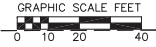


5577 Odana Road - Contract 8928 Improvements
 - replace damaged or removed public sidewalk
 - close old driveways with curb and gutter
 - new driveway apron
 - private service laterals (sanitary, storm, water)
 - street tree protection/replacement per City Forestry



- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER (REVERSE CURB HATCHED)
 - PROPOSED RETAINING WALL
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED SIGN
 - PROPOSED LIGHT POLE (SEE LIGHTING PLAN)
 - PROPOSED BOLLARD
 - PROPOSED ADA DETECTABLE WARNING FIELD
 - PROPOSED HANDICAP PARKING

- SITE NOTES:**
- CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
 - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF SITE RELATED ITEMS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
 - DIMENSIONS RELATING TO CURB ARE TO FACE OF CURB.

Parking Lot Plan Site Information Block

Site Address: 5577 Odana Road
 Site acreage (total) = 1.21 ACRES

Number of building stories (above grade): 5
 Building height: Average Existing Grade to Top of Building = 58' - 8"
 DILHR type of construction (new structures): 1A, 5A

Use of property: Mixed Use - Multi-Family Residential & Retail
 Gross square feet of building: 92,897 GSF
 Gross square feet of retail area: 3,549 GSF
 Number of employees: N/A
 Number of employees in production area: N/A
 Capacity of restaurant/place of assembly: N/A

Number of bicycle stalls shown: 41 floor mounted internal stalls
 38 internal vertical stalls
 10 external stalls

Number of parking stalls:

Proposed (Site)	36 Large + 6 OSFA + 0 Compact = 42
Proposed (Covered)	0 Large + 43 OSFA + 0 Compact = 43
Accessible	0 (Site) + 0 (Covered) = 0
Van Accessible	2 (Site) + 1 (Covered) = 3
Total	88

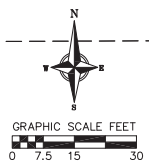
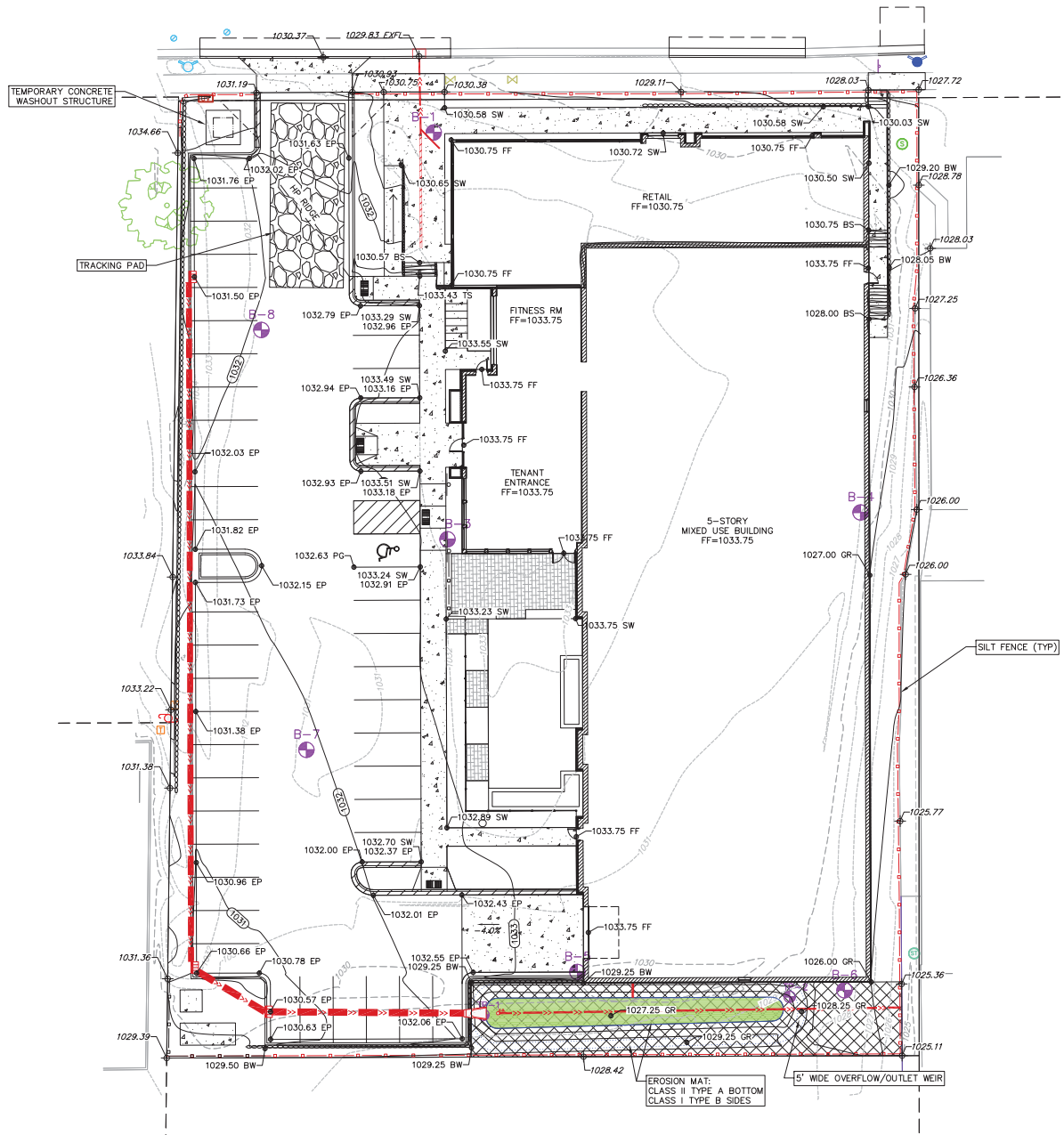
Number of trees shown: See Landscape Plan

LOT COVERAGE:

COVERED LOT	= 0.93 AC
TOTAL LOT	= 1.21 AC
PERCENT LOT COVERAGE	= 76.9%
MAXIMUM ALLOWABLE LOT COVERAGE	= 85.0%

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	REMARKS



- GRADING LEGEND**
- - - 820 - - - EXISTING MAJOR CONTOURS
 - - - 818 - - - EXISTING MINOR CONTOURS
 - - - 820 - - - PROPOSED MAJOR CONTOURS
 - - - 818 - - - PROPOSED MINOR CONTOURS
 - - - 818 - - - SILT FENCE
 - - - 818 - - - DISTURBED LIMITS
 - 1048.61 - - - EXISTING SPOT ELEVATIONS
 - 1048.61 - - - PROPOSED SPOT ELEVATIONS
 - INLET PROTECTION
 - TRACKING PAD

- ABBREVIATIONS**
- TC - TOP OF CURB
 - FF - FINISHED FLOOR
 - FL - FLOW LINE
 - LP - LOW POINT
 - SW - TOP OF WALL
 - TS - FINISHED GRADE AT TOP OF WALL
 - BW - FINISHED GRADE AT BOTTOM OF WALL
 - EP - EDGE OF PAVEMENT
 - TS - TOP OF STEP
 - BS - BOTTOM OF STEP

- GRADING NOTES:**
- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADES SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY. UNLESS OTHERWISE NOTED.
 - CROSS-SLOPE OF SITE SIDEWALKS SHALL BE 2% UNLESS OTHERWISE NOTED.
 - ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.

EROSION MAT:
CLASS II TYPE A BOTTOM
CLASS I TYPE B SIDES

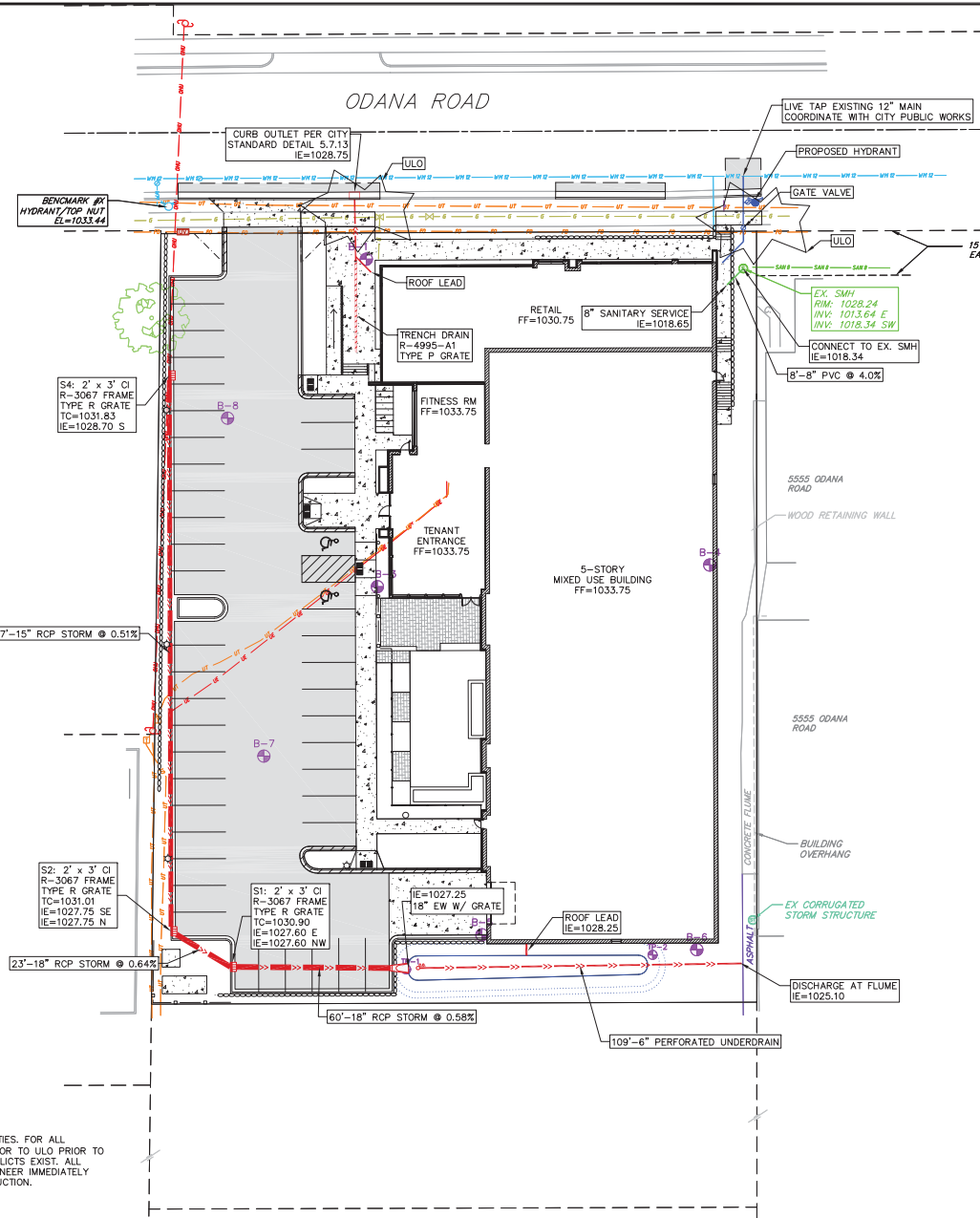
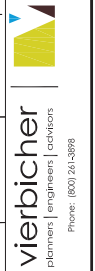
5' WIDE OVERFLOW/OUTLET WEIR

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	REMARKS

SCALE: AS SHOWN
DATE: 05-29-2020
DRAFTER: SCHW/SLAN
CHECKED: MSH/TSCH
PROJECT NO.: 200092

NOT FOR CONSTRUCTION



- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER CURB INLET
 - STORM SEWER FIELD INLET
 - ROOF DRAIN CLEANOUT
 - SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER SERVICE LATERAL PIPE
 - WATER VALVE
 - PROPOSED PIPE INSULATION
 - GAS MAIN
 - ELECTRIC SERVICE
- ABBREVIATIONS**
- SMH - STORM MANHOLE
 - FI - FIELD INLET
 - CI - CURB INLET
 - CB - CATCH BASIN
 - EW - ENDWALL
 - SMH - SANITARY MANHOLE

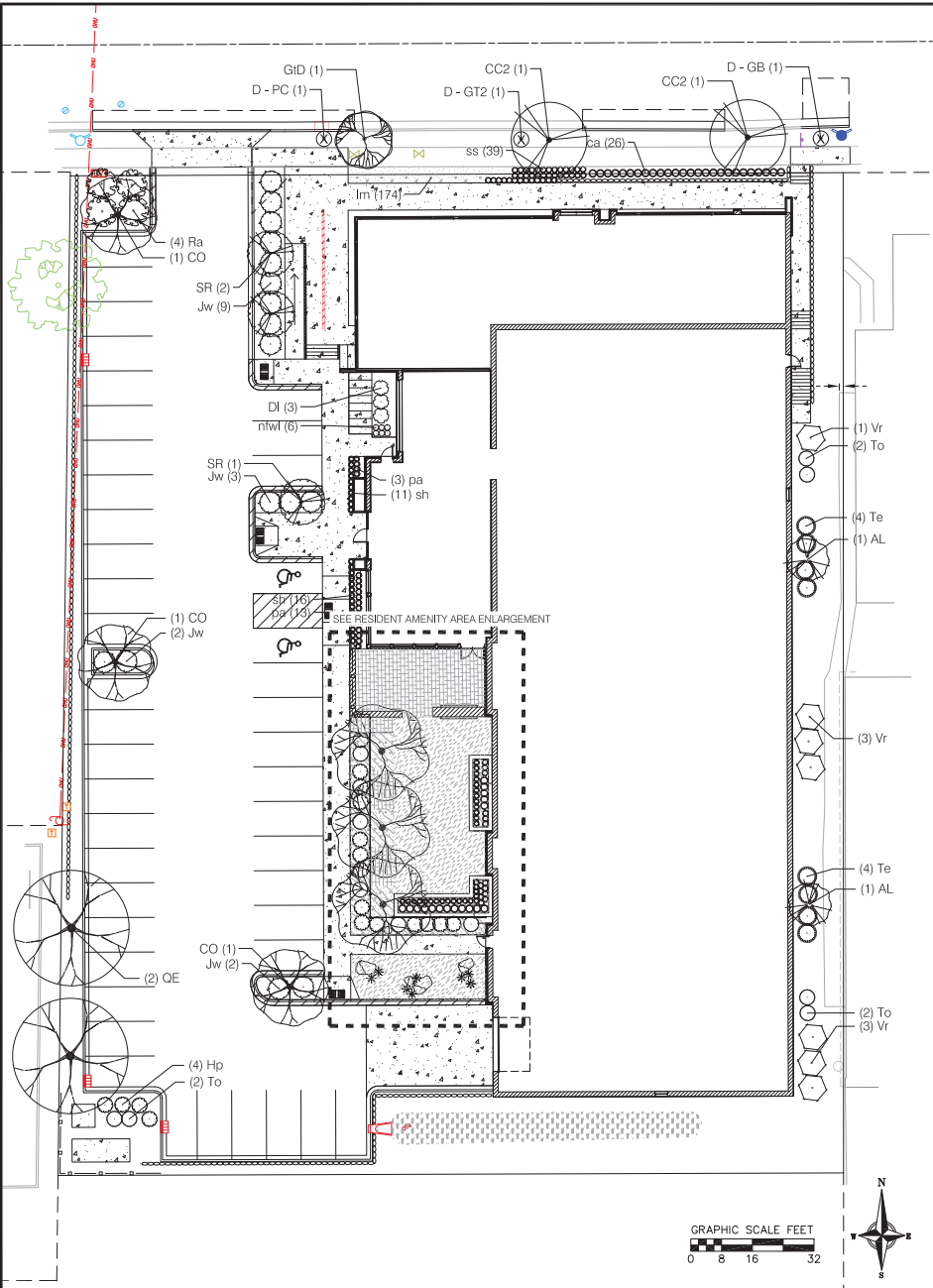
- UTILITY NOTES:**
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
 - CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
 - FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
 - IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
 - A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
 - STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
 - UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
 - PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(a).
 - PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
 - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
 - EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
 - NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
 - SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
 - CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
 - CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
 - SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
 - CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
 - INSTALL WATER MAIN AT ADEQUATE DEPTH (MIN 6.5' OF COVER) TO AVOID CONFLICT WITH PROPOSED SANITARY SEWER AND STORM SEWER PER DNR STANDARDS EXCEPT WHERE NOTED ON THE PLANS. MAINTAIN MINIMUM 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
 - SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
 - INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
 - UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
 - CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER, STORM SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.

ULO - CAUTION UNDERGROUND UTILITIES. FOR ALL LOCATIONS MARKED "ULO" CONTRACTOR TO ULO PRIOR TO CONSTRUCTION TO CONFIRM NO CONFLICTS EXIST. ALL CONFLICTS TO BE REPORTED TO ENGINEER IMMEDIATELY PRIOR TO START OF UTILITY CONSTRUCTION.

Utility Plan
5577 Odana Road
City of Madison
Dane County, WI

REVISIONS		NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 05-29-2020
DRAWN BY: SCHW/CLAN
CHECKED: WSDH/TSCW
PROJECT NO: 200502
C
401



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
CC	Carpinus caroliniana / American Hornbeam	B & B	2.5' Cal		2
CO	Celtis occidentalis / Common Hackberry	15 gal			3
GD	Gleditsia triacanthos 'Drives' / Street Keeper Honey Locust	B & B	2.5' Cal		1
GT	Gleditsia triacanthos Inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5' Cal		3
QE	Quercus ellipsoidalis / Northern Pin Oak	B & B	2.5' Cal		2
EXISTING STREET TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
D - GB	Ginkgo biloba / Maidenhair Tree	Existing	1.0' Cal		1
D - GT2	Gleditsia triacanthos / Honey Locust	Existing	1.25' Cal		1
D - PC	Pyrus calleryana / Ornamental Pear	Existing	1.25' Cal		1
FLOWERING TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
AL	Ametanchier laevis / Allegheny Serviceberry	B & B		6' ht, multi stem	2
SR	Syringa reticulata 'Ivory Pillar' / Ivory Pillar Japanese Tree Lilac	B & B	2' Cal		3
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
DI	Dienella ionicea / Dwarf Bush Honeysuckle	3 gal			3
Hp	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5 gal			18
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal			4
Vr	Viburnum rafinesquianum / Downy Arrowwood	5 gal			7
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Jw	Juniperus horizontalis 'Wilford' / Blue Rug Juniper	5 gal			16
Te	Taxus media 'Everlow' / New	5 gal			8
To	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	7 gal			11
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
ca	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal			43
nfwl	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	4" pot			6
pv	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	1 gal			8
pa	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 gal			30
ss	Schizachyrium scoparium / Little Bluestem Grass	1 gal			39
sh	Sporobolus heterolepis 'Tara' / Prairie Dropseed	4" pot			57

GROUND COVERS

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	SPACING	QTY
ar	Ajuga reptans 'Chocolate Chip' / Chocolate Chip Bugleweed	flat			18" o.c.	197
lm	Liriope muscari / Lilyturf	flat			12" o.c.	174

DECORATIVE PAVING/GROUND COVER SCHEDULE

	POROUS PAVERS	709 sf
	STABILIZED GRAVEL	1,416 sf
	BIORETENTION AREA	585 sf
	Asclepias incarnata / Swamp Milkweed	43
	Carex comosa / Bottlebrush Sedge	43
	Carex ostenholii / Crested Oval Sedge	43
	Carex lurida / Lurid Sedge	43
	Coreopsis bipartita / Tall Coreopsis	43
	Elymus virginicus / Virginia Wild Rye	61
	Iris virginica / Blue Flag Iris	43
	Liatris spicata / Spike Gayfeather	43
	Lobelia cardinalis / Cardinal Flower	43
	Panicum virgatum / Switch Grass	61
	Rudbeckia hillebra / Brown-eyed Susan	43
	Spartina pectinata / Prairie Cordgrass	61
	Symphoricarpos novae-angliae / New England Aster	43

GENERAL NOTES:

- All plantings shall conform to quality requirements as per ANSI Z60.1.
- All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climatic conditions similar to those of the project site.
- Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
- All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by LaCrosse Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
- Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
- Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min., and edged with commercial grade aluminum landscape edging, Permaloc CleanLine 1/2" x 4" or equal, color black anodized.
- 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 whose district is affected by the street tree removal(s) prior to a tree removal permit being issued.

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 05-29-2020

DRAWN: SVN

CHECKED: MSCH/TSCH

PROJECT NO.: 200092

NOT FOR CONSTRUCTION