

Letter of Intent

12 North Few Street, Madison WI

Urban Design Commission – Final Submittal June 15, 2021
Additional information included June 29, 2021, as requested.

Overview

The proposed redevelopment of 12 North Few street, located at the southwest corner of North Few and Curtis court is a partial demolition, and a single-story addition on top of an existing single story masonry block building, and a new two-story building attached to the existing building. The redevelopment in total provides 8 small commercial spaces and 8, one-bedroom residential units to the site. Our design is aimed at providing small business owners with first floor commercial space and residential living directly above these units. The units will be available as separate leases and provide the small business owner the opportunity to live directly above their place of business.

To better answer the questions about the types of tenants in the commercial spaces, I thought it might be beneficial to share our thoughts. We see mostly Service/Non-destination businesses. Such as:

- Software/hardware engineer
- Artist studio
- Accountant
- Architect/engineer office
- Photography studio
- Attorney office
- Computer repair
- Furniture repair & restoration
- Insurance agent
- Pottery shop
- Graphic designer
- Bicycle repair
- Shoe repair
- Home gardening/Flower shop

Currently the property is in the Commercial Corridor Transition District (CC-T) as well as Urban Design District #8 (UDD-8). The CC-T District is established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The district is also intended: To improve the quality of landscaping, site design and urban design along these corridors. Maintain the viability of existing residential uses located along predominantly commercial corridors. Encourage appropriate transitions between higher-intensity uses along commercial corridors and adjacent lower-density residential districts.

Project Data

Parcel size:	8,742.33 SF
Building footprint:	5,558.15 SF
Gross Square footage:	11,095.8 SF
Open space:	320 SF required. TOTAL provided = 385.2 SF
Max lot coverage:	85% Max. Parcel size = 8,742.33 SF. Pervious area = 1,627.4 SF. Lot coverage = 81.38%
Number of stories:	2
Major Building Heights:	29'-6"; 25'-4"; 29'-4"
8 apartments:	~650 SF per unit
8 commercial spaces:	~650 SF per unit
Parking:	No vehicular parking. Bicycle parking: 8 enclosed and 9 exterior stalls.
Anticipated Construction start:	Fall 2021
Design Development Team:	SEA Design
Property Owner:	Jeremy Knudson

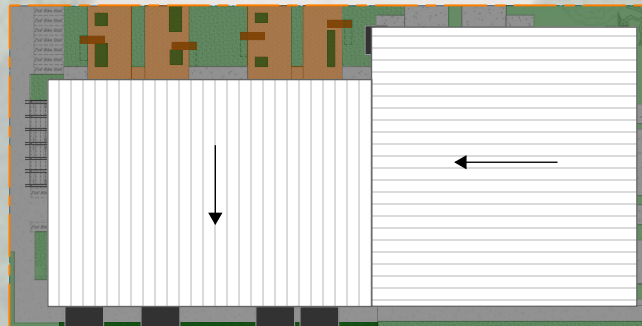
Thank you in advance and we look forward to hearing your thoughts about this proposal.

CURTIS COURT

N. FEW STREET

EAST WASHINGTON AVENUE

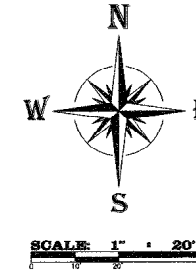
CRAFT



SITE
12 North Few St.
Madison, WI

Plat of Survey

LEGAL DESCRIPTION
 BEING THE NORTHWEST 66 FEET OF THE SOUTHEAST 150 FEET OF LOTS 10 AND 11,
 BLOCK 188, ORIGINAL PLAT OF MADISON, LOCATED IN THE NE1/4 OF THE NE1/4,
 SECTION 13, T. 7 N., R. 9 E., CITY OF MADISON, DANE COUNTY, WISCONSIN.



FOOTPRINT OF
 EXISTING BUILDING

- LEGEND**
- SECTION CORNER AS NOTED
 - 3/4" X 18" IRON ROD SET (WT. - 1.5 LBS. / L.F.)
 - 3/4" IRON ROD FND.
 - ▲ PK NAIL FND.
 - 1" IRON PIPE FND.
 - ☆ LIGHT POST
 - ⊗ POWER POLE
 - ⋈ GUY WIRE
 - ⊥ SIGN
 - ⊞ TELEPHONE PEDESTAL
 - OHE — OVERHEAD UTILITY LINE
 - X — X — WOOD FENCE
 - () PREVIOUS SURVEY OR RECORD INFO.
 - ▭ CONCRETE SURFACE
 - ▨ ASPHALT SURFACE
 - ▩ BRICK SURFACE
 - 851.35 TYPICAL GROUND ELEVATION

BLUE HIGHLIGHTED AREA INDICATED
 PORTION OF EXISTING BUILDING TO
 REMAIN. (CONCRETE SLAB, CMU WALLS,
 AND STEEL BEAMS). REMAINING AREAS
 OF EXISTING BUILDING TO BE
 DEMOLISHED.

SURVEYOR'S CERTIFICATE

I, SCOTT P. HEWITT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH WISCONSIN ADMINISTRATIVE CODE AET7 AND I DO FURTHER CERTIFY THAT THIS SURVEYING AND MAPPING OF THESE LANDS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott P. Hewitt
SCOTT P. HEWITT
 PROFESSIONAL LAND SURVEYOR, NO. 2229
 DATED: MAY 27, 2020
 FILE NO.: 520-214



OWNER

WORLD TRACKER KNS LLC
 12 NORTH I FEW STREET
 MADISON, WI 53703

CLIENT

TORQUE COMPANIES
 C/O RANDALL ALEXANDER
 2797 LALOR ROAD
 FITCHBURG WI, 53575

SURVEYOR

SCOTT P. HEWITT
 P.O. BOX 373
 625 E. SLIFER STREET
 PORTAGE, WI 53001
 PHONE PORTAGE: (608) 712-7788
 PHONE SAUK PRAIRIE: (608) 644-8877
 FAX: (608) 742 0434
 e-mail: surveying@grothman.com

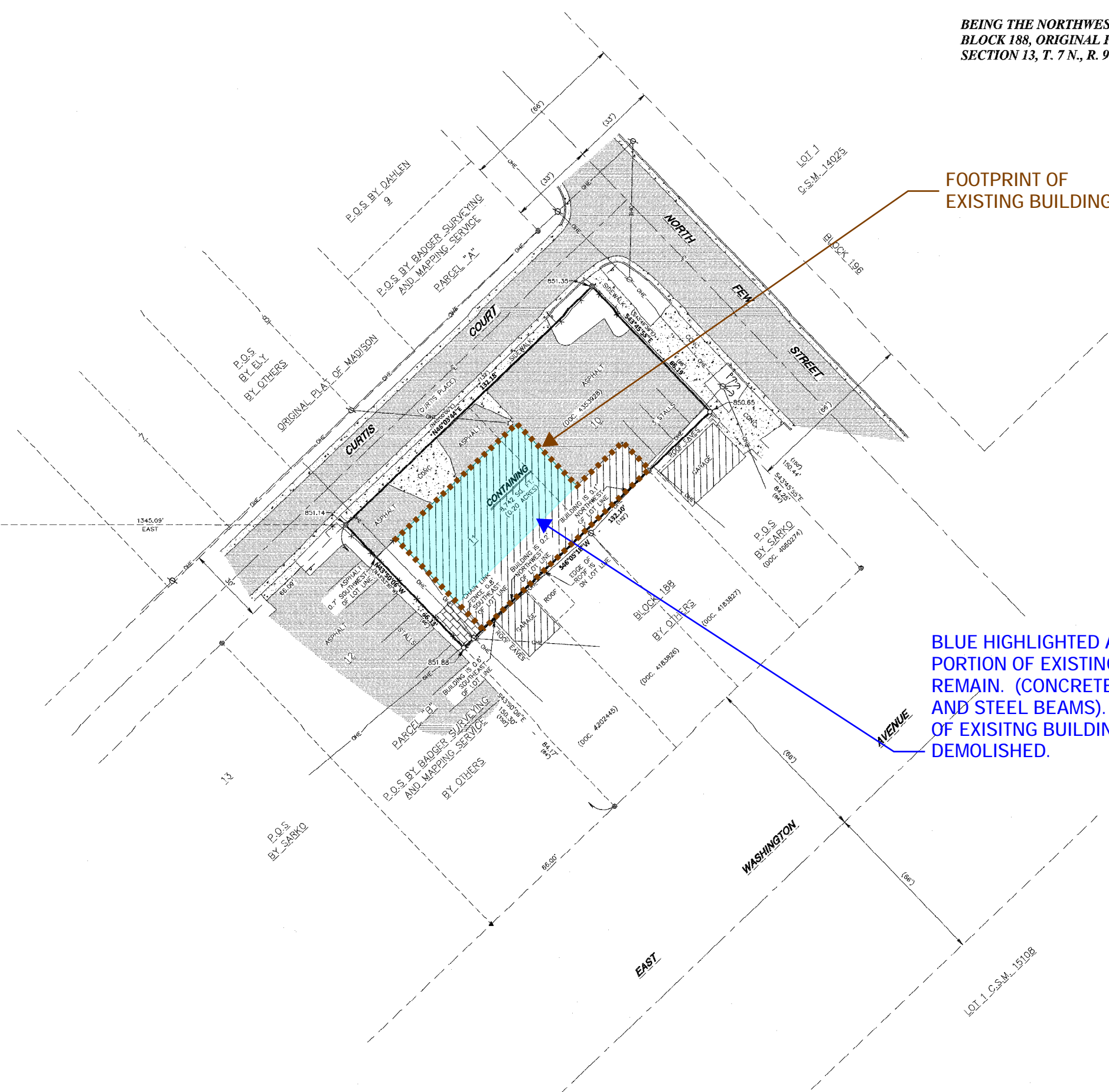
PLAT OF SURVEY
 FOR
TORQUE COMPANIES
 CITY OF MADISON
 DANE COUNTY, WISCONSIN

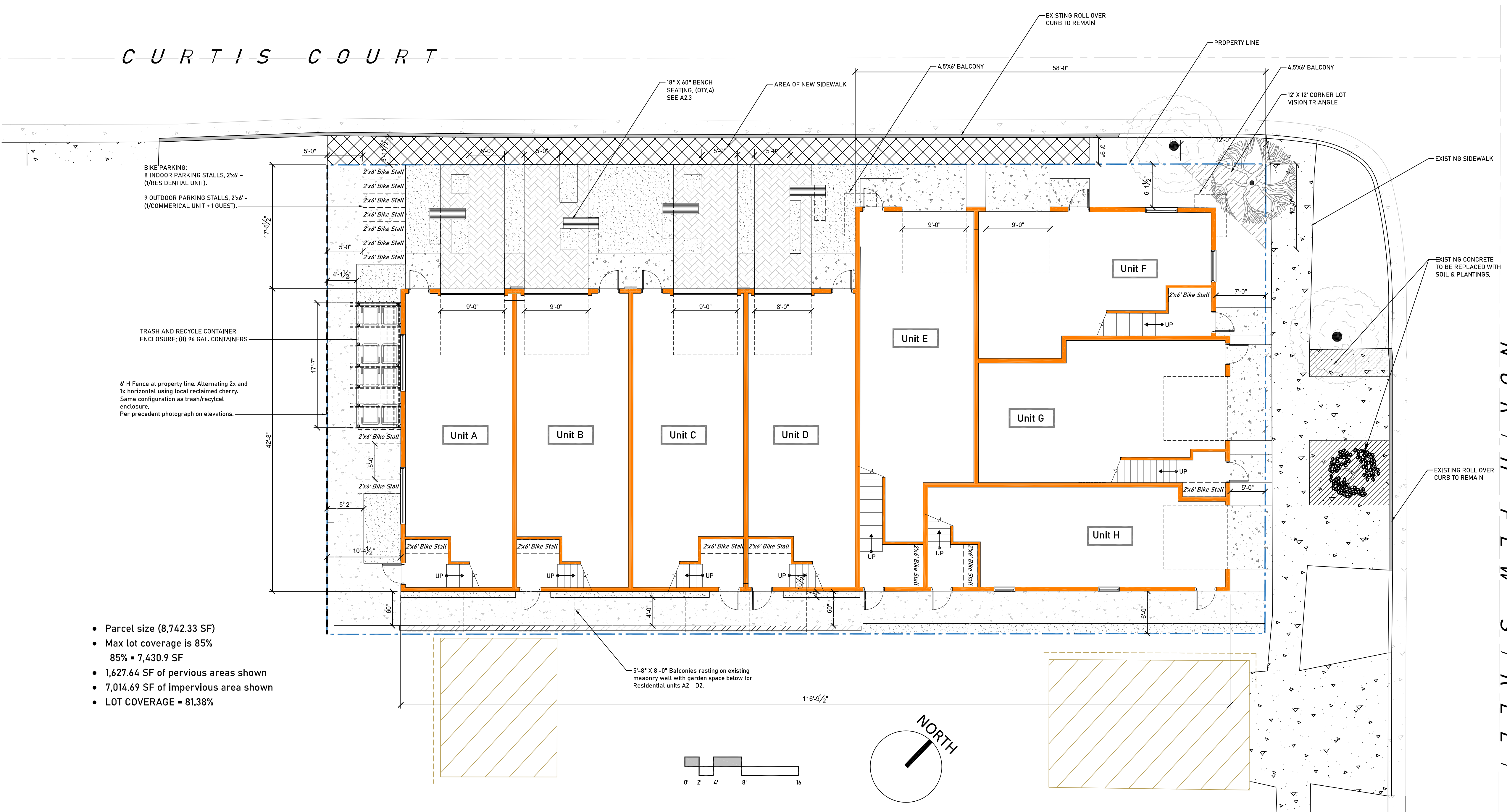
FILE NO.
520-214
 PROJECT NO.
315-174
 DRAWING NO.
520-214

NO. DATE REVISION BY CHKD SHEET 1 OF 1
 THIS INSTRUMENT DRAFTED BY A. MAST

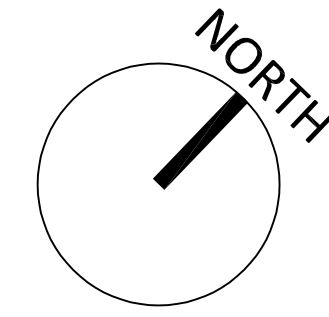
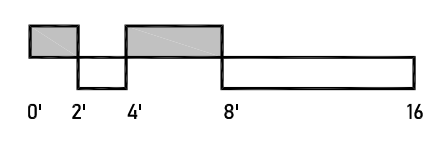
CA GROTHMAN & ASSOCIATES S.C.
 LAND SURVEYORS
 625 EAST SLIFER STREET, P.O. BOX 373, PORTAGE, WI 53001
 PHONE: (608) 742-7788 SAUK PRAIRIE: (608) 644-8877
 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
REG. LEGAL REPRESENTATIVE: THE GROTHMAN FIRM

N1/4 COR. SEC. 13 COMPUTED LOCATION
 672.35'
 MEANDER COR. SEC. 13 BRASS CAP IN CONC. FND.
 7025.69'
 2786.85'
 1345.09' EAST
 1246.91'
 W. LINE NET/4
 206.87'
 MEANDER COR. SEC. 13 1 1/4" IRON ROD FND.
 C1/4 COR. SEC. 13 COMPUTED LOCATION





- Parcel size (8,742.33 SF)
- Max lot coverage is 85%
85% = 7,430.9 SF
- 1,627.64 SF of pervious areas shown
- 7,014.69 SF of impervious area shown
- LOT COVERAGE = 81.38%



1 FIRST FLOOR - COMMERCIAL UNITS
Scale: 1/8" = 1'-0"

CRAFT
12 North Few Street
Madison, Wisconsin 53703
FLOOR PLANS

N O R T H F E W S T R E E T

C U R T I S C O U R T

THIS SHEET FOR REFERENCE ONLY

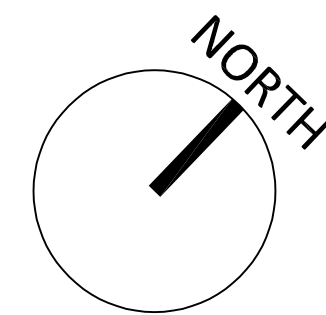
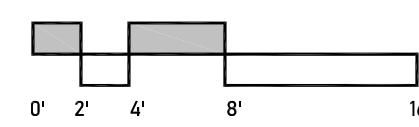
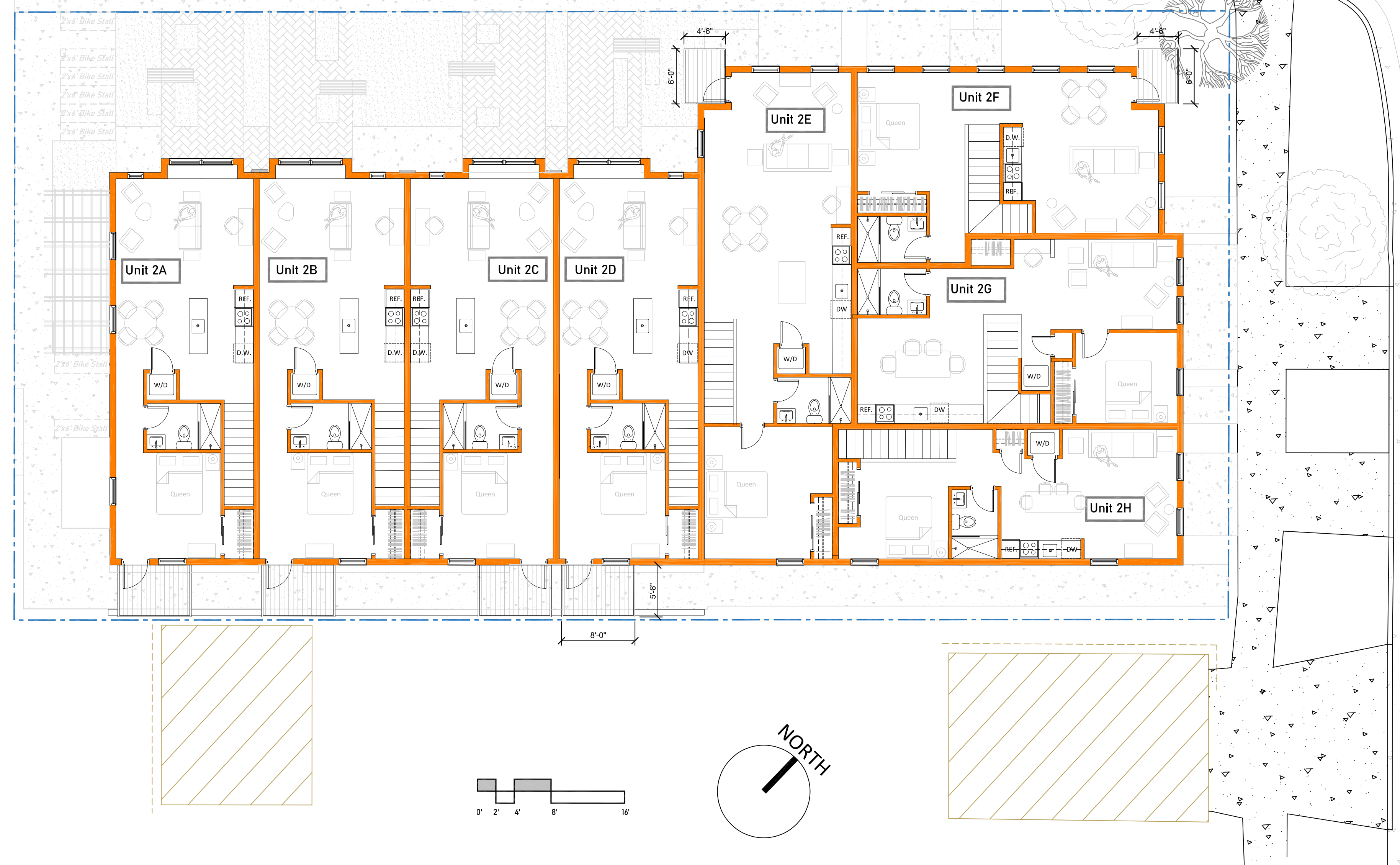
Revisions:

