LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET: LOT 1

DRAWING INDEX SENIOR HOUSING	
DRAWING #	DRAWING TITLE
G000	COVER SHEET
G010	SITE LOCATOR MAP
G011	CONTEXTUAL SITE INFO
G012	CONTEXTUAL SITE INFO
G013	CONTEXTUAL SITE INFO
C0.1	EXISTING CONDITIONS MAP
C1.0	GENERAL NOTES & LEGEND
C2.0	DEMO PLAN
C3.0	SITE PLAN
C4.0	GRADING & EROSION CONTROL PLAN
C4.1	DETAILED GRADING PLAN
C5.0	UTILITY PLAN
C6.0	DETAILS
C6.1	DETAILS
C7.0	FIRE ACCESS PLAN
L1.0	LANDSCAPE PLAN OVERALL
L1.1	LANDSCAPE PLAN – NORTHWEST
L1.2	LANDSCAPE PLAN – NORTHEAST
L1.3	LANDSCAPE PLAN – SOUTHWEST
L1.4	LANDSCAPE PLAN – SOUTHEAST
L2.0	LANDSCAPE DETAILS & NOTES
ASP-100	USABLE OPEN SPACE - GROUND FLOOR PLAN
ASP-101	USABLE OPEN SPACE - OCCUPIED DECK 4TH LVL
ASP-200	SITE LIGHTING PLAN
A101	1ST FLOOR PLAN
A102	2ND FLOOR PLAN
A103	3RD FLOOR PLAN
A104	4TH FLOOR PLAN
A105	5TH - 6TH FLOOR PLANS
A106	ROOF PLAN
A200	CONCEPTUAL ELEVATION: WEST & SOUTH
A201	CONCEPTUAL ELEVATION: EAST & NORTH
A203	EXTERIOR PERSPECTIVE: BIRD'S EYE VIEW FROM SOUTHWEST
A204	EXTERIOR PERSPECTIVE: BIRD'S EYE VIEW FROM WEST
A205	EXTERIOR PERSPECTIVE: BIRD'S EYE VIEW FROM NORTHWEST
A206	EXTERIOR PERSPECTIVE: VIEW TO ENTRANCE
A207	EXTERIOR PERSPECTIVE: VIEW TO ENTRANCE

LAND USE APPLICATION SUBMITTAL

SEPTEMBER 26, 2022

JLA ARCHITECTS

JLA PROJECT NUMBER: W22-0128-02

SITE LOCATOR
1"= 100' - 0"

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-02

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SITE LOCATOR

SHEET NUMBER

G010

AERIAL VIEW FROM SOUTHWEST

AERIAL VIEW FROM NORTHEAST

JLA ARCHITECTS

MADISON | MILWAUKEE | DENVER

JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-02

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

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DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

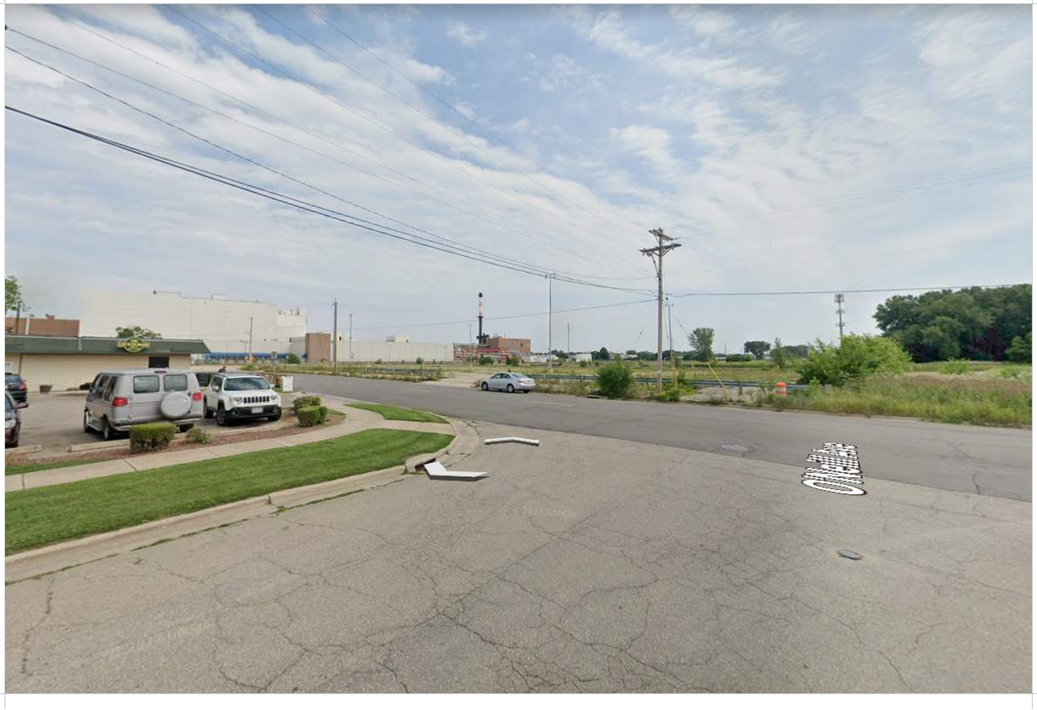
CONTEXTUAL SITE INFORMATION

SHEET NUMBER

G011

ROTH ST AT RAILROAD LOOKING SOUTH

HUXLEY ST LOOKING SOUTH



O'NEIL AVE LOOKING SOUTHEAST

ROTH STREET LOOKINGEAST

JLA ARCHITECTS

MADISON | MILWAUKEE | DENVER

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JLA PROJECT NUMBER: W22-0128-02

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

LAND USE APPLICATION

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

CONTEXTUAL SITE INFORMATION

SHEET NUMBER

G012

RUSKIN ST ATCOMMERCIAL AVE LOOKING NORTH

COMMERCIAL AVE AT RAILROAD LOOKING NORTH

COMMERCIAL AVE LOOKING NORTH

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-02

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

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DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

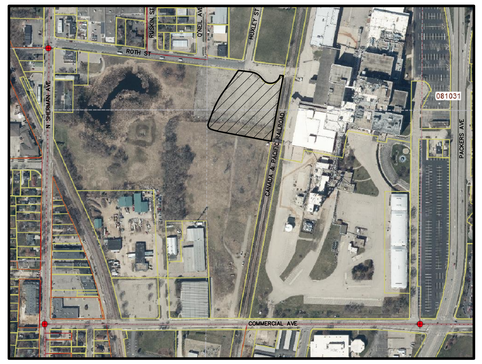
CONTEXTUAL SITE INFORMATION

SHEET NUMBER

G013

EXISTING CONDITIONS MAP

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



VICINITY MAP
NOT TO SCALE

LEGEND

- 1" IRON PIPE FOUND
- BENCHMARK
- BOLLARD
- SIGN
- SANITARY MANHOLE
- WATERMAIN OR GASMAIN VALVE
- HYDRANT
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- STORM SEWER ACCESS
- POWER POLE W/GUY
- TRAFFIC SIGNAL
- MONITORING WELL
- WETLAND FLAG
- PARCEL BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE
- GUARD OR SAFETY RAIL
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- BUILDING
- 855 INDEX CONTOUR
- 854 INTERMEDIATE CONTOUR
- DELINEATED WETLANDS
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- EDGE OF BITUMINOUS
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
- END OF FLAGGED UTILITIES

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON AUGUST 22, 2022.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE; THE SOUTH LINE OF SECTION 31, T08N, R10E, BEARS N89°57'05"E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS THE TOP NUT OF A HYDRANT AS NOTED ON ALTA COMPLETED BY D'ONOFRIO KOTTKE AND ASSOCIATES, INC., FEBRUARY 25, 2022, ELEVATION = 857.88'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE LOCATE TICKET NO. 20223425446, 20223425501, 20223425514, WITH A CLEAR DATE OF AUGUST 24, 2022, AND DIGGER'S HOTLINE MAPPING TICKET NO. 20223425467, 20223425471, 20223425546, WITH A CLEAR DATE OF AUGUST 29, 2022.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   AMERICAN TRANSMISSION
   ROGERS COMMUNICATIONS CANADA
   TDS TELECOM – MIDDLETON
   CITY OF MADISON ENGINEERING
   MCI
   MADISON GAS & ELECTRIC
   AT&T DISTIBUTION
   TDS METROCOM
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARKS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF SURVEY AND SHOULD BE VERIFIED PRIOR TO USE.
9. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
10. THE PARCEL BOUNDARY HEREON IS SHOWN AS PROPOSED ON THE LAND DIVISION BY CERTIFIED SURVEY MAP THAT IS UNDER LOCAL REVIEW. PARCEL MONUMENTS HAVE NOT BEEN SET IN THE FIELD.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	38.30'	217.00'	10°06'43"	38.25'	N74°14'35"W
C-2	39.27'	25.00'	90°00'00"	35.36'	N24°11'13"W
C-3	115.48'	467.00'	14°10'07"	115.19'	N27°53'50"E
C-4	85.81'	100.00'	49°09'53"	83.20'	S58°22'30"E
C-5	142.25'	60.00'	135°50'31"	111.20'	N78°32'30"E

north

SCALE IN FEET
30' 0 30'

DIGGERS HOTLINE

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:
LINCOLN AVENUE CAPITAL

CLIENT ADDRESS:
401 WILSHIRE BLVD, STE 1070
SANTA MONICA, CA 90401

PROJECT:
HARTMEYER REDEVELOPMENT: SENIOR HOUSING - LOT 1

PROJECT LOCATION:
2007 ROTH STREET
CITY OF MADISON

MODIFICATIONS:

#	Date:	Description:
1	9/23/22	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By:	CJO 09/01/22
Reviewed By:	JK 09/02/22
Approved By:	INIT 00/00/00

SHEET TITLE:
EXISTING CONDITIONS MAP

SHEET NUMBER:
C0.1

PROJECT NO: 22-11381

File: I:\2022\22\11381\DWG\Survey Sheets\22\11381 ExCon 1.dwg Layout: ExCon User: mhause Plotted: Sep 22, 2022 - 3:34pm Xref's:

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. 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.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. 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

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. 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.
4. 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.
5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. 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.
8. 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.
9. 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. CONTRACTOR SHALL REFER TO THE PROJECT MATERIAL HANDLING AND ENVIRONMENTAL REPORTS FOR DETAILS ON SOIL CONTAMINATION.
13. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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".
19. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

PAVING NOTES

1. GENERAL
   - 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY CGC, INC. DATED SEPTEMBER 13, 2022
   - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
   - 1.3. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   - 1.4. 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.
   - 2.7. ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, 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. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
   - 3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.4. 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.
   - 3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
   - 3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
   - 3.7. 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.
   - 4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
   - 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.
2. 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.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. 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.
7. 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.
8. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
9. 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.

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.
2. 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 EXISTS.
8. 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.
9. 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 THE 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.
12. STORM SEWER SPECIFICATIONS –

    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 "S".

    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 –

    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.).

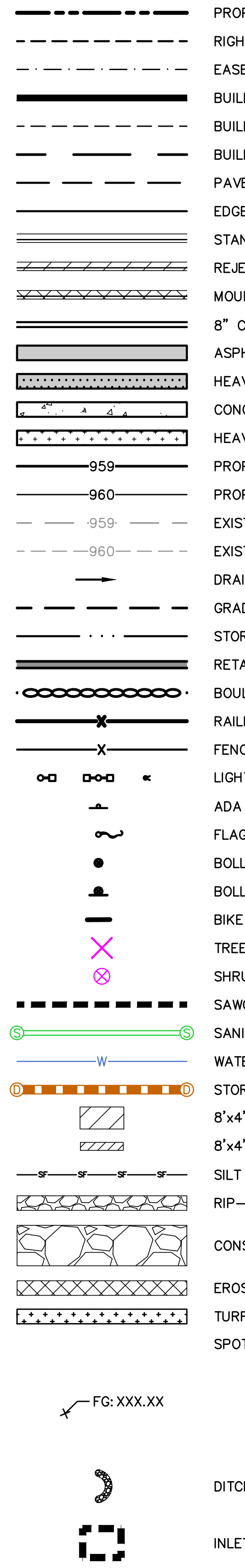
EROSION CONTROL NOTES

1. 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 APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
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 FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
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 PRIOR TO DEVIATION OF THE APPROVED PLAN.
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 REQUEST.
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 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 EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
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 ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
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 AND AS REQUESTED BY THE CITY OF MADISON.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
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 "TACKIFIER."
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.
    - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL 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 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
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 MEASURES.
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 REQUIREMENTS.
17. STABILIZATION PRACTICES:
    - 17.1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - 17.2. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 17.3. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    - 17.4. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
        - PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
        - TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
        - HYDRO-MULCHING WITH A TACKIFIER
        - GEOTEXTILE EROSION MATTING
        - SODDING

STORMWATER FACILITIES CONSTRUCTION NOTES

1. ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES. CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES SHALL BE OBSERVED AND DOCUMENTED BY THE ENGINEER, OR AN OWNER'S REPRESENTATIVE.
2. STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF FINAL SITE GRADING AND SOILS HAVE BEEN STABILIZED.
3. AREAS USED FOR TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
4. CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE LOCATED.
5. NATIVE SOIL INFILTRATION RATES BELOW STORMWATER FACILITIES SHALL BE VERIFIED BY THE OWNER'S GEOTECHNICAL ENGINEER PRIOR INSTALLATION OF FACILITIES. NATIVE SOIL INFILTRATION RATES SHALL BE EQUAL TO OR GREATER THAN DESIGN INFILTRATION RATES.
6. NATIVE SOILS SHALL BE BLENDED A MINIMUM OF TWO FEET PRIOR TO INSTALLATION OF STORMWATER INFILTRATION FACILITIES TO BREAKUP ANY LOWER PERMEABILITY SEAMS THAT MAY BE PRESENT.
7. THICKER SILT OR CLAY LAYERS SHALL BE OVER-EXCAVATED AND BACKFILLED WITH GRANULAR MATERIALS CONFORMING TO SPECIFICATIONS PER WDNR TECH STANDARD 1004.

LEGEND



PROPERTY LINE
RIGHT-OF-WAY
EASEMENT LINE
BUILDING OUTLINE
BUILDING OVERHANG
BUILDING SETBACK LINE
PAVEMENT SETBACK LINE
EDGE OF PAVEMENT
STANDARD CURB AND GUTTER
REJECT CURB AND GUTTER
MOUNTABLE CURB AND GUTTER
8" CONCRETE RIBBON CURB
ASPHALT PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT
CONCRETE PAVEMENT
HEAVY DUTY CONCRETE PAVEMENT
PROPOSED 1 FOOT CONTOUR
PROPOSED 5 FOOT CONTOUR
EXISTING 1 FOOT CONTOUR
EXISTING 5 FOOT CONTOUR
DRAINAGE DIRECTION
GRADE BREAK
STORMWATER MANAGEMENT AREA
RETAINING WALL
BOULDER WALL
RAILING
FENCE
LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
ADA PARKING SIGN
FLAG POLE
BOLLARD
BOLLARD WITH ADA PARKING SIGN
BIKE RACK
TREE REMOVAL
SHRUB REMOVAL
SAWCUT EXISTING PAVEMENT
SANITARY SEWER
WATERMAIN
STORM SEWER
8'x4'x4" INSULATION (PLAN VIEW)
8'x4'x4" INSULATION (PROFILE VIEW)
SILT FENCE
RIP-RAP
CONSTRUCTION ENTRANCE
EROSION MATTING
TURF REINFORCEMENT MATTING
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
DITCH CHECK
INLET PROTECTION

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LINCOLN AVENUE CAPITAL

HARTMEYER
REDEVELOPMENT:
SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

GENERAL
NOTES AND
LEGEND

SHEET NUMBER

C1.0

ROTH STREET

HUXLEY STREET EXTENSION

COOLIDGE STREET EXTENSION

REMOVE EXISTING BEAM GUARD, TYP.

REMOVE BOLLARD, TYP.

REMOVE LIGHT POLE, TYP.

REMOVE PUBLIC SANITARY SEWER. REFER TO PUBLIC IMPROVEMENT PLANS FOR DETAILS.

REMOVE PUBLIC STORM SEWER. REFER TO PUBLIC IMPROVEMENT PLANS FOR DETAILS.

10.0' GAS EASEMENT

REMOVE BOLLARD, TYP.

