402 WILSON STREET

402 W. WILSON STREET MADISON, WI 53703

S	CIVII		ARC	HIT
CONSULTANT	JSD 161 HORIZO VERONA, W PH 608-848-	N DRIVE, SUITE 101 I 53593 5060	ENGBERG 320 E BUFF SUITE 500 MILWAUKE PH 414-944	ANDERS ALO ST E, WI 532 -9000
	-	ALTA/NSPS LAND TITLE SURVEY	G000	TITL
	C1 0	GENERAL NOTES AND LEGEND	G001	PRC
с S	C2 0	DEMOLITION PLAN	D101	
Z	C3.0	SITE PLAN	D101	
ζĂV	C4.0	GRADING AND EROSION PLAN	D102	
D	C4.1	DETAILED GRADING AND EROSION PLAN	D401	
	C5.0	UTILITY PLAN		DEN
	C6.0	DETAILS	A101	LOV
	C7.0	FIRE ACCESS EXHIBIT	A102	LEV
			A103	LEV
	L1.0	LANDSCAPE PLAN	A104	LEV
	L2.0	LANDSCAPE DETAILS & NOTES	A105	ROC
			A401	BUIL
			A402	BUIL
			A501	BUIL
			S-08	EXT

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FLE SHEET ROJECT INFORMATION OWER LEVEL DEMO PLAN EVEL 1 DEMO PLAN EVEL 2 DEMO PLAN EMOLITION ELEVATIONS

OWER LEVEL PLAN /EL 1 PLAN VEL 2 PLAN EVELS 3&4 PLAN OOF PLAN JILDING ELEVATIONS ILDING ELEVATIONS JILDING SECTIONS TERIOR CHARACTER STUDY EXTERIOR CHARACTER STUDY

S-09 S-10

S-11

S-12

S-13 S-14





TITLE SHEET

DRAWN BY CHECKED BY

Author Checker



LAND USE APPLICATION **REVISION FOR:**

ISSUED FOR:

NO. DESCRIPTION

05-31-22

DATE

223435.00

MADISON, WI 53703 Owner BEAR DEVELOPMENT 4011 80TH STREET KENOSHA, WI 53142

402 W. WILSON STREET

PROJECT NUMBER

402 WILSON STREET

ARCHITECTS MILWAUKEE | MADISON | TUCSON | CHICAGO

bera

						UNITS P	PER FLOC)R		
UNITIPE	UNIT DATA	BED	DEN	BATH	SF	1ST	2ND	3RD	4TH	TOTALS
1A		1	N/A	1	570	-	2	2	2	6
1A.1		1	N/A	1	535	2	-	-	-	2
1B		1	N/A	1	780	1	1	-	-	2
1C	WHEDA UNIT/ TYPE A UNIT	1	N/A	1	610	1	1	1	1	4
1D	WHEDA UNIT	1	N/A	1	600	1	1	1	1	4
1E		1	N/A	1	700	1	1	1	1	4
1F		1	N/A	1	600	1	1	1	1	4
1G		1	N/A	1	740	-	1	-	-	1
1H		1	N/A	1	850	-	-	1	1	2
2A		2	N/A	2	1000	-	1	1	1	3
2A.1		2	N/A	2	970	1	-	-	-	1
2B		2	N/A	2	1010	-	1	1	1	3
2C		2	N/A	2	920	2	2	-	-	4
2C.1		2	N/A	2	910	-	-	2	2	4
2D		2	N/A	2	960	1	1	1	1	4
2E		2	N/A	2	1100	-	-	1	1	2
2F		2	N/A	2	960	1	-	-	-	1
2F.1	WHEDA UNIT/ TYPE A UNIT	2	N/A	2	1050	-	1	1	1	3
					TOTAL UNITS	12	14	14	14	54

402 WILSON S	TREET: G	ENERAL BUILDING INFORMATION
- LOWER LEVEL:	13,259 GSF	TOTAL PARKING SPACES: 29 (0.54:1 - PKG TO UNIT RATIO)
- LEVEL ONE:	12,840 GSF	TOTAL BIKE PARKING: 60 (1 PER UNIT FOR 1BD & 2BD =
- LEVEL TWO:	13,789 GSF	54 / 1 PER GUEST EVERY 10 UNITS = 6 AT EXTERIOR)
- LEVEL THREE & FOUR:	14,048 GSF	TOTAL WHEDA STORAGE: 54 (1:1)
- BUILDING TOTAL:	67,984 GSF	

GENERAL NUTES - ZUNING								
CITY OF MADISON								
STANDARD	REQUIRED (MIN.)	PROVIDED	NOTES					
AUTOMOBILE PARKING	1 PER DWELLING MIN., 2.5 PER DWELLING MAX.		54 UNITS					
	54 MIN.	29						
BIKE PARKING	1 PER BEDROOM (<i>UP TO 2BD</i>) + 1 GUEST SPACE PER 10 UNITS							
	60	60						
ELECTRIC VEHICLE CHARGING	EV READY SPACES: 10% (3)	3	TOTAL PARKING SPACES: 29					
STATIONS	EV INSTALLED SPACES: 2% (1)	1						
BIRD SAFE GLASS	CHAPTER 28, SUBCHAPTER 281 28.129	WILL COMPLY						

