

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 1314, 1318, 1326 East Washington Avenue
Title: Valor on Washington

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested October 3, 2018 (Informational previously held July 18, 2018)
 New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

Project in an Urban Design District UDD8
 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)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage
 Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other
 Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Ben Marshall Company Gorman & Company, LLC
Street address 200 N Main St City/State/Zip Oregon, WI 53575
Telephone (608)835-3900 Email bmarshall@gormanusa.com

Project contact person Mark Smith Company Gorman & Company, LLC
Street address 200 N Main St City/State/Zip Oregon, WI 53575
Telephone (608)835-3900 Email marksmith@gormanusa.com

Property owner (if not applicant) County of Dane, Wisconsin
Street address 210 Martin Luther King Jr Blvd City/State/Zip Madison, WI 53703
Telephone (608)266-4941 Email Hicklin@CountyofDane.com

5. Required Submittal Materials

- Application Form**
- 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 CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist provided below for plan details)
- Filing fee** *Fee previously submitted - copy of check included
- Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

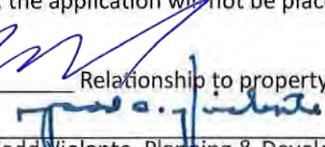
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

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. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on June 1, 2018.
2. 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 consideration.

Applicant name Gorman & Company, LLC Relationship to property Property under contract
 Authorized signature of Property Owner Dane County:  Date 6/11/18
 Todd Violante, Planning & Development Dept Director

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

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

- Urban Design Districts: \$350 (per §35.24(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 signage variances (i.e. modifications of signage 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

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. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. 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 Variance requests)
- Initial Approval. 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 what should be addressed at Final Approval stage.
- Final Approval. 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

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.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal 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. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- n/a PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials 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

September 5, 2018

Matt Tucker, Zoning Administrator
City of Madison
126 S. Hamilton St
Madison, WI 53703

Re: Letter of Intent
Land Use Application
Valor on Washington: 1314, 1318, 1326 East Washington Avenue

The following is submitted together with the plans and materials enclosed for the property referenced above, including updated plans/exhibits to replace plans previously submitted on June 11 and August 15, 2018.

Project Intent:

Valor on Washington is the result of a unique public-private partnership with the goal of providing quality affordable housing, services, and support targeted to Veteran families. Valor is located on E. Washington Avenue in the Tenney-Lapham neighborhood, close to schools, parks, and downtown. The development will contribute to the recent revitalization of the East Washington Corridor and provide much-needed affordable housing for families.

Valor on Washington is a mixed-use development that will feature a ground floor location for a Veterans service provider. The upper floors include 59 apartment units total, consisting of two- and three-bedroom units. Valor on Washington will have an on-site leasing office so that residents will have convenient access to property management and maintenance staff. The building will also include a community room, fitness room, storage units, and indoor play area for kids. Apartment units will feature an open concept design with a large kitchen and living space, energy efficient appliances and fixtures, closets and storage spaces, secure entry, high-speed internet and cable hookups, in-unit washer/dryers, and modern finishes. The building will be developed in compliance with accessibility standards of the Fair Housing Act and will include Universal Design features per WHEDA requirements so that units are accessible to residents with disabilities.

An outdoor amenity area will be located to the rear of the site, featuring raised garden beds, a playground area, and outdoor seating space. An outdoor common area patio will provide additional amenity space for residents.

This development provides internal, covered automobile and bicycle parking for residents. A small amount of surface parking is available for the ground floor commercial tenant. Entrance and exit are both on E. Washington Avenue, no traffic is routed onto side streets. The proposed mixed-use building is in line with the planned future land use outlined in the Tenney-Lapham, East Washington Gateway Corridor, and City of Madison Comprehensive Plans, all of which call for Community-Mixed Use.

This site is located in Urban Design District 8, and the site and building design incorporate the principles of this district, including:

- Concealed parking (side parking and covered)
- Landscaping, lighting, and site features within E. Washington setback to create a pleasing environment for pedestrians
- Green building design with focus on energy efficient features
- Setbacks and stepbacks compliant with UDD8 and TE
- Primary exterior materials include brick, stone, metal panel

The three properties are currently zoned CC-T, TR-V1, and TE. We are requesting a rezoning of all three properties to TE and a CSM to combine the 3 lots, as well as a Conditional Use for a mixed-use building with dwelling units.

Project Team:

Applicant: Gorman & Company, LLC
200 N. Main Street
Oregon, WI 53575
414-617-9997
Contact: Ted Matkom
tmatkom@gormanusa.com

Owner: Dane County
210 Martin Luther King Jr Blvd
Madison, WI 53703
608-266-4109
Contact: Charles Hicklin
hicklin@countyofdane.com

Architect: Gorman & Company, LLC
200 N. Main Street
Oregon, WI 53575
Contact: Ben Marshall
bmarshall@gormanusa.com

General Contractor: Gorman General Contractors, LLC
200 N. Main Street
Oregon, WI 5375
Contact: Ron Swiggum
rswiggum@gormanusa.com

Civil: JSD Professional Services, Inc.
7402 Stone Ridge Dr, Ste 4
Weston, WI 54476
Contact: Justin Frahm
justin.frahm@jsdinc.com

Existing Conditions:

- 1314 E. Washington Ave: Two story 3-unit apartment building, currently occupied by rental tenants
- 1318: One story vacant commercial building
- 1326: One story vacant commercial and warehouse building

All three buildings will be remediated and demolished. We will work with the tenants of 1314 to ensure they are aware of timing and relocation. An exhibit is included with interior/exterior photos of the buildings to be demolished.

Project Schedule:

Rezoning process (including UDC Initial, PC, Council): Summer/Fall 2018
Submit WHEDA application for housing tax credits: December 2018
Construction Start: early 2020
Construction completion: mid 2021

Meeting Dates:

We are requesting the following proposed schedule for City meetings:

November 5, 2018 – Plan Commission
November 20, 2018 – Common Council

Site Statistics:

Lot area: 42,984 SF (0.987 acre)
Dwelling Units: 59 Units

Apartment SF: 68,869
Amenity SF: 4,517
Commercial SF: 2,661
Parking SF: 32,523
TOTAL: 108,570 SF

Max Building Height: 68'

Dwelling Unit Mix

Two Bedroom 33
Three Bedroom 26
59 Total

Vehicular Parking:

Enclosed 73
Surface 12
85 Total

Bicycle Parking:

Enclosed 78
Surface 22
100 Total

Hours of Operation:

The on-site leasing/property management office will be open during normal business hours, 8:00am – 5:00pm during the week and as necessary on weekends. An after-hours property management and maintenance phone number will be provided to residents for requests outside of these hours.

The tenant for the first floor commercial space is generally open 8:00am – 5:00pm Monday – Sunday, with occasional extended evening hours until 8:00pm for additional classes/programming.

Employees:

The development will include an on-site leasing office for property management and maintenance staff. This includes a property manager, part-time leasing coordinator, and part-time maintenance supervisor.

Public Subsidy Requested

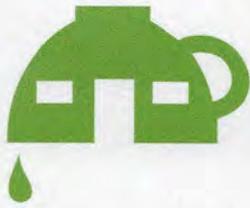
Valor on Washington is an affordable housing development and has applied to the City of Madison for Affordable Housing Funds under the competitive RFP process.

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Marshall", with a long, sweeping flourish extending to the right.

Ben Marshall
Director of Architecture
Gorman & Company



dryhootchTM

dryhootch.org

August 24, 2018

Matt Tucker, Zoning Administrator
City of Madison
126 S. Hamilton St
Madison, WI 53703

Re: Letter of Intent
Dryhootch: First Floor user @ Valor on Washington, 1326 East Washington Avenue

Project Intent:

Valor on Washington is the result of a unique public-private partnership with the goal of providing quality affordable housing, services, and support targeted to Veteran families. Dryhootch will be located on the first floor of this proposed mixed-use building.

Dryhootch is a nonprofit organization, formed with the mission of creating safe, comfortable places where Veterans can gather informally in a drug- and alcohol-free environment. Dryhootch was founded by Robert Curry, a Vietnam veteran who was recognized by the White House in 2012 as a Champion of Change in the veterans' community. The Dryhootch name originates from "hootch," a military word for sleeping places during combat and "dry," meaning no alcohol or drugs. The mission of Dryhootch is "helping our veterans & their families who survived the war, survive the peace." Dryhootch will provide a variety of veteran services and support for both residents and non-residents at Valor on Washington.

Specific services provided by Dryhootch include transportation for Veterans, support groups for Vets and families, employment programs, community outreach/volunteering, music therapy, pet therapy, housing services, and legal assistance. An important component of the programming is a small coffee shop where Veterans can gather, talk, and learn more about available services and support.

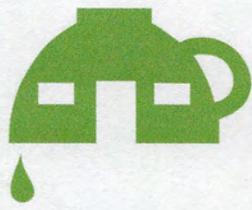
Peer Support is the cornerstone of Dryhootch's operations and mission. Dryhootch provides individual and group peer support services on various topics such as Post Traumatic Stress (PTS), addiction, family support, suicide, financial readiness, and legal support. We work closely with VA Hospitals, government agencies, the court system, health-care providers, and other non-profit organizations to assist Veterans and families in obtaining the support they need to improve the quality of their lives. We walk alongside veterans during their transition home in order to help ease their journey.

Project Team:

Gorman & Company, LLC
Contact: Ted Matkom
tmatkom@gormanusa.com

Dryhootch
Contact: Robert Curry
bob@dryhootch.org

"Helping the Veteran and Their Family Who Survived the War, Survive the Peace."
1030 E Brady St. Milwaukee WI 53202



dryhootchTM
dryhootch.org

Hours of Operation:

Dryhootch is open to the public and will be generally open 8:00am – 5:00pm Monday – Sunday, with occasional extended evening hours until 8:00pm for additional classes/programming.

Employees:

Dryhootch will have approximately 5 staff employees and 6 primary volunteers.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Curry', written over a faint, light-colored signature line.

Robert Curry
Dryhootch Founder

EXISTING BUILDING SURVEY FOR VALOR ON WASHINGTON

1314—1326 E WASHINGTON AVE

EXISTING BUILDING SURVEY FOR VALOR ON WASHINGTON AT 1314—1326 E WASHINGTON AVE



EXTERIOR NORTHEAST #1



EXTERIOR NORTHEAST #2



EXTERIOR OF MAIN ENTRANCE.



EXTERIOR OF NORTHEAST REAR OF RECEIVING AREA.

EXISTING BUILDING SURVEY FOR VALOR ON WASHINGTON AT 1314—1326 E WASHINGTON AVE



MAIN ENTRANCE SPACE.



CENTRAL SPACE, MAIN FLOOR.



RECEIVING AREA, MAIN FLOOR.



FRONT MAIN SPACE, FACING E WASHINGTON AVE.

EXISTING BUILDING SURVEY FOR VALOR ON WASHINGTON AT 1314—1326 E WASHINGTON AVE



UPPER, MAIN SPACE FACING E WASHINGTON AVE.



UPPER, ADJACENT TO TOP OF STAIRS.



UPPER, TOP OF STAIRS #1.



UPPER, TOP OF STAIRS #2.

EXISTING BUILDING SURVEY FOR VALOR ON WASHINGTON AT 1314—1326 E WASHINGTON AVE



MAIN ENTRANCE IN RELATION TO LARGER MESSNER SPACE.



WEST SIDE IN RELATION TO APT.



MAIN ENTRANCE.



REAR IN RELATION TO APT, FACING E WASHINGTON AVE.

EXISTING BUILDING SURVEY FOR VALOR ON WASHINGTON AT 1314—1326 E WASHINGTON AVE



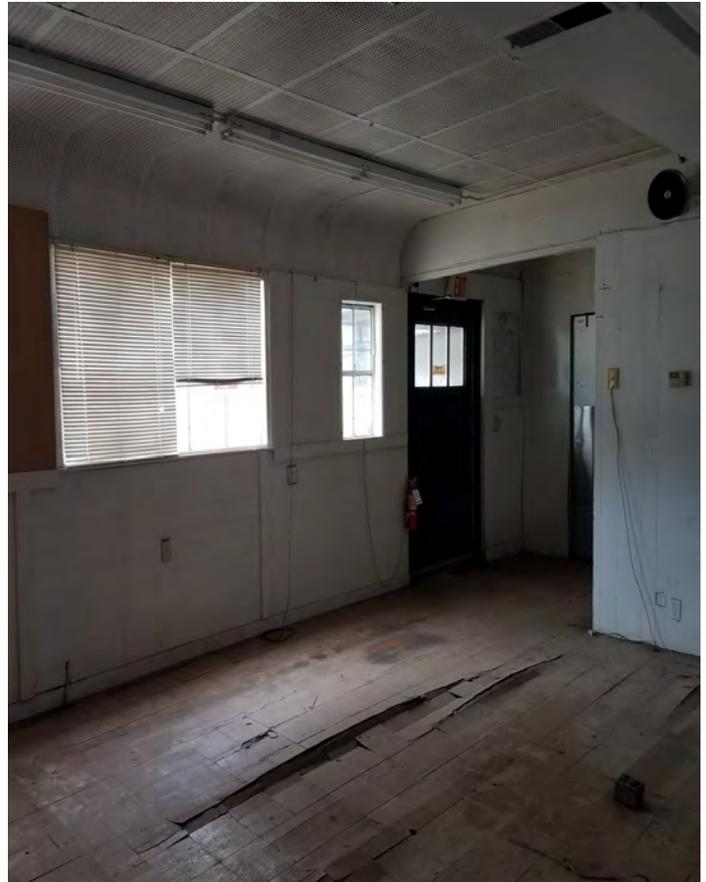
FRONT ENTRANCE.



OPPOSITE OF FRONT ENTRANCE.



TRANSITIONAL VESTIBULE TO BASEMENT AND REAR SPACES.

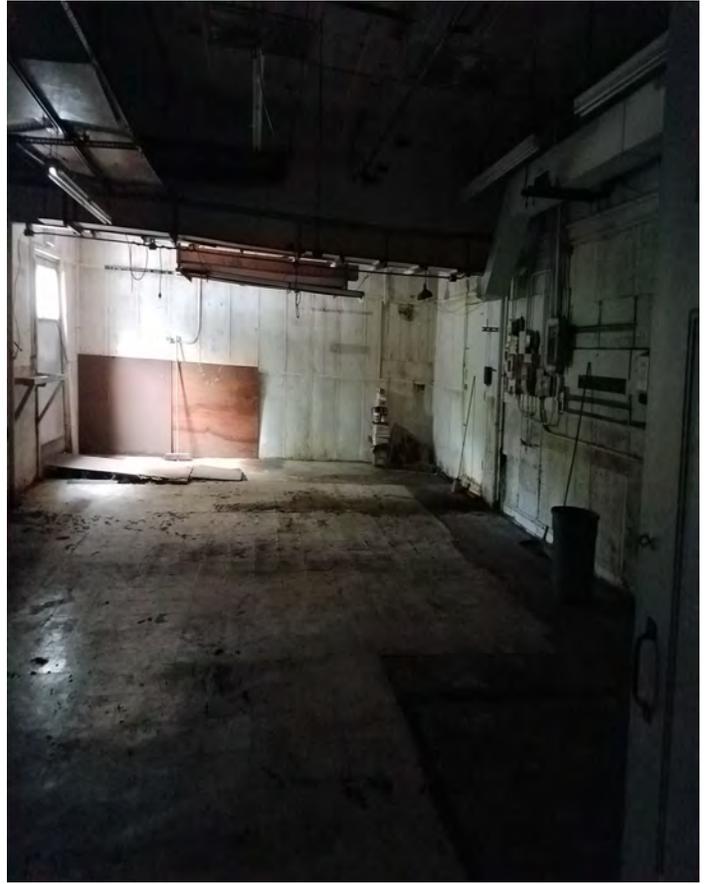


SIDE ENTRANCE (LEFT OF ABOVE DOORWAY).

EXISTING BUILDING SURVEY FOR VALOR ON WASHINGTON AT 1314—1326 E WASHINGTON AVE



HALLWAY TO REAR SPACE (OPPOSITE BASEMENT STAIRWAY).



REAR SPACE (EXTERIOR ARCHED ROOF).



HALLWAY TO BASEMENT STAIRWAY (OPPOSITE REAR SPACE).



BASEMENT STAIRWAY.

EXISTING BUILDING SURVEY FOR VALOR ON WASHINGTON AT 1314—1326 E WASHINGTON AVE



FRONT IN RELATION TO MESSNER, E WASHINGTON AVE.



FRONT ENTRANCE, E WASHINGTON AVE.



WEST SIDE OF APARTMENT.



EAST SIDE OF APARTMENT IN RELATION TO MESSNER.

EXISTING BUILDING SURVEY FOR VALOR ON WASHINGTON AT 1314—1326 E WASHINGTON AVE



REAR OF APARTMENT.



REAR APARTMENT BELCONY.



REAR APARTMENT ENTRANCE.

EXISTING BUILDING SURVEY FOR VALOR ON WASHINGTON AT 1314—1326 E WASHINGTON AVE



MAIN ENTRY STAIR, ACCESS TO APT #1 & APT #2.



APARTMENT #2 LIVING SPACE.



APARTMENT #2 BATHROOM.



REAR ENTRY STAIR, ACCESS TO APT #3A, 3B & BASEMENT

EXISTING BUILDING SURVEY FOR VALOR ON WASHINGTON AT 1314—1326 E WASHINGTON AVE



APARTMENT #3B.



STAIRWAY TO BASEMENT.



BASEMENT #1.