Project #: 20.006
Issued For: Design Review
Date: 06/15/2021

A2.1

CURTIS COURT

NORTH FEW STREET



1

SECOND FLOOR - RESIDENTIAL UNITS
Scale: 1/8" = 1'-0"

CRAFT

12 North Few Street
Madison, Wisconsin 53703

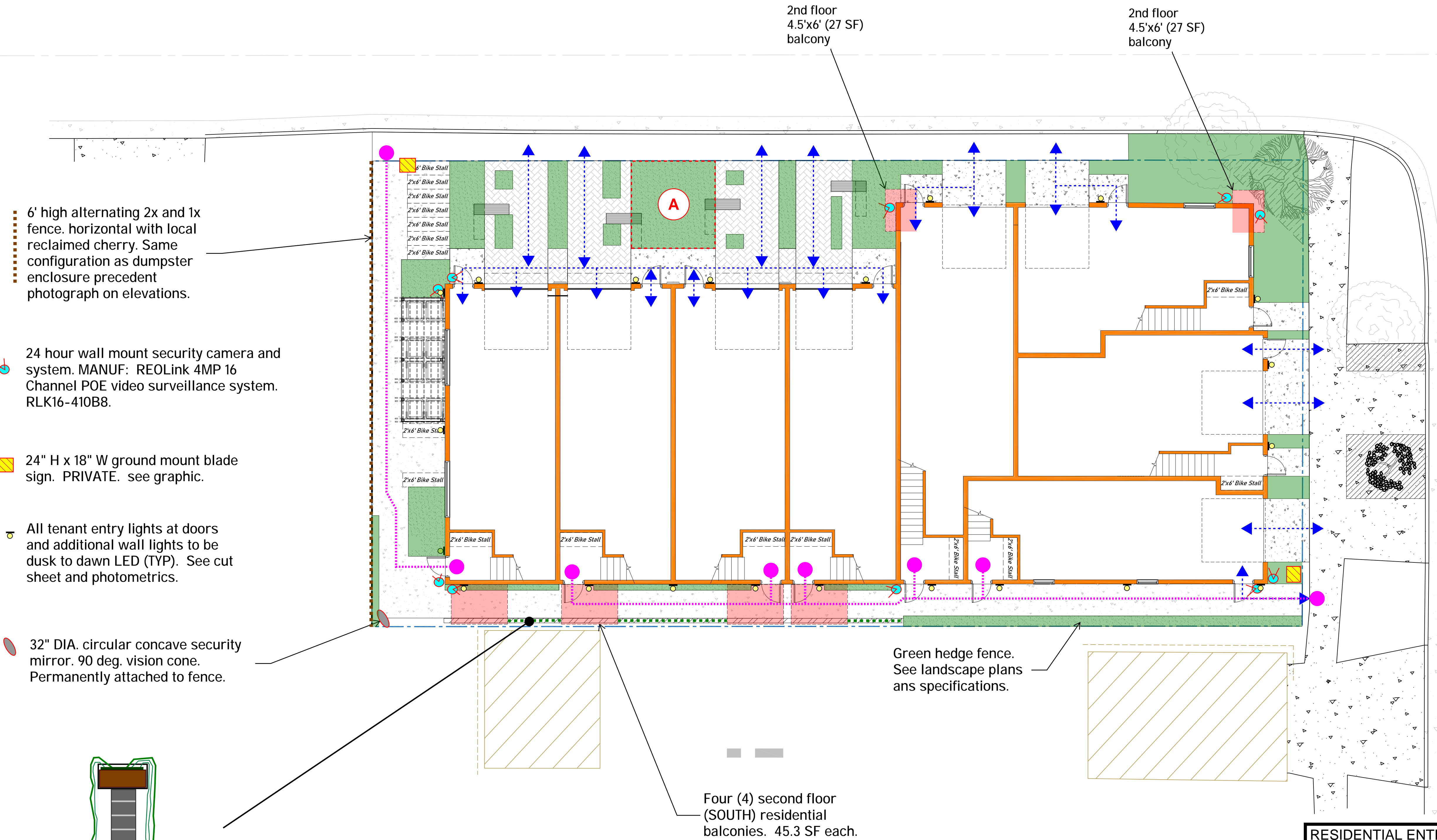
FLOOR PLANS

Revisions:	

Project #: 20.006
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A2.2



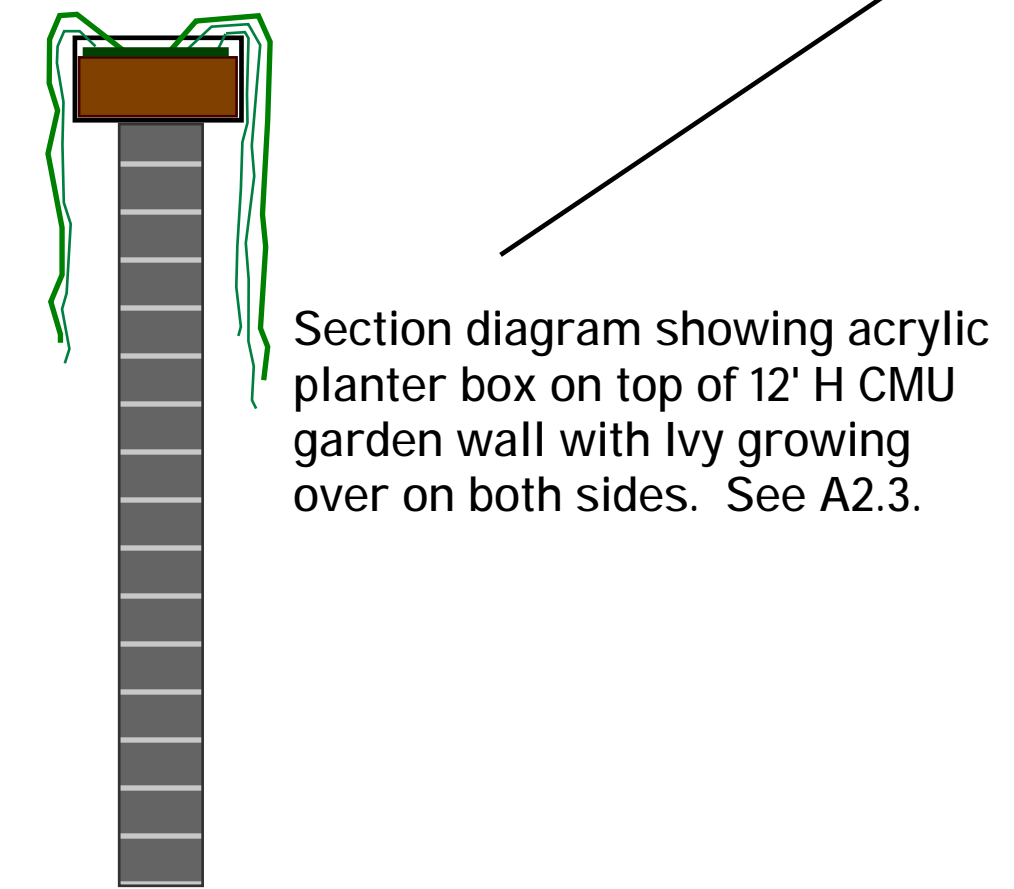
6' high alternating 2x and 1x fence. horizontal with local reclaimed cherry. Same configuration as dumpster enclosure precedent photograph on elevations.

24 hour wall mount security camera and system. MANUF: REOLink 4MP 16 Channel POE video surveillance system. RLK16-410B8.

24" H x 18" W ground mount blade sign. PRIVATE. see graphic.

All tenant entry lights at doors and additional wall lights to be dusk to dawn LED (TYP). See cut sheet and photometrics.

32" DIA. circular concave security mirror. 90 deg. vision cone. Permanently attached to fence.



Section diagram showing acrylic planter box on top of 12' H CMU garden wall with ivy growing over on both sides. See A2.3.

Four (4) second floor (SOUTH) residential balconies. 45.3 SF each.

OPEN SPACE PLAN	
320 SF required	
AREA A	= 150 SF
SOUTH BALCONIES	= 181.2 SF
NORTH BALCONIES	= 54 SF
TOTAL provided	= 385.2 SF

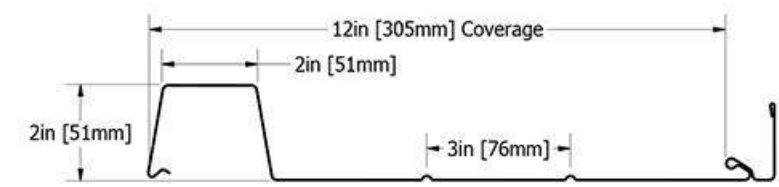
PRIMARY DIRECT PATH TO BUSINESS ENTRIES. BOTH PERSON DOOR AND LARGE OPERABLE DOORS (WEATHER DEPENDENT).

RESIDENTIAL ENTRY TRAVEL DISTANCE	
Unit A	= 60.5'
Unit B	= 88'
Unit C	= 75'
Unit D	= 70.5'
Unit E	= 54'
Unit F	= 7'
Unit G	= 5'
Unit H	= 45'

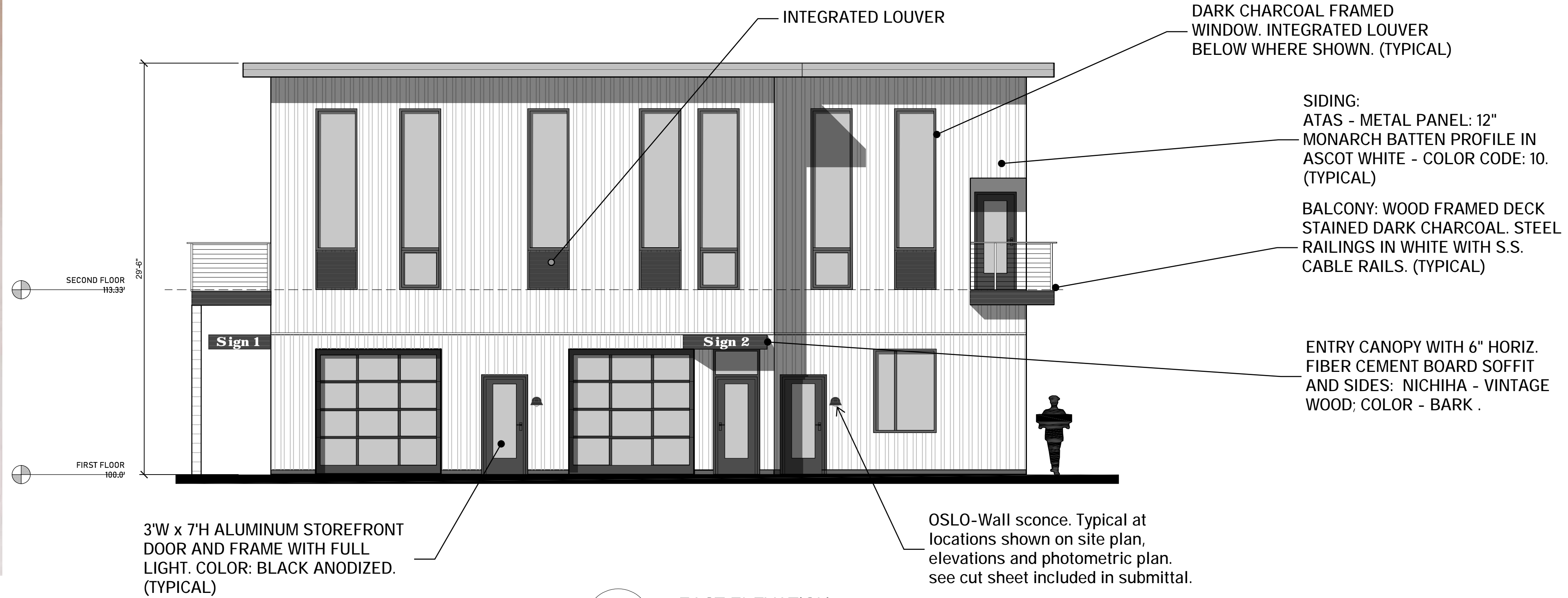
Revisions:	
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A2.0	



