

URBAN DESIGN COMMISSION APPLICATION

UDC

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



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submission reviewed by _____
Legistar # 72416

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: _____

Title: _____

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

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

3. Project Type

Project in an Urban Design District

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)

Signage Exception

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Project contact person _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Property owner (if not applicant) _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

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 on Page 4 for plan details)

Filing fee

Electronic Submittal*

Notification to the District Alder

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

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. 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 _____ on _____.
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.

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner _____ Date _____

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)
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- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal***
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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 UDC on August 17, 2022.
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.

Name of applicant Mark Laverty Relationship to property Developer
 Authorizing signature of property owner [Signature], RECORDER Date 9.26.2022
Joe Shrinia, Shrinia International

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September 20, 2022

City of Madison
Urban Design Commission
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

Re: Rezoning of 575 Zor Shrine Place – West Parcel

Dear Members of the Urban Design Commission:

Please accept this Letter of Intent, Application, and plans as our formal request for final approval to rezone the west parcel of the site at 575 Zor Shrine Place from the Suburban Employment (SE) to the Traditional Residential – Urban District (TR-U2). The project team came before the Commission on July 13th with an informational plan, and again on August 17th for initial approval. The project received initial approval at the 8/17/22 meeting with the following summarized comments:

- Provide details on the screened-in porch railing and screening materials
- Consider if screened-in porches above the 2nd floor are necessary
- Provide details on material transitions at the balconies
- Consider alternative façade treatments where there is long expanse of lap siding
- Refine design to include a positive termination at the top of the building
- Provide additional information on the tree species and conditions of the existing trees. Consideration should be given to preservation of existing trees.
- Update landscape plan to include:
 - Alternatives to Yellow Birches
 - Use Serviceberry in-lieu of Firebird Crabapples near amenity deck
 - Place Spring Snow Crabapples along front sidewalks
 - Add more pops of color with gold varieties
 - Add perennial drifts

We appreciate all the time and thoughtful feedback the group has provided on the project. With those comments and our notes from the meeting, we have updated the plans to address your feedback. Below is a summary of the changes made on the project since our last presentation.

- Removed screens from the porches, allowing more natural light to enter the units and greater flexibility in use of the porches.
- The materials on the building are a combination of utility brick on first floor, fiber-cement lap siding on floors two to four, and fiber-cement board and batten on floor five. The balconies consist of steel columns with balcony fascia board and aluminum guardrails. Details on the building and balcony materials can be found on page 6 and 7 of the Part A plans.
- The north and south facing facades of the building feature two columns of bay windows. This was done based upon the recommendation to visual breakup the long expanses of lap siding.
- Board and batten siding and a prefinished charcoal parapet have been added at the 5th level to create a positive termination for building elevations.
- Part B of the plans show the locations of current trees onsite as it relates to the west project parcel. The trees are a combination of Maple trees, Green Ash, White Birch, American Linden, Spruce, and Pine.
- The landscape plan has been updated to address the suggested changes and can be seen on page 15 of the Part A plans.



We believe this project is a benefit to the City of Madison and neighborhood for the key reasons:

- Creation of 106 new, age restricted rental apartments that will give renters another option in an area
- Public connection to the planned bike path
- Estimated annual property taxes per year of \$400,000 for a parcel that is currently exempt from property taxes
- Park impact fees totaling \$440,000 at the time building permits are issued for the development

Sincerely,

Saturday Properties LLC

Mark Laverty

ZOR SHRINE WEST

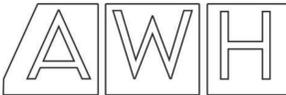
SITE LOCATION

106 UNIT ACTIVE ADULT MULTI-FAMILY HOUSING

LOCATED ON THE FORMER ZOR SHRINE HEADQUARTERS SITE.

FALLS WITHIN THE ODANA AREA PLAN DEVELOPMENT ZONE.

LOTS 2, 3 AND 4 CURRENTLY UNDER DEVELOPMENT AS MARKET RATE MULTI-FAMILY HOUSING



ZOR SHRINE WEST

SITE PLAN

SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED BASE COURSE UNLESS OTHERWISE NOTED.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE COURSE OF 5" COMPACTED SAND OR CRUSHED STONE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS TO BE RESTORED WITH TOPSOIL AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. SEE ARCHITECTS PLANS FOR THE BUILDING DIMENSIONS. ALL BUILDING DIMENSIONS SHALL BE COORDINATED AND VERIFIED WITH THE ARCHITECTS PLANS. ALL DIMENSIONS TO BUILDINGS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PARKING LOT SITE INFORMATION BLOCK

SITE ADDRESS: 575 ZOR SHRINE PLACE
 SITE ACREAGE (TOTAL) = 1.79 ACRES (LOT 3 OF PENDING CSM)

NUMBER OF BUILDING STORIES (ABOVE GRADE): 5
 BUILDING HEIGHT: 59'
 DILHR TYPE OF CONSTRUCTION: TYPE 3B RESIDENTIAL, 2B PARKING
 USE OF PROPERTY: SENIOR HOUSING
 GROSS SQUARE FT OF BUILDING: 175,065 GSF
 GROSS SQUARE FT OF COMMERCIAL/OFFICE AREA: 0 GSF
 NUMBER OF EMPLOYEES: 3
 NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
 CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY: N/A

NUMBER OF BICYCLE STALLS SHOWN: 99 INTERNAL + 22 EXTERNAL = 121

NUMBER OF PARKING STALLS:

PROPOSED SITE	23
PROPOSED COVERED	98
ELECTRIC VEHICLE	2% EV INSTALLED, 10% EV READY.
ACCESSIBLE	5 TOTAL, 0 ON SITE, 5 COVERED.
VAN ACCESSIBLE	2 ON SITE, 1 COVERED.
TOTAL	121

NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

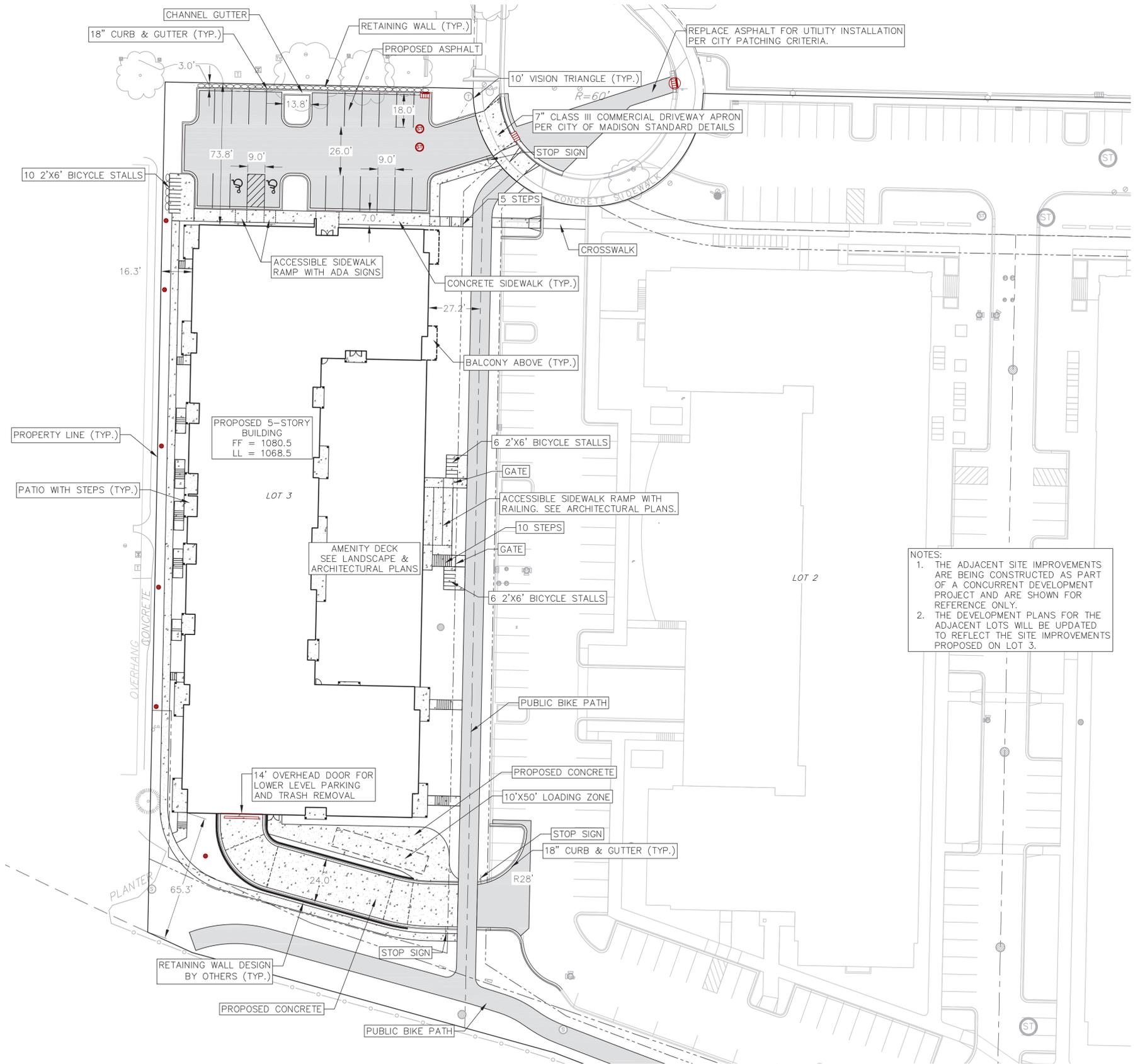
LOT COVERAGE & USABLE OPEN SPACE CALCULATIONS

SITE AREA: 77,825 SF
 LOT COVERAGE: 57015 SF
 LOT COVERAGE: 73%
 LOT COVERAGE MAXIMUM: 80%

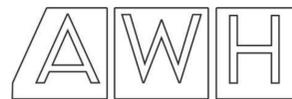
NUMBER OF DWELLING UNITS: 106
 REQUIRED USABLE OPEN SPACE = 40 SF/D.U. = 4,000 SF
 SITE USABLE OPEN SPACE AREA: 3,040 SF
 BUILDING USABLE OPEN SPACE AREA (BALCONIES & COURTYARD AREA): 17,823 SF
 (CAN ACCOUNT FOR 75% OF USABLE OPEN SPACE REQUIREMENT)
 TOTAL USABLE OPEN SPACE: 20,863 SF

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- ▨ CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- ▨ PROPOSED CONCRETE
- ▨ PROPOSED LIGHT-DUTY ASPHALT
- ▨ PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED SIGN
- ☆ PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- ▨ PROPOSED ADA DETECTABLE WARNING FIELD
- ♿ PROPOSED HANDICAP PARKING



NOTES:
 1. THE ADJACENT SITE IMPROVEMENTS ARE BEING CONSTRUCTED AS PART OF A CONCURRENT DEVELOPMENT PROJECT AND ARE SHOWN FOR REFERENCE ONLY.
 2. THE DEVELOPMENT PLANS FOR THE ADJACENT LOTS WILL BE UPDATED TO REFLECT THE SITE IMPROVEMENTS PROPOSED ON LOT 3.



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ZOR SHRINE WEST

BACK TO THE DRAWING BOARD

PREVIOUS DESIGN - SUBMITTED 08.17.2022



UPDATED DESIGN - SUBMITTED 09.21.2022



DESIGN UPDATED PER UDC FEEDBACK:

- REMOVED SCREENED PORCHES
- MATERIAL TRANSITIONS UPDATED
- LONG EXPANSES OF LAP SIDING ADDRESSED
- POSITIVE TERMINATION AT ROOFTOP
- TREE SPECIES AND LANDSCAPE PLAN UPDATED



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UDC REVIEW 09.21.2022

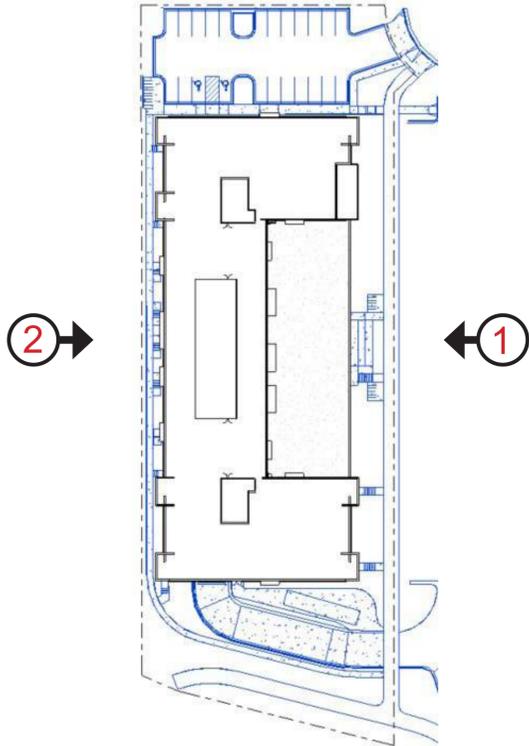
ZOR SHRINE WEST

UDC REVIEW 09.21.2022



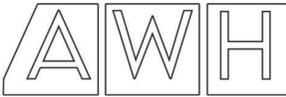
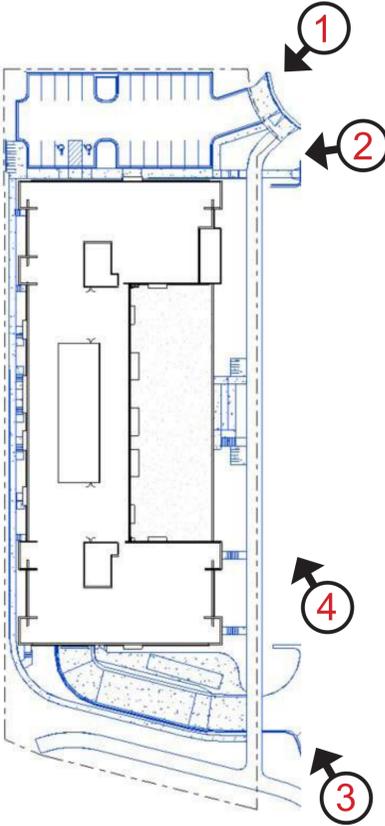
ZOR SHRINE WEST

RENDERED ELEVATIONS



ZOR SHRINE WEST

RENDERED PERSPECTIVES



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ZOR SHRINE WEST

MATERIAL PALETTE



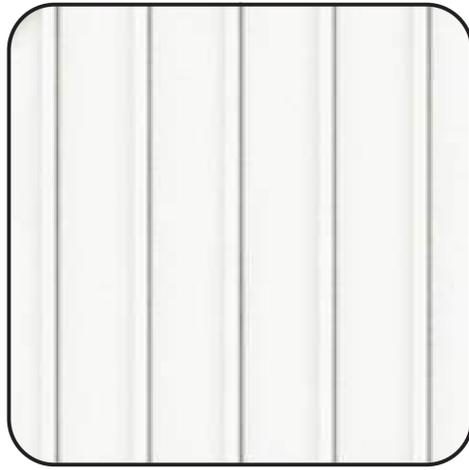
FIBER-CEMENT - LAP SIDING



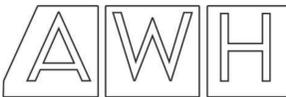
UTILITY BRICK



FIBER-CEMENT SIDING - ACCENT MATERIAL



FIBER-CEMENT - BOARD AND BATTEN



ZOR SHRINE WEST

MATERIAL TRANSITIONS



PREFINISHED 12" FASCIA BOARD

PREFINISHED EXTERIOR CORNER TRIM

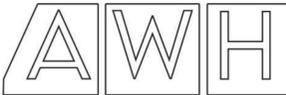
FIBER-CEMENT - BOARD AND BATTEN
2" BATTENS @ 12" O.C.

8" FIBER-CEMENT TRIMBOARD
(SMOOTH)

12" BALCONY FASCIA BOARD

3.5" FIBER-CEMENT TRIMBOARD
(SMOOTH)

FIBER-CEMENT - LAP SIDING



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ZOR SHRINE WEST

MATERIAL TRANSITONS



- PREFINISHED METAL PARAPET
- PREFINISHED 12" FASCIA BOARD
- 6"X6"X3/8"HSS TUBE STEEL COLUMN
- PREFINISHED EXTERIOR CORNER TRIM
- FIBER-CEMENT - LAP SIDING ACCENT MATERIAL
- FIBER-CEMENT - BOARD AND BATTEN 2" BATTENS @ 12" O.C.
- ALUM. GUARDRAIL - MATTE FINISH
- 8" FIBER-CEMENT TRIMBOARD (SMOOTH)
- 12" BALCONY FASCIA BOARD
- FIBER-CEMENT - LAP SIDING



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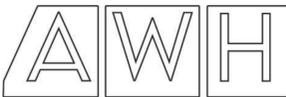


ZOR SHRINE WEST

ROOFTOP TERMINATION



BOARD AND BATTEN SIDING AND PREFINISHED CHARCOAL PARAPET ADDED AT 5TH LEVEL TO CREATE POSITIVE TERMINATION FOR BUILDING ELEVATIONS.



