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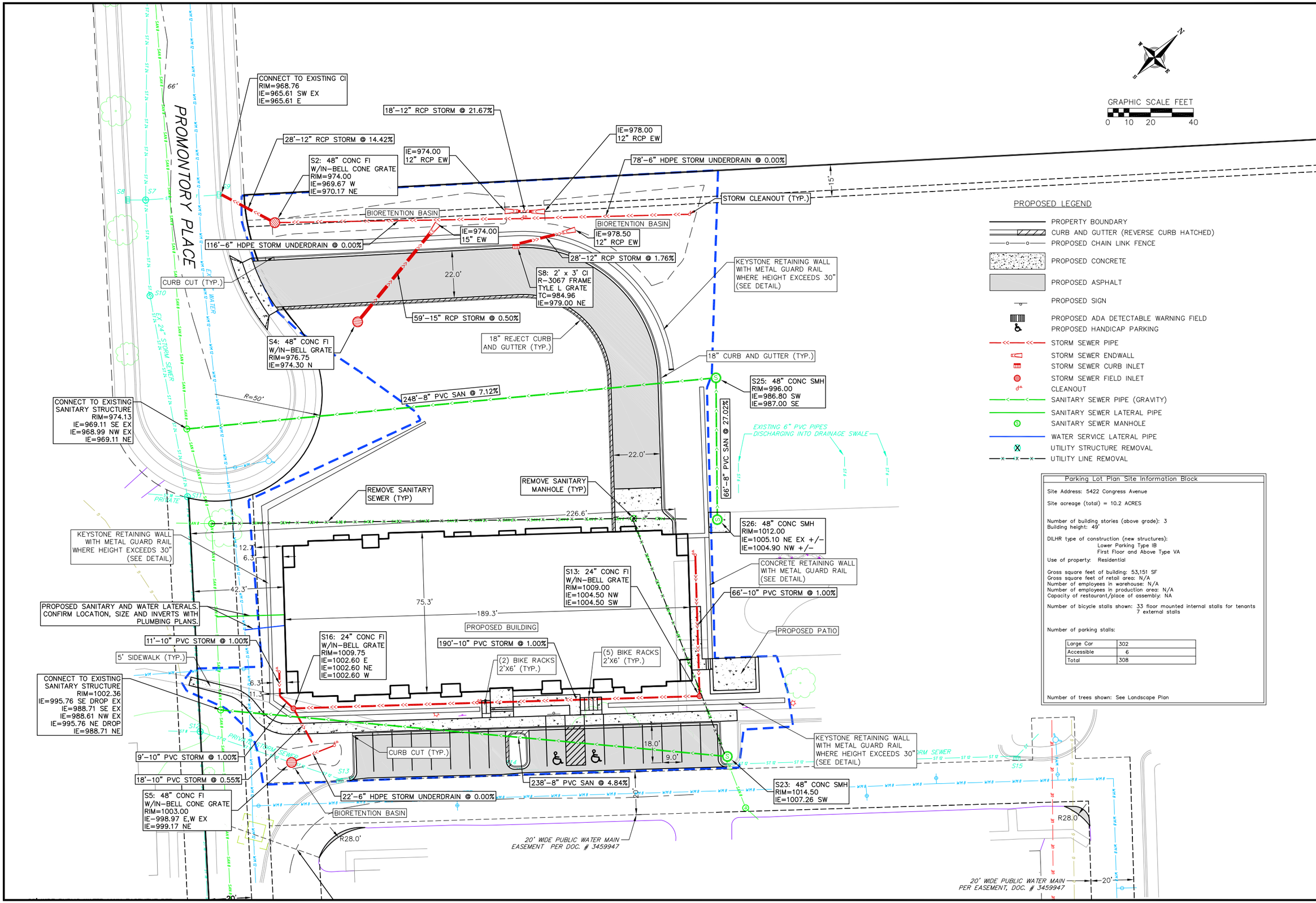

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Site & Utility Plan

5422 Congress Avenue
City of Madison
Dane County, Wisconsin

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NO.	DATE	REMARKS

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DATE: 10/18/17
DRAFTER: JGOL
CHECKED: MSCH
PROJECT NO. 160314

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16 Oct 2017 - 6:55p M:\Investors Associated\160314_5422 Congress Ave\CADD\160314 - Bose Engineering.dwg by: jgol

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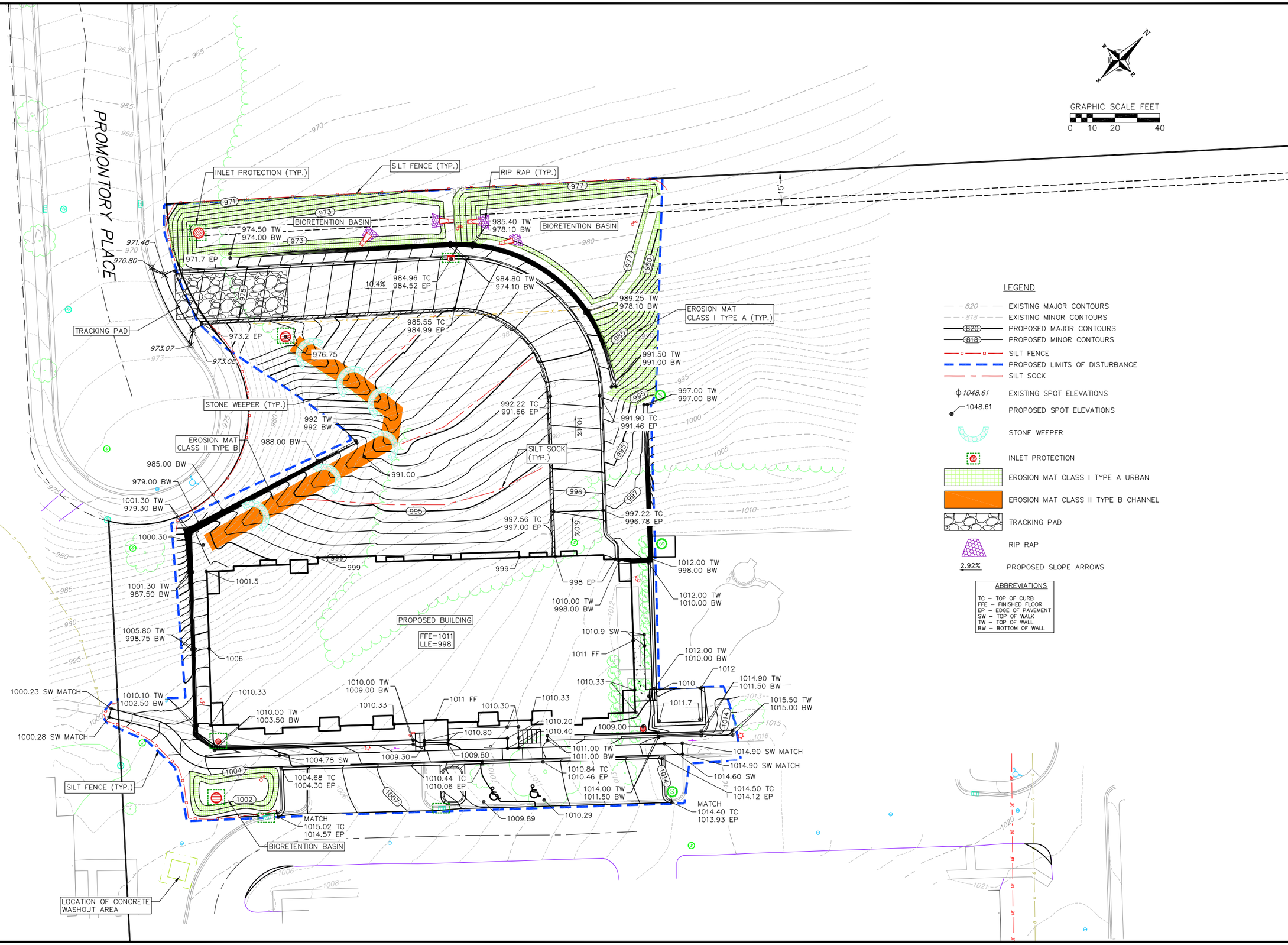

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Grading and Erosion Control Plan

