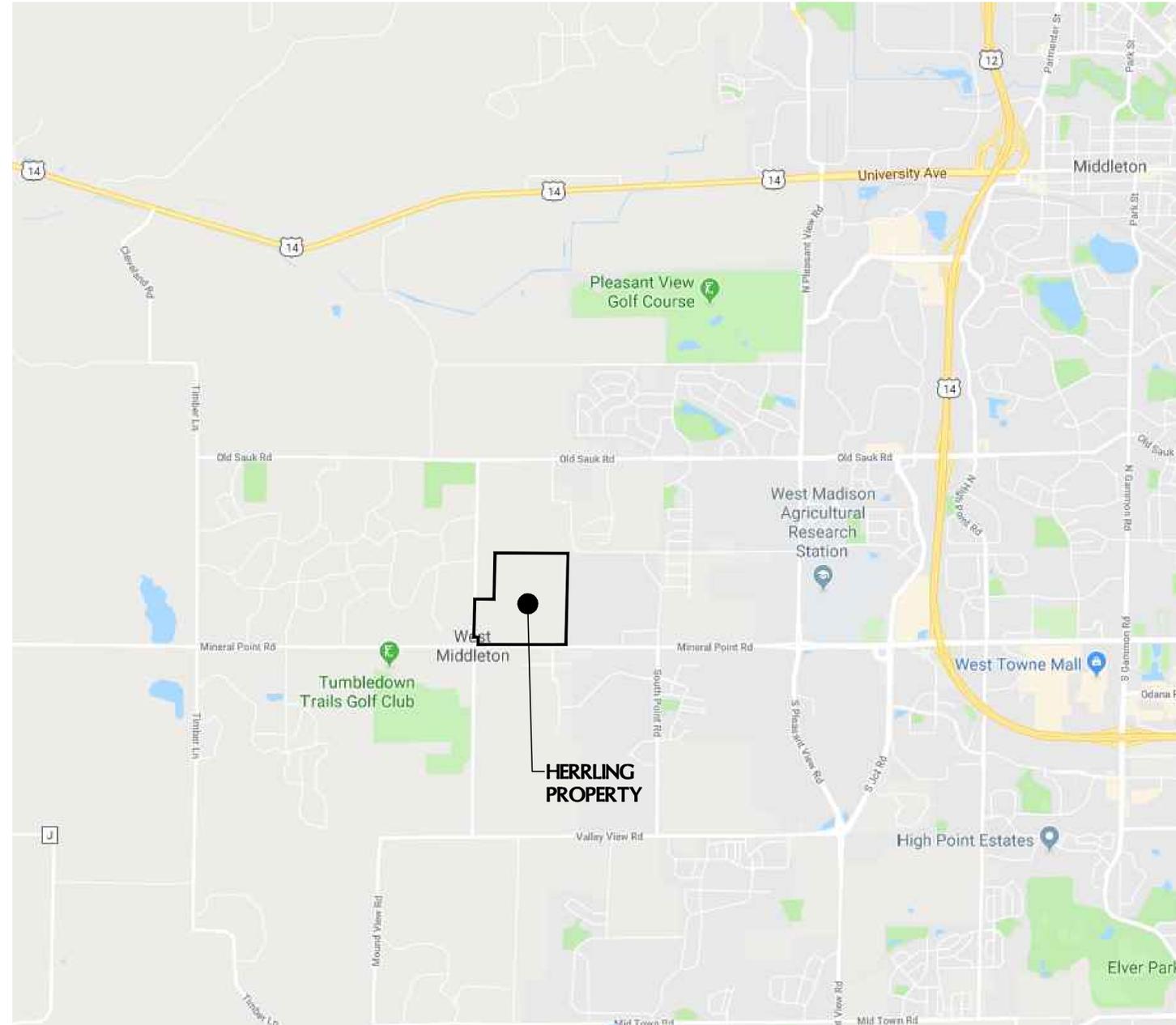


GENERAL NOTES

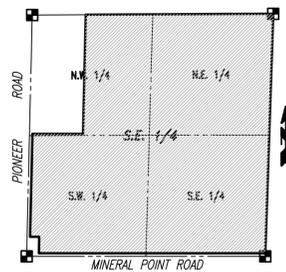
1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 -STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
 -THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY 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: jpuделko@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

