

Tennyson Senior Living Community

Madison, Wisconsin

UDC Application

City of Madison SIP Final Submittal

May 7, 2014

Engberg Anderson Project Number 132290

1 N. Pinckney
Madison, WI 53703
608.250.0100
www.engberganderson.com



LEGEND (PROPOSED)

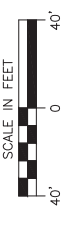
- PROPERTY LINE
- - - LIMITS OF DISTURBANCE
- - - SAMCUT
- - - ASPHALT/BASE REMOVAL
- - - CONCRETE/BASE REMOVAL
- - - CONCRETE/BASE REMOVAL
- X REMOVE / RELOCATE TREE

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY, PROVIDED BY OTHERS, FOR EXISTING CONDITIONS NOTES AND LEGEND. JSD DOES NOT TAKE RESPONSIBILITY FOR ANY BENCHMARKS LOCATED ON THE SURVEY PROVIDED BY OTHERS.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON REQUIREMENTS.
3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
4. THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WORK WRAPP PERMIT APPLICATION STANDARDS.

DEMOLITION NOTES

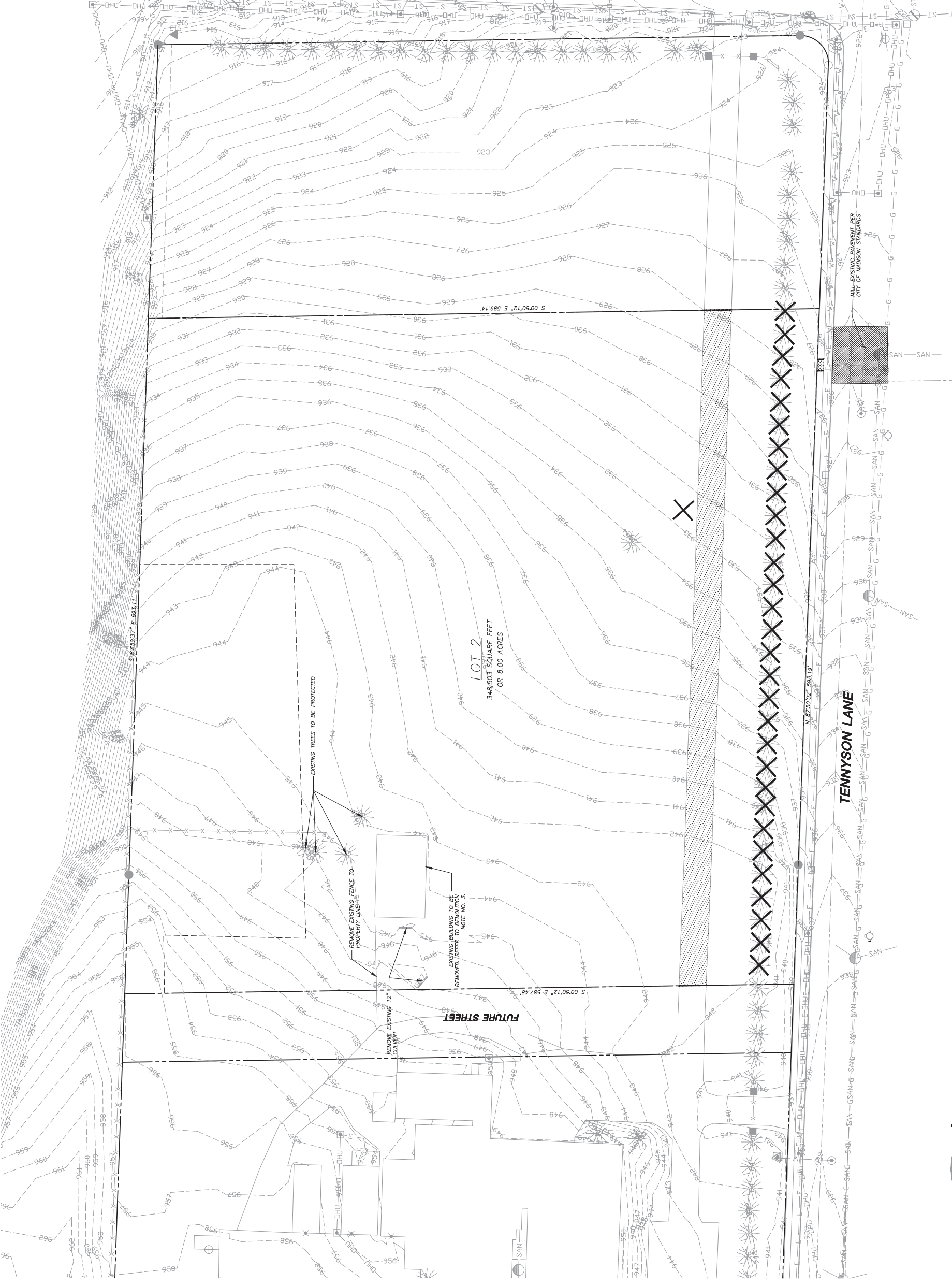
1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION. THE EXISTING CONDITIONS THROUGH FIELD SURVEY AND STANDARD CARE. THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION. OF WHICH THE ENGINEER WOULD BE RESPONSIBLE FOR IDENTIFYING. THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DISCREPANCY AT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ITEMS NOT IDENTIFIED BY THE ENGINEER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. ALL PERMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE DEMOLITION OF ANY BUILDING OR STRUCTURE. ALL EXISTING UTILITY LINES SHALL BE IDENTIFIED AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DOCUMENTATION AVAILABLE. THIS CONTRACTOR SHALL SUBMIT THE RECYCLING PLAN PER CITY OF MADISON REQUIREMENTS.
4. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
6. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING LOW DENSITY CONCRETE/FLOWABLE FILL.
7. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND UTILITIES. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
8. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS.
9. PRIOR TO CONSTRUCTION, THE 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.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES ARE RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
12. THIS SITE IS PART OF A PARCEL THAT WAS IDENTIFIED IN THE BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRSTS) 03-13-553975. CONTRACTOR SHALL REVIEW ALL APPLICABLE ENVIRONMENTAL DOCUMENTS PROVIDED BY THE OWNER FOR SPECIFIC REQUIREMENTS.



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Tennyson Senior Living Community

DEMOLITION PLAN
 1" = 40'-0"
 May 7, 2014

Engberg Anderson Project No. 132290



LEGEND (PROPOSED)

- PROPERTY LINE
- BUILDING FIRST FLOOR
- BUILDING LOWER LEVEL
- FUTURE BUILDING ADDITION
- EDGE OF PAVEMENT
- TEMPORARY PAVEMENT EDGE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 18" STANDARD CURB AND GUTTER
- 18" REJECT CURB AND GUTTER
- STONE RETAINING WALL (SEE LANDSCAPE PLANS FOR DETAILS)
- FENCE LINE (SEE LANDSCAPE PLANS FOR DETAILS)
- CONCRETE RETAINING WALL
- STORMWATER MANAGEMENT AREA

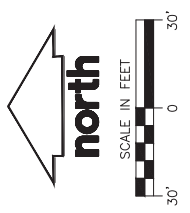
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SITE PLAN NOTES

1. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADI TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL PRIVATE CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF VERONA.
4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
8. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
9. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
10. 3' x 4' TRUNCATED DOME SECTIONS SHALL BE PLACED AT ALL ADA RAMP.
11. BIKE RACKS SHALL BE LOCATED ON A 4" THICK CONCRETE PAD OVER 4" OF AGGREGATE BASE. EACH BIKE PARKING STALL SHALL BE AT LEAST 2'x6'. BIKE RACK SHALL BE APPROVED BY OWNER AND INSTALLED INTEGRAL TO THE CONCRETE PAD.
12. DETAILS OF WALK LAYOUT WILL BE PROVIDED IN ELECTRONIC FORMAT FOR GARDEN AREAS AS NOTED.
13. SEE LANDSCAPE PLANS FOR HARDSCAPE AND LANDSCAPE OF SPECIAL GARDEN AREAS AS NOTED.

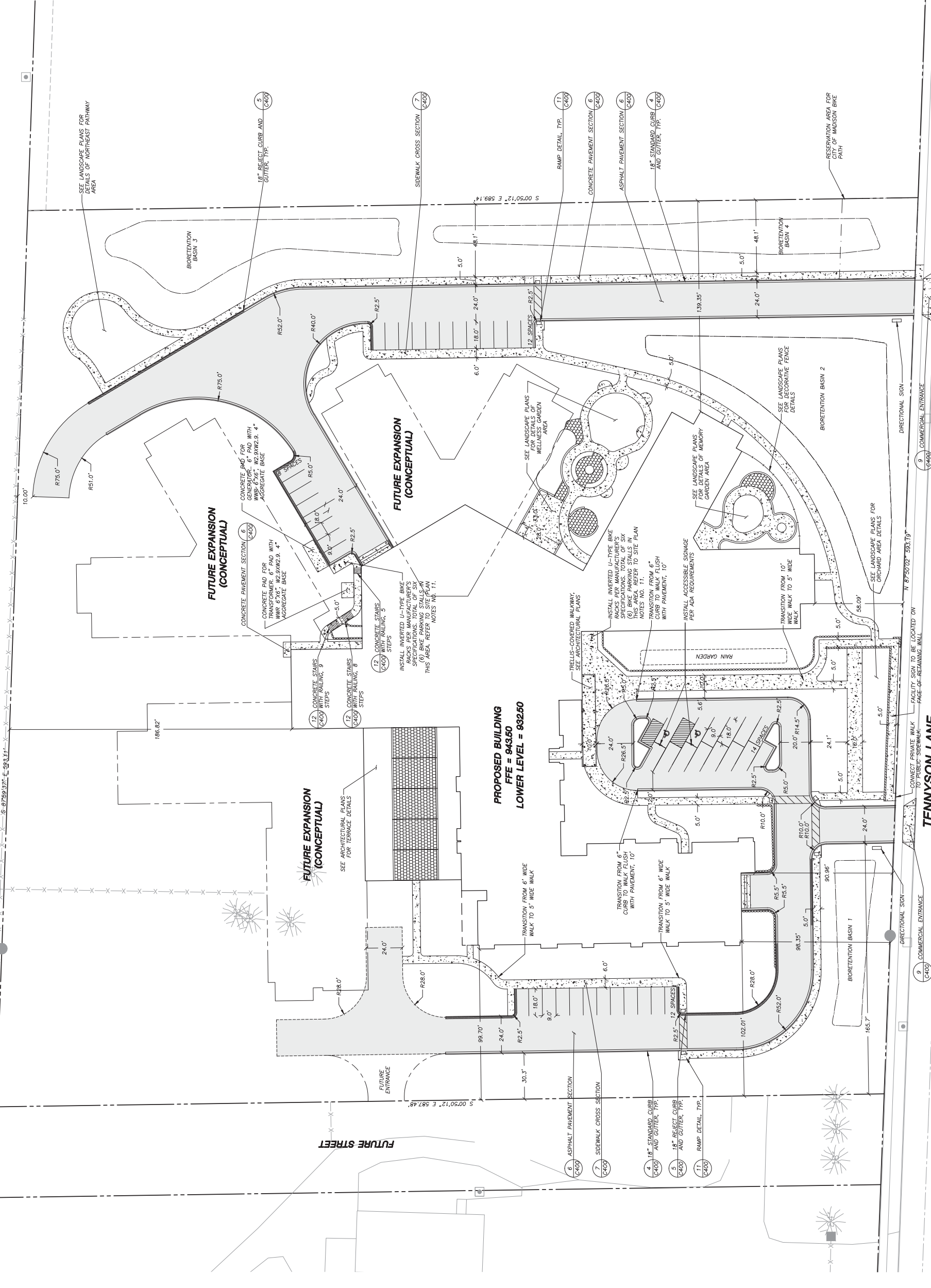
SITE INFORMATION BLOCK	
Site Location	Madison, WI
Site Acreage (Total)	8.00
Disturbed Area	291,450 S.F.
Existing Site Zoning:	PD-BDP
Proposed use of property:	
300 UNIT SENIOR HOUSING AND ASSISTED LIVING FACILITY	
Building information:	
Number of stories (above grade)	2
Building height	18'-20'
Total square footage of building	51,366 S.F.
Number of surface parking stalls:	
Large car	44
Accessible	2
Number of underground parking stalls:	86
Large car	0
Accessible	0
Number of bicycle stalls shown:	
Existing Impervious Surface Area	17,286 S.F.
Existing Pervious Surface Area	331,214 S.F.
Existing Impervious Surface Area Ratio	0.050
Proposed Impervious Surface Area	125,544 S.F.
Proposed Pervious Surface Area	222,959 S.F.
Proposed Impervious Surface Area Ratio	0.360
Usable Open Space	183,035 S.F.