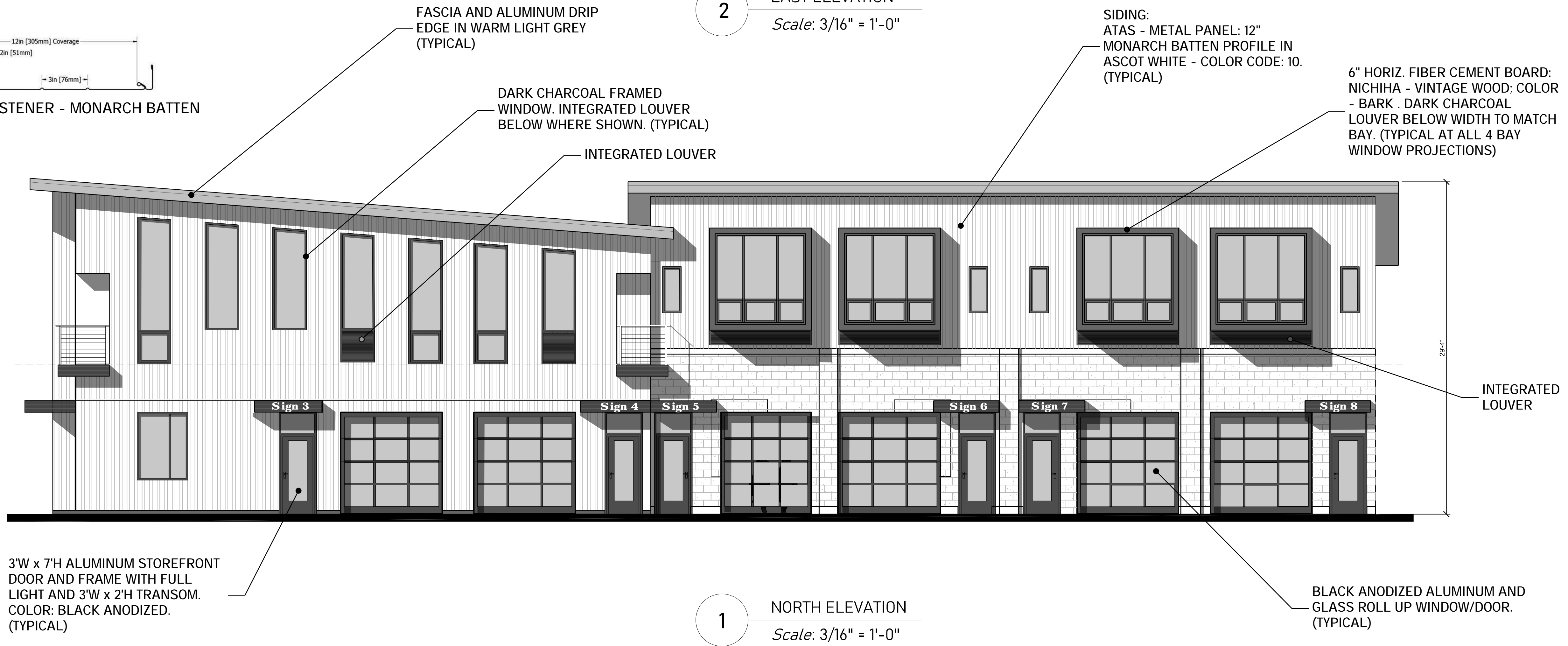
METAL PANEL BATTEN PRECEDENT PHOTO



CONCEALED FASTENER - MONARCH BATTEN PROFILE



2 EAST ELEVATION
Scale: 3/16" = 1'-0"



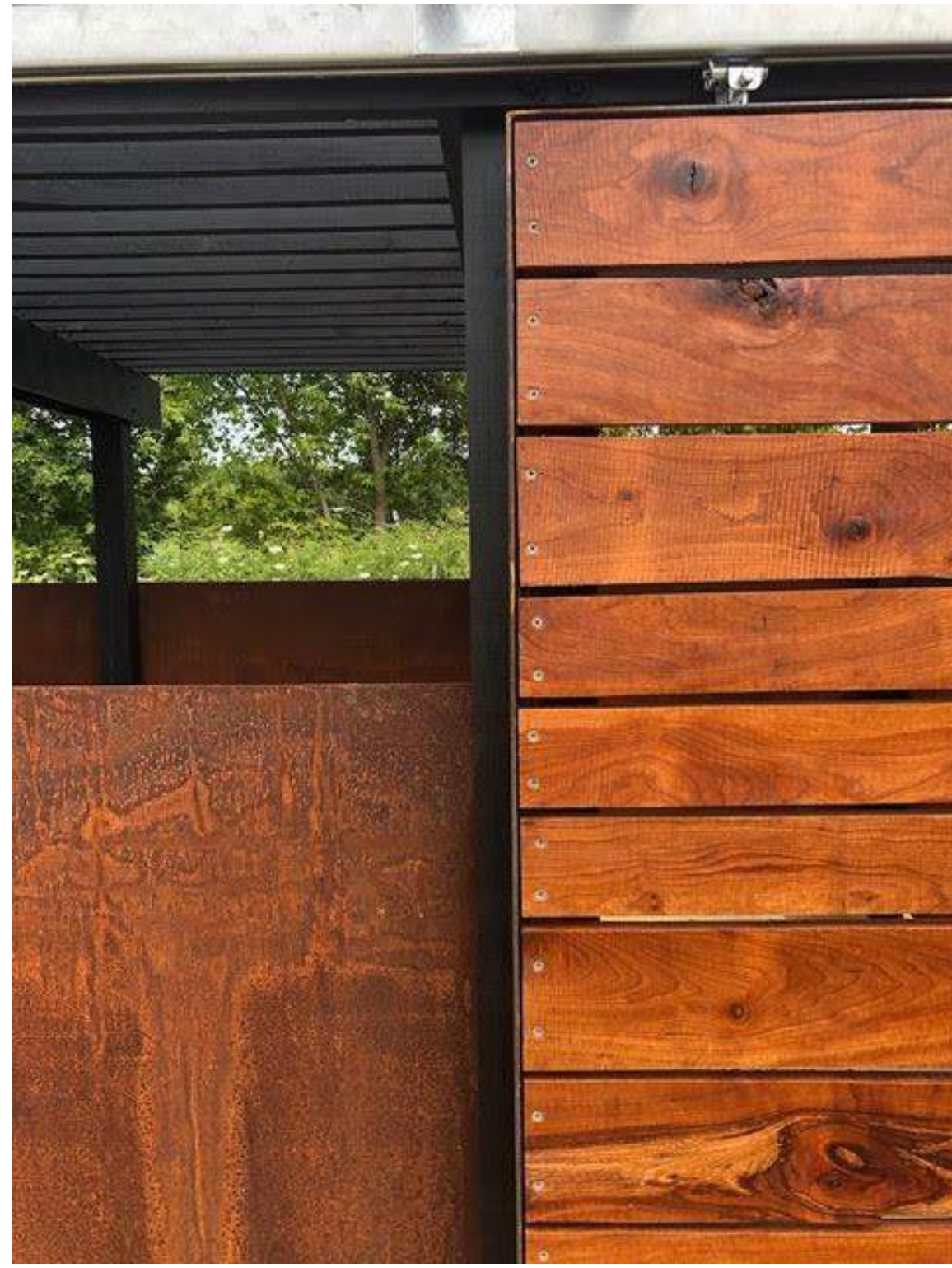
1 NORTH ELEVATION
Scale: 3/16" = 1'-0"

CRAFT
 12 North Few Street
 Madison, Wisconsin 53703
 ELEVATIONS

Revisions:	
6.29.21	City requested rev.

Project #: 20.006
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 Date: 06/07/2021

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ENCLOSURE PRECEDENT PHOTO

TRASH/RECYCLE ENCLOSURE:
WOOD FRAMED PERGOLA,
PAINTED DARK CHARCOAL.
SCREENING PANELS TO BE
LOCALLY SOURCED RECLAIMED
CHERRY IN BLACK STEEL FRAME.

2 WEST ELEVATION
Scale: 3/16" = 1'-0"

6" HORIZ. FIBER CEMENT BOARD:
NICHIHA - VINTAGE WOOD; COLOR
- BARK . (TYPICAL AT ALL 4 BAY
WINDOW PROJECTIONS)

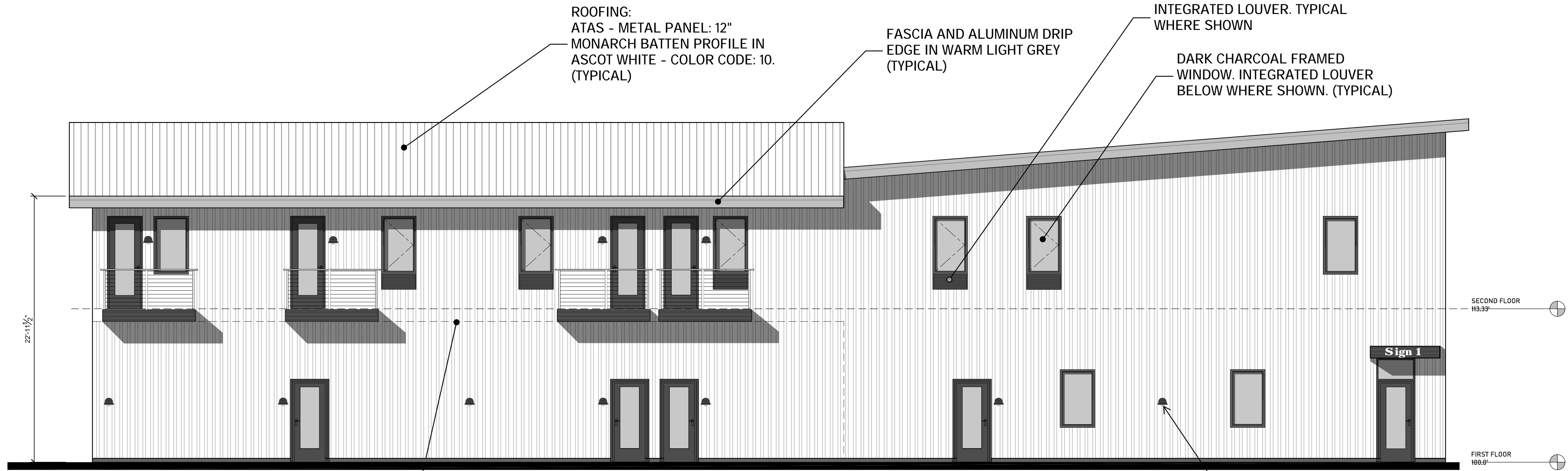
DARK CHARCOAL FRAMED
WINDOW. INTEGRATED LOUVER
BELOW WHERE SHOWN. (TYPICAL)

SIDING:
ATAS - METAL PANEL: 12"
MONARCH BATTEN PROFILE IN
ASCOT WHITE - COLOR CODE: 10.
(TYPICAL)

BALCONY RESTING ON (E) CMU
WALL. WOOD FRAMED DECK
STAINED DARK CHARCOAL. STEEL
RAILINGS IN WHITE WITH S.S.
CABLE RAILS.

3'W x 7'H ALUMINUM STOREFRONT
DOOR AND FRAME WITH FULL
LIGHT. COLOR: BLACK ANODIZED.
(TYPICAL)

EXISTING CMU WALL. CLEANED,
PRIMED AND PAINTED WHITE TO
MATCH BATTEN SIDING PANELS.



OUTLINE OF EXISTING CMU WALL.
CLEANED, PRIMED AND PAINTED
WHITE TO MATCH BATTEN
SIDING PANELS.

1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

OSLO-Wall sconce. Typical at
locations shown on site plan,
elevations and photometric plan.
see cut sheet included in submittal.

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Madison, Wisconsin 53703
ELEVATIONS

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SHOP SIGN

SHOP SIGN

CRAFT



CRAFT

CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE | WAUSAU
APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
JEREMY KNUDSON

CLIENT ADDRESS:
**1206 COUNTY ROAD B
CAMBRIDGE, WI 53523**

PROJECT:
CRAFT

PROJECT LOCATION:
**12 N. FEW STREET, MADISON, WI
DANE**

PLAN MODIFICATIONS:

#	Date:	Description:
1	03.17.21	UDC SUBMITTAL
2	06.16.21	UDC RESUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn:
Approved:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

L1.0

JSD PROJECT NO:

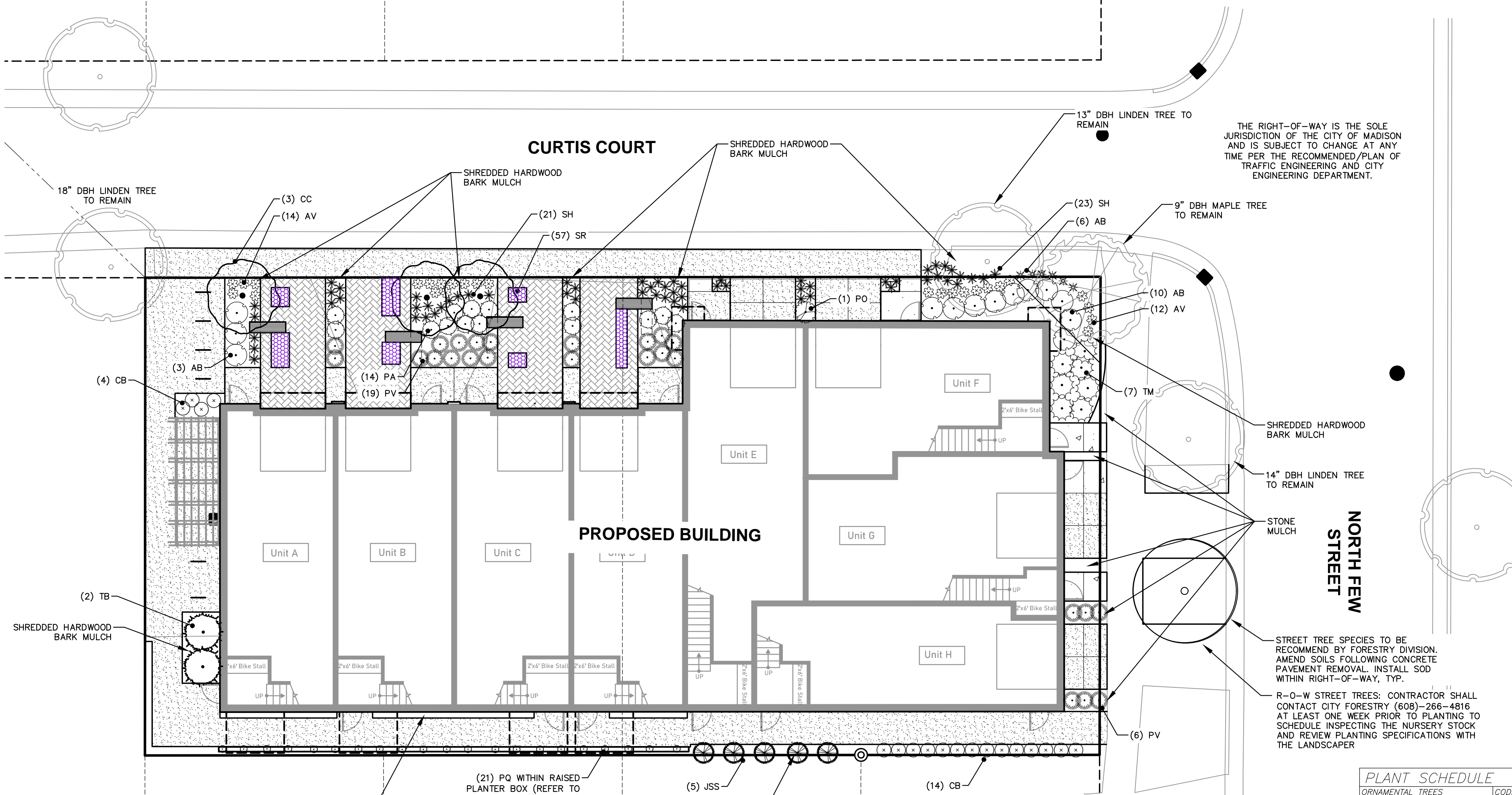
21-10369

LEGEND

- PROPERTY LINE
- - - - - RIGHT-OF-WAY
- - - - - EASEMENT LINE
- ===== BUILDING OUTLINE
- BUILDING OVERHANG
- ===== EDGE OF PAVEMENT
- ===== ASPHALT PAVEMENT
- ===== CONCRETE PAVEMENT
- BIKE RACK
- ALUMINUM EDGING

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 "LANDSCAPE DETAILS AND NOTES" SHEET 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 (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

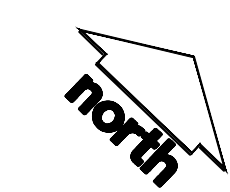


THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

STREET TREE SPECIES TO BE RECOMMEND BY FORESTRY DIVISION. AMEND SOILS FOLLOWING CONCRETE PAVEMENT REMOVAL. INSTALL SOD WITHIN RIGHT-OF-WAY, TYP.
R-O-W STREET TREES: CONTRACTOR SHALL CONTACT CITY FORESTRY (608)-266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	CC	<i>Cercis canadensis</i> / Eastern Redbud (Single Stem)	B & B	1.5" Cal	15	3
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	JSS	<i>Juniperus scopulorum</i> 'Skyrocket' / Skyrocket Juniper	5 gal	4' Ht.	12	5
	TB	<i>Thuja occidentalis</i> 'BallJohn' TM / Technita Globe Arborvitae	B & B	Min. 6' tall	10	2
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	AB	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry	#3	Min. 24" tall	3	13
	PO	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark	#3	Min. 24" tall	3	1
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	TM	<i>Taxus x media</i> 'Everlow' / Everlow Yew	#3	Min. 24" wide	4	7
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	AP	<i>Astilbe chinensis</i> 'Vision in Pink' / Vision in Pink Chinese Astilbe	#1	Min. 8"-18"	2	6
	AV	<i>Astilbe chinensis</i> 'Vision in White' / Vision in White Chinese Astilbe	#1	Min. 8"-18"	2	26
	CB	<i>Calamagrostis brachytricha</i> / Korean Feather Reed Grass	#1	Min. 8"-18"	2	18
	PV	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	2	25
	PQ	<i>Parthenocissus quinquefolia</i> / Virginia Creeper	4" pot	Min. 8"-18"	2	21
	PA	<i>Perovskia atriplicifolia</i> / Russian Sage	#1	Min. 8"-18"	2	14
	SR	<i>Sedum spurius</i> 'Red Carpet' / Red Carpet Two Row Stonecrop	4" pot	6" Ht.	2	57
	SH	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed	#1	Min. 8"-18"	2	61





