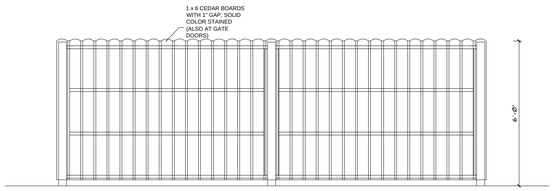
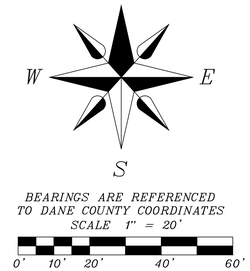


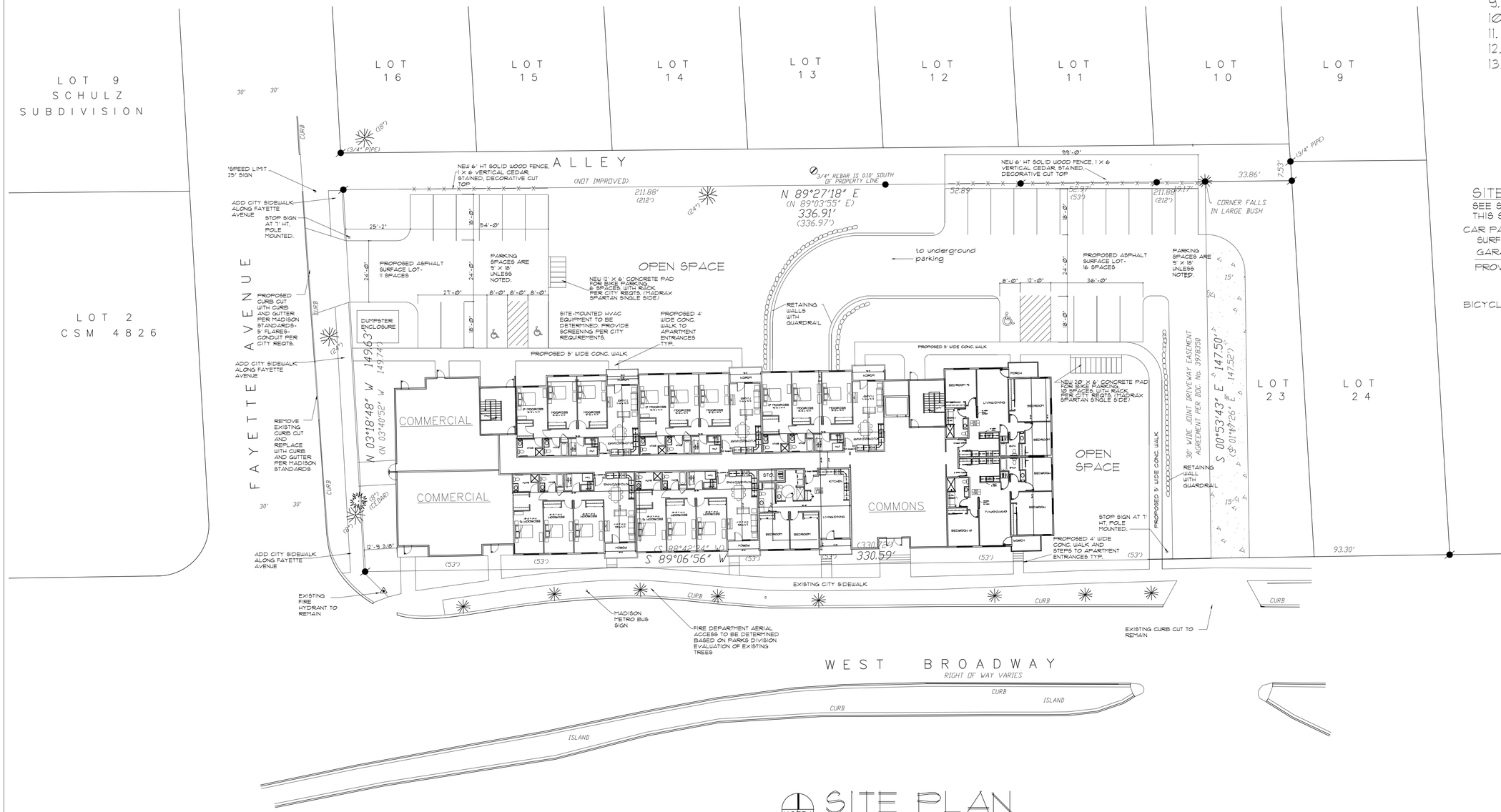

NEW FENCE AND TRASH ENCLOSURE DETAIL

NO SCALE




# SHEET INDEX


1. SITE PLAN
2. FLOOR PLANS AND ROOF PLAN
3. FLOOR PLANS
4. FLOOR PLANS
5. ELEVATIONS
6. ELEVATIONS
7. LIGHTING PLAN
8. LANDSCAPE PLAN
9. EXISTING SITE PLAN
10. GRADING EROSION CONTROL PLAN
11. ENGINEERING SITE PLAN
12. UTILITY SITE PLAN
13. SITE SURVEY


## SITE PLAN

SCALE: 1"=20'

0 20 40 60 feet

## SITE LIGHTING

SEE SEPARATE SITE LIGHTING PLAN INCLUDED IN THIS SET.

CAR PARKING

| | |
|---|---|
| SURFACE SPACES | TWENTY-SEVEN (27) |
| GARAGE SPACES | FORTY(40) |

PROVIDED:SIXTY-SEVEN (67) TOTAL

BICYCLE PARKING 61 STALLS REQUIRED (59 RES, 2 COMM)
16 SURFACE STALLS PROVIDED
53 COVERED STALLS PROVIDED

## PROJECT TOTALS

48 RESIDENTIAL UNITS TOTAL
2,800 SQ FT OF COMMERCIAL SPACE

FOUR-STORY WOOD FRAMED BUILDING WITH PARKING LEVEL BELOW GRADE

85,800 SQ FT GROSS ENCLOSED AREA
PARKING LEVEL 17,160 SF
FIRST FLOOR 17,160 SF
SECOND FLOOR 17,160 SF
THIRD FLOOR 17,160 SF
FOURTH FLOOR 17160 SF

4 ONE-BEDROOM UNITS
32 TWO-BEDROOM UNITS
12 THREE-BEDROOM UNITS

## EXISTING ZONING

CC-T (TO REMAIN)

LOT AREA ACTUAL
49,558 SF

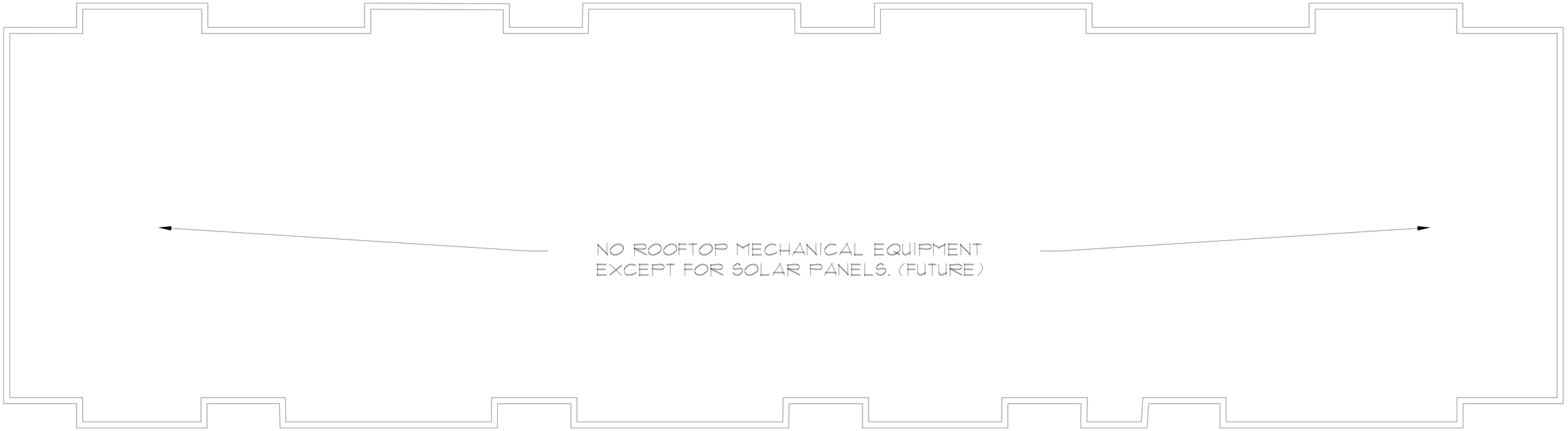
LOT COVERAGE REQUIRED
85% MAX= 42,124 SQ FT

LOT COVERAGE ACTUAL
49,558-11,960= 37,598 SQ FT=76%

USABLE OPEN SPACE
TOTAL REQUIRED
320 X 44=14,080 SQ FT
160 X 4= 640 SQ FT
14,720 SQ FT TOTAL

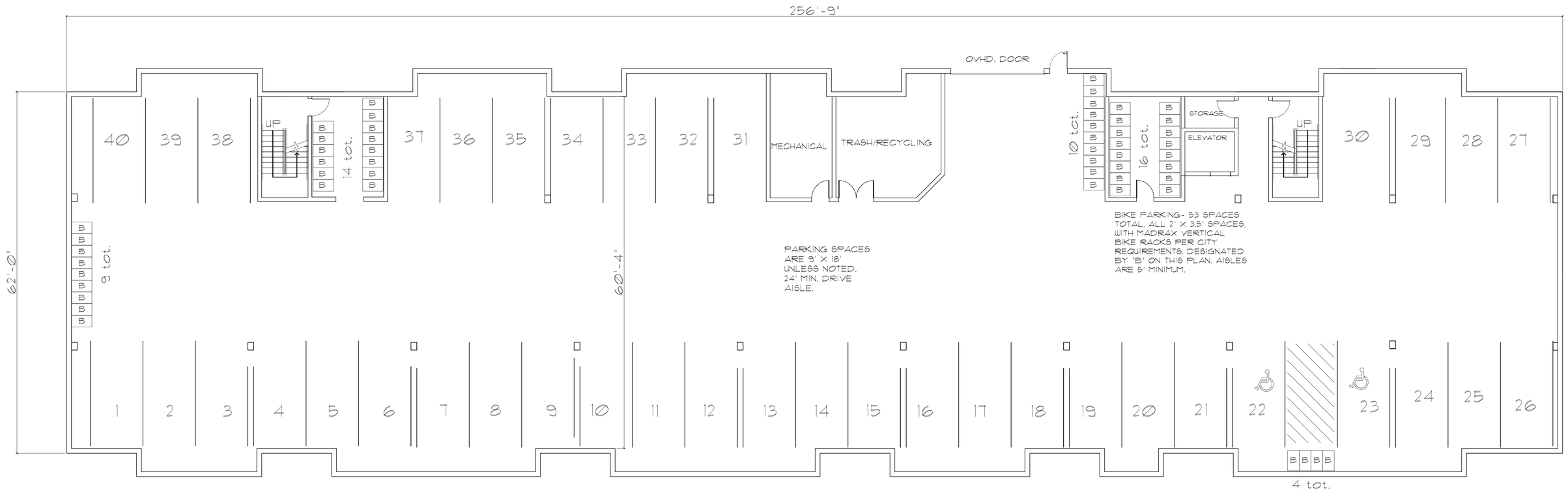
TOTAL PROVIDED
11,960 SQ FT NOT INCLUDING PORCHES
47 X 72= 3384 SQ FT PORCHES
15,344 SQ FT TOTAL

| | | | |
|---|---|---|---|
| 5/10/17 | MADISON ON BROADWAY<br>PROPOSED MIXED USE<br>2230 WEST BROADWAY<br>MADISON, WISCONSIN | glueck architects<br>116 North Few Street, Madison, WI 53703 (608)251-2551 | 1421<br>#1 |




ROOF PLAN

0 4 8 12 16 feet

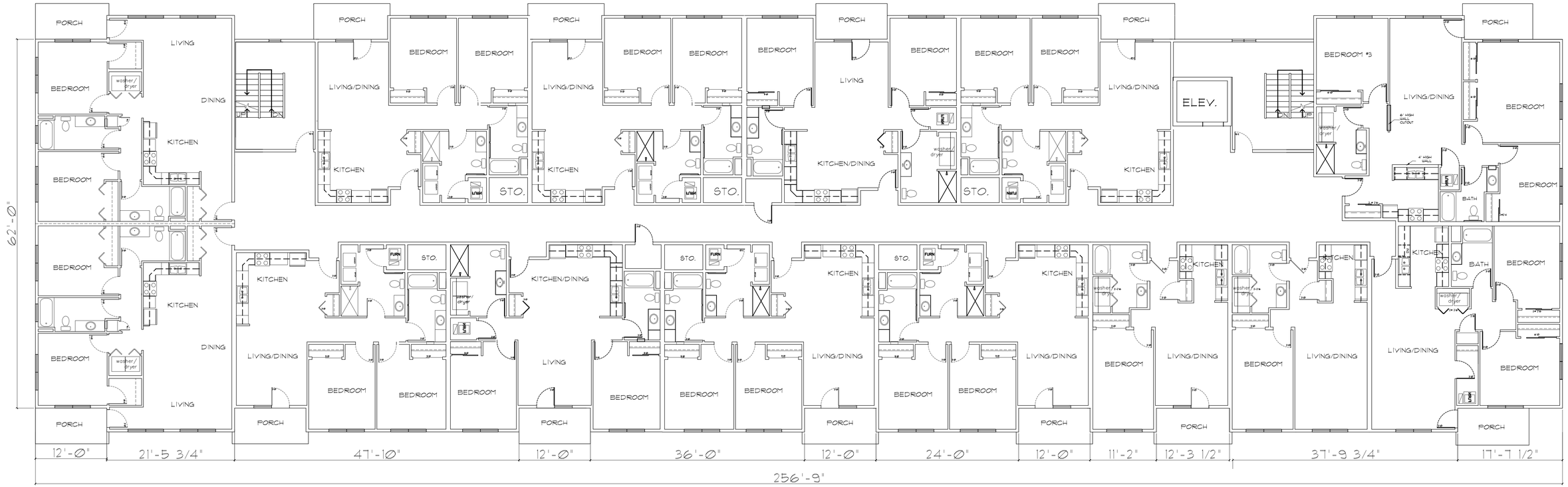



NORTH

PARKING / BASEMENT PLAN

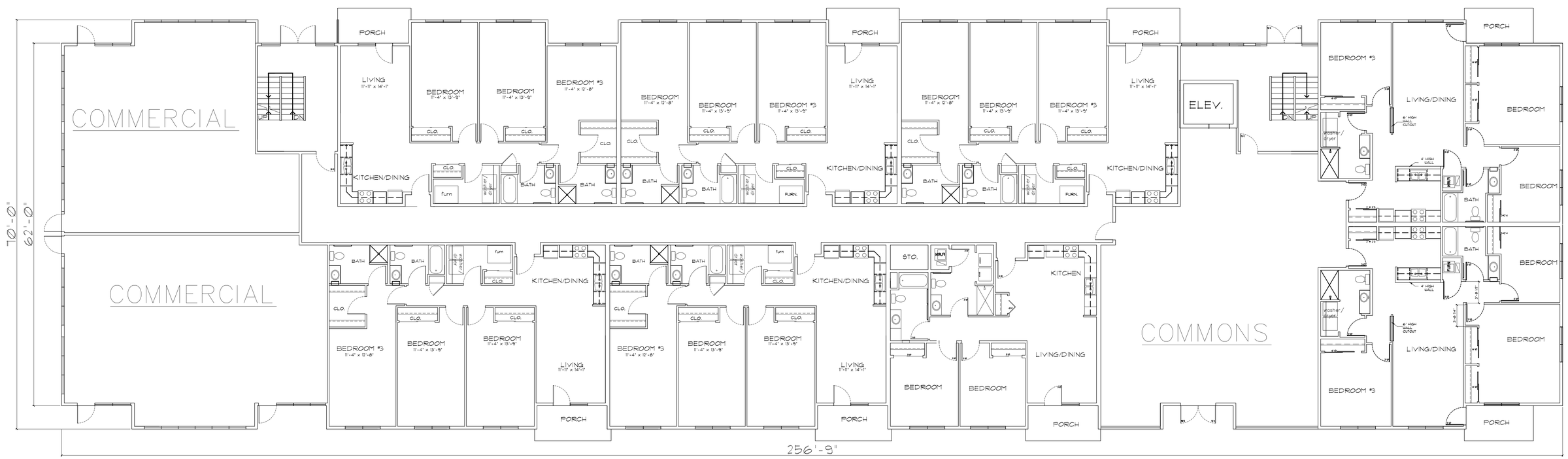
0 4 8 12 16 feet

| | | | |
|---|---|---|---|
| 5/10/17 | MADISON ON BROADWAY<br>PROPOSED MIXED USE<br>2230 WEST BROADWAY<br>MADISON, WISCONSIN | glueck architects<br>116 North Few Street, Madison, WI 53703 (608)251-2551 | 1421<br>#2 |




SECOND FLOOR PLAN

0 4 8 12 16 feet

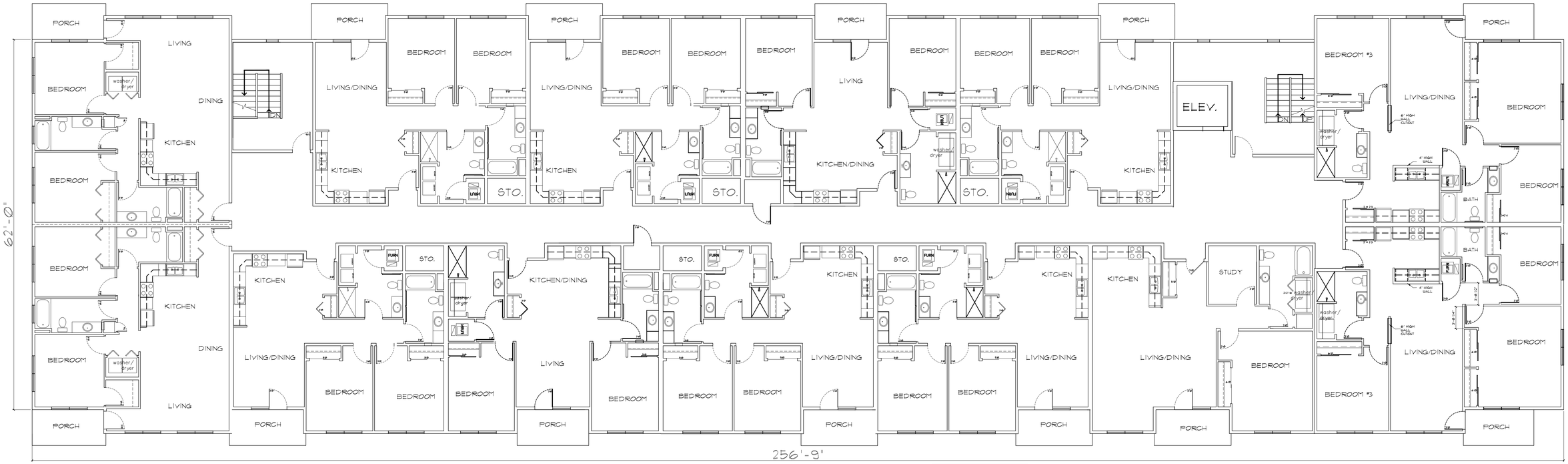



FIRST FLOOR PLAN

0 4 8 12 16 feet

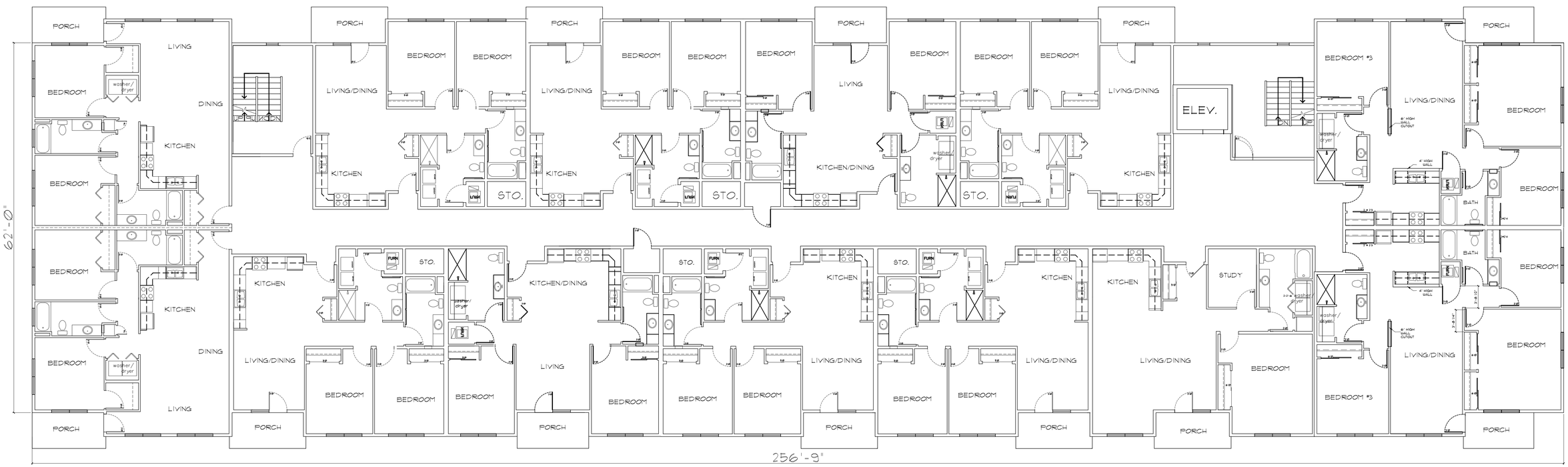
NORTH

| | | | |
|---|---|---|---|
| 5/10/17 | MADISON ON BROADWAY<br>PROPOSED MIXED USE<br>2230 WEST BROADWAY<br>MADISON, WISCONSIN | glueck architects<br>116 North Few Street, Madison, WI 53703 (608)251-2551 | 1421<br>#3 |




FOURTH FLOOR PLAN

0 4 8 12 16 feet




THIRD FLOOR PLAN

0 4 8 12 16 feet

NORTH

| | | | |
|---|---|---|---|
| 5/10/17 | MADISON ON BROADWAY<br>PROPOSED MIXED USE<br>2230 WEST BROADWAY<br>MADISON, WISCONSIN | glueck architects<br>116 North Few Street, Madison, WI 53703 (608)251-2551 | 1421<br>#4 |

# END (EAST) ELEVATION

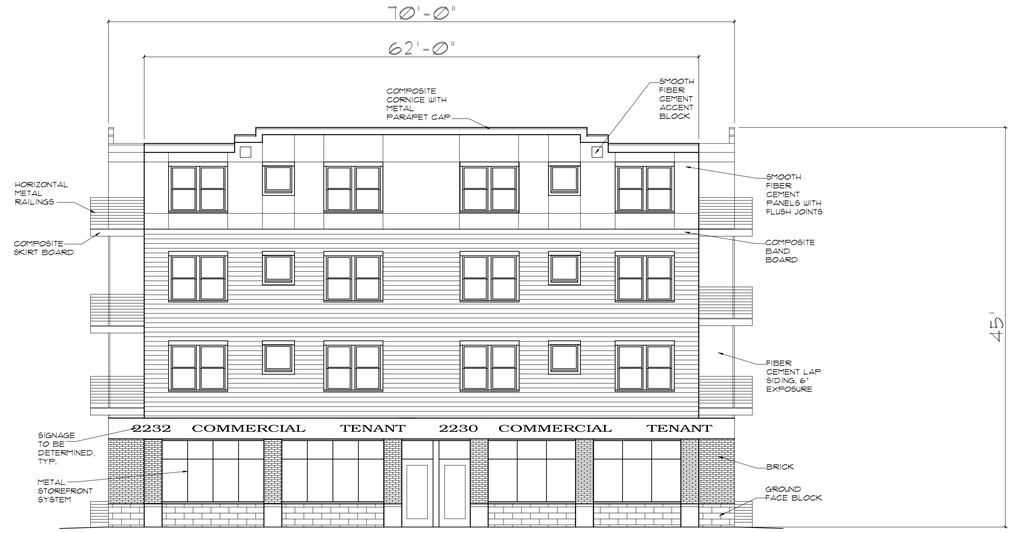
0 4 8 12 16 feet

# REAR (NORTH) ELEVATION

SEE OTHER SHEET FOR NOTES AND DIMENSIONS

0 4 8 12 16 feet

| | | | |
|---|---|---|---|
| 5/10/17 | MADISON ON BROADWAY<br>PROPOSED MIXED USE<br>2230 WEST BROADWAY<br>MADISON, WISCONSIN | glueck architects<br>116 North Few Street, Madison, WI 53703 (608)251-2551 | 1421<br>#5 |



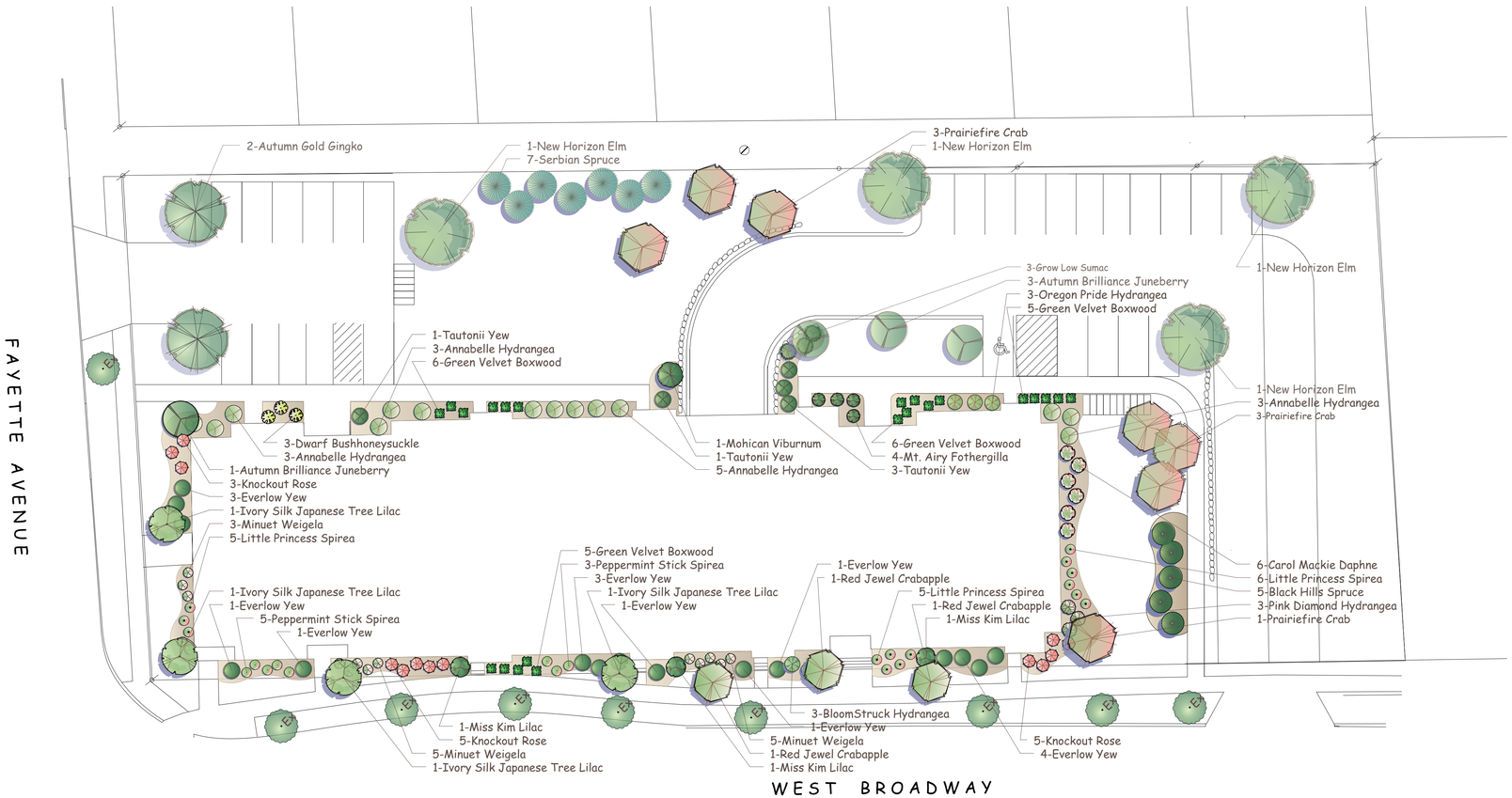

# END (WEST) ELEVATION

0 4 8 12 16 feet

# FRONT (SOUTH) ELEVATION

0 4 8 12 16 feet

| | | | |
|---|---|---|---|
| 5/10/17 | MADISON ON BROADWAY<br>PROPOSED MIXED USE<br>2230 WEST BROADWAY<br>MADISON, WISCONSIN | glueck architects<br>116 North Few Street, Madison, WI 53703 (608)251-2551 | 1421<br>#6 |




**CITY OF MADISON LANDSCAPE WORKSHEET**

**Landscape Calculations and Distribution**

(a) One (1) landscape unity shall be provided for each three hundred (300) square feet of developed area, with the exception of th IL and IG districts as specified in (b) below.

Total square footage of developed area = 37,231

Developed area divided by 300 square feet = **124 Landscape Units**

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one landscape unity shall be provided for every 600 square feet of developed area.

Total square footage of developed area =

Developed area divided by 600 square feet = **0 Landscape Units**

(c) One landscape unity consists of 5 landscape points. Landscape points are calculated as shown in the Tabulation of Points and Credits table.

Landscape units multiplied by 5 landscape points = **621 Total Points Required**

**Tabulation of Points and Credits**

| Plant Type/ Element | Minimum Size at Installation | Points | Credits/ Existing Landscaping | | New/ Proposed Landscaping | |
|---|---|---|---|---|---|---|
| | | | Quantity | Points Achieved | Quantity | Points Achieved |
| Overstory deciduous tree | 2 1/2 inch caliper | 35 | | 0 | 6 | 210 |
| Ornamental Tree | 1 1/2 inch caliper | 15 | | 0 | 18 | 270 |
| Evergreen Tree | 18" or 3 gallon | 15 | | 0 | 12 | 180 |
| Shrub, deciduous | 18" or 3 gallon | 2 | | 0 | 90 | 180 |
| Shrub, evergreen | 18" or 3 gallon | 3 | | 0 | 42 | 126 |
| Ornamental Grass | 18" or 3 gallon | 2 | | 0 | | 0 |
| Ornamental/ decorative fencing c | n/a | 4 per 10 lineal ft. | | 0 | 0 | 0 |
| Sub Totals | | | | **0** | | **966** |

**Total Points Provided =** **966**

**PLANT LIST**

| Latin Name | Common Name | Quantity | Scheduled Size | Points Per Plant | Total Points |
|---|---|---|---|---|---|
| **Existing Plants** | | | | | |
| | | | | **Existing Points:** | **0** |
| **Proposed Plants** | | | | | |
| Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Juneberry | 4 | 2in BB | 15 | 60 |
| Buxus x sempervirens 'Green Velvet' | Green Velvet Boxwood | 22 | #2 | 3 | 66 |
| Daphne x burkwoodii 'Carol Mackie' | Carol Mackie Daphne | 6 | 12-15in | 2 | 12 |
| Diervilla lonicera | Dwarf Bushhoneysuckle | 3 | 4.5in Pot | 2 | 6 |
| Fothergilla gardenii 'Mt. Airy' | Mt. Airy Fothergilla | 4 | #5 | 2 | 8 |
| Gingko biloba 'Autumn Gold' | Autumn Gold Gingko | 2 | #15 | 35 | 70 |
| Hydrangea 'BloomStruck' | BloomStruck Hydrangea | 3 | #1 Grade | 2 | 6 |
| Hydrangea aborescens 'Annabelle' | Annabelle Hydrangea | 14 | #1 Grade | 2 | 28 |
| Hydrangea macrophylla 'Oregon Pride' | Oregon Pride Hydrangea | 3 | #1 Grade | 2 | 6 |
| Hydrangea paniculata 'Pink Diamond' | Pink Diamond Hydrangea | 3 | 18in | 2 | 6 |
| Malus 'Prairiefire' | Prairiefire Crab | 7 | 2in BB | 15 | 105 |
| Malus 'Red Jewel' | Red Jewel Crabapple | 3 | 2in BB | 15 | 45 |
| Picea glauca densata 'Black Hills' | Black Hills Spruce | 5 | 6ft BB | 15 | 75 |
| Picea omorika | Serbian Spruce | 7 | 6ft BB | 15 | 105 |
| Rosa 'Knockout' | Knockout Rose | 13 | 2 Gal | 2 | 26 |
| Spiraea japonica 'Little Princess' | Little Princess Spirea | 16 | 15-18in | 2 | 32 |
| Spirea japonica 'Shirobi' | Peppermint Stick Spirea | 8 | 12-15in | 2 | 16 |
| Syringa 'Miss Kim' | Miss Kim Lilac | 3 | 2-3ft | 2 | 6 |
| Syringa reticulata 'Ivory Silk' | Ivory Silk Japanese Tree Lilac | 4 | 2in BB | 15 | 60 |
| Taxus x media 'Everlow' | Everlow Yew | 15 | #5 | 3 | 45 |
| Taxus x media 'Tautonii' | Tautonii Yew | 5 | #5 | 3 | 15 |
| Ulmus x 'New Horizon' | New Horizon Elm | 4 | 2in BB | 35 | 140 |
| Viburnum lantana 'Mohican' | Mohican Viburnum | 1 | 3ft | 2 | 2 |
| Weigela florida 'Minuet' | Minuet Weigela | 13 | 12in | 2 | 26 |
| | | | | **Proposed Points:** | **966** |
| | | | | **Total Points:** | **966** |


LANDSCAPE ARCHITECTURE, LLC
Artistic Landscape Design and Project Management
Phone: 608.798.1840
www.landscapearc.com
P.O. Box 46129 Madison, Wisconsin 53744


2014 Total Landscape Care landscaper of the Year finalist

LANDSCAPE PLAN

# MADISON ON BROADWAY

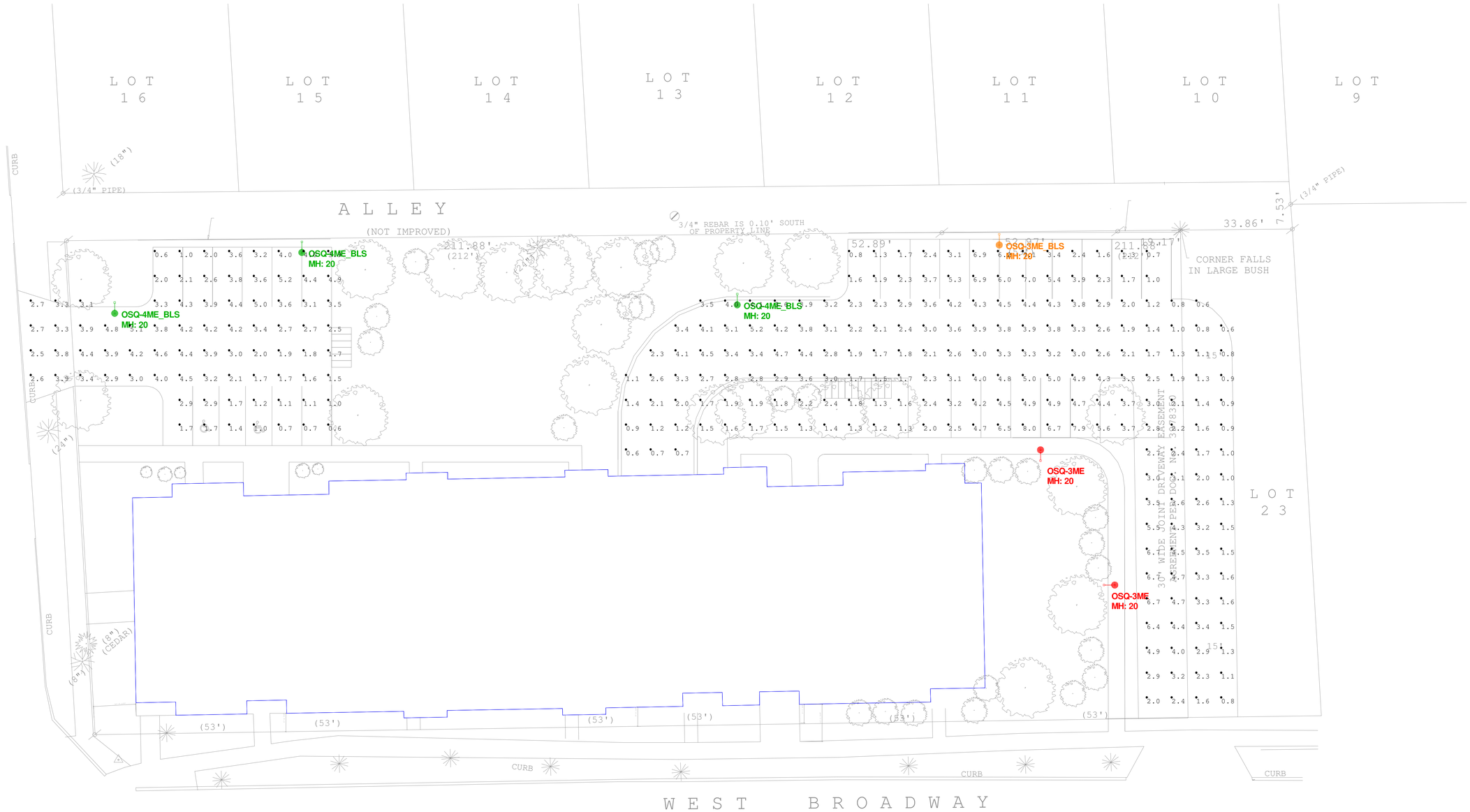
2230 WEST BROADWAY
MADISON, WISCONSIN

WISCONSIN JOSEPH C. HANAUER LA-286 MADISON WI

NORTH

| | |
|---|---|
| SCALE | 1"=20' |
| DATE | OCTOBER 20, 2015 |
| DESIGN | jch |
| REVISION | MAY 8, 2017 |

L-1




Luminaire Schedule / "Did you know that utility rebates can cover 25% or more of a products cost? Email rebates@cree.com to get help on your project!"

| Symbol | Qty | Label | Arrangement | Lumens/Lamp | LLF | Lum. Watts | Description |
|---|---|---|---|---|---|---|---|
| | 2 | OSQ-3ME | SINGLE | 16959 | 0.930 | 130 | OSQ-A-NM-3ME-K-40K-UL-xx |
| | 1 | OSQ-3ME_BLS | SINGLE | 13389 | 0.930 | 130 | OSQ-A-NM-3ME-K-40K-UL-xx |
| | 3 | OSQ-4ME_BLS | SINGLE | 13032 | 0.930 | 130 | OSQ-A-NM-4ME-K-40K-UL-xx |

Footcandles calculated using predicted lumen values after 50K hours of operation

| Label | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|
| CalcPts | Fc | 2.95 | 8.0 | 0.6 | 4.92 | 13.33 |

FIXTURE MOUNTING HEIGHT: 20' AFG (17' POLE + 3' BASE)

ADDITIONAL EQUIPMENT REQUIRED:
(6) PS4S17C1xx (17' x 4" x 0.125" STEEL SQUARE POLE, SINGLE MOUNT)
(6) OSQ-DAxx DIRECT ARM MOUNT
(4) OSQ-BLSMF BACKLIGHT SHIELD ACCESSORY
PROPOSED POLES MEET 140MPH SUSTAINED WIND LOADS

***CUSTOMER TO VERIFY MOUNTING, VOLTAGE, AND COLOR
PRIOR TO PLACING ORDER

0 16 32 64

CREE

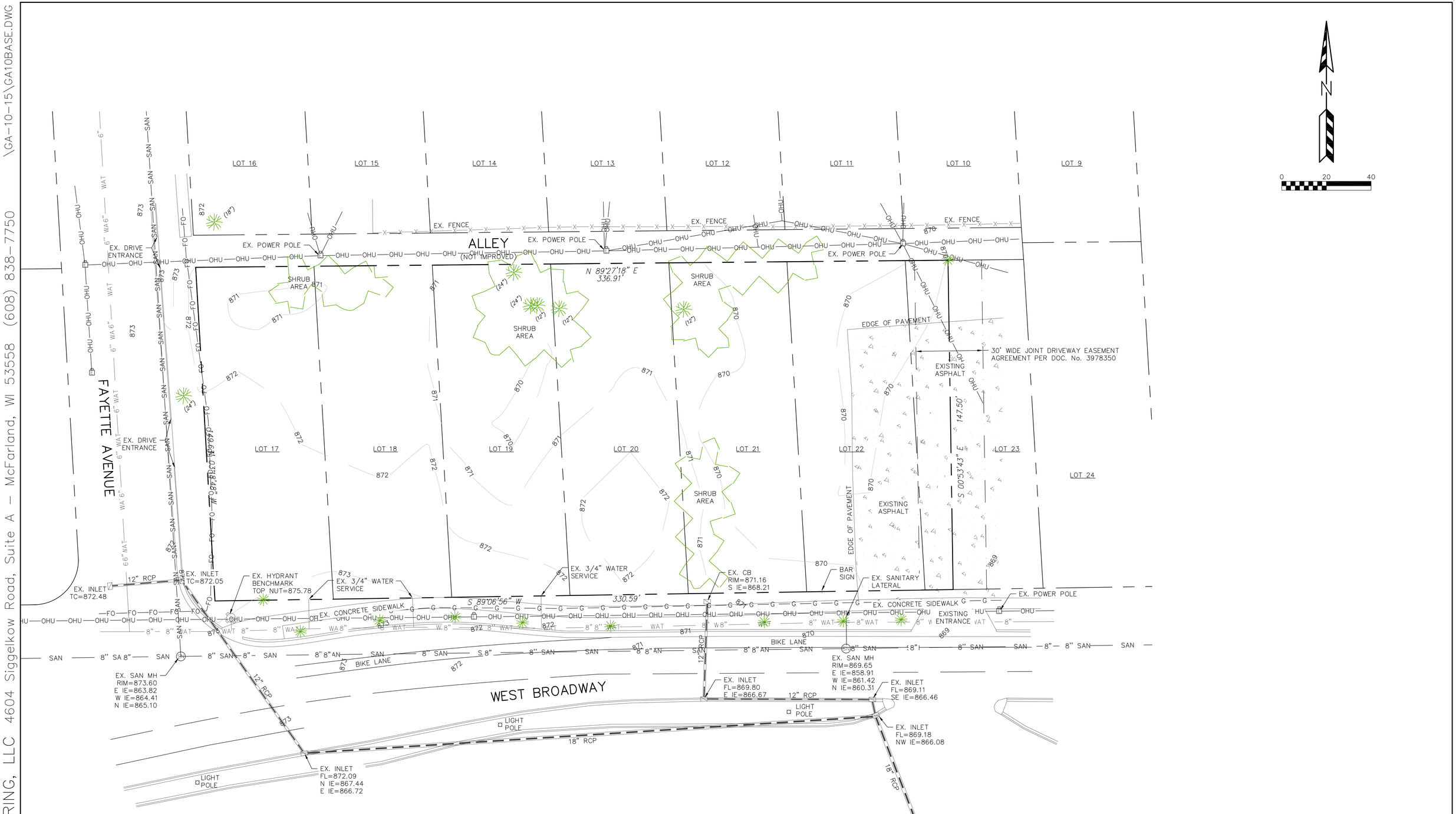
1200 92nd Street - Sturtevant, WI 53177
www.cree.com - (800) 236-6800

Project Name: MADISON ON BROADWAY
SR No. 23388
Date:5/9/2017
Scale: 1"=16'
Footcandles calculated at grade
Filename: 170509MD1JEER1.AGI
Layout by: JACOB EDLER

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750

\GA-10-15\GA10BASE.DWG




FAYETTE AVENUE APARTMENTS – CITY OF MADISON

EXISTING SITE PLAN

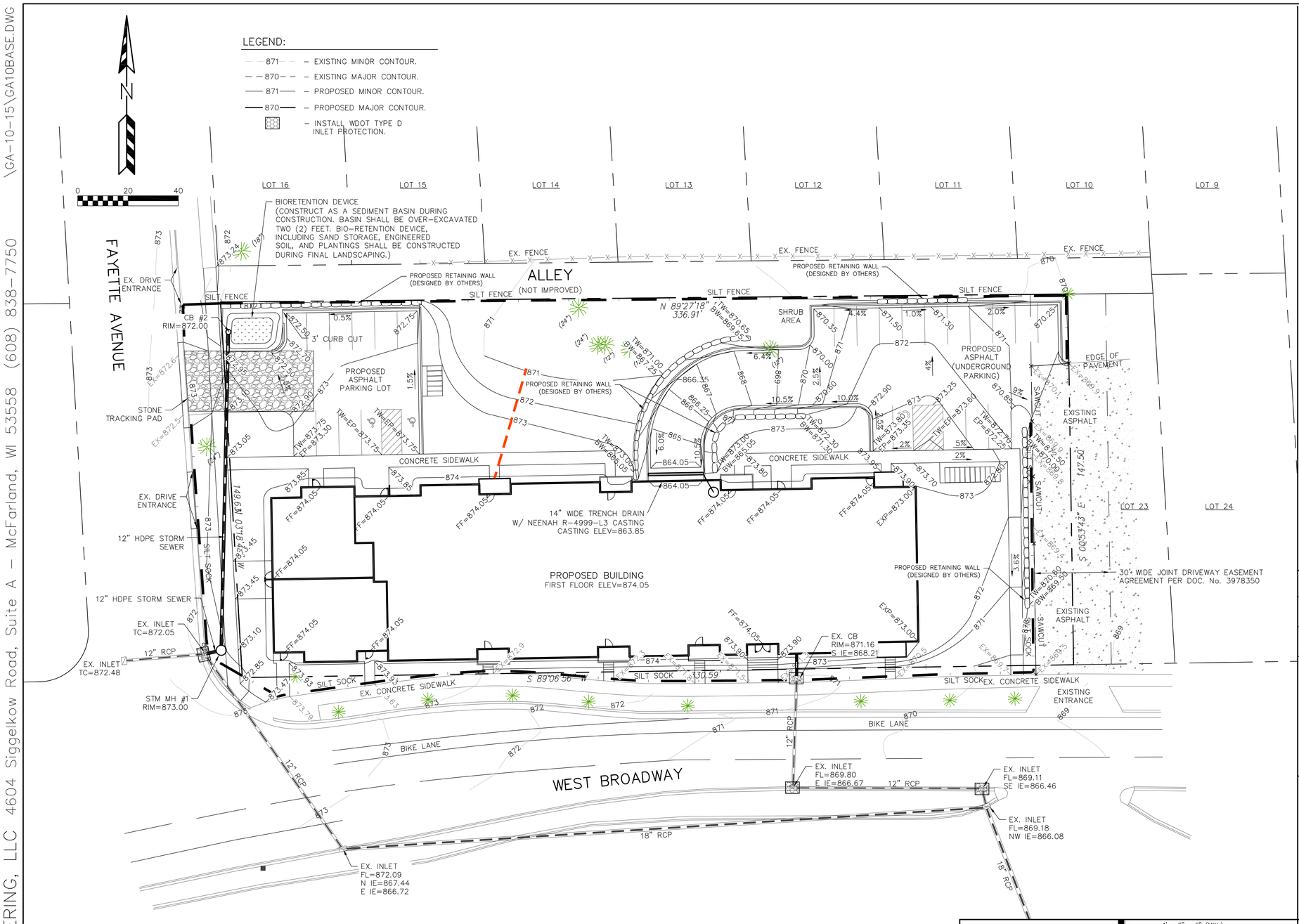
PAGE: 1 OF 4

DATED: MAY 10, 2017

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750

\GA-10-15\GA10BASE.DWG




## EROSION NOTES:

1. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
2. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 25 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWSE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
4. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
5. ANIONIC POLYMER: IF EROSION CONTROL BECOMES PROBLEMATIC, POLYMER SHOULD BE APPLIED TO DISTURBED AREAS (SEE DNR TECHNICAL STANDARD 1050: <HTTP://DNR.WI.GOV/ORG/WATER/WM/NPS/PDF/STORMWATER/TECHSTDS/EROSION DNR1050-POLYACRYLIMIDE.PDF>.
6. 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. 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.
7. WHEN DISTURBED AREAS HAVE BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY EROSION CONTROL PRACTICES SUCH AS SILT FENCE, STRAW BALES AND SEDIMENT TRAPS SHALL BE REMOVED AND RESTORED WITH VEGETATION.
8. INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED STORM CATCH BASINS AS SHOWN ON THE PLAN. THE INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL INSTALLATION OF THE SURFACE COURSE OF ASPHALT. THE INLET PROTECTION SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED AND DISTURBED AREAS ARE RESTORED.

## TIME SCHEDULE:

| | |
|---|---|
| JULY 10 – 15, 2017 | INSTALL INITIAL EROSION CONTROL DEVICES INCLUDING BIO-RETENTION AS A SEDIMENT BASIN. |
| JULY 16, 2017 – MAY 1, 2018 | ROUGH GRADE, CONSTRUCT BUILDING, PARKING LOT AND UTILITIES. |
| MAY 2 – 9, 2018 | RESTORE ALL PERVIOUS DISTURBED AREAS AND COMPLETE FINAL LANDSCAPING AND BIORETENTION DEVICE. |

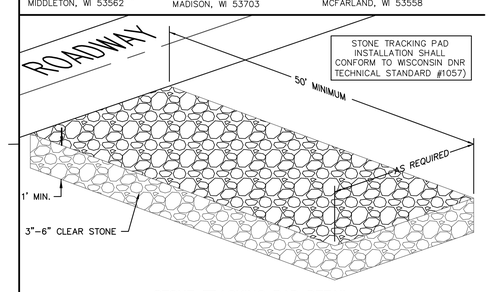
## RESTORATION NOTES:

ALL DISTURBED AREAS WILL BE RESTORED WITH A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH WITHIN SEVEN DAYS OF FINAL GRADING. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS EXCEPT THE DETENTION POND AND BIO-RETENTION DEVICES. MIXTURES WILL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. THE SEED MIXTURE FOR THE DETENTION POND SIDE SLOPES SHALL BE "WET MEADOW" AS SUPPLIED BY PRAIRIE NURSERY OR EQUIVALENT. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

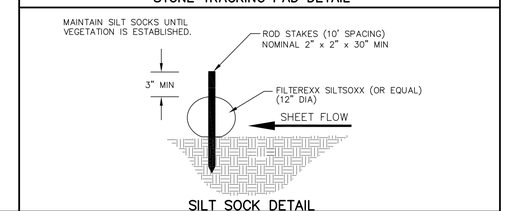
**OWNER:**
CHRIS JAYE
MIRUS PARTNERS
7447 UNIVERSITY AVE # 210,
MIDDLETON, WI 53562

**OWNER:**
DAVE PORTERFIELD
MOVIN' OUT, INC.
600 WILLIAMSON ST.
MADISON, WI 53703

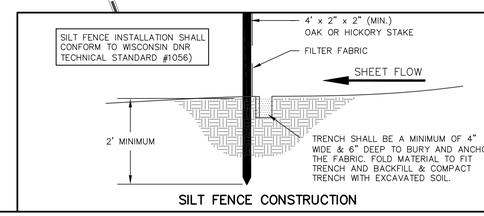
**ENGINEER:**
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW Rd., SUITE A
MCFARLAND, WI 53558




STONE TRACKING PAD DETAIL




SILT SOCK DETAIL




SILT FENCE CONSTRUCTION

# FAYETTE AVENUE APARTMENTS – CITY OF MADISON

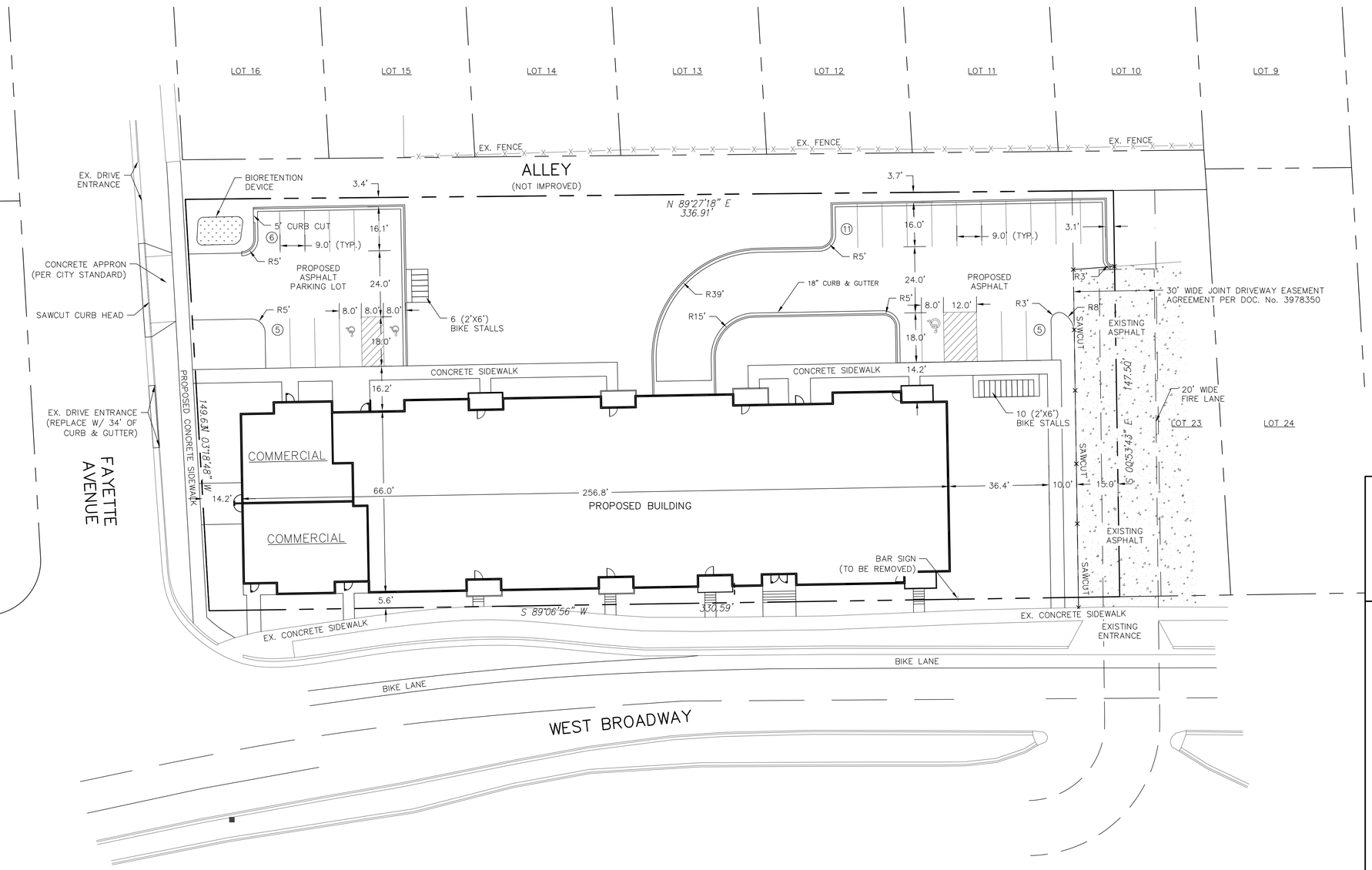
GRADING AND EROSION CONTROL PLAN

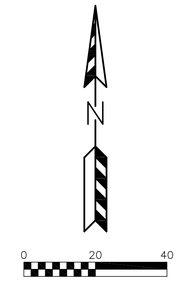
PAGE: 3 OF 4

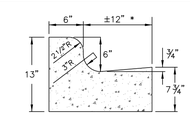
DATED: MAY 10, 2017

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \GA-10-15\GA10BASE.DWG




**18" STANDARD CONCRETE CURB & GUTTER**

HANDICAP ACCESSIBLE SIGN DETAIL

**PARKING LOT PLAN SITE INFORMATION BLOCK**

Site Address 2230 W BROADWAY AVE.
Site acreage (total) 1.14 Acres

Number of building stories (above grade) 4
Building height 45
DSPS type of construction (new structures or additions) 5A
Total square footage of building 85,800(INCL. GARAGE)
Total square footage of garage 17,160

Use of property RESIDENTIAL MUITI-FAMILY & COMMERCIAL
Gross square feet of office 0
Gross square feet of retail area 2800
Number of employees in warehouse 0
Number of employees in production 0
Capacity of restaurant/place of assembly N/A

Number of bicycle stalls shown 16

Number of Parking stalls:

| | SHOWN |
|---|---|
| Small Car | 17 |
| Large Car | 7 |
| Accessible | 3 |
| Total | 27 |

Number of trees shown (See Landscape Plan)

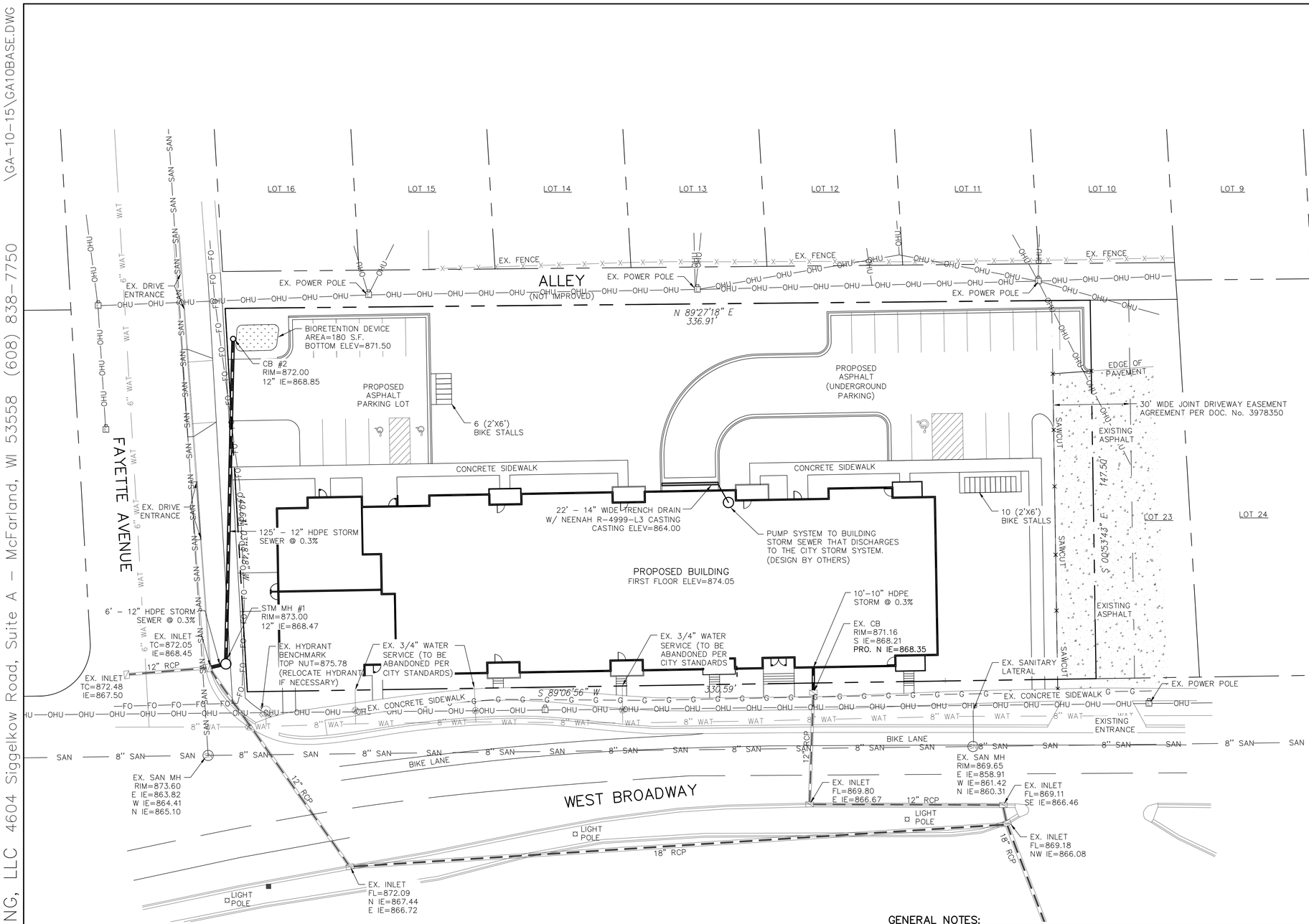
**FAYETTE AVENUE APARTMENTS – CITY OF MADISON**

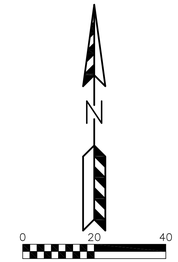
SITE PLAN
PAGE: 2 OF 4
DATED: MAY 10, 2017

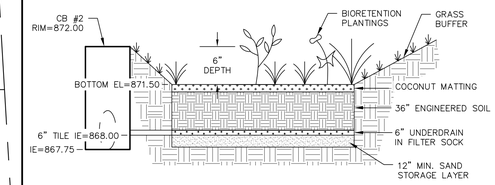
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750

\GA-10-15\GA10BASE.DWG




ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5–6.5
**COMPOST SHALL MEET WDNR SPECIFICATION S100.**
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 – 0.04 INCHES IN DIA.

RAIN GARDEN PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE RAIN GARDEN AREA.

**BIORETENTION DEVICE DETAIL**

## UTILITY NOTES:

ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

CONTRACTOR SHALL CONTACT MADISON WATER UTILITY PRIOR TO INSTALLING WATER SERVICE AND PAY CITY INSPECTION FEE. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.

CATCH BASINS AND STORM MANHOLES SHALL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS OR APPROVED EQUAL. CATCH BASIN FRAME AND GRATE SHALL BE NEENAH R-2464 OR APPROVED EQUAL. STORM MANHOLE FRAME AND GRATE SHALL BE NEENAH-R-1550.

## GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION.

ANY DAMAGE TO THE PAVEMENT ON FAYETTE AVENUE OR WEST BROADWAY ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION AND STORM SEWER CONNECTION INVERTS PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

# FAYETTE AVENUE APARTMENTS – CITY OF MADISON

UTILITY AND FIRELANE PLAN

PAGE: 4 OF 4
DATED: MAY 10, 2017

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

## DESCRIPTION PARCEL "A": PER WARRENT DEED DOCUMENT No. 5128343

LOTS 17, 18, 19, 20, 21, 22, AND PART OF LOT 23, SUBDIVISION OF LOT 12, BLOCK 5, HOBOKEN BEACH, CITY OF MADISON, DANE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17; THENCE ALONG THE WEST RIGHT OF WAY LINE OF FAYETTE AVENUE N 03°40'52" W 149.74 FEET (RECORDED AS 150 FEET) TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE ALONG THE NORTH LINE OF LOTS 17, 18, 19, 20, 21, 22, AND 23, N 89°03'55" E, 336.97 FEET; THENCE S 01°17'26" E, 147.52 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST BROADWAY; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S 88°42'34" W, 330.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17 AND THE POINT OF BEGINNING.

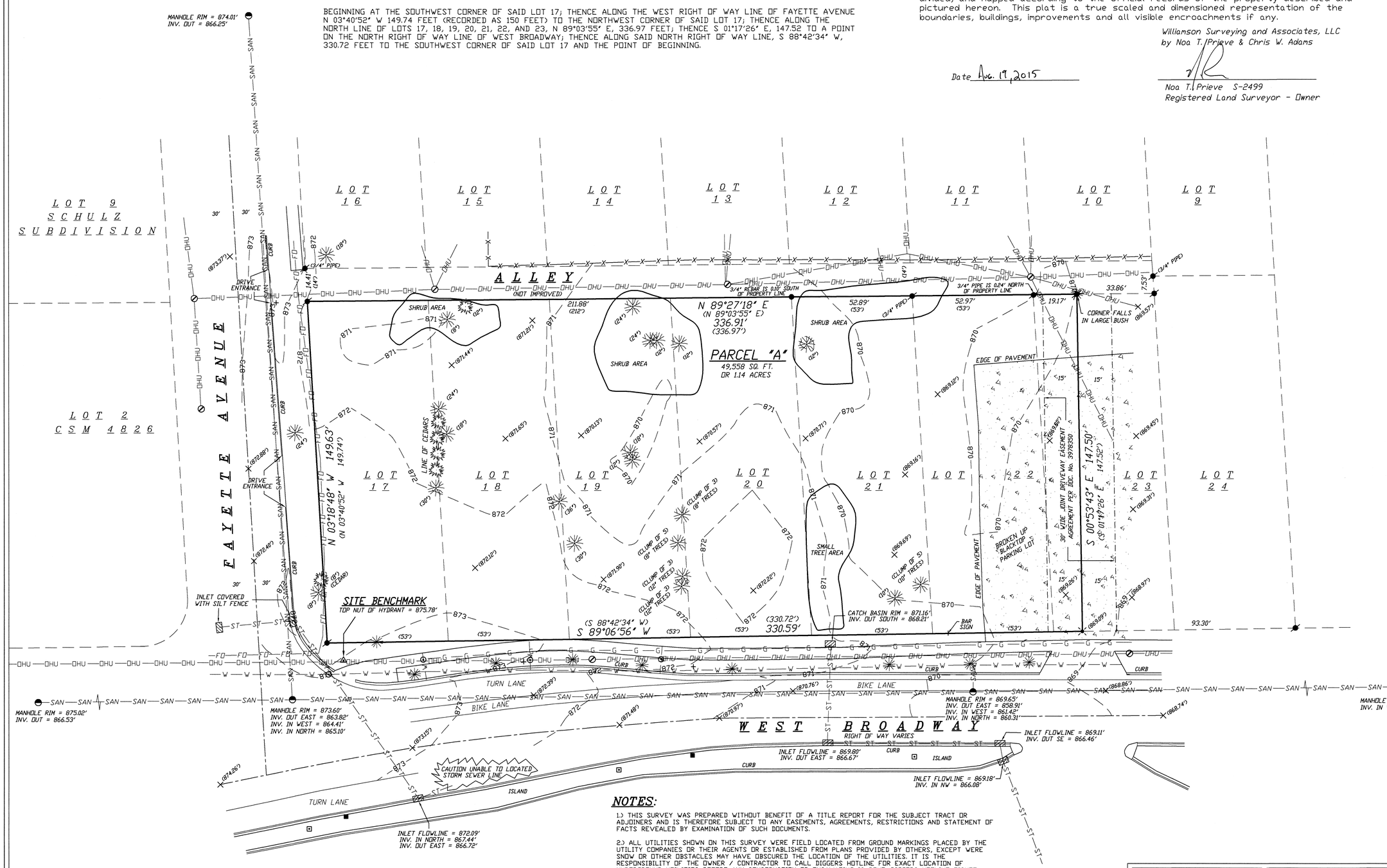
## SURVEYOR'S CERTIFICATE:

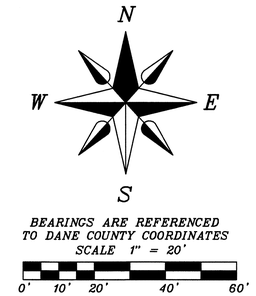
This plat and survey were performed under my supervision, and was surveyed, divided, and mapped according to the official records of the property described and pictured hereon. This plat is a true scaled and dimensioned representation of the boundaries, buildings, improvements and all visible encroachments if any.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date Aug. 19, 2015

Noa T. Prieve S-2499
Registered Land Surveyor - Owner




## PREPARED FOR:

MIRUS PARTNERS
7447 UNIVERSITY AVE. STE #210
MADISON, WI 53562

## LEGEND

- = FOUND PKNAIL IN BLACKTOP
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE (UNLESS NOTED)
- (##) = RECORDED AS
- (###) = SPOT GRADE
- = POWERPOLE
- = STREET/PARKING SIGN
- = LIGHT POLE
- = MANHOLE
- = FIRE HYDRANT
- = WATER VALVE
- = ELECTRIC VAULT
- = STORM INLET / CATCH BASIN
- = CONIFEROUS TREE (SIZE NOTED)
- = DECIDUOUS TREE (SIZE NOTED)
- = LANDSCAPING TREE / LARGE BUSH

## LINE LEGEND

- —SAN— = SANITARY SEWER
- —ST— = STORM SEWER
- —FO— = FIBER OPTIC
- —W— = WATER MAIN
- —G— = GAS MAIN
- —OHU— = OVER HEAD UTILITIES
- —X— = FENCE

## NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WERE SNOW OR OTHER OBSTACLES MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNER / CONTRACTOR TO CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. DIGGERS HOTLINE TICKET NUMBERS: 20153307710, 20153307739, 20153307721, 20153307733, 20153307743, 20153307753, 20153307761, AND 20153307768
DIGGERS HOTLINE NUMBER: 1-800-242-8511

3.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

4.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

5.) BEARINGS ARE REFERENCED TO DANE COUNTY COORDINATES.

6.) ELEVATIONS ARE REFERENCED TO NAVD 88 (1991 DATUM).

7.) SITE BENCHMARK IS THE TOP NUT OF HYDRANT LOCATED AT THE SOUTHWEST CORNER OF LOT 17, SHOWING SUBDIVISION OF LOT 12 BLOCK 5 HOBOKEN BEACH. TOP NUT OF HYDRANT = 875.78' NAVD 88 (1991 DATUM).

SURVEYORS SEAL

WISCONSIN
NOA PRIEVE
S-2499
LODI, WI
LAND SURVEYOR
8-19-15


WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE & CHRIS W. ADAMS
REGISTERED LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM


# TOPOGRAPHIC MAP / PLAT OF SURVEY

LOTS 17, 18, 19, 20, 21, 22, AND PART OF LOT 23, SUBDIVISION OF LOT 12, BLOCK 5, HOBOKEN BEACH, CITY OF MADISON, DANE COUNTY, WISCONSIN.

| | | | | |
|---|---|---|---|---|
| DATE | AUGUST 19, 2015 | REVISION DATE: | CHECK BY | N.T.P. |
| SCALE: | 1" = 20' | | DRAWING NO. | 15V-303 |
| DRAWN BY | NEIL BORTZ | | SHEET | 1 OF 1 |