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**Engberg
Anderson**
MILWAUKEE TUCSON
MADISON

SITE PLAN
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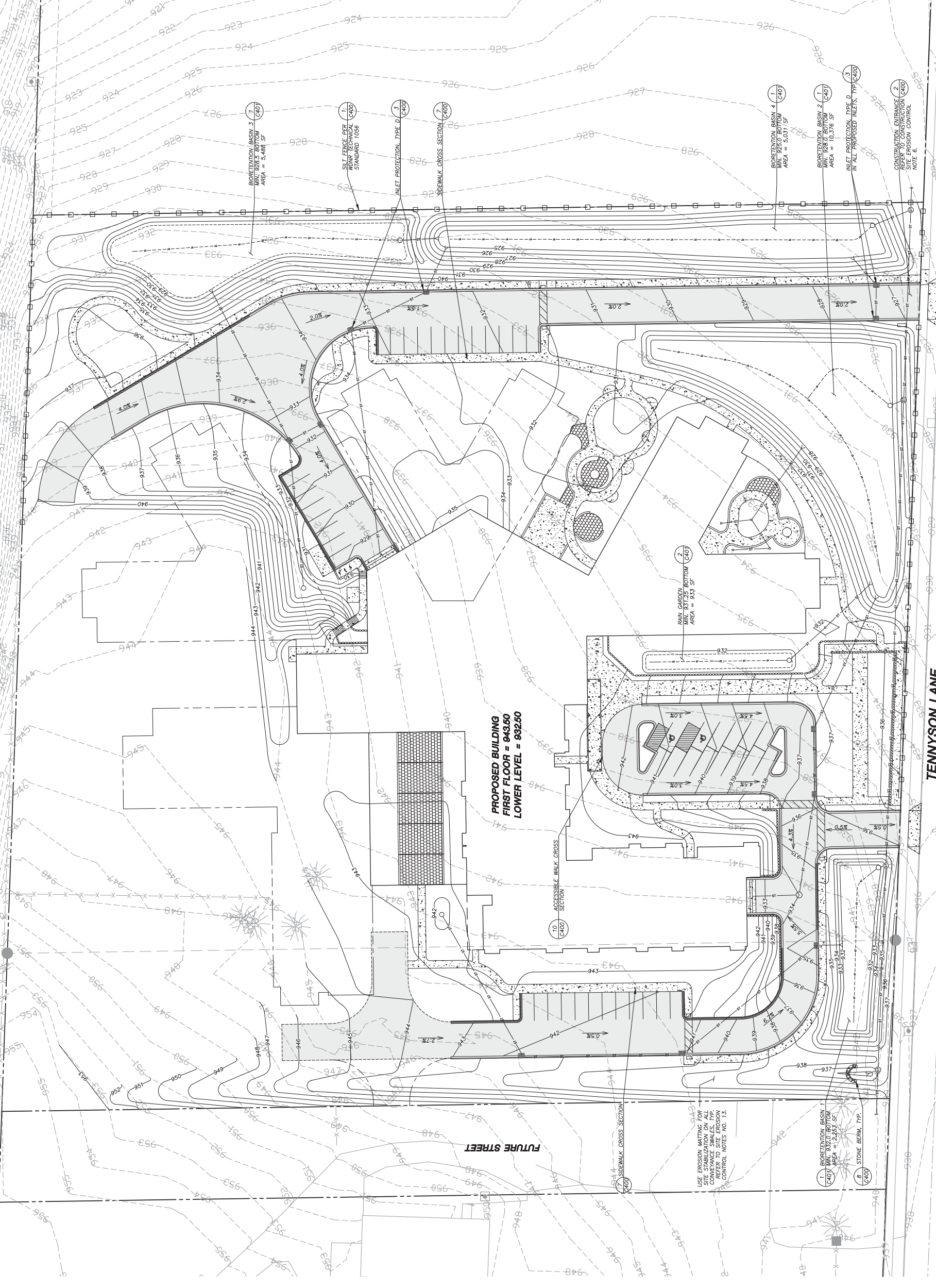
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CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. CONSTRUCTION AND SITE EROSION CONTROL MEASURES SHALL BE SUPERVISED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/Stormwater/techstds.htm>
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO THE PLAN SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE AND SHALL BE PERFORMED AT THE END OF EACH WORK DAY. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE. WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A TRACKING BASIN 50' LONG AND NO LESS THAN 12" DEEP BY USE OF 1/2" CLEAR STONE. TRACKING BASINS ARE TO BE MAINTAINED BY THE CONTRACTOR IN CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE MUNICIPALITY.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH MWR TECHNICAL STANDARDS.
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - A. PLACE EVALUATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN THE VICINITY OF THE TRENCH. TRENCH WATER SHALL NOT BE RELEASED INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION.
11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES EXCEEDING 5:1 (20%) AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS 1 TYPE B EROSION MATING OR APPLICATION OF A MUD APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL STABILIZE ALL SLOPES WITHIN 7 DAYS OF COMPLETION OF GRADING ACTIVITIES AS COMPLETE.
14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WISCONSIN SAFETY AND PROFESSIONAL SERVICES REQUIREMENTS.
15. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO MWR TECHNICAL STANDARD 108B.
16. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
17. ALL APRON ENDWALLS SHALL BE PROVIDED WITH RIP RAP PER DETAILS.

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SEED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. 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.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
4. CONTRACTOR SHALL CHESEL-FLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SEEDING AND MULCHING TO PROMOTE INFILTRATION.
5. CONTRACTOR SHALL WATER ALL NEWLY SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PREVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
8. IF SPRAYING ACTIVITIES SEEDS ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
9. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEED, MULCHED, OR OTHER MEANS OF STABILIZATION. ALL SLOPES 15% OR GREATER SHALL BE TEMPORARILY SEED, MULCHED, OR OTHER MEANS OF STABILIZATION AS SOON AS PRACTICABLE.



