

LAND USE APPLICATION - INSTRUCTIONS & FORM

LND-A

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site. (<http://www.cityofmadison.com/development-services-center/documents/SubdivisionApplication.pdf>)

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

☐ Original Submittal ☐ Revised Submittal

Parcel # _____

Aldermanic District _____

Zoning District _____

Special Requirements _____

Review required by _____

☐ UDC ☐ PC

☐ Common Council ☐ Other _____

Reviewed By _____

RECEIVED

7/8/2020

12:23 p.m.

APPLICATION FORM

1. Project Information

Address: _____

Title: _____

2. This is an application for (check all that apply)

Zoning Map Amendment (Rezoning) from _____ to _____

Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning

Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)

Review of Alteration to Planned Development (PD) (by Plan Commission)

Conditional Use or Major Alteration to an Approved Conditional Use

Demolition Permit

Other requests _____

3. Applicant, Agent and Property Owner Information

Applicant name _____ **Company** _____

Street address _____ **City/State/Zip** _____

Telephone _____ **Email** _____

Project contact person _____ **Company** _____

Street address _____ **City/State/Zip** _____

Telephone _____ **Email** _____

Property owner (if not applicant) _____

Street address _____ **City/State/Zip** _____

Telephone _____ **Email** _____

4. Required Submittal Materials

Pursuant to Section 28.181(4), MGO, no application is complete unless all required information is included and all application fees have been paid. **The Zoning Administrator may reject an incomplete application.** Use this checklist to prepare a complete Land Use Application. Note: Not all development plan materials listed below are required for all applications. Submittal materials are as determined by staff. Those application types which have specific additional submittal requirements, as noted below, are outlined in Land Use Application Form LND-B (<https://www.cityofmadison.com/dpced/bi/documents/LUAChecklist.pdf>).

Req.	Required Submittal Information	Contents	No. of Copies	✓
	Filing Fee (\$ 1150)	Refer to the Fee Schedule on Page 6. Make checks payable to City Treasurer.	1	
	Land Use Application	Forms must include the property owner's authorization.	1	
	Legal Description (For Zoning Map Amendments only)	Legal description of the property, complete with the proposed zoning districts and project site area in square feet and acres.	1	
	Pre-Application Notification	Proof of written 30-day notification to alder, neighborhood association, and business associations. In addition, Demolitions require posting notice of the requested demolition to the City's Demolition Listserv at least 30 days prior to submitting an application. For more information, see Page 1 of this application.	1	
	Letter of Intent (LOI)	Narrative description of the proposal in detail, including, but not limited to, the existing site conditions, project schedule, phasing plan, proposed uses, hours of operation, number of employees, gross square footage, number of units and bedrooms, public subsidy requested, project team, etc. ** When submitting, you must collate the Letters of Intent with the Development Plans **	28	
	Development Plans	Twenty-Eight (28) <u>legible</u> & <u>scaled</u> 11" x 17" copies, collated and stapled.	28	
	Site Plan	** When submitting, you must collate the Letters of Intent with the Development Plans ** For a detailed list of the content requirements for each of these plan sheets, please see Land Use Application Form LND-B (https://www.cityofmadison.com/dpced/bi/documents/LUAChecklist.pdf)		
	Survey or site plan of existing conditions			
	Grading Plan			
	Utility Plan			
	Landscape Plan and Landscape Worksheet			
	Building Elevations			
	Roof and Floor Plans			
	Fire Access Plan and Fire Access Worksheet			
	Supplemental Requirements (Based on Application Type)	Additional materials are required for the following application types noted below. Please see Land Use Application Form LND-B (https://www.cityofmadison.com/dpced/bi/documents/LUAChecklist.pdf) for a detailed list of the submittal requirements for these application types. The following Conditional Use Applications: <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Lakefront Developments <input type="checkbox"/> Outdoor Eating Areas <input type="checkbox"/> Development Adjacent to Public Parks <input type="checkbox"/> Demolition Permits <input type="checkbox"/> Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum) </div> <div> <input type="checkbox"/> Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts <input type="checkbox"/> Zoning Map Amendments (i.e. Rezoning) <input type="checkbox"/> Planned Development General Development Plans (GDPs) / Planned Development Specific Implementation Plans (SIPs) </div> </div>	Include in Plan Set as required	
	Digital Copies of all Submitted Materials	Digital copies of all items, submitted in hard copy are required. All development plan set sheets must be scalable to full- and half-size sheets. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or in an email to pcapplications@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.	1	

APPLICATION FORM (CONTINUED)

5. Project Description

Provide a brief description of the project and all proposed uses of the site:

Construction of a mixed-use development with two four story apartment buildings with 188 units total.

Proposed Dwelling Units by Type (if proposing more than 8 units):

Efficiency: 33 1-Bedroom: 102 2-Bedroom: 53 3-Bedroom: 4+ Bedroom:

Density (dwelling units per acre): 561 S.F./D.U. Lot Size (in square feet & acres): 105,375 S.F. / 2.419 acres

Proposed On-Site Automobile Parking Stalls by Type (if applicable):

Surface Stalls: 38 Under-Building/Structured: 193

Proposed On-Site Bicycle Parking Stalls by Type (if applicable):

Indoor: 168 Outdoor: 24 (visitors and commer

Scheduled Start Date: Phase 1 is Spring of 2021 Planned Completion Date: Spring of 2022

6. Applicant Declarations

- ☐ **Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Kevin Firchow Date 3/24/2020

Zoning staff Jenny Krichgatter Date 3/24/2020

- ☐ **Demolition Listserv** (<https://www.cityofmadison.com/developmentCenter/demolitionNotification/notificationForm.cfm>).

- ☐ Public subsidy is being requested (indicate in letter of intent)

- ☐ **Pre-application notification:** The zoning code requires that the applicant notify the district alder and all applicable neighborhood and business associations **in writing no later than 30 days prior to FILING this request**. Evidence of the pre-application notification or any correspondence granting a waiver is required. List the alderperson, neighborhood association(s), business association(s), AND the dates notices were sent.

District Alder District 15 Alder Grant Foster Date 6/8/2020

Neighborhood Association(s) Lake Edge and East Morland Date 6/8/2020

Business Association(s) Date

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Joe Krupp Relationship to property Owner

Authorizing signature of property owner  Date 7-7-20

LEGEND	
	3/4" x 24" REBAR SET (1.50 LBS/LF)
	GOVERNMENT CORNER
	REBAR FOUND
	CONTROL POINT
	BENCHMARK
	FINISHED FLOOR SHOT LOCATION
	SIGN
	SANITARY MANHOLE
	CLEAN OUT
	WATERMAIN OR GASMAIN VALVE
	HYDRANT
	CURB STOP/SERVICE VALVE
	STORM MANHOLE
	ROUND CASTED INLET
	SQUARE CASTED INLET
	CURB INLET
	DOWNSPOUT
	GAS REGULATOR/METER
	ELECTRIC METER
	AIR CONDITION UNIT
	LIGHT POLE
	POWER POLE W/GUY
	VAULT
	TELEPHONE PEDESTAL
	CABLE PEDESTAL
	DECIDUOUS TREE
	CONIFEROUS TREE
	BUSH
	HANDICAP PARKING
	CENTERLINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	PARCEL BOUNDARY
	PROPERTY LINE
	EASEMENT LINE
	LANDSCAPE LIMITS
	FENCE LINE
	EDGE OF PAVEMENT
	CONCRETE CURB & GUTTER
	EDGE OF GRAVEL
	SANITARY SEWER
	WATER LINE
	STORM SEWER
	NATURAL GAS
	OVERHEAD LINE
	UNDERGROUND ELECTRIC
	FIBER OPTIC
	OVERHEAD TELEPHONE
	UNDERGROUND TELEPHONE
	WALL LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	BITUMINOUS PAVEMENT
	RETAINING WALL
	CONCRETE PAVEMENT
	GRAVEL
	EDGE OF BITUMINOUS
	PAVEMENT STRIPING
	RETRACE
	RETRACE

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	858.30	W	853.82	18"	RCP
		E	853.82	18"	RCP
		S	854.07	15"	RCP

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	858.84	W	850.30	10"	PVC
		E	850.20	10"	PVC
SAN-2	863.34	N	845.63	15"	PVC
		W	847.82	10"	PVC
		S	846.02	10"	CIPP
		E	845.63	15"	PVC

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
CBR-1	863.88	*	-	-	-
CBR-2	860.73	*	-	-	-
INL-1	866.79	W	862.50	12"	RCP
INL-2	863.42	N	862.32	8"	PVC
INL-3	862.92	S	860.12	8"	PVC
INL-4	861.30	W	860.27	12"	RCP
		NE	859.55	18"	RCP
		SE	856.75	18"	RCP
INL-5	858.25	E	857.45	12"	RCP
		W	856.75	18"	RCP
		NE*	-	12"	VCP
CBR-3	858.95	NE*	-	12"	VCP
INL-5	858.25	W	855.14	12"	RCP
INL-6	858.25	N	855.63	15"	RCP
		E	855.67	12"	RCP
		SW	855.57	12"	VCP

*CBR= FULL OF DIRT - NOT OBSERVABLE.

ALTA/NSPS LAND TITLE SURVEY

PART OF LOT 30, BLOOMING GROVE ASSESSOR'S PLAT NO. 7, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE; THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 09 BEARS N87°44'31"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 09, T07N, R10E, ELEVATION = 854.08'
- CONTOUR INTERVAL IS ONE FOOT.
- 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 LOCATE TICKET NO. 20201712762 AND 20201712822, WITH A CLEAR DATE OF APRIL 24, 2020, AND DIGGER'S HOTLINE PRINTS TICKET NO. 20201712842, WITH A CLEAR DATE OF MAY 01, 2020.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF MONONA AT&T DISTRIBUTION
CITY OF MADISON ENGINEERING TDS METROCOM
MADISON METRO SEWERAGE DIST CHARTER COMMUNICATIONS
MADISON GAS & ELECTRIC MCI
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 9 THERE ARE 78 PARKING SPACES AND 6 HANDICAP SPACES FOR A TOTAL OF 84 PARKING SPACES.
- ITEM 11 SOURCE INFORMATION FROM PLANS AND MARKING WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.6.1. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- ITEM 18 NO DELINEATION MARKERS OBSERVED AT THE TIME OF THIS SURVEY.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-1010356-MAD, EFFECTIVE DATE: APRIL 13, 2020 AT 8:00 A.M.)

- 11 GRANT OF EASEMENT TO WISCONSIN TELEPHONE COMPANY
RECORDED: NOVEMBER 30, 1921, AS DOCUMENT NO. 406519d.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

- 12 GRANT OF EASEMENT TO THE TOWN OF BLOOMING GROVE FOR SANITARY SEWER LINE AND WATER MAIN
RECORDED: JANUARY 03, 1951
VOLUME 236 OF MISCELLANEOUS, PAGE 15, AS DOCUMENT NO. 810731.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-1010356-MAD, EFFECTIVE DATE: APRIL 13, 2020 AT 8:00 A.M.)

PART OF LOT THIRTY (30), BLOOMING GROVE ASSESSOR'S PLAT No. 7, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT 29 OF SAID ASSESSOR'S PLAT; THENCE 00°51' EAST; THENCE NORTH 89°06' EAST, 538.69 FEET; THENCE NORTH 00°23' WEST, 152.65 FEET TO THE SOUTH LINE OF THE NEWLY WIDENED COTTAGE GROVE ROAD; THENCE SOUTH 89°10' WEST, ALONG SAID SOUTH LINE OF NEWLY WIDENED ROAD, 539.95 FEET TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF ABOVE MENTIONED OUTLOT 29; THENCE SOUTH 00°51' EAST ALONG SAID EAST LINE OF OUTLOT, 134.0 FEET TO THE POINT OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: 209 COTTAGE GROVE ROAD, MADISON, WI

TAX KEY NUMBER: 251/0710-093-0312-5

SURVEYOR'S CERTIFICATE

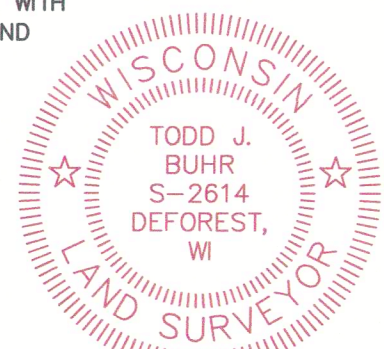
TO:

- i) FIRST AMERICAN TITLE INSURANCE COMPANY,
ii) KRUPP-GROVE FAMILY LIMITED PARTNERSHIP, A WISCONSIN LIMITED PARTNERSHIP,
iii) CP STERN, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 55% TENANT COMMON INTEREST,
iv) STAR INVESTMENTS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, A/K/A STAR INVESTMENTS, LLC, AS TO AN UNDIVIDED 45% TENANT IN COMMON INTEREST.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 4, 5, 7(a), 8, 9, 11, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 05, 2020.

Todd J. Buhr
TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR
Email: todd.buhr@jadic.com
Website: www.jadic.com

6-30-2020
DATE



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MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

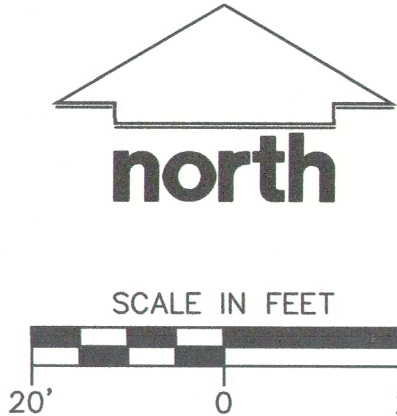
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
**PRIME URBAN
PROPERTIES, LLC**

CLIENT ADDRESS:
**2010 EASTWOOD DRIVE, SUITE 201
MADISON, WI 53704-5387**

PROJECT:
**209 COTTAGE
GROVE ROAD**

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



Design/Drawn: CJO 05/06/20
Approved: TJB 05/07/20

SHEET TITLE:

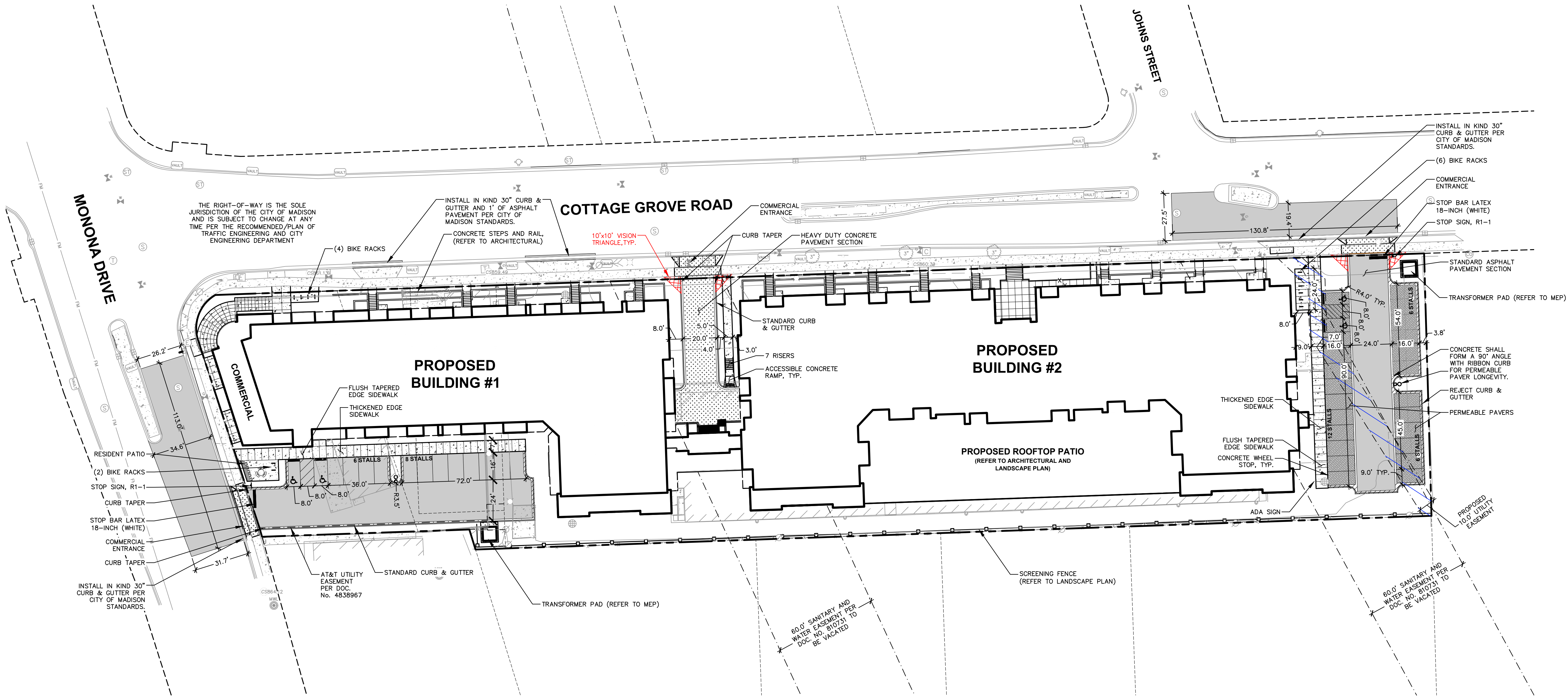
**ALTA/NSPS
LAND TITLE
SURVEY**

SHEET NUMBER:

1 OF 1

JSD PROJECT NO: 20-9688S

File: I:\2020\209888\DWG\Civil Sheets\209888 - C2.0 - C2.0.dwg Layout: C2.0 Site Plan User: maunders Plotted: Jul 08, 2020 - 11:47am Xref's:



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.

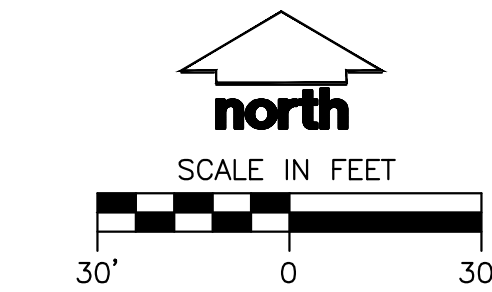
PAVING NOTES

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 PREPARED BY (TBD)
 - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - 1.3. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER 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, CURRENT EDITION. 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-28UV 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.

SITE INFORMATION BLOCK	
SITE ADDRESS	209 COTTAGE GROVE ROAD
PROPERTY ACREAGE	2.419 ACRES
NUMBER OF BUILDING STORIES	
TOTAL BUILDING SQUARE FOOTAGE	REFER TO ARCHITECTURAL PLAN
GROSS BUILDING SQUARE FOOTAGE	REFER TO ARCHITECTURAL PLAN
NUMBER OF PARKING STALLS	
SURFACE	
LARGE	34
ACCESSIBLE	4
TOTAL SURFACE	38
UNDERGROUND	
LARGE	REFER TO ARCHITECTURAL PLAN
ACCESSIBLE	REFER TO ARCHITECTURAL PLAN
TOTAL UNDERGROUND	REFER TO ARCHITECTURAL PLAN
NUMBER OF BICYCLE STALLS:	
	24
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	94,097 SF
EXISTING PERVIOUS SURFACE AREA	11,289 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.89
PROPOSED IMPERVIOUS SURFACE AREA	76,275 SF
PROPOSED PERVIOUS SURFACE AREA	29,111 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.72

LEGEND

---	PROPERTY LINE
- - - - -	RIGHT-OF-WAY
- - - - -	EASEMENT LINE
- - - - -	PROPOSED EASEMENT HATCH
- - - - -	BUILDING OUTLINE
- - - - -	BUILDING SETBACK LINE
- - - - -	EDGE OF PAVEMENT
- - - - -	STANDARD CURB AND GUTTER
- - - - -	REJECT CURB AND GUTTER
- - - - -	ASPHALT PAVEMENT
- - - - -	CONCRETE PAVEMENT
- - - - -	HEAVY DUTY CONCRETE PAVEMENT
- - - - -	PERMEABLE PAVERS
- - - - -	RETAINING WALL
- - - - -	RAILING
- - - - -	FENCE
- - - - -	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- - - - -	ADA PARKING SIGN
- - - - -	BOLLARD
- - - - -	BOLLARD WITH ADA PARKING SIGN
- - - - -	BIKE RACK



DIGGERS HOTLINE
Toll Free (800) 242-8511



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MADISON | MILWAUKEE | WAUSAU
APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

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

CLIENT:
**PRIME URBAN
PROPERTIES, LLC**

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WI 53704**

PROJECT:
**209 COTTAGE GROVE
ROAD APARTMENTS**

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

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.08.2020	LAND USE SUBMITTAL
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Design/Drawn: MSS/APM
Approved:

SHEET TITLE:
SITE PLAN

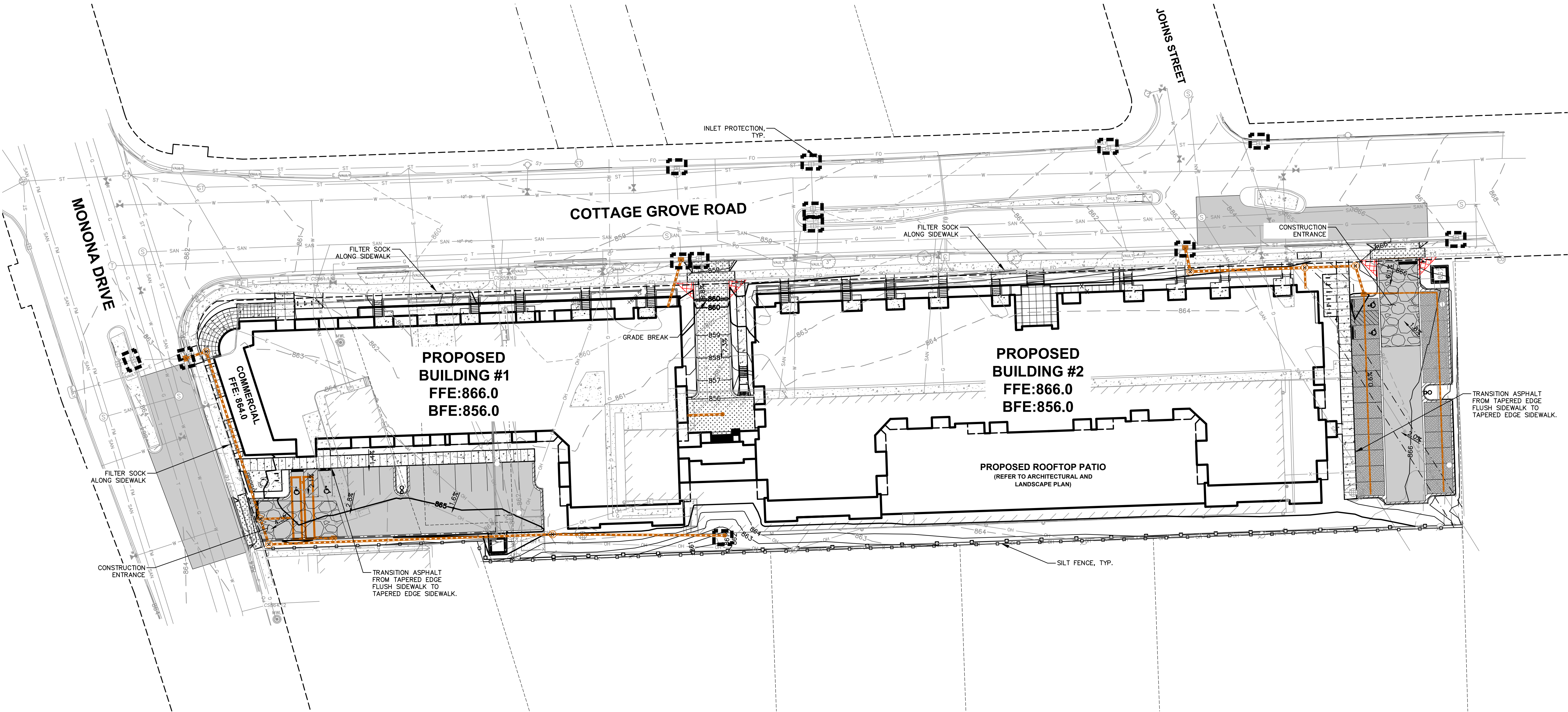
SHEET NUMBER:

C2.0

JSD PROJECT NO:

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EROSION CONTROL NOTES

- 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.
- 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.
- 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.
- 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.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- 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.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- 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.
- 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.
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- 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 ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- 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.
- 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.
- STABILIZATION PRACTICES:**
 - *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.
 - *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.
 - *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

GRADING AND SEEDING NOTES

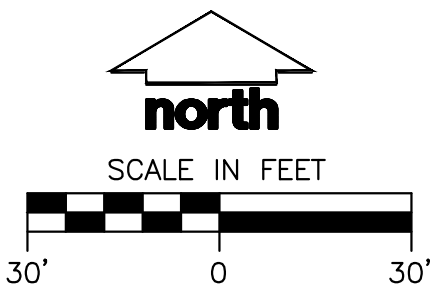
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL 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.
- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- 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.
- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- 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.
- 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.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
- 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.

