

# 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

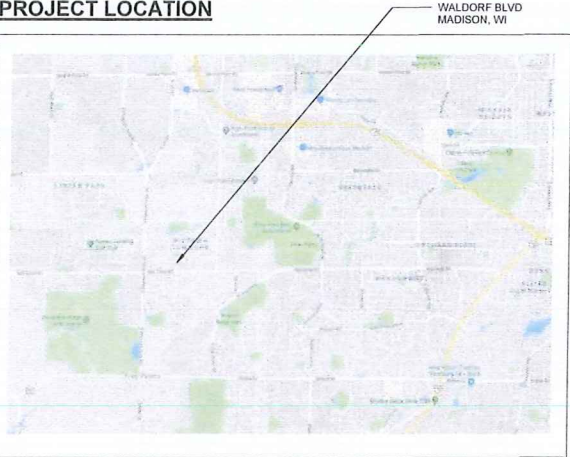
PROJECT DESCRIPTION:  
MULTI-STORY DEVELOPMENT CONSISTING OF:  
(3) STORIES OF R-2 OCCUPANCY  
ONE (1) LEVEL OF UNDER-BUILDING PARKING  
FULLY SPRINKLERED NFPA - 13R

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



**1848**  
CONSTRUCTION

**MIDTOWN RESERVE**

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

**COVER SHEET**

### Project Status

A	2018/07/13	DAT SUBMITTAL
B	2018/07/18	UDC SUBMITTAL
C	2018/11/28	UDC PC
D	2019/01/07	PC

**UDC/PC**

**PRELIMINARY**

### 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 BIDOROWSKI (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'ONOFIO 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

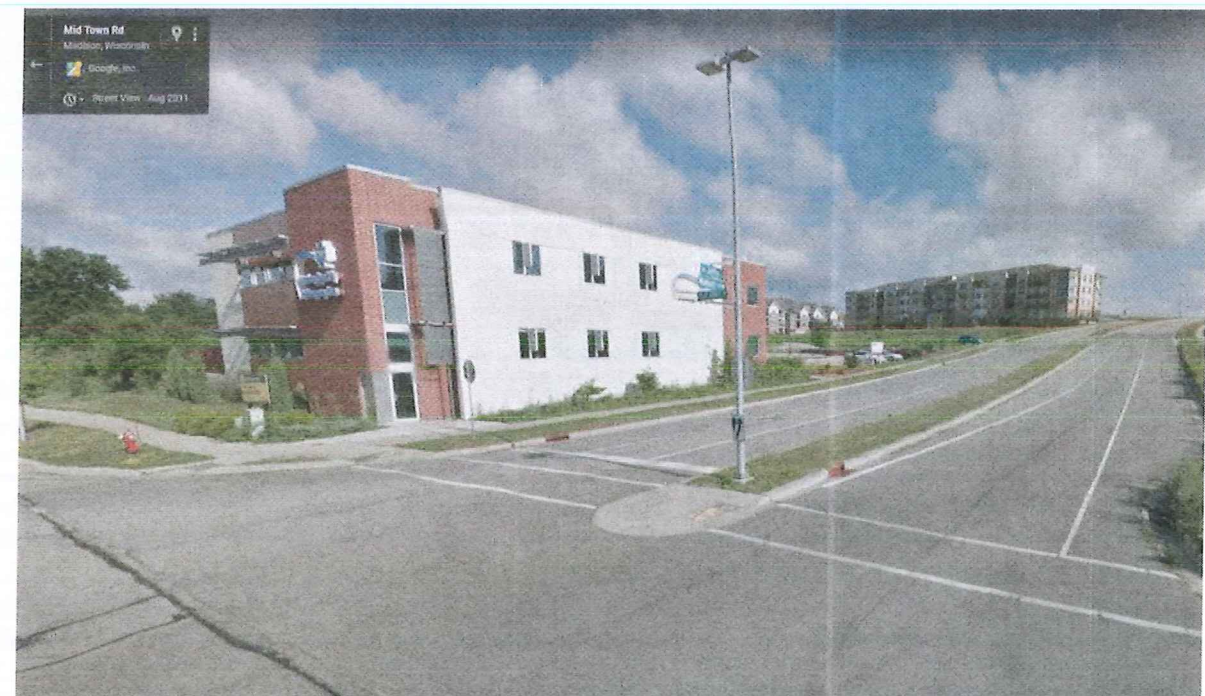




WALDORF BOULEVARD AT PRIVATE ROAD - LOOKING NORTH WEST



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

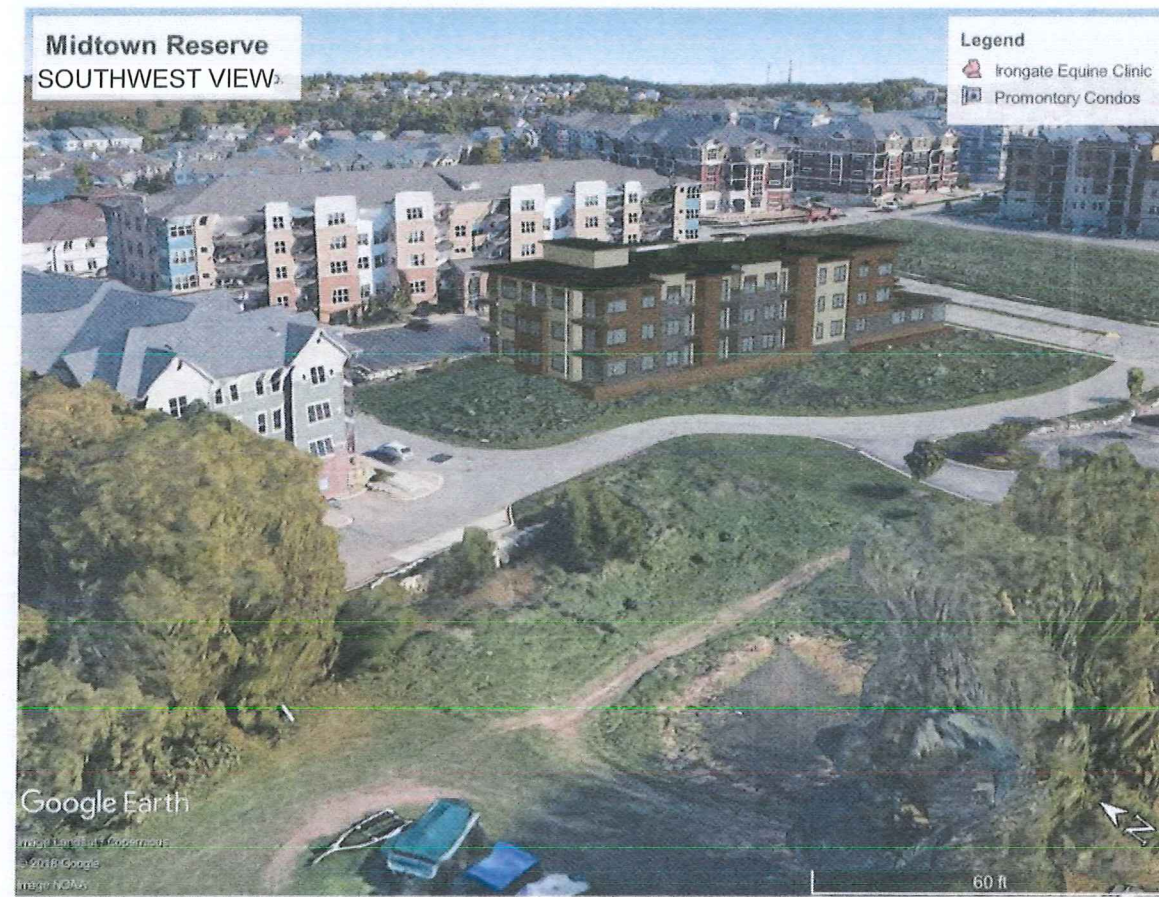
## SITE CONTEXT

01/07/2019  
UDC/ PC

**UDC/PC 0.2**

**PRELIMINARY**





# MIDTOWN RESERVE

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

## SITE CONTEXT

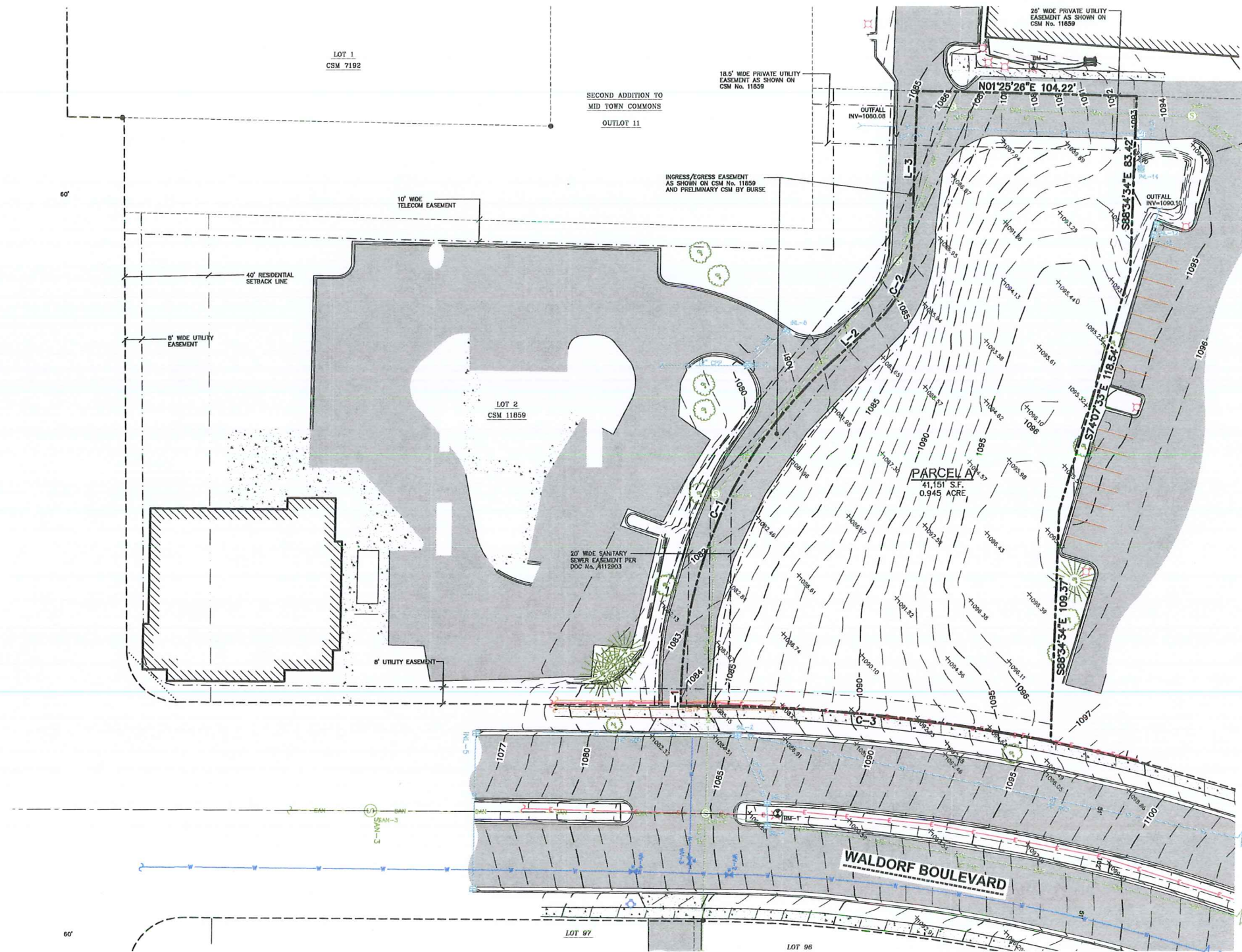
01/07/2019  
UDC/ PC

**UDC/PC 0.3**

**PRELIMINARY**



File: I:\2018\18653\DWG\18653.dwg User: J. Plotted: Nov 27, 2018 - 2:26pm Xref's:



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

### 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 (WCCS), 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, 20182315081, 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).

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	1103.88	S	1100.38	18"	RCP
		N	1100.38	18"	RCP
		E	1100.38	18"	RCP
INL-2	1085.02	S	1081.02	18"	RCP
		N	1081.02	18"	RCP
		NE	1081.29	12"	RCP
INL-3	1086.82	SW	1082.14	12"	RCP
INL-4	1086.77	E	1082.20	12"	RCP
		W	1082.33	12"	RCP
INL-5	1075.68	S	1070.44	18"	RCP
		N	1070.58	18"	RCP
		E	1070.88	12"	RCP
INL-7	1079.64	S	1074.24	12"	CPP
INL-8	1081.14	NW	1076.29	12"	CPP
		SE	1077.44	12"	CPP
INL-14	1089.95	W	1085.01	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	1108.28	S	1093.53	8"	PVC
		W	1093.53	-	-
		N	1095.53	-	-
SAN-2	1084.81	S	1073.62	-	-
		W	1073.74	-	-
		N	1073.76	-	-
SAN-4	1081.26	E	1074.24	-	-
		NW	1074.43	-	-
		SE	1075.50	-	-
SAN-5	1085.92	NW	1075.54	-	-
		SE	1076.54	-	-
SAN-6	1086.62	N	1076.70	-	-
		S	1080.63	-	-
SAN-7	1094.59	N	1080.77	-	-
		NE	1080.77	-	-

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

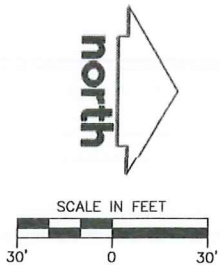
\*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

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

TN=TOP NUT OF WATER VALVE

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C-1	177.26'	215.00'	94.02	47°14'16"	172.28'
C-2	40.29'	50.06'	21.31	46°06'42"	39.21'
C-3	177.55'	882.30'	89.08	11°31'48"	177.25'

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'



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:

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:

18-8833



File: I:\2018\180633\DWG\180633 Con Decs.dwg Layout: C1.0 User: kysieka Plotted: Dec 31, 2018 - 9:08am 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 SEEDED 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/SEEDED 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 SEEDED, 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 CONTRACTOR'S 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 ASTM 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 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".

