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PROPOSED SITE DEVELOPMENT DATA:				
LOT	LOT AREA	D.U.	UNIT SIZE	FLOOR AREA
1	2856 SF	1	3 BED	1434 SF
2	2576 SF	1	3 BED	1501 SF
3	2468 SF	1	3 BED	1470 SF
4	2603 SF	1	4 BED	1482 SF
5	3473 SF	2	(2) 4 BED	2352 SF
6	3473 SF	1	4 BED	1122 SF
7	3473 SF	2	3 BED, 4 BED	2128 SF

BUILDING HEIGHT: 2 STORIES

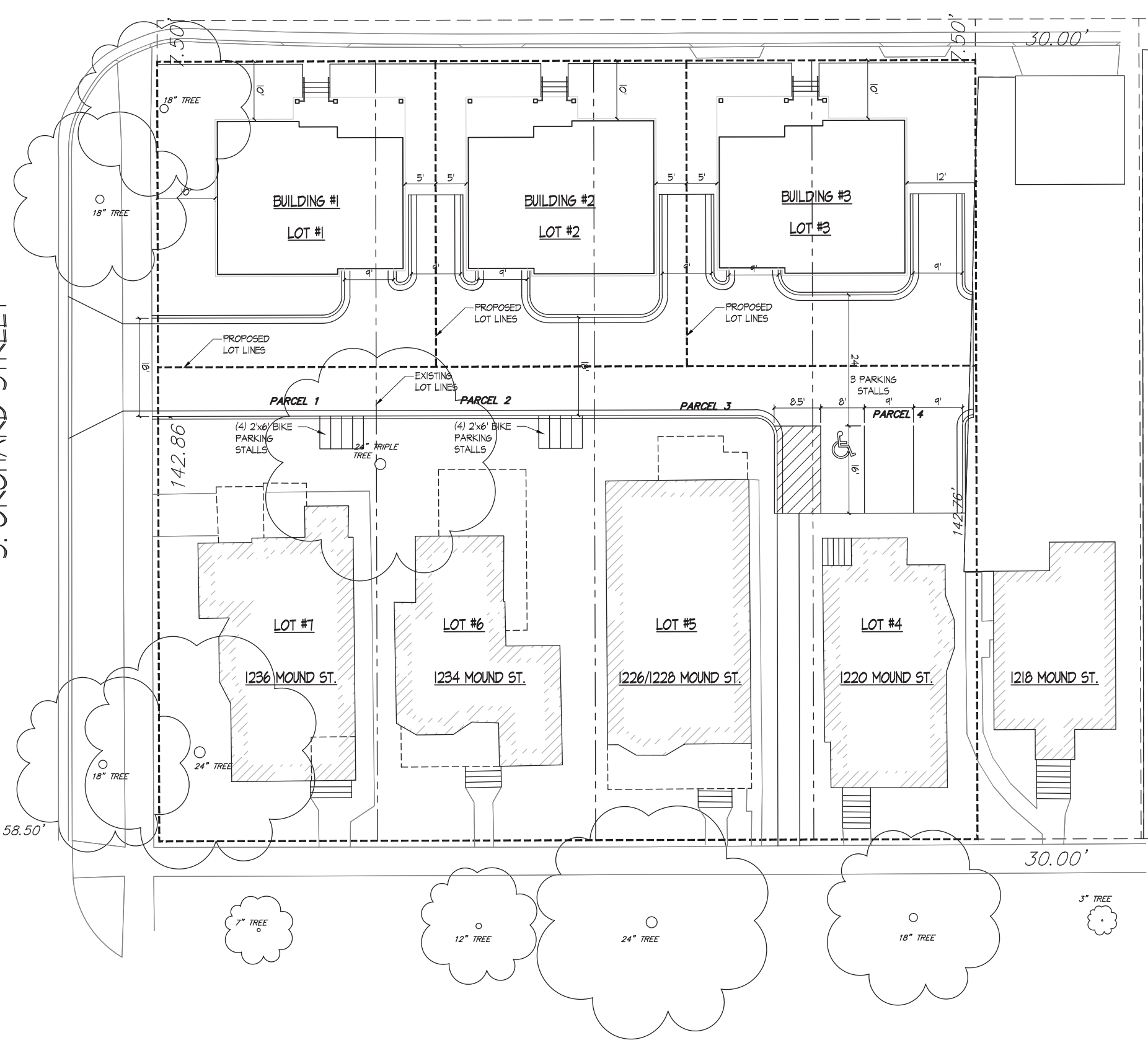
VEHICLE PARKING STALLS:
SURFACE 6 STALLS
GARAGE 3 STALLS
TOTAL 9 STALLS

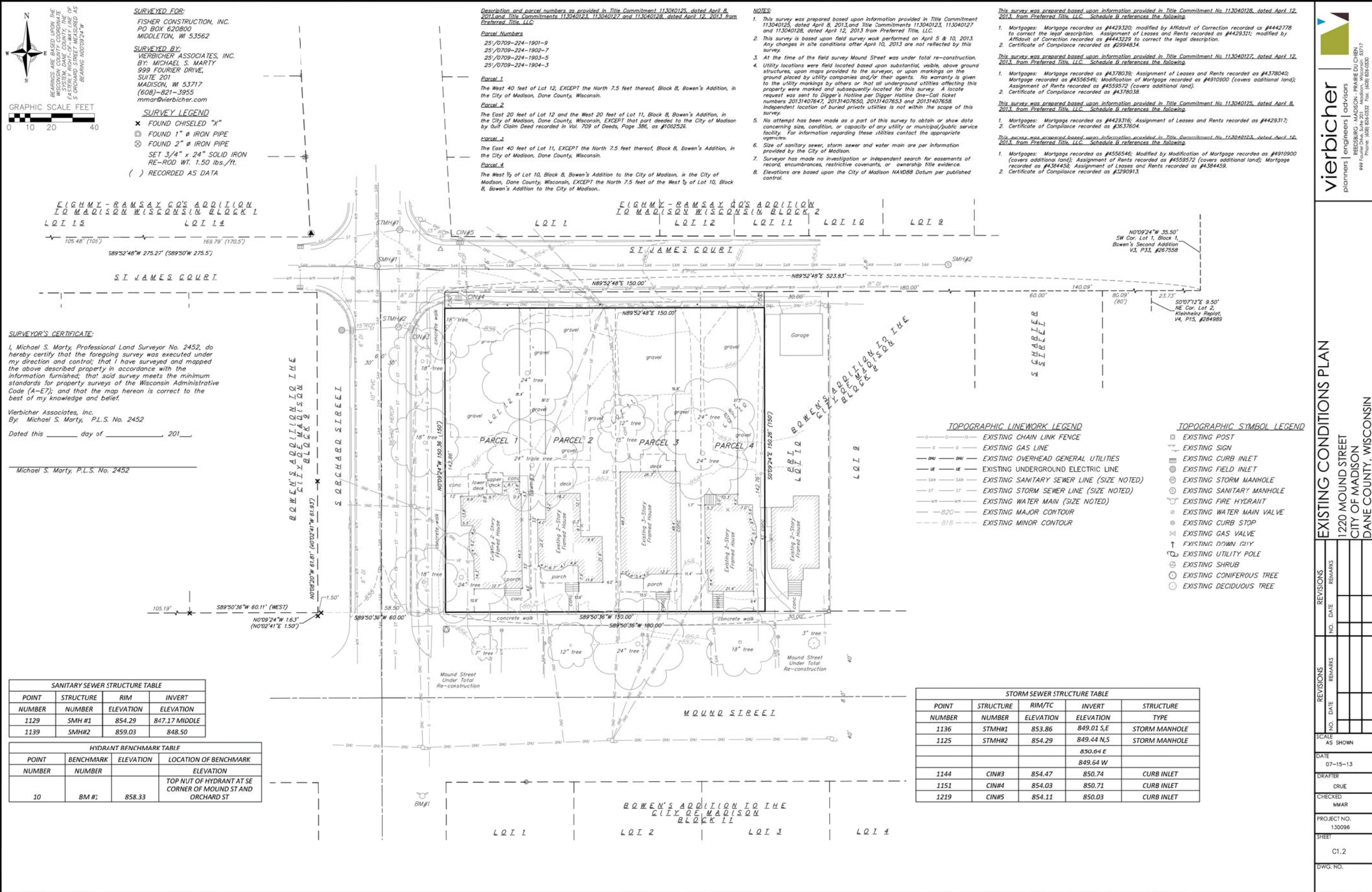
RATIO 1 STALL / UNIT

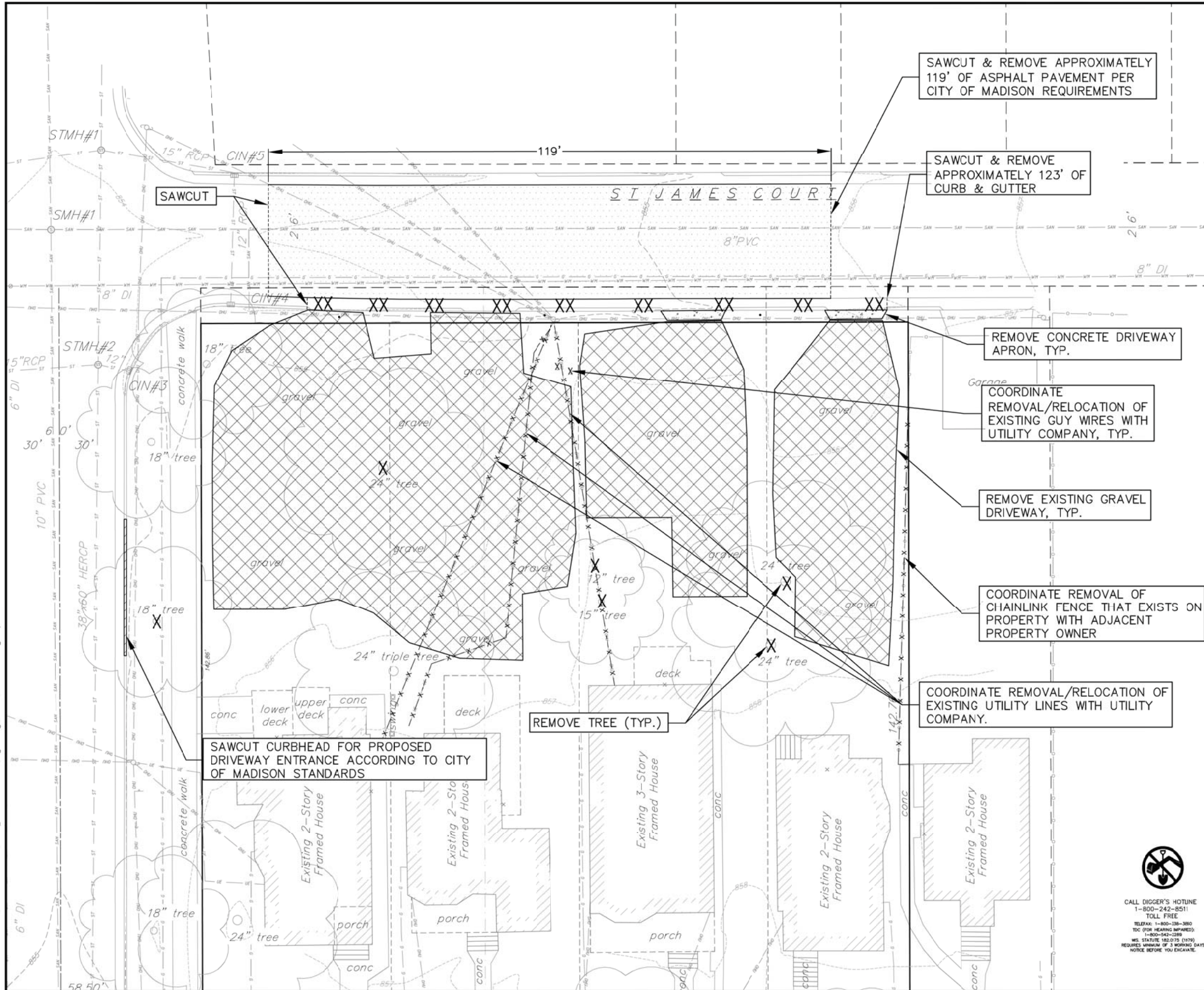
BICYCLE PARKING STALLS:
SURFACE 8
GARAGE 3+
TOTAL 11+

ST. JAMES COURT

S. ORCHARD STREET







DEMOLITION PLAN LEGEND	
XX XX XX	CURB AND GUTTER REMOVAL
[Pattern]	ASPHALT PAVEMENT REMOVAL
[Pattern]	GRAVEL DRIVEWAY REMOVAL
[Pattern]	CONCRETE REMOVAL
[Pattern]	CURBHEAD SAWCUT
(X)	TREE REMOVAL
—X—	DOWN GUY WIRE REMOVAL
—X—	SAWCUT
—X—	UNDERGROUND ELECTRIC REMOVAL
—X—	OVERHEAD UTILITY REMOVAL
—X—	CHAINLINK FENCE REMOVAL

GENERAL NOTES:

- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
- ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
- THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
- PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON AT (608) 266-4751 A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
- ALL WORK FOR PUBLIC IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY ARE TO BE PER CITY ISSUED PLANS AND PROJECT #5382293.