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
 - STRIP AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
 - ROUGH GRADE RETENTION POND AND INSTALL POND OUTLET.
 - CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
 - INSTALL UTILITY PIPING AND STRUCTURES. IMMEDIATELY INSTALL INLET PROTECTION.
 - COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 - PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
 - RESTORE RETENTION POND (FINAL GRADE RETENTION POND PER PLAN REQUIREMENTS).
 - 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.

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PERMEABLE PAVERS
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	DRAINAGE DIRECTION
	GRADE BREAK
	RETAINING WALL
	RAILINGS
	FENCE
	SILT FENCE
	CONSTRUCTION ENTRANCE
	EROSION MATTING
	INLET PROTECTION



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P. 608.848.5060

CLIENT:
**PRIME URBAN
PROPERTIES, LLC**

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WI 53704**

PROJECT:
**209 COTTAGE GROVE
ROAD APARTMENTS**

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

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.08.2020	LAND USE SUBMITTAL
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Design/Drawn: **MSS/APM**

Approved:

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

SHEET NUMBER:

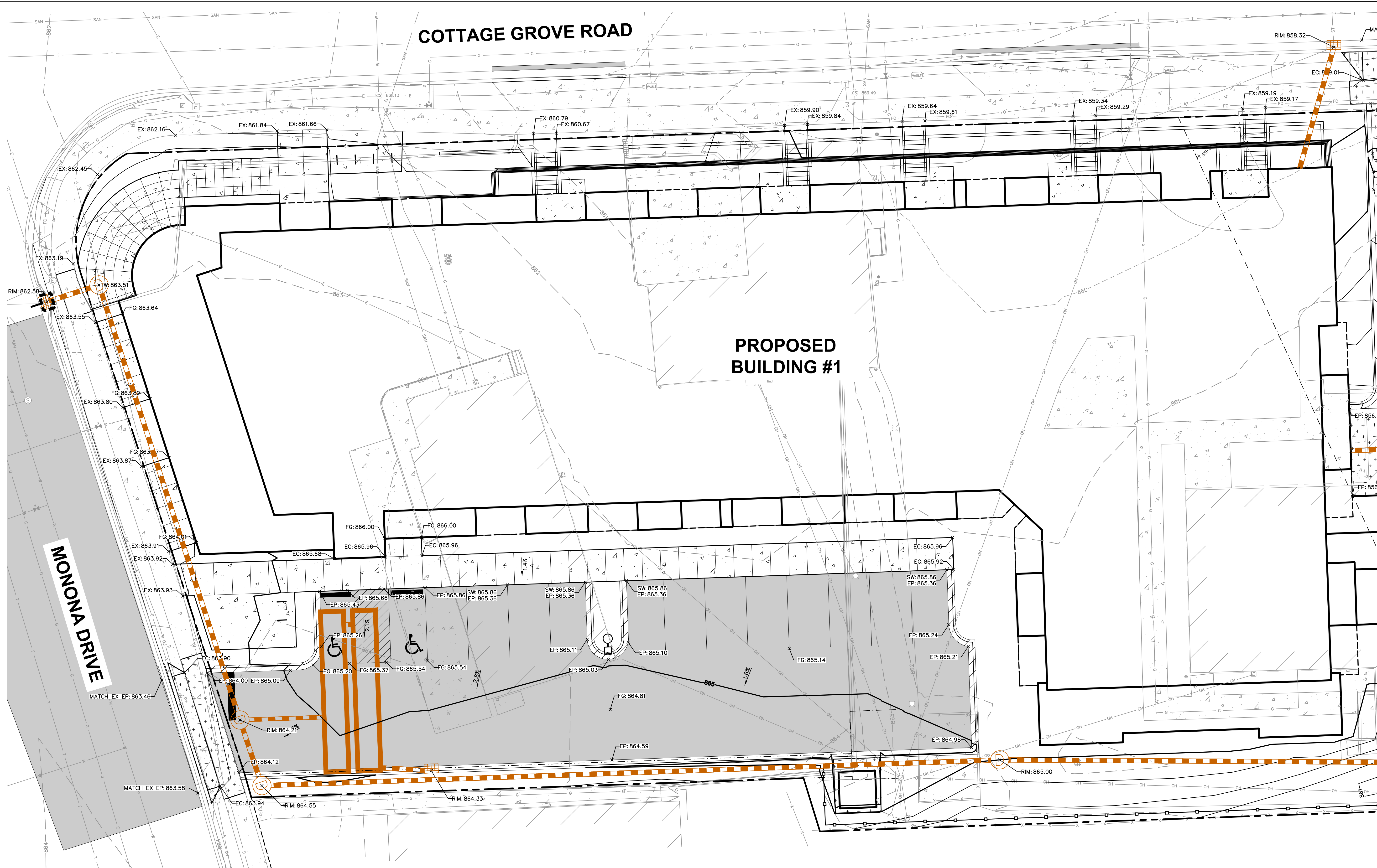
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JSD PROJECT NO:

20-9688

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LEGEND

	PROPERTY LINE		HEAVY DUTY CONCRETE PAVEMENT		RIP-RAP
	RIGHT-OF-WAY		PROPOSED 1 FOOT CONTOUR		CONSTRUCTION ENTRANCE
	EASEMENT LINE		PROPOSED 5 FOOT CONTOUR		EROSION MATTING
	BUILDING OUTLINE		EXISTING 1 FOOT CONTOUR		TURF REINFORCEMENT MATTING
	EDGE OF PAVEMENT		EXISTING 5 FOOT CONTOUR		SPOT ELEVATION
	STANDARD CURB AND GUTTER		DRAINAGE DIRECTION		EP - EDGE OF PAVEMENT
	REJECT CURB AND GUTTER		RETAINING WALL		FG - FINISH GRADE
	ASPHALT PAVEMENT		RAILING		EC - EDGE OF CONCRETE
	HEAVY DUTY ASPHALT PAVEMENT		FENCE		BOC - BACK OF CURB
	CONCRETE PAVEMENT		SILT FENCE		MATCH - MATCH EXISTING GRADE
					HP - HIGH POINT
					SW - SIDEWALK
					INLET PROTECTION



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Design/Drawn: MSS/APM
Approved:

SHEET TITLE:
**DETAILED GRADING
PLAN**

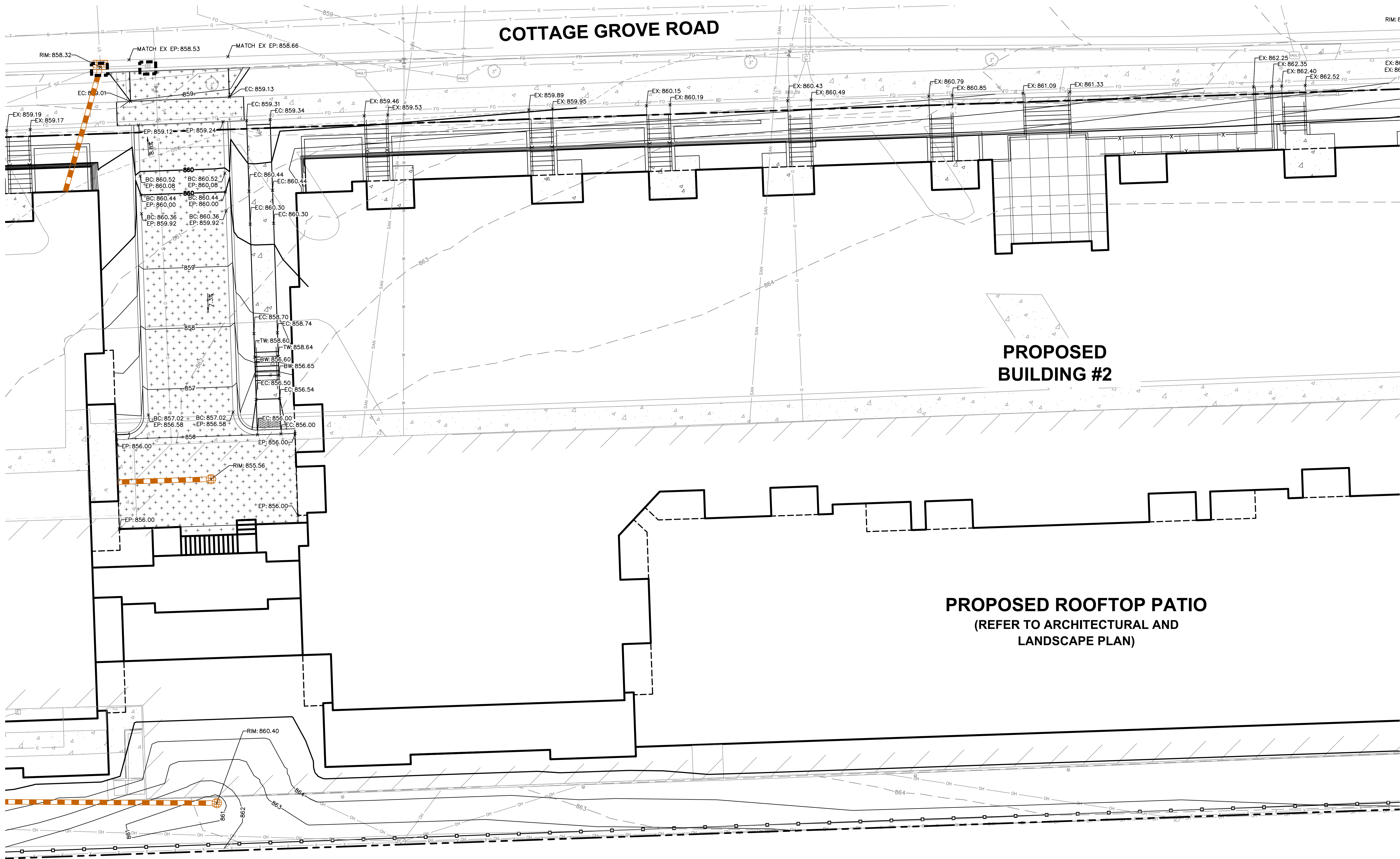
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JSD PROJECT NO: 20-9688

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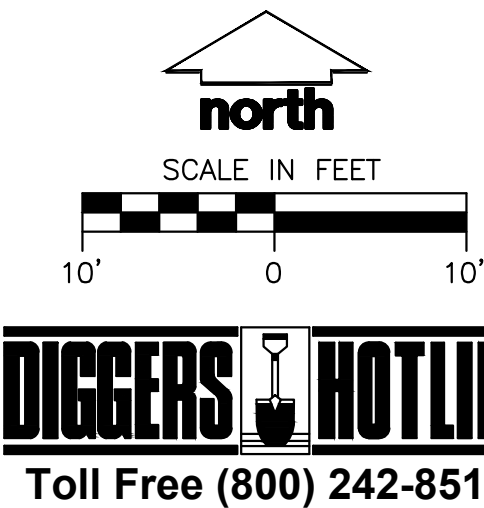


LEGEND

---	PROPERTY LINE
- - -	RIGHT-OF-WAY
- . - . -	EASEMENT LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT
---	CONCRETE PAVEMENT

---	HEAVY DUTY CONCRETE PAVEMENT
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	DRAINAGE DIRECTION
---	RETAINING WALL
---	RAILING
---	FENCE
---	SILT FENCE

---	RIP-RAP
---	CONSTRUCTION ENTRANCE
---	EROSION MATTING
---	TURF REINFORCEMENT MATTING
---	SPOT ELEVATION
---	EP - EDGE OF PAVEMENT
---	FO - FINISH GRADE
---	EC - EDGE OF CONCRETE
---	BC - BACK OF CURB
---	MATCH - MATCH EXISTING GRADE
---	HP - HIGH POINT
---	SW - SIDEWALK
---	INLET PROTECTION



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Design/Drawn: MSS/APM
Approved:

SHEET TITLE:
**DETAILED GRADING
PLAN**

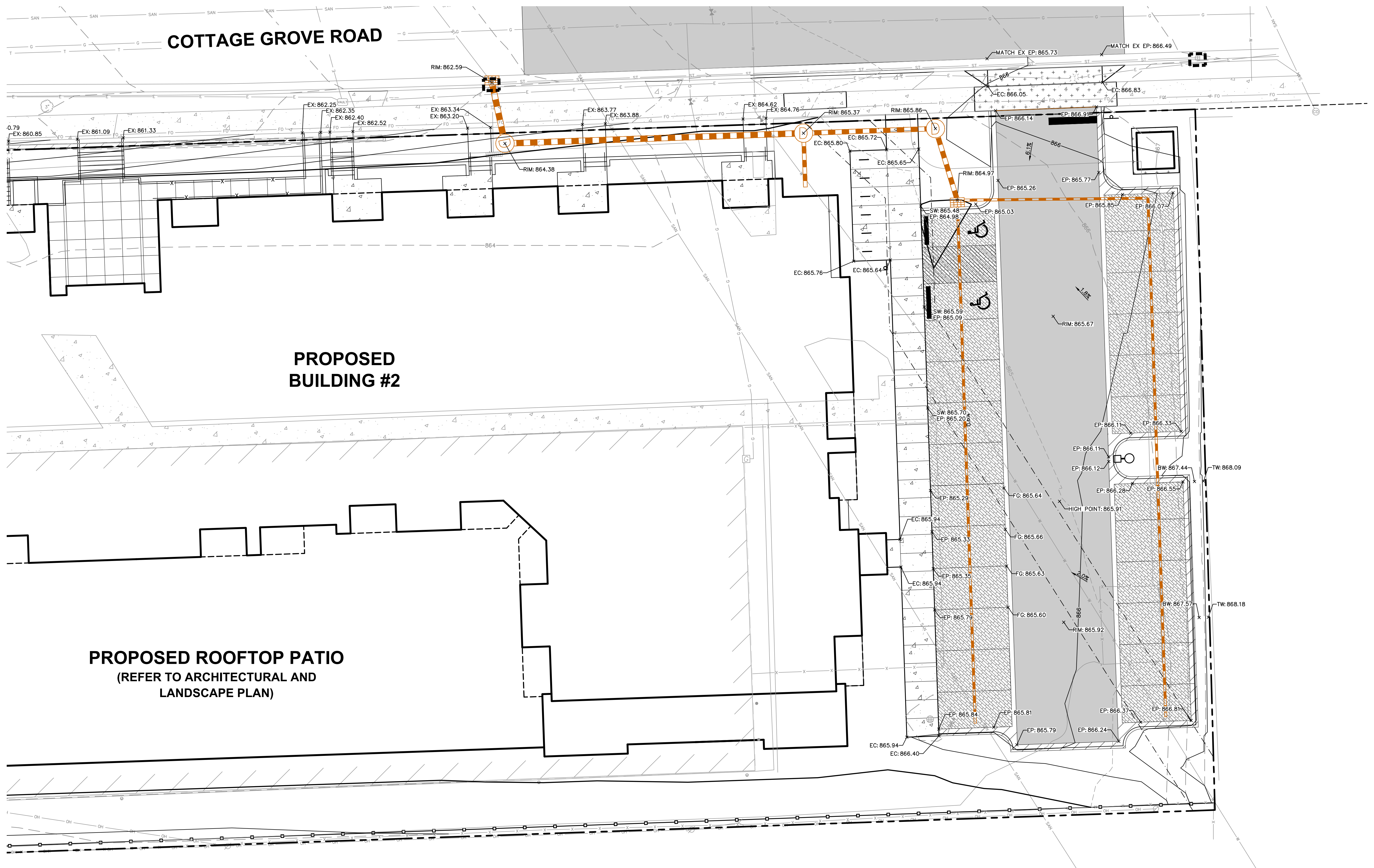
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JSD PROJECT NO: 20-9688

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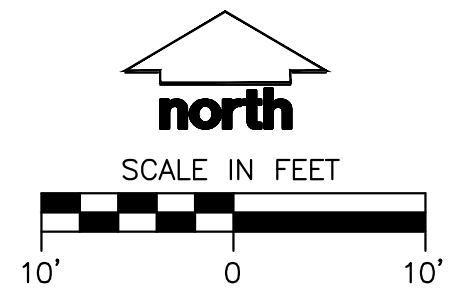


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	REJECT CURB AND GUTTER
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	CONCRETE PAVEMENT

	HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	DRAINAGE DIRECTION
	RETAINING WALL
	RAILING
	FENCE
	SILT FENCE

	RIP-RAP
	CONSTRUCTION ENTRANCE
	EROSION MATTING
	TURF REINFORCEMENT MATTING
	SPOT ELEVATION EP - EDGE OF PAVEMENT FG - FINISH GRADE EC - EDGE OF CONCRETE BOC - BACK OF CURB MATCH - MATCH EXISTING GRADE HP - HIGH POINT SW - SIDEWALK
	INLET PROTECTION



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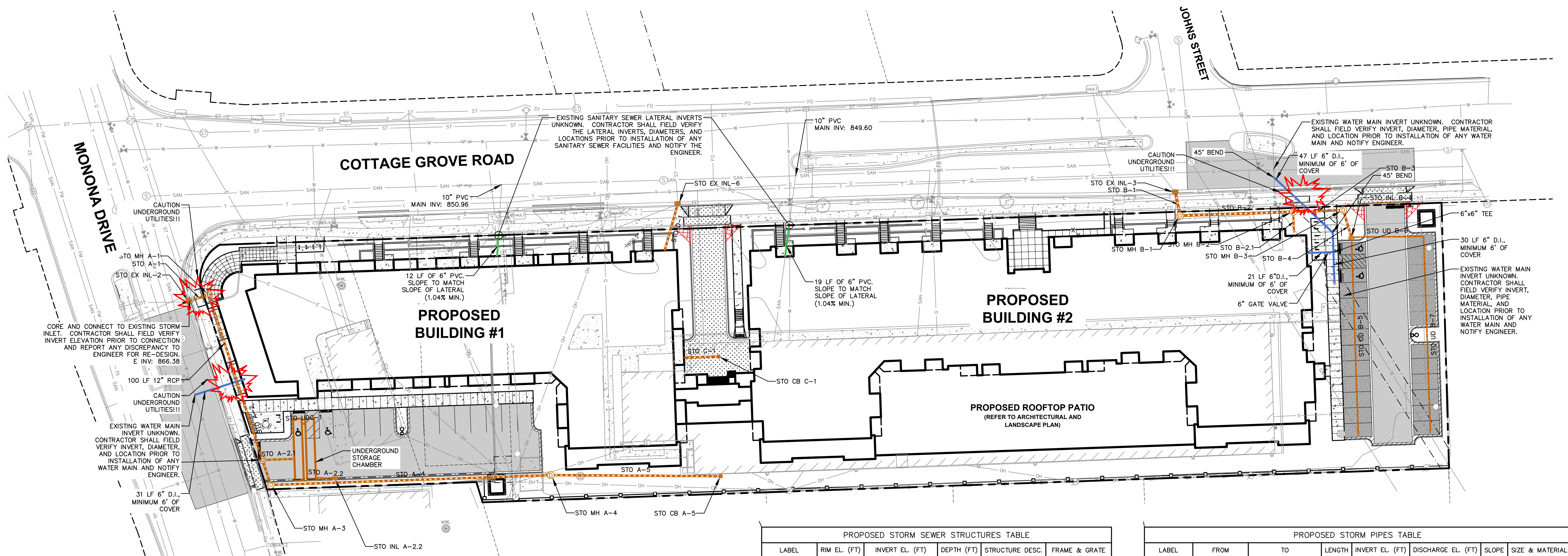
SHEET TITLE:
**DETAILED GRADING
PLAN**

SHEET NUMBER:
C3.3

JSD PROJECT NO: 20-9688

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UTILITY NOTES

- 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.
- 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 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.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- 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.
- 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.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- 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.
- STORM SEWER SPECIFICATIONS -

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

INLETS - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE. NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 1'-8" X 2'-6" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEEHAH 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 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UTILITY SEWER. TILE LINES CROSSING THE TRENCH USED 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 S2 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(1)(h).

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 CITY OF MADISON. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE 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 8.4.3.2 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 8.4.3.5 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 8.4.3.2 (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 8.4.3.5 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 CITY OF MADISON.

- 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.).

LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	RETAINING WALL
---	RAILING
---	FENCE
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER

PROPOSED STORM SEWER STRUCTURES TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO CB A-5	860.40	W INV: 858.72 (12")	1.7	36 IN MH (FLAT)	R-2050 TYPE D
STO CB C-1	855.56	W INV: 852.46 (12")	3.1	36 IN MH (FLAT)	R-2050 TYPE D
STO INL A-2.2	864.33	W INV: 859.36 (12")	5.0	2 x 3 INLET	R-3067 TYPE L
STO INL B-4	864.97	N INV: 861.11 (12") S INV: 861.61 (6") E INV: 861.61 (6")	3.9	2 x 3 INLET	R-3067 TYPE L
STO MH A-1	863.51	W INV: 856.44 (12") S INV: 856.54 (12")	7.1	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-2	864.21	N INV: 857.04 (12") S INV: 857.14 (12") E INV: 859.21 (10")	7.2	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-3	864.55	N INV: 857.22 (12") E INV: 857.32 (12")	7.3	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-4	865.00	W INV: 858.13 (12") E INV: 858.23 (12")	6.9	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH B-1	864.38	N INV: 859.94 (15") E INV: 860.04 (15")	4.4	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH B-3	865.86	W INV: 860.93 (12") S INV: 861.03 (12")	4.9	48 IN MH (FLAT)	R-1550 SOLID LID

PROPOSED STORM PIPES TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
STO A-1	STO MH A-1	STO EX INL-2	12'	856.44	856.38	0.50%	12 IN RCP
STO A-2	STO MH A-2	STO MH A-1	100'	857.04	856.54	0.50%	12 IN RCP
STO A-2.1	STO UDC 0	STO MH A-2	18'	859.30	859.21	0.50%	10 IN HDPE
STO A-2.2	STO INL A-2.2	STO UDC 1	11'	859.36	859.30	0.50%	12 IN HDPE (HP)
STO A-3	STO MH A-3	STO MH A-2	15'	857.22	857.14	0.50%	12 IN RCP
STO A-4	STO MH A-4	STO MH A-3	161'	858.13	857.32	0.50%	12 IN HDPE (HP)
STO A-5	STO CB A-5	STO MH A-4	98'	858.72	858.23	0.50%	12 IN HDPE (HP)
STO B-1	STO MH B-1	STO EX INL-3	14'	859.94	859.80	1.00%	15 IN HDPE
STO B-2	STO MH B-2	STO MH B-1	65'	860.69	860.04	1.00%	15 IN HDPE
STO B-2.1	STO RD B-2.1	STO MH B-2	12'	861.34	861.11	2.00%	10 IN HDPE
STO B-3	STO MH B-3	STO MH B-2	29'	860.93	860.79	0.50%	12 IN HDPE
STO B-4	STO INL B-4	STO MH B-3	16'	861.11	861.03	0.50%	12 IN HDPE
STO C-1	STO CB C-1	STO INL C-BUILDING	20'	852.46	852.06	2.00%	12 IN HDPE
STO D-1	STO RD D-1	STO EX INL-6	27'	856.15	855.88	1.00%	12 IN HDPE
STO UD B-5	STO CO B-5	STO INL B-4	114'	862.18	861.61	0.50%	6 IN HDPE
STO UD B-6	STO CO B-6	STO INL B-4	42'	861.82	861.61	0.50%	6 IN HDPE
STO UD B-7	STO CO B-7	STO CO B-6	113'	862.38	861.82	0.50%	6 IN HDPE
STO UDC-1	UG CHAMBER	UG CHAMBER	2'	-0.50	-0.50	0.00%	12 IN HDPE



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P. 608.848.5060

CLIENT:
**PRIME URBAN
PROPERTIES, LLC**

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WI 53704**

PROJECT:
**209 COTTAGE GROVE
ROAD APARTMENTS**

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

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.08.2020	LAND USE SUBMITTAL
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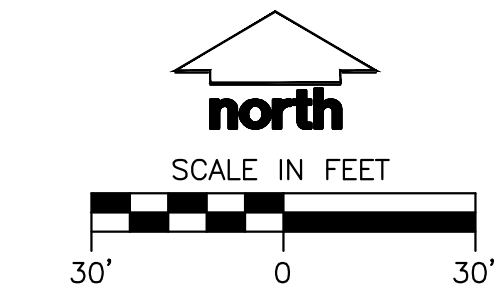
Design/Drawn: MSS/APM
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SHEET TITLE:
UTILITY PLAN