402 WILSON STREET: UNIT MATRIX

CENEDAL NOTES ZONING

GENERAL NOTES - ZONING

CITY OF MADISON DOWNTOWN RESIDENTIAL 2 DISTRICT - DIMENSIONAL STANDARDS REQUIRED (MIN.) PROVIDED NOTES STANDARD 3,000 SQ. FT. LOT AREA 21,437 S.F. (0.49 ACRE) PER ALTA ROW LINE 132.54 FT. (WIDTH) 190.87 *LENGTH* LOT WIDTH 40 FT. FRONT YARD SETBACK 10 FT. WILSON STREET 15'-6" BROOM STREET 7'-3" SIDE YARD SETBACK 5 FT. NORTH 5 FT. 5'-9" 5'-6" SOUTH 5 FT. REAR YARD SETBACK LESSER OF 20% LOT DEPTH OR 20 FT. NORTH 20 FT. 20'-4" SOUTH 20 FT. 8' 1 1/2" MAXIMUM LOT 80% (MAX.) 67% 14,495 GSF COVERAGE 4 STORIES MINIMUM HEIGHT 2 STORIES PER DOWNTOWN HEIGHT MAP MAXIMUM HEIGHT 4 STORIES 4 STORIES STEPBACKS N/A N/A USABLE OPEN SPACE 20 SQ. FT. PER BEDROOM GRADE LEVEL 4,528 SQ. FT. 79 BEDROOMS 54 UNITS 42 BALCONIES AT 1,580 SQ. FT. UNITS: 2,100 SQ. FT. (50 PER) 6,628 SQ. FT. (*TOTA*L)



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MILWAUKEE | MADISON | TUCSON | CHICAGO

Author

Checker



LOT ONE (1), CERTIFIED SURVEY MAP NO. 3796 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON SEPTEMBER 24, 1981, IN VOLUME 15 OF CERTIFIED SURVEY MAPS, PAGES 310-311 AS DOCUMENT NO. 1720322, BEING LOTS 9, 10 AND 11, BLOCK 46, ORIGINAL PLAT OF MADISON, SECTION 23,TOWNSHIP 07 NORTH, RANGE 09 EAST,CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND	
\otimes	CHISELED 'X' SET
•	GOVERNMENT CORNER
۲	1" IRON PIPE FOUND
•	¾" REBAR FOUND
▲	CONTROL POINT
٢	BENCHMARK
٠	BOLLARD
\Box	MAIL BOX
۲	POST
-0-	SIGN
S	SANITARY MANHOLE
\odot	CLEAN OUT
Ö	HYDRANT
×	WATER VALVE
ST	STORM MANHOLE
	ROUND CASTED INLET
	CURB INLET
\bigcirc	DOWNSPOUT
G	GAS REGULATOR/METER
E	ELECTRIC PEDESTAL

<u>NOTES</u>

- 1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON FEBRUARY 23, 24 & 25 AND MARCH 02 ,2022.
- SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST AS S79'30'35"W.
- HYDRANT ON THE WESTERLY CORNER OF S. BROOM STREET AND W. WILSON STREET, ELEVATION = 859.17
- 3. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND HOTLINE TICKET NOS. 20220802234, 20220802249, AND 20220802269 WITH A CLEAR DATE OF FEBRUARY 18, 2022.
- 4. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: MGE (ELECTRIC AND GAS) CHARTER COMMUNICATIONS AT&T DISTRIBUTION WIN, LLC CITY OF MADISON RESTECH SERVICES MCL
- CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS: ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X PER FEMA MAP NUMBER 55025C0409G, DATED JUNE 17, 2003 WITH AN UPDATE ON JAN 02, 2009, WHICH HAS BEEN PRINTED. ITEM 9 THERE ARE TWENTY-FOUR (24) PARKING SPACES AND TWO (2) HANDICAP SPACES FOR A TOTAL OF TWENTY-SIX (26) PARKING SPACES. ITEM 11(b) PRIVATE UTILITY LOCATED BY GLS UTILITY ON FEBRUARY 25, 2022. ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY. ITEM 17 THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY. ITEM 20 DIGGER'S HOTLINE WAS CONTACTED TO MARK THE PUBLIC UTILTIES.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. 1) PLANNED UNIT DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION PLAN RECORDED SEPTEMBER 24, 1981 IN VOLUME 3114 OF RECORDS, PAGE 44, AS DOCUMENT NO. 1720321. ALTERATION TO AN APPROVED AND RECORDED SIP RECORDED AUGUST 13, 1987, IN VOLUME 10466 OF RECORDS, PAGE 55, AS DOCUMENT NO. 039050. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON. (12) ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED JUNE 07, 2010 AS DOCUMENT NO. 4661115. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: 402 WEST WILSON STREET, MADISON, WI TAX KEY NUMBER: 251/0709-231-3133-1

SURVEYOR'S CERTIFICATE

i) (BANK/LENDER), (INTENTIONALLY LEFT BLANK AT THIS TIME PER BEAR) ii) FIRST AMERICAN TITLE COMPANY, iii) BEAR DEVELOPMENT, LLC.,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a) ,7(b)(1), 8, 9, 11(b), 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 02, 2022.

