

219 North Fair Oaks

219 N Fair Oaks, LLC
Madison, WI 53714

2021.08.00

City of Madison Land Use Submittal - 09/12/2022



Architect:
749 University Row Suite 300
Madison, WI 53705
608-274-2741

DWG #	DRAWING TITLE
GENERAL	
CD01	COVER DRAWING
CIVIL	
C001	DEMOLITION PLAN
C100	SITE PLAN
C200	GRADING & EROSION CONTROL PLAN
C300	UTILITY PLAN
EXHBIT	FIRE APPARATUS PLAN
LANDSCAPE	
L100	LANDSCAPE PLAN
ARCHITECTURAL	
A000	LOWER LEVEL AND FIRST FLOOR PLANS - OVERALL
A001	SECOND AND THIRD FLOOR PLANS - OVERALL
A003	FOURTH FLOOR AND ROOF PLANS - OVERALL
A200	BUILDING ELEVATIONS
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS

PRELIMINARY
NOT FOR CONSTRUCTION

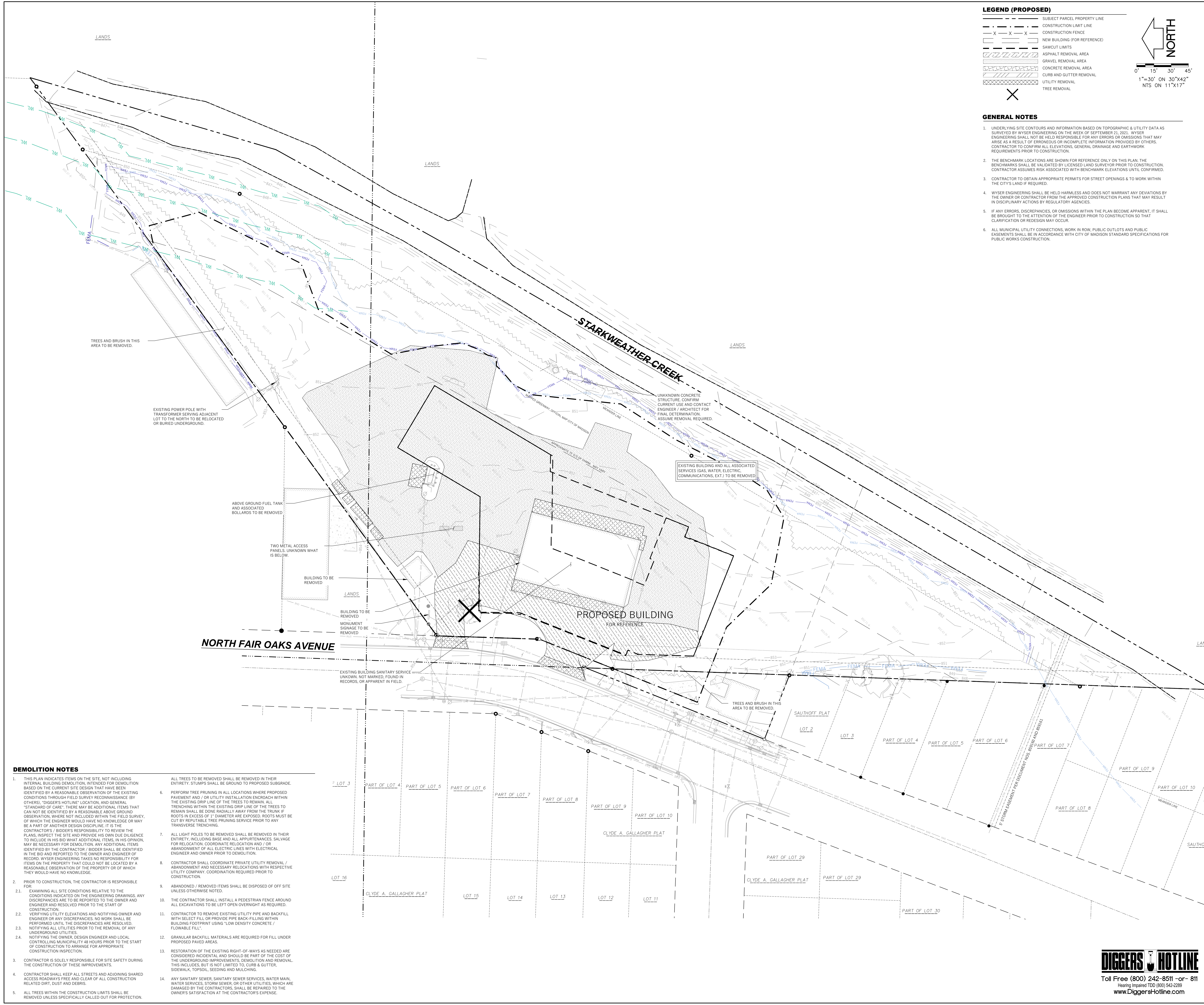
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DATE	ISSUANCE/REVISIONS
09/12/2022	CITY OF MADISON LAND USE SUBMITTAL

COVER DRAWING

CD01



LEGEND (PROPOSED)

- SUBJECT PARCEL PROPERTY LINE
- CONSTRUCTION LIMIT LINE
- X-X- NEW BUILDING (FOR REFERENCE)
- SANICUT LIMITS
- ▨ ASPHALT REMOVAL AREA
- ▨ GRAVEL REMOVAL AREA
- ▨ CONCRETE REMOVAL AREA
- ▨ CURB AND GUTTER REMOVAL
- ▨ UTILITY REMOVAL
- ▨ TREE REMOVAL

NORTH

0' 15' 30' 45'

1"=30' ON 30"x42" NTS ON 11"x17"

- GENERAL NOTES**
1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF SEPTEMBER 21, 2021. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, 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 (BY OTHERS), "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, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, 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 HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING 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.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 2.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - 2.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - 2.4. NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
4. CONTRACTOR SHALL KEEP ALL STREETS AND ADDJINGN SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION.

6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENCRDACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TREENING WITHIN THE EXISTING DRIP LINE OF THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
7. 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.
8. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
9. ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
11. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
13. RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
14. 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.

Potter Lawson

Success by Design

WYSER ENGINEERING

Notes:

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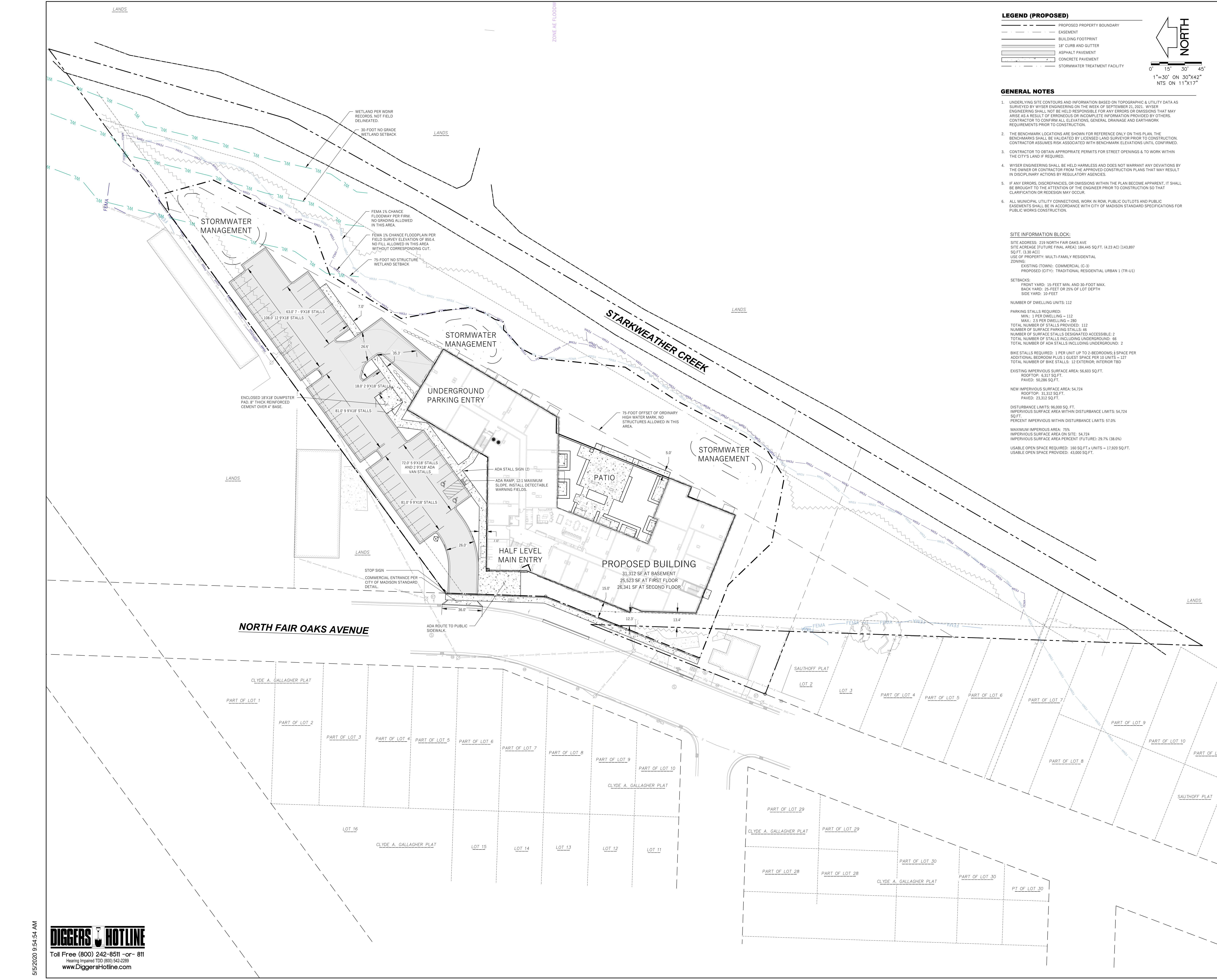
DEMOLITION PLAN

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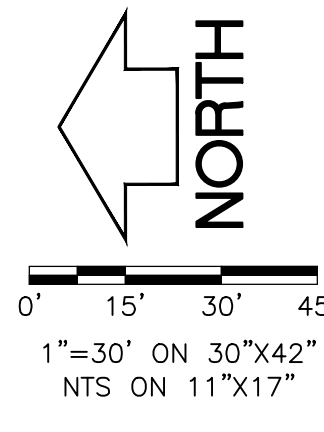
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LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▭ 18" CURB AND GUTTER
- ▭ ASPHALT PAVEMENT
- ▭ CONCRETE PAVEMENT
- ▭ STORMWATER TREATMENT FACILITY



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SITE INFORMATION BLOCK:

SITE ADDRESS: 219 NORTH FAIR OAKS AVE
 SITE ACREAGE (FUTURE FINAL AREA): 184,445 SQ.FT. (4.23 AC) [143,897 SQ.FT. (3.30 AC)]
 USE OF PROPERTY: MULTI-FAMILY RESIDENTIAL
 ZONING: EXISTING (TOWN): COMMERCIAL (C-3)
 PROPOSED (CITY): TRADITIONAL RESIDENTIAL URBAN 1 (TR-U1)

SETBACKS:
 FRONT YARD: 15- FEET MIN. AND 30- FOOT MAX.
 BACK YARD: 25- FEET OR 25% OF LOT DEPTH
 SIDE YARD: 10- FEET

NUMBER OF DWELLING UNITS: 112

PARKING STALLS REQUIRED:
 MIN: 1 PER DWELLING = 112
 MAX: 23 PER DWELLING = 260
 TOTAL NUMBER OF STALLS PROVIDED: 112
 NUMBER OF SURFACE PARKING STALLS: 46
 NUMBER OF SURFACE STALLS DESIGNATED ACCESSIBLE: 2
 TOTAL NUMBER OF STALLS INCLUDING UNDERGROUND: 66
 TOTAL NUMBER OF ADA STALLS INCLUDING UNDERGROUND: 2

BIKE STALLS REQUIRED: 1 PER UNIT UP TO 2-BEDROOMS; 1 SPACE PER ADDITIONAL BEDROOM PLUS 1 GUEST SPACE PER 10 UNITS = 127
 TOTAL NUMBER OF BIKE STALLS: 12 EXTERIOR; INTERIOR TBD

EXISTING IMPERVIOUS SURFACE AREA: 56,603 SQ.FT.
 ROOFTOP: 6,337 SQ.FT.
 PAVED: 50,266 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 54,724
 ROOFTOP: 31,312 SQ.FT.
 PAVED: 23,312 SQ.FT.

