

# HARTMEYER REDEVELOPMENT: FAMILY HOUSING

2007 ROTH STREET: LOT 2



DRAWING INDEX FAMILY HOUSING	
DRAWING#	DRAWING TITLE
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G011	CONTEXTUAL SITE INFO
G012	CONTEXTUAL SITE INFO
G013	CONTEXTUAL SITE INFO
C0.1	EXISTING CONDITIONS MAP
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C2.0	DEMO PLAN
C3.0	SITE PLAN
C4.0	GRADING & EROSION CONTROL PLAN
C4.1	DETAILED GRADING PLAN
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C5.0	UTILITY PLAN
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C7.0	FIRE ACCESS PLAN
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A205	EXTERIOR PERSPECTIVE: VIEW TO ENTRANCE
A206	EXTERIOR PERSPECTIVE: VIEW TO ENTRANCE
A210	MATERIALS BOARDS

## LAND USE APPLICATION SUBMITTAL

SEPTEMBER 26, 2022



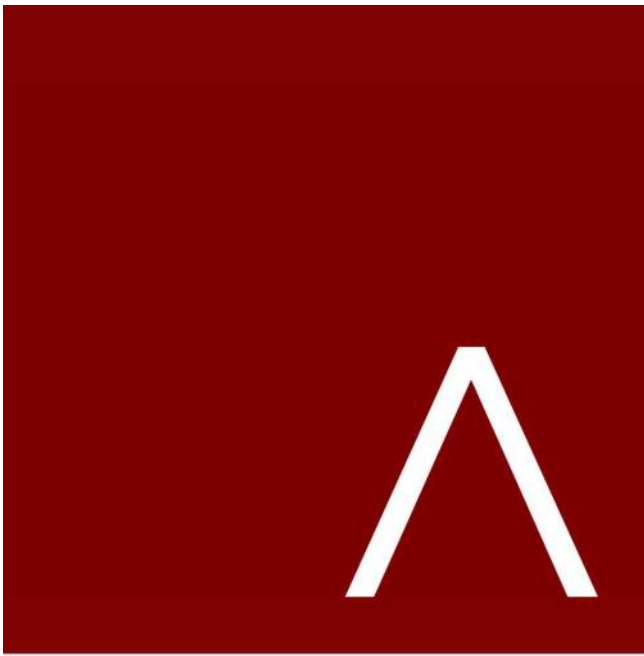
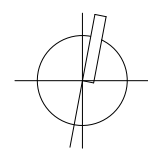
**JLA**  
ARCHITECTS

JLA PROJECT NUMBER: W22-0128-01





○ SITE LOCATOR  
1" = 100' - 0"



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

JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

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

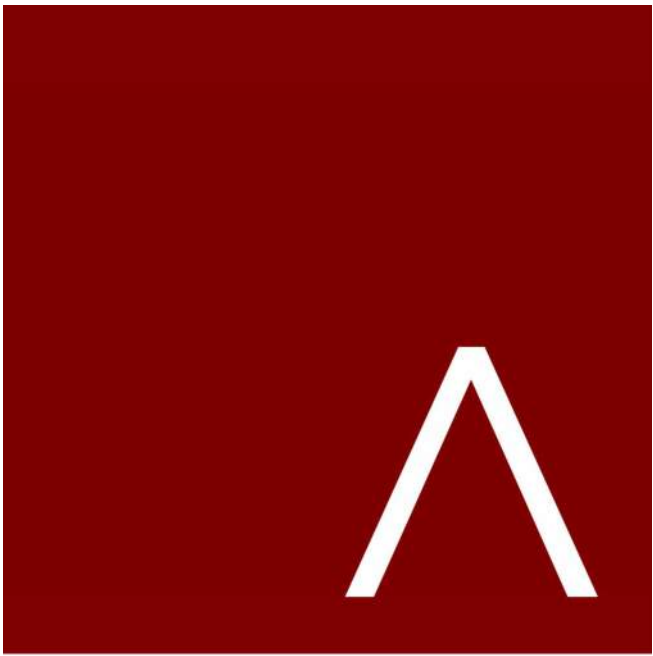




AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHEAST



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ARCHITECTS  
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Mark	Description	Date

SHEET TITLE  
**CONTEXTUAL SITE  
INFORMATION**

SHEET NUMBER  
**G011**





ROTH ST AT RAILROAD LOOKING SOUTH



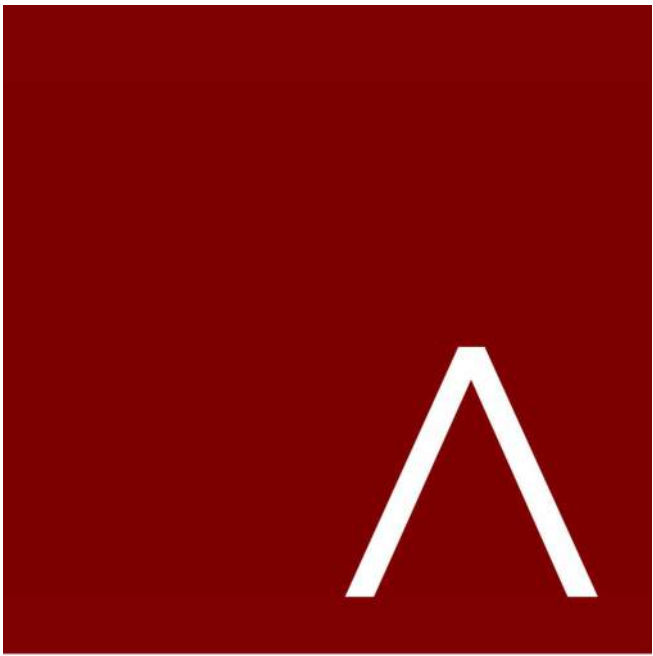
HUXLEY ST LOOKING SOUTH



O'NEIL AVE LOOKING SOUTHEAST



ROTH STREET LOOKING EAST



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

**CONTEXTUAL SITE  
INFORMATION**

SHEET NUMBER

**G012**





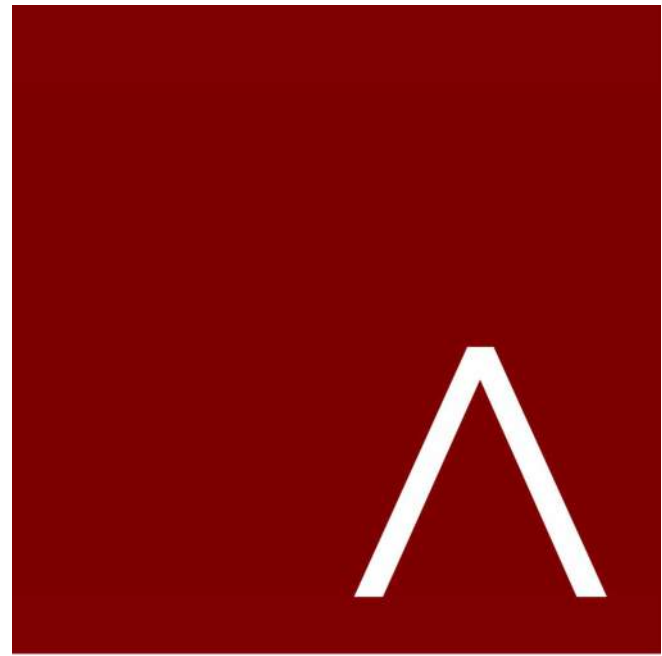
RUSKIN ST ATCOMMERCIAL AVE LOOKING NORTH



COMMERCIAL AVE AT RAILROAD LOOKING NORTH



COMMERCIAL AVE LOOKING NORTH



**JLA**  
ARCHITECTS

MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

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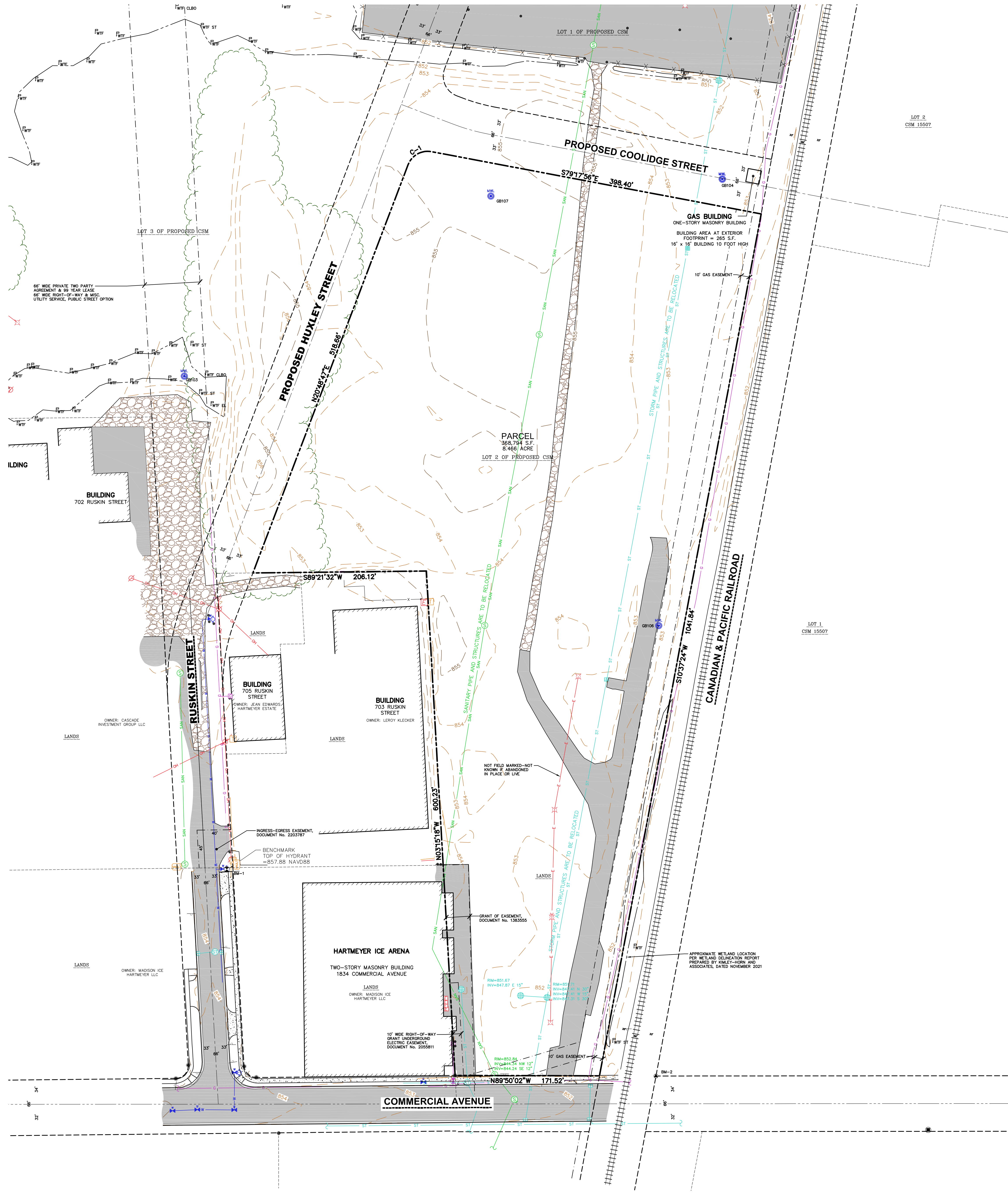
CONTEXTUAL SITE  
INFORMATION

SHEET NUMBER

G013

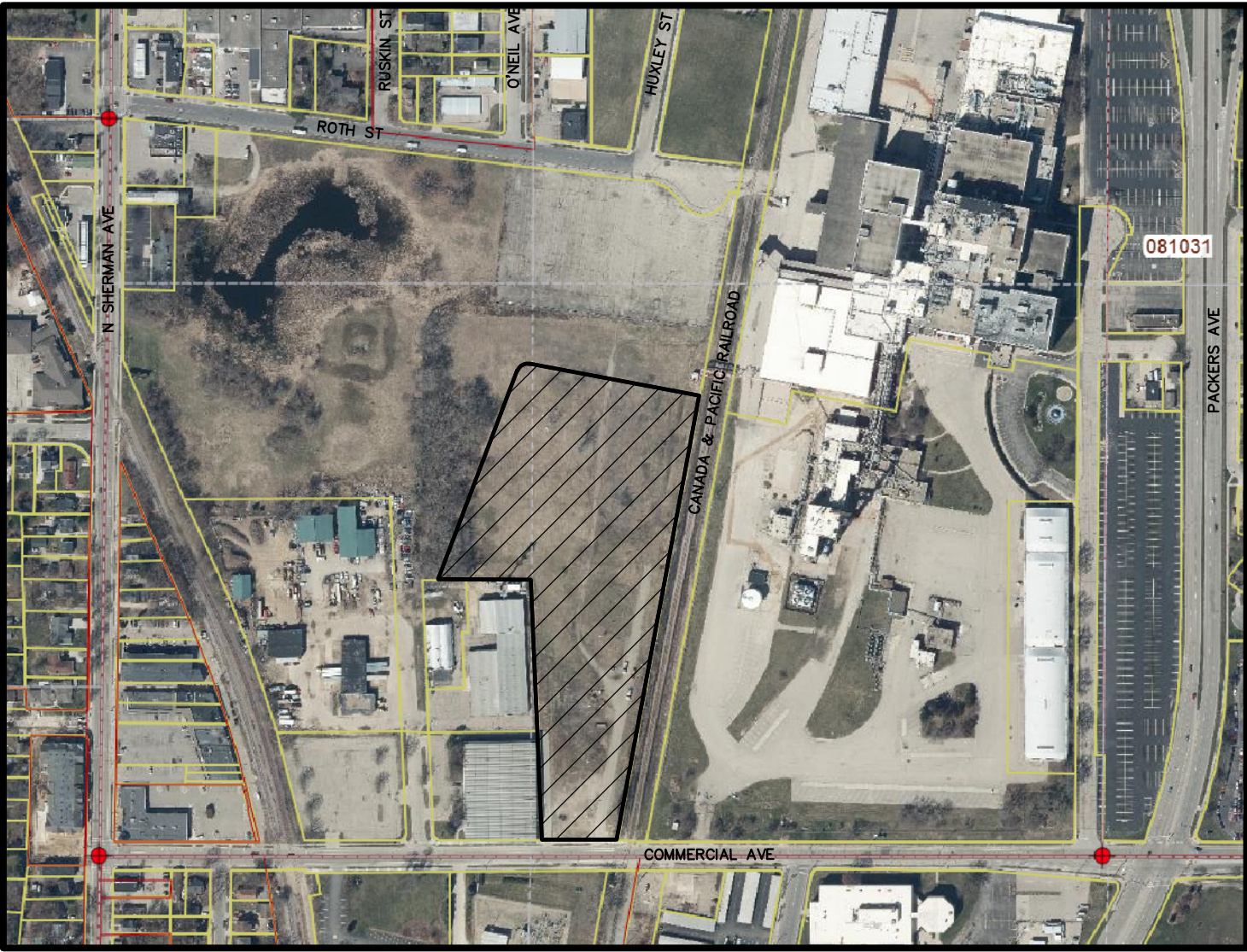


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### EXISTING CONDITIONS MAP

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
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- DELINEATED WETLANDS
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- EDGE OF BITUMINOUS
- END OF FLAGGED UTILITIES
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

#### NOTES

- FIELD WORK PERFORMED ON AUGUST 22, 2022.
- 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.
- 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'
- CONTOUR INTERVAL IS ONE FOOT.
- 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.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
  - AMERICAN TRANSMISSION MADISON GAS & ELECTRIC
  - ROGERS COMMUNICATIONS CANADA AT&T DISTRIBUTION
  - TDS TELECOM - MIDDLETON TDS METROCOM
  - CITY OF MADISON ENGINEERING MCI
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- 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.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- 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.

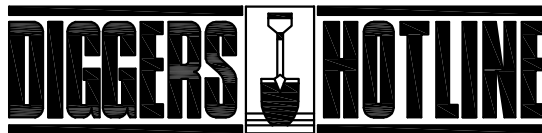
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	34.86'	25.00'	79°53'17"	32.10'	N60°45'25"E

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	857.88	TOP NUT ON HYDRANT EAST SIDE OF RUSKIN STREET, NW CORNER OF HARTMEYER ICE ARENA PARCEL
BM-2	851.64	M.A.G. RAIL FOUND, SE CORNER OF SITE, EAST SIDE OF RAILROAD, NORTH SIDE OF COMMERCIAL AVENUE.