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 BELL AND SPIGOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(i).

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-ROCKING 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 PROTECTION OF THE PROJECT. ALL 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 60" 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.



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 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	01.02.18	UDC INITIAL-FINAL
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn:  
Approved:

SHEET TITLE:  
NOTES AND  
SPECIFICATIONS

SHEET NUMBER:  
C1.0

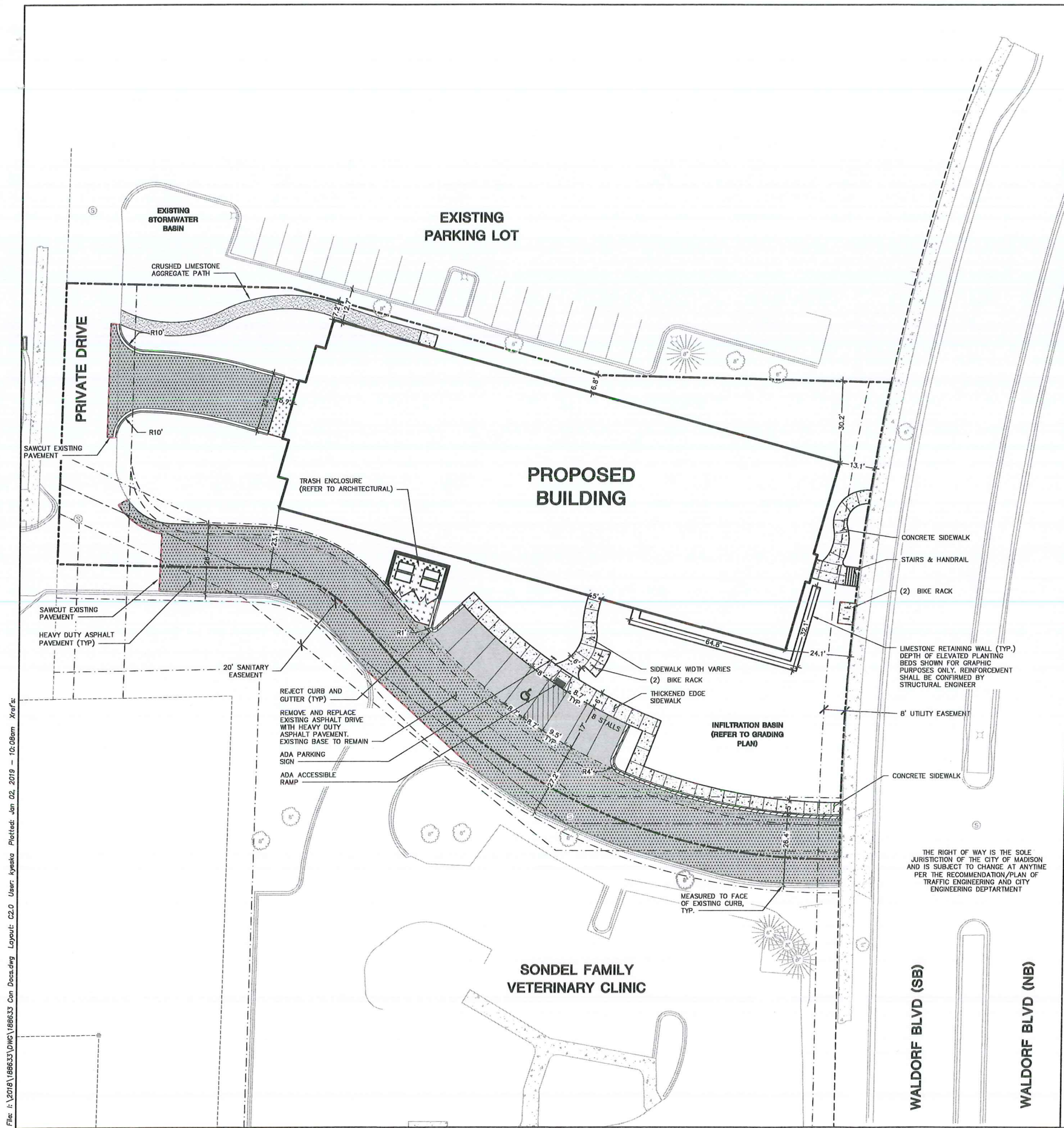
JSD PROJECT NO. 18-0633



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



File: I:\2018\180633\DWG\180633 Con Docs.dwg Layout: C2.0 User: kysika Plotted: Jan 02, 2019 - 10:08am Xref's:



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
	PARKING
	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 PEROVIOUS SURFACE AREA	34,571 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.16
PROPOSED IMPERVIOUS SURFACE AREA	26,758 SF
PROPOSED PEROVIOUS SURFACE AREA	14,168 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.65



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:

**Sketchworks**  
architecture

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
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn:  
Approved:

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C2.0**

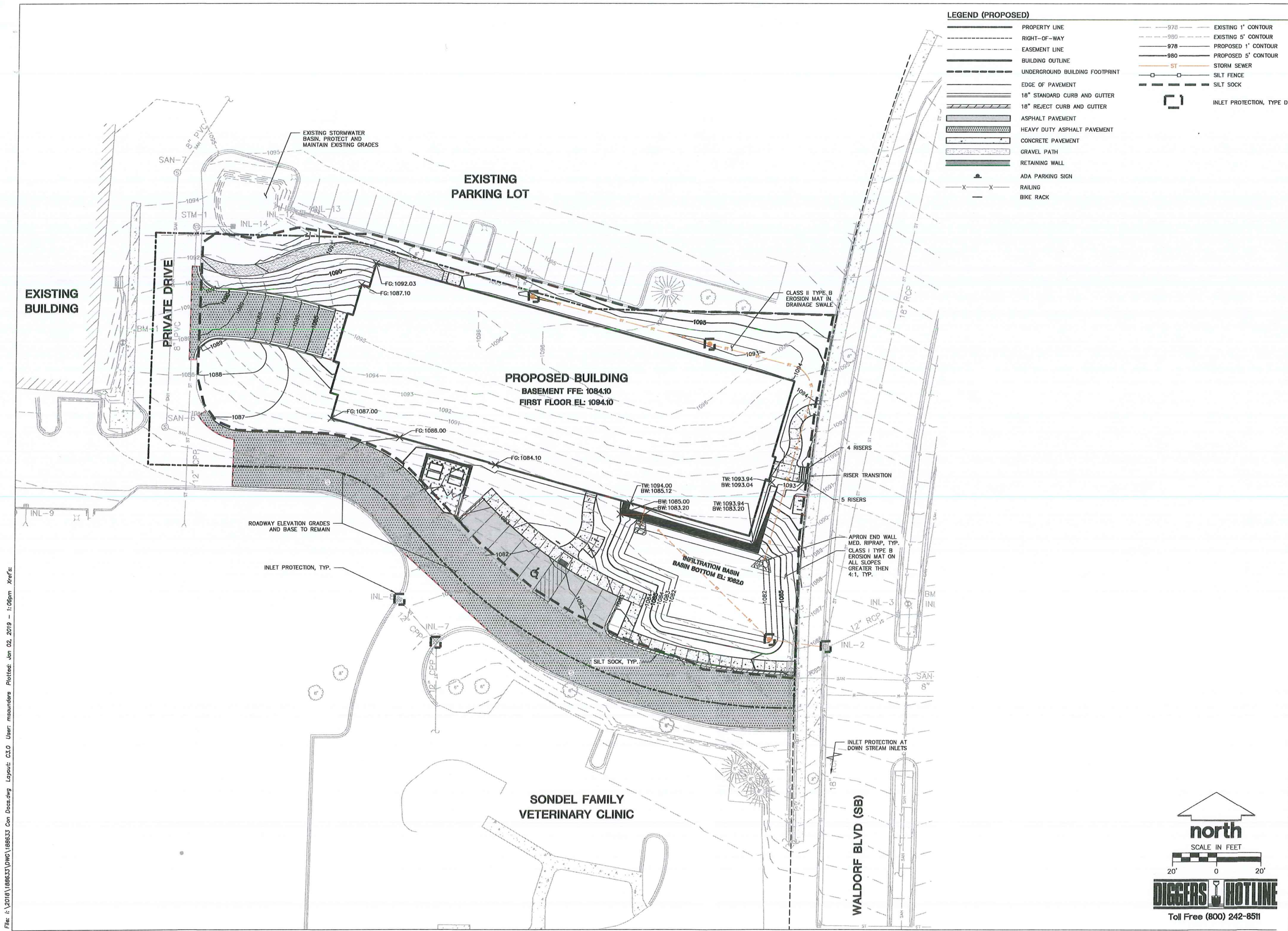
JSD PROJECT NO. 18-8633



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



File: I:\2016\188633\DWG\188633 Con Deca.dwg Layout: C3.0 User: msoudera Plotted: Jan 02, 2019 - 1:06pm Xref's:



- LEGEND (PROPOSED)**
- PROPERTY LINE
  - RIGHT-OF-WAY
  - EASEMENT LINE
  - BUILDING OUTLINE
  - UNDERGROUND BUILDING FOOTPRINT
  - 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
- EXISTING 1' CONTOUR  
EXISTING 5' CONTOUR  
PROPOSED 1' CONTOUR  
PROPOSED 5' CONTOUR  
STORM SEWER  
SILT FENCE  
SILT SOCK  
INLET PROTECTION, TYPE D

**JSD**  
Professional Services, Inc.  
Engineers • Surveyors • Planners

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:

**Sketchworks**  
architecture

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
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn:  
Approved:

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

SHEET NUMBER:  
**C3.0**

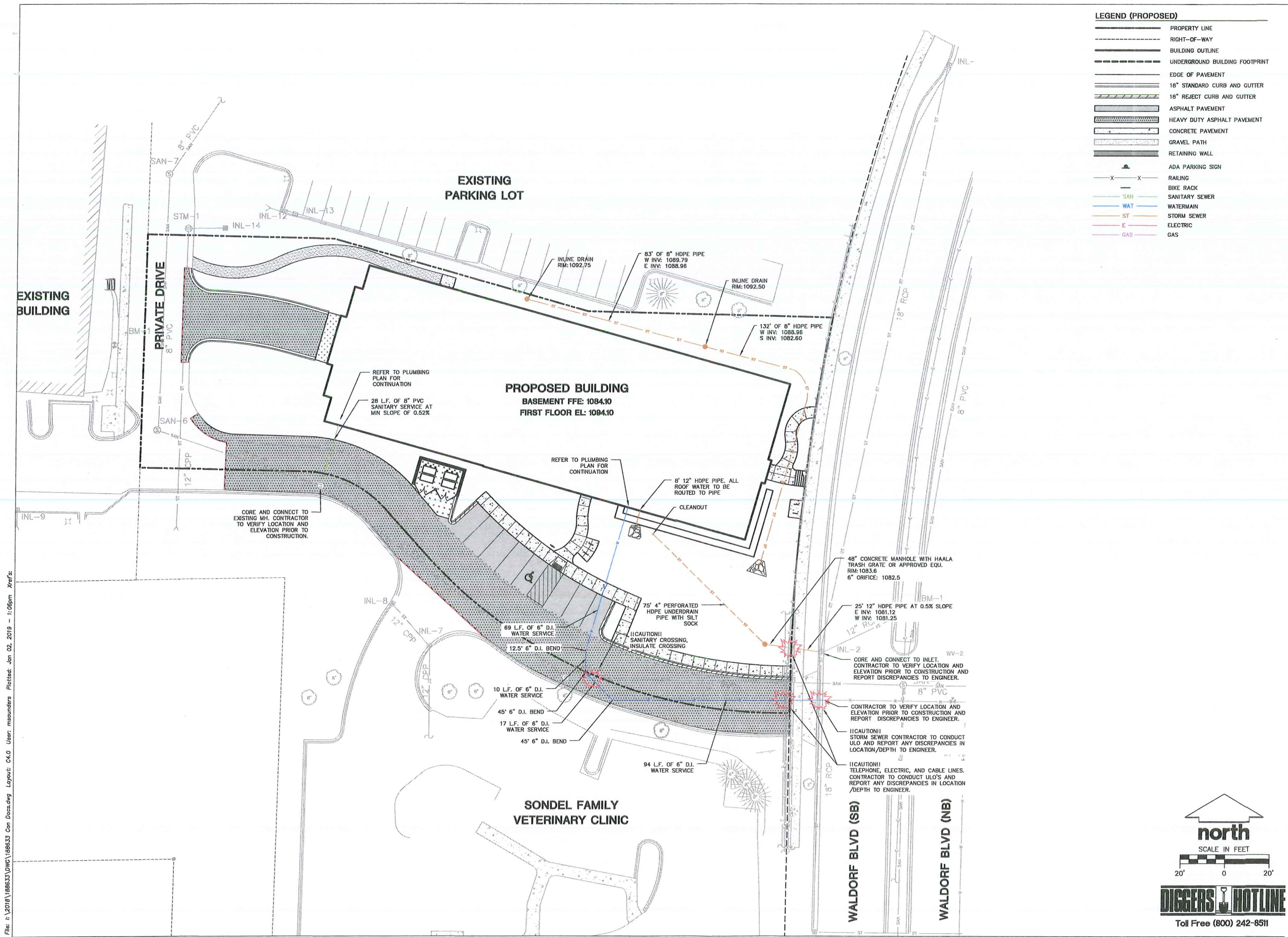
JSD PROJECT NO: 18-8633

18-8633

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



File: I:\2018\180633\DWG\180633 Con Decad.dwg Layout: C4.0 User: msanders Plotted: Jan 02, 2019 - 1:06pm Xref's:



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
	CONCRETE PAVEMENT
	GRAVEL PATH
	RETAINING WALL
	ADA PARKING SIGN
	RAILING
	BIKE RACK
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	ELECTRIC
	GAS



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 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
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn:  
Approved:

SHEET TITLE:  
UTILITY PLAN

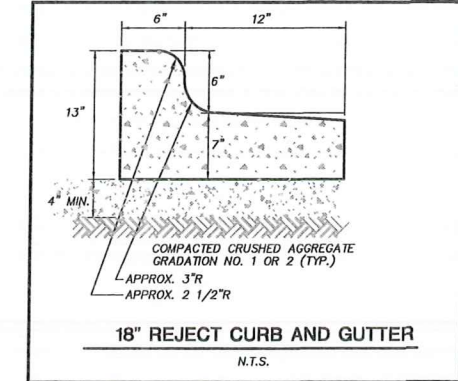
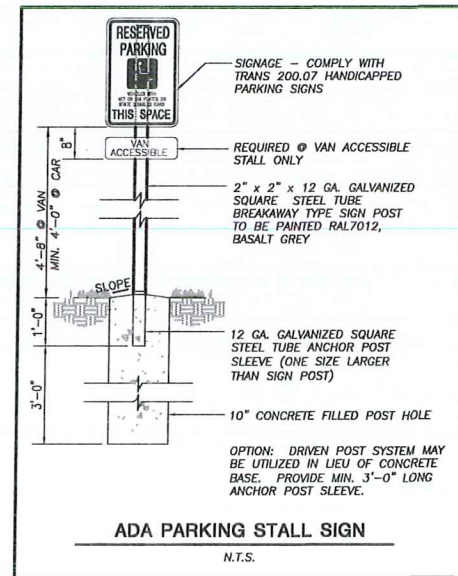
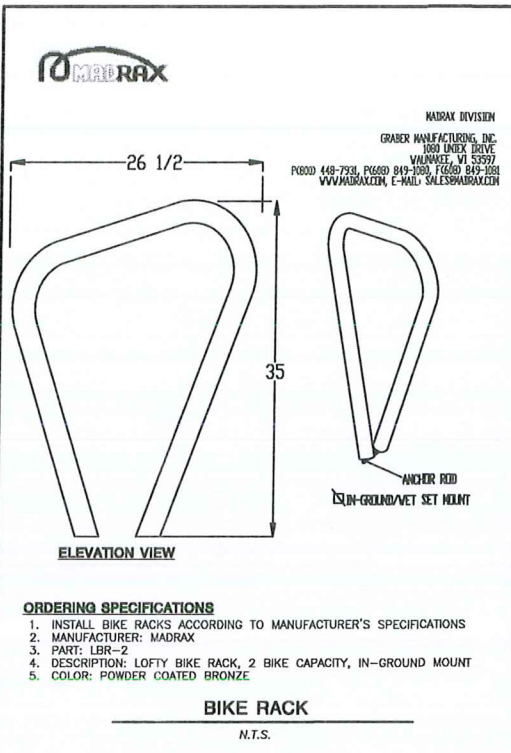
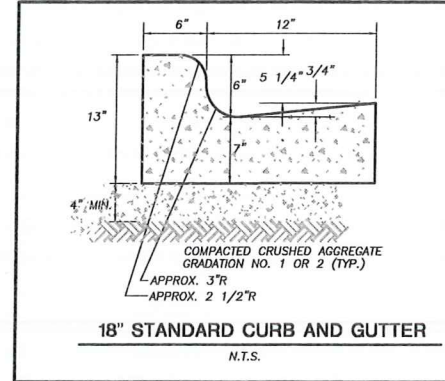
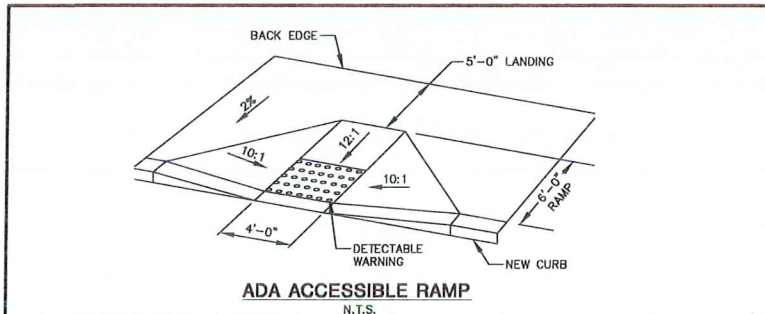
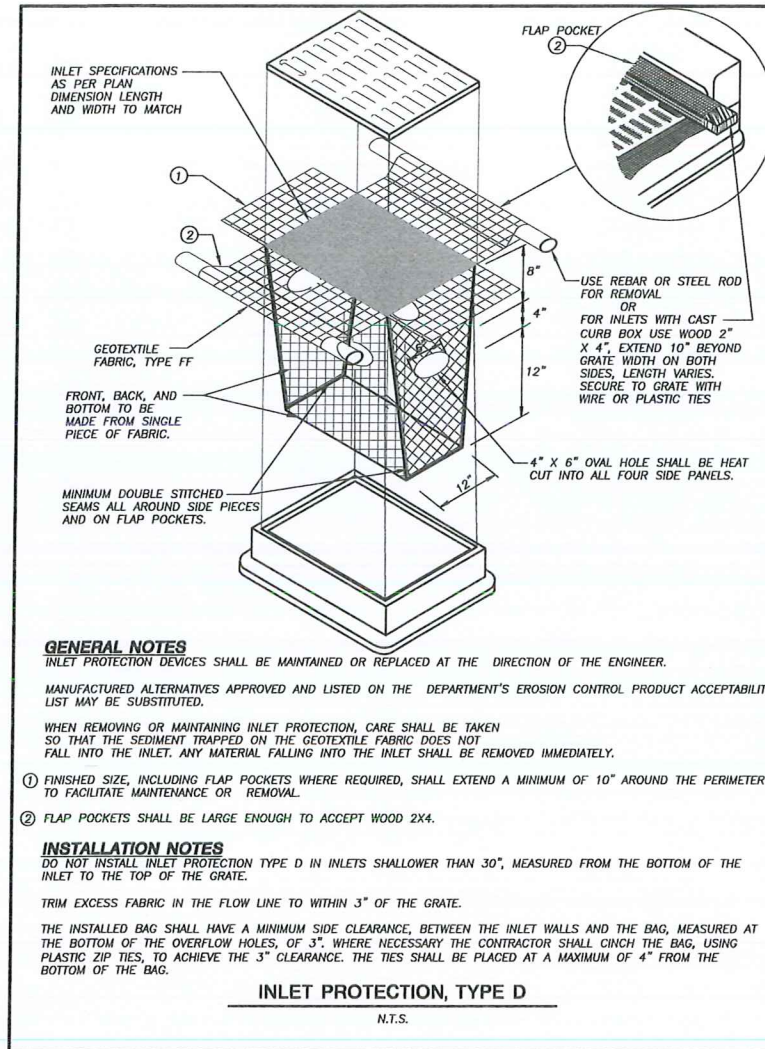
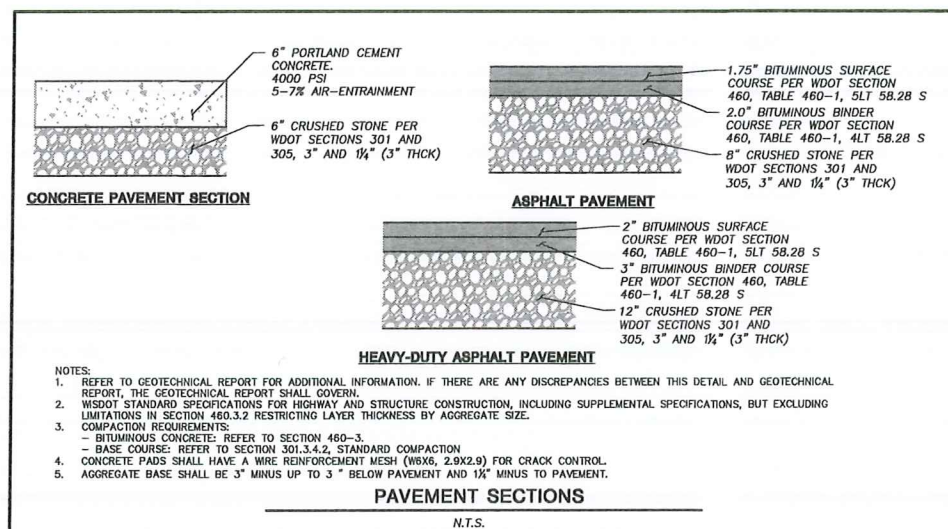
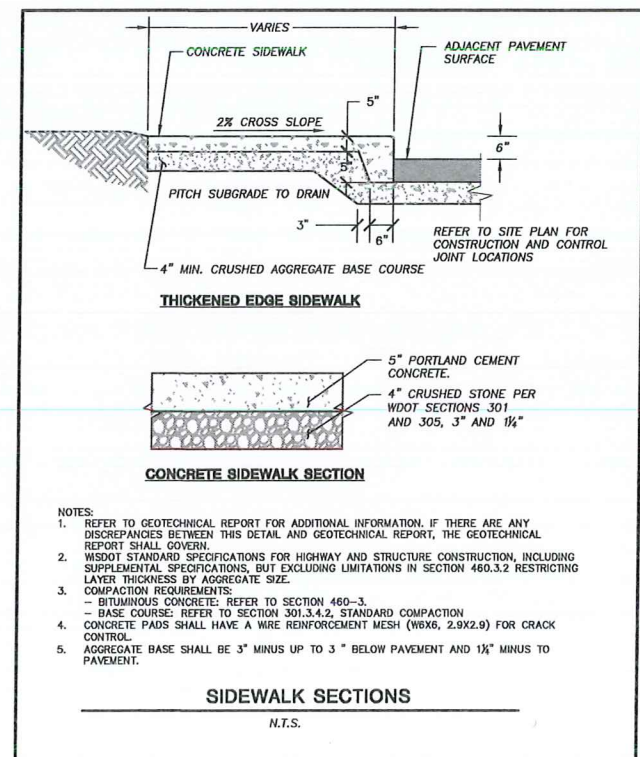
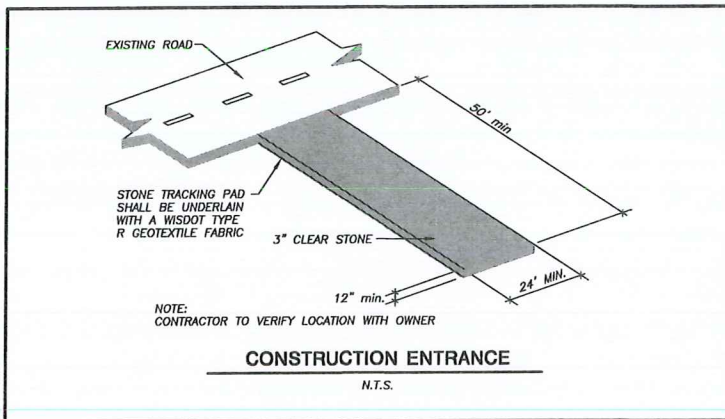
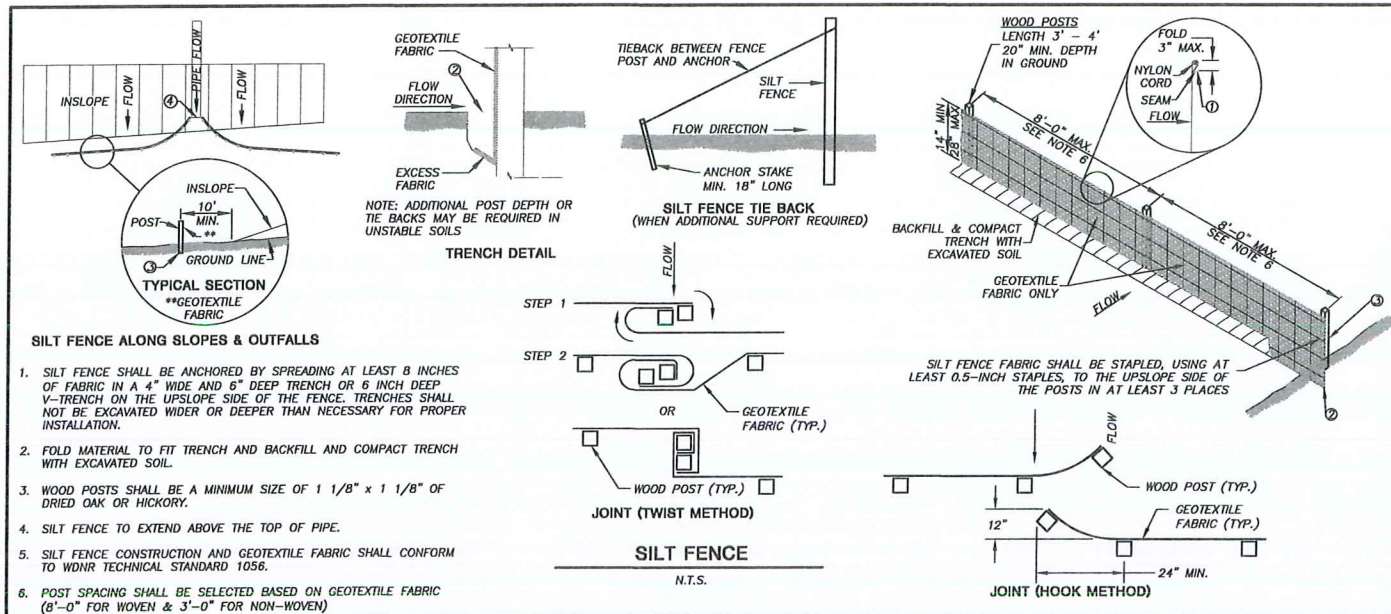
SHEET NUMBER:  
C4.0

JSD PROJECT NO: 18-8633



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.