DISTURBANCE LIMITS: 36,000 SQ. FT.
 IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 54,724 SQ.FT.
 PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 57.0%

MAXIMUM IMPERVIOUS AREA: 75%
 IMPERVIOUS SURFACE AREA ON SITE: 54,724
 IMPERVIOUS SURFACE AREA PERCENT (FUTURE): 29.7% (38.0%)

USABLE OPEN SPACE REQUIRED: 160 SQ.FT x UNITS = 17,920 SQ.FT.
 USABLE OPEN SPACE PROVIDED: 43,000 SQ.FT.

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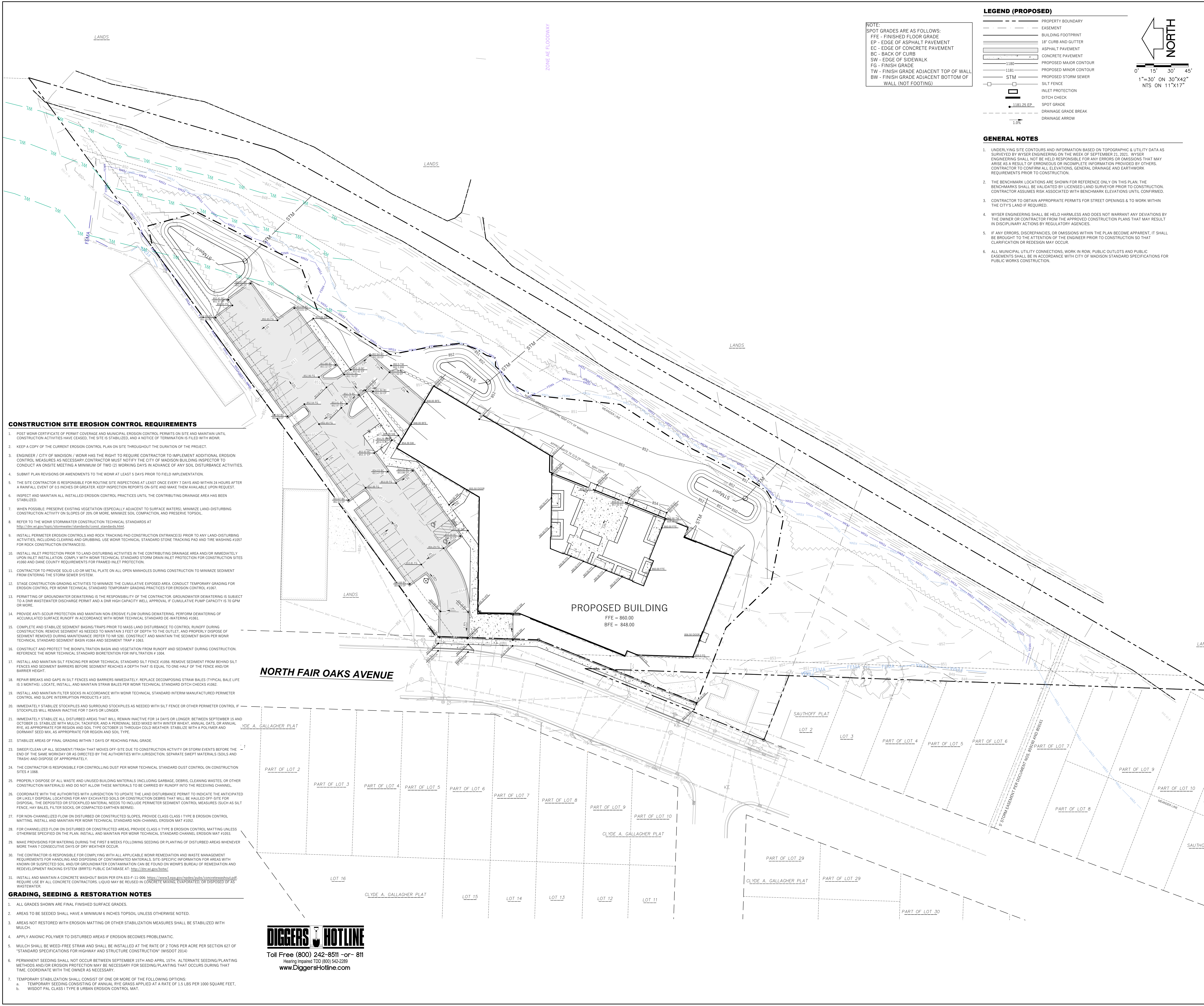
SITE PLAN

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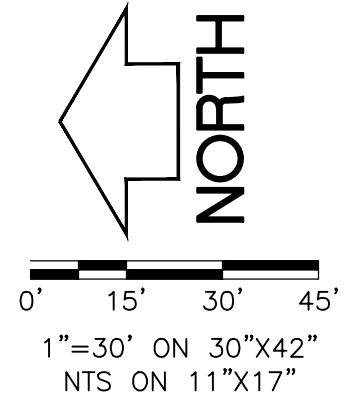
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NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- SPOT GRADE
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW



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CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / CITY OF MADISON / WDNR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TO CONDUCT AN ONSITE MEETING A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF .25 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT <http://dnr.wisconsin.gov/topic/water/StormwaterConstructionStandards.pdf>
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #107 FOR ROCK CONSTRUCTION ENTRANCES.
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #106 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #108.
13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL. IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
14. PROVIDE ANTI-SLOSH PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DEWATERING #109.
15. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. REFER TO THE WDNR TECHNICAL STANDARD AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #104 AND SEDIMENT TRAP # 103.
16. CONSTRUCT AND PROTECT THE BIOFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION # 100A.
17. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #105. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
18. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #102.
19. INSTALL AND MAINTAIN FILTER BOOKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 207L.
20. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
21. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15, STABILIZE WITH MULCH, TOPSOIL, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL GRASS, OR ANNUAL RYE. AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER IS THROUGH COLD WEATHER. STABILIZE WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR REGION AND SOIL TYPE.
22. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
23. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 108.
25. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY WIND/FLOW INTO THE RECEIVING CHANNEL.
26. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, STRAW BALES, TIRE SOCKS, OR CONTACTED EARTHEN BERRIES).
27. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS 1 TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #102.
28. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS 1 TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #203.
29. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
30. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: <http://dnr.wisconsin.gov/brrts>
31. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <https://www3.epa.gov/nepds/pubs/concretestwashout.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
6. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. WISDOT PAL CLASS 1 TYPE B URBAN EROSION CONTROL MAT.

NORTH FAIR OAKS AVENUE

PROPOSED BUILDING
FFE = 860.00
BFE = 848.00

YOE A. GALLAGHER PLAT

CLYDE A. GALLAGHER PLAT

SAUTHOFF PLAT

SAUTHOFF PLAT

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DATE	ISSUANCE/REVISIONS
08/12/22	CITY OF MADISON LAND USE SUBMITTAL

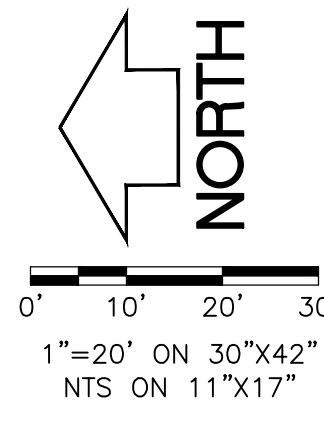
GRADING & EROSION CONTROL PLAN

C200

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- ▭ BUILDING FOOTPRINT
- ▭ 18" CURB AND GUTTER
- ▭ ASPHALT PAVEMENT
- ▭ CONCRETE PAVEMENT
- WAT PROPOSED WATER MAIN
- SAN PROPOSED SANITARY SEWER
- STM PROPOSED STORM SEWER
- GAS PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- STORMWATER TREATMENT FACILITY
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW

1.0%



- GENERAL NOTES**
1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF SEPTEMBER 21, 2021. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
 6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLETS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

Notes:

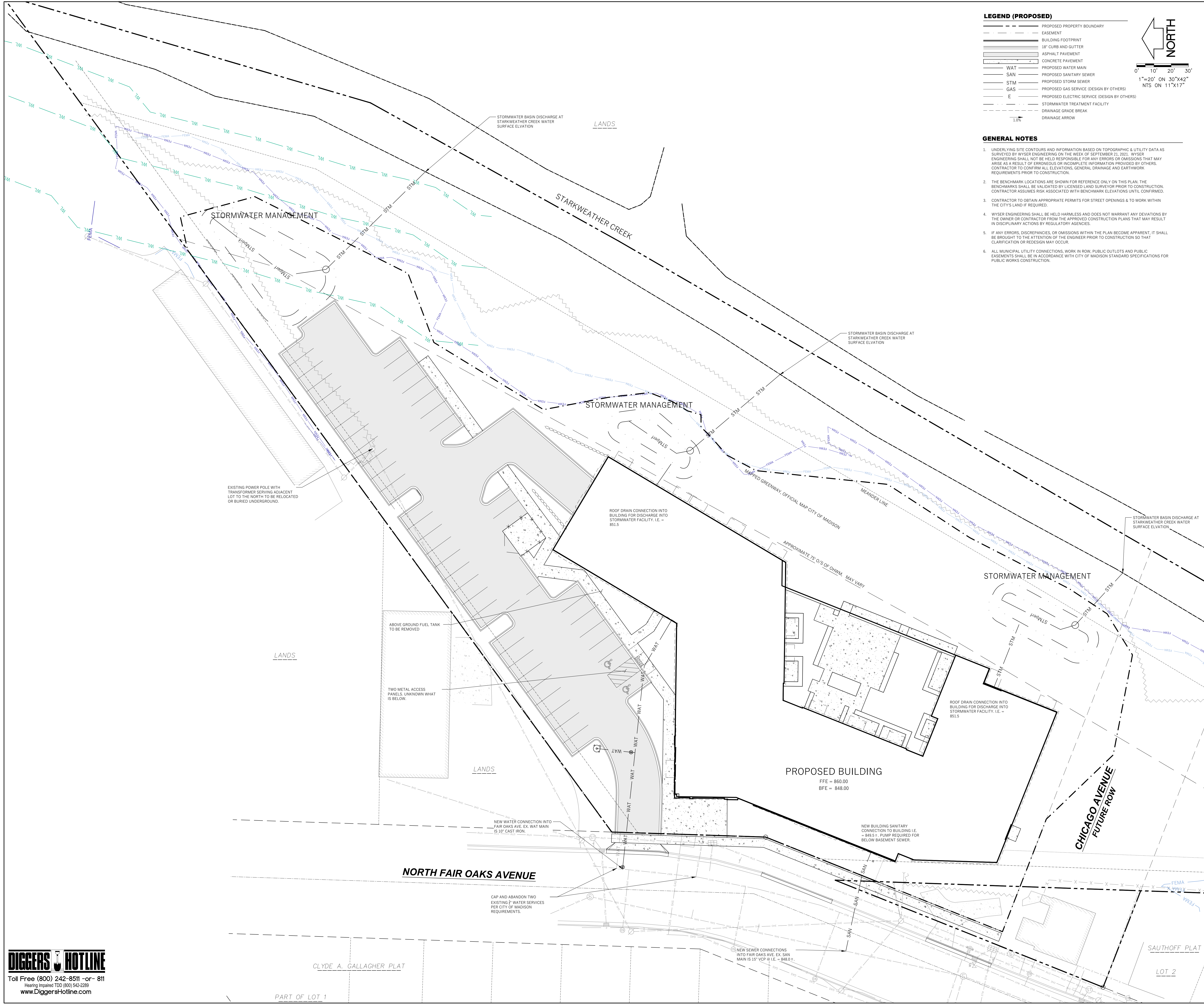
PRELIMINARY
NOT FOR CONSTRUCTION

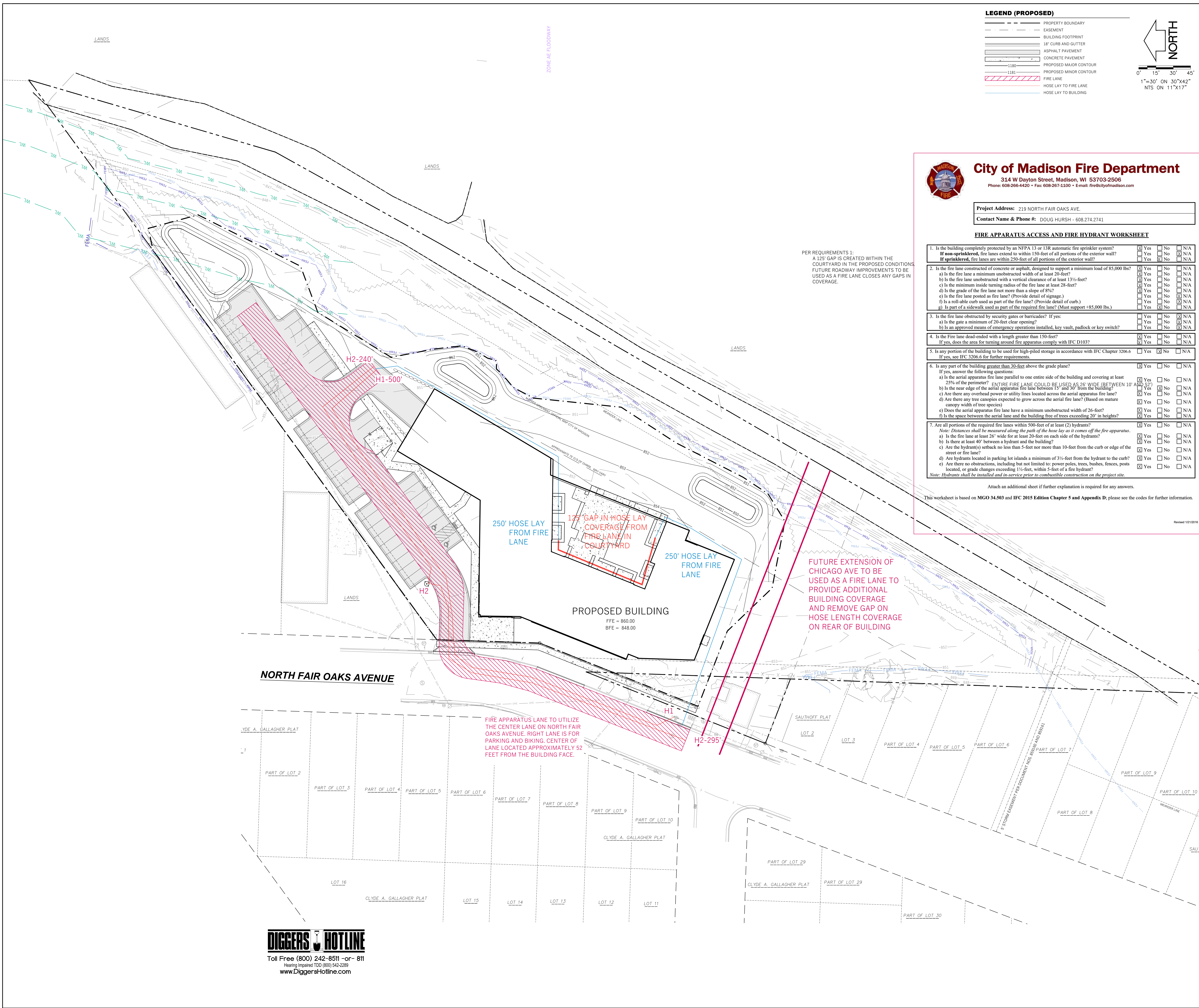
Fair Oaks
219 North Fair Oaks
219 N Fair Oaks, LLC
219 North Fair Oaks Avenue
Madison, WI

2021.08.00

DATE	ISSUANCE/REVISIONS
08/12/22	CITY OF MADISON LAND USE SUBMITTAL

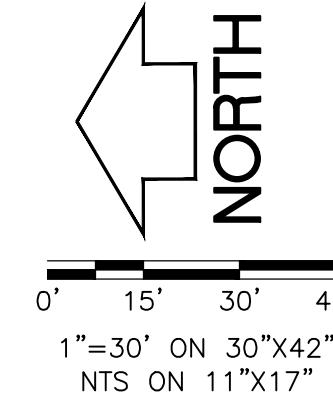
UTILITY PLAN





LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▭ 18" CURB AND GUTTER
- ▭ ASPHALT PAVEMENT
- ▭ CONCRETE PAVEMENT
- - - PROPOSED MAJOR CONTOUR
- - - PROPOSED MINOR CONTOUR
- ▭ FIRE LANE
- ▭ HOSE LAY TO FIRE LANE
- ▭ HOSE LAY TO BUILDING



PER REQUIREMENTS 1:
A 125' GAP IS CREATED WITHIN THE COURTYARD IN THE PROPOSED CONDITIONS. FUTURE ROADWAY IMPROVEMENTS TO BE USED AS A FIRE LANE. CLOSES ANY GAPS IN COVERAGE.



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

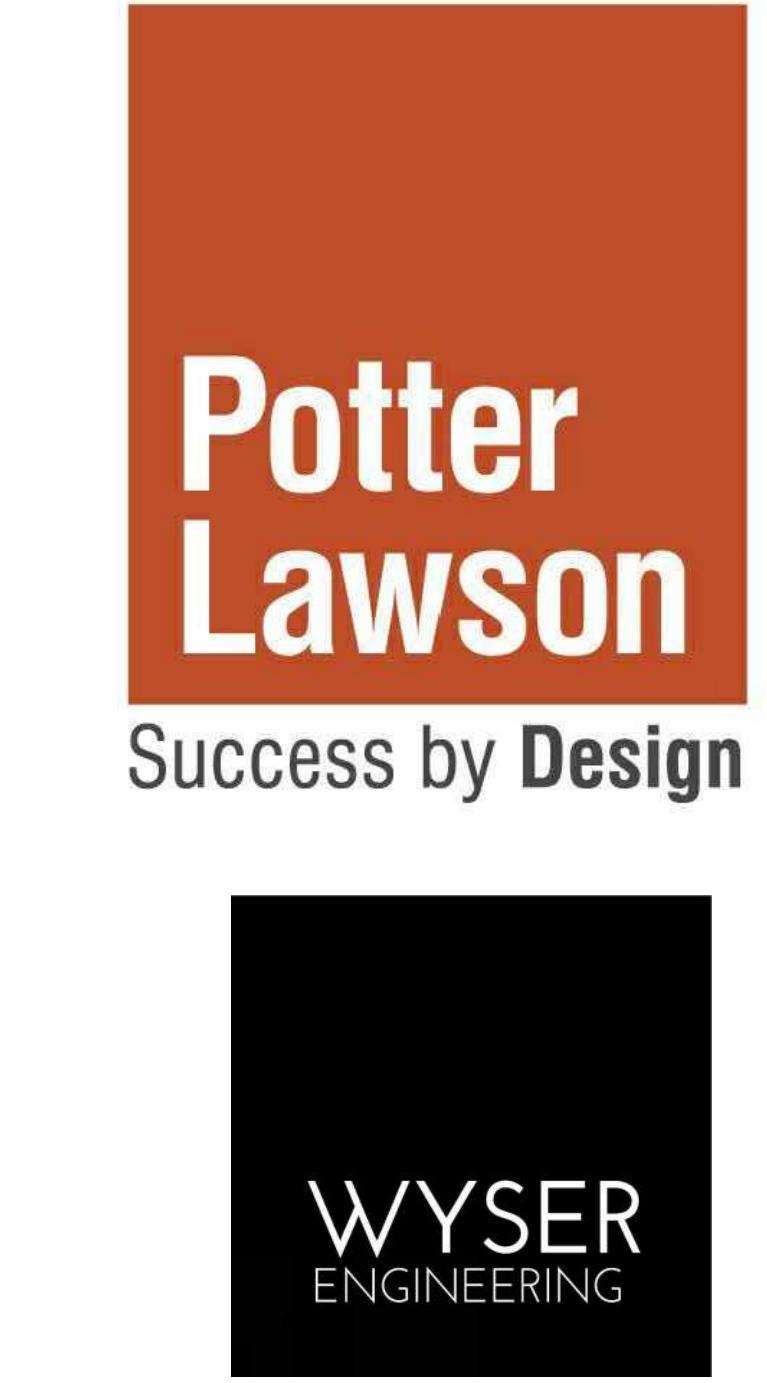
Project Address: 219 NORTH FAIR OAKS AVE.
Contact Name & Phone #: DOUG HURSH - 608.274.2741

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
d) Is the grade of the fire lane not more than a slope of 8%?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A
a) Is the gate a minimum of 20-foot clear opening?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A
4. Is the Fire Lane dead-ended with a length greater than 150-feet?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A
If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A
6. Is any part of the building greater than 30-feet above the grade plane?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
If yes, answer the following questions:	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? ENTIRE FIRE LANE COULD BE USED AS 26' WIDE (BETWEEN 10' AND 32')	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
b) Is the rear edge of the aerial apparatus fire lane between 15' and 30' from the building?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrant?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
b) Is there at least 40' between a hydrant and the building?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A

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.