ZOR SHRINE WEST

ADJACENT CONTEXT



ZOR SHRINE WEST

RENDERED LANDSCAPE PLAN



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ZOR SHRINE WEST

LANDSCAPE PLAN

PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION," PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 3/8"x4" OR EQUAL, COLOR BLACK ANODIZED.
- ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

SEEDING AND PLUG PLANTING NOTES:

- ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDED WITH 'MADISON PARKS' MIX BY 'LACROSSE SEED COMPANY' OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

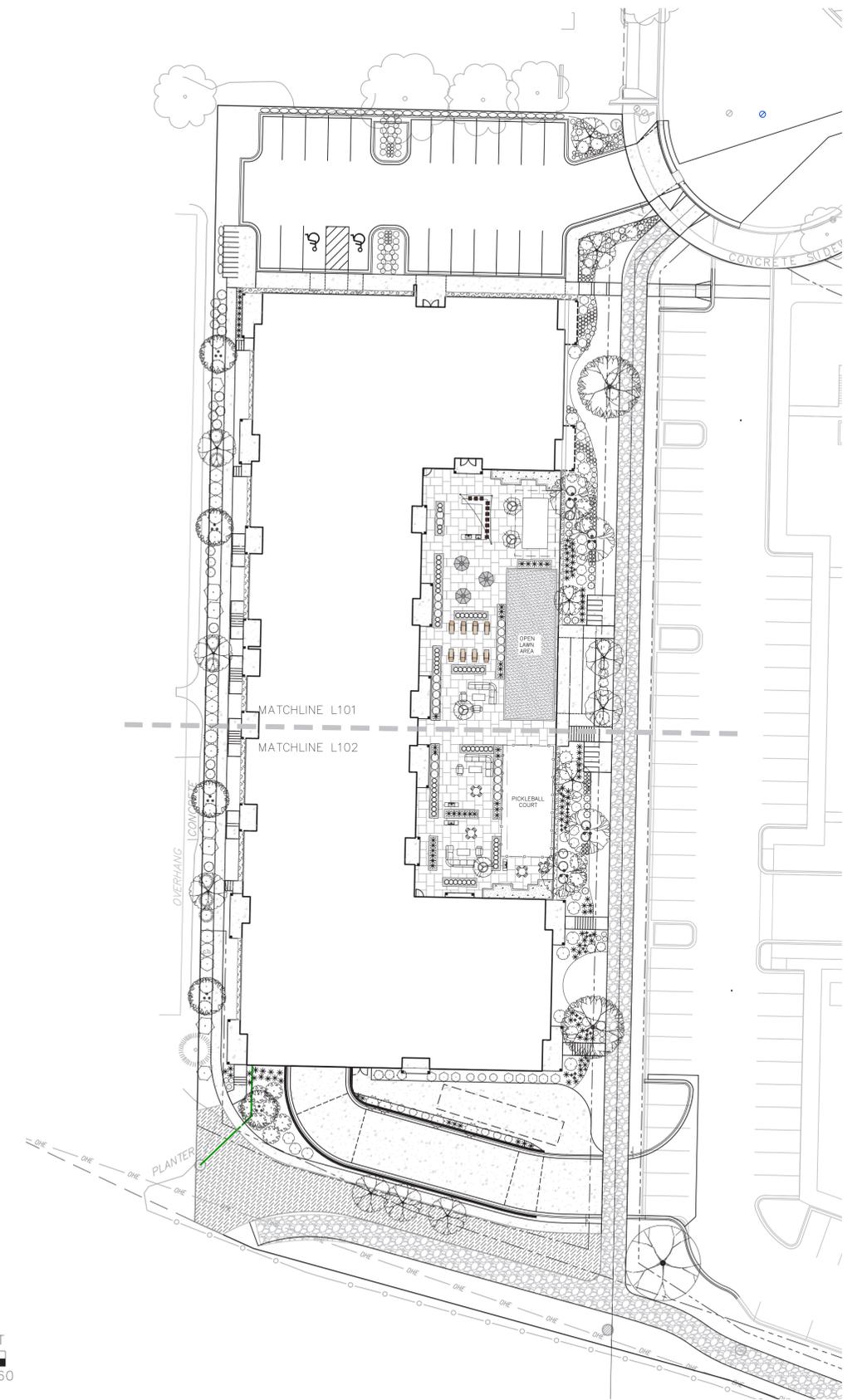
City of Madison Landscape Worksheet						
Address:	575 Zor Shrine Pl	Date:	09.09.2022			
Total Square Footage of Developed Area:	77,828 (Site Area)		37,505 (Building Footprint at Grade)	=	40,323 sf	
Total Landscape Points Required (<5 ac):	40,323	/ 300 =	134	x 5 =	672	
Landscape Points Required >5 ac:		/ 100 =	0	x 1 =		
					672	
Plant Type/ Element	Min. Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35	0	0	9	315
Tall Evergreen Tree	5-6 feet tall	35	0	0	0	0
Ornamental tree	1.5" cal	15	0	0	19	285
Upright evergreen shrub	3-4 feet tall	10	0	0	48	480
Shrub, deciduous	#3 gallon	3	0	0	109	327
Shrub, evergreen	#3 gallon	4	0	0	50	200
Ornamental grasses/perennials	#1 gallon	2	0	0	448	896
Ornamental/decorative fencing or wall	n/a	4 per 10 LF	0	0	0	0
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.	0	0	0	0
Landscape Furniture for public seating and/or transit connections		5 points per "seat"	0	0	0	0
Sub Totals			0	0	2503	
			Total Points Provided:		2503	

GROUNDCOVER SCHEDULE

	SHORTGRASS PRAIRIE SEED MIX	3,093 sf
	ROOF DECK PLANTER- LOW MIX	247 sf
	STONE MAINTENANCE STRIP	667 sf
	ARTIFICIAL TURF	1,121 sf

PLANT SCHEDULE

	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
CANOPY TREES					
AF	Acer x freemanii 'Ed Gartner' / Ed Gartner Freeman Maple	B & B	2.5" Cal		2
BN	Betula nigra / River Birch Multi-Trunk	B & B	7' ht.		4
GT	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5" Cal		2
QB	Quercus bicolor / Swamp White Oak	B & B	2.5" Cal		1
UNDERSTORY TREES					
AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	B & B	6' ht.	Multi-Stem	5
MP	Malus x 'Prairie Maid' / Prairie Maid Crabapple	B & B	1.5" Cal		6
MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	1.5" Cal		3
SP	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	Cont.	10 gal	Standard	2
SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	1.5" Cal		1
Vs	Viburnum prunifolium 'Summer Magic' / Summer Magic Blackhaw Viburnum	Cont.	10 gal		2
DECIDUOUS SHRUBS					
Ab	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	Cont.	5 Gal.		8
Cf	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood	Cont.	3 Gal.		11
DI	Diervilla lonicera / Dwarf Bush Honeysuckle	Cont.	3 Gal.		11
Hj	Hydrangea paniculata 'Jane' TM / Little Lime Hydrangea	Cont.	5 Gal.		17
Hq	Hydrangea paniculata 'Quick Fire' / Quick Fire Panicle Hydrangea	Cont.	5 Gal.		9
Iv	Ilex verticillata 'Ballfire' / Wildfire™ Winterberry	Cont.	5 Gal.		5
Is	Ilex verticillata 'Southern Gentleman' / Southern Gentleman Winterberry	Cont.	5 Gal.		2
Ro	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	3 Gal.		11
Sn	Salix purpurea 'Nana' / Dwarf Purple Osier Willow	Cont.	3 Gal.		12
SJ	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	Cont.	3 Gal.		20
Vd	Viburnum dentatum 'Little Joe' / Little Joe Viburnum	Cont.	5 Gal.		3
EVERGREEN SHRUBS					
Jcf	Juniperus chinensis 'Fairview' / Fairview Juniper	B & B	5' ht.		2
Jct	Juniperus chinensis 'Trautman' / Trautman Juniper	B & B	5' ht.		8
Jcp	Juniperus horizontalis 'Plumosa Compacta' / Creeping Juniper	Cont.	5 Gal.		10
Jp	Juniperus procumbens 'Nana' / Dwarf Japanese Garden Juniper	Cont.	5 Gal.		16
Js	Juniperus sabina 'Blue Forest' / Blue Forest Juniper	Cont.	5 Gal.		7
Tm	Taxus x media 'Everaw' / Everaw Yew	Cont.	5 Gal.		10
Tt	Taxus x media 'Tauntoni' / Taunton's Anglo-Japanese Yew	Cont.	5' ht.		7
Tom	Thujo occidentalis 'Hetz Midget' / Hetz Midget Arborvitae	Cont.	5 Gal.		6
Toh	Thujo occidentalis 'Holmstrup' / Holmstrup Cedar	B & B	5' ht.		32
PERENNIALS					
am	Amsonia x 'Blue Ice' / Blue Ice Bluestar	Cont.	1 Gal.		56
ca	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	Cont.	1 Gal.		63
lp	Liatris pycnostachya / Gayfeather	Cont.	1 Gal.		32
pvs	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	Cont.	1 Gal.		122
pa	Pervoskia atriplicifolia / Russian Sage	Cont.	1 Gal.		17
ss	Schizachyrium scoparium / Little Bluestem Grass	Cont.	1 Gal.		158



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ZOR SHRINE WEST

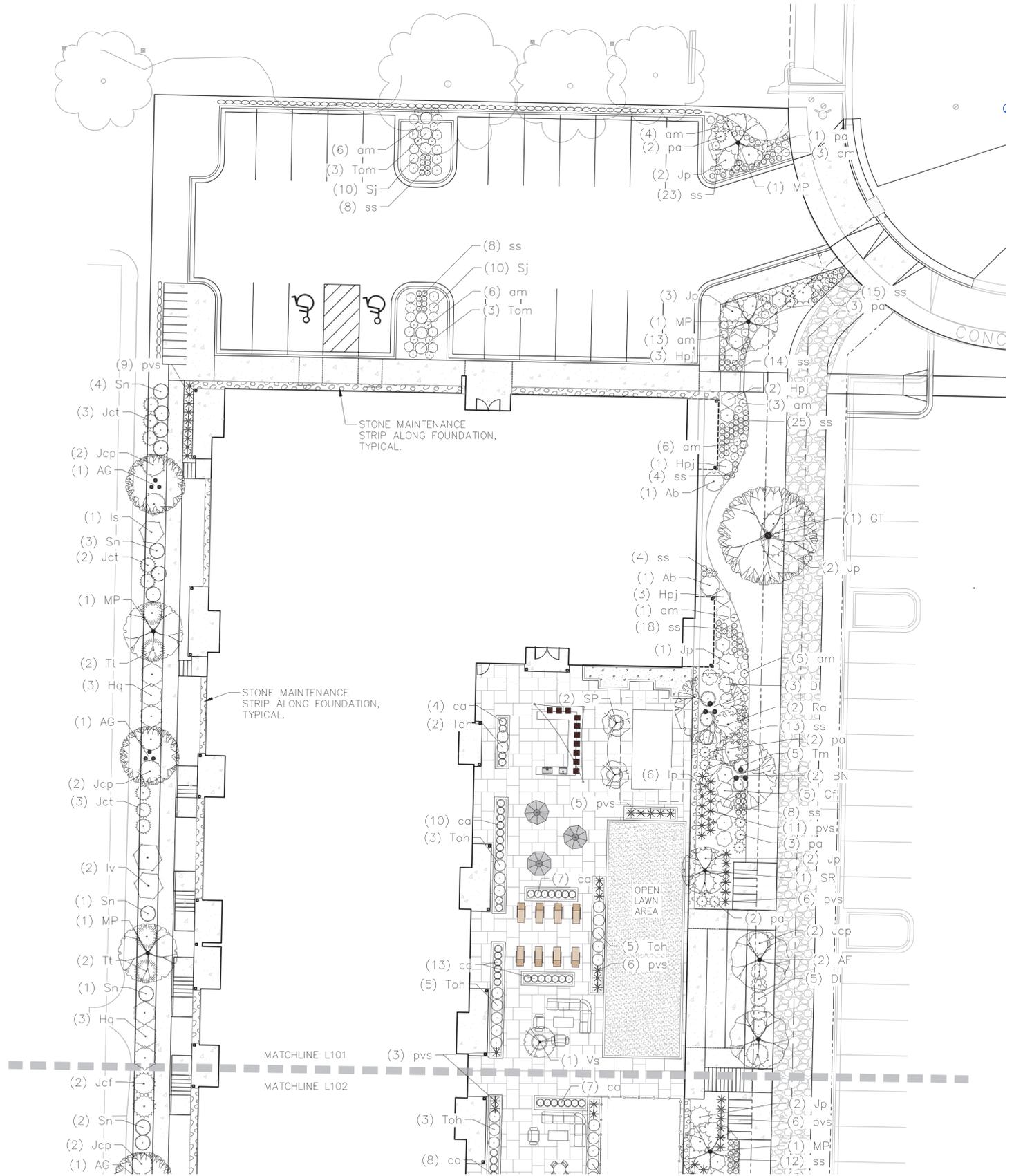
ENLARGED LANDSCAPE PLAN

PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME
AF	Acer x freemanii 'Ed Gartner' / Ed Gartner Freeman Maple
BN	Betula nigra / River Birch Multi-Trunk
GT	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust
QB	Quercus bicolor / Swamp White Oak
UNDERSTORY TREES	BOTANICAL / COMMON NAME
AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry
MP	Malus x 'Prairie Maid' / Prairie Maid Crabapple
MS	Malus x 'Spring Snow' / Spring Snow Crabapple
SP	Syringa meyeri 'Palibin' / Dwarf Korean Lilac
SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac
Vs	Viburnum prunifolium 'Summer Magic' / Summer Magic Blackhaw Viburnum
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
Ab	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry
Cf	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood
DI	Diervilla lonicera / Dwarf Bush Honeysuckle
Hpj	Hydrangea paniculata 'Jane' TM / Little Lime Hydrangea
Hq	Hydrangea paniculata 'Quick Fire' / Quick Fire Panicle Hydrangea
Iv	Ilex verticillata 'Balfire' / Wildfire™ Winterberry
Is	Ilex verticillata 'Southern Gentleman' / Southern Gentleman Winterberry
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
Sn	Salix purpurea 'Nana' / Dwarf Purple Osier Willow
Sj	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea
Vd	Viburnum dentatum 'Little Joe' / Little Joe Viburnum
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
Jcf	Juniperus chinensis 'Fairview' / Fairview Juniper
Jct	Juniperus chinensis 'Trautman' / Trautman Juniper
Jcp	Juniperus horizontalis 'Plumosa Compacta' / Creeping Juniper
Jp	Juniperus procumbens 'Nana' / Dwarf Japanese Garden Juniper
Js	Juniperus sabina 'Blue Forest' / Blue Forest Juniper
Tm	Taxus x media 'Everlow' / Everlow Yew
Tt	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew
Tom	Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae
Toh	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar
PERENNIALS	BOTANICAL / COMMON NAME
am	Amsonia x 'Blue Ice' / Blue Ice Bluestar
ca	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
lp	Liatris pycnostachya / Gayfeather
pvs	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass
pa	Perovskia atriplicifolia / Russian Sage
ss	Schizachyrium scoparium / Little Bluestem Grass

GROUNDCOVER SCHEDULE

	SHORTGRASS PRAIRIE SEED MIX
	ROOF DECK PLANTER- LOW MIX
	STONE MAINTENANCE STRIP
	ARTIFICIAL TURF



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ZOR SHRINE WEST

ENLARGED LANDSCAPE PLAN

PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME
AF	Acer x freemanii 'Ed Gartner' / Ed Gartner Freeman Maple
BN	Betula nigra / River Birch Multi-Trunk
GT	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust
QB	Quercus bicolor / Swamp White Oak

UNDERSTORY TREES	BOTANICAL / COMMON NAME
AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry
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MS	Malus x 'Spring Snow' / Spring Snow Crabapple
SP	Syringa meyeri 'Palibin' / Dwarf Korean Lilac
SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac
Vs	Viburnum prunifolium 'Summer Magic' / Summer Magic Blackhaw Viburnum

