

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____

1. Project Information

Address: 1548 Waldorf Blvd Lot 1
Title: Midtown Reserve Apartments

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested Jan 16th
☒ New development ☐ Alteration to an existing or previously-approved development
☐ Informational ☐ Initial approval ☐ Final approval

3. Project Type

☐ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☒ Planned Multi-Use Site or Residential Building Complex

Signage
☐ Comprehensive Design Review (CDR)
☐ Signage Variance (i.e. modification of signage height, area, and setback)
Other
☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Kirk Biodrowski Company Sketchworks Architecture
Street address 7780 Elmwood Ave City/State/Zip Middleton, WI 53562
Telephone 608-836-7570 Email kbiodrowski@sketchworksarch.com
Project contact person _____ Company _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____
Property owner (if not applicant) _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____

5. Required Submittal Materials

- ☒ Application Form
- ☒ Letter of Intent
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☒ Development plans (Refer to checklist provided below for plan details)
- ☒ Filing fee
- ☒ Electronic Submittal*

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with UDC informational review on Aug 15th, 2018.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Shirley Paulowski Kirk Bidzinski Relationship to property Architect
 Authorized signature of Property Owner Date _____

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- ☒ Planned Multi-Use Site or Residential Building Complex



Jan 3rd, 2019

City of Madison
Urban Design Commission
215 Martin Luther King Blvd
Ste 017
Madison, WI 53703

RE: Urban Design Commission: Letter of Intent
1848 Waldorf Blvd Lot 1 (Midtown Reserve Apartments)

Dear Commission members:

On behalf of Midtown Reserve Apartments, Sketchworks Architecture, LLC is submitting this letter of intent and application for a Concept Site and Building Plan Submittal at 1848 Waldorf Blvd, Lot 1. We are seeking Plan Commission approval for a new apartment building and associated parking in the area zoned as Midtown Commons: Commercial/ Mixed Use (GDP – Type V). This site was part of the original lot 90 and is being separated into (2) lots for the third time. We are also seeking a change to the original GDP's maximum number of dwelling units from 42 to 131 (we are only adding 34 units) the additional unit increase is for units already added to lot 90 as a result of the previous lot separations but were never entered into the city's record). We are also seeking a change to the GDP to allow for the building to exceed the maximum front yard setback of 10'-0". There is an 8'-0" easement from the property line. The building has been held back another 5'-0" from the easement to ensure that the building does not violate the easement. In addition, room was necessary to place a sidewalk to allow ADA access to the front entry.

On June 20th, 2018 we presented our concept to the planning division for initial feedback on the project. On July 19th, 2018 we presented a further developed plan to the planning and city engineers through a DAT meeting. We also presented to the UDC for informational review on Aug 15th, 2018. We met with Alder McKinney on Aug 29th, 2018. Then we have had (2) neighborhood meetings one on Sept 9th, 2018 and the next on Oct 22nd, 2018. We had another meeting with planning and zoning to discuss the changes to the GDP. Finally, we had another meeting with Chris Wells where we discussed the requirements of the Waldorf street design, which has led us to the changes that are included with this submittal.

Through all of our meetings with the city and the Alder we have had positive feedback on the proposed use and design. We have made adjustments to the building and site as a result of all of these meetings.

Proposal Summary: This is a three story 34 unit residential apartment building with (3) studios, (16) one bedrooms, (3) one bedroom and den, (10) 2 bedrooms, and (2) 2 bedrooms and den. An underground parking garage is located beneath the building with (34) parking stalls, (22) floor mounted bike stalls, and (9) vertical mounted bike stalls. In addition, there are (4) bike parking stalls at ground level ((2) at the main entry and (2) at the stair entry), and (8)



parking stalls. The building area, including parking, is 51,263 SF. Of which 36,975 SF is above average grade residential apartment use. The building height is 43'-6" at it's highest point (stair for roof access) with the majority of the building being 33'-38' in height. Midtown commons GDP-Commercial/ Mixed use maximum height is 4 stories and 60'-0".

Existing conditions:

The site is currently unoccupied. There is no current onsite stormwater treatment. The site abuts Waldorf Blvd and a private access road. There is an existing multi-unit condo building to the North, a multi-unit apartment building to the West and a veterinary clinic to the South.

Legal Description:

Certified survey map NO 11859 as recorded in Dane County Register of Deeds in vol 72 page 319 of Certified Surveys, Lot 1, located in SE ¼ of the SE ¼, section 34, T7N-R8E City of Madison, Dane County WI

Proposed use:

The proposed use of the building is a 51,263 SF multi-tenant residential building. This building has 34 units. There will be a total of (42) parking stalls and (35) bike stalls. The trash enclosure will be located South of the building along the access road to the West of the surface parking. The enclosure will be clad with the same lap siding material as on the building and will adhere to the City of Madison's requirements.

Design Attributes:

The building was designed to meet or exceed the aesthetic requirements for a building in this neighborhood. It is a three story building, that is 43'-6" tall at the stair roof access. The building averages between 33'-38'. The building is designed with varying roof heights to give interest to the façade. Roof top units are not being considered at this time, so no screening is proposed.

Street side facades are articulated to add interest to the façade. The building is lowered to a single story along Walldorf Blvd. This section of the building houses the main entry as well as the fitness and community centers.

The materials selected for the building are brick and painted siding (cement board or equiv). They were chosen to give warmth to the exterior while maintaining the contextual integrity of the region. The brick will be utility size in order to maintain the proper scale with the building. The selected brick is a smooth faced brick of a red-brown color with iron deposits to add texture. The siding selected is ~6" lap siding with wood texture, colors: light tan and med brown.

Preliminary Storm Water Management Summary:

The stormwater management plan is designed to meet the City of Madison, Dane County, and Wisconsin Department of Natural Resources (WDNR) stormwater management standards. Proposed stormwater facilities include the construction of an infiltration basin. The stormwater facilities are designed to treat the site to City of Madison "new" development standards. An existing regional basin will treat the site for total suspended solids and maintain predevelopment peak runoff rate for the 2-year, 24 hour and 10-year, 24-hour storm event. The infiltration basin on site will infiltrate 90% of the pre-development infiltration volume and maintain predevelopment peak runoff rate of the 100-year, 24-hour storm event.

**Utilities:**

The building's sanitary sewer and water service will be tied in via the existing system by coring and connecting to an existing manhole. The existing sanitary main is an 8" PVC pipe and the lateral to the building will be an 8" PVC pipe. Water service will be provided by connecting to an existing water lateral and extending it to the building using 6" ductile iron.

Fire Truck Access:

Fire access to the building has been designed to comply with the City of Madison Fire Apparatus Access and Fire Hydrant Worksheet, which has been included in this submittal. The proposed fire lane surrounds the building on the east, west, and south side and at least two fire hydrants are within a 500' hose lay distance at any given location within the fire lane. The private drive along the south side of the property will be widened to accommodate a 26' wide fire lane to meet aerial apparatus requirements. All portions of the building's exterior walls are within 250' of the fire lane, as required for buildings with automatic fire sprinkler systems. The design team has prepared this fire access plan with input from the City of Madison Fire Department.

Hours of Operation (Proposed and subject to change):

N/A

Project Data:

Project Name:	Midtown Reserve Apartments
Address:	1848 Waldorf Blvd, Lot 1
Estimated Project Cost:	\$5 million
Lot size:	.94 acres
Proposed Use:	Residential
Building Area:	54,357 GSF
Parking units:	34 underground
Parking public:	8 surface
ISR:	66 %
Number of Jobs:	2 full time
Public Subsidy:	None at this time

Zoning District:

The property is currently zoned Midtown Commons GDP – Commercial/ Mixed use.

Project Schedule:

The project construction schedule will be as follows:

Common Council Final Approval:	Feb 5 th , 2018
Plan Submittal:	April 1 st , 2018
Permit Submittal:	April 28 th , 2018
Start Construction	May 1 st , 2018



Project Team:

The key individuals and firms involved in this planning and design process include:

Tenant/ Building Owner:

Sherry Yu
4698 Sunset Ridge Dr
Middleton, WI 53562
Contact Sherry Yu

Architect:

Sketchworks Architecture, LLC
7780 Elmwood Ave Ste 208
Middleton, WI 53562
Contact: Kirk Biodrowski
(608) 836-7570

Structural Engineer:

MP Squared Structural Engineers, LLC
583 D'Onofrio Dr, Ste 201
Madison, WI 53719
Contact: Jake Haack
(608) 821-4774

Civil Engineer:

JSD Professional Services, Inc
161 Horizon Dr, STE 101
Verona, WI 53593
Contact: Kevin Yeska
(608) 848-5060

General Contractor :

1848 Construction, Inc
6607 University Ave
Middleton, WI 53562
Contact : Scott Johnson
(608) 833-1848

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

A handwritten signature in black ink that reads "Kirk Biodrowski". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Kirk Biodrowski
Sketchworks Architecture, LLC

MIDTOWN RESERVE

1848 WALDORF BLVD. LOT 1,
MADISON, WI



PROJECT DATA

LOCATION: 1848 WALDORF BLVD, LOT 1
MADISON, WI

REGULATING MUNICIPALITIES:
MIDTOWN COMMONS GDP
CITY OF MADISON
DANE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
CITY OF MADISON ZONING ORDINANCES
DANE COUNTY ZONING ORDINANCES
WISCONSIN ADMINISTRATIVE CODE
2015 INTERNATIONAL BUILDING CODE
ACCESSIBILITY ANSI A117.1 - 2013

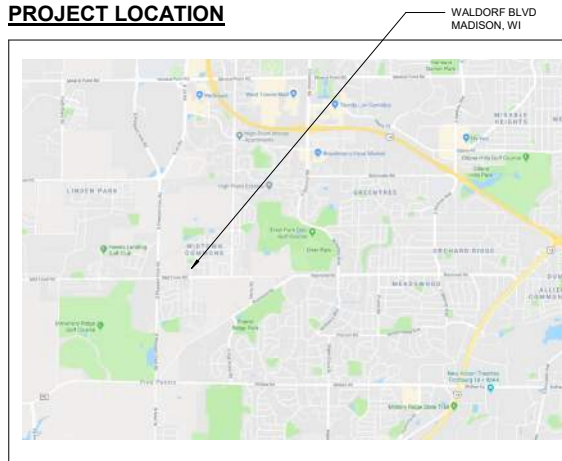
PROJECT DESCRIPTION:
MULTI-STORY DEVELOPMENT CONSISTING OF;
(3) STORIES OF R-2 OCCUPANCY
ONE (1) LEVEL OF UNDER-BUILDING PARKING
FULLY SPRINKLERED NFPA - 13R

BUILDING AREA:
1st FLOOR = 13,993 SF - 12 DWELLING UNITS
2nd FLOOR = 11,520 SF - 11 DWELLING UNITS
3rd FLOOR = 11,462 SF - 11 DWELLING UNITS
PARKING: 14,288 SF - 34 PARKING STALLS
RESIDENTIAL TOTAL AREA = 36,975 SF - 34 TOTAL UNITS
BUILDING TOTAL = 51,263 SF

GRADE PLANE:
2.7' BELOW FIRST FLOOR ELEVATION (1091.3')

BUILDING HEIGHT:
43'-6" AT STAIR TOWER, 33'-38' TYPICAL.

PROJECT LOCATION



BUILDING LOCATION



PROJECT CONTACTS:

OWNER:
SHERRY YU
4698 SUNSET RIDGE DR
MIDDLETON, WI 53562

CONTACT:
SHERRY YU
608-698-1500

ARCHITECT:
SKETCHWORKS ARCHITECTURE, LLC
7780 ELMWOOD AVE., STE 208
MIDDLETON, WI 53562

CONTACT:
BRAD KONING (ARCHITECT)
KIRK BIODROWSKI (DESIGNER)
608-836-7570

GENERAL CONTRACTOR:
1848 CONSTRUCTION, INC
6607 UNIVERSITY AVE
MIDDLETON, WI 53562

CONTACT:
SCOTT JOHNSON
608-833-1848

STRUCTURAL ENGINEER:
MP-SQUARED STRUCTURAL ENGINEERS, LLC
583 D'ONOFRIO DR., STE 201
MADISON, WI 53719

CONTACT:
JAKE HAACK
608-821-4774

CIVIL ENGINEER / LANDSCAPE:
JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DR., STE #101
VERONA, WI 53593

CONTACT:
KEVIN YESKA
608-848-5060



Sketchworks
architecture llc
7780 Binwood Ave., Madison, WI 53682
(608) 486-2370 www.sketchworkllc.com



MIDTOWN RESERVE

NEW MULTI-FAMILY

**1848 WALDORF BLVD. LOT 1,
MADISON, WI**

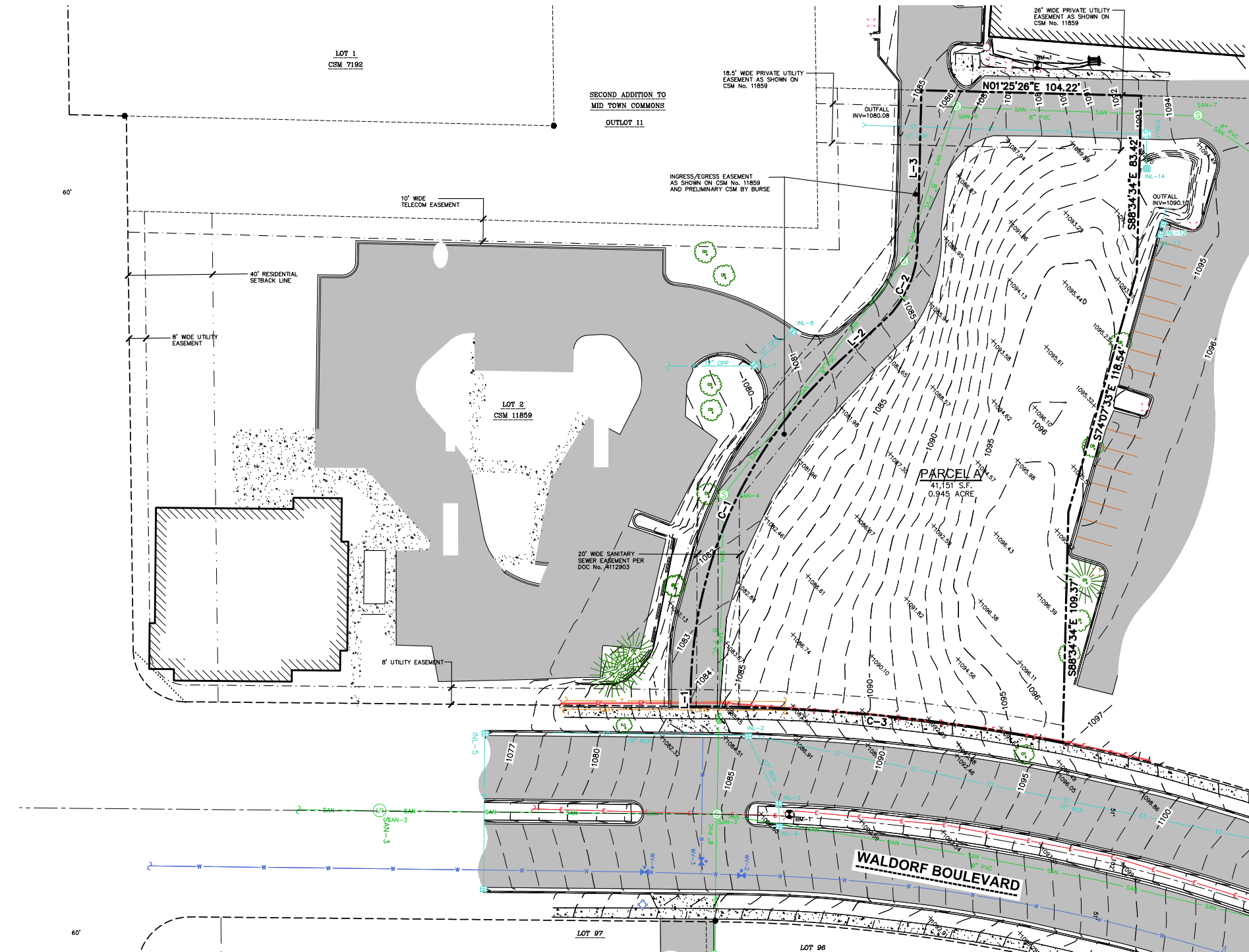
COVER SHEET

Project Status

[illegible]