BRETT KARNS, S–2874 PROFESSIONAL LAND SURVEYOR Email: brett.karns@jsdinc.com Website: www.jsdinc.com

ALTA/NSPS LAND TITLE SURVEY

r I	
	LECTRIC METER
E	ELECTRIC TRANSFORMER
μ	LIGHT POLE
N N	POWER POLE
Ø—< I	POWER POLE W/GUY
	TRAFFIC SIGNAL
T	TELEPHONE PEDESTAL
C (CABLE PEDESTAL
<u>о</u> і	DECIDUOUS TREE
*	CONIFEROUS TREE
ل بل	HANDICAP PARKING
(CENTERLINE
— — — – F	RIGHT-OF-WAY LINE
s	SECTION LINE
— — F	PARCEL BOUNDARY
F	PLATTED LOT LINE
l	ANDSCAPE LIMITS
—x——x— F	FENCE LINE
——— E	EDGE OF PAVEMENT
	CONCRETE CURB & GUTTER

SAN	SANITARY SEWER
w	WATER LINE
— st —	STORM SEWER
—G	NATURAL GAS
—— ОН ——	OVERHEAD LINE
OE	OVERHEAD ELECTRIC DISTRIBUTION
— Е —	UNDERGROUND ELECTRIC
—— F0 ——	FIBER OPTIC
— T —	UNDERGROUND TELEPHONE
<u>/////////////////////////////////////</u>	BUILDING
	INDEX CONTOUR
<u> </u>	INTERMEDIATE CONTOUR
× 81 ^{4.29}	SPOT ELEVATION
	BITUMINOUS PAVEMENT
	RETAINING WALL
	CONCRETE PAVEMENT
	EDGE OF BITUMINOUS
	PAVEMENT STRIPING
\sim	END OF FLAGGED UTILITIES
()	DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE THE 3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS THE TOP NUT OF A FIRE

APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S

5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES,

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1108483-MAD, EFFECTIVE DATE: JANUARY 14, 2022 AT 7:30 A.M., ISSUE DATE: FEBRUARY 02, 2022) 10 PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSES.

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1108483-MAD, EFFECTIVE DATE: JANUARY 14, 2022 AT 7:30 A.M., , ISSUE DATE: FEBRUARY 02, 2022)

LOT ONE (1), CERTIFIED SURVEY MAP NO. 3796 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON SEPTEMBER 24, 1981, IN VOLUME 15 OF CERTIFIED SURVEY MAPS, PAGES 310-311 AS DOCUMENT NO. 1720322, BEING LOTS 9, 10 AND 11, BLOCK 46, ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.



VICINITY MAP NOT TO SCALE







GENERAL NOTES

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

DEMOLITION NOTES

- 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 KNOWI FDGF
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND
- ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- 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 FNGINEER 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: 7.1. 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.
- 7.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
- 7.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES. 7.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- B. 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.
- 10. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- 11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN. 12. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- 13. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR. 14. 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.
- 15. 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.
- IG 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. 7. 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. 18. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL
- DEMOLITION REGULATIONS. DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS. 19. 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". 20. 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.

CONSTRUCTION SEQUENCING

- 1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
- 2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE. 3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS
- 4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
- 5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS
- PAVEMENTS, WALKS, ETC 6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES
- AS INDICATED ON PLANS. . EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

GENERAL

- 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY
- ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE
- 1.4. SURFACE PREPARATION NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT
- TO RECEIVE PAVING 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- 2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
- 2.1. CODES AND STANDARDS THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
- 2.2. WEATHER LIMITATIONS APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
- 2.3. GRADE CONTROL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- 2.4. CRUSHED AGGREGATE BASE COURSE THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
- 2.5. BINDER COURSE AGGREGATE THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO
- SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS. 2.6. SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM
- TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
- STATE HIGHWAY SPECIFICATIONS. 3. CONCRETE PAVING SPECIFICATIONS
- 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.3. 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.
- 3.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
- 3.5. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED. 3.6. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- 4. PAVEMENT MARKING SPECIFICATIONS
- 4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
- 4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
- STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
- 4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

GRADING AND SEEDING NOTES

- 1. 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.
- 3. PARKING LOT AND 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
- 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.
- 6. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED 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
- 10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
- 11. 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 30 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.

& STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY GEOTEST DATED MARCH 25, 2022.

BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY

2.7. ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460,

4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING

APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING

UTILITY NOTES

1. 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. 3. 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.

- 4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS. 5. 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. 6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- 7. 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
- 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. 10. 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 TH
- OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. 11. 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.
- PIPE REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE

INLETS - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE. NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 1'-8" X 2'-6" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING 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". MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER. 13. 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. HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF MADISON. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES (SEE DETAIL).

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".

14. SANITARY SEWER SPECIFICATIONS -

12. STORM 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."

MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF MADISON. MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

15. 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.).

EROSION CONTROL NOTES

- APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- PRIOR TO DEVIATION OF THE APPROVED PLAN.

- EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- AND AS REQUESTED BY THE CITY OF MADISON.
- DEPOSITION WITHIN STORM SEWER SYSTEMS. **"TACKIFIER."**
- SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL 1052 AND 1053.
- 14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- MEASURES
- REQUIREMENTS 17 STARILIZATION DD

7. <u>Stabiliz</u>	ATION PRACTICES:
17.1.	STABILIZATION MEASU THE SITE WHERE CON NO MORE THAN SEVER PORTION OF THE SITE
17.2.	THE INITIATION STABI ACTIVITY HAS CEASED SHALL BE INITIATED A
17.3.	CONSTRUCTION ACTIVI DAYS FROM WHEN AC ACTIVITY IS TEMPORA STABILIZATION MEASU DY THE SEVENTH (7)
17.4.	STABILIZATION MEASU OF CONSTRUCTION A CONDITIONS AND LEN ACCEPTABLE STABILIZ. • PERMANENT SEE • TEMPORARY SEI OR CEREAL RYE

SODDING

CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND

2. 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

5. 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

4. 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

5. 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 4. CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. 6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN

7. 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

8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY

. 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

10. 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

11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION. 12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.): A. 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 13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR

STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS

15. 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

16. 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

> JRES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF NSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. IN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT HAS CEASED UNLESS: ILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION AS SOON AS PRACTICABLE (ITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) CTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT URES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. RES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIM ACTIVITY HAS CEASED. INCLUDING BUT NOT LIMITED TO WEATHER NGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ZATION MEASURES: EDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION EDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT R CEREAL RYE (150LB/ACRE)

 HYDRO-MULCHING WITH A TACKIFIER GEOTEXTILE EROSION MATTING

CITY FORESTRY NOTES

- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <u>HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM</u>
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE. SCAR. OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- 5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE HE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- ADDITIONAL STREET TREES ARE NEEDED FOR THIS PROJECT. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: HTTPS: //WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) - ALL STREET TREE PLANTING LOCATIONS AND PECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. A LANDSCAPE PLAN AND STREET TREE PLANTING PLAN SHALL BE SUBMITTED IN PDF FORMAT TO CITY FORESTRY FOR APPROVAL OF PLANTING LOCATIONS WITHIN THE RIGHT OF WAY AND TREE SPECIES. ALL AVAILABLE STREET TREE PLANTING LOCATIONS SHALL BE PLANTED WITHIN THE PROJECT BOUNDARIES.
- 8. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

CITY TRAFFIC ENGINEERING NOTES

1. 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 BUY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

LEGEND

	RIGHT-OF-WAY
_ · _ · _ · _ · _ · _ · _	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	HEAVY-DUTY PAVEMENT
	CONCRETE PAVEMENT
+ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$	HEAVY DUTY CONCRETE PAVEMENT
	RETAINING WALL
x	RAILING
x	FENCE
•	BOLLARD
—	BIKE RACK
	DEMOLITION - REMOVAL OF ONSITE CURB
X	DEMOLITION - REMOVAL OF ONSITE FENCE
	DEMOLITION - PAVEMENT MILL AND OVERLAY
	DEMOLITION - REMOVAL OF ASPHALT SURFACES
	DEMOLITION - REMOVAL OF CONCRETE SURFACES
	DEMOLITION - REMOVAL OF BUILDINGS/STRUCTURES
	DEMOLITION - REMOVAL OF UTILITIES
$(\succ \succ \succ \succ \succ)$	DEMOLITION - REMOVAL OF LANDSCAPE BEDDING
X	TREE REMOVAL
\otimes	SHRUB REMOVAL
	DRATECT EVISTING TREE
959	PROPOSED 1 FOOT CONTOUR
960	PROPOSED 5 FOOT CONTOUR
<u> </u>	EXISTING 1 FOOT CONTOUR
- — — — 960— — — -	EXISTING 5 FOOT CONTOUR
\rightarrow	DRAINAGE DIRECTION
	GRADE BREAK
	SILT FENCE
	RIP-RAP
	CONSTRUCTION ENTRANCE
FG: XXX.XX	SPOT ELEVATION EP - EDGE OF PAVEMENT FG - FINISH GRADE EC - EDGE OF CONCRETE BOC - BACK OF CURB MATCH - MATCH EXISTING GRADE HP - HIGH POINT SW - SIDEWALK
i_;	INLET PROTECTION
S(S)	SANITARY SEWER
W	WATERMAIN
	STORM SEWER