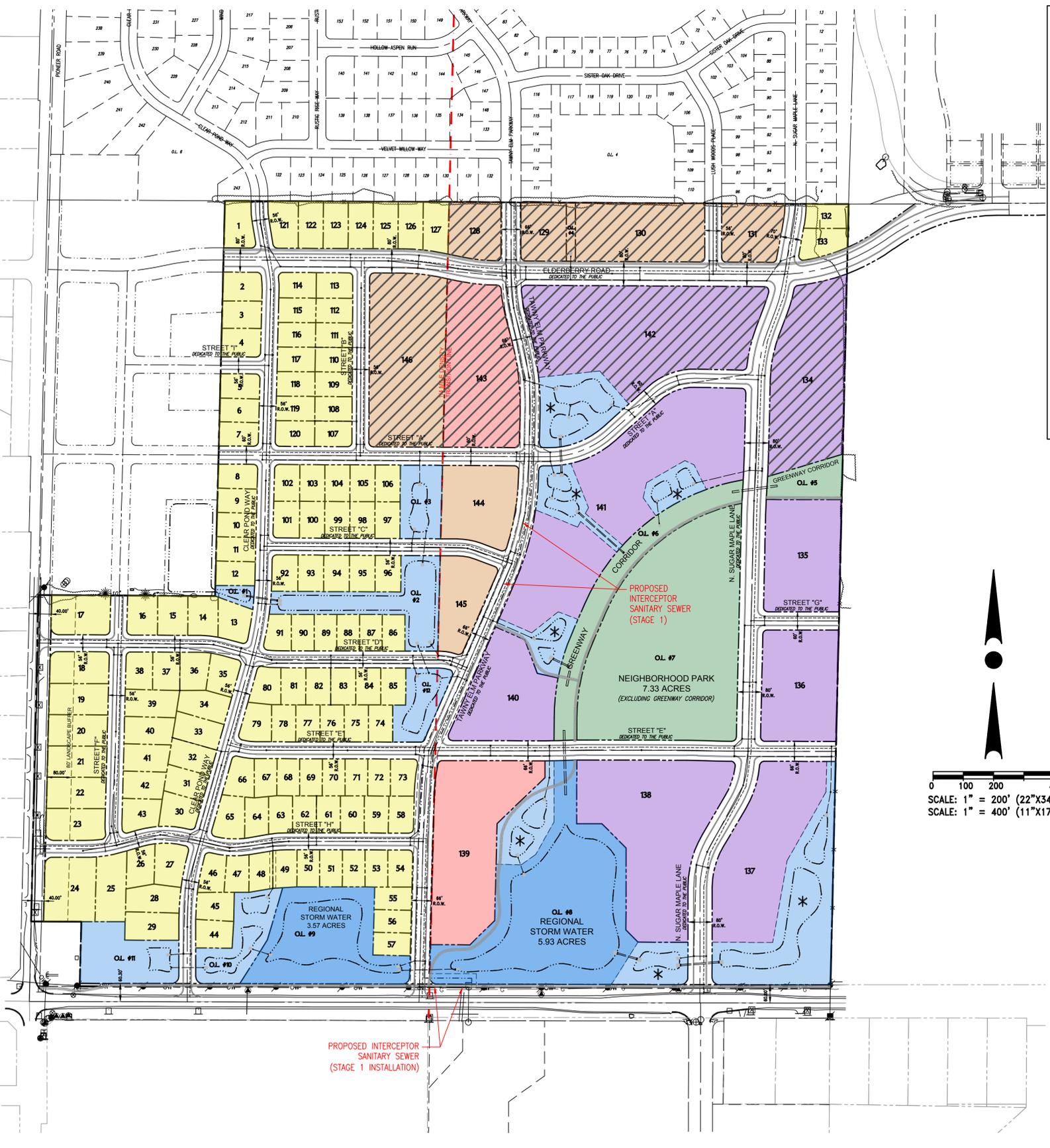
T1

SHEET INDEX

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

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* INDICATES PUBLIC STORM WATER DRAINAGE EASEMENT



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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
[Yellow Box]	SR-C3	Single-Family
[Orange Box]	TR-V2	Rowhouses
[Hatched Box]	TR-V2	Age-Restricted 55+ Townhomes
[Purple Box]	TR-U1	Rental Residences
[Hatched Purple Box]	TR-U1	Age-Restricted 55+ Rental Residences
[Pink Box]	SR-V2	Rental Residences
[Hatched Pink Box]	SR-V2	Age-Restricted 55+ Rental Residences
[Green Box]	PR (Parks and Recreation)	Neighborhood Park & Greenway Corridor
[Blue Box]		Regional Storm Water Area
[Light Blue Box]		Local Storm Water Area