\*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THE SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



SCALE IN FEET  
50' 0 50'



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE  
181 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:

RUSKIN & ROTH  
APARTMENTS 2

PROJECT LOCATION:

CITY OF MADISON  
DANE COUNTY, WI

#### MODIFICATIONS:

#	Date	Description
1	09/23/22	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: CJO 08/01/22  
Reviewed By: JK 08/02/22  
Approved By: INIT 08/02/22

SHEET TITLE:  
EXISTING  
CONDITIONS  
MAP

SHEET NUMBER:

C0.1

PROJECT NO: 22-11387

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



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. 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 ADJUTING 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 CONTRACTORS 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 SOLS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL. CONTRACTOR SHALL REFER TO THE PROJECT MATERIAL HANDLING AND ENVIRONMENTAL REPTS FOR DETAILS ON SOIL CONTAMINATION.
13. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
14. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.2.4, 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 4.1.4.0 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 SOLS 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.
2. 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.
3. 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 PEROUVIOUS 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:
  - 2.1. 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.
  - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
  - 2.3. 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.
  - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
  - 2.5. NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
  - 2.6. 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 OTHER UTILITIES 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'-0" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R-3007 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 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
  - MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL REFER TO SHEET C5.0.
- 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) SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC SEAL AND SPIGOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.1(1)(b).
  - VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.2.7.0 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 CHMPs OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 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 8.4.3.5 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 8.4.3.2 (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 8.4.3.5 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 REFER TO SHEET C5.0.
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 OFFICIALS OF THE 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 CONTRACTORS RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESSEEN 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 UNFORESSEEN 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 SEDIMENTS INTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP 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 INLET PROTECTION 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 II, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WDOT) 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 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(50LBS/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 SOLS 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 SOLS 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 FOR 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
	SAWNOT 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
	EC – EDGE OF CONCRETE
	BOC – BACK OF CURB
	MATCH – MATCH EXISTING GRADE
	HP – HIGH POINT
	SW – SIDEWALK
	DITCH CHECK
	INLET PROTECTION



MADISON | MILWAUKEE | DENVER  
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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

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  
GENERAL  
NOTES AND  
LEGEND

SHEET NUMBER

C1.0



Toll Free (800) 242-8511



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**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	DEMOLITION - REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
	DEMOLITION - PAVEMENT MILL AND OVERLAY
	DEMOLITION - REMOVAL OF RETAINING WALL
	DEMOLITION - REMOVAL OF ASPHALT SURFACES
	DEMOLITION - REMOVAL OF CONCRETE SURFACES
	DEMOLITION - REMOVAL OF BUILDINGS/STRUCTURES
	DEMOLITION - REMOVAL OF UTILITIES
	DEMOLITION - CLEARING AND GRUBBING
	TREE REMOVAL
	SHRUB REMOVAL
	PROTECT EXISTING TREE

**north**

SCALE IN FEET

40' 0 40'

**DIGGERS HOTLINE**

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**REVISION SCHEDULE**

Mark	Description	Date
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SHEET TITLE

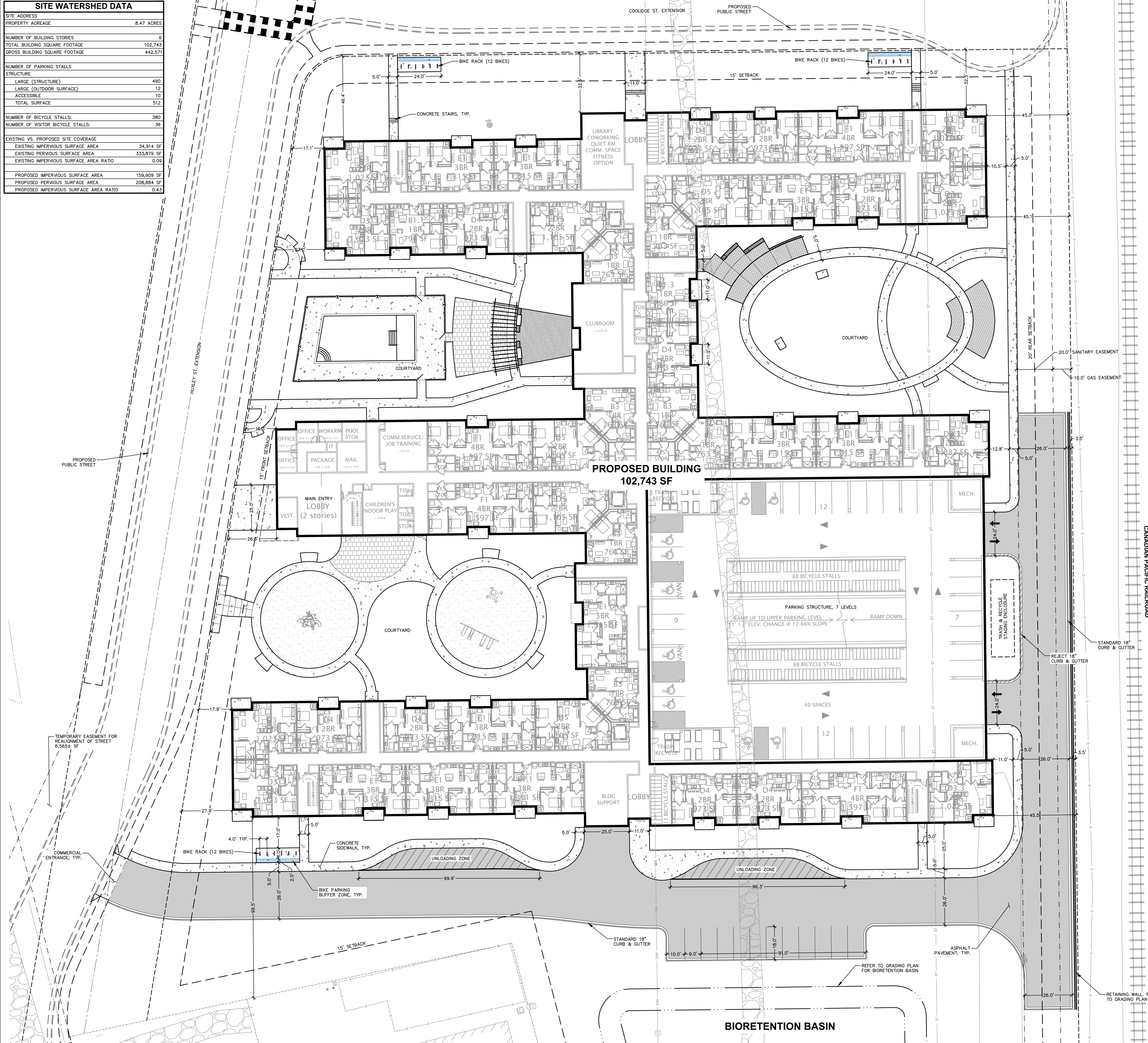
DEMOLITION  
PLAN

SHEET NUMBER

C2.0



SITE WATERSHED DATA	
SITE ADDRESS	
PROPERTY ACREAGE	8.47 ACRES
NUMBER OF BUILDING STORIES	6
TOTAL BUILDING SQUARE FOOTAGE	102,743
GROSS BUILDING SQUARE FOOTAGE	442,571
NUMBER OF PARKING STALLS	
STRUCTURE	
LARGE (STRUCTURE)	490
LARGE (OUTDOOR SURFACE)	12
ACCESSIBLE	10
TOTAL SURFACE	512
NUMBER OF BICYCLE STALLS	380
NUMBER OF VISITOR BICYCLE STALLS	36
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	34,914 SF
EXISTING PERVIOUS SURFACE AREA	333,879 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.09
PROPOSED IMPERVIOUS SURFACE AREA	159,909 SF
PROPOSED PERVIOUS SURFACE AREA	208,884 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.43



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LAND USE APPLICATION

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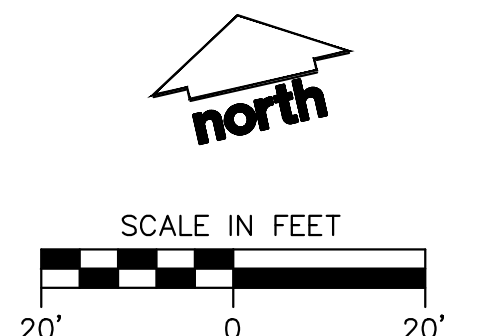
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SHEET TITLE

SITE PLAN

SHEET NUMBER

C3.0







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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

KEY PLAN

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DATE OF ISSUANCE MONTH, DATE, YEAR

**REVISION SCHEDULE**

Mark	Description	Date
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SHEET TITLE

GRADING AND  
EROSION  
CONTROL PLAN

SHEET NUMBER

C4.0



SCALE IN FEET  
40' 0 40'





COOLIDGE ST AND HUXLEY ST GRADING AND UTILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE

STO CB B-6

STO CB B-5

STO CB B-4

COOLIDGE ST. EXTENSION

PROPOSED BUILDING  
FFE: 857.00

STO INL C-3

RETAINING WALL  
2.5 FT TO 4.5 FT HIGH

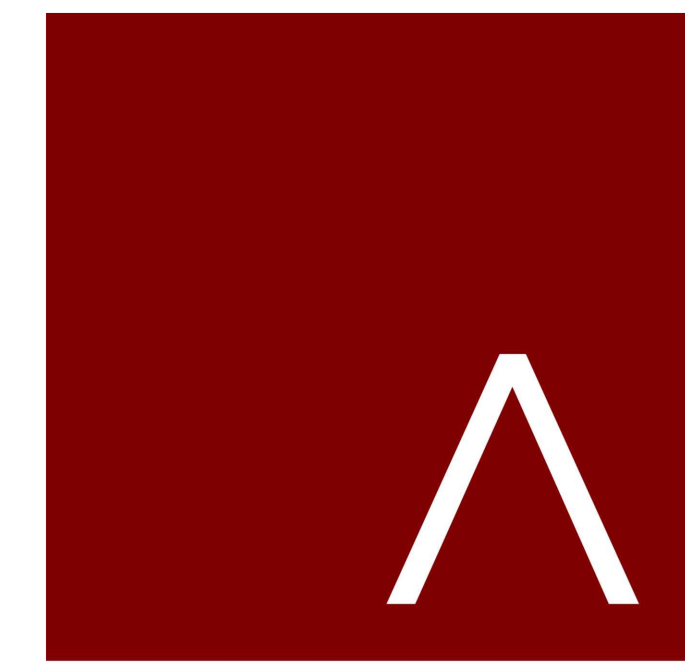
CANADIAN PACIFIC RAILROAD

north

SCALE IN FEET

20' 0 20'

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511



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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

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
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SHEET TITLE

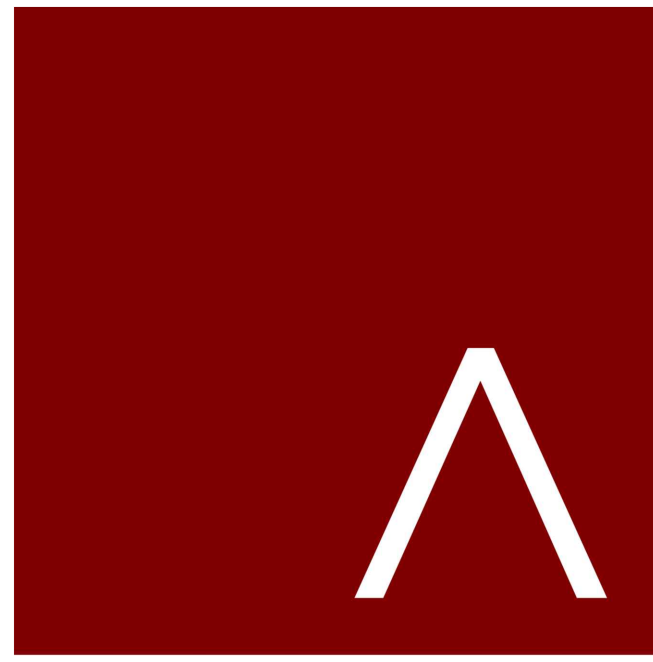
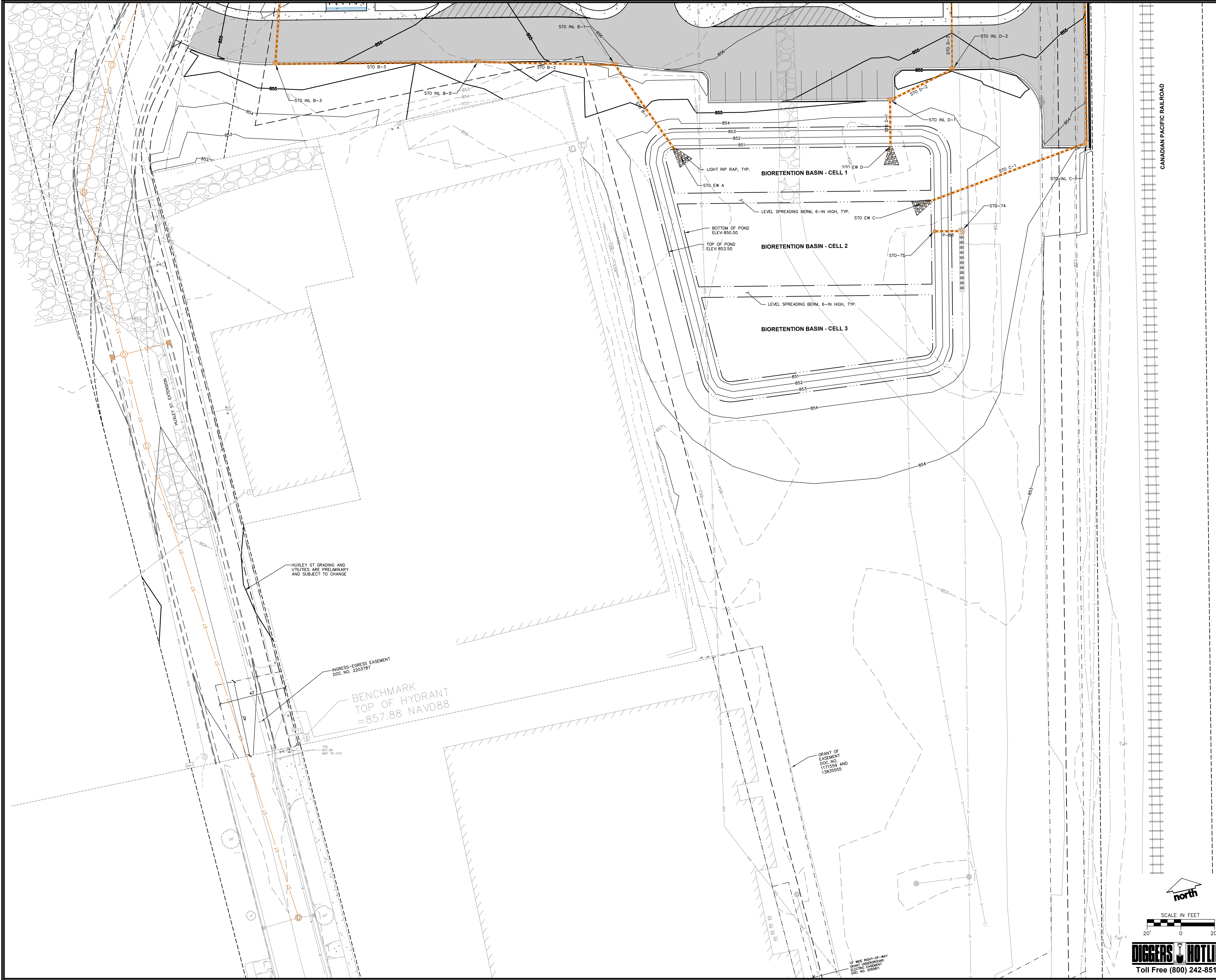
DETAILED  
GRADING  
PLAN

SHEET NUMBER

C4.1

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2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

KEY PLAN

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SHEET TITLE

DETAILED  
GRADING  
PLAN

SHEET NUMBER

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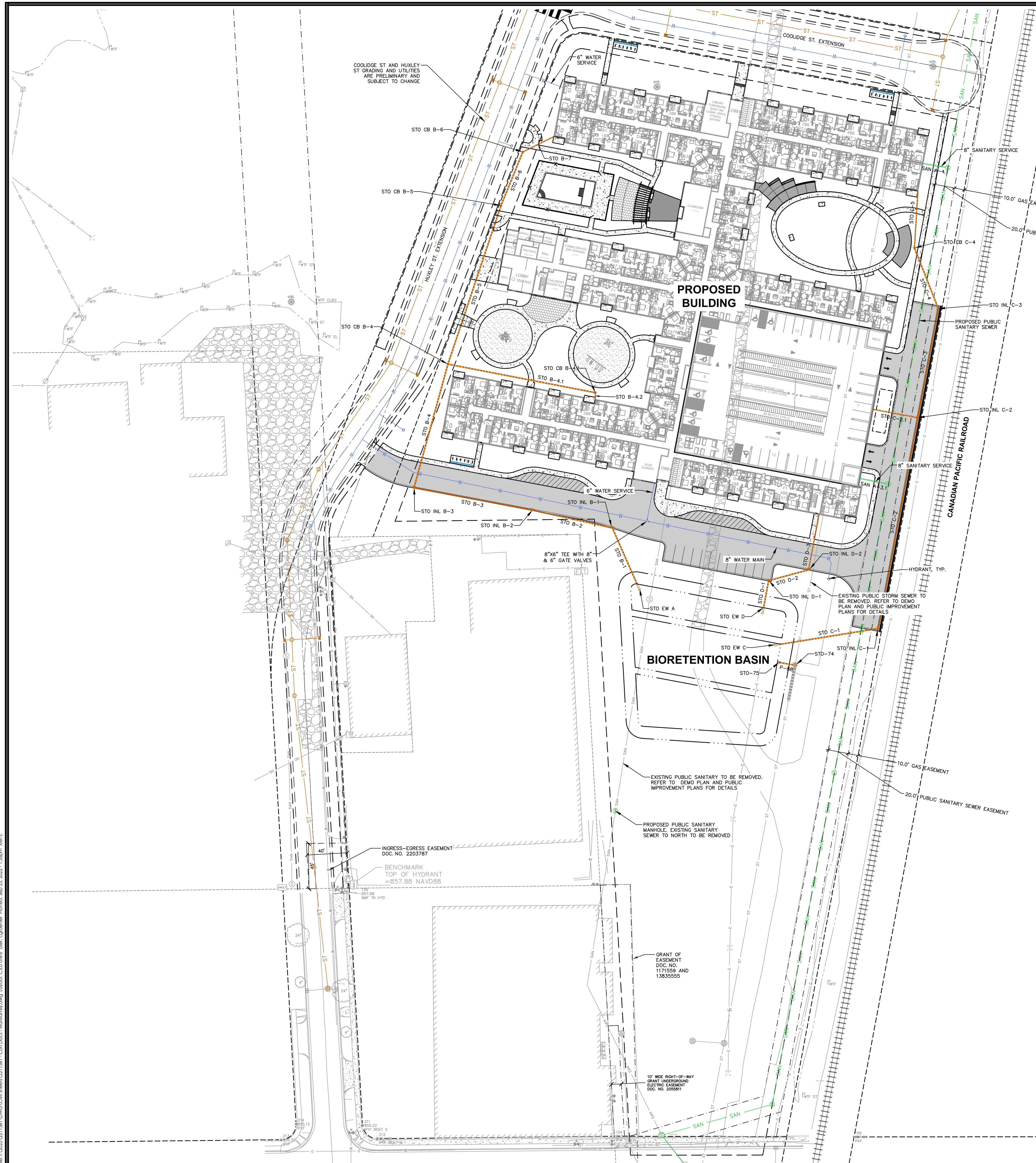


SCALE IN FEET

20' 0 20'







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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

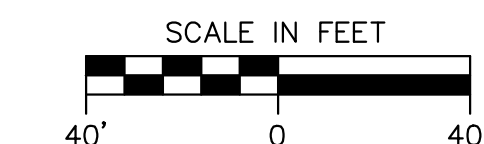
LAND USE APPLICATION

PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRA
STO-74	853.79	W INV: 848.42 (12") S INV: 847.60 (30")	6.2	60 IN MH (FLAT)	R-1550 SHALL
STO-75	851.00	E INV: 848.50 (12")	2.5	36 IN MH (FLAT)	36" HALLA TRASH RACK R-2050 TYPE
STO CB B-4	854.75	S INV: 851.65 (12") N INV: 851.75 (12") E INV: 851.75 (12")	3.1	36 IN MH (FLAT)	R-2050 TYPE
STO CB B-4.1	855.50	W INV: 852.08 (12") S INV: 852.41 (8")	3.4	36 IN MH (FLAT)	R-2050 TYPE
STO CB B-5	854.90	S INV: 852.12 (12") N INV: 852.22 (12")	2.8	36 IN MH (FLAT)	R-2050 TYPE
STO CB B-6	854.50	S INV: 852.35 (12") NE INV: 852.45 (8")	2.2	36 IN MH (FLAT)	R-2050 TYPE
STO CB C-4	854.93	S INV: 851.87 (12") N INV: 851.97 (8")	3.1	36 IN MH (FLAT)	R-2050 TYPE
STO EW A	851.60	NW INV: 850.50 (12")	N/A	12 IN HDPE FES	N/A
STO EW C	851.60	E INV: 850.50 (12")	N/A	12 IN HDPE FES	N/A
STO EW D	851.60	N INV: 850.50 (12")	N/A	12 IN HDPE FES	N/A
STO INL B-1	855.78	SE INV: 850.63 (12") W INV: 850.73 (12")	5.1	2 x 3 INLET	R-3067 TYPE
STO INL B-2	854.14	E INV: 850.91 (12") W INV: 851.01 (12")	3.2	2 x 3 INLET	R-3067 TYPE
STO INL B-3	855.34	E INV: 851.27 (12") N INV: 851.37 (12")	4.1	2 x 3 INLET	R-3067 TYPE
STO INL C-1	853.47	W INV: 850.72 (12") N INV: 850.82 (12")	2.8	2 x 3 INLET	R-3067 TYPE
STO INL C-2	855.48	S INV: 851.29 (12") N INV: 851.39 (12") W INV: 851.62 (8")	4.2	2 x 3 INLET	R-3067 TYPE
STO INL C-3	854.85	S INV: 851.63 (12") N INV: 851.73 (12")	3.2	2 x 3 INLET	R-3067 TYPE
STO INL D-1	854.36	S INV: 850.77 (12") E INV: 850.87 (12")	3.6	2 x 3 INLET	R-3067 TYPE
STO INL D-2	854.53	W INV: 851.28 (12") N INV: 851.61 (8")	3.2	2 x 3 INLET	R-3067 TYPE

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
P-B8	STO-75	STO-74	16'	848.50	848.42	0.50%	12 IN HDPE
STO B-1	STO INL B-1	STO EW A	61'	850.63	850.50	0.22%	12 IN HDPE (C)
STO B-2	STO INL B-2	STO INL B-1	81'	850.91	850.73	0.22%	12 IN HDPE (C)
STO B-3	STO INL B-3	STO INL B-2	120'	851.27	851.01	0.22%	12 IN HDPE (C)
STO B-4	STO CB B-4	STO INL B-3	128'	851.65	851.37	0.22%	12 IN HDPE (C)
STO B-4.1	STO CB B-4.1	STO CB B-4	150'	852.08	851.75	0.22%	12 IN HDPE (C)
STO B-4.2	ROOF DRAIN	STO CB B-4.1	7'	852.42	852.41	0.22%	8 IN HDPE (C)
STO B-5	STO CB B-5	STO CB B-4	166'	852.12	851.75	0.22%	12 IN HDPE (C)
STO B-6	STO CB B-6	STO CB B-5	58'	852.35	852.22	0.22%	12 IN HDPE (C)
STO B-7	ROOF DRAIN	STO CB B-6	34'	852.53	852.45	0.22%	8 IN HDPE (C)
STO C-1	STO INL C-1	STO EW C	98'	850.72	850.50	0.22%	12 IN HDPE (C)
STO C-2	STO INL C-2	STO INL C-1	213'	851.29	850.82	0.22%	12 IN HDPE (C)
STO C-2.1	ROOF DRAIN	STO INL C-2	45'	851.72	851.62	0.22%	8 IN HDPE (C)
STO C-3	STO INL C-3	STO INL C-2	110'	851.63	851.39	0.22%	12 IN HDPE (C)
STO C-4	STO CB C-4	STO INL C-3	65'	851.87	851.73	0.22%	12 IN HDPE (C)
STO C-5	ROOF DRAIN	STO CB C-4	57'	852.09	851.97	0.22%	8 IN HDPE (C)
STO D-1	STO INL D-1	STO EW D	27'	850.77	850.50	1.00%	12 IN HDPE (C)
STO D-2	STO INL D-2	STO INL D-1	41'	851.28	850.87	1.00%	12 IN HDPE (C)
STO D-3	ROOF DRAIN	STO INL D-2	56'	852.17	851.61	1.00%	8 IN HDPE (C)

PROPOSED SANITARY SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAN A-3	856.28	S INV: 845.20 (12") N INV: 845.30 (12") W INV: 845.30 (8")	11.1	48 IN MH	R-1550 SOLID I
SAN A-4	853.91	S INV: 845.59 (12") N INV: 845.69 (12") W INV: 845.69 (8")	8.3	48 IN MH	R-1550 SOLID I

PROPOSED SANITARY SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SAN A-3.1		SAN A-3	29'	845.44	845.30	0.50%	8 IN PVC
SAN A-4.1		SAN A-4	25'	845.82	845.69	0.50%	8 IN PVC



## KEY PLAN

## PROGRESS DOCUMENTS

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## REVISION SCHEDULE

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SHEET TITLE

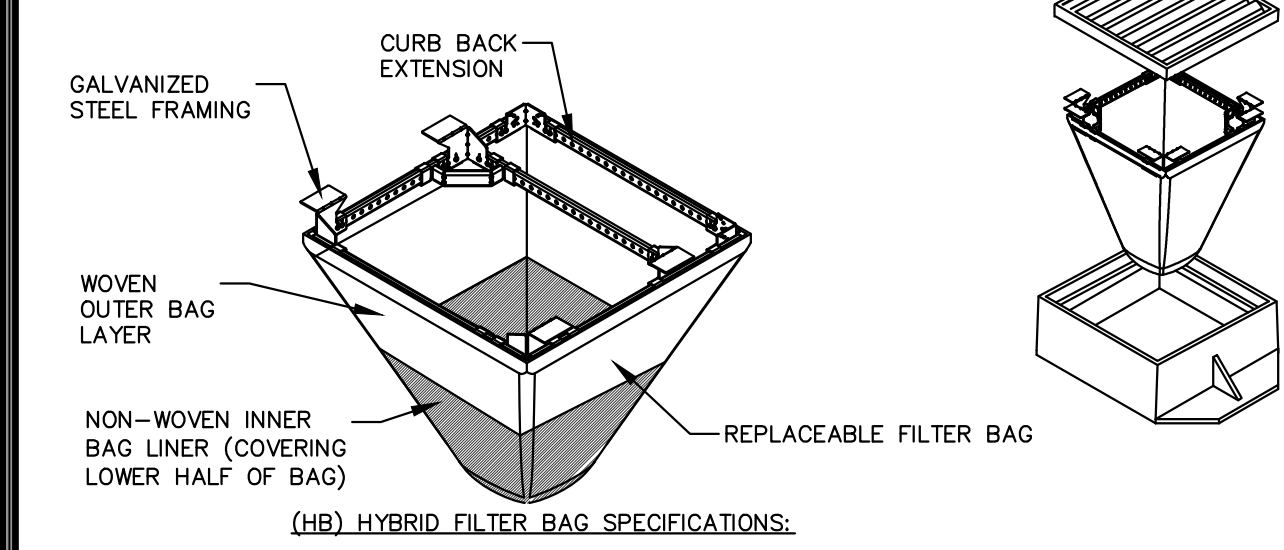
## UTILITY PLAN

SHEET NUMBER

C5.0



# FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



- 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 CONTRACTOR 4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG

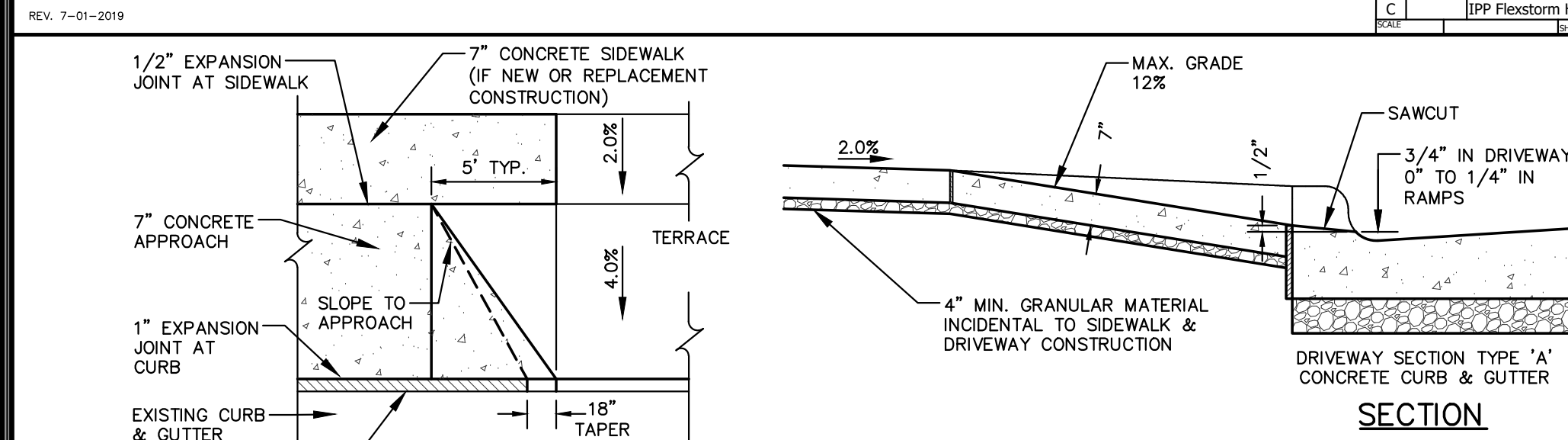
**CATCH-IT INLET FILTER (Temporary Inlet Protection)**

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft)	Flow Ratings (CFS)	ADS PIN
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.3	62LGB6XTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	62LGB3624HB
3030	Square Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	62WCB2316HB
3067-C	Square Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	62LSQM18HB
R-2501	Round (RD)	-26	-24	2.3	0.8	62MRD20HB
R-1772/2580	Round (RD)	22.25-23.5	20.5-21	1.6	0.6	62MRD22HB

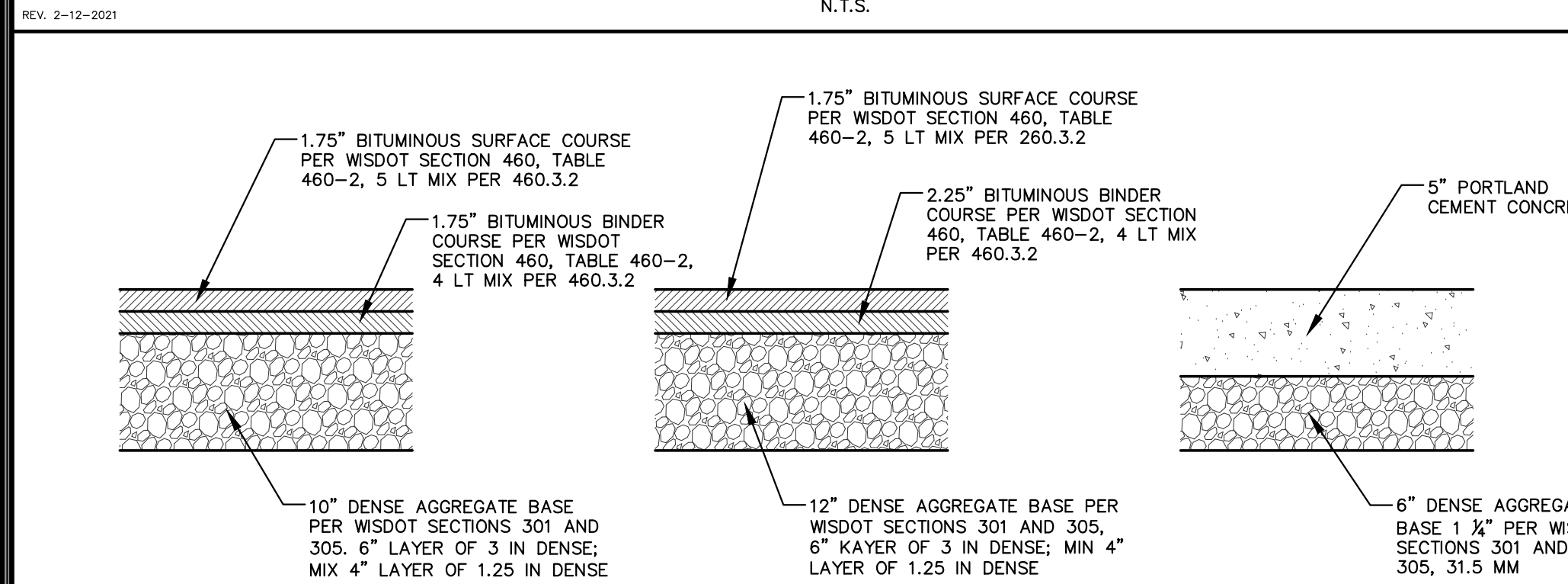
**Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)**

PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (INNER)
TENSILE STRENGTH	ASTM D4832	350 x 150 lbs	100 lbs
PERMEATION	ASTM D4832	20% x 15%	5%
TEAR RESISTANCE	ASTM D4832	3000 lbs	600 lbs
UV RESISTANCE	ASTM D4832	100 x 75 lbs	45 lbs
OPENING SIZE (AOS)	ASTM D4832	20 US STD SIEVE	40 US STD SIEVE
PERMEABILITY	ASTM D4832	1.5 sec	2.0 sec
WATER FLOW RATE	ASTM D4832	200 gal/min/ft	145 gal/min/ft
MINIMUM FILTER BAG VOLUME		2 CUBIC FT	

## FRAMED INLET PROTECTION



## COMMERCIAL ENTRANCE



### STANDARD ASPHALT PAVEMENT SECTION

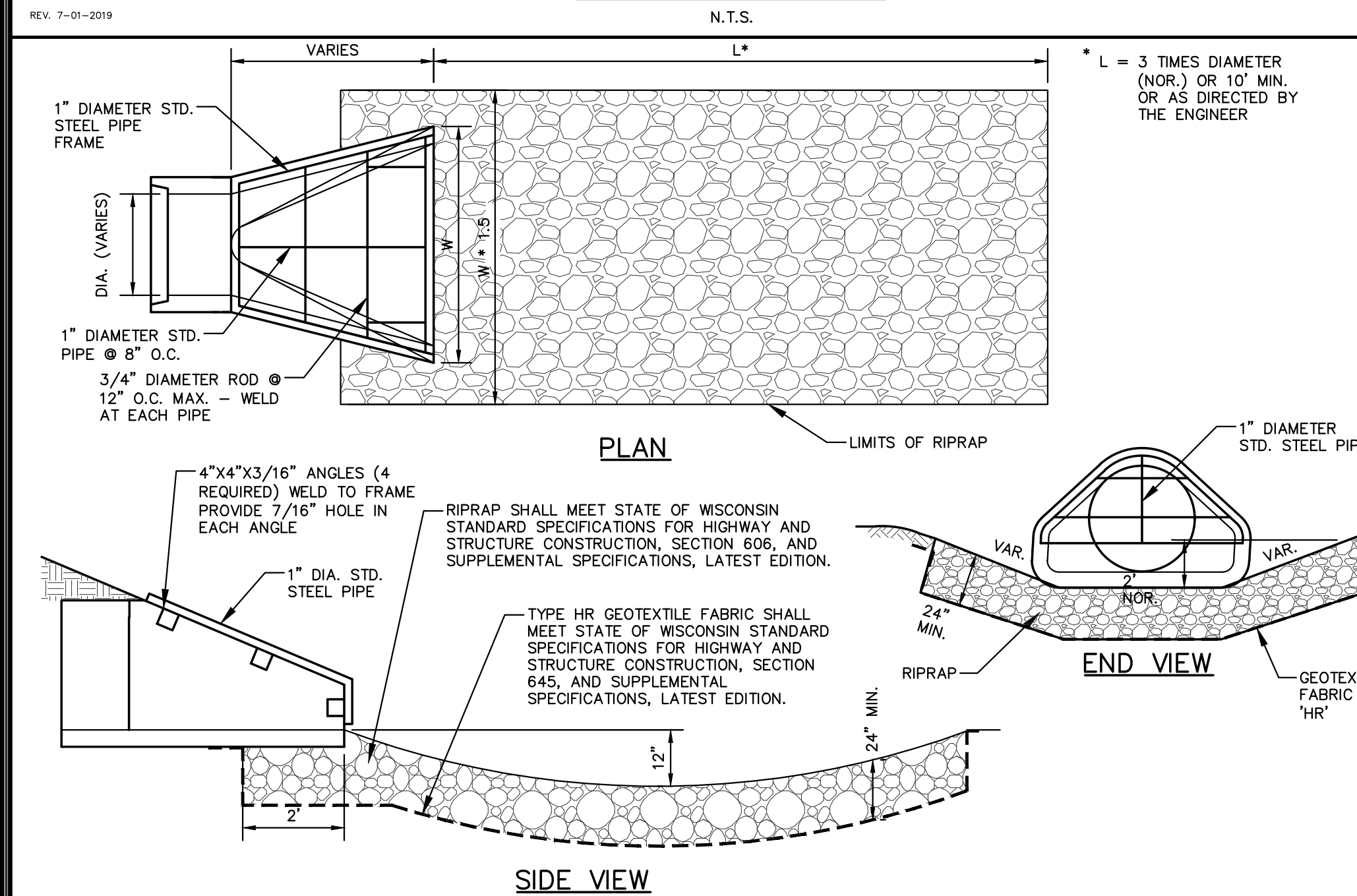
### HEAVY DUTY ASPHALT PAVEMENT SECTION

### CONCRETE SIDEWALK SECTION

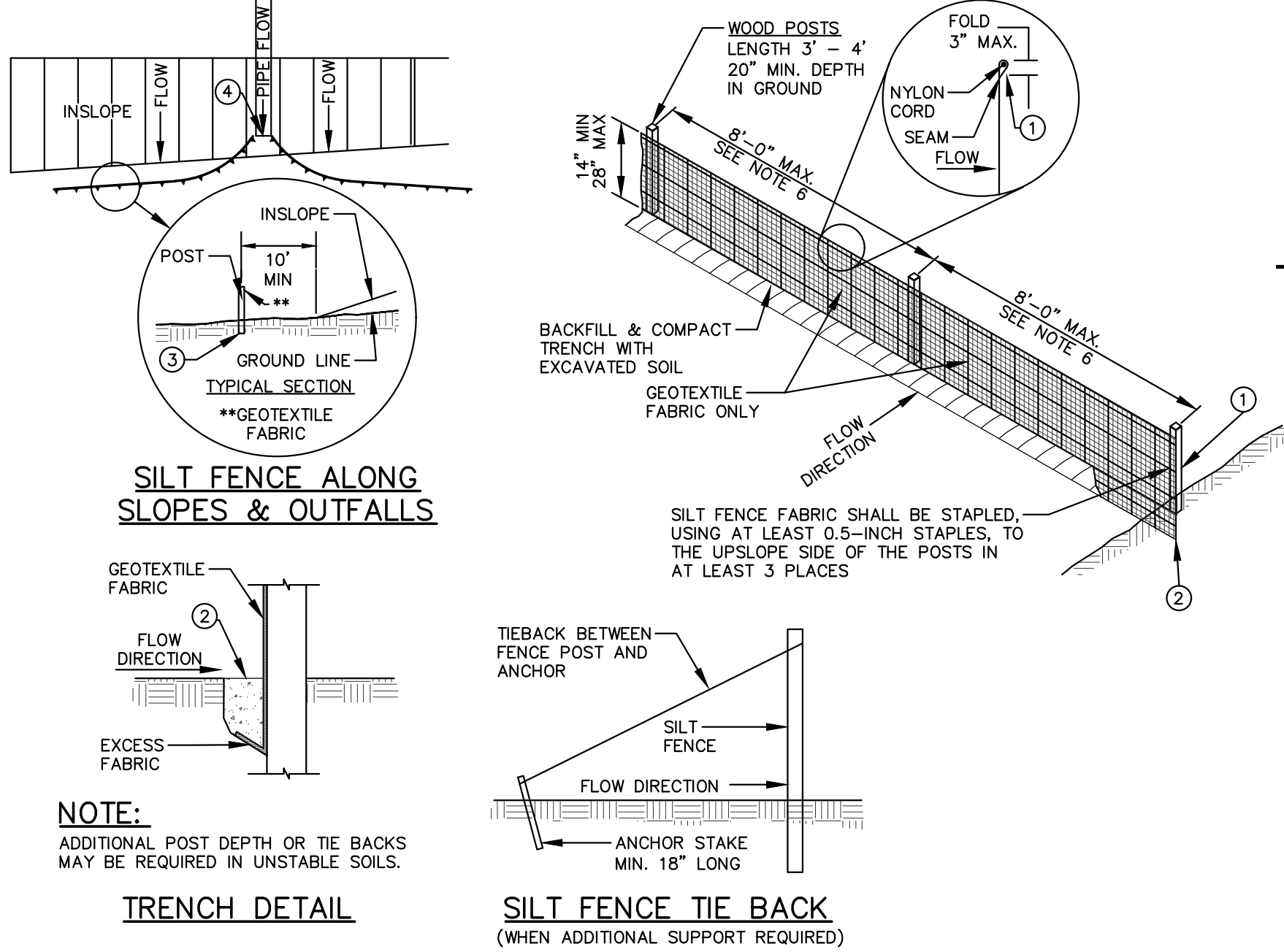
#### GENERAL NOTES:

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



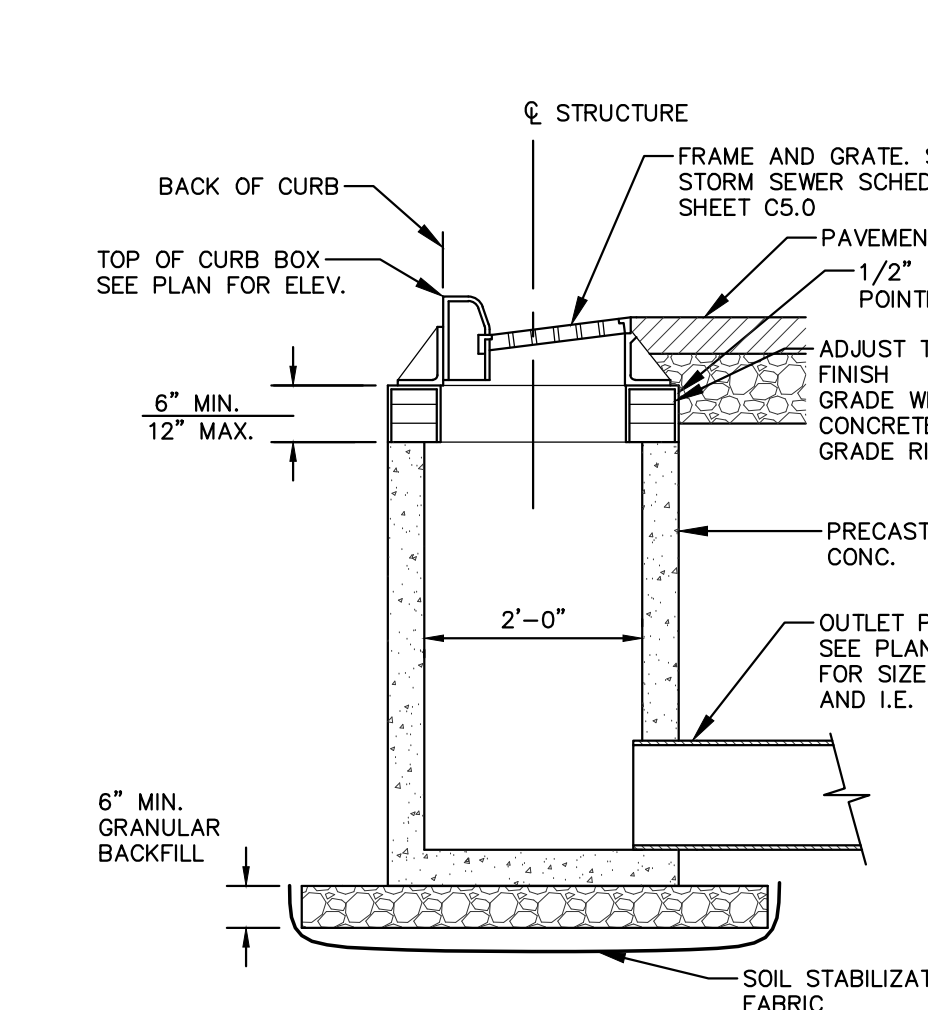
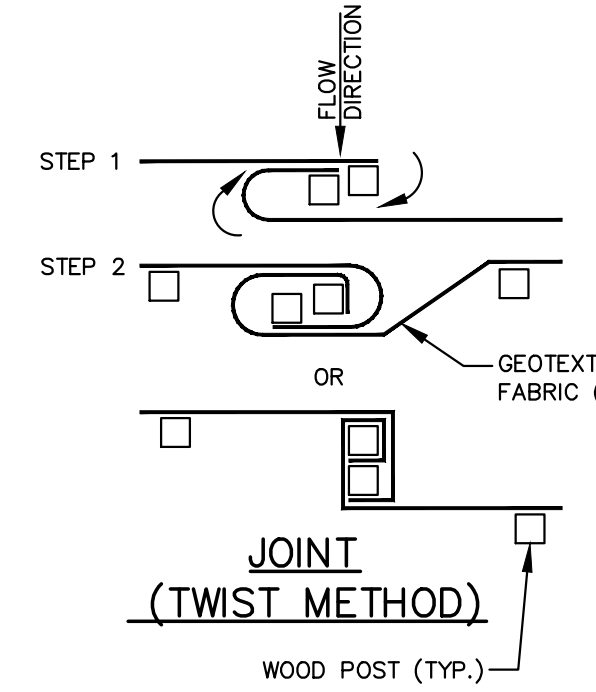
## APRON ENDWALL W/ GRATE - RIPRAP



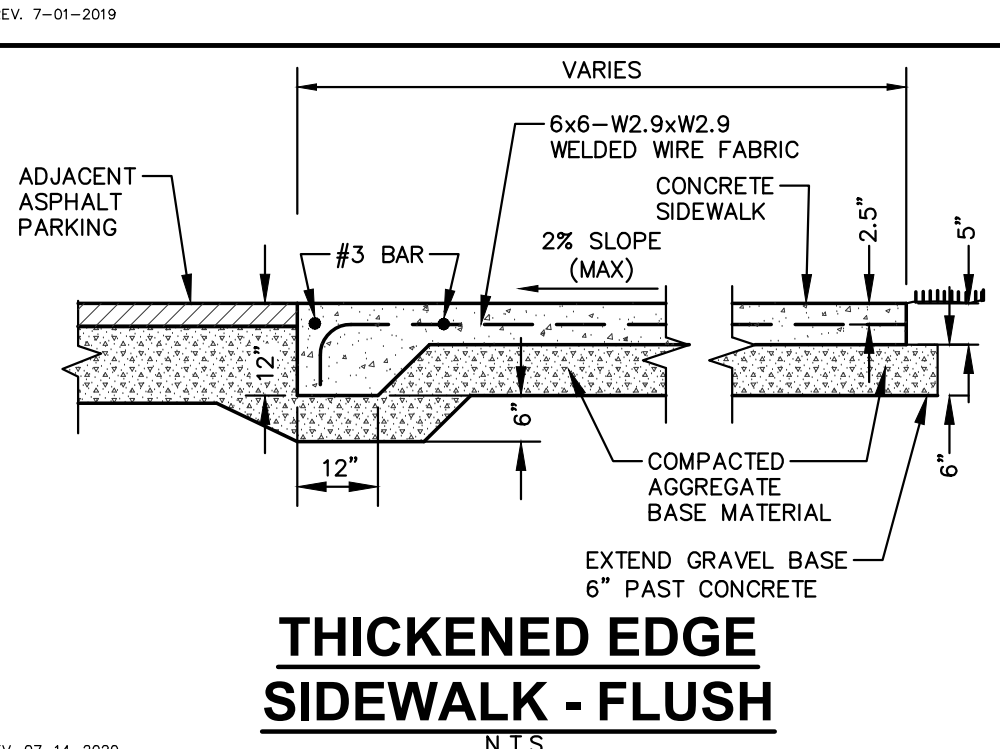
## SILT FENCE

#### GENERAL NOTES:

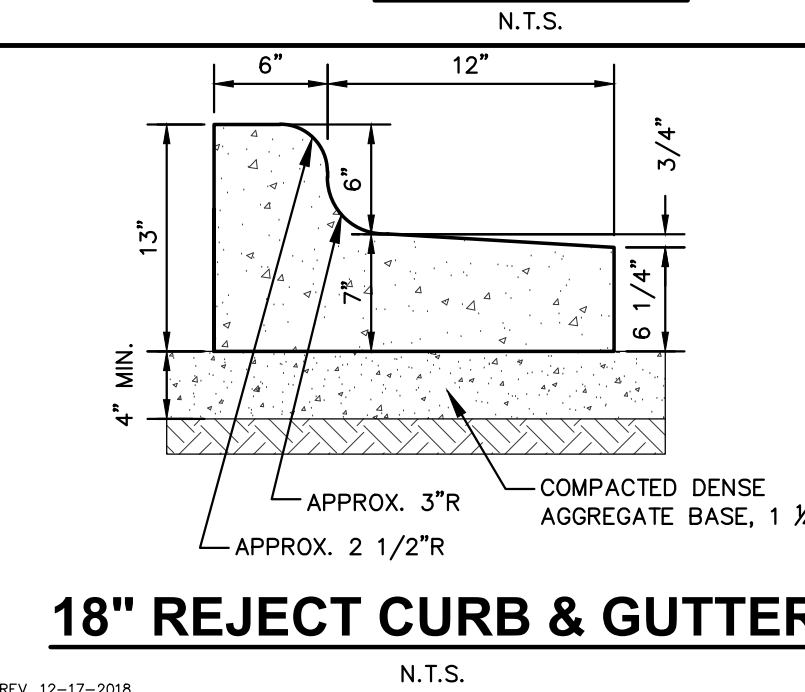
1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL 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 WDMR TECHNICAL STANDARD 1006.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN & 3- FEET FOR NON-WOVEN)



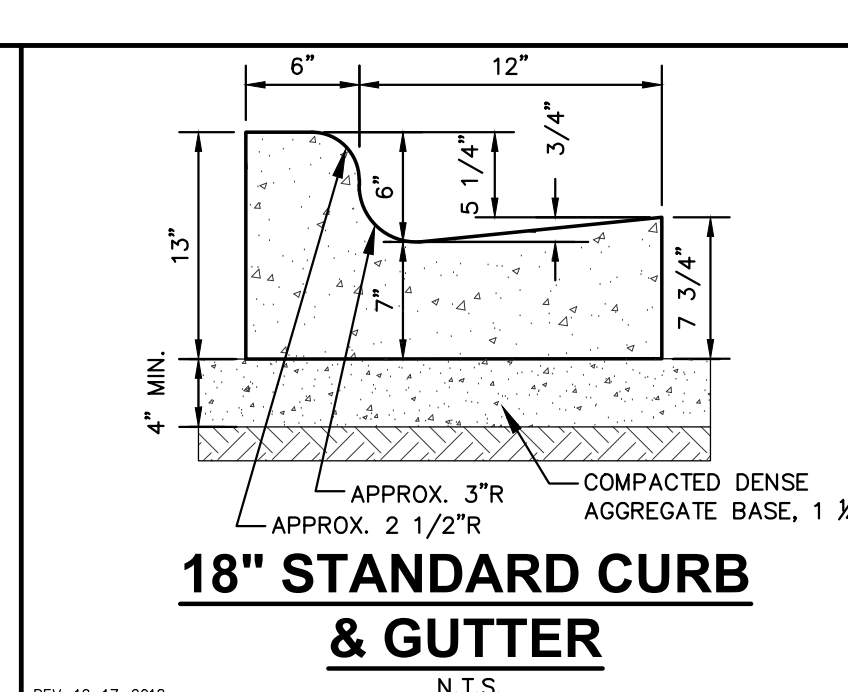
## STORM INLET



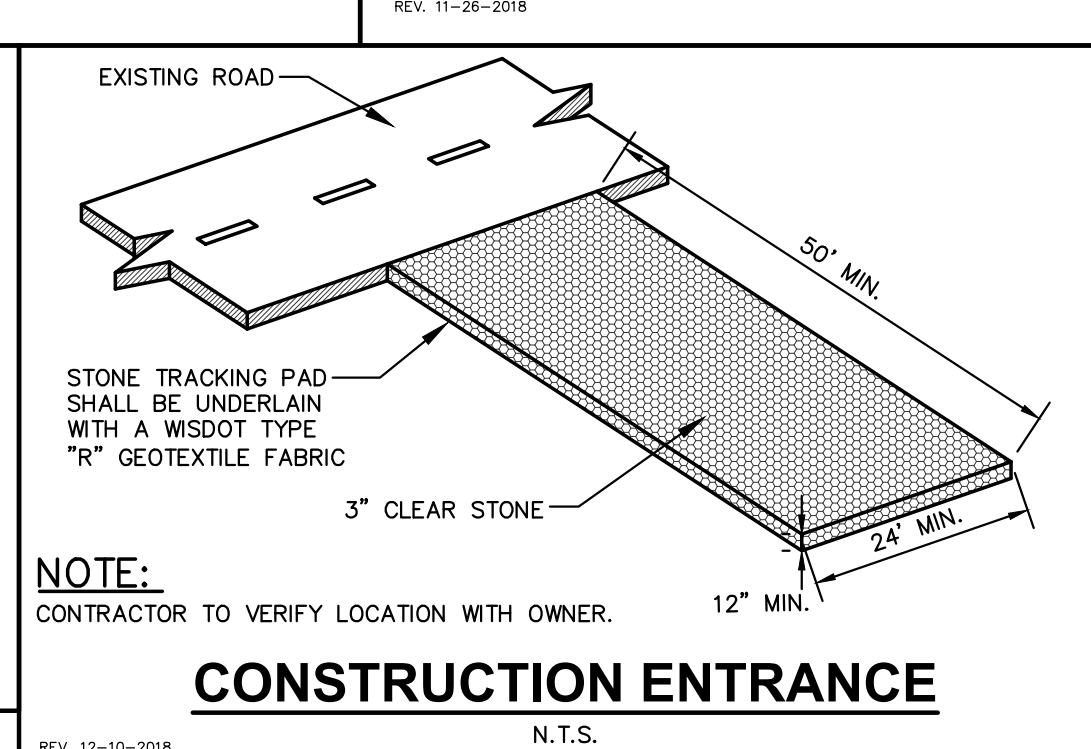
## THICKENED EDGE SIDEWALK - FLUSH



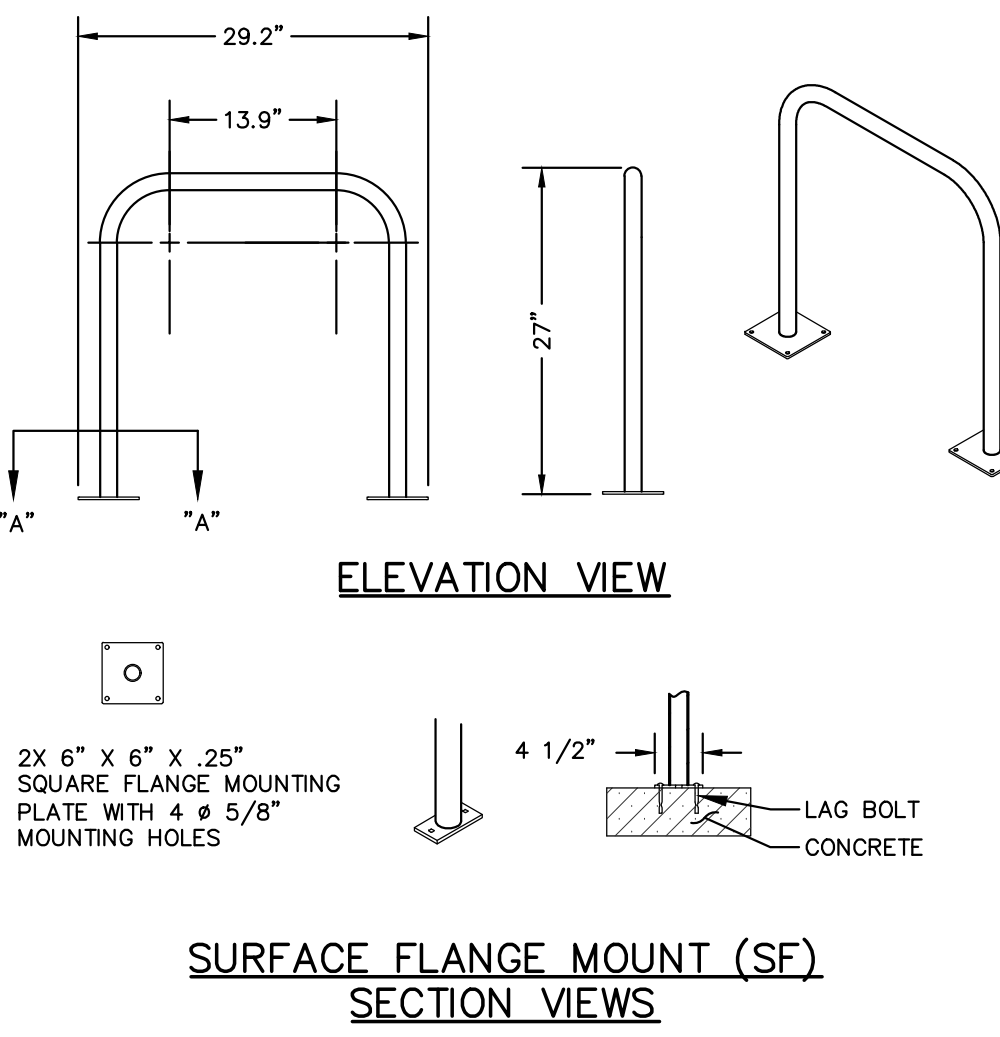
## 18" REJECT CURB & GUTTER



## 18" STANDARD CURB & GUTTER



## CONSTRUCTION ENTRANCE

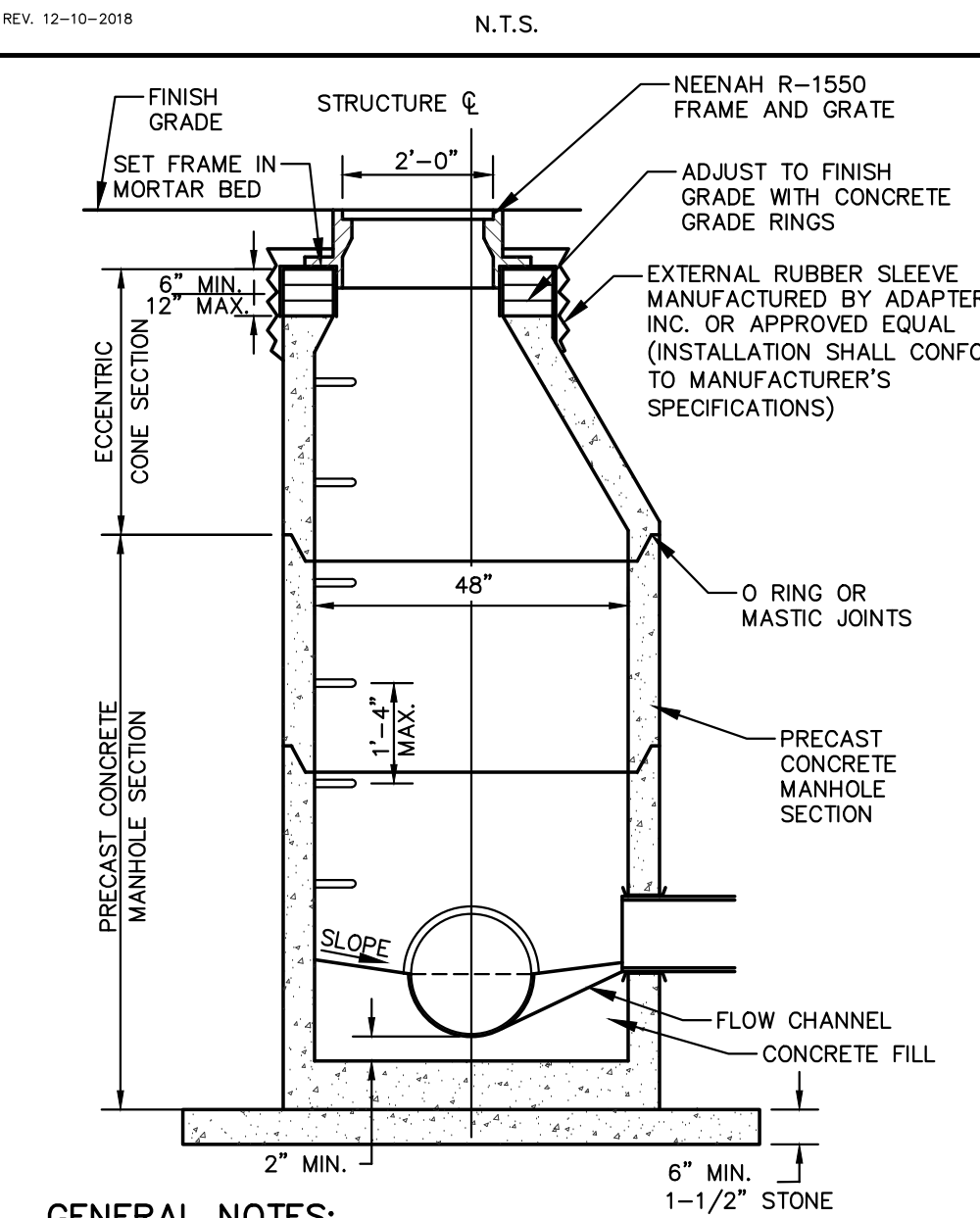


## SURFACE FLANGE MOUNT (SF) SECTION VIEWS

#### GENERAL NOTES:

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

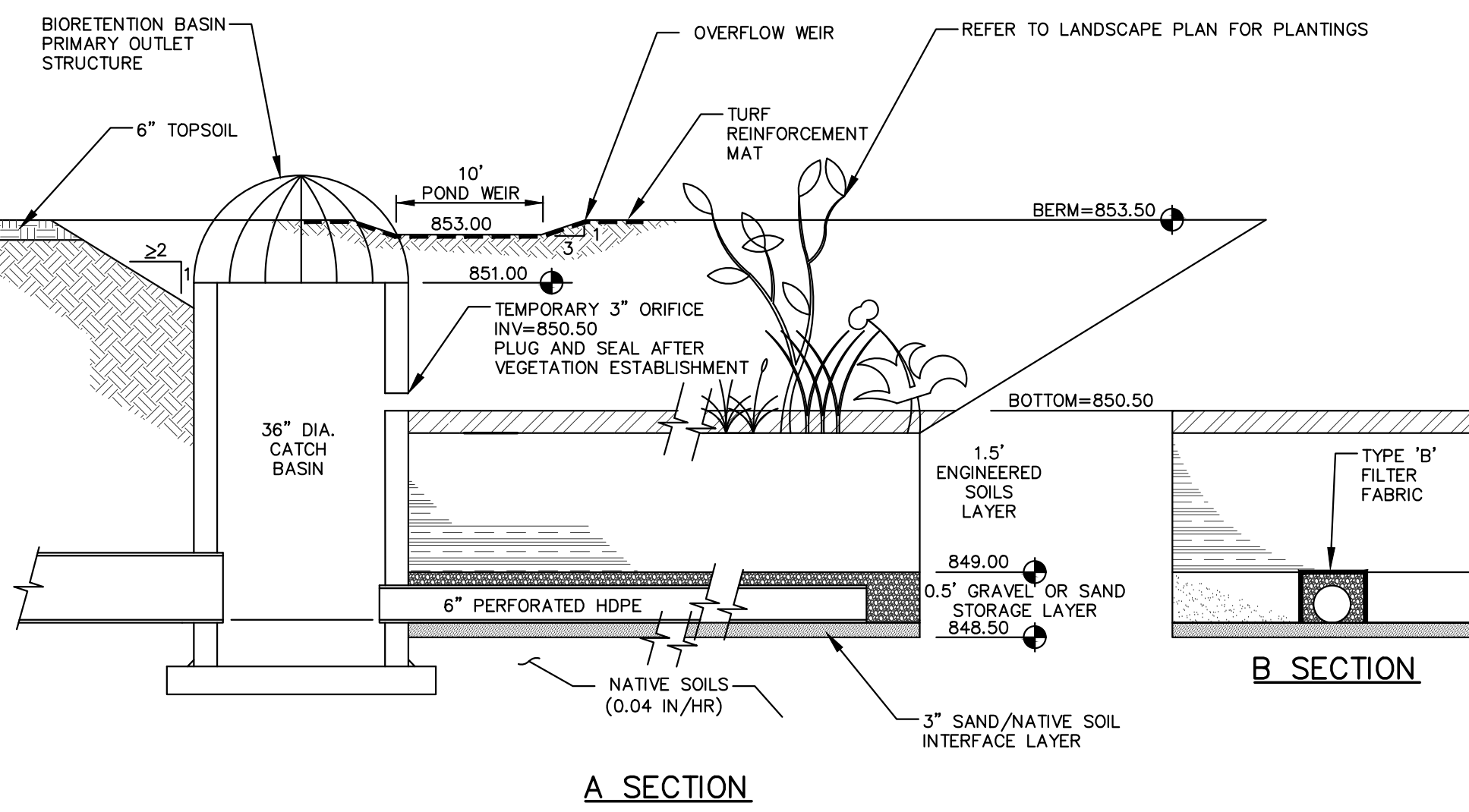
## INVERTED-U BIKE RACK



#### GENERAL NOTES:

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

## SANITARY SEWER MANHOLE



#### A SECTION

#### B SECTION

#### GENERAL NOTES:

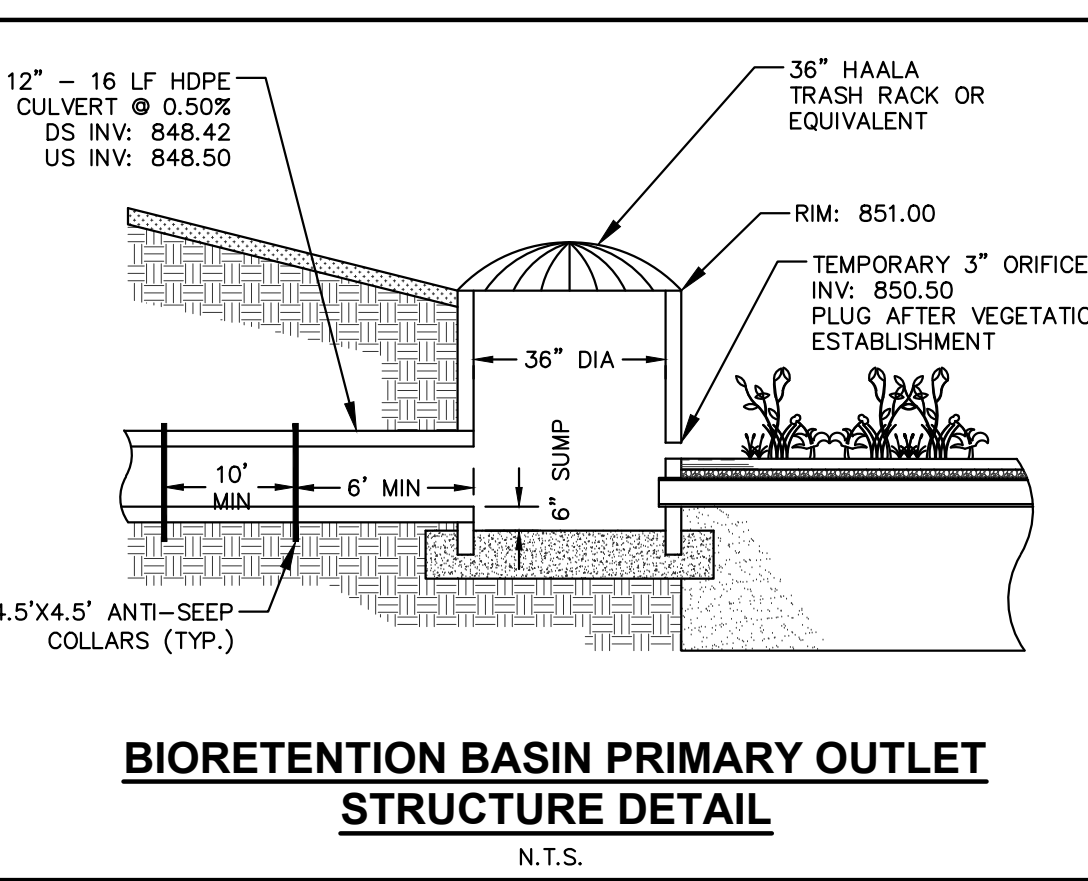
1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDMR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR 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.8.7 OF WDMR TECHNICAL 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 SEED 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, ROOTSTOCK 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.

**NOTE:** INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF THE INFILTRATION DEVICES. INFILTRATION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDMR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

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.

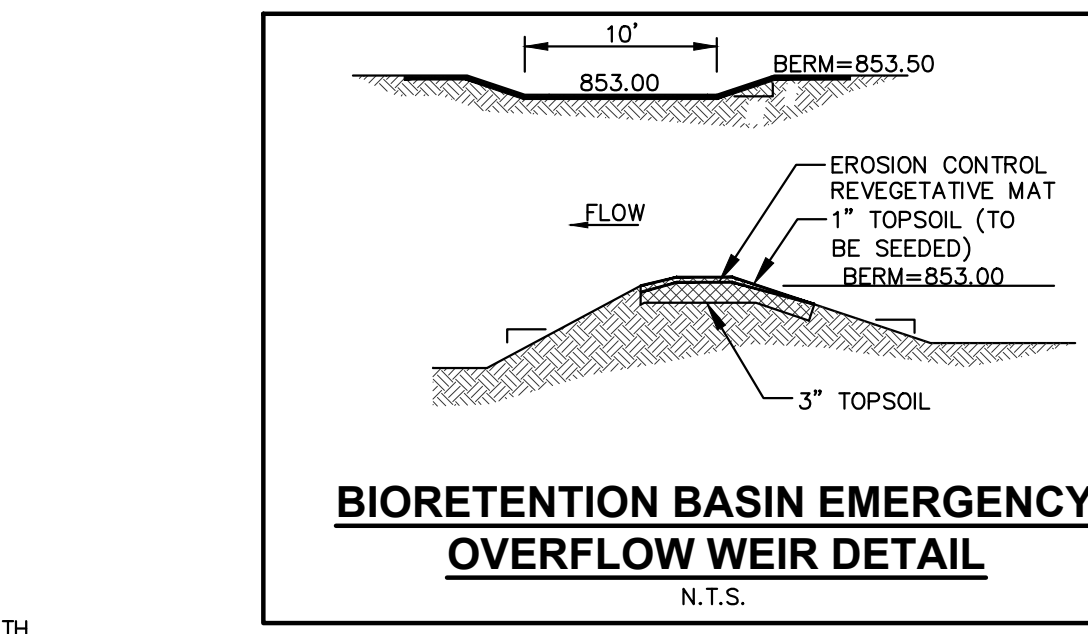
## BIORETENTION BASIN

N.T.S.



## BIORETENTION BASIN PRIMARY OUTLET STRUCTURE DETAIL

N.T.S.



## BIORETENTION BASIN EMERGENCY OVERFLOW WEIR DETAIL

N.T.S.

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. USD PROFESSIONAL SERVICES, INC. (USD) 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. USD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.

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.



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JLA PROJECT NUMBER: W22-0128-01



**HARTMEYER REDEVELOPMENT: FAMILY HOUSING**

2007 ROTH STREET LOT 2

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
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SHEET TITLE

DETAILS

SHEET NUMBER

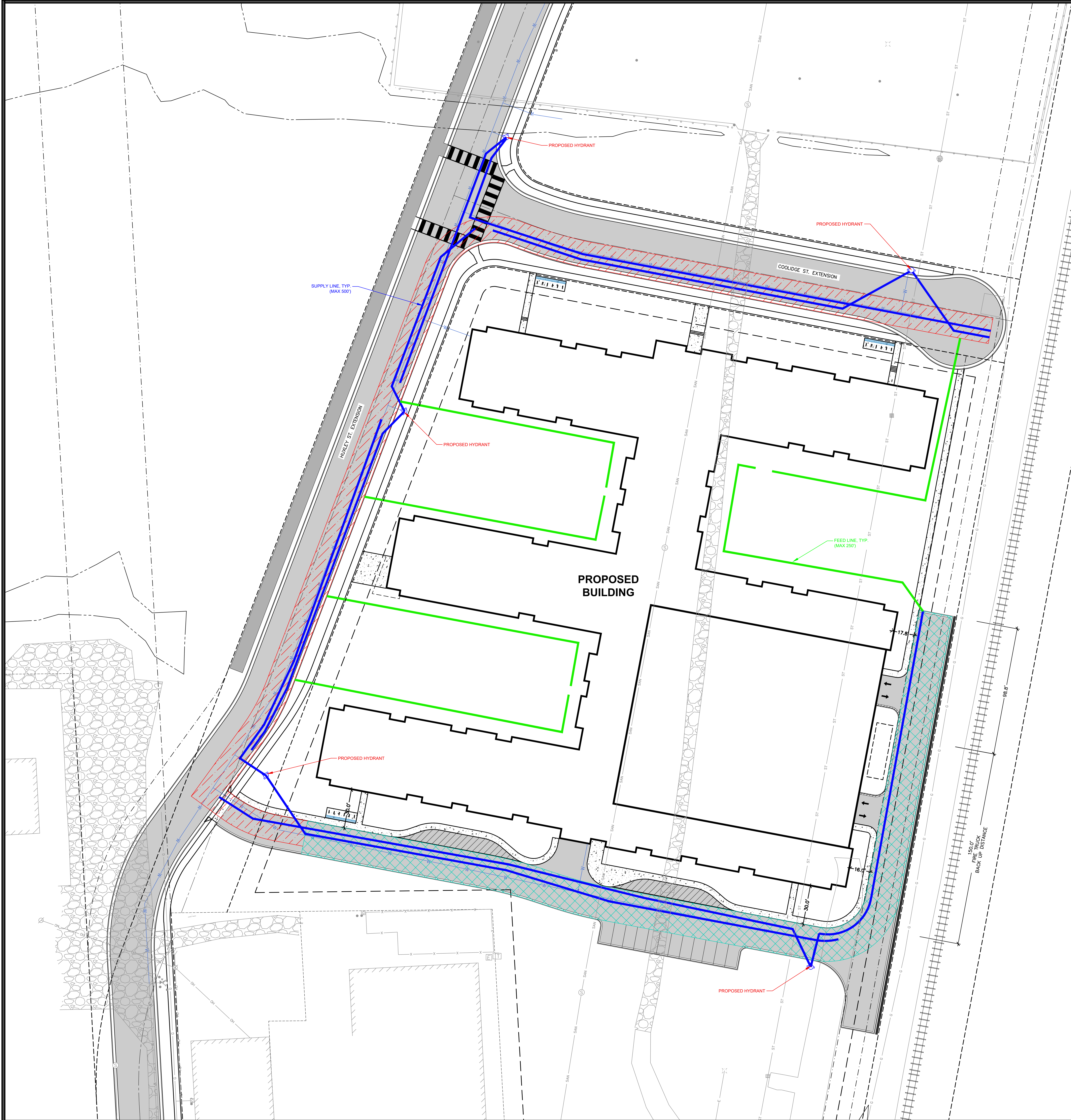
C6.0



Toll Free (800) 242-8511



File: 1:2022-01-1381\WMO\Civil\Sheet\2111381 - Multi-Family Fire Plan - User: cagener, Plotted: Sep 23, 2022 - 1:59pm Xref(s):



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)**

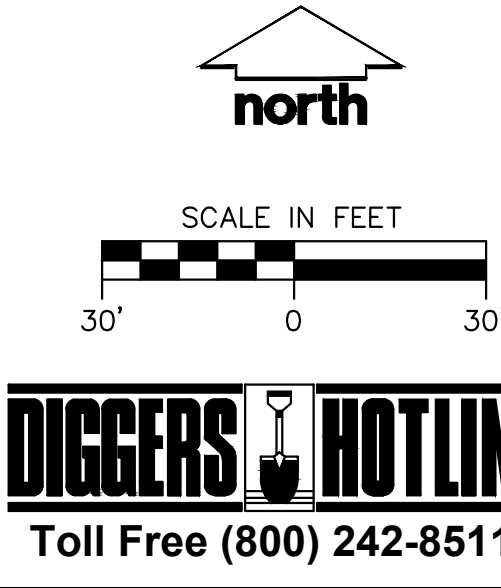
**FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET**

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?			
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Is the grade of the fire lane not more than a slope of 8%?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is a rollable curb used as part of the fire lane? (Provide detail of curb.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the gate a minimum of 20-feet clear opening?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
4. Is the Fire Lane dead-ended with a length greater than 150-feet?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
If yes, see IFC 3206.6 for further requirements.			
6. Is any part of the building greater than 30-feet above the grade plane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is there at least 40' between a hydrant and the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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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JLA PROJECT NUMBER: W22-0128-01

