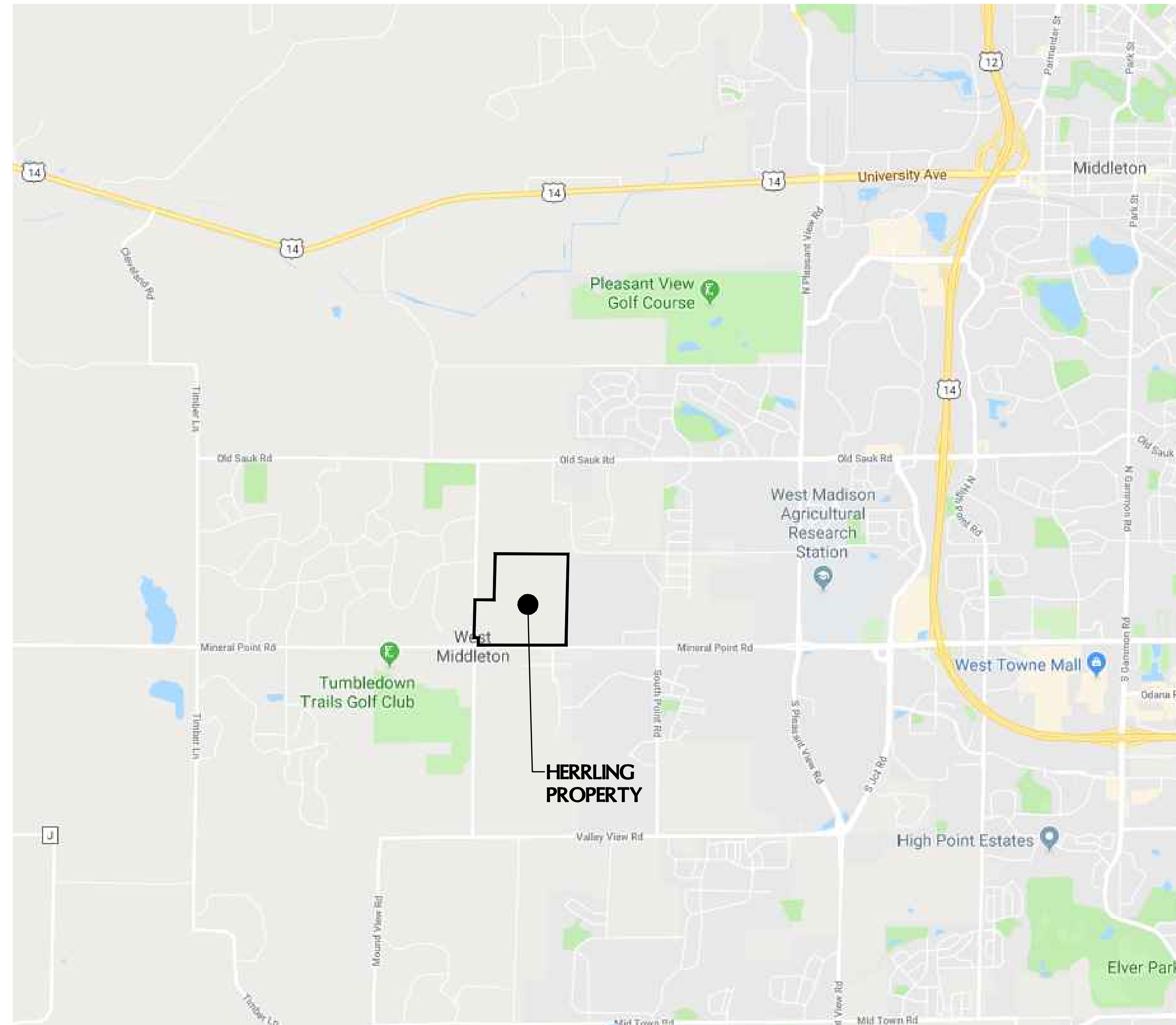


**GENERAL NOTES**

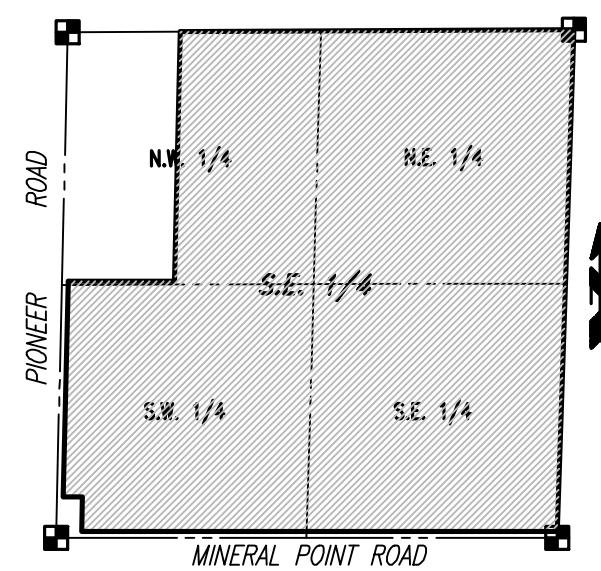
1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.  
 -STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)  
 -THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION  
 -MNR STORMWATER RUNOFF TECHNICAL STANDARDS  
 -WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.  
 -CITY OF MADISON DEVELOPMENT STANDARDS, LATEST EDITION.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY.

