Legal Description

222 N. Charter Street

BROOKS' ADDITION TO MADISON, BLK 8, ALL OF LOT 7 LYING S OF A LI NE DRAWN PARA TO & 60 FT S OF S LINE OF JOHNSON ST & THAT PART OF LOT 6 DESC AS FOL - BEG ON COMMON LOT LINE BETW LOTS 6 & 7, 75.5 FT S OF S LINE OF JOHNSON ST , TH W 25 FT, TH S 46 FT TO RR R/W, TH S ELY ALG R/W TO LINE BETW LOTS 6 & 7, TH N ALG SD LINE TO POB.

Analysis of the Regent Street/South Campus Plan relating to a proposed development at 222 N. Charter St.

December 6, 2017
Prepared by WhiteFish Partners and Knothe & Bruce Architects for Madison Property Management

The property located on 222 N. Charter is a five bedroom house built in 1901. It is situated on a 5,800 square foot lot and is owned by Madison Property Management (MPM).

The property is currently zoned TR-U2. The current zoning, and especially the setback requirements, would limit redevelopment of that site to a three to four story building with either 6 three-bedroom units or 9 two-bedroom units; consequently, this limitation makes new construction on this site inconsistent with the goals of the neighborhood plan. In order for a project to move forward with a density that meets the goal of providing high-density housing adjacent to the UW

campus, we believe a planned development zoning is necessary.

Working with Knothe & Bruce Architects, we have studied the 2007 Regent Street/South Campus plan and met with city staff, Vierbicher Consultants (who developed the plan), and Alder Wood to discuss options for the redevelopment of the site.

A fundamental strategy of the plan is the development of high density apartments north of Regent St. to provide more walkable residential choices closer to campus buildings for students. The report indicates "increasing the density of student housing north of Regent St. should serve to attract students currently living south of Regent St. which could open up the area south of Regent St. for more owner-occupancy". It also notes that "the planning area, which is one of the most convenient off-campus locations, is currently capturing less than 10% of the 35,000 students who seek off-campus housing each year." Our location is within two blocks of more than 25 different campus buildings including Union South, the Institutes for Discovery, Chemistry, the Education complex, part of the Medical School, Engineering and Computer Science. The plan also points out that, "the South Campus' main problems were incompatible land uses, underutilized land, and blighted conditions produced by dilapidated buildings…." Our project situated between Dayton and Johnson Streets responds to those issues. It is also why the plan establishes a 12 story maximum height for our zone north of Dayton Street.

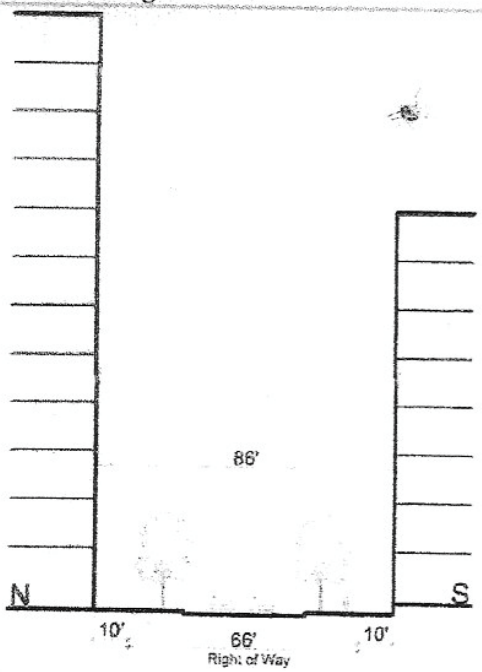
The project design incorporates the concepts of the setback and step back requirements for Charter St. in the neighborhood plan: The Charter St. profile is located on Charter St. at Spring St. That zone has an 8 story maximum height with a 10' setback and a 10' step back on the 4th floor. The Dayton St. profile has a 12 story maximum and a 10' setback with no required step back.

This project incorporates the 12 story maximum height described in the plan for this zone. It also creates a covered arcade on most of the west, south and Charter Street facades. The neighborhood plan guidelines include the 10-foot set backs for the entire building to provide for a better pedestrian

experience. Our design reflects that same outcome on the first floor and then resumes the larger footprint above the ground floor. The Charter Street frontage includes a 9-foot terrace, an 8-foot sidewalk, a 3-foot setback and a 10-foot covered arcade pulling the majority of the building back 30 feet from the curb. The rail corridor arcade also creates space between the building and any eventual uses within the right of way.

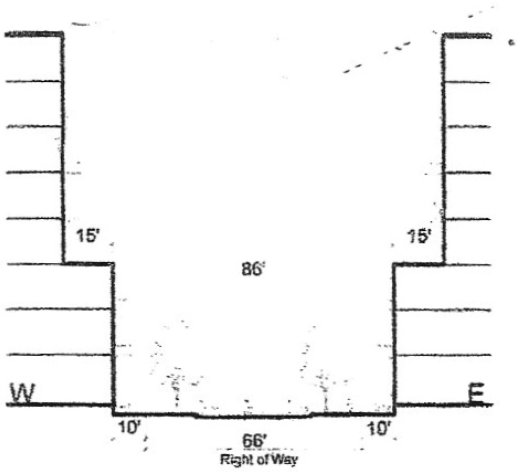
These covered arcades are activated as covered building entries, plaza space for outdoor seating on the south side and as moped and bike parking on the east side. The ground floor arcade has extra height to accentuate the space created, 14 feet on the south end above the covered porch area adjacent to the rail corridor and 10 ½ feet on the north corner. The interior space will be open for a lobby and fitness area with clear views. We believe this design reflects the intent of the plan to create a high quality pedestrian experience both on Charter Street and along the rail corridor.

We have incorporated comments from the plan commission and Urban Design Commission into our proposed plan. Based on the UDC comments we have reduced the extent of the arcade along Charter Street. Attached is an alternative first floor plan that keeps the arcade along the entire Charter Street façade if the City staff and commissions prefer the full arcade.



12: Dayton Street

Maximum Stories:	North side: 12
	South side: 8
Maximum Building Height:	North side: 172 feet
	South side: 116 feet
Minimum Stories:	3
Building Stepback:	None required
Building Setback:	10 feet

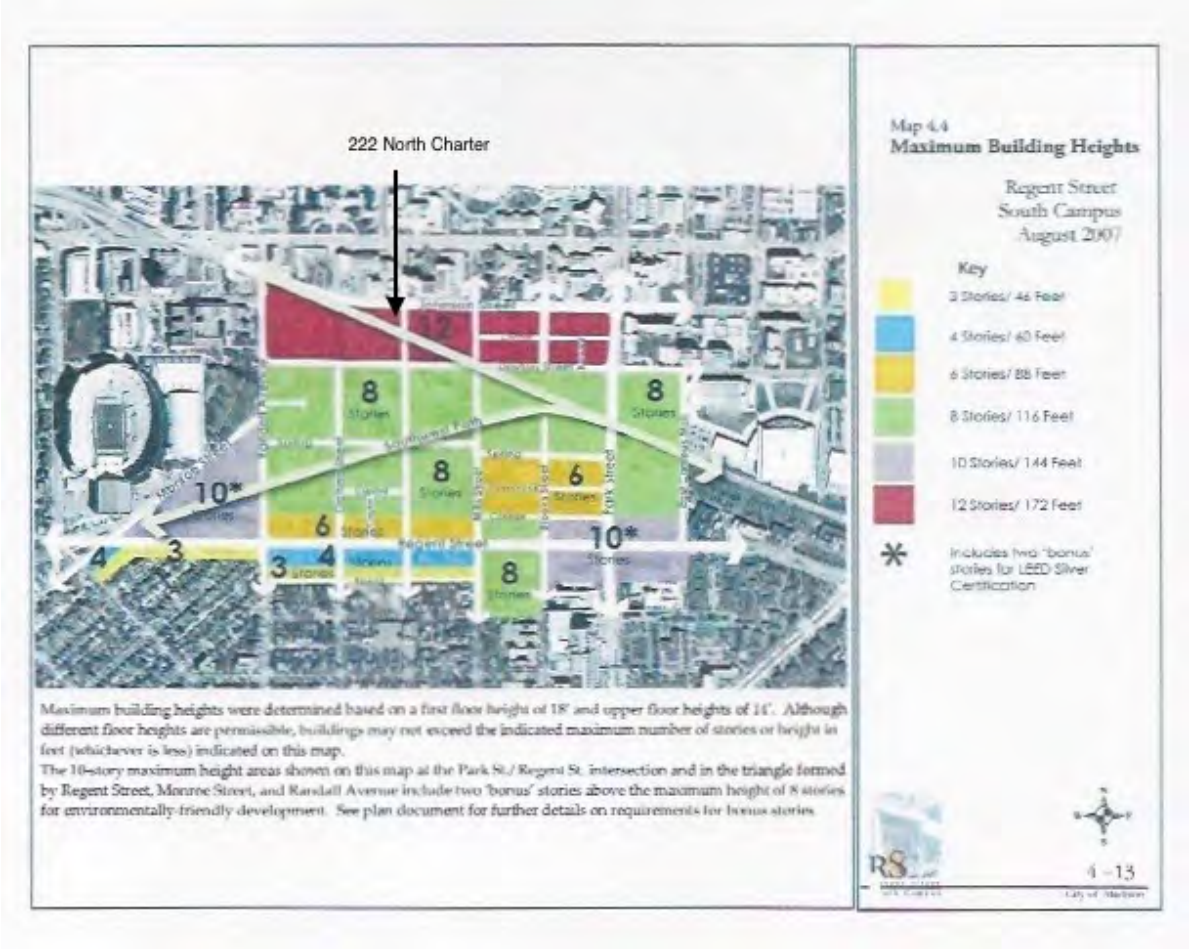


4: Charter Street

Maximum Stories:	8
Maximum Building Height:	116 feet
Minimum Stories:	3
Building Stepback:	15 feet, above the 3rd floor
s) Building Setback:	10 feet

The neighborhood plan also identifies Dayton St. as the northern perceived edge between the campus and the mixed use area to the south. This is also why the area north of Dayton St., including 222 N. Charter St. is given a higher, 12 story height maximum.

■ Perceived edges in the planning area.



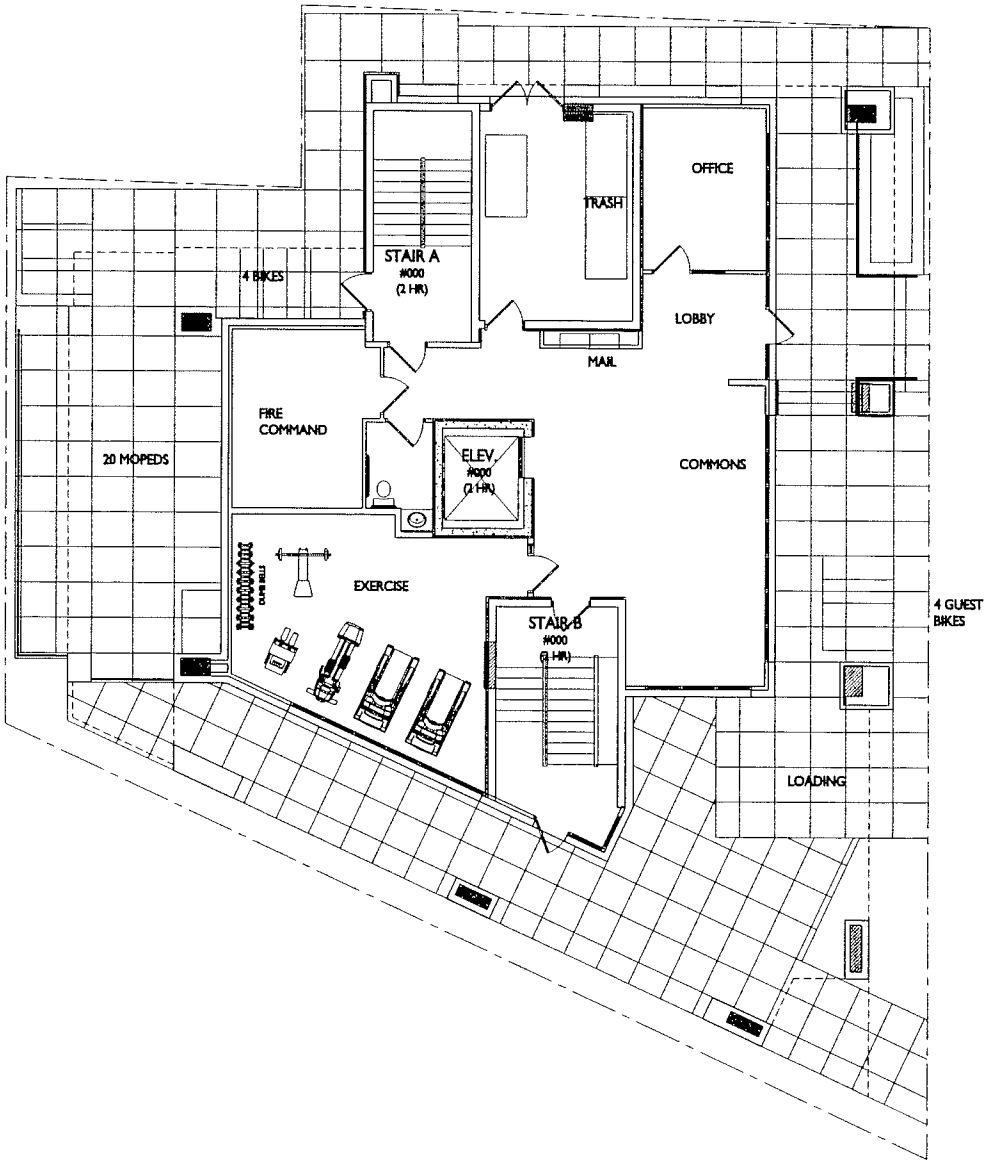
We believe that using Planned Development zoning is justified by meeting 28.098 (b) promotion of integrated land uses allowing for a mixture of residential, commercial and public facilities along corridors and in transitional areas, with enhanced pedestrian, bicycle and transit connections and (f): facilitation of high quality development that is consistent with the goals, objectives, policies and recommendations of the Comprehensive Plan and adopted neighborhood plans.