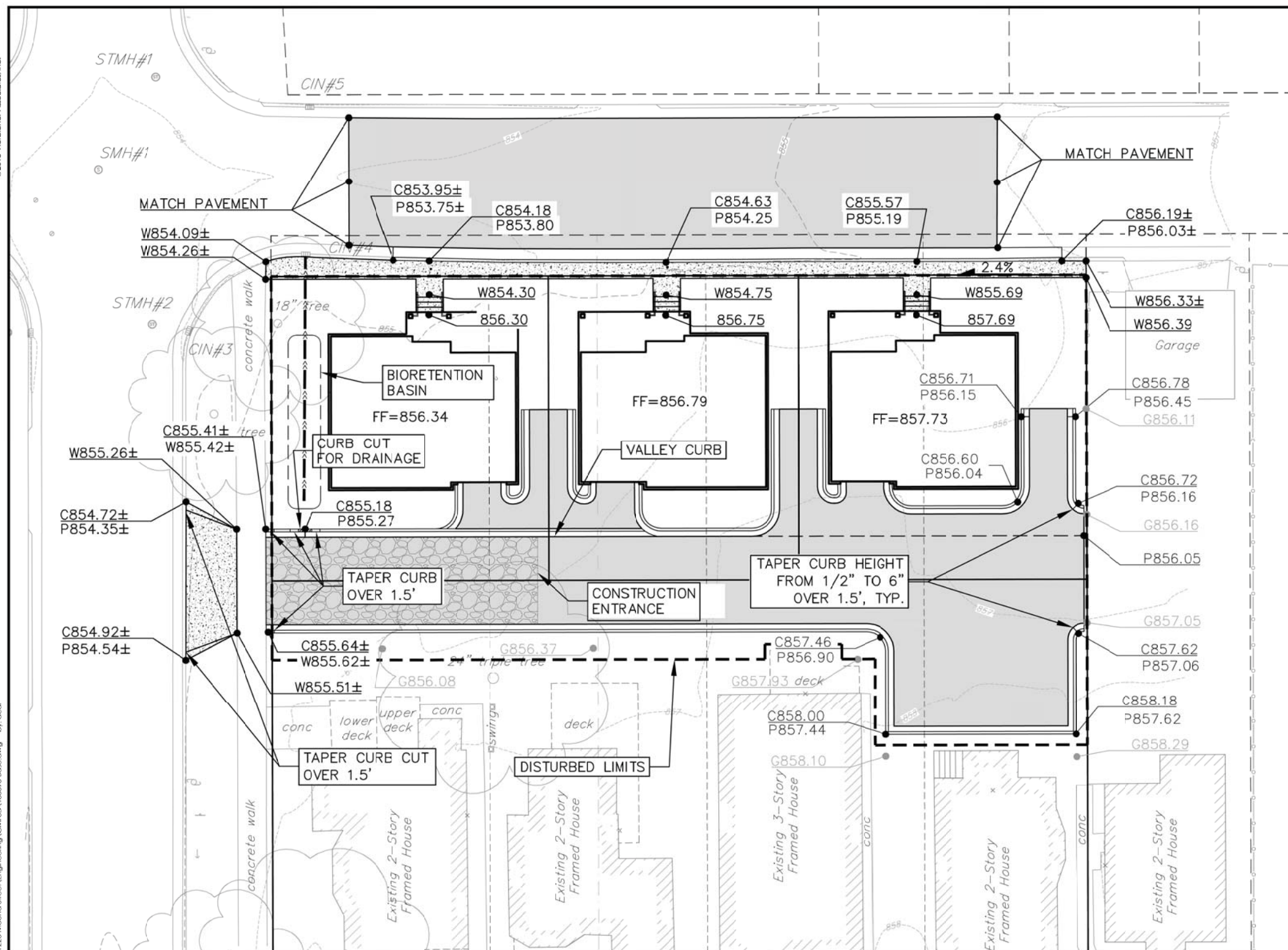
DEMOLITION NOTES:

- ALL SIGNS TO BE REMOVED SHALL BE SALVAGED AND STORED IN THE OWNER'S FACILITY FOR FUTURE USE AS APPLICABLE.
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN 30' NEAR THE PUBLIC ROADWAY.
- COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GRIND TO PROPOSED SUBGRADE.
- PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE WATER METER PRIOR TO DEMOLITION. ALL WELLS LOCATED ON THIS PROPERTY SHALL BE ABANDONED IF NO VALID WELL OPERATION PERMIT HAS BEEN OBTAINED FROM THE MADISON WATER UTILITY.



CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX: 1-800-338-3880
TDD (FOR HEARING IMPAIRED):
1-800-344-2289
WIS. STATUTE 182.075 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

DEMOLITION PLAN	
1220 MOUND STREET CITY OF MADISON DANE COUNTY, WISCONSIN	
REVISIONS	NO. DATE
REMARKS	
NO. DATE	
REMARKS	
SCALE	AS SHOWN
DATE	07-15-13
DRAWN	ACAR
CHECKED	TSCH
PROJECT NO.	130096
SHEET	C1.3
DWG. NO.	



SITE CONSTRUCTION NOTES

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE. SEE SHEET C-2.3 FOR DETAILS.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
4. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
5. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
6. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
8. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT 5382303).

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD.
2. INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY.
3. PERFORM SITE DEMOLITION AND REMOVE PAVEMENT.
4. STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS.
5. ROUGH GRADE FOR BUILDING PADS AND WALKS.
6. CONSTRUCT UNDERGROUND UTILITIES.
7. INSTALL INLET PROTECTION ON NEW INLETS.
8. CONSTRUCT WALKS, DRIVE, CURB AND GUTTER AND LOADING AREA.
9. FINAL GRADE SITE. INSTALL TOPSOIL, SEED, FERTILIZER AND MULCH.
10. REMOVE SILT FENCE AFTER DISTURBED AREAS ARE RESTORED.