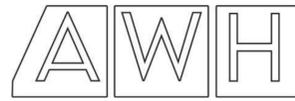
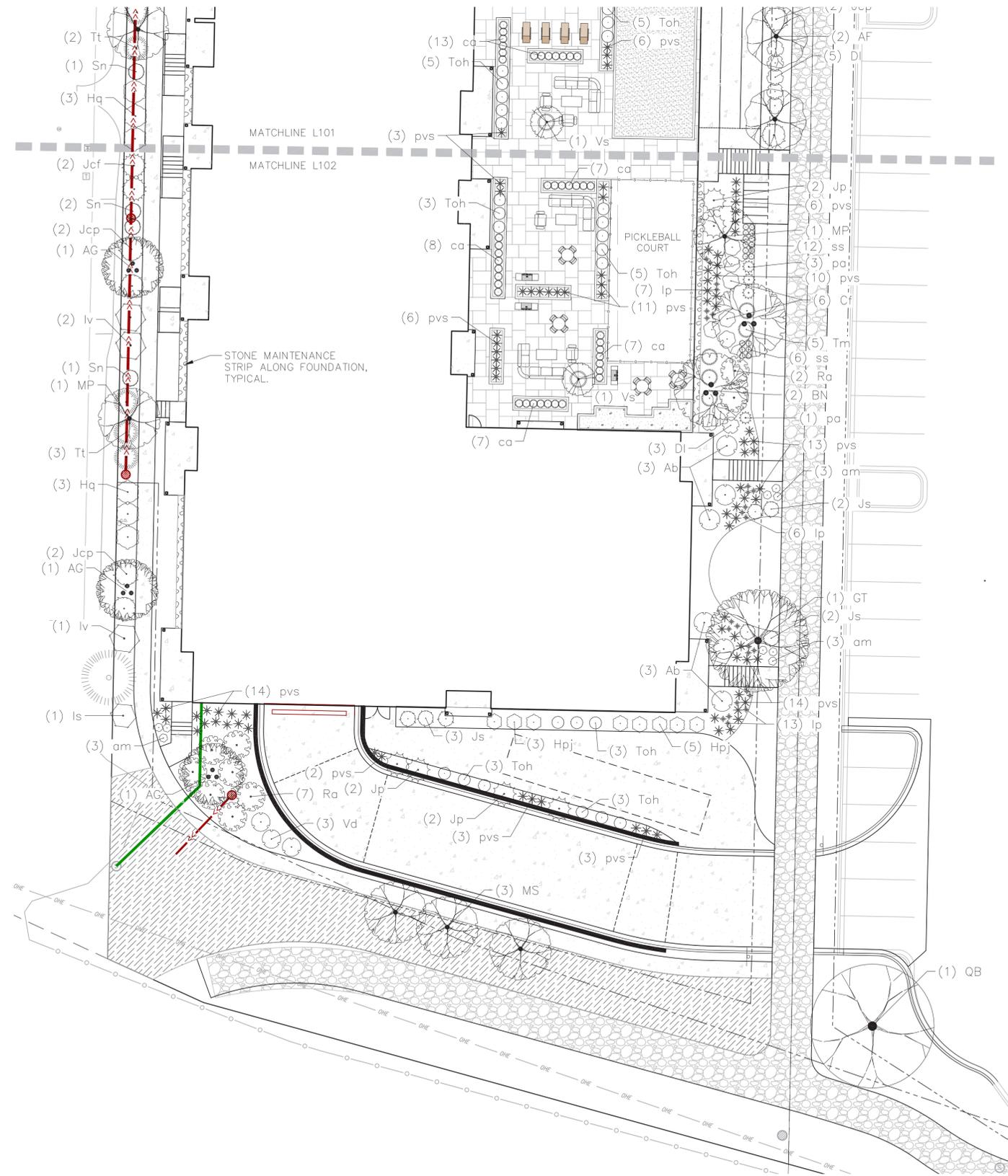
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
Ab	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry
Cf	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood
DI	Diervilla lonicera / Dwarf Bush Honeysuckle
Hpj	Hydrangea paniculata 'Jane' TM / Little Lime Hydrangea
Hq	Hydrangea paniculata 'Quick Fire' / Quick Fire Panicle Hydrangea
Iv	Ilex verticillata 'Bailfire' / Wildfire™ Winterberry
Is	Ilex verticillata 'Southern Gentleman' / Southern Gentleman Winterberry
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
Sn	Salix purpurea 'Nana' / Dwarf Purple Osier Willow
Sj	Spiraea japonica 'Magic Carpet' / Magic Carpet Spiraea
Vd	Viburnum dentatum 'Little Joe' / Little Joe Viburnum

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
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Tt	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew
Tom	Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae
Toh	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar

PERENNIALS	BOTANICAL / COMMON NAME
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pvs	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass
pa	Perovskia atriplicifolia / Russian Sage
ss	Schizachyrium scoparium / Little Bluestem Grass

GROUNDCOVER SCHEDULE

	SHORTGRASS PRAIRIE SEED MIX
	ROOF DECK PLANTER- LOW MIX
	STONE MAINTENANCE STRIP
	ARTIFICIAL TURF



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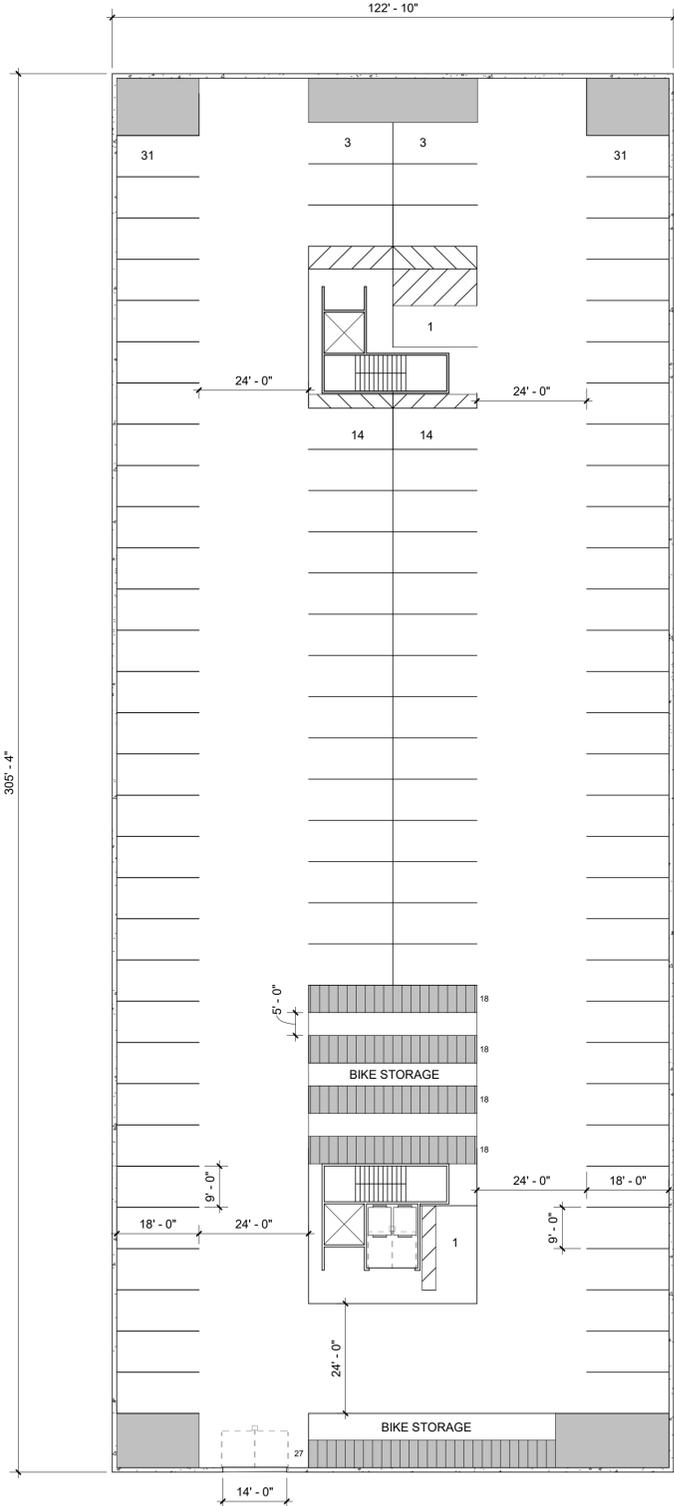
FLOOR PLANS

UNITS

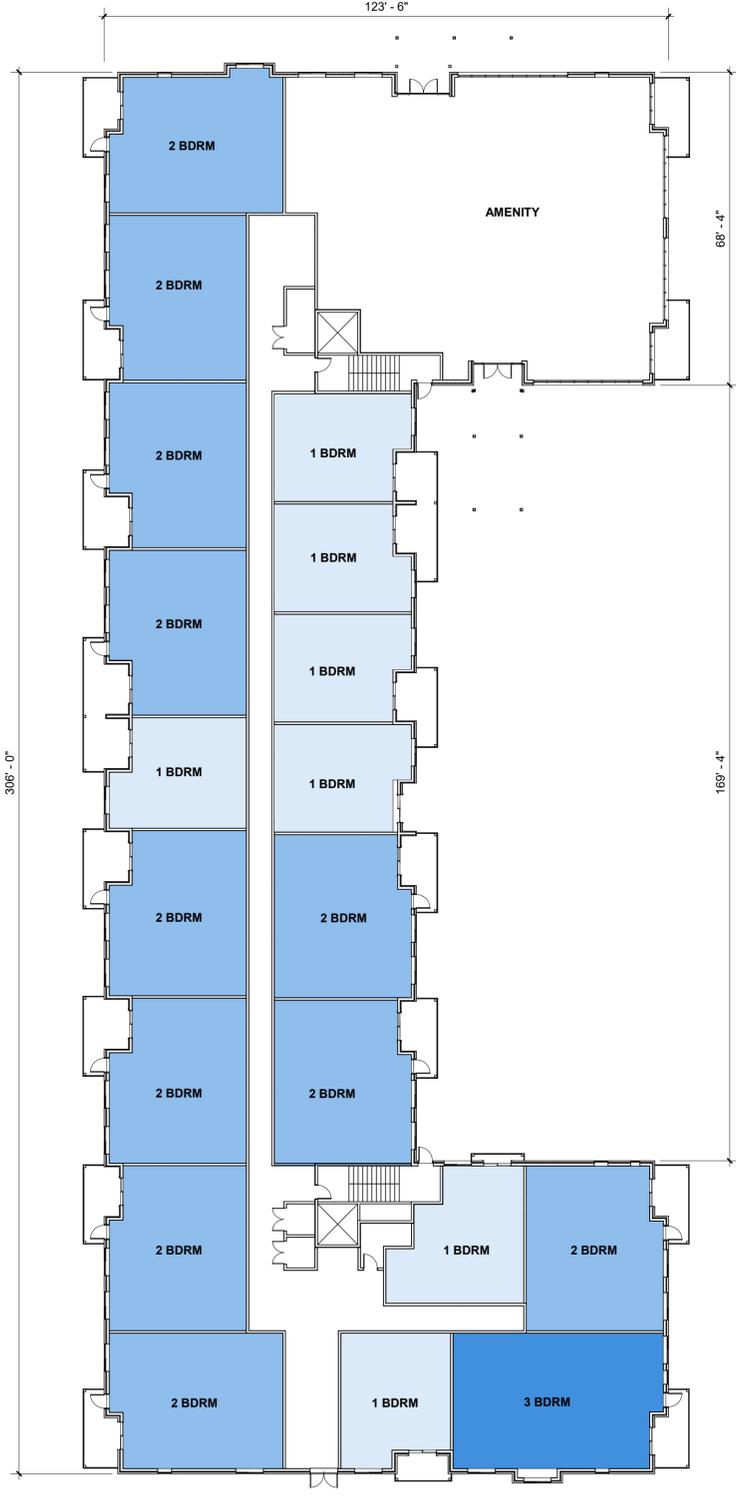
TYPE	COUNT	SQFT	TOTAL SQFT
1 BEDROOMS	23	720	16,560
2 BEDROOMS	74	1,100	81,400
3 BEDROOMS	9	1,325	11,925
TOTAL			109,885

AMENITY

TYPE	COUNT	SQFT	TOTAL SQFT
LVL 1 AMENITY (INT)	1	4,780	4,780
LVL 1 AMENITY (EXT)	1	8,440	8,440
LVL 5 AMENITY (INT)	1	750	750
LVL 5 AMENITY (EXT)	1	500	500
TOTAL			14,470



2 UNDERGROUND PARKING PLAN
A1.1 1" = 20'-0"



1 LEVEL ONE FLOOR PLAN
A1.1 1" = 20'-0"



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FLOOR PLANS

UNITS

TYPE	COUNT	SQFT	TOTAL SQFT
1 BEDROOMS	23	720	16,560
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LVL 5 AMENITY (INT)	1	750	750
LVL 5 AMENITY (EXT)	1	500	500
TOTAL			14,470