The base zoning would not allow for a replacement of the converted house built in 1901 and now a five bedroom rental property; furthermore, it meets the standard for approval of a

zoning map amendment cited in 28.098 (2) (a) 2. redevelopment of an existing area or use of an infill site that could not be reasonably developed under base zoning requirements. It significantly adds to the city tax base and, as student housing, does not create new traffic and parking demands. The extra height is compatible with the existing character of the surrounding area with the taller UW buildings of Chemistry, Computer Science, Space Science, Geology, and the Charter St. Heating Plant all within one block of the site. Private high rise student apartments also are nearby on Johnson Street.

The 2017 City Housing Strategies report supports additional high density student housing in this district. The report recommends that the city "provide options for all students who want to live near campus to have access to well maintained housing at a variety of price points". It also "allow(s) for the development of student focused rental housing at greater density to increase affordability and the number of units in prime locations close to campus". The analysis also specifically states, "the combination of limited parking and low rates of student car ownership increase the importance of proximity to allow for walking, biking or transit for their commute." The proposed project is similar in density to the Faust project approved by the city at 311 – 313 N. Frances St. that had a density of 343 du/ac and 764 br/ac. We propose a 12 story, 130 foot tall building with 43 units and 96 bedrooms.

This site and planned project is ideally located to meet the objectives in this year's report.



1 A-1.1 ALT. FIRST FLOOR PLAN

3/16"=1'-0"

knothe & bruce
ARCHITECTS
Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Land Use Submittal - December 6, 2017

PROJECT TITLE
222 N. Charter Street

SHEET TITLE
Alt. First Floor Plan

SHEET NUMBER
A-1.1

PROJECT NO.

City of Madison Fire Department

30 West Mifflin Street, 8th & 9th Floors, Madison, WI 53703-2579
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

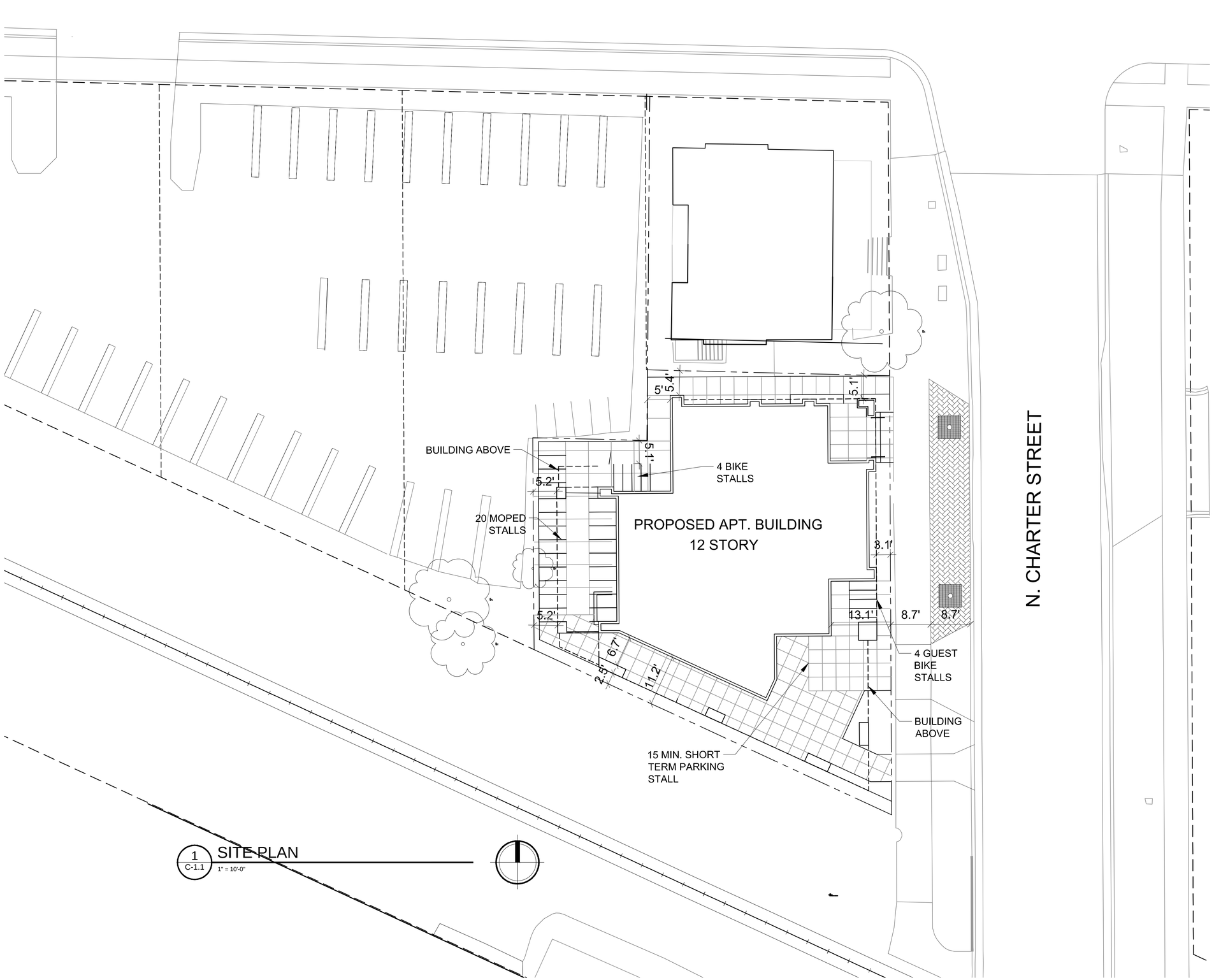
Project Address:	222 N. Charter Street
Contact Name & Phone #:	Duane Johnson 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

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

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

This worksheet is based on **MGO 34.503** and **IFC 2012 Edition Chapter 5 and Appendix D**; please see the codes for further information.



1 C-1.1 SITE PLAN
1" = 10'-0"

SITE LOCATOR MAP

SHEET INDEX

SITE

C-1.1	SITE PLAN
C-1.2	FIRE DEPARTMENT ACCESS
C-1.3	USABLE OPEN SPACE
C-1.4	LOT COVERAGE
C-2.0	EXISTING CONDITIONS
C-3.0	DEMOLITION PLAN
C-4.0	GRADING & EROSION CONTROL PLAN
C-5.0	UTILITY PLAN
C-6.0	CONSTRUCTION DETAILS
C-7.0	CONSTRUCTION DETAILS
L-1.0	PLANTING PLAN

ARCHITECTURAL

BUILDING #1

A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND & THIRD FLOOR PLAN
A-1.3	FOURTH - ELEVENTH FLOOR PLAN
A-1.4	TWELFTH FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	3-D RENDERING
A-2.4	3-D RENDERING
A-2.5	3-D RENDERING

SITE DEVELOPMENT DATA:

DENSITIES:	
TOTAL LOT AREA	5,812 S.F. / .1334 ACRES
DWELLING UNITS	43 UNITS
BEDROOMS	96 BEDROOMS
DENSITY	322 UNITS/ACRE 719 BEDROOMS/ACRE
LOT COVERAGE	5,206 S.F. (89.5%)
USABLE OPEN SPACE	2,772 S.F.
BUILDING HEIGHT	12 STORIES
DWELLING UNIT MIX:	
ONE BEDROOM	11
TWO BEDROOM	21
THREE BEDROOM	1
FOUR BEDROOM	10
TOTAL DWELLING UNITS	43
BICYCLE & MOPED PARKING:	
BIKE SURFACE	4 STALLS
BIKE SURFACE GUEST	4 STALLS
MOPED SURFACE	20 STALLS
BIKE UNDERGROUND GARAGE-WALL HUNG	42 STALLS
BIKE UNDERGROUND GARAGE STD. 2'X6'	40 STALLS
TOTAL	110 STALLS

GENERAL NOTES:

1. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
2. ALL DAMAGE TO THE PAVEMENT ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
3. THE CONTRACTOR SHALL REPLACE ALL CURB AND GUTTER ADJACENT TO THIS DEVELOPMENT AS DEEMED NECESSARY BY THE CITY ENGINEER.
4. THE MAXIMUM RUNNING SLOPE OF ALL WALKS SHALL BE 1:20. THE MAXIMUM SLOPE OF RAMPS SHALL BE 1:12. THE MAXIMUM CROSS SLOPE AT ALL WALKS & RAMPS SHALL BE 1:50.
5. RAMPS WITH A RISE OVER 6 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES.
6. ALL STAIRWAYS WITH MORE THAN ONE RISER SHALL HAVE HANDRAILS ON BOTH SIDES.

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

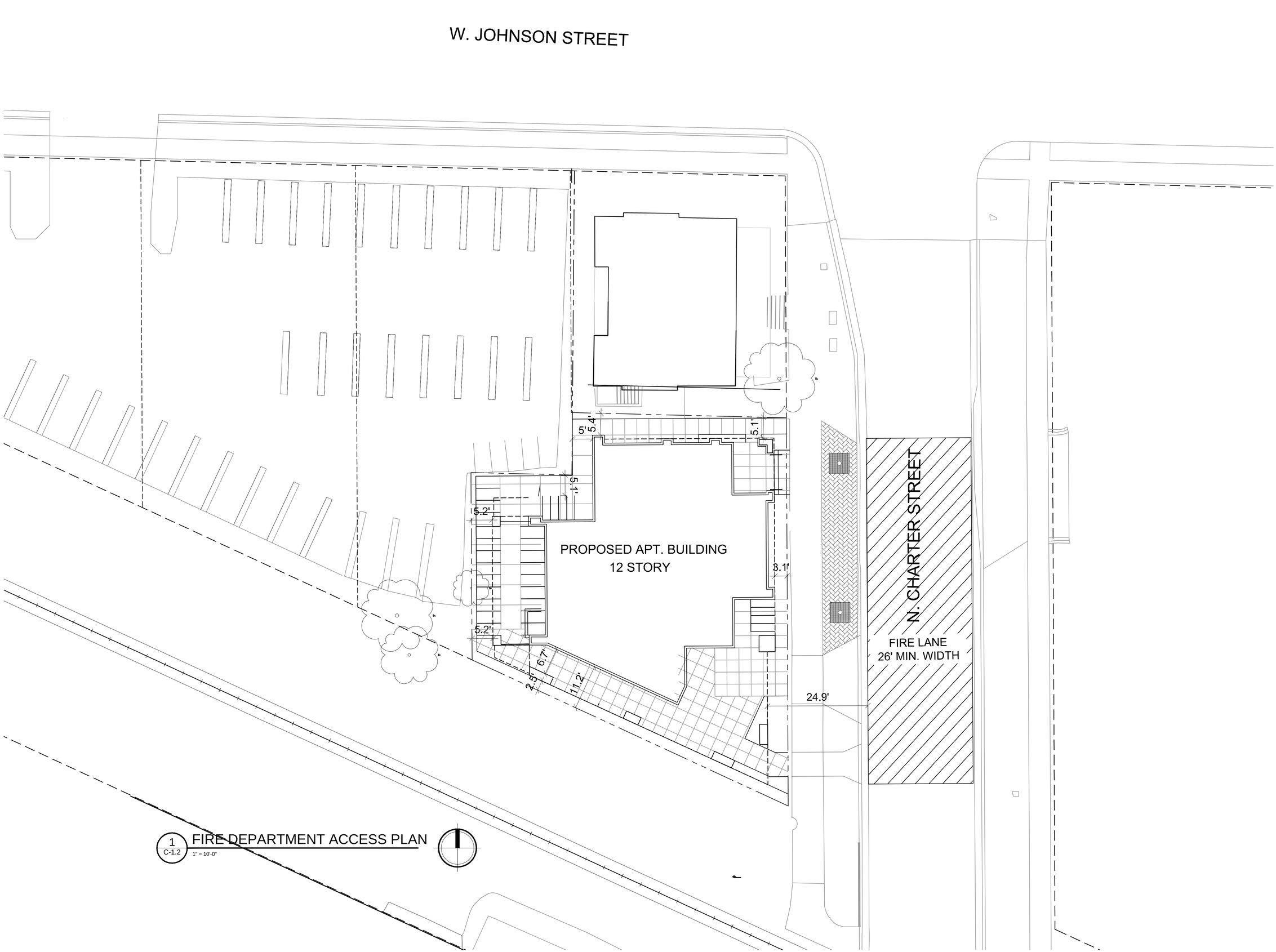
ISSUED
Issued Land Use Submittal - Dec. 6, 2017

PROJECT TITLE
222 N. Charter Street

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO.