EASTERN REDBUD



BAILJOHN ARBORVITAE



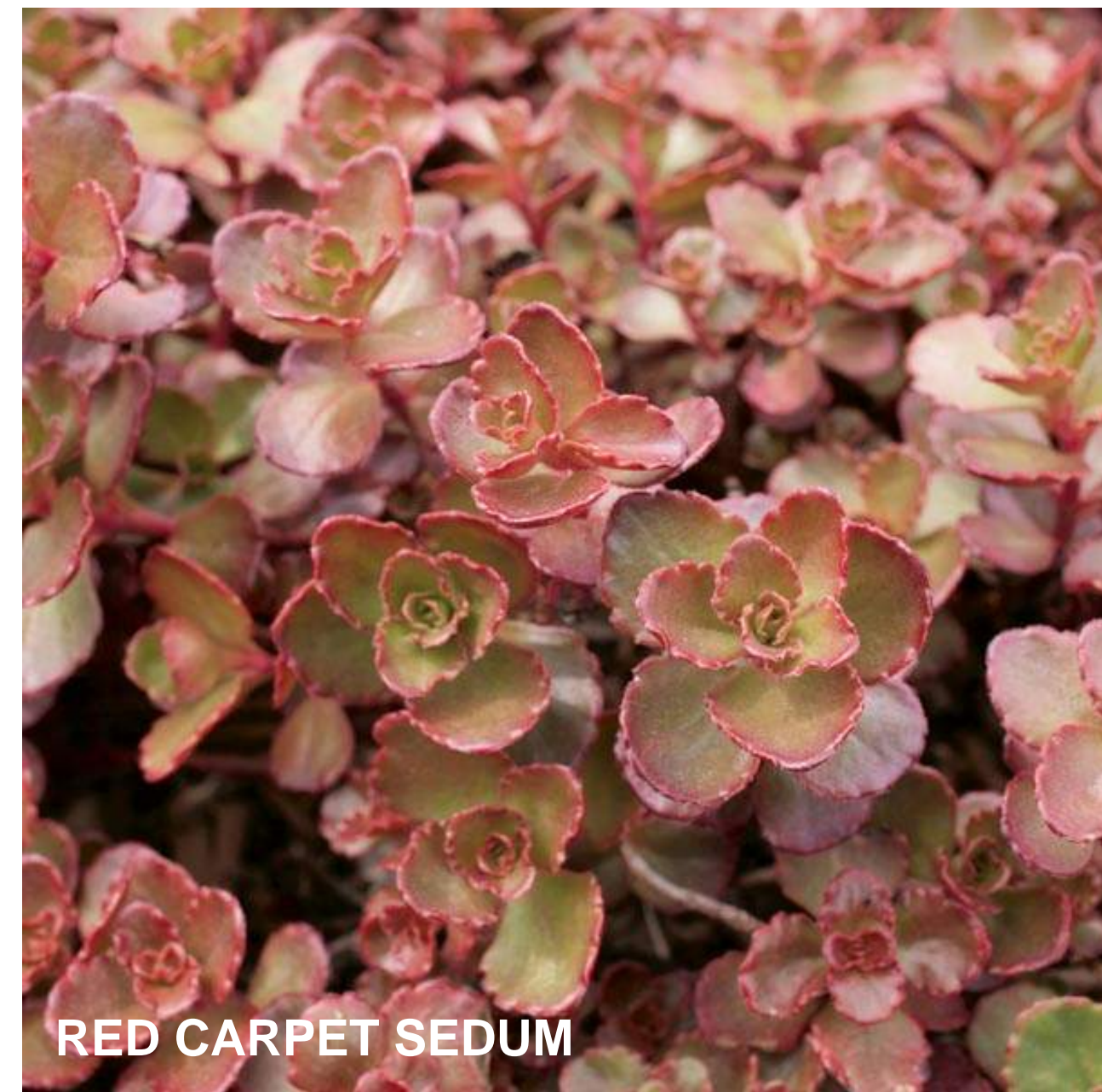
VIRGINIA CREEPER



SHENANDOAH SWITCHGRASS



CHOKEBERRY



RED CARPET SEDUM



VISION IN PINK ASTILBE



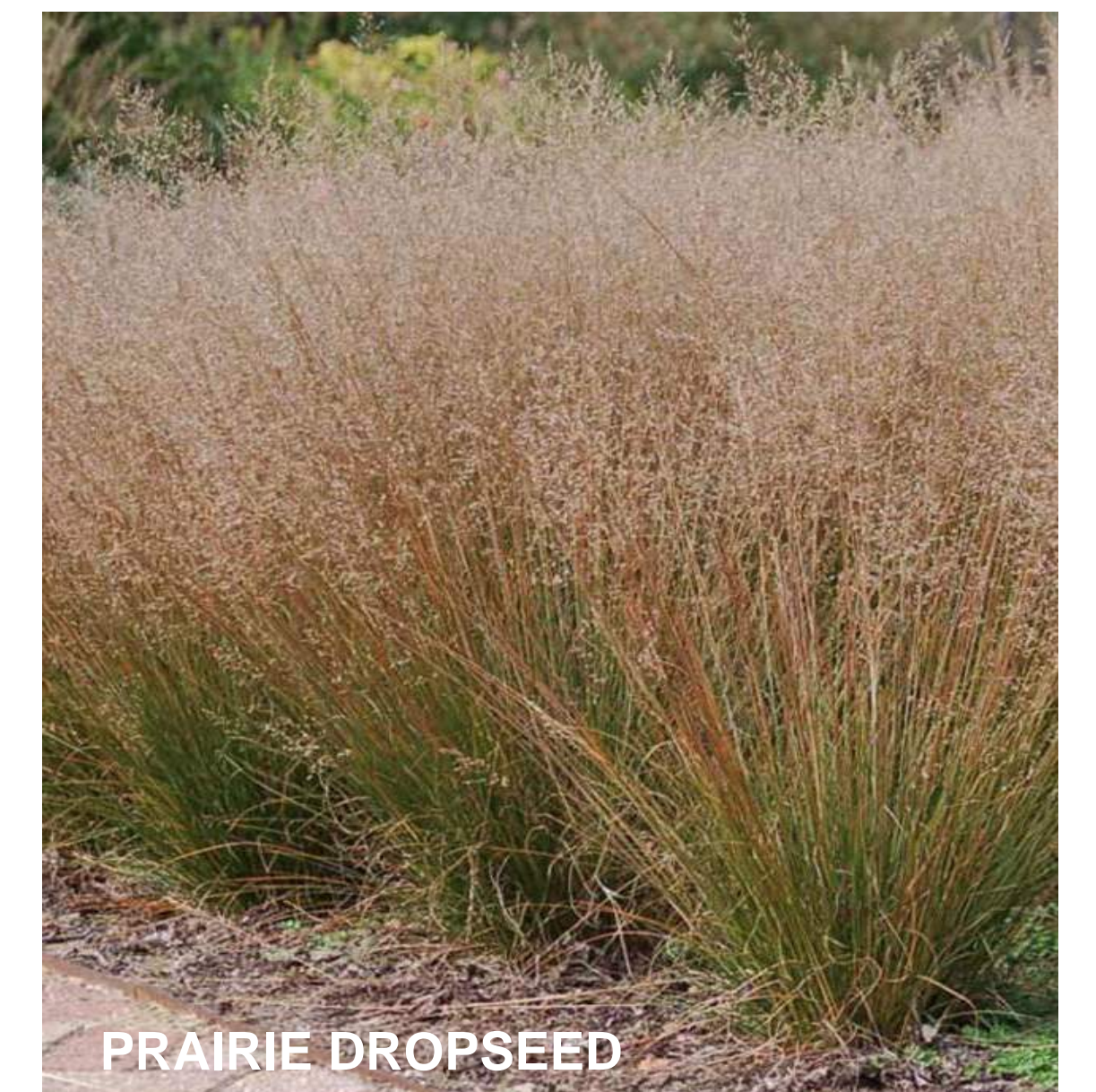
RUSSIAN SAGE



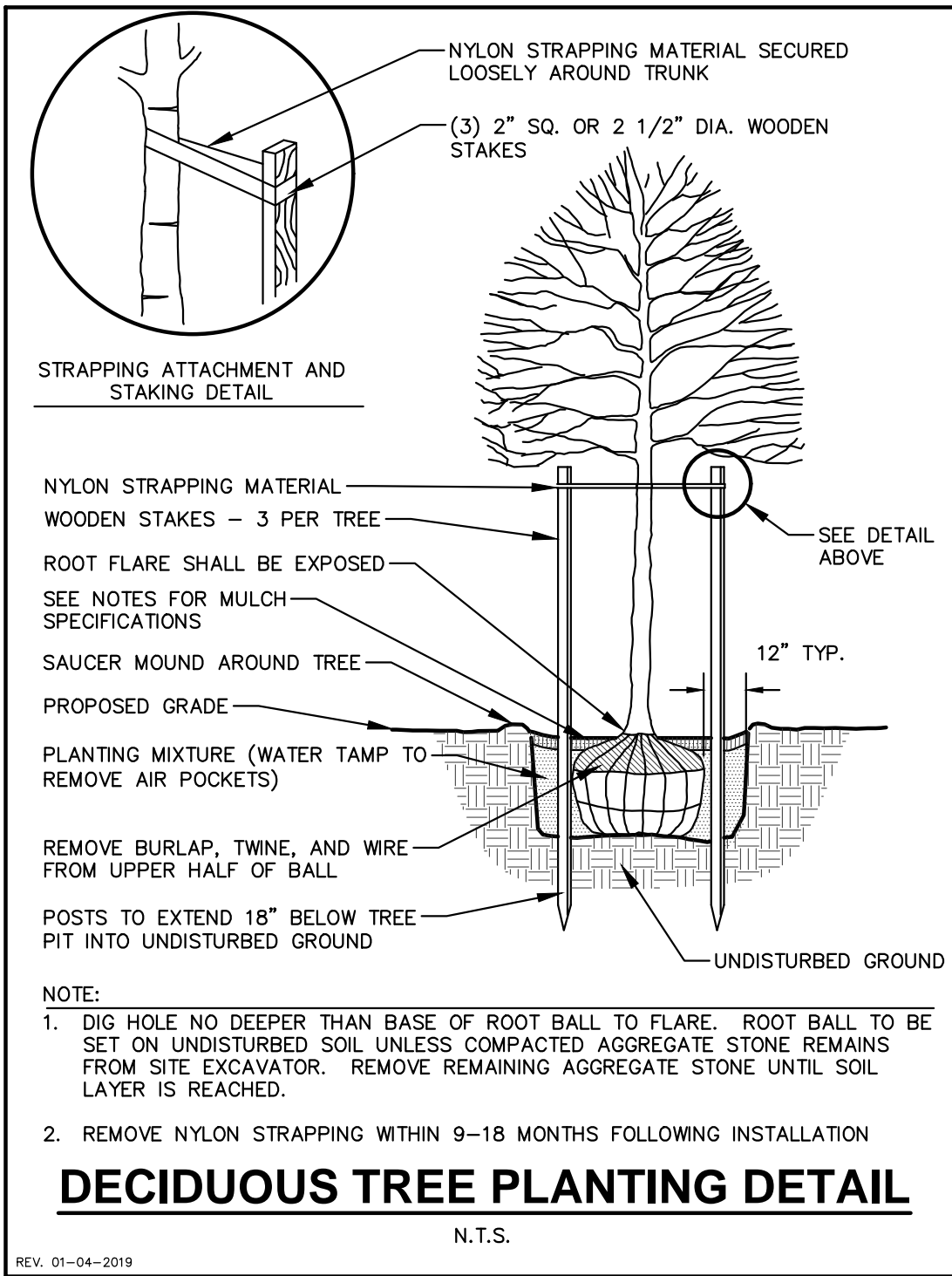
EVERLOW YEW



VISION IN WHITE ASTILBE



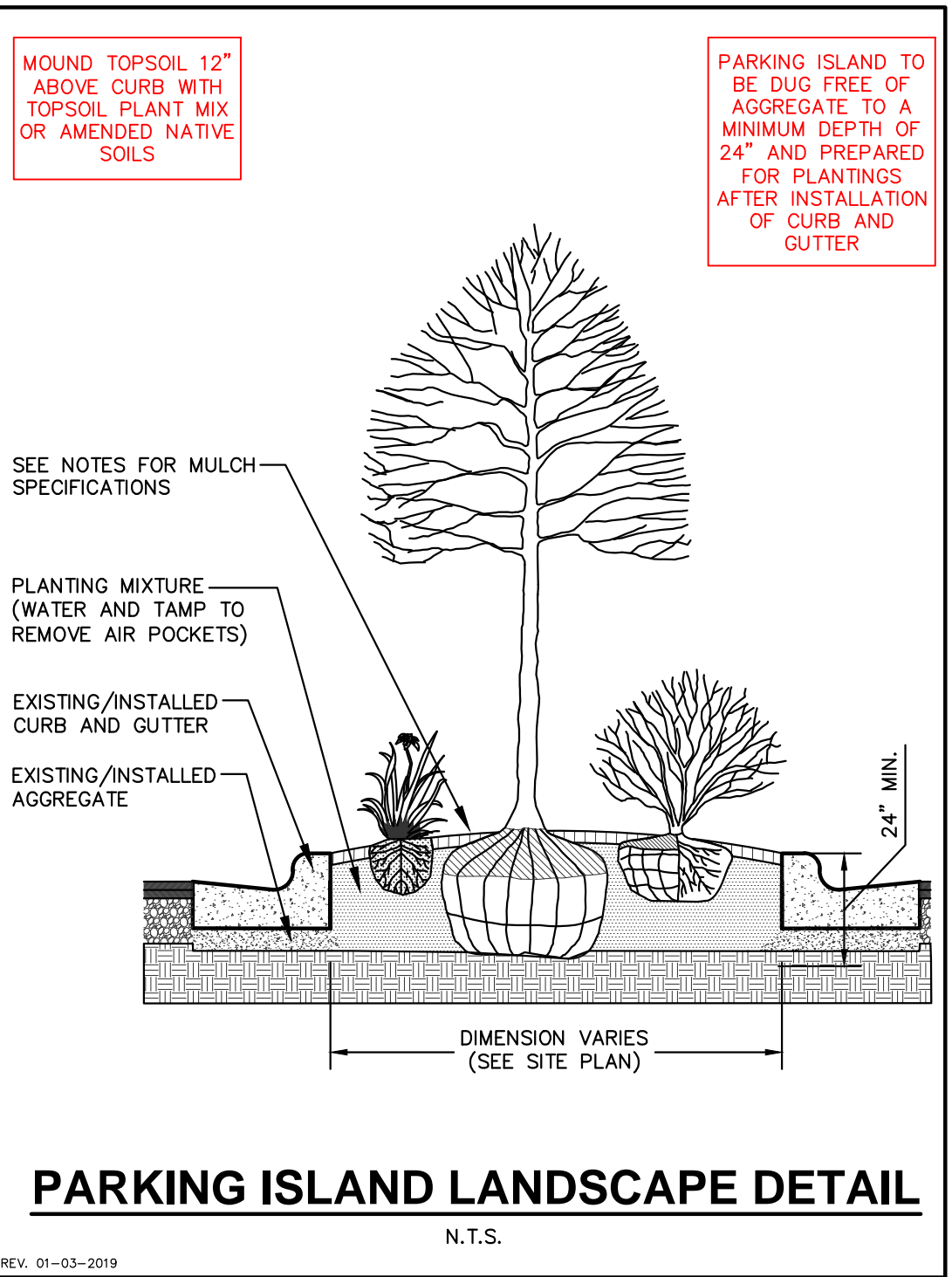
PRAIRIE DROPSEED



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

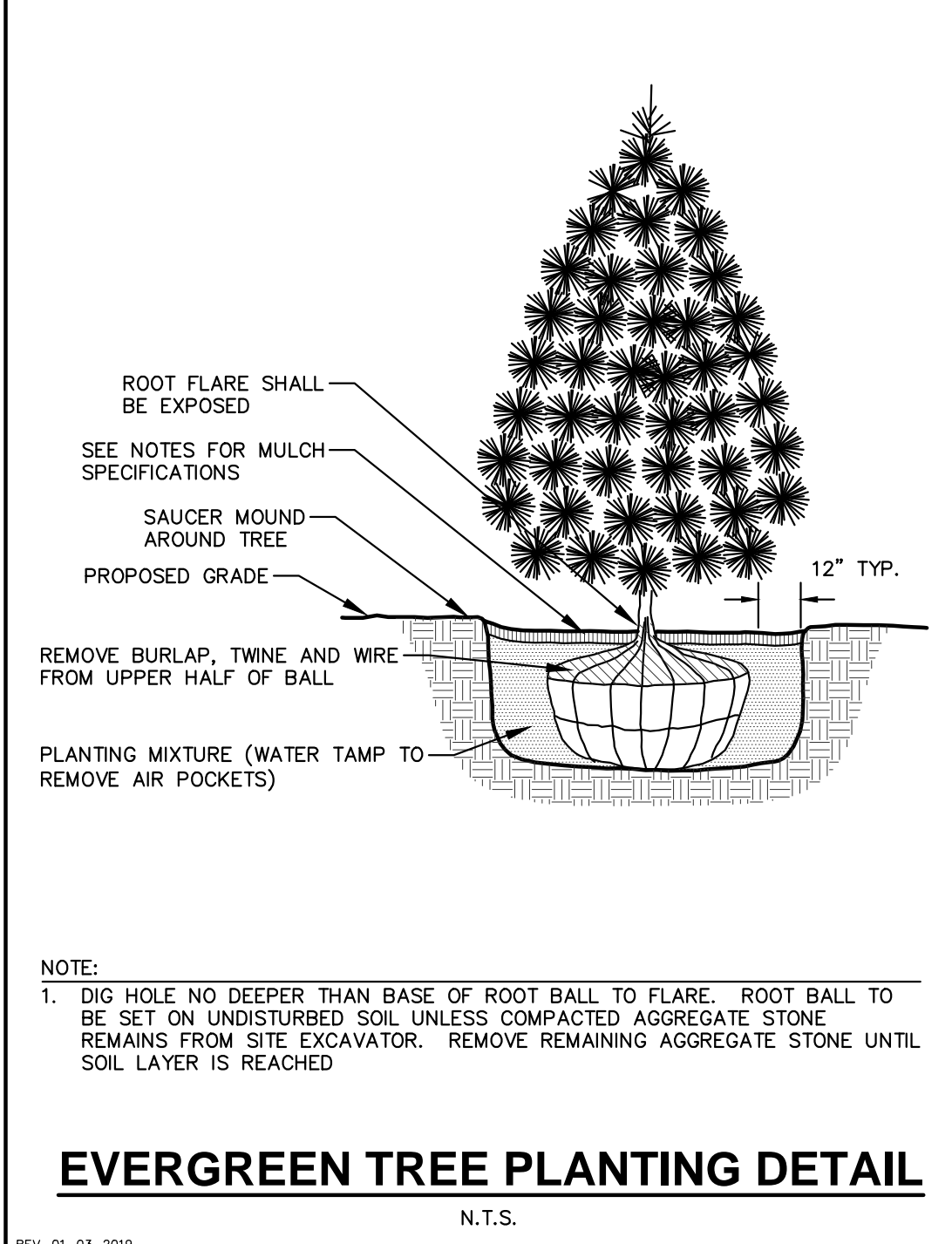
REV. 01-04-2019



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

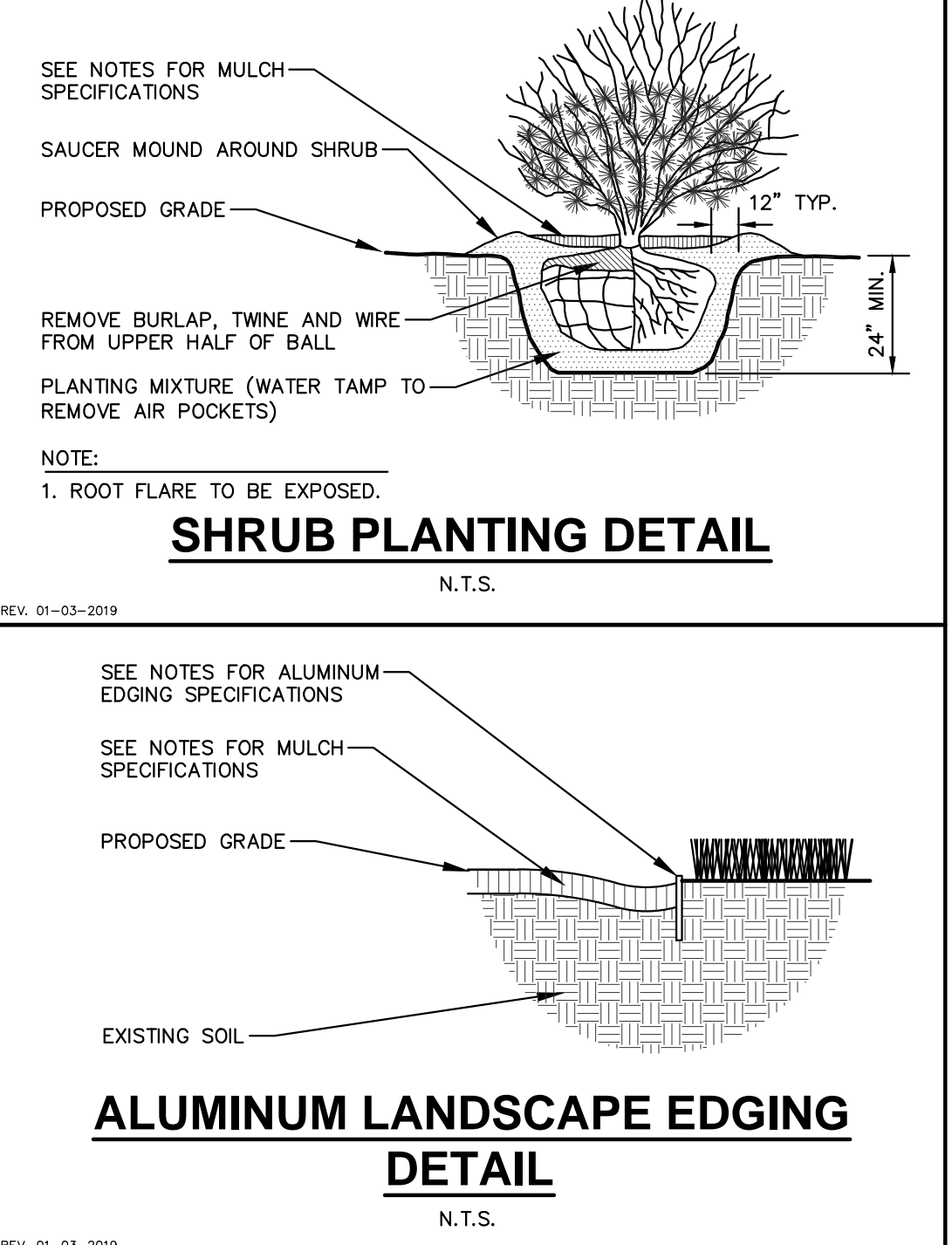
REV. 01-03-2019



EVERGREEN TREE PLANTING DETAIL

N.T.S.