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

**JSD**  
Professional Services, Inc.  
Engineers • Surveyors • Planners

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:

**Sketchworks**  
architecture

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		

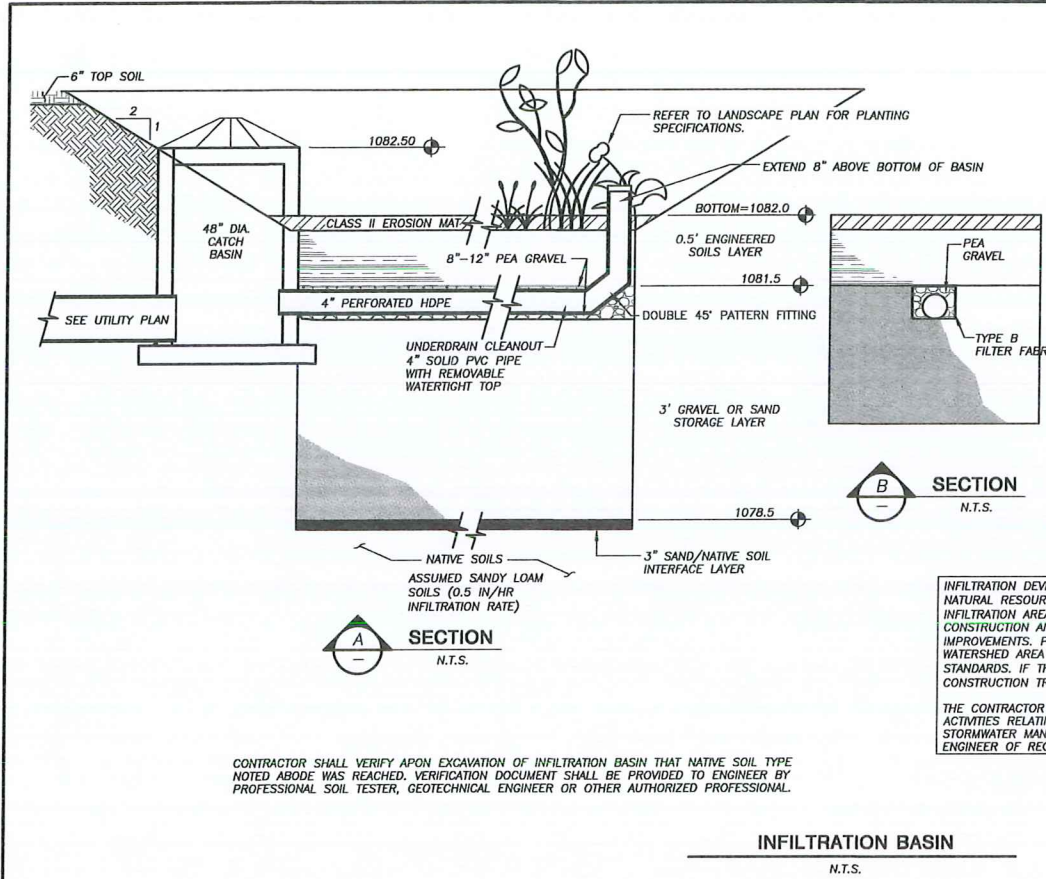
Design/Draw:  
Approved:

SHEET TITLE:  
**DETAILS**

SHEET NUMBER:  
**C5.0**

JSD PROJECT NO: 18-8833



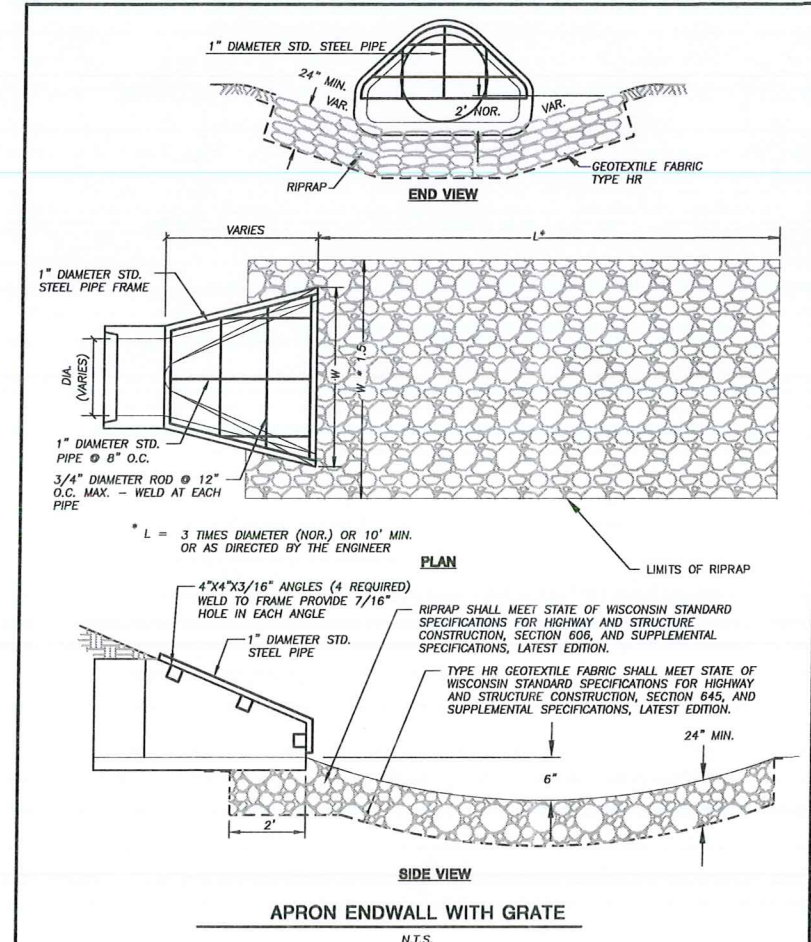
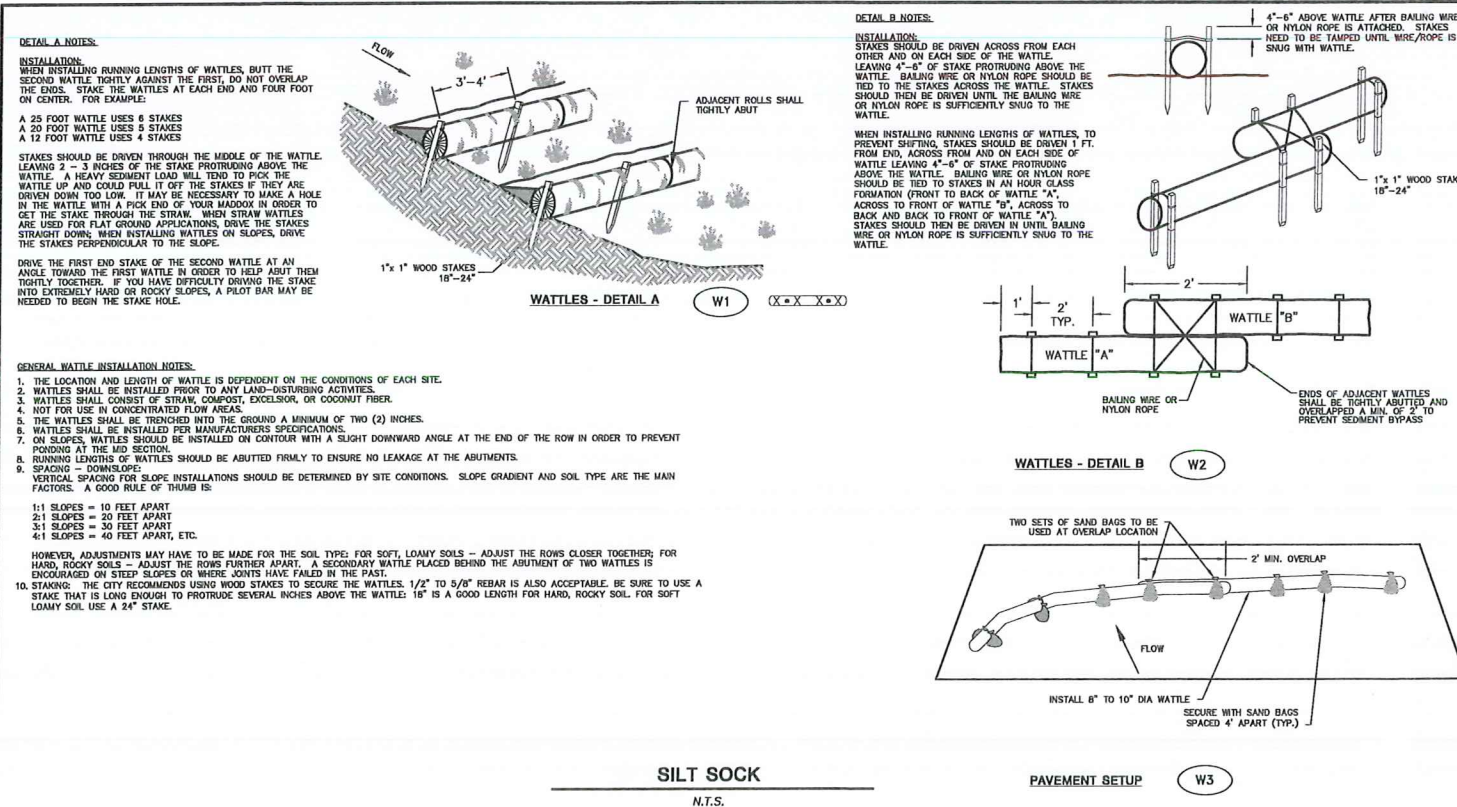
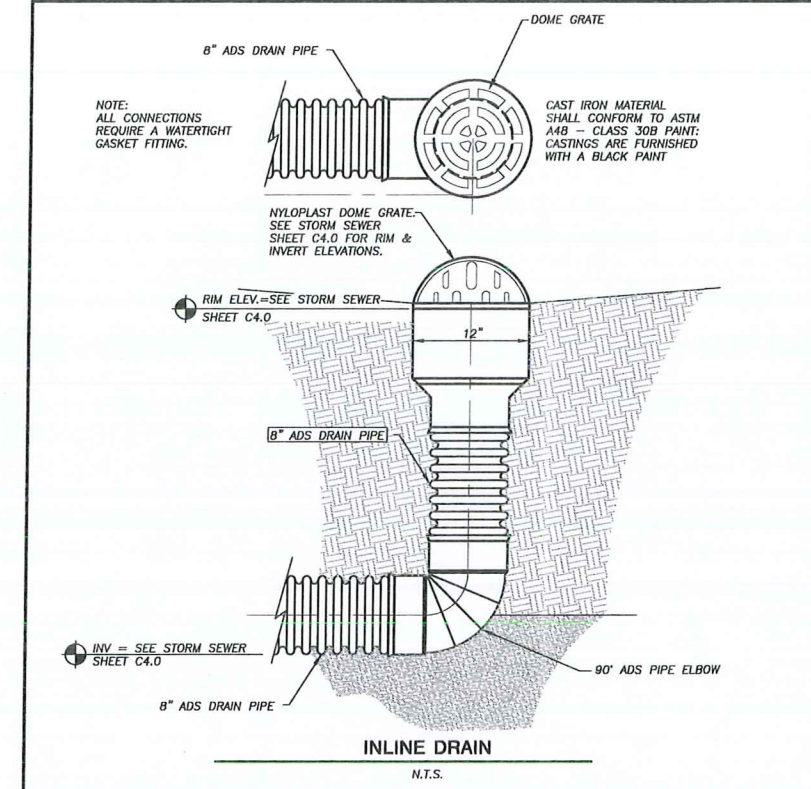


#### GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY UPON 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\"/>
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, BIOTENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIOTENTION 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.



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:

Approved:

SHEET TITLE:

DETAILS

SHEET NUMBER:

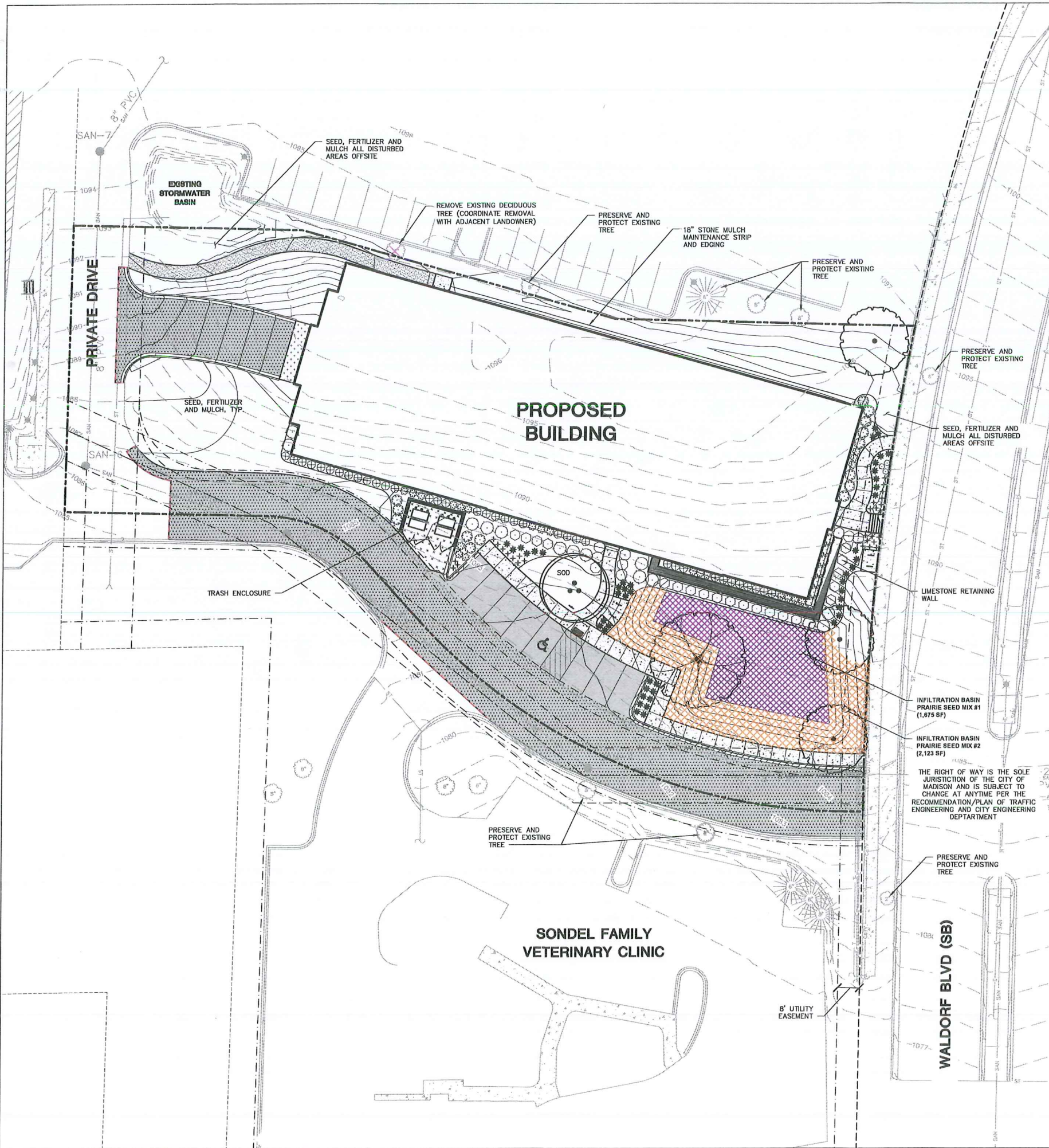
C5.1

JSD PROJECT NO.

18-8633



File: I:\2018\186633\DWG\186633 Landscape.dwg Layout: L1.0 User: kyska Plotted: Jan 02, 2019 - 1:05pm Xref's: 186633 Midtown Reserve



#### 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	Spiraea betulifolia 'Tor Gold' / Glow Girl Birchleaf Spiraea	3 gal	Min. 12"-24"	3
	37	Spiraea japonica 'Goldmound' / Spiraea	3 gal	Min. 12"-24"	3
EVERGREEN SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	12	Juniperus chinensis 'Kallay's Compact' / Kallay Compact Pfizer 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

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT



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



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**

#	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 PLAN**

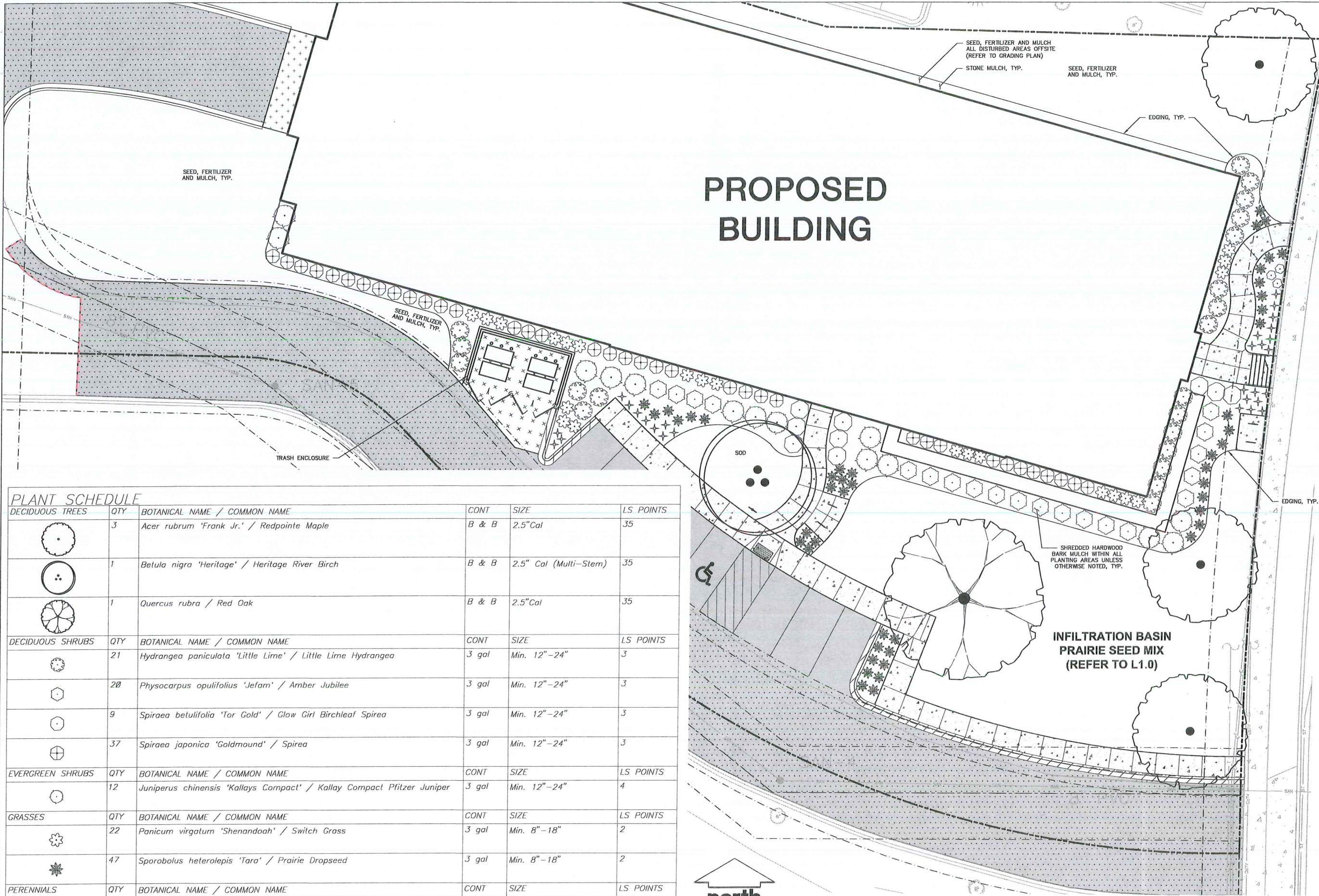
SHEET NUMBER:  
**L1.0**

JSD PROJECT NO. 18-6633













THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

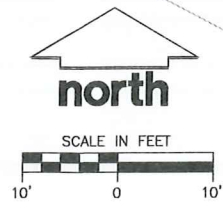


File: I:\2018\180633\DWG\180633 Landscape.dwg Layout: L1.1 User: kyska Plotted: Jan 02, 2019 - 11:02am Xref's: 180633 Midtown Reserve



### PLANT SCHEDULE

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



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



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE  
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE  
181 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	11.20.18	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:

**DETAILED LANDSCAPE  
PLAN**

SHEET NUMBER:

**L1.1**

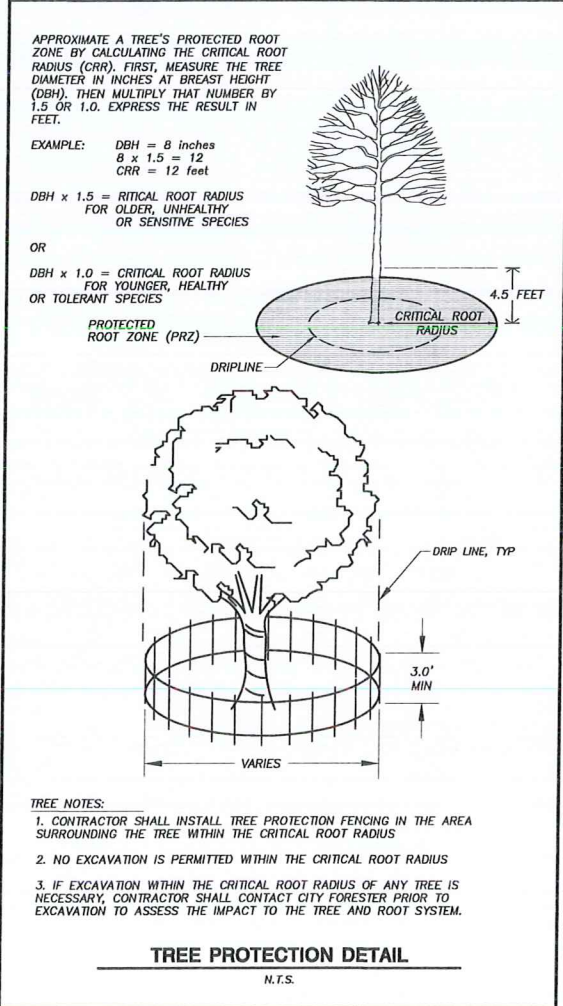
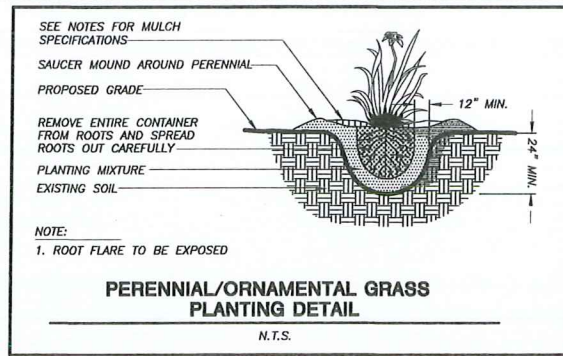
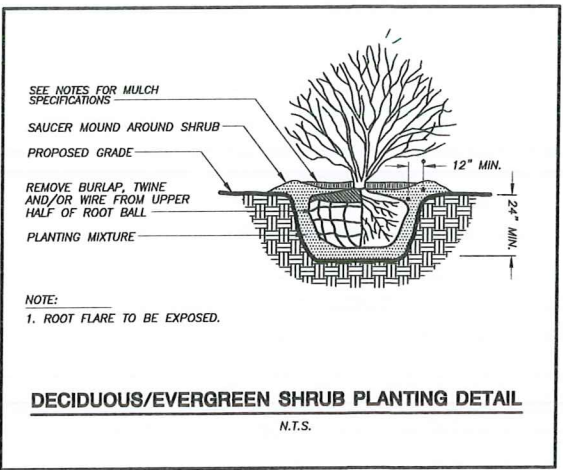
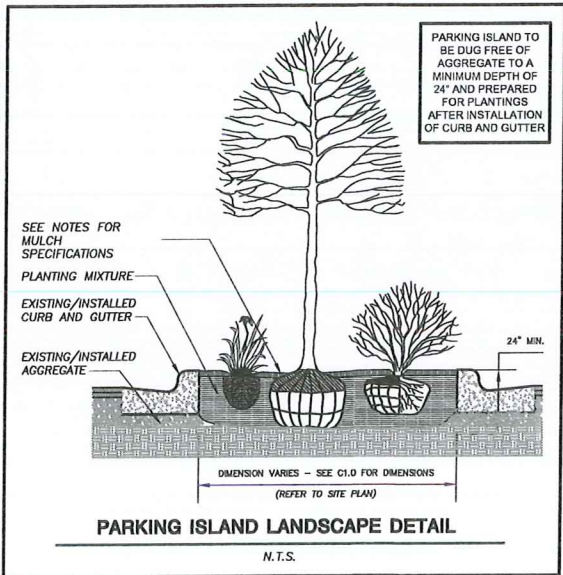
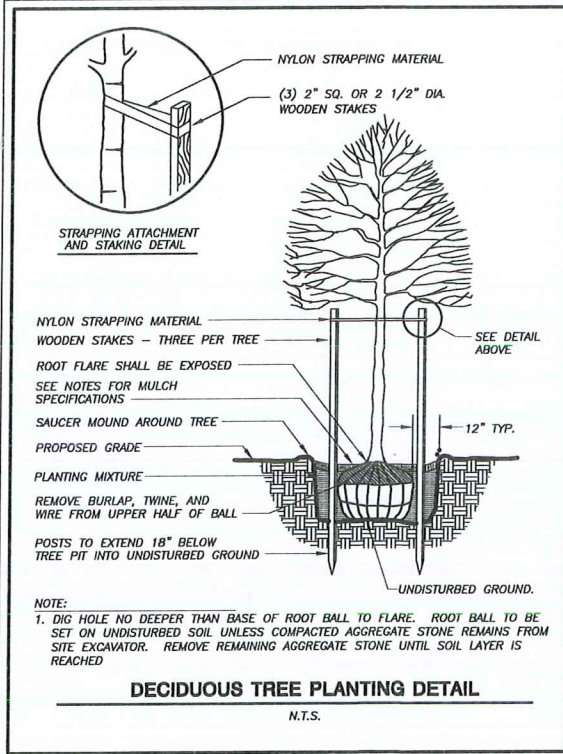
JSD PROJECT NO:

18-8833

THESE PLANS AND DESIGNS ARE COPYRIGHTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



File: I:\2018\186533\DWG\186533 Landscape.dwg Layout: L2.0 User: kyska Plotted: Jan 02, 2019 -- 11:03am Xref's: 186533 Midtown Reserve



#### 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 TREES PLANTED IN THE AREA WITH AN APPROVED INCOGNISCUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCOGNISCUOUS 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 LEFT 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 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. 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 VSQUEEN.
- 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. FERTILIZER 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, 53984, 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, 53984, 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.

#### 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.



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@JSDINC.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:

(a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten (10) year period.

(b) Gross floor area is only increased by ten percent (10%) during any ten (10) year period.

(c) No demolition of a principal building is involved.

(d) 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 in the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(a) 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

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

Total square footage of developed area: 217,800 square feet

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,650 points

Remainder of developed area: 185

Total landscape points required: 185

(c) 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: 185

Total landscape points required: 185

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
Full evergreen tree	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arborescens)	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 linear 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 specifications as stated in the current American Standard for Nursery Stock.



JSD

Professional Services, Inc.

Engineers • Surveyors • Planners

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

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.





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	SUBMITTA
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			

### Desktop Drawings

Approved:

SHEET TITLE:

## FIRE ACCESS EXHIBIT

SHEET NUMBER:

EX. A

JSD PROJECT NO.

16-963



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? 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 8¾? 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-lb/s?	<input checked="" type="checkbox"/> Yes	<input 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-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or 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 cut-de-sue with a minimum inside diameter of 70-feet? b) A 45-degree way with a minimum length of 60-feet per side? c) A 90-degree turn 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 rear 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 26-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? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? 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 10-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 1¼-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	<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 MCO 34.20 and IFC 2006 Edition Chapter 5 and Appendix D; please see the codes for further information.

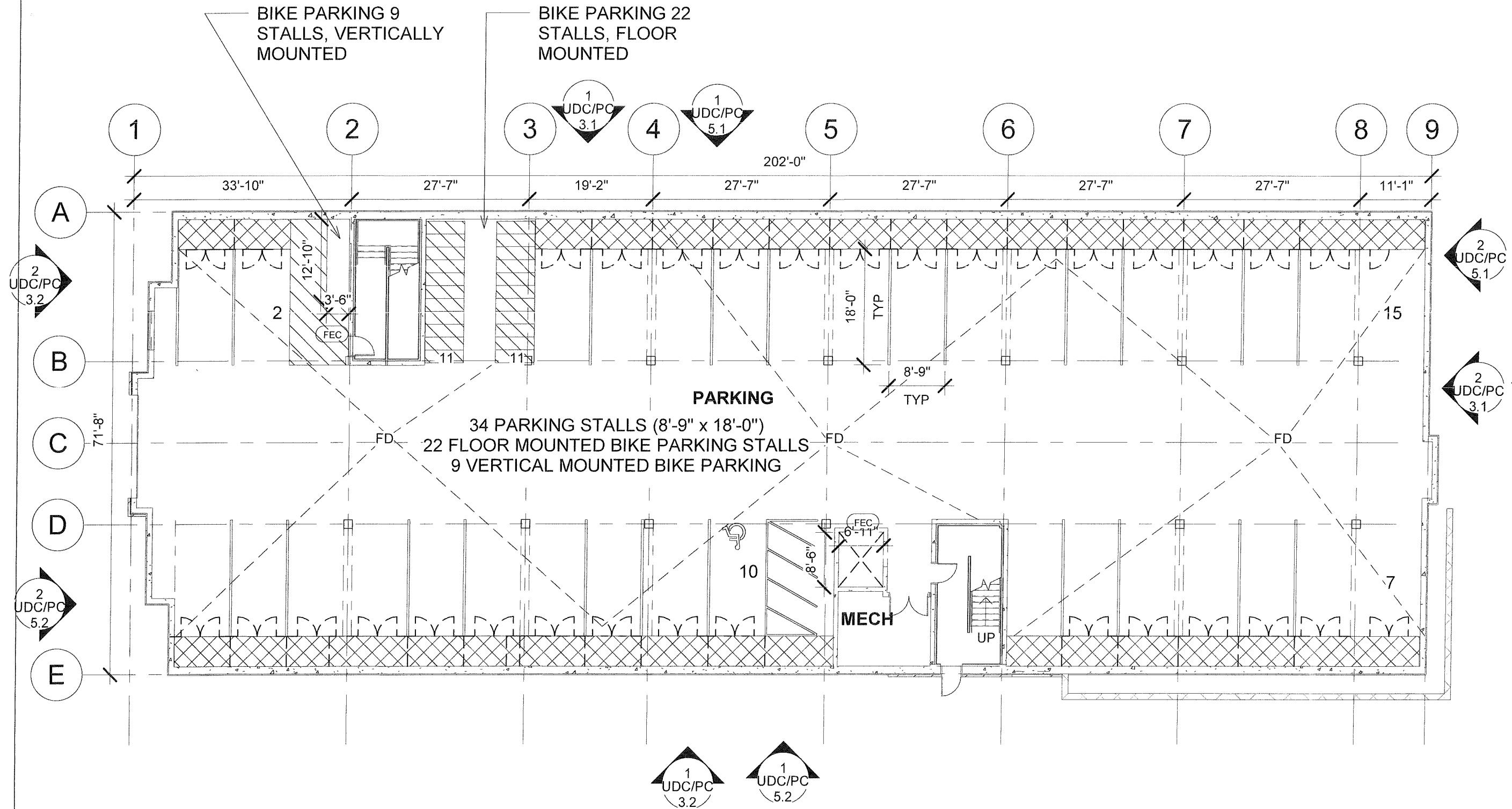
Revised 8/2015



## DIGGERS HOTLINE

Toll Free (800) 242-8511





# MIDTOWN RESERVE

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

## PARKING FLOOR PLAN

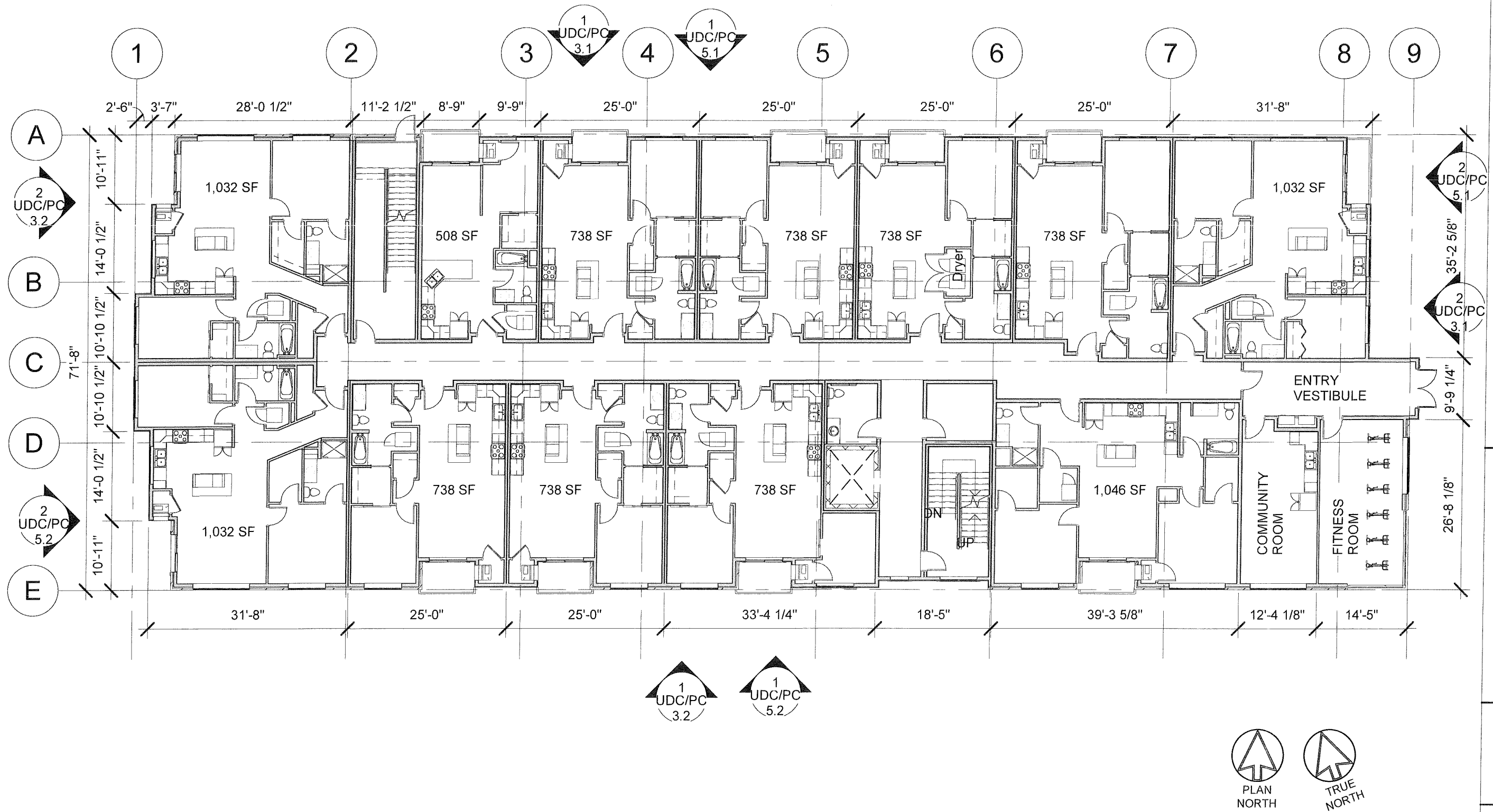
01/07/2019  
UDC/ PC

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

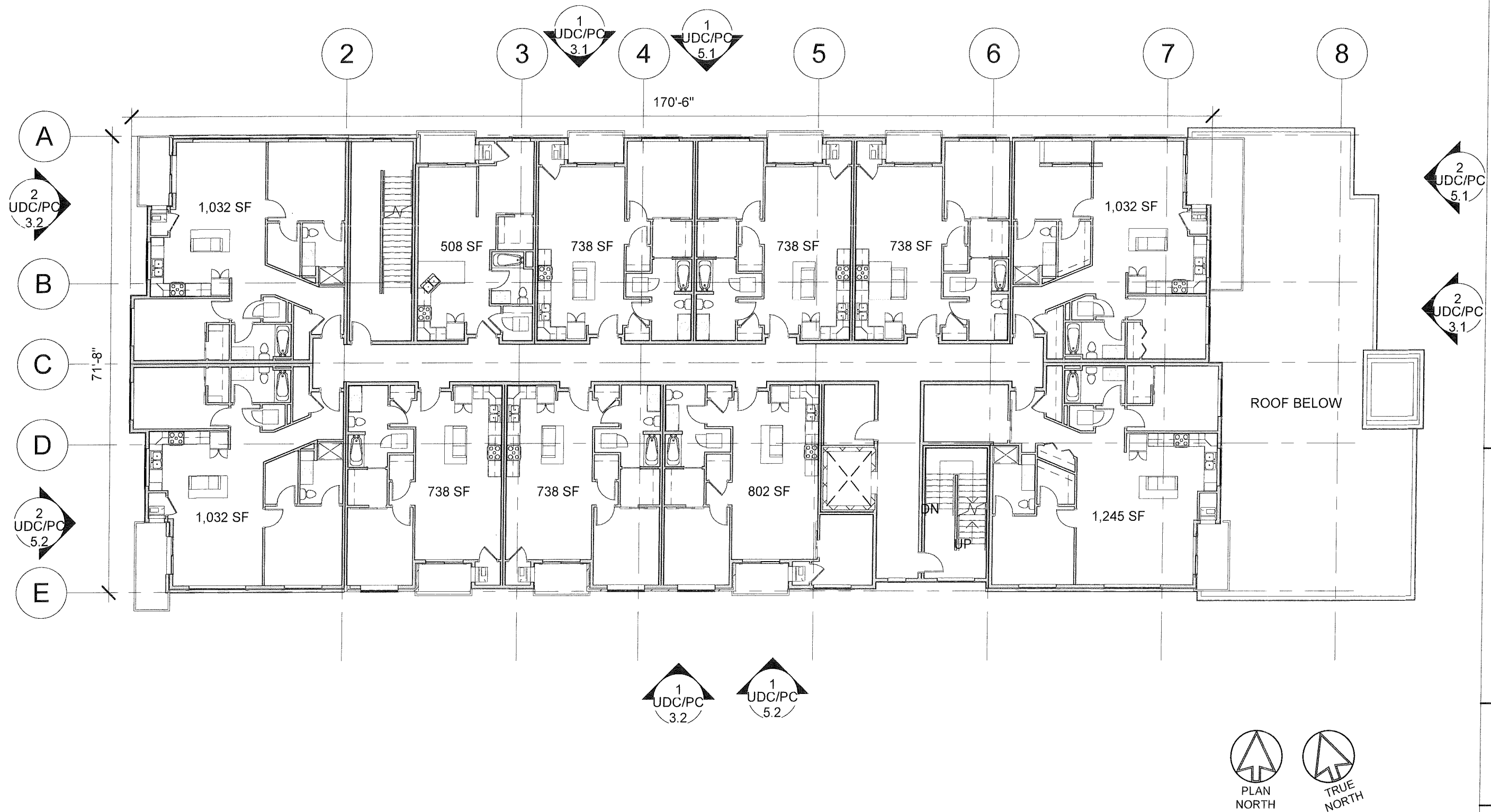
01/07/2019  
UDC/PC

UDC/PC 2.1

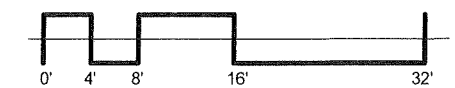
1 FIRST FLOOR PLAN - ENLG : 13,993 SF  
1/16" = 1'-0"

PRELIMINARY





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



PRELIMINARY

MIDTOWN RESERVE

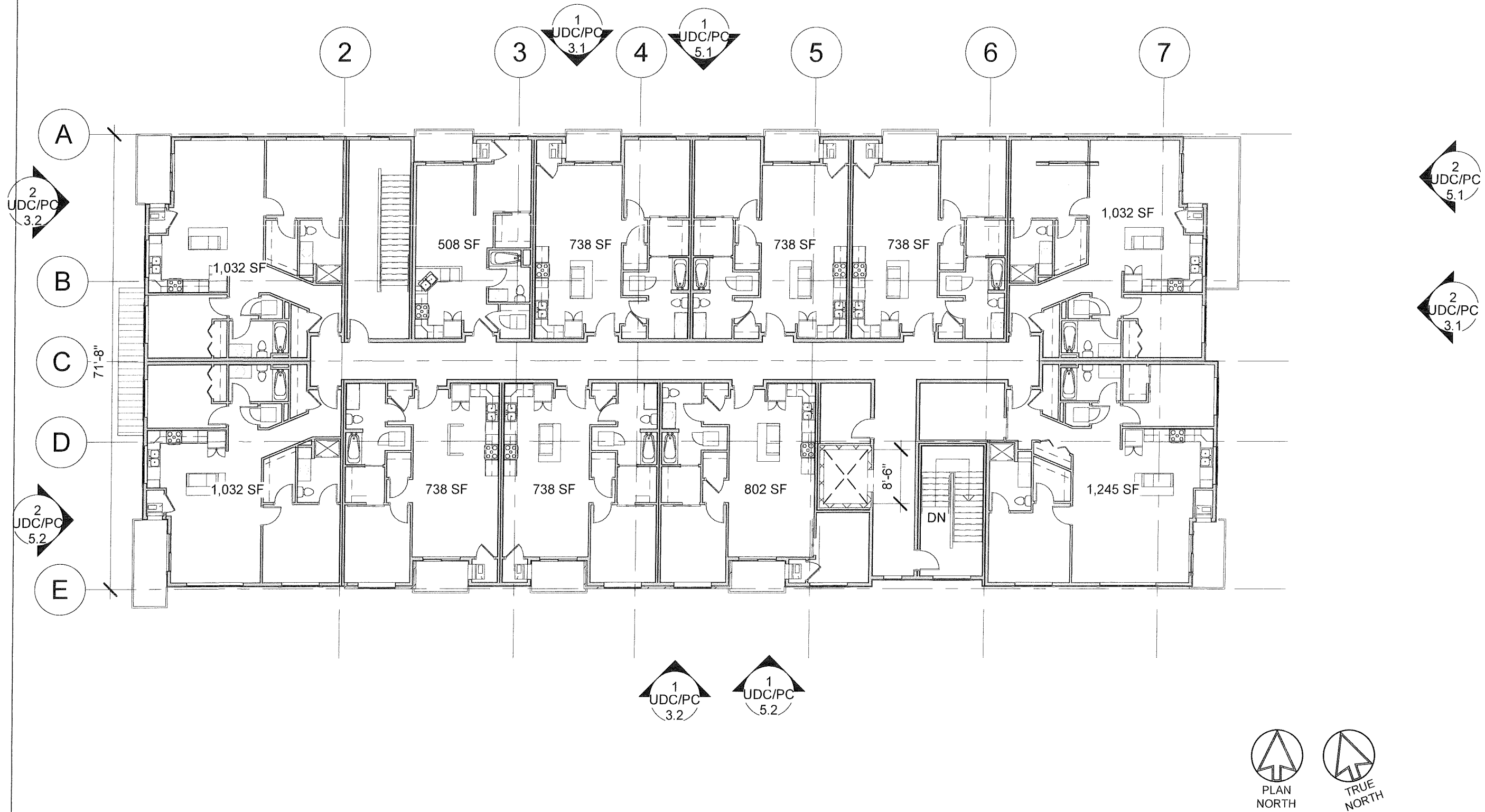
NEW MULTI-FAMILY  
1848 WALDORF BLVD. LOT 1,  
MADISON, WI

SECOND FLOOR  
PLAN

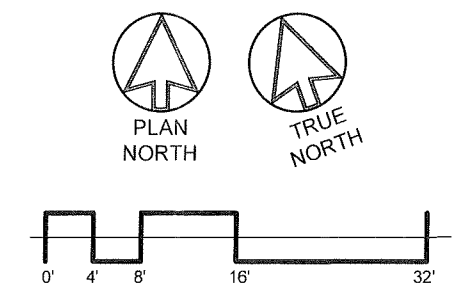
01/07/2019  
UDC/PC

UDC/PC 2.2





1 THIRD FLOOR PLAN - ENLG : 11,462 SF  
1/16" = 1'-0"



PRELIMINARY

# MIDTOWN RESERVE

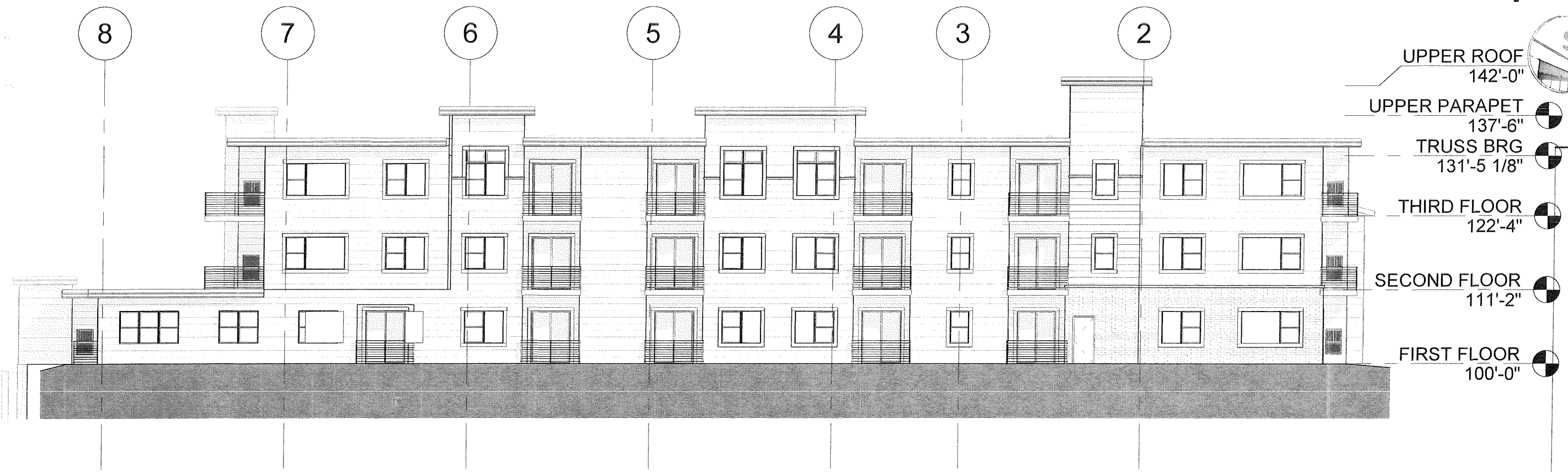
NEW MULTI-FAMILY  
1848 WALDORF BLVD. LOT 1,  
MADISON, WI