5422 Congress Avenue
City of Madison
Dane County, Wisconsin

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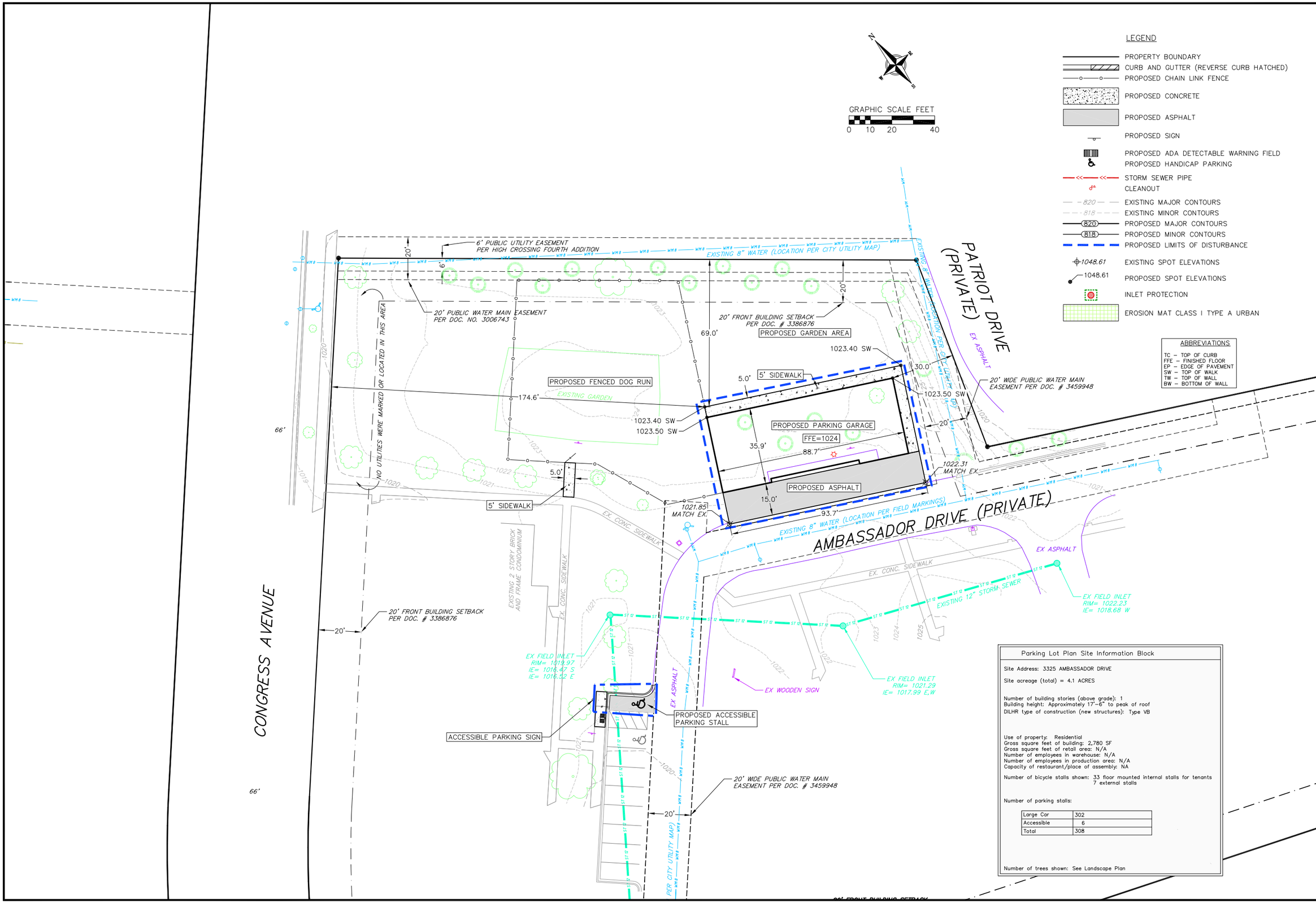

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Site, Utility, Grading and Erosion Control Plan

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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.

2. 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.

3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.

4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO 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.

7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.

8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.

9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY 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).

10. WASHED STONE WEEPERS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.

11. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".

12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.

13. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.

14. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.

15. 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.

16. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.

17. 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.

18. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.

19. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.

20. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.

21. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.

22. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.

23. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON AND DNR.

24. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

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

FERTILIZING RATES:

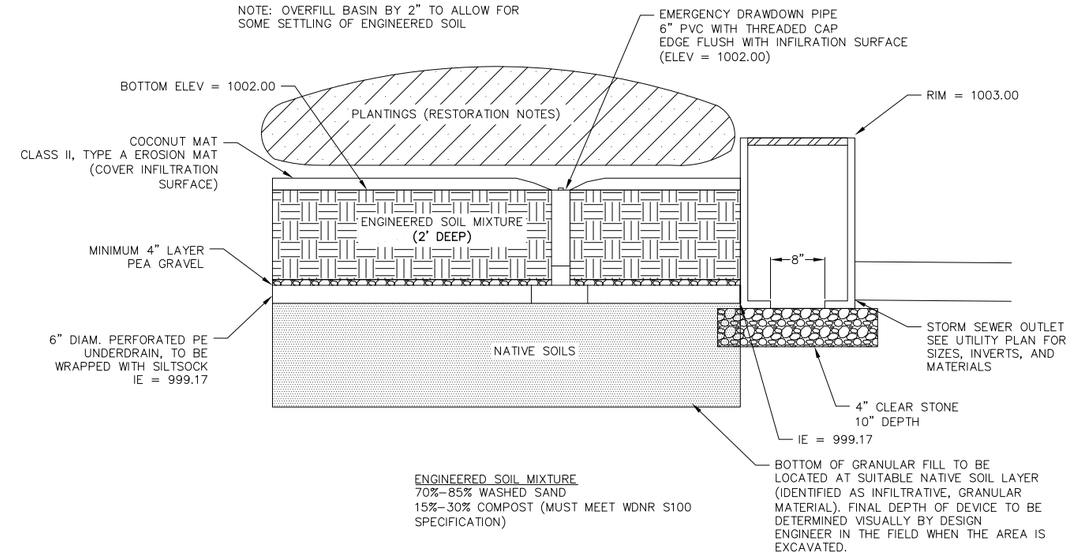
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:
USE ½" TO 1-½" 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

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL MEASURES
2. STRIP TOPSOIL
3. ROUGH GRADE SITE
4. CONSTRUCT UNDERGROUND UTILITIES
5. CONSTRUCT BUILDINGS
6. CONSTRUCT PARKING AREAS AND DRIVES (STONE BASE, CURB & GUTTER, AND SIDEWALK)
7. RESTORE DISTURBED AREAS
8. REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE RESTORED
9. INSTALL STORM INLET FILTERS IN ALL INLETS TAKING PAVEMENT DRAINAGE



1 / 1 SOUTH BIO-RETENTION BASIN
NOT TO SCALE

BIO-RETENTION AREA RESTORATION SPECIFICATIONS:
NOTE: BIO-RETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

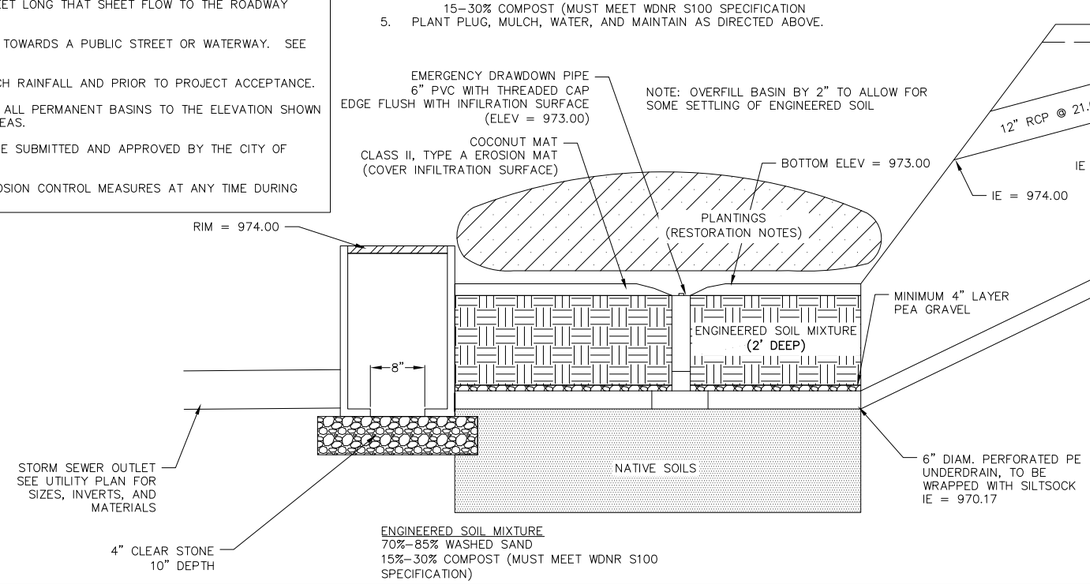
BIO-RETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)

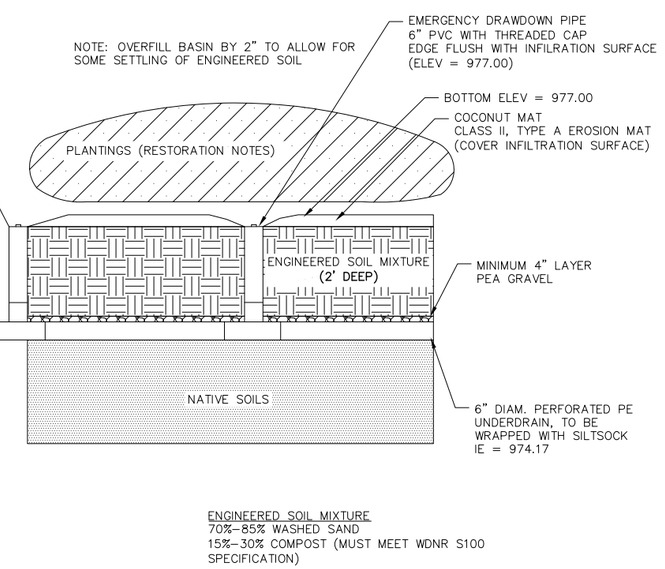
USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) - OR ENGINEER APPROVED EQUAL.

PLANT PLUGS AT 1 PER SQUARE FOOT.

PLANTING, MULCH, AND MAINTENANCE NOTES:
PLANTING SHOULD TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT MUST BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY). FOR THE FIRST 3 YEARS AFTER PLANTING, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS.

RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):
1. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER.
2. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLACE WASHED SAND (FREE OF P200 PARTICLES) TO 46 INCHES BELOW GROUND SURFACE (IF REQUIRED).
4. PLACE 24 INCHES OF ENGINEERED SOIL, COMPRISED OF:
   70-85% WASHED SAND
   15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION
5. PLANT PLUG, MULCH, WATER, AND MAINTAIN AS DIRECTED ABOVE.