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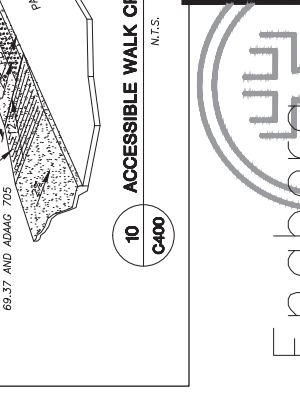
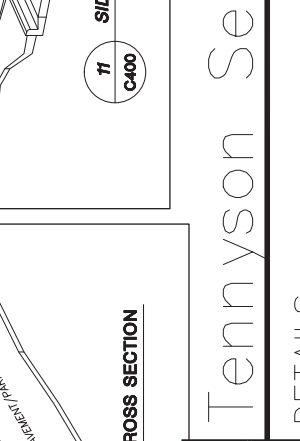
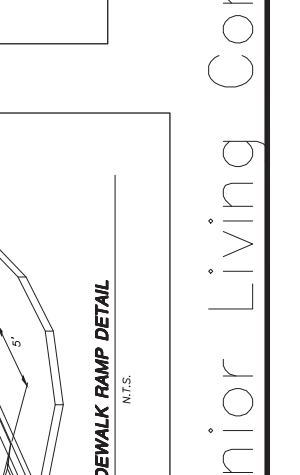
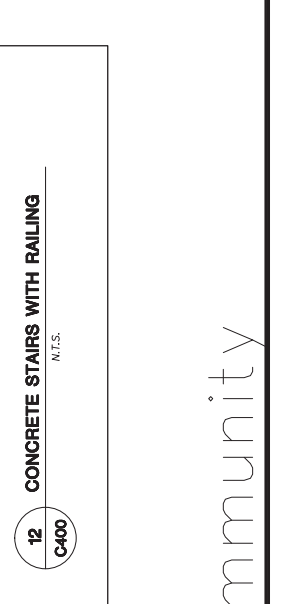
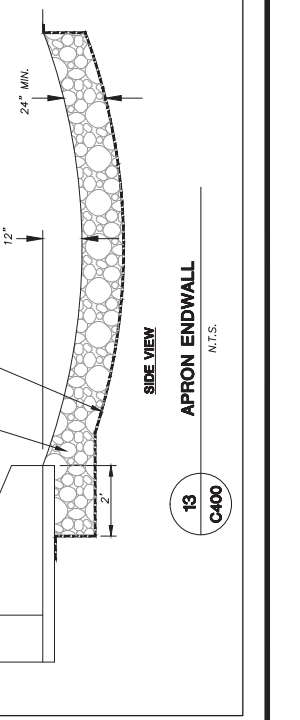
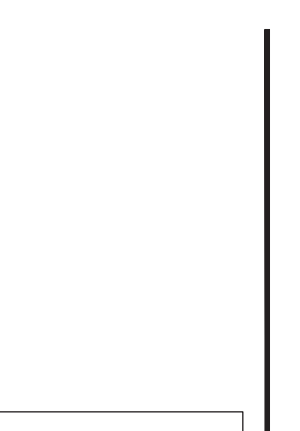
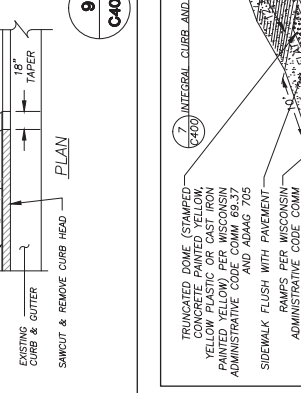
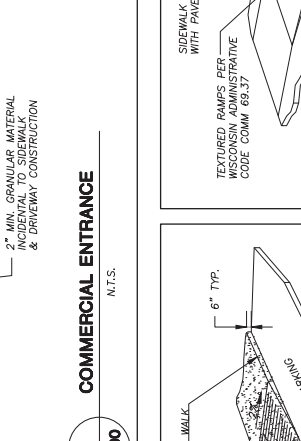
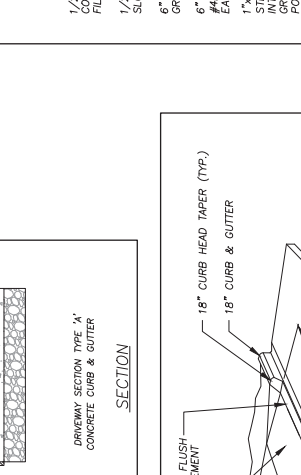
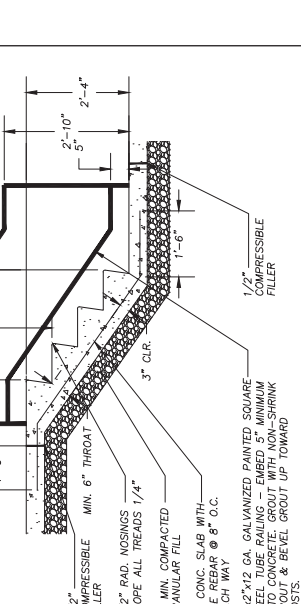
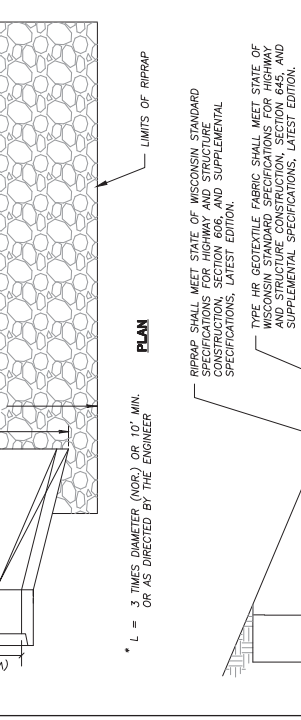
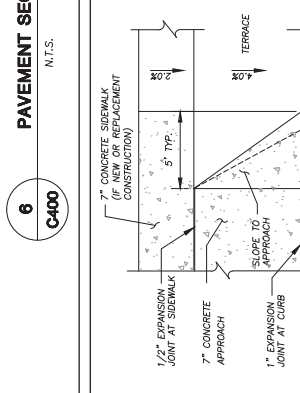
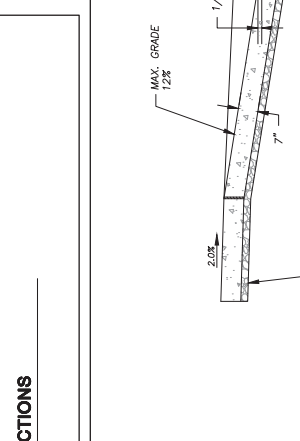
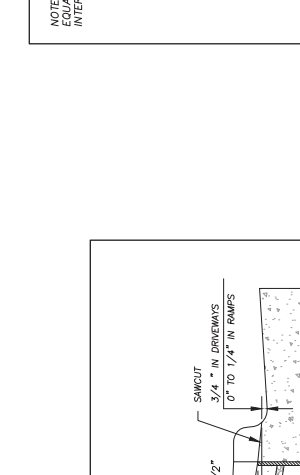
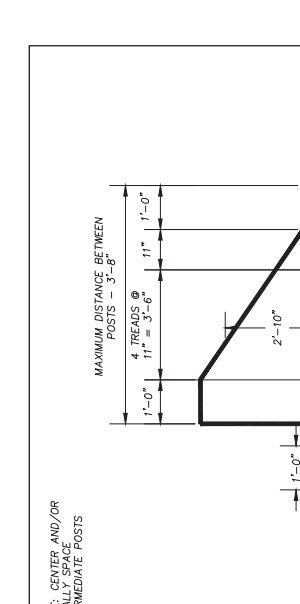
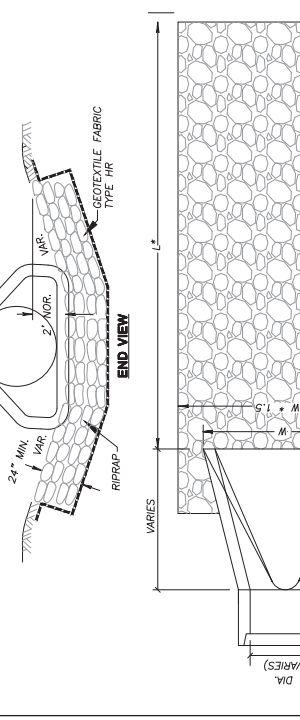
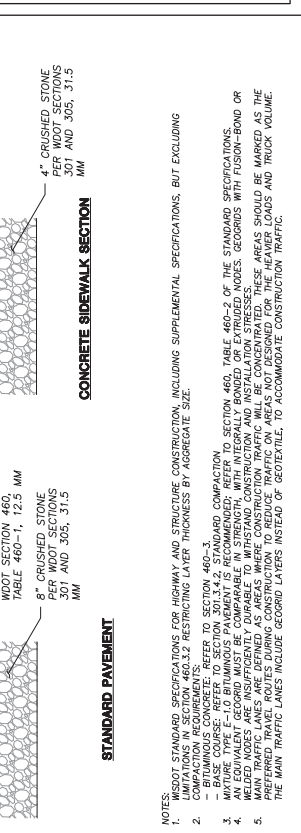
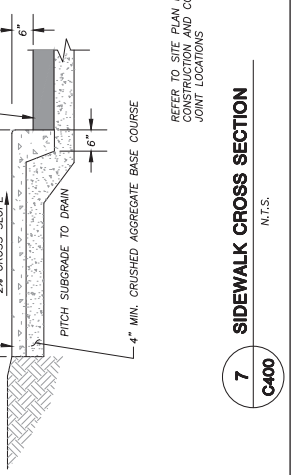
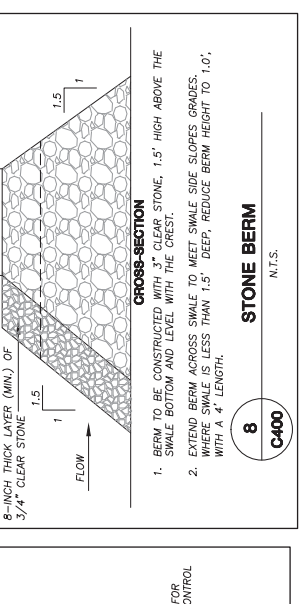
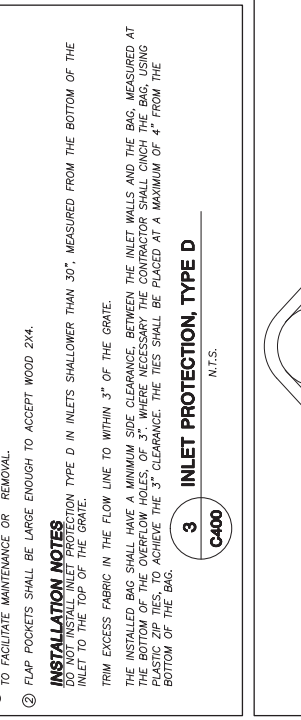
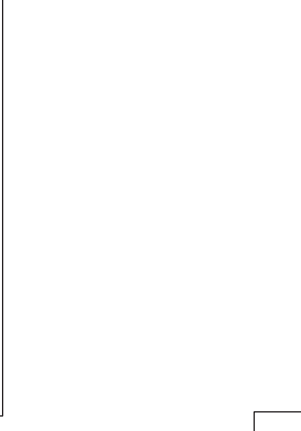
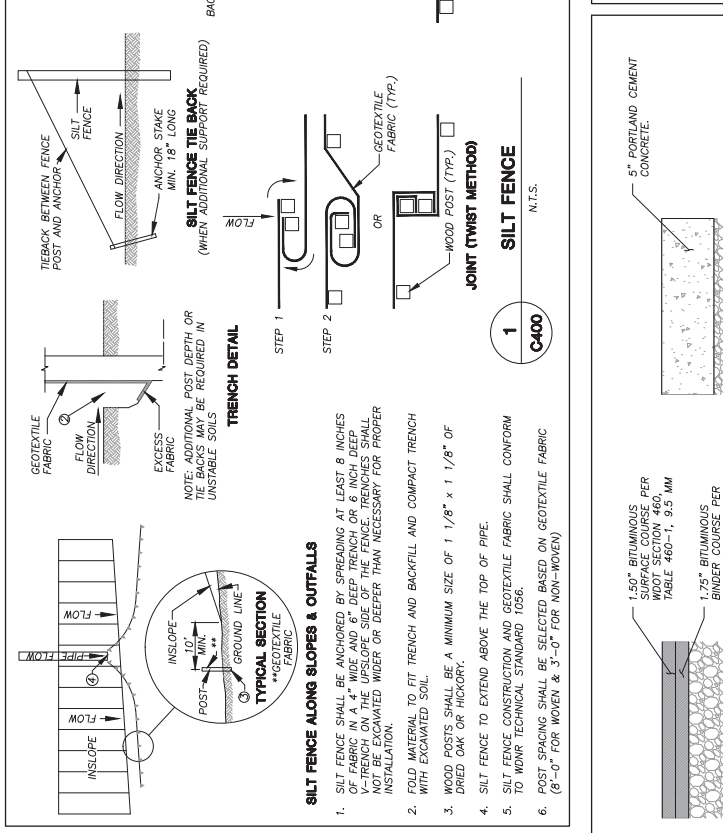
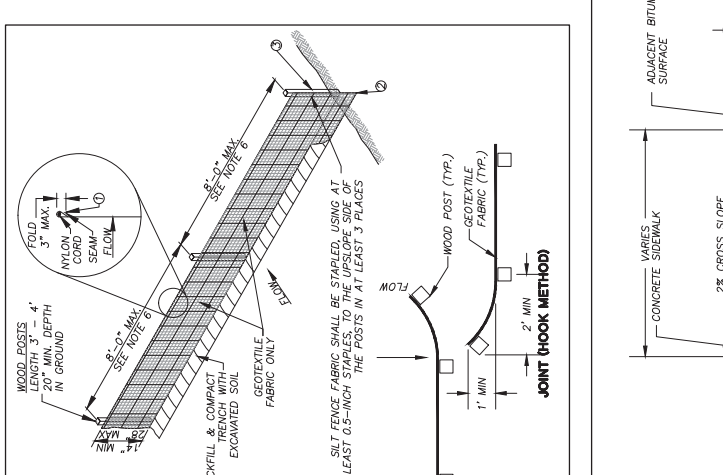
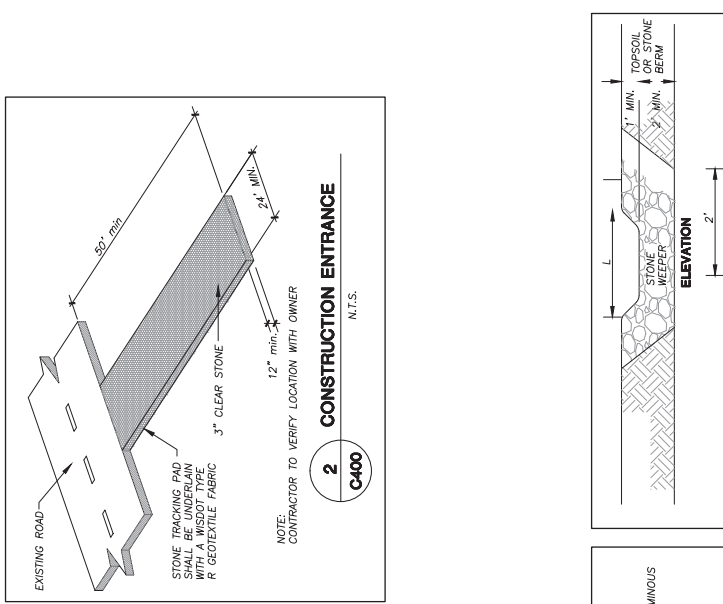
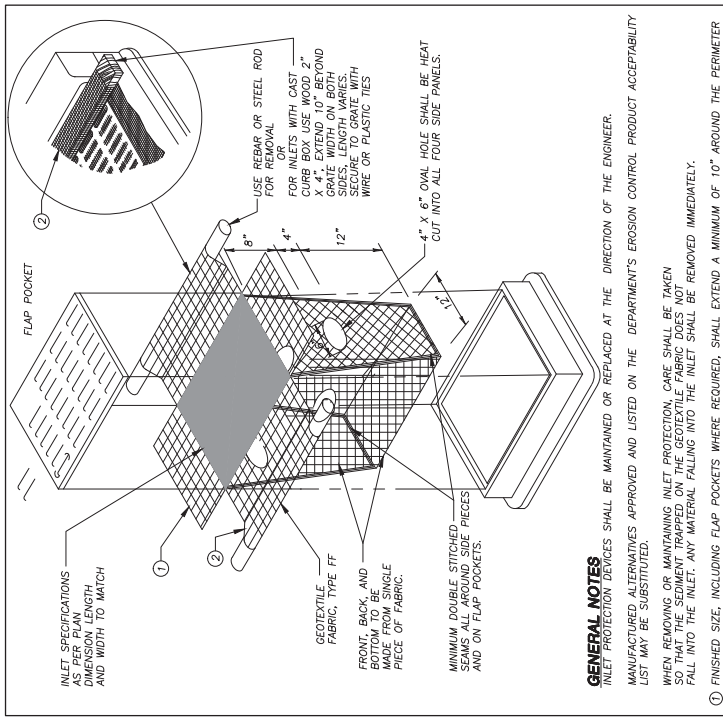
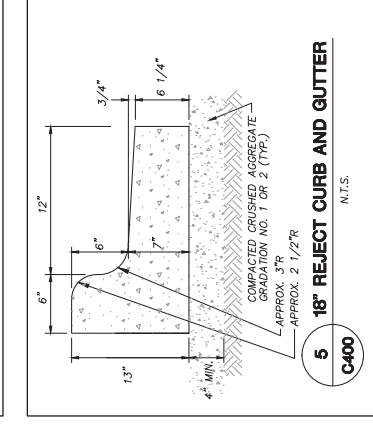
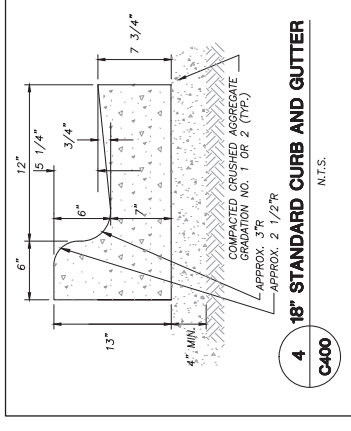
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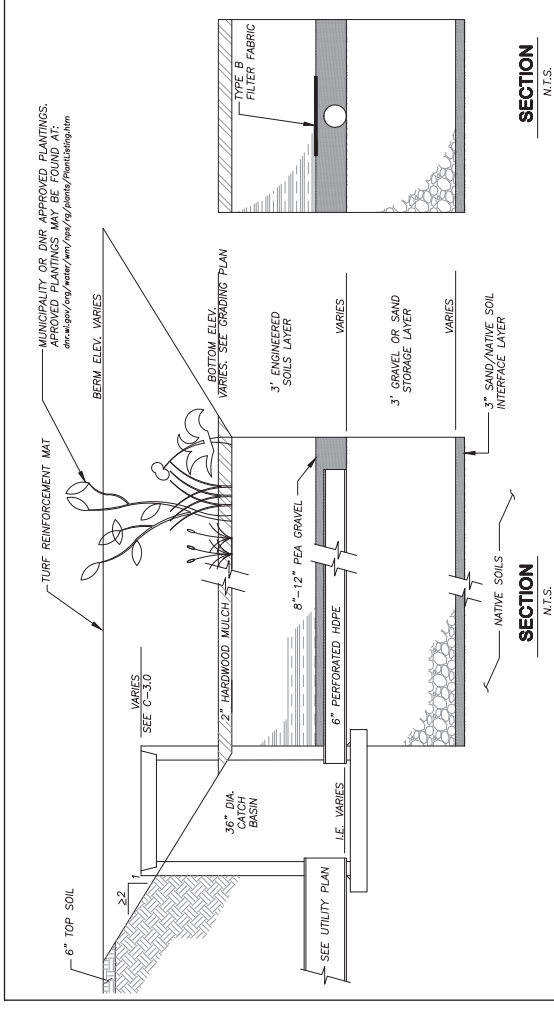
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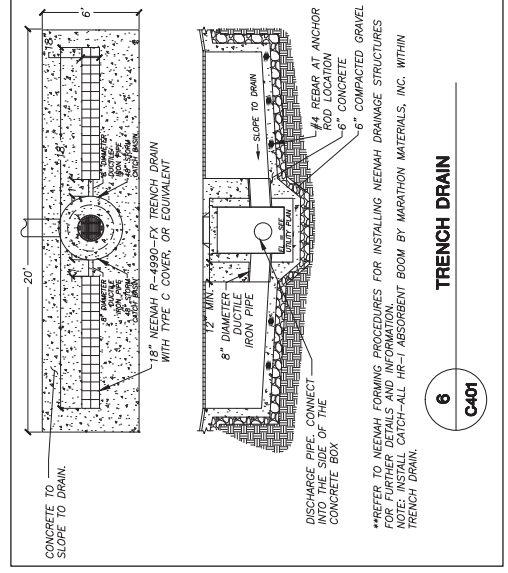