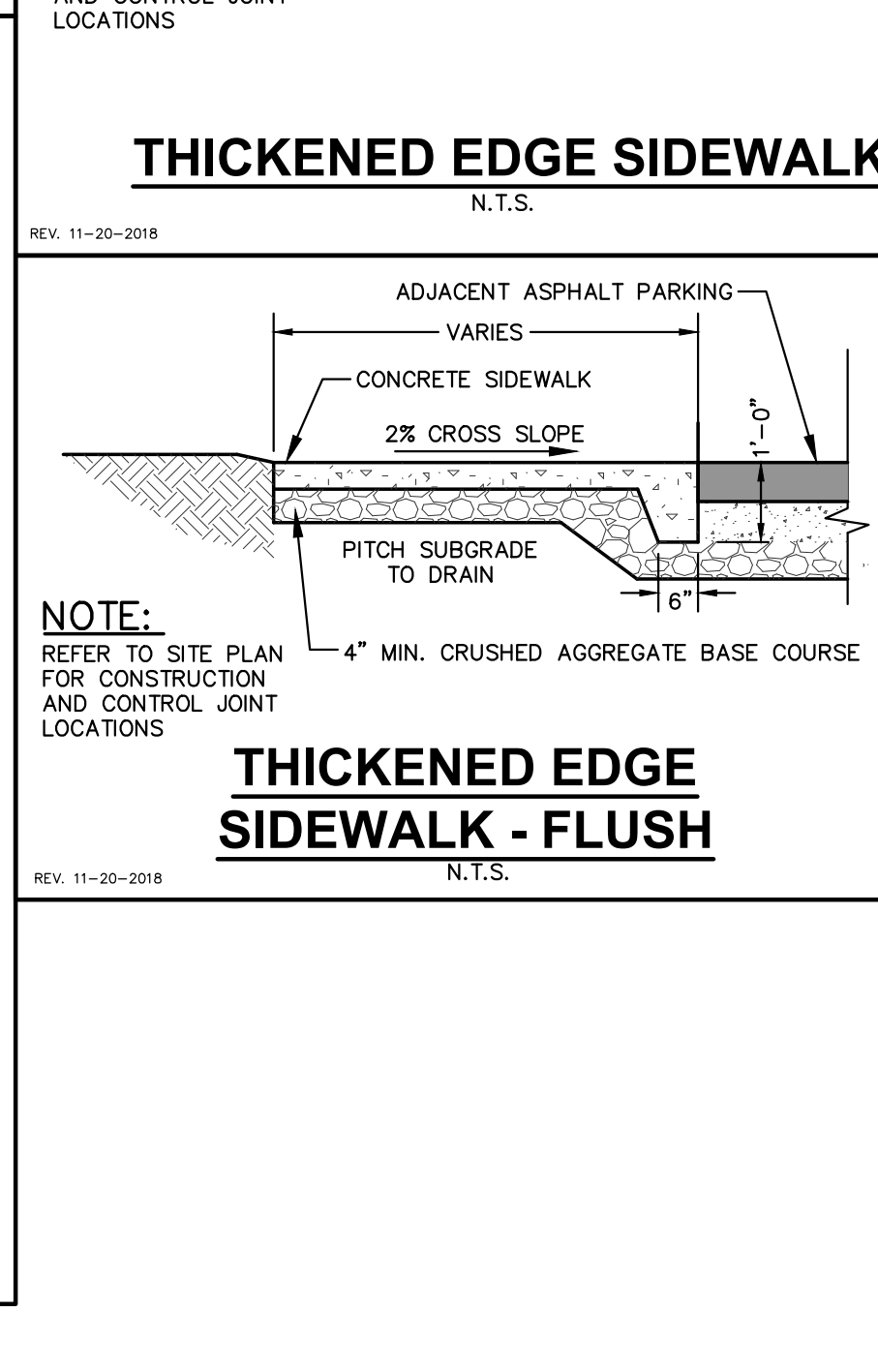
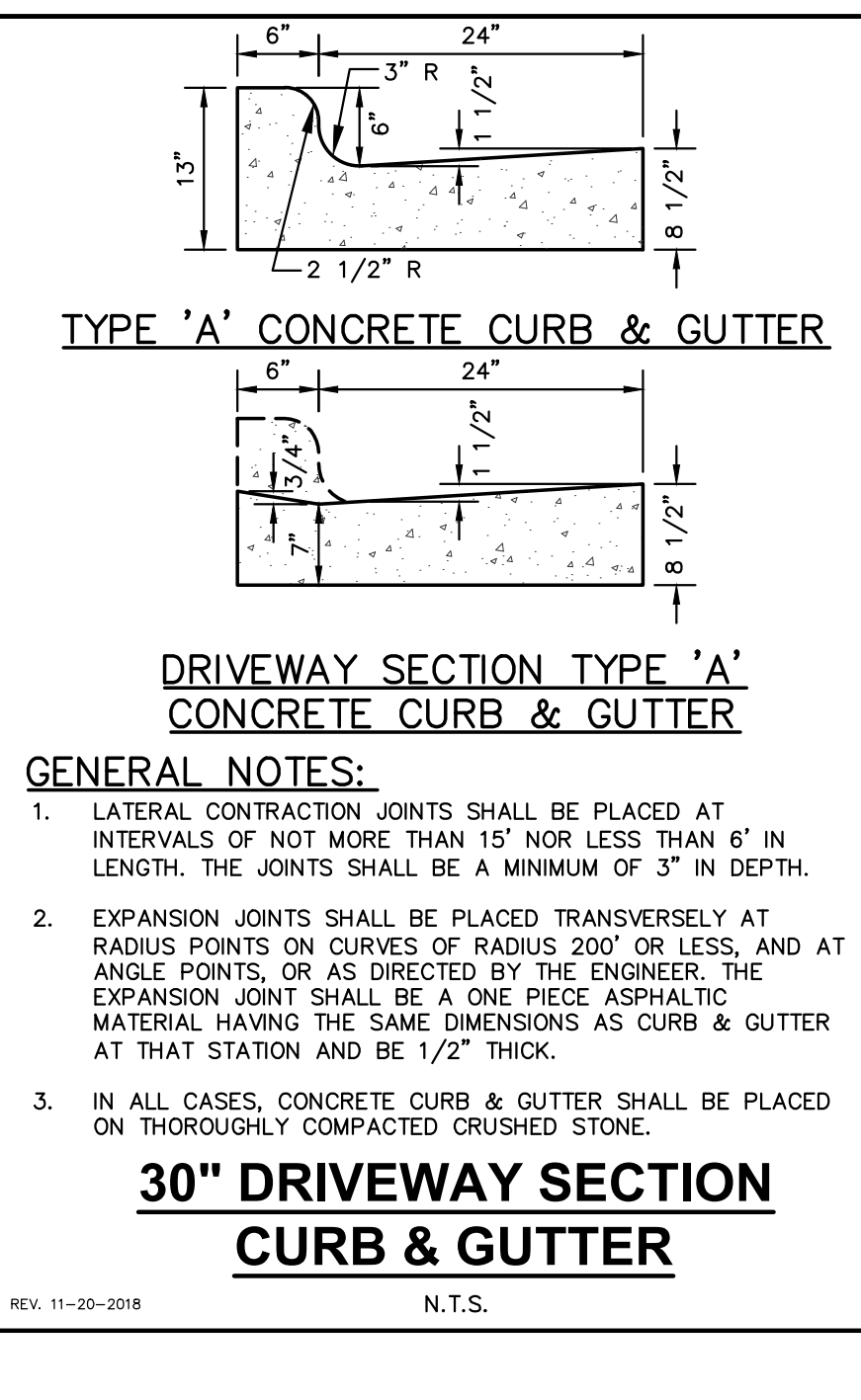
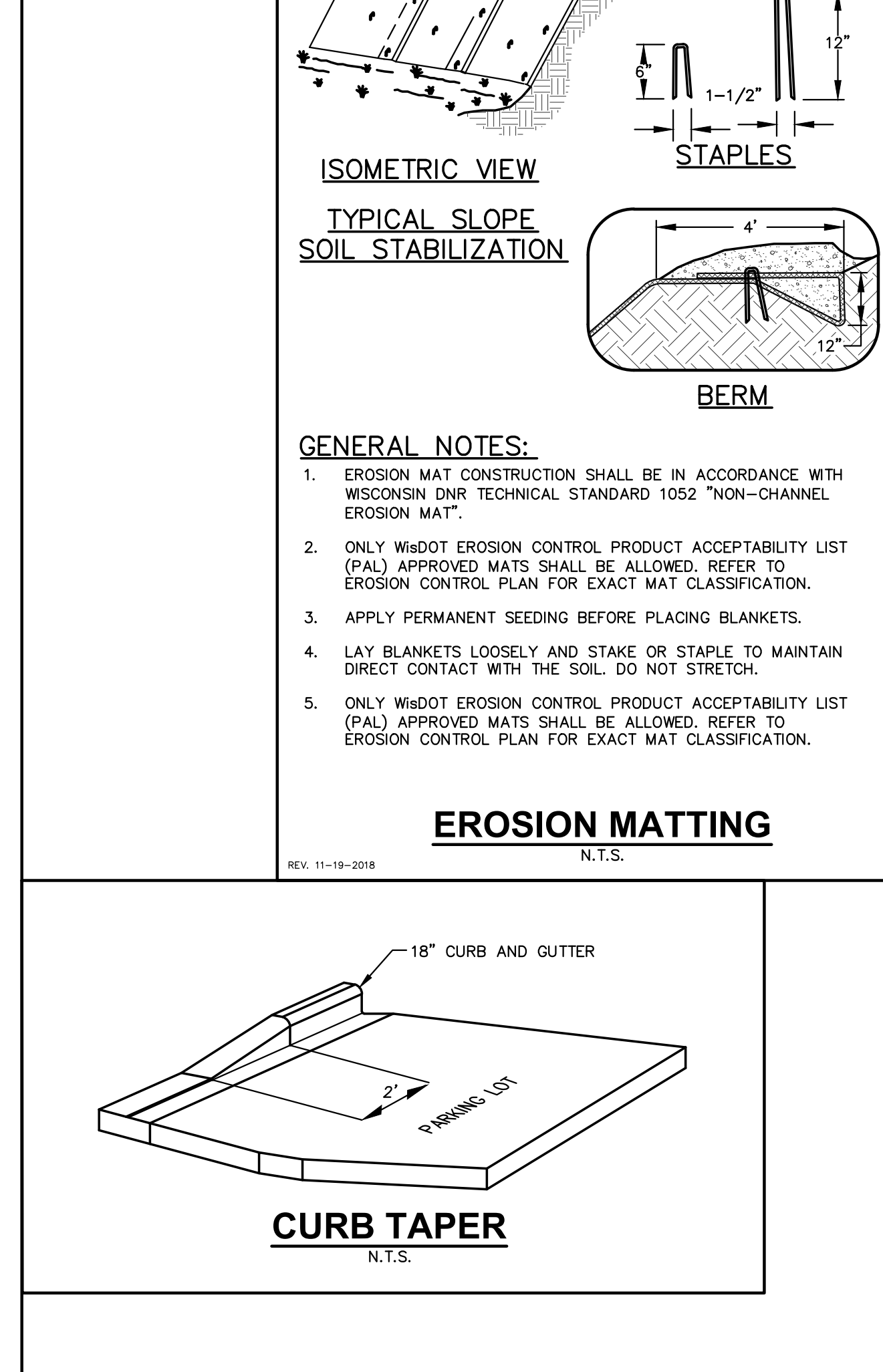
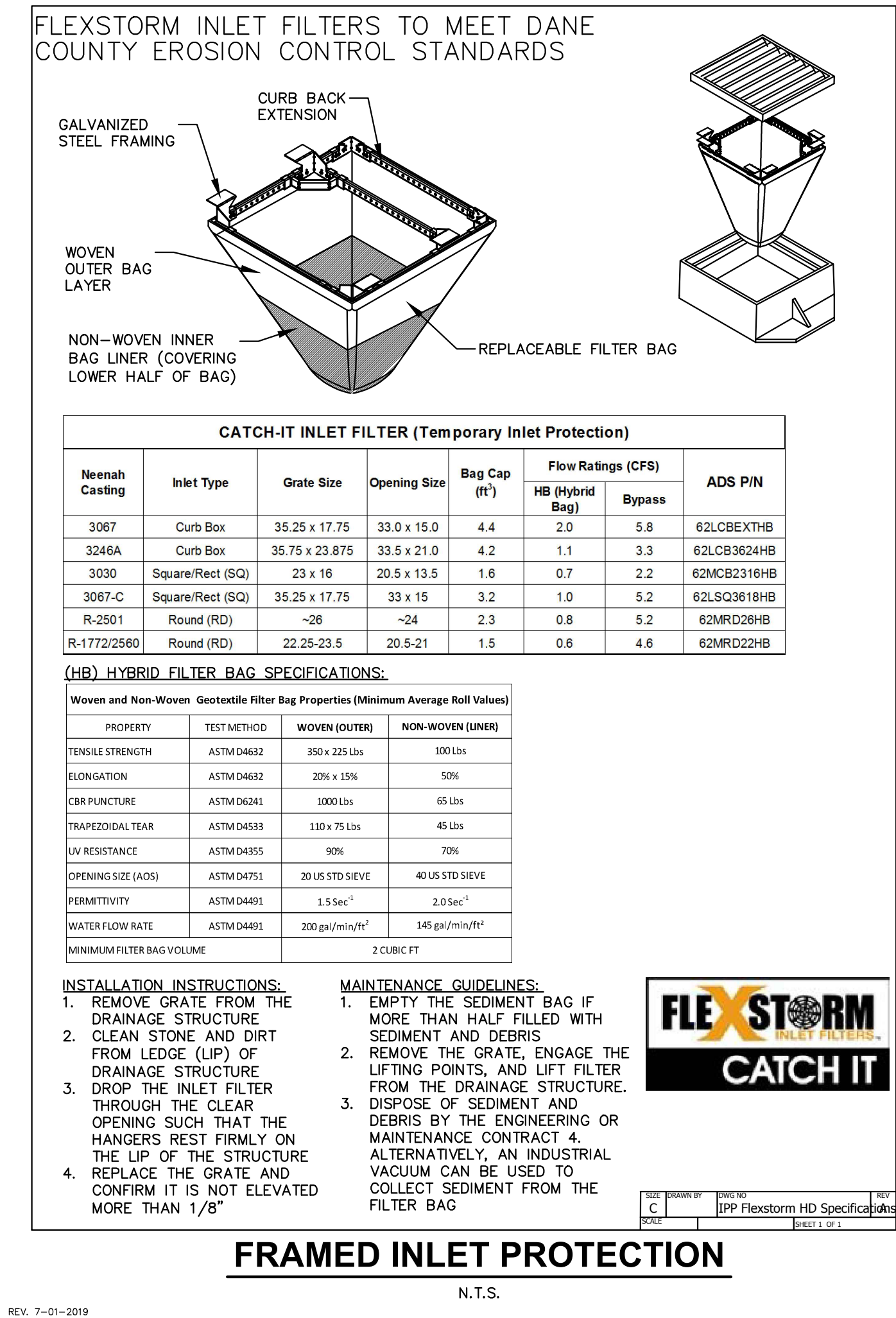
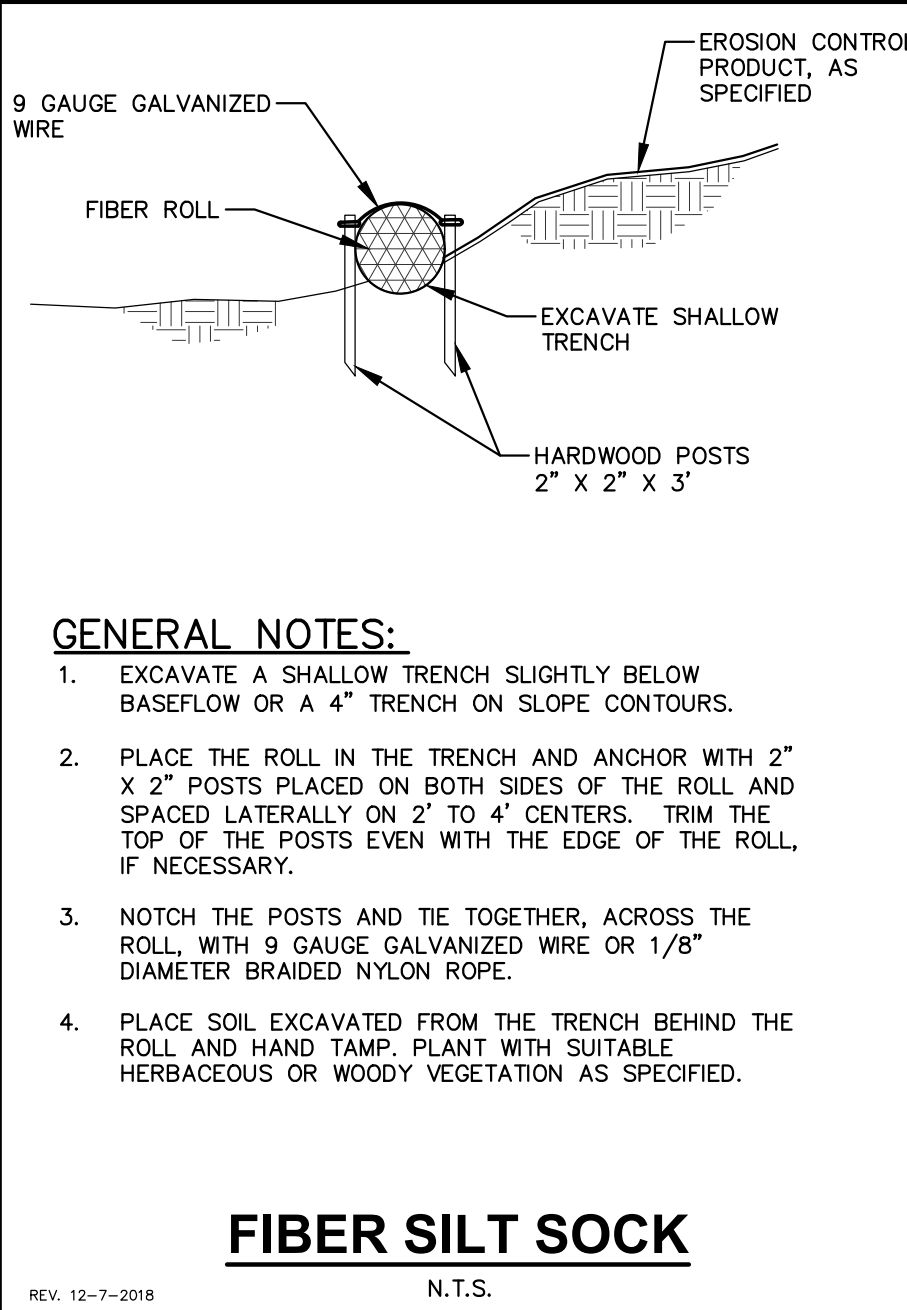
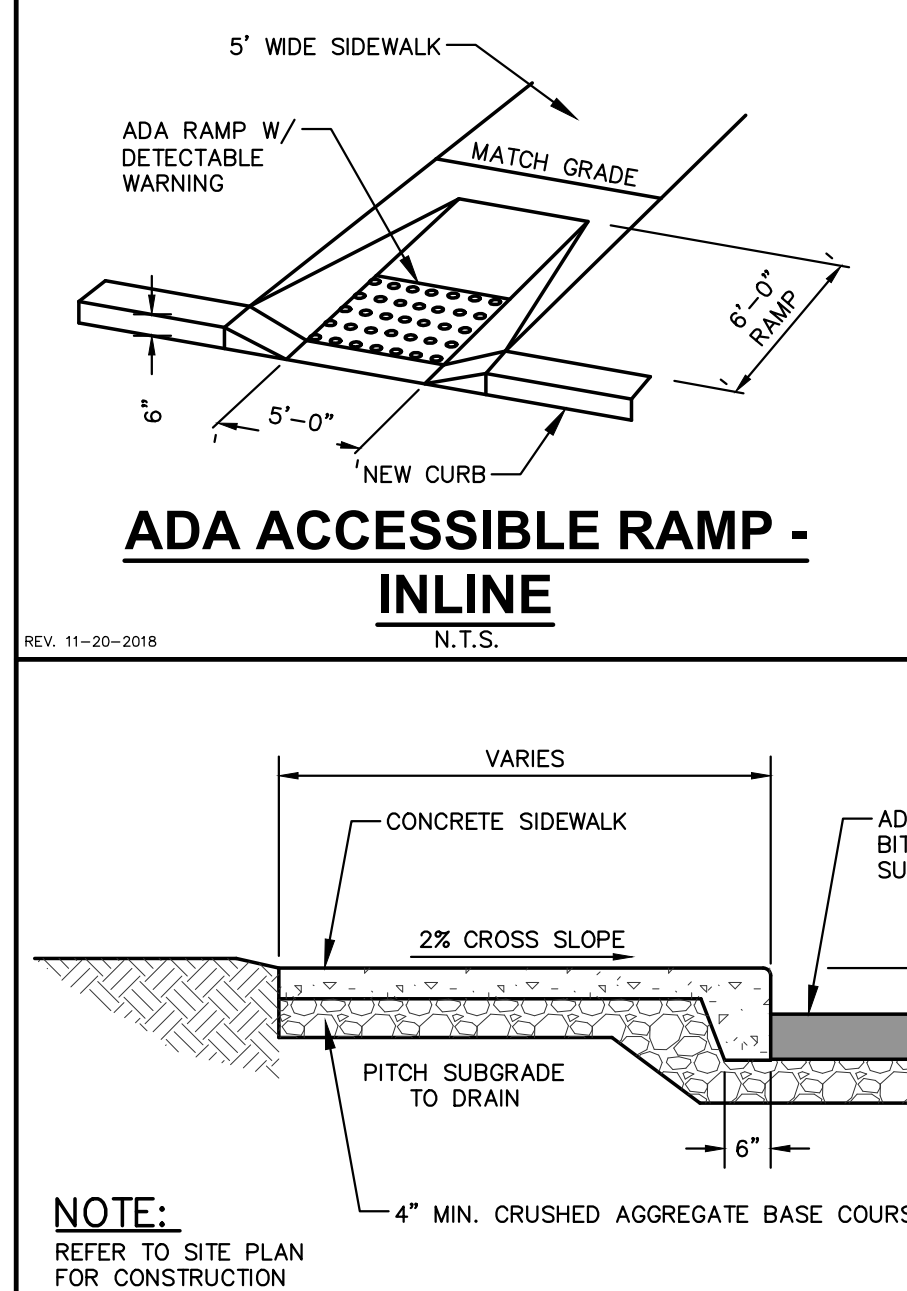
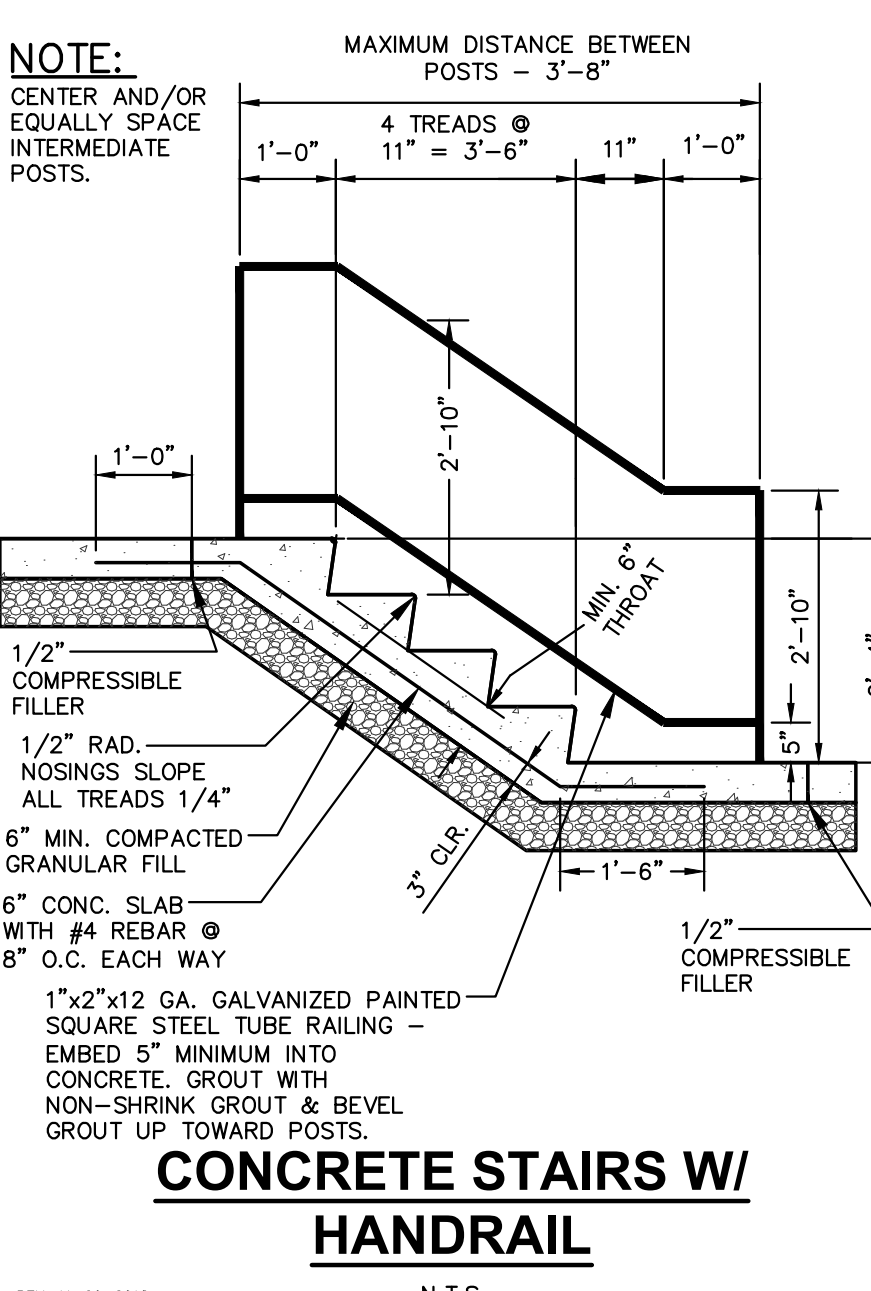
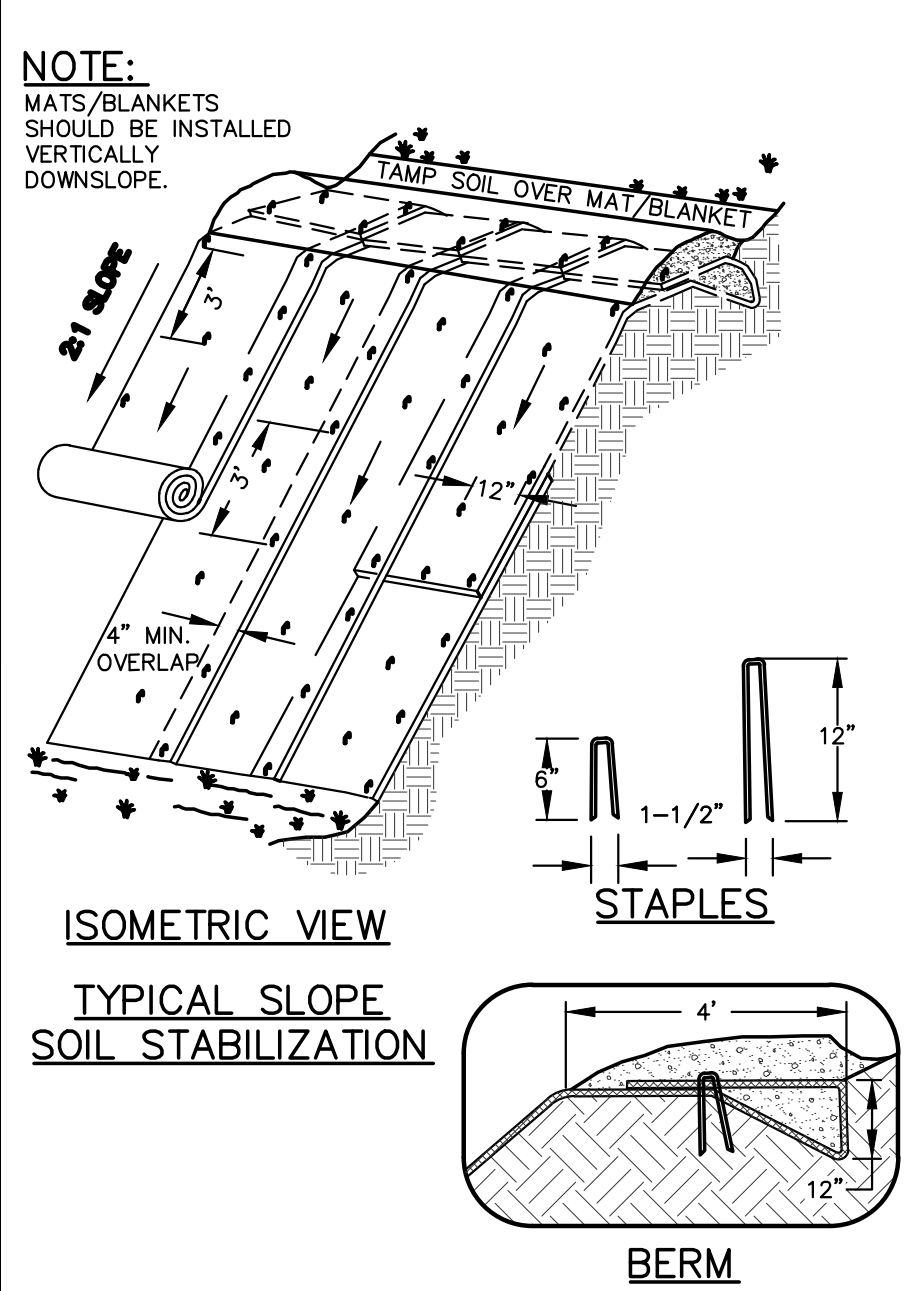
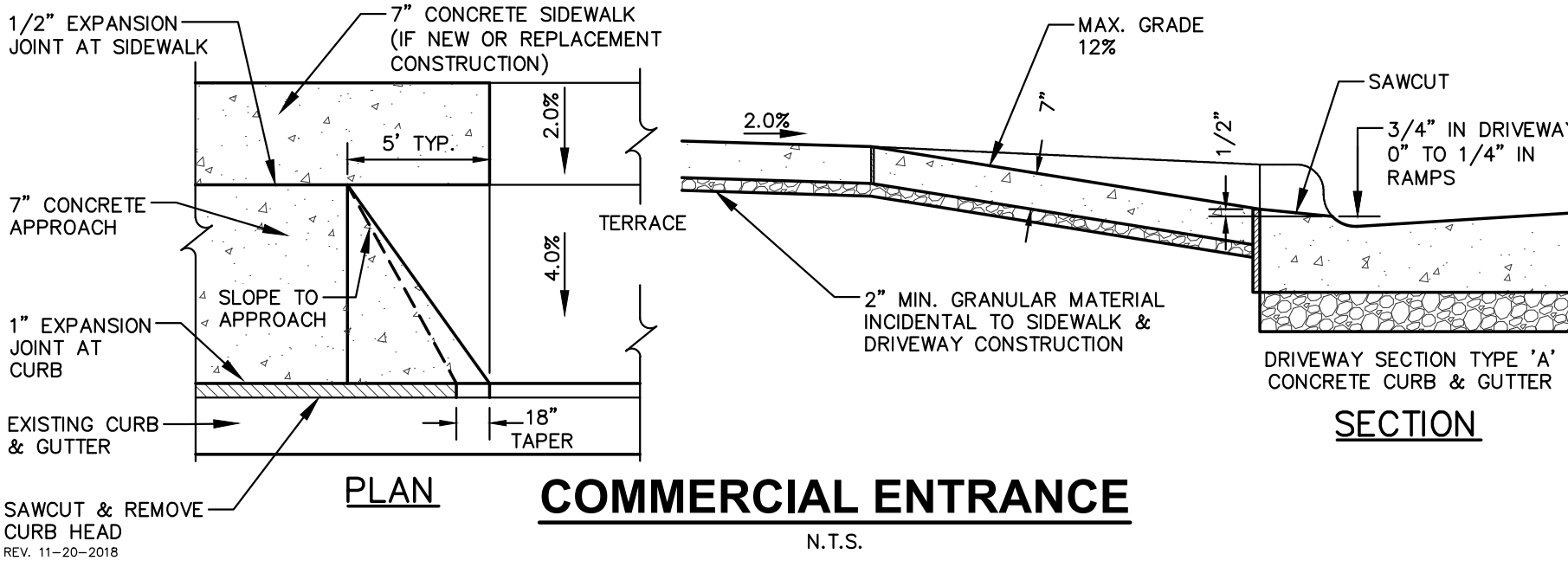
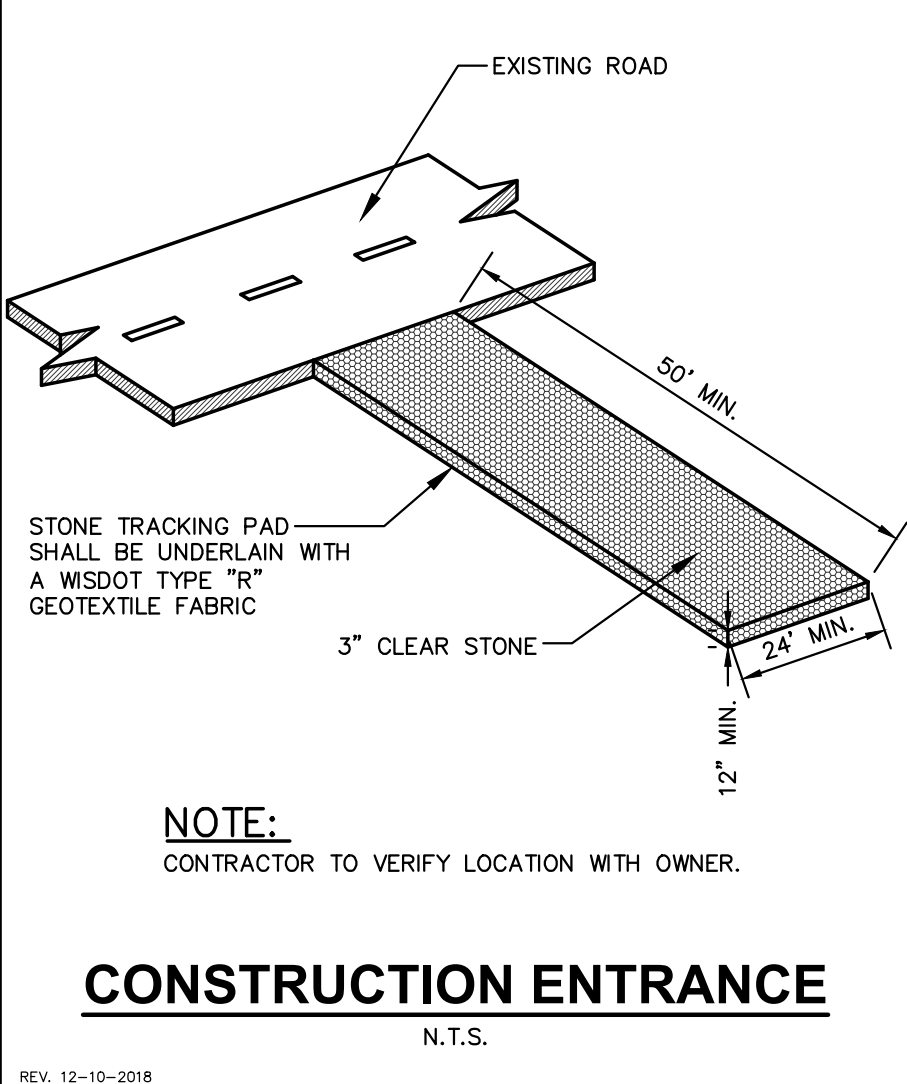
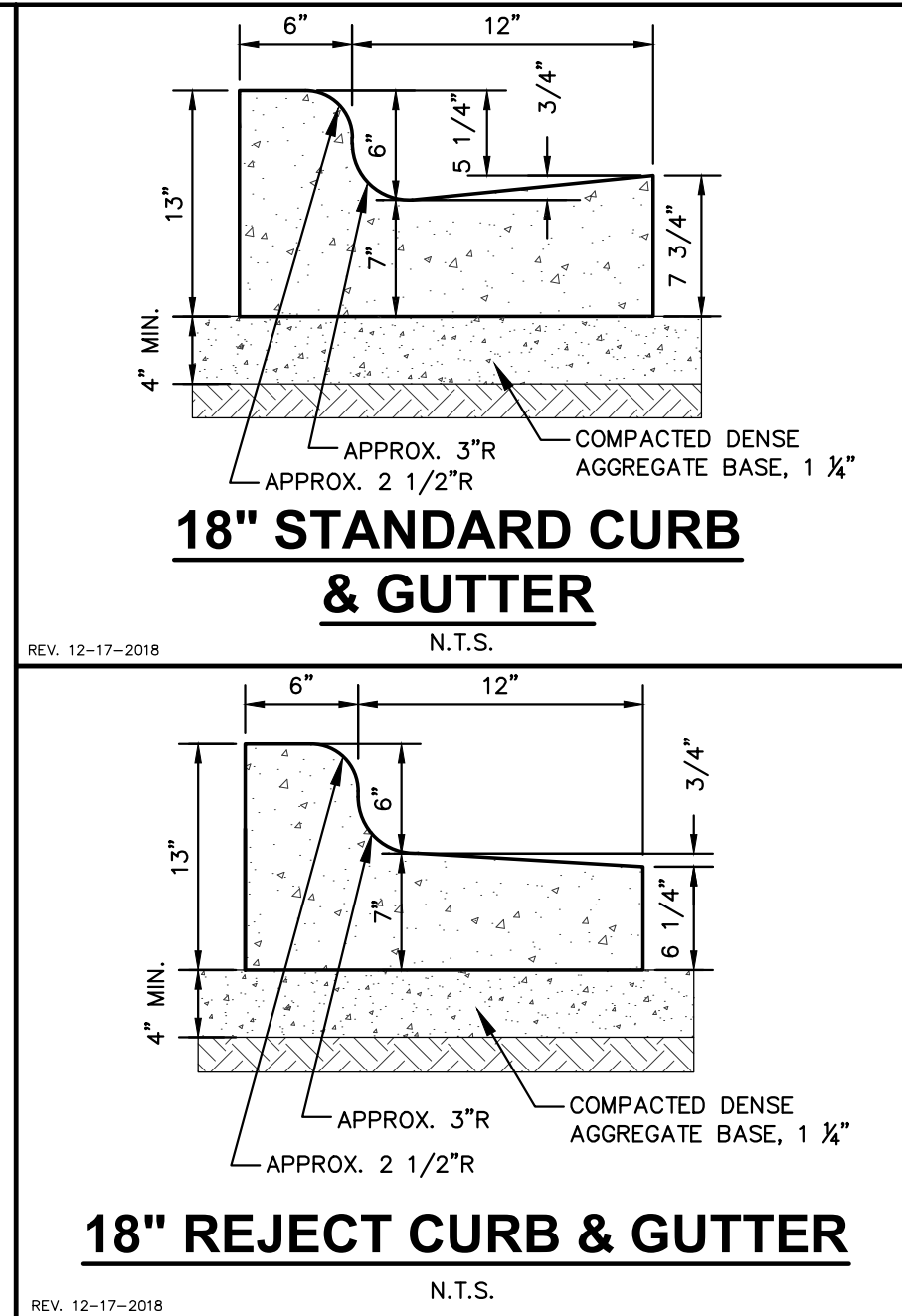
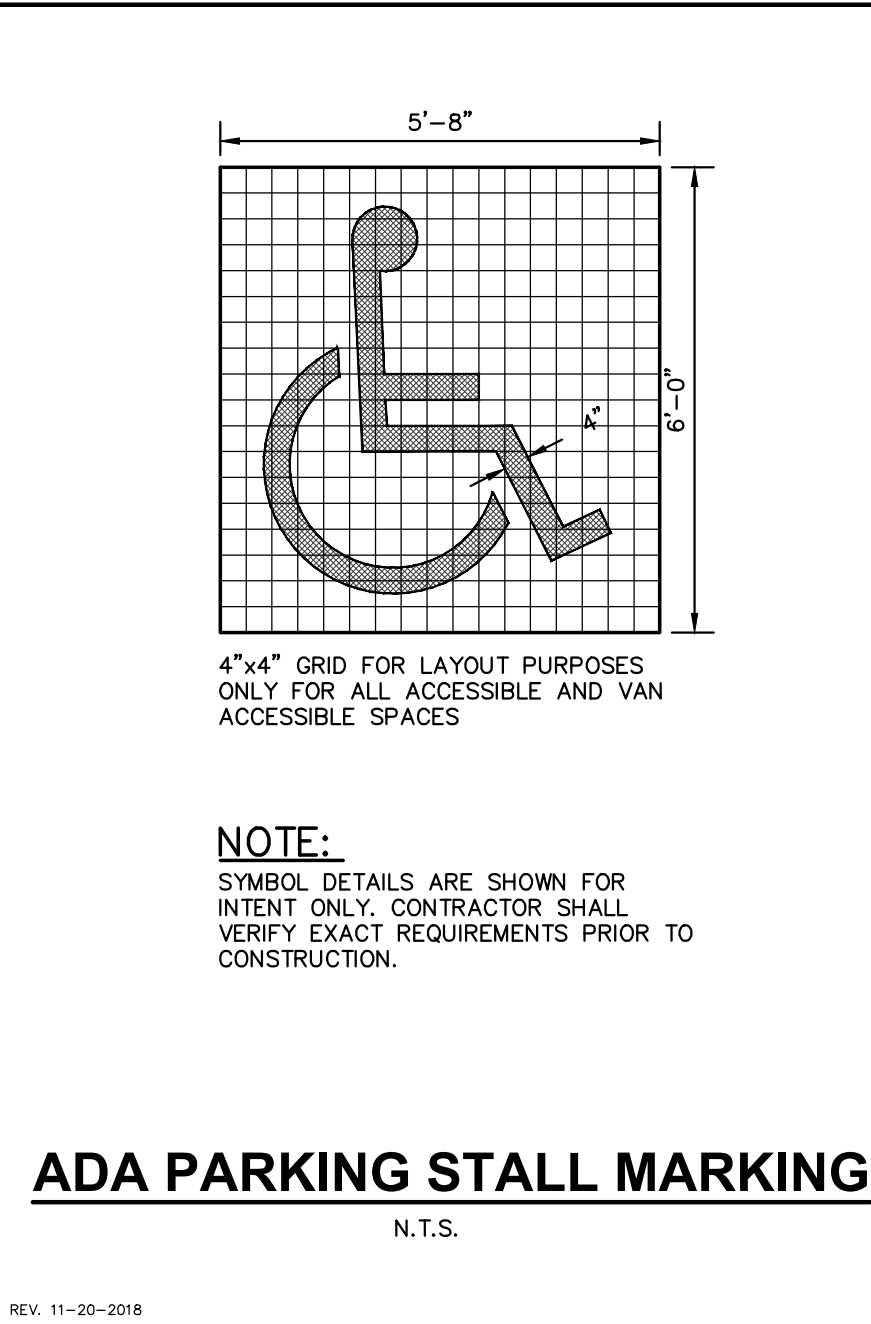
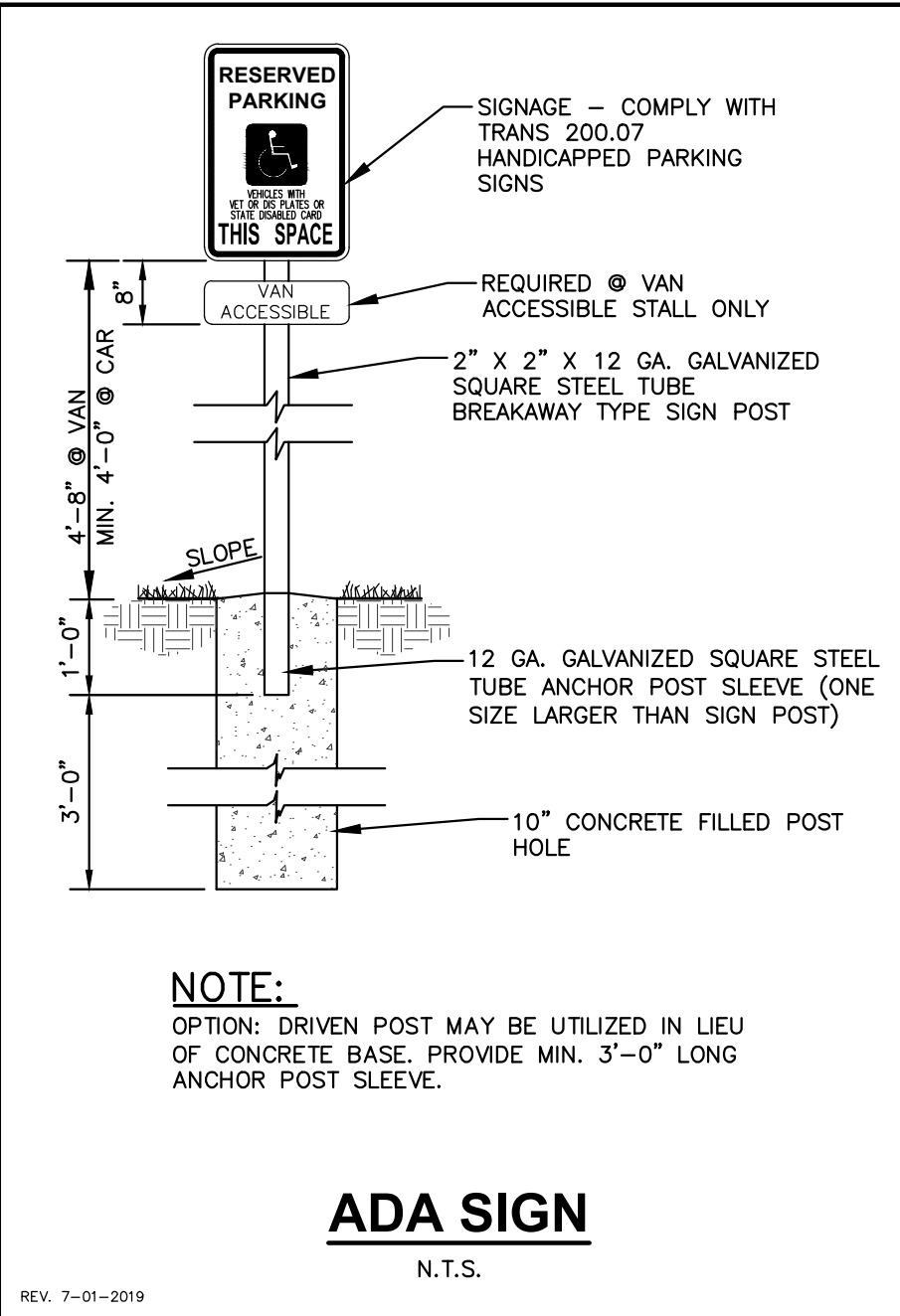
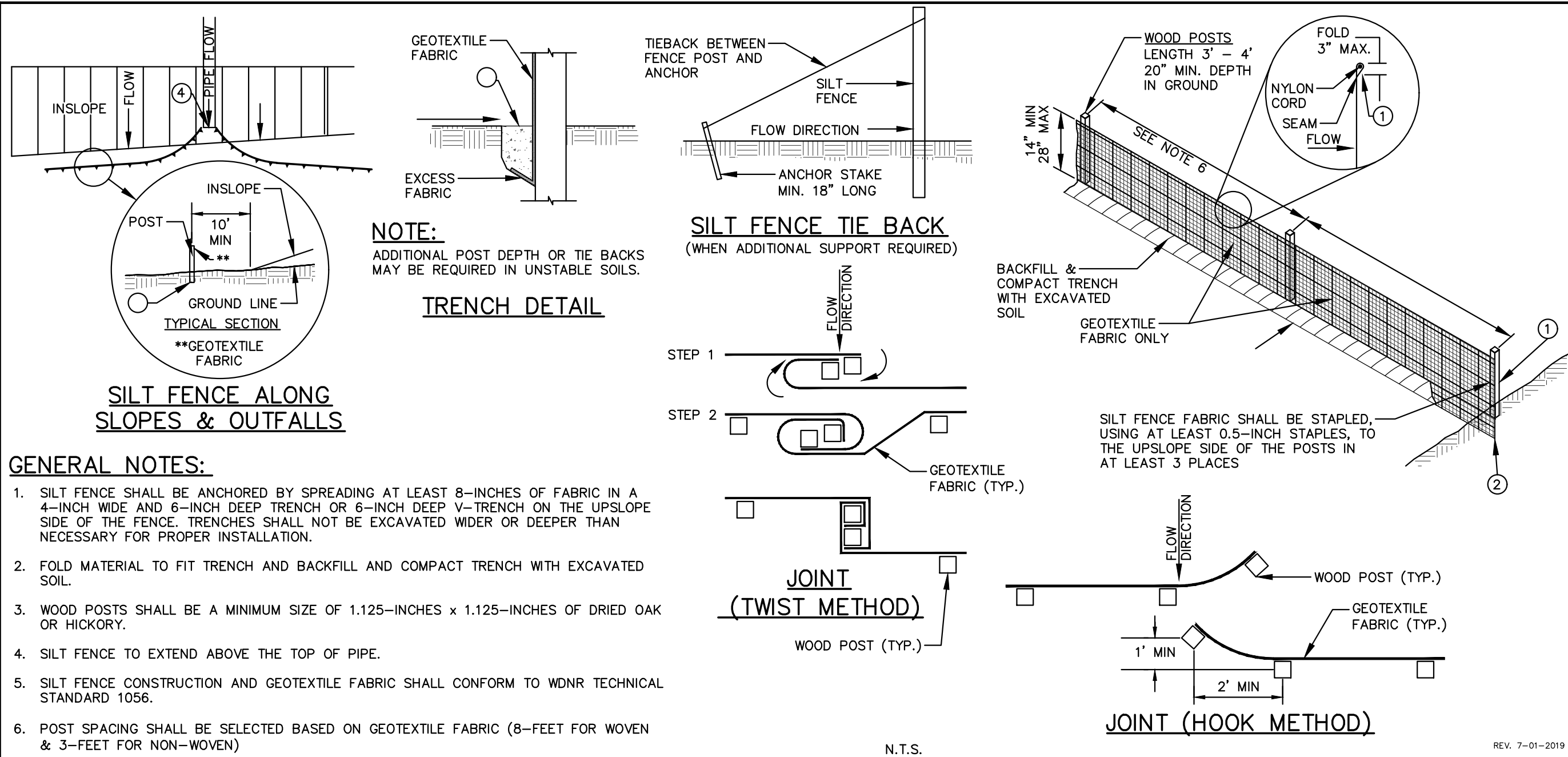
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JSD PROJECT NO: 20-9688



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PLAN MODIFICATIONS:		
#	Date:	Description:
1	07.08.2020	LAND USE SUBMITTAL
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Design/Drawn:
Approved:



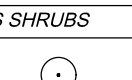
SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:

GENERAL NOTES








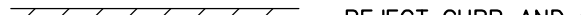

















- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW — NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- 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
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE

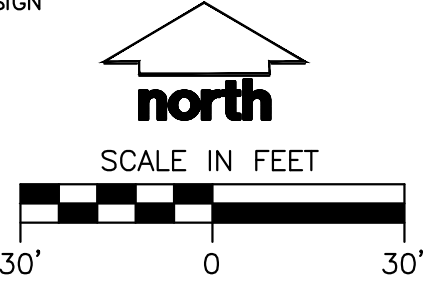
COMPREHENSIVE PLANT SCHEDULE

ORNAMENTAL TREES		BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
		Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal (Multi-Stem)	15	12
		Crataegus viridis 'Winter King' / Winter King Hawthorn	B & B	1.5" Cal (Multi-Stem)	15	5
		Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	B & B	1.5" Cal	15	10
		Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	1.5" Cal	15	4
OVERSTORY DECIDUOUS TREES		BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
		Acer x freemanii 'Marmo' / Marmo Freeman Maple	B & B	2.5" Cal	35	4
		Betula nigra 'BNMTF' TM / Dura Heat River Birch	B & B	2.5" Cal (Multi-Stem)	35	7
		Betula populifolia 'Whitespire' - Single / Whitespire Birch - Single	B & B	2.5" Cal	35	3
		Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry	B & B	2.5" Cal	35	4
		Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B	2.5" Cal	35	3
TALL EVERGREEN TREES		BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
		Juniperus chinensis 'Iowa' / Iowa Juniper	B & B	Min. 5' tall	35	11
UPRIGHT EVERGREEN SHRUB		BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
		Thuja occidentalis 'Emerald' / Emerald Arborvitae	B & B	Min. 3' tall	10	15
DECIDUOUS SHRUBS		BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
		Aronia melanocarpa 'UCONAM165' TM / Low Slope Mound Chokeberry	#3	Min. 8"-18"	3	130
		Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	#3	Min. 12"-24"	3	26
		Cornus baileyi / Bailey's Red-twig Dogwood	#3	Min. 12"-24"	3	15
		Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	#3	Min. 12"-24"	3	26
		Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	#3	Min. 12"-24"	3	30

	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	#3	Min. 12"-24"	3	55	
	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	#3	Min. 12"-24"	3	10	
	Viburnum carlesii 'SMVCB' TM / Spice Baby Koreanspice Viburnum	#3	Min. 12"-24"	3	38	
	Viburnum x juddii / Judd Viburnum	#3	Min. 12"-24"	3	14	
EVERGREEN SHRUBS		BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Buxus x 'Green Velvet' / Green Velvet Boxwood	3 gal	Min. 12"-24"	4	44	
	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper	#3	Min. 12" Wide	4	20	
	Taxus x media 'Everlow' / Everlow Yew	#3	Min. 12" Wide	4	30	
PERENNIALS & GRASSES		BOTANICAL / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	Allium x 'Summer Beauty' / Summer Beauty Allium	#1	Min. 8"-18"	2	108	
	Astilbe chinensis 'Vision in Pink' / Vision in Pink Chinese Astilbe	#1	Min. 8"-18"	2	15	
	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	#1	Min. 8"-18"	2	30	
	Calamintha nepeta 'Montrose White' / Montrose White Catmint	#1	Min. 8"-18"	2	143	
	Echinacea x 'CBG Cone 2' TM / Pixie Meadowwhite Purple Coneflower	#1	Min. 8"-18"	2	82	
	Geranium x 'Rozanne' / Rozanne Cranesbill	#1	Min. 8"-18"	2	48	
	Geranium x cantabrigiense 'Blokovo' / Blokovo Cranesbill	#1	Min. 8"-18"	2	15	
	Hemerocallis x 'Chicago Apache' / Daylily	#1	Min. 8"-18"	2	109	
	Hosta x 'Autumn Frost' / Autumn Frost Plantain Lily	#1	Min. 8"-18"	2	26	
	Hosta x 'Halcyon' / Halcyon Plantain Lily	#1	Min. 8"-18"	2	47	
	Liatris spicata 'Kobold' / Kobold Spike Gayfeather	#1	Min. 8"-18"	2	56	
	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	2	110	
	Sporobolus heterolepis 'Tara' / Prairie Dropseed	#1	Min. 8"-18"	2	275	

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	RETAINING WALL
	RAILING
	FENCE
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
	BOLLARD
	BOLLARD WITH ADA PARKING SIGN
	BIKE RACK
	POLYETHYLENE EDGING



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MADISON, WI 53704**

PROJECT:
**209 COTTAGE GROVE
ROAD APARTMENTS**

PROJECT LOCATION:
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DANE COUNTY**

PLAN MODIFICATIONS:

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1	07.08.2020	LAND USE SUBMITTAL
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Design/Drawn: **MWS**
Approved: **KJY**

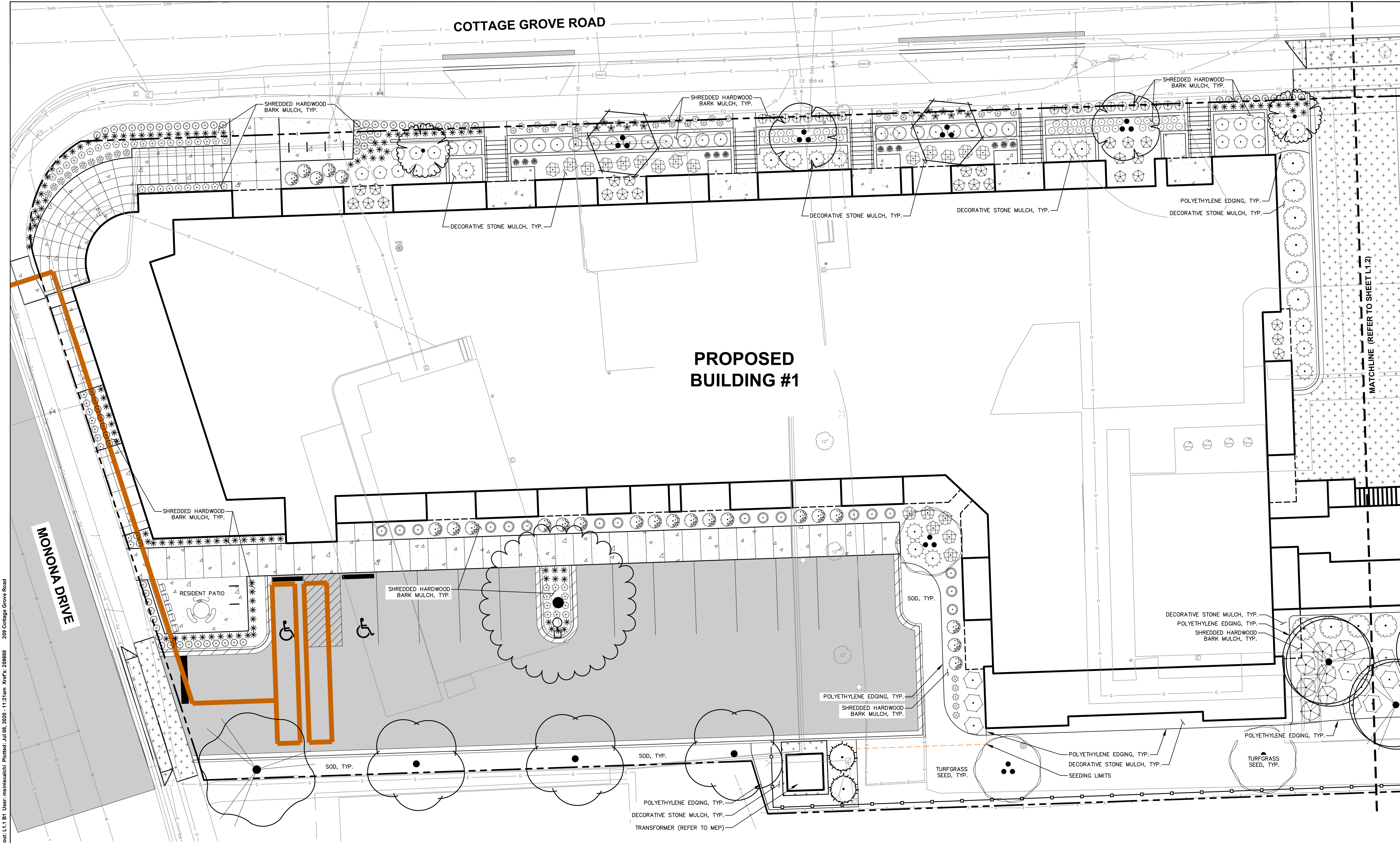
SHEET TITLE:
**OVERALL LANDSCAPE
PLAN**

SHEET NUMBER:

L1.0

JSD PROJECT NO: 20-9688

File: I:\2020\209868\DWG\Landscape Sheets\20-9688 Landscape Plan.dwg Layout: L1.1 B1 User: minischichl Plotted: Jul 09, 2020 - 11:21am Xref's: 209688 209 Cottage Grove Road



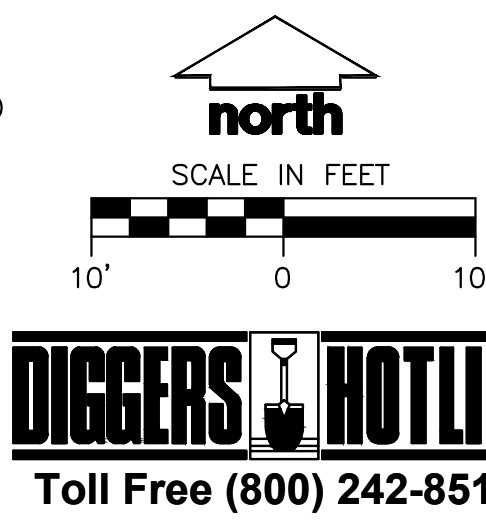
PLANT SCHEDULE L1.1	
ORNAIMENTAL TREES	
BOTANICAL / COMMON NAME	
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	
<i>Crataegus viridis</i> 'Winter King' / Winter King Hawthorn	
<i>Malus x Royal Randazzo</i> / Royal Randazzo Crabapple	
<i>Acer x Freemanii</i> 'Marino' / Marino Freeman Maple	
<i>Betula nigra</i> 'BNMTF' TM / Dura Heat River Birch	
<i>Betula populifolia</i> 'Whitespire' - Single / Whitespire Birch - Single	
<i>Cornus occidentalis</i> 'Prayer Pride' / Prayer Pride Dogwood	
<i>Quercus bicolor</i> 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	
TALL EVERGREEN TREES	
BOTANICAL / COMMON NAME	
<i>Juniperus chinensis</i> 'Towa' / Towa Juniper	

DECIDUOUS SHRUBS	
BOTANICAL / COMMON NAME	
<i>Acronychia x gracilis</i> 'LCCOWM165' TM / Low Shaped Mount Chokeberry	
<i>Celastrus albidus</i> 'Ruby Spice' / Ruby Spice Cleyra	
<i>Cornus alba</i> 'Bailley' / Bailley's Red-leaf Dogwood	
<i>Hydrangea arborescens</i> 'Innocent' / Innocent White Hydrangea	
<i>Hydrangea paniculata</i> 'Little Lime' / Little Lime Hydrangea	
<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea	
<i>Viburnum carlesii</i> 'SMYCB' TM / Spice Baby Koreanopice Viburnum	
<i>Viburnum x juddii</i> / Judd Viburnum	
EVERGREEN SHRUBS	
BOTANICAL / COMMON NAME	
<i>Buxus x Green Velvet</i> / Green Velvet Boxwood	
<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini-Arcadia Juniper	
<i>Taxus x media</i> 'Everlow' / Everlow Yew	
PERENNIALS & GRASSES	
BOTANICAL / COMMON NAME	
<i>Allium x Summer Beauty</i> / Summer Beauty Allium	

	<i>Aulba chinensis</i> 'Vision in White' / Vision in White Chinese Aulba
	<i>Calamagrostis repens</i> 'Monrose White' / Monrose White Camist
	<i>Echinacea x CBG Core 2 TM</i> / Pike Meadowbrite Purple Coneflower
	<i>Geranium x Rozanne</i> / Rozanne Cranebail
	<i>Hemerocallis x Chicago Apache</i> / Daylily
	<i>Hosta x Autumn Frost</i> / Autumn Frost Plantain Lily
	<i>Hosta x Hallelujah</i> / Hallelujah Plantain Lily
	<i>Liatris spicata</i> 'Kobold' / Kobold Spike Gayfeather
	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass
	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed

LEGEND

	PROPERTY LINE		EXISTING SANITARY SEWER
	RIGHT-OF-WAY		EXISTING WATERMAIN
	EASEMENT LINE		EXISTING STORM SEWER
	BUILDING OUTLINE		RETAINING WALL
	EDGE OF PAVEMENT		RAILING
	STANDARD CURB AND GUTTER		FENCE
	REJECT CURB AND GUTTER		LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ASPHALT PAVEMENT		ADA PARKING SIGN
	CONCRETE PAVEMENT		BOLLARD
	HEAVY DUTY CONCRETE PAVEMENT		BOLLARD WITH ADA PARKING SIGN
	SANITARY SEWER		BIKE RACK
	WATERMAIN		POLYETHYLENE EDGING
	STORM SEWER		



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P. 608.848.5060

CLIENT:
**PRIME URBAN
PROPERTIES, LLC**

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WI 53704**

PROJECT:
**209 COTTAGE GROVE
ROAD APARTMENTS**

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

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.08.2020	LAND USE SUBMITTAL
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Design/Drawn: MWS
Approved: KJY

SHEET TITLE:
**BUILDING 1 - LANDSCAPE
PLAN**

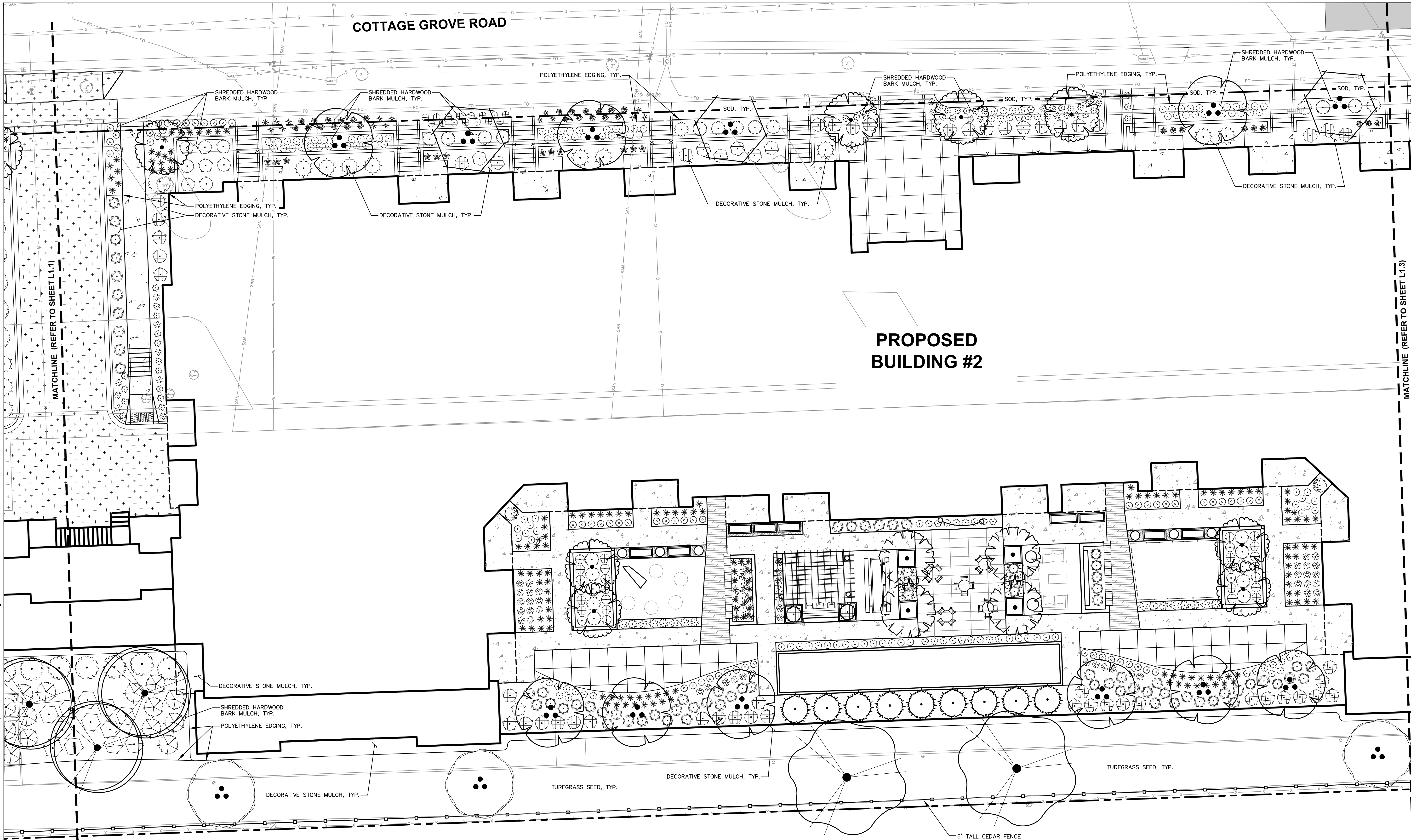
SHEET NUMBER:

L1.1

JSD PROJECT NO: 20-9688

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File: L:\2020\209868\DWG\Landscape Sheets\20-9688 Landscape Plan.dwg Layout: L1.2 92 WEST User: mhlmschickl Plotter: Jul 09, 2020 - 11:21am Xref's: 209888 209 Cottage Grove Road



PLANT SCHEDULE L1.2

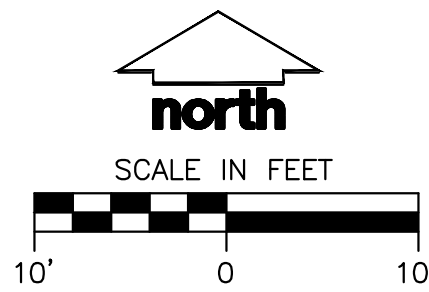
ORNAMENTAL TREES	
BOTANICAL / COMMON NAME	
Amelanchier x grandiflora / Autumn Brilliance Serviceberry	
Crataegus viridis / Winter King / Winter King Hawthorn	
Malus x 'Royal Randazzo' / Royal Randazzo Crabapple	
Malus x 'Spring Snow' / Spring Snow Crabapple	
OVERSTORY DECIDUOUS TREES	
BOTANICAL / COMMON NAME	
Acer x 'Freeman's' / Freeman's Maple	
Betula nigra 'Sammie' / Dura Heat River Birch	
Betula papyrifera 'Whisper' - Single / Whisper Birch - Single	
TALL EVERGREEN TREES	
BOTANICAL / COMMON NAME	
Juniperus chinensis 'Sue' / Sue Juniper	
UPRIGHT EVERGREEN SHRUB	
BOTANICAL / COMMON NAME	
Thuja occidentalis 'Emerald' / Emerald Arborvitae	

DECIDUOUS SHRUBS	
BOTANICAL / COMMON NAME	
Aconitum napellus 'Milkmaid' / Low Spine Mound Chokeberry	
Clematis arborescens 'Ruby Spice' / Ruby Spice Clematis	
Cornus alba 'Bailly' / Red-twig Dogwood	
Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	
Hydrangea paniculata 'Little Lime' / Little Lime White Hydrangea	
Hydrangea paniculata 'Little Quince' / Little Quince White Hydrangea	
Viburnum carlesii 'Savoy' / Spine Baly Koreanopis Viburnum	
Viburnum x 'Judd' / Judd Viburnum	
EVERGREEN SHRUBS	
BOTANICAL / COMMON NAME	
Buxus x 'Green Velvet' / Green Velvet Boxwood	
Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper	
PERENNIALS & GRASSES	
BOTANICAL / COMMON NAME	
Allium x 'Summer Beauty' / Summer Beauty Allium	

Asiothe chinensis 'Vision in Pink' / Vision in Pink Chinese Asiothe	
Calamagrostis repens 'Montrose White' / Montrose White Catmint	
Echinacea x 'Crisp Core 2' / Purple Meadowsweet Purple Coneflower	
Geranium x 'Rozanne' / Rozanne Cranesbill	
Geranium x 'carolinianense' / Balkans / Balkans Cranesbill	
Hemerocallis x 'Chicago Apache' / Daylily	
Hosta x 'Autumn Frost' / Autumn Frost Plantain Lily	
Huxia x 'Hakuyo' / Huxia Plantain Lily	
Lonicera spicata 'Yakobi' / Red-leafed Spike Gayfeather	
Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	
Sporobolus heterostachys 'Tara' / Prairie Dropseed	

LEGEND

PROPERTY LINE	EXISTING SANITARY SEWER
RIGHT-OF-WAY	EXISTING WATERMAIN
EASEMENT LINE	EXISTING STORM SEWER
BUILDING OUTLINE	RETAINING WALL
EDGE OF PAVEMENT	RAILING
STANDARD CURB AND GUTTER	FENCE
REJECT CURB AND GUTTER	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
ASPHALT PAVEMENT	ADA PARKING SIGN
CONCRETE PAVEMENT	BOLLARD
HEAVY DUTY CONCRETE PAVEMENT	BOLLARD WITH ADA PARKING SIGN
SANITARY SEWER	BIKE RACK
WATERMAIN	POLYETHYLENE EDGING
STORM SEWER	



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PROJECT:
**209 COTTAGE GROVE
ROAD APARTMENTS**

PROJECT LOCATION:
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DANE COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.08.2020	LAND USE SUBMITTAL
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Design/Drawn: **MWS**
Approved: **KJY**

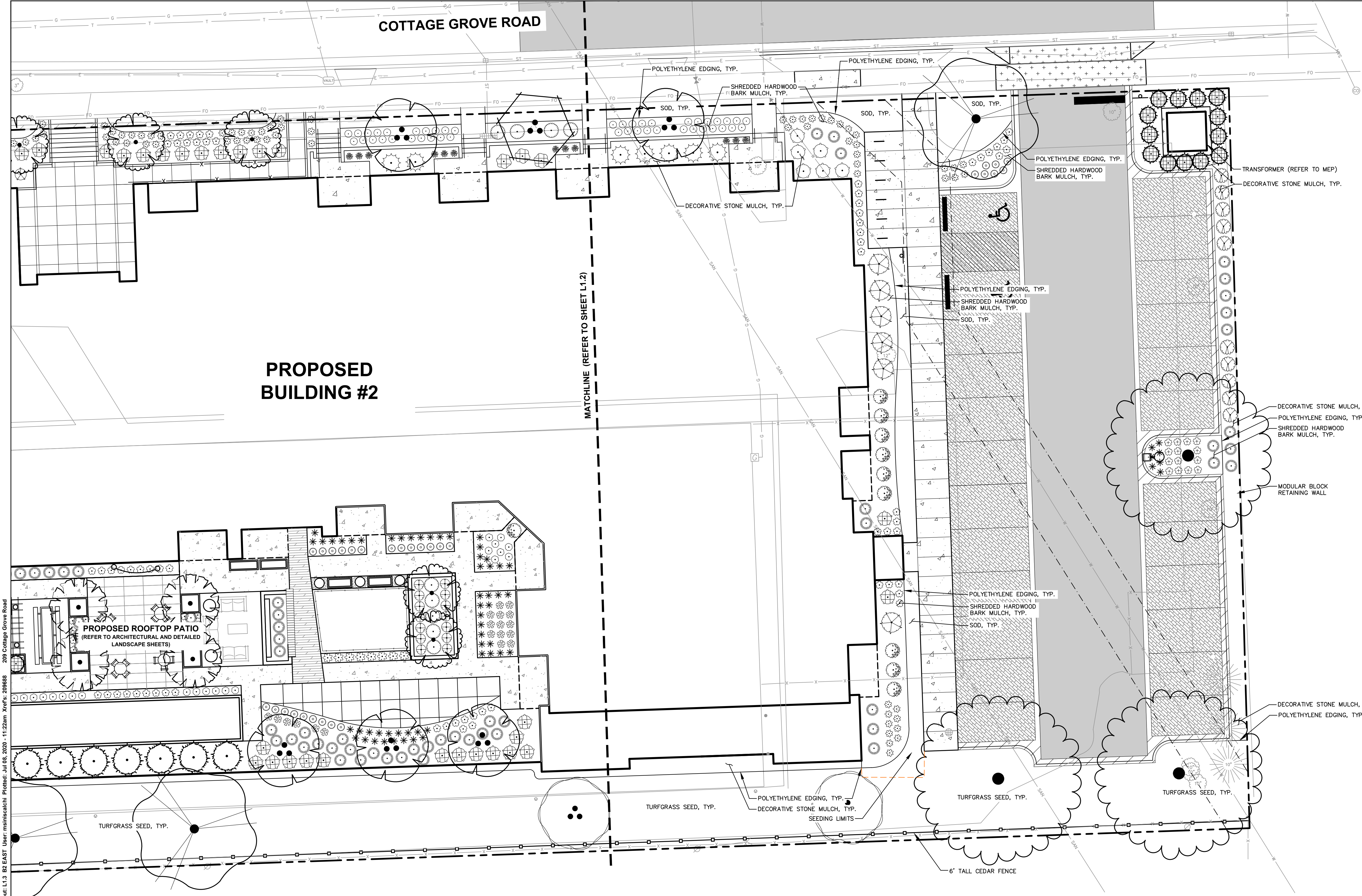
SHEET TITLE:
**BUILDING 2 - LANDSCAPE
PLAN WEST**

SHEET NUMBER:

L1.2

JSD PROJECT NO: 20-9688

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File: L:\2020\2098686\DWG\Landscape Sheets\20-9688 Landscape Plan.dwg Layout: L1.3 B2 EAST User: mainisachin Plotted: Jul 09, 2020 - 11:22am Xref(s): 209688

PLANT SCHEDULE L1.3	
ORNAMENTAL TREES	
	BOTANICAL / COMMON NAME <i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry
OVERSTORY DECIDUOUS TREES	
	BOTANICAL / COMMON NAME <i>Acer x freemanii</i> 'Marino' / Marino Freeman Maple
	<i>Betula nigra</i> 'BNMTF' TM / Dura Heat River Birch
	<i>Celtis occidentalis</i> 'Prairie Pride' / Prairie Pride Hackberry
UPRIGHT EVERGREEN SHRUB	
	BOTANICAL / COMMON NAME <i>Thuja occidentalis</i> 'Emerald' / Emerald Arborvitae
DECIDUOUS SHRUBS	
	BOTANICAL / COMMON NAME <i>Aronia melanocarpa</i> 'UCONAM165' TM / Low Slope Mound Chokeberry
	<i>Hydrangea paniculata</i> 'Little Lime' / Little Lime Hydrangea
	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea

	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark
EVERGREEN SHRUBS	
	BOTANICAL / COMMON NAME <i>Viburnum carlesii</i> 'SMVCS' TM / Spice Baby Koreanspice Viburnum
	<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini Arcadia Juniper
	<i>Taxus x media</i> 'Everlow' / Everlow Yew
PERENNIALS & GRASSES	
	BOTANICAL / COMMON NAME <i>Allium x 'Summer Beauty' / Summer Beauty Allium</i>
	<i>Calamintha nepeta</i> 'Monrose White' / Monrose White Catmint
	<i>Echinacea x 'CBG Cone 2' TM / Prairie Meadowwhite Purple Coneflower</i>
	<i>Hemerocallis x 'Chicago Apache' / Daylily</i>
	<i>Hosta x 'Halcyon' / Halcyon Plantain Lily</i>
	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass
	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropped

LEGEND

	PROPERTY LINE		EXISTING SANITARY SEWER
	RIGHT-OF-WAY		EXISTING WATERMAIN
	EASEMENT LINE		EXISTING STORM SEWER
	BUILDING OUTLINE		RETAINING WALL
	EDGE OF PAVEMENT		RAILING
	STANDARD CURB AND GUTTER		FENCE
	REJECT CURB AND GUTTER		LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ASPHALT PAVEMENT		ADA PARKING SIGN
	CONCRETE PAVEMENT		BOLLARD
	HEAVY DUTY CONCRETE PAVEMENT		BOLLARD WITH ADA PARKING SIGN
	SANITARY SEWER		BIKE RACK
	WATERMAIN		POLYETHYLENE EDGING
	STORM SEWER		

Scale bar showing 10', 0, 10'.

north

SCALE IN FEET

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PROJECT LOCATION:
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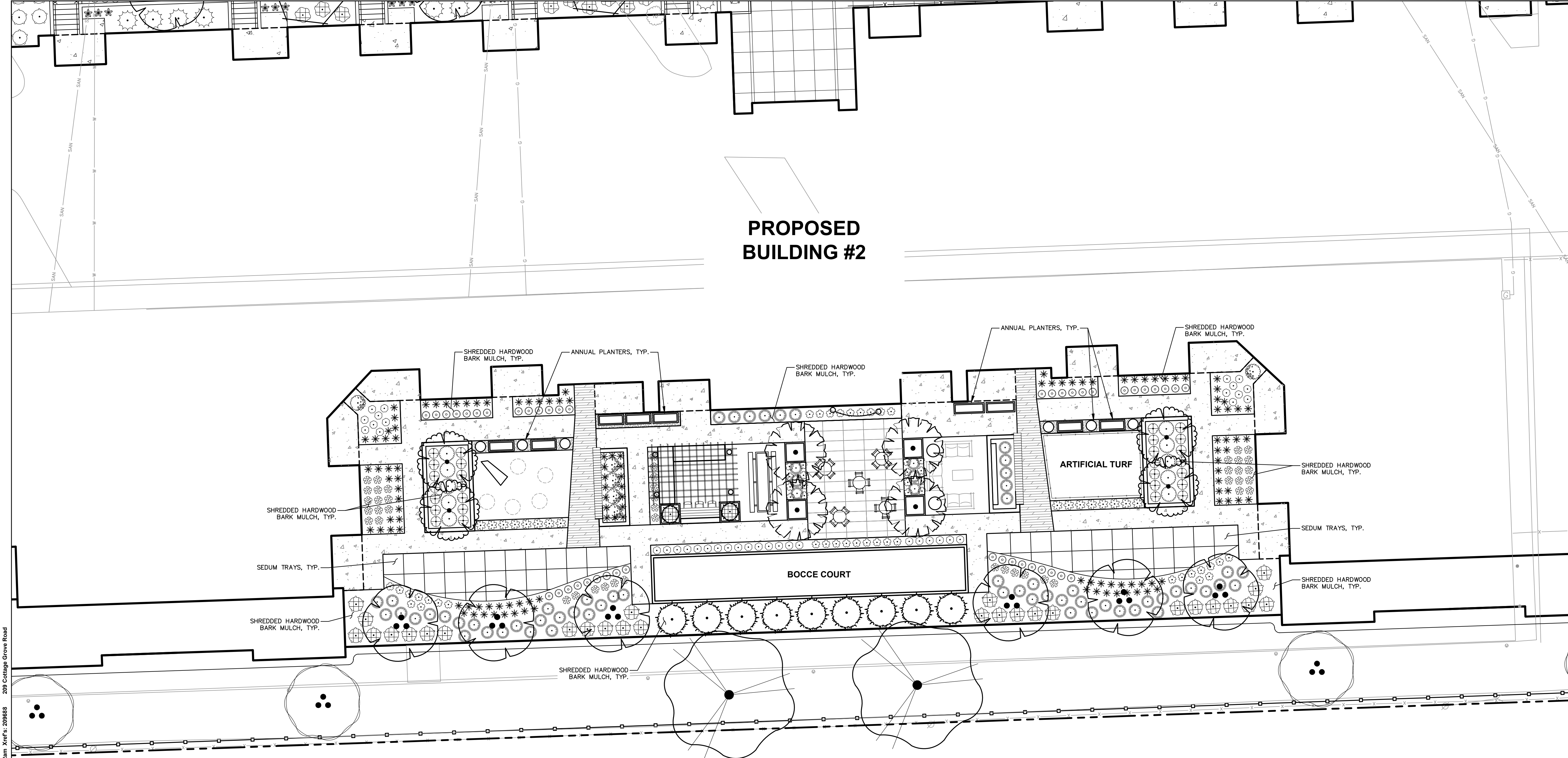
Design/Drawn: **MWS**
Approved: **KJY**

SHEET TITLE:
BUILDING 2 - LANDSCAPE PLAN WEST

SHEET NUMBER:
L1.3

JSD PROJECT NO: 20-9688

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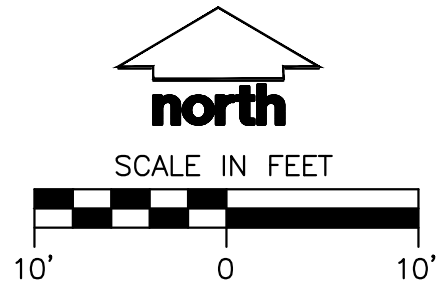


PROPOSED
BUILDING #2

PLANT SCHEDULE L1.4	
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry
	<i>Malus x 'Royal Raindrops'</i> / Royal Raindrops Crabapple
	<i>Malus x 'Spring Snow'</i> / Spring Snow Crabapple
TALL EVERGREEN TREES	BOTANICAL / COMMON NAME
	<i>Juniperus chinensis 'Iowa'</i> / Iowa Juniper
UPRIGHT EVERGREEN SHRUB	BOTANICAL / COMMON NAME
	<i>Thuja occidentalis 'Emerald'</i> / Emerald Arborvitae
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea
	<i>Viburnum carlesii 'SMVCB'</i> TM / Spice Baby Koreanspice Viburnum

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
	<i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood
PERENNIALS & GRASSES	BOTANICAL / COMMON NAME
	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium
	<i>Calamintha nepeta</i> 'Montrose White' / Montrose White Catmint
	<i>Echinacea x 'CBG Cone 2'</i> TM / Pixie Meadowbrite Purple Coneflower
	<i>Geranium x 'Rozanne'</i> / Rozanne Cranesbill
	<i>Hemerocallis x 'Chicago Apache'</i> / Daylily
	<i>Liatris spicata</i> 'Kobold' / Kobold Spike Gayfeather
	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass
	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	RETAINING WALL
	RAILING
	FENCE



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CLIENT:
PRIME URBAN PROPERTIES, LLC

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WI 53704**

PROJECT:
209 COTTAGE GROVE ROAD APARTMENTS

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

PLAN MODIFICATIONS:

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Design/Drawn: **MWS**
Approved: **KJY**

SHEET TITLE:
BUILDING 2 - ROOFTOP PATIO PLAN

SHEET NUMBER:
L1.4

JSD PROJECT NO: 20-9688

File: I:\2020\209688\DWG\Landscape Sheets\20-9688 Landscape Plan.dwg Layout: L1.4 B2 PLOT User: matt@jdsd.com Plotted: Jul 08, 2020 - 11:22am Xref's: 209688 209 Cottage Grove Road

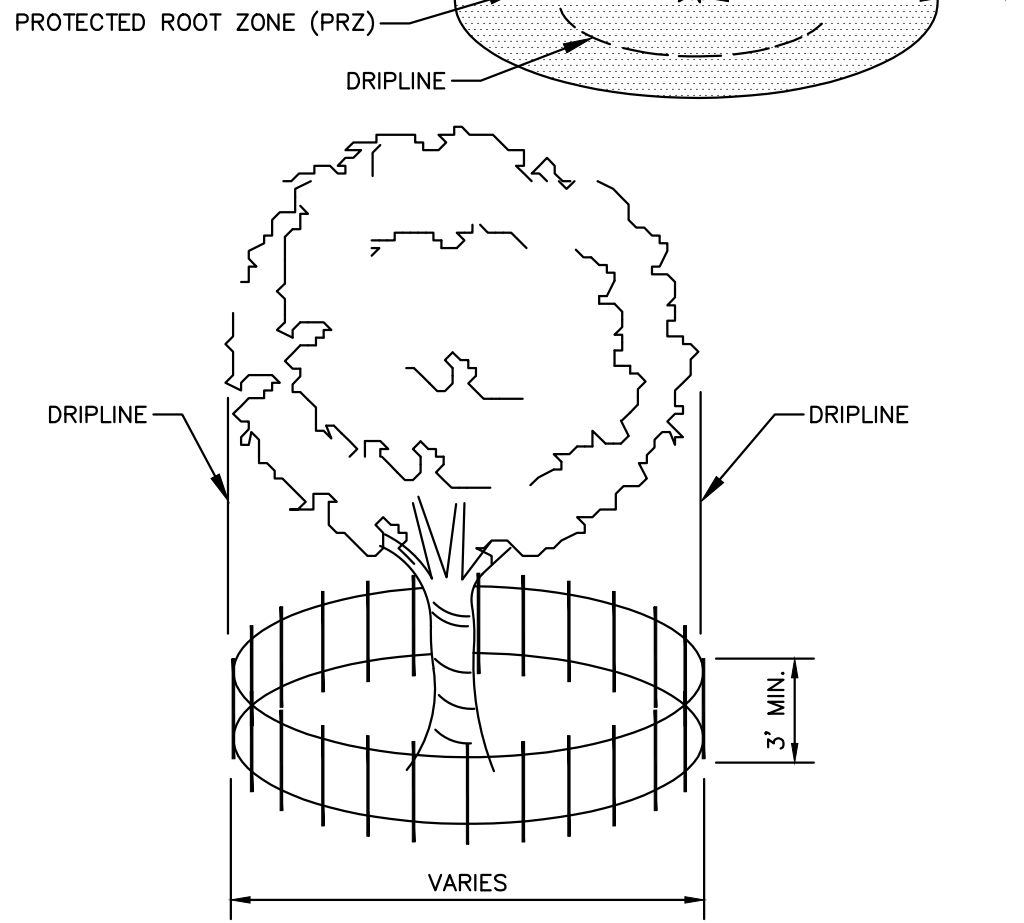
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APPROXIMATE A TREE'S PROTECTED ROOT ZONE BY CALCULATING THE CRITICAL ROOT RADIUS (CRR). FIRST, MEASURE THE TREE DIAMETER IN INCHES AT BREAETH HEIGHT (DBH), THEN MULTIPLY THAT NUMBER BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

EXAMPLE: DBH = 8 inches
 $8 \times 1.5 = 12$
CRR = 12 feet

DBH x 1.5 = CRITICAL ROOT RADIUS
FOR OLDER, UNHEALTHY
OR SENSITIVE SPECIES

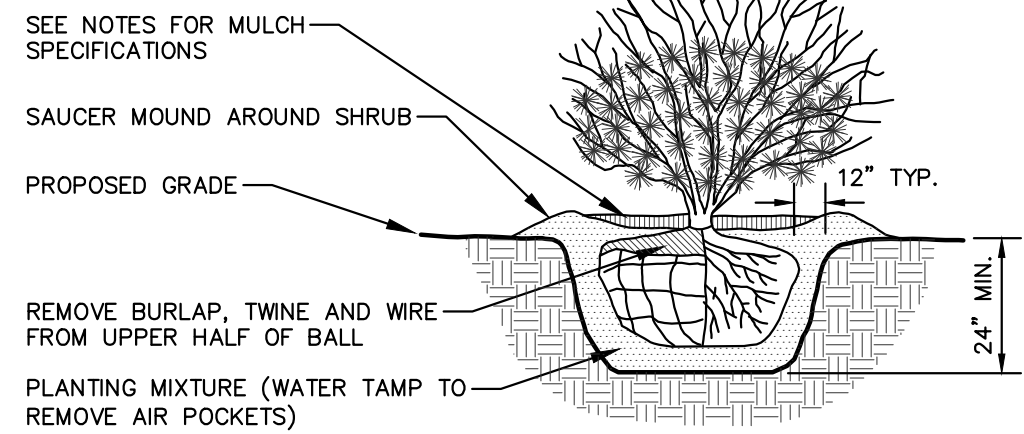
OR
DBH x 1.0 = CRITICAL ROOT RADIUS
FOR YOUNGER, HEALTHY
OR TOLERANT SPECIES



- NOTE:
1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS
 2. NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS
 3. IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

TREE PROTECTION DETAIL

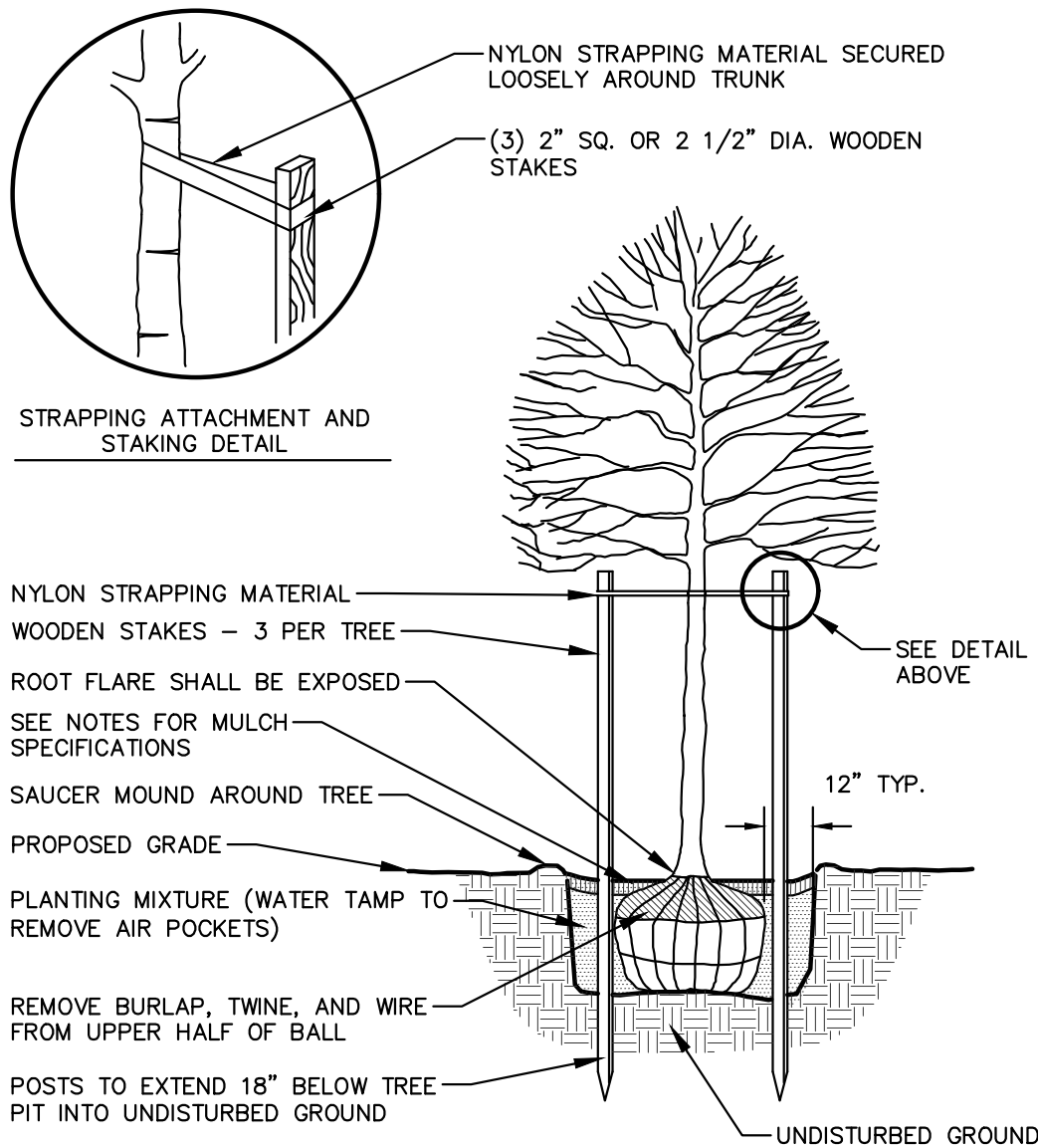
REV. 01-04-2019



- NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

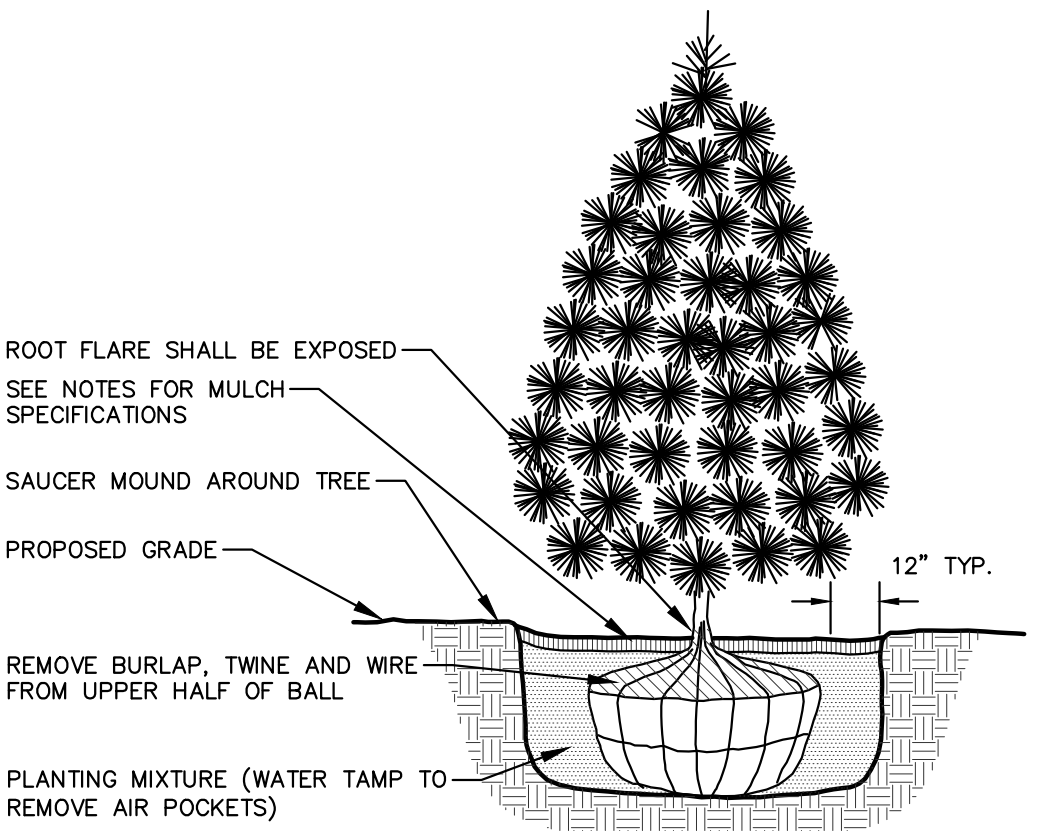
REV. 01-03-2019



1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED
2. REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

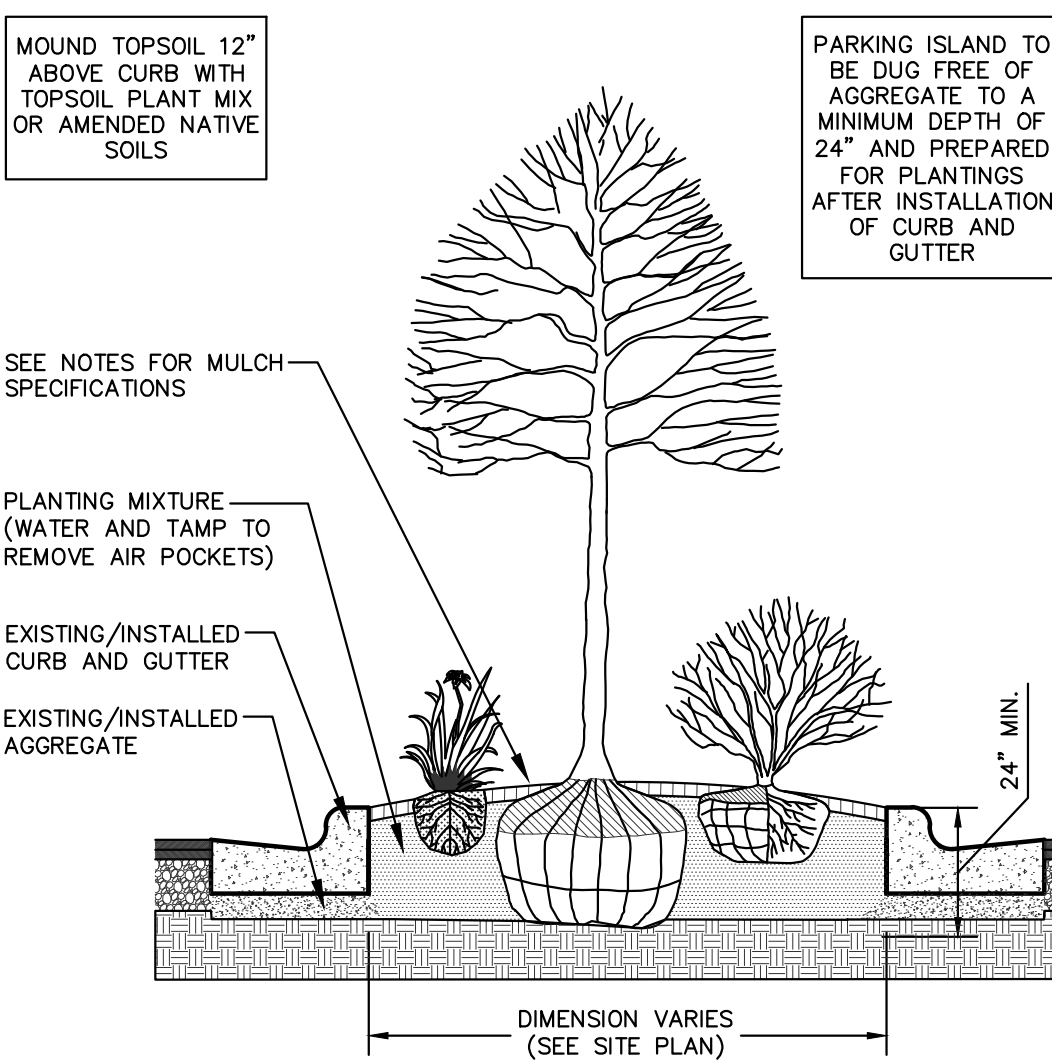
REV. 01-04-2019



- NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

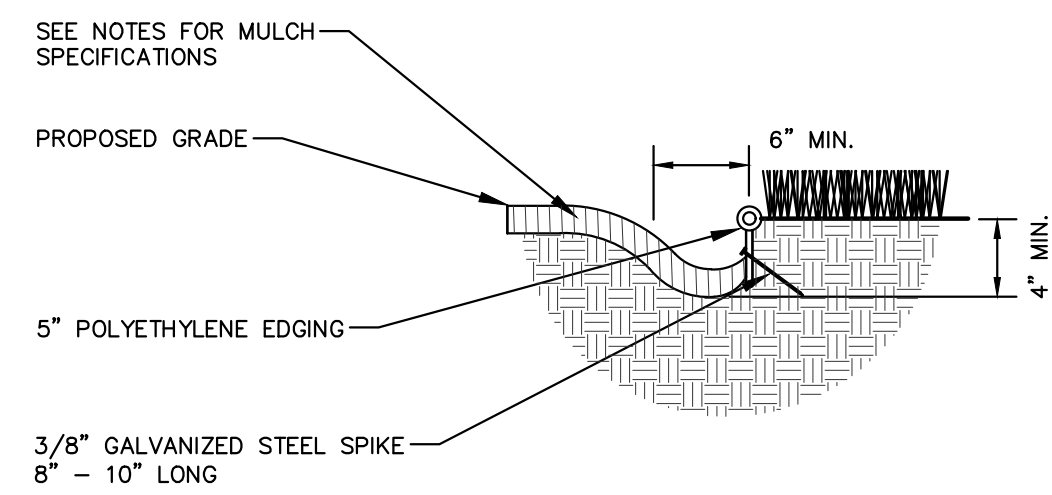
EVERGREEN TREE PLANTING DETAIL

REV. 01-03-2019



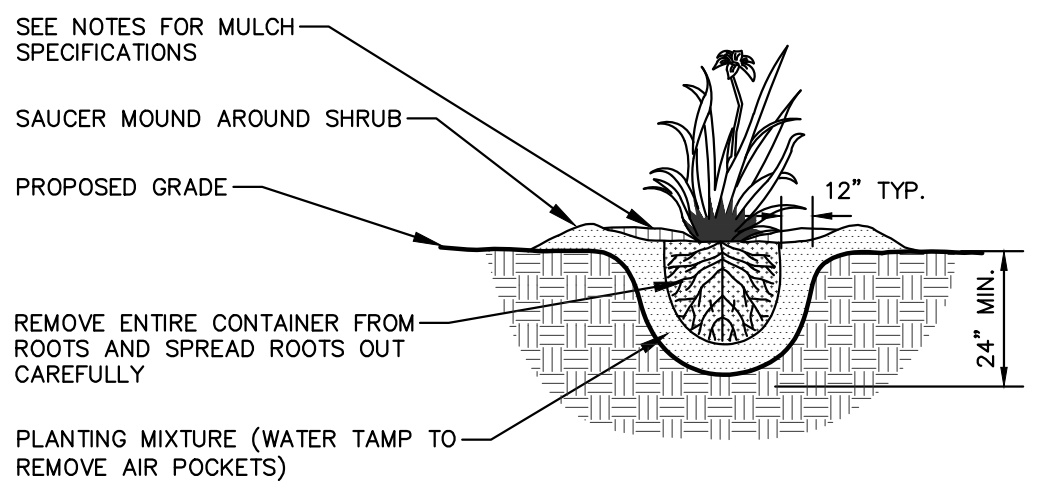
PARKING ISLAND LANDSCAPE DETAIL

REV. 01-03-2019



POLYETHYLENE LANDSCAPE EDGING DETAIL

REV. 01-03-2019



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

REV. 01-03-2019

GENERAL NOTES

1. 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 1-800-242-8511 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 PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. 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.
3. MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. 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 OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. 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 THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. 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 OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. 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.
2. 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 OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH 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.
3. MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED 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 REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS - DECORATIVE STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH SHALL BE 2" AMERICAN STONE, SUPPLIED FROM MADISON BLOCK & STONE, WWW.MADISONBLOCKANDSTONE.COM, (608) 249-5633. SUBSTITUTIONS IN STONE, SIZE AND/OR COLOR MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
5. 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 COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS - POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
8. MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. 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.
2. 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.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR 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.
4. 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.

IRRIGATION (SEE SPECS):

BASE BID - DRIP IRRIGATION PROVIDED IN ALL PLANT BED AREAS SURROUNDING BUILDING AND ROOFTOP PATIO PLANTERS

ALTERNATE BID - POP-UP IRRIGATION FOR ALL PERIMETER PLANTING BEDS AND TURFGRASS AREAS

SEEDING & SODDING NOTES

1. MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
2. 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 AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.



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161 HORIZON DRIVE, SUITE 101
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P. 608.848.5060

CLIENT:
**PRIME URBAN
PROPERTIES, LLC**

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WI 53704**

PROJECT:
**209 COTTAGE GROVE
ROAD APARTMENTS**

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

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.08.2020	LAND USE SUBMITTAL
2		
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Design/Drawn: MWS
Approved: KJY

SHEET TITLE:
**LANDSCAPE DETAILS &
NOTES**

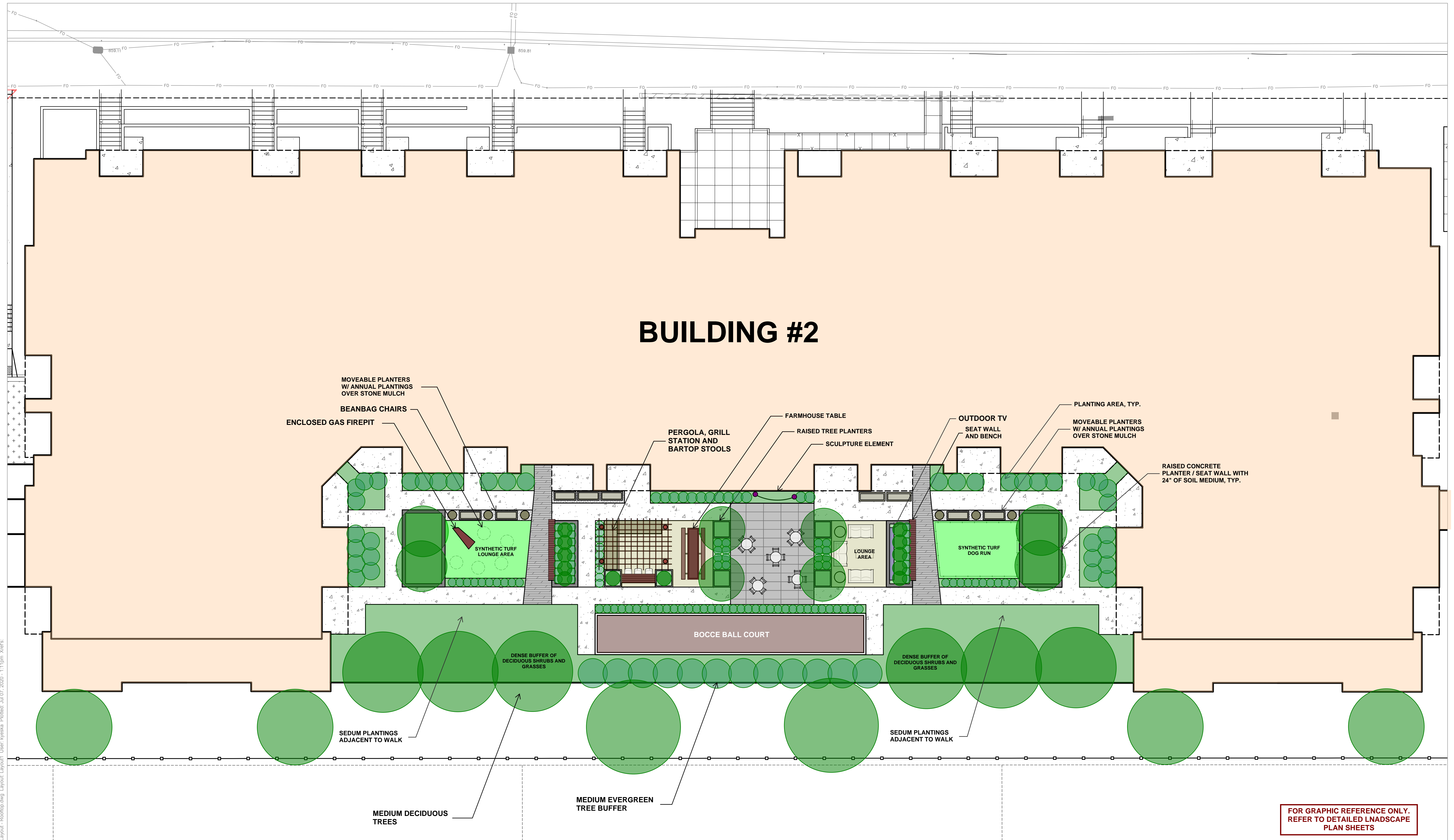
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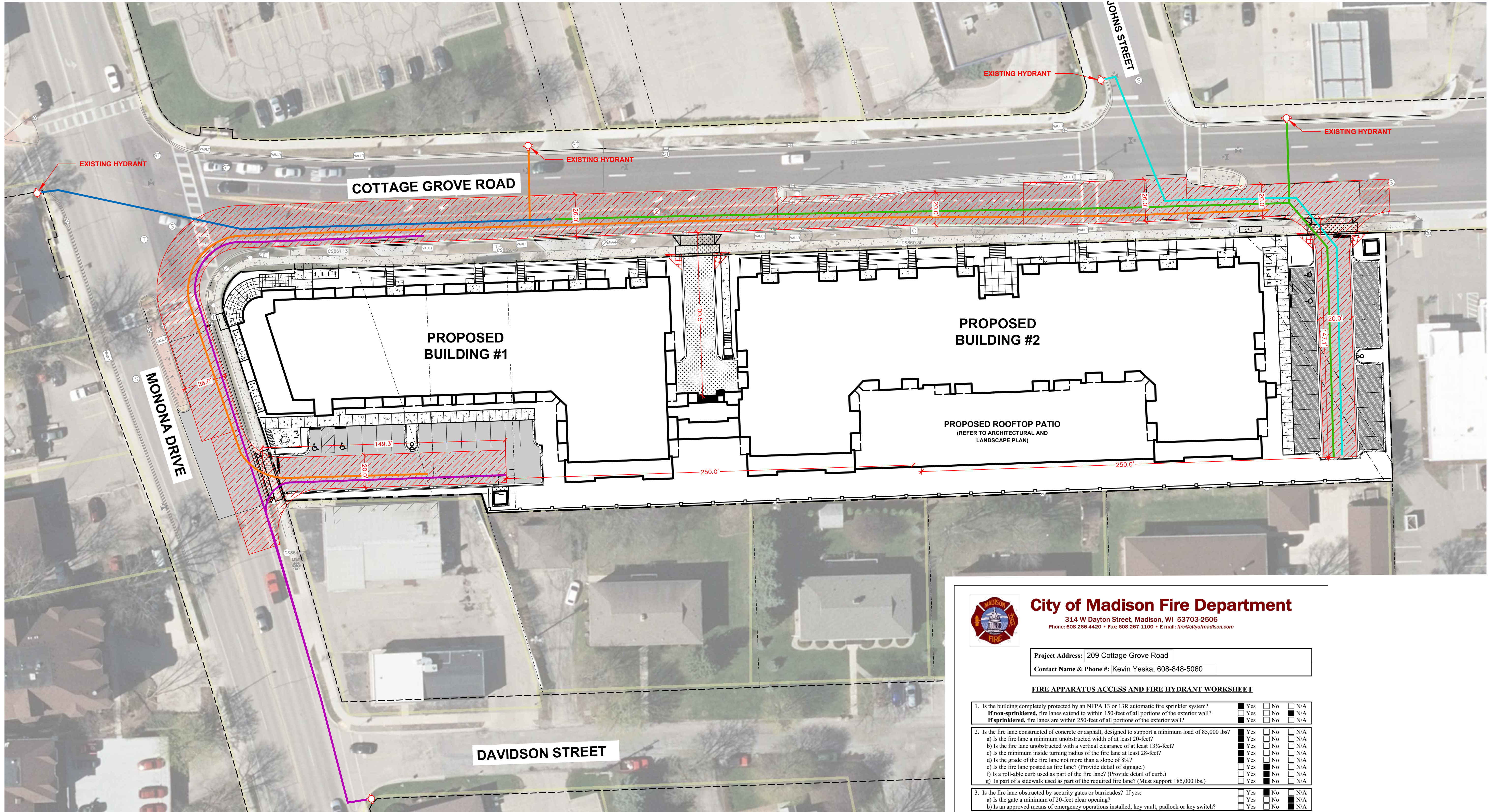
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FOR GRAPHIC REFERENCE ONLY.
REFER TO DETAILED LANDSCAPE
PLAN SHEETS

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LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	RETAINING WALL
	FIRE LANE
	EXISTING FIRE HYDRANT

ALL HOSE LAY ROUTES SHOWN ON
PLAN ARE A MAXIMUM LENGTH OF
500 FEET



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 209 Cottage Grove Road

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

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

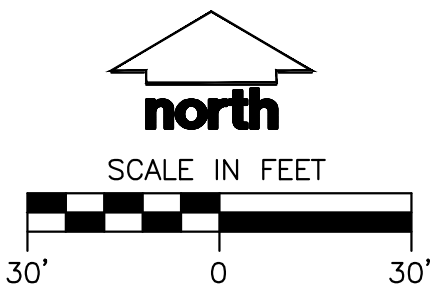
1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13 1/2-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input 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-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input 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 3206.6? If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input 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 3 1/2-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 1 1/2-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

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

This worksheet is based on MGO 34.503 and IFC 2015 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 1/21/2018

EXEMPTION REQUESTED DUE TO COTTAGE GROVE
ROAD MEDIANS



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161 HORIZON DRIVE, SUITE 101
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CLIENT:
**PRIME URBAN
PROPERTIES, LLC**

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WI 53704**

PROJECT:
**209 COTTAGE GROVE
ROAD APARTMENTS**

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

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.08.2020	LAND USE SUBMITTAL
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Design/Drawn: ABK
Approved: KJY

SHEET TITLE:
FIRE ACCESS EXHIBIT

SHEET NUMBER:

EX. A

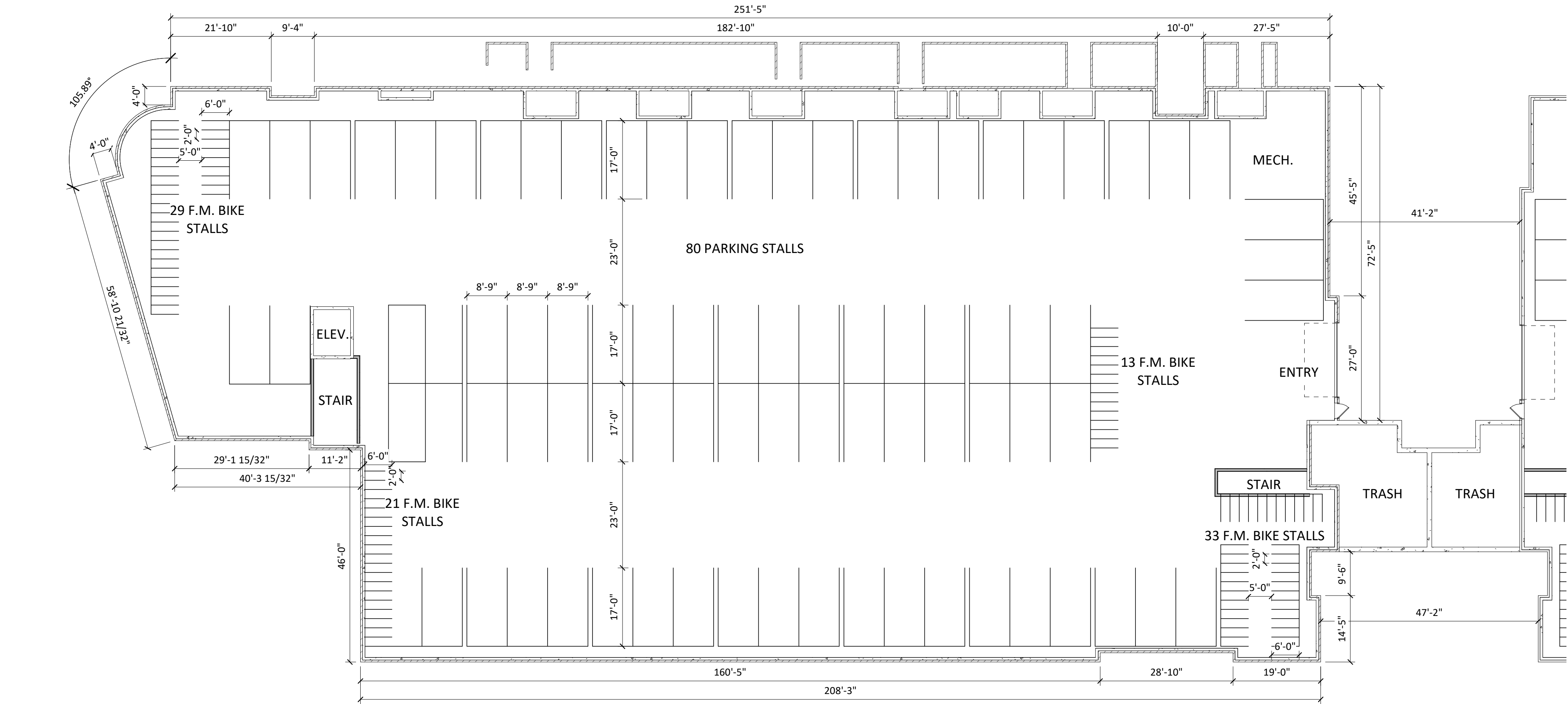
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ARCHITECTS
knothebruce.com 608.836.3890
7601 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN



1 00 - BUILDING #1 - BASEMENT
A-1.0 1/16" = 1'-0"

ISSUED
Issued for xyz - Month DD, YYYY

PROJECT TITLE
Prime Urban
Properties
Development

209 Cottage Grove
Rd. Madison,
Wisconsin

SHEET TITLE
BASEMENT
FLOOR PLAN

SHEET NUMBER

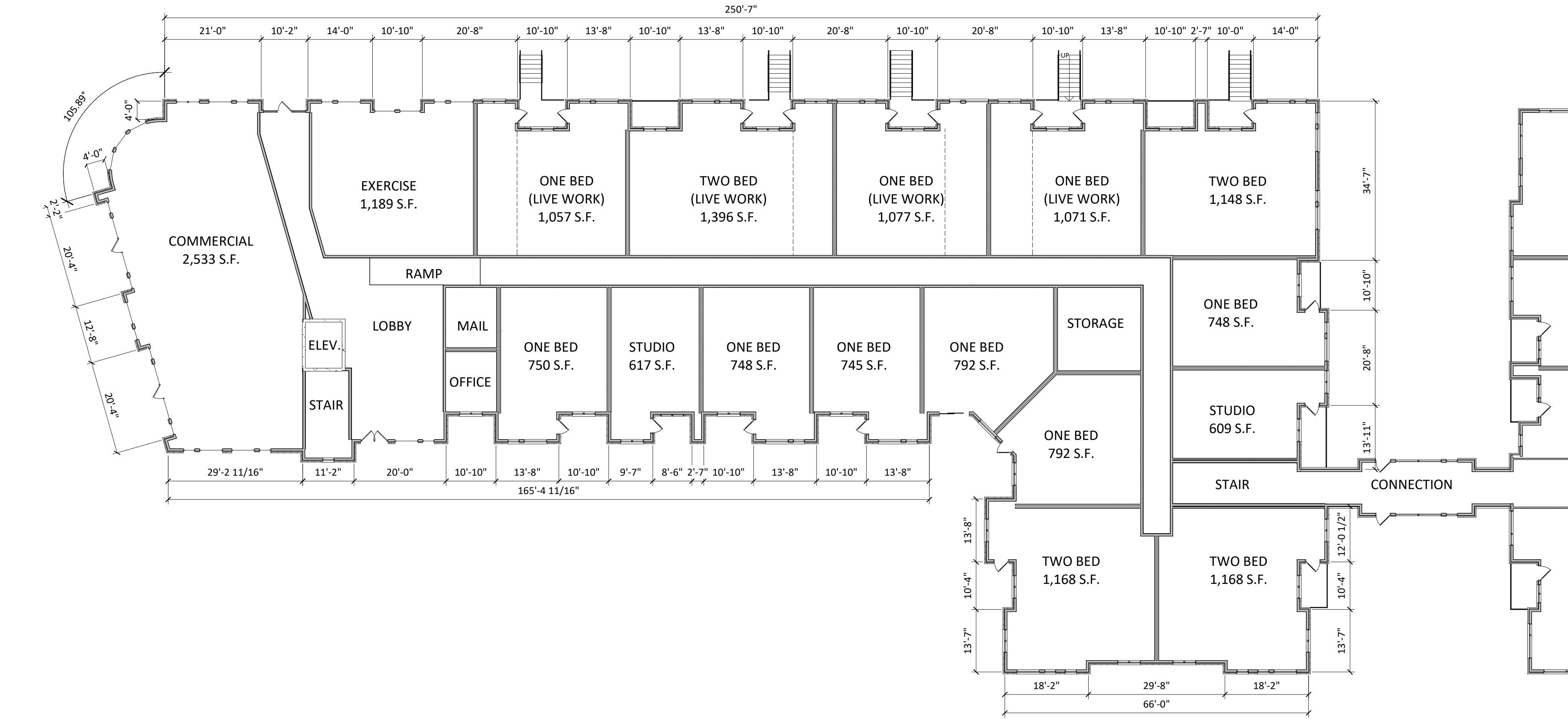
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PROJECT TITLE
Prime Urban
Properties
Development

SHEET NUMBER

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01 - BUILDING #1 - FIRST FLOOR

ISSUED
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PROJECT TITLE
Prime Urban
Properties
Development

209 Cottage Grove
Rd. Madison,
Wisconsin

SHEET TITLE
FIRST FLOOR
PLAN

SHEET NUMBER



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7601 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN

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PROJECT TITLE
Prime Urban
Properties
Development

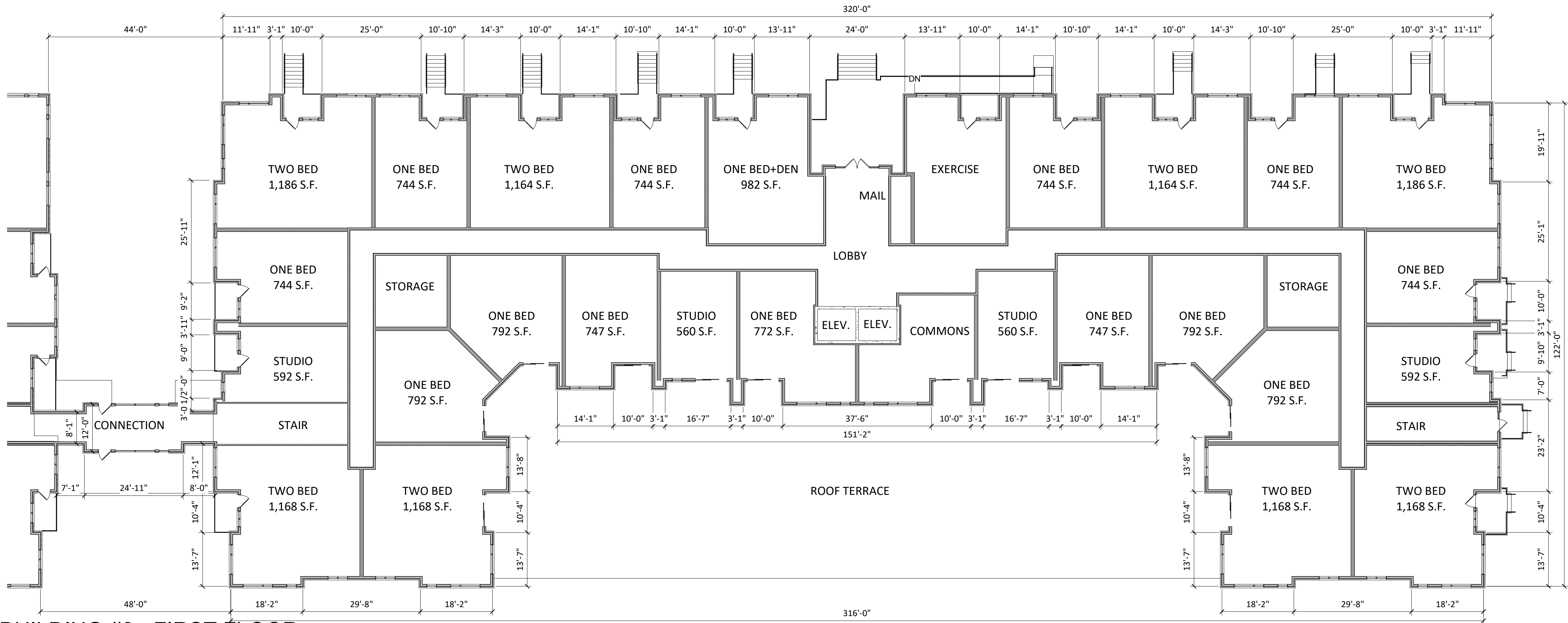
209 Cottage Grove
Rd. Madison,
Wisconsin

SHEET TITLE
FIRST FLOOR
PLAN

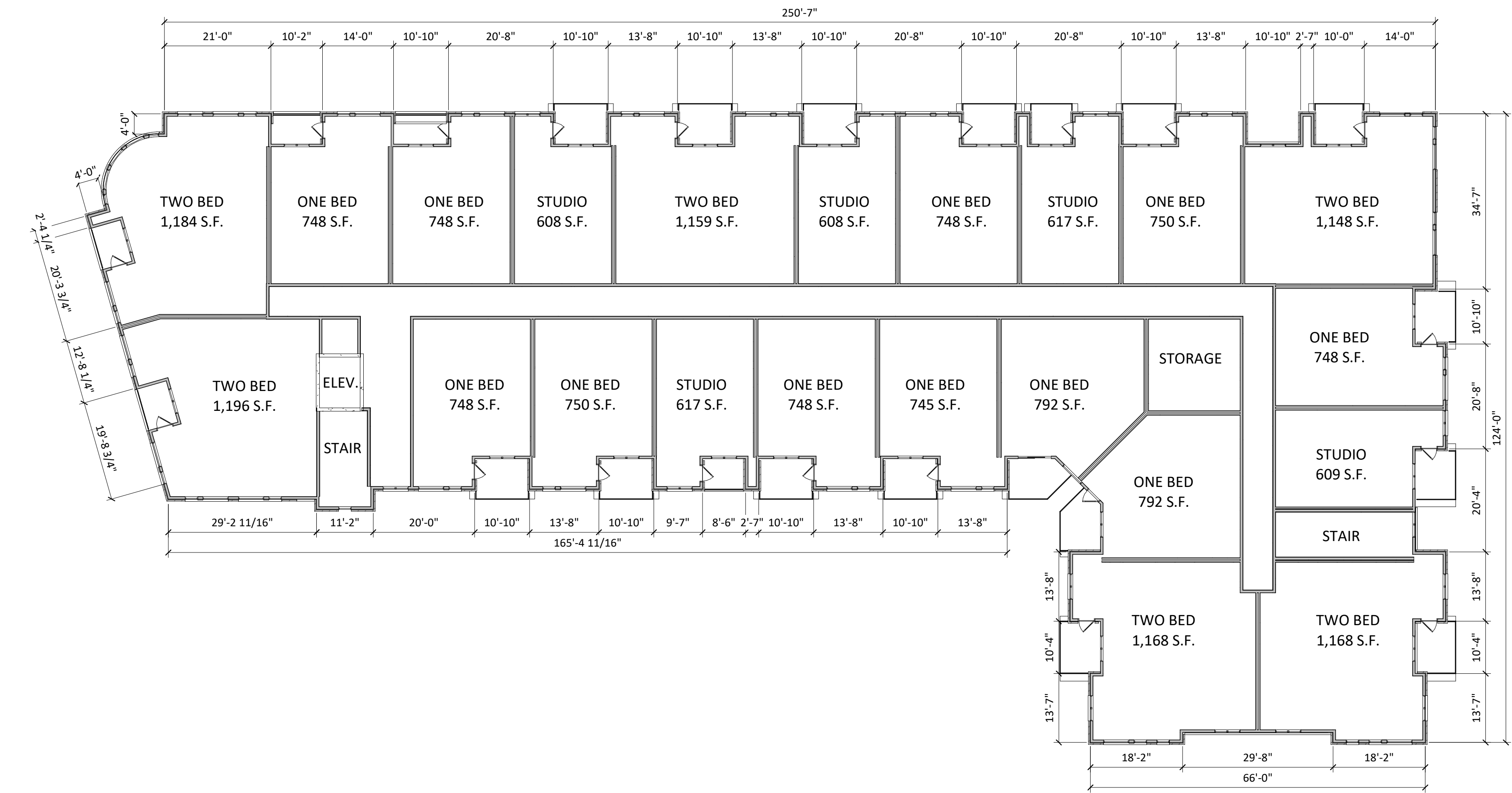
SHEET NUMBER

A-1.3

PROJECT NUMBER 2019
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1
A-1.3 / 1/16" = 1'-0"
01 - BUILDING #2 - FIRST FLOOR



02 - BUILDING #1 - SECOND FLOOR
1/16" = 1'-0"

ISSUED
Issued for xyz - Month DD, YYYY

PROJECT TITLE
Prime Urban
Properties
Development

209 Cottage Grove
Rd. Madison,
Wisconsin

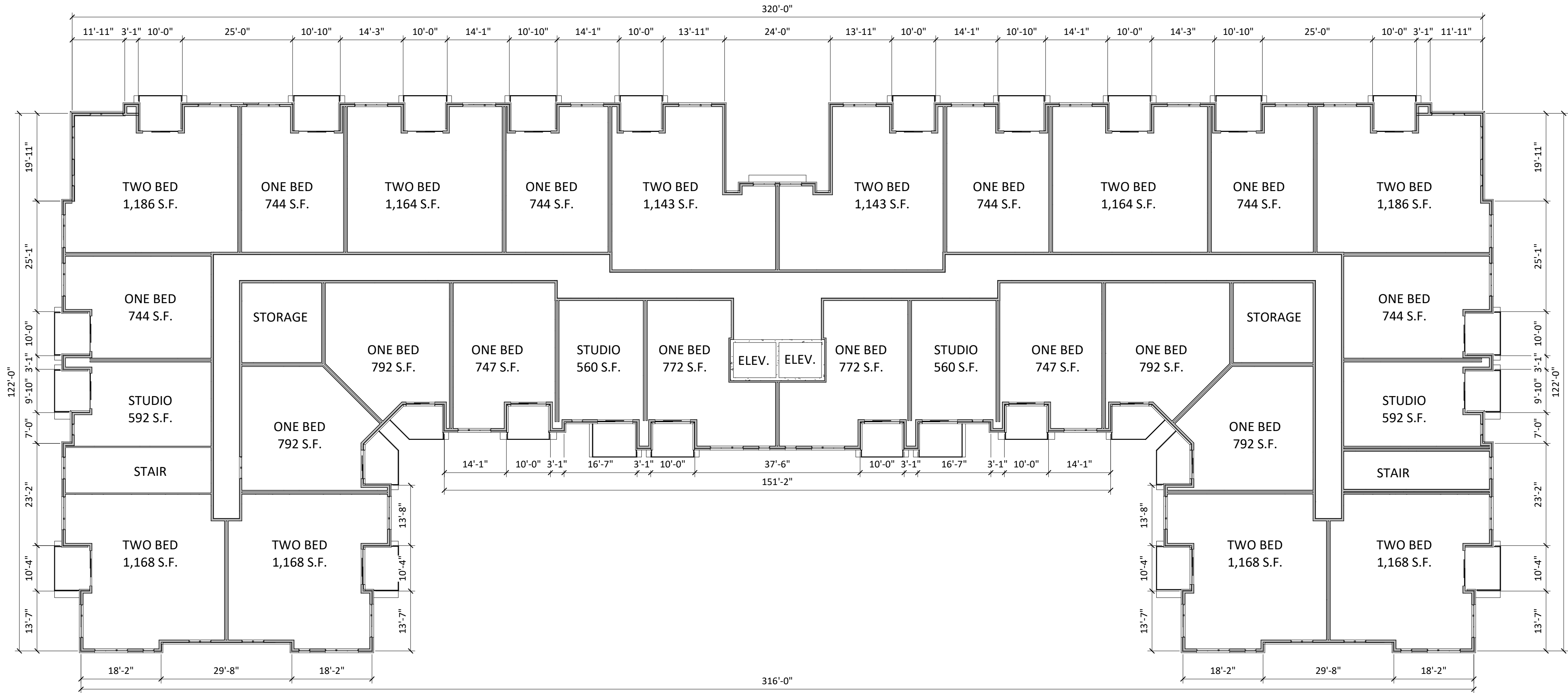
SHEET TITLE
SECOND FLOOR
PLAN

SHEET NUMBER



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02 - BUILDING #2 - SECOND FLOOR

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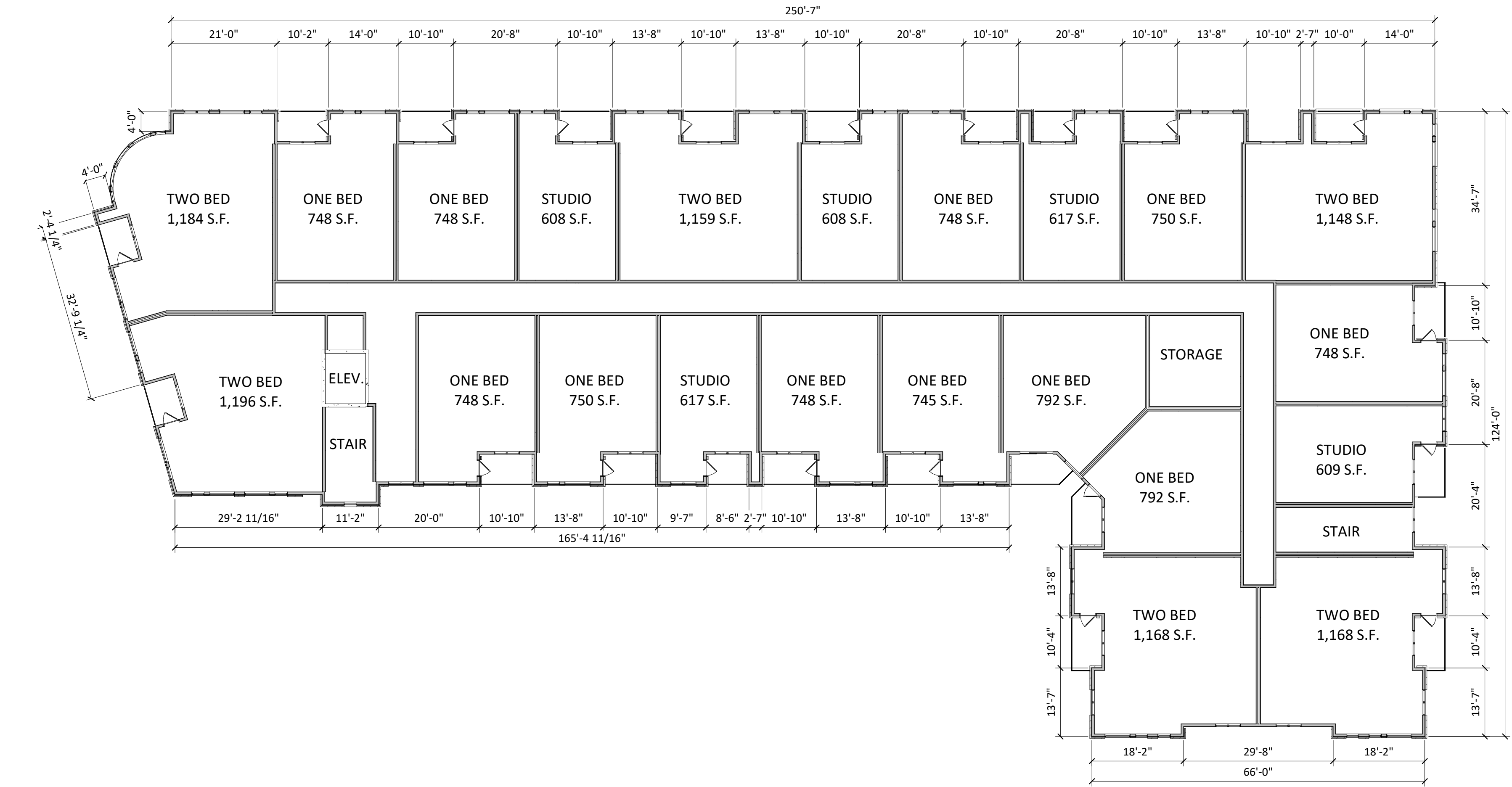
PROJECT TITLE
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SHEET TITLE
SECOND FLOOR
PLAN

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A-1.5
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03 - BUILDING #1 - THIRD FLOOR

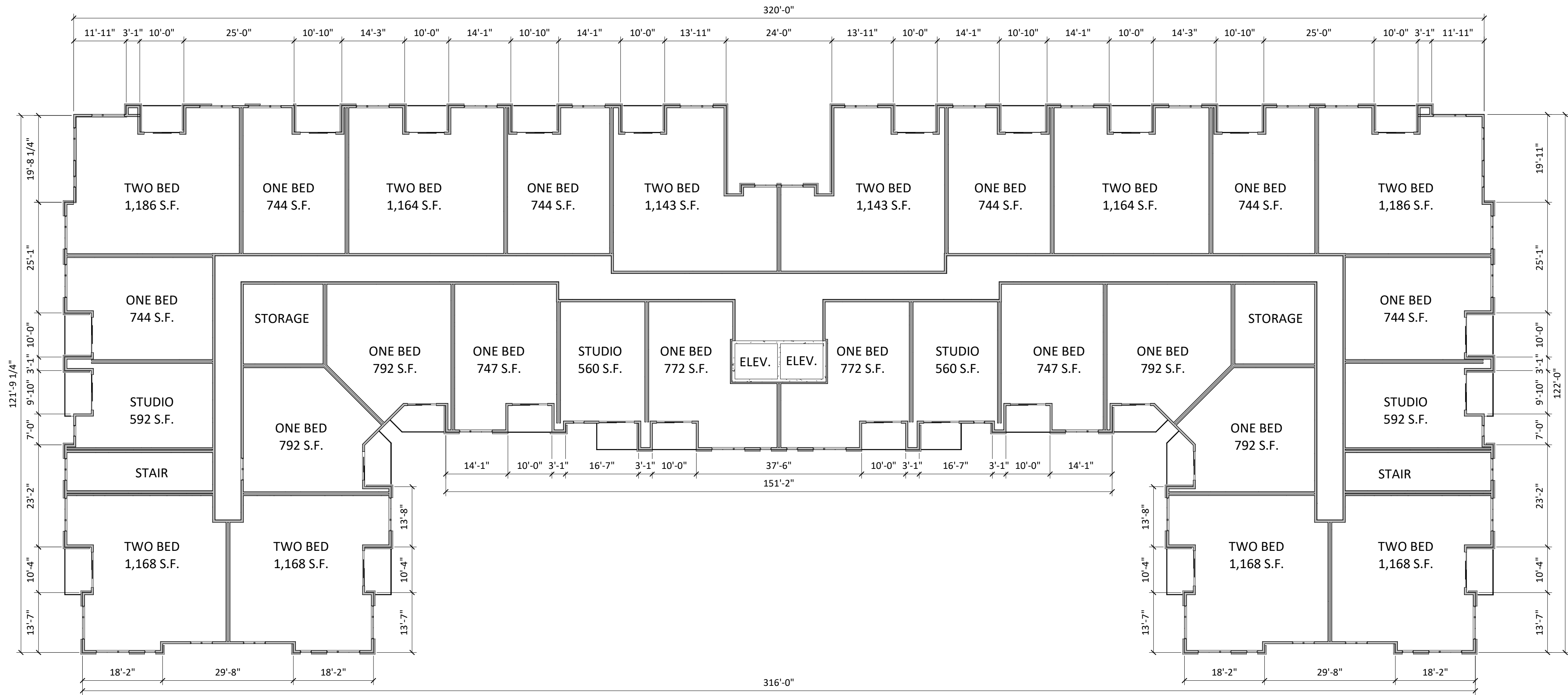
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SHEET TITLE
THIRD FLOOR
PLAN

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03 - BUILDING #2 - THIRD FLOOR

1
A-1.7
1/16" = 1'-0"

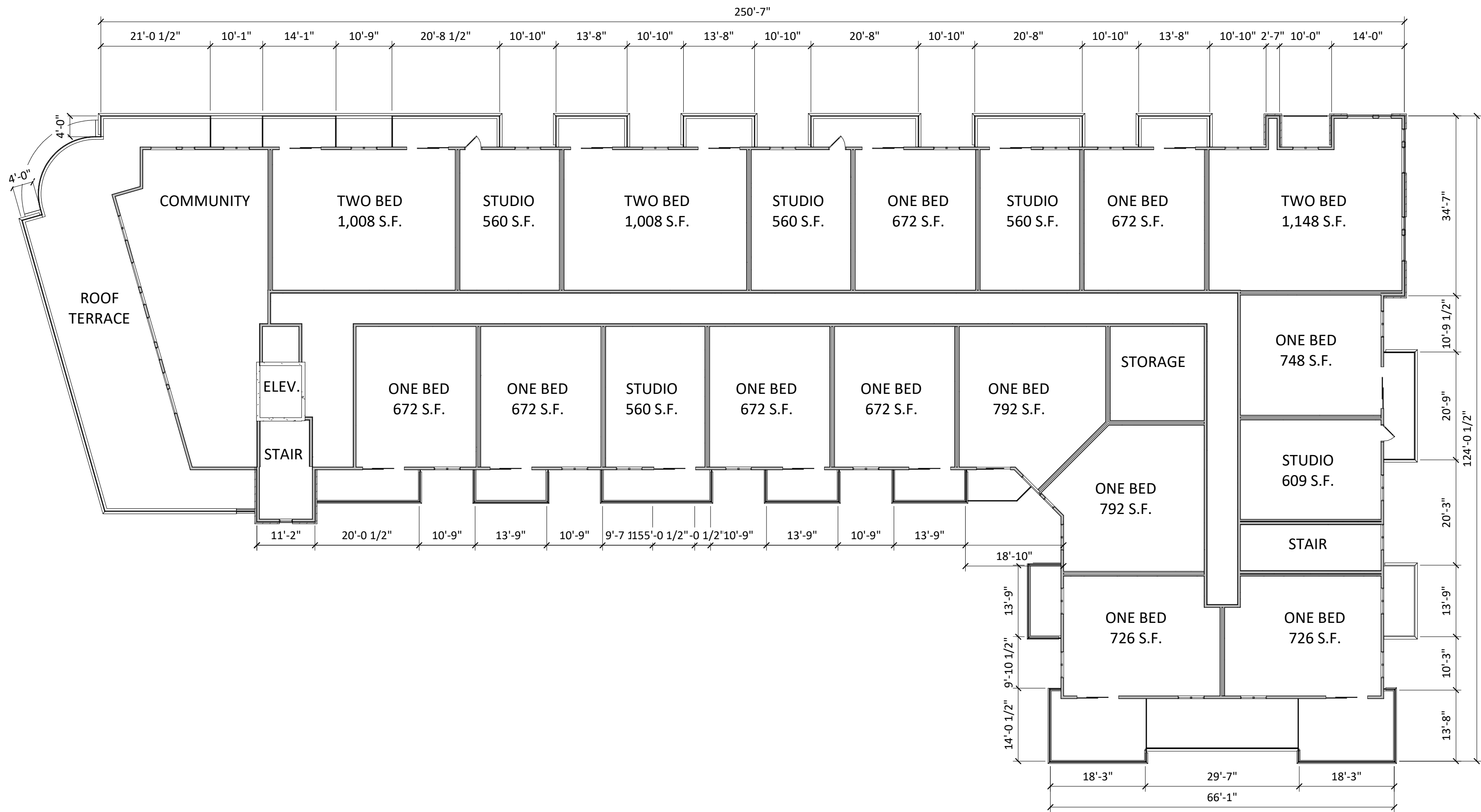
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SHEET TITLE
THIRD FLOOR
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04 - BUILDING #1 - FOURTH FLOOR
1/16" = 1'-0"



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SHEET TITLE
FOURTH FLOOR
PLAN

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A-1.9
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1
A-2.1
BUILDING #1 - NORTH ELEVATION
1/16" = 1'-0"



2
A-2.1
BUILDING #1 - SOUTH ELEVATION
1/16" = 1'-0"



3
A-2.1
BUILDING #1 - EAST ELEVATION
1/16" = 1'-0"



4
A-2.1
BUILDING #1 - WEST ELEVATION
1/16" = 1'-0"



5
A-2.1
BUILDING #1 - WEST ELEVATION INTERIOR
1/16" = 1'-0"



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SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER

A-2.1

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1 COLORED - BUILDING #1 - NORTH ELEVATION
A-2.3 1/16" = 1'-0"



2 COLORED - BUILDING #1 - SOUTH ELEVATION
A-2.3 1/16" = 1'-0"



3 COLORED - BUILDING #1 - EAST ELEVATION
A-2.3 1/16" = 1'-0"



4 COLORED - BUILDING #1 - WEST ELEVATION
A-2.3 1/16" = 1'-0"



5 COLORED - BUILDING #1 - WEST ELEVATION INTERIOR
A-2.3 1/16" = 1'-0"



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KEY PLAN

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SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER

A-2.3

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1
A-2.4
COLORED - BUILDING #2 - NORTH ELEVATION
1/16" = 1'-0"



2
A-2.4
COLORED - BUILDING #2 - SOUTH ELEVATION
1/16" = 1'-0"



3
A-2.4
COLORED - BUILDING #2 - EAST ELEVATION
1/16" = 1'-0"



4
A-2.4
COLORED - BUILDING #2 - EAST ELEVATION INTERIOR
1/16" = 1'-0"



5
A-2.4
COLORED - BUILDING #2 - WEST ELEVATION
1/16" = 1'-0"



6
A-2.4
COLORED - BUILDING #2 - WEST ELEVATION INTERIOR
1/16" = 1'-0"



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A-2.4

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