1 TYPICAL FLOOR PLAN 2-4
A1.2 1" = 20'-0"

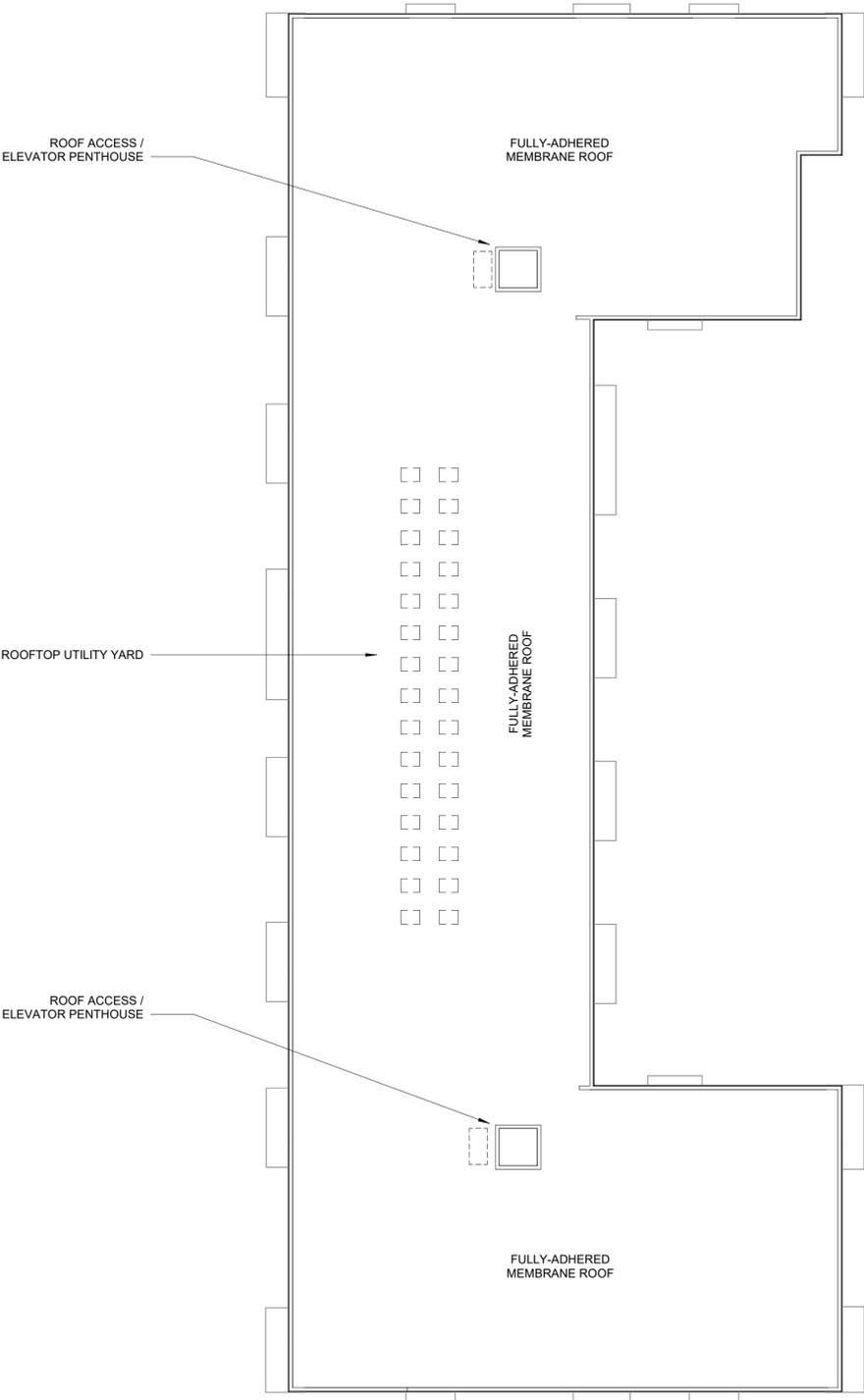


2 FIFTH FLOOR PLAN
A1.2 1" = 20'-0"



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ROOF PLAN



1 ROOF / MECH PLAN
A1.3 1" = 20'-0"

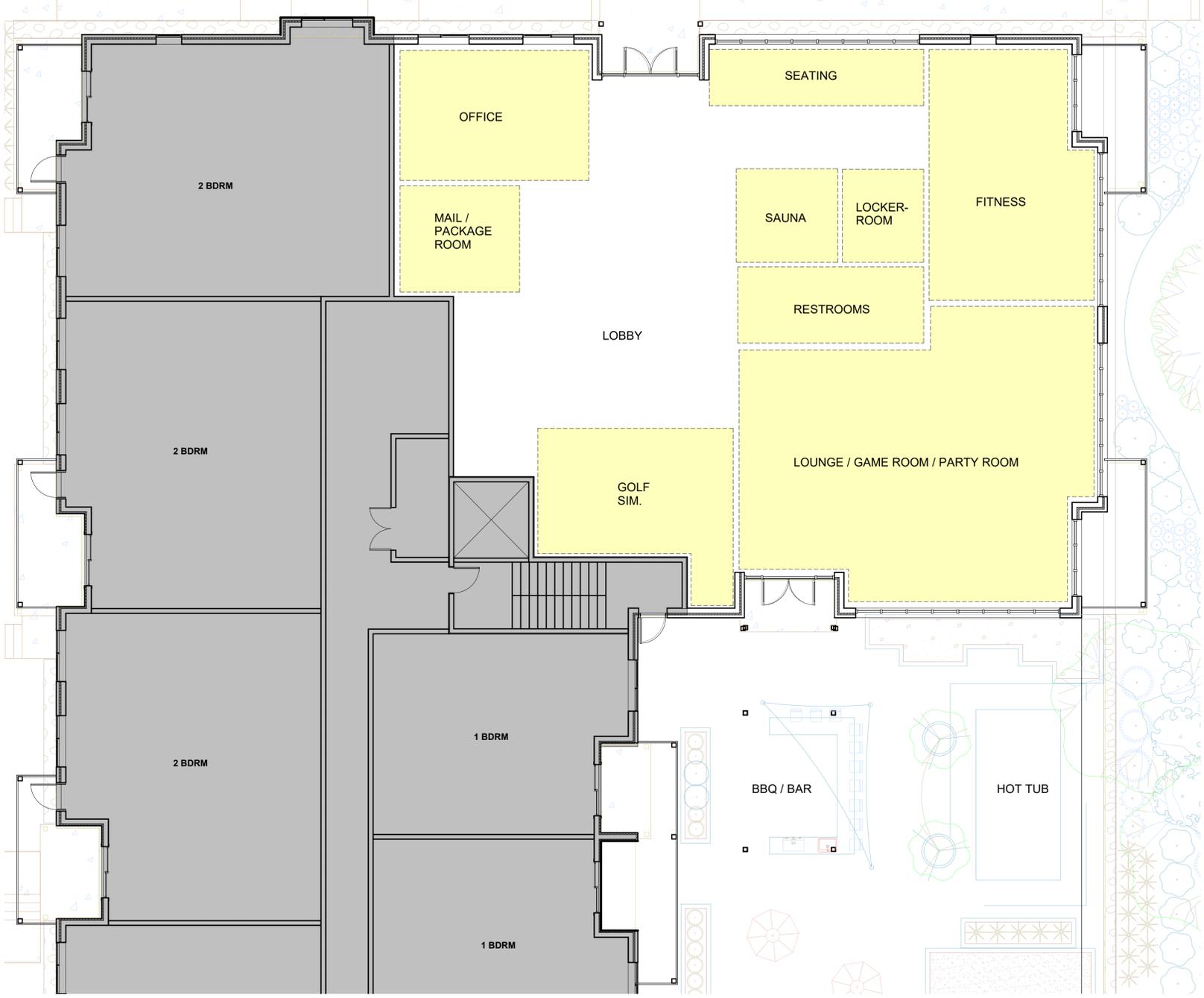
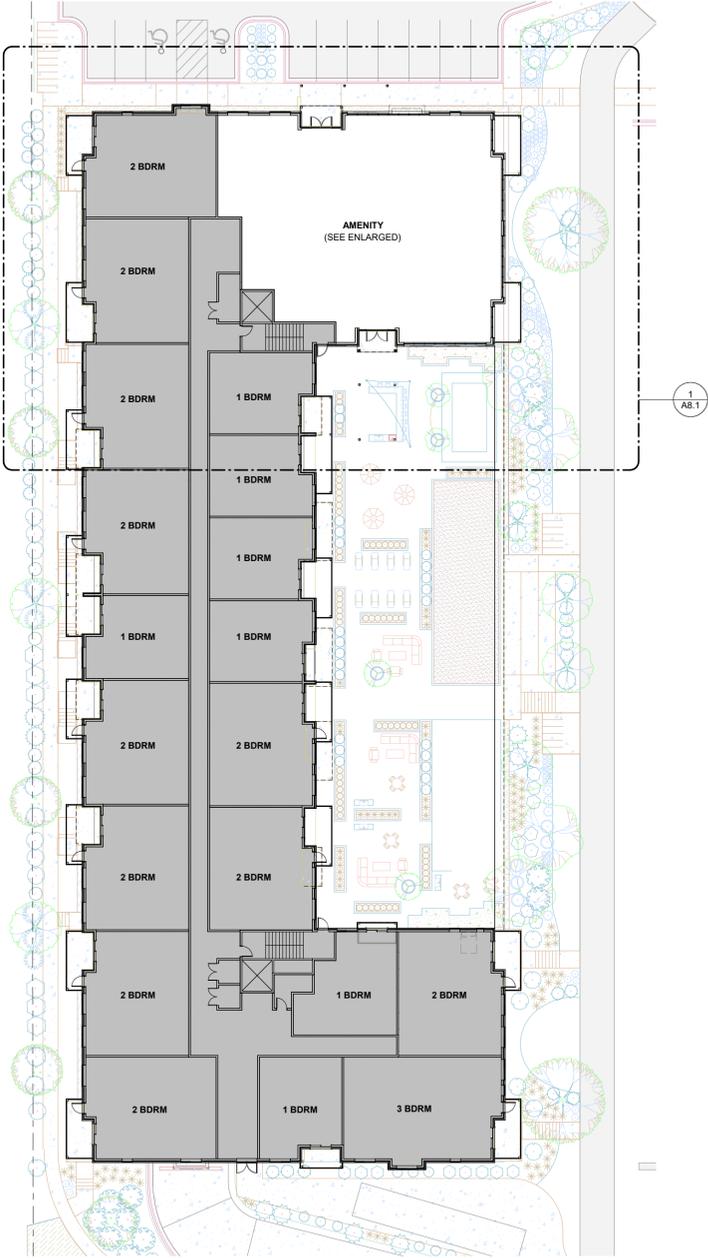


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ENLARGED PLAN - INTERIOR AMENITY



1 AMENITY SPACE DIAGRAM - ENLARGED
A8.1 1/8" = 1'-0"



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ZOR SHRINE WEST

EXTERIOR ELEVATIONS (COLOR)

EXTERIOR MATERIAL KEYNOTES	
E1A	ONYX; UTILITY BRICK
E2A	FIBER CEMENT LAP SIDING (COLOR: ARCTIC WHITE; STYLE: SMOOTH 8 1/4"; BOD: HARDIEPLANK)
E2B	FIBER CEMENT BOARD AND BATTEN (COLOR: ARCTIC WHITE; 2" BATTENS 12" O.C.)
E2C	FIBER CEMENT LAP SIDING AT RECESSED BALCONIES (COLOR: CARAMEL; STYLE: SMOOTH 8 1/4"; BOD: HARDIEPLANK)
E2D	5/4 SMOOTH TRIM (COLOR: ARCTIC WHITE; STYLE: 3.5" FIBER CEMENT PANEL; BOD HARDI TRIM BOARD)
E3	STOREFRONT SYSTEM IN PAINTED BLACK OR DARK BRONZE ANNOXIDIZED.
E6	WOOD SLAT SHADE CANOPY
E7	PREFINISHED ALUM PARAPET (COLOR: CHARCOAL).



E1A - UTILITY BRICK (ONYX)



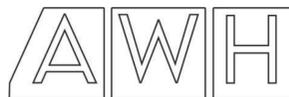
E2A - FIBER CEMENT LAP SIDING



E2B - FIBER CEMENT BOARD AND BATTEN



E2C - FIBER CEMENT LAP SIDING



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ZOR SHRINE WEST

EXTERIOR ELEVATIONS (COLOR)

EXTERIOR MATERIAL KEYNOTES	
E1A	ONYX; UTILITY BRICK
E2A	FIBER CEMENT LAP SIDING (COLOR: ARCTIC WHITE; STYLE: SMOOTH 8 1/4"; BOD: HARDIEPLANK)
E2B	FIBER CEMENT BOARD AND BATTEN (COLOR: ARCTIC WHITE; 2" BATTENS 12" O.C.)
E2C	FIBER CEMENT LAP SIDING AT RECESSED BALCONIES (COLOR: CARAMEL; STYLE: SMOOTH 8 1/4"; BOD: HARDIEPLANK)
E2D	5/4 SMOOTH TRIM (COLOR: ARCTIC WHITE; STYLE: 3.5" FIBER CEMENT PANEL; BOD HARDI TRIM BOARD)
E3	STOREFRONT SYSTEM IN PAINTED BLACK OR DARK BRONZE ANNOXIDIZED.
E6	WOOD SLAT SHADE CANOPY
E7	PREFINISHED ALUM PARAPET (COLOR: CHARCOAL).



E1A - UTILITY BRICK (ONYX)



E2A - FIBER CEMENT LAP SIDING



E2B - FIBER CEMENT BOARD AND BATTEN



E2C - FIBER CEMENT LAP SIDING



4 NORTH COURTYARD ELEVATION
A3.2 1/16" = 1'-0"



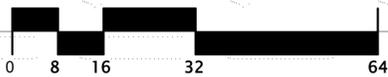
1 NORTH ELEVATION
A3.2 1/16" = 1'-0"



3 SOUTH COURTYARD ELEVATION
A3.2 1/16" = 1'-0"



2 SOUTH ELEVATION
A3.2 1/16" = 1'-0"



ZOR SHRINE WEST

EXTERIOR ELEVATIONS (B&W)

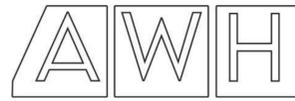
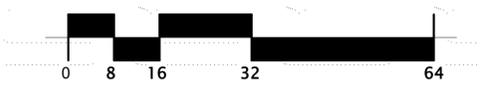
MATERIAL LEGEND	
	FIBERCEMENT BOARD AND BATTEN
	FIBERCEMENT LAP SIDING
	FIBERCEMENT SIDING - ACCENT MATERIAL
	UTILITY BRICK CLADDING



1 WEST ELEVATION (B&W)
A3.3 1/16" = 1'-0"



2 EAST ELEVATION (B&W)
A3.3 1/16" = 1'-0"



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ZOR SHRINE WEST

EXTERIOR ELEVATIONS (B&W)

MATERIAL LEGEND

- FIBERCEMENT BOARD AND BATTEN
- FIBERCEMENT LAP SIDING
- FIBERCEMENT SIDING - ACCENT MATERIAL
- UTILITY BRICK CLADDING



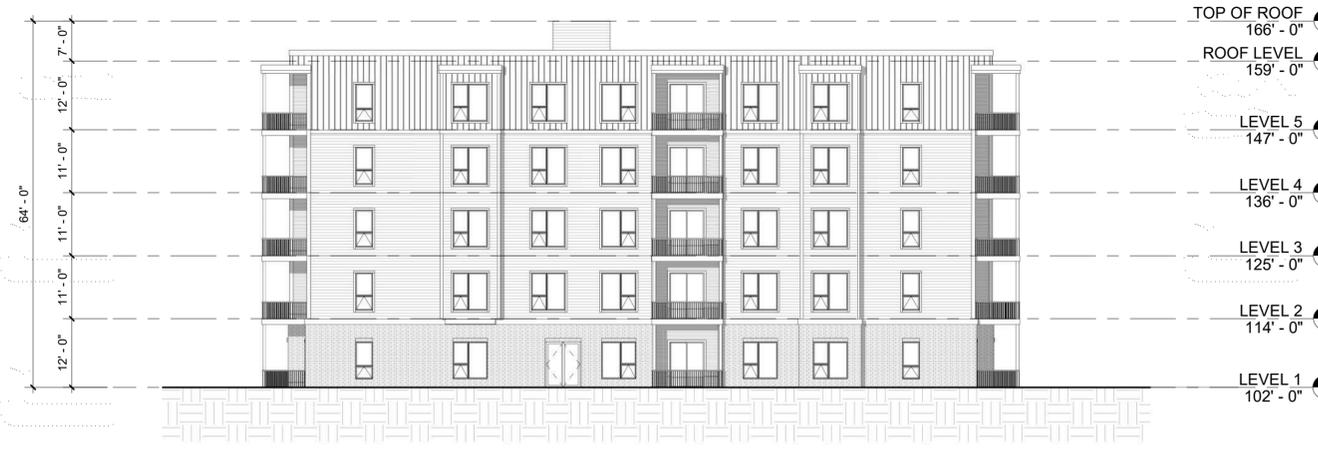
1 NORTH COURTYARD ELEVATION (B&W)
A3.4 1/16" = 1'-0"



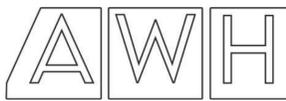
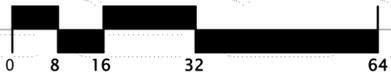
2 NORTH ELEVATION (B&W)
A3.4 1/16" = 1'-0"



3 SOUTH COURTYARD ELEVATION (B&W)
A3.4 1/16" = 1'-0"



4 SOUTH ELEVATION (B&W)
A3.4 1/16" = 1'-0"



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SITE LIGHTING - PHOTOMETRIC STUDY

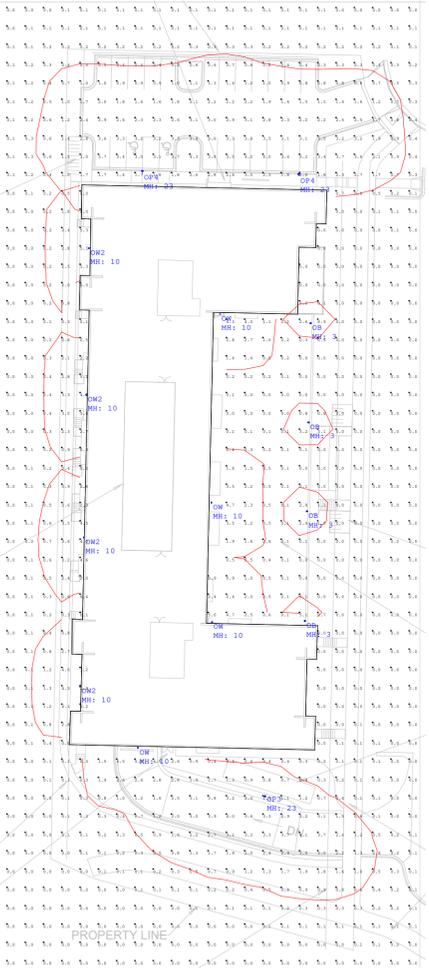
Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	4	OB	HUBBELL OUTDOOR	FN1-24LU-4K-DBT	SINGLE	1787	41.2	0.900
	1	OP3	HUBBELL OUTDOOR	ASL1-160L-135-4K7-3-UNV	SINGLE	17778	133.1	0.900
	2	OP4	HUBBELL OUTDOOR	ASL1-160L-135-4K7-4W-UNV	SINGLE	17568	133.1	0.900
	4	OW	HUBBELL OUTDOOR	RWL1-48L-35-4K7-4W-UNV	SINGLE	4662	36.9	0.900
	4	OW2	HUBBELL OUTDOOR	RWL1-48L-35-4K7-3-UNV	SINGLE	4727	36.9	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.72	8.9	0.0	N.A.	N.A.



1. Lighting Reflectance of 80/50/20 used unless noted otherwise
2. Interior calc points shown at 30" A.F.F. unless noted otherwise
3. Exterior calc points shown at grade unless noted otherwise
4. Emergency egress calc points shown at 0" A.F.F.
5. Photometric drawings are for Design purposes only, not for Construction documents

*FIXTURE CUT-SHEETS INCLUDED AT END OF DOCUMENT



SCALE: 1" = 50'



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ZOR SHRINE WEST

FIRE ACCESS PLAN



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 575 Zor Shrine Place West Lot

Contact Name & Phone #: Carter Lanser (Vierbicher) 608-831-3946

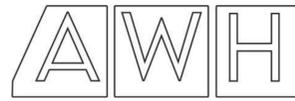
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

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 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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 28-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? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A		
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near 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) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? 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? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for **No new hydrants proposed for this phase**

