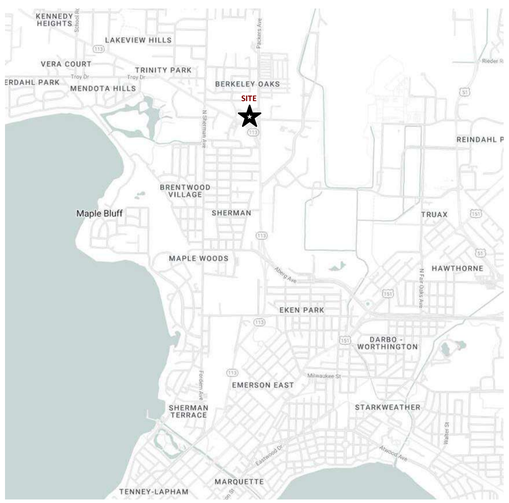


Northshore Londonderry

2001 Londonderry Drive Madison, WI

4 STORY MULTIFAMILY APARTMENT WITH ONE LEVEL OF UNDERGROUND PARKING
105 APARTMENT UNITS WITH 109 ENCLOSED PARKING STALLS FOR RESIDENTIAL USE



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PROJECT NUMBER: 2245

2024.07.15 LUA SUBMITTAL

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SHEET NUMBER
G000

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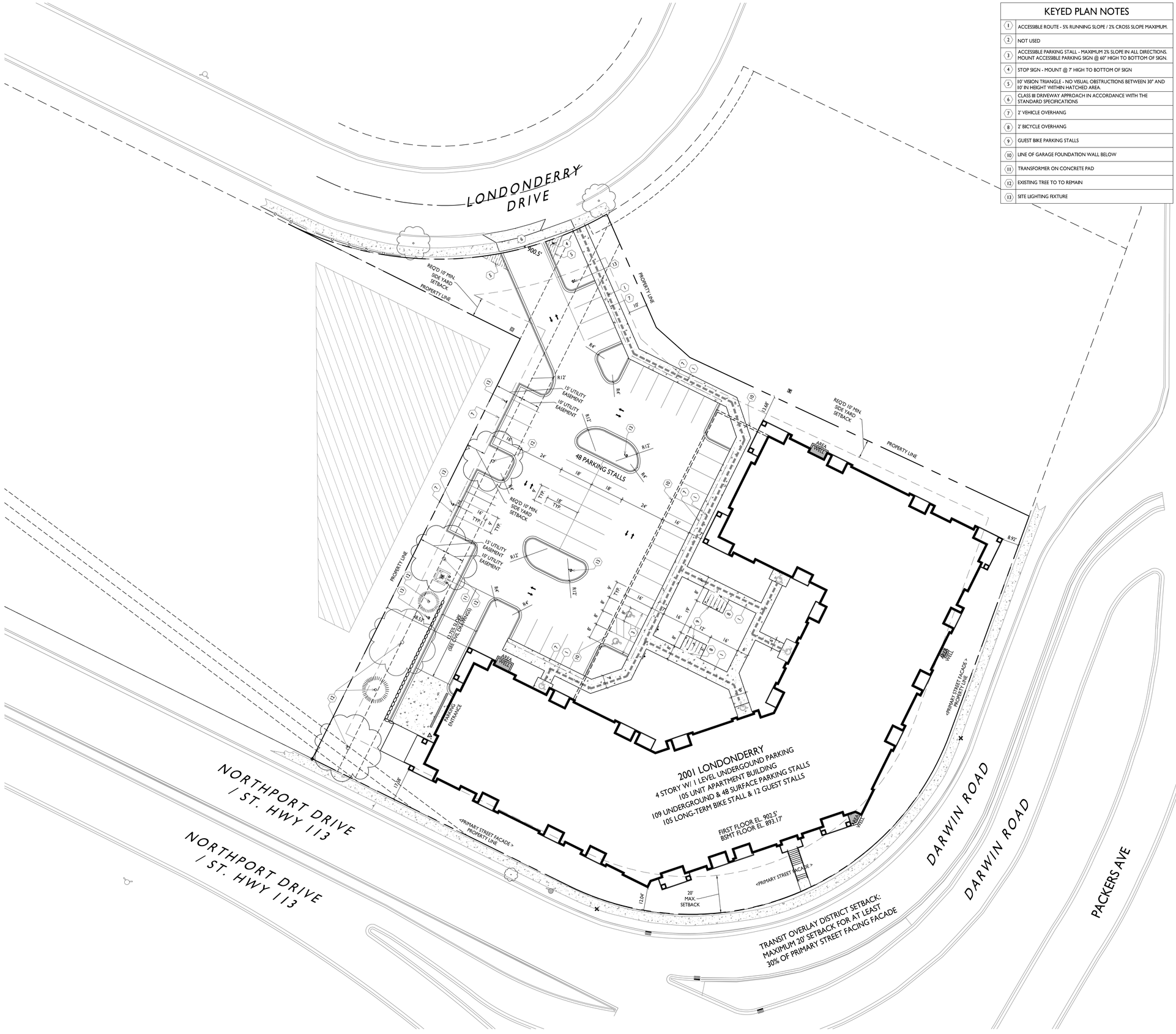


KEYED PLAN NOTES

1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM.
2	NOT USED
3	ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 60" HIGH TO BOTTOM OF SIGN.
4	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
5	10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
6	CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
7	2' VEHICLE OVERHANG
8	2' BICYCLE OVERHANG
9	GUEST BIKE PARKING STALLS
10	LINE OF GARAGE FOUNDATION WALL BELOW
11	TRANSFORMER ON CONCRETE PAD
12	EXISTING TREE TO TO REMAIN
13	SITE LIGHTING FIXTURE

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH 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.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).

12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

SITE DEVELOPMENT DATA:

ZONING	CC-T
DENSITIES:	
LOT AREA	83,698 S.F./1.92 ACRES
DWELLING UNITS	105 UNITS
LOT AREA / D.U.	797 S.F./D.U.
DENSITY	55 UNITS/ACRE
LOT COVERAGE	53,309 S.F. (64%)
USABLE OPEN SPACE	25,009 S.F. (238 S.F./UNIT)
BUILDING HEIGHT	4 STORIES
GROSS AREA	153,450 S.F.
DWELLING UNIT MIX:	
STUDIO	16
ONE BEDROOM	35
ONE BEDROOM + DEN	10
TWO BEDROOM	44
TOTAL DWELLING UNITS	105
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE	109
SURFACE	48
TOTAL	157
EV PARKING STALLS (STRUCTURED PARKING STALLS)	
INSTALLED	2
READY	16
TOTAL	18
BICYCLE PARKING:	
GARAGE	105 (90 F.M. + 15 W.M.)
SURFACE - GUESTS	12
TOTAL	117

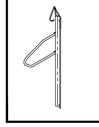


BIKE RACKS

TYPE A
INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK



TYPE B
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK OR SARIS CITY BIKE RACK



TYPE C
INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

1 / C-1.1 SITE PLAN
1" = 20'-0"

N

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED

PROJECT TITLE
Northshore Londonderry

2001 Londonderry
Madison, WI

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 2245

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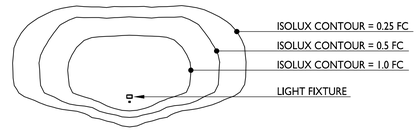
LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Lot and Drive Aisle Lighting	+	0.6 fc	1.4 fc	0.2 fc	7.0:1	3.0:1
Garage Entrance Lighting	+	1.5 fc	5.1 fc	0.3 fc	17.0:1	5.0:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	1	LITHONIA LIGHTING	WPX1 LED P1 30K MVOLT	WPX1 LED WALLPACK, 1500lm, 3000K COLOR TEMPERATURE, 120-277 VOLTS	WPX1_LED_P1_30K_MVOLT.ies	9'-0" ABOVE GRADE ON BUILDING
	B	1	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT HS	DSX0 LED P1 30K T2S MVOLT WITH HOUSESIDE SHIELD	DSX0_LED_P1_30K_T2S_MVOLT_HS.ies	20'-0" POLE ON FLUSH CONC. BASE
	C	2	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T4M MVOLT	DSXWPM LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 350MA	DSXWPM_LED_10C_350_30K_T4M_MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	D	1	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	DSX0 LED P1 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T4M_MVOLTHS.ies	18'-0" POLE ON 2'-0" TALL CONC. BASE
	E	2	LITHONIA LIGHTING	DSX0 LED P1 30K T5W MVOLT	DSX0 LED P1 30K T5W MVOLT	DSX0_LED_P1_30K_T5W_MVOLT.ies	18'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



