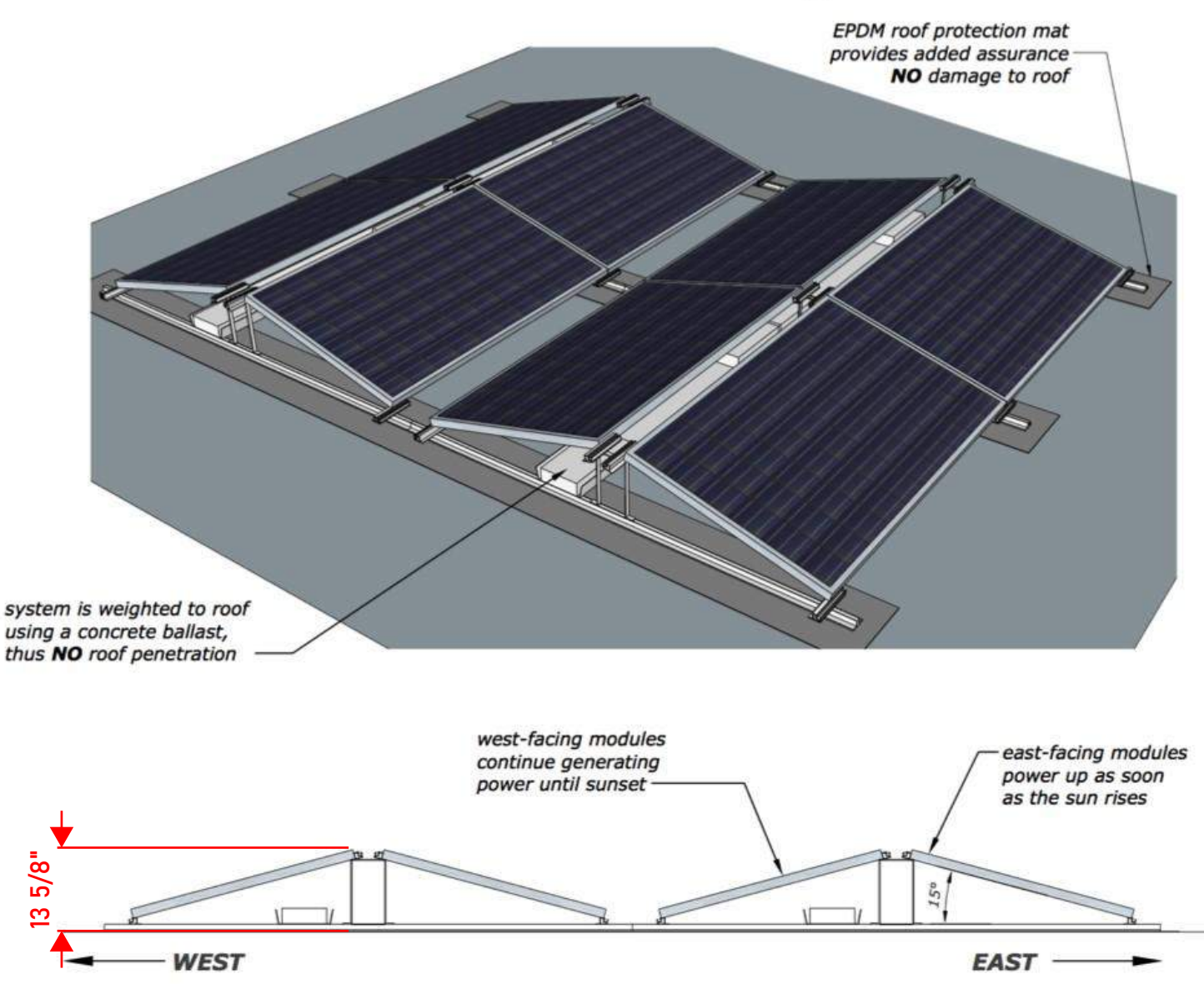
Our FFE is 868.75'.
As a result the max height for this proposal is 1032.8' -
868.75' = 164.05'.

Top of parapet is 163' - 9 1/2"

Conditional approval requested for penthouse overrun of 7'-2
1/2" above parapet.



Low profile solar array system SunPeak DeltaWing



PV array system is below CAP view limit. PV
panels and array brackets are 13 5/8" tall and
parapet is 21 1/2" high.



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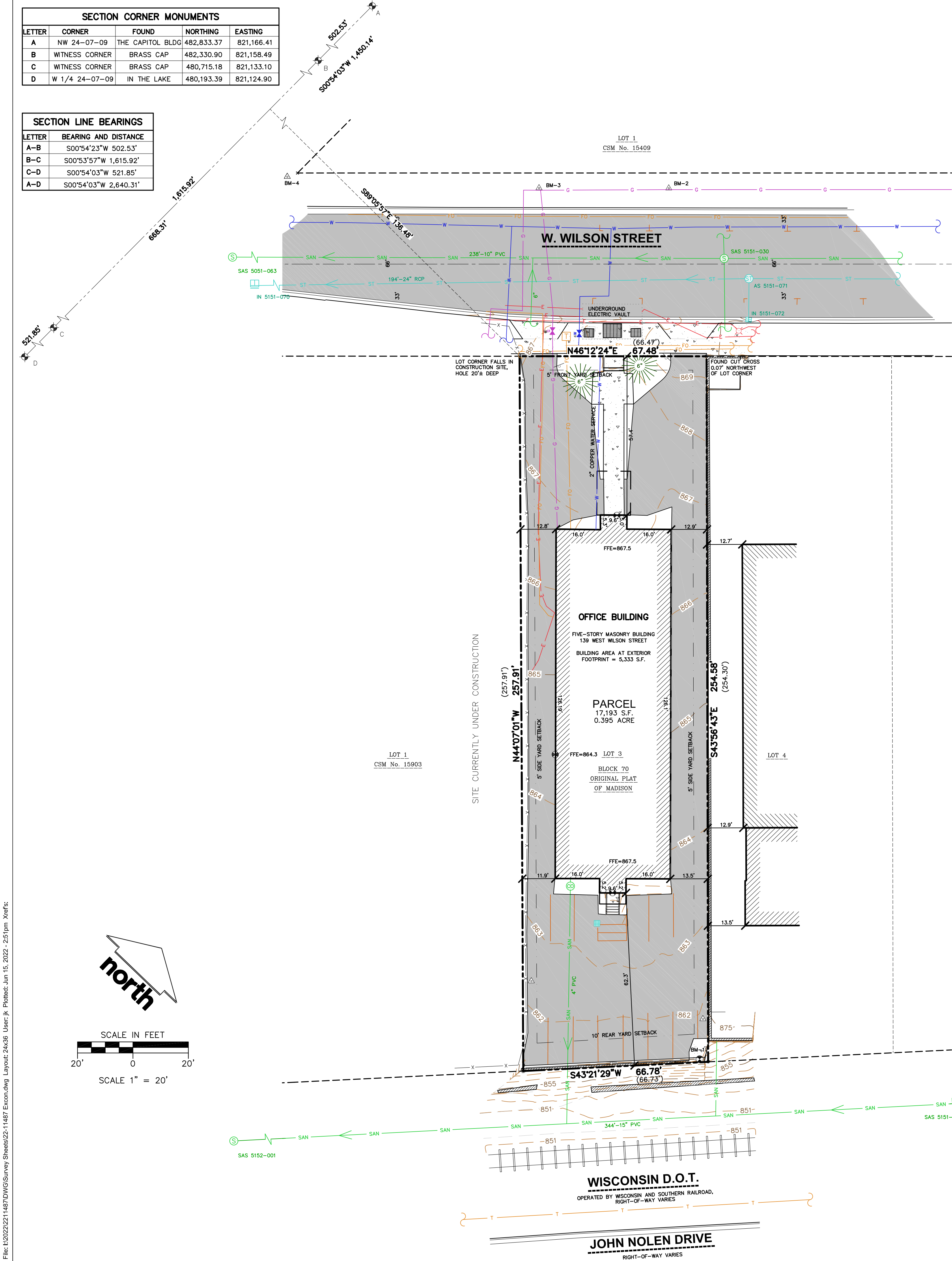
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HEIGHT LIMIT
EXHIBIT

Project Status	
Project number	Project Number
Date	Issue Date

File: 1020220211487DWGSurvey Sheets02-11487 Exon.dwg Layout: 24x36 User: jk Plotted: Jun 15, 2022, 2:51pm Xref's:



EXISTING CONDITIONS SURVEY

PART OF LOT 3, BLOCK 70, ORIGINAL PLAT OF MADISON, RECORDED IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT No. 102, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- GOVERNMENT CORNER
 - 1" IRON PIPE FOUND
 - CHISELED 'X' FOUND
 - 3/4" REBAR FOUND
 - CONTROL POINT
 - BENCHMARK
 - FINISHED FLOOR SHOT LOCATION
 - SIGN
 - SANITARY MANHOLE
 - CLEAN OUT
 - HYDRANT
 - WATER VALVE
 - STORM MANHOLE
 - SQUARE CASTED INLET
 - CURB INLET
 - GAS VALVE
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - CONIFEROUS TREE
 - PARCEL BOUNDARY
 - SECTION LINE
 - RIGHT-OF-WAY LINE
- CENTERLINE
 - PLATTED LOT LINE
 - SETBACK LINE
 - FENCE LINE
 - CONCRETE CURB & GUTTER
 - SANITARY SEWER
 - WATER LINE
 - STORM SEWER
 - NATURAL GAS
 - UNDERGROUND ELECTRIC
 - FIBER OPTIC
 - UNDERGROUND TELEPHONE
 - BUILDING
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - BITUMINOUS PAVEMENT
 - CONCRETE PAVEMENT
 - PAVEMENT STRIPING
 - END OF FLAGGED UTILITIES
 - DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED ON JUNE 08, 2022.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24-07-09, RECORDED AS S00°54'01"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT FOR THE WITNESS CORNER TO THE WEST QUARTER CORNER OF SECTION 24-07-09, ELEVATION = 850.32'
- CONTOUR INTERVAL IS ONE FOOT.
- 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. 20222305367, WITH A START DATE OF JUNE 03, 2022.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
 - CITY OF MADISON ENGINEERING
 - MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS)
 - CHARTER COMMUNICATIONS
 - AMERICAN TRANSMISSION COMPANY
 - LEVEL 3 IS NOW CENTURYLINK
 - AT&T TRANSMISSION
 - AT&T DISTRIBUTION
 - TDS TELECOM
 - MCI
 - MADISON METROPOLITAN SEWERAGE DISTRICT
 - WINDSTREAM
 - WISCONSIN DEPARTMENT OF ADMINISTRATION-DIVISION OF ENTERPRISE TECHNOLOGY
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT BENCHMARKS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHALL BE VERIFIED BEFORE BEING UTILIZED.
- THIS PARCEL IS ZONED URBAN MIXED-USE DISTRICT (UMX) PER THE CITY OF MADISON ZONING MAP.
 - LOT AREA-3,000 SQUARE FEET
 - LOT WIDTH-30 FEET
 - MINIMUM FRONT YARD SETBACK-5 FEET
 - SIDE YARD SET BACK-5 FEET
 - REAR YARD SETBACK-10 FEETCHECK WITH CITY ZONING DEPARTMENT FOR HEIGHT RESTRICTIONS AND SETBACKS PER BUILDING USE.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

LEGAL DESCRIPTION

PART OF LOT 3, BLOCK 70, ORIGINAL PLAT OF MADISON, RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT No. 102, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 EAST, RANGE 09 NORTH, CITY OF MADISON, DANE COUNTY, WISCONSIN.