## THIRD FLOOR PLAN

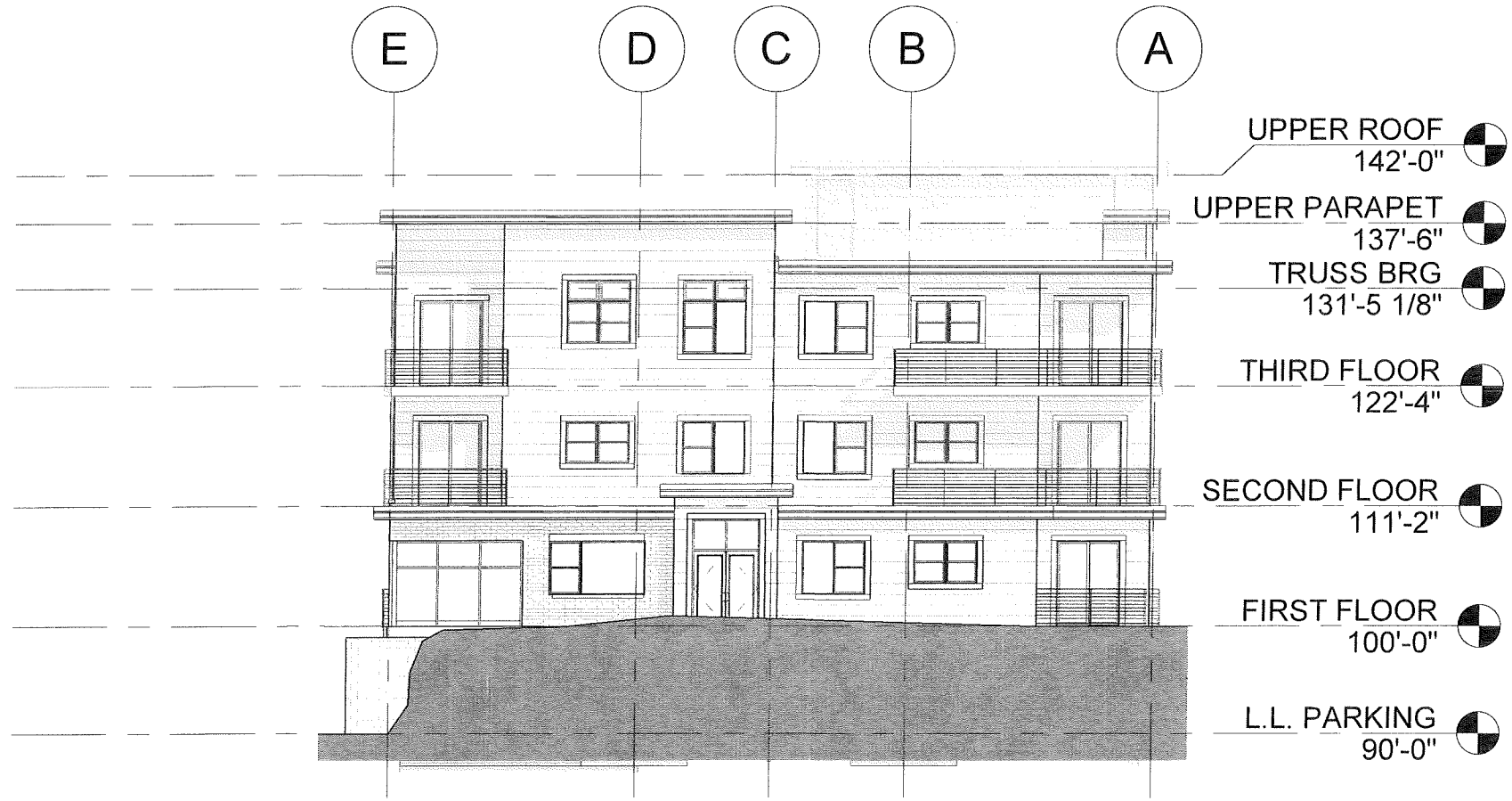
01/07/2019  
UDC/ PC

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**

01/07/2019  
UDC/ PC

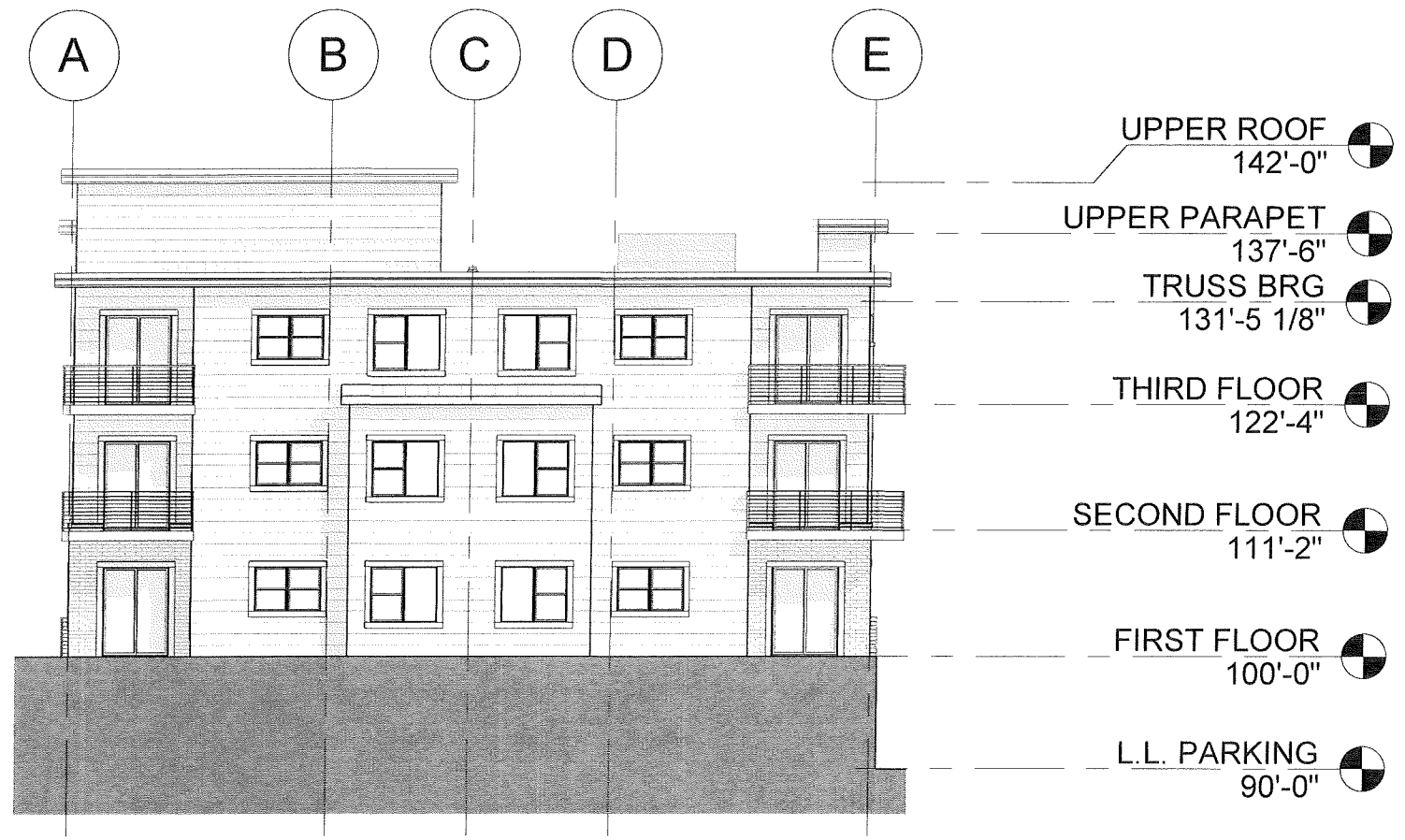
**UDC/PC 3.1**

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**

01/07/2019  
UDC/ PC

**UDC/PC 3.2**

PRELIMINARY





# MIDTOWN RESERVE

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

## EXTERIOR PERSPECTIVES

01/07/2019  
UDC/ PC

**UDC/PC 3.3**

### BUILDING ENTRY

Materials are design basis of intent



LAP SIDING - SW  
RENNICK 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

01/07/2019  
UDC/ PC

**UDC/PC 3.4**

**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  
PERSPECTIVE**

01/07/2019  
UDC/ PC

**UDC/PC 3.5**

**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  
EQHIV



BRICK - INTERSTATE  
BRICK, IRONSTONE,  
UTILITY SIZE OR EQUIV



WINDOW FRAME -  
MED BRONZE

**PRELIMINARY**

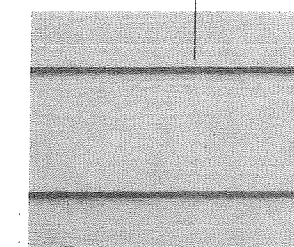




1 NORTH BUILDING ELEVATION-UDC  
COLOR  
1/16" = 1'-0"



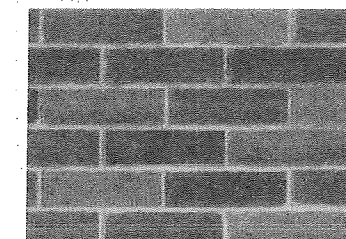
2 EAST BUILDING ELEVATION-UDC  
COLOR  
1/16" = 1'-0"



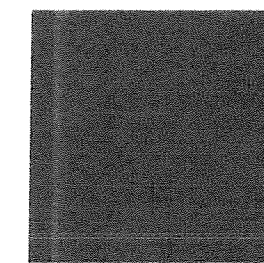
(1) LAP SIDING - SW  
RENWICK BEIGE 2805  
OR EQUIV



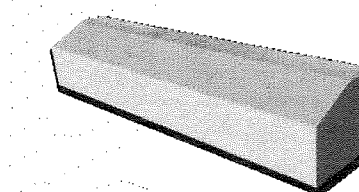
(2) LAP SIDING - SW  
ROOKWOOD MED  
BROWN 2807 OR EQUIV



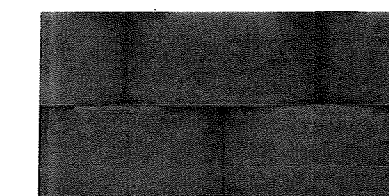
(3) BRICK - INTERSTATE  
BRICK, IRONSTONE,  
UTILITY SIZE OR EQUIV



(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

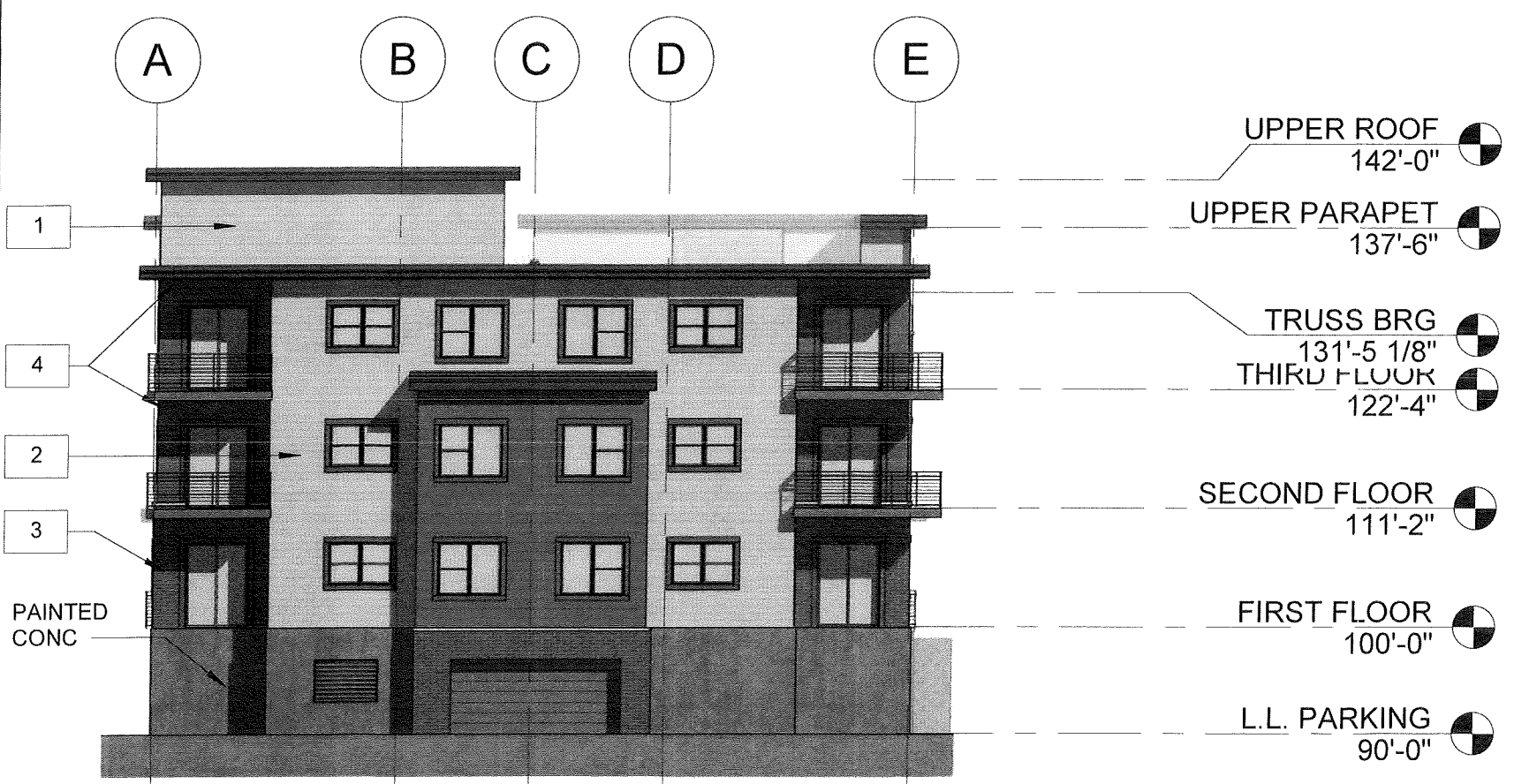
01/07/2019  
UDC/ PC

UDC/PC 5.1

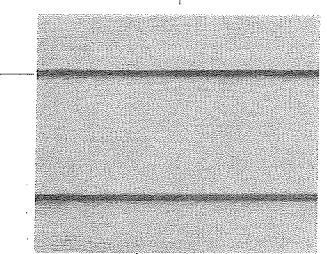




1 SOUTH BUILDING ELEVATION-UDC  
COLOR  
1/16" = 1'-0"



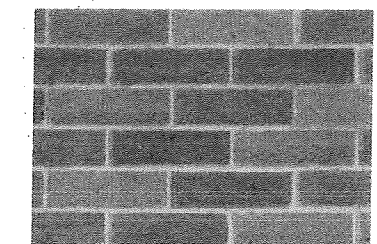
2 WEST BUILDING ELEVATION-UDC  
COLOR  
1/16" = 1'-0"



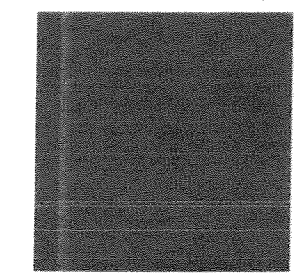
(1) LAP SIDING - SW  
RENWICK BEIGE 2805  
OR EQUIV



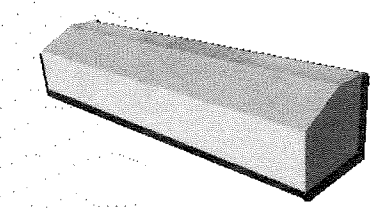
(2) LAP SIDING - SW  
ROOKWOOD MED  
BROWN 2807 OR EQUIV



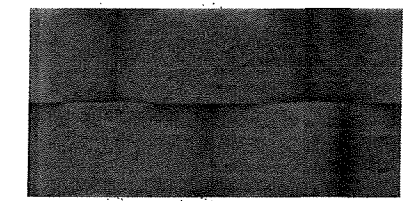
(3) BRICK - INTERSTATE  
BRICK, IRONSTONE,  
UTILITY SIZE OR EQUIV



(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

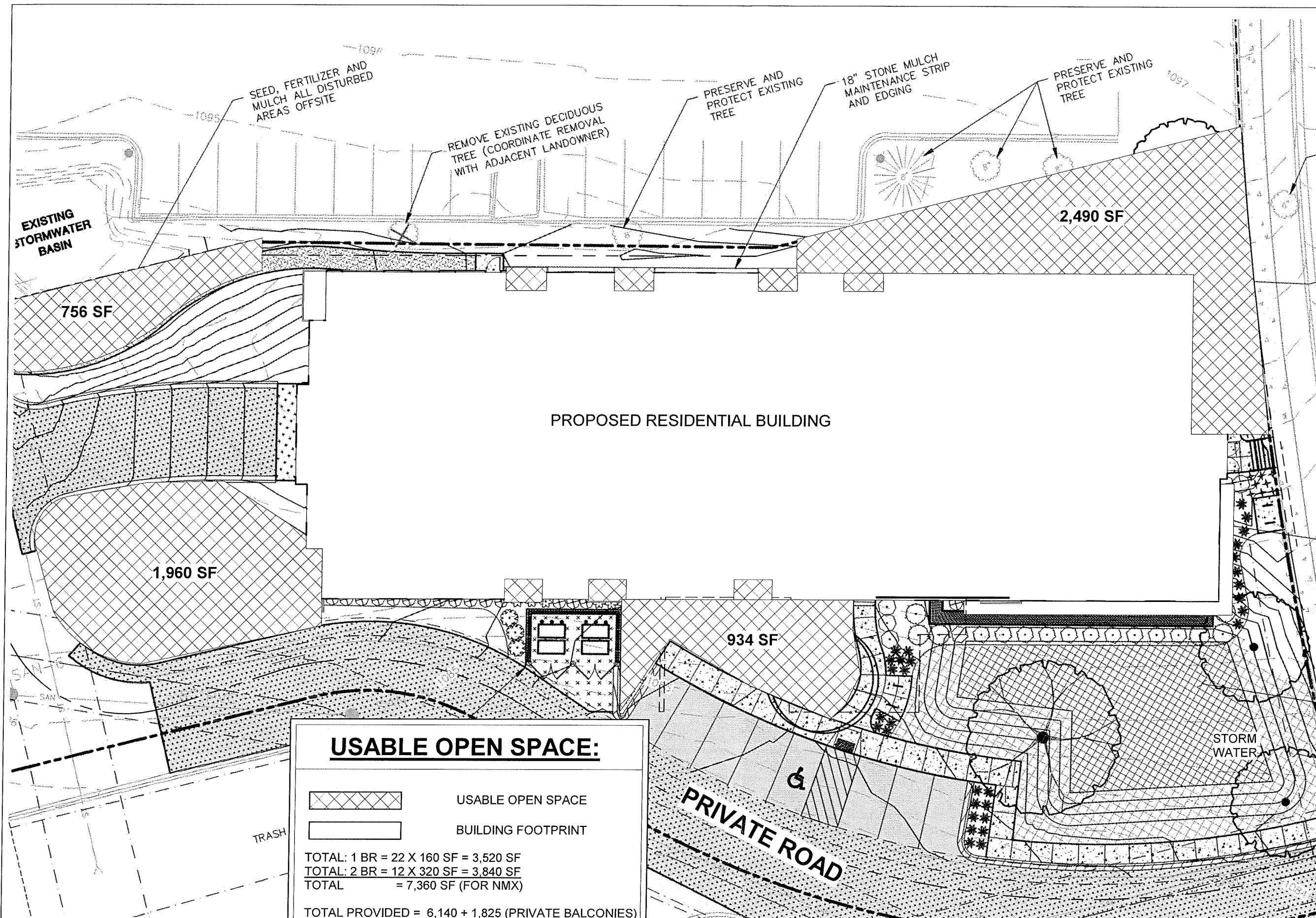
NEW MULTI-FAMILY  
1848 WALDORF BLVD. LOT 1,  
MADISON, WI

EXTERIOR  
ELEVATIONS -  
COLOR

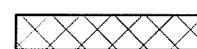
01/07/2019  
UDC/ PC

UDC/PC 5.2





### 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 = 6,140 + 1,825 (PRIVATE BALCONIES)  
= 7,965 SF UOS

1 UOS SITE PLAN  
1" = 20'-0"

PRELIMINARY

MIDTOWN RESERVE

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

SITE UOS

01/07/2019  
UDC/ PC

UDC/PC 4.0