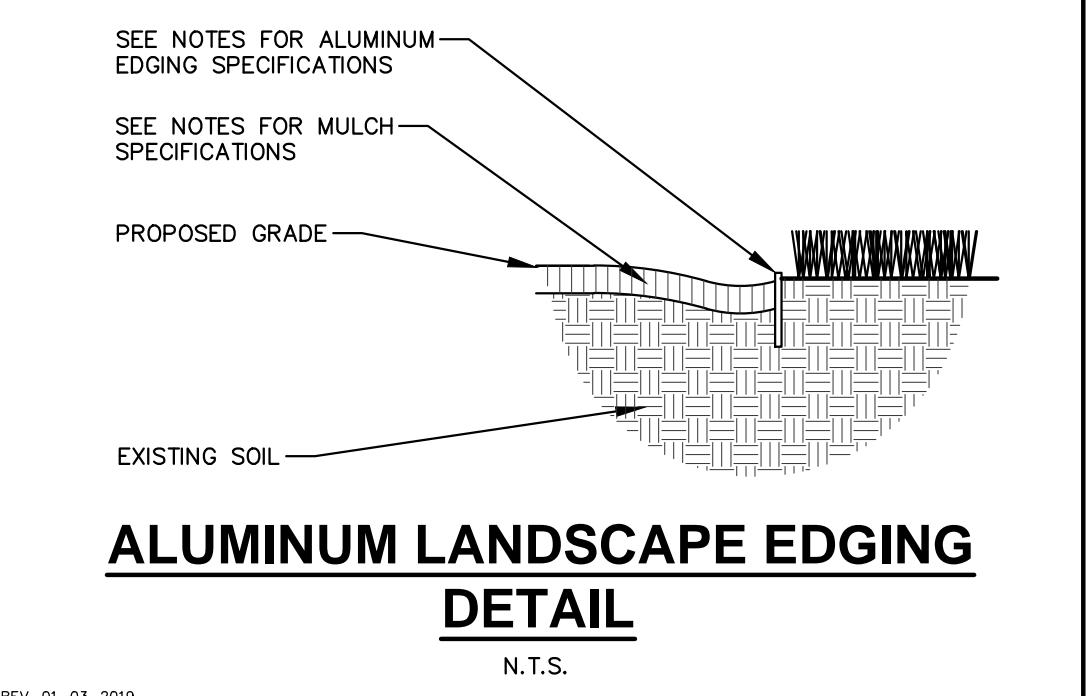
REV. 01-03-2019



SHRUB PLANTING DETAIL

N.T.S.

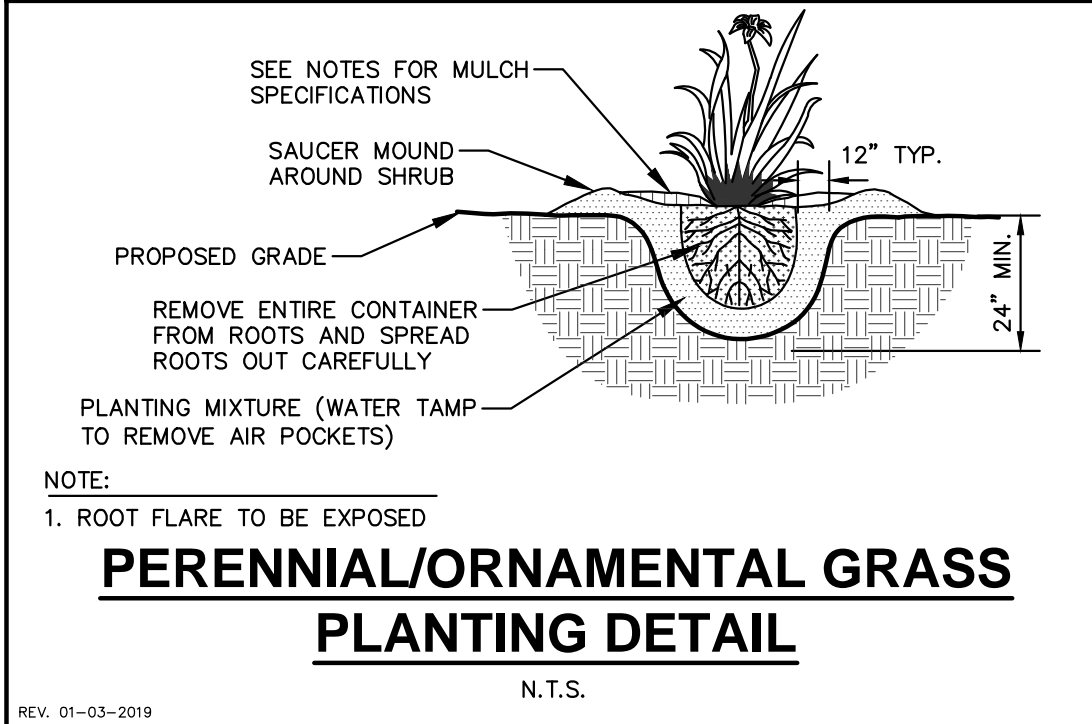
REV. 01-03-2019



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019

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. LOCATIONS UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- 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. PLANTS SHALL BE 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 CAMBIAL 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 AND SQUARE FOOTAGES. 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 CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE MIDWEST DECORATIVE STONE 3/4" TRAP ROCK SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS - TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

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 AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR 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 SHAPING 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.

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

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

(A) For all lots except those described in (B) and (C) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area: 1,999 SF
Total landscape points required: 27 LANDSCAPE POINTS

(B) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area: _____
Five (5) acres = _____
First five (5) developed acres = _____
Remainder of developed area: _____
Total landscape points required: _____

(C) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area: _____
Total landscape points required: _____

TABULATION OF LANDSCAPE CREDITS AND POINTS

PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
			QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5' CAL MIN.	35	0	0	0	0
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5' CAL MIN.	15	0	0	3	45
UPRIGHT EVERGREEN SHRUB	3-4' TALL MIN.	10	0	0	7	70
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	14	42
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	12	48	7	28
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	228	456
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	69	27.6	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL (MAXIMUM 200 POINTS PER TREE)	14	(1) 12" (1) 16" (1) 18"	568	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPENS MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
SUBTOTAL				644		641
TOTAL NUMBER OF POINTS PROVIDED				1,285		



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE | WAUSAU
APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
JEREMY KNUDSON

CLIENT ADDRESS:
**1206 COUNTY ROAD B
CAMBRIDGE, WI 53523**

PROJECT:
CRAFT

PROJECT LOCATION:
**12 N. FEW STREET, MADISON, WI
DANE**

PLAN MODIFICATIONS:

#	Date:	Description:
1	03.17.21	UDC SUBMITTAL
2	06.16.21	UDC RESUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn:
Approved:

SHEET TITLE:
**LANDSCAPE DETAILS &
NOTES**

SHEET NUMBER:

L2.0



Toll Free (800) 242-8511

JSD PROJECT NO: 21-10369

CURTIS COURT

EXISTING PAVEMENT SHALL BE REMOVED BY HAND. EXCAVATION OF EXISTING STONE BASE AND BACKFILL OF TOPSOIL SHALL BE COMPLETED BY HAND. DO NOT EXCAVATE ANY DEEPER THAN EXISTING STONE BASE.

13" DIAMETER AT BREAST HEIGHT LINDEN TREE TO REMAIN

9" DIAMETER AT BREAST HEIGHT MAPLE TREE TO REMAIN

6' TALL TEMPORARY CHAIN LINK FENCE

LIMITS OF FOUNDATION EXCAVATION

PROPOSED BUILDING

14" DIAMETER AT BREAST HEIGHT LINDEN TREE TO REMAIN

EXISTING PAVEMENT SHALL BE REMOVED BY HAND. EXCAVATION OF EXISTING STONE BASE AND BACKFILL OF TOPSOIL SHALL BE COMPLETED BY HAND. DO NOT EXCAVATE ANY DEEPER THAN EXISTING STONE BASE.

PROPOSED ORNAMENTAL DECIDUOUS TREE WITHIN RIGHT OF WAY. SPECIES TO BE DETERMINED BY CITY FORESTRY

PAVEMENT REMOVAL SHALL EITHER TAKE PLACE BY HAND OR BY EQUIPMENT. EXCAVATION OF EXISTING STONE BASE AND BACKFILL OF TOPSOIL MAY BE COMPLETED BY HAND OR MACHINE.

NORTH FEW STREET

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PAVEMENT REMOVAL (OFF-SITE)
	TEMPORARY 6' TALL CHAIN LINK FENCE

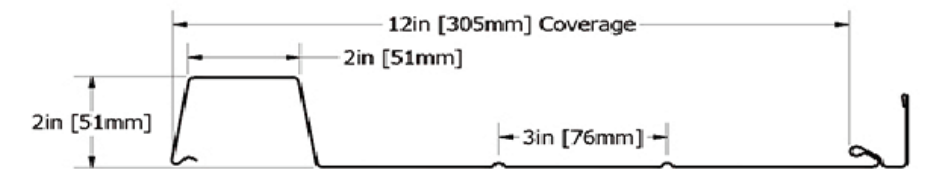
TREE PRESERVATION NOTES

- IT IS CRITICAL THAT THE PROJECT SUPERINTENDENT AND ALL SUBCONTRACTORS UNDERSTAND THE IMPORTANCE OF PROTECTING THE THREE EXISTING TREES AT THE CORNER OF NORTH FEW STREET AND CURTIS COURT.
- NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT OR MATERIAL OR SPOILS STORAGE SHALL BE PERMITTED WITH THE FENCED IN PRESERVATION AREA.
- ALL REQUIRED PROTECTIVE FENCING OR OTHER PHYSICAL BARRIER MUST BE IN PLACE AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. THE FENCING MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD TO PREVENT THE IMPINGEMENT OF CONSTRUCTION VEHICLES, MATERIALS, SPOILS AND EQUIPMENT INTO OR UPON THE TREE PRESERVATION AREA.
- NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN THOSE APPROVED FOR BRACING, GUYING OR WRAPPING, SHALL BE ATTACHED TO TREES DURING THE CONSTRUCTION PERIOD.
- IF ROOTS ARE EXPOSED OR CUT DURING THE EXCAVATION PROCESS, THEY SHALL BE CUT FLUSH AND PAINTED AT THE LIMITS OF THE EXCAVATION WALL TO MINIMIZE DECAY. ALL TREE PRUNING STANDARDS SET BY ANSI 2100 SHALL BE FOLLOWED.
- AVOID DROUGHT STRESS TO THE TREES BY HAVING THE PROJECT SUPERINTENDENT MONITOR WEATHER CONDITIONS AND WATER THE TREES AS NEEDED.
- IF, IN THE OPINION OF THE LANDSCAPE ARCHITECT, THE NECESSARY PRECAUTIONS AS SPECIFIED WERE NOT UNDERTAKEN BEFORE CONSTRUCTION COMMENCED, OR ARE NOT MAINTAINED AT ANY TIME DURING CONSTRUCTION, A STOP WORK ORDER SHALL BE ISSUED UNTIL SUCH TIME AS THE CONTRACTOR COMPLIES WITH THE PRECAUTIONS HEREIN.



Exterior entry door - wall sconce:
Modern Forms; OSLO - 10"; Black

Exterior siding and roofing - concealed fastener, metal panel,
vertical batten. ATAS; Monarch Batten Seam MRB120-12"
with stiffing ribs; Color: Ascot White



Bay window and entry canopy exterior siding:
Nichiha Fiber cement board: Rouchsawn - Espresso

Balcony framing and rim joist:
Black paint stain on PT lumber

Window and door frames: Black anodized aluminum.
Pella commercial series.

CRAFT
12 North Few Street
Madison, Wisconsin
EXTERIOR MATERIALS -BOARD 1



Existing CMU north and west wall. Cleaned, primed and painted to match board and batten metal panelsiding and roof



Project: _____

Location: _____

Fixture Type: _____

Catalog Number: _____

AVAILABLE FINISHES:



Oslo

WS-W18710

PRODUCT DESCRIPTION

The more time you spend with this refined outdoor sconce, the more exceptional it is. The artfully crafted body is smooth and has rounded shapes at the base and head, which is set off by a perfectly mouth-blown etched opal glass peeking out from the hood. It features some of the best LEDs in the industry, bringing increased exterior décor.

FEATURES

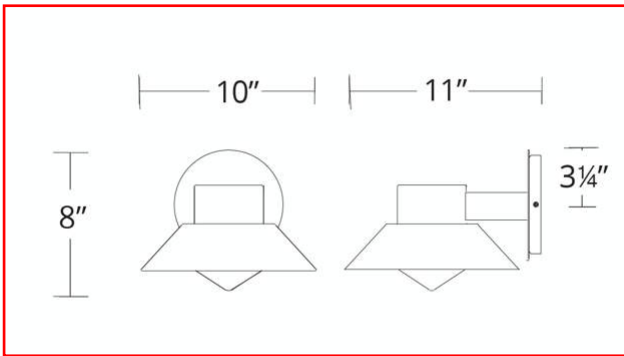
- " ACLED driverless technology
- " Mouth-blown etched opal glass

SPECIFICATIONS

Rated Life	54000 Hours
Standards	IP65, Wet Location Listed
Input	120 VAC
Dimming	ELV
Color Temp	3000K
CRI	90
Construction	Aluminum and Mouth blown opal etched glass

REPLACEMENT PARTS

RPL-GLA-18710-01 - Glass

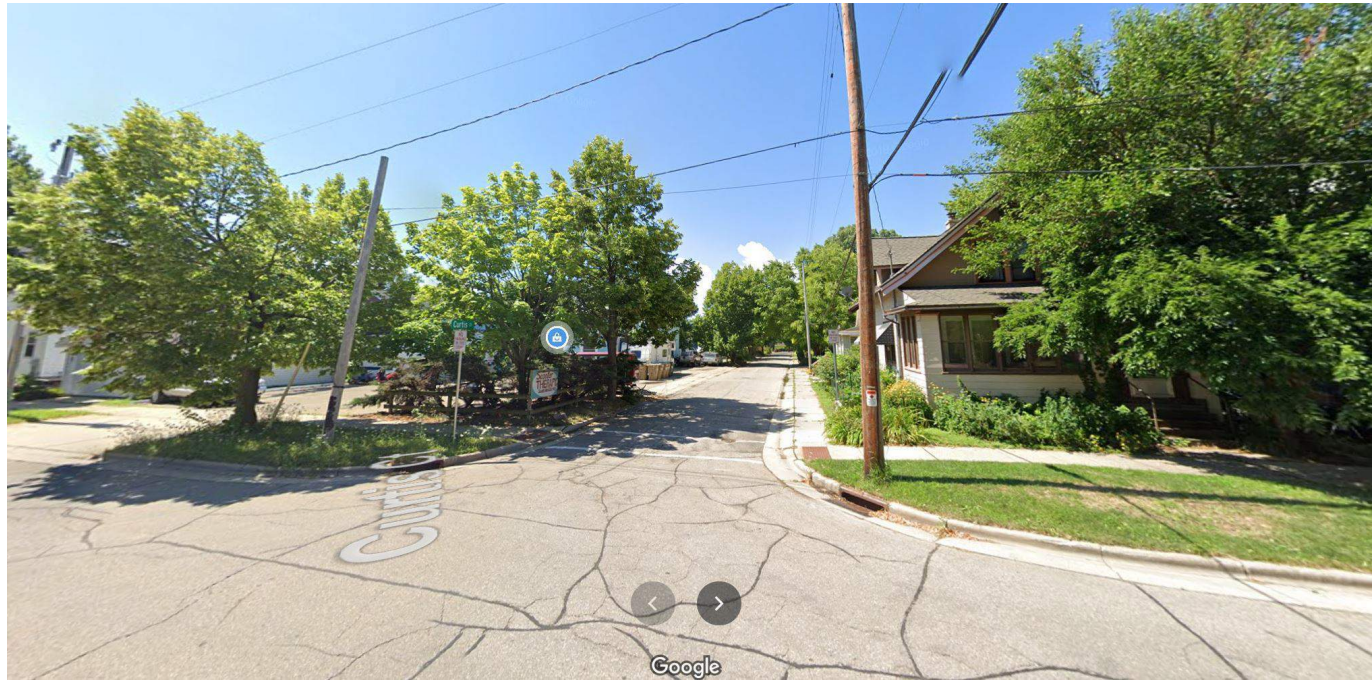


WS-W18710

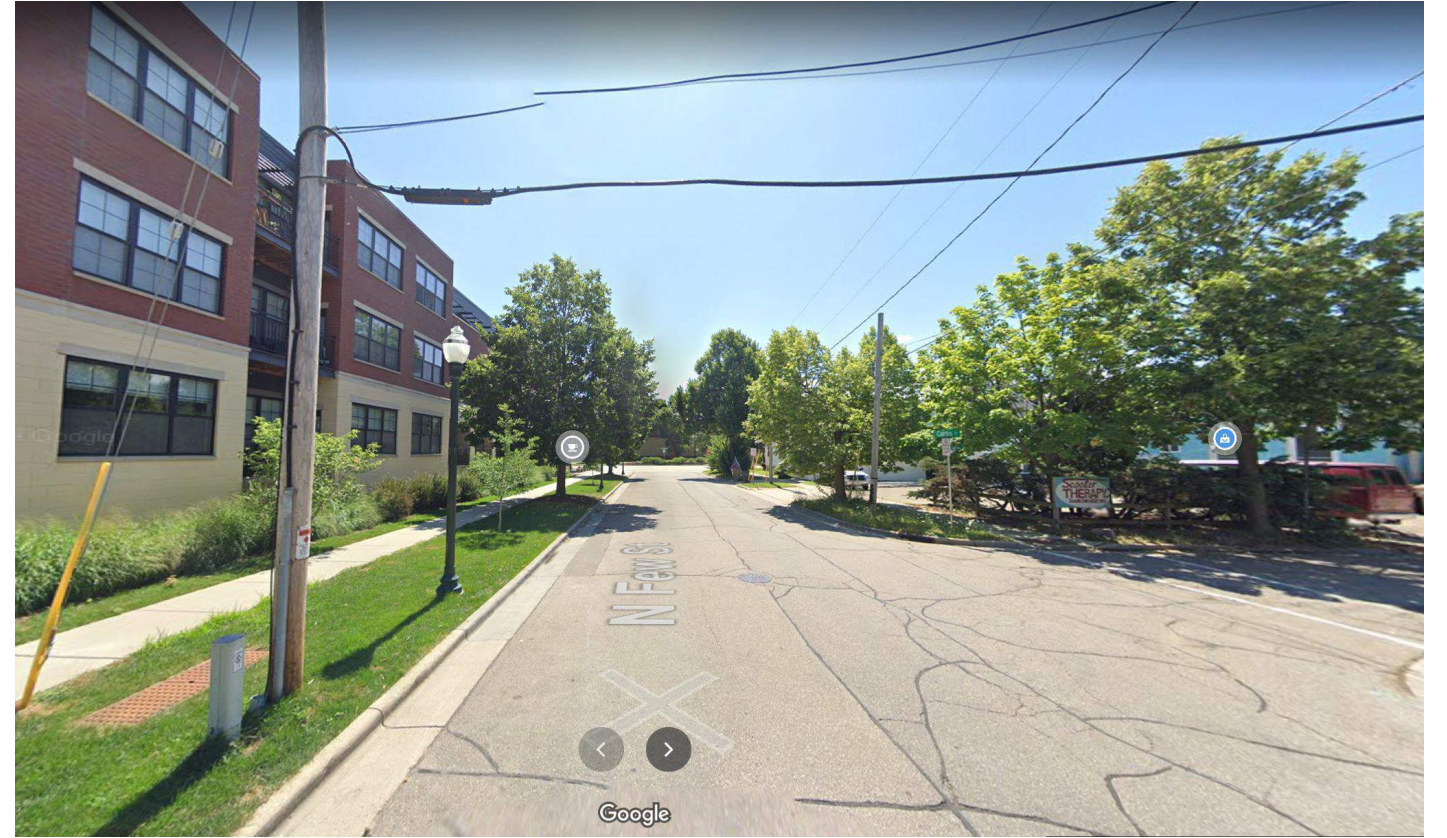
Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W18710	3000K	BK Black	11.9W	760	408

