

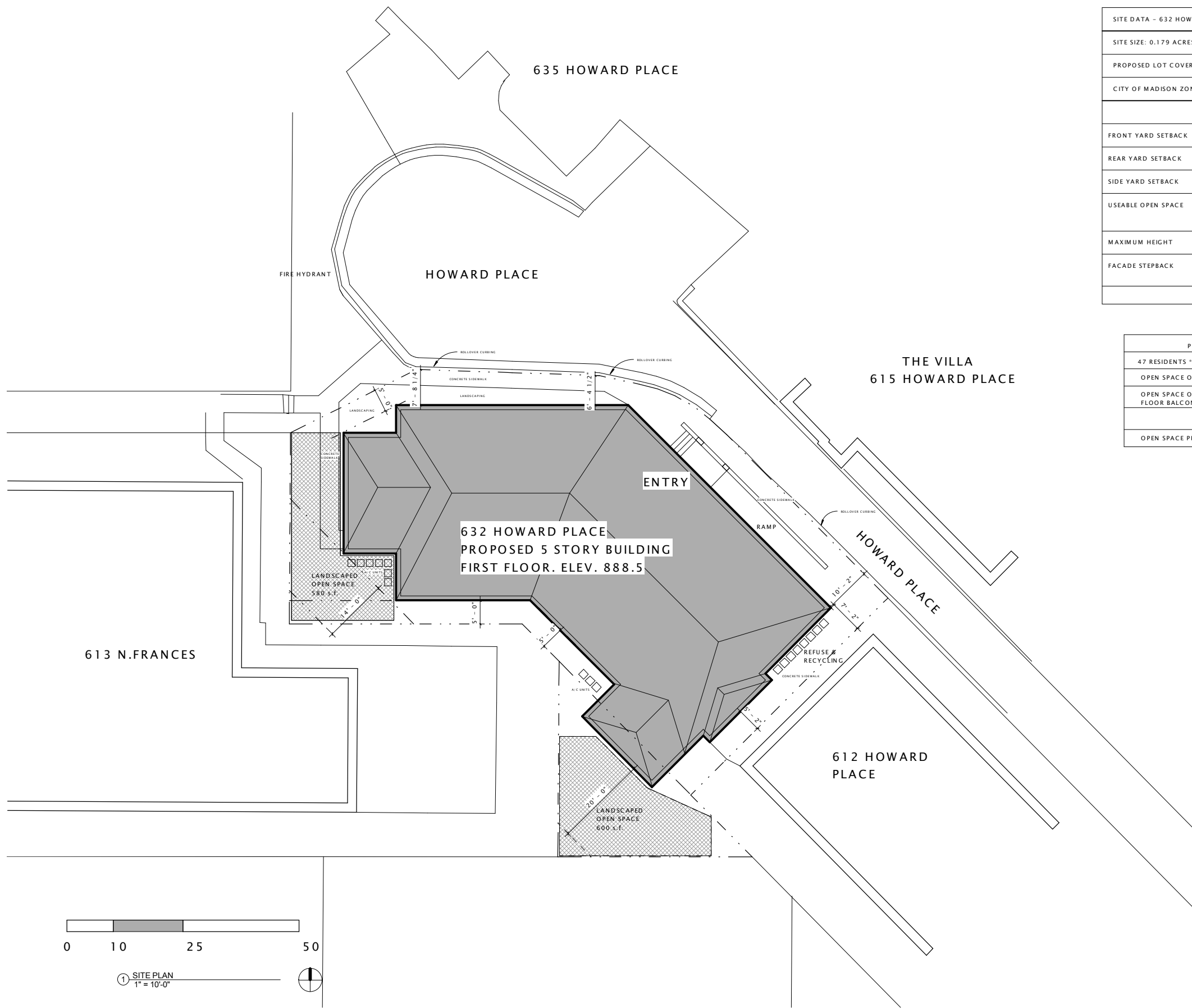
THE SOPHIA
632 HOWARD PLACE



PLAN COMMISSION

JLA PROJECT NUMBER: 13-0722-01

OCTOBER 1, 2013



SITE DATA - 632 HOWARD PLACE		
SITE SIZE: 0.179 ACRES (7836 S.F.)		
PROPOSED LOT COVERAGE: 4628 s.f. / 7836 s.f. (60%)		
CITY OF MADISON ZONING: DOWNTOWN RESIDENTIAL - 2		
	DR-2	PROPOSED
FRONT YARD SETBACK	10 ft.	10 ft.
REAR YARD SETBACK	20 ft.	VARIES
SIDE YARD SETBACK	5 ft.	5 ft. min.
USEABLE OPEN SPACE	20 S.F. per bedroom	34 S.F. per bedroom
MAXIMUM HEIGHT	5 STORIES	5 STORIES
FACADE STEPBACK	4TH FLOOR	4TH FLOOR (5'-0")

PROPOSED OPEN SPACE	
47 RESIDENTS * 20 s.f. / res. = 940 s.f. required	
OPEN SPACE ON GRADE	1,180 S.F.
OPEN SPACE ON 5TH FLOOR BALCONY	425 S.F.
OPEN SPACE PROVIDED	1,605 S.F.



JOSEPH LEE + ASSOCIATES
 525 WALL STREET, SUITE 2708
 MADISON, WISCONSIN 53718
 608.241.8508
 JLA PROJECT NUMBER: 13-0722-01

THE SOPHIA
 LAKE TOWNE
 APARTMENTS

THE SOPHIA

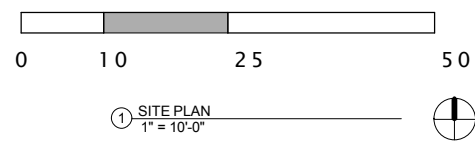
PROGRESS DOCUMENTS
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DATE OF ISSUANCE: OCTOBER 1, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
A100



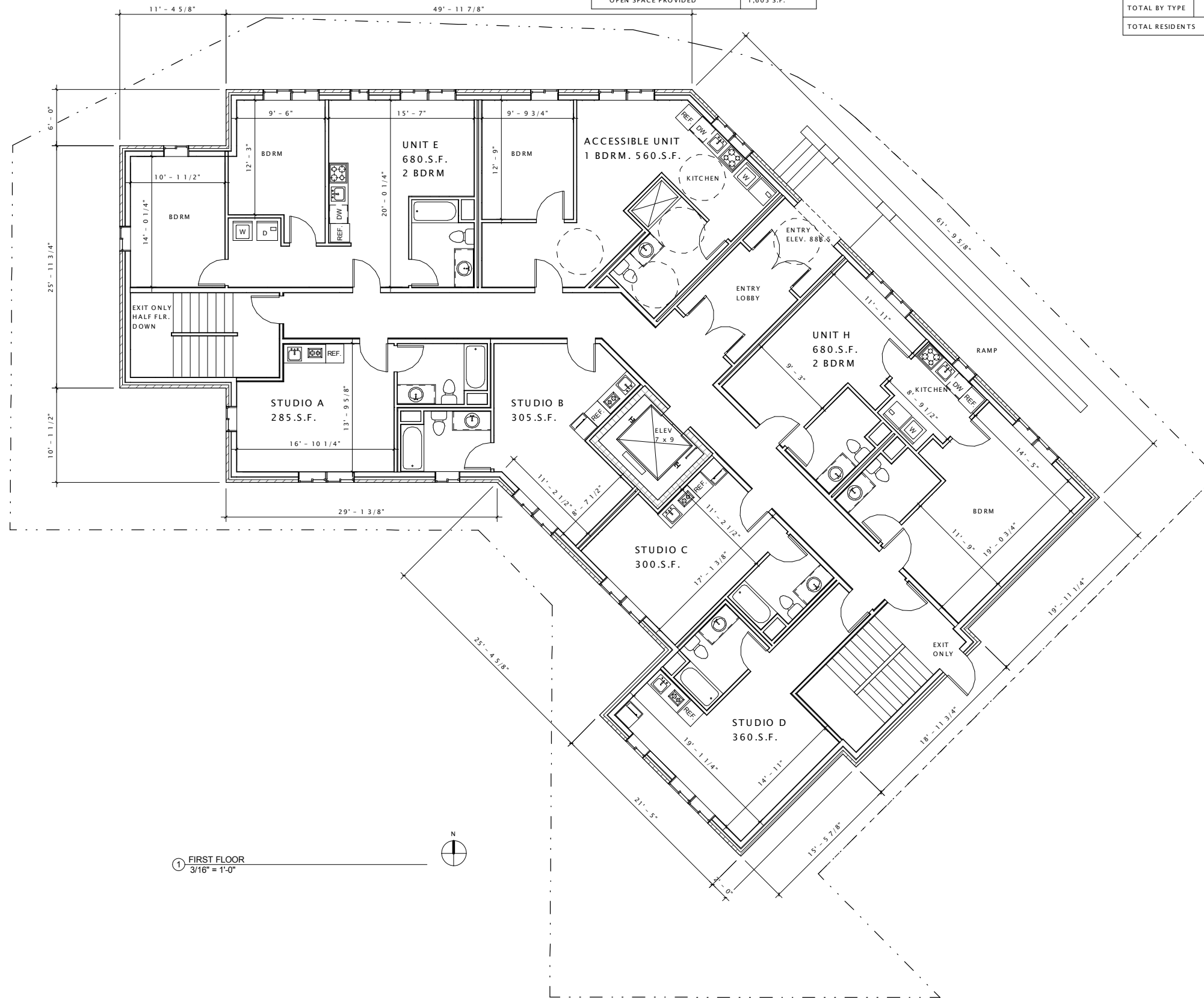
PROPOSED BUILDING DATA	
GROSS AREA	23,140 S.F.
UNIT AREA (RENTABLE)	16,145 S.F.
EFFICIENCY (NET/GROSS)	70%

PROPOSED FIRST FLOOR DATA	
GROSS AREA	4,628 S.F.
UNIT AREA (RENTABLE)	3,170 S.F.
EFFICIENCY (NET/GROSS)	70%

PROPOSED OPEN SPACE	
47 RESIDENTS * 20 s.f. / res. = 940 s.f. required	
OPEN SPACE ON GRADE	1,180 S.F.
OPEN SPACE ON 5TH FLOOR BALCONY	425 S.F.
OPEN SPACE PROVIDED	1,605 S.F.

PROPOSED DWELLING UNIT POINT VALUE			
	2 BR.	1 BR.	STUDIO
UNITS	14	1	18
POINT VALUE	28	1	13.5
AVG. POINT VALUE	42.5 POINTS / 33 UNITS = 1.28		

PROPOSED UNIT COUNTS			
	2 BR.	1 BR.	ST.
BASEMENT			
FIRST FLOOR	2	1	4
2,3 & 4th FLOOR	3		4
FIFTH FLOOR	3		2
TOTAL BY TYPE	14	1	18
TOTAL RESIDENTS	47		



1 FIRST FLOOR
3/16" = 1'-0"

JLA

architects + planners

JOSEPH LEE + ASSOCIATES
5225 Wall Street, Suite 2708
Madison, Wisconsin 53718
608.241.8508

JLA PROJECT NUMBER: 13-0722-01

THE SOPHIA LAKE TOWNE APARTMENTS

THE SOPHIA

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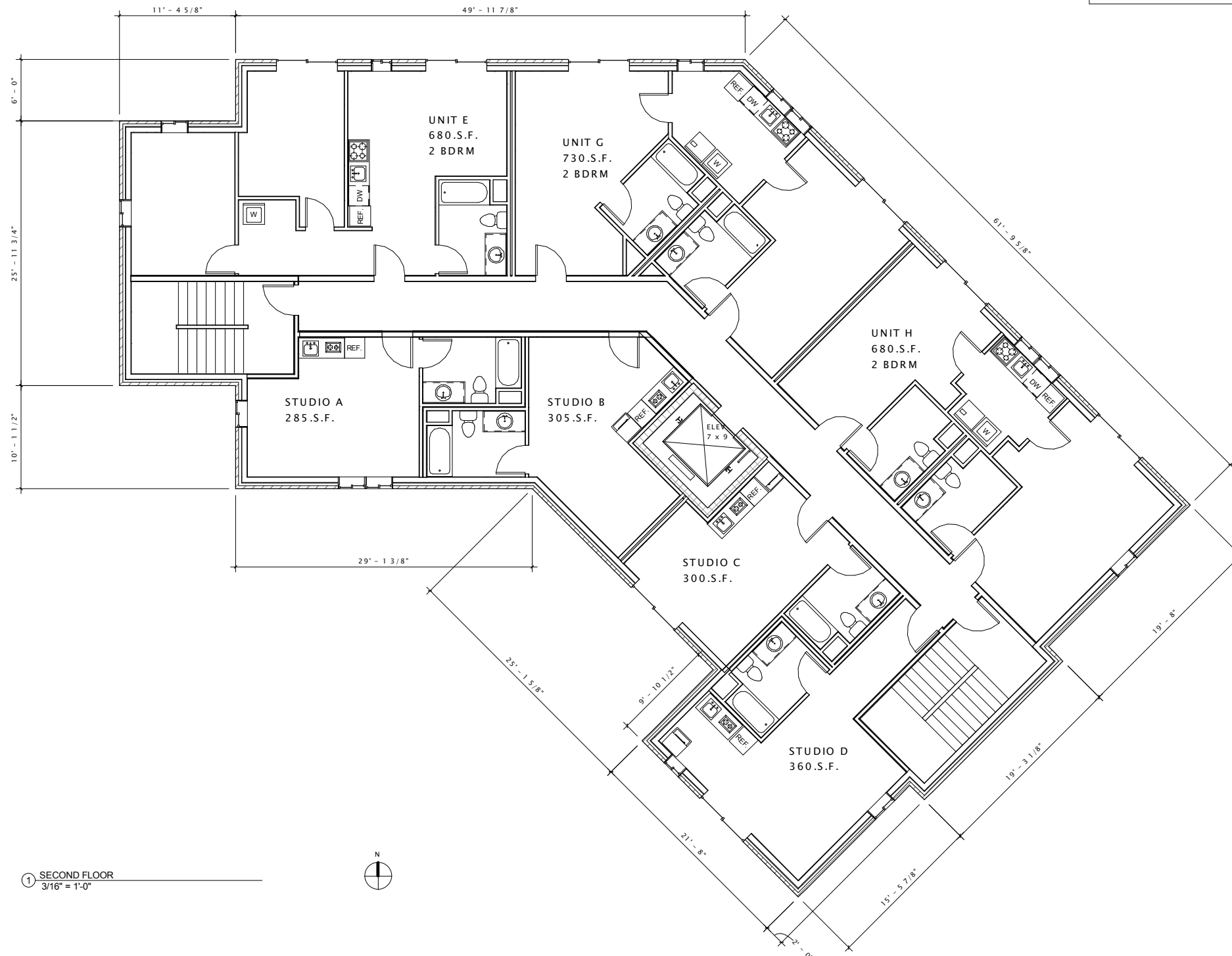
Revision Schedule		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR

SHEET NUMBER

A101



1 SECOND FLOOR
3/16" = 1'-0"



PROPOSED UNIT COUNTS			
	2 BR.	1 BR.	ST.
BASEMENT			
FIRST FLOOR	2	1	4
2,3 & 4th FLOOR	3		4
FIFTH FLOOR	3		2
TOTAL BY TYPE	14	1	18
TOTAL RESIDENTS	47		

PROPOSED 2ND,3RD &4TH FLOOR DATA	
GROSS AREA	4,628 S.F.
UNIT AREA (RENTABLE)	3,390 S.F.
EFFICIENCY (NET/GROSS)	74%

PROPOSED BUILDING DATA	
GROSS AREA	24,460 S.F.
UNIT AREA (RENTABLE)	16,145 S.F.
EFFICIENCY (NET/GROSS)	70%



JOSEPH LEE + ASSOCIATES
525 WALL STREET, SUITE 2708
WILMINGTON, MASSACHUSETTS 01890
603.241.8508
JLA PROJECT NUMBER: 13-0722-01

THE SOPHIA
LAKE TOWNE
APARTMENTS

THE SOPHIA

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DATE OF ISSUANCE: OCTOBER 1, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE
2ND,3RD & 4TH
FLOOR

SHEET NUMBER
A102

THE SOPHIA LAKE TOWNE APARTMENTS

THE SOPHIA

PROGRESS DOCUMENTS

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Revision Schedule		
Mark	Description	Date

SHEET TITLE

5TH FLOOR

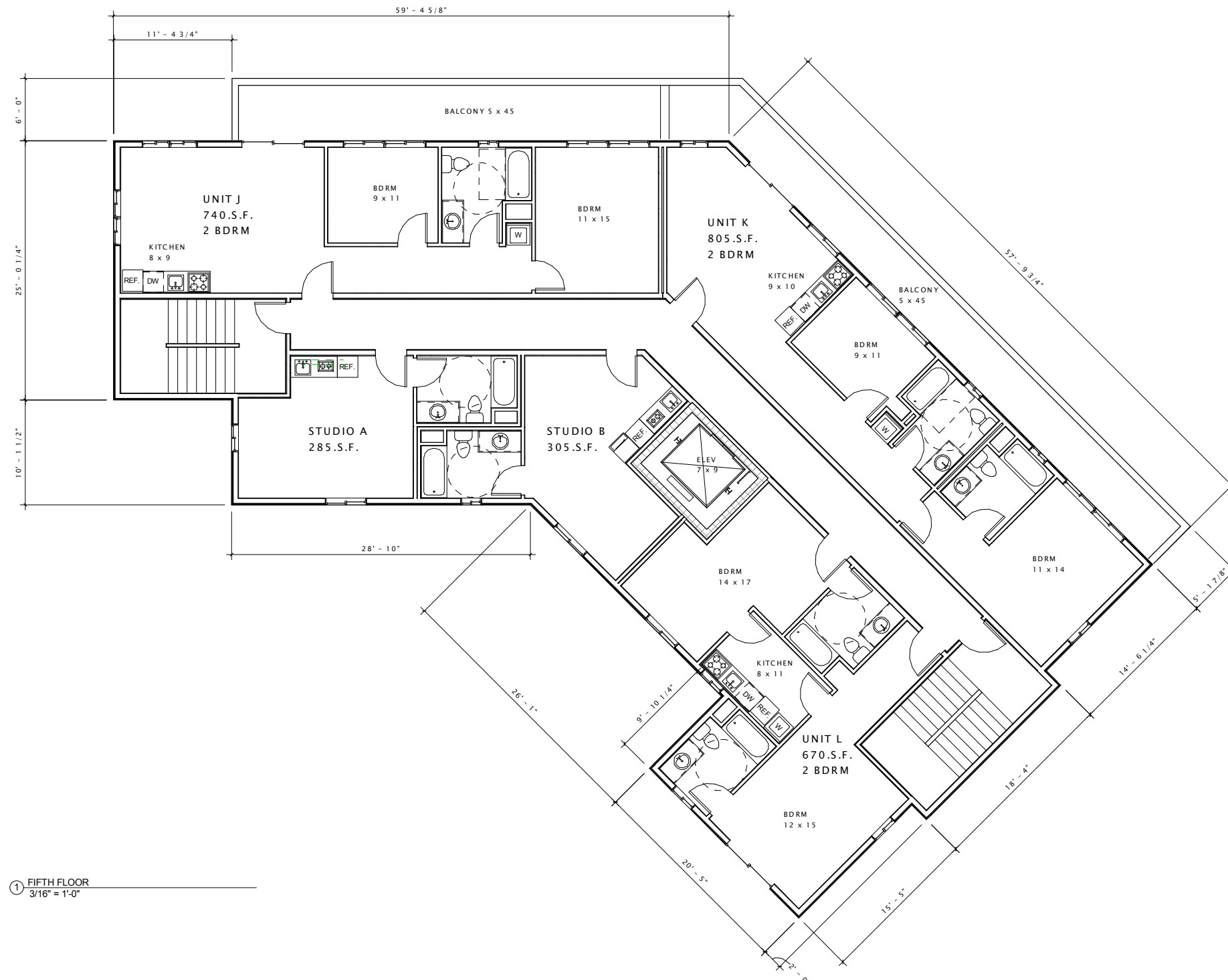
SHEET NUMBER

A103

PROPOSED UNIT COUNTS				
	3 BR.	2 BR.	1 BR.	ST.
BASEMENT				
FIRST FLOOR		2	1	4
2,3 & 4th FLOOR		3		4
FIFTH FLOOR		3		2
TOTAL BY TYPE		14	1	18
TOTAL RESIDENTS	47			

PROPOSED FIFTH FLOOR DATA	
GROSS AREA	3,760 S.F.
UNIT AREA (RENTABLE)	2,805 S.F.
EFFICIENCY (NET/GROSS)	74%

PROPOSED BUILDING DATA	
GROSS AREA	24,460 S.F.
UNIT AREA (RENTABLE)	16,145 S.F.
EFFICIENCY (NET/GROSS)	70%



① FIFTH FLOOR
 3/16" = 1'-0"

THE SOPHIA LAKE TOWNE APARTMENTS

THE SOPHIA

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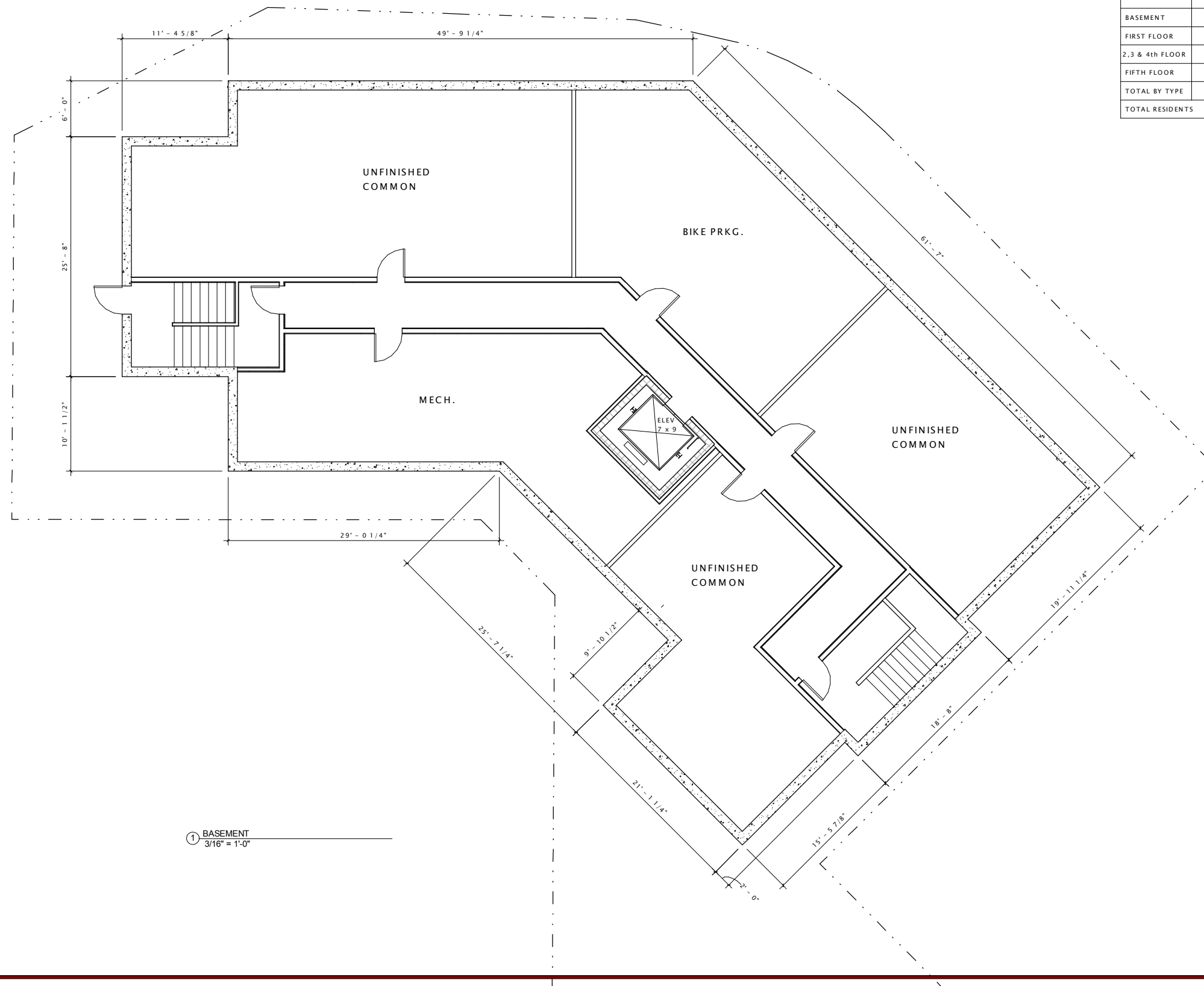
SHEET TITLE

BASEMENT

SHEET NUMBER

A104

PROPOSED UNIT COUNTS			
	2 BR.	1 BR.	ST.
BASEMENT			
FIRST FLOOR	2	1	4
2,3 & 4th FLOOR	3		4
FIFTH FLOOR	3		2
TOTAL BY TYPE	14	1	18
TOTAL RESIDENTS	47		





ARCHITCTURAL SHINGLE ROOF

FIBER CEMENT #1 FINISH

BRICK

CAST STONE LINTEL

STEEL BALCONY

BRICK HEADER

ALUMINUM CLAD WOOD WINDOW / DOOR

CAST STONE SILL

CAST STONE #1 FINISH

CAST STONE #2 FINISH

CAST STONE BASE #3 FINISH

EAST ELEVATION



SOUTH ELEVATION

JLA
architects + planners

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JLA PROJECT NUMBER: 13-0722-01

THE SOPHIA
LAKE TOWNE
APARTMENTS

THE SOPHIA

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: OCTOBER 1, 2013

Revision Schedule		
Mark	Description	Date

SHEET TITLE

Design Elevations

SHEET NUMBER

A201



- ARCHITCTURAL SHINGLE ROOF
- FIBER CEMENT #1 FINISH
- BRICK
- CAST STONE LINTEL
- STEEL BALCONY
- BRICK HEADER
- ALUMINUM CLAD WOOD WINDOW / DOOR
- CAST STONE #1 FINISH
- CAST STONE #2 FINISH
- CAST STONE BASE #3 FINISH

NORTH ELEVATION

THE SOPHIA
LAKE TOWNE
APARTMENTS

THE SOPHIA

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DATE OF ISSUANCE		OCTOBER 1, 2013
Revision Schedule		
Mark	Description	Date

SHEET TITLE
Design Elevations

SHEET NUMBER
A202

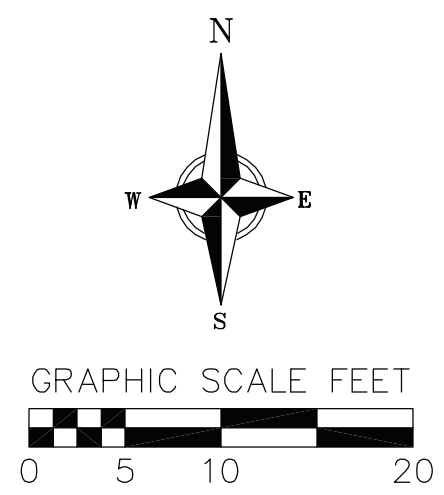


WEST ELEVATION



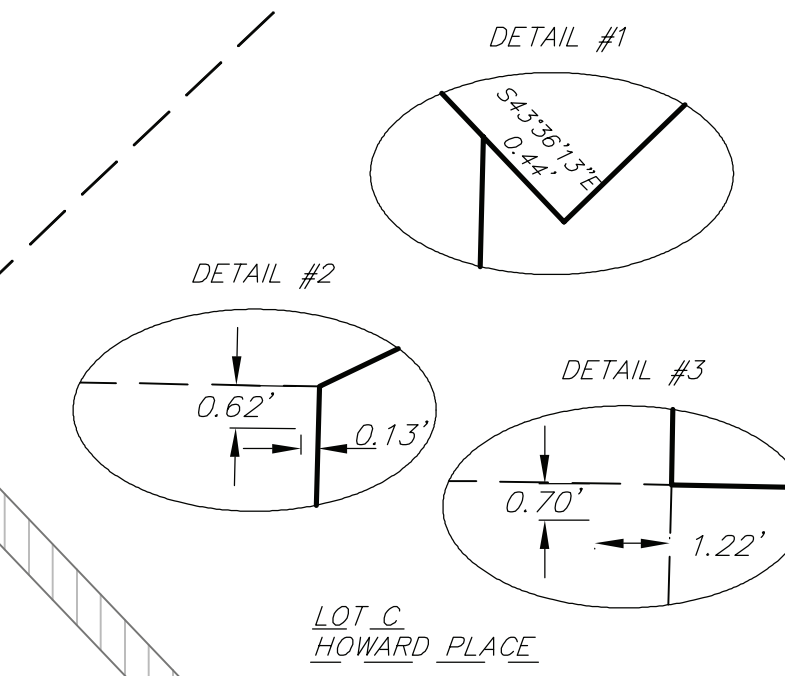
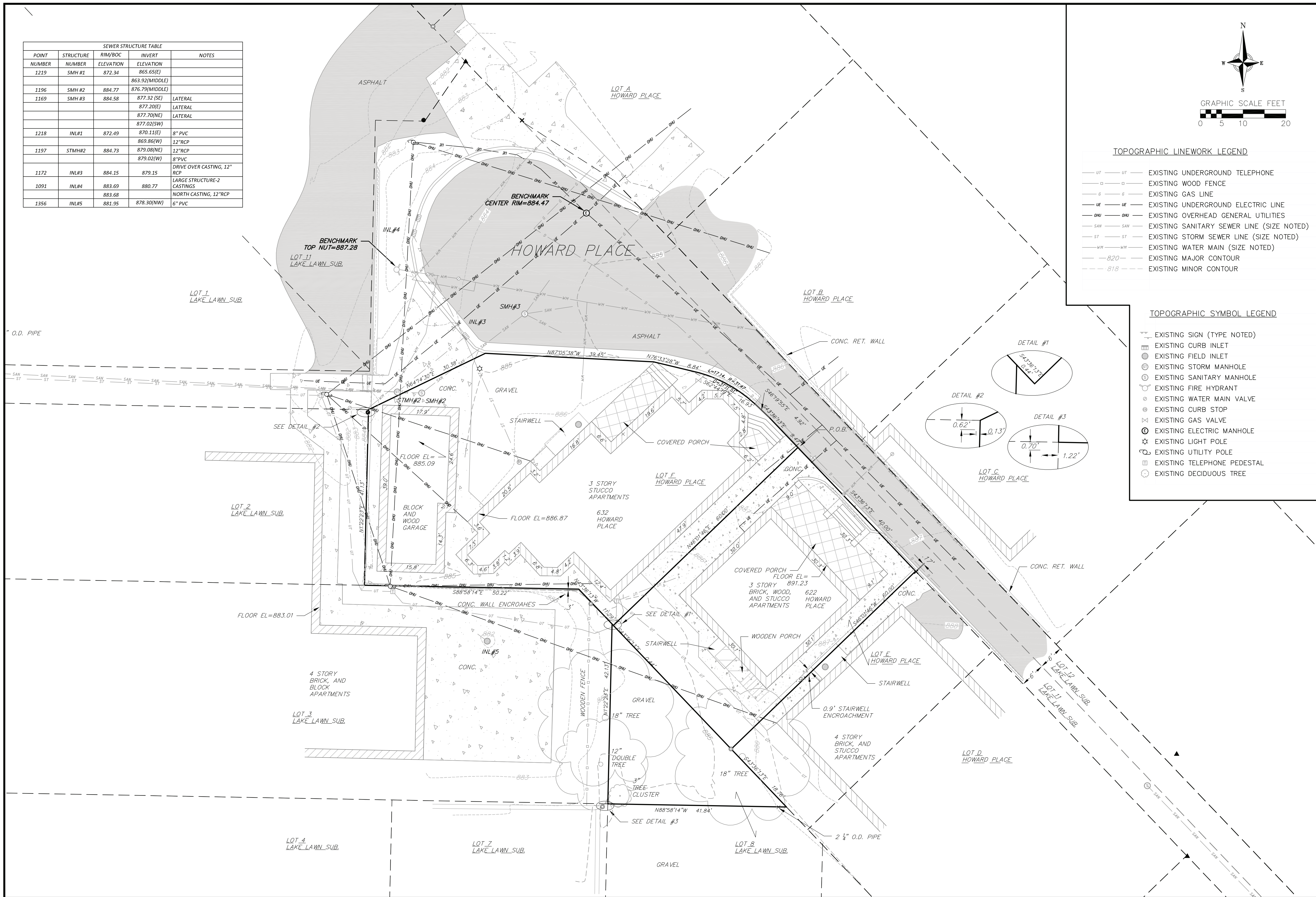
SOUTH EAST ELEVATION

SEWER STRUCTURE TABLE				
POINT NUMBER	STRUCTURE NUMBER	RIM/BOC ELEVATION	INVERT ELEVATION	NOTES
1219	SMH #1	872.34	865.65(E)	
			863.92(MIDDLE)	
1196	SMH #2	884.77	876.79(MIDDLE)	
1169	SMH #3	884.58	877.32 (SE)	LATERAL
			877.20(E)	LATERAL
			877.70(NE)	LATERAL
			877.02(SW)	
1218	INL#1	872.49	870.11(E)	8" PVC
			869.86(W)	12" RCP
1197	STMH#2	884.73	879.08(NE)	12" RCP
			879.02(W)	8" PVC
1172	INL#3	884.15	879.15	DRIVE OVER CASTING, 12" RCP
1091	INL#4	883.69	880.77	LARGE STRUCTURE-2 CASTINGS
		883.68		NORTH CASTING, 12" RCP
1356	INL#5	881.95	878.30(NW)	6" PVC



- TOPOGRAPHIC LINEWORK LEGEND**
- UT — UT — EXISTING UNDERGROUND TELEPHONE
 - ○ — EXISTING WOOD FENCE
 - G — G — EXISTING GAS LINE
 - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
 - OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
 - SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
 - WH — WH — EXISTING WATER MAIN (SIZE NOTED)
 - 820- EXISTING MAJOR CONTOUR
 - 818- EXISTING MINOR CONTOUR

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING SIGN (TYPE NOTED)
 - EXISTING CURB INLET
 - EXISTING FIELD INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING CURB STOP
 - EXISTING GAS VALVE
 - EXISTING ELECTRIC MANHOLE
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING DECIDUOUS TREE



REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN

DATE 09/30/2013

DRAFTER RKOL

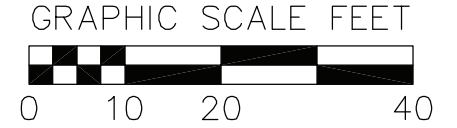
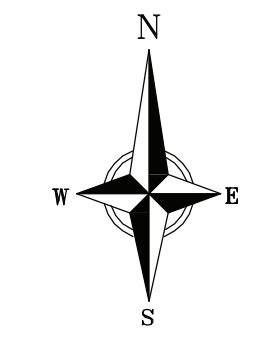
CHECKED TSCH

PROJECT NO. 130159

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1.0

SEWER STRUCTURE TABLE				
POINT NUMBER	STRUCTURE NUMBER	RIM/BOC ELEVATION	INVERT ELEVATION	NOTES
1219	SMH #1	872.34	865.65(E)	
1196	SMH #2	884.77	876.79(MIDDLE)	
1169	SMH #3	884.58	877.32 (SE)	LATERAL
			877.20(E)	LATERAL
			877.70(NE)	LATERAL
			877.02(SW)	
1218	INL#1	872.49	870.11(E)	8" PVC
			869.86(W)	12" RCP
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1172	INL#3	884.15	879.15	DRIVE OVER CASTING, 12" RCP
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1356	INL#5	881.95	878.30(NW)	6" PVC

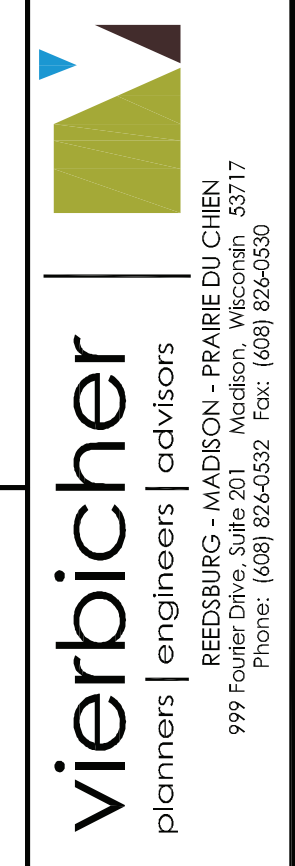


DEMOLITION PLAN LEGEND

XX XX XX	CURB AND GUTTER REMOVAL
[Pattern]	ASPHALT REMOVAL
[Pattern]	CONCRETE REMOVAL
[Pattern]	BUILDING REMOVAL
---	UTILITY LINE REMOVAL
---	SAWCUT
---	UTILITY LINE REMOVAL
⊗	STORM STRUCTURE REMOVAL
⊗	COMM PED REMOVAL/RELOCATION

- GENERAL NOTES:**
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
 - ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - ANY SIDEWALK AND CURB & GUTTER ABUTTING 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.
 - ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
 - THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
 - PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
 - CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON AT (608) 266-4751 A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.

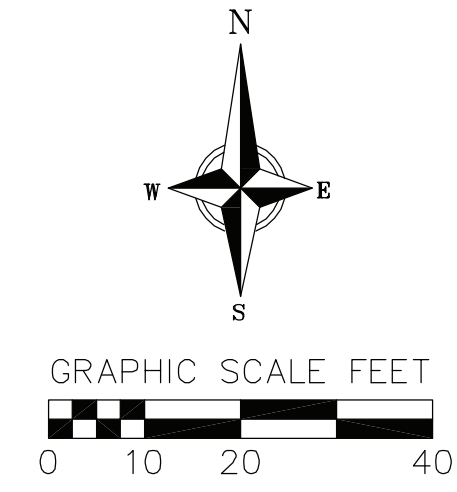
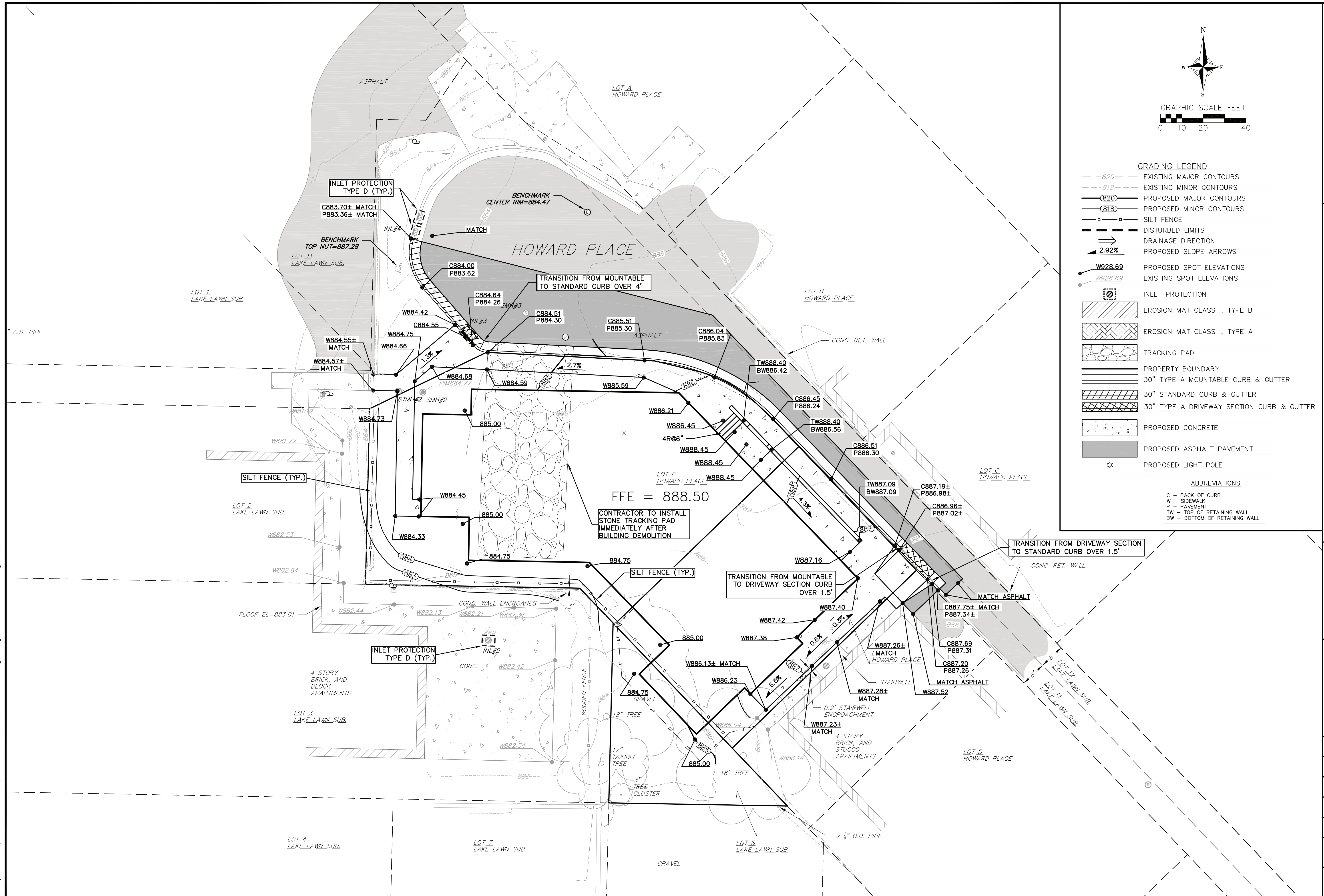
- DEMOLITION NOTES:**
- ALL SIGNS TO BE REMOVED SHALL BE SALVAGED AND STORED IN THE OWNER'S FACILITY FOR FUTURE USE AS APPLICABLE.
 - CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 - COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
 - ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURBS, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
 - CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
 - 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.
 - THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE WATER METER PRIOR TO DEMOLITION.
 - OUTLET PIPE NOT FOUND IN EXISTING STORM FIELD INLET AT BOTTOM OF STAIRWELL. CONTRACTOR TO VERIFY THAT NO EXISTING PIPING IS IN PLACE. IF AN OUTLET PIPE IS FOUND, CONTRACTOR SHALL ABANDON PIPE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS & REMOVE STORM STRUCTURE.
 - CONTRACTOR TO REMOVE EXISTING STORM STRUCTURE AND FIELD VERIFY EXACT LOCATION AND SIZE OF EXISTING STORM PIPE.
 - LOCATION, SIZE & TYPE OF EXISTING STORM PIPE EXTENDING TO NW FROM EXISTING STORM STRUCTURE IS UNKNOWN. EXISTING OUTLET PIPE IS ROUTED IN DIRECTION OF EXISTING GARAGE. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING STORM PIPE AND RELOCATE IF PIPE WILL INTERFERE WITH DEMOLITION OF EXISTING GARAGE OR PROPOSED BUILDING.



Demolition Plan
Howard Place Apartments
632 Howard Place
City of Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
DATE 09/30/2013
DRAFTER RKOL
CHECKED TSCH
PROJECT NO. 130159
C
2.0



GRADING LEGEND

- 820 --- EXISTING MAJOR CONTOURS
- 818 --- EXISTING MINOR CONTOURS
- 820 --- PROPOSED MAJOR CONTOURS
- 818 --- PROPOSED MINOR CONTOURS
- □ □ SILT FENCE
- --- DISTURBED LIMITS
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- W928.69 PROPOSED SPOT ELEVATIONS
- W928.69 EXISTING SPOT ELEVATIONS
- INLET PROTECTION
- ▨ EROSION MAT CLASS I, TYPE B
- ▩ EROSION MAT CLASS I, TYPE A
- ▧ TRACKING PAD
- PROPERTY BOUNDARY
- ▬ 30" TYPE A MOUNTABLE CURB & GUTTER
- ▬ 30" STANDARD CURB & GUTTER
- ▬ 30" TYPE A DRIVEWAY SECTION CURB & GUTTER
- ▨ PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- ☆ PROPOSED LIGHT POLE

ABBREVIATIONS

- C - BACK OF CURB
- W - SIDEWALK
- P - PAVEMENT
- TW - TOP OF RETAINING WALL
- BW - BOTTOM OF RETAINING WALL

Grading & Erosion Control Plan
 Howard Place Apartments
 632 Howard Place
 City of Madison, Dane County, Wisconsin

REVISIONS		NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 09/30/2013

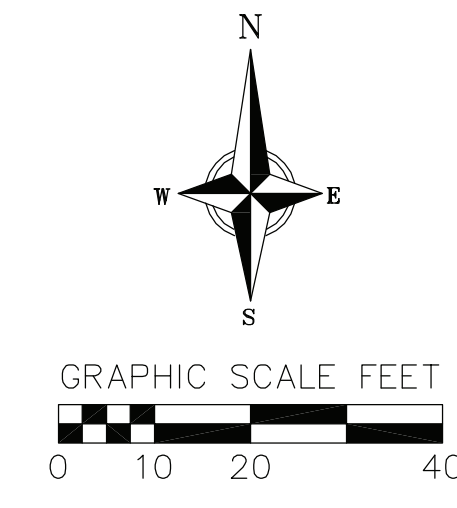
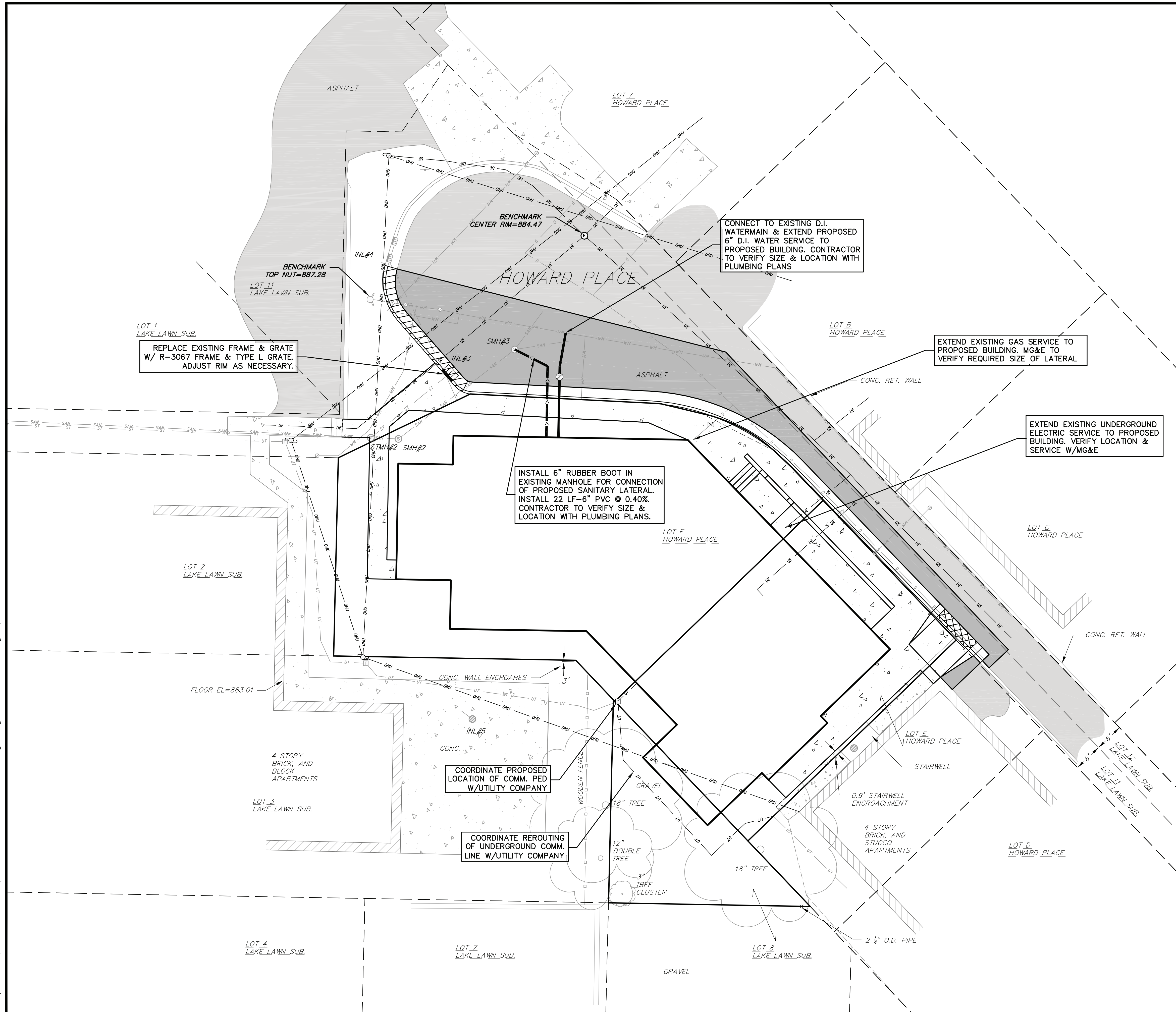
DRAFTER RKOL

CHECKED TSCH

PROJECT NO. 130159

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3.0

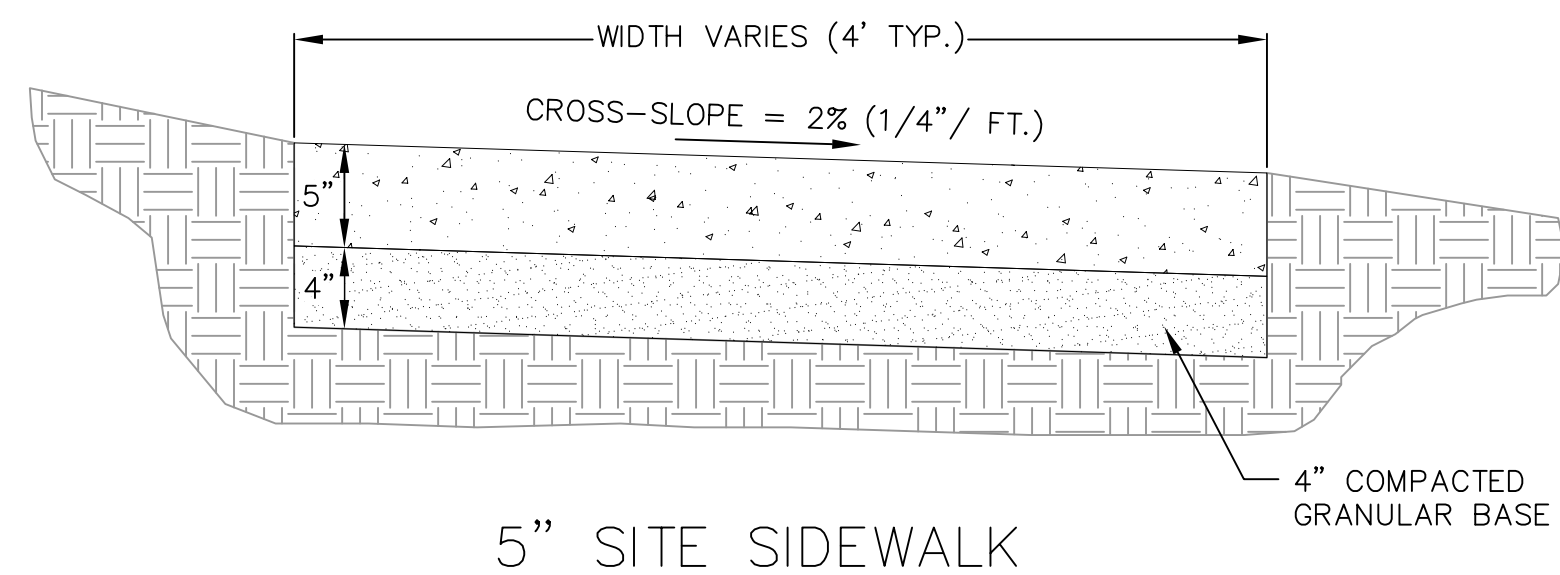


- PROPOSED UTILITY LEGEND**
- STORM SEWER CURB INLET
 - SANITARY SEWER PIPE (GRAVITY)
 - WATER SERVICE LATERAL PIPE
 - WATER VALVE
 - UNDERGROUND COMMUNICATIONS SERVICE
 - COMMUNICATIONS PEDESTAL
 - PROPERTY BOUNDARY
 - 30" TYPE A MOUNTABLE CURB & GUTTER
 - 30" STANDARD CURB & GUTTER
 - 30" TYPE A DRIVEWAY SECTION CURB & GUTTER
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED LIGHT POLE

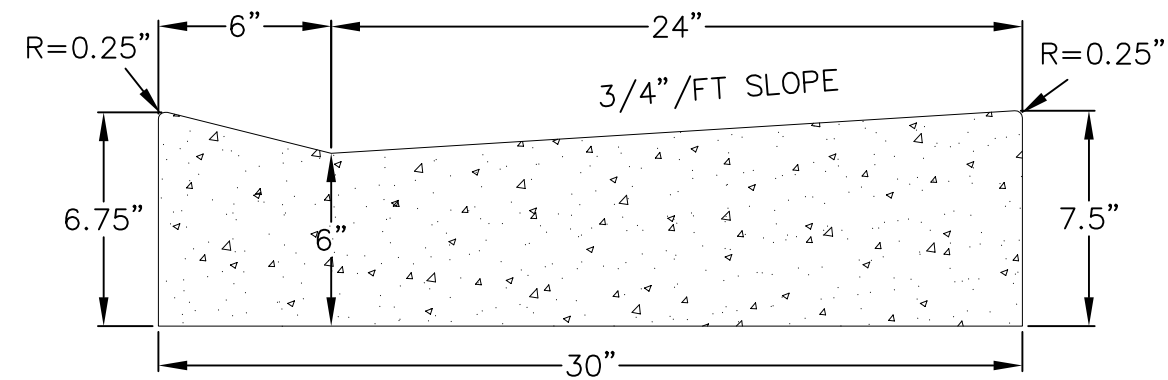
- UTILITY NOTES:**
1. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
 2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
 3. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(11)(h) AND COMM 82.40(8)(k).
 4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b).
 5. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
 6. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
 7. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
 8. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
 10. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
 11. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
 12. EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
 13. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
 14. THE DEVELOPER SHALL INSTALL THE 3MTM ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

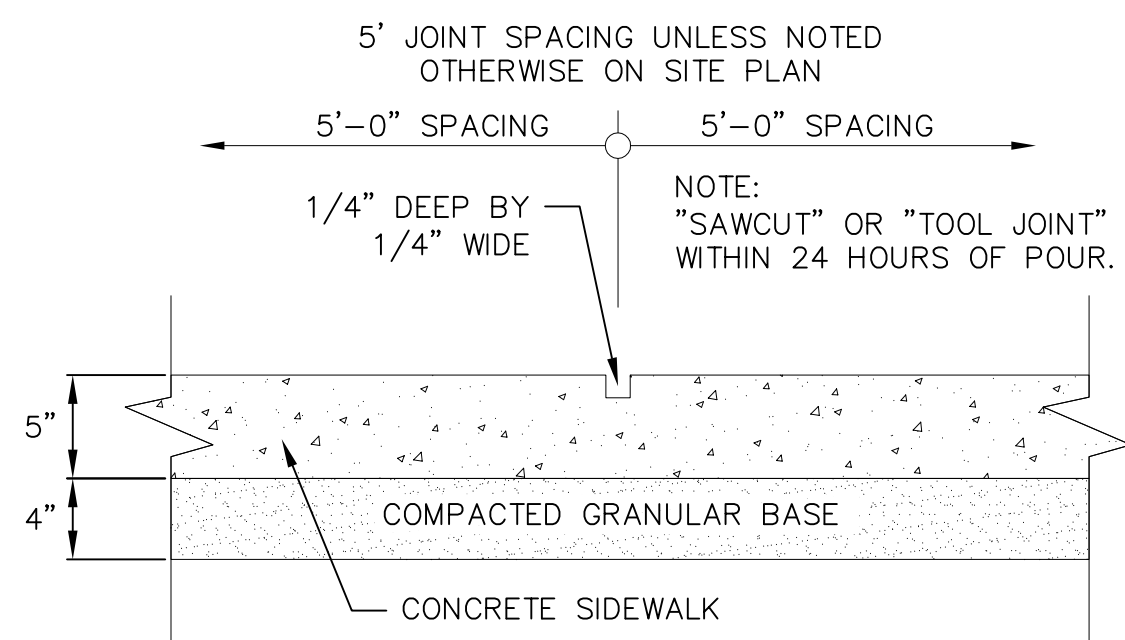
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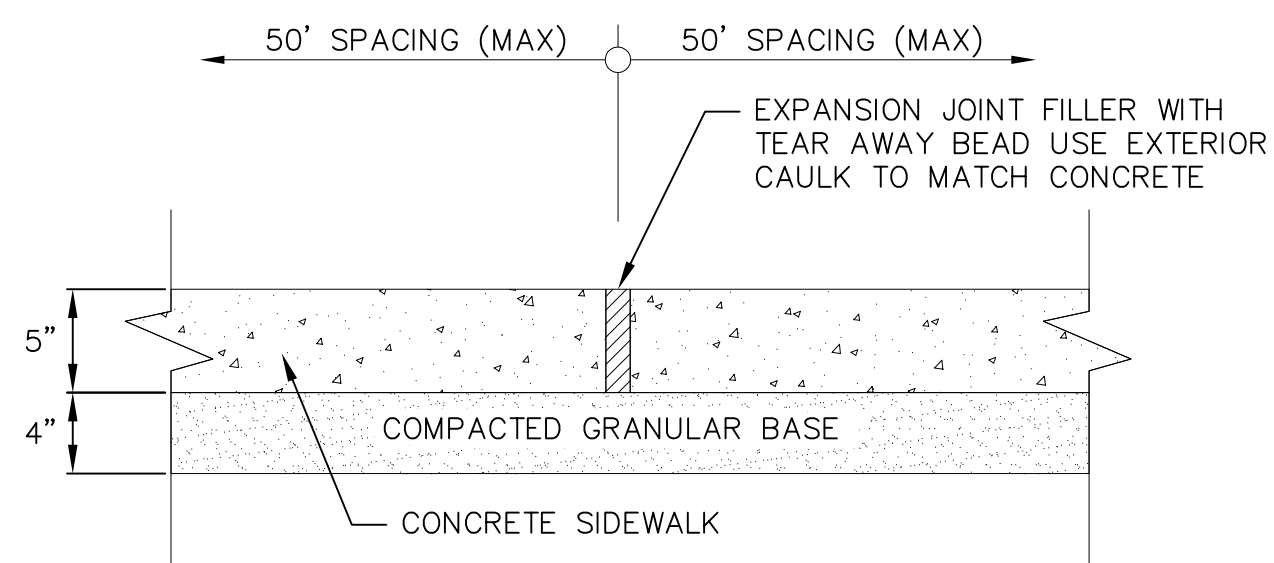
5" SITE SIDEWALK



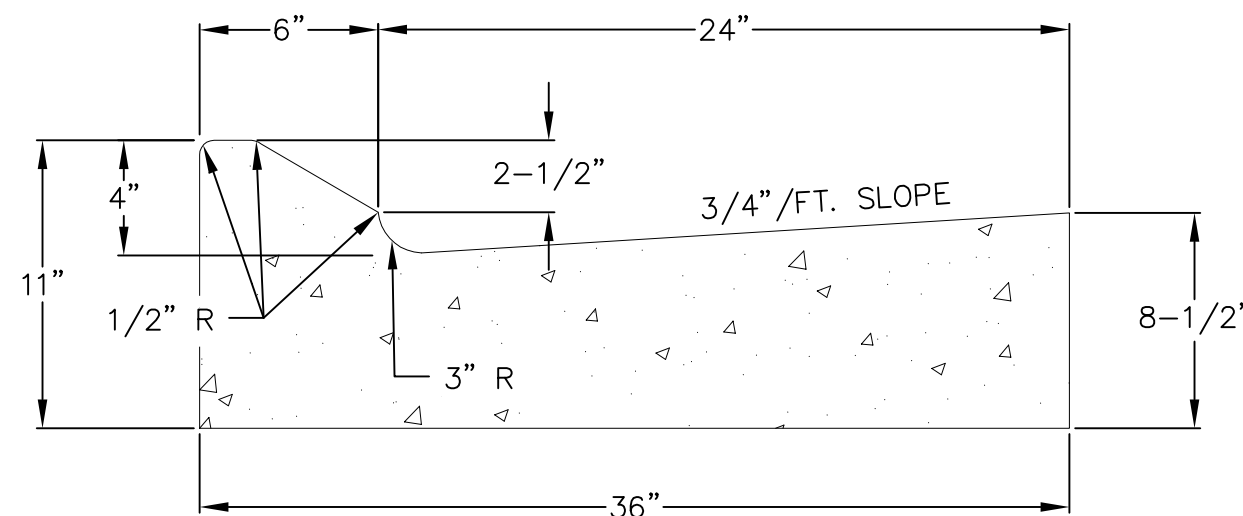
DRIVEWAY GUTTER CROSS SECTION



SIDEWALK CONTROL JOINT



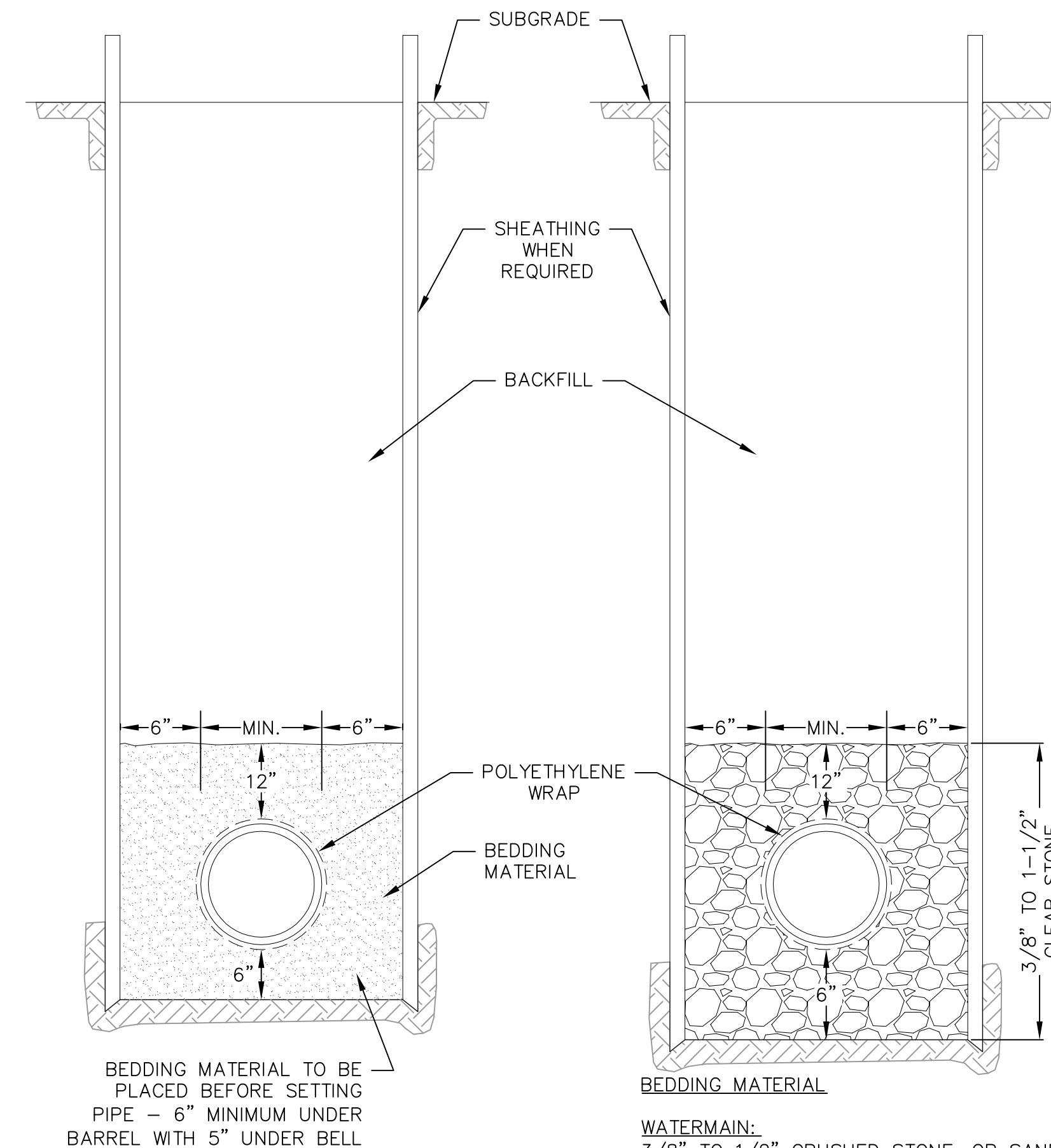
SIDEWALK EXPANSION JOINT



TIE BARS ARE REQUIRED FOR CURB & GUTTER.

THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE COURSE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

3 30" CONCRETE CURB AND GUTTER
C-5.1 NOT TO SCALE



BEDDING MATERIAL TO BE PLACED BEFORE SETTING PIPE - 6" MINIMUM UNDER BARREL WITH 5" UNDER BELL

BEDDING MATERIAL

WATERMAIN:
3/8" TO 1/2" CRUSHED STONE, OR SAND

SANITARY SEWER:
3/8" TO 1-1/2" CLEAR STONE

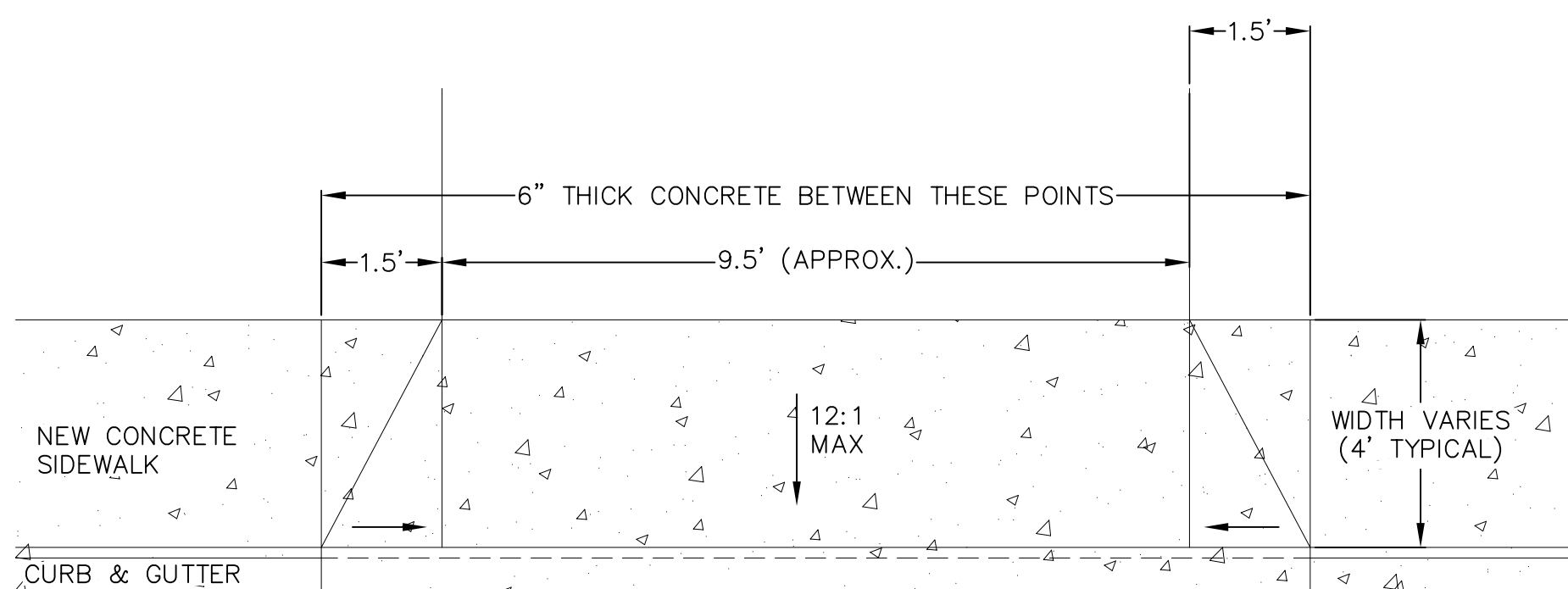
STORM SEWER:
3/4" TO 1-1/2" CRUSHED STONE

DRY TRENCH CONDITION

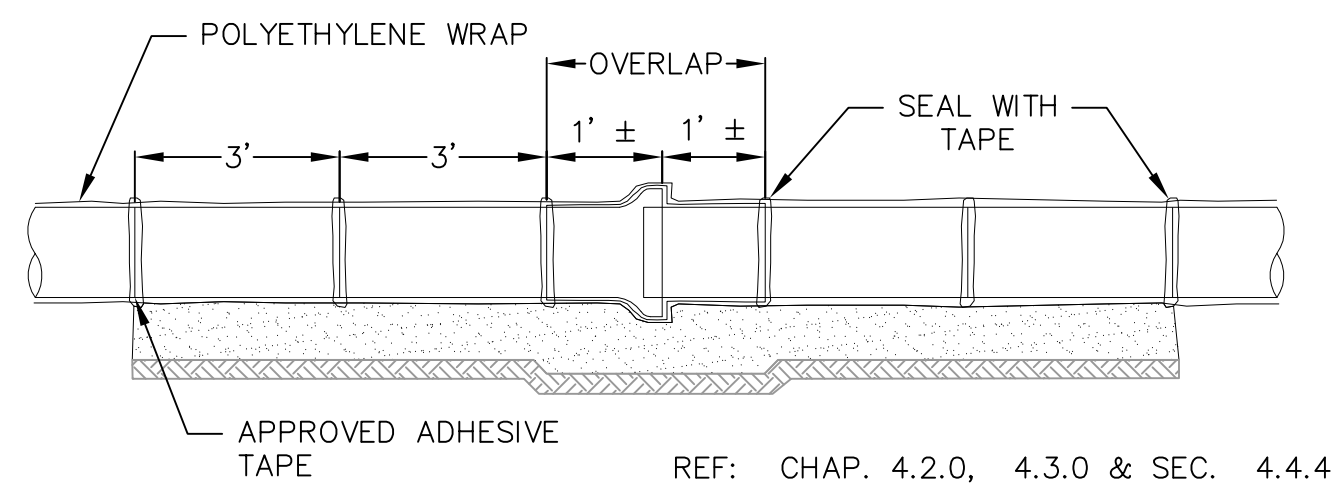
WET OR UNSTABLE CONDITION

5 STANDARD TRENCH SECTION
C-5.1 NOT TO SCALE

1 5" SIDEWALK
C-5.1 NOT TO SCALE



2 DRIVEWAY DETAIL
C-5.1 NOT TO SCALE



REF: CHAP. 4.2.0, 4.3.0 & SEC. 4.4.4

4 STANDARD WATERMAIN TRENCH SECTION
C-5.1 NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

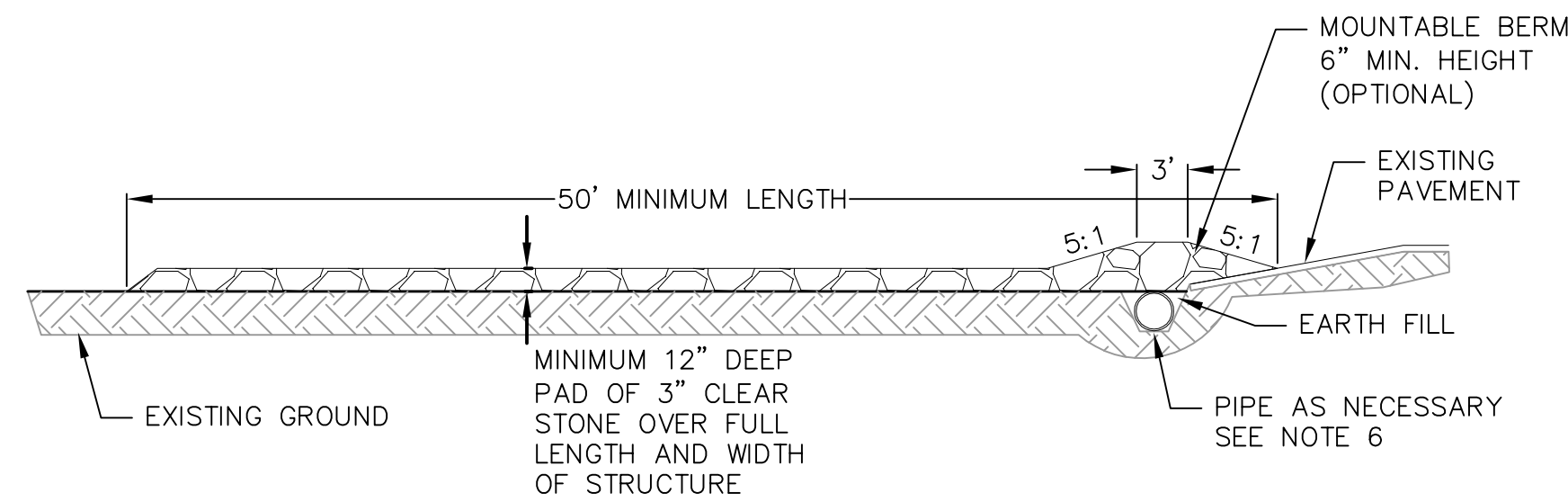
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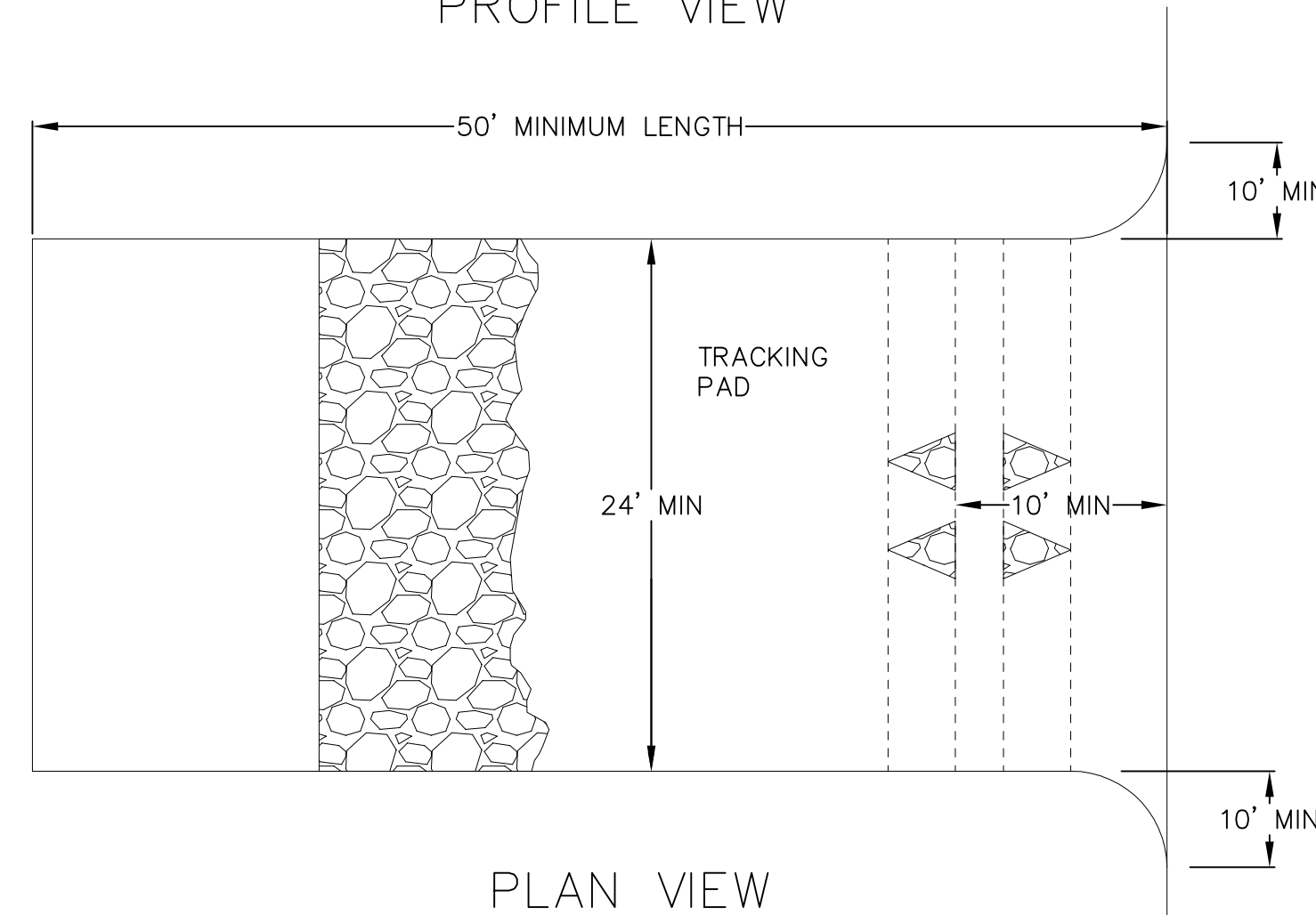
PROJECT NO. 130159

EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, AND INLET PROTECTION) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- 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 OF MADISON. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- 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.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE PLANS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- CHANNELIZED RUNOFF:** FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- INLET FILTERS ARE TO BE PLACED IN STORM SEWER 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 PROJECT AND/OR THE SITE IS ESTABLISHED.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
- TERRACES AND LOTS SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH.
- 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.
- 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 SEEDING AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- 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.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.



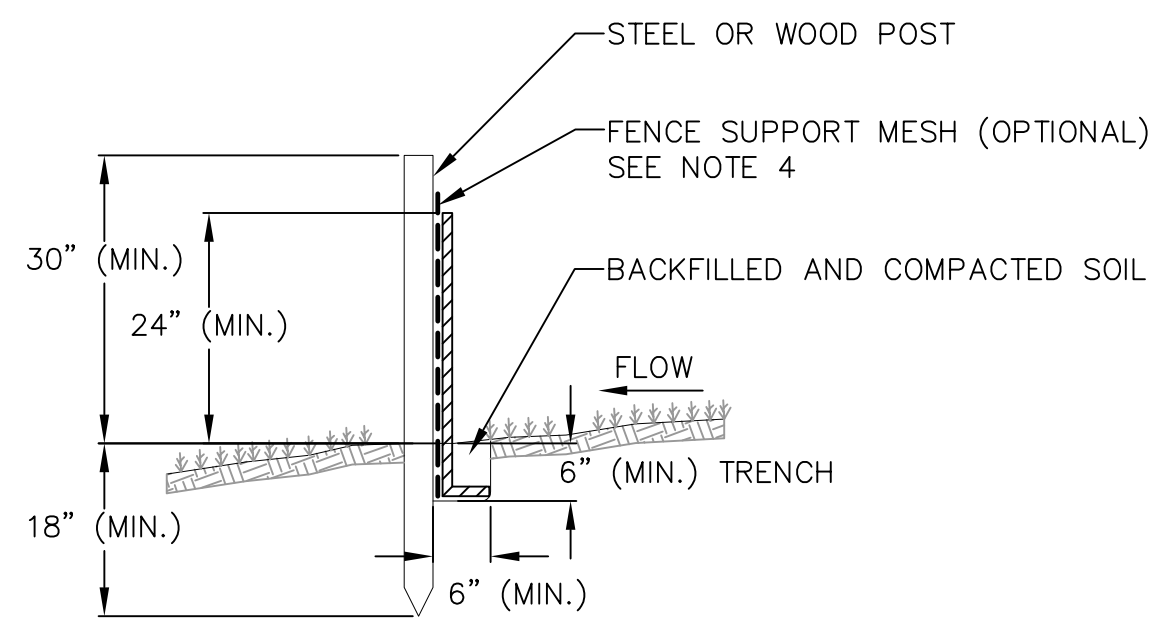
PROFILE VIEW



PLAN VIEW

- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'.
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- 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.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- 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.

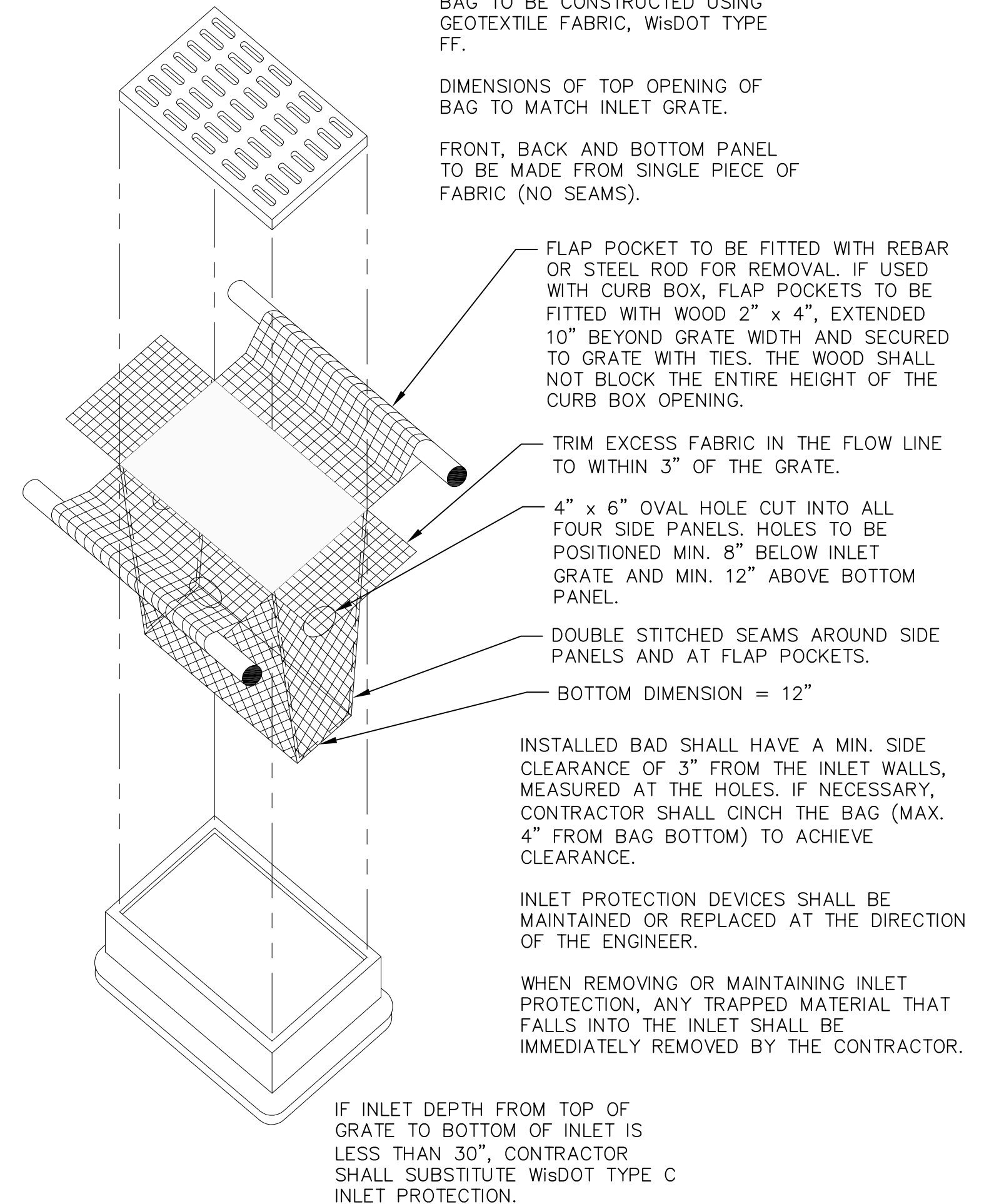
1 TRACKING PAD NOT TO SCALE



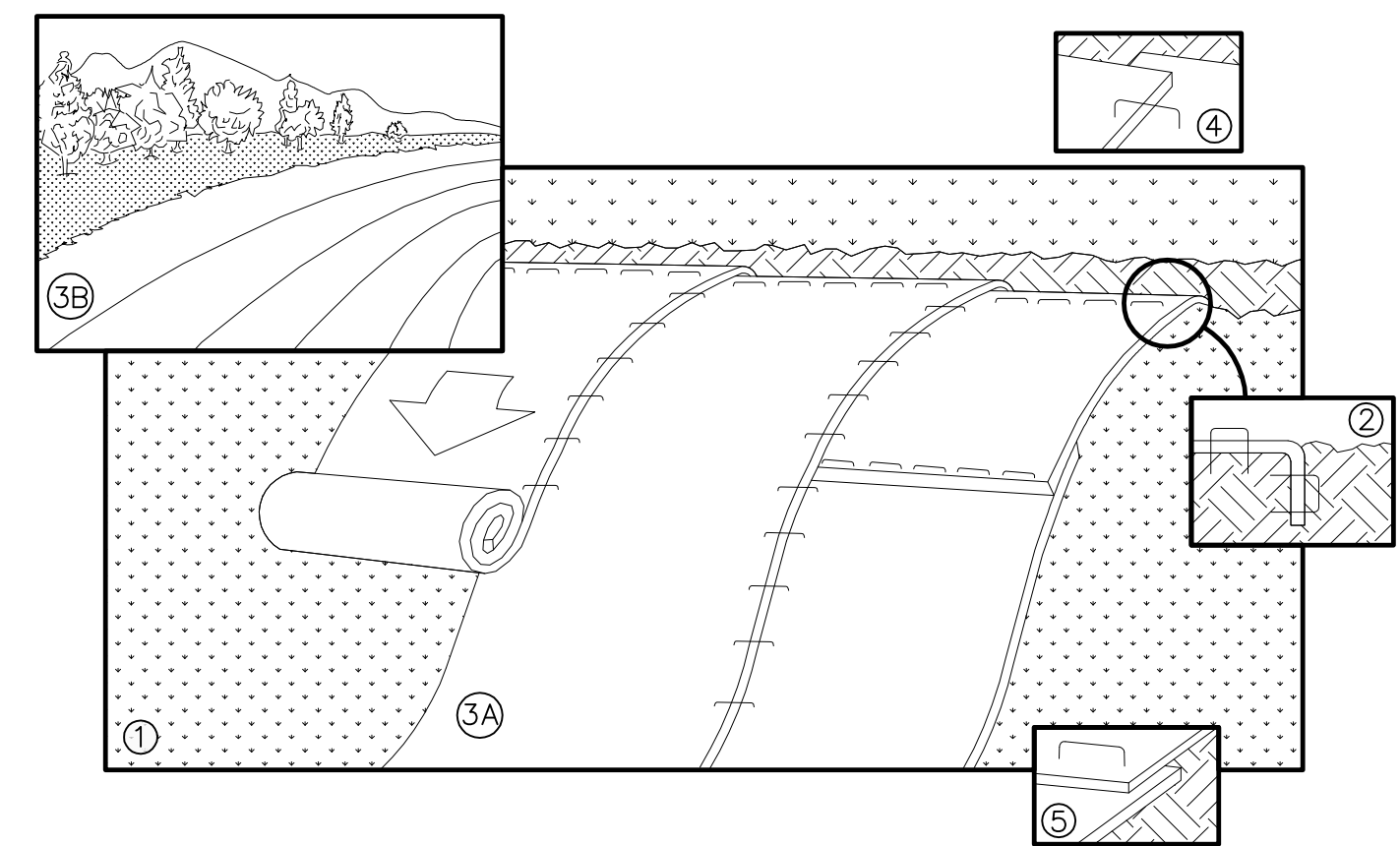
2 SILT FENCE NOT TO SCALE

NOTES:

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



3 INLET PROTECTION TYPE D NOT TO SCALE



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

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

4 EROSION MAT NOT TO SCALE

CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE AND INLET PROTECTION.
- DEMOLITION.
- INSTALL STONE TRACKING PAD.
- INSTALL UNDERGROUND UTILITIES.
- ROUGH GRADE LOT.
- BUILDING CONSTRUCTION.
- CONSTRUCT CONCRETE CURB & GUTTER AND SIDEWALK.
- PLACE PAVEMENT.
- RESTORE TERRACES AND LOT.
- REMOVE SILT FENCE AND INLET PROTECTION AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

- TEMPORARY:**
- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 - USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
- PERMANENT:**
- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

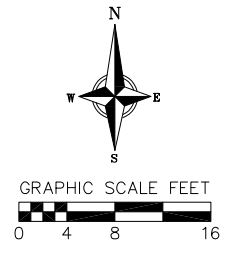
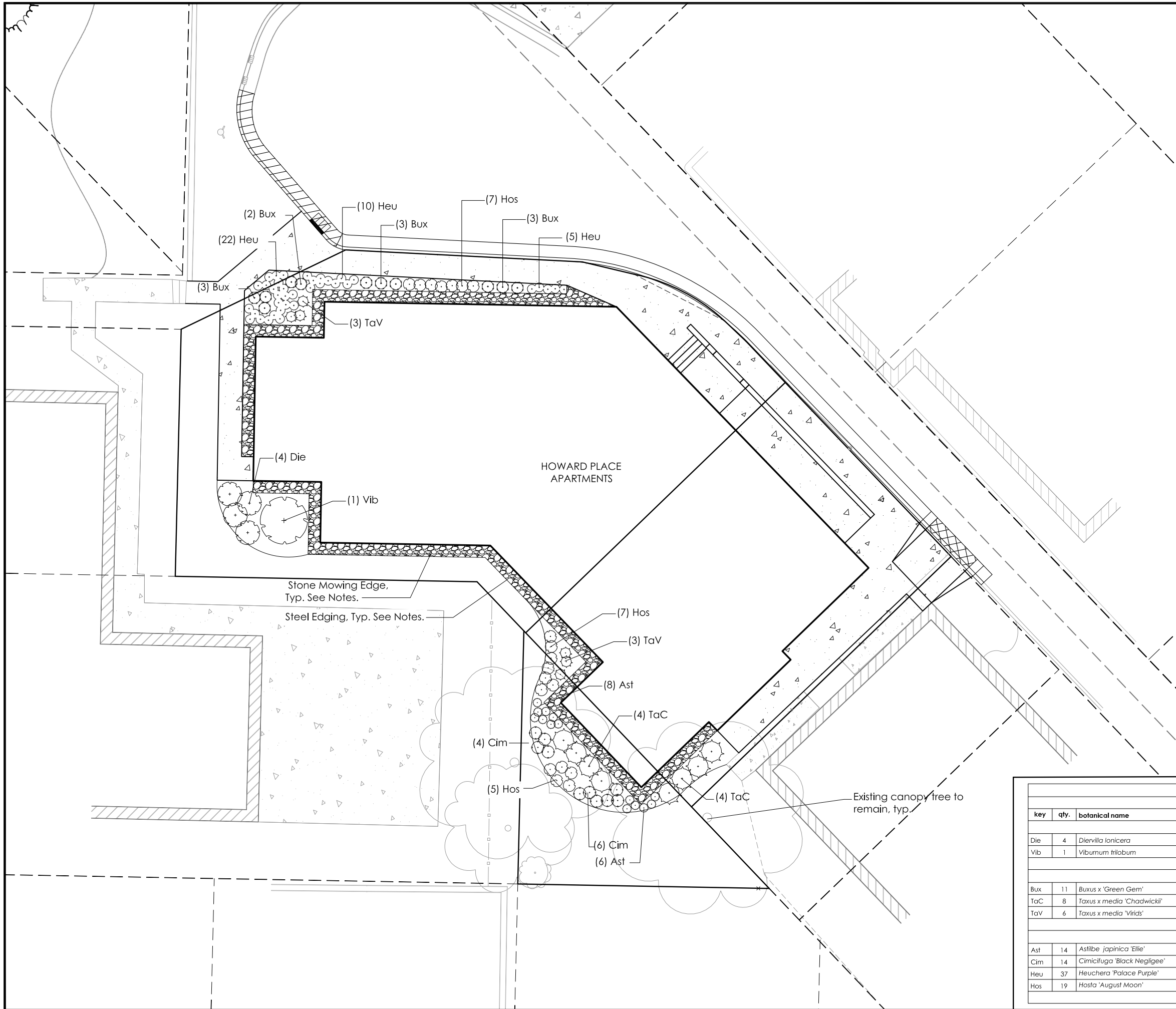
- TEMPORARY AND PERMANENT:**
- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

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

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
 DATE 09/30/2013
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 PROJECT NO. 130159



LANDSCAPING REQUIREMENTS: CITY OF MADISON
Total Developed Area: 7,809 SF
Developed Area / 300 SF= 26 Landscape Units
Landscape Units x 5 landscape points = 130 Total Points Req'd

Credit for Existing Landscape: 0 Points
Total for Proposed Landscape: 253 Points
 Overstory Deciduous Tree: 0 x 35 points = 0
 Ornamental Tree: 0 x 15 points = 0
 Evergreen Tree: 0 x 15 points = 0
 Deciduous Shrub: 5 x 2 points = 10
 Evergreen Shrub: 25 x 3 points = 75
 Perennial: 84 x 2 points = 168

Total Points Provided: 253 Points

- GENERAL NOTES:**
- All plantings shall conform to quality requirements as per ANSI Z60.1.
 - All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
 - Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
 - All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
 - All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
 - Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
 - Landscape beds and mowing strip to be edged with commercial grade steel landscape edging, 4" height, color green. Install with stakes per manufacturer's recommended spacing and to hold curves as shown on plan.
 - Mowing edge to be 3/4" clear limestone to 1.5" depth min. over weed barrier fabric. Weed-X or equal.
 - Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min.

Plant List						
key	qty.	botanical name	common name	planting size	root cond.	mature size
deciduous shrubs						
Die	4	<i>Diervilla lonicera</i>	Dwarf Bush-Honeysuckle	#5	cont.	3' x 4'
Vib	1	<i>Viburnum trilobum</i>	American Cranberrybush Viburnum	4' ht.	cont.	10' x 8'
evergreen shrubs						
Bux	11	<i>Buxus x 'Green Gem'</i>	Green Gem Boxwood	12" ht.	cont.	2' x 2'
TaC	8	<i>Taxus x media 'Chadwickii'</i>	Chadwick Yew	18" ht.	cont.	2-4' x 4-6'
TaV	6	<i>Taxus x media 'Virids'</i>	Viridis Yew	5' ht.	cont.	10-12' x 1-2'
perennials						
Ast	14	<i>Astilbe japonica 'Ellie'</i>	Ellie Japanese Astilbe	#1	cont.	24-30" x 18-24"
Cim	14	<i>Cimicifuga 'Black Negligee'</i>	Black Negligee Snakeroot	#1	cont.	2-4' x 2-3'
Heu	37	<i>Heuchera 'Palace Purple'</i>	Palace Purple Coralbells	#1	cont.	24" x 12-18"
Hos	19	<i>Hosta 'August Moon'</i>	August Moon Hosta	#1	cont.	12-18" x 24-36"

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN
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