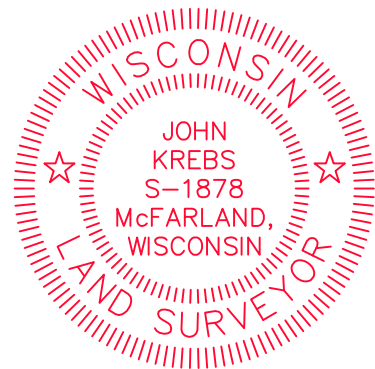
TAX KEY NO. 251/0709-242-0124-0

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT UNDER THE DIRECTION OF SEA DESIGN THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE



STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
AS 5151-071	870.68	NE	863.18	24"	RCP
		SE	866.92	12"	RCP
		SW	863.18	24"	RCP

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL 5151-072	869.99	NW	867.09	12"	RCP
INL 5151-070	863.44	NE	855.15	24"	RCP
		SW	855.15	24"	RCP

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	862.06	CHISELED 'X' IN CONCRETE RETAINING WALL
BM-2	870.68	CHISELED 'X', NORTH SIDE OF W. WILSON STREET
BM-3	868.69	CHISELED 'X', NORTH SIDE OF W. WILSON STREET
BM-4	865.89	CHISELED 'X', NORTH SIDE OF W. WILSON STREET

*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
SAS 5151-013	850.76	NE	845.14	15"	PVC
		SW	845.12	15"	PVC
SAS 5152-022	851.47	NE	844.74	15"	PVC
		NW	846.44	12"	PVC
SAS 5151-030	870.66	SW	844.71	15"	PVC
		NE	860.06	10"	PVC
		SE	861.01	8"	PVC
		NW	860.86	8"	PVC
SAS 5051-063	862.65	SW	860.01	10"	PVC
		NE	851.10	10"	PVC
		N	851.33	8"	PVC
		NE	856.92	8"	PVC
		NE	851.50	8"	PVC
		SE	851.00	12"	PVC



CREATE THE VISION TELL THE STORY

jsdinc.com

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

CLIENT:

SEA DESIGN

CLIENT ADDRESS:

**N3302 SOUTH OAKLAND
FORT ATKINSON, WI 53538**

PROJECT:

139 W. WILSON STREET

PROJECT LOCATION:

**139 W. WILSON STREET
CITY OF MADISON
DANE COUNTY, WISCONSIN**

MODIFICATIONS:

#	Date:	Description:
1		
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Prepared By: JK 06/14/22
Reviewed By: TJB 06/15/22
Approved By: TJB 06/15/22

SHEET TITLE:

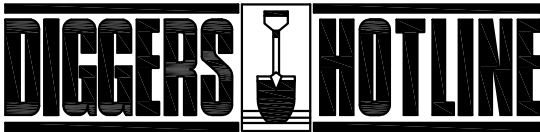
**EXISTING
CONDITIONS
SURVEY**

SHEET NUMBER:

1 OF 1

PROJECT NO:

22-11487



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GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- 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.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- 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

- 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. "DIGGERS' 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 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.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- 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.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND APPURTENANCES. SALVAGE FOR RELOCATION, COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- 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.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 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.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- 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 THESE IMPROVEMENTS.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
- ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
- 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.
- 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.
- WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.1.4.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
- 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.
- BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL BUILDING 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.
- 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".
- 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.
- SECTION 28.185(9) REQUIRES THAT EVERY APPLICANT FOR A DEMOLITION OR REMOVAL APPROVAL THAT REQUIRES APPROVAL BY THE PLAN COMMISSION IS REQUIRED TO GET A REUSE AND RECYCLING PLAN APPROVED BY THE CITY RECYCLING COORDINATOR, BRYAN JOHNSON, AT STREETS@CITYOFMADISON.COM PRIOR TO RECEIVING A RAZE PERMIT. EVERY PERSON WHO IS REQUIRED TO SUBMIT A REUSE AND RECYCLING PLAN PURSUANT TO SECTION 28.185(9) SHALL SUBMIT DOCUMENTS SHOWING COMPLIANCE WITH THE PLAN WITHIN SIXTY (60) DAYS OF COMPLETION OF DEMOLITION. A DEMOLITION OR REMOVAL PERMIT IS VALID FOR ONE (1) YEAR FROM THE DATE OF THE PLAN COMMISSION.

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
- STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
- INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
- 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

- GENERAL.
 - 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 GEOTEST DATED MARCH 25, 2022.
 - ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBGRADE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS
 - 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.
 - 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).
 - GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE, BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 303, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 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.
- PAVEMENT MARKING SPECIFICATIONS
 - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - 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.
 - 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

GRADING AND SEEDING NOTES

- 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 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.
- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- 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.
- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- 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.
- 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.
- 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 PEROVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR 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 WDMR TECHNICAL STANDARD 1059 AND CITY OF MADISON ORDINANCE.

UTILITY NOTES

- 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.
- 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 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.
- 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.
- SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- 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.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- 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.
- 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.
- 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 "N".
 - INLETS - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 28 OF THE "STANDARD SPECIFICATIONS"; OR APPROVED EQUAL WITH A 1'-14" X 2'-4" MAXIMUM OPENING, CURB FRAME & GRATE SHALL BE NEEHMA R-300T 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".
- 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.
- WATER MAIN SPECIFICATIONS -
 - PIPE - DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.1.0 OF THE "STANDARD SPECIFICATIONS". POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON OD, AND INTEGRAL END CONNECTIONS. 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 8.2.7.0 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 BEDDINGS 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".
- 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 NEEHMA R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-HOOKING OR EQUAL.
- 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.).
- ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(h) TO SPS 382.36(7)(C)10, AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.

EROSION CONTROL NOTES

- 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.
- 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.
- 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 PLANS. 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.
- 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.
- 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.
- 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.
- 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.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP 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.
- 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.
- 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".
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- 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.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WDOT) 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 WDMR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDMR TECHNICAL STANDARD 1068.
- 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 AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDMR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDMR REQUIREMENTS.
- 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 (150LBS/ACRE)
 - HYDRO-MULCHING WITH A TACKIFIER
 - GEOTEXTILE EROSION MATTING
 - SODDING

CITY TRAFFIC ENGINEERING NOTES

- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BUY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

CITY FORESTRY NOTES

- 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 ADJACENT PERSON WITHIN 1/4 MILE DISTRICT IF AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- 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: <https://www.cityofmadison.com/Business/PW/SEPS/CFM>
- 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 TREES(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.
- 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.
- 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. THE FENCING SHALL BE MAINTAINED TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- 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.

WORK-IN-ROW NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK IN THE PUBLIC RIGHT-OF-WAY ARE REQUIRED TO BE PREQUALIFIED WITH THE CITY OF MADISON. PREQUALIFICATION FORMS ARE AVAILABLE ON THE CITY'S WEBSITE AT: <https://www.cityofmadison.com/engineering/developers-contractors/contractors/how-to-get-prequalified>
- THE CONTRACTOR IS REQUIRED TO OBTAIN A CITY PERMIT TO EXCAVATE IN THE PUBLIC RIGHT-OF-WAY.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- DECOMPOSED GRANITE
- RETAINING WALL
- RAILING
- BOLLARD
- BIKE RACK
- DEMOLITION - REMOVAL OF ONSITE FENCE/GUARDRAIL
- DEMOLITION - REMOVAL OF RETAINING WALL
- DEMOLITION - REMOVAL OF ASPHALT SURFACES
- DEMOLITION - REMOVAL OF CONCRETE SURFACES
- DEMOLITION - REMOVAL OF BUILDINGS/STRUCTURES
- DEMOLITION - REMOVAL OF UTILITIES
- DEMOLITION - REMOVAL OF LANDSCAPE BEDDING
- TREE REMOVAL
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- SILT FENCE
- DECORATIVE STONE MULCH (REFER TO LANDSCAPE)
- CONSTRUCTION ENTRANCE
- SPOT ELEVATION
 - EP - EDGE OF PAVEMENT
 - FG - FINISH GRADE
 - EC - EDGE OF CONCRETE
 - EX - MATCH EXISTING GRADE
 - HW - HIGH POINT
 - SW - SIDEWALK
- INLET PROTECTION
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- PROPOSED COMMUNICATION (BY CHARTER/AT&T)
- PROPOSED ELECTRIC (BY MG&E)
- PROPOSED GAS (BY MG&E)

PROJECT:
**139 WEST WILSON ST
REDEVELOPMENT**

PROJECT LOCATION:
**139 WEST WILSON ST
MADISON, WI 53703**

PLAN MODIFICATIONS:

#	Date:	Description:
1	08.04.2025	MUNICIPAL SUBMITTAL
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Designed By: MAS
Reviewed By: KJY
Approved By:

SHEET TITLE:
NOTE AND LEGEND

SHEET NUMBER:

C1.0

JSD PROJECT NO: 22-11487



Toll Free (800) 242-8511

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX). IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE HUB - UDMA VILLAGER ON PARK PRIVATE DEVELOPMENT DRAWINGS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

CONTRACTOR TO VERIFY SANITARY AND WATER SERVICE SIZES AND LOCATION. IF INSUFFICIENT SIZE OR LOCATION EXISTING SERVICE TO BE ABANDONED PER CITY REQUIREMENTS

131 W WILSON ST

EXISTING BUILDING

179 W WILSON ST

WI D.O.T. - WISCONSIN & SOUTHERN RAILROAD

JOHN NOLEN DRIVE



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jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
TORQUE COMPANIES

PROJECT:
139 WEST WILSON ST
REDEVELOPMENT

PROJECT LOCATION:
139 WEST WILSON ST
MADISON, WI 53703

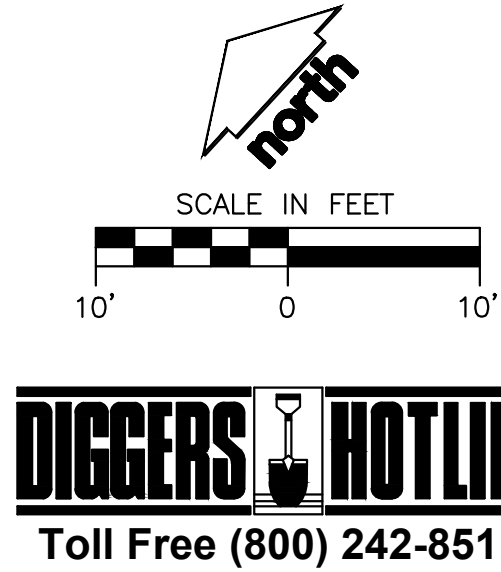
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Designed By: MAS
Reviewed By: KJY
Approved By:

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 22-11487



DIGGERS HOTLINE
Toll Free (800) 242-8511

PLAN MODIFICATIONS:		
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Designed By:	M
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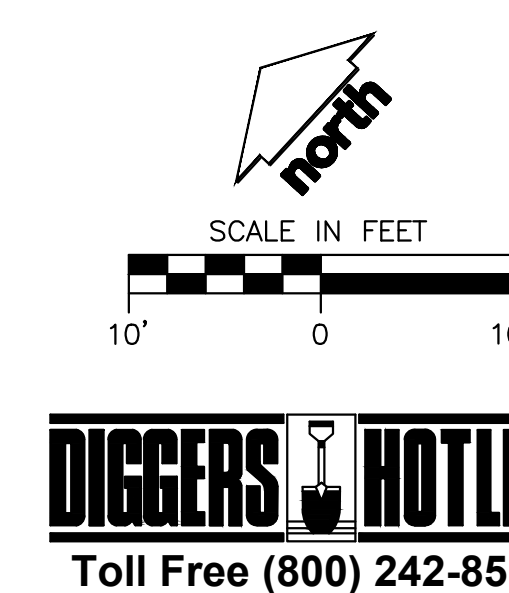
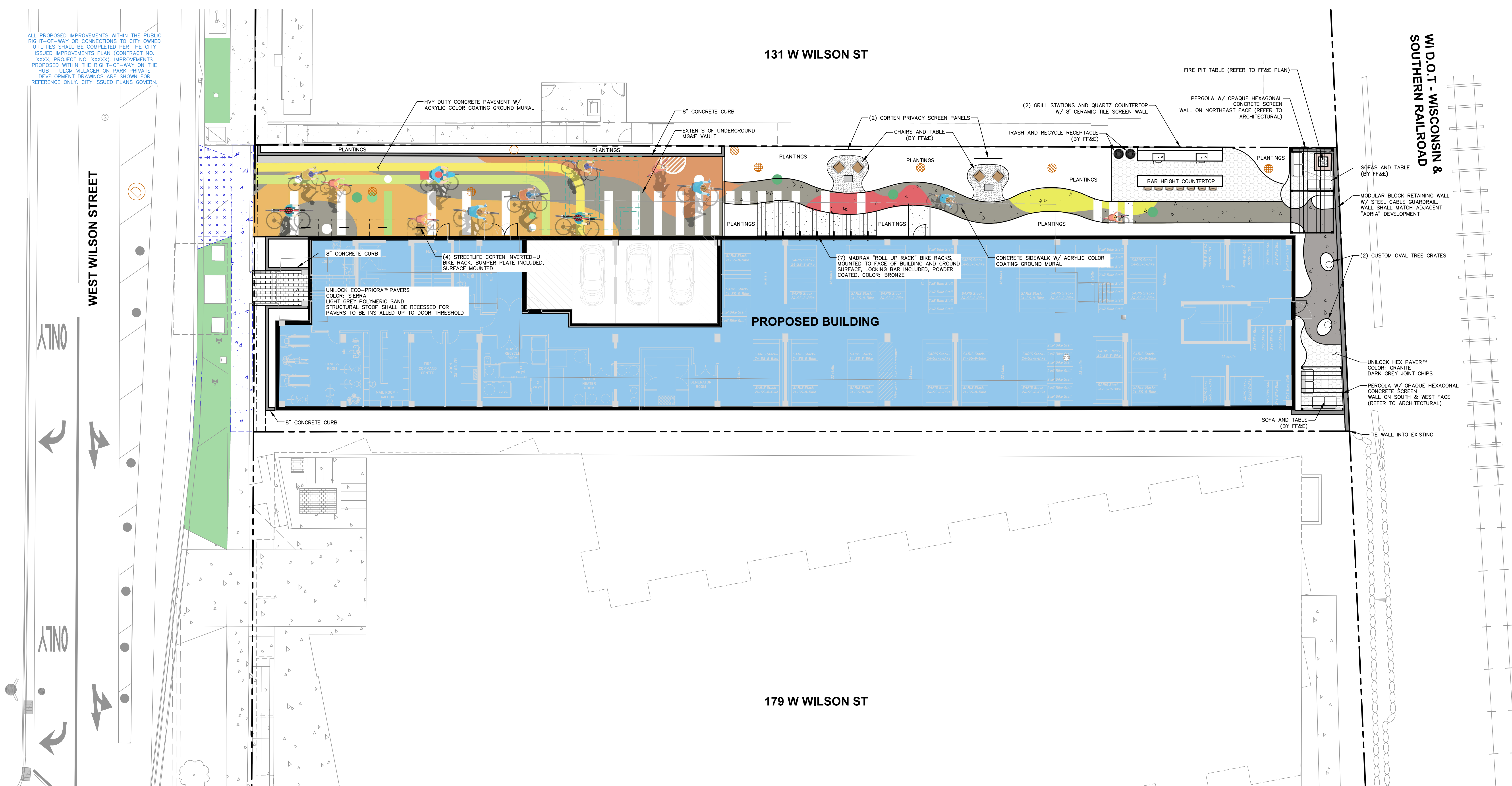
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**SITE PLAN -
ANNOTATED**