Example: WS-W18710-BK

For custom requests please contact customs@modernforms.com



South West view looking down Curtis Court



View looking south down North Few near Curtis Court



South West view looking at corner of East Washington and North Few Street



View looking East down Curtis Court

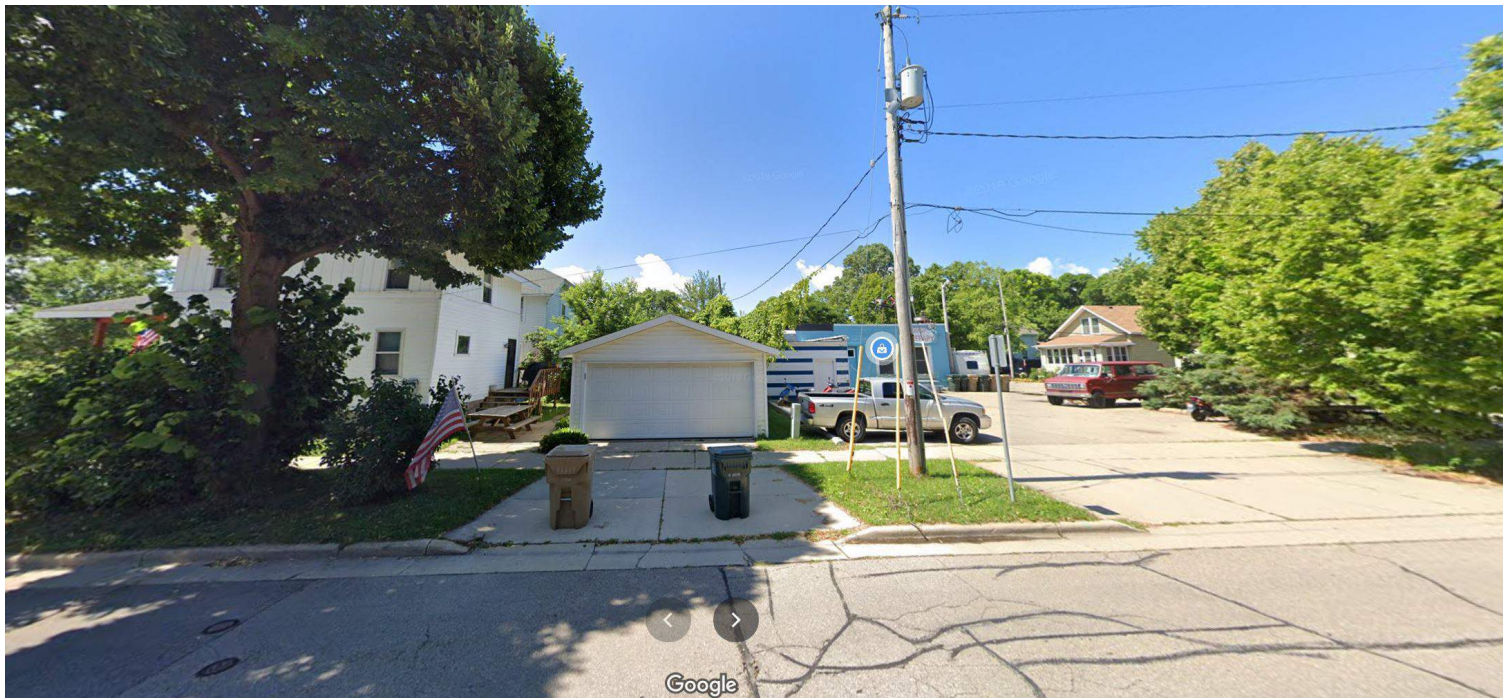
SITE CONTEXT PHOTOS
12 North Few Street
Madison, Wisconsin



View looking East along Curtis Court nearing Intersection of North Few Street



View looking West along Curtis Court close to Intersection of North Few Street



View looking west at 12 North Few and adjacent southern property from North Few Street



View looking West along Curtis Court near corner of proposed site

SITE CONTEXT PHOTOS
12 North Few Street
Madison, Wisconsin

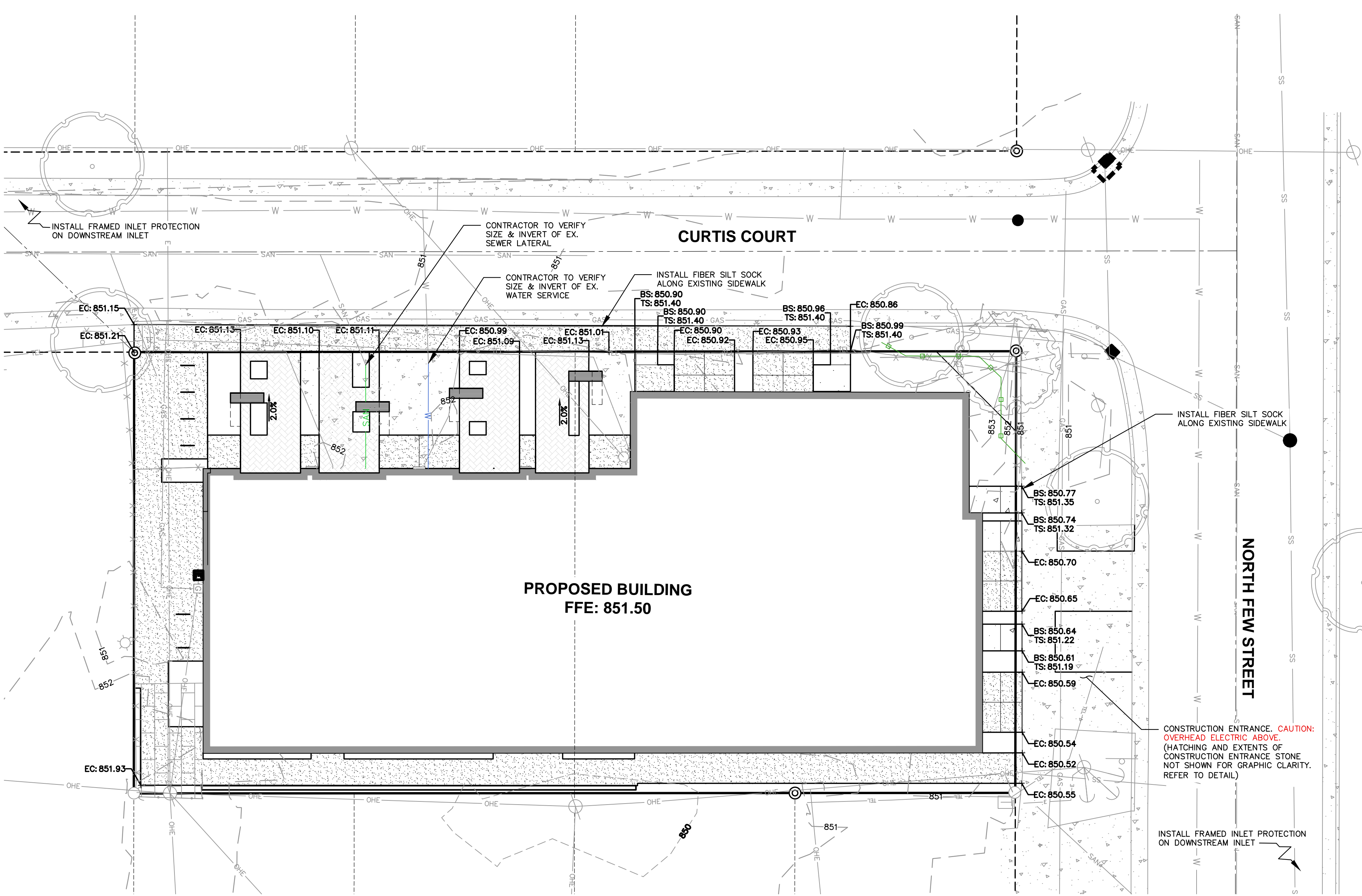
#	Date	Description
1	03.17.21	UDC SUBMITTAL
2		
3		
4		
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11		
12		
13		
14		
15		

LEGEND

---	PROPERTY LINE	FG:XXX.XX	SPOT ELEVATION
- - - -	RIGHT-OF-WAY		EC - EDGE OF CONCRETE
- · - · -	EASEMENT LINE		BS - BOTTOM OF STEP
- - - -	BUILDING OUTLINE		TS - TOP OF STEP
- - - -	BUILDING OVERHANG		
---	EDGE OF PAVEMENT		INLET PROTECTION
---	ASPHALT PAVEMENT		TEMPORARY CONSTRUCTION FENCE
---	CONCRETE PAVEMENT		PROPOSED WATERMAIN
			PROPOSED SANITARY SEWER
			EXISTING 1 FOOT CONTOUR
			EXISTING 5 FOOT CONTOUR
			DRAINAGE DIRECTION

UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - 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.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- 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.
- 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.
- WATER MAIN SPECIFICATIONS -
 - PIPE - DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE "STANDARD SPECIFICATIONS". POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(h).
 - VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
 - BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".
 - BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
- SANITARY SEWER SPECIFICATIONS -
 - PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
 - BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
 - BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."
- WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

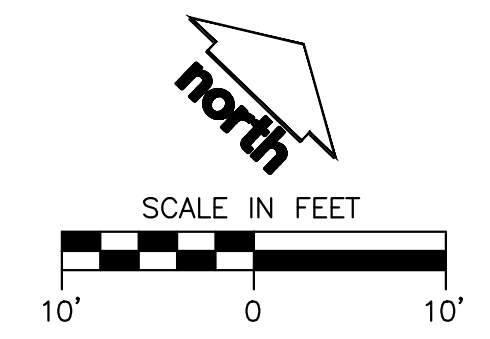


GRADING AND SEEDING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- 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.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1059 AND CITY OF MADISON ORDINANCE.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL. ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MADISON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MADISON PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- 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.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MADISON.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNr TECHNICAL STANDARD 1068.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNr REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNr REQUIREMENTS.
- STABILIZATION PRACTICES:
 - *STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - *STABILIZATION 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; TEMPORARY SEEDING; MAY CONSIST OF OATS (131LBS/ACRE) FOR SPRING AND SUMMER SEEDING AND/OR WINTER WHEAT OR CEREAL RYE (131LB/ACRE) FOR FALL SEEDING
 - HYDRO-MULCHING WITH A TACKIFIER
 - GEOTEXTILE EROSION MATTING
 - SODDING



PLAN MODIFICATIONS:

#	Date:	Description:
1	03.17.21	UDC SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
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15		

Design/Drawn:

Approved:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C1.0

JSD PROJECT NO:

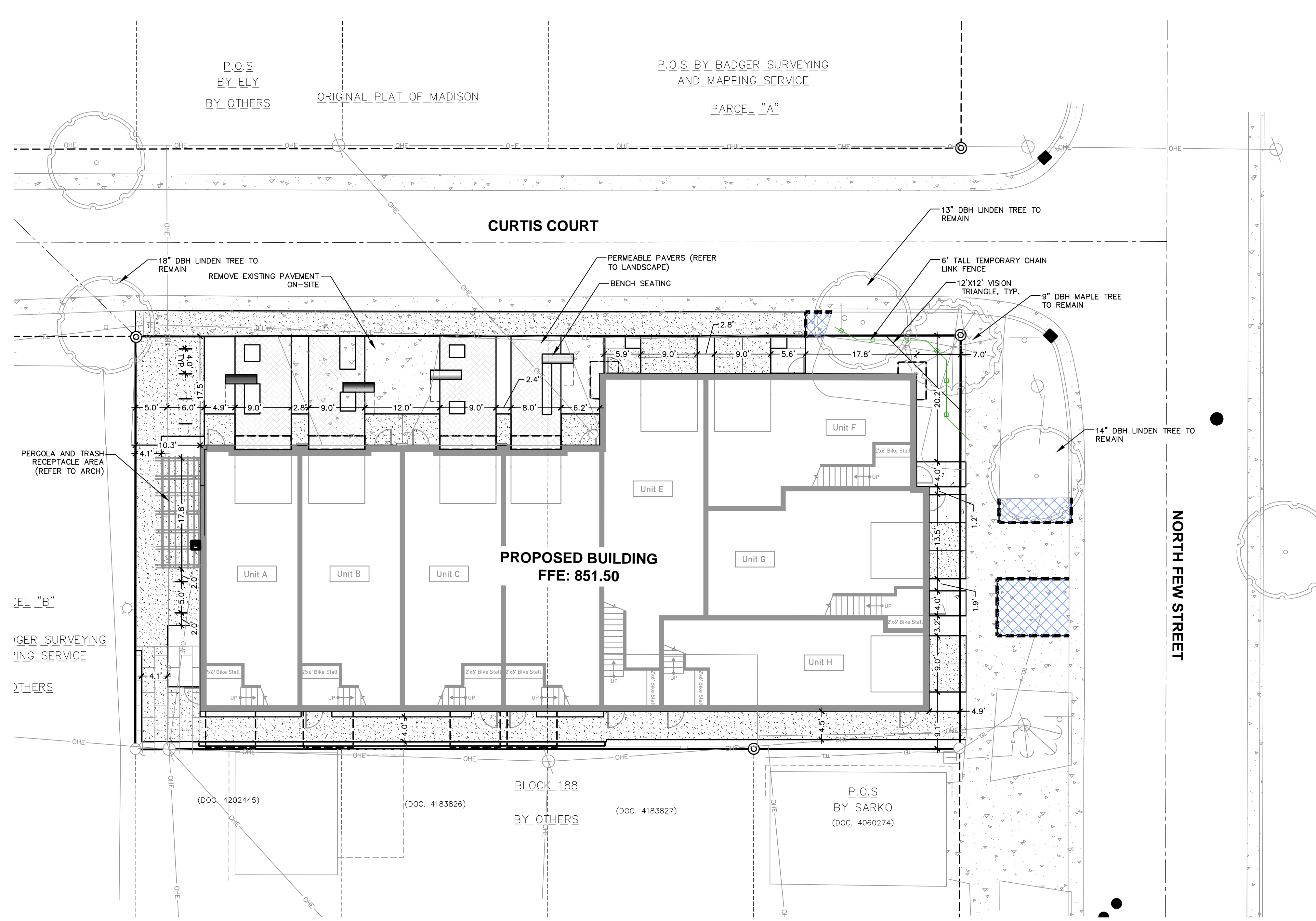
21-10369

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PAVEMENT REMOVAL (OFF-SITE)
	BIKE RACK
	SAWCUT EXISTING PAVEMENT
	TEMPORARY CONSTRUCTION FENCE
	PERMEABLE PAVERS (REFER TO LANDSCAPE)

SITE INFORMATION BLOCK

SITE ADDRESS	12 N. FEW STREET
PROPERTY ACREAGE	0.20 ACRES
NUMBER OF BUILDING STORIES	2
TOTAL BUILDING SQUARE FOOTAGE	5,529 SF
GROSS BUILDING SQUARE FOOTAGE	REFER TO ARCHITECTURAL
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	8,026 SF
EXISTING PERVIOUS SURFACE AREA	716 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.92
PROPOSED IMPERVIOUS SURFACE AREA	
PROPOSED IMPERVIOUS SURFACE AREA	7,128 SF
PROPOSED PERVIOUS SURFACE AREA	1,584 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.799



DEMOLITION NOTES

- PRIOR TO ANY WORK ON-SITE, THREE EXISTING TREES AT THE CORNER OF FEW STREET AND CURTIS COURT SHALL BE PROTECTED TO THE GREATEST EXTENT PRACTICE. CONTRACTOR SHALL INSTALL A 6' TALL TEMPORARY CHAIN LINK FENCE AS INDICATED ON THE PLANS.
- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- 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.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- 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.