# HERRLING PROPERTY NEIGHBORHOOD DEVELOPMENT PRELIMINARY DEVELOPMENT PLANS

CITY OF MADISON, WISCONSIN



**VICINITY MAP**  
NOT TO SCALE



**LOCALITY MAP:**  
S.E. 1/4, SEC. 20,  
T. 7 N., R. 8 E.  
SCALE: 1"=1000'



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE  
**CALL DIGGERS HOTLINE 1-800-242-8511**

**NOTE:**  
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12660 W. NORTH AVENUE  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: jpuudelko@trioeng.com

**PROJECT:**  
**HERRLING PROPERTY  
NEIGHBORHOOD DEVELOPMENT**  
CITY OF MADISON, WI  
**BY:** United Financial Group, Inc.  
660 W. Ridgeview Drive  
Appleton, WI 54911

**REVISION HISTORY**

DATE	DESCRIPTION

**DATE:**  
MARCH 8, 2019

**JOB NUMBER:**  
12041

**DESCRIPTION:**  
**COVER SHEET**

**SHEET**

**T1**

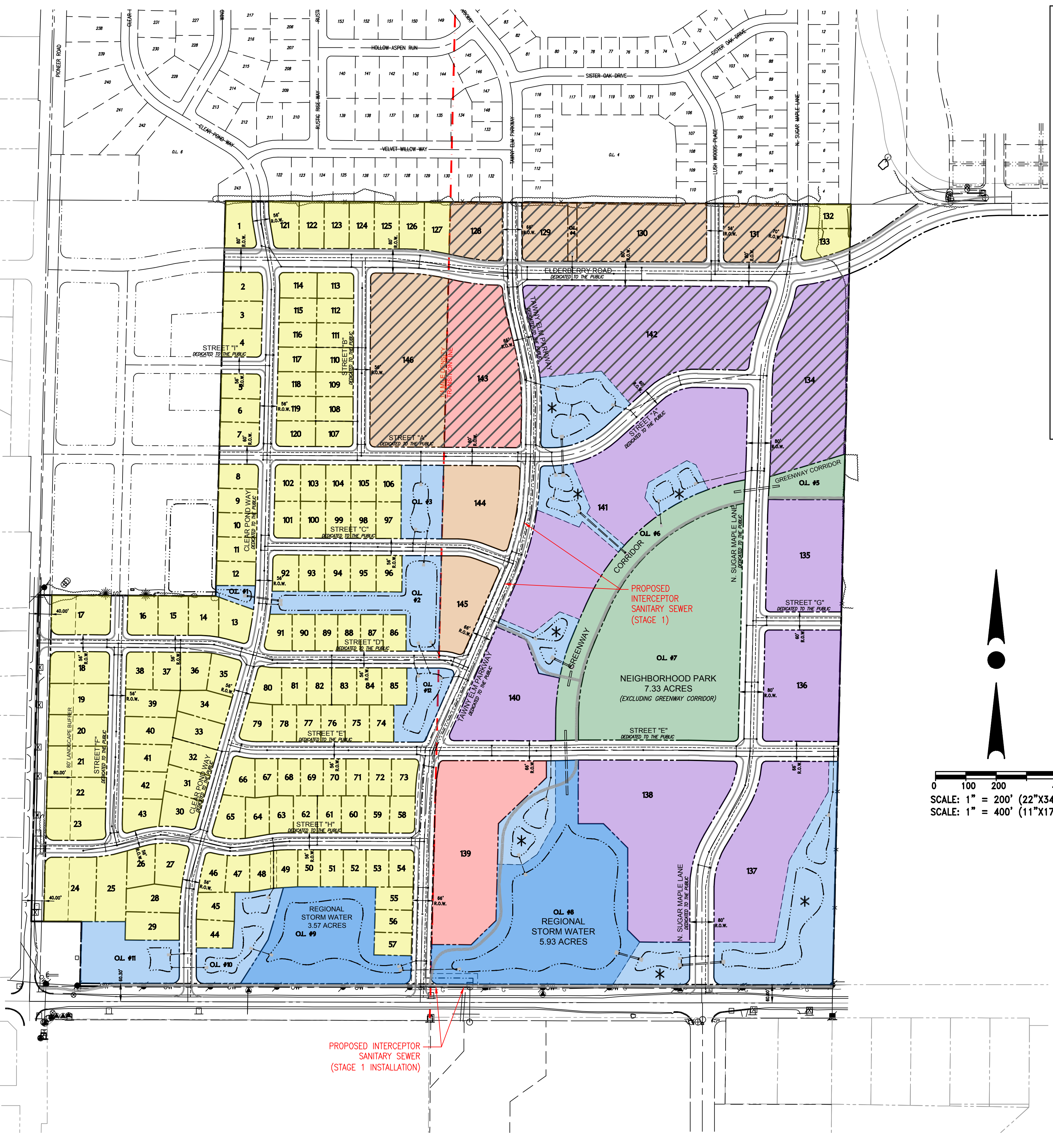
**SHEET INDEX**

CIVIL	
T1	- COVER SHEET
C1.0	- OVERALL SITE DEVELOPMENT PLANS
C1.1-C1.6	- SITE DEVELOPMENT PLANS

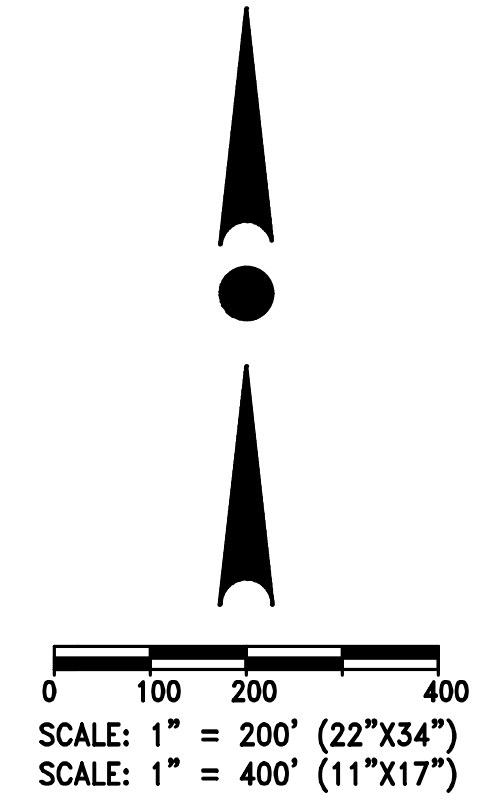
H:\C300\311\12041-02\PRELIMINARY\HERRLING\_PRELIM\_SITE\_PLAN.DWG



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\* INDICATES PUBLIC STORM WATER DRAINAGE EASEMENT



HERRLING PROPERTY					
PROPOSED ZONING DISTRICT REQUIREMENTS					
	Single-Family Detached SR-C3 District Requirements	TR-V2 District Requirements	Multi-Family TR-U1 District Requirements (>8 units)	Multi-Family SR-V2 District Requirements (>8 units)	
