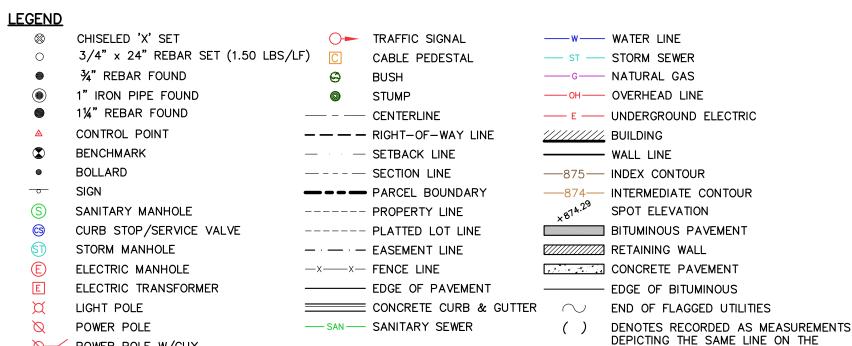
### BUILDING .0' OFFSETS TO TRUE PROPERTY 0.01' SOUTH OF BUILDING LIES P/L -0.03' NORTH OF PROPERTY LINE TRUE CORNER 0.01' NORTH OF PROPERTY LINE P/L BUILDING LIES BUILDING LIES 0.1' NORTH OF 0.03 WEST OF PROPERTY LINE <u>DETAIL D</u> DETAIL A DETAIL B DETAIL C <u>DETAIL E</u> SCALE 1:1 SCALE 1:1 SCALE 1:1 SCALE 1:1 SCALE 1:1 DATED AUGUST 27, 2015 BY WILLIAMSON SURVEYING AND ASSOCIATES OWNER: 1118 PARK PART OF LOT 4 AT&T DISTRIBUTION BLOCK 2 DEAN MEDICAL CENTER GRAND VIEW ADDITION TO SOUTH MADISON SEE DETAIL A EXISTING BUILDING (N58°54'25"E 130.08') STRE N58°56'42"E 130.02' S30'48'47"E 6.24'-- SEE DETAIL E PART OF LOT 4 BLOCK 2 GRAND VIEW ADDITION TO SOUTH MADISON UNKNOWN SIZE/TYPE O THE SURVEY. LOT 5 BLOCK 2 GRAND VIEW ADDITION TO SOUTH MADISON S PARCEL 15.047 S.F 0.345 ACRE JILDERS GROUP LOT\_2 CSM 15465 LOT 6 BLOCK 2 GRAND VIEW ADDITION TO SOUTH MADISON THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON. EXISTING BUILDING SEE DETAIL O LOT 6, BLOCK 2, GRAND VIEW ADDITION SEE DETAIL B -LOT 7 BLOCK 2 GRAND VIEW ADDITION TO SOUTH MADISON OWNER: JI-YOUNG INC. PART OF LOT 8 BLOCK 2 WITNESS CORNER 12" RCP LOT 8 BLOCK 2 FOR INFORMATIONAL PURPOSES ONLY: GRAND VIEW ADDITION TO SOUTH MADISON ADDRESS: 1202 S. PARK STREET, MADISON, WI OWNER: SONDAE LEE TAX KEY NUMBER: 251/0709-262-0905-2 TRUE WEST QUARTER CORNER SECTION 26-07-09 N=474,979.46 E=815,875.00 WITNESS CORNER SECTION 26-07-09 FOUND BRASS MONUMENT N=474,965.27 SURVEYOR'S CERTIFICATE TRUE CENTER SECTION 26-07-09 FOUND CHISELED 'X' N=474,929.12

## **ALTA / NSPS LAND TITLE SURVEY**

PART OF LOTS 4 AND 6 AND ALL OF LOT 5, BLOCK 2, GRAND VIEW ADDITION TO SOUTH MADISON, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.





**VICINITY MAP** NOT TO SCALE

1. FIELD WORK PERFORMED ON MARCH 20,2024.

2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, NAD83(11). THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 29-07-09, RECORDED AS S88\*55'18"E.

GROUND AS RETRACED BY THIS SURVEY

3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE WITNESSING THE CENTER OF SECTION 26, TO7N, R09E, ELEVATION = 865.99'

4. CONTOUR INTERVAL IS ONE FOOT.

6. 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 TICKET No.'s 20241117659 AND 20241117680, WITH A CLEAR DATE OF MARCH 20, 2024.

7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: CITY OF MADISON ENGINEERING DEPARTMENT MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS) CHARTER COMMUNICATIONS

8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511

9. ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP NUMBER 55025C0417G, EFFECTIVE DATE OF JANUARY 2, 2009.

ITEM 6(a)(b) CURRENT ZONING CLASSIFICATION WAS REQUESTED BUT NOT PROVIDED BY THE INSURER AT THE TIME OF THE SURVEY.

ITEM 9 THERE ARE 00 PARKING SPACES AND 00 HANDICAP SPACES FOR A TOTAL OF 00 PARKING SPACES.

ITEM 11 NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

ITEM 17 THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES PER CITY OF MADISON ENGINEERING, THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF

ITEM 18 THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1206526-MAD, EFFECTIVE DATE: JANUARY 19, 2024 AT 7:30 A.M.)

9 PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSE... THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

10 EASEMENT TO STATE OF WISCONSIN RECORDED MARCH 18, 1948 IN VOUME 210 OF MISCELLANEOUS AT PAGE 334, AS DOCUMENT NO. 761194 AND DISCLOSED ON QUIT CLAIM DEED RECORDED JUNE 18, 1999 AS DOCUMENT NO.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(11) EASEMENT TO WISCONSIN TELEPHONE COMPANY RECORDED JUNE 3, 1949 IN VOLUME 221 OF MISCELLANEOUS AT PAGE 420, AS DOCUMENT NO. 781310 AND DISCLOSED ON QUIT CLAIM DEED RECORDED JUNE 18, 1999 AS DOCUMENT

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

12 DECLARATION OF RESTRICTIVE COVENANT DATED AUGUST 23, 2017 AND RECORDED AUGUST 23, 2017 AS DOCUMENT NO. 5351598. ALSO RECORDED AUGUST 23, 2017 AS DOCUMENT NO. 5358653. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

13 LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OF FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND

(14) RIGHTS OF WAY FOR DRAINAGE DITCHES, TILES, FEEDERS AND LATERALS, AND OTHER DRAINAGE EASEMENTS, IF ANY.

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(15) RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCE-1206526-MAD, EFFECTIVE DATE: JANUARY 19, 2024 AT 07:30 A.M.)

SOUTHEASTERLY 20 FEET OF LOT FOUR (4), BLOCK TWO (2), ALL OF LOT FIVE (5), BLOCK TWO (2), AND THE NORTHWESTERLY FORTY-FIVE (45) FEET OF LOT SIX (6), BLOCK TWO (2), GRAN VIEW ADDITION TO SOUTH MADISON, IN THE CITY OF MADISON, EXCEPTING THE NORTHEASTERL 20 FEET THEREOF.

	STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
wo	SAN-1	865.59	NW	855.22	12"	VCP
ND			SE	855.22	12"	VCP
Υ .			SW	856.03	6"	VCP
- '	SAN-2	867.77	NW	859.57	12"	VCP
			SE	859.62	12"	VCP
			SW	860.54	6"	VCP

		STORM	SEWER I	MANHOLE	S	
E	STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
	STM-1*	866.15	NW	_	12"	VP
			SW	_	_	PRIVATE
			E	_	12"	VP
			воттом	860.25	_	_
	STM-2	866.21	W	861.71	12"	VP
			E	861.76	12"	VP
			SE	861.82	12"	VP
	STM-3	866.21	NW	861.40	12"	VP
			SW	861.49	12"	RCP

\* STM-1: MANHOLE CASTING OFFSET OF THE OPENING OF A STRUCTURE STARTLING A STORM BOX STYLE STRUCTURE. DUE TO SIZE OF STRUCTURE CONTAINING PIPES, PIPE INVERTS WERE NOT ABLE TO BE OBTAINED NOR ALL PIPES IDENTIFIED. PIPE SIZES AND TYPES LISTED ARE FROM FIELD MARKINGS AND SUPPLIED MAPPING.

i) FIRST AMERICAN TITLE INSURANCE COMPANY, ii) SKETCHWORKS ARCHITECTURE,

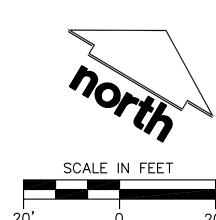
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7a1, 7c, 8, 9, 11, 13, 14, 16, 17, 18,, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON





	ВЕ	NCHMARKS
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	865.28	NAIL IN POWERPOLE ON THE NORTHWEST CORNER OF PROPERTY
BM-2	867.42	CHISELED "X" ON SOUTHWEST CORNER OF PROPERTY

MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION



CREATE THE VISION TELL THE STOR

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MADISON REGIONAL OFFICE 507 WEST VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060

SKETCHWORKS ARCHITECTURE

CLIENT ADDRESS: 251 PARMENTER STREET MIDDLETON, WI. 53562

YOUTH CENTER HOUSING DEVELOPMENT

PROJECT LOCATION: **1202 SOUTH PARK STREET MADISON, DANE COUNTY** WISCONSIN 53715

MOD	IFICATIONS:	
#	Date:	Description:
1		
3		-
4		
2 3 4 5 6 7 8		
6		
$\frac{1}{7}$		-
<del> </del>		-
10		
11		
12		
13		
<u>14</u>		
<u>15</u>		

ZHG 03/26/24 pared By: **ALTA / NSPS** LAND TITLE SURVEY

SHEET NUMBER:

PROJECT NO:

WISCONSIN, CURRENT EDITION AND SUPPLEMENTS

**DEMOLITION NOTES** 

HAVE NO KNOWLEDGE.

DIRT. DUST. AND DEBRIS.

DAMAGED BY THE CONSTRUCTION.

START OF CONSTRUCTION.

AT THE CONTRACTOR'S EXPENSE.

JURISDICTIONAL SPECIFICATIONS.

JURISDICTIONAL SPECIFICATIONS.

WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"

WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"

9.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.

ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:

PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.

REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL

ELEVATIONS, AS REQUESTED BY THE ENGINEER.

GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.

CONSTRUCTION SEQUENCING

INSTALL FOUNDATION.

WALKS, ETC.

REQUIREMENTS

"STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN

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, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE

MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND 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

CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED

ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR

PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO

ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL

CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE

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

VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE

NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF

ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION

CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION

WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR

11. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE

12. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY

13. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND

EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE

LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING LITHLITY LINE LOCATION(S). CONTRACTOR

SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR

WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND

ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION

ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION

BUILDING REMOVALS SHALL BE PREFORMED BY A QUALIFIED CONTRACTOR, CONTRACTOR SHALL FOLLOW ALL

DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL

BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE

CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF

RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF

COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS,

PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS

EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF

EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL

THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND

EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".

INSTALL PERIMETER SILT FENCE, WATTLES, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.

STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.

CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES.

INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.

ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.

NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.

ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.

CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.

APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL

# **PAVING NOTES**

- GENERAL:
   PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY [FIRM NAME], TITLED ["REPORT TITLE"], ISSUE DATE [DATE.]. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED
- 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE
- ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE. 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.

**UTILITY NOTES** 

THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

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

OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER

ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE

NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF

COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE

3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES

PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS

AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO

DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH

LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN.

CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE

ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN

CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K).

COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE,

10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY.

11. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER

CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY

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 JURISDICTIONAL

IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO

MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL

HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY

POLYVINYL CHLORIDE (PVC) - SHALL MEET REQUIREMENTS OF ASTM D3034, SDR 35 FOR PIPE SIZES 8"-15"

WITH INTEGRAL BELL TYPE FLEXIBLE ELECTROMETRIC JOINTS, MEETING THE REQUIREMENTS OF ASTM

D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND

INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.6.3 AND DETAIL DRAWINGS FILE. NO. 28

POLYVINYL CHLORIDE (PVC) INLETS BY NYLOPLAST ONLY WHEN SPECIFIED ON PLANS, CONFORMING TO

ASTM D1781, ASTM D3212, ASTM F477, AND MANUFACTURER'S REQUIREMENTS. REFER TO PLANS FOR LID

CURB FRAME AND GRATES SHALL BE NEENAH R-3067 WITH TYPE "R" GRATE OR EQUAL, UNLESS AS

SOLID LID FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR

GRATE FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY WITH A R-2578 GRATE OR EQUAL

MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR

AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS

LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION

STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS

POLYVINYL CHLORIDE PRESSURE PIPE (PVC) SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C900

COPPER TYPE K TUBING SHALL CONFORM TO ASTM DESIGNATION B88 FOR WATER SERVICES LESS THAN 2"

HIGH DENSITY POLYETHYLENE (HDPE) SHALL CONFORM TO THE REQUIREMENTS OF AWWA C901, SDR 9

CURB STOPS AND CORPORATION VALVES SHALL BE AWWA C800 AND ASTM B62, AND CONFORM TO ANY

SERVICES GREATER THAN 2" IN DIAMETER SHALL USE A TAPPING SLEEVE OR CUT-IN TEE CONNECTION

WITH VALVE OF EQUIVALENT PIPE DIAMETER AND VALVE BOX PER JURISDICTIONAL REQUIREMENTS.

DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST

17.5.1. WHERE SPECIFIED, DUCTILE IRON PIPE SHALL INCLUDE MECHANICAL JOINTS CONFORMING TO CHAPTER

17.6.1. PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE

17.7.1. BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTERS 2.6.0 AND 4.17.0 OF

17.7.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION

18.1. WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE

WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING: 18.1.1. WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING

18.1.2. WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.

SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE STANDARD SPECIFICATIONS.

4.4.2(b) OF THE STANDARD SPECIFICATIONS. POLYETHYLENE WRAP SHALL BE USED AROUND ALL

CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18 " AND NO GREATER THAN 23" (SEE

BURY DEPTH SHALL CONFIRM TO LOCAL JURISDICTION REQUIREMENTS. OR DSPS REQUIREMENTS AT A

THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5'

BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE

MINIMUM FOR SIZES UP TO 3" AND TO AWWA C906, SDR 17 MINIMUM FOR SIZES GREATER THAN 3".

17.2.1. GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C500 AND CHAPTER

17.3.1. SERVICES 2" IN DIAMETER OR LESS SHALL USE A TAP SERVICE WITH A CORPORATION STOP AND CURB

17.4.1. HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTIONAL AUTHORITIES. THE

STOP VALVE WITH SERVICE BOX PER JURISDICTIONAL REQUIREMENTS.

MINIMUM, WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS.

OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL

8.43.5 OF THE STANDARD SPECIFICATIONS.

DR14 (CLASS 305) FOR SIZES UP TO 4" AND AWWA C900 DR18 (CLASS 235) UP TO 30".WITH INTEGRAL

OR 29 OF THE STANDARD SPECIFICATIONS, OR APPROVED EQUAL WITH A 2'X3' MAXIMUM OPENING.

15.2.4.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS

15.3.1. STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED

15.4.1. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR

16.1.1. DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE

THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.

13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED

14. IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE

15.1.1. REINFORCED CONCRETE PIPE (RCP) - SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C76

ADS OR EQUAL WITH WATERTIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO

THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.

CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.

ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.

WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443.

SDR 26 FOR DEPTHS 16'-25' DEPENDENT ON LOCAL JURISDICTION.

FILE NO. 11 AND/OR 12 OF THE STANDARD SPECIFICATIONS.

EQUAL, UNLESS AS SPECIFIED IN THE PLANS.

EQUAL, UNLESS AS SPECIFIED IN THE PLANS.

UNLESS AS SPECIFIED IN THE PLANS.

8.43.5 OF THE STANDARD SPECIFICATIONS.

ELASTOMERIC BELL AND SPIGOT JOINTS.

8.27.0 OF THE STANDARD SPECIFICATIONS.

LOCAL JURISDICTIONAL REQUIREMENTS.

NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS

SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.

REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.

BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.

CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION

VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK

CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

2. PRIOR TO CONSTRUCTION. THE PRIME CONTRACTOR IS RESPONSIBLE FOR:

FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.

PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.

LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

AND PLANS PREPARED BY OTHERS.

NON-POTABLE WATER - PURPLE.

STORM SEWER SPECIFICATIONS:

INLETS AND CATCH BASINS:

15.2.3 FRAME AND GRATE/LIDS:

15.2.4. MANHOLES:

15.3 BACKELL AND BEDDING

15.4. FIELD TILE CONNECTIONS:

IN DIAMETER

VALVES AND VALVE BOXES:

17.3 WATER SERVICES CONNECTIONS

MECHANICAL CONNECTIONS.

17.6. BEDDING AND COVER MATERIAL

17.4. HYDRANTS:

17.5. JOINT RESTRAINT

18 SEPARATION DISTANCES

THE STORM SEWER.

16. WATER MAIN & WATER LATERAL SPECIFICATIONS:

STANDARD SPECIFICATIONS.

**DESIGNATION M294 TYPE "S"** 

OR GRATE SPECIFICATION.

SPECIFIED IN THE PLANS

THE APPROPRIATE JURISDICTIONAL AUTHORITIES.

- 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
- CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
   THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS
- RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
- DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.

- THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
- WEATHER LIMITATIONS
- DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.

DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3' ABOVE GRADE. IN

- SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR
- EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
- APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A
- TEMPERATURE NOT LOWER THAN 250°F. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- BINDER COURSE AGGREGATE THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS
- THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS. ASPHALTIC MATERIALS
- THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
- 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS. 4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. 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 15'
- ON CENTER 4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART. 4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND
- GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT: AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'. 4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT
- LOCATIONS IN THE PAVEMENTS. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART. AS THE ENGINEER DIRECTS.
- 4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED. 4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
- ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
- 5.2. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH

#### **SEEDING AND RESTORATION NOTES**

- 1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- 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.
- 3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- 4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED. MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
- 5. 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.
- TURF LAWN SEED MIXTURE: WISDOT SEED MIX NO. 40 AT RATES SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS
- 6.2. LOW MAINTENANCE AREA SEED MIXTURE: WISDOT SEED MIX NO. 10 OR 20 APPLIED AT RATES AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS. NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306,
- WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). SEEDING RATE SHALL BE PER MANUFACTURE'S RECOMMENDATIONS.
- SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
- 7.2 PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS 7.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURES RECOMMENDATIONS.

SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

- 7.4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
- ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE
- SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS. SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING
- STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH

## **UTILITY NOTES, CONTINUED**

19.4 BACKFILL

- 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 THEIR OWN DETERMINATION AS TO
  - 19.1.1. POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND SDR 26 FOR DEPTHS 16'-25'
  - DEPENDENT ON LOCAL JURISDICTION. 19.1.2. CONNECTION TO DISSIMILAR PIPE MATERIALS SHALL CONFORM TO CHAPTER 3.4.2 OF THE STANDARD SPECIFICATIONS. FERNCO COUPLER MAY BE USED WITH APPROVAL OF ENGINEER.
  - 19.2. MANHOLES: 19.2.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO'S. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS AND ALL SPECIAL PROVISIONS OF THE
    - JURISDICTIONAL AUTHORITIES. MANHOLES SHALL HAVE INTERNAL CHIMNEY SEALS INSTALLED IN ALL SANITARY MANHOLES IN
  - ACCORDANCE WITH CHAPTER 3.5.4(F) AND DETAIL DRAWING FILE NO. 12A OF THE STANDARD SPECIFICATIONS
  - MANHOLES SHALL HAVE ALL EXTERNAL JOINTS WRAPPED WITH MAC WARP OR EQUAL RUBBERIZED JOINT WRAP PER ASTM C923. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550 HEAVY DUTY WITH NON-ROCKING SOLID LIDS OR EQUAL. UNLESS SPECIFIED IN THE PLANS.
  - 19 3 BEDDING AND COVER MATERIAL 19.3.1. MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A)
  - MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO ENSURE ADEQUATE COMPACTION 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."
  - 19.4.1. 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' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL
    - 19.4.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.

#### **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**
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN
- 4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- 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.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENTOFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT **DEPOSITION WITHIN STORM SEWER SYSTEMS**
- 10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- 11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- 12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.): PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
- DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE 12.3. WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- 13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- 14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- 15. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.
- 16. 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
  - 16.1. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE. 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) DAY). 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.
- STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING. BUT NOT LIMITED TO. WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
- PERMANENT SEEDING: IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS.ACRE) IN SPRING/SUMMER OR WHEAT
- OR CEREAL RYE (150LBS./ACRE) IN FALL HYDRO-MULCHING WITH A TACKIFIER
- WOVEN AND NON-WOVEN GEOTEXTILES
- 16.3.5. EROSION MATTING
- 16.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER
- 17. 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 CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- 18. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT T CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. ####, PROJECT NO. #####)

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**Project Status** 07-15-2024 LAND USE SUBMITTAL

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**NOTES & LEGEND** 

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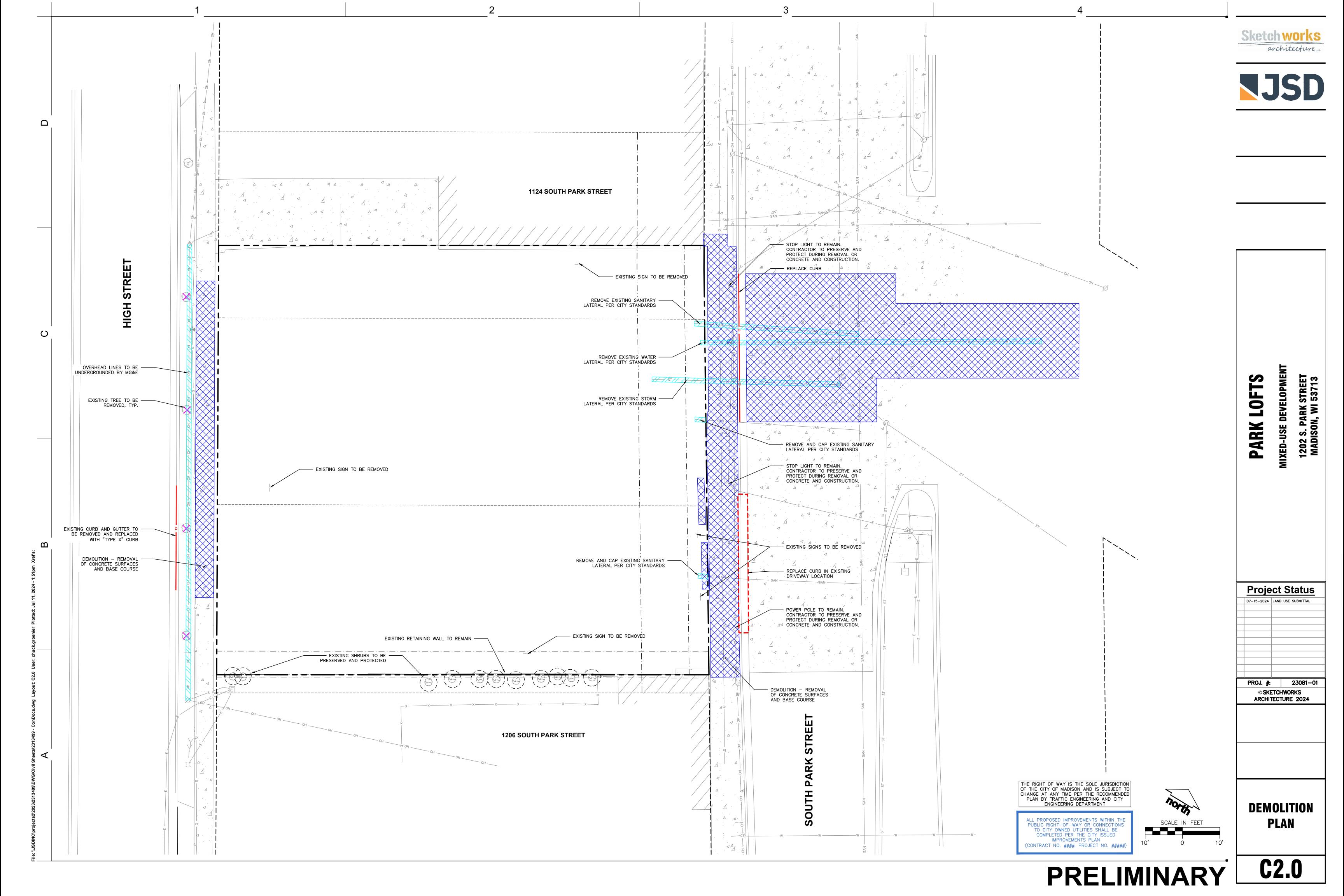


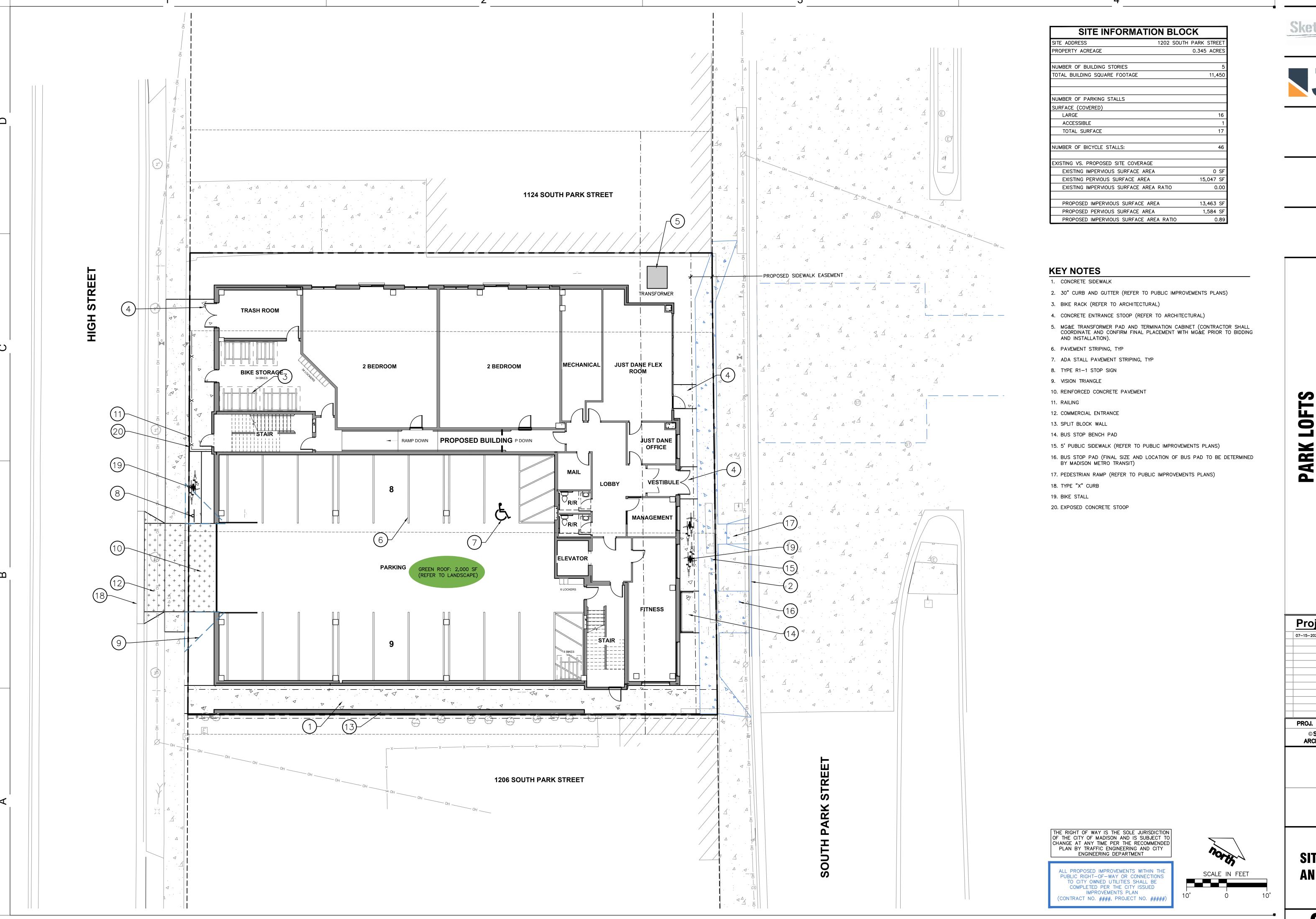
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THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

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1202 S. PARK STREET MADISON, WI 53713

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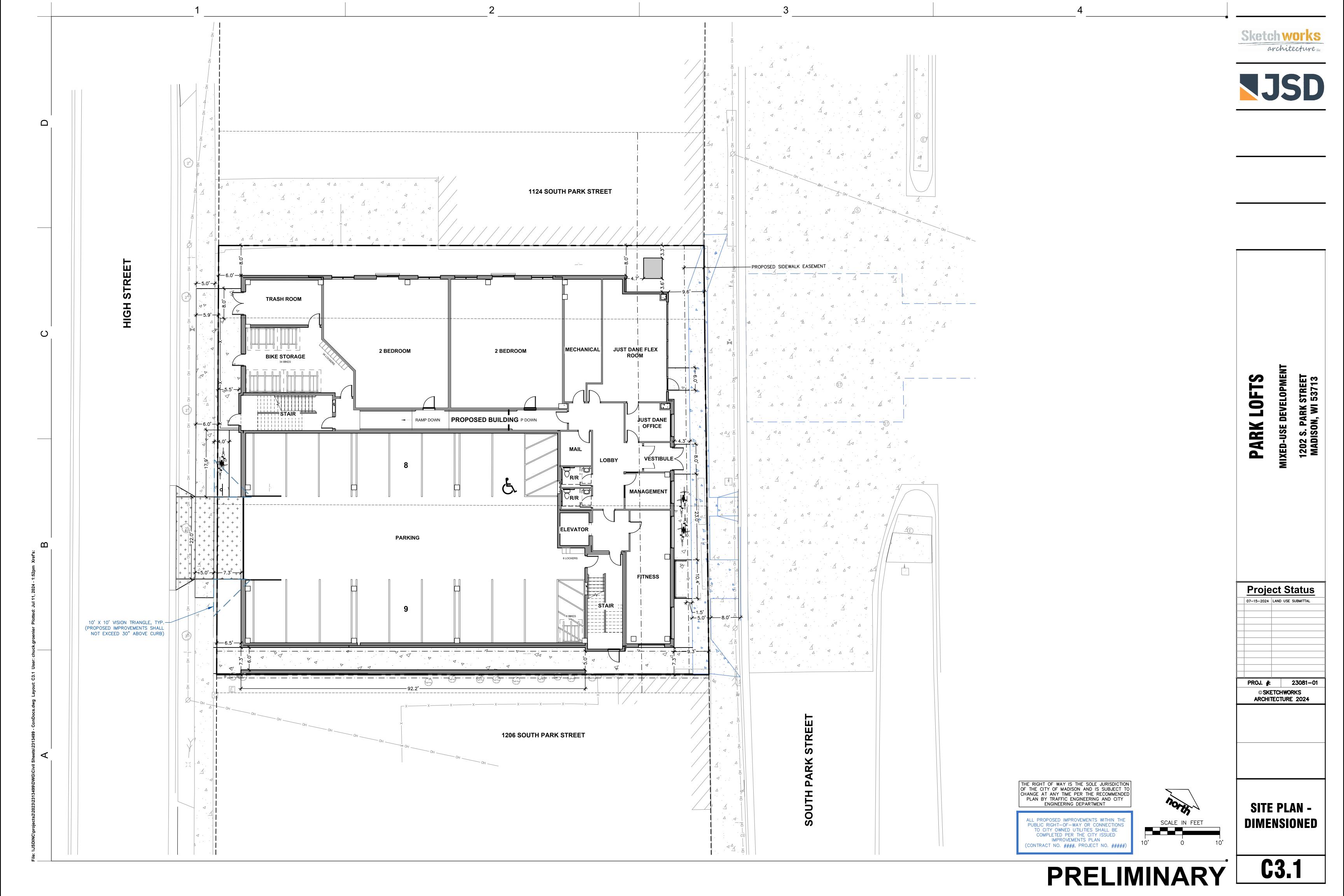
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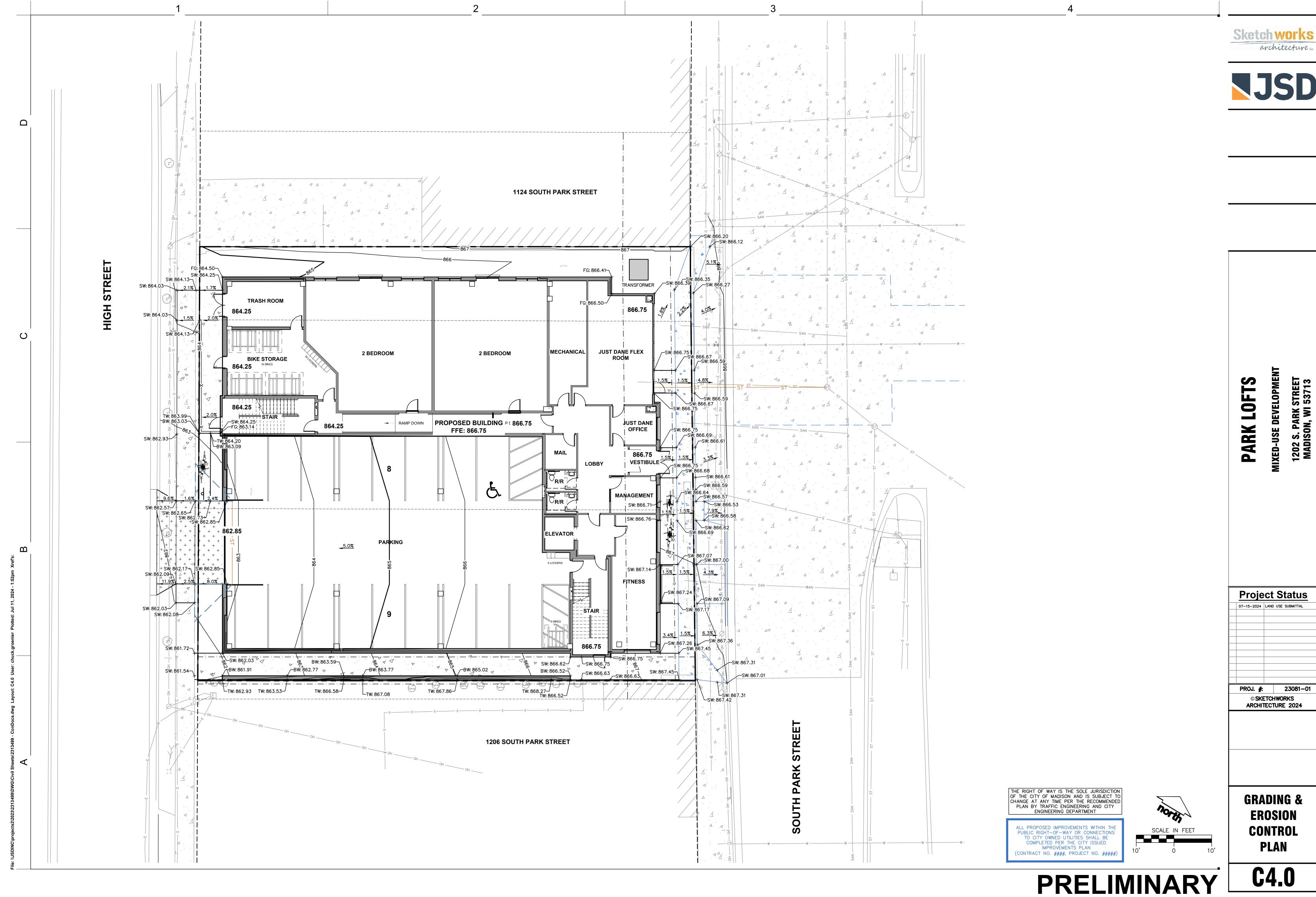
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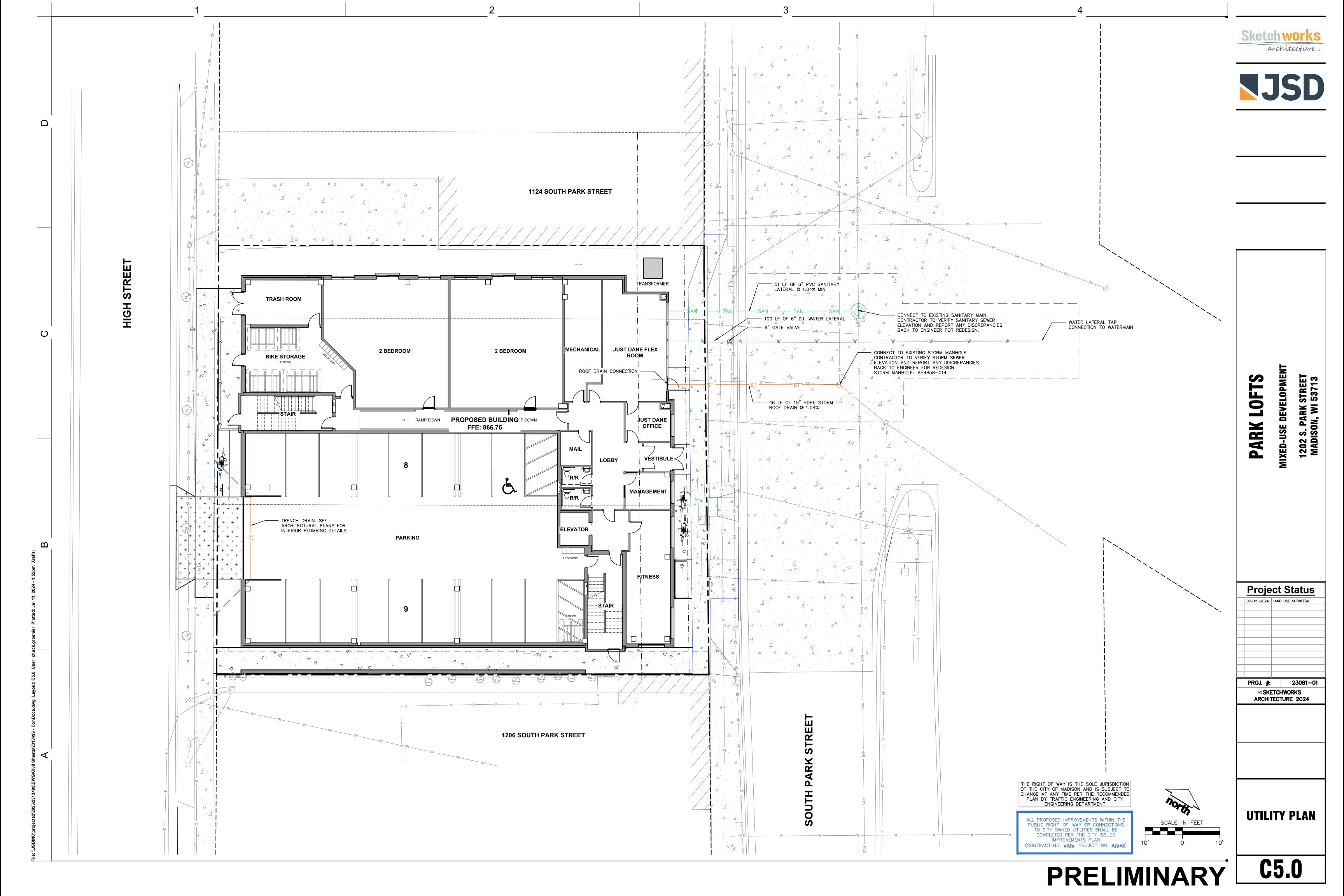
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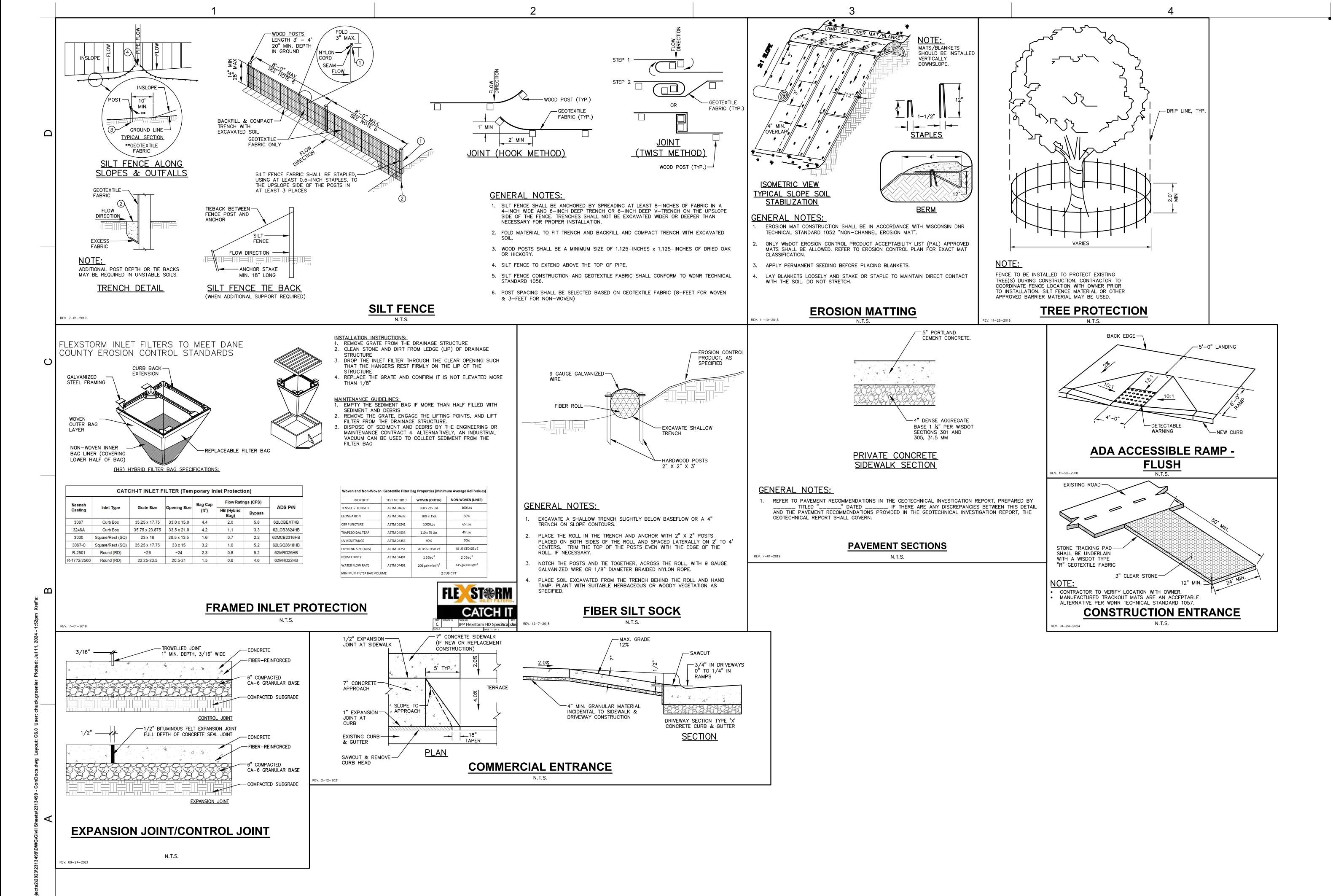
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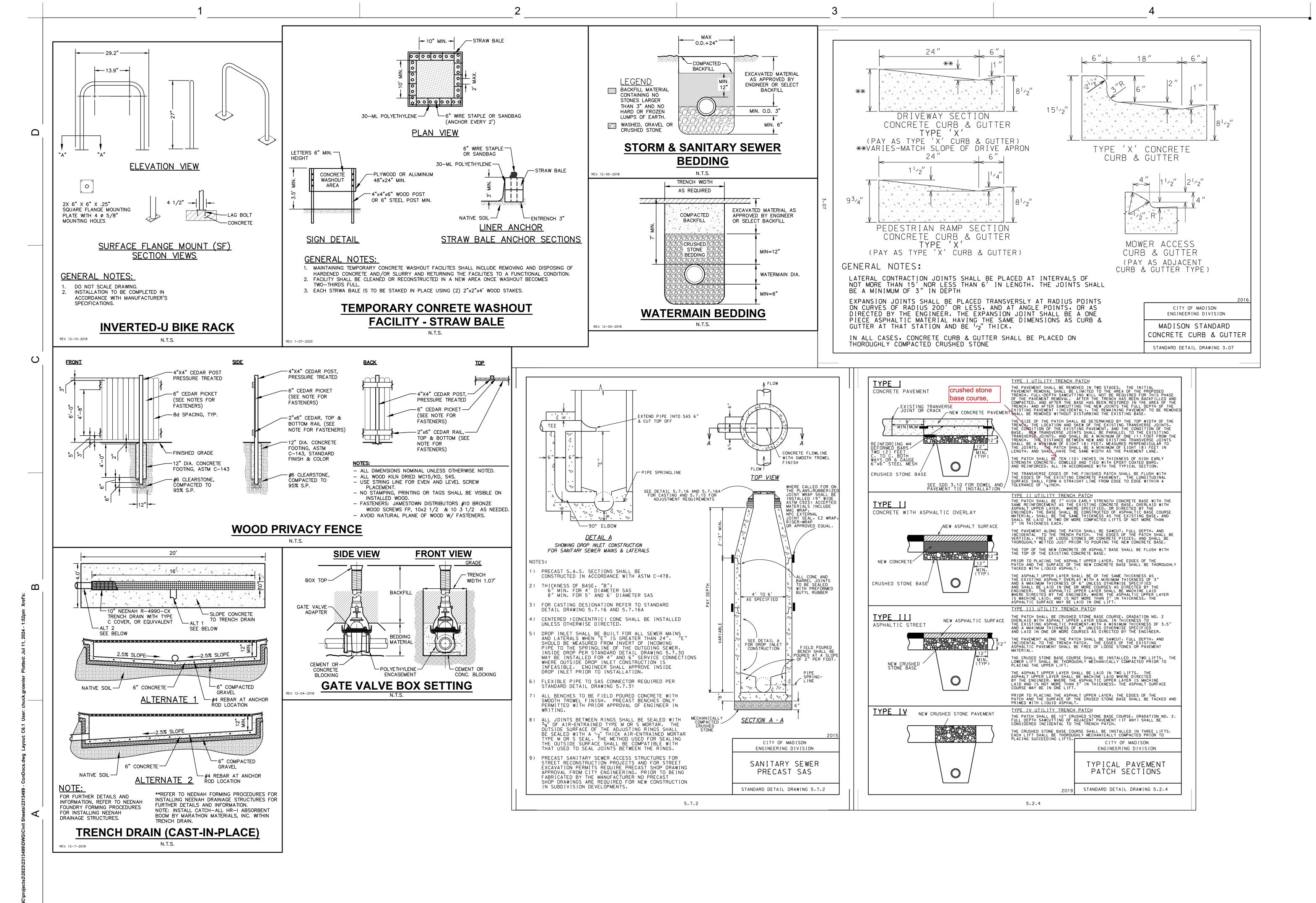
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**LOFTS** 1202 S. PARK S MADISON, WI

**Project Status** 07-15-2024 LAND USE SUBMITTAL

> PROJ. #: 23081-01 © SKETCHWORKS **ARCHITECTURE 2024**

SITE DETAILS







PARK LOFTS

XED-USE DEVELOPMENT

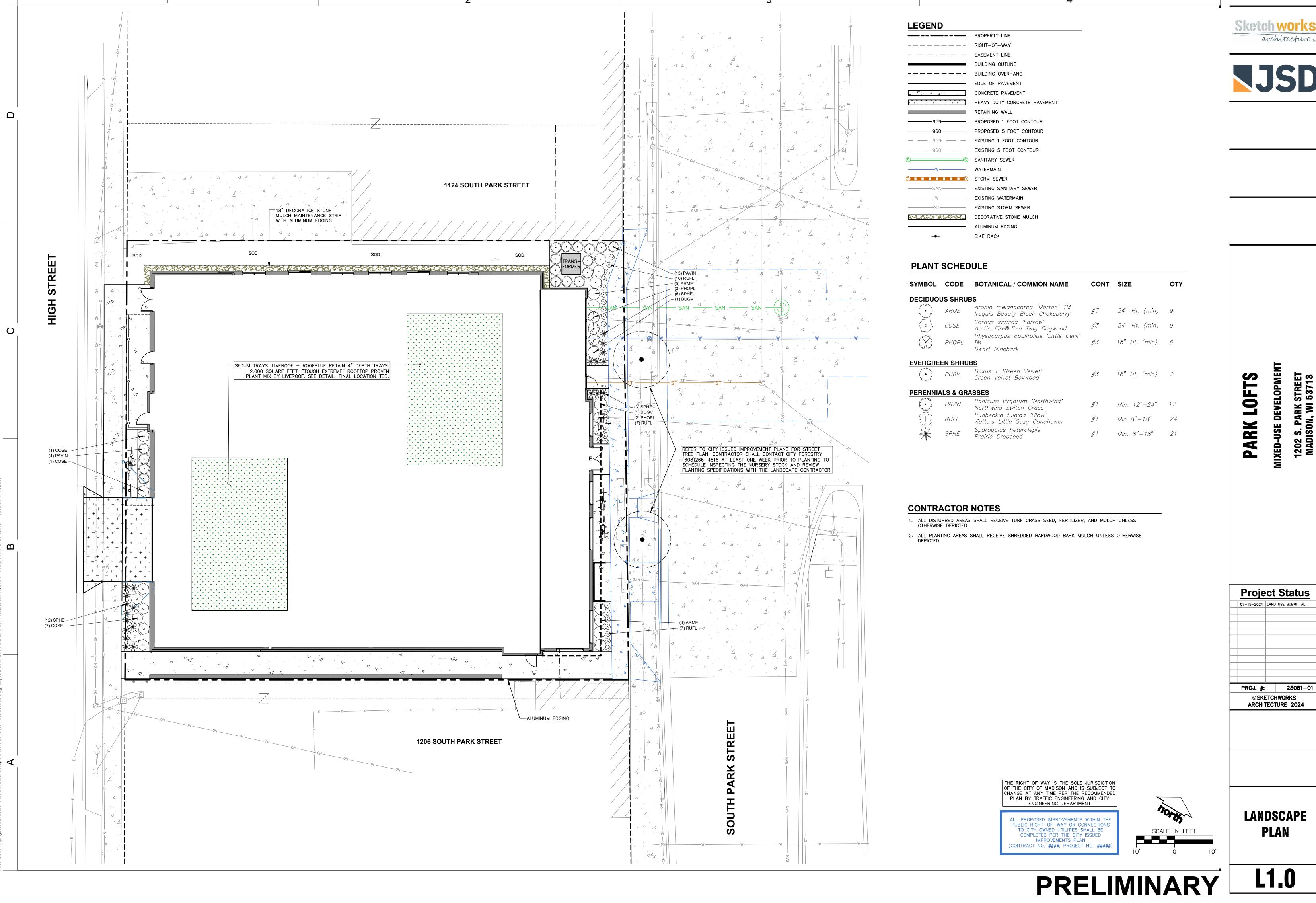
**STREET** 53713

1202 S. PARK S MADISON, WI

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SITE DETAILS

**C6.1** 



architecture uc

**Project Status** 07-15-2024 LAND USE SUBMITTAL

23081-01

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NSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILTY FOR ENGINEERING BASED ON LLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.

(800) 875-1392

STD-BLUE-RETAIN

v2022-11-9

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

Five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

(C) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided

square feet of developed area.

Total landscape points required: 27 points

Total square footage of developed area:

First five (5) developed acres = x

Remainder of developed area:

Total landscape points required : x

Total landscape points required: x

per one hundred (100) square feet of developed area.

MINIMUM

.5" CAL MIN.

5-6' TALL MIN.

.5" CAL MIN.

-4' TALL, MIN.

#3 CONT., MIN. 12"-24

#3 CONT., MIN. 12"-24"

#1 CONT., MIN. 8"-18"

4 POINTS / CAL

POINTS PER SEAT

ITHIN PUBLICALLY CESSIBLE DEVELOPED ARE

NNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED

**TOTAL NUMBER OF POINTS PROVIDED** 

MAXIMUM 200 POINTS PER

**INSTALLATION SIZE** 

Five (5) acres = x

TYPE/ELEMENT

OVERSTORY DECIDUOUS

TALL EVERGREEN TREE

ORNAMENTAL TREE

**UPRIGHT EVERGREEN** 

SHRUB. DECIDUOUS

SHRUB, EVERGREEN

ORNAMENTAL GRASS &

LANDSCAPE FURNITURE

DECORATIVE FENCING OR 4 POINTS / 10 LF

Total square footage of developed area: 1,628 square feet

zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area

within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area

of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same

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

(B) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first

TABULATION OF LANDSCAPE CREDITS AND POINTS

POINTS

CREDITS / EXISTING

ACHIEVED

LANDSCAPING

QUANTITY

NEW / PROPOSED

LANDSCAPING

QUANTITY

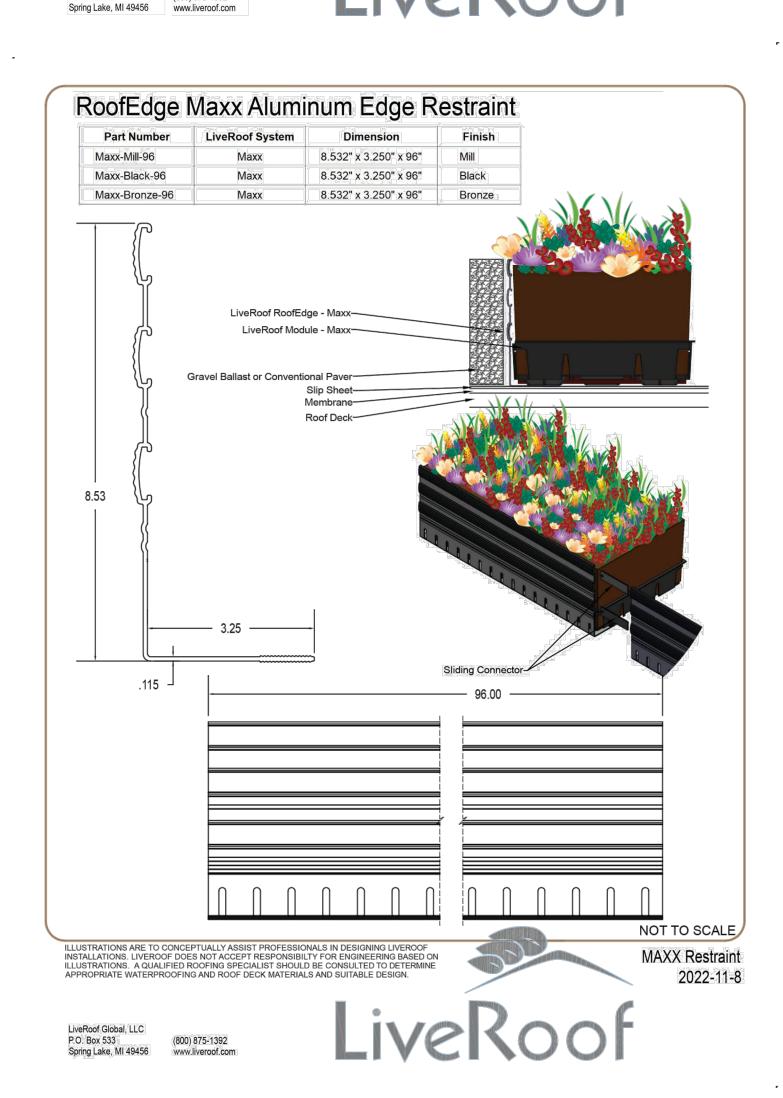
24

POINTS

**ACHIEVED** 

72

124



#### -NYLON STRAPPING MATERIAL SECURED LOOSELY AROUND TRUNK (3) 2" SQ. OR 2 1/2" DIA. WOODEN STRAPPING ATTACHMENT AND STAKING DETAIL ROOT FLARE SHALL -BE EXPOSED SEE NOTES FOR MULCH-NYLON STRAPPING MATERIAL-SPECIFICATIONS WOODEN STAKES - 3 PER TREE-SAUCER MOUND-AROUND TREE ROOT FLARE SHALL BE EXPOSED -SEE NOTES FOR MULCH-PROPOSED GRADE -SPECIFICATIONS SAUCER MOUND AROUND TREE-REMOVE BURLAP, TWINE AND WIRE FROM UPPER HALF OF BALL PROPOSED GRADE-PLANTING MIXTURE (WATER TAMP TO-PLANTING MIXTURE (WATER TAMP REMOVE AIR POCKETS) REMOVE AIR POCKETS) REMOVE BURLAP, TWINE, AND WIRE FROM UPPER HALF OF BALL POSTS TO EXTEND 18" BELOW TREE-PIT INTO UNDISTURBED GROUND UNDISTURBED GROUN DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO B BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL SOIL LAYER IS REACHED LAYER IS REACHED. 2. REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION **DECIDUOUS TREE PLANTING DETAIL EVERGREEN TREE PLANTING DETAIL** SEE NOTES FOR MULCH-SEE NOTES FOR MULCH-SPECIFICATIONS SPECIFICATIONS SAUCER MOUND-AROUND SHRUB SAUCER MOUND AROUND SHRUB-PROPOSED GRADE -PROPOSED GRADE -REMOVE ENTIRE CONTAINER -FROM ROOTS AND SPREAD ROOTS OUT CAREFULLY REMOVE BURLAP, TWINE AND WIRE-FROM UPPER HALF OF BALL PLANTING MIXTURE (WATER TAMP TO REMOVE AIR POCKETS) PLANTING MIXTURE (WATER REMOVE AIR POCKETS) I. ROOT FLARE TO BE EXPOSED PERENNIAL/ORNAMENTAL GRASS 1. ROOT FLARE TO BE EXPOSED. SHRUB PLANTING DETAIL **PLANTING DETAIL**

#### CONTRACTOR AND OWNER RESPONSIBILITY NOTES

EV. 01-03-2019

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)—YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- 2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME
- WHEN THE OWNER'S ACCEPTANCE IS GIVEN. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE

## **GENERAL NOTES**

- 1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- 2. 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. 3. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- 4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL
- 5. 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
- 6. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE T UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- 10. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- 11. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON
- 12. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 13. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

#### **SEEDING & SODDING NOTES**

- MATERIALS TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE
- 2. MATERIALS SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

#### LANDSCAPE MATERIAL NOTES

- MATERIALS PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- 3. MATERIALS SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- 4. MATERIALS STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC, NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- 5. MATERIALS TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- 6. MATERIALS TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- 7. MATERIALS (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- 8. MATERIALS (ALTERNATE 2): ROOT WATERING SYSTEM: ALL TREES TO BE INSTALLED WITH TWO (2) DEEP TREE ROOT WATER AERATION/WATERING TUBES. PRODUCT TO BE "ROOTWELL PRO-318, OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREE ROOT BALL.

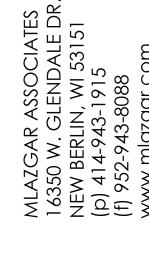
PRELIMINARY

architecture

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07-15-2024	LAND	USE	SUBMITTAL
PROJ. #:			23081-01
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LANDSCAPE **DETAILS & NOTES** 





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	Comments			
	Date			

SIT **PHOTOMETRIC** 

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0.0	0.0	0.0													`			<u>оз</u> МН:	7		, CH	//	20			3 2.1 1.0								0.0	0.0 0.0	
0.0	0.0	0.0					_				0.3	5 0.6	0.8 0.9	0.8 0.7	0.6		<u>OS</u>				OC		\		3.7 •	4.2	0.8	0.0	0.0 0.0	0.0 0.0	0.0 0.	0.0	0.0	0.0	0.0	
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 0.1	0.1	0.1 0.2	2 0.3	•0.5 •0.7	7 1.0	1.3 1.5	1.2 0.7	0.5		<u>MH: 1</u>				MH: 1	<b>2</b>				7.4 7.3	3.0	0.5	0.0 0.0	0.0 0.0	0.0	0.0	0.0 0.0	•0.0 •0.0	0.0 0.0	
•0.0	0.0	0.0	0.0	0.0	0.0 0.0	0.0	•0.0 •0.1	• 0.1	0.1 0.2	2 0.3	0.6	1.5	1.7 1.6	0,8				2 BEDF	OOM		MH:	12	· //		\	12.1	9.5	0.2	0.0	0.0 0.0	0.0	0.0	0.0	0.0 0.0	0.0	
0.0	0.0	0.0	0.0	0.1	0.1	0.0	•0.0 •0.1	0.1	0.1 0.2	2 0.3	0.6	2 1.6	1.3	<u>OS</u>				2 BED1	ŠF		0	12 C H: 12				•18	15.9	5.3 0.7	0.1	0.0 0.0	0.0	0.0	0.0 0.0	•0.0 •0.0	•o.o •o.o	
•0.0	•0.0	0.0	0.0	0.1	0.2 0.3	0.3	0.0 0.1	0.1	0.1	2 0.3	0.5 0.8	3 0.7		MH:	<u>Z</u>						M	H: 12		OC MH:		•17	7.0 15.1 7	7.8 1.8	0.3	0.0 0.0	•0.0 •0.	0.0	•0.0 •0.0	•0.0 •0.0	0.0	
•0.0	• 0 0	•00	•00	•00	0.1	0.6	0.0	0 1/	0)	1 02	0.3	_	<u>OS</u> MH: 7	· ·								<u>ÓC</u>		<u>MH: 9</u>			• 11 1 7	7 1 33	08 01	• • • • • • • • • • • • • • • • • • • •	•00 •01	0 •00	•00 •00	•00 •00		
•	•	•			•	• -	1.5		•	. ///		0	<u>ип. 7</u>		MOOS							MH: 12		<u>OC</u>		GEME		6.5 <b>4</b> .7	•		• . •	. • .	• . • .	• • • •	• • • •	
0.0	0.0	0.0			1				0.1 0.1					2.BF	1033 SF							MH	· MAIL 2°F	ME	OC \\	NANA 116 SF	•					0.0	0.0 0.0	0.0 0.0	0.0 0.0	
0.0	0.0	0.0	0.0				2.9 0.0	0.0	0.1						<b>\</b> -								<u>OC</u>		и <b>н: 9</b>			5.7				0.0	0.0	0.0 0.0	0.0 0.0	
0.0	0.0	0.0	0.0	0.0	0.1	0.8	3.0 6.3																MH: 12	2				6.3	5.1 2.7	0.6	0.0 0.0	0.0	0.0 0.0	0.0	0.0 0.0	
0.0	0,0	0.0	0.0	0.0	0.1	0.4	7.7	78															ME	1: 72				6.0	<b>8</b> .1 <b>4</b> .3	1.6	0.v	0.0	0.0 0.0	0.0 0.0	0.0 0.0	
0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.9 4.6	117	DE															OC				ESS	<b>6</b> .1 <b>5</b> .5	3.3	0.1	0.0	0.0 0.0	0.0 0.0	0.0 0.0	
0.0	• 0.0	0.0	0.0	0.0	0.0	0.1	0.5	8.3	8.7 8.7											\				MH:			FITA	IESS N	<b>⊕</b> 6.1	4.8 2.2	0.4	0.0	• 0.0 • 0.0	•0.0 •0.0	•o.o •o.o	
•0.0	• 0.0	•0.0	0.0	0.0	0.0 0.0	Ŏ.V	0.3	3.2	10.8											\				0	<u>C</u> H: 12				• 6.1 <sub>⊙</sub>	5.9 3.8	1.2 0.:	2 0,0	•0.0 •0.0	•0.0 •0.0	•o.o •o.o	
•00	• 0 0	• 0 0	•00	• 0 0	0.0	0.1	0.1	1.5	7 7	26														XVI	OC ·					5.5 4.2	30	4 01	• 0.0 • 0.0	•00 •00	• • • • • • • • • • • • • • • • • • • •	
	•	•	•	0.0	• •	•				<u>O</u> E						\									MH: 1	2				<b>√</b>			0.0	• • •	• . • .	
0.0	0.0	0.0	0.0	0.0	0.0 0.0	0.0	0.2	0.8	3.5	1.3 <b>MH:</b>	9							\																0.0 0.0	0.0 0.0	
0.0	0.0	0.0	0.0	0.0	0.0 0.0	0.0	0.1	0.4	1.2	8 11.1														Λ.									0.1	0.0 0.0	0.0 0.0	
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.6	9.9	8.0			\															3.2 4.5	3.5 1,9	0.7 0.2	2 0.1	0.0	0.0	0.0 0.0	
0.0	0.0	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	\ \	0.0	0.0	0.0	0.0	\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	0.0		ill OF			\					OKING						\		0	8.9 OF	8.3 3.6	1.0 0.4	0.1 0.	0.0	0.0 0.0	0.0	0.0 0.0	
•0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.2	5 1.6	6.0 MF	9						PP	4878 SF								3.3 7	7.2 6. <b>M</b>	<b>2.5 9</b> 0.8	0.3 0.1	0.1 0.0	0 0.0	0.0	0.0	0.0       0.0         0.0       0.0	
•0.0	• 0.0	• 0.0	0.0	•o.o •	0.0	0.0	•0.0 •0.0	0.1	0.1 0.2	2 0.5	1.8 4.1									Λ.						1.4 2.4		2,1 1.1							0.0 0.0	
•0.0	• 0.0	• 0.0	0.0	0.0	0.0	0.0	•0.0 •0.0	0.1	0.1 0.2	2 0.3	0.6 2.2	2 1.8													),7 °2.2	2 1.8 1.7	7 0.8 0	0.5 0.3	•0.2 •0.1	•0.0 •0.0	•0.0 •0.	0.0	•0.0 •0.0	• 0.0 • 0.0	0.0 0.0	
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0.0								\									$\langle \cdot \rangle$									0.2 0.1									0.0	
												2 2.3						\\				2.3	5.4 6.1											0.0 0.0	<b>o</b> .o <b>o</b> .o	
										,			4.3 6.2	WH. 0							2.2	2 2.9	2.5			0.0								0.0	0.0 0.0	
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	1 0.2	0.5	1.8	2.8 3.3	2.3						3.3	3.3 <b>2</b> ,3	3 13	0.6 0,3	0.2 0.1	0.1 0.0	0.0 0.0	0.0 0	0.0 0.0	0.0 0.0	0.0 0.0	0.0	0.0	0.0	0.0 0.0	0.0 0.0	
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 0.1	0.2	0.3	1.1	1.5	0.5		\\			8	3.5 • 5.3	2.1 0,7	0.3	0.1 0.1	•0.1 •0.0	0.0	0.0 0.0	0.0	0.0	•0.0 •0.0	0.0 0.0	0.0	0 0.0	•0.0 •0.0	0.0 0.0	0.0	
0.0	0.0	• 0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0 0,1	0.2 0.4	0.7	0.8	0.4 0.2		\		•6.8	8.7 OE	4.3	0.5	0.1	0.0 0.0	•0.0 •0.0	0.0 0.0	0.0 0.0	0.0	0.0 0.0	0.0 0.0	0.0 0.0	0.0	0.0	0.0 0.0	•0.0 •0.0	0.0 0.0	
•0.0	• 0.0	• 0.0	• 0.0	0.0	0.0	• 0.0	0.0	0.0	•0.0 •0.0	0 0.1	<b>0</b> .1 <b>0</b> .2	0.4	0.4 0.4	•0.2 •0, <i>Y</i>	0.1		1.9	•3.7 •3,8	1.8 C	0.9	0.2	0.0	•0.0 •0.0	•0.0 •0.0	•0.0 •0.0	0.0 0.0	0.0	0.0 0.0	•0.0 •0.0	• 0.0 • 0.0	•0.0 •0.0	0.0	• 0.0 • 0.0	0.0 0.0	•0.0 •0.0	
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•	•	•	•	• .	0.0	•	0.0	0.0	•	• •	0.1	• 0.2	0.2	• 0.1	0.0	9.0	1.0	0.0	0.4	•	• · · · · · · · · · · · · · · · · · · ·	. 0.0	• • •	0.0	•. •.	0.0 0.0	. 0.0 0	0.0	• • •	• U.U	•	• •	• • •	• · ·	• -	
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 Avg
 Max
 Min

 0.45
 19.3
 0.0

Avg/Min Max/Min

N.A.

Luminaire Schedule

Qty 13

Label

OC

OE

OS

OW

Manufacturer

COMMERCIAL

MULE LIGHTING,

Rayon Lighting

INC\_

AFX

SOLUTIONS - HALO

(FORMERLY EATON)

Description

XX

COOPER LIGHTING HC605D010-HM60525840-61WDBB Single

MERU-LED-ACEM-BK-IH

T652LEDB-10W-UNV-CTS-XX-XX- Single

REAW0518LAJUDBK

Arrangement

Single

Single

Symbol

1. Standard Reflectance of 80/50/20 unless noted otherwise 2. Not a Construction Document, for Design purposes only

3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise 4. Standard outdoor calc points @ Grade unless noted otherwise

Calculation Summary

SITE

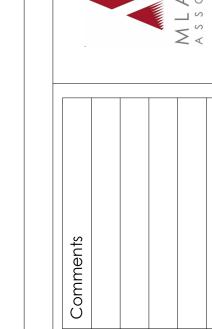
CalcType

Illuminance

Units

5. Egress calc points @ 0" A.F.F. 6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.





Comments					
Date					
#					
	Re	visi	ons	S	

Lum. Watts LLF

0.900

5.5

20.39

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2 BEDROOM STUDIO 2 BEDROOM MECHANICAL \_\_\_ CLUB ROOM 1 BEDROOM STORAGE ELEVATOR 1 BEDROOM + DEN 2 BEDROOM 1 BEDROOM + DEN STUDIO 28'-6" 73'-10 1/2"

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Mi
SITE	Illuminance	Fc	0.17	1.5	0.0	N.A.	N.A.

Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lun
	11	OA	WE-EF	133-0455	Single	132
$\rightarrow$	5	OS	AFX	REAW0518LAJUDBK	Single	1331

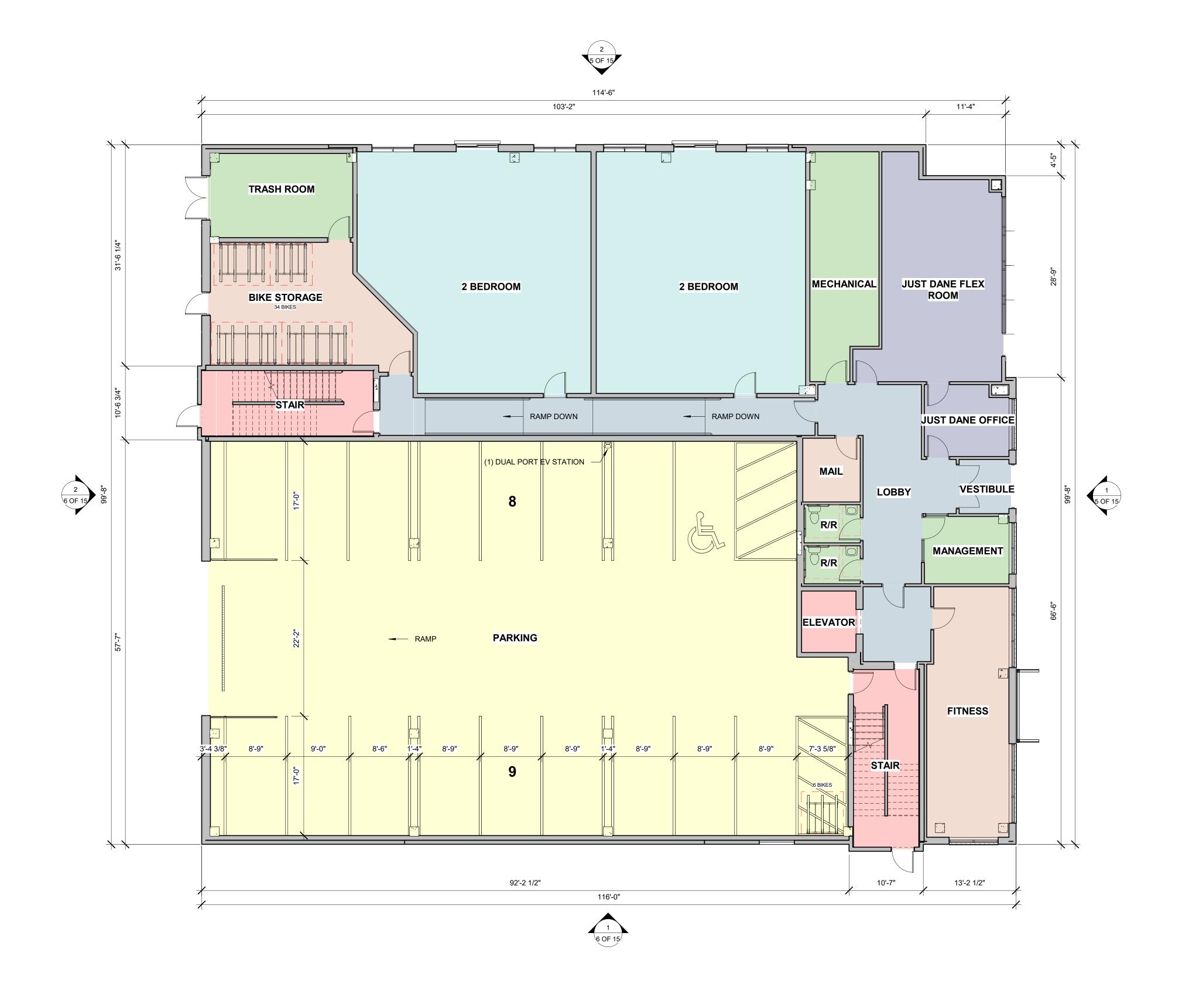
Z XX

<sup>1.</sup> Standard Reflectance of 80/50/20 unless noted otherwise

<sup>2.</sup> Not a Construction Document, for Design purposes only

<sup>3.</sup> Standard indoor calc points @ 30" A.F.F. unless noted otherwise 4. Standard outdoor calc points @ Grade unless noted otherwise

<sup>5.</sup> Egress calc points @ 0" A.F.F. 6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.







FIRST FLOOR PLAN

## **LEVEL INFORMATION**

A. ~11,463 GSF

B. JUSTDANE OFFICE AND FLEX ROOM C. APARTMENT MANAGEMENT OFFICE

D. 2 SINGLE OCCUPANT RESTROOMS

E. WORK OUT SPACE

F. MAIL/PACKAGE ROOM
G. BUILDING MECHANICALS

H. BIKE PARKING/STORAGE LOCKERS
I. TRASH ROOM

J. COVERED GARAGE PARKING, 17

STALLS

K. 1 ELEVATOR FOR RESIDENTS

L. 2 EGRESS STAIRS

M. MECHANICAL ROOM

N. UNIT COUNTS: a. 2-BEDROOM: 2

## **ROOM LEGEND**

BUILDING SERVICES

COMMERCIAL

PARKING

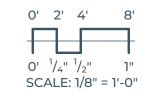
RESIDENTIAL UNIT

UNIT SERVICES

GENERAL CIRCULATION

VERTICAL CIRCULATION

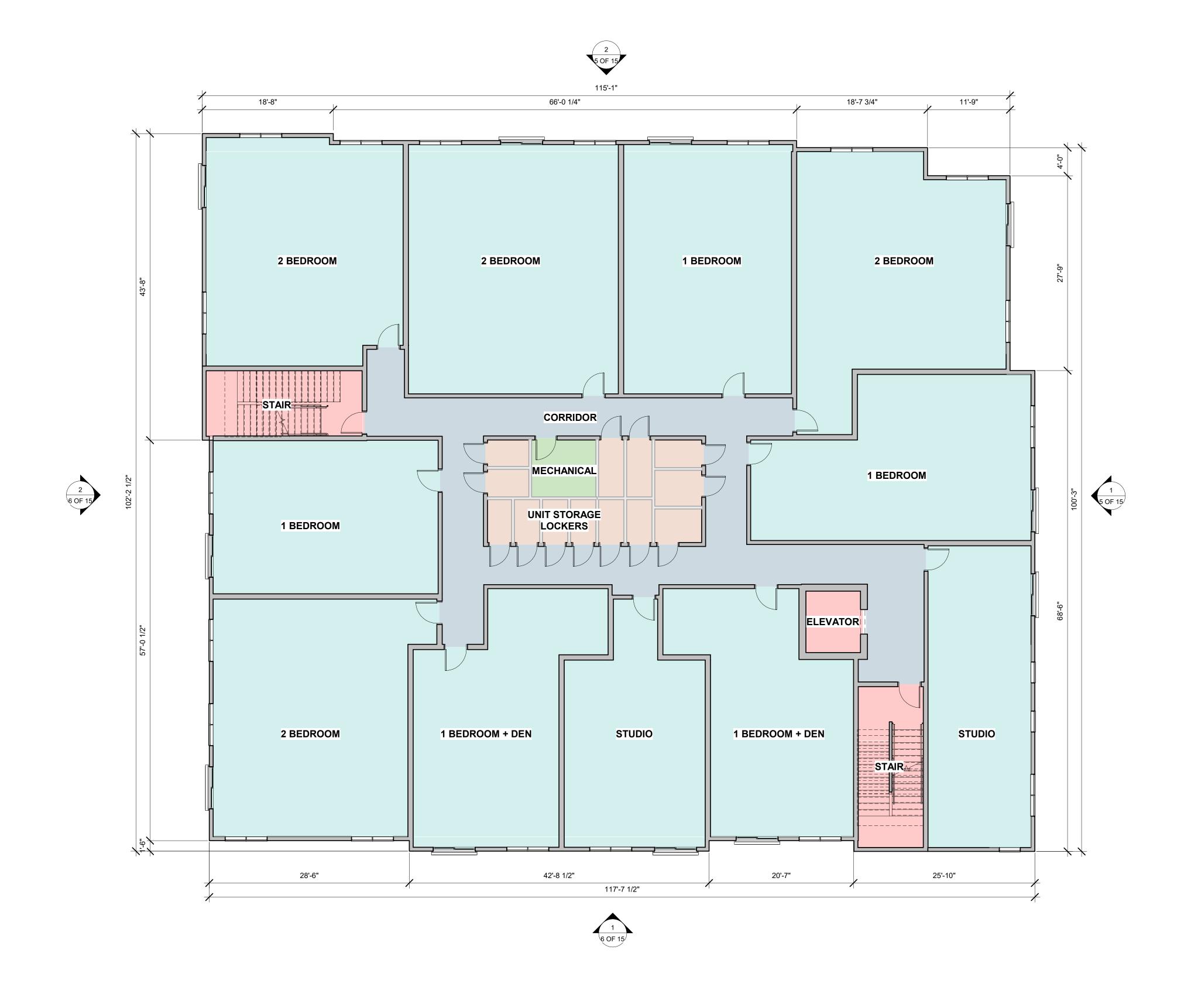




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DESIGN PARTNERS



## **LEVEL INFORMATION**

A. ~11,690 GSF

B. BUILDING MECHANICALS

C. STORAGE UNITS
D. 1 ELEVATOR FOR RESIDENTS

E. 2 EGRESS STAIRS

F. UNIT COUNTS:

a. 2 BEDROOM: 4 b. 1 BEDROOM: 3

c. 1 BEDROOM + DEN: 2

d. STUDIO: 2 G. TOTAL UNITS ON FLOOR: 11

## **ROOM LEGEND**

BUILDING SERVICES

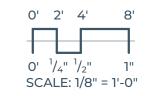
RESIDENTIAL UNIT

UNIT SERVICES

GENERAL CIRCULATION

VERTICAL CIRCULATION



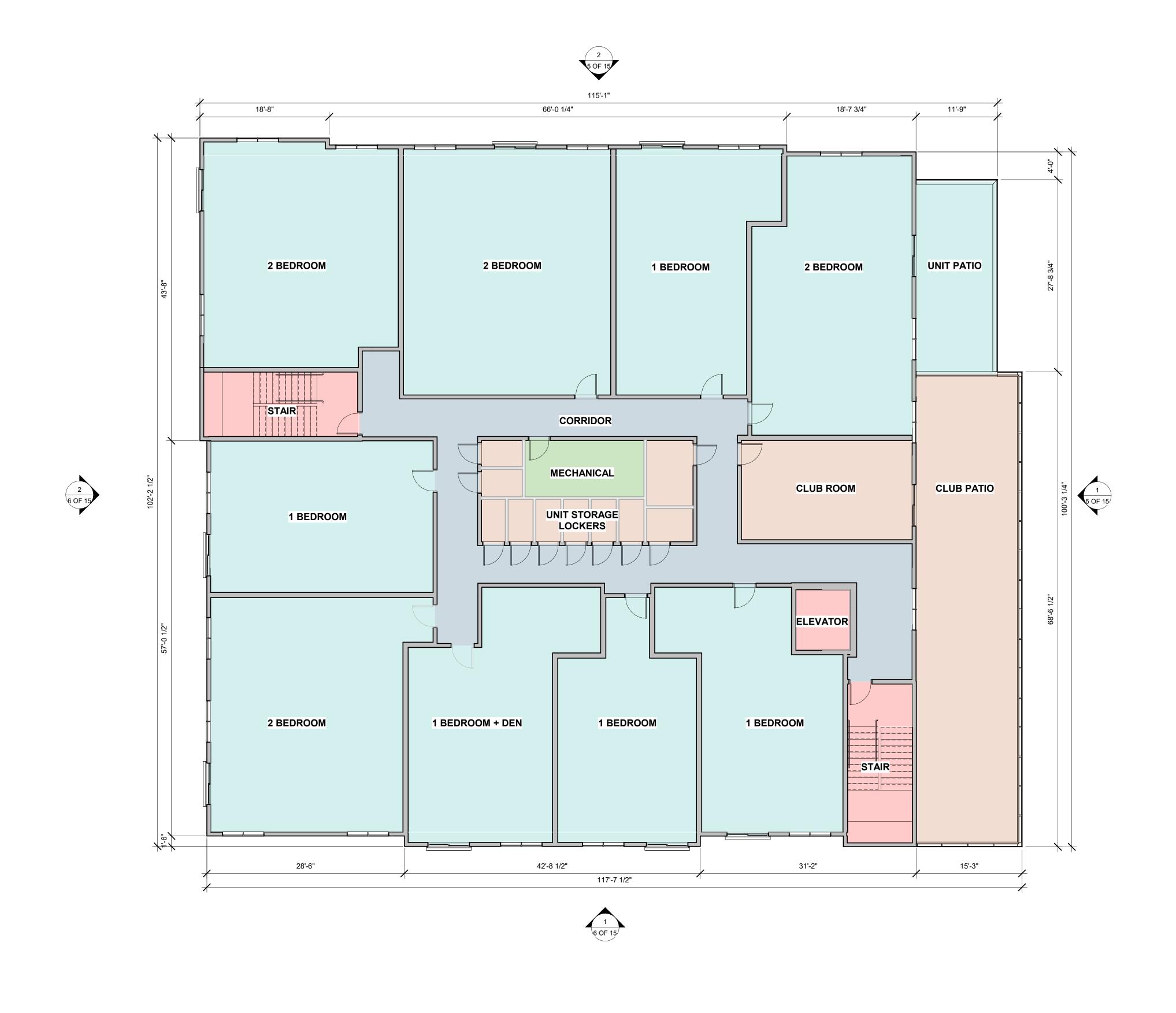


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FIFTH FLOOR PLAN



**LEVEL INFORMATION** 

B. RESIDENT CLUB ROOM AND PATIO

H. TOTAL UNITS ON FIFTH FLOOR: 9

C. BUILDING MECHANICALS

c. 1 BDROOM + DEN: 2

**ROOM LEGEND** 

BUILDING SERVICES

RESIDENTIAL UNIT

GENERAL CIRCULATION

VERTICAL CIRCULATION

UNIT SERVICES

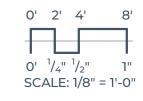
E. 1 ELEVATOR FOR RESIDENTS

A. ~11,690 GSF

D. STORAGE UNITS

F. 2 EGRESS STAIRS
G. UNIT COUNTS:
a. 2 BEDROOM: 3
b. 1 BEDROOM: 2

d. STUDIO: 2



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A. NON-OCCUPIED ROOF B. GREEN ROOF TRAYS, APPROXIMATELY 2,000 SF TOTAL C. BUILDING AND RESIDENTIAL MECHANICAL EQUIPMENT D. FUTURE SOLAR ARRAYS















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DEVELOPMENT PARTNERS

0' 2' 4' 8' 0' <sup>1</sup>/<sub>4</sub>" <sup>1</sup>/<sub>2</sub>" 1" SCALE: 1/8" = 1'-0"









# EAST ELEVATION - COLOR









**EXTERIOR ELEVATIONS** 





0' 2' 4' 8'

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WEST ELEVATION - COLOR



SOUTH ELEVATION - COLOR



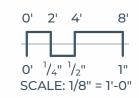
**EXTERIOR ELEVATIONS** 











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3D VIEW - SOUTHEAST 3D VIEW - NORTHEAST





PARK LOFTS

**EXTERIOR 3D VIEWS** 

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3D VIEW - NORTHWEST

3D VIEW - SOUTHWEST





PARK LOFTS

**EXTERIOR 3D VIEWS** 

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3D Renderings

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3D Renderings

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3D Renderings

DATE: 07/15/2024 11 OF 15











3D Renderings

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3D Renderings

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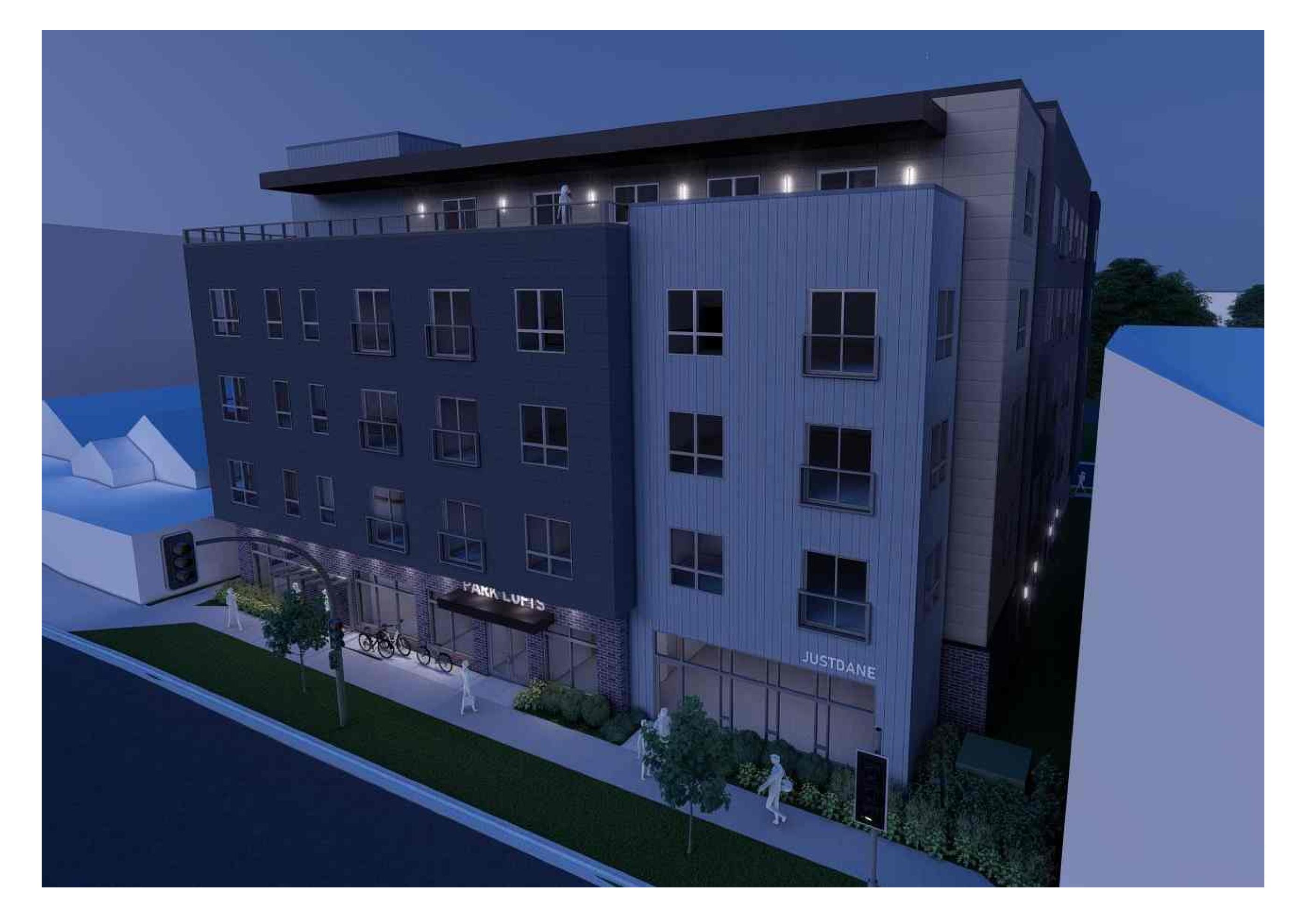


3D Renderings

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3D Renderings

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EMINENT DEVELOPMENT CORPORATION