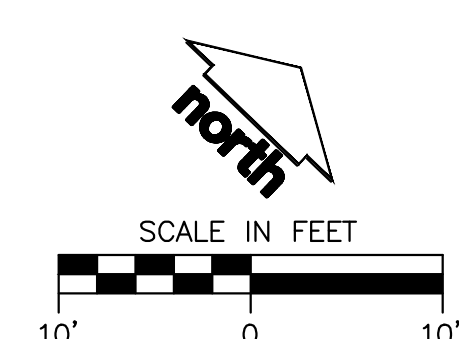
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL // ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
- ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
- 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.
- SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
- 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.
- 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.
- DEMOLITION 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.
- 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".
- 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.

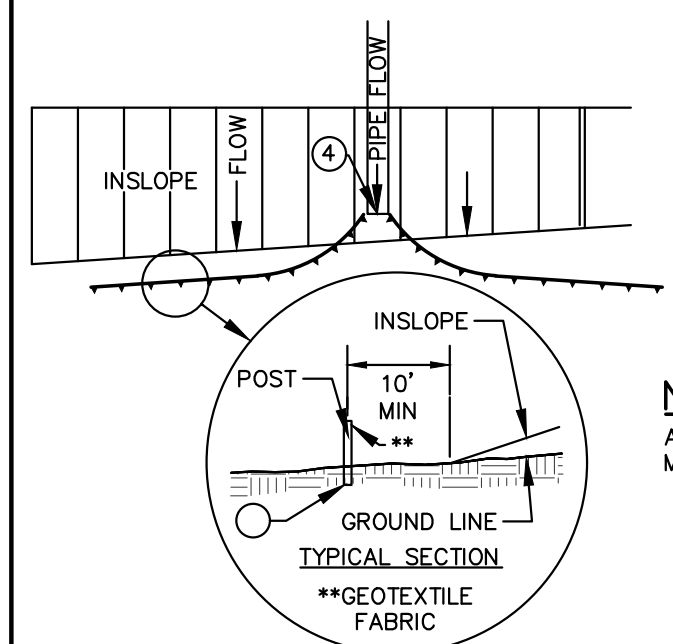
PAVING NOTES

- GENERAL**
 - ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY CCG, INC. DATED FEBRUARY 10, 2021
 - SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- CONCRETE PAVING SPECIFICATIONS**
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 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.
- PAVEMENT MARKING SPECIFICATIONS**
 - ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

FORESTRY NOTES

- PRESERVE AND PROTECT EXISTING STREET TREES WITHIN RIGHT-OF-WAY AS LABELED ON PLAN. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS RECOMMENDED. NO EXCAVATION IS PERMITTED WITHIN 5 FT OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FT OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN TREE PLAN.

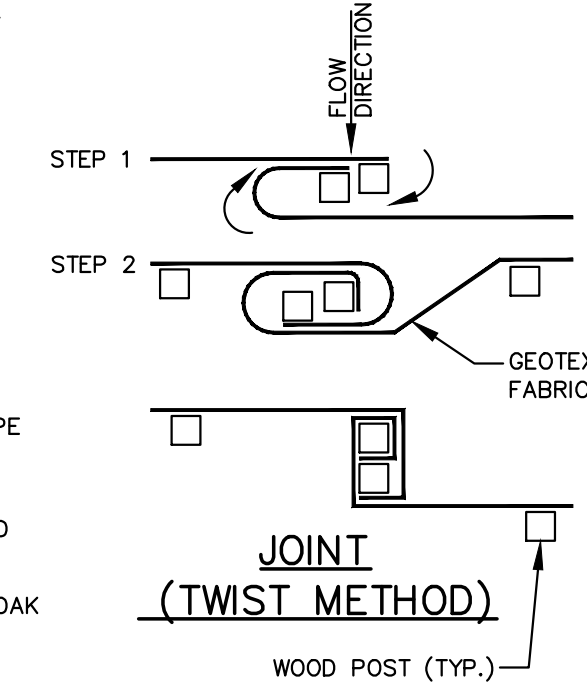




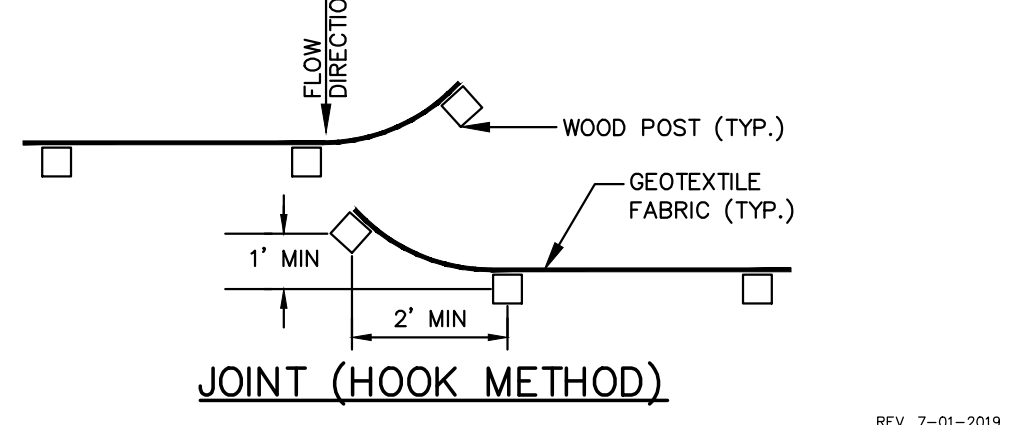
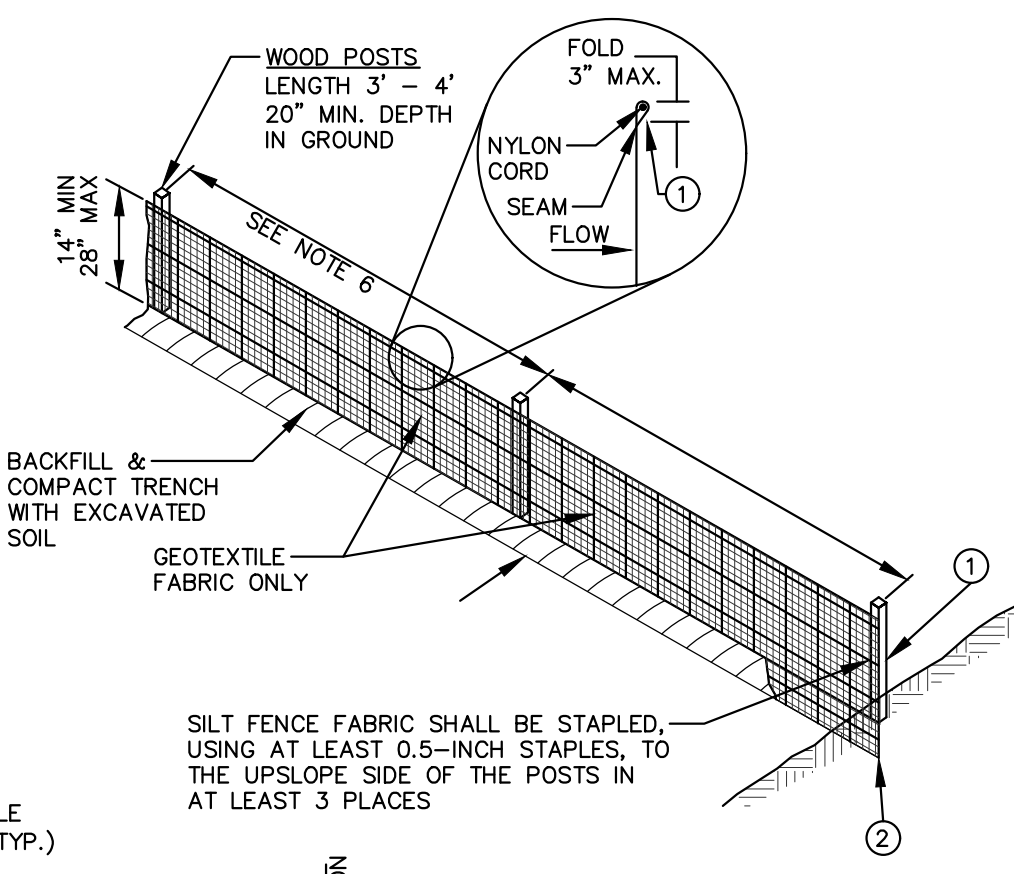
NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL

SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

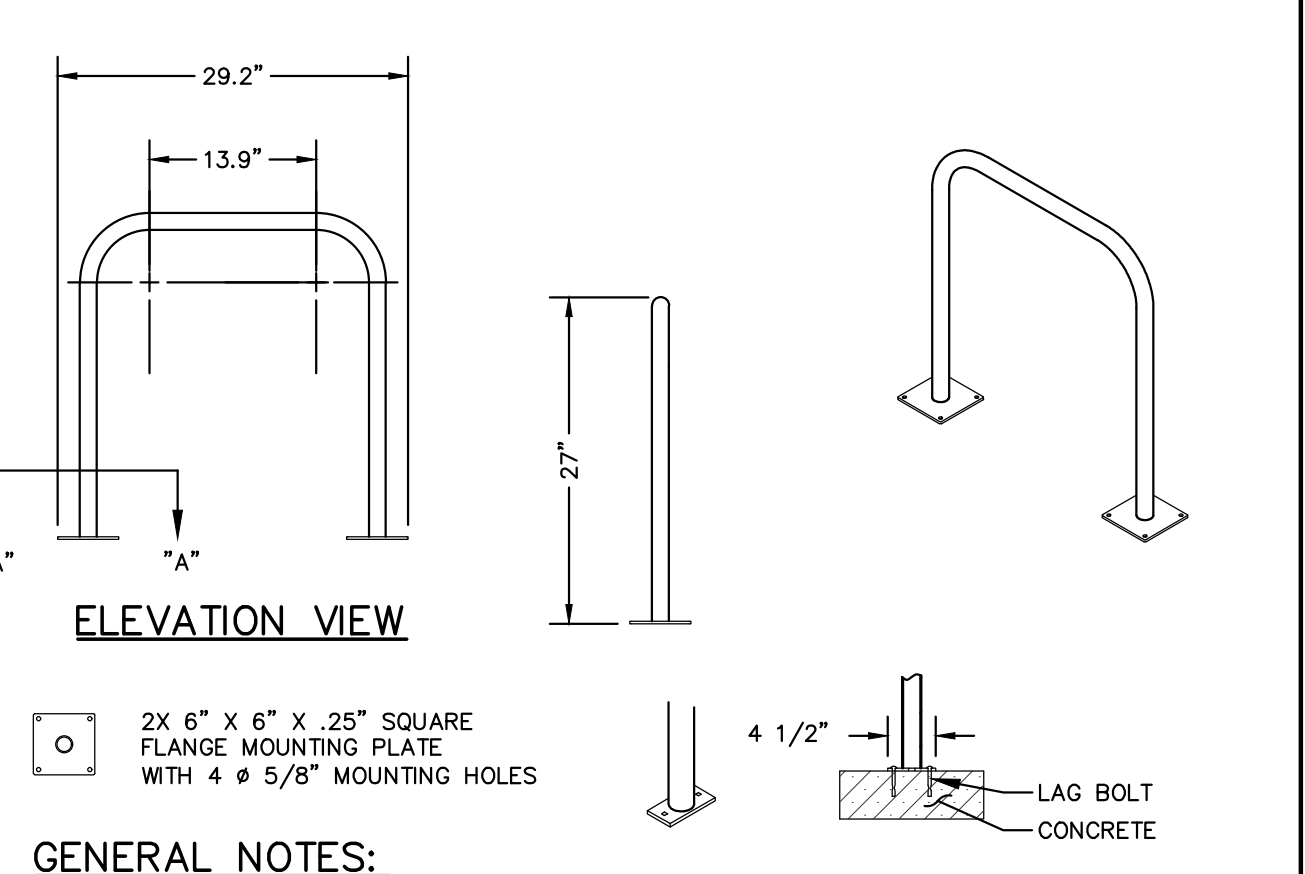


N.T.S.



JOINT (HOOK METHOD)

REV. 7-01-2019



GENERAL NOTES:

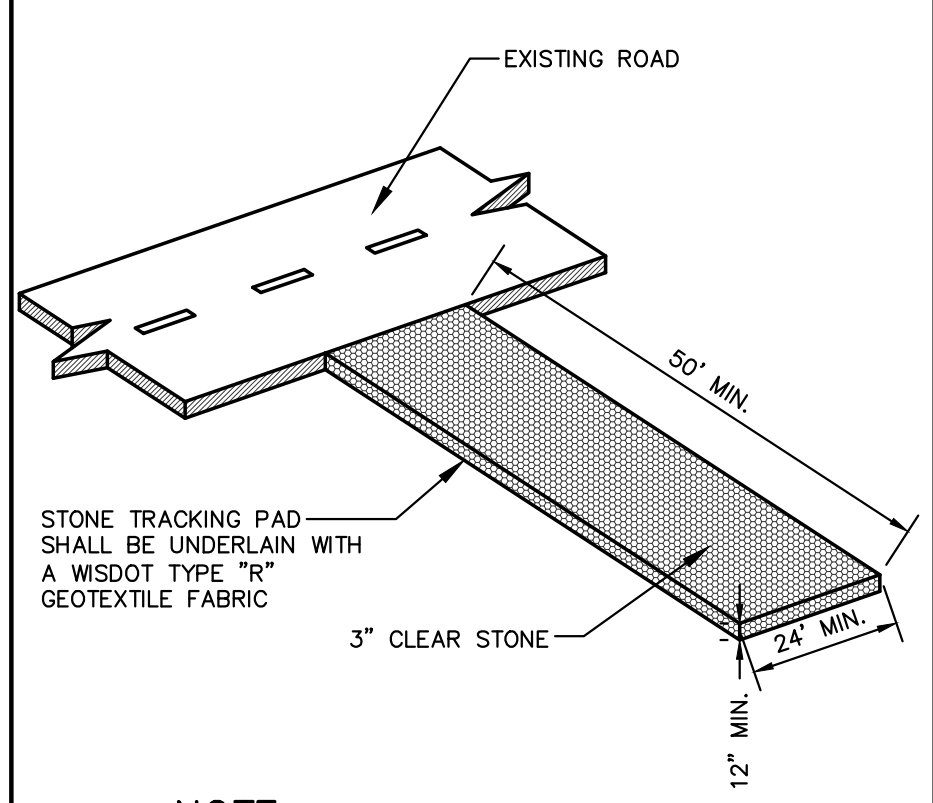
- DO NOT SCALE DRAWING.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SURFACE FLANGE MOUNT (SF) SECTION VIEWS

INVERTED-U BIKE RACK

REV. 12-10-2018

N.T.S.

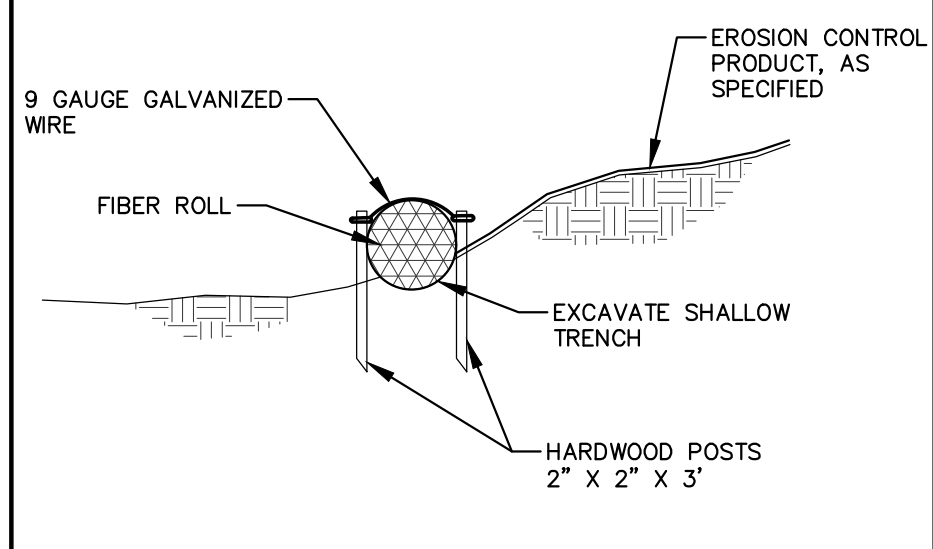


NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER.

CONSTRUCTION ENTRANCE

N.T.S.

REV. 12-10-2018



GENERAL NOTES:

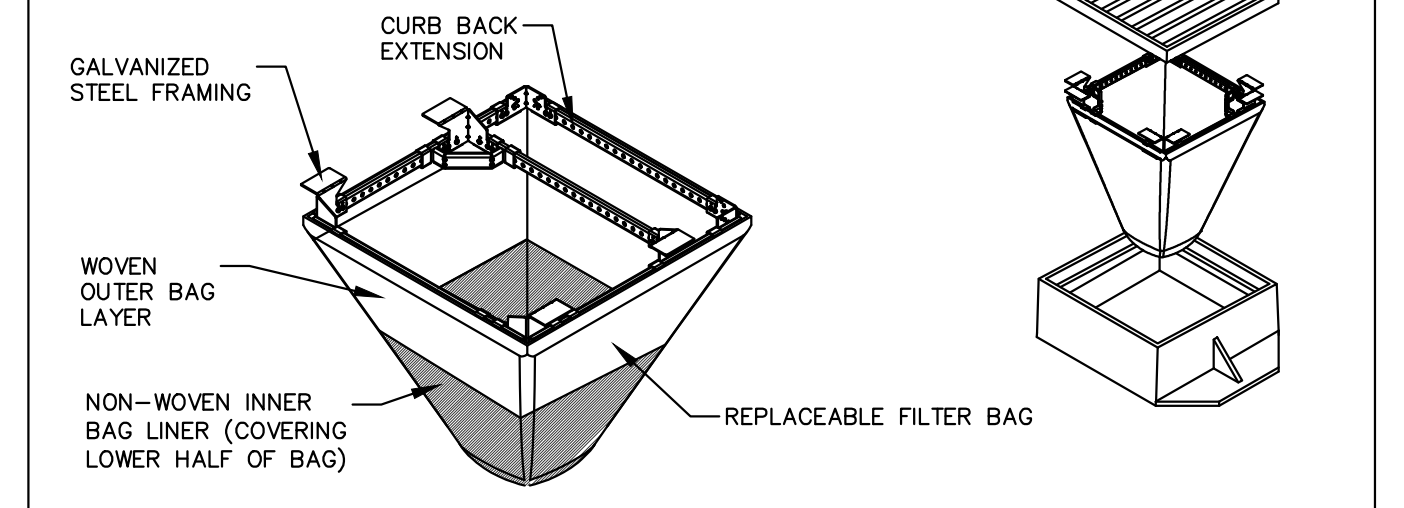
- EXCAVATE A SHALLOW TRENCH SLIGHTLY BELOW BASEFLOW OR A 4\"/>
- PLACE THE ROLL IN THE TRENCH AND ANCHOR WITH 2\"/>
- NOTCH THE POSTS AND TIE TOGETHER, ACROSS THE ROLL, WITH 9 GAUGE GALVANIZED WIRE OR 1/8\"/>
- PLACE SOIL EXCAVATED FROM THE TRENCH BEHIND THE ROLL AND HAND TAMP. PLANT WITH SUITABLE HERBACEOUS OR WOODY VEGETATION AS SPECIFIED.

