URBAN DESIGN COMMISSION APPLICATION



City of Madison Planning Division Madison Municipal Building, Suite 017 215 Martin Luther King, Jr. Blvd. P.O. Box 2985 Madison, WI 53701-2985 (608) 266-4635



FOR OFFICE USE ONLY:	
Date Received	☐ Initial Submittal
Paid	■ Revised Submittal

d p s a	lesired m project re ubmittals	eeting date equires bot s, a comp nying submi	e and the h UDC <u>ar</u> leted <u>Lan</u>	actio nd La d U	ration, including the in requested. If your and Use application se Application and are also required to	access the Si necession acceder of Yog tias ntaub n	ed an interpreter, translator, materials in alternate formats or other accommodations to ese forms, please call the Planning Division at (608) 266-4635. ta interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para a estos formularios, por favor llame al (608) 266-4635. s koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov tawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia v hu rau Koog Npaj (Planning Division) (608) 266-4635.
1. P	roject Ir	nformation	1				
P	Address (list all addre	esses on tl	ne pr	oject site): 3100 E Washingto	n Ave,	Madison, WI 53704
Т	itle: <u>310</u>	00 E Washing	ton				
	JDC mee 1 New	on Type (conting date reduced developments)	equested		apply) and Requested Da etember 20 Alteration to an existing of Initial Approval		riously-approved development Final Approval
3. P	roject T	уре					
	Proje Mixe Proje Camp Distr Plann	d-Use Districe of the Suppose of the	wntown C t (UMX), o burban En onal Distr oment (PD velopmen olementat	ore Er Mixonployict (C	District (DC), Urban ed-Use Center District (MXC) ment Center District (SEC), I), or Employment Campus n (GDP)	Sig	Comprehensive Design Review (CDR) Modifications of Height, Area, and Setback Sign Exceptions as noted in Sec. 31.043(3), MGO her Please specify CUP/CSM/Demolition
4. <i>A</i>	Applican [.]	t, Agent, a	nd Prope	erty (Owner Information		
A	Applicant	name	Nick Orth			_	mpany Bear Development, LLC
S	treet add	dress	4011 80th				y/State/Zip Kenosha, WI 53142
Τ	elephon	e	262-308-2	2656		_	nail northmann@beardevelopment.com
P	roject co	ontact pers			nann 		mpany Bear Development, LLC
	treet add		4011 80th				y/State/Zip Kenosha, WI 53142
	elephon		262-308-2			_ Em	nail northmann@beardevelopment.com
					LLS Enterprises, LLC		
	treet add		2695 Ashl	ourn	e Lane		y/State/Zip Madison, WI 53711
T	elephon	e				_ Em	nail lskarty@tds.net

URBAN DESIGN COMMISSION APPROVAL PROCESS



Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient
 and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any
 approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide
 details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC
 understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- <u>Initial Approval</u>. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- <u>Final Approval</u>. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST



The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Inform	national Presentation			
	•		Requirements for All Plan Sheets 1. Title block	
<u> </u>	an Urban Design District, a summary of		2. Sheet number	
	how the development proposal addresses the district criteria is required)	Providing additional	3. North arrow	
		information beyond these minimums may generate	4. Scale, both written and graphic	
	photographs and layout of adjacent buildings/structures	a greater level of feedback	5. Date6. Fully dimensioned plans, scaled	
	-	from the Commission.	at 1"= 40' or larger	
			** All plans must be legible, including	
_	proposed buildings or structures.	J	the full-sized landscape and lighting plans (if required)	
2. Initial	Approval			
X	Locator Map)	
K	Letter of Intent (If the project is within a Udvelopment proposal addresses the distric		ry of <u>how</u> the Providing additional	
X	Contextual site information, including photogra	aphs and layout of adjacent building	- ·	
K	Site Plan showing location of existing and bike parking, and existing trees over 18" dia		> minimums may	
X	Landscape Plan and Plant List (<i>must be legik</i>	ole)	generate a greater level of	
X	Building Elevations in <u>both</u> black & white and and color callouts	d color for all building sides, inclu	uding material feedback from the Commission.	
NA 🗆	PD text and Letter of Intent (if applicable)		J	
3. Final A	pproval			
All the	requirements of the Initial Approval (see abov	/e), plus :		
×	Grading Plan			
×	Lighting Plan, including fixture cut sheets an	nd photometrics plan (must be le	egible)	
X	Utility/HVAC equipment location and screer	ning details (with a rooftop plan i	f roof-mounted)	
<u> </u>	3	ash, bike parking, etc. (if applicat	ole)	
LOI K				
	,	,		
NA□	Proposed sign areas and types (if applicable	')		
4. Signag	e Approval <i>(Comprehensive Design Review (</i> C	DR), Sign Modifications, and Sig	n Exceptions (per <u>Sec. 31.043(3)</u>)	
	l Locator Map			
	Letter of Intent (a summary of <u>how</u> the proposed	signage is consistent with the CDR o	r Signage Modifications criteria is required)	
	project site		· · ·	
	Site Plan showing the location of existing sign driveways, and right-of-ways	gnage and proposed signage, dim	nensioned signage setbacks, sidewalks,	
	Proposed signage graphics (fully dimensione	ed, scaled drawings, including ma	aterials and colors, and night view)	

Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)

Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested

5. Required Submittal Materials

Application Form

• A completed application form is required for <u>each UDC</u> appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☑ Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.
- Development Plans (Refer to checklist on Page 4 for plan details)
- Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)

☑ Electronic Submittal

- Complete electronic submittals <u>must</u> be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to <u>UDCapplications@cityofmadison.com</u>. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

✓ Notification to the District Alder

• Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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1.	Prior to submitting this application, the applicant is required to discuss the proposed project wit This application was discussed with <u>Jessica Vaughn</u>	h Urban Design Commission staff on 4/25/2023
2.	The applicant attests that all required materials are included in this submittal and understand is not provided by the application deadline, the application will not be placed on an Urba consideration.	, 1

Name of applicant Nick Orthmann	Relationship to property Developer/Applicant
Authorizing signature of property owner	Date

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to City Treasurer, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

Ø	Urban Design Districts: \$350 (per §33.24(6) MGO).
	Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX): \$150 (per §33.24(6)(b) MGO)
	Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
	Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
	All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of

the Zoning Administrator, requests for Sign Modifications

(of height, area, and setback), and additional sign code

approvals: \$300 (per §31.041(3)(d)(2) MGO)

- A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:
- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Urban Design Commission Application (continued)

UDC

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☑ Notification to the District Alder

 Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

- Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. on 4/25/2023 This application was discussed with Jessica Vaughn
- The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for Relationship to property Developer/Applicant consideration.

Name of applicant Nick Orthmann

Authorizing signature of property owner

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to City Treasurer. and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

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- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



August 7, 2023

Mr. Colin Punt Planner City of Madison Department of Planning & Community & Economic Development 215 Martin Luther King Jr. Blvd, Suite 017 Madison, WI 53703

Re: Letter of Intent- 3100 E Washington Avenue Land Use Application

Mr. Punt:

Bear Development, LLC (Bear) is pleased to submit this Land Use Application for our proposed project at 3100 E Washington Avenue. This application package includes the required development plans, LND-A, LND-B, Demolition Permit, Urban Design Commission and Subdivision/CSM applications.

Introduction:

Bear is proposing to acquire and redevelop 3100 E Washington Avenue into a five-story multifamily building containing 192-dwelling units. The existing commercial building and site improvements will be demolished as part of the project, and we anticipated starting construction in December of 2023. The approximately 2.2-acre site is bound by East Washington Avenue, Melvin Court, Ridgeway Avenue, and the Aberg Avenue on/off ramp.

The proposed building will primarily front East Washington Avenue and Melvin Court. The unit mix consists of 86 one-bedroom units and 106-two-bedroom units. Parking will be provided by a mix of surface parking and below grade structured parking. The building includes several resident amenities such as a business lounge, community room, fitness center, on-site management office and outdoor patio/green space.

Project Team:

Applicant/Developer:

Bear Development, LLC 4011 80th Street Kenosha, WI 53142 Contact: Nick Orthmann Phone: 262-308-2656

Email: northmann@beardevelopment.com

Civil Engineer/Landscape Architect/Surveyor:

JSD Professional Services, Inc. 161 Horizon Dr Suite 101 Verona, WI 53593

Contact: Kevin Yeska Phone: 608-848-5060

Email: kevin.yeska@jsdinc.com

Architect:

Engberg Anderson Architects 305 W Washington Ave Madison, WI 53703 Contact: Felipe Ornelas

Phone: 414-944-9117

Email: felipeo@engberganderson.com

Project & Site Details:

Parcel ID: 251/0810-323-0401-6
 Zoning: CC-T with TOD Overlay
 Urban Design District: Urban Design District 5

- Aldermanic District: District 12

- Neighborhood: Carpenter-Ridgeway

- Business Association Northside Business Association

- Lot Area: 96,161 SF / 2.21acres

Building Gross Square Footage: 254,903 SF

Dwelling Units: 192 units

o 1 Bedrooms: 86 units

o 2 Bedrooms: 106 units

o Density: 87 units / acre

- Parking Stalls: 142 stalls (89 underground & 53 surface)

EV Ready: 14 stalls
 EV Installed: 3 stalls
 Bike Parking: 212 stalls
 Long-Term 192 stalls
 Short Term/Guest 20 stalls

Requested Approvals:

<u>Conditional Use Permit:</u> the property is zoned CC-T; per table 28D-2 of the Zoning Ordinance a Conditional Use Permit is required for multi-family buildings with >36 units, therefore we are requesting approval of a Conditional Use Permit for the project.

<u>Urban Design Commission:</u> the property is in Urban Design District 5 therefore we are requesting the Commission review the plans as part of this Land Use Application. Prior to submission of the full Land Use Application, Bear made informational presentations to the Urban Design Commission on May 31, 2023, and July 12, 2023.

<u>Subdivision / CSM:</u> the site is currently a single tax parcel we are requesting the approval of a Certified Survey Map to combine the underlying lots.

<u>Demolition Permit:</u> we are requesting approval of a Demolition Permit to raze the existing commercial building on site. The site was filed on the City's Demolition List Serv on May 9, 2023 and reviewed by the Landmarks Commission on May 15, 2023. No known historic value was found.

Meeting Schedule:

Application Submittal
 Urban Design Commission
 Planning Commission
 Common Council
 August 7, 2023
 September 20, 2023
 October 2, 2023
 October 17, 2023

Phasing & Schedule:

Demolition of the existing building and construction of the proposed building will be completed at once with no phasing contemplated. Construction is expected to commence in late 2023 and will be completed in the last quarter of 2025.

City & Neighborhood Input:

During the pre-submittal process the development team met with a variety of stakeholders whose input has helped shape the proposal:

- City of Madison Staff- Bear has consulted with City Staff several times during the pre-submittal process including a pre-development meeting, a Development Assistance Team Meeting, and several informal consultations.
- Urban Design Commission- The development team participated in two separate informational presentations to the UDC.
- Aldermanic, Neighborhood, and Business Association Outreach- Bear has made several attempts to connect with the district Alderperson, Neighborhood Association and Business Associations regarding the project.
 - Dates of Aldermanic outreach- April 19, 2023, May 26, 2023, June 1, 2023, June 21, 2023 & July 7, 2023
 - o Dates of Neighborhood Association outreach- April 19, 2023, May 26, 2023 & July 7, 2023
 - Dates of Business Association outreach- April 19, 2023, May 26, 2023 & July 7, 2023

Management / Operating Plan:

The project will be financed primarily with Tax-Exempt Bonds and Housing Tax Credits issued by WHEDA. All 192-units will be rent and income restricted which will be evidenced by a Land Use Restriction Agreement. Bear, or a single-purpose entity managed by Bear, will be the long-term (minimum of 15-years) owner. Bear will be responsible for asset management of the property and Bear Property Management, Inc. (part of the Bear Real Estate Group of Companies) will handle day-to-day property management activities. Construction of the project will be managed by Construction Management Associates, Inc. (also part of the Bear Real Estate Group of Companies).

A detailed management plan can be provided upon request.

Traffic Impact Analysis Study:

The City of Madison Traffic Engineering Department requested that a Traffic Impact Analysis be completed for the proposed project. A copy of the analysis is included with this Land Use Application.

Vision Triangle Reduction:

Bear is requesting a reduction to the vision triangle at the intersection of E Washington Avenue and Melvin Court. The Vision Triangle Reduction Application is included with the Land Use Application.

Public Subsidy:

Bear has requested Tax Incremental Financing (TIF) assistance for the project. The project is located in TID 52 and we have completed the City's "free look" process and have been working closely with staff on the approval process.

Reuse & Recycling Plan:

Bear acknowledges that approval of a Reuse & Recycling Plan will be required prior to the issuance of permits. We plan to complete this during the Site Plan Verification stage.

Tree Report:

There are nine street trees located along E Washington Avenue and Melving Court. A Street Tree Report has been provided.

Stormwater Report:

Bear acknowledges that a Stormwater Management Report will be required prior to the issuance of permits. We plan to complete this during the Site Plan Verification stage.

Urban Design District 5:

The project is located in Urban Design District 5. An explanation of how the proposal addresses each of the required design criteria is below:

- 1. <u>Public Rights-of-Way:</u> the development's primary frontage is along East Washington Avenue and Melvin Court. We have placed the building footprint to comply with the zoning ordinance but also to provide ample distance between the building and the sidewalk. This allows for adequate transition space and landscaping which enhances the visual appearance and the pedestrian experience.
- 2. Off-Street Parking & Loading Areas: the surface parking lot is located inboard the parcel and the building will screen its view from East Washington Avenue. The existing homes adjacent to the site at the intersection of Ridgeway Avenue and Melvin Court shield the view of the parking lot as well. The majority of the off-street parking is provided below grade in the basement of the building.
- 3. Signs: building signage will be minimal as this is a residential development. All signage will comply with Ch. 31 of the Madison General Ordinance and be integrated into the architecture of the building.
- 4. <u>Building Design:</u> The building materials will be of high quality and low maintenance, and will tie into the surrounding contextual buildings. We are employing masonry material around the base of the building while breaking up the masonry with a lap cement board siding at insets that requires minimal maintenance. On the floors above we have a mix of cement board panels and accent panels to help break up the façade, there will also be fields of lap board siding also with accent panels to again break up the elevations and add interest to the overall façade. Balconies have also been placed to further break up the façade and provide dimension.
 - Any mechanical units located on the rooftop will be ganged in the middle of the roof to prevent them from being visible from the ground level and anything larger than a single unit condenser may require a screen to conceal from being visible.
- 5. <u>Lighting:</u> the photometrics have been designed to be adequate but not excessive. The proposed plan provides an adequate level of safety by lighting the parking and pedestrian areas.
- 6. <u>Landscaping:</u> the proposed landscaping is both functional and decorative. We have selected a high-quality mix of plantings that will look good across seasons. The landscaping will soften the parking lot and also provide a transition between the building and pedestrian realm on East Washington Avenue. The plans also call for the preservation of the existing trees along Ridgeway Avenue and the existing tree line with the neighboring parcels where possible.

Submitted Documents:

The following documents have been submitted with this application:

General:

- Plans- the plan set submitted with this application are intended to cover the requirements of LND-A, LND-B, demolition and the UDC application.
 - o E_Washington_Ave_3100_Pre_PlansPt1_2023-08-07
 - o E_Washington_Ave_3100_Pre_PlansPt2_2023-08-07
 - o E Washington Ave 3100 Pre PlansPt3 2023-08-07
- Renderings & Material Palette- the renderings and material palette submitted with this application are intended to cover the requirements of LND-A, LND-B, demolition and the UDC application.
 - o E Washington Ave 3100 Pre RendersMaterials 2023-08-07
- Letter of Intent- this letter of intent is intended to cover the requirements of LND-A, LND-B, demolition, Subdivision/CSM and the UDC application.
 - o E Washington Ave 3100 Pre LOI 2023-08-07
- Fee Payment- a copy of the fee schedule and check mailed to the city are provided for reference.
 - E Washington Ave 3100 Pre AppFees 2023-08-07
- Notification Emails- a single notification email for the LND-A, LND-B, demolition and the UDC application
 was sent to the District Alderperson, Neighborhood Association and Business Association
 - o E Washington Ave 3100 Pre AppNotifEmails 2023-08-07
- Vision Triangle Reduction Application
 - o E Washington Ave 3100 Pre VisionTri 2023-08-07

LND-A:

- E Washington Ave 3100 Pre LNDA 2023-08-07

LND-B:

- E Washington Ave 3100 Pre LNDB 2023-08-07
- E Washington Ave 3100 Pre DemoLandmarkComm 2023-08-07
- E Washington Ave 3100 Pre DemoListServ 2023-08-07
- E Washington Ave 3100 Pre DemoPics 2023-08-07
- E Washington Ave 3100 Pre TreeReport 2023-08-07
- E Washington Ave 3100 Pre TDMP 2023-08-07
- E_Washington_Ave_3100_Pre_TIA_2023-08-07

Urban Design Commission

- E_Washington_Ave_3100_Pre_UDCApp_2023-08-07
- E_Washington_Ave_3100_Pre_UDCContextMap_2023-08-07
- E_Washington_Ave_3100_Pre_LocatorMap_2023-08-07

Subdivision / CSM

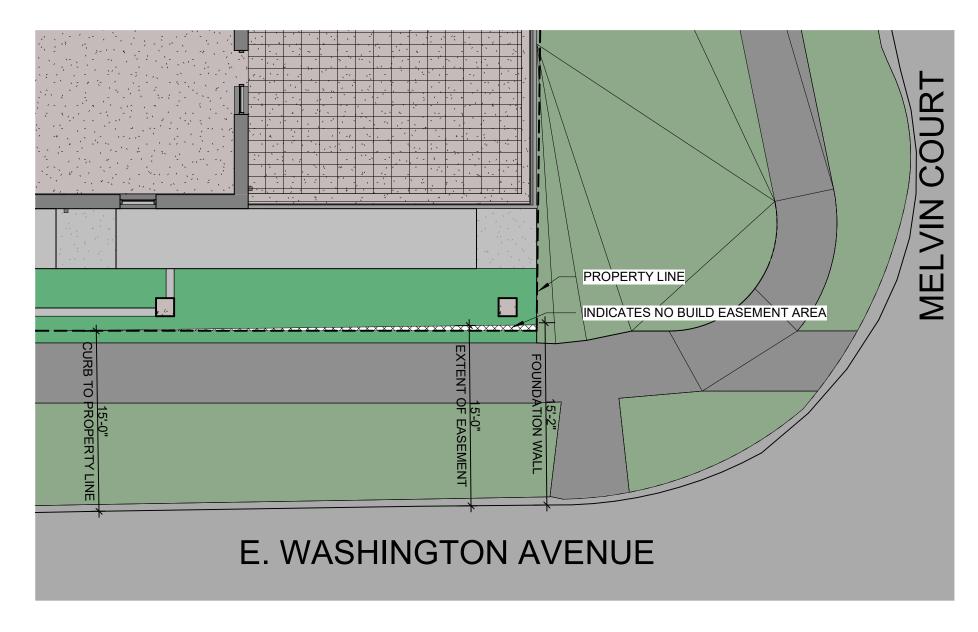
- E_Washington_Ave_3100_Pre_CSM_2023-08-07
- E Washington Ave 3100 Pre CSMSubdivisionApp 2023-08-07
- E Washington Ave 3100 Pre CSMTitleReport 2023-08-07

Our team is excited about the prospect of providing much needed quality affordable housing in a prominent location in the City. We look forward to working with City staff and elected officials to bring the project to fruition. Should you have any questions, please feel free to contact me at any time.

Sincerely,

10

Nick Orthmann Project Manager Bear Development, LLC







3100 EAST WASHINGTON

SITE PLAN EXHIBIT SCALE: 1/8" = 1'-0"

UNIT TOTALS	6 (UNIT MIX	44.8% 1-	BD & 55.2%	6 2-BD)		PROJECT GRO	SS SQUARE FOOTAGE
	STUDIO	1BR	2BR	3BR	TOTAL		
1ST FL	0	14	17	0	31	BLDG 01	GSF / FLOOR
2ND FL	0	18	22	0	40	LL	43,374
3RD FL	0	18	22	0	40	1ST FL	42,365
4TH FL	0	18	22	0	40	2ND FL	42,291
5TH FL	0	18	23	0	41	3RD FL	42,291
SUBTOTAL	0	86	106	0		4TH FL	42,291
TOTAL					192	5TH FL	42,291
PARKING TO	TALE ///N//T	TO STAI	I DATIO 1	·0 74)	BIKE PARKING		
PARKING 10	TALS (UNIT	10 3 1 A L	LL RATIO 1.	0.74)	DIRE PARKING	TOTAL	254,903 GSF
LOWER LEVEL		89 192		192			
SURFACE 53 26 GUEST SPACES		26 GUEST SPACES					

CITY OF MADISON			
STANDARD	REQUIRED (MIN.)	PROVIDED	NOTES
AUTOMOBILE PARKING	NO MINIMUM REQ. PER ZONING	89 (LOWER LEVEL) 53 (SURFACE)	
	2011110	142	_
BIKE PARKING	1 PER BEDROOM	192 LONG TERM	
	(<i>UP TO 2BD</i>) + 1 GUEST SPACE PER 10 UNITS	26 GUEST	
		218	
ELECTRIC VEHICLE CHARGING	EV READY SPACES: 10%	14 EV READY	TOTAL PARKING SPACES: 17
STATIONS	EV INSTALLED SPACES: 2%	3 EV INSTALLED	1 EV INSTALLED SPACE TO BE ACCESSIBLE
BIRD SAFE GLASS	CHAPTER 28, SUBCHAPTER 281 28.129	ALL GLAZING PANELS ARE UNDER 50 SQ FT (THRESHOLD FOR BIRD-SAFE GLASS)	

RIDGEWAY AVENUE

53 PARKING SURFACE STALLS

REAR SETBACK 20' MIN.

CITY OF MADISON						
	RRIDOR - TRANSITIONAL D DEVELOPMENT OVER					
STANDARD	REQUIRED (MIN.)	PROVIDED	NOTES			
LOT AREA	500 SQ. FT./ UNIT	501 SQ. FT./ UNIT	PER CCT DISTRICT			
LOT WIDTH	40 FT.	132.54 FT. (WIDTH)	190.87 <i>LENGTH</i>			
FRONT YARD SETBACK	0' (CCT DISTRICT)	18' (E. WASHINGTON)	MAJORITY OF E. WASHINGTON IS 18			
SETBACK	30% OF FACADE @ 20 FT.(TOD)	0' (30% OF E. WASH & MELVIN)	FROM PROPERTY LINE. PROPERY LINE IS >15' FROM STREET			
SIDE YARD SETBACK	10 FT.	10'-0"	ABERG RAMP & ADJACENT RESIDENTIAL LOTS			
REAR YARD SETBACK	20 FT	20'-0"	RIDGEWAY AVENUE			
MAXIMUM LOT COVERAGE	85% (MAX.)	44%				
MINIMUM HEIGHT	2 STORIES	5 STORIES	PER TOD			
MAXIMUM HEIGHT	5 STORIES	5 STORIES	PER CCT			
STEPBACKS	N/A	N/A				
USABLE OPEN SPACE	PER TOD: USABLE OPEN SPACE IS NOT REQUIRED	GRADE LEVEL >9500 SQ FT	192 UNITS			
	PER CCT: 40 SF/UNIT (40*192= 7,680 SF)					

SIDE SETBACK 10' MIN.

ORANGE DASHED LINE = MAX./MIN.
PROPERTY SETBACK LINE

- 6' TALL FENCE ALONG RESIDETIAL LOTS ----



MILWAUKEE | MADISON | TUCSON | CHICAGO

3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE MADISON, WI 53704

DWNER
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER

ISSUED FOR:

LAND USE APPLICATION 08/07/23

REVISION FOR:

NO. DESCRIPTION DATE

DRAWN BY Author
CHECKED BY Checker

G002

ARCHITECTURAL SITE PLAN

EAST WASHINGTON AVENUE

5 STORIES

DOG RUN

PATIO

0 8' 16'

FRONT SETBACK 0'

25' VISION TRIANGLE

M

— TRASH AT LOWER LEVEL

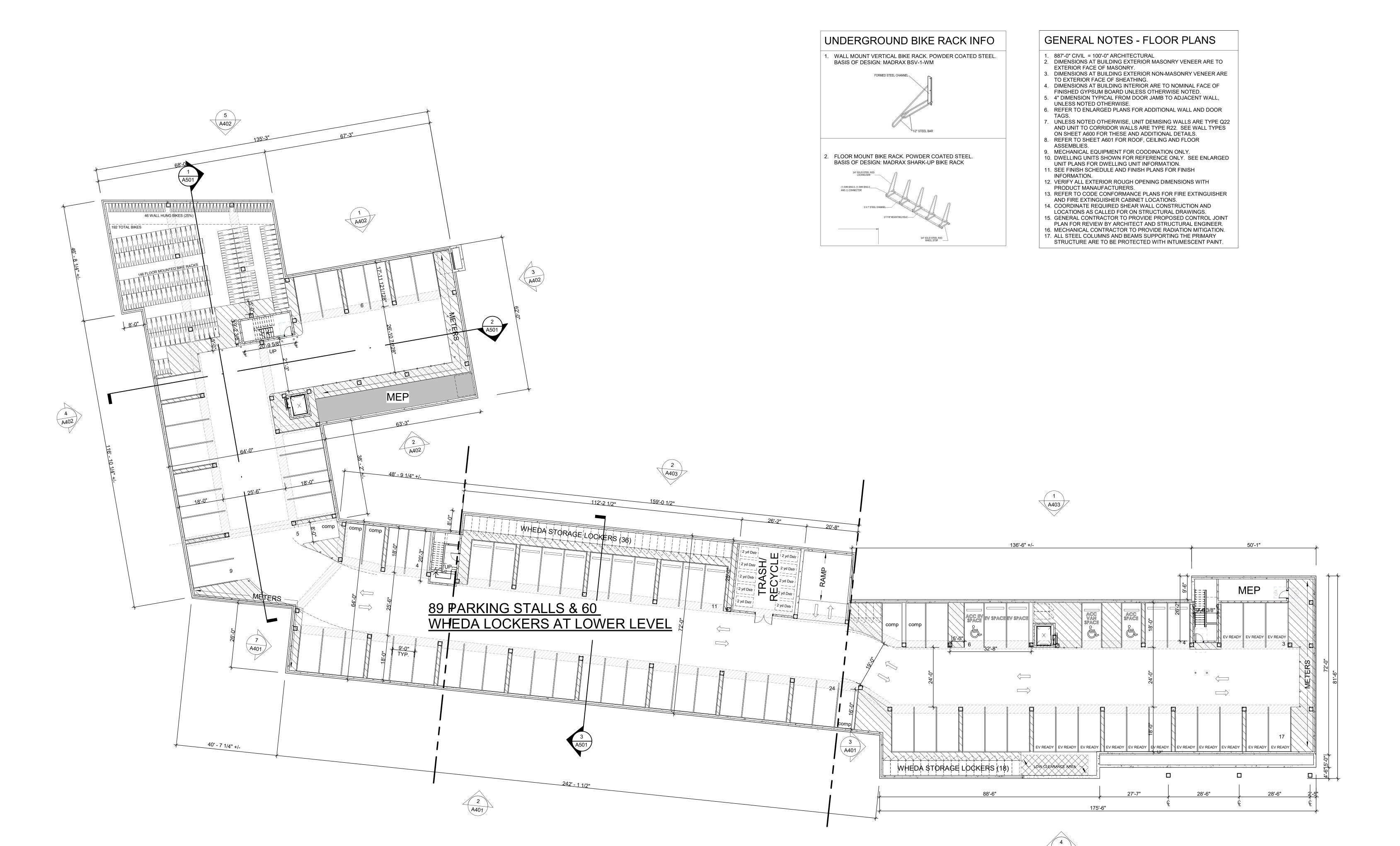
- RAMP DN

1 ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"

RELOCATED EASEMENT, REFER TO CIVIL

SIDE SETBACK 10' MIN.



Anderson

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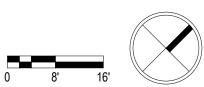
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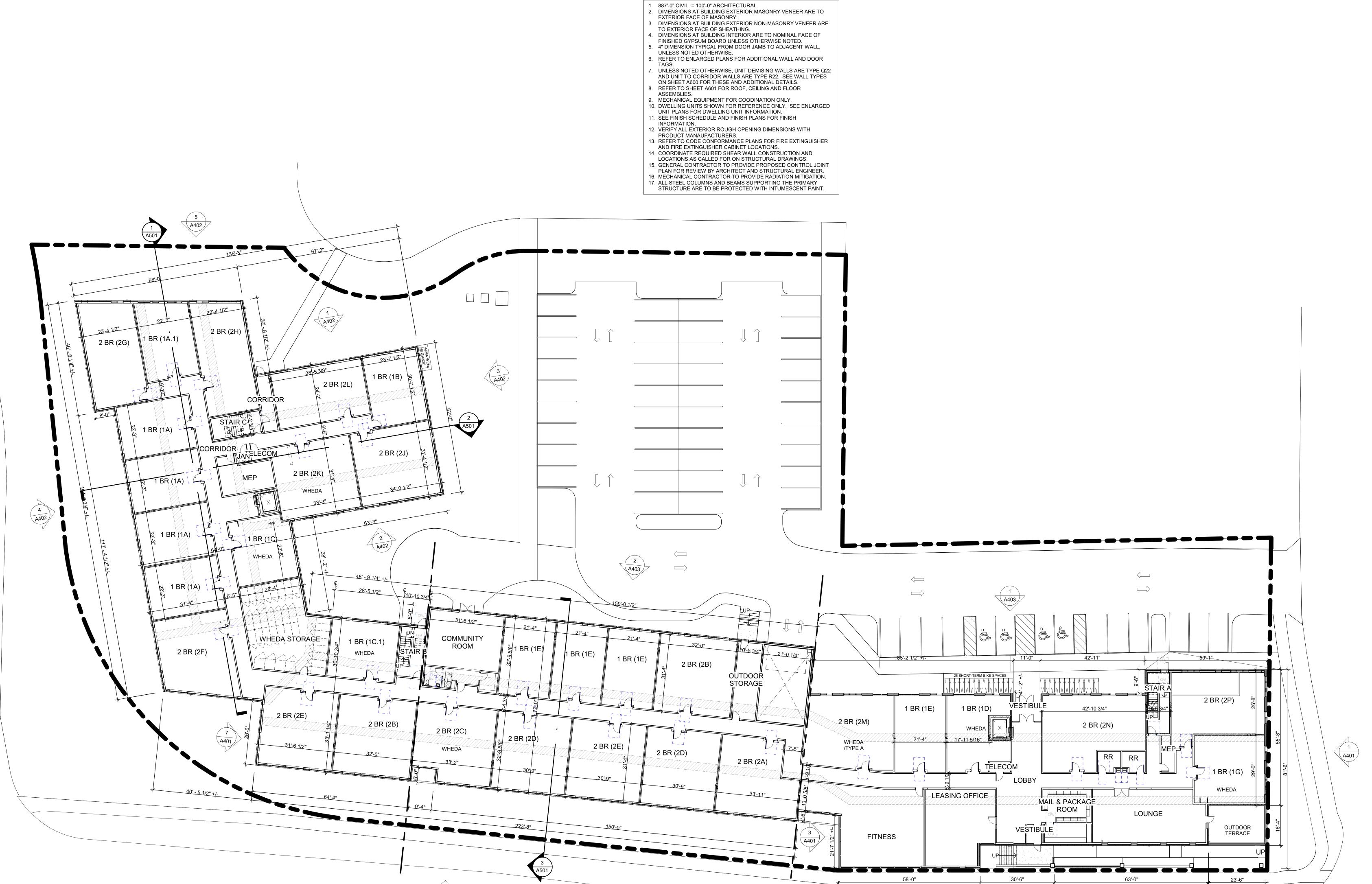
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LOWER LEVEL PLAN





GENERAL NOTES - FLOOR PLANS



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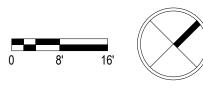
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FIRST FLOOR PLAN



GENERAL NOTES - FLOOR PLANS

- 887'-0" CIVIL = 100'-0" ARCHITECTURAL
 DIMENSIONS AT BUILDING EXTERIOR MASONRY VENEER ARE TO
- EXTERIOR FACE OF MASONRY.

 3. DIMENSIONS AT BUILDING EXTERIOR NON-MASONRY VENEER ARE
- TO EXTERIOR FACE OF SHEATHING.

 4. DIMENSIONS AT BUILDING INTERIOR ARE TO NOMINAL FACE OF FINISHED GYPSUM BOARD UNLESS OTHERWISE NOTED.
- 5. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL, UNLESS NOTED OTHERWISE.
 6. REFER TO ENLARGED PLANS FOR ADDITIONAL WALL AND DOOR
- TAGS.
 7. UNLESS NOTED OTHERWISE, UNIT DEMISING WALLS ARE TYPE Q22
 AND UNIT TO CORRIDOR WALLS ARE TYPE R22. SEE WALL TYPES
 ON SHEET A600 FOR THESE AND ADDITIONAL DETAILS.
 8. REFER TO SHEET A601 FOR ROOF, CEILING AND FLOOR
- ASSEMBLIES.

 9. MECHANICAL EQUIPMENT FOR COODINATION ONLY.

 10. DWELLING UNITS SHOWN FOR REFERENCE ONLY. SEE ENLARGED
- UNIT PLANS FOR DWELLING UNIT INFORMATION.

 11. SEE FINISH SCHEDULE AND FINISH PLANS FOR FINISH INFORMATION.
- 12. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT MANAUFACTURERS.
- 13. REFER TO CODE CONFORMANCE PLANS FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET LOCATIONS.14. COORDINATE REQUIRED SHEAR WALL CONSTRUCTION AND
- LOCATIONS AS CALLED FOR ON STRUCTURAL DRAWINGS.

 15. GENERAL CONTRACTOR TO PROVIDE PROPOSED CONTROL JOINT
- PLAN FOR REVIEW BY ARCHITECT AND STRUCTURAL ENGINEER.

 16. MECHANICAL CONTRACTOR TO PROVIDE RADIATION MITIGATION.
- 17. ALL STEEL COLUMNS AND BEAMS SUPPORTING THE PRIMARY STRUCTURE ARE TO BE PROTECTED WITH INTUMESCENT PAINT.

4011 80TH STREET KENOSHA, WI 53142

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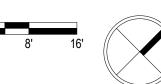
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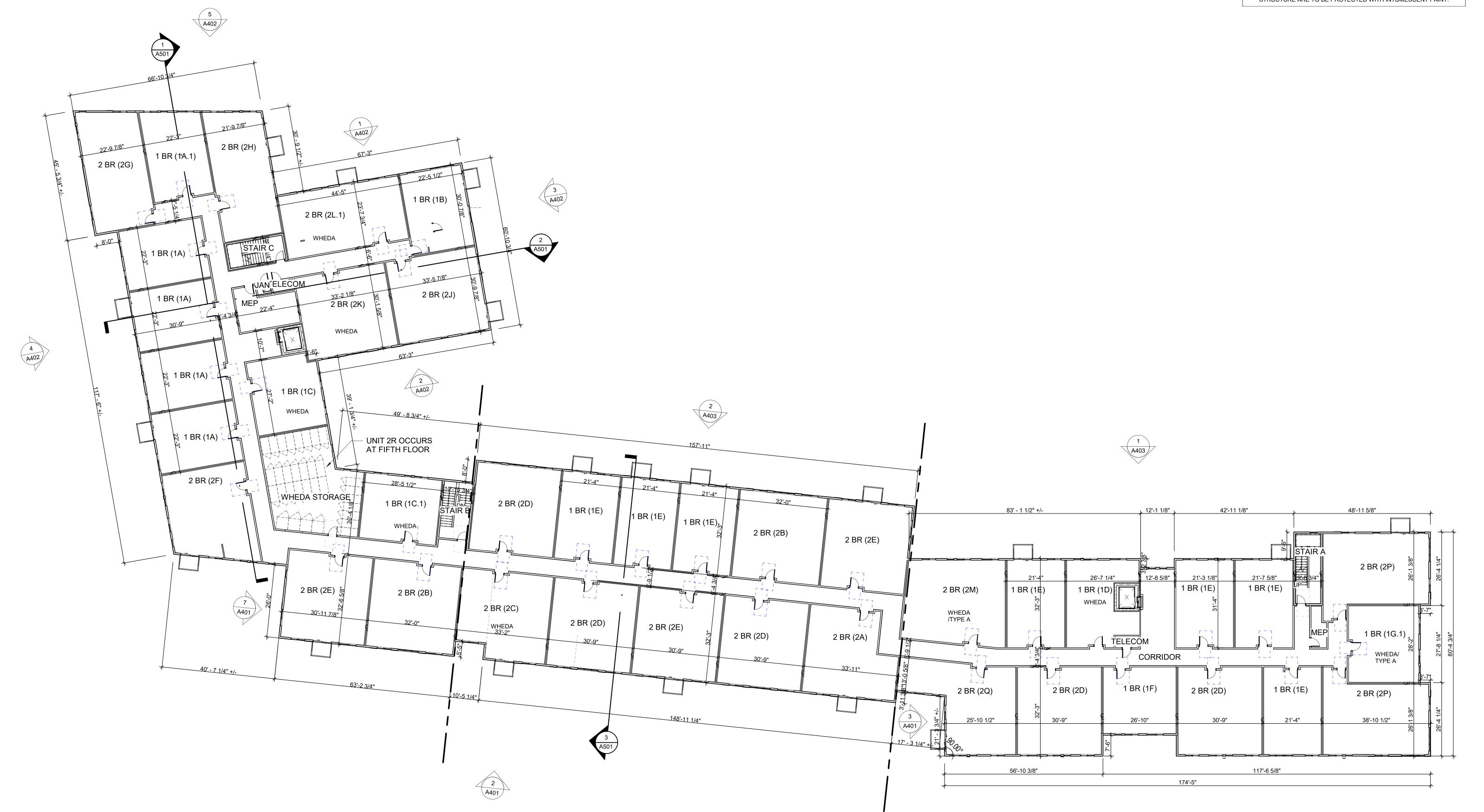
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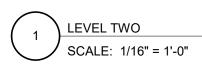
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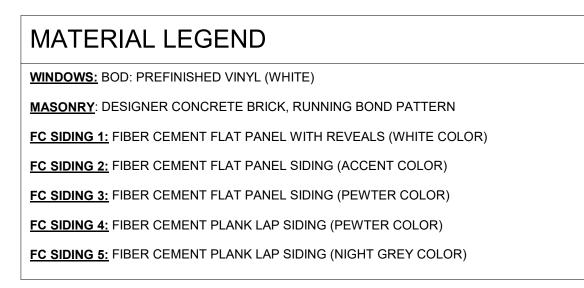
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TYPICAL FLOOR PLAN













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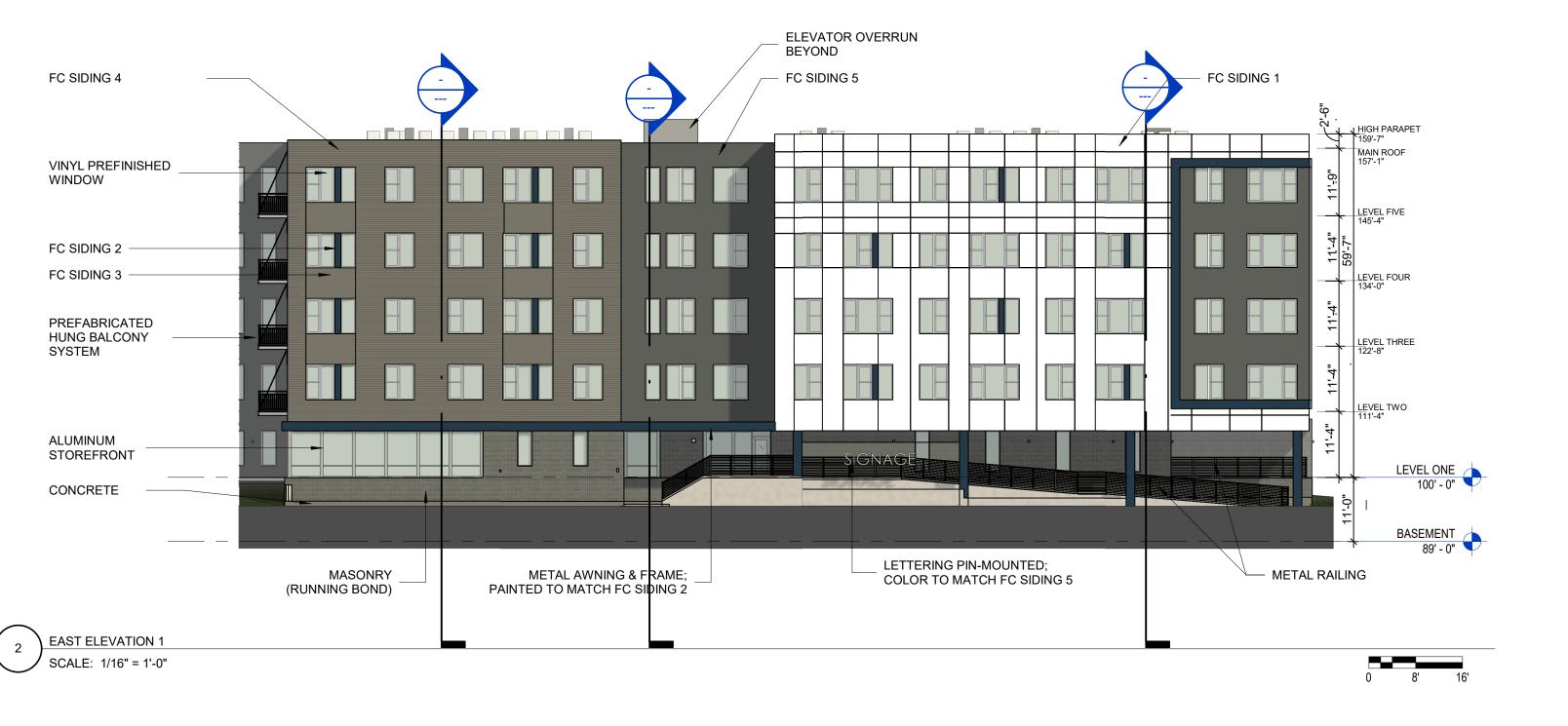
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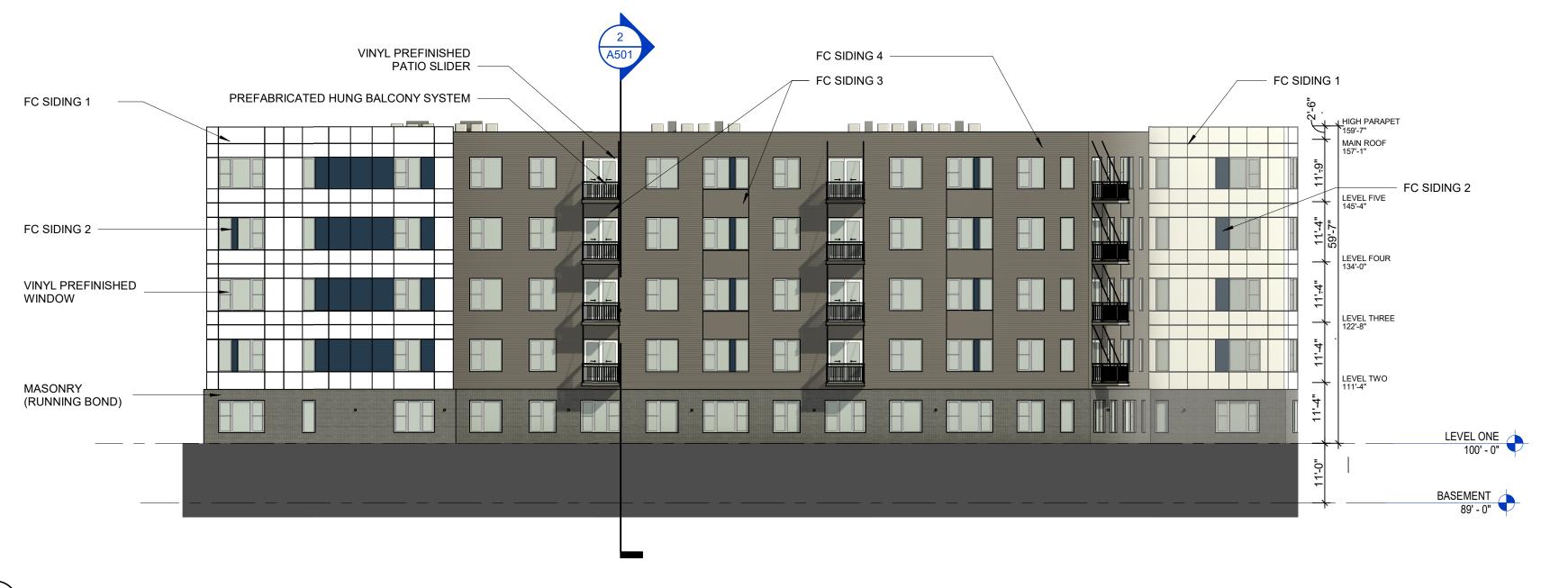
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BUILDING ELEVATIONS

FC SIDING 1

FC SIDING 2

WINDOW

SYSTEM

VINYL PREFINISHED

PREFABRICAED HUNG BALCONY

MASONRY (RUNNING BOND) VINYL PREFINISHED

PATIO SLIDER

FC SIDING 4 —

FC SIDING 3

FC SIDING 1

LEVEL FIVE
145'-4"
FC SIDING 2

100' - 0"

BASEMENT 89' - 0"

FC SIDING 5

0 8' 16'

MATERIAL LEGEND

WINDOWS: BOD: PREFINISHED VINYL (WHITE)

MASONRY: DESIGNER CONCRETE BRICK, RUNNING BOND PATTERN

MASONRY: DESIGNER CONCRETE BRICK, RUNNING BOND PATTERN

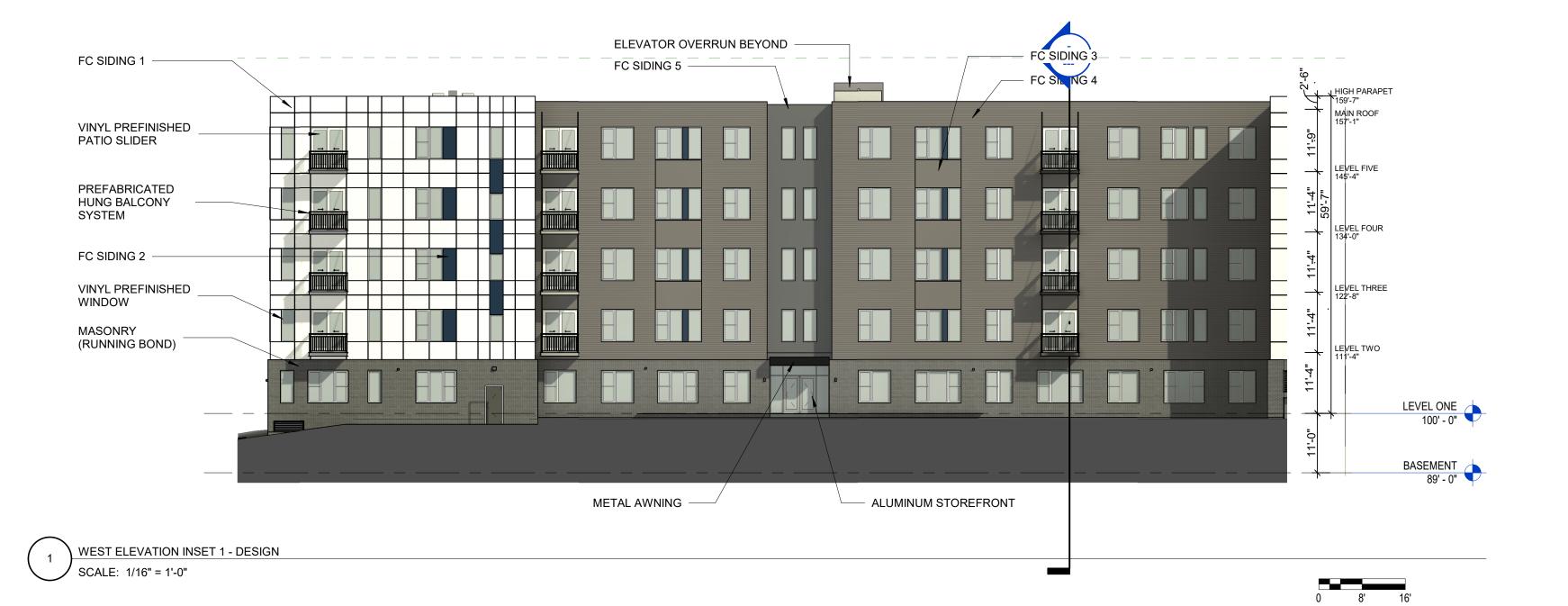
FC SIDING 1: FIBER CEMENT FLAT PANEL WITH REVEALS (WHITE COLOR)

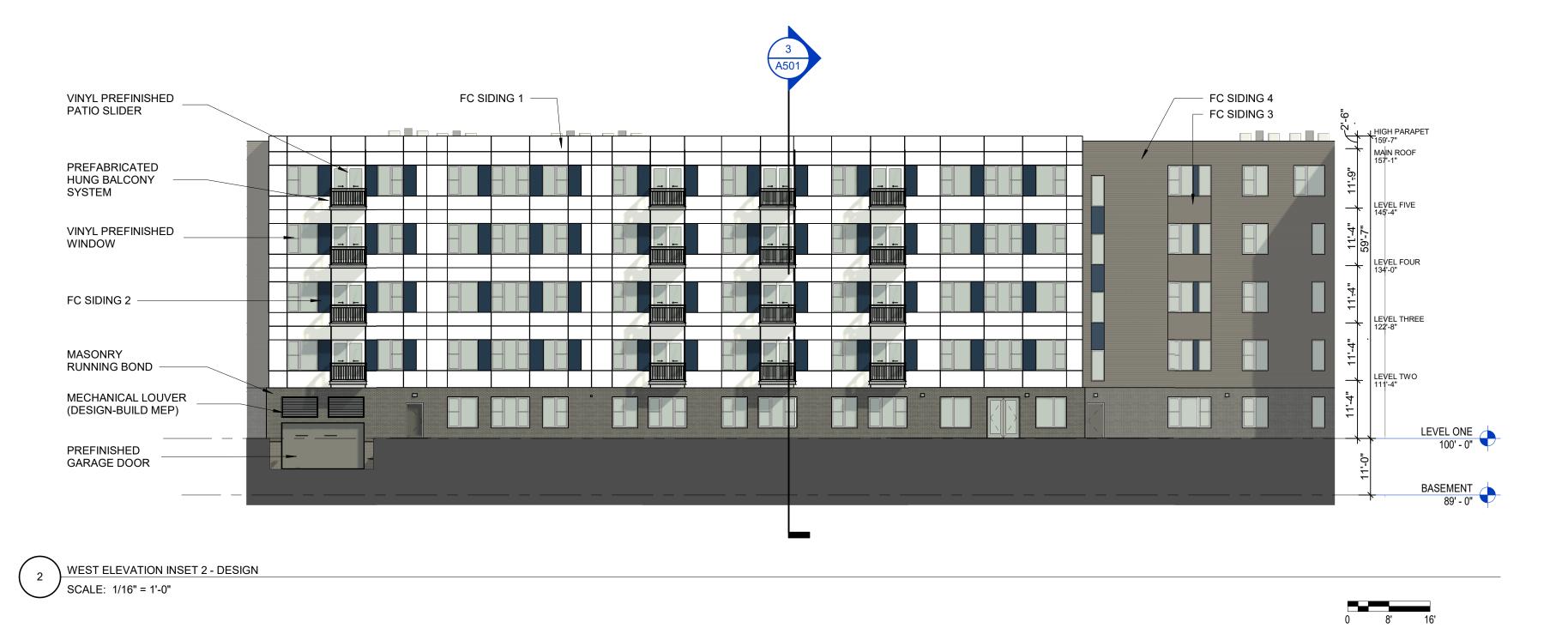
FC SIDING 2: FIBER CEMENT FLAT PANEL SIDING (ACCENT COLOR)

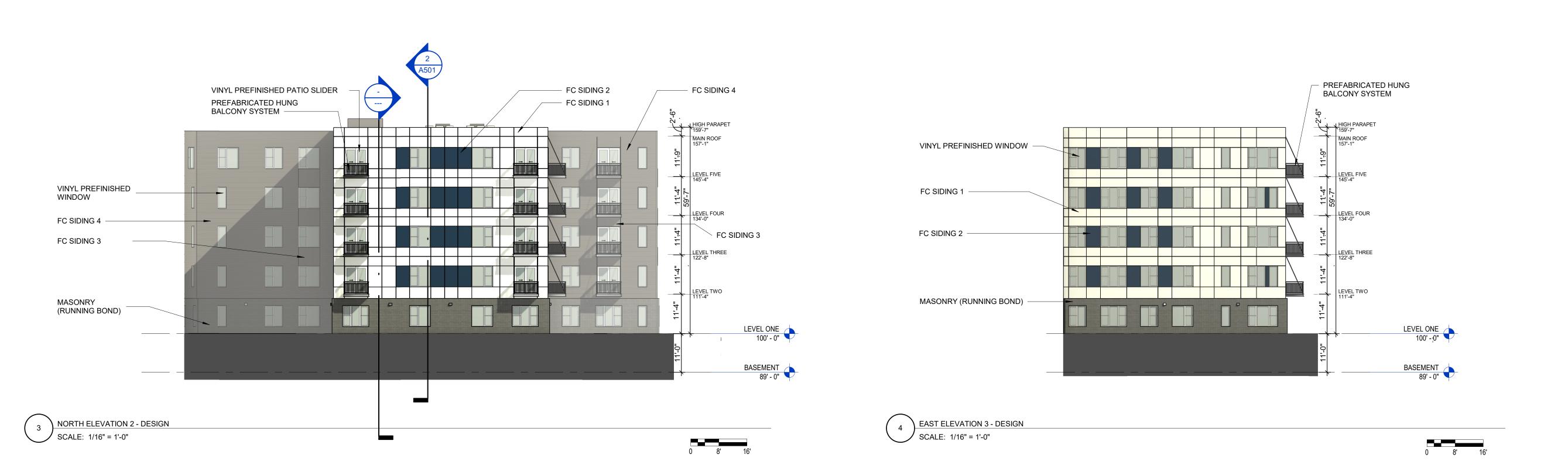
FC SIDING 3: FIBER CEMENT FLAT PANEL SIDING (PEWTER COLOR)

FC SIDING 4: FIBER CEMENT PLANK LAP SIDING (PEWTER COLOR)

FC SIDING 5: FIBER CEMENT PLANK LAP SIDING (NIGHT GREY COLOR)









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BUILDING ELEVATIONS







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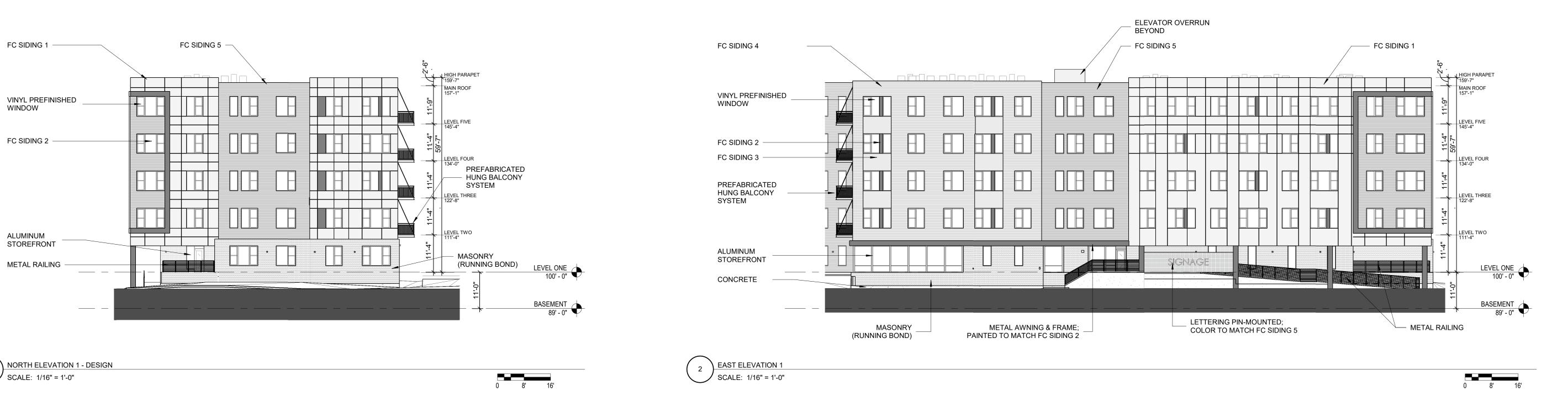
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0 8' 16'



SCALE: 1/16" = 1'-0"



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BUILDING ELEVATIONS

0 8' 16'

MATERIAL LEGEND

WINDOWS: BOD: PREFINISHED VINYL (WHITE) MASONRY: DESIGNER CONCRETE BRICK, RUNNING BOND PATTERN

FC SIDING 1: FIBER CEMENT FLAT PANEL WITH REVEALS (WHITE COLOR) FC SIDING 2: FIBER CEMENT FLAT PANEL SIDING (ACCENT COLOR)

FC SIDING 3: FIBER CEMENT FLAT PANEL SIDING (PEWTER COLOR)

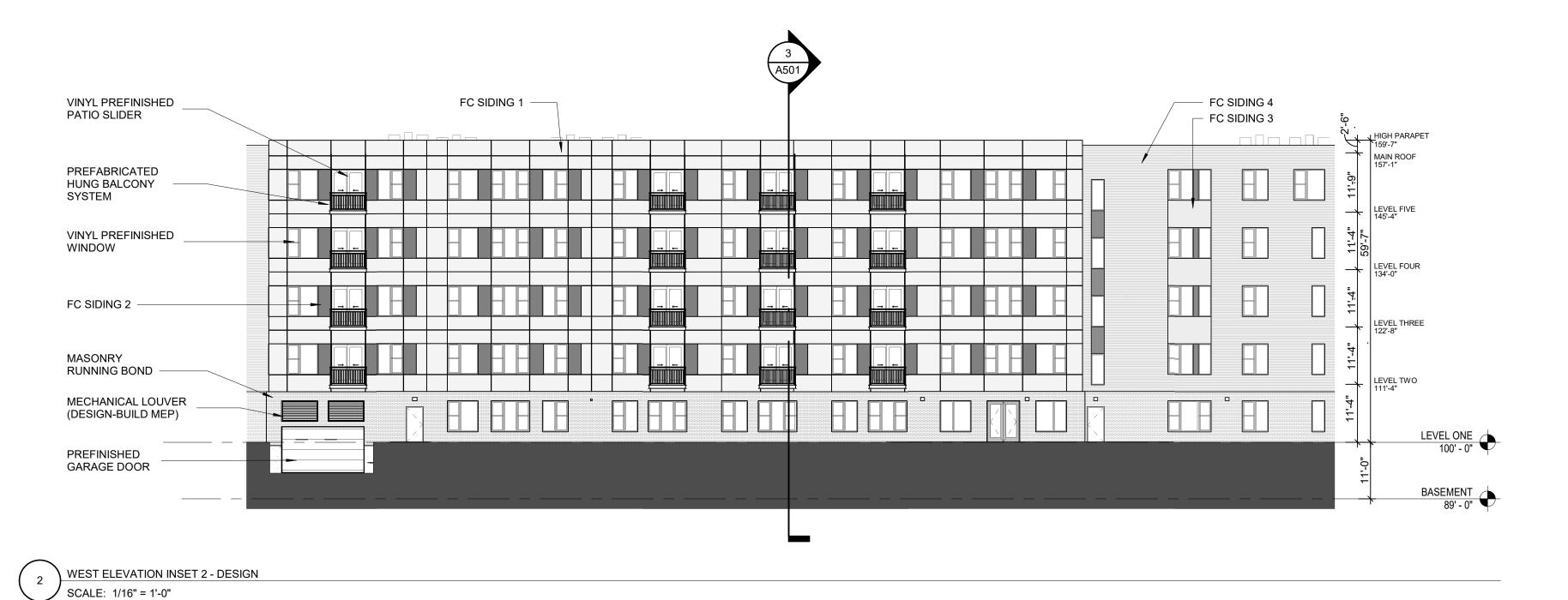
FC SIDING 4: FIBER CEMENT PLANK LAP SIDING (PEWTER COLOR) FC SIDING 5: FIBER CEMENT PLANK LAP SIDING (NIGHT GREY COLOR)

0 8' 16'

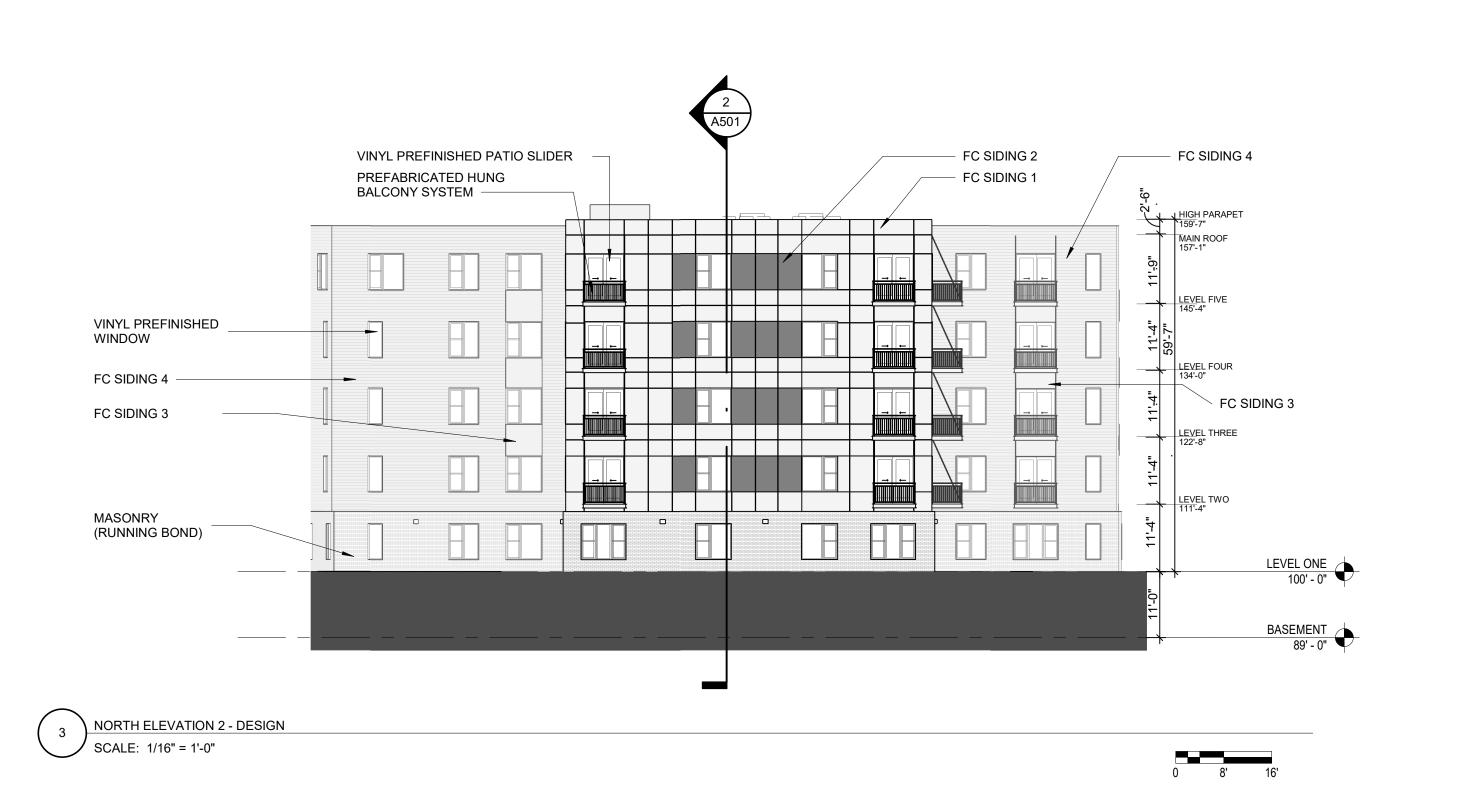
0 8' 16'

0 8' 16'

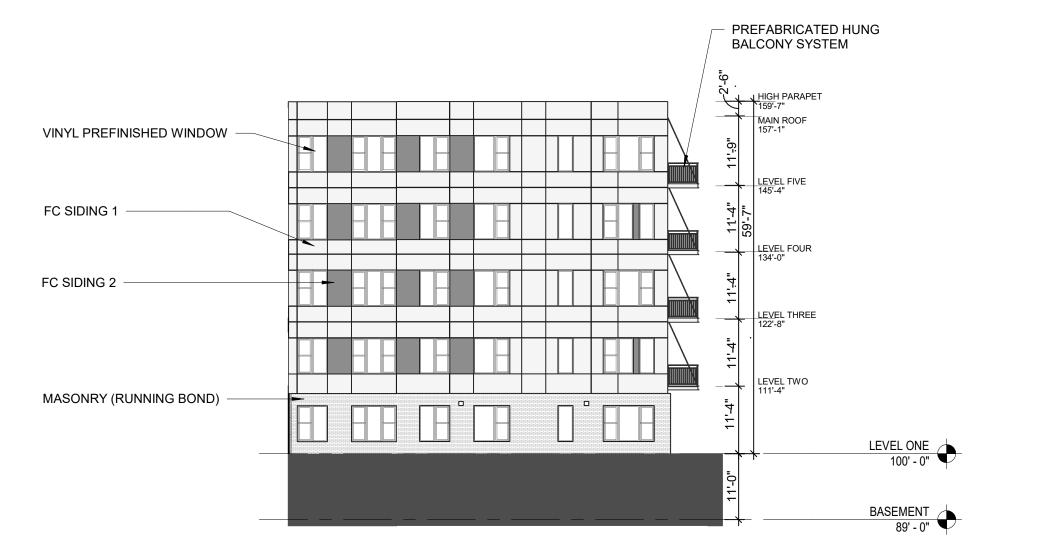




EAST ELEVATION 3 - DESIGN
SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"



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OWNER BEAR DEVELOPMENT 4011 80TH STREET

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BUILDING ELEVATIONS

Author

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GENERAL NOTES

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

DEMOLITION NOTES

- . THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S /BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS. INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS. IN THEIR OPINION MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BI LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO
- 2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- 3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- 4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- 5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- 6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE

REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

- 7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR: EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
- 7.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK
- SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
- 7.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES. 7.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO
- THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. 9. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE

OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE

IMPROVEMENTS. 10. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY

8. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER

- RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION. 11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
- 12. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- 13. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
- 14. FXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
- 15. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
- 16. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
- 17. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- 18. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A
- LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS. 19. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL
- OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL". 20. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL.

CONSTRUCTION SEQUENCING

CONTROL REQUIREMENTS.

- 1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
- 2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE. 3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS

THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

- 4. INSTALL UTILITY PIPING, STRUCTURES, AND UNDERGROUND DETENTION, IMMEDIATELY INSTALL INLET
- 5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
- 6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
- 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

PAVING NOTES

- 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY FIRM DATED DATE.
- 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE. 1.3. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT
- BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS
- 2.1. CODES AND STANDARDS THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
- 2.2. WEATHER LIMITATIONS APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
- 2.3. GRADE CONTROL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- 2.4. CRUSHED AGGREGATE BASE COURSE THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
- 2.5. BINDER COURSE AGGREGATE THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
- 2.6. SURFACE COURSE AGGREGATE THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM O SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
- 2.7. ASPHALTIC MATERIALS THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS. 3. CONCRETE PAVING SPECIFICATIONS
- 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
- 3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS. 3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A
- 3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
- 3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- 3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- 4. PAVEMENT MARKING SPECIFICATIONS
- 4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.

MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.

- 4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
- 4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
- 4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

GRADING AND SEEDING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH 1 BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFET AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- 3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- 4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- 6. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING
- GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN. . 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.
- 9. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR 10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF

STANDARD 1059 AND CITY OF MADISON ORDINANCE.

COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE 11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL

UTILITY NOTES

12. STORM SEWER SPECIFICATIONS -

14. SANITARY SEWER SPECIFICATIONS -

- 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 ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY. VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS
 - AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS. NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION ORSERVATION
- COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- 3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE
- 4. 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. 7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY
- 8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS,
- VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE

THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER

CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING

- ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS. 10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE
- 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.
- 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
- INLETS INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE. NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 1'-8" X 2'-6" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL. BACKFILL AND BEDDING — STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL
- MANHOLE FRAMES AND COVERS MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL. FIELD TILE CONNECTION — ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER. 13. WATER MAIN SPECIFICATIONS -

IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

- PIPE DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 "STANDARD SPECIFICATIONS". POLYVINYI CHLORIDE (PVC) PIPE SHALL MEFT REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(h)
- VALVES AND VALVE BOXES GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES. HYDRANTS — HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF MADISON. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN
- 23-INCHES (SEE DETAIL). BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".
- BACKFILL BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
- 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
- OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF MADISON. MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL. 15. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVFR IS LESS.

MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15

WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.). 16. 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), 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.

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

EROSION CONTROL NOTES

DEPOSITION WITHIN STORM SEWER SYSTEMS.

17. STABILIZATION PRACTICES:

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS. 2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN
- ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MADISON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- 5. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED FROSION 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
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- 6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION. 7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS
- POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MADISON. 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

- 10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIFR."
- 11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- 12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.): A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH. B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION. . DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- 13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS
- 14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- 15. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NO COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION
- 16. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS
- 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 MEÀSURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED. INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
- PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION • TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE) HYDRO-MULCHING WITH A TACKIFIER GEOTEXTILE EROSION MATTING

STORMWATER FACILITIES CONSTRUCTION NOTES

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

MATERIALS CONFORMING TO SPECIFICATIONS PER WDNR TECH STANDARD 1004. CITY FORESTRY NOTES

TO A TREE REMOVAL PERMIT BEING ISSUED.

THE ENGINEER, OR AN OWNER'S REPRESENTATIVE.

- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR
- 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/SPECS.CFM
- IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE

3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR

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.

5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL

BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH

- SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE. 6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1
- STANDARDS FOR PRUNING. ADDITIONAL STREET TREES ARE NEEDED FOR THIS PROJECT. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) - ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY, A LANDSCAPE PLAN AND STREET TREE PLANTING PLAN SHALL BE SUBMITTED IN PDE FORMAT TO CITY FORESTRY FOR APPROVAL OF PLANTING LOCATIONS WITHIN THE RIGHT OF WAY AND

TREE SPECIES. ALL AVAILABLE STREET TREE PLANTING LOCATIONS SHALL BE PLANTED WITHIN THE

8. 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.

CITY TRAFFIC ENGINEERING NOTES

PROJECT BOUNDARIES.

1. 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.

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
_ · _ · _ · _ · _ · _	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	BUILDING SETBACK LINE
	SAWCUT EXISTING PAVEMENT
	DEMOLITION — REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
gram as deposit a first	DEMOLITION - PAVEMENT MILL AND OVERLAY
	DEMOLITION - REMOVAL OF RETAINING WALL
	DEMOLITION - REMOVAL OF ASPHALT SURFACES
XXXXXXXX	DEMOLITION - REMOVAL OF CONCRETE SURFACES
	DEMOLITION - REMOVAL OF BUILDINGS/STRUCTURES
	DEMOLITION - REMOVAL OF UTILITIES
	DEMOLITION - REMOVAL OF LANDSCAPE BEDDING
	PROTECT EXISTING TREE
X	TREE REMOVAL
\otimes	SHRUB REMOVAL
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	MOUNTABLE CURB AND GUTTER
	8" CONCRETE RIBBON CURB
	ASPHALT PAVEMENT
4 A A	CONCRETE PAVEMENT
+ + + + + + + + + + + + + + + + + + + +	HEAVY DUTY CONCRETE PAVEMENT
959	PROPOSED 1 FOOT CONTOUR
960	PROPOSED 5 FOOT CONTOUR

-----960-------PROPOSED 5 FOOT CONTOUR — — ·959· — — EXISTING 1 FOOT CONTOUR ----960--- EXISTING 5 FOOT CONTOUR DRAINAGE DIRECTION - - GRADE BREAK RETAINING WALL RAILING **——X—** FENCE

LIGHT POLE (REFER TO PHOTOMETRIC PLAN) ADA PARKING SIGN

BOLLARD BOLLARD WITH ADA PARKING SIGN BIKE RACK SANITARY SEWER

D STORM SEWER 8'x4'x4" INSULATION (PLAN VIEW) 8'x4'x4" INSULATION (PROFILE VIEW)

WATERMAIN

CONSTRUCTION ENTRANCE EROSION MATTING TURF REINFORCEMENT MATTING

RIP-RAP

SPOT ELEVATION EP - EDGE OF PAVEMENT FG — FINISH GRADE C - EDGE OF CONCRETE FG: XXX.XX BOC - BACK OF CURB MATCH - MATCH EXISTING GRADE HP - HIGH POINT SW - SIDEWALK

DITCH CHECK

INLET PROTECTION

MILWAUKEE | MADISON | TUCSON | CHICAGO



3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE

OWNER BEAR DEVELOPMENT 4011 80TH STREET

NO. DESCRIPTION

KENOSHA, WI 53142

MADISON, WI 53704

PROJECT NUMBER

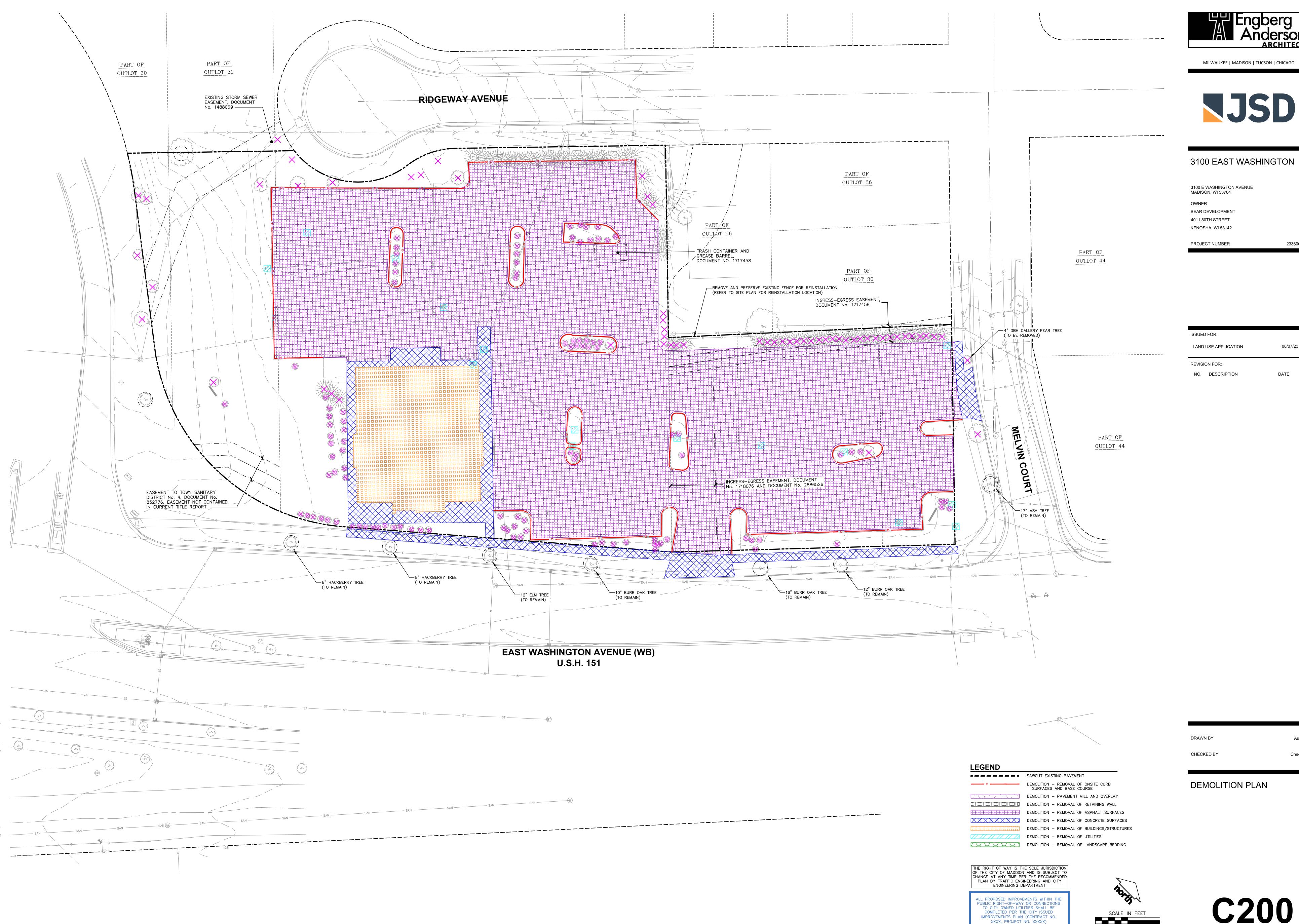
ISSUED FOR: LAND USE APPLICATION **REVISION FOR:**

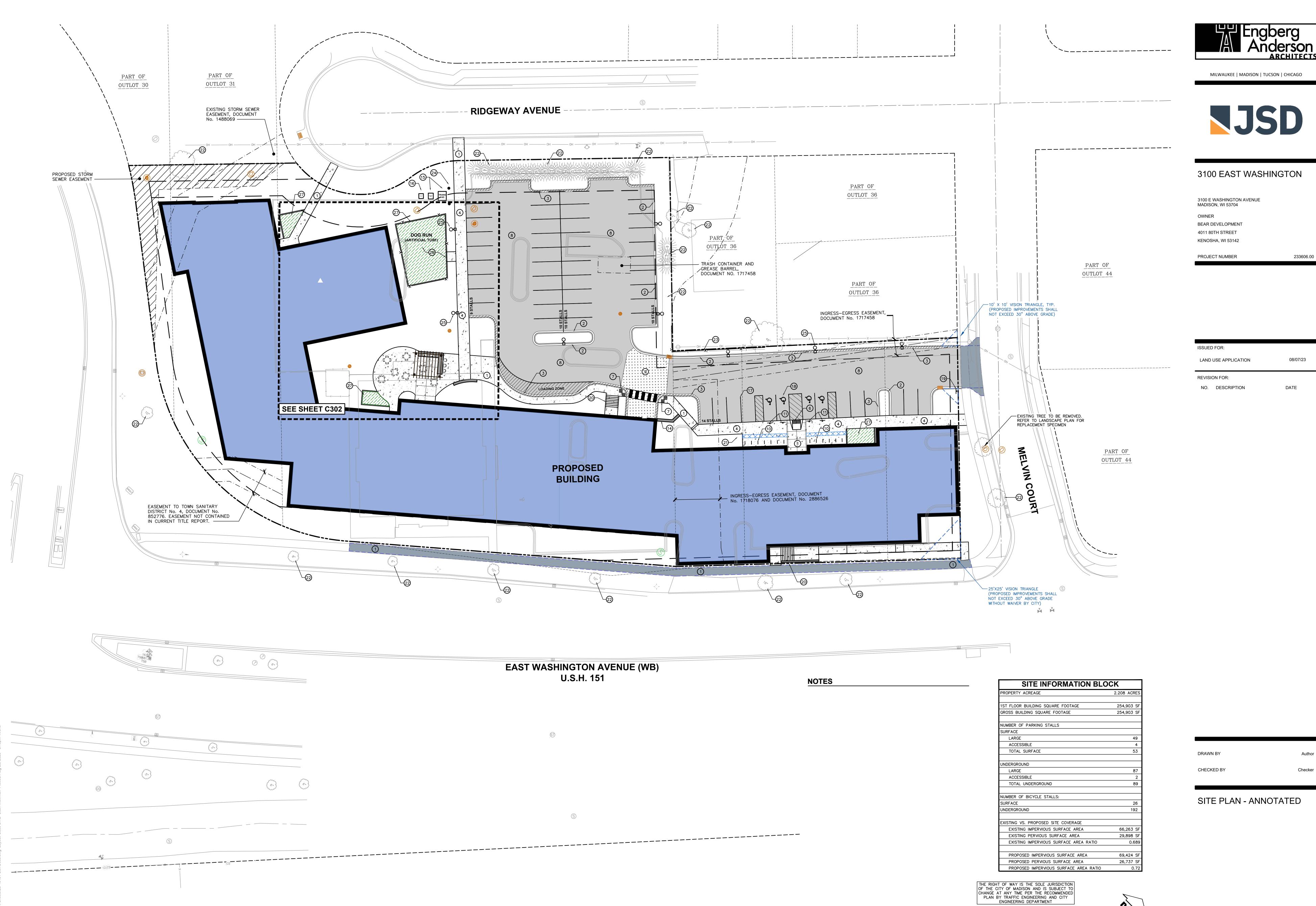
NOTES AND LEGEND

Checker

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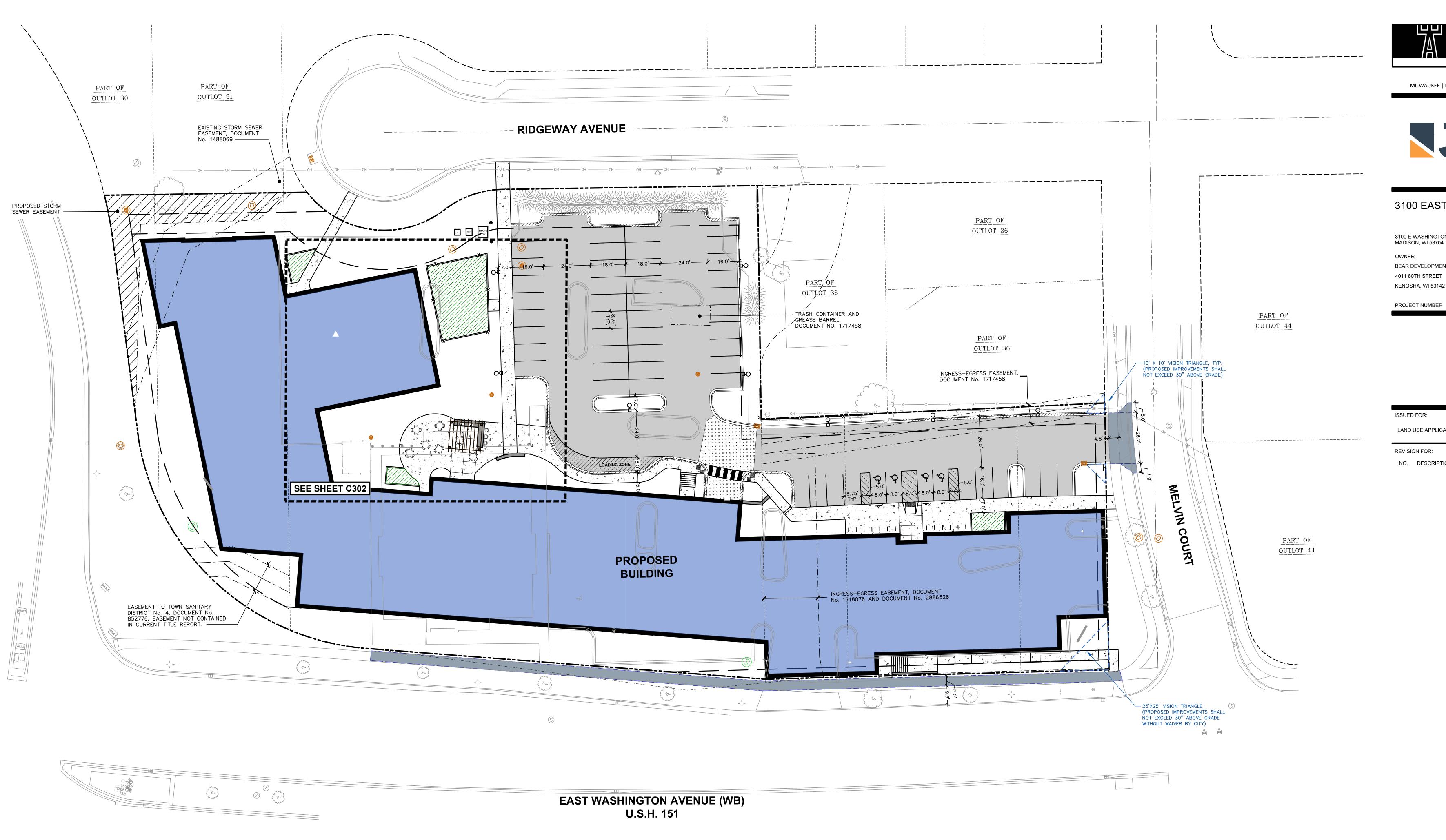
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C300

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)



(S.)

MILWAUKEE | MADISON | TUCSON | CHICAGO



3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE

BEAR DEVELOPMENT

4011 80TH STREET KENOSHA, WI 53142

ISSUED FOR: LAND USE APPLICATION

NO. DESCRIPTION

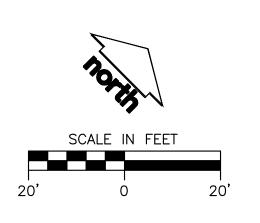
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CHECKED BY

SITE PLAN - DIMENSIONED

Checker

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 BY TRAFFIC ENGINEERING AND CITY
ENGINEERING DEPARTMENT 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)







3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE MADISON, WI 53704

VA/NIED

BEAR DEVELOPMENT 4011 80TH STREET

KENOSHA, WI 53142

PROJECT NUMBER

ISSUED FOR:

LAND USE APPLICATION 08/07/23

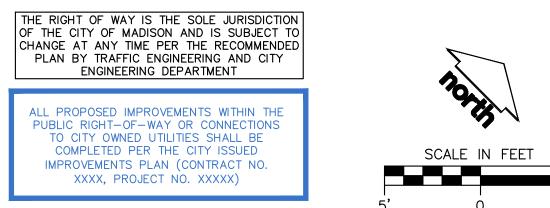
REVISION FOR:

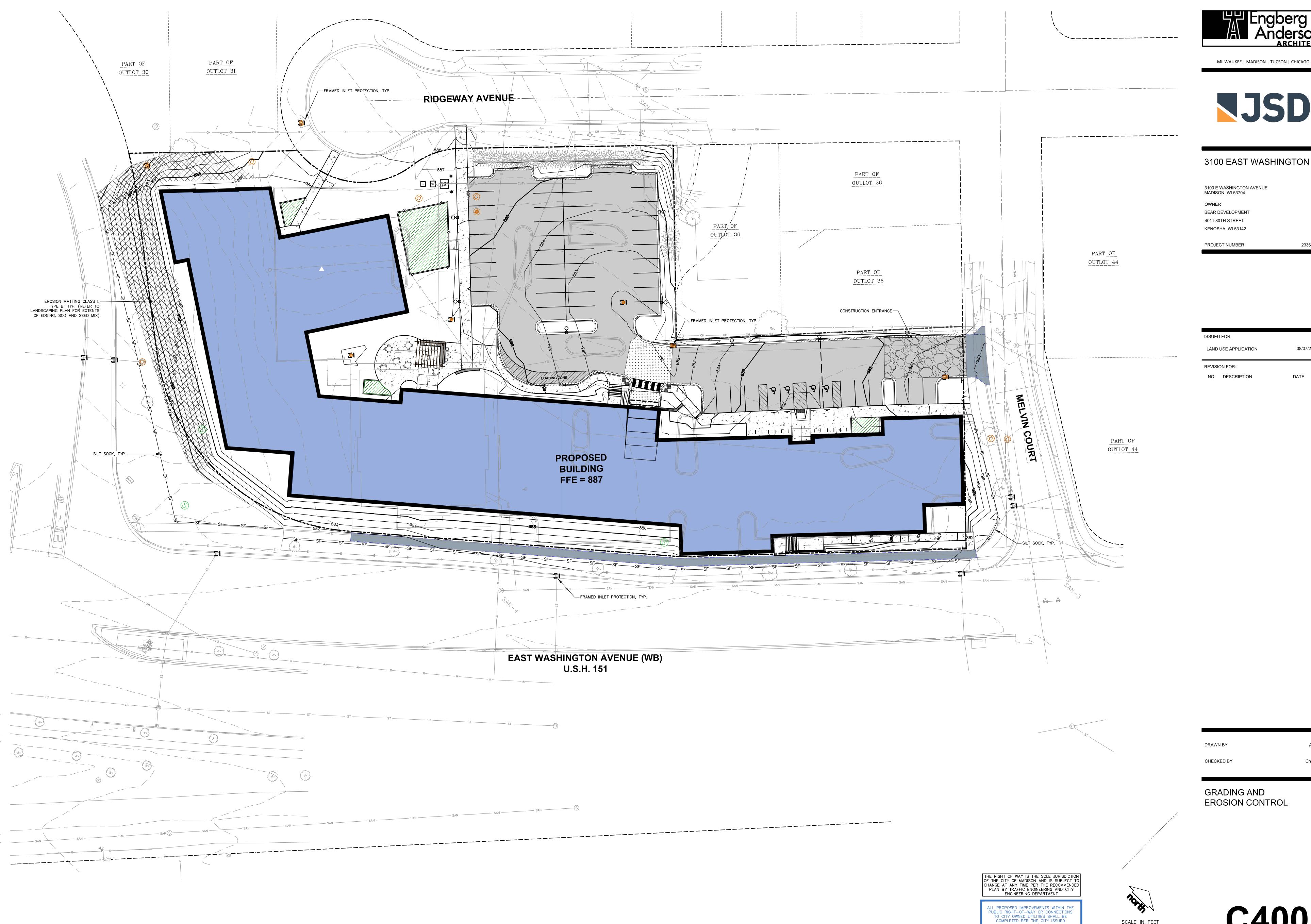
DATE

NO. DESCRIPTION

DRAWN BY Autr

SITE PLAN - COURTYARD

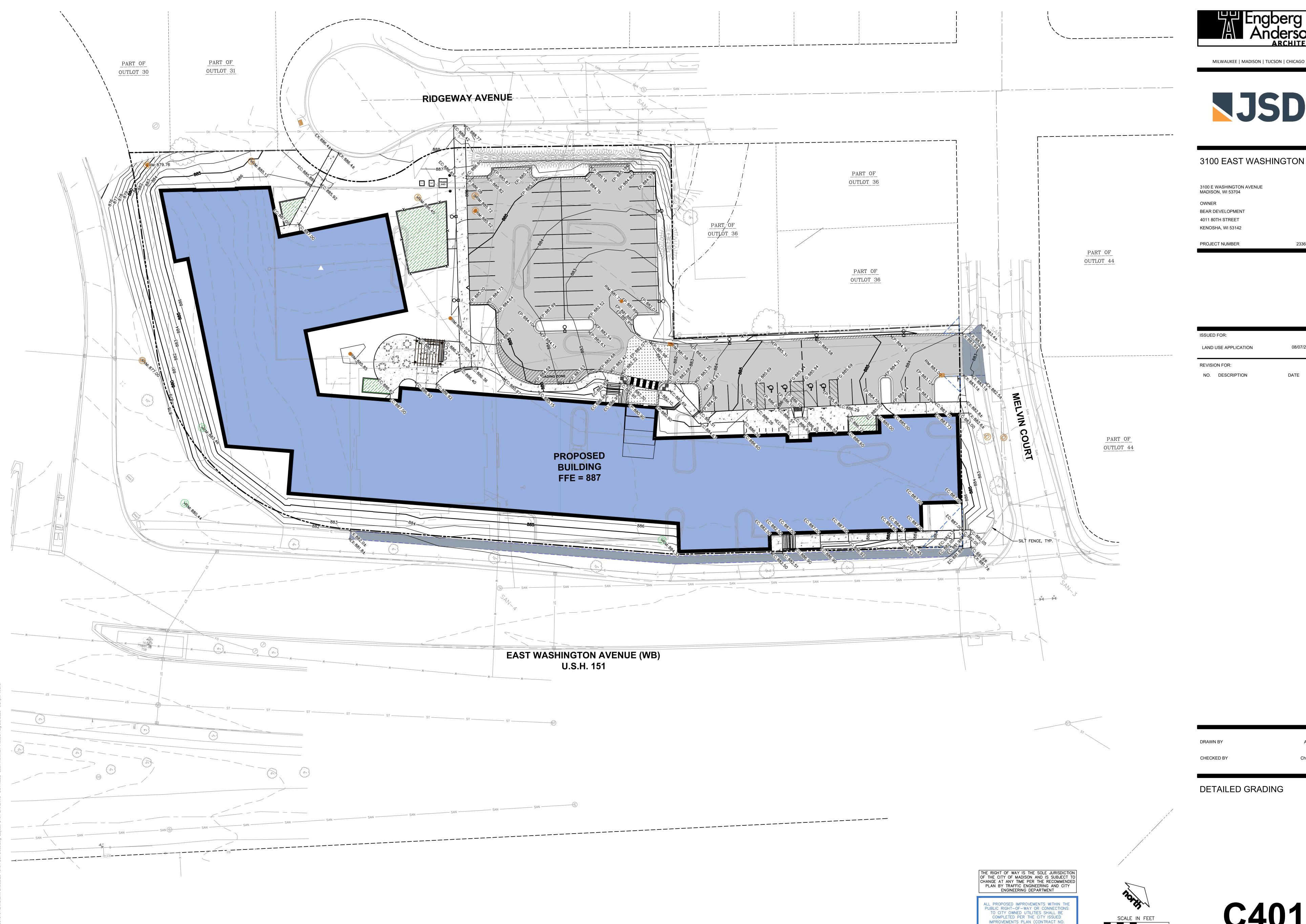






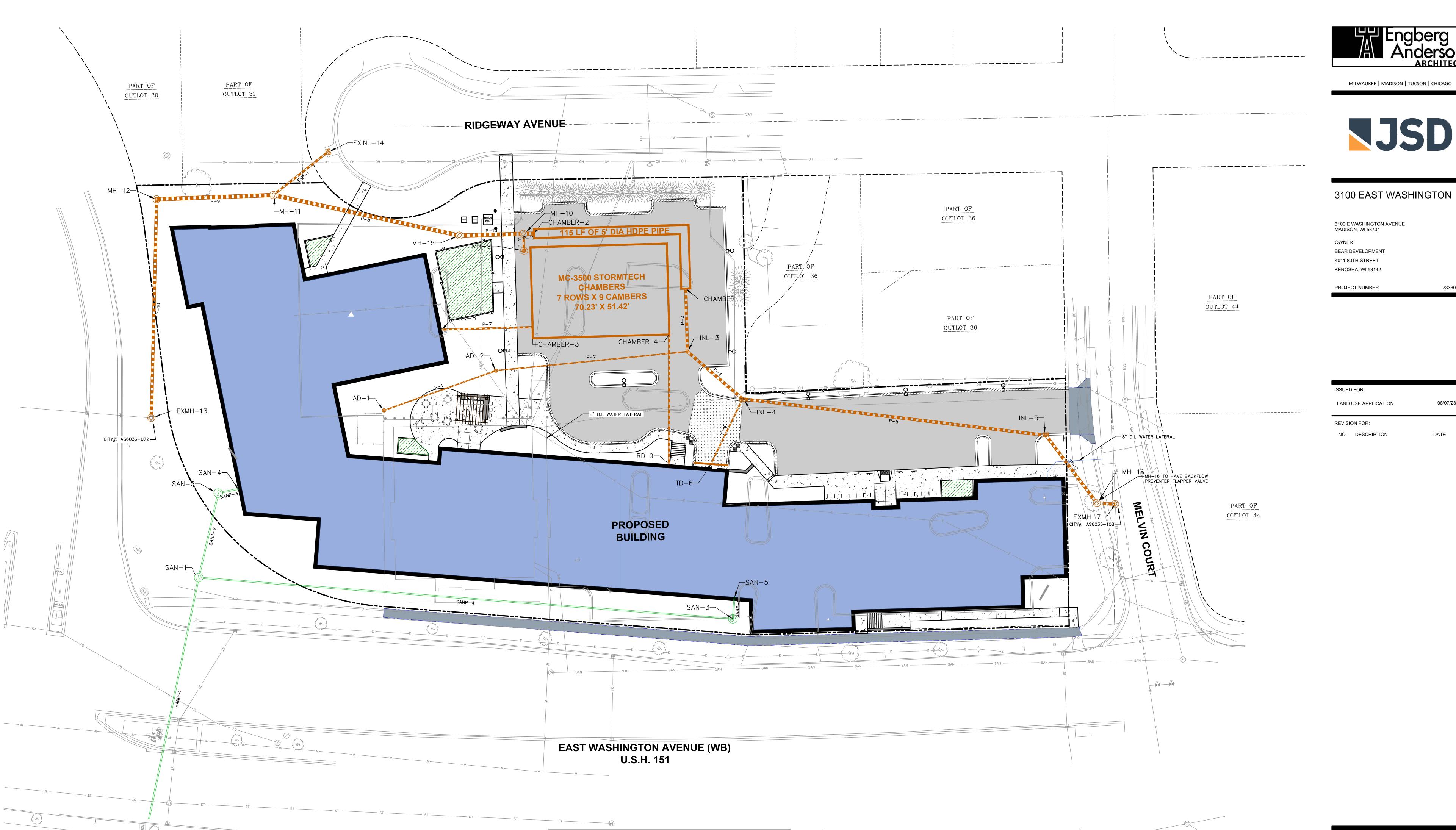


IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX)





XXXX, PROJECT NO. XXXXX)



	PR	OPOSED SANITARY	SEWER ST	RUCTURE TABLE	
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAN-1	876.08	NE INV: 871.48 (8") NW INV: 871.48 (8") SE INV: 871.48 (8")	4.6	48 IN MH	R-1550 SOLID LID
SAN-2	876.58	NE INV: 871.98 (8") SE INV: 871.98 (8")	4.6	48 IN MH	R-1550 SOLID LID
SAN-3	879.15	NW INV: 874.54 (8") SW INV: 874.54 (8")	4.6	48 IN MH	R-1550 SOLID LID

(S.)

PROPOSED SANITARY SEWER PIPE TABLE							
LABEL	FROM	то	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SANP-1		SAN-1	135'	868.66	871.48	2.08%	8 IN PVC
SANP-2	SAN-1	SAN-2	48'	871.48	871.98	1.04%	8 IN PVC
SANP-3	SAN-2	SAN-4	11'	871.98	872.10	1.04%	8 IN PVC
SANP-4	SAN-1	SAN-3	294'	871.48	874.54	1.04%	8 IN PVC
SANP-5	SAN-3	SAN-5	12'	874.54	874.69	1.21%	8 IN PVC

£ 6,3

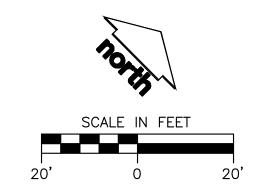
E 6.3

	PR	OPOSED STORM SE	WER STRUC	TURE TABLE	
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
AD-1	885.85	NE INV: 879.45 (6")	6.4	12 IN DB	Standard Standard
AD-2	886.10	SW INV: 878.82 (6") NE INV: 878.82 (6")	7.3	12 IN DB	Standard Standard
EXMH-7 (3)	880.03	SW INV: 878.20 (18")	1.8	3'X3' BOX	R-2050 TYPE D
EXMH-13	883.16	NW INV: 874.00 (18")	2.2	48 IN MH (FLAT)	R-1550 SOLID LID
INL-3	881.72	SW INV: 877.64 (6") E INV: 877.64 (18") NW INV: 877.64 (18")	4.1	36 IN MH (FLAT)	R-2050 TYPE D
INL-4	881.78	NE INV: 877.76 (18") S INV: 877.76 (8") W INV: 877.76 (18")	4.0	2 x 3 INLET	R-3067 TYPE L
INL-5	883.00	SW INV: 878.26 (18") E INV: 880.50 (18")	4.7	2 x 3 INLET	R-3067 TYPE L
MH-9	885.52	NW INV: 877.50 (12")	8.0	36 IN MH (FLAT)	R-2050 TYPE D
MH-10	885.73	SW INV: 877.50 (24") NE INV: 877.50 (24") SE INV: 877.50 (12")	8.2	60 IN MH (FLAT)	R-1550 SOLID LID
MH-11	885.12	NE INV: 875.92 (24") N INV: 881.55 (12") SW INV: 875.92 (24")	9.2	48 IN MH (FLAT)	R-1550 SOLID LID
MH-12	879.76	NE INV: 875.25 (24") SE INV: 875.25 (18")	4.5	48 IN MH (FLAT)	R-1550 SOLID LID
MH-16	884.03	W INV: 878.45 (18") NE INV: 878.20 (18")	5.8	48 IN MH	R-2050 TYPE D
TD-6	881.14	N INV: 877.92 (8")	1.2	10"X16' TRENCH	GRATE COVER

		PR	OPOSED	STORM SEWER	R PIPE TABLE		
LABEL	FROM	то	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
EXP-1	MH-11	EXINL-14	38'	881.55	883.66	5.55%	12 IN RCP
P-1	AD-2	AD-1	65'	878.82	879.45	0.96%	6 IN HDPE
P-2	INL-3	AD-2	106'	877.64	878.82	1.12%	6 IN HDPE
P-3	CHAMBER-1	INL-3	35'	877.50	877.64	0.40%	18 IN HDPE
P-4	INL-4	INL-3	40'	877.76	877.64	0.30%	18 IN HDPE (HP)
P-5	INL-4	INL-5	168'	877.76	878.26	0.30%	18 IN HDPE
P-6	INL-4	TD-6	40'	877.76	877.92	0.40%	8 IN HDPE
P-7	CHAMBER-3	RD-8	50'	877.50	882.00	9.01%	10 IN HDPE
P-8	MH-11	MH-15	105'	875.92	877.01	1.04%	24 IN RCP
P-9	MH-12	MH-11	64'	875.25	875.92	1.04%	24 IN RCP
P-10	EXMH-13	MH-12	120'	874.00	875.25	1.04%	18 IN RCP
P-11	MH-10	MH-9	9'	877.50	877.50	0.00%	12 IN HDPE
P-12	MH-10	CHAMBER-2	6'	877.50	877.50	0.00%	24 IN HDPE
P-13	MH-16	INL-5	47'	878.45	880.50	4.39%	18 IN HDPE
P-14	MH-16	EXMH-7	10'	878.20	878.35	1.50%	18 IN HDPE
P-15	MH-10	MH-15	35'	877.50	875.50	5.67%	24 IN RCP
P-16			71'	878.50	877.50	1.40%	10 IN HDPE

THE RIGHT OF WAY IS THE SOLE JURISDICTION
OF THE CITY OF MADISON AND IS SUBJECT TO
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PLAN BY TRAFFIC ENGINEERING AND CITY
ENGINEERING DEPARTMENT

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)

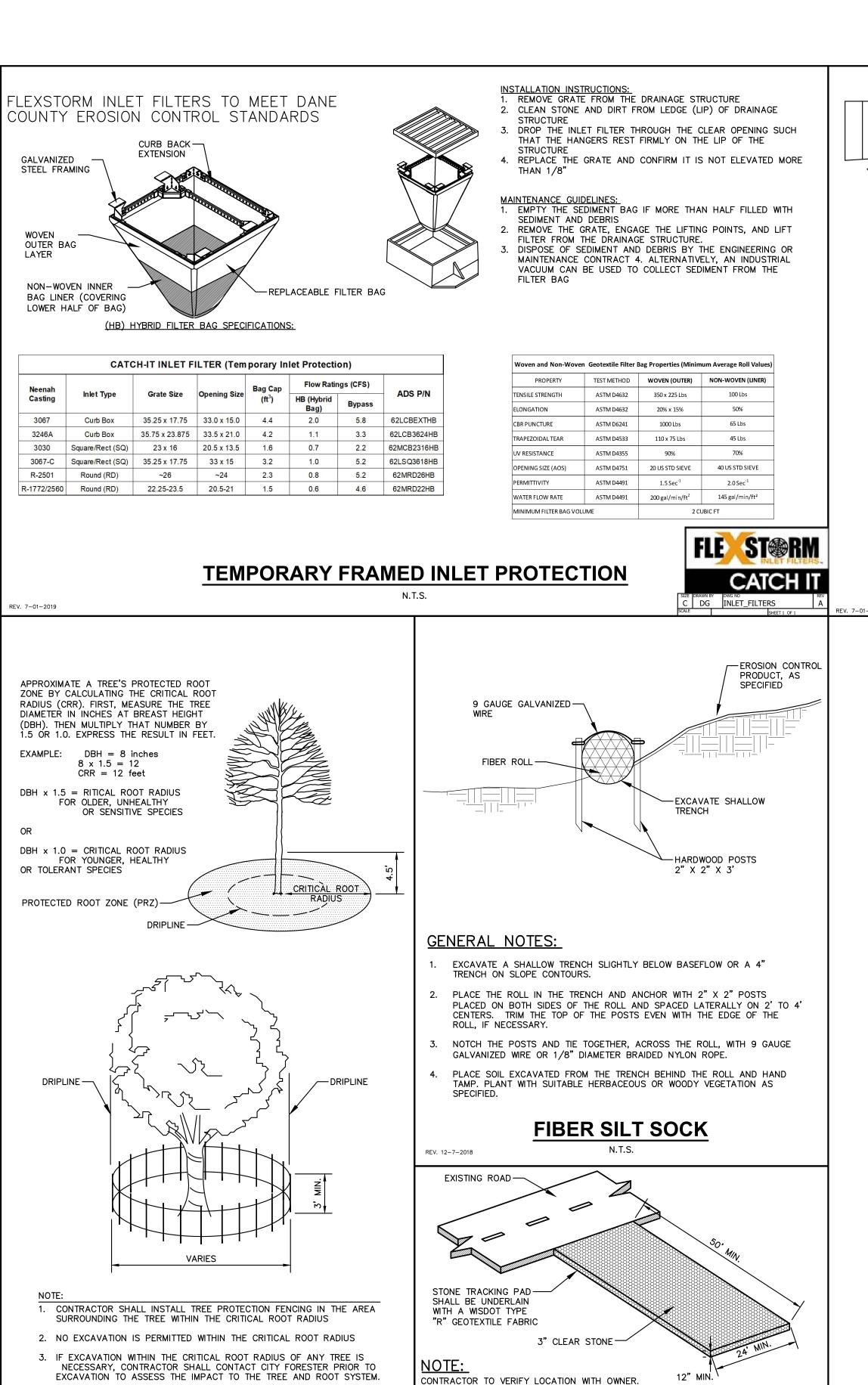


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CHECKED BY Checker

UTILITY PLAN

C500



REV. 12-10-2018

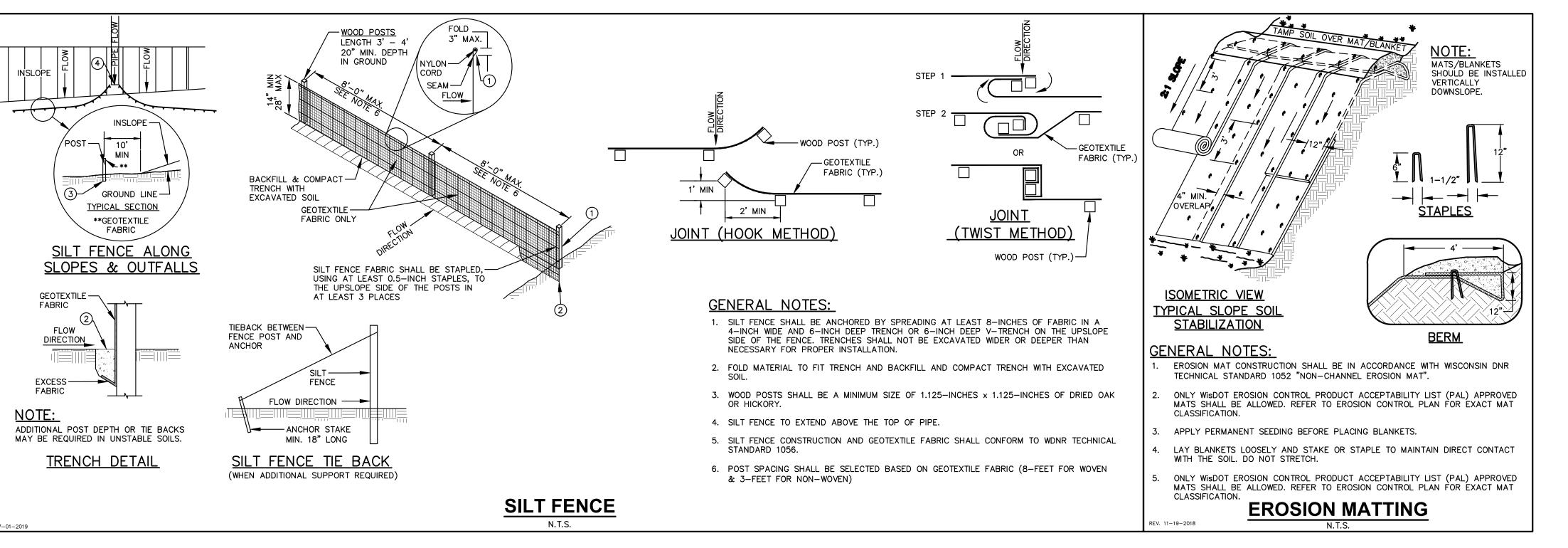
CONSTRUCTION ENTRANCE

N.T.S.

TREE PROTECTION DETAIL

N.T.S.

REV. 01-04-2019





MILWAUKEE | MADISON | TUCSON | CHICAGO



3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE MADISON, WI 53704

OWNER

BEAR DEVELOPMENT
4011 80TH STREET

4011 801H STREET
KENOSHA, WI 53142

KENOSHA, WI 33142

PROJECT NUMBER

ISSUED FOR:

LAND USE APPLICATION 08/07/23

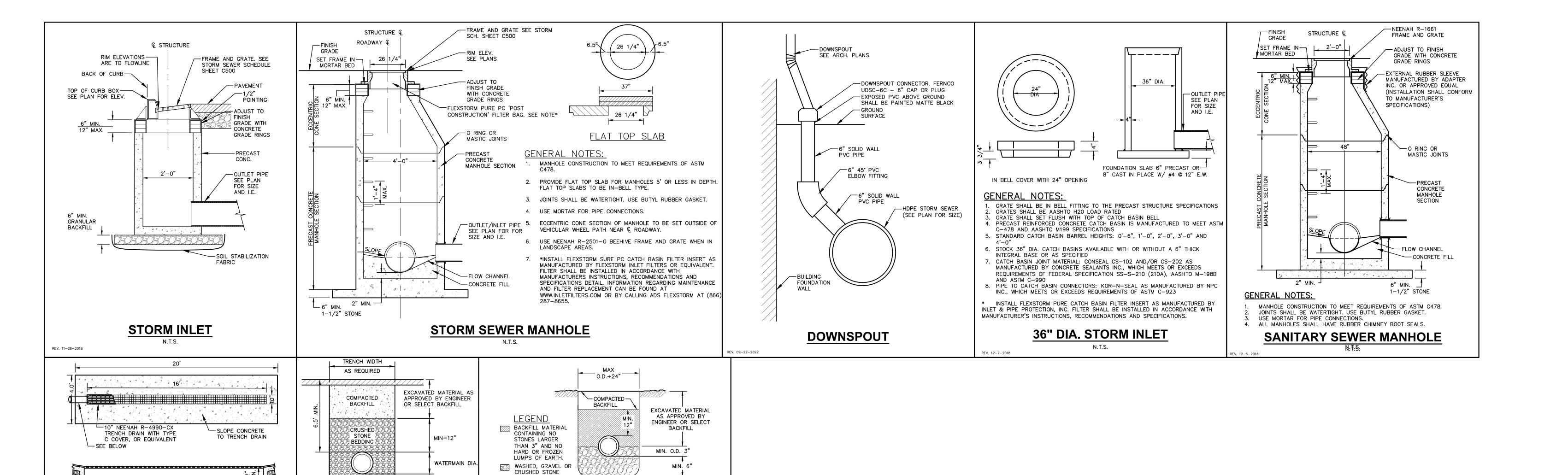
REVISION FOR:

NO. DESCRIPTION DATE

DRAWN BY Author

CHECKED BY Checker

DETAILS - EROSION CONTROL



MIN=6"

REV. 12-05-2018 REV. 12-05-2018

WATERMAIN BEDDING

└─6" COMPACTED

#4 REBAR AT ANCHOR

**REFER TO NEENAH FORMING PROCEDURES FOR

NOTE: INSTALL CATCH—ALL HR—I ABSORBENT BOOM BY MARATHON MATERIALS, INC. WITHIN

FURTHER DETAILS AND INFORMATION.

INSTALLING NEENAH DRAINAGE STRUCTURES FOR

6" CONCRETE -

TRENCH DRAIN (CAST-IN-PLACE)

N.T.S.

NATIVE SOIL

FOR FURTHER DETAILS AND

FOR INSTALLING NEENAH DRAINAGE STRUCTURES.

INFORMATION, REFER TO NEENAH

FOUNDRY FORMING PROCEDURES

STORM & SANITARY SEWER

BEDDING

N.T.S.





3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE MADISON, WI 53704

OWNER BEAR DEVELOPMENT

4011 80TH STREET KENOSHA, WI 53142

PROJECT NUMBER

ISSUED FOR:

DATE

NO. DESCRIPTION

REVISION FOR:

LAND USE APPLICATION

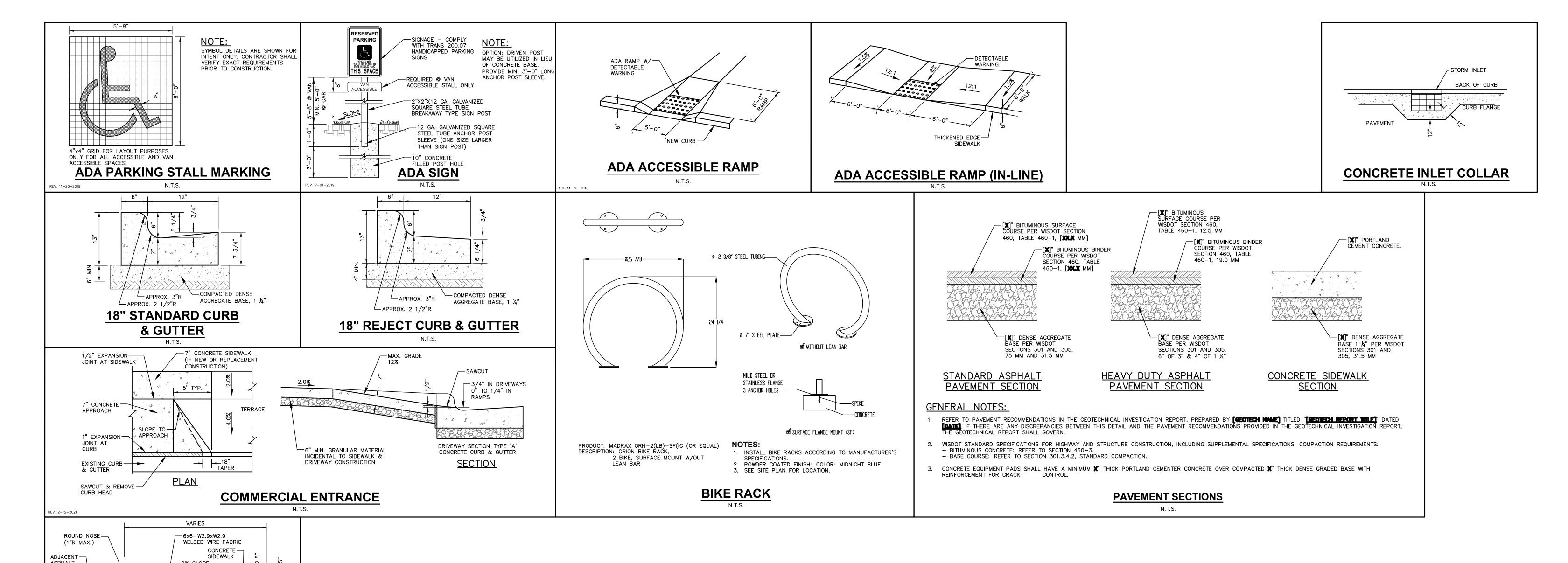
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DETAILS - UTILITIES

CHECKED BY

INTENDED FOR ALL OPEN GRATES EXCEPTING PARKING LOT STORMWATER AFTER CONSTRUCTION



AGGREGATE BASE MATERIAL

EXTEND GRAVEL BASE—/
6" PAST CONCRETE

THICKENED EDGE SIDEWALK



MILWAUKEE | MADISON | TUCSON | CHICAGO



3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE MADISON, WI 53704

OWNER

NO. DESCRIPTION

BEAR DEVELOPMENT 4011 80TH STREET KENOSHA, WI 53142

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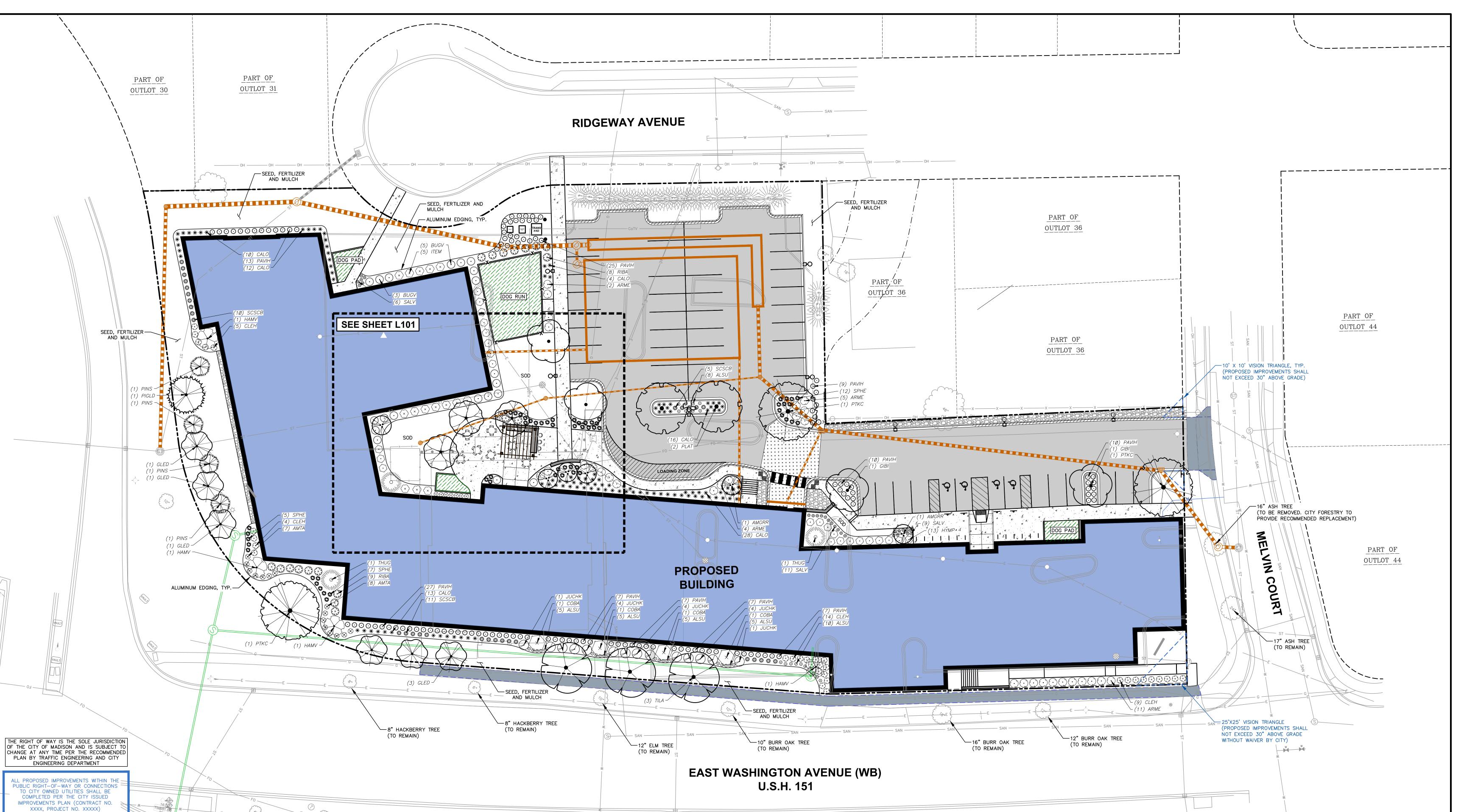
REVISION FOR:

DATE

DRAWN BY Author

CHECKED BY Checker

DETAILS - SITE







3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE

MADISON, WI 53704

BEAR DEVELOPMENT 4011 80TH STREET

OWNER

KENOSHA, WI 53142

PROJECT NUMBER

ISSUED FOR: LAND USE APPLICATION

REVISION FOR: NO. DESCRIPTION

CHECKED BY

OVERALL LANDSCAPE PLAN

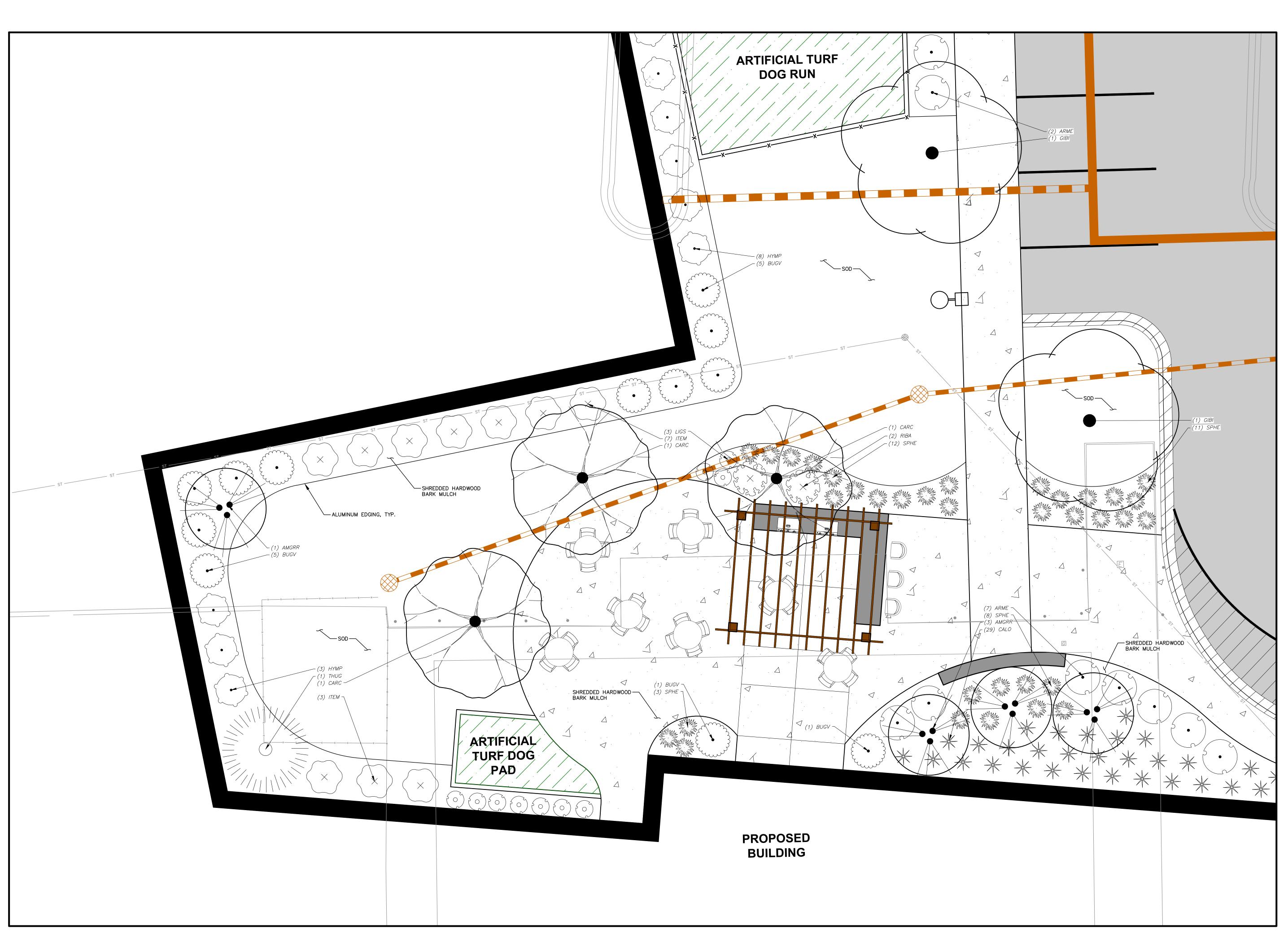
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EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
and the second s	PIGLD	Picea glauca 'Densata' Black Hills Spruce	B & B	5 ft tall min.	1
The state of the s	PINS	Pinus cembra 'Short Stuff' Short Stuff Swiss Stone Pine	B & B	5' Tall	4
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AMGRR	Amelanchier x grandiflora 'Robin Hill' (Multi-Stem) Robin Hill Apple Serviceberry	B & B	6' Tall (Multi-Stem)	6
	CARC	Carpinus caroliniana 'J.N. Select A' Fire King™ American Hornbeam	B & B	2"Cal	3
OVERSTORY DECIDUOUS	TREES CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
\odot	GIBI	Ginkgo biloba 'Autumn Gold' TM Autumn Gold Maidenhair Tree	B & B	2.5"Cal	4
	GLED	Gleditsia triacanthos inermis 'Draves' Street Keeper® Honey Locust	B & B	2.5"Cal	6
	PTKC	Gymnocladus dioica 'J.C. McDaniel' TM Prairie Titan Kentucky Coffeetree	B & B	2.5"Cal	3
(Constant of the constant of	PLAT	Platanus x acerifolia 'Morton Circle' TM Exclamation London Plane Tree	B & B	2.5"Cal	2
	TILA	Tilia americana 'Kromm' Sweet Street™ American Linden	B & B	2.5"Cal	3

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
•	ARME	Aronia melanocarpa 'Morton' TM Iroquis Beauty Black Chokeberry	#3	Min. 12"-24"	31
	CLEH	Clethra alnifolia 'Hummingbird' Hummingbird Summersweet	#3	Min. 12"-24"	32
+	COBA	Cornus baileyi Bailey's Red-twig Dogwood	#5	36" Ht.	4
	HAMV	Hamamelis vernalis Ozark Witchhazel	#5	Min. 36" tall	4
\odot	HYMP	Hydrangea macrophylla 'PIIHM—II' Endless Summer® BloomStruck® Hydrangea	#3	Min. 24"	24
+	ITEM	ltea virginica 'Morton' Scarlet Beauty™ Sweetspire	#3	Min. 24"	15
5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	RIBA	Ribes alpinum 'Green Mound' Green Mound Alpine Currant	#3	Min. 24"	19
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
£ • 33	BUGV	Buxus x 'Green Velvet' Green Velvet Boxwood	#3	Min. 24"	20
	JUCHK	Juniperus chinensis 'Pfitzerana Kallays Compacta' Kally Pfitzer Compact Juniper	#5	Min. 24" wide	14
	THUG	Thuja x 'Green Giant' Green Giant Arborvitae	B & B	Min, 6' tall	3
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
$\langle \cdot \rangle$	ALSU	Allium x 'Summer Beauty' Summer Beauty Allium	#1	Min. 8"-18"	38
\bigoplus	AMTA	Amsonia tabernaemontana 'Storm Cloud' Strom Cloud Eastern Bluestar	#1	Min 12" Ht.	15

*	CALO	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	#1	Min 8"-18"	112
	LIGS	Ligularia stenocephala 'Little Rocket' Little Rocket Ligularia	#1	Min. 8"-18"	10
Months	PAVIH	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	#1	Min. 12"-24"	122
{ \ }	SALV	Salvia nemorosa 'Haeumanarc' Marcus® Meadow Sage	#1	Min 8"-18"	26
zw.	SCSCB	Schizachyrium scoparium 'MinnblueA' Blue Heaven® Little Bluestem	#1	Min. 8"-18"	31
SAME.	SPHE	Sporobolus heterolepis Prairie Dropseed	#1	Min. 8"-18"	58

EGEND				CONTRACTOR NOTES
	PROPERTY LINE	<u>S</u>	SANITARY SEWER	
	RIGHT-OF-WAY	W	WATERMAIN	ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE
· · — · — · — · —	EASEMENT LINE		STORM SEWER	SPECIFIED (SEE L200 MATERIAL NOTES)
	BUILDING OUTLINE	SAN	EXISTING SANITARY SEWER	2. ALL DISTURBED AREAS TO RECEIVE SEED,
	BUILDING OVERHANG		EXISTING WATERMAIN	FERTILIZER, AND MULCH UNLESS OTHERWISE SPECIFIED. (SEE L200 SEEDING NOTES)
	EDGE OF PAVEMENT	ST	EXISTING STORM SEWER	
	STANDARD CURB AND GUTTER	X	FENCE	
	REJECT CURB AND GUTTER	o-0	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)	
	ASPHALT PAVEMENT		ADA PARKING SIGN	
а а а а	CONCRETE PAVEMENT	•	BOLLARD	
+ + + + + + + + + + + + + + + + + + + +	HEAVY DUTY CONCRETE PAVEMENT	_	BIKE RACK	
959	PROPOSED 1 FOOT CONTOUR		ALUMINUM EDGING	~
960	PROPOSED 5 FOOT CONTOUR		KAFKA GRANITE AGGREGATE PATH	
959	EXISTING 1 FOOT CONTOUR		ARTIFICIAL TURF (SPECIFICATION TBD)	
— — — 960— — — —	EXISTING 5 FOOT CONTOUR		DECORATIVE STONE MULCH	



EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
A A A A A A A A A A A A A A A A A A A	PIGLD	Picea glauca 'Densata' Black Hills Spruce	B & B	5 ft tall min.	1
The land of the la	PINS	Pinus cembra 'Short Stuff' Short Stuff Swiss Stone Pine	B & B	5' Tall	4
DRNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AMGRR	Amelanchier x grandiflora 'Robin Hill' (Multi-Stem) Robin Hill Apple Serviceberry	B & B	6' Tall (Multi-Stem)	6
	CARC	Carpinus caroliniana 'J.N. Select A' Fire King™ American Hornbeam	B & B	2"Cal	3
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
$\overline{}$	GIBI	Ginkgo biloba 'Autumn Gold' TM Autumn Gold Maidenhair Tree	B & B	2.5"Cal	4
	GLED	Gleditsia triacanthos inermis 'Draves' Street Keeper® Honey Locust	B & B	2.5"Cal	6
	PTKC	Gymnocladus dioica 'J.C. McDaniel' TM Prairie Titan Kentucky Coffeetree	B & B	2.5"Cal	3
{ · · · · · · · · · · · · · · · · · · ·	PLAT	Platanus x acerifolia 'Morton Circle' TM Exclamation London Plane Tree	B & B	2.5"Cal	2

Tilia americana 'Kromm' Sweet Street™ American Linden

B & B 2.5"Cal

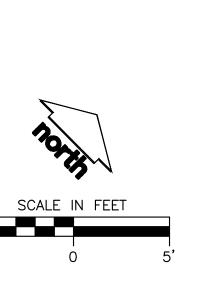
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
ARME Aronia melanocarpa 'Morton' TM Iroquis Beauty Black Chokeberry		#3	Min. 12"-24"	31	
	CLEH	Clethra alnifolia 'Hummingbird' Hummingbird Summersweet	#3	Min. 12"-24"	32
+	COBA	Cornus baileyi Bailey's Red-twig Dogwood	#5	36" Ht.	4
	HAMV	Hamamelis vernalis Ozark Witchhazel	#5	Min. 36" tall	4
\odot	HYMP	Hydrangea macrophylla 'PIIHM—II' Endless Summer® BloomStruck® Hydrangea	#3	Min. 24"	24
+	ITEM	ltea virginica 'Morton' Scarlet Beauty™ Sweetspire	#3	Min. 24"	15
5 4 2 3 5 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	RIBA	Ribes alpinum 'Green Mound' Green Mound Alpine Currant	#3	Min. 24"	19
VERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
£	BUGV Buxus x 'Green Velvet' Green Velvet Boxwood		#3	Min. 24"	20
	JUCHK	Juniperus chinensis 'Pfitzerana Kallays Compacta' Kally Pfitzer Compact Juniper	#5	Min. 24" wide	14
	THUG	Thuja x 'Green Giant' Green Giant Arborvitae	B & B	Min, 6' tall	3
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
\odot	ALSU	Allium x 'Summer Beauty' Summer Beauty Allium	#1	Min. 8"-18"	38
\bigoplus	AMTA	Amsonia tabernaemontana 'Storm Cloud' Strom Cloud Eastern Bluestar	#1	Min 12" Ht.	15

*	CALO	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	#1	Min 8"-18"	112
Ó	LIGS	Ligularia stenocephala 'Little Rocket' Little Rocket Ligularia	#1	Min. 8"-18"	10
and the state of t	PAVIH	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	#1	Min. 12"-24"	122
}+}	SALV	Salvia nemorosa 'Haeumanarc' Marcus® Meadow Sage	#1	Min 8"-18"	26
ZWZ	SCSCB	Schizachyrium scoparium 'MinnblueA' Blue Heaven® Little Bluestem	#1	Min. 8"-18"	31
SINN E	SPHE	Sporobolus heterolepis Prairie Dropseed	#1	Min. 8"-18"	58

	PROPERTY LINE	<u>S</u>	SANITARY SEWER
	RIGHT-OF-WAY	W	WATERMAIN
	EASEMENT LINE		STORM SEWER
	BUILDING OUTLINE	SAN	EXISTING SANITARY SEWER
	BUILDING OVERHANG	W	EXISTING WATERMAIN
	EDGE OF PAVEMENT	ST	EXISTING STORM SEWER
	STANDARD CURB AND GUTTER	X	FENCE
	REJECT CURB AND GUTTER	o-0	LIGHT POLE (REFER TO PHOT
	ASPHALT PAVEMENT	_	ADA PARKING SIGN
A A A	CONCRETE PAVEMENT	•	BOLLARD
	HEAVY DUTY CONCRETE PAVEMENT	_	BIKE RACK
959	PROPOSED 1 FOOT CONTOUR		ALUMINUM EDGING
960——	PROPOSED 5 FOOT CONTOUR		KAFKA GRANITE AGGREGATE
— ·959· — —	EXISTING 1 FOOT CONTOUR	(//////////////////////////////////////	ARTIFICIAL TURF (SPECIFICATI
	EXISTING 5 FOOT CONTOUR	\$2555555555555555555555555555555555555	DECORATIVE STONE MULCH

S S	SANITARY SEWER
W	WATERMAIN
	STORM SEWER
SAN	EXISTING SANITARY SEWER
W	EXISTING WATERMAIN
ST	EXISTING STORM SEWER
X	FENCE
o-a a-o-a	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
•	BOLLARD
	BIKE RACK
	ALUMINUM EDGING
	KAFKA GRANITE AGGREGATE PATH

ARTIFICIAL TURF (SPECIFICATION TBD)



MILWAUKEE | MADISON | TUCSON | CHICAGO



3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE MADISON, WI 53704

BEAR DEVELOPMENT 4011 80TH STREET

KENOSHA, WI 53142

PROJECT NUMBER

ISSUED FOR: LAND USE APPLICATION

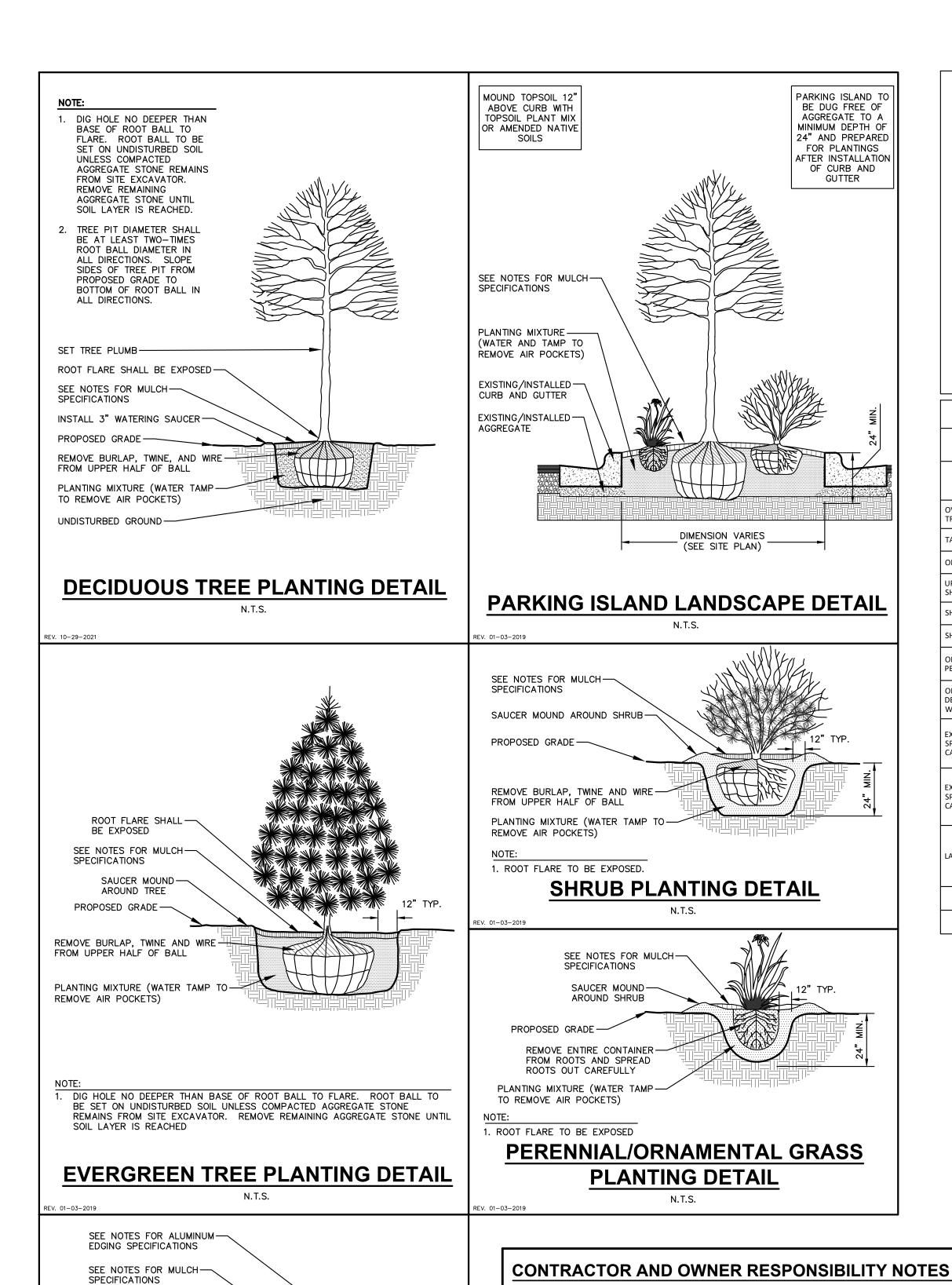
DATE

NO. DESCRIPTION

REVISION FOR:

DRAWN BY CHECKED BY

LANDSCAPE PLAN -COURTYARD



PROPOSED GRADE —

EXISTING SOIL

ALUMINUM LANDSCAPE EDGING

DETAIL

N.T.S.

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

(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: 26,284 SF

438 POINTS Total landscape points required:

(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.

Five (5) acres =-First five (5) developed acres =-Remainder of developed area:

(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:-----

GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S

AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)—YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.

PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.

REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD.

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

CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND

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 THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH.

DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS

MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL

CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD.

CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF

LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS

THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION

size of the lot and Zoning District.

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	18	630
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	5	175
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	10	150
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	0	0
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	115	345
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	32	128
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	490	980
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE > 14" CALIPER	> 14" CALIPER (TREES GREATER THAN MAXIMUM POINTS ALLOWED)	200	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE < 13" CALIPER	< 13" CALIPER (14 POINTS PER CALIPER INCH DBH - CANNOT COMPRISE MORE THAN 30% OF TOTAL REQUIRED POINTS	14*4	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
SUBTOTAL				0		2,408
TOTAL NUMBER OF POINTS PROVIDED			2,408			

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.

2. 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 ACTION'S BY ANY OR ALL REGULATORY AGENCIES.

3. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK. 4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL

5. 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

6. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE). AND FINISH GRADING ARE COMPLETE

7. 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 T CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

8. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL. MULCH. HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.

9. 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.

10. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.

11. 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.

12. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

13. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.

2. MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.

3. MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION, FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.

4. MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.

5. MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE. ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.

6. MATERIALS — ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SEEDING & SODDING NOTES

1. MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE

2. MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.



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