Proposed Use	Single-Family Detached	4 unit	Multi-Family (>4 unit permitted by Conditional Use)	Multi-Family (>8 units)	Multi-Family (>8 units)
Lot Area (sq. ft.)	6,000	8,000/Four-unit	2,000/d.u.	1,000/d.u. + 300 per bedroom >2	2,000/d.u.
Lot Width	50 ft.	50 ft.	60 ft.	50 ft.	60 ft.
Front Yard Setback	25 ft.	20 ft.	20 ft.	15 ft. or avg.	25 ft.
Maximum Front Yard Setback	N/A	30 ft. max.	30 ft. max.	30 ft. max.	N/A
Side Yard Setback	One-story: 5'/Two-story: 6'	One-story: 5'/Two-story: 6'	10 ft.	10 ft.	10 ft.
Rev. Corner Side Yard Setback	15 ft.	12 ft.	12 ft.	12 ft.	12 ft.
Rear Yard Setback	Lesser of 30% lot depth or 35 ft.	Lesser of 25% lot depth or 25 ft.	Lesser of 25% lot depth or 25 ft.	Lesser of 25% lot depth or 25 ft.	Lesser of 25% lot depth or 30 ft.
Maximum Height	2 stories / 35 ft.	3 stories / 40 ft.	3 stories / 40 ft.	5 stories / 65 ft.	4 stories / 52 ft.
Maximum Lot Coverage	60%	70%	70%	75%	60%
Usable Open Space (sq. ft. per d.u.)	750	500	500	320	500

ZONING-LAND USE LEGEND		
Symbol	Proposed Zoning Classification	Proposed Product Type
	SR-C3	Single-Family
	TR-V2	Rowhouses
	TR-V2	Age-Restricted 55+ Townhomes
	TR-U1	Rental Residences
	TR-U1	Age-Restricted 55+ Rental Residences
	SR-V2	Rental Residences
	SR-V2	Age-Restricted 55+ Rental Residences
	PR (Parks and Recreation)	Neighborhood Park & Greenway Corridor
		Regional Storm Water Area
		Local Storm Water Area

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**PROJECT:**  
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**NEIGHBORHOOD DEVELOPMENT**  
CITY OF MADISON, WI  
**BY:** United Financial Group, Inc.  
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Appleton, WI 54911

REVISION HISTORY	
DATE	DESCRIPTION

**DATE:**  
MARCH 8, 2019

**JOB NUMBER:**  
12041

**DESCRIPTION:**  
**OVERALL SITE PLAN**

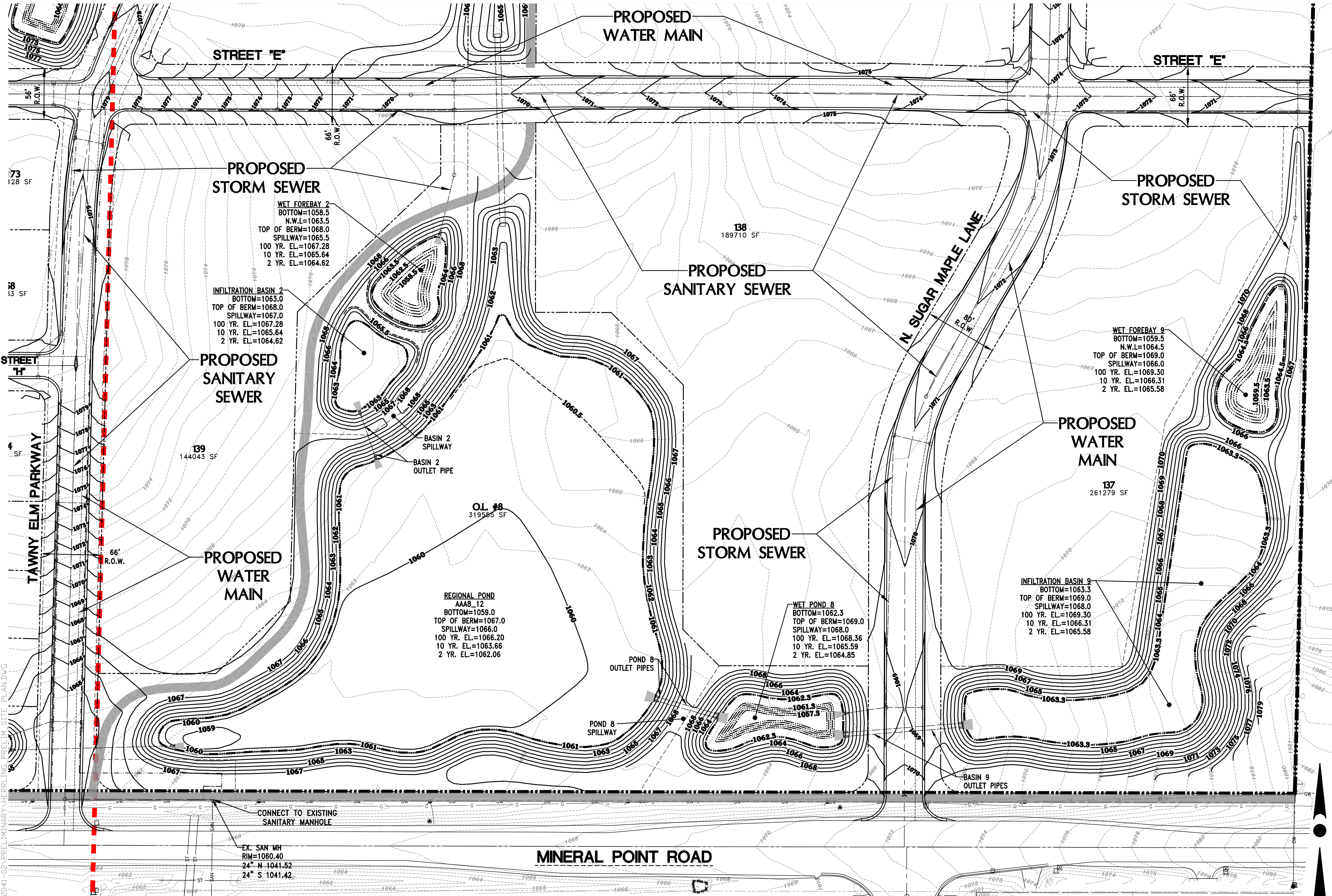
**SHEET**

**C1.00**









H:\C300\311\12041-02\PRELIMINARY\HERRLING\PRELIM SITE PLAN.DWG  
 73 128 SF  
 18 13 SF  
 4 SF  
 66' R.O.W.  
 66' R.O.W.  
 66' R.O.W.  
 80' R.O.W.  
 66' R.O.W.  
 24" N 1041.52  
 24" S 1041.42  
 EX. SAN MH  
 RIM=1060.40  
 24" N 1041.52  
 24" S 1041.42  
 CONNECT TO EXISTING SANITARY MANHOLE



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**PROJECT:**  
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**NEIGHBORHOOD DEVELOPMENT**  
 CITY OF MADISON, WI  
**BY:** United Financial Group, Inc.  
 660 W. Ridgeway Drive  
 Appleton, WI 54911

**REVISION HISTORY**

DATE	DESCRIPTION

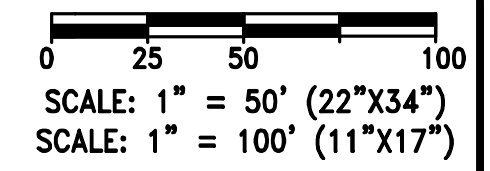
**DATE:**  
 MARCH 8, 2019

**JOB NUMBER:**  
 12041

**DESCRIPTION:**  
 SITE, UTILITY &  
 GRADING PLAN

**SHEET**

**C1.02**

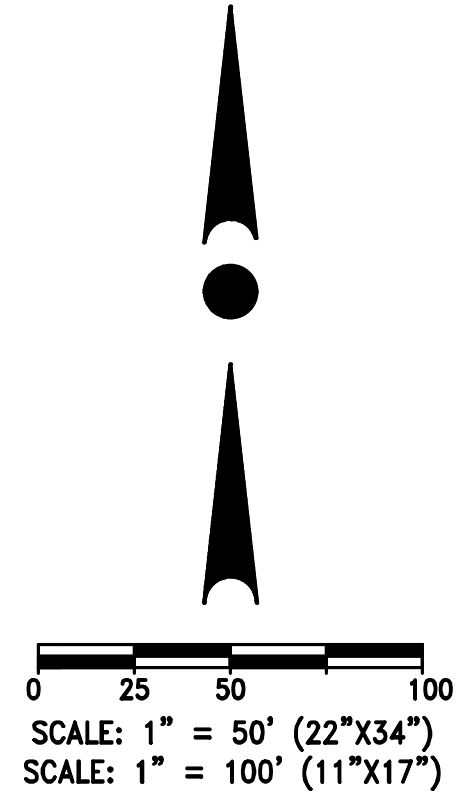


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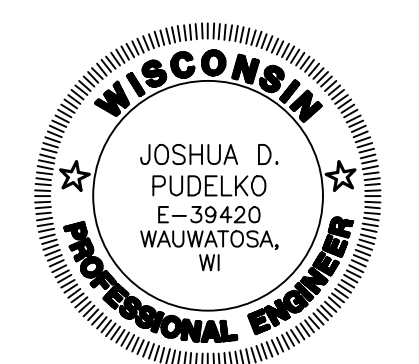


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**PROJECT:**  
**HERRLING PROPERTY**  
 NEIGHBORHOOD DEVELOPMENT  
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 BY: United Financial Group, Inc.  
 660 W. Ridgeway Drive  
 Appleton, WI 54911

**REVISION HISTORY**

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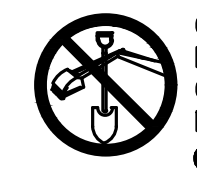
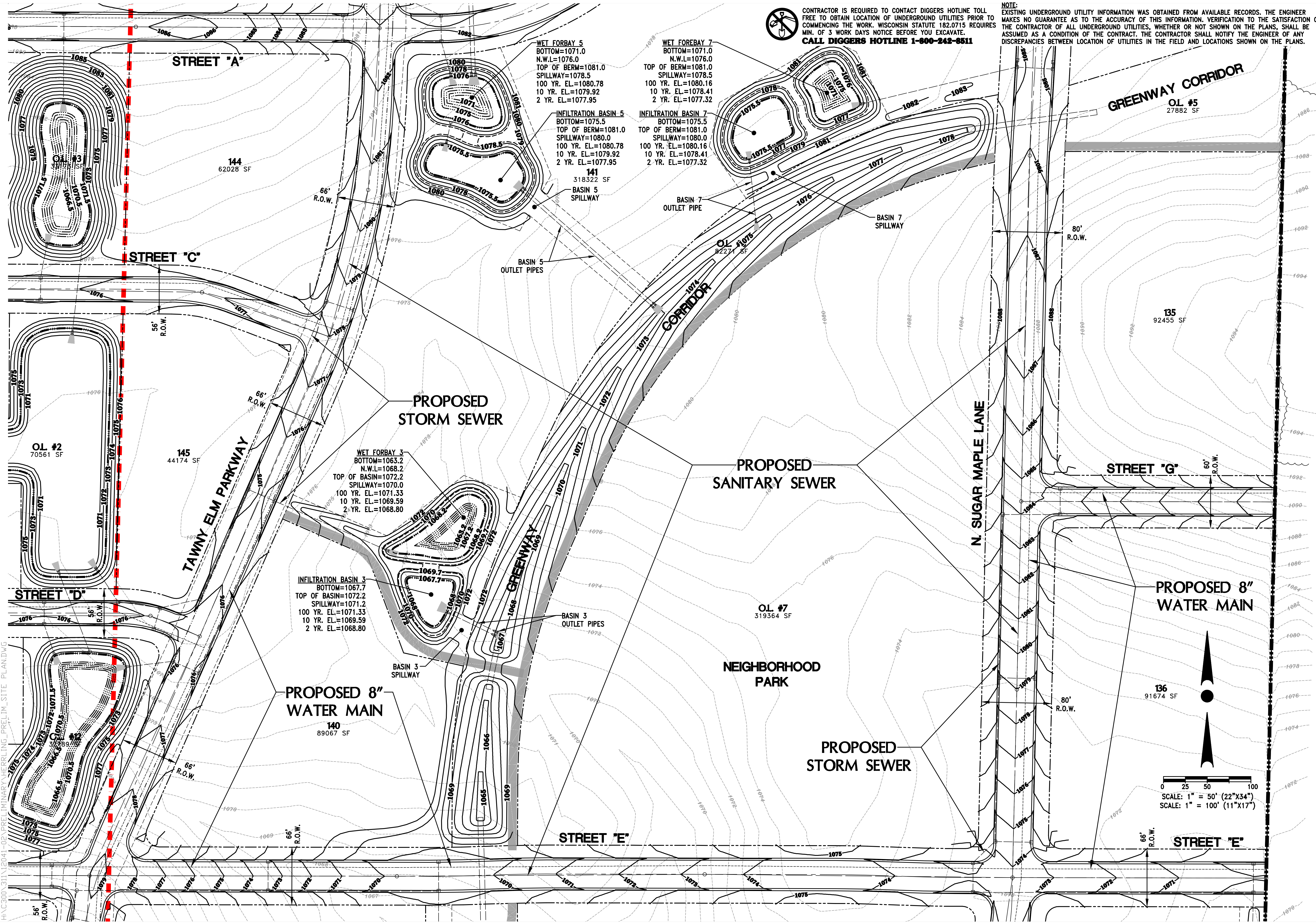
**DATE:**  
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**JOB NUMBER:**  
 12041

**DESCRIPTION:**  
 SITE, UTILITY &  
 GRADING PLAN

**SHEET**  
**C1.03**





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**WET FORBAY 5**  
 BOTTOM=1071.0  
 N.W.L.=1076.0  
 TOP OF BERM=1081.0  
 SPILLWAY=1078.5  
 100 YR. EL.=1080.78  
 10 YR. EL.=1079.92  
 2 YR. EL.=1077.95

**WET FOREBAY 7**  
 BOTTOM=1071.0  
 N.W.L.=1076.0  
 TOP OF BERM=1081.0  
 SPILLWAY=1078.5  
 100 YR. EL.=1080.16  
 10 YR. EL.=1078.41  
 2 YR. EL.=1077.32

**INFILTRATION BASIN 5**  
 BOTTOM=1075.5  
 TOP OF BERM=1081.0  
 SPILLWAY=1080.0  
 100 YR. EL.=1080.78  
 10 YR. EL.=1079.92  
 2 YR. EL.=1077.95

**INFILTRATION BASIN 7**  
 BOTTOM=1075.5  
 TOP OF BERM=1081.0  
 SPILLWAY=1080.0  
 100 YR. EL.=1080.16  
 10 YR. EL.=1078.41  
 2 YR. EL.=1077.32

**WET FORBAY 3**  
 BOTTOM=1063.2  
 N.W.L.=1068.2  
 TOP OF BASIN=1072.2  
 SPILLWAY=1070.0  
 100 YR. EL.=1071.33  
 10 YR. EL.=1069.59  
 2 YR. EL.=1068.80

**INFILTRATION BASIN 3**  
 BOTTOM=1067.7  
 TOP OF BASIN=1072.2  
 SPILLWAY=1071.2  
 100 YR. EL.=1071.33  
 10 YR. EL.=1069.59  
 2 YR. EL.=1068.80



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**PROJECT:**  
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 660 W. Ridgeview Drive  
 Appleton, WI 54911

**REVISION HISTORY**

DATE	DESCRIPTION

**DATE:**  
 MARCH 8, 2019

**JOB NUMBER:**  
 12041

**DESCRIPTION:**  
 SITE, UTILITY &  
 GRADING PLAN

**SHEET**  
**C1.04**

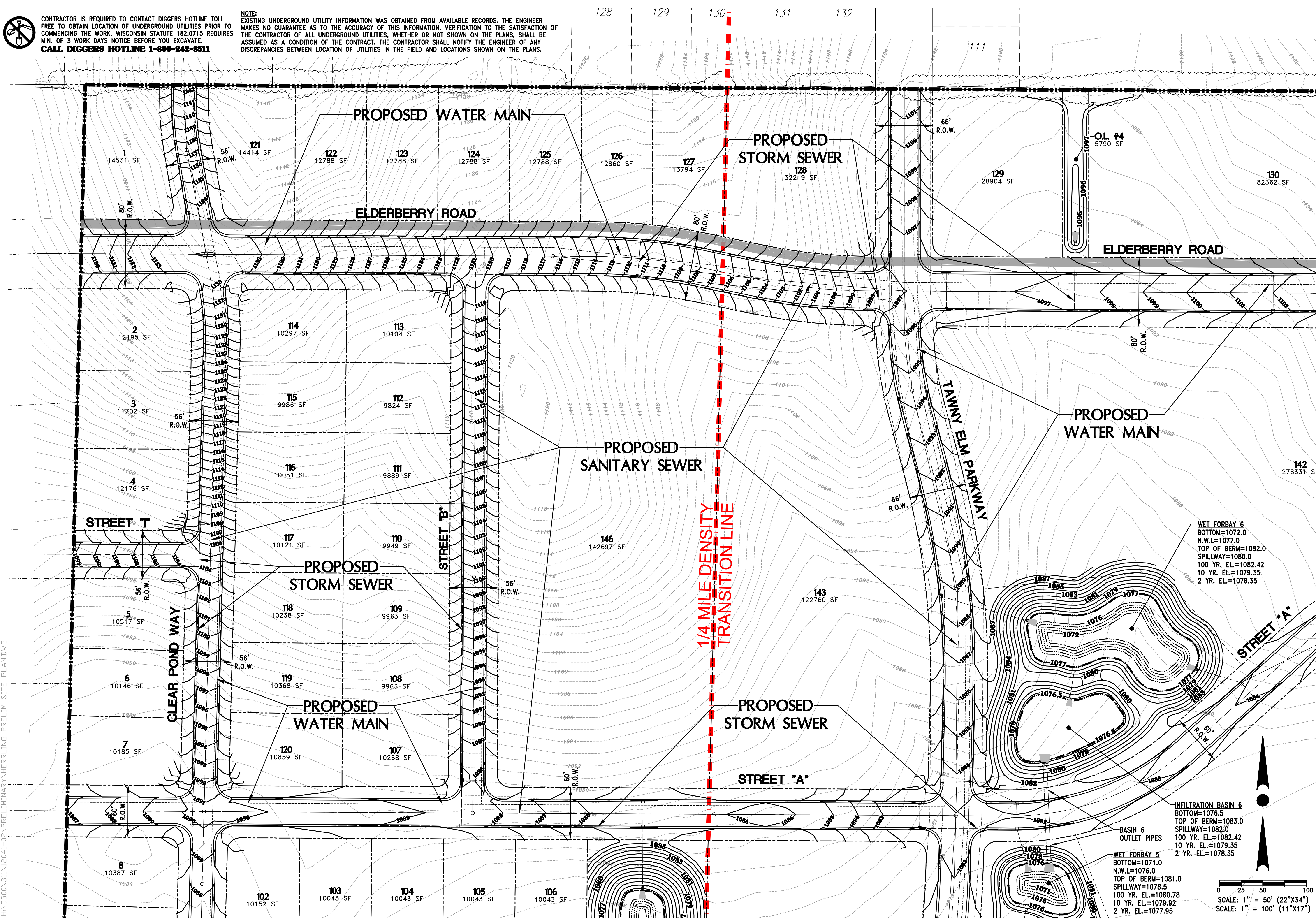
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**TRIO**  
 CIVIL ENGINEERING  
 DESIGN • LAND SURVEYING  
 12660 W. NORTH AVENUE  
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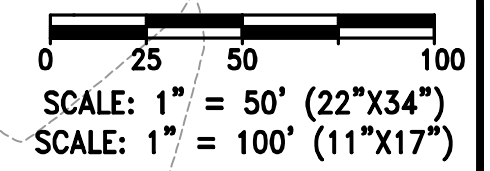
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**DESCRIPTION:**  
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 GRADING PLAN