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

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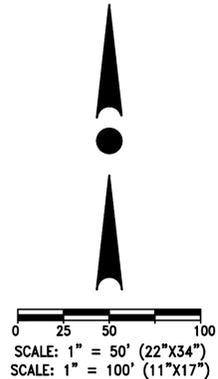
DESCRIPTION:
OVERALL SITE PLAN

SHEET

C1.00

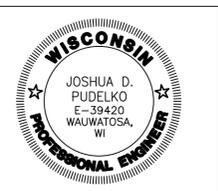
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SCALE: 1" = 50' (22"x34")
SCALE: 1" = 100' (11"x17")

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

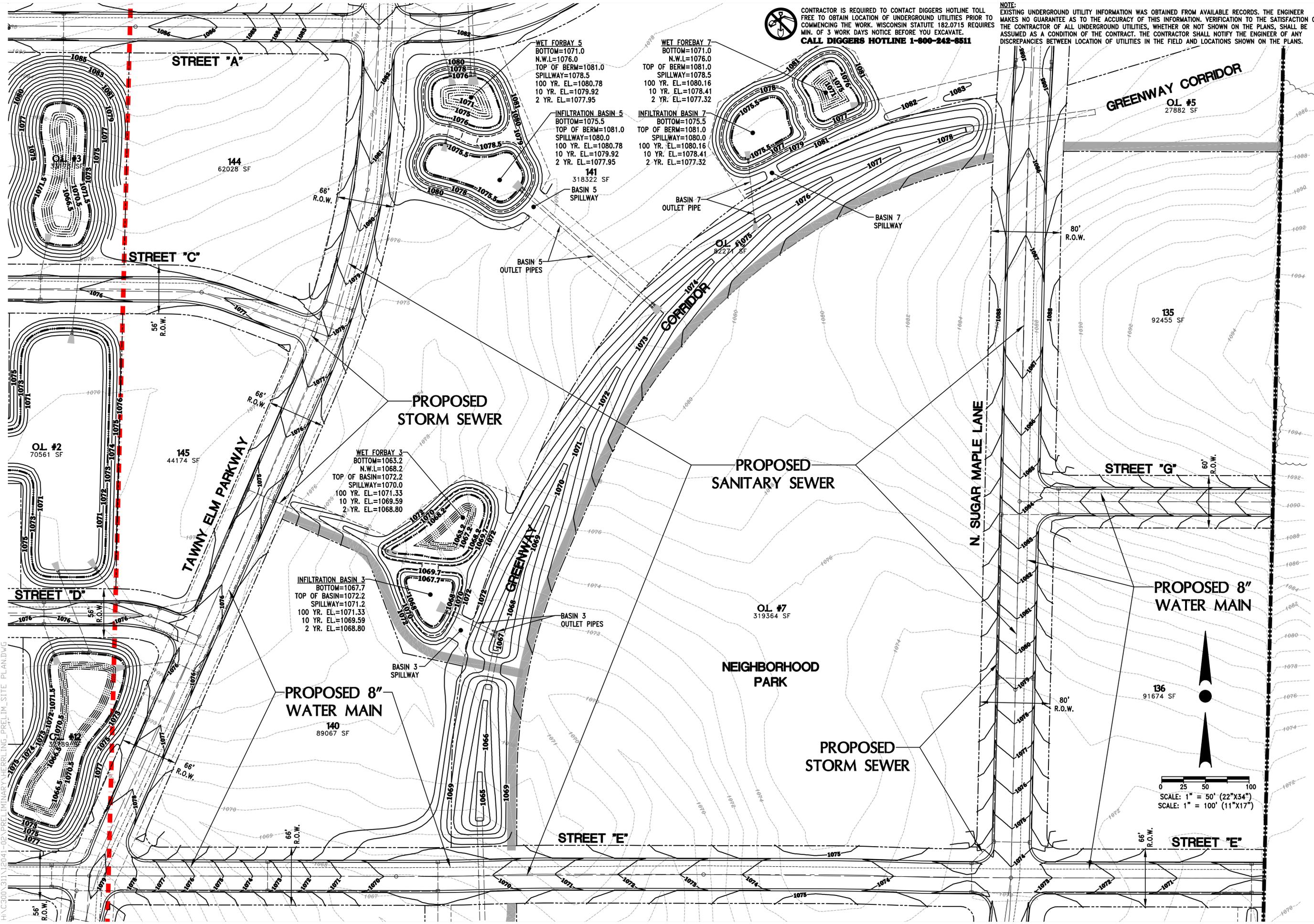
REVISION HISTORY	
DATE	DESCRIPTION

DATE:
MARCH 8, 2019

JOB NUMBER:
12041

DESCRIPTION:
SITE, UTILITY & GRADING PLAN

SHEET
C1.03



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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 FORBAY 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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 CITY OF MADISON, WI
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 660 W. Ridgeview Drive
 Appleton, WI 54911