LONDONDERRY DRIVE

NORTHPORT DRIVE / ST. HWY 113

NORTHPORT DRIVE / ST. HWY 113

DARWIN ROAD

DARWIN ROAD

PACKERS AVE

PACKERS AVE

2001 LONDONDERRY
4 STORY W/ 1 LEVEL UNDERGOUND PARKING
105 UNIT APARTMENT BUILDING
109 UNDERGROUND & 48 SURFACE PARKING STALLS
105 LONG-TERM BIKE STALL & 12 GUEST STALLS

1 C-2.1 SITE LIGHTING PLAN
1" = 20'-0"

N

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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Phone: 608.836.3690
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Middleton, WI 53562

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Madison, WI

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-2.1

PROJECT NO. 2245

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LOT COVERAGE

ZONING	CC-T
MAXIMUM LOT COVERAGE	85%
LOT AREA	83,698 S.F.
PROPOSED COVERAGE	53,360 S.F. (64%)

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LONDONDERRY DRIVE

PACKERS AVE

PACKERS AVE

REQ'D 10' MIN. SIDE YARD SETBACK

PROPERTY LINE

902.5'

15' UTILITY EASEMENT

10' UTILITY EASEMENT

48 PARKING STALLS

REQ'D 10' MIN. SIDE YARD SETBACK

PROPERTY LINE

REQ'D 10' MIN. SIDE YARD SETBACK

PROPERTY LINE

15' UTILITY EASEMENT

10' UTILITY EASEMENT

2001 LONDONDERRY
4 STORY W/ 1 LEVEL UNDERGOUND PARKING
105 UNIT APARTMENT BUILDING
109 UNDERGROUND & 48 SURFACE PARKING STALLS
105 LONG-TERM BIKE STALL & 12 GUEST STALLS

FIRST FLOOR EL. 902.5'
BSMT FLOOR EL. 893.17'

<PRIMARY STREET FACADE>
PROPERTY LINE

<PRIMARY STREET FACADE>

20' MAX. SETBACK

<PRIMARY STREET FACADE>
PROPERTY LINE

NORTHPORT DRIVE / ST. HWY 113

NORTHPORT DRIVE / ST. HWY 113

DARWIN ROAD

DARWIN ROAD

PACKERS AVE

PACKERS AVE

TRANSIT OVERLAY DISTRICT SETBACK:
MAXIMUM 20' SETBACK FOR AT LEAST
30% OF PRIMARY STREET FACING FACADE

1 / C-3.1 SITE COVERAGE PLAN
1" = 20'-0"

N

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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PROJECT TITLE
Northshore
Londonderry

2001 Londonderry
Madison, WI

SHEET TITLE
Site Coverage Plan

SHEET NUMBER
C-3.1

PROJECT NO. 2245

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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: 2001 Londonderry Drive
Contact Name & Phone #: Greg Held 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	[X] Yes	[ ] No	[ ] N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	[ ] Yes	[ ] No	[X] N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	[X] Yes	[ ] No	[ ] N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	[X] Yes	[ ] No	[ ] N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	[X] Yes	[ ] No	[ ] N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	[X] Yes	[ ] No	[ ] N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	[ ] Yes	[ ] No	[X] N/A
d) Is the grade of the fire lane not more than a slope of 8%?	[X] Yes	[ ] No	[ ] N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	[ ] Yes	[ ] No	[X] N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	[ ] Yes	[X] No	[ ] N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	[ ] Yes	[X] No	[ ] N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	[ ] Yes	[X] No	[ ] N/A
a) Is the gate a minimum of 20-feet clear opening?	[ ] Yes	[ ] No	[X] N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	[ ] Yes	[ ] No	[X] N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	[ ] Yes	[X] No	[ ] N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	[ ] Yes	[ ] No	[X] N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	[ ] Yes	[X] No	[ ] N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions:	[X] Yes	[ ] No	[ ] N/A
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	[X] Yes	[ ] No	[ ] N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	[ ] Yes	[X] No	[ ] N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	[ ] Yes	[X] No	[ ] N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	[X] Yes	[ ] No	[ ] N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	[X] Yes	[ ] No	[ ] N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	[ ] Yes	[X] No	[ ] N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? *Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.*	[X] Yes	[ ] No	[ ] N/A
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	[ ] Yes	[X] No	[ ] N/A
b) Is there at least 40' between a hydrant and the building?	[X] Yes	[ ] No	[ ] N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? The one south of Northport Dr. is 16.5' & on Londonderry is 4'. The other two comply.	[ ] Yes	[X] No	[ ] N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	[ ] Yes	[X] No	[ ] N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	[X] Yes	[ ] No	[ ] N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

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

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

Revised 06/2022

FIRE ACCESS DATA

	BUILDING
BUILDING PERIMETER	1,173 LINEAR FEET
26' WIDE AERIAL APPARATUS FIRE LANE	295 LR. FT. REQUIRED (25%) 305 LR. FT. PROVIDED
20' WIDE FIRE ACCESS LANE	
250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE	
500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE	

1 / C-4.1 SITE FIRE ACCESS PLAN
1" = 20'-0"

N

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT. (24X36 SHEET)

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Site Fire Access Plan

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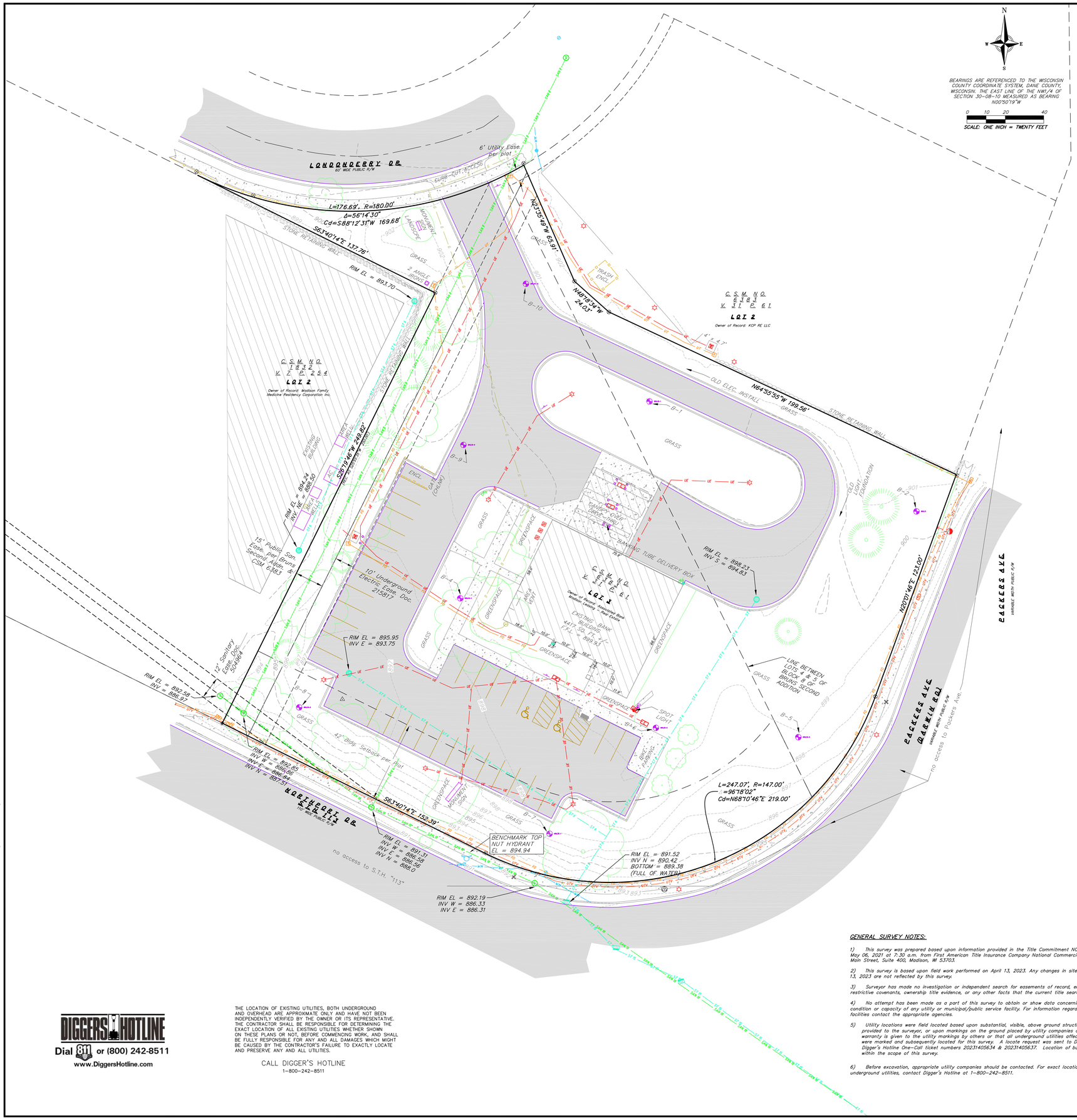