1 C-1.2 FIRE DEPARTMENT ACCESS PLAN
1" = 10'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued Land Use Submittal - Dec. 6, 2017

PROJECT TITLE
222 N. Charter Street

SHEET TITLE
Fire Department Access Plan

SHEET NUMBER
C-1.2

PROJECT NO.

W. JOHNSON STREET

PROPOSED APT. BUILDING
12 STORY

N. CHARTER STREET

FIRE LANE
26' MIN. WIDTH

5'
5.4'
5.1'
5.1'
5.2'
5.2'
3.1'
6.7'
2.5'
11.2'
24.9'

1
C-1.3
Lot Coverage
1" = 10'-0"

LOT COVERAGE

TOTAL LOT AREA = 5,812 SF
LOT COVERAGE = 5,206 SF (89.5%)

knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued Land Use Submittal - Dec. 6, 2017

PROJECT TITLE
222 N. Charter Street

SHEET TITLE
Lot Coverage

SHEET NUMBER
C-1.3

PROJECT NO.

W. JOHNSON STREET

USABLE OPEN SPACE
DECKS & BALCONIES, ROOF TERRACE = 2,772 SF

PROPOSED APT. BUILDING
12 STORY

N. CHARTER STREET

FIRE LANE
26' MIN. WIDTH

5'
5.4'
5.1'
5.1'
5.2'
5.2'
3.1'
2.5'
6.7'
11.2'
24.9'

1 C-1.4 Usable Open Space
1" = 10'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

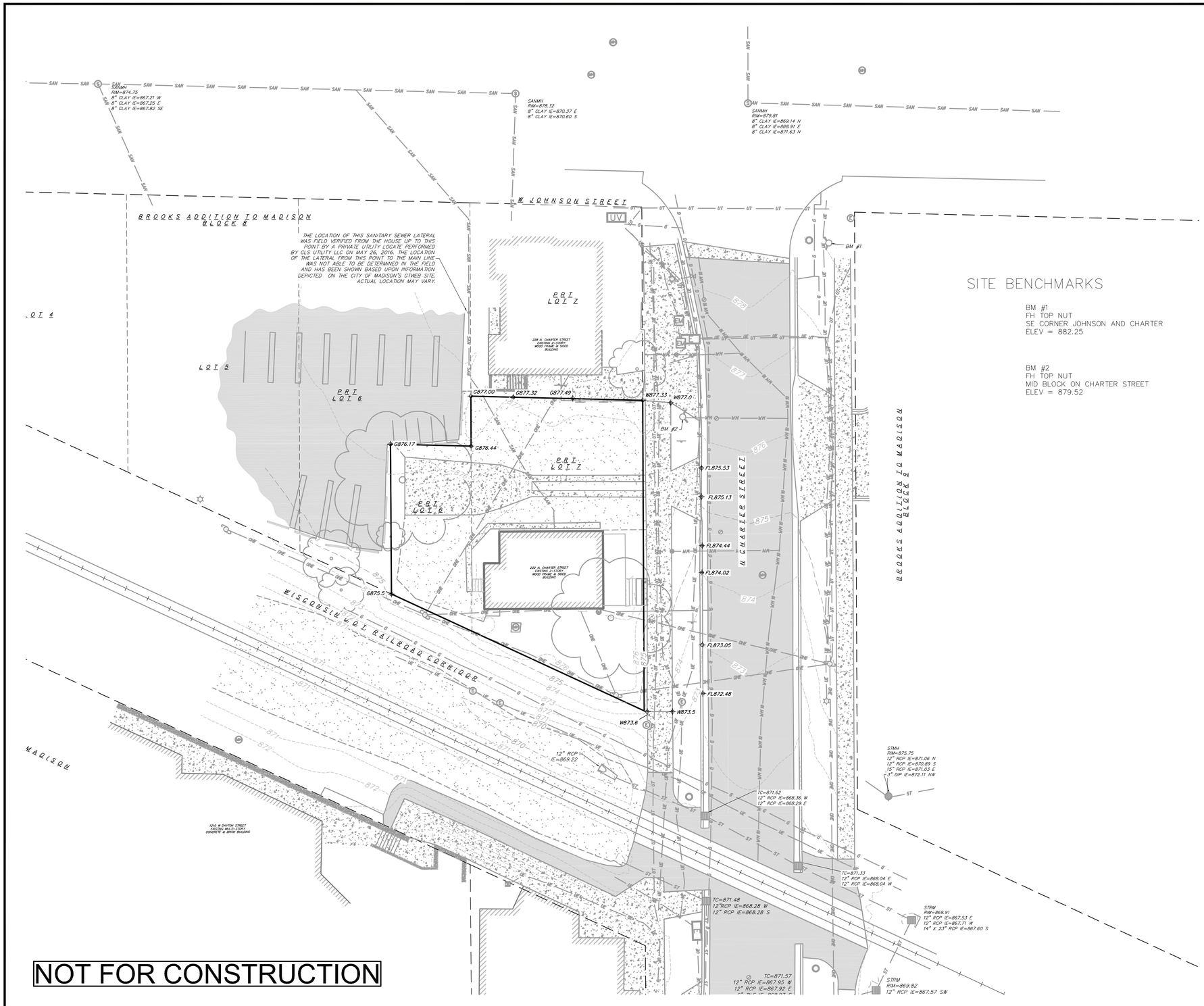
ISSUED
Issued Land Use Submittal - Dec. 6, 2017

PROJECT TITLE
222 N. Charter Street

SHEET TITLE
Usable Open Space

SHEET NUMBER
C-1.4

PROJECT NO.



SITE BENCHMARKS

BM #1
FH TOP NUT
SE CORNER JOHNSON AND CHARTER
ELEV = 882.25

BM #2
FH TOP NUT
MID BLOCK ON CHARTER STREET
ELEV = 879.52

N

W E

S

GRAPHIC SCALE FEET
0 7.5 15 30

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING WATER MANHOLE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING DOWN GUY
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING TRAFFIC SIGNAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING RAILROAD TRACK
- EXISTING RAILROAD CENTERLINE
- EXISTING PARCEL LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING ADJOINDER PROPERTY
- EXISTING GRAVEL ROAD EDGE
- EXISTING EDGE OF CONCRETE
- EXISTING INTERIOR PROPERTY LINE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING CONCRETE
- 1048.61 EXISTING SPOT ELEVATIONS

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Existing Conditions Plan

222 N Charter Street
City of Madison
Dane County, WI

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE
AS SHOWN

DATE
12-06-2017

DRAFTER
JMAH

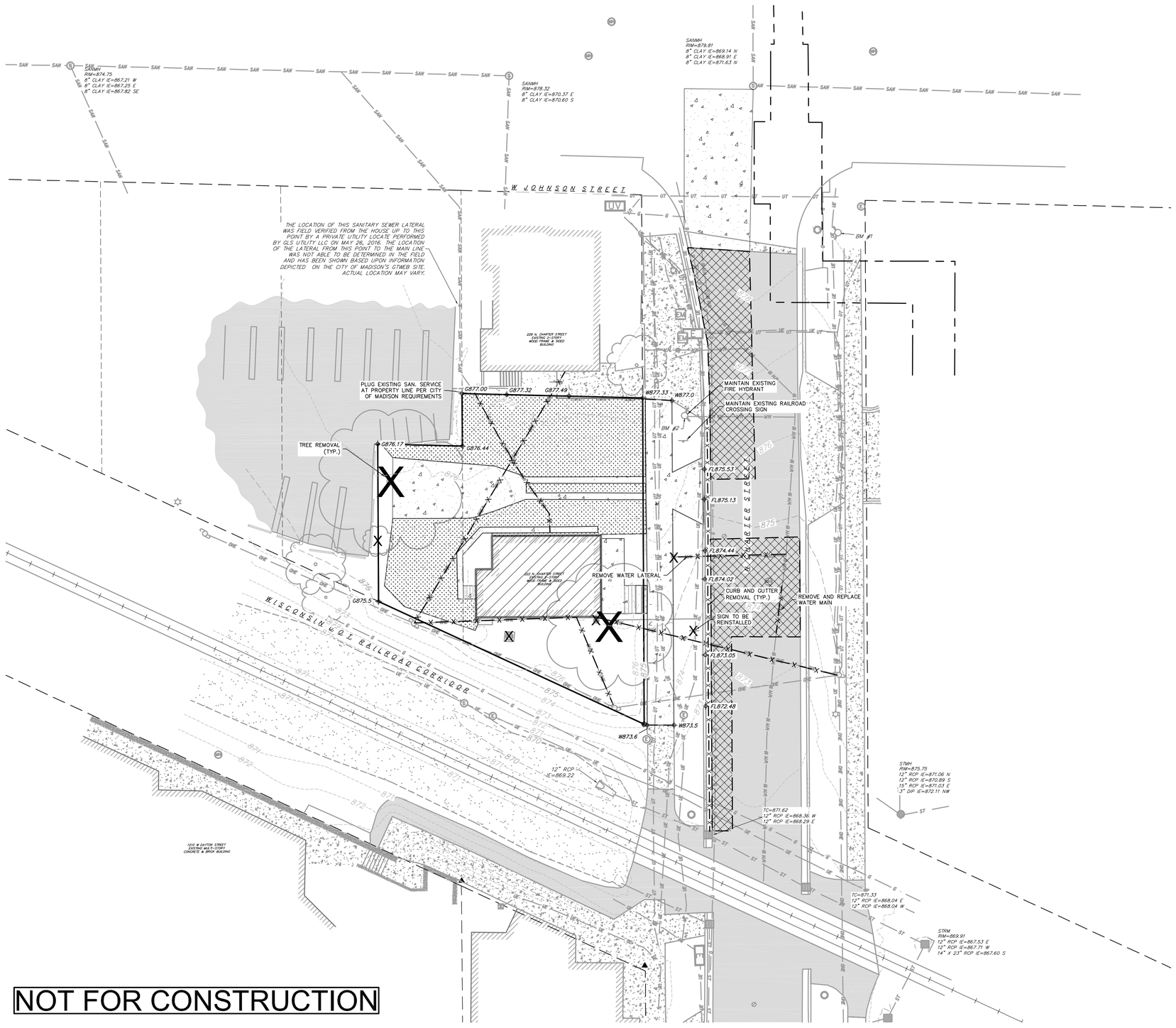
CHECKED
KJEN

PROJECT NO.
160164

SHEET
2 OF 7

DWG. NO.
C-2.0

05 Dec 2017 - 3:42p M:\Madison Property Mgmt\160164_222 N Charter Street\CADD\160164_Base.dwg by: jmah



NOT FOR CONSTRUCTION

DEMOLITION PLAN LEGEND

- ASPHALT REMOVAL
- CONCRETE REMOVAL
- GRAVEL PARKING LOT REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL
- CURB AND GUTTER REMOVAL

GRAPHIC SCALE FEET
0 7.5 15 30

EXISTING CONDITIONS LEGEND

- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING 10-IN. WATER MAIN
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING UNDERGROUND POWER UTILITY
- EXISTING UNDERGROUND COMMUNICATION UTILITY
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND GAS UTILITY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING RAILROAD TRACK
- EXISTING RAILROAD CENTERLINE
- EXISTING PARCEL LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING ADJOINDER PROPERTY
- EXISTING BUILDING WALL
- EXISTING GRAVEL ROAD EDGE
- EXISTING EDGE OF CONCRETE
- EXISTING EDGE OF ASPHALT
- EXISTING BUILDING OVERHANG
- EXISTING PAVEMENT MARKING
- EXISTING PROPERTY LINE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING CONCRETE

GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. ALL CURB AND GUTTER TO BE FULLY REMOVED SHALL HAVE A FULL DEPTH SAWCUT AT THE NEAREST JOINT.
4. CONTRACTOR SHALL REMOVE AND REPLACE ANY PUBLIC IMPROVEMENTS THAT ARE DAMAGED DURING CONSTRUCTION AT THE CONTRACTOR'S EXPENSE
5. BRUSH AND MINOR TREES NOT SHOWN. CONTRACTOR ONLY TO REMOVE VEGETATION THAT CONFLICTS WITH PROPOSED WORK
6. REMOVAL OF THE WATER LATERAL SHALL BE COMPLETED PER THE REQUIREMENTS OF THE CITY OF MADISON.
7. CONCRETE SAWCUTS SHALL BE COMPLETED AT THE NEAREST JOINT.
8. COORDINATE GAS AND ELECTRICAL DISCONNECTION AND REMOVAL WITH MADISON GAS & ELECTRIC.