CREATE THE VISION N TELL THE STOR jsdinc.com MADISON REGIONAL OFFICE 161 HORIZON DRIVE SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060 BEAR DEVELOPMENT LLC CLIENT ADDRESS: **4011 80TH STREET** KENOSHA, WI 53142 **402 WEST WILSON ST** REDEVELOPMENT **PROJECT LOCATION:** 402 W WILSON ST MADISON, DANE COUNTY WI, 53703 PLAN MODIFICATIONS: Date: Description: UDC INFORMATIONAL 04.11.22 05.31.22 LAND USE SUBMITTAL _____ _____ _____ _____ _____ _____ **GENERAL NOTES AND** LEGEND **C1.0**





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PROTECT EXISTING —/ HYDRANT IHE RIGHT OF WAY IS SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

E E - E

 ∇D . - REMOVE STORM SEWER REMOVE AND RELOCATE - CONTRACTOR SHALL COORDINATE THE REMOVAL OF UTILITY POLE AND OVERHEAD ELECTRIC AND COMMUNICATION LINES WITH MG&E,

CHARTER, AT&T

·D. V.

REMOVE EXHAUST VENT/CONCRETE STRUCTURE. REFER TO PRIOR PLANS FOR FULL EXTENTS OF REMOVAL - REMOVE CONCRETE ENTRANCE AND SIDEWALK √15" RCP 🎽 -REMOVE STORM SEWER CONTRACTOR SHALL COORDINATE THE REMOVAL OF UTILITY POLE WITH MG&E -EXISTING SANITARY AND WATERMAIN TO REMAIN

 $\bigtriangledown \triangleright$ REMAIN ST \geq 0 Ο BR · Þ. · 🗸 ່ \bigtriangledown \lor \bigtriangledown

CONTRACTOR SHALL COORDINATE THE REMOVAL OF UTILITY POLE WITCH MG&E \triangleright . \bigtriangledown · 🗸 📋 $\nabla \nabla$ je. P.VC. \sim



CREATE THE VISION TELL THE STORY jsdinc.com MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060 CLIENT: BEAR DEVELOPMENT, LLC CLIENT ADDRESS: 4011 80TH STREET KENOSHA, WI 53142 ROJECT: 402 WEST WILSON ST REDEVELOPMENT PROJECT LOCATION: 402 W WILSON ST MADISON, DANE COUNTY WI, 53703 PLAN MODIFICATIONS: Date: Description: 04.11.22 UDC INFORMATIONAL 05.31.22 LAND USE SUBMITTAL ∩esigned By: Reviewed By: ACG Approved By: SHEET TITLE: DEMOLITION PLAN IEET NUMBER: **C2.0** JSD PROJECT NO: 22-11240







402 WILSON STREET: UNIT MATRIX

1

1011

SCALE IN FEET

		DR								
	UNIT DATA	BED	DEN	BATH	SF	1ST	2ND	3RD	4TH	TOTALS
1A		1	N/A	1	570	2	2	2	2	8
1B		1	N/A	1	780	1	1	127		2
1C	WHEDA UNIT/ TYPE A UNIT	1	N/A	1	610	1	1	1	1	4
1D	WHEDA UNIT	1	N/A	1	600	1	1	1	1	4
1E		1	N/A	1	700	1	1	1	1	4
1F		1	N/A	1	600	1	1	1	1	4
1G		1	N/A	1	740	-	1	-		1
1H		1	N/A	1	850	-	-	1	1	2
2A		2	N/A	2	1000	1	1	1	1	4
2B		2	N/A	2	1010	-	1	1	1	3
2C		2	N/A	2	920	2	2	-		4
2C.1		2	N/A	2	910	-	-	2	2	4
2D		2	N/A	2	960	1	1	1	1	4
2E		2	N/A	2	1100	-	-	1	1	2
2F		2	N/A	2	960	1		-	-	1
2F.1	WHEDA UNIT	2	N/A	2	1050	-	1	1	1	3
					TOTAL	12	14	14	14	54

- LOWER LEVEL:	13,259 GSF	TOTAL PARKING SPACES: 29 (0.54:1 - PKG TO UNIT RATIO)
- LEVEL ONE:	12,840 GSF	TOTAL BIKE PARKING: 60 (1 PER UNIT FOR 1BD & 2BD/1
- LEVEL TWO:	13,789 GSF	PER GUEST EVERY 10 UNITS)
- LEVEL THREE & FOUR:	14,048 GSF	TOTAL WHEDA STORAGE: 54 (1:1)