- GENERAL NOTES:**
- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE MNOR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
 - CONTRACTOR SHALL INSTALL 36\"/>
 - CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, PH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
 - SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES.
 - FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
 - ANNUAL PINE GRASS SHALL BE SEED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL. WHEN BASIN IS BROUGHT ON-LINE, ROOTSTOP AND FLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
 - RUNOFF MUST INFILTRATE WITHIN 48-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
 - ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
 - OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

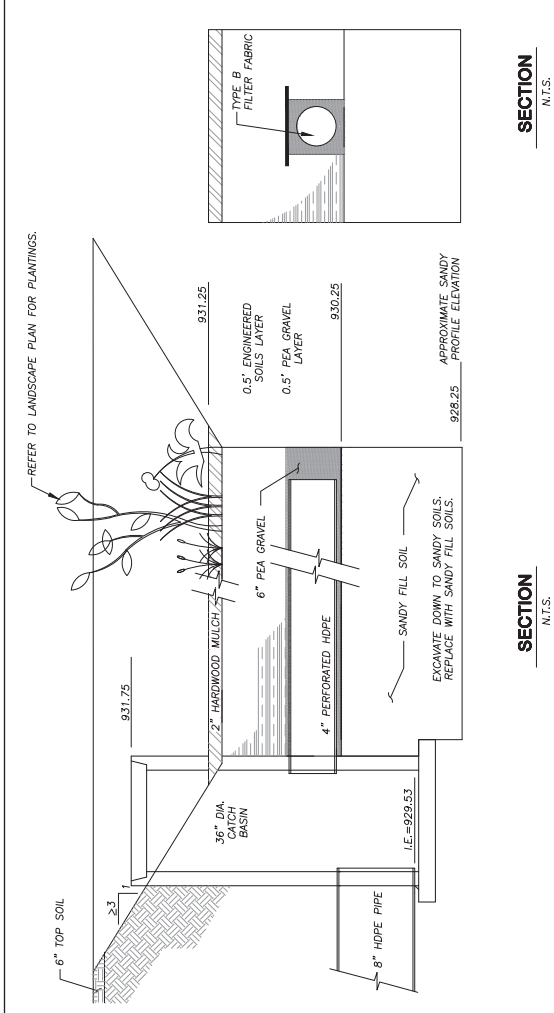
INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (E.G., RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION STANDARDS SET FORTH WITHIN THE RESPECTIVE MNOR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

1 BIORETENTION DEVICE
N.T.S.
C401



**REFERS TO NEMAH FORMING PROCEDURES FOR INSTALLING NEMAH DRAINAGE STRUCTURES FOR RUTLER DETAILS FOR DETAILS.
NOTE: INSTALL CATCH-ALL HR-1 ABSORBENT BOOM BY MARATHON MATERIALS, INC. WITHIN TRENCH DRAIN.