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE EAST LINE OF THE NW1/4 OF SECTION 30-08-10 MEASURED AS BEARING N00°50'19"W

0 10 20 40

SCALE: ONE INCH = TWENTY FEET

SURVEYED FOR:
Northshore Rentals, LLC
3314 Packers Avenue
Madison, WI 53704

SURVEYED BY:
Vierbicher Associates, Inc.
By: Baiba M. Rozite
600 W. Virginia St,
Suite 601
Milwaukee, WI 53204
(262) 408-5564
broz@vierbicher.com

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- BENCHMARK
- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- SET 3/4" ø IRON ROD
- GENERAL CONTROL POINT

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING TRANSFORMER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING BORING

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

ADDITIONAL NOTES:

1. This survey is based upon field survey work completed on March 31, 2023. Any changes in site conditions after March 31, 2023 are not reflected by this survey.
2. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
4. Elevations and benchmarks are based upon NAVD88 Datum, 2018 Geoid.

BENCHMARK TABLE:

BENCHMARK #1 – ELEV. 59.88': CROSS CUT IN HYDRANT NOZZLE IN NE QUADRANT OF W. WASHINGTON ST. & S. CESAR E. CHAVEZ DR.

BENCHMARK #2 – ELEV. 58.02': CROSS CUT IN CONCRETE NEAR NORTH END OF VACATED ALLEY.

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. MCS-1154554-MKE: EFFECTIVE DATE OF NOV. 07, 2022:

LOT THREE (3) OF CERTIFIED SURVEY MAP NO. 6383 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON APRIL 19, 1991, IN VOLUME 31 OF CERTIFIED SURVEY MAPS, PAGES 61 AND 62 AS DOCUMENT NO. 2256998, SAID CERTIFIED SURVEY MAP BEING A REDIVISION OF LOTS 1, 2, 3, 4 AND 5 OF BLOCK 8, BRINS SECOND ADDITION IN THE PART OF NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 08 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

ADDRESS: 2001 LONDONDERRY DR.
TAX KEY: 251/0810-302-1405-1

GENERAL SURVEY NOTES:

1) This survey was prepared based upon information provided in the Title Commitment NCS-1065960-MAD, dated May 06, 2021 at 7:30 a.m. from First American Title Insurance Company National Commercial Services, 25 West Main Street, Suite 400, Madison, WI 53703.

2) This survey is based upon field work performed on April 13, 2023. Any changes in site conditions after April 13, 2023 are not reflected by this survey.

3) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.

4) No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities contact the appropriate agencies.

5) Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20231405634 & 20231405637. Location of buried private utilities are not within the scope of this survey.

6) Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact Digger's Hotline at 1-800-242-8511.

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

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REVISIONS			
NO.	DATE	REMARKS	

Existing Conditions
Londonderry Development
City of Madison
Dane County, Wisconsin

DATE 6/14/2024
DRAFTER BROZ
CHECKED KJEN
PROJECT NO. 230332

C100

13 Jun 2024 - 2:52p M:\Northshore Rentals\230332 - Londonderry Development\CADD\230332 Existing Conditions.dwg by: zfll

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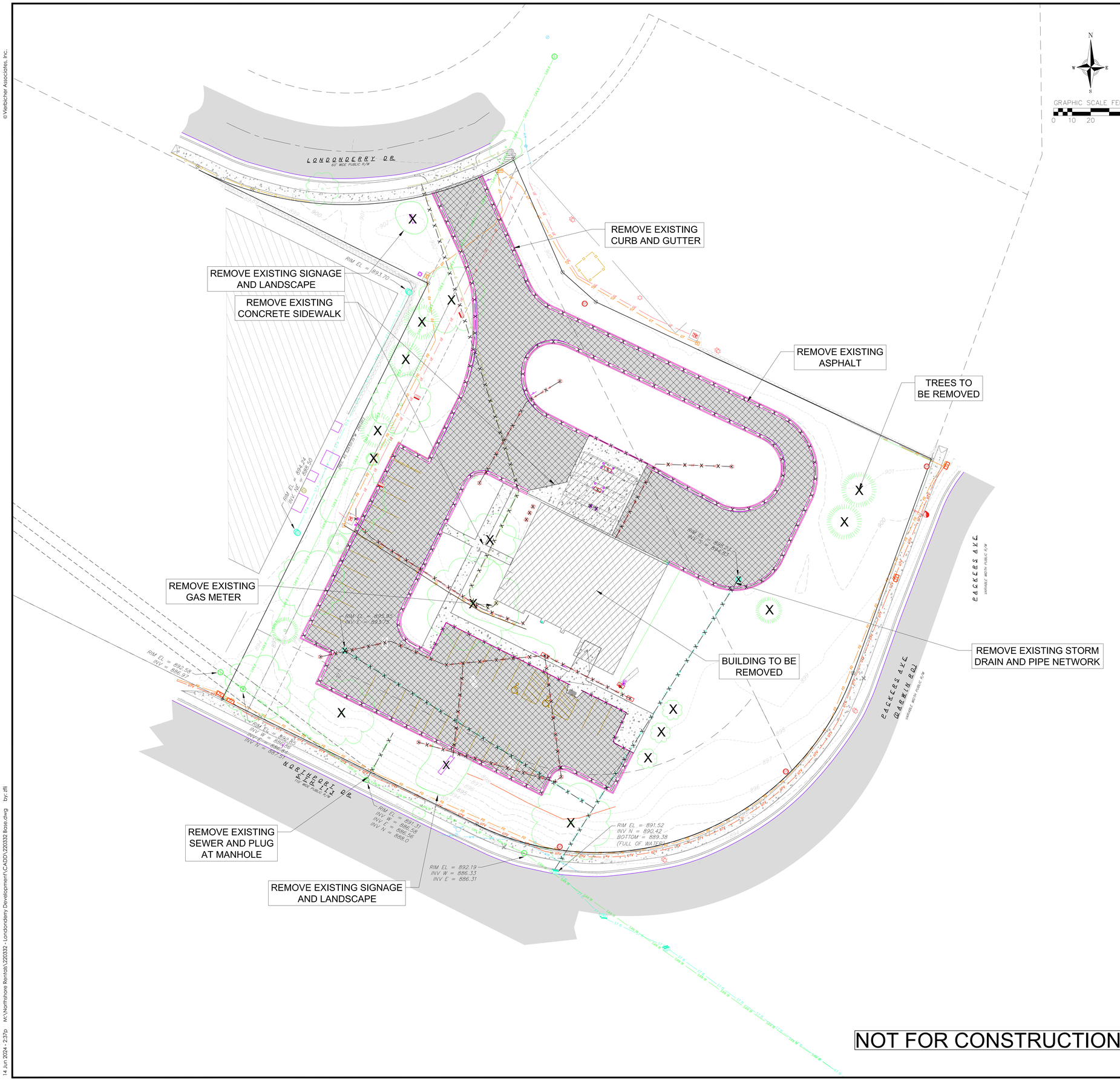

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL
- LANDSCAPE REMOVAL

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. CONTRACTOR SHALL HAVE A WATER TRUCK ON SITE DURING DEMOLITION AND WATER AREA AS NEEDED TO KEEP DUST DOWN.
3. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
4. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
5. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
6. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
7. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
9. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
10. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
11. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

THE RIGHT-OF-WAY OF PACKERS AVENUE AND LONDONDERRY DRIVE IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

NOT FOR CONSTRUCTION

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Demolition Plan

Londonderry Development
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	

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NO.	DATE	REMARKS	

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PROJECT NO. 230332

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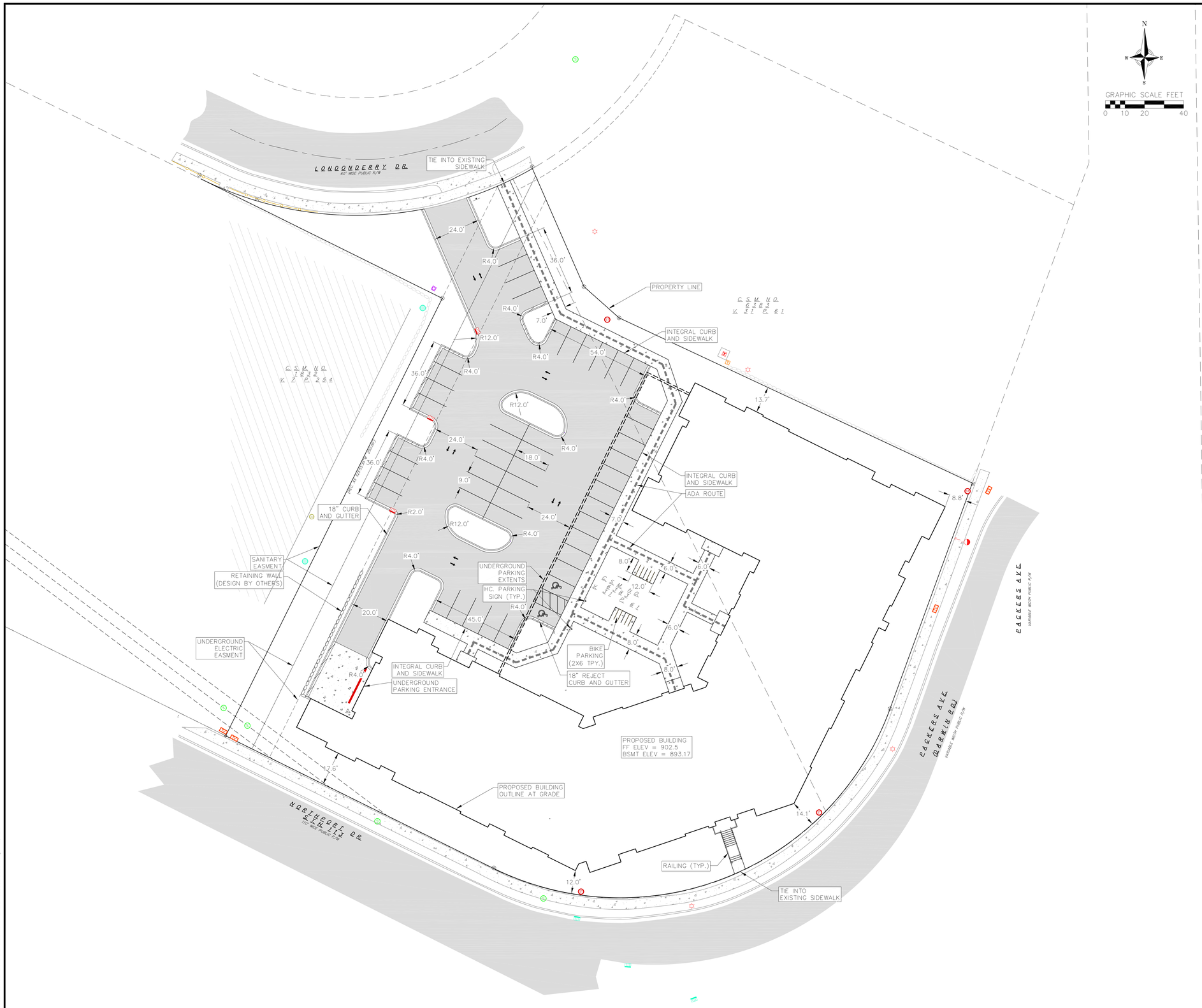

GRAPHIC SCALE FEET
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SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

SITE PLAN NOTES:

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30 INCHES AND 10 FEET WITHIN THE VISION TRIANGLES.
8. CITY FORESTRY SHALL BE CONTACTED (608-266-4816) PRIOR TO INSTALLATION OF PARKWAY TREES TO VERIFY LOCATION, SPECIES, AND CONDITION.
9. STOP SIGN SHALL BE INSTALLED SUCH THAT THE BOTTOM OF THE SIGN IS SEVEN FEET ABOVE THE GROUND.

THE RIGHT-OF-WAY OF PACKERS AVENUE AND LONDONDERRY DRIVE IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

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Site Plan
Londonderry Development
City of Madison
Dane County, Wisconsin

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NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

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GRAPHIC SCALE, FEET
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GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

THE RIGHT-OF-WAY OF PACKERS AVENUE AND LONDONDERRY DRIVE IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

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Grading and Erosion Control Plan

Londonderry Development
City of Madison
Dane County, Wisconsin

REVISIONS NO.	DATE	REMARKS

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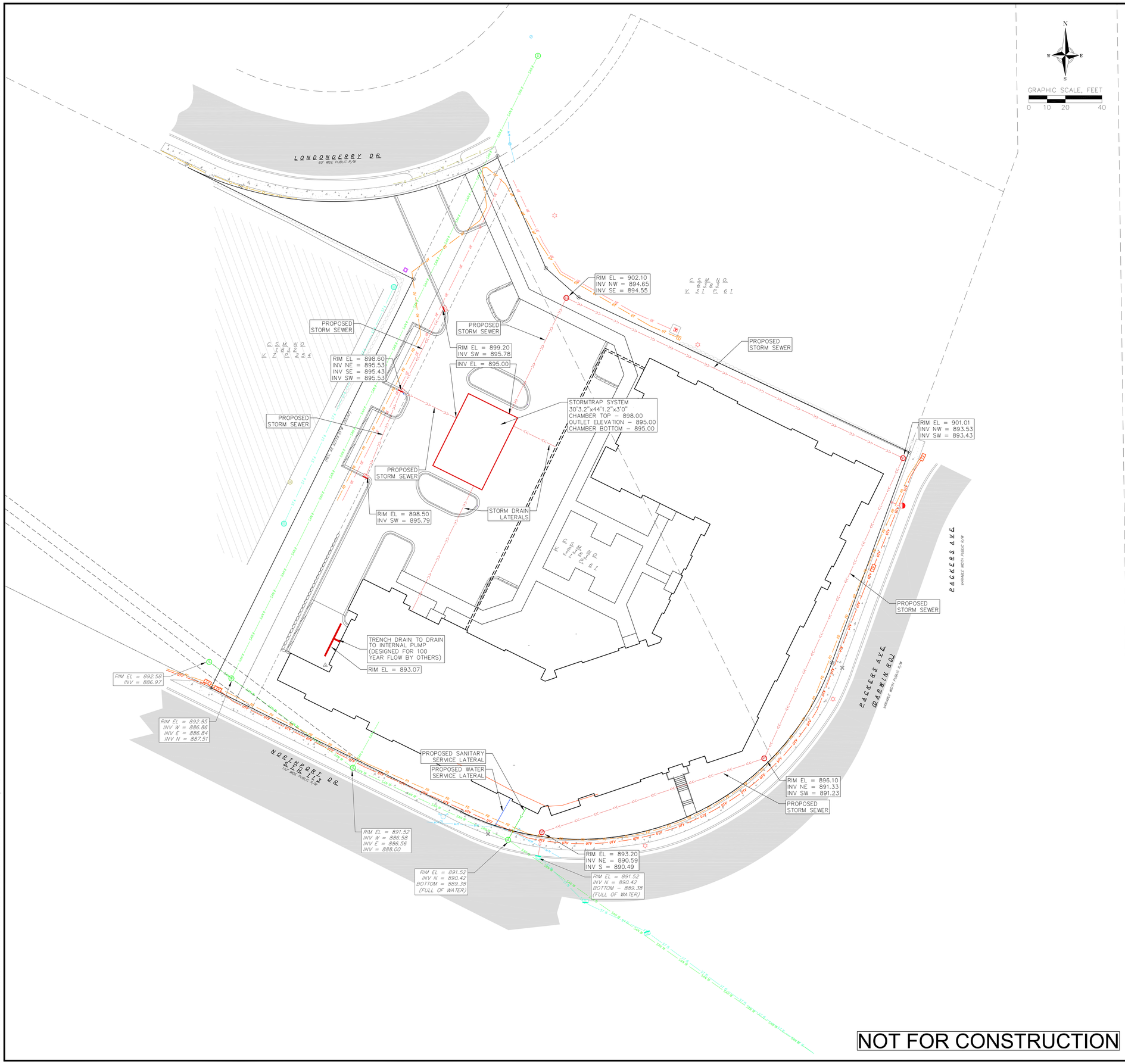

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(a).
12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.30(11)(h) AND SPS 382.40(8)(k).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
21. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
23. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

THE RIGHT-OF-WAY OF PACKERS AVENUE AND LONDONDERRY DRIVE IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

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Utility Plan

Londonderry Development
City of Madison
Dane County, Wisconsin

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NO.	DATE	REMARKS	

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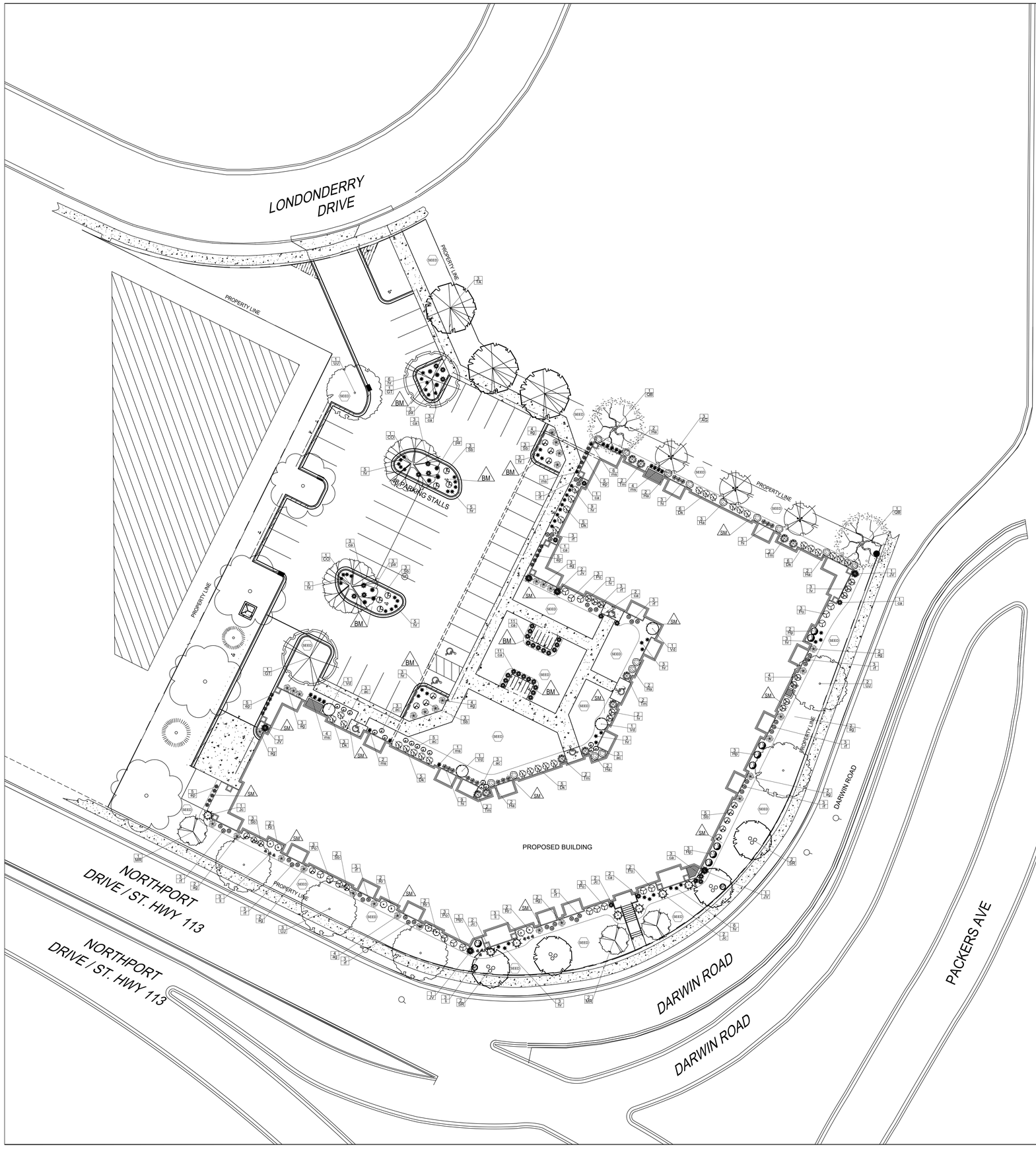

CITY OF MADISON LANDSCAPE WORKSHEET					
Total Developed Area	SQUARE FEET				LANDSCAPE POINTS REQ.
93,696 sf (lot) - 31,045 sf (building footprint)	62,653	5 points per 300 sq ft			1044
		CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
Overstory Deciduous (2.5" caliper)	35		0	15	525
Tall Evergreen Tree (5'-6')	35		0	0	0
Ornamental Tree (1.5" caliper)	15		0	10	150
Upright Evergreen Shrub (i.e. arborvitae) 3'-4' tall	10		0	6	60
Shrub, deciduous (#3 gal cont)	3		0	117	351
Shrub, evergreen (#3 gal. cont)	4		0	17	68
Ornamental Grasses/Perennials (#1 gal cont)	2		0	258	516
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0		0
Existing Significant Specimen Tree (2.5" dbh)	14		0		0
Landscape Furniture for public seating and/or transit connections (5pts. per seat)	5		0		0
			0		1670
			TOTAL POINTS ACHIEVED		1670

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	PLANTING SIZE	ROOT CONDITION	STEM
	DECIDUOUS TREES					
CO	*Celtis occidentalis*	Common Hackberry	2	2"	B&B	
GT	*Gleditsia triacanthos f. inermis 'Skycole'*	Skyline Honeylocust	2	2"	B&B	
TA	*Tilia americana 'Redmond'*	Redmond Linden	3	2"	B&B	
QB	*Quercus bicolor*	Swamp White Oak	2	2"	B&B	
UJ	*Ulmus japonica x pumila 'New Horizon'*	New Horizon Elm	6	2"	B&B	
	ORNAMENTAL TREES					
AG	*Amelachier x grandiflora*	Autumn Brilliance Serviceberry	3	2"	B&B	
MR	*Malus 'Royal Raindrops'*	Royal Raindrops Crab	3	2 "	B&B	
SR	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	4	2 "	B&B	tree form
	EVERGREEN TREES					
JV	*Juniperus virginiana 'Taylor'*	Taylor Upright Juniper	6	5'	B&B	
	EVERGREEN SHRUBS					
JC	*Juniperus chinensis 'Daub's Frosted'*	Daub's Frosted Juniper	7	#5	CONT	
Tm	*Taxus x media 'Tauntonii'*	Taunton Yew	10	#5	CONT	
	DECIDUOUS SHRUBS					
Dk	*Diervilla 'G2X885411'*	Kodiak Red Dwarf Bush Honeysuckle	30	#3	CONT	
Ha	*Hydrangea arborescens 'Abetwo'*	Incrediball Hydrangea	15	#5	CONT	
Hp	*Hydrangea paniculata 'SMHPLQF'*	Little Quick Fire Hydrangrea	9	#3	CONT	
Iv	*Itea virginica ' Little Henry'*	Little Henry Dwarf Sweetspire	12	#5	CONT	
Po	*Physocarpus opulifolius 'Tiny Wine'*	Tiny Wine Ninebark	17	#3	CONT	
Rr	*Rosa 'Meidrifora'*	Coral Drift Rose	8	#3	CONT	
Sb	*Spirea betulifolia 'Tor Gold'*	Glow Girl Spirea	22	#5	CONT	
Vd	*Viburnum dentatum 'Christom'*	Blue Muffin Viburnum	4	#5	CONT	
	ORNAMENTAL GRASSES & PERENNIALS					
ac	*Astilbe chinensis 'Visions'*	Visions Astilbe	17	#1	CONT	
ag	*Andropongon gerardii 'Blackhawks'*	Blackhawks Big Bluestem Grass	31	#1	CONT	
ca	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	41	#1	CONT	
ep	*Echinacea 'Ruby Star'*	Ruby Star Coneflower	20	#1	CONT	
hi	*Hosta 'Island Breeze'*	Island Breeze Hosta	15	#1	CONT	
hr	*Hemerocallis 'Rosy Returns'*	Rosy Returns Daylily	59	#1	CONT	
li	*Lavandula angustifolia 'Balavurlu'*	SuperBlue Lavender	9	#1	CONT	
ms	*Miscanthus sinensis 'Morning Light'*	Morning Light Silver Maiden Grass	18	#1	CONT	
pa	*Perovsjua atriplicifolia 'Denim 'n Lace'*	Denim 'n Lace Russian Sage	9	#1	CONT	
rf	*Rudbeckia fulgida 'Viette's Little Suzy'*	Little Suzy Black-Eyed Susan	39	#1	CONT	

BM Organic Natural Bark Mulch

SM Capital Washed 1 1/2" Stone Mulch

GENERAL NOTES:

- BARK MULCH TO BE NATURAL SHREDDED ORGANIC BARK, WITH PRE-EMERGENT HERBICIDE.
- WASHED STONE TO BE 1.5" WITH WEED BARRIER FABRIC.
- BED EDGING TO BE DIMEX EDGEPRO OR EQUIVALENT

LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual tree and shrub groupings in lawn areas to receive organic bark mulch rings with shovel cut edge.
- Vinyl edge is Dimex EdgePro polyvinyl edging or equivalent.

STREET TREE NOTES:

New street tree locations and tree species within the right-of-way have been determined in conjunction with City Forestry. Contractor shall contact City Forestry, Wayne Buckley wbuckley@cityofmadison.com or 266-4892 for approval of final planting locations and tree species.
At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery stock and review planting specifications with the landscaper.

OLSON TOON LANDSCAPING INC
3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

LONDONDERRY DRIVE - NORTHSHORE RENTAL PROPERTIES

2001 Londonderry
Madison, Wisconsin

Date: June 12, 2024
Scale: 1" =20'-0"
Designer: Designed By Whom
kms

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

WISCONSIN LANDSCAPE ARCHITECT
MICHAEL MAKRIS
LA-747
MADISON
WI

Revisions:
2024.06.24
2024.07.11

Reference Name:
Gebhardt

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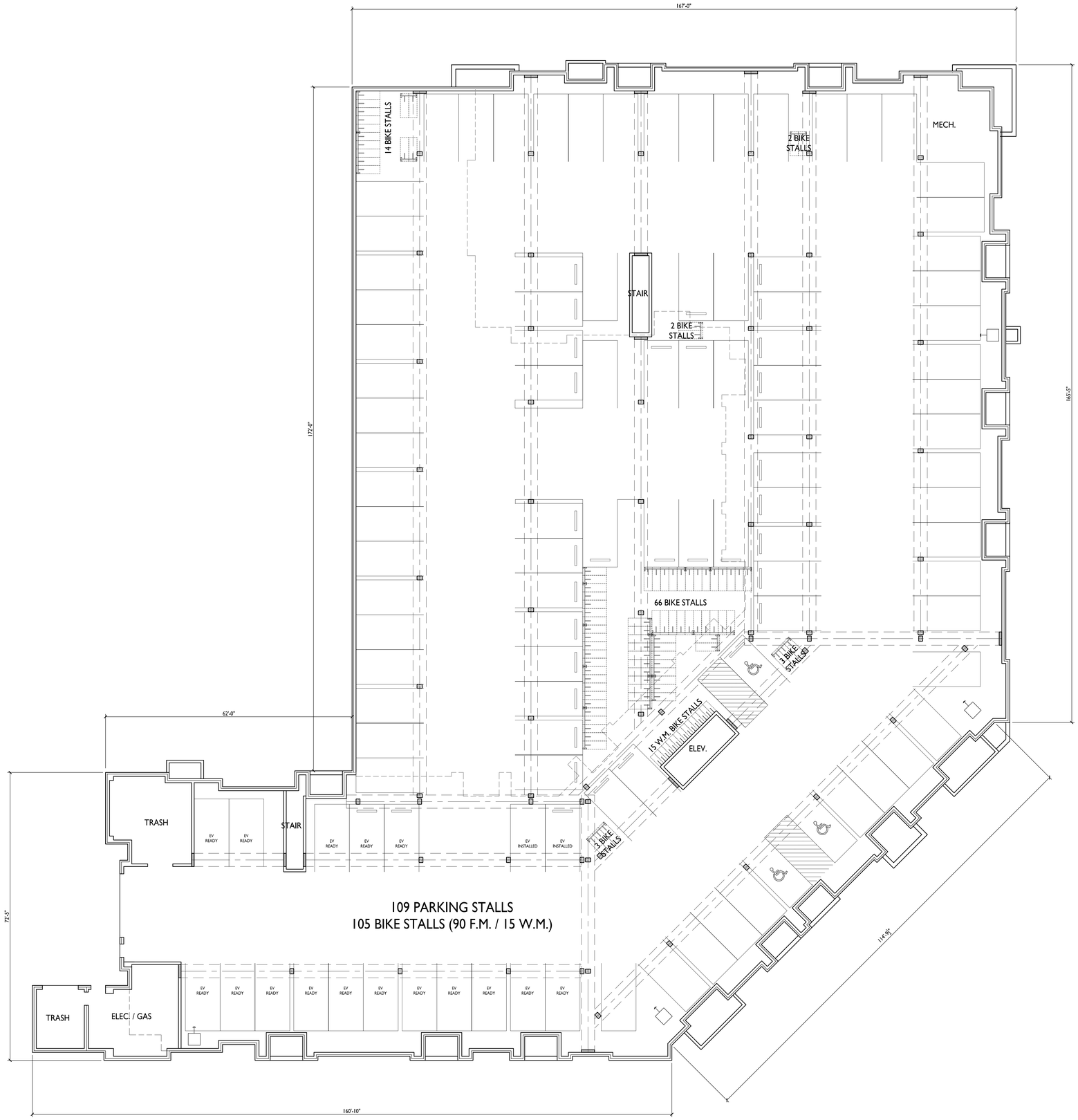

1 A-1.0 BASEMENT FLOOR PLAN

3/32" = 1'-0"

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SHEET TITLE
Basement Floor Plan

SHEET NUMBER
A-1.0

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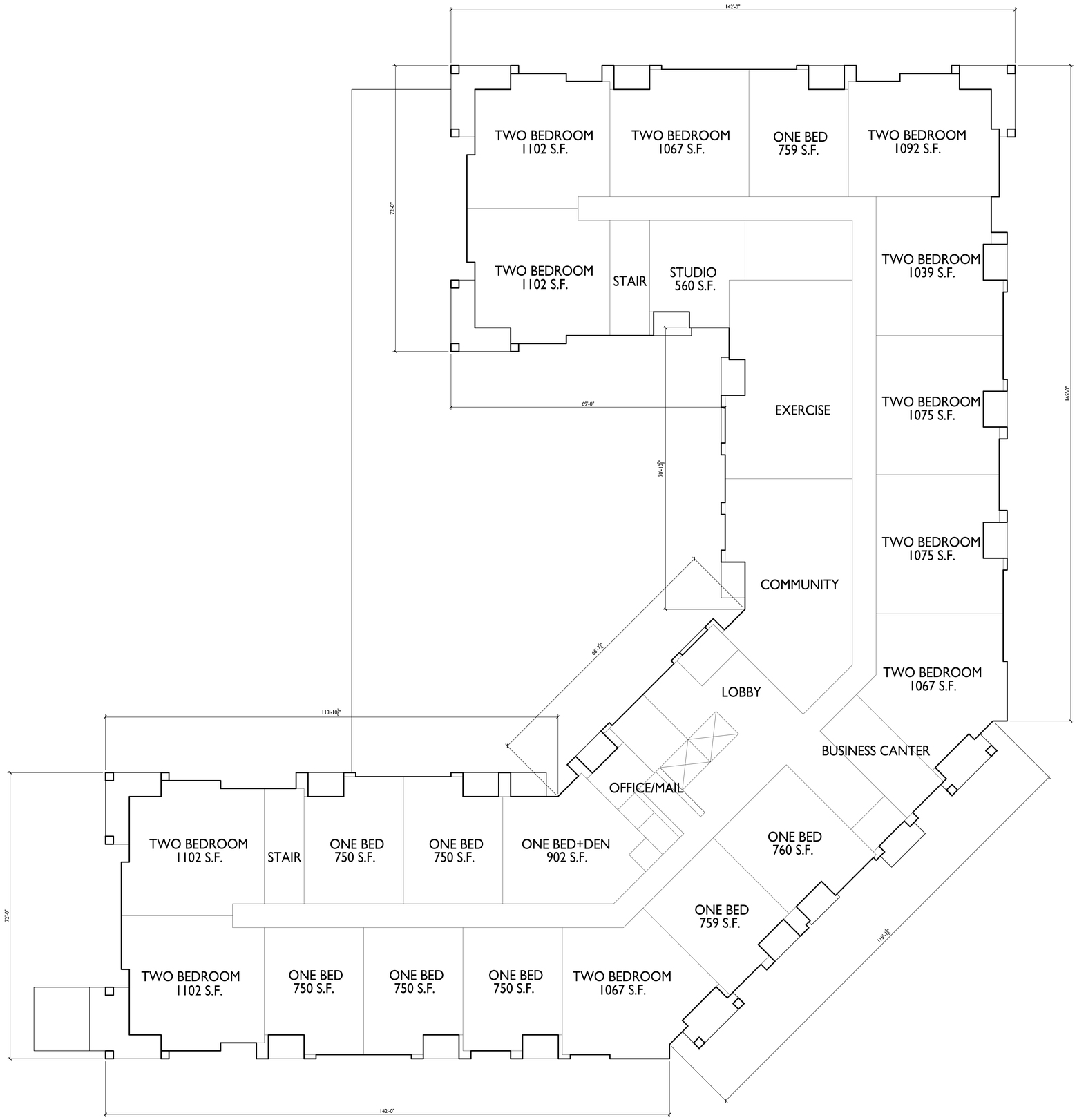

1 A-1.1 FIRST FLOOR PLAN

3/32" = 1'-0"

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First Floor Plan

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1 A-1.2 SECOND FLOOR PLAN
3/32" = 1'-0"

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Second Floor Plan

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1 A-1.3 THIRD FLOOR PLAN
3/32" = 1'-0"

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Third Floor Plan

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1 A-1.4 FOURTH FLOOR PLAN

3/32" = 1'-0"

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Fourth Floor Plan

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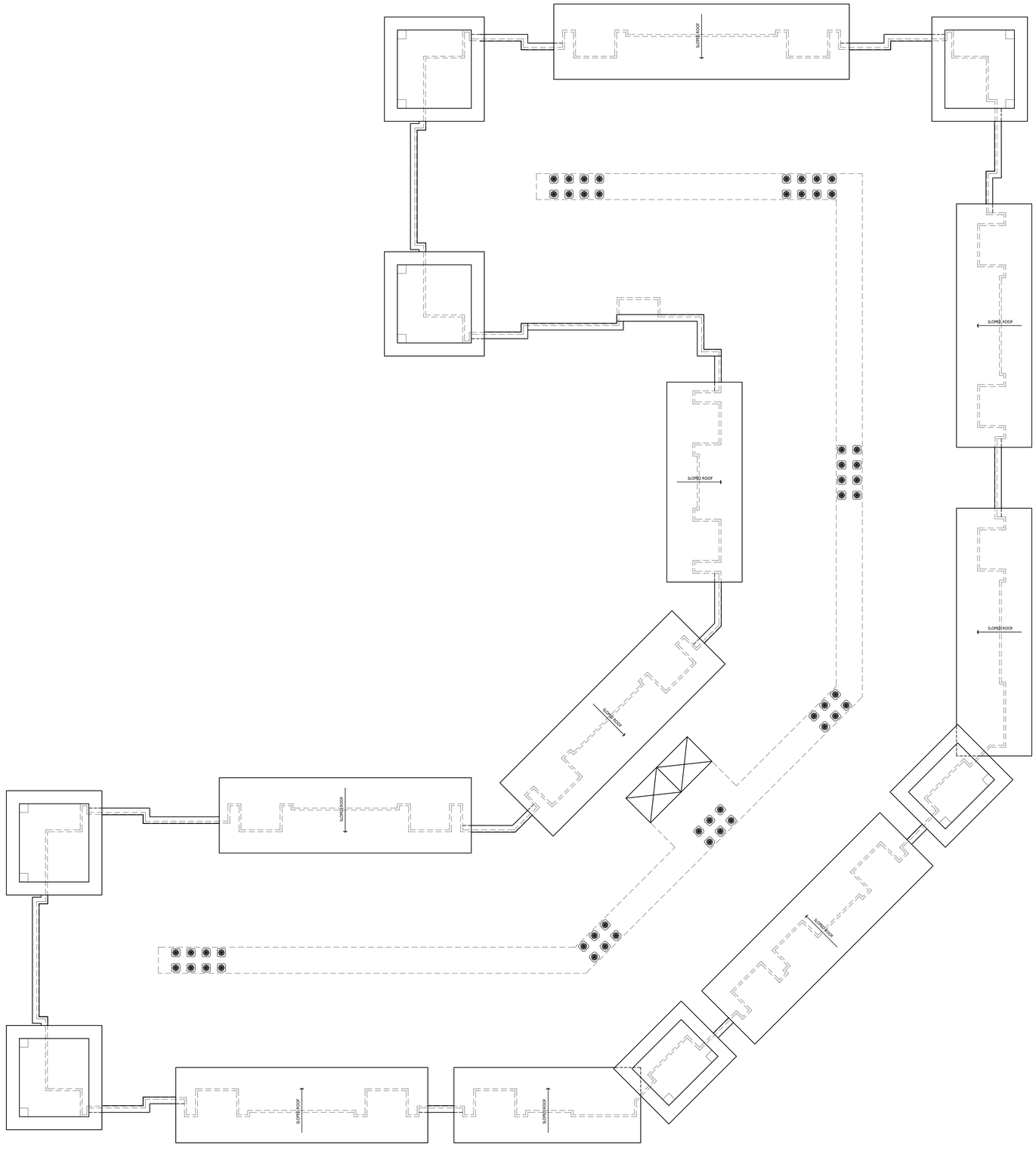

1 A-1.5 ROOF PLAN
3/32" = 1'-0"

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Roof Plan

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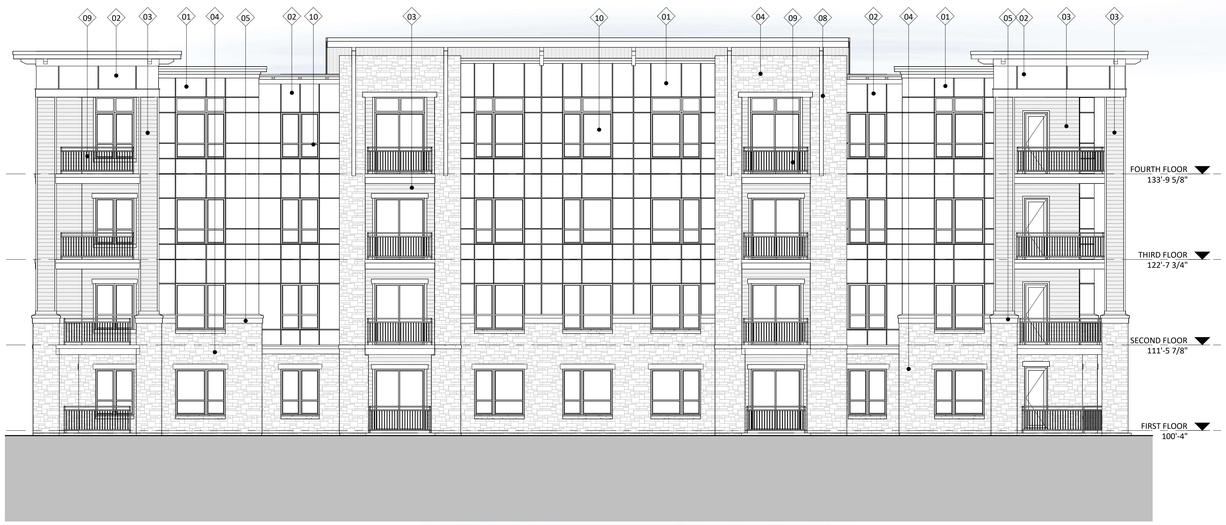

5 A-2.1 ELEVATION - NORTH
1/8" = 1'-0"



1 A-2.1 ELEVATION - NORTH INTERIOR
1/8" = 1'-0"



6 A-2.1 ELEVATION - SOUTH
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE PANEL	JAMES HARDIE	MOUNTAIN SAGE
02	COMPOSITE PANEL	JAMES HARDIE	NIGHT GRAY
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	SUMMER WHEAT
04	STONE VENEER	HALQUIST STONE	HAMILTON BUFF - RANDOM ASHLAR
05	CAST STONE	ROCKCAST	BUFF
06	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
08	WOOD BRACE DETAIL	TBD	
09	RAILINGS & HANDTAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK

0' 4' 8' 16'
1/8" = 1 '- 0"



2 A-2.1 ELEVATION - NORTH WEST INTERIOR
1/8" = 1'-0"



4 A-2.1 ELEVATION - SOUTH INTERIOR
1/8" = 1'-0"



3 A-2.1 ELEVATION - WEST INTERIOR
1/8" = 1'-0"

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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.1

PROJECT NUMBER 2245

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4 A-2.2 ELEVATION - WEST 1
1/8" = 1'-0"



1 A-2.2 ELEVATION - SOUTH EAST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
01	COMPOSITE PANEL	JAMES HARDIE	MOUNTAIN SAGE
02	COMPOSITE PANEL	JAMES HARDIE	NIGHT GRAY
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	SUMMER WHEAT
04	STONE VENEER	HALQUIST STONE	HAMILTON BUFF - RANDOM ASHLAR
05	CAST STONE	ROCKCAST	BUFF
06	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
08	WOOD BRACE DETAIL	TBD	
09	RAILINGS & HANDTAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK

0' 4' 8' 16'
1/8" = 1 '- 0"



3 A-2.2 ELEVATION - WEST 2
1/8" = 1'-0"



2 A-2.2 ELEVATION - EAST
1/8" = 1'-0"

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5 A-2.3 COLORED ELEVATION - NORTH
1/8" = 1'-0"



1 A-2.3 COLORED ELEVATION - NORTH INTERIOR
1/8" = 1'-0"



6 A-2.3 COLORED ELEVATION - SOUTH
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE PANEL	JAMES HARDIE	MOUNTAIN SAGE
02	COMPOSITE PANEL	JAMES HARDIE	NIGHT GRAY
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	SUMMER WHEAT
04	STONE VENEER	HALQUIST STONE	HAMILTON BUFF - RANDOM ASHLAR
05	CAST STONE	ROCKCAST	BUFF
06	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
08	WOOD BRACE DETAIL	TBD	
09	RAILINGS & HANDTAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK

0' 4' 8' 16'
1/8" = 1 '- 0"



2 A-2.3 COLORED ELEVATION - NORTH WEST INTERIOR
1/8" = 1'-0"



4 A-2.3 COLORED ELEVATION - SOUTH INTERIOR
1/8" = 1'-0"



3 A-2.3 COLORED ELEVATION - WEST INTERIOR
1/8" = 1'-0"

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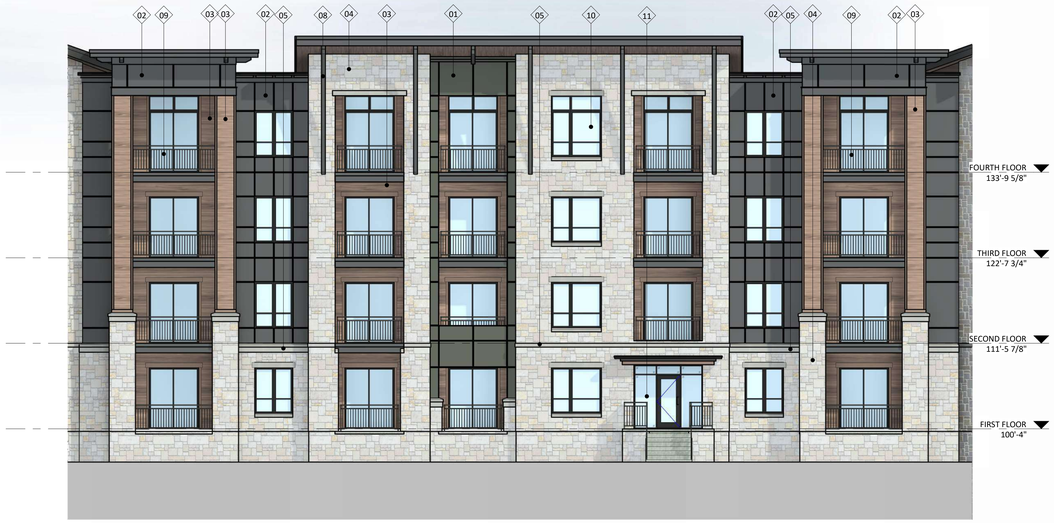
4 A-2.4 COLORED ELEVATION - WEST 1
1/8" = 1'-0"



1 A-2.4 COLORED ELEVATION - SOUTH EAST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
01	COMPOSITE PANEL	JAMES HARDIE	MOUNTAIN SAGE
02	COMPOSITE PANEL	JAMES HARDIE	NIGHT GRAY
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	SUMMER WHEAT
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05	CAST STONE	ROCKCAST	BUFF
06	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
08	WOOD BRACE DETAIL	TBD	
09	RAILINGS & HANDTAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK

0' 4' 8' 16'
1/8" = 1 '- 0"



3 A-2.4 COLORED ELEVATION - WEST 2
1/8" = 1'-0"



2 A-2.4 COLORED ELEVATION - EAST
1/8" = 1'-0"

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