UDC/PC

PRELIMINARY



STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE	
INL-1	1103.88	S	1100.38 18"	RCP	
INL-2	1085.02	N	1100.38 18"	RCP	
		E	1085.02 18"	RCP	
INL-3	1086.82	N	1081.02 18"	RCP	
		NE	1081.29 12"	RCP	
INL-4	1086.77	SW	1082.14 12"	RCP	
		E	1082.20 12"	RCP	
INL-5	1075.68	W	1082.33 12"	RCP	
		E	1082.67 12"	RCP	
INL-7	1079.64	S	1070.44 18"	RCP	
		N	1070.58 18"	RCP	
INL-8	1081.14	E	1070.88 12"	RCP	
		SW	1074.24 12"	CPP	
INL-14	1089.95	SE	1077.44 12"	CPP	

STORM SEWER MANHOLE					
MANHOLE ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE	
STM-1	1093.32	S	1084.53 12"	CPP	
		E	1084.53 12"	CPP	

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE	PIPE TYPE	
SAN-1	1106.28	S	1093.53 8"	PVC	
		W	1093.53		
		N	1095.53		
SAN-2	1084.81	E	1093.62		
		S	1073.60		
		W	1073.74		
SAN-4	1081.26	N	1073.76		
		E	1073.76		
		NW	1074.43		
SAN-5	1085.92	SE	1075.50		
		NW	1075.54		
		SE	1076.54		
SAN-6	1086.62	N	1076.70		
		S	1080.63		
		NE	1080.77		

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	1088.33	CHISELED SQUARE ON NORTHWEST CORNER OF LIGHT POLE BASE IN WALDORF BLVD MEDIAN
BM-2	1093.30	CHISELED SQUARE ON NORTHWEST CORNER OF LIGHT POLE BASE WEST OF SITE

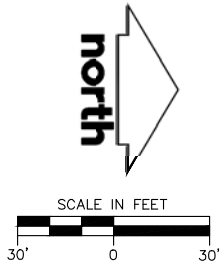
*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

WATER VALVES				
VALVE No.	SIZE	RIM ELEVATION	INVERT	TOP NUT ELEVATION PIPE INVERT
WV-1	8"	1104.58	TN	1098.88 1096.73
WV-2	8"	1085.37	TN	1080.77 1078.62
WV-3	8"	1084.03	TN	1078.73 1076.58
WV-4	8"	1081.87	TN	1076.37 1074.22

TN=TOP NUT OF WATER VALVE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C-1	177.26'	215.00'	94.02	47°14'16"	172.28'	N66°00'49"W
C-2	40.29'	50.06'	21.31	46°06'42"	39.21'	N65°29'06"W
C-3	177.55'	882.30'	89.08	11°31'48"	177.25'	S5°32'19"W

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N89°38'00"W	5.85'
L-2	N42°23'39"W	28.80'
L-3	N88°34'34"W	73.91'



EXISTING CONDITIONS MAP

LOT 2 OF CERTIFIED SURVEY MAP No. 11895, RECORDED IN VOLUME 72, PAGES 319-324, AS DOCUMENT No. 4214790, ALSO LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



VICINITY MAP
SECTION 34, T7N, R8E,
CITY OF MADISON
SCALE 1"=500'

LEGEND	
1/4" REBAR FOUND	PROPERTY LINE
3/4" REBAR FOUND	EASEMENT LINE
BENCHMARK	EDGE OF PAVEMENT
SIGN	CONCRETE CURB & GUTTER
SANITARY MANHOLE	SANITARY SEWER
HYDRANT	WATER LINE
WATER VALVE	STORM SEWER
STORM MANHOLE	UNDERGROUND TELEPHONE
ROUND CASTED INLET	UNDERGROUND CABLE
CURB INLET	BUILDING
LIGHT POLE	WALL LINE
DECIDUOUS TREE	INDEX CONTOUR
CONIFEROUS TREE	INTERMEDIATE CONTOUR
PLAT BOUNDARY	SPOT ELEVATION
CHORD LINE	CONCRETE PAVEMENT
CENTERLINE	CONCRETE PAVEMENT
RIGHT-OF-WAY LINE	BUILDING
SETBACK LINE	END OF FLAGGED UTILITIES
SECTION LINE	

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JUNE 12-13, 2018.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (WCSS), DANE COUNTY, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST, BEARS S89°16'05"W (RECORDED AS S 89°16'08" W).
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 34, T7N, R8E, ELEVATION = 1120.69'
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No's. 20182315125, 20182315081, 20182315061, 20182315039 WITH A CLEAR DATE OF JUNE 11, 2018.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF MADISON
MGE (ELECTRIC AND GAS)
FRONTIER COMMUNICATIONS
ALLIANT ENERGY (ELECTRIC AND GAS)
CHARTER COMMUNICATIONS
TDS TELECOM - VERONA
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- BOUNDARY AND EASEMENTS WERE SUPPLIED BY BURSE SURVEYING AND ENGINEERING, (VIA A PRELIMINARY CSM).



CREATE THE VISION TELL THE STORY

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KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

SKETCHWORKS
ARCHITECTURE, LLC.

CLIENT ADDRESS:

7780 ELMWOOD AVE, STE 208
MIDDLETON, WI 53562



Toll Free (800) 242-8511

PROJECT:

WALDORF
APARTMENTS

PROJECT LOCATION:

CITY OF MADISON
DANE COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: JK
Approved: TJB

SHEET TITLE:

EXISTING
CONDITIONS
SURVEY

SHEET NUMBER:

1 OF 1

JSD PROJECT NO:

18-8633

File: I:\2018\169633\DWG\169633 Con Docs.dwg Layout: C1.0 User: kywaka Plotted: Dec 31, 2018 - 9:06am Xref:

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE. "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE" THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 4.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 4.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - 4.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - 4.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
5. 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.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
7. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
8. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
9. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
10. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
11. EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
12. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
13. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. ROUGH GRADE RETENTION POND AND INSTALL POND OUTLET.
4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
8. CONSTRUCT STORMWATER FACILITY
9. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

1. GENERAL
 - 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT.
 - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - 1.3. SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
 - 2.1. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - 2.2. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (–1° C).
 - 2.3. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - 2.4. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - 2.5. BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - 2.6. SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - 2.7. ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
3. CONCRETE PAVING SPECIFICATIONS
 - 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - 3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - 3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - 3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - 3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
4. PAVEMENT MARKING SPECIFICATIONS
 - 4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - 4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - 4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
 - 4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
7. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
8. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
9. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
10. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF MADISON ORDINANCE.

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - 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.
 - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO 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.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. STORM SEWER SPECIFICATIONS –

PIPE – REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".

INLETS – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 28 OF THE "STANDARD SPECIFICATIONS" OR APPROVED EQUAL WITH A 1'-8" X 2'-6" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL.

BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING. ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT, TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
13. WATER MAIN SPECIFICATIONS –

PIPE – DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE "STANDARD SPECIFICATIONS". POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BEG AND SPOOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(f).

VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

HYDRANTS – HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE MUNICIPALITY. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES (SEE DETAIL).

BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
14. SANITARY SEWER SPECIFICATIONS –

PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

MANHOLES – MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE MUNICIPALITY.

MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550 WITH TYPE "B" SELF SEALING LIDS, NON-ROOKING OR EQUAL.
15. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MADISON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
5. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MADISON PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
6. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
7. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MADISON.
8. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
9. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
12. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
13. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
14. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
15. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
16. STABILIZATION PRACTICES:
 - 16.1. "STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - *THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - 16.2. "CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - 16.4. "STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - * HYDRO-MULCHING WITH A TACKIFIER
 - * GEOTEXTILE EROSION MATTING
 - * SODDING

STORMWATER FACILITIES CONSTRUCTION NOTES

1. ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES. CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES SHALL BE OBSERVED AND DOCUMENTED BY THE ENGINEER, OR AN OWNER'S REPRESENTATIVE.
2. STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF FINAL SITE GRADING AND SOILS HAVE BEEN STABILIZED.
3. AREAS USED FOR TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
4. CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE LOCATED.
5. NATIVE SOIL INFILTRATION RATES BELOW STORMWATER FACILITIES SHALL BE VERIFIED BY THE OWNER'S GEOTECHNICAL ENGINEER PRIOR INSTALLATION OF FACILITIES. NATIVE SOIL INFILTRATION RATES SHALL BE EQUAL TO OR GREATER THAN DESIGN INFILTRATION RATES.
6. NATIVE SOILS SHALL BE BLENDED A MINIMUM OF TWO FEET PRIOR TO INSTALLATION OF STORMWATER INFILTRATION FACILITIES TO BREAKUP ANY LOWER PERMEABILITY SEAMS THAT MAY BE PRESENT.
7. THICKER SILT OR CLAY LAYERS SHALL BE OVER-EXCAVATED AND BACKFILLED WITH GRANULAR MATERIALS CONFORMING TO SPECIFICATIONS PER WDNR TECH STANDARD 1004.



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P. 608.848.5060

CLIENT:



CLIENT ADDRESS:
7780 ELMWOOD AVE, SUITE 208
MIDDLETON, WI 53562

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
MIDTOWN RESERVE
APARTMENTS

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:		
#	Date:	Description:
1	07.18.18	UDC INFORMATIONAL SUBMITTAL
2	11.28.18	UDC INITIAL-FINAL
3	12.17.18	BID SET
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Design/Drawn:
Approved:

SHEET TITLE:
NOTES AND
SPECIFICATIONS

SHEET NUMBER:

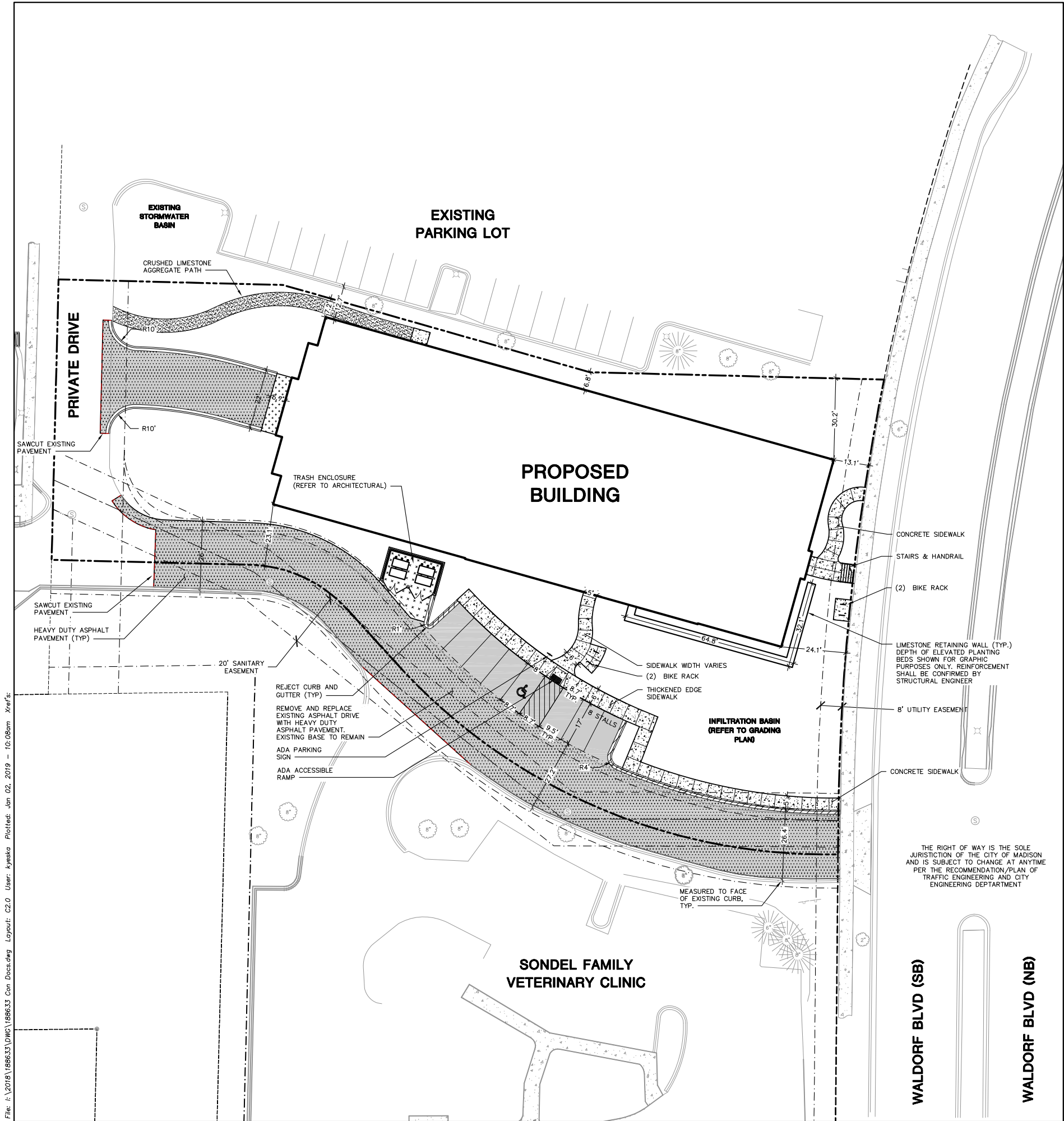
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JSD PROJECT NO: 18-9633



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LEGEND (PROPOSED)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- 18" STANDARD CURB AND GUTTER
- 18" REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL PATH
- RETAINING WALL
- ADA PARKING SIGN
- RAILING
- BIKE RACK
- PAVEMENT SAWCUT

SITE INFORMATION BLOCK

SITE ADDRESS	(TBD)
PROPERTY ACREAGE	0.94 ACRES
NUMBER OF SURFACE PARKING STALLS	
LARGE	7
ACCESSIBLE	1
TOTAL SURFACE	8
NUMBER OF BICYCLE STALLS:	8
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	6,460 SF
EXISTING PERVIOUS SURFACE AREA	34,571 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.16
PROPOSED IMPERVIOUS SURFACE AREA	26,758 SF
PROPOSED PERVIOUS SURFACE AREA	14,188 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.65



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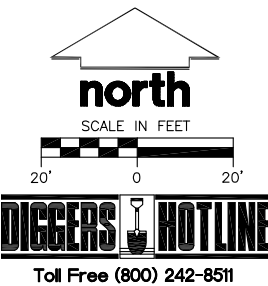
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SHEET NUMBER:

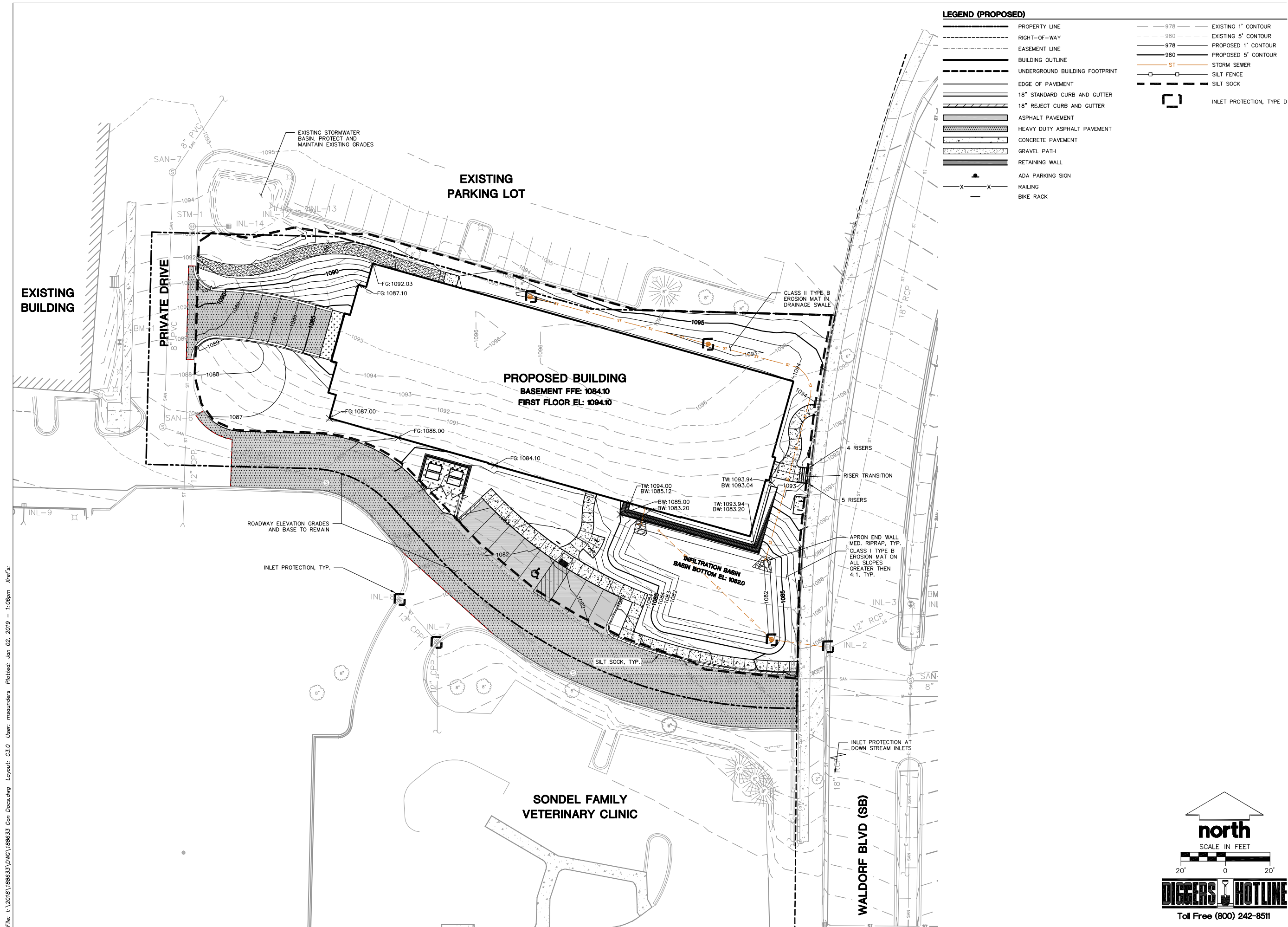
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Design/Drawn:
Approved:

SHEET TITLE:
**GRADING AND EROSION
CONTROL PLAN**

SHEET NUMBER:
C3.0

JSD PROJECT NO: 18-9633

18-9633

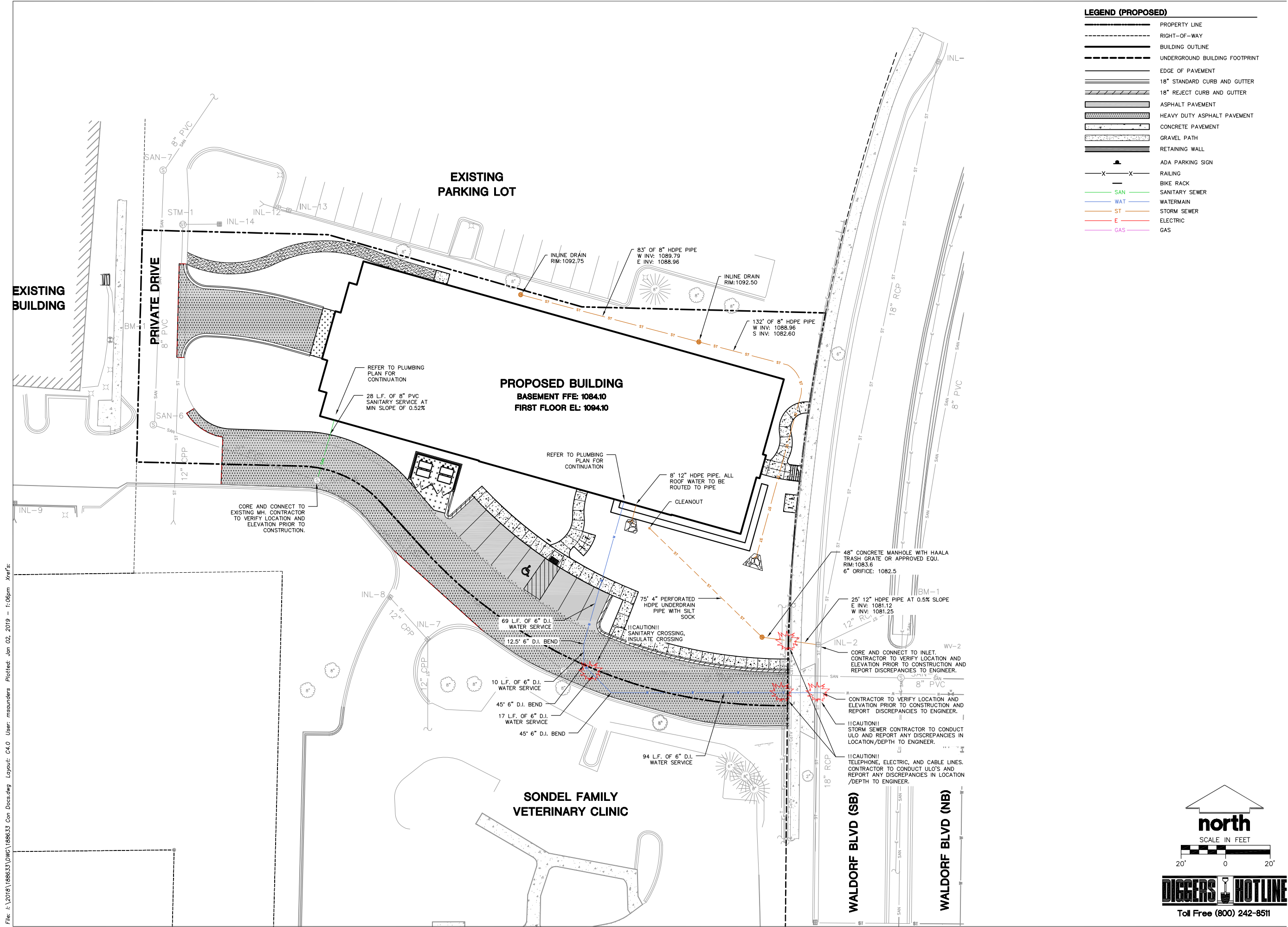
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north
SCALE IN FEET

20' 0 20'

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



LEGEND (PROPOSED)	
	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	UNDERGROUND BUILDING FOOTPRINT
	EDGE OF PAVEMENT
	18" STANDARD CURB AND GUTTER
	18" REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
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	ADA PARKING SIGN
	RAILING
	BIKE RACK
	SAN
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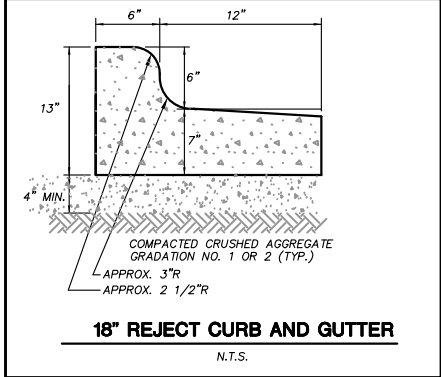
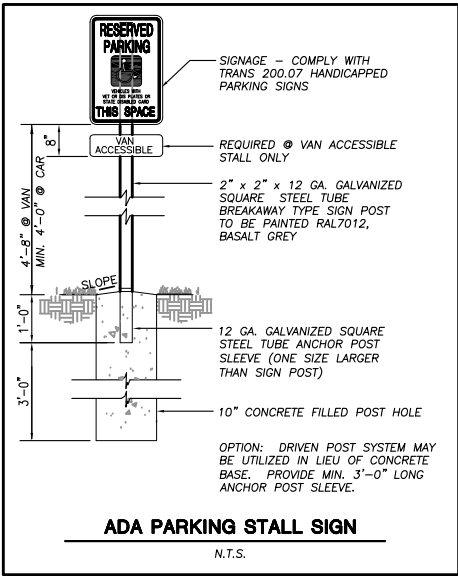
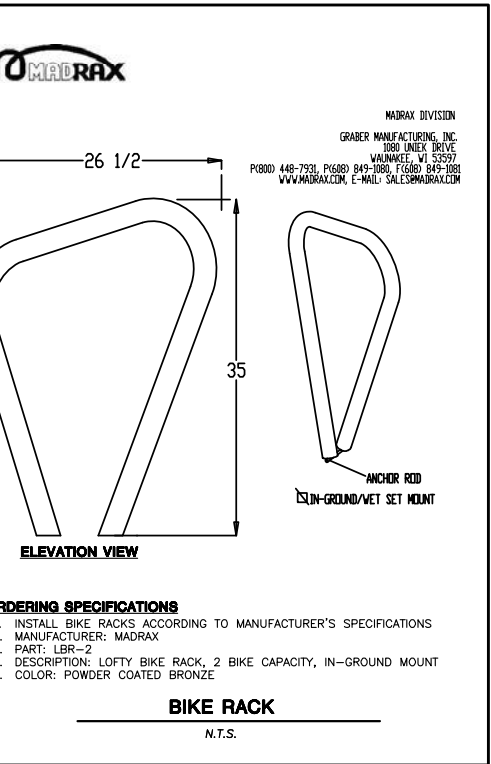
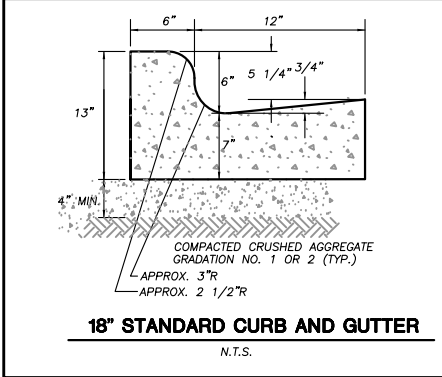
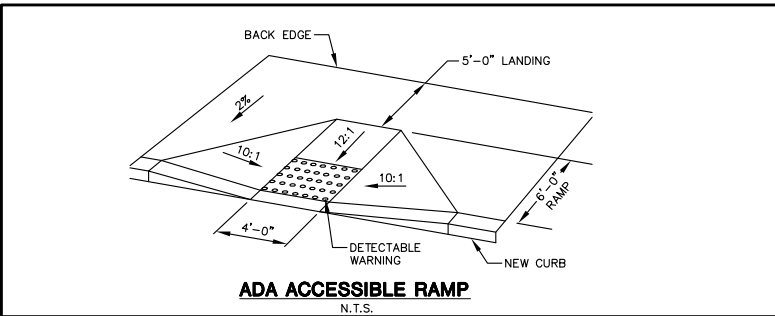
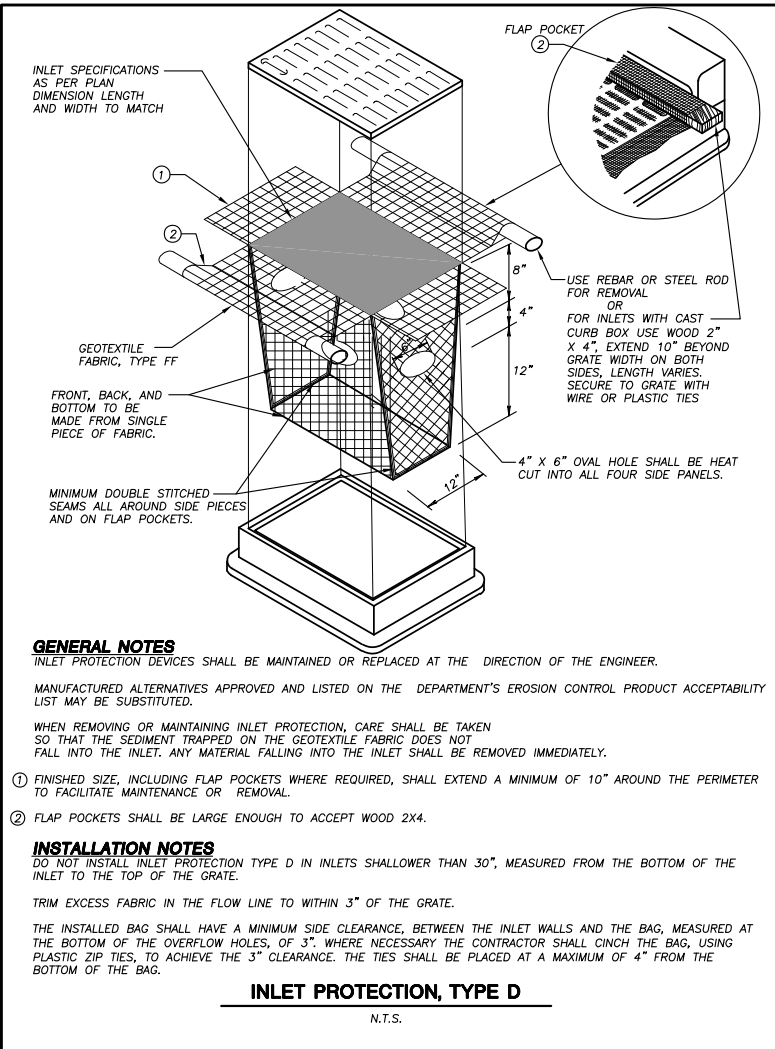
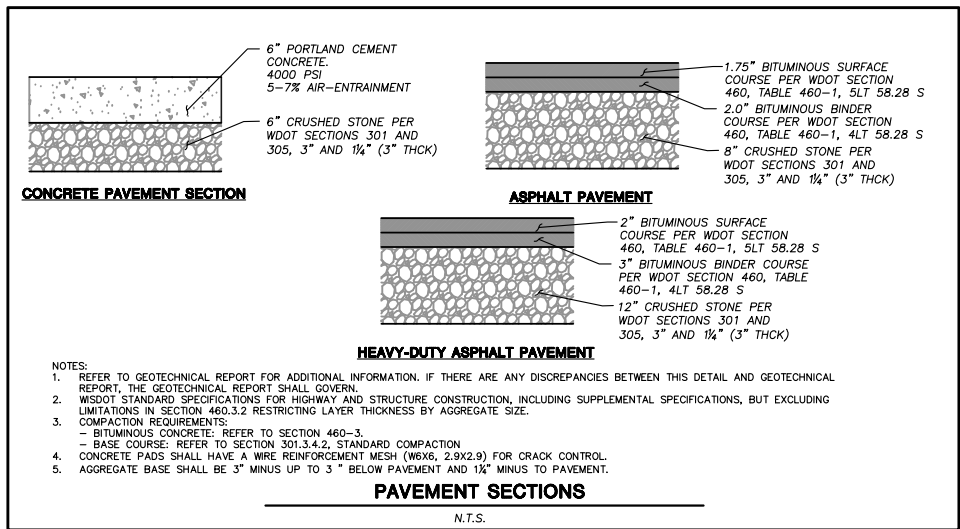
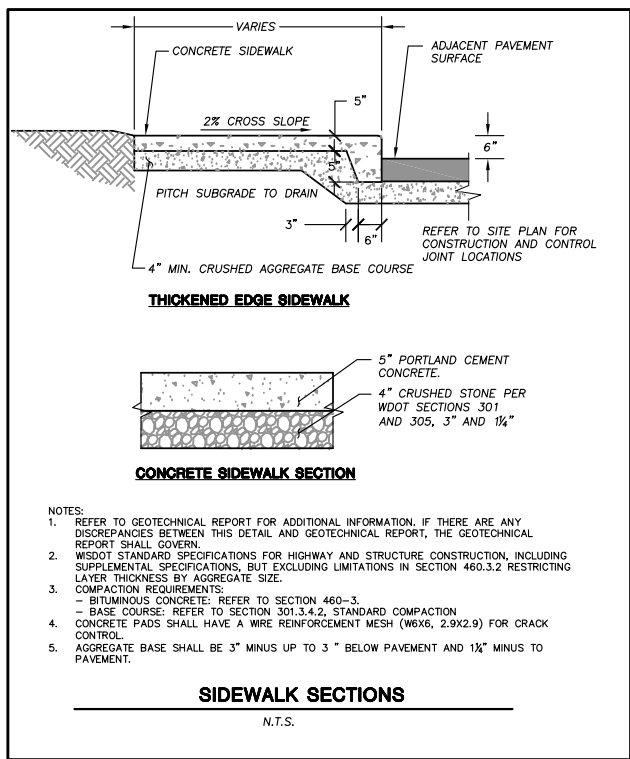
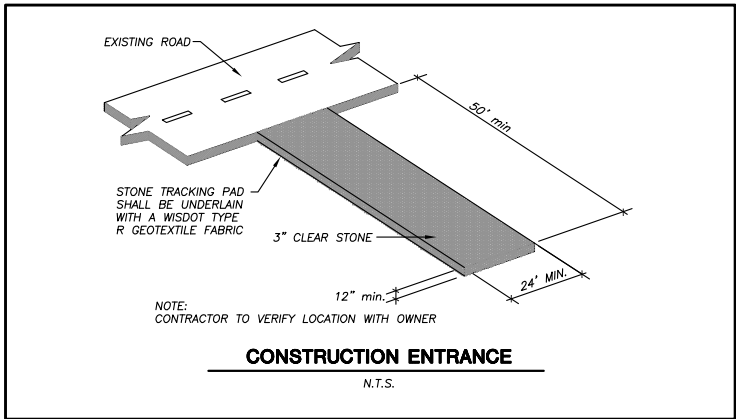
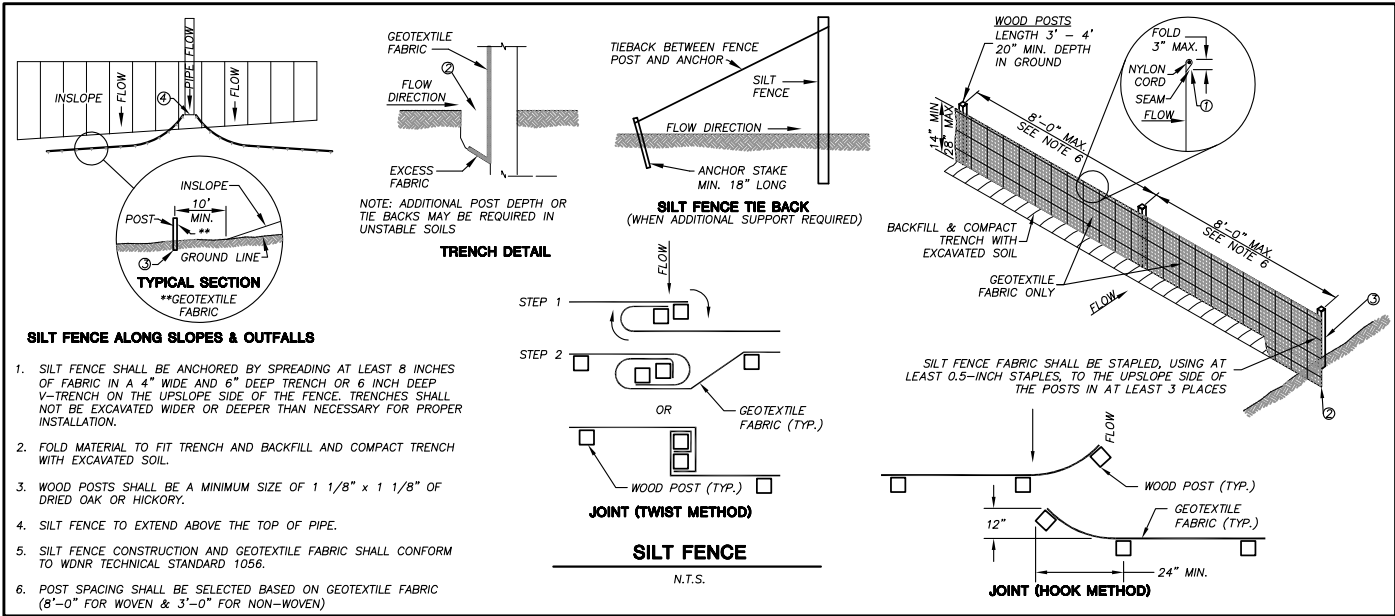
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SHEET NUMBER:
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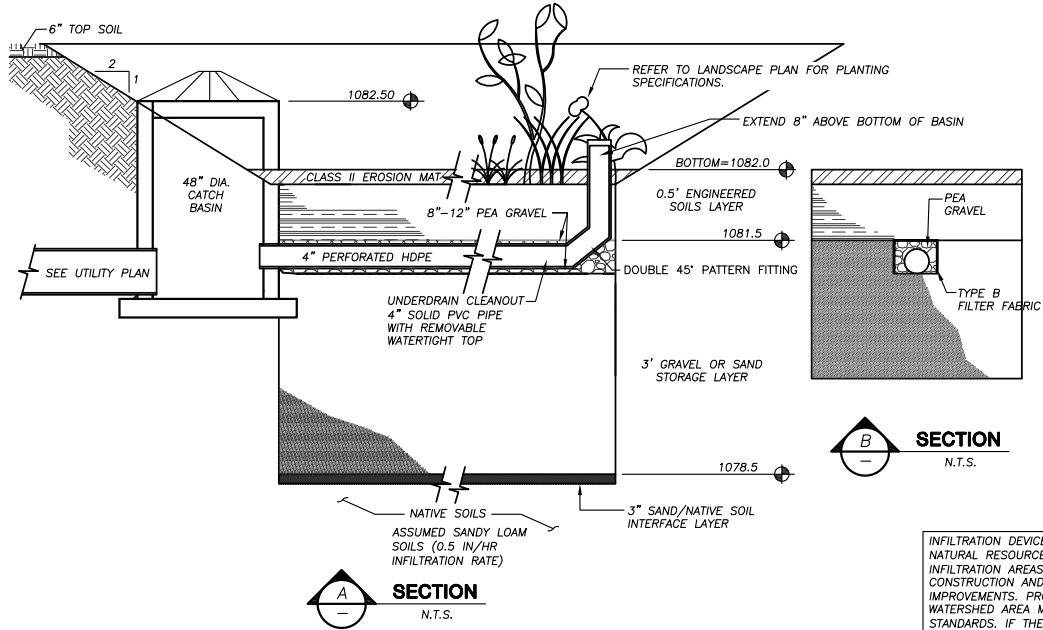
JSD PROJECT NO: 18-9633

18-9633





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CONTRACTOR SHALL VERIFY APOON EXCAVATION OF INFILTRATION BASIN THAT NATIVE SOIL TYPE NOTED ABOBE WAS REACHED. VERIFICATION DOCUMENT SHALL BE PROVIDED TO ENGINEER BY PROFESSIONAL SOIL TESTER, GEOTECHNICAL ENGINEER OR OTHER AUTHORIZED PROFESSIONAL.

INFILTRATION BASIN

N.T.S.

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY APOON EXCAVATION OF INFILTRATION BASIN THAT NATIVE SOIL TYPE NOTED WAS REACHED. VERIFICATION DOCUMENT SHALL BE PROVIDED TO ENGINEER BY PROFESSIONAL SOIL TESTER, GEOTECHNICAL ENGINEER OR OTHER AUTHORIZED PROFESSIONAL.
2. CONTRACTOR SHALL INSTALL 6" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND AND 15% CERTIFIED COMPOST (SEE GENERAL NOTE 2).
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
4. CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE CORRECT SOIL PROFILE WITH INFILTRATION RATE AS INTENDED HAS BEEN REACHED PRIOR TO BACKFILLING THE INFILTRATION BASIN.
5. IF ADDITIONAL EXCAVATION IS REQUIRED TO REACH THE CORRECT SOIL PROFILE, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BASIN TO THE ENGINEERED SOIL LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE BOTTOM OF THE INFILTRATION BASIN AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
6. RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
7. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
8. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

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

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

DETAIL A NOTES:

INSTALLATION:
WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER. FOR EXAMPLE:

- A 25 FOOT WATTLE USES 6 STAKES
- A 20 FOOT WATTLE USES 5 STAKES
- A 12 FOOT WATTLE USES 4 STAKES

STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. A HEAVY SEGMENT LOAD WILL TEND TO PICK THE WATTLE UP AND COULD PULL IT OFF THE STAKES IF THEY ARE DRIVEN DOWN TOO LOW. IT MAY BE NECESSARY TO MAKE A HOLE IN THE WATTLE WITH A PICK END OF YOUR MADDOX IN ORDER TO GET THE STAKE THROUGH THE STRAW. WHEN STRAW WATTLES ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN; WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.

DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER. IF YOU HAVE DIFFICULTY DRIVING THE STAKE INTO EXTREMELY HARD OR ROCKY SLOPES, A PILOT BAR MAY BE NEEDED TO BEGIN THE STAKE HOLE.

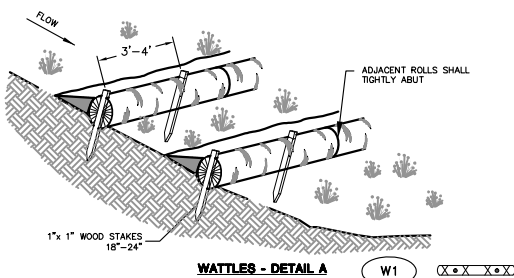
GENERAL WATTLE INSTALLATION NOTES:

1. THE LOCATION AND LENGTH OF WATTLE IS DEPENDENT ON THE CONDITIONS OF EACH SITE.
2. WATTLES SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
6. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
7. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT DOWNWARD ANGLE AT THE END OF THE ROW IN ORDER TO PREVENT PONDING AT THE MID SECTION.
8. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
9. SPACING - DOWNSLOPE:
VERTICAL SPACING FOR SLOPE INSTALLATIONS SHOULD BE DETERMINED BY SITE CONDITIONS. SLOPE GRADIENT AND SOIL TYPE ARE THE MAIN FACTORS. A GOOD RULE OF THUMB IS:

- 1:1 SLOPES = 10 FEET APART
- 2:1 SLOPES = 20 FEET APART
- 3:1 SLOPES = 30 FEET APART
- 4:1 SLOPES = 40 FEET APART, ETC.

HOWEVER, ADJUSTMENTS MAY HAVE TO BE MADE FOR THE SOIL TYPE; FOR SOFT, LOAMY SOILS - ADJUST THE ROWS CLOSER TOGETHER; FOR HARD, ROCKY SOILS - ADJUST THE ROWS FURTHER APART. A SECONDARY WATTLE PLACED BEHIND THE ABUTMENT OF TWO WATTLES IS ENCOURAGED ON STEEP SLOPES OR WHERE JOINTS HAVE FAILED IN THE PAST.

10. STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE. 18" IS A GOOD LENGTH FOR HARD, ROCKY SOIL. FOR SOFT LOAMY SOIL USE A 24" STAKE.



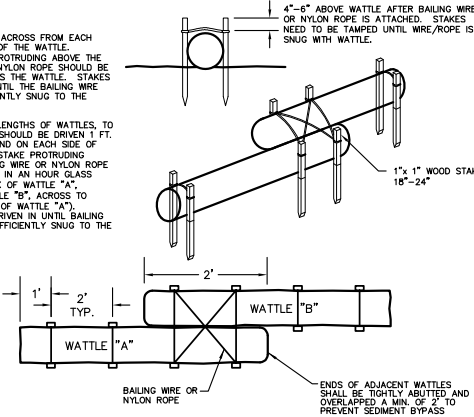
WATTLES - DETAIL A

W1

DETAIL B NOTES:

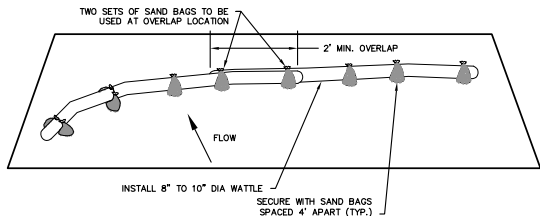
INSTALLATION:
STAKES SHOULD BE DRIVEN ACROSS FROM EACH OTHER AND ON EACH SIDE OF THE WATTLE, LEAVING 4"-6" OF STAKE PROTRUDING ABOVE THE WATTLE. BAILING WIRE OR NYLON ROPE SHOULD BE TIED TO THE STAKES ACROSS THE WATTLE. STAKES SHOULD THEN BE DRIVEN UNTIL THE BAILING WIRE OR NYLON ROPE IS SUFFICIENTLY SNUG TO THE WATTLE.

WHEN INSTALLING RUNNING LENGTHS OF WATTLES, TO PREVENT SHIFTING, STAKES SHOULD BE DRIVEN 1 FT. FROM END, ACROSS FROM AND ON EACH SIDE OF WATTLE LEAVING 4"-6" OF STAKE PROTRUDING ABOVE THE WATTLE. BAILING WIRE OR NYLON ROPE SHOULD BE TIED TO STAKES IN AN HOUR GLASS FORMATION (FRONT TO BACK OF WATTLE "A", ACROSS TO FRONT OF WATTLE "B", ACROSS TO BACK AND BACK TO FRONT OF WATTLE "A"). STAKES SHOULD THEN BE DRIVEN IN UNTIL BAILING WIRE OR NYLON ROPE IS SUFFICIENTLY SNUG TO THE WATTLE.



WATTLES - DETAIL B

W2

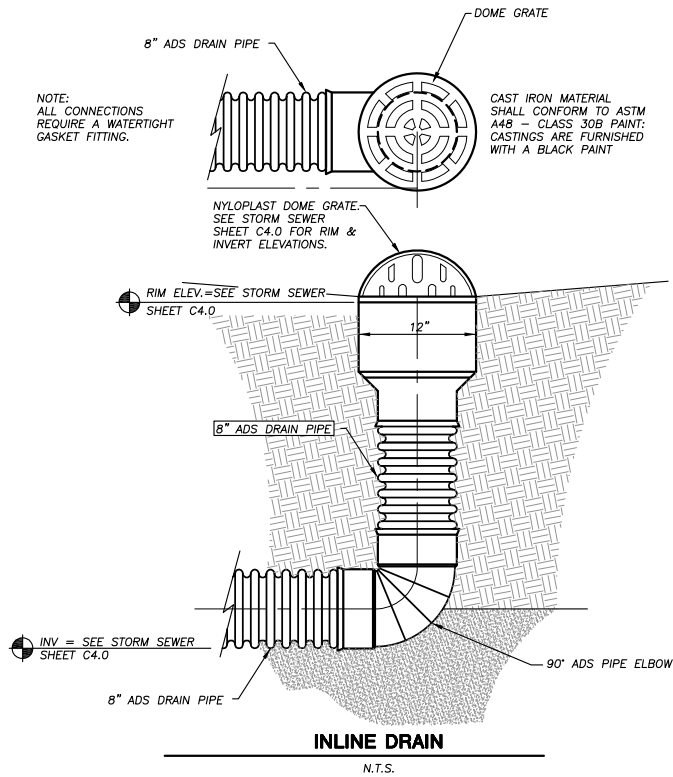


SILT SOCK

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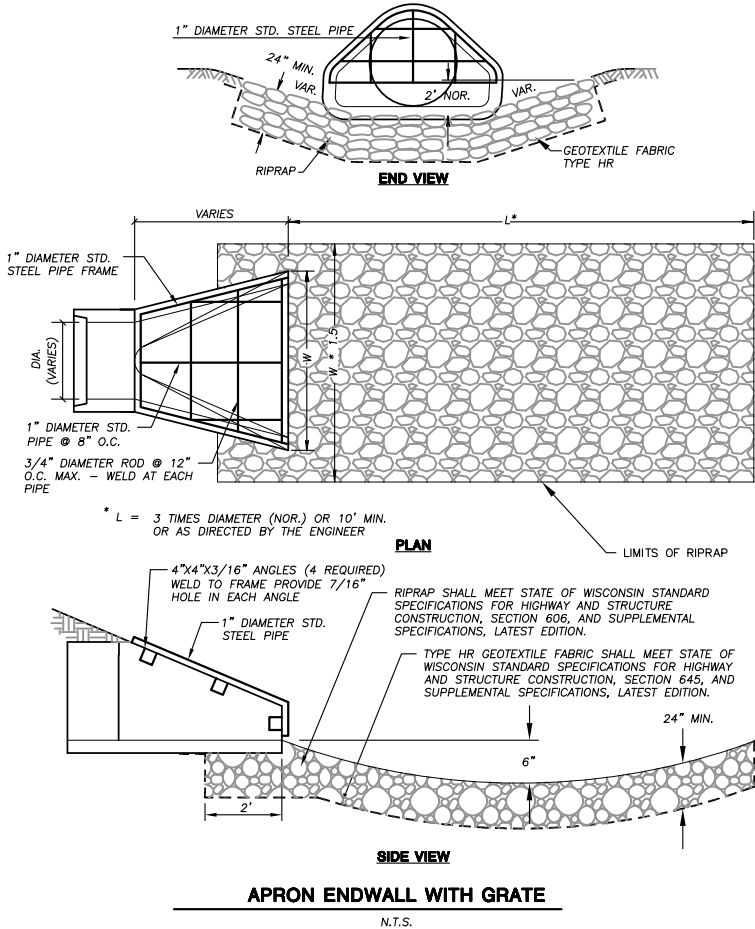
PAVEMENT SETUP

W3



INLINE DRAIN

N.T.S.



SIDE VIEW

APRON ENDWALL WITH GRATE

N.T.S.

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Approved:

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DETAILS

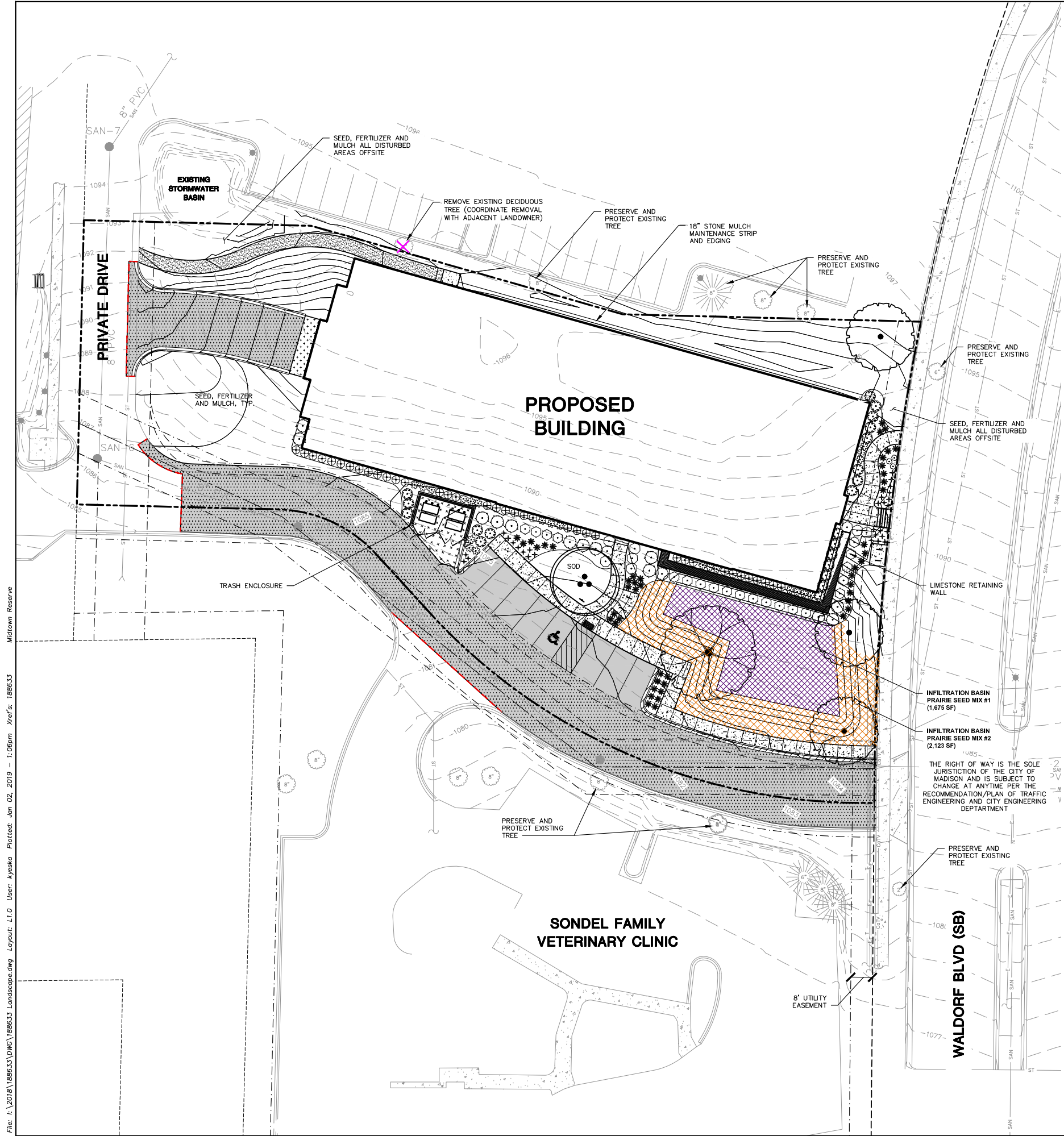
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JSD PROJECT NO:

18-9633

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LEGEND (PROPOSED)

	PROPERTY LINE		BUILDING OUTLINE
	RIGHT-OF-WAY		EDGE OF PAVEMENT
	EASEMENT LINE		REJECT CURB AND GUTTER
	EXISTING STORM SEWER		CONCRETE PAVEMENT
	EXISTING SANITARY SEWER		ASPHALT PAVEMENT
	EXISTING WATER SERVICE		RETAINING WALL
	EXISTING FIBER OPTIC		RAILING
	EXISTING GAS		LANDSCAPE EDGING
	EXISTING 1 FOOT CONTOUR		INFILTRATION BASIN PRAIRIE SEED MIX #1
	EXISTING 5 FOOT CONTOUR		INFILTRATION BASIN PRAIRIE SEED MIX #2
	PROPOSED 1 FOOT CONTOUR		ADA PARKING BOLLARDS/SIGNS
	PROPOSED 5 FOOT CONTOUR		BIKE RACK
	PROPOSED SANITARY SEWER		
	PROPOSED STORM SEWER		
	PROPOSED WATER SERVICE		

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. 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.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	3	Acer rubrum 'Frank Jr.' / Redpointe Maple	B & B	2.5" Cal	35
	1	Betula nigra 'Heritage' / Heritage River Birch	B & B	2.5" Cal (Multi-Stem)	35
	1	Quercus rubra / Red Oak	B & B	2.5" Cal	35
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	21	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 gal	Min. 12"-24"	3
	28	Physocarpus opulifolius 'Jefam' / Amber Jubilee	3 gal	Min. 12"-24"	3
	9	Spirea betulifolia 'Tor Gold' / Glow Girl Birchleaf Spirea	3 gal	Min. 12"-24"	3
	37	Spirea japonica 'Goldmound' / Spirea	3 gal	Min. 12"-24"	3
EVERGREEN SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	12	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal	Min. 12"-24"	4
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	22	Panicum virgatum 'Shenandoah' / Switch Grass	3 gal	Min. 8"-18"	2
	47	Sporobolus heterolepis 'Tara' / Prairie Dropseed	3 gal	Min. 8"-18"	2
PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	27	Hemerocallis x 'Chicago Apache' / Daylily	1 gal	Min. 8"-18"	2
	3	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal	Min. 8"-18"	2



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MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:



CLIENT ADDRESS:
**7780 ELMWOOD AVE, SUITE 208
MIDDLETON, WI 53562**

**PRELIMINARY
NOT FOR CONSTRUCTION**

PROJECT:
**MIDTOWN RESERVE
APARTMENTS**

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

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.18.18	UDC INFORMATIONAL SUBMITTAL
2	11.28.18	UDC INITIAL-FINAL
3	12.17.18	BID SET
4	01.02.19	UDC INITIAL-FINAL
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Design/Drawn: MWS

Approved: KJY

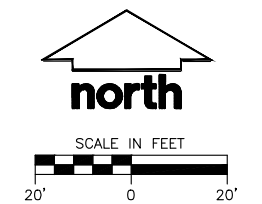
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LANDSCAPE PLAN

SHEET NUMBER:

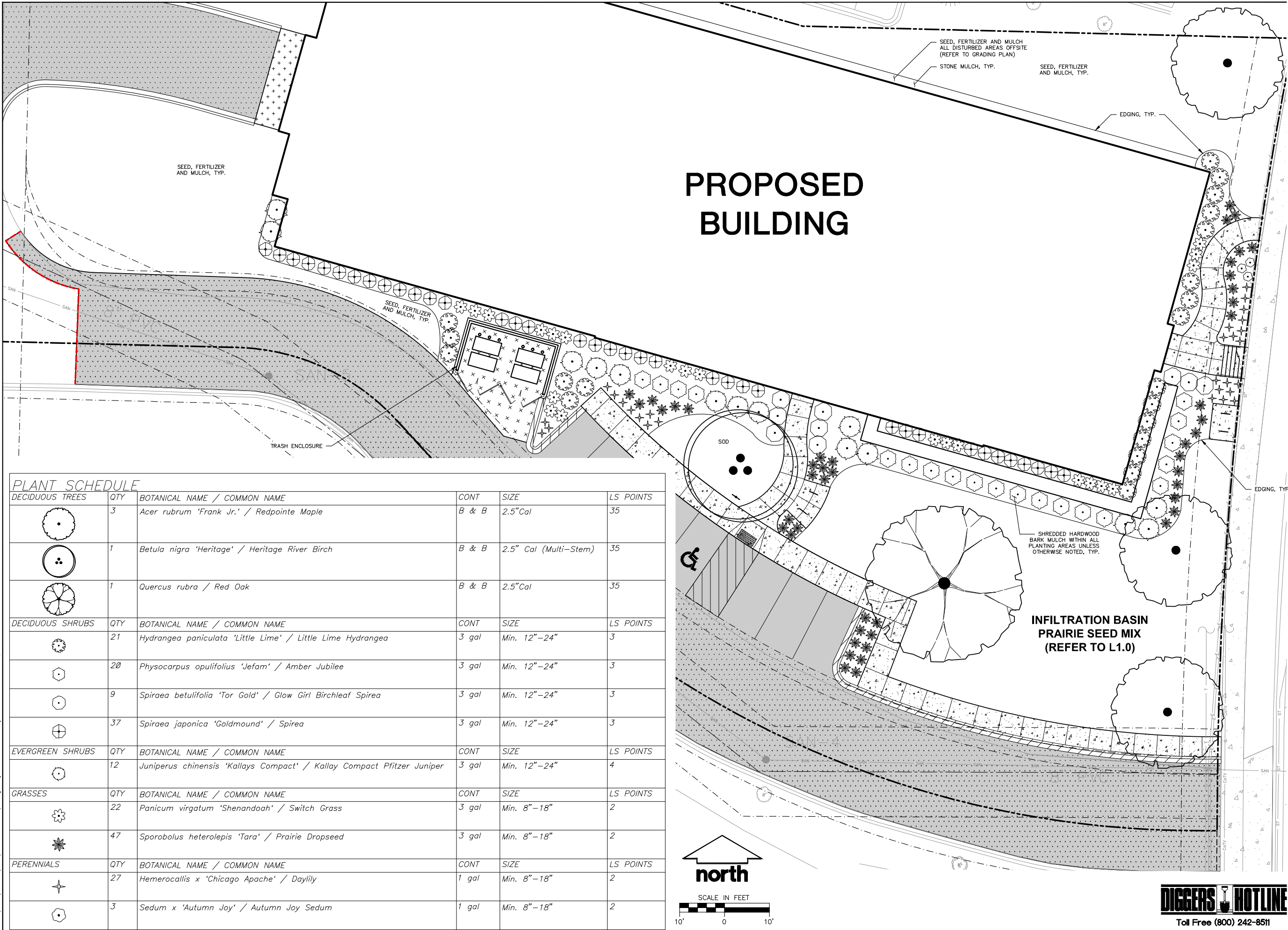
L1.0

JSD PROJECT NO:

18-8633



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PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	3	Acer rubrum 'Frank Jr.' / Redpointe Maple	B & B	2.5" Cal	35
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Design/Drawn: MWS

Approved: KJY

SHEET TITLE:

DETAILED LANDSCAPE
PLAN

SHEET NUMBER:

L1.1

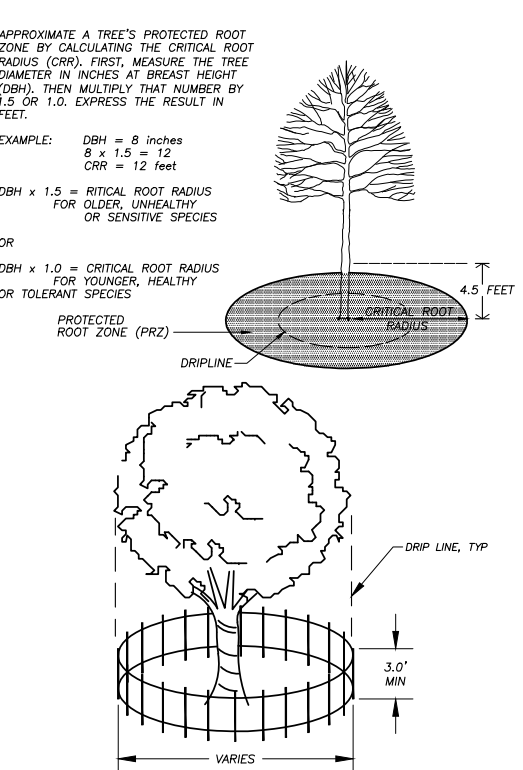
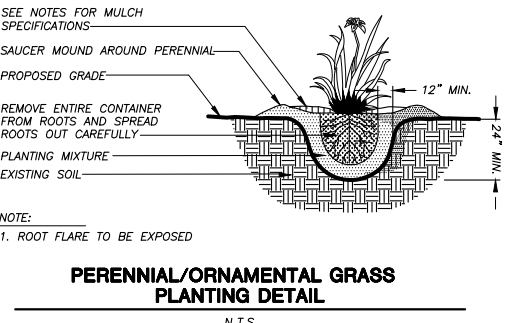
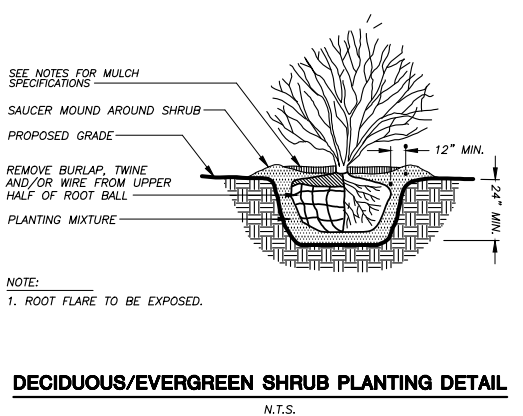
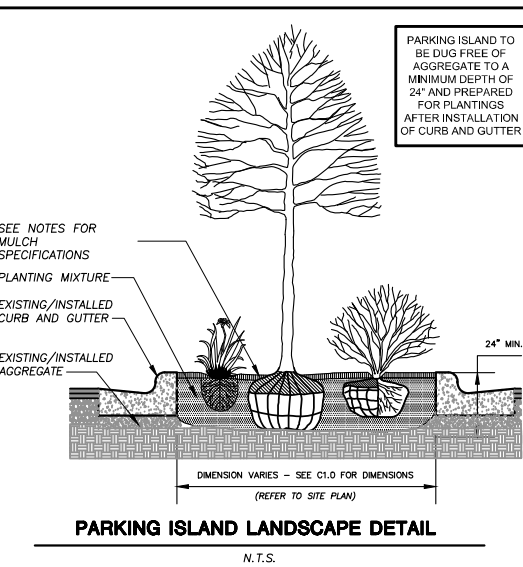
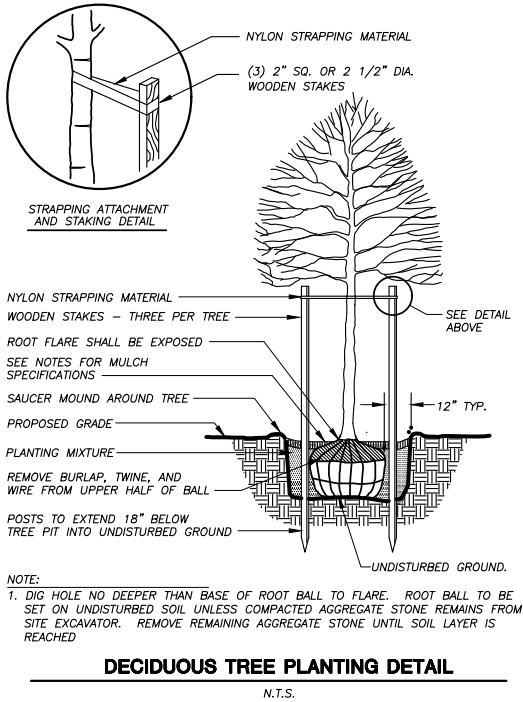
JSD PROJECT NO:

18-8633



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CONTRACTOR AND OWNER RESPONSIBILITY NOTES

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

GENERAL NOTES

- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE 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 AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS:** ALL PLANTS SHALL CONFORM TO THE 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, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY, PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERED, 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. PRUNE SHRUBS ACCORDING 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. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- 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. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ALL SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE:** ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL:** TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH OVER ALL PLANTING AREAS TO A MINIMUM AND CONSISTENT DEPTH OF 3 INCHES. SHREDDED HARDWOOD BARK MULCH TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - STONE MULCH:** MAINTENANCE STRIP AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3" INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - TREE & SHRUB RINGS:** ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - POLYETHYLENE EDGING:** EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SEEDING, SODDING, & POND VEGETATION NOTES

- MATERIALS - TURFGRASS SEED:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - SOD:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- MATERIALS - INFILTRATION BASIN PRAIRIE SEED MIX #3:** BROADCAST SEED BOTTOM OF INFILTRATION BASIN WITH "DETENTION BASIN - BIOSWALE" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
- MATERIALS - INFILTRATION BASIN PRAIRIE SEED MIX #2:** BROADCAST SEED INFILTRATION BASIN SIDE SLOPES WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address **WALDORF BLVD. (Address T.B.D.)**

Name of Project **MIDTOWN RESERVE APARTMENTS**

Owner / Contact **KEVIN YESKA**

Contact Phone **(608) 848-5060** Contact Email **KEVIN.YESKA@JSINC.COM**

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

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- No demolition of a principal building is involved.
- Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 11,100

Total landscape points required 185

- For lots larger than five (5) acres, point shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area

Five (5) acres = 217,800 square feet

First five (5) developed acres = 2,630 points

Remainder of developed area

Total landscape points required

- For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area

Total landscape points required

10/2013

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35			5	175
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arbovitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			87	261
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			12	48
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			100	200
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Total						684

Total Number of Points Provided 684

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specification as stated in the current American Standard for Nursery Stock.



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:



CLIENT ADDRESS:
7780 ELMWOOD AVE, SUITE 208
MIDDLETON, WI 53562

PROJECT:
MIDTOWN RESERVE
APARTMENTS

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.18.18	UDC INFORMATIONAL SUBMITTAL
2	11.28.18	UDC INITIAL-FINAL
3	12.17.18	BID SET
4	01.02.19	UDC INITIAL-FINAL
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: MWS
Approved: KJY

SHEET TITLE:

LANDSCAPE
DETAILS, NOTES &
SPECIFICATIONS

SHEET NUMBER:

L2.0

JSD PROJECT NO:

18-8633

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5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn _____
Approved: _____

SHEET TITLE:

FIRE ACCESS EXHIBIT

SHEET NUMBER:

EX. A

JSD PROJECT NO.

18-863



Fire Prevention Division, 325 W. Johnson St., Madison, WI 53703 • Phone: 608-266-4484 • FAX: 608-267-1153

Project Address: Waldorf Boulevard, Madison, WI

Contact Name & Phone #: Kevin Yeska, 608-848-5060

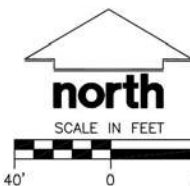
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? a. Is a detail of the signage included on the site plan? f) Is a roll-able curb used as part of the fire lane? a. Is a detail of the curb included on the site plan? g) Is part of a sidewalk used as part of the required fire lane? a. Is the sidewalk constructed to withstand 85,000-lbs?	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlockor key switch?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
4. Is the Fire Lane dead-ended with a length greater than 150-feet? If yes, is the area for turning around fire apparatus provided by: a) A cul-de-sac with a minimum inside diameter of 70-feet? b) A 45-degree wye with a minimum length of 60-feet per side? c) A 90-degree tee with a minimum length of 60-feet per side?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 23? If yes, see IFC 2306.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the lowest level of fire apparatus access? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Does the aerial apparatus fire lane have a minimum unobstructed width of 23-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes if the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrant? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 100-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? 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? <i>Note: Hydrants shall be installed and in-service prior to combustible construction in the project site.</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

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

This worksheet is based on MGO 34.20 and IFC 2006 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 4/25/11



DIGGERS HOTLINE

Toll Free (800) 242-8511



WALDORF BOULEVARD AT PRIVATE ROAD - LOOKING NORTH WEST



WALDORF BOULEVARD AT PRIVATE ROAD - LOOKING NORTH EAST



MIDTOWN ROAD AND WALDORF BOULEVARD - LOOKING NORTH EAST

MIDTOWN RESERVE

NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

SITE CONTEXT

01/03/2019
UDC/ PC

UDC/PC 0.2

PRELIMINARY



MIDTOWN RESERVE

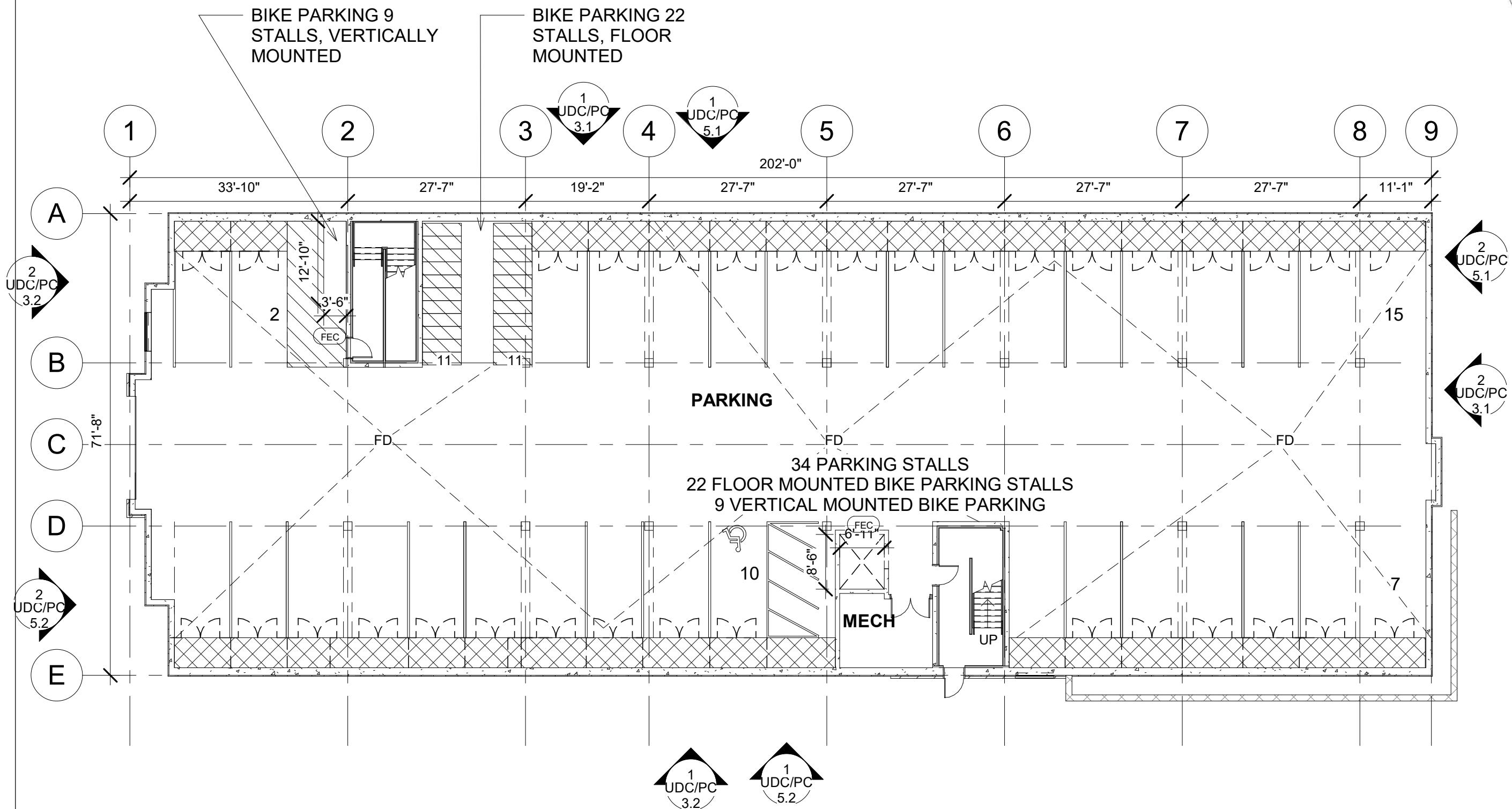
NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

SITE CONTEXT

01/03/2019
UDC/ PC

UDC/PC 0.3

PRELIMINARY



MIDTOWN RESERVE

NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

PARKING FLOOR
PLAN

01/03/2019
UDC/ PC

UDC/PC 2.0

1 L.L. PARKING PLAN - ENLG : 14,288 SF
1/16" = 1'-0"

PRELIMINARY



MIDTOWN RESERVE

NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

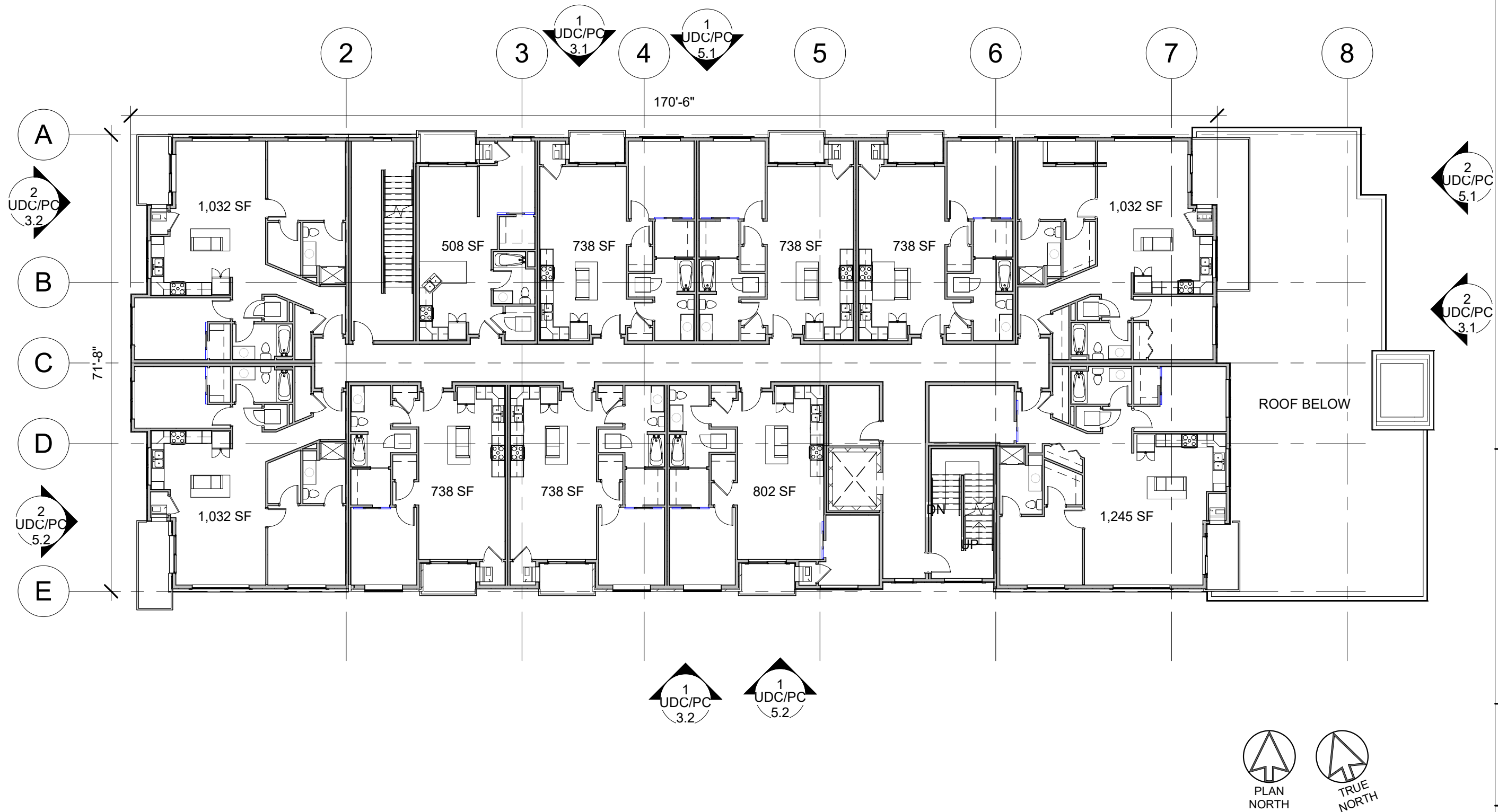
FIRST FLOOR PLAN

01/03/2019
UDC/ PC

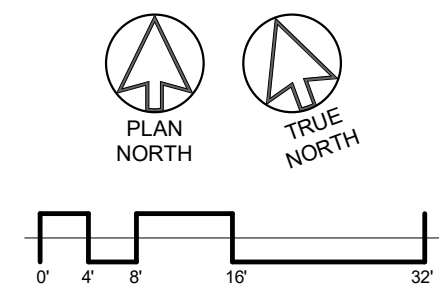
UDC/PC 2.1

1 FIRST FLOOR PLAN - ENLG : 13,993 SF
1/16" = 1'-0"

PRELIMINARY



1 SECOND FLOOR PLAN - ENLG : 11,520 SF
1/16" = 1'-0"



PRELIMINARY

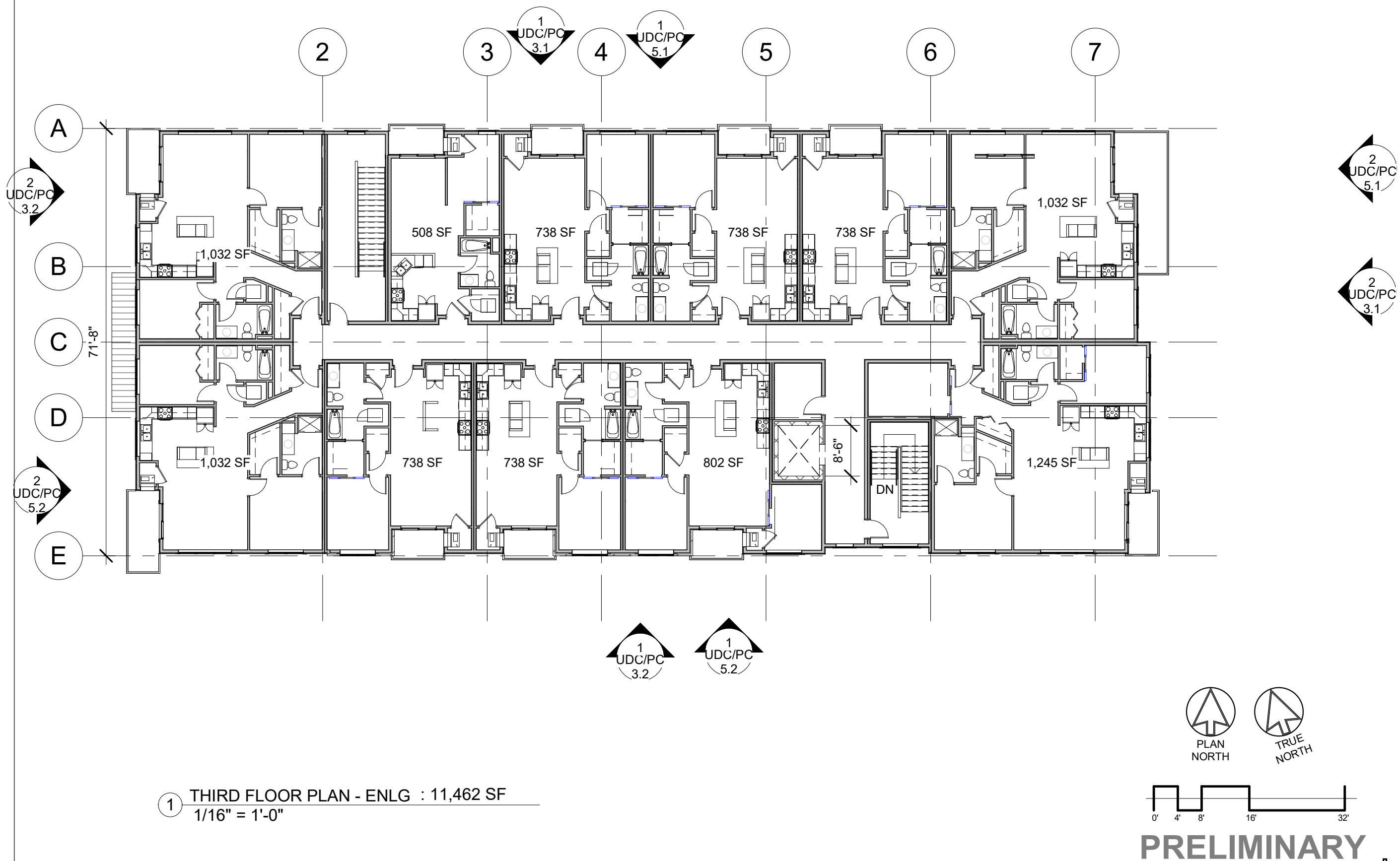
MIDTOWN RESERVE

NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

**SECOND FLOOR
PLAN**

01/03/2019
UDC/ PC

UDC/PC 2.2



MIDTOWN RESERVE

NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

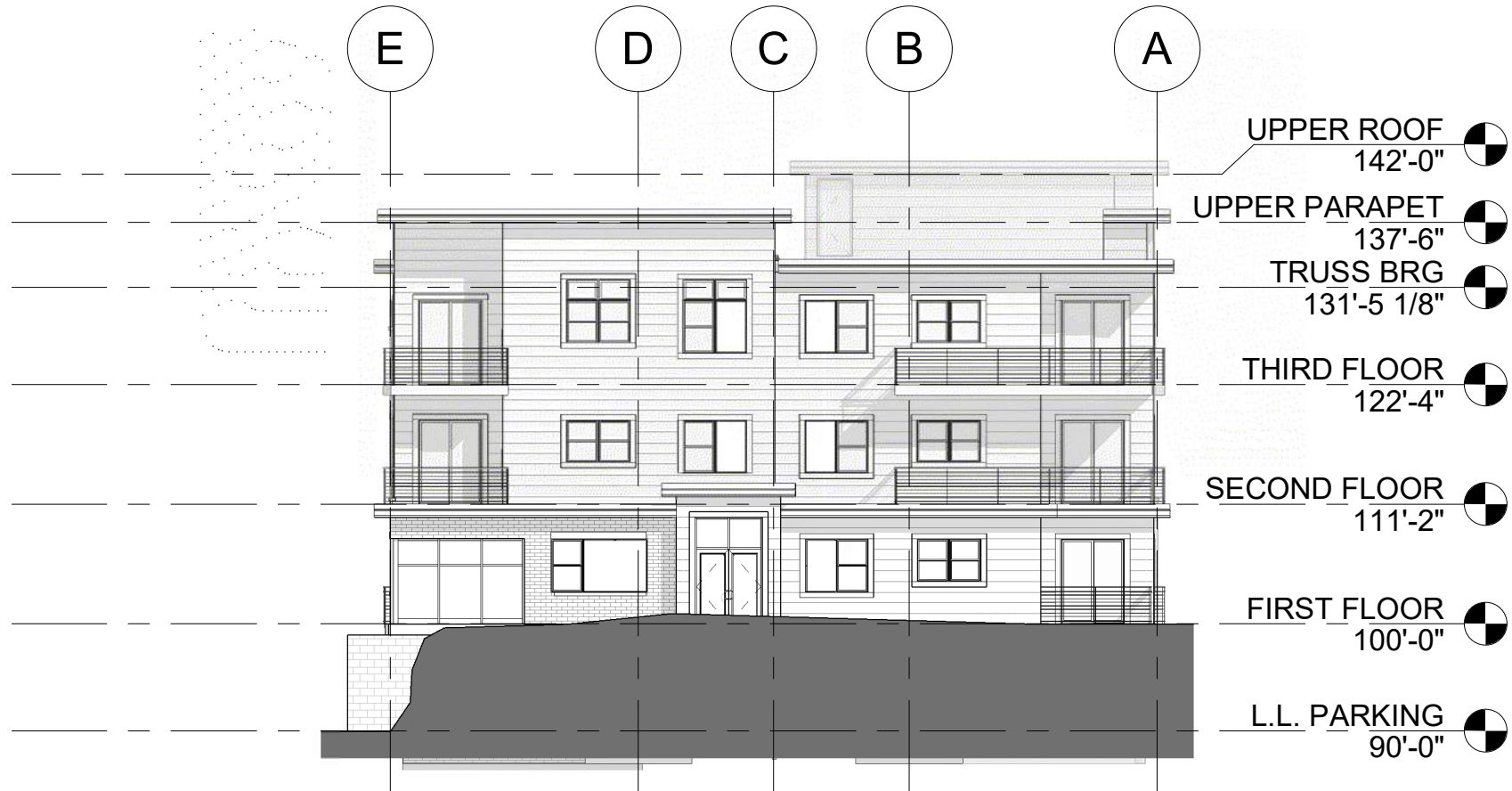
THIRD FLOOR
PLAN

01/03/2019
UDC/ PC

UDC/PC 2.3



① NORTH BUILDING ELEVATION-UDC
1/16" = 1'-0"



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

MIDTOWN RESERVE

NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

**EXTERIOR
ELEVATIONS**

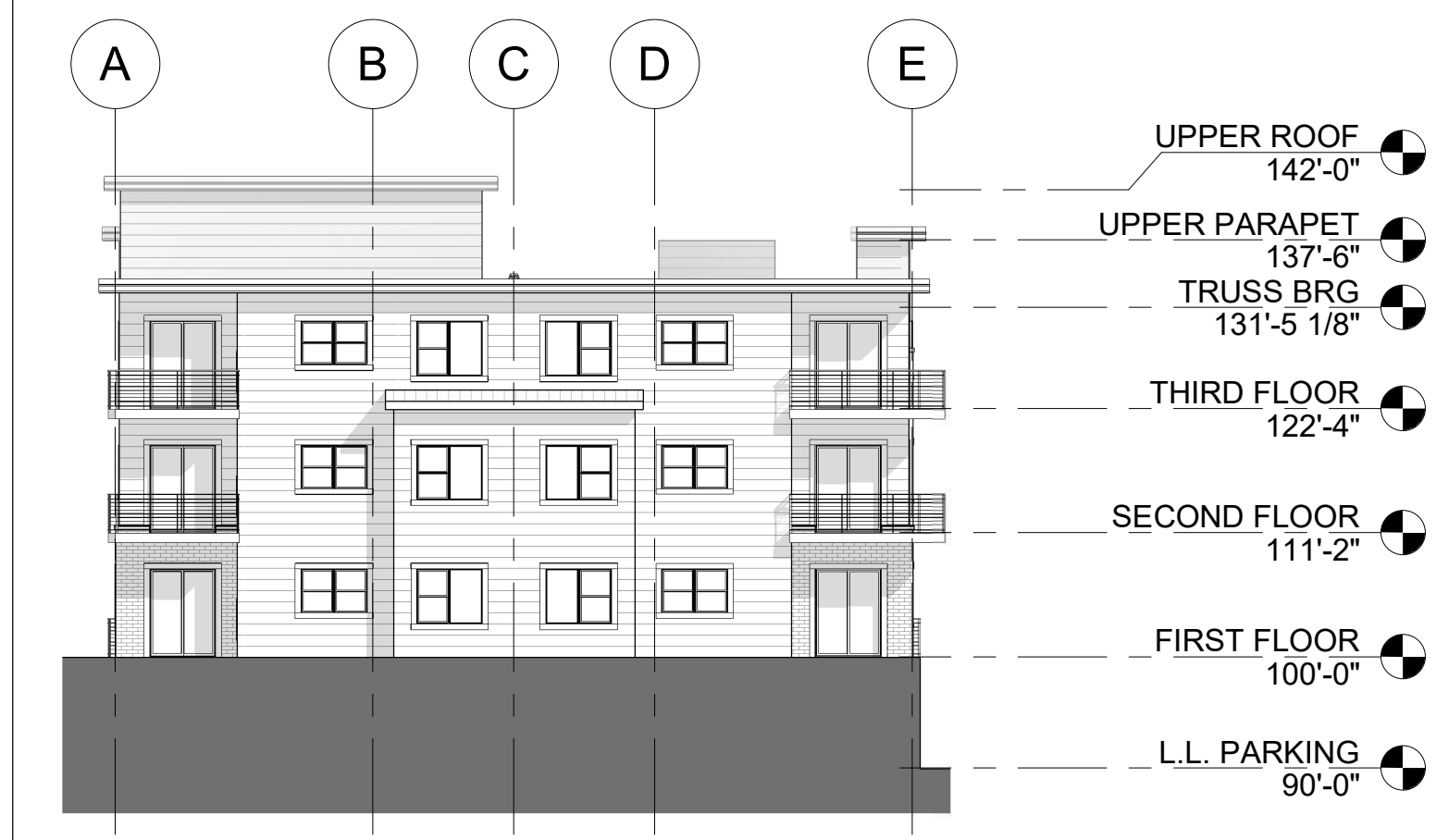
01/03/2019
UDC/ PC

UDC/PC 3.1

PRELIMINARY



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



2 WEST BUILDING ELEVATION-UDC
1/16" = 1'-0"



MIDTOWN RESERVE

NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

**EXTERIOR
ELEVATIONS**

01/03/2019
UDC/ PC

UDC/PC 3.2

PRELIMINARY



MIDTOWN RESERVE

NEW MULTI-FAMILY

1848 WALDORF BLVD. LOT 1,

MADISON, WI

EXTERIOR
PERSPECTIVES

01/03/2019

UDC/ PC

UDC/PC 3.3

BUILDING ENTRY

Materials are design basis of intent



LAP SIDING - SW

RENWICK BEIGE 2805

OR EQUIV



LAP SIDING - SW

ROOKWOOD MED

BROWN 2807 OR

EQUIV



BRICK - INTERSTATE

BRICK, IRONSTONE,

UTILITY SIZE OR EQUIV



WINDOW FRAME -

MED BRONZE

PRELIMINARY



BUILDING WEST ELEVATION Materials are design basis of intent



LAP SIDING - SW
RENWICK BEIGE 2805
OR EQUIV



LAP SIDING - SW
ROOKWOOD MED
BROWN 2807 OR
EQUIV



BRICK - INTERSTATE
BRICK, IRONSTONE,
UTILITY SIZE OR EQUIV



WINDOW FRAME -
MED BRONZE

PRELIMINARY

MIDTOWN RESERVE
NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

**EXTERIOR
PERSPECTIVES**

01/03/2019
UDC/ PC

UDC/PC 3.4



BUILDING EAST ELEVATION Materials are design basis of intent



LAP SIDING - SW
RENWICK BEIGE 2805
OR EQUIV



LAP SIDING - SW
ROOKWOOD MED
BROWN 2807 OR
EQUIV



BRICK - INTERSTATE
BRICK, IRONSTONE,
UTILITY SIZE OR EQUIV



WINDOW FRAME -
MED BRONZE

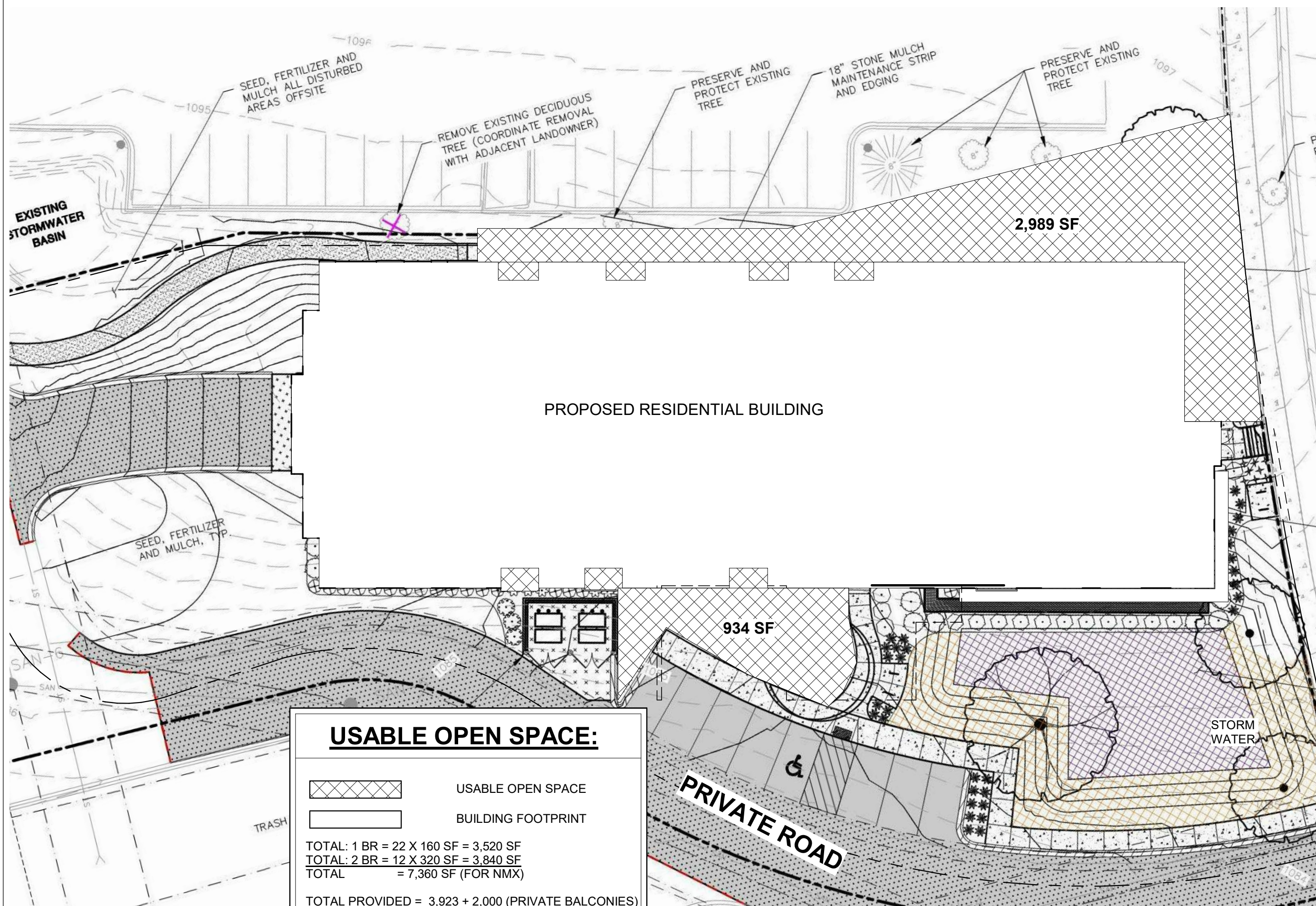
PRELIMINARY

MIDTOWN RESERVE
NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

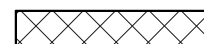
**EXTERIOR
PERSPECTIVE**

01/03/2019
UDC/ PC

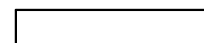
UDC/PC 3.5



USABLE OPEN SPACE:



USABLE OPEN SPACE



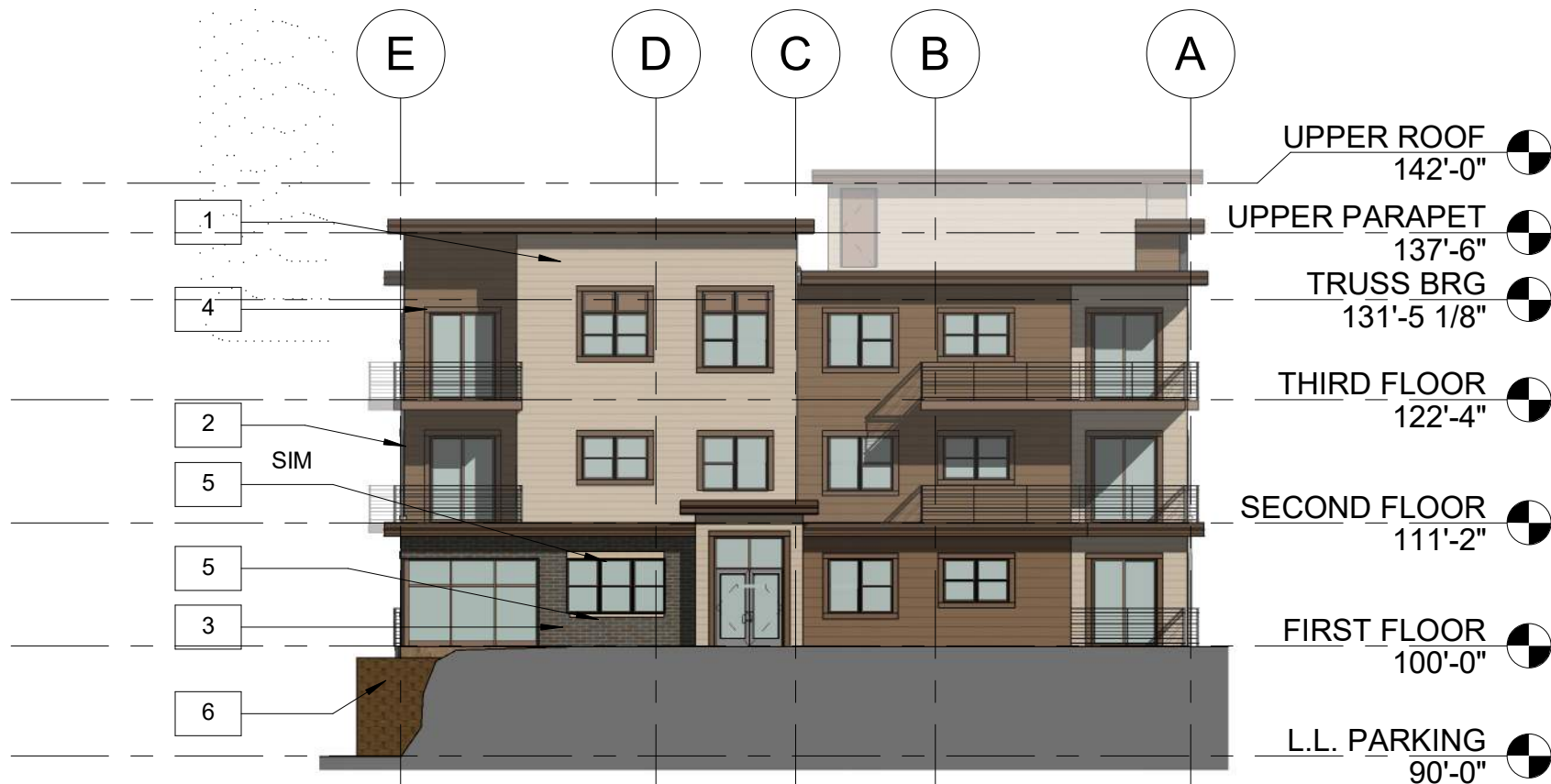
BUILDING FOOTPRINT

TOTAL: 1 BR = 22 X 160 SF = 3,520 SF
TOTAL: 2 BR = 12 X 320 SF = 3,840 SF
TOTAL = 7,360 SF (FOR NMX)

TOTAL PROVIDED = 3,923 + 2,000 (PRIVATE BALCONIES)
= 5,923 SF UOS



1 NORTH BUILDING ELEVATION-UDC
COLOR
1/16" = 1'-0"



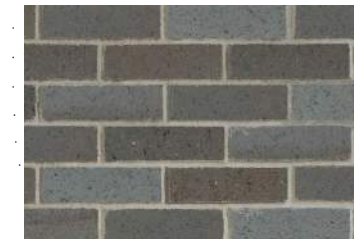
2 EAST BUILDING ELEVATION-UDC
COLOR
1/16" = 1'-0"



(1) LAP SIDING - SW
RENWICK BEIGE 2805
OR EQUIV



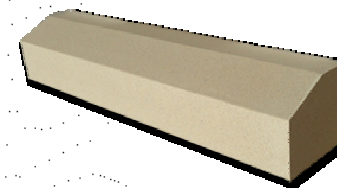
(2) LAP SIDING - SW
ROOKWOOD MED
BROWN 2807 OR EQUIV



(3) BRICK - INTERSTATE
BRICK, IRONSTONE,
UTILITY SIZE OR EQUIV



(4) WINDOW FRAME -
MED BRONZE



(5) PRECAST CONC SILL -
COLOR BUFF OR EQUIV



(6) RETAINING WALL
BLOCKS - 8"X18" VERSA-
LOK "SQAURE FOOT",
COLOR "BROWN" OR EQUIV

EXTERIOR MATERIAL KEY
NOT TO SCALE

PRELIMINARY

MIDTOWN RESERVE

NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

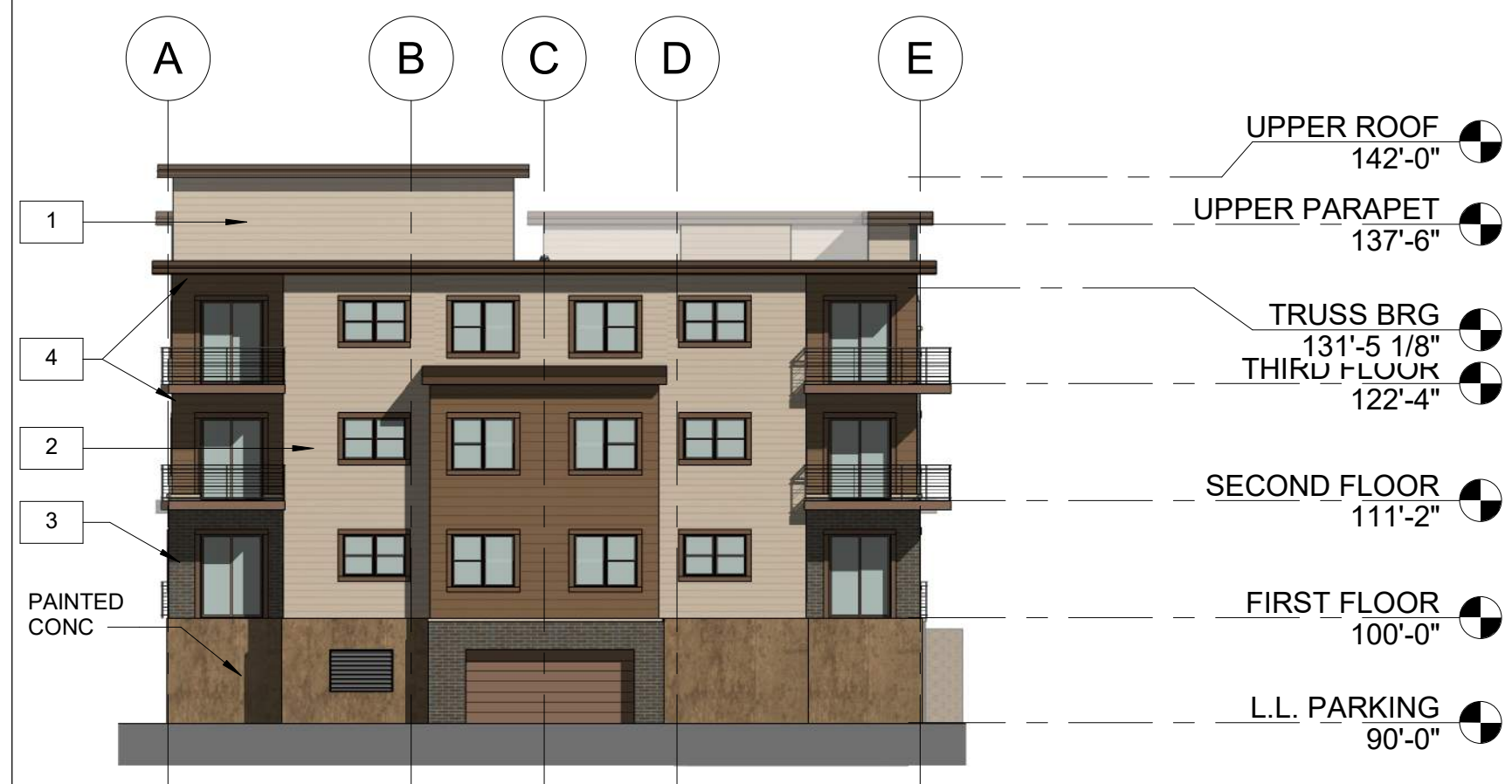
EXTERIOR
ELEVATIONS -
COLOR

01/03/2019
UDC/ PC

UDC/PC 5.1



SOUTH BUILDING ELEVATION-UDC
COLOR
1/16" = 1'-0"



WEST BUILDING ELEVATION-UDC
COLOR
1/16" = 1'-0"



(1) LAP SIDING - SW
RENWICK BEIGE 2805
OR EQUIV



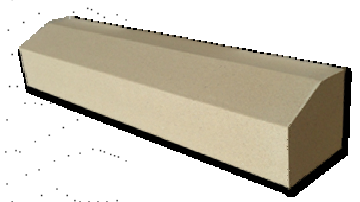
(2) LAP SIDING - SW
ROOKWOOD MED
BROWN 2807 OR EQUIV



(3) BRICK - INTERSTATE
BRICK, IRONSTONE,
UTILITY SIZE OR EQUIV



(4) WINDOW FRAME -
MED BRONZE



(5) PRECAST CONC SILL -
COLOR BUFF OR EQUIV



(6) RETAINING WALL
BLOCKS - 8"X18" VERSA-
LOK "SQAURE FOOT",
COLOR "BROWN" OR EQUIV

EXTERIOR MATERIAL KEY
NOT TO SCALE

PRELIMINARY

MIDTOWN RESERVE

NEW MULTI-FAMILY
1848 WALDORF BLVD. LOT 1,
MADISON, WI

EXTERIOR ELEVATIONS -
COLOR

01/03/2019
UDC/ PC

UDC/PC 5.2