BASEMENT #2.

#	Date	Description
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2		
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15		

Design/Drawn: JK
Approved: TJB

SHEET TITLE:
EXISTING CONDITIONS MAP

SHEET NUMBER:

1 OF 1

EXISTING CONDITIONS MAP
PART OF LOTS 3 AND 12 AND ALL OF LOTS 13, 14, 15, AND 16, BLOCK 217, FARWELL'S REPLAT OF A PART OF THE CITY OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

- LEGEND**
- GOVERNMENT CORNER
 - 3/4" REBAR FOUND
 - 1" IRON PIPE FOUND
 - 2" IRON PIPE FOUND
 - ⊗ CHISELED "X" FOUND
 - 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - COTTON SPINDLE SET
 - SIGN
 - SANITARY MANHOLE
 - CURB INLET
 - GAS REGULATOR/METER
 - ELECTRIC TRANSFORMER
 - LIGHT POLE
 - POWER POLE W/GUY
 - TELEPHONE PEDESTAL
 - DECIDUOUS TREE
 - SECTION LINE
 - PARCEL BOUNDARY
 - RIGHT-OF-WAY LINE
 - PLATTED LOT LINE
 - EASEMENT LINE
 - GROUNDWATER USE RESTRICTION AREA
 - FENCE LINE
 - EDGE OF PAVEMENT
 - CONCRETE CURB & GUTTER
 - SANITARY SEWER
 - WATER LINE
 - STORM SEWER
 - NATURAL GAS
 - OVERHEAD ELECTRIC DISTRIBUTION
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - BUILDING
 - 850 INDEX CONTOUR
 - 851 INTERMEDIATE CONTOUR
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - CONCRETE PAVEMENT
 - END OF FLAGGED UTILITIES
 - () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON MAY 17 AND 18, 2018.
 - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 13--07--09, BEARS N00°38'30"E.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE WITNESSING THE CENTER OF SECTION 13, T07N, R09E, ELEVATION = 849.79'.
 - CONTOUR INTERVAL IS ONE FOOT.
 - SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20181904182, 20181904524 AND 20181904560, WITH A CLEAR DATE OF MAY 10, 2018.
 - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF MADISON ENGINEERING
MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS)
AMERICAN TRANSMISSION COMPANY (ATC)
WISCONSIN DEPARTMENT OF TRANSPORTATION--ITS EQUIPMENT
CENTURYLINK KMC
CHARTER COMMUNICATIONS
AT&T TRANSMISSION
AT&T DISTRIBUTION
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARKS ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
 - PARCEL A IS ZONED TR-V (TRADITIONAL RESIDENTIAL-VARIED DISTRICT 1); PARCEL B IS ZONED CC-T (COMMERCIAL CORRIDOR-TRANSITIONAL DISTRICT); PARCEL C IS ZONED TE (TRADITIONAL EMPLOYMENT DISTRICT) PER THE CITY OF MADISON ZONING MAP DATED JANUARY 2013.
 - WATER MAIN WAS NOT MARKED BY DIGGERS HOTLINE TICKET No.'s 20181904182, 20181904524 AND 20181904560 AND IS SHOWN PER CITY RECORDS (GTWeb).
 - GAS MAIN AND UNDERGROUND ELECTRIC IS SHOWN PER A PLAT OF SURVEY BY WILLIAMSON SURVEYING & ASSOCIATES, LLC, DATED JANUARY 21, 2016, COUNTY MAP No. 2016-00305. GAS MAIN AND UNDERGROUND ELECTRIC WERE NOT MARKED BY DIGGERS HOTLINE TICKET No.'s 20181904182, 20181904524 AND 20181904560.

LEGAL DESCRIPTION (AS FURNISHED)
(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-907830-MAD, COMMITMENT DATE: MAY 24, 2018 AT 7:30 A.M.)

PARCEL A:
THE SE 55 FEET OF LOT 3, THE NW 45 FEET OF LOT 16, AND THE NE 33 FEET OF THE SOUTHEAST 120 FEET OF LOT 16, ALL IN BLOCK 217, FARWELL'S REPLAT OF PART OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

ADDRESS PER TAX ROLL: 1316 & 1318 E WASHINGTON AVE
TAX PARCEL No. 251/0709-131-0201-2

PARCEL B:
THE SW 33 FEET OF THE SE 120 FEET OF LOT 16, BLOCK 217, FARWELL'S REPLAT OF PART OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

ADDRESS PER TAX ROLL: 1314 E WASHINGTON AVE
TAX PARCEL No.: 251/0709-131-0209-5

PARCEL C:
THE SOUTHWEST 41 FEET OF LOT 13, AND ALL OF LOTS 14 AND 15 OF BLOCK 217, IN THE CITY OF MADISON ACCORDING TO FARWELL'S REPLAT THEREOF, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

ADDRESS PER TAX ROLL: 1326 & 1328 E WASHINGTON AVE
TAX PARCEL No.: 251/0709-131-0211-0

PARCEL D:
THE SOUTHWEST FIFTY-FIVE (55) FEET OF LOT TWELVE (12), IN BLOCK TWO-HUNDRED SEVENTEEN (217), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

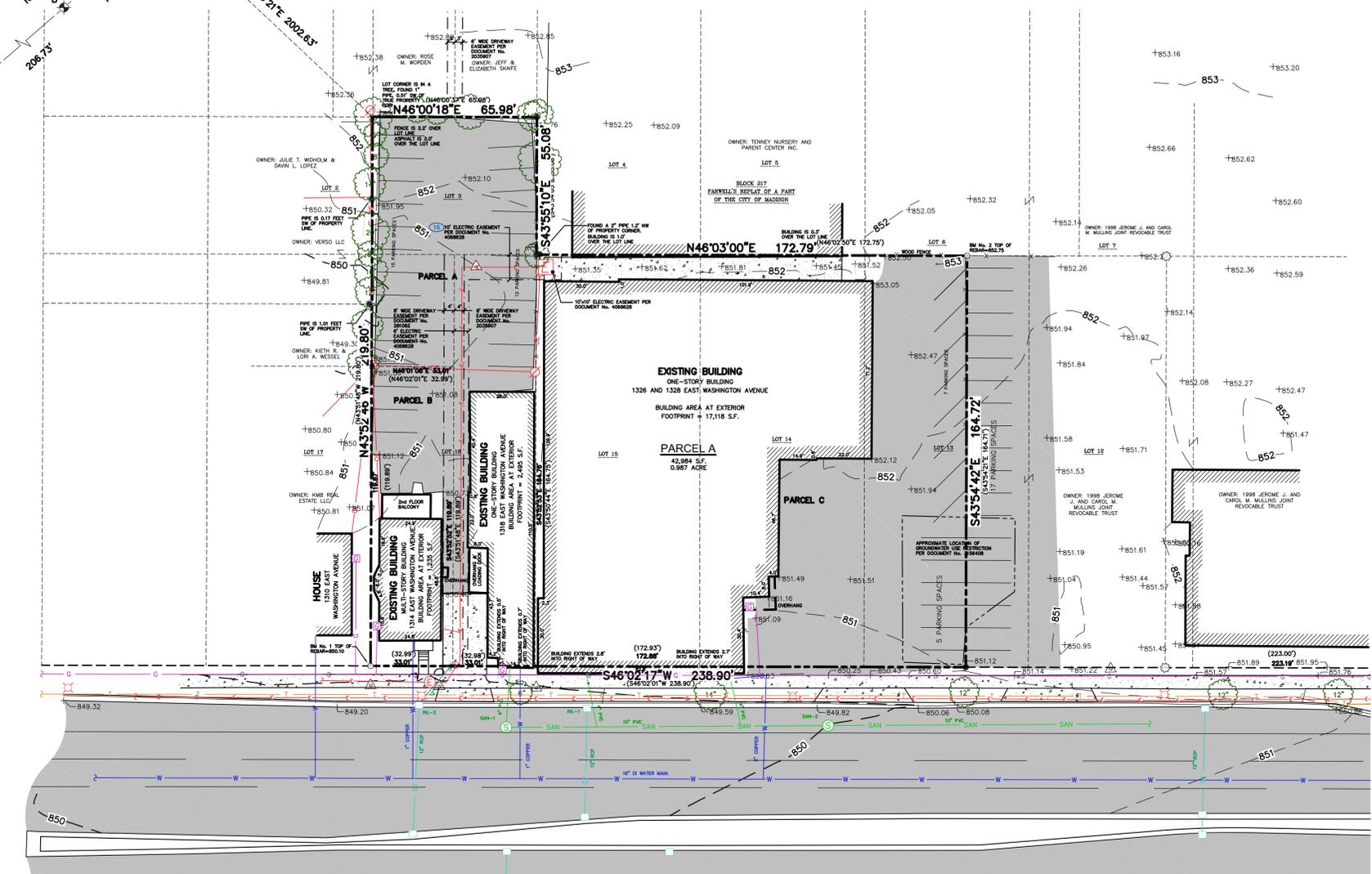
ADDRESS PER TAX ROLL: 1334 E WASHINGTON AVE
TAX PARCEL No.: 251/0709-131-0212-8

PARCEL E:
THE NORTHEAST TWENTY-FIVE (25) FEET OF LOT THIRTEEN (13), IN BLOCK TWO-HUNDRED SEVENTEEN (217), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

ADDRESS PER TAX ROLL: 1334 E WASHINGTON AVE
TAX PARCEL No.: 251/0709-131-0212-8

SECTION CORNER MONUMENTS

LETTER	CORNER	FOUND	NORTHING	EASTING
A	CENTER 13-7-9	IN BUILDING	485,568.62	823,852.16
B	WITNESS CORNER	BRASS CAP	485,775.48	823,854.39
C	WITNESS CORNER	BRASS CAP	488,355.29	823,883.37
D	N 1/4 13-7-9	NO MONUMENT	487,727.95	823,876.33

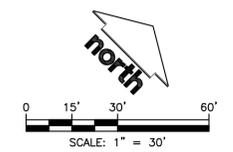


SANITARY SEWER MANHOLES

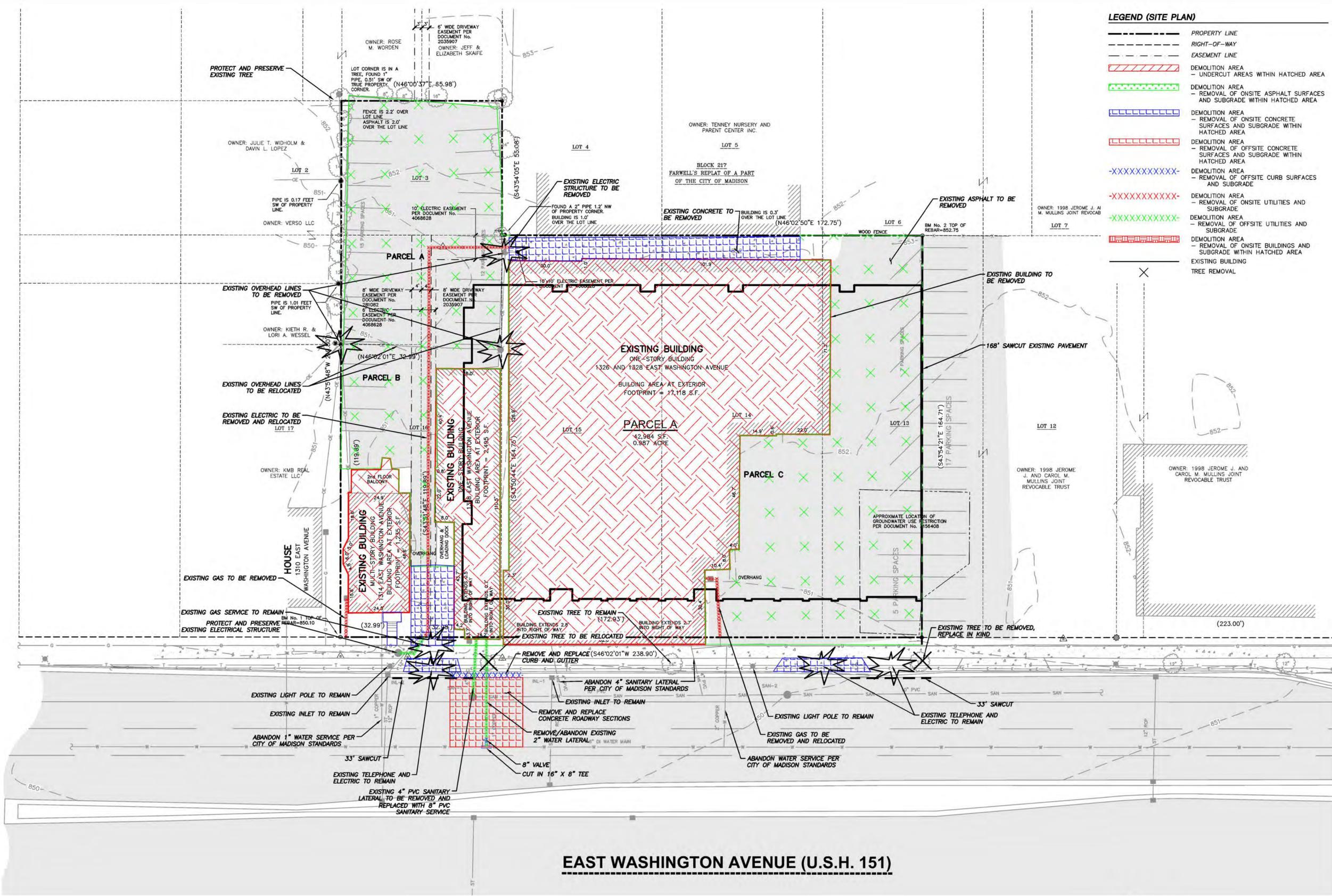
STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	849.41	NW 840.19	4"	PVC
		NE 840.05	10"	PVC
SAN-2	850.01	SW 839.51	10"	PVC
		NW 842.25	4"	PVC
		NE 839.48	10"	PVC

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	849.31	SE 845.61	12"	RCP
INL-2	848.81	NW 845.61	12"	-
		SE 845.61	12"	RCP



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LEGEND (SITE PLAN)

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- [Red Hatched] DEMOLITION AREA - UNDERCUT AREAS WITHIN HATCHED AREA
- [Green Hatched] DEMOLITION AREA - REMOVAL OF ONSITE ASPHALT SURFACES AND SUBGRADE WITHIN HATCHED AREA
- [Blue Hatched] DEMOLITION AREA - REMOVAL OF ONSITE CONCRETE SURFACES AND SUBGRADE WITHIN HATCHED AREA
- [Red Hatched] DEMOLITION AREA - REMOVAL OF OFFSITE CONCRETE SURFACES AND SUBGRADE WITHIN HATCHED AREA
- XXXXXXX- DEMOLITION AREA - REMOVAL OF OFFSITE CURB SURFACES AND SUBGRADE
- XXXXXXX- DEMOLITION AREA - REMOVAL OF ONSITE UTILITIES AND SUBGRADE
- XXXXXXX- DEMOLITION AREA - REMOVAL OF OFFSITE UTILITIES AND SUBGRADE
- [Red Hatched] DEMOLITION AREA - REMOVAL OF ONSITE BUILDINGS AND SUBGRADE WITHIN HATCHED AREA
- X EXISTING BUILDING
- X TREE REMOVAL



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CLIENT:



GORMAN
& COMPANY

CLIENT ADDRESS:
**200 NORTH MAIN STREET
OREGON, WI, 53575**

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
VALOR ON WASHINGTON

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

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.08.18	LAND USE SUBMITTAL
2	08.15.18	LAND USE RE-SUBMITTAL
3	09.05.18	LAND USE RE-SUBMITTAL
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Design/Drawn: CHG
Approved: WHD