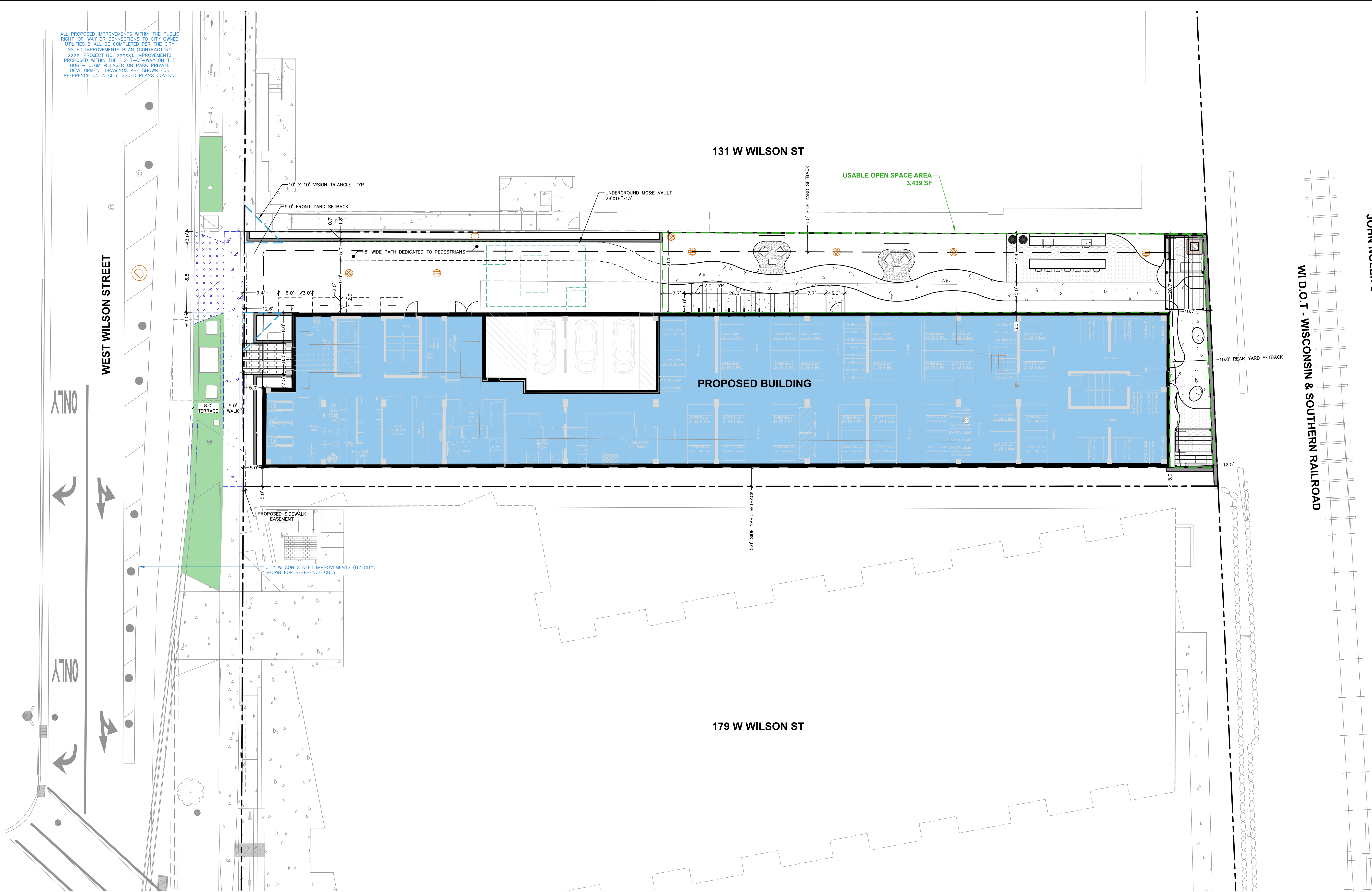
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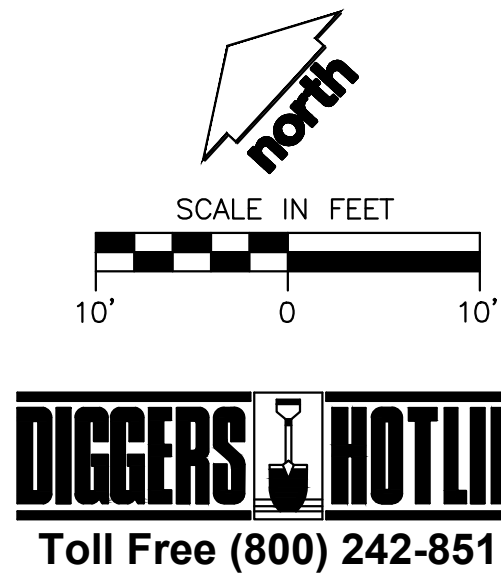
ISD PROJECT NO.

22.11





SITE INFORMATION BLOCK		
SITE ADDRESS	139 WEST WILSON STREET	
PROPERTY ACREAGE	0.395 ACRES	
NUMBER OF BUILDING STORIES	16	
TOTAL BUILDING SQUARE FOOTAGE	9,840	
GROSS BUILDING SQUARE FOOTAGE	156,633	
NUMBER OF PARKING STALLS	3	
NUMBER OF ON-SITE BICYCLE STALLS	15	
EXISTING IMPERVIOUS SURFACE AREA	16,693 SF	
EXISTING PERVIOUS SURFACE AREA	500 SF	
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.97	
PROPOSED IMPERVIOUS SURFACE AREAS	14,036 SF	
PROPOSED PERVIOUS SURFACE AREA	3,157 SF	
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.815	



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MADISON REGIONAL OFFICE
507 WEST VERONA AVE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

TORQUE COMPANIES

PROJECT:

139 WEST WILSON ST
REDEVELOPMENT

PROJECT LOCATION:

139 WEST WILSON ST
MADISON, WI 53703

PLAN MODIFICATIONS:

#	Date:	Description:
1	08.04.2025	MUNICIPAL SUBMITTAL
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Designed By: MAS
Reviewed By: KJN
Approved By:

SHEET TITLE:

SITE PLAN -
DIMENSIONED

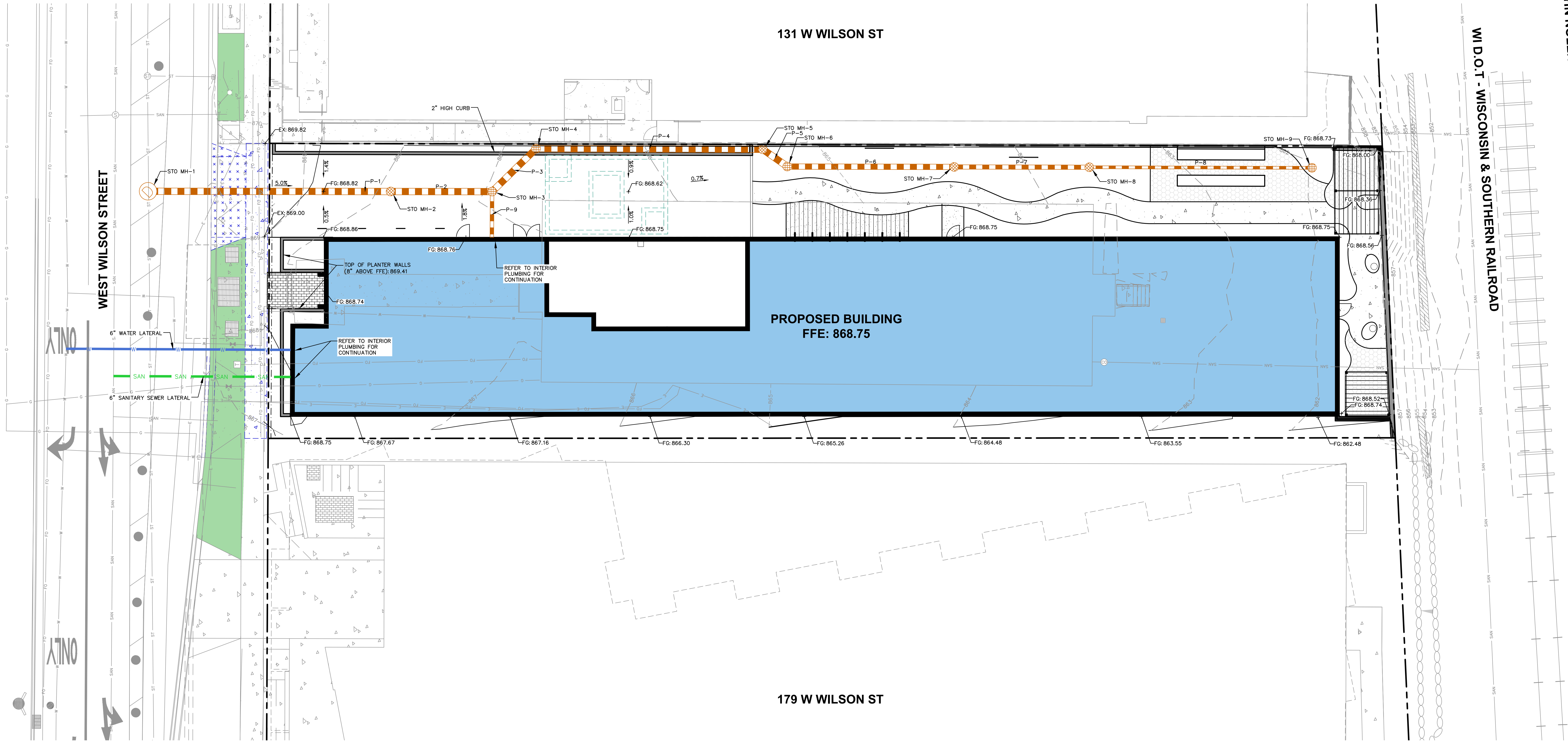
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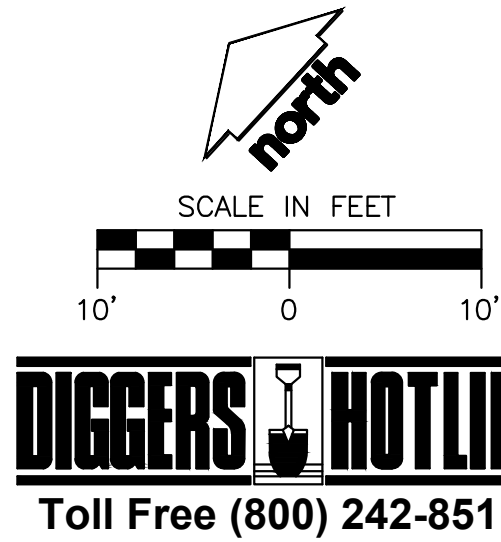
22-11487

File: JSD\INC\projects\2022\221487\DWG\Civil\Sheet\221487_C4.dwg Layout: C4.0 GRADING-UTILITY User: matt.standere Plotted: Aug 04, 2025 - 10:26am Xref's:



PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO MH-1	869.13	EX SW INV: 862.09 (24") SE INV: 863.36 (18") EYNE INV: 862.09 (24")	7.0	48 IN MH	R-1550 SOLID GRATE
STO MH-2	868.70	NW INV: 863.78 (18") SE INV: 863.78 (18")	4.9	24 IN DB	DOMO GRATE
STO MH-3	868.52	E INV: 863.06 (18") NW INV: 863.96 (18") SW INV: 865.06 (10")	4.6	24 IN DB	DOMO GRATE
STO MH-4	868.66	SE INV: 864.03 (18") W INV: 864.03 (18")	4.6	24 IN DB	DOMO GRATE
STO MH-5	868.39	NW INV: 864.50 (18") S INV: 864.50 (18")	3.9	24 IN DB	DOMO GRATE
STO MH-6	868.35	N INV: 864.55 (18") SE INV: 864.55 (15")	3.8	24 IN DB	DOMO GRATE
STO MH-7	868.43	NW INV: 864.84 (15") SE INV: 864.84 (12")	3.6	12 IN DB	DOMO GRATE
STO MH-8	868.32	NW INV: 865.08 (12") SE INV: 865.08 (8")	3.2	12 IN DB	DOMO GRATE
STO MH-9	868.49	NW INV: 865.44 (8")	3.1	12 IN DB	DOMO GRATE

PROPOSED STORM SEWER PIPE TABLE						
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE
P-1	STO MH-2	STO MH-1	55'	863.78	863.36	0.76%
P-2	STO MH-3	STO MH-2	23'	863.96	863.78	0.75%
P-3	STO MH-3	STO MH-4	14'	863.96	864.03	0.54%
P-4	STO MH-5	STO MH-4	52'	864.50	864.03	0.90%
P-5	STO MH-6	STO MH-5	7'	864.55	864.50	0.78%
P-6	STO MH-7	STO MH-6	38'	864.84	864.55	0.76%
P-7	STO MH-8	STO MH-7	31'	865.08	864.84	0.76%
P-8	STO MH-9	STO MH-8	51'	865.44	865.08	0.70%
P-9	ROOF	STO MH-3	10'	865.27	865.06	2.00%



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MADISON REGIONAL OFFICE
507 WEST VERONA AVE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
TORQUE COMPANIES

PROJECT:
139 WEST WILSON ST
REDEVELOPMENT

PROJECT LOCATION:
139 WEST WILSON ST
MADISON, WI 53703

PLAN MODIFICATIONS:		
#	Date:	Description:
1	08.04.2025	MUNICIPAL SUBMITTAL
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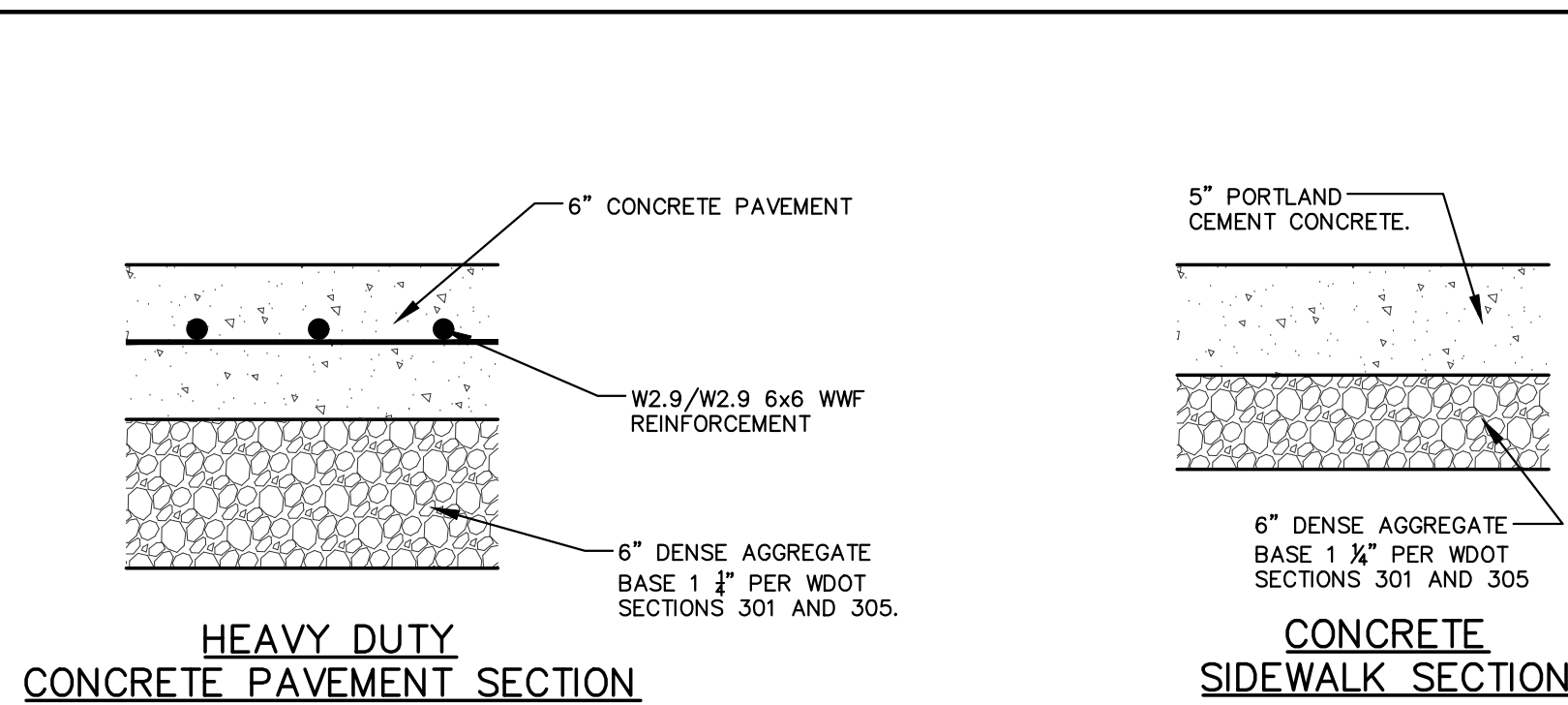
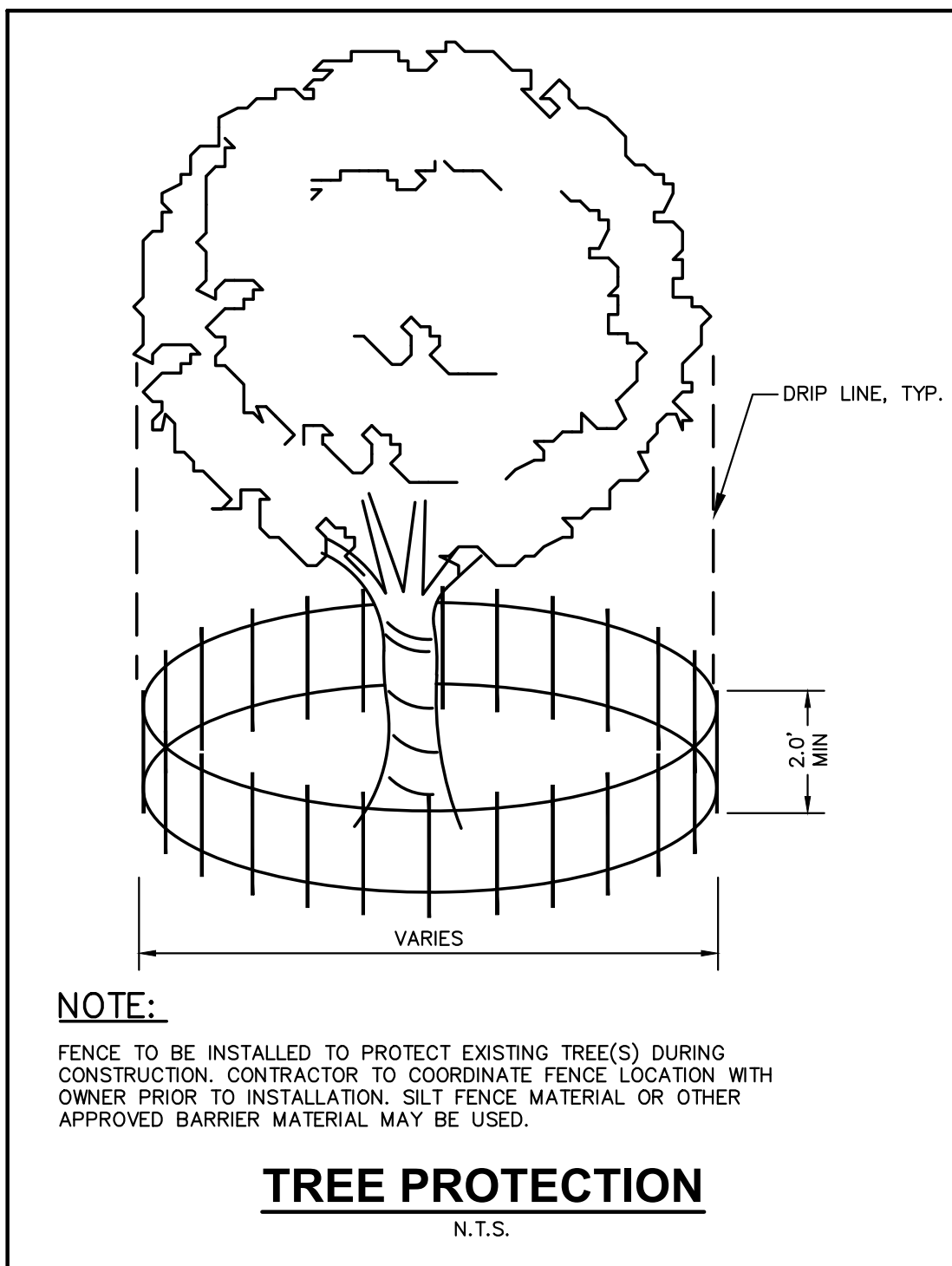
Designed By: MAM
Reviewed By: KJM
Approved By:

SHEET TITLE:
GRADING, EROSION
CONTROL, AND UTILITY
PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 22-11487

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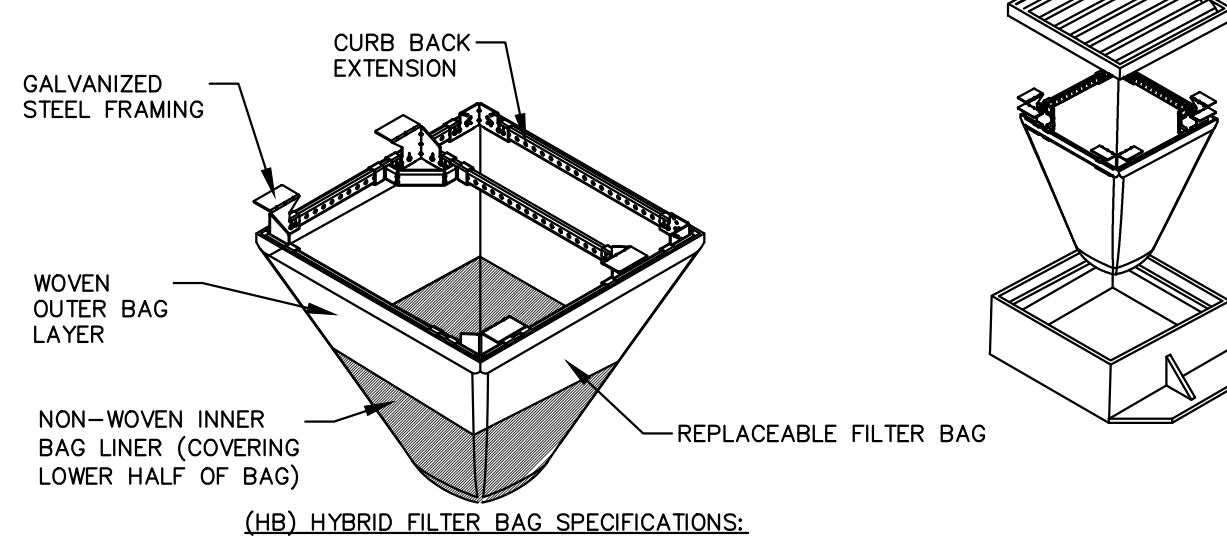
GENERAL NOTES:

- FINAL PAVEMENT CROSS SECTION DESIGN SHALL BE BASED ON GEOTECHNICAL REPORT TITLED "GEOTECHNICAL SUBSURFACE INVESTIGATION WILSON STREET APARTMENT BUILDING 402 WILSON STREET, MADISON, WISCONSIN" AS PREPARED BY GEOTEST DATED **NOVEMBER 1, 2022**.
- BASED ON THE GEOTECHNICAL EXPLORATION AND REPORT, RECOMPACTION/PROOF ROLLING TO BE COMPLETED PRIOR TO PLACEMENT OF PAVEMENTS. UNDERCUTTING OR STABILIZATION OF EXISTING SUB-BASE MATERIALS MAY BE REQUIRED.
- WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
- CONCRETE: REFER TO SECTION 415.
- BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
- CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM 6" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED 6" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

CONCRETE PAVEMENT SECTIONS

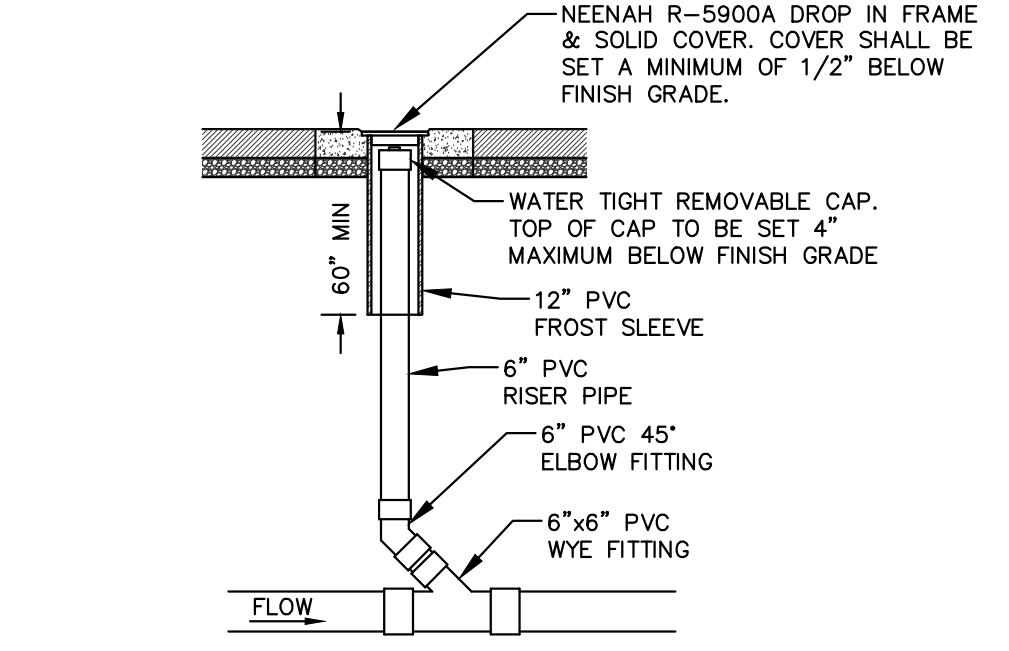
N.T.S.

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



CATCH-IT INLET FILTER (Temporary Inlet Protection)									
Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft.)	Flow Ratings (CFS)				ADS PIN
					2.0	5.8	62LCBEXTHB		
3087	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.2	5.8	62LCBEXTHB		
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB		
3030	Square-Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62MCB2316HB		
3087-C	Square-Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQB18HB		
R-2501	Round (RD)	~26	~24	2.3	0.8	5.2	62MRD25HB		
R-172/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6	62MRD22HB		

Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Bulk Values)									
NEENAH	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (INNER)						
TENSILE STRENGTH	ASTM D5032	300 x 27 lbs	50 lbs						
TEAR/PROPAGATION	ASTM D5032	200 x 100	40 lbs						
TEAR/PROPAGATION	ASTM D5032	200 x 100	40 lbs						
PERCENT OPENING	ASTM D5032	100-150	40 lbs						
PERCENT OPENING	ASTM D5032	100-150	40 lbs						
PERCENT OPENING	ASTM D5032	100-150	40 lbs						
PERCENT OPENING	ASTM D5032	100-150	40 lbs						
PERCENT OPENING	ASTM D5032	100-150	40 lbs						
PERCENT OPENING	ASTM D5032	100-150	40 lbs						



Comm Table 82.35			
Dig of Lateral	Min Dig of Cleanout Riser	Min Dia of Riser Cap	
1.5	1.5	1.5	
2	1.5	1.5	
3	1.5	1.5	
4	1.5	1.5	
5	1.5	1.5	
6	1.5	1.5	
8+	1.5	1.5	

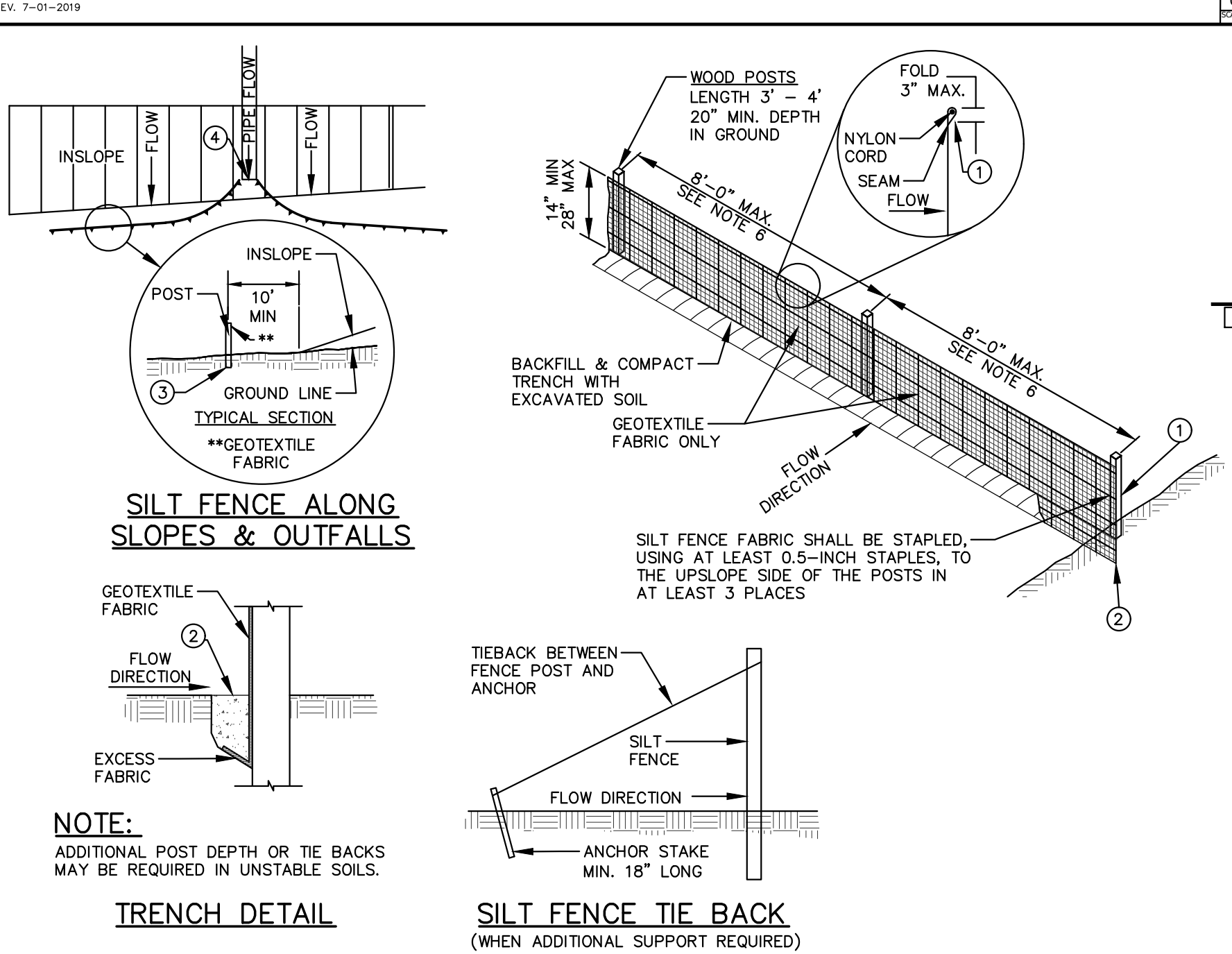
Neenah Grates
R-5900A 12-inch Pipe

SEWER CLEANOUT

N.T.S.

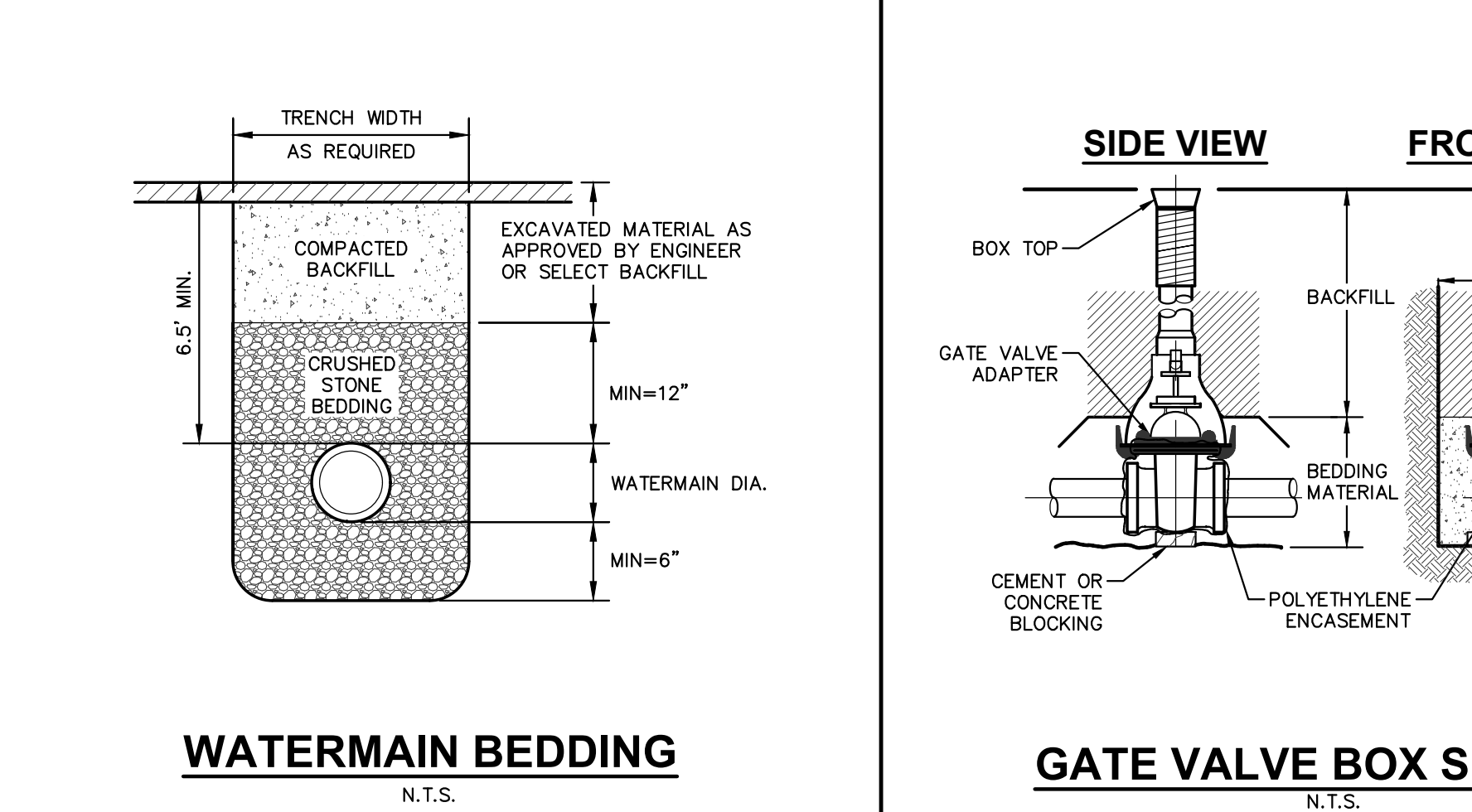
FRAMED INLET PROTECTION

N.T.S.



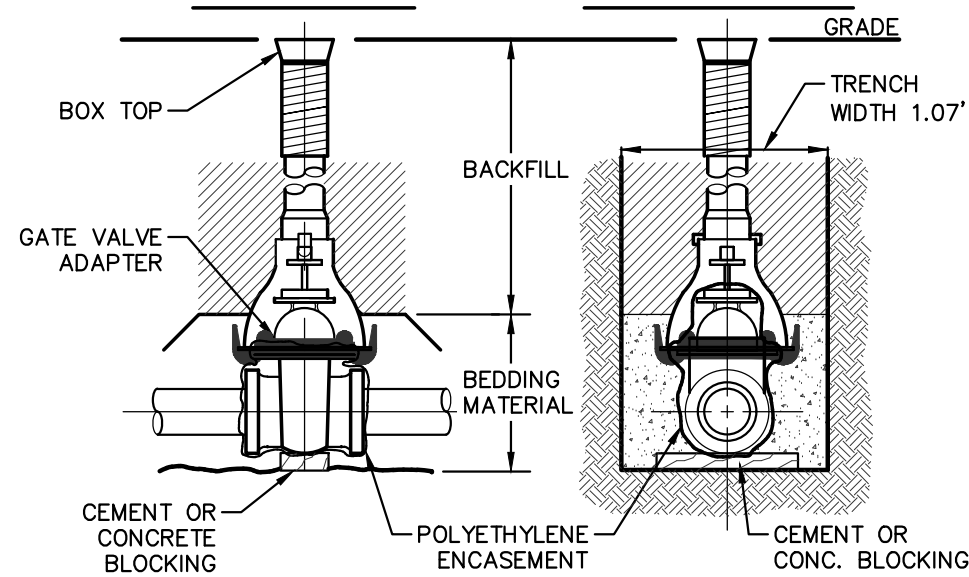
SILT FENCE

N.T.S.



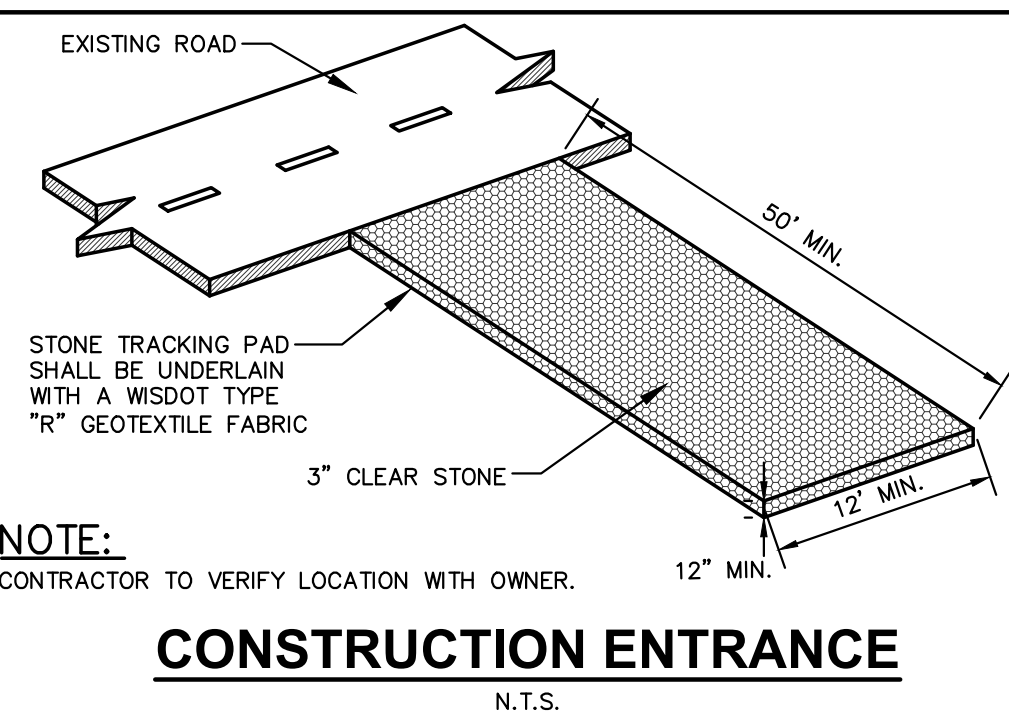
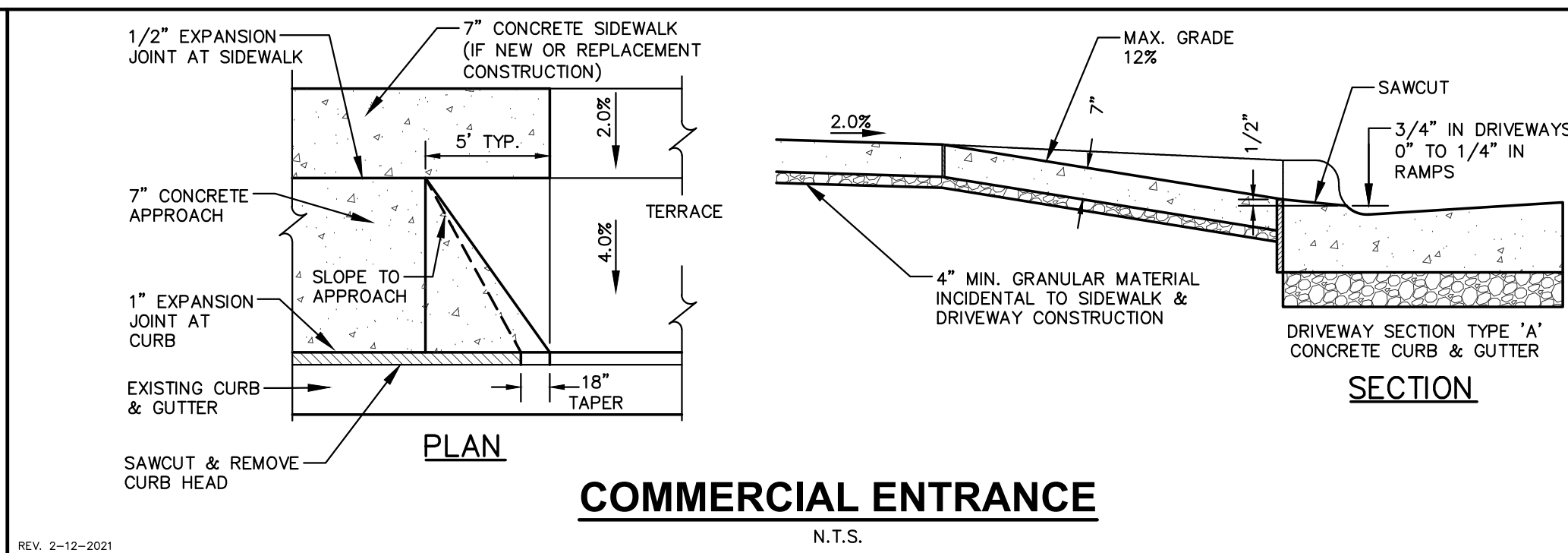
SIDE VIEW

FRONT VIEW



STORM & SANITARY SEWER BEDDING

N.T.S.



STREETLIFE®

CorTen Bicycle Racks

BP-70-CT

Bike rack, wide version in weathering steel

ca. 70x7x75/100 cm | 28x3x30/39 inches (l x w x h1 / h2)

Specifications:

- Material: untreated CorTen steel, ca. 1 cm thick, ~~not yet weathered on delivery~~
- Including horizontal black synthetic (PE/PP) protection strip fitted at the top
- Width ca. 7½cm | 3"
- Height above ground: ca. 75 cm | 30", height below grade ca. 25 cm | 10"
- Delivery: assembled
- Installation: ~~below grade as concrete ready or at a surcharge with an optional set of 2 underground linking pieces per rack, creating a spacing of 95 cm | 37"~~

<https://www.streetlife.nl/en/products/corten-bicycle-racks>

OR APPROVED EQUAL



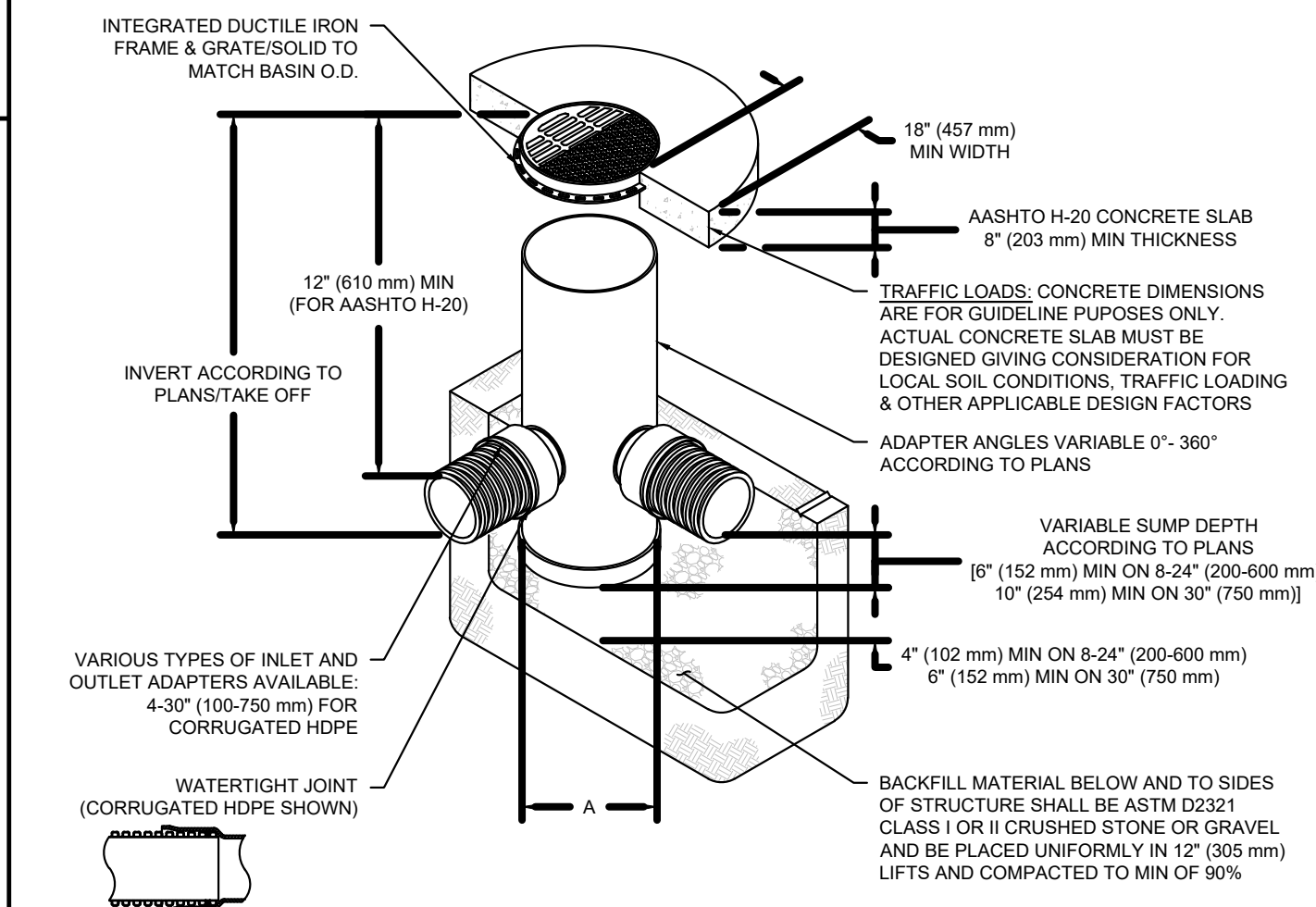
surface mounted per manufactures installation requirements



BIKE RACK

NYLOPLAST DRAIN BASIN

N.T.S.



NOTES

- 6-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 15-30" (400-760 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION SUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2212 FOR CORRUGATED HDPE (ADS & HANDED DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: 800-621-6710

A	PART #	GRATE/SOLID COVER OPTIONS
6" (200 mm)	2806AG	PEDESTRIAN LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20

JSD

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MADISON REGIONAL OFFICE
507 WEST VERONA AVE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
TORQUE COMPANIES

PROJECT:
139 WEST WILSON ST REDEVELOPMENT

PROJECT LOCATION:
**139 WEST WILSON ST
MADISON, WI 53703**

#	Date:	Description:
1	08.04.2025	MUNICIPAL SUBMITTAL
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Designed By: **MAD**
Reviewed By: **KJL**
Approved By:
SHEET TITLE:
DETAILS

SHEET NUMBER:

C5.0

JSD PROJECT NO:

22-11487

PLAN MODIFICATIONS:

#	Date	Description
1	08.04.2025	MUNICIPAL SUBMITTAL
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Designed By: MRA
Reviewed By: KJN
Approved By: KJN

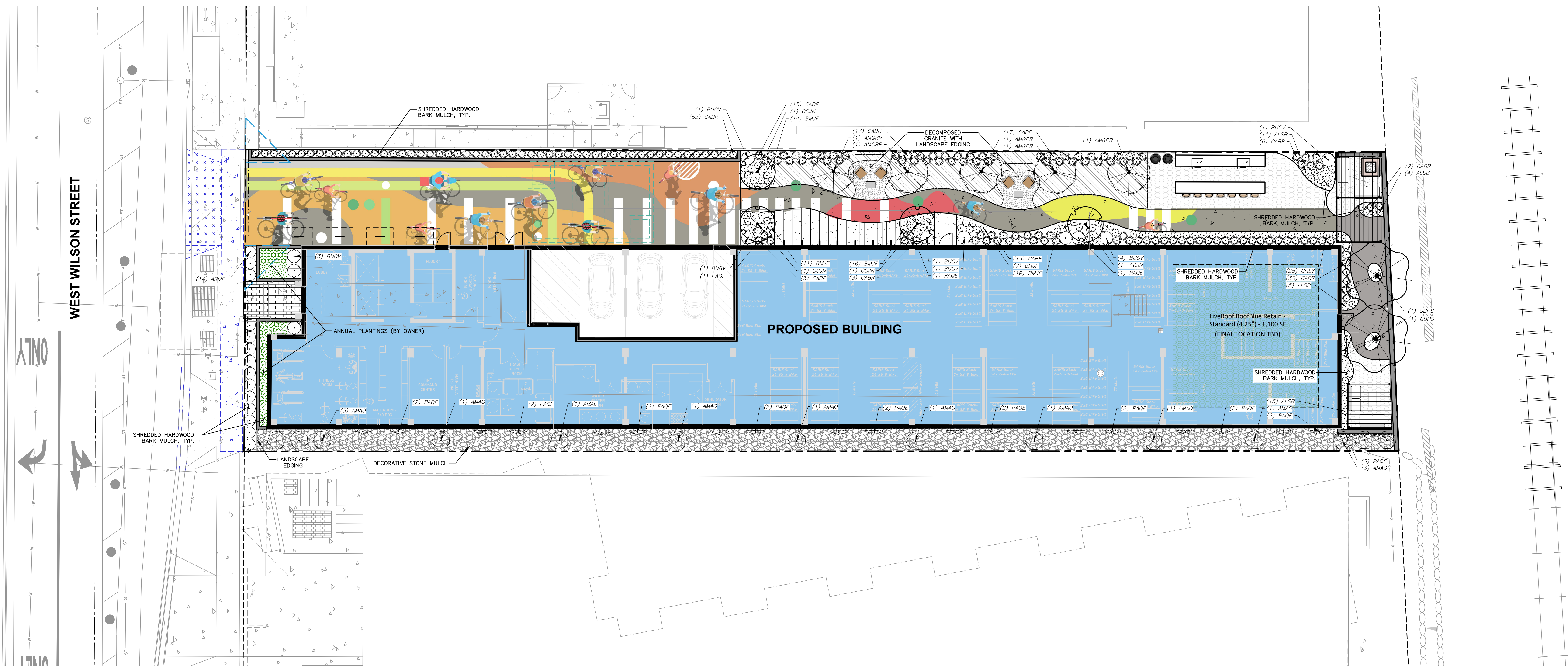
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

L1.0

JSD PROJECT NO:

22-11487



PLANT SCHEDULE

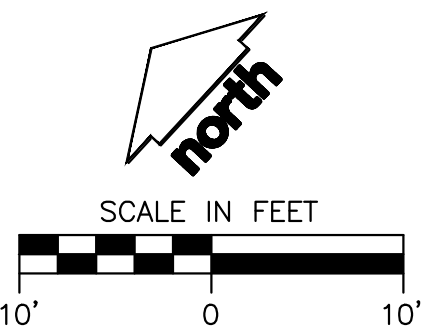
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
DECIDUOUS TREES					
	GBPS	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Maidenhair Tree	B & B	2.5" Cal	2
ORNAMENTAL TREES					
	AMGR	Amelanchier x grandiflora 'Robin Hill' Robin Hill Apple Serviceberry	B & B	6' Ht. (min)	5
	CCJN	Corpinus caroliniana 'J.N. Upright' TM Firespire American Hornbeam	B & B	2.5" Cal	4
DECIDUOUS SHRUBS					
	AMAO	Amelanchier alnifolia 'Obelisk' TM Standing Ovation Serviceberry	B & B	Min. 5' tall	14
	ARME	Aronia melanocarpa 'UCONNAM165' TM Low Scape Mound Chokeberry	#3	Min. 12"	14
EVERGREEN SHRUBS					
	BUGV	Buxus x 'Green Velvet' Green Velvet Boxwood	#3	Min. 24"	12
PERENNIALS & GRASSES					
	ALSB	Allium x 'Summer Beauty' Summer Beauty Allium	#1	Min. 8"-18"	35
	BMJF	Brunnera macrophylla 'Jack Frost' TM Jack Frost Siberian Bugloss	#1	Min 8"-18"	52
	CABR	Calamagrostis brachytricha Korean Feather Reed Grass	#1	Min 8"-18"	164
	CHLY	Cheirone lyoni 'Armippa82' TM Tiny Tortuga Pink Turtlehead	#1	Min 8"-18"	25
	PAQE	Parthenocissus quinquefolia engelmannii Engelmann Virginia Creeper	#1	Min. 24"-36"	24
SYMBOL	CODE	BOTANICAL / COMMON NAME		SPACING	QTY
GROUND COVERS					
	CAPE	Carex pensylvanica Pennsylvania Sedge	4" plug	8" o.c.	1,307

LEGEND

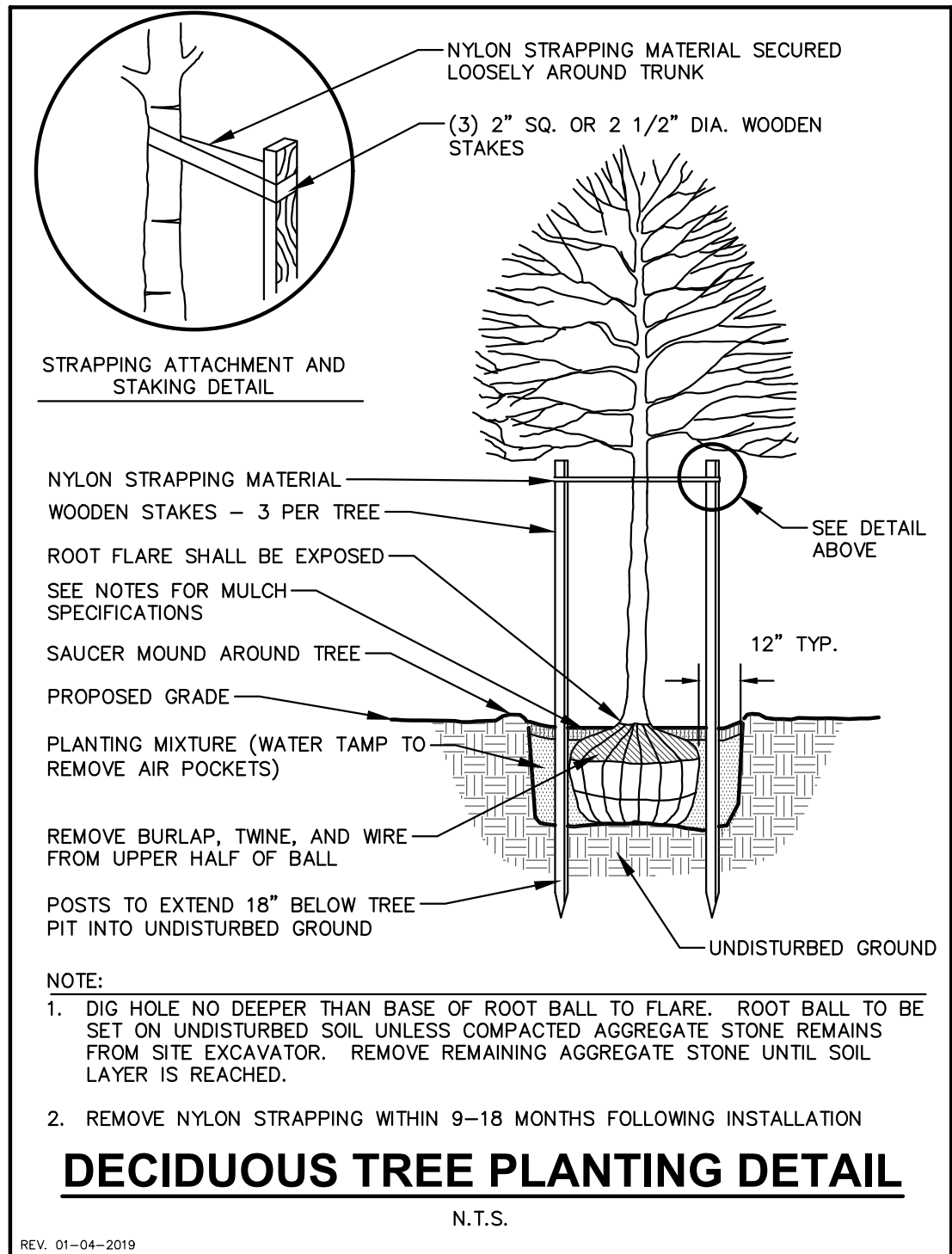
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	ANNUAL PLANTINGS BY OWNER
	DECORATIVE STONE MULCH
	DECOMPOSED GRANITE
	GREEN ROOF
	RETAINING WALL
	TREE UPLIGHTING
	BIKE RACK
	ALUMINUM EDGING

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 MUNICIPAL 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 "LANDSCAPE DETAILS AND NOTES" SHEET 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 (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

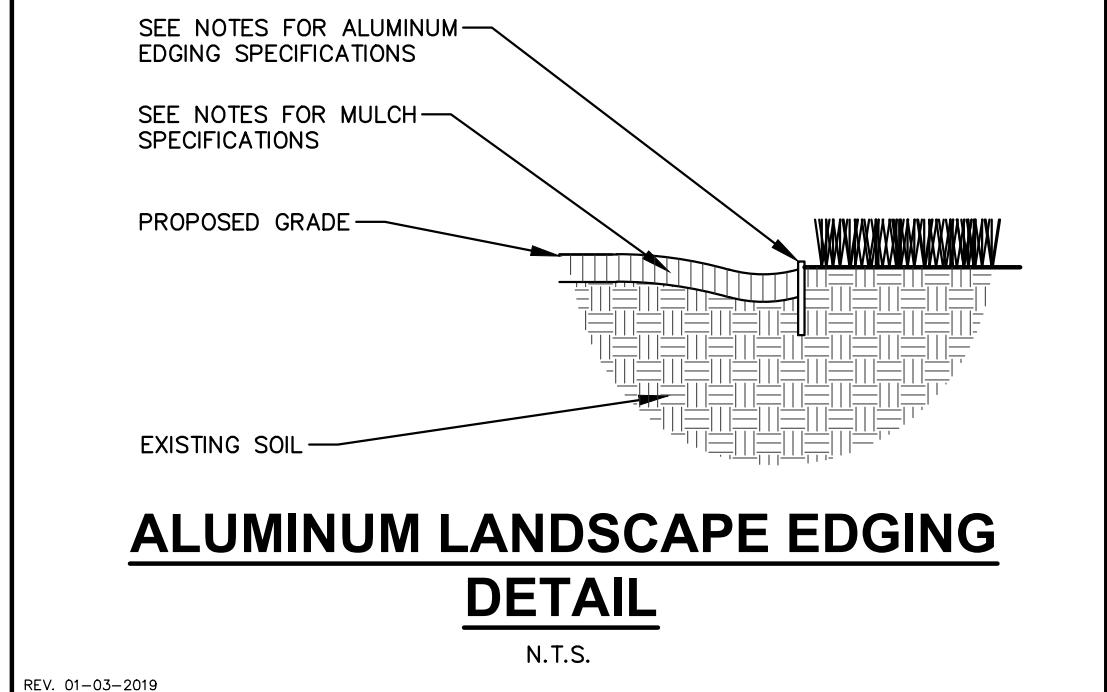


DIGGERS HOTLINE
Toll Free (800) 242-8511



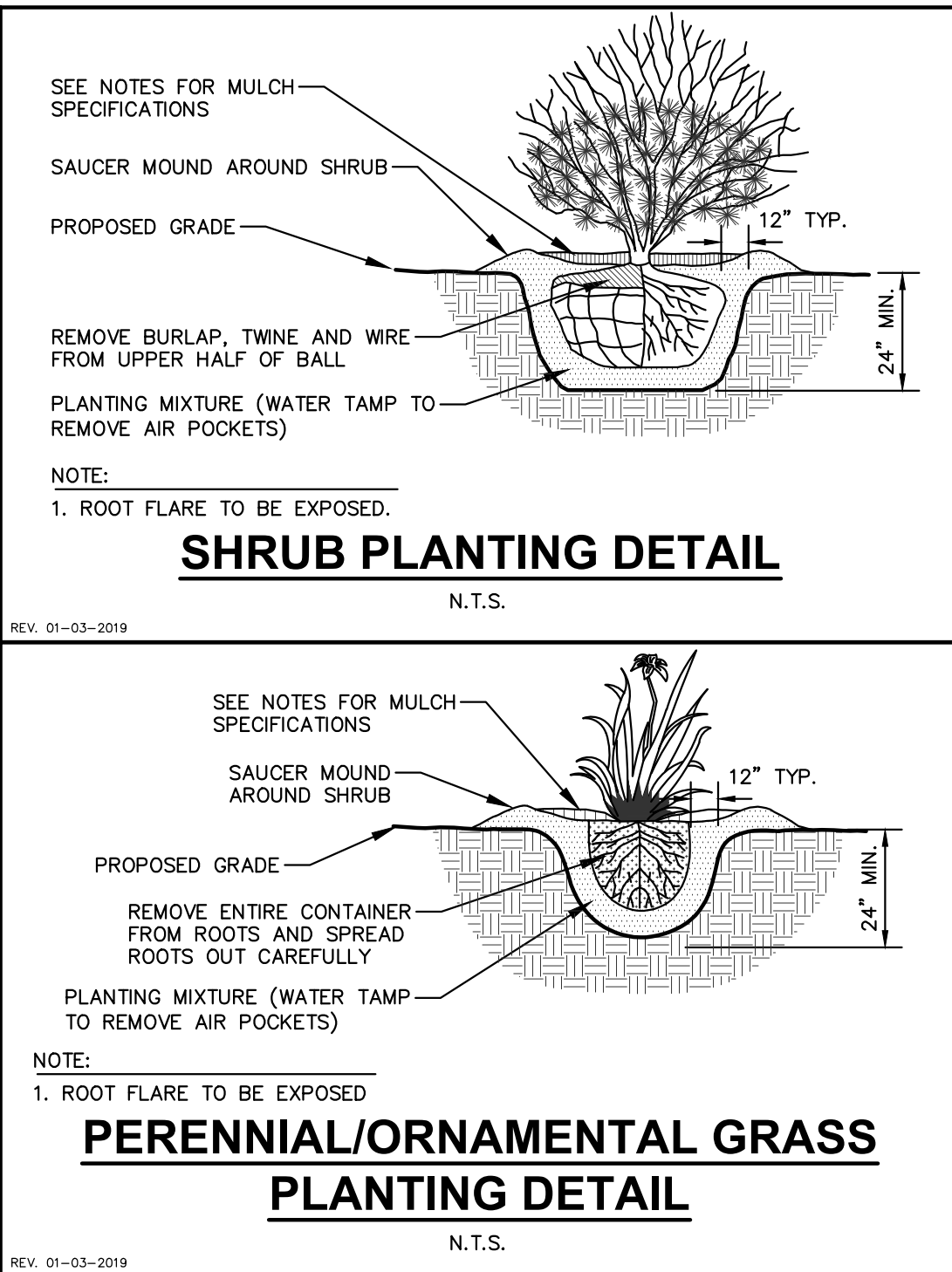
DECIDUOUS TREE PLANTING DETAIL

REV: 01-04-2019



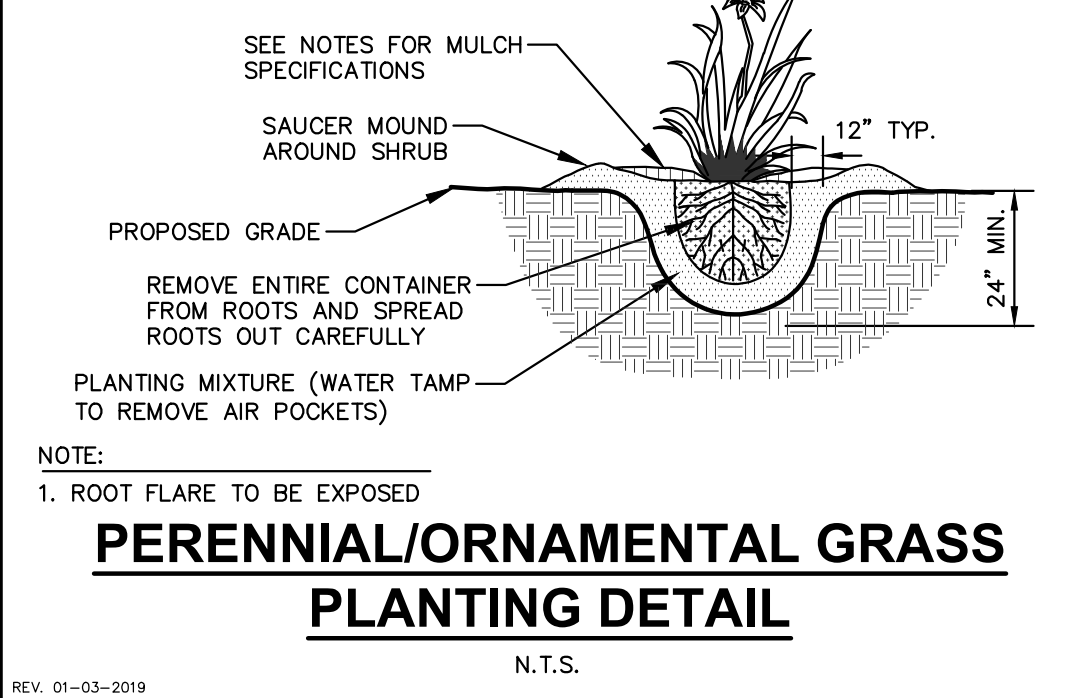
ALUMINUM LANDSCAPE EDGING DETAIL

REV: 01-03-2019



SHRUB PLANTING DETAIL

REV: 01-03-2019



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

REV: 01-03-2019

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS	
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 docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.	
(A) For all lots except those described in (B) and (C) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.	
Total square footage of developed area:	4,315
Total landscape points required:	72
(B) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres; and one (1) point per one hundred (100) square feet for all additional acres.	
Total square footage of developed area:	
Five (5) acres =	
Total five (5) developed acres =	
Remainder of developed area:	
Total landscape points required:	
(C) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.	
Total square footage of developed area:	
Total landscape points required:	

TABULATION OF LANDSCAPE CREDITS AND POINTS			CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5' CAL MIN.	35	0	0	2	70
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5' CAL MIN.	15	0	0	9	135
UPRIGHT EVERGREEN SHRUB	3-4' TALL MIN.	10	0	0	0	0
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	31	93
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	9	36
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	300	600
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICLY ACCESSIBLE DEVELOPED AREA, CANNOT COMBINE MORE THAN 10% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
SUBTOTAL				0		934
TOTAL NUMBER OF POINTS PROVIDED						934

- ### 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 800-442-8511 FOR UTILITY LOCATIONS AT LEAST 72 HOURS 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 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 STAKED 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. MAY OR OTHER SUITABLE MEDIA. 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 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.
 - 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 SET BACK DURING THE PLING 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 MAA 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 TISSUE AND REMOVE. SMOOTH AND SHARP 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: 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.
 - ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. 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 OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE 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.
 - 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.
 - MATERIALS - DECORATIVE STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE 1.5" BLUE GRANITE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. 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.
 - MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDD 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 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.
 - MATERIALS - ALUMINUM EDGING: EDGING SHALL BE 1/8" X 5", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

- ### 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 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.
 - 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.

CREATE THE VISION TELL THE STORY

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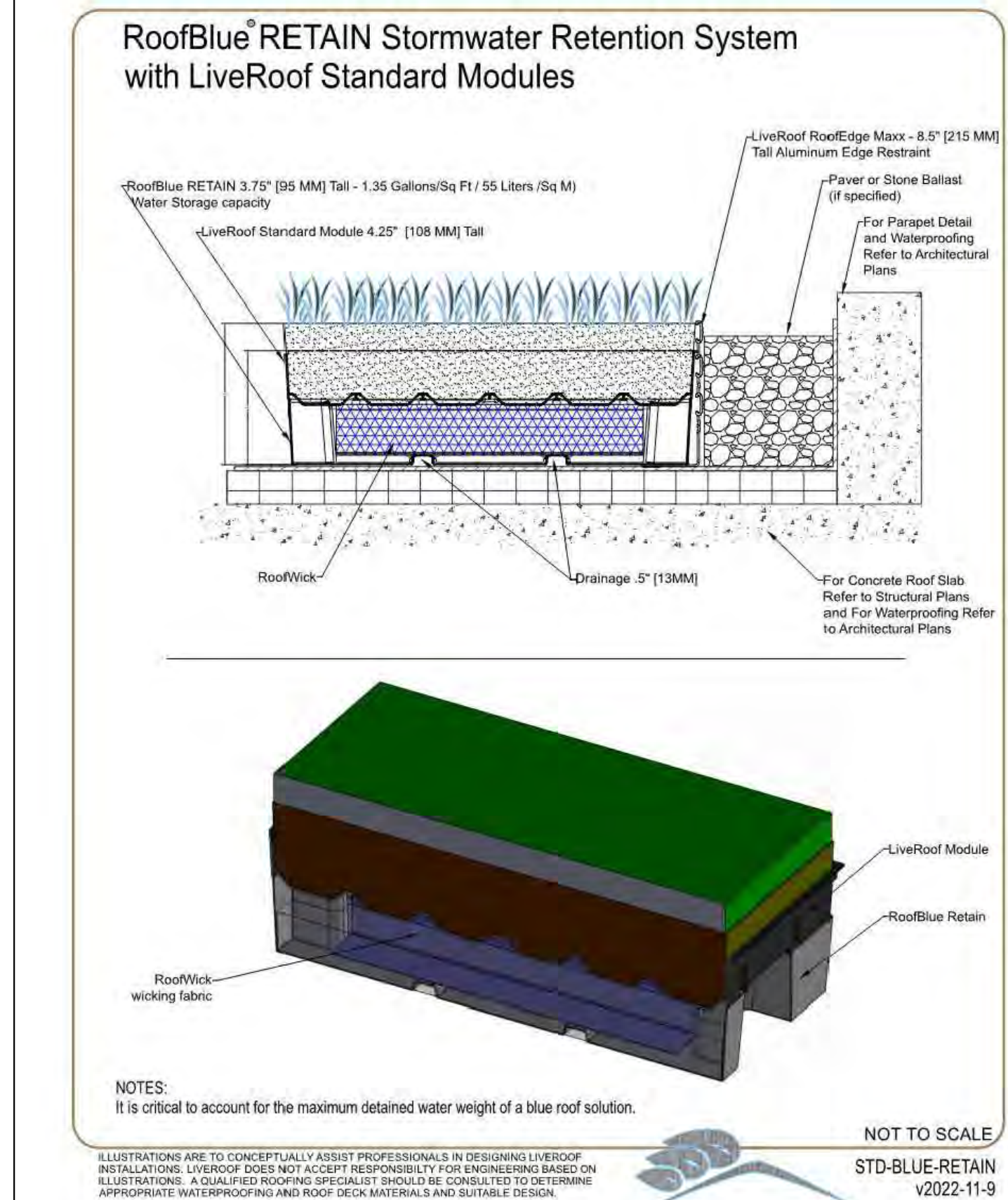
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PROJECT:

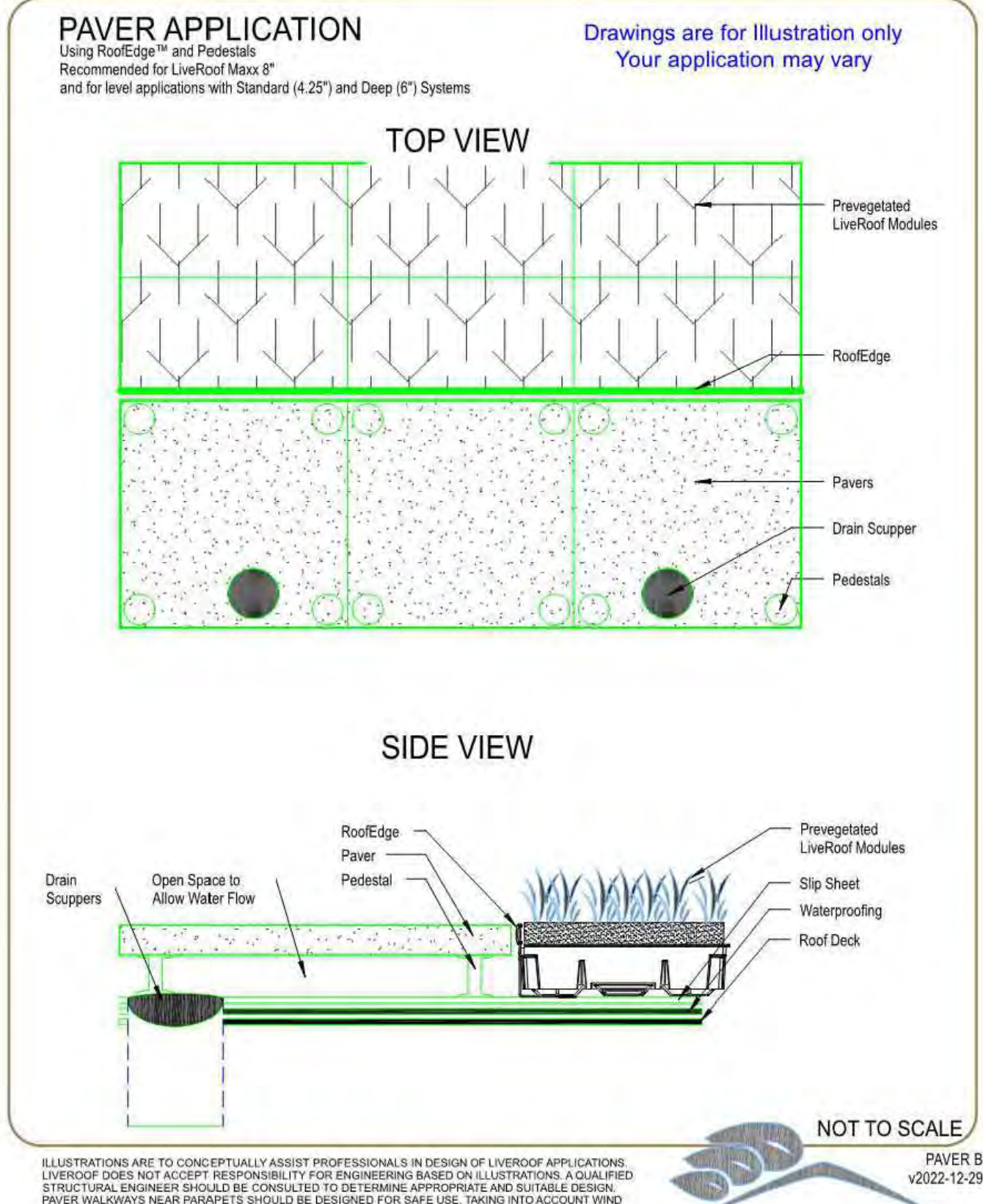
139 WEST WILSON ST
REDEVELOPMENT

PROJECT LOCATION:

139 WEST WILSON ST
MADISON, WI 53703

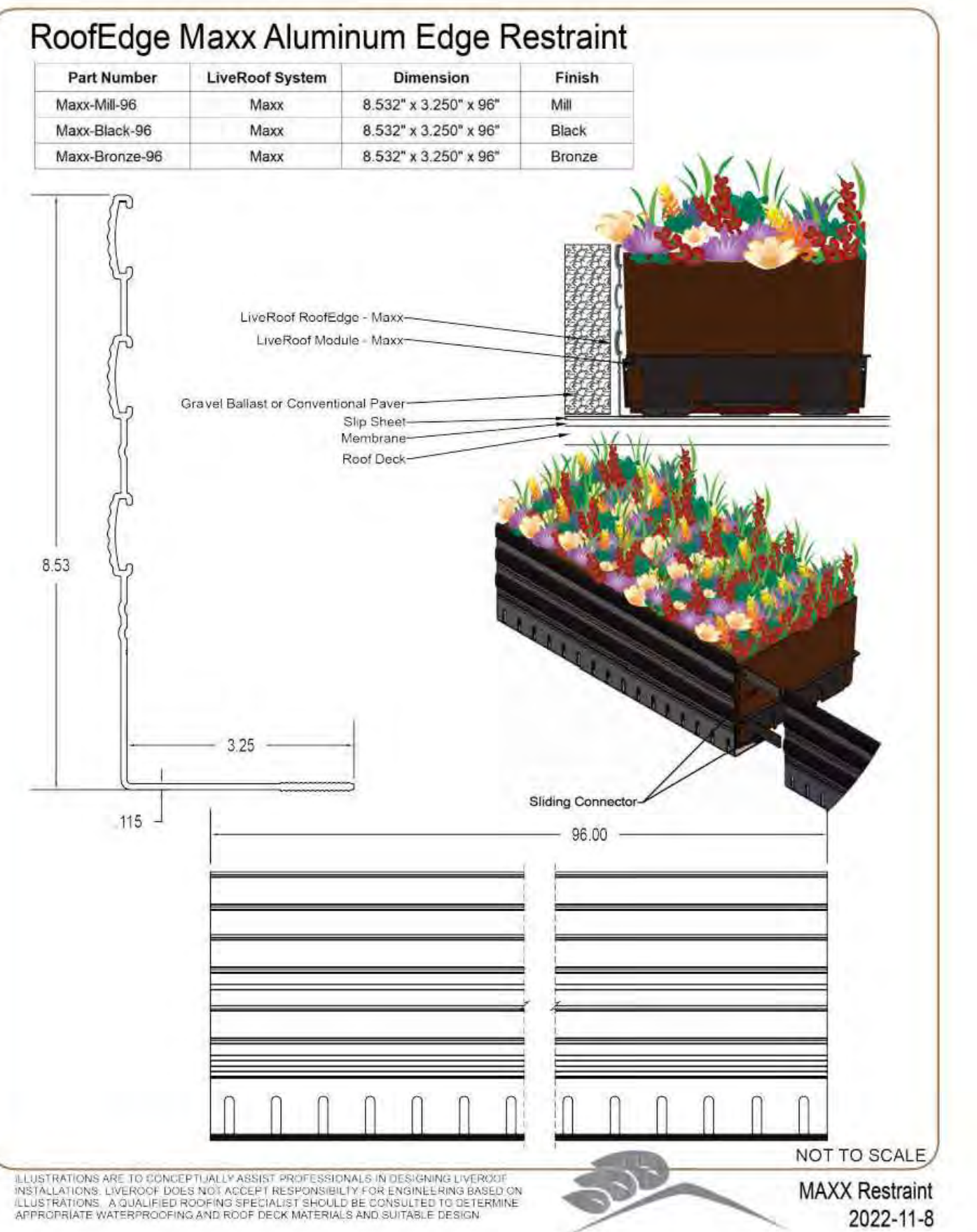


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- ### NOTES
- DETAILS PROVIDED FOR REFERENCE ONLY. FINAL DETAILING, SPECIFICATIONS AND DRAINAGE REQUIREMENTS SHALL BE PROVIDED BY "LIVEROOF" AND/OR ARCHITECTURAL/MEP TEAM
 - SEDUM TRAYS SHALL CONSIST OF "LIVEROOF" - ROOFBLUE RETAIN - 4.25" DEPTH SYSTEM. "TOUGH EXTREME" ROOFTOP PROVEN PLANT MIX BY LIVEROOF. SEE DETAIL.

PLAN MODIFICATIONS:		
#	Date:	Description:
1	08.04.2025	MUNICIPAL SUBMITTAL
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Designed By: MRA		
Reviewed By: KJA		
Approved By: KJA		
SHEET TITLE:		
LANDSCAPE		
DETAILS & NOTES		
SHEET NUMBER:		
L2.0		
JSD PROJECT NO: 22-11487		

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