1 / 1 NORTH BIO-RETENTION BASIN
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Construction Detail Plan
5422 Congress Avenue
City of Madison
Dane County, Wisconsin

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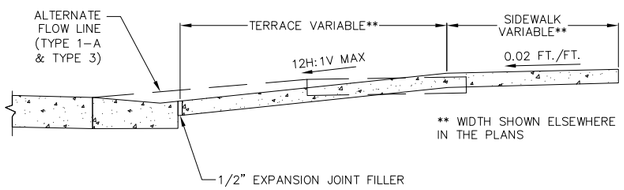
GENERAL NOTES

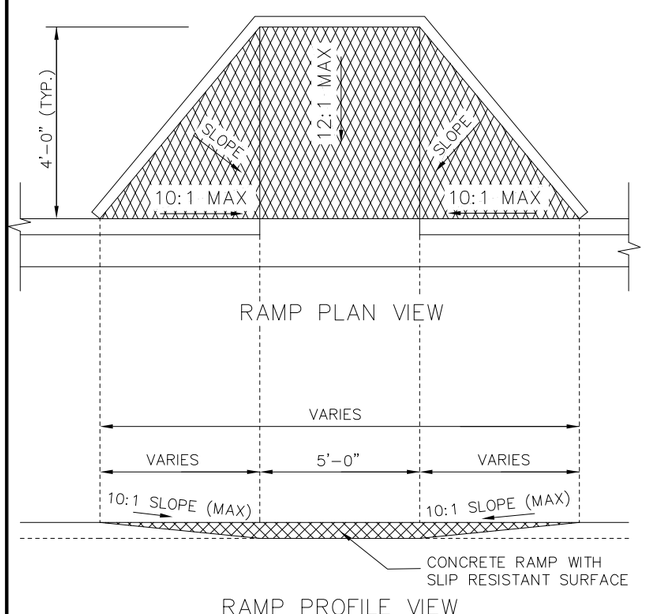
RAMPS SHALL BE BUILT AT 12:1 OR FLATTER. WHEN NECESSARY, THE SIDEWALK ELEVATION MAY BE LOWERED TO MEET THE HIGH POINT ON THE RAMP.

4" WIDE, PAINTED WHITE STRIPE MAY BE REQUIRED AT DISCRETION OF OWNER. CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO COMPLETING WORK.

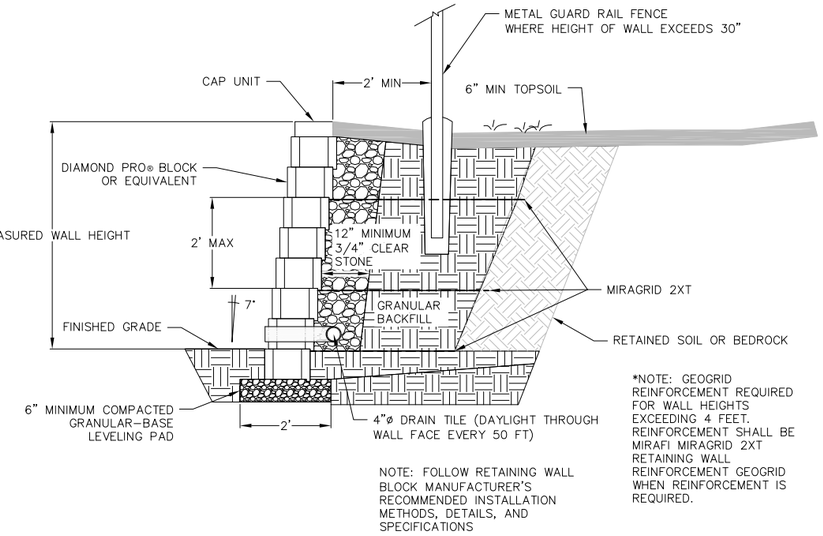
WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE 10:1 MAX, MEASURED PARALLEL TO CURB LINE.



SECTION B-B



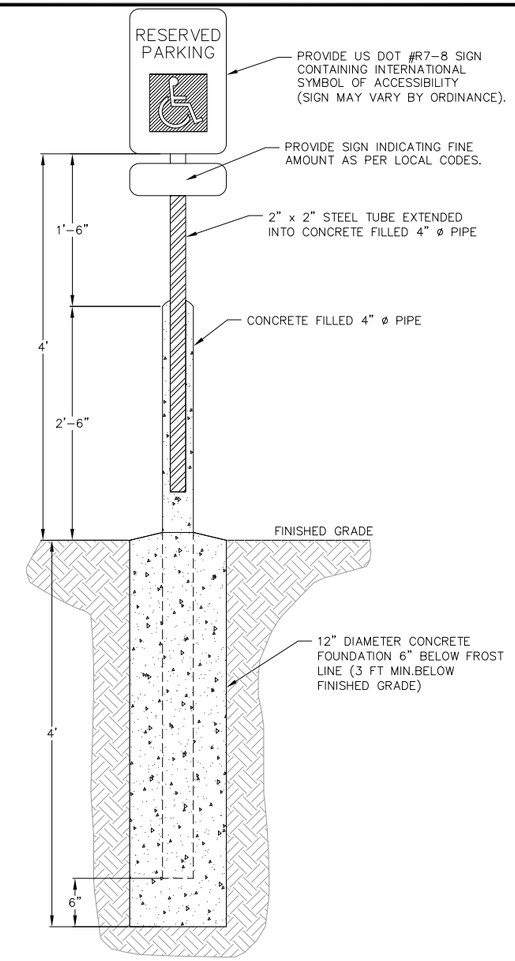
1/1 SITE HANDICAP ACCESSIBLE RAMP
NOT TO SCALE



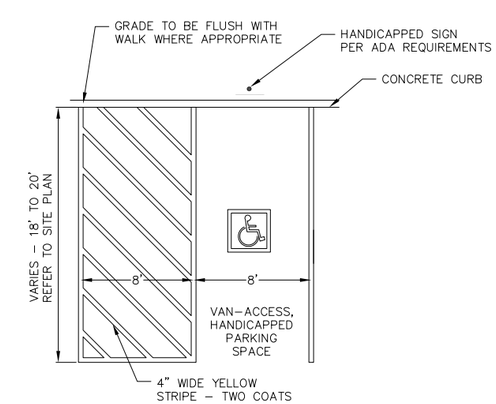
*NOTE: GEOGRID REINFORCEMENT REQUIRED FOR WALL HEIGHTS EXCEEDING 4 FEET. REINFORCEMENT SHALL BE MIRAFI MIRAGRID 2XT RETAINING WALL REINFORCEMENT GEOGRID WHEN REINFORCEMENT IS REQUIRED.

NOTE: FOLLOW RETAINING WALL BLOCK MANUFACTURER'S RECOMMENDED INSTALLATION METHODS, DETAILS, AND SPECIFICATIONS

1/1 LANDSCAPE BLOCK RETAINING WALL SYSTEM
NOT TO SCALE



1/1 ACCESSIBLE PARKING SIGN
NOT TO SCALE



1/1 HANDICAP STRIPING
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WAUNAKEE, WI 53597
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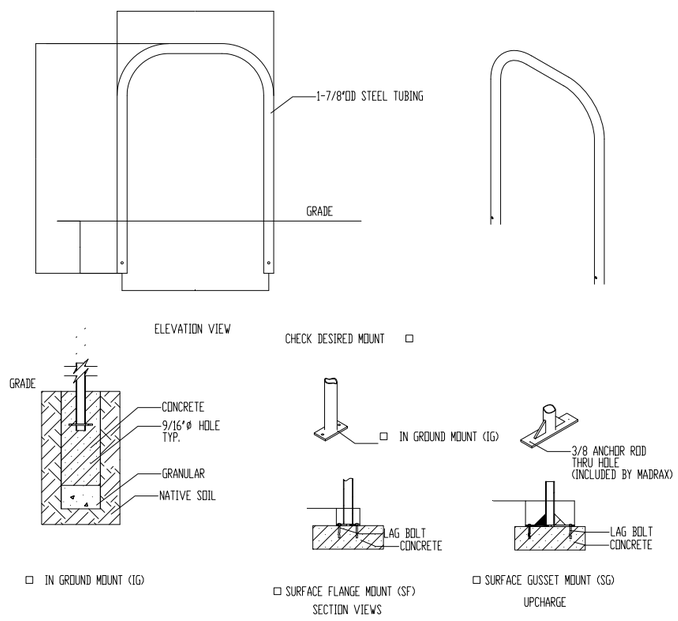

PRODUCT: PAR-2-SF(IG)
DESCRIPTION: POST AND RING BIKE RACK WITH FLAT CAP, TUBE STEEL ARMS
2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 1-20-15
ENG: SMC

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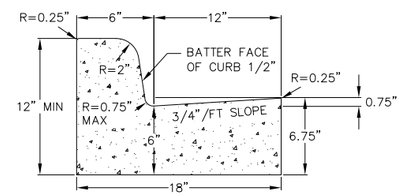
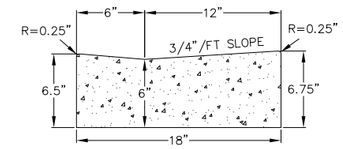
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO CITY OF MADISON BIKE RACK REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS.
2. FINISH SHALL BE BLACK POWDER COATED STAINLESS STEEL, SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

1/1 BICYCLE RACK
NOT TO SCALE



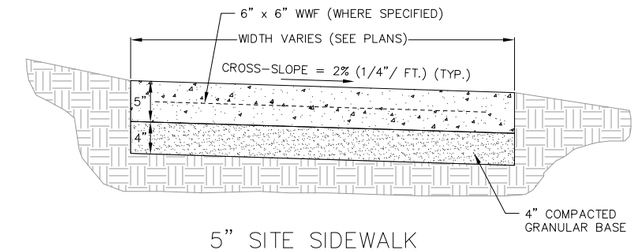
CURB AND GUTTER
CROSS SECTION



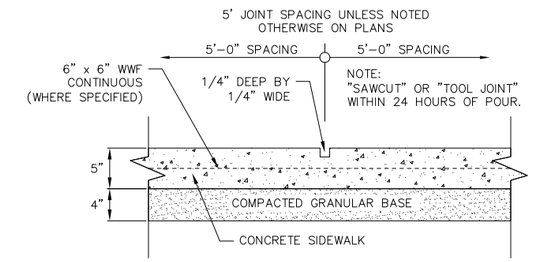
ACCESSIBLE RAMP
GUTTER CROSS SECTION

NOTE: ALL CURB AND GUTTER SHALL BE PLACED ON 6" OF COMPACTED, CRUSHED AGGREGATE BASE COURSE EXTENDING 1' MINUTE BEYOND BACK OF CURB.

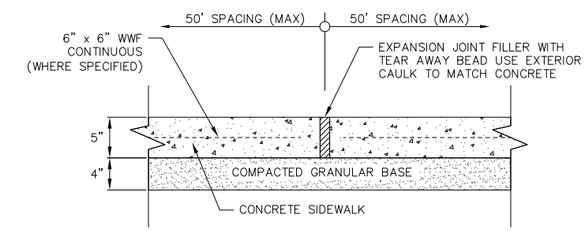
1/1 18" CONCRETE CURB AND GUTTER
NOT TO SCALE



5" SITE SIDEWALK

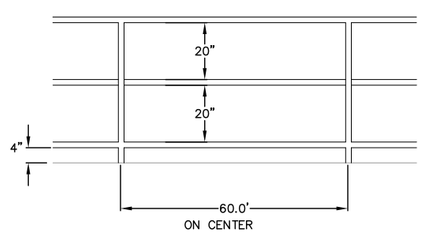


SIDEWALK CONTROL JOINT



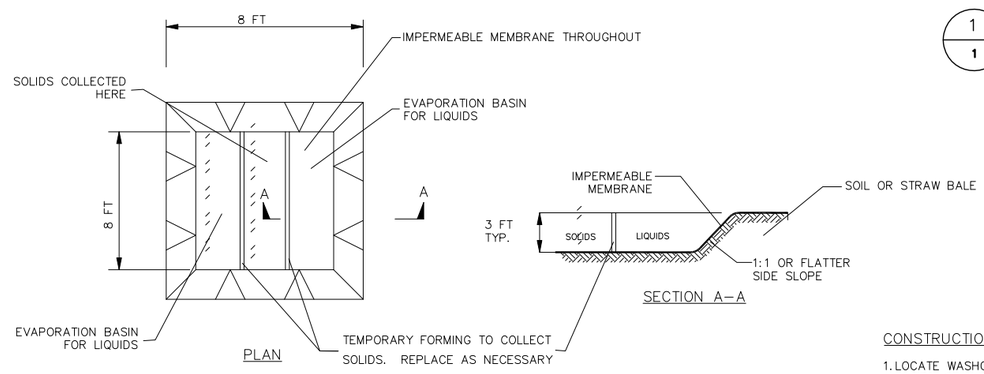
SIDEWALK EXPANSION JOINT

1/1 5" SIDEWALK
NOT TO SCALE



STEEL W/ 1 1/2"X3/8" SQ. STL. TOP & BOTTOM RAILS, 3/4" SQ.
1 1/2" SQ. STL SUPPORTS @ 5'-0" O.C. MAX.
FINISH: WHITE POWDER COAT

1/1 RETAINING WALL GUARD RAIL
NOT TO SCALE



EXCAVATED WASHOUT STRUCTURE

1/1 CONCRETE WASHOUT AREA
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

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

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999 Fourier Drive, Suite 201, Madison, Wisconsin 53717
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NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 10/18/17
DRAFTER: JGOL
CHECKED: MSCH
PROJECT NO. 160314

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PLANT SCHEDULE APARTMENT SITE

CONIFERS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
LL	Larix laricina / Tamarack 30-50` h x 10-15` w	B & B		7` ht.		3
PA	Picea abies / Norway Spruce 50-70` h x 25-30` w	B & B		6` ht.	Tall Tree	5
PS	Pinus strobus / White Pine 50-80` h x 20-40` w	B & B		6` ht.	Tall Tree	4

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
CC	Carpinus caroliniana / American Hornbeam 25-30` h x 25-30` w	B & B	2"Cal		Low Tree	5
CO	Celtis occidentalis `Chicagoland` / Common Hackberry 40` h x 50` w	B & B	2"Cal		Canopy Tree	2
QB	Quercus bicolor / Swamp White Oak 75` h x 65` w	B & B	2.5"Cal		Canopy Tree	3

FLOWERING TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
MH	Malus x `Hargozam` TM / Harvest Gold Crab Apple 20-25` h x 20-25` w	B & B	1.5"Cal		Low Tree	2

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
Cra	Cornus racemosa / Gray Dogwood 8-12` h x 8-12` w	5 gal	Tall Shrub		6
Cor	Cornus sericea `Allemans Compact` / Dwarf Red Twig Dogwood 5-6` h x 5-6` w	3 gal	Med Shrub		9
Die	Diervilla lonicera / Dwarf Bush Honeysuckle 3-4` h x 4-5` w	3 gal	Low Shrub		8
Hyd	Hydrangea paniculata `Jane` / Little Lime Hydrangea 3-5` h x 3-5` w	5 gal	Low Shrub		19
JunY	Juniperus horizontalis plumosa `Youngstown` / Creeping Juniper 1` h x 6` w	3 gal	Low Shrub		25
Sam	Sambucus canadensis / Elderberry 5-12` h x 5-12` w	5 gal	Med Shrub		9
Syr	Syringa patula `Miss Kim` / Miss Kim Lilac 6-7` h x 5-6` w	5 gal	Med Shrub		8

VINE/ESPALIER	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
Hap	Hydrangea anomala petiolaris / Climbing Hydrangea 30-40` ht.	5 gal			4

SEED/PLUG SCHEDULE

PRAIRIE SEED MIX	23,327 sf	
-		100% -

BASIN PLUGS	3,454 sf	
Asclepias incarnata / Swamp Milkweed	216	6% flat 12" oc
Carex comosa / Bottlebrush Sedge	216	6% flat 12" oc
Carex lurida / Lurid Sedge	216	6% flat 12" oc
Carex vulpinoidea / Brown Fox Sedge	216	6% flat 12" oc
Coreopsis tripteris / Tall Coreopsis	216	6% flat 12" oc
Elymus virginicus / Virginia Wild Rye	216	6% flat 12" oc
Eutrochium maculatum / Spotted Joe Pye Weed	216	6% flat 12" oc
Iris virginica / Blue Flag Iris	216	6% flat 12" oc
Liatris spicata / Spike Gayfeather	216	6% flat 12" oc
Lobelia cardinalis / Cardinal Flower	216	6% flat 12" oc
Lobelia siphilitica / Great Lobelia	216	6% flat 12" oc
Panicum virgatum / Switch Grass	216	6% flat 12" oc
Rudbeckia triloba / Browneyed Susan	216	6% flat 12" oc
Scirpus atrovirens / Dark Green Bulrush	216	6% flat 12" oc
Silphium terebinthinaceum / Prairie Dock	216	6% flat 12" oc
Spartina pectinata / Prairie Cordgrass	216	6% flat 12" oc

TURF GRASS SEED MIX	3,141 sf	
-		100% -

GENERAL NOTES:

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. 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.
3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
4. 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 ½" water twice weekly until final acceptance.
5. 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.
6. 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.
7. Landscape beds to be mulched with shredded hardwood bark to 3" depth min. Edge beds with commercial grade steel landscape edging.
8. Areas labeled "PRAIRIE SEED MIX" to be seeded with Economy Prairie Mix by Cardno Native Plant Nursery, or equal. See specifications.

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201, Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Landscape Plan
5422 Congress Avenue
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 10/17/17
DRAFTER: SVIN
CHECKED: MSCH
PROJECT NO. 160314

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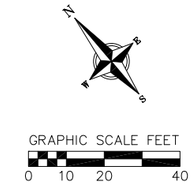

PLANT SCHEDULE GARAGE AREA

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	FIELD4	QTY
QR	Quercus rubra / Red Oak 60-75` h x 60-75` w	B & B	2.5"Cal	Canopy Tree	2
SHRUBS	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**FIELD2**		**QTY**
Die	Diervilla lonicera / Dwarf Bush Honeysuckle 3-4` h x 4-5` w	3 gal	Low Shrub		4
Syr	Syringa patula `Miss Kim` / Miss Kim Lilac 6-7` h x 5-6` w	5 gal	Med Shrub		3

GENERAL NOTES:

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. 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.
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7. Landscape beds to be mulched with shredded hardwood bark to 3" depth min. Edge beds with commercial grade steel landscape edging.

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planners | engineers | advisors
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999 Fourier Drive, Suite 201, Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Landscape Plan
3325 Ambassador Drive
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

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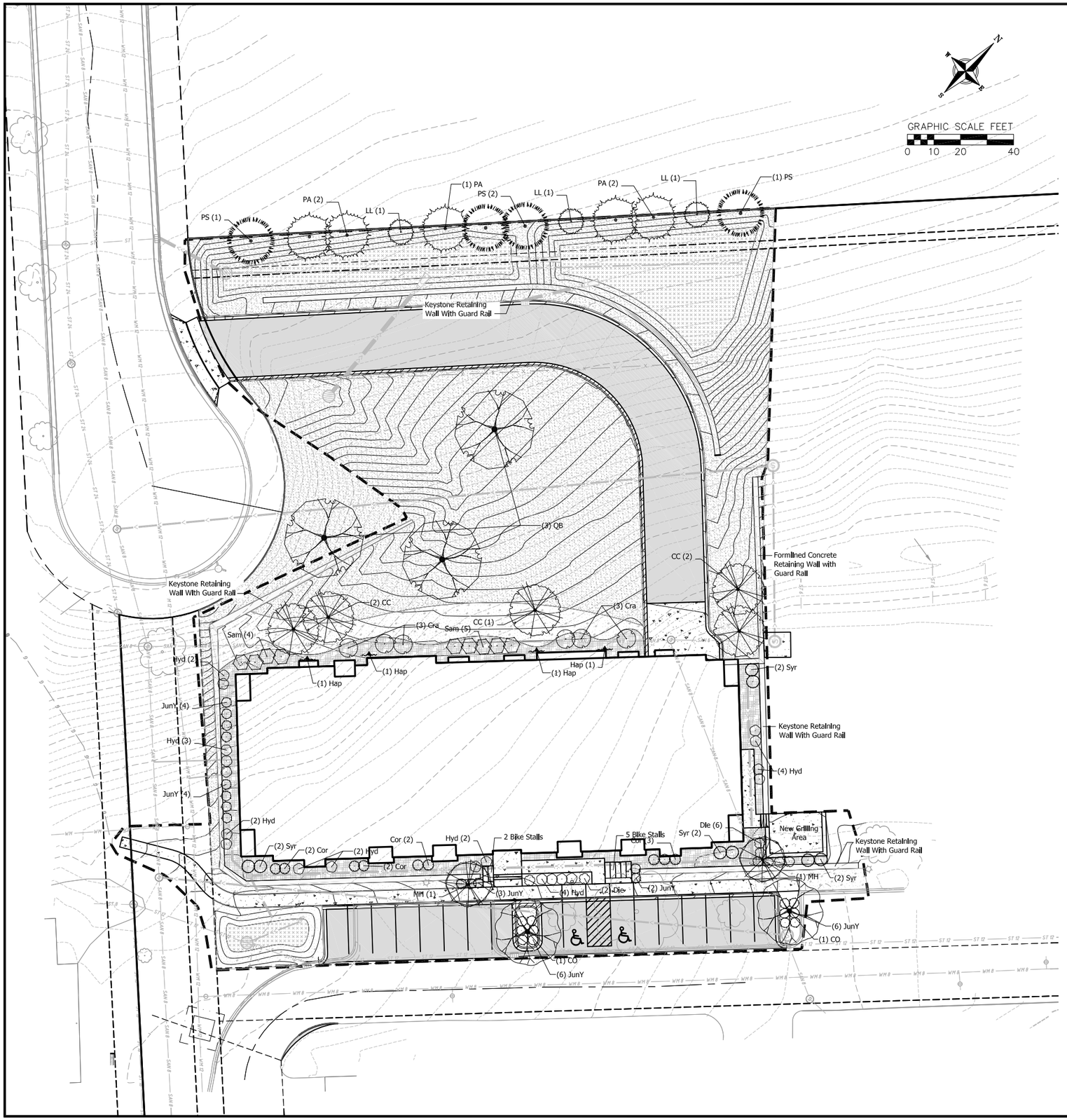

PLANT SCHEDULE APARTMENT SITE

CONIFERS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
LL	Larix laricina / Tamarack 30-50` h x 10-15` w	B & B		7` ht.		3
PA	Picea abies / Norway Spruce 50-70` h x 25-30` w	B & B		6` ht.	Tall Tree	5
PS	Pinus strobus / White Pine 50-80` h x 20-40` w	B & B		6` ht.	Tall Tree	4

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
CC	Carpinus caroliniana / American Hornbeam 25-30` h x 25-30` w	B & B	2"Cal		Low Tree	5
CO	Celtis occidentalis `Chicagoland` / Common Hackberry 40` h x 50` w	B & B	2"Cal		Canopy Tree	2
QB	Quercus bicolor / Swamp White Oak 75` h x 65` w	B & B	2.5"Cal		Canopy Tree	3

FLOWERING TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
MH	Malus x `Hargozam` TM / Harvest Gold Crab Apple 20-25` h x 20-25` w	B & B	1.5"Cal		Low Tree	2

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JunY	Juniperus horizontalis plumosa `Youngstown` / Creeping Juniper 1` h x 6` w	3 gal	Low Shrub		25
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	Elymus virginicus / Virginia Wild Rye	216
	Eutrochium maculatum / Spotted Joe Pye Weed	216
	Iris virginica / Blue Flag Iris	216
	Liatris spicata / Spike Gayfeather	216
	Lobelia cardinalis / Cardinal Flower	216
	Lobelia siphilitica / Great Lobelia	216
	Panicum virgatum / Switch Grass	216
	Rudbeckia triloba / Browneyed Susan	216
	Scirpus atrovirens / Dark Green Bulrush	216
	Silphium terebinthinaceum / Prairie Dock	216
	Spartina pectinata / Prairie Cordgrass	216
	TURF GRASS SEED MIX -	3,141 sf

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REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourth Avenue, Suite 300, Menasha, Wisconsin 54952
Phone: (608) 826-0532 Fax: (608) 826-0530

Landscape Plan
5422 Congress Avenue
City of Madison
Dane County, Wisconsin

REVISIONS		
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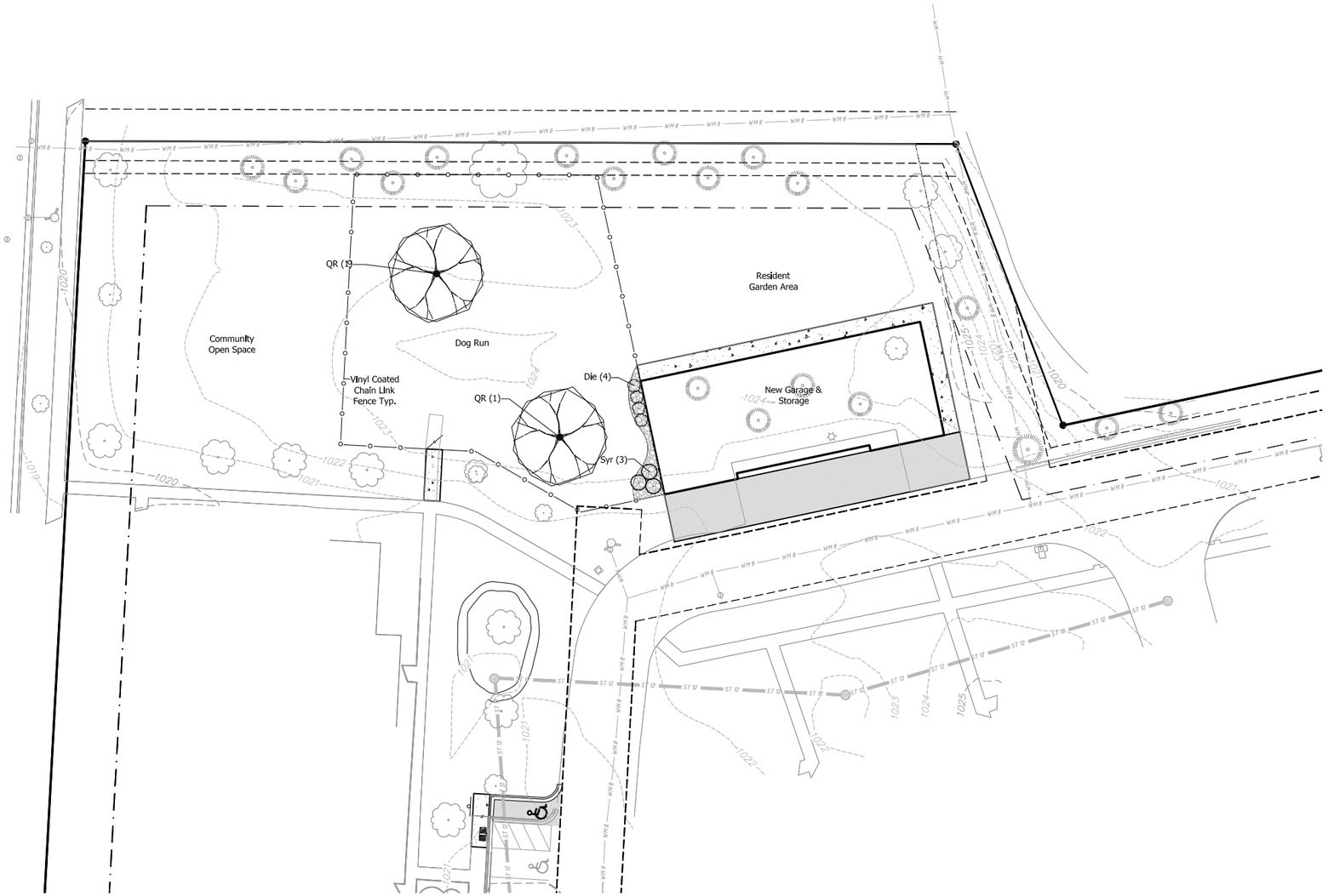

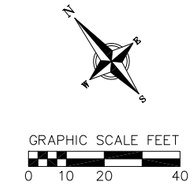

PLANT SCHEDULE GARAGE AREA

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Landscape Plan
3325 Ambassador Drive
City of Madison
Dane County, Wisconsin

REVISIONS		
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CITY OF MADISON
LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 5422 Congress Avenue

Name of Project The Madison Apartments- New Apartment Building

Owner / Contact Matt Schreiner, PE

Contact Phone 608.821.3961 Contact Email msch@vierbicher.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

(a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.

(b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.

(c) No demolition of a principal building is involved.

(d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 43,610

Total landscape points required 727

(b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

(c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			10	350
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			12	420
Ornamental tree	1 1/2 inch caliper	15			2	30
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			59	177
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			25	100
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			4	8
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals						1085

Total Number of Points Provided 1085

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

CITY OF MADISON
LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 3325 Ambassador Drive

Name of Project The Madison Apartments- New Garage/Storage Building

Owner / Contact Matt Schreiner, PE

Contact Phone 608.821.3961 Contact Email msch@vierbicher.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

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Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 2,849

Total landscape points required 48

(b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

(c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			2	70
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			7	21
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2				
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals						91

Total Number of Points Provided 91

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

INVESTORS ASSOCIATED

PLUNKETT RAYSICH ARCHITECTS, LLP

The Madison Apartments - Madison, WI

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Exterior View Facing Northeast

INVESTORS ASSOCIATED

PLUNKETT RAYSICH ARCHITECTS, LLP

The Madison Apartments - Madison, WI

EAST ELEVATION

EXTERIOR FINISH PATTERNS

- ASPHALT SHINGLES
- FIBER CEMENT SIDING
- BRICK

WEST ELEVATION

0' 5' 10' 20' 40'

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

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PLUNKETT RAYSICH ARCHITECTS, LLP

The Madison Apartments - Madison, WI

EXTERIOR FINISH PATTERNS

- ASPHALT SHINGLES
- FIBER CEMENT SIDING
- BRICK

NORTH ELEVATION

SOUTH ELEVATION

0' 5' 10' 20' 40'

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

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PLUNKETT RAYSICH ARCHITECTS, LLP

The Madison Apartments - Madison, WI

EAST ELEVATION

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- ASPHALT SHINGLES
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©2015 Plunkett Raysich Architects, LLP

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

INVESTORS ASSOCIATED

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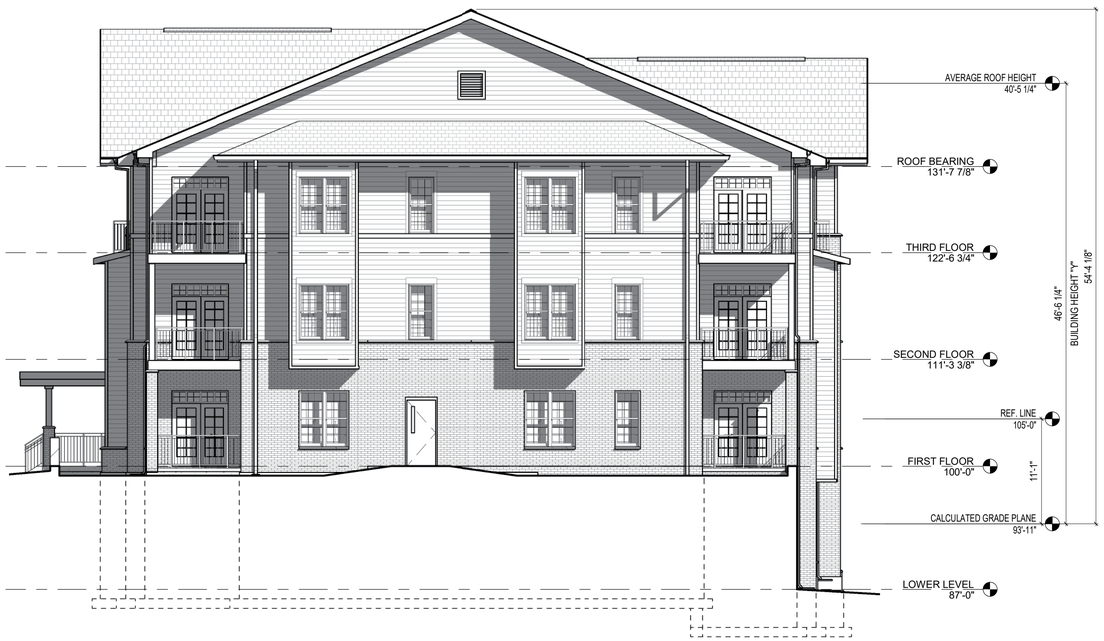
The Madison Apartments - Madison, WI

EXTERIOR FINISH PATTERNS

- ASPHALT SHINGLES
- FIBER CEMENT SIDING
- BRICK



NORTH ELEVATION

SOUTH ELEVATION

0' 5' 10' 20' 40'

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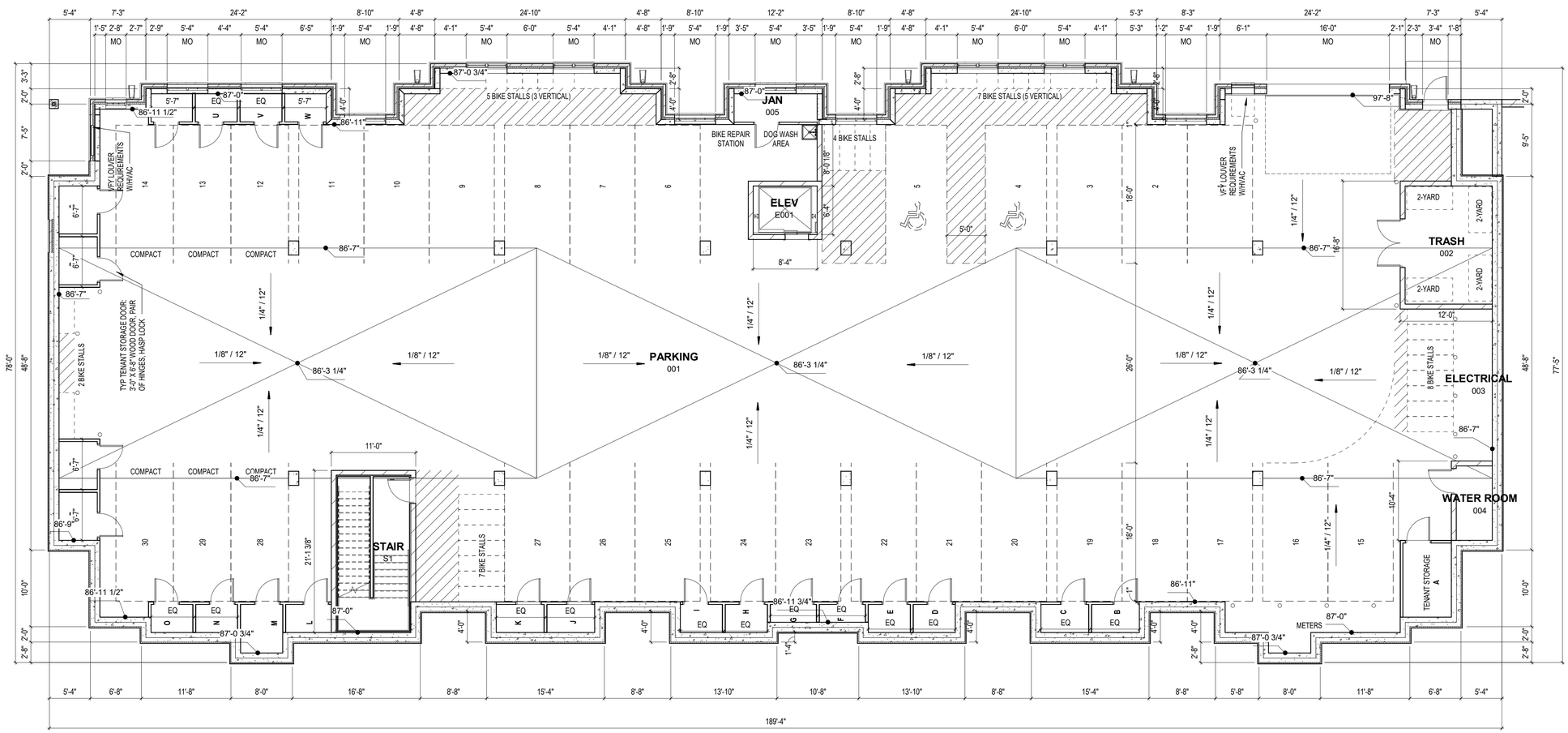

0' 5' 10' 20' 40'

PRINT SHEET AT FULL SCALE (22"x34")

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Lower Level Floor Plan SCALE: 1/8" = 1'-0"

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0' 5' 10' 20' 40'

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First Floor Plan SCALE: 1/8" = 1'-0"

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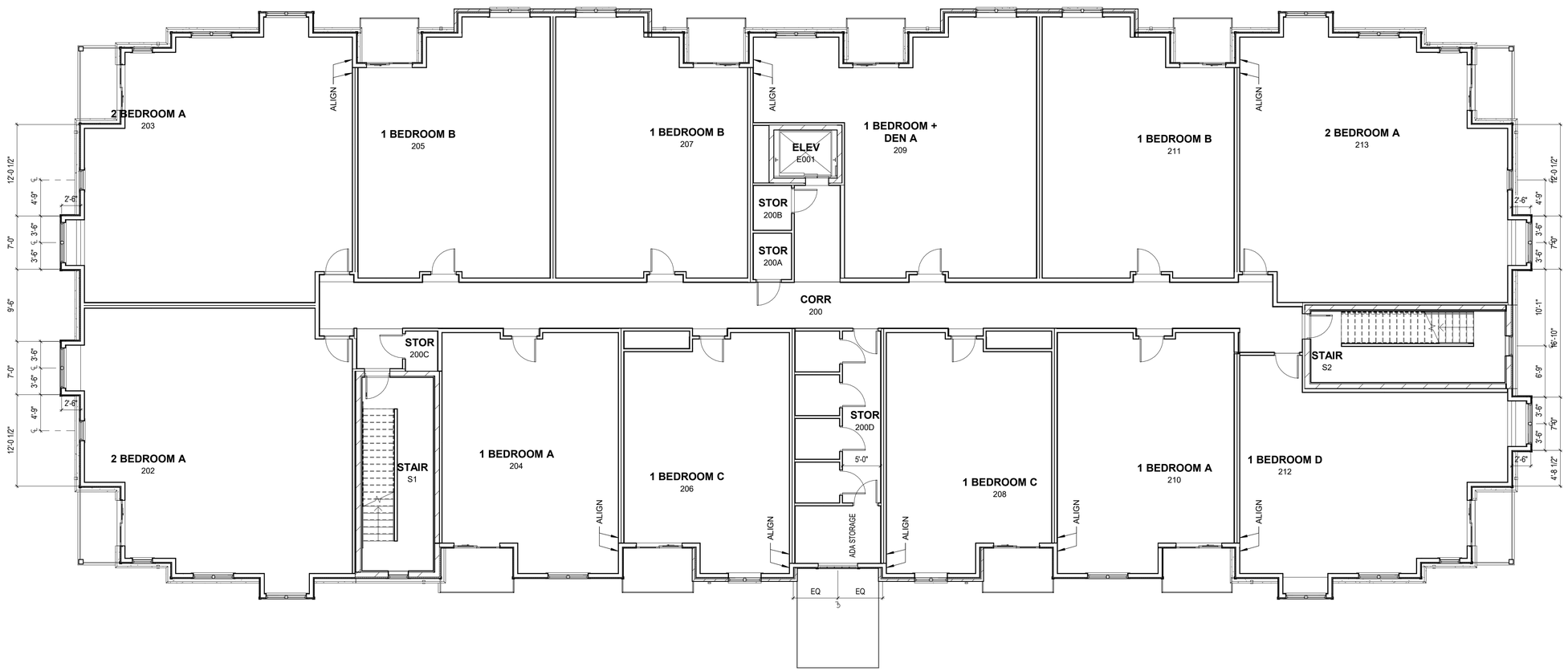

0' 5' 10' 20' 40'

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Second Floor Plan SCALE: 1/8" = 1'-0"

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0' 5' 10' 20' 40'

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Third Floor Plan SCALE: 1/8" = 1'-0"

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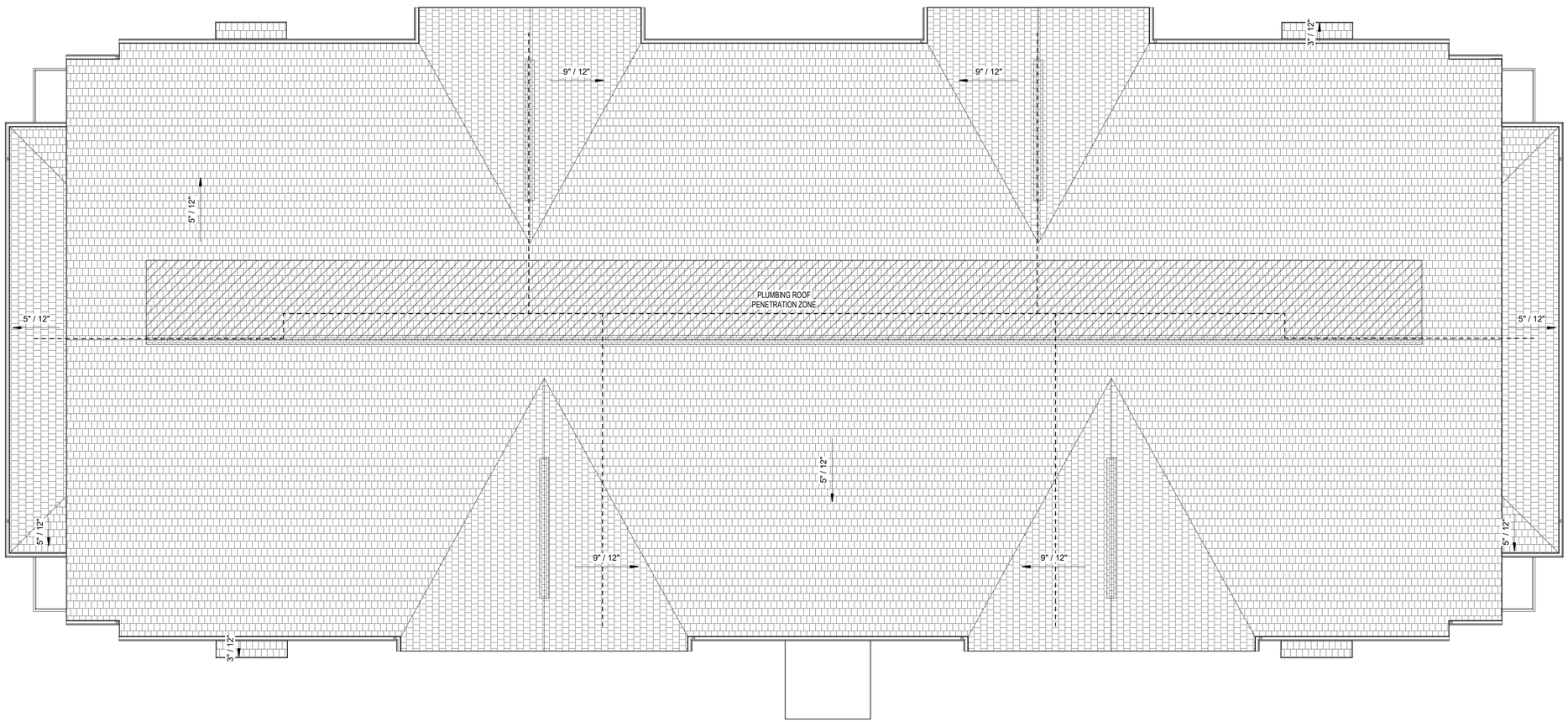

0' 5' 10' 20' 40'

PRINT SHEET AT FULL SCALE (22"x34")

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Roof Plan SCALE: 1/8" = 1'-0"

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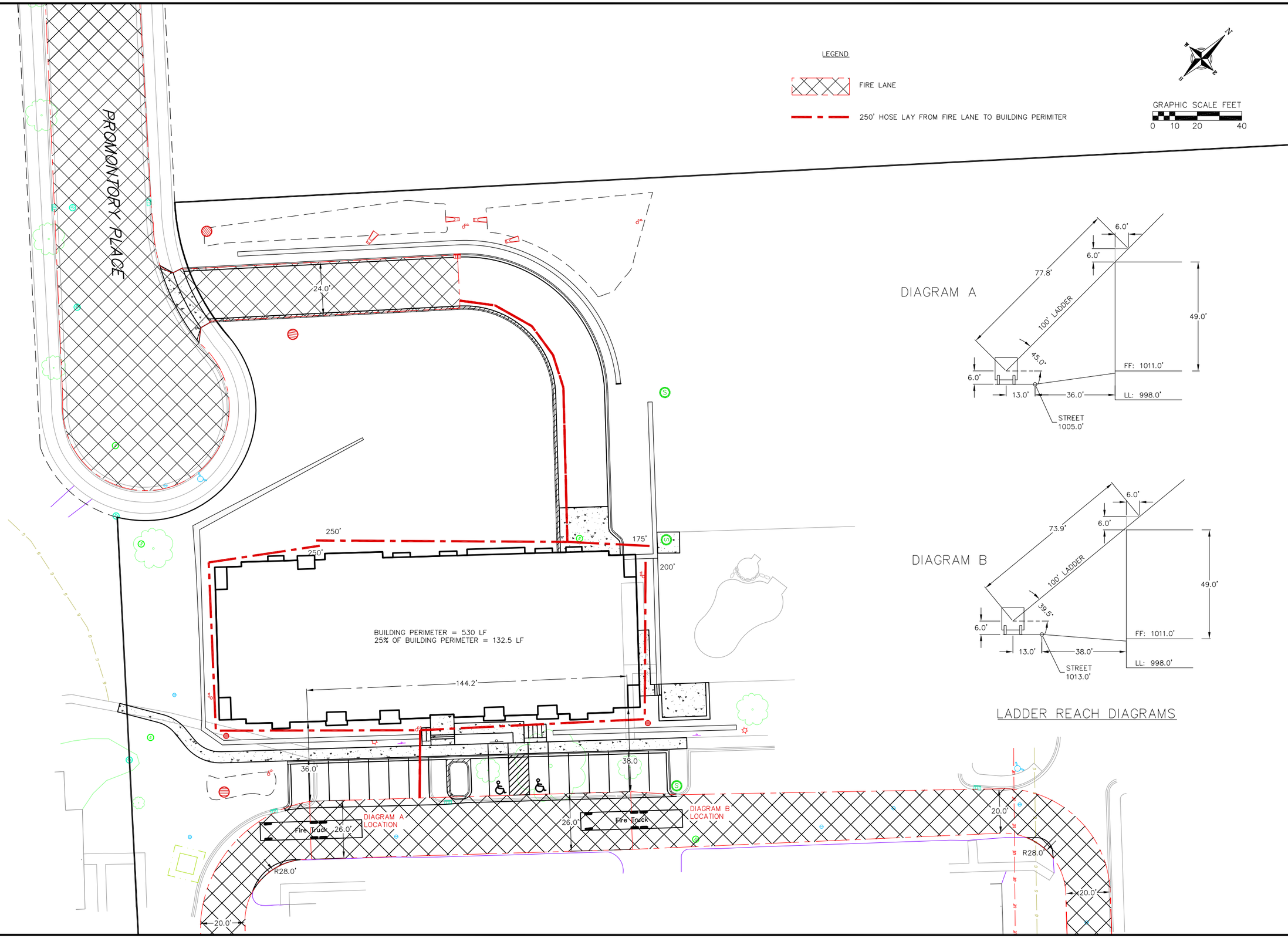

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999 Fourier Drive, Suite 201, Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Fire Access Exhibit

5422 Congress Avenue
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE
AS SHOWN

DATE
10/18/17

DRAFTER
JGOL

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PROJECT NO.
160314

SHEET
1 OF 3

DWG. NO.

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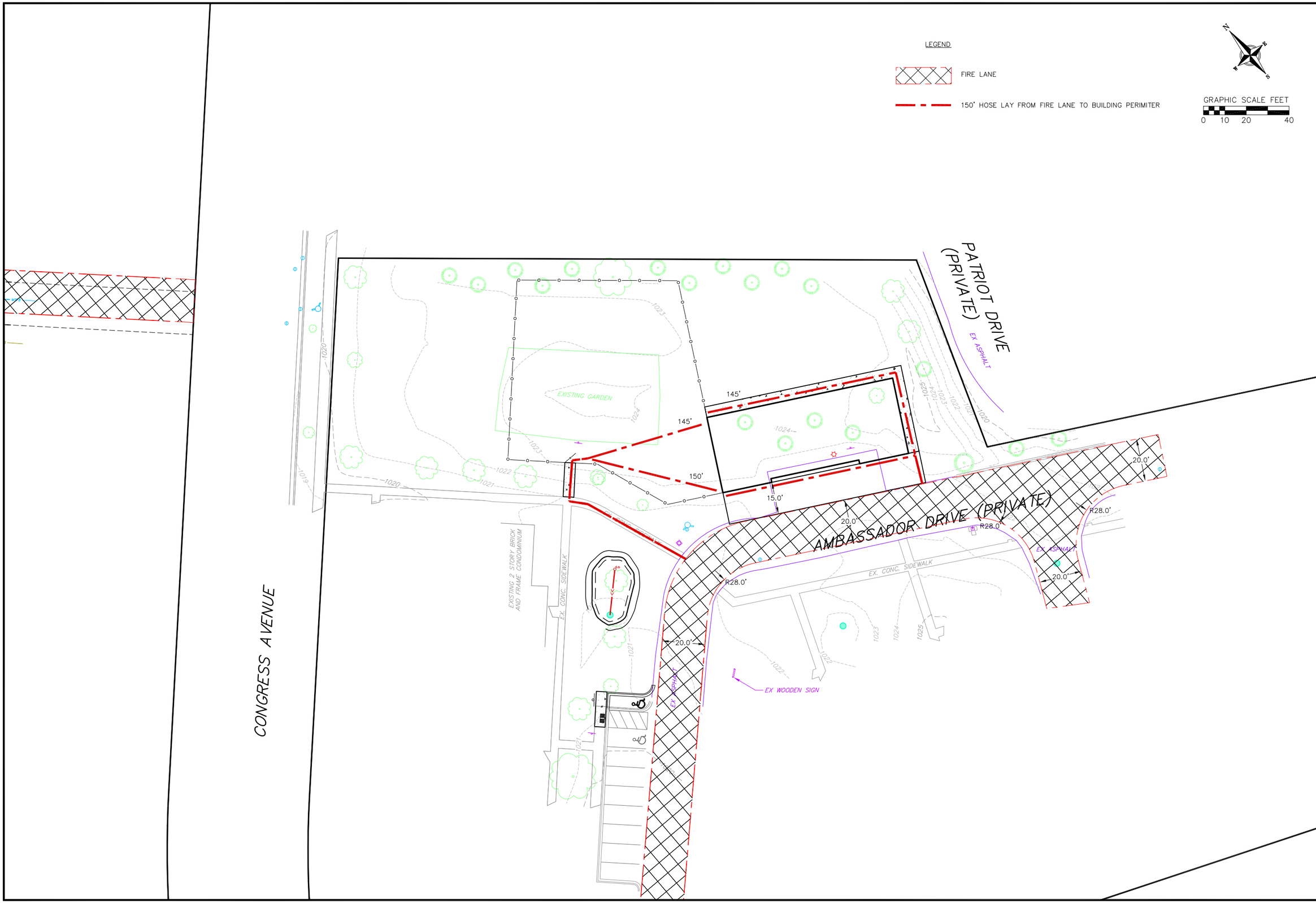

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Fire Access Exhibit

3325 Ambassador Drive
City of Madison
Dane County, Wisconsin

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NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 10/18/17
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SHEET: 2 OF 3
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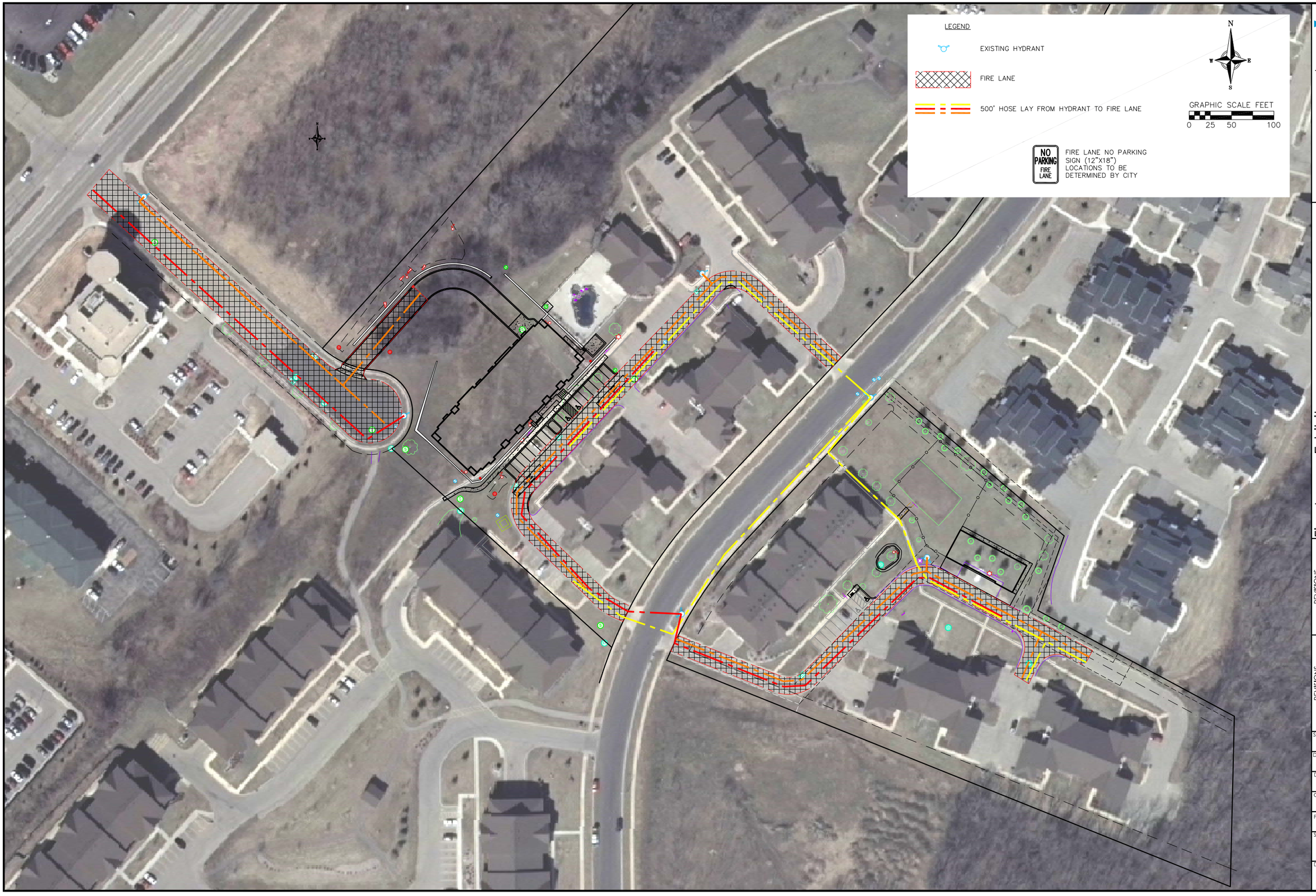

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Fire Access Exhibit

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City of Madison
Dane County, Wisconsin

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NO.	DATE	REMARKS

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DATE
10/18/17

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PROJECT NO.
160314

SHEET
3 OF 3

DWG. NO.

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	5422 Congress Ave / 3325 Ambassador Drive
Contact Name & Phone #:	Joe Goldsworthy 608-221-3977

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☒ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%? OK given by Bill Sullivan	☐ Yes	☒ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☒ Yes	☐ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☒ Yes	☐ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☒ Yes	☐ No	☐ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions:	☒ Yes	☐ No	☐ N/A
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? SEE Exhibit	☒ Yes	☒ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? *Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.*	☒ Yes	☐ No	☐ N/A
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☒ Yes	☐ No	☐ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A

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

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

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Plans have been reviewed and approved by Bill Sullivan 3/20/17