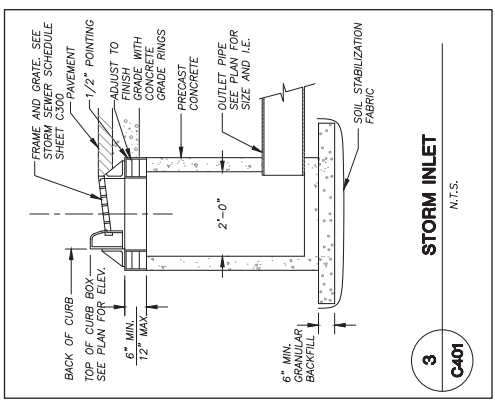
6 TRENCH DRAIN
C401



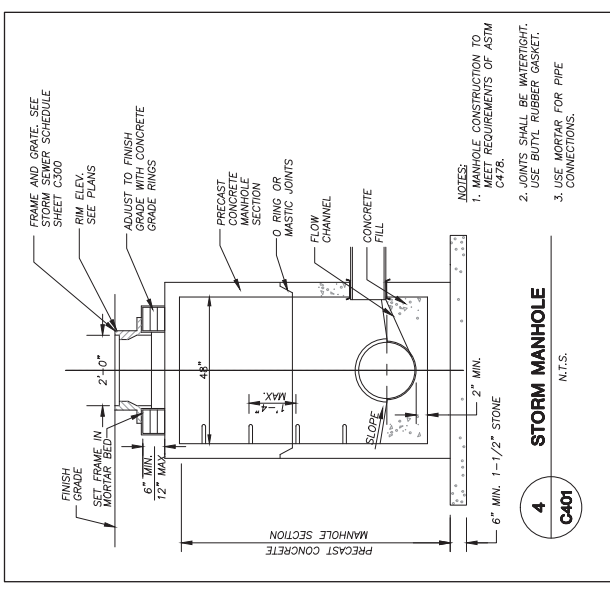
- GENERAL NOTES:**
- CONTRACTOR SHALL INSTALL 6\"/>
 - CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, PH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
 - CONFORM WITH GEOTECHNICAL ENGINEER THAT THE SANDY SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE RAIN GARDEN.
 - SANDY FILL MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE BOTTOM OF THE INFILTRATION BASIN AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
 - SANDY FILL MUST BE PLACED ABOVE THE PERFORATED PIPE BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL. A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
 - RUNOFF MUST INFILTRATE WITHIN 48-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
 - ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
 - OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (E.G., RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

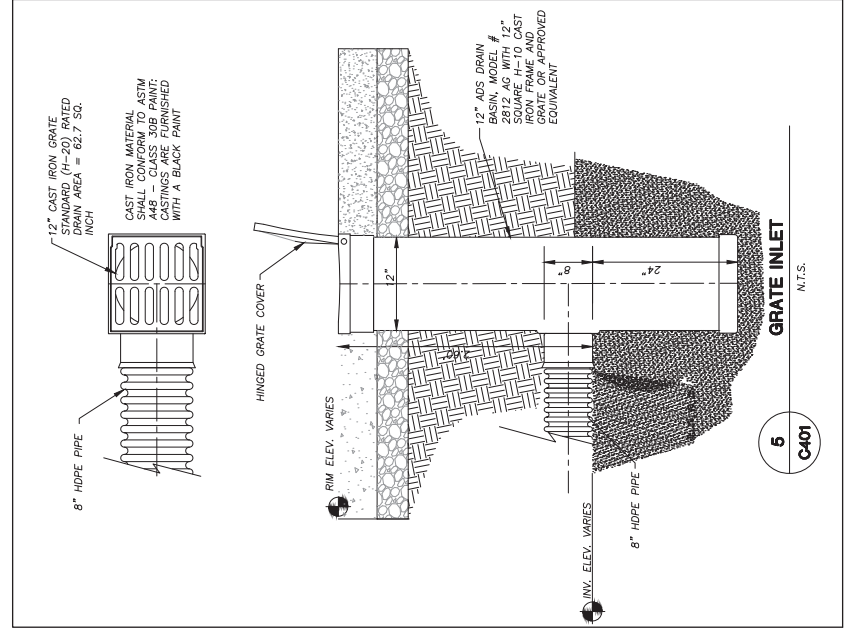
2 RAIN GARDEN
N.T.S.
C401



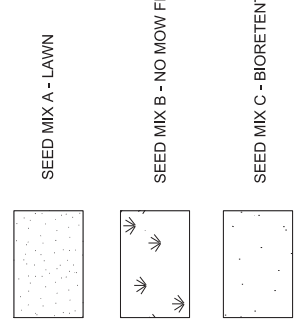
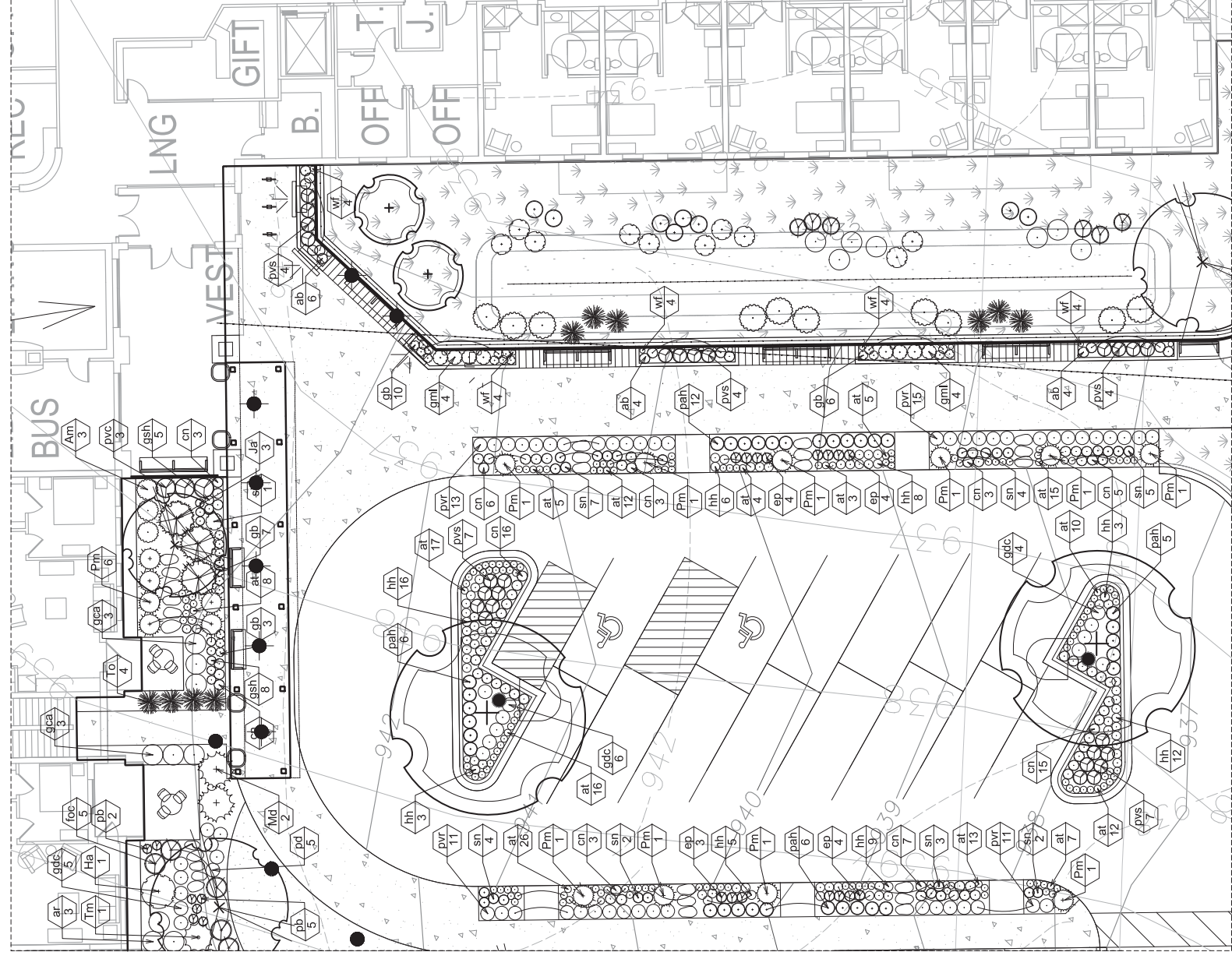
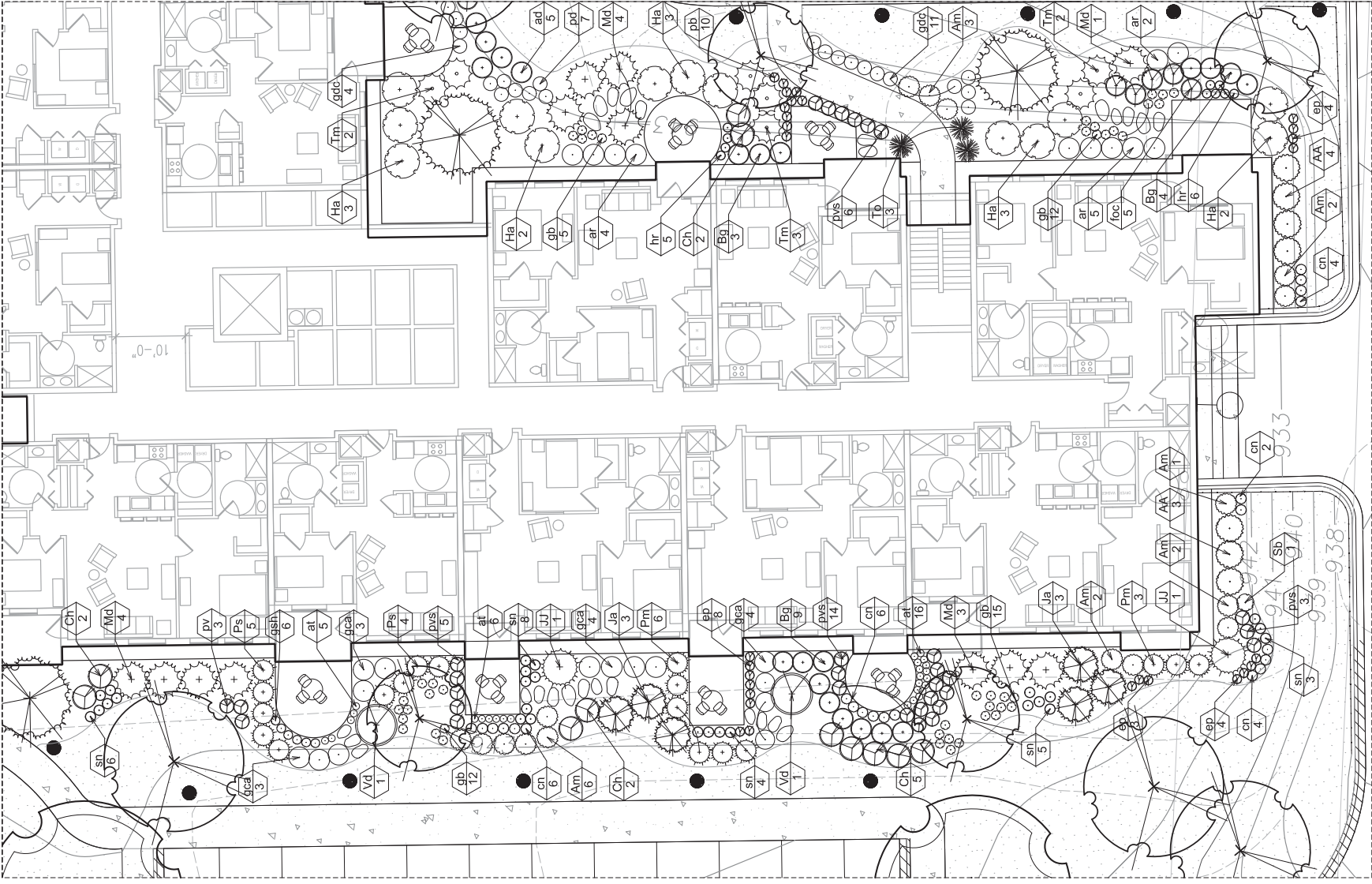
3 STORM INLET
N.T.S.
C401



