

Madison, Wisconsin

CITY OF MADISON

CITY ENGINEERING DIVISION

DEPARTMENT OF PUBLIC WORKS

PLAN OF PROPOSED IMPROVEMENT

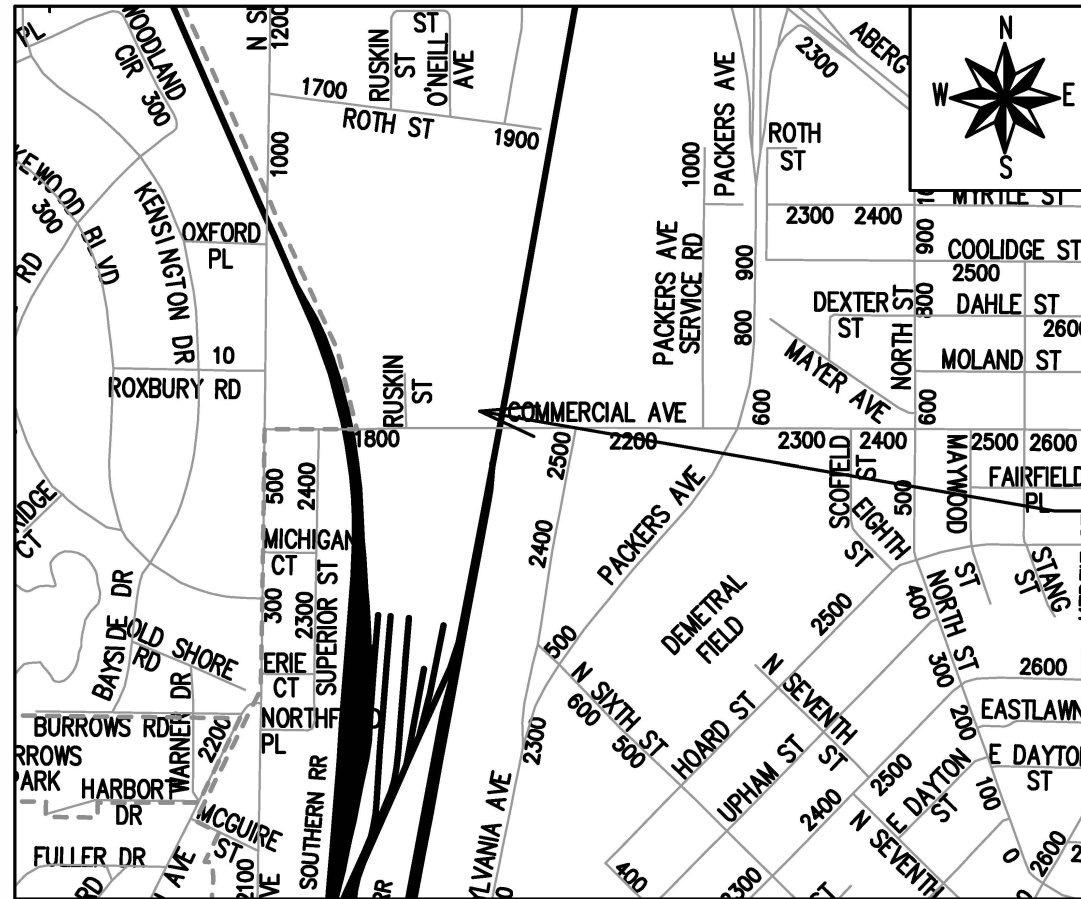
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REVISION #1 - 9/23/2025: NLJ

THE CONWAY AT HUXLEY YARDS

CITY PROJECT NO. 15573
CONTRACT NO. 9625



PROJECT LOCATION

PUBLIC IMPROVEMENT PROJECT
APPROVED

APPROVED DATE: MAY 20, 2025

BY THE COMMON COUNCIL
OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN
APPROVED BY:

City Engineer

07/28/2025

Date

STREET
DESIGNED BY:



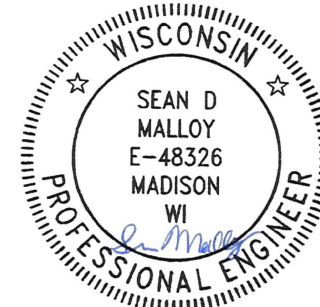
07/28/2025

STORM & SANITARY SEWER
DESIGNED BY:



07/28/2025

PAVEMENT MARKING
DESIGNED BY:



07/28/2025

WATER
DESIGNED BY:



07/28/2025

PLOT SCALE: 1 IN:1 FT_XREF

PLOT NAME: -

REV. DATE: 7/24/2025 11:24 AM

ORIGINATOR: CITY_OF_MADISON

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 ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

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](https://www.cityofmadison.com/business/pw/specs.cfm)

DEVELOPER MUST SUBMIT A TRAFFIC CONTROL PLAN TO CITY TRAFFIC ENGINEERING AT LEAST 14 DAYS PRIOR TO THE START OF WORK. WORK SHALL NOT PROCEED UNTIL AN APPROVED TRAFFIC CONTROL PLAN IS IN PLACE.

CONTACT PROJECT ENGINEER AND STREET DESIGNER NICK JAECKELS AT NJAECKELS@CITYOFMADISON.COM FOR CAD AND ALIGNMENT DATA PRIOR TO STAKING.

CONTACT THE CITY CONSTRUCTION ENGINEER, KYLE FRANK, AT KFRANK@CITYOFMADISON.COM FOR PRECONSTRUCTION SCHEDULING, COORDINATION, AND INSPECTION.

CONVENTIONAL SIGNS

FIELD VERIFY ALL UTILITY LOCATIONS

GAS

STORM SEWER

SANITARY SEWER

WATER

BURIED ELECTRIC

OVERHEAD ELECTRIC

POWER POLE

ADA COMPLIANT RAMP W/
DETECTABLE WARNING FIELD

COMBUSTIBLE FLUIDS

— G —

— ST —

— SAN —

— W —

— E —

— OH —

UNDERDRAINS SHALL BE INSTALLED PER STANDARD DETAIL DRAWING 4.05 FOR 75' ON EACH SIDE OF THE LOW POINT, OR TO THE NEAREST CURB HIGH POINT. ALL UNDERDRAIN SHALL BE WRAPPED.

ALL GUTTERS SHALL DRAIN WITH A MINIMUM GRADE OF 0.5% TOWARD STORM SEWER INLETS.

ALL DITCHES SHALL DRAIN WITH A MINIMUM GRADE OF 0.5%

THE CROSS SLOPE OF SIDEWALKS AND BARRIER FREE SIDEWALK CURB RAMPS SHALL TYPICALLY BE 1.5%. THE LONGITUDINAL GRADE OF BARRIER FREE SIDEWALK CURB RAMPS SHALL NOT EXCEED 8.33%. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED ACCORDING TO S.D.D. 3.04. AT ALL OTHER LOCATIONS THE LONGITUDINAL GRADE OF SIDEWALKS SHALL NOT EXCEED 5.0 % OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER NOR BE LESS THAN 0.5% AND SHALL DRAIN TOWARD STORM SEWER INLETS. SIDE SLOPES WITHIN TEN FEET OF A PUBLIC SIDEWALK SHALL NOT EXCEED 4:1. ALL SIDEWALK AND SIDEWALK RAMP ELEVATIONS AND GRADES SHALL BE FIELD VERIFIED AND SET TO COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS AND THE A.D.A. GUIDELINES.

OBTAIN A PRINT OUT OF THE ALIGNMENTS FROM THE CITY PROJECT ENGINEER PRIOR TO STAKING THIS PROJECT. THE CITY PROJECT ENGINEER IS NICK JAECKELS. EMAIL: NJAECKELS@CITYOFMADISON.COM

CURB STATION AND OFFSETS SHALL BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED. CURB ELEVATIONS SHALL BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.

POWER POLES AND OTHER OBSTRUCTIONS SHALL BE MOVED TO PROVIDE 2 FEET MINIMUM OF CLEAR DISTANCE FROM ANY FACE OF CURB OR EDGE OF SIDEWALK UNLESS OTHERWISE INDICATED ON THE PLANS.

ANY INFORMATION SHOWN ON THIS PLAN, WHICH IS NOT PART OF THIS RIGHT-OF-WAY PROJECT, IS PRELIMINARY AND NOT FOR CONSTRUCTION.

THERE MAY BE EXISTING UTILITIES OR OTHER FEATURES WHICH ARE EITHER NOT SHOWN OR SHOWN INCORRECTLY ON THIS PLAN. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO LOCATE AND IDENTIFY ALL UTILITIES AND TOPOGRAPHY WHICH MAY AFFECT THE CONSTRUCTION OF THESE IMPROVEMENTS.

ALL PERMANENT SIGNING AND POSTING WILL BE DETERMINED AND PROVIDED BY THE TRAFFIC ENGINEERING DIVISION, FOLLOWING CONSTRUCTION OF THESE IMPROVEMENTS.

THE DEVELOPER SHALL PROVIDE, INSTALL AND MAINTAIN ALL STREET END BARRICADES, SIGNING AND TRAFFIC CONTROL, AS REQUIRED BY THE CITY TRAFFIC ENGINEER.

PAVEMENT SAWCUTS SHALL BE AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER. SAWCUTS SHOWN ON THE PLAN ARE APPROXIMATE.

CURB ON CUL DE SACS SHALL BE INSTALLED ACCORDING TO S.D.D 3.05.

ALL WORK IN THE RIGHT OF WAY AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.

ALL PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY ARE BASED ON SURVEY DATA PROVIDED BY THE DEVELOPER OR ITS CONSULTANT. IN THE CASE THAT THE PROPOSED IMPROVEMENTS CAN NOT BE INSTALLED PER THESE PLANS OR THE CITY OF MADISON STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF EXTRA WORK DUE TO INACCURACIES OF THE SURVEY.

ALL UTILITY VERIFICATIONS AND ACCURACY OF THE DRAWINGS ARE THE RESPONSIBILITY OF THE DEVELOPER. ANY CONFLICTS THAT ARISE FROM MISSING OR ERRONEOUS INFORMATION WILL BE AT THE EXPENSE OF THE DEVELOPER. NO PRECAST STRUCTURES WILL BE APPROVED FOR STORM OR SANITARY SEWER UNTIL ALL POTENTIAL UTILITY CONFLICTS ARE RESOLVED.

IN LOCATIONS WHERE PAVEMENT RESTORATION IS NOT IDENTIFIED ADJACENT TO CURB AND GUTTER REPLACEMENT, IT IS ASSUMED THAT CURB AND GUTTER WILL BE REPLACED WITHOUT DAMAGING ADJACENT PAVEMENT. IF DAMAGED, THE MILL AND OVERLAY LIMITS SHALL BE EXTENDED BY THE CITY CONSTRUCTION ENGINEER AS NECESSARY TO MEET THE STANDARD PATCHING CRITERIA.

STANDARD NOTES

THE CONWAY AT HUXLEY YARDS

15573

D1

15573

MADISON, WI

CONTRACT NO: 9625

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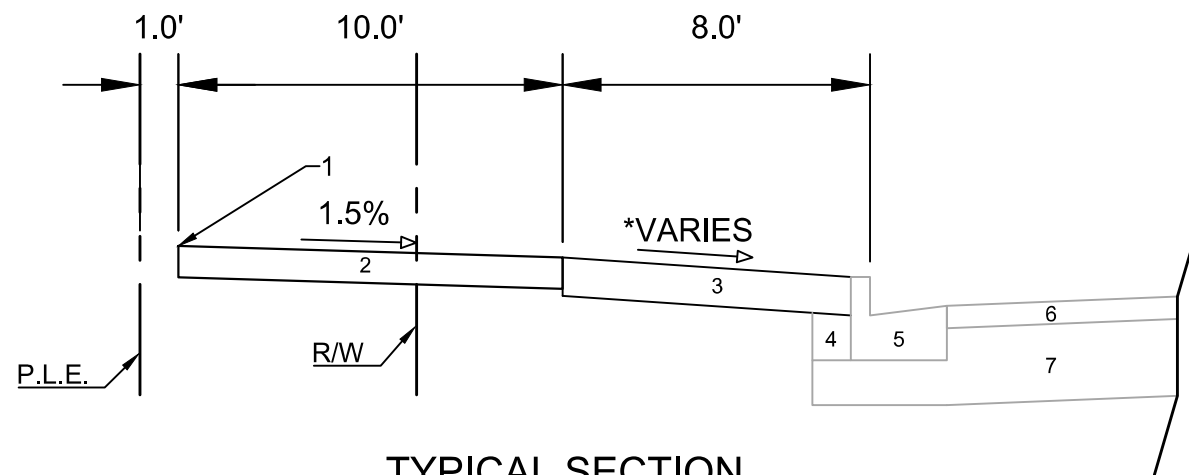
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TYPICAL SECTION
COMMERCIAL AVENUE

SPECIAL NOTES:

*SEE X-SHEETS FOR CROSS SLOPES

- 1 POINT REFERRED TO ON PROFILE
- 2 5" CONCRETE SIDEWALK
- 3 6" TOPSOIL, SEED AND MATTING
- 4 EX. FILL
- 5 EX. CURB TYPE 'A' TO REMAIN
- 6 EX. PAVEMENT TO REMAIN
- 7 EX. ROAD BASE COURSE TO REMAIN



15573

D2

TYPICAL SECTIONS

THE CONWAY AT HUXLEY YARDS

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15573

MADISON, WI

9625

CONTRACT NO:

REVISION

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D-3

File: \\JSDINC\projects\2022\2211381_2211381-PH3\DWG\Civil Sheets\PH3 PUB Plans\GI - 1-3 NOTES.dwg Layout: GI-1 NOTES User: courtney.cox Plotted: Jul 24, 2025 - 10:42am Xref's:

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY IN PRIVATE DEVELOPMENT PLAN SETS FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT CITY OF MADISON STANDARD SPECIFICATIONS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.

NOTICE TO CONTRACTOR

- THE DEVELOPER, LINCOLN AVENUE COMMUNITIES, COMPLETED TESTING AND ANALYSIS FOR SOILS AND GROUNDWATER CONTAMINATION WITHIN THE PROJECT LIMITS WHERE EXCAVATION IS REQUIRED. TESTING AT 2007 ROTH STREET INDICATES THAT:
 - RESIDUAL PETROLEUM CONTAMINATION IS PRESENT IN SOIL AND GROUNDWATER ON THE EASTERN HALF OF DEVELOPMENT AREA, WITHIN APPROXIMATELY 250 FEET OF THE RAILROAD TRACKS.
 - NON-NATIVE FILL CONTAINING COAL, CINDERS, AND POTENTIALLY OTHER NON-SOIL MATERIALS IS PRESENT WITHIN APPROXIMATELY 3 TO 8 FEET OF THE GROUND SURFACE THROUGHOUT THE DEVELOPMENT AREA.
- THE TESTING AND ANALYSIS WAS COMPLETED BY THE DEVELOPER'S ENVIRONMENTAL CONSULTANT, SCS ENGINEERS, AND RESULTS HAVE BEEN DOCUMENTED IN A REPORT TITLED THE FOLLOWING:
MATERIALS MANAGEMENT PLAN
HARTMEYER PROPERTY DEVELOPMENT
2007 ROTH STREET
MADISON, WISCONSIN
BRRTS #S 03-13-000053 AND 02-13-580328
DATED: JULY 7TH, 2023; ADDENDUM; SEPTEMBER 7, 2023
- PROPER HANDLING AND DISPOSAL OF THESE MATERIALS IS ADDRESSED IN THE MATERIAL MANAGEMENT PLAN. IF OTHER SOIL CONTAMINATION, SEPARATE PHASE LIQUID PETROLEUM, UNDERGROUND PIPING AND/OR TANKS, ETC. ARE ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR SHALL SUSPEND EXCAVATION ACTIVITIES IN THE AREA AND IMMEDIATELY NOTIFY THE DEVELOPER'S ENVIRONMENTAL CONSULTANT (SCS ENGINEERS) AT THE CONTACT INFORMATION BELOW:
ERIC OELKERS, PG*
SENIOR PROJECT MANAGER/HYDROGEOLOGIST
SCS ENGINEERS
2830 DAIRY DRIVE
MADISON, WI 53718-6751
PHONE: 608-216-7341
EMAIL: EOELKERS@SCSENGINEERS.COM
*LICENSED IN WI

- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- THE OVERFLOW SWALE IS ROUGH GRADED PER CITY ISSUED PLANS; PROJECT #14534, CONTRACT #9284. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING EXISTING CONDITIONS. EXISTING CONTOURS SHOWN ON PLANS ARE PER SURVEY CONDUCTED BY JSD ON 07/10/24.

- EXCAVATION, FILLING, MATERIAL HANDLING AND REMOVAL OF CONTAMINATED SOILS SHALL BE IN ACCORDANCE WITH THE MATERIALS MANAGEMENT PLAN (MMP) FOR THE DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PREPARING THE REQUIRED DOCUMENTATION OF EXCAVATION, FILLING AND MATERIAL HANDLING WITH THE OWNER'S ENVIRONMENTAL CONSULTANT.
- A PROTECTIVE CAP OF CLEAN SOILS SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECTS MATERIALS MANAGEMENT PLAN, AS REFERENCED.
- DURING EXCAVATION ACTIVITIES ON-SITE, THE CONTRACTOR SHALL GENERALLY EXPECT TO ENCOUNTER SOIL CONTAMINATED WITH DIESEL FUEL, FUEL OIL OR OTHER PETROLEUM-RELATED PRODUCTS, POLYCYCLIC AROMATIC HYDROCARBONS, ARSENIC, AND LEAD. PREPARE A SITE-SPECIFIC HEALTH AND SAFETY PLAN AND SUBMIT THE PLAN TO THE ENGINEER PRIOR TO THE START OF WORK
- CONTRACTOR(S) TAKING PART IN ACTIVITIES THAT WILL RESULT IN THE REASONABLE PROBABILITY OF EXPOSURE TO SAFETY AND HEALTH HAZARDS ASSOCIATED WITH HAZARDOUS MATERIALS SHALL HAVE COMPLETED HEALTH AND SAFETY TRAINING THAT MEETS O.S.H.A. REQUIREMENTS FOR HAZARDOUS WASTE AND EMERGENCY RESPONSE (H.A.Z.W.O.P.E.R) AS PROVIDED IN 29 CFR 1910.120. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING SITE-SPECIFIC HEALTH AND SAFETY PLAN AND DEVELOP, DELINEATE AND ENFORCE THE HEALTH AND SAFETY EXCLUSION ZONES FOR EACH CONTAMINATED SITE LOCATIONS AS REQUIRED BY 29 CFR 1910.120.
- IF ANY DISCREPANCIES BETWEEN THE PROJECT NOTES AND SPECIFICATIONS PROVIDED HEREIN SHALL ARISE, THE PROJECT'S MATERIAL MANAGEMENT PLAN, MOST CURRENT ISSUANCE, SHALL TAKE PRECEDENCE FOR ITEMS RELATED TO THE HANDLING OF CONTAMINATED SOIL AND GROUNDWATER CONDITIONS ENCOUNTERED ON-SITE OR AS DIRECTED BY THE OWNERS ENVIRONMENTAL CONSULTANT.
- FOR FURTHER INFORMATION REGARDING PREVIOUS INVESTIGATION AND REMEDIATION ACTIVITIES AT THIS SITE, CONTACT:
LINCOLN AVENUE COMMUNITIES, LLC
401 WILSHIRE BOULEVARD, SUITE 1070
SANTA MONICA, CA 90401
REGIONAL PROJECT PARTNERS:
KEVIN MCDONELL (KEVIN@LINCOLNAVENUE.COM)
KYLE BRASSER (KBRASSER@LINCOLNAVENUE.COM)

CONSTRUCTION SITE DEWATERING NOTES

- CONSTRUCTION SITE DEWATERING PRACTICES:
 - ALL CONSTRUCTION SITE DEWATERING PRACTICES SHALL BE IN ACCORDANCE WITH THE MATERIALS MANAGEMENT PLAN (MMP), ISSUED BY THE PROJECT ENVIRONMENTAL CONSULTANT, SCS ENGINEERS. CONTRACTOR SHALL REQUEST A COPY OF THE MMP FROM THE DEVELOPER AND/OR ENVIRONMENTAL CONSULTANT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CONSULTING WITH THE PROJECT ENVIRONMENTAL CONSULTANT, SCS ENGINEERS, AND OBTAIN THE NECESSARY DEWATERING PERMITS WITH LOCAL, STATE, AND FEDERAL JURISDICTIONS. ALL DEWATERING PRACTICES SHALL BE IN ACCORDANCE WITH THE APPROVED PERMIT CONDITIONS.
 - IN THE EVENT OF DIRTY/UNCLEAR DISCHARGE OF TREATED/FILTERED DEWATERING DISCHARGES, CONTRACTOR SHALL HALT PUMPING OPERATIONS AND EVALUATE THE DEWATERING SYSTEM.

- IN THE EVENT CONTRACTOR FINDS SIGNS OF CONTAMINATION IN THE GROUNDWATER OR SITE SOILS, ALL DEWATERING PRACTICES SHALL BE HALTED AND CONTAMINATION SHALL BE EVALUATED BY THE PROJECT ENVIRONMENTAL CONSULTANT, SCS ENGINEERS, AT THE CONTACT INFORMATION PROVIDED.
 - IF DEWATERING PRACTICES CONTINUE WITH CONTAMINATED GROUNDWATER OR SOIL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A SANITARY SEWER DISCHARGE PERMIT FROM THE CITY OF MADISON TO DISCHARGE TO THE SANITARY SEWER. VISIT THE FOLLOWING CITY WEBSITE FOR DETAILS; (<https://www.cityofmadison.com/engineering/permits/sanitary-sewer-discharge-permit>)
 - UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR DISCHARGE CONSTRUCTION SITE DEWATERING PRACTICES TO THE SANITARY SEWER WITHOUT AUTHORIZATION AND PERMIT APPROVALS FROM THE CITY.



CREATE THE VISION  TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 W VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
LINCOLN AVENUE COMMUNITIES, LLC

CLIENT ADDRESS:
**401 WILSHIRE BLVD, SUITE 1070
SANTA MONICA, CA 90401**

PROJECT:
**HUXLEY YARDS
SUBDIVISION, CONWAY
CITY PROJECT #: 15573
CONTRACT #: 9625**

PROJECT LOCATION:
**COMMERCIAL AVENUE
MADISON, DANE COUNTY
WI, 53704**

PLAN MODIFICATIONS:

#	Date:	Description:
1	05.30.25	NOT FOR CONSTRUCTION
2	07.02.25	NFC REVISIONS
3	07.07.25	NFC REVISIONS
4	07.24.25	ISSUED FOR CONSTRUCTION
5		
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Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:

NOTES & SPECIFICATIONS

SHEET NUMBER:

GI-1

JSD PROJECT NO: 22-11381-PH3

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EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MADISON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MADISON PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MADISON.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.

12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):

A. PLACE EXCAVATED 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 ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B URBAN EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
16. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
17. STABILIZATION PRACTICES:

17.1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:

17.2. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

17.3. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.

17.4. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:

• PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION

• TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)

• HYDRO-MULCHING WITH A TACKIFIER

• GEOTEXTILE EROSION MATTING

• SODDING
18. ALL EROSION CONTROL SHALL BE ORGANIC AND BIODEGRADABLE. PHOTOBIODEGRADABLE MATTING SHALL NOT BE ALLOWED.

GRADING AND SEEDING NOTES

1. 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.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
4. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
5. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

6. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF MADISON STANDARD SPECIFICATIONS.



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SANTA MONICA, CA 90401**

PROJECT:
**HUXLEY YARDS
SUBDIVISION, CONWAY
CITY PROJECT #: 15573
CONTRACT #: 9625**

PROJECT LOCATION:
**COMMERCIAL AVENUE
MADISON, DANE COUNTY
WI, 53704**

PLAN MODIFICATIONS:		
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Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
NOTES & SPECIFICATIONS

SHEET NUMBER:
GI-2
JSD PROJECT NO: 22-11381-PH3



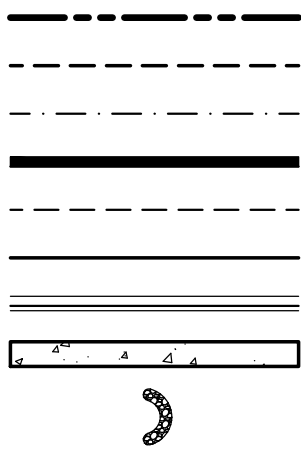
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UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT CITY OF MADISON STANDARD SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.

LEGEND



PROPERTY LINE

RIGHT-OF-WAY

EASEMENT LINE

BUILDING OUTLINE

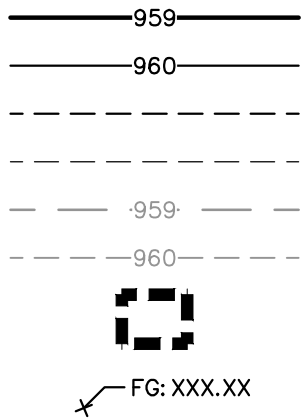
BUILDING OVERHANG

EDGE OF PAVEMENT

STANDARD CURB AND GUTTER

CONCRETE PAVEMENT

DITCH CHECK



PROPOSED 1 FOOT CONTOUR

PROPOSED 5 FOOT CONTOUR

PROP. 1 FOOT CONTOUR (PRIV. DEVELOPMENT)

PROP. 5 FOOT CONTOUR (PRIV. DEVELOPMENT)

EXISTING 1 FOOT CONTOUR

EXISTING 5 FOOT CONTOUR

INLET PROTECTION

SPOT ELEVATION
EX - MATCH EXISTING
FG - FINISH GRADE
EC - EDGE OF CONCRETE

STORMWATER FACILITIES CONSTRUCTION NOTES

- ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES. CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES SHALL BE OBSERVED AND DOCUMENTED BY THE ENGINEER, OR AN OWNER'S REPRESENTATIVE.
- STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF FINAL SITE GRADING AND SOILS HAVE BEEN STABILIZED.
- AREAS USED FOR TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
- CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE LOCATED
- THE STORMWATER MANAGEMENT FEATURES CONTAINED WITHIN THIS PLAN SET HAVE BEEN DESIGNED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH IN WISCONSIN DNR NR151 AND LOCAL ORDINANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION PRACTICES HAVE BEEN UTILIZED AND THAT STORMWATER MANAGEMENT FEATURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED DESIGN PLANS. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL NOT BE LIABLE FOR ANY CONSTRUCTION PRACTICES OR INSTALLATION WHICH DEVIATES FROM THE APPROVED PLAN SET. ONCE THE OWNER HAS PROVIDED FINAL APPROVAL TO THE WORK PERFORMED BY THE CONTRACTOR AND ENSURED COMPLIANCE WITH THE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN STORMWATER MANAGEMENT FEATURES IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT. PROPER OPERATION IS DEPENDENT ON A MULTITUDE OF VARIABLES INCLUDING WEATHER. THESE COMPONENTS REQUIRE ONGOING MAINTENANCE FOR WHICH THE OWNER IS RESPONSIBLE. JSD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.



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Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:

**NOTES &
SPECIFICATIONS**

SHEET NUMBER:

GI-3

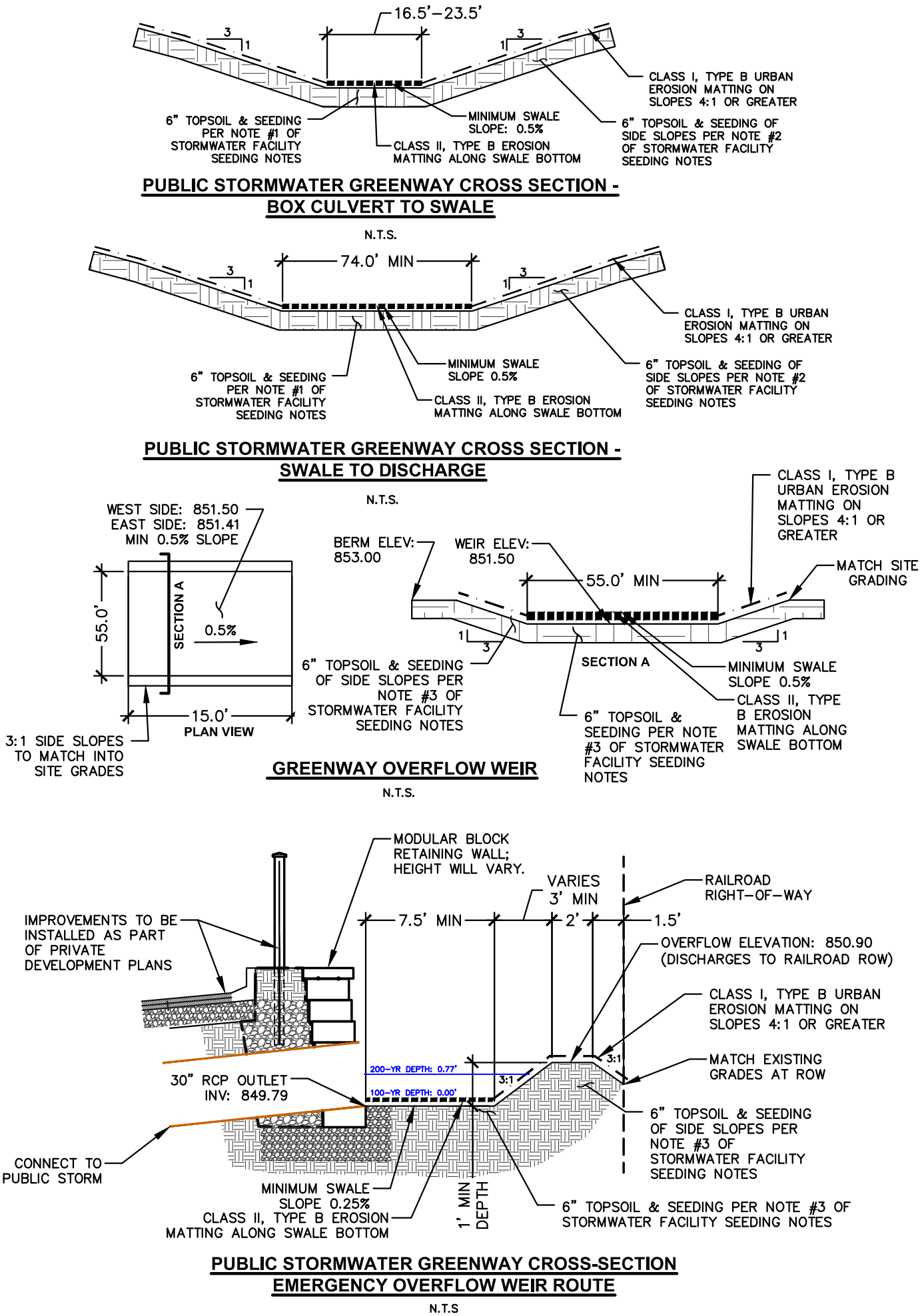
JSD PROJECT NO:

22-11381-PH3



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STORMWATER FACILITY SEEDING NOTES

- STORMWATER GREENWAY BOTTOM SEED MIX: THE SEED MIX SHALL CONSIST OF ANY OF THE FOLLOWING OR APPROVED EQUAL:
 - "DETENTION BASIN SEED MIX" AS MANUFACTURED BY PRAIRIE NURSERY, WESTFIELD, WI. SEED SHALL BE PLACED AT A RATE OF 10 LBS PER ACRE.
 - "DETENTION BASIN SEED MIX" AS MANUFACTURED BY PRAIRIE MOON NURSERY, WINONA, MN. SEED SHALL BE PLACED AT A RATE OF 9.44 LBS PER ACRE.
 - "RAINWATER RENEWAL MIX" AS MANUFACTURED BY AGRECOL LLC, EVANSVILLE, WI. SEED SHALL BE PLACED AT A RATE OF 8 LBS PER ACRE.
 - "DETENTION BASIN & RAINGARDEN MIX" AS MANUFACTURED BY SHOOTING STAR NATIVE SEED, SPRING GROVE, MN. SEED SHALL BE PLACED AT A RATE OF 8 LBS PER ACRE.
- STORMWATER GREENWAY SIDE SLOPES SEED MIX:
 - 85% OF THE SEED MIX SHALL CONSIST OF ANY OF THE FOLLOWING OR APPROVED EQUAL:
 - "TALL PRAIRIE FOR MEDIUM TO CLAY SOILS" AS MANUFACTURED BY PRAIRIE NURSERY, WESTFIELD, WI. SEED SHALL BE PLACED AT A RATE OF 10 LBS PER ACRE.
 - "POLLINATOR-PALOOZA SEED MIX" AS MANUFACTURED BY PRAIRIE MOON NURSERY, WINONA, MN. SEED SHALL BE PLACED AT A RATE OF 6.59 LBS PER ACRE.
 - "TALLGRASS PRAIRIE FOR MEDIUM SOILS" AS MANUFACTURED BY AGRECOL LLC, EVANSVILLE, WI. SEED SHALL BE PLACED AT A RATE OF 13.25 LBS PER ACRE.
 - "BASIC PRAIRIE MIX" AS MANUFACTURED BY SHOOTING STAR NATIVE SEED, SPRING GROVE, MN. SEED SHALL BE PLACED AT A RATE OF 10 LBS PER ACRE.
 - AND 15% OF THE SEED MIX SHALL CONSIST OF ANY OF THE FOLLOWING OR APPROVED EQUAL:
 - "GRAND DIVERSITY PRAIRIE SEED MIX" AS MANUFACTURED BY PRAIRIE MOON NURSERY, WINONA, MN. SEED SHALL BE PLACED AT A RATE OF 13.85 LBS PER ACRE.
 - "DIVERSE PRAIRIE FOR MEDIUM SOILS" AS MANUFACTURED BY PRAIRIE NURSERY, WESTFIELD, WI. SEED SHALL BE PLACED AT A RATE OF 10 LBS PER ACRE.
 - "BIRD & BUTTERFLY MIX" AS MANUFACTURED BY AGRECOL LLC, EVANSVILLE, WI. SEED SHALL BE PLACED AT A RATE OF 13 LBS PER ACRE.
- STORMWATER GREENWAY BOX CULVERT AREA & GREENWAY OVERFLOW WEIR SEED MIX:
 - THE STORMWATER EASEMENT AREA ADJACENT TO THE BOX CULVERT SHALL BE RESTORED WITH A SHORTGRASS PRAIRIE SEED MIX: MAY BE USED FOR AREAS WHERE CONDITIONS ARE DRY, NATIVE SPECIES ARE DESIRED AND HEIGHT/WIDTH IS A CONCERN, E.G., TRAFFIC MEDIANS, ROUNDABOUTS, TERRACES (EXCEPT WITHIN 2' FROM BACK OF CURB), MOST SPECIES IN THIS MIX RANGE FROM 2'-3' IN HEIGHT. THE SEED MIX SHALL CONSIST OF ANY OF THE FOLLOWING OR APPROVED EQUAL.
 - "SHORT PRAIRIE FOR MEDIUM SOILS" AS MANUFACTURED BY PRAIRIE NURSERY, WESTFIELD, WI. SEED SHALL BE PLACED AT A RATE OF 10 LBS PER ACRE.
 - "SHORTGRASS PRAIRIE FOR MEDIUM-DRY SOILS" AS MANUFACTURED BY PRAIRIE MOON NURSERY, WINONA, MN. SEED SHALL BE PLACED AT A RATE OF 12.97 LBS PER ACRE.
 - "SHORTGRASS PRAIRIE FOR MEDIUM SOILS" AS MANUFACTURED BY AGRECOL LLC., EVANSVILLE WI. SEED SHALL BE PLACED AT A RATE OF 13.5 LBS PER ACRE.
 - "MESIC SHORT PRAIRIE MIX" AS MANUFACTURED BY SHOOTING STAR NATIVE SEED, SPRING GROVE, MN. SEED SHALL BE PLACED AT A RATE OF 10 LBS PER ACRE.
- SUBSTITUTION REQUESTS SHALL BE SUBMITTED TO CITY ENGINEERING FOR REVIEW AND APPROVAL. CONTRACTOR IS NOTIFIED THAT IF AN ALTERNATIVE IS ALLOWED, THE RATE OF SEED MAY BE ALTERED AS A CONDITION OF APPROVAL, AND SEED SHALL BE NATIVE ECOTYPES. NO IMPROVED VARIETIES ARE ALLOWED. SEED SOURCE SHALL BE NATIVE ECOTYPES FROM SOUTHEASTERN MINNESOTA, EASTERN IOWA, SOUTHERN WISCONSIN OR NORTHERN ILLINOIS.
- THE DEVELOPER SHALL BE REQUIRED TO HIRE CITY OF MADISON PRE-QUALIFIED ECOLOGICAL RESTORATION CONTRACTOR TO SEED AND PERFORM A PROFESSIONAL ECOSYSTEM ESTABLISHMENT FOR TWO CONSECUTIVE GROWING SEASONS.
- SEEDING SHALL BE PERFORMED AS SPECIFIED IN ARTICLE 207 OF THE CITY OF MADISON STANDARD SPECIFICATIONS.

PUBLIC STORMWATER GREENWAY MAINTENANCE NOTES

- THE DEVELOPER SHALL BE REQUIRED TO HIRE CITY OF MADISON PRE-QUALIFIED ECOLOGICAL RESTORATION CONTRACTOR TO SEED AND PERFORM A PROFESSIONAL ECOSYSTEM ESTABLISHMENT FOR TWO CONSECUTIVE GROWING SEASONS.
- REFER TO DEVELOPERS AGREEMENT FOR CONDITIONS OF FINAL ACCEPTANCE OF THE SWALE.



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PROJECT:

HUXLEY YARDS
SUBDIVISION, CONWAY
CITY PROJECT #: 15573
CONTRACT #: 9625

PROJECT LOCATION:

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MADISON, DANE COUNTY
WI, 53704

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1	05.30.25	NOT FOR CONSTRUCTION
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Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:

PUBLIC STORMWATER
GREENWAY DETAILS

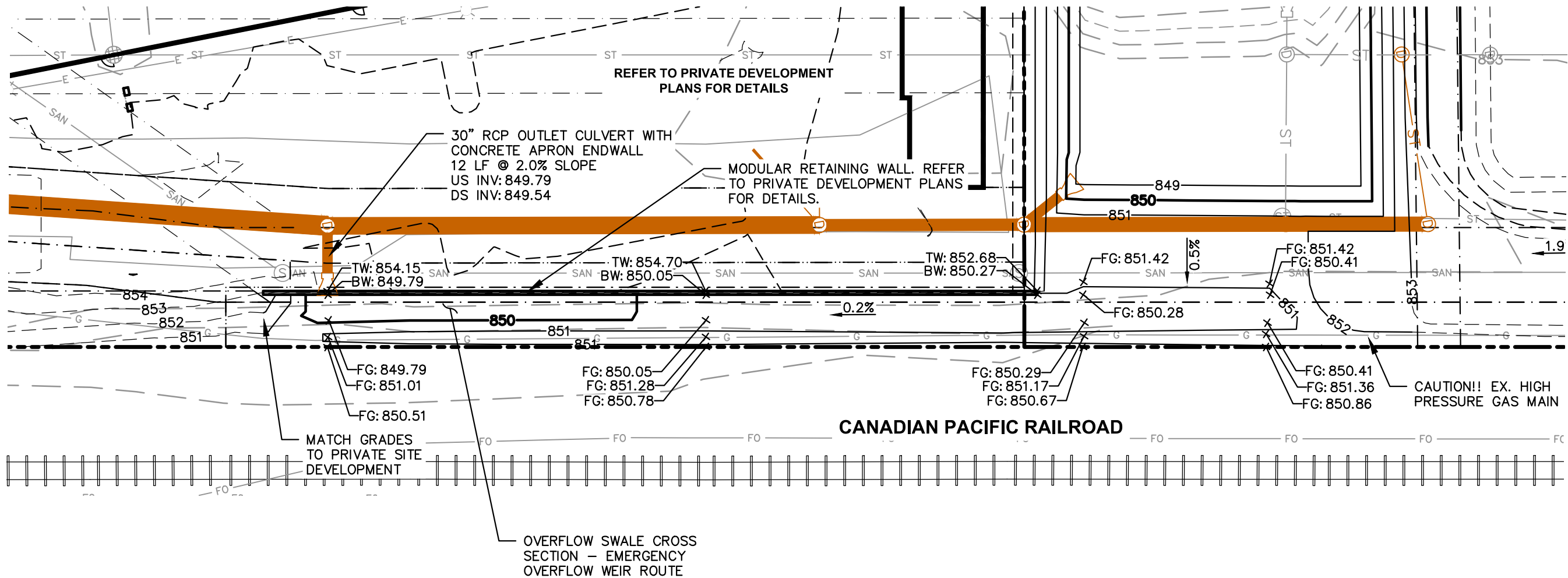
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GI-4

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- NOTES:
1. SEE SHEET GI-1 TO GI-3 FOR DRAWING LEGEND, NOTES AND SPECIFICATIONS



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Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
**PUBLIC STORMWATER
GREENWAY EXPANSION
PLAN - SOUTH**

SHEET NUMBER:

GI-6

JSD PROJECT NO: 22-11381-PH3

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REVISION #1 - 9/ 23/ 2025: NLJ

1. UPDATED PROPOSED STORM AND WATER LINWORK AND ASSOCIATED CURB REPLACEMENT LIMITS.

1834 COMMERCIAL AVE

STA 10+16.72, 0.00'
853.09 BW/PI
STA 10+00.00, 0.00'
852.96 BW/START SIDEWALK
MATCH EX

EX DRIVEWAY TO REMAIN

905 HUXLEY ST
PROPOSED IMPROVEMENTS IN
PRIVATE PROPERTY SHOWN FOR
REFERENCE ONLY. NOT PART OF
THIS PROJECT.

STA 11+06.99, 0.12' RT
852.29 BW/DRIVEWAY

STA 11+33.02

EP STA 11+51.85

STA 11+33.02, 0.00'
852.16 BW/PI/DRIVEWAY
STA 11+51.85, 0.00'
851.93 BW/END SIDEWALK
MATCH EX

1825 COMMERCIAL AVE

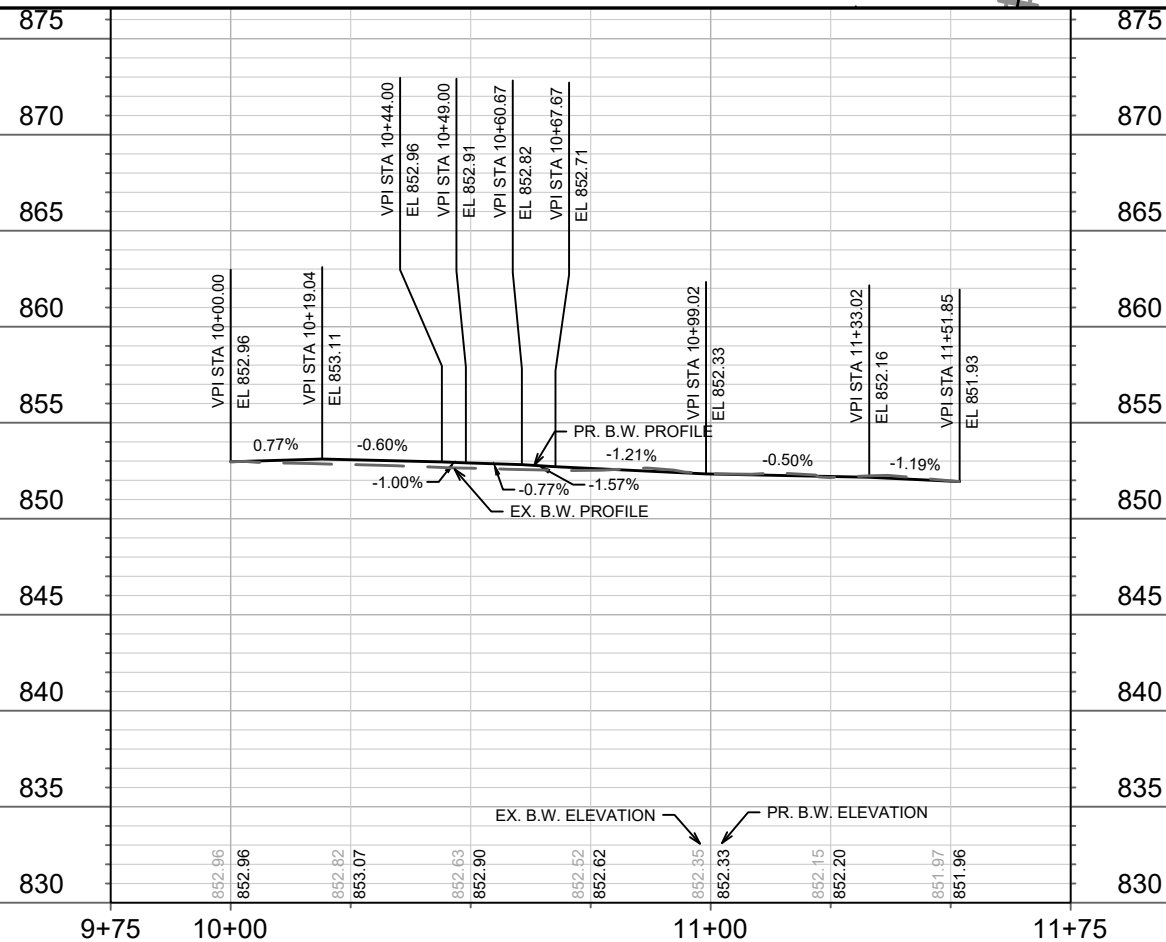
LIMITS TO BE
DETERMINED IN
THE FIELD BY
THE CITY
CONSTRUCTION
ENGINEER.

CANADIAN PACIFIC RAILWAY

- 5"CS 5-INCH CONCRETE SIDEWALK
- 6"GT 6-INCH TOPSOIL, SEED & MATTING
- A SPOT REPLACE TYPE 'A' CONCRETE CURB & GUTTER, NOTE 1
- 7-INCH CONCRETE SIDEWALK, DRIVE APRON OR RAMP
- 2.25" MILL & OVERLAY. PAVEMENT SURFACE SHALL BE 4 MT 58-28 S. SEE NOTE 4.

NOTES

1. IN LOCATIONS WHERE PAVEMENT RESTORATION IS NOT IDENTIFIED ADJACENT TO CURB AND GUTTER REPLACEMENT, IT IS ASSUMED THAT CURB AND GUTTER WILL BE REPLACED WITHOUT DAMAGING ADJACENT PAVEMENT. IF PAVEMENT IS DAMAGED, THE MILL AND OVERLAY LIMITS SHALL BE EXTENDED BY THE CITY CONSTRUCTION ENGINEER AS NECESSARY TO MEET THE STANDARD PATCHING CRITERIA.
2. SEE COMMERCIAL DRIVEWAY PERMIT LNDSPR-2024-00135
\\Gisserver\data\DESIGN\Projects\15573\Project Documents\Permits\Commercial Driveway Permit
3. SIDEWALK IS NOT TO BE CONSTRUCTED UNTIL P.L.E. HAS BEEN RECORDED.
4. MILL & OVERLAY LIMITS ARE APPROXIMATE. FINAL LIMITS TO BE DETERMINED IN THE FIELD BY THE CITY CONSTRUCTION ENGINEER.



PLAN AND PROFILE - COMMERCIAL AVENUE

THE CONWAY AT HUXLEY YARDS

15573

MADISON, WI

CONTRACT NO:

9625

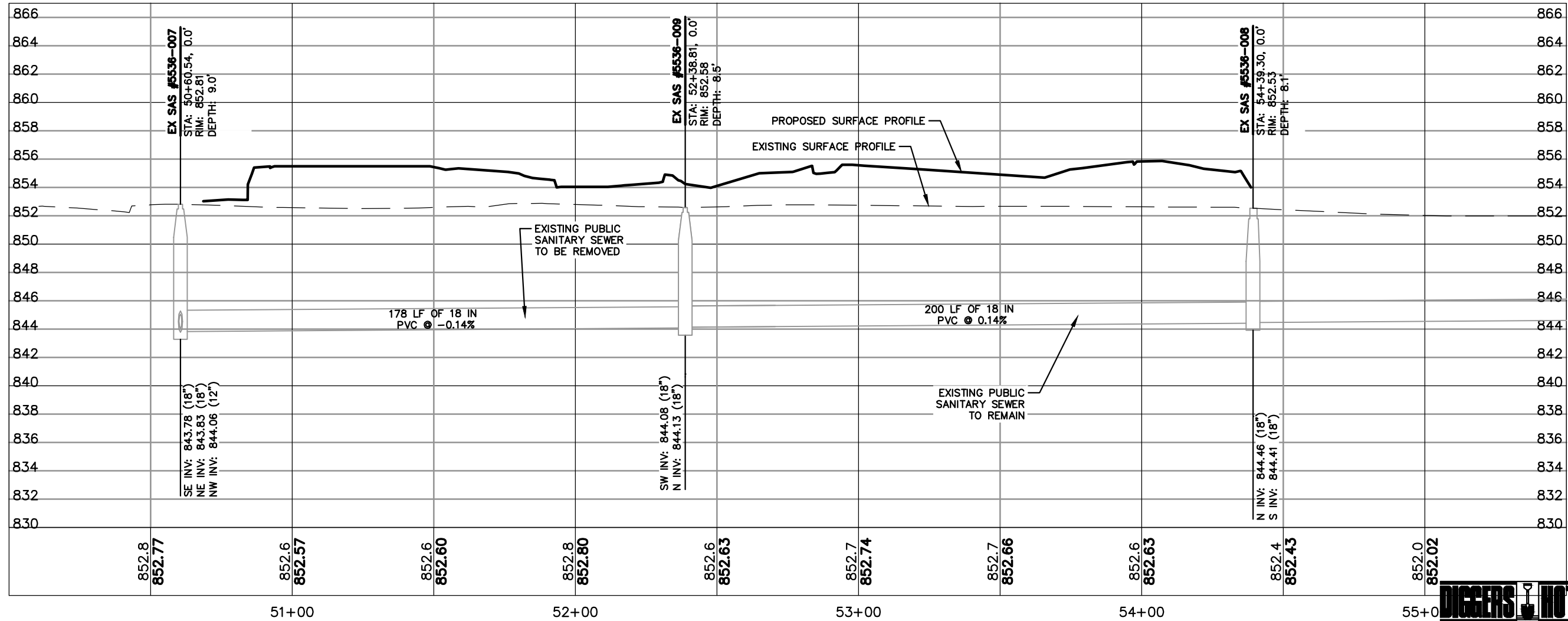
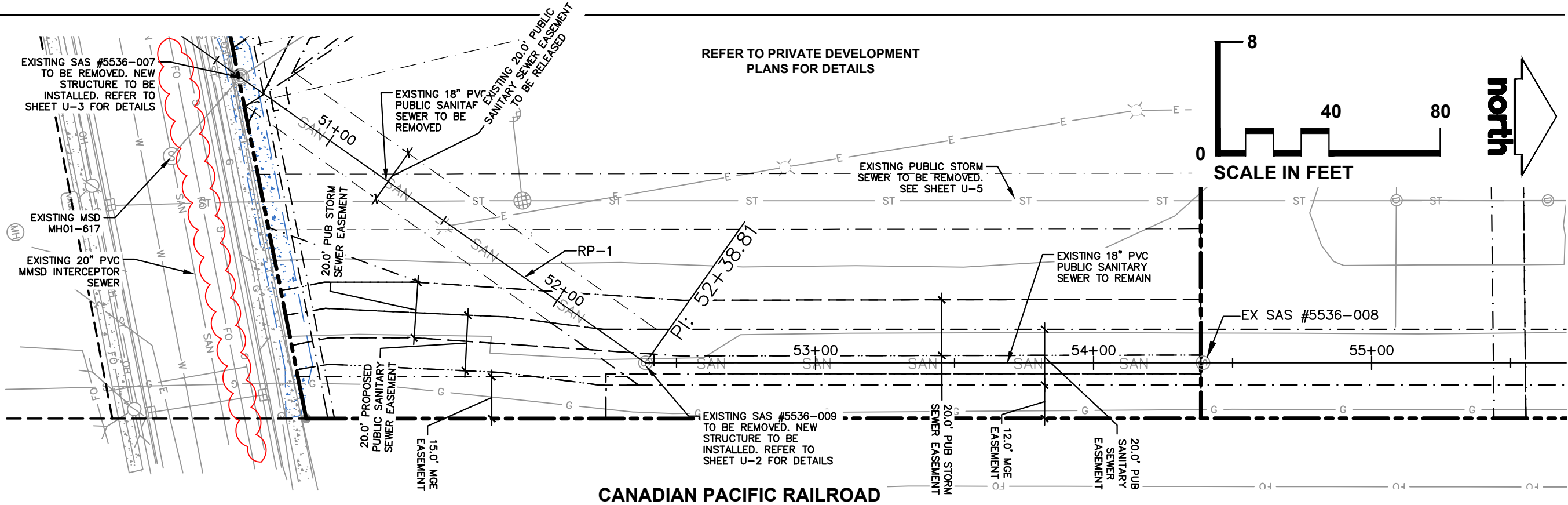


15573

P1

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Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
**EXISTING SANITARY
SEWER PLAN & PROFILE**

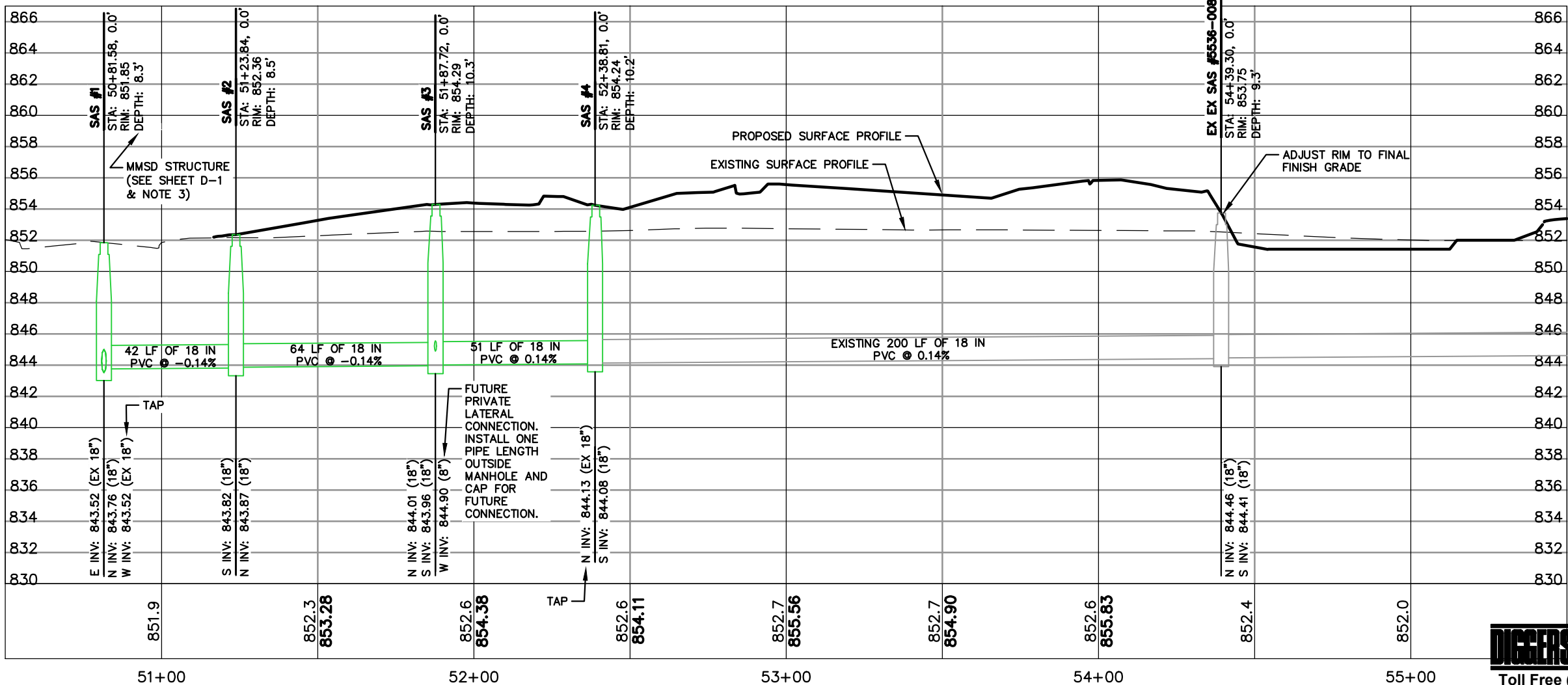
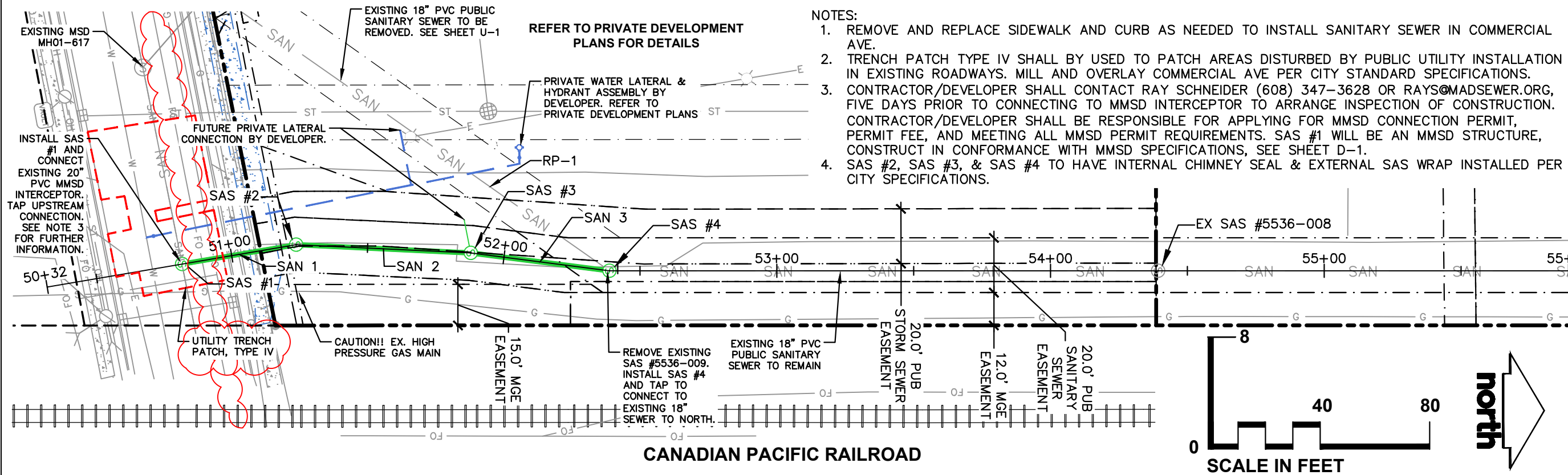
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U-1

JSD PROJECT NO: 22-11381-PH3

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MADISON REGIONAL OFFICE
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P. 608.848.5060

CLIENT:
LINCOLN AVENUE
COMMUNITIES, LLC

CLIENT ADDRESS:
401 WILSHIRE BLVD, SUITE 1070
SANTA MONICA, CA 90401

PROJECT:
HUXLEY YARDS
SUBDIVISION, CONWAY
CITY PROJECT #: 15573
CONTRACT #: 9625

PROJECT LOCATION:
COMMERCIAL AVENUE
MADISON, DANE COUNTY
WI, 53704

PLAN MODIFICATIONS:		
#	Date:	Description:
1	05.30.25	NOT FOR CONSTRUCTION
2	07.02.25	NFC REVISIONS
3	07.07.25	NFC REVISIONS
4	07.24.25	ISSUED FOR CONSTRUCTION
5	09.17.25	REVISION #1
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Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
EAST SANITARY SEWER
PLAN & PROFILE

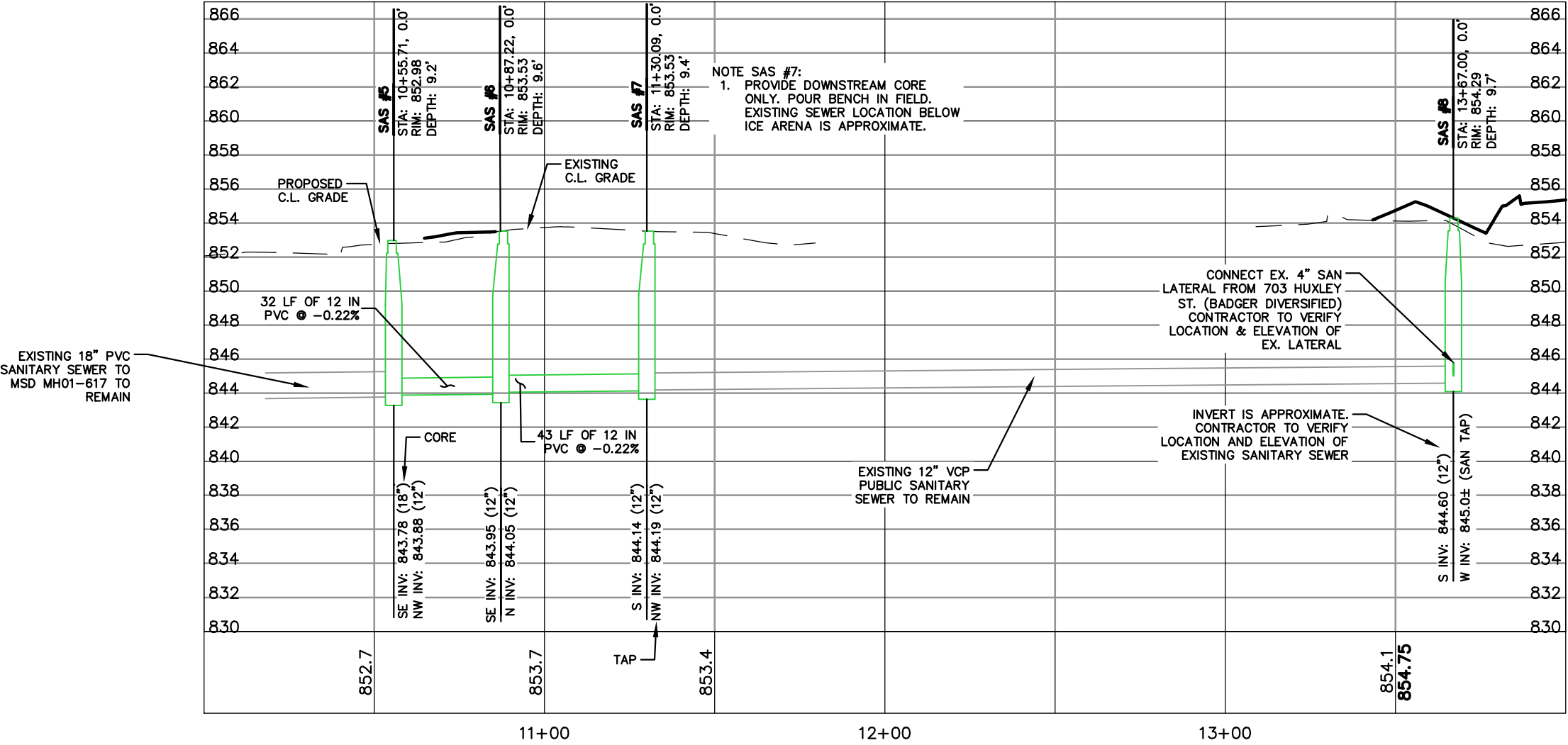
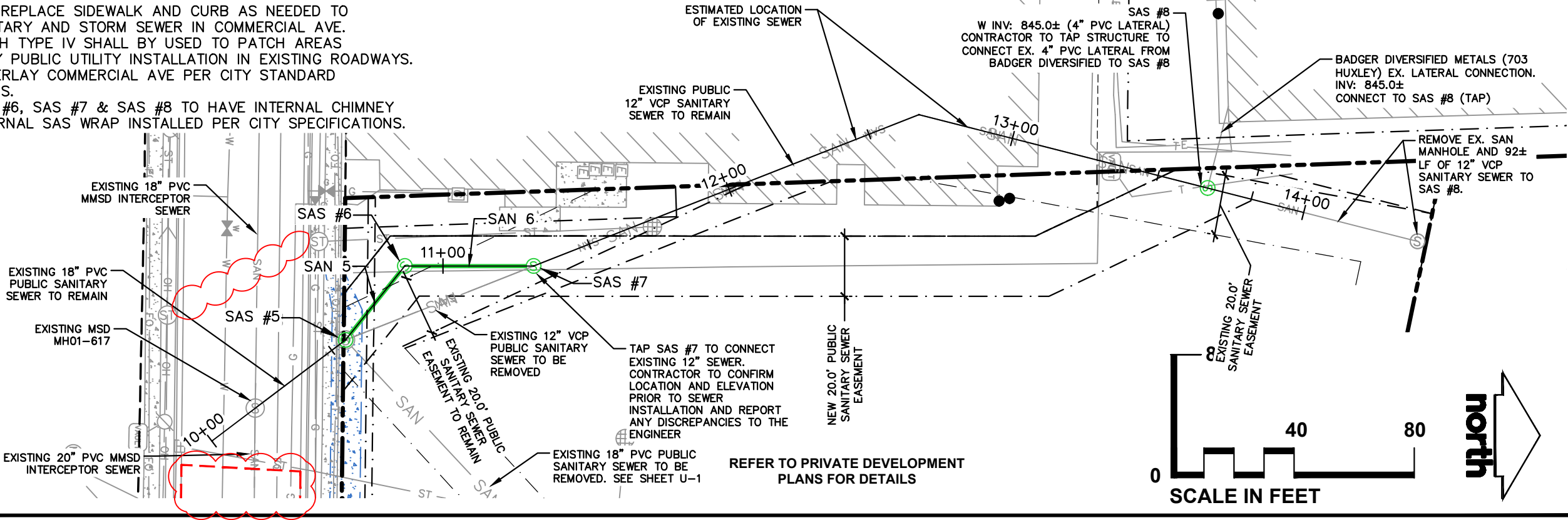
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U-2

JSD PROJECT NO: 22-11381-PH3



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- NOTES:
1. REMOVE AND REPLACE SIDEWALK AND CURB AS NEEDED TO INSTALL SANITARY AND STORM SEWER IN COMMERCIAL AVE.
 2. TRENCH PATCH TYPE IV SHALL BY USED TO PATCH AREAS DISTURBED BY PUBLIC UTILITY INSTALLATION IN EXISTING ROADWAYS. MILL AND OVERLAY COMMERCIAL AVE PER CITY STANDARD SPECIFICATIONS.
 3. SAS #5, SAS #6, SAS #7 & SAS #8 TO HAVE INTERNAL CHIMNEY SEAL & EXTERNAL SAS WRAP INSTALLED PER CITY SPECIFICATIONS.



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PROJECT:
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SUBDIVISION, CONWAY
CITY PROJECT #: 15573
CONTRACT #: 9625

PROJECT LOCATION:
COMMERCIAL AVENUE
MADISON, DANE COUNTY
WI, 53704

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Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
WEST SANITARY SEWER
PLAN & PROFILE

SHEET NUMBER:

U-3

JSD PROJECT NO: 22-11381-PH3



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File: \\JSDINC\projects\2022\2211381_U-4 SAN TABLES User: courtney.cox Plotted: Jul 24, 2025 - 11:16am Xrefs:

PROPOSED SANITARY SEWER STRUCTURE TABLE						
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE	NOTES
* EX SAS #5536-007	852.81	SE INV: 843.78 (18") NE INV: 843.83 (18") NW INV: 844.06 (12")	9.0	SAS		
EX SAS #5536-008	853.75	N INV: 844.46 (18") S INV: 844.41 (18")	9.3	SAS		
** EX SAS #5536-009	852.58	SW INV: 844.08 (18") N INV: 844.13 (18")	8.5	SAS		
*** SAS #1	851.85	E INV: 843.52 (18") N INV: 843.76 (18") W INV: 843.52 (18")	8.3	72 IN MH	SEE SHEET D-1	1,4
SAS #2	852.36	S INV: 843.82 (18") N INV: 843.87 (18")	8.5	48 IN MH	R-1550 SOLID LID	2,3
SAS #3	854.29	N INV: 844.01 (18") S INV: 843.96 (18") W INV: 844.90 (8")	10.3	48 IN MH	R-1550 SOLID LID	2,3
SAS #4	854.24	N INV: 844.13 (18") S INV: 844.08 (18")	10.2	48 IN MH	R-1550 SOLID LID	2,3
SAS #5	852.98	SE INV: 843.78 (18") NW INV: 843.88 (12")	9.2	48 IN MH	R-1550 SOLID LID	2,3
SAS #6	853.53	SE INV: 843.95 (12") N INV: 844.05 (12")	9.6	48 IN MH	R-1550 SOLID LID	2,3
SAS #7	853.53	S INV: 844.14 (12") NW INV: 844.19 (12")	9.4	48 IN MH	R-1550 SOLID LID	2,3,5
SAS #8	854.29	S INV: 844.60 (12")	9.7	48 IN MH	R-1550 SOLID LID	2,3

STRUCTURE NOTES

- * EX SAS #5536-007 TO BE REMOVED AND REPLACED WITH SAS #5
- ** EX SAS #5536-009 TO BE REMOVED AND REPLACED WITH SAS #4
- *** SAS #1 WILL BE AN MMSD STRUCTURE, CONSTRUCT IN CONFORMANCE WITH MMSD SPECIFICATIONS, SEE SHEET D-1

SPECIFIC NOTES

- IF REQUESTED BY MMSD, INSTALL CHIMNEY SEAL AND SAS JOINT WRAPS PER MMSD STANDARD SPECIFICATIONS.
- INSTALL CHIMNEY SEAL IN ACCORDANCE WITH CITY S.D.D. 5.7.17, ALL PROPOSED STRUCTURES.
- INSTALL EXTERNAL SAS WRAP IN ACCORDANCE WITH CITY S.D.D. 5.7.2, ALL PROPOSED STRUCTURES.
- CONTRACTOR/DEVELOPER SHALL CONTACT RAY SCHNEIDER 608-347-3628 OR RAYS@MADSEWER.ORG FIVE DAYS PRIOR TO WORKING ON OR INSTALLING STRUCTURE TO ARRANGE INSPECTION. CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR APPLYING MMSD CONNECTION FEE AND ADHERING TO ALL MMSD CONSTRUCTION REQUIREMENTS. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR GETTING AN MMSD CONNECTION PERMIT.
- SAS #7 PROVIDE DOWNSTREAM CORE ONLY, POUR BENCH IN FIELD. EXISTING SEWER LOCATION BELOW ICE ARENA IS APPROXIMATE.

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SAN 1	SAS #2	SAS #1	42'	843.82	843.76	0.14%	18 IN PVC
SAN 2	SAS #3	SAS #2	64'	843.96	843.87	0.14%	18 IN PVC
*SAN 2.1	END CAP	SAS #3	10'	845.13	844.90	2.33%	8 IN PVC
SAN 3	SAS #4	SAS #3	51'	844.08	844.01	0.14%	18 IN PVC
SAN 5	SAS #6	SAS #5	32'	843.95	843.88	0.22%	12 IN PVC
SAN 6	SAS #7	SAS #6	43'	844.14	844.05	0.22%	12 IN PVC

PIPE NOTES

- * PIPE SAN 2.1 SHALL BE INSTALLED APPROXIMATELY 1 PIPE LENGTH (10') OUTSIDE SAS #3 AND CAPPED/PLUGGED FOR FUTURE LATERAL CONNECTION BY DEVELOPER



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COMMUNITIES, LLC

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SANTA MONICA, CA 90401

PROJECT:
HUXLEY YARDS
SUBDIVISION, CONWAY
CITY PROJECT #: 15573
CONTRACT #: 9625

PROJECT LOCATION:
COMMERCIAL AVENUE
MADISON, DANE COUNTY
WI, 53704

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Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
SANITARY SEWER
SCHEDULE

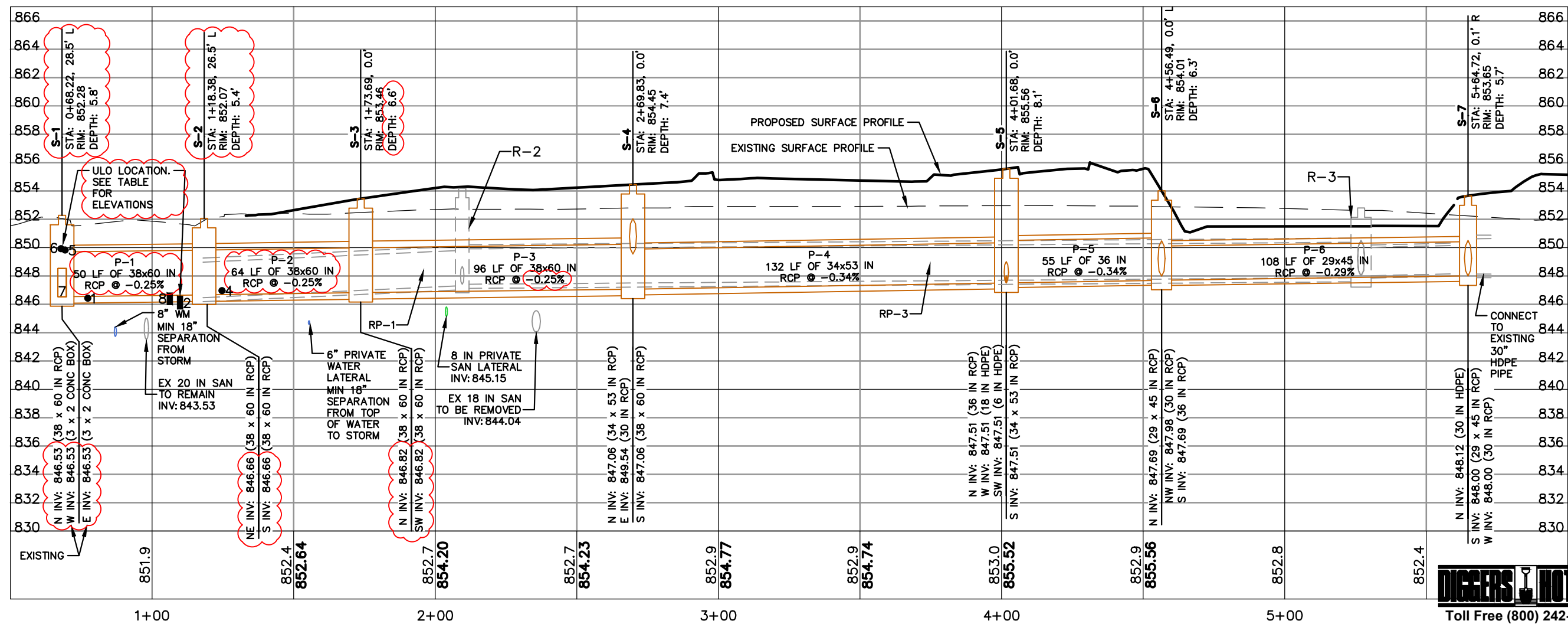
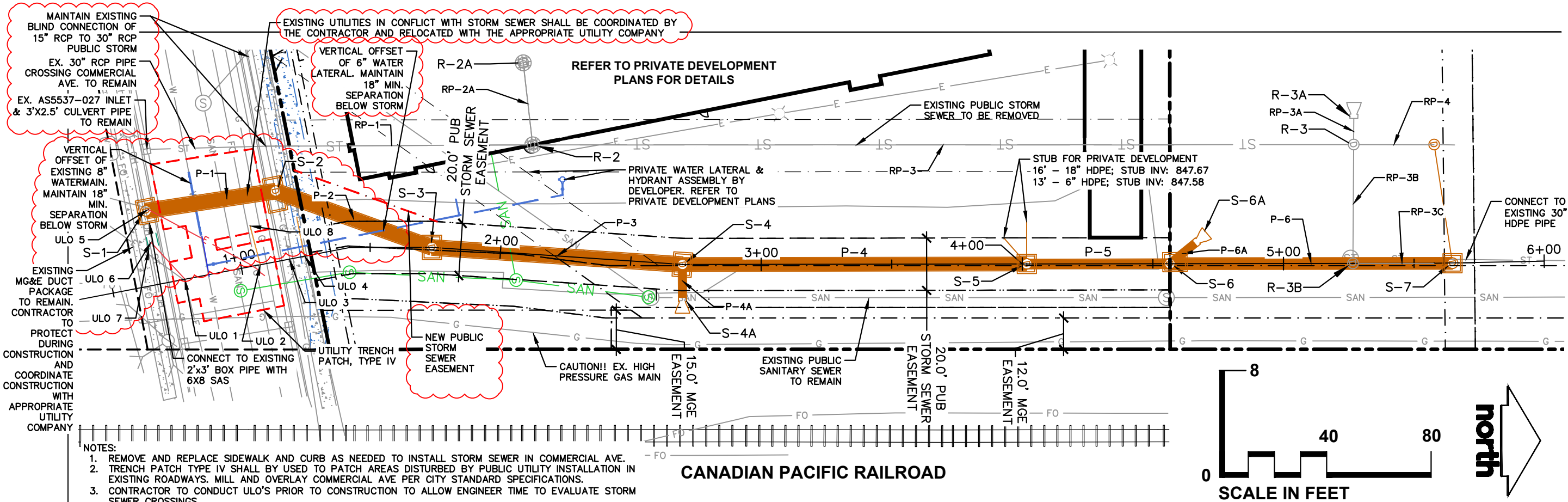
SHEET NUMBER:
U-4

JSD PROJECT NO: 22-11381-PH3



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LINCOLN AVENUE COMMUNITIES, LLC

CLIENT ADDRESS:
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SANTA MONICA, CA 90401

PROJECT:
HUXLEY YARDS SUBDIVISION, CONWAY CITY PROJECT #: 15573 CONTRACT #: 9625

PROJECT LOCATION:
COMMERCIAL AVENUE
MADISON, DANE COUNTY
WI, 53704

PLAN MODIFICATIONS:

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5	09.17.25	REVISION #1

Designed By: CAC

Reviewed By: MRH

Approved By: MRH

SHEET TITLE: STORM SEWER PLAN & PROFILE

SHEET NUMBER: U-5

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JSD PROJECT NO: 22-11381-PH3

File: U:\SDINC\projects\2022\2211381-1\2211381-PH3\DWG\Civil Sheets\PH3 PUB Plans\U - 5 Stm PP Sheets.dwg Layout: U-6 STORM TABLES User: courtney.cox Plotted: Oct 02, 2025 8:42am Xrefs:

PROPOSED STORM SEWER STRUCTURE TABLE							
LABEL	STATION	OFFSET	TYPE	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	FRAME & GRATE
S-1	0+68.22	L-28.47	6X8 SAS	852.28	E INV: 846.53 (3 x 2 CONC BOX) N INV: 846.53 (38 x 60 IN RCP) W INV: 846.53 (3 x 2 CONC BOX)	5.8	R-1550 SOLID LID
S-2	1+18.38	L-26.52	6X12 SAS	852.07	S INV: 846.66 (38 x 60 IN RCP) NE INV: 846.66 (38 x 60 IN RCP)	5.4	R-1550 SOLID LID
S-3	1+73.69	-0.00	6X8 SAS	853.46	SW INV: 846.82 (38 x 60 IN RCP) N INV: 846.82 (38 x 60 IN RCP)	6.6	R-1550 SOLID LID
S-4	2+69.83	-0.00	6X8 SAS	854.45	S INV: 847.06 (38 x 60 IN RCP) N INV: 847.06 (34 x 53 IN RCP) E INV: 849.54 (30 IN RCP)	7.4	R-1550 SOLID LID
S-4A	2+69.83	R-12.53	30" RCP AE	DNA	W INV: 849.79 (30 IN RCP)	DNA	DNA
S-5	4+01.68	-0.00	6X6 SAS	855.56	S INV: 847.51 (34 x 53 IN RCP) N INV: 847.51 (36 IN RCP) W INV: 847.51 (18 IN HDPE) SW INV: 847.51 (6 IN HDPE)	8.1	R-1550 SOLID LID
S-6	4+56.49	L-0.01	6X8 SAS	854.01	NW INV: 847.98 (30 IN RCP) S INV: 847.69 (36 IN RCP) N INV: 847.69 (29 x 45 IN RCP)	6.3	R-1550 SOLID LID
S-6A	4+65.99	L-7.67	30" RCP AE	DNA	SE INV: 848.10 (30 IN RCP)	DNA	DNA
S-7	5+64.72	R-0.15	6X6 SAS	853.65	S INV: 848.00 (29 x 45 IN RCP) W INV: 848.00 (30 IN RCP) N INV: 848.12 (30 IN HDPE)	5.7	R-1550 SOLID LID

STANDARD NOTES

- ALL STORM SAS STRUCTURES TO BE FIELD POURED.
- ALL REBAR FOR FIELD POURED STRUCTURES SHALL BE EPOXY COATED. ANY EXPOSED STEEL SHALL BE TOUCHED UP OR RECOATED PRIOR TO USE.
- ALL FIELD POURED SAS STORM STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL DRAWING 5.7.3. ALL PRECAST SAS STORM STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL DRAWING 5.7.5.
- ABBREVIATIONS:
 - AE = APRON ENDWALL
 - RCP = REINFORCED CONCRETE PIPE
 - HERCP = HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
 - DNA = DOES NOT APPLY
 - SAS = SEWER ACCESS STRUCTURE
 - FP = FIELD POURED STRUCTURE
- APPROXIMATE DISCHARGE E.I. GIVEN, ADJUST E.I. AND PIPE SLOPE IN THE FIELD.
- TOP OF CASTING GRADE GIVEN IS THE FLOWLINE OF THE CLOSED CASTINGS FOR SASs.
- TOP OF CONCRETE ROOF (TR) IS 1.25 BELOW TOP OF CASTING UNLESS OTHERWISE NOTED.
- ALL REINFORCED CONCRETE PIPES TO BE CLASS III UNLESS OTHERWISE NOTED.
- ALL STRUCTURES CALLED OUT AS FIELD POURED SHALL BE FIELD POURED. ALL OTHER STRUCTURES (NOT INDICATED AS FIELD POURED) SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL IF PRECAST STRUCTURES ARE PREFERRED. CONTACT ERIC CEFALU OF CITY ENGINEERING AT (608) 243-5898 FOR PRECAST APPROVALS, FAX SHOP DRAWINGS TO (608) 264-9275, OR EMAIL SHOP DRAWINGS TO ECEFALU@CITYOFMADISON.COM

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
P-1	S-2	S-1	50'	846.66	846.53	0.25%	38 x 60 IN RCP
P-2	S-3	S-2	64'	846.82	846.66	0.25%	38 x 60 IN RCP
P-3	S-4	S-3	96'	847.06	846.82	0.25%	38 x 60 IN RCP
P-4	S-5	S-4	132'	847.51	847.06	0.34%	34 x 53 IN RCP
P-4A	S-4A	S-4	13'	849.79	849.54	2.00%	30 IN RCP
P-5	S-6	S-5	55'	847.69	847.51	0.34%	36 IN RCP
P-6	S-7	S-6	108'	848.00	847.69	0.29%	29 x 45 IN RCP
P-6A	S-6	S-6A	12'	847.98	848.10	1.00%	30 IN RCP

REMOVE STORM STRUCTURES				
LABEL	STRUCTURE ASSET I.D.	STATION	OFFSET	TYPE
R-2	EX AS #5536-004	2+09.52	L-41.79	SAS
R-2A	DNA	2+03.76	L-72.86	SAS
R-3	DNA	5+26.95	L-45.45	SAS
R-3A	DNA	5+27.03	L-55.47	SAS
R-3B	DNA	5+26.56	-0.00	SAS

REMOVE STORM PIPES				
LABEL	FROM	TO	LENGTH	SIZE & MATERIAL
RP-1	R-2	R-1	102'	30 IN RCP
RP-2A	R-2A	R-2	32'	15 IN RCP
RP-3	R-2	R-3	314'	30 IN RCP
RP-3A	R-3	R-3A	10'	30 IN RCP
RP-3B	R-3B	R-3	45'	30 IN HDPE
RP-3C	S-7	R-3B	31'	30 IN HDPE
RP-4	STO MH B-3	R-3	31'	24 IN HDPE

STORM SEWER ULOs				
ULO NO.	STATION	OFFSET	TYPE	ELEVATION
ULO 1	0+77.30	0.00	ELECTRIC	846.43 TOP
ULO 2	1+09.85	0.00	ATT/MCI DB	846.59 TOP 845.65 BOTTOM
ULO 3	1+18.82	0.00	GAS	NOTHING FOUND
ULO 4	1+24.67	0.00	TELEPHONE	846.96 TOP MCI
ULO 5	0+69.24	28.81' L	ATC/ELEC	849.82
ULO 6	0+67.82	16.32' L	ELECTRIC	849.92 TOP
ULO 7	0+66.64	13.86' L	STORM	SEE PROFILE
ULO 8	1+06.29	15.39' L	ATT/MCI DB	846.81 TOP 845.96 BOTTOM



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Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
**STORM SEWER
SCHEDULE**

SHEET NUMBER:

U-6

JSD PROJECT NO: 22-11381-PH3

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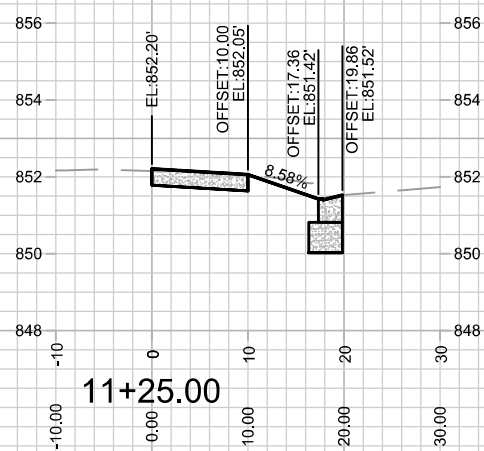
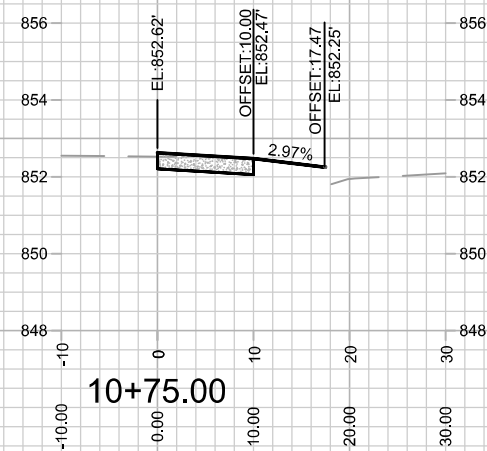
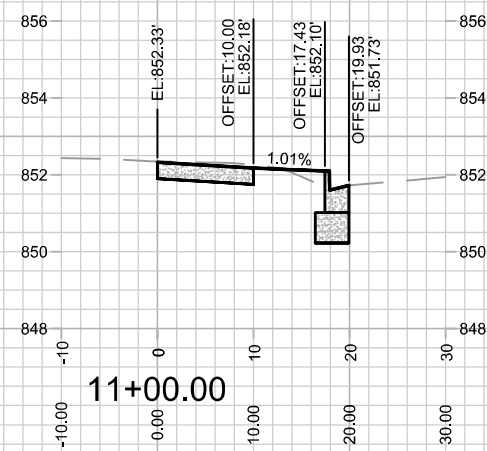
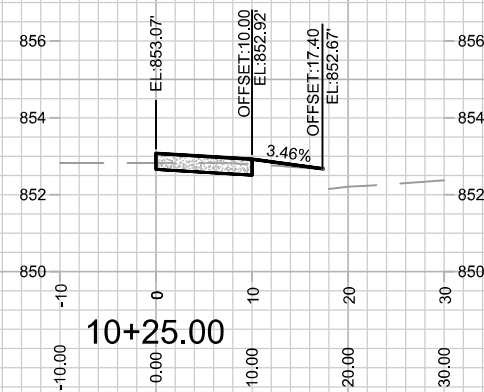
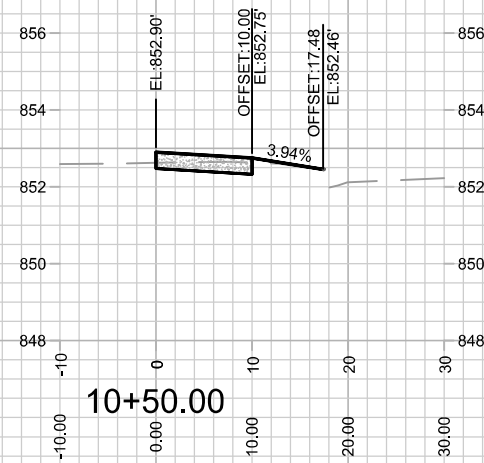
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15573	Date: 7/24/2025 12:34 PM	Scale: 1" = 20'	X1