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 $\frac{1}{2}$ " TO 1- $\frac{1}{2}$ " STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD
PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE
CONSTRUCTION



GRAPHIC SCALE FEET

0 5 10 20

GRADING LEGEND

-  EXISTING MAJOR CONTOURS
 EXISTING MINOR CONTOURS
 PROPOSED MAJOR CONTOURS
 PROPOSED MINOR CONTOURS
 SILT FENCE
 DISTURBED LIMITS
 DRAINAGE DIRECTION
 PROPOSED SLOPE ARROWS
 EXISTING SPOT ELEVATIONS
 PROPOSED SPOT ELEVATIONS
 INLET PROTECTION

SITE PLAN LEGEND

-

ABBREVIATIONS

- C = BACK OF CURB
P = EDGE OF PAVEMENT
W = SIDEWALK
G = GROUND ELEVATION
FF = FINISHED FLOOR

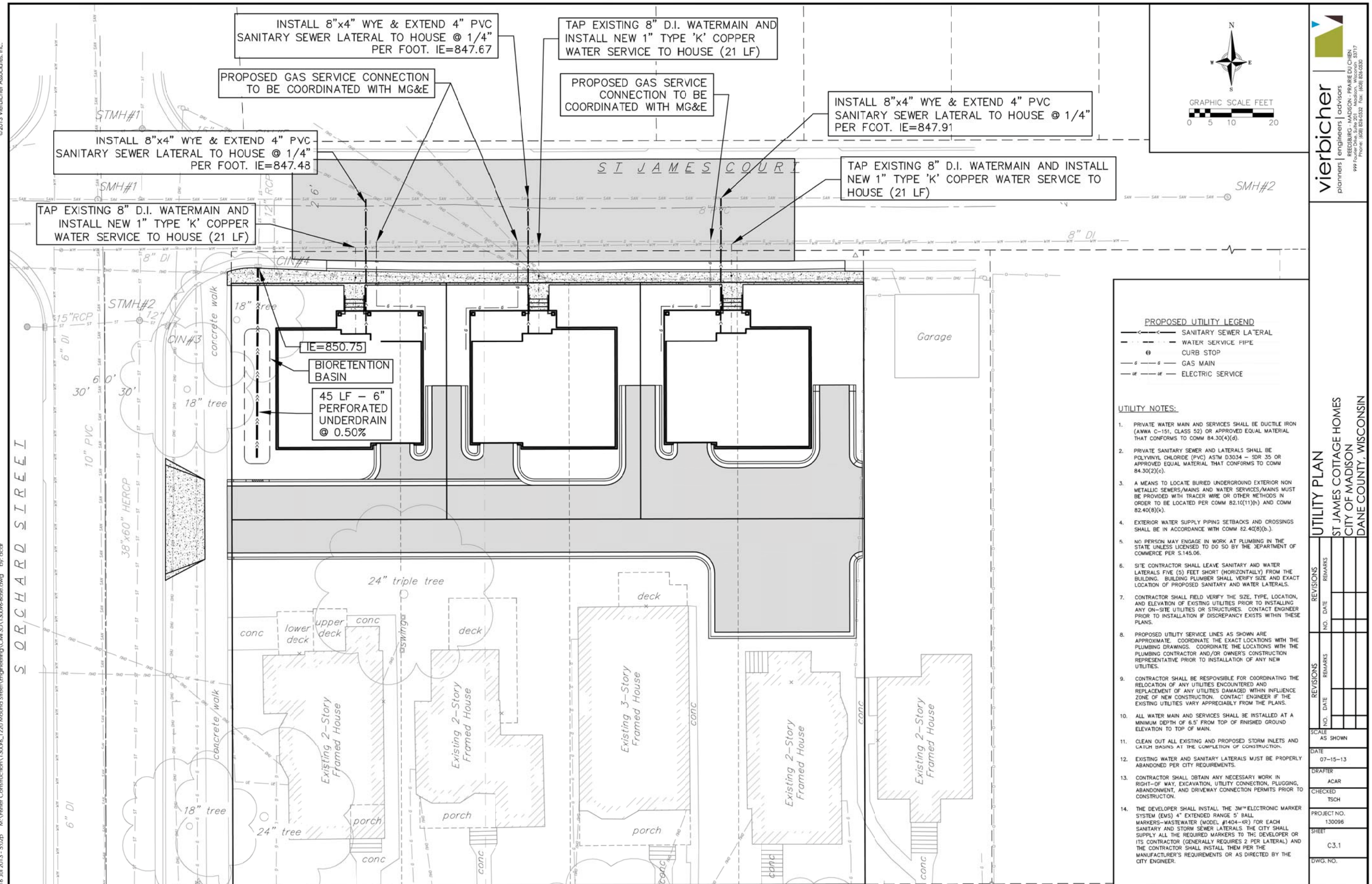
EROSION CONTROL MEASURE NOTES

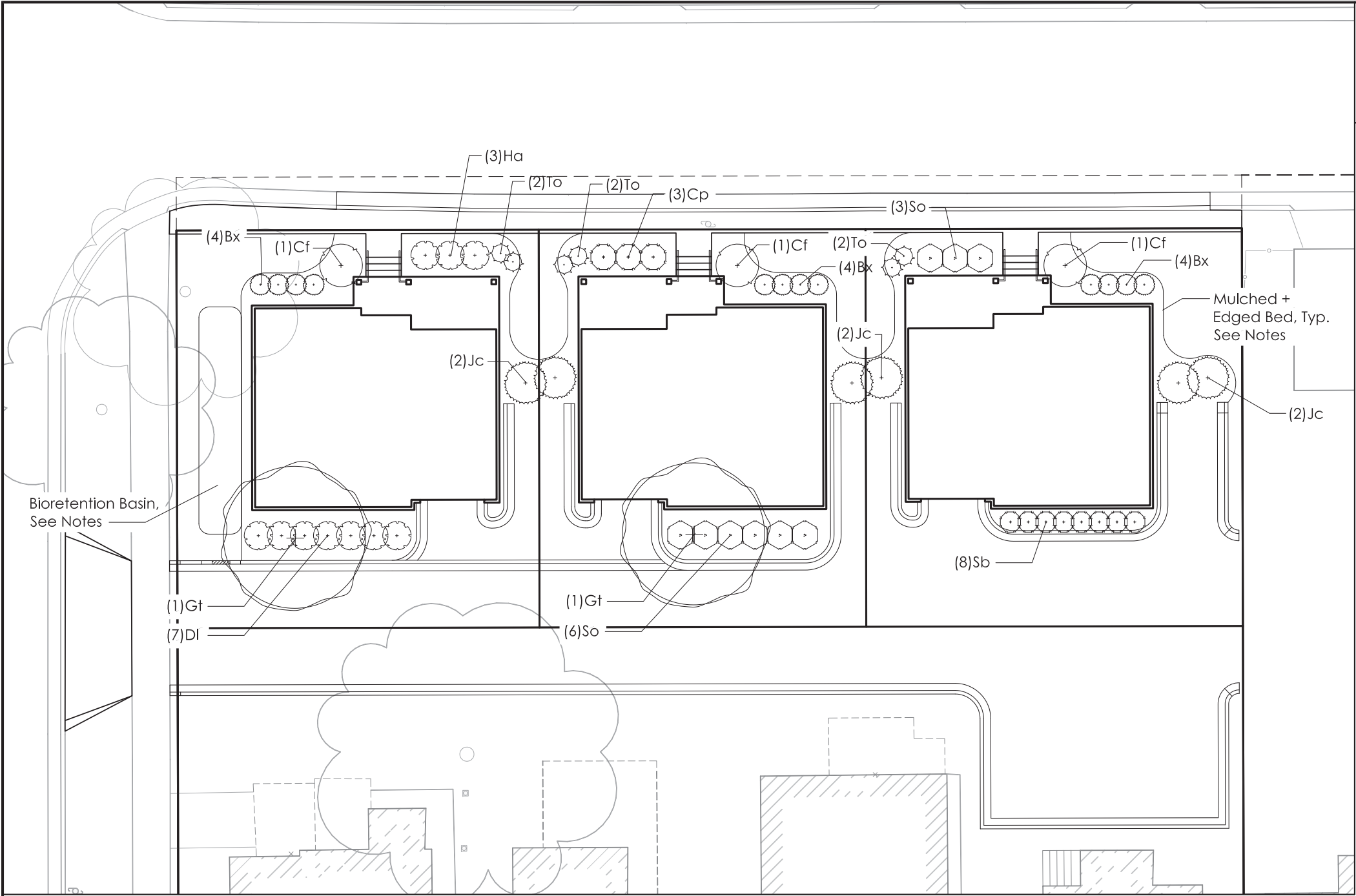
1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS AT <http://dnr.wisconsin.gov/techstds.htm> AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERMETER SILT FENCE, 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 OR WHEN 0.5 INCHES OF RAIN ELAPSES 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 TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO MGDNR TECHNICAL STANDARD 1001. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. 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 (SEEEDING, MULCHING, TARRING, 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.
8. 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 1.5 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 1001 (DE-WATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL BE LIMITED TO A RATE OF 100 GALLONS PER MINUTE. SLUMP PUMP SHALL BE PLACED ON A FLAGSTONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
9. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
10. 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.
11. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
12. ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEING.
13. 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.
14. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, TEMPORARY WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS, WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
15. EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
16. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL, APPLIED AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRUCK ON THE AREA.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
20. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
21. THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

GRADING AND EROSION CONTROL PLAN

ST JAMES COTTAGE HOMES
CITY OF MADISON
DANE COUNTY, WISCONSIN

SCALE AS SHOWN	REVISIONS		REVISIONS	
	NO.	DATE	NO.	DATE
DATE 07-15-13				
DRAFTER ACAR				
CHECKED TSCH				
PROJECT NO. 130096				
SHEET C2.1				