4 STORM MANHOLE
N.T.S.
C401



5 GRATE INLET
N.T.S.
C401



1 FRONT YARD PLANTINGS
1"=10'-0" @ FULL SIZE SHEET (24x36)

2 FRONT YARD AND ENTRY PLANTING
1"=10'-0" @ FULL SIZE SHEET (24x36)

Tennyson Senior Living Community

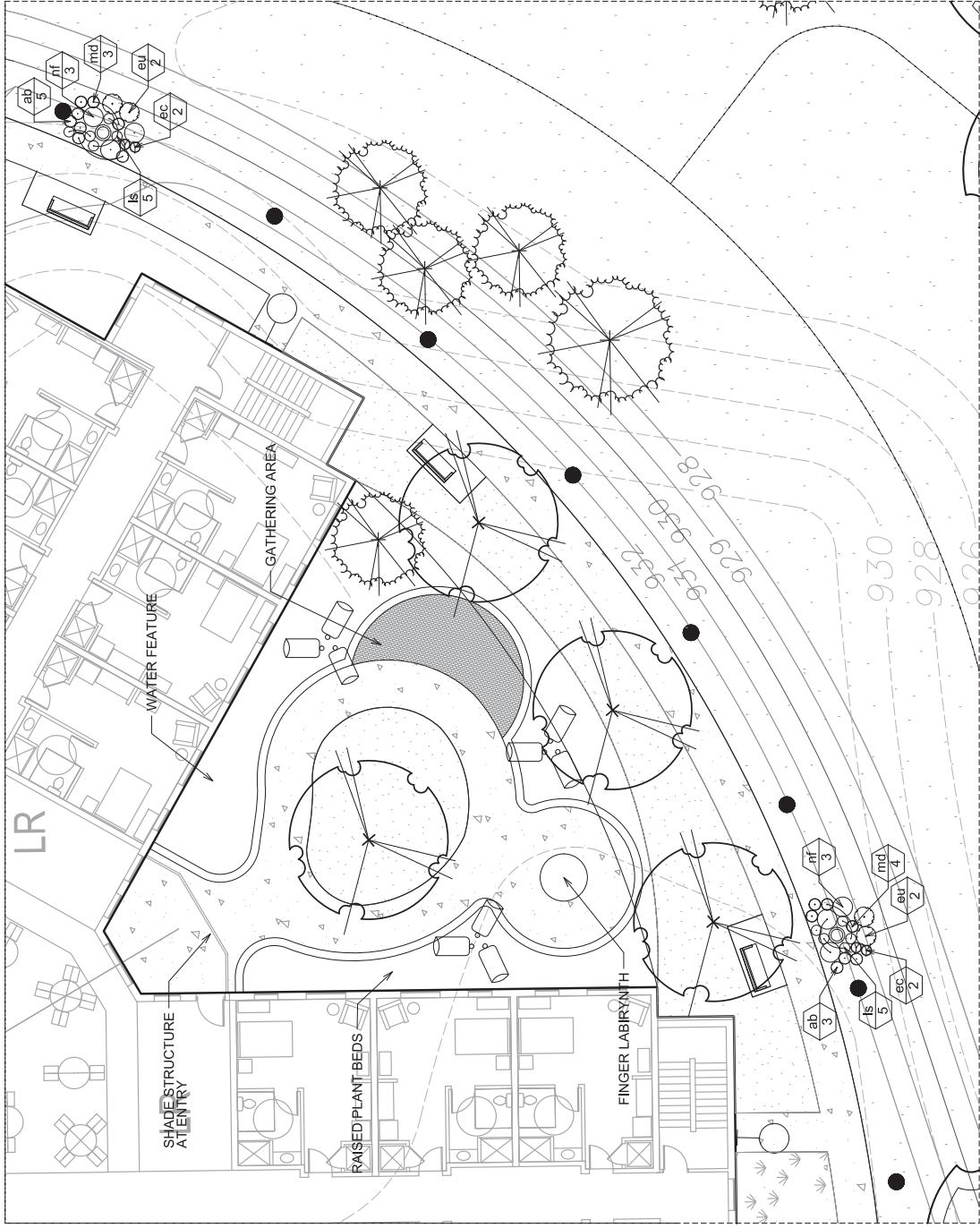
LANDSCAPE PLAN ENLARGEMENT

1" = 10'-0"

May 7, 2014

Engberg Anderson Project No. 132290





3 MEMORY GARDEN CONCEPT
1"=10'-0" @ FULL SIZE SHEET (24X36)

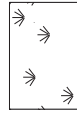


4 WELLNESS GARDEN CONCEPT
1"=10'-0" @ FULL SIZE SHEET (24X36)

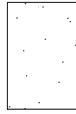
SEED MIX A - LAWN

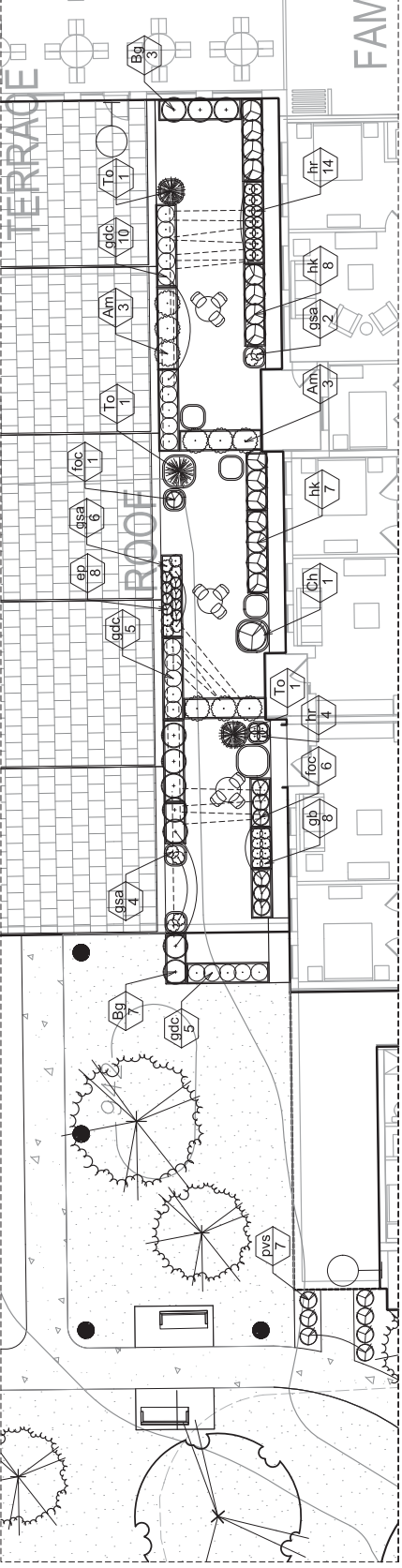


SEED MIX B - NO MOW FESCUE

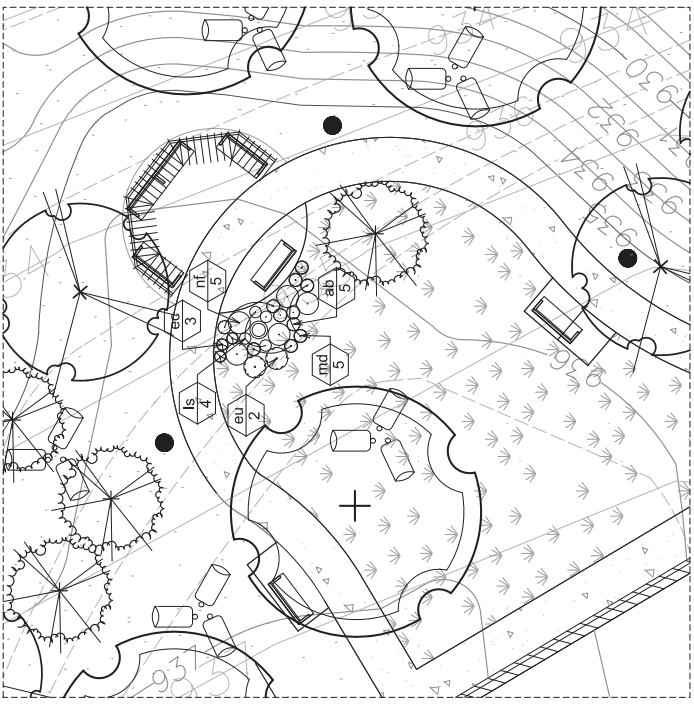


SEED MIX C - BIORETENTION

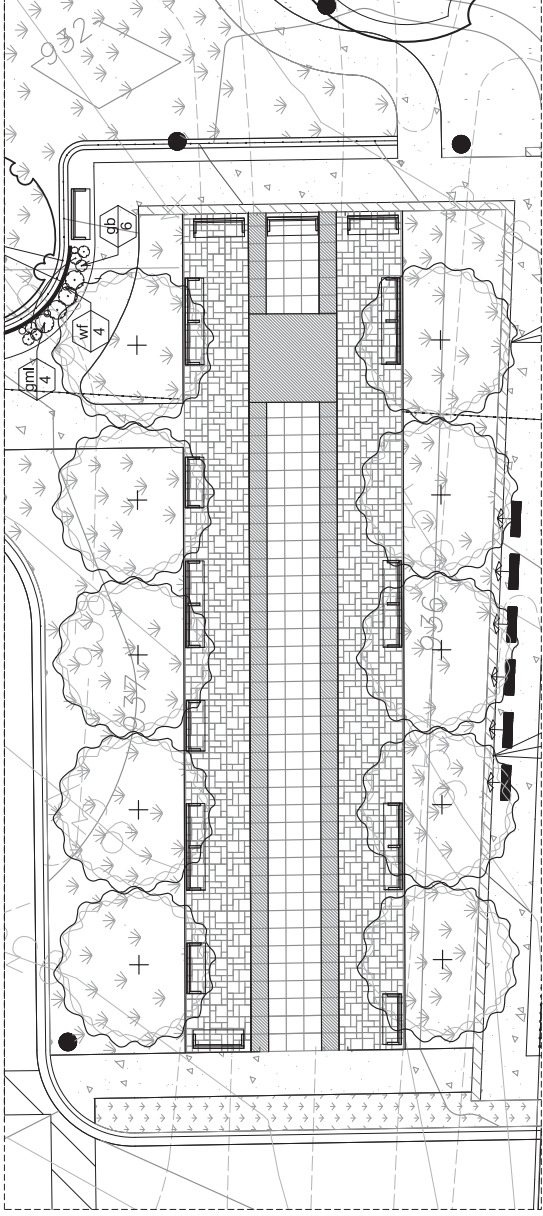




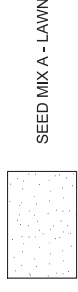
5 TERRACE
1"=10'-0" @ FULL SIZE SHEET (24X36)