FIBER SILT SOCK

N.T.S.

REV. 12-7-2018

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft ²)	Flow Ratings (CFS)		ADS PIN
					HB (Hybrid Bag)	Bypass	
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62MCR2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSC3818HB
R-2501	Round (RD)	-26	-24	2.3	0.8	5.2	62MRD26HB
R-1772/2580	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6	62MRD22HB

(HB) HYBRID FILTER BAG SPECIFICATIONS:

PROPERTY	TEST METHOD	Geotextile Filter Bag Properties (Minimum Average Roll Values)	
		WOVEN (OUTER)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM D4632	350 x 225 lbs	300 lbs
ELONGATION	ASTM D4632	20% x 15%	50%
CBR FRACTURE	ASTM D6241	1000 lbs	65 lbs
TRAPEZOIDAL TEAR	ASTM D4533	110 x 75 lbs	45 lbs
UV RESISTANCE	ASTM D4355	90%	70%
OPENING SIZE (ACS)	ASTM D4751	20 US STD SIEVE	40 US STD SIEVE
PERMITTIVITY	ASTM D4891	1.5 sec ⁻¹	2.0 sec ⁻¹
WATER FLOW RATE	ASTM D4891	200 gal/min/ft ²	145 gal/min/ft ²
MINIMUM FILTER BAG VOLUME		2 CUBIC FT	

INSTALLATION INSTRUCTIONS:

- REMOVE GRATE FROM THE DRAINAGE STRUCTURE
- CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
- DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
- REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

MAINTENANCE GUIDELINES:

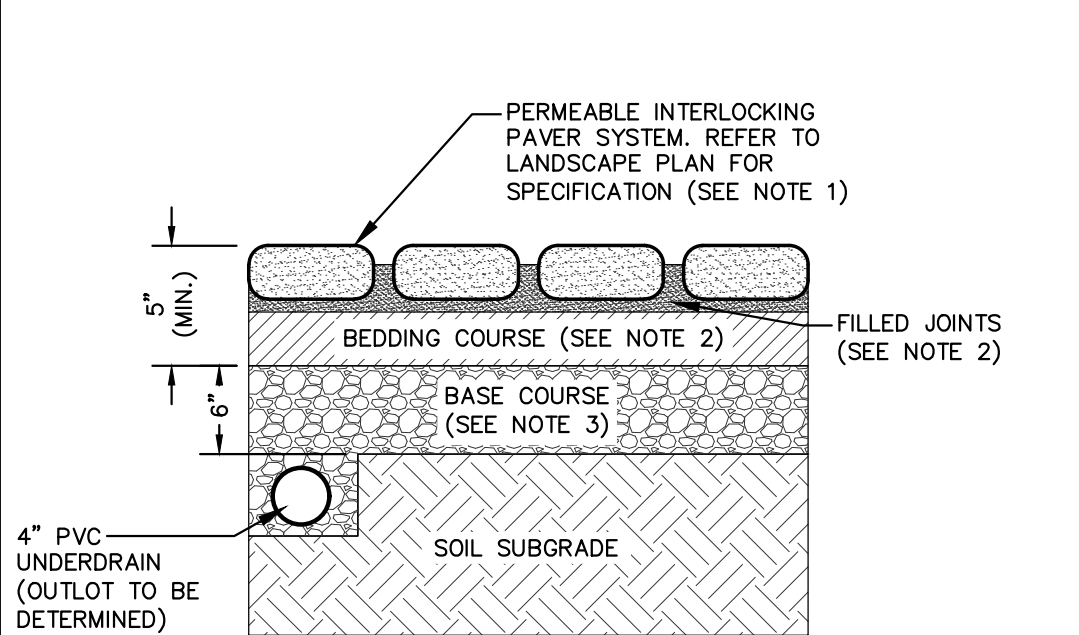
- EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
- REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE THROUGH THE CLEAR OPENING
- DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACT 4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG



FRAMED INLET PROTECTION

N.T.S.

REV. 7-01-2019



GENERAL NOTES:

- PAVEMENT SURFACE PERCENT VOIDS SHALL BE LESS THAN 25%.
- JOINT STONE AND BEDDING SHALL CONSIST OF ASTM C-33, 8, 9, 89, OR 57 AGGREGATE.
- BASE COURSE FOR PERMEABLE INTERLOCKING PAVERS SHALL BE 6.0\"/>

PERMEABLE PAVERS

N.T.S.

REV. 11-20-2018



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE | WAUSAU
APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
JEREMY KNUDSON

CLIENT ADDRESS:
**1206 COUNTY ROAD B
CAMBRIDGE, WI 53523**

PROJECT:
CRAFT

PROJECT LOCATION:
**12 N. FEW STREET, MADISON, WI
DANE**

PLAN MODIFICATIONS:

#	Date:	Description:
1	03.17.21	UDC SUBMITTAL
2		
3		
4		
5		
6		
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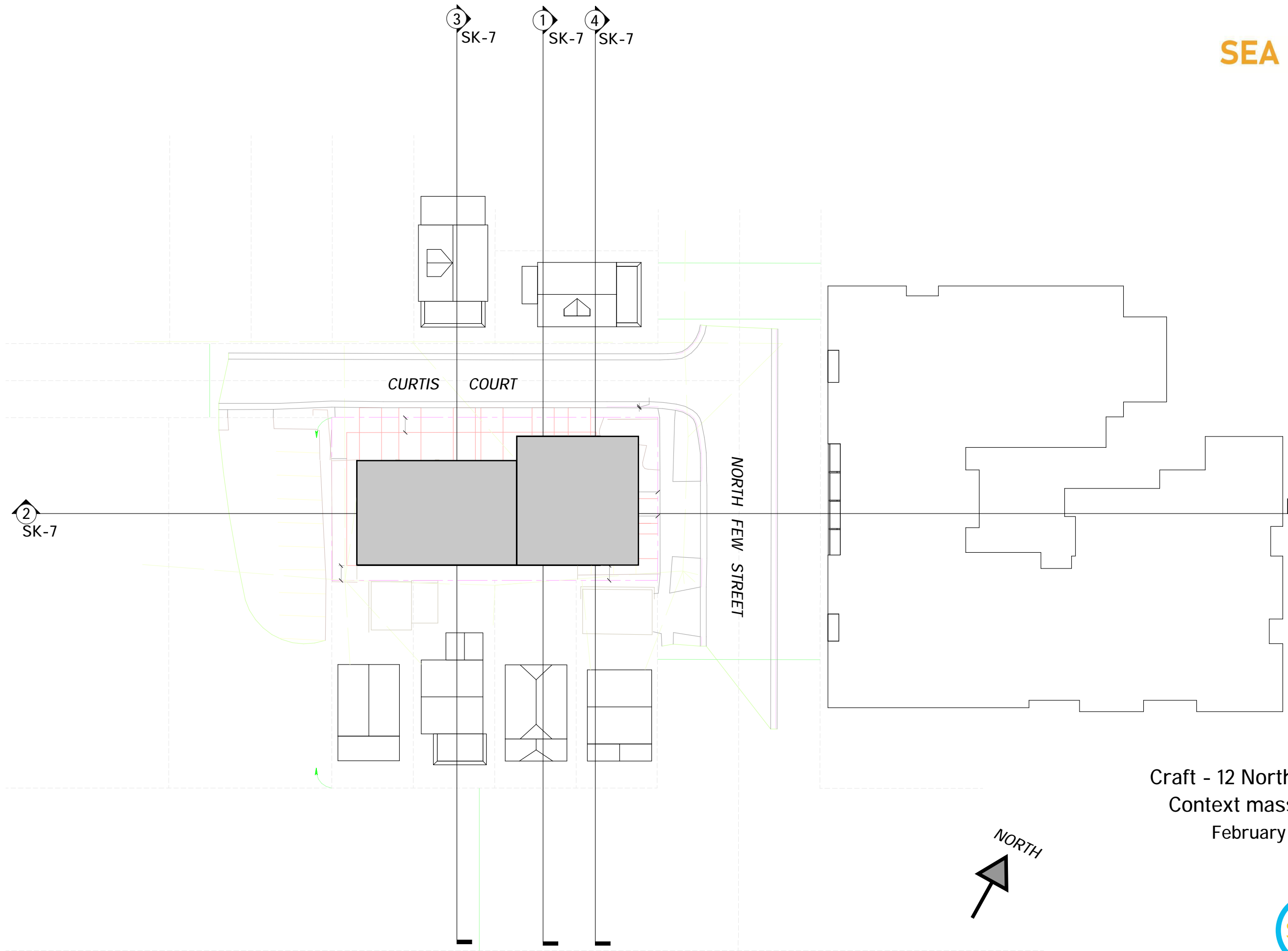
Design/Drawn:
Approved:

SHEET TITLE:
DETAILS

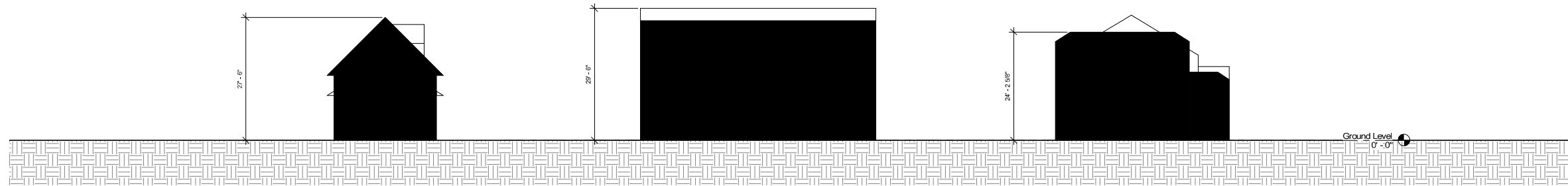
SHEET NUMBER:
C3.0

JSD PROJECT NO: 21-10369

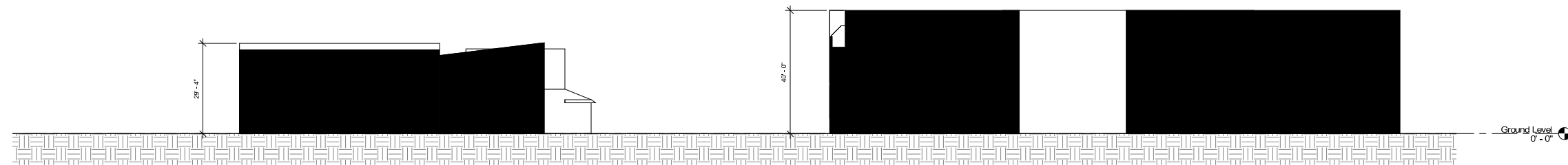




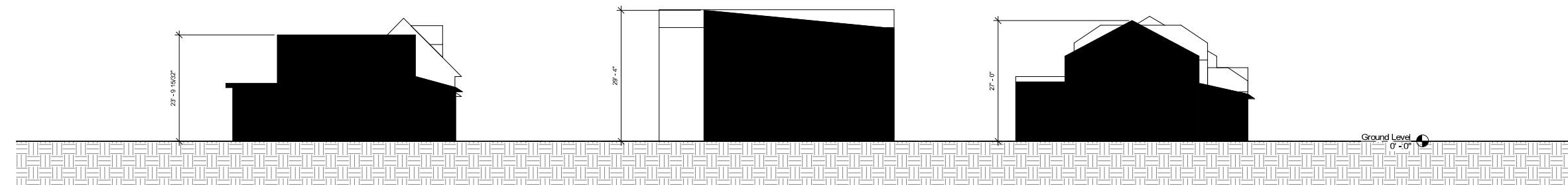
Craft - 12 North Few Street
Context massing PLAN
February 1, 2021



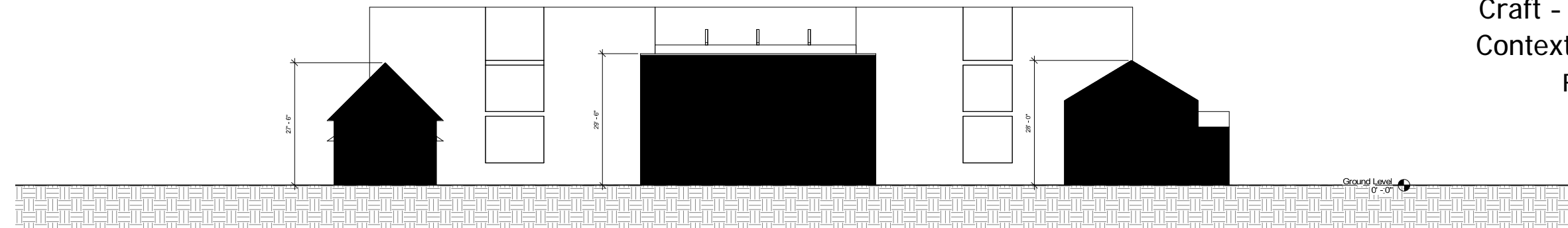
1 Site Section 1
3/32" = 1'-0"



2 Site Section 2
1/16" = 1'-0"

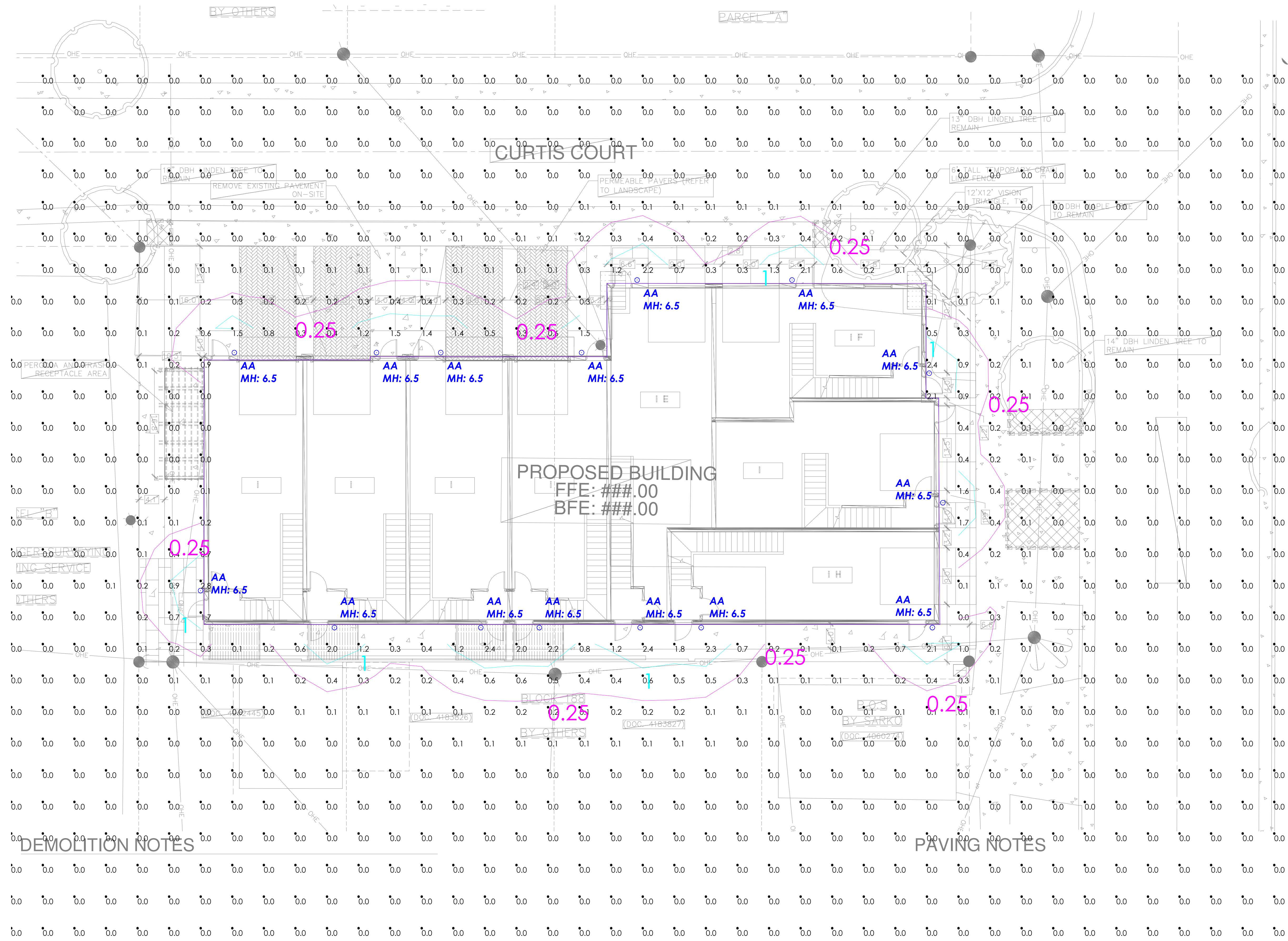


3 Site Section 3
3/32" = 1'-0"



4 Site Section 4
3/32" = 1'-0"

Craft - 12 North Few Street
Context massing SECTIONS
February 1, 2021



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.10	2.8	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF	
⊙	15	AA	WS-W18710-AL	SINGLE	408	11.9074	0.900	

- Standard Reflectance of 80/50/20 unless noted otherwise
- Not a Construction Document, for Design purposes only
- Standard indoor calc points @ 30" A.F.F. unless noted otherwise
- Standard outdoor calc points @ Grade unless noted otherwise
- Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

#	Date	Comments
Revisions		

RLMA Project #: 108809
 Drawn By: BS
 Date: 4/15/2021
 Scale: 1" = 8'