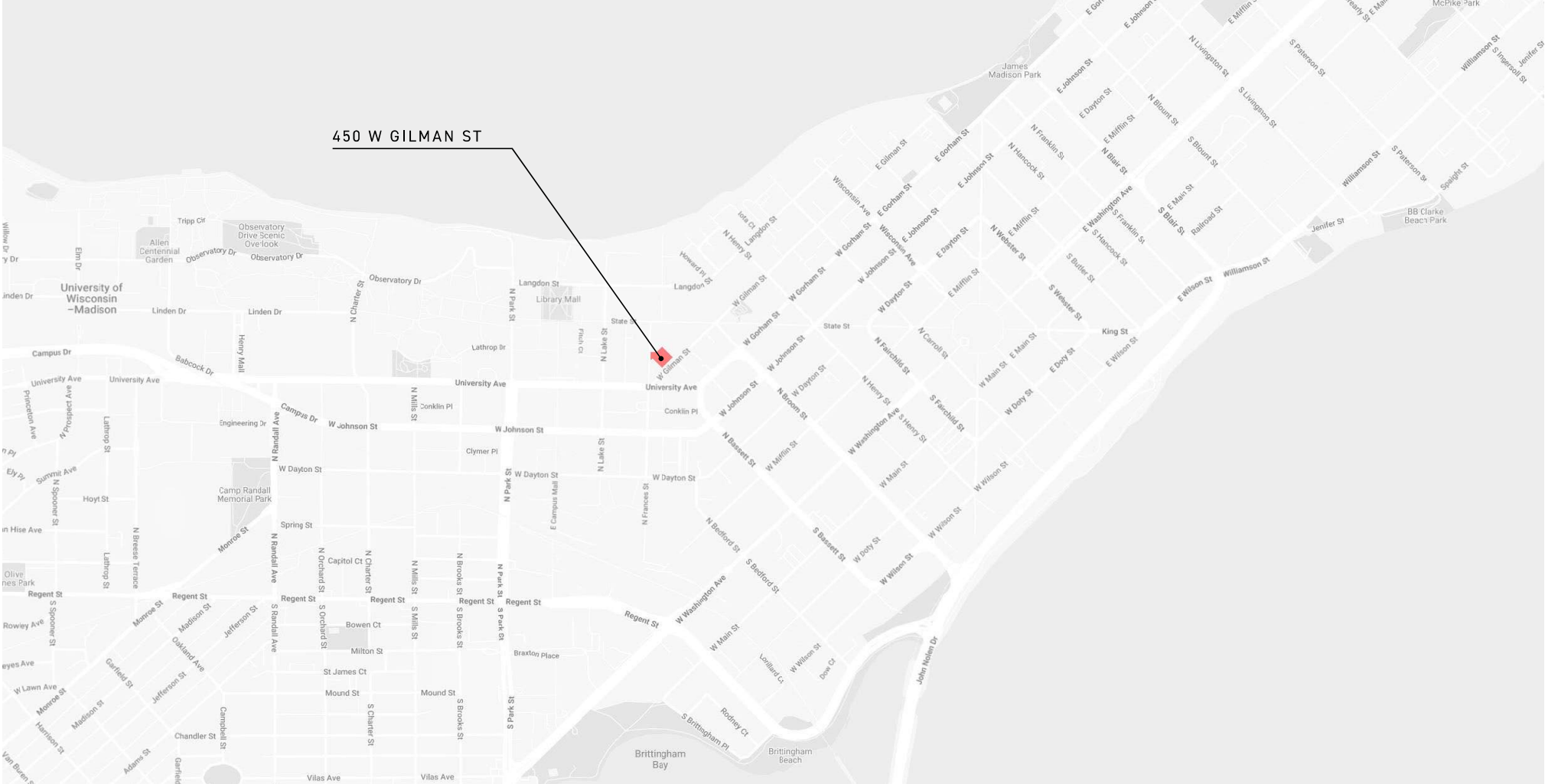


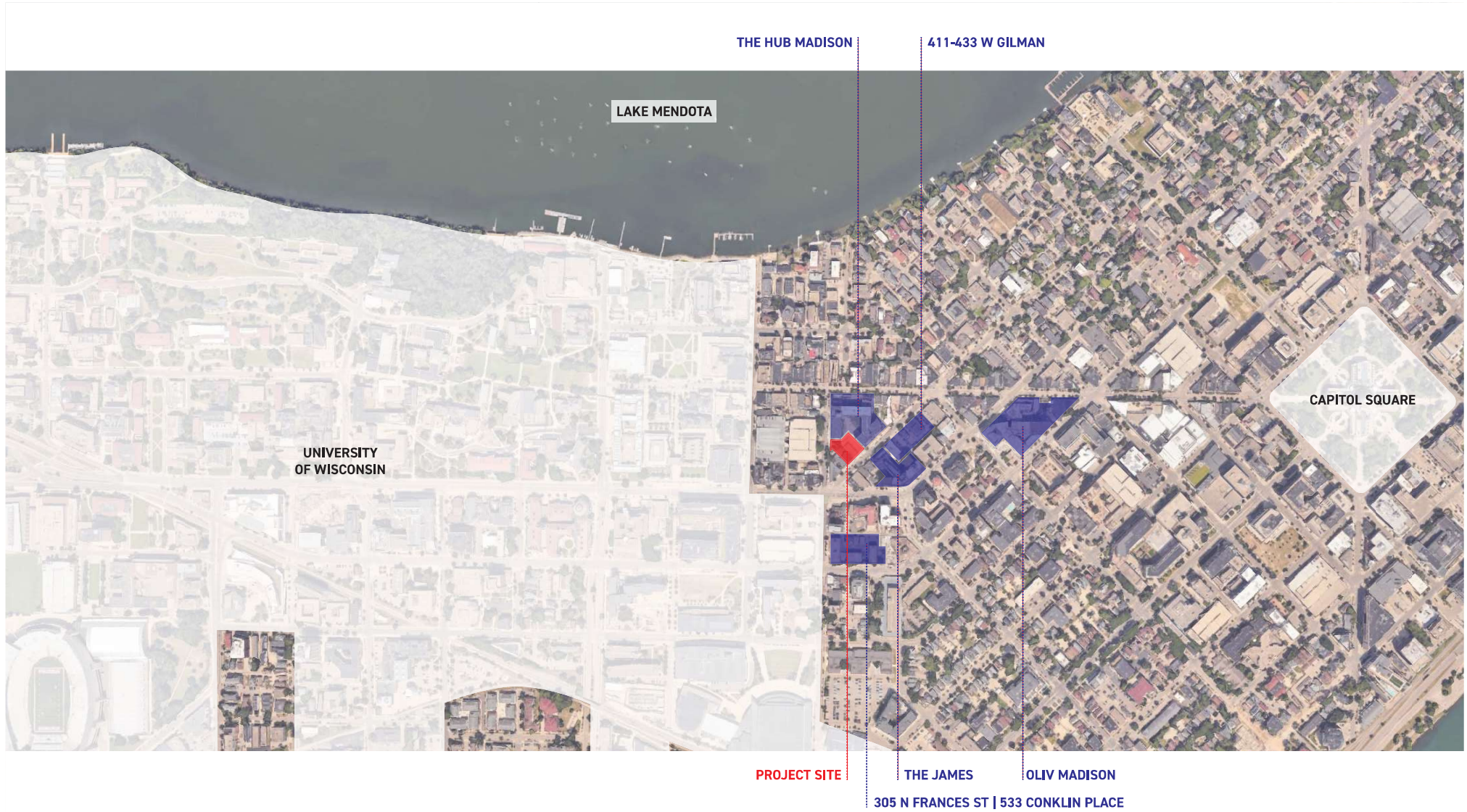
W GILMAN STREET APARTMENTS

FORMAL SUBMITTAL

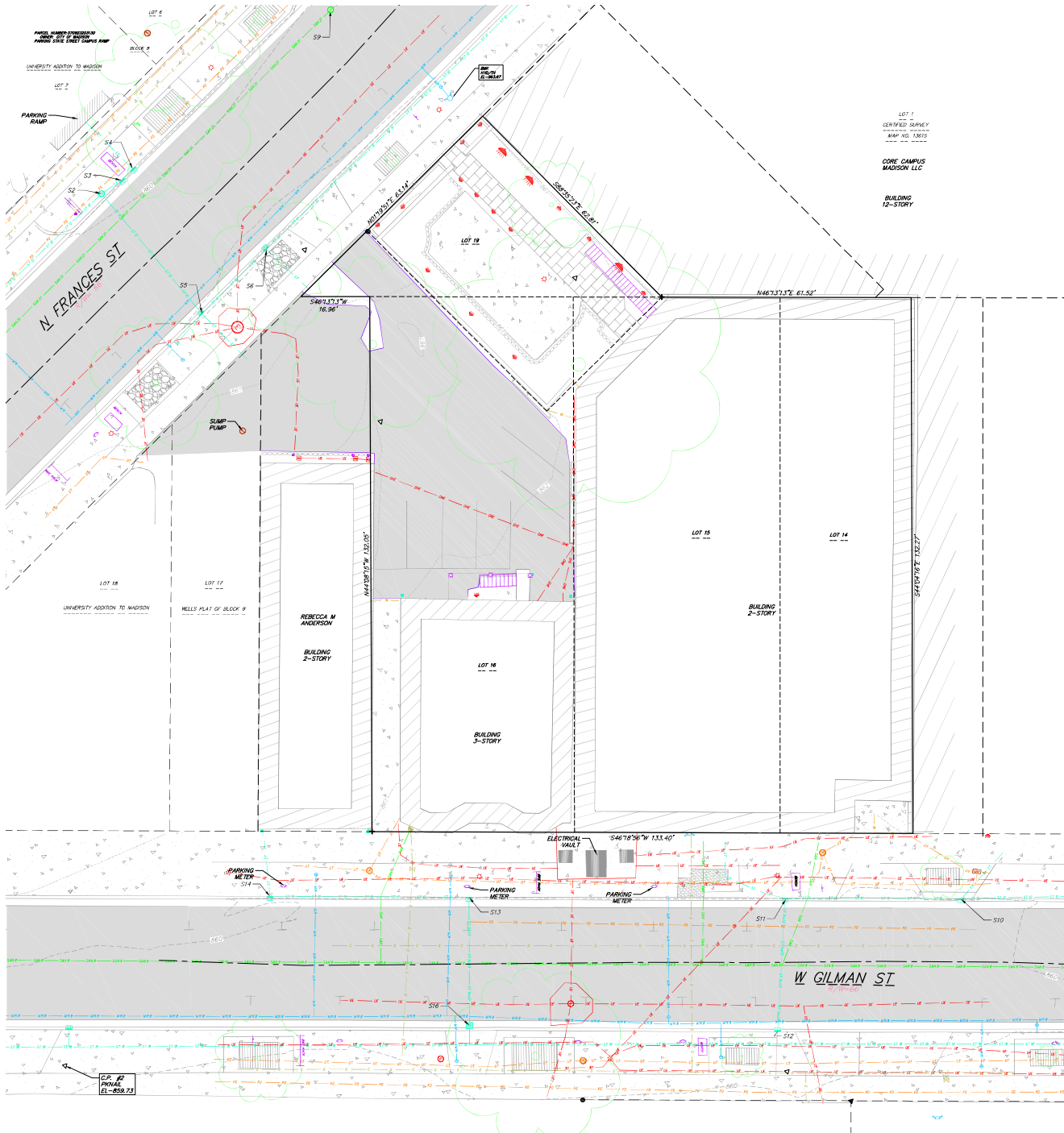


VICINITY MAP
SCALE:NTS



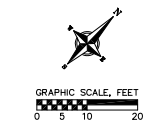


CONTEXT MAP
SCALE: NTS



- TOPOGRAPHIC LINEWORK LEGEND**
- EXISTING FIBER OPTIC LINE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING RETAINING WALL
 - EXISTING GENERAL FENCE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING OVERHEAD GENERAL UTILITIES
 - EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - EXISTING STORM SEWER LINE (SIZE NOTED)
 - EXISTING WATER MAIN (SIZE NOTED)
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING GRAVEL SURFACE
 - EXISTING CONCRETE SURFACE
 - EXISTING ASPHALT SURFACE
 - EXISTING BRICK SURFACE

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING POST
 - EXISTING SIGN (TYPE NOTED)
 - EXISTING PARKING METER
 - EXISTING CURB INLET
 - EXISTING FIELD INLET RECTANGULAR
 - EXISTING ROOF DRAIN
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING FIRE DEPARTMENT CONNECTION
 - EXISTING WATER MAIN VALVE
 - EXISTING CURB STOP
 - EXISTING GAS VALVE
 - EXISTING GAS METER
 - EXISTING ELECTRIC MANHOLE
 - EXISTING ELECTRIC METER
 - EXISTING LIGHT POLE
 - EXISTING GENERIC LIGHT
 - EXISTING UNIDENTIFIED MANHOLE
 - EXISTING UNIDENTIFIED UTILITY VAULT
 - EXISTING DECIDUOUS TREE
 - EXISTING TELEPHONE MANHOLE



- SURVEY LEGEND**
- BENCHMARK
 - FOUND CHISELED "X"
 - PUBLIC LAND CORNER AS NOTED
 - FOUND 1" # IRON PIPE
 - FOUND 2" # IRON PIPE
 - FOUND P.K. NAIL
 - FOUND 1-1/4" # IRON ROD
 - FOUND 3/4" # IRON ROD
 - FOUND RAILROAD SPIKE
 - SET P.K. NAIL

- GENERAL SURVEY NOTES:**
- This survey is based upon field work completed on August 26, 2025. Any changes in-site conditions after this date are not reflected by this survey.
 - No attempt has been made on a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
 - Surveyor has made no investigation or independent search for easements of record, encroachments, restrictive covenants, easements, etc. evidence, or any other facts that the current site owner may desire.
 - This plan is referenced to the Wisconsin County Coordinate System-Data Zone, NAD 83 (2011). Elevations are referenced to NAVD 88 (2011) datum.
 - Utility locations were field located based upon subsurface, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given as to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. Multiple utility markers were noted to not show utilities marked to or from them indicating some communications lines were not marked and are therefore not shown on this map. A locate request was sent to Digper's hotline per Digper's hotline One-Call ticket numbers 20250612582, 20250612594, 20250612597, and 20250612598. Location of buried private utilities are not within the scope of this survey.

NAME	TYPE	RIM	INVERT	DIRECTION
S1	STMH	861.06	856.65	N
			856.35	S
S2	STMH	860.43	855.38	BOTTOM
			857.28	TOP WATER
S3	CIN	860.30	857.18	S
S4	CIN	860.26	857.14	W
S5	CIN	859.94	857.47	N
			857.17	W
			858.20	S
			857.22	E
S6	CIN	860.25	857.77	S
			857.82	N
			858.56	E
S7	CIN	860.58	858.60	E
S8	STMH	861.16	858.78	CENTER
S10	CIN	860.22	857.62	N
			857.51	NE
			857.51	SW
S11	CIN	860.14	857.34	NE
			857.29	SE
			857.35	NW
S12	CIN	859.68	856.82	SE
			856.82	NW
S13	CIN	860.18	856.87	SE
			856.91	SW
S14	CIN	860.47	857.26	NE
			857.23	NW
S16	CIN	859.19	856.55	NW
			856.64	SE
S18	STMH	860.10	855.12	NE
			855.03	E
			854.93	NW
S21	FHR	862.69	857.95	SE
			857.89	NE
			857.89	SW

NAME	TYPE	RIM	INVERT	DIRECTION
S9	SMH	860.04	846.15	N
			846.04	S
S17	SMH	860.11	850.58	N
			850.53	S
			850.61	W
S19	SMH	862.19	848.89	N
			848.84	E
			848.74	W
S20	SMH	862.87	846.02	N
			846.02	S
			848.72	E
			848.97	W

BERG LATHS
STMH - STORM MANHOLE
FHR - FIELD INLET
CIN - CURB INLET
SMH - SANITARY MANHOLE

EXISTING CONDITIONS
SCALE: 1"=20'



GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. THE CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE NECESSARY INSTALLATION OF NEW UTILITY LINES.

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL EXISTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDEGE TO MATCH NEW CONSTRUCTION. EXISTING LOCATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING VARIATION, DIRT, SUBGRADE, ETC. ALL SAWCUT LOCATIONS SHOWN ON APPROPRIATE AND MAY BE FILL AS NOTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR REMOVAL OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL, SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN THEIR ENTIRETY AND STAMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS, MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE DRIVEWAY GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLACING PERMITS.
10. ANY DAMAGE TO THE CITY PavEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. _____, PROJECT #_____.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

CITY FORESTRY NOTES:

1. ALL PROPOSED STREET TREE REMOVALS SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT FOR CITY FORESTRY. CITY FORESTRY WILL REVIEW THE REMOVAL PLAN. IF THE REMOVAL PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL BE NOTIFIED BY THE PLAN COMMISSION. CITY FORESTRY WILL REVIEW THE REMOVAL PERMIT. IF THE REMOVAL PERMIT IS APPROVED BY CITY FORESTRY, THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PERMIT TO A TREE REMOVAL PERMIT BEING ISSUED.
2. AS DERIVED BY THE SECTION 107.1(3) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE REMOVAL OF TREES IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE REMAINING ROOTS. CITY FORESTRY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM. PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE REMAINING ROOTS. FOR MORE INFORMATION, PLEASE BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs/cos>
3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE TREE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (either ABOVE OR BELOW GROUND) SHALL BE REPAIRED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
4. SECTION 107.1(3)(D) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR TREES AND SHRUBS SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SOILS OR DUMPING OF EXCAVATED MATERIALS OR OTHER MATERIALS AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE 4 FEET HIGH AND SHALL BE LOCATED WITHIN THE PROTECTION ZONE. THE FENCING SHALL BE LOCATED THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE DRIVEWAY. THE FENCING SHALL BE LOCATED TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) 300 – PART 1 STANDARDS FOR PRUNING.
7. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW THE TREE SPECIFICATIONS.