HARTMEYER REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

KEY PLAN

**PROGRESS DOCUMENTS**

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REVISION SCHEDULE	
Mark	Description

SHEET TITLE

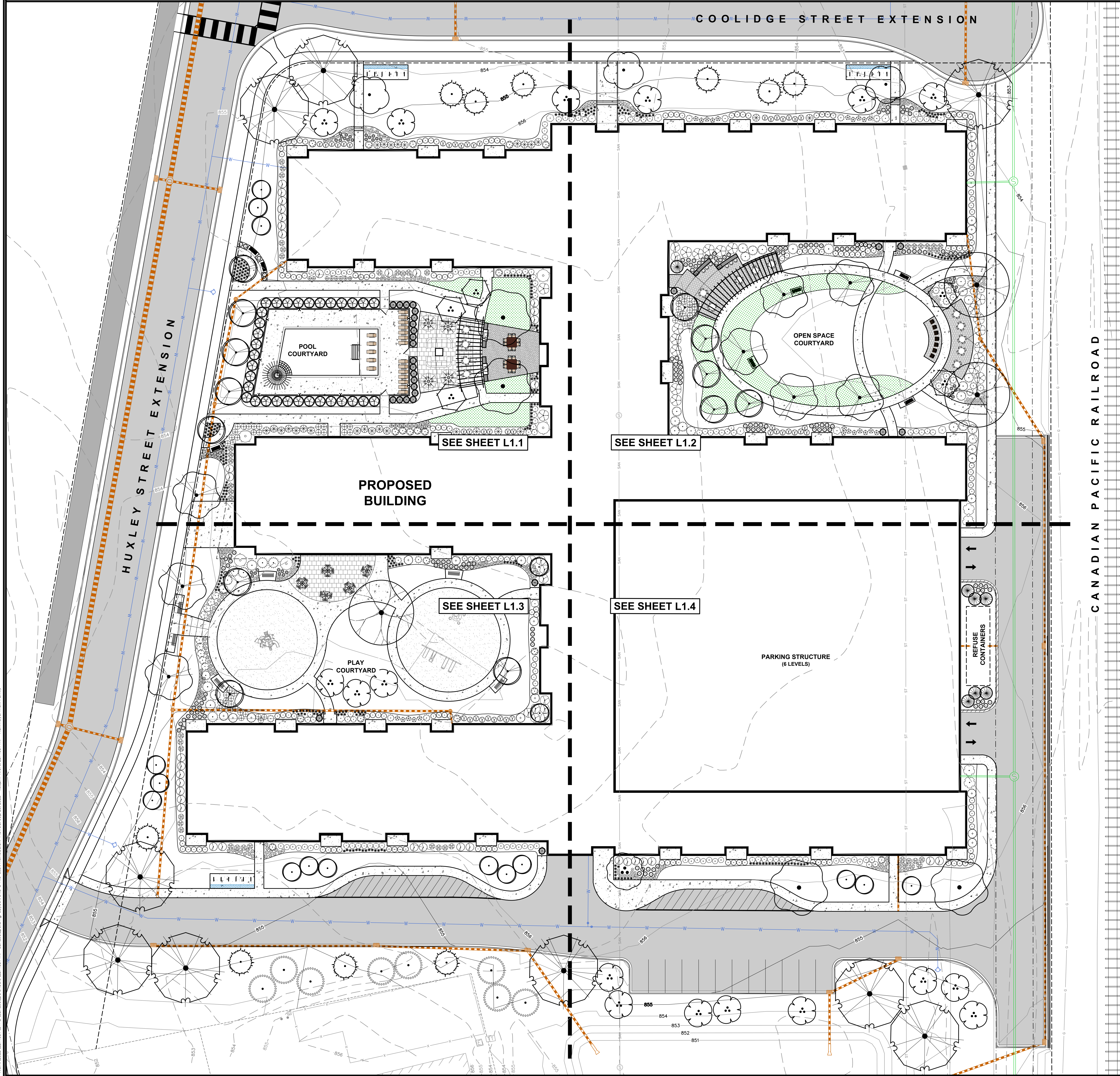
**FIRE ACCESS PLAN**

SHEET NUMBER

**C7.0**



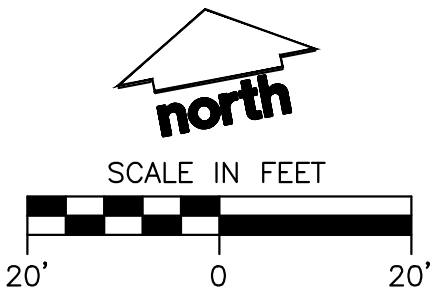
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**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- 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
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- POLYETHYLENE EDGING
- SEED - NO-MOW FESCUE

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



**DIGGERS HOTLINE**  
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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

KEY PLAN

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Mark	Description	Date
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SHEET TITLE

LANDSCAPE PLAN -  
OVERALL

SHEET NUMBER

L1.0





### **CONTRACTOR NOTES**

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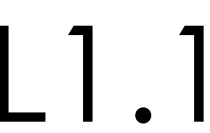
1. ALL LANDSCAPE EDGING SHALL BE POLYETHYLENE EDGING, UNLESS OTHERWISE DEPICTED.
2. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
3. ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.

SCALE IN FEET

10' 0 10'

**DIGGERS**  **HOTLINE**

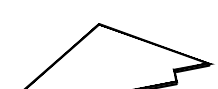
Toll Free (800) 242-8511



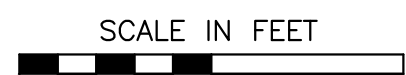


## CONTRACTOR NOTES


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SCALE IN FEET

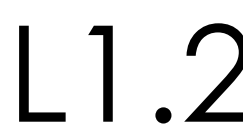


10' 0 10'



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## CONTRACTOR NOTES

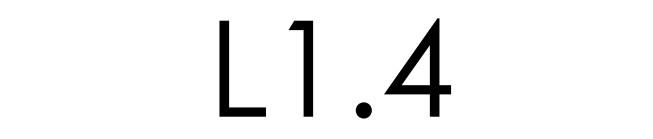
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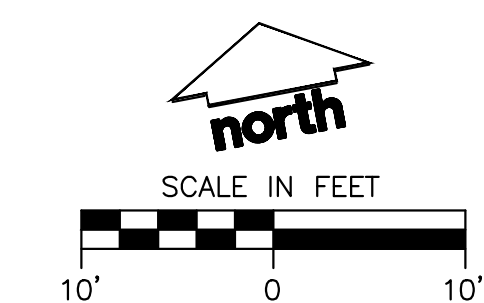
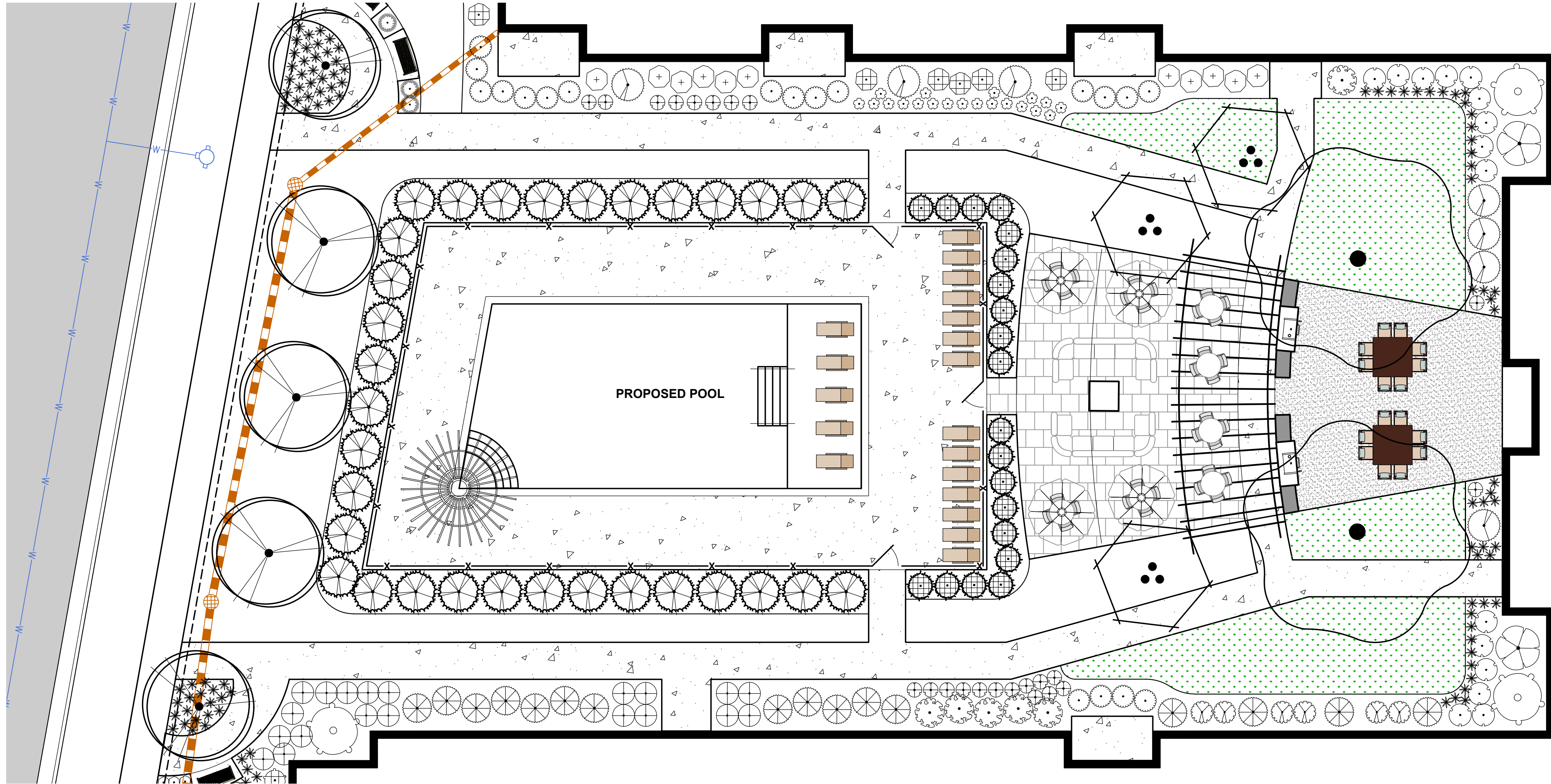
A north arrow pointing upwards with the word "north" written below it. Below the arrow is a graphic scale bar with alternating black and white segments, labeled "SCALE IN FEET". The scale has markings for 10', 0, and 10'.



The logo for Diggers Hotline, featuring the words "DIGGERS" and "HOTLINE" in large, bold, black letters with a white outline. Between the two words is a graphic of a shovel digging into the ground. Below the logo is the text "Toll Free (800) 242-8511".







- CONTRACTOR NOTES**
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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

KEY PLAN

**PROGRESS DOCUMENTS**

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Mark	Description	Date
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SHEET TITLE

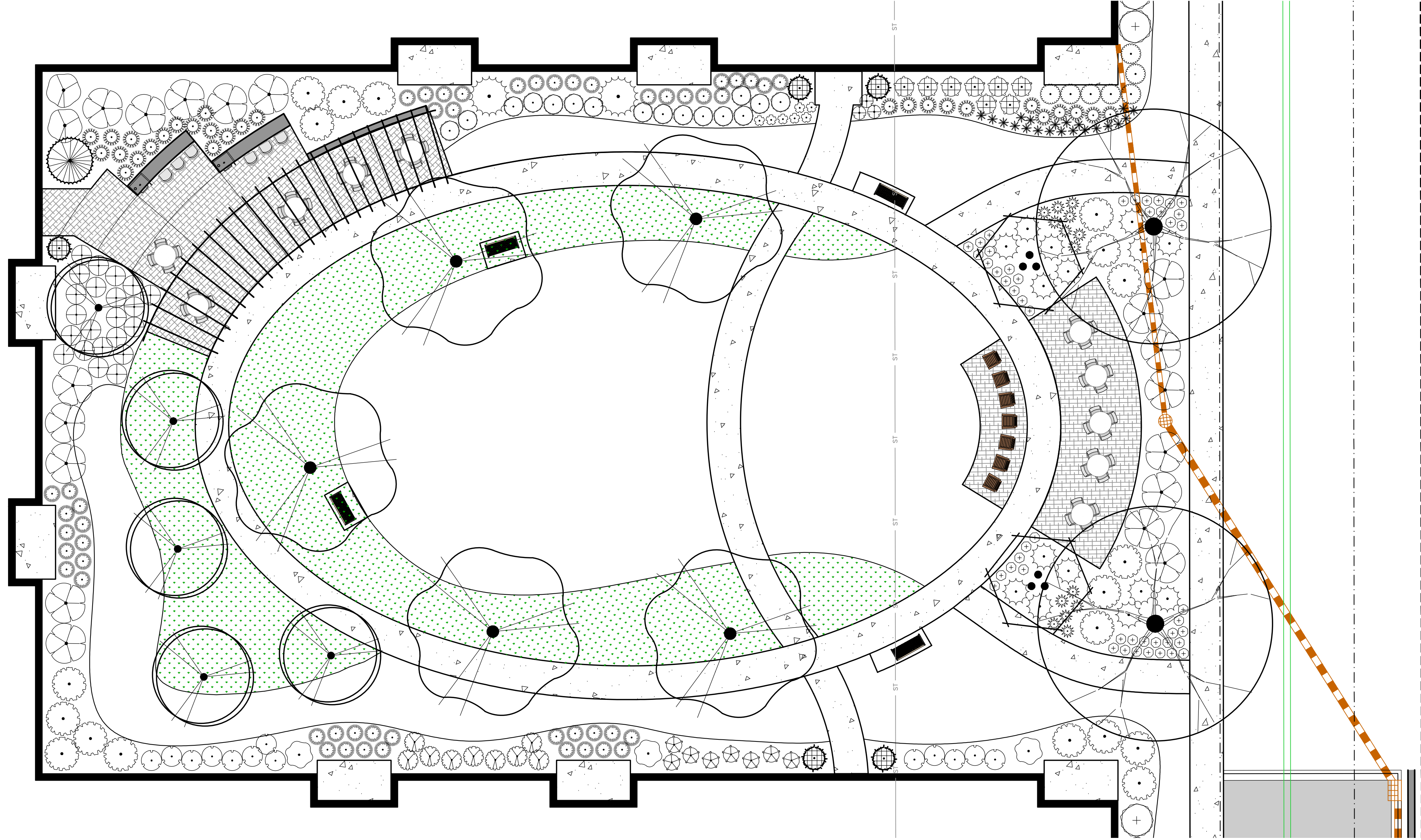
LANDSCAPE PLAN -  
NW COURTYARD

SHEET NUMBER

L1.5

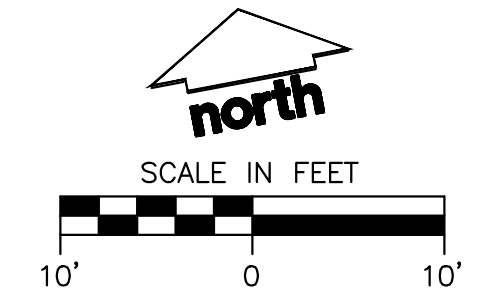






CONTRACTOR NOTES

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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

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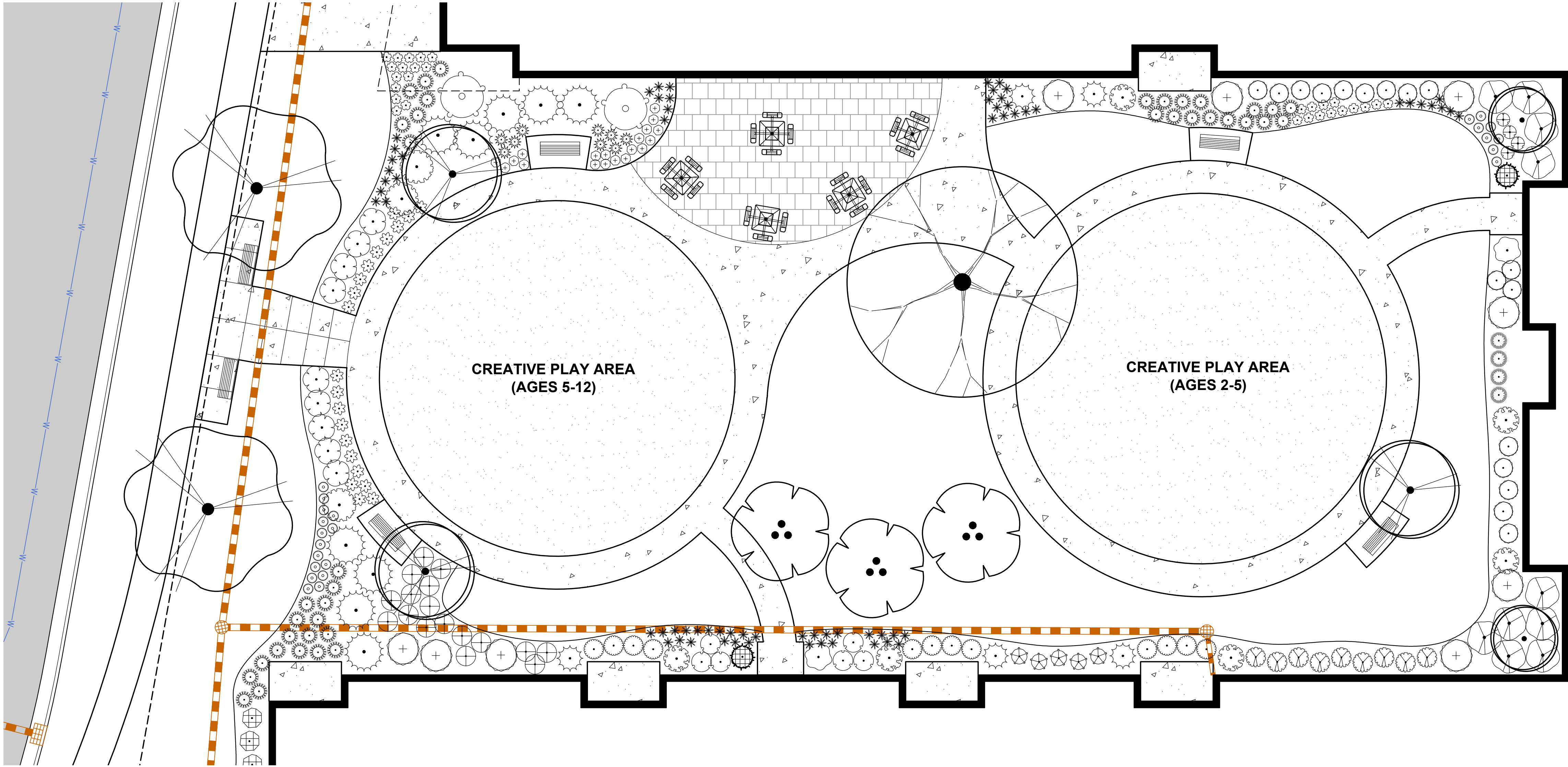
SHEET TITLE