DWG. NO.				





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 1/2" 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 undyed shredded hardwood bark mulch to 3" depth min. and edged with black vinyl landscape edging, Black Diamond or equal.
8. Bioretention basin to be planted with native perennial forbs and grasses, plant schedule to be developed.

Mulched +
Edged Bed, Typ.
See Notes

(2)Jc

(8)Sb

Bioretention Basin,
See Notes

(1)Gt

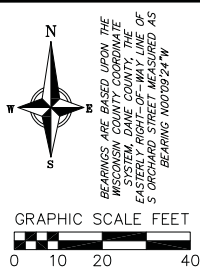
(7)DI

(1)Gt

(6)So

Plant Schedule

key	qty.	botanical name	common name	planting size	root cond.	mature size
shade trees						
Gt	2	Gleditsia triacanthos 'Impcole'	Imperial Honeylocust	2.5" cal.	B&B	30' x 30'
deciduous shrubs						
Cf	3	Calycanthus floridus	Sweetshrub/California Allspice	30" ht.	cont.	5' x 6'
Cp	3	Cornus pumila	Dwarf Dogwood	30" ht.	cont.	3' x 4'
DI	7	Diervilla lonicera	Dwarf Bush-Honeysuckle	#5	cont.	3' x 4'
Ha	3	Hydrangea arborescens 'Grandiflora'	Snowhill Hydrangea	30" ht.	cont.	4' x 4'
Sb	8	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	18" ht.	cont.	30" x 3'
So	9	Symphoricarpos orbiculatus	Indiancurreant Coralberry	12" ht.	cont.	30" x 4'
evergreen shrubs						
Bx	12	Buxus x 'Green Mountain'	Green Mountain Boxwood	18" ht.	cont.	3' x 3'
Jc	6	Juniperus chinensis 'Sea Green'	Sea Green Juniper	30" ht.	cont.	5' x 6'
To	6	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	5' ht.	cont.	14' x 3'



SURVEYED FOR:
FISHER CONSTRUCTION, INC.
PO BOX 620800
MIDDLETON, WI 53562

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
BY: MICHAEL S. MARTY
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608)-821-3955
mmar@vierbicher.com

SURVEY LEGEND

- ✕ FOUND CHISELED "X"
- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ FOUND 2" Ø IRON PIPE
- SET 3/4" x 24" SOLID IRON RE-ROD WT. 1.50 lbs./ft.
- () RECORDED AS DATA

DESCRIPTION:

NOTES:

- This survey was prepared based upon information provided in Title Commitment 113040125, dated April 8, 2013, and Title Commitments 113040123, 113040127 and 113040128, dated April 12, 2013 from Preferred Title, LLC.
- The boundary and existing conditions as depicted on this Preliminary Plat are based upon a Topographic Plot of Survey prepared by Vierbicher Associates, Inc., drawing number S-493, dated April 29, 2013 on file with the Dane County Surveyor's Office.
- At the time of the field survey Mound Street was under total re-construction.
- Size of sanitary sewer, storm sewer and water main are per information provided by the City of Madison.
- Contours and elevations as depicted hereon are based upon the City of Madison's vertical datum NAVD88 from published City of Madison control.
- Existing zoning per City Assessor's website is TR-C4-WP-27. Proposed zoning is PD.