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

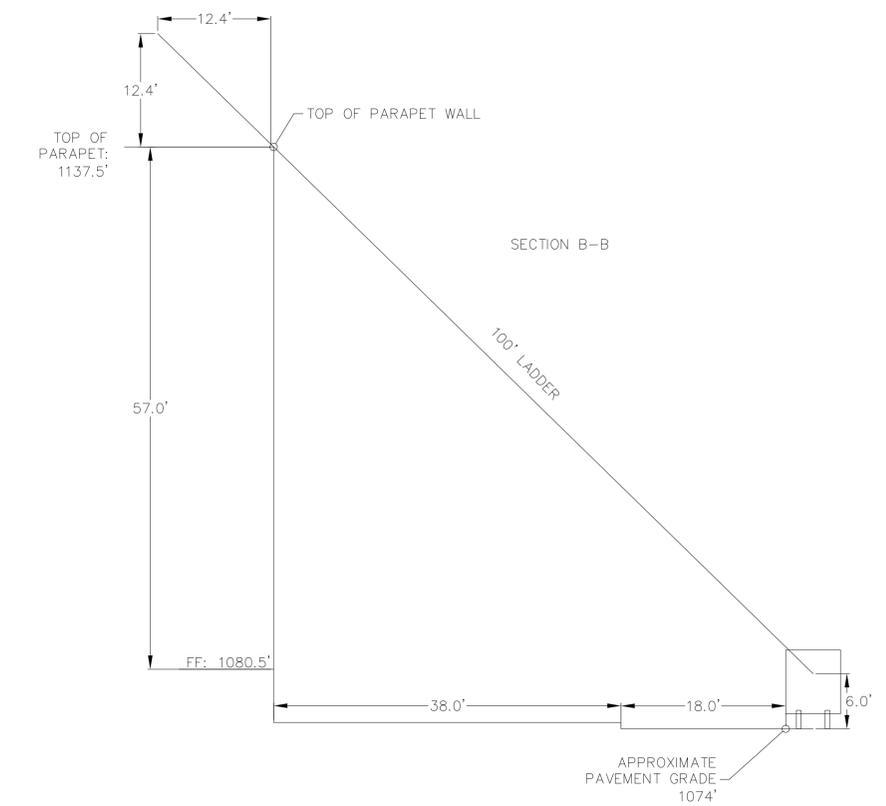
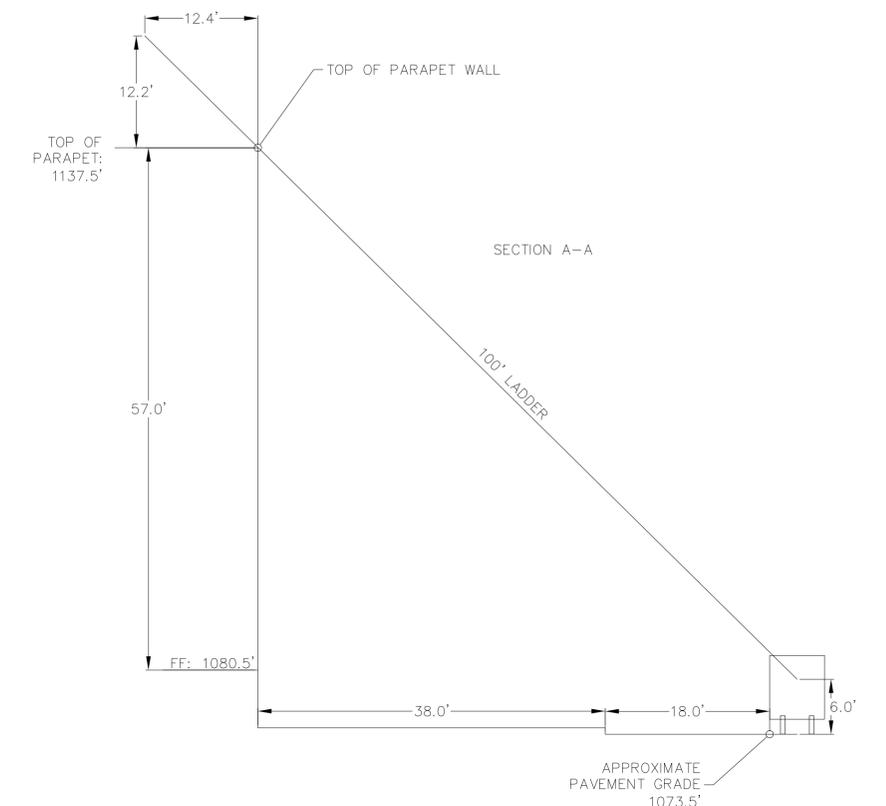
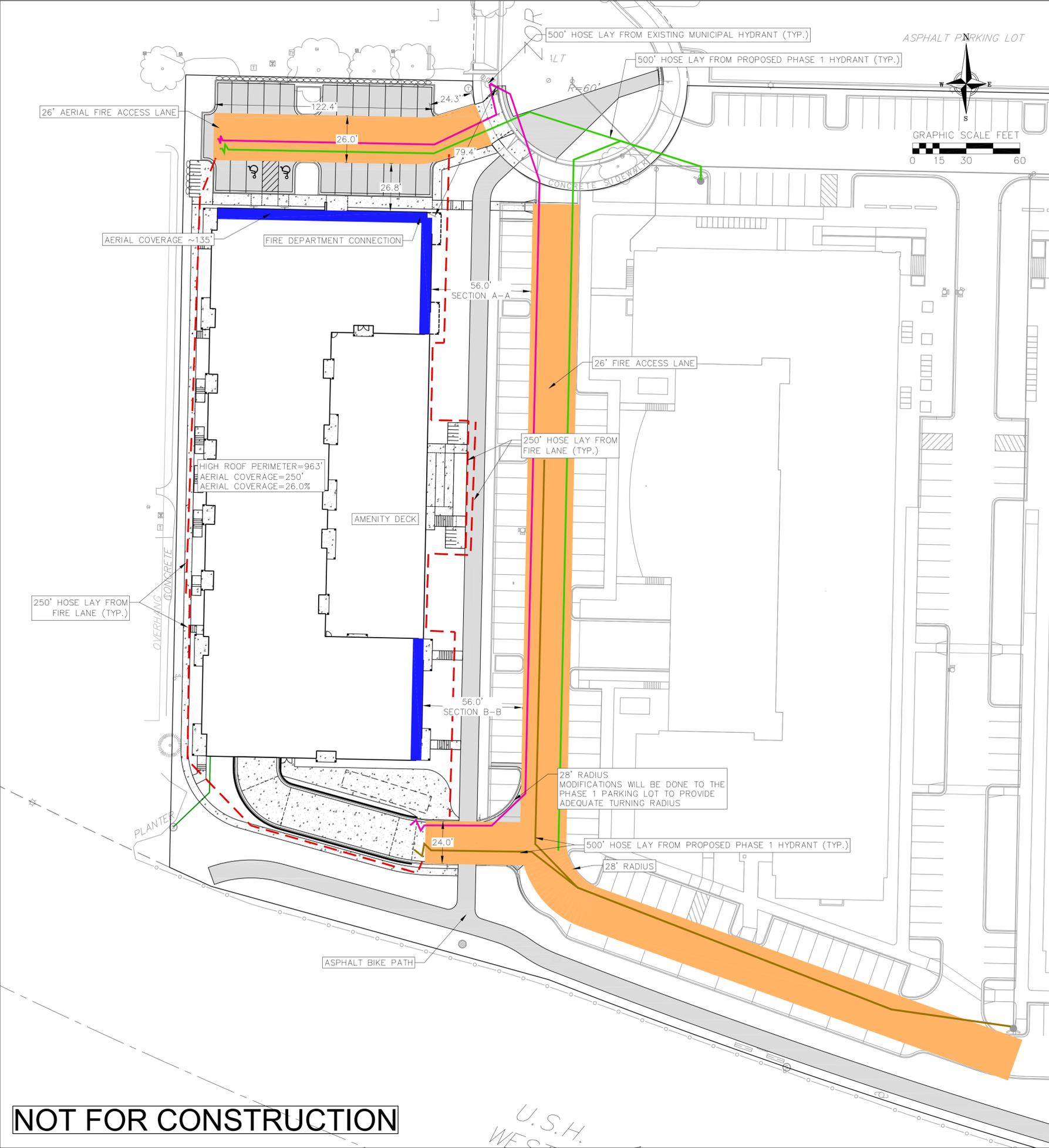
Revised 1/21/2016



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UDC REVIEW 09.21.2022



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PROJECT:
ZOR SHRINE WEST
MADISON, WI

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

Name:
Signature:
Date: 07/29/2022

ISSUE	DATE

FIRE ACCESS PLAN
SHEET TITLE
EXH1
SHEET NO.

ZOR SHRINE WEST

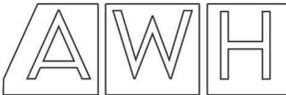
SITE LOCATION

106 UNIT ACTIVE ADULT MULTI-FAMILY HOUSING

LOCATED ON THE FORMER ZOR SHRINE HEADQUARTERS SITE.

FALLS WITHIN THE ODANA AREA PLAN DEVELOPMENT ZONE.

LOTS 2, 3 AND 4 CURRENTLY UNDER DEVELOPMENT AS MARKET RATE MULTI-FAMILY HOUSING



ZOR SHRINE WEST

SITE PLAN

SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED BASE COURSE UNLESS OTHERWISE NOTED.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE COURSE OF 5" COMPACTED SAND OR CRUSHED STONE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS TO BE RESTORED WITH TOPSOIL AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. SEE ARCHITECTS PLANS FOR THE BUILDING DIMENSIONS. ALL BUILDING DIMENSIONS SHALL BE COORDINATED AND VERIFIED WITH THE ARCHITECTS PLANS. ALL DIMENSIONS TO BUILDINGS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PARKING LOT SITE INFORMATION BLOCK

SITE ADDRESS: 575 ZOR SHRINE PLACE
 SITE ACREAGE (TOTAL) = 1.79 ACRES (LOT 3 OF PENDING CSM)

NUMBER OF BUILDING STORIES (ABOVE GRADE): 5
 BUILDING HEIGHT: 59'
 DILHR TYPE OF CONSTRUCTION: TYPE 3B RESIDENTIAL, 2B PARKING
 USE OF PROPERTY: SENIOR HOUSING
 GROSS SQUARE FT OF BUILDING: 175,065 GSF
 GROSS SQUARE FT OF COMMERCIAL/OFFICE AREA: 0 GSF
 NUMBER OF EMPLOYEES: 3
 NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
 CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY: N/A

NUMBER OF BICYCLE STALLS SHOWN: 99 INTERNAL + 22 EXTERNAL = 121

NUMBER OF PARKING STALLS:

PROPOSED SITE	23
PROPOSED COVERED	98
ELECTRIC VEHICLE	2% EV INSTALLED, 10% EV READY.
ACCESSIBLE	5 TOTAL, 0 ON SITE, 5 COVERED.
VAN ACCESSIBLE	2 ON SITE, 1 COVERED.
TOTAL	121

NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

LOT COVERAGE & USABLE OPEN SPACE CALCULATIONS

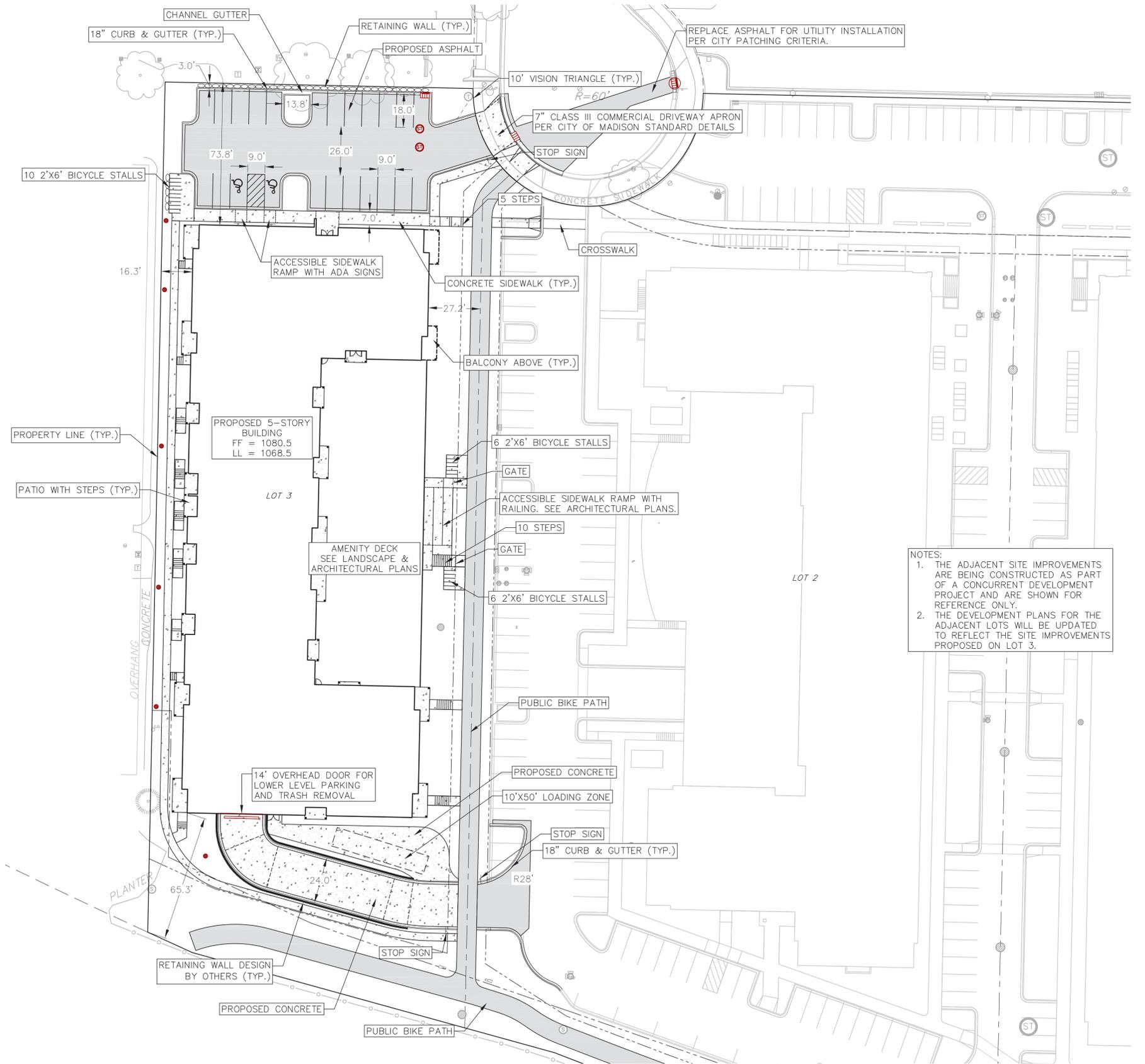
SITE AREA: 77,825 SF
 LOT COVERAGE: 57015 SF
 LOT COVERAGE: 73%
 LOT COVERAGE MAXIMUM: 80%

NUMBER OF DWELLING UNITS: 106
 REQUIRED USABLE OPEN SPACE = 40 SF/D.U. = 4,000 SF
 SITE USABLE OPEN SPACE AREA: 3,040 SF
 BUILDING USABLE OPEN SPACE AREA (BALCONIES & COURTYARD AREA): 17,823 SF
 (CAN ACCOUNT FOR 75% OF USABLE OPEN SPACE REQUIREMENT)

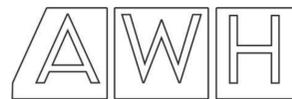
TOTAL USABLE OPEN SPACE: 20,863 SF

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING



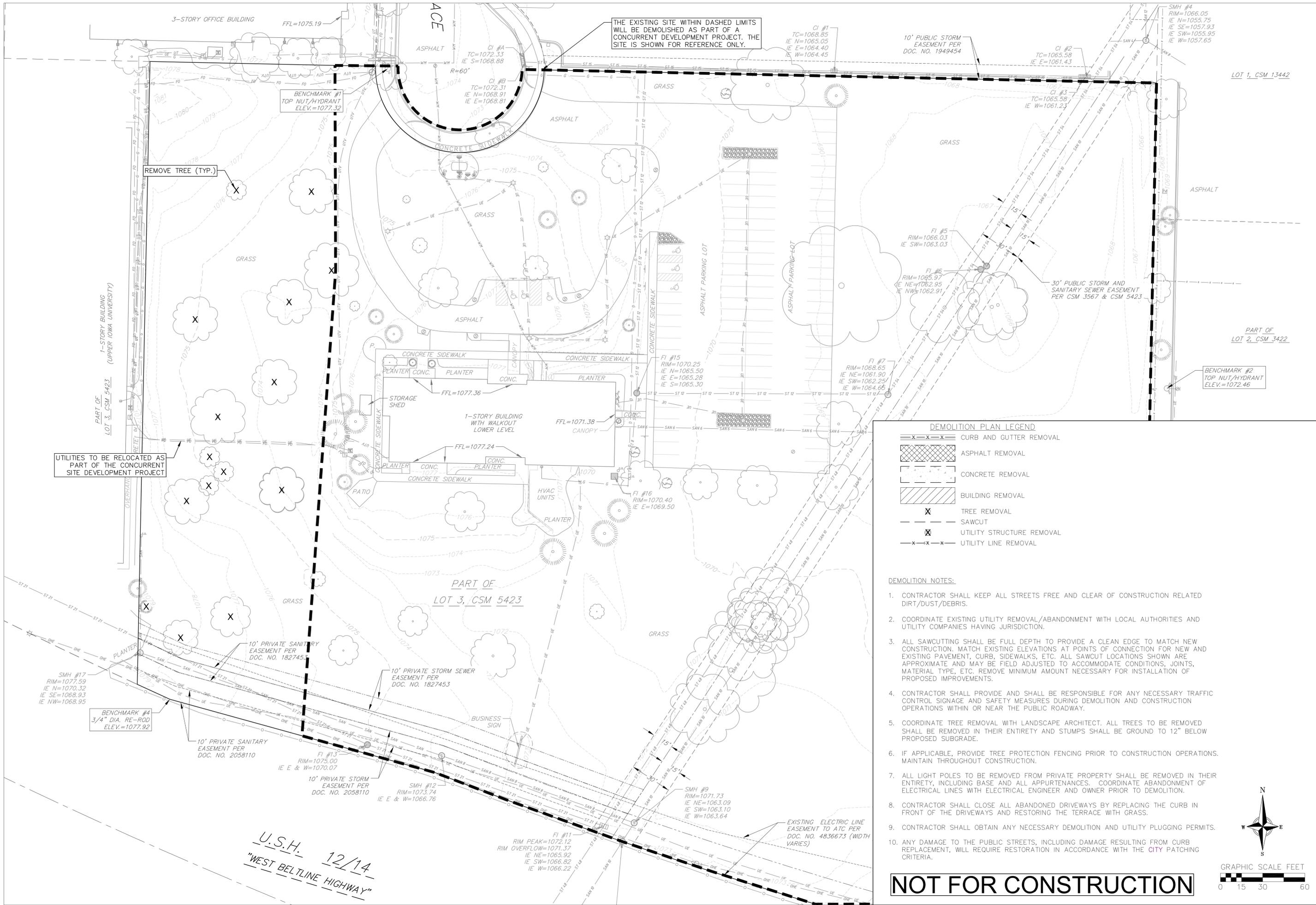
NOTES:
 1. THE ADJACENT SITE IMPROVEMENTS ARE BEING CONSTRUCTED AS PART OF A CONCURRENT DEVELOPMENT PROJECT AND ARE SHOWN FOR REFERENCE ONLY.
 2. THE DEVELOPMENT PLANS FOR THE ADJACENT LOTS WILL BE UPDATED TO REFLECT THE SITE IMPROVEMENTS PROPOSED ON LOT 3.



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THE EXISTING SITE WITHIN DASHED LIMITS WILL BE DEMOLISHED AS PART OF A CONCURRENT DEVELOPMENT PROJECT. THE SITE IS SHOWN FOR REFERENCE ONLY.

10' PUBLIC STORM EASEMENT PER DOC. NO. 1949454

CI #1 TC=1068.85 IE N=1063.05 IE E=1064.40 IE W=1064.45

SMH #4 RIM=1066.05 IE N=1055.75 IE SE=1057.93 IE SW=1055.95 IE W=1057.65

BENCHMARK #1 TOP NUT/HYDRANT ELEV.=1077.32

REMOVE TREE (TYP.)

PART OF LOT 3, CSM 5423 (UPPER IOWA UNIVERSITY)

UTILITIES TO BE RELOCATED AS PART OF THE CONCURRENT SITE DEVELOPMENT PROJECT

PART OF LOT 3, CSM 5423

BENCHMARK #2 TOP NUT/HYDRANT ELEV.=1072.46

30' PUBLIC STORM AND SANITARY SEWER EASEMENT PER CSM 3567 & CSM 5423

LOT 1, CSM 13442

PART OF LOT 2, CSM 3422

3-STORY OFFICE BUILDING FFL=1075.19

CI #A TC=1072.33 IE S=1068.88

CI #B TC=1072.31 IE N=1068.91 IE E=1068.81

CI #2 TC=1065.58 IE E=1061.43

CI #3 TC=1065.58 IE W=1061.23

FI #5 RIM=1066.03 IE SW=1063.03

FI #6 RIM=1065.97 IE NE=1062.95 IE NW=1062.91

FI #7 RIM=1068.65 IE NE=1061.90 IE SW=1062.25 IE W=1064.65

FI #15 RIM=1070.25 IE N=1065.50 IE E=1065.28 IE S=1065.30

FI #16 RIM=1070.40 IE E=1069.50

SMH #17 RIM=1077.59 IE N=1070.32 IE SE=1068.93 IE NW=1068.95

BENCHMARK #4 3/4" DIA. RE-ROD ELEV.=1077.92

10' PRIVATE SANITARY EASEMENT PER DOC. NO. 2058110

FI #13 RIM=1075.00 IE E & W=1070.07

10' PRIVATE STORM EASEMENT PER DOC. NO. 2058110

SMH #12 RIM=1073.74 IE E & W=1066.76

FI #11 RIM PEAK=1072.12 RIM OVERFLOW=1071.37 IE NE=1065.92 IE SW=1066.82 IE W=1066.22

SMH #9 RIM=1071.73 IE NE=1063.09 IE SW=1063.10 IE W=1063.64

EXISTING ELECTRIC LINE EASEMENT TO ATC PER DOC. NO. 4836673 (WIDTH VARIES)

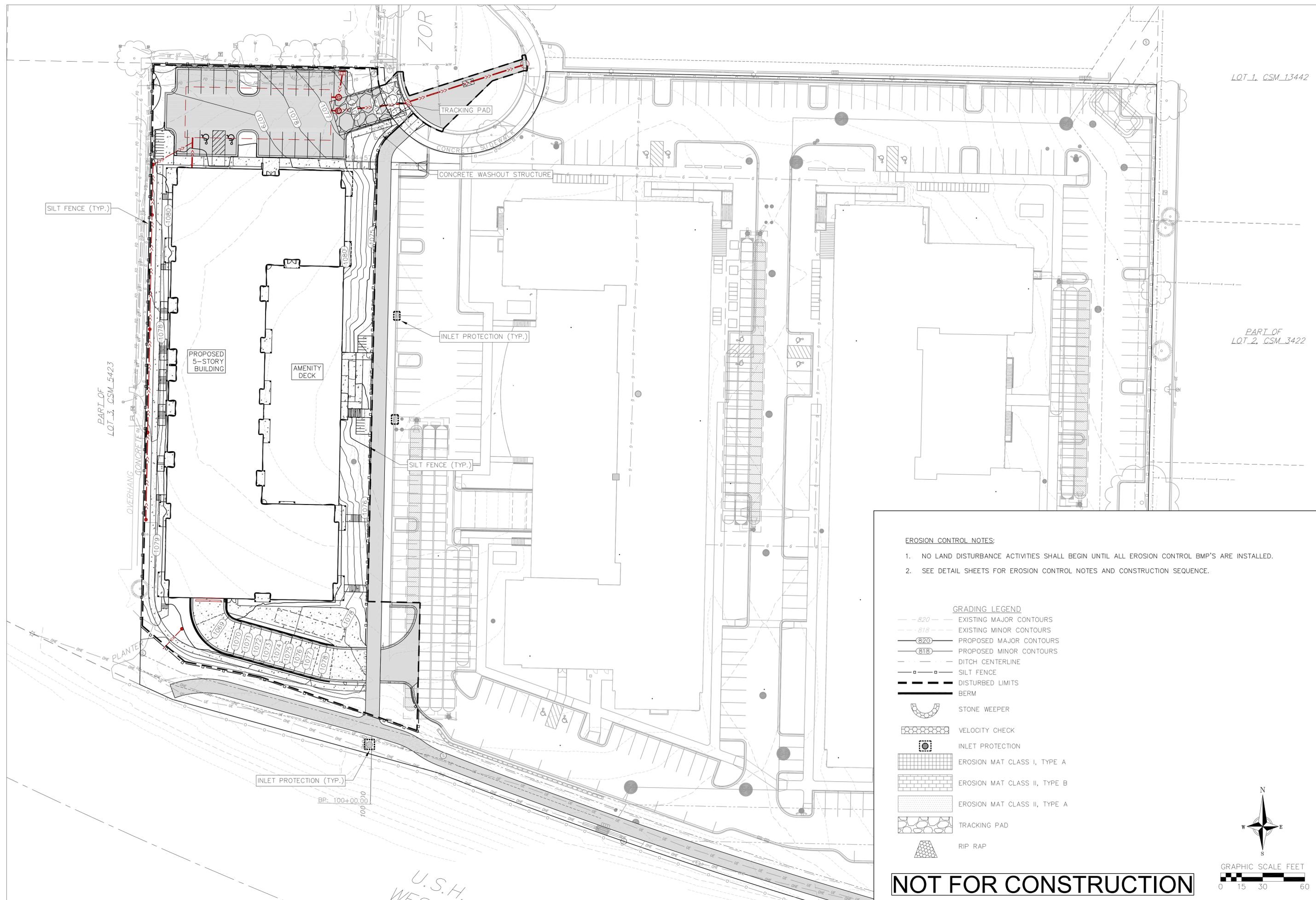
U.S.H. 12/14 "WEST BELTLINE HIGHWAY"



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LOT 1, CSM 13442

PART OF LOT 2, CSM 3422



EROSION CONTROL NOTES:

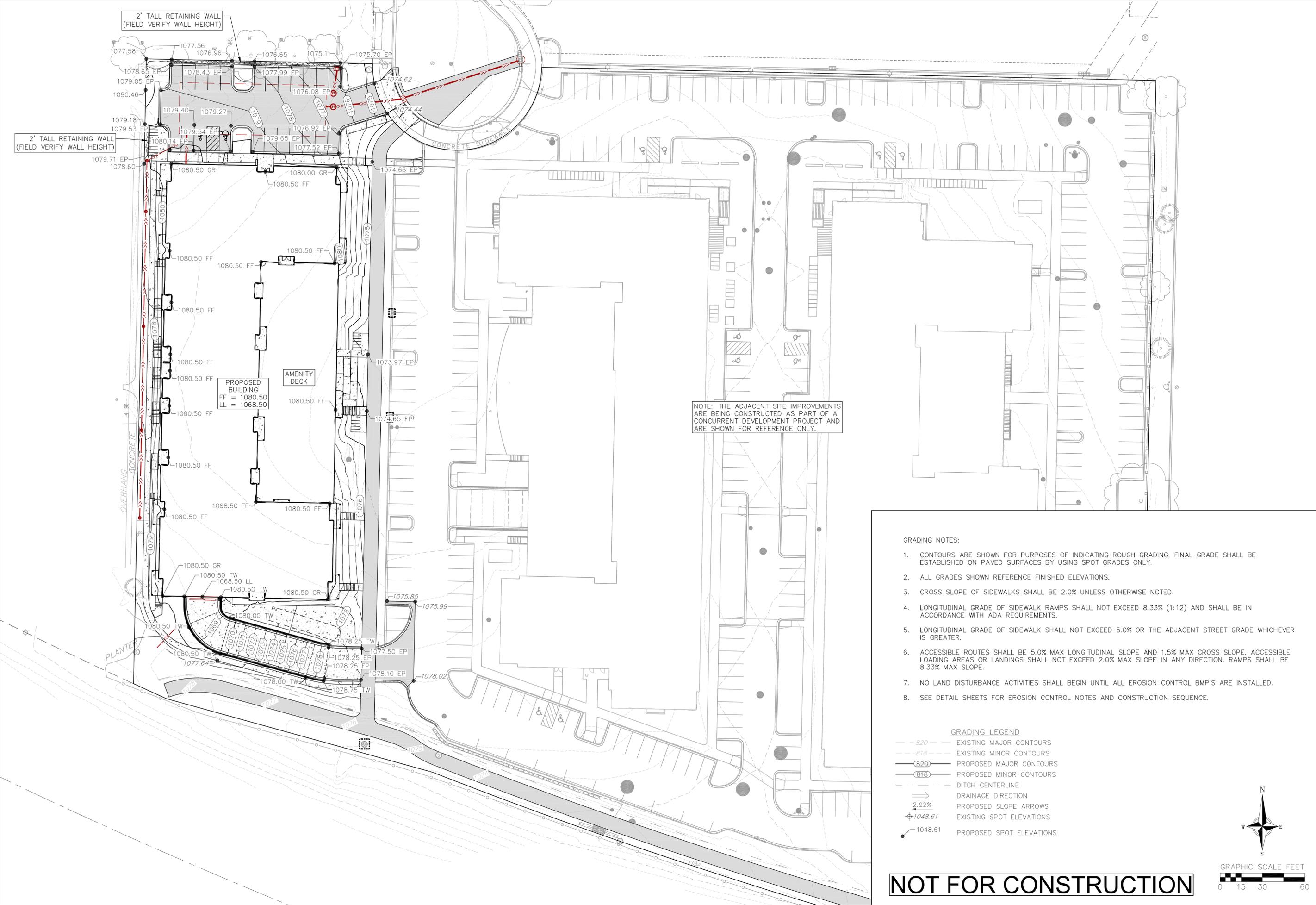
- NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
- SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

GRADING LEGEND

- 820- EXISTING MAJOR CONTOURS
- 818- EXISTING MINOR CONTOURS
- (820) PROPOSED MAJOR CONTOURS
- (818) PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP



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NOTE: THE ADJACENT SITE IMPROVEMENTS ARE BEING CONSTRUCTED AS PART OF A CONCURRENT DEVELOPMENT PROJECT AND ARE SHOWN FOR REFERENCE ONLY.

GRADING NOTES:

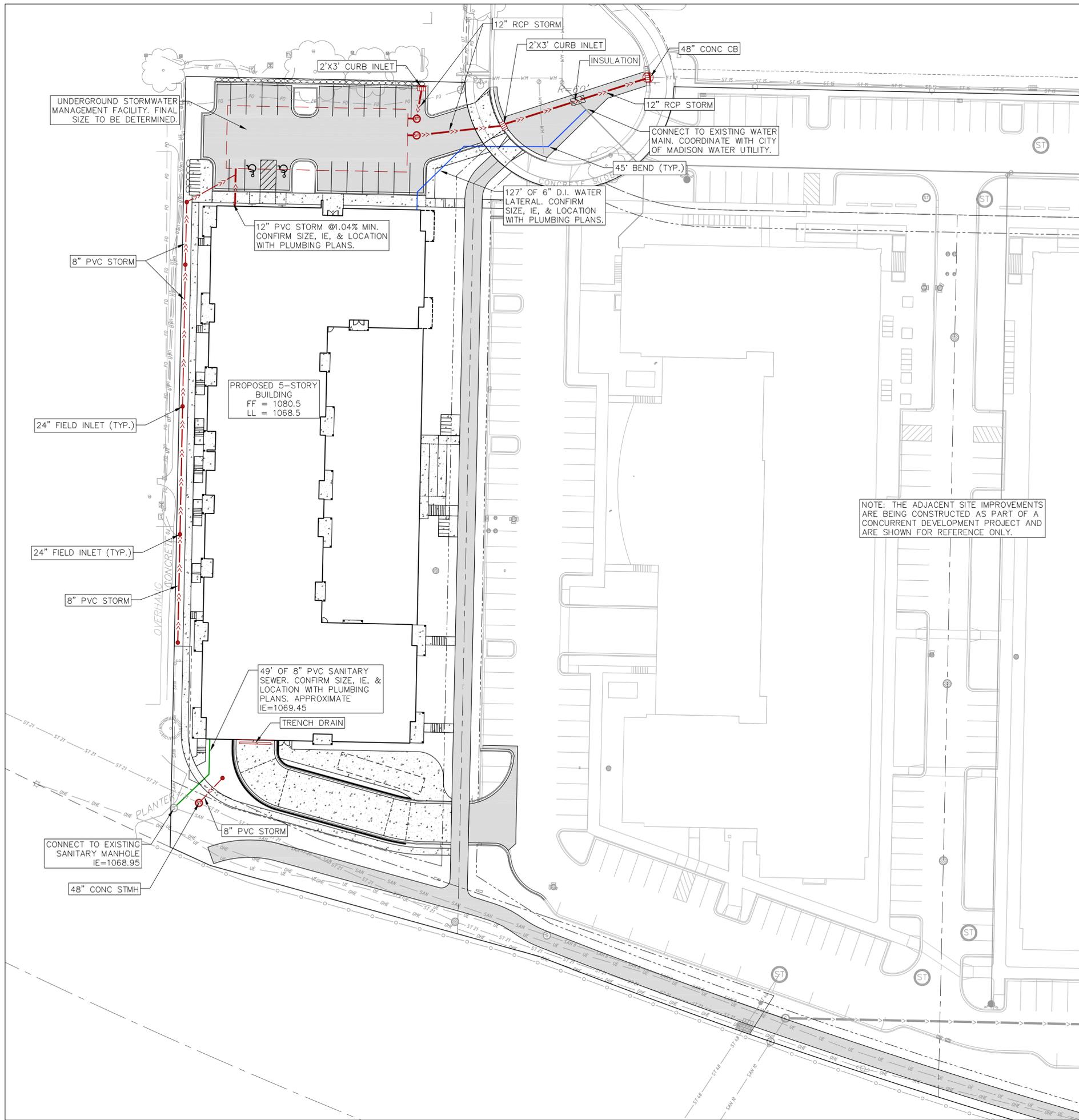
1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL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

GRADING LEGEND

- 820 --- EXISTING MAJOR CONTOURS
- 818 --- EXISTING MINOR CONTOURS
- 820 --- PROPOSED MAJOR CONTOURS
- 818 --- PROPOSED MINOR CONTOURS
- --- DITCH CENTERLINE
- ⇒ DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS



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UTILITY NOTES:

- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(C).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(D).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(C).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(H) AND SPS 382.40(8)(K).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(B.).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE LOCAL MUNICIPALITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4'X8'X4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
- CONTRACTOR TO INSTALL BENDS AND CLEANOUTS AS NECESSARY ON WATER AND SEWER LATERALS.

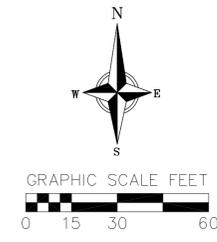
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PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

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



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PROJECT:

ZOR SHRINE WEST
MADISON, WI

Date: 07/29/2022

ISSUE DATE

UTILITY PLAN

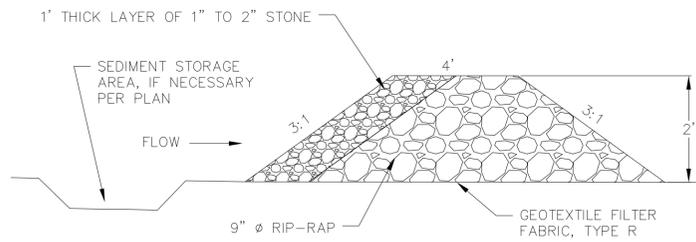
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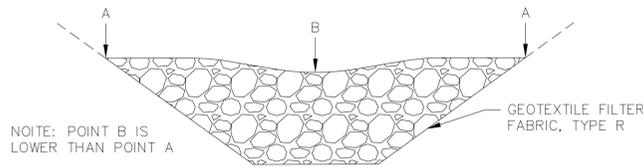
SHEET NO.

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE GRADING AND EROSION CONTROL PLAN FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. THE FILTERS SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE BOTH 70% RESTORED AND PAVED.
13. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
14. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
15. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
16. EROSION MAT (CLASS I, TYPE B PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
17. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
18. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
19. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
20. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
21. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
22. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
23. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY AND STATE.
24. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
25. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.



SECTION VIEW



FRONT VIEW

1 1 STONE WEEPER NOT TO SCALE

SEEDING RATES:

TEMPORARY:

1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:

SEE LANDSCAPE PLAN.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:

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

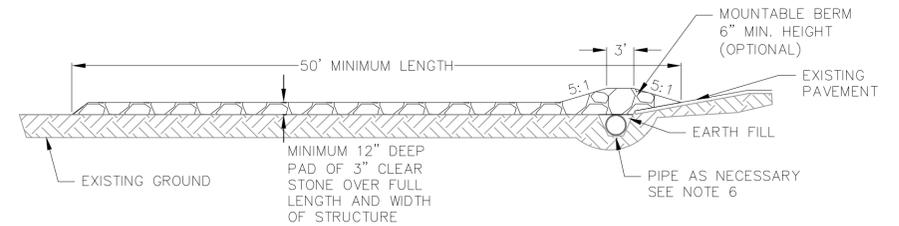
MULCHING RATES:

TEMPORARY AND PERMANENT:

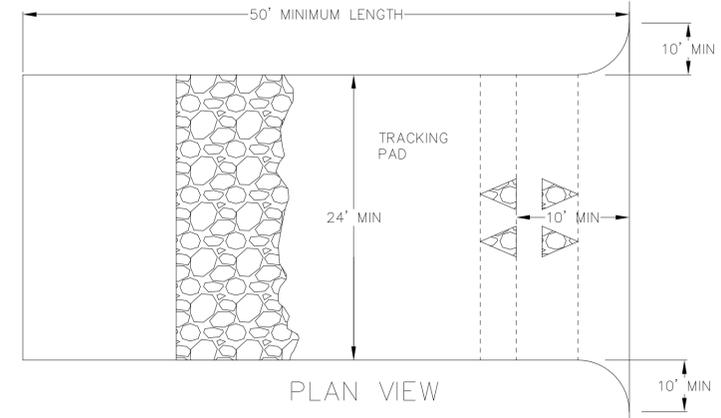
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL MEASURES
2. CONDUCT DEMOLITION
3. STRIP TOPSOIL (UNWORKED AREAS MAY REMAIN NON-STABILIZED FOR A MAXIMUM OF 14 DAYS)
4. ROUGH GRADE SITE
5. CONSTRUCT UNDERGROUND UTILITIES
6. INSTALL INLET PROTECTION IN NEW INLETS
7. CONSTRUCT BUILDING
8. CONSTRUCT PAVEMENT
9. FINAL GRADE AND PERMANENTLY RESTORE DISTURBED AREAS
10. REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE 70% RESTORED OR PAVED.



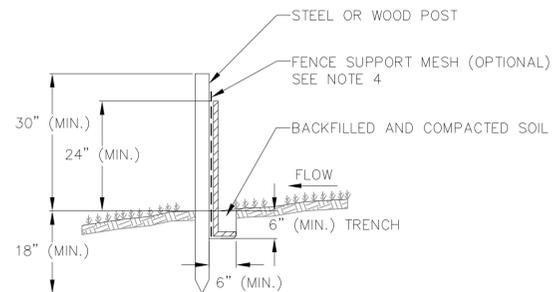
PROFILE VIEW



PLAN VIEW

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

1 1 TRACKING PAD NOT TO SCALE



1 1 SILT FENCE NOT TO SCALE

NOTES:

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

NOT FOR CONSTRUCTION



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CIVIL/LA ENGINEER

PROJECT:

ZOR SHRINE WEST
MADISON, WI

Date: 06/27/2022

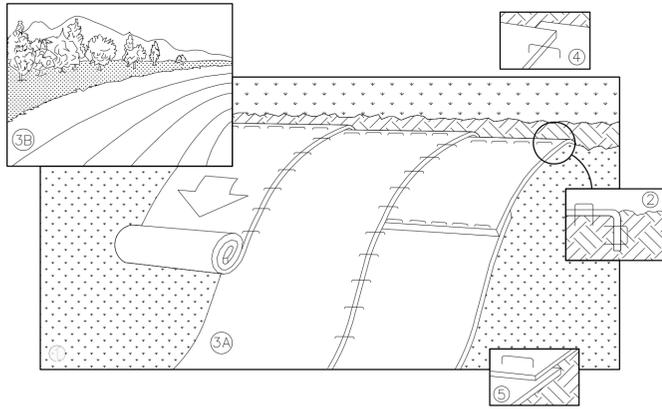
ISSUE DATE

CONSTRUCTION
DETAILS - 1

SHEET TITLE

C700

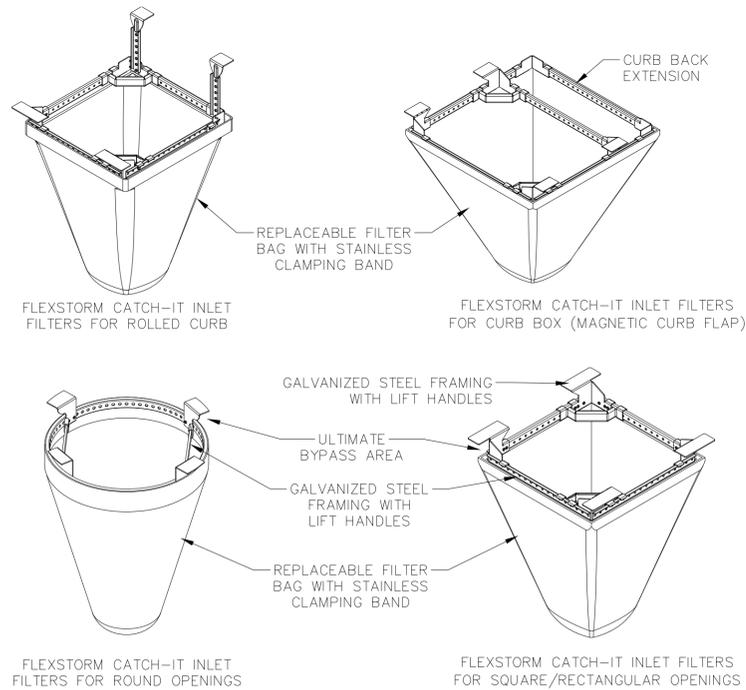
SHEET NO.



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

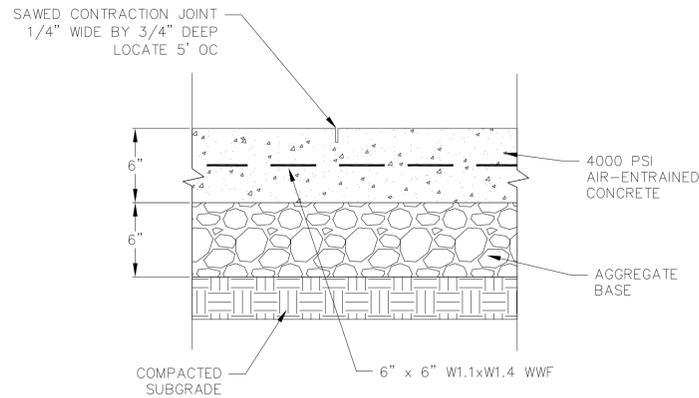
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT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

1 EROSION MAT
1 NOT TO SCALE



- NOTES:
1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
 2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

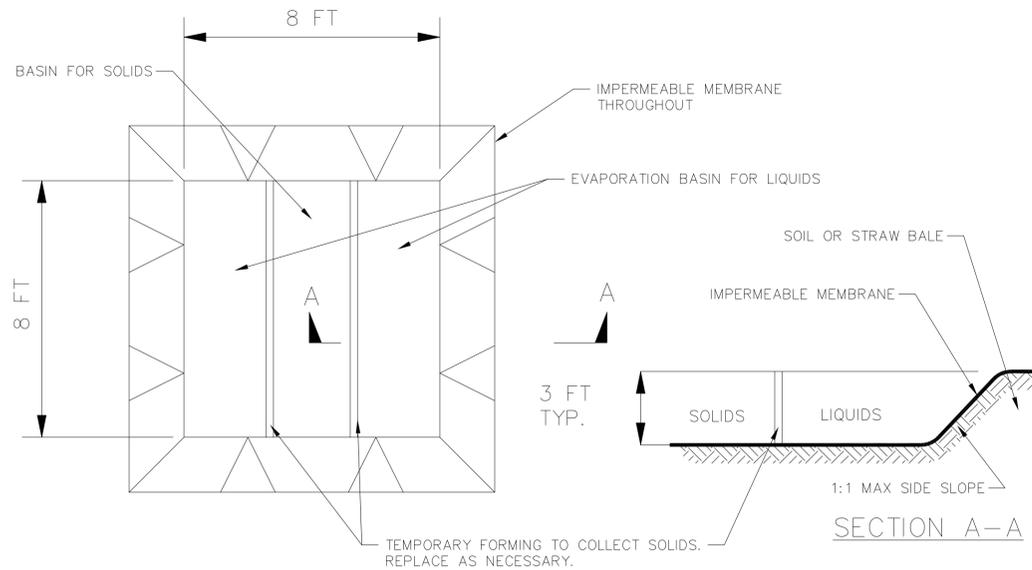
1 FRAMED INLET PROTECTION
1 NOT TO SCALE



1 CONCRETE PAD
1 NOT TO SCALE

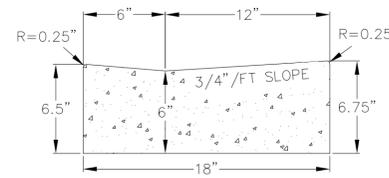
CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

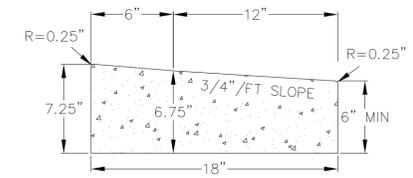


PLAN

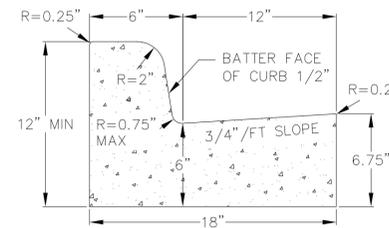
1 TEMPORARY CONCRETE WASHOUT
1 NOT TO SCALE



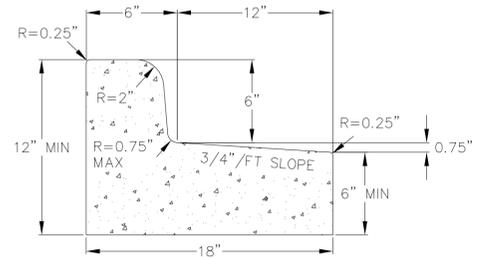
ACCESS RAMP
GUTTER CROSS SECTION



ACCESS RAMP
GUTTER REJECT SECTION

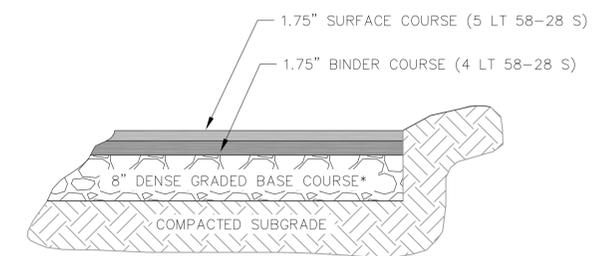


CURB AND GUTTER
CROSS SECTION



CURB AND GUTTER
REJECT SECTION

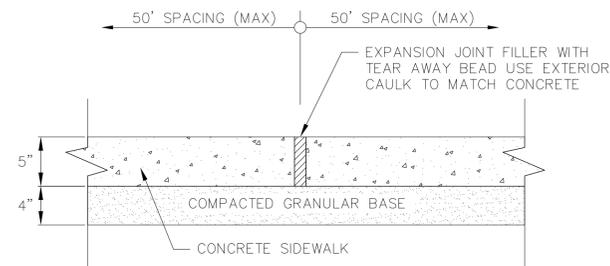
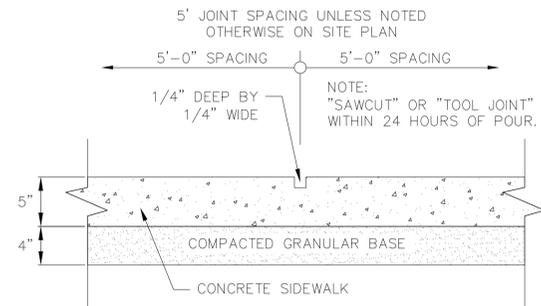
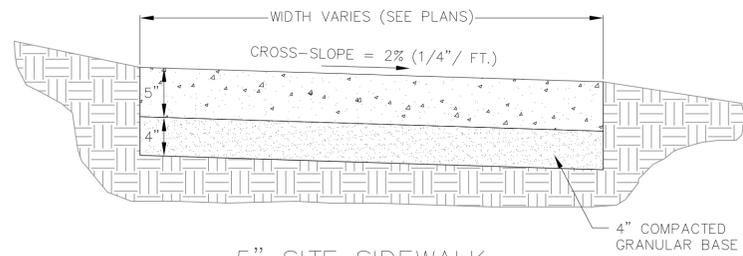
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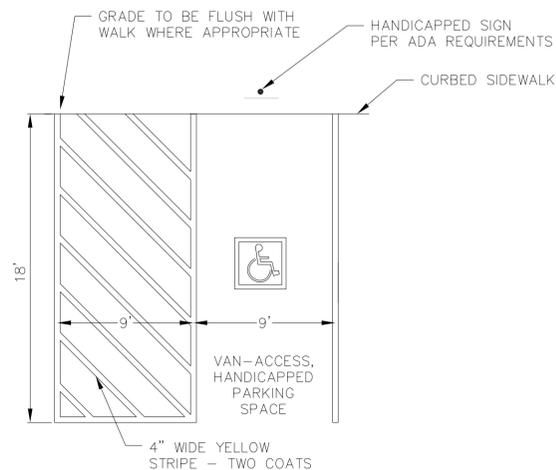
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1 SITE PAVEMENT
1 NOT TO SCALE

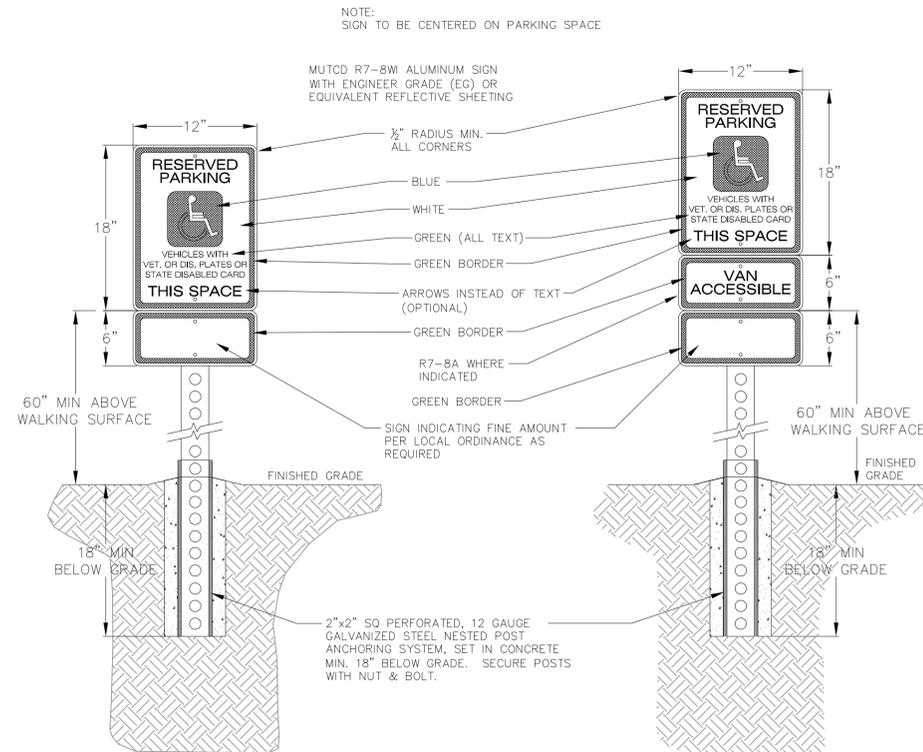
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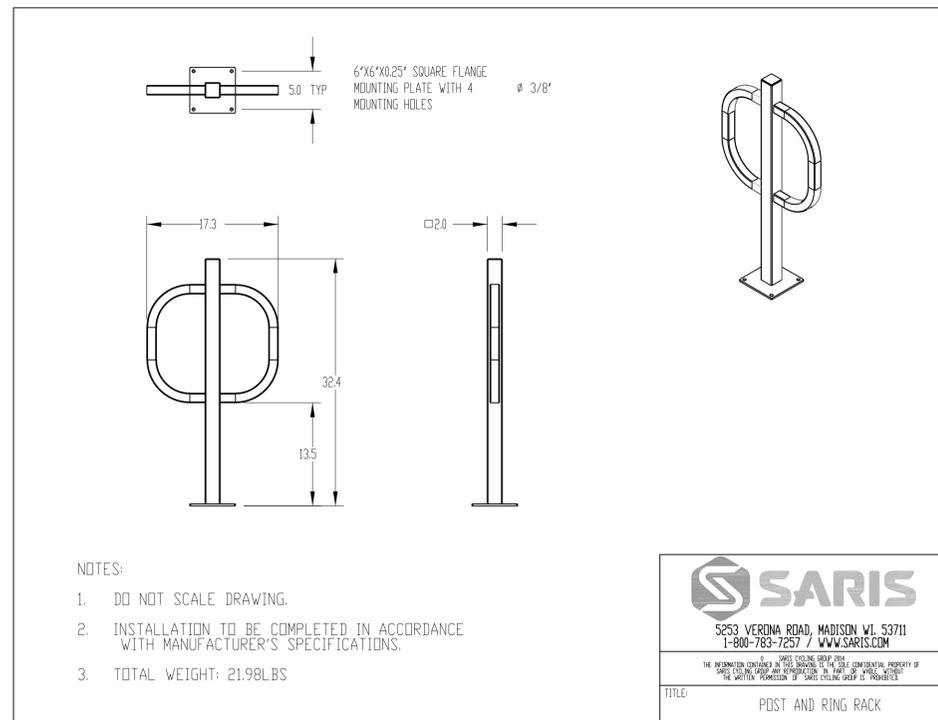
1 5" SIDEWALK
1 NOT TO SCALE



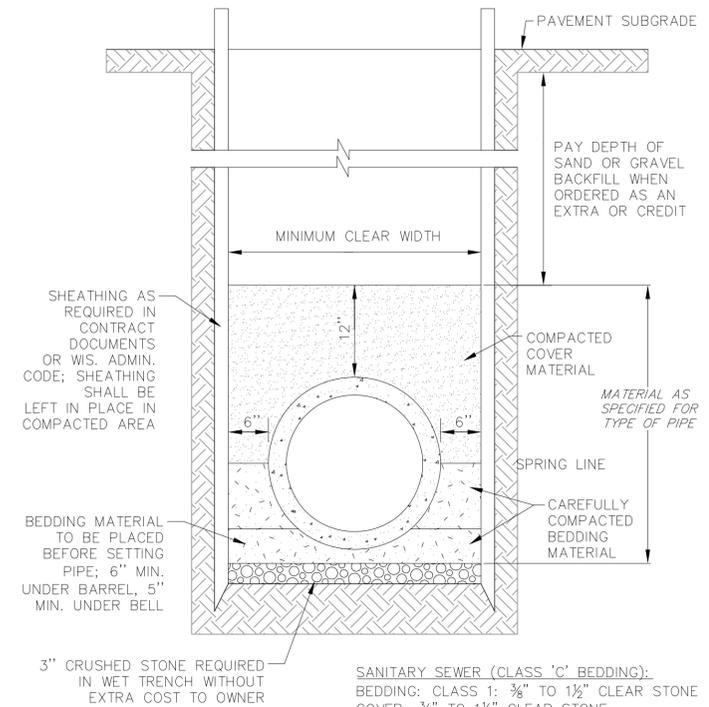
1 HANDICAP STRIPING
1 NOT TO SCALE



1 ADA SIGN
1 NOT TO SCALE

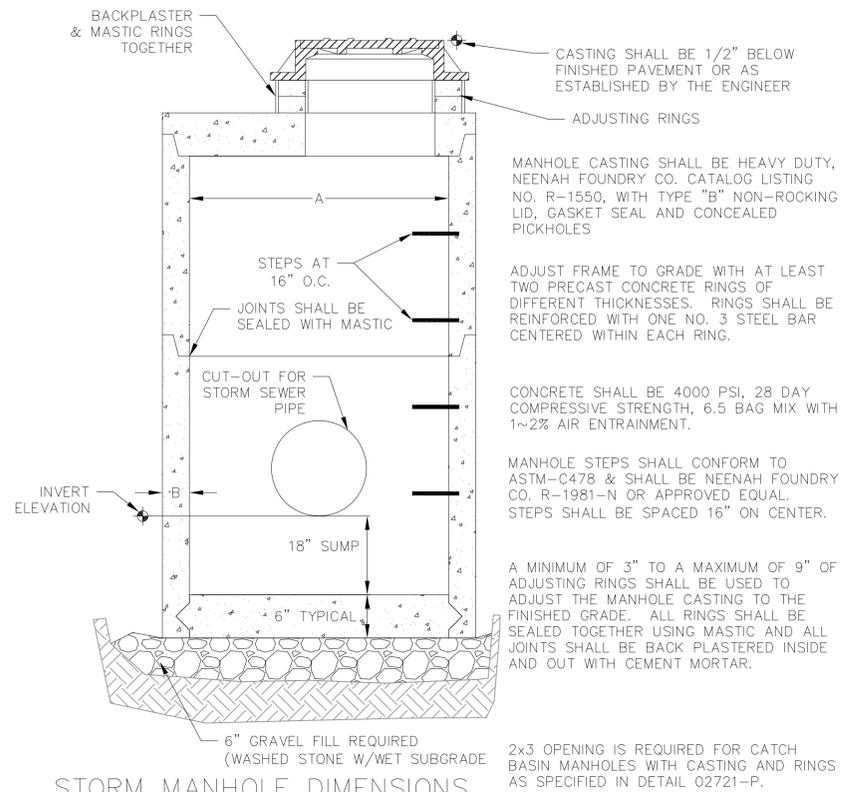


1 BIKE RACK DETAIL
1 NOT TO SCALE



1 STANDARD TRENCH SECTION
1 NOT TO SCALE

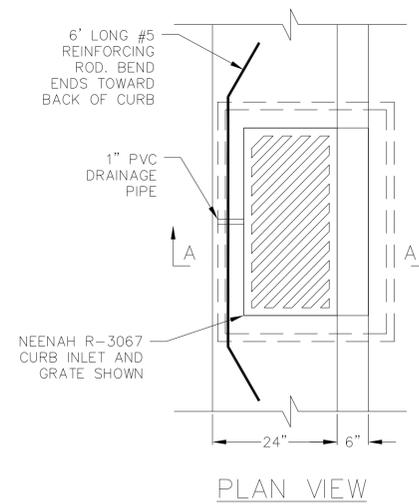
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STORM MANHOLE DIMENSIONS

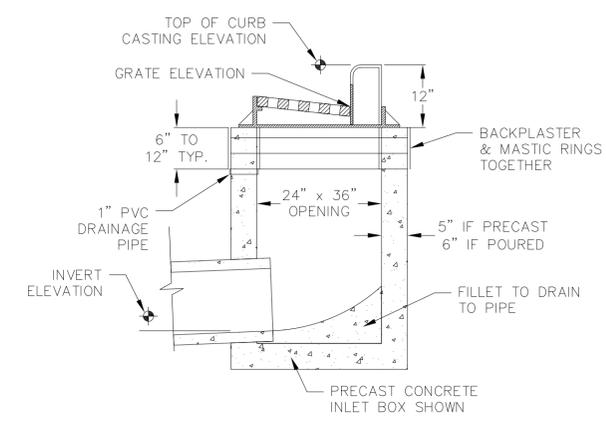
MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

1 STORM SEWER MANHOLE CATCH BASIN
1 NOT TO SCALE



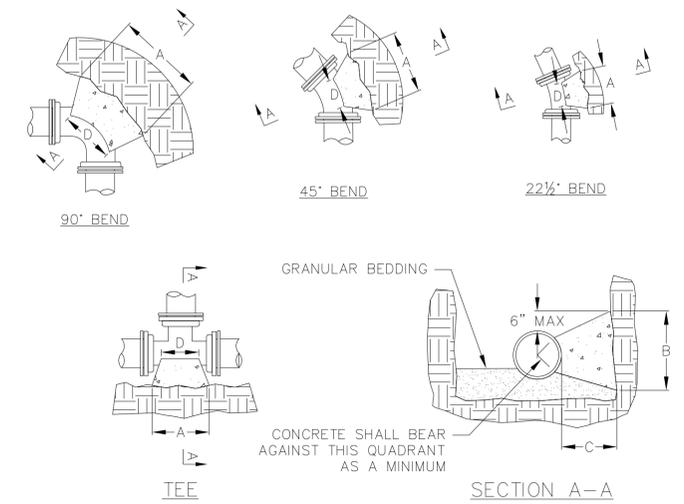
PLAN VIEW

NOTES:
- TOP OF CURB AND PIPE INVERT ELEVATIONS ARE SHOWN ON THE PLANS.
- THE GRATE ELEVATION SHALL BE DEPRESSED 0.1' FROM STRAIGHT GUTTER GRADE STARTING 5' FROM THE INLET AND EXTENDING IN BOTH DIRECTIONS.
- THE CASTING SHALL BE NEENAH FOUNDRY R-3067 CURB INLET WITH REVERSIBLE GRATES WHERE RUNOFF REACHES THE INLET FROM BOTH DIRECTIONS. WHERE RUNOFF REACHES THE INLET FROM ONE DIRECTION A NEENAH R-3067-L CASTING SHALL BE USED. DIRECTIONAL SLOTS TO BE LOCATED TO DIRECT THE FLOW INTO THE STREET INLET.
- FRAME ADJUSTING RINGS SHALL BE AT LEAST TWO CONCRETE RINGS OF VARIABLE THICKNESS. MASTIC BETWEEN RINGS AND BACKPLASTER A SMOOTH LAYER OF GROUT OVER THE ENTIRE INNER AND OUTER SURFACES OF THE RINGS.



SECTION A-A

1 RECTANGULAR STREET INLET
1 NOT TO SCALE



1 BUTTRESS FOR BENDS
1 NOT TO SCALE

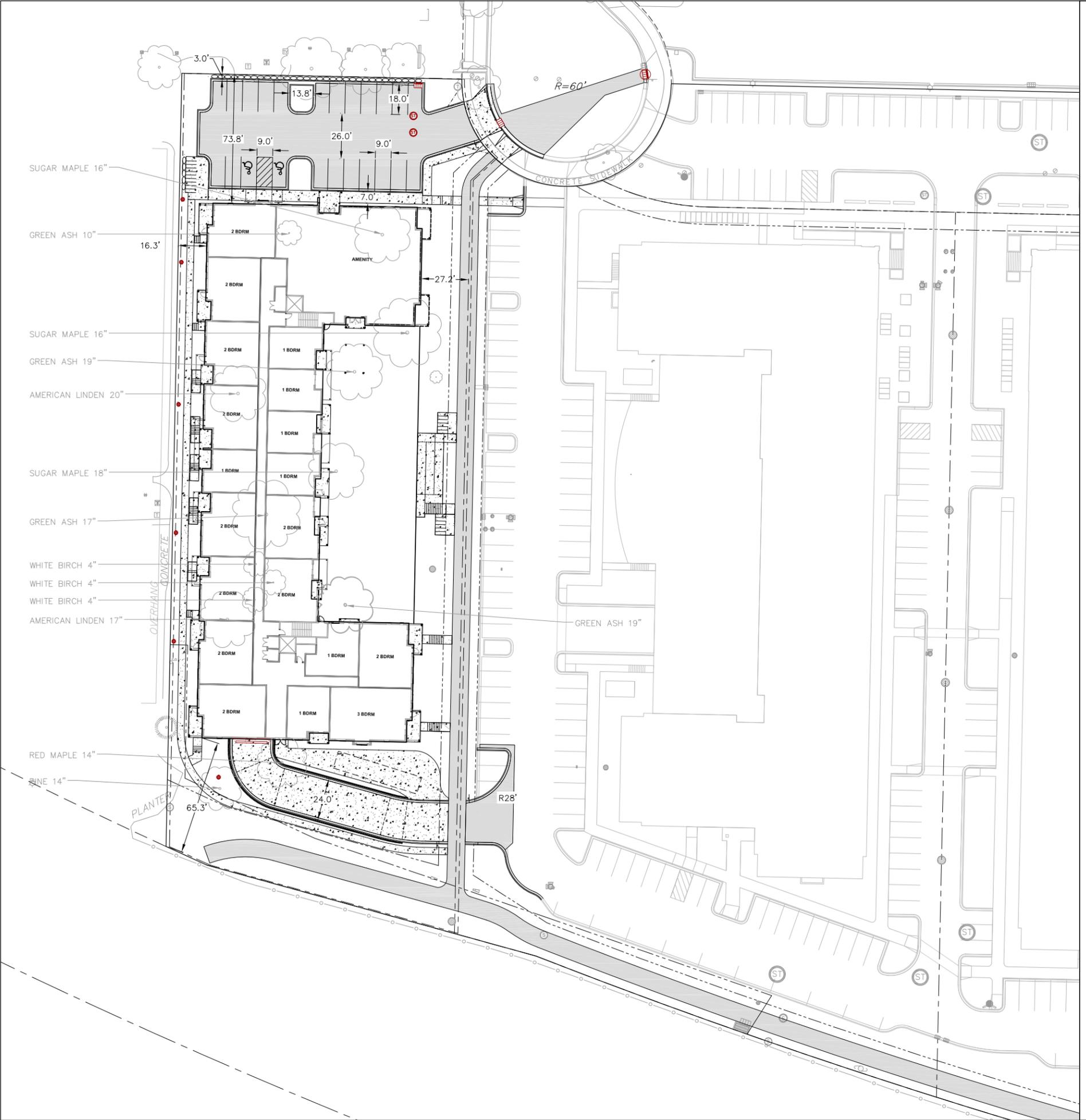
DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.
DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "Q" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.

CONCRETE SHALL BE CLASS "C", SEE SECTION 03301

PIPE SIZE	BUTTRESS DIMENSIONS							
	TEES		22.5° BEND		45° BEND		90° BEND	
	A	B	A	B	A	B	A	B
4	0'-10"	1'-6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
6	1'-6"	1'-8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
8	1'-9"	2'-4"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
10	1'-9"	2'-4"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
12	2'-3"	1'-7"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
16	3'-8"	2'-10"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
20	5'-0"	3'-10"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"
24	5'-4"	4'-8"						

DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND SOIL RESISTANCE OF 2000 LBS/SQ FT
* = FOR TEE THIS WILL BE THE BRANCH PIPE

NOT FOR CONSTRUCTION



SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED BASE COURSE UNLESS OTHERWISE NOTED.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE COURSE OF 5" COMPACTED SAND OR CRUSHED STONE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS TO BE RESTORED WITH TOPSOIL AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. SEE ARCHITECTS PLANS FOR THE BUILDING DIMENSIONS. ALL BUILDING DIMENSIONS SHALL BE COORDINATED AND VERIFIED WITH THE ARCHITECTS PLANS. ALL DIMENSIONS TO BUILDINGS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PARKING LOT SITE INFORMATION BLOCK

SITE ADDRESS: 575 ZOR SHRINE PLACE
 SITE ACREAGE (TOTAL) = 1.79 ACRES (LOT 3 OF PENDING CSM)

NUMBER OF BUILDING STORIES (ABOVE GRADE): 5
 BUILDING HEIGHT: 77'
 DILHR TYPE OF CONSTRUCTION: TYPE 3B RESIDENTIAL, 2B PARKING
 USE OF PROPERTY: SENIOR HOUSING
 GROSS SQUARE FT OF BUILDING: 175,065 GSF
 GROSS SQUARE FT OF COMMERCIAL/OFFICE AREA: 0 GSF
 NUMBER OF EMPLOYEES: 3
 NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
 CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY: N/A

NUMBER OF BICYCLE STALLS SHOWN: 99 INTERNAL + 22 EXTERNAL = 121

NUMBER OF PARKING STALLS:

PROPOSED SITE	23
PROPOSED COVERED	98
ELECTRIC VEHICLE	2% EV INSTALLED. 10% EV READY.
ACCESSIBLE	5 TOTAL. 0 ON SITE. 5 COVERED.
VAN ACCESSIBLE	2 ON SITE. 1 COVERED.
TOTAL	121

NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

LOT COVERAGE & USABLE OPEN SPACE CALCULATIONS

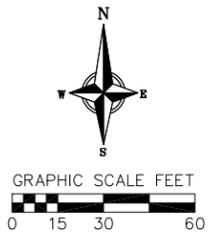
SITE AREA: 77,825 SF
 LOT COVERAGE: 57,015 SF
 LOT COVERAGE: 73%
 LOT COVERAGE MAXIMUM: 80%

NUMBER OF DWELLING UNITS: 100
 REQUIRED USABLE OPEN SPACE = 40 SF/D.U. = 4,000 SF
 SITE USABLE OPEN SPACE AREA: 3,040 SF
 BUILDING USABLE OPEN SPACE AREA (BALCONIES & COURTYARD AREA): 17,823 SF
 (CAN ACCOUNT FOR 75% OF USABLE OPEN SPACE REQUIREMENT)
 TOTAL USABLE OPEN SPACE: 20,863 SF

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- ▨ CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- ▤ PROPOSED CONCRETE
- ▧ PROPOSED LIGHT-DUTY ASPHALT
- ▩ PROPOSED HEAVY-DUTY ASPHALT
- ⊙ PROPOSED SIGN
- ⊛ PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- ▤ PROPOSED ADA DETECTABLE WARNING FIELD
- ♿ PROPOSED HANDICAP PARKING

NOT FOR CONSTRUCTION





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CIVIL ENGINEER

PROJECT:

ZOR SHRINE WEST
 MADISON, WI

Date: 07/29/2022

ISSUE	DATE

SITE PLAN

SHEET TITLE

C300

SHEET NO.