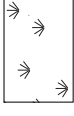
7 NORTHEAST PATHWAY
1"=10'-0" @ FULL SIZE SHEET (24X36)



6 ORCHARD
1"=10'-0" @ FULL SIZE SHEET (24X36)



SEED MIX A - LAWN

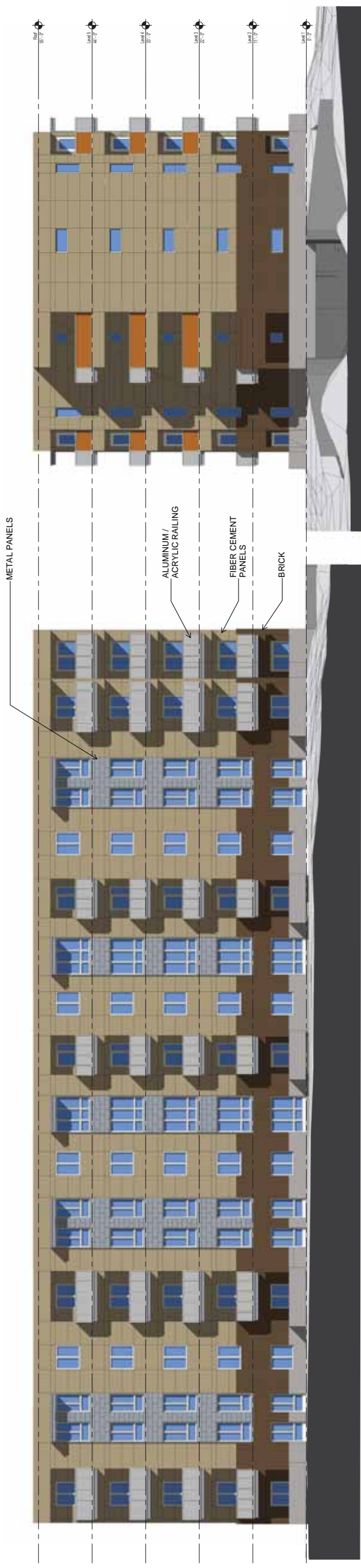


SEED MIX B - NO MOW FESCUE



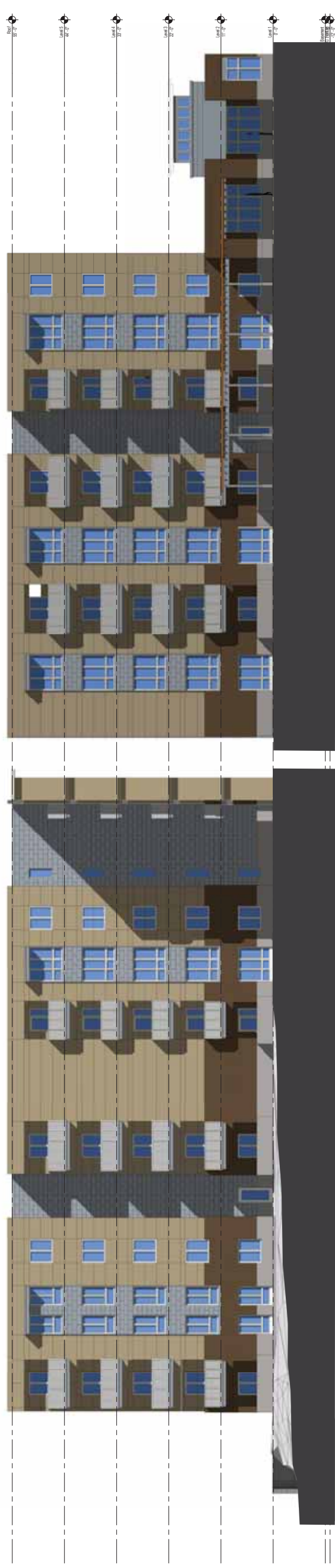
SEED MIX C - BIORETENTION





1 Independent Living - West Elevation
SCALE: 1/8" = 1'-0"

2 Independent Living - South Elevation
SCALE: 1/8" = 1'-0"



3 Independent Living - East Elevation
SCALE: 1/8" = 1'-0"

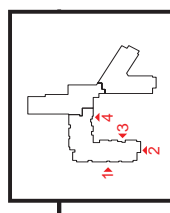
4 Independent Living & Center - South Elevation
SCALE: 1/8" = 1'-0"

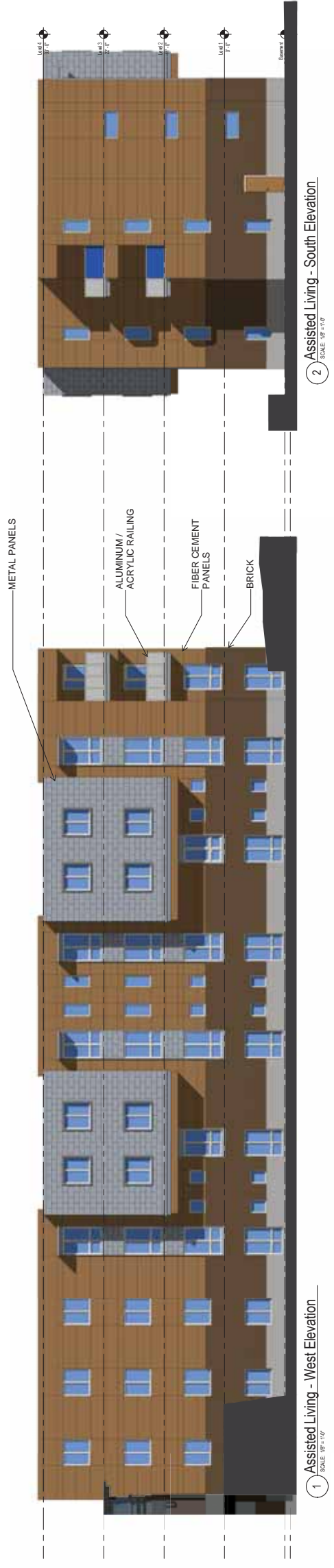
Tennyson Senior Housing Community



Exterior Elevations
Scale: 1/8" = 1'-0"

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Engberg Anderson Project No. 132290





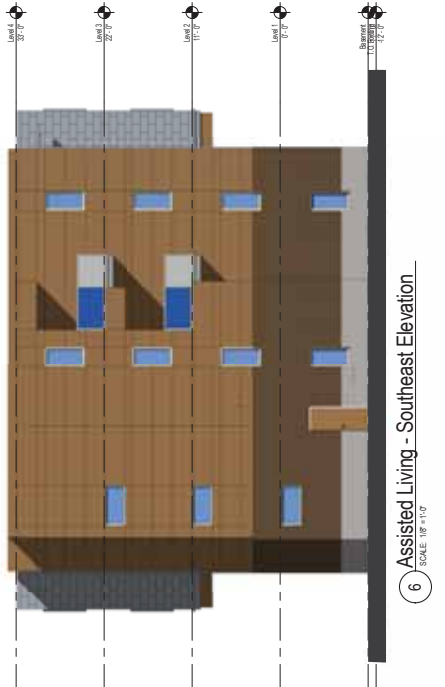
1 Assisted Living - West Elevation
SCALE: 1/8" = 1'-0"



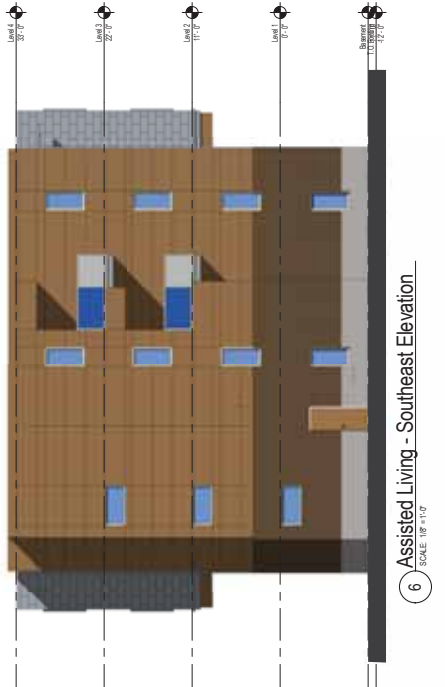
3 Assisted Living Courtyard - East Elevation
SCALE: 1/8" = 1'-0"



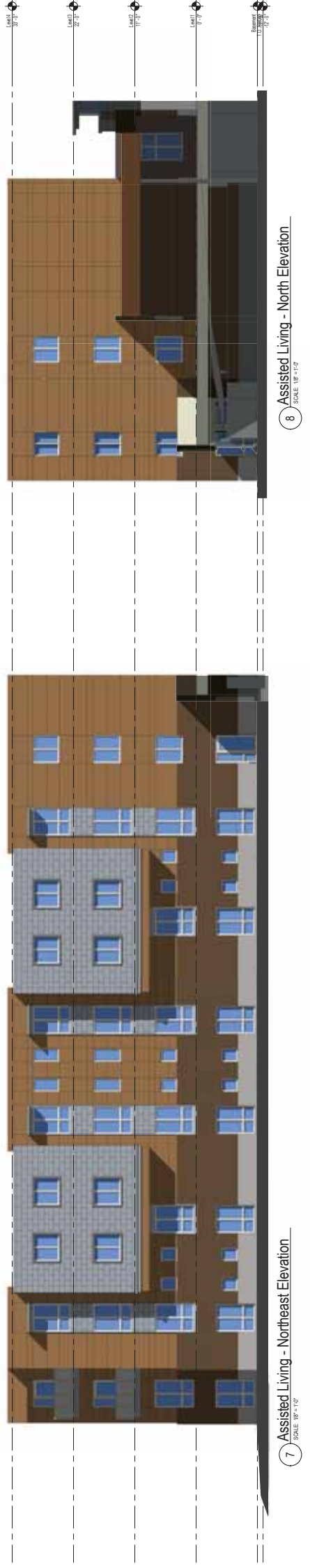
4 Assisted Living Courtyard - South Elevation
SCALE: 1/8" = 1'-0"