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C1.0

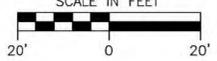
JSD PROJECT NO: 18-8568

EAST WASHINGTON AVENUE (U.S.H. 151)



north

SCALE IN FEET



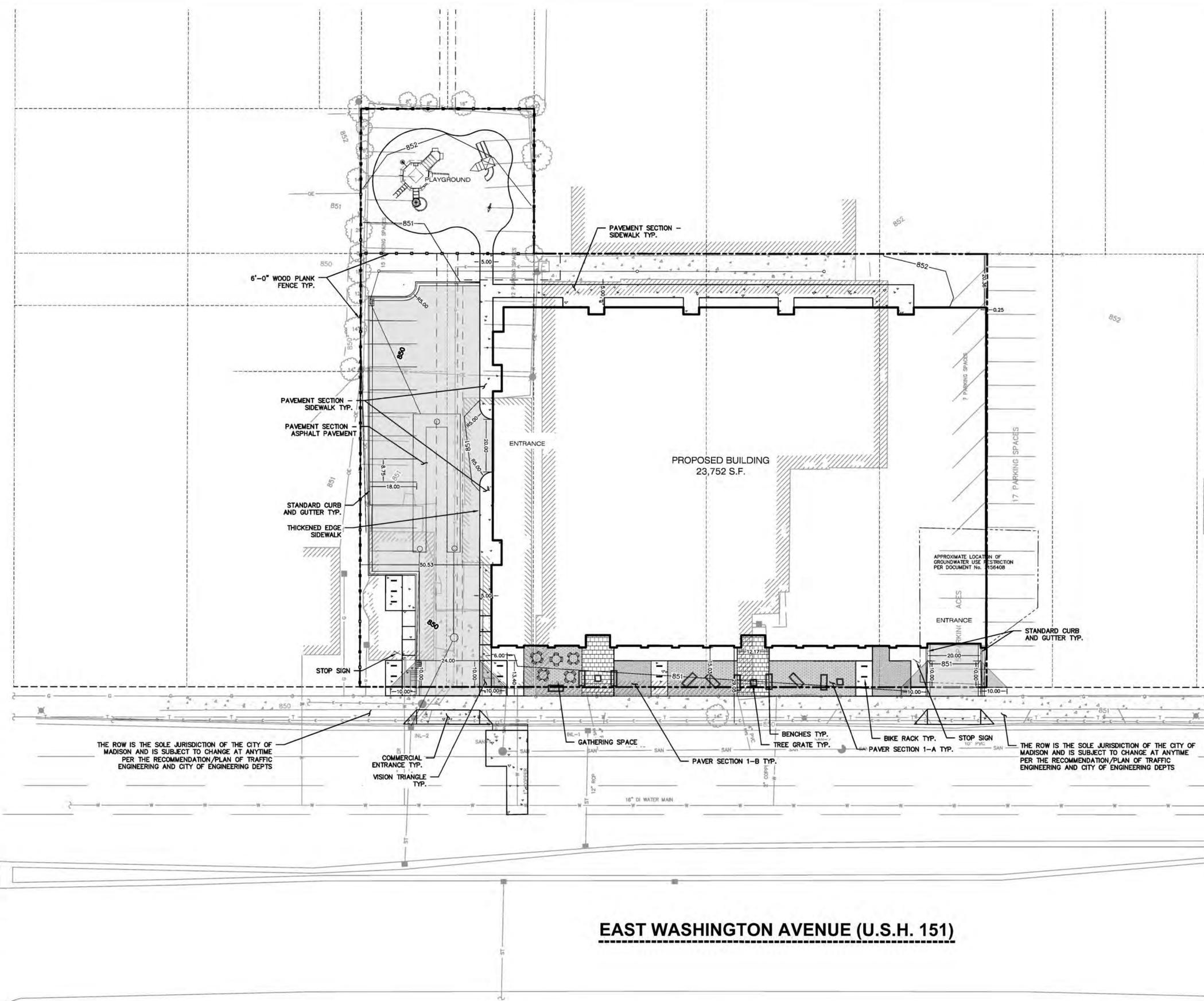
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LEGEND (SITE PLAN)

---	PROPERTY LINE
- - -	RIGHT-OF-WAY
- · - · -	EASEMENT LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	MOUNTABLE CURB
---	ASPHALT PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	SAWCUT EXISTING PAVEMENT
---	ADA PARKING BOLLARDS/SIGNS
---	FENCE

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

- SITE PLAN NOTES**
- ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
 - ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
 - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF MADISON.
 - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
 - 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 HIGH VISIBILITY YELLOW LATEX PAINT PER SPECIFICATIONS.

SITE INFORMATION BLOCK	
Site Address	1326 E. WASHINGTON AVE.
Existing Site Acreage (total)	.987
Number of Building Stories (above grade)	5
Total Building Square Footage	23,980 SF
Proposed Zoning	TRADITIONAL EMPLOYMENT (TE)
Number of parking stalls:	
Surface	12
Underground	74
Accessible	3
Total Stalls	89
Existing vs. Proposed Site Coverage:	
Existing Impervious Surface Area	41,276 S.F.
Existing Pervious Surface Area	3,780 S.F.
Proposed Impervious Surface Area	34,432 S.F.
Proposed Pervious Surface Area	8,562 S.F.
Proposed Impervious Surface Area Ratio	.80



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Design/Drawn: CHG
Approved: WHD

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C2.0

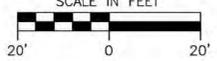
JSD PROJECT NO: 18-8568

EAST WASHINGTON AVENUE (U.S.H. 151)



north

SCALE IN FEET

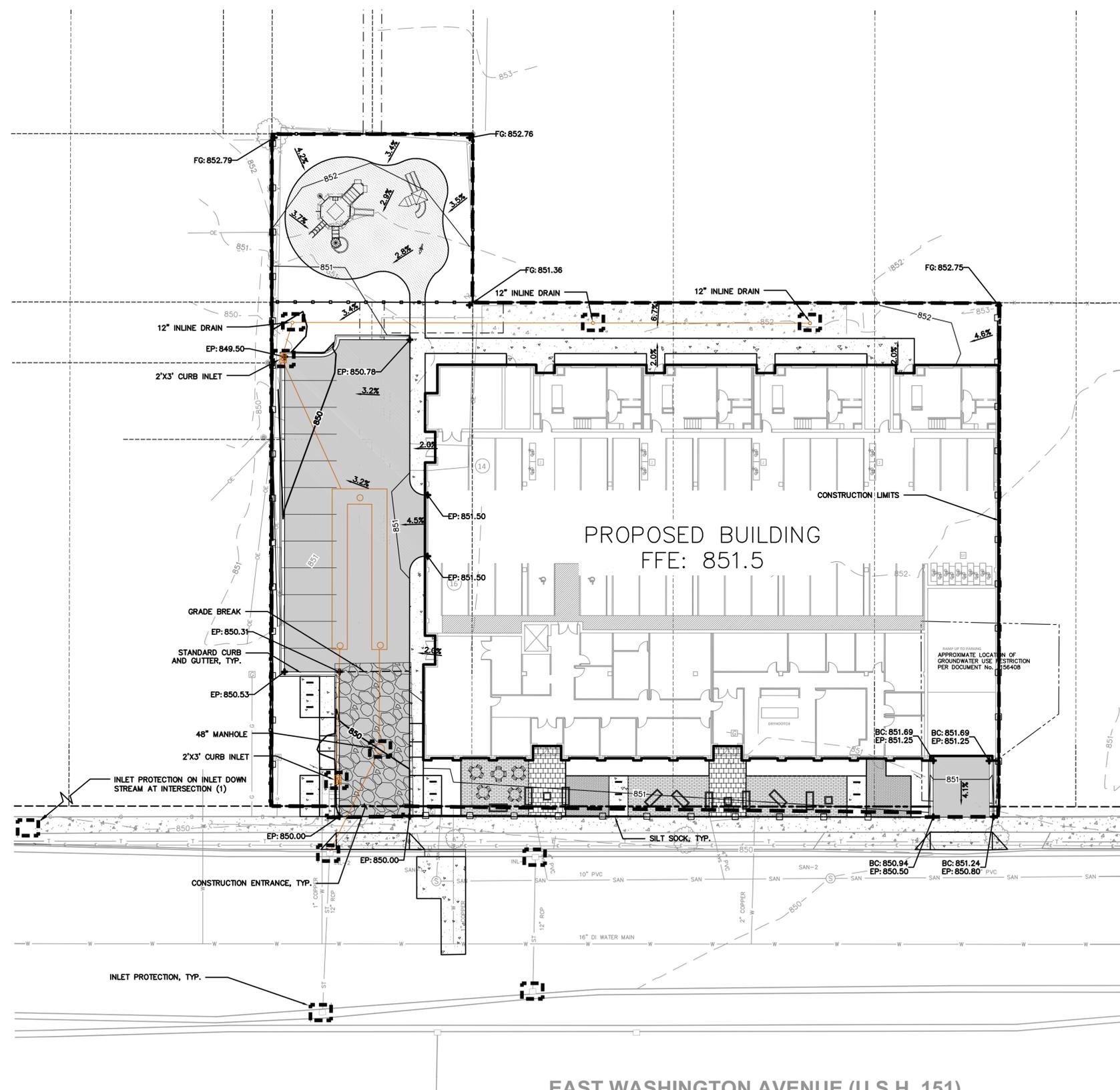




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LEGEND (GRADING & EROSION CONTROL PLAN)

- | | | | | |
|-----|--|-----|-----|--------------------------|
| --- | PROPERTY LINE | --- | 934 | PROPOSED 1 FOOT CONTOUR |
| --- | RIGHT-OF-WAY | --- | 935 | PROPOSED 1 FOOT CONTOUR |
| --- | EASEMENT LINE | --- | --- | DRAINAGE DIRECTION |
| --- | BUILDING OUTLINE | --- | --- | STORM SEWER |
| --- | BUILDING OVERHANG | --- | --- | SILT SOCK |
| --- | EDGE OF PAVEMENT | --- | --- | CONSTRUCTION LIMITS |
| --- | STANDARD CURB AND GUTTER | --- | --- | INLET PROTECTION, TYPE D |
| --- | REJECT CURB AND GUTTER | --- | --- | SPOT ELEVATION |
| --- | ASPHALT PAVEMENT | --- | --- | EP - EDGE OF PAVEMENT |
| --- | HEAVY DUTY ASPHALT PAVEMENT | --- | --- | FG - FINISH GRADE |
| --- | CONCRETE PAVEMENT | --- | --- | EC - EDGE OF CONCRETE |
| --- | HEAVY DUTY CONCRETE PAVEMENT | --- | --- | TS - TOP OF STEP |
| --- | STORMWATER MANAGEMENT AREA | --- | --- | BS - BOTTOM OF STEP |
| --- | BOULDER RETAINING WALL | --- | --- | RM - RIM ELEVATION |
| --- | MODULAR BLOCK RETAINING WALL | --- | --- | --- |
| --- | LIGHT POLE (REFER TO PHOTOMETRIC PLAN) | --- | --- | --- |
| --- | ADA PARKING BOLLARDS/SIGNS | --- | --- | --- |

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. 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.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
8. INSTALL TEMPORARY SEDIMENT TRAPS PER LATEST EDITION OF WDNR STORM WATER CONSTRUCTION TECHNICAL CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARDS NOTE 106.3. SEDIMENT TRAPS SHALL BE SIZED BASED ON MEDIUM SOIL TEXTURAL CLASS. SEDIMENT TRAPS SHALL BE INSPECTED WITHIN 24 HOURS AFTER EVERY RAIN EVENT PRODUCING 0.5 INCHES OF RAIN OR MORE AND AT A MINIMUM SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES A DEPTH OF 1 FOOT OR WHEN OUTLET BECOMES CLOGGED. SEDIMENT TRAPS SHALL BE REMOVED AND THE LOCATION STABILIZED AFTER THE DISTURBED AREA DRAINING TO THE SEDIMENT TRAP IS STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION. ALL SEDIMENT SHALL BE PROPERLY DISPOSED.
9. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
10. INSTALL STONE CHECK DAMS IN SWALE SOUTH OF THE PROPOSED GRAVEL PARKING LOT. STONE CHECK DAMS SHALL BE INSTALLED EVERY 75 FEET. AT THE INVERT OF THE SWALE. CHECK DAMS SHALL BE A MINIMUM OF 1.5 FEET IN HEIGHT ABOVE THE INVERT OF THE SWALE AND EXTENDED TO SWALE SIDE SLOPES, EACH WAY. STONE CHECK DAMS SHALL BE INSTALLED FOLLOWING FINISH GRADING OF SITE AND PRIOR TO PLACEMENT OF GRAVEL SURFACE ON PARKING LOT. TEMPORARY SEDIMENT TRAPS SHALL BE REMOVED PRIOR TO THE INSTALLATION OF SWALE STONE CHECK DAMS. REFER TO DETAIL 4/C4.0 FOR CONSTRUCTION DETAILS OF STONE CHECK DAM.
11. 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.
 - C. 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.
11. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
12. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. REFER BELOW TO "CSECR" NOTE NO. SIXTEEN (16) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERIM STABILIZATION.
13. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. ALL SITE GRADING AND DISTURBANCE SHALL BE OUTSIDE 10' WETLAND SETBACK (BUFFER ZONE)
16. SILT FENCE LOCATION REPRESENTED ON SHEET C2.0 INDICATES DISTURBANCE LIMITS. REFER TO CSECR NOTE 14 FOR DETAILS.
17. STABILIZATION PRACTICES:
 - 17.1. * 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.
 - 17.3. * 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.
 - 17.4. * STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - * HYDRO-MULCHING WITH A TACKIFIER
 - * GEOTEXTILE EROSION MATTING
 - * SODDING

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. 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.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
4. 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.
5. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
8. IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
9. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.



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Design/Drawn: CHG
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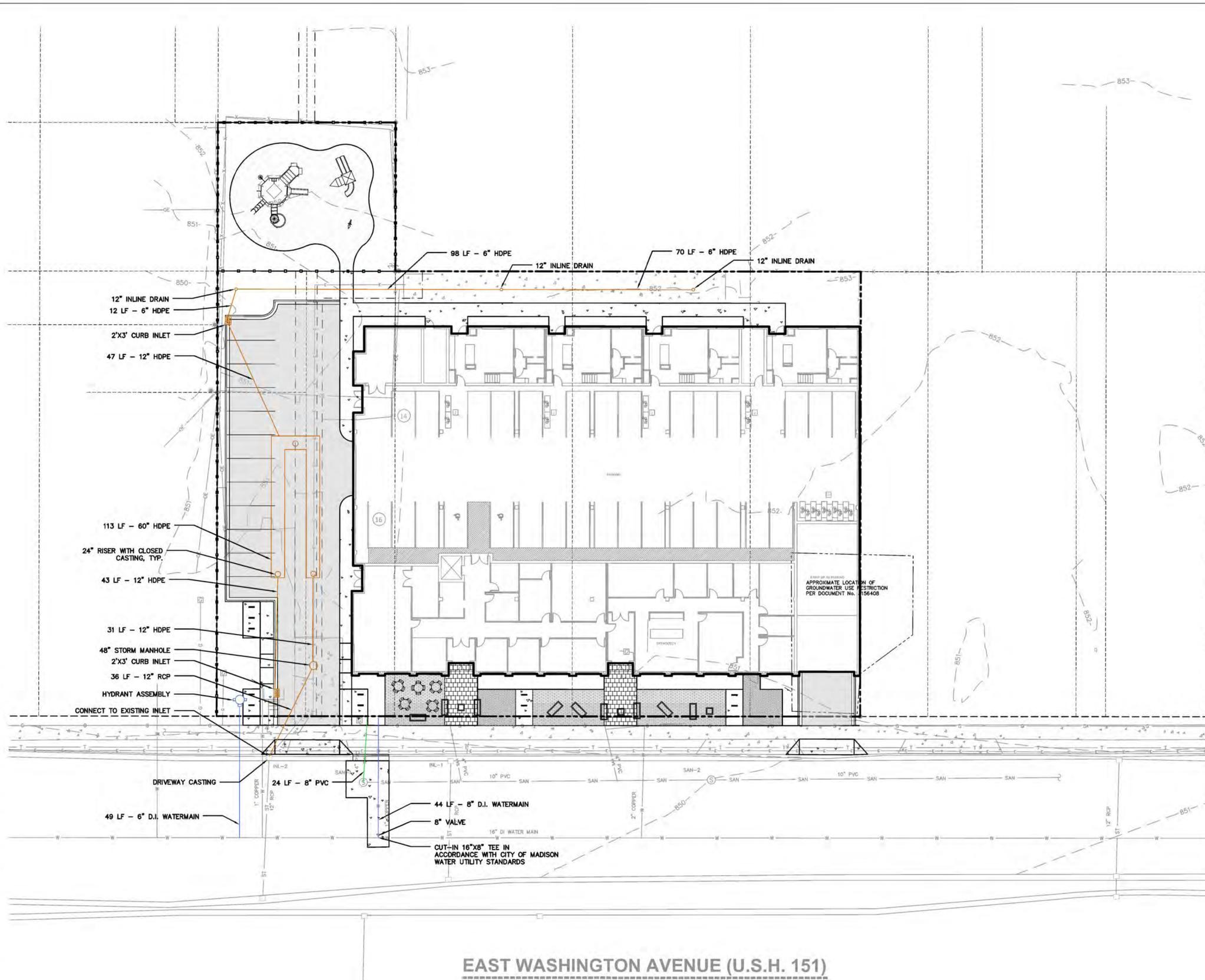
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C3.0

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LEGEND (UTILITY PLAN)

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
---	EASEMENT LINE
---	BUILDING OUTLINE
---	BUILDING OVERHANG
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	STORMWATER MANAGEMENT AREA
---	BOULDER RETAINING WALL
---	MODULAR BLOCK RETAINING WALL
---	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
---	ADA PARKING BOLLARDS/SIGNS
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER

- UTILITY NOTES:**
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
 - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISCONSIN, WSDOT, WDSPS, AND WDRN.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
 - THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
 - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
 - CONTRACTOR SHALL CONTACT THE MUNICIPALITY'S PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
 - CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE MUNICIPAL WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
 - ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
 - ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
 - ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
 - ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(8)(B)4.A.
 - ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-6 INCLUDING AT LEAST 6' OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6' OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
 - ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPARATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOX" ENLOSING THE TOP AND SIDES OF WATER MAIN.

EAST WASHINGTON AVENUE (U.S.H. 151)

north

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P. 608.848.5060

CLIENT:

GORMAN
& COMPANY

CLIENT ADDRESS:
**200 NORTH MAIN STREET
OREGON, WI, 53575**

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
VALOR ON WASHINGTON

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

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.08.18	LAND USE SUBMITTAL
2	08.15.18	LAND USE RE-SUBMITTAL
3	09.05.18	LAND USE RE-SUBMITTAL
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15		

Design/Drawn: CHG
Approved: WHD

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 18-8568

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CLIENT:



CLIENT ADDRESS:
200 NORTH MAIN STREET
OREGON, WI, 53575

PROJECT:
VALOR ON WASHINGTON

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

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Design/Drawn: CHG
Approved: WHD

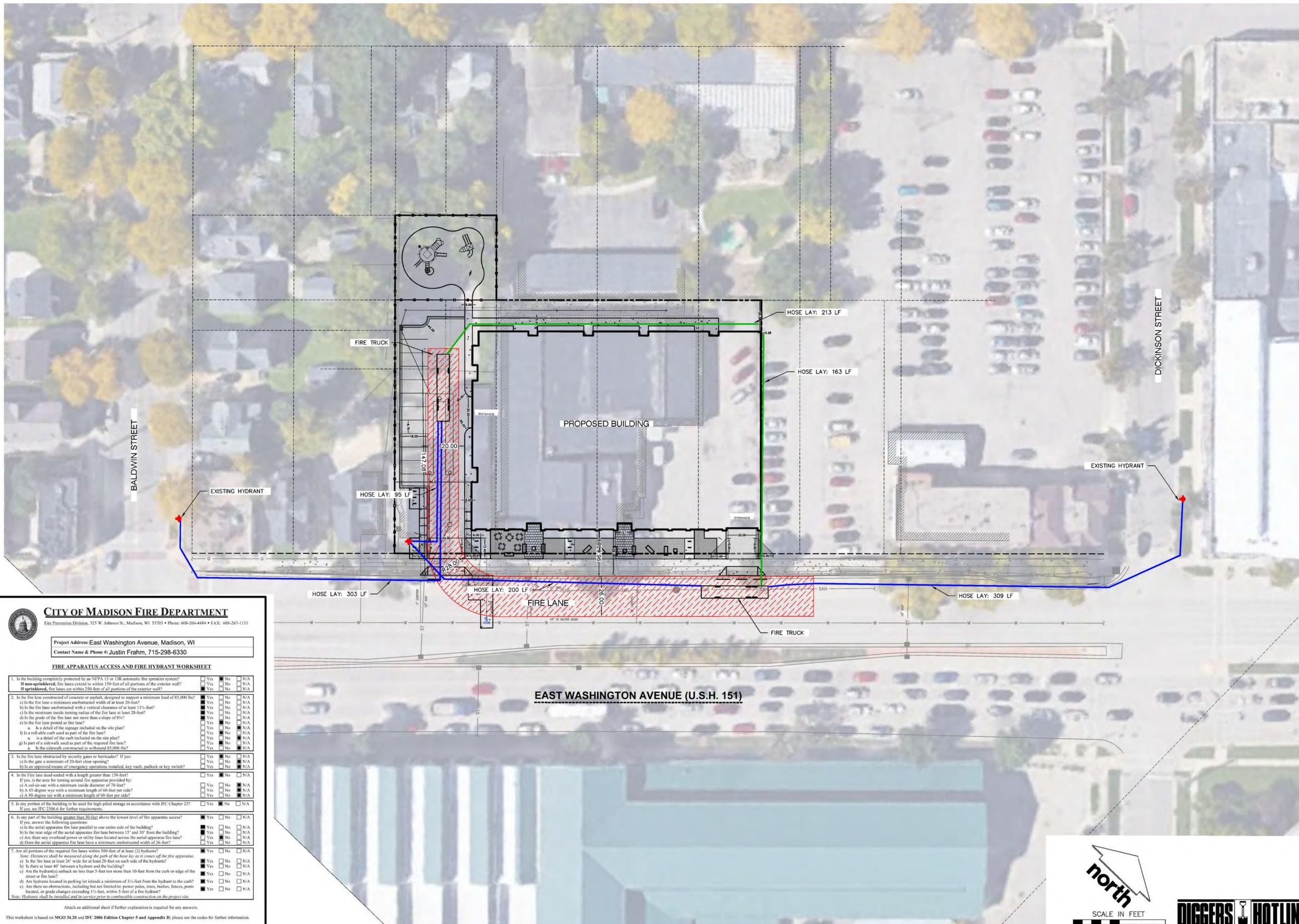
SHEET TITLE:
FIRE ACCESS PLAN

SHEET NUMBER:

C5.0

JSD PROJECT NO:

18-8568



CITY OF MADISON FIRE DEPARTMENT
Fire Prevention Division, 325 W. Johnson St., Madison, WI 53703 • Phone: 608-266-4484 • FAX: 608-267-1153

Project Address: East Washington Avenue, Madison, WI
Contact Name & Phone #: Justin Frahm, 715-298-6330

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 200-feet of all portions of the exterior wall?	Yes	No	N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 26-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? f) Is a rollable curb used as part of the fire lane? g) Is a detail of the curb included on the site plan? h) Is part of a sidewalk used as part of the required fire lane? i) Is the sidewalk constructed to withstand 85,000 lbs?	Yes	No	N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	Yes	No	N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? If yes, is the area for turning around fire apparatus provided by: a) A roll-over with a minimum inside diameter of 70-feet? b) A 45-degree wye with a minimum length of 60-feet per side? c) A 90-degree tee with a minimum length of 90-feet per side?	Yes	No	N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 237? If yes, see IFC 2306.6 for further requirements.	Yes	No	N/A
6. Is any part of the building greater than 30-feet above the lowest level of fire apparatus access? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building? b) Is the rear edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	Yes	No	N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrant? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to commencing construction on the project site.	Yes	No	N/A

Attach an additional sheet if further explanation is required for any answers.
This worksheet is based on MGO 34-20 and IFC 2006 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 4/2017

north

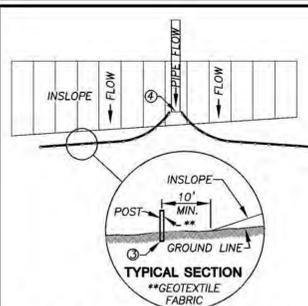
SCALE IN FEET

30' 0 30'

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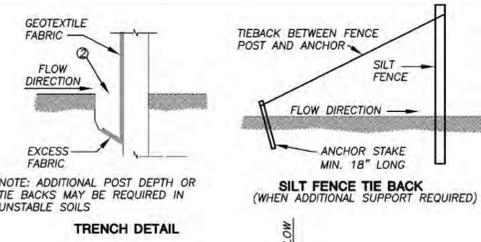
File: I:\2018\180568\DWG\180568 Con Docs.dwg Layout: C5.0 FIRE ACCESS User: cproanier Plotted: Sep 20, 2018 - 10:51am Xref's:

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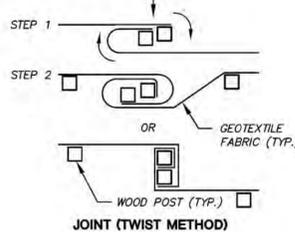
SILT FENCE ALONG SLOPES & OUTFALLS

- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" WIDE AND 6" DEEP TRENCH OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF DRIED OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
- SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDMR TECHNICAL STANDARD 1056.
- POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8'-0" FOR WOVEN & 3'-0" FOR NON-WOVEN)



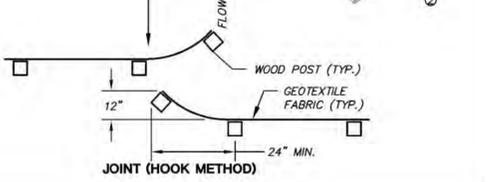
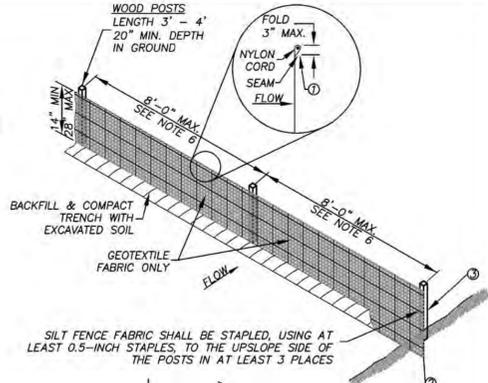
TRENCH DETAIL

SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)

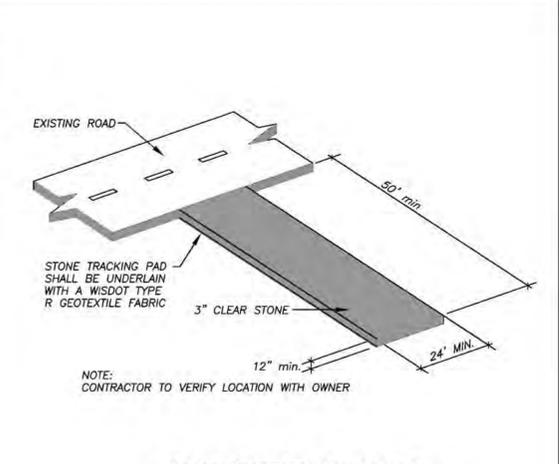


SILT FENCE

N.T.S.

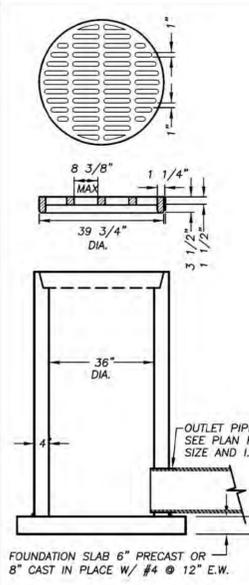


JOINT (HOOK METHOD)



CONSTRUCTION ENTRANCE

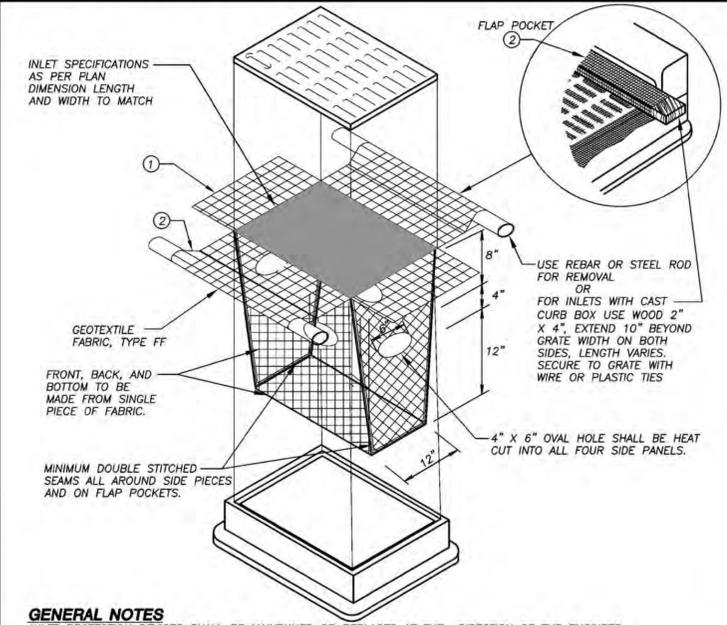
N.T.S.



36" DIAMETER STORM INLET

N.T.S.

IN BELL GRATE IS CUSTOM MANUFACTURED BY THE NEEHAH FOUNDRY COMPANY TO MADISON CONCRETE PIPE SPECIFICATIONS
 GRATE IS CAST GRAY IRON MANUFACTURED TO MEET ASTM A-48 CLASS 35 B AND AASHTO M105 SPECIFICATIONS - GRATE HYDRAULICS ARE AVAILABLE UPON REQUEST
 GRATES ARE AASHTO H20 LOAD RATED
 GRATE SETS FLUSH WITH TOP OF CATCH BASIN BELL
 PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M159 SPECIFICATIONS
 STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0"
 STOCK 36" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED
 CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO M-198B AND ASTM C-990
 PIPE TO CATCH BASIN CONNECTORS: KOR-N-SEAL AS MANUFACTURED BY NPC INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923



GENERAL NOTES

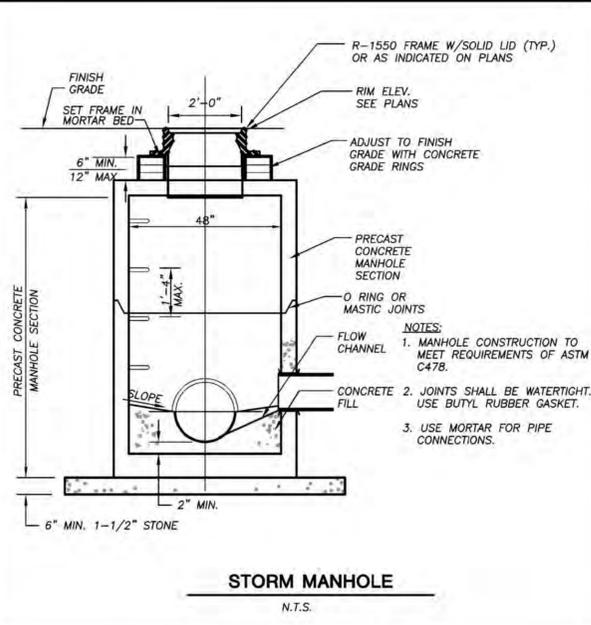
- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
 MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
 WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
 TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
 THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3", WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

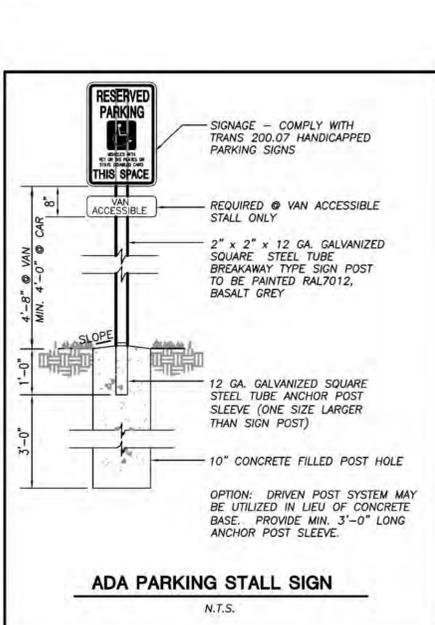
INLET PROTECTION, TYPE D

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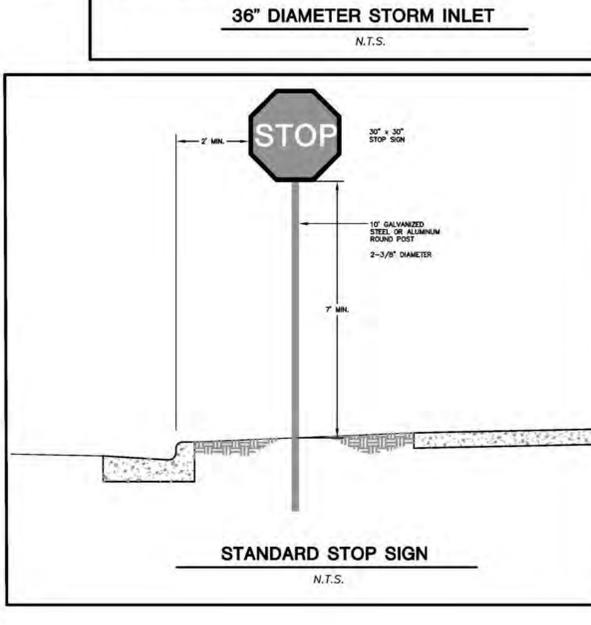
STORM MANHOLE

N.T.S.



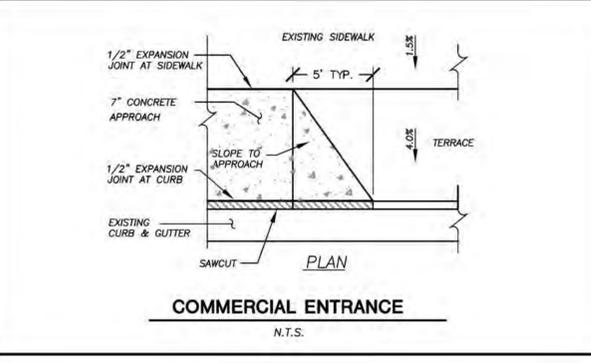
ADA PARKING STALL SIGN

N.T.S.



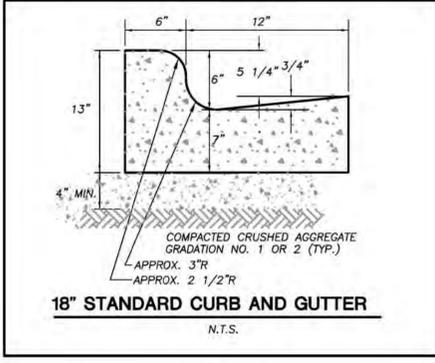
STANDARD STOP SIGN

N.T.S.



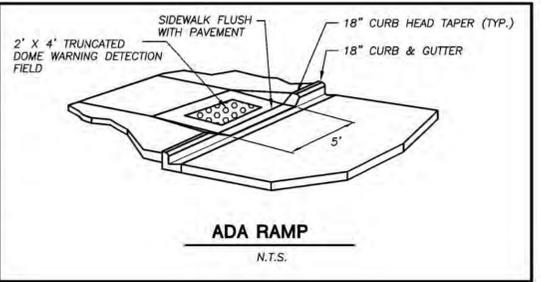
COMMERCIAL ENTRANCE

N.T.S.



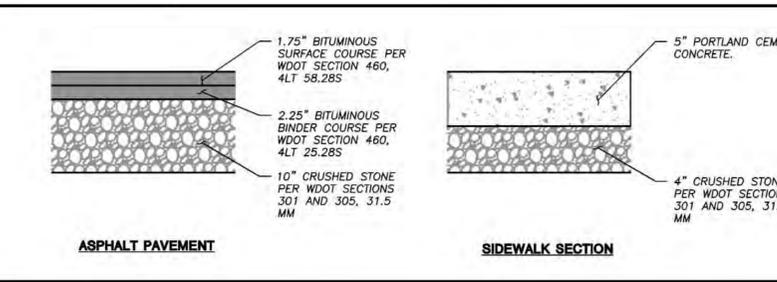
18" STANDARD CURB AND GUTTER

N.T.S.



ADA RAMP

N.T.S.



ASPHALT PAVEMENT

SIDEWALK SECTION

PAVEMENT SECTIONS

N.T.S.

- NOTES:
- REFER TO GEOTECHNICAL REPORT TO BE PERFORMED TO DETERMINE PROPER THICKNESS. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND GEOTECHNICAL REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
 - WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, BUT EXCLUDING LIMITATIONS IN SECTION 460.3.2 RESTRICTING LAYER THICKNESS BY AGGREGATE SIZE.
 - COMPACTION REQUIREMENTS:
 - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
 - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
 - MIXTURE TYPE E-0.3 BITUMINOUS PAVEMENT IS RECOMMENDED; REFER TO SECTION 460, TABLE 460-2 OF THE STANDARD SPECIFICATIONS.
 - CONCRETE PADS SHALL HAVE A WIRE REINFORCEMENT MESH (W6X6, 2.9X2.9) FOR CRACK CONTROL.



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CLIENT ADDRESS:
 200 NORTH MAIN STREET
 OREGON, WI, 53575

PROJECT:
 VALOR ON WASHINGTON

PROJECT LOCATION:
 CITY OF MADISON, WI
 DANE COUNTY

PLAN MODIFICATIONS:

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DETAILS

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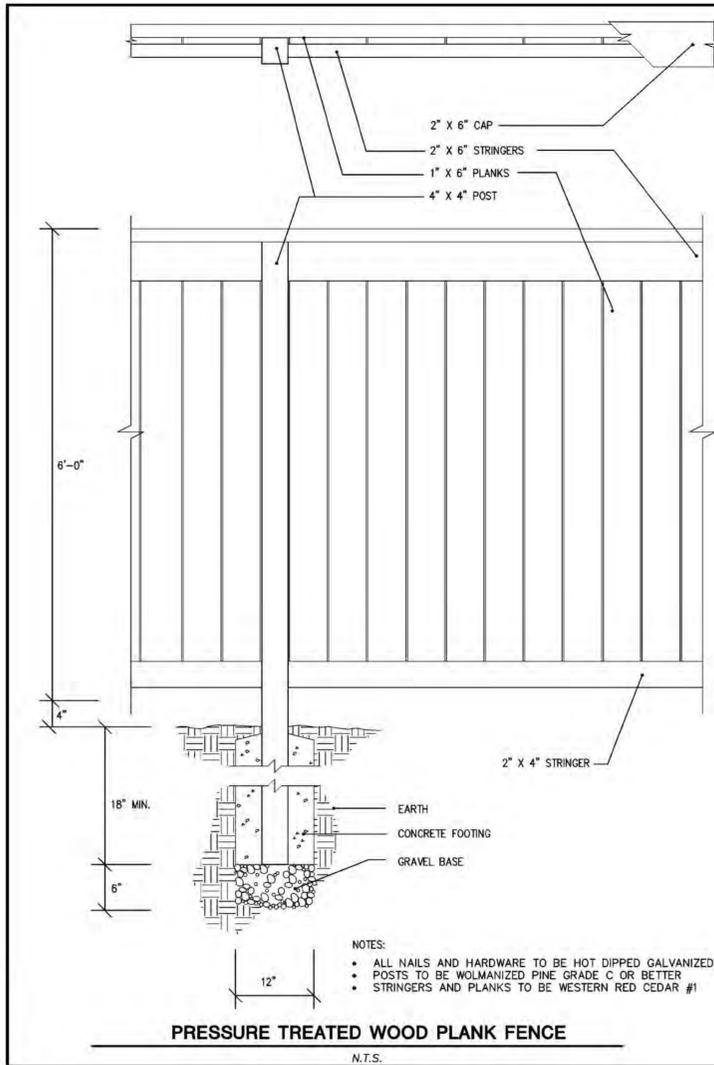
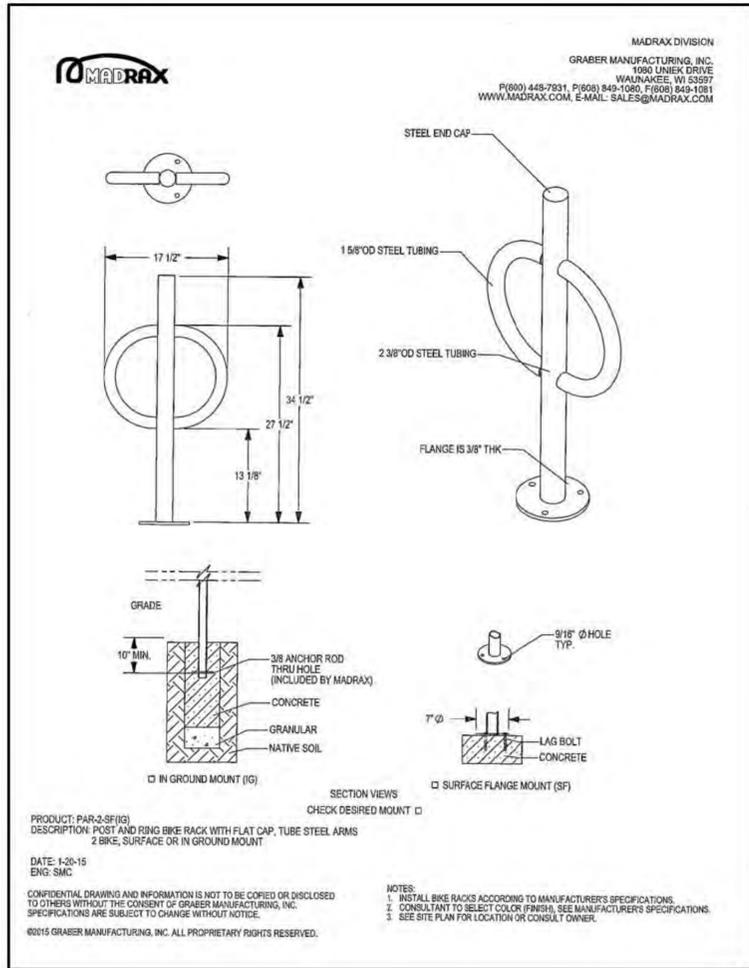
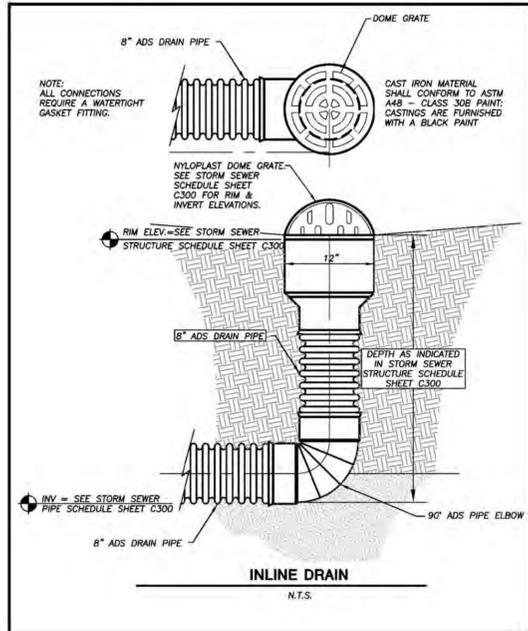
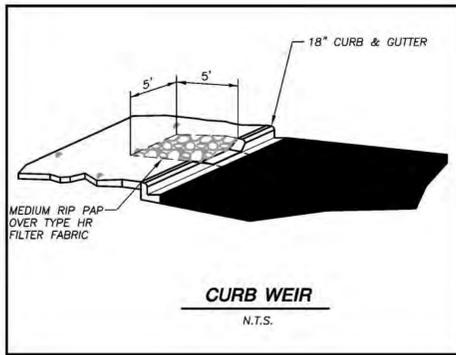


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JSD PROJECT NO: 18-8568

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JSD PROJECT NO: 18-8568

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DEMOLITION NOTES

- 1. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
- 2. 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 HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- 3. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- 4. 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.
- 5. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCROUGH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCING.
- 6. 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.
- 7. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- 8. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- 9. 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.
- 10. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS, ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS.
- 11. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 11.1. EXAMINING 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.
 - 11.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - 11.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - 11.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- 12. 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.
- 13. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- 14. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- 15. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED VILLAGE OF OREGON RECYCLING PLAN.
- 16. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- 17. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
- 18. EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
- 19. 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 VILLAGE OF OREGON SPECIFICATIONS.
- 20. 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.
- 21. 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.
- 22. 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.
- 23. 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".
- 24. THIS SITE IS A CLOSED ENVIRONMENTAL RECLAMATION SITE. THE CONTRACTOR SHALL COMPLY WITH THE APPROVED ENVIRONMENTAL RECLAMATION PLAN INCLUDING MAINTAINING AND PROVIDING ALL RECORDS TO THE OWNER OF DISPOSAL OF MATERIALS REMOVED FROM THE SITE IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. THE OWNER WILL PROVIDE THE MATERIAL MANAGEMENT PLAN.
- 25. IF THE CONTRACTOR ENCOUNTERS ANY POTENTIALLY HAZARDOUS MATERIAL, THEY SHALL STOP WORK AND NOTIFY THE OWNER'S CONSTRUCTION REPRESENTATIVE.

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 THE 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.

SITE PLAN NOTES

- 1. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
- 2. ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
- 3. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE VILLAGE OF OREGON.
- 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 MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER
- 5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER
- 6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- 7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- 8. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
- 9. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
- 10. 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 HIGH VISIBILITY YELLOW LATEX PAINT PER SPECIFICATIONS.

UTILITY NOTES:

- 1. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- 2. 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.
- 3. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
- 4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WSDOT, WDSPS, AND WDNR.
- 5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - * EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - * OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - * VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - * NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - * NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- 11. CONTRACTOR SHALL CONTACT THE MUNICIPALITY'S PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO THE ENGINEER PRIOR TO CONNECTING.
- 12. CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE MUNICIPAL WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
- 13. ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
- 14. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
- 15. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
- 16. ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(8)(B)4.A.
- 17. ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-8 INCLUDING AT LEAST 8' OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6' OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
- 18. ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPERATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOX" ENCLOSING THE TOP AND SIDES OF WATER MAIN.

CONSTRUCTION SEQUENCING

- 1. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- 2. STRIP TOPSOIL.
- 3. INSTALL ALL SWALES AND RAIN GARDENS
- 4. EXCAVATE BUILDING FOUNDATIONS.
- 5. COMPLETE ALL OTHER GRADING.
- 6. INSTALL STORM SEWER & INLET PROTECTION MEASURES.
- 7. INSTALL AGGREGATE BASE COURSE AND PAVING IN PARKING AREAS.
- 8. STABILIZE NEWLY GRADED SOILS.
- 9. COMPLETE EXTERIOR BUILDING WORK AND DOWNSPOUTS.
- 10. REGRADE & STABILIZE TEMPORARY SEDIMENT BASIN.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

- 1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
- 2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- 3. 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.
- 4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- 5. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- 6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- 7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
- 8. INSTALL TEMPORARY SEDIMENT TRAPS PER LATEST EDITION OF WDNR STORM WATER CONSTRUCTION TECHNICAL CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARDS NOTE 1063. SEDIMENT TRAPS SHALL BE SIZED BASED ON MEDIUM SOIL TEXTURAL CLASS. SEDIMENT TRAPS SHALL BE INSPECTED WITHIN 24 HOURS AFTER EVERY RAIN EVENT PRODUCING 0.5 INCHES OF RAIN OR MORE AND AT A MINIMUM SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES A DEPTH OF 1 FOOT OR WHEN OUTLET BECOMES CLOGGED. SEDIMENT TRAPS SHALL BE REMOVED AND THE LOCATION STABILIZED AFTER THE DISTURBED AREA DRAINING TO THE SEDIMENT TRAP IS STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION. ALL SEDIMENT SHALL BE PROPERLY DISPOSED.
- 9. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
- 10. INSTALL STONE CHECK DAMS IN SWALE SOUTH OF THE PROPOSED GRAVEL PARKING LOT. STONE CHECK DAMS SHALL BE INSTALLED EVERY 75 FEET, AT THE INVERT OF THE SWALE. CHECK DAMS SHALL BE A MINIMUM OF 1.5 FEET IN HEIGHT ABOVE THE INVERT OF THE SWALE AND EXTENDED TO SWALE SIDE SLOPES, EACH WAY. STONE CHECK DAMS SHALL BE INSTALLED FOLLOWING FINISH GRADING OF SITE AND PRIOR TO PLACEMENT OF GRAVEL SURFACE ON PARKING LOT. TEMPORARY SEDIMENT TRAPS SHALL BE REMOVED PRIOR TO THE INSTALLATION OF SWALE STONE CHECK DAMS. REFER TO DETAIL 4/C4.0 FOR CONSTRUCTION DETAILS OF STONE CHECK DAM.
- 11. 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.
 - C. 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.
- 11. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- 12. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. REFER BELOW TO "CSECR" NOTE NO. SIXTEEN (16) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERIM STABILIZATION.
- 13. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
- 14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- 15. ALL SITE GRADING AND DISTURBANCE SHALL BE OUTSIDE 10' WETLAND SETBACK(BUFFER ZONE)
- 16. SILT FENCE LOCATION REPRESENTED ON SHEET C2.0 INDICATES DISTURBANCE LIMITS. REFER TO CSECR NOTE 14 FOR DETAILS.
- 17. **STABILIZATION PRACTICES:**
 - 17.1. * 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.
 - 17.2. * STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - * HYDRO-MULCHING WITH A TACKIFIER
 - * GEOTEXTILE EROSION MATTING
 - * SODDING
 - 17.3. * 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.
 - 17.4. * STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - * HYDRO-MULCHING WITH A TACKIFIER
 - * GEOTEXTILE EROSION MATTING
 - * SODDING

GRADING AND SEEDING NOTES

- 1. 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.
- 2. 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.
- 3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
- 4. 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.
- 5. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- 6. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- 7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON ENGINEERING DIVISION TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
- 8. IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
- 9. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.



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CLIENT:



CLIENT ADDRESS:

200 NORTH MAIN STREET OREGON, WI, 53575

PROJECT:

VALOR ON WASHINGTON

PROJECT LOCATION:

CITY OF MADISON, WI DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.08.18	LAND USE SUBMITTAL
2	08.15.18	LAND USE RE-SUBMITTAL
3	09.05.18	LAND USE RE-SUBMITTAL
4		
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12		
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15		

Design/Drawn: CHG Approved: WHD

SHEET TITLE:

NOTES

SHEET NUMBER:

C7.0

JSD PROJECT NO:

18-8568



Toll Free (800) 242-8511

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#	Date:	Description:
1	06.08.18	LAND USE SUBMITTAL
2	08.15.18	LAND USE RE-SUBMITTAL
3	09.05.18	LAND USE RE-SUBMITTAL
4		
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LEGEND (LANDSCAPE PLAN)

---	PROPERTY LINE	---	BUILDING OUTLINE
- - - -	RIGHT-OF-WAY	=====	EDGE OF PAVEMENT
- · - · -	EASEMENT LINE	=====	REJECT CURB AND GUTTER
ST	EXISTING STORM SEWER	=====	CONCRETE PAVEMENT
SAN	EXISTING SANITARY SEWER	=====	ASPHALT PAVEMENT
W	EXISTING WATER SERVICE	-----X-----	FENCE
FO	EXISTING FIBER OPTIC	-----X-----	LANDSCAPE EDGING
	EXISTING GAS	-----X-----	ADA PARKING BOLLARDS/SIGNS
999	EXISTING 1 FOOT CONTOUR	-----X-----	BIKE RACK
1000	EXISTING 5 FOOT CONTOUR	-----X-----	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
999	PROPOSED 1 FOOT CONTOUR		
1000	PROPOSED 5 FOOT CONTOUR		
SAN	PROPOSED SANITARY SEWER		
ST	PROPOSED STORM SEWER		
W	PROPOSED WATER SERVICE		

