

13 May 2024 - 10:21 a MA:Stone House Development \220031_Voil Form\CADD\220031_Topso.dwg by: ddb

- SYMBOL LEGEND**
- EXISTING POST
 - EXISTING SIGN
 - EXISTING CURB INLET
 - EXISTING ENDWALL
 - EXISTING RECTANGULAR FIELD INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING CURB STOP
 - EXISTING WATER MANHOLE
 - EXISTING GAS VALVE
 - EXISTING DOWN GUY
 - EXISTING ELECTRIC MANHOLE
 - EXISTING TV MANHOLE
 - EXISTING ELECTRIC PEDESTAL
 - EXISTING TELEPHONE MANHOLE
 - EXISTING LIGHT POLE
 - EXISTING UNIDENTIFIED UTILITY VAULT
 - EXISTING UTILITY POLE
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 - EXISTING UNIDENTIFIED UTILITY VAULT
 - EXISTING UNIDENTIFIED UTILITY VAULT
 - EXISTING TRAFFIC SIGNAL
 - EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE

- LINEWORK LEGEND**
- EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING WATER MAIN
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING OVERHEAD GENERAL UTILITIES
 - EXISTING GUY LINE
 - EXISTING RETAINING WALL
 - EXISTING GENERAL FENCE
 - EXISTING WIRE FENCE
 - EXISTING CHAIN LINK FENCE
 - EXISTING CORPORATE BOUNDARY LINE
 - 100-YEAR FLOODPLAIN BOUNDARY FROM MONR
 - EXISTING EDGE OF WATER AS SURVEYED ON 7/20/2022
 - EXISTING WETLAND DELINEATION
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - 100-YEAR FLOODPLAIN ELEVATION CROSS SECTIONS

- SURVEY LEGEND**
- BENCHMARK
 - FOUND CHISELED "X"
 - FOUND LAND CORNER AS NOTED
 - FOUND 1" # IRON PIPE
 - FOUND 2" # IRON PIPE
 - FOUND 1 1/4" # IRON ROD
 - FOUND 3/4" # IRON ROD
 - FOUND RAILROAD SPIKE
 - SET CHISELED "X"
 - SET NAIL
 - SET P.K. NAIL

- HATCHING LEGEND**
- EXISTING CONCRETE PAVEMENT/SIDEWALK
 - EXISTING ASPHALT
 - EXISTING GRAVEL
 - DETECTABLE WARNING PAVEMENT

BENCHMARK TABLE:

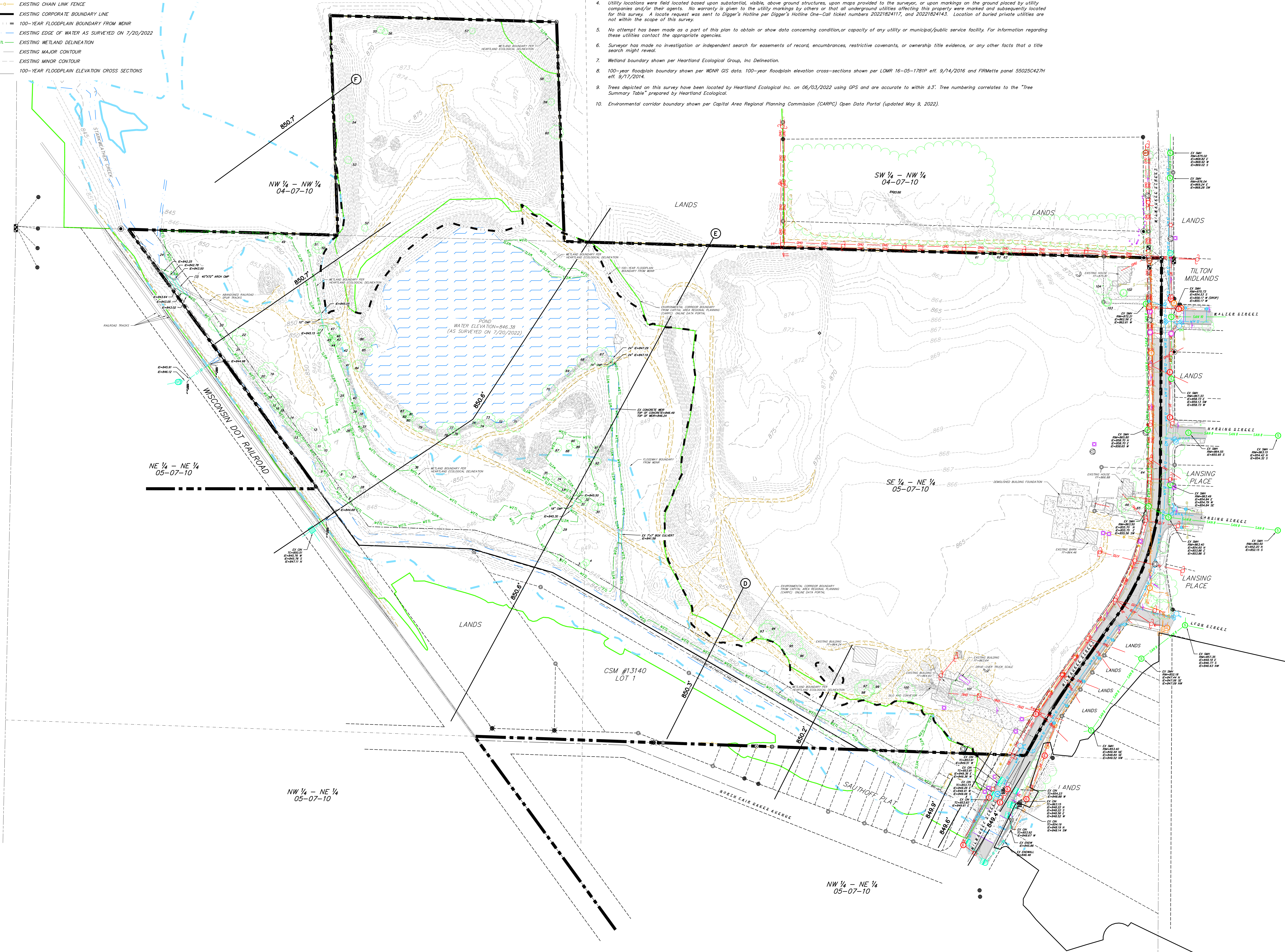
BENCHMARK #1 - ELEV. 858.28'; TOP NUT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF MILWAUKEE STREET 450' WEST OF LEON STREET.
BENCHMARK #2 - ELEV. 865.81'; TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MILWAUKEE STREET AND LANSING STREET.
BENCHMARK #3 - ELEV. 867.02'; TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MILWAUKEE STREET AND HARDING STREET.
BENCHMARK #4 - ELEV. 823.06'; TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MILWAUKEE STREET AND WALTER STREET.

- GENERAL NOTES:**
- This survey was prepared based upon information provided in Commitment for Title Insurance, Commitment No. NCS-1107413-MAD, dated January 13, 2022 at 7:30 a.m. from First American Title Insurance Company, 25 West Main Street, Suite 400, Madison, WI 53703.
 - Exception #1: There are no easements referenced, only an option to purchase.
 - Exception #2: The Document references an easement for spur track. There are no spur tracks located within or immediately adjacent to the limits of the Parcels Surveyed. There is a spur track located on the North side of the mobile track and within the existing Railroad Right-of-Way. This Document also references the relocation of Starkweather Creek. The limits of Starkweather Creek have been shown.
 - Exception #3: Pertains to a sewage drainfield located on 3450 Milwaukee Street, (Parcel 008/0710-051-8251-0) for the benefit of the house located on 3510 Milwaukee Street, (Parcel 008/0710-051-9860-6). The easement for said drainfield is blanket in nature and not plottable. It is possible that this house is served by City Sewer & Water. If that is the case, the Owner should have bills indicating such. Further, Section C of this Document indicates that "in the event the residence on parcel 1 shall be served by a municipal sewerage system, this easement shall cease and be null and void - so this exception could be removed without the benefit of a survey."
 - Exception #4: There are multiple Parcels referenced in this Quit Claim Deed. Some of the Parcels are located outside of the limits of the Survey and are within the Town of Sun Prairie (Parcels 008/0811-221-9685-9 & 008/0811-224-8000-5). Easements referenced in these Parcels do not pertain to the Parcels Surveyed. There are no easements referenced in the Parcels included in this Survey, only exceptions for conveyance for highway purposes.
 - This plan is based upon field survey work performed on May 04, May 16, July 20, and July 25, 2022. Any changes in site conditions after July 25, 2022 are not reflected on this plan.
 - This plan is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are referenced to NAVD 88 (2012) datum. Field data was obtained using Robotic Total Station and GPS. Benchmarks shall be field verified prior to construction.
 - Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 2022182417, and 2022182413. Location of buried private utilities are not within the scope of this survey.
 - No attempt has been made as a part of this plan to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence, or any other facts that a title search might reveal.
 - Wetland boundary shown per Heartland Ecological Group, Inc. Delineation.
 - 100-year floodplain boundary shown per MONR GIS data. 100-year floodplain elevation cross-sections shown per LOMR 16-05-1781P eff. 9/14/2016 and FIRMette panel 55025C427H eff. 9/17/2014.
 - Trees depicted on this survey have been located by Heartland Ecological Inc. on 06/03/2022 using GPS and are accurate to within ±3'. Tree numbering correlates to the "Tree Summary Table" prepared by Heartland Ecological.
 - Environmental corridor boundary shown per Capital Area Regional Planning Commission (CARPC) Open Data Portal (updated May 9, 2022).

SURVEYED FOR:
VOIL LAND, LLC
3450 MILWAUKEE STREET
MADISON, WI 53714

SURVEYED BY:
Vierbicher Associates, Inc.
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 826-0532

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW ¼ OF SEC 04-07-10 MEASURED NW ¼ AS BEARING S01°56'15"W

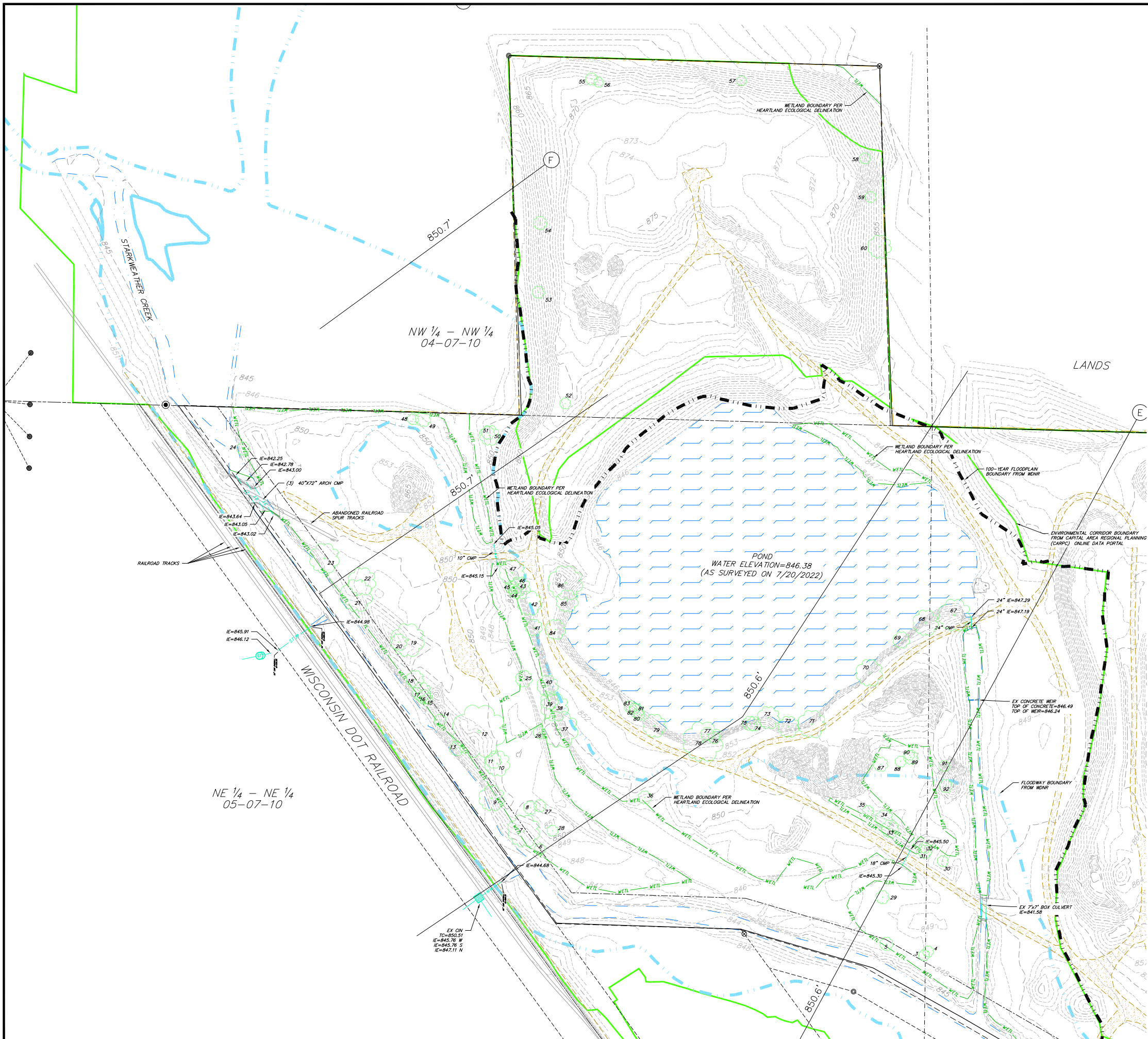


vierbicher
planners | engineers | locators
Phone: (608) 261-3898

Existing Conditions
Voil Farm
City of Madison
Dane County, WI

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS

DATE: 06/26/2023
DRAFTER: AMEA
CHECKED: MMAR/RKOL
PROJECT NO.: 220031
C1.0



SYMBOL LEGEND

- EXISTING POST
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING RECTANGULAR FIELD INLET
- EXISTING STORM MANHOLE
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- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE

SURVEY LEGEND

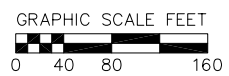
- BENCHMARK
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- PUBLIC LAND CORNER AS NOTED
- FOUND 1" # IRON PIPE
- FOUND 2" # IRON PIPE
- FOUND 1 1/4" # IRON ROD
- FOUND 3/4" # IRON ROD
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HATCHING LEGEND

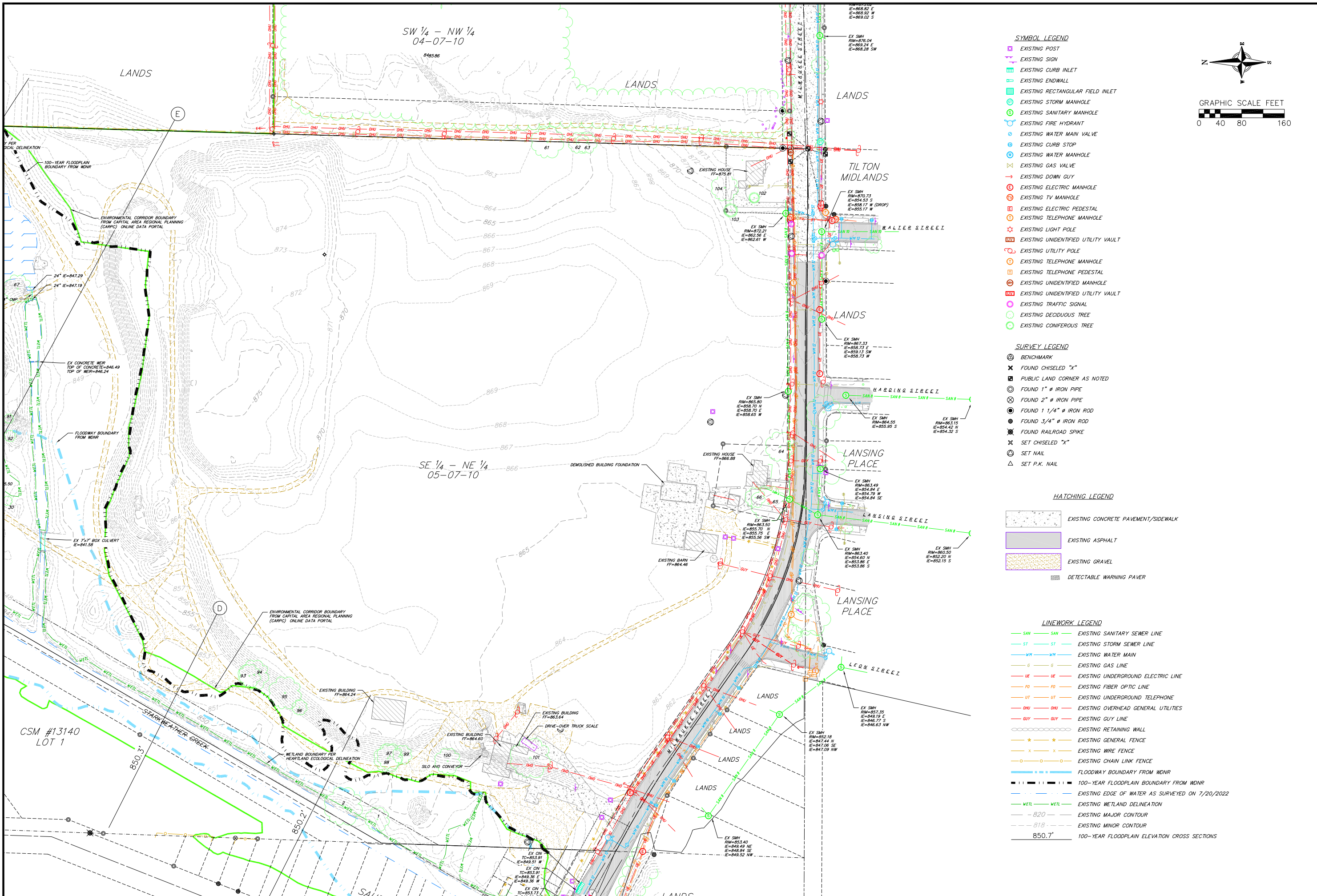
- EXISTING CONCRETE PAVEMENT/SIDEWALK
- EXISTING ASPHALT
- EXISTING GRAVEL
- DETECTABLE WARNING PAVER

LINEWORK LEGEND

- EXISTING SANITARY SEWER LINE
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- EXISTING CHAIN LINK FENCE
- FLOODWAY BOUNDARY FROM WDNR
- 100-YEAR FLOODPLAIN BOUNDARY FROM WDNR
- EXISTING EDGE OF WATER AS SURVEYED ON 7/20/2022
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 100-YEAR FLOODPLAIN ELEVATION CROSS SECTIONS



NO.	DATE	REVISIONS	
		REMARKS	
DATE	06/26/2023		
DRAFTER	ZDRE/JDEL		
CHECKED	RKOL		
PROJECT NO.	220031		

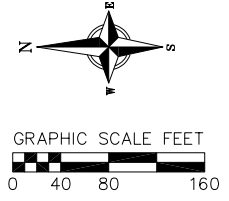


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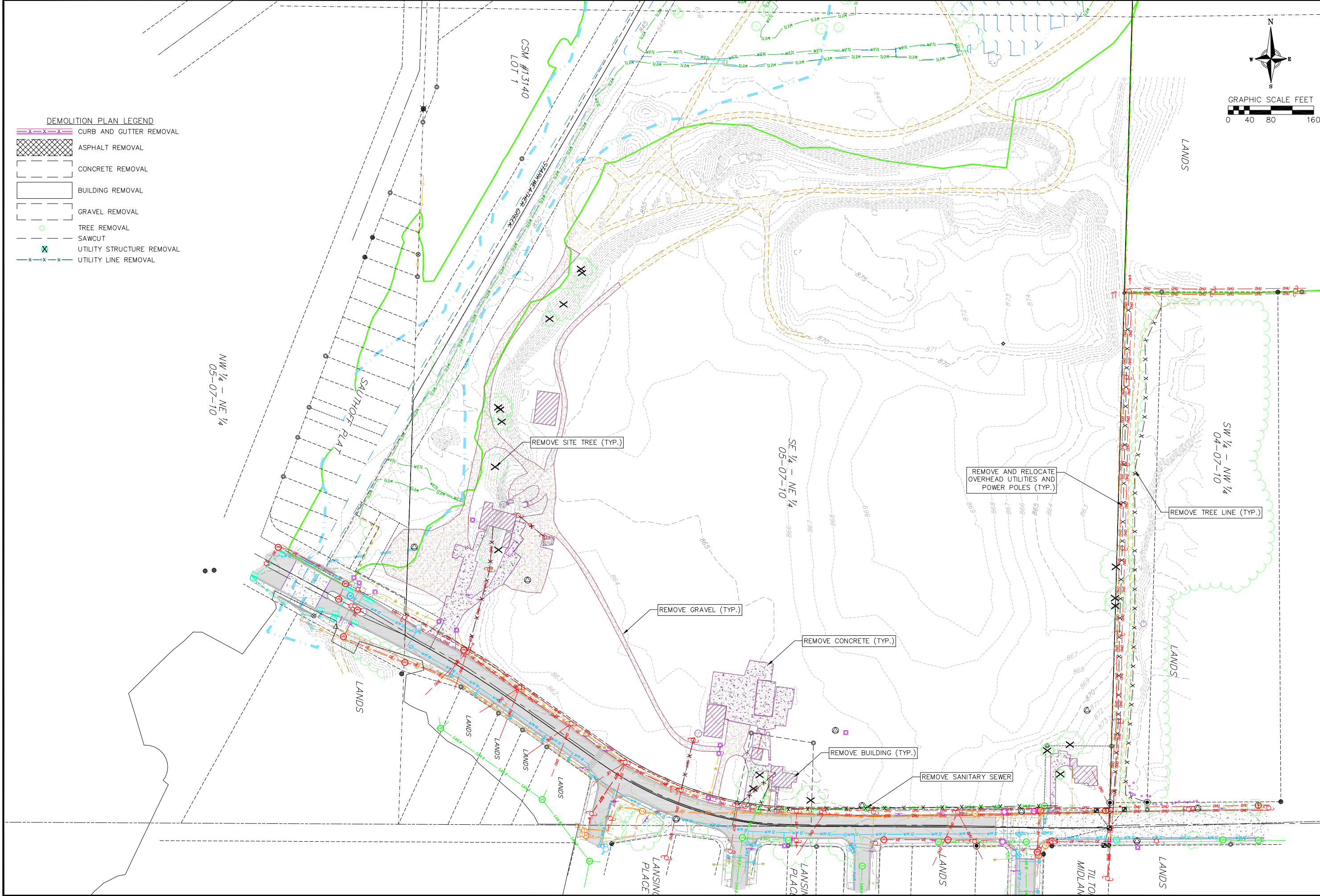
- HATCHING LEGEND**
- EXISTING CONCRETE PAVEMENT/SIDEWALK
 - EXISTING ASPHALT
 - EXISTING GRAVEL
 - DETECTABLE WARNING PAVER

- LINEWORK LEGEND**
- SAN SAN EXISTING SANITARY SEWER LINE
 - ST ST EXISTING STORM SEWER LINE
 - WM WM EXISTING WATER MAIN
 - G G EXISTING GAS LINE
 - UE UE EXISTING UNDERGROUND ELECTRIC LINE
 - FO FO EXISTING FIBER OPTIC LINE
 - UT UT EXISTING UNDERGROUND TELEPHONE
 - OHI OHI EXISTING OVERHEAD GENERAL UTILITIES
 - GUY GUY EXISTING GUY LINE
 - EXISTING RETAINING WALL
 - EXISTING GENERAL FENCE
 - EXISTING WIRE FENCE
 - EXISTING CHAIN LINK FENCE
 - FLOODWAY BOUNDARY FROM WDNR
 - 100-YEAR FLOODPLAIN BOUNDARY FROM WDNR
 - EXISTING EDGE OF WATER AS SURVEYED ON 7/20/2022
 - WETL WETL EXISTING WETLAND DELINEATION
 - 820 - EXISTING MAJOR CONTOUR
 - 818 - EXISTING MINOR CONTOUR
 - 850.7' 100-YEAR FLOODPLAIN ELEVATION CROSS SECTIONS



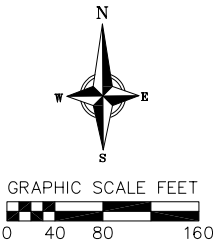
REVISIONS		NO.	DATE	REMARKS

DATE	06/26/2023
DRAFTER	ZDRE/jdel
CHECKED	RKOL
PROJECT NO.	220031



DEMOLITION PLAN LEGEND

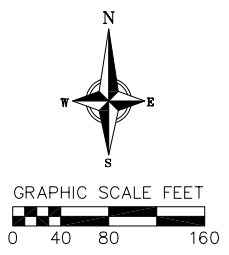
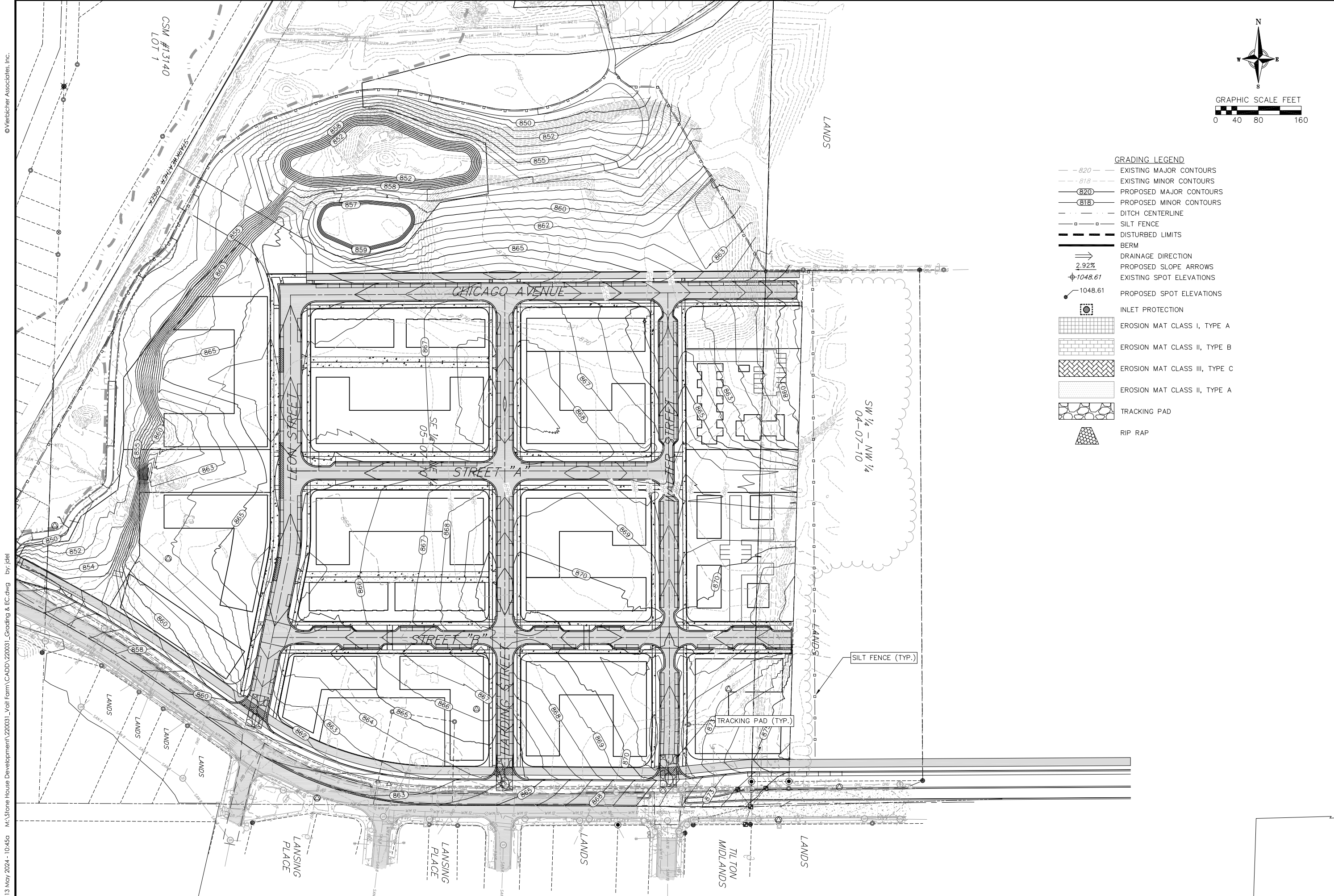
	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	GRAVEL REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL



REVISIONS	NO.	DATE	REMARKS

DATE	06/26/2023
DRAFTER	ZDRE/jdel
CHECKED	RKOL
PROJECT NO.	220031

13 May 2024 - 10:45a M:\Stone House Development\220031_Voil Farm\CADD\220031_Grading & EC.dwg by: jdel



- GRADING LEGEND**
- - 820 - - EXISTING MAJOR CONTOURS
 - - 818 - - EXISTING MINOR CONTOURS
 - (820) PROPOSED MAJOR CONTOURS
 - (818) PROPOSED MINOR CONTOURS
 - - - - DITCH CENTERLINE
 - - - - SILT FENCE
 - - - - DISTURBED LIMITS
 - ===== BERM
 - ====> DRAINAGE DIRECTION
 - 2.92% PROPOSED SLOPE ARROWS
 - +1048.61 EXISTING SPOT ELEVATIONS
 - 1048.61 PROPOSED SPOT ELEVATIONS
 - ⊙ INLET PROTECTION
 - [Grid Pattern] EROSION MAT CLASS I, TYPE A
 - [Cross-hatch Pattern] EROSION MAT CLASS II, TYPE B
 - [Diagonal-hatch Pattern] EROSION MAT CLASS III, TYPE C
 - [Stippled Pattern] EROSION MAT CLASS II, TYPE A
 - [Dotted Pattern] TRACKING PAD
 - [Triangle Pattern] RIP RAP

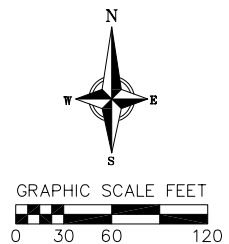
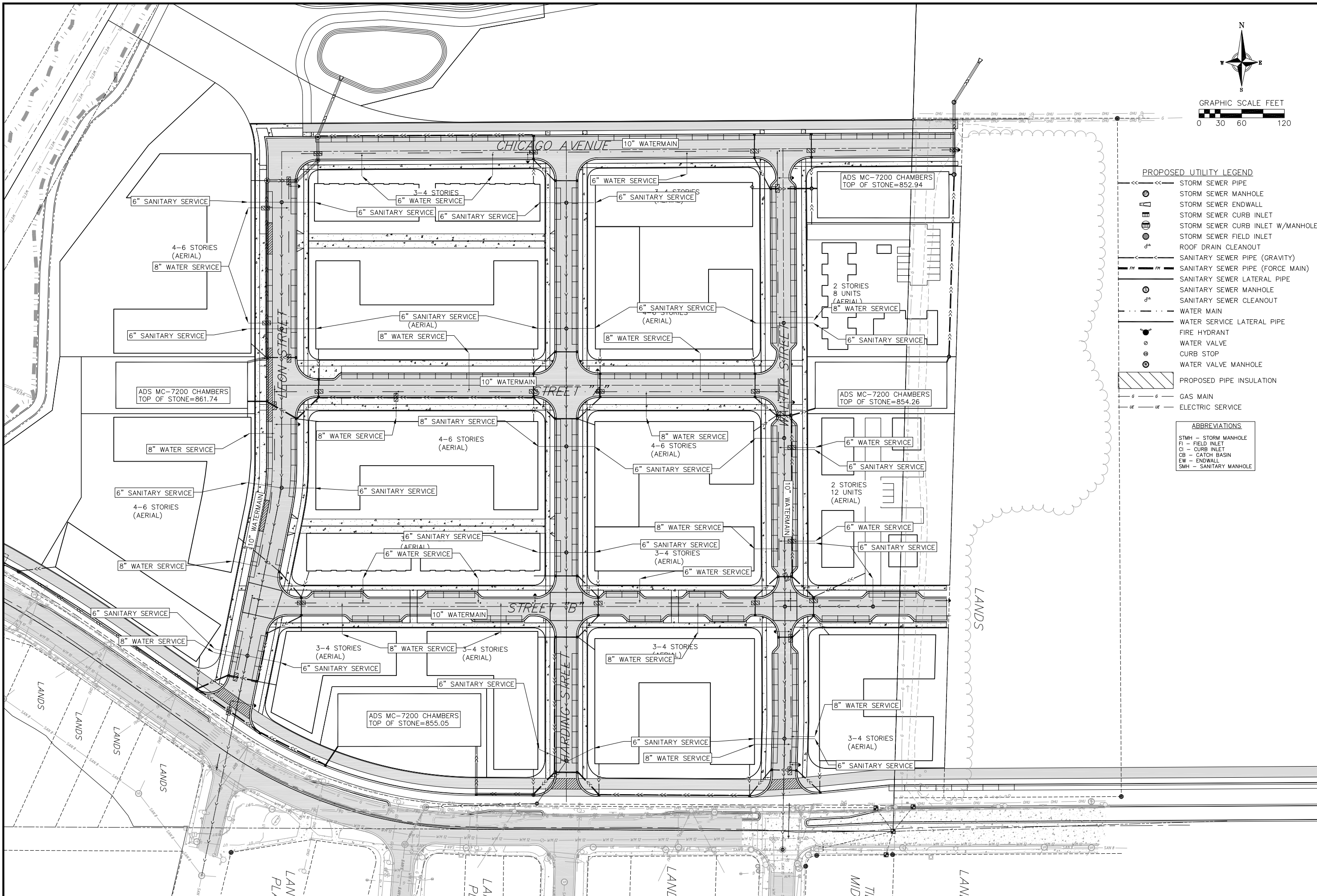
Grading and Erosion Control Plan

Voil Farm
City of Madison
Dane County, WI

NO.	DATE	REVISIONS	
		NO.	DATE


DATE: 06/26/2023
 DRAFTER: ZDRE/JDEL
 CHECKED: RKOL
 PROJECT NO.: 220031

C3.0



- PROPOSED UTILITY LEGEND**
- S S --- STORM SEWER PIPE
 - ⊕ STORM SEWER MANHOLE
 - ⊕ STORM SEWER ENDWALL
 - ⊕ STORM SEWER CURB INLET
 - ⊕ STORM SEWER CURB INLET W/MANHOLE
 - ⊕ STORM SEWER FIELD INLET
 - ⊕ ROOF DRAIN CLEANOUT
 - S S --- SANITARY SEWER PIPE (GRAVITY)
 - FM --- SANITARY SEWER PIPE (FORCE MAIN)
 - S S --- SANITARY SEWER LATERAL PIPE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ SANITARY SEWER CLEANOUT
 - W M --- WATER MAIN
 - W S L --- WATER SERVICE LATERAL PIPE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ CURB STOP
 - ⊕ WATER VALVE MANHOLE
 - ▨ PROPOSED PIPE INSULATION
 - G --- GAS MAIN
 - E --- ELECTRIC SERVICE

- ABBREVIATIONS**
- STMH - STORM MANHOLE
 - FI - FIELD INLET
 - CI - CURB INLET
 - CB - CATCH BASIN
 - EW - ENDWALL
 - SMH - SANITARY MANHOLE



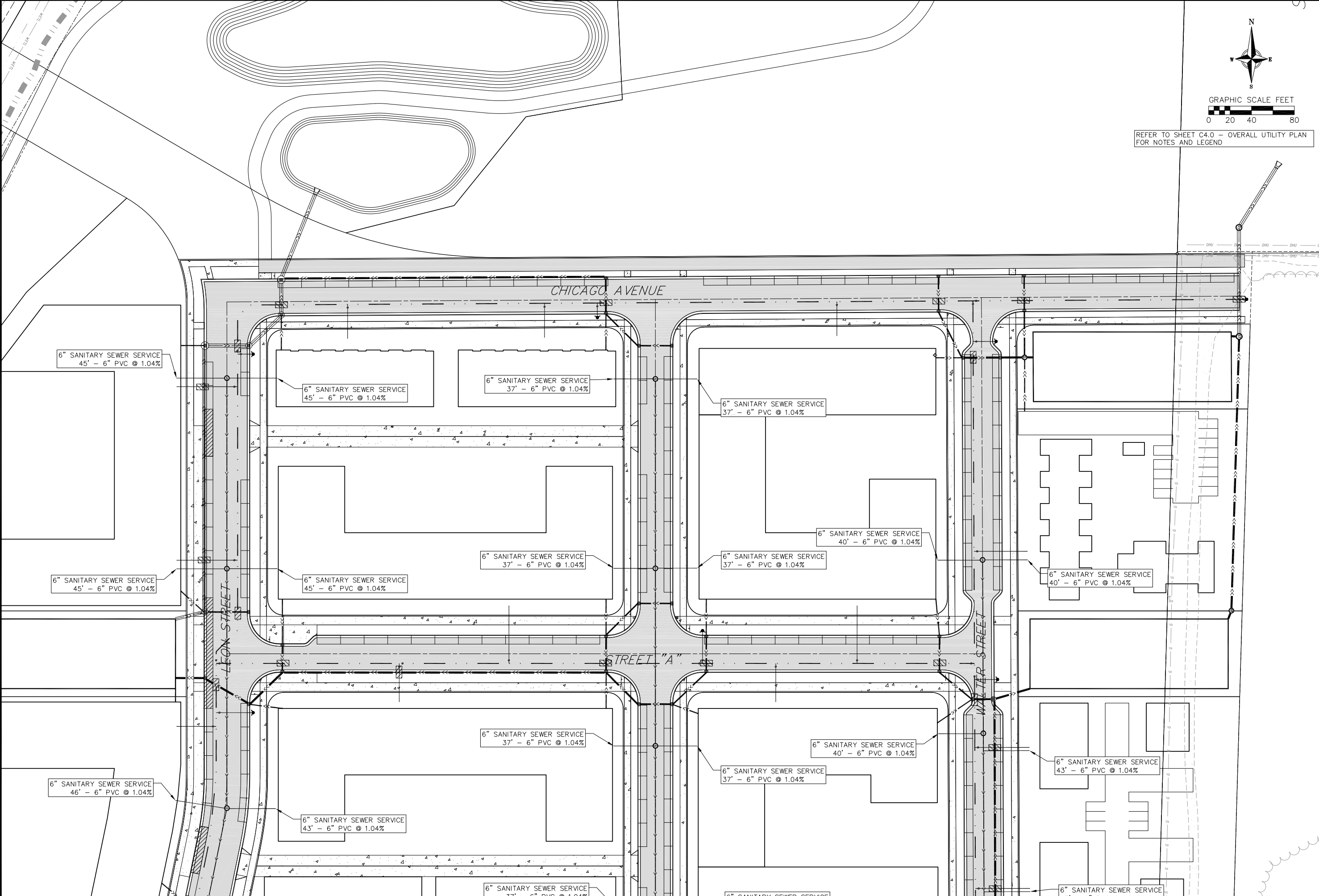
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planners engineers advisors

Overall Utility Plan
Voil Farm
City of Madison
Dane County, WI

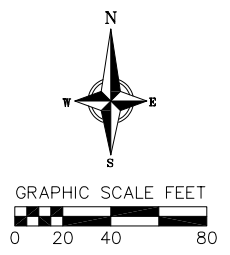
REVISIONS	NO.	DATE	REMARKS

DATE	06/26/2023
DRAFTER	ZDRE/jDEL
CHECKED	RKOL
PROJECT NO.	220031

C4.0



REFER TO SHEET C4.0 - OVERALL UTILITY PLAN FOR NOTES AND LEGEND



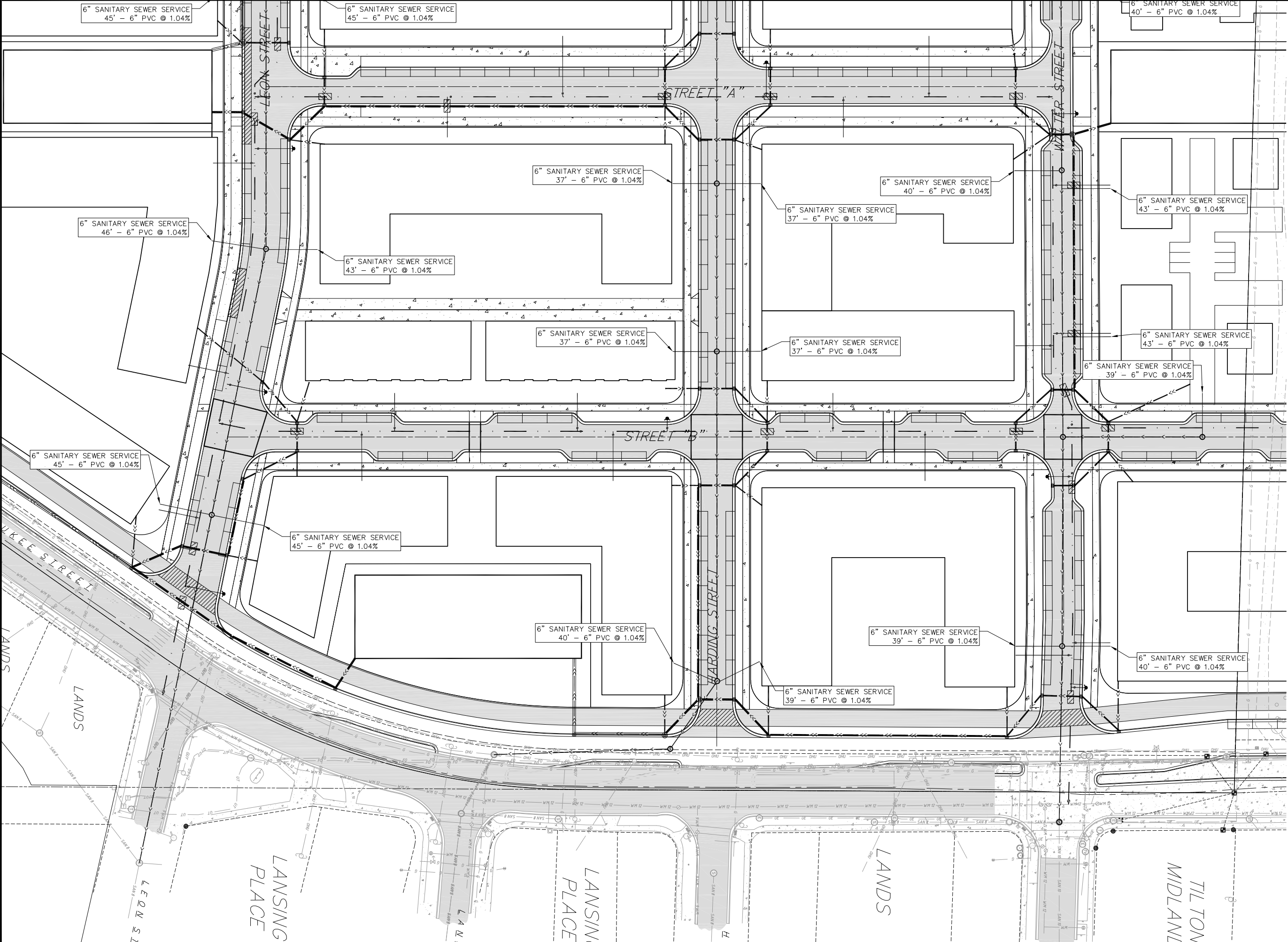
Sanitary and Water Utility Plan - North

Voil Farm
City of Madison
Dane County, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 06/26/2023
DRAFTER: ZDRE/jdel
CHECKED: RKOL
PROJECT NO.: 220031

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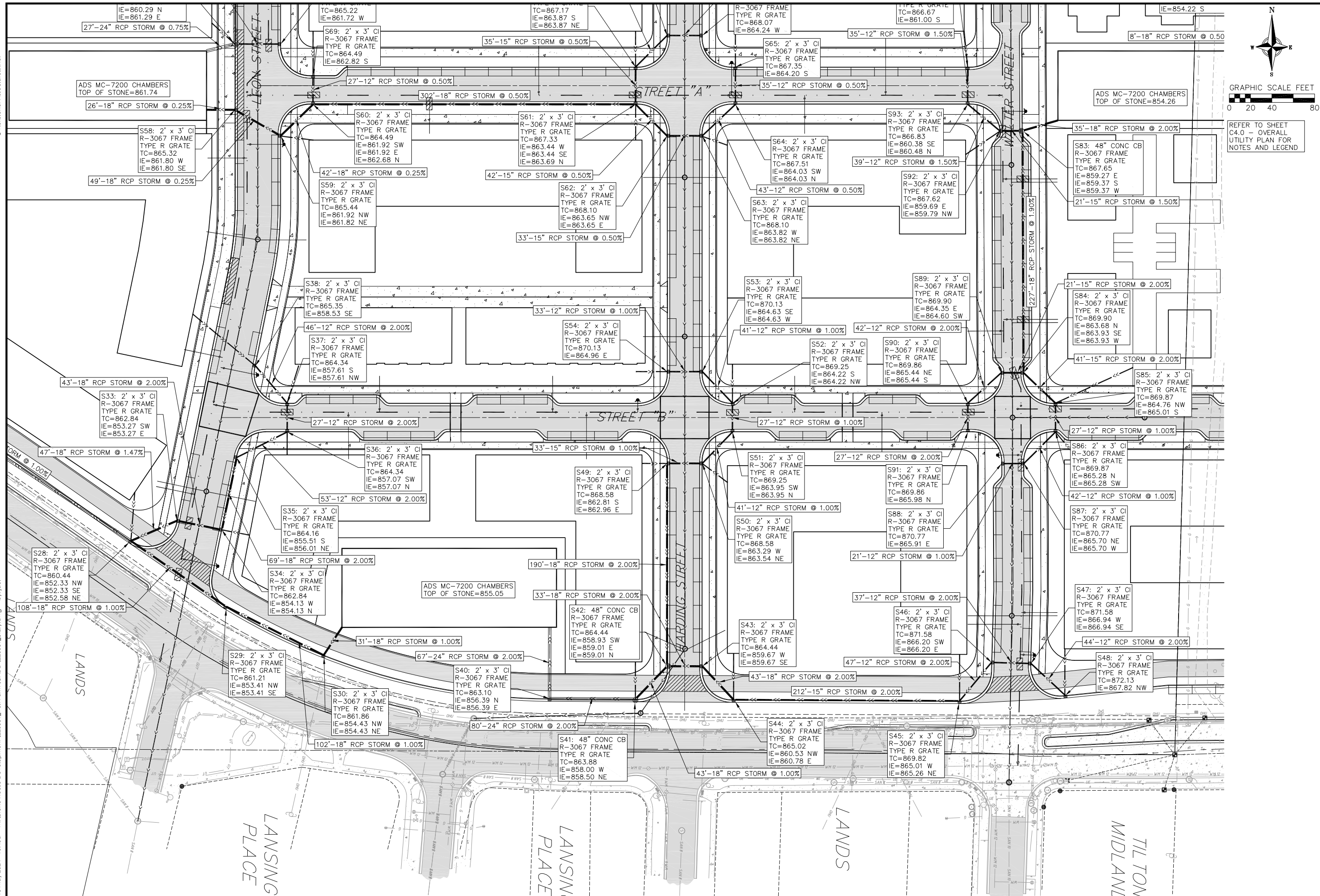
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REFER TO SHEET C4.0 - OVERALL UTILITY PLAN FOR NOTES AND LEGEND

Sanitary and Water Utility Plan - South
Voit Farm
City of Madison
Dane County, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 06/26/2023
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CHECKED: RKOL
PROJECT NO.: 220031





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Storm Sewer Utility Plan - South

Voil Farm
City of Madison
Dane County, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 06/26/2023

DRAFTER: ZDRE/jdel

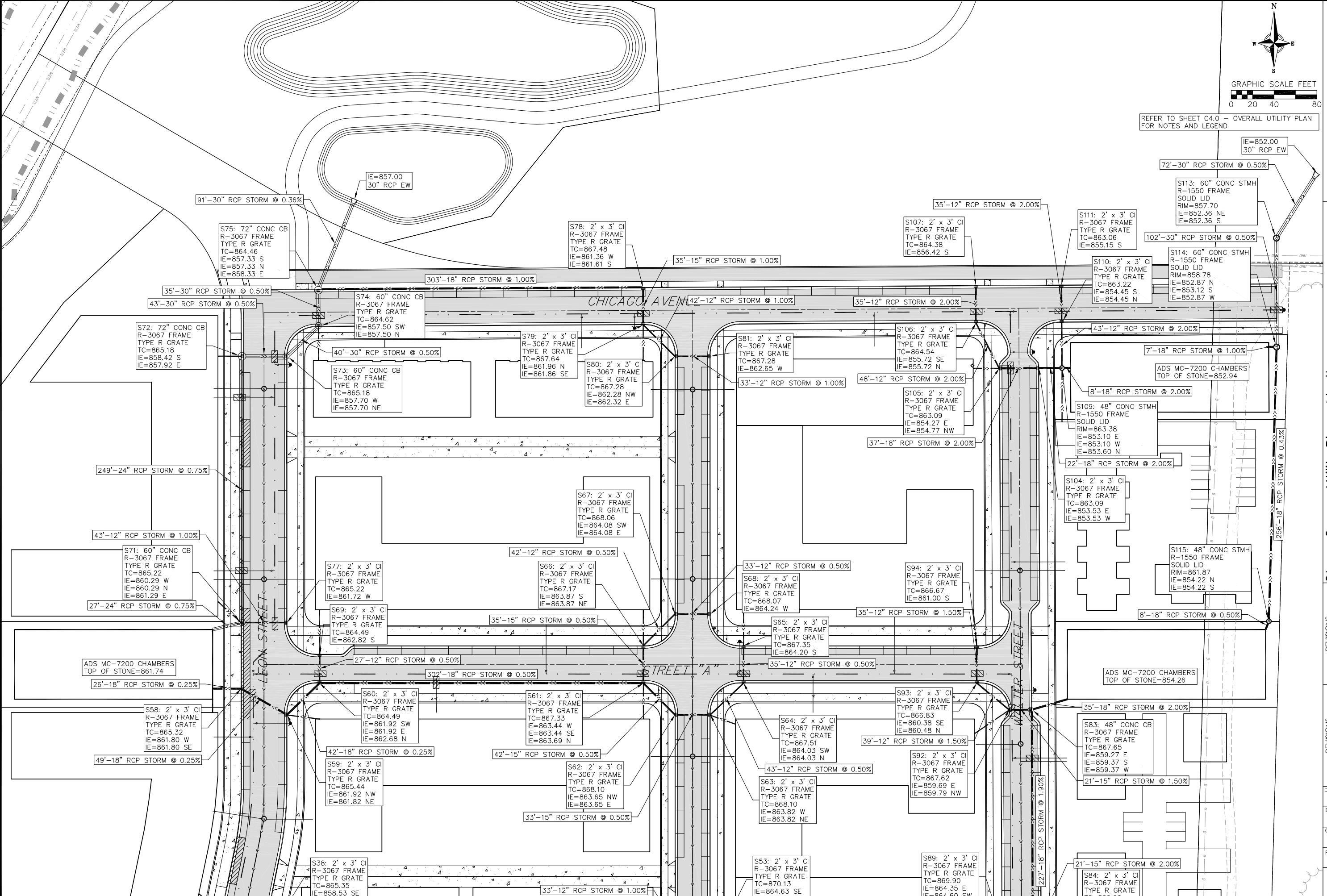
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PROJECT NO.: 220031

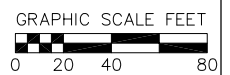
C4.3

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REFER TO SHEET C4.0 - OVERALL UTILITY PLAN FOR NOTES AND LEGEND



REVISIONS		NO.	DATE	REMARKS

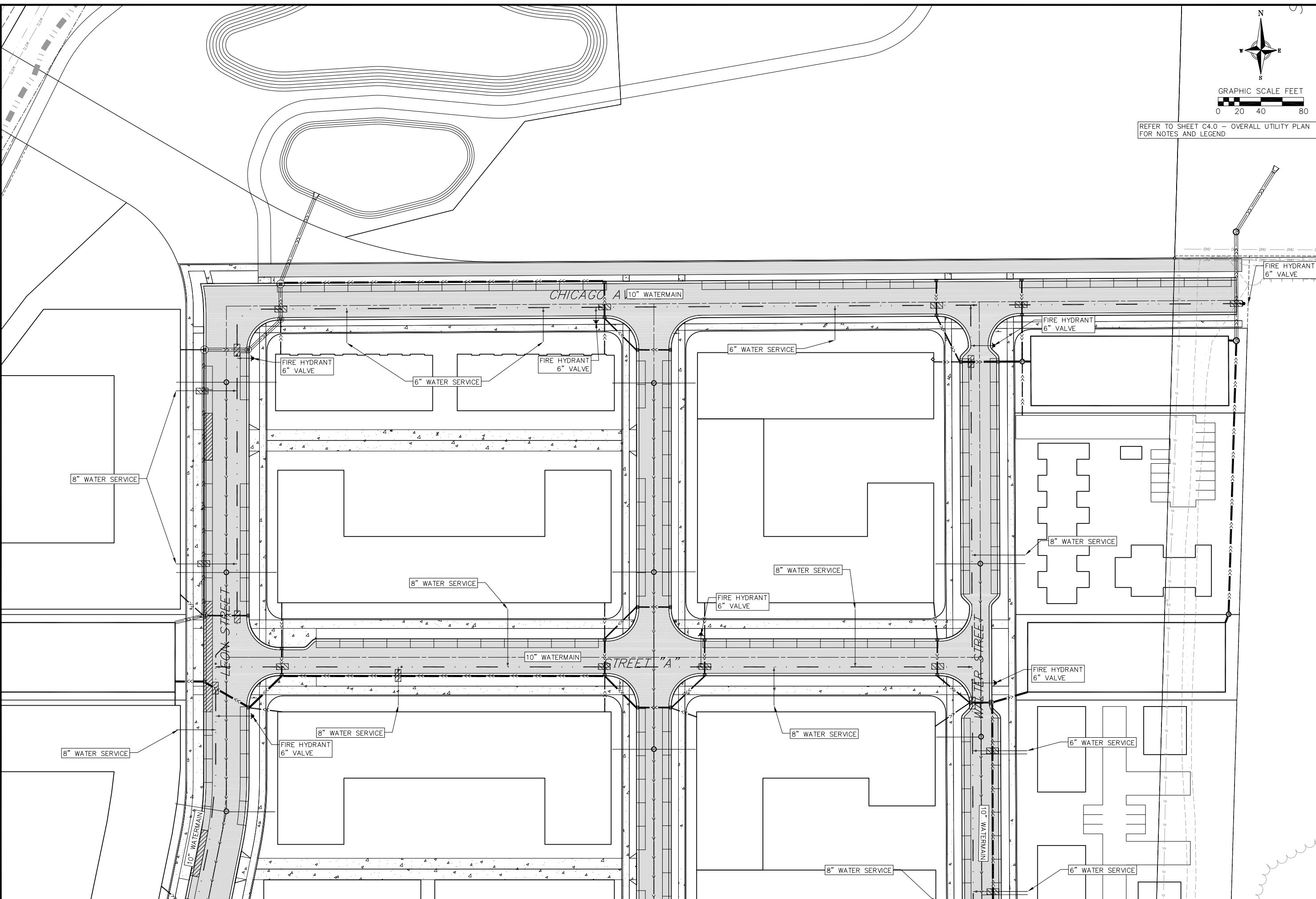


GRAPHIC SCALE FEET
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REFER TO SHEET C4.0 - OVERALL UTILITY PLAN
FOR NOTES AND LEGEND



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Water Utility Plan - North

Voit Farm
City of Madison
Dane County, WI

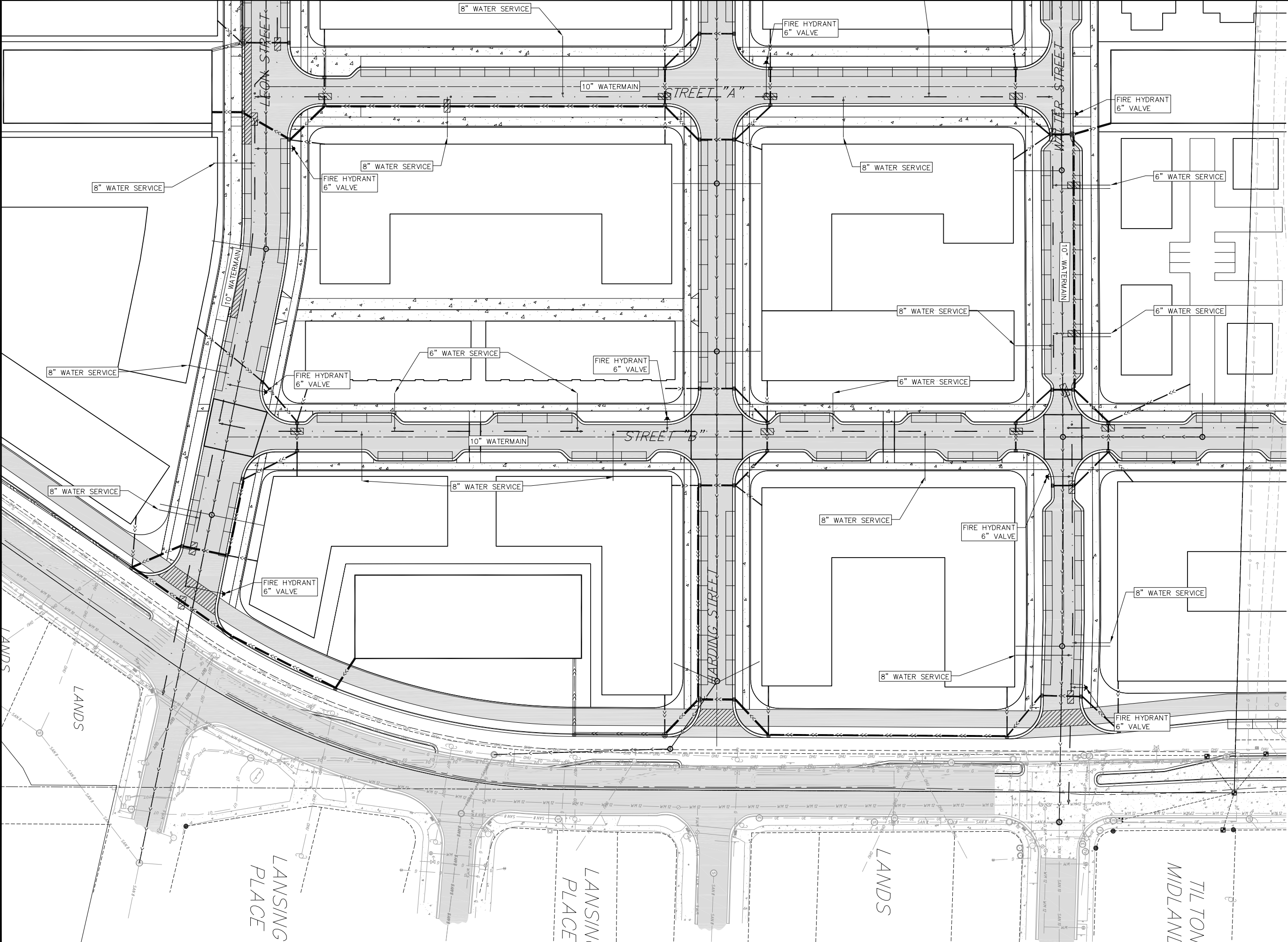
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C4.5

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GRAPHIC SCALE FEET
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REFER TO SHEET C4.0 - OVERALL UTILITY PLAN FOR NOTES AND LEGEND

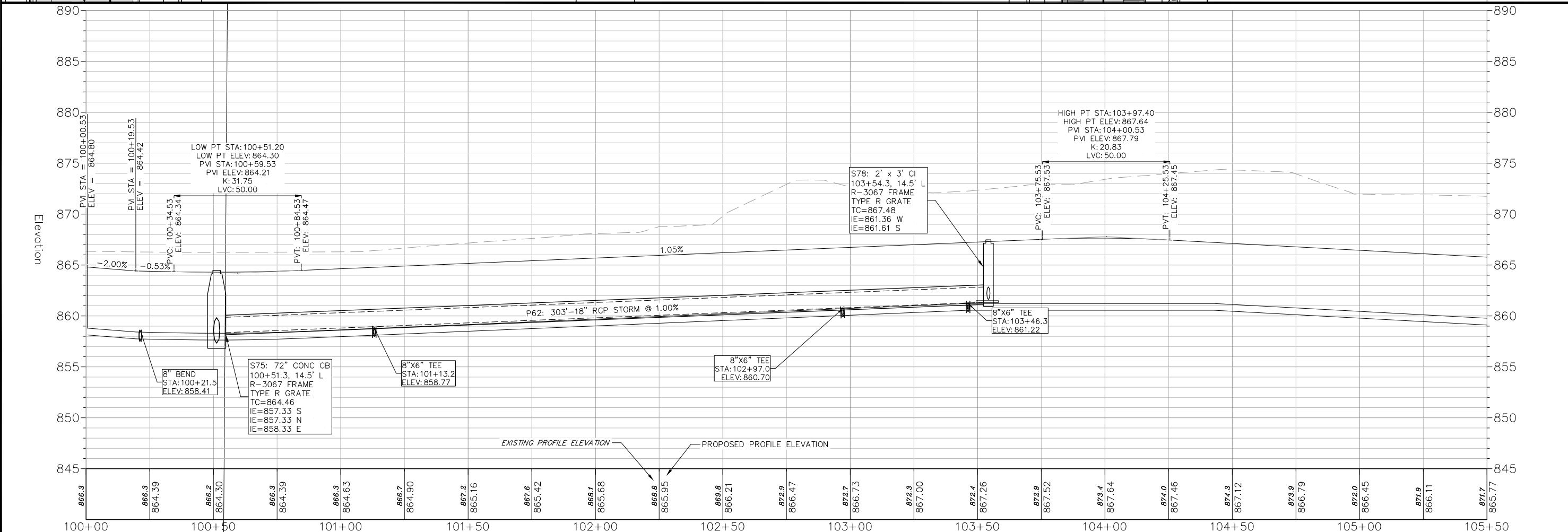
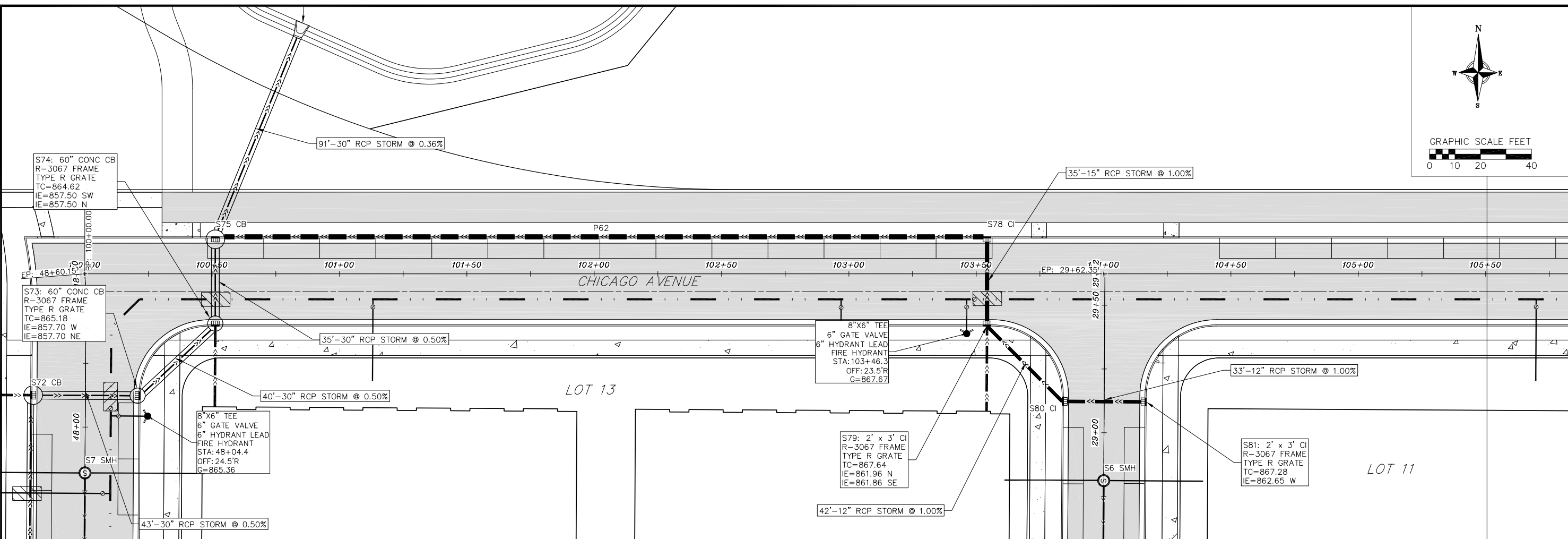
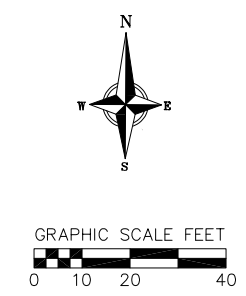
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planners engineers advisors

Water Utility Plan - South
Voil Farm
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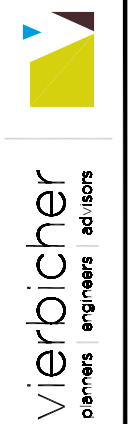
Plan & Profile - Chicago Avenue

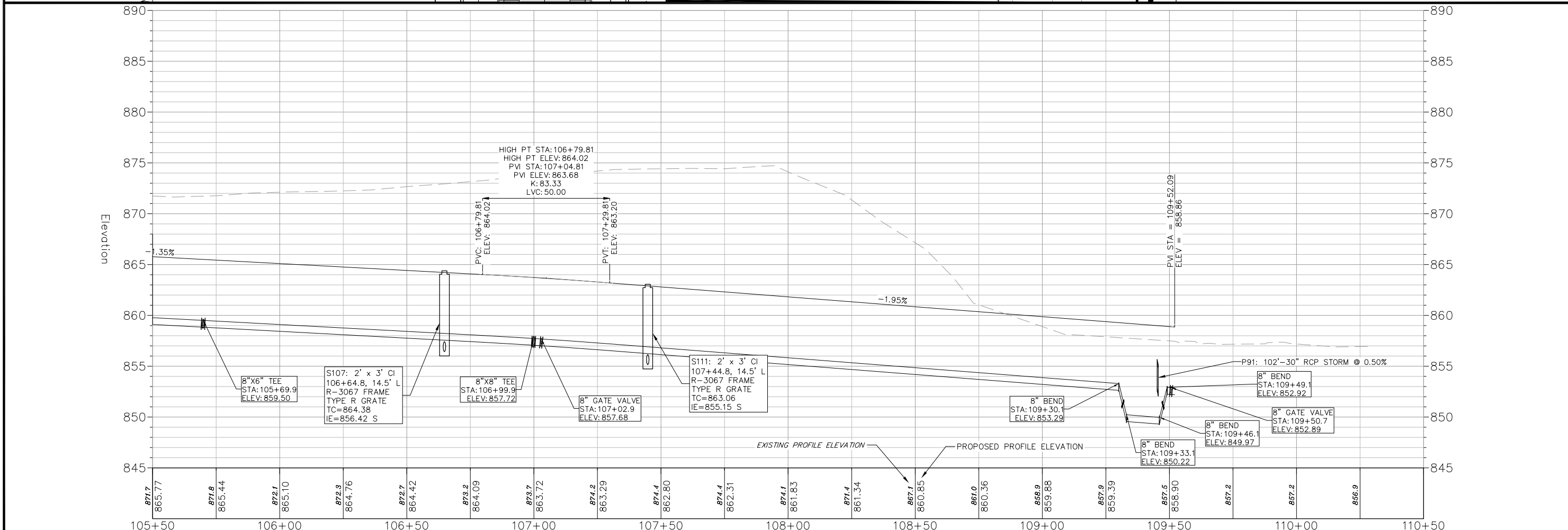
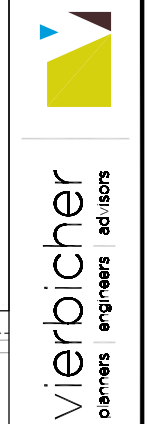
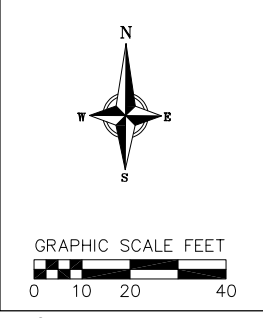
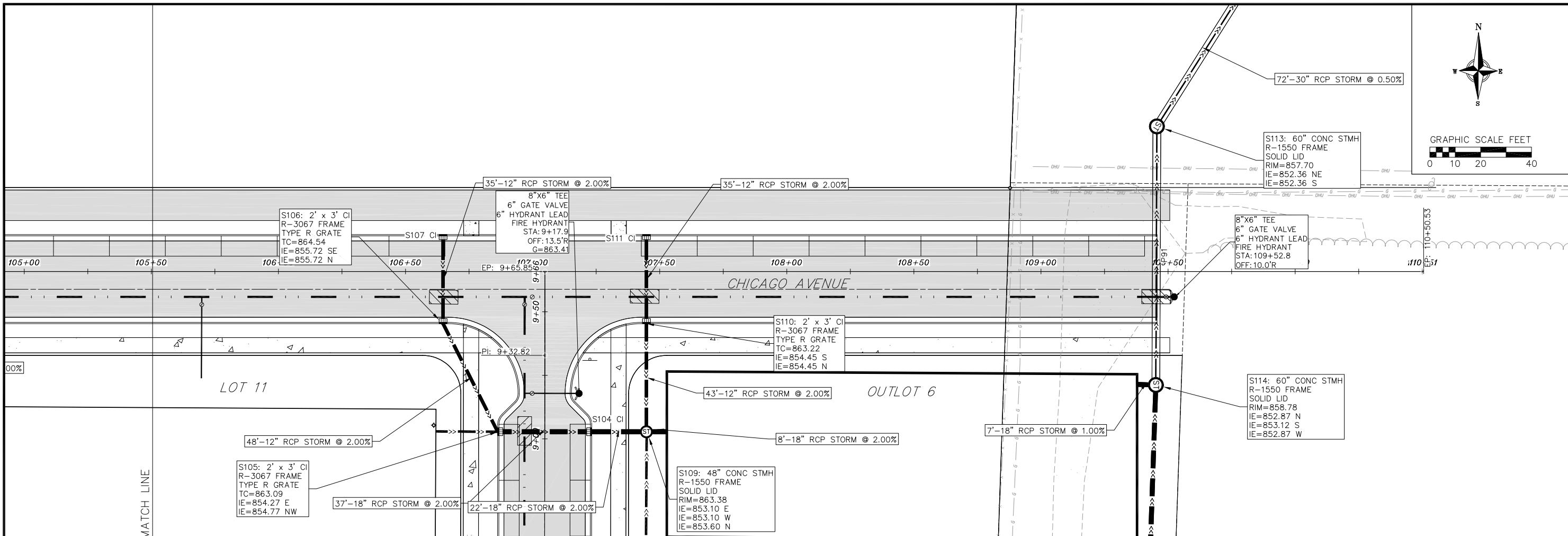
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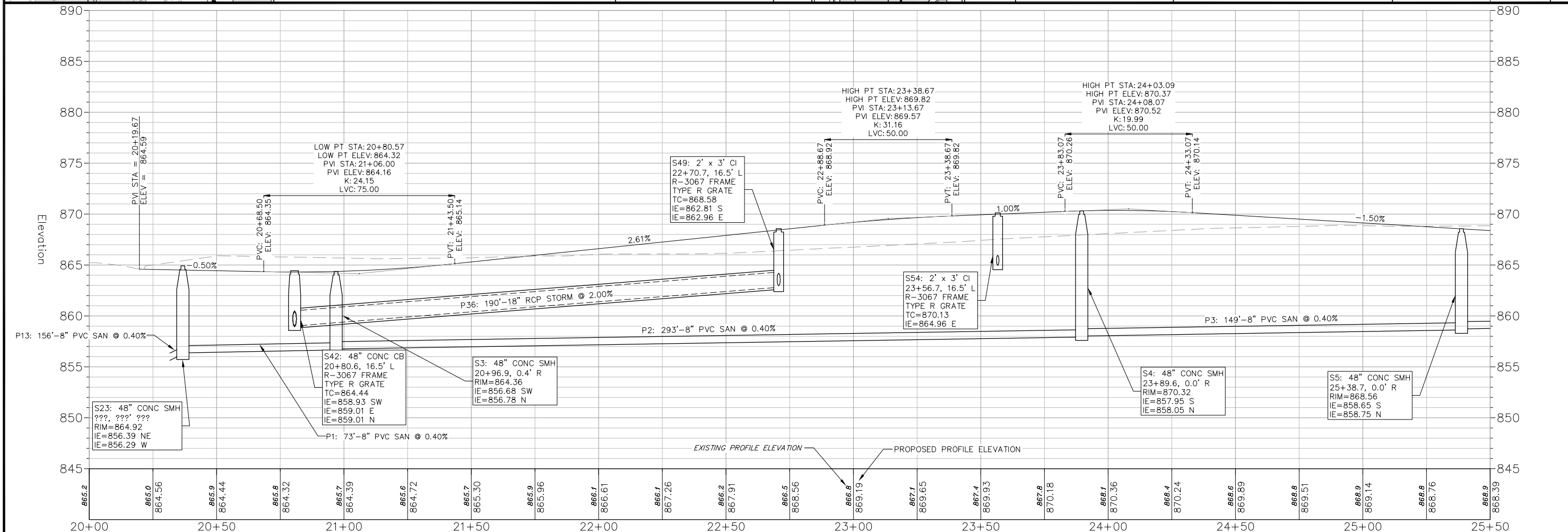
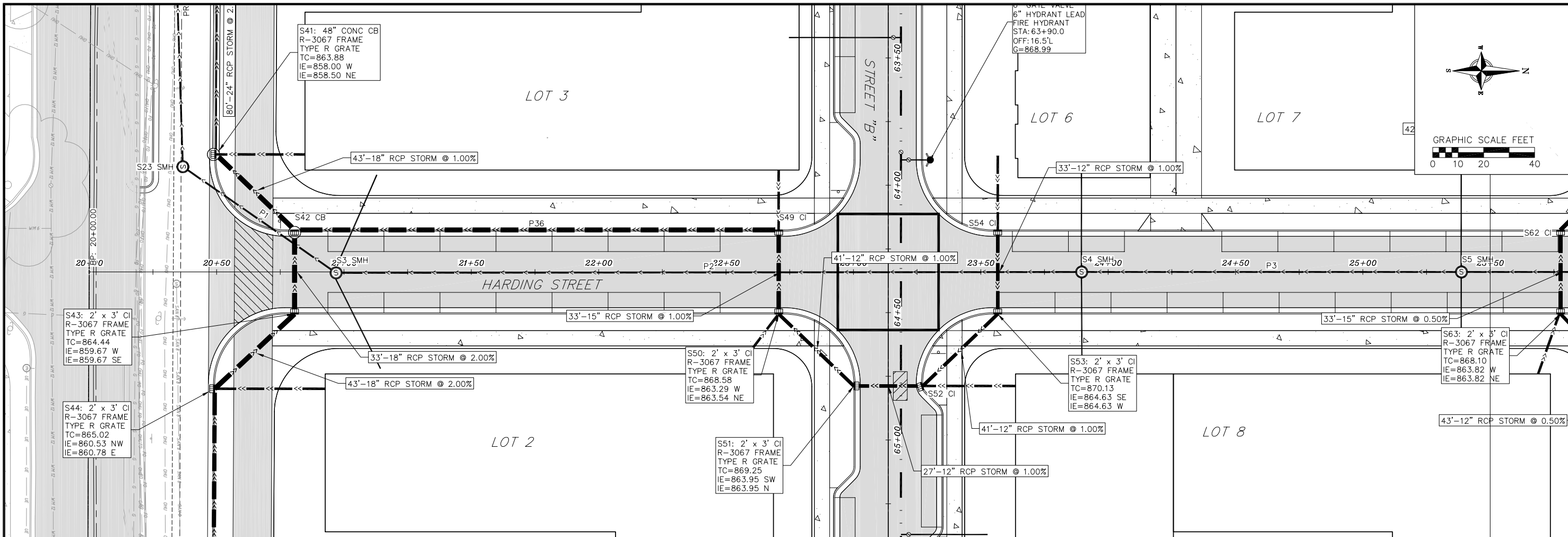




Plan & Profile - Chicago Avenue
 Voil Farm
 City of Madison
 Dane County, WI

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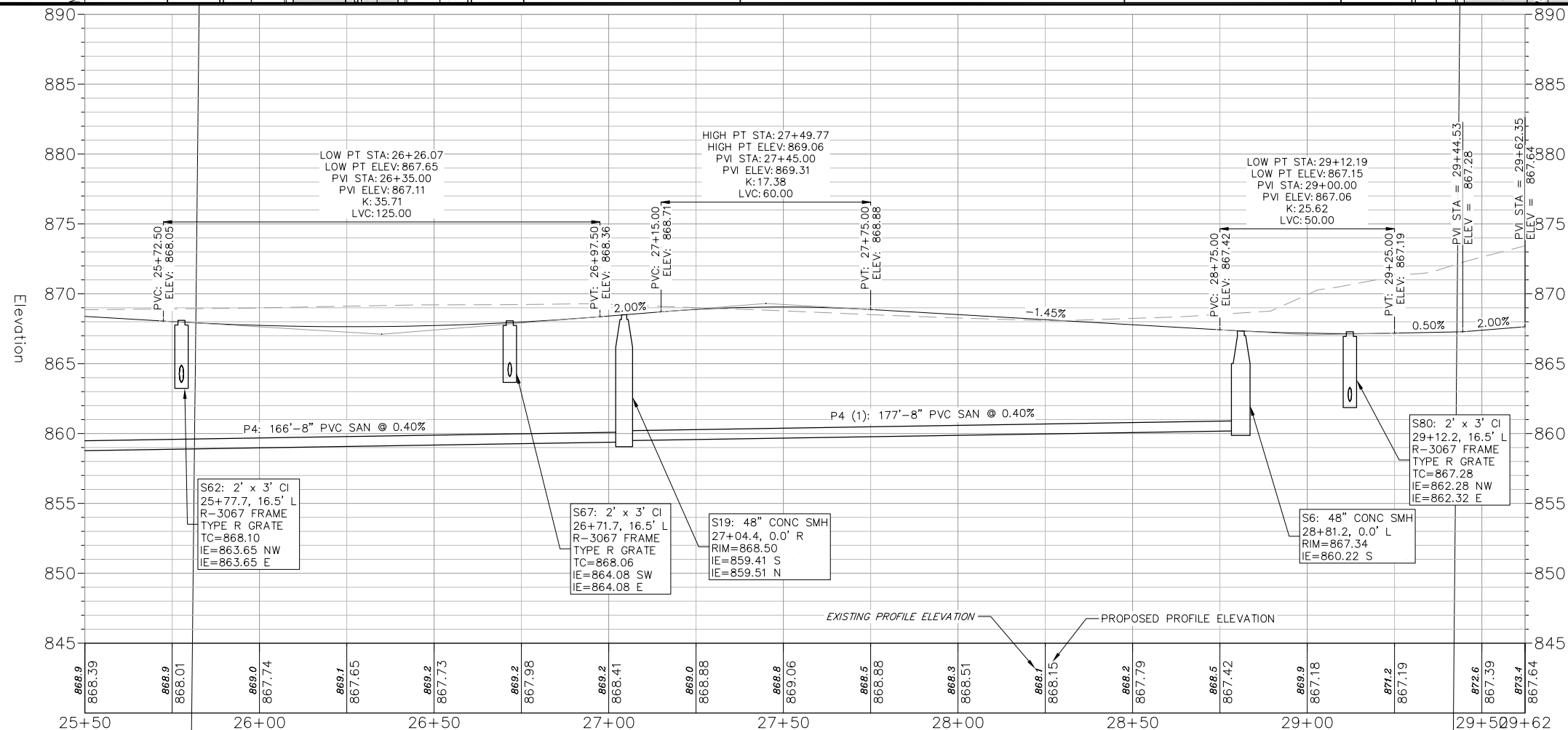
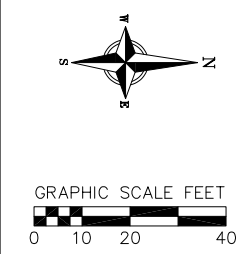
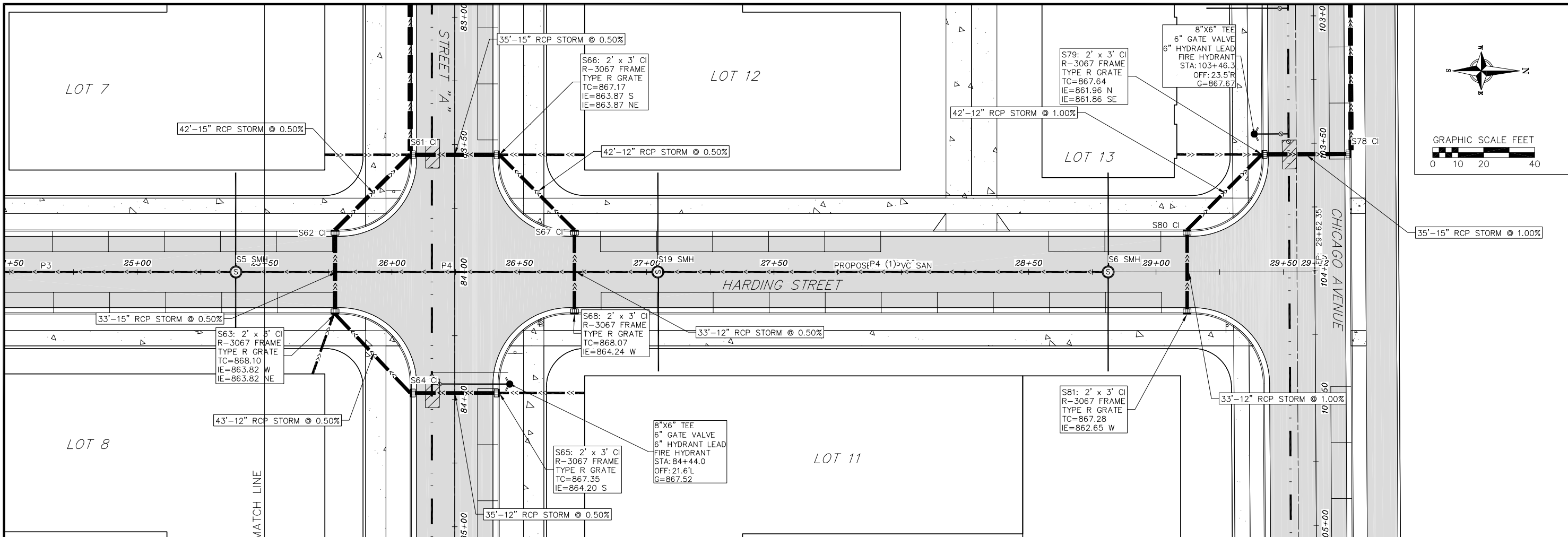
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Plan & Profile - Harding Street
Voil Farm
City of Madison
Dane County, WI

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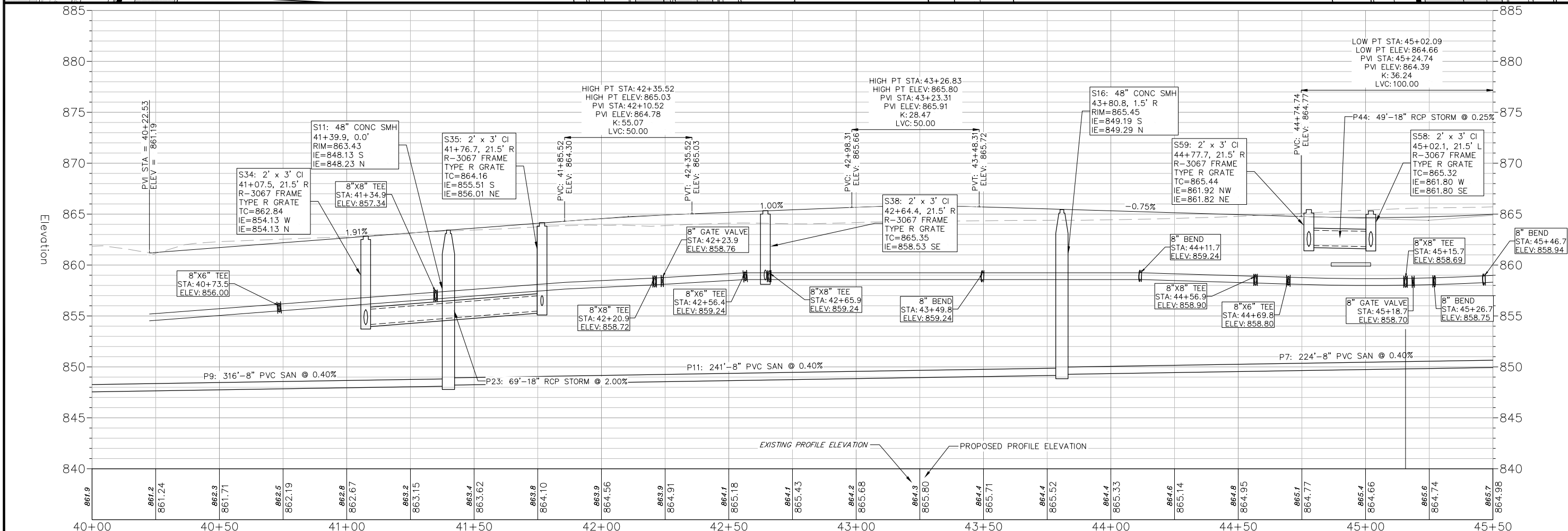
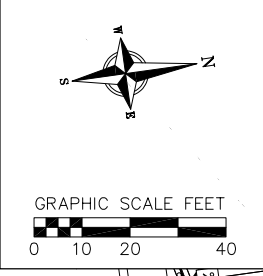
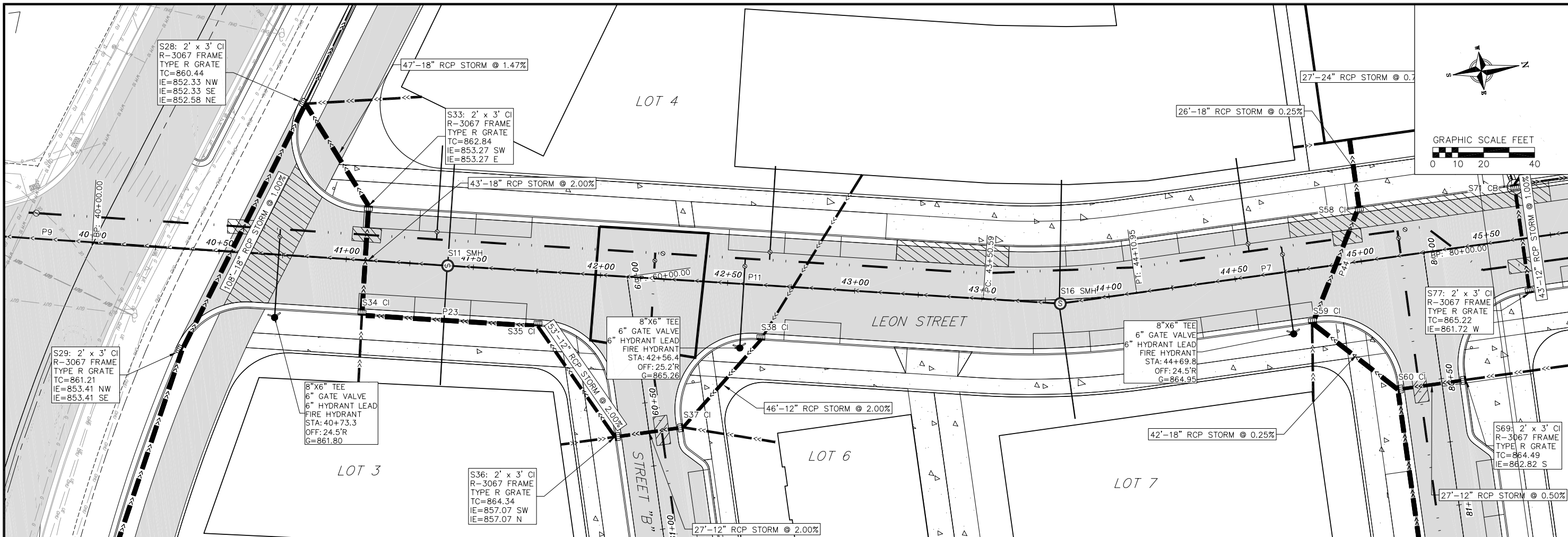


Plan & Profile - Harding Street

Voil Farm
City of Madison
Dane County, WI

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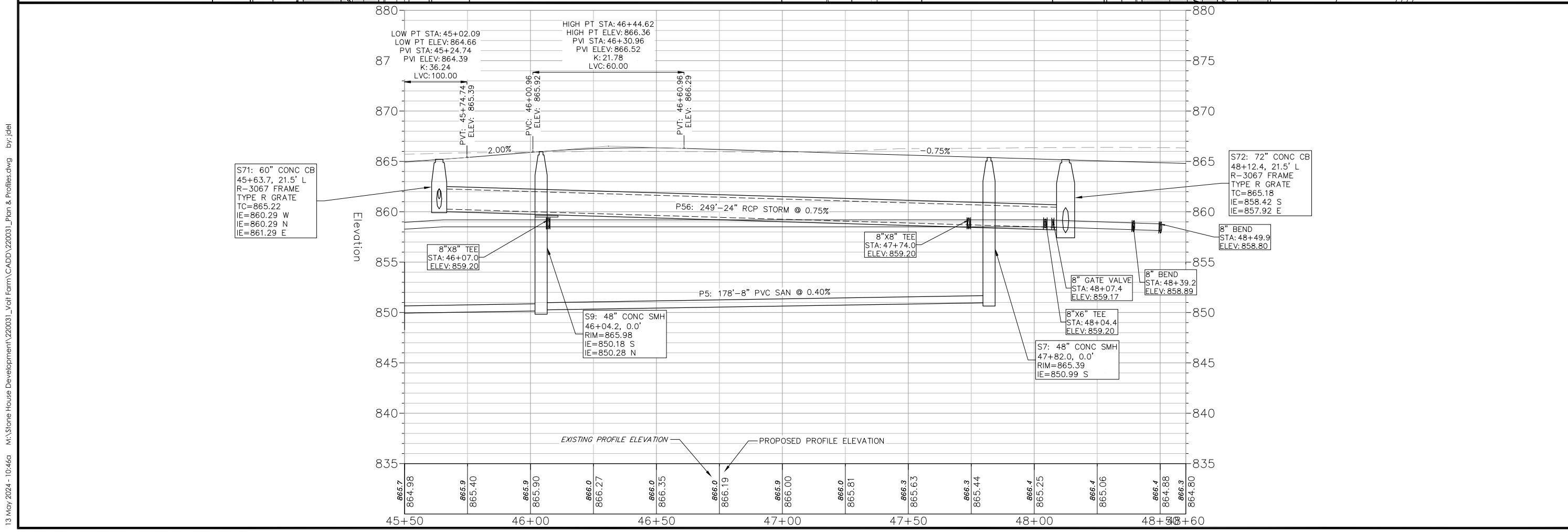
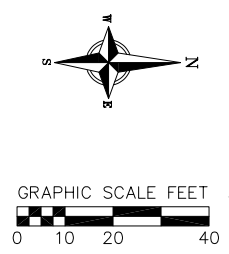
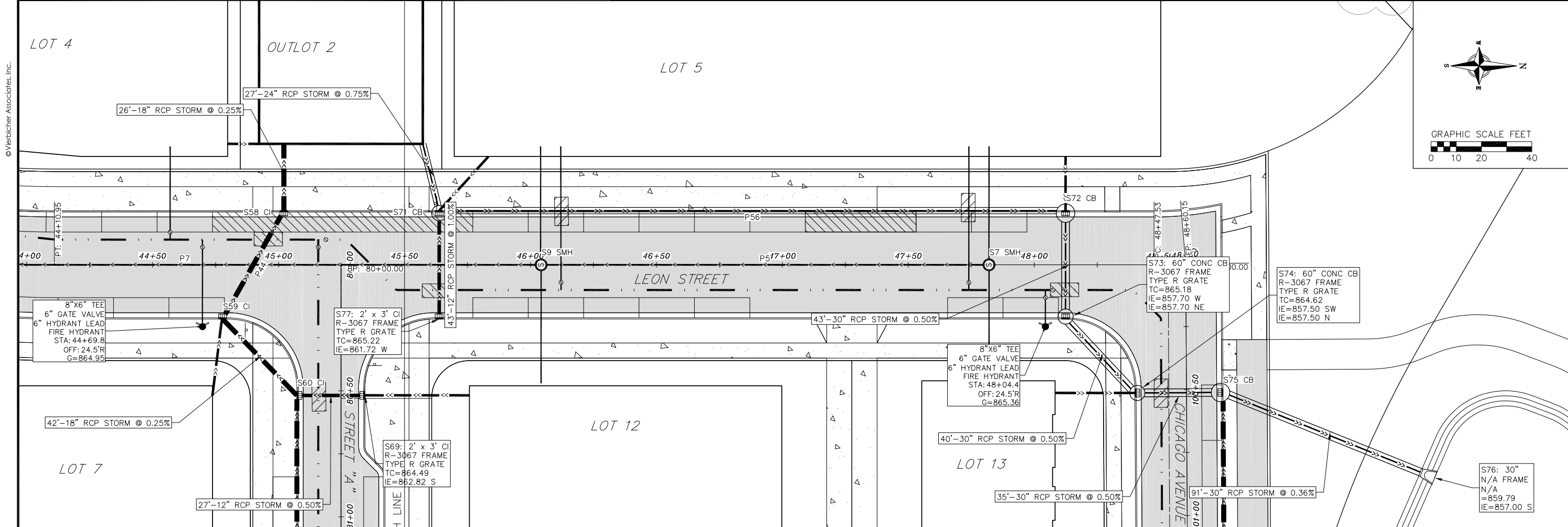
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Plan & Profile - Leon Street
Voit Farm
City of Madison
Dane County, WI

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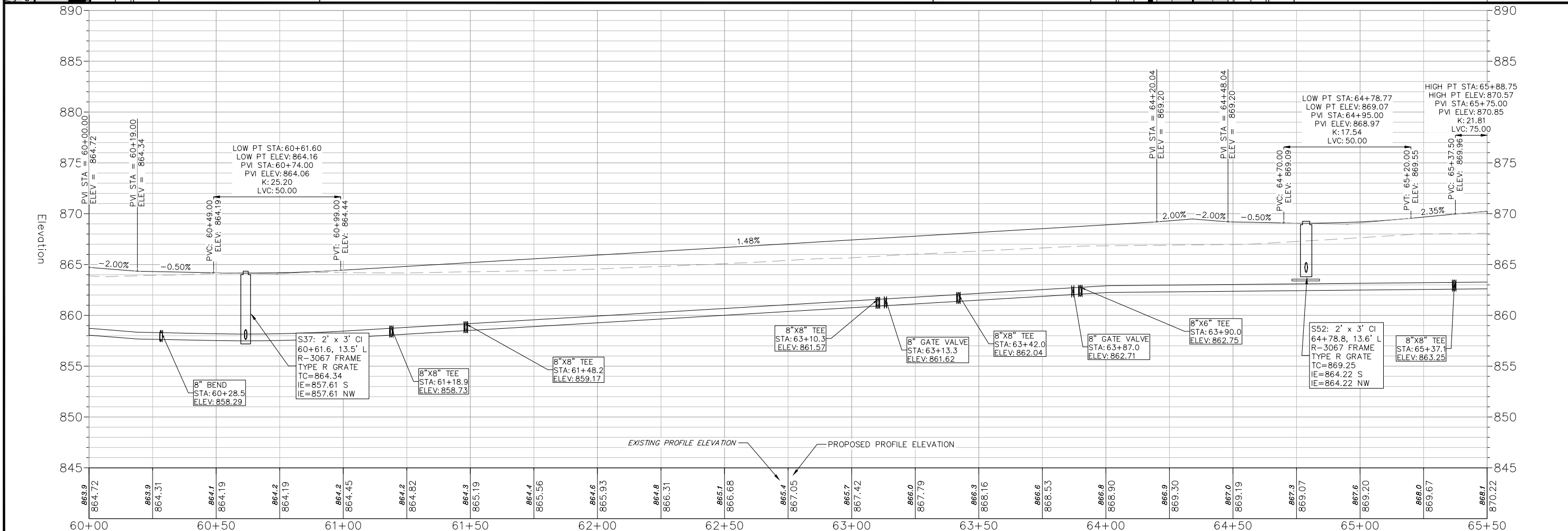
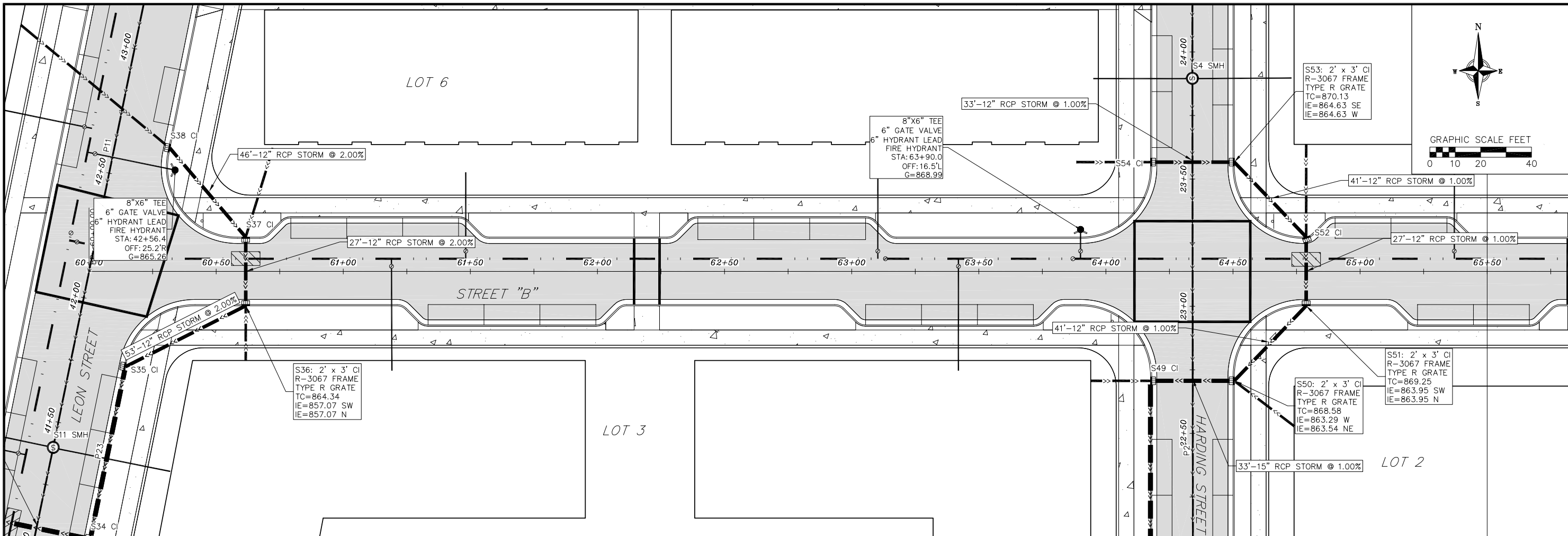
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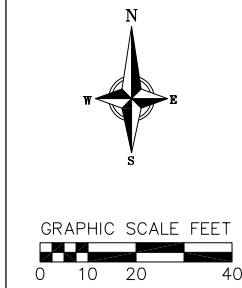
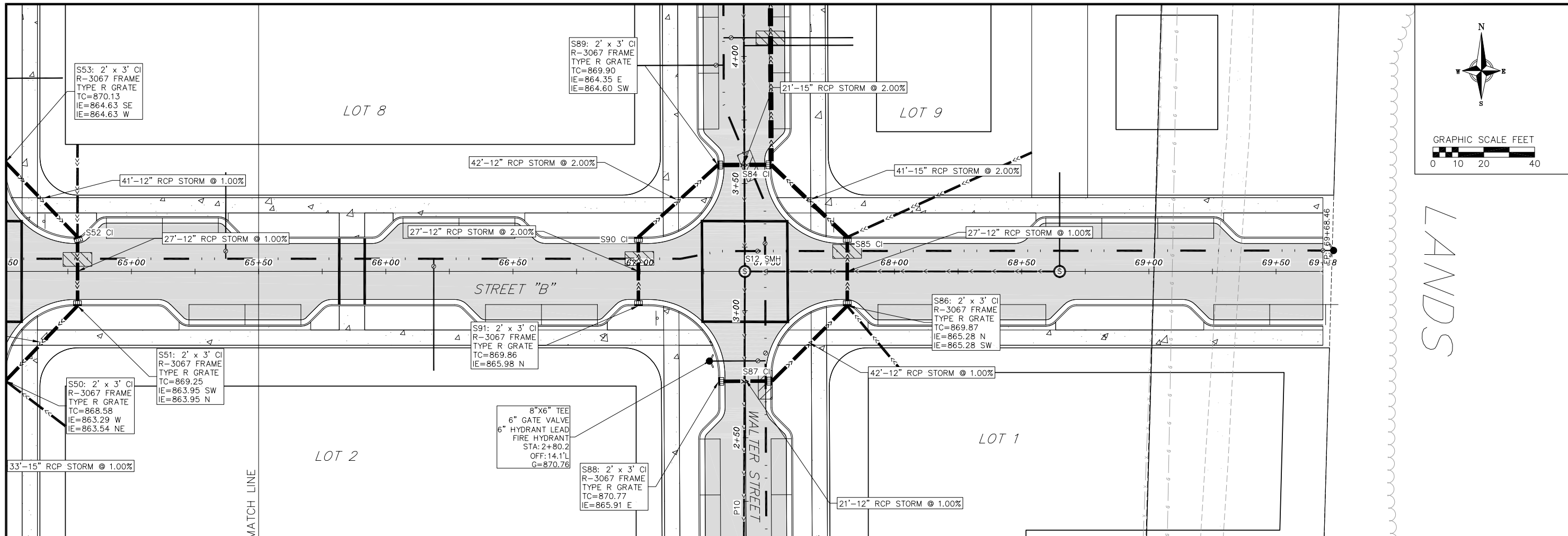


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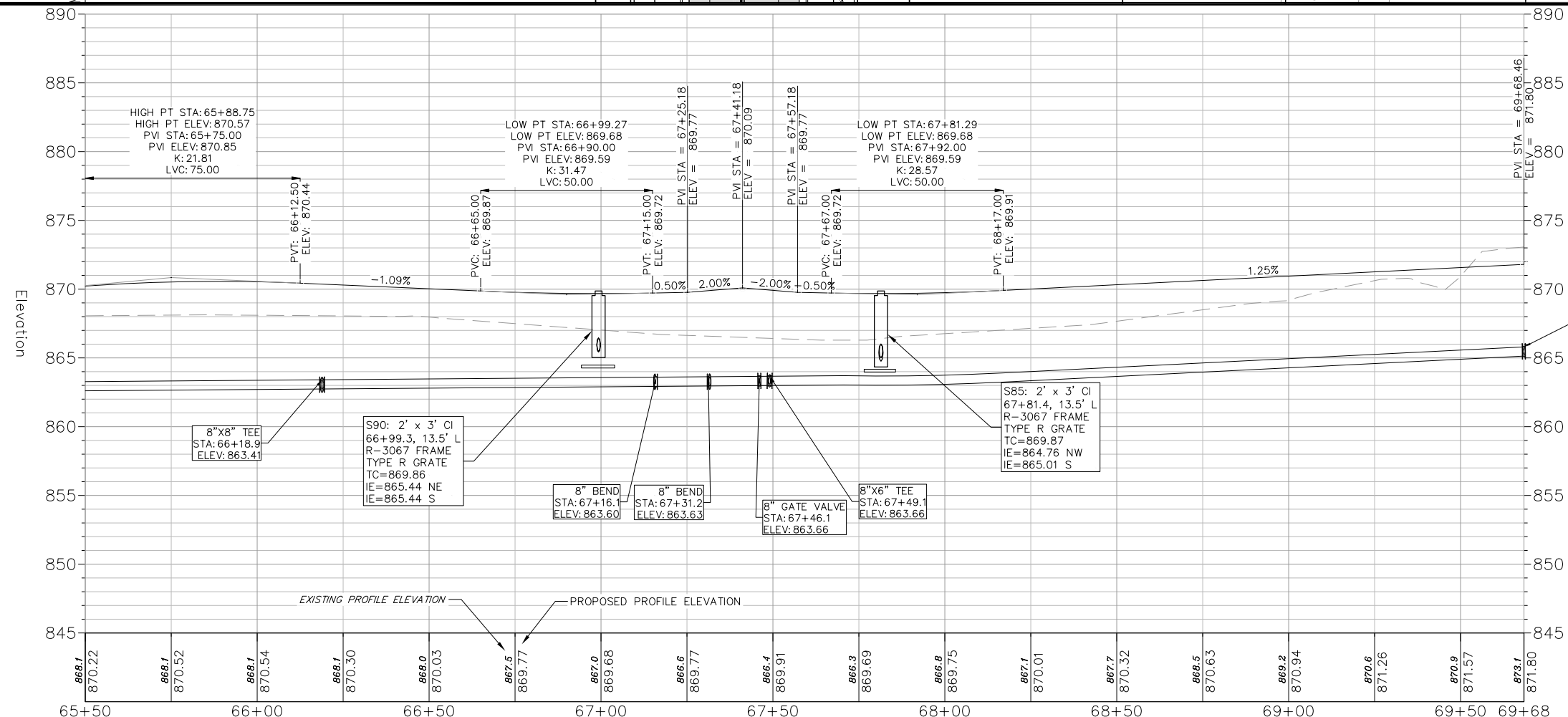
Voit Farm
City of Madison
Dane County, WI

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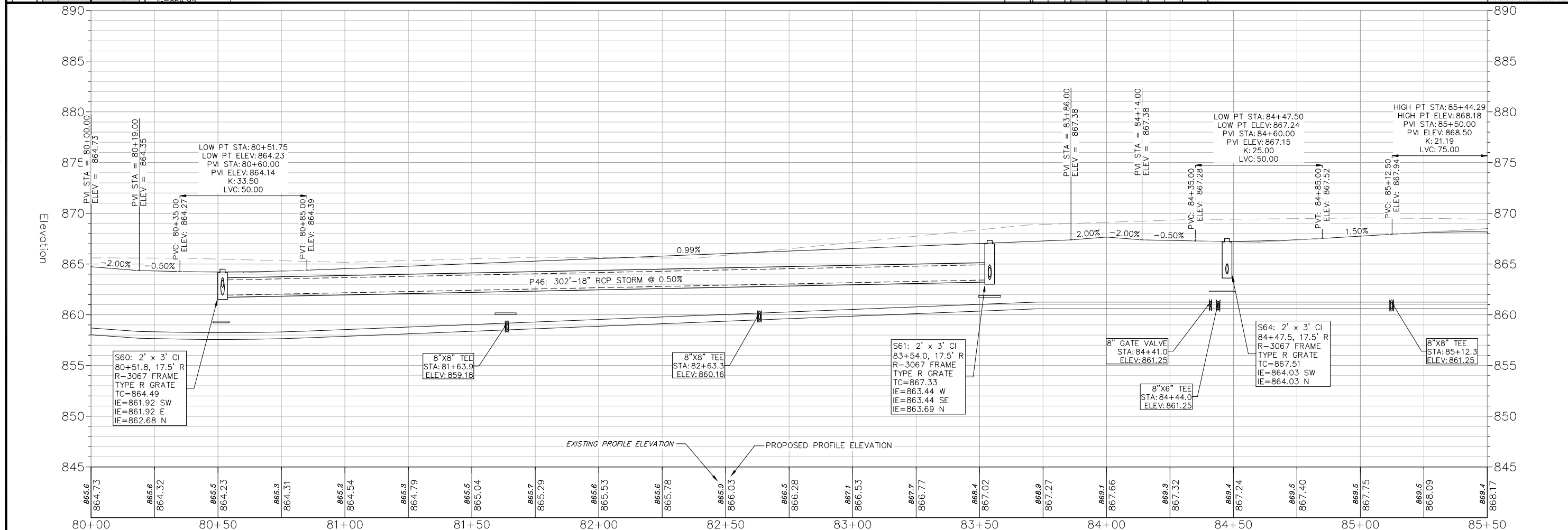
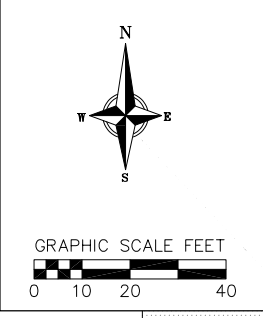
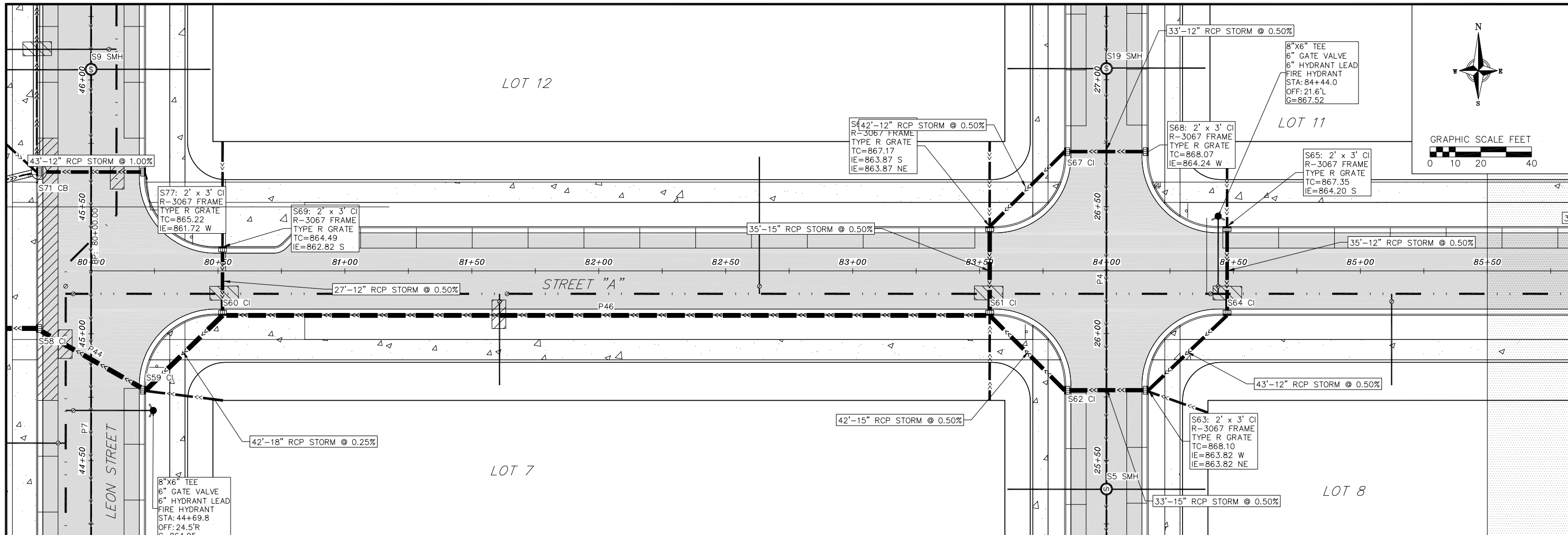


Plan & Profile - Street B

Voil Farm
City of Madison
Dane County, WI

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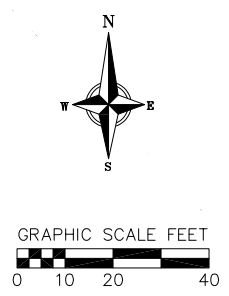
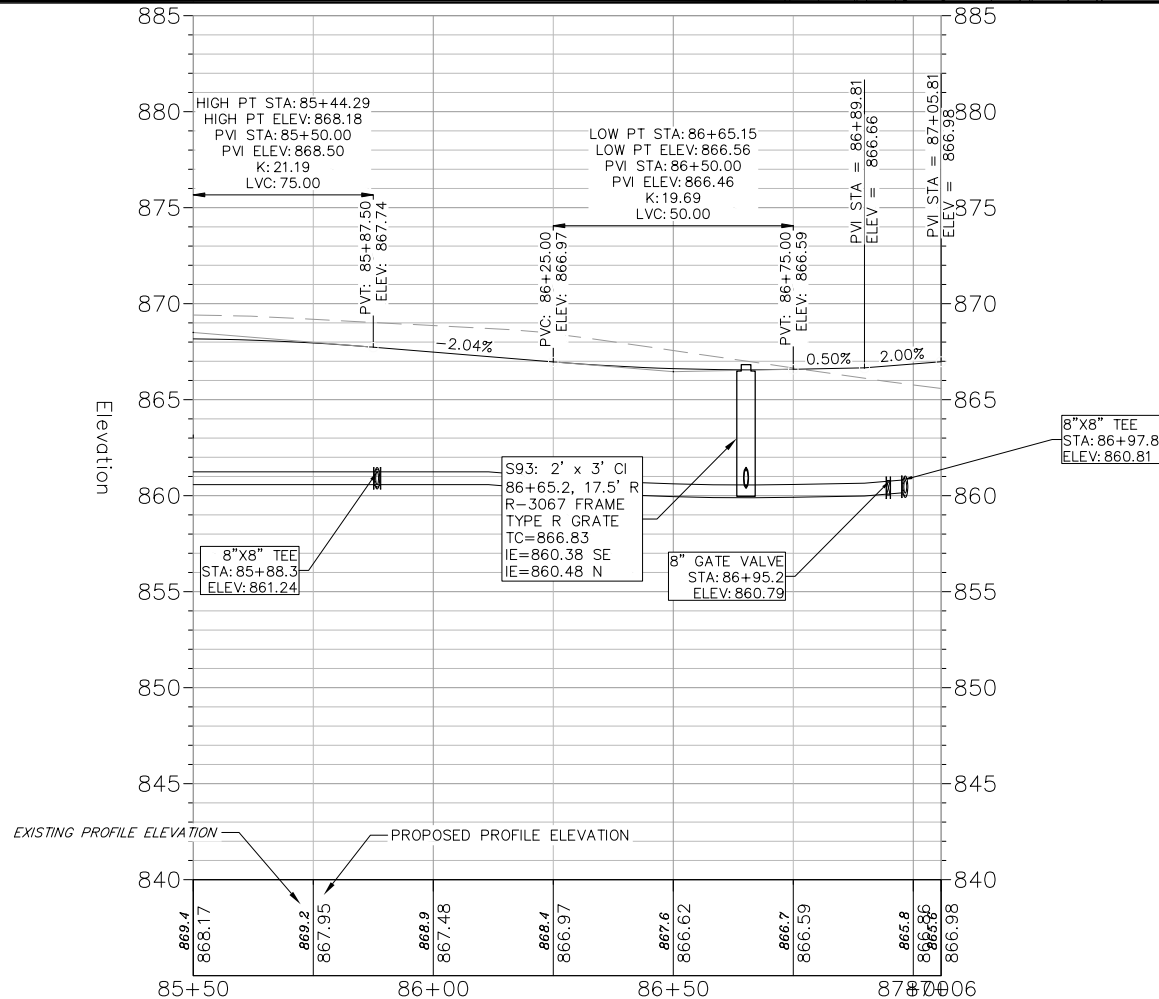
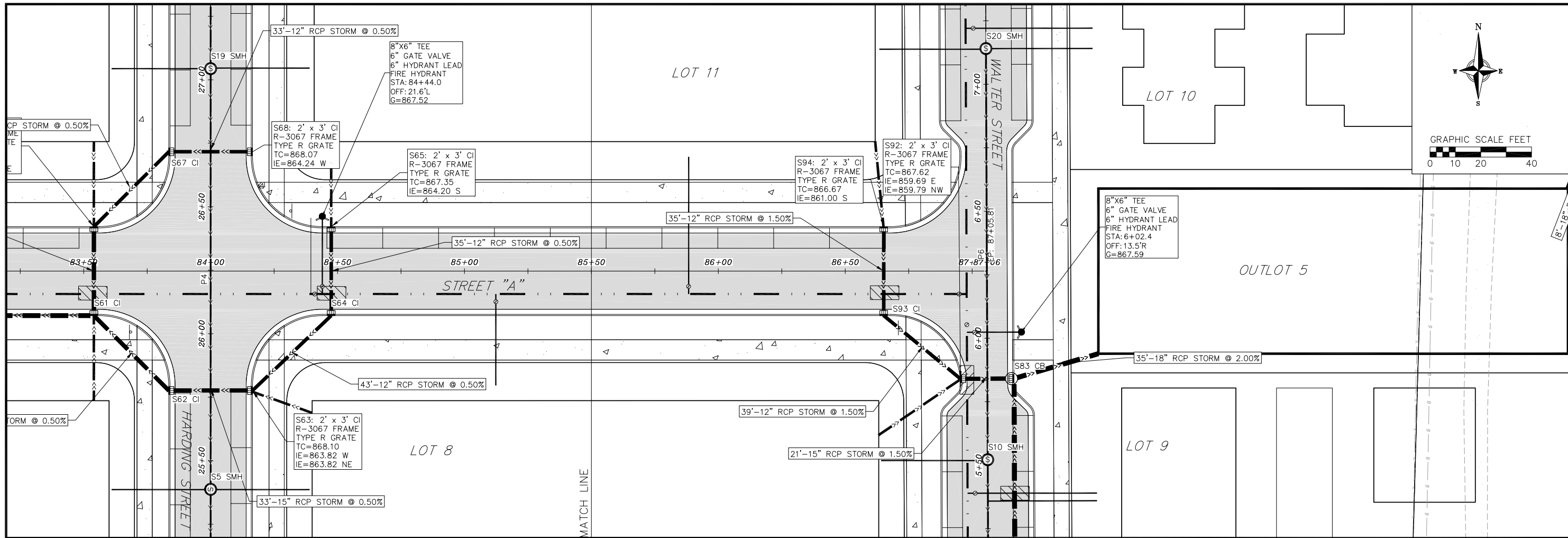
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Plan & Profile - Street A
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City of Madison
Dane County, WI

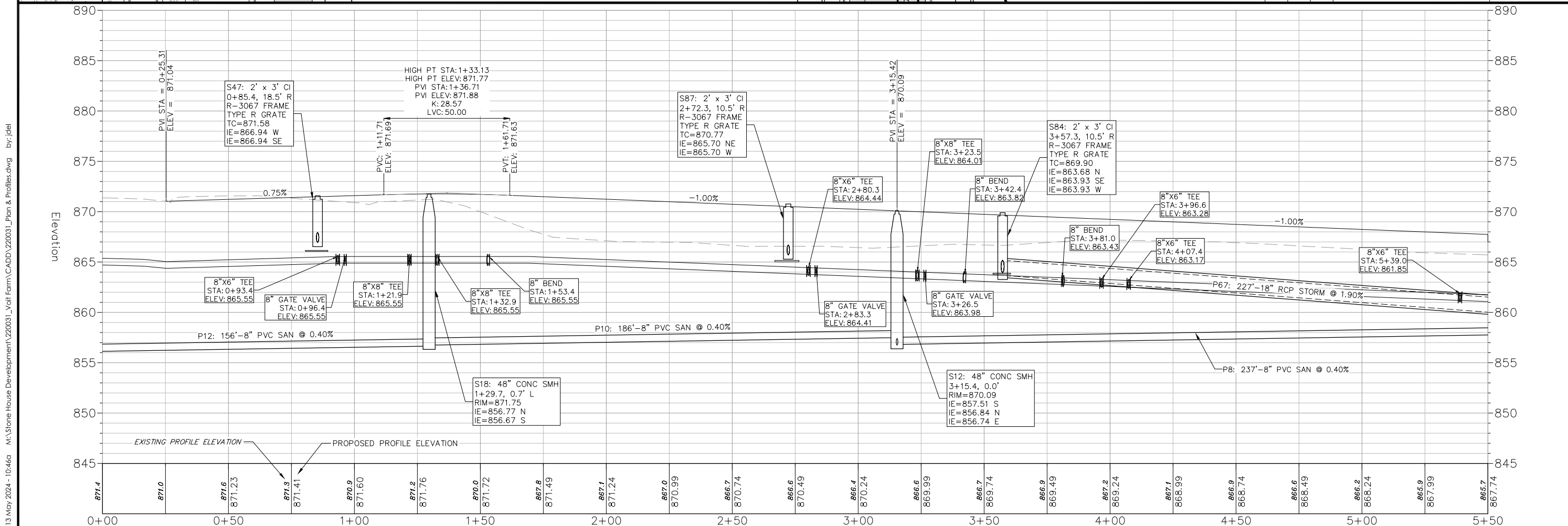
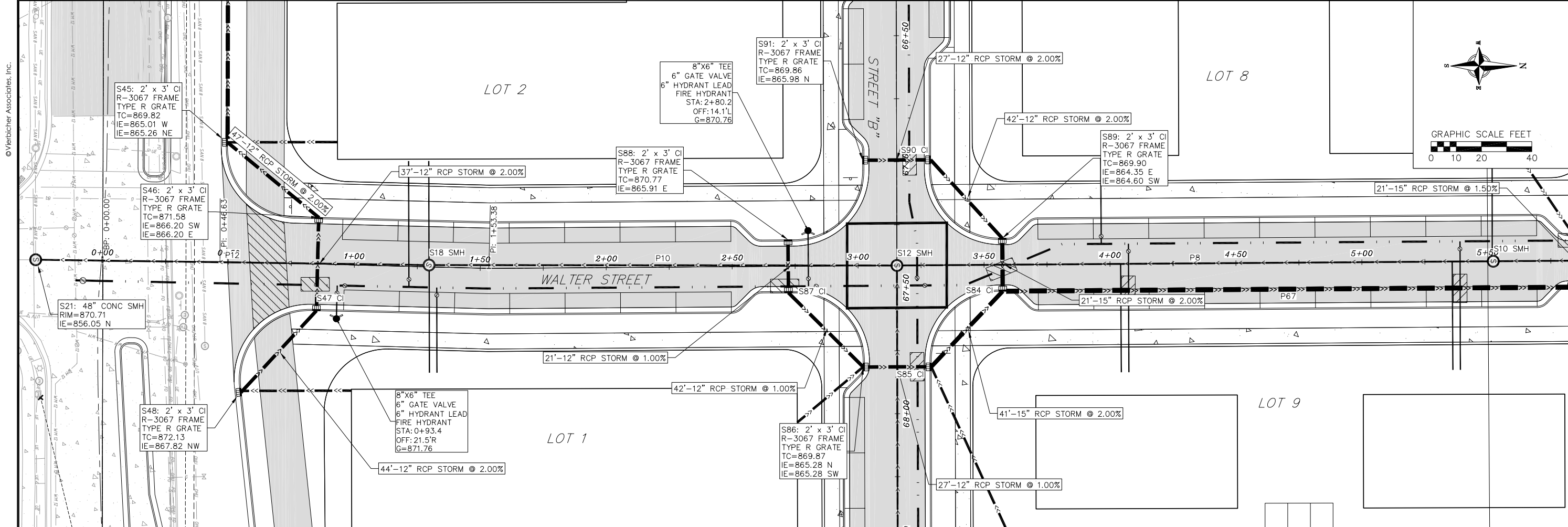
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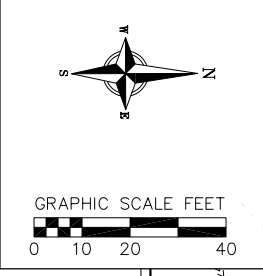


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Plan & Profile - Walter Street

Voil Farm

City of Madison

Dane County, WI

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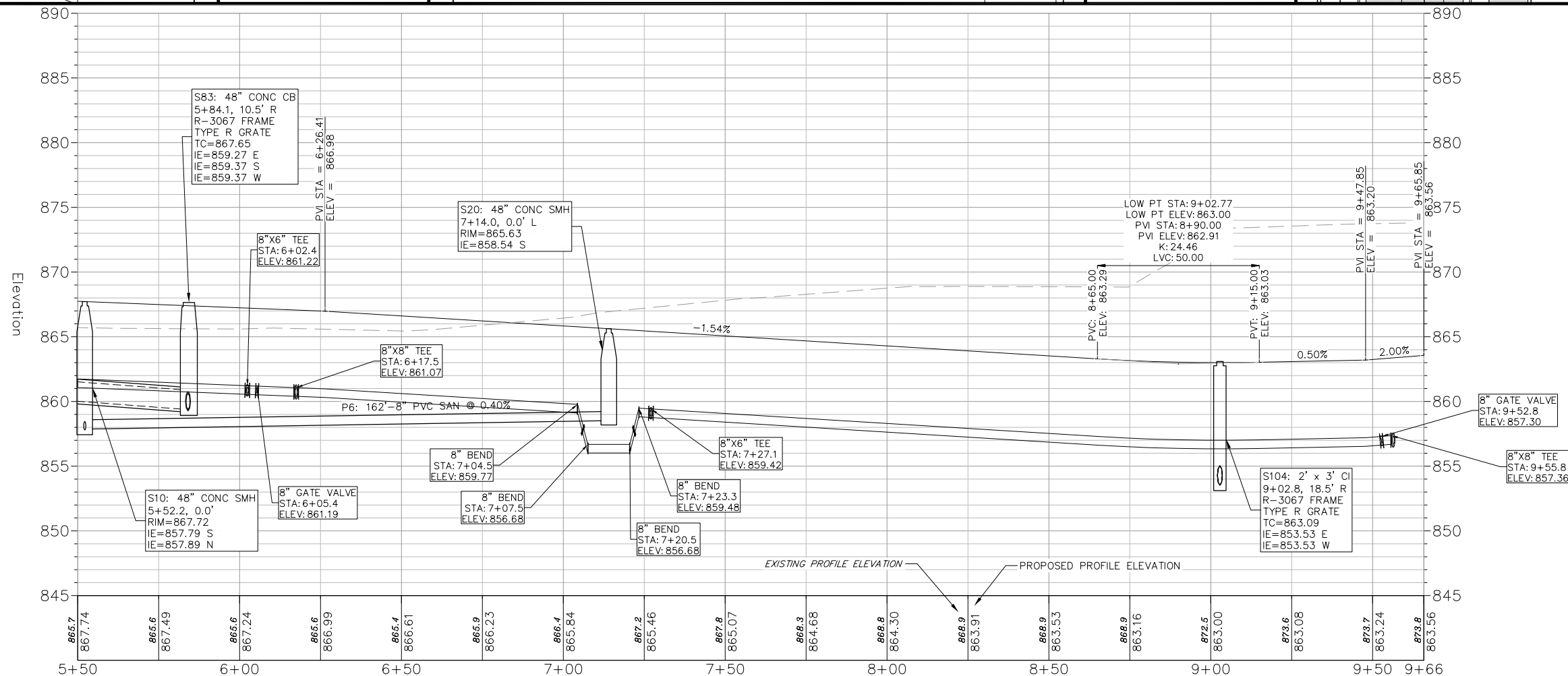
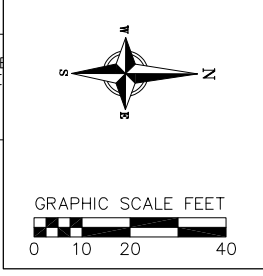
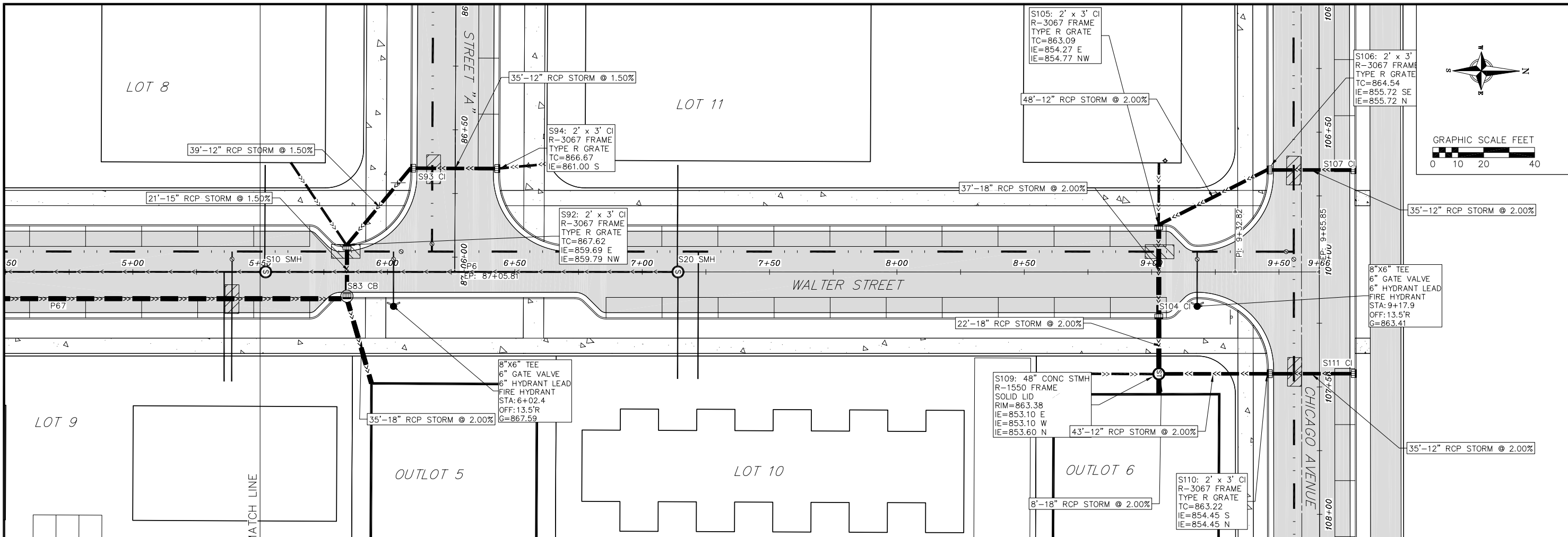
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Plan & Profile - Walter Street

Voit Farm
City of Madison
Dane County, WI

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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR COUNTY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
8. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED FRAMED INLET PROTECTION IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATION FOR PUBLIC WORKS IMPROVEMENTS. THE FILTERS SHALL BE MAINTAINED UNTIL THE SITE IS CONSIDERED STABLE.
9. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
10. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
11. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
12. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
13. SEDIMENT SHALL BE CLEANED FROM STREETS AND ROADSIDE DITCHES AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
14. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
15. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF SUN PRAIRIE AND WISCONSIN DNR.
16. THE CITY, WISCONSIN DNR, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

SEEDING RATES:

TEMPORARY:

1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

PERMANENT:

1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:

USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:

USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE, INLET PROTECTION AND TRACKING PAD.
2. STRIP TOPSOIL.
3. ROUGH GRADE STREETS & LOTS TO SUBGRADE (PER PLAN)
4. INSTALL SILT FENCE AROUND TOPSOIL STOCK PILE.
5. CONSTRUCT TEMPORARY SEDIMENT TRAPS, AS NECESSARY.
6. CONSTRUCT UNDERGROUND UTILITIES.
7. INSTALL INLET PROTECTION IN NEW STORM SEWER STRUCTURES.
8. DEEP TILL PERVIOUS AREAS COMPACTED DURING CONSTRUCTION.
9. RESTORE LOT AREAS – TOPSOIL, SEED, FERTILIZE AND MULCH.
10. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK AND ASPHALTIC PAVEMENT).
11. RESTORE TERRACES – TOPSOIL, PERMANENT SEED AND FERTILIZE.
12. CONSTRUCT STORMWATER MANAGEMENT FACILITIES AND RESTORE.
13. REMOVE TRACKING PAD, SILT FENCE AND INLET PROTECTION AFTER DISTURBED AREAS ARE RESTORED.

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
9. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
10. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
11. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
12. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
13. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
15. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES.
16. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
17. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
18. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
19. INSTALL 1 SHEET OF 4"x8"x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
20. ALL WORK IN THE PUBLIC R.O.W. SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY'S STANDARD SPECIFICATION FOR PUBLIC WORKS IMPROVEMENTS.
21. ALL SANITARY SEWER LATERALS TO BE CAPPED.

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
6. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORK IMPROVEMENTS.

EXISTING CONDITIONS NOTES:

1. THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON FOUND PROPERTY CORNERS AND SURVEYS OF RECORD.
2. THIS MAP IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM – DANE COUNTY. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. ALL DRY UNDERGROUND UTILITIES HAVE BEEN LOCATED PER MARKINGS PLACED ON THE GROUND. VIERBICHER DOES NOT WARRANT THE LOCATIONS MARKED OR MAPPED BY OTHERS.
4. SANITARY SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
5. STORM SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
6. WATER MAIN LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
7. THIS MAP IS BASED ON FIELD SURVEY WORK PERFORMED ON JULY 24 & 27, AND AUGUST 08 & 12, 2022, AND MARCH 22, 2023. ANY CHANGES IN SITE CONDITIONS OR UTILITIES AFTER MARCH 22 ARE NOT REFLECTED ON THIS SURVEY.
8. THIS MAP WAS PREPARED AT THE REQUEST OF PRAIRIE DEVELOPMENT LTD.

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.



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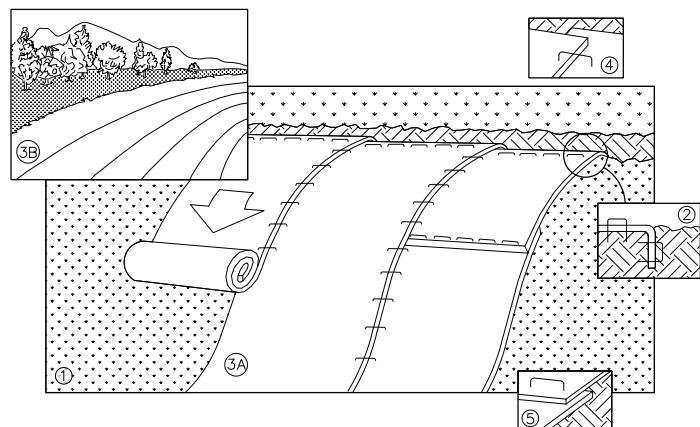
Construction Notes and Legends

Voil Farm
City of Madison
Dane County, WI

NO.	DATE	REVISIONS	
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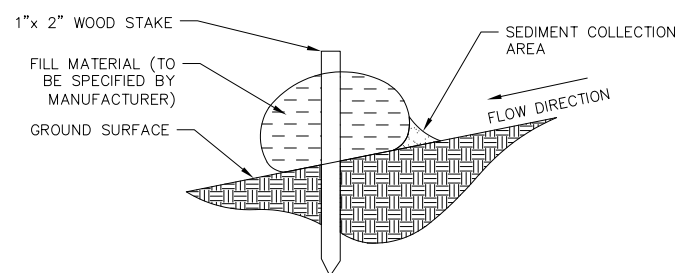
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NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

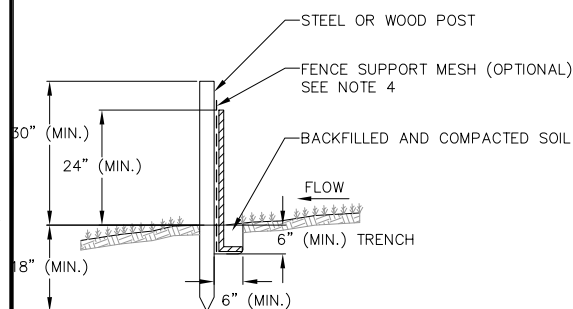
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1 EROSION MAT
6 NOT TO SCALE



4 INLET PROTECTION TYPE D
6 NOT TO SCALE

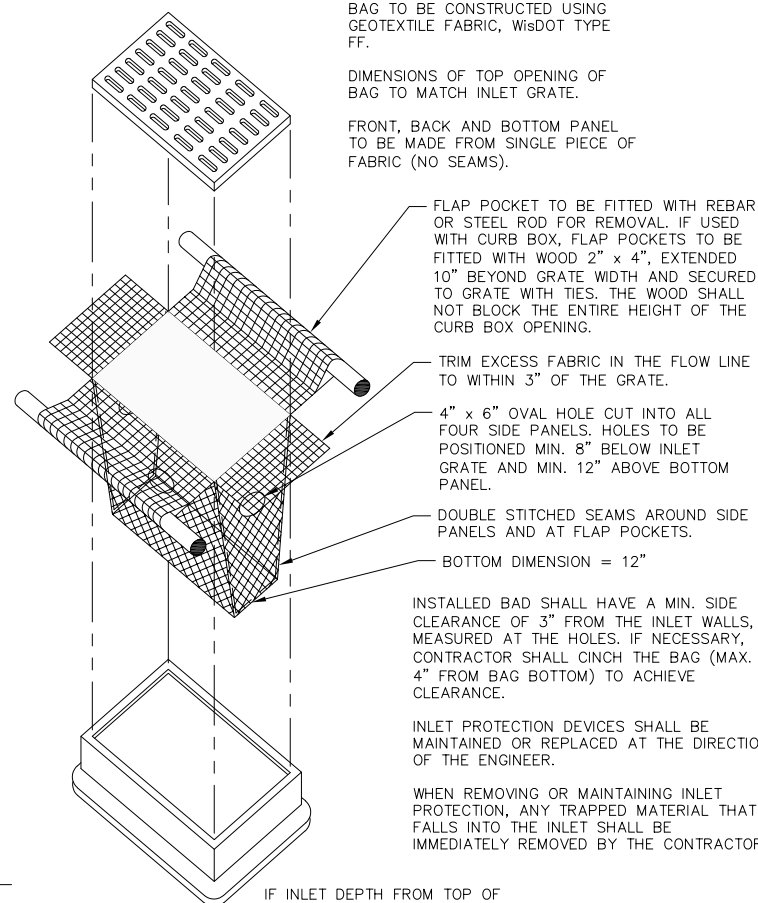
2 SILT SOCK
6 NOT TO SCALE



NOTES:

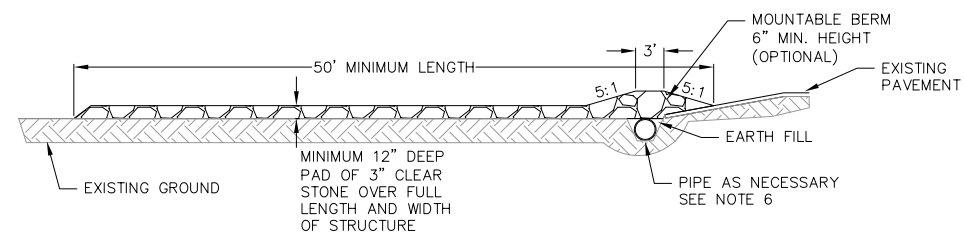
1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

3 SILT FENCE
6 NOT TO SCALE

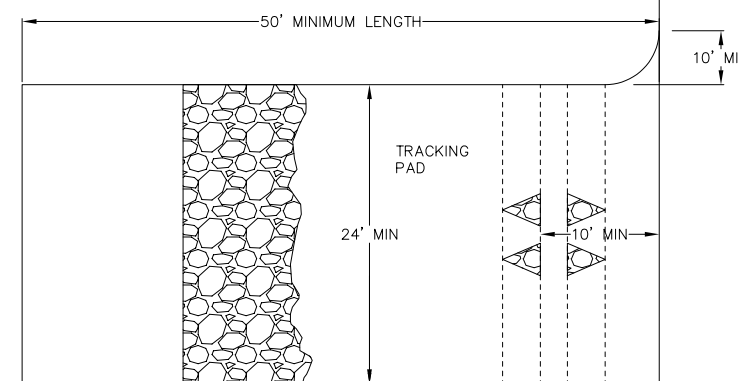


IF INLET DEPTH FROM TOP OF GRATE TO BOTTOM OF INLET IS LESS THAN 30", CONTRACTOR SHALL SUBSTITUTE WisDOT TYPE C INLET PROTECTION.

6 RIP-RAP OUTLET
6 NOT TO SCALE



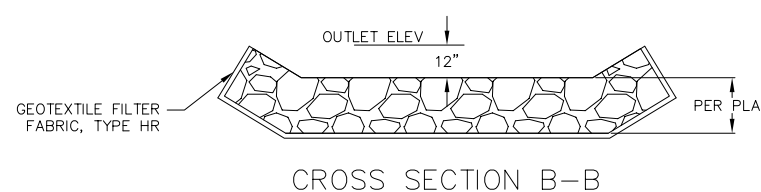
PROFILE VIEW



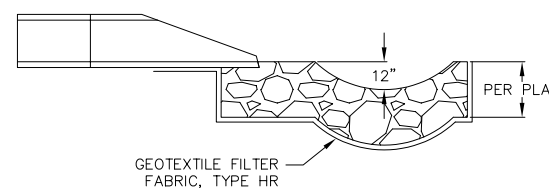
PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

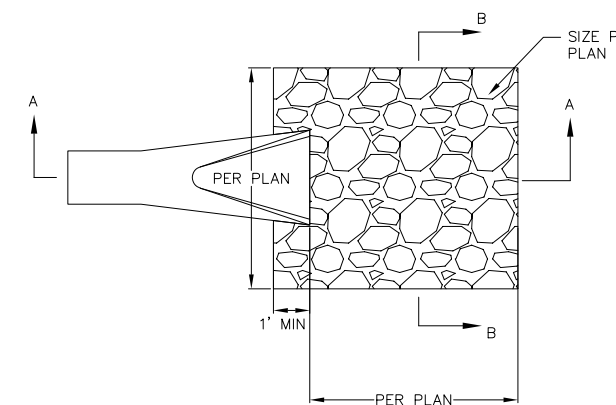
5 TRACKING PAD
6 NOT TO SCALE



CROSS SECTION B-B



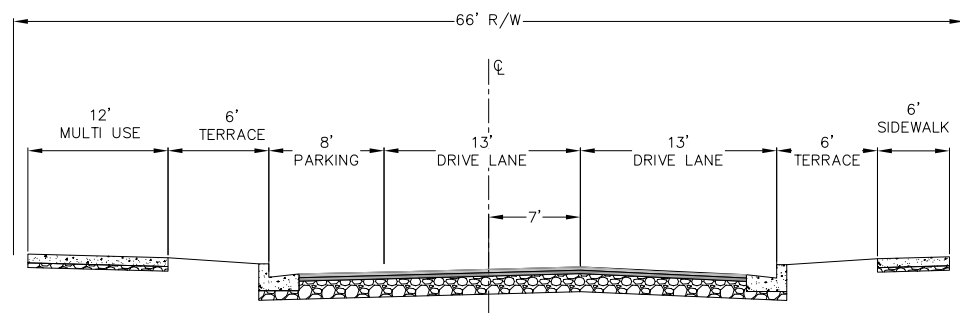
CROSS SECTION A-A



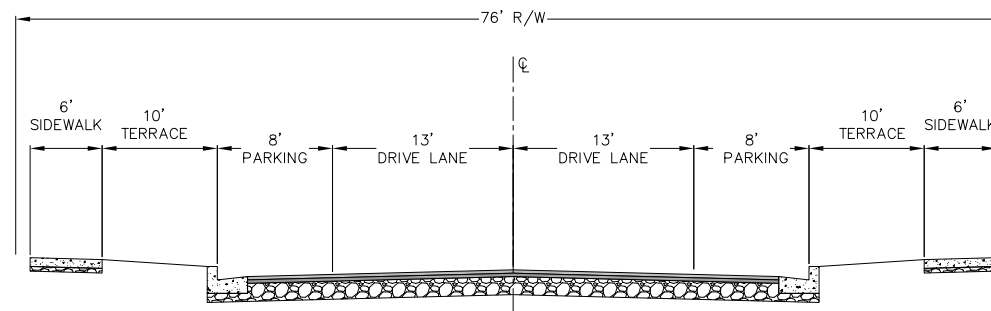
PLAN VIEW

REVISIONS	NO.	DATE	REMARKS

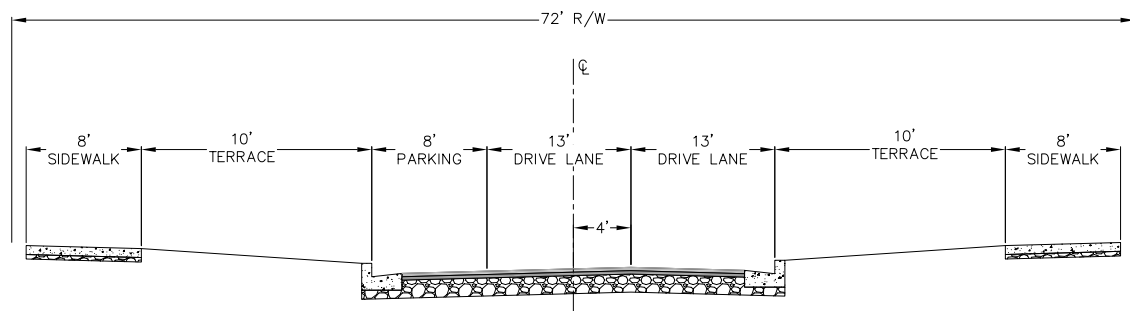
DATE	06/26/2023
DRAFTER	ZDRE/jdel
CHECKED	RKOL
PROJECT NO.	220031



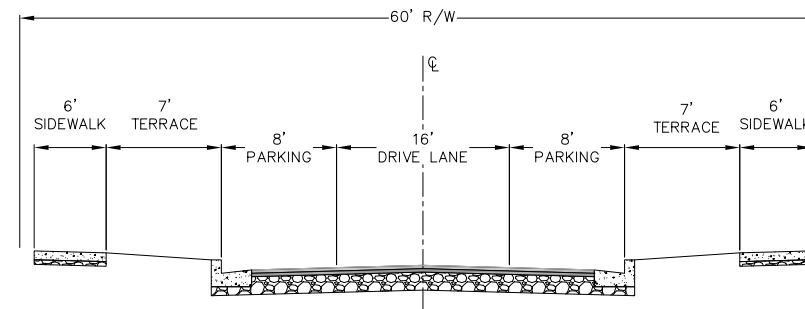
1 CHICAGO AVENUE TYPICAL SECTION
COMPLETE GREEN STREET TYPOLOGY: NEIGHBORHOOD STREET



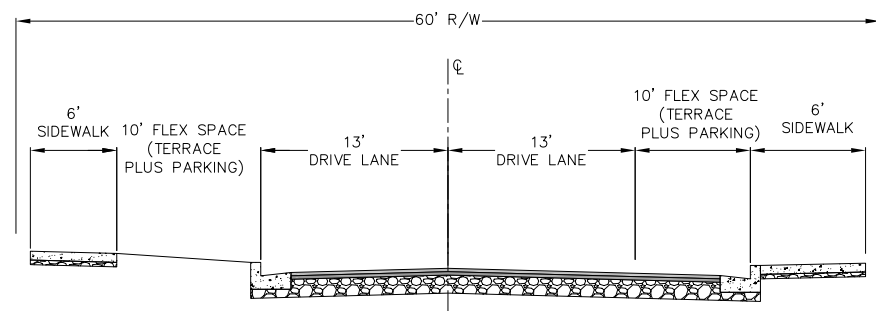
4 LEON STREET TYPICAL SECTION
COMPLETE GREEN STREET TYPOLOGY: COMMUNITY MAIN STREET



2 STREET "A" TYPICAL SECTION
COMPLETE GREEN STREET TYPOLOGY: NEIGHBORHOOD STREET

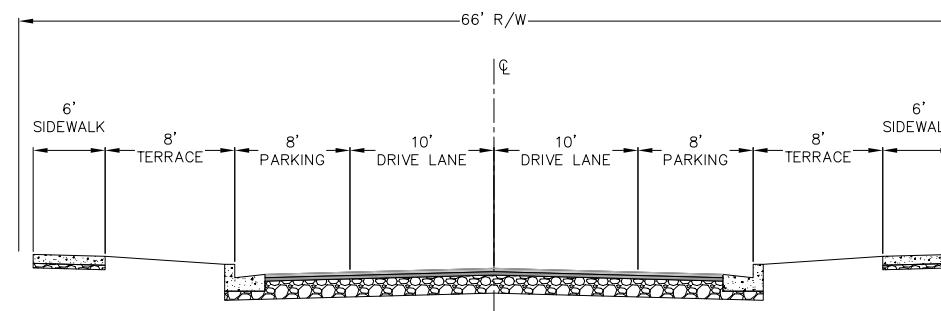


5 HARDING STREET TYPICAL SECTION
COMPLETE GREEN STREET TYPOLOGY: NEIGHBORHOOD YIELD STREET



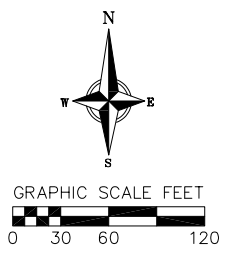
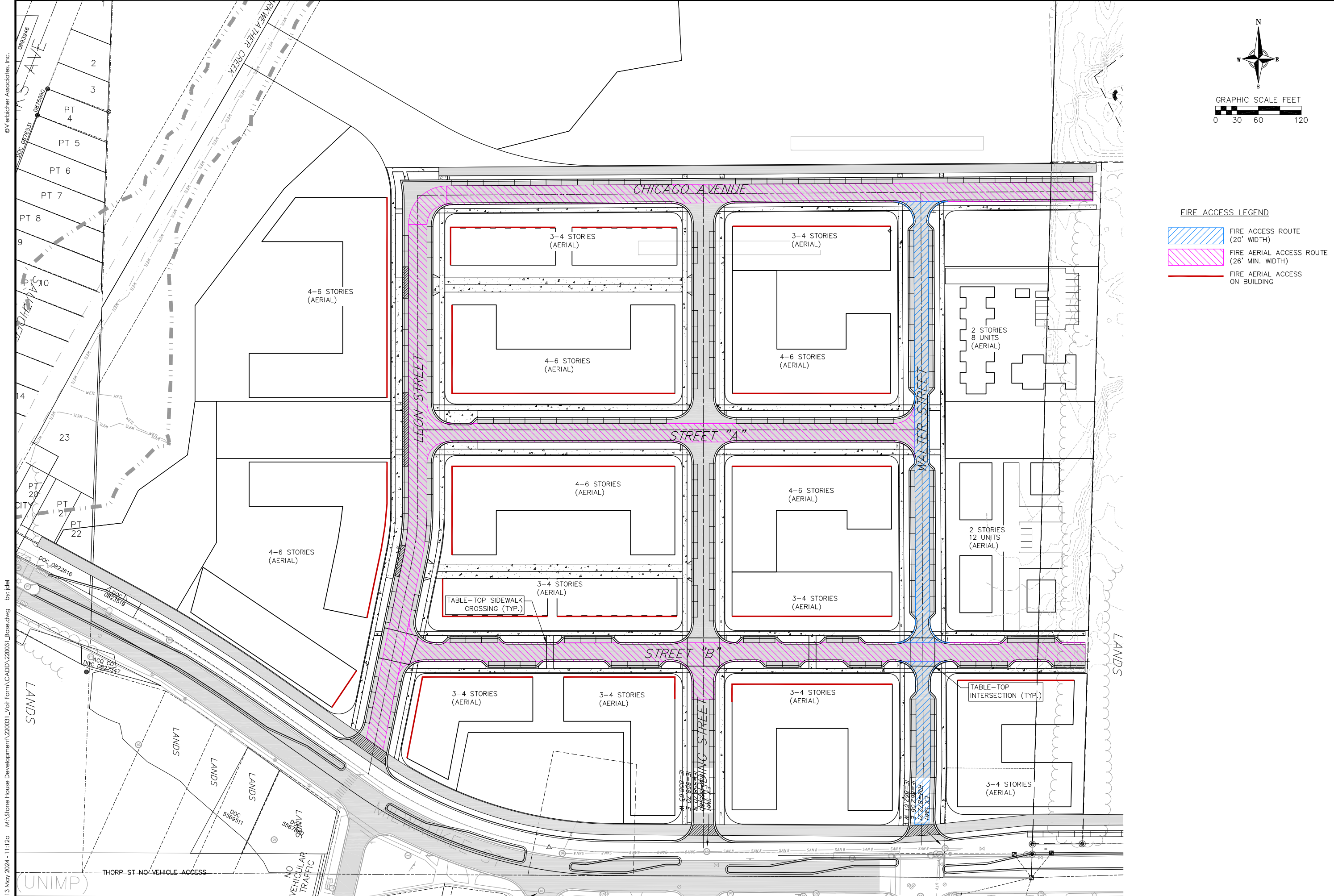
NOTE:
PARKING AREA ALTERNATES SIDES
THROUGHOUT THE LENGTH OF THE STREET

3 STREET "B" TYPICAL SECTION
COMPLETE GREEN STREET TYPOLOGY: CIVIC SPACE



6 WALTER STREET TYPICAL SECTION
COMPLETE GREEN STREET TYPOLOGY: NEIGHBORHOOD STREET

NO.	DATE	REVISIONS	
		REMARKS	NO.



- FIRE ACCESS LEGEND**
- FIRE ACCESS ROUTE (20' WIDTH)
 - FIRE AERIAL ACCESS ROUTE (26' MIN. WIDTH)
 - FIRE AERIAL ACCESS ON BUILDING

13 May 2024 - 11:12a M:\Stone House Development\220031_Voil Farm\CADD\220031_Base.dwg by: jdel
 © Vierbicher Associates, Inc.

Fire Access Exhibit
 Voil Farm
 City of Madison
 Dane County, WI

DATE	REVISIONS		REVISIONS	
	NO.	DATE	NO.	DATE
05/13/2024				
DRAFTER				
ZDRE				
CHECKED				
RKOL				
PROJECT NO.	220031			
SHEET	1 OF 1			