LANDSCAPE PLAN -  
NE COURTYARD

SHEET NUMBER

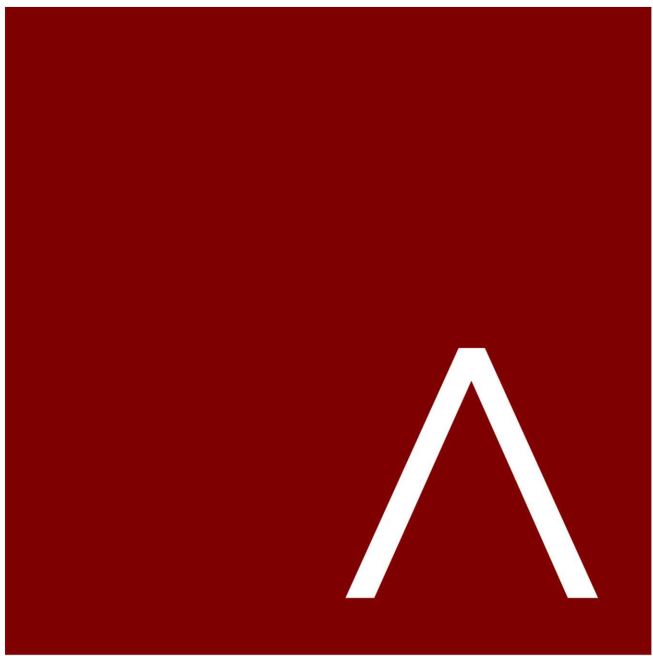
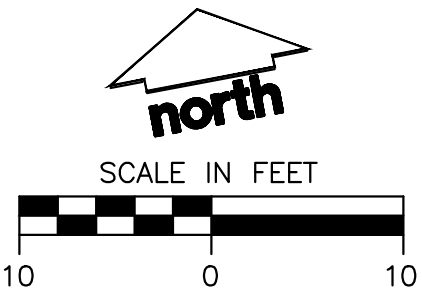
L1.6





CONTRACTOR NOTES

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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

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Mark	Description	Date
------	-------------	------

SHEET TITLE

LANDSCAPE PLAN -  
SW COURTYARD

SHEET NUMBER

L1.7










USABLE OPEN AREA CHART  
FAMILY HOUSING

 DENOTES USABLE OPEN  
AREA ON PLAN = 79,522 SF

 DENOTES USABLE OPEN AREA  
PRIVATE BALCONIES  
231 X 66 SF = 15,246 SF

TOTAL USABLE OPEN AREA = 94,768SM

MINIMUM USABLE SPACE  
REQUIRMENT - SQ. FT. PER  
D.U. ( 40/D.U.)  
302 TOTAL D.U. X 40 = 12,080 SF



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HARTMEYER  
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FAMILY HOUSING

2007 ROTH STREET  
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LAND USE APPLICATION

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DATE OF ISSUANCE		SEPTEMBER 26, 2022
REVISION SCHEDULE		
Mark	Description	Date

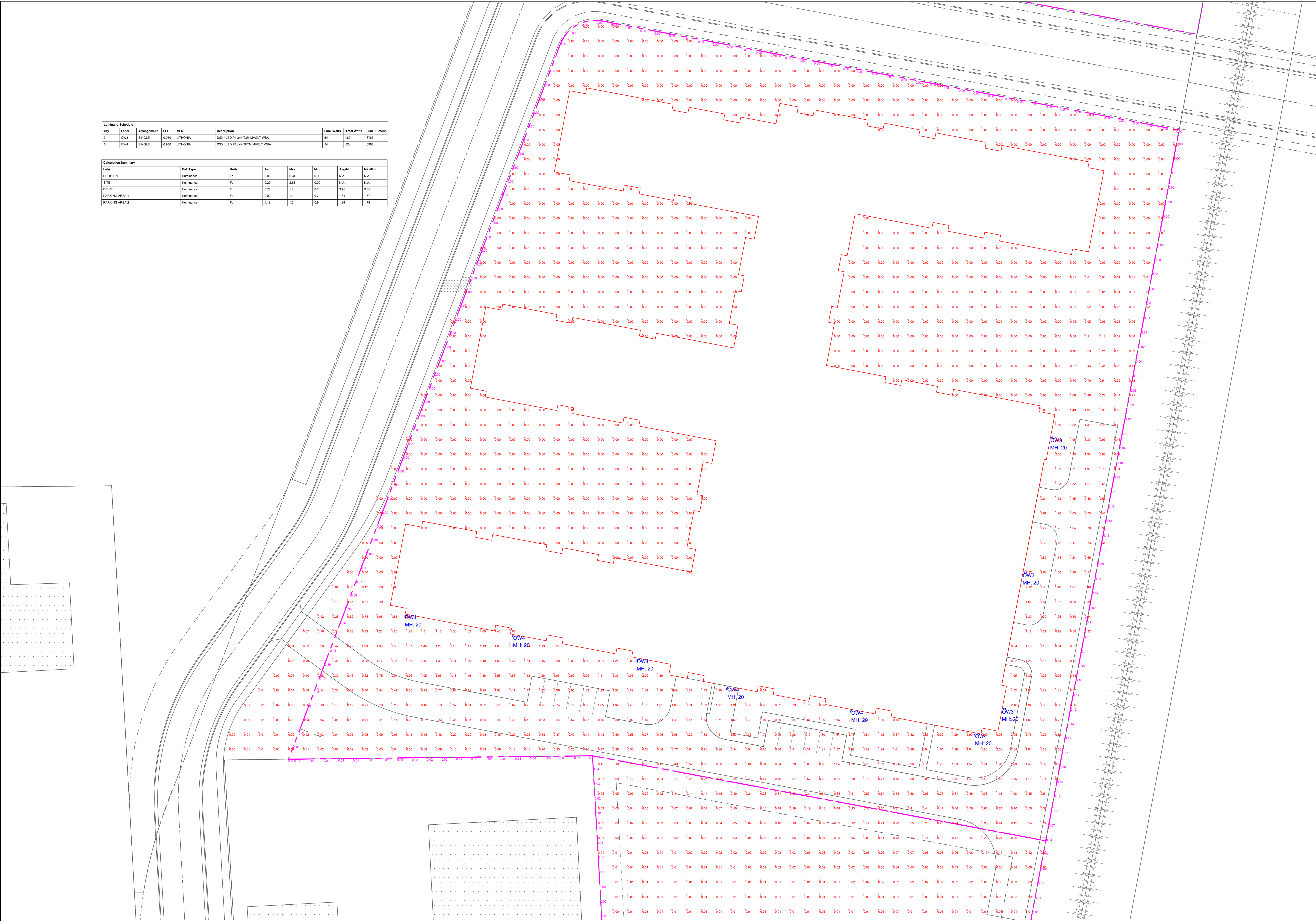
SHEET TITLE  
**USABLE OPEN  
SPACE**


SHEET NUMBER  
**ASP-100**



Luminaire Schedule						
Qty	Label	Arrangement	LLF	MPR	Description	
3	QW3	SINGLE	0.950	LITHONIA	DSK1 LED P1 4xK T3M MVOLT WBA	Lum. Watts    Total Watts    Lum. Lumens
0	QW4	SINGLE	0.950	LITHONIA	DSK1 LED P1 4xK T3TM MVOLT WBA	54    162    8763

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
PROF LINE	Illuminance	Fc	0.03	0.34	0.00	N/A	N/A
SITE	Illuminance	Fc	0.27	2.66	0.00	N/A	N/A
DRIVE	Illuminance	Fc	0.76	1.8	0.2	3.90	8.00
PARKING AREA 1	Illuminance	Fc	0.82	1.1	0.7	1.31	1.57
PARKING AREA 2	Illuminance	Fc	1.12	1.6	0.9	1.24	1.76





COMMENTS		DATE		#	
REVISIONS					
DRAWN BY : AD		DATE : SEP 20, 2022		SCALE : 1" = 30'- 0"	
HARTMEYER REDEVELOPMENT		MULTI-FAMILY SITE PLAN		MADISON, WISCONSIN	



- 1BD Unit
- 2BD Unit
- 3BD Unit
- 4BD Unit
- Amenities
- Bldg. Supp./Stor.
- Circulation



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

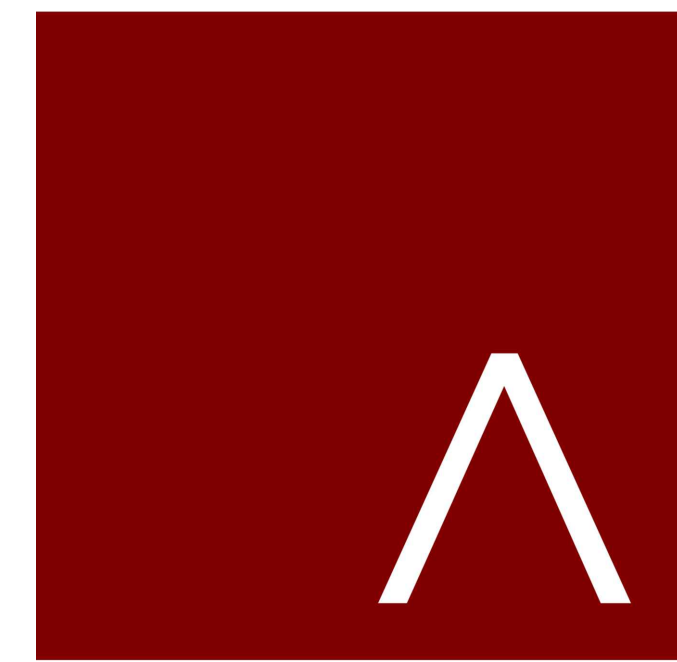
Future Coolidge Street Extension

Huxley Street Extension

LEVEL	FAMILY HOUSING DATA			
	AUTOMOBILE PARKING			BIKE PARKING
	STANDARD	COMPACT	ADA	TOTAL
RL	58	18	-	76
6	58	18	-	76
5	58	18	-	76
4	58	18	-	76
3	51	18	-	69
2	38	18	-	56
1	21	9	10	40
T.	342	117	10	469

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS FAMILY HOUSING	
TOTAL STALL IN LOT	469
EV READY 10% =	47
EV INSTALLED 2% =	10

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



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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER REDEVELOPMENT: FAMILY HOUSING

2007 ROTH STREET LOT 2

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  
FIRST FLOOR PLAN

SHEET NUMBER  
A101





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

FAMILY HOUSING DATA					
LEVEL	AUTOMOBILE PARKING		ADA	TOTAL	BIKE PARKING
	STANDARD	COMPACT			
RL	58	18	-	76	
6	58	18	-	76	-
5	58	18	-	76	-
4	58	18	-	76	-
3	51	18	-	69	60
2	38	18	-	56	176
1	21	9	10	40	176
T.	342	117	10	469	412

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS FAMILY HOUSING	
TOTAL STALL IN LOT	469
EV READY 10% =	47
EV INSTALLED 2% =	10

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



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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

PROGRESS DOCUMENTS

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DATE OF ISSUANCE		SEPTEMBER 26, 2022
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**SECOND FLOOR PLAN**

SHEET NUMBER  
**A102**





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

LEVEL	FAMILY HOUSING DATA				
	AUTOMOBILE PARKING				BIKE
	STANDARD	COMPACT	ADA	TOTAL	PARKING
RL	58	18	-	76	
6	58	18	-	76	-
5	58	18	-	76	-
4	58	18	-	76	-
3	51	18	-	69	60
2	38	18	-	56	176
1	21	9	10	40	176
T.	342	117	10	469	412

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS FAMILY HOUSING	
TOTAL STALL IN LOT	469
EV READY 10% =	47
EV INSTALLED 2% =	10

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



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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

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Mark	Description	Date

SHEET TITLE  
**THIRD FLOOR  
PLANS**

SHEET NUMBER  
**A103**





FAMILY HOUSING DATA					
LEVEL	AUTOMOBILE PARKING		ADA	TOTAL	BIKE PARKING
	STANDARD	COMPACT			
RL	58	18	-	76	-
6	58	18	-	76	-
5	58	18	-	76	-
4	58	18	-	76	-
3	51	18	-	69	60
2	38	18	-	56	176
1	21	9	10	40	176
T.	342	117	10	469	412

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS FAMILY HOUSING	
TOTAL STALL IN LOT	469
EV READY 10% =	47
EV INSTALLED 2% =	10
ACCESSIBLE STATIONS	
NUMBER OF EV INSTALLED SPACES REQUIRED 3-50	MINIMUM ACCESSIBLE EV INSTALLED SPACE 1



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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

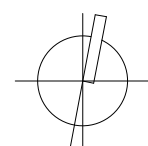
**PROGRESS DOCUMENTS**  
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DATE OF ISSUANCE		SEPTEMBER 26, 2022
REVISION SCHEDULE		
Mark	Description	Date

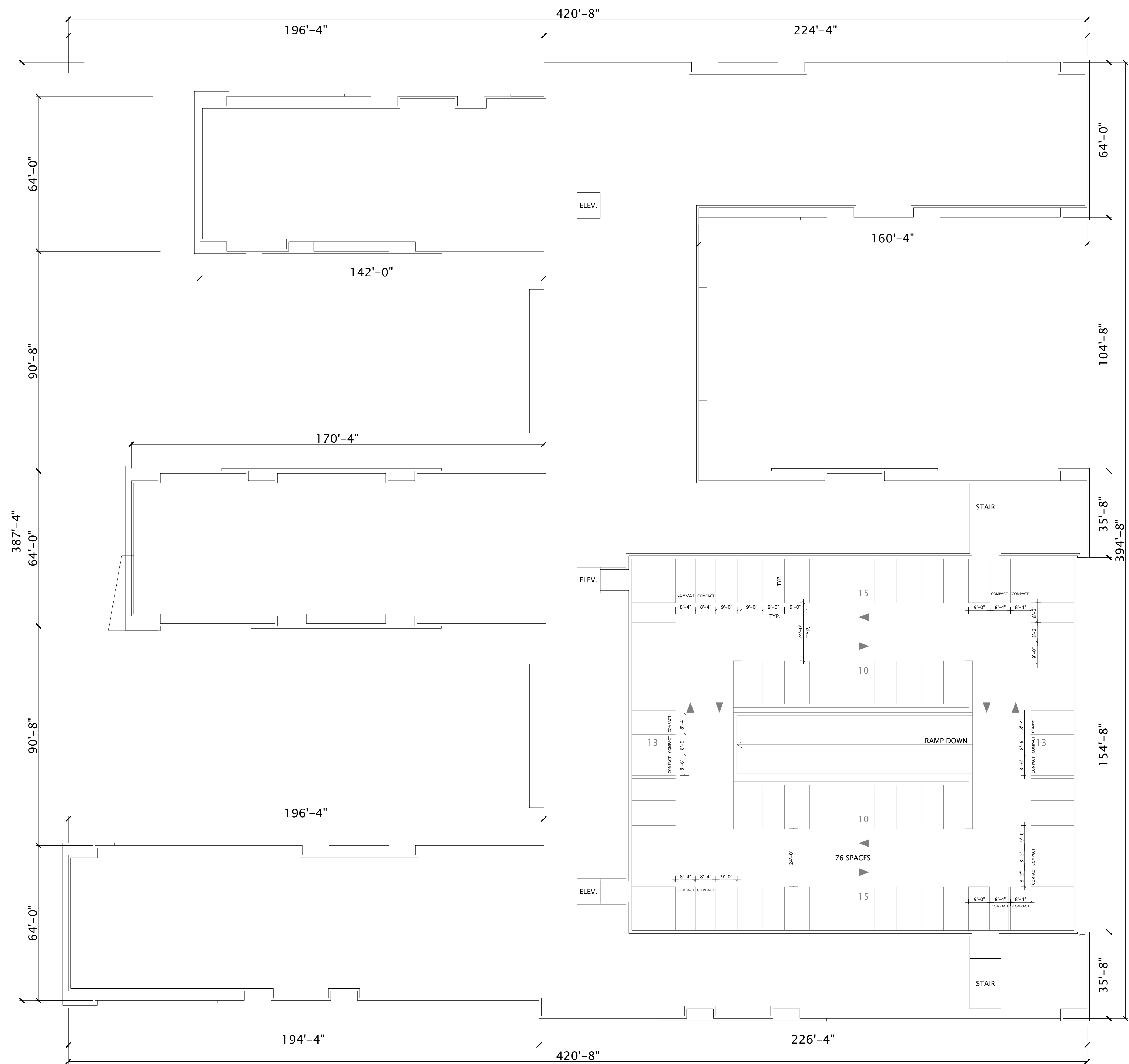
SHEET TITLE  
**FOURTH - SIXTH  
FLOOR PLAN**

SHEET NUMBER  
**A104**

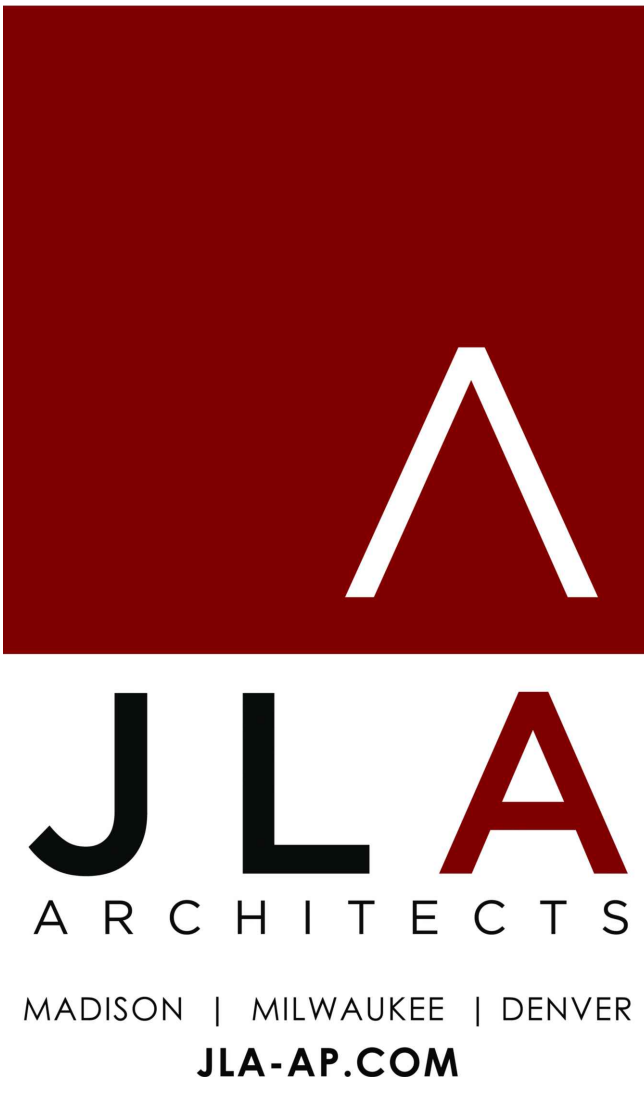
○ **FOURTH - SIXTH FLOOR PLAN**  
3/64" = 1' - 0"