Revised 12/12/16



Notes:

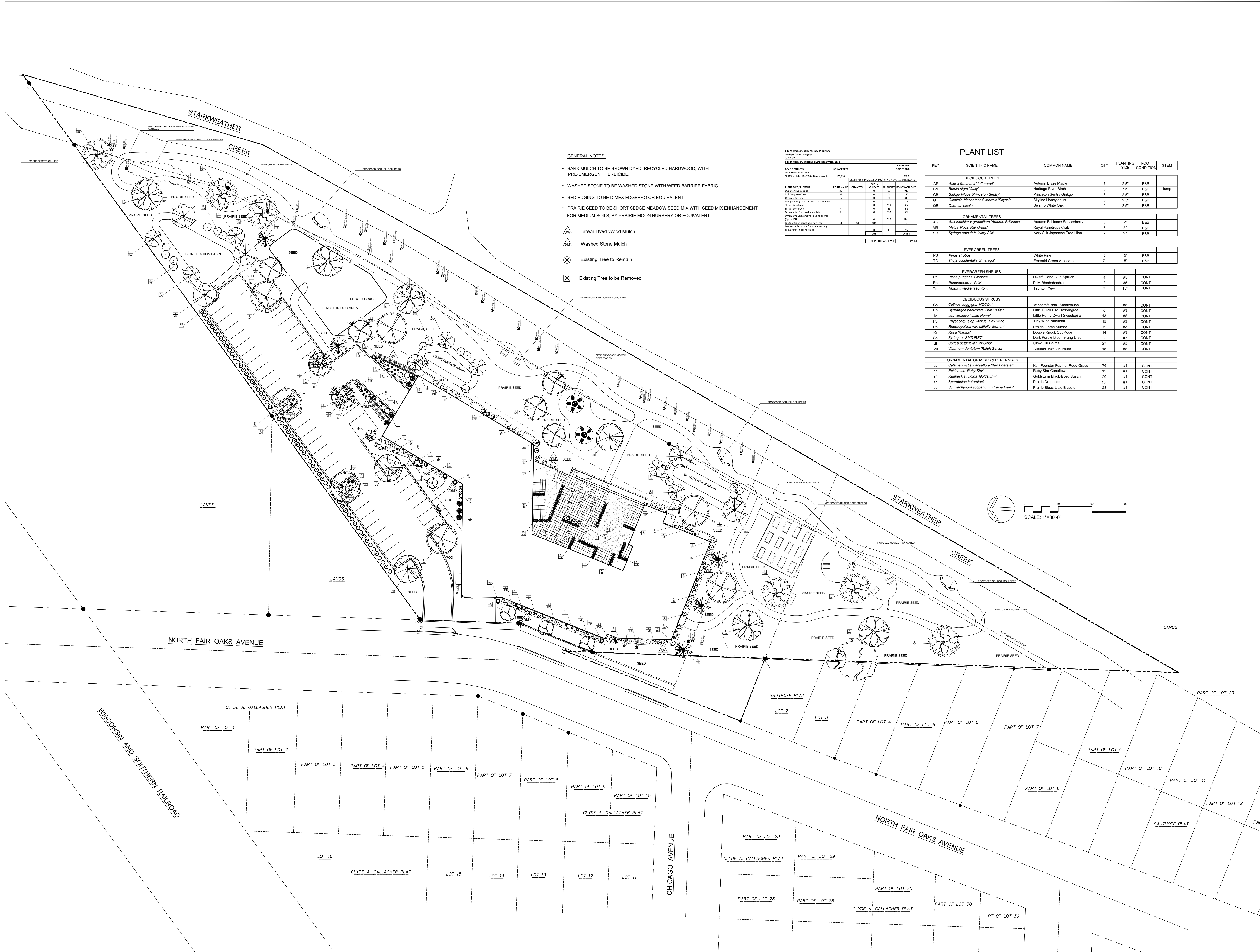
219 North Fair Oaks
219 N Fair Oaks, LLC
219 North Fair Oaks Avenue
Madison, WI
2021.08.00

DATE	ISSUANCE/REVISIONS
08/12/22	CITY OF MADISON LAND USE SUBMITTAL

FIRE APPARATUS PLAN
EXHIBIT

5/5/2020 9:54:54 AM
© 2019 Potter Lawson, Inc.
File: W:\2021\2021252_Bulcher - North Fair Oaks Ave\080720-0755_Civil_Designing Layout: Fire User: Dan Pietrasz, Sep 09, 2022 - 10:54am

Toll Free (800) 242-8511 or 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



GENERAL NOTES:

- BARK MULCH TO BE BROWN DYED, RECYCLED HARDWOOD, WITH PRE-EMERGENT HERBICIDE.
- WASHED STONE TO BE WASHED STONE WITH WEED BARRIER FABRIC.
- BED EDGING TO BE DIMEX EDGEPRO OR EQUIVALENT
- PRAIRIE SEED TO BE SHORT SEDGE MEADOW SEED MIX WITH SEED MIX ENHANCEMENT FOR MEDIUM SOILS, BY PRAIRIE MOON NURSERY OR EQUIVALENT

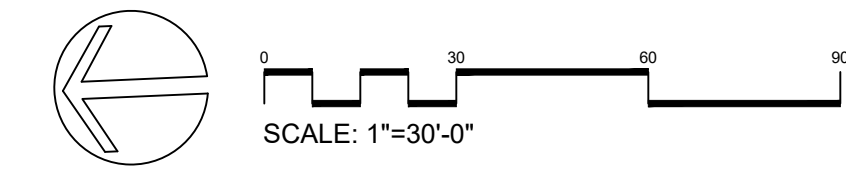
- Brown Dyed Wood Mulch
- Washed Stone Mulch
- Existing Tree to Remain
- Existing Tree to be Removed

City of Madison, WI Landscape Worksheet
Landscape Category: **LANDSCAPING**

PLANT TYPE / PLANT NAME	SCHEDULE		PLANTING		TOTAL QUANTITY
	QUANTITY	PERCENT	QUANTITY	PERCENT	
Planting Cost	10	100	10	100	10
Planting Material	10	100	10	100	10
Planting Labor	10	100	10	100	10
Planting Water	10	100	10	100	10
Planting Fertilizer	10	100	10	100	10
Planting Mulch	10	100	10	100	10
Planting Stake	10	100	10	100	10
Planting Sign	10	100	10	100	10
Planting Protection	10	100	10	100	10
Planting Laborer	10	100	10	100	10
Planting Supervisor	10	100	10	100	10
Planting Material	10	100	10	100	10
Planting Labor	10	100	10	100	10
Planting Water	10	100	10	100	10
Planting Fertilizer	10	100	10	100	10
Planting Mulch	10	100	10	100	10
Planting Stake	10	100	10	100	10
Planting Sign	10	100	10	100	10
Planting Protection	10	100	10	100	10
Planting Laborer	10	100	10	100	10
Planting Supervisor	10	100	10	100	10
TOTAL PLANTS ACHIEVED	10	100	10	100	10

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	PLANTING SIZE	ROOT CONDITION	STEM
DECIDUOUS TREES						
AF	<i>Acer x freemanii 'Jefferson'</i>	Autumn Blaze Maple	7	2.5"	B&B	
BN	<i>Betula nigra 'Cully'</i>	Heritage River Birch	5	1.2"	B&B	clump
GB	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo	3	2.5"	B&B	
GT	<i>Grassia tinianensis f. 'nema' 'Skycol'</i>	Skyline Honeylocust	5	2.5"	B&B	
QB	<i>Quercus bicolor</i>	Swamp White Oak	6	2.5"	B&B	
ORNAMENTAL TREES						
AG	<i>Amelanchier x spaldingii 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	8	2"	B&B	
MR	<i>Malus 'Royal Raindrops'</i>	Royal Raindrops Crab	6	2"	B&B	
SR	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	7	2"	B&B	
EVERGREEN TREES						
PS	<i>Pinus strobus</i>	White Pine	5	5"	B&B	
TO	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Arborvitae	71	5"	B&B	
EVERGREEN SHRUBS						
Fp	<i>Ficus purpurea 'Dwarfstar'</i>	Dwarf Globe Blue Spruce	4	#5	CONT	
Rp	<i>Rhododendron 'PJM'</i>	PJM Rhododendron	2	#5	CONT	
Tm	<i>Taxus x media 'Tauntoni'</i>	Taunton Yew	7	15"	CONT	
DECIDUOUS SHRUBS						
Cc	<i>Cotinus coccinea 'NCCO'</i>	Winecraft Black Smokebush	2	#5	CONT	
Hp	<i>Hydrangea paniculata 'SMHPLQ'</i>	Little Quick Fire Hydrangea	6	#3	CONT	
Lv	<i>Red virginica 'Little Henry'</i>	Little Henry Dwarf Sweetgale	13	#5	CONT	
Pc	<i>Physocarpus opulifolius 'Tiny Wine'</i>	Tiny Wine Nivea	15	#3	CONT	
Rc	<i>Rhus copallina var. latifolia 'Morton'</i>	Prairie Flame Sumac	6	#3	CONT	
Rr	<i>Rosa 'Radar'</i>	Double Knock Out Rose	14	#3	CONT	
Sb	<i>Syringa 'SMJAZZB'</i>	Dark Purple Blooming Lilac	2	#3	CONT	
Ss	<i>Spiraea betulifolia 'Tor Golf'</i>	Glow Girl Spiraea	27	#5	CONT	
Vd	<i>Viburnum dentatum 'Rajin Senior'</i>	Autumn Jazz Viburnum	15	#5	CONT	
ORNAMENTAL GRASSES & PERENNIALS						
ca	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	70	#1	CONT	
er	<i>Echinacea 'Ruby Star'</i>	Ruby Star Coneflower	15	#1	CONT	
if	<i>Rudbeckia hirta 'Goldsturm'</i>	Goldsturm Black Eyed Susan	20	#1	CONT	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	13	#1	CONT	
ss	<i>Schizachyrium scoparium 'Prairie Blues'</i>	Prairie Blues Little Bluestem	28	#1	CONT	



Fair Oaks Development
219 North Fair Oaks Avenue
Madison, Wisconsin

Date: September 12, 2022
Scale: 1" = 30'-0"
Designer: kms

Seal:
To protect against legal liability,
the plans presented herein are
schematic, and should not be
outsourced as "bliddable" or
"construction documents" unless
approved by the Landscape
Designer. This is not an original
document unless stamped in
red, as ORIGINAL.

Revisions:

LANDSCAPE PLAN

L100

Reference Name:
McGann

KEYNOTES	
1.17	2' x 10' WOOD FRAMED BALCONY WITH STEEL GUARDRAIL, PTD, TYP

BUILDING INFORMATION LEGEND

OF PARKING STALLS (EXCLUDING SITE STALLS) 66

UNIT COUNT:

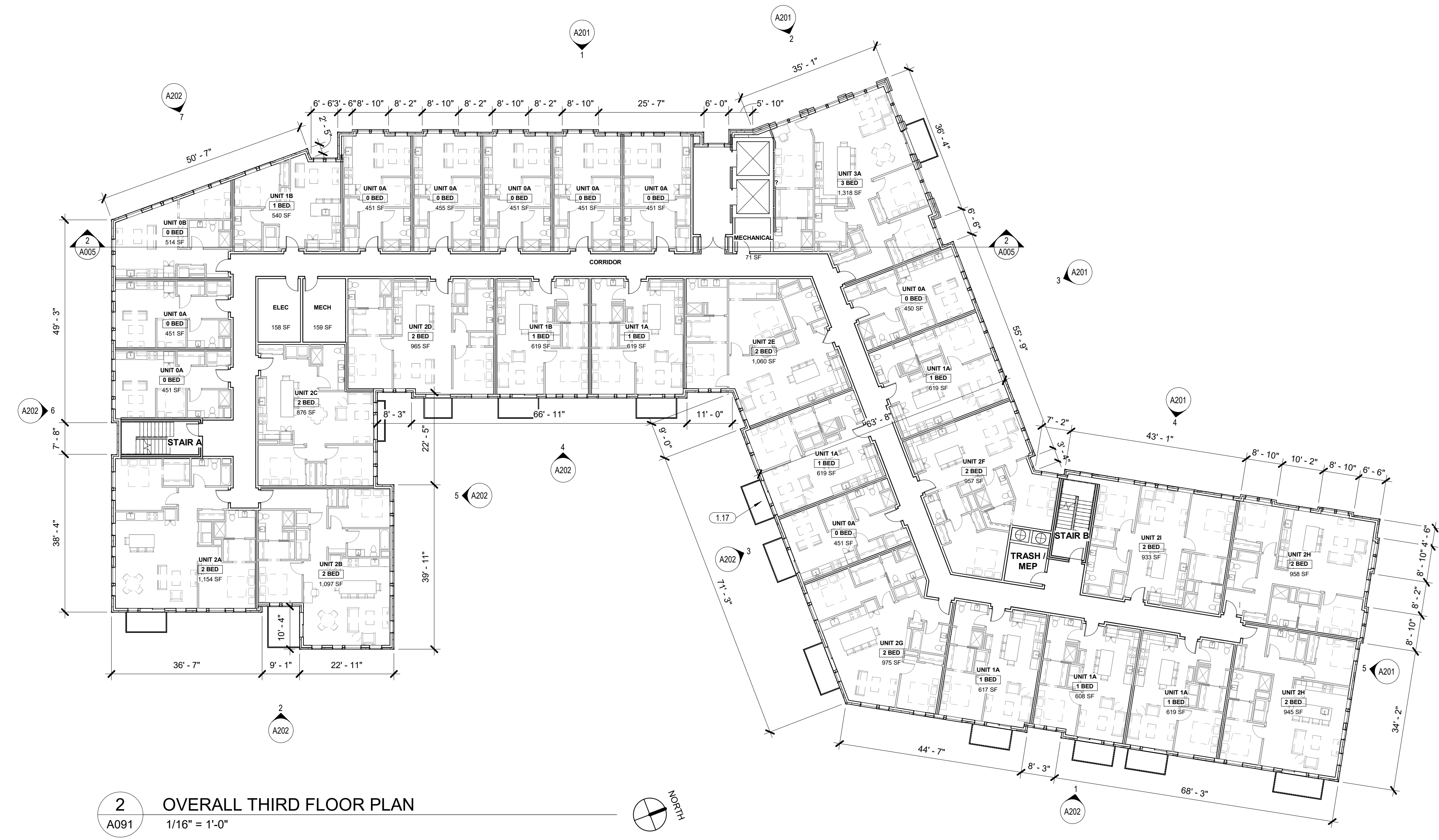
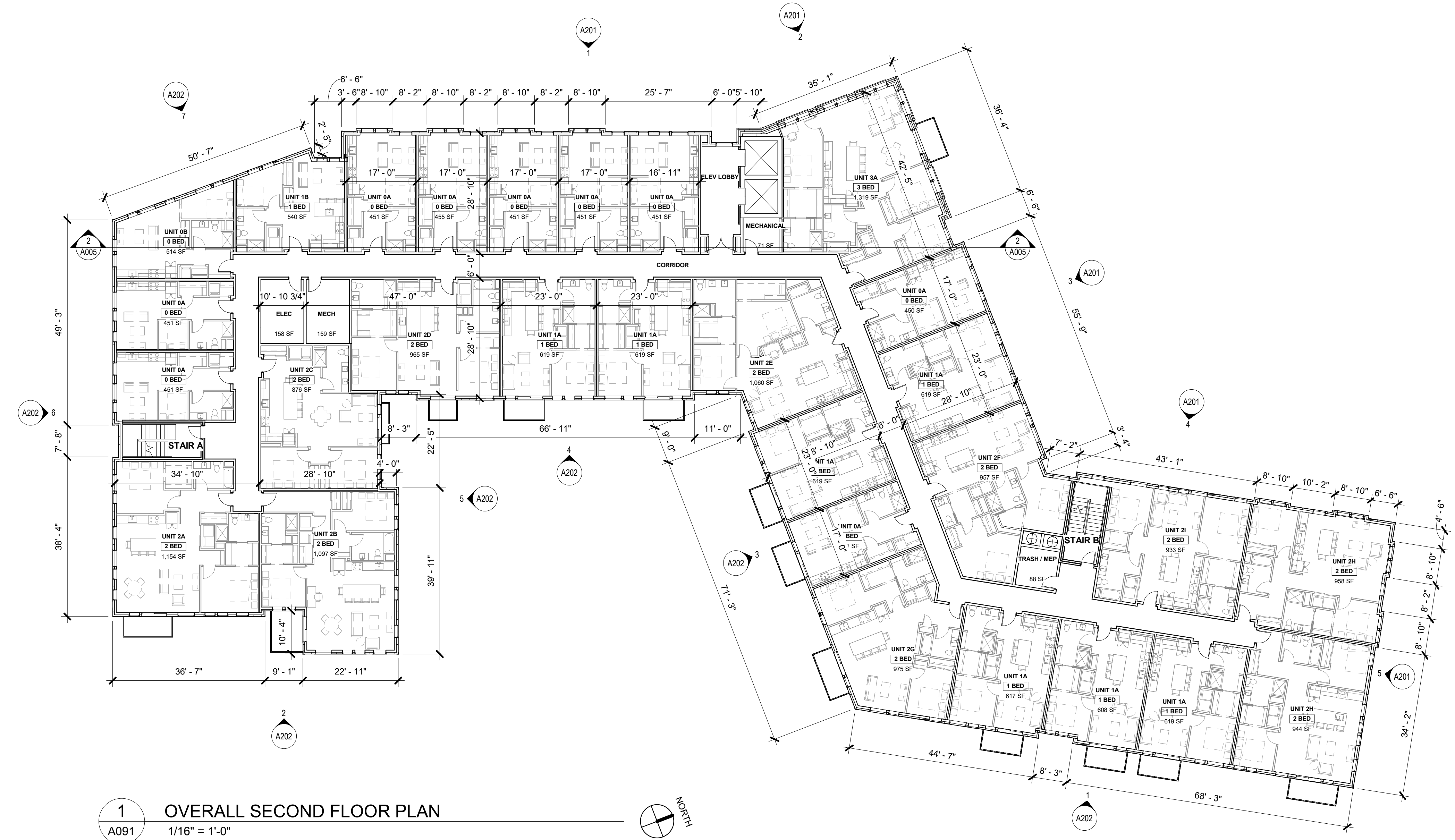
STUDIO	40 (36%)
1 BED	30 (27%)
2 BED	39 (34%)
3 BED	3 (3%)

TOTAL UNITS 112
TOTAL BEDS 157

AMENITY AREA 3,047 SF
CIRCULATION AREA 11,151 SF
UNIT AREA 78,097 SF

ABOVE GRADE GSF 104,370 SF
COURTYARD GSF 5,745 SF

EFFICIENCY 75%
(UNIT AREA/ABOVE GRADE GSF)



PRELIMINARY
NOT FOR CONSTRUCTION

219 North Fair Oaks
219 N Fair Oaks, LLC
Madison, WI 53714

2021.08.00

DATE ISSUANCE/REVISIONS
06/12/2022 CITY OF MADISON LAND USE SUBMITTAL

DATE	ISSUANCE/REVISIONS

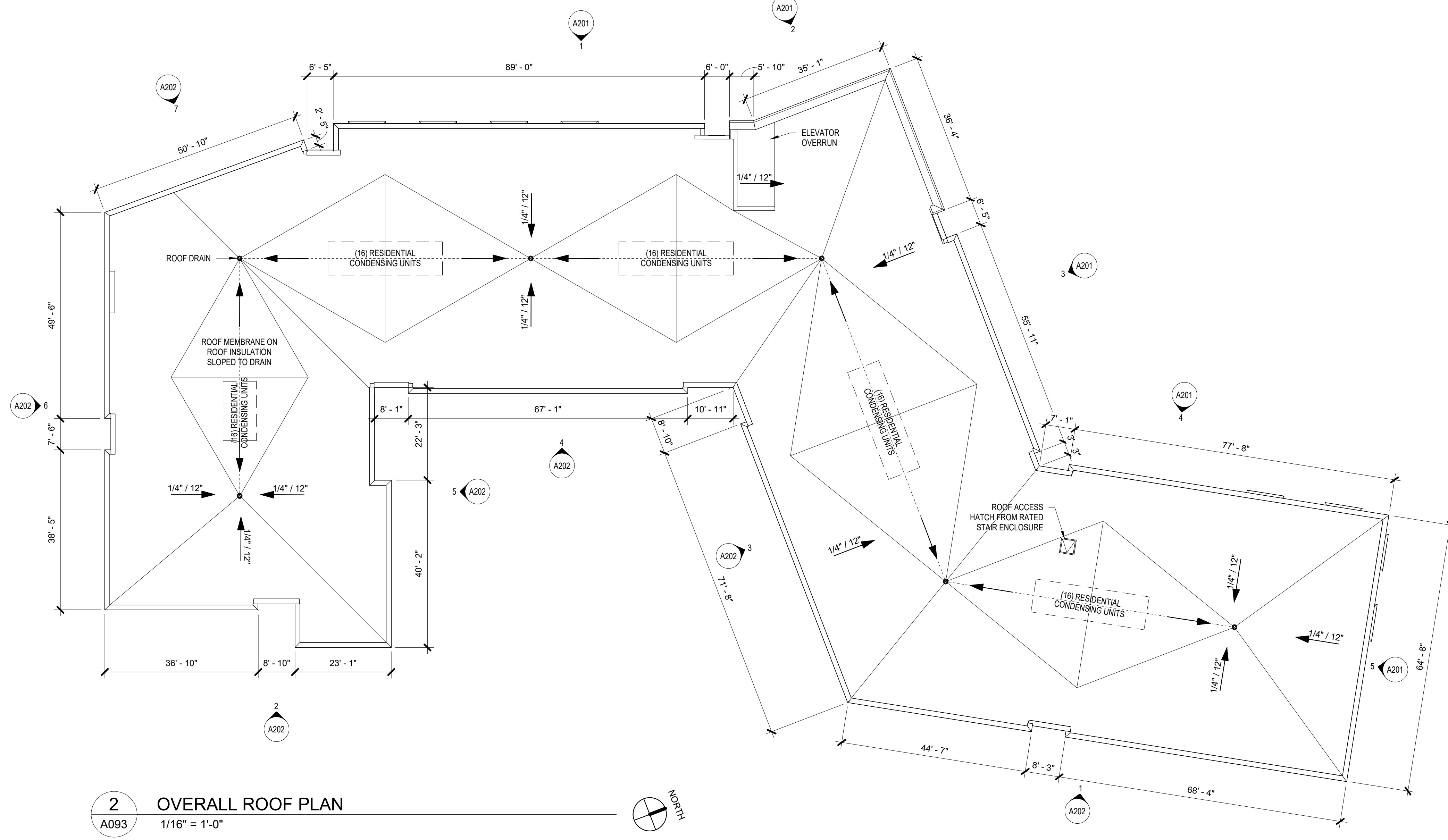
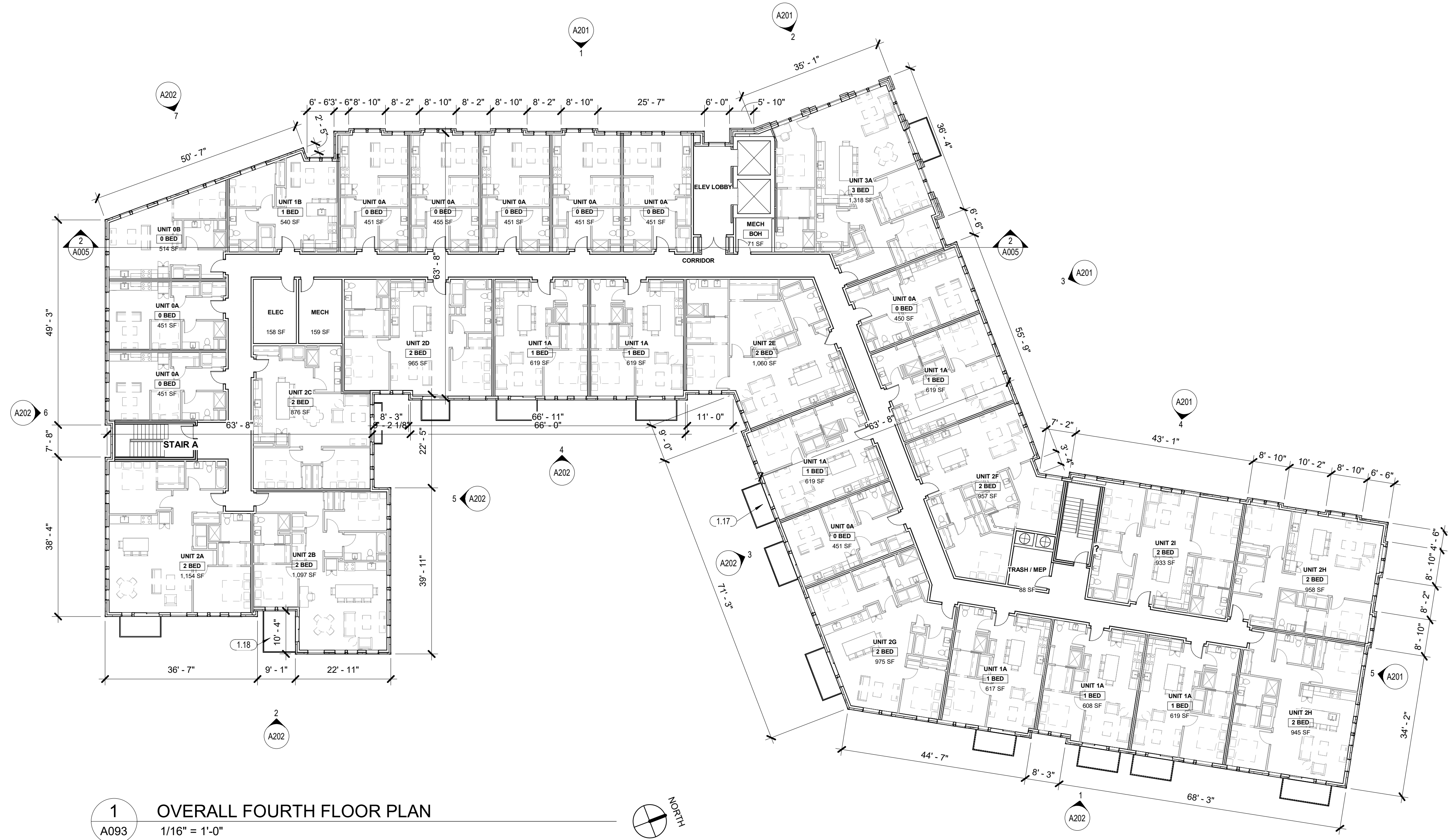
**SECOND AND
THIRD FLOOR
PLANS - OVERALL**