**SHEET**  
**C1.05**



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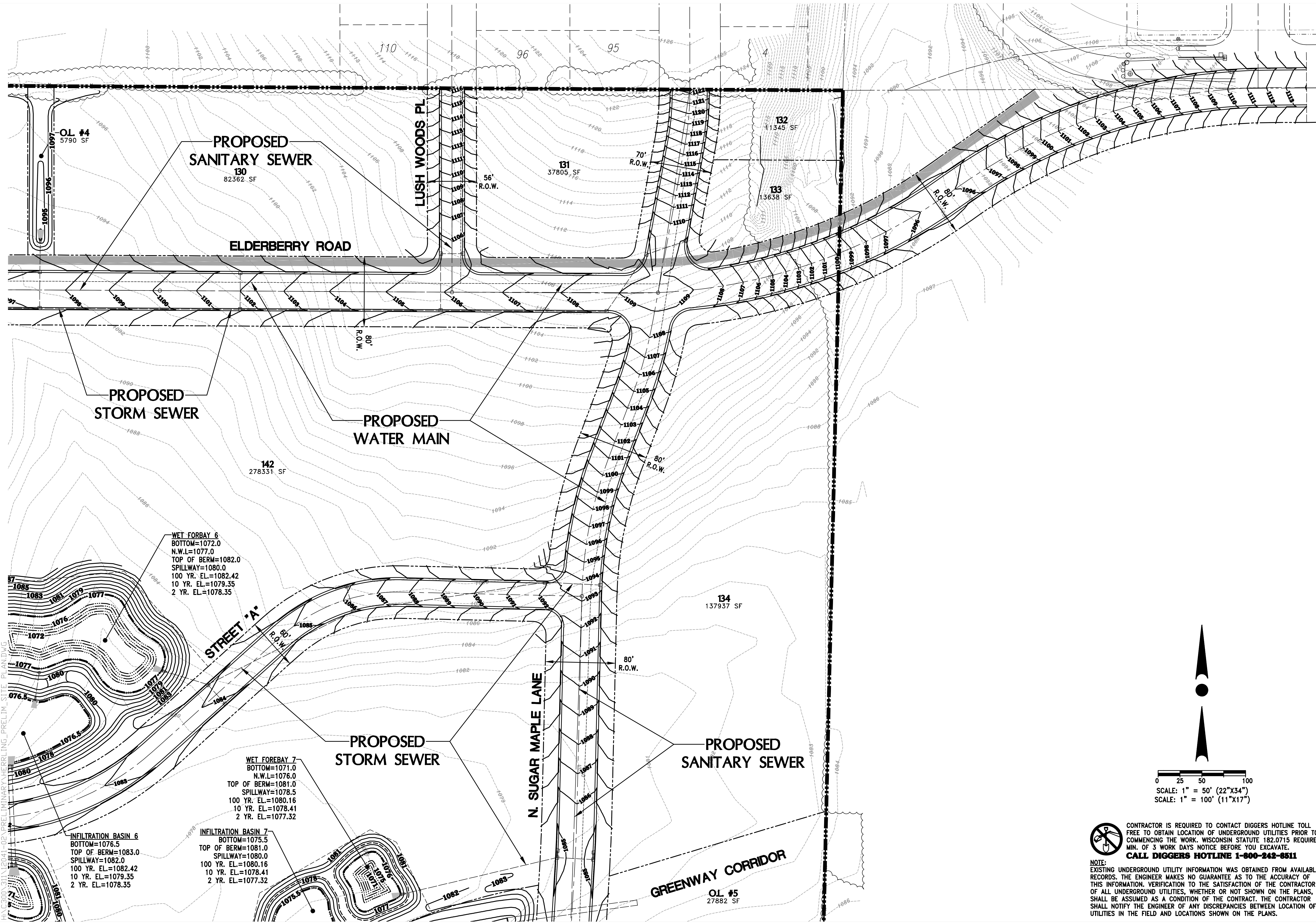
**DATE:**  
MARCH 8, 2019

**JOB NUMBER:**  
12041

**DESCRIPTION:**  
SITE, UTILITY & GRADING PLAN

**SHEET**

**C1.06**



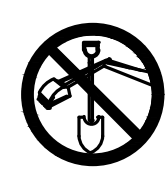
PLAN D.V.G.  
 PRELIMINARY HERRLING - PRELIM SITE PLAN D.V.G.  
 12041-02

WET FOREBAY 6  
 BOTTOM=1072.0  
 N.W.L.=1077.0  
 TOP OF BERM=1082.0  
 SPILLWAY=1080.0  
 100 YR. EL.=1082.42  
 10 YR. EL.=1079.35  
 2 YR. EL.=1078.35

WET FOREBAY 7  
 BOTTOM=1071.0  
 N.W.L.=1076.0  
 TOP OF BERM=1081.0  
 SPILLWAY=1078.5  
 100 YR. EL.=1080.16  
 10 YR. EL.=1078.41  
 2 YR. EL.=1077.32

INFILTRATION BASIN 6  
 BOTTOM=1076.5  
 TOP OF BERM=1083.0  
 SPILLWAY=1082.0  
 100 YR. EL.=1082.42  
 10 YR. EL.=1079.35  
 2 YR. EL.=1078.35

INFILTRATION BASIN 7  
 BOTTOM=1075.5  
 TOP OF BERM=1081.0  
 SPILLWAY=1080.0  
 100 YR. EL.=1080.16  
 10 YR. EL.=1078.41  
 2 YR. EL.=1077.32



0 25 50 100  
 SCALE: 1" = 50' (22"x34")  
 SCALE: 1" = 100' (11"x17")

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