EIGHMY-RAMSAY CO'S ADDITION
TO MADISON WISCONSIN, BLOCK 1
LOI 15 LOI 14

EIGHMY-RAMSAY CO'S ADDITION
TO MADISON WISCONSIN, BLOCK 2
LOI 12 LOI 11 LOI 10

BOWEN'S ADDITION TO THE
CITY OF MADISON,
BLOCK 1

BOWEN'S ADDITION
TO THE CITY OF
MADISON,
BLOCK 2

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING CHAIN LINK FENCE
- EXISTING GAS LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING POST
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING DOWN GUY
- EXISTING UTILITY POLE
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

SANITARY SEWER STRUCTURE TABLE			
POINT	STRUCTURE	RIM	INVERT
NUMBER	NUMBER	ELEVATION	ELEVATION
1129	SMH #1	854.29	847.17 MIDDLE
1139	SMH#2	859.03	848.50

HYDRANT BENCHMARK TABLE			
POINT	BENCHMARK	ELEVATION	LOCATION OF BENCHMARK
NUMBER	NUMBER		ELEVATION
10	BM #1	858.33	TOP NUT OF HYDRANT AT SE CORNER OF MOUND ST AND ORCHARD ST

STORM SEWER STRUCTURE TABLE				
POINT	STRUCTURE	RIM/TC	INVERT	STRUCTURE
NUMBER	NUMBER	ELEVATION	ELEVATION	TYPE
1136	STMH#1	853.86	849.01 S,E	STORM MANHOLE
1125	STMH#2	854.29	849.44 N,S	STORM MANHOLE
			850.64 E	
			849.64 W	
1144	CIN#3	854.47	850.74	CURB INLET
1151	CIN#4	854.03	850.71	CURB INLET
1219	CIN#5	854.11	850.03	CURB INLET

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452, do hereby certify that the foregoing Preliminary Plat was prepared under my direction and control; that I have surveyed and mapped the above described property in accordance with the information furnished; that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7); that the map hereon is correct to the best of my knowledge and belief and is in compliance with the Subdivision and Platting Ordinance of the City of Madison.

Vierbicher Associates, Inc.
By: Michael S. Marty, P.L.S. No. 2452

Dated this _____ day of _____, 201__.

Michael S. Marty, P.L.S. No. 2452

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE 1"=20' (22"x34") 1"=40' (11"x17")
DATE July 16, 2013
DRAFTER MMAR
CHECKED MMAR
PROJECT NO. 130096
SHEET 1 OF 1
DWG. NO. S-511

Consultant

Notes

-

Revisions

PUD-SIP Submittal - July 17, 2019

Project Title

St. James Cottage
Homes

1220, 1226, 1234, 1236 Mound St
Madison, WI

Drawing Title
St. James Ct. Elevation

Project No.

1311

Drawing No.

A-1.0

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BUILDING #3



BUILDING #2



BUILDING #1

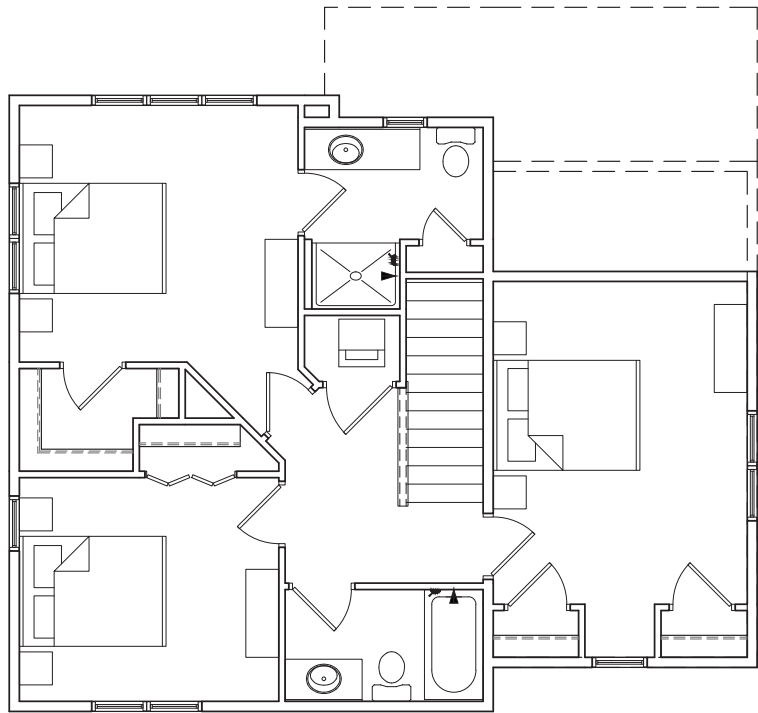
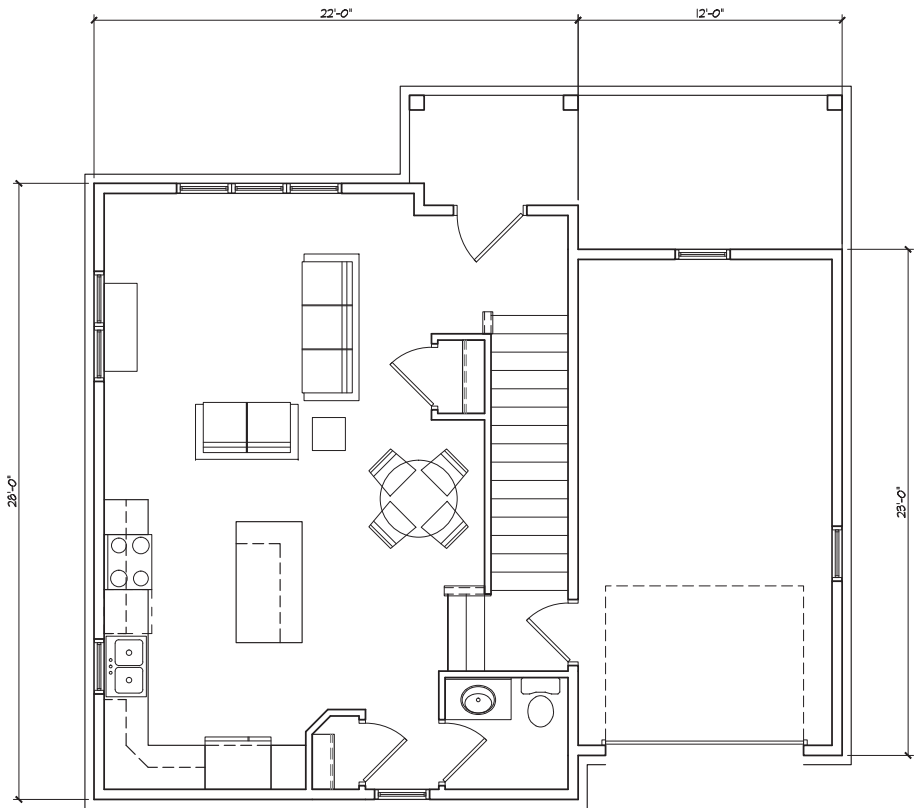
ORCHARD ST

ST. JAMES COURT ELEVATION
3/16" = 1'-0"

Consultant

Notes

-



Revisions

FUD-SIP Submittal - July 17, 2019

Project Title

St. James Cottage
Homes

1220, 1226, 1234, 1236 Mound St
Madison, WI

Drawing Title

Building #1

Project No.

1311

Drawing No.

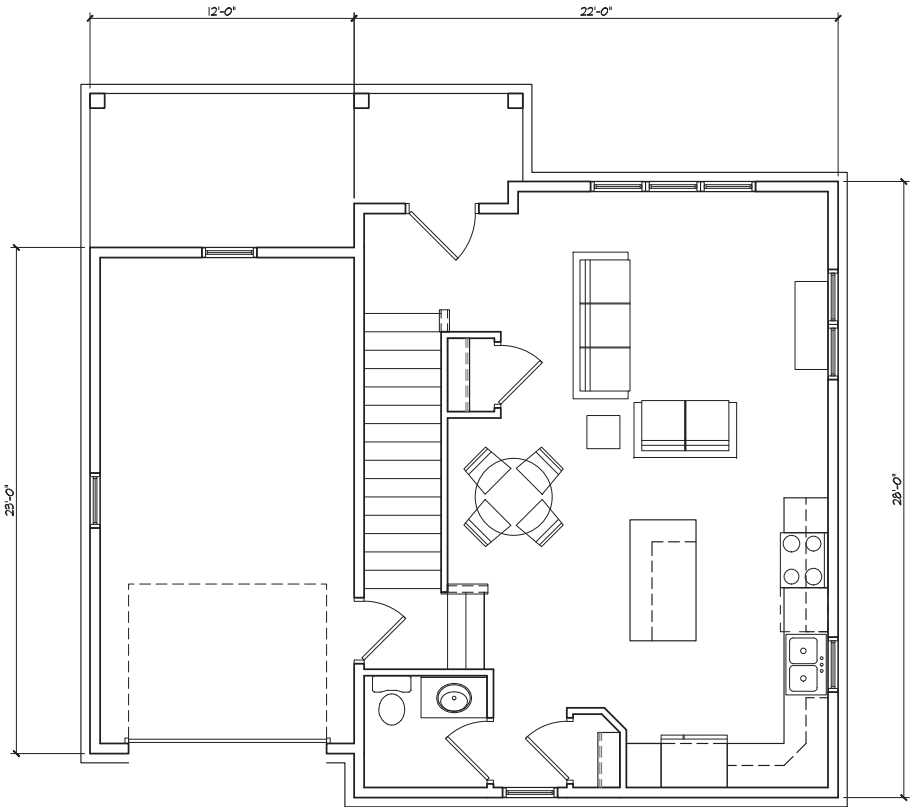
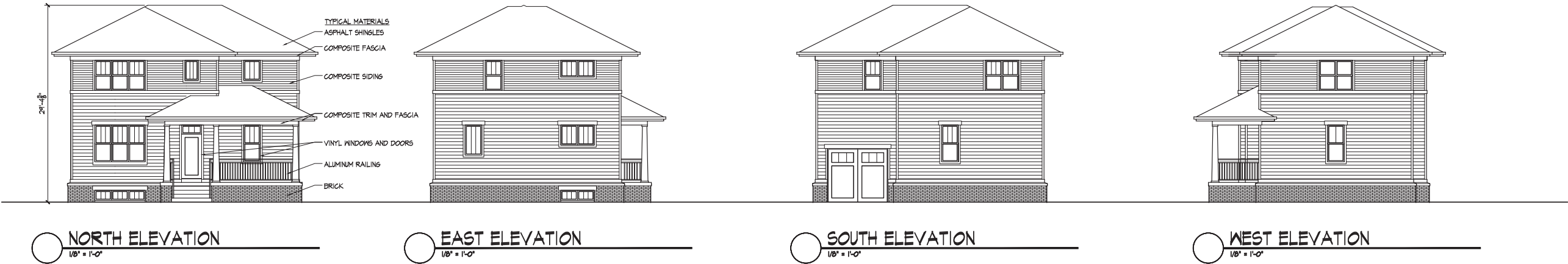
A-1.1

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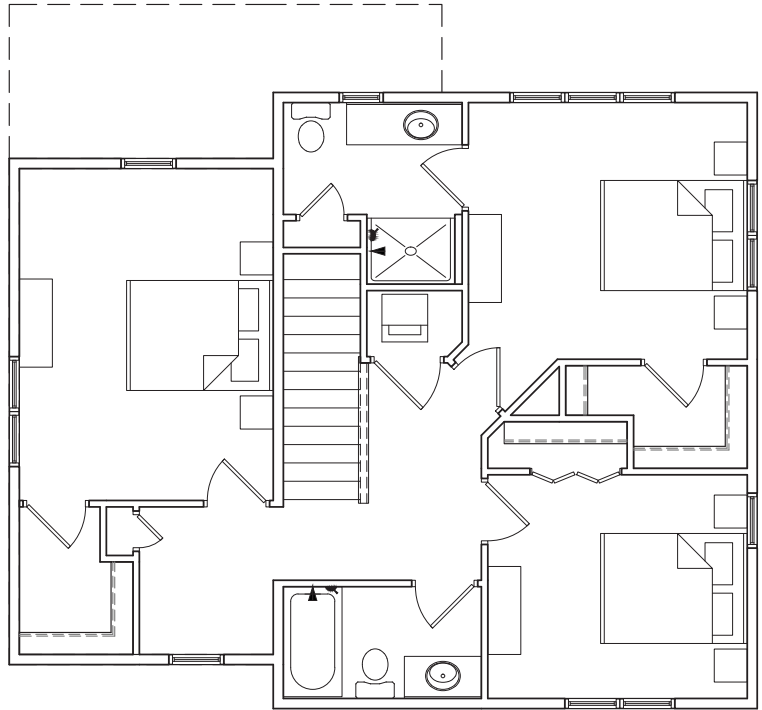
Consultant

Notes

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FIRST FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"

Revisions

FUD-SIP Submittal - July 17, 2019

Project Title

St. James Cottage
Homes

1220, 1226, 1234, 1236 Mound St
Madison, WI

Drawing Title

Building #2

Project No.

1311

Drawing No.

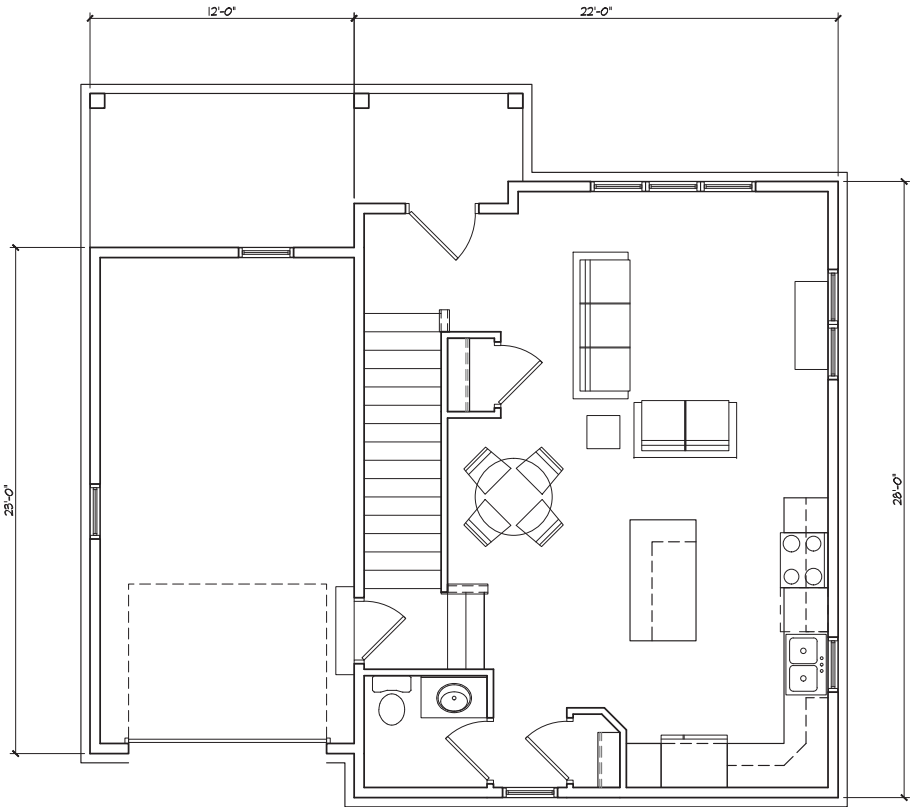
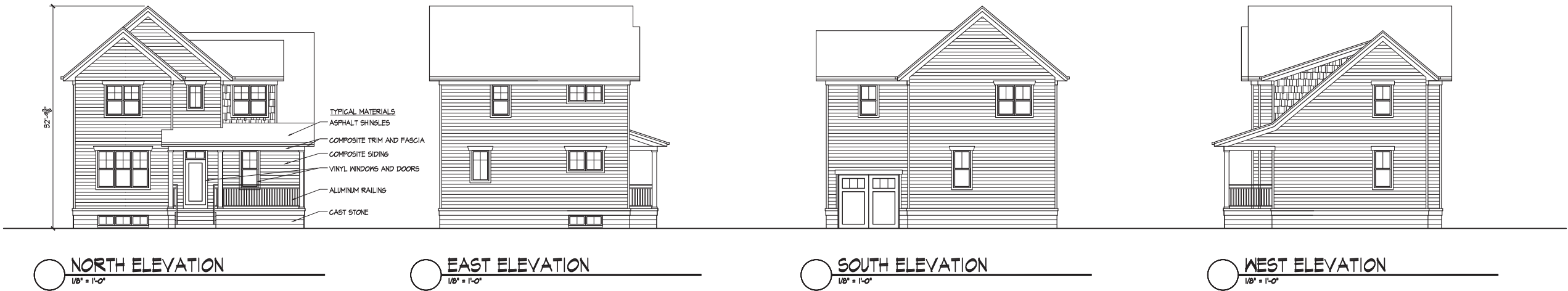
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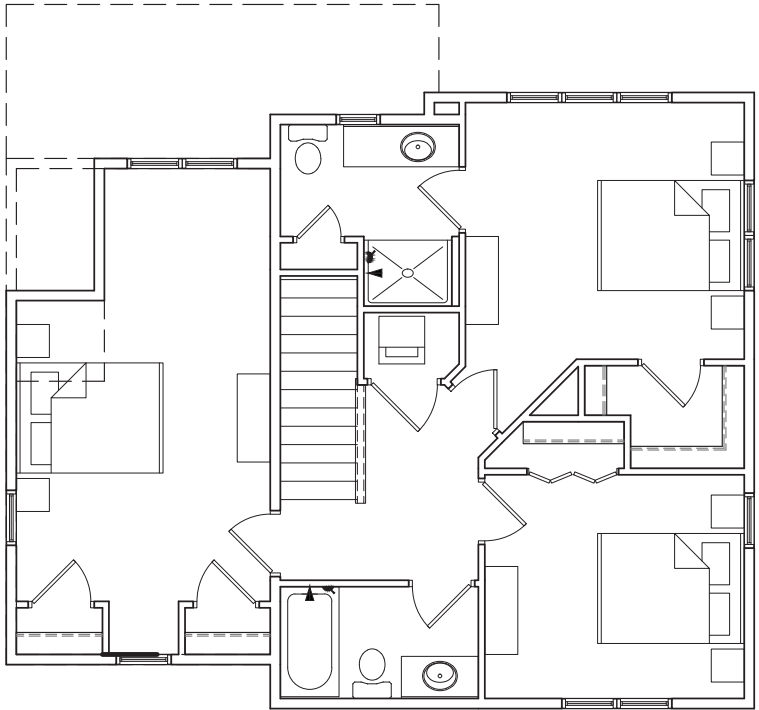
Consultant

Notes

-



FIRST FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"

Revisions
FUD-SIP Submittal - July 17, 2019

Project Title
St. James Cottage
Homes

1220, 1226, 1234, 1236 Mound St
Madison, WI
Drawing Title
Building #3

Project No. 1311
Drawing No. A-1.3

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1236 Mound St.



Mound St. Elevation

1234 Mound St.



Mound St. Elevation

1226/1228 Mound St.



Mound St. Elevation

1220 Mound St.



Mound St. Elevation



St. James Ct. Elevation (Rear)



St. James Ct. Elevation (Rear)



St. James Ct. Elevation (Rear)



St. James Ct. Elevation (Rear)



S. Orchard St. Elevation (Side)

Existing Buildings
St. James Cottage Homes
PD-GDP-SIP Submittal
July 17, 2013