A091

KEYNOTES	
1.17	2' x 10' WOOD FRAMED BALCONY WITH STEEL GUARDRAIL, PTD, TYP
1.18	WOOD FRAMED BALCONY WITH STEEL GUARDRAIL, PTD

**Potter
Lawson**
Success by Design

BUILDING INFORMATION LEGEND	
# OF PARKING STALLS (EXCLUDING SITE STALLS)	66
UNIT COUNT:	
STUDIO	40 (36%)
1 BED	30 (27%)
2 BED	39 (34%)
3 BED	3 (3%)
TOTAL UNITS	112
TOTAL BEDS	157
AMENITY AREA	3,047 SF
CIRCULATION AREA	11,151 SF
UNIT AREA	78,097 SF
ABOVE GRADE GSF	104,370 SF
COURTYARD GSF	5,745 SF
EFFICIENCY (UNIT AREA/ABOVE GRADE GSF)	75%



PRELIMINARY
NOT FOR CONSTRUCTION

219 North Fair Oaks
219 N Fair Oaks, LLC
Madison, WI 53714

2021.08.00

DATE	ISSUANCE/REVISIONS
09/12/2022	CITY OF MADISON LAND USE SUBMITTAL

**FOURTH FLOOR
AND ROOF PLANS
- OVERALL**

A093

9/12/2022 9:03:24 AM
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KEYNOTES

3.01	BRICK TYPE 1: RUNNING BOND, BEIGE
3.01.1	BRICK TYPE 2: RUNNING BOND WITH ALTERNATING 3/4" PROJECTED COURSE, BEIGE
3.02	BOARD AND BATTEN FIBER CEMENT SIDING, ESPRESSO
3.02.1	FIBER CEMENT SIDING REVEAL, PTD
3.02.2	FIBER CEMENT PANEL SIDING, ESPRESSO
3.03	FIBER CEMENT TRIM BOARD, ESPRESSO
3.04	VERTICAL 6" V-GROOVE LONGBOARD METAL PANEL, LIGHT FIR
3.05	METAL ACCENT PANEL, BLACK
3.06	WOOD FRAMED BALCONIES, PTD, WITH TOP MOUNT ALUMINUM RAILINGS, BLACK
3.07	CAST STONE COPING, BEIGE
3.07.1	CAST STONE SILL, BEIGE
3.08	METAL COPING CAP, BLACK
3.09	HIGH SPEED COILING GARAGE DOOR
3.11	SLIDING GLASS DOOR, BLACK
3.12	WINDOW UNITS, BLACK
3.13	ALUMINUM STOREFRONT, BLACK
3.13.1	ALUMINUM STOREFRONT WITH FROSTED GLAZING, BLACK
3.14	STEEL CHANNEL HEADER, PTD BLACK
3.16	STEEL AWNING WITH FROSTED WHITE POLYCARBONATE LAY-IN PANELS
3.17	GAS METERS

PRELIMINARY
NOT FOR CONSTRUCTION

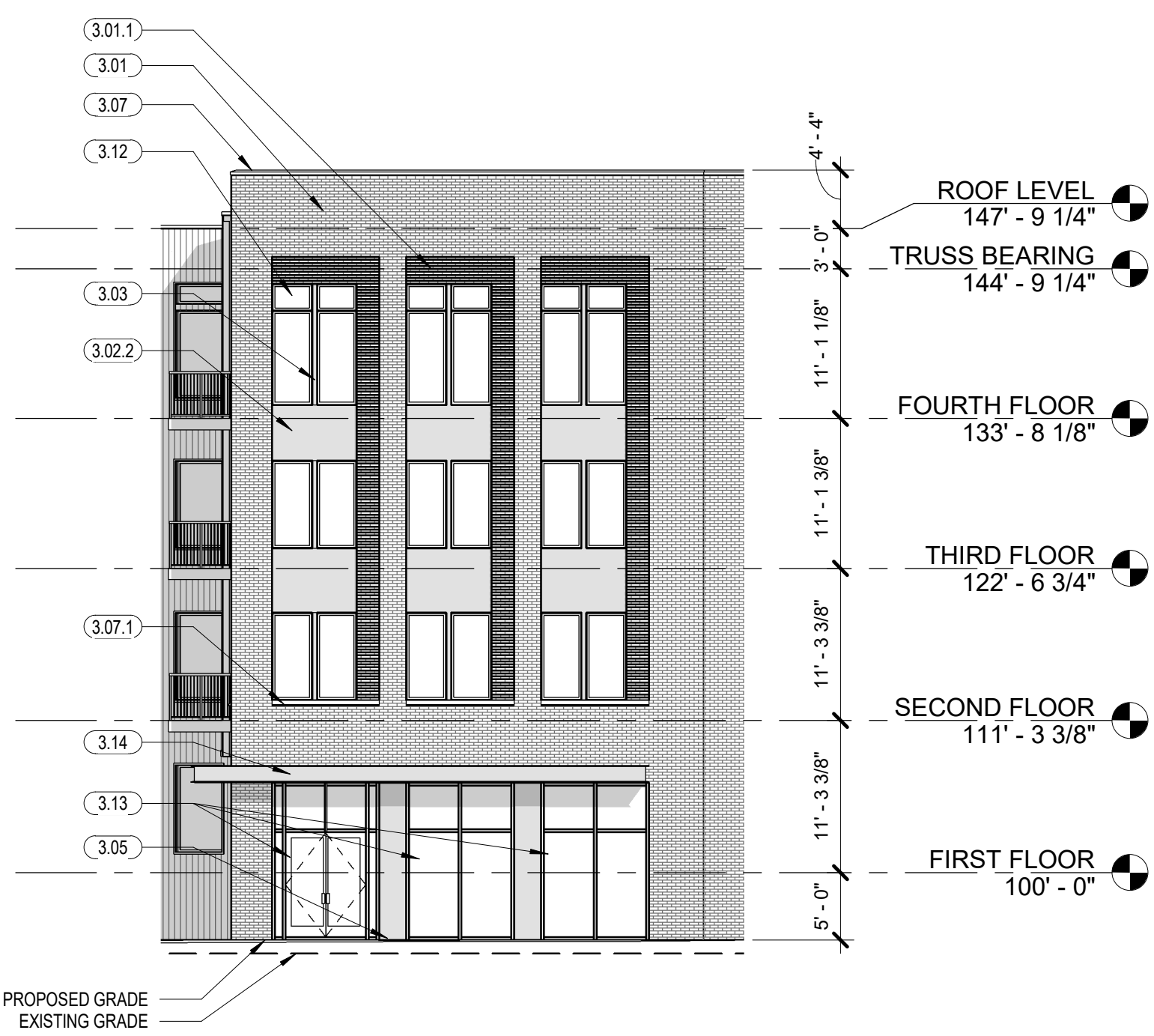
219 North Fair Oaks
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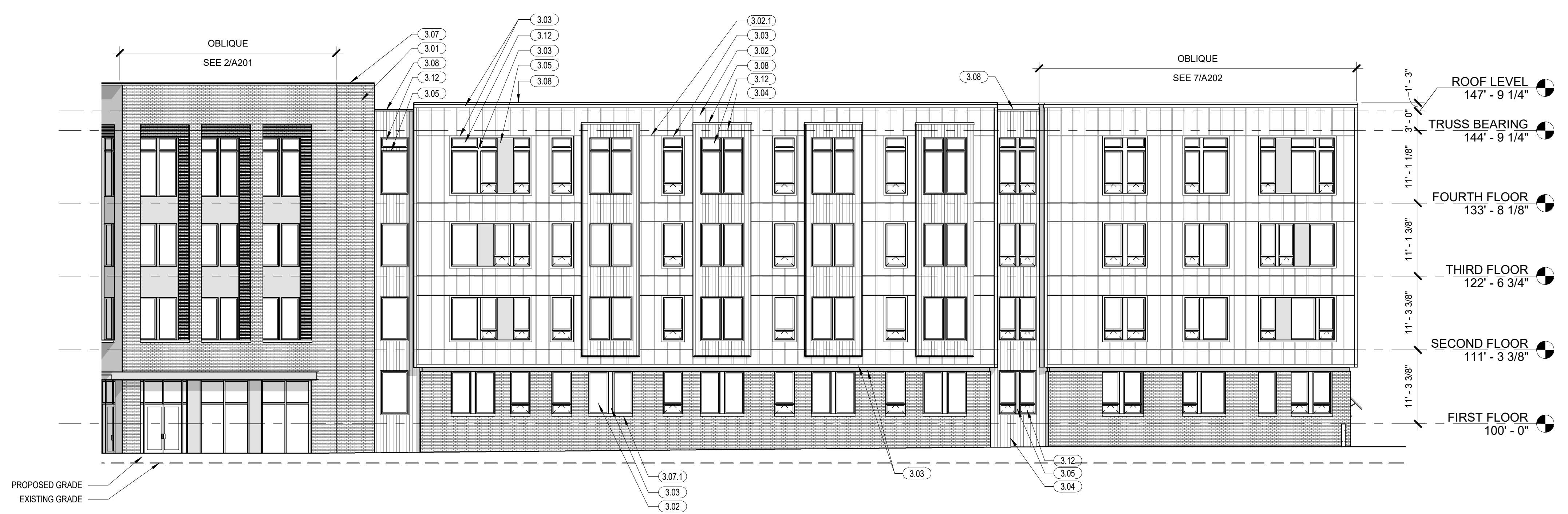
DATE	ISSUANCE/REVISIONS
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BUILDING
ELEVATIONS

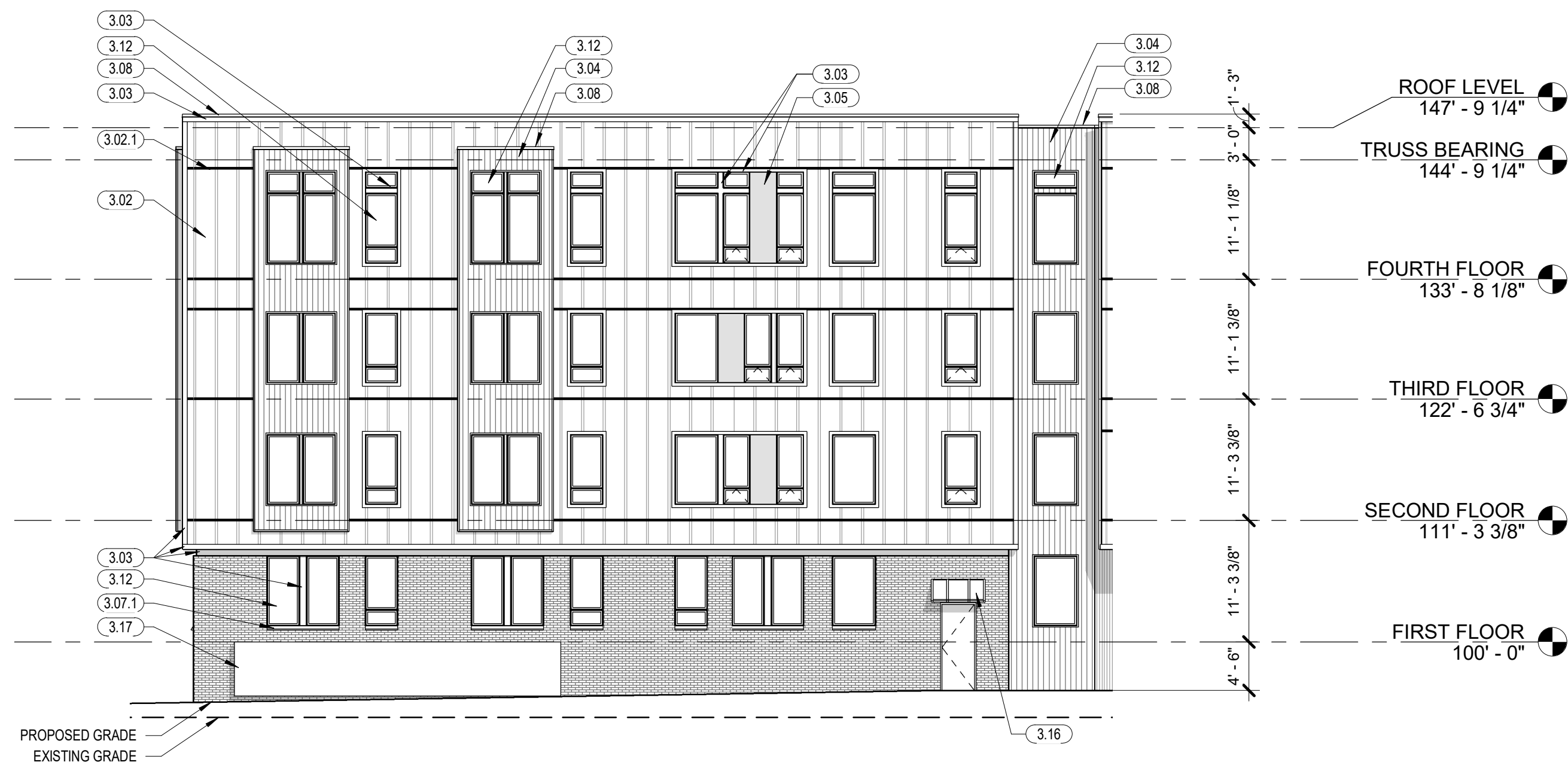
A201



2 NORTHWEST ELEVATION 2
A201 3/32" = 1'-0"



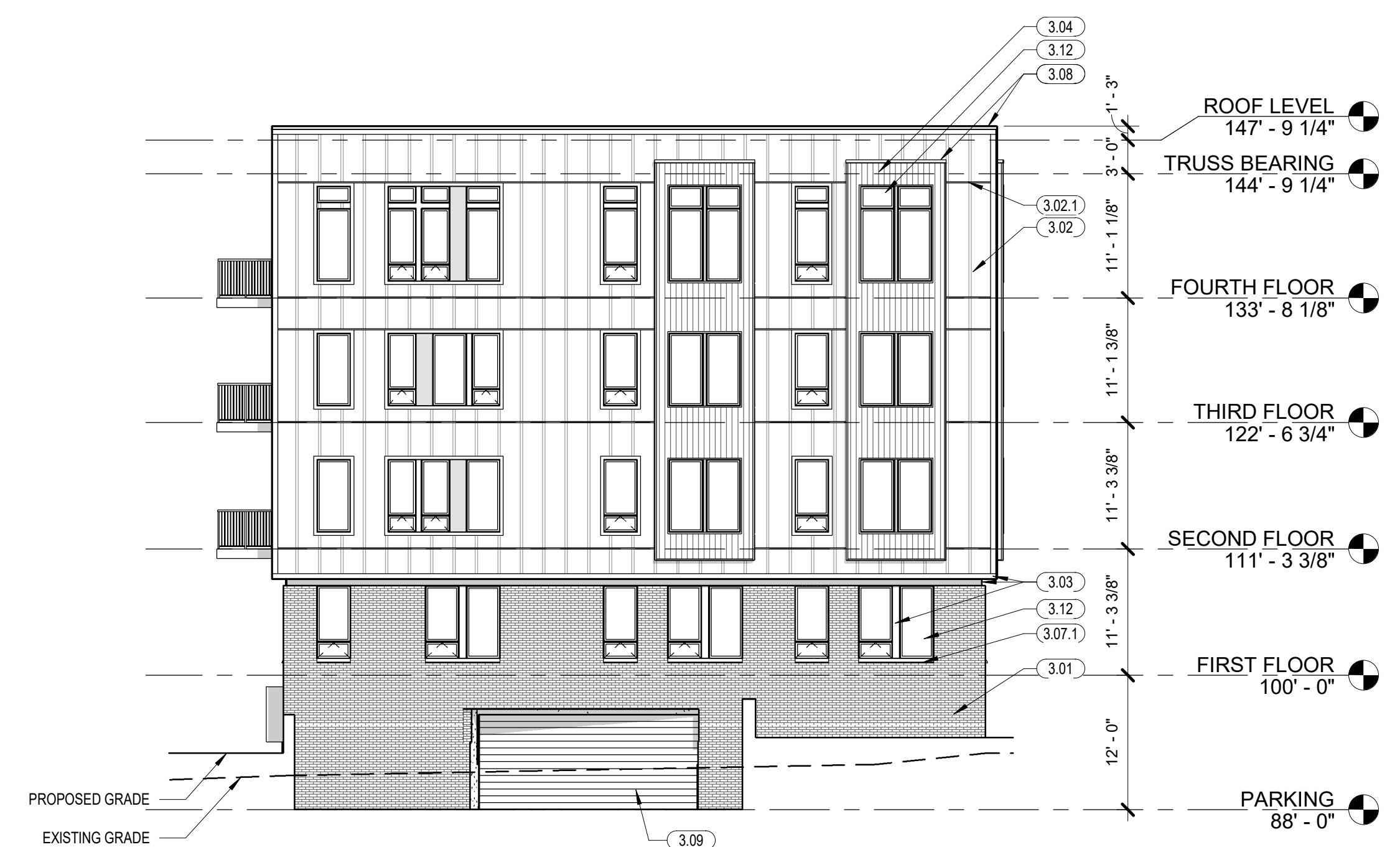
1 NORTHWEST ELEVATION
A201 3/32" = 1'-0"



4 NORTHWEST ELEVATION 3
A201 3/32" = 1'-0"



3 NORTH ENTRY ELEVATION
A201 3/32" = 1'-0"



5 NORTH ELEVATION
A201 3/32" = 1'-0"



2 EAST ELEVATION 2
A202 3/32" = 1'-0"

1 EAST ELEVATION
A202 3/32" = 1'-0"

KEYNOTES	
3.01	BRICK TYPE 1: RUNNING BOND, BEIGE
3.02	BOARD AND BATTEN FIBER CEMENT SIDING, ESPRESSO
3.02.1	FIBER CEMENT SIDING REVEAL, PTD
3.03	FIBER CEMENT TRIM BOARD, ESPRESSO
3.04	VERTICAL 6" V-GROOVE LONGBOARD METAL PANEL, LIGHT FIR
3.05	METAL ACCENT PANEL, BLACK
3.06	WOOD FRAMED BALCONIES, PTD, WITH TOP MOUNT ALUMINUM RAILINGS, BLACK
3.07.1	CAST STONE SILL, BEIGE
3.08	METAL COPING CAP, BLACK
3.10	ALUMINUM GUARDRAIL, BLACK
3.11	SLIDING GLASS DOOR, BLACK
3.12	WINDOW UNITS, BLACK
3.13	ALUMINUM STOREFRONT, BLACK
3.16	STEEL AWNING WITH FROSTED WHITE POLYCARBONATE LAY-IN PANELS
3.18	CAST-IN-PLACE CONCRETE RAMP TO GRADE WITH TOP-MOUNT ALUMINUM GUARDRAIL, BLACK
3.19	ALUMINUM AND GLASS OVERHAD DOOR, BLACK
3.20	ELECTRIC METERS