REFER TO ADJACENT DEVELOPMENT PLANS FOR CONTINUED REMOVAL OF EXISTING SANITARY SEWER

REFER TO ADJACENT DEVELOPMENT PLANS FOR CONTINUED REMOVAL OF EXISTING STORM SEWER

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- DEMOLITION – REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
- DEMOLITION – REMOVAL OF GUARDRAIL/FENCE
- DEMOLITION – REMOVAL OF ASPHALT SURFACES
- DEMOLITION – REMOVAL OF CONCRETE SURFACES
- DEMOLITION – REMOVAL OF GRAVEL SURFACES
- DEMOLITION – REMOVAL OF UTILITIES
- TREE/SHRUB REMOVAL
- MISCELLANEOUS REMOVALS
- PROTECT EXISTING TREE

north

SCALE IN FEET

20' 0 20'

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LAND USE APPLICATION

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SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

C2.0

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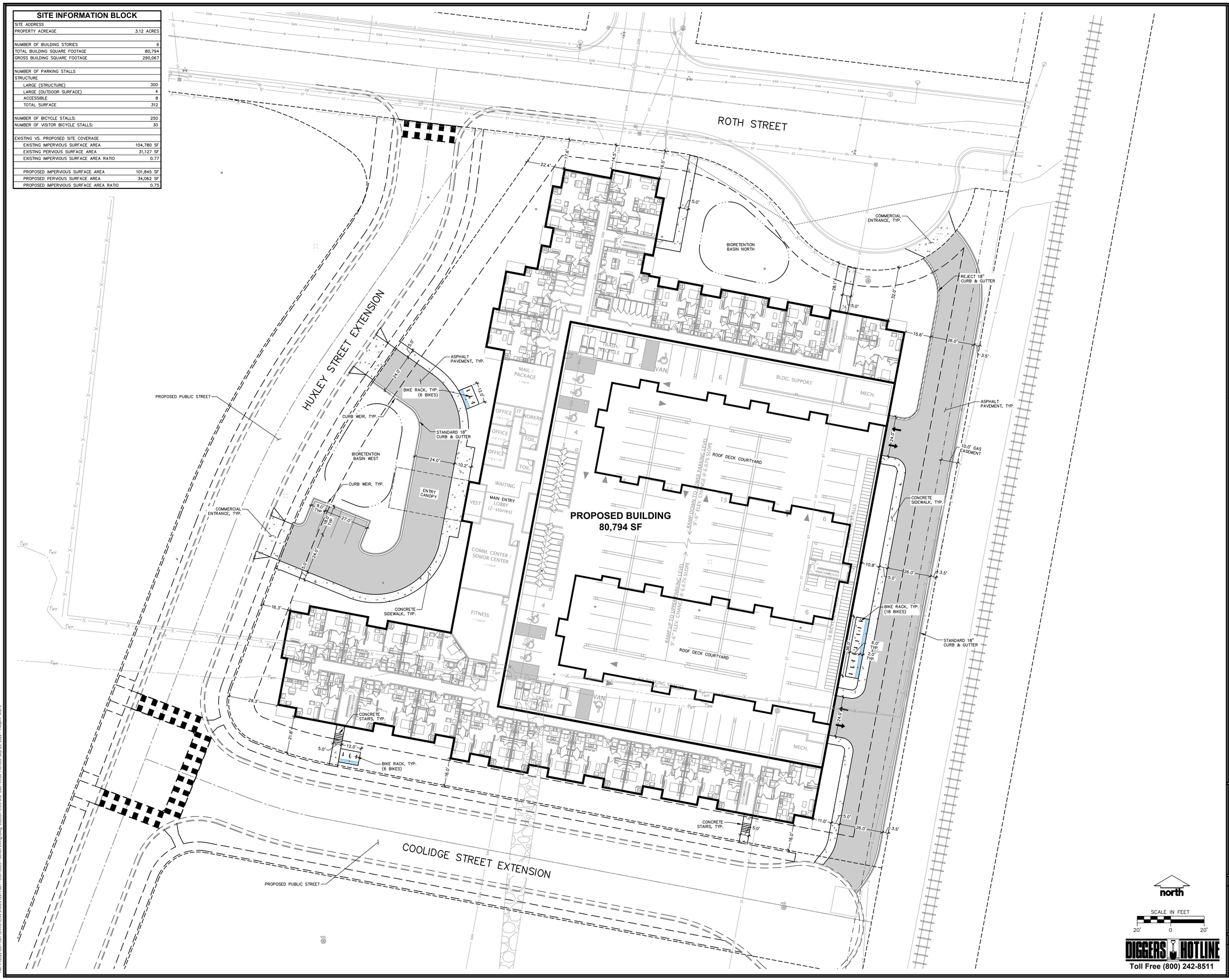
SITE INFORMATION BLOCK

SITE ADDRESS	
PROPERTY ACREAGE	3.12 ACRES
NUMBER OF BUILDING STORIES	6
TOTAL BUILDING SQUARE FOOTAGE	80,794
GROSS BUILDING SQUARE FOOTAGE	290,067
NUMBER OF PARKING STALLS	
STRUCTURE	
LARGE (STRUCTURE)	300
LARGE (OUTDOOR SURFACE)	4
ACCESSIBLE	8
TOTAL SURFACE	312
NUMBER OF BICYCLE STALLS:	250
NUMBER OF VISITOR BICYCLE STALLS:	30
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	104,780 SF
EXISTING PERVIOUS SURFACE AREA	31,127 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.77
PROPOSED IMPERVIOUS SURFACE AREA	101,845 SF
PROPOSED PERVIOUS SURFACE AREA	34,062 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.75



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HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

KEY PLAN

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Mark	Description	Date

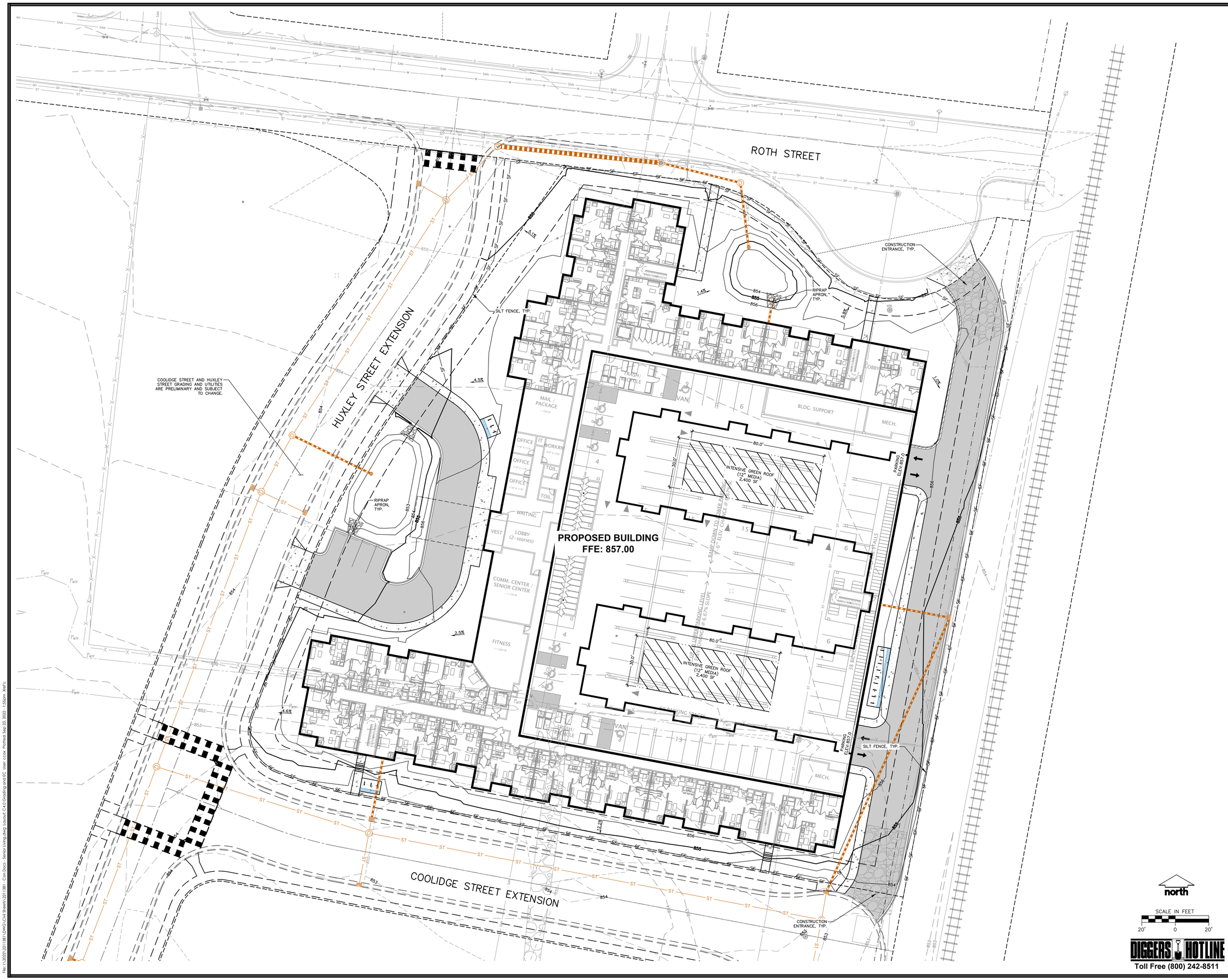
SHEET TITLE

SITE PLAN

SHEET NUMBER

C3.0

File: I:\2022\2211381\DWG\Civil Sheets\2211381 - Con Docs - Senior Living.dwg Layout: C3.0 Site User: ccox Plotted: Sep 23, 2022 - 1:43pm Xref's:



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LOT 1

LAND USE APPLICATION

KEY PLAN

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DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

GRADING AND EROSION CONTROL PLAN

SHEET NUMBER

C4.0

north

SCALE IN FEET
20' 0 20'

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ROTH STREET

HUXLEY STREET EXTENSION

COOLIDGE STREET AND HUXLEY STREET GRADING AND UTILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

PROPOSED BUILDING
FFE: 857.00

COOLIDGE STREET EXTENSION

north

SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
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JLA PROJECT NUMBER: W22-0128-02

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LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

DETAILED GRADING PLAN

SHEET NUMBER

C4.1

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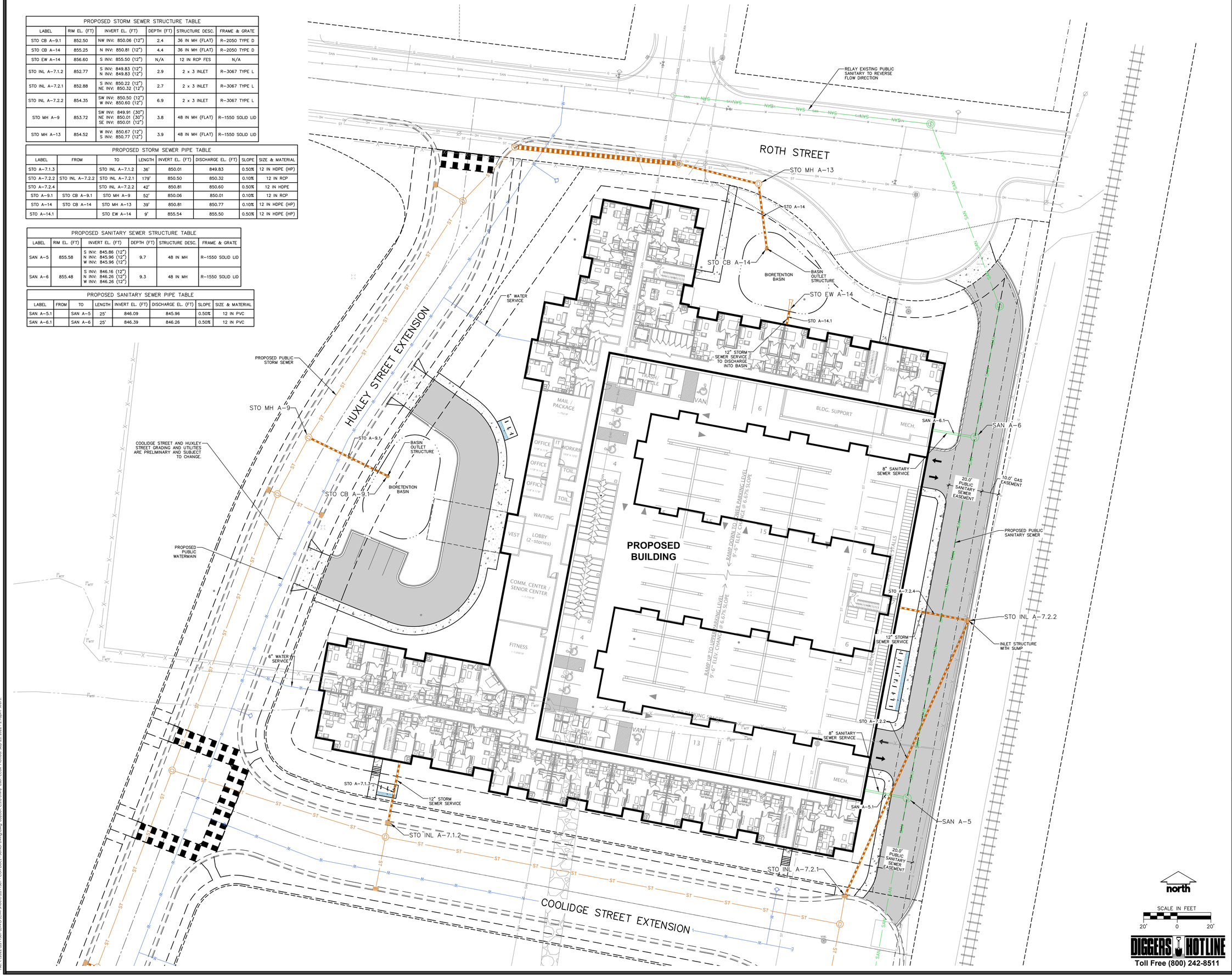
PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO CB A-9.1	852.50	NW INV: 850.06 (12")	2.4	36 IN MH (FLAT)	R-2050 TYPE D
STO CB A-14	855.25	N INV: 850.81 (12")	4.4	36 IN MH (FLAT)	R-2050 TYPE D
STO EW A-14	856.60	S INV: 855.50 (12")	N/A	12 IN RCP FES	N/A
STO INL A-7.1.2	852.77	S INV: 849.83 (12") N INV: 849.83 (12")	2.9	2 x 3 INLET	R-3067 TYPE L
STO INL A-7.2.1	852.88	S INV: 850.22 (12") NE INV: 850.32 (12")	2.7	2 x 3 INLET	R-3067 TYPE L
STO INL A-7.2.2	854.35	SW INV: 850.50 (12") W INV: 850.60 (12")	6.9	2 x 3 INLET	R-3067 TYPE L
STO MH A-9	853.72	SW INV: 849.91 (30") NE INV: 850.01 (30") SE INV: 850.01 (12")	3.8	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-13	854.52	W INV: 850.67 (12") S INV: 850.77 (12")	3.9	48 IN MH (FLAT)	R-1550 SOLID LID

PROPOSED STORM SEWER PIPE TABLE								
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
STO A-7.1.3		STO INL A-7.1.2	36'	850.01	849.83	0.50%	12 IN HDPE (HP)
STO A-7.2.2	STO INL A-7.2.2	STO INL A-7.2.1	179'	850.50	850.32	0.10%	12 IN RCP
STO A-7.2.4		STO INL A-7.2.2	42'	850.81	850.60	0.50%	12 IN HDPE
STO A-9.1	STO CB A-9.1	STO MH A-9	52'	850.06	850.01	0.10%	12 IN RCP
STO A-14	STO CB A-14	STO MH A-13	39'	850.81	850.77	0.10%	12 IN HDPE (HP)
STO A-14.1		STO EW A-14	9'	855.54	855.50	0.50%	12 IN HDPE (HP)

PROPOSED SANITARY SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAN A-5	855.58	S INV: 845.86 (12") N INV: 845.96 (12") W INV: 845.96 (12")	9.7	48 IN MH	R-1550 SOLID LID
SAN A-6	855.48	S INV: 846.16 (12") N INV: 846.26 (12") W INV: 846.26 (12")	9.3	48 IN MH	R-1550 SOLID LID

PROPOSED SANITARY SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SAN A-5.1		SAN A-5	25'	846.09	845.96	0.50%	12 IN PVC
SAN A-6.1		SAN A-6	25'	846.39	846.26	0.50%	12 IN PVC



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SHEET NUMBER

C5.0

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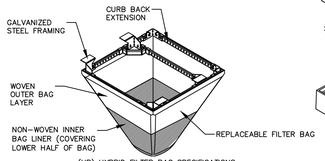
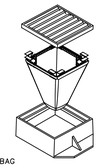
FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS





(HB) HYBRID FILTER BAG SPECIFICATIONS:

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

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

CATCH-IT INLET FILTER (Temporary Inlet Protection)

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft^3)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB
3030	Square-Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62MCB2316HB
3067-C	Square-Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3618HB
R-2501	Round (RD)	~26	~24	2.3	0.8	5.2	62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6	62MRD22HB

Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)

PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM D4632	390 x 225 Lbs	100 Lbs
ELONGATION	ASTM D4632	30% x 15%	50%
CBR PUNCTURE	ASTM D6241	1000 Lbs	65 Lbs
TRAPEZOIDAL TEAR	ASTM D4533	130 x 75 Lbs	40 Lbs
UV RESISTANCE	ASTM D4355	90%	70%
OPENING SIZE (AOS)	ASTM D4751	20 U.S STD SIEVE	40 U.S STD SIEVE
PERMITTIVITY	ASTM D4491	$1.5 Sec^{-1}$	$2.0 Sec^{-1}$
WATER FLOW RATE	ASTM D4491	200 gal/min/ft^2	145 gal/min/ft^2
MINIMUM FILTER BAG VOLUME		2 CUBIC FIT	

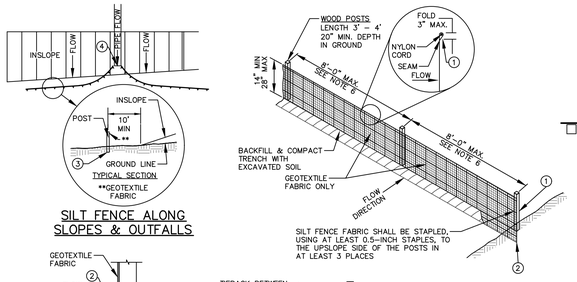
FLEXSTORM BEST FILTERS
CATCH IT

REV.	DESCRIPTION	DATE
C	IPP Flexstorm HD Specification	

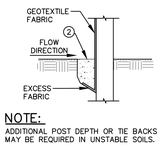
FRAMED INLET PROTECTION

N.T.S.

REV. 7-01-2019

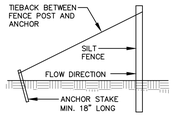


SILT FENCE ALONG SLOPES & OUTFALLS

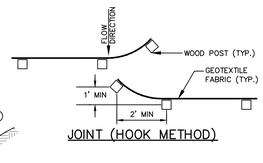


NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

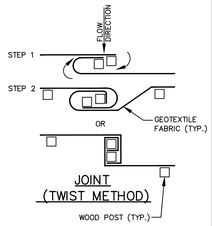
TRENCH DETAIL



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (HOOK METHOD)



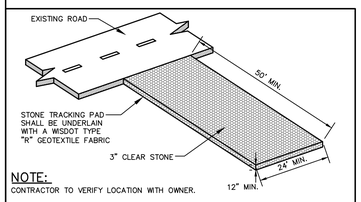
JOINT (TWIST METHOD)

GENERAL NOTES:
1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

SILT FENCE

N.T.S.

REV. 7-01-2019

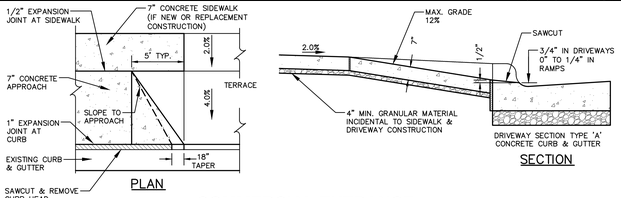


NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER.

CONSTRUCTION ENTRANCE

N.T.S.

REV. 12-10-2018



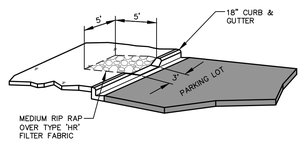
PLAN

SECTION

COMMERCIAL ENTRANCE

N.T.S.

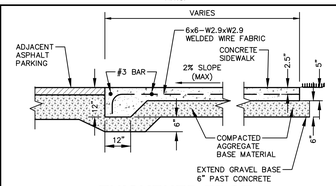
REV. 2-12-2021



CURB WEIR

N.T.S.

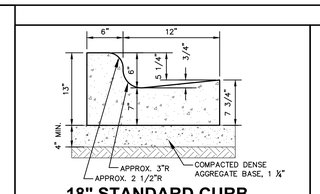
REV. 11-20-2018



THICKENED EDGE SIDEWALK - FLUSH

N.T.S.

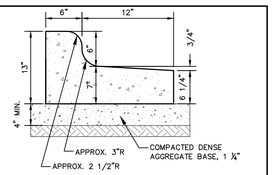
REV. 07-14-2020



18" STANDARD CURB & GUTTER

N.T.S.

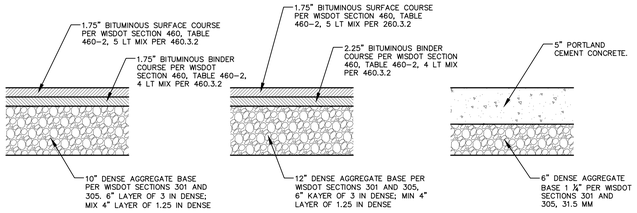
REV. 12-17-2018



18" REJECT CURB & GUTTER

N.T.S.

REV. 12-17-2018



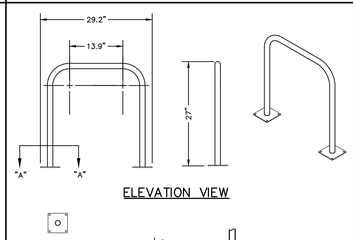
STANDARD ASPHALT PAVEMENT SECTION | HEAVY DUTY ASPHALT PAVEMENT SECTION | CONCRETE SIDEWALK SECTION

GENERAL NOTES:
1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY CGC, INC. TITLED "GEOTECHNICAL EXPLORATION REPORT" DATED SEPTEMBER 13, 2022. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
3. CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM 5" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED 6" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

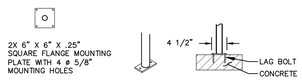
PAVEMENT SECTIONS

N.T.S.

REV. 7-01-2019



ELEVATION VIEW



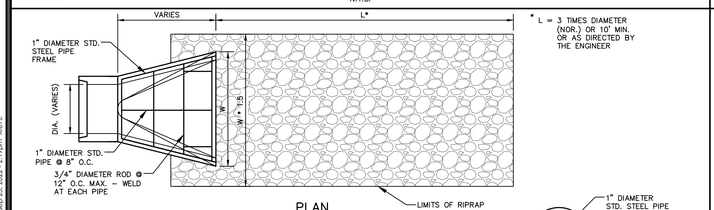
SURFACE FLANGE MOUNT (SF) SECTION VIEWS

GENERAL NOTES:
1. DO NOT SCALE DRAWING.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

INVERTED-U BIKE RACK

N.T.S.

REV. 12-10-2018



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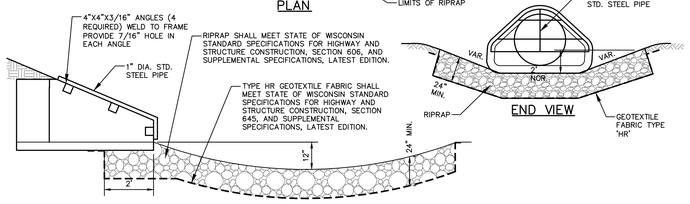


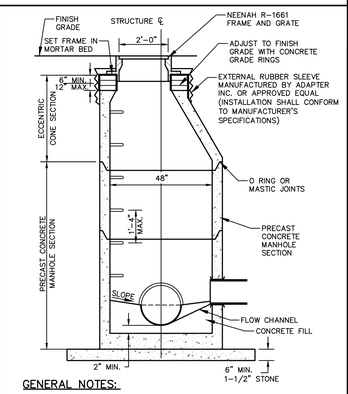
SIDE VIEW

END VIEW

APRON ENDWALL W/ GRATE - RIPRAP

N.T.S.

REV. 12-7-2018

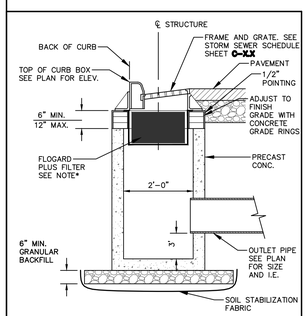


GENERAL NOTES:
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. JOINTS SHALL BE WATERTIGHT, USE BUTYL RUBBER GASKET.
3. USE MORTAR FOR PIPE CONNECTIONS.
4. ALL MANHOLES SHALL HAVE RUBBER CHIMNEY BOOT SEALS.

SANITARY SEWER MANHOLE

N.T.S.

REV. 12-6-2018



NOTE:
*INSTALL FLOGARD PLUS CATCH BASIN FILTER INSERT AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. OR EQUIVALENT. FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS.

STORM INLET W/ SUMP - OIL & GREASE FILTER

N.T.S.

REV. 11-26-2018

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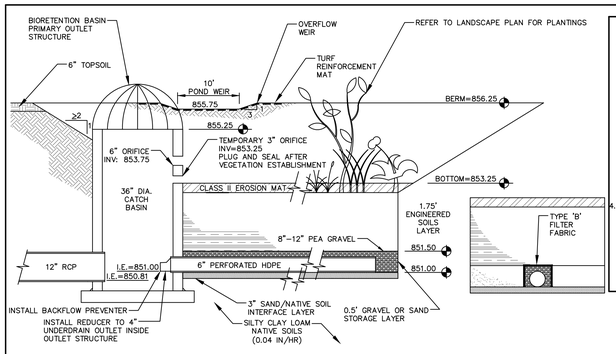
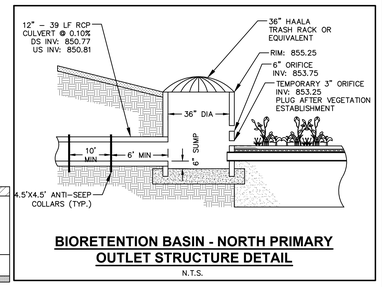


A SECTION

B SECTION



BIORETENTION BASIN - NORTH PRIMARY OUTLET STRUCTURE DETAIL

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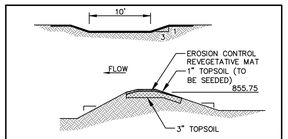

BIORETENTION BASIN - NORTH EMERGENCY OVERFLOW WEIR DETAIL

N.T.S.

GENERAL NOTES:

1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 – BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6–8, AND MOISTURE CONTENT OF 35–50% BY WEIGHT.
4. SAND/GRAVEL STORAGE LAYER SHALL CONSIST OF SAND OR GRAVEL MATERIAL MEETING THE SPECIFICATIONS IN SECTION V.B.7 OF WDNR TECHINCAL STANDARD 1004.
5. SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2–4 INCHES.
6. CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE SILT LOAM SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE BIORETENTION BASIN. DEEP TILL MINIMUM 2 FEET OF NATIVE SOIL TO PROMOTE INFILTRATION.
7. IF ADDITIONAL EXCAVATION IS REQUIRED BELOW THE SAND SOIL PROFILE TO REACH THE LISTED NATIVE SOIL LAYER, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BIORETENTION SYSTEM TO THE BOTTOM OF THE SAND LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE LISTED NATIVE SOIL LAYER AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
8. FILTER FABRIC SHALL BE PLACED ABOVE AND ON THE SIDES OF THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
10. ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON–LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
11. RUNOFF MUST INFILTRATE WITHIN 24–HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
12. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
13. SEE LANDSCAPING PLAN AND CONSULT WITH LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE SEED MIX, PLANTS AND PLANTING CONFIGURATIONS.

THE STORMWATER MANAGEMENT FEATURES CONTAINED WITHIN THIS PLAN SET HAVE BEEN DESIGNED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH IN WISCONSIN DNR NR151 AND LOCAL ORDINANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION PRACTICES HAVE BEEN UTILIZED AND THAT STORMWATER MANAGEMENT FEATURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED DESIGN PLANS. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL NOT BE LIABLE FOR ANY CONSTRUCTION PRACTICES OR INSTALLATION WHICH DEVIATES FROM THE APPROVED PLAN SET. ONCE THE OWNER HAS PROVIDED FINAL APPROVAL TO THE WORK PERFORMED BY THE CONTRACTOR AND ENSURED COMPLIANCE WITH THE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN STORMWATER MANAGEMENT FEATURES IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT. PROPER OPERATION IS DEPENDENT ON A MULTITUDE OF VARIABLES INCLUDING WEATHER. THESE COMPONENTS REQUIRE ONGOING MAINTENANCE FOR WHICH THE OWNER IS RESPONSIBLE. JSD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.

NOTE:
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THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

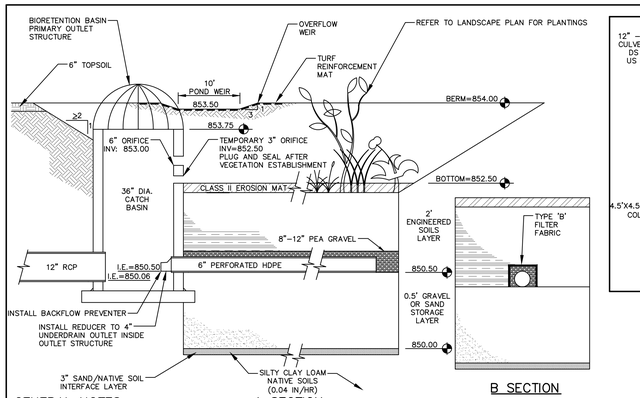
SAND STORAGE LAYER: IF NATIVE SOIL INFILTRATION RATES ARE GREATER THAN OR EQUAL TO THE DESIGN SAND LAYER (3.6 IN/HR), NATIVE SOILS MAY BE USED. GEOTECHNICAL CONSULTANT SHALL PROVIDE THIS INFORMATION IN WRITTEN DOCUMENTATION FOR VERIFICATION PRIOR TO CONSTRUCTION.

AS–BUILT SURVEY AND CERTIFICATION: UPON CONSTRUCTION COMPLETION AND STABILIZATION, AN AS–BUILT SURVEY IS TO BE CONDUCTED FOR BASIN AND CERTIFIED BY THE ISSUING ENGINEER. SURVEYOR IS TO CONFIRM THE TEMPORARY 3" ORIFICE IN THE BIORETENTION BASIN OUTLET HAS BEEN PLUGGED AND SEALED. AS–BUILT PLANS ARE TO BE SUBMITTED TO MUNICIPALITY FOR FINAL APPROVAL.

BIORETENTION BASIN - NORTH

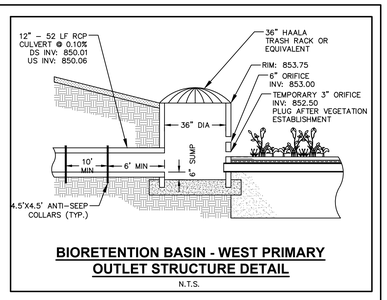
N.T.S.

REV. 12-7-2018



A SECTION

B SECTION



BIORETENTION BASIN - WEST PRIMARY OUTLET STRUCTURE DETAIL

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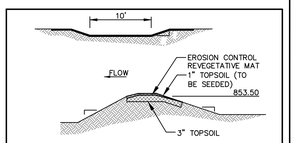

BIORETENTION BASIN - WEST EMERGENCY OVERFLOW WEIR DETAIL

N.T.S.

GENERAL NOTES:

1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 – BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6–8, AND MOISTURE CONTENT OF 35–50% BY WEIGHT.
4. SAND/GRAVEL STORAGE LAYER SHALL CONSIST OF SAND OR GRAVEL MATERIAL MEETING THE SPECIFICATIONS IN SECTION V.B.7 OF WDNR TECHINCAL STANDARD 1004.
5. SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2–4 INCHES.
6. CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE SILT LOAM SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE BIORETENTION BASIN. DEEP TILL MINIMUM 2 FEET OF NATIVE SOIL TO PROMOTE INFILTRATION.
7. IF ADDITIONAL EXCAVATION IS REQUIRED BELOW THE SAND SOIL PROFILE TO REACH THE LISTED NATIVE SOIL LAYER, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BIORETENTION SYSTEM TO THE BOTTOM OF THE SAND LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE LISTED NATIVE SOIL LAYER AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
8. FILTER FABRIC SHALL BE PLACED ABOVE AND ON THE SIDES OF THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
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BIORETENTION BASIN - WEST

N.T.S.

REV. 12-7-2018

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JSD

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

KEY PLAN

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REVISION SCHEDULE

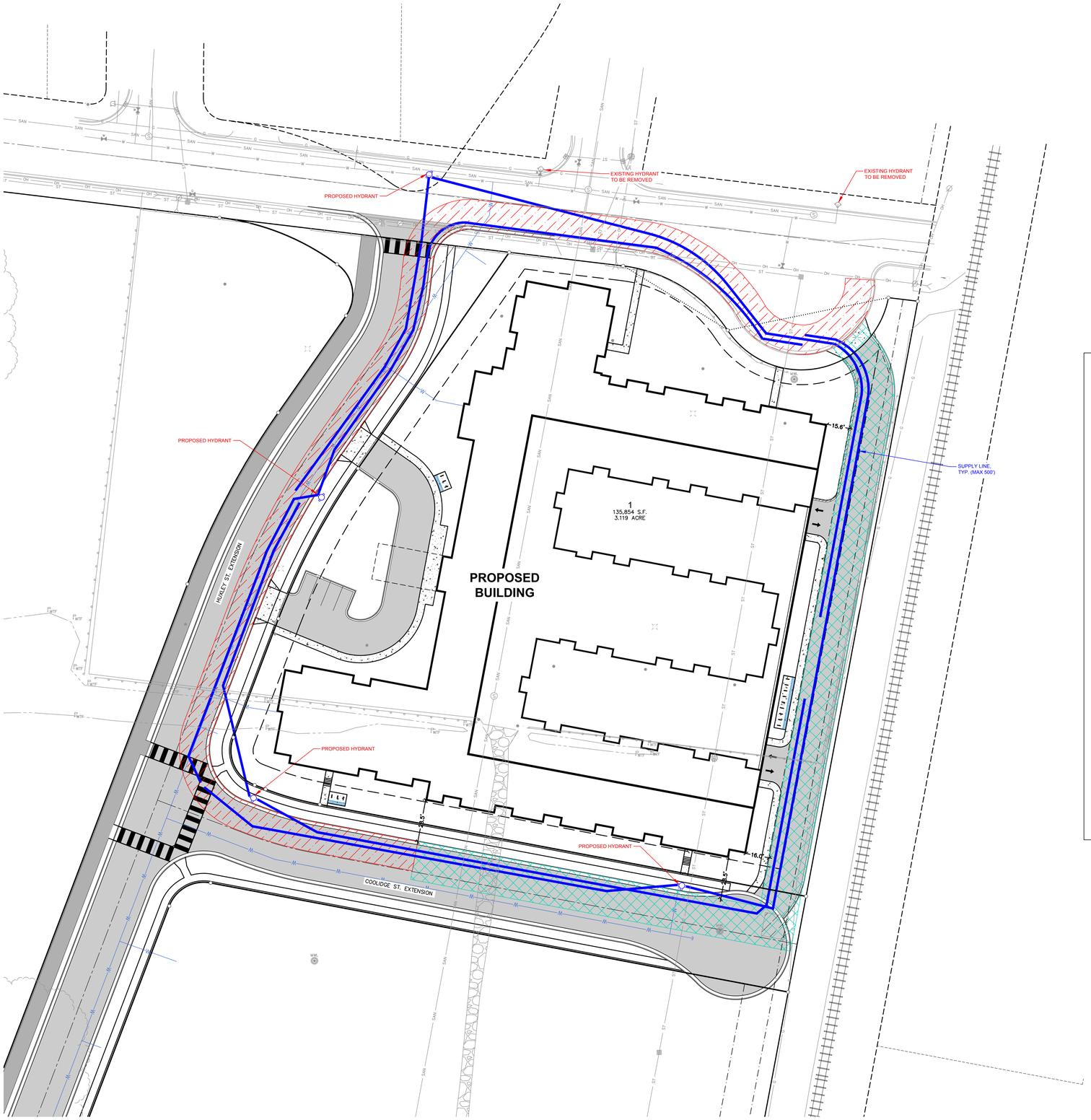
Mark	Description	Date

SHEET TITLE

DETAILS

SHEET NUMBER

C6.1



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 20' WIDE FIRE LANE
- 26' WIDE FIRE LANE – AERIAL APPARATUS
- HYDRANT LOCATION

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address: ROTH ST. & RUSKIN ST. MADISON, WI

Contact Name & Phone #: MATT HAASE (608-848-5060)

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☐ No	☒ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☐ Yes	☒ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building? VARIABLE	☐ Yes	☐ No	☐ 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? VARIABLE	☐ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ 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?	☒ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

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

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 06/2022

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LOT 1

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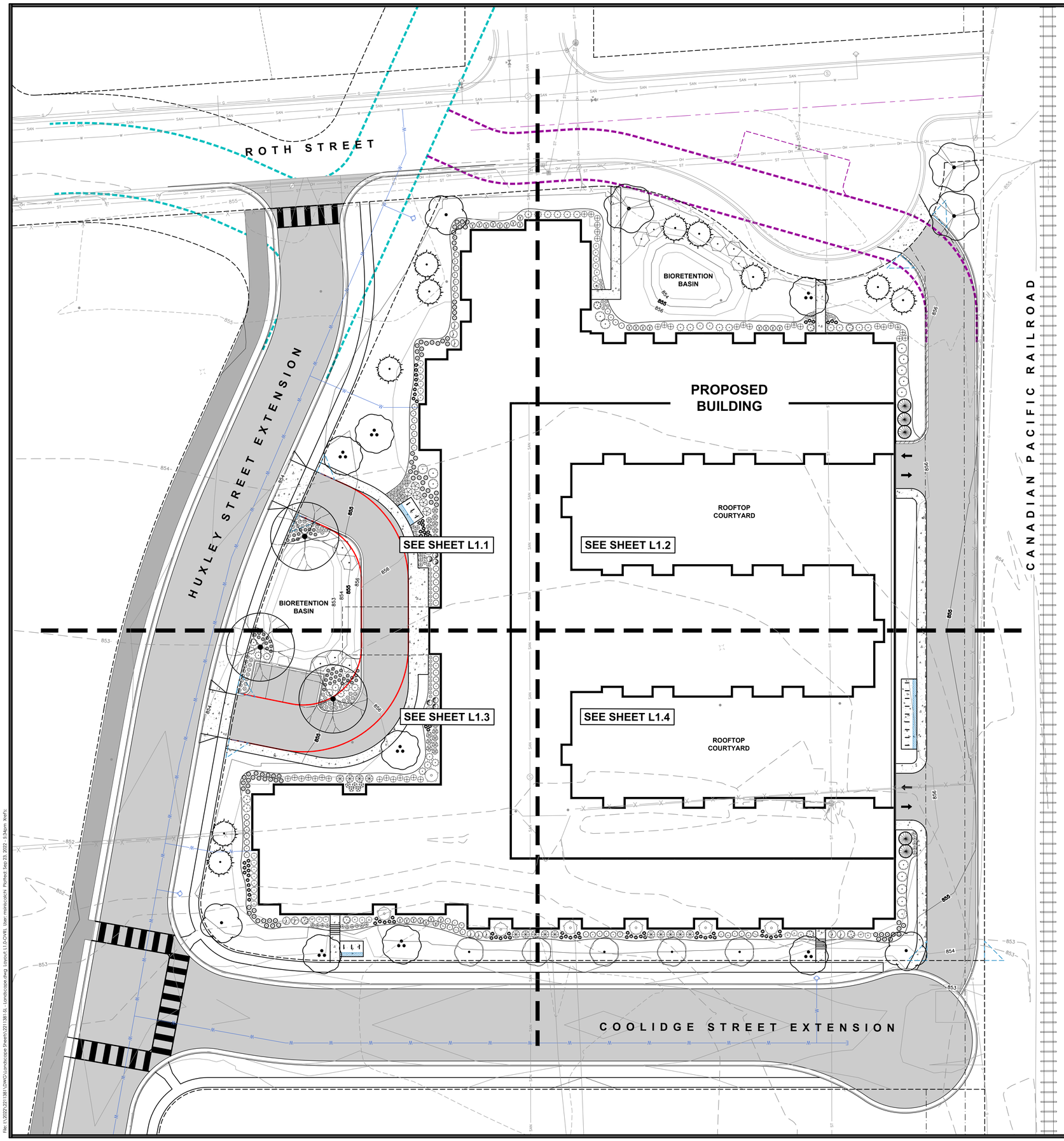
SHEET TITLE

FIRE ACCESS PLAN

SHEET NUMBER

C7.0



PLANT SCHEDULE

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	TADI	Taxodium distichum 'Mickelson' TM / Shawnee Brave Bald Cypress
ORNAMENTAL TREES	**CODE**	**BOTANICAL / COMMON NAME**
	PRMA	Prunus maackii 'Jeffree' / Goldrush® Amur Chokecherry
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**
	ACFR	Acer x freemanii 'Marmo' / Marmo Freeman Maple
	GIBI	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree
	QUSC	Quercus x schuettei / Swamp Bur Oak
	QUWA	Quercus x warei 'Regal Prince' / Regal Prince Oak
UPRIGHT EVERGREEN SHRUB	**CODE**	**BOTANICAL / COMMON NAME**
	THTE	Thuja occidentalis 'Techny' / Techny Arborvitae
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	ARME	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry
	COBA	Cornus baileyi / Bailey's Red-twig Dogwood
	SISE	Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle
	FOIN	Forsythia x intermedia 'Mindor' / Show Off® Forsythia
	HYAR	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea
	HYPAP	Hydrangea paniculata 'Dvp Pinky' TM / Pinky Winky Panicle Hydrangea
	HYPAL	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea
	PHOPL	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark
	SPJA	Spiraea japonica 'SMNSJMFR' TM / Double Play Red Spirea
	SYPA	Syringa x 'SMNJRPI' TM / Bloomerang Dwarf Pink Lilac
	VICA	Viburnum carlesii 'SMVCB' TM / Spice Baby Koreanspice Viburnum
	VIJU	Viburnum x juddii / Judd Viburnum
	WEFL	Weigela florida 'Verweig 6' / Sonic Bloom® Red Weigela
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	BUGV	Buxus x 'Green Velvet' / Green Velvet Boxwood
	JUCHK	Juniperus chinensis 'Pfitzerana Kallays Compacta' / Kally Pfitzer Compact Juniper
	JUMA	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper
	RHOD	Rhododendron x 'P.J.M.' / PJM Rhododendron
	TAMEG	Taxus x media 'Dark Green' / Dark Green Yew
	TAMEE	Taxus x media 'Everlow' / Everlow Yew
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	ALSU	Allium x 'Summer Beauty' / Summer Beauty Allium
	CAAC	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
	GERR	Geranium x 'Rozanne' / Rozanne Cranesbill
	HEMC	Hemerocallis x 'Chicago Apache' / Daylily
	PAVI	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
	SCSC	Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem *
	SPHD	Sporobolus heterolepis / Prairie Dropseed

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
6. 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

north

SCALE IN FEET
20' 0 20'

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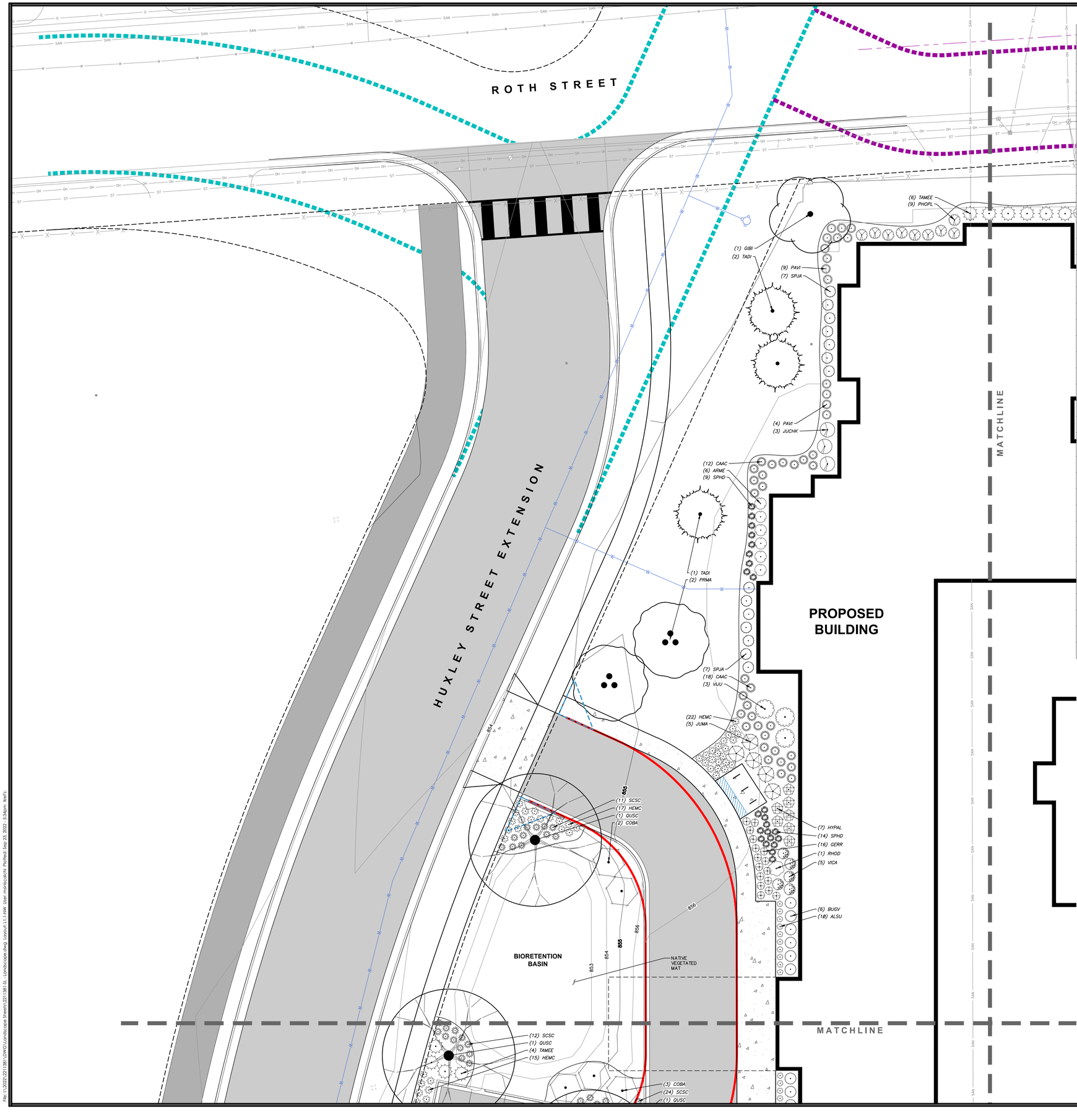
LANDSCAPE PLAN - OVERALL

SHEET NUMBER

L1.0



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	SYPA	Syringa x 'SMNJRPI' TM / Bloomerang Dwarf Pink Lilac
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	VUJU	Viburnum x juddii / Judd Viburnum
	WEFL	Weigela florida 'Verweig 6' / Sonic Bloom® Red Weigela
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	BUGV	Buxus x 'Green Velvet' / Green Velvet Boxwood
	JUCHK	Juniperus chinensis 'Pfitzerana Kallays Compacta' / Kally Pfitzer Compact Juniper
	JUMA	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper
	RHOD	Rhododendron x 'P.J.M.' / PJM Rhododendron
	TAMEG	Taxus x media 'Dark Green' / Dark Green Yew
	TAMEE	Taxus x media 'Everlow' / Everlow Yew
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	ALSU	Allium x 'Summer Beauty' / Summer Beauty Allium
	CAAC	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
	GERR	Geranium x 'Rozanne' / Rozanne Cranesbill
	HEMC	Hemerocallis x 'Chicago Apache' / Daylily
	PAVI	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
	SCSC	Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem
	SPHD	Sporobolus heterolepis / Prairie Dropseed

CONTRACTOR NOTES

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3. ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.

north

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LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

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DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE

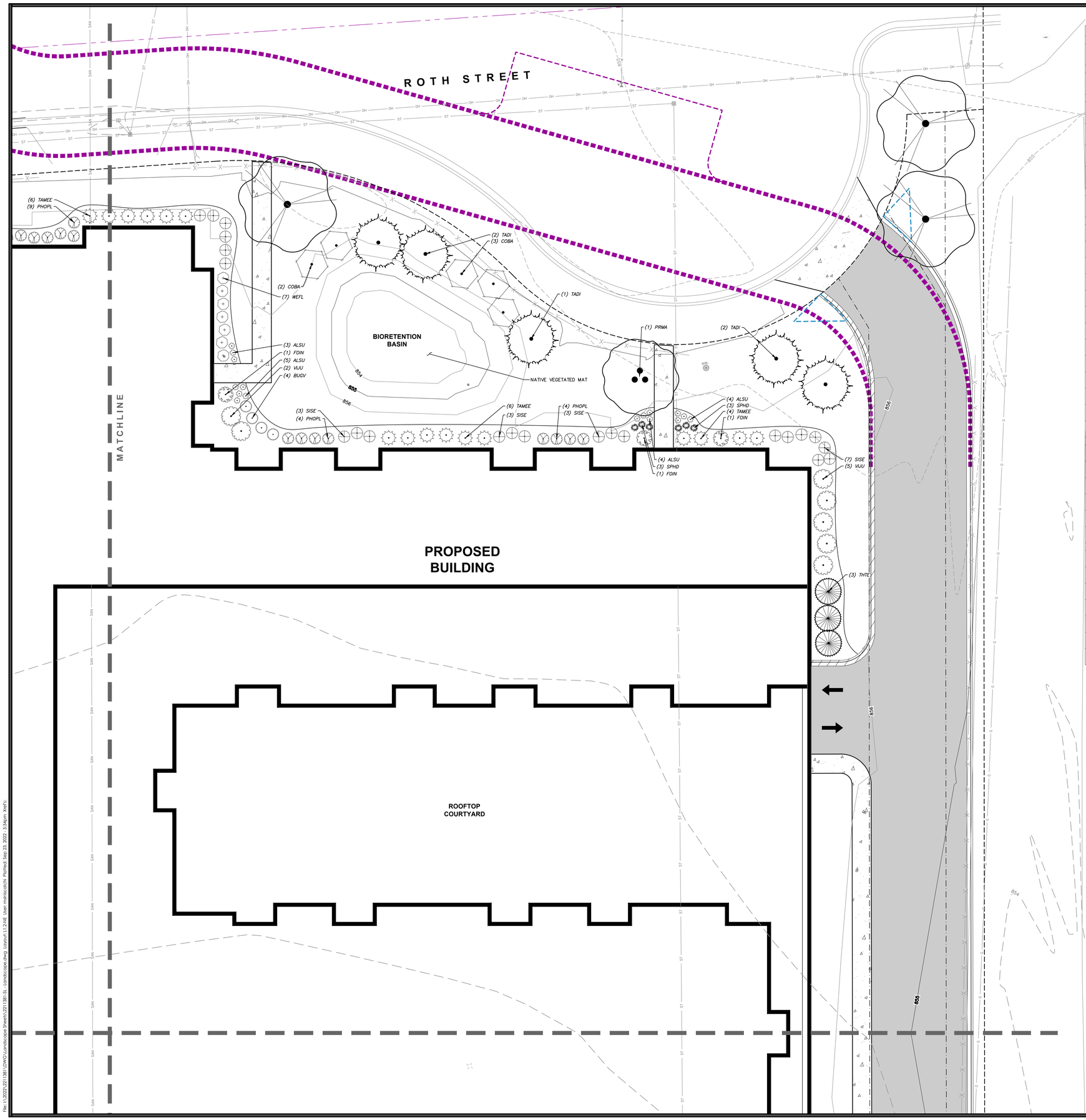
Mark	Description	Date

SHEET TITLE

LANDSCAPE PLAN - NORTHWEST

SHEET NUMBER

L1.1



PLANT SCHEDULE

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	TADI	Taxodium distichum 'Mickelson' TM / Shawnee Brave Bald Cypress
ORNAMENTAL TREES	**CODE**	**BOTANICAL / COMMON NAME**
	PRMA	Prunus maackii 'Jeffree' / Goldrush® Amur Chokecherry
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**
	ACFR	Acer x freemanii 'Marmo' / Marmo Freeman Maple
	GIBI	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree
	QUSC	Quercus x schuettei / Swamp Bur Oak
	QUWA	Quercus x warei 'Regal Prince' / Regal Prince Oak
UPRIGHT EVERGREEN SHRUB	**CODE**	**BOTANICAL / COMMON NAME**
	THTE	Thuja occidentalis 'Techny' / Techny Arborvitae
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	ARME	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry
	COBA	Cornus baileyi / Bailey's Red-twig Dogwood
	SISE	Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle
	FOIN	Forsythia x intermedia 'Mindor' / Show Off® Forsythia
	HYAR	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea
	HYPAP	Hydrangea paniculata 'Dvp Pinky' TM / Pinky Winky Panicle Hydrangea
	HYPAL	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea
	PHOPL	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark
	SPJA	Spiraea japonica 'SMNSJMFR' TM / Double Play Red Spirea
	SYPA	Syringa x 'SMNJRPI' TM / Bloomerang Dwarf Pink Lilac
	VICA	Viburnum carlesii 'SMVCB' TM / Spice Baby Koreanspice Viburnum
	VUJU	Viburnum x juddii / Judd Viburnum
	WEFL	Weigela florida 'Verweig 6' / Sonic Bloom® Red Weigela
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	BUGV	Buxus x 'Green Velvet' / Green Velvet Boxwood
	JUCHK	Juniperus chinensis 'Pfitzerana Kallays Compacta' / Kally Pfitzer Compact Juniper
	JUMA	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper
	RHOD	Rhododendron x 'P.J.M.' / PJM Rhododendron
	TAMEG	Taxus x media 'Dark Green' / Dark Green Yew
	TAMEE	Taxus x media 'Everlow' / Everlow Yew
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	ALSU	Allium x 'Summer Beauty' / Summer Beauty Allium
	CAAC	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
	GERR	Geranium x 'Rozanne' / Rozanne Cranesbill
	HEMC	Hemerocallis x 'Chicago Apache' / Daylily
	PAVI	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
	SCSC	Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem
	SPHD	Sporobolus heterolepis / Prairie Dropseed

CONTRACTOR NOTES

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2. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
3. ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.

north

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LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

KEY PLAN

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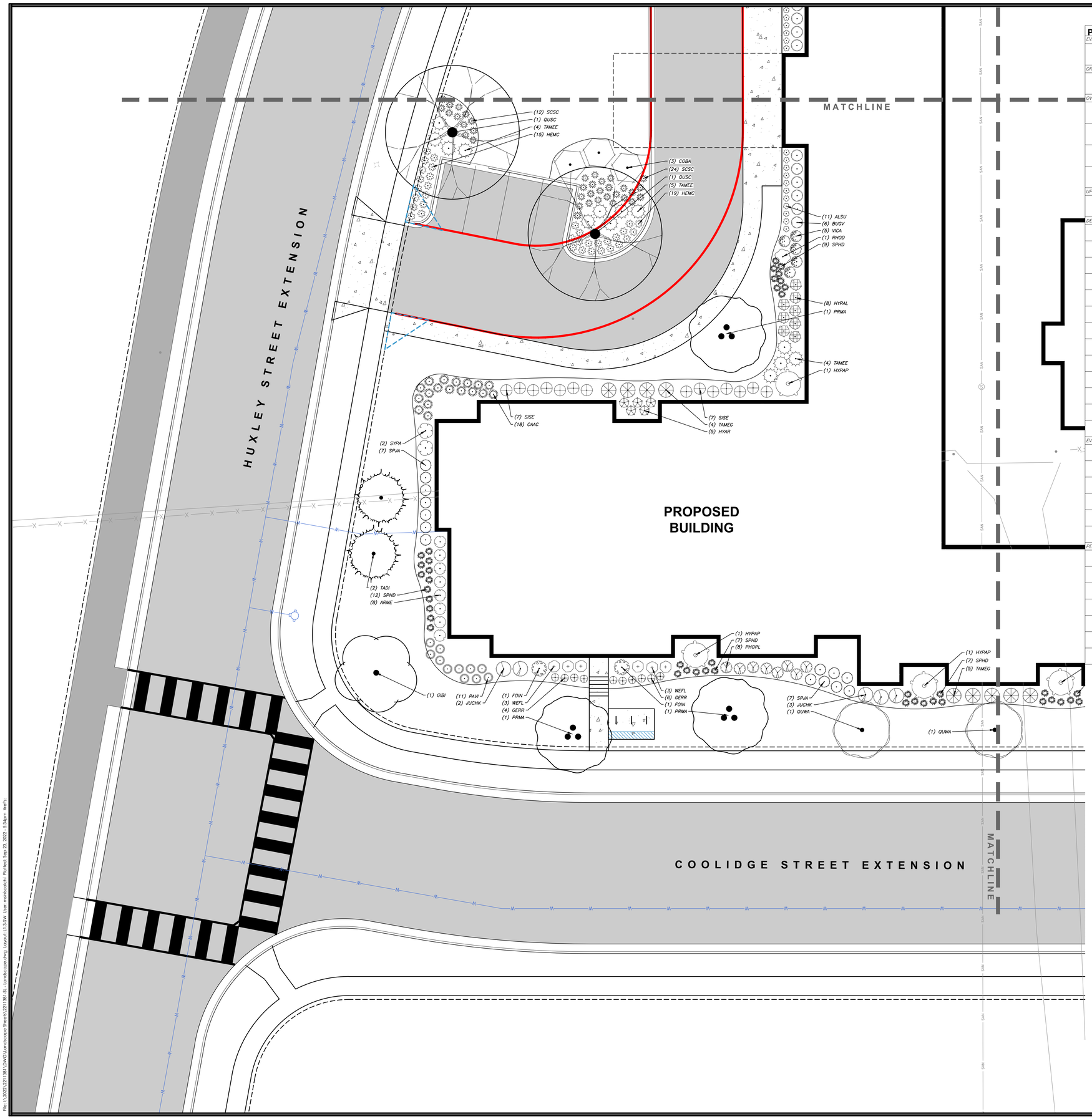
Mark	Description	Date

SHEET TITLE

LANDSCAPE PLAN - NORTHEAST

SHEET NUMBER

L1.2



PLANT SCHEDULE

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	TADI	Taxodium distichum 'Mickelson' TM / Shawnee Brave Bald Cypress
ORNAMENTAL TREES	**CODE**	**BOTANICAL / COMMON NAME**
	PRMA	Prunus maackii 'Jeffree' / Goldrush® Amur Chokecherry
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**
	ACFR	Acer x freemanii 'Marmo' / Marmo Freeman Maple
	GIBI	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree
	QUSC	Quercus x schuettei / Swamp Bur Oak
	QUWA	Quercus x warei 'Regal Prince' / Regal Prince Oak
UPRIGHT EVERGREEN SHRUB	**CODE**	**BOTANICAL / COMMON NAME**
	THTE	Thuja occidentalis 'Techny' / Techny Arborvitae
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
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	COBA	Cornus baileyi / Bailey's Red-twig Dogwood
	SISE	Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle
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	HYAR	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea
	HYPAP	Hydrangea paniculata 'Dvp Pinky' TM / Pinky Winky Panicle Hydrangea
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	SPJA	Spiraea japonica 'SMNSJMFR' TM / Double Play Red Spirea
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LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

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Mark	Description	Date

SHEET TITLE

LANDSCAPE PLAN - SOUTHWEST

SHEET NUMBER

L1.3

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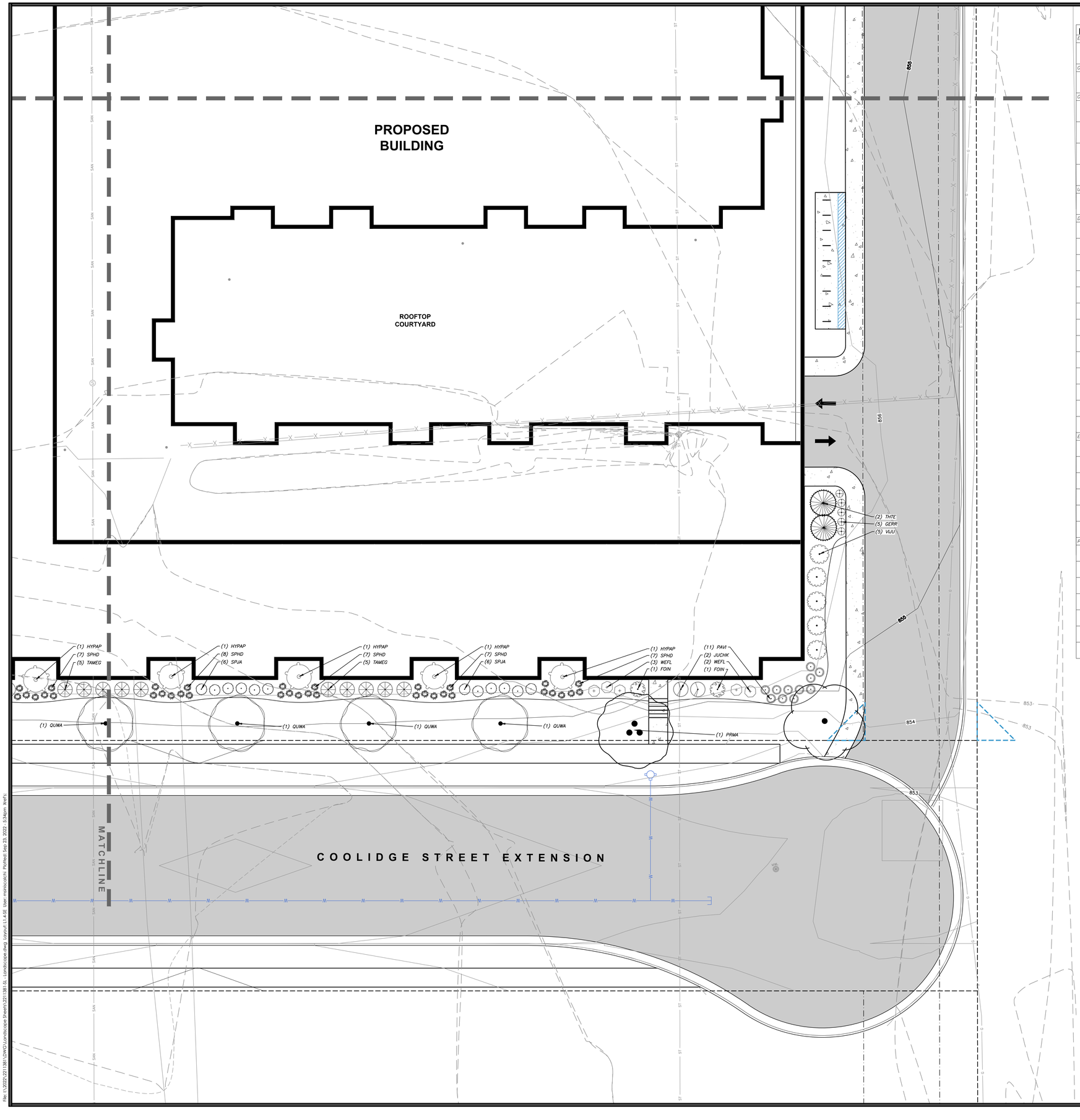

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	SPJA	Spiraea japonica 'SMNSJMFR' TM / Double Play Red Spirea
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2007 ROTH STREET
LOT 1

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Mark	Description	Date

SHEET TITLE

LANDSCAPE PLAN - SOUTHEAST

SHEET NUMBER

L1.4

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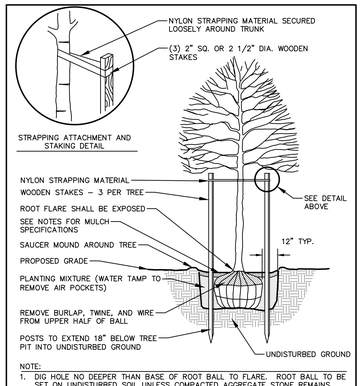
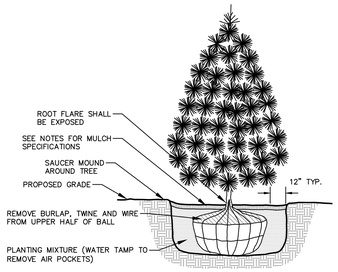


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01-04-2019



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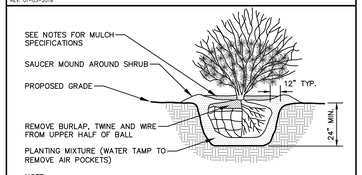
EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01-03-2019

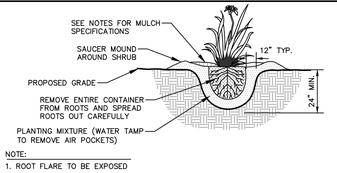


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019

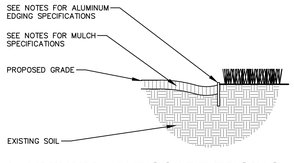


NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

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

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

Total square footage of developed area: **21,051 SQUARE FEET**

Total landscape points required: **351 POINTS**

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

~~Total square footage of developed area: _____~~

~~Five (5) acres = _____~~

~~First five (5) developed acres = _____~~

~~Remainder of developed area: _____~~

~~Total landscape points required: _____~~

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

~~Total square footage of developed area: _____~~

~~Total landscape points required: _____~~

TABULATION OF LANDSCAPE CREDITS AND POINTS

			CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	0	0
TALL EVERGREEN TREE	5-6' TALL MIN.	35	10	350	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	7	105	0	0
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	5	50	0	0
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	198	594	0	0
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	76	304	0	0
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	364	728	0	0
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
		SUBTOTAL		2,131		0
TOTAL NUMBER OF POINTS PROVIDED				2,131		

PLANT SCHEDULE

	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
	TADI	Taxodium distichum "Mickelson" TM / Shawnee Brave Bald Cypress	B & B	Min. 6" Ht.	18
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	PRMA	Prunus maackii 'Jeffree' / Goldrush® Amur Chokecherry	B & B	Min. 6" Ht.	7
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ACFR	Acer x freemanii 'Marmo' / Marmo Freeman Maple	B & B	2.5"Cal	3
	GIBI	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B	2.5"Cal	3
	QUSC	Quercus x schuettei / Swamp Bur Oak	B & B	2"Cal	3
	QUWA	Quercus x warei 'Regal Prince' / Regal Prince Oak	B & B	2.5"Cal	5
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	THTE	Thuja occidentalis 'Techny' / Techny Arborvitae	B & B	Min. 5' Ht.	5
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ARME	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	#3	Min. 12"–24"	14
	COBA	Cornus baileyi / Bailey's Red–twig Dogwood	B & B	Min. 12"–24"	18
	SISE	Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle	B & B	Min. 18–24" Ht.	18
	FOIN	Forsythia x intermedia 'Mindor' / Show Off® Forsythia	B & B	Min. 18–24" Ht.	7
	HYAR	Hydrangea arborescens "Incrediball" / Incrediball White Hydrangea	#3	Min. 12"–24"	5
	HYPAP	Hydrangea paniculata 'Dvp Pinky' TM / Pinky Winky Panicle Hydrangea	B & B	Min. 24" Ht.	7
	HYPAL	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	#3	Min. 12"–24"	15
	PHOPL	Physocarpus opulifolius "Little Devil" TM / Dwarf Ninebark	#3	Min. 12"–24"	25
	SPJA	Spiraea japonica 'SMNSJMFR' TM / Double Play Red Spirea	B & B	Min. 24" Ht.	48
	SYPA	Syringa x 'SMNJRPI' TM / Bloomerang Dwarf Pink Lilac	B & B	Min. 24" Ht.	2
	VICA	Viburnum carlesii 'SMVICB' TM / Spice Baby Koreanspice Viburnum	#3	Min. 12"–24"	18
	VUJU	Viburnum x juddii / Judd Viburnum	#3	Min. 12"–24"	15
	WEFL	Weigela florida 'Verweig 6' / Sonic Bloom® Red Weigela	B & B	Min. 12"–24"	18
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	BUGV	Buxus x 'Green Velvet' / Green Velvet Boxwood	3 gal	Min. 12"–24"	16
	JUCHK	Juniperus chinensis 'Pfitzerana Kallays Compacta' / Kally Pfitzer Compact Juniper	B & B	Min. 12" Wide	18
	JUMA	Juniperus sabina 'Mini–Arcadia' / Mini Arcadia Juniper	#3	Min. 12" Wide	5
	RHOD	Rhododendron x 'P.J.M.' / PJM Rhododendron	B & B	Min. 12"–24"	2
	TAMEG	Taxus x media 'Dark Green' / Dark Green Yew	#3	Min. 12"–24"	14
	TAMEE	Taxus x media 'Everlow' / Everlow Yew	#3	Min. 12" Wide	29
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ALSU	Allium x 'Summer Beauty' / Summer Beauty Allium	#1	Min. 8"–18"	37
	CAAC	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min. 8"–18"	48
	GERR	Geranium x 'Rozanne' / Rozanne Cranesbill	#1	Min. 8"–18"	31
	HEMC	Hemerocallis x 'Chicago Apache' / Daylily	#1	Min. 8"–18"	73
	PAVI	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"–18"	36
	SCSC	Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem *	#1	Min. 8"–18"	47
	SPHD	Sporobolus heterolepis / Prairie Dropseed	#1	Min. 8"–18"	92

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. **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.**
2. **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.**
3. **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.**
4. **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.**

GENERAL NOTES

1. 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 – POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
8. 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.
9. 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. 9818S–R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
10. MATERIALS – (ALTERNATE 2): ROOT WATERING SYSTEM: ALL TREES TO BE INSTALLED WITH TWO (2) DEEP TREE ROOT WATER AERATION/WATERING TUBES. PRODUCT TO BE "ROOTWELL PRO–318, OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREE ROOT BALL.

SEEDING, SODDING, & POND VEGETATION NOTES

1. MATERIALS – "NO–MOW" SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1–1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
2. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE
3. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
4. MATERIALS – PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608–296–3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
5. MATERIALS – BIORETENTION BASIN PLUG PLANTINGS: PLUG PLANTINGS TO BE INSTALLED 1'–0" ON CENTER, MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WDNR PLUG PLANTING TECHNICAL STANDARDS FOR ROOTSTOCK AND INSTALLATION SPECIFICATIONS.

OR

6. MATERIALS – BIORETENTION BASIN NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT – DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID–JUNE THROUGH THE END OF OCTOBER DUE TO THE NMV GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

DIGGERS HOTLINE
Toll Free (800) 242-8511

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JLA PROJECT NUMBER: W22-0128-02

JSD

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MONTH, DATE, YEAR

REVISION SCHEDULE

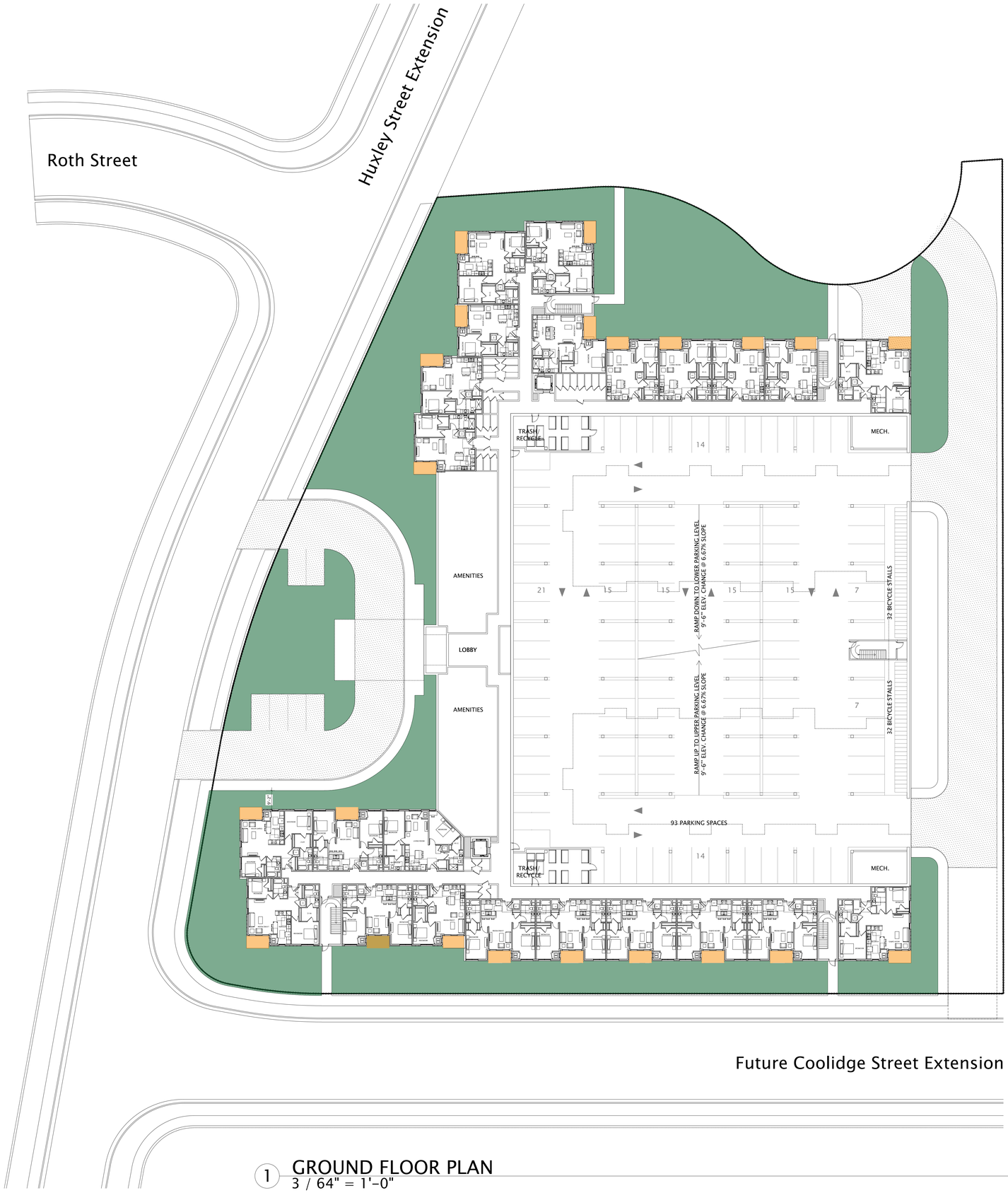
Mark	Description	Date

SHEET TITLE

LANDSCAPE DETAILS & NOTES

SHEET NUMBER

L2.0



1 GROUND FLOOR PLAN
3 / 64" = 1'-0"

USABLE OPEN AREA CHART SENIOR HOUSING

DENOTES USABLE OPEN AREA ON GROUND LEVEL = 29,060 SF

DENOTES USABLE OPEN AREA PRIVATE BALCONIES 218 X 66 SF = 14,388 SF

DENOTES USABLE OPEN AREA LVL 4 COURT YARDS = 15,600 SF

TOTAL USABLE OPEN AREA = 59,048SM

MINIMUN USABLE SPACE REQUIRMENT - SQ. FT. PER D.U. (40/D.U.)
250 TOTAL D.U. X 40 = 10,000 SF

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LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

LAND USE APPLICATION

KEY PLAN

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DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

USEABLE OPEN SPACE GROUND FLOOR PLAN

SHEET NUMBER

ASP-100

USABLE OPEN AREA CHART
SENIOR HOUSING

DENOTES USABLE OPEN AREA ON GROUND LEVEL = 29,060 SF

DENOTES USABLE OPEN AREA PRIVATE BALCONIES
218 X 66 SF = 14,388 SF

DENOTES USABLE OPEN AREA LVL 4 COURT YARDS = 15,600 SF

TOTAL USABLE OPEN AREA = 59,048SM

MINIMUN USABLE SPACE
REQUIRMENT - SQ. FT. PER D.U. (40/D.U.)
250 TOTAL D.U. X 40 = 10,000 SF

1 FOURTH FLOOR PLAN
3 / 64" = 1'-0"

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LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

USEABLE OPEN SPACE OCCUPIED DECK 4TH LVL

SHEET NUMBER

ASP-101

Luminaire Schedule

Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
4	OW4	SINGLE	0.950	LITHONIA	DSX1 LED P1 xxK TFTM MVOLT WBA	54	216	6963
2	OW3	SINGLE	0.950	LITHONIA	DSX1 LED P1 xxK T3M MVOLT WBA	54	108	6763
6	OD1	SINGLE	0.950	LITHONIA	LDN6 xx/15 L06AR LSS	17.52	105.12	1518

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROP LINE	Illuminance	Fc	0.07	0.42	0.00	N.A.	N.A.
SITE	Illuminance	Fc	0.52	10.15	0.00	N.A.	N.A.
DRIVE 1	Illuminance	Fc	0.82	1.7	0.3	2.73	5.67
DRIVE 2	Illuminance	Fc	0.90	1.6	0.4	2.25	4.00
DRIVE 3	Illuminance	Fc	0.91	1.6	0.2	4.55	8.00
PARKING AREA 1	Illuminance	Fc	0.58	0.8	0.4	1.45	2.00
PARKING AREA 2	Illuminance	Fc	0.20	0.3	0.1	2.00	3.00

ENTERPRISE
Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : AD

DATE : SEP 20, 2022

SCALE : 1" = 30'- 0"

HARTMEYER REDEVELOPMENT

SENIOR SITE PLAN

MADISON, WISCONSIN

ASP-200

1BD Unit

2BD Unit

Amenities

Bldg. Supp./Stor.

Circulation

SENIOR BUILDING DATA					
LEVEL	AUTOMOBILE PARKING				BIKE PARKING
	STANDARD	COMPACT	ADA	TOTAL	
3	95	30	-	125	103
2	97	30	-	127	99
1	48	13	8	69	77
T.	240	73	8	321	279

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS SENIOR HOUSING	
TOTAL STALL IN LOT	321
EV READY 10% =	33
EV INSTALLED 2% =	7

ACCESSIBLE STATIONS	
NUMBER OF EV INSTALLED SPACES REQUIRED	MINIMUM ACCESSIBLE EV INSTALLED SPACE
3-50	1

FIRST FLOOR PLAN
3/64"=1' - 0"

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MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-02

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

LAND USE APPLICATION

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DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101

SENIOR BUILDING DATA					
LEVEL	AUTOMOBILE PARKING				BIKE PARKING
	STANDARD	COMPACT	ADA	TOTAL	
3	95	30	-	125	103
2	97	30	-	127	99
1	48	13	8	69	77
T.	240	73	8	321	279

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS SENIOR HOUSING	
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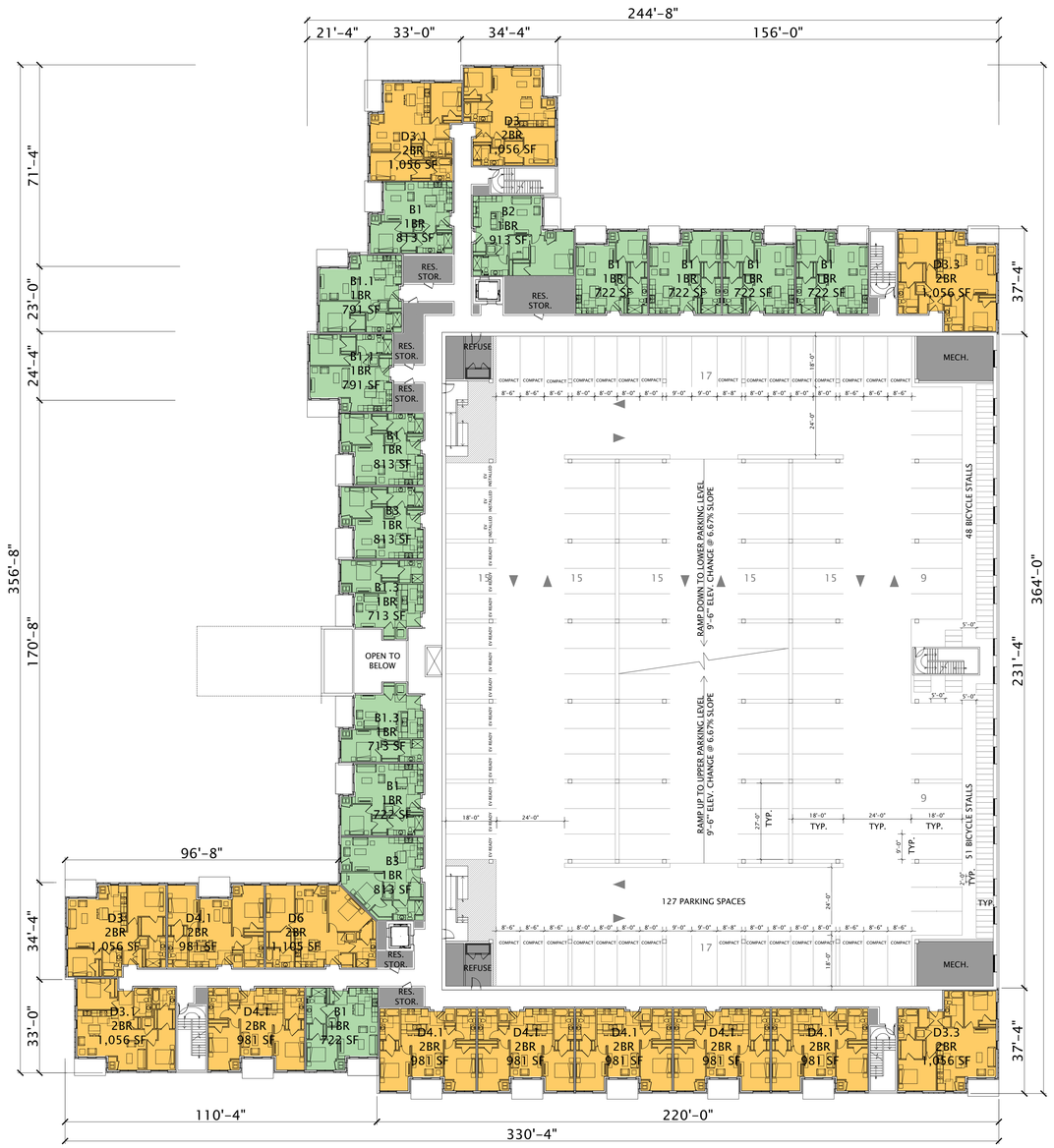
EV INSTALLED 2% =	7

ACCESSIBLE STATIONS	
NUMBER OF EV INSTALLED SPACES REQUIRED	MINIMUM ACCESSIBLE EV INSTALLED SPACE
3-50	1



SECOND FLOOR PLAN
3/64"=1' - 0"

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JLA PROJECT NUMBER: W22-0128-02

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

LAND USE APPLICATION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN

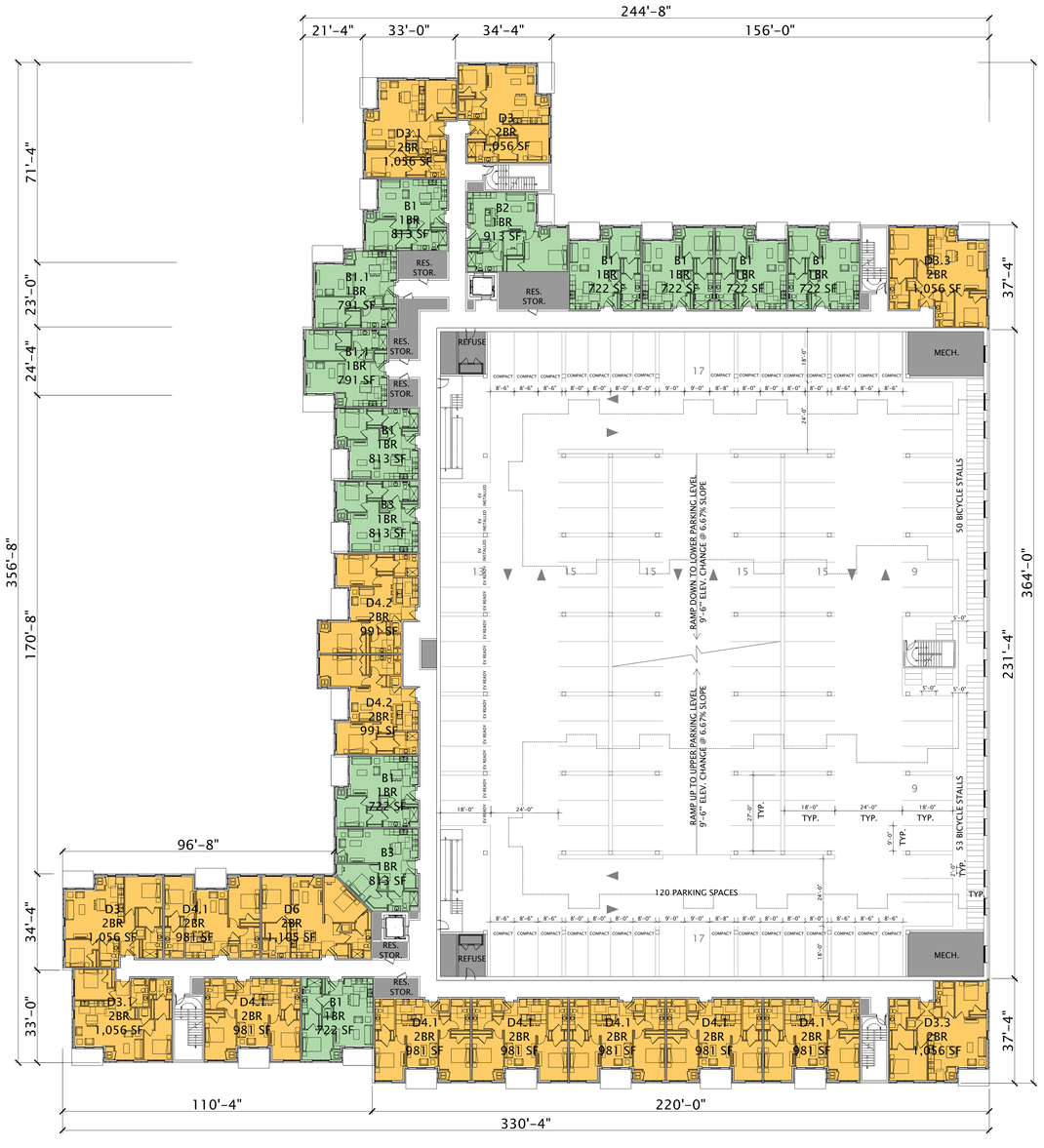
SHEET NUMBER

A102

SENIOR BUILDING DATA					
LEVEL	AUTOMOBILE PARKING				BIKE PARKING
	STANDARD	COMPACT	ADA	TOTAL	
3	95	30	-	125	103
2	97	30	-	127	99
1	48	13	8	69	77
T.	240	73	8	321	279

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS SENIOR HOUSING	
TOTAL STALL IN LOT	321
EV READY 10% =	33
EV INSTALLED 2% =	7

ACCESSIBLE STATIONS	
NUMBER OF EV INSTALLED SPACES REQUIRED	MINIMUM ACCESSIBLE EV INSTALLED SPACE
3-50	1



THIRD FLOOR PLAN
3/64"=1' - 0"

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-02

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

PROGRESS DOCUMENTS

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DATE OF ISSUANCE SEPTEMBER 26, 2022

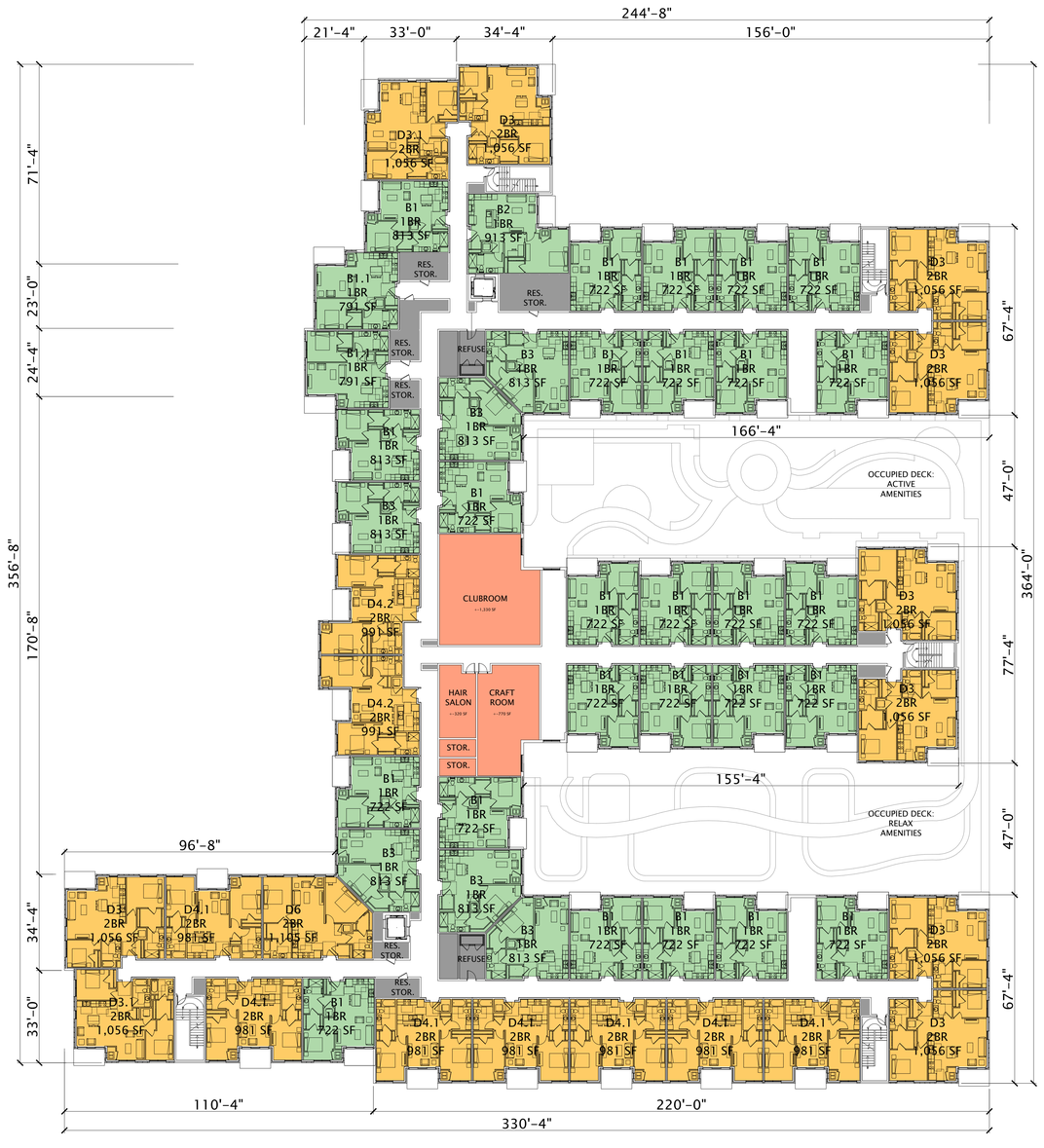
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103



FOURTH FLOOR PLAN

3/64"=1' - 0"

JLA ARCHITECTS

MADISON | MILWAUKEE | DENVER

JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-02

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

LAND USE APPLICATION

PROGRESS DOCUMENTS

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DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

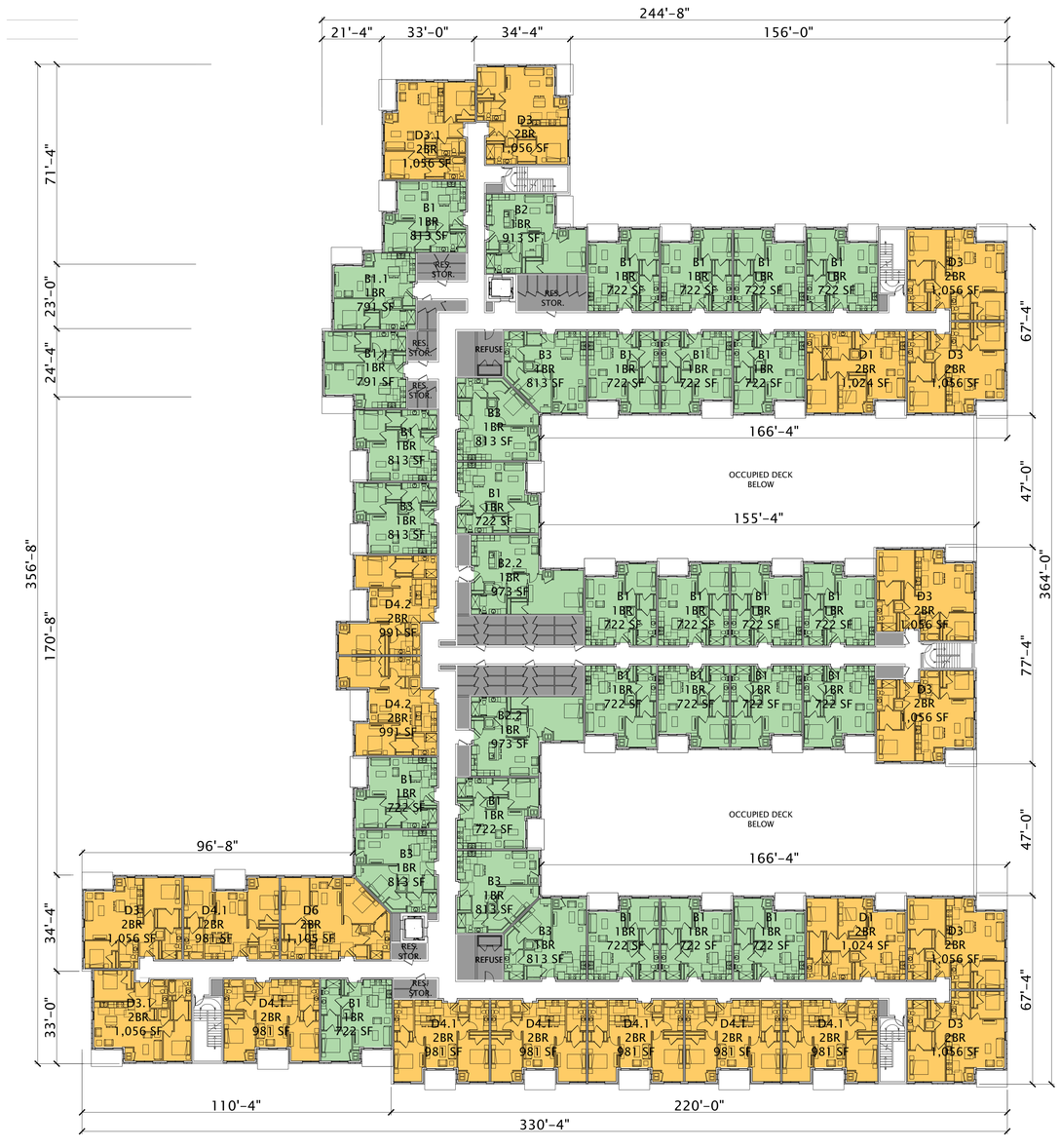
Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104



FIFTH – SIXTH FLOOR PLAN

3/64"=1' – 0"

JLA ARCHITECTS

MADISON | MILWAUKEE | DENVER

JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-02

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

LAND USE APPLICATION

PROGRESS DOCUMENTS

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DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

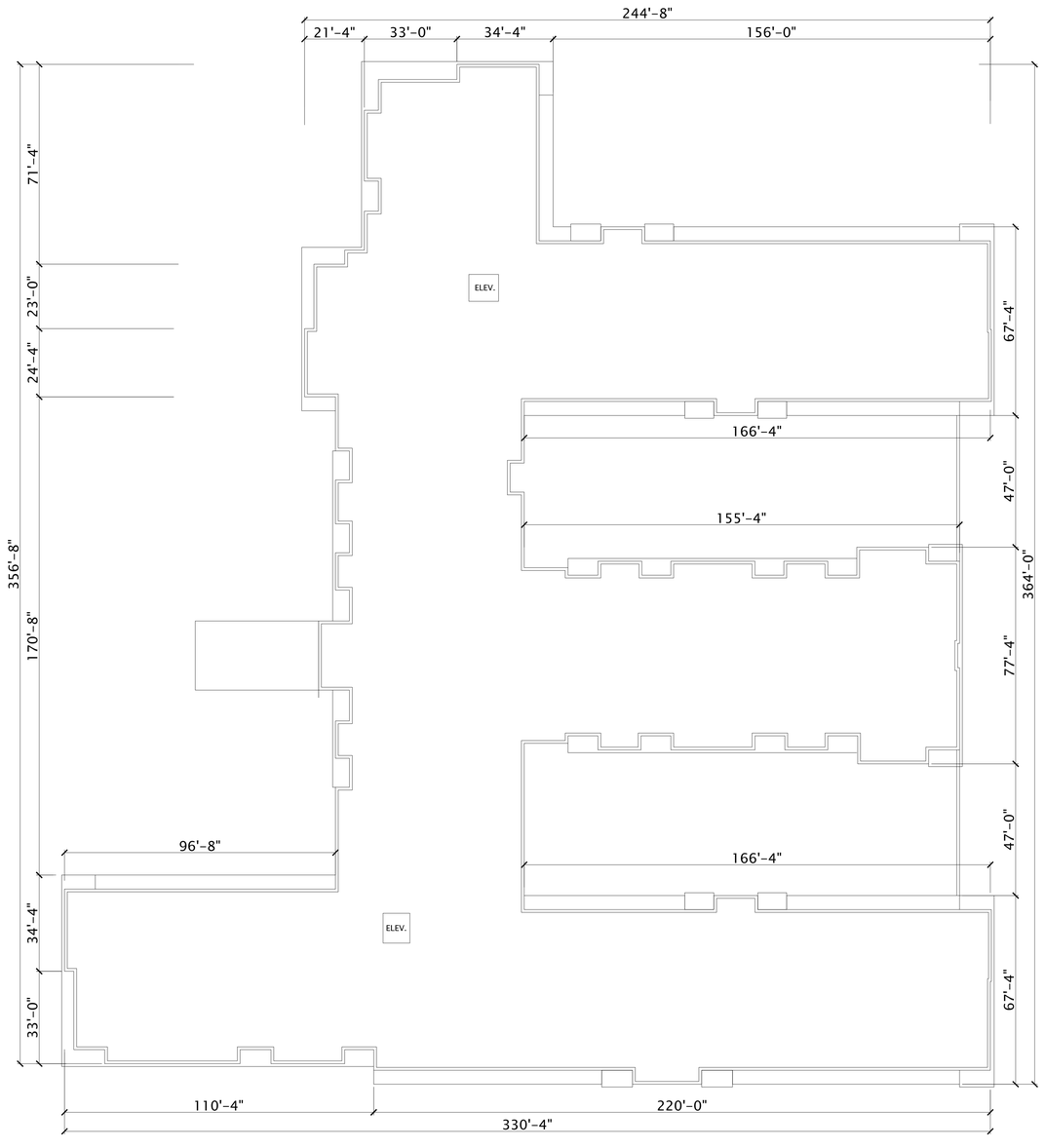
Mark	Description	Date

SHEET TITLE

FIFTH -SIXTH FLOOR PLANS

SHEET NUMBER

A105



ROOF PLAN
3/64"=1' - 0"

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-02

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

PROGRESS DOCUMENTS

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DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A106

EXTERIOR MATERIALS SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES	
1	ARTIST MURAL - TBD	-	-	-	-		
4	FIBER CEMENT SIDING 1	-	-	-	-		
5	FIBER CEMENT SIDING 2 - HORIZONTAL	-		-	-		
6	FIBER CEMENT SIDING 4 - VERTICAL	-	-	-	-		
7	FIBER CEMENT SIDING 3 - WOODTONE ACCENT	-	-	-	-		
11	MASONRY VENEER 1	-	-	-	-	-	

1 NORTH ELEVATION
1/16" = 1'-0"

2 WEST ELEVATION
1/16" = 1'-0"

JLA ARCHITECTS

MADISON | MILWAUKEE | DENVER

JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

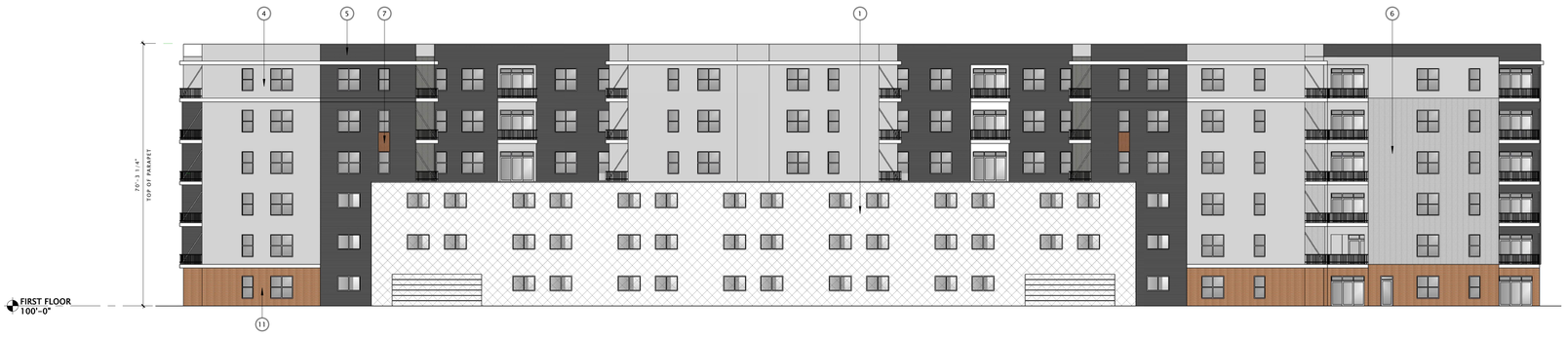
SHEET NUMBER

A200

9/23/2022 4:06:48 PM

EXTERIOR MATERIALS SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES	
1	ARTIST MURAL - TBD	-	-	-	-		
4	FIBER CEMENT SIDING 1	-	-	-	-		
5	FIBER CEMENT SIDING 2 - HORIZONTAL	-	-	-	-		
6	FIBER CEMENT SIDING 4 - VERTICAL	-	-	-	-		
7	FIBER CEMENT SIDING 3 - WOODTONE ACCENT	-	-	-	-		
11	MASONRY VENEER 1	-	-	-	-	-	

1 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"

JLA ARCHITECTS

MADISON | MILWAUKEE | DENVER

JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201

9/23/2022 6:26:24 PM

BIRD'S EYE VIEW FROM SOUTHWEST

JLA ARCHITECTS

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JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BIRD'S EYE VIEW FROM SOUTHWEST

SHEET NUMBER

A202

9/23/2022 5:49:42 PM

BIRD'S EYE VIEW FROM WEST

JLA
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JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BIRD'S EYE VIEW FROM WEST

SHEET NUMBER

A203

9/23/2022 5:49:43 PM

BIRD'S EYE VIEW FROM NORTHWEST

JLA
ARCHITECTS
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JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BIRD'S EYE VIEW FROM NORTHWEST

SHEET NUMBER

A204

9/23/2022 5:49:43 PM

VIEW TO ENTRANCE

JLA
ARCHITECTS
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JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

VIEW TO ENTRANCE

SHEET NUMBER

A205

9/23/2022 5:49:43 PM

VIEW TO ENTRANCE

JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

Mark	Description	Date

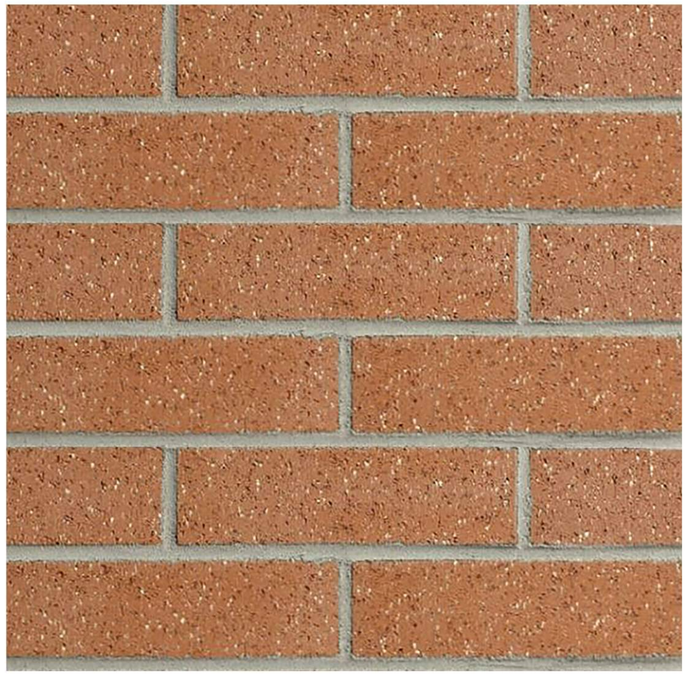
SHEET TITLE

VIEW TO ENTRANCE

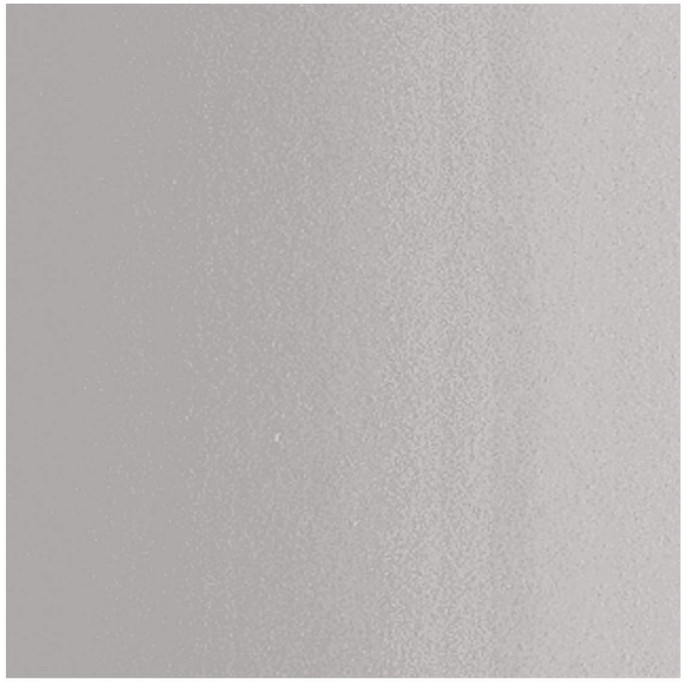
SHEET NUMBER

A206

9/23/2022 5:49:43 PM



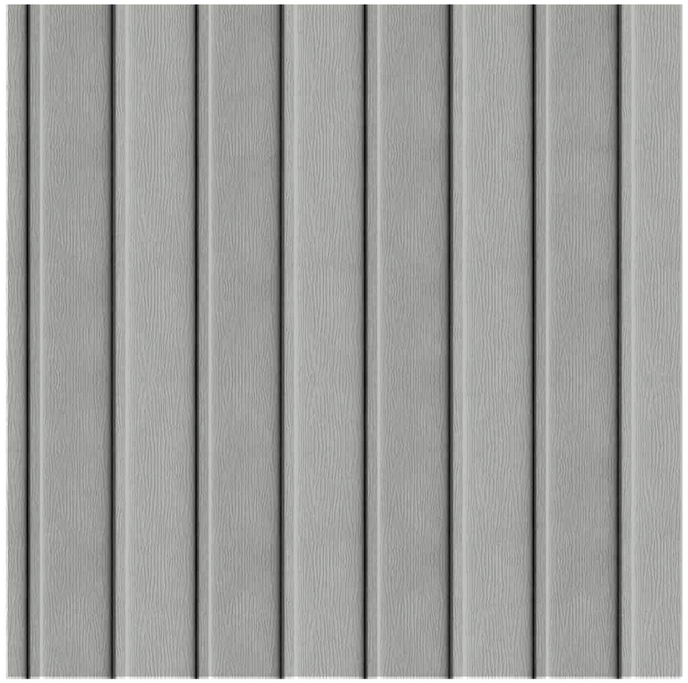
MASONRY VENEER 1



FIBER CEMENT SIDING 1

FIBER CEMENT SIDING 2
HORIZONTAL

FIBER CEMENT SIDING 3
WOODTONE ACCENT



FIBER CEMENT SIDING 4
VERTICAL

JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-02

LINCOLN AVENUE CAPITAL

HARTMEYER
REDEVELOPMENT:
SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

MATERIALS BOARD

SHEET NUMBER

A210

28.129 BIRD-SAFE REQUIREMENTS:

(1) Statement of Purpose: The Bird-Safe Glass Requirements in this section are intended to reduce the heightened risk for bird collisions with glass on specified building designs and configurations.

(2) Applicability: Subsection (4) applies to all exterior construction and development activity, including the expansion of existing buildings and structures, as specified therein.

(3) Measuring Glass Area: Under this Ordinance, glass area shalle be measured as one (1) continuous panel of glass or other transparent material, or a set of two (2) or more such panels divided by mullions of six (6) inches in width or narrower. Panels surrounded on all sides by solid walls or mullions wider than six (6) inches shall be considered individual windows. Spandrel or opaque reflectivity of 14% or less shall not be included in the calculation of glass area. See Revised Figure 1.

(4) Bird-Safe Glass Treatment Requirements: Glass areas on the following buildings or structures shall be treated to reduce the risk of bird collision by incorporating a pattern of visual markers that are either; a) dots or other isolated shapes that are 1/4" in diameter or larger and spaced at not more than a two-inch (2") by two-inch (2") pattern; or b) lines that are 1/8" in width or greater and spaced no more than 2" apart; low reflective opaque materials; building-integrated structures like non-glass double-skin facades, metal screens, fixed solar shading, exterior insect screens, and other features that cover the glass surface; or other similar mitigation treatments approved by the Zoning Administrator.

(a) Buildings or structures over 10,000 square feet: For any building or structure over 10,000 square feet in size (floor area of above-grade stories), bird-safe glass treatment is required as follows:

1. For building facades where the first sixty (60) feet (See REVISED Figure 2) from grade are comprised of greater than or equal to fifty percent (50%) glass:

   a. At least eighty-five percent (85%) of the glass must be treated; and
   b. All glass within fifteen (15) feet of a building corner must be treated when see through or fly through conditions exist. See Figure 3.

2. For building facades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass:

   a. At least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated; and
   b. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated.

3. All glass railings must be treated.

4. All glass on enclosed building connections shall be treated up to sixty (60) feet above grade.

(b) Sky-bridges: For buildings and structures of any size, all glass on above-ground bridges must be treated.

(c) At grade glass: For buildings and structures of any size, all at grade glass features such as sound walls or glass screens must be treated.

(5) This Ordinance shall become effective October 1, 2020.

BIRD GLASS CALCULATIONS SENIOR
9/22/2022
MARCEL UTTECH

50+ SQ FT AND REQUIRE A BIRD GLAZING SAFETY SYSTEM ON A MIN. OF 85% OF THE GLAZING

					WALL DESIGNATION															
					SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S		SE COURTYARD - N		SE COURTYARD - S	
WINDOW DESIGNATION	HEIGHT	WIDTH	# OF PANES	AREA	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW
WINDOW A 6/0 X 6/0	5.7	5.7	4.0	32.5	2924.1	90.0	1299.6	40.0	2404.3	74.0	2339.3	72.0	682.3	21.0	552.3	17.0	584.8	18.0	682.3	21.0
WINDOW B 3/0 X 6/0	2.7	5.7	2.0	15.4	184.7	12.0	461.7	30.0	538.7	35.0	554.0	36.0	92.3	6.0	46.2	3.0	46.2	3.0	92.3	6.0
WINDOW C 6/0 X 4/0	3.7	5.7	2.0	21.1			928.0	44.0												
GLAZED DOUBLE SERVICE DOOR	7.3	5.3		39.1											39.1	1.0				
GLAZED SINGLE SERVICE DOOR	7.0	2.3	1.0	16.3	32.6	2.0	32.6	2.0	16.3	1.0	16.3	1.0								
					3141.4	TOTAL GLZ	2,721.9	TOTAL GLZ	2,959.2	TOTAL GLZ	2,909.6	TOTAL GLZ	774.6	TOTAL GLZ	637.6	TOTAL GLZ	631.0	TOTAL GLZ	774.6	TOTAL GLZ
					23393	WALL AREA	25,571.0	WALL AREA	25,571.0	WALL AREA	23,205.0	WALL AREA	6,198.0	WALL AREA	5,708.0	WALL AREA	5,708.0	WALL AREA	6,198.0	WALL AREA
					13.43%	% GLAZING	10.64%	% GLAZING	11.57%	% GLAZING	12.54%	% GLAZING	12.50%	% GLAZING	11.17%	% GLAZING	11.05%	% GLAZING	12.50%	% GLAZING

					WALL DESIGNATION															
					SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S		SE COURTYARD - N		SE COURTYARD - S	
PATIO DESIGNATION	HEIGHT	WIDTH	# OF PANES	AREA	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO	GLZ AREA	# PATIO
P1 w/TRANSOM 9/0 X 8/0	7.5	8.7	1.0	65.0	2405.1	37.0	1170.0	18.0	2405.1	37.0	3120.1	48.0	975.0	15.0	975.0	15.0	975.0	15.0	975.0	15.0
					2405.1	TOTAL GLZ	1170.0	TOTAL GLZ	2405.1	TOTAL GLZ	3120.1	TOTAL GLZ	975.0	TOTAL GLZ	975.0	TOTAL GLZ	975.0	TOTAL GLZ	975.0	TOTAL GLZ
					23393.0	WALL AREA	25571.0	WALL AREA	25571.0	WALL AREA	23205.0	WALL AREA	6198.0	WALL AREA	5708.0	WALL AREA	5708.0	WALL AREA	6198.0	WALL AREA
					10.28%	% GLAZING	4.58%	% GLAZING	9.41%	% GLAZING	13.45%	% GLAZING	15.73%	% GLAZING	17.08%	% GLAZING	17.08%	% GLAZING	15.73%	% GLAZING

					WALL DESIGNATION															
					SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S		SE COURTYARD - N		SE COURTYARD - S	
SF DESIGNATION	HEIGHT	WIDTH	# OF PANES	AREA	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF	GLZ AREA	# SF
STOREFRONT E	8.7	8.7	3.0	75.7					832.6	11.0										
STOREFRONT F	7.7	5.7		43.4			43.4	1.0												
STOREFRONT G: CURTAINWALL ENTRY	19.8	14.3		284.3					284.3	1.0										
					0.0	TOTAL GLZ	43.4	TOTAL GLZ	1116.9	TOTAL GLZ	0.0	TOTAL GLZ	0.0	TOTAL GLZ	0.0	TOTAL GLZ	0.0	TOTAL GLZ	0.0	TOTAL GLZ
					23393.0	WALL AREA	25571.0	WALL AREA	25571.0	WALL AREA	23205.0	WALL AREA	6198.0	WALL AREA	5708.0	WALL AREA	5708.0	WALL AREA	6198.0	WALL AREA
					0.00%	% GLAZING	0.17%	% GLAZING	4.37%	% GLAZING	0.00%	% GLAZING	0.00%	% GLAZING	0.00%	% GLAZING	0.00%	% GLAZING	0.00%	% GLAZING

SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S		SE COURTYARD - N		SE COURTYARD - S	
FALSE	TOTAL GLZ	3,935.4	TOTAL GLZ	6,481.2	TOTAL GLZ	6,029.8	TOTAL GLZ	1,749.7	TOTAL GLZ	1,612.6	TOTAL GLZ	1,606.0	TOTAL GLZ	1,749.7	TOTAL GLZ
23,393.0	WALL AREA	25,571.0	WALL AREA	25,571.0	WALL AREA	23,205.0	WALL AREA	6,198.0	WALL AREA	5,708.0	WALL AREA	5,708.0	WALL AREA	6,198.0	WALL AREA
0.00%	% GLAZING	15.39%	% GLAZING	25.35%	% GLAZING	25.98%	% GLAZING	28.23%	% GLAZING	28.25%	% GLAZING	28.14%	% GLAZING	28.23%	% GLAZING

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01

LINCOLN AVENUE CAPITAL

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT 1

LAND USE APPLICATION

DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BIRD GLASS MATRIX

SHEET NUMBER

A220

9/23/2022 1:45:14 PM

1 NORTH ELEVATION BIRD GLASS
1/16" = 1'-0"

2 WEST ELEVATION BIRD GLASS
1/16" = 1'-0"

3 EAST ELEVATION BIRD GLASS
1/16" = 1'-0"

4 SOUTH ELEVATION BIRD GLASS
1/16" = 1'-0"

GLAZING KEYNOTES

1. WINDOW A: 6/0 X 6/0
2. WINDOW B: 3/0 X 6/0
3. WINDOW C: 6/0 X 4/0
4. GLAZED DOUBLE SERVICE DOOR
5. GLAZED SINGLE SERVICE DOOR
6. P1: 9/0 X 6'-8" PATIO DOOR WITH 1'-4" TRANSOM
7. STOREFRONT E
8. STOREFRONT F
9. STOREFRONT G: CURTAINWALL ENTRY

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01

HARTMEYER REDEVELOPMENT: SENIOR HOUSING

2007 ROTH STREET
LOT A

LAND USE APPLICATION

DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS - BIRDGLASS

SHEET NUMBER

A221

9/23/2022 1:45:19 PM