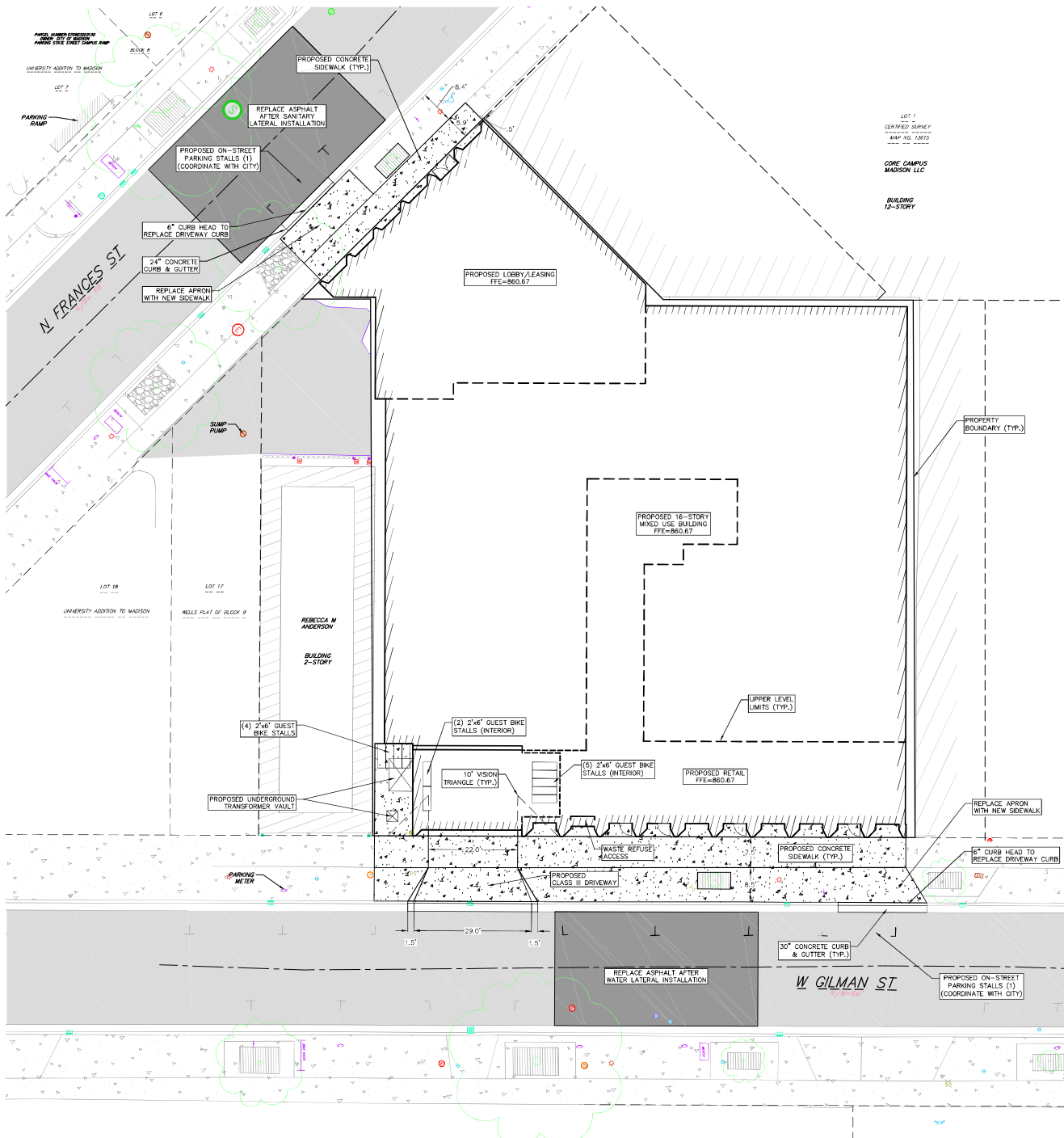
DEMOLITION PLAN
SCALE: 1"=20'



W GILMAN STREET APARTMENTS
MADISON, WI

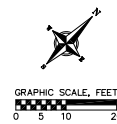
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10/06/2025



SITE PLAN LEGEND	
	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED CHAIN-LINK FENCE
	PROPOSED WOOD FENCE
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED BUILDING

ABBREVIATIONS	
TC	TOP OF CURB
PF	PROPOSED FLOOR
SW	TOP OF WALK
BY	TOP OF WALL
BY	BOTTOM OF WALL



SITE PLAN NOTES

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
7. ANY SIDEWALK AND CURB & GUTTER ADJUTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

CITY FORESTRY NOTES

1. ALL PROPOSED STREET TREE REMOVALS SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHEN SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>
3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
4. SECTION 107.13(C) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>. ADDRESSES: SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF HAZARDOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE CREATED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
7. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

RIGHT-OF-WAY NOTES

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. _____ PROJECT #_____
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SITE PLAN
SCALE: 1"=20'

RHODE: PARTNERS



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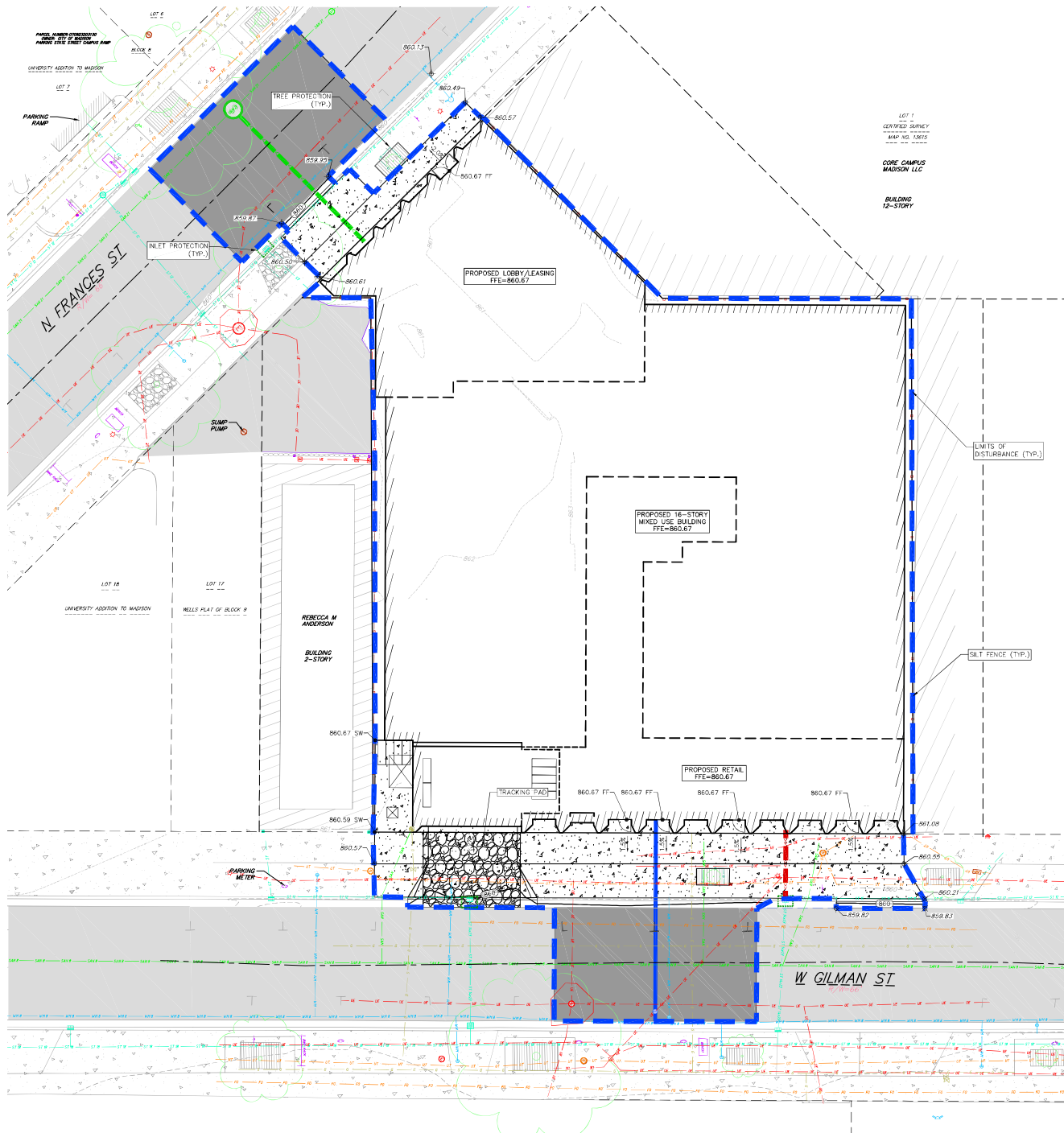
W GILMAN STREET APARTMENTS
MADISON, WI

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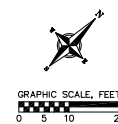
10/06/2025

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Grading & Erosion Control Legend	
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	DITCH CENTERLINE
	SILT FENCE
	DISTURBED LIMITS
	DRAINAGE DIRECTION
	PROPOSED SLOPE ARROWS
	EXISTING SPOT ELEVATIONS
	PROPOSED SPOT ELEVATIONS
	STONE WEEPER
	VELOCITY CHECK
	INLET PROTECTION
	TRACKING PAD

ABBREVIATIONS	
SP	EDGE OF PAVEMENT
FM	FIN ELEVATION
SW	SIDEWALK ELEVATION
TL	TOP OF CURB
RL	ROW LINE ELEVATION



GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMP SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED FOR THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. _____ PROJECT # _____
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OVERALL GRADING AND EROSION PLAN
SCALE: 1"=20'

RHODE: PARTNERS

RHODEPARTNERS.COM



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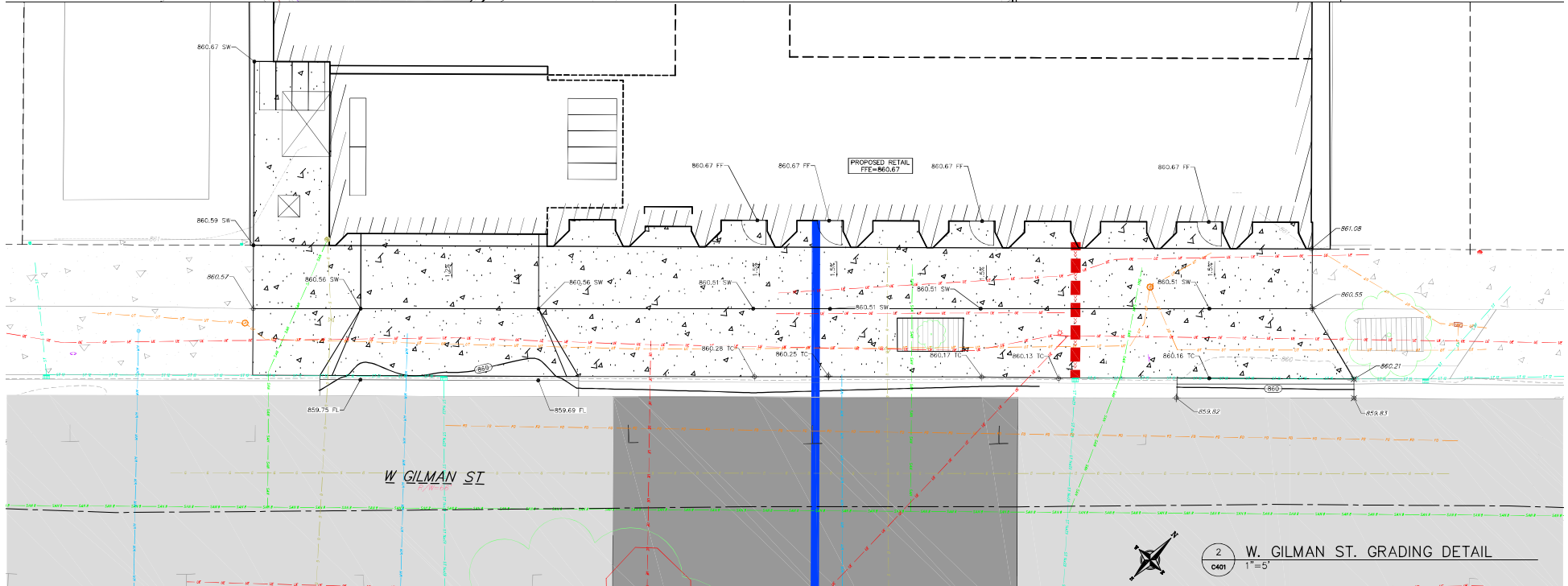
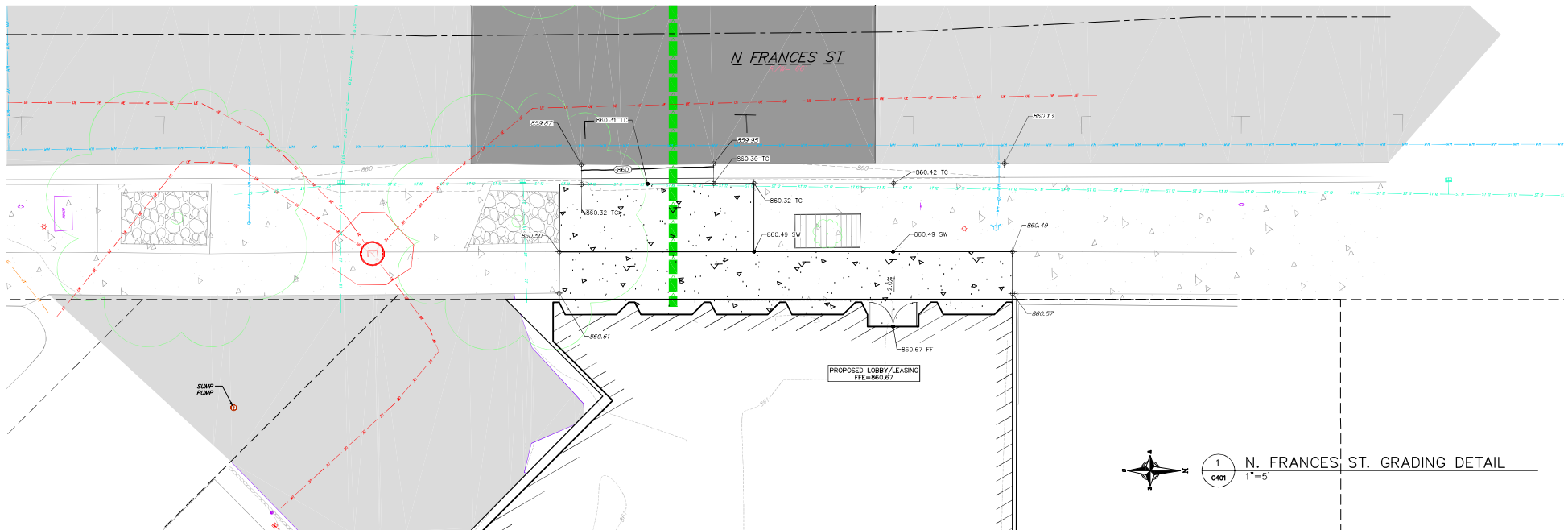
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MADISON, WI

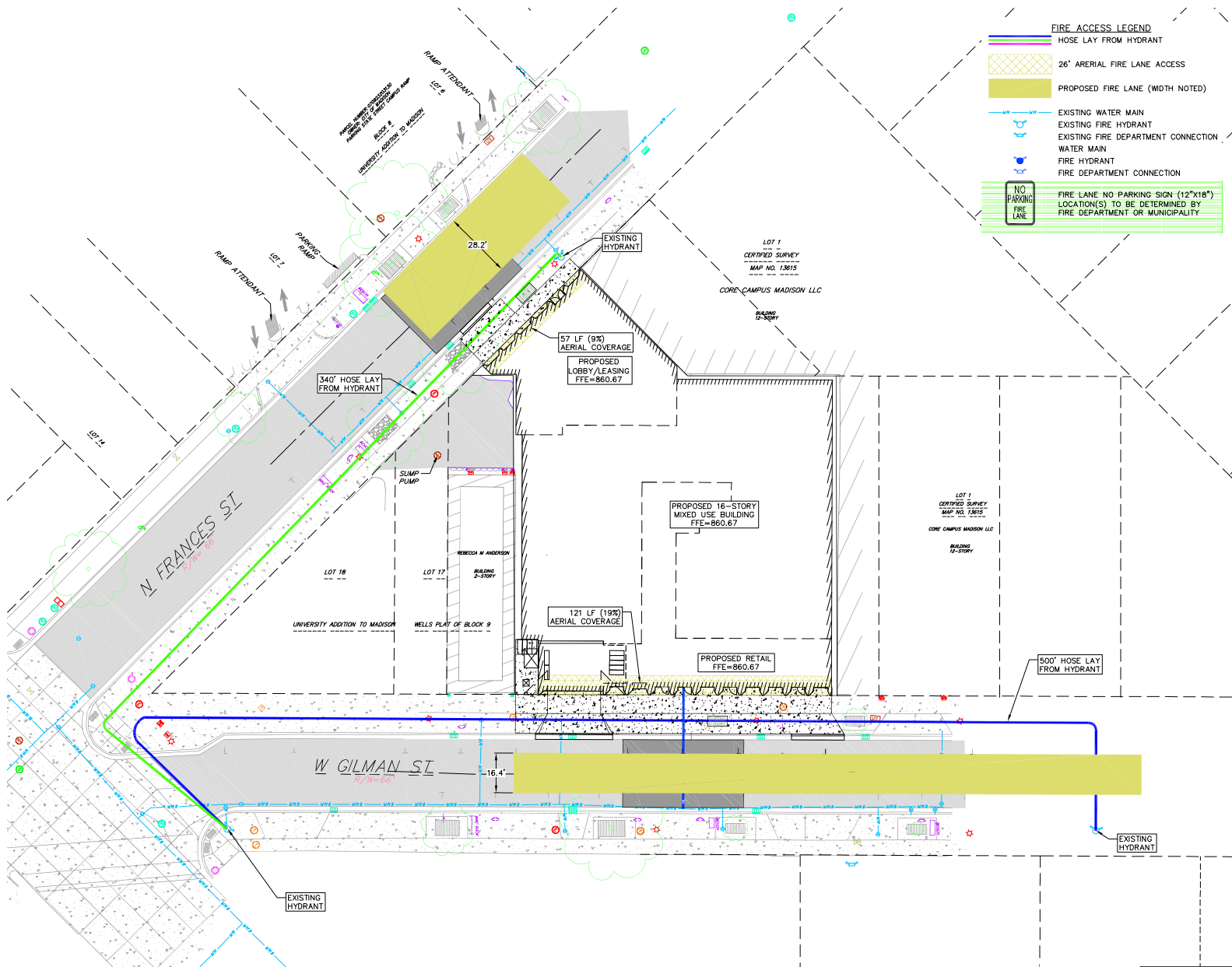
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10/06/2025

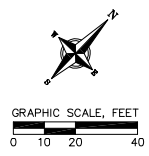
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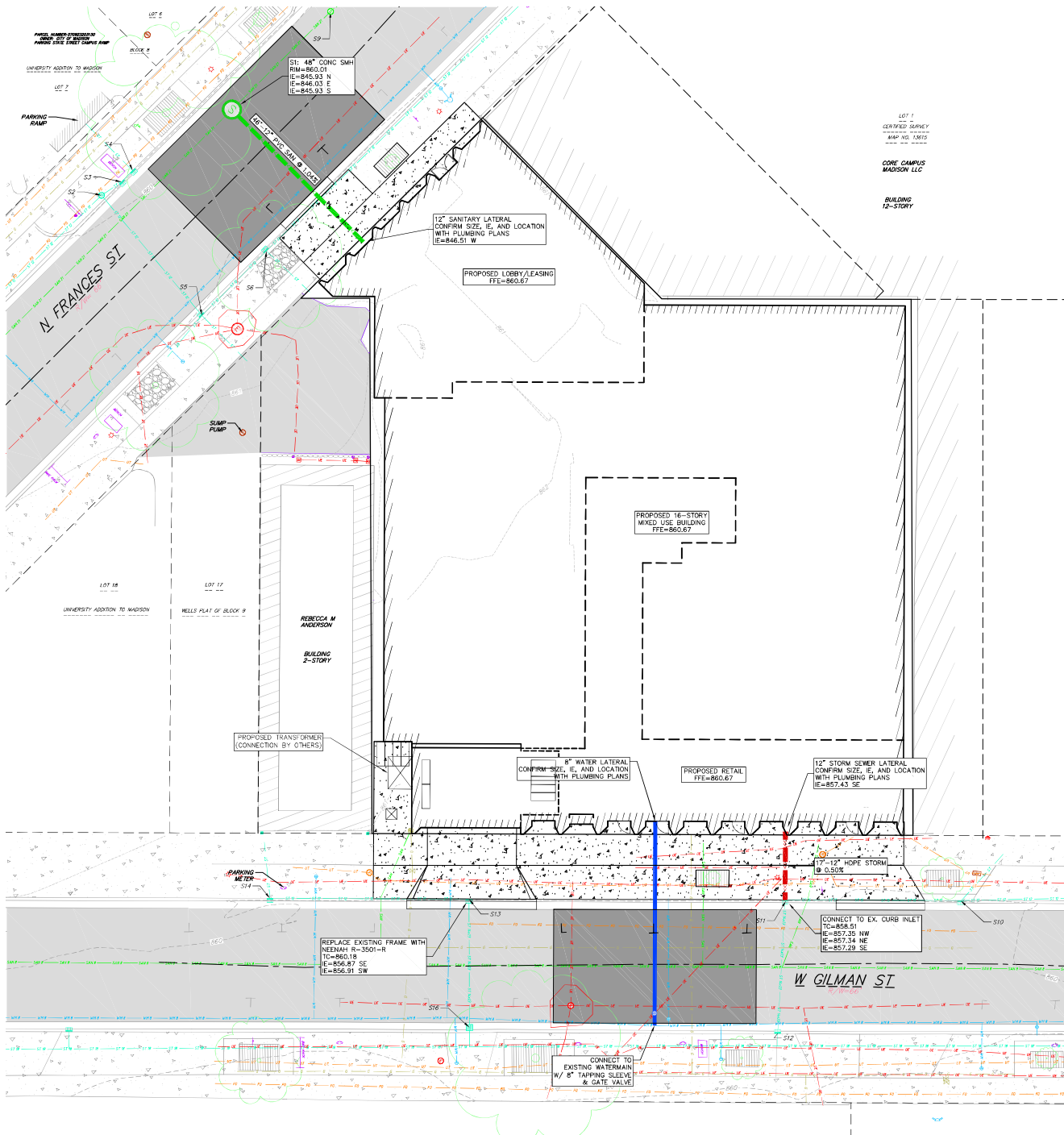




FIRE ACCESS LEGEND

- HOSE LAY FROM HYDRANT
- 26' AERIAL FIRE LANE ACCESS
- PROPOSED FIRE LANE (WIDTH NOTED)
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- WATER MAIN
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- FIRE LANE NO PARKING SIGN (12"x18") LOCATION(S) TO BE DETERMINED BY FIRE DEPARTMENT OR MUNICIPALITY

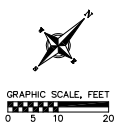




PROPOSED UTILITY LEGEND

---	STORM SEWER PIPE
○	STORM SEWER MANHOLE
○	STORM SEWER ENDWALL
○	STORM SEWER CURB INLET
○	STORM SEWER CURB INLET W/MANHOLE
○	STORM SEWER FIELD INLET
○	ROOF DRAIN CLEANOUT
---	SANITARY SEWER PIPE (GRAVITY)
---	SANITARY SEWER PIPE (FORCE MAIN)
---	SANITARY SEWER LATERAL PIPE
○	SANITARY SEWER MANHOLE
○	SANITARY SEWER CLEANOUT
---	WATER MAIN
---	WATER SERVICE LATERAL PIPE
○	FIRE HYDRANT
○	WATER VALVE
○	CURB STOP
○	WATER VALVE MANHOLE
---	PROPOSED PIPE INSULATION
---	GAS MAIN
---	ELECTRIC SERVICE

ABBREVIATIONS	
STW	STORM SEWER
SI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
EW	ENDWALL
SMH	SANITARY MANHOLE



UTILITY NOTES:

- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(1)(c).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(1)(c).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.30(1)(h) AND SPS 382.40(9)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(6)(b).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL A SHEET OF 4"x6" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

RIGHT-OF-WAY NOTES:

- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. _____, PROJECT # _____.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

UTILITY PLAN SCALE: 1"=20'

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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 218 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wisconsin.gov/topic/soil/soilwater/technical.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3' CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO MINIMUM TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF, FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7 CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWBANK OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DE-WATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE DRAINAGE COURSE OF ASPHALT.
11. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN). UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
12. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
13. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
14. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
15. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 10% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
16. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
17. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
18. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
19. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
20. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
21. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL-STREETS & LOTS
3. ROUGH GRADE STREETS & LOTS
4. SEED LOT AREAS AND INSTALL DRIVE-OVER VELOCITY CHECKS
5. CONSTRUCT UNDERGROUND UTILITIES
6. INSTALL INLET PROTECTION
7. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE-OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
8. RESTORE TERRACES
9. REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

TEMPORARY:

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

AFTER SEPTEMBER 15.

PERMANENT:

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

FERTILIZING RATES:

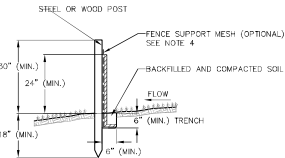
TEMPORARY AND PERMANENT:

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

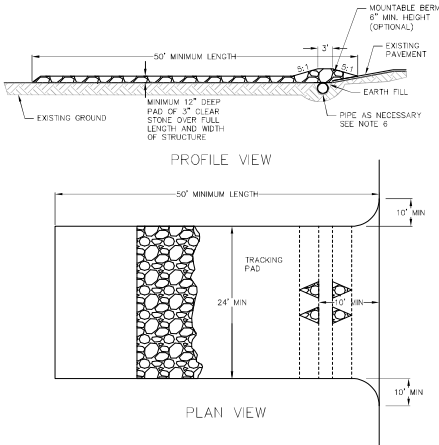
MULCHING RATES:

TEMPORARY AND PERMANENT:

- USE 3" TO 1-1/2" STRAW OR HAY MULCH, CRUMPED PER SECTION 607.5.2.3, OR OTHER RATE AND METHOD PER SECTION 627. WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

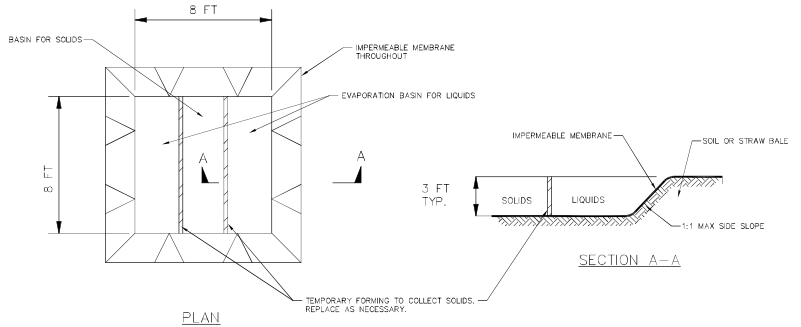


2 SILT FENCE
NOT TO SCALE



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

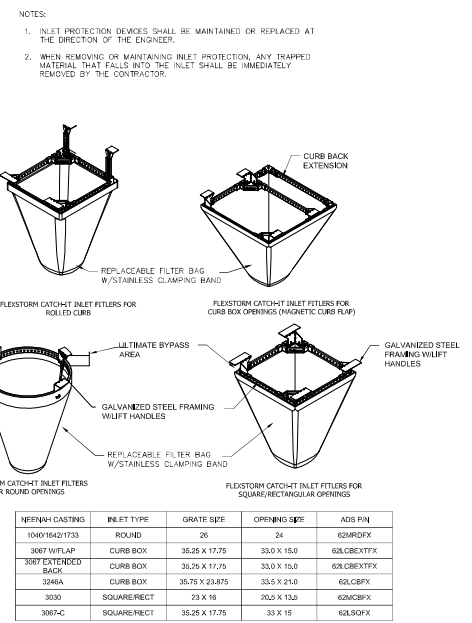
1 TRACKING PAD
NOT TO SCALE

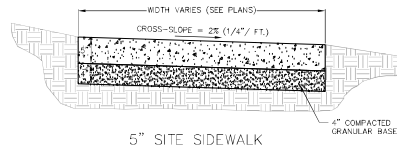


CONSTRUCTION SPECIFICATIONS

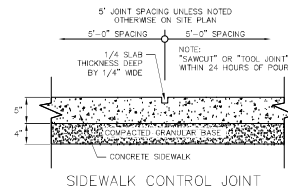
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR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

5 TEMPORARY CONCRETE WASHOUT
NOT TO SCALE

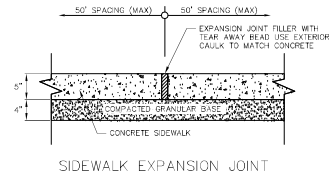




5" SITE SIDEWALK

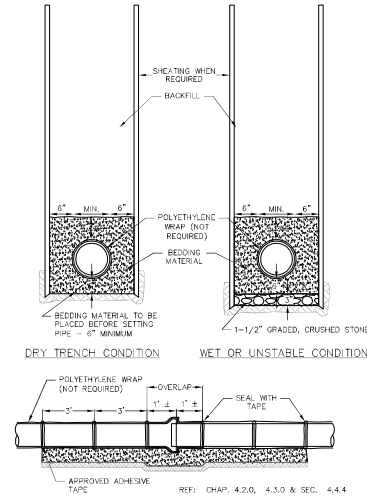


SIDEWALK CONTROL JOINT



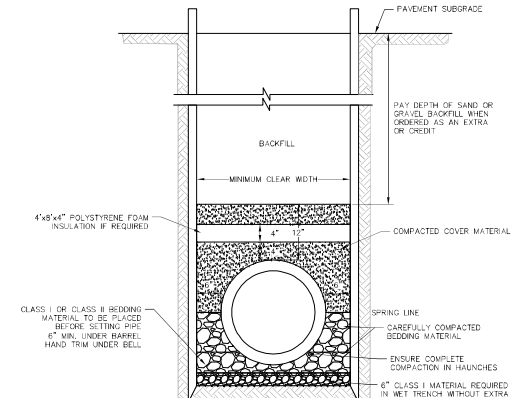
SIDEWALK EXPANSION JOINT

1 5" SIDEWALK
NOT TO SCALE

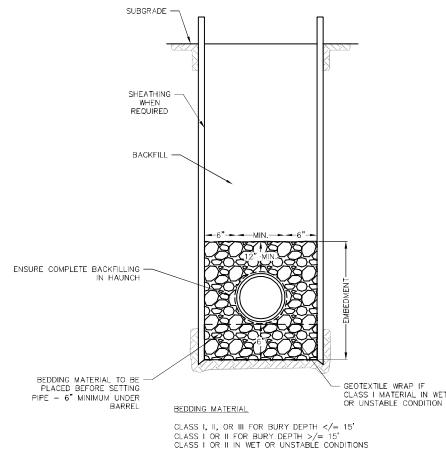


DRY TRENCH CONDITION WET OR UNSTABLE CONDITION

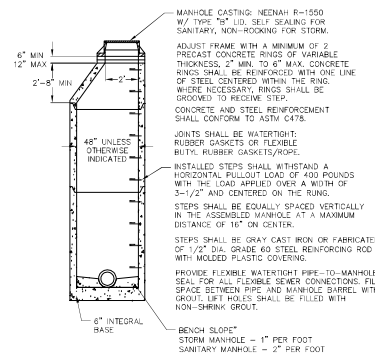
2 STANDARD WATER MAIN TRENCH SECTION
NOT TO SCALE



3 STORM PIPE TRENCH SECTION
NOT TO SCALE



5 STANDARD SANITARY TRENCH SECTION
NOT TO SCALE



6 PRECAST CONCRETE MANHOLE
NOT TO SCALE

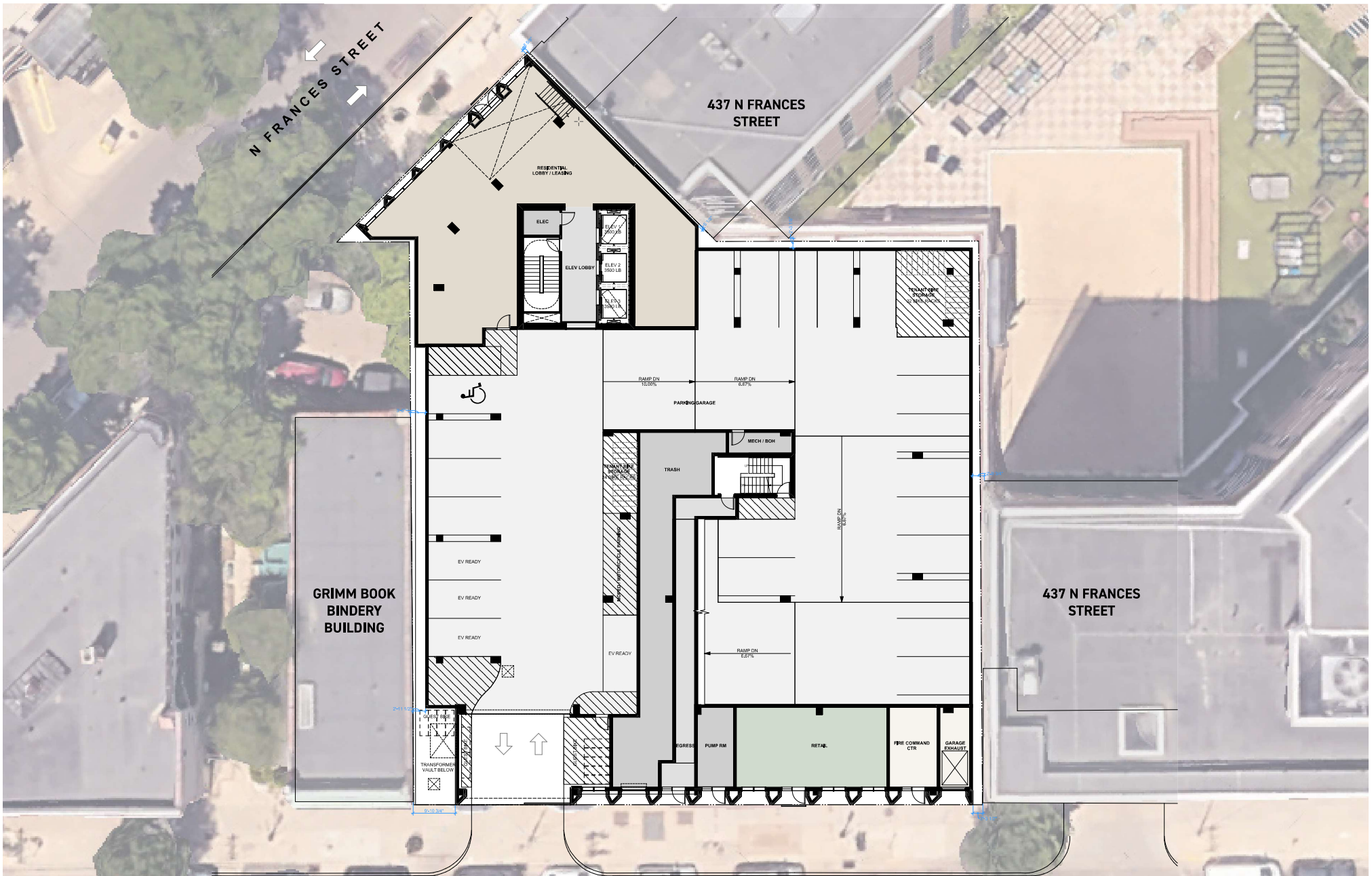
SITE CONSTRUCTION DETAILS



FLOOR PLAN - LEVEL -2 PARKING
SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL -1 PARKING
SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL 1 LOBBY/PARKING
SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL 2 UNITS
SCALE: 1/8"=1'-0"

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FLOOR PLANS - LEVELS 3-4 UNITS
SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL 5 UNITS
SCALE: 1/8"=1'-0"






 FLOOR PLANS - LEVELS 6-14 UNITS
 SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL 15 UNITS
SCALE: 1/8"=1'-0"

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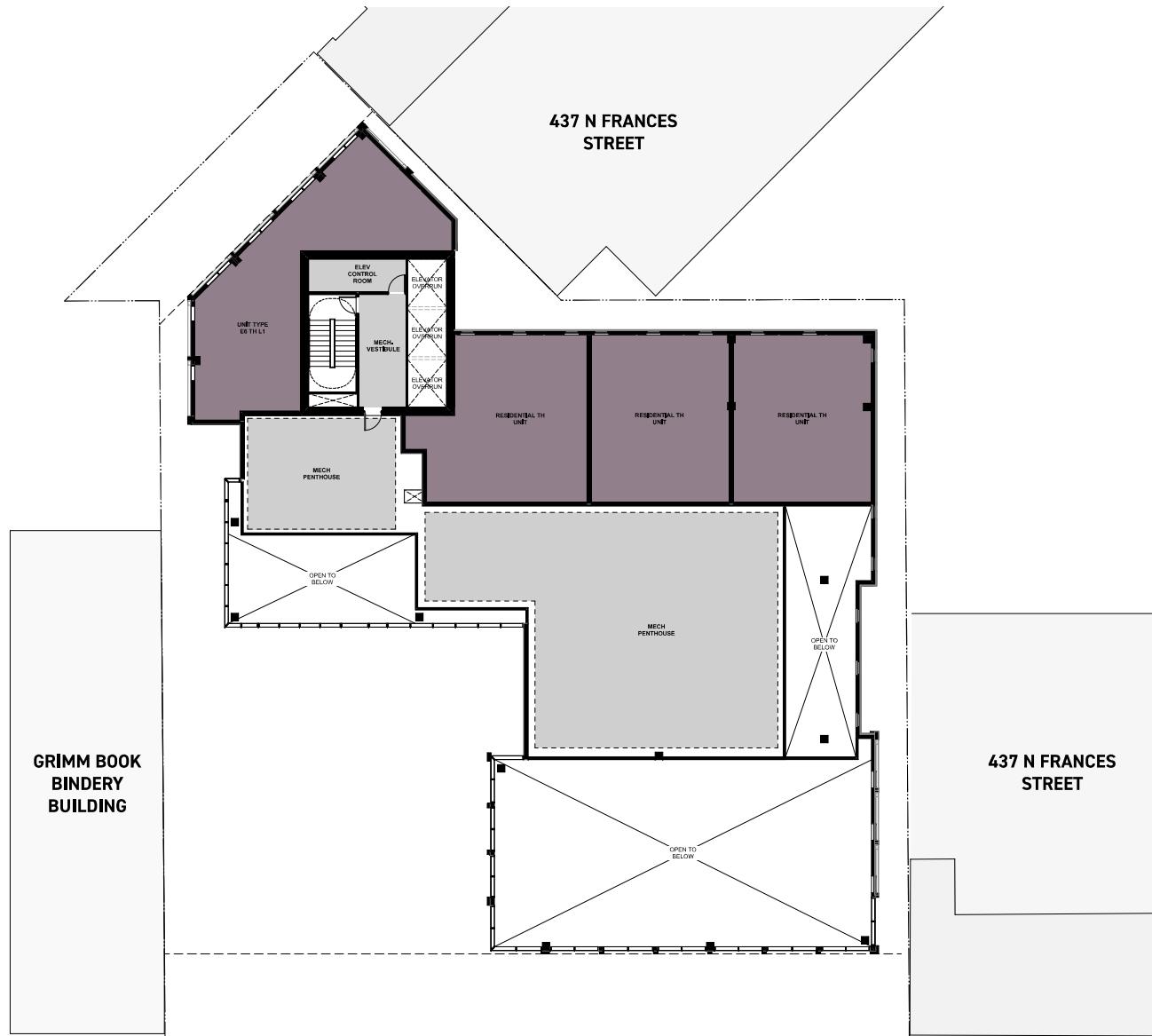
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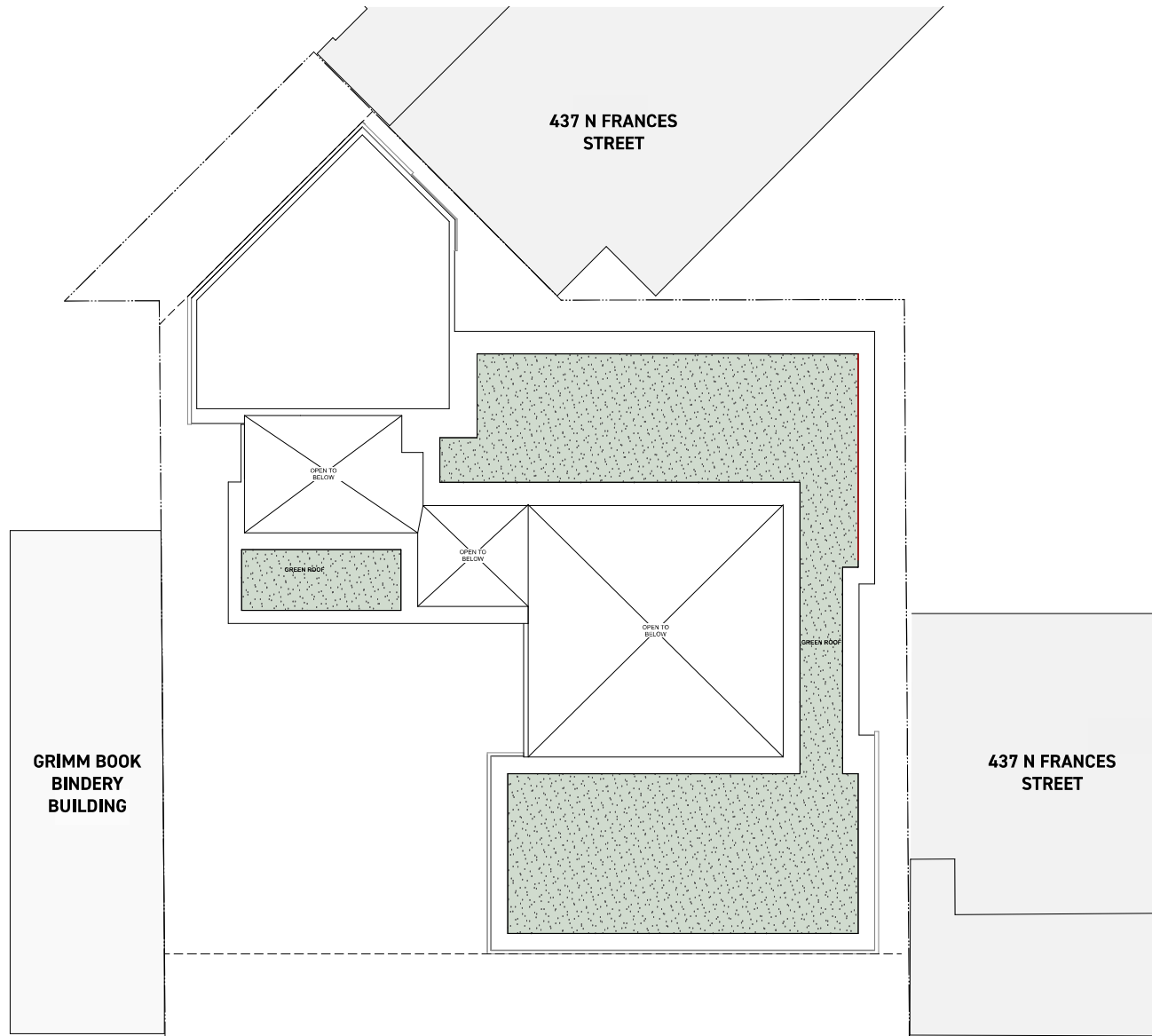
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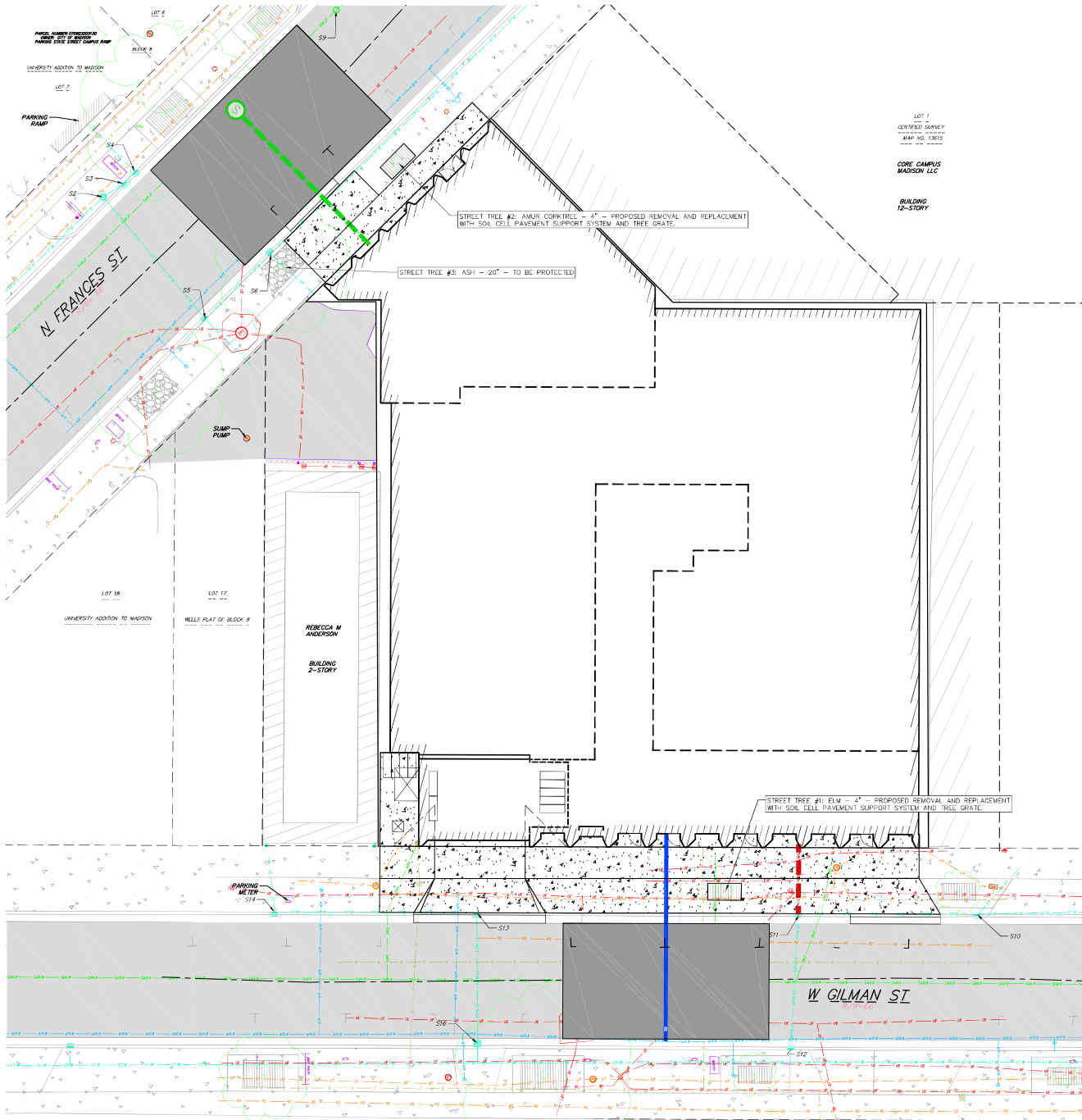
FLOOR PLAN - LEVEL 16 AMENITY/UNITS
SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL 16.5 UNITS/ROOF
SCALE: 1/8"=1'-0"

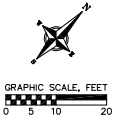


FLOOR PLAN - PENTHOUSE ROOF
SCALE: 1/8"=1'-0"



CITY OF MADISON STREET TREE NOTES:

1. AN EXISTING INVENTORY OF STREET TREES LOCATED WITHIN THE RIGHT OF WAY SHALL BE INCLUDED ON THE SITE, DEMO, UTILITY, LANDSCAPE, GRADING, FIRE APPARATUS AND STREET TREE PLAN SETS. THE INVENTORY SHALL INCLUDE THE FOLLOWING: LOCATION, SIZE (DIAMETER AT 4-1/2 FEET), AND SPECIES OF EXISTING STREET TREES. THE INVENTORY SHOULD ALSO NOTE IF A STREET TREE IS PROPOSED TO BE REMOVED AND THE REASON FOR REMOVAL.
2. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ADDRESSEES WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISOBER, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
4. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 1 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PAH/SPECS.CFM](https://www.cityofmadison.com/BUSINESS/PAH/SPECS.CFM)
5. SECTION 107.13(O) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PAH/SPECS.CFM](https://www.cityofmadison.com/BUSINESS/PAH/SPECS.CFM)) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISSONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
6. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
7. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608)266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
8. THE DEVELOPER SHALL SUBMIT A STREET TREE REPORT PERFORMED BY INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST PRIOR TO THE PLAN COMMISSION MEETING FOR CITY FORESTRY'S REVIEW OF PROJECT. THIS REPORT SHALL IDENTIFY ALL STREET TREES ON PROPOSED PROJECT SITE SPECIES, TREE CANOPY SPREAD, TREE CONDITION, PROPOSED TREE REMOVALS, THE IMPACTS OF PROPOSED CONSTRUCTION, AND ANY REQUESTED PRUNING.
9. THE DEVELOPER SHALL POST A SECURITY DEPOSIT PRIOR TO THE START OF THE DEVELOPMENT TO BE COLLECTED BY CITY ENGINEERING AS PART OF THE DEVELOPERS AGREEMENT. IN THE EVENT THAT STREET TREES ARE DAMAGED DURING THE CONSTRUCTION PROCESS, CITY FORESTRY WILL DRAW FROM THIS DEPOSIT FOR DAMAGES INCURRED.



STREET LANDSCAPE PLAN
SCALE: 1"=20'

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
PERENNIALS				
St	Coreopsis palmata / Stiff Topseed	Cont.	1 Gal. 6"	6
Pc	Parthenocarpus quinquefolia / Virginia Creeper	Cont.	1 Gal. 6"	6
Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal. 4"	4
St	Schizanthus luteus / Little Mustard	Cont.	1 Gal. 4"	4
Sh	Sporobolus heterochaeta / Prairie Grassseed	Cont.	1 Gal. 18"	18

PLANT MATERIAL NOTES:

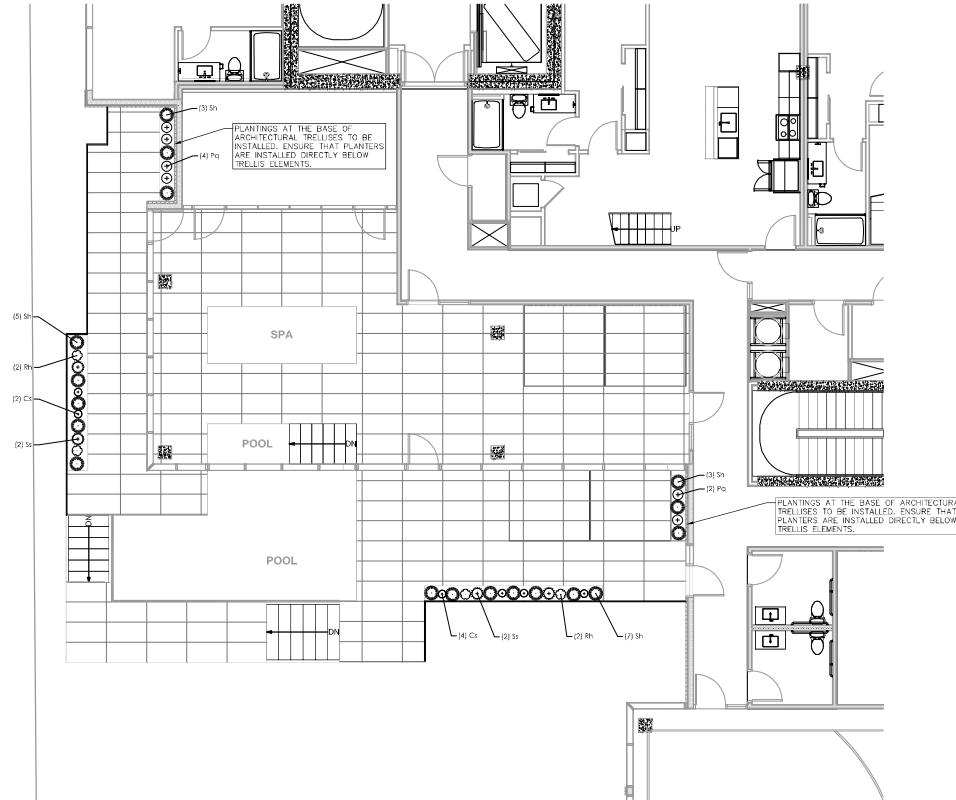
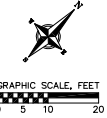
1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN, WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE. OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

LANDSCAPE MATERIAL NOTES:

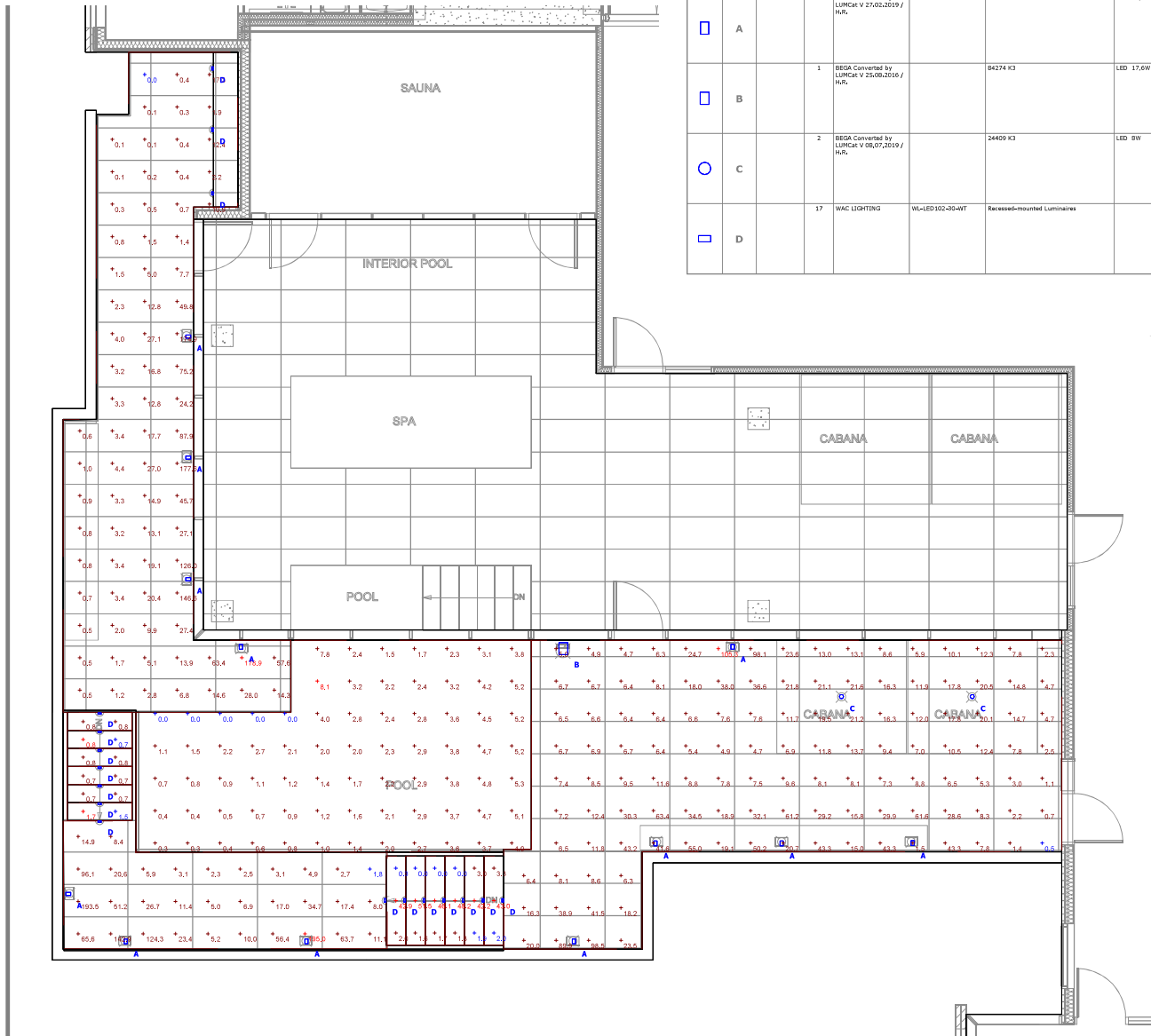
1. PLANTERS TO BE FILLED WITH SUITABLE INTENSIVE GREEN ROOF GROWING MEDIA. RECOMMENDED MEDIA TO BE 'MIDWEST TRADING - MIDWEST INTENSIVE MEDIA' OR EQUAL.
2. PLANTER AREAS MUST BE FREE DRAINING.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
2. CONTRACTOR SHALL CLEAN ALL AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED AREAS OUTSIDE OF WORK AREA DAILY.
3. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
4. PLANTS SHALL BE INSTALLED WHEN ALL CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
5. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
6. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

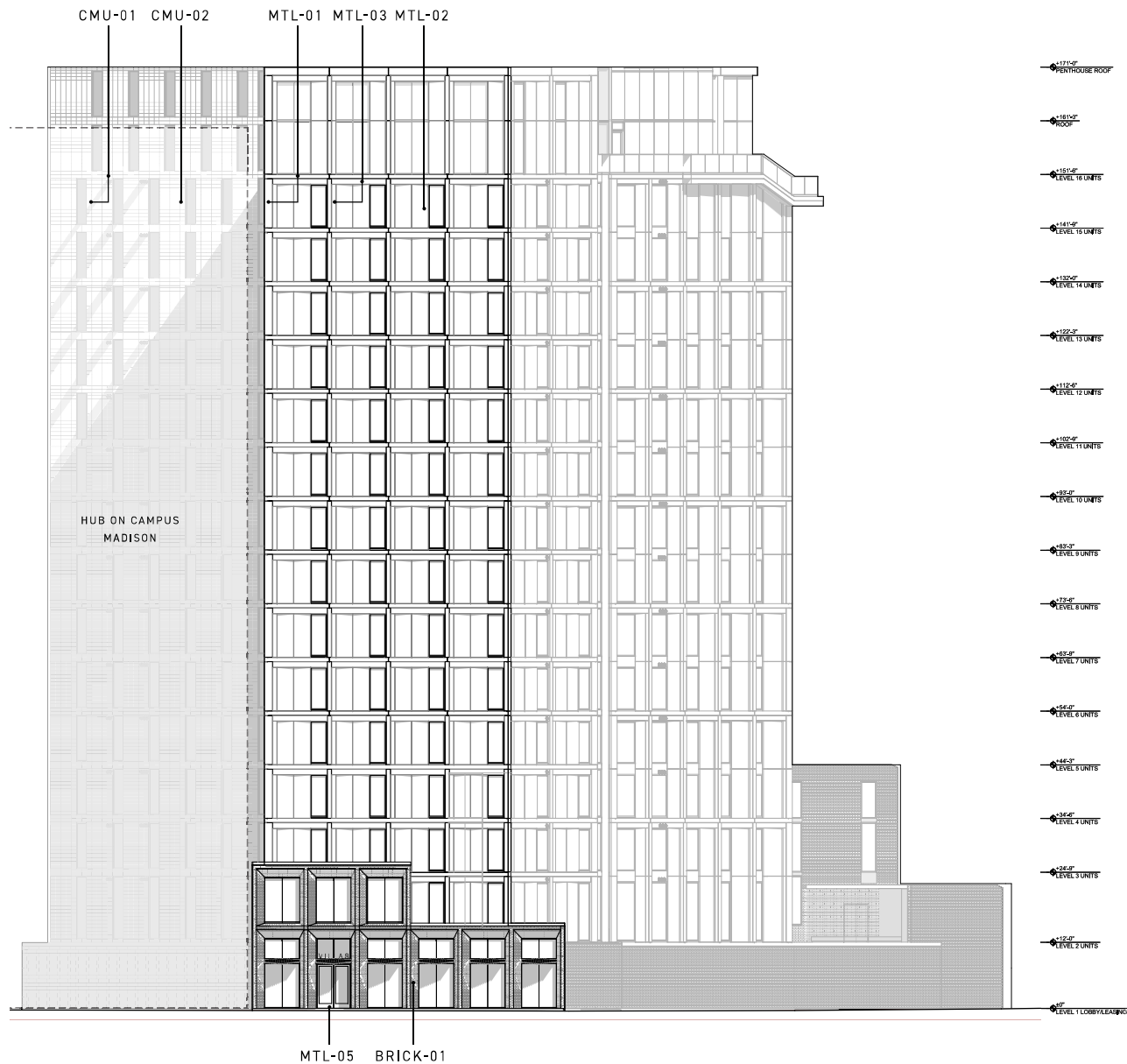


LEVEL 16 LANDSCAPE PLAN
SCALE: 1"=20'

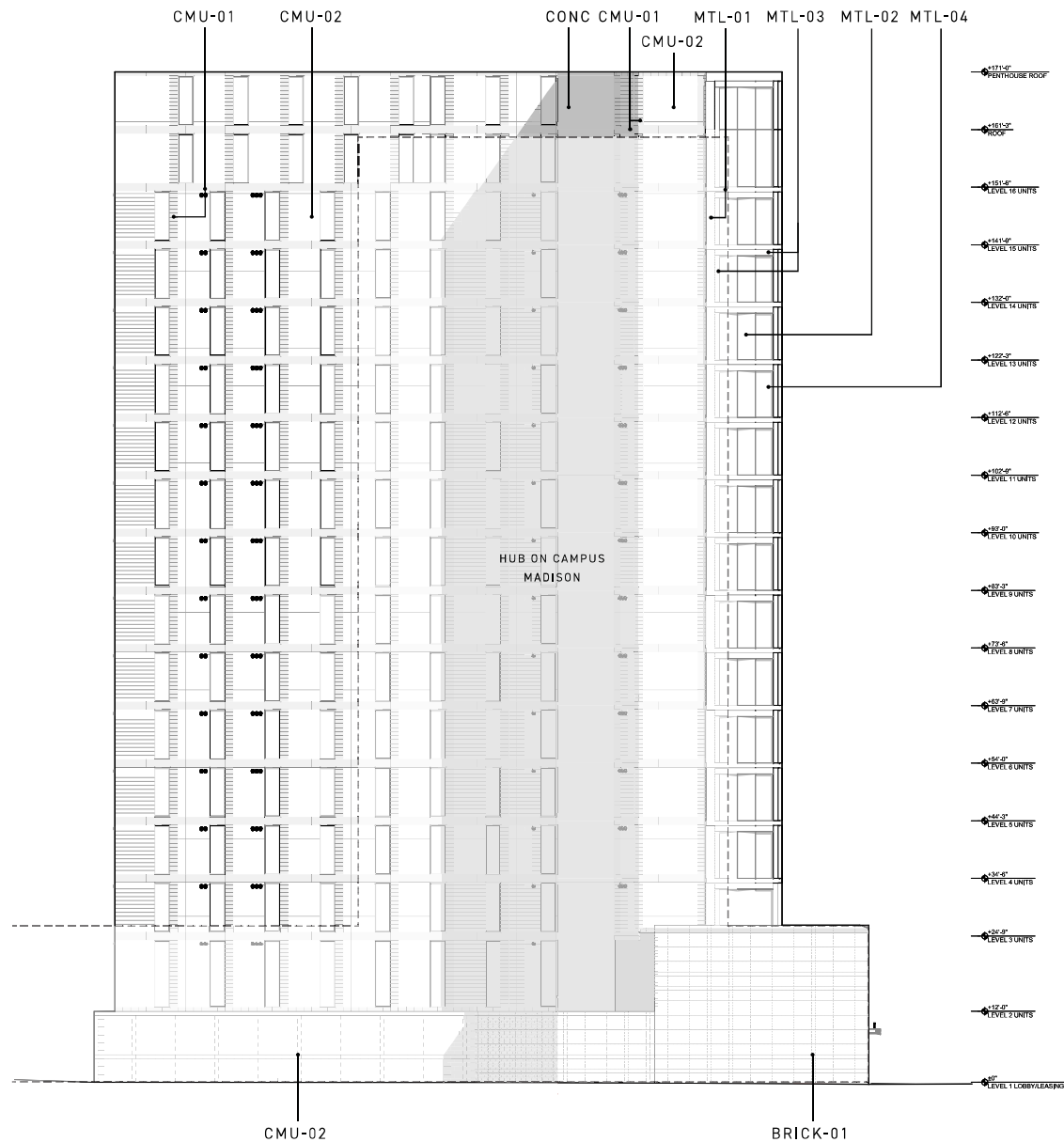


Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Foot Candles
	A		12	BEGA Converted by LORCat V 27.02.2019 / H.R.		84219K3	LED 11,5W	1	1465	15
	B		1	BEGA Converted by LORCat V 25.08.2016 / H.R.		84274 K3	LED 17,6W	1	2496	22
	C		2	BEGA Converted by LORCat V 08.07.2019 / H.R.		24409 K3	LED 8W	1	999	12
	D		17	WAC LIGHTING	WL-LED102-35-WIT	Recessed-mounted Luminaires		1	64	1,83355

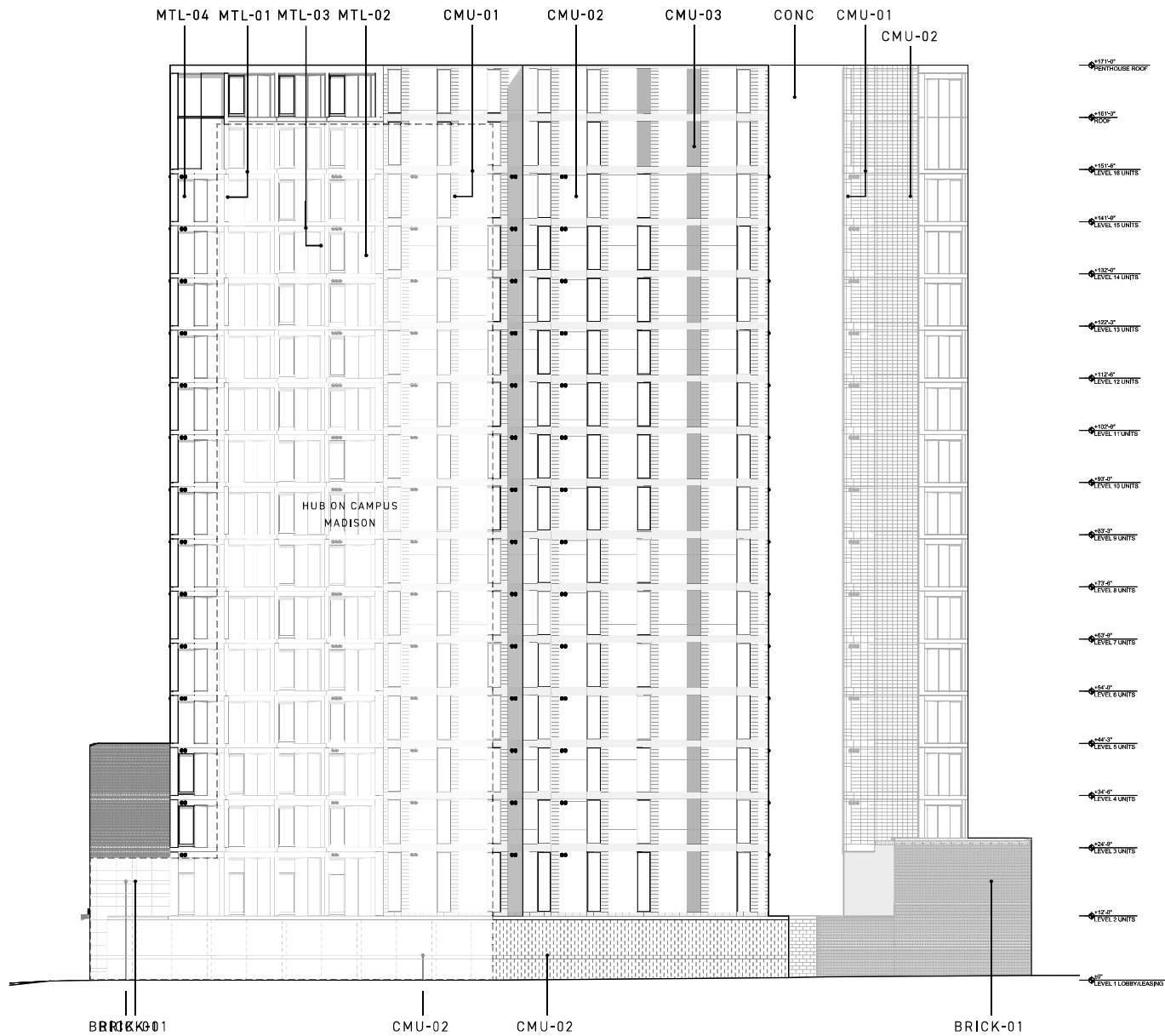
LEVEL 16 EXTERIOR LIGHTING DESIGN
SCALE: NTS



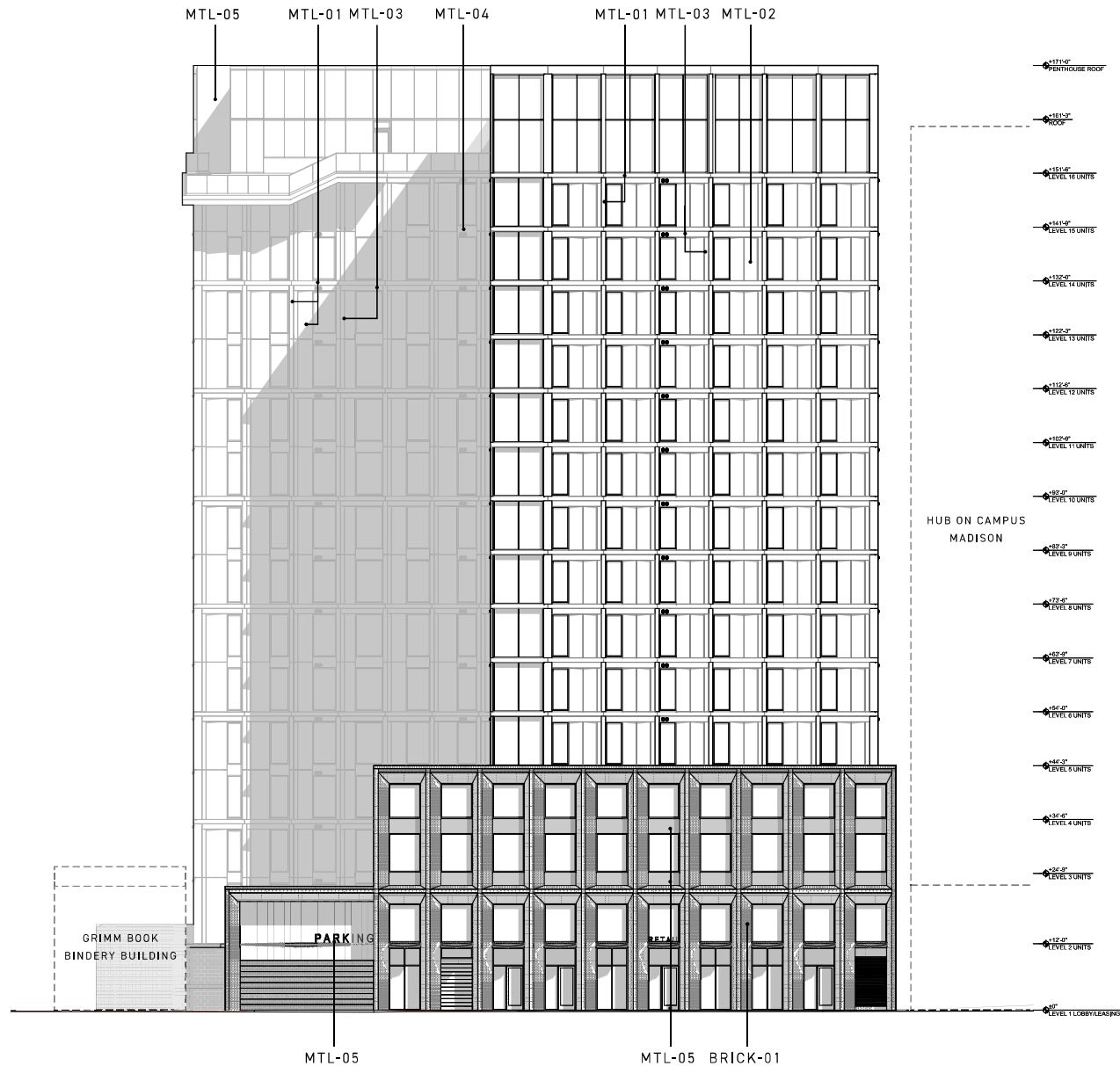
ELEVATION - FRANCES STREET
SCALE: 1/8"=1'-0"



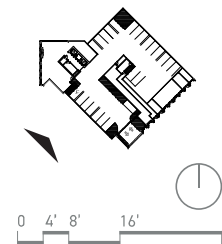
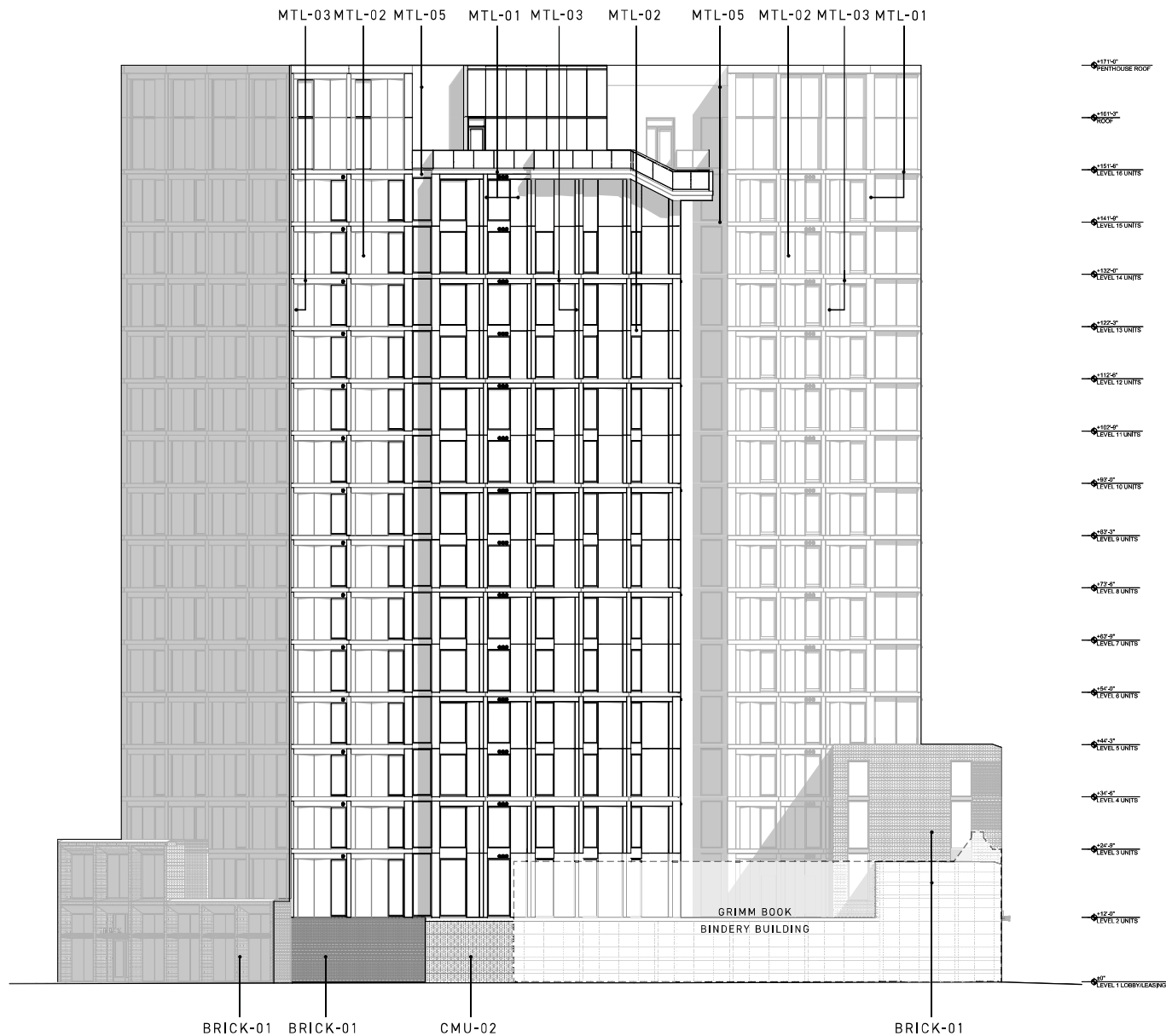
ELEVATION - NORTH
SCALE: 1/8"=1'-0"



ELEVATION - EAST
SCALE: 1/8"=1'-0"

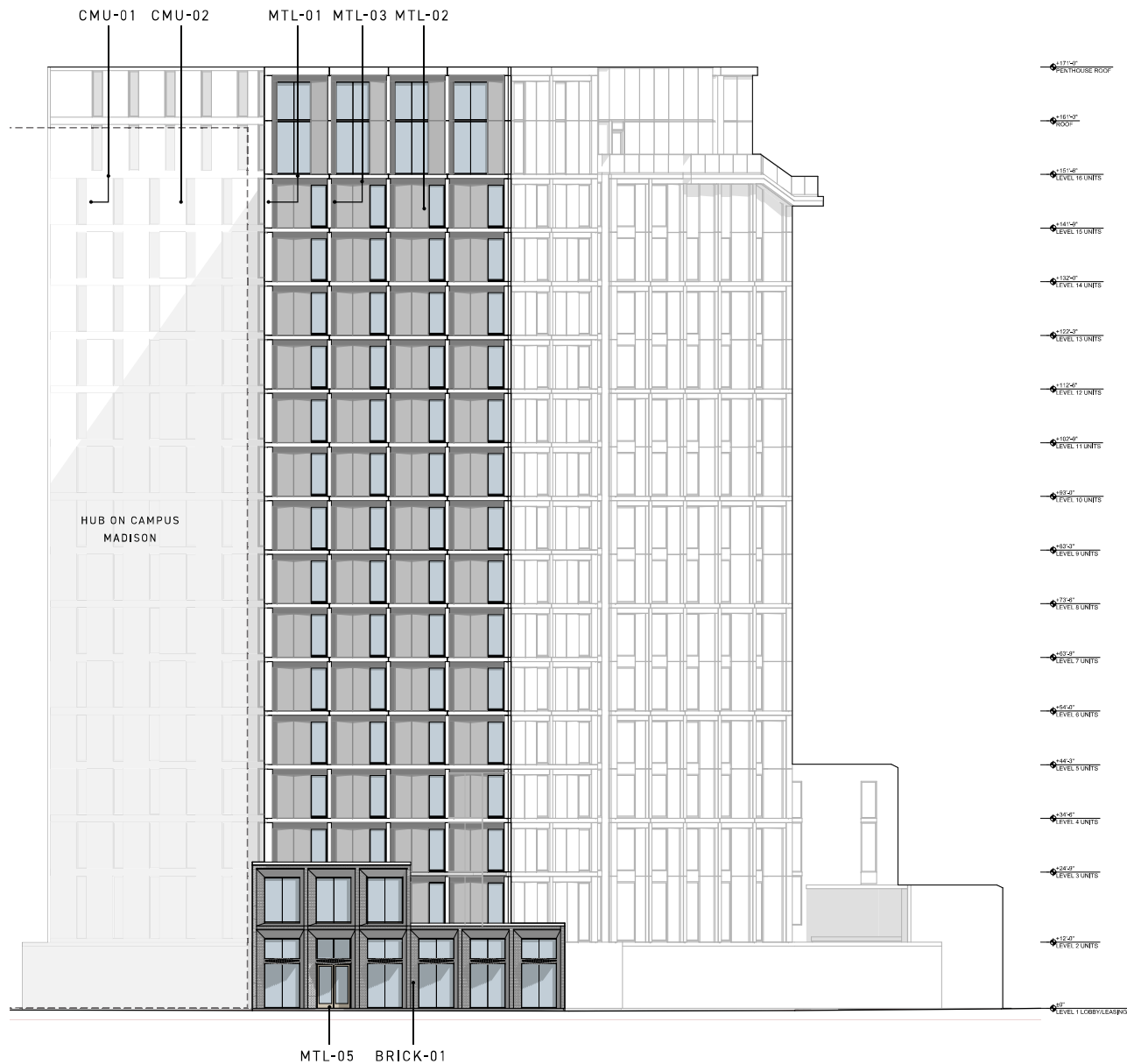


ELEVATION - GILMAN STREET/SOUTH
SCALE: 1/8"=1'-0"

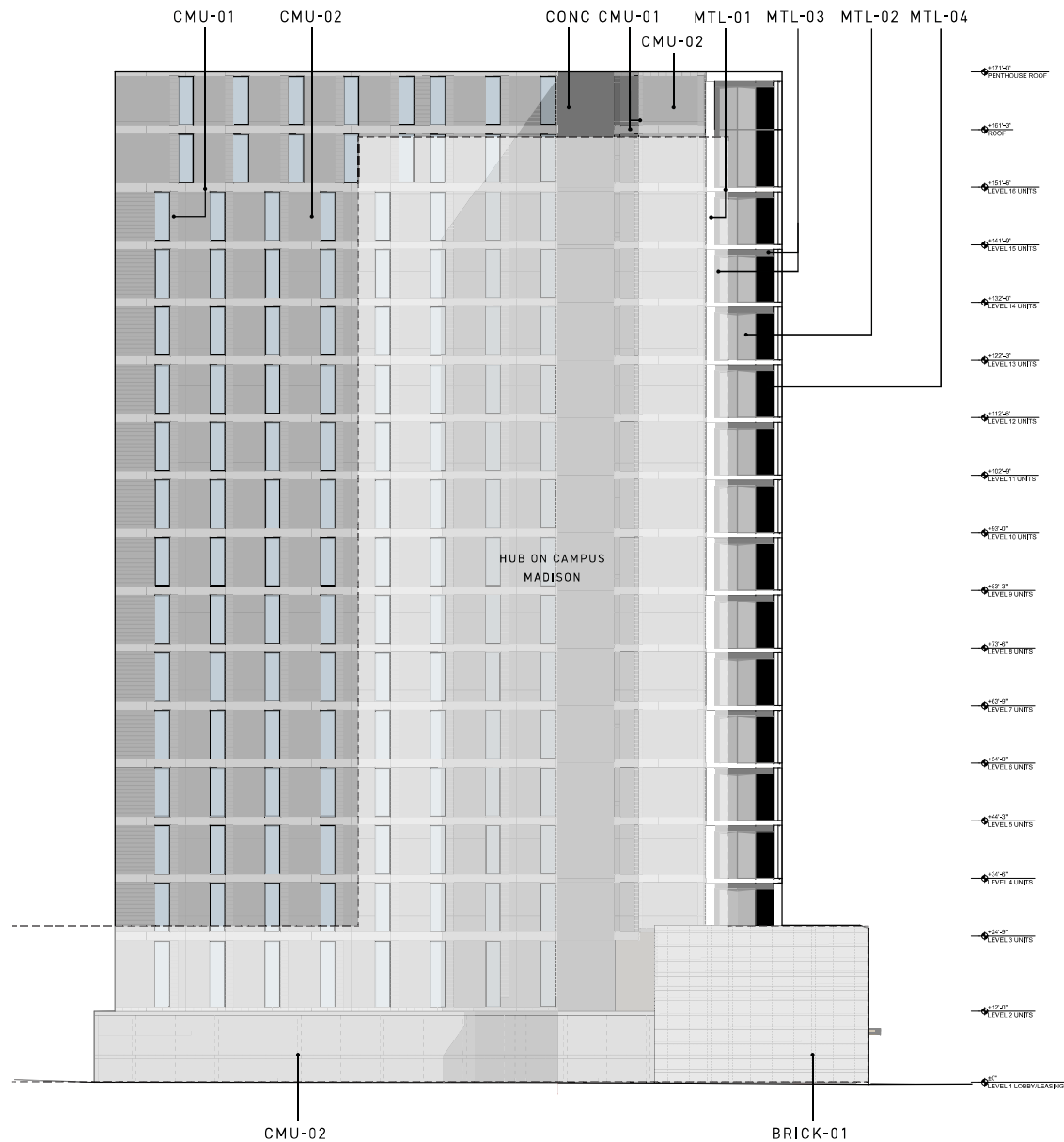


ELEVATION - WEST
SCALE: 1/8"=1'-0"





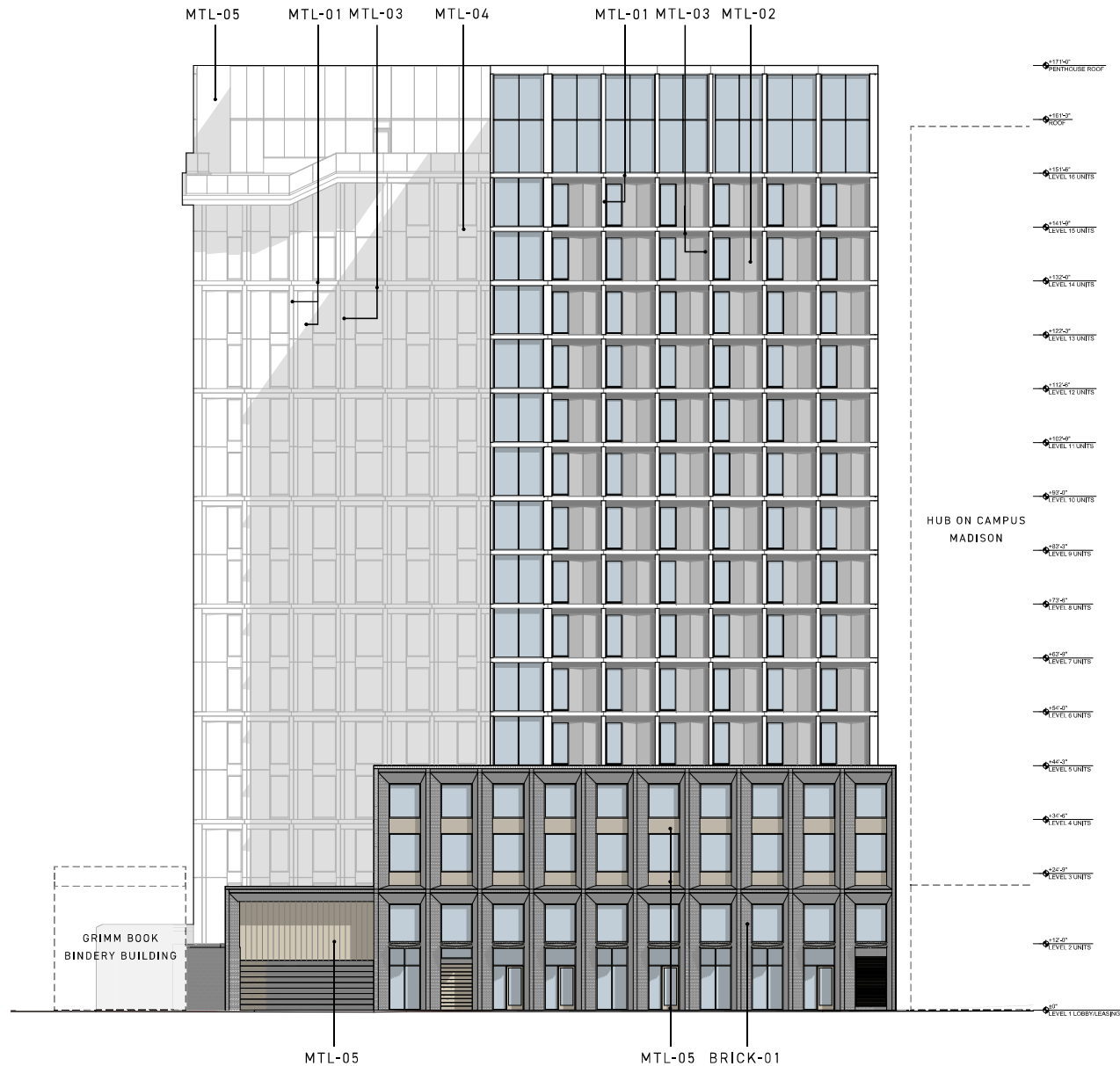
RENDERED ELEVATION - FRANCES STREET
SCALE: 1/8"=1'-0"



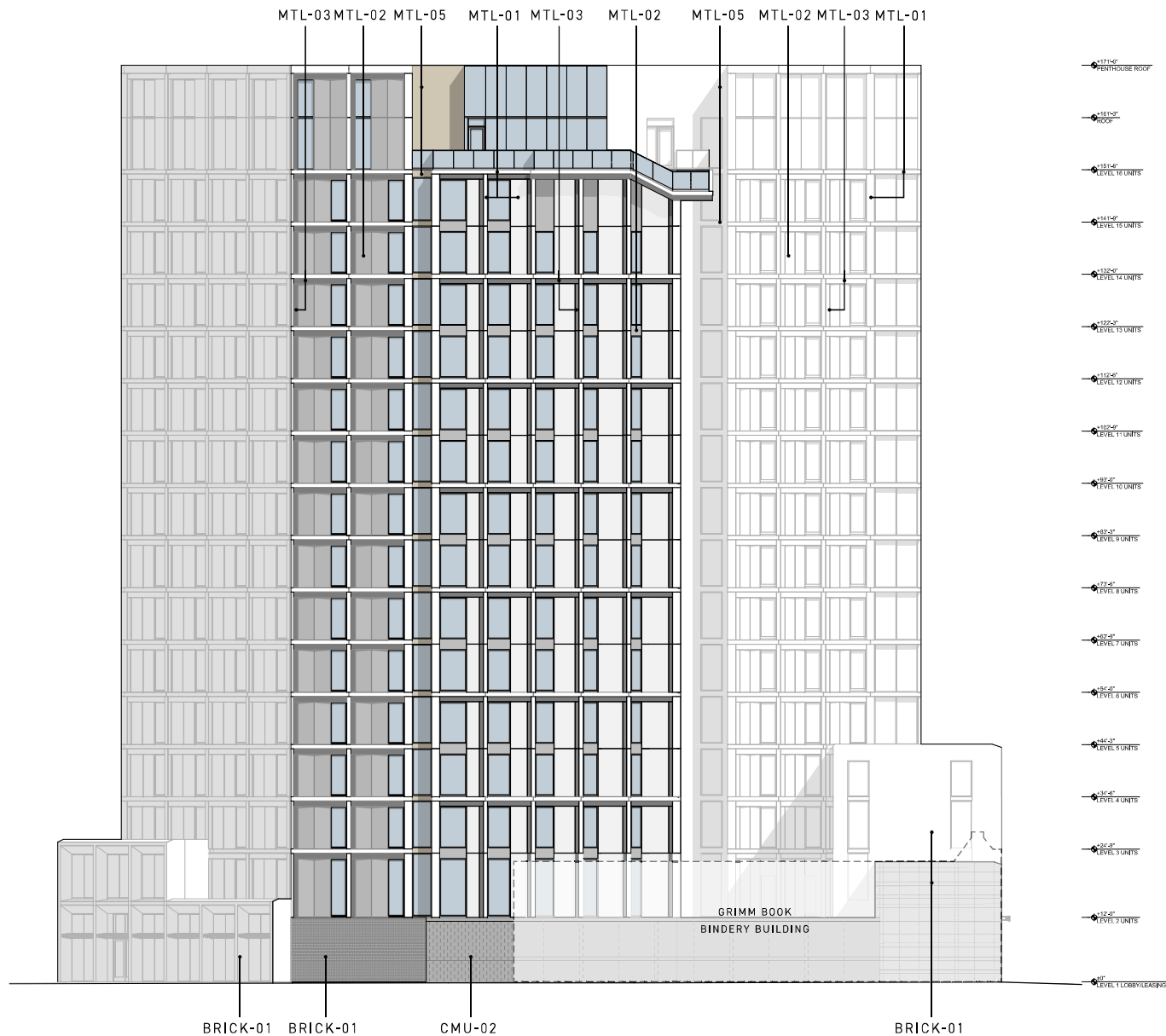
RENDERED ELEVATION - NORTH
SCALE: 1/8"=1'-0"



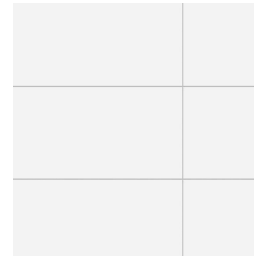
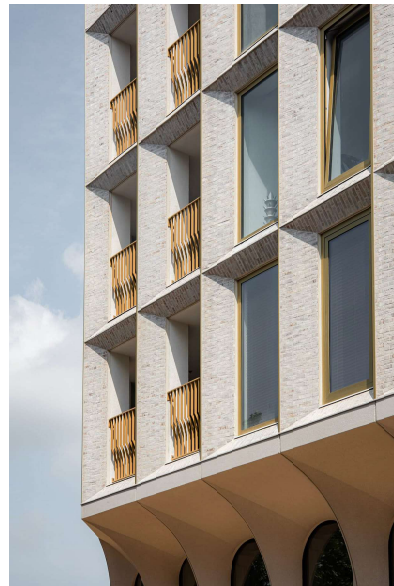
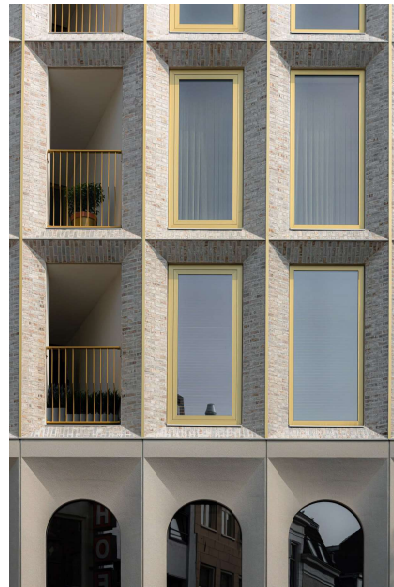
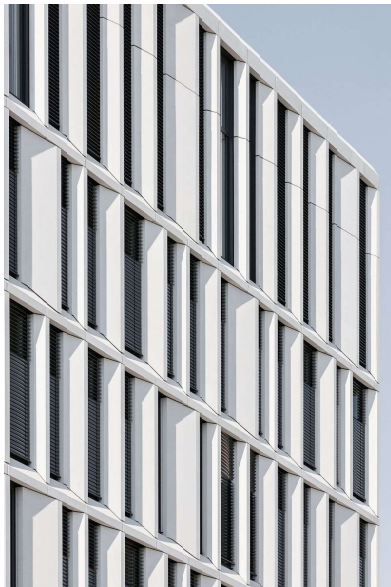
RENDERED ELEVATION - EAST
SCALE: 1/8"=1'-0"



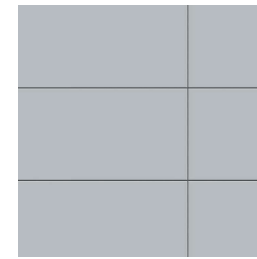
RENDERED ELEVATION - GILMAN STREET/SOUTH
SCALE: 1/8"=1'-0"



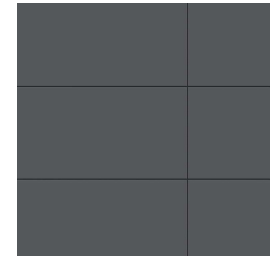
RENDERED ELEVATION - WEST
SCALE: 1/8"=1'-0"



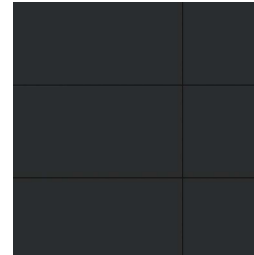
MTL-01 PAINTED METAL
PANEL - COLOR A



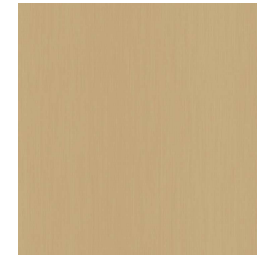
MTL-02 PAINTED METAL
PANEL - COLOR B



MTL-03 PAINTED METAL
PANEL - COLOR C



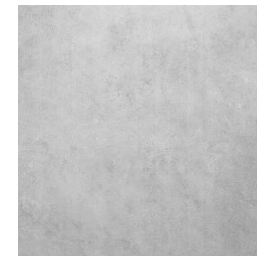
MTL-04 PAINTED METAL
PANEL - COLOR D



MTL-05 PAINTED METAL
PANEL - COLOR E



BRICK-01 BRICK MASONRY



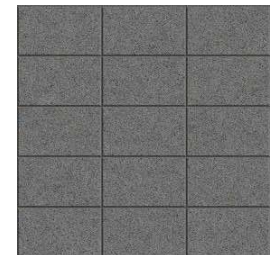
CONC FINISHED CONCRETE



CMU-01 BURNISHED
CONCRETE BLOCK - COLOR A



CMU-02 BURNISHED
CONCRETE BLOCK - COLOR B



CMU-03 BURNISHED
CONCRETE BLOCK - COLOR C

MATERIAL PALETTE



CONCEPT RENDERING

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CONCEPT RENDERING

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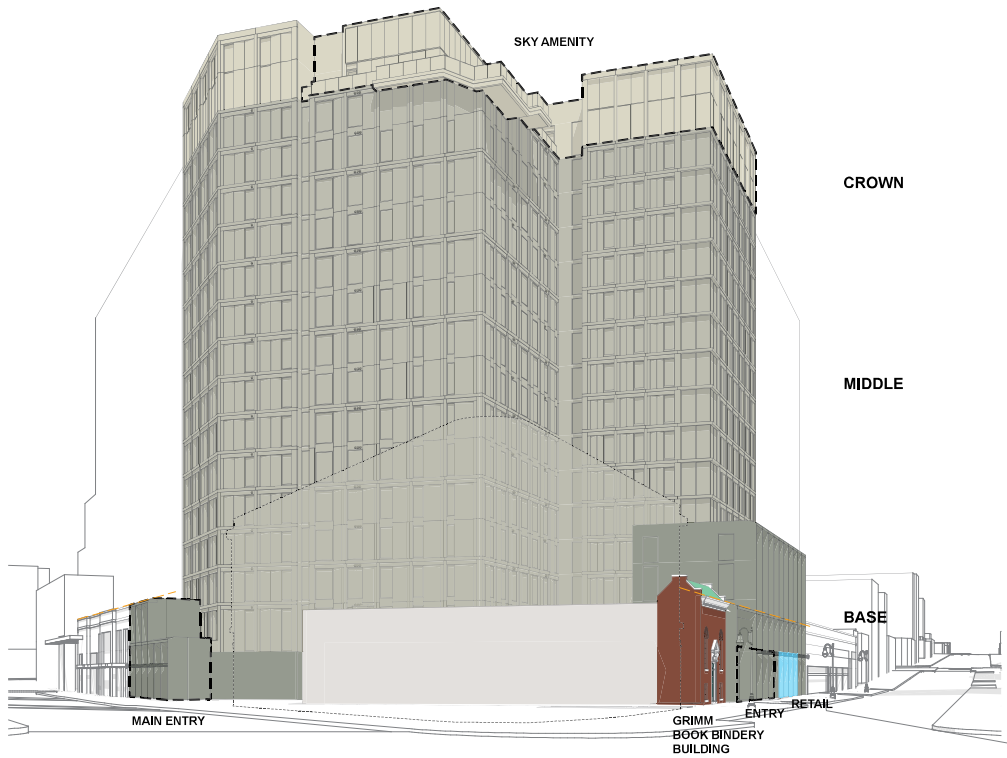
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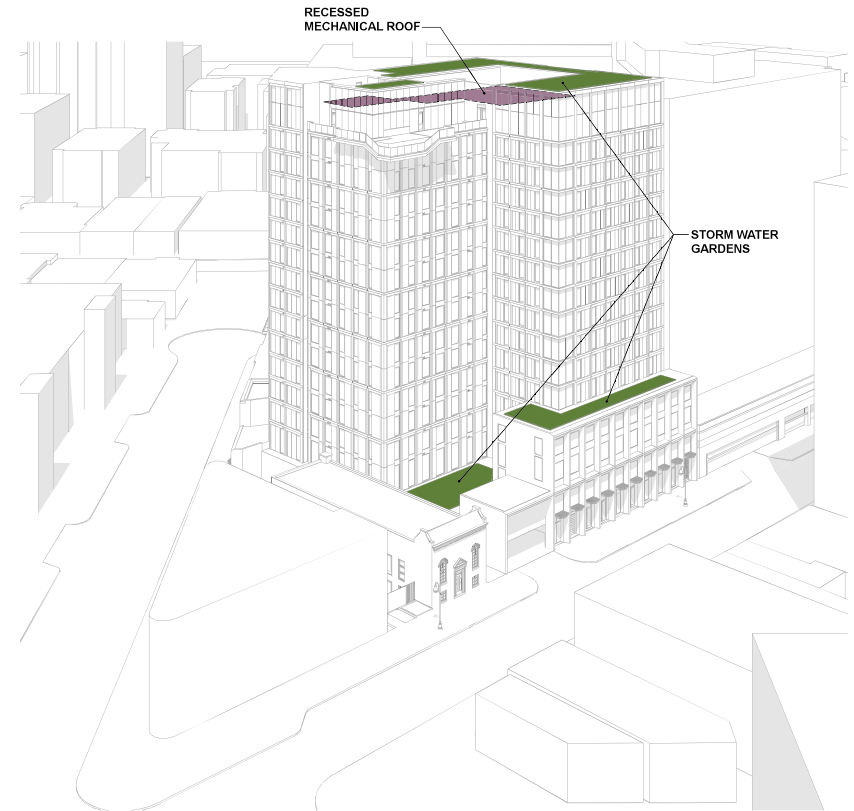
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**MASSING, VISUAL HEIRARCHY, CONTEXT ALIGNMENT,
& PEDESTRIAN EXPERIENCE**



STORM WATER & MECH ROOF



AviProtek®E

Walker bird friendly glass with Vitro
high-performance Solarban® low-e



AviProtek® E Pattern 215



The AviProtek® E pattern 215 is a bird friendly glass solution with acid-etched visual markers on the exterior surface of the glass and Vitro's low-e coating Solarban®60 or 70 on surface 2. This pattern is made of rows of 5mm dots spaced two inches apart. This bird friendly pattern meets local regulations where dots spaced at four inches in both planes are accepted.

Product Specifications

Thickness: 6mm (1/4")

Dimensions: Standard 96" x 130"

Substrates: Clear and Starphire Ultra-Clear™ glass by Vitro Glass, other tints are available on demand

Surface: Etching is to be used on the exterior surface only

Availability: AviProtek® E glass products are only available from members of the Vitro Certified™ Network. This is subject to a minimum quantity of one block of 4,000 lb or 1,000 sq ft of glass.

Threat Factors: Meets all standards and guidelines requesting 2x2 or 2x4 spacing of visual markers. Has been tested by ABC with threat factor of 25 when used on position 1 (birds will avoid collision 75% of the time). For more information, please refer to table A2 of the AviProtek® technical booklet.

Energy: Available with Solarban®60 VT and Solarban®70 VT by Vitro Glass, other coatings are available on demand.

Applications: Exterior

Warranty for the acid-etching: 10 year limited warranty on surface degradation. For all terms and conditions regarding the Walker Textures® warranty, please contact our Customer Service Department.

Warranty for the low-e coating: For more information, please communicate with the Vitro Glass Customer Service Department.



INDICATES
BIRD-SAFE GLASS
TREATMENT REQUIRED

RHODE : PARTNERS

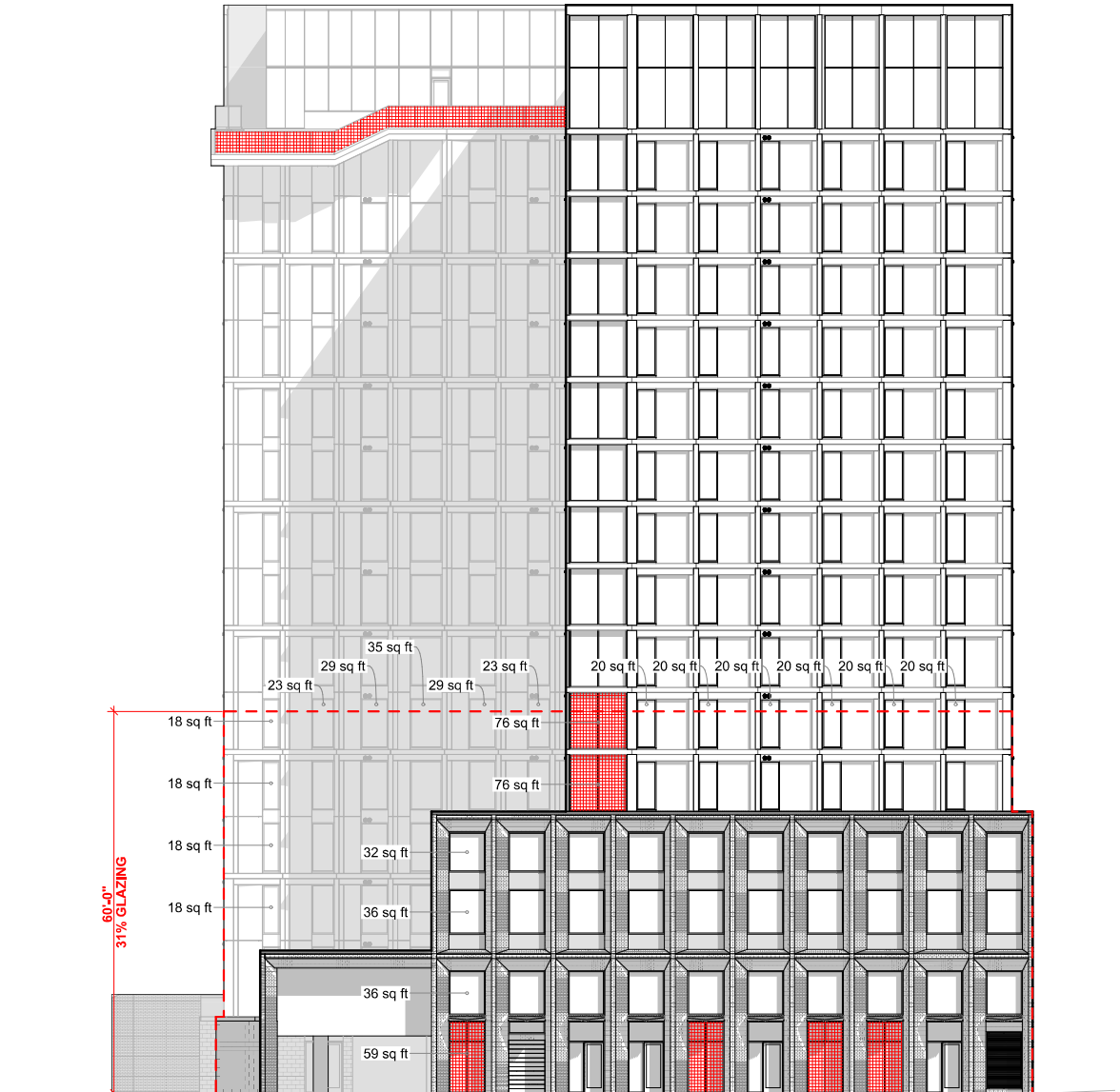
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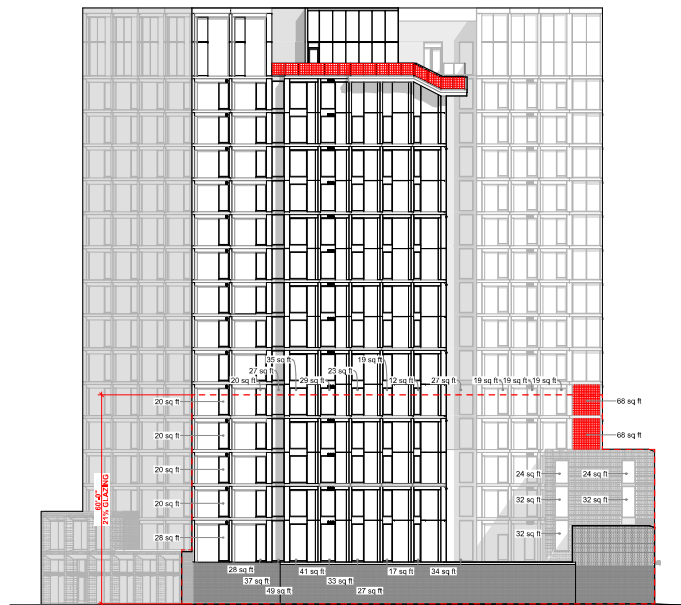
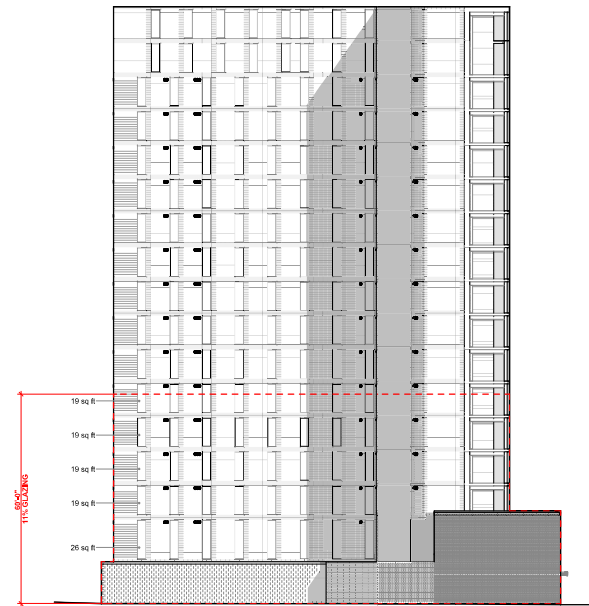
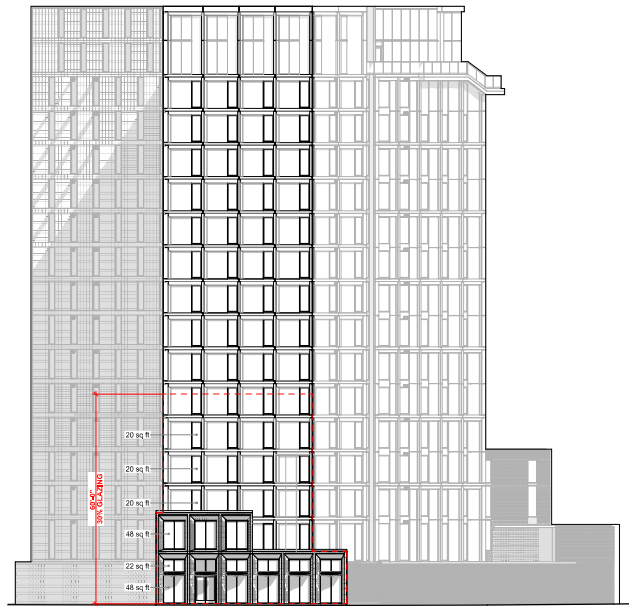
ELEVATION - SOUTH - GILMAN STREET

BIRD SAFE GLASS
SCALE: NTS

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**INDICATES
BIRD-SAFE GLASS
TREATMENT REQUIRED**

RHODE: PARTNERS

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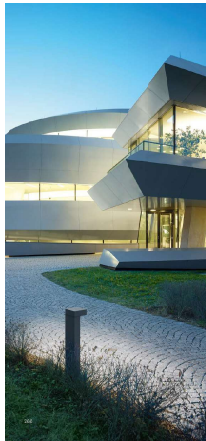
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BIRD SAFE GLASS
SCALE: NTS

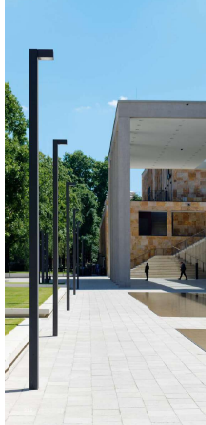
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Exterior view of building at dusk.

A variety of lighting fixtures are available for exterior use. The high output design provides excellent performance in a variety of applications. The fixtures are designed to provide excellent performance in a variety of applications. The fixtures are designed to provide excellent performance in a variety of applications.

LED-LED102-30-BK is a medium output fixture (1000 lumens) with a 120VAC input. It is designed for use in a variety of applications. The fixture is designed to provide excellent performance in a variety of applications. The fixture is designed to provide excellent performance in a variety of applications.



Exterior view of building at dusk.

A variety of lighting fixtures are available for exterior use. The high output design provides excellent performance in a variety of applications. The fixtures are designed to provide excellent performance in a variety of applications. The fixtures are designed to provide excellent performance in a variety of applications.

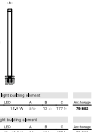
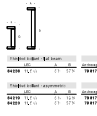
LED-LED102-30-BK is a medium output fixture (1000 lumens) with a 120VAC input. It is designed for use in a variety of applications. The fixture is designed to provide excellent performance in a variety of applications. The fixture is designed to provide excellent performance in a variety of applications.



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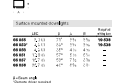
LED-LED102-30-BK is a medium output fixture (1000 lumens) with a 120VAC input. It is designed for use in a variety of applications. The fixture is designed to provide excellent performance in a variety of applications. The fixture is designed to provide excellent performance in a variety of applications.



Exterior view of building at dusk.



Exterior view of building at dusk.



Exterior view of building at dusk.

WAC LIGHTING

Step Light with Photocell

Model & Voltage	Color Temp & CRI	Lumens	Finish
WL-LED102 120 VAC	3000K 90 Amber	65	BK Black on Aluminum BN Brush Nickel on Aluminum BZ Bronze on Aluminum SS Stainless Steel WT White on Aluminum

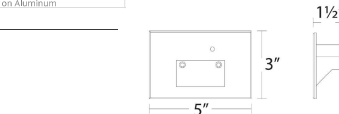
Example: WL-LED102-30-BK

FEATURES

- Options in die-cast brass or 316 marine-grade stainless steel
- Fits into 2" x 4" J-Box with minimum inside dimensions of 3" x 2"
- No driver needed
- No heat radiation
- Low profile, flush to wall aesthetics with no visible hardware
- Balanced lighting, free of shadows with minimum glare
- Integrated photocell for energy saving
- Driver concealed within the fixture
- 5 Year warranty

SPECIFICATIONS

Construction:	Corrosion resistant aluminum alloy, Stainless Steel
Power:	2W
Input:	120 VAC, 50/60Hz
Light Source:	Integrated LED
Lens:	Tempered Glass
Rated Life:	50,000 Hours
Finish:	Enamel Coated Black on Aluminum, Enamel Coated Brush Nickel on Aluminum, Enamel Coated Bronze on Aluminum, Enamel Coated White on Aluminum, Stainless Steel Stainless Steel
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA



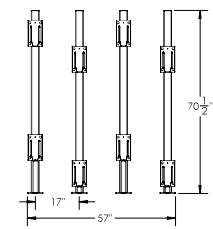
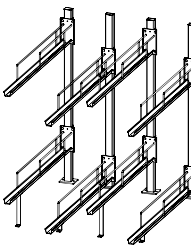
FINISHES



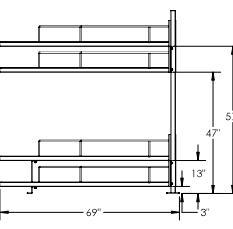
LINE DRAWING



MADRAX DIMENSION
GRABER MANUFACTURING, INC.
SULLYVILLE, OHIO
P.O. BOX 446701, P.O. BOX 540000, P.O. BOX 1000
WWW.MADRAX.COM E-MAIL: SALES@MADRAX.COM



PRODUCT RH4400
DESCRIPTION: HORIZONTAL STORAGE BINE BACKS
FITS LIGHT BINS



DRAWING TITLE

RHODE : PARTNERS

RHODEPARTNERS.COM



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ZONING CALCULATIONS & PROJECT TOTALS			
Land Area SF	19,623		
Total Zoning GSF	182,173		
Total Zoning GSF Proposed	182,173		
FAR Proposed	9.28		

Floor Area Summary									
FLOOR	RES. NET RENTABLE SF		GROSS SF	EFFICIENCY (NET/GROSS)	PARKING SPACES	GARAGE GROSS SF	PARKING EFFICIENCY (SF/SPAC)		FLOOR TO FLOOR
-2 - PARKING			0		5	1,500	300		Below Grade
-1 - PARKING			0		39	16,478	423		Below Grade
-1 - LOBBY/RETAIL/PARKING			5,300		24	11,227	468		Above Grade
2 - RESIDENTIAL/AMENITY	11,543		13,055	88%					Above Grade
3 - RESIDENTIAL	12,009		13,160	91%					Above Grade
4 - RESIDENTIAL	12,009		13,160	91%					Above Grade
5 - RESIDENTIAL	10,418		11,553	90%					Above Grade
6 - RESIDENTIAL	10,418		11,553	90%					Above Grade
7 - RESIDENTIAL	10,418		11,553	90%					Above Grade
8 - RESIDENTIAL	10,418		11,553	90%					Above Grade
9 - RESIDENTIAL	10,418		11,553	90%					Above Grade
10 - RESIDENTIAL	10,418		11,553	90%					Above Grade
11 - RESIDENTIAL	10,418		11,553	90%					Above Grade
12 - RESIDENTIAL	10,418		11,553	90%					Above Grade
13 - RESIDENTIAL	10,418		11,553	90%					Above Grade
14 - RESIDENTIAL	10,418		11,553	90%					Above Grade
15 - RESIDENTIAL	9,089		11,553	78%					Above Grade
16 - RESIDENTIAL/AMENITY	3,530		10,418	34%					Above Grade
ROOF									
TOTAL	152,340		182,173	84%	68	29,205	429		Above Grade

Accessory Uses				
Level 1 - Lobby / Leasing / Retail				
Lobby / Leasing	2,478	SF		
Retail	691	SF		
Level 1.5 - Amenity				
Study	451	SF		
Level 16 - Interior Amenity				
	5,783	SF		
Level 16 - Exterior Amenity				
	1,344	SF		
Bike Parking			Minimum Per CoM	Proposed
Resident Bike Parking	Long Term		222	224
Guest Parking	Short Term	1 per 10 units	11.8	14
Retail	Short Term	1 per 2,000 SF	0.3	2
TOTAL BIKE PARKING			235	240
Parking			Minimum Per CoM	Proposed
Resident Parking			N/A	65
Standard / Compact			3	68
Accessible				68
Total				
Residential Unit Parking Ratio (includes Accessible Spaces)		0.58		
Residential Bedroom Parking Ratio (includes Accessible Spaces)		0.15		
TOTAL PARKING			3	68

Residential Apartments									
Residential Unit Type	Description	%	Unit SF	Unit Sub-Total	Bedroom Sub-Total	SF Sub-Total	Bike Parking Req	Bike Parking Total	
A1 • Double Occupancy	1 BR, 1 BA	11.02%	465	13	28	6,045	1 per unit	13.0	
A2 • Double Occupancy	1 BR, 1 BA	0.85%	697	1	2	697	1 per unit	1.0	
B1	2 BR, 2 BA	11.86%	825	14	28	11,550	1 per unit	14.0	
C1	3 BR, 3 BA	2.54%	1193	3	9	3,579	1.5 per unit	4.5	
C2	3 BR, 3 BA	2.54%	1149	3	9	3,447	1.5 per unit	4.5	
D0	4 BR, 4 BA	9.32%	1193	11	44	13,123	1.5 per unit	16.5	
D1	4 BR, 4 BA	11.86%	1317	14	56	18,438	2 per unit	28.0	
D2	4 BR, 4 BA	9.32%	1290	11	44	14,190	2 per unit	22.0	
D4 • Town Home	4 BR, 4 BA	1.69%	1505	2	8	3,010	2 per unit	4.0	
D5 • Town Home	4 BR, 4 BA	0.85%	1675	1	4	1,675	2 per unit	2.0	
E1	5 BR, 5 BA	2.54%	1745	3	15	5,235	2.5 per unit	7.5	
E2 • Media	5 BR, 5 BA + MEDIA	11.86%	1761	14	70	24,654	2.5 per unit	35.0	
E3 • Media	5 BR, 5 BA + MEDIA	11.02%	1859	13	65	24,167	2.5 per unit	32.5	
E4 • Media	5 BR, 5 BA + MEDIA	2.54%	1690	3	15	5,070	2.5 per unit	7.5	
E5 • Media	5 BR, 5 BA + MEDIA	9.32%	1774	11	55	19,514	2.5 per unit	27.5	
E6 • Town Home	5 BR, 5 BA	0.85%	2025	1	5	2,025	2.5 per unit	2.5	
				Total Units	Total Beds	Total Unit NSF	NSF per Bedroom	Sub Total	
				118	455	156,419	344	222	
Unit Mix		1BR	2BR	3BR	4BR	5BR			
		11.0%	11.0%	5.1%	33.1%	38.1%	100.0%		
Affordable Unit Summary									
A1 • Double Occupancy • Affordable Units			12						
Total Units			118						
Percentage of Total Units			16.2%						



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 450 W. GILMAN ST, MADISON WI 53703

Contact Name & Phone #: Grant Zucker - Villas Student Housing. (713)397-0063

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?	☒ Yes ☐ Yes ☒ Yes	☐ No ☐ No ☐ No	☐ N/A ☒ N/A ☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (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.)	☒ Yes ☒ Yes ☒ Yes ☒ Yes ☒ Yes ☐ Yes ☐ Yes	☐ No ☐ No ☐ No ☐ No ☐ No ☐ No ☐ No	☐ N/A ☐ N/A ☐ N/A ☒ N/A ☐ N/A ☒ N/A ☐ 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?	☐ Yes ☐ Yes ☐ Yes	☒ No ☐ No ☐ No	☐ N/A ☐ N/A ☐ 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?	☐ Yes ☐ Yes	☒ No ☐ No	☐ N/A ☐ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane? 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?	☒ Yes ☐ Yes ☒ Yes ☐ Yes ☒ Yes ☒ Yes ☐ Yes	☐ No ☒ No ☐ No ☒ No ☐ No ☐ No ☒ No	☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes ☐ Yes ☐ Yes ☒ Yes ☐ Yes ☐ Yes ☐ Yes	☐ No ☒ No ☐ No ☐ No ☐ No ☐ No ☐ No	☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

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

This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.