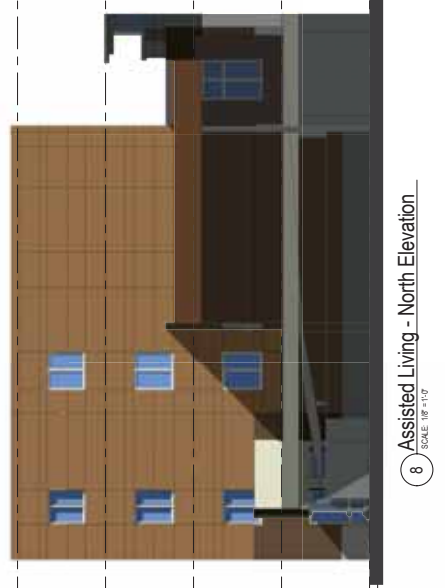
5 Assisted Living Courtyard - Southwest Elevation
SCALE: 1/8" = 1'-0"



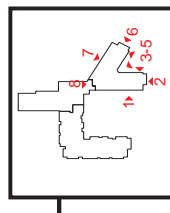
6 Assisted Living - Southeast Elevation
SCALE: 1/8" = 1'-0"

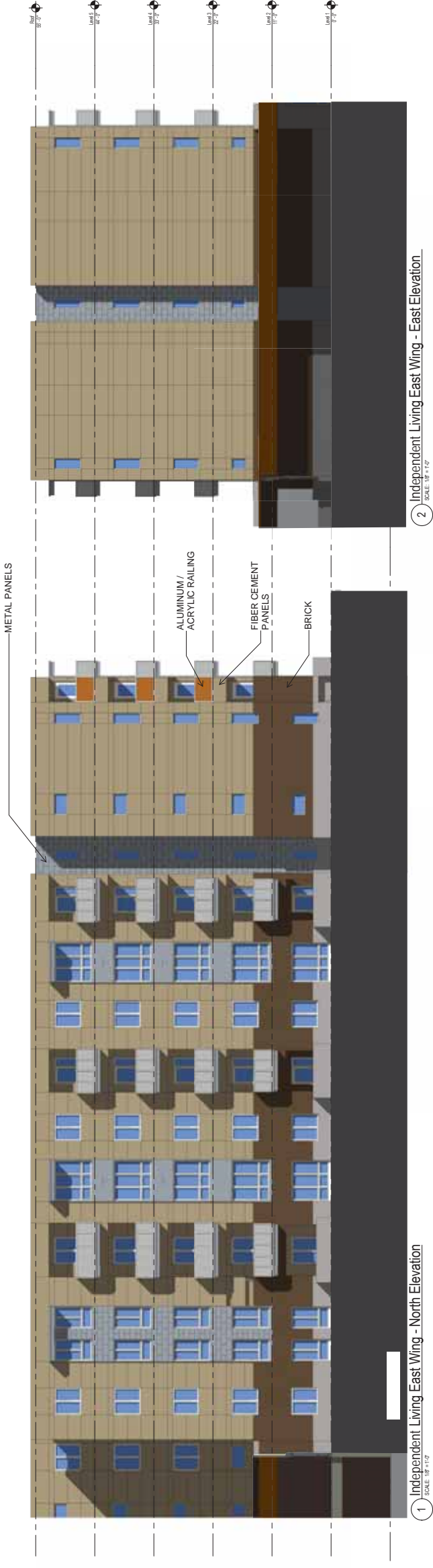


7 Assisted Living - Northeast Elevation
SCALE: 1/8" = 1'-0"

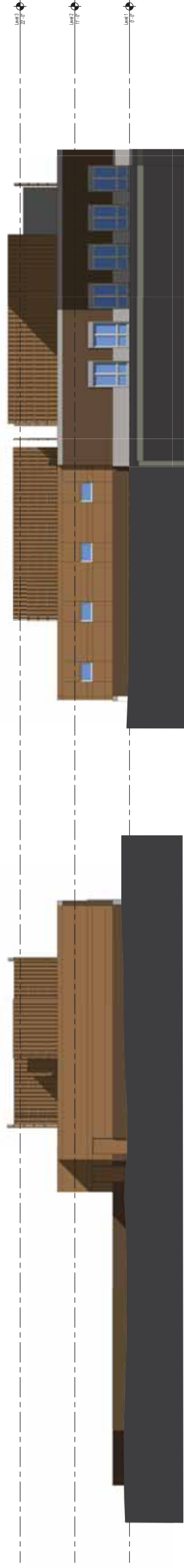


8 Assisted Living - North Elevation
SCALE: 1/8" = 1'-0"

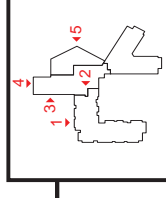
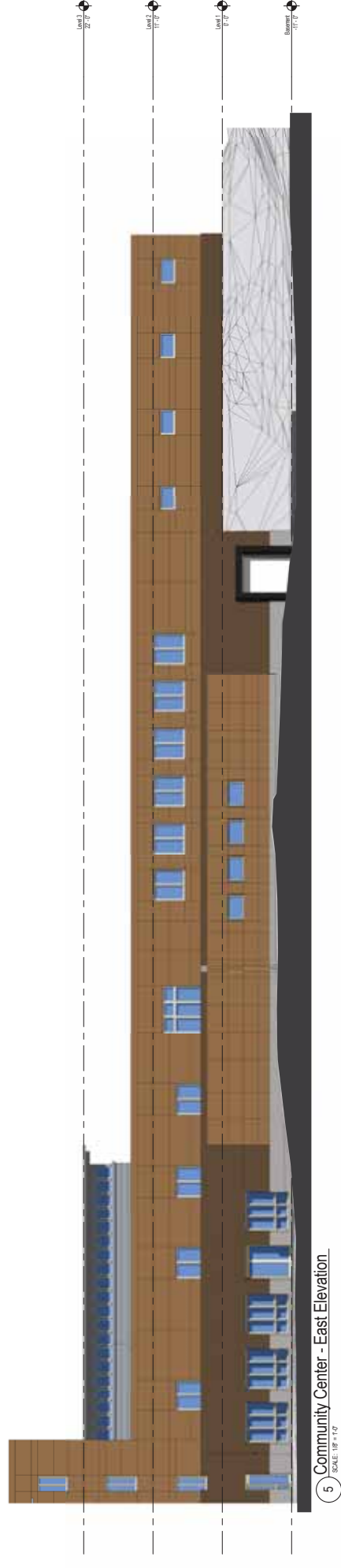




2 Independent Living East Wing - East Elevation
SCALE: 1/8" = 1'-0"



3 Community Center - West Elevation
SCALE: 1/8" = 1'-0"



Tennyson Senior Housing Community

Exterior Elevations
Scale: 1/8" = 1'-0"

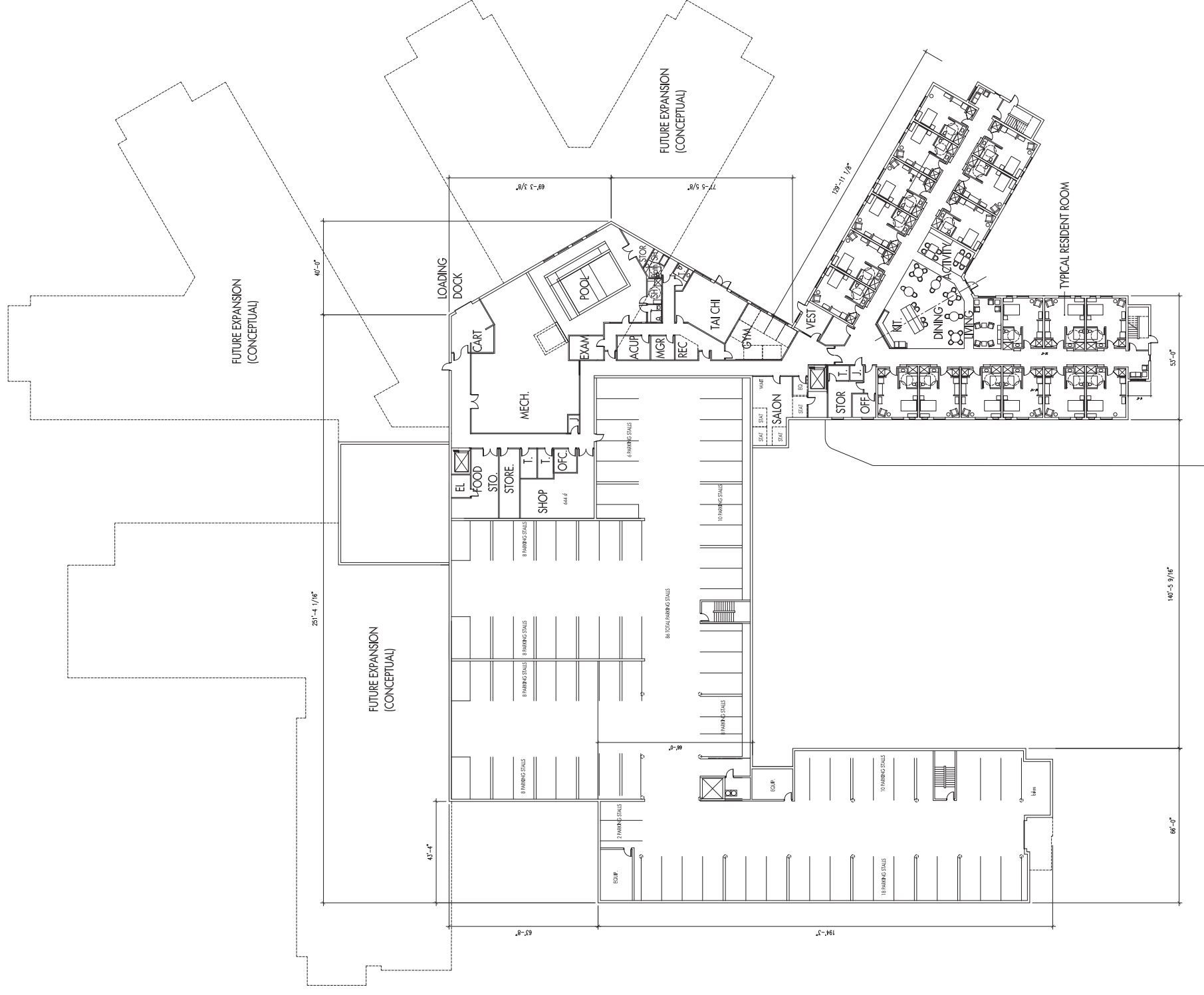
Engberg Anderson Project No. 132290



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Anderson**

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Tennyson Senior Living Community

LOWER LEVEL PLAN
 1" = 20'-0"

May 7, 2014
 Engberg Anderson Project No. 132290



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 Anderson
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Tennyson Senior Living Community

SECOND FLOOR PLAN
 1" = 20'-0"
 May 7, 2014
 Engberg Anderson Project No. 132290





Tennyson Senior Living Community

SECOND FLOOR PLAN
1" = 20'-0"

May 7, 2014

Engberg Anderson Project No. 132290





VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST