

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



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

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.

1. Project Information

Address: 2301 E Springs Dr, Madison, WI

Title: Home 2 Suites & Tru by Hilton

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

UDC meeting date requested May 29, 2019

- 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 Jay Patel Company Hawkeye Hotel
Street address 6251 Joliet Road City/State/Zip Countryside, IL 60525
Telephone 860-510-2540 Email jay.patel@hawkeyehotels.com

Project contact person Nick Bower Company Vierbicher
Street address 999 Fourier Dr, Ste 201 City/State/Zip Madison, WI 53717
Telephone 608-821-3952 Email nbow@vierbicher.com

Property owner (if not applicant) Badger Lodging LLC
Street address 2706 James Street City/State/Zip Coralville, IA 52241
Telephone 319-752-7400 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.

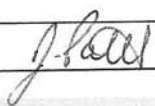
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

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 Janine Glaeser on Feb 4, 2019.
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 Jay Patel Relationship to property Development Manager
 Authorized signature of Property Owner  Date 4/9/19

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



April 10, 2019

Via Hand Delivery

Department of Planning, Community and Economic Development - Planning Division
City of Madison Plan Commission
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

**Re: Letter of Intent for Proposed Development
Home2 Suites & Tru by Hilton, 2301 E. Springs Dr., Madison, WI**

Dear Planning Staff & Plan Commission Members:

Hawkeye Hotels is pleased to submit this letter in connection with the enclosed Land Use Application.

Project Summary

Hawkeye Hotels, currently headquartered in Coralville, Iowa, has been a nationwide hotel owner, developer and manager for over 30 years. We currently have 26 hotels under construction and 15 in planning phases of development in addition to the 50 properties we own and manage. We're also familiar with the thriving State of Wisconsin as we have 5 nationally recognized elite brands (Marriott, Hilton, Intercontinental Hotels Group) under construction in Brookfield and Downtown Milwaukee. In addition, we also have an operating Marriott branded hotel in Brown Deer, WI. The City of Madison has been strong in hotel demand for quite some time and we're confident our 5-story, 220 guest room property with 2 premier brands will be a refreshing addition at 2301 E. Springs Drive. The site currently consists of a retail building with Pawn America as its tenant, but this building will be demolished for our use. Due to changing trends in retail and online activity, including at Pawn America, the existing property is underutilized.

Project Data

Location: 2301 E. Springs Dr., Madison, WI 53704

Building Sq. Ft.: 118,308 SF

Start Construction: Fall 2019



Complete Construction: Fall 2020

Type of Building: 5-story wood-framed

Land Area: 4.61 acres

Vehicle Parking: 212

Bicycle Parking: 22 stalls

Site Access: East Springs Drive via shared entryway

Lot Coverage/FAR: 125,580 SF/ 62%

Usable Open Space: 75,780 SF

Hours of Operation: 24 hours/day, 7 days/week

Project Team

Developer: Hawkeye Hotels (2706 James St., Coralville, IA 52241)

Architect: Designcell Architecture (1725 Village Center Circle #110, Las Vegas, NV 89134)

Civil: Vierbicher (999 Fournier Drive, Suite 201, Madison, WI 53717)

Landscape: Vierbicher (999 Fournier Drive, Suite 201, Madison, WI 53717)

Land Use: Vierbicher (999 Fournier Drive, Suite 201, Madison, WI 53717)

Sincerely,

A handwritten signature in blue ink that reads "Jay Patel".

Jay Patel
Development Manager
Hawkeye Hotels
6251 Joliet Road
Countryside, IL 60525
Phone: (860) 510-2540

HOME 2 SUITE & TRU by HILTON

2301 EAST SPRINGS DR., MADISON, WI



ENTITLEMENT PACKAGE

APRIL 10, 2019

SHEET INDEX

COVER SHEET

A1.1 SITE PLAN / SITE DATA
A1.2 CONTEXTUAL SITE INFORMATION

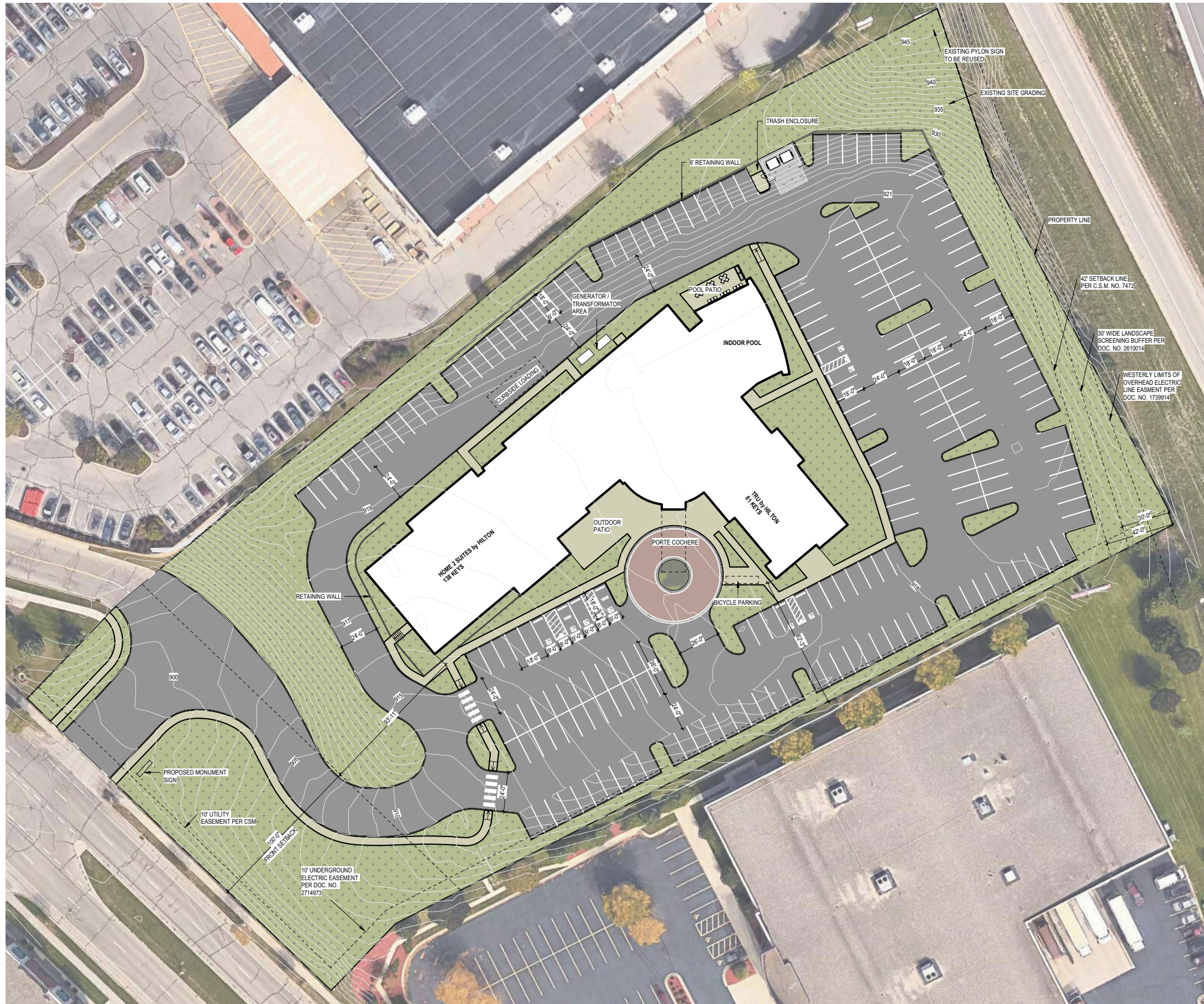
A2.1 FLOOR PLAN - LEVEL 1
A2.2 FLOOR PLAN - LEVEL 2
A2.3 FLOOR PLAN - LEVEL 3-5 (TYP.)

A3.1 BUILDING ELEVATIONS
A3.2 BUILDING ELEVATIONS

A4.1 3D VIEWS

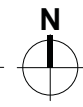
C1.0 - EXISTING CONDITIONS PLAN
C2.0 - DEMOLITION PLAN
C3.0 - SITE PLAN
C4.0 - GRADING AND EROSION CONTROL PLAN
C5.0 - UTILITY PLAN

L1.0 - LANDSCAPE PLAN



PROJECT SUMMARY		
THIS PROJECT CONSISTS OF SITE DEVELOPMENT AND BUILDING DESIGN FOR 219 KEYS, 5-STORY HOME 2 SUITES & TRU DUAL BRAND HOTEL BY HILTON.		
SITE SUMMARY		
DESCRIPTION	INFORMATION / REQUIREMENT	COMPLIANCE
APN	0810-2711-4040	
ADDRESS	2301 EAST SPRINGS DR., MADISON, WI	
JURISDICTION	CITY OF MADISON, WI	
ZONING CLASSIFICATION	CC	
PLANNED LAND USE	COMMERCIAL	
HOTEL USE ALLOWED	YES	Y
# OF PARKING STALLS REQUIRED	REFER TO CODE FOR DETAIL	Y
SIZE OF PARKING STALLS REQUIRED	9' x 18'	Y
MAX BUILDING HEIGHT	68'-0"	Y
FIRE ACCESS REQUIRED	24'-0" DRIVEWAY	Y
FRONT SETBACK	10'-0"	Y
SIDE SETBACK	6'-0"	Y
REAR SETBACK	20'-0"	Y
NOTE:		
AREA CALCULATIONS		
DESCRIPTION	AREA	PERCENTAGE
BUILDING FOOTPRINT	26490 SF	13%
HARDSCAPE	9190 SF	5%
LANDSCAPE	75780 SF	38%
PARKING LOT AREA	88890 SF	45%
TOTAL AREA:	201350 SF	100%
ACTUAL BUILDING AREA (GROSS)		
LEVEL	AREA	
LEVEL 1	26,508 SF	
LEVEL 2	22,951 SF	
LEVEL 3	22,928 SF	
LEVEL 4	22,920 SF	
LEVEL 5	23,000 SF	
TOTAL AREA:	118,308 SF	
PARKING REQUIRED		
USE	REQUIREMENT	SPACES REQUIRED
HOTEL	1.00 PER GUESTROOM	220
TOTAL:		220
NOTE:	UP TO 25% CAN BE COMPACT	
PARKING PROVIDED		
TYPE	COUNT	
9' X 18' - 90°	203	
9' X 18' - 90° (ACCESSIBLE)	6	
9' X 18' - 90° (ACCESSIBLE/VAN)	2	
TOTAL:	211	
VICINITY MAP		

1 SITE PLAN
1" = 30'-0"



designcell ARCHITECTURE
1725 VILLAGE CENTER CIRCLE #110
LAS VEGAS, NV 89134, T. 702.403.1575
WWW.DESIGNCELL.COM

V18
04/04/2019
PRELIMINARY DESIGN

Home 2 Suites & Tru by Hilton
5-STORY, 219 GUESTROOMS
2301 EAST SPRINGS DR., MADISON, WI

PROJECT NUMBER: 18 068
SITE PLAN / SITE DATA

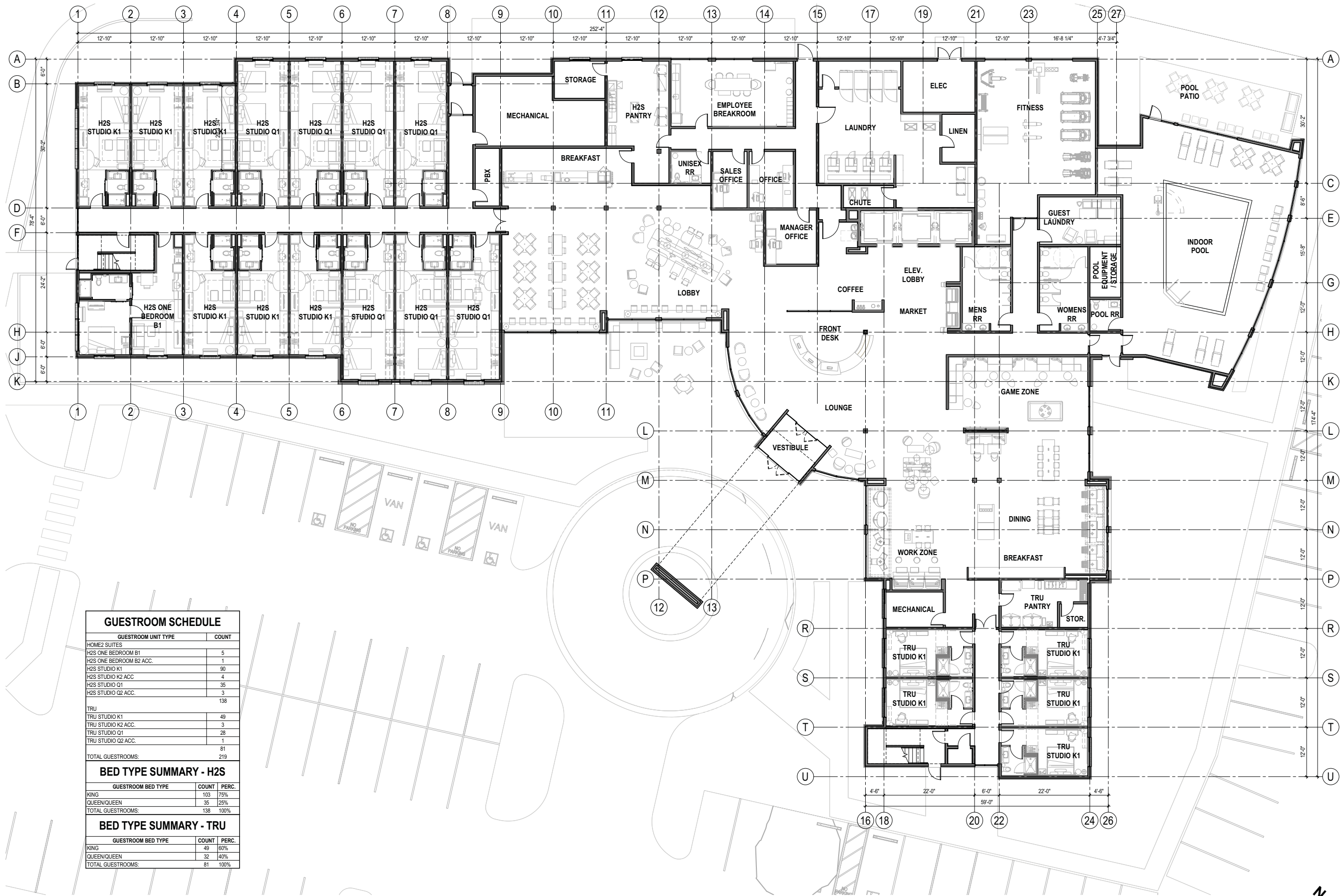
A1.1



VIEW FROM PROPOSED SITE #1

VIEW FROM PROPOSED SITE #2

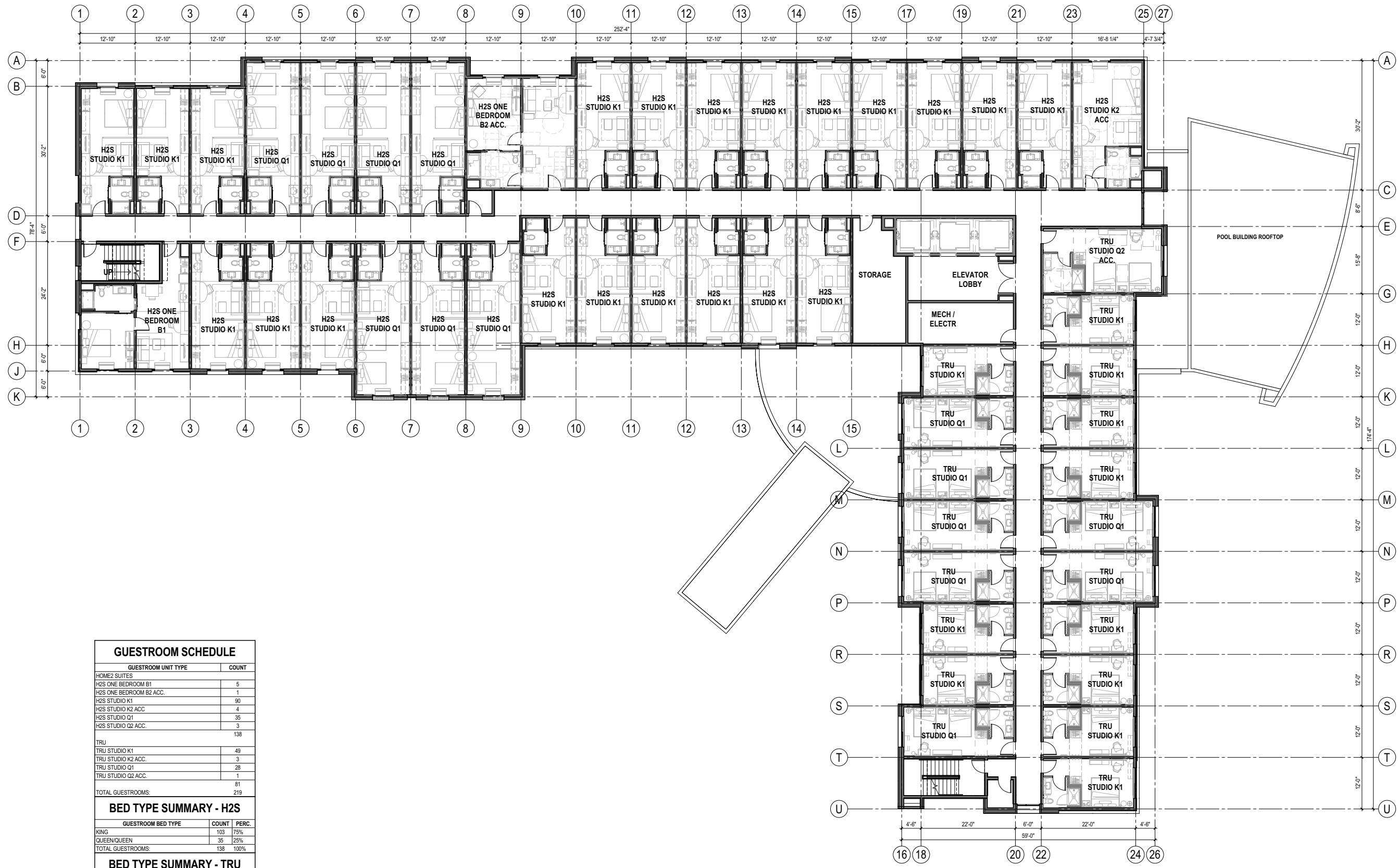
VIEW FROM OFF RAMP #3



GUESTROOM SCHEDULE		
GUESTROOM UNIT TYPE	COUNT	
HOME2 SUITES		
H2S ONE BEDROOM B1	5	
H2S ONE BEDROOM B2 ACC.	1	
H2S STUDIO K1	90	
H2S STUDIO K2 ACC.	4	
H2S STUDIO Q1	35	
H2S STUDIO Q2 ACC.	3	
TRU	138	
TRU STUDIO K1	49	
TRU STUDIO K2 ACC.	3	
TRU STUDIO Q1	28	
TRU STUDIO Q2 ACC.	1	
TOTAL GUESTROOMS:	219	
BED TYPE SUMMARY - H2S		
GUESTROOM BED TYPE	COUNT	PERC.
KING	103	75%
QUEEN/QUEEN	35	25%
TOTAL GUESTROOMS:	138	100%
BED TYPE SUMMARY - TRU		
GUESTROOM BED TYPE	COUNT	PERC.
KING	49	60%
QUEEN/QUEEN	32	40%
TOTAL GUESTROOMS:	81	100%

1 FLOOR PLAN - LEVEL 1
3/32" = 1'-0"

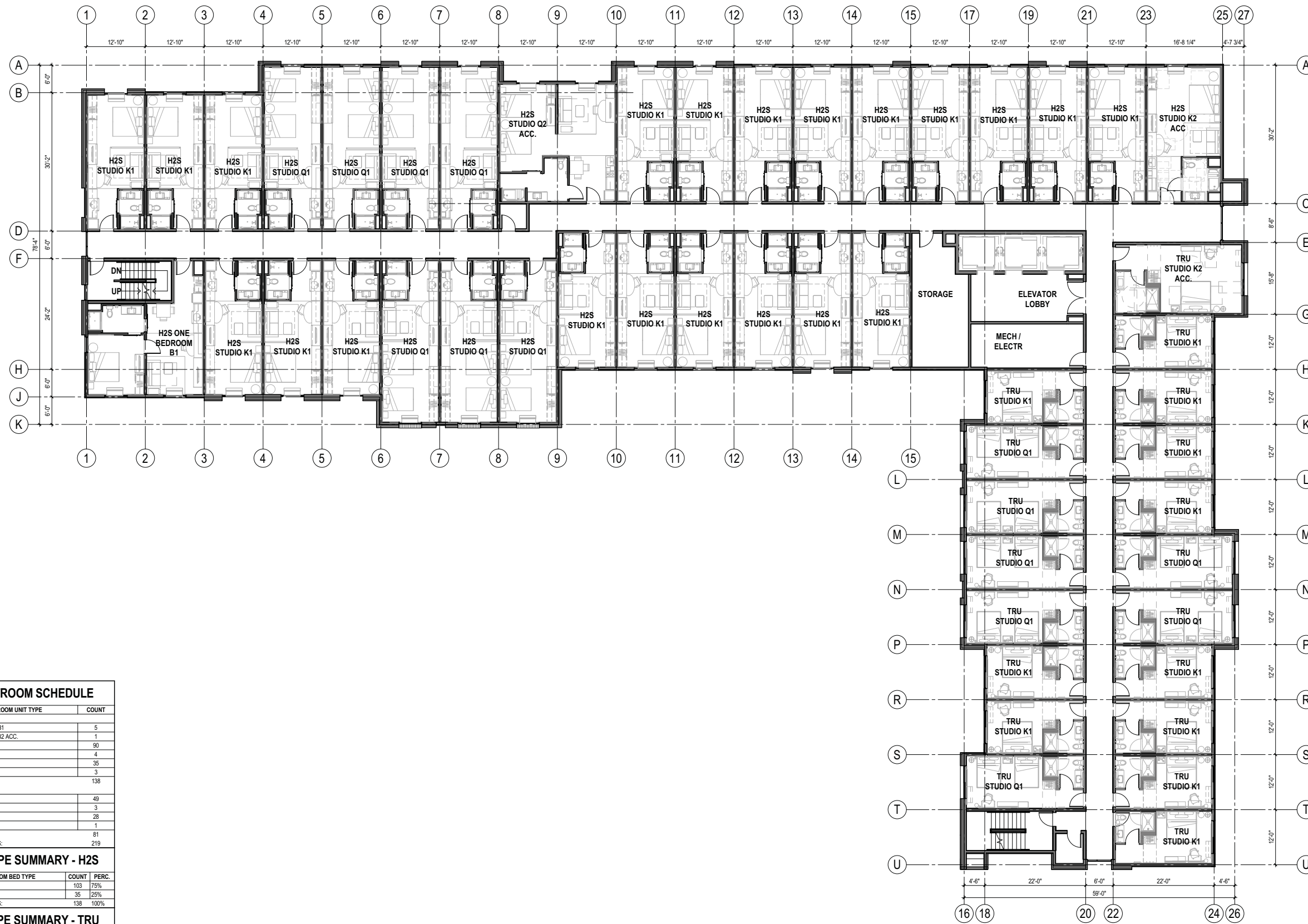




GUESTROOM SCHEDULE		
GUESTROOM UNIT TYPE	COUNT	
HOMES SUITES		
H2S ONE BEDROOM B1	5	
H2S ONE BEDROOM B2 ACC.	1	
H2S STUDIO K1	90	
H2S STUDIO K2 ACC.	4	
H2S STUDIO Q1	35	
H2S STUDIO Q2 ACC.	3	
TRU	138	
TRU STUDIO K1	49	
TRU STUDIO K2 ACC.	3	
TRU STUDIO Q1	28	
TRU STUDIO Q2 ACC.	1	
TOTAL GUESTROOMS:	219	
BED TYPE SUMMARY - H2S		
GUESTROOM BED TYPE	COUNT	PERC.
KING	103	75%
QUEEN/QUEEN	35	25%
TOTAL GUESTROOMS:	138	100%
BED TYPE SUMMARY - TRU		
GUESTROOM BED TYPE	COUNT	PERC.
KING	49	60%
QUEEN/QUEEN	32	40%
TOTAL GUESTROOMS:	81	100%

1 FLOOR PLAN - LEVEL 2
3/32" = 1'-0"





GUESTROOM SCHEDULE		
GUESTROOM UNIT TYPE	COUNT	
HOME2 SUITES		
H2S ONE BEDROOM B1	5	
H2S ONE BEDROOM B2 ACC.	1	
H2S STUDIO K1	90	
H2S STUDIO K2 ACC.	4	
H2S STUDIO Q1	35	
H2S STUDIO Q2 ACC.	3	
	138	
TRU		
TRU STUDIO K1	49	
TRU STUDIO K2 ACC.	3	
TRU STUDIO Q1	28	
TRU STUDIO Q2 ACC.	1	
	81	
TOTAL GUESTROOMS:	219	
BED TYPE SUMMARY - H2S		
GUESTROOM BED TYPE	COUNT	PERC.
KING	103	75%
QUEEN/QUEEN	35	25%
TOTAL GUESTROOMS:	138	100%
BED TYPE SUMMARY - TRU		
GUESTROOM BED TYPE	COUNT	PERC.
KING	49	60%
QUEEN/QUEEN	32	40%
TOTAL GUESTROOMS:	81	100%

1 FLOOR PLAN - LEVELS 3-5 (TYP.)
3/32" = 1'-0"





1 SOUTH ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	PT1	EIFS
	PT2	EIFS
	PT3	EIFS
	PT4	EIFS
	BD1	LAP SIDING
	BD2	LAP SIDING
	ST1	BRICK VENEER
	FC1	FIBER CEMENT REVEAL PANEL SYSTEM - JAMES HARDIE
	FC2	FIBER CEMENT REVEAL PANEL SYSTEM - JAMES HARDIE



2 WEST ELEVATION
3/32" = 1'-0"



3 SITE SECTION EAST-WEST
1" = 20'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	PT1	EIFS
	PT2	EIFS
	PT3	EIFS
	PT4	EIFS
	BD1	LAP SIDING
	BD2	LAP SIDING
	ST1	BRICK VENEER
	FC1	FIBER CEMENT REVEAL PANEL SYSTEM - JAMES HARDIE
	FC2	FIBER CEMENT REVEAL PANEL SYSTEM - JAMES HARDIE



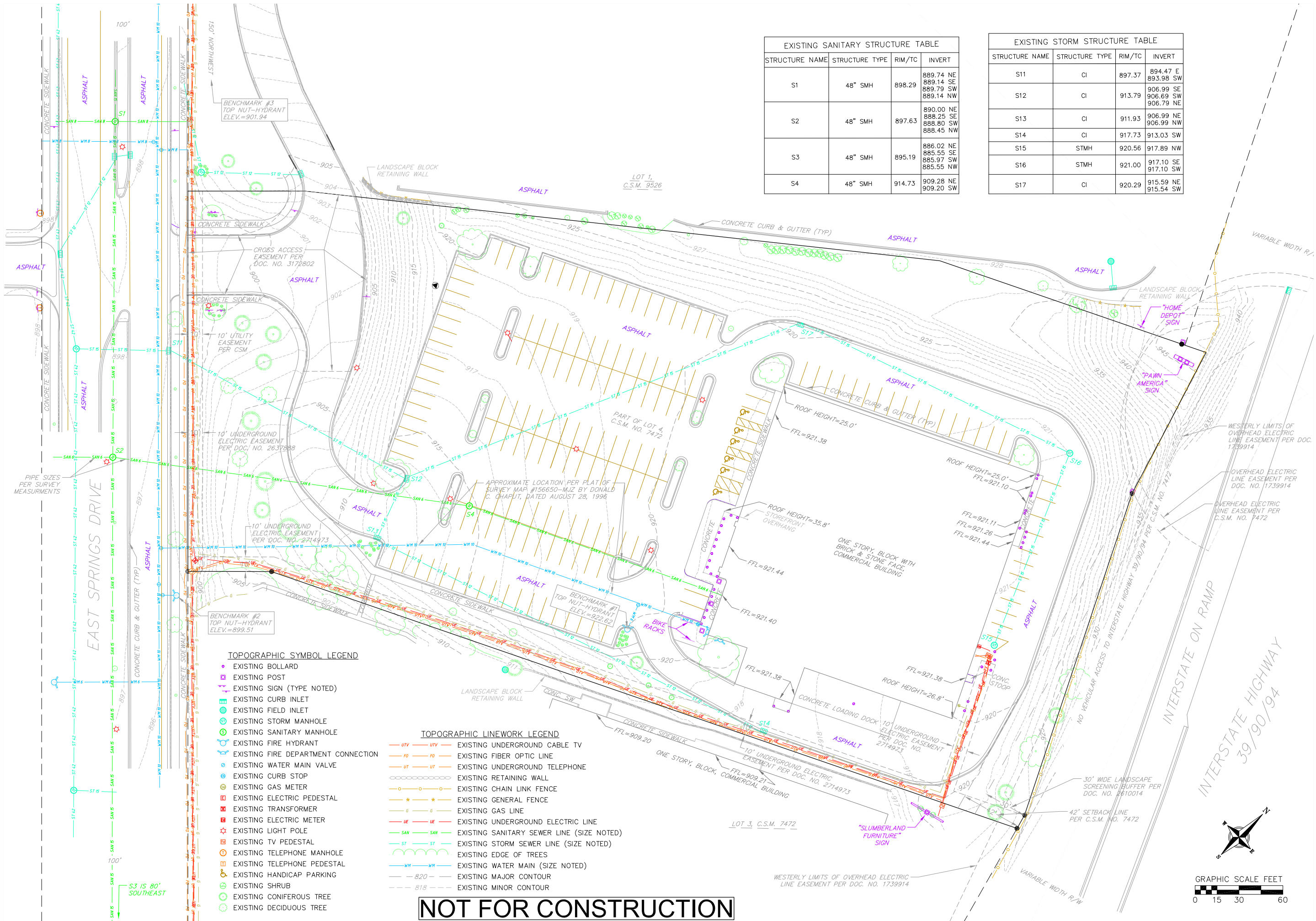
1 EAST ELEVATION
3/32" = 1'-0"



Home 2 Suites & Tru by Hilton
5-STORY, 219 GUESTROOMS

2301 EAST SPRINGS DR., MADISON, WI

PROJECT NUMBER: 18 068
3D VIEWS



EXISTING SANITARY STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	RIM/TC	INVERT
S1	48" SMH	898.29	889.74 NE 889.14 SE 889.79 SW 889.14 NW
S2	48" SMH	897.63	890.00 NE 888.25 SE 888.80 SW 888.45 NW
S3	48" SMH	895.19	886.02 NE 885.55 SE 885.97 SW 885.55 NW
S4	48" SMH	914.73	909.28 NE 909.20 SW

EXISTING STORM STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	RIM/TC	INVERT
S11	CI	897.37	894.47 E 893.98 SW
S12	CI	913.79	906.99 SE 906.69 SW 906.79 NE
S13	CI	911.93	906.99 NE 906.99 NW
S14	CI	917.73	913.03 SW
S15	STMH	920.56	917.89 NW
S16	STMH	921.00	917.10 SE 917.10 SW
S17	CI	920.29	915.59 NE 915.54 SW

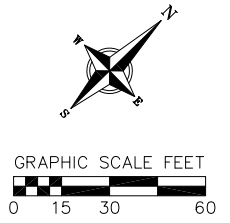
TOPOGRAPHIC SYMBOL LEGEND

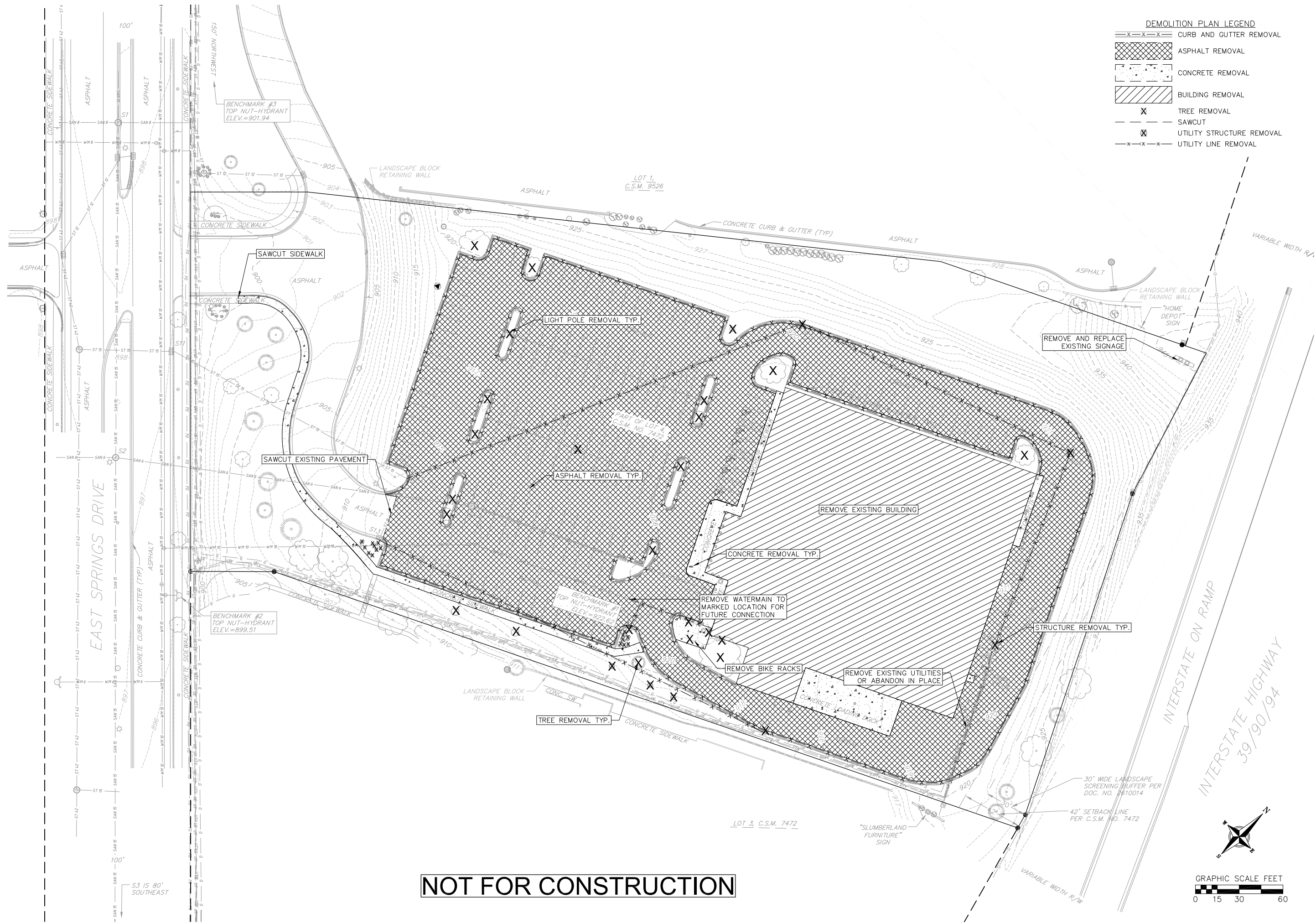
- EXISTING BOLLARD
- EXISTING POST
- ▲ EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING UNDER ELECTRIC METER
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING HANDICAP PARKING
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- FO — FO — EXISTING FIBER OPTIC LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- RW — RW — EXISTING RETAINING WALL
- CL — CL — EXISTING CHAIN LINK FENCE
- G — G — EXISTING GENERAL FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- 820 — 820 — EXISTING MAJOR CONTOUR
- 818 — 818 — EXISTING MINOR CONTOUR

NOT FOR CONSTRUCTION

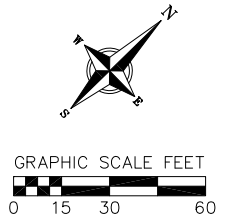




DEMOLITION PLAN LEGEND

	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL

NOT FOR CONSTRUCTION



SITE CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.

Parking Lot Plan Site Information Block

Site Address: 2301 East Springs Drive
 Site acreage (total) = 4.61 ACRES
 Number of building stories (above grade): 5
 Building height: Average Existing Grade to Top of Building = 66'
 DILHR type of construction (new structures): TBD

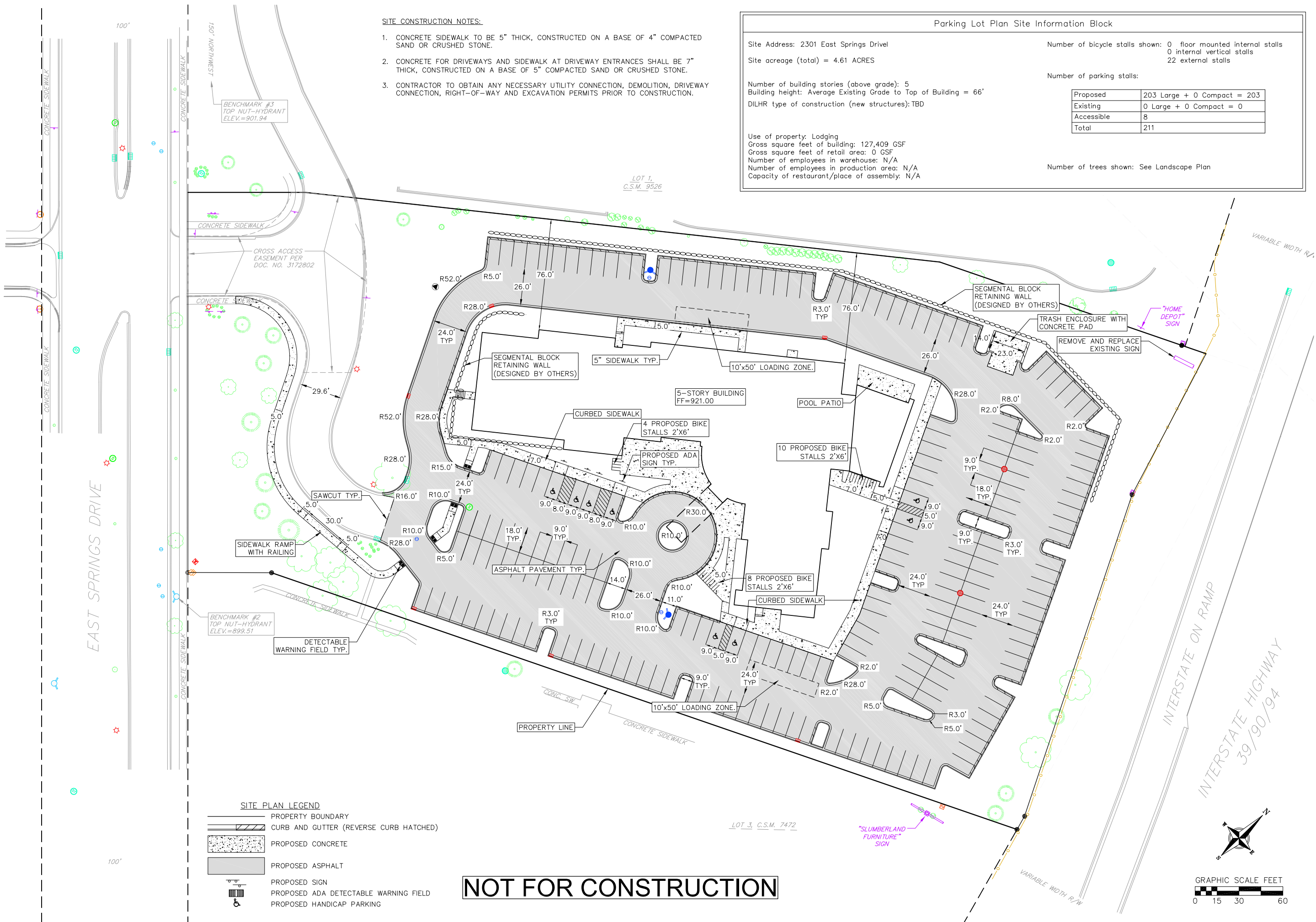
Number of bicycle stalls shown: 0 floor mounted internal stalls
 0 internal vertical stalls
 22 external stalls

Number of parking stalls:

Proposed	203 Large + 0 Compact = 203
Existing	0 Large + 0 Compact = 0
Accessible	8
Total	211

Use of property: Lodging
 Gross square feet of building: 127,409 GSF
 Gross square feet of retail area: 0 GSF
 Number of employees in warehouse: N/A
 Number of employees in production area: N/A
 Capacity of restaurant/place of assembly: N/A

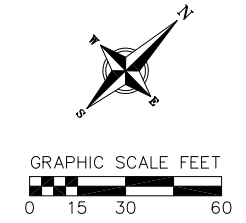
Number of trees shown: See Landscape Plan



SITE PLAN LEGEND

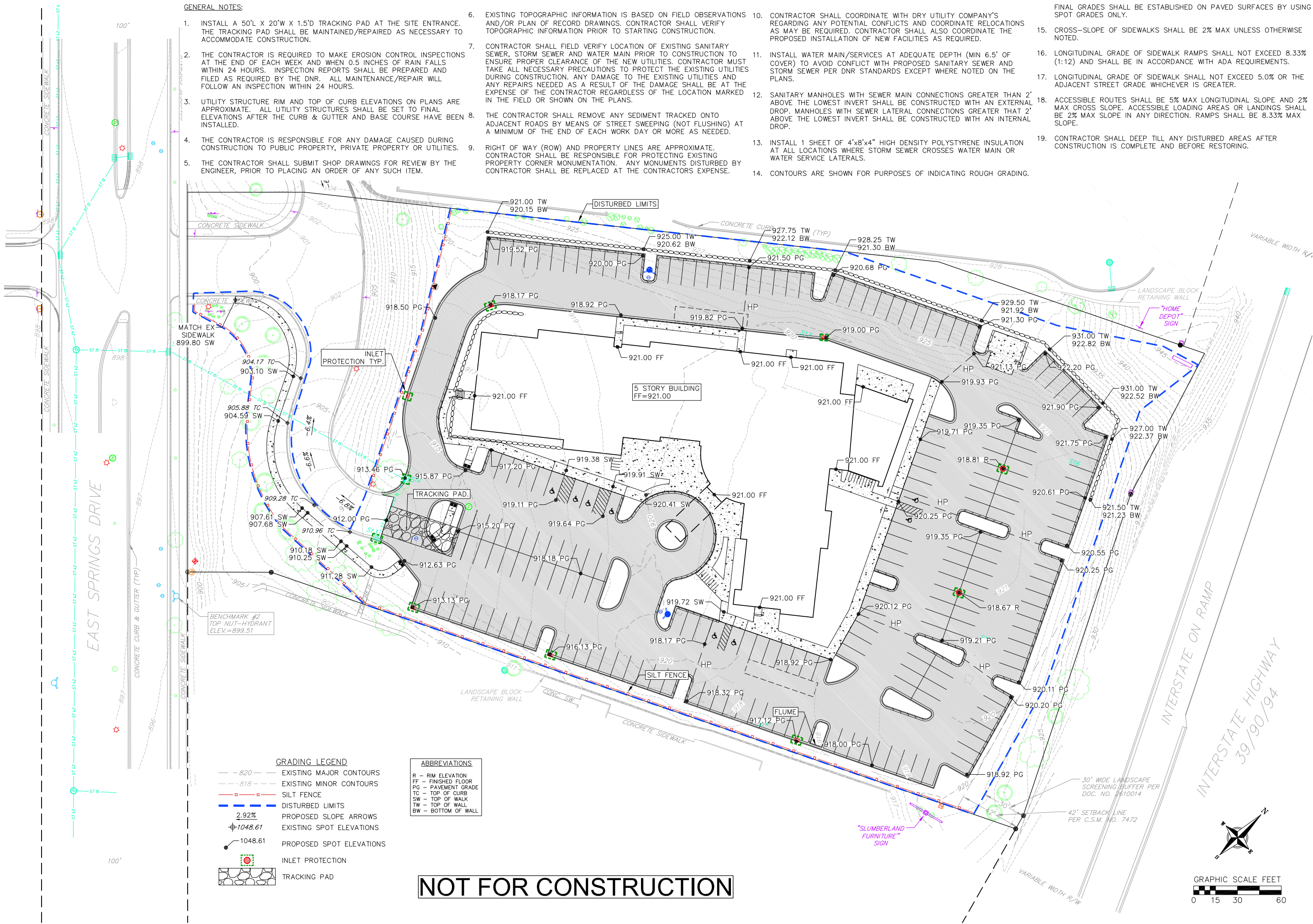
	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED SIGN
	PROPOSED ADA DETECTABLE WARNING FIELD
	PROPOSED HANDICAP PARKING

NOT FOR CONSTRUCTION



GENERAL NOTES:

- INSTALL A 50' X 20' X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- UTILITY STRUCTURE RIM AND TOP OF CURB ELEVATIONS ON PLANS ARE APPROXIMATE. ALL UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
- EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER, STORM SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
- RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- INSTALL WATER MAIN/SERVICES AT ADEQUATE DEPTH (MIN 6.5' OF COVER) TO AVOID CONFLICT WITH PROPOSED SANITARY SEWER AND STORM SEWER PER DNR STANDARDS EXCEPT WHERE NOTED ON THE PLANS.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY POLYSTYRENE INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER SERVICE LATERALS.
- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING.
- FINAL GRADES SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- CROSS-SLOPE OF SIDEWALKS SHALL BE 2% MAX UNLESS OTHERWISE NOTED.
- LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
- LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
- ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
- CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.



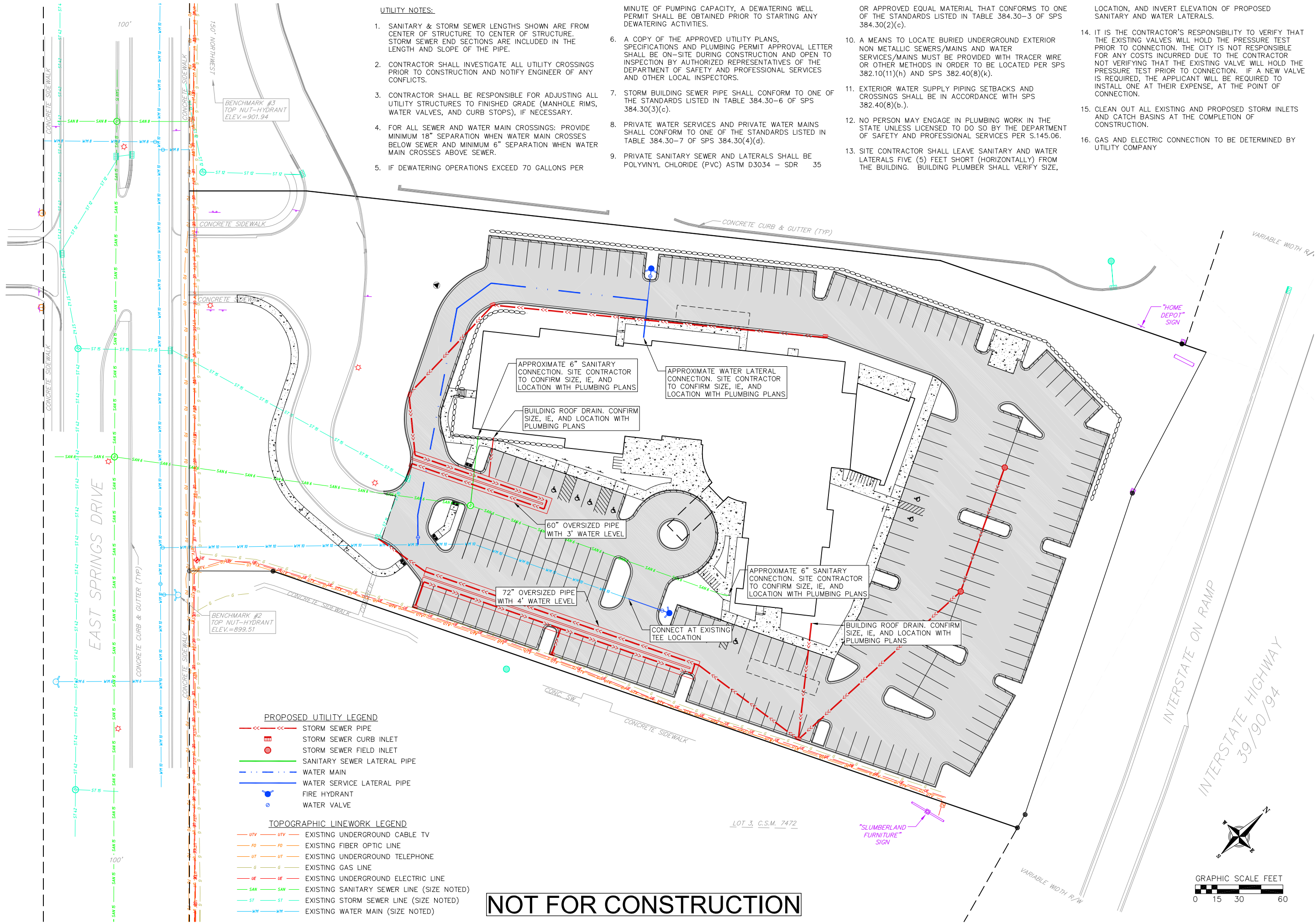
GRADING LEGEND

- - 820 - - EXISTING MAJOR CONTOURS
- - 818 - - EXISTING MINOR CONTOURS
- - - - SILT FENCE
- - - - DISTURBED LIMITS
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- TRACKING PAD

ABBREVIATIONS

- R - RIM ELEVATION
- FF - FINISHED FLOOR
- PG - PAVEMENT GRADE
- TC - TOP OF CURB
- SW - TOP OF WALL
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

NOT FOR CONSTRUCTION



UTILITY NOTES:

- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35

- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- GAS AND ELECTRIC CONNECTION TO BE DETERMINED BY UTILITY COMPANY

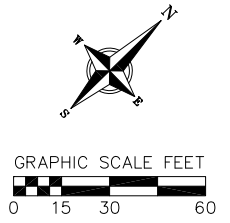
PROPOSED UTILITY LEGEND

	STORM SEWER PIPE
	STORM SEWER CURB INLET
	STORM SEWER FIELD INLET
	SANITARY SEWER LATERAL PIPE
	WATER MAIN
	WATER SERVICE LATERAL PIPE
	FIRE HYDRANT
	WATER VALVE

TOPOGRAPHIC LINEWORK LEGEND

	UTV	EXISTING UNDERGROUND CABLE TV
	FO	EXISTING FIBER OPTIC LINE
	UT	EXISTING UNDERGROUND TELEPHONE
	G	EXISTING GAS LINE
	UE	EXISTING UNDERGROUND ELECTRIC LINE
	SAN	EXISTING SANITARY SEWER LINE (SIZE NOTED)
	ST	EXISTING STORM SEWER LINE (SIZE NOTED)
	WM	EXISTING WATER MAIN (SIZE NOTED)

NOT FOR CONSTRUCTION



EROSION CONTROL MEASURES

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

SEEDING RATES:

TEMPORARY:

1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:

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

FERTILIZING RATES:

TEMPORARY AND PERMANENT:

- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

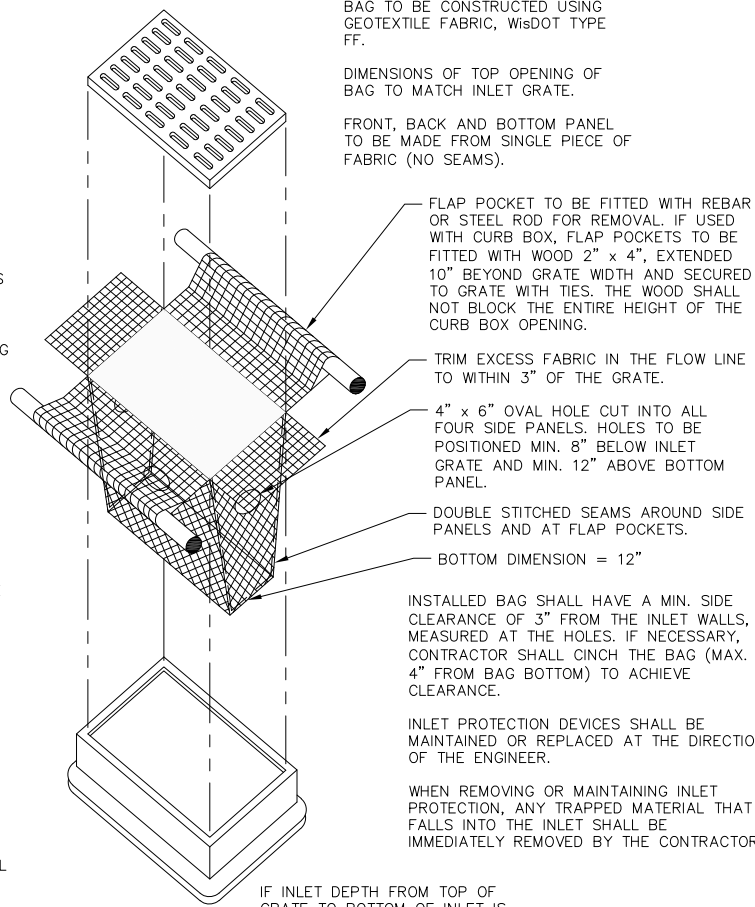
MULCHING RATES:

TEMPORARY AND PERMANENT:

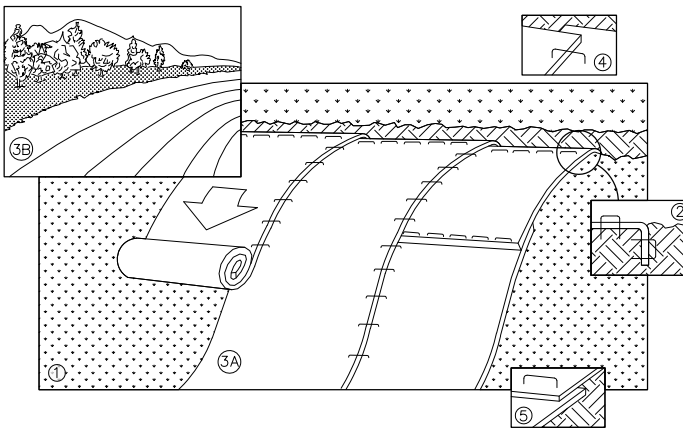
- USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627. WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL MEASURES
2. CONDUCT DEMOLITION
3. STRIP TOPSOIL - SITE
4. ROUGH GRADE - SITE
5. CONSTRUCT UNDERGROUND UTILITIES
6. INSTALL INLET PROTECTION IN NEW INLETS
7. CONSTRUCT BUILDING
8. CONSTRUCT PAVEMENT
9. FINAL GRADE AND RESTORE DISTURBED AREAS
10. REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE PAVED AND VEGETATIVE AREAS ARE 70% RESTORED



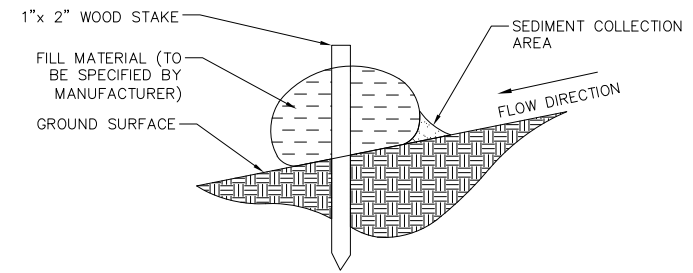
1 CLASS II SLOPE INTERUPTION
1 NOT TO SCALE



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1 EROSION MAT
1 NOT TO SCALE



1 CLASS II SLOPE INTERUPTION
1 NOT TO SCALE

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFIRM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.

VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERTINENT IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.

LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.

JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET (1.219 m) APART.

EDGES OF THE EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

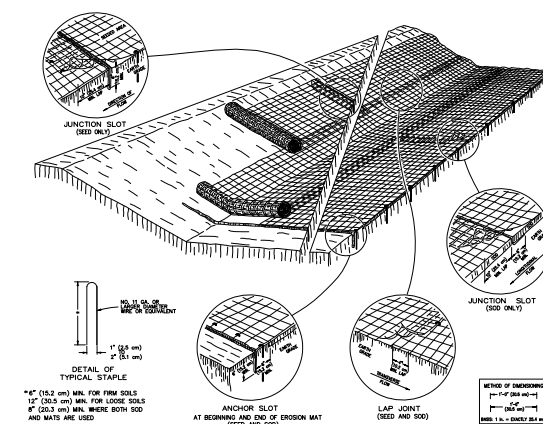
EROSION MAT WILL BE MEASURED AND PAID FOR IN ACCORDANCE WITH THE SPECIFICATIONS.

EROSION MAT OVER SOD

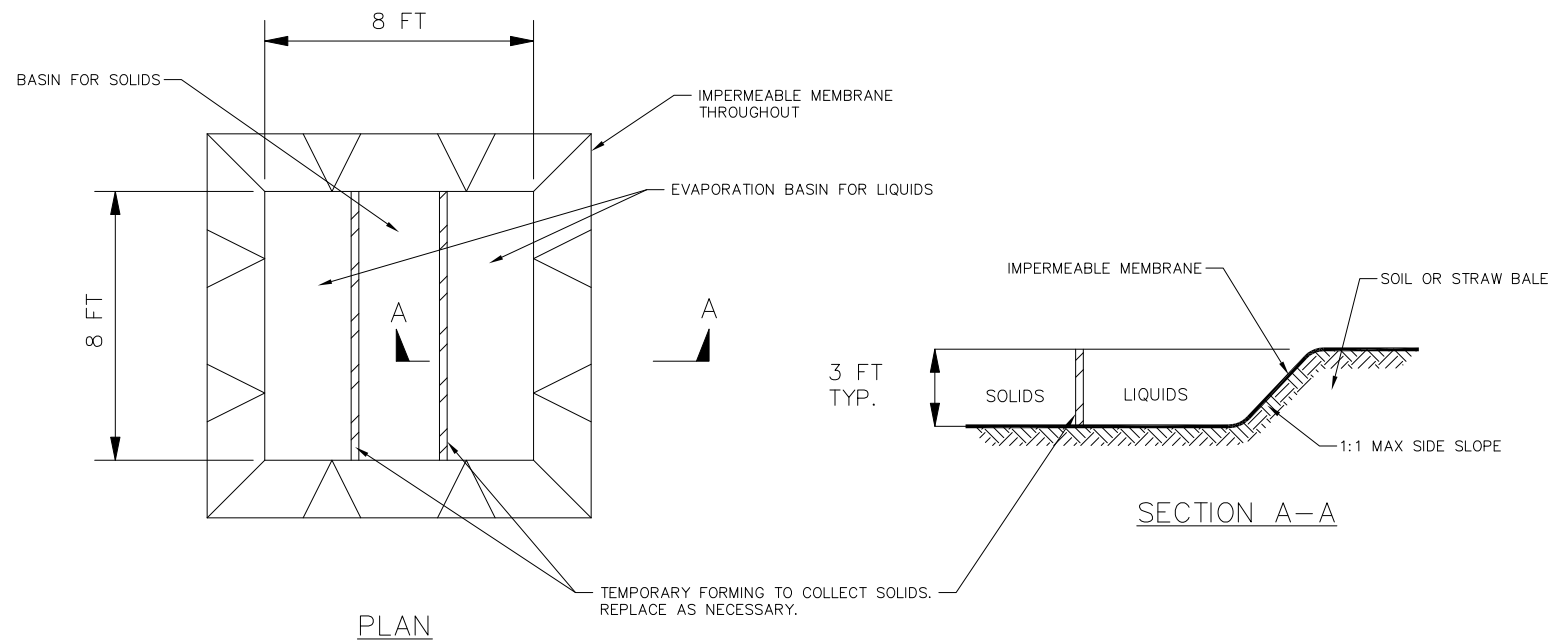
- a. ONLY JUTE FABRIC WILL BE PERMITTED OVER SOD.
- b. WOOD STAKES FOR SOD MAY BE OMITTED BY THE ENGINEER IF THE EXISTING SLOPE AND SOIL CONDITIONS SO WARRANT.
- c. THE WIDTH OF THE EROSION MAT SHALL ALWAYS EQUAL THE SOD WIDTH.
- d. SOD STRIPS MAY BE PLACED EITHER LONGITUDINALLY OR TRANSVERSELY TO THE FLOW LINE OF THE DITCH.

EROSION MAT OVER SEEDING

JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET (30.48 m) ON GRADES UP TO AND INCLUDING 3 PERCENT, AND 50 FEET (15.24 m) ON GRADES EXCEEDING 3 PERCENT



1 CHANNEL EROSION MAT
1 NOT TO SCALE



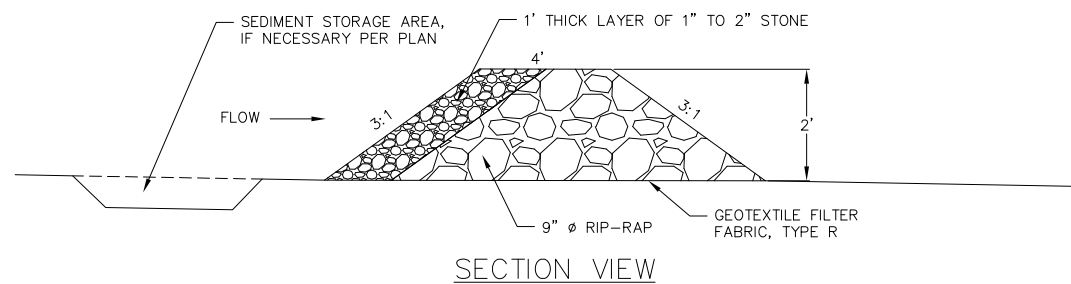
PLAN

SECTION A-A

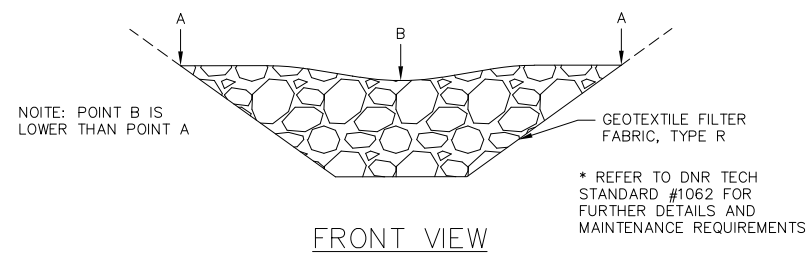
CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

1 TEMPORARY CONCRETE WASHOUT
NOT TO SCALE

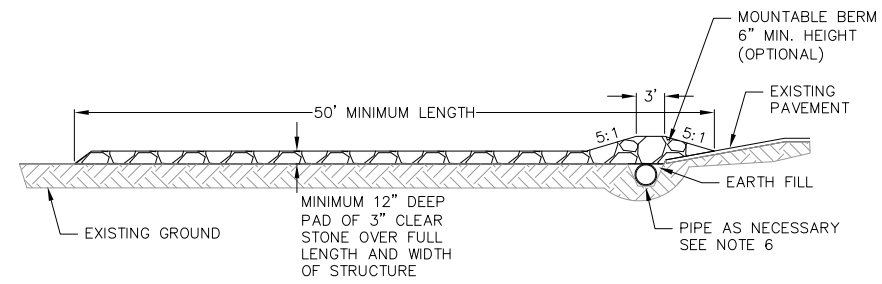


SECTION VIEW

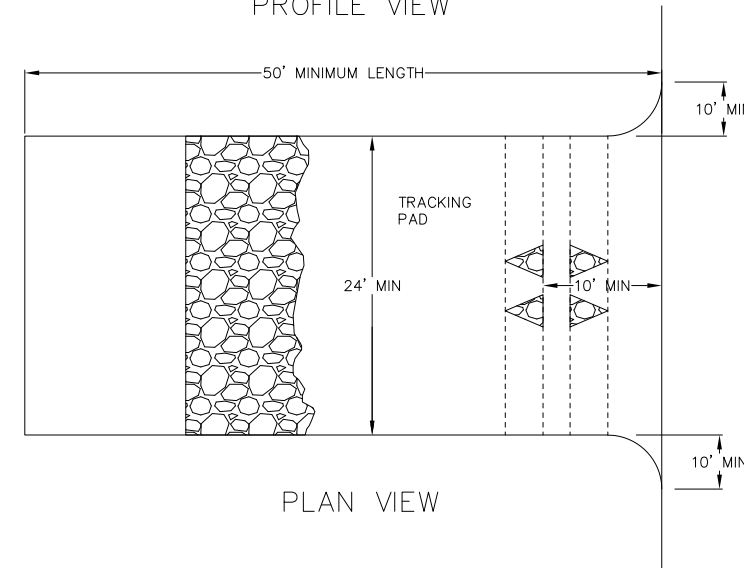


FRONT VIEW

1 WEEPER
NOT TO SCALE



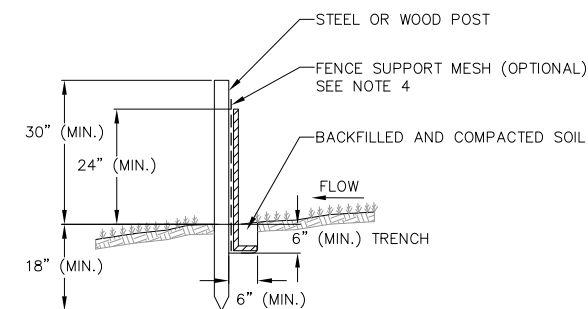
PROFILE VIEW



PLAN VIEW

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

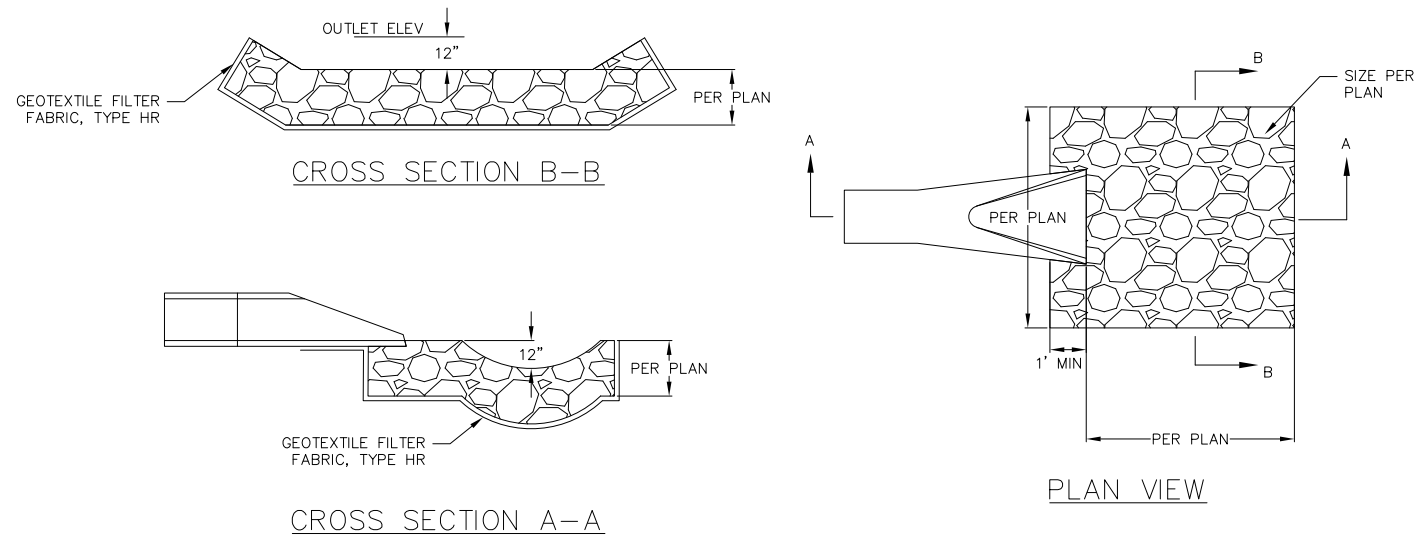
1 TRACKING PAD
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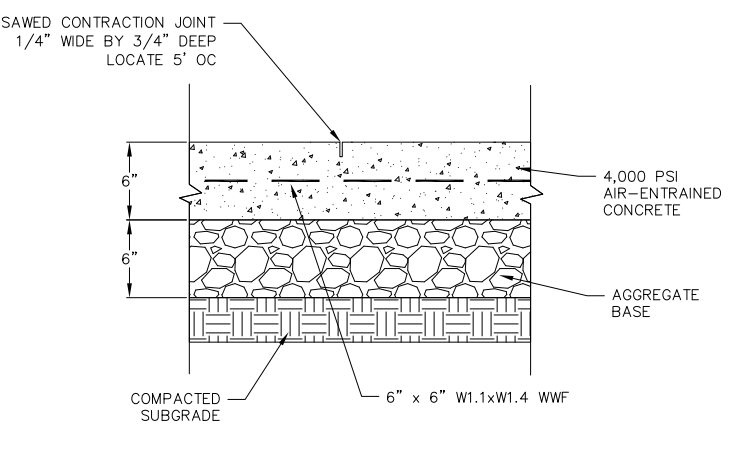
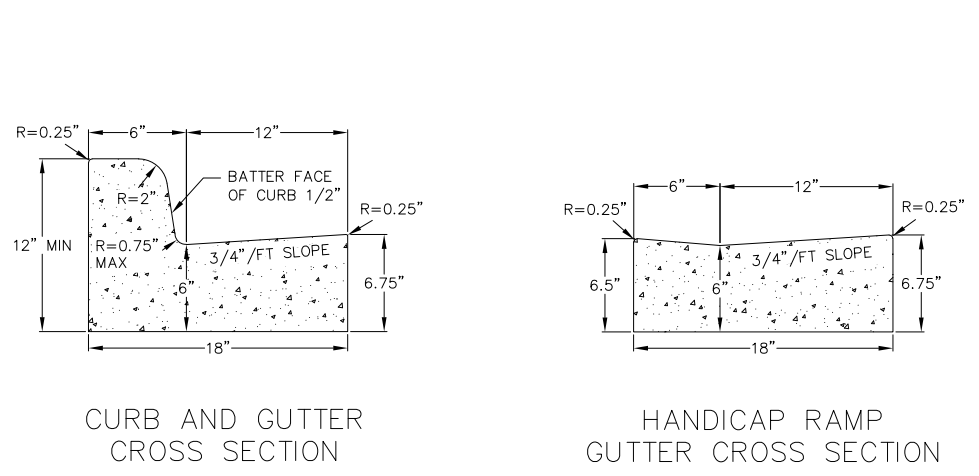
NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

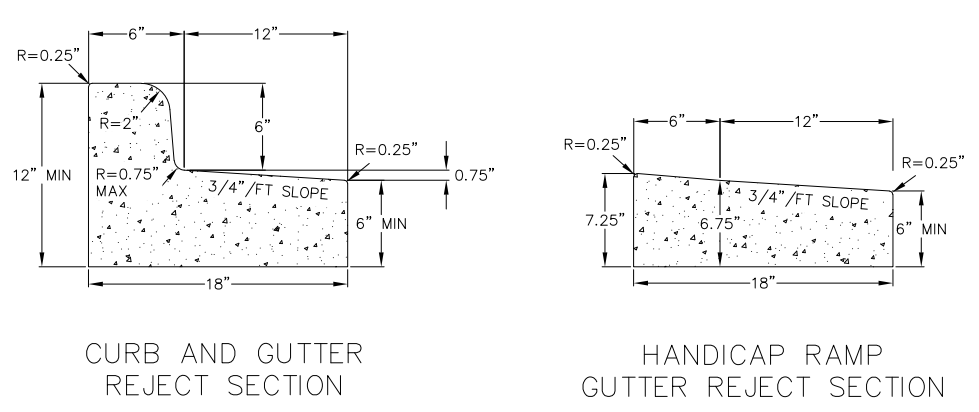
1 SILT FENCE
NOT TO SCALE



1 RIP-RAP OUTLET
1 NOT TO SCALE

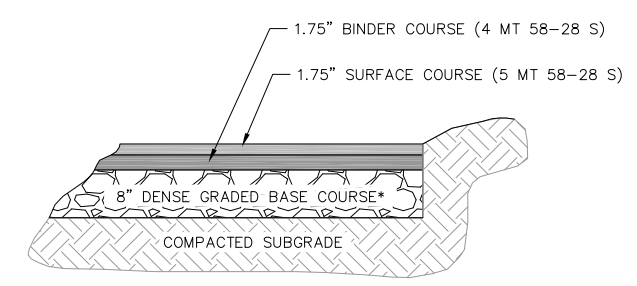


1 CONCRETE PAD
1 NOT TO SCALE



1 CURB & GUTTER TERMINATION
1 NOT TO SCALE

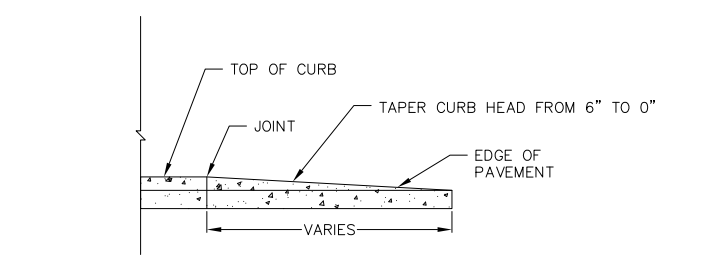
1 18" CONCRETE CURB AND GUTTER
1 NOT TO SCALE



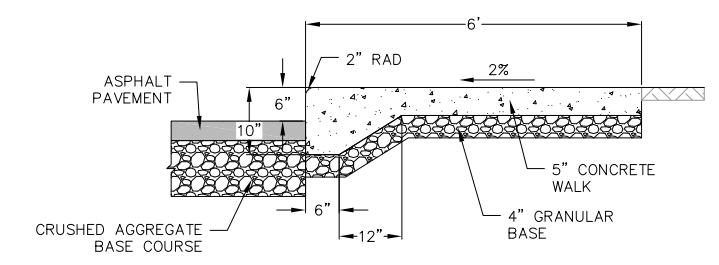
*THE UPPER 4" SHOULD CONSIST OF 1 1/4" DENSE GRADED BASE; THE BOTTOM PART OF THE LAYER CAN CONSIST OF 3" DENSE GRADED BASE

BITUMINOUS PAVEMENT

1 SITE PAVEMENT
1 NOT TO SCALE



1 CURBED SIDEWALK SITE DETAIL
1 NOT TO SCALE



City of Madison Landscape Worksheet									
Address:		2301 E Springs Dr		Date:		04.10.2019			
Total Square Footage of Developed Area:		174,519 (Site Area)		(Building Footprint at Grade)		26,498 =		174,519 sf	
Total Landscape Points Required (<5 ac):		174,519 / 300 =		582 x 5 =		2,909 x 1 =		2,909	
Landscape Points Required >5 ac:		0		/ 100 =		0			
Plant Type/ Element	Min. Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping				
			Quantity	Points Achieved	Quantity	Points Achieved			
Overstory deciduous tree	2.5' cal	35	5	175	26	910			
Tall Evergreen Tree	5-6 feet tall	35	4	140	9	315			
Ornamental tree	1.5' cal	15	0	0	6	90			
Upright evergreen shrub	3-4 feet tall	10	0	0	2	20			
Shrub, deciduous	#8 gallon container size, Min. 12-24"	3	0	0	150	450			
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4	0	0	114	456			
Ornamental grasses/perennials	#3 gallon container size, Min. 8-35"	2	0	0	262	524			
Ornamental/decorative fencing or wall	n/a	4 per 10 LF	0	0	0	0			
Existing significant specimen tree	Min. Size 2.5' cal. Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper (inch). Max. points per tree: 200	0	0	0	0			
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"	0	0	0	0			
Sub Totals				315		2765			
				Total Points Provided:		3080			

PLANT SCHEDULE

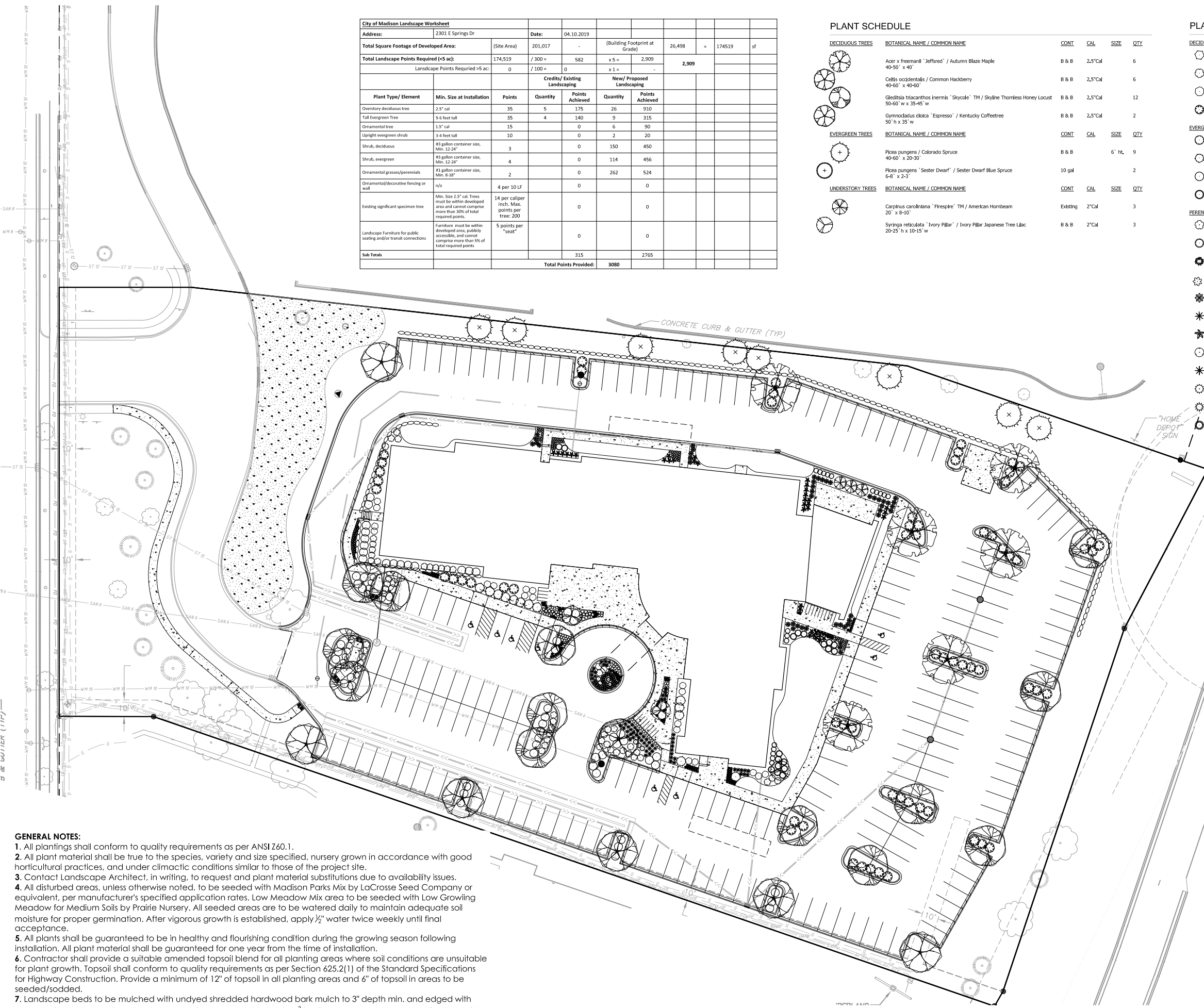
DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer x freemanii 'Jeffers' / Autumn Blaze Maple 40-50' x 40'	B & B	2.5' Cal		6
	Celtis occidentalis / Common Hackberry 40-60' x 40-60'	B & B	2.5' Cal		6
	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Thornless Honey Locust 50-60' w x 35-45' w	B & B	2.5' Cal		12
	Gymnodiaus dikka 'Espresso' / Kentucky Coffeetree 50' h x 35' w	B & B	2.5' Cal		2
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Ficus pungens / Colorado Spruce 40-60' x 20-30'	B & B	6' ht.		9
	Ficus pungens 'Sester Dwarf' / Sester Dwarf Blue Spruce 6-8' x 2-3'	10 gal			2
UNDERSTORY TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Carpinus caroliniana 'Firepole' TM / American Hornbeam 20' x 8-10'	Existing	2" Cal		3
	Syringa reticulata 'Ivory Pillar' / Ivory Pillar Japanese Tree Lilac 20-25' h x 10-15' w	B & B	2" Cal		3

PLANT SCHEDULE

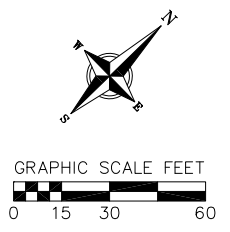
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood 5-6' x 5-6'	5 gal	Cont	3
	Diervilla lonicera / Dwarf Bush Honeysuckle 3-4' h x 4-5' w	3 gal		62
	Hydrangea paniculata 'Jane' / Little Lime Hydrangea 3-5' x 3-5'	5 gal	Cont	20
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2-3' h x 6-8' w	3 gal		65
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
	Buxus x 'Green Mountain' / Boxwood 5' x 3'	5 gal	Cont	18
	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper 8-10' x 6-8'	5 gal	Cont	13
	Juniperus sabina 'Buffalo' / Buffalo Juniper 12' x 4-6'	5 gal	Cont	65
	Taxus x media 'Everlow' / Yew 2-3' x 4-5'	5 gal	Cont	18
PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
	Achillea x 'Moonshine' / Moonshine Yarrow 18-24" h x 2' w	1 gal	Cont	5
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 3-5' h x 2' w	1 gal	Cont	14
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily 12-18" h x 16-24"	4" pot		123
	Heuchera x 'Berry Timeless' / Coral Bells 8-10" x 20"	1 gal	Cont	60
	Hosta x 'Big Daddy' / Plantain Lily 18-24" x 3-4'	1 gal	Cont	46
	Liatris pycnostachya / Prairie Blazing Star 3-5' x 1-2'	1 gal	Cont	4
	Matteuccia struthiopteris / Ostrich Fern 2-4' x 2-4'	1 gal	Cont	35
	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint 10" x 18"	4" pot		77
	Panicum virgatum 'Heavy Metal' / Blue Switch Grass 3-4' h x 2-3' w	1 gal	Cont	66
	Perovskia atriplicifolia / Russian Sage 3-4' x 3-4'	1 gal		5
	Schizanthus luteus 'Little Bluestem Grass 2-3' x 12-18"	1 gal	Cont	27
	Sporobolus heterolepis / Prairie Dropseed 24" x 18"	4" pot	Cont	46

SEEDING SCHEDULE

	LOW MEADOW MIX	8,241 sf
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- GENERAL NOTES:**
- All plantings shall conform to quality requirements as per ANSI Z60.1.
 - All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
 - Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
 - All disturbed areas, unless otherwise noted, are to be seeded with Madison Parks Mix by LaCrosse Seed Company or equivalent, per manufacturer's specified application rates. Low Meadow Mix area to be seeded with Low Growing Meadow for Medium Soils by Prairie Nursery. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
 - All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
 - Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
 - Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging, Permaloc CleanLine 1/2" x 4" or equal, color black anodized. Provide 24" wide washed stone maintenance strip along base of foundation where no landscape bed is shown. Edge to match landscape beds, mulch with 1.5" washed stone to 3" depth over weed barrier fabric.



NOT FOR CONSTRUCTION