

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

Legistar # 31342

DATE SUBMITTED: 9/18/13

Action Requested

☐ Informational Presentation

☐ Initial Approval and/or Recommendation

☒ Final Approval and/or Recommendation

UDC MEETING DATE: 9/25/13

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 1414 S. PARK ST.

ALDERMANIC DISTRICT: 13

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

SARA INVESTMENT

ANGUS YOUNG ASSOCIATES

JSD PROFESSIONAL SERVICES

CONTACT PERSON: JOE STADELMAN / JEFF DAVIS

Address: 555 SOUTH RIVER ST

JANESVILLE, WI 53518

Phone: 608.756.2326

Fax: _____

E-mail address: joes@angusyoung.com

jeffd@angusyoung.com

TYPE OF PROJECT:

(See Section A for:)

☐ Planned Unit Development (PUD)

☐ General Development Plan (GDP)

☐ Specific Implementation Plan (SIP)

☐ Planned Community Development (PCD)

☐ General Development Plan (GDP)

☐ Specific Implementation Plan (SIP)

☐ Planned Residential Development (PRD)

☒ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

☐ School, Public Building or Space (Fee may be required)

☐ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

☐ Planned Commercial Site

(See Section B for:)

☐ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

☐ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

☐ Comprehensive Design Review* (Fee required)

☐ Street Graphics Variance* (Fee required)

☐ Other _____

CITY OF MADISON

SEP 18 2013

Planning & Community
& Economic Development

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

Sara Investment Real Estate Meriter Hospital – Physical Therapy Clinic 1414 S. Park Street Redevelopment

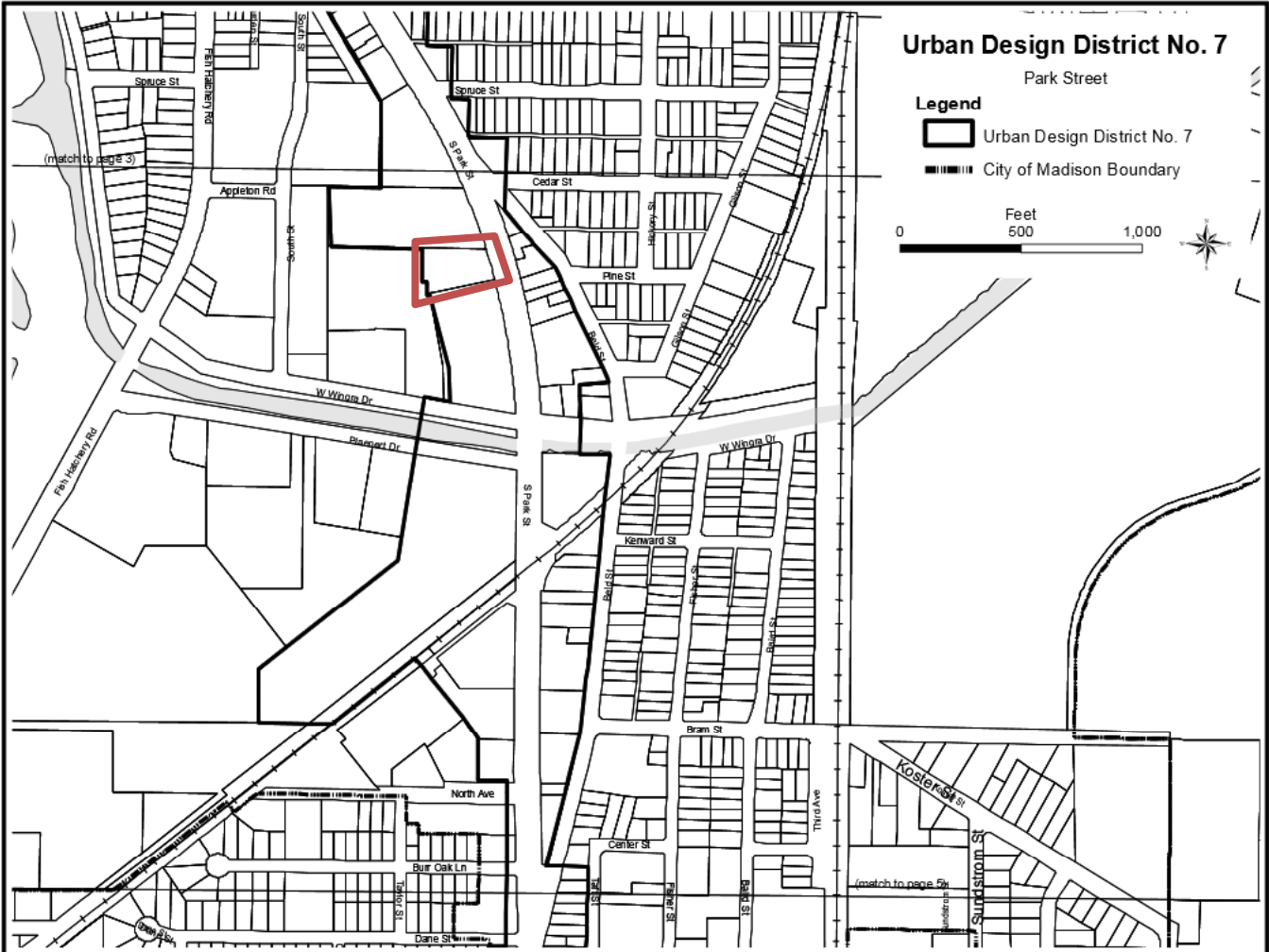
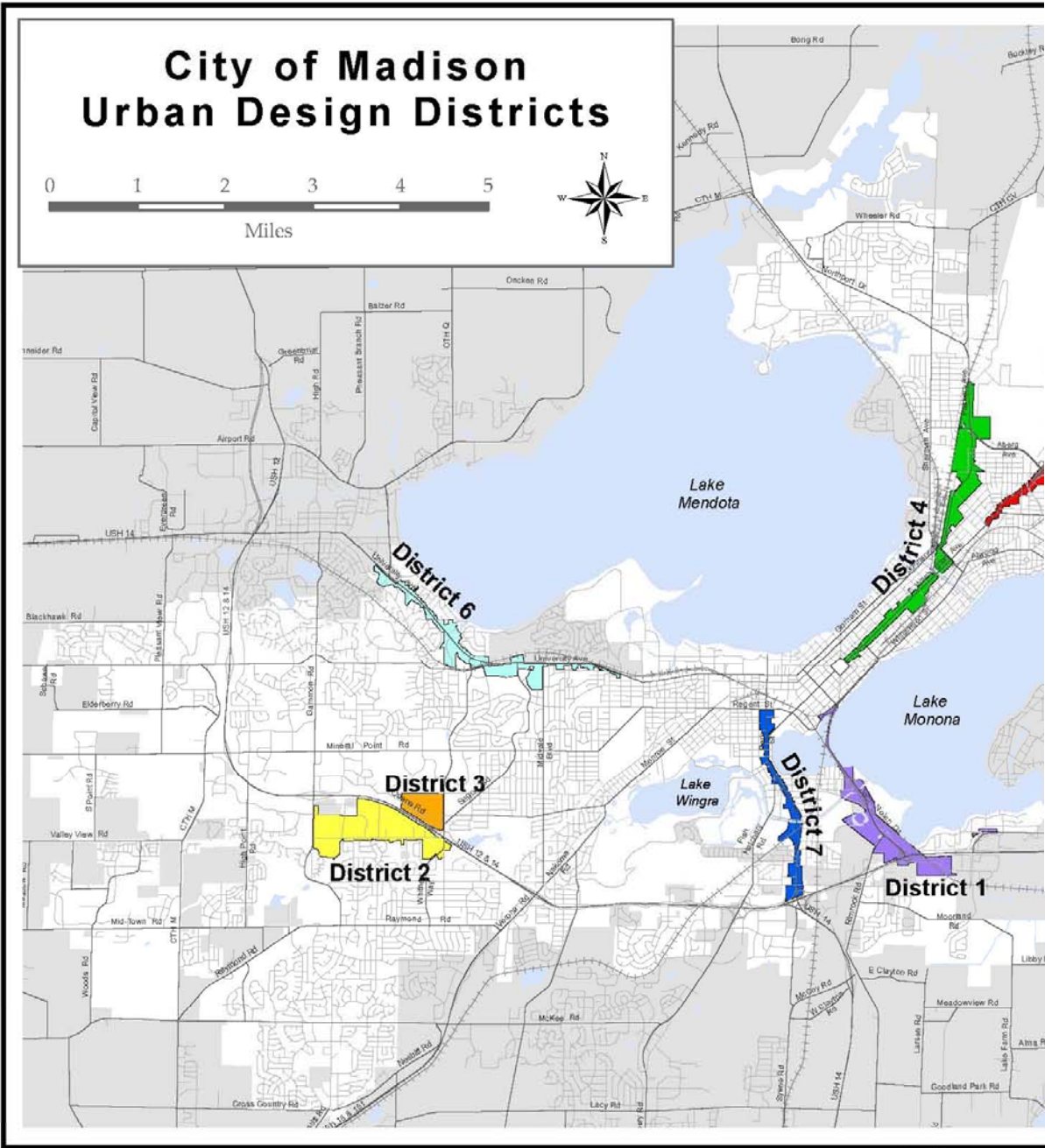
Urban Design Commission Public
Hearing Submittal

September 25, 2013

Joe Stadelman & Jeff Davis, Angus Young Associates
joes@angusyoung.com and jeffd@angusyoung.com

(608) 756-2326

Urban Design District 7

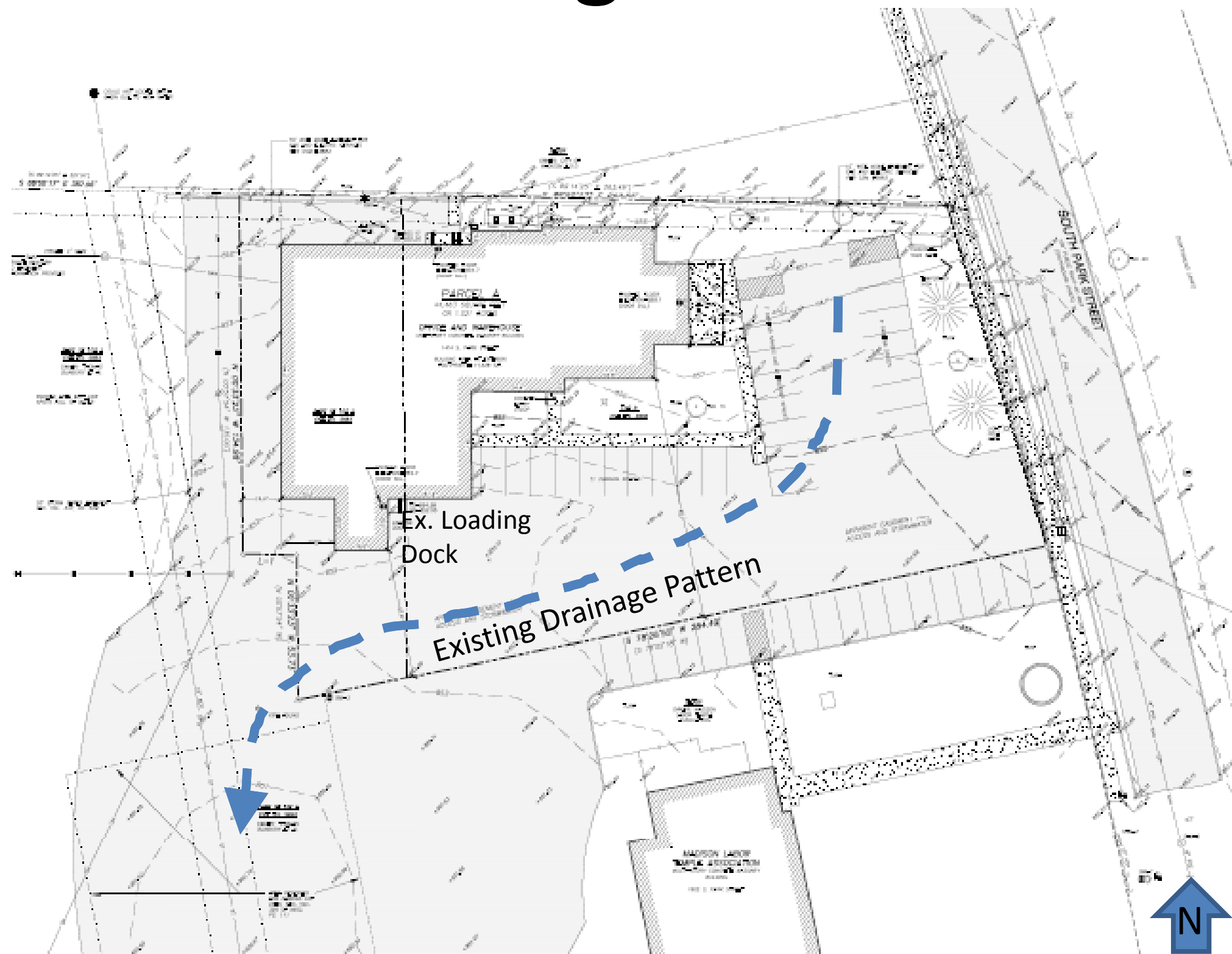


City of Madison Department of Planning & Community & Economic Development, Planning Unit, June 2009, sim

Location Map



Existing Site Plan



Existing Pictures



Existing Front Elevation

Existing Pictures



Existing Birdseye View

Existing Pictures



Existing View from Southeast

Existing Pictures



Existing View from Northeast

Existing Pictures



Existing View of South Façade

Surrounding Development Pictures



View of Labor Temple to South

Surrounding Development Pictures



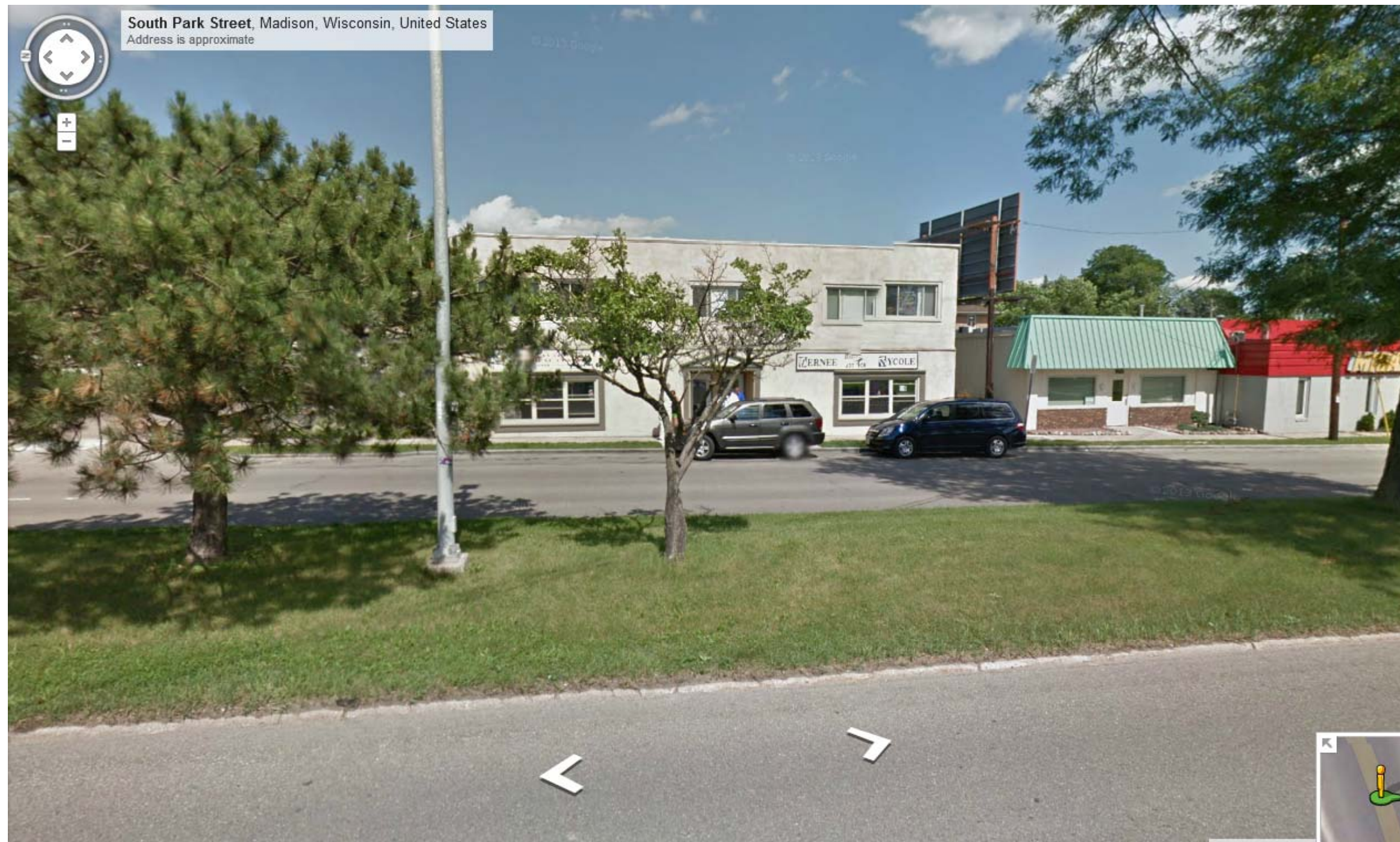
View of Labor Temple to South

Surrounding Development Pictures



View of Building across from Labor Temple

Surrounding Development Pictures



View to East from Property

Surrounding Development Pictures



View to East from Property

Surrounding Development Pictures

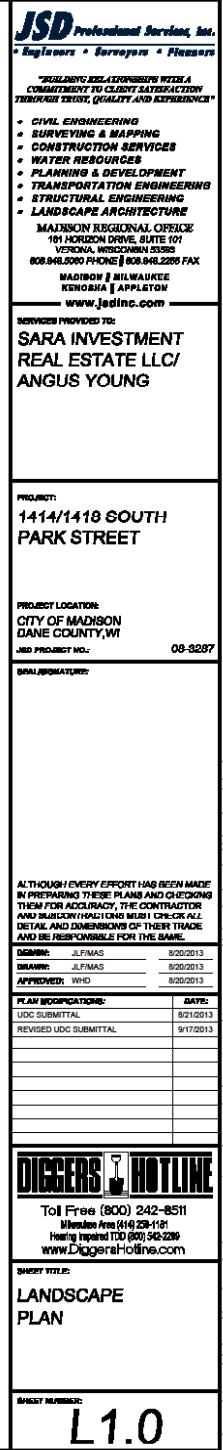


View to North of Property

Project Narrative

- This project is a renovation and addition of the existing building at 1414 S. Park Street. The existing façade and front entry will be removed and an addition will be added to the East and South side. The new facility will host a physical therapy clinic for Meriter Hospital. Existing veneer will be removed and replaced with new 2-story façade.

Meriter Hospital – Physical Therapy Clinic



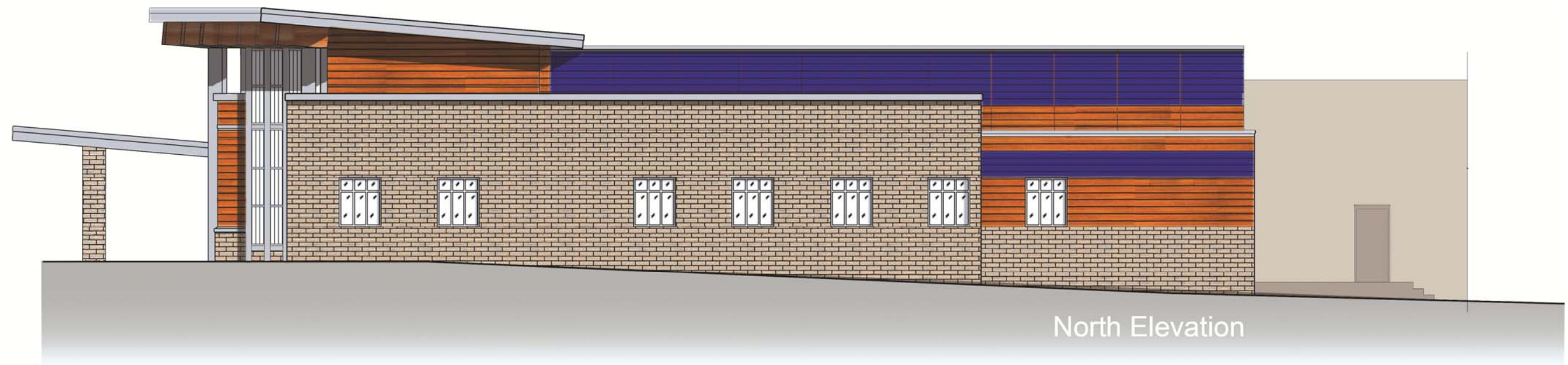
Proposed Building Elevations



Proposed Building Elevations



Proposed Building Elevations



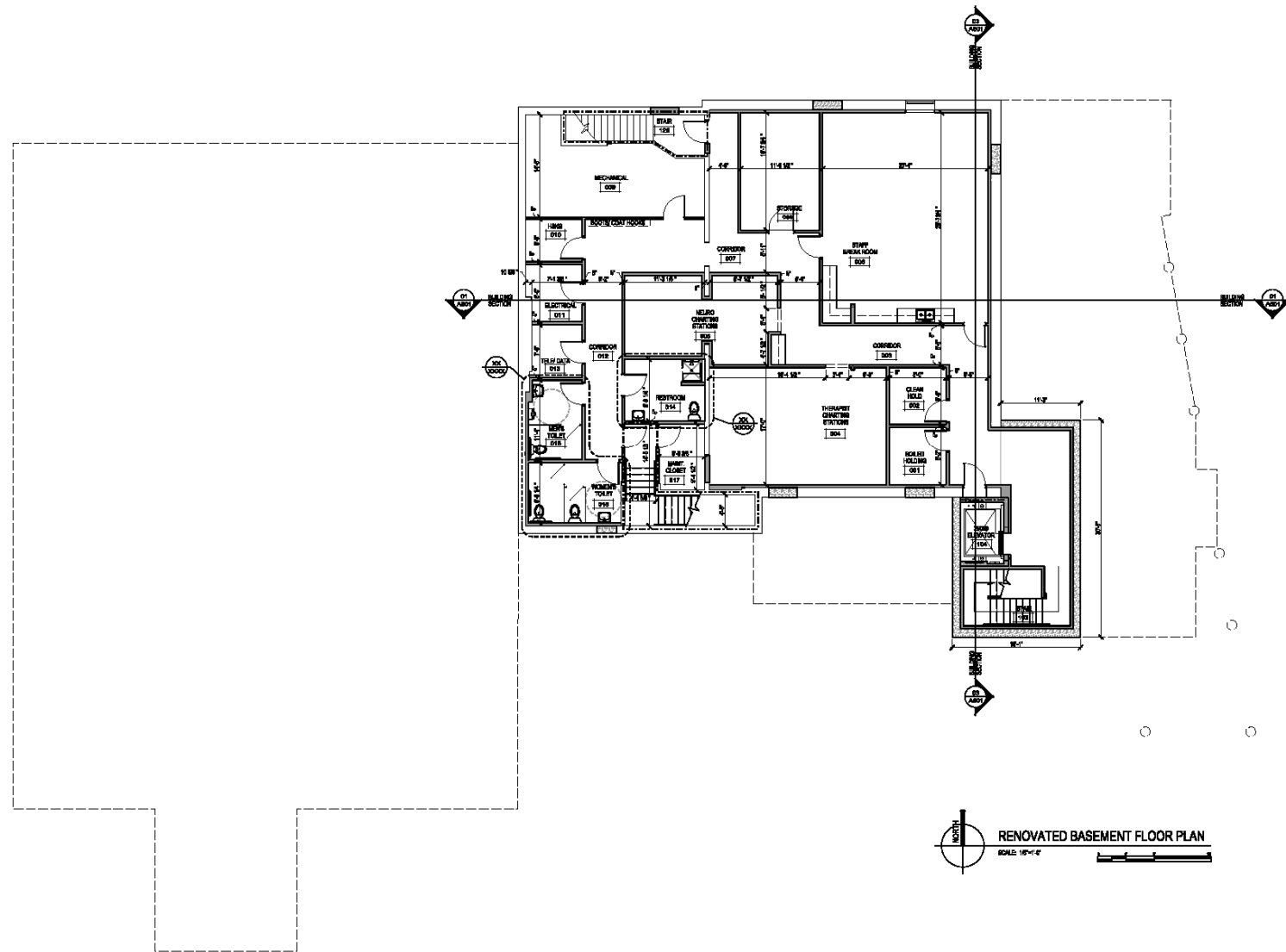
Angus
Young
Balance in Creativity

Architecture
Engineering
Interior Design

21

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Proposed Basement Floor Plan



DATE	FOR OFFICE USE
10-10-83	10-10-83

CRITICAL PATH METHOD = 24" x 36"

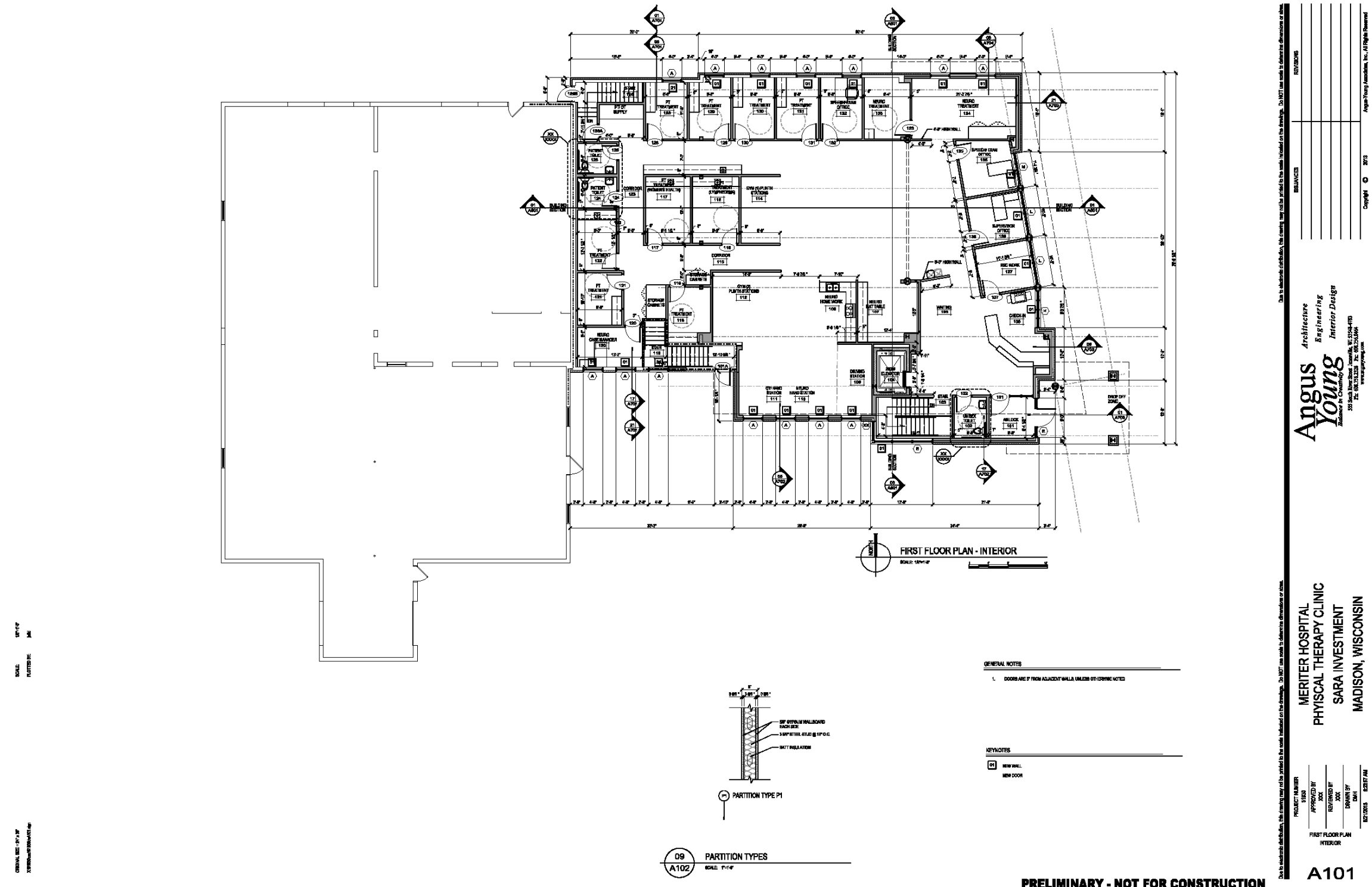
Angus Young
Architecture
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Interior Design
Balance in Creativity

Meriter Hospital – Physical Therapy Clinic

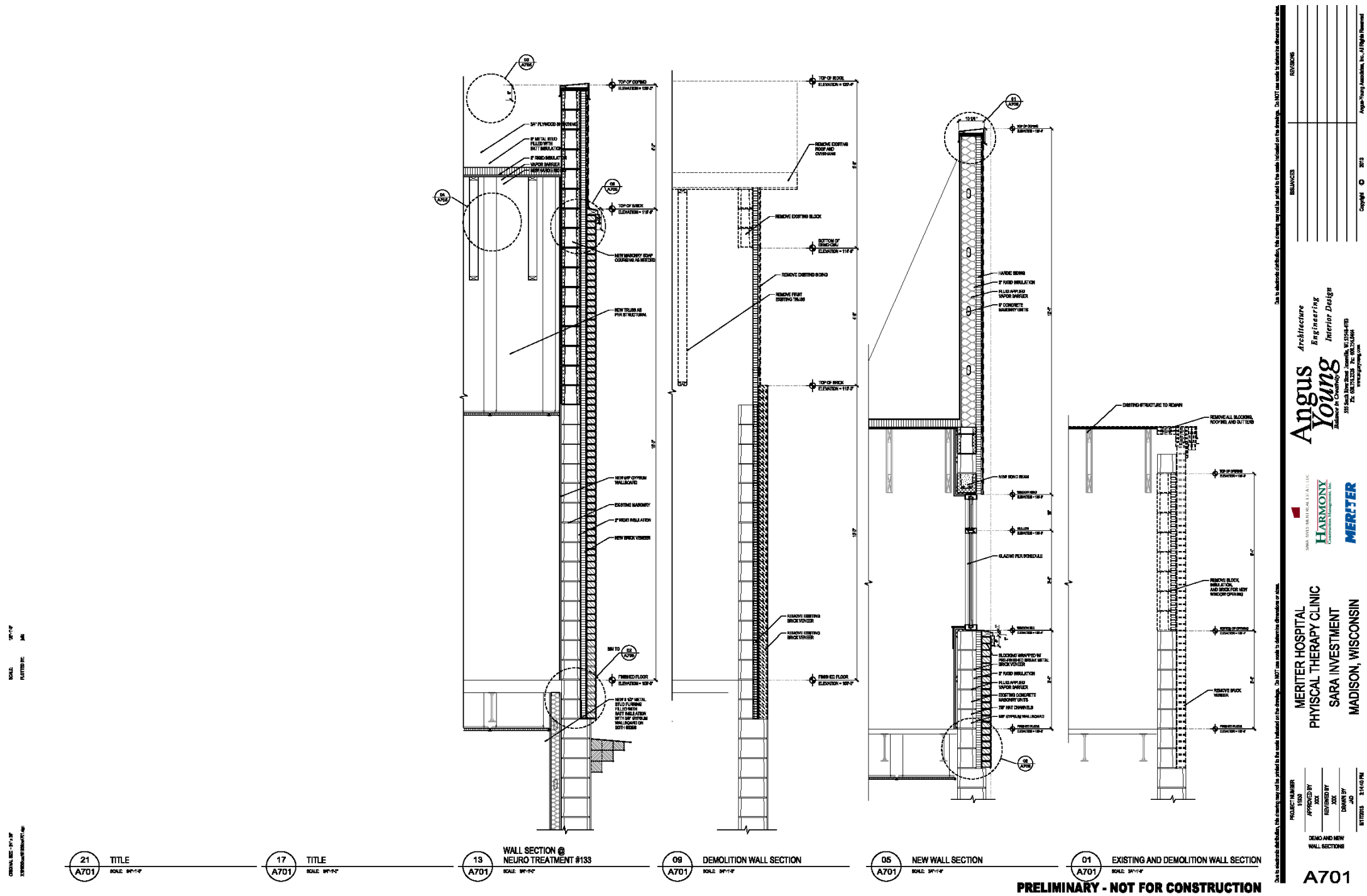
PRELIMINARY - NOT FOR CONSTRUCTION

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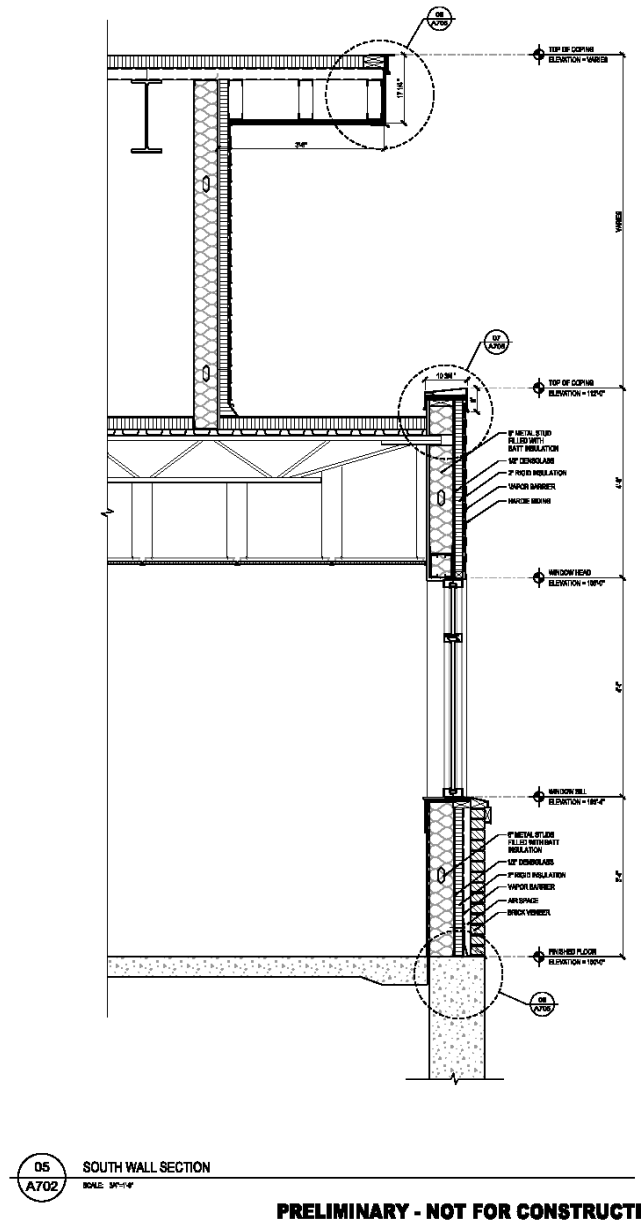
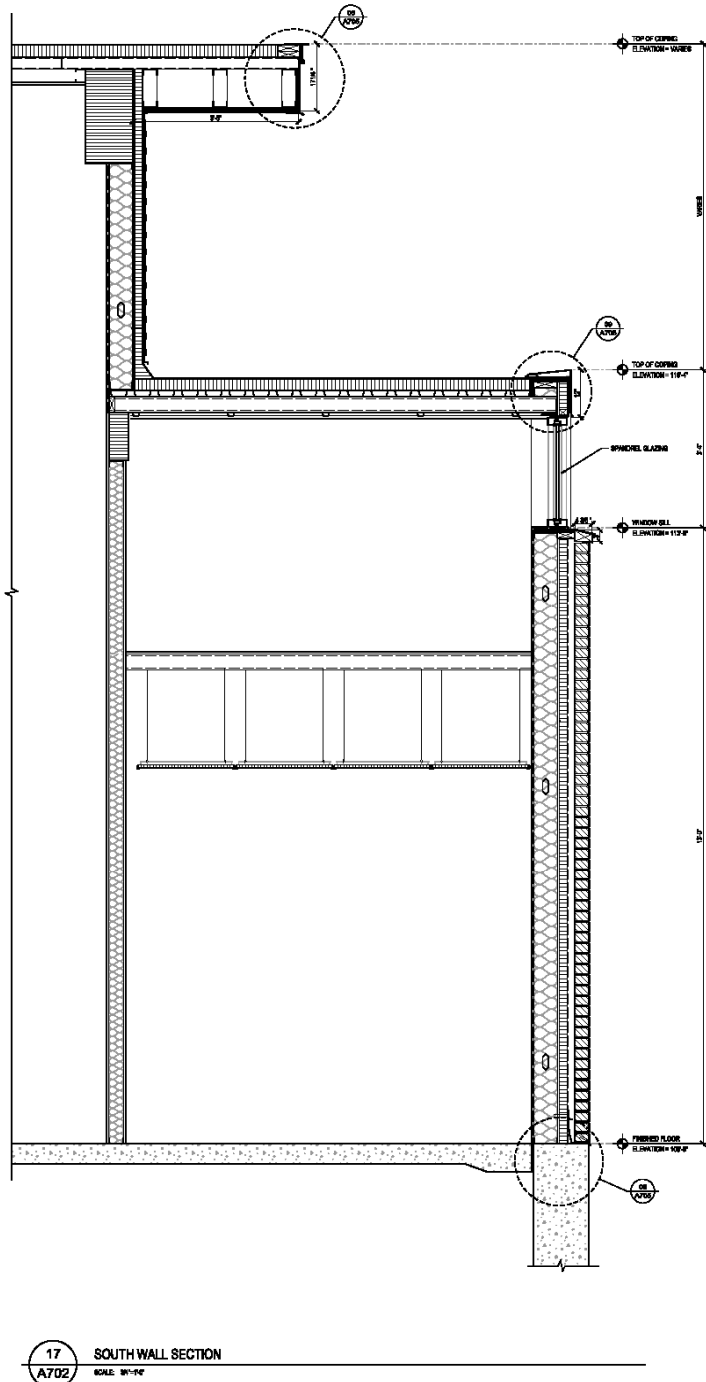
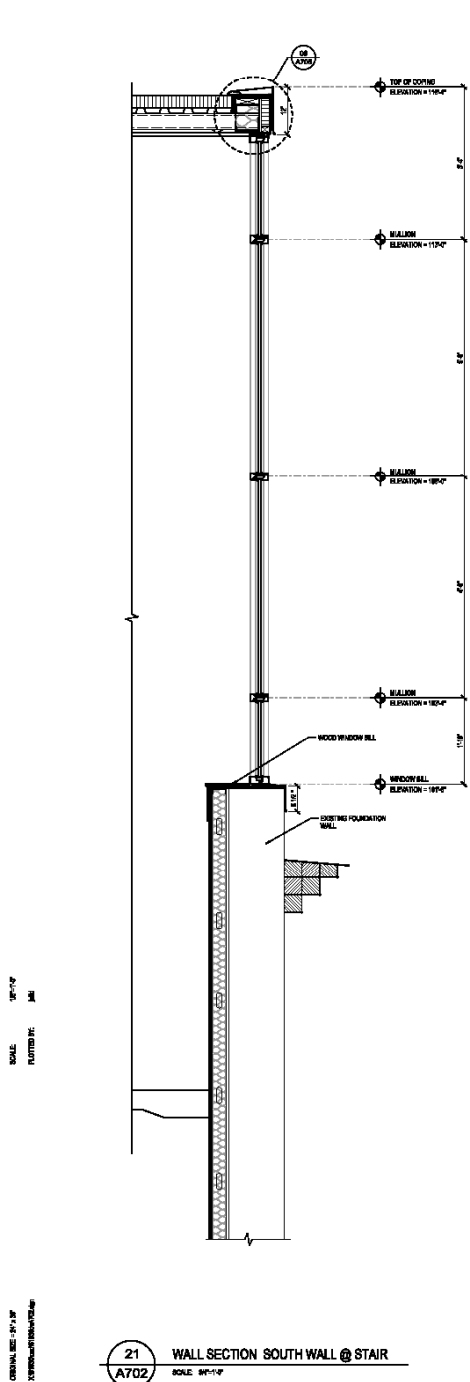
Proposed First Floor Plan



Proposed Wall Sections



Proposed Wall Sections



PRELIMINARY - NOT FOR CONSTRUCTION



MERITER
 HOSPITAL
 PHYSICAL THERAPY CLINIC
 SARA INVESTMENT
 MADISON, WISCONSIN

1000 EAST MONROE STREET, SUITE 100
 MADISON, WI 53703
 608.278.1234
 www.meriter.org

ANGUS YOUNG
 Architecture
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 Interior Design
 Landscape & Community

333 South Sherman Street, Suite 400
 Chicago, IL 60606
 Tel: 312.467.4900
 www.angusyoung.com

RESEARCH
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WALL SECTIONS

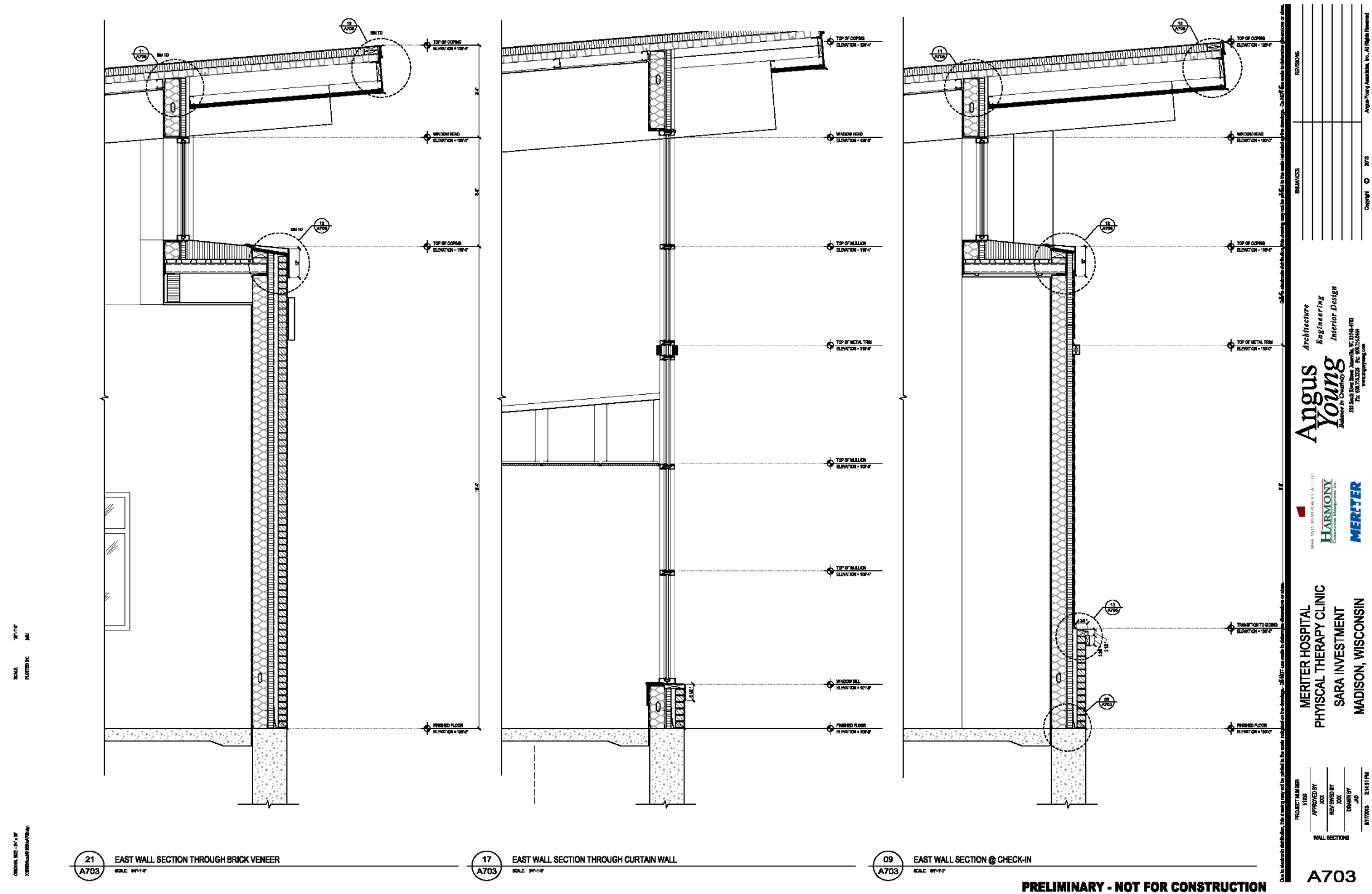
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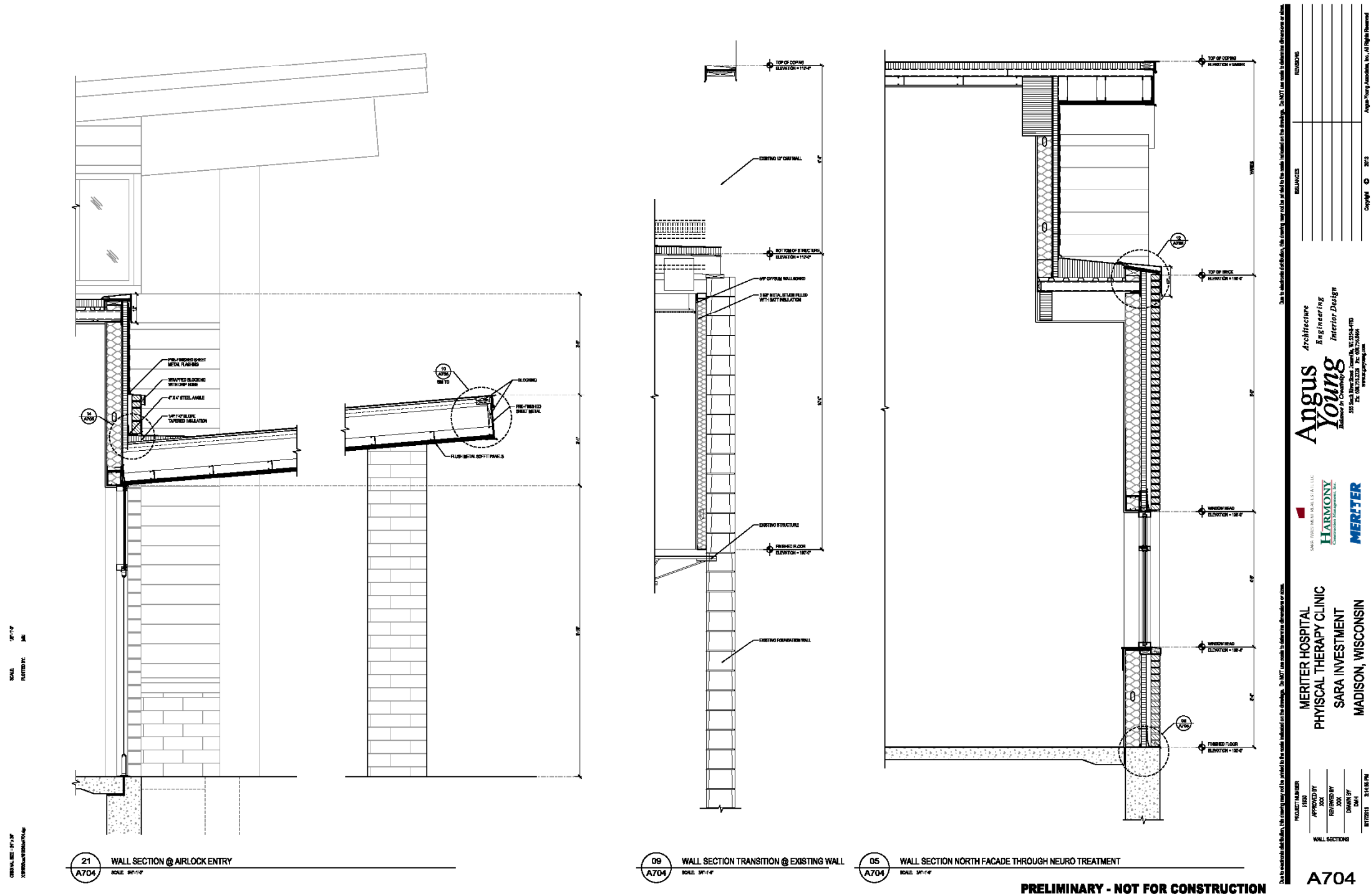
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WALL SECTIONS

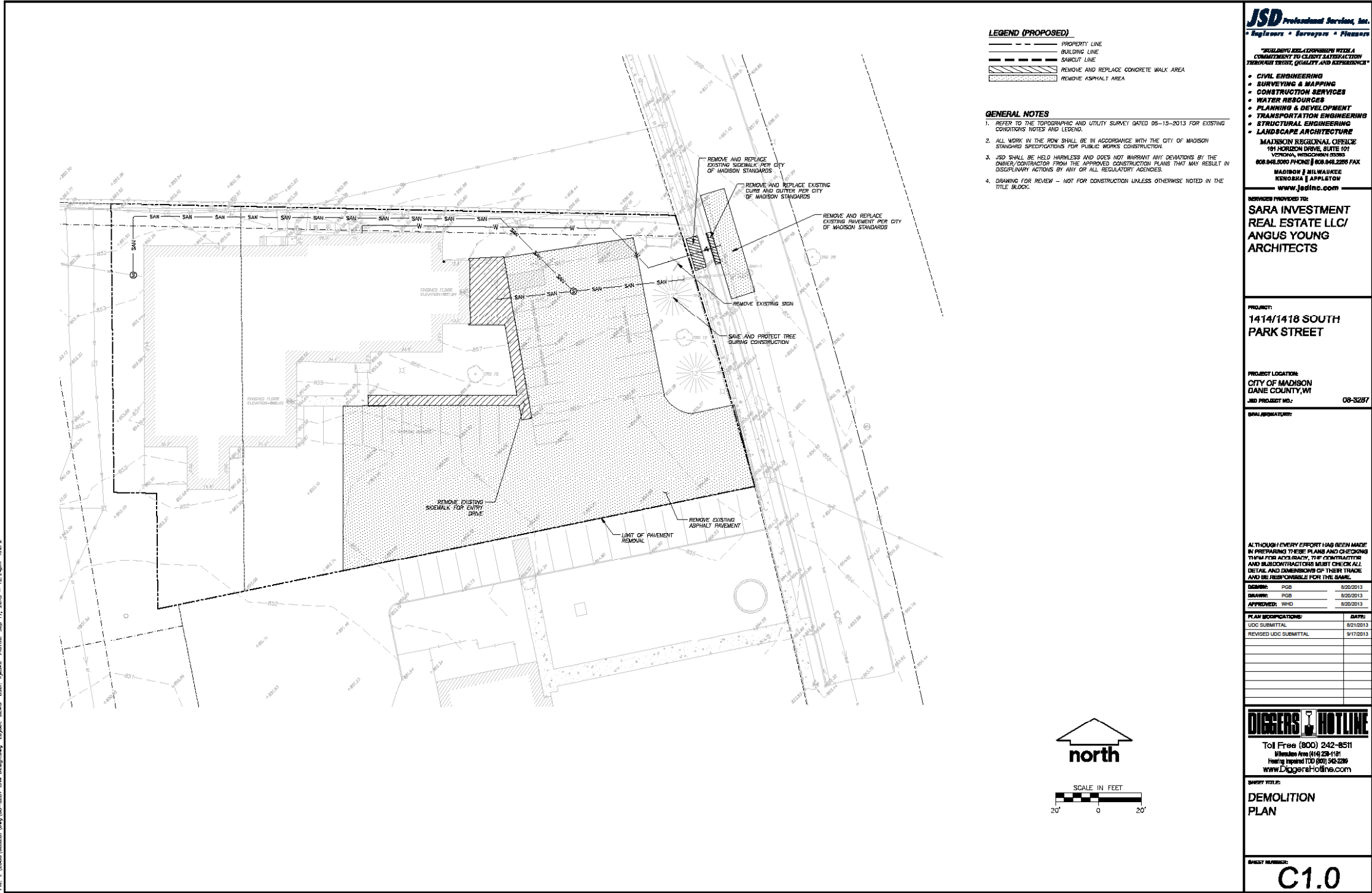
Proposed Wall Sections

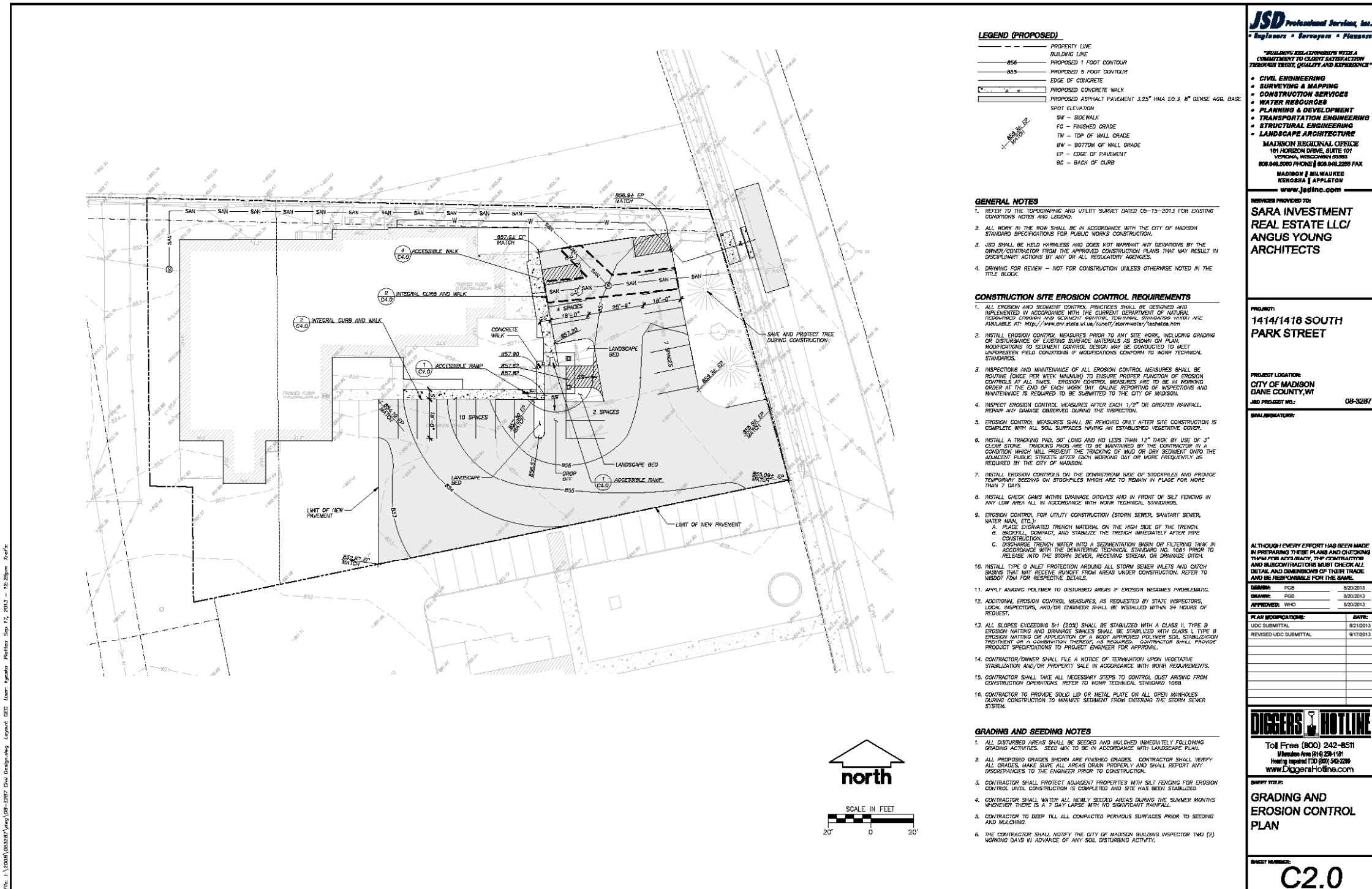


Proposed Wall Sections

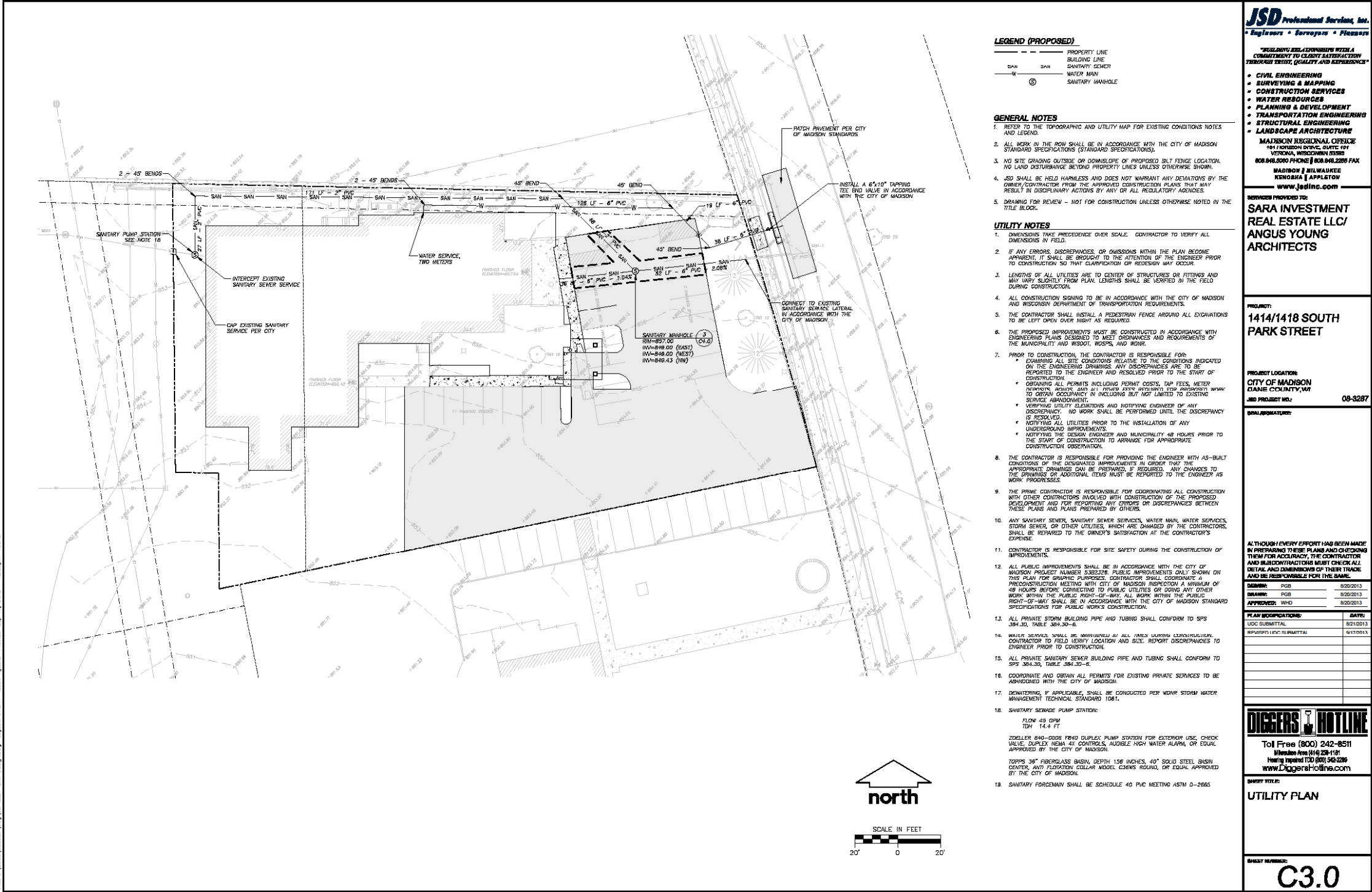


Site Drawings

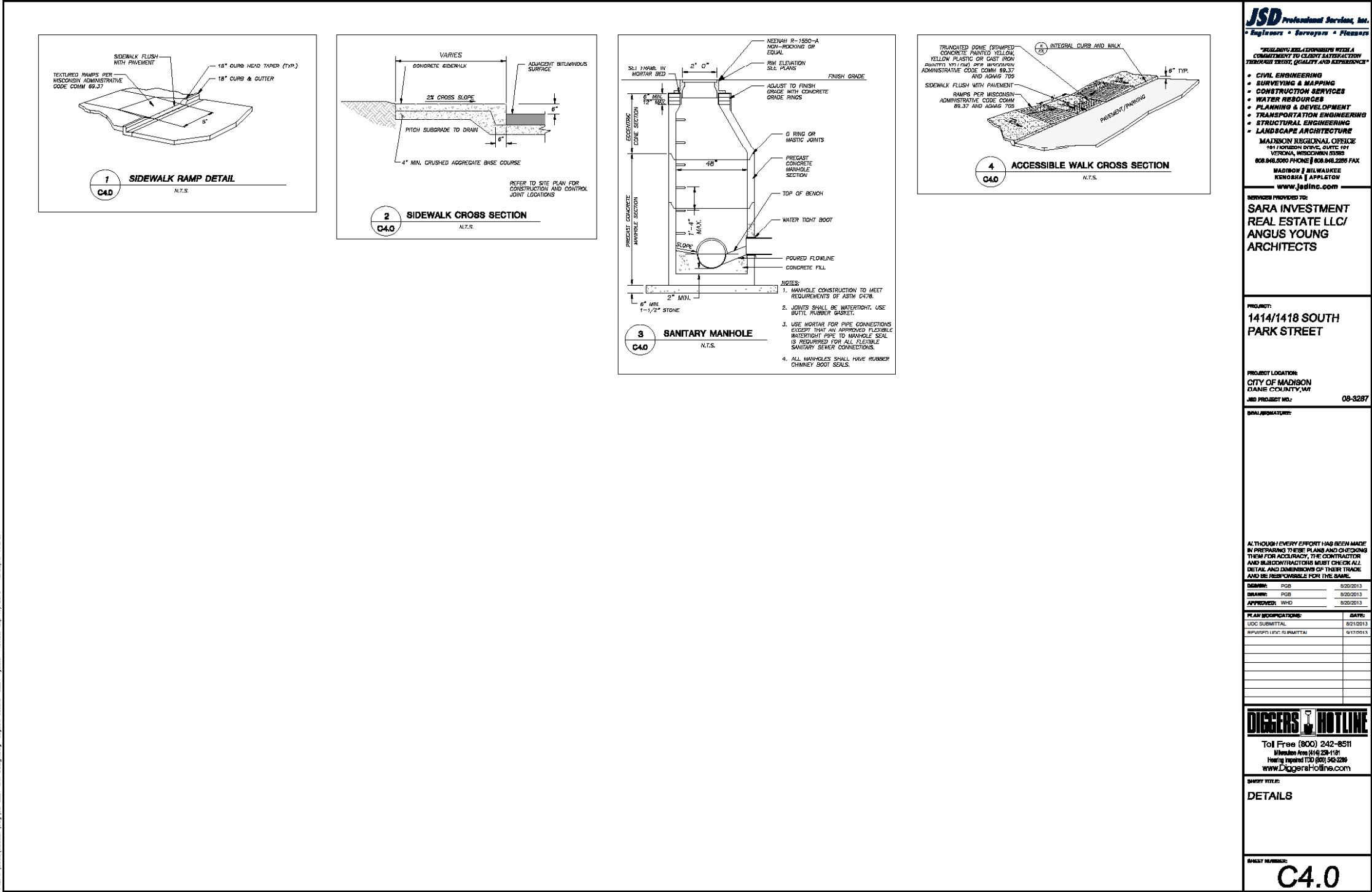




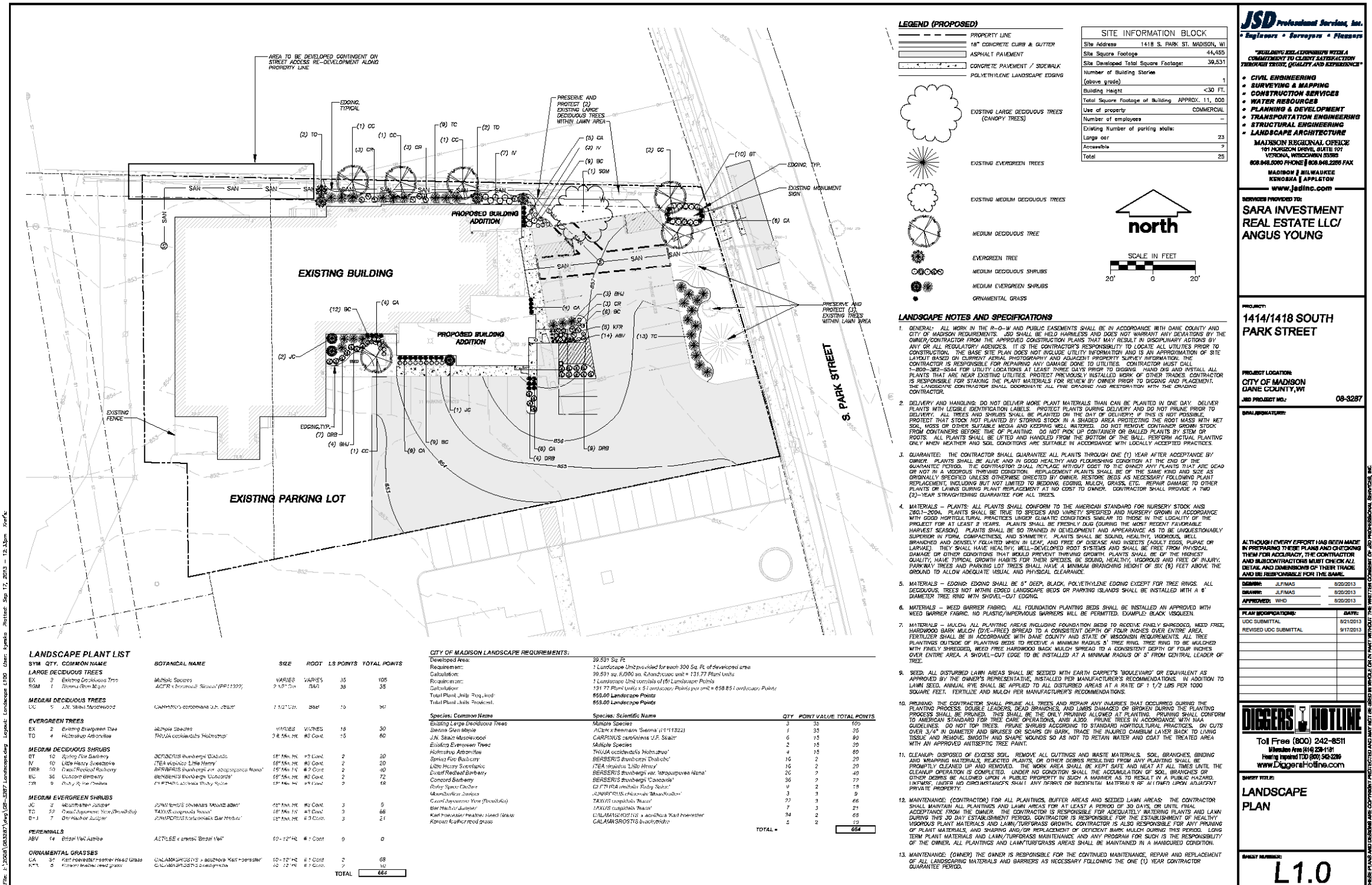
Site Drawings



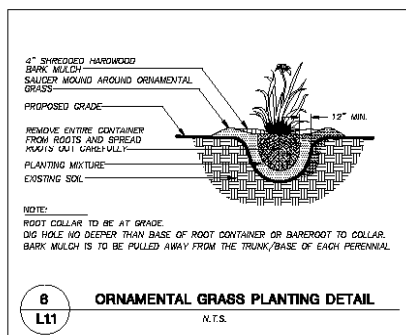
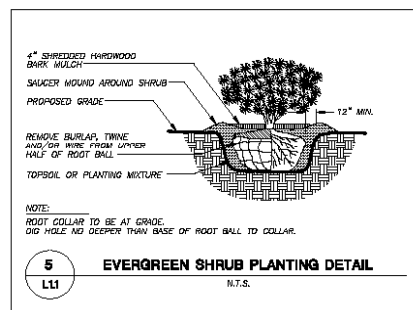
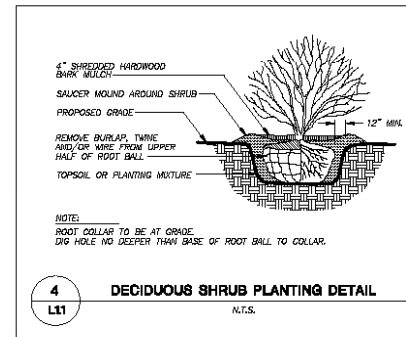
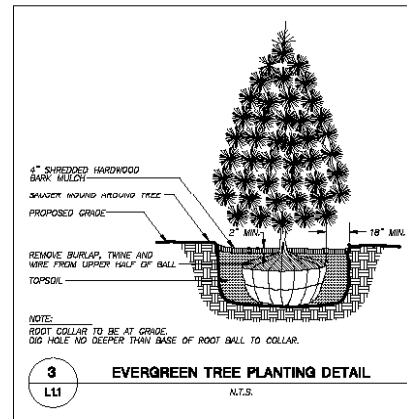
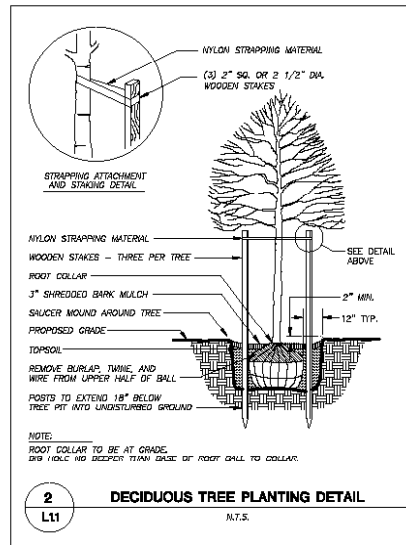
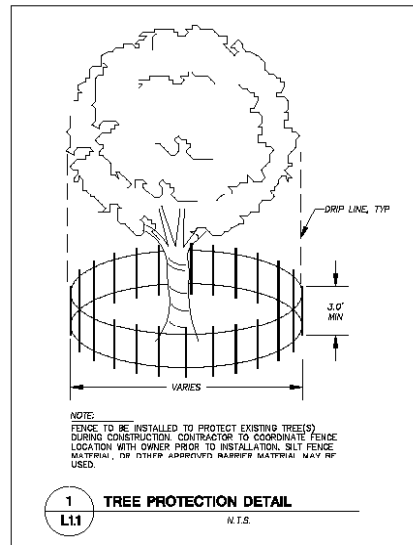
Site Drawings



Landscape Drawings



Landscape Drawings



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 1413 S. Park Street, Madison, WI

Name of Project Kumbucha Tea Production/Mentor

Owner / Contact Kasa Tea-Center First Estate LLC / Marc Yucius

Contact Phone 608.852.8783

Contact Email myr2000@firstestate.com

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

Landscape Calculations and Distribution

Required Landscape areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a simple contiguous boundary, including building footprint, parking and loading areas, driveways, internal sidewalks, patios, and outdoor storage areas. Developed area does not include other and within required setbacks and natural areas on the same property that are left undisturbed.

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the IL and the Kx districts as specified in (b) below.

Total square footage of developed area 29,531

Developed area divided by three hundred (300) square feet = 131.77 Landscape Units

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.

Total square footage of developed area _____

Developed area divided by six hundred (600) square feet = _____ Landscape Units

(c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table:

Landscape units multiplied by five (5) Landscape points = 658.85 Total Points Required



Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements. Calculations yielding a fraction up to one-half (1/2 or 0.5) shall be rounded down to the nearest whole number; fractions of more than one half (1/2) shall be rounded up.

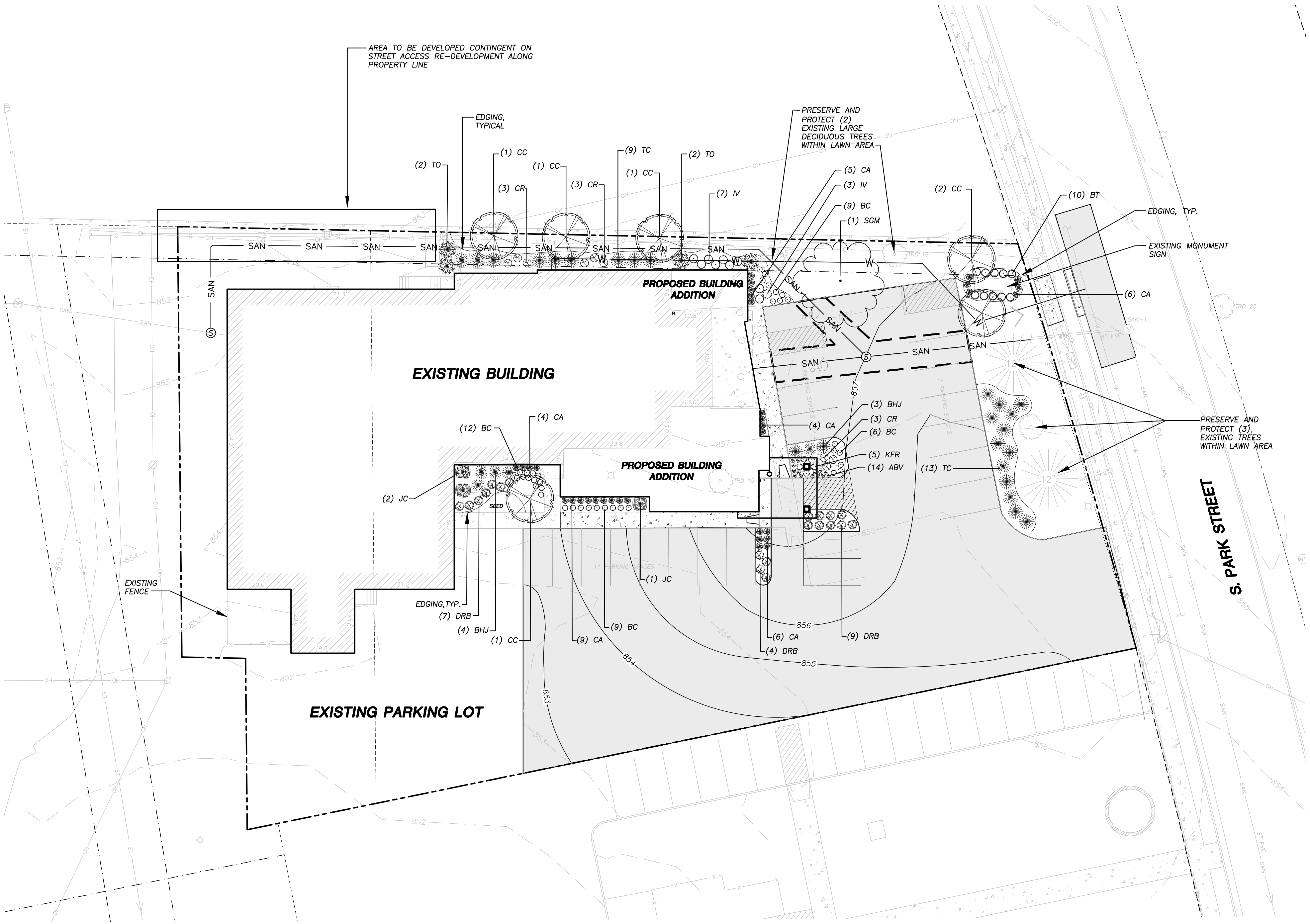
Plant Type/Element	Minimum Size at Installation	Points	Credits/Existing Landscape		New/Proposed Landscape	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35	3	105	1	35
Ornamental tree	1 1/2 inch caliper	15			6	90
Evergreen tree	3 feet tall	15	2	30	4	60
Shrub, deciduous	18" or 2 gallon container size	2			85	170
Shrub, evergreen	18" or 3 gallon container size	2			32	64
Ornamental grasses	18" or 3 gallon container size				39	78
Ornamental/decorative fencing or wall	n/a	4 per 10 linear ft.				
Sub Totals				135		529

Total Number of Points Provided 664

9/2013

 JSD Professional Services, Inc. • Engineers • Surveyors • Planners	
"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH EXCELLENCE, QUALITY AND EXPERIENCE"	
<ul style="list-style-type: none"> • CIVIL ENGINEERING • SURVEYING & MAPPING • CONSTRUCTION SERVICES • WATER RESOURCES • PLANNING & DEVELOPMENT • TRANSPORTATION ENGINEERING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE 	
MAJESON REGIONAL OFFICE 161 HORDON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 800.948.5000 PHONE 800.948.2295 FAX	
MAJESON • MILWAUKEE KNOXIA • APPLETON www.jsdinc.com	
SERVICES PROVIDED TO:	
SARA INVESTMENT REAL ESTATE LLC/ ANGUS YOUNG ARCHITECTS	
PROJECT:	
1414/1418 SOUTH PARK STREET	
PROJECT LOCATION:	
CITY OF MADISON DANE COUNTY, WI	
JSD PROJECT NO.:	08-3287
SIGNATURES:	
Signature area	
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.	
DESIGNER: JLF/MAJ	8/20/2013
DRAWER: JLF/MAJ	8/20/2013
APPROVED: WHO	8/20/2013
PLAN IDENTIFICATION:	DATE:
UDC SUBMITTAL	8/21/2013
FINAL UDC SUBMITTAL	09/10/2013
	
Toll Free (800) 242-8511 Milwaukee Area (608) 224-1101 Hearing Impaired TDD (800) 562-2296 www.DiggersHotline.com	
SHEET TITLE:	
LANDSCAPE DETAILS	
SHEET NUMBER:	
L1.1	

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LEGEND (PROPOSED)

	PROPERTY LINE
	18" CONCRETE CURB & GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT / SIDEWALK
	POLYETHYLENE LANDSCAPE EDGING

	EXISTING LARGE DECIDUOUS TREES (CANOPY TREES)
	EXISTING EVERGREEN TREES
	EXISTING MEDIUM DECIDUOUS TREES
	MEDIUM DECIDUOUS TREE
	EVERGREEN TREE
	MEDIUM DECIDUOUS SHRUBS
	MEDIUM EVERGREEN SHRUBS
	ORNAMENTAL GRASS

SITE INFORMATION BLOCK

Site Address	1418 S. PARK ST. MADISON, WI
Site Square Footage	44,455
Site Developed Total Square Footage:	39,531
Number of Building Stories (above grade)	1
Building Height	<30 FT.
Total Square Footage of Building	APPROX. 11, 000
Use of property	COMMERCIAL
Number of employees	--
Existing Number of parking stalls:	23
Large car	23
Accessible	2
Total	25



LANDSCAPE NOTES AND SPECIFICATIONS

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH DANE COUNTY AND CITY OF MADISON 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 OF ALL REGULATORY AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE BASE SITE PLAN DOES NOT INCLUDE UTILITY INFORMATION AND IS AN APPROXIMATION OF SITE LAYOUT BASED ON CURRENT AERIAL PHOTOGRAPHY AND ADJACENT PROPERTY SURVEY INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 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. THE LANDSCAPE CONTRACTOR 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. 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 THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. 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 BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE 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. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, GRASS, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWNS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. 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. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS, AND 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.
- MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, BLACK, POLYETHYLENE EDGING EXCEPT FOR TREE RINGS. ALL DECIDUOUS, TREES NOT WITHIN EDGED LANDSCAPE BEDS OR PARKING ISLANDS SHALL BE INSTALLED WITH A 6' DIAMETER TREE RING WITH SHOVEL-CUT EDGING.
- MATERIALS - WEED BARRIER FABRIC: ALL FOUNDATION PLANTING BEDS SHALL BE INSTALLED AN APPROVED WITH WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - MULCH: ALL PLANTING AREAS INCLUDING FOUNDATION BEDS TO RECEIVE FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE-FREE) SPREAD TO A CONSISTENT DEPTH OF FOUR INCHES OVER ENTIRE AREA. FERTILIZER SHALL BE IN ACCORDANCE WITH DANE COUNTY AND STATE OF WISCONSIN REQUIREMENTS. ALL TREE PLANTINGS OUTSIDE OF PLANTING BEDS TO RECEIVE A MINIMUM RADIUS 5' TREE RING. TREE RING TO BE MULCHED WITH FINELY SHREDDED, WEED FREE HARDWOOD BARK MULCH SPREAD TO A CONSISTENT DEPTH OF FOUR INCHES OVER ENTIRE AREA. A SHOVEL-CUT EDGE TO BE INSTALLED AT A MINIMUM RADIUS OF 5' FROM CENTRAL LEADER OF TREE.
- SEED: ALL DISTURBED LAWN AREAS SHALL BE SEEDED WITH EARTH CARPET'S 'BOULEVARD' OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN 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.
- 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 AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES PRIOR TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION 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 HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SEEDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN DURING THIS 30 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 OF DEFICIENT 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.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND BARRIERS AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

LANDSCAPE PLANT LIST

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
LARGE DECIDUOUS TREES							
EX	3	Existing Deciduous Tree	Multiple Species	VARIES	VARIES	35	105
SGM	1	Sienna Glen Maple	ACER x freemanii 'Sienna' (PP11322)	2 1/2" Cal.	B&B	35	35
MEDIUM DECIDUOUS TREES							
CC	6	J.N. Strain Musclemwood	CARPINUS caroliniana 'J.F. Strain'	1 1/2" Cal.	B&B	15	90
EVERGREEN TREES							
EX	2	Existing Evergreen Tree	Multiple Species	VARIES	VARIES	15	30
TO	4	Holmstrup Arborvitae	THUJA occidentalis 'Holmstrup'	3 ft. Min. Ht.	#3 Cont.	15	60
MEDIUM DECIDUOUS SHRUBS							
B1	10	Spring Fire Barberrry	BERBERIS thunbergii 'Diaboli'	18" Min. Ht.	#3 Cont.	2	20
IV	10	Little Henry Sweetspire	ITEA virginica 'Little Henry'	18" Min. Ht.	#3 Cont.	2	20
DRB	20	Dwarf Redleaf Barberrry	BERBERIS thunbergii var. 'atropurpurea Nana'	15" Min. Ht.	#2 Cont.	2	40
BC	36	Concord Barberrry	BERBERIS thunbergii 'Concorde'	18" Min. Ht.	#3 Cont.	2	72
CR	9	Ruby Spice Clethra	CLETHRA alnifolia 'Ruby Spice'	18" Min. Ht.	#3 Cont.	2	18
MEDIUM EVERGREEN SHRUBS							
JC	3	Mounbatten Juniper	JUNIPERUS chinensis 'Mounbatten'	48" Min. Ht.	#3 Cont.	3	9
TC	22	Dwarf Japanese Yew (Brevifolia)	TAXUS cuspidata 'Nana'	18" Min. Ht.	#3 Cont.	3	66
BHJ	7	Bar Harbor Juniper	JUNIPERUS horizontalis 'Bar Harbor'	18" Min. Ht.	#3 Cont.	3	21
PERENNIALS							
ABV	14	Bridal Veil Astilbe	ASTILBE x arensii 'Bridal Veil'	10 - 12" Ht.	#1 Cont.	0	0
ORNAMENTAL GRASSES							
CA	34	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	10 - 12" Ht.	#1 Cont.	2	68
KFR	5	Korean feather reed grass	CALAMAGROSTIS brachytricha	10 - 12" Ht.	#1 Cont.	2	10
						TOTAL	664

CITY OF MADISON LANDSCAPE REQUIREMENTS:

Developed Area:	39,531 Sq. Ft.	
Requirement:	1 Landscape Unit provided for each 300 Sq. Ft. of developed area	
Calculation:	39,531 sq. ft./300 sq. ft./landscape unit = 131.77 Plant Units	
Requirement:	1 Landscape Unit consists of (5) Landscape Points	
Calculation:	131.77 Plant Units x 5 Landscape Points per unit = 658.85 Landscape Points	
Total Plant Units Required:	659.00 Landscape Points	
Total Plant Units Provided:	659.00 Landscape Points	
Species: Common Name		
Species: Scientific Name		
QTY	POINT VALUE	TOTAL POINTS
Existing Large Deciduous Trees		
Multiple Species		
3	35	105
Sienna Glen Maple		
ACER x freemanii 'Sienna' (PP11322)	1	35
J.N. Strain Musclemwood	6	15
CARPINUS caroliniana 'J.F. Strain'	1	35
Existing Evergreen Trees		
Multiple Species		
2	15	30
Holmstrup Arborvitae		
THUJA occidentalis 'Holmstrup'	4	15
Spring Fire Barberrry	10	20
BERBERIS thunbergii 'Diaboli'	2	20
Little Henry Sweetspire	10	20
ITEA virginica 'Little Henry'	2	20
Dwarf Redleaf Barberrry	20	40
BERBERIS thunbergii var. 'atropurpurea Nana'	2	40
Concord Barberrry	36	2
BERBERIS thunbergii 'Concorde'	2	72
Ruby Spice Clethra	9	2
CLETHRA alnifolia 'Ruby Spice'	2	18
Mounbatten Juniper	3	3
JUNIPERUS chinensis 'Mounbatten'	3	9
Dwarf Japanese Yew (Brevifolia)	22	3
TAXUS cuspidata 'Nana'	3	66
Bar Harbor Juniper	7	3
TAXUS cuspidata 'Nana'	3	21
Karl Foerester Feather Reed Grass	34	2
CALAMAGROSTIS x acutiflora 'Karl Foerester'	2	68
Korean feather reed grass	5	2
CALAMAGROSTIS brachytricha	2	10
TOTAL =		664

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PROJECT:
**1414/1418 SOUTH
PARK STREET**

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WI**

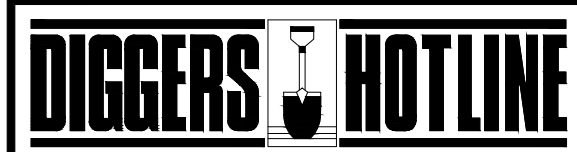
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APPROVED:	WHD	8/20/2013

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SHEET TITLE:

**LANDSCAPE
PLAN**

SHEET NUMBER:

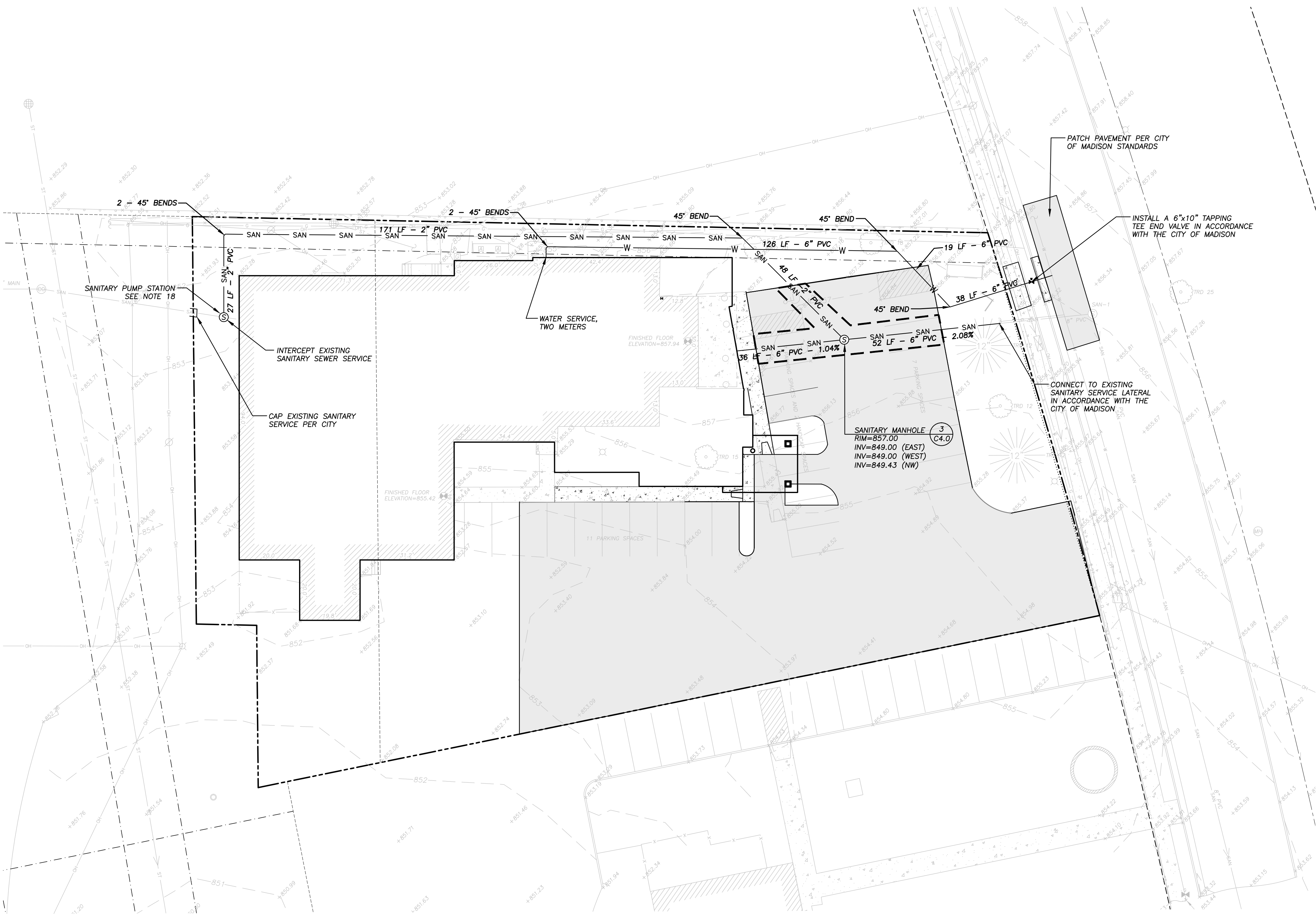
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LEGEND (PROPOSED)

- PROPERTY LINE
- BUILDING LINE
- SAN SAN SANITARY SEWER
- W WATER MAIN
- Ⓢ SANITARY MANHOLE

GENERAL NOTES

- REFER TO THE TOPOGRAPHIC AND UTILITY MAP FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS (STANDARD SPECIFICATIONS).
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

UTILITY NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WDSPPS, AND WDNR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY IN INCLUDING BUT NOT LIMITED TO EXISTING SERVICE ABANDONMENT.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON PROJECT NUMBER 53B2326. PUBLIC IMPROVEMENTS ONLY SHOWN ON THIS PLAN FOR GRAPHIC PURPOSES. CONTRACTOR SHALL COORDINATE A PRECONSTRUCTION MEETING WITH CITY OF MADISON INSPECTION A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES OR DOING ANY OTHER WORK WITHIN THE PUBLIC RIGHT-OF-WAY. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-6.
- WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
- ALL PRIVATE SANITARY SEWER BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-6.
- COORDINATE AND OBTAIN ALL PERMITS FOR EXISTING PRIVATE SERVICES TO BE ABANDONED WITH THE CITY OF MADISON.
- DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.
- SANITARY SEWAGE PUMP STATION:

FLOW 45 GPM
TDH 14.4 FT

ZOELLER 840-0006 F840 DUPLEX PUMP STATION FOR EXTERIOR USE, CHECK VALVE, DUPLEX NEMA 4X CONTROLS, AUDIBLE HIGH WATER ALARM, OR EQUAL APPROVED BY THE CITY OF MADISON.

TOPPS 36" FIBERGLASS BASIN, DEPTH 156 INCHES, 40" SOLID STEEL BASIN CENTER, ANTI FLOTATION COLLAR MODEL C36WS ROUND, OR EQUAL APPROVED BY THE CITY OF MADISON.
- SANITARY FORCEMAIN SHALL BE SCHEDULE 40 PVC MEETING ASTM D-2665

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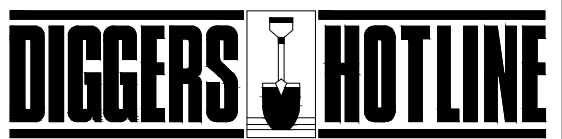
JSD PROJECT NO.: 08-3287

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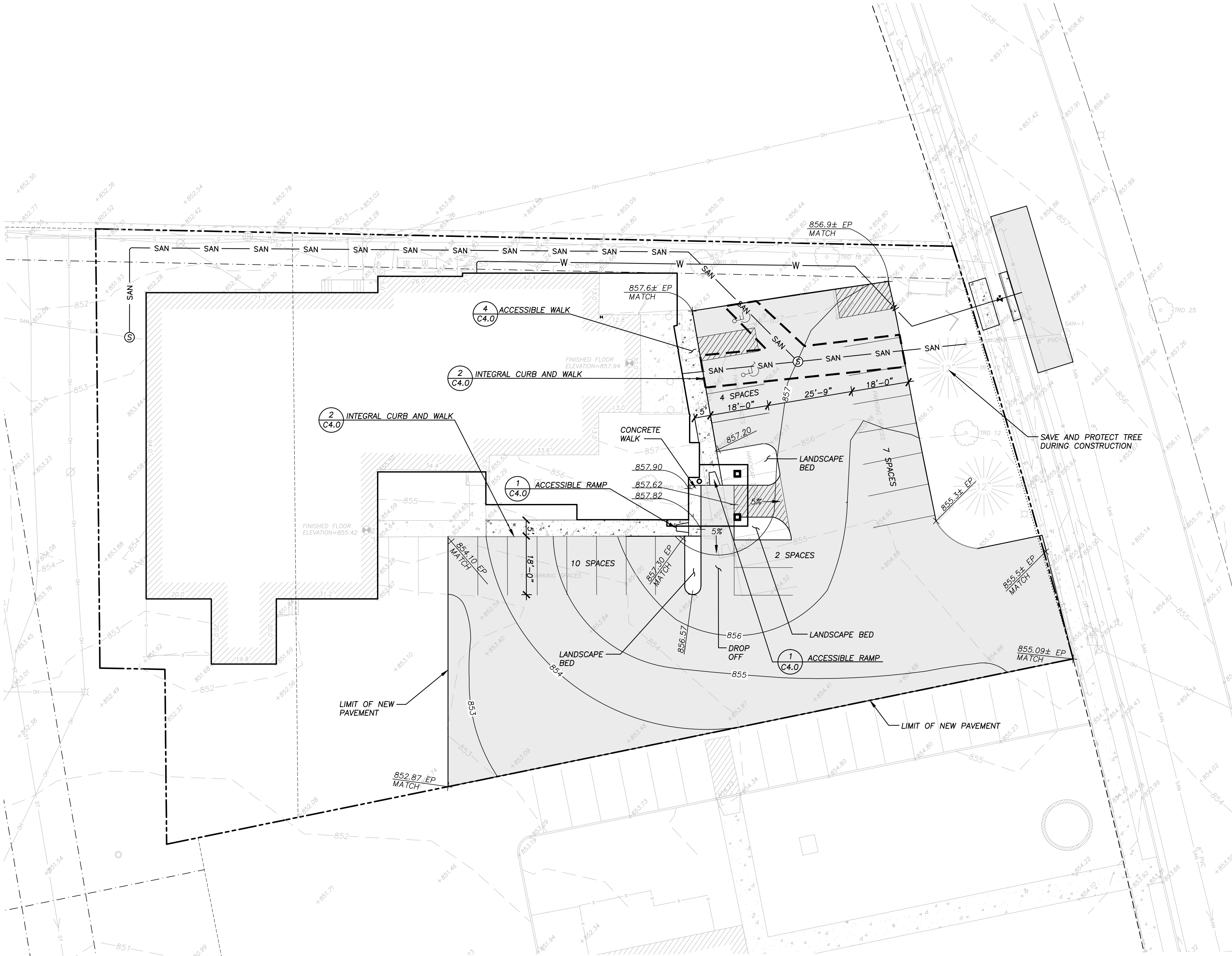
UTILITY PLAN

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LEGEND (PROPOSED)

- PROPERTY LINE
- BUILDING LINE
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EDGE OF CONCRETE
- PROPOSED CONCRETE WALK
- PROPOSED ASPHALT PAVEMENT 3.25" HMA EO.3, 8" DENSE AGG. BASE
- SPOT ELEVATION
- SW - SIDEWALK
- FG - FINISHED GRADE
- TW - TOP OF WALL GRADE
- BW - BOTTOM OF WALL GRADE
- EP - EDGE OF PAVEMENT
- BC - BACK OF CURB

GENERAL NOTES

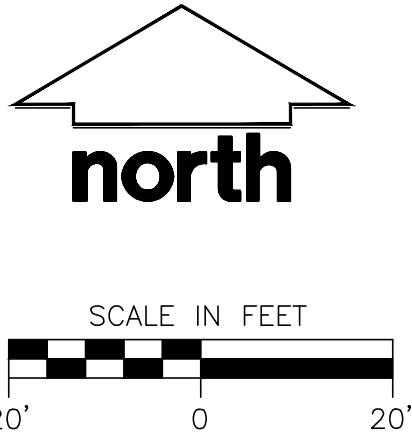
- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY DATED 05-15-2013 FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
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CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- 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. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
- 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 DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WISDOT FDM FOR RESPECTIVE DETAILS.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH A CLASS II, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 106B.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

GRADING AND SEEDING NOTES

- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND SITE HAS BEEN STABILIZED.
- CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.



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**1414/1418 SOUTH
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JSD PROJECT NO.:

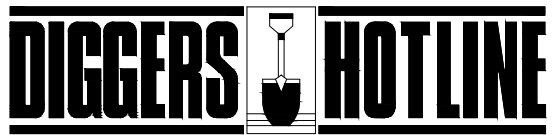
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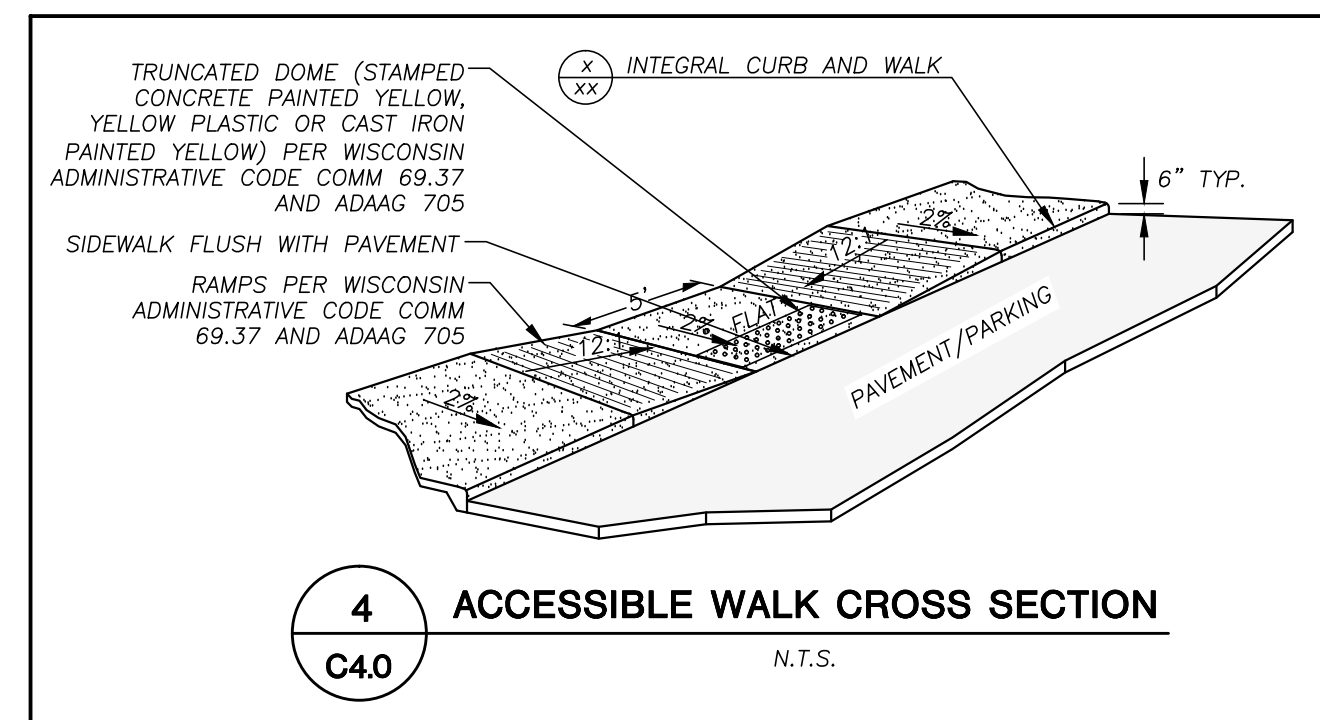
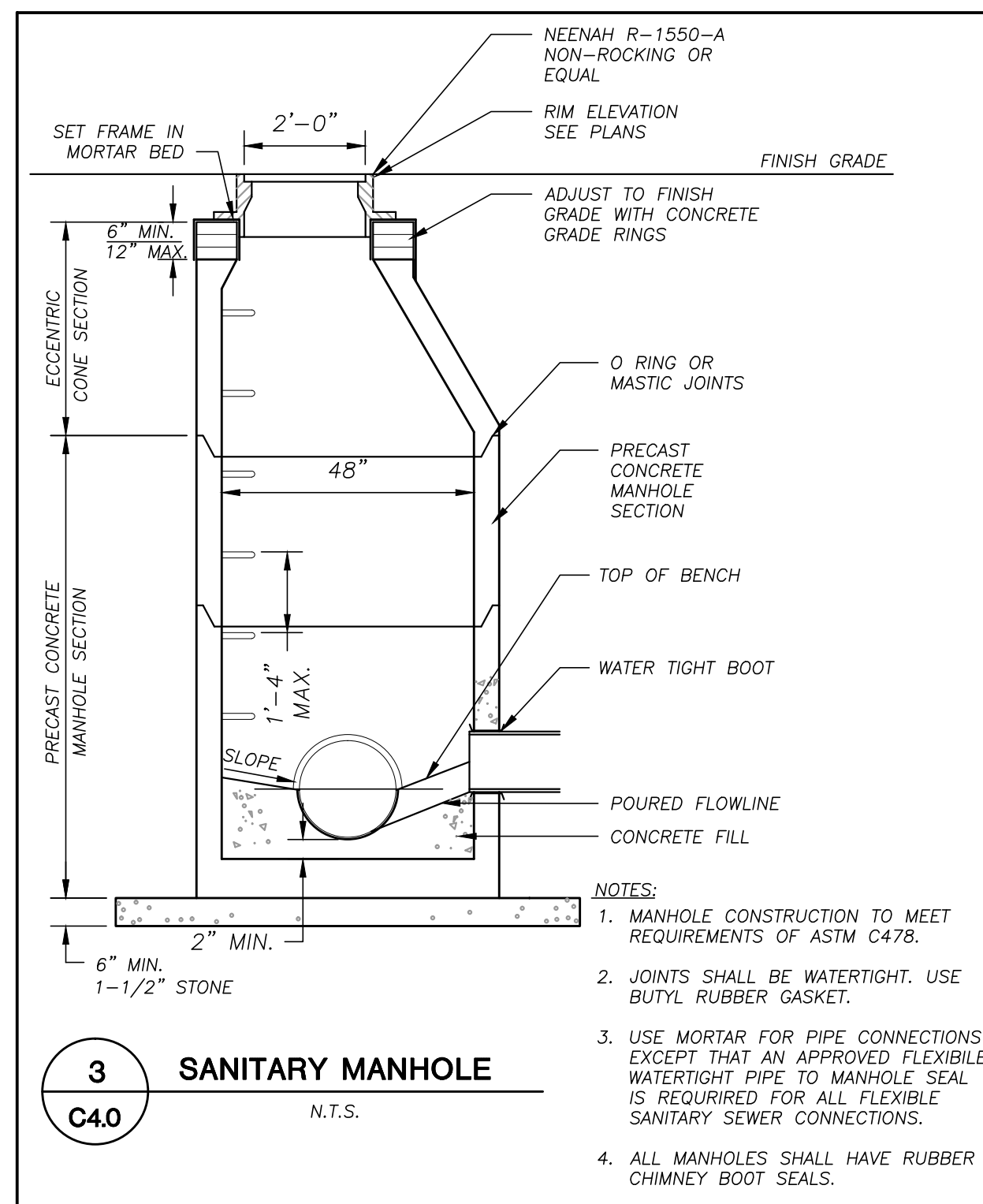
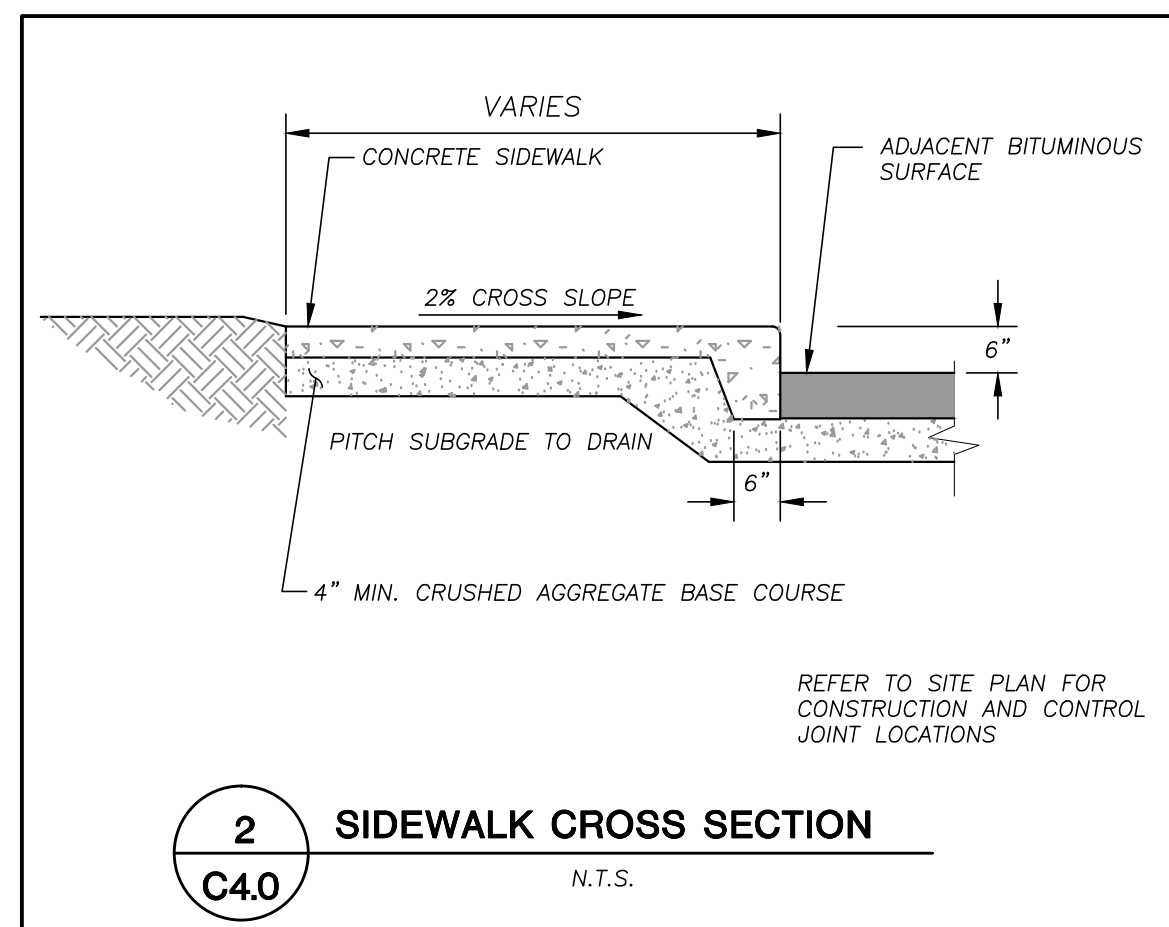
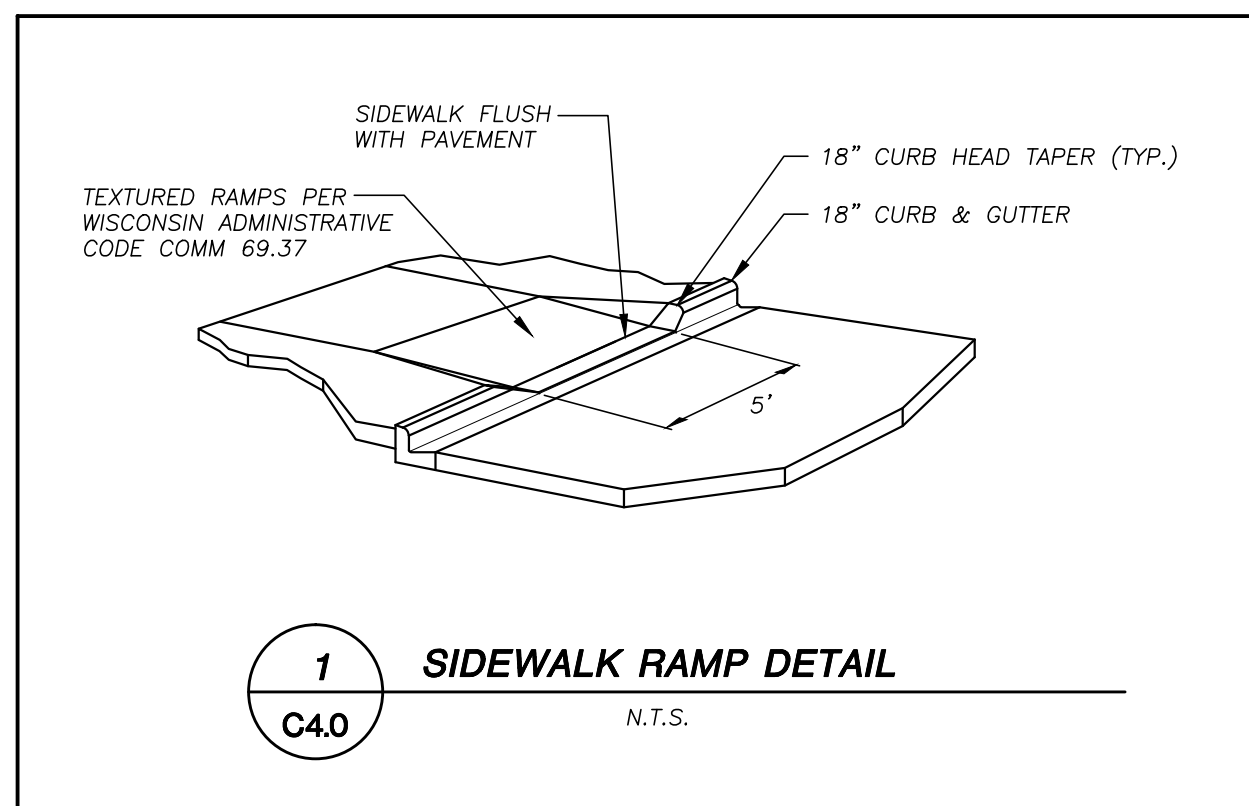
SHEET TITLE:

**GRADING AND
EROSION CONTROL
PLAN**

SHEET NUMBER:

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PROJECT:
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JSD PROJECT NO.: 08-3287

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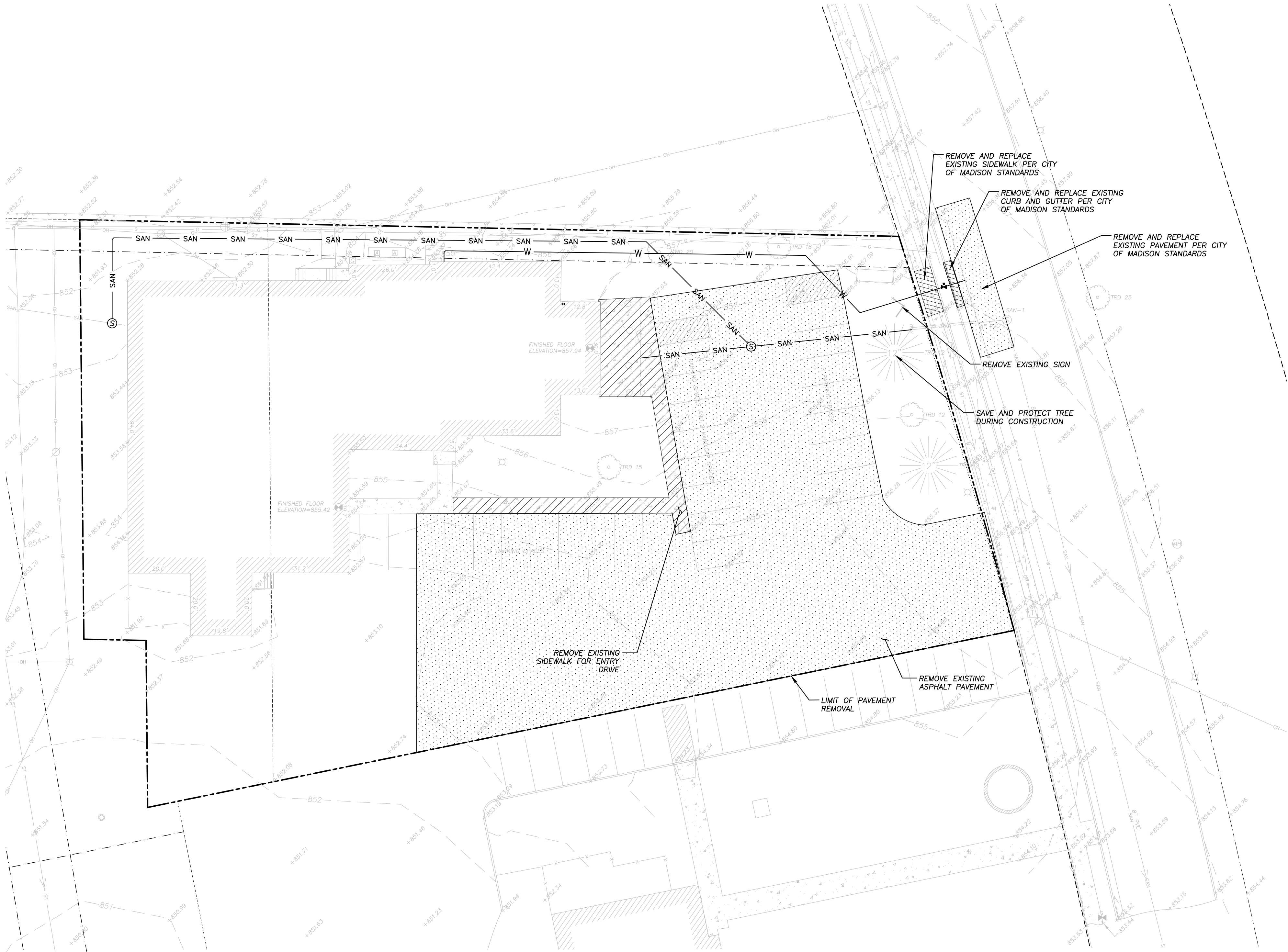
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DETAILS

SHEET NUMBER:

C4.0

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LEGEND (PROPOSED)

- PROPERTY LINE
- BUILDING LINE
- SAWCUT LINE
- REMOVE AND REPLACE CONCRETE WALK AREA
- REMOVE ASPHALT AREA

GENERAL NOTES

- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY DATED 05-15-2013 FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

"BUILDING RELATIONSHIPS WITH A
COMMITMENT TO CLIENT SATISFACTION
THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
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KENOSHA | APPLETON
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SERVICES PROVIDED TO:
**SARA INVESTMENT
REAL ESTATE LLC/
ANGUS YOUNG
ARCHITECTS**

PROJECT:
**1414/1418 SOUTH
PARK STREET**

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WI**

JSD PROJECT NO.: 08-3287

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE
IN PREPARING THESE PLANS AND CHECKING
THEM FOR ACCURACY, THE CONTRACTOR
AND SUBCONTRACTORS MUST CHECK ALL
DETAIL AND DIMENSIONS OF THEIR TRADE
AND BE RESPONSIBLE FOR THE SAME.

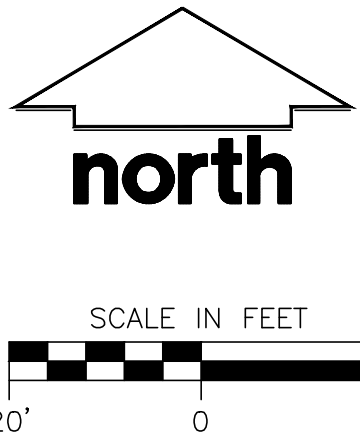
DESIGN:	PGB	8/20/2013
DRAWN:	PGB	8/20/2013
APPROVED:	WHD	8/20/2013

PLAN MODIFICATIONS:	DATE:
UDC SUBMITTAL	8/21/2013
REVISED UDC SUBMITTAL	9/17/2013

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SHEET TITLE:
**DEMOLITION
PLAN**

SHEET NUMBER:
C1.0



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