LEVEL	FAMILY HOUSING DATA				
	AUTOMOBILE PARKING		ADA	TOTAL	BIKE PARKING
	STANDARD	COMPACT			
RL	58	18	-	76	-
6	58	18	-	76	-
5	58	18	-	76	-
4	58	18	-	76	-
3	51	18	-	69	60
2	38	18	-	56	176
1	21	9	10	40	176
T.	342	117	10	469	412



JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

PROGRESS DOCUMENTS

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DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

Mark	Description	Date
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SHEET TITLE

ROOF PLAN

SHEET NUMBER

A105

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



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 - WOODSTONE ACCENT	-	-	-	-	-
11	MASONRY VENEER 1	-	-	-	-	-



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



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



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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING  
  
2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

DATE OF ISSUANCE		SEPTEMBER 26, 2022
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

SHEET NUMBER  
**A200**



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	-	-	-	-	-



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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING  
  
2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR  
ELEVATIONS

SHEET NUMBER

A201



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



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





BIRD'S EYE VIEW FROM SOUTHWEST



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JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING  
  
2007 ROTH STREET  
LOT 2

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





○ BIRD'S EYE VIEW FROM WEST



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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING  
  
2007 ROTH STREET  
LOT 2

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





BIRD'S EYE VIEW FROM NORTHWEST



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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING  
  
2007 ROTH STREET  
LOT 2

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





VIEW TO ENTRANCE



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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING  
  
2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

VIEW TO ENTRANCE

SHEET NUMBER

A205





VIEW TO ENTRANCE



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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING  
  
2007 ROTH STREET  
LOT 2

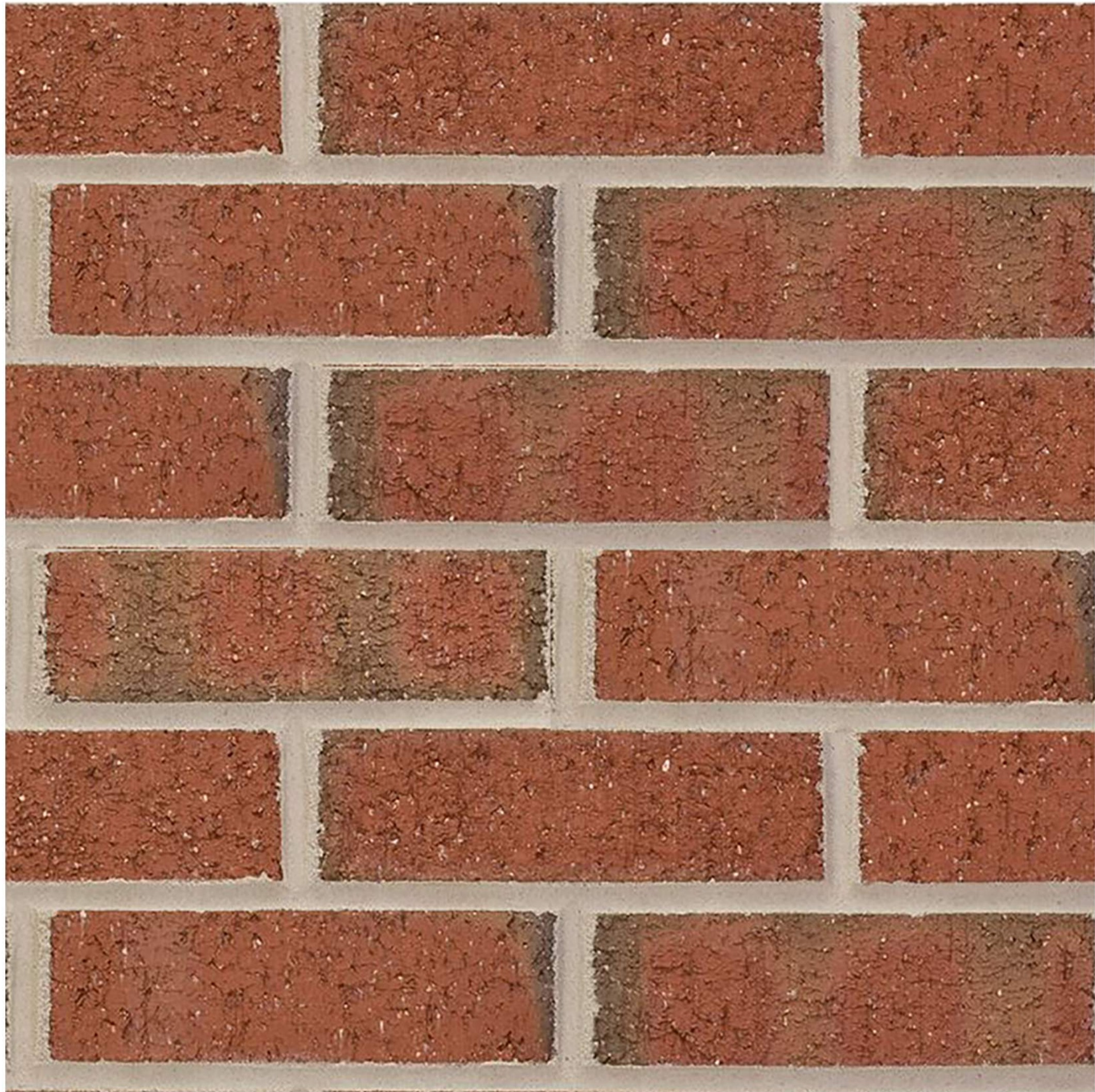
LAND USE APPLICATION

DATE OF ISSUANCE		SEPTEMBER 26, 2022
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
VIEW TO ENTRANCE

SHEET NUMBER  
A206





MASONRY VENEER 1



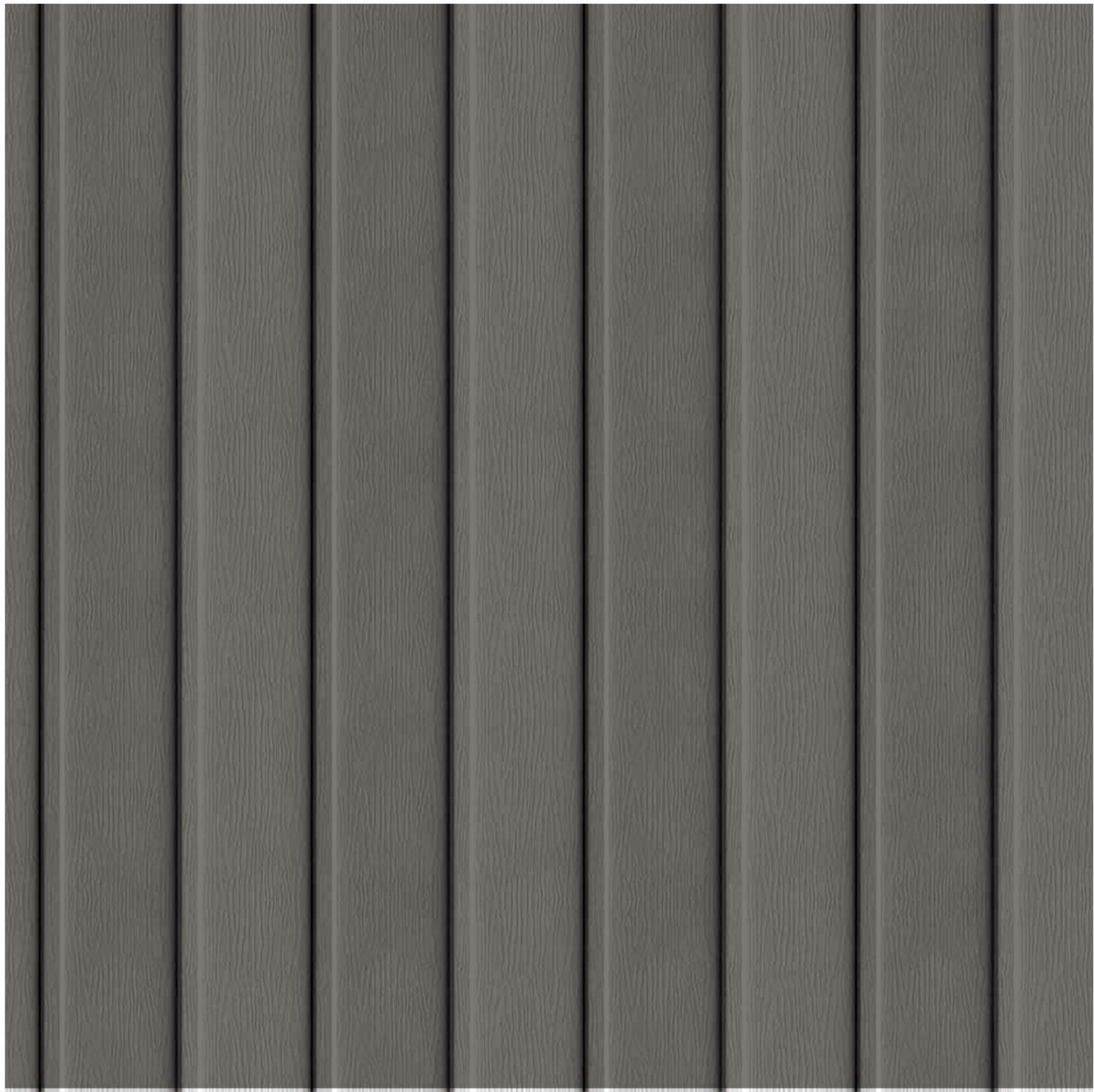
FIBER CEMENT SIDING 1



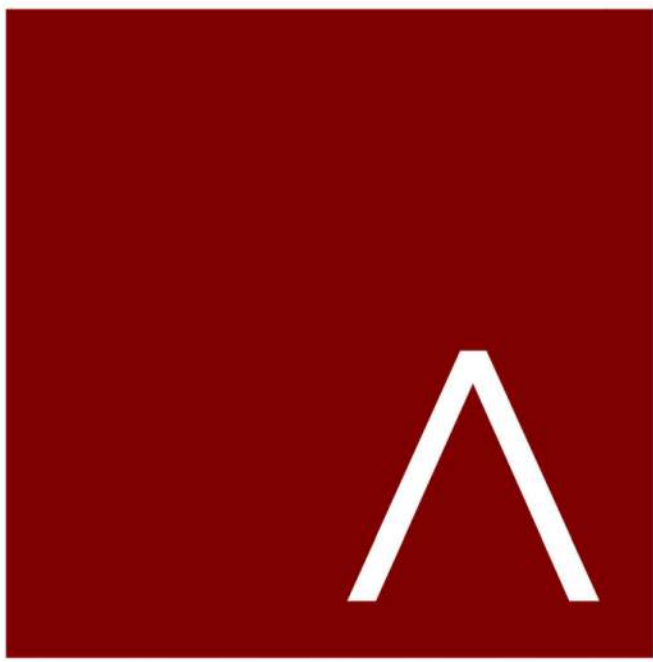
FIBER CEMENT SIDING 2  
HORIZONTAL



FIBER CEMENT SIDING 3  
WOODTONE ACCENT



FIBER CEMENT SIDING 4  
VERTICAL



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HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

KEY PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE

Mark	Description	Date
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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 shall 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 rollings 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) All grade glass:

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

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

BIRD GLASS CALCULATIONS: FAMILY  
9/22/2022  
MARCEL UTTECH

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

WINDOW DESIGNATION	HEIGHT	WIDTH	# OF PANES	AREA	WALL DESIGNATION																			
					SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S		NW COURTYARD - N		NW COURTYARD - S		SW COURTYARD - N		SW COURTYARD - S	
					GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	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	32.1	4142.8	129.0	2569.2	80.0	4367.6	136.0	3564.8	111.0	1734.2	54.0	1541.5	48.0	1348.8	42.0	1798.4	56.0	1637.9	51.0	5280.0	66.0
WINDOW B 3/0 X 6/0	2.7	5.7	2.0	15.1	181.4	12.0	181.4	12.0	362.7	24.0	181.4	12.0	181.4	12.0	181.4	12.0	272.1	18.0	166.3	11.0	132.0	11.0	144.0	12.0
WINDOW C 6/0 X 4/0	3.7	5.7	2.0	20.8			1413.1	68.0																
GLAZED DOUBLE SERVICE DOOR	7.5	8.7	2.0	65.0	65.0	1.0					65.0	1.0												
GLAZED SINGLE SERVICE DOOR																								
					4389.2	TOTAL GLZ	4,163.7	TOTAL GLZ	4,730.4	TOTAL GLZ	3,811.1	TOTAL GLZ	1,915.6	TOTAL GLZ	1,722.9	TOTAL GLZ	1,620.9	TOTAL GLZ	1,964.7	TOTAL GLZ	1,769.9	TOTAL GLZ	5,424.0	TOTAL GLZ
					29271	WALL AREA	27,462.0	WALL AREA	27,462.0	WALL AREA	25,508.0	WALL AREA	11,156.0	WALL AREA	11,156.0	WALL AREA	9,880.0	WALL AREA	11,852.0	WALL AREA	11,852.0	WALL AREA	13,661.5	WALL AREA
					15.00%	% GLAZING	15.16%	% GLAZING	17.23%	% GLAZING	14.94%	% GLAZING	17.17%	% GLAZING	15.44%	% GLAZING	16.41%	% GLAZING	16.58%	% GLAZING	14.93%	% GLAZING	39.70%	% GLAZING

PATIO DESIGNATION	HEIGHT	WIDTH	# OF PANES	AREA	WALL DESIGNATION																			
					SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S		NW COURTYARD - N		NW COURTYARD - S		SW COURTYARD - N		SW COURTYARD - S	
					GLZ AREA	# PATIO	GLZ AREA	# PATIO	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	7.7	8.3	1.0	63.9	3386.1	53.0	766.7	12.0	766.7	12.0	3002.8	47.0	1150.0	18.0	1150.0	18.0	1150.0	18.0	958.3	15.0	180.0	15.0	288.0	24.0
					3386.1	TOTAL GLZ	766.7	TOTAL GLZ	766.7	TOTAL GLZ	3002.8	TOTAL GLZ	1150.0	TOTAL GLZ	1150.0	TOTAL GLZ	1150.0	TOTAL GLZ	958.3	TOTAL GLZ	180.0	TOTAL GLZ	288.0	TOTAL GLZ
					29271.0	WALL AREA	27462.0	WALL AREA	27462.0	WALL AREA	25508.0	WALL AREA	11156.0	WALL AREA	11156.0	WALL AREA	9880.0	WALL AREA	11852.0	WALL AREA	11852.0	WALL AREA	13661.5	WALL AREA
					11.57%	% GLAZING	2.79%	% GLAZING	2.79%	% GLAZING	11.77%	% GLAZING	10.31%	% GLAZING	10.31%	% GLAZING	11.64%	% GLAZING	8.09%	% GLAZING	1.52%	% GLAZING	2.11%	% GLAZING

SF DESIGNATION	HEIGHT	WIDTH	# OF PANES	AREA	WALL DESIGNATION																			
					SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S		NW COURTYARD - N		NW COURTYARD - S		SW COURTYARD - N		SW COURTYARD - S	
					GLZ AREA	# SF	GLZ AREA	# SF	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 A	8.7	5.7	2.0	49.1			196.5	4.0		0.0	0.0	98.2	2.0							294.7	6.0	245.6	5.0	
STOREFRONT B	19.8	2.7	1.0	53.5						160.4	3.0										0.0	0.0		
STOREFRONT C: CURTAINWALL	19.3	22.7		438.2						438.2	1.0	438.2	1.0											
STOREFRONT D: CURTAINWALL	19.8	8.7		171.9																				
					0.0	TOTAL GLZ	196.5	TOTAL GLZ	598.5	TOTAL GLZ	536.4	TOTAL GLZ	0.0	TOTAL GLZ	0.0	TOTAL GLZ	0.0	TOTAL GLZ	294.7	TOTAL GLZ	417.5	TOTAL GLZ	0.0	TOTAL GLZ
					29271.0	WALL AREA	27462.0	WALL AREA	27462.0	WALL AREA	25508.0	WALL AREA	11156.0	WALL AREA	11156.0	WALL AREA	9880.0	WALL AREA	11852.0	WALL AREA	11852.0	WALL AREA	13661.5	WALL AREA
					0.00%	% GLAZING	0.72%	% GLAZING	2.18%	% GLAZING	2.10%	% GLAZING	0.00%	% GLAZING	0.00%	% GLAZING	0.00%	% GLAZING	2.49%	% GLAZING	3.52%	% GLAZING	0.00%	% GLAZING

SOUTH WALL		EAST WALL		WEST WALL		NORTH WALL		NE COURTYARD - N		NE COURTYARD - S		NW COURTYARD - N		NW COURTYARD - S		SW COURTYARD - N		SW COURTYARD - S	
7,775.3	TOTAL GLZ	5,126.8	TOTAL GLZ	6,095.6	TOTAL GLZ	7,350.3	TOTAL GLZ	3,065.6	TOTAL GLZ	2,872.9	TOTAL GLZ	2,770.9	TOTAL GLZ	3,217.7	TOTAL GLZ	2,367.3	TOTAL GLZ	5,712.0	TOTAL GLZ
29,271.0	WALL AREA	27,462.0	WALL AREA	27,462.0	WALL AREA	25,508.0	WALL AREA	11,156.0	WALL AREA	11,156.0	WALL AREA	9,880.0	WALL AREA	11,852.0	WALL AREA	11,852.0	WALL AREA	13,661.5	WALL AREA
26.56%	% GLAZING	18.67%	% GLAZING	22.20%	% GLAZING	28.82%	% GLAZING	27.48%	% GLAZING	25.75%	% GLAZING	28.05%	% GLAZING	27.15%	% GLAZING	19.97%	% GLAZING	41.81%	% GLAZING

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JLA PROJECT NUMBER: W22-0128-01

HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

DATE OF ISSUANCE SEPTEMBER 26, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BIRD GLASS MATRIX

SHEET NUMBER

A220





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 P1: 9/0 X 6'-8\"/>

- ⑥ STOREFRONT A
- ⑦ STOREFRONT B
- ⑧ STOREFRONT C: CURTAINWALL
- ⑨ STOREFRONT D: CURTAINWALL

① NORTH ELEVATION BIRGLASS  
1/16\"/>



② WEST ELEVATION BIRGLASS  
1/16\"/>



④ SOUTH ELEVATION BIRGLASS  
1/16\"/>



③ EAST ELEVATION BIRGLASS  
1/16\"/>



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

JLA PROJECT NUMBER: W22-0128-01



HARTMEYER  
REDEVELOPMENT:  
FAMILY HOUSING

2007 ROTH STREET  
LOT 2

LAND USE APPLICATION

DATE OF ISSUANCE		SEPTEMBER 26, 2022
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE		
EXTERIOR ELEVATIONS - BIRGLASS		
SHEET NUMBER		

A221