REVISION HISTORY	
DATE	DESCRIPTION

DATE:
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JOB NUMBER:
 12041

DESCRIPTION:
 SITE, UTILITY &
 GRADING PLAN

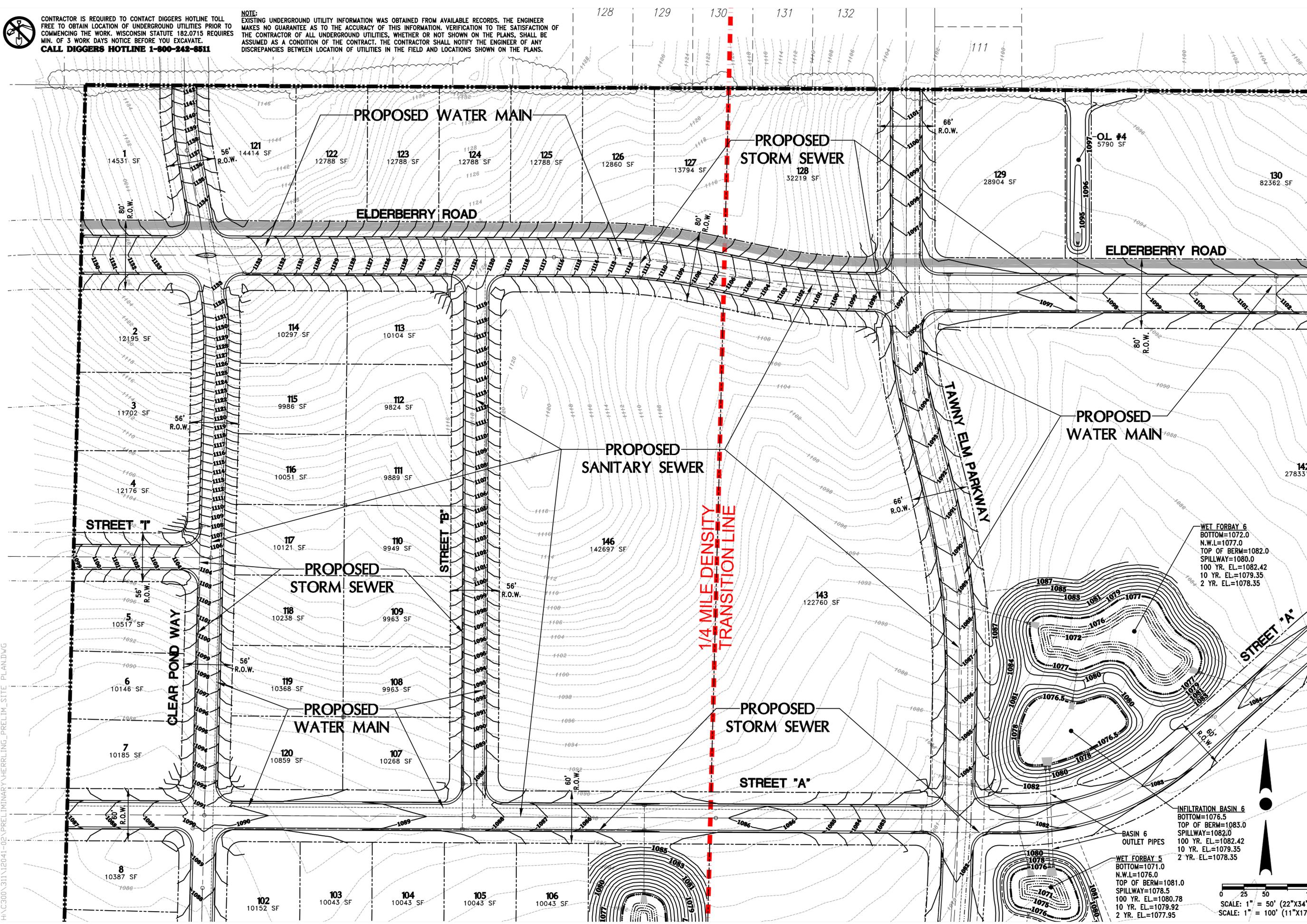
SHEET
C1.04

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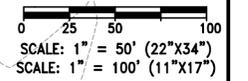
DESCRIPTION:
SITE, UTILITY & GRADING PLAN