CREATE THE VISION jsdinc.com MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060 CLIENT: BEAR DEVELOPMENT, LLC CLIENT ADDRESS: 4011 80TH STREET KENOSHA, WI 53142 ROJECT 402 WEST WILSON ST REDEVELOPMENT PROJECT LOCATION: 402 W WILSON ST MADISON, DANE COUNTY WI, 53703 PLAN MODIFICATIONS: Date: Description: 04.11.22 UDC INFORMATIONAL 05.31.22 LAND USE SUBMITTAL _____ _ Designed By: Reviewed By: ACG Approved By: SHEET TITLE: SITE PLAN HEET NUMBER: **C3.0** JSD PROJECT NO: 22-11240







JSD CREATE THE VISION TELL THE STORY jsdinc.com MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060 CLIENT: BEAR DEVELOPMENT, CLIENT ADDRESS: 4011 80TH STREET KENOSHA, WI 53142 PROJECT: 402 WEST WILSON ST REDEVELOPMENT PROJECT LOCATION: 402 W WILSON ST MADISON, DANE COUNTY WI, 53703 PLAN MODIFICATIONS: Description: UDC INFORMATIONAL Date: 04.11.22 05.31.22 LAND USE SUBMITTAL _____ Designed By: Reviewed By: ACG Approved By: SHEET TITLE: GRADING AND EROSION CONTROL PLAN HEET NUMBER: **C4.0** JSD PROJECT NO: 22-11240





JSD CREATE THE VISION TELL THE STORY jsdinc.com MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060 CLIENT: BEAR DEVELOPMENT, CLIENT ADDRESS: 4011 80TH STREET KENOSHA, WI 53142 PROJECT: 402 WEST WILSON ST REDEVELOPMENT PROJECT LOCATION: 402 W WILSON ST MADISON, DANE COUNTY WI, 53703 PLAN MODIFICATIONS: Date: Description: UDC INFORMATIONAL 04.11.22 05.31.22 LAND USE SUBMITTAL Designed By: Reviewed By: ACG Approved By: SHEET TITLE: DETAILED GRADING PLAN SHEET NUMBER: C4.1 JSD PROJECT NO: 22-11240





IJSD CREATE THE VISION TELL THE STORY jsdinc.com MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060 CLIENT: BEAR DEVELOPMENT, LLC CLIENT ADDRESS: 4011 80TH STREET KENOSHA, WI 53142 ROJECT: 402 WEST WILSON ST REDEVELOPMENT PROJECT LOCATION: 402 W WILSON ST MADISON, DANE COUNTY WI, 53703 PLAN MODIFICATIONS: Date: Description: 04.11.22 05.31.22 UDC INFORMATIONAL LAND USE SUBMITTAL Designed By: Reviewed By: ACG Approved By: SHEET TITLE: UTILITY PLAN HEET NUMBER: **C5.0** JSD PROJECT NO: 22-11240



CREATE THE VISION TELL THE STOR jsdinc.com MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060 BEAR DEVELOPMENT, LLC CLIENT ADDRESS: **4011 80TH STREET** KENOSHA, WI 53142 ROJECT 402 WEST WILSON ST REDEVELOPMENT PROJECT LOCATION: 402 W WILSON ST MADISON. DANE COUNTY WI, 53703 PLAN MODIFICATIONS: Date: Description: 04.11.22 UDC INFORMATIONAL 05.31.22 LAND USE SUBMITTAL signed By: Reviewed Bv Approved By: SHEET TITLE DETAILS ET NUMBER **C6.0** JSD PROJECT NO: 22-1124



LEGEND

---- RIGHT-OF-WAY 20' WIDE FIRE LANE Ŷ

26' WIDE FIRE LANE - AERIAL APPARATUS EXISTING HYDRANT LOCATION



W. WILSON ST

Instite.

'MAX 500')

BROOM

S.

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: 402 W Wilson St Contact Name & Phone #: Bear Development - 262-694-2327

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

X Yes Ves X Yes	☐ No ☐ No ☐ No	N/A N/A
X Yes X Yes X Yes X Yes X Yes Yes Yes Yes	□ No □ No □ No □ No □ No ○ No ○ No ○ No	N/A
☐ Yes ☐ Yes ☐ Yes	No No No No	N/A N/A N/A
☐ Yes ☐ Yes	X No X No	□ N/A □ N/A
Yes Yes	🗙 No	□ N/A
🗙 Yes	🗌 No	N/A
🗙 Yes	🗌 No	🗌 N/A
X Yes Ves	🗌 No 🗙 No	□ N/A □ N/A
🗌 Yes	🔀 No	🗌 N/A
🗙 Yes 🗙 Yes	No No	□ N/A □ N/A
🗙 Yes	🗌 No	N/A
X Yes X Yes X Yes	□ No □ No □ No	□ N/A □ N/A □ N/A
X Yes X Yes X Yes X Yes	□ No □ No □ No □ No	□ N/A □ N/A □ N/A □ N/A
X Yes X Yes X Yes X Yes Yes	□ No □ No □ No □ No □ No	□ N/A □ N/A □ N/A □ N/A ▼ N/A
	X Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes	Yes No Yes No <td< td=""></td<>

Attach an additional sheet if further explanation is required for any answers.