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Demolition Plan

222 N Charter Street
City of Madison
Dane County, WI

REVISIONS

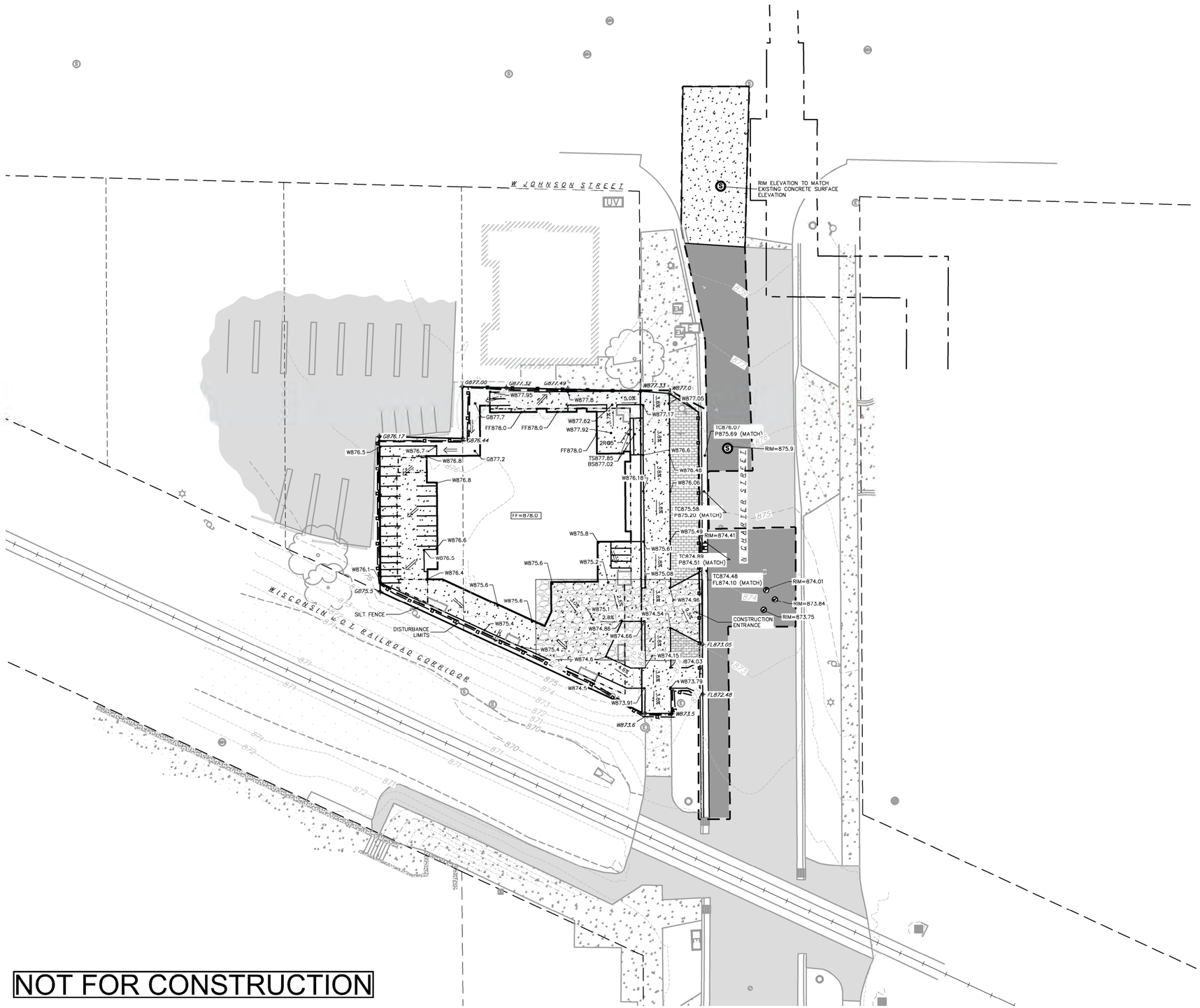
NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 12-06-2017
DRAFTER: JMAH
CHECKED: KJEN
PROJECT NO.: 160164
SHEET: 3 OF 7
DWG. NO.: C-3.0

05 Dec 2017 - 4:29p M:\Madison Property Mgmt\160164_222 N Charter Street\CADD\160164_Base.dwg by: jmah



NOT FOR CONSTRUCTION

ABBREVIATIONS

FF – FINISHED FLOOR
W – CONCRETE WALKWAY
P – PAVEMENT
G – GROUND
TS – TOP OF STEP
BS – BOTTOM OF STEP
R – RISER
TC – TOP OF CURB
FL – FLOW LINE

N
W E
S

GRAPHIC SCALE FEET
0 7.5 15 30

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED CONCRETE PAVERS
- PROPOSED RETAINING WALL
- PROPOSED PAVEMENT MARKING
- PROPOSED EDGE OF ASPHALT
- PROPOSED EDGE OF CONCRETE
- PROPOSED BUILDING FOOTPRINT
- CURB AND GUTTER (ACCEPTING CURB)
- PROPOSED ADA ROUTE

GRADING AND EROSION CONTROL LEGEND

- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- DRAINAGE DIRECTION
- TRACKING PAD

GRADING PLAN/SITE CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
4. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
6. ADA WALKWAYS MUST NOT EXCEED 5% SLOPE IN LONGITUDINAL DIRECTION WITHOUT A RAILING AND 8.3% WITH A RAILING. THE CROSS SECTION SLOPE OF AN ADA WALKWAY MUST NOT EXCEED 1.5% SLOPE.
7. TYPICAL SIDEWALK CROSS SECTION IS 1.5% SLOPE. THIS APPLIES TO ALL WALKWAYS IN THIS PLAN UNLESS OTHERWISE NOTED.
8. PAVEMENT PATCHES SHALL BE COMPLETED PER THE CITY OF MADISON SPECIFICATIONS.

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Grading and Erosion Control Plan

222 N Charter Street
City of Madison
Dane County, WI

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 12-06-2017
DRAFTER: JMAH
CHECKED: KJEN
PROJECT NO.: 160164
SHEET: 4 OF 7
DWG. NO.: C-4.0

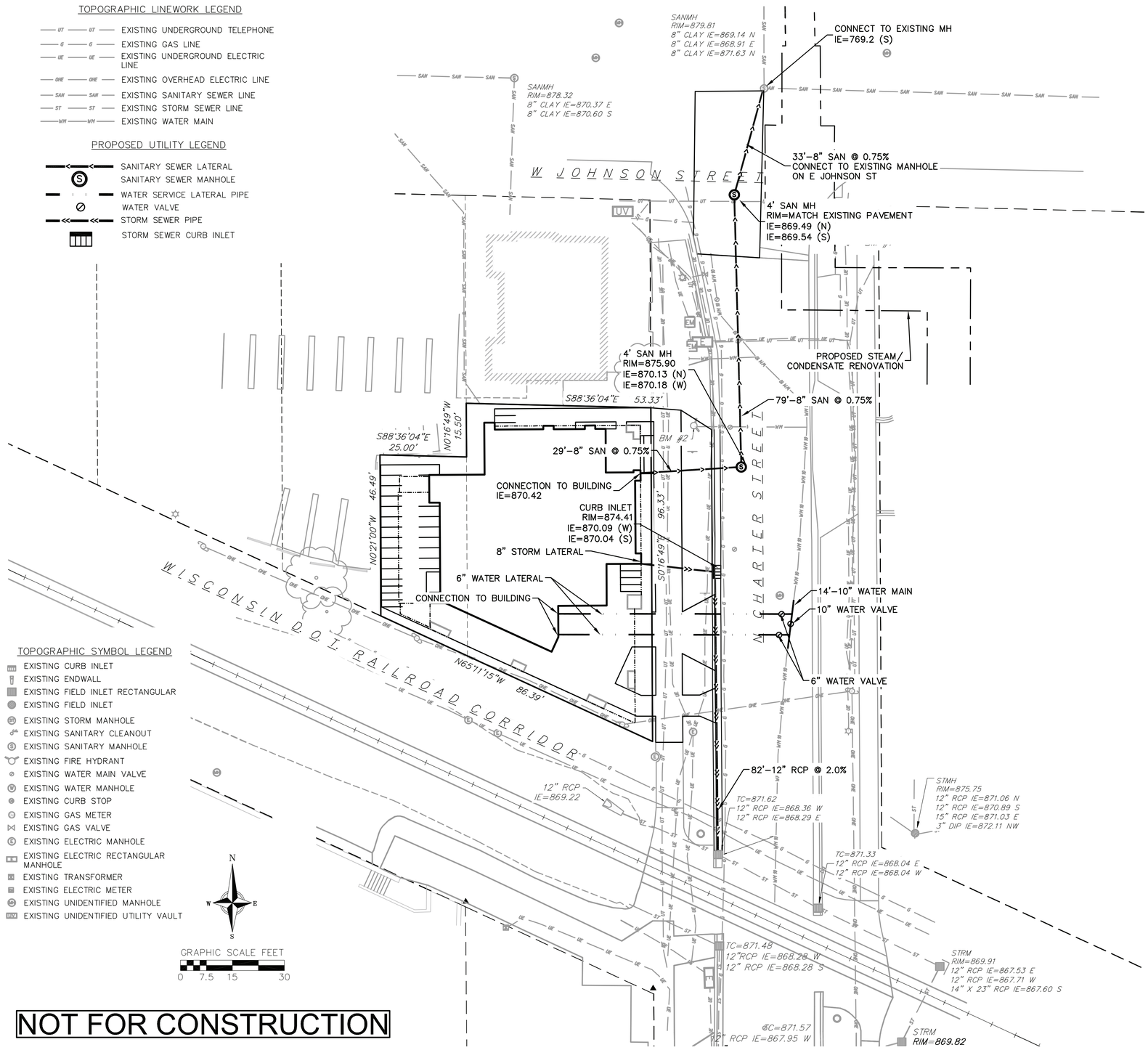
05 Dec 2017 - 4:10p M:\Madison Property Mgmt\160164_222 N Charter Street\CADD\160164_Base.dwg by: jmah

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN

PROPOSED UTILITY LEGEND

- SANITARY SEWER LATERAL
- SANITARY SEWER MANHOLE
- WATER SERVICE LATERAL PIPE
- WATER VALVE
- STORM SEWER PIPE
- STORM SEWER CURB INLET



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING WATER MANHOLE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT

GRAPHIC SCALE FEET
0 7.5 15 30

NOT FOR CONSTRUCTION

UTILITY NOTES:

1. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
3. UTILITY STRUCTURE RIM AND TOP OF CURB ELEVATIONS ON PLANS ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
4. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.
5. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PRIVATE WATER SERVICES SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
10. PRIVATE SANITARY LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
11. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS AND WATER SERVICES MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
12. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
13. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
14. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
15. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
16. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
18. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.0' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
20. CLEAN OUT ALL STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
21. SANITARY AND WATER LATERAL LOCATIONS SHALL BE VERIFIED BY THE ARCHITECT FOR CONNECTION LOCATIONS TO THE BUILDINGS.

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Utility Plan
222 N Charter Street
City of Madison
Dane County, WI

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE
AS SHOWN

DATE
12-06-2017

DRAFTER
JMAH

CHECKED
KJEN

PROJECT NO.
160164

SHEET
5 OF 7

DWG. NO.
C-5.0

05 Dec 2017 - 8:15p M:\Madison Property Mgmt\160164_222 N Charter Street\CADD\160164_Base.dwg by: jmah

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
11. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
12. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
13. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
14. EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
15. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER THIS SHEET. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
16. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
17. INSTALL MINIMUM 6'-7' WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL.
18. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
19. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
20. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
21. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
22. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL
3. ROUGH GRADE LOT
4. CONSTRUCT UNDERGROUND UTILITIES
5. CONSTRUCT BUILDING AND SURFACE LOT IMPROVEMENTS
6. RESTORE TERRACES
7. REMOVE SILT FENCE

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

   AFTER SEPTEMBER 15.

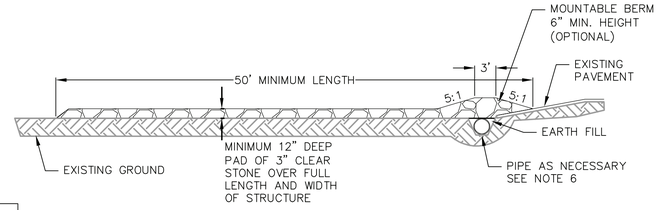
PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

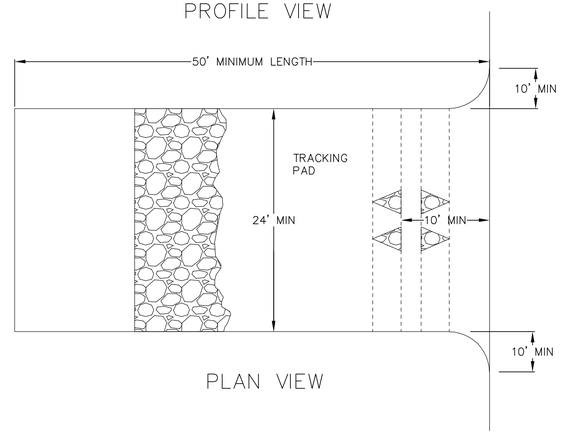
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:
USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH – MINIMUM OF 50'
3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1/6 TRACKING PAD
NOT TO SCALE

NOT FOR CONSTRUCTION

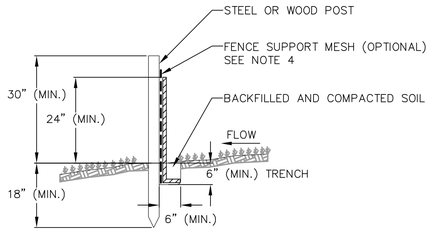
vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Construction Details
222 N Charter Street
City of Madison
Dane County, WI

REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

SCALE: AS SHOWN
DATE: 12-06-2017
DRAFTER: JMAH
CHECKED: KJEN
PROJECT NO.: 160164
SHEET: 6 OF 7
DWG. NO.: C-6.0

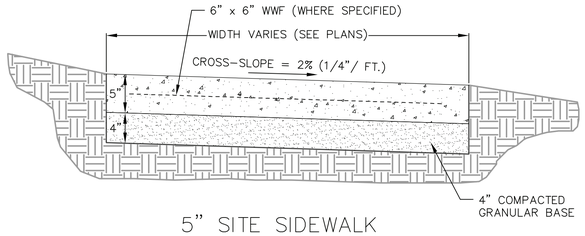


NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

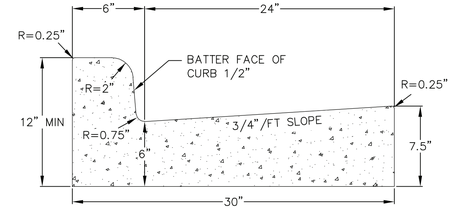
   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

1/7 SILT FENCE
NOT TO SCALE



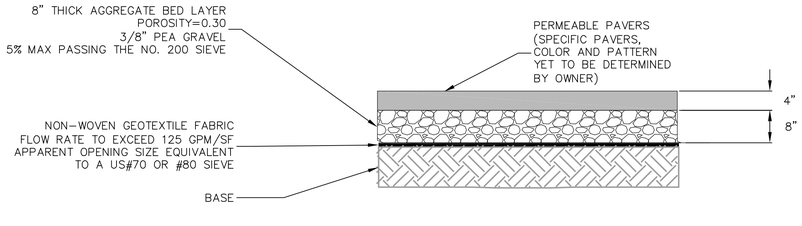
5" SITE SIDEWALK

2/7 5" SIDEWALK
NOT TO SCALE

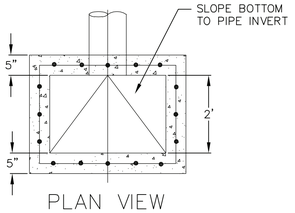


30" CURB AND GUTTER CROSS SECTION

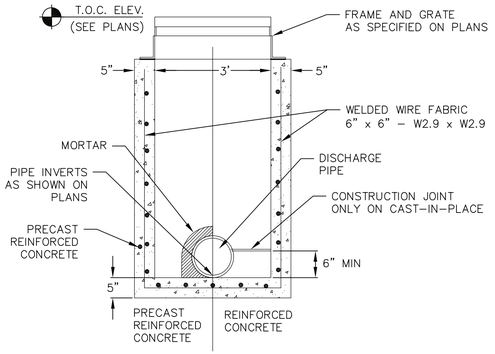
3/7 30" CURB AND GUTTER
NOT TO SCALE



4/7 PAVER SURFACE
NOT TO SCALE

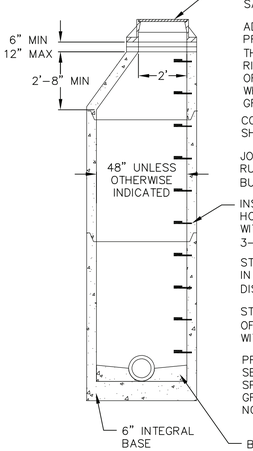


PLAN VIEW



CROSS SECTION

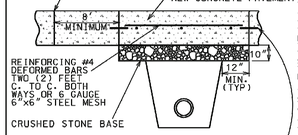
6/7 CURB INLET - TYPE 3, 2' x 3' BASIN
NOT TO SCALE



5/7 PRECAST CONCRETE MANHOLE
NOT TO SCALE

NOT FOR CONSTRUCTION

TYPE I
CONCRETE PAVEMENT



SEE SDD 3.10 FOR DOWEL AND PAVEMENT TIE INSTALLATION

TYPE I UTILITY TRENCH PATCH

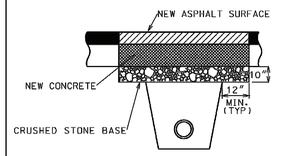
THE PAVEMENT SHALL BE REMOVED IN TWO STAGES. THE INITIAL PAVEMENT REMOVAL SHALL BE LIMITED TO THE AREA OF THE PROPOSED TRENCH. FULL-DEPTH SAWCUTTING WILL NOT BE REQUIRED FOR THIS PHASE OF THE PAVEMENT REMOVAL. AFTER THE TRENCH HAS BEEN BACKFILLED AND COMPACTED, AND AFTER THE BASE HAS BEEN RESTORED IN THE AREA OF THE TRENCH, AND AFTER SAWCUTTING THE NEW JOINTS THE FULL DEPTH OF THE EXISTING PAVEMENT (INCIDENTAL), THE REMAINING PAVEMENT TO BE REMOVED SHALL BE REMOVED WITHOUT DISTURBING THE EXISTING BASE.

THE SIZE OF THE PATCH SHALL BE DETERMINED BY THE TOP WIDTH OF THE TRENCH. THE LOCATION AND SKEW OF THE EXISTING TRANSVERSE JOINTS, THE CONDITION OF THE EXISTING PAVEMENT, AND THE CONDITION OF THE BASE. NEW TRANSVERSE JOINTS SHALL BE PARALLEL TO THE EXISTING TRANSVERSE JOINTS, AND SHALL BE A MINIMUM OF ONE (1) FOOT FROM THE TRENCH. THE DISTANCE BETWEEN NEW AND EXISTING TRANSVERSE JOINTS SHALL BE A MINIMUM OF EIGHT (8) FEET, MEASURED PERPENDICULAR TO THE JOINTS. THE PATCH SHALL BE A MINIMUM OF EIGHT (8) FEET IN LENGTH, AND SHALL HAVE THE SAME WIDTH AS THE PAVEMENT LANE.

THE PATCH SHALL BE NINE (9) INCHES IN THICKNESS OF HIGH EARLY STRENGTH CONCRETE, DOWELED AND TIED WITH EPOXY COATED BARS, AND REINFORCED, ALL IN ACCORDANCE WITH THE TYPICAL SECTION.

THE TRANSVERSE EDGES OF THE FINISHED PATCH SHALL BE FLUSH WITH THE EDGES OF THE EXISTING CONCRETE PAVEMENT. THE LONGITUDINAL SURFACE SHALL FORM A STRAIGHT LINE FROM EDGE TO EDGE WITHIN A TOLERANCE OF 1/8 INCH.

TYPE II
CONCRETE WITH ASPHALTIC OVERLAY



TYPE II UTILITY TRENCH PATCH

THE PATCH SHALL BE 7" HIGH EARLY STRENGTH CONCRETE BASE WITH THE SAME REINFORCEMENT AS THE EXISTING CONCRETE BASE, OVERLAID WITH ASPHALT UPPER LAYER. WHERE SPECIFIED, OR DIRECTED BY THE ENGINEER, THE BASE SHALL BE CONSTRUCTED OF ASPHALTIC BASE COURSE MATERIAL, SHALL BE THE SAME THICKNESS AS THE EXISTING BASE, AND SHALL BE LAID IN TWO OR MORE COMPACTED LIFTS OF NOT MORE THAN 3" IN THICKNESS EACH.

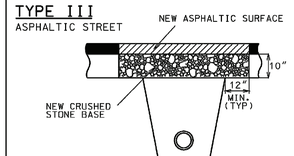
THE PAVEMENT ALONG THE PATCH SHALL BE SAWCUT, FULL DEPTH, AND INCIDENTAL TO THE TRENCH PATCH. THE EDGES OF THE PATCH SHALL BE VERTICAL, FREE OF LOOSE STONES OR CONCRETE PIECES, AND SHALL BE THOROUGHLY WETTED JUST PRIOR TO POURING THE NEW CONCRETE BASE.

THE TOP OF THE NEW CONCRETE OR ASPHALT BASE SHALL BE FLUSH WITH THE TOP OF THE EXISTING CONCRETE BASE.

PRIOR TO PLACING THE ASPHALT UPPER LAYER, THE EDGES OF THE PATCH AND THE SURFACE OF THE NEW CONCRETE BASE SHALL BE THOROUGHLY TACKED WITH LIQUID ASPHALT.

THE ASPHALT UPPER LAYER SHALL BE OF THE SAME THICKNESS AS THE EXISTING ASPHALT OVERLAY WITH A MINIMUM THICKNESS OF 3" AND A MAXIMUM THICKNESS OF 5½ UNLESS OTHERWISE SPECIFIED AND SHALL BE LAID IN ONE OR MORE COURSES AS DIRECTED BY THE ENGINEER. THE ASPHALTIC UPPER LAYER SHALL BE MACHINE LAID WHERE DIRECTED BY THE ENGINEER. WHERE THE ASPHALTIC UPPER LAYER IS MACHINE LAID, AND IS NOT MORE THAN 3" IN THICKNESS. THE ASPHALTIC SURFACE MAY BE LAID IN ONE LIFT.

TYPE III
ASPHALTIC STREET



TYPE III UTILITY TRENCH PATCH

THE PATCH SHALL BE CRUSHED STONE BASE COURSE, GRADATION NO. 2 OVERLAID WITH ASPHALT UPPER LAYER EQUAL IN THICKNESS TO THE EXISTING ASPHALTIC PAVEMENT WITH A MINIMUM THICKNESS OF 3" AND A MAXIMUM THICKNESS OF 5½ UNLESS OTHERWISE SPECIFIED AND LAID IN ONE OR MORE COURSES AS DIRECTED BY THE ENGINEER.

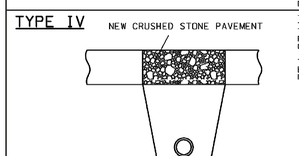
THE PAVEMENT ALONG THE PATCH SHALL BE SAWCUT, FULL DEPTH, AND INCIDENTAL TO THE TRENCH PATCH. THE EDGES OF THE EXISTING ASPHALTIC PAVEMENT SHALL BE FREE OF LOOSE STONES OR PAVEMENT MATERIAL.

THE CRUSED STONE BASE COURSE SHALL BE INSTALLED IN TWO LIFTS. THE LOWER LIFT SHALL BE THOROUGHLY MECHANICALLY COMPACTED PRIOR TO PLACING THE UPPER LIFT.

THE ASPHALT UPPER LAYER SHALL BE LAID IN TWO LIFTS. THE ASPHALT UPPER LAYER SHALL BE MACHINE LAID WHERE DIRECTED BY THE ENGINEER. WHERE THE ASPHALTIC UPPER LAYER IS MACHINE LAID AND IS NOT MORE THAN 3" IN THICKNESS, THE ASPHALT SURFACE COURSE MAY BE IN ONE LIFT.

PRIOR TO PLACING THE ASPHALT UPPER LAYER, THE EDGES OF THE PATCH AND THE SURFACE OF THE CRUSED STONE BASE SHALL BE TACKED AND PRIMED WITH LIQUID ASPHALT.

TYPE IV



TYPE IV UTILITY TRENCH PATCH

THE PATCH SHALL BE 9" CRUSHED STONE BASE COURSE, GRADATION NO. 2. FULL DEPTH SAWCUTTING OF ADJACENT PAVEMENT (IF ANY) SHALL BE CONSIDERED INCIDENTAL TO THE TRENCH PATCH.

THE CRUSHED STONE BASE COURSE SHALL BE INSTALLED IN THREE LIFTS. EACH LIFT SHALL BE THOROUGHLY MECHANICALLY COMPACTED PRIOR TO PLACING SUCCEEDING LIFTS.

CITY OF MADISON ENGINEERING DIVISION	
TYPICAL PAVEMENT PATCH SECTIONS	
2012	STANDARD DETAIL DRAWING 5.2.4

5.2.4

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

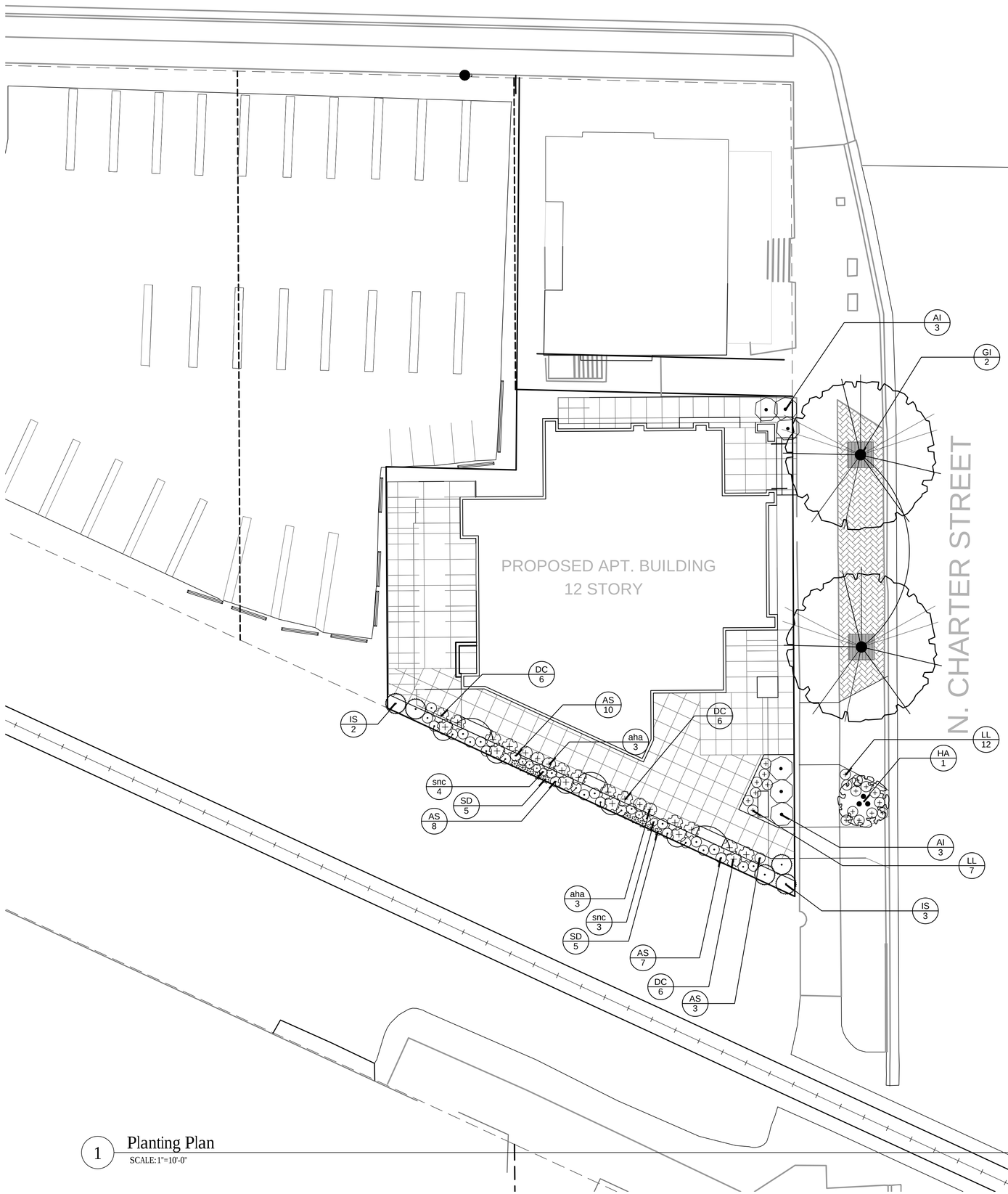
Construction Details

222 N Charter Street
City of Madison
Dane County, WI

REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 12-06-2017
DRAFTER: JMAH
CHECKED: KJEN
PROJECT NO.: 160164
SHEET: 7 OF 7
DWG. NO.: C-6.1



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY
	GI	Gleditsia triacanthos inermis `Harve` TM / Northern Acclaim Thornless Honey Locust	15 gal		2
SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	aha	Amsonia hubrichtii `Halfway to Arkansas` / Arkansas Blue Star	1 gal	30" o.c.	5
	AI	Aronia melanocarpa `Iroquois Beauty` TM / Black Chokeberry	5 gal	54" o.c.	6
	DC	Diervilla sessilifolia `Cool Splash` / Cool Splash False Honeysuckle	3 gal	36" o.c.	18
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	HA	Hamamelis vernalis `Autumn Embers` / Ozark Witchhazel	5 gal	120" o.c.	1
EVERGREEN SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	IS	Ilex glabra `Shamrock` / Inkberry	5 gal	48" o.c.	5
PERENNIALS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	AS	Allium x `Summer Beauty` / Summer Beauty Allium	1 gal	24" o.c.	28
	LL	Liriope muscari `Majestic` / Majestic Liriope	1 gal	24" o.c.	19
	snc	Salvia nemorosa `Caradonna` / Cardonna Perennial Salvia	1 gal	18" o.c.	7
	SD	Sedum x `Dazzleberry` / Dazzelberry Stonecrop	1 gal	18" o.c.	10

1 Planting Plan
SCALE: 1"=10'-0"

0 10' 20'
1" = 10'-0"

NORTH

December 1, 2017

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

CONSULTANT

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600

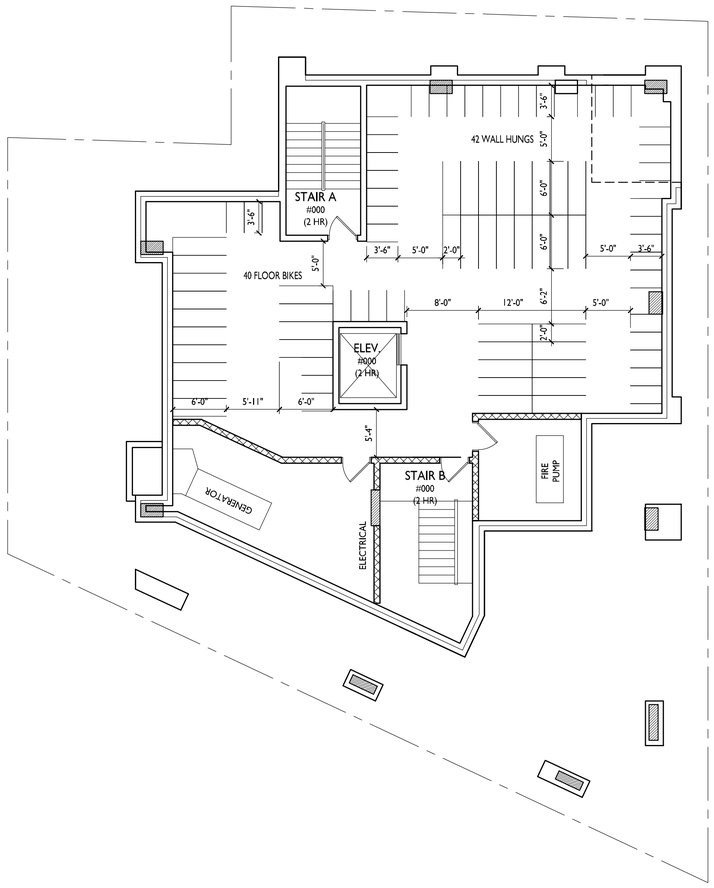
ISSUED
Issued UDC Info Submittal– August 2, 2017
Issued UDC Info Submittal– November 1, 2017

PROJECT TITLE
222 N. Charter Street

Planting Plan
SHEET TITLE

SHEET NUMBER
L–1.0

PROJECT NO.



1 A-1.0 BASEMENT PLAN

1/8"=1'-0"

knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

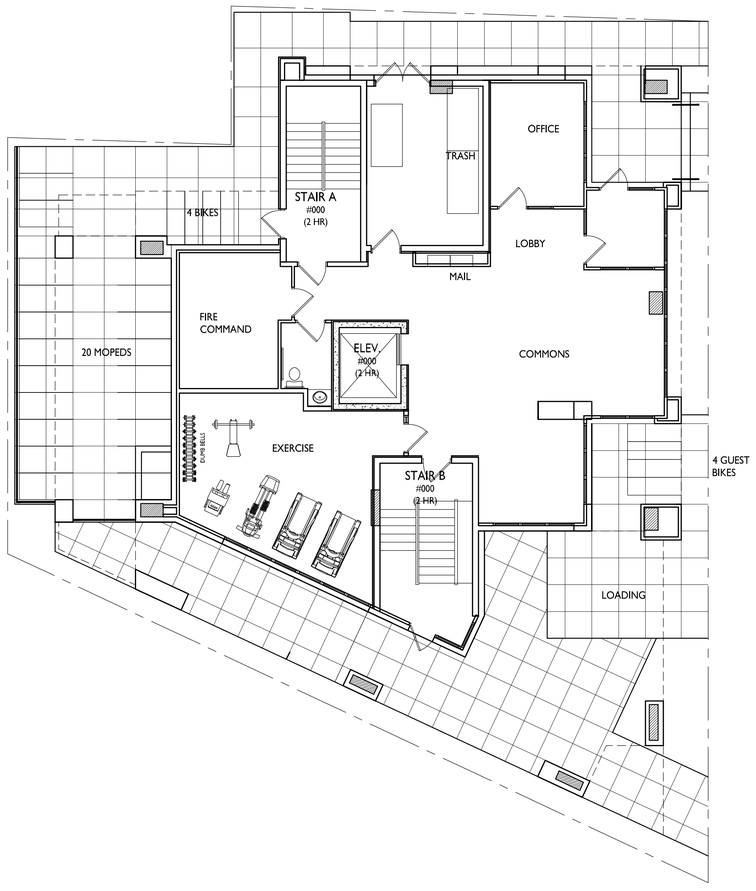
ISSUED
Land Use Submittal - December 6, 2017

PROJECT TITLE
222 N. Charter Street

SHEET TITLE
Basement Plan

SHEET NUMBER
A-1.0

PROJECT NO.



1 / A-1.1 FIRST FLOOR PLAN

1/8"=1'-0"

knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

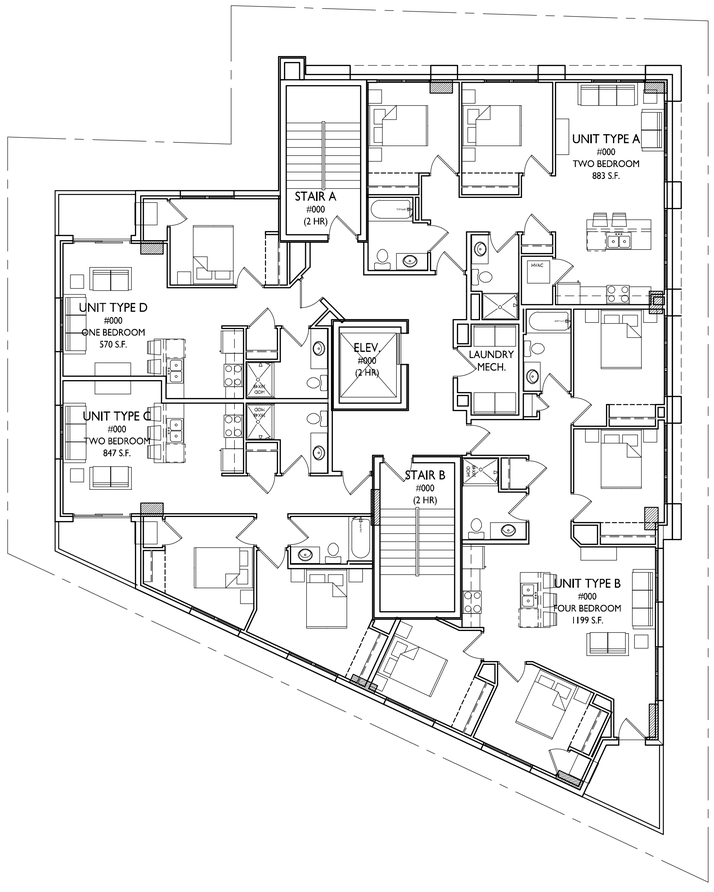
ISSUED
Land Use Submittal - December 6, 2017

PROJECT TITLE
222 N. Charter Street

SHEET TITLE
First Floor Plan

SHEET NUMBER
A-1.1

PROJECT NO.



1 A-1.2 SECOND & THIRD FLOOR PLAN

1/8"=1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

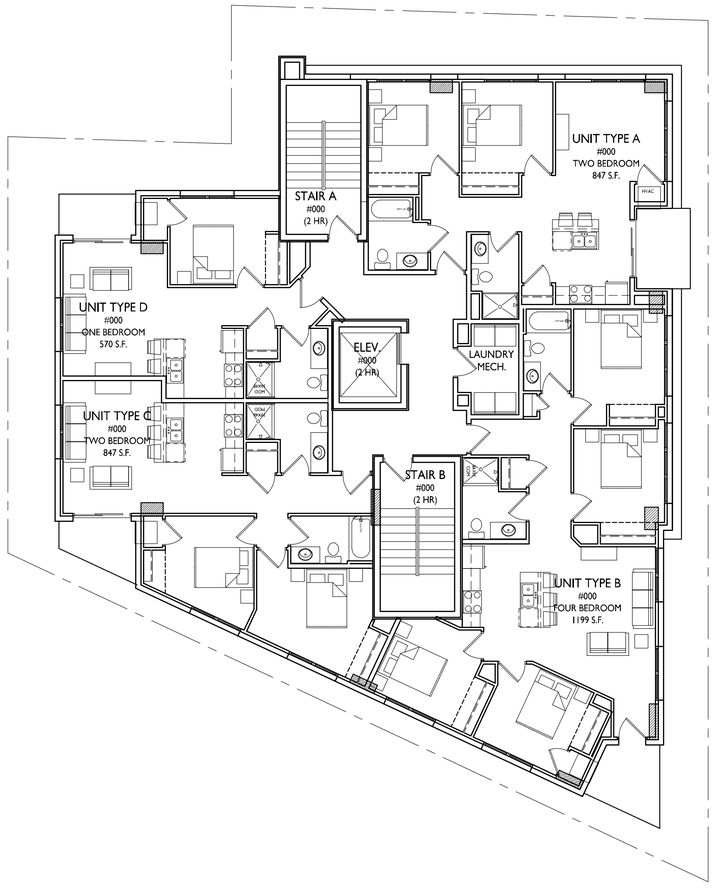
ISSUED
Land Use Submittal - December 6, 2017

PROJECT TITLE
222 N. Charter Street

SHEET TITLE
Second & Third Floor Plan

SHEET NUMBER
A-1.2

PROJECT NO.



1 A-1.3 FOURTH-ELEVENTH FLOOR PLAN

1/8"=1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

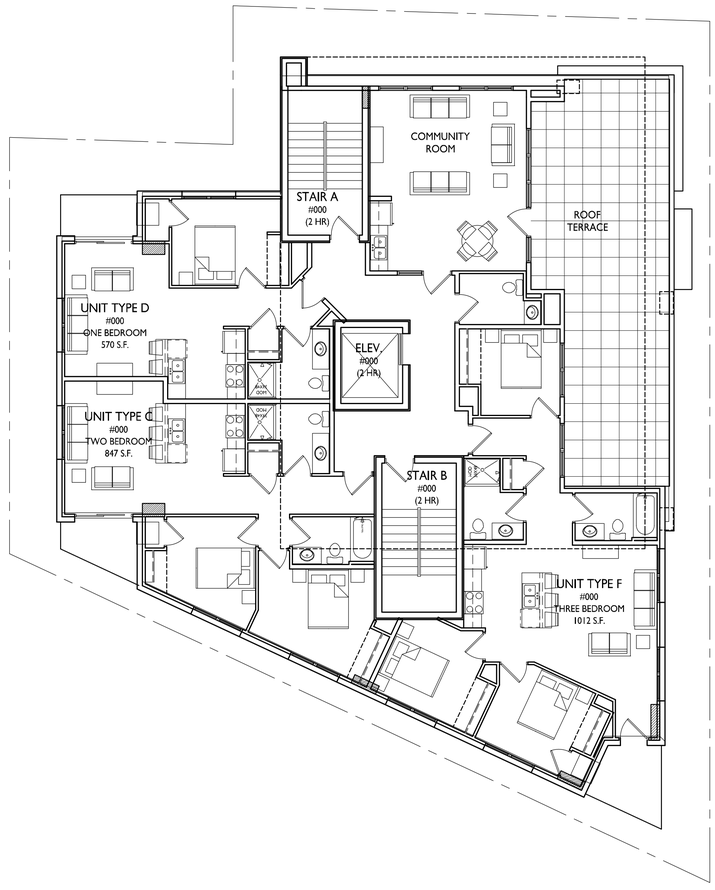
ISSUED
Land Use Submittal - December 6, 2017

PROJECT TITLE
222 N. Charter Street

SHEET TITLE
Fourth-Eleventh Floor Plan

SHEET NUMBER
A-1.3

PROJECT NO.



1 / A-1.4 TWELFTH FLOOR PLAN

1/8"=1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

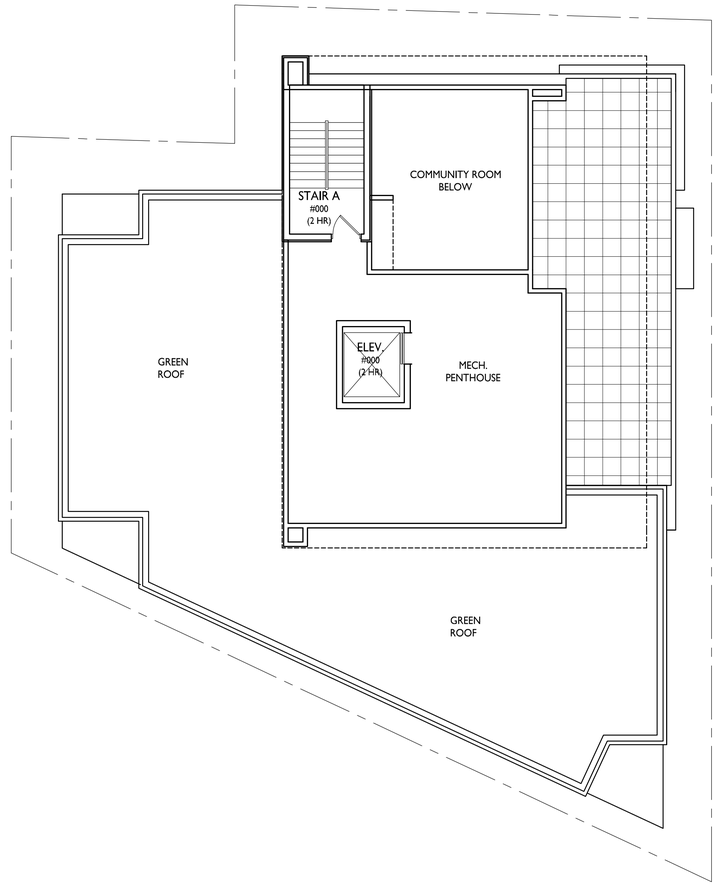
ISSUED
Land Use Submittal - December 6, 2017

PROJECT TITLE
222 N. Charter Street

SHEET TITLE
Twelfth Floor Plan

SHEET NUMBER
A-1.4

PROJECT NO.



1 A-1.5 ROOF PLAN

1/8"=1'-0"

knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

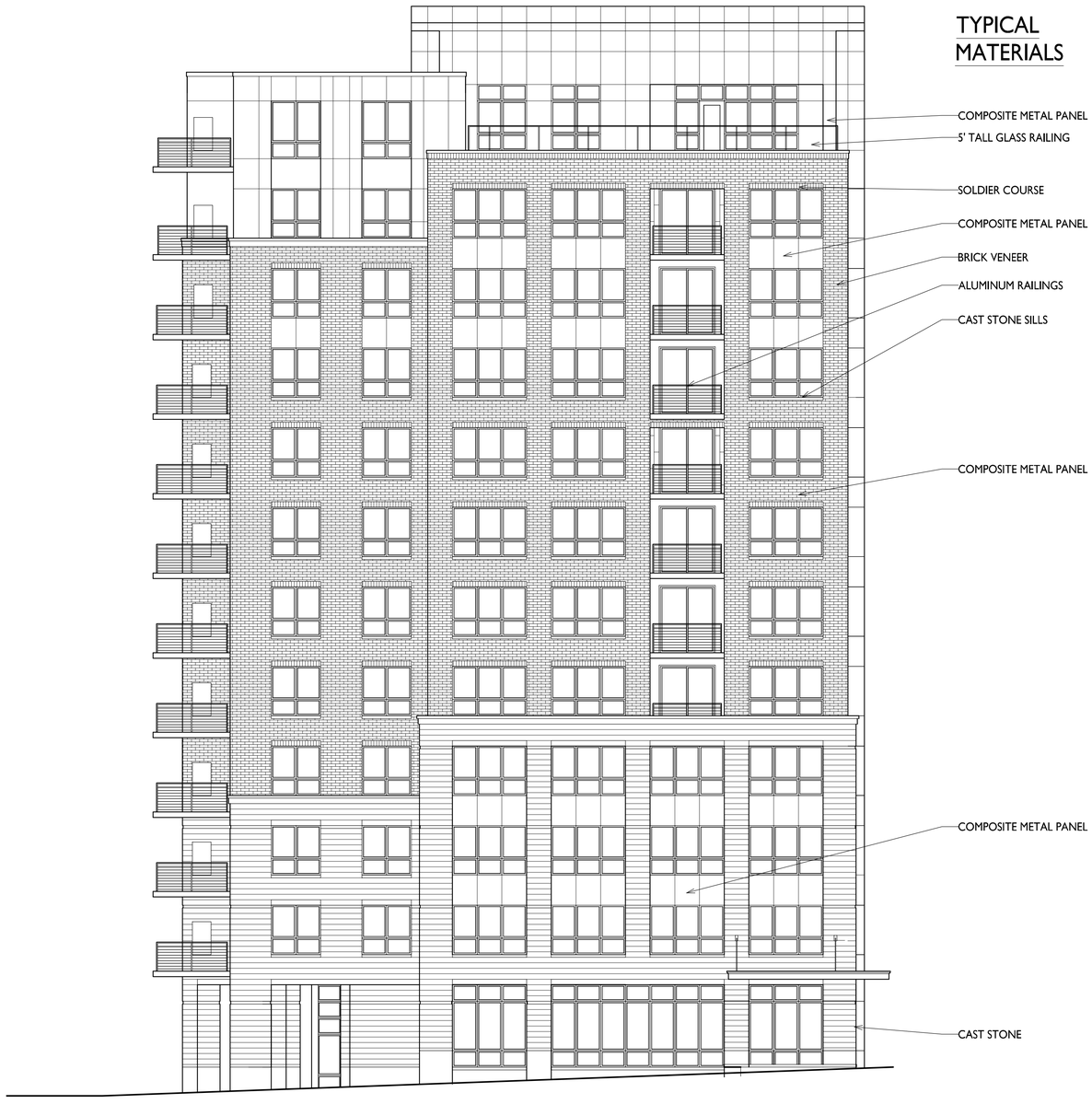
ISSUED
Land Use Submittal - December 6, 2017

PROJECT TITLE
222 N. Charter Street

SHEET TITLE
Roof Plan

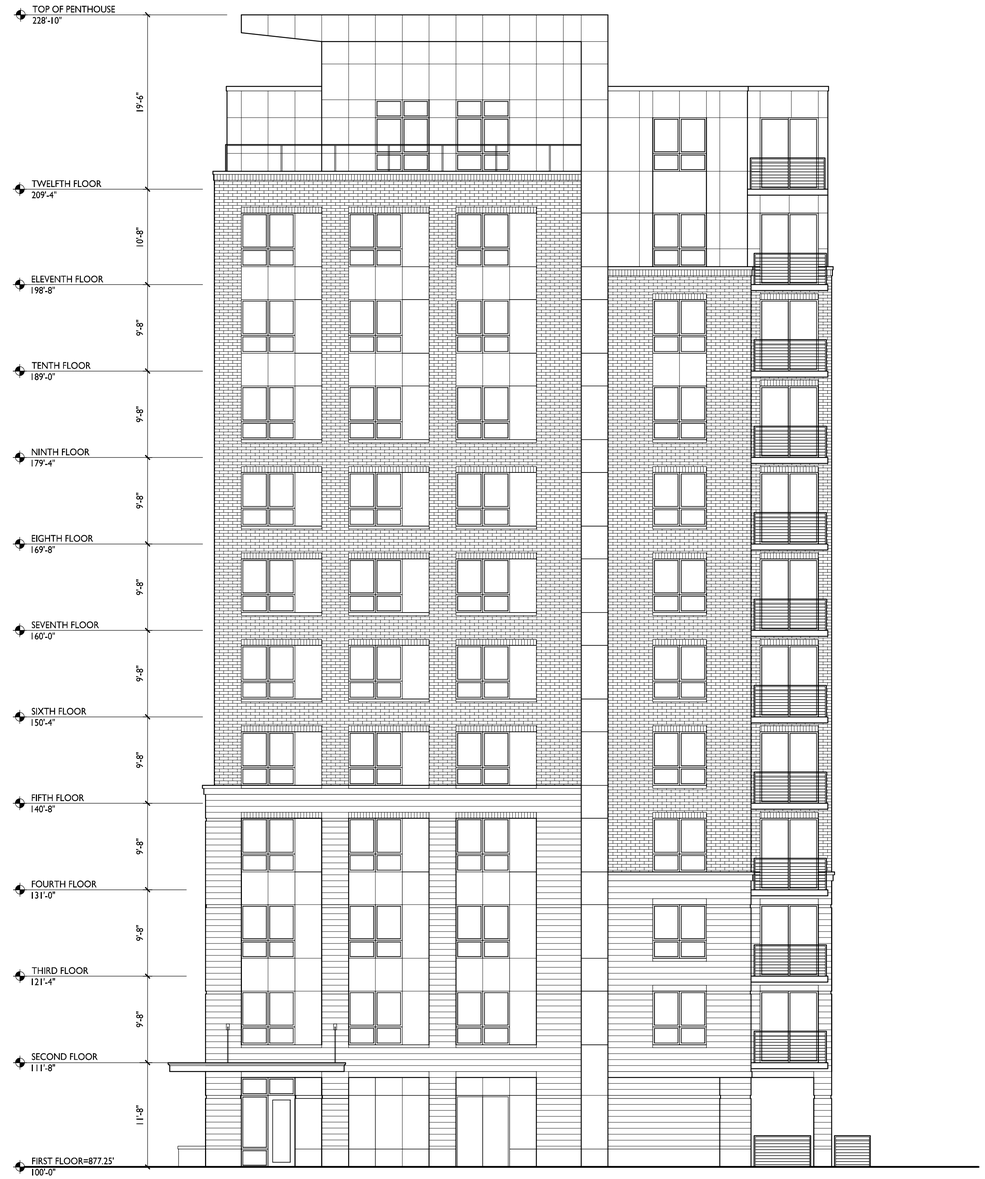
SHEET NUMBER
A-1.5

PROJECT NO.



1 A-2.1 ELEVATION ALONG N. CHARTER STREET

1/8"=1'-0"



2 A-2.1 NORTH ELEVATION

1/8"=1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

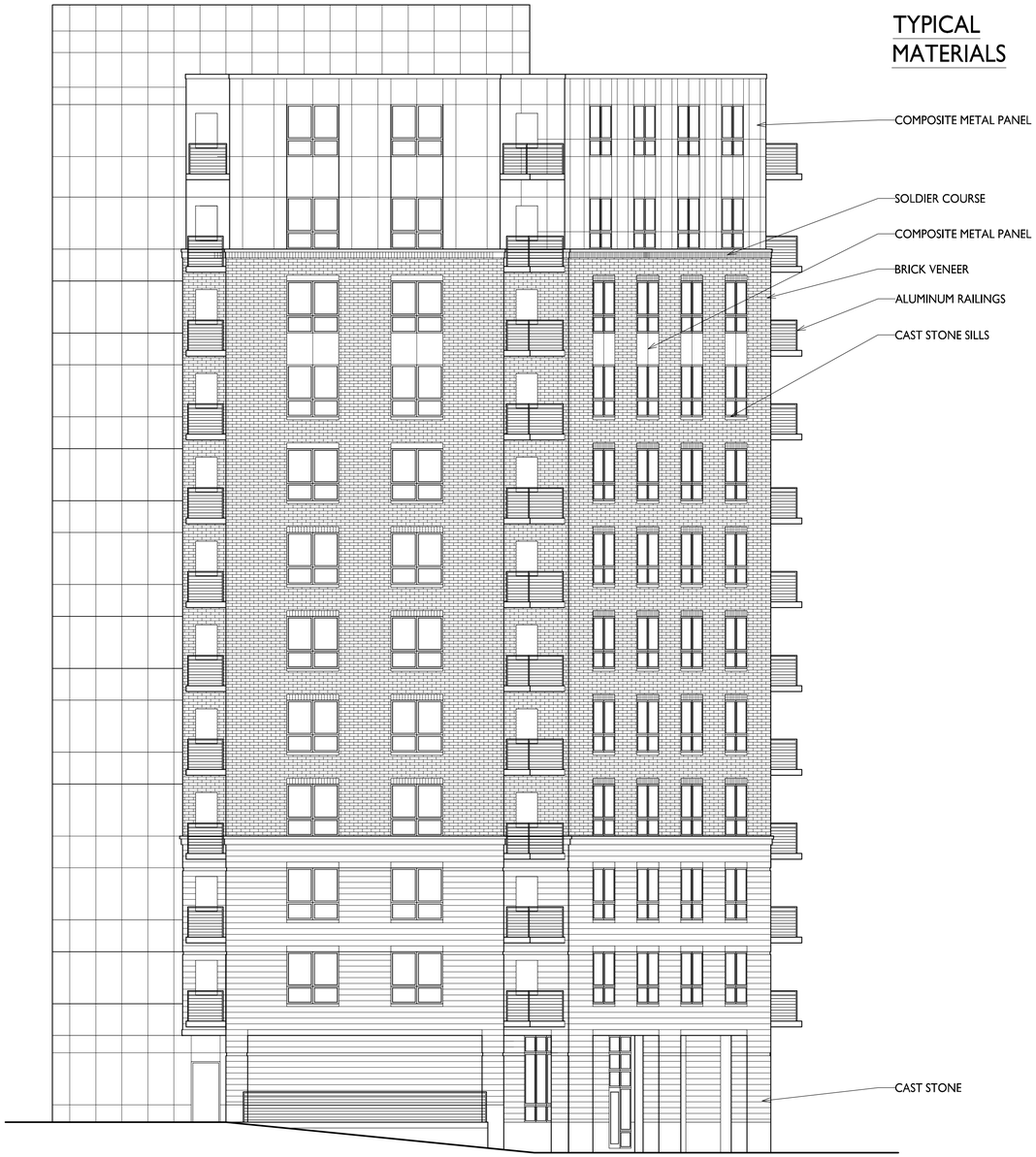
ISSUED
Land Use Submittal - December 6, 2017

PROJECT TITLE
222 N. Charter Street

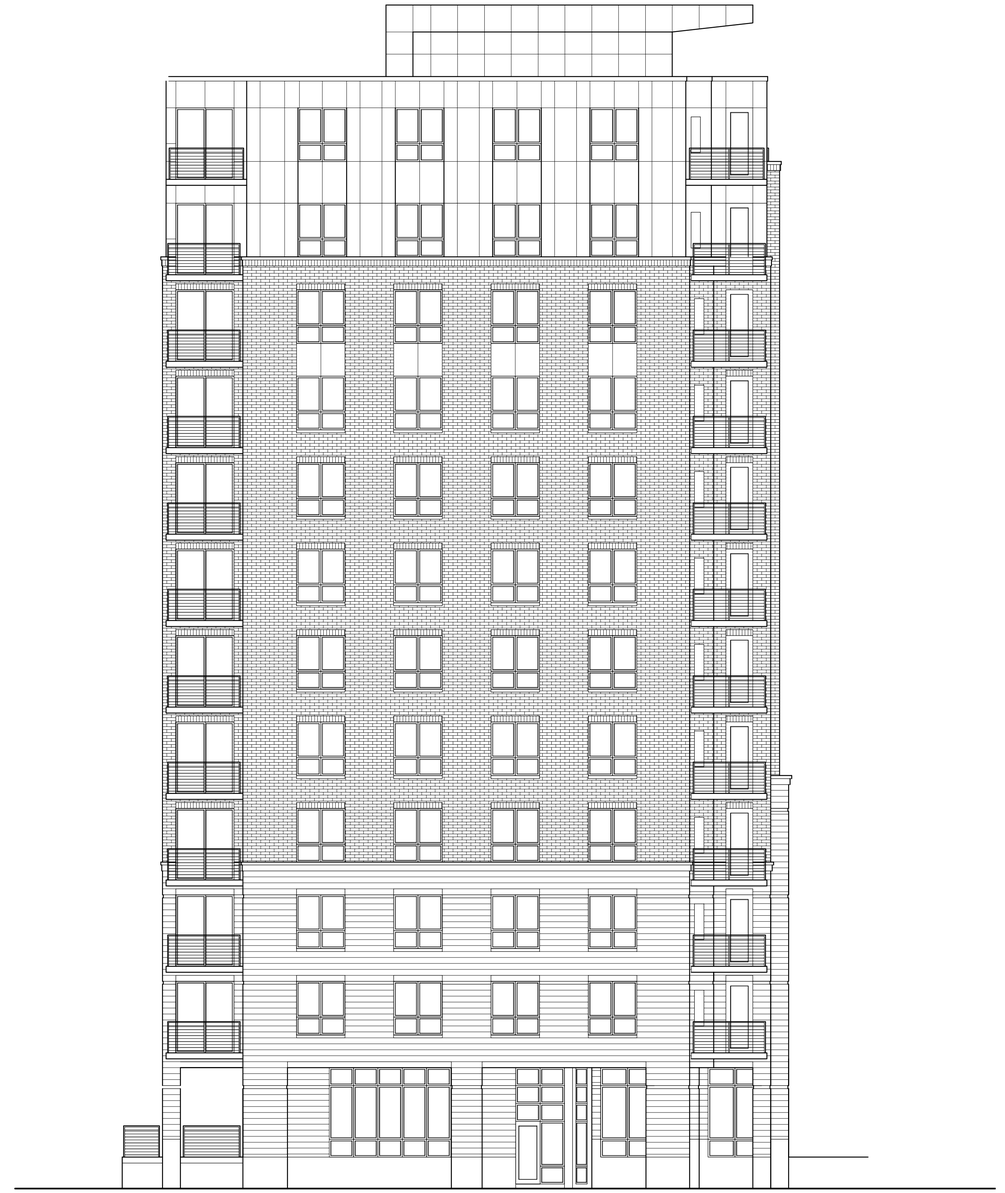
SHEET TITLE
Elevations

SHEET NUMBER
A-2.1

PROJECT NO.



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



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

knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Land Use Submittal - December 6, 2017

PROJECT TITLE
222 N. Charter Street

SHEET TITLE
Elevations

SHEET NUMBER
A-2.2

PROJECT NO.

kba
knothe bruce
ARCHITECTS

A-2.3

222 N. Charter Street
Madison, WI
December 6, 2017

A-2.4

222 N. Charter Street
Madison, WI
December 6, 2017

kba
knothe bruce
ARCHITECTS

knothe bruce ARCHITECTS

A-2.5

222 N. Charter Street
Madison, WI
December 6, 2017