5 NORTH COURTYARD ELEVATION
A202 3/32" = 1'-0"

4 SOUTHEAST COURTYARD ELEVATION
A202 3/32" = 1'-0"



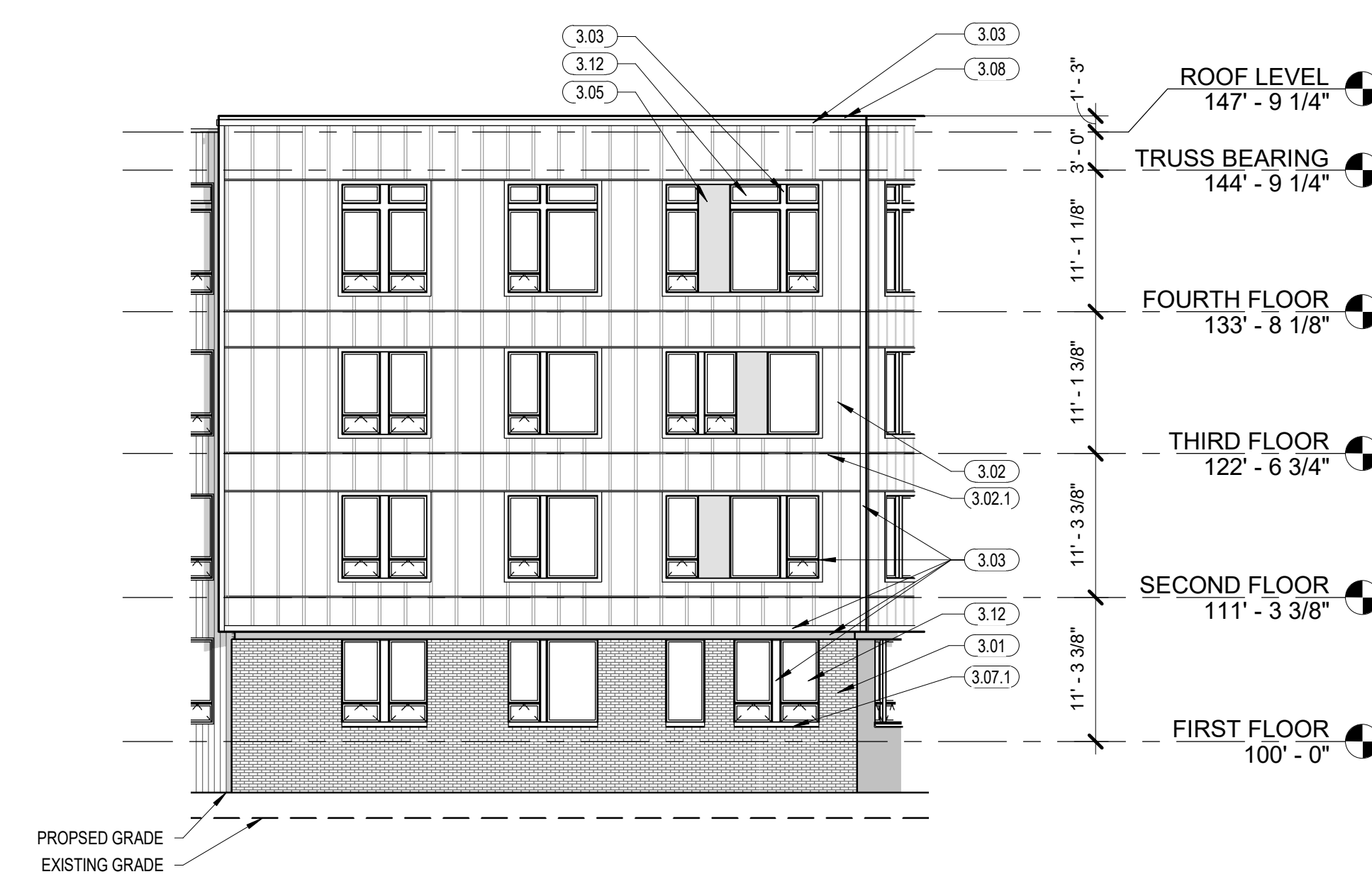
3 SOUTHWEST COURTYARD ELEVATION
A202 3/32" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

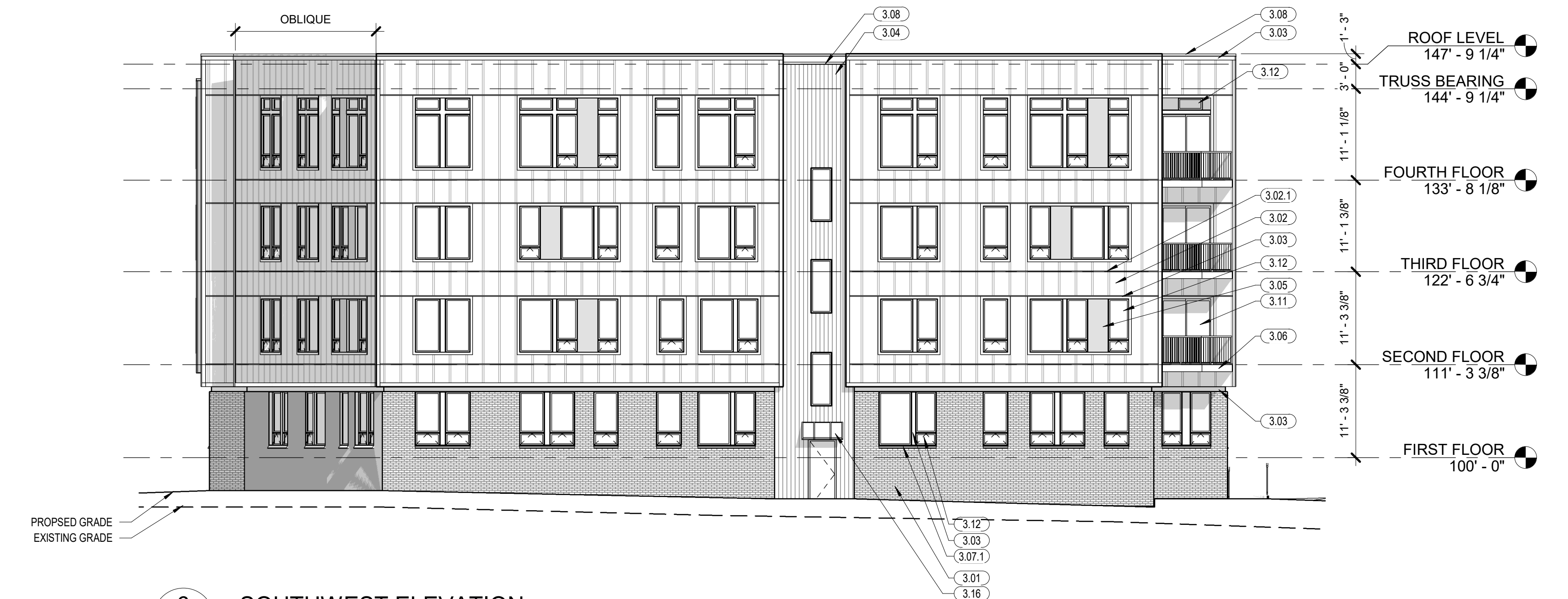
219 North Fair Oaks
219 N Fair Oaks, LLC
Madison, WI 53714

2021.08.00

DATE	ISSUANCE/REVISIONS
06/12/2022	CITY OF MADISON LAND USE SUBMITTAL



7 WEST ELEVATION
A202 3/32" = 1'-0"



6 SOUTHWEST ELEVATION
A202 3/32" = 1'-0"

**BUILDING
ELEVATIONS**

A202



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 219 Fair Oaks Avenue, Madison, WI
 Name of Project Fair Oaks Development
 Owner / Contact William Butcher
 Contact Phone 608-301-5008 Contact Email wjbutcher@gmail.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

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 153,133

Total landscape points required 2,552

- (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 = 217,800 square feet

First five (5) developed acres = 3,630 points

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 Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			26	910
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			5	175
Ornamental tree	1 1/2 inch caliper	15			21	315
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			2	20
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			119	357
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			13	52
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			152	304
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.			536	214
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200	13	182		
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"			19	95
Sub Totals				182		2442

Total Number of Points Provided 2624

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

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.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. All parking lots with twenty (20) or more parking spaces shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

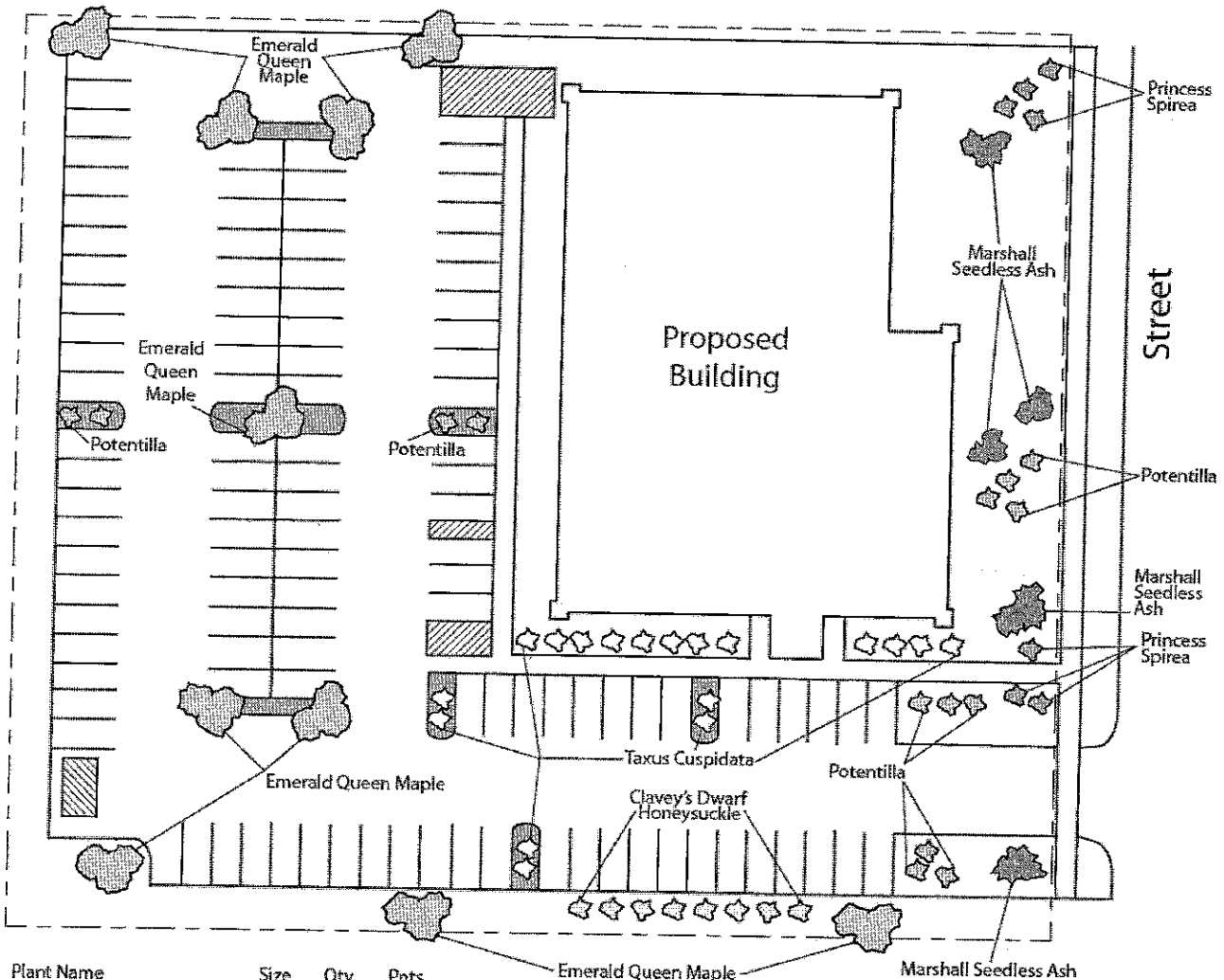
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
			TOTAL 585

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

Applicability.

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
 2. Site amenities, including bike racks, benches, trash receptacles, etc.
 3. Storage areas including trash and loading.
 4. Lighting (landscape, pedestrian or parking area).
 5. Irrigation.
 6. Hard surface materials.
 7. Labeling of mulching, edging and curbing.
 8. Areas of seeding or sodding.
 9. Areas to remain undisturbed and limits of land disturbance.
 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
 11. Existing trees eight (8) inches or more in diameter.
 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, 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.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.