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







/2022/2211240\DWG\Landscape Sheets\2211240 - Landscape.dwg Layout: L1.0 User: mammel Plotted: May 31, 2022 - 10:26am Xref

	PROPERTY LINE
	RIGHT-OF-WAY
·	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
_	STANDARD CURB AND GUTTER
	HEAVY-DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
+ ⁺ + ⁺	HEAVY DUTY CONCRETE PAVEMENT
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
_	RETAINING WALL
	FENCE
	BIKE RACK
906	DECORATIVE STONE MULCH
	ALUMINUM EDGING
	PROPOSED COMMUNICATION
	PROPOSED ELECTRIC
	PROPOSED GAS

GENERAL NOTES

- 1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- 2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 3. 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.
- 4. DRAWING FOR REVIEW NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- 5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- CONTRACTOR
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- 7. 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
- 8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION
- INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

SCHEDULE				
TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
\sum	AC	Amelanchier laevis 'Cumulus' / Cumulus Allegheny Serviceberry	B & B	1.5"Cal
ECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
N Color	QK	Quercus robur x alba 'JFS–KW1QX' TM / Streetspire Oak	B & B	2.5"Cal
GREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
	ТО	Thuja occidentalis 'Emerald' / Emerald Arborvitae	B & B	Min. 5' tall
HRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
	AB	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	#5	Min. 12"–24"
$\overbrace{\cdot}$	RX	Rhododendron x 'Mandarin Lights' / Mandarin Lights Northern Lights Azalea	#5	Min. 24"—36"
HRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
e e e e e e e e e e e e e e e e e e e	JO	Juniperus chinensis 'Old Gold' / Old Gold Juniper	#5	Min. 24"—36"
+	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	#5	Min. 24"—36"
	JM	Juniperus sabina 'Monna' / Calgary Carpet Juniper	#5	Min. 36"Wide
	TM	Taxus x media 'Everlow' / Everlow Yew	#5	Min. 12" Wide
O C C C C C C C C C C C C C C C C C C C	TD	Taxus x media 'Densiformis' / Dense Anglo–Japanese Yew	#5	Min. 24"—36"
	ТН	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	#5	Min. 5' tall
C GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
Shine and Shine	СК	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min 8"-18"
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	#1	Min 8"-18"
	PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"—18"
*	SH	Sporobolus heterolepis 'Tara' / Prairie Dropseed	#1	Min. 8"—18"



	AN
STRAPPING ATTACHN STAKING DET	IENT AND
NYLON STRAPPING	MATERIAL —
WOODEN STAKES -	3 PER TRE
SEE NOTES FOR MU	LCH
SPECIFICATIONS	OUND TREF
PROPOSED GRADE -	
PLANTING MIXTURE REMOVE AIR POCKE	(WATER TAN TS)
REMOVE BURLAP, T FROM UPPER HALF	WINE, AND V OF BALL
POSTS TO EXTEND PIT INTO UNDISTURE	18" BELOW BED GROUNE
NOTE: 1. DIG HOLE NO DI	EEPER THAN
SET ON UNDISTU FROM SITE EXCA LAYER IS REACH	JRBED SOIL VATOR. RI IED.
2. REMOVE NYLON	STRAPPING
DECIDU	<u> 2005 1</u>
REV. 01-04-2019	
SEE NOTES FOR M SPECIFICATIONS	ULCH-
SAUCER MOUND A	ROUND SHR
PROPOSED GRADE	
REMOVE BURLAP,	TWINE AND
PLANTING MIXTURE	OF BALL
REMOVE AIR POCK	ETS)
NOTE: 1. ROOT FLARE TC	BE EXPOS
<u>SH</u>	RUB
REV. 01-03-2019	
	5/8"
	FENCE



DSCAPE CALCULATIO	NS AND DISTRIBUTIONS
andscaped areas shall be calculated based upo ngle contiguous boundary which is made up of s Iding footprint at grade, land designated for oper . There are three methods for calculating lands	n the total developed area of the property. Developed area is defined as that area structures, parking, driveways and docking/loading facilities, but excluding the area of space uses such as athletic fields, and undeveloped land area on the same scape points depending on the size of the lot and Zoning District.
all lots except those described in (B) and (C) be are feet of developed area.	low, five (5) landscape points shall be provided for each three hundred (300)
al square footage of developed area:	<u>8,179 SF</u>
al landscape points required:	137 POINTS
lots larger than five (5) acres, points shall be pro e (5) developed acres, and one (1) point per one	ovided at five (5) points per three hundred (300) square feet for the first hundred (100) square feet for all additional acres.
al square footage of developed area:	
e (5) acres =	
t five (5) developed acres =	
nainder of developed area:	
al landscape points required	
the Industrial – Limited (IL) and Industrial – Gen one hundred (100) square feet of developed are	eral (IG) districts, one (1) point shall be provided ea.
al square footage of developed area:	
al landscape points required:	
TABULATION OF LAN	IDSCAPE CREDITS AND POINTS

		CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
2.5" CAL MIN.	35	0	0	2	70
5-6' TALL MIN.	35	0	0	0	0
1.5" CAL MIN.	15	0	0	1	15
3-4' TALL, MIN.	10	0	0	6	60
#3 CONT., MIN. 12"-24"	3	0	0	16	48
#3 CONT., MIN. 12"-24"	4	0	0	71	284
#1 CONT., MIN. 8"-18"	2	0	0	191	382
4 POINTS / 10 LF	.4	0	0	53	21.2
14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
	SUBTOTAL		0		880
TOTAL NUMBER OF POINTS PROVIDED			88	30	

GENERAL NOTES

- I. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 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.
- 2. 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.
- 3. MATERIALS PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY. POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- 4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- 5. 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.
- 6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- 1. 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.
- 2. 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.
- 3. 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.
- 4. MATERIALS STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. 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.
- 5. MATERIALS TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- 6. 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.
- 7. MATERIALS (ALTERNATE 1): 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.

LANDSCAPING: LANDSCAPING TO BE INSTALLED AFTER

COMPLETION OF THE BUILDING INSTALLATION OF LANDSCAPING NOT TO AFFECT OPERATIONS OF THE BUILDING

TREE WATERING PROGRAM;

BASE BID - WATERING OF ALL TREES ON A REGULAR WEEKLY BASIS. CONTRACTOR TO KEEP LOG OR JOURNAL OF A RECORD OF DATES AND QUANTITIES OF SUPPLEMENTAL WATERING EFFORTS ALTERNATE BID 1* - INSTALLATION OF ONE (1) WATERING BAG PER TREE. DOCUMENTATION OF WEEKLY WATERING PROGRAM REQUIRED ALTERNATE BID 2* - INSTALLATION OF TWO (2) AERATION WATERING TUBES PER TREE. DOCUMENTATION OF WEEKLY WATERING PROGRAM REQUIRED

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.



CREATE THE VISION TELL THE STORY jsdinc.com MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060 BEAR DEVELOPMENT, LLC **CLIENT ADDRESS: 4011 80TH STREET** KENOSHA, WI 53142 402 WEST WILSON ST REDEVELOPMENT PROJECT LOCATION: 402 W WILSON ST MADISON, DANE COUNTY WI, 53703 PLAN MODIFICATIONS: Date: Description: 04.11.22 UDC INFORMATIONAL 05.31.22 LAND USE SUBMITTAL Designed By: **Reviewed Bv:** Approved By: K.IY HEET TITLE: LANDSCAPE **DETAILS & NOTES** L2.0 JSD PROJECT NO: 22-1124





4 D401





1 LOWER LEVEL DEMO PLAN SCALE: 1/8" = 1'-0"























MILWAUKEE | MADISON | TUCSON | CHICAGO

402 WILSON STREET

402 W. WILSON STREET MADISON, WI 53703 Owner BEAR DEVELOPMENT 4011 80TH STREET KENOSHA, WI 53142

PROJECT NUMBER

223435.00

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DATE

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CHECKED BY	Checker

LOWER LEVEL DEMO PLAN

D101





1 D401

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LEVEL 1 DEMO PLAN

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LEVEL 2 DEMO PLAN

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

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lersor ARCHITECTS

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DEMOLITION ELEVATIONS

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LOWER LEVEL PLAN

1 <u>LEVEL 1 PLAN - LUA</u> SCALE: 1/8" = 1'-0"

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LEVEL 1 PLAN

1 <u>LEVEL 2 PLAN - LUA</u> SCALE: 1/8" = 1'-0"

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LEVEL 2 PLAN

2 A501

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LEVELS 3&4 PLAN

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ROOF PLAN

1 South Design (WILSON STREET) SCALE: 1/8" = 1'-0"

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402 WILSON STREET

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BUILDING ELEVATIONS

	LW PANEL 1, HARDIE FLAT PANEL SIDING WITH REVEAL TRIM COLORED TO MATCH	1 (A501)	
	TYP. WINDOW ASSEMBLY		
	TYP. BALCONY ASSEMBLY		
	MASONRY, MIX OF SMOOTH + ROCKFACE, TO MATCH EXISTING.		
·			

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BUILDING ELEVATIONS

BUILDING SECTION 1 SCALE: 1/8" = 1'-0"

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BUILDING SECTIONS