SHEET
C1.05

WET FORBAY 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

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

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



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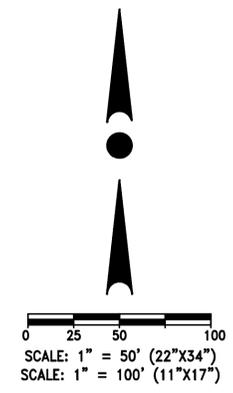
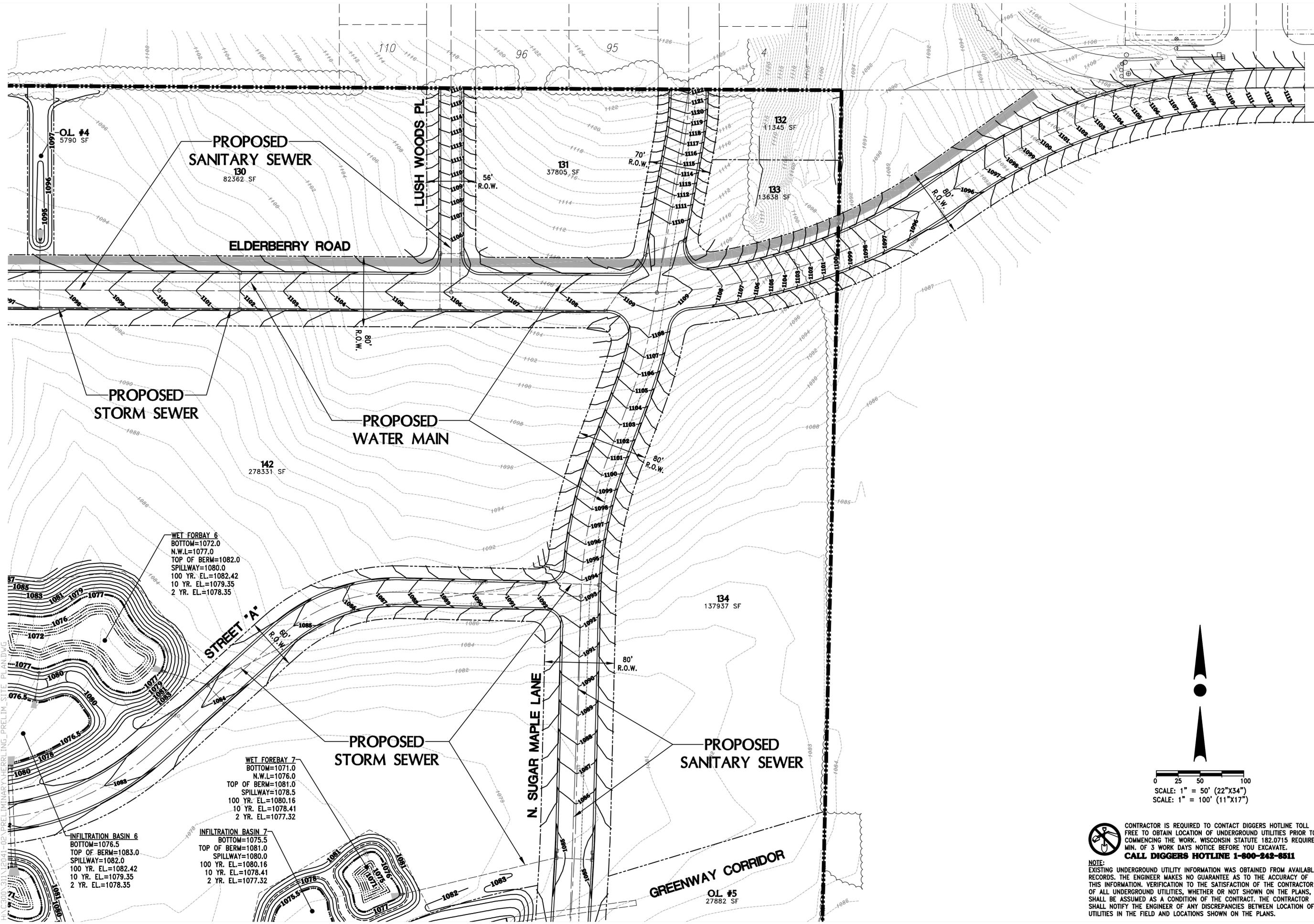
DATE:
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JOB NUMBER:
12041

DESCRIPTION:
SITE, UTILITY & GRADING PLAN

SHEET

C1.06



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