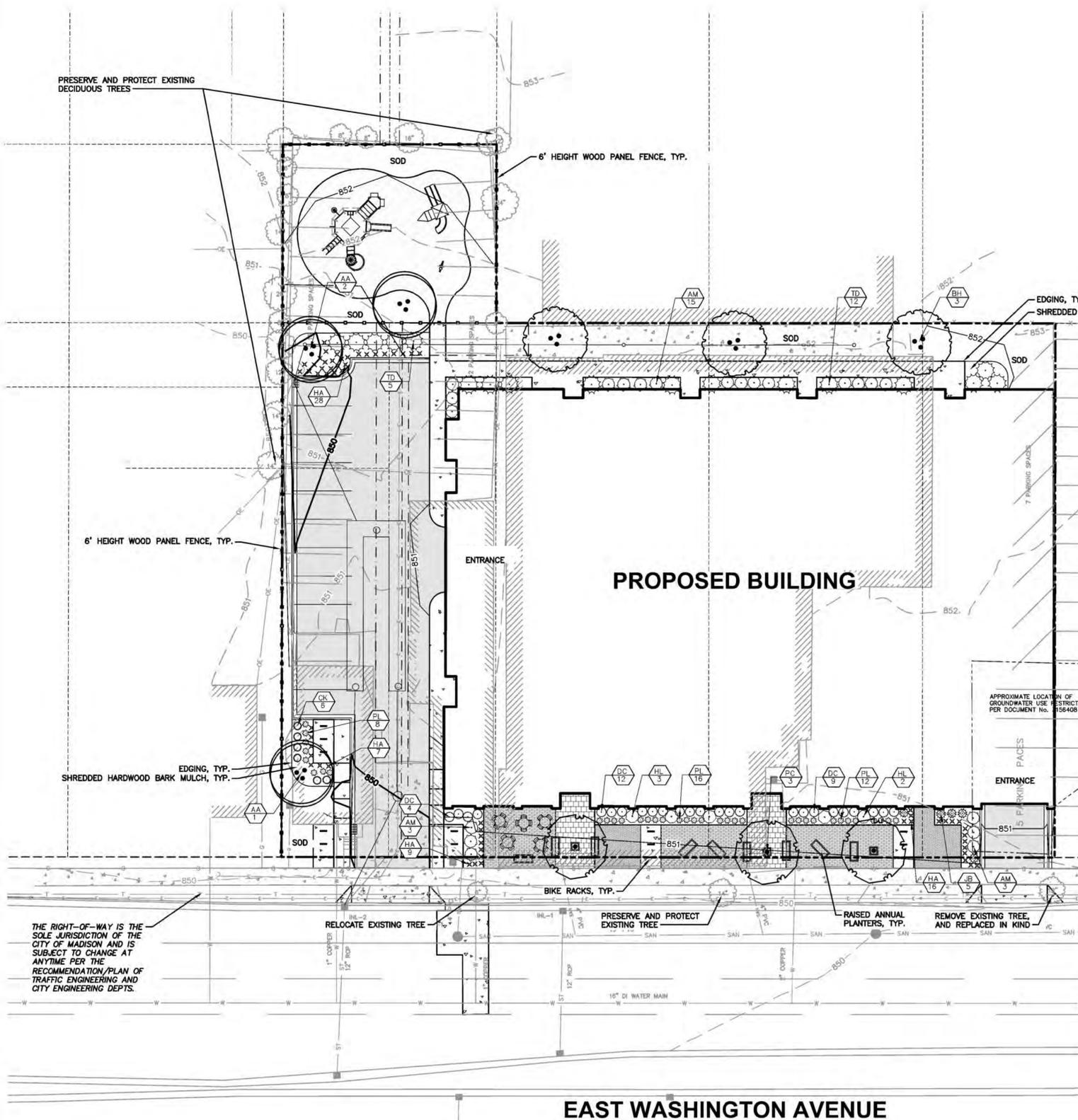
GENERAL NOTES:

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE

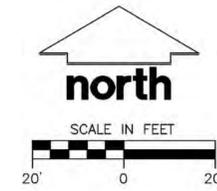
PLANT SCHEDULE

01-OVERSTORY DECIDUOUS TREE	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	BH	<i>Betula nigra</i> 'Heritage' / Heritage River Birch	B & B	2.5" Cal	35
	PC	<i>Pyrus calleryana</i> 'Cleveland Select' / Cleveland Select Pear	15 gal	2.5" Cal	35
03-ORNAMENTAL TREE	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	AA	<i>Amelanchier canadensis</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal	15
05-DECIDUOUS SHRUB	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	AM	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry	3 gal	12" tall min.	3
	DC	<i>Dierilla sessilifolia</i> 'Cool Splash' / Cool Splash False Honeysuckle	3 gal	12" tall min.	3
	HL	<i>Hydrangea paniculata</i> 'Jane' / Little Lime Hydrangea	3 gal	12" tall min.	3
06-EVERGREEN SHRUB	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	JB	<i>Juniperus squamata</i> 'Blue Star' / Blue Star Juniper	3 gal	Min. 12"-24"	4
	TD	<i>Taxus x media</i> 'Dark Green Spreading' / Dark Green Spreading Yew	3 gal	24" Min Ht.	4
07-ORNAMENTAL GRASSES/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	CK	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass	1 gal	12-18" Ht.	2
	HA	<i>Hemerocallis x 'Chicago Apache'</i> / Daylily	1 gal	12-18" Ht.	2
	PL	<i>Perovskia atriplicifolia</i> 'Little Spire' / Little Spire Russian Sage	1 gal	12-18" Ht.	2

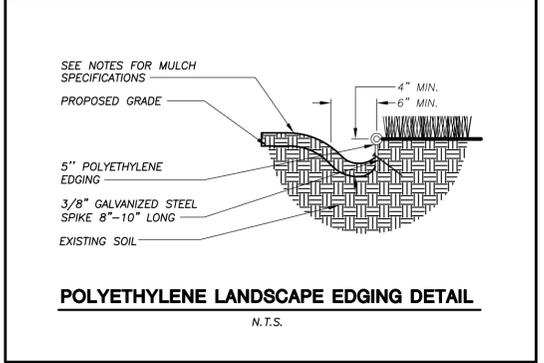
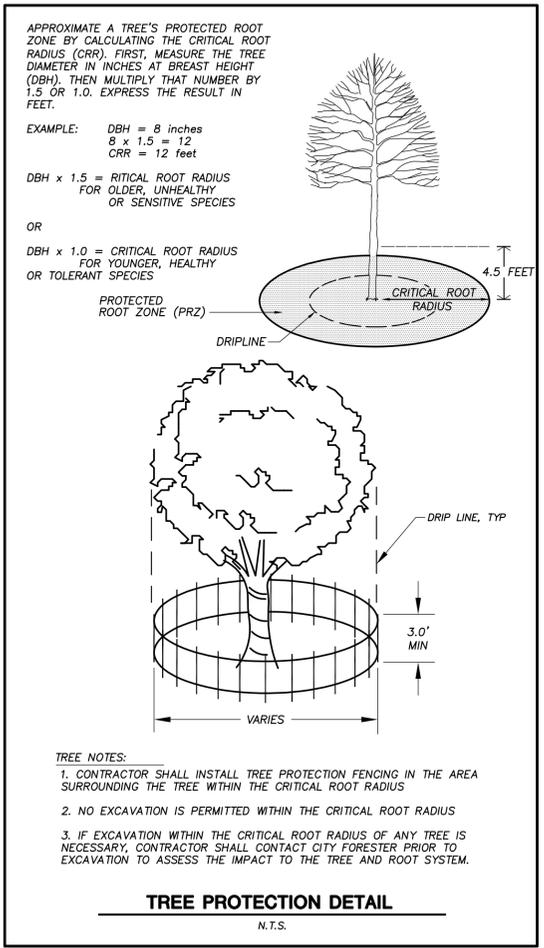
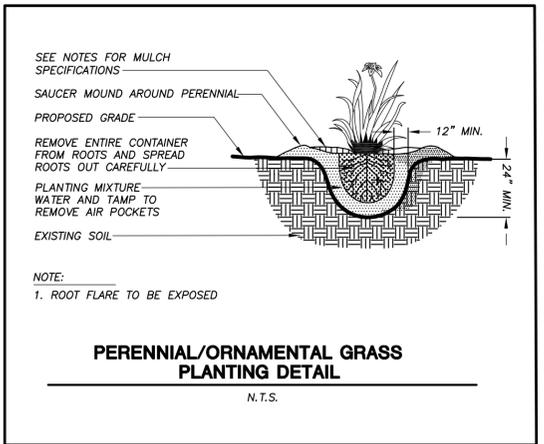
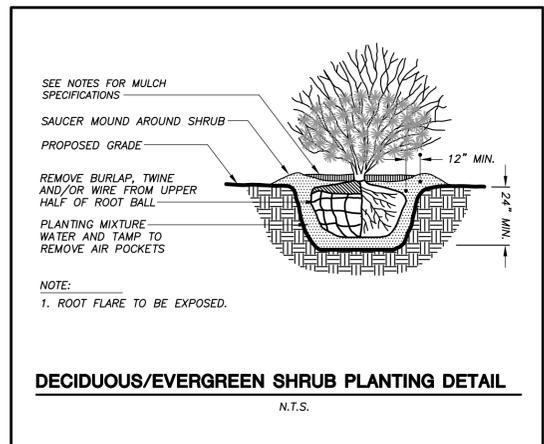
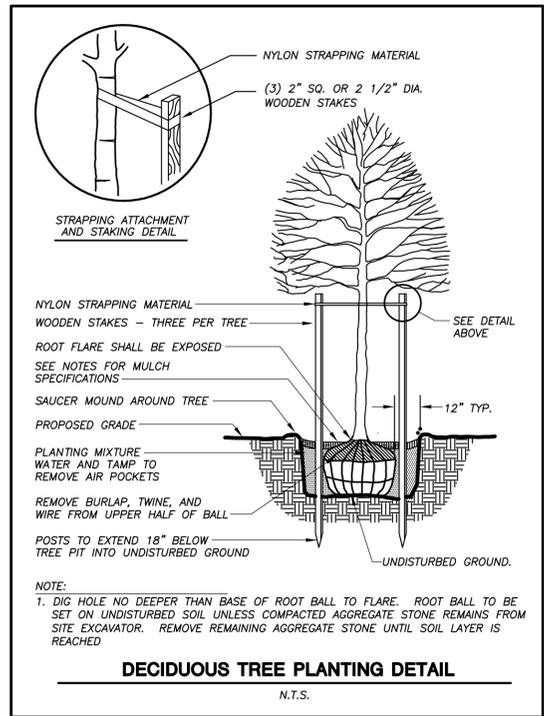
PROPOSED BUILDING



EAST WASHINGTON AVENUE



File: I:\2018\186568\DWG\186568 Landscape.dwg Layout: L2.0 User: cgraener Plotfile: Sep 20, 2018 - 10:55am Xref's:



GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR 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.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE PERFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE, SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- 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.
- MATERIALS - POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SEEDING & SODDING NOTES

- 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
- 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 TURFGRASS 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. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHARPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



**CITY OF MADISON
LANDSCAPE WORKSHEET**
Section 28.142 Madison General Ordinance

Project Location / Address 1328 EAST WASHINGTON AVENUE
Name of Project **VALOR ON WASHINGTON**
Owner / Contact **JUSTIN FRAHM**
Contact Phone (608) 848-5060 Contact Email JUSTIN.FRAHM@JSDINC.COM

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- No demolition of a principal building is involved.
- Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- 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 10,290
Total landscape points required 172
- For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.
Total square footage of developed area _____
Five (5) acres = 217,800 square feet
First five (5) developed acres = 3,630 points
Remainder of developed area _____
Total landscape points required _____
- For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.
Total square footage of developed area _____
Total landscape points required _____

10/2013

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35			6	210
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			3	45
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			51	153
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			22	88
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			102	204
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						700

Total Number of Points Provided 700

* As determined by ANSI, ANLA - American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

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

CLIENT:



CLIENT ADDRESS:
**200 NORTH MAIN STREET
OREGON, WI, 53575**

PROJECT:
VALOR ON WASHINGTON

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

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.08.18	LAND USE SUBMITTAL
2	08.15.18	LAND USE RE-SUBMITTAL
3	09.05.18	LAND USE RE-SUBMITTAL
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: KJY
Approved: THB

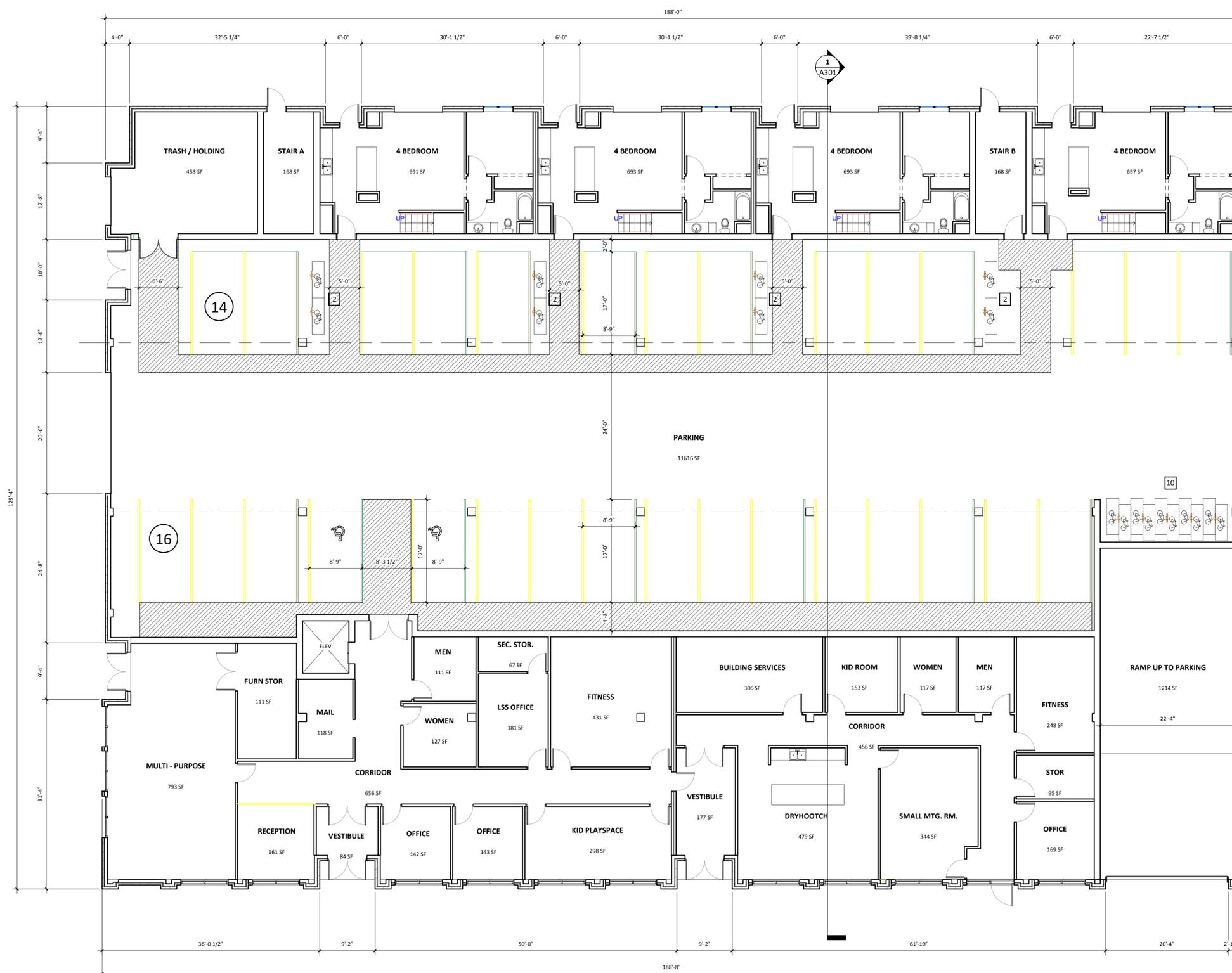
**SHEET TITLE:
LANDSCAPE DETAILS,
NOTES &
SPECIFICATIONS**

SHEET NUMBER:

L2.0

JSD PROJECT NO: 18-8568

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1 1ST FLOOR PLAN - OVERALL
SCALE: 1/8" = 1'-0"

VALOR ON WASHINGTON

EAST WASHINGTON
MADISON, WI

Project No. _____ Project Number _____
Plot Date: 9/20/2018 3:21:55 PM
Drawn by: GORMAN

Date	Issue Description
08.15.2018	LAND USE RESUBMITTAL
09.05.2018	LAND USE RESUBMITTAL

Sheet Title
1ST FLOOR PLAN -
OVERALL

Sheet No.
A111

VALOR ON WASHINGTON

EAST WASHINGTON
 MADISON, WI

Project No.	Project Number
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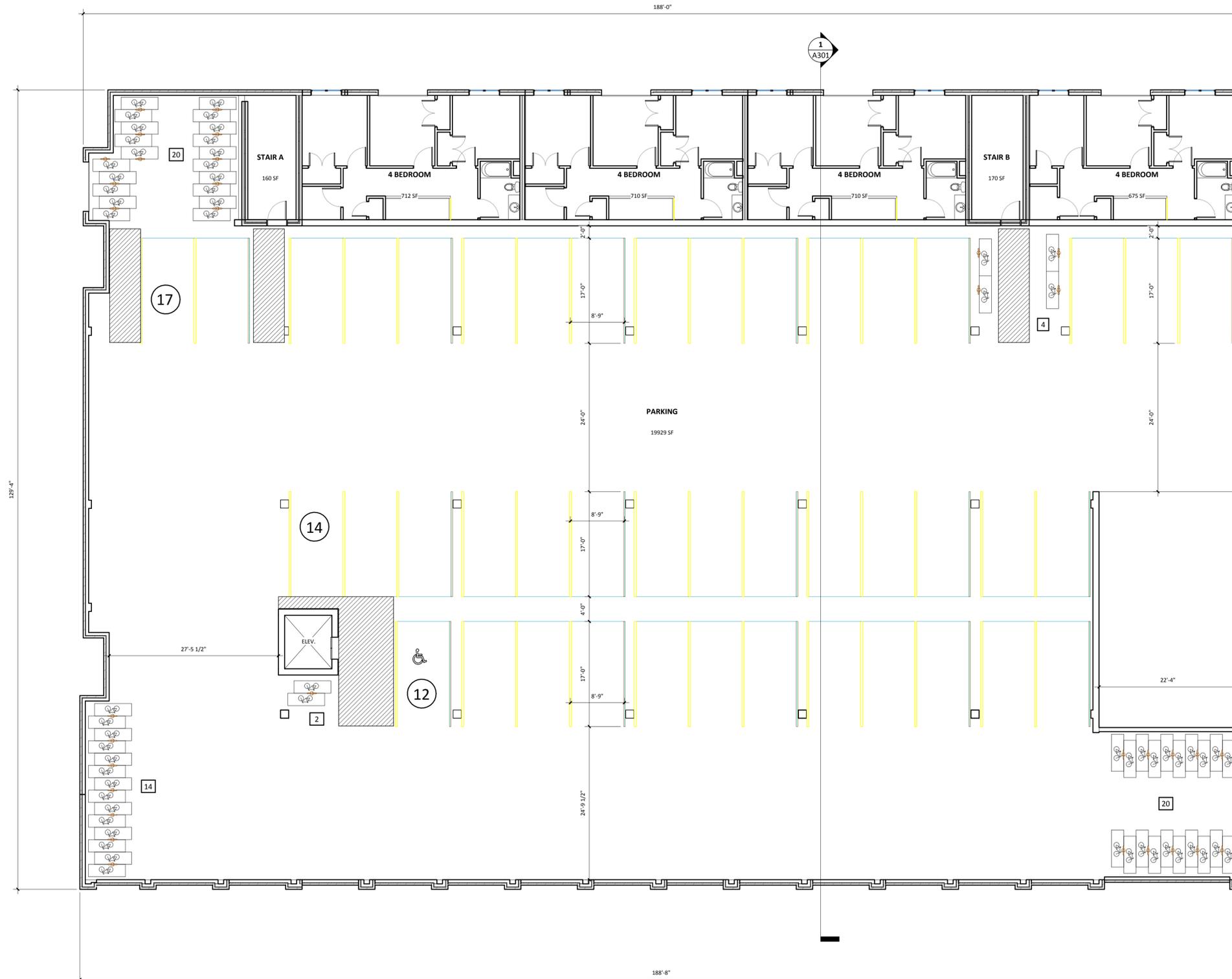
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08.15.2018	LAND USE RESUBMITTAL
09.05.2018	LAND USE RESUBMITTAL

Sheet Title

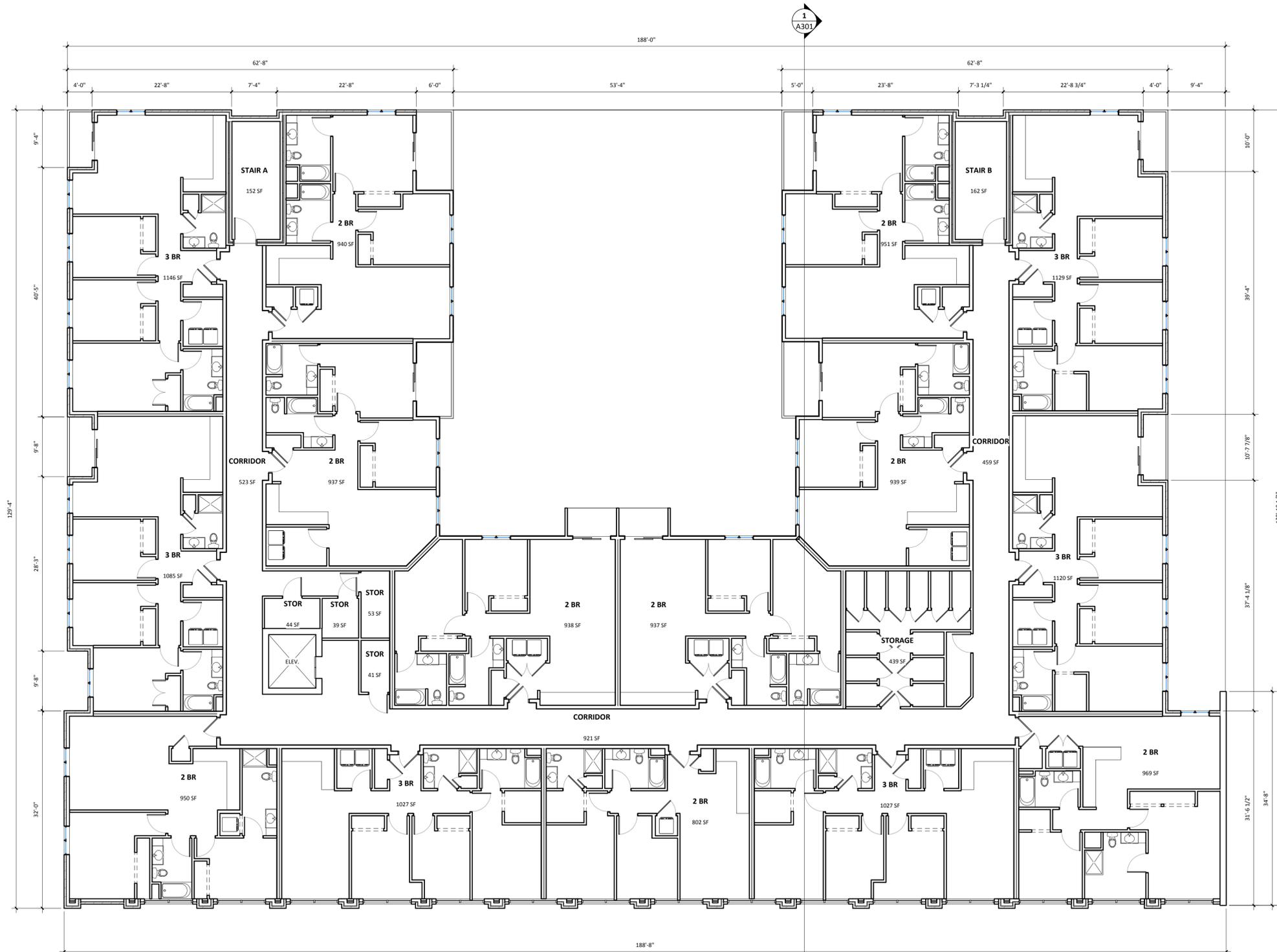
2ND FLOOR PLAN -
 OVERALL

Sheet No.

A121



1 2ND FLOOR PLAN - OVERALL
 SCALE: 1/8" = 1'-0"



1 3RD FLOOR PLAN - OVERALL
 SCALE: 1/8" = 1'-0"

VALOR ON WASHINGTON

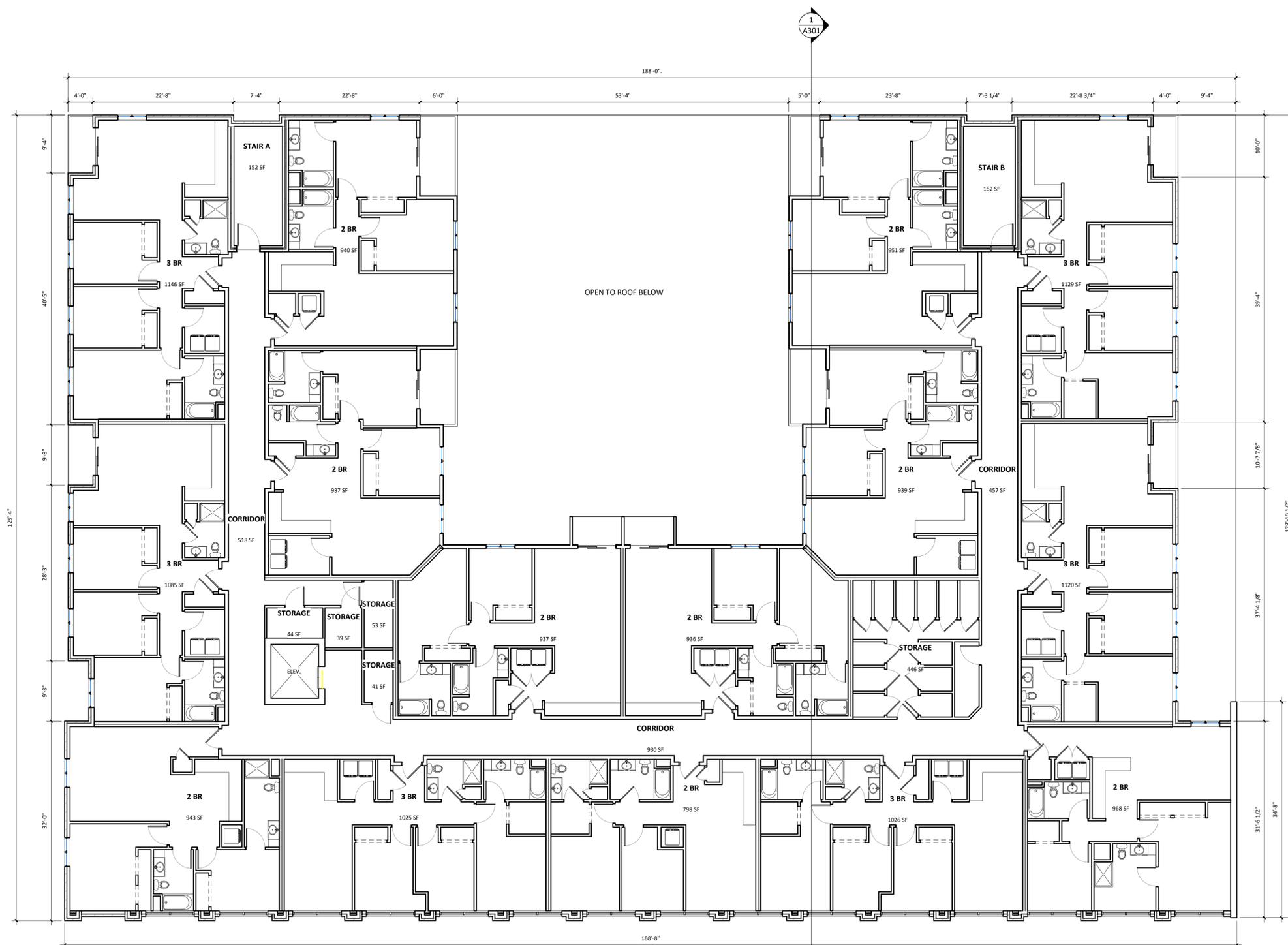
EAST WASHINGTON
 MADISON, WI

Project No.	Project Number
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Drawn by:	GORMAN

Date	Issue Description
08.15.2018	LAND USE RESUBMITTAL
09.05.2018	LAND USE RESUBMITTAL

Sheet Title
 3RD FLOOR PLAN -
 OVERALL

Sheet No.
A131



1 4TH FLOOR PLAN - OVERALL
 SCALE: 1/8" = 1'-0"

VALOR ON WASHINGTON

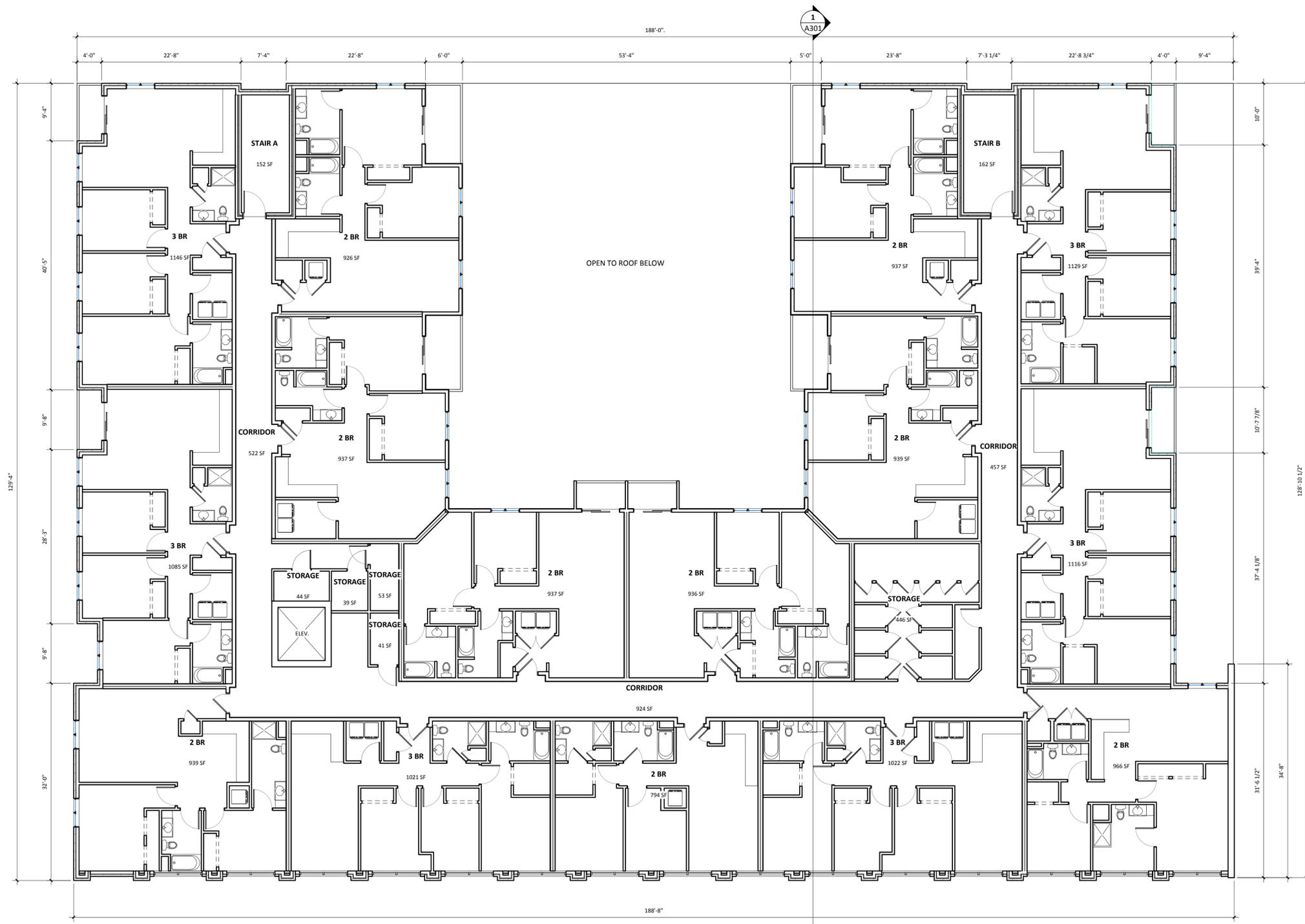
EAST WASHINGTON
 MADISON, WI

Project No.	Project Number
Plot Date:	9/20/2018 3:22:04 PM
Drawn by:	GORMAN

Date	Issue Description
08.15.2018	LAND USE RESUBMITTAL
09.05.2018	LAND USE RESUBMITTAL

Sheet Title
 4TH FLOOR PLAN -
 OVERALL

Sheet No.
A141



1 **5TH FLOOR PLAN - OVERALL**
 SCALE: 1/8" = 1'-0"

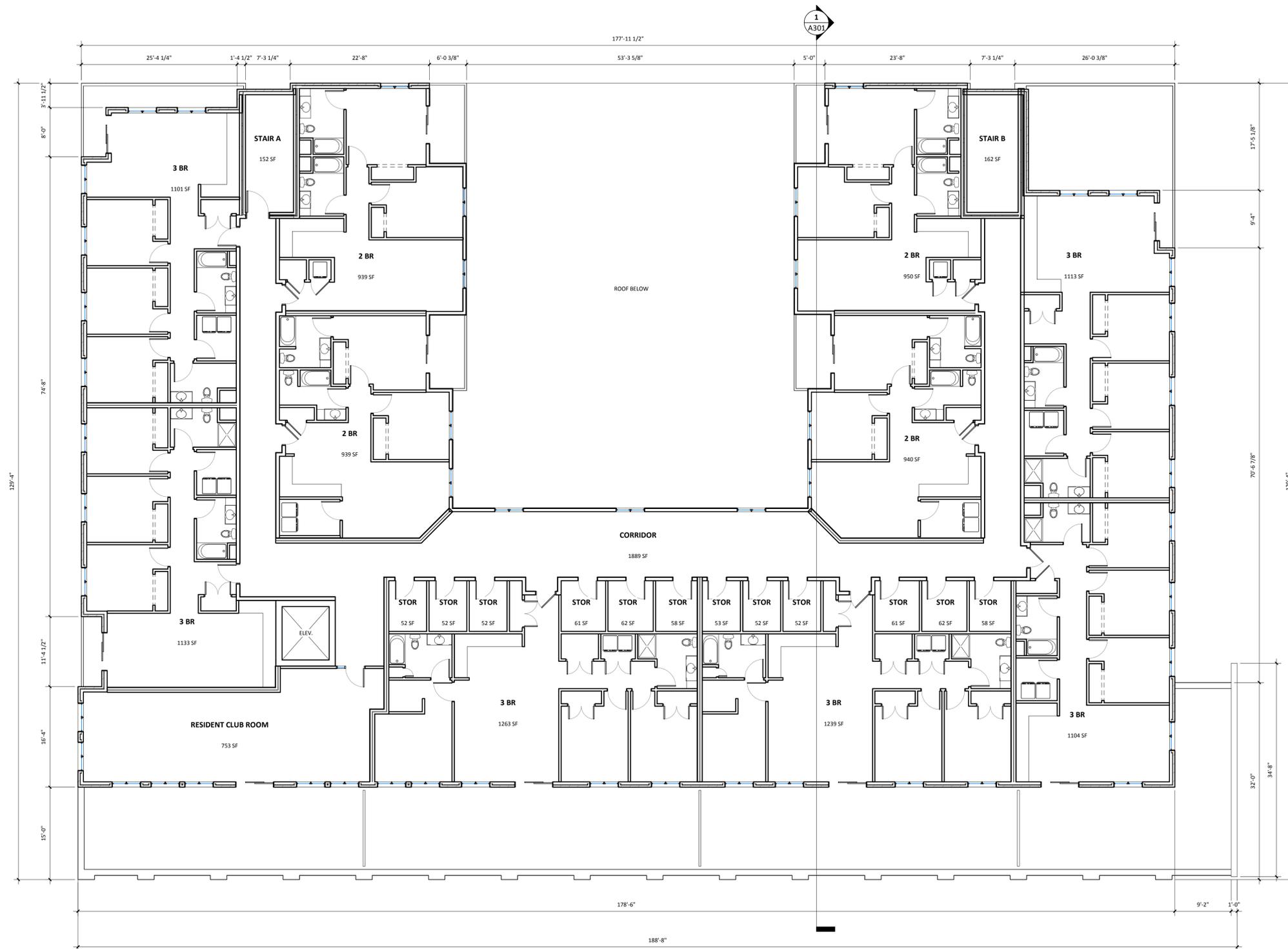
VALOR ON WASHINGTON
 EAST WASHINGTON
 MADISON, WI

Project No.	Project Number
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Date	Issue Description
08.15.2018	LAND USE RESUBMITTAL
09.05.2018	LAND USE RESUBMITTAL

Sheet Title
**5TH FLOOR PLAN -
 OVERALL**

Sheet No.
A151



1 **6TH FLOOR PLAN - OVERALL**
 SCALE: 1/8" = 1'-0"

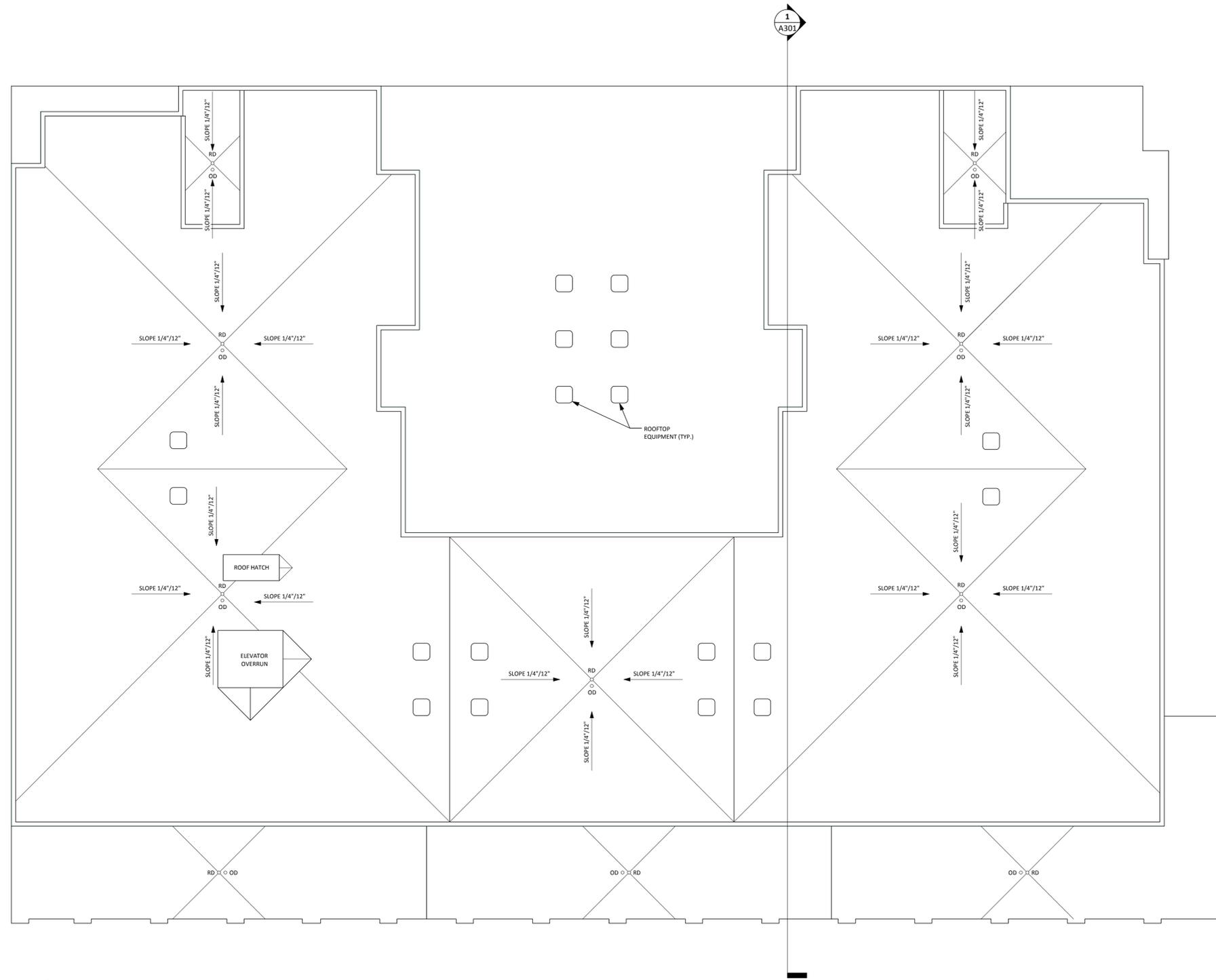
VALOR ON WASHINGTON
 EAST WASHINGTON
 MADISON, WI

Project No.	Project Number
Plot Date:	9/20/2018 3:22:10 PM
Drawn by:	GORMAN

Date	Issue Description
08.15.2018	LAND USE RESUBMITTAL
09.05.2018	LAND USE RESUBMITTAL

Sheet Title
**6TH FLOOR PLAN -
 OVERALL**

Sheet No.
A161



1 ROOF PLAN - OVERALL
 SCALE: 1/8" = 1'-0"

VALOR ON WASHINGTON

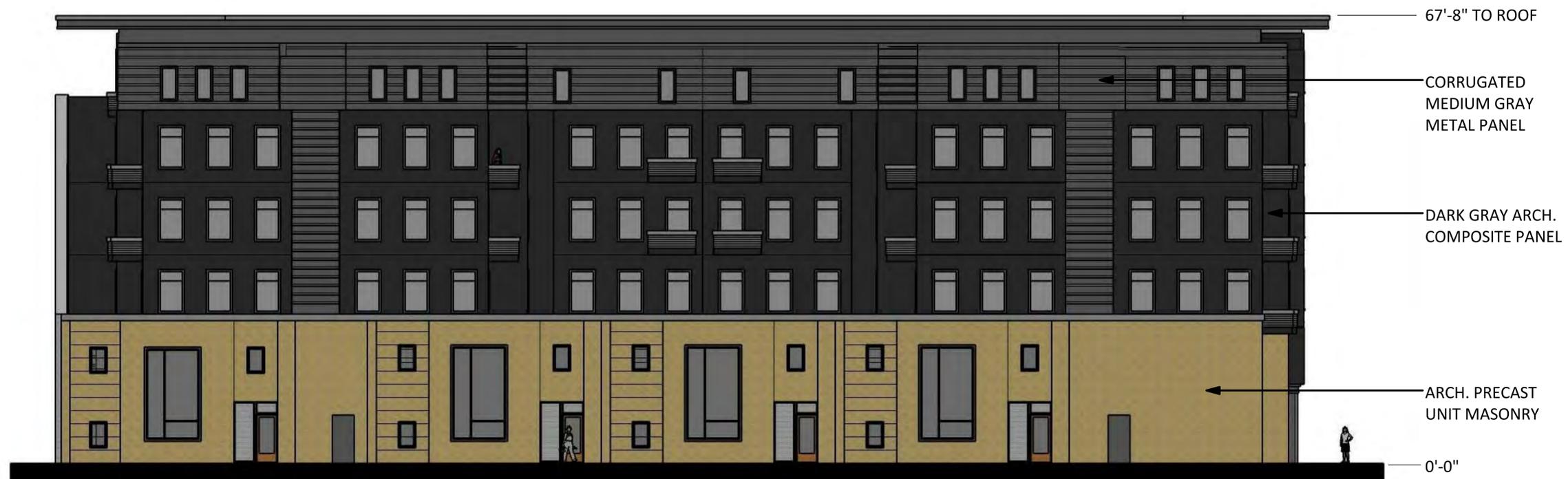
EAST WASHINGTON
 MADISON, WI

Project No.	Project Number
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Drawn by:	GORMAN

Date	Issue Description
08.15.2018	LAND USE RESUBMITTAL
09.05.2018	LAND USE RESUBMITTAL

Sheet Title
 ROOF PLAN - OVERALL

Sheet No.
A171



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

VALOR ON WASHINGTON

EAST WASHINGTON
MADISON, WI

Project No.	Project Number
Plot Date:	9/20/2018 3:22:33 PM
Drawn by:	GORMAN TEAM

Date	Issue Description
08.15.2018	LAND USE RESUBMITTAL
09.05.2018	LAND USE RESUBMITTAL

Sheet Title
EXTERIOR BUILDING
ELEVATIONS MATERIAL

Sheet No.
A201



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

VALOR ON WASHINGTON

EAST WASHINGTON
MADISON, WI

Project No.	Project Number
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Date	Issue Description
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09.05.2018	LAND USE RESUBMITTAL

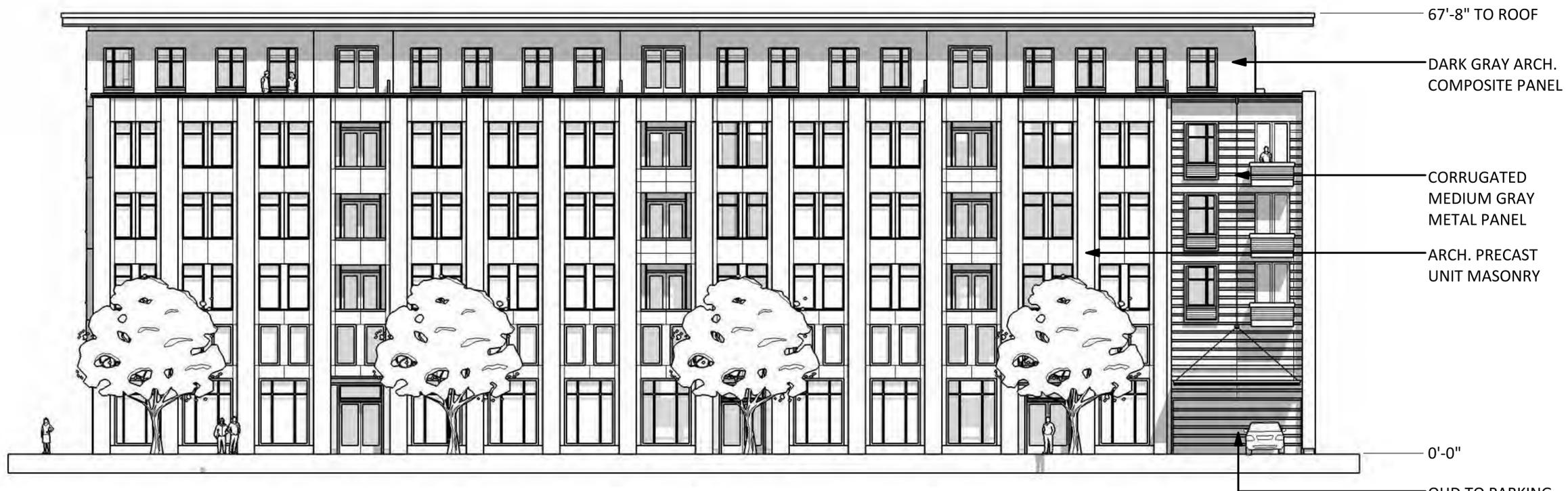
Sheet Title
EXTERIOR BUILDING
ELEVATIONS MATERIAL

Sheet No.
A202

OHD TO PARKING



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

VALOR ON WASHINGTON
EAST WASHINGTON
MADISON, WI

Project No.	Project Number
Plot Date:	9/20/2018 3:22:15 PM
Drawn by:	GORMAN TEAM

Date	Issue Description
08.15.2018	LAND USE RESUBMITTAL
09.05.2018	LAND USE RESUBMITTAL

Sheet Title
**EXTERIOR BUILDING
ELEVATIONS B/W**

Sheet No.
A203



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

VALOR ON WASHINGTON
EAST WASHINGTON
MADISON, WI

Project No.	Project Number
Plot Date:	9/20/2018 3:22:16 PM
Drawn by:	GORMAN TEAM

Date	Issue Description
08.15.2018	LAND USE RESUBMITTAL
09.05.2018	LAND USE RESUBMITTAL

Sheet Title
EXTERIOR BUILDING
ELEVATIONS B/W

Sheet No.
A204



○ SOUTH PERSPECTIVE
NTS



○ EAST PERSPECTIVE
NTS

VALOR ON WASHINGTON

EAST WASHINGTON
MADISON, WI

Project No.	Project Number
Plot Date:	9/20/2018 3:22:17 PM
Drawn by:	GORMAN TEAM

Date	Issue Description
08.15.2018	LAND USE RESUBMITTAL
09.05.2018	LAND USE RESUBMITTAL

Sheet Title
PERSPECTIVES

Sheet No.
A205



WEST PERSPECTIVE
NTS



NORTH PERSPECTIVE
NTS

VALOR ON WASHINGTON

EAST WASHINGTON
MADISON, WI

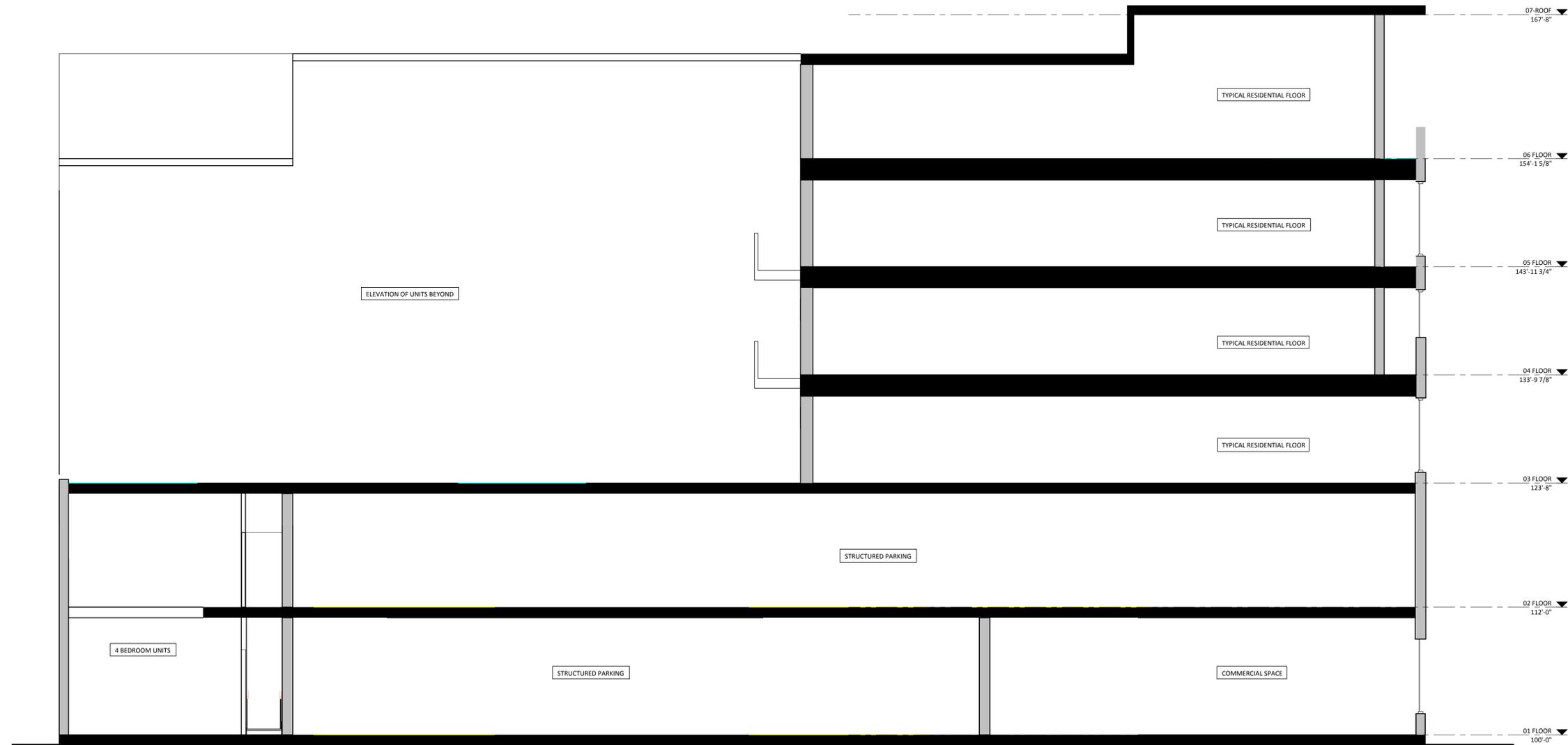
Project No.	Project Number
Plot Date:	9/20/2018 3:22:18 PM
Drawn by:	GORMAN TEAM

Date	Issue Description
08.15.2018	LAND USE RESUBMITTAL
09.05.2018	LAND USE RESUBMITTAL

Sheet Title
PERSPECTIVES

Sheet No.
A206

VALOR ON WASHINGTON
EAST WASHINGTON
MADISON, WI



Schematic

Project No. Project Number
Plot Date: 9/20/2018 3:22:19 PM
Drawn by: GORMAN TEAM

Date	Issue Description
09.05.2018	LAND USE RESUBMITTAL

Sheet Title
BUILDING SECTIONS

Sheet No.
A301

Section